### **LEGAL DESCRIPTION**

PROJECT DESCRIPTION (R-FLEX-MED-AO)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 669.38 FEET

THENCE SOO'00'09"E DEPARTING SAID NORTH LINE, A DISTANCE OF 949.06 FEET TO THE POINT OF BEGINNING;

THENCE N90°00'00"E A DISTANCE OF 1613.51 FEET;

THENCE S00°00'00"E A DISTANCE OF 103.83 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 296.50 FEET, AN ARC LENGTH OF 75.43 FEET, A DELTA ANGLE OF 14°34'37", WHOSE LONG CHORD BEARS SO7°17'18"W A DISTANCE OF 75.23 FEET TO A POINT OF REVERSE CURVE;

THENCE ON SAID CURVE, HAVING A RADIUS OF 363.50 FEET, AN ARC LENGTH OF 135.12 FEET, A DELTA ANGLE OF 21°17'52", WHOSE LONG CHORD BEARS S03°55'40"W A DISTANCE OF 134.34 FEET;

THENCE SO6°43'16"E A DISTANCE OF 173.23 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 429.38 FEET, A DELTA ANGLE OF 08°17'02", WHOSE LONG CHORD BEARS S78°29'18"W A DISTANCE OF 429.01 FEET;

THENCE S74°20'46"W A DISTANCE OF 829.69 FEET;

THENCE N15°39'12"W A DISTANCE OF 199.98 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 625.50 FEET, AN ARC LENGTH OF 23.55 FEET, A DELTA ANGLE OF 02°09'25", WHOSE LONG CHORD BEARS N16°43'55"W A DISTANCE OF 23.55 FEET TO A COMPOUND CURVE:

THENCE ON SAID CURVE, HAVING A RADIUS OF 417.48 FEET, AN ARC LENGTH OF 96.22 FEET, A DELTA ANGLE OF 13°12'19", WHOSE LONG CHORD BEARS N24°24'47"W A DISTANCE OF 96.01 FEET;

THENCE N31°00'56"W A DISTANCE OF 47.52 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 360.12 FEET, AN ARC LENGTH OF 620.00 FEET, A DELTA ANGLE OF 33"16'48", WHOSE LONG CHORD BEARS N47"39'20"W A DISTANCE OF 355.08 FEET TO A COMPOUND CURVE; THENCE ON SAID CURVE, HAVING A RADIUS OF 550.00 FEET. AN ARC LENGTH OF 9.35 FEET. A DELTA ANGLE OF 00°58'26", WHOSE LONG CHORD BEARS N63°48'31"W A DISTANCE OF 9.35 FEET;

THENCE NO0°00'09"W A DISTANCE OF 207.43 FEET TO A POINT OF BEGINNING.

PARCEL CONTAINS 916,188.14 SQUARE FEET OR 21.03 ACRES MORE OR LESS.

### **BASIS OF BEARING**

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S8E89523 FROM THE NOR CORNER OF SAID SECTION9(2 CAP PLS 17664) TO THE N CORNER OF SAID SECTION 9(3 V4"ALUM. CAP PLS 10377).

### **GENERAL NOTES**

- 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. THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILIARIZED WITH THIS POTENTIAL AND RAMIFICATIONS THEREOF.
- 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. DEVELOPER IS RESPONSIBLE FOR REQUIRED TURN LANE MARKING, STRIPING AND ASSOCIATED TRAFFIC SIGNS.
- 5. THE SITE SHALL BE STRIPPED TO A MINIMUM OF 0.5' BELOW EXISTING GRADE.
- 6. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
- 7. DUST CONTROL SHALL BE SUPPLIED BY THE GRADING CONTRACTOR THROUGH THE DURATION OF THE GRADING ACTIVITIES.
- 8. OPEN SPACES AND PARKING TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT HOME OWNER ASSOCIATION.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 ½" ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM. CAP PLS 10377).
- 10. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY
- 11. LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED BY THE HOME BUILDER AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME BUILDER.
- 12. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- 13. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- 14. PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- 17. THE DEVELOPMENT IS EXEMPT FROM NEEDING A PHOTOMETRIC PLAN UNDER SECTION 7.4.1202.B OF CITY CODE.
- 18. THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT A TRAFFIC SIGNAL AT BRADLEY ROAD/LEGACY HILL DRIVE
- THE SOUTHEAST CORNER OF THE OVERALL VILLAGES AT WATERVIEW NORTH DEVELOPMENT. 20. THE DEVELOPMENT AND ITS OCCUPANTS MAY BE IMPACTED BY AIR ILLUMINATION OR APPROACH LIGHTING SYSTEMS THAT

19. THE METRO DISTRICT WILL INSTALL AND MAINTAIN THE DETENTION POND SERVICING THIS SITE TO BE CONSTRUCTED ON

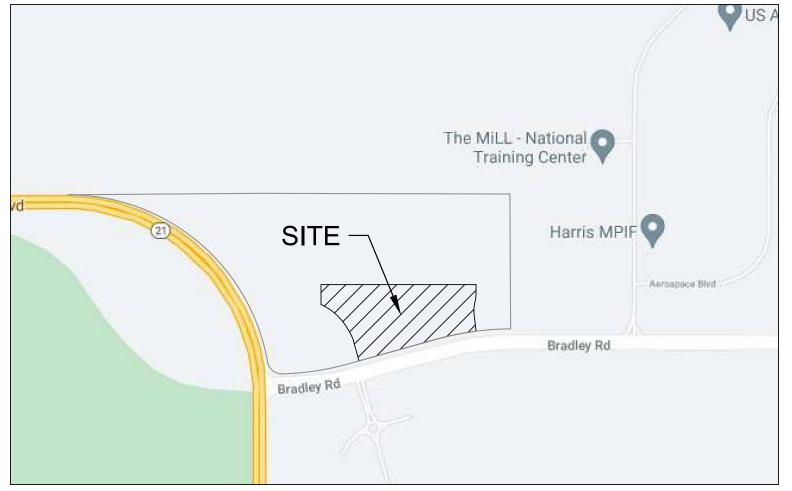
- USE MEDIUM AND HIGH-INTENSITY LIGHTS TO GUIDE AIRCRAFT TO THE RUNWAY CENTERLINE USEDFOR NAVIGATION OR FLIGHT IN AIR.
- 21. THE FDR "METRO ROADS" SWENT# STM-REV23-0528 WAS PREPARED BY KIMLEY HORN AND ASSOCIATES, INC. AND IS CURRENTLY UNDER REVIEW. AS STATED IN THE FDR FLOWS WILL BE ROUTED AND CAPTURED BY THE PROPOSED PRIVATE REGIONAL DETENTION FACILITY AT THE SOUTHEAST CORNER OF THE MASTER DEVELOPMENT PER THE MDDP AND THE METRO ROADS FDR.

### **SCHEDULE**

BEGIN EARTHWORK SPRING 2025 FINAL STABILIZATION SUMMER 2025

# **WATERVIEW VILLAS** DEVELOPMENT PLAN

**LOCATED IN PORTION OF SECTION 9.** TOWNSHIP 15 S, RANGE 65 W, OF THE 6TH P.M., **EL PASO COUNTY, STATE OF COLORADO** 



### **LOCATION MAP** NOT TO SCALE

### OWNER/DEVELOPER

CPR ENTITLEMENTS LLC 15 S. WAHSATCH AVE COLORADO SPRINGS, CO 80903 719-377-0244 CONTACT: P.A.KOSCIELSKI, MANAGER

### **APPLICANT**

DAKOTA SPRINGS ENGINEERING, LLC 31 N. TEJON ST., SUITE 500 COLORADO SPRINGS, CO 80903 719-377-0244

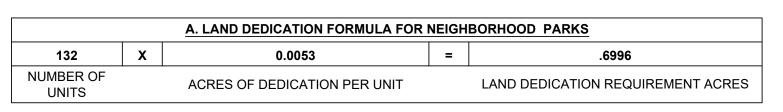
## **ENGINEER/PLANNER**

15 S. WAHSATCH AVE COLORADO SPRINGS, CO 80903 719-227-7388 CONTACT: CHARLES K. COTHERN, P.E.

DAKOTA SPRINGS ENGINEERING. LLC

#### PREPARED BY DAKOTA SPRINGS ENGINEERING 15 S. WAHSATCH AVE COLORADO SPRINGS, CO 80903

(719) 227-7388



B. LAND DEDICATION FORMULA FOR COMMUNITY PARKS				
132	X	0.0064	II	.8448
NUMBER OF UNITS		ACRES OF DEDICATION PER UNIT		LAND DEDICATION REQUIREMENT ACRES

