

FINAL DRAINAGE LETTER
for
LOT 4, IDYLLWILD OFFICE PARK FILING NO. 2

April 2022

Prepared for:

SR2A, LLC
WO HOLDINGS, LLC
595 Chapel Hills Drive, Suite 300
Colorado Springs, CO 80920

Prepared by:

Rockwell Consulting, Inc.
1955 North Union Blvd., Suite 200
Colorado Springs, CO 80909
719-475-2575

Project #17-032

FINAL DRAINAGE LETTER
for
LOT 4, IDYLLWILD OFFICE PARK FILING NO. 2
April 2022

DRAINAGE PLAN STATEMENTS

ENGINEER'S STATEMENT

This Final Drainage Letter for the drainage design of Lot 4, Idyllwild Office Park Filing No. 2, was prepared under my supervision and are 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.

Kent D. Rockwell, P.E.

Date

CERTIFICATION STATEMENT

SR2A, LLC hereby certifies that the drainage facilities for Lot 4, Idyllwild Office Park Filing No. 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 Lot 4, Idyllwild Office Park Filing No. 2, guarantee that final drainage design review will absolve SR2A, LLC 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.

Name of Developer

Authorized Signature

Date

Printed Name

Title

Address

CITY OF COLORADO SPRINGS

Filed in accordance with Section 7-7-906 of the Code of the City of Colorado Springs, 2001, as amended.

CITY ENGINEER

DATE

FINAL DRAINAGE PLAN AND REPORT

for
LOT 4, IDYLLWILD OFFICE PARK FILING NO. 2

April 2022

GENERAL LOCATION AND DESCRIPTION

The Idyllwild Office Park is located within El Paso County, Colorado, just northwest of the Stout Road and Voyager Parkway intersection. The overall Idyllwild Development contains 8.53 acres of land within the Southwest Quarter of Section 8, Township 12 South, Range 66 West of the 6th Principal Meridian (see Vicinity Map). The site is bound by Voyager Parkway on the northeast, Stout Road to the south, The Classical Academy to the west and City of Colorado Springs owned land to the north.

Lot 4, Idyllwild Office Park Filing No. 2 is one lot within the overall Idyllwild Office Park Development. Lot 4 consists of 1.28 acres and is located along the east side of overall development. The overall Idyllwild development was previously graded and a portion of the development infrastructure was installed. The majority of the storm sewer system serving Lot 4 was previously installed as part of the original development of the site. Lot 4 generally slopes from southeast to northwest.

The proposed development of this lot is consistent with the original plans for Lot 4, being a single building along with associated parking. The fact that the proposed development matches exactly what was presented in the "Addendum to Preliminary/Final Drainage Report for Idyllwild Office Park Filing No. 1 and 2" justifies the use of a drainage report memorandum format for just the development of Lot 4.

All drainage, bridge and pond fees were paid as part of the original Idyllwild Office Park plat recording, therefore, no additional drainage, bridge or pond fees are due at this time.

The site lies in the Monument Branch Drainage Basin.

SOILS DESCRIPTION

According to the Soil Survey of El Paso County Area, Colorado, prepared by the U.S. Department of Agriculture Soil Conservation Service, the soils in the Idyllwild Office Park Development consist of Tomah- Crowfoot type soil – Soils Type 93 (see Figure 2). These soils are classified as the Hydrologic Group B soils.

FLOOD PLAIN STATEMENT

The site is not located within a designated 100 year flood hazard area, as depicted on FIRM Community Panel Number 08041C0290F and 08041C0295F.

REFERENCES and MAPPING

Listed below are the reports reviewed as part of preparation of this study:

1. "Development Basin Planning Study for Bear Creek Basin", Prepared by Kiowa Engineering Corporation, not yet adopted.
2. "Master Development Drainage Plan Myron Stratton Home - Skyway Property", prepared by Nolte and Associates, Inc., revised December, 1996.
3. "Preliminary/Final Drainage Report for Idyllwild Office Park Filing No. 1", prepared by Executive Consulting Engineers, Inc., dated September, 2006.
4. "Final Drainage Letter for Idyllwild Office Park Filing No. 2", prepared Executive Consulting, Engineers, Inc. dated December, 2007.
5. Addendum to Preliminary/Final Drainage Report for Idyllwild Office Park Filing No. 1 & 2, prepared by Executive Consulting Engineers, Inc., dated September, 2018.

