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**MASTER DEVELOPMENT DRAINAGE PLAN ADDENDUM  
FOR  
GOLD HILL MESA  
COLORADO SPRINGS, COLORADO**

**JANUARY 2011  
REVISED MAY 2011**

Prepared For:

**GOLD HILL MESA PARTNERS, LLC  
142 S. RAVEN MINE DRIVE  
COLORADO SPRINGS, COLORADO  
(719) 499-3917**

Prepared By:

**TERRA NOVA ENGINEERING, INC.  
815 S. 25<sup>th</sup> Street  
Colorado Springs, CO 80904  
(719) 635-6422**

Job No. 1023.00

**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 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.

Quentin A. Temjo 5/16/11  
Name



**Developer's Statement:**

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

GOLD HILL MESA PARTNERS, LLC

Business Name

By: GW LLC Bay Bunt

Title: Dev. Manager

Address: 142 S. RAVEN MINE DR., SUITE 200

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City of Colorado Springs Approval:

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

SB Kuehls  
For City Engineer

5/26/11  
Date

Conditions

January 28, 2011

City of Colorado Springs  
Engineering Development Review Division  
30 S. Nevada Avenue Suite 401  
Colorado Springs, CO 80903

Attn: Mr. Steve Kuehster

Re: Drainage Letter Addendum for "Gold Hill Mesa Master Development Drainage Plan"

Dear Steve:

This letter is submitted on behalf of our client, Gold Hill Mesa Partners, LLC, for "Gold Hill Mesa Master Development Drainage Plan" in the City of Colorado Springs, County of El Paso, and State of Colorado. The existing site is bounded to the north by Highway 24, to the east by Portland Heights subdivision and A-1 Mobile Home Park, to the south by Lower Gold Camp Road, and the west by 21<sup>st</sup> Street.

The site has an approved MDDP titled "Gold Hill Mesa Master Development Drainage Plan." A revised concept plan is being submitted to the City of Colorado Springs and this Drainage Letter Addendum is being submitted in conjunction with this Concept Plan to address the minor changes associated with the revised Concept Plan.

None of the drainage patterns change but some of the Traditional Neighborhood Development (TND) areas have been removed and revised, while the Commercial area has also been revised with a net gain of about 12 acres for the Commercial area and loss for the TND area (See Concept plan in Appendix). Composite runoff coefficients were calculated based upon the same concept as in the approved MDDP. For the Commercial and TND coefficients of 0.70 and 0.80 were used for the 5 year and 100 year storm events. While the open space coefficients used were 0.30 and 0.35. Since drainage patterns and the major storm outfalls were not being revised the time of concentrations from the original report were used to calculate the runoff for the two basins, Basin A and Basin B.

Basin A's 153.3 acres consists of the western portion of Gold Hill Mesa. Runoff (Q5 = 361 cfs, Q100 = 720 cfs) is routed north to the existing Water Quality Pond 1 as intended in the approved MDDP. There is a slight change in acreage from the approved MDDP and that is due to a more defined grading of future development. At the time of the commercial development a more detailed study of the existing Water Quality Pond 1 will need to be performed for the slight increase in commercial area.

Basin B's 65.40 acres consist of the eastern portion of the site. Runoff (Q5 = 159 cfs, Q100 = 330 cfs) is routed north to the existing Water Quality Pond 2. This pond was proposed in the approved MDDP. Since then the pond was installed and was sized for a tributary area of 82 acres, therefore the slight increase in the Concept Plan change can be accommodated by the pond.

In conclusion the change in land use does not adversely affect the drainage patterns for the Gold Hill Mesa Development.