TOTAL LAND DEDICATION 1.5444 ACRES

1. IN REFERENCE TO COPN-22-0002, PLDO OBLIGATIONS FOR THIS PARCEL WILL BE MET BY

2. SHOOL LAND OBLIGATIONS HAVE BEEN MET BY LAND DEDICATION.

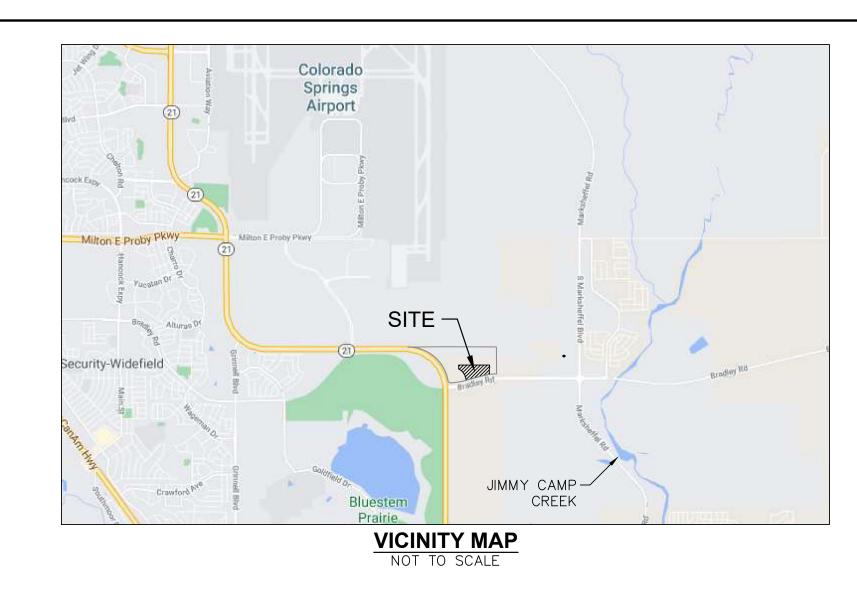
FEES IN LIEU OF LAND DEDICATION.

### **SHEET TABLE**

- COVER VILLAGES AT WATERVIEW NORTH SITE PLAN SITE PLAN
- 4 TRACT MAP (1)
- 5 TRACT MAP (2)
- 6 TRACT MAP (3) 7 GRADING PLAN (OVERALL)
- 8 DETAILED GRADING (1)
- 9 DETAILED GRADING (2) 10 DETAILED GRADING (3)
- 10 STORM PLAN 11 PRELIMINARY UTILITY PLAN
- 12 DETAILS (1) 13 DETAILS (2)

### TRACT LIST TRACT # | AREA 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

\* SEE GENERAL NOTE #11 FOR LANDSCAPING MAINTENANCE RESPONSIBILITIES.



## SITE INFORMATION

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP PANEL 08041C0768G (EFFECTIVE DATE DECEMBER 7, 2018), THIS PARCEL IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN THEREFORE IS IN FLOOD ZONE X.

<u>GEOLOGIC HAZARD STATEMENT:</u>
THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 15, 2020, REVISED OCTOBER 1, 2020, AND JULY 15, 2022, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: HYDROCOMPACTION, COLLAPSIBLE SOILS, HIGHLY EXPANSIVE SOILS, POTENTIAL SEASONAL SHALLOW GROUNDWATER AND SHALLOW BEDROCK. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # COPN-22-0002 OR WITHIN THE SUBDIVISION FILE: VILLAGES AT WATERVIEW OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

SITE ADDRESS: TBD <u>SCHEDULE #:</u> 5500000456 CITY ANNEXATION #: ANEX-22-0001 **ZONING:** R-FLEX-MED-AO PROPOSED USE: SINGLE FAMILY & TWO FAMILY GROSS DENSITY: 6.28 DU/AC MAXIMUM HEIGHT: 45 FT MINIMUM LOT AREA: 1,500 SF PER DU MINIMUM LOT WIDTH: 20 FT PER DU <u>SITE AREA (GROSS)</u>: 916,188.14 S.F. (21.03 ACRES) TOTAL NO. OF UNITS: 132

TOTAL LOT COVERAGE: BUILDINGS: TBD% PAVING & SIDEWALKS: TBD% OPEN SPACE: TBD% TOTAL = 100.0%

SETBACK: ALL SETBACK INFORMATION PER SPECIFIC ZONE REQUIREMENTS.

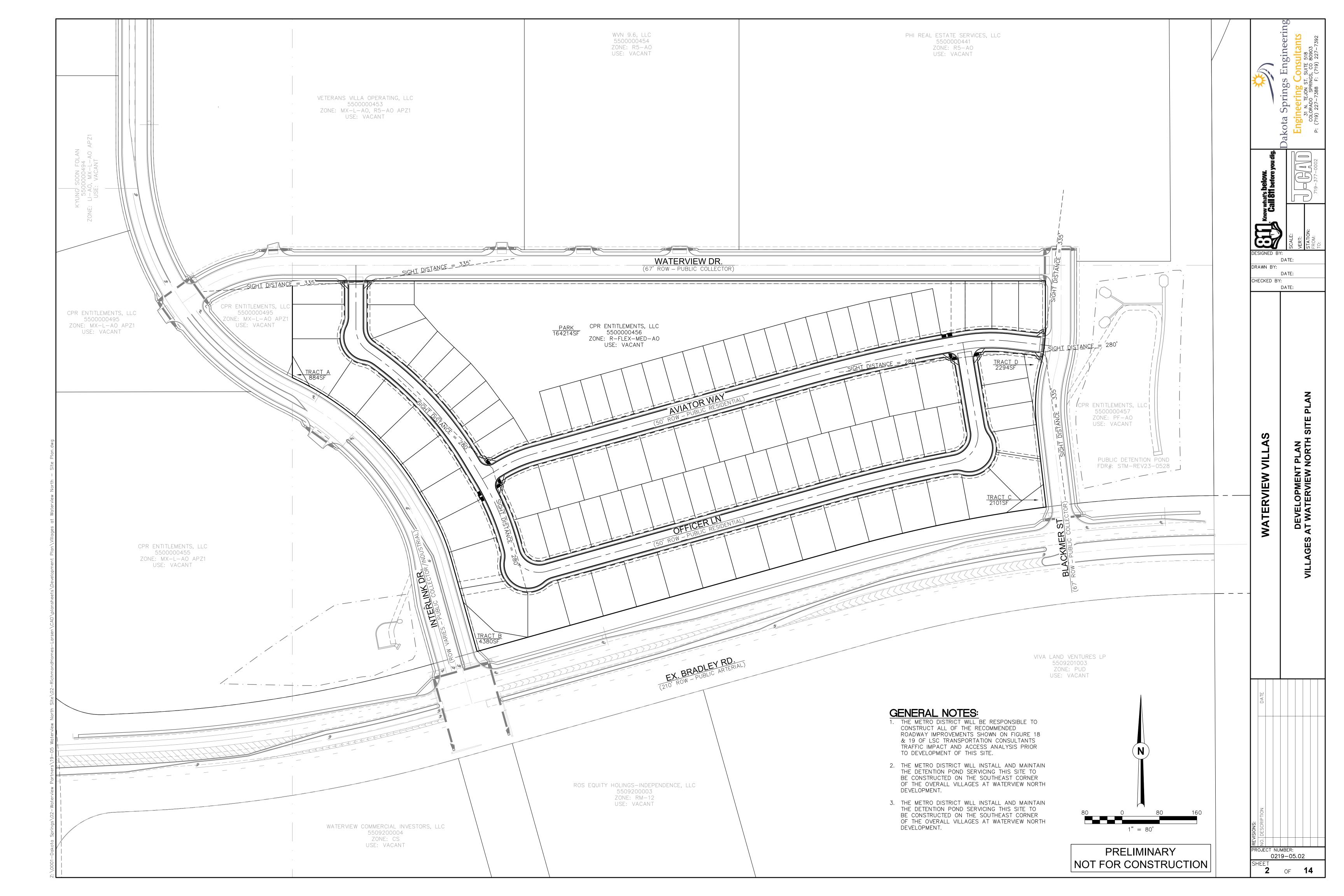
R-FLEX-MED: FRONT: 10 FT BACK: 10 FT 1 FT SIDE: 45 FT HEIGHT:

