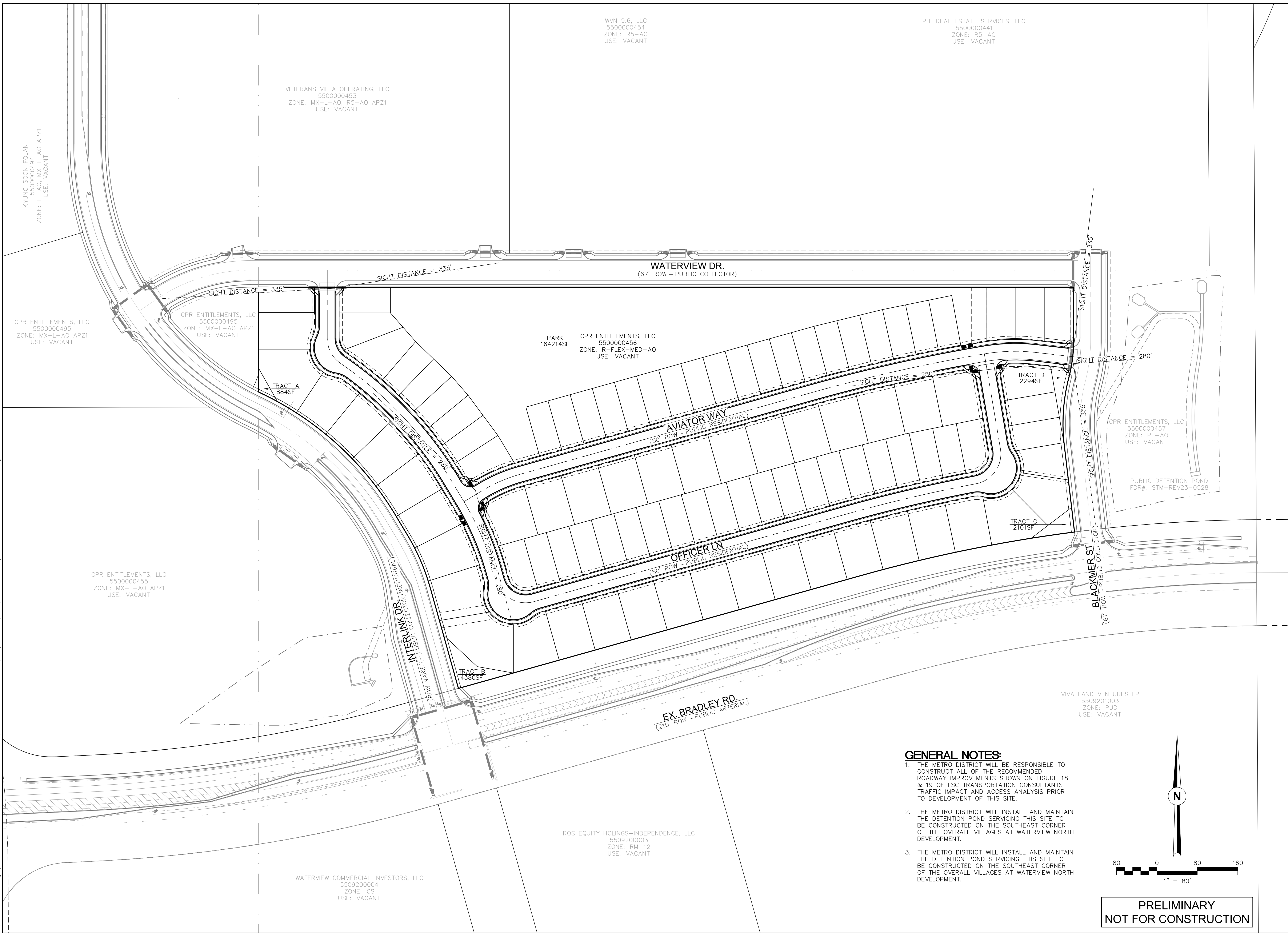
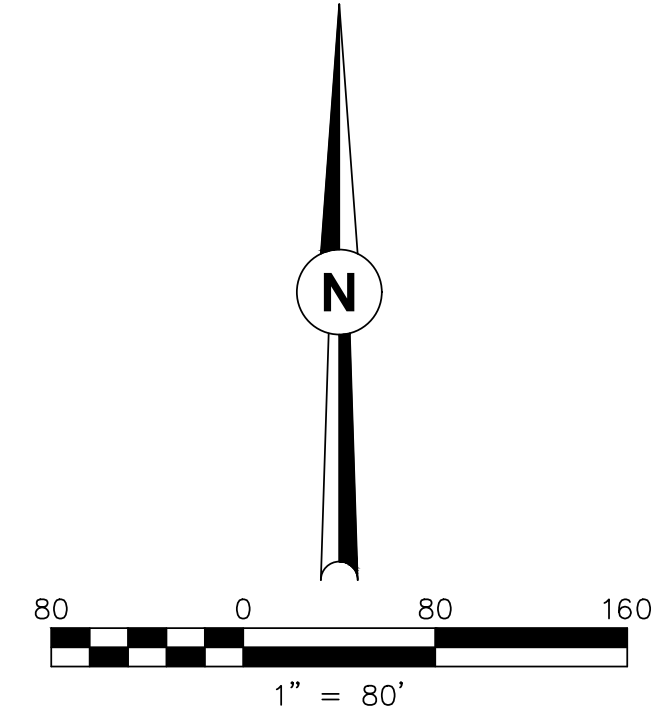


Z:\0001-Dakota Springs\02-Waterview Partners\19-05-Waterview North Site\02-RichmondHomes-Larsen\CAD\plansheets\Development Plan\Villages at Waterview North - Site Plan.dwg



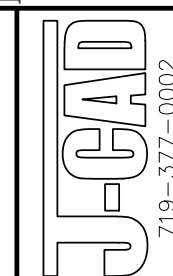


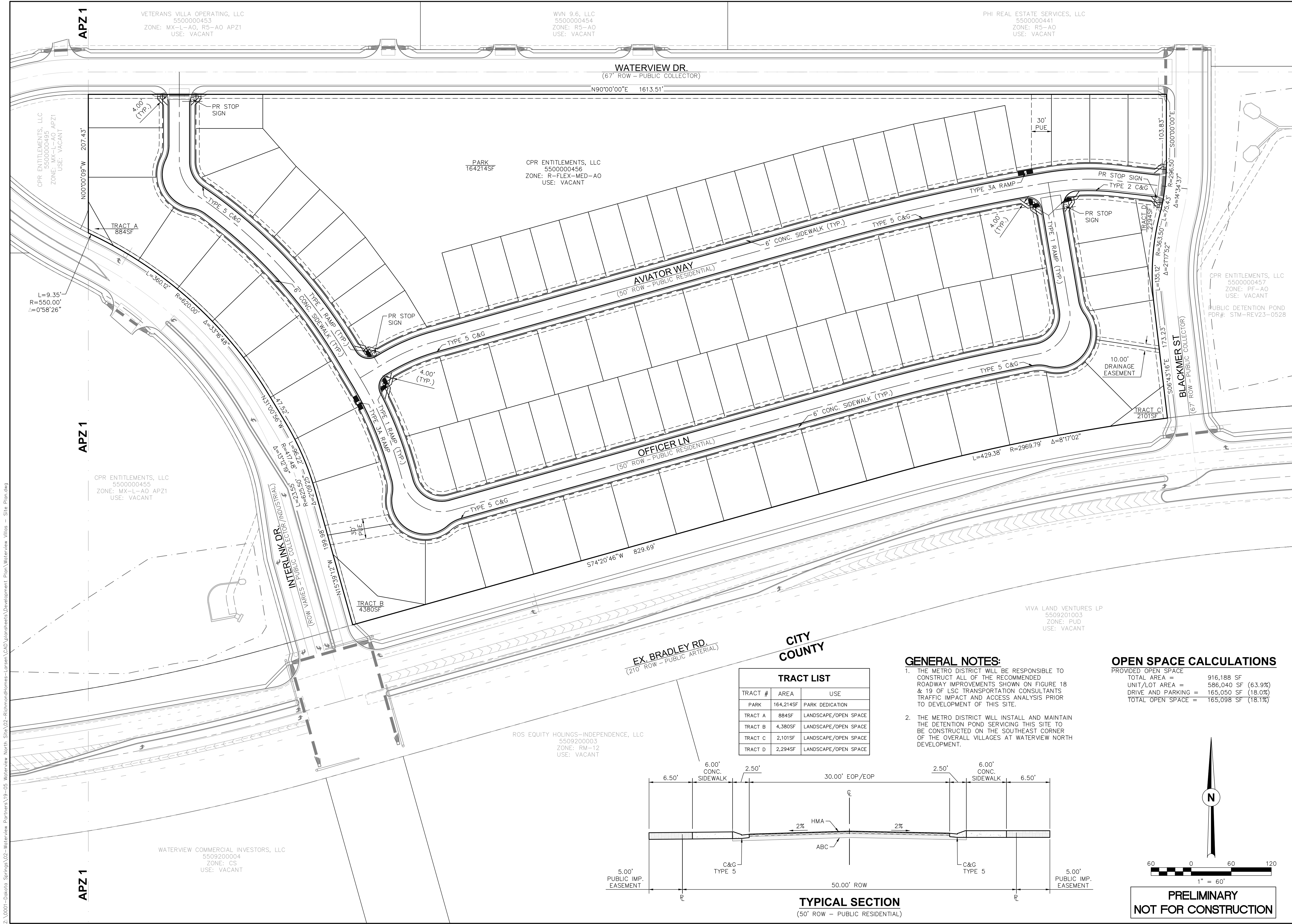
GENERAL NOTES:

1. THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT ALL OF THE RECOMMENDED ROADWAY IMPROVEMENTS SHOWN ON FIGURE 18 & 19 OF LSC TRANSPORTATION CONSULTANTS TRAFFIC IMPACT AND ACCESS ANALYSIS PRIOR TO DEVELOPMENT OF THIS SITE.
2. THE METRO DISTRICT WILL INSTALL AND MAINTAIN THE DETENTION POND SERVICING THIS SITE TO BE CONSTRUCTED ON THE SOUTHEAST CORNER OF THE OVERALL VILLAGES AT WATERVIEW NORTH DEVELOPMENT.
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**PRELIMINARY
NOT FOR CONSTRUCTION**

 Dakota Springs Engineering Engineering Consultants <small>31 N. TEJON ST. SUITE 518 COLORADO SPRINGS, CO 80903 P: (719) 227-7388 F: (719) 227-7392</small>	
 811 <small>Know what's below. Call 811 before you dig.</small>	 JCAD <small>719-377-0002</small>
DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
WATERVIEW VILLAGES DEVELOPMENT PLAN VILLAGES AT WATERVIEW NORTH SITE PLAN	
REVISIONS:	DATE
NO. DESCRIPTION	
PROJECT NUMBER:	0219-05.02
SHEET	2 OF 14



VETERANS VILLA OPERATING, LLC
5500000453
ZONE: MX-L-AO, R5-AO APZ1
USE: VACANT

WVN 9.6, LLC
5500000454
ZONE: R5-AO
USE: VACANT

PHI REAL ESTATE SERVICES, LLC
5500000441
ZONE: R5-AO
USE: VACANT

WATERVIEW DR.
(67' ROW - PUBLIC COLLECTOR)

N90°00'00"E 1613.51'

PARK
164214SF
CPR ENTITLEMENTS, LLC
5500000456
ZONE: R-FLEX-MED-AO
USE: VACANT

CPR ENTITLEMENTS, LLC
5500000457
ZONE: PF-AO
USE: VACANT
PUBLIC DETENTION POND
PDR#: STM-REV23-0528

CPR ENTITLEMENTS, LLC
5500000455
ZONE: MX-L-AO APZ1
USE: VACANT

VIVA LAND VENTURES LP
5509201003
ZONE: PUD
USE: VACANT

ROS EQUITY HOLDINGS-INDEPENDENCE, LLC
5509200003
ZONE: RM-12
USE: VACANT

WATERVIEW COMMERCIAL INVESTORS, LLC
5509200004
ZONE: CS
USE: VACANT

TRACT LIST

TRACT #	AREA	USE
PARK	164,214SF	PARK DEDICATION
TRACT A	884SF	LANDSCAPE/OPEN SPACE
TRACT B	4,380SF	LANDSCAPE/OPEN SPACE
TRACT C	2,101SF	LANDSCAPE/OPEN SPACE
TRACT D	2,294SF	LANDSCAPE/OPEN SPACE

