

ADDENDUM
to
AMENDMENT TO MDDP
for
COTTAGES AT WOODMEN HEIGHTS
and
FINAL DRAINAGE REPORT
for
COTTAGES AT WOODMEN HEIGHTS FILINGS NO. 1 & 2

Colorado Springs, Colorado

August 2022

Prepared for:

Goodwin Knight
8605 Explorer Drive, Ste 250
Colorado Springs, CO 80920
Contact: Bryan Kniep
(719) 598-5192

Prepared by:

Drexel, Barrell & Co.
3 South 7th Street
Colorado Springs, CO 80905
Contact: Tim McConnell, P.E.
(719) 260-0887

Project #: 21369-00CSCV

**ADDENDUM TO AMENDMENT TO MDDP FOR COTTAGES AT WOODMEN HEIGHTS AND
FINAL DRAINAGE REPORT FOR COTTAGES AT WOODMEN HEIGHTS FILINGS NO. 1 & 2**

1.0 CERTIFICATION STATEMENTS

Engineer's Statement

This report and plan for the drainage design of Cottages at Woodmen Heights Filings No. 1 & 2 was prepared by me (or under my direct supervision) and is correct to the best of my knowledge and belief. Said report and plan has been prepared in accordance with the City of Colorado Springs Drainage Criteria Manual and is in conformity with the master plan of the drainage basin. I understand that the City of Colorado Springs does not and will not assume liability for drainage facilities designed by others. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.

SIGNATURE (Affix Seal):



For and on behalf of Drexel, Barrell & Co. 33797 Date
Tim D. McConnell, P.E. #33797



Developer's Statement

Goodwin Knight hereby certifies that the drainage facilities for Cottages at Woodmen Heights Filings No. 1 & 2 shall be constructed according to the design presented in this report. I understand that the City of Colorado Springs does not and will not assume liability for the drainage facilities designed and/or certified by my engineer and that are submitted to the City of Colorado Springs pursuant to section 7.7.906 of the City Code; and cannot, on behalf of Cottages at Woodmen Heights Filings No. 1 & 2 guarantee that the final drainage design review will absolve Goodwin Knight and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the final plat does not imply approval of my engineer's drainage design.



Authorized Signature
Bryan Kniep
Goodwin Knight

7/14/22
Date

City of Colorado Springs Statement

Filed in accordance with Section 7.7.906 of the Code of the City of Colorado Springs, 2001, as amended.



2022/08/18

For City Engineer
Conditions:

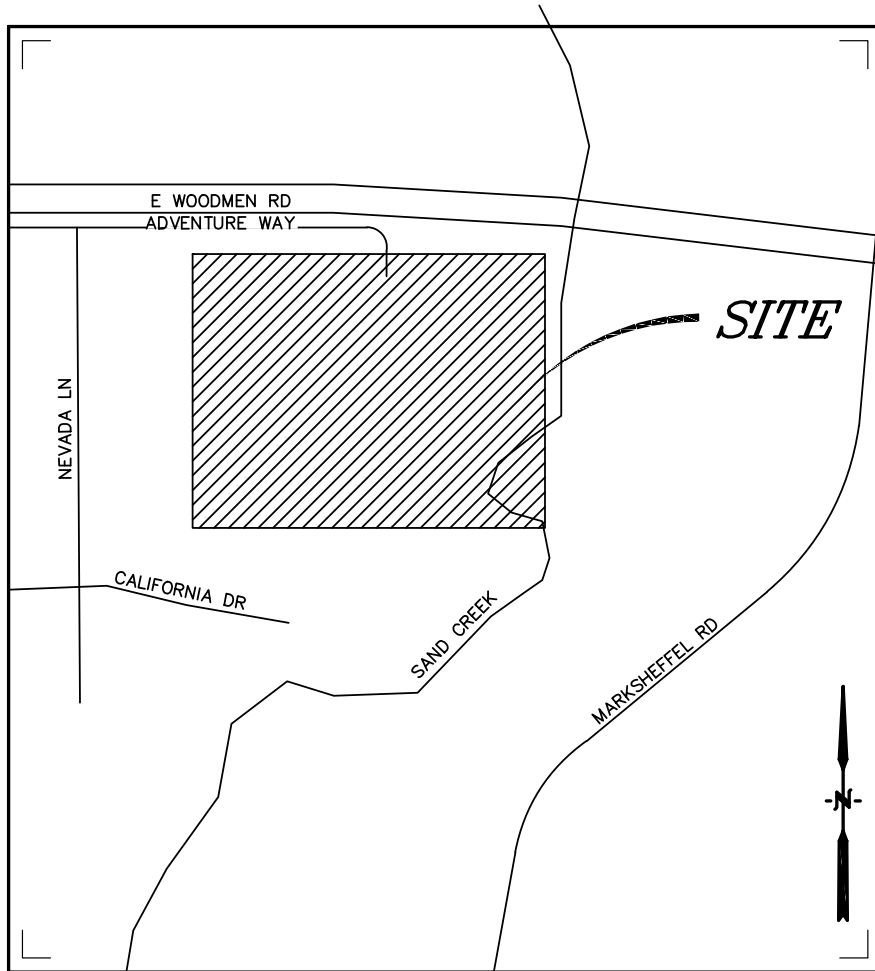
Date

SUMMARY OF ADDENDUM CHANGES TO APPROVED AMENDMENT TO MDDP

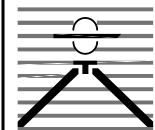
The Amendment to the MDDP for Cottages at Woodmen Heights and Final Drainage Report for Cottages at Woodmen Heights Filings No. 1 & 2 was approved on 5/20/22. This addendum to the drainage report is to show a change to the HGL calculations for the proposed storm system. The inverts of the storm pipe changed slightly, as well as pipe slopes. These changes did not affect the HGL's and the HGL's are still within the acceptable parameters. These changes will not adversely affect downstream or surrounding developments. Please find updated HGL calculations in the Appendix.

A variance request has been submitted to address the cover being less than the required minimum in Glissdale Grove and for a replacement area inlet in the ditch to the south of Woodmen Road being used as a junction. This variance request is being done at this point in time due to comments received from SWENT on the storm drain plan & profile plans. These comments had not been received prior to the approval of this drainage report. Please find this variance request attached in the Appendix.