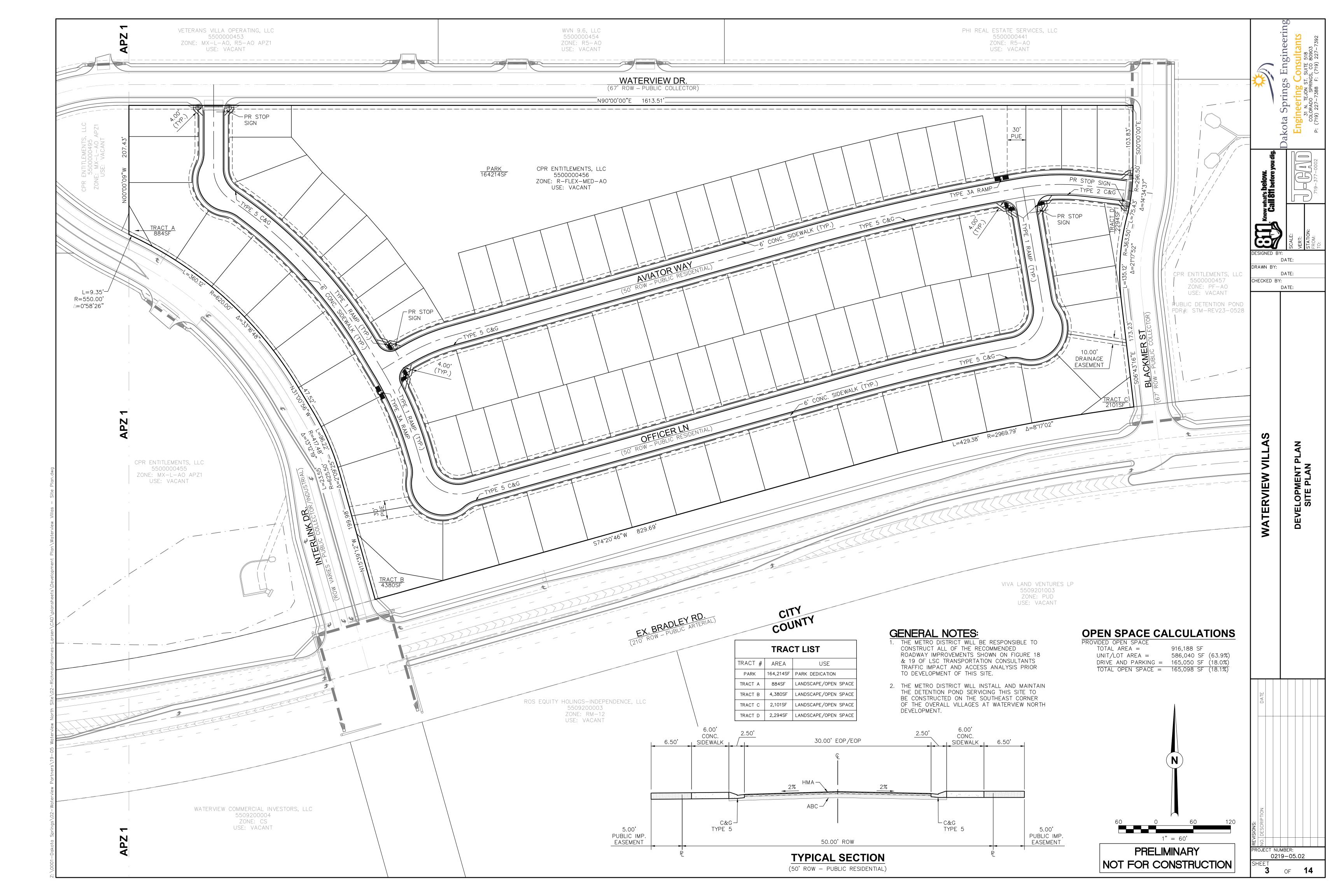
NOTE: APPLIES TO THE PERIPHERY OF THE DEVELOPMENT PROJECT AND DOES NOT APPLY WHEN PLATTING AROUND INDIVIDUAL UNIT(S) OR PLATTING ALONG A COMMON WALL.