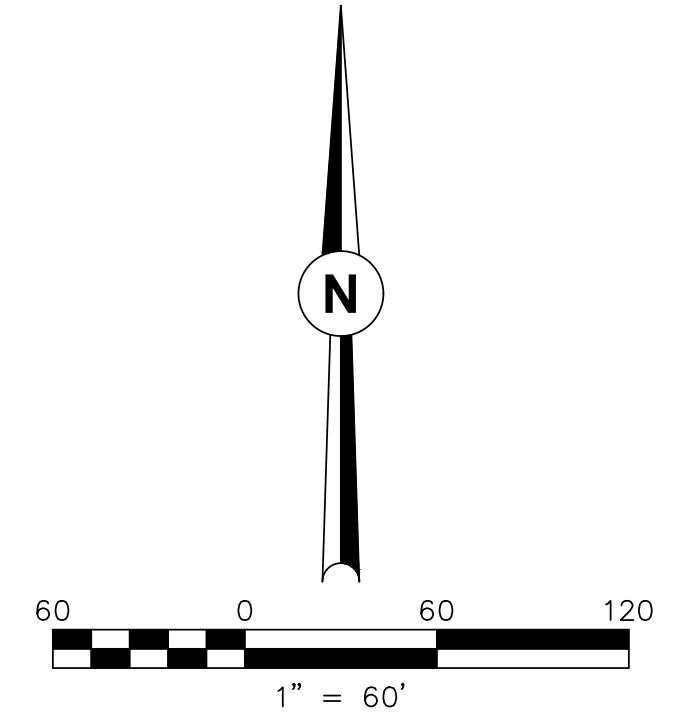
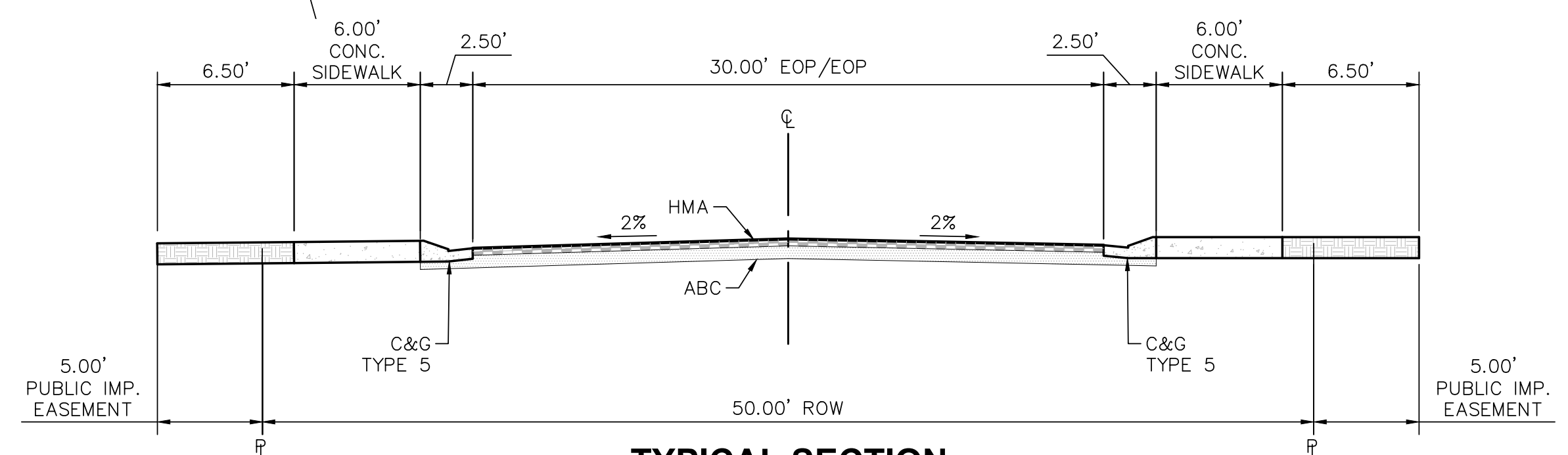
- GENERAL NOTES:**
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 2. THE METRO DISTRICT WILL INSTALL AND MAINTAIN THE DETENTION POND SERVICING THIS SITE TO BE CONSTRUCTED ON THE SOUTHEAST CORNER OF THE OVERALL VILLAGES AT WATERVIEW NORTH DEVELOPMENT.

OPEN SPACE CALCULATIONS

PROVIDED OPEN SPACE	
TOTAL AREA =	916,188 SF
UNIT/LOT AREA =	586,040 SF (63.9%)
DRIVE AND PARKING =	165,050 SF (18.0%)
TOTAL OPEN SPACE =	165,098 SF (18.1%)

EX. BRADLEY RD.
(210' ROW - PUBLIC ARTERIAL)

CITY COUNTY



**PRELIMINARY
NOT FOR CONSTRUCTION**

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON ST. SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

811
Know what's below.
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JCAD
SCALE: VERT: FROM: TO: STATION: 719-377-0002

DESIGNED BY: DATE: DRAWN BY: DATE: CHECKED BY: DATE:

**WATERVIEW VILLAS
DEVELOPMENT PLAN
SITE PLAN**

REVISIONS: NO. DESCRIPTION DATE

PROJECT NUMBER: 0219-05.02
SHEET 3 OF 14

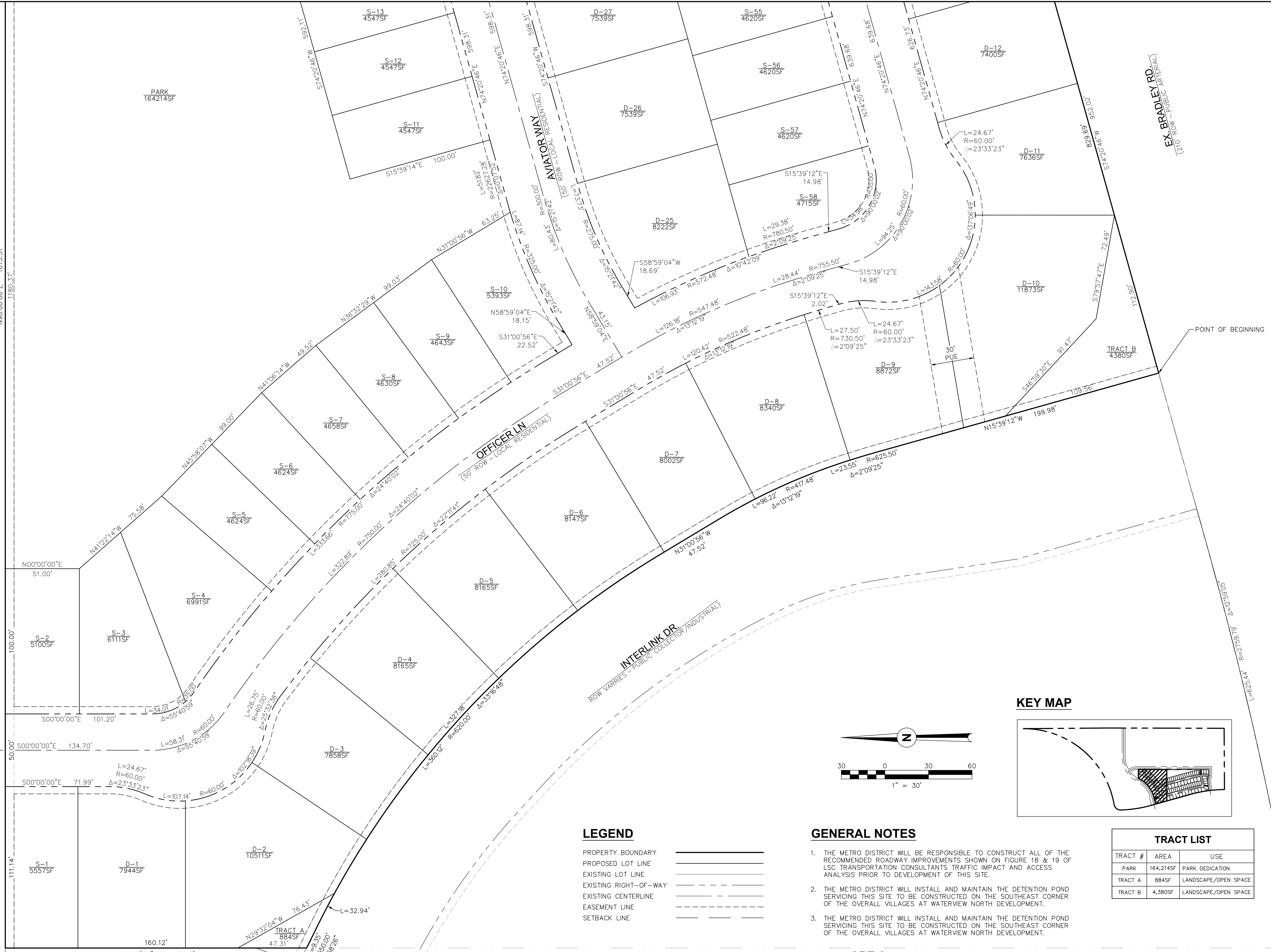
Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\02-RichmondHomes-Larsen\CAD\plansheets\Development Plan\Waterview Villas - Tract Map.dwg

WATERVIEW DR.
(67' ROW - PUBLIC COLLECTOR)

N90°00'00"E 1613.51'
1180.37'

N00°00'00"E 51.00'
100.00'
50.00'
500'00"00"E 134.70'
S00°00'00"E 71.99'
111.14'

PARK
164214SF



APZ 1

N00°00'09"W 207.43'

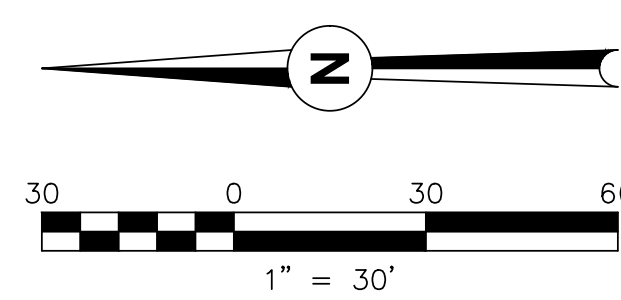
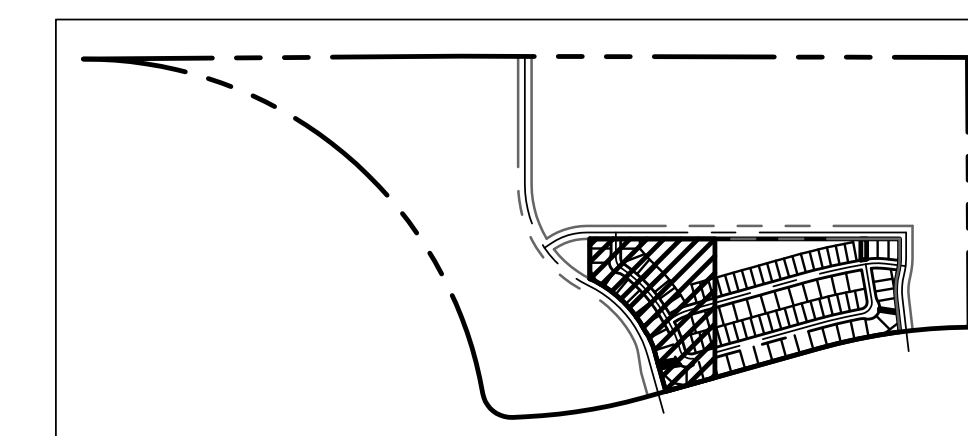
LEGEND

PROPERTY BOUNDARY	—————
PROPOSED LOT LINE	—————
EXISTING LOT LINE	—————
EXISTING RIGHT-OF-WAY	—————
EXISTING CENTERLINE	—————
EASEMENT LINE	—————
SETBACK LINE	—————

GENERAL NOTES

1. THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT ALL OF THE RECOMMENDED ROADWAY IMPROVEMENTS SHOWN ON FIGURE 18 & 19 OF LSC TRANSPORTATION CONSULTANTS TRAFFIC IMPACT AND ACCESS ANALYSIS PRIOR TO DEVELOPMENT OF THIS SITE.
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KEY MAP



TRACT LIST

TRACT #	AREA	USE
PARK	164,214SF	PARK DEDICATION
TRACT A	884SF	LANDSCAPE/OPEN SPACE
TRACT B	4,380SF	LANDSCAPE/OPEN SPACE

**PRELIMINARY
NOT FOR CONSTRUCTION**

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON ST. SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

JCAD
719-377-0002

811
Know what's below.
Call 811 before you dig.

SCALE: 1" = 60'
VERT: FROM: TO:
STATION: FROM: TO:

DESIGNED BY:	JJM	DATE:	2.18.24
DRAWN BY:	JAZ	DATE:	5.23.24
CHECKED BY:		DATE:	

WATERVIEW VILLAGES

DEVELOPMENT PLAN

TRACT MAP (1)

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.02
SHEET 4 OF 14

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\02-RichmondHomes-Larsen\CAD\plansheets\Development Plan\Waterview Villas - Tract Map.dwg

WATERVIEW DR.
(67' ROW - PUBLIC COLLECTOR)

N9°00'00"E 1613.51'

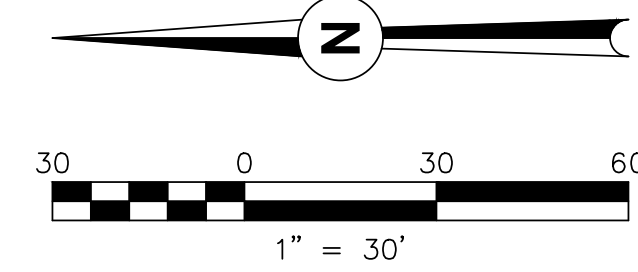
1180.37'

PARK
164214SF



LEGEND

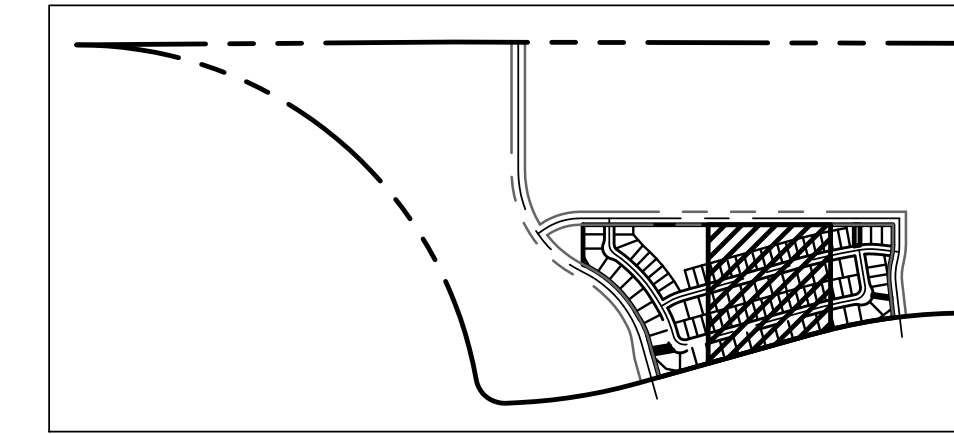
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EASEMENT LINE
- SETBACK LINE



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KEY MAP



TRACT LIST		
TRACT #	AREA	USE
PARK	164,214SF	PARK DEDICATION

**PRELIMINARY
NOT FOR CONSTRUCTION**

811
Know what's below.
Call 811 before you dig.

DESIGNED BY: JJM DATE: 2.18.24
DRAWN BY: JAZ DATE: 5.23.24
CHECKED BY: _____ DATE: _____

WATERVIEW VILLAGES
DEVELOPMENT PLAN
TRACT MAP (2)