APPENDIX



Vicinity Map
Not to scale



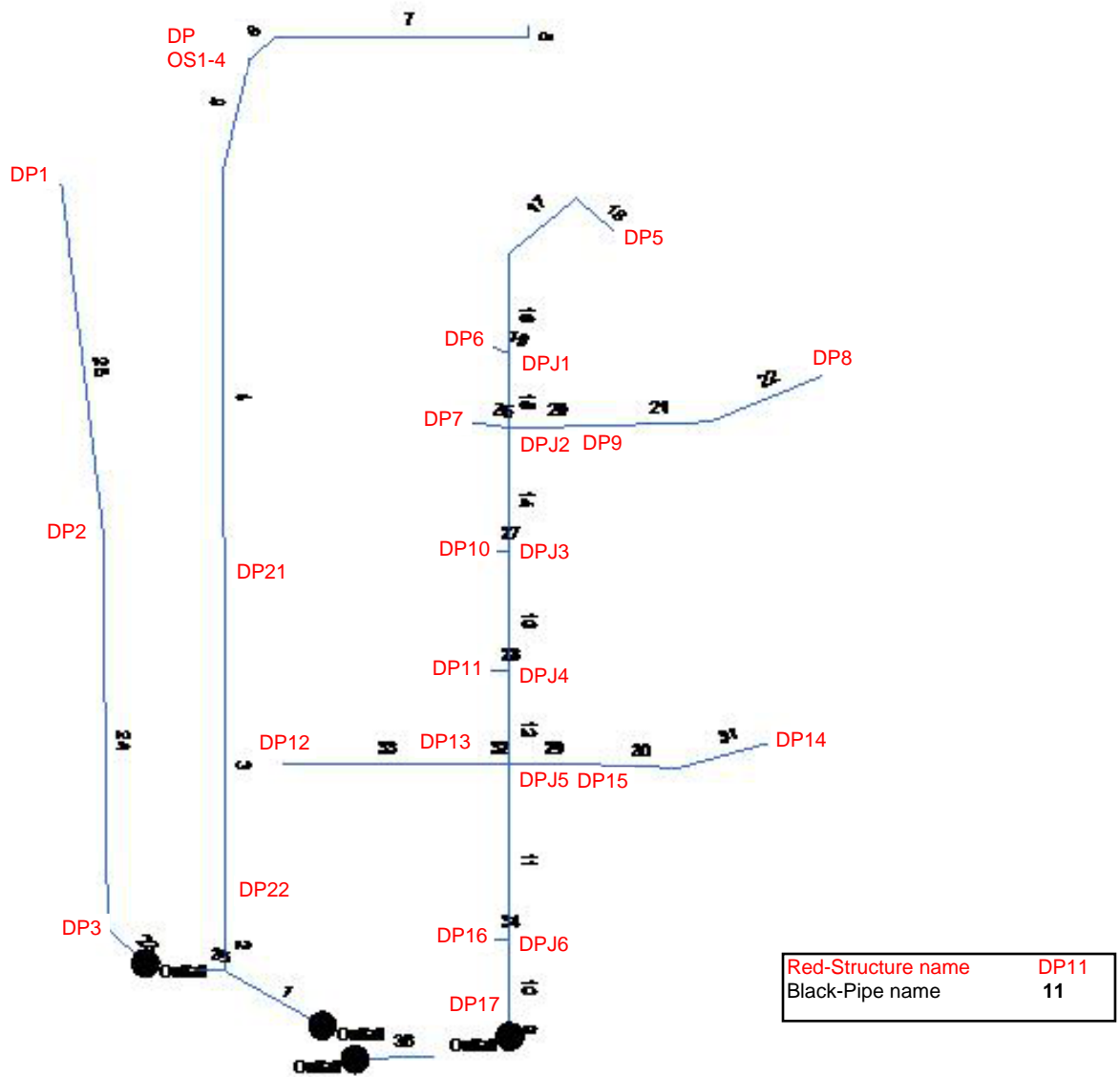
COTTAGES AT WOODMEN HEIGHTS
COLORADO SPRINGS, CO
VICINITY MAP

Drexel, Barrell & Co.
Engineers • Surveyors

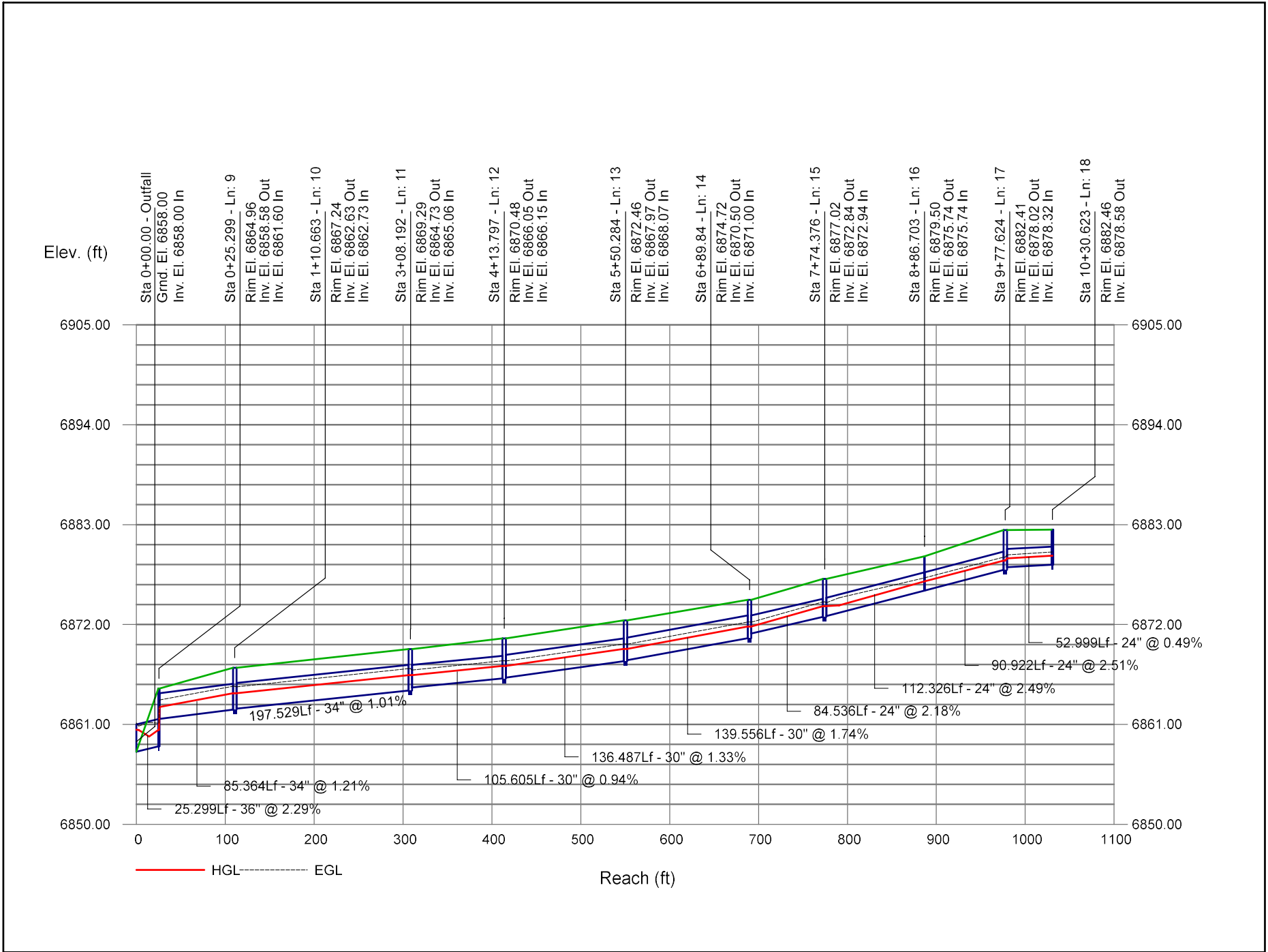
DATE:
JOB NO:
21369-00CSCV

DWG. NO.
VMAP
SHEET 1 OF 1

Hydraflow Storm Sewers Extension for Autodesk Civil 3D



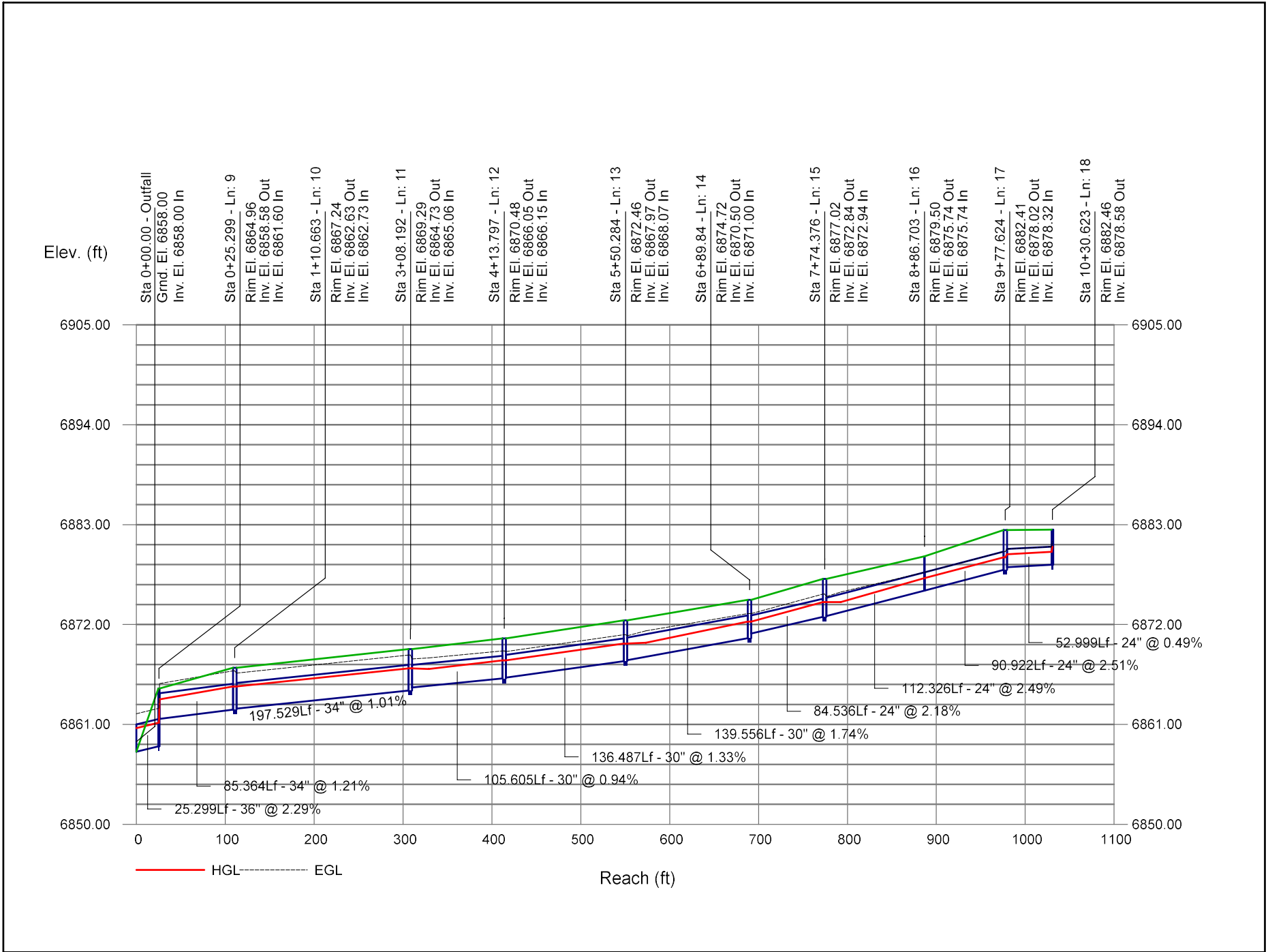
Storm Sewer Profile



5-yr

Line No.	Flow Rate (cfs)	Line Size (in)	Line Type	Line Length (ft)	Invert Dn (ft)	Invert Up (ft)	Line Slope (%)	HGL Up (ft)	HGL Dn (ft)	Minor Loss (ft)	HGL Jct (ft)	Vel Ave (ft/s)	n-value Pipe	J-Loss Coeff
1	21.44	36	Cir	113.544	6855.93	6857.07	1.00	6858.56 j	6858.33	n/a	6858.56	4.84	0.012	0.86 z
2	21.40	36	Cir	68.363	6857.27	6857.95	0.99	6859.44	6858.56	0.09	6859.44	6.76	0.012	0.15 z
3	20.80	36	Cir	340.000	6858.15	6861.55	1.00	6863.01	6859.44	n/a	6863.01	6.63	0.012	0.15 z
4	20.20	36	Cir	500.000	6861.75	6870.50	1.75	6871.94	6863.01	n/a	6871.94	6.58	0.012	0.24 z
5	20.20	36	Cir	127.551	6870.60	6881.67	8.68	6883.11	6871.94	n/a	6883.11	6.31	0.012	0.61 z
6	15.50	30	Cir	36.552	6882.67	6882.85	0.49	6884.18	6883.92	n/a	6884.18	6.10	0.012	0.75 z
7	15.50	30	Cir	245.397	6882.85	6884.07	0.50	6885.40	6884.18	n/a	6885.40	5.85	0.012	1.00 z
8	15.50	30	Cir	11.325	6884.18	6884.24	0.53	6885.57	6885.40	n/a	6885.57	6.18	0.012	1.00 z
