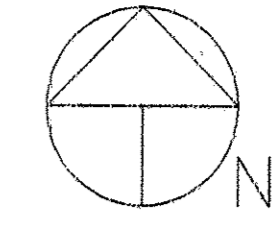


DRAINAGE PLAN

NORTHCOM BUSINESS CENTER SUBDIVISION

A SUBDIVISION OF PART SE1/4, NE1/4 SECTION 13, T.14S., R.66W. OF THE 6TH P.M.
TOGETHER WITH A REPLAT OF LOT 14, BLOCK 1, FRAZIER'S GARDEN ACRES
IN THE CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO



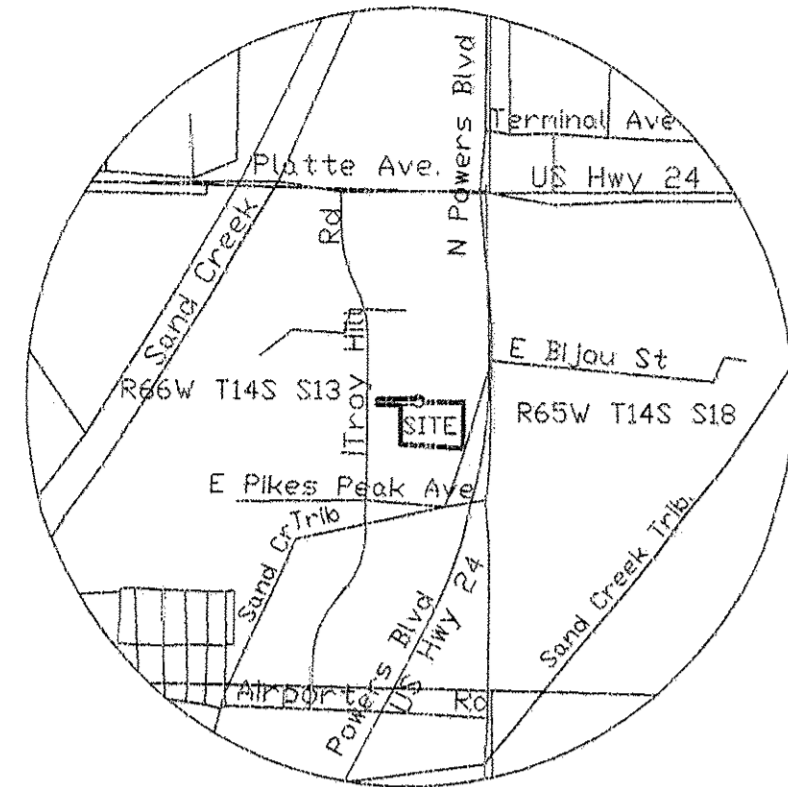
Scale 1" = 100'

LEGEND:

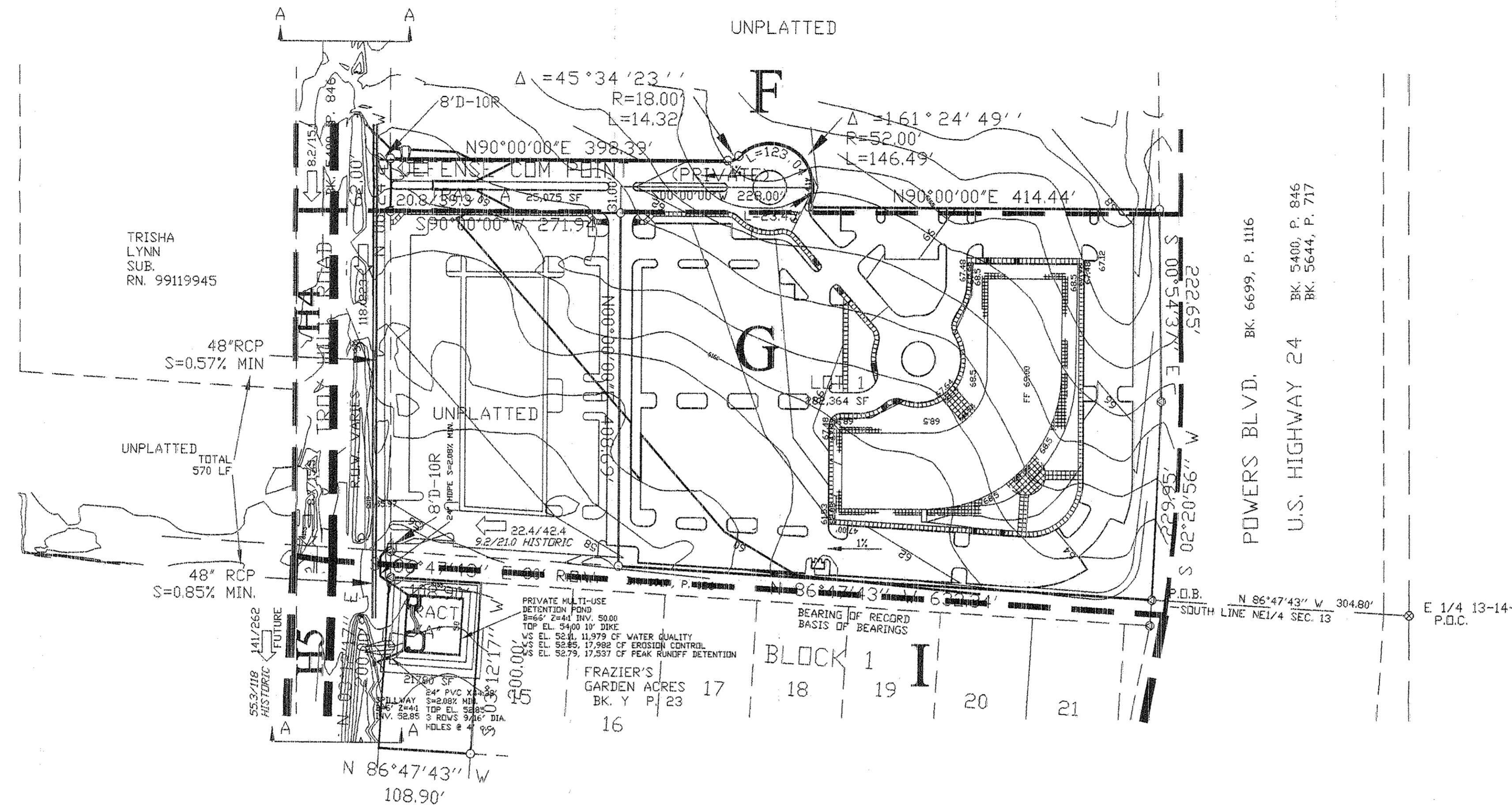
- SET #9853 AL. CAP DN #5 REBAR
- ⊗ FOUND 2" AL. CAP, #4142 PER MONUMENT RECORD
- ⊗ FOUND 3-1/4" AL. CAP, DOT, #9014

Bearings are based on the Record Bearing of N86°47'43"W for the South line of the subdivision, monumented as shown on the Plat.

Floodplain Statement:
This site is not within the limits of the 100-year floodplain per FEMA Map Panel No. 08041C0753 F, dated March 17, 1997 and as modified by LDMR 05-08-0368P effective date May 23, 2007. The site lies within Zone X, areas outside the 500-year floodplain.



VICINITY MAP
1"=2000'