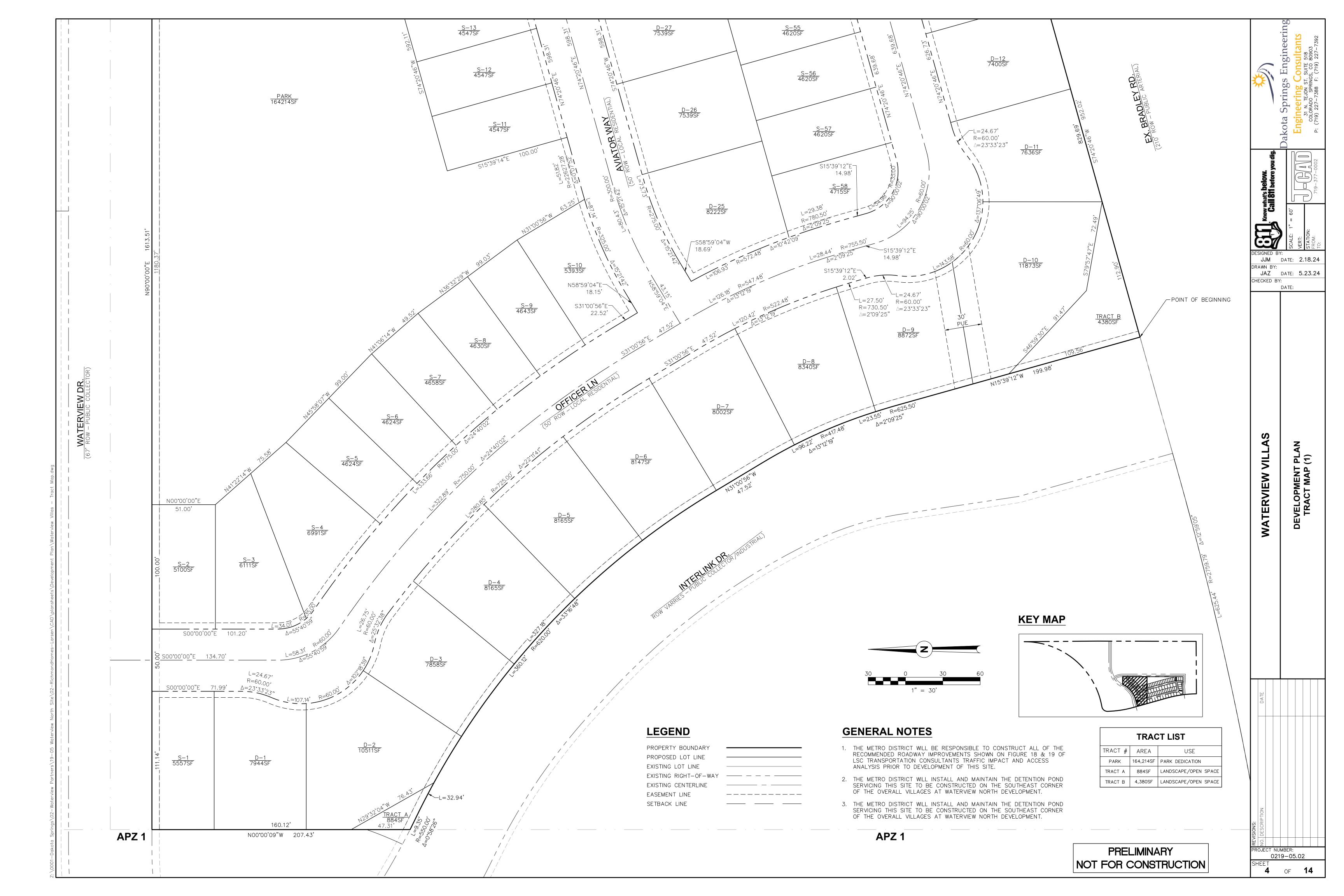
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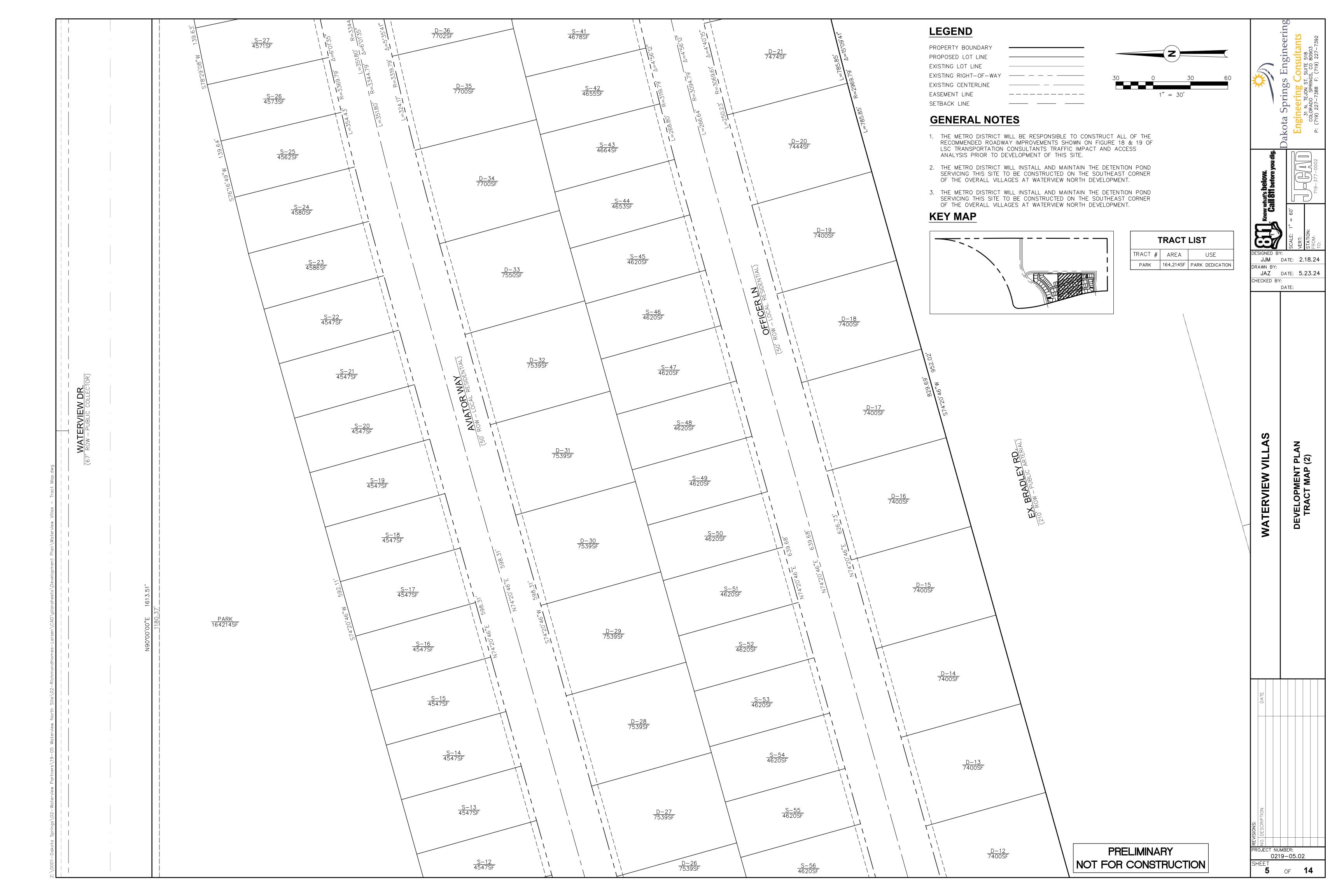
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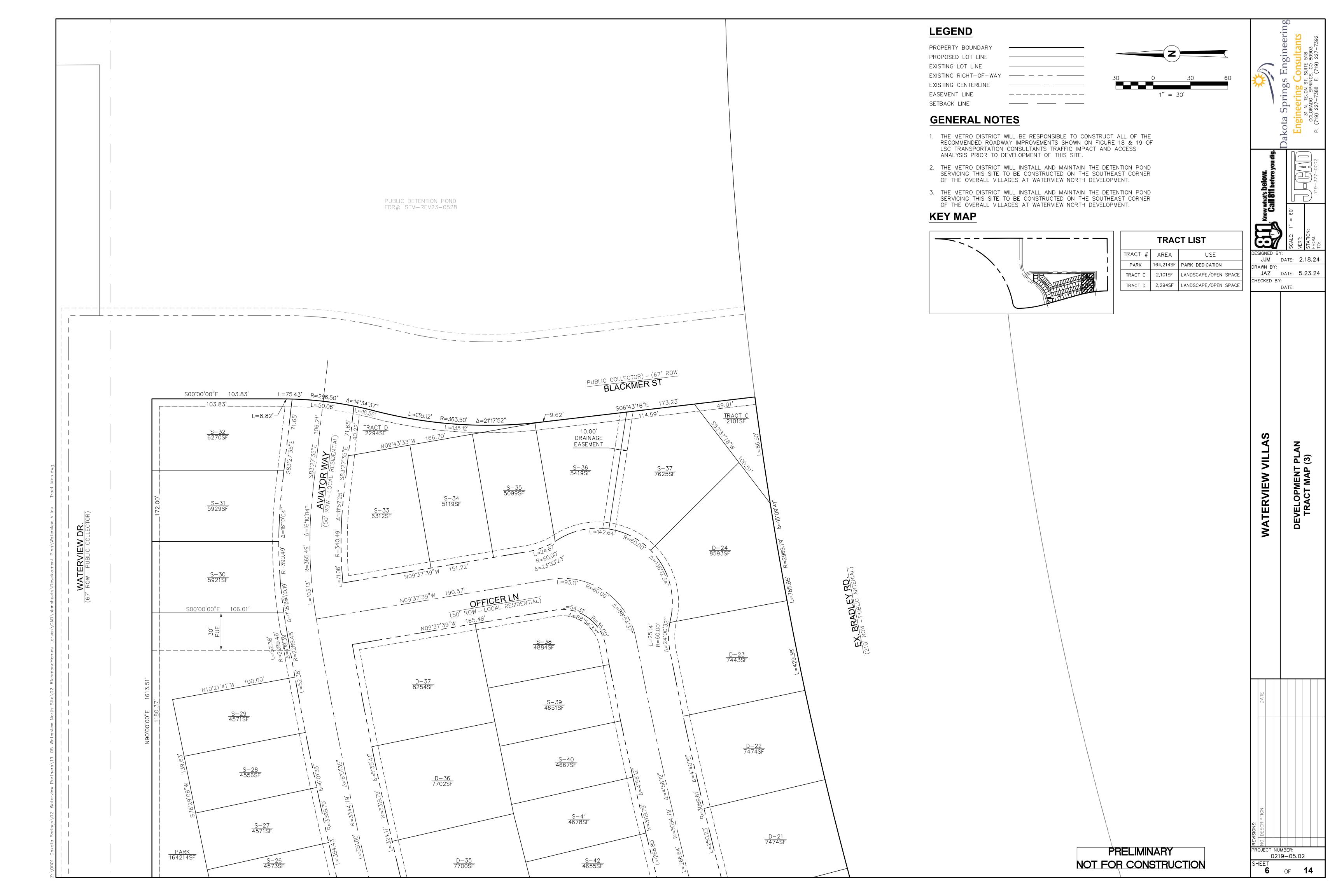
0219-05.02 1 OF 14

