



**MASTER DEVELOPMENT  
DRAINAGE REPORT  
FOR  
PLATTE BUSINESS CENTER**

**April 20, 2006**

Prepared for:

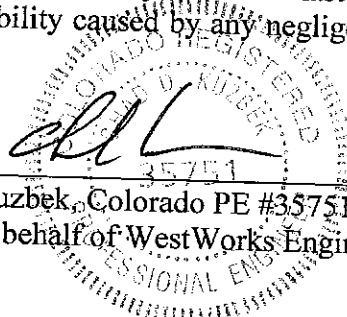
Wooten Properties, LLLP  
2928 Straus Lane, Suite 210  
Colorado Springs, CO 80907  
(719) 473-7763

WestWorks Job #90514

**MASTER DEVELOPMENT DRAINAGE REPORT FOR  
PLATTE BUSINESS CENTER**

**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 the City/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 omissions on my part in preparing this report.



\_\_\_\_\_  
Chad D. Kuzbek, Colorado PE #35751  
For and on behalf of WestWorks Engineering

4-20-06  
Date

**Developer's Statement:**

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

\_\_\_\_\_  
Wooten Properties, LLLP  
Business Name

By: Darwin Faaborg

Title: Manager

Address: 2928 Straus Lane, Suite 210

Colorado Springs, CO 80907

**City of Colorado Springs Only:**

Filed in accordance with Section 7.7.906 of the Code of the City of Colorado Springs, 2001, as amended.

\_\_\_\_\_  
AB Kuehler  
For the City Engineer

4/24/06  
Date

Conditions:

# MASTER DEVELOPMENT DRAINAGE REPORT FOR PLATTE BUSINESS CENTER

## PURPOSE

The purpose of this drainage report is to identify general guidelines and solutions to problems on site and off-site resulting from future re-development of this subdivision to be replatted.

## GENERAL LOCATION AND DESCRIPTION

Platte Business Center is a 29.7-acre subdivision within a portion of Section 12, Township 14 south, Range 66 west of the 6<sup>th</sup> P.M. in Colorado Springs, Colorado. The site is located at the northeast corner of East Platte Avenue and Wooten Road (see Vicinity Map in Appendix). The site is located in the Sand Creek drainage basin.

The site is currently zoned and developed as an industrial site. The site consists of flat grades, is covered mostly with existing buildings, parking lot pavement, and landscape areas. The site slopes generally from northeast to southwest. The majority of the site consists of Hydrologic Soil Group 'B'.

This site is already platted as Lot 2, Block 1 Ampex Corporation Subdivision (Plat Book E-4, Page 7). This proposed replat seeks to subdivide the site into 5 lots, however no new development is proposed at this time.

The existing site was already studied by the "Preliminary/Final Drainage Report for Ampex Corporation Subdivision," prepared by JR Engineering, dated May 1989. This previously approved study has established an acceptable drainage solution for the existing site. This replat proposes no change to the existing drainage conditions or impervious area.

***Future re-development of each individual lot created by this subdivision will require a site specific Final Drainage Report and will need to address current stormwater quality standards.***

The existing building on Lot 1 is planned to be platted into condo spaces. This condo plat of the existing building does not include or require any significant improvements to the Lot 1 site; therefore no Final Drainage Report or stormwater quality improvements are required.

The drainage map from the previously approved Drainage Report for the Ampex Corporation Subdivision and a map of the proposed replat lot lines are included in the Appendix of this report.