9	30.80	36	Cir	25.299	6858.00	6858.58	2.29	6860.38 j	6860.40	n/a	6860.38	6.02	0.012	0.15 z
10	29.70	34	Cir	85.364	6861.60	6862.63	1.21	6864.42	6862.91	n/a	6864.42	8.75	0.012	1.00 z
11	26.60	34	Cir	197.529	6862.73	6864.73	1.01	6866.42	6864.42	0.71	6866.42	6.76	0.012	1.00 z
12	16.90	30	Cir	105.605	6865.06	6866.05	0.94	6867.44	6866.42	n/a	6867.44	6.10	0.012	1.00 z
13	16.00	30	Cir	136.487	6866.15	6867.97	1.33	6869.32	6867.44	0.54	6869.32	6.10	0.012	1.00 z
14	14.40	30	Cir	139.556	6868.07	6870.50	1.74	6871.78	6869.32	n/a	6871.78	5.79	0.012	1.00 z
15	10.70	24	Cir	84.536	6871.00	6872.84	2.18	6874.01	6871.78	0.46	6874.01	7.54	0.012	0.94 z
16	8.00	24	Cir	112.326	6872.94	6875.74	2.49	6876.75 j	6874.01	n/a	6876.75	4.86	0.012	0.77 z
17	8.00	24	Cir	90.922	6875.74	6878.02	2.51	6879.03	6876.75	0.40	6879.03	5.06	0.012	1.00 z
18	8.00	24	Cir	52.999	6878.32	6878.58	0.49	6879.59	6879.28	0.40	6879.59	5.21	0.012	1.00 z
19	2.70	18	Cir	18.597	6872.94	6873.31	1.99	6873.93 j	6874.01	n/a	6873.93	2.94	0.012	1.00 z
20	2.70	18	Cir	74.880	6871.00	6871.50	0.67	6872.12 j	6871.78	n/a	6872.12	3.41	0.012	0.15 z
21	0.80	18	Cir	120.607	6871.70	6872.37	0.56	6872.70 j	6872.12	n/a	6872.70	2.35	0.012	0.45 z
22	0.80	18	Cir	121.330	6872.57	6875.00	2.00	6875.33	6872.80	n/a	6875.33	3.74	0.012	1.00 z
