



**DRAINAGE LETTER  
FOR  
SHILOH MESA COMMERCIAL FILING NO. 1  
COLORADO SPRINGS, COLORADO**

**December 10, 2020**

Prepared For:

**Jet Stream Development II, LLC**

614 Woodmoor Acres Drive

Monument, CO 80132

**COLA, LLC**

7910 Gateway Blvd Suite 102

El Paso, TX 79915

**Center for Strategic Ministry**

290 E Woodmen Road

Colorado Springs, CO 80919

719-473-0599

Prepared By:

**TERRA NOVA ENGINEERING, INC.**

721 S. 23rd Street

Colorado Springs, CO 80904

L Ducett, P.E. (719) 635-6422

Job No. 2080.00

## **DRAINAGE LETTER STATEMENT**

### **CERTIFICATION STATEMENT:**

#### **Engineer's Statement**

This report and plan for the drainage design of “**SHILOH MESA COMMERCIAL FILING NO. 1**” was prepared by me (or 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.

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L Ducett, P.E. 32339

Seal

#### **Developer's Statement**

**JET STREAM DEVELOPMENT, LLC, COLA, LLC AND CENTER FOR STRATEGIC MINISTRY** hereby certifies that the drainage facilities for “**SHILOH MESA COMMERCIAL FILING NO. 1**” 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 pursuant to section 7.7.906 of the City Code; and cannot, on behalf of “**SHILOH MESA FILING NO. 1**” guarantee that final drainage design review will absolve **JET STREAM DEVELOPMENT, LLC, COLA, LLC AND CENTER FOR STRATEGIC MINISTRY** 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.



**DRAINAGE LETTER  
SHILOH MESA COMMERCIAL FILING NO. 1  
COLORADO SPRINGS, COLORADO**

**PURPOSE AND JUSTIFICATION**

The purpose of this Drainage Letter is to verify that the platting of a commercial site into a platted lots will not significantly increase or change drainage patterns and existing infrastructure can manage the flows per the Colorado Springs Drainage Criteria Manual. This site was previously reviewed and studied and has a drainage report on file. The change of the platted area will not change the on file drainage report in any way so this letter is submitted to clarify the limits of platting.

**GENERAL DESCRIPTION**

This Drainage Letter is an analysis of “SHILOH MESA COMMERCIAL FILING NO. 1” The site is currently developed with an existing detention pond and existing roads and infrastructure. This site was not previously platted and is now being platted as three lots and a tract. The site has been previously studied in the approved “MDDP Amendment for Shiloh Mesa at Woodmen Heights and Final Drainage Report for Shiloh Mesa Commercial Filing No. 1” by Matrix Engineering approved by the City of Colorado Springs on 7/31/2019. The revised limits of the final plat has necessitated the drainage letter. The acreage of the revised boundary (adding Tracts B & C) is 215,567 square feet (4.94874 acres).

The site is 4.94874 acres in size.

A copy of the new plat limits is included in the appendix. No changes to ground cover, infrastructure, pond sizing or piping is proposed. Therefore, the only change is the limit of platting for this phase and the original final drainage report is still valid.

As the calculated flows for the proposed conditions do not change from the previously approved proposed conditions, the existing storm systems for the site are adequate for the proposed conditions and Sand Creek has sufficient capacity; therefore, no changes to the approved drainage report are needed.

### **DRAINAGE FEES**

This site was not previously platted, so drainage fees are anticipated to be due. The site is in the Sand Creek Drainage Basin. Fees are as follows:

4.94874 acres x \$ \$13,309 Drainage Fee \$791 Bridge Fee \$1,070 Pond Land Fee \$3,823 Pond Facility Fee \$1,386 fee per acre= \$20,379 x 4.94874= \$100,850.37  
due at platting.

### **SUMMARY**

Runoff from Shiloh Mesa Commercial Filing No. 1 will not adversely affect the surrounding and downstream developments. No storm drainage modifications or design changes are necessary as a result of the proposed development. This letter is in general conformance with all previously approved studies which included this site.

