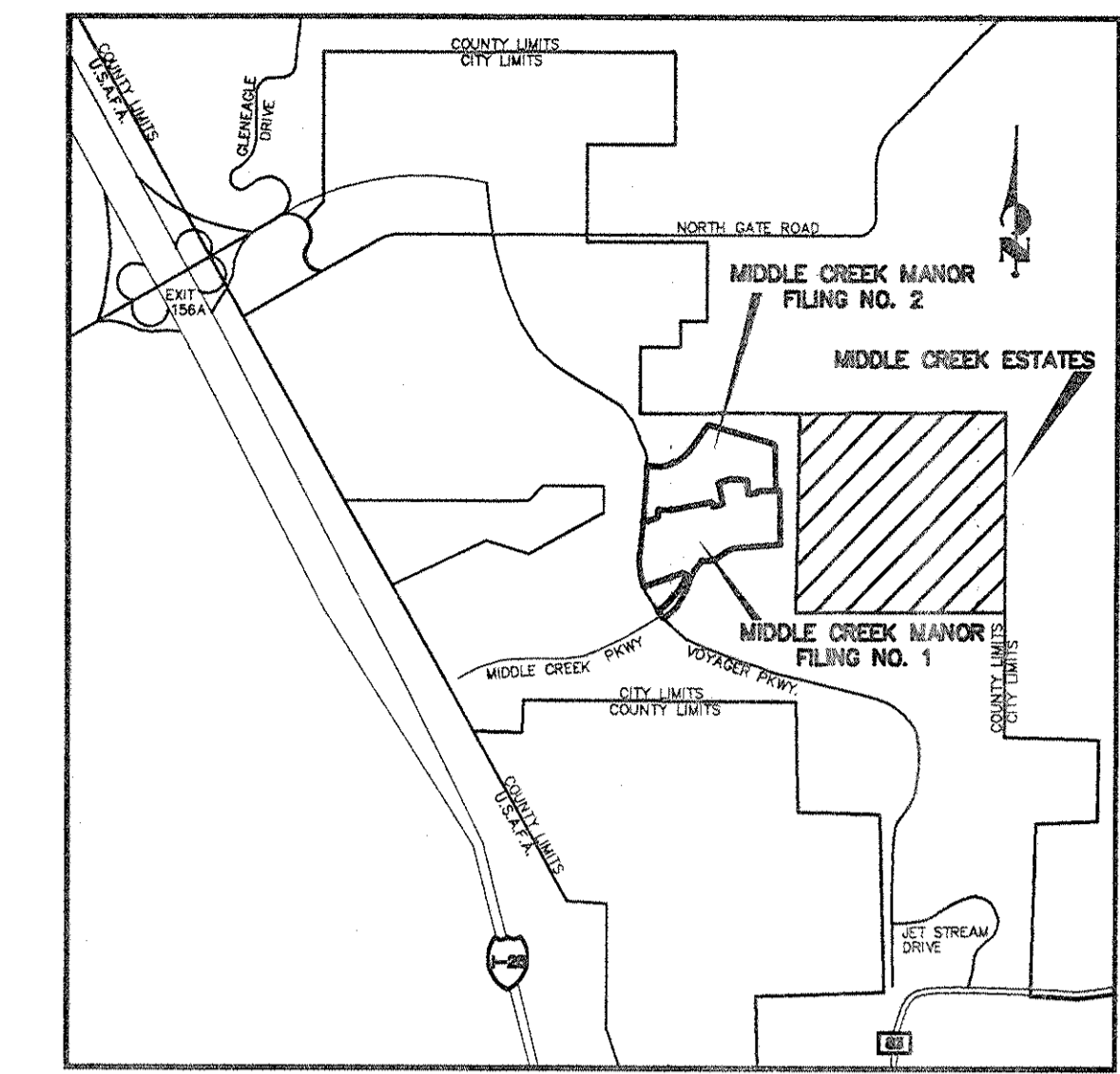


MIDDLE CREEK MANOR @ NORTHGATE FILING NO. 1 AND NO. 2

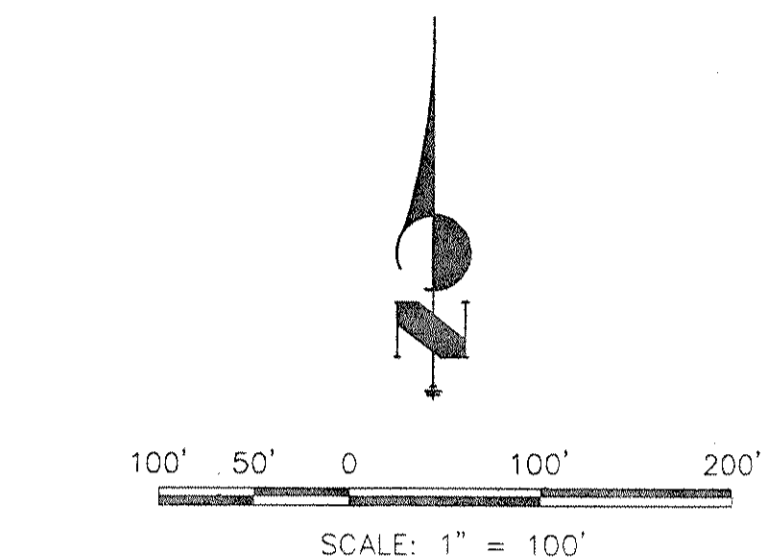
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

REVISED FINAL DRAINAGE PLAN PER MIDDLE CREEK ESTATES

JUNE 2001



VICINITY MAP
N.T.S.



LEGEND

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(Dashed line)
PROPOSED FINISHED CONTOUR	(Solid line)
SUBDIVISION BOUNDARY	(Dashed line)
LOT LINE	(Solid line)
BASIN BOUNDARY	(Dashed line)
DIRECTION OF DRAINAGE	(Arrow)
BASIN IDENTIFIER	(Circle with letter)
AREA IN ACRES	(Circle with number)
DESIGN POINT	(Hexagon with DP#)
PROPOSED STORM SEWER	(Line with arrows)

MIDDLE CREEK MANOR FILING NO. 1

BASIN	AREA (ACRES)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
A	2.29	3.2	7.5
B	0.80	2.2	4.4
C	4.04	7.0	14.3
D	1.87	3.4	7.0
E	2.25	4.3	8.7
F	0.50	1.1	2.2
G	3.21	6.2	12.5
I	0.89	4.0	7.7
J	3.00	5.3	10.8
K	1.98	4.3	8.5
L	0.78	1.5	2.9
M	1.87	3.6	7.2
N	2.38	3.0	7.5
OS-1	2.93	4.5	9.3
OS-11	1.51	2.5	5.2
OS-111	3.01	5.6	11.9