DRAINAGE CRITERIA

The current City of Colorado Springs Drainage Criteria was utilized in this report. Calculations were performed to determine runoff quantities during the 5 year and 100 year frequency storms for historic and developed conditions using the Rational Method as required for basins containing less than 130 acres.

WATER QUALITY

As stated in the overall Preliminary and Final Drainage Report for Idyllwild Office Park and the pending revised drainage report, water quality is being provided for in the Classical Academy detention basin.

DRAINAGE FACILITIES

All of the required drainage facilities that were required for the total development have been installed. No additional facilities are required.

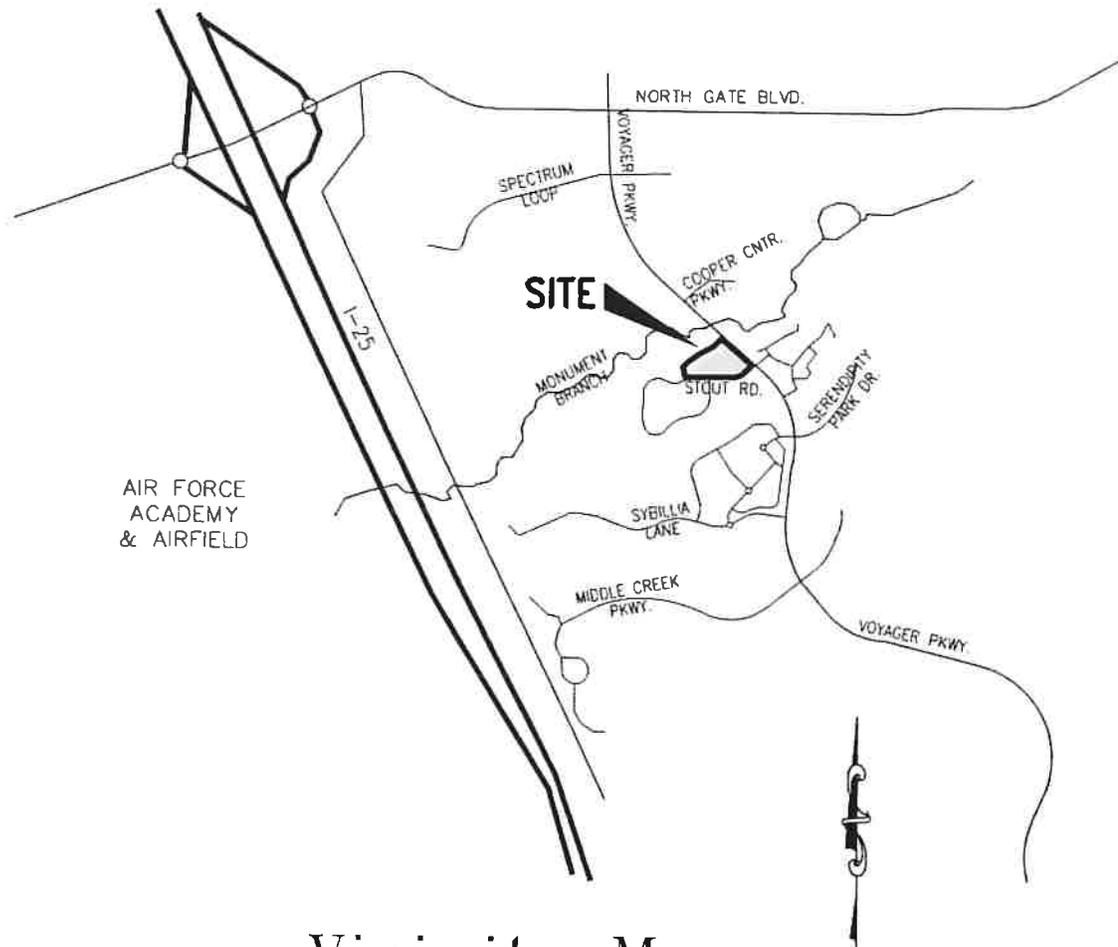
DRAINAGE FEES

Lot 4, Idyllwild Office Park Filing No. 2 lies within the Monument Branch Drainage Basin. The drainage fee and pond fees were satisfied at the time of platting; therefore, no additional fees are required at this time.

