

FINAL DRAINAGE REPORT
for
MIKEY'S TOTAL CAR CARE
LOT 3, LAKESHORE INDUSTRIAL PARK

6180 Lake Shore Court
El paso County, Colorado

October 2021

PCD File No. PPR-21-039

Prepared for:

Mikey's Total Car Care, LLC
6180 Lake Shore Court
Colorado Springs, CO 80915
Contact: Mike Chavez
(719) 494-8159

Prepared by:

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

Project # 21541-00CSCV

TABLE OF CONTENTS

1.0	CERTIFICATION STATEMENTS	1
2.0	PURPOSE.....	2
3.0	GENERAL SITE DESCRIPTION	2
4.0	DRAINAGE CRITERIA	3
5.0	EXISTING CONDITION.....	3
6.0	DEVELOPED CONDITION.....	4
7.0	WATER QUALITY DETENTION FACILITY	4
8.0	GRADING AND EROSION CONTROL PLAN	4
9.0	DRAINAGE & BRIDGE FEES.....	4
10.0	CONSTRUCTION COST ESTIMATE.....	4
11.0	SUMMARY.....	4
12.0	REFERENCES.....	5

APPENDICES

VICINITY MAP
SOILS MAP
FLOODPLAIN MAP
HYDROLOGY CALCULATIONS
DRAINAGE MAP

PRELIMINARY AND FINAL DRAINAGE REPORT
for
MIKEY'S TOTAL CAR CARE
LOT 3, LAKESHORE INDUSTRIAL PARK

1.0 CERTIFICATION STATEMENTS

ENGINEER'S STATEMENT

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by El Paso County for drainage reports, and said report is in conformity with the master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omission on my part in preparing this report.

Tim D. McConnell, P.E. Date
Colorado P.E. License No. 33797
For and on Behalf of Drexel, Barrell & Co.

DEVELOPER'S STATEMENT

I, the developer have read and will comply with all the requirements specified in this drainage report and plan.

Business Name: Mikey's Total Car Care, LLC

By: Date

Mike Chavez
Title: Owner
Address: 6180 Lake Shore Court
Colorado Springs, CO 80915

EL PASO COUNTY

Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 and 2, El Paso County Engineering Criteria Manual and Land Development Code as amended.

Jennifer Irvine, P.E. Date
County Engineer/ECM Administrator

CONDITIONS:

PRELIMINARY AND FINAL DRAINAGE REPORT

for

MIKEY'S TOTAL CAR CARE LOT 3, LAKESHORE INDUSTRIAL PARK

2.0 PURPOSE

The purpose of this report is to identify the existing runoff patterns and drainage facilities required for the Mikey's Total Car Care site, and to present the ability to safely route developed storm water to adequate outfalls. A drainage study for the site was previously approved titled "Drainage Study for Cimarron-Northwest Industrial" by George L. Williams, consulting engineer, March 13, 1972, PCD File No. SF-73-033.

3.0 GENERAL SITE DESCRIPTION

Location

Mikey's Total Car Care is a 1.0 acre site located in Northwest quarter of Section 6, Township 14 South, Range 65 West of the 6th Principal Meridian in the County of El Paso, State of Colorado. The site is bounded to the north by Lot 3, Indian Springs Industrial Center, to the east by the private shared driveway and by Lot 1, Lakeshore Industrial Park, to the south by Lot 2, Lakeshore Industrial Park, and to the west by Lot 2, Cimarron Service Center Sub.

Site Conditions

Lot 3 is currently being utilized as a commercial lot for a vehicle repair garage. The site contains an existing building, parking lot, landscaping, and storage areas in back. No changes are proposed to the grading or for construction on this project site.

Soils

According to the Soil Survey of El Paso County Area, Colorado, prepared by the U.S. Department of Agriculture Natural Resources Conservation Service (NCRS), the site is underlain by Blakeland loamy sand. This soil is classified as hydrological soil group A, and is considered to be well drained with low to medium runoff potential. Runoff coefficients corresponding to group A/B were used for the site drainage analysis.