23	7.50	18	Cir	53.097	6863.00	6863.80	1.51	6864.86 j	6864.20	n/a	6864.86	5.28	0.012	0.73 z
24	3.90	18	Cir	454.613	6864.00	6871.73	1.70	6872.48 j	6864.86	n/a	6872.48	4.05	0.012	0.15 z
25	1.20	18	Cir	392.009	6871.92	6878.98	1.80	6879.39 j	6872.48	n/a	6879.39	2.52	0.012	1.00 z
26	1.00	18	Cir	39.377	6871.00	6871.39	0.99	6871.76 j	6871.78	n/a	6871.76	2.00	0.012	1.00 z
27	1.60	18	Cir	17.224	6868.57	6868.96	2.27	6869.44 j	6869.32	n/a	6869.44	2.57	0.012	1.00 z
28	0.90	18	Cir	17.234	6866.65	6866.82	0.99	6867.17	6867.44	0.13	6867.17	1.90	0.012	1.00 z
29	4.80	18	Cir	67.393	6865.31	6865.65	0.50	6866.49	6866.42	n/a	6866.49	4.06	0.012	0.15 z
30	2.20	18	Cir	97.180	6865.75	6866.24	0.50	6866.80	6866.49	0.08	6866.80	3.09	0.012	0.40 z
31	2.20	18	Cir	91.488	6866.24	6866.70	0.50	6867.26	6866.80	0.21	6867.26	3.66	0.012	1.00 z
32	4.90	18	Cir	39.120	6865.31	6865.51	0.51	6866.36	6866.42	n/a	6866.36	4.11	0.012	0.15 z
33	2.90	18	Cir	180.469	6865.61	6866.51	0.50	6867.16 j	6866.36	n/a	6867.16	3.63	0.012	1.00 z
34	3.10	18	Cir	17.287	6863.73	6863.91	1.04	6864.58 j	6864.42	n/a	6864.58	3.97	0.012	1.00 z
35	0.04	18	Cir	30.419	6858.00	6859.00	3.29	6859.07 j	6858.56	n/a	6859.07	0.66	0.012	1.00 z
36	0.40	18	Cir	76.403	6853.14	6853.90	0.99	6854.13	6854.34	n/a	6854.13	1.27	0.012	1.00 z
Notes: j-Line contains hyd. jump; z-Zero Junction Loss														

