

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

6180 Lake Shore Court  
El paso County, Colorado

**November 22, 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**

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

## **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.  
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 11-18-21

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.  
County Engineer/ECM Administrator

CONDITIONS:

**APPROVED**  
**Engineering Department**

11/29/2021 2:41:39 PM  
dsdnijkamp  
EPC Planning & Community  
Development Department

**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 6<sup>th</sup> 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**

<b>BASIN</b>	<b>AREA (AC)</b>	<b>% IMPERV</b>	<b>Q5 (cfs)</b>	<b>Q100 (cfs)</b>
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.

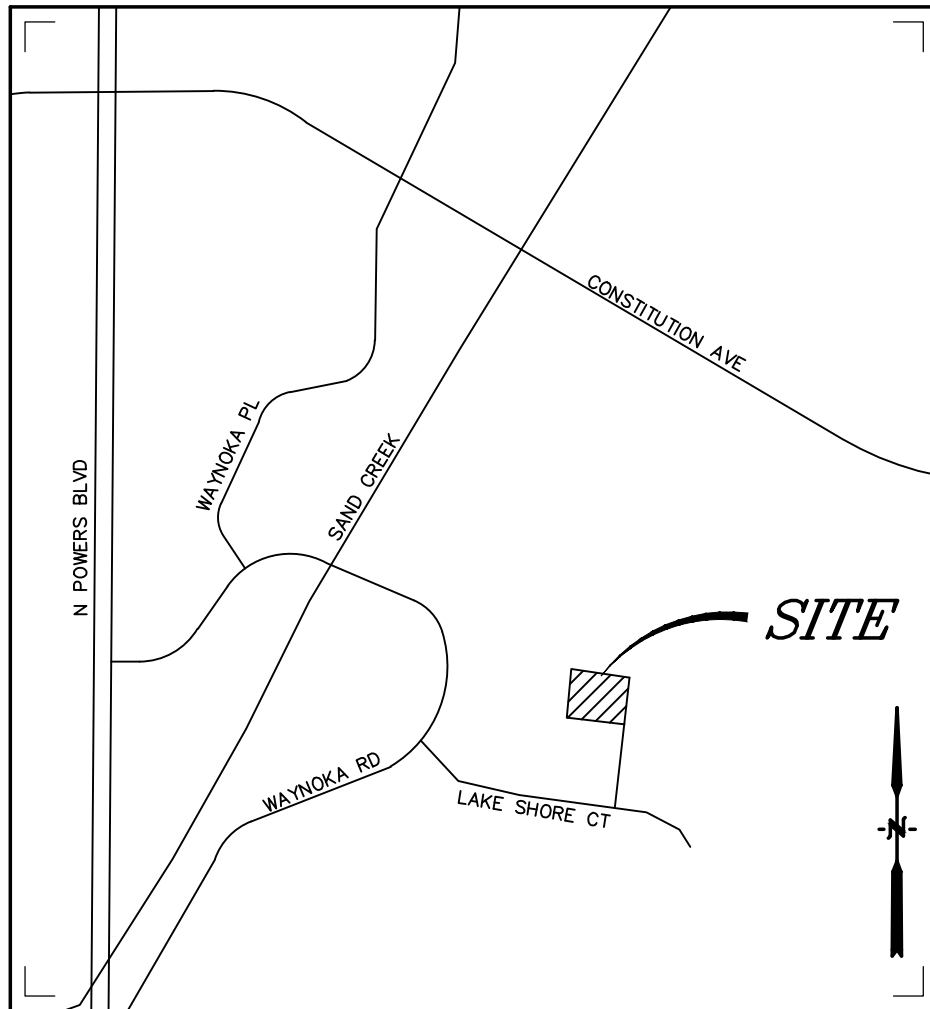
## **12.0 REFERENCES**

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

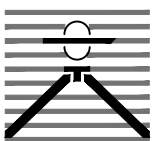
1. El Paso County Drainage Criteria Manual, October 14, 2020.
2. Drainage Study for Cimarron-Northwest Industrial, by George L. Williams, consulting engineer, March 13, 1972.
3. Urban Storm Drainage Criteria Manuals, Urban Drainage and Flood Control District. June 2001, Revised April 2008.