SUMMARY

This development is in conformance with the previously approved "Master Development Drainage Plan for Stratton Pines." The development of this lot if appropriately developed in accordance with this report will not adversely affect downstream facilities.

APPENDIX



Vicinity Map
NOT TO SCALE

FIGURE 1

JOB NO. 17-032

FILE: 17032base.DWG
DATE: 7/18/18

 <p>ROCKWELL CONSULTING, Inc.</p>	<p>ENGINEERING • SURVEYING 1955 N. UNION BLVD., SUITE 200 COLORADO SPRINGS, CO 80909 (719) 475-2575 • FAX (719) 475-9223</p>
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Soil Map—El Paso County Area, Colorado
(Lot 4, Idyllwild Office Park Filing No. 2)

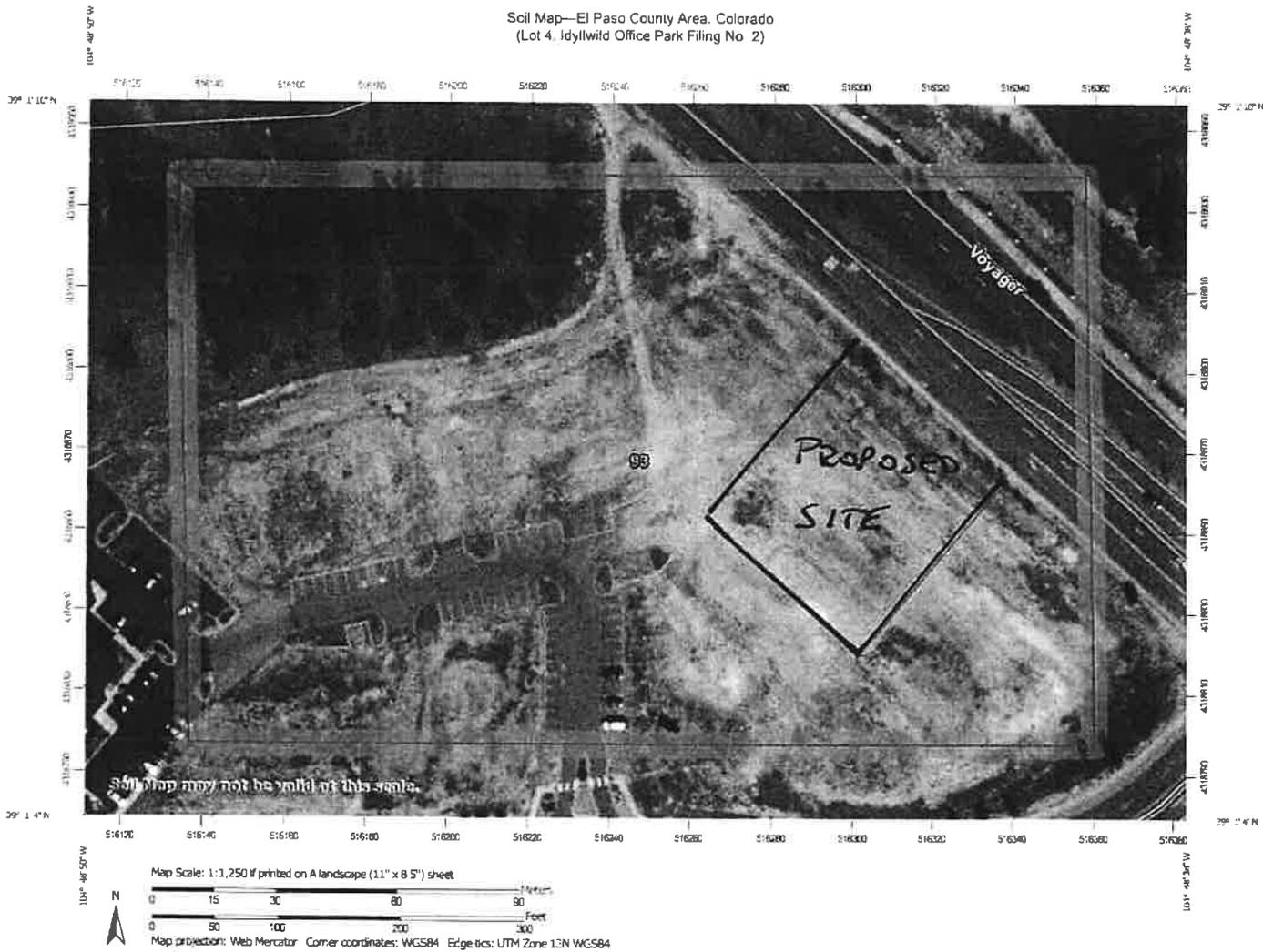


FIGURE 2
SOILS MAP

Soil Map—El Paso County Area, Colorado
(Lot 4, Idylwild Office Park Filing No. 2)

MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