Storm Sewer Profile



100-yr

Line No.	Flow Rate (cfs)	Line Size (in)	Line Type	Line Length (ft)	Invert Dn (ft)	Invert Up (ft)	Line Slope (%)	HGL Up (ft)	HGL Dn (ft)	Minor Loss (ft)	HGL Jnct (ft)	Vel Ave (ft/s)	n-value Pipe	J-Loss Coeff
1	68.00	36	Cir	113.544	6855.93	6857.07	1.00	6859.70	6858.93	1.43	6861.13	9.98	0.012	0.86
2	66.80	36	Cir	68.363	6857.27	6857.95	0.99	6861.72	6861.13	0.21	6861.93	9.45	0.012	0.15
3	63.30	36	Cir	340.000	6858.15	6861.55	1.00	6864.24	6861.93	0.21	6864.45	9.22	0.012	0.15
4	60.20	36	Cir	500.000	6861.75	6870.50	1.75	6873.00	6864.45	0.34	6873.00	9.27	0.012	0.24 z
5	60.20	36	Cir	127.551	6870.60	6881.67	8.68	6884.17	6873.00	0.87	6884.17	9.74	0.012	0.61 z
6	38.20	36	Cir	36.552	6882.67	6882.85	0.49	6884.86	6884.61	0.67	6884.86	7.73	0.012	0.75 z
7	38.20	36	Cir	245.397	6882.85	6884.07	0.50	6886.08	6884.86	0.90	6886.08	7.59	0.012	1.00 z
8	38.20	36	Cir	11.325	6884.18	6884.24	0.53	6886.25	6886.08	0.90	6886.25	7.84	0.012	1.00 z
9	65.40	36	Cir	25.299	6858.00	6858.58	2.29	6861.17	6860.59	0.24	6861.17	10.08	0.012	0.15 z
10	63.00	34	Cir	85.364	6861.60	6862.63	1.21	6865.17	6863.75	1.74	6865.17	11.42	0.012	1.00 z
11	56.10	34	Cir	197.529	6862.73	6864.73	1.01	6867.17	6865.17	1.47	6867.17	9.72	0.012	1.00 z
12	34.40	30	Cir	105.605	6865.06	6866.05	0.94	6868.04 j	6867.17	n/a	6868.04	8.00	0.012	1.00 z
13	32.30	30	Cir	136.487	6866.15	6867.97	1.33	6869.90	6868.04	n/a	6869.90	8.02	0.012	1.00 z
14	28.70	30	Cir	139.556	6868.07	6870.50	1.74	6872.33 j	6869.90	n/a	6872.33	7.46	0.012	1.00 z
15	20.60	24	Cir	84.536	6871.00	6872.84	2.18	6874.47	6872.33	n/a	6874.47	8.43	0.012	0.94 z
16	14.60	24	Cir	112.326	6872.94	6875.74	2.49	6877.12 j	6874.47	n/a	6877.12	6.01	0.012	0.77 z
17	14.60	24	Cir	90.922	6875.74	6878.02	2.51	6879.40	6877.12	n/a	6879.40	6.34	0.012	1.00 z
18	14.60	24	Cir	52.999	6878.32	6878.58	0.49	6880.00	6879.74	0.59	6880.58	6.13	0.012	1.00
19	6.00	18	Cir	18.597	6872.94	6873.31	1.99	6874.42	6874.47	0.29	6874.70	3.84	0.012	1.00
20	5.80	18	Cir	74.880	6871.00	6871.50	0.67	6872.43 j	6872.33	n/a	6872.43	4.28	0.012	0.15 z
21	1.70	18	Cir	120.607	6871.70	6872.37	0.56	6872.86 j	6872.43	n/a	6872.86	2.69	0.012	0.45 z
22	1.70	18	Cir	121.330	6872.57	6875.00	2.00	6875.49	6872.90	n/a	6875.49	4.65	0.012	1.00 z
23	17.80	18	Cir	53.097	6863.00	6863.80	1.51	6865.80	6864.50	1.15	6866.95	10.07	0.012	0.73
24	9.40	18	Cir	454.613	6864.00	6871.73	1.70	6872.91 j	6866.95	n/a	6872.91	5.80	0.012	0.15 z
25	2.70	18	Cir	392.009	6871.92	6878.98	1.80	6879.60 j	6872.91	n/a	6879.60	3.03	0.012	1.00 z
26	2.30	18	Cir	39.377	6871.00	6871.39	0.99	6871.96	6872.33	n/a	6871.96	2.55	0.012	1.00 z
27	3.60	18	Cir	17.224	6868.57	6868.96	2.27	6869.68	6869.90	0.28	6869.68	3.21	0.012	1.00 z
28	2.10	18	Cir	17.234	6866.65	6866.82	0.99	6867.37	6868.04	n/a	6867.37	2.42	0.012	1.00 z
29	10.70	18	Cir	67.393	6865.31	6865.65	0.50	6867.76	6867.17	0.09	6867.85	6.06	0.012	0.15
30	4.80	18	Cir	97.180	6865.75	6866.24	0.50	6868.02	6867.85	0.05	6868.07	2.72	0.012	0.40
31	4.80	18	Cir	91.488	6866.24	6866.70	0.50	6868.20	6868.07	0.11	6868.31	2.72	0.012	1.00
32	11.00	18	Cir	39.120	6865.31	6865.51	0.51	6867.53	6867.17	0.09	6867.62	6.23	0.012	0.15
33	6.50	18	Cir	180.469	6865.61	6866.51	0.50	6868.21	6867.62	0.21	6868.42	3.68	0.012	1.00
34	6.90	18	Cir	17.287	6863.73	6863.91	1.04	6864.93	6865.17	0.46	6864.93	4.69	0.012	1.00 z
35	1.20	18	Cir	30.419	6858.00	6859.00	3.29	6861.14	6861.13	0.01	6861.14	0.68	0.012	1.00
36	11.80	18	Cir	76.403	6853.14	6853.90	0.99	6855.38	6854.64	0.70	6856.08	6.69	0.012	1.00
Notes: j-Line contains hyd. jump; z-Zero Junction Loss														



Engineers/Surveyors

Boulder
Colorado Springs
Greeley

3 South 7th Street
Colorado Springs,
Colorado 80905-1501

719 260-0887
719 260-8352 Fax

Drexel, Barrell & Co.

8-3-2022

City of Colorado Springs
Stormwater Division
30 S. Nevada Ave.
Colorado Springs, CO 80903
719-385-5433

**RE: Variance Requests
 Cottages at Woodmen Heights**

Please accept this letter as Drexel Barrell's request for approval of the following variances from the City of Colorado Springs Drainage Criteria Manual, Volume 1.

Cottages at Woodmen Heights is PUD development to include multi-family and single family residential, a club house, a driving school and commercial lot.

1. Chapter 9, Section 4.2 Cover in Roadways. The criteria states that minimum cover of 1 foot should be provided below pavement subgrade.

This variance request covers a reach of 24" circular to 42" elliptical equivalent private storm sewer pipe located in Glissade Grove, a proposed private street. In order for the storm sewer to adequately outfall and cross an existing CSU 36" transmission water main and proposed water and sanitary sewer utilities that are at critical grade with no less than 18" of clearance, the storm pipe in this reach (Sheet SD-4) is shallower than typical. The resultant cover over the storm sewer is less than 1' below pavement subgrade. At this time, pavement subgrade depth is unknown until a pavement design report is completed after wet utilities have been installed, however the minimum clearance provided between top of pipe and finished grade is 1.3' up to 2'+. The subject storm sewer is located in a low volume private street with most of the piping located under parking stalls and not in the drive aisle. Where the storm sewer does cross the roadway at the couple of private round-a-bouts, the surface paving will be concrete in these areas, providing more rigid support above the piping. This section of storm sewer will be Class IV RCP due to depth of cover for loading and pressure distribution.