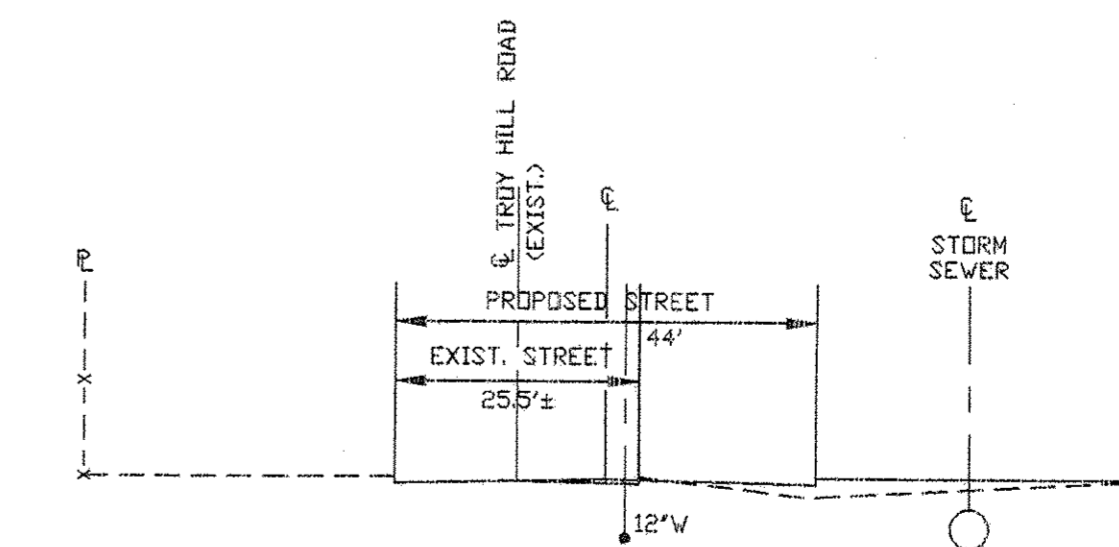


Easements:

As shown on the plat and all side lot lines are hereby platted with a five foot (5.00') easement for public utility purposes, and all rear lot lines are hereby platted with a seven foot (7.00') easement for drainage and public utility purposes, with the sole responsibility for maintenance being vested with the property owner. All easements shown or dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in instrument recorded at Reception No. 207044873 of the records of El Paso County, Colorado.

LEGEND:

- ⇨ 10.5/20.4 RUNOFF IN CFS 5-YEAR/100-YEAR
- A — LIMIT OF DRAINAGE BASIN AND DESIGNATION
- === EXISTING STORM SEWER AS LABELED
- ==== PROPOSED STORM SEWER AS LABELED
- - - - B - - - - LIMIT OF SOILS TYPE AND GROUP



SECTION A-A
INTERIM STREET SECTION
1"=20'

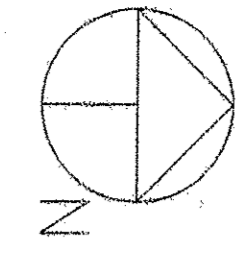
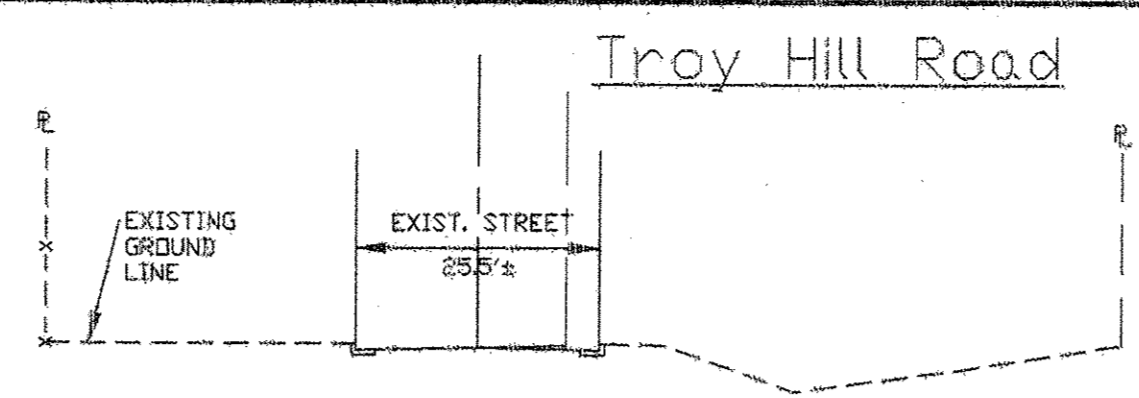
PREPARED BY THE OFFICE OF:
OLIVER E. WATTS PE-LS
CONSULTING ENGINEER
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
(719) 593-0173
oliewatts@aol.com

