



DRAINAGE LETTER

D & K AKERS SUBDIVISION LOTS 1 & 2

2875 Akers Dr
Colorado Springs, CO

PREPARED FOR:
D & K Akers, LLC
2875 Akers Drive
Colorado Springs, CO 80922

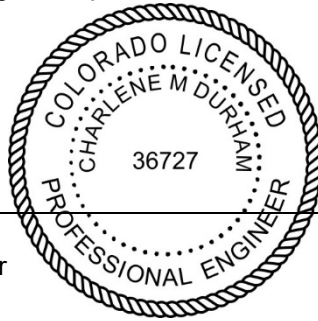
PREPARED BY:
Galloway & Company, Inc.
1155 Kelly Johnson Blvd, Suite 305
Colorado Springs, CO 80920
Tele: (719) 900-7220

DATE:
September 15, 2021



Certification Statements:

This report and plan for the drainage design of D & K Akers Subdivision, Lots 1 & 2 was prepared by me (of 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.



Charlene Durham
Registered Professional Engineer
State of Colorado No. 36727

Date

Developer's Statement:

D & K Akers, LLC hereby certifies that the drainage facilities for D & K Akers Subdivision, Lots 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; and cannot, on behalf of D & K Akers Subdivision, Lots 1 & 2, guarantee that final drainage design review will absolve D & K Akers, 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.

For City Engineer

Date

Conditions:

Table of Contents

Certification Statements: i

I. Introduction1

II. General Location and Description1

III. Historic Drainage Patterns and Features1

IV. Proposed Drainage Plan.....2

V. Drainage and Bridge Fees & Cost Estimate.....2

VI. Conclusions2

VII. References.....2

Appendix A – Drainage Map for D & K Akers Subdivision No. 1 Replat

Appendix B – D & K Akers Subdivision No. 1 Replat

I. INTRODUCTION

This document is to serve as the drainage letter for the replat of Lot 3 of Akers Acres Subdivision. The replatted subdivision name is D & K Akers Subdivision, Lots 1 & 2.

The purpose of the replat is to split the existing lot into 2 lots. No new improvements are being proposed at this time.

A drainage letter, rather than a drainage report, is being provided for the subdivision named D & K Akers Subdivision because the drainage patterns and features are not being altered in any way. The site is currently half developed being used as warehouse / materials storage and the other half is undeveloped and entirely grass. Justification and descriptions are added within this document.

II. GENERAL LOCATION AND DESCRIPTION

The D & K Akers subdivision property is located in the East Half of Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian, in the City of Colorado Springs, El Paso County, Colorado. The development site is located at the southeast corner of the Akers Drive and Gil Johnson Point intersection in Colorado Springs, Colorado. This site is bounded by Gil Johnson Point to the north, Akers Drive to the west, construction companies to the south and north and Marksheffel Road to the east.

III. HISTORIC DRAINAGE PATTERNS AND FEATURES

There is no record of an approved drainage report for this site. The project area has been divided into 5 basins. Below is a summary of those basins

Basin A (0.69 acres, $Q_5 = 0.8$ cfs and $Q_{100} = 2.3$ cfs) is developed and comprised of the northwest corner of the site which includes half of the existing warehouse. It drains via sheet flow northwest and discharges in Gil Johnson Point.

Basin B (1.70 acres, $Q_5 = 2.3$ cfs and $Q_{100} = 6.0$ cfs) is developed and includes the south half of the existing warehouse, parking lot and a private driveway. It drains west and discharges in Akers Drive.

Basin C (0.36 acres, $Q_5 = 0.1$ cfs and $Q_{100} = 0.9$ cfs) is undeveloped and is comprised of a portion of the site. It drains easterly via sheet flow and discharges to the adjacent property to the north.

Basin D (4.92 acres, $Q_5 = 2.1$ cfs and $Q_{100} = 11.1$ cfs) is undeveloped and comprised of the middle portion of the site. The flows are directed to the west and south via sheet flow and discharge to the adjacent property to the south.

Basin E (1.60 acres, $Q_5 = 0.5$ cfs and $Q_{100} = 3.6$ cfs) is undeveloped and comprised of the northwest corner of the site. The flows travel to the west via sheet flow and discharge in Marksheffel Road, where an existing curb inlet intercepts street flow.

IV. PROPOSED DRAINAGE PLAN

No changes were made to the drainage patterns and features. Changes have only been made to the lot configuration with the D & K Akers Subdivision No. 1 replat. The overall drainage patterns will continue to be the same as they are now.

Any future on-site construction or land disturbance, external to the buildings, differing from what is proposed within this drainage letter, will require a Final Drainage Report, Grading Erosion Storm Quality Control Plans and at a minimum provide water quality detention on-site, and Full spectrum detention if downstream facilities do not have capacity.

A copy of the proposed replat has been included for reference within Appendix B.

V. DRAINAGE AND BRIDGE FEES & COST ESTIMATE

This project has been previously platted. No Drainage Basin or Bridge fees will be due at this time.