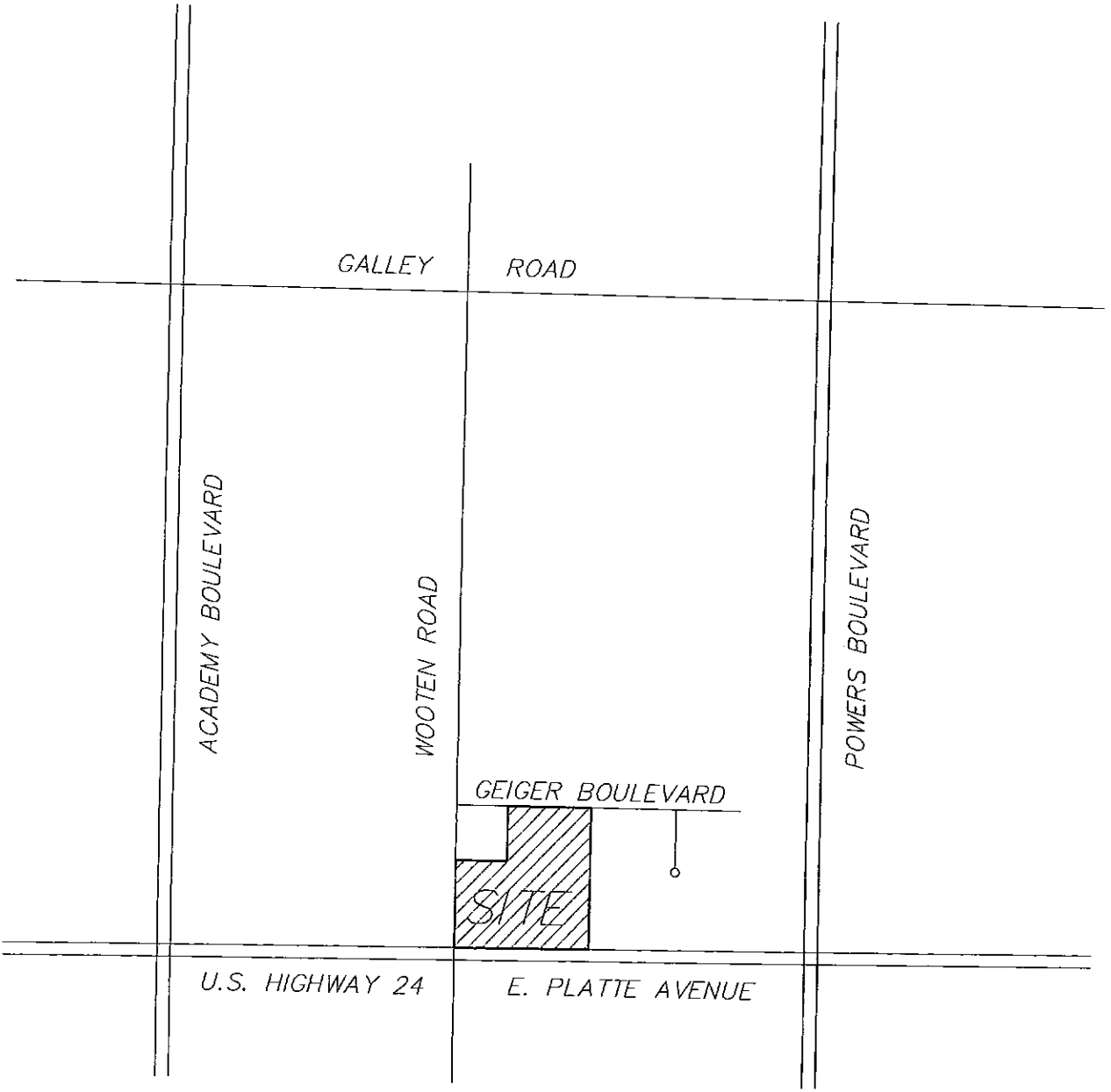
### **FLOODPLAIN STATEMENT**

To the best of our knowledge and belief, no portion of Platte Business Center is within a F.E.M.A. designated floodplain per Flood Insurance Rate Map Community Panel Nos. 08041C0753 F, effective March 17<sup>th</sup>, 1997.

### **DRAINAGE FEES**

The study area is in the Sand Creek Drainage Basin. Platte Business Center is a replat of Lot 2, Block 1 Ampex Corporation Subdivision (Plat Book E-4, Page 7); therefore no drainage fees are due.

## **APPENDIX**



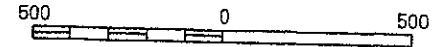
VICINITY MAP  
NOT TO SCALE

D

E



APPROXIMATE SCALE IN FEET



JOINS PANEL 0751

GIEGER COURT

BABCOCK ROAD

Creek  
Fork

H

**SITE**

CITY OF COLORADO SPRINGS  
080060

12 ZONE

G

148 ZONE X

EDISON AVENUE

AVENUE

F

E

6158

ROAD

ZONE X

AH

ZONE X

D

6157  
RM49

C

6144

6153

ZONE AE

AG

6156

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

EL PASO COUNTY,  
COLORADO AND  
INCORPORATED AREAS

PANEL 753 OF 1300  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
COLORADO SPRINGS, CITY OF	080060	0753	-
EL PASO COUNTY, UNINCORPORATED AREAS	080059	0753	F