OS-2	2.40	3.9	8.1
OS-3	0.45	1.0	2.0
OS-4	0.84	1.8	3.6
OS-5	2.73	5.8	11.4
OS-6	1.60	3.4	6.7

DESIGN POINT	Q ₅ (CFS)	Q ₁₀₀ (CFS)
0	2.5	5.2
00	5.4	12.2
1 & 2	37.1	76.1
3 & 4	19.6	39.0
5	55.0	111.6

*TC USED PER ORIGINAL "FINAL DRAINAGE REPORT FOR MIDDLE CREEK MANOR FILING NO. 2"

NOTE: BASINS OS-1, OS-11 AND OS-111 CORRESPOND TO BASINS A1, A2 AND A3 RESPECTIVELY PER MIDDLE CREEK ESTATES.

MIDDLE CREEK MANOR FILING NO. 2

BASIN	AREA (ACRES)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
O	0.12	0.3	0.6
P	3.82	5.6	11.5
Q	5.33	8.4	17.5
R	2.75	6.0	11.9
S	0.65	2.1	4.1
T	1.98	4.2	8.2
U	1.00	2.2	4.3
V	0.82	0.9	2.1
W	0.17	0.4	0.9
X	1.96	3.3	6.9
Y	1.58	1.7	4.1
OS-2	3.6	5.3	10.9

DESIGN POINT	Q ₅ (CFS)	Q ₁₀₀ (CFS)
1	20.5	41.1
2	0.3	0.5
2A	20.8	41.5

*TC USED PER ORIGINAL "FINAL DRAINAGE REPORT FOR MIDDLE CREEK MANOR FILING NO. 2"

UNLIT SUCH TIME AS THESE DRAWINGS ARE APPROVED BY AGENCIES, OR ENGINEERED, FOR THE PURPOSES ASSOCIATED BY WRITTEN AUTHORIZATION.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