Climate

This area of El Paso County can be described as the foothills, with total precipitation amounts typical of a semi-arid region. Winters are generally cold and dry, and summers relatively warm and dry. Precipitation ranges from 12 to 14 inches per year, with the majority of this moisture occurring in the spring and summer in the form of rainfall. Thunderstorms are common during the summer months.

Floodplain Statement

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 08041CO752G (December 7, 2018), this project site is located in Zone X (Area of minimal flood hazard).

4.0 DRAINAGE CRITERIA

The drainage analysis has been prepared in accordance with the current El Paso County Drainage Criteria Manual. Calculations were performed to determine runoff quantities during the 5-year and 100-year frequency storms for existing conditions using the Rational Method as required for basins containing less than 100 acres.

5.0 EXISTING CONDITION

The Mikey's Total Car Care project site is located within the Sand Creek Drainage Basin. The existing site currently contains a single building, a parking lot, landscaped areas and storage areas in back. The majority of the site generally slopes to the southeast towards the driveway at a slope of ~1%. See Existing Conditions Map in Appendix.

The Rational Method was used to determine runoff quantities for the 5- and 100-year storm recurrence intervals. See below for a summary runoff table.

Rational Method Runoff Summary

BASIN	AREA (AC)	% IMPERV	Q5 (cfs)	Q100 (cfs)
A	0.68	52%	1.2	2.8
B	0.32	0%	0.1	0.9

Basin A consists of the majority of the site. Its flows go toward the parking lot access in the southeast corner of the site where they leave the site and flow to the south. Design Point 1 represents all of the flows from Basin A leaving the site.

Basin B consists of the west and north edges of the site. Its flows leave the site and flow onto adjacent properties. Design Point 2 represents all of the flows from Basin B leaving the site. These flows sheetflow off site in all directions and do not concentrate in any particular location.

There are no off-site basins whose flows enter the site.

The flows from both DP-1 and DP-2 flow to the south to the existing curb and gutter of Lake Shore Ct. then conveyed to the west to an existing inlet near the intersection of Lake Shore Ct. and Waynoka Dr. Per the previously approved drainage study, "Drainage

Study for Cimarron-Northwest Industrial" by George L. Williams, consulting engineer, March 13, 1972, PCD File No. SF-73-033, the existing storm system was designed to account for these flows.

6.0 DEVELOPED CONDITION

There is no proposed grading or new construction for this site.

7.0 WATER QUALITY DETENTION FACILITY

The total area of the site is 1.0 acre, less than an acre of land was disturbed at the construction of this property. There is no proposed grading for the site, so no land will be disturbed, therefore no water quality or stormwater detention is required.

El Paso County determined that the site was not deemed high-risk and therefore does not need an ESQCP because auto repair facilities are not deemed high-risk as long as all potential pollutants and associated work are kept/performed indoors and are thus contained.

8.0 GRADING AND EROSION CONTROL PLAN

None required as the site is already developed and there are no proposed changes or site disturbance.

9.0 DRAINAGE & BRIDGE FEES

The 1.0-acre site area lies within the Sand Creek Drainage Basin. Drainage and bridge fees are not required as the site was previously platted. The recorded plat for the property is included in the Appendix. Note #11 on the plat reads, "Drainage fees for Lots 3 and 4 shall be paid prior to issuance of a building permit. Any such fees shall be those in effect at the time of building permit authorization."

10.0 CONSTRUCTION COST ESTIMATE

No new storm system items are proposed for this project.