Special Point Features		 Other
 Blowout		 Special Line Features
 Borrow Pit	Water Features	
 Clay Spot	 Streams and Canals	
 Closed Depression	Transportation	
 Gravel Pit	 Rails	
 Gravelly Spot	 Interstate Highways	
 Landfill	 US Routes	
 Lava Flow	 Major Roads	
 Marsh or swamp	 Local Roads	
 Mine or Quarry	Background	
 Miscellaneous Water	 Aerial Photography	
 Perennial Water		
 Rock Outcrop		
 Saline Spot		
 Sandy Spot		
 Severely Eroded Spot		
 Sinkhole		
 Slide or Slip		
 Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000

Warning: Soil Map may not be valid at this scale

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale

Please rely on the bar scale on each map sheet for map measurements

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 15, Oct 10, 2017

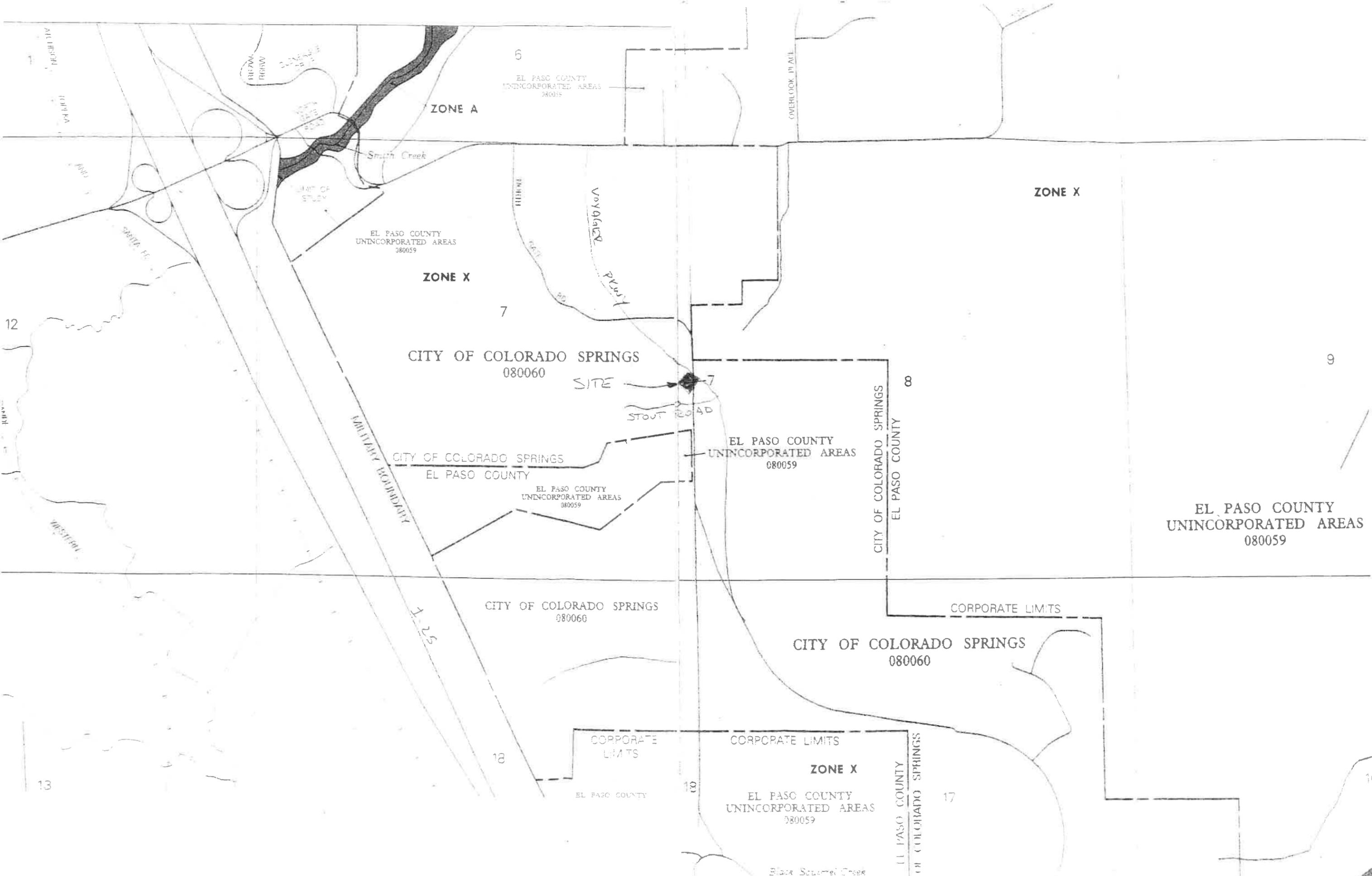
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger

Date(s) aerial images were photographed: Feb 22, 2014—Mar 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
93	Tomah-Crowfoot complex, 8 to 15 percent slopes	7.8	100.0%
Totals for Area of Interest		7.8	100.0%



ZONE A

ZONE X

ZONE X

CITY OF COLORADO SPRINGS
080060

SITE

STOUT ROAD

CITY OF COLORADO SPRINGS
EL PASO COUNTY

EL PASO COUNTY
UNINCORPORATED AREAS
080059

EL PASO COUNTY
UNINCORPORATED AREAS
080059

EL PASO COUNTY
UNINCORPORATED AREAS
080059

CITY OF COLORADO SPRINGS
080060

CORPORATE LIMITS

CITY OF COLORADO SPRINGS
080060

CORPORATE
LIMITS

CORPORATE LIMITS

ZONE X

EL PASO COUNTY
UNINCORPORATED AREAS
080059

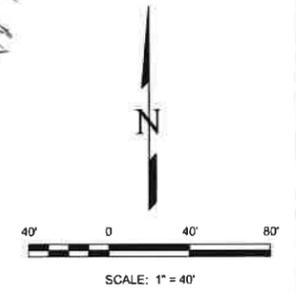
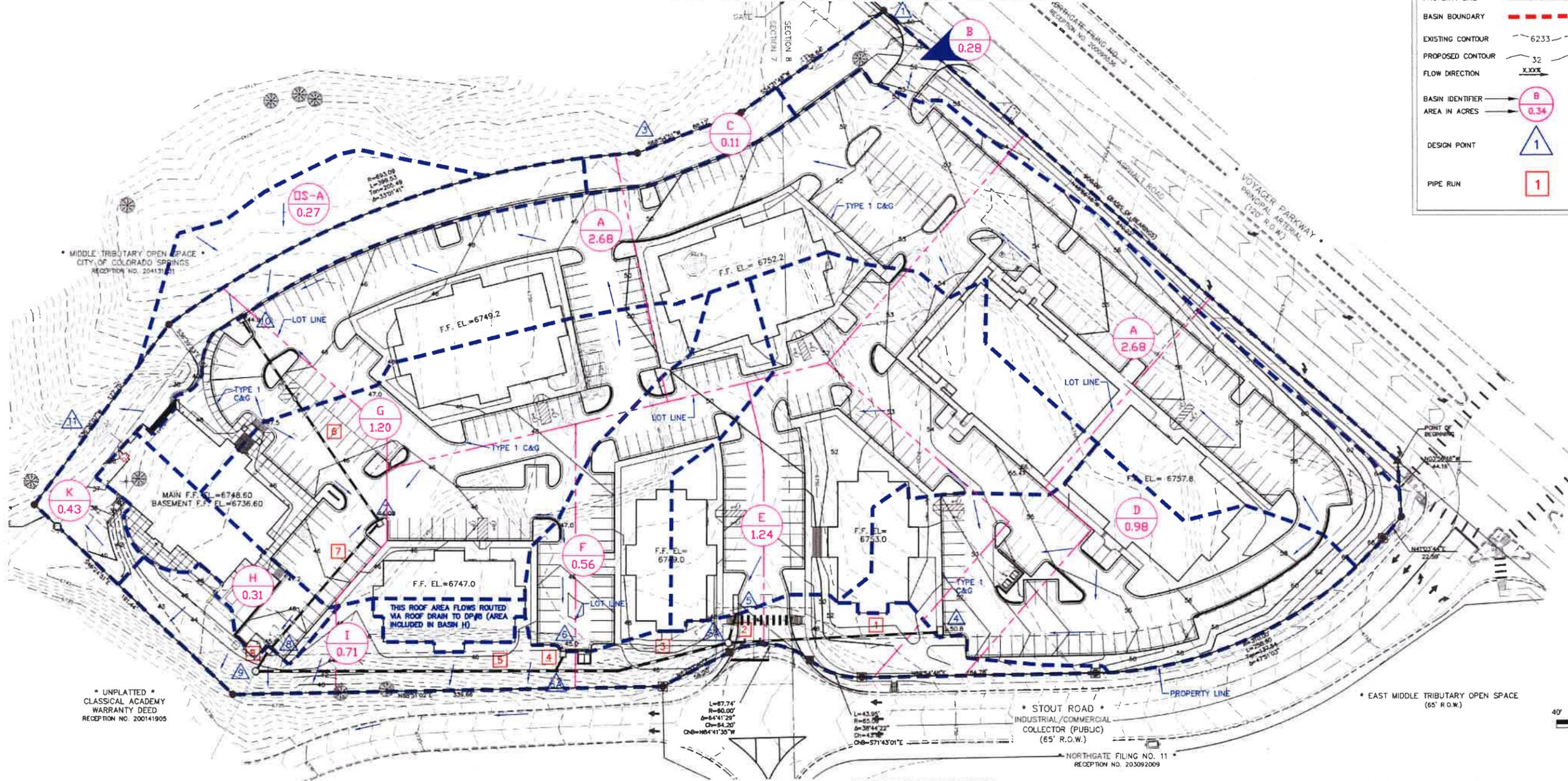
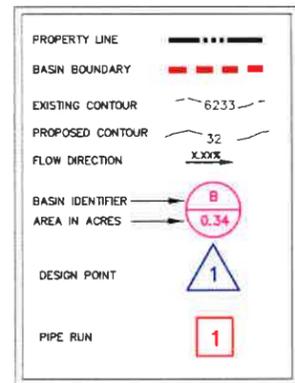
Black Scorpion Creek