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

Quentin N. Armijo, P.E. 37170  
Project Manager

Jobs/1023.00d/drainage/ 102300-MDDP

**BIBLIOGRAPHY**

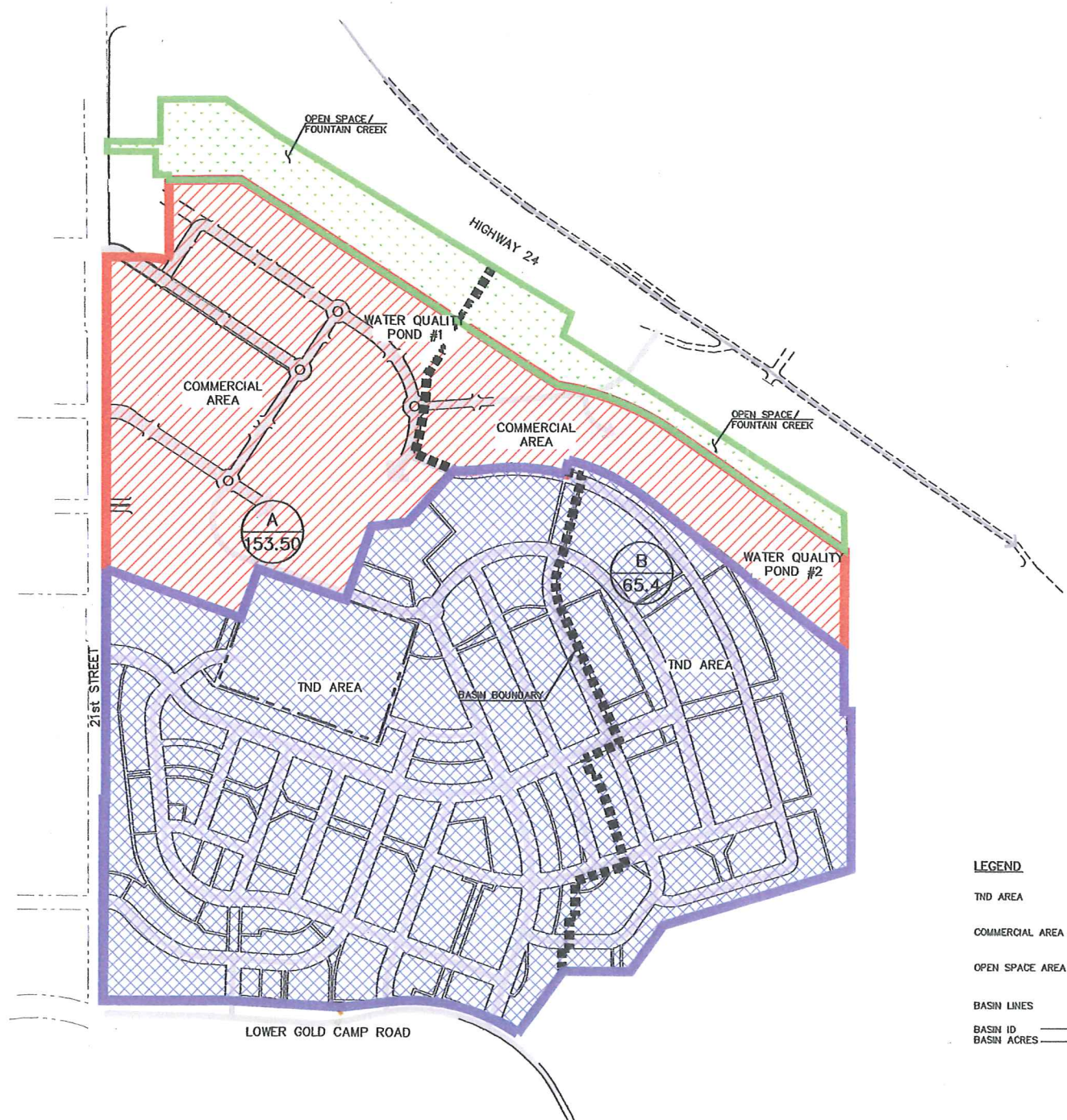
“El Paso County and City of Colorado Springs Drainage Criteria Manual”

SCS Soils Map for El Paso County

“Master Development Drainage Plan For The Gold Hill Mesa” Prepared by Matrix Design Group, July 2004.

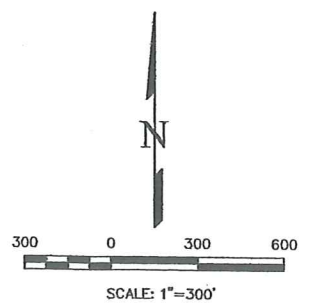
**MAPS**





**LEGEND**

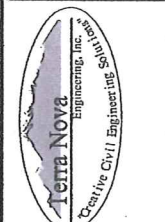
- TND AREA
- COMMERCIAL AREA
- OPEN SPACE AREA
- BASIN LINES
- BASIN ID
- BASIN ACRES



REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE CONDITIONS ARE MET AND APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. ACCEPTS NO LIABILITY FOR ANY USE OF THESE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:  
**GOLD HILL MESA PARTNERS, LLC**  
 ATTN: MR. BARRY BRINTON  
 142 S. RAVEN MINE DRIVE, SUITE 200  
 COLORADO SPRINGS, CO 80904  
 (719) 444-0330



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**GOLD HILL MESA TOWNSHIP**  
 MASTER DRAINAGE DEVELOPMENT PLAN

DESIGNED BY	DLM
DRAWN BY	LAE
CHECKED BY	ONA
H-SCALE	1"=300'
V-SCALE	N/A
JOB NO.	1023.00
DATE ISSUED	1/26/2011
SHEET NO.	1 OF 1



