

Drainage Memo
For Colorado Springs Airport Filing No. 1G
A Replat of Filing No. 1, Lot 1
August 3, 2022

Prepared For:



Prepared By:




Jeffrey M. Mohr, PE
Enertia Consulting Group, LLC
1515 Market Street
Denver, Colorado 80202

SIGNATURE PAGE
COLORADO SPRINGS AIRPORT FILING NO. 1G REPLAT

ENGINEER'S STATEMENT

This report and plan for the drainage design of Colorado Springs Airport Filing No. 1G Replat 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.

Signature:  8/4/2022
Jeffrey M. Mohr, Colorado P.E. No. 46411 Date



DEVELOPER'S STATEMENT

Colorado Springs Airport hereby certifies that the drainage facilities for Colorado Springs Airport Filing No. 1G Replat 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 Colorado Springs Airport Filing No. 1G Replat, guarantee that final drainage design review will absolve Colorado Springs Airport 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.

Colorado Springs Airport
Name of Developer

Authorized Signature Date

Troy Stover
Printed Name

Assistant Director of Aviation
Title

7770 Milton E. Proby Pkwy, Suite 50
Colorado Springs, CO 80916
Address

CITY OF COLORADO SPRINGS STATEMENT

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

For the City Engineer Date

Conditions:

PROJECT DESCRIPTION

This Drainage Memo is prepared for the Colorado Springs Airport (COSA) and in association with the COSA Filing No. 1G Replat. Filing No. 1G further subdivides Lot 1 of COSA Filing No. 1 into Lots 1-2 and as described in detail below. Please note that these Lots may not be developed prior to the approval of a Final Drainage Report for said Lots.

- Lots 1-2 are located east and west of Peak Innovation Parkway (previously Cresterra Parkway) and north of Milton E. Proby Parkway. Lots 1-2 are undeveloped with the exception of the portion of Peak Innovation Parkway adjacent to the Lots, Colorado Springs Airport, Northrop Grumman, Aerospace Corporation, A/DACG, and infrastructure serving those projects.

Figure 1 (Vicinity Map) and Figure 2 (COSA Filing No. 1G Replat Sheet) attached to this Memo provide location reference of the above described Project.

The applicant believes that this Drainage Memo format is justified for the associated COSA Filing No. 1G Final Plat for the following reasons:

- An approved Master Development Drainage Plan, titled “Colorado Springs Airport Peak Innovation Park Master Development Drainage Plan”, by Enginuity Engineering Solutions and dated August 2020, is in place and includes the Project area.
- As previously mentioned, the Lots and Tracts created with the Replat may not be developed prior to the approval of a Final Drainage Report for said Lots and Tracts.

The COSA Filing No. 1G Replat is located within the Windmill Gulch and Big Johnson drainage fee basins. Note that drainage, bridge or pond fees are not required for Colorado Springs Airport development within these basins.