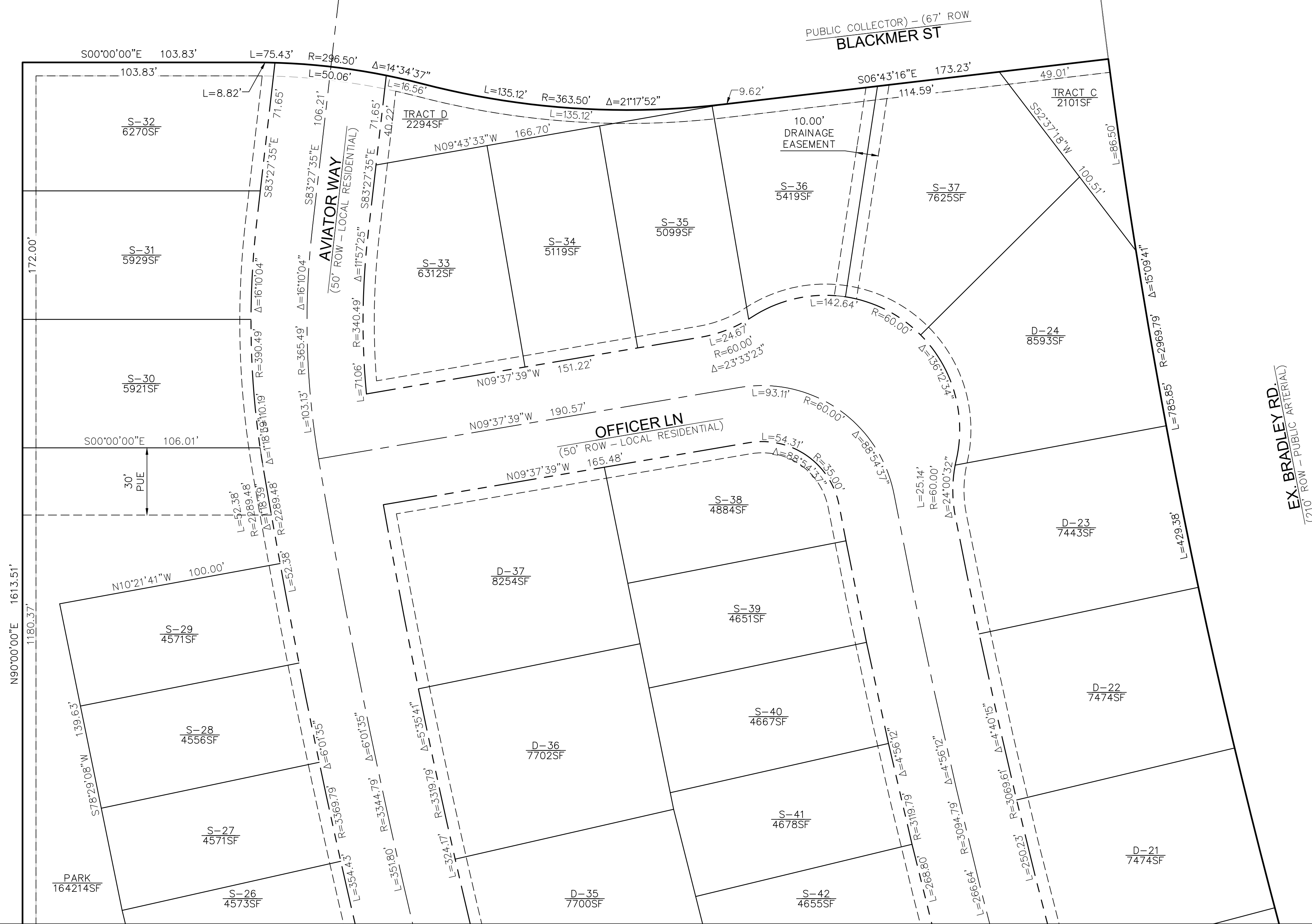
REVISIONS:	DATE
NO. DESCRIPTION	

PROJECT NUMBER: 0219-05.02
SHEET 5 OF 14

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON ST. SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

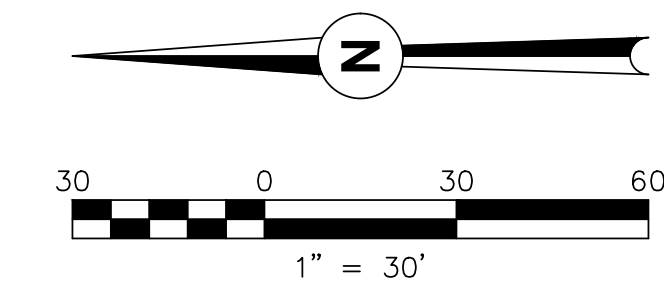
Z:\0001-Dakota Springs\02-Waterview Partners\19-05-Waterview North Site\02-RichmondHomes-Larsen\CAD\plansheets\Development Plan\Waterview Villas - Tract Map.dwg

WATERVIEW DR.
(67' ROW - PUBLIC COLLECTOR)



LEGEND

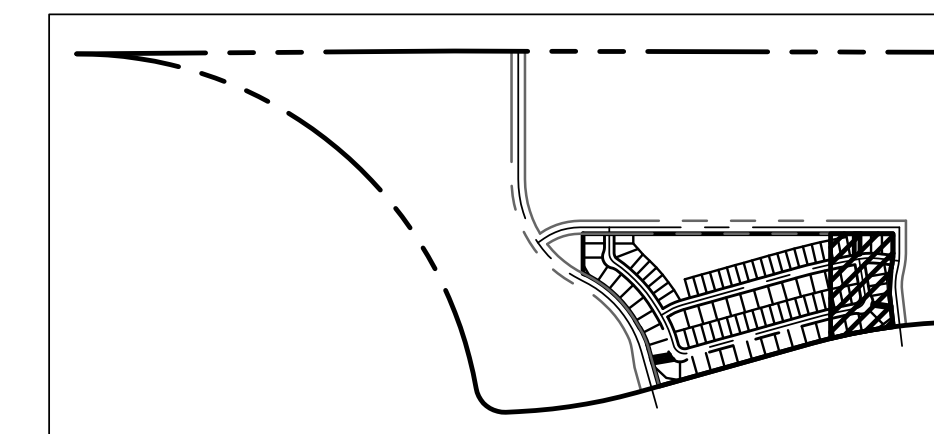
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EASEMENT LINE
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KEY MAP



TRACT LIST

TRACT #	AREA	USE
PARK	164,214SF	PARK DEDICATION
TRACT C	2,101SF	LANDSCAPE/OPEN SPACE
TRACT D	2,294SF	LANDSCAPE/OPEN SPACE

811 Know what's below. Call 811 before you dig.

DESIGNED BY: JJM DATE: 2.18.24
 DRAWN BY: JAZ DATE: 5.23.24
 CHECKED BY: DATE:

Dakota Springs Engineering
Engineering Consultants
 31 N. TEJON ST. SUITE 518
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388 F: (719) 227-7392

WATERVIEW VILLAS

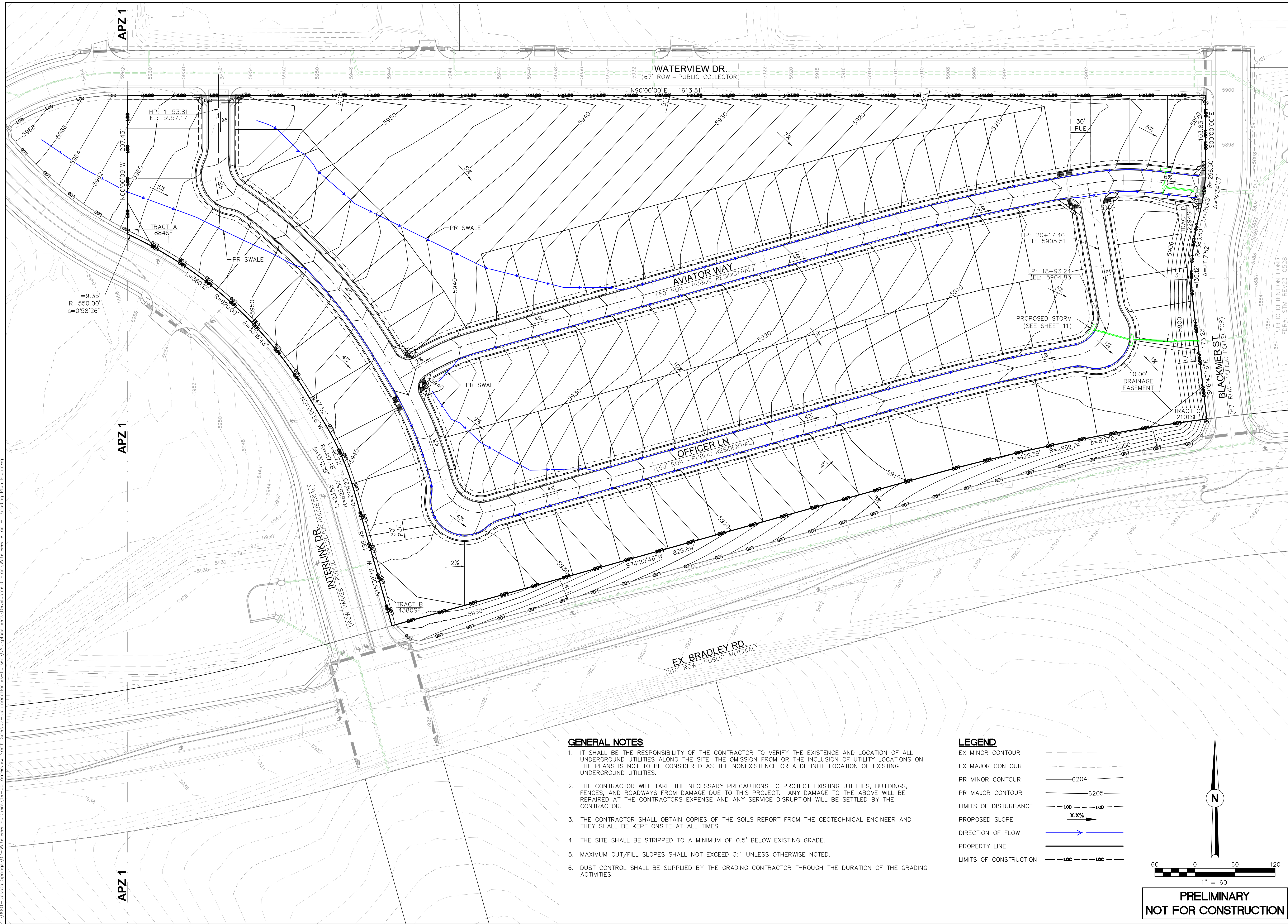
**DEVELOPMENT PLAN
TRACT MAP (3)**

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.02
 SHEET **6** OF **14**

**PRELIMINARY
NOT FOR CONSTRUCTION**

Z:\0001-Dakota Springs\02-Waterview Partners\19-05-Waterview North Site\02-Richmond\Home-Larsen\CAD\plansheets\Development Plan\Waterview Villas - Grading Plan Plan.dwg