MAP NUMBER  
08041C0753 F

EFFECTIVE DATE:  
MARCH 17, 1997



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

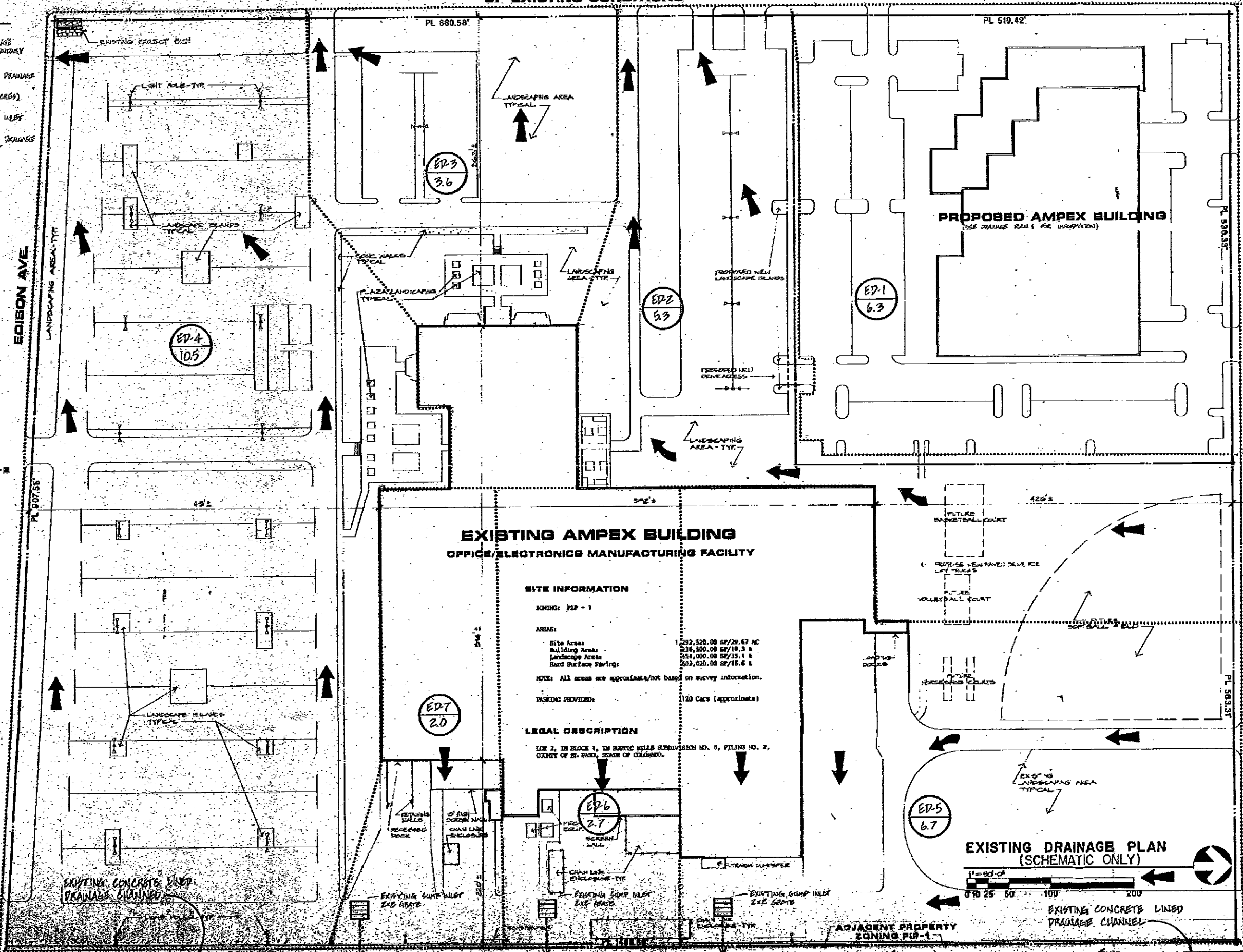
**DRAINAGE MAPS  
(EXISTING & PROPOSED CONDITIONS)**



# DEVELOPMENT PLAN OF EXISTING CONDITIONS

WOOTEN ROAD

- LEGEND**
- APPROXIMATE BASIN BOUNDARY
  - EXISTING DRAINAGE BASIN # AREA - (ACRES)
  - ▨ EXISTING USE
  - EXISTING DRAINAGE FACILITY



## EXISTING AMPLEX BUILDING OFFICE/ELECTRONICS MANUFACTURING FACILITY

**SITE INFORMATION**

ZONING: MIP - 1

**AREAS:**

Site Area:	232,520.00 SF/29.67 AC
Building Area:	236,500.00 SF/18.3 A
Landscape Area:	554,000.00 SF/15.1 A
Road Surface Paving:	502,020.00 SF/15.6 A

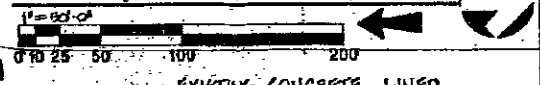
**NOTE:** All areas are approximate/not based on survey information.