11.0 SUMMARY

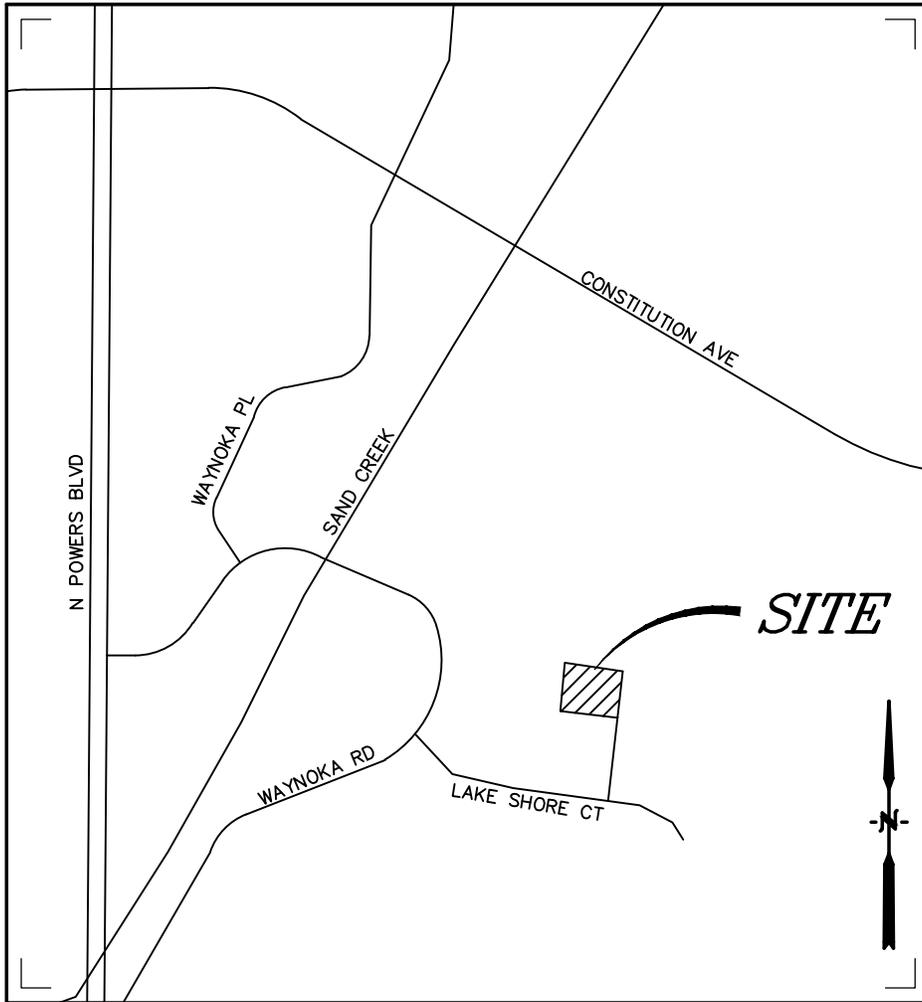
Development of Mikey's Total Car Care, Lot 3, Lakeshore Industrial Park will not adversely affect surrounding or downstream developments. The site will be unchanged and will continue with historical drainage patterns and rates.

12.0 REFERENCES

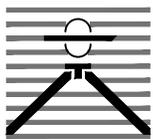
The sources of information used in the development of this study are listed below:

1. El Paso County Drainage Criteria Manual, October 14, 2020.
2. Drainage Study for Cimarron-Northwest Industrial, by George L. Williams, consulting engineer, March 13, 1972.
3. Urban Storm Drainage Criteria Manuals, Urban Drainage and Flood Control District. June 2001, Revised April 2008.

Appendix



Vicinity Map
Not to scale



**MIKEY'S TOTAL CAR CARE
COLORADO SPRINGS, CO
VICINITY MAP**

Drexel, Barrell & Co.
Engineers • Surveyors

DATE:

DWG. NO.

JOB NO:

21541-00CSCV

VMAP

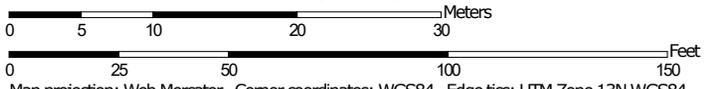
SHEET 1 OF 1

Hydrologic Soil Group—El Paso County Area, Colorado



Soil Map may not be valid at this scale.