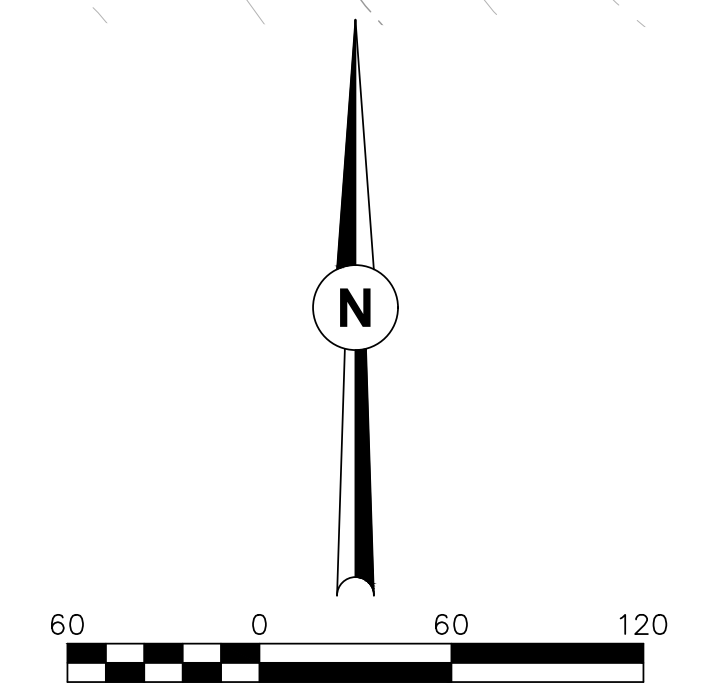


GENERAL NOTES

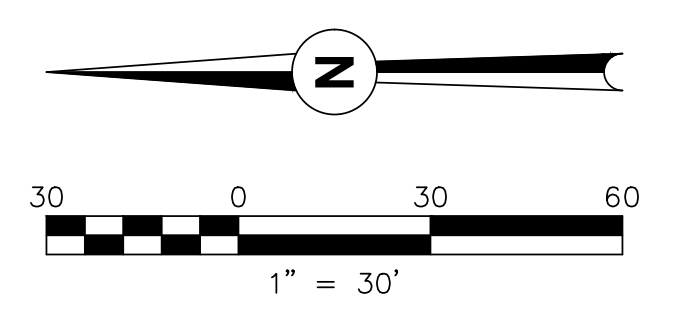
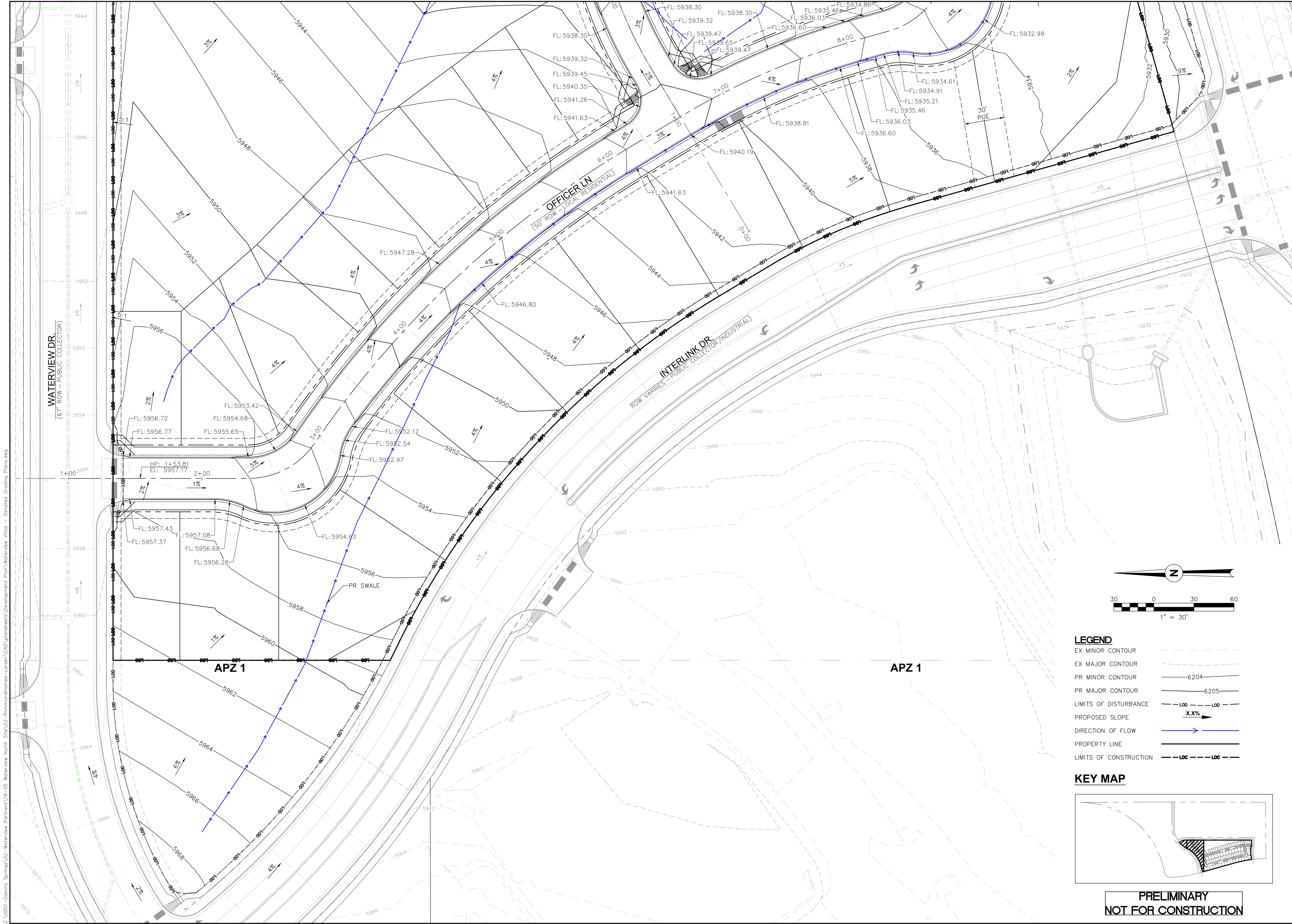
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS PROJECT. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND THEY SHALL BE KEPT ONSITE AT ALL TIMES.
4. THE SITE SHALL BE STRIPPED TO A MINIMUM OF 0.5' BELOW EXISTING GRADE.
5. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
6. DUST CONTROL SHALL BE SUPPLIED BY THE GRADING CONTRACTOR THROUGH THE DURATION OF THE GRADING ACTIVITIES.

LEGEND

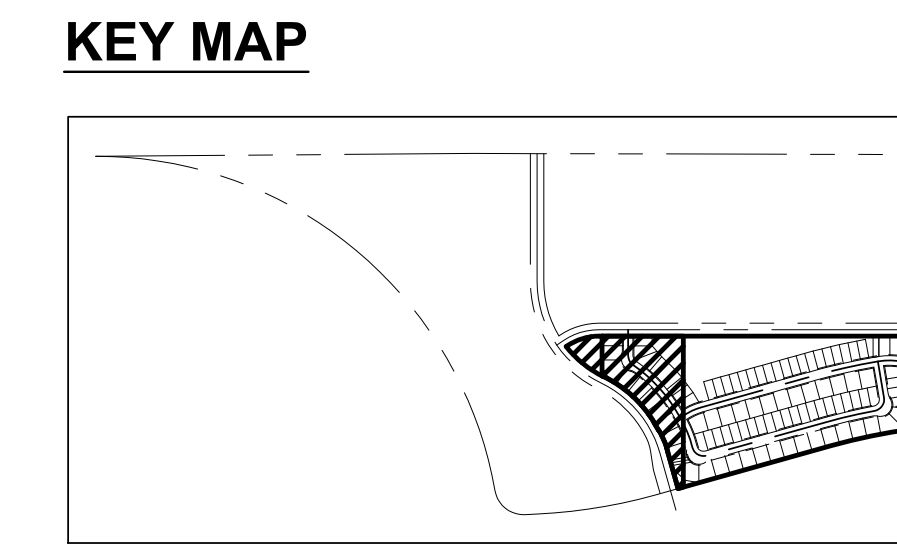
- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR
- PR MAJOR CONTOUR
- LIMITS OF DISTURBANCE
- PROPOSED SLOPE
- DIRECTION OF FLOW
- PROPERTY LINE
- LIMITS OF CONSTRUCTION



**PRELIMINARY
NOT FOR CONSTRUCTION**



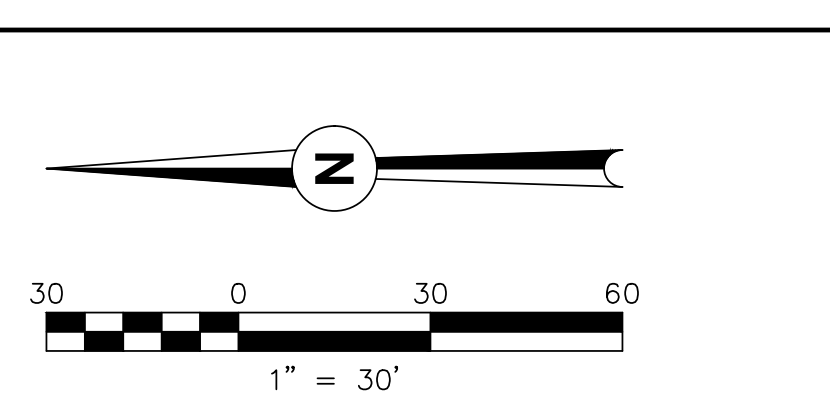
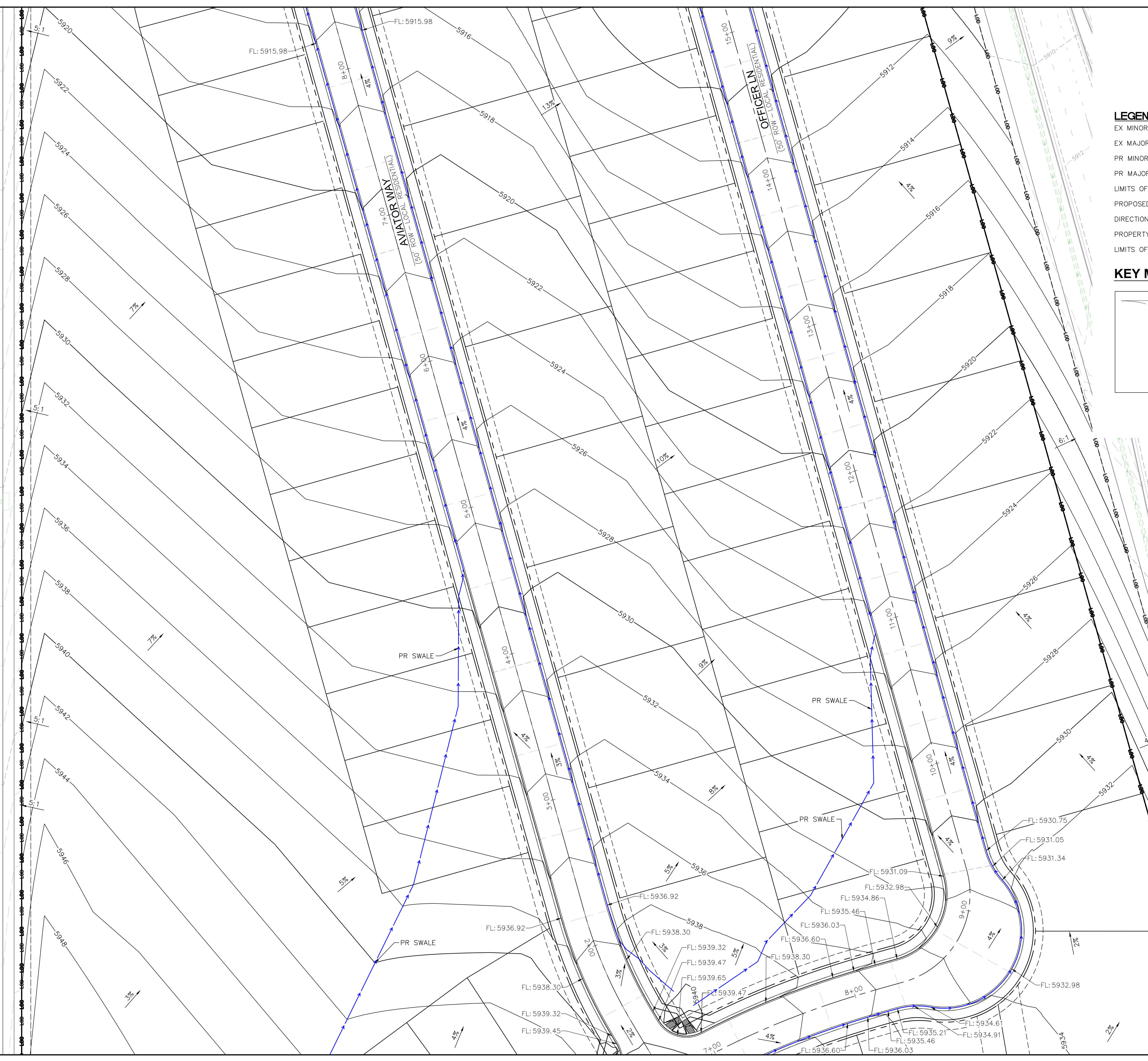
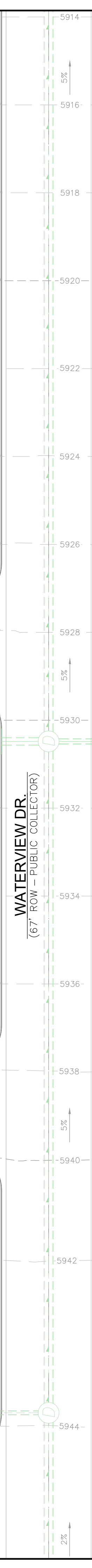
- LEGEND**
- EX MINOR CONTOUR
 - EX MAJOR CONTOUR
 - PR MINOR CONTOUR
 - PR MAJOR CONTOUR
 - LIMITS OF DISTURBANCE L00 L00
 - PROPOSED SLOPE X.X%
 - DIRECTION OF FLOW
 - PROPERTY LINE
 - LIMITS OF CONSTRUCTION L00 L00



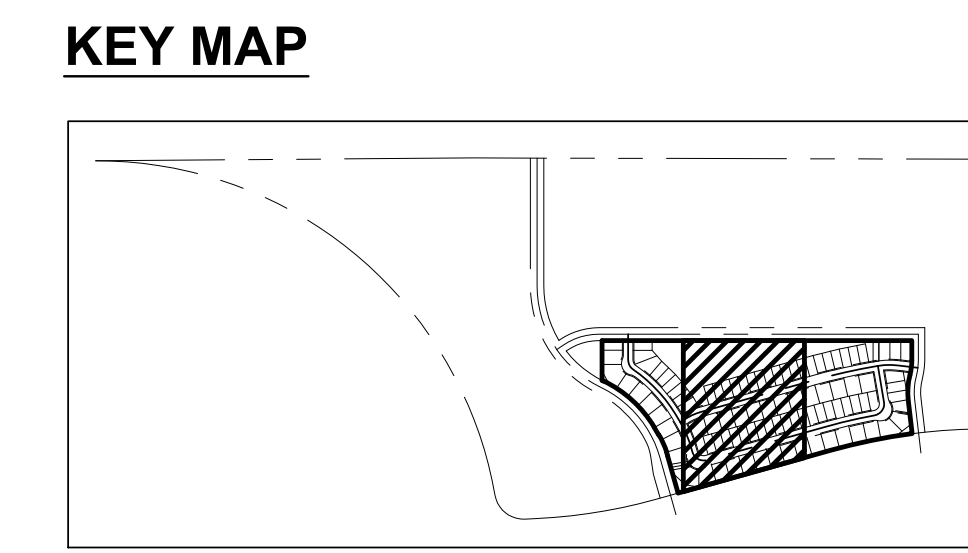
**PRELIMINARY
NOT FOR CONSTRUCTION**

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\02-RichmondLarsen-Larsen\CAD\planners\Development Plan\Waterview Villas - Detailed Grading Plan.dwg

WATERVIEW DR.
(67' ROW - PUBLIC COLLECTOR)



- LEGEND**
- EX MINOR CONTOUR
 - EX MAJOR CONTOUR
 - PR MINOR CONTOUR
 - PR MAJOR CONTOUR
 - LIMITS OF DISTURBANCE L00 L00
 - PROPOSED SLOPE X.X%
 - DIRECTION OF FLOW →
 - PROPERTY LINE
 - LIMITS OF CONSTRUCTION LOC LOC