1-800-922-1987

CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER

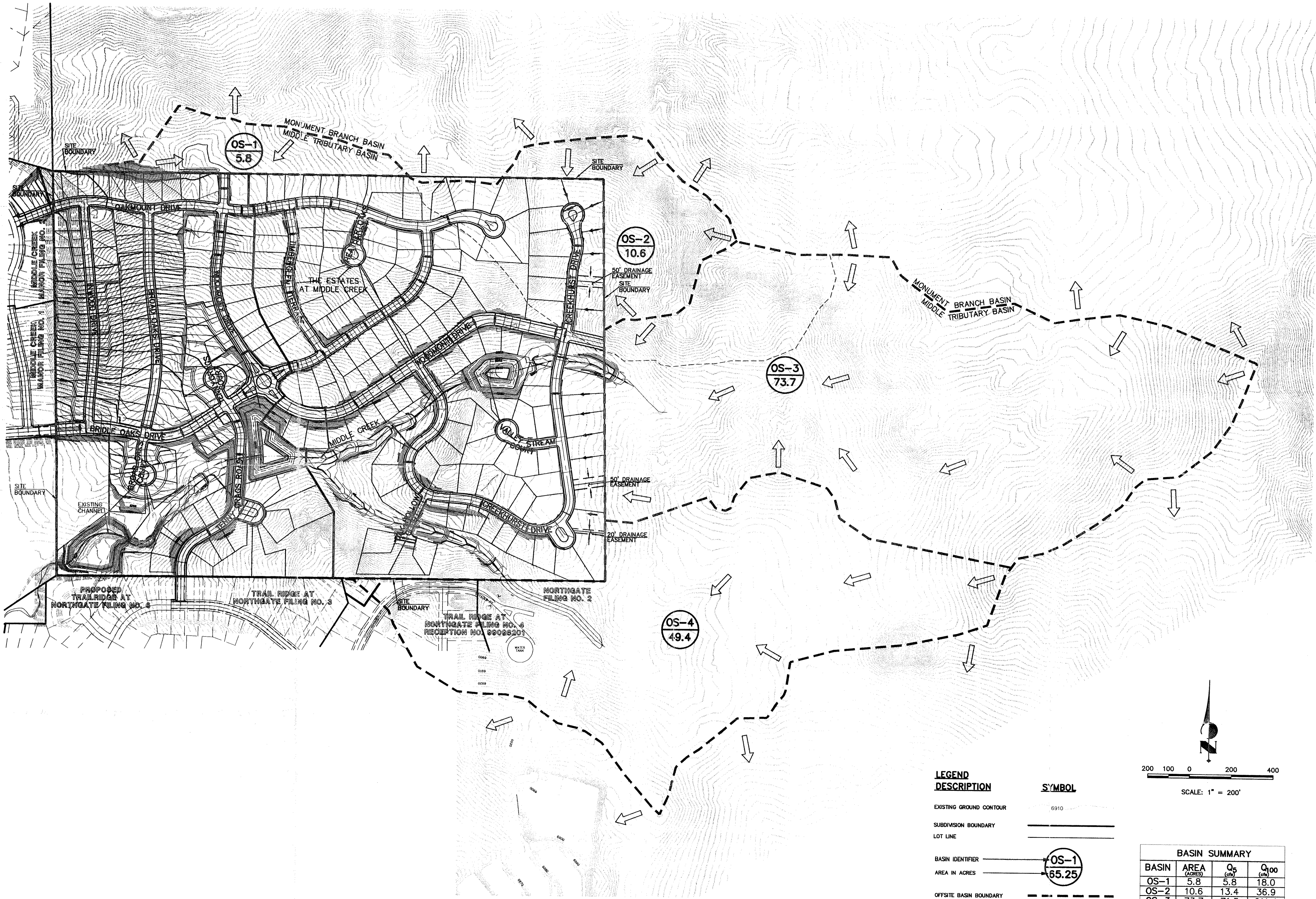
JR Engineering, Ltd.
4835 North 30th Street
Colorado Springs, Colorado 80919
(719) 593-2593 • FAX (719) 528-6613