Map Scale: 1:522 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

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 18, Jun 5, 2020

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

Date(s) aerial images were photographed: Aug 19, 2018—Sep 23, 2018

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8	Blakeland loamy sand, 1 to 9 percent slopes	A	1.0	100.0%
Totals for Area of Interest			1.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

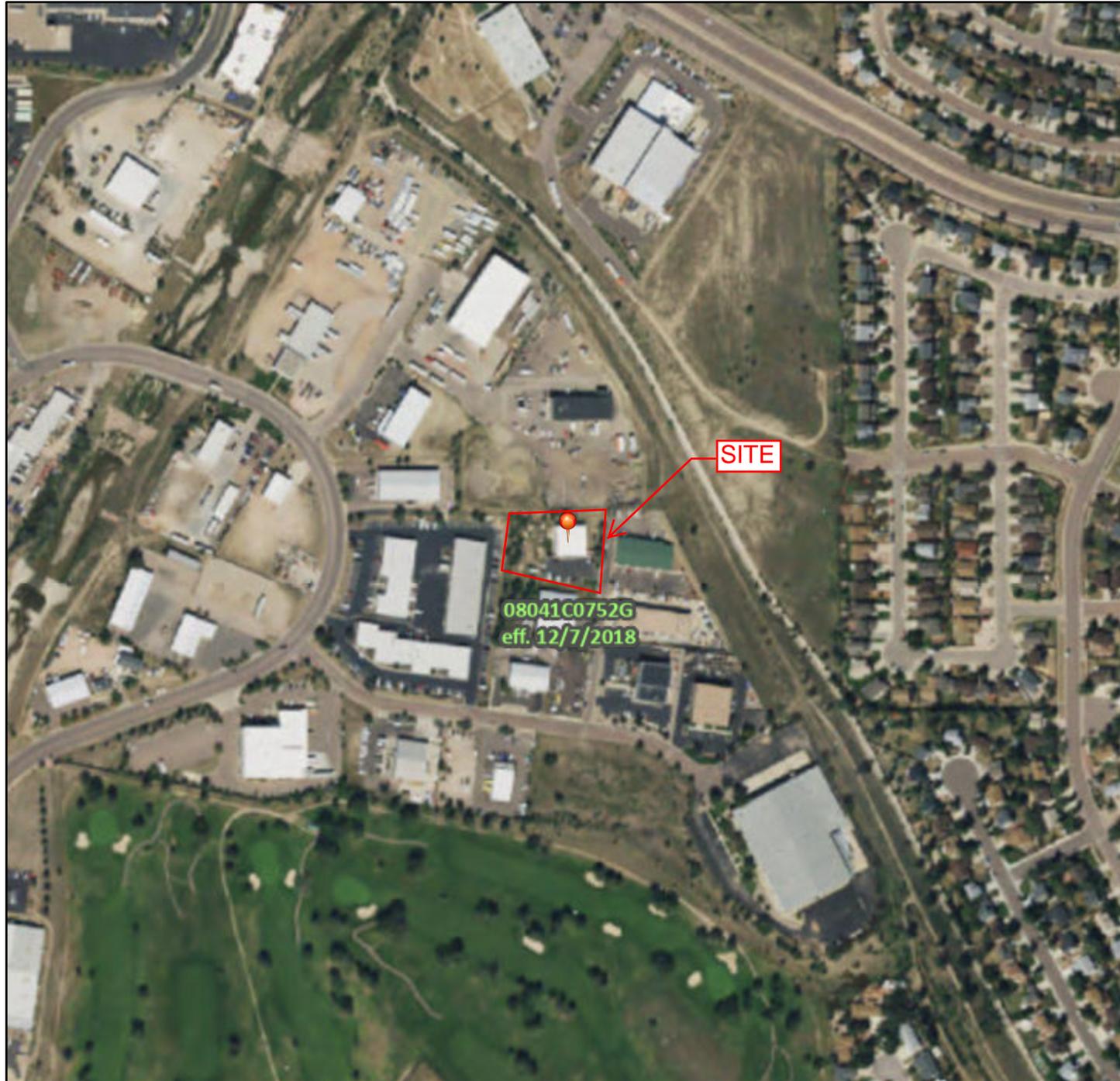
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