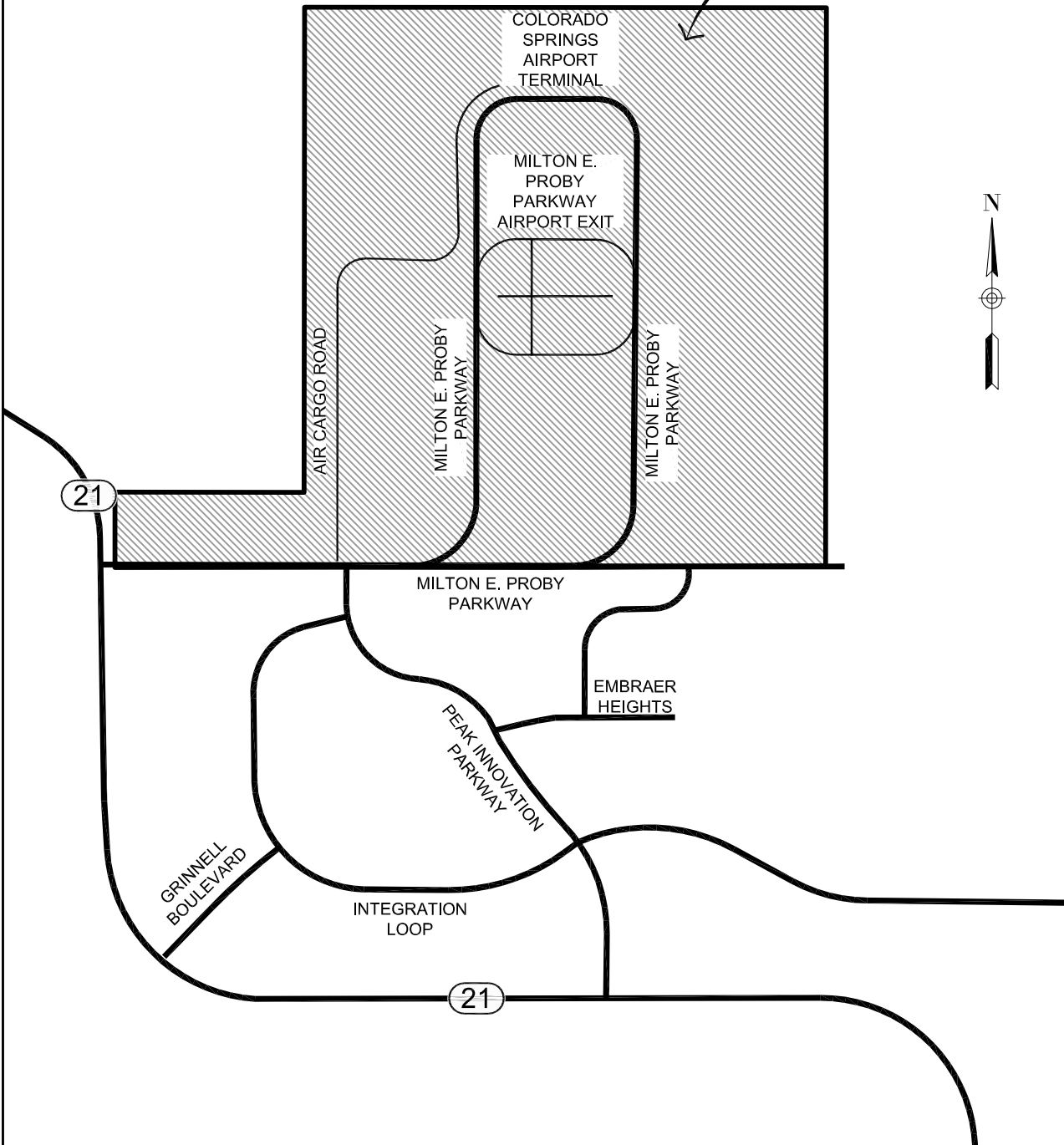
ATTACHMENTS

Figure 1 – Vicinity Map

Figure 2 – Colorado Springs Airport Filing No. 1G (Sheets 2-3)

PROJECT

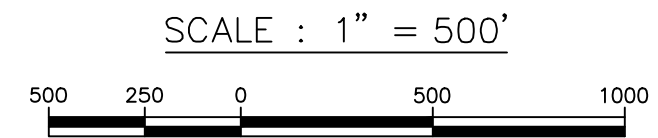
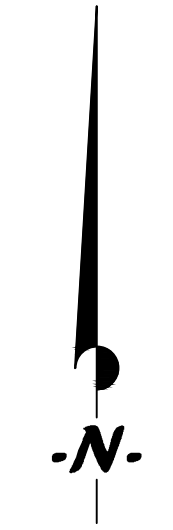
(LIMITS OF COSA FILING NO. 1G)