SCALE	DATE	DES. BY	CHK. BY	DWNL. BY
1" = 100'	6/16/01	QNA		LAE

MIDDLE CREEK MANOR @ NORTHGATE FILING NO. 1 AND NO. 2
REVISED FINAL DRAINAGE PLAN PER MIDDLE CREEK ESTATES

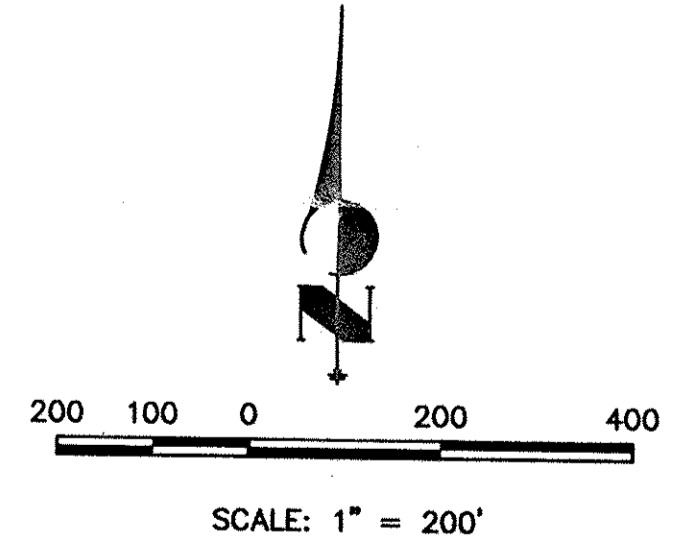
SHEET 1 OF 1

JOB NO. 8639.44



LEGEND

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	6910
SUBDIVISION BOUNDARY	—————
LOT LINE	—————
BASIN IDENTIFIER	OS-1
AREA IN ACRES	65.25
OFFSITE BASIN BOUNDARY	- - - - -
DIRECTION OF FLOW	←



BASIN SUMMARY			
BASIN	AREA (ACRES)	Q ₅ (cfs)	Q ₁₀₀ (cfs)
OS-1	5.8	5.8	18.0
OS-2	10.6	13.4	36.9
OS-3	73.7	71.5	211.4
OS-4	49.4	70.1	179.9

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
RMC CORPORATION
 1223 LAKE PLAZA DRIVE
 SUITE B
 COLORADO SPRINGS, CO 80906
 (719) 576-1070

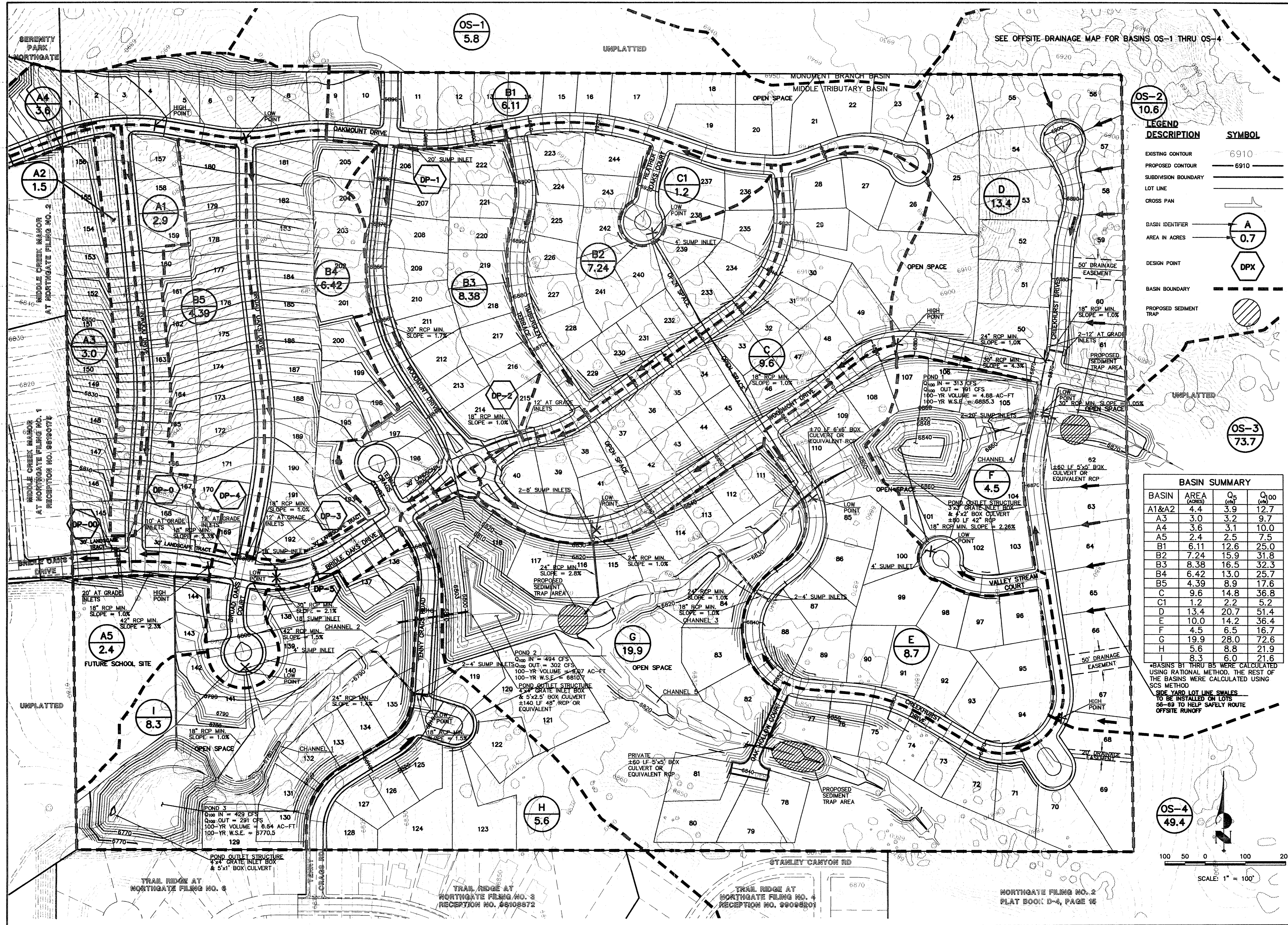
JR ENGINEERING
 A Subsidiary of Western
 430 Arroyo Vista Drive • Colorado Springs, CO 80907
 719-535-2538 • Fax 719-535-6613
 www.jrengineering.com