The proposed cover over the pipe is however, in accordance with the following criteria:

Chapter 9, Section 3.4.1 RCP pipe Class, Fill Height, and Installation Trench. The criteria references City of Colorado Springs Standard Specifications D-30, D31 and D32. D-30 standard detail that shows 12" minimum pipe cover of densely compacted backfill.

Chapter 9, Section 4.1 Cover states the minimum cover shall not be less than 1 foot to the exterior wall at any point along the pipe.

2. Chapter 9, Section 6.2 Manhole Types. The criteria states that "...Inlets may not be used as junctions along trunk lines larger than 24" in diameter on public systems"

This request is for a Type C Inlet located in the proposed drainage ditch south of the Woodmen Road turn lane widening to be a junction structure. The proposed inlet replaces an existing sump area inlet that currently functions as a junction structure with a 30" RCP from the north, exiting southwest into an existing 30" RCP pipe. The prior inlet was installed by El Paso County when Woodmen Road was improved and widened to its current section. The roadway is now under City jurisdiction and a turn lane into Adventure way is now required so Woodmen Road will need to be widened

at the location of the inlet, thus the need to relocate the inlet further away from the roadway. The developed runoff rates passing through the inlet have also been reduced from the time of the County installed improvements.

Storm water runoff from this drainage system will not increase flows nor decrease water quality in Fountain Creek.

We trust you find our variance requests acceptable. Please call if you have any questions or require any additional information.

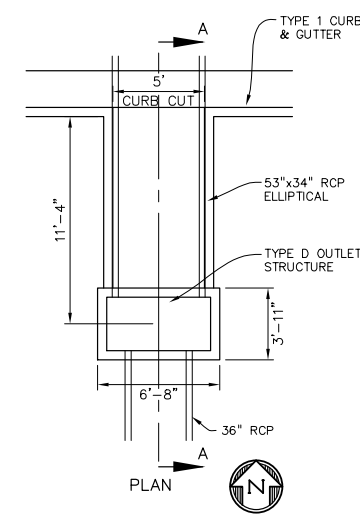
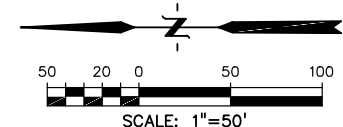
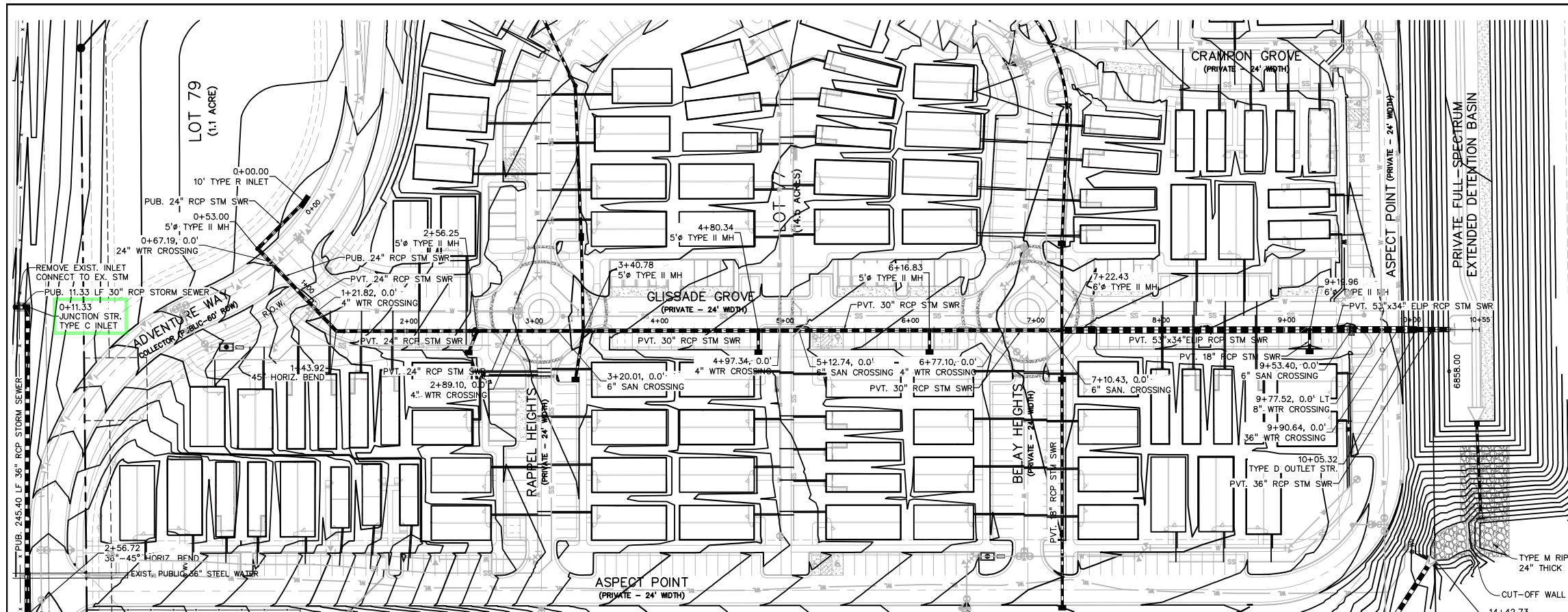
Respectfully,

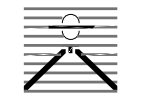
Drexel, Barrell & Co.