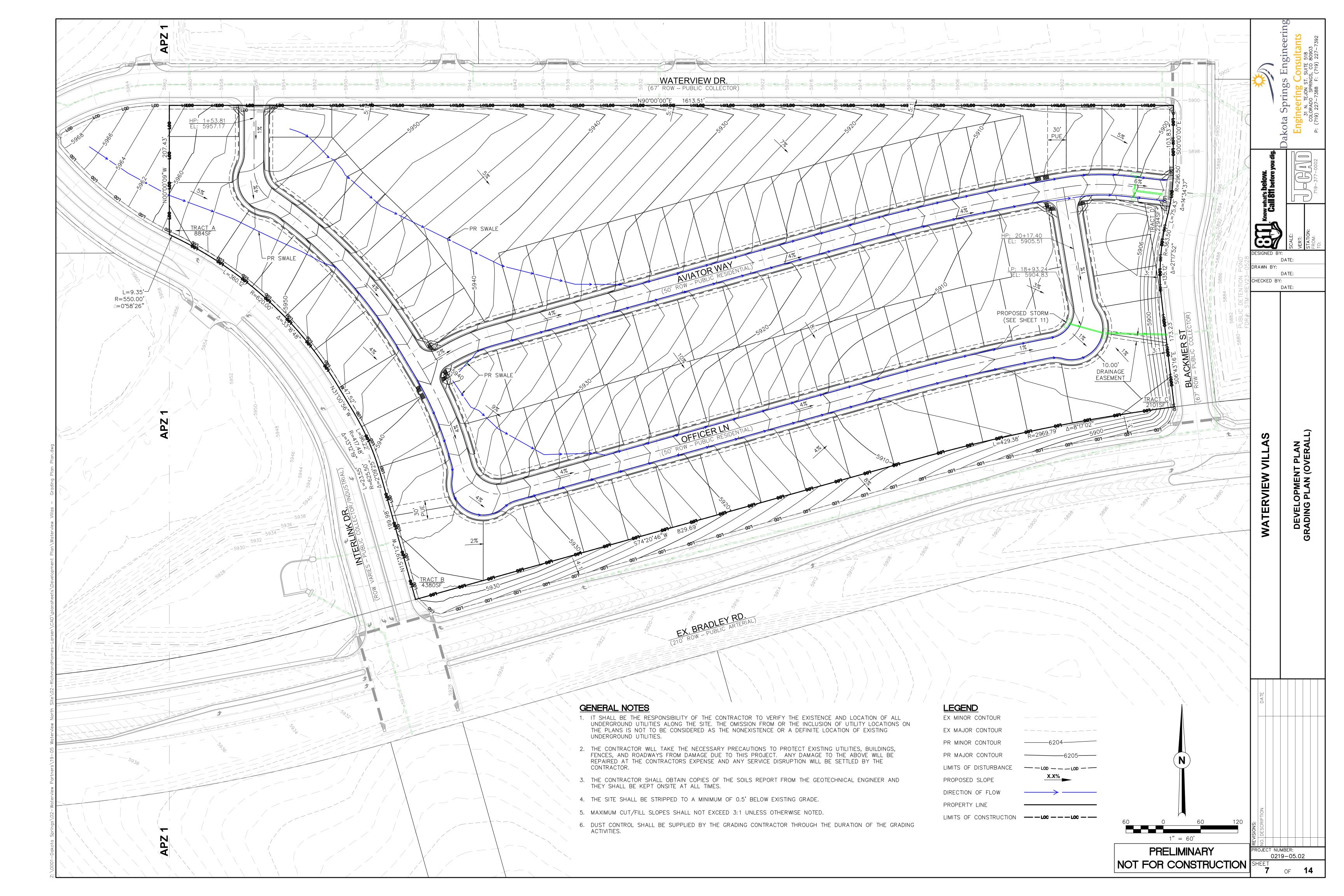


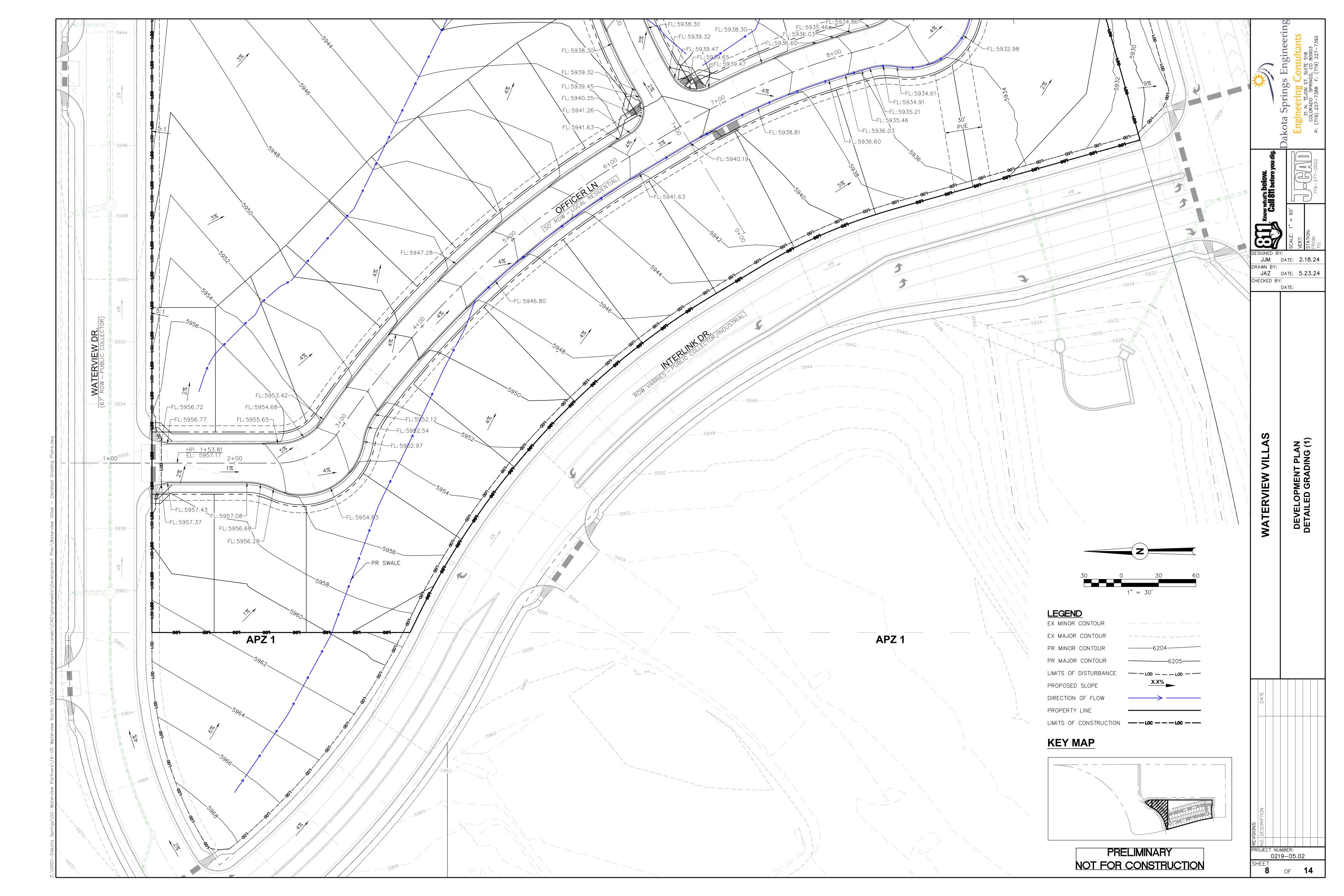


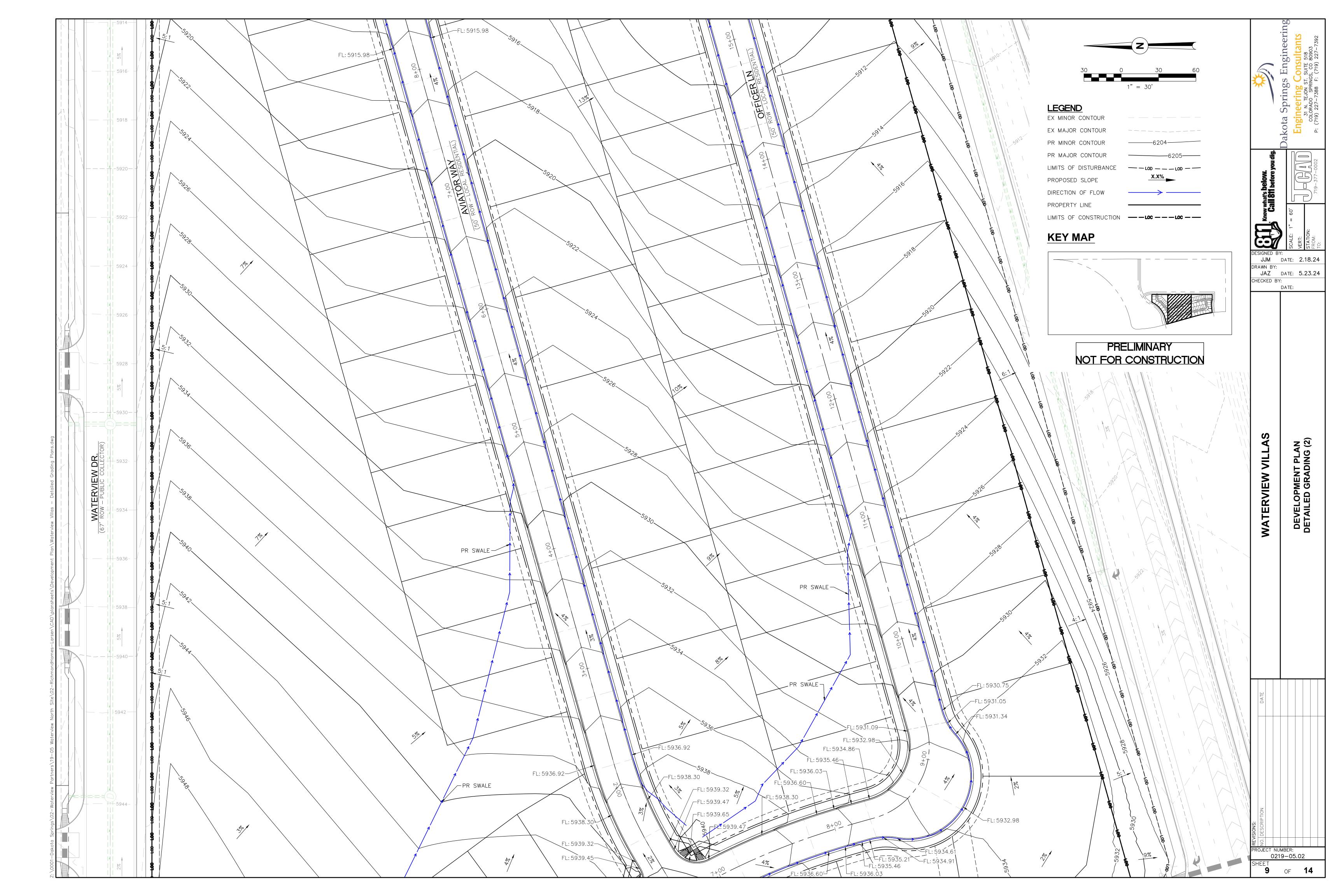


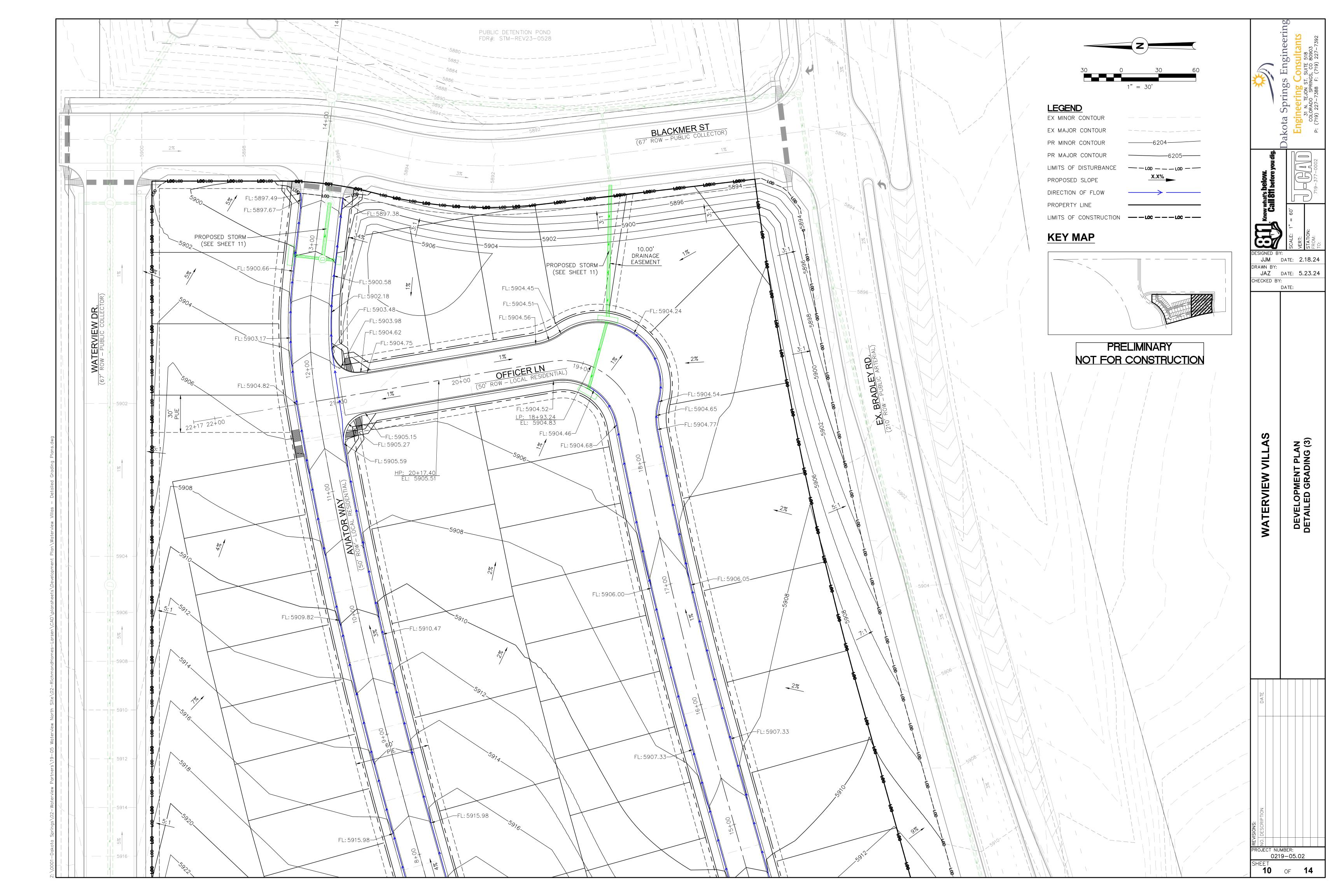


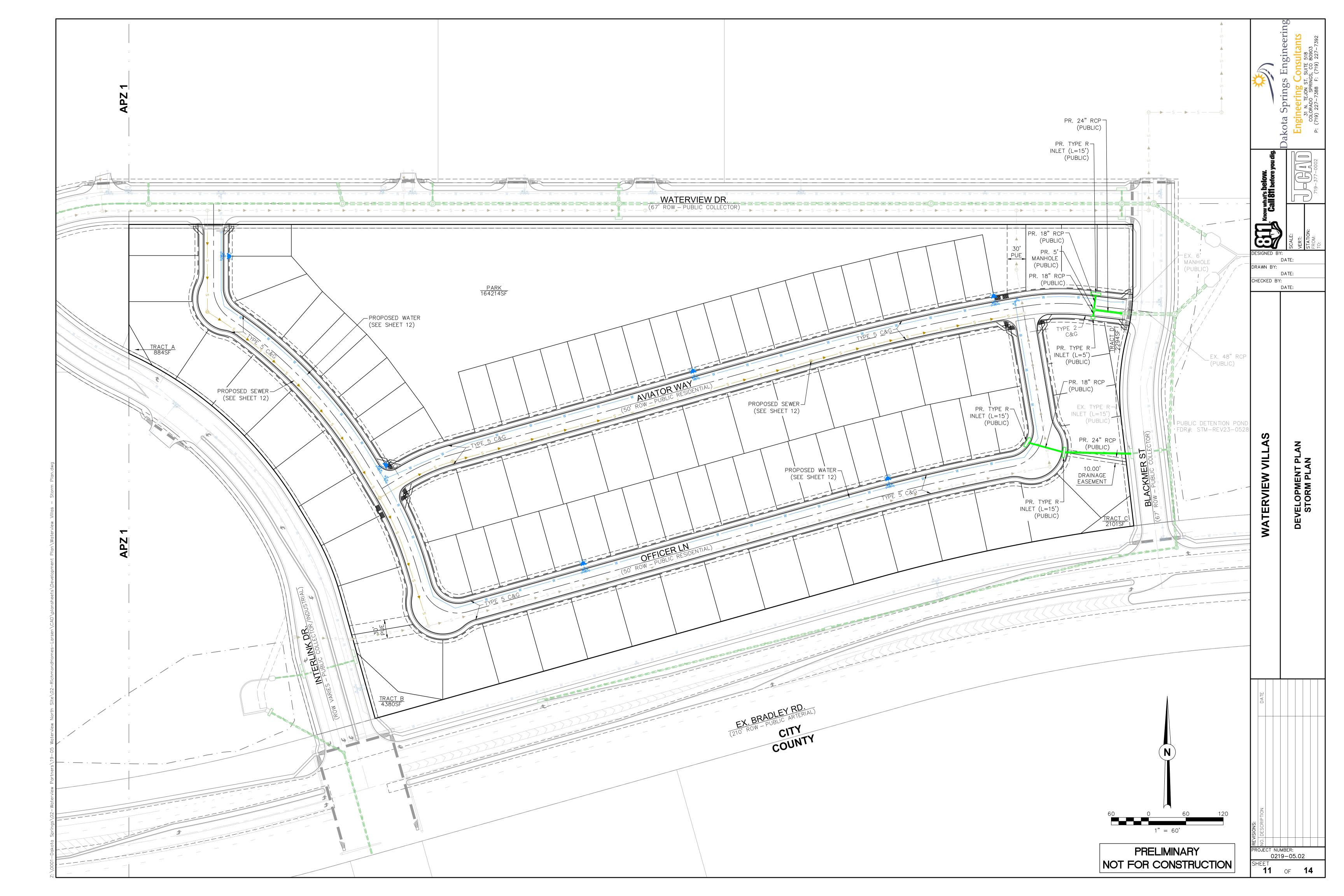




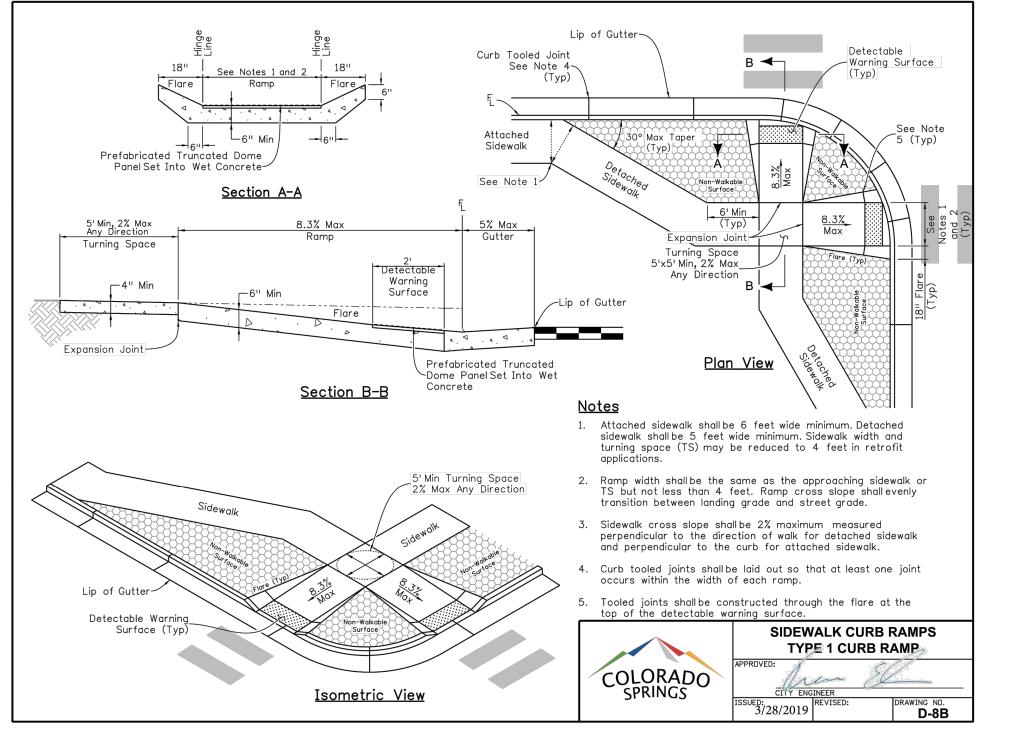


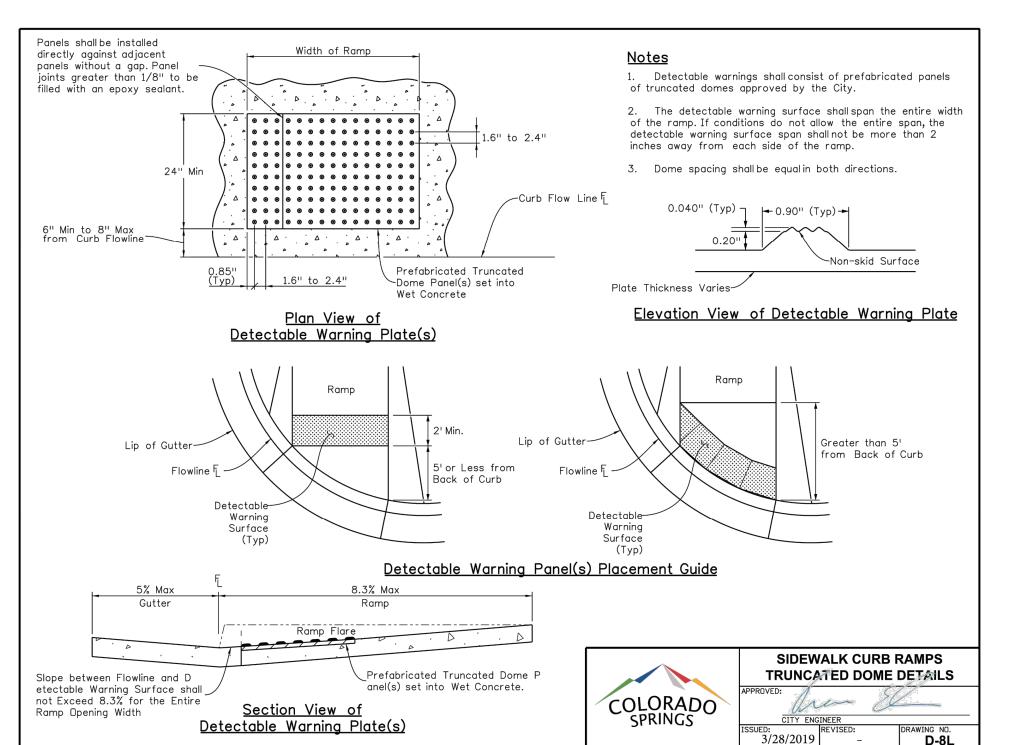


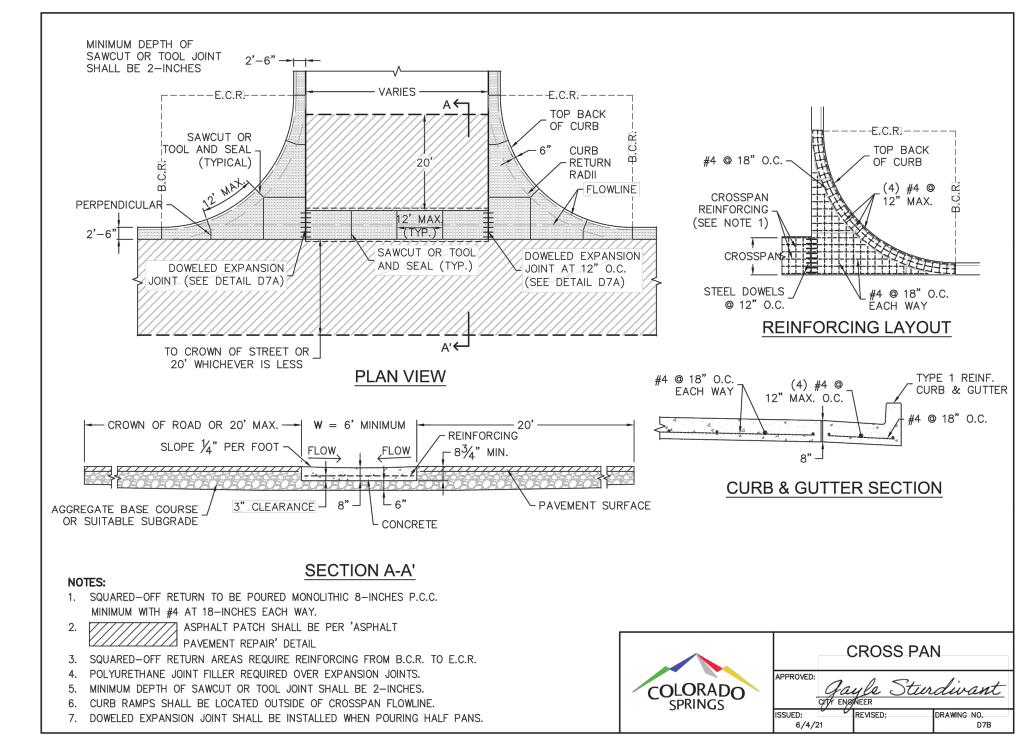




#### GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN: 8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES'WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCUR IN 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. 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 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 9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND PIKES PEAK UTILITIES' STANDARD GAS-SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668-4985 OR REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION. SOUTH WORK CENTER 668-5564). Sp 3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES 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 NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.540). 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 11. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE UTILITIES' RULES AND REGULATIONS. 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 4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR 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 AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS THE THEN-CURRENT