**PRELIMINARY
NOT FOR CONSTRUCTION**

811
Know what's below.
Call 811 before you dig.

DESIGNED BY: JMM DATE: 2.18.24
DRAWN BY: JAZ DATE: 5.23.24
CHECKED BY: _____ DATE: _____

SCALE: 1" = 60'
STATION: _____
FROM: _____
TO: _____

WATERVIEW VILLAS

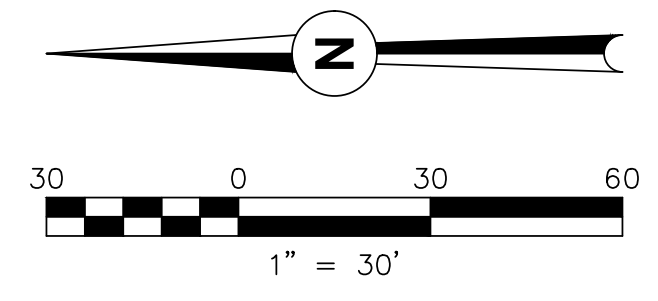
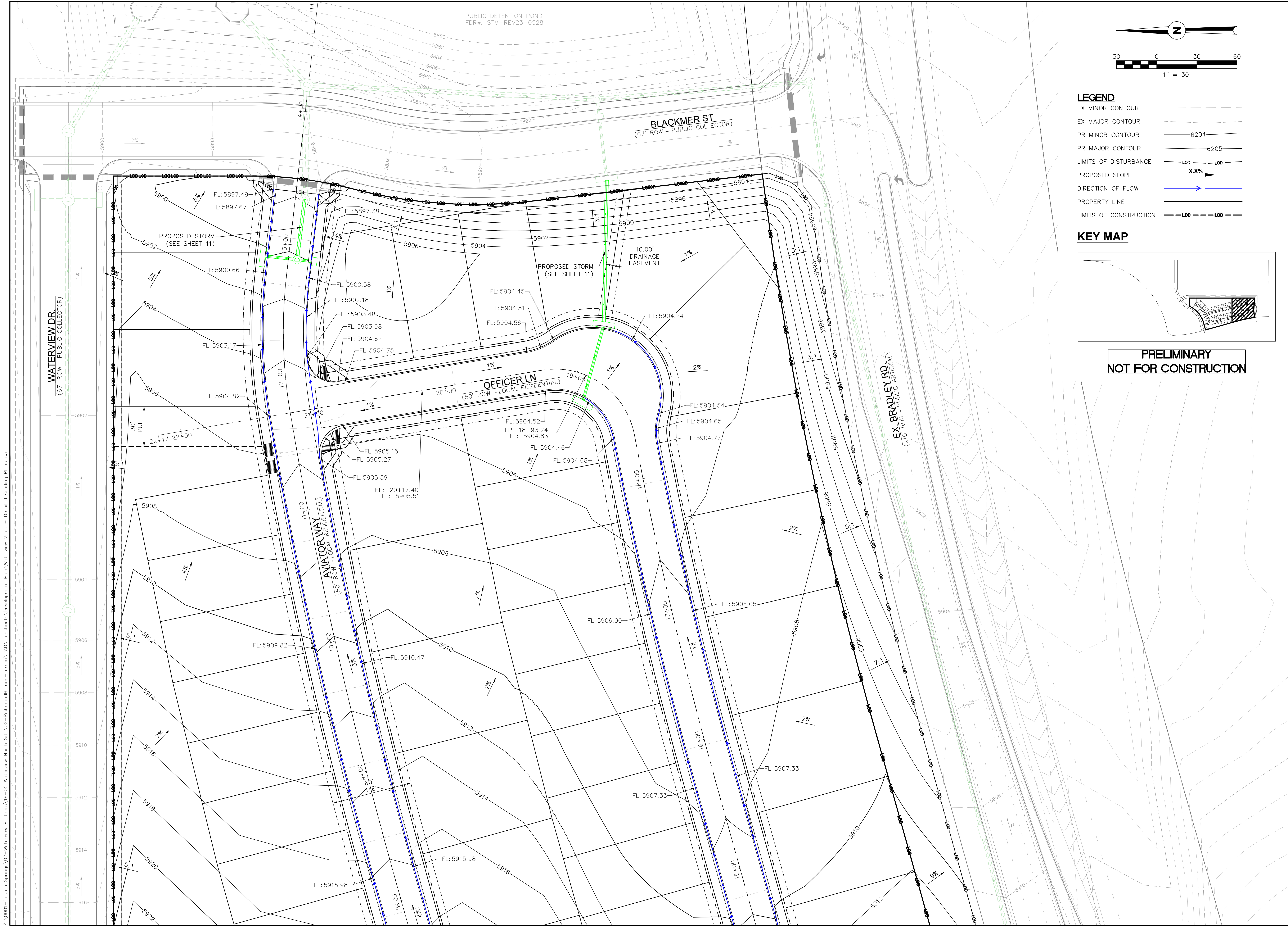
**DEVELOPMENT PLAN
DETAILED GRADING (2)**

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.02
SHEET 9 OF 14

**Dakota Springs Engineering
Engineering Consultants**

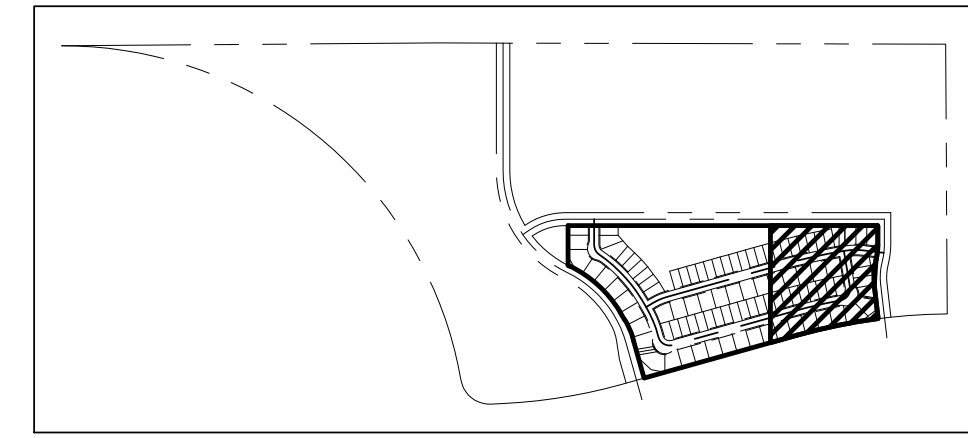
31 N. TEJON ST. SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392



LEGEND

- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR 6204
- PR MAJOR CONTOUR 6205
- LIMITS OF DISTURBANCE L00 L00
- PROPOSED SLOPE X.X%
- DIRECTION OF FLOW
- PROPERTY LINE
- LIMITS OF CONSTRUCTION L0C L0C

KEY MAP



Dakota Springs Engineering
Engineering Consultants
31 N. TEJON ST. SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

811 Know what's below. Call 811 before you dig.

JCAD
719-377-0002

DESIGNED BY: JJM DATE: 2.18.24
DRAWN BY: JAZ DATE: 5.23.24
CHECKED BY: _____ DATE: _____

WATERVIEW VILLAS

DEVELOPMENT PLAN

DETAILED GRADING (3)

NO.	DESCRIPTION	DATE

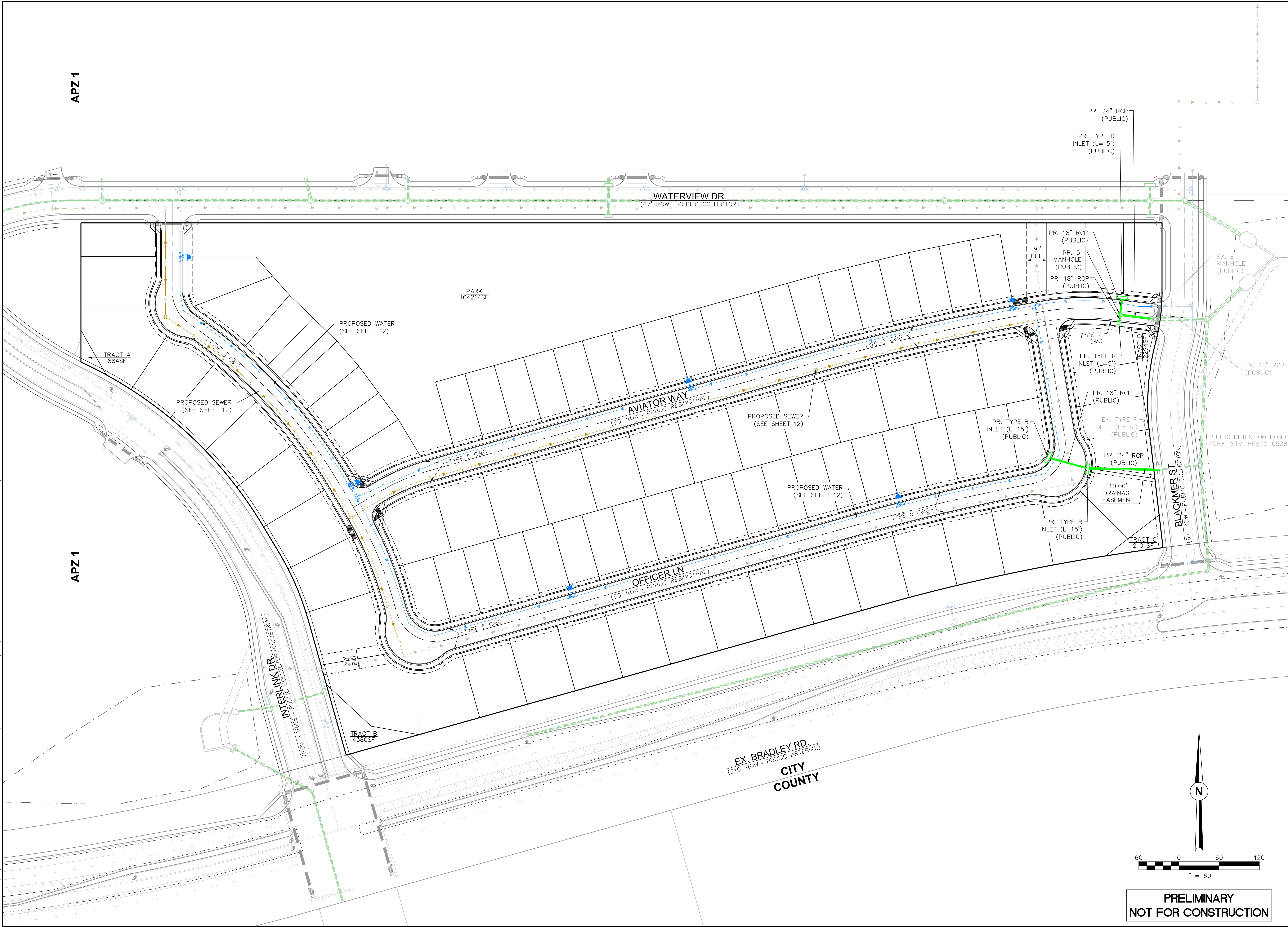
PROJECT NUMBER: 0219-05.02

SHEET **10** OF **14**

Z:\0001-Dakota Springs\02-Waterview\Partners\19-05-Waterview North Site\02-Richmond\hames-Larsen\CAD\plansheets\Development Plan\Waterview Villas - Storm Plan.dwg

APZ 1

APZ 1



1" = 60'

PRELIMINARY
NOT FOR CONSTRUCTION

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON ST. SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

JCAD
719-377-0002

811 Know what's below. Call 811 before you dig.

DESIGNED BY: _____ DATE: _____
DRAWN BY: _____ DATE: _____
CHECKED BY: _____ DATE: _____

SCALE: VERT:	DATE:
STATION: FROM:	DATE:
TO:	DATE:
WATERVIEW VILLAS	
DEVELOPMENT PLAN	
STORM PLAN	

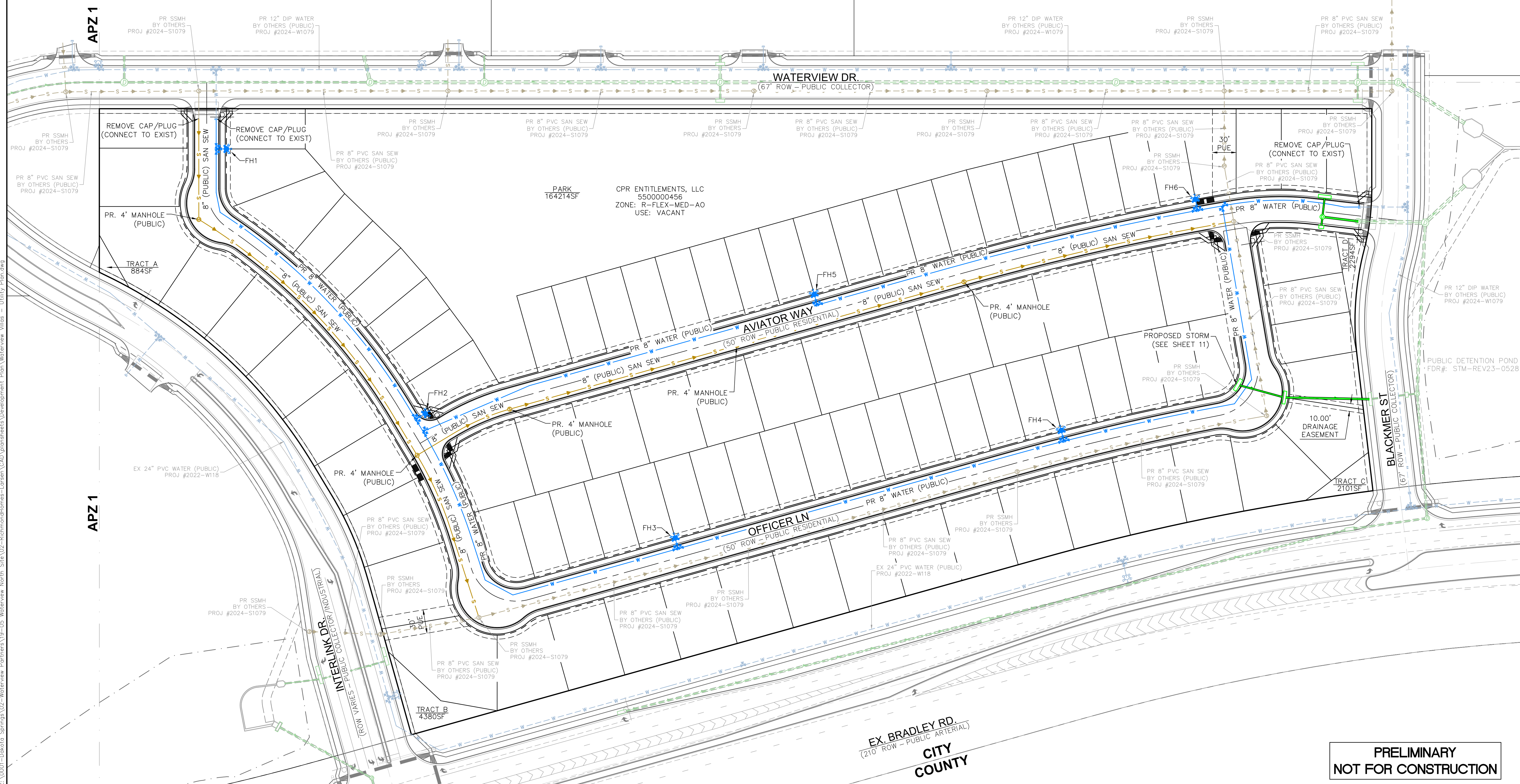
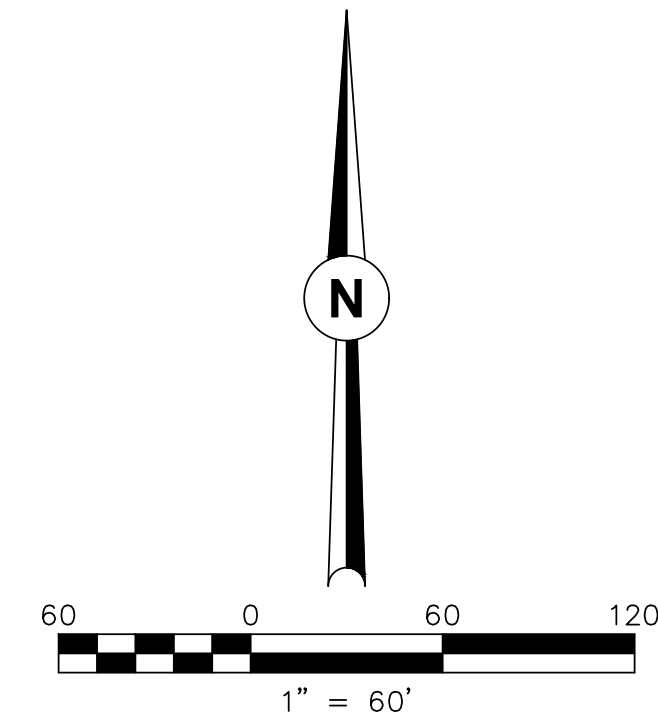
REVISIONS:	NO.	DESCRIPTION	DATE
PROJECT NUMBER:			0219-05.02
SHEET			11 OF 14