Tim D. McConnell, P.E.
Colorado #33797
Principal, Regional Manager

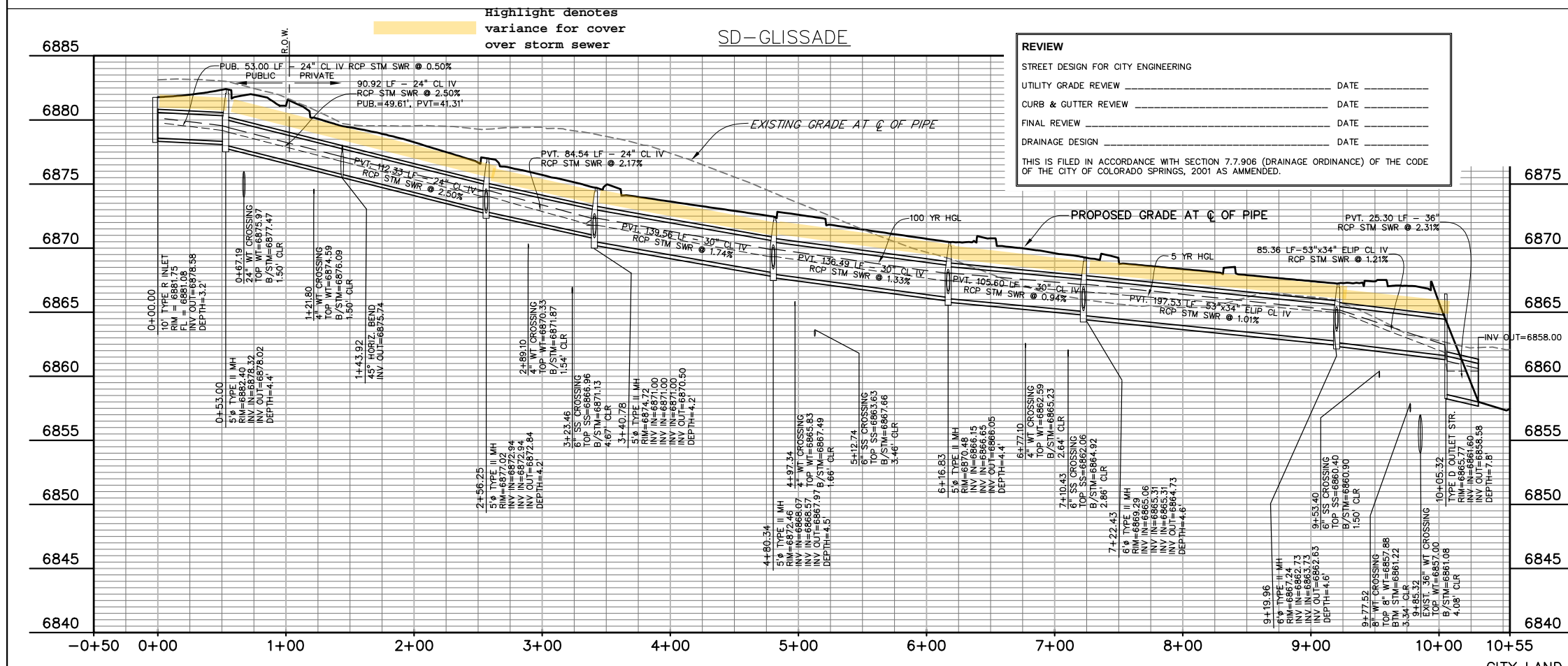




PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers - Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPRINGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:
GOODWIN KNIGHT
 8605 EXPLORER DRIVE, SUITE 250
 COLORADO SPRINGS,
 COLORADO 80920
 (719)-598-5192

CONSTRUCTION DOCUMENTS FOR:
**COTTAGES AT WOODMEN
 HEIGHTS, FILING NO. 1**
 7725 ADVENTURE WAY
 COLORADO SPRINGS, COLORADO



REVIEW

STREET DESIGN FOR CITY ENGINEERING _____ DATE _____

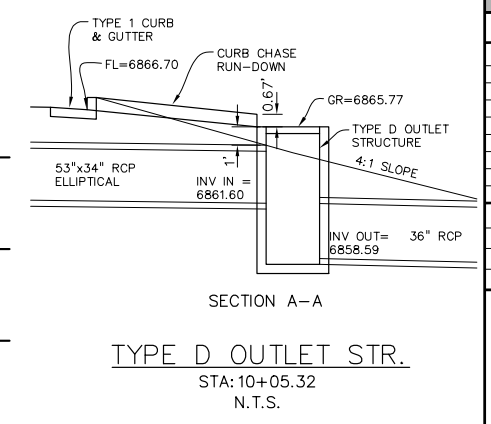
UTILITY GRADE REVIEW _____ DATE _____

CURB & GUTTER REVIEW _____ DATE _____

FINAL REVIEW _____ DATE _____

DRAINAGE DESIGN _____ DATE _____

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.



STORM SEWER TO BE CL III RCP OR HP STORM UNLESS NOTED OTHERWISE

ALL STORM SEWER CONNECTED TO PREFABRICATED INLETS OR MANHOLES MUST USE A REINFORCED CONCRETE COLLAR.



ISSUE	DATE
INITIAL ISSUE	3/28/22
LATEST ISSUE	7/26/22

DESIGNED BY: SBN
 DRAWN BY: SBN
 CHECKED BY: TDM
 FILE NAME: 21369-00SDPP01
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