## 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



## 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%
<b>Totals for Area of Interest</b>			<b>1.0</b>	<b>100.0%</b>

## 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

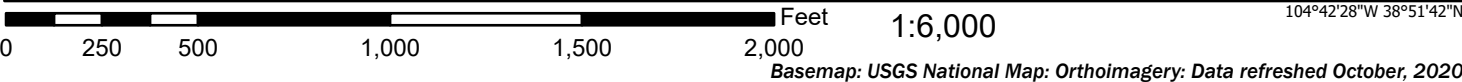
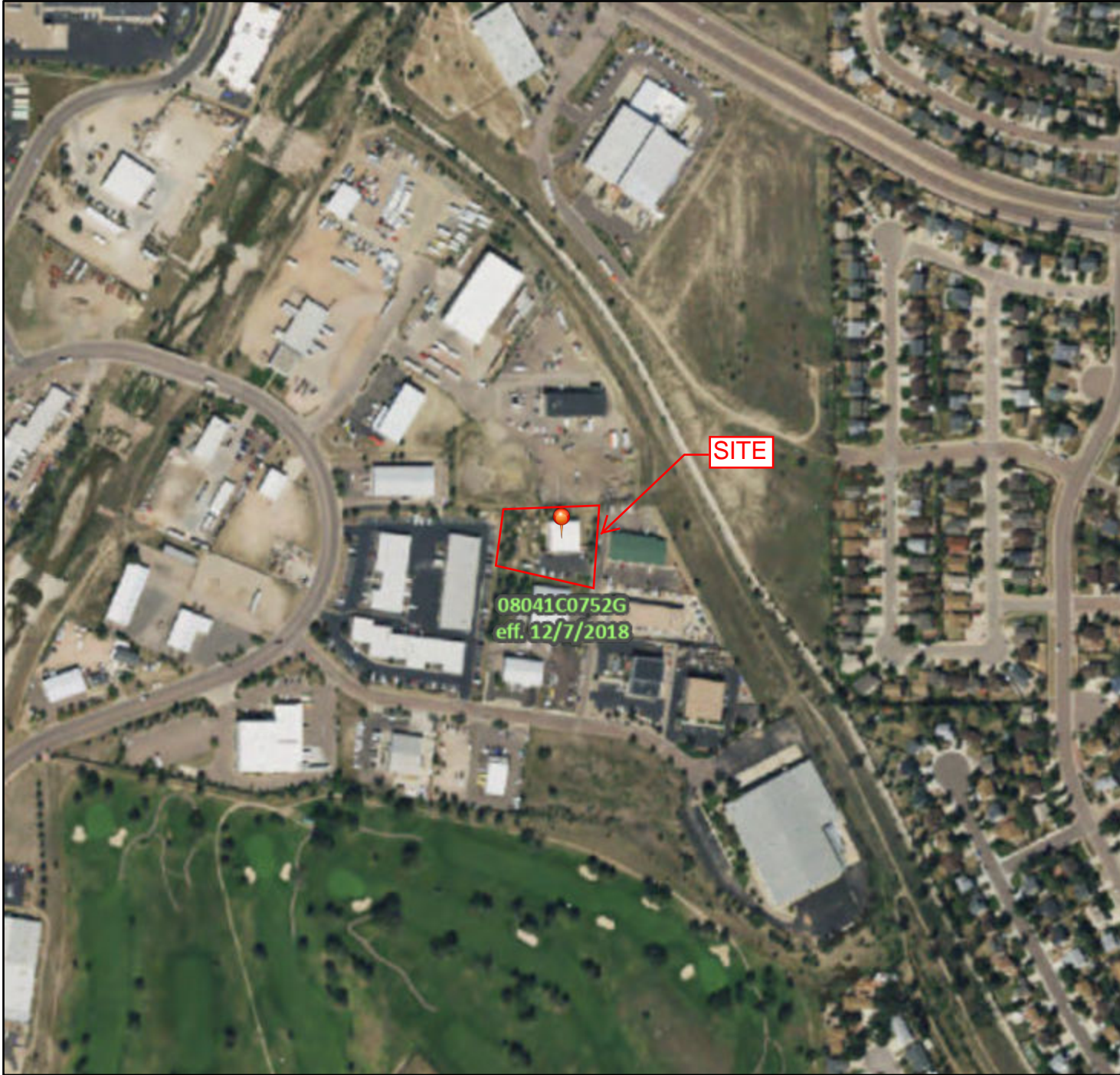
*Component Percent Cutoff:* None Specified