VI. CONCLUSIONS

As there have been no physical changes to the public or private drainage facilities on site, it is respectfully requested that El Paso County recognizes that nothing has been modified in any way and therefore no further or additional drainage calculations are warranted.

VII. REFERENCES

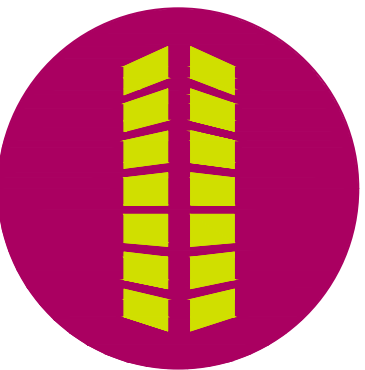
1. City of Colorado Springs / County of El Paso Drainage Criteria Manual, Oct. 1991.
2. Drainage Criteria Manual, Volume 2, City of Colorado Springs, Nov 2002.

Appendix A

Drainage Map for D & K Akers Subdivision No. 1 Replat

NOT FOR CONSTRUCTION

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AND ARE THE PROPERTY OF GALLOWAY, AND MAY
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D & K AKERS SUBDIVISION
DRAINAGE MAP FOR
LOTS 1 & 2
D & K AKERS, LLC

2875 AKERS DRIVE
COLORADO SPRINGS, CO 80927, EL PASO COUNTY

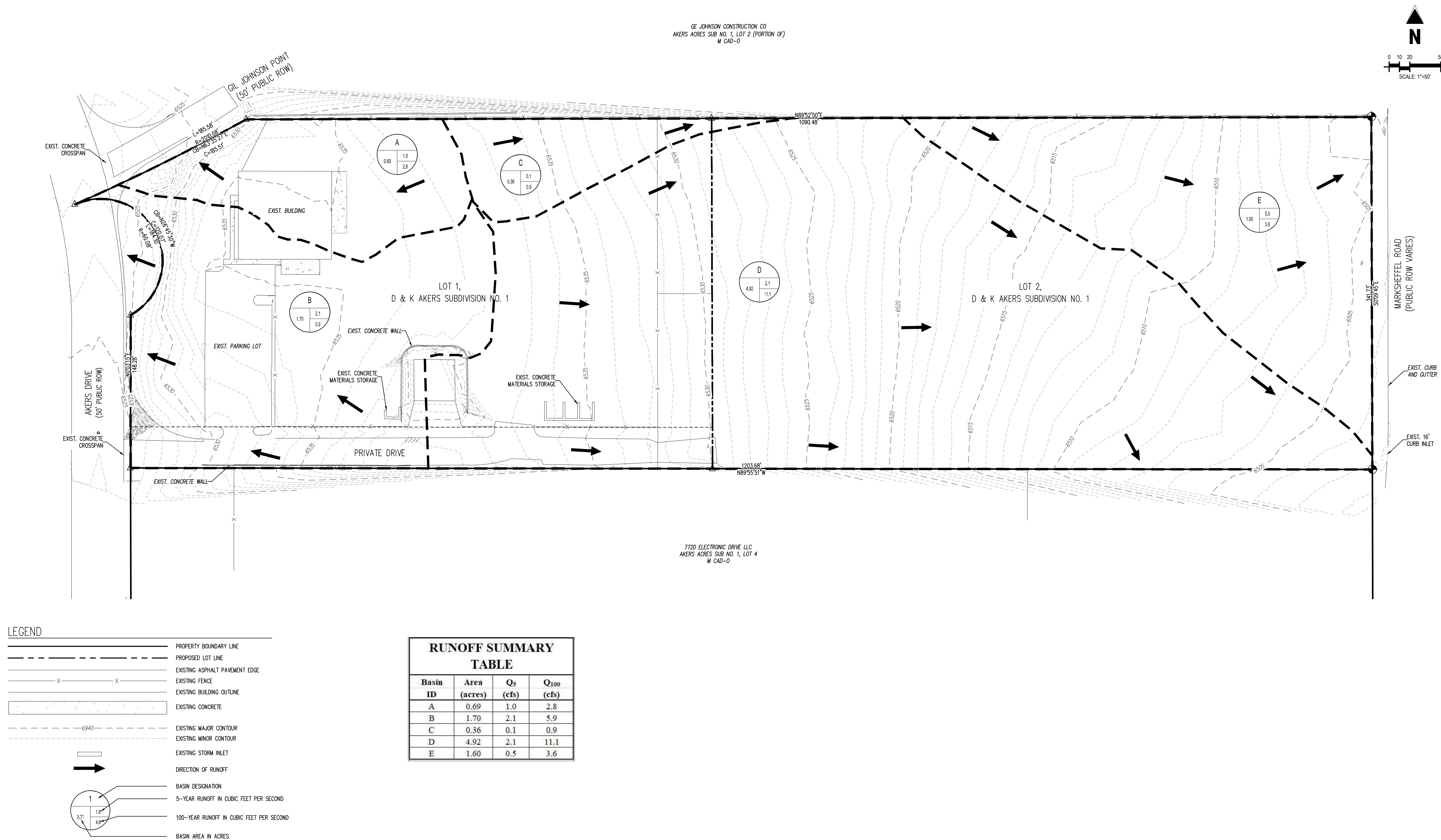
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Project No:	DKA000001
Drawn By:	TPT
Checked By:	CMD
Date:	SEPTEMBER 2020