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED.
5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER, AT ITS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SPRINGS UTILITIES.
7. THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES' WATER STANDARDS).

8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER' WATER SYSTEM EXTENSIONS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SPRINGS UTILITIES FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES' STANDARD GAS-SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668-4985 OR SOUTH WORK CENTER 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.540).
11. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.
12. REQUIRED WATER SUPPLIES FOR FIRE PROTECTION EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE. (2009 IFC §1412)
13. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION/DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. (2009 IFC §1410)
14. NOTICE OF PRIVATE UTILITY LINES WILL BE REQUIRED BY SEPARATE INSTRUMENT AT TIME OF CONSTRUCTION PLAN REVIEW.



Dakota Springs Engineering
 Engineering Consultants
 31 N. Tejon St. Suite 518
 Colorado Springs, CO 80903
 P: (719) 227-7388 F: (719) 227-7392

811 Know what's below. Call 811 before you dig.
 SCALE: VERT: 1" = 60'
 STATION: FROM: TO:
 DATE:

DESIGNED BY: DATE:
 DRAWN BY: DATE:
 CHECKED BY: DATE:

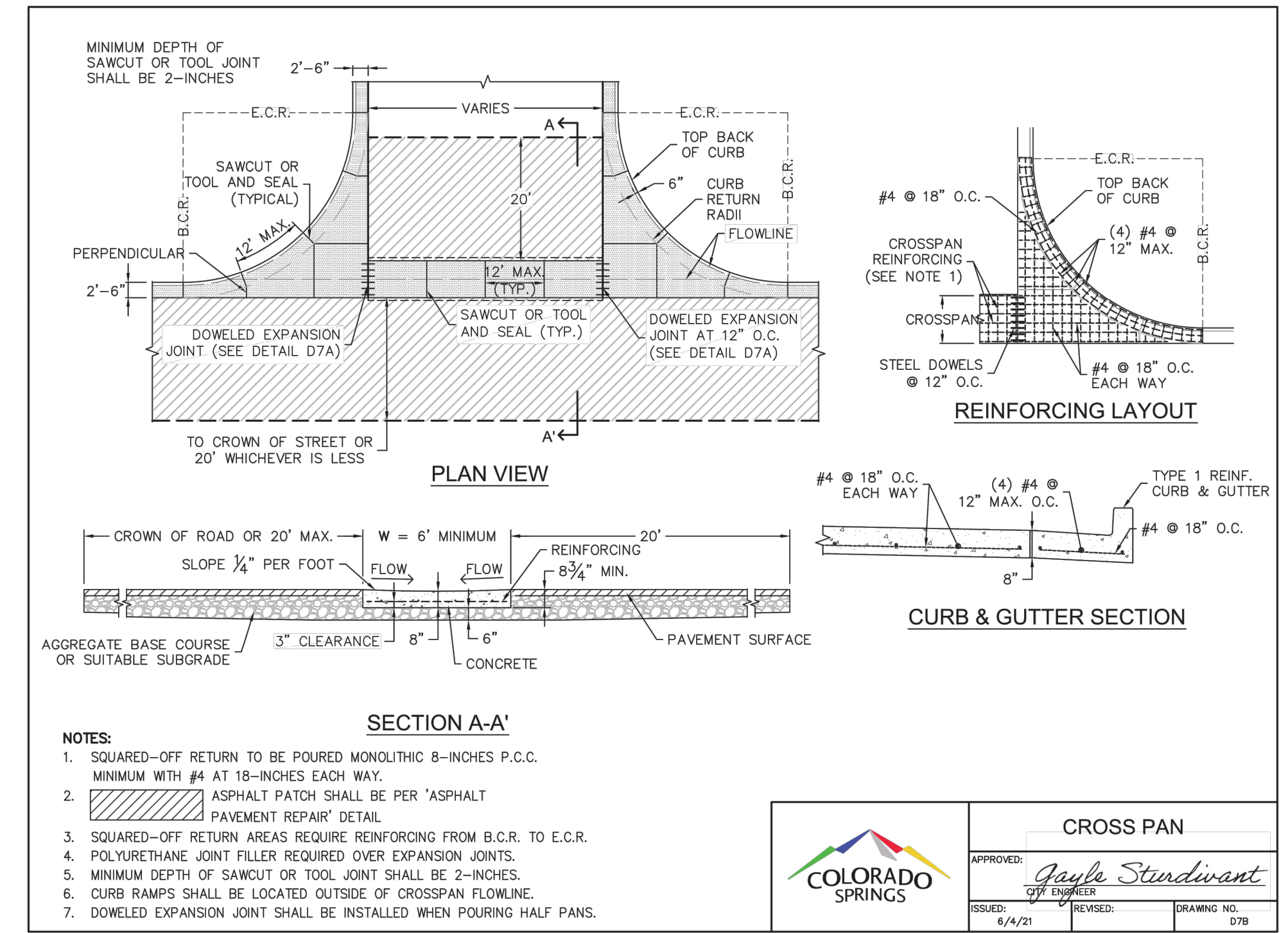
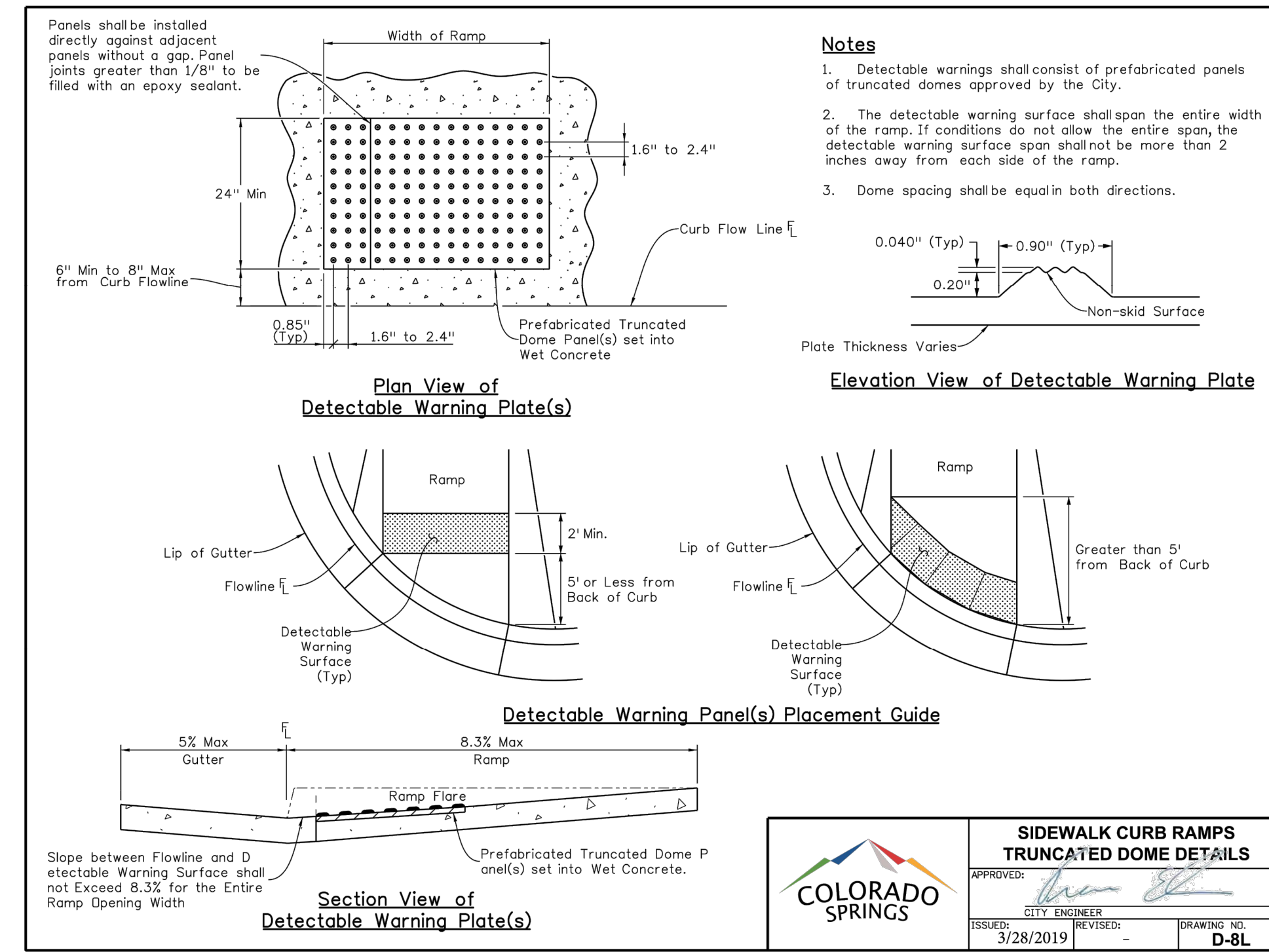
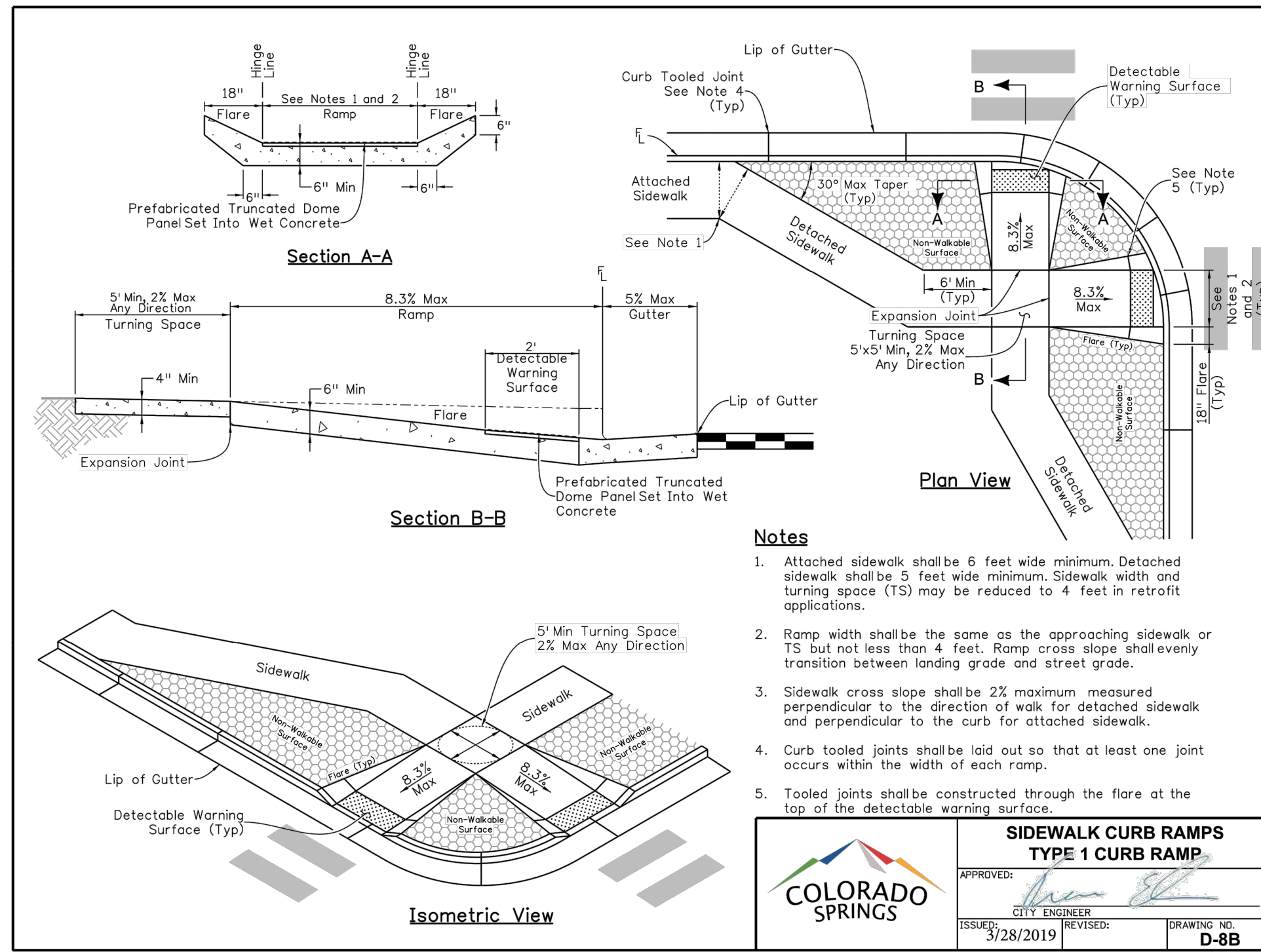
WATERVIEW VILLAS
 DEVELOPMENT PLAN
 PRELIMINARY UTILITY PLAN