National Flood Hazard Layer FIRMette



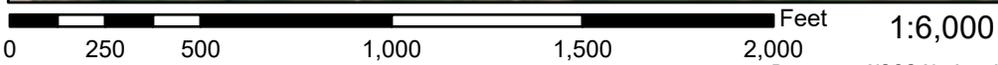
104°43'6"W 38°52'10"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



104°42'28"W 38°51'42"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/8/2021 at 3:28 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PROJECT INFORMATION

PROJECT: Mikey's Total Car Care
PROJECT NO: 21541-00
DESIGN BY: SBN
REV. BY: TDM
AGENCY: El Paso County
REPORT TYPE: Final
DATE: 7/14/2021
Soil Type: A



Drexel, Barrell & Co.

	C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow		0.08		0.35	0
Roofs		0.73		0.81	90
Asphalt/Sidewalk		0.90		0.96	100

*C-Values and Basin Imperviousness based on Table 6-6, El Paso County "Drainage Criteria Manual"

EXISTING

SUB-BASIN	SURFACE DESIGNATION	AREA ACRE	COMPOSITE RUNOFF COEFFICIENTS				% IMPERV
			C2	C5	C10	C100	
A	Pasture/Meadow	0.31		0.08		0.35	0
	Roofs	0.14		0.73		0.81	90
	Asphalt/Sidewalk	0.23		0.90		0.96	100
	WEIGHTED AVERAGE			0.49		0.65	52%
TOTAL A		0.68					
B	Pasture/Meadow	0.32		0.08		0.35	0
	Roofs	0.00		0.73		0.81	90
	Asphalt/Sidewalk	0.00		0.90		0.96	100
	WEIGHTED AVERAGE			0.08		0.35	0%
TOTAL B		0.32					
TOTAL SITE		1.00		0.36		0.55	35.6%

PROJECT INFORMATION

PROJECT: Mikey's Total Car Care
 PROJECT NO: 21541-00
 DESIGN BY: SBN
 REV. BY: TDM
 AGENCY: El Paso County
 REPORT TYPE: Final
 DATE: 7/14/2021



RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

EXISTING TIME OF CONCENTRATION STANDARD FORM SF-2

SUB-BASIN DATA					INITIAL/OVERLAND TIME (t _i)				TRAVEL TIME (t _t)					TIME OF CONC. t _c		FINAL t _c
BASIN	DESIGN PT.	C _s	C ₁₀₀	AREA	LENGTH	HT	SLOPE	t _i	LENGTH	HT	SLOPE	VEL.	t _t	COMP. t _c	MINIMUM t _c	Min
				Ac	Ft	FT	%	Min	Ft	FT	%	FPS	Min	t _c	t _c	Min
A		0.49	0.65	0.68	92	0.5	0.5	13.4	220	1	0.5	13.1	0.3	13.7	5	13.7
B		0.08	0.35	0.32	59	7	11.9	6.4						6.4	5	6.4



Drexel, Barrell & Co.

PROJECT INFORMATION

PROJECT: Mikey's Total Car Care
 PROJECT NO: 21541-00
 DESIGN BY: SBN
 REV. BY: TDM
 AGENCY: El Paso County
 REPORT TYPE: Final
 DATE: 7/14/2021

RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

EXISTING	RUNOFF	5 YR STORM			P1=	1.50	
BASIN (S)	DESIGN POINT	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A	I (IN/HR)	Q (CFS)
A		0.68	0.49	13.7	0.33	3.61	1.2
B		0.32	0.08	6.4	0.03	4.76	0.1



Drexel, Barrell & Co.