LEGEND

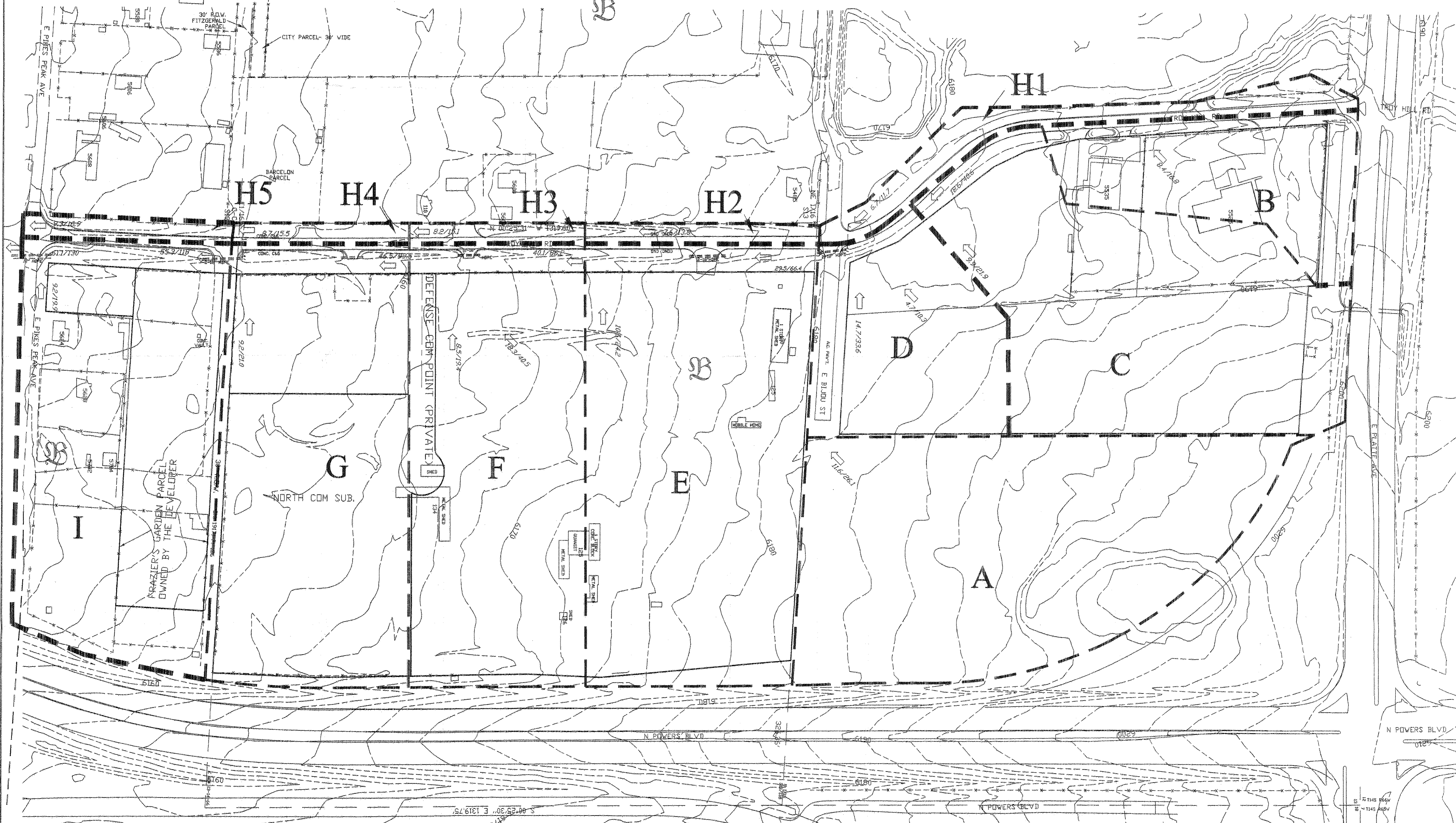
- 10.5/20.4 RUNOFF IN CFS 5-YEAR/100-YEAR (HISTORIC)
- A LIMIT OF DRAINAGE BASIN AND DESIGNATION
- EXISTING STORM SEWER AS LABELED (TO BE REMOVED)
- B LIMIT OF SOILS TYPE AND GROUP

CONTOUR LEGEND

- 67.0 ORIGINAL GROUND CONTOURS



Scale 1" = 100'



DRAWN BY: D.E. WATTS DATE: 1-31-06 DWG. NO.: 05-3717-19A SURVEYED BY: DEW, ESW, 1-26-05 THRU 9-25-05 TOPOGRAPHY BY: CITY FMS	APPROVED BY: PROJ. NO.: DWG.	REVISIONS 3-25-08 1ST FILING DEW 6-6-08 REV. SITE PLAN & CITY REVIEW COMMENTS DEW 10-10-08 CITY REVIEW COMMENTS DEW 2-9-09 CITY REVIEW COMMENTS DEW	PROJECT NORTHCOM OFFICE PARK S13, T.14S., R.66W, 6TH P.M. COLORADO SPRINGS	SHEET NAME EXISTING DRAINAGE FACILITIES	SHEET NO. 1 OF 1
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