**PREPARED BY:**  
**TERRA NOVA ENGINEERING, INC.**

Luanne Ducett, P.E.  
President

Jobs//2008000/DRAIANGE/208000 final drainage letter.doc

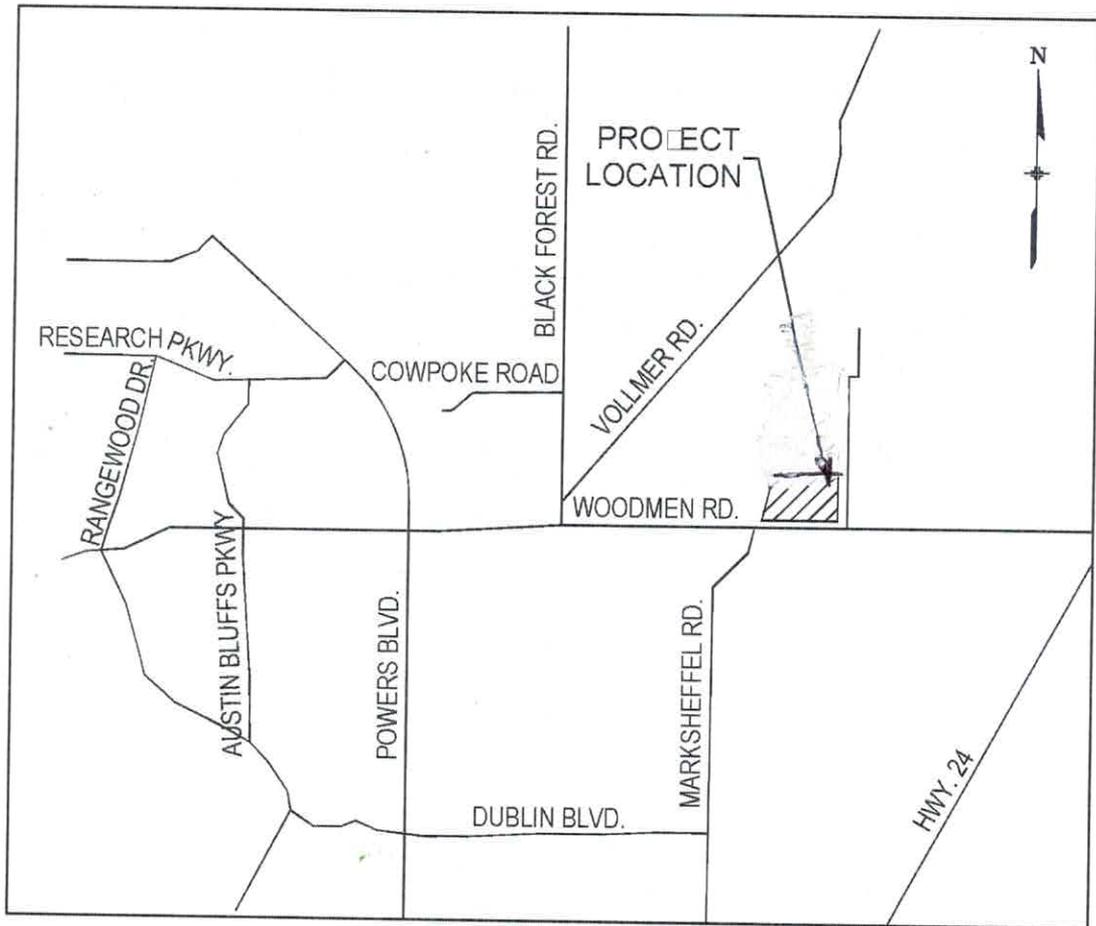
## **BIBLIOGRAPHY**

“City of Colorado Springs Drainage Criteria Manual Volumes 1 & 2, May 2014”

SCS Soils Map for El Paso County

“MDDP Amendment for Shiloh Mesa at Woodmen Heights and Final Drainage Report for Shiloh Mesa Commercial Filing No. 1” by Matrix Engineering approved by the City of Colorado Springs on 7/31/2019

## **VICINITY MAP**



**FINAL PLAT**



# FINAL PLAT SHILOH MESA COMMERCIAL FILING No. 1

A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**

That The Center For Strategic Ministry, a Colorado non-profit corporation and Jet Stream Development II, a Colorado limited liability company, being the owners of the following described tracts of land to wit:

- 1) thence along the southerly line of said Filing No. 1 North 47 degrees 33 minutes 24 seconds East, 57.26 feet;
- 2) thence along a non-tangential curve concave to the west, said curve having a central angle of 36 degrees 46 minutes 52 seconds, a radius of 328.50 feet, for an arc length of 210.88 feet, (the center of said curve bears South 52 degrees 31 minutes 53 seconds West);
- 3) thence South 0 degrees 41 minutes 15 seconds East, 168.79 feet the the north line of Woodmen Road;
- 4) thence along said north line South 89 degrees 18 minutes 18 seconds West, 651.75 feet;
- 5) thence North 00 degrees 41 minutes 15 seconds West, 262.84 feet;
- 6) thence North 90 degrees 00 minutes 00 seconds East, 50.48 feet;
- 7) thence along a non-tangential curve concave to the northeast, said curve having a central angle of 25 degrees 12 minutes 38 seconds, a radius of 395.00 feet, for an arc length of 173.80 feet, (the center of said curve bears North 37 degrees 01 minutes 47 seconds East);
- 8) thence North 90 degrees 00 minutes 00 seconds West, 252.66 feet to the east line of Marksheffel Road recorded under Reception Number 216713770;
- 9) thence along said line North 3 degrees 49 minutes 17 seconds East, 50.11 feet;
- 10) thence North 90 degrees 00 minutes 00 seconds East, 227.27 feet;
- 11) thence along a non-tangential curve concave to the east, said curve having a central angle of 19 degrees 49 minutes 38 seconds, a radius of 395.00 feet, for an arc length of 136.69 feet, (the center of said curve bears North 70 degrees 10 minutes 22 seconds East);
- 12) thence North 0 degrees 00 minutes 00 seconds East, 218.44 feet to the south line of Shiloh Mesa Drive recorded under Reception Number 220714528;
- 13) thence along said south line North 89 degrees 15 minutes 46 seconds East, 60.00 feet;
- 14) thence South 0 degrees 00 minutes 00 seconds East, 219.22 feet;
- 15) thence along a tangential curve concave to the northeast, said curve having a central angle of 90 degrees 45 minutes 07 seconds, a radius of 335.00 feet, for an arc length of 530.61 feet;
- 16) thence North 89 degrees 14 minutes 53 seconds East, 292.77 feet;
- 17) thence along a non-tangential curve concave to the southwest, said curve having a central angle of 20 degrees 32 minutes 34 seconds, a radius of 271.50 feet, for an arc length of 97.34 feet, (the center of said curve bears South 74 degrees 07 minutes 21 seconds West) to the point of beginning.

**DEDICATION:**

The above owner has caused said tract of land to be surveyed and replatted into lots, a street and public easements, as shown on the accompanying plat. This tract of land as herein platted shall be known as SHILOH MESA COMMERCIAL FILING No. 1 in the City of Colorado Springs, El Paso County, State of Colorado. The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements as shown on the plat; and further restricts the use of all Public Easements to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to vacate, release or quitclaim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs. All public streets are hereby dedicated to the City of Colorado Springs for public use.

**IN WITNESS WHEREOF:**

The aforementioned, The Center For Strategic Ministry, a Colorado non-profit corporation, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By \_\_\_\_\_  
Stu Davis, President

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Stu Davis, as President of The Center For Strategic Ministry, a Colorado non-profit corporation

Witness my hand and seal \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

My Commission expires \_\_\_\_\_

**IN WITNESS WHEREOF:**

The aforementioned, Jet Stream Development II, a Colorado limited liability company, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By \_\_\_\_\_  
Kyle Geditz, Manager

**NOTARIAL:**

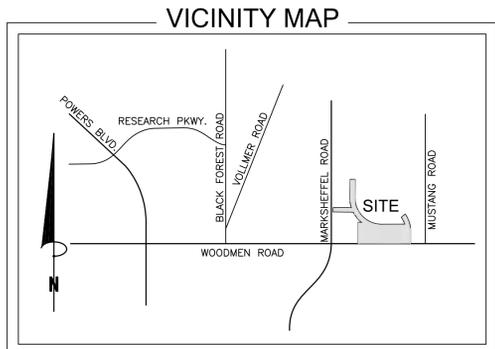
STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Kyle Geditz as Manager of Jet Stream Development II, a Colorado limited liability company

Witness my hand and seal \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

My Commission expires \_\_\_\_\_



**NOTICE IS HEREBY GIVEN:**

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended.

No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs.

**NOTES:**

1. ● - Denotes found monument, marked as noted  
(555) - Denotes street address.
2. This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land title Guarantee Company, Order No. SC55060079-10, with an effective date of Mat 24, 2018 at 5:00 P.M.
3. Basis of bearings is the south line of the property, monumented as shown and assumed to bear South 89 degrees 18 minutes 18 seconds West.
4. This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0535G, effective date, December 7, 2018.
5. Notice: According to Colorado law you must commence any legal action based upon any defect in this 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.
6. The linear units used in this drawing are U.S. Survey feet.

**FEES:**

Drainage Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_  
Bridge Fee: \_\_\_\_\_ Park Fee: \_\_\_\_\_

**EASEMENTS:**

Easements are as shown, with the sole responsibility for maintenance being vested with the property owners.

All utility easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

**SURVEYOR'S STATEMENT:**

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his knowledge and belief.

This statement is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes  
Colorado Professional Land Surveyor No. 32439  
For and on behalf of Compass Surveying & Mapping, LLC

**CITY APPROVAL:**

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of SHILOH MESA COMMERCIAL FILING NO. 1.