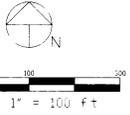
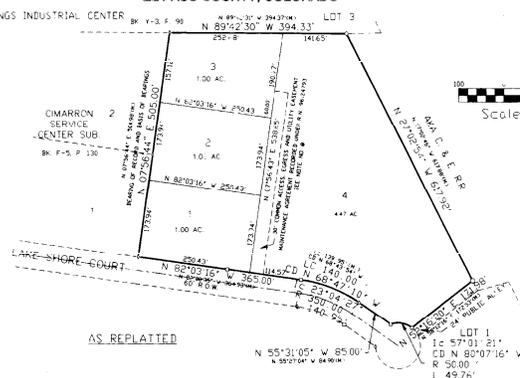
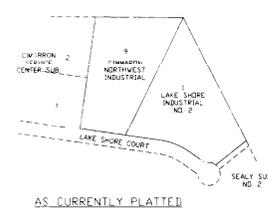
PROJECT INFORMATION

PROJECT: Mikey's Total Car Care
 PROJECT NO: 21541-00
 DESIGN BY: SBN
 REV. BY: TDM
 AGENCY: El Paso County
 REPORT TYPE: Final
 DATE: 7/14/2021

RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

EXISTING	RUNOFF	100 YR STORM			P1=	2.67	
BASIN (S)	DESIGN POINT	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A	I (IN/HR)	Q (CFS)
A		0.68	0.65	13.7	0.44	6.43	2.8
B		0.32	0.35	6.4	0.11	8.48	0.9

LAKESHORE INDUSTRIAL PARK
A RESUBDIVISION OF LOT 9, BLOCK 1, CIMARRON-NORTHWEST INDUSTRIAL
AND LOT 1, BLOCK 1, LAKESHORE INDUSTRIAL NO. 2
PART OF SECTION 6, T.14S., R.85W. OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