COLORADO SPRINGS AIRPORT FILING NO. 1G

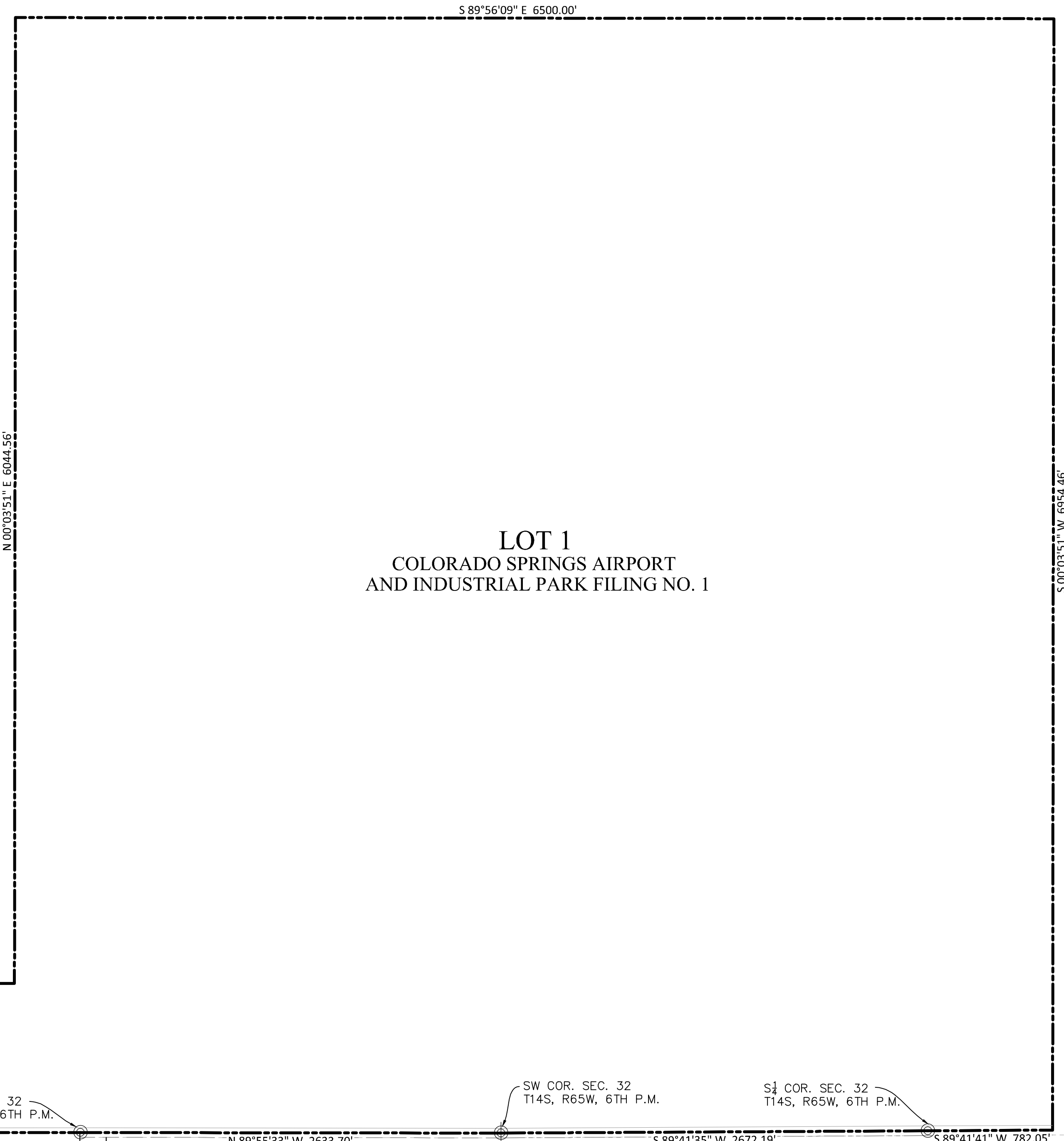
A REPLAT OF LOT 1, COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING NO. 1, LOCATED IN PORTIONS OF SECTIONS 29, 30, 31 AND 32 OF TOWNSHIP 14 SOUTH, RANGE 65 WEST, ALL OF THE 6th PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

Colorado Springs Airport
Filing No. 1B



LEGEND

PIC	.....	PUBLIC IMPROVEMENT CORRIDOR
————	.....	PLAT BOUNDARY
————	.....	LOT LINE
————	.....	EASEMENT
————	.....	RIGHT-OF-WAY
————	.....	TRACT LINE
————	.....	SECTION LINE
●	.....	UNLESS SHOWN OTHERWISE FOUND #5 1.5" ALUMINUM CAP
○	.....	MARKED "POLARIS Δ PLS 27605" FLUSH WITH GROUND
○	.....	SET "POLARIS Δ PLS 27605" FLUSH WITH GROUND
(1000)	.....	ADDRESS



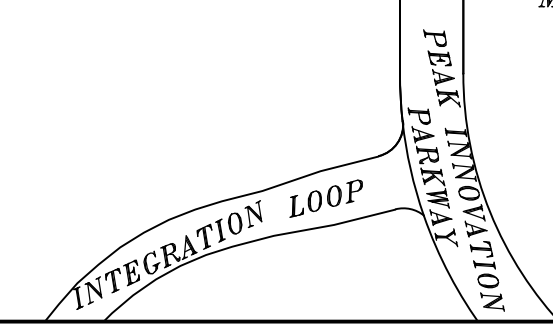
Colorado Springs Airport
Filing No. 1B

Colorado Springs Airport
Filing No. 1B

LOT 1
COLORADO SPRINGS AIRPORT
AND INDUSTRIAL PARK FILING NO. 1

Colorado Springs Airport
Filing No. 1D

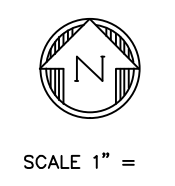
Colorado Springs Airport
Filing No. 1D



AS PLATTED

CITY FILE NO. AR FP

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.