**PARKING PROVIDED:** 120 Cars (approximate)

**LEGAL DESCRIPTION**

LOT 2, IN BLOCK 1, IN BEVIC HILLS SUBDIVISION NO. 6, PLATS NO. 2, COUNTY OF EL PASO, STATE OF COLORADO.

## EXISTING DRAINAGE PLAN (SCHEMATIC ONLY)



**INTERGROUP**

2696 SOUTH COLORADO BOULEVARD SUITE 304  
DENVER COLORADO 80222  
303 753 6877

**ARCHITECT**

**AMPEX CORPORATION**  
OFFICE/MANUFACTURING FACILITY  
AT WOOTEN ROAD AND GEIGER BLVD.  
COLORADO SPRINGS, COLORADO

DATE	REVISIONS
5-1-81	CITY SUBMITTAL
5-15-81	REVISED

**DATE PRINT USE**

**SHEET**

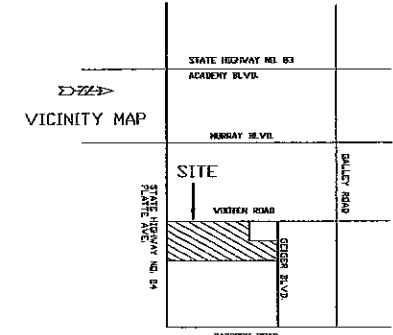
DRAINAGE PLAN  
**2**

409 W. 89th

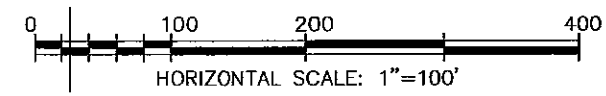
**JR ENGINEERING, LTD.**  
6455 N. UNION BLVD. Suite 202  
COLORADO SPRINGS, CO. 80908  
953-2593