NO.	DESCRIPTION	DATE

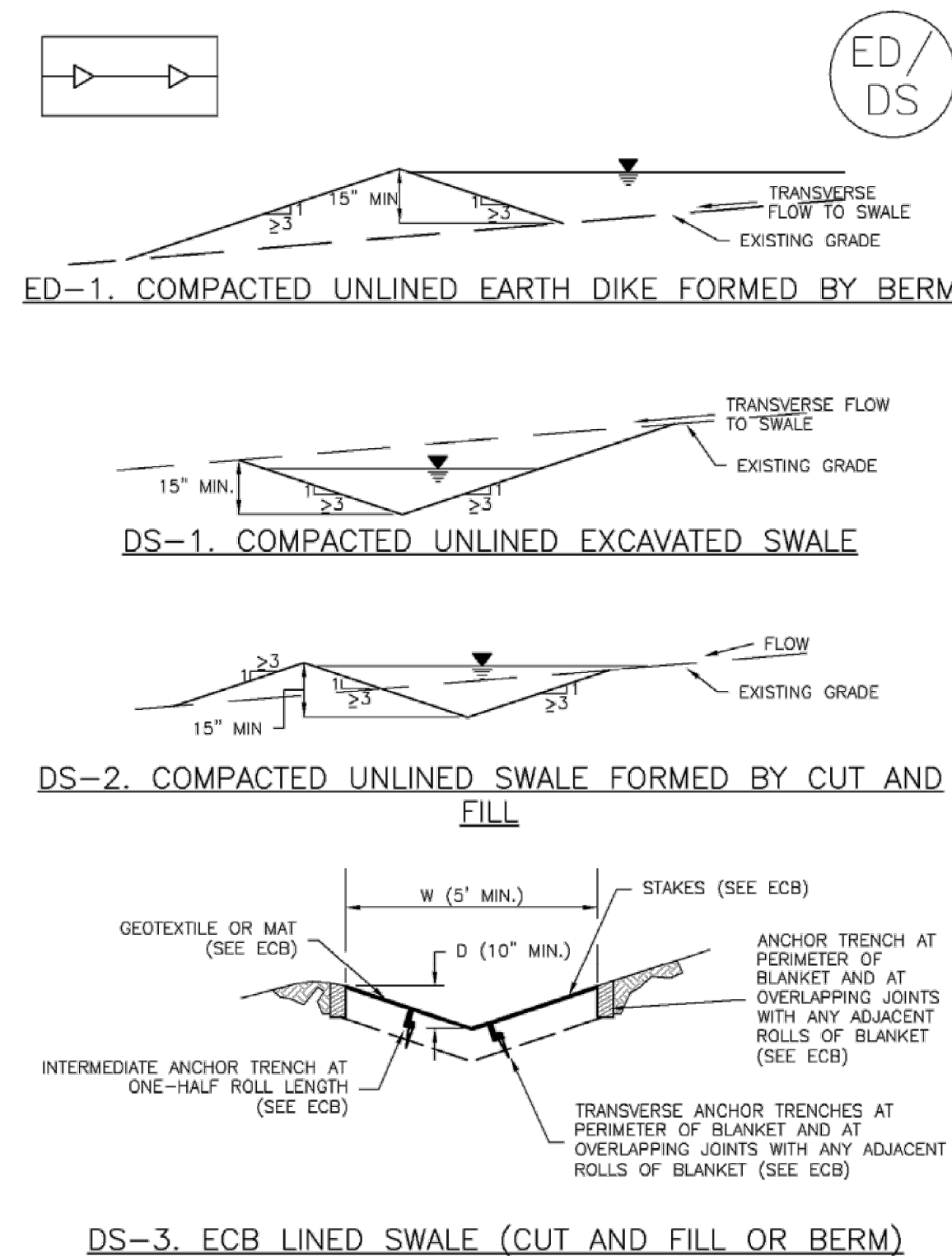
PROJECT NUMBER: 0219-05.02
 SHEET 12 OF 14

**PRELIMINARY
 NOT FOR CONSTRUCTION**

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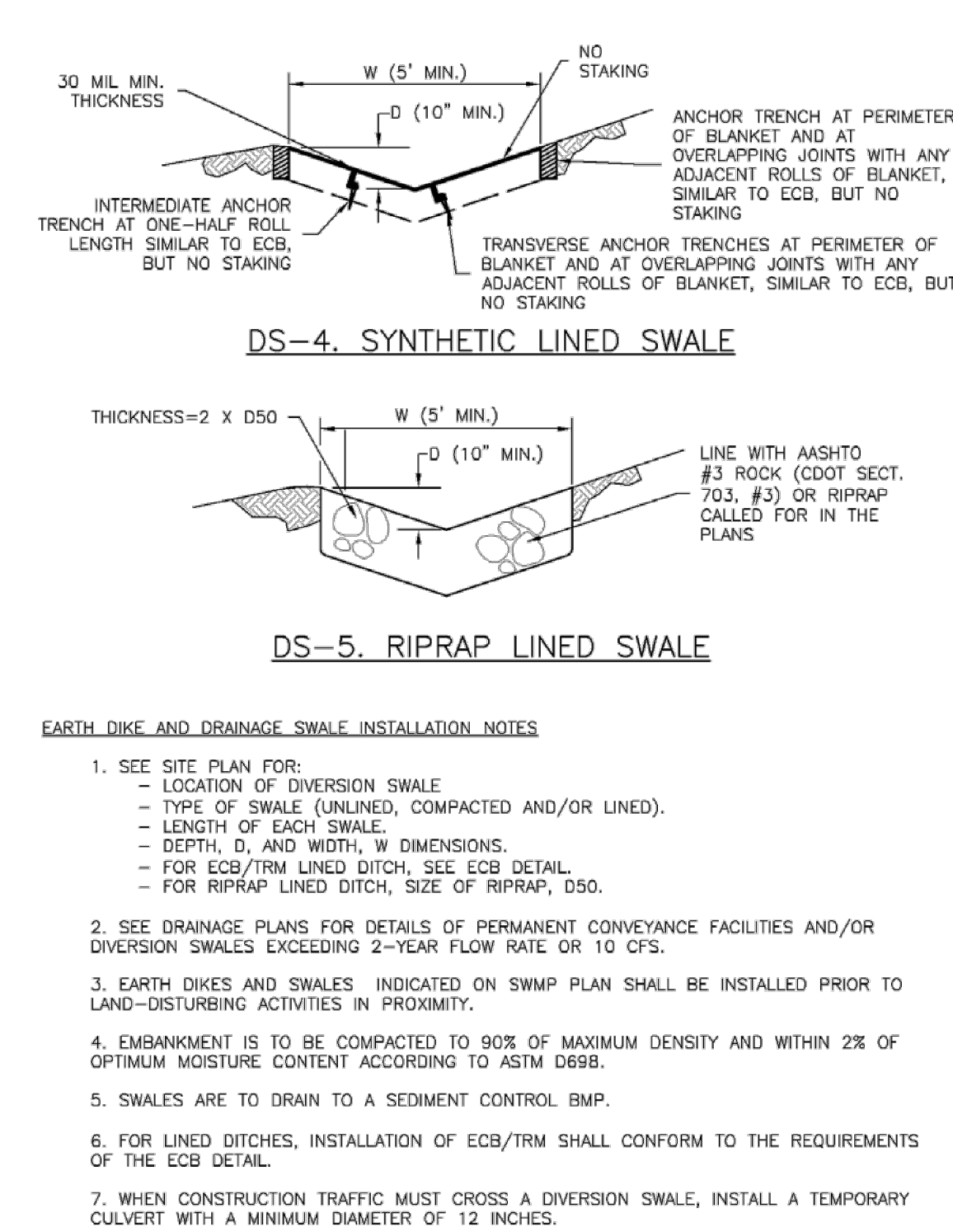


Earth Dikes and Drainage Swales (ED/DS) EC-10



November 2010 Urban Drainage and Flood Control District ED/DS-3
Urban Storm Drainage Criteria Manual Volume 3

EC-10 Earth Dikes and Drainage Swales (ED/DS)



ED/DS-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Earth Dikes and Drainage Swales (ED/DS) EC-10

EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.
- WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF COLORADO SPRINGS, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010 Urban Drainage and Flood Control District ED/DS-5
Urban Storm Drainage Criteria Manual Volume 3

PRELIMINARY NOT FOR CONSTRUCTION

Dakota Springs Engineering
Engineering Consultants
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JCAD
SCALE: VERT: HORIZ: STATION: FROM: TO: TD:

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Know what's below. Call 811 before you dig.

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DRAWN BY: DATE:
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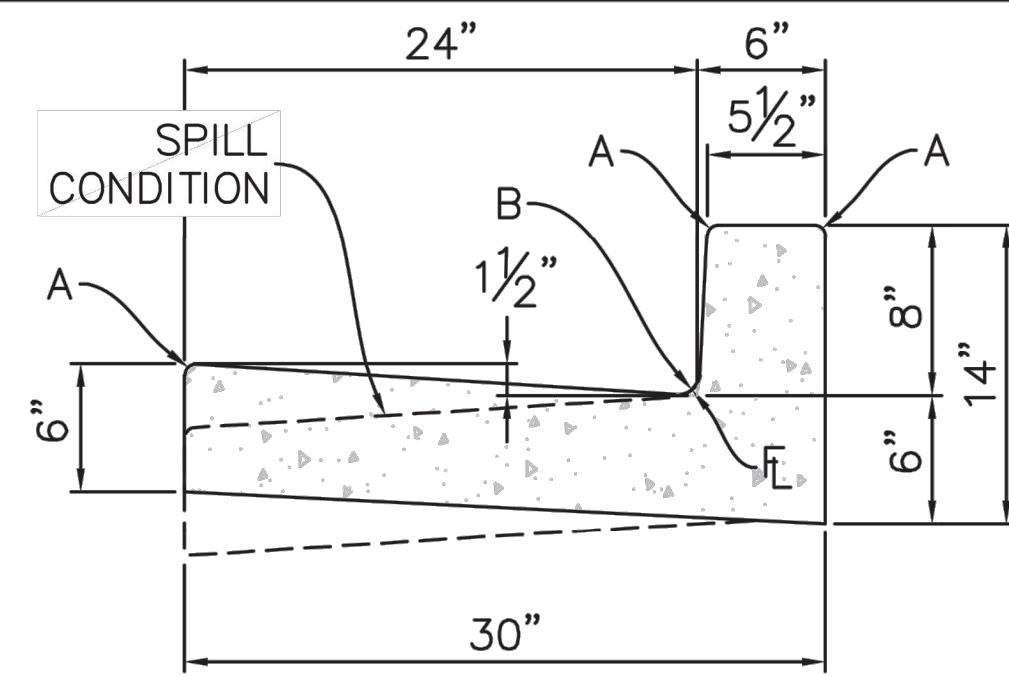
WATERVIEW VILLAS

DEVELOPMENT PLAN DETAILS (1)

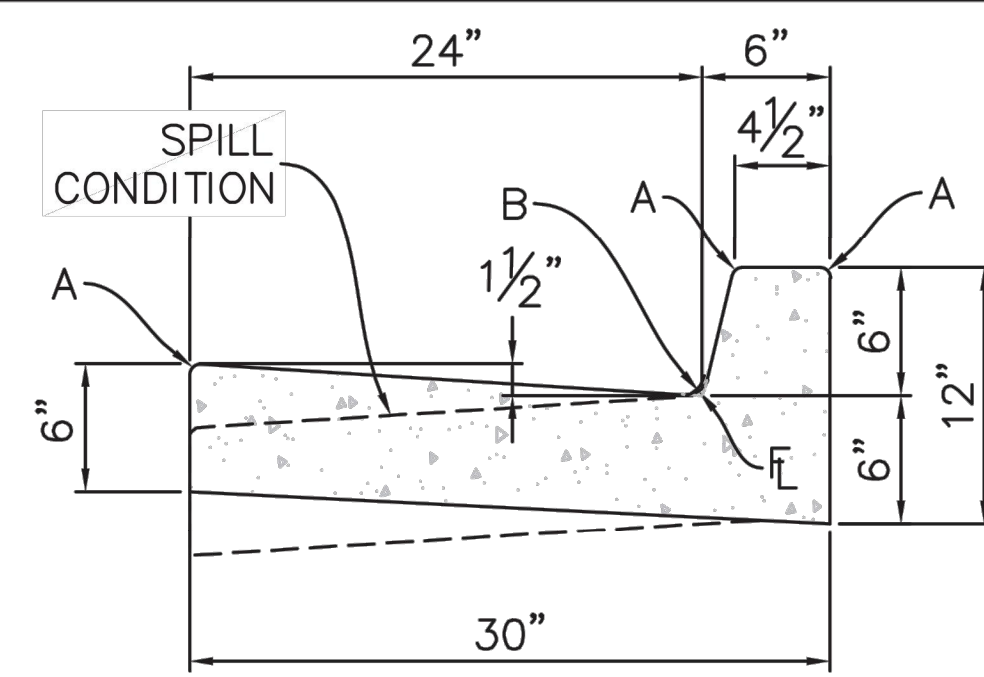
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PROJECT NUMBER: 0219-05.02