BY	DATE
QNA	06/22/01

No.	PER CITY COMMENTS
1	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1" = 200'	N/A	7/26/00	QNA	LAE	

X:\2865000.a\112863944\Drawings\863944R2.dwg Mon Jun 25 05:31:41 2001



SEE OFFSITE DRAINAGE MAP FOR BASINS OS-1 THRU OS-4

OS-1
5.8

OS-2
10.6

OS-3
73.7

OS-4
49.4

LEGEND

DESCRIPTION	SYMBOL
EXISTING CONTOUR	6910
PROPOSED CONTOUR	6910
SUBDIVISION BOUNDARY	---
LOT LINE	---
CROSS PAN	---
BASIN IDENTIFIER	A 0.7
AREA IN ACRES	DPX
DESIGN POINT	DPX
BASIN BOUNDARY	---
PROPOSED SEDIMENT TRAP	---

BASIN SUMMARY

BASIN	AREA (ACRES)	Q ₅ (cfs)	Q ₁₀₀ (cfs)
A1&A2	4.4	3.9	12.7
A3	3.0	3.2	9.7
A4	3.6	3.1	10.0
A5	2.4	2.5	7.5
B1	6.11	12.6	25.0
B2	7.24	15.9	31.8
B3	8.38	16.5	32.3
B4	6.42	13.0	25.7
B5	4.39	8.9	17.6
C	9.6	14.8	36.8
C1	1.2	2.2	5.2
D	13.4	20.7	51.4
E	10.0	14.2	36.4
F	4.5	6.5	16.7
G	19.9	28.0	72.6
H	5.6	8.8	21.9
	8.3	6.0	21.6

*BASINS B1 THRU B5 WERE CALCULATED USING RATIONAL METHOD. THE REST OF THE BASINS WERE CALCULATED USING SCS METHOD

SIDE YARD LOT LINE SWALES TO BE INSTALLED ON LOTS 86-89 TO HELP SAFELY ROUTE OFFSITE RUNOFF

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420 Ironwood Drive • Colorado Springs, CO 80907
719-593-2580 • Fax 719-528-6618
www.jrengineering.com

BY	DATE	PER CITY COMMENTS
GNA	06/25/01	

H-SCALE 1"=100'
V-SCALE N/A
DATE 7/26/00
DESIGNED BY GNA
DRAWN BY LAE
CHECKED BY

THE ESTATES AT MIDDLE CREEK
ONSITE DRAINAGE PLAN
SHEET 1 OF 1
JOB NO. 8639.44