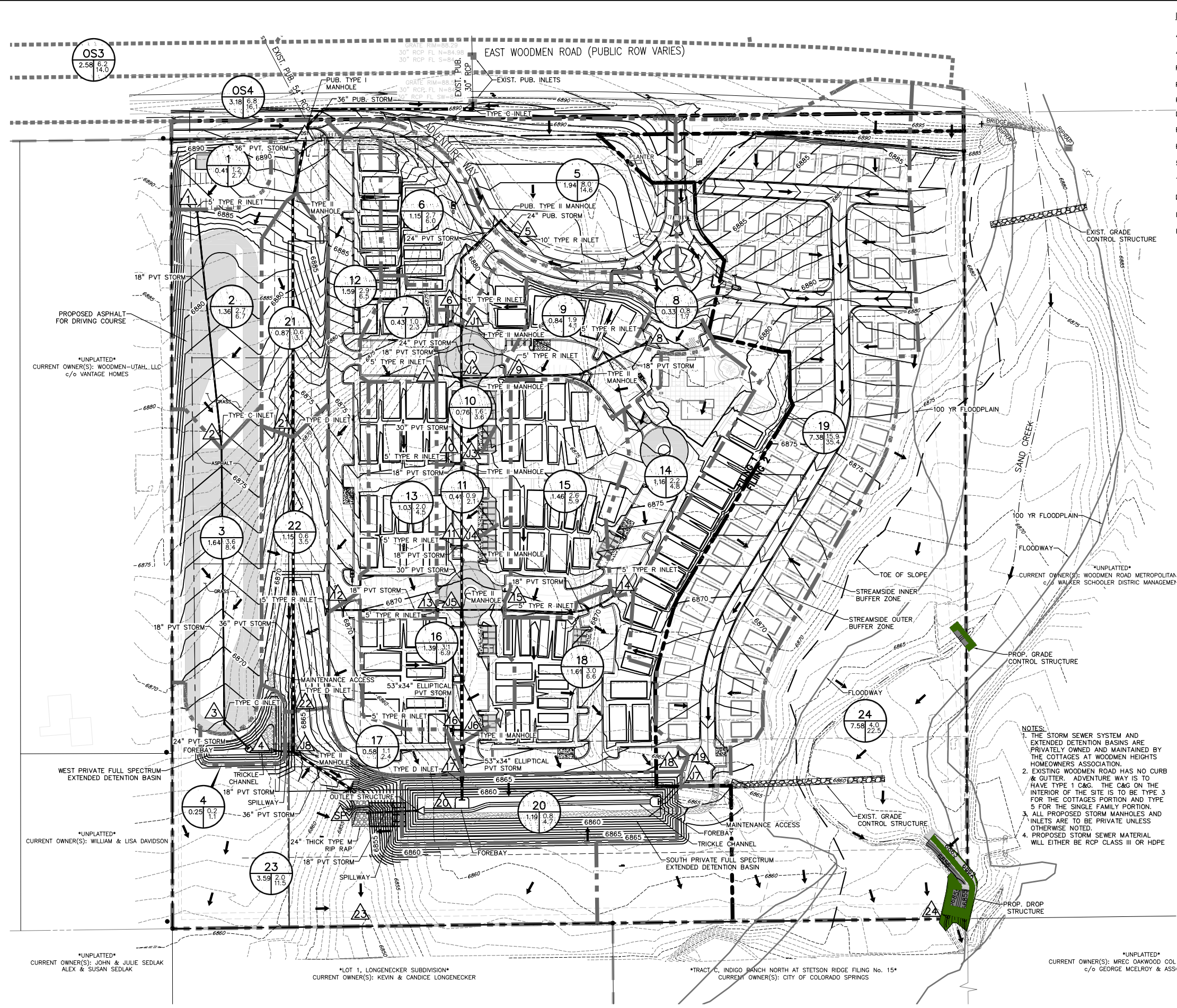
DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

**STORM DRAIN
 PLAN & PROFILE**

PROJECT NO. 21369-00SCV
 DRAWING NO.

SD-4

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LEGEND

EX. INTERMEDIATE CONTOUR
 EX. INDEX CONTOUR
 PROPOSED INTERMEDIATE CONTOUR
 PROPOSED INDEX CONTOUR
 PROPERTY LINE
 DRAINAGE BASIN BOUNDARY
 BASIN I.D.
 BASIN AREA (Acres)
 5 YEAR EXISTING FLOW (CFS)
 100 YEAR EXISTING FLOW (CFS)
 DESIGN POINT
 DIRECTION OF FLOW
 PHASE BOUNDARY

BASIN	AREA (AC)	% IMPERV	Q5 (cfs)	Q100 (cfs)
1	0.41	50%	1.2	2.7
2	1.36	44%	2.7	6.7
3	1.64	51%	3.6	8.4
4	0.25	0%	0.2	1.1
5	1.94	95%	8.0	14.6
6	1.15	65%	2.7	6.0
7	0.43	65%	1.0	2.3
8	0.31	65%	0.8	1.7
9	0.84	65%	1.9	4.1
10	0.76	65%	1.6	3.6
11	0.41	65%	0.9	2.1
12	1.59	65%	2.9	6.5
13	1.03	65%	2.0	4.5
14	1.16	65%	2.2	4.8
15	1.46	65%	2.6	5.9
16	1.39	65%	3.1	6.9
17	0.58	65%	1.1	2.4
18	1.61	65%	3.0	6.6
19	7.38	65%	15.9	35.4
20	1.19	0%	0.8	4.7
21	0.87	0%	0.6	3.1
22	1.15	0%	0.6	3.5
23	3.59	0%	2.0	11.5
24	7.58	0%	4.0	22.5

DP	AREA (AC)	Q5 (cfs)	Q100 (cfs)
1	0.41	1.2	2.7
2	1.77	3.7	8.9
3	3.41	7.2	17.1
4	3.66	7.4	17.9
5	1.94	8.0	14.6
6	1.15	2.7	6.0
J1	3.09	10.1	19.5
7	0.43	1.0	2.3
8	0.31	0.8	1.7
9	1.15	2.5	5.7
J2	4.67	13.0	26.2
10	0.76	1.6	3.6
J3	5.43	14.3	29.1
11	0.41	0.9	2.1
J4	5.84	15.0	30.6
12	1.59	2.9	6.5
13	2.62	4.7	10.5
14	1.16	2.2	4.8
15	2.62	4.8	10.6
J5	11.08	22.0	46.8
16	1.39	3.1	6.9
J6	12.47	24.1	51.5
17	13.05	25.0	53.6
18	1.61	3.0	6.6
J9	7.38	15.9	35.4
19	8.99	16.6	36.9
20	23.23	41.4	92.1
SP	0.6	16.9	
OS1-4	25.25	20.2	60.2
21	26.12	20.8	63.3
22	27.27	21.4	66.8
J8	30.93	21.4	69.3
23	57.75	24.1	97.7
24	7.58	4.0	22.5

- NOTES:**
- THE STORM SEWER SYSTEM AND EXTENDED DETENTION BASINS ARE PRIVATELY OWNED AND MAINTAINED BY THE COTTAGES AT WOODMEN HEIGHTS HOMEOWNERS ASSOCIATION.
 - EXISTING WOODMEN ROAD HAS NO CURB & GUTTER. ADVENTURE WAY IS TO HAVE TYPE 1 C&G. THE C&G ON THE INTERIOR OF THE SITE IS TO BE TYPE 3 FOR THE COTTAGES PORTION AND TYPE 5 FOR THE SINGLE FAMILY PORTION.
 - ALL PROPOSED STORM MANHOLES AND INLETS ARE TO BE PRIVATE UNLESS OTHERWISE NOTED.
 - PROPOSED STORM SEWER MATERIAL WILL EITHER BE RCP CLASS III OR HDPE

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CIVIL CONSTRUCTION PLANS

COTTAGES @ WOODMEN HEIGHTS
 7725 ADVENTURE WAY
 COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	02-26-20
LATEST ISSUE	4-26-22
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21369-00DRN-03

DRAWING SCALE:
 HORIZONTAL: 1" = 80"
 VERTICAL: N/A

PROPOSED CONDITIONS DRAINAGE PLAN

PROJECT NO. 21369-00CSVC
 DRAWING NO.

DR-3

SHEET: 3 OF 3