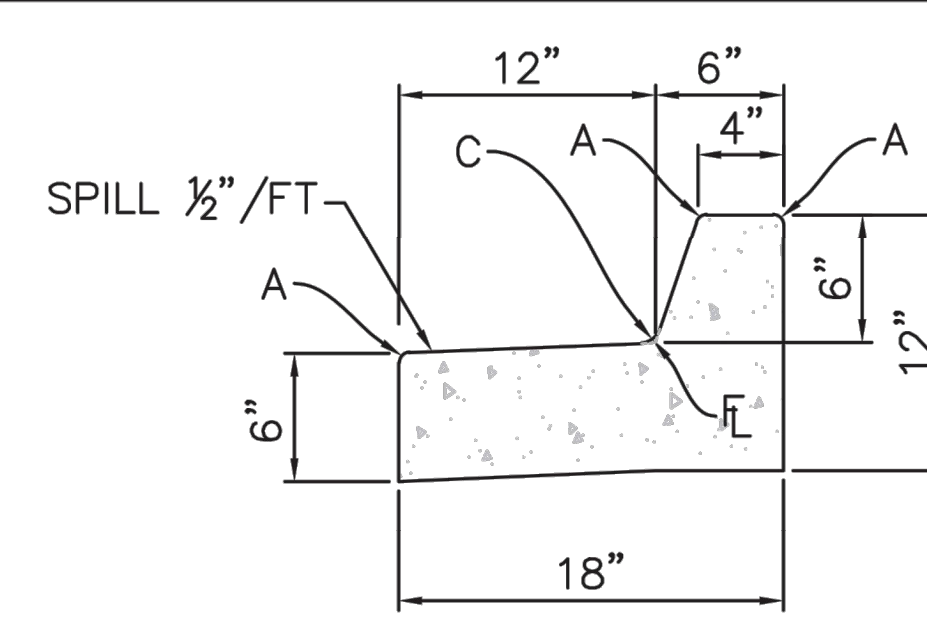
SHEET 13 OF 14



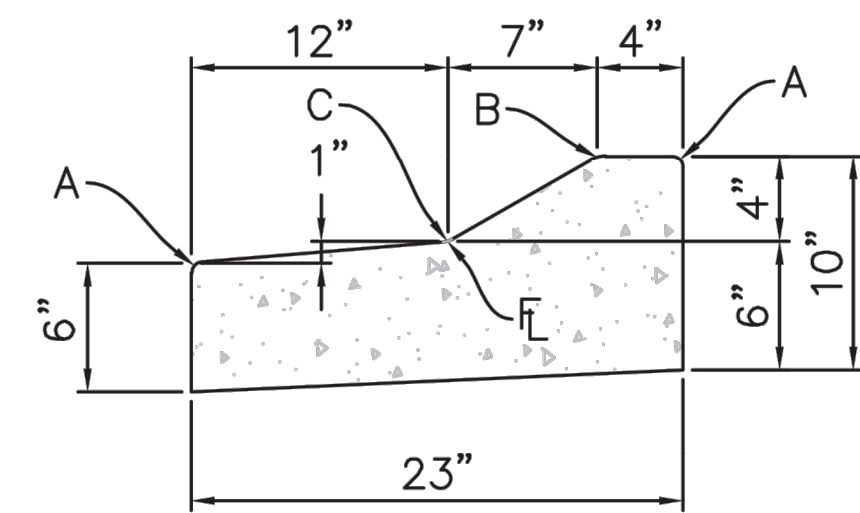
TYPE 1
8" VERTICAL



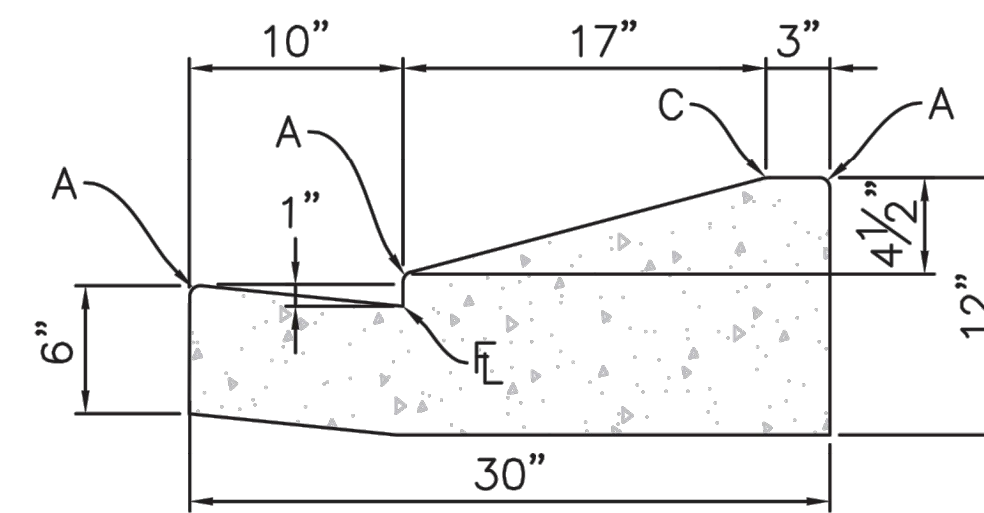
TYPE 2
6" VERTICAL



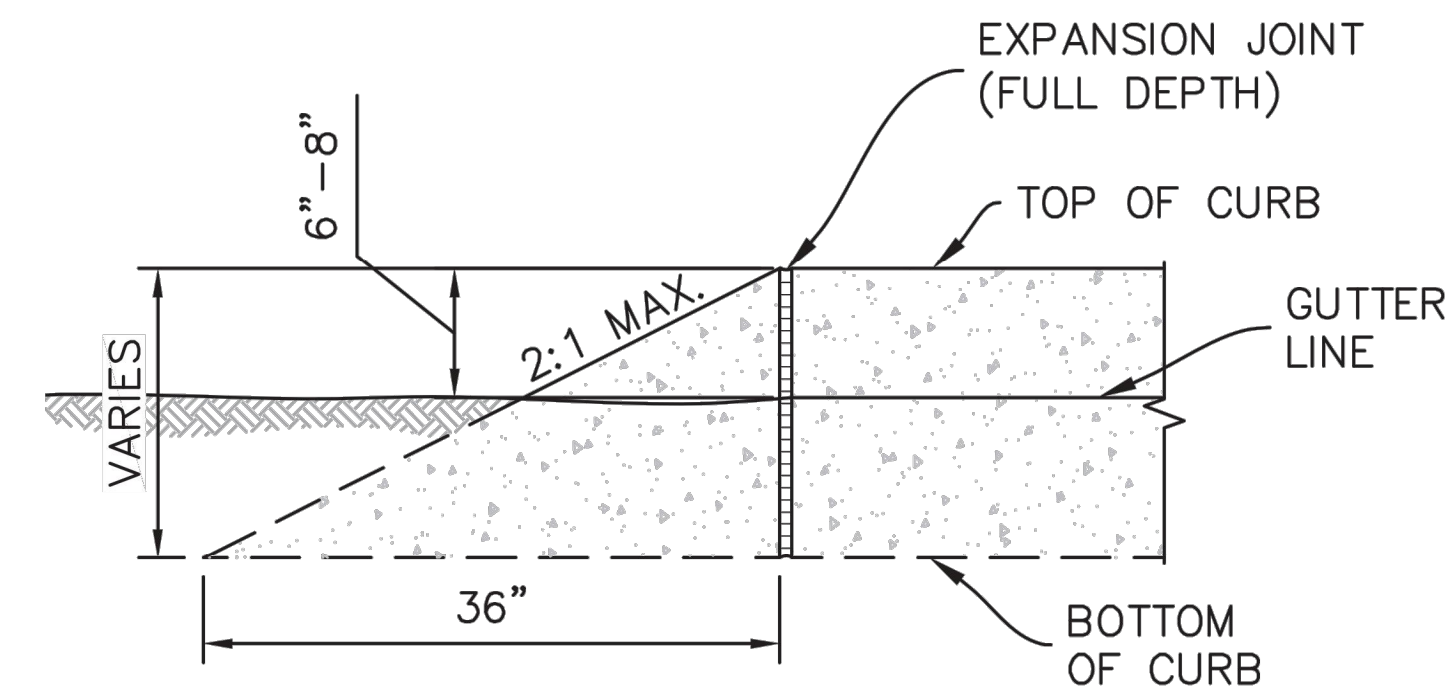
TYPE 3
STANDARD MEDIAN



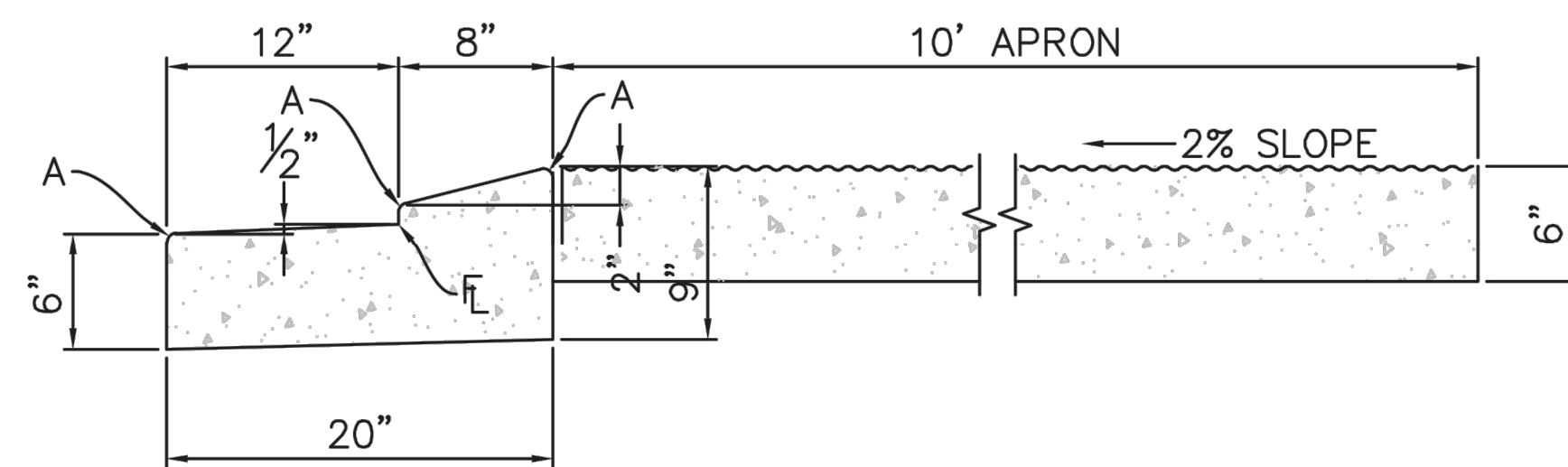
TYPE 4
MOUNTABLE



TYPE 5
RESIDENTIAL CURB & GUTTER ONLY



CURB ENDING



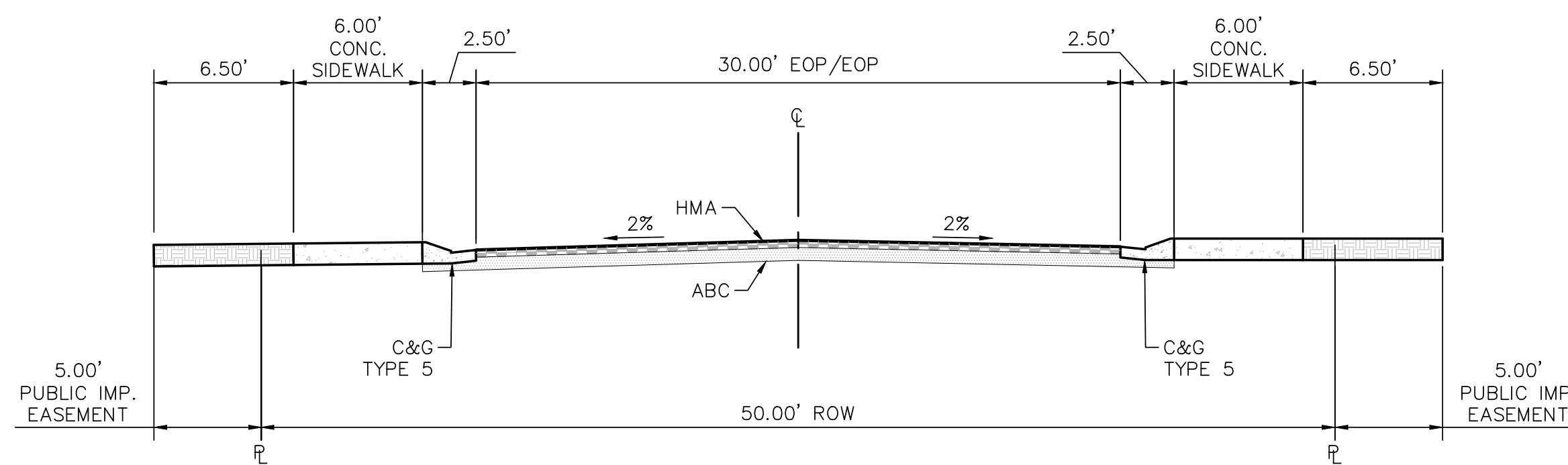
ROUNDBOUNT APRON

NOTE:
TYPE 1 AND 2 SPILL GUTTER MUST BE APPROVED BY CITY ENGINEERING.
TYPE 5 IS CARRY CURB ONLY.

RADI LEGEND	
A	1/4" - 1/2"
B	1 1/2"
C	1 1/2" - 2"



CURB & GUTTER DETAILS		
APPROVED: <i>Gayle Sturdivant</i> CITY ENGINEER		
ISSUED: 2/26/20	REVISED:	DRAWING NO. 6B



TYPICAL SECTION
(50' ROW - PUBLIC RESIDENTIAL)
OFFICER LN & AVIATOR WAY
SCALE : NTS

REVISIONS:	DATE
NO. DESCRIPTION	

Z:\0001-Dakota Springs\02-Waterview Partners\19-05-Waterview North Site\02-RichmondHomes-Larsen\CAD\plansheets\Development Plan\Waterview Villas - Cover.dwg