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

City Planning Director \_\_\_\_\_ Date \_\_\_\_\_

City Clerk \_\_\_\_\_ Date \_\_\_\_\_

**RECORDING:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at \_\_\_\_ o'clock \_\_\_\_M., this \_\_\_\_\_ day of \_\_\_\_\_, 2021, A.D., and is duly recorded under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
Deputy

SURCHARGE: \_\_\_\_\_

FEE: \_\_\_\_\_

CITY FILE NO: AR FP 20 - \_\_\_\_\_



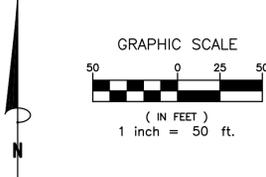
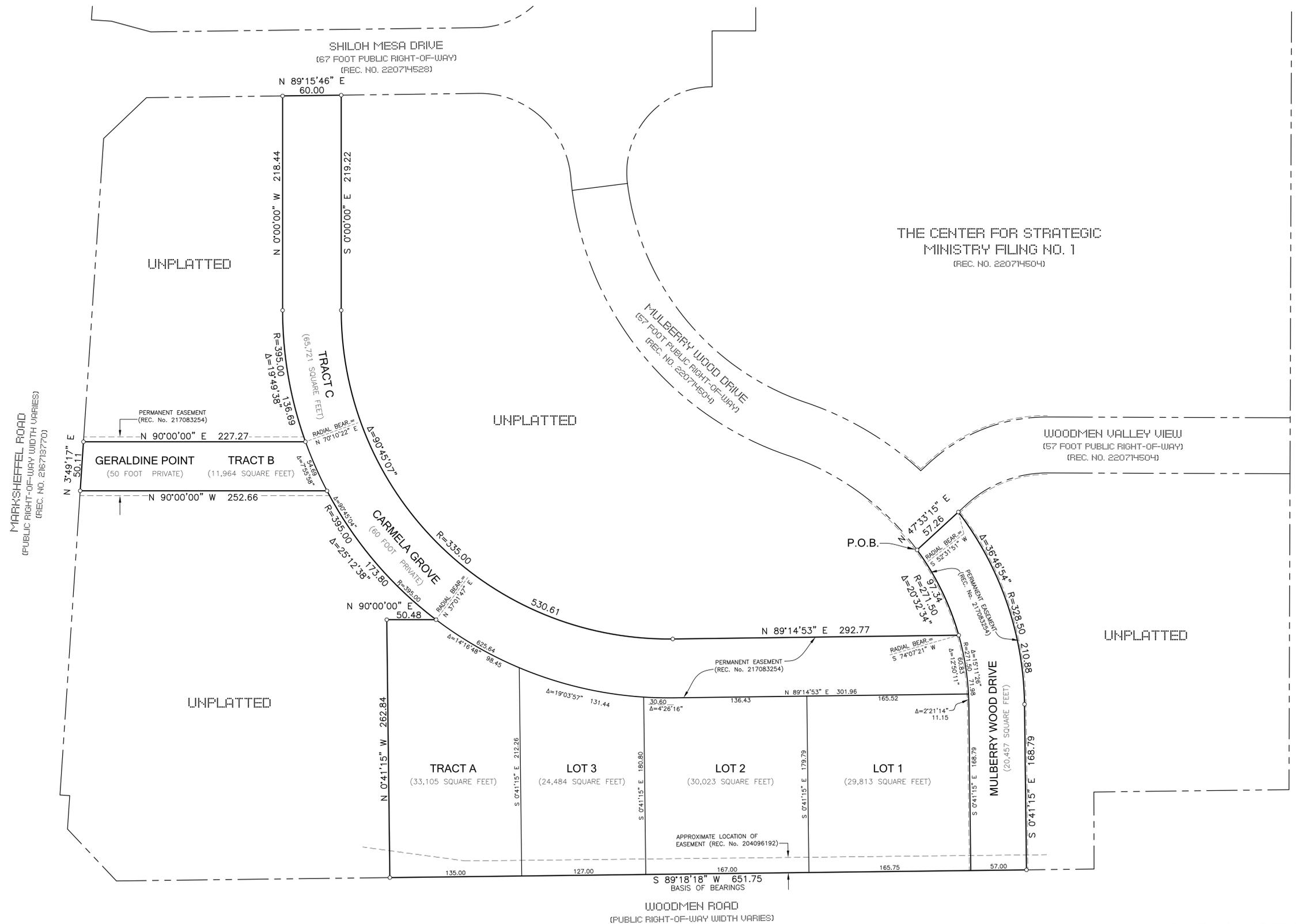
COMPASS SURVEYING & MAPPING, LLC  
3249 WEST CAREFREE CIRCLE  
COLORADO SPRINGS, CO 80917  
719-354-4120  
WWW.CSAMLIC.COM

REVISIONS:	

PROJECT No. 20265  
DECEMBER 10, 2020  
SHEET 1 OF 2

# FINAL PLAT SHILOH MESA COMMERCIAL FILING No. 1

A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
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REVISIONS:	