- LEGEND
1. 1ST YELLOW #8953 CAP ON #4 REBAR
2. FOUND RED #1266 CAP ON #4 REBAR
3. FOUND GREEN #5836 CAP ON #4 REBAR
4. FOUND YELLOW #4546 CAP ON #4 REBAR
5. FOUND #4 OR #5 REBAR AS SHOWN

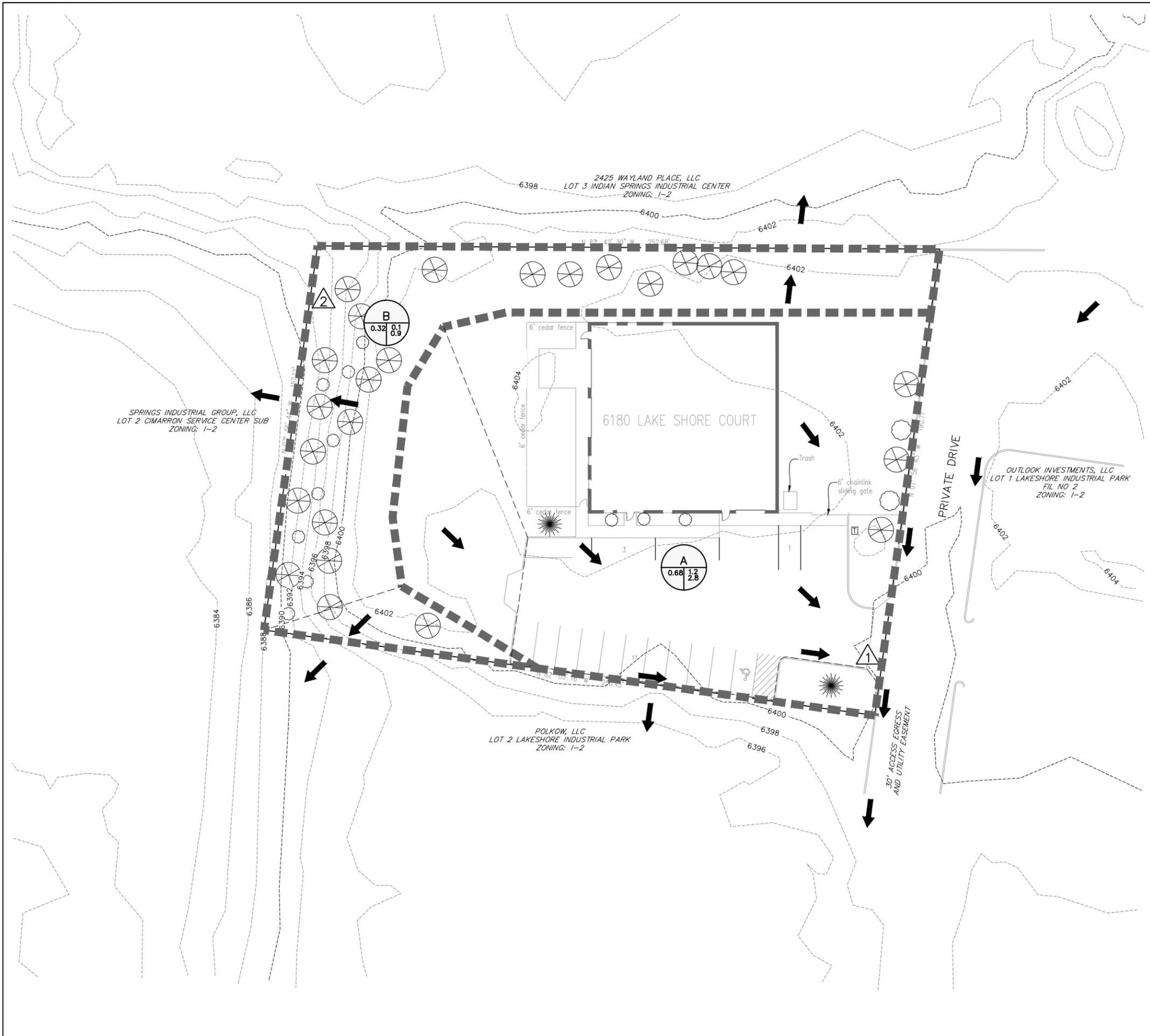
INDRY ALL MEN BY THESE PRESENTS:
THAT LAKESHORE DEVELOPMENT COMPANY, L.L.C. AND THE ESTATE OF HARRIS E. MCDUGGAL AS SURVIVOR AS HARRIS ELMER MCDUGGAL BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:
LOT 9 IN BLOCK 1 IN CIMARRON-NORTHWEST INDUSTRIAL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1042 AT PAGE 10 OF THE RECORDS OF EL PASO COUNTY, COLORADO TOGETHER WITH LOT 1 IN BLOCK 1, LAKESHORE INDUSTRIAL NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK D-4 AT PAGE 95, AND CONTAINING 747 ACRES.