# National Flood Hazard Layer FIRMMette



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) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		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
		Coastal Transect Baseline
MAP PANELS		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.

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%

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## RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

EXISTING TIME OF CONCENTRATION STANDARD FORM SF-2

SUB-BASIN DATA					INITIAL/OVERLAND TIME (t <sub>i</sub> )				TRAVEL TIME (t <sub>t</sub> )					TIME OF CONC. t <sub>c</sub>		FINAL t <sub>c</sub>
BASIN	DESIGN PT.	C <sub>s</sub>	C <sub>100</sub>	AREA	LENGTH	HT	SLOPE	t <sub>i</sub>	LENGTH	HT	SLOPE	VEL.	t <sub>t</sub>	COMP. t <sub>c</sub>	MINIMUM t <sub>c</sub>	Min
				Ac	Ft	FT	%	Min	Ft	FT	%	FPS	Min	t <sub>c</sub>	t <sub>c</sub>	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

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Drexel, Barrell & Co.

## RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

EXISTING	RUNOFF 5 YR STORM				P1=	1.50
			DIRECT RUNOFF			
BASIN (S)	DESIGN POINT	AREA (AC)	RUNOFF COEFF	t <sub>c</sub> (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



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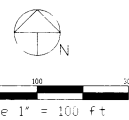
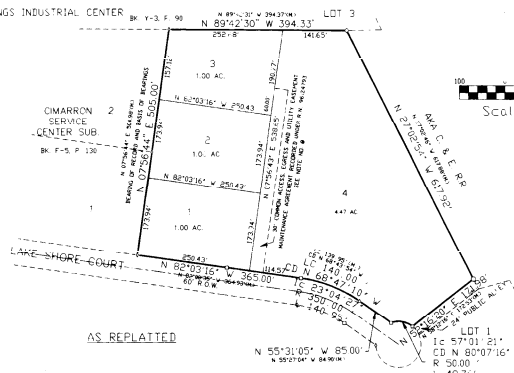
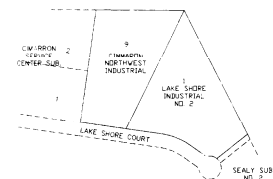
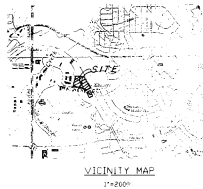


Drexel, Barrell & Co.

## RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

EXISTING	RUNOFF		100 YR STORM		P1=		2.67
			DIRECT RUNOFF				
BASIN (S)	DESIGN POINT	AREA (AC)	RUNOFF COEFF	t <sub>c</sub> (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

**LAKE SHORE INDUSTRIAL PARK**  
**A RESUBDIVISION OF LOT 9, BLOCK 1, CIMARRON-NORTHWEST INDUSTRIAL**  
**AND LOT 1, BLOCK 1, LAKE SHORE INDUSTRIAL NO. 2**  
**PART OF SECTION 6, T.14S., R.65W. OF THE 6TH P.M.**  
**EL PASO COUNTY, COLORADO**



**LEGEND**

- 1ST YELLOW #3053 CAP ON #4 REBAR
- FOUND RED #31266 CAP ON #4 REBAR
- FOUND GREEN #58336 CAP ON #4 REBAR
- FOUND YELLOW #45842 CAP ON #4 REBAR
- FOUND #4 OR #5 REBAR AS SHOWN