DRAINAGE MAP

D1.0

Sheet 1 of 1



Appendix B

D & K Akers Subdivision No. 1 Replat

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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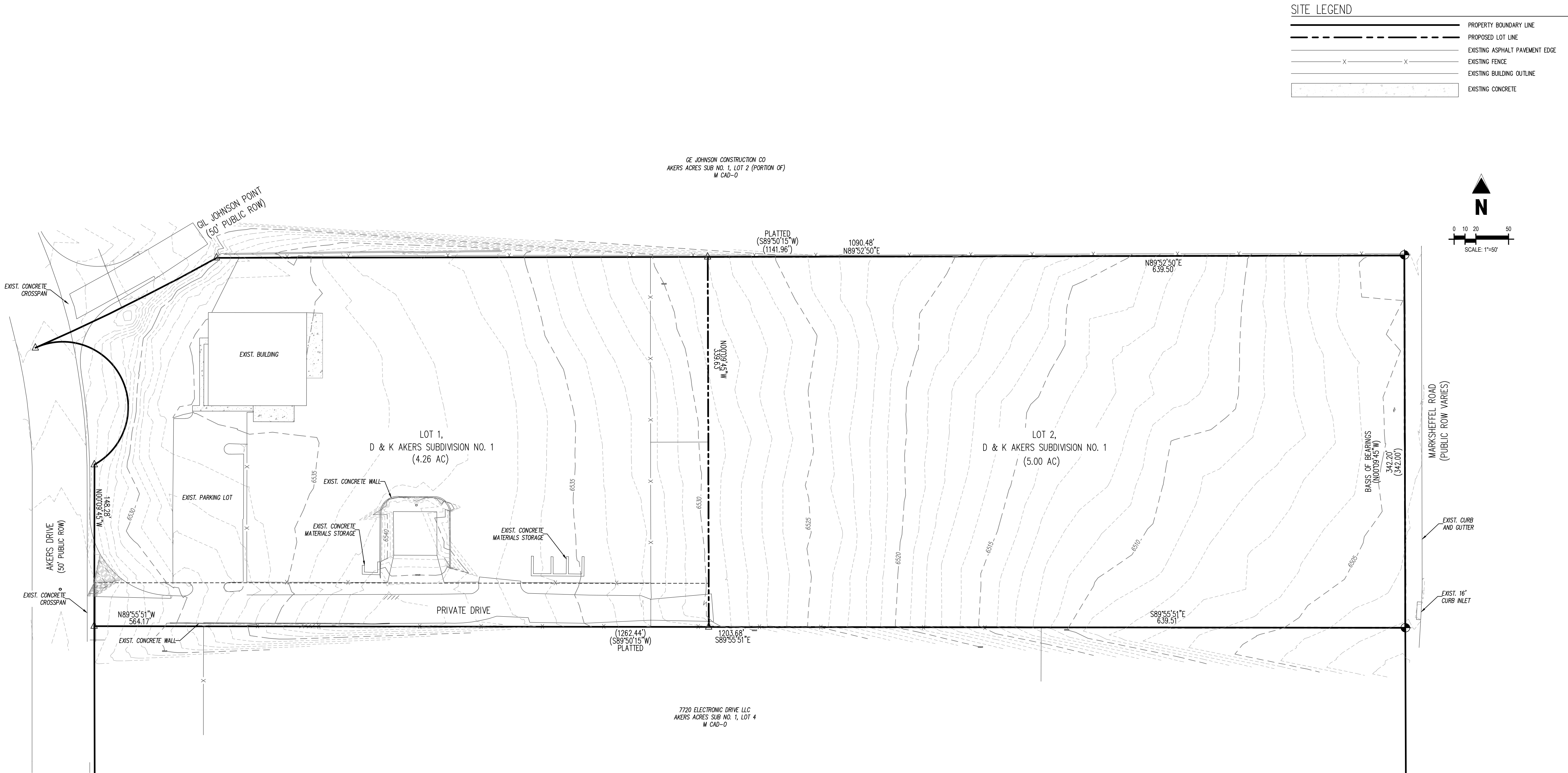
D & K AKERS SUBDIVISION NO. 1
 LOTS 1 & 2
 FOR
 D & K AKERS, LLC
 2875 AKERS DRIVE
 COLORADO SPRINGS, CO 80922 - EL PASO

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Project No:	DKA000001
Drawn By:	TPT
Checked By:	CMD
Date:	9/15/2021

SITE PLAN

1



CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's **below**.
Call before you dig.