WITNESSETH:
THE ABOVE DESCRIBED OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON, AND ACCURATELY SETS THE BOUNDARIES AND DIMENSIONS OF SAID TRACT, AND THE LOCATION OF SAID LOTS AND EASEMENTS, WHICH TRACT SO PLATTED SHALL BE KNOWN AND THE LAKESHORE INDUSTRIAL PARK, IN EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:
THE AFORESAID OWNERS HAVE EXECUTED THIS INSTRUMENT THIS 17TH DAY OF SEPTEMBER, 1996, A.D.
LAKESHORE DEVELOPMENT COMPANY, L.L.C.
BY: CHARLES CONRAD, MANAGER
THE ESTATE OF HARRIS E. MCDUGGAL, AKA HARRIS ELMER MCDUGGAL
BY: WILLIAM E. MCDUGGAL, PERSONAL REPRESENTATIVE
STATE OF COLORADO:
COUNTY OF EL PASO:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17TH DAY OF SEPTEMBER 1996, A.D. BY CHARLES CONRAD, MANAGER OF LAKESHORE DEVELOPMENT COMPANY, L.L.C. AND WILLIAM E. MCDUGGAL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HARRIS E. MCDUGGAL AKA HARRIS ELMER MCDUGGAL.

NOTES:
1. BEARINGS ARE BASED ON THE RECORD BEARING OF N07 58.44C FOR THE WEST LINE OF THE SUBDIVISION MONUMENTED ON EACH END BY A #4 REBAR AS SHOWN ON THE PLAT.
2. TITLE INFORMATION WAS PROVIDED BY THE CLIENT AS FOLLOWS:
TITLE COMPANY: LAWERS TITLE INSURANCE CORPORATION
CURRENT MAP NO.: 11/02/94
EFFECTIVE DATE: APRIL 16, 1996.
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR OPINION.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THE APPROVAL OF THE REPLAT VACATES ALL PRIOR PLATS FOR THE ARE DESCRIBED BY THIS REPLAT.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 2562, AT PAGE 568, 509 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
7. AVIGATION EASEMENT RESTRICTIONS:
A. NO MAN-MADE OR NON-MAN-MADE OBSTRUCTIONS SHALL BE ALLOWED IN THE AIR APPROACH SURFACE.
B. ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIGATION TO PRESENT A HAZARD TO AIRCRAFT.
C. NO ELECTROMAGNETIC LIGHT OR ANY PHYSICAL EMISSIONS WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIGATION, COMMUNICATIONS OR NAVIGATIONAL AIDS SHALL BE ALLOWED.
8. THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS SHALL BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ACCESS TO LOTS MAY BE VIA COMMON ACCESS EASEMENTS.
9. WATER AND SEWER SERVICE ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT.
10. THIS PROPERTY IS WITHIN THE BOUNDARIES OF THE METEX METROPOLITAN DISTRICT AND AS SUCH IS SUBJECT TO AN ASSESSMENT FOR THE CONSTRUCTION OF POWERS BOULEVARD.
11. DRAINAGE FEES FOR LOTS 3 AND 4 SHALL BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT. ANY SUCH FEES SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT APPLICATION.

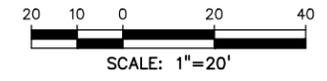
APPROVED BY THE EL PASO COUNTY PLANNING DEPARTMENT DIRECTOR THIS 17TH DAY OF SEPTEMBER, 1996, A.D.
BY: [Signature]
PLANNING DEPARTMENT DIRECTOR
THE ATTACHED PLAT OF THE LAKESHORE INDUSTRIAL PARK IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF COLORADO, THIS 17TH DAY OF SEPTEMBER, 1996, A.D.
BY: [Signature]
CHAIRPERSON
STATE OF COLORADO:
COUNTY OF EL PASO:
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:30 AM, THIS 17TH DAY OF SEPTEMBER, 1996, A.D. AND IS FULLY RECORDED IN PLAT BOOK 1042 AT PAGE 1022 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
ARDIS W. SCHMIDT, RECORDER
RECEPTION NO. 96-2785
FEE: 100.00 + 100.00
SURPL. FEES: [blank] PARK FEES: [blank] DRAINAGE FEES: [blank] BRIDGE FEES: [blank]
OLIVER E. WATTS, CONSULTING ENGINEER, COLORADO SPRINGS, CO. 716-762-8100



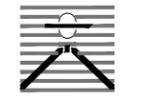
LEGEND

- EX. MINOR CONTOUR
- 6800- EX. MAJOR CONTOUR
- CURB FLOWLINE
- ^{MH} EX. STORM MANHOLE
- ST — EX. STORM DRAIN
- - - - - PROPERTY BOUNDARY
- ▬▬▬▬ BASIN BOUNDARY
- - - - - TIME OF CONCENTRATION
- ← FLOW DIRECTION
- △ DESIGN POINT
- BASIN
- ^A Q5 (cfs)
- ^B Q100 (cfs)

BASIN	DP	AREA (AC)	% IMPERV	Q5 (cfs)	Q100 (cfs)
A	1	0.68	52%	1.2	2.8
B	2	0.32	0%	0.1	0.9



PREPARED BY:


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

CLIENT:

CMG CORPORATION

 6615 VINCENT DRIVE
 COLORADO SPRINGS, CO 80918
 CONTACT: CHRIS RICHARDSON
 719-573-0159

DRAINAGE PLANS FOR:
MIKEY'S TOTAL CAR CARE
 COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	7/14/21
LATEST ISSUE	10/13/21
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21541-00 EXDR

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=20'
 VERTICAL: N/A

EXISTING
 CONDITIONS
 DRAINAGE MAP

PROJECT NO. 21541-00CSCV
 DRAWING NO.

EXDR

811

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

CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.