**KNOW ALL MEN BY THESE PRESENTS:**

THAT LAKE SHORE DEVELOPMENT COMPANY, L.L.C. AND THE ESTATE OF HARRIS E. MCCOUGAL, JR. AS SET FORTH AS HARRIS ELMER MCCOUGAL, JR. 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 1052 AT PAGE 104 OF THE RECORDS OF EL PASO COUNTY, COLORADO TOGETHER WITH LOT 1 IN BLOCK 1, LAKE SHORE INDUSTRIAL NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8-4 AT PAGE 95 AND CONTAINING 747 ACRES.

**RECAPITULATION**

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 "LAKE SHORE 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. LAKE SHORE DEVELOPMENT COMPANY, L.L.C.

BY: CHARLES CONRAD, MANAGER

"S" DEPUTY OF HARRIS E. MCCOUGAL, JR. HARRIS ELMER MCCOUGAL, JR.

BY: WILLIAM E. MCCOUGAL, PERSONAL REPRESENTATIVE

STATE OF COLORADO, SS

COUNTY OF EL PASO, SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17TH DAY OF SEPTEMBER, 1996, A.D. BY CHARLES CONRAD, MANAGER OF LAKE SHORE DEVELOPMENT COMPANY, L.L.C. AND WILLIAM E. MCCOUGAL, JR. AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HARRIS E. MCCOUGAL, JR. HARRIS ELMER MCCOUGAL, JR.

MY COMMISSION EXPIRES 3-1-97

NOTARY PUBLIC

I, OLIVER E. WATTS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER MY DIRECTION AND SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF AND DIMENSIONS, REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OLIVER E. WATTS  
REGISTERED LAND SURVEYOR NO. 10555

**EASEMENTS**

ALL SIZE "L" LINES ARE HEREBY PLATTED WITH A TEN FOOT TRANSMISSION UTILITY EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT PUBLIC UTILITY EASEMENT. ALL PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED IN THE PROPERTY OWNER. COMMON ACCESS EASEMENTS ARE HEREBY DEDICATED FOR JOINT ACCESS AND CROSSING PURPOSES FOR THE EXCLUSIVE USE OF THE LOTS BEING SERVED BY THE EASEMENTS WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPAIRS BEING VESTED WITH THE OWNERS OF THE LOTS BEING SERVED.

**NOTES:**

1. BEARINGS ARE BASED ON THE RECORD BEARING OF N 67° 50' 21" W 50.00' FOR THE WEST LINE OF THE SUBDIVISION.

2. TITLE INFORMATION WAS PROVIDED BY THE CLIENT AS FOLLOWS:

TITLE COMPANY: LAWRENCE TITLE INSURANCE CORPORATION

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 2565, AT PAGE 568-208 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 PREVENT 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.

BY BOTH 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.

PLANNING DEPARTMENT DIRECTOR

THE ATTACHED PLAT OF THE LAKE SHORE INDUSTRIAL PARK IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THIS 17TH DAY OF SEPTEMBER, 1996, A.D.

CHAIRPERSON

STATE OF COLORADO, SS

COUNTY OF EL PASO, SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:30 A.M. THIS 17TH DAY OF SEPTEMBER, 1996, A.D. AND IS DULY RECORDED IN PLAT BOOK 1052 AT PAGE 104 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