EL PASO COUNTY
OF COLORADO SPRINGS

IDYLLWILD OFFICE PARK FILING NO. 1 AND 2

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

DEVELOPED DRAINAGE MAP



AREA DRAINAGE SUMMARY

BASIN	AREA TOTAL (Acres)	Q ₁ (c.f.s.)	Q ₂ (c.f.s.)	Q ₃ (c.f.s.)	Q ₄ (c.f.s.)	Q ₅ (c.f.s.)	Q ₆ (c.f.s.)
A	2.68	7.04	9.17	11.09	13.20	15.14	17.28
B	0.28	0.83	0.84	1.04	1.29	1.51	1.75
C	0.11	0.01	0.04	0.08	0.15	0.20	0.27
D	1.00	1.91	2.58	3.27	4.15	4.90	5.74
E	1.24	4.37	5.56	6.65	7.80	8.88	10.07
F	0.56	1.73	2.22	2.69	3.20	3.67	4.19
G	1.20	3.86	4.85	5.96	7.06	8.08	9.20
H	0.31	1.10	1.40	1.67	1.96	2.23	2.53
I	0.71	0.18	0.36	0.61	0.99	1.29	1.63
J	0.43	0.03	0.13	0.29	0.54	0.73	0.96
K	0.43	0.03	0.13	0.29	0.54	0.73	0.96
OS-A	0.27	0.02	0.09	0.20	0.37	0.50	0.66

DESIGN POINTS SUMMARY

Design Points	Contributing Basins/Design Points	Q ₁ (c.f.s.)	Q ₂ (c.f.s.)	Q ₃ (c.f.s.)	Q ₄ (c.f.s.)	Q ₅ (c.f.s.)	Q ₆ (c.f.s.)
1	B	0.83	0.84	1.04	1.29	1.51	1.75
3	C	0.01	0.04	0.08	0.15	0.20	0.27
4	D	1.91	2.58	3.27	4.15	4.90	5.74
5	E	4.37	5.56	6.65	7.80	8.88	10.07
5A	DP 4.5	6.28	8.13	9.92	11.94	13.78	15.80
6	F	1.73	2.22	2.69	3.20	3.67	4.19
6A	DP 4.5, 6	8.01	10.36	12.61	15.14	17.45	19.99
7	G	3.86	4.85	5.96	7.06	8.08	9.20
8	H	1.10	1.40	1.67	1.96	2.23	2.53
10	A	7.14	9.17	11.09	13.20	15.14	17.28
11	K, OS-A	0.03	0.13	0.29	0.54	0.73	0.96
9	DP 4.5, 6, 7, 8, 10	17.87	22.97	27.82	33.17	38.08	43.49

PIPE ROUTING SUMMARY

Pipe Run	Flow		Pipe Size	HDIPE
	Q _s	Q ₁₀₀		
1	2.40	4.32	15	HDIPE
2	5.48	9.33	18	HDIPE
3	7.88	13.05	18	HDIPE
4	2.17	3.73	15	HDIPE
5	10.05	17.39	24	HDIPE
6	8.79	15.12	18	HDIPE
7	12.75	21.91	24	HDIPE
8	14.21	23.85	24	HDIPE

REVIEW:
 STREET DESIGN FOR CITY ENGINEERING: _____ DATE _____
 UTILITY GRADE REVIEW: _____ DATE _____
 CL&B & CUTTER REVIEW: _____ DATE _____
 FINAL REVIEW: _____ DATE _____
 DRAINAGE DESIGN: _____ DATE _____
 This is filed in accordance with section 7-7.936 (Drainage Ordinance) of the code of the City of Colorado Springs, 2001 as amended.

**48 HOURS BEFORE YOU DIG,
 CALL 811**
 FOR LOCATING BURIED GAS,
 ELECTRIC, TELEPHONE, WATER AND
 WASTEWATER LINES

NO.	REVISION DESCRIPTION	BY	DATE
1	ADDENDUM TO FDR	BH:Y	07/23/18
2	CITY COMMENTS	BH:Y	08/15/18

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
 EXECUTIVE CONSULTING ENGINEERS, INC.
 BOB H. YOO, COLORADO P.E. #36793 DATE _____
 11540 Meadowglade Drive, Suite 200
 Colorado Springs, Colorado 80921
 (719) 531-0707



PROJECT NAME: IDYLLWILD OFFICE PARK FILING NO. 1 & 2
 DRAWING TITLE: PROPOSED DRAINAGE FACILITY MAP

H-Scale: 1" = 40'
 V-Scale: N/A
 Date: 07/23/18
 Project No.: 1612
 Designed by: BH:Y
 Checked by: _____
 SHEET: DM-2
 SHEET 2 OF 2