# PLATTE BUSINESS CENTER

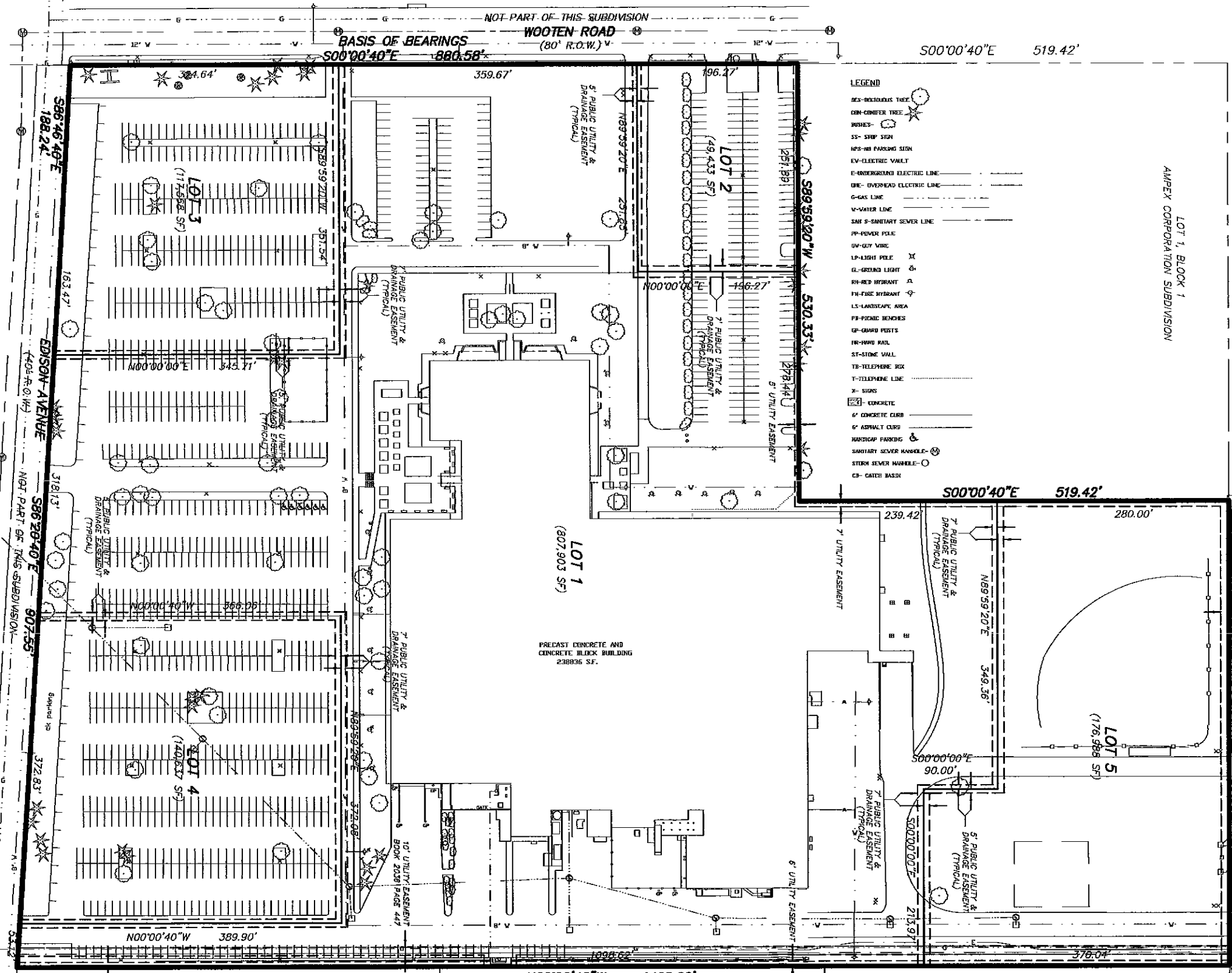
A REPLAT AND SUBDIVISION OF LOT 2, BLOCK 1, AMPEX CORPORATION SUBDIVISION  
COLORADO SPRINGS, EL PASO COUNTY, COLORADO



HORIZONTAL SCALE: 1"=100'



- LEGEND**
- DC3-DECIDUOUS TREE
  - DCN-CENTER TREE
  - DRS-DRIVE
  - SS-STOP SIGN
  - HP3-HP3 PARKING SIGN
  - EV-ELECTRIC VAULT
  - E-UNDERGROUND ELECTRIC LINE
  - OE- OVERHEAD ELECTRIC LINE
  - G-GAS LINE
  - W-WATER LINE
  - SSS-SANITARY SEWER LINE
  - PP-POWER POLE
  - UV-UV WIRE
  - LP-LIGHT POLE
  - GL-GRASS LIGHT
  - HR-RED HYDRANT
  - FR-FIRE HYDRANT
  - LS-LANDSCAPE AREA
  - FP-PICNIC BENCHES
  - GP-GUARD POSTS
  - FR-RR RR RAIL
  - ST-STONE WALL
  - TE-TELEPHONE BOX
  - T-TELEPHONE LINE
  - S-SIGNS
  - CONCRETE
  - 6" CONCRETE CURB
  - 6" ASPHALT CURB
  - HANDICAP PARKING
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - CB-CATCH BASIN



NOT PART OF THIS SUBDIVISION  
LOT 3, BLOCK 1  
RUSTIC HILLS SUBDIVISION NO. 6  
FILING NO. 4  
(PLAT BOOK T-2 PAGE 63)

NOT PART OF THIS SUBDIVISION  
LOT 2, BLOCK 1  
RUSTIC HILLS SUBDIVISION NO. 6  
FILING NO. 4  
(PLAT BOOK T-2 PAGE 63)

NOT PART OF THIS SUBDIVISION  
LOT 1, BLOCK 1  
RUSTIC HILLS SUBDIVISION NO. 6  
FILING NO. 4  
(PLAT BOOK T-2 PAGE 63)

U.S. HIGHWAY 24  
E. PLATTE AVENUE  
(R.O.W. VARIES)

EDISON AVENUE  
(405' R.O.W.)  
NOT PART OF THIS SUBDIVISION

NOT PART OF THIS SUBDIVISION  
GEEGER BOULEVARD  
(405' R.O.W.)  
NOT PART OF THIS SUBDIVISION