SCALE 1" =

ZONE		REV	DESCRIPTION	DATE	APPROVED

DRAWN BY:	TJW	DATE:	3-30-2022
CHECKED BY:	RDH	DRAWING NO:	N/A
JOB NO:	220702	SHEET:	2 of 3

POLARIS SURVEYING, INC.
1903 Lelroy Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

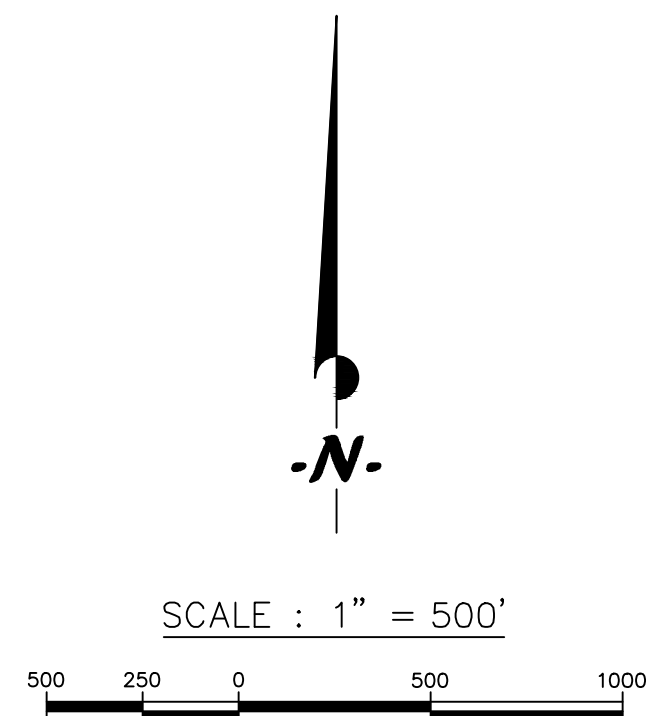
Colorado Springs Airport
REPLAT

For:
COSA SHEET 2 OF 3

COLORADO SPRINGS AIRPORT FILING NO. 1G

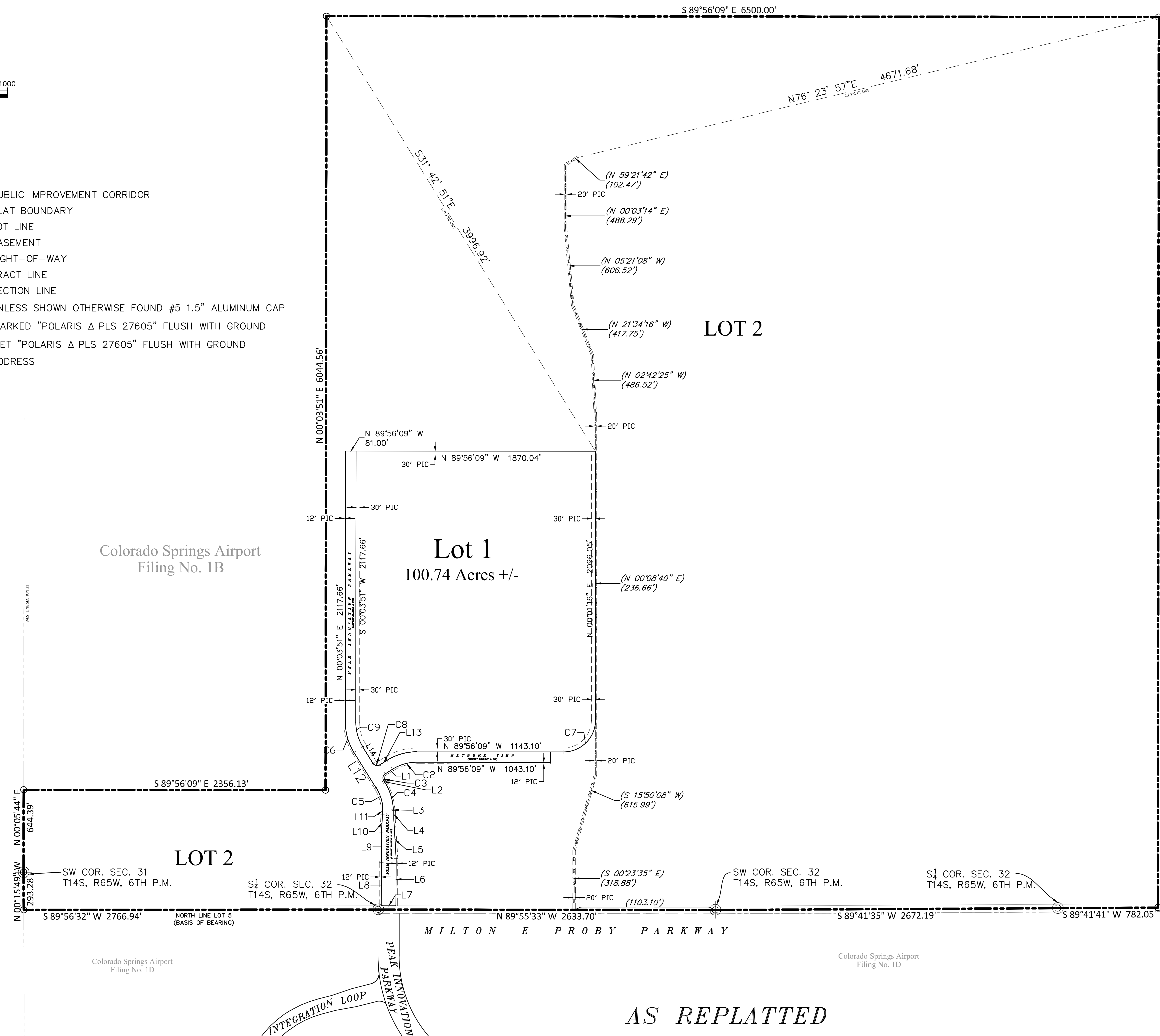
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Colorado Springs Airport
Filing No. 1B



LEGEND

.....	PUBLIC IMPROVEMENT CORRIDOR
.....	PLAT BOUNDARY
.....	LOT LINE
.....	EASEMENT
.....	RIGHT-OF-WAY
.....	TRACT LINE
.....	SECTION LINE
●	UNLESS SHOWN OTHERWISE FOUND #5 1.5" ALUMINUM CAP
○	MARKED "POLARIS Δ PLS 27605" FLUSH WITH GROUND
○	SET "POLARIS Δ PLS 27605" FLUSH WITH GROUND
(A000)	ADDRESS



Colorado Springs Airport
Filing No. 1B

Line Table

Line #	Length	Direction
L1	66.096	S58° 05' 04.93"W
L2	16.143	S31° 54' 55.07"E
L3	7.795	S36° 52' 55.20"E
L4	68.582	S00° 48' 18.55"W