ARDIS W. SCHMIDT, NOTARY

RECEPTION NO. 26-27085

FILE NO. 26-27085

PLAT NO. 1052

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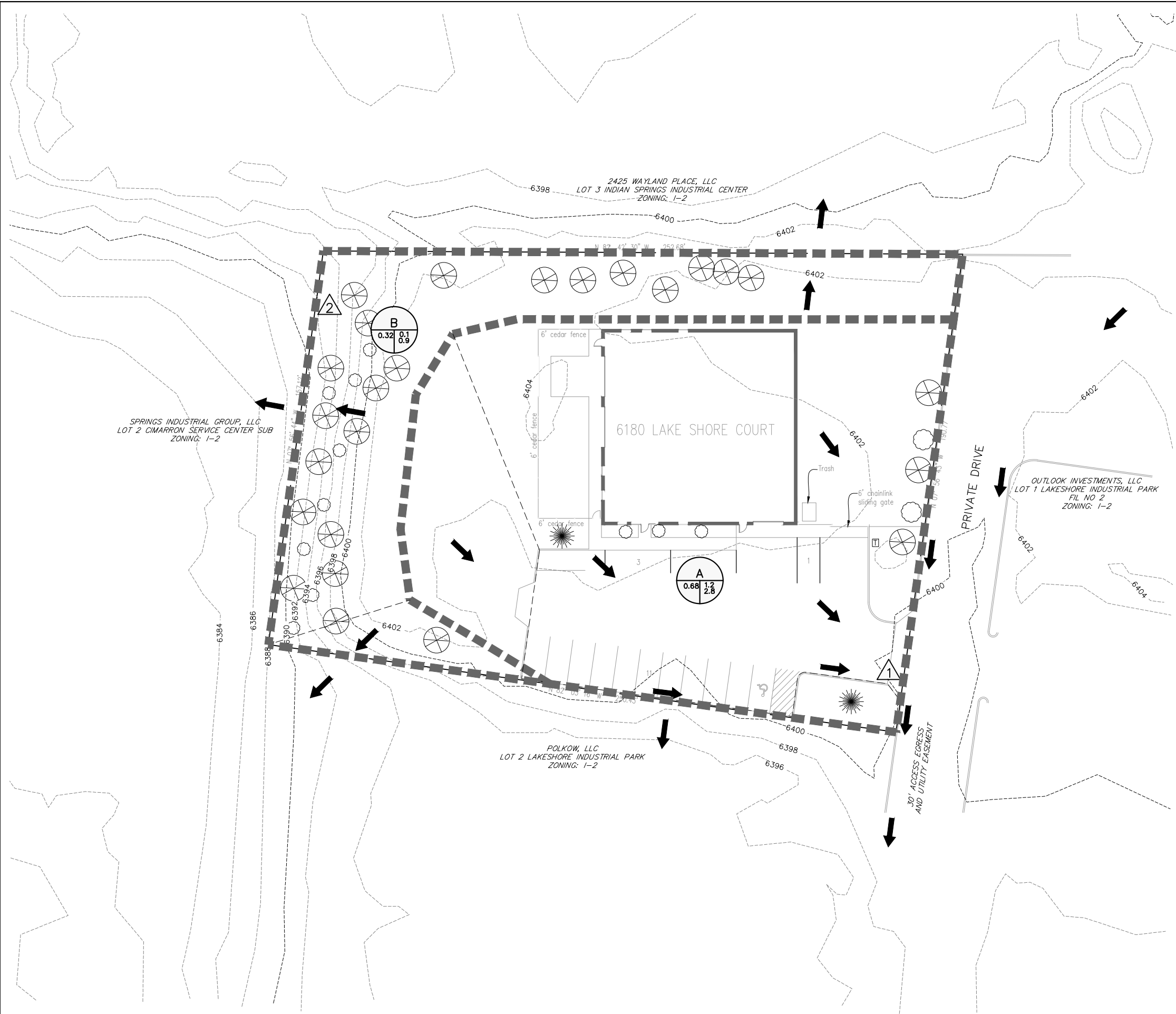
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OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS DE W 9-16-96 26-27085



**LEGEND**

- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- CURB FLOWLINE
- EX. STORM MANHOLE
- EX. STORM DRAIN
- PROPERTY BOUNDARY
- BASIN BOUNDARY
- TIME OF CONCENTRATION
- FLOW DIRECTION
- DESIGN POINT
- BASIN
- Q5 (cfs)
- 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

North arrow pointing up.

Scale bar: 20 10 0 20 40

SCALE: 1"=20'

**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.

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**

SHEET: 1 OF 1