L5	308.006	S03° 33' 28.80"E
L6	368.295	S00° 15' 21.87"W
L7	116.001	N89° 55' 33.47"W
L8	336.248	N00° 15' 21.87"E
L9	233.712	N00° 15' 21.87"E
L10	144.224	N03° 02' 17.00"E
L11	68.453	N00° 15' 21.87"E

Curve Table

Curve #	Length	Radius	Delta
C1	527.920	300.000	100.8252
C2	200.653	359.500	031.9793
C3	62.832	40.000	090.0000
C4	225.051	439.500	029.3390
C5	147.693	358.500	023.6044
C6	245.862	440.499	031.9793

Line Table

Line #	Length	Direction
L13	66.097	N58° 05' 04.93"E
L14	150.063	S31° 54' 55.07"E
L12	327.206	N31° 54' 55.07"W

Curve Table

Curve #	Length	Radius	Delta
C7	392.886	250.000	090.0429
C8	62.832	40.000	090.0000
C9	200.653	359.500	031.9793

AS REPLATTED

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SCALE 1" =

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY:	TJW	DATE:	07-01-2022
CHECKED BY:	RDH	DRAWING NO:	N/A
JOB NO:	220704	SHEET:	3 of 3

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

Colorado Springs Airport
REPLAT

For:
COSA

SHEET 3 OF 3