TARIFFS, RATES, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES. TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED. 12. REQUIRED WATER SUPPLIES FOR FIRE PROTECTION EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE 5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY w what's belocated the control of th MATERIAL ARRIVES ON SITE. (2009 IFC §1412) 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. 13. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION/DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED BE EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE 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 MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. (2009 IFC §1410) AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES'THEN-CURRENT PERMANENT 14. NOTICE OF PRIVATE UTILITY LINES WILL BE REQUIRED BY SEPARATE INSTRUMENT AT TIME OF CONSTRUCTION PLAN REVIEW. 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). DATE: RAWN BY: PR 12" DIP WATER PR 12" DIP WATER PR 8" PVC SAN SEW DATE BY OTHERS-BY OTHERS-BY OTHERS (PUBLIC)-BY OTHERS (PUBLIC)--BY OTHERS (PUBLIC) CHECKED BY: PROJ #2024-S1079 PROJ #2024-S1079 PROJ #2024-W1079 PROJ #2024-W1079 PROJ #2024-S1079 DATE WATERVIEW DR (67' ROW — PUBLIC COLLECTOR) ! - ▶ - s - ▶ - s - ▶ - s - - ⑤ → - s - ▶ - s - ▶ - s - ▶ - s - ▶ - s - ▶ - s - - ⑤ → - s - ▶ - s - ▶ - s - ▶ - s PR 8" PVC SAN SEW PR 8" PVC SAN SEW PR 8" PVC SAN SEW PR SSMH PR SSMH PR 8" PVC SAN SEW REMOVE CAP/PLUG BY OTHERS BY OTHERS BY OTHERS -REMOVE CAP/PLUG BY OTHERS (PUBLIC) → BY OTHERS (PUBLIC) BY OTHERS (PUBLIC)-BY OTHERS (PUBLIC) -PROJ #2024-S1079 CONNECT TO EXIST) PROJ #2024-S1079 (CONNECT TO EXIST) BY OTHERS -REMOVE CAP/PLUG-ROJ #2024-S1079 PR 8" PVC SAN SEW (CONNECT TO EXIST) -BY OTHERS (PUBLIC) PR 8" PVC SAN SEW PROJ #2024-S1079 PROJ #2024-S1079 - BY OTHERS (PUBLIC) PR 8" PVC SAN SEW PROJ #2024-S1079 BY OTHERS (PUBLIC)-CPR ENTITLEMENTS, LLC PROJ #2024-S1079 5500000456 ZONE: R-FLEX-MED-AO DR 8" WATER (PUBLIC USE: VACANT PR. 4' MANHOLE (PUBLIC) WATERVIEW PR 12" DIP WATER PR 8" PVC SAN SEW PROJ #2024-W1079 PROJ #2024-S1079 -PR. 4' MANHOLE (PUBLIC) PROPOSED STORM (SEE SHEET 11) IN PUBLIC DETENTION PON PR SSMH ∭ ·FDR#: STM−REV23−052 BY OTHERS-PROJ #2024-S1079 PR. 4' MANHOLE (PUBLIC) DRAINAGE (PUBLIC) EASEMENT EX 24" PVC WATER (PUBLIC) PR 8" PVC SAN SEW 4' MANHOLE PROJ #2022-W118 BY OTHERS (PUBLIC) (PUBLIC) PROJ #2024-S1079 BY OTHERS (PUBLIC PR 8" PVC SAN SEW BY OTHERS (PUBLIC) PROJ #2024-S1079 EX 24" PVC WATER (PUBLIC) PROJ #2022-W118 BY OTHERS PR SSMH BY OTHERS -PR 8" PVC SAN SEW PROJ #2024-S1079 PROJ #2024-S1079 -BY OTHERS PR 8" PVC SAN SEW -BY OTHERS (PUBLIC) PROJ #2024-S1079 **PRELIMINARY** OJECT NUMBER 0219-05.02 NOT FOR CONSTRUCTION 12 OF 14

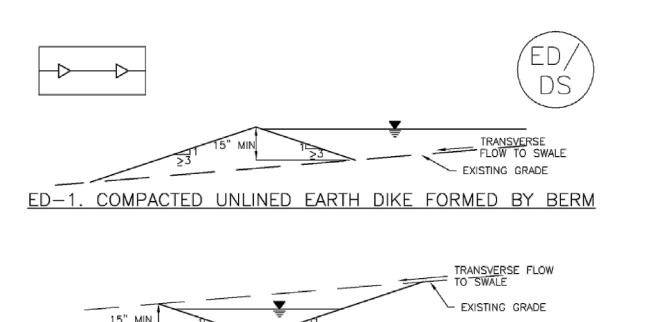


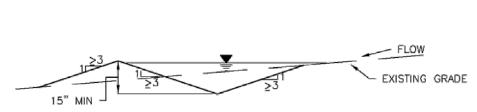




**EC-10** 

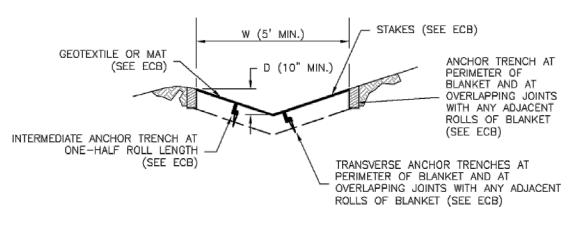






DS-1. COMPACTED UNLINED EXCAVATED SWALE

DS-2. COMPACTED UNLINED SWALE FORMED BY CUT AND

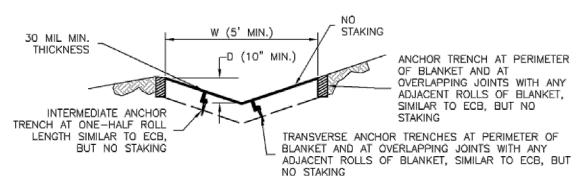


DS-3. ECB LINED SWALE (CUT AND FILL OR BERM)

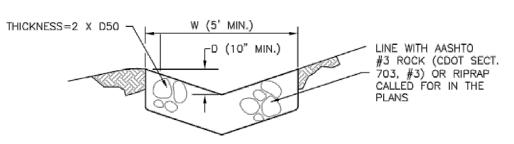
ED/DS-3

Urban Drainage and Flood Control District November 2010 Urban Storm Drainage Criteria Manual Volume 3

## Earth Dikes and Drainage Swales (ED/DS)



DS-4. SYNTHETIC LINED SWALE



DS-5. RIPRAP LINED SWALE

EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES

- SEE SITE PLAN FOR:
   LOCATION OF DIVERSION SWALE
- TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED). LENGTH OF EACH SWALE.
- DEPTH, D, AND WIDTH, W DIMENSIONS
- FOR ECB/TRM LINED DITCH, SEE ECB DETAIL.
   FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50.
- 2. SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
- 3. EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
- 4. EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
- 5. SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
- 6. FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
- 7. WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

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ED/DS-4 Urban Drainage and Flood Control District

### November 2010

### Earth Dikes and Drainage Swales (ED/DS)

EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES

1. 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.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.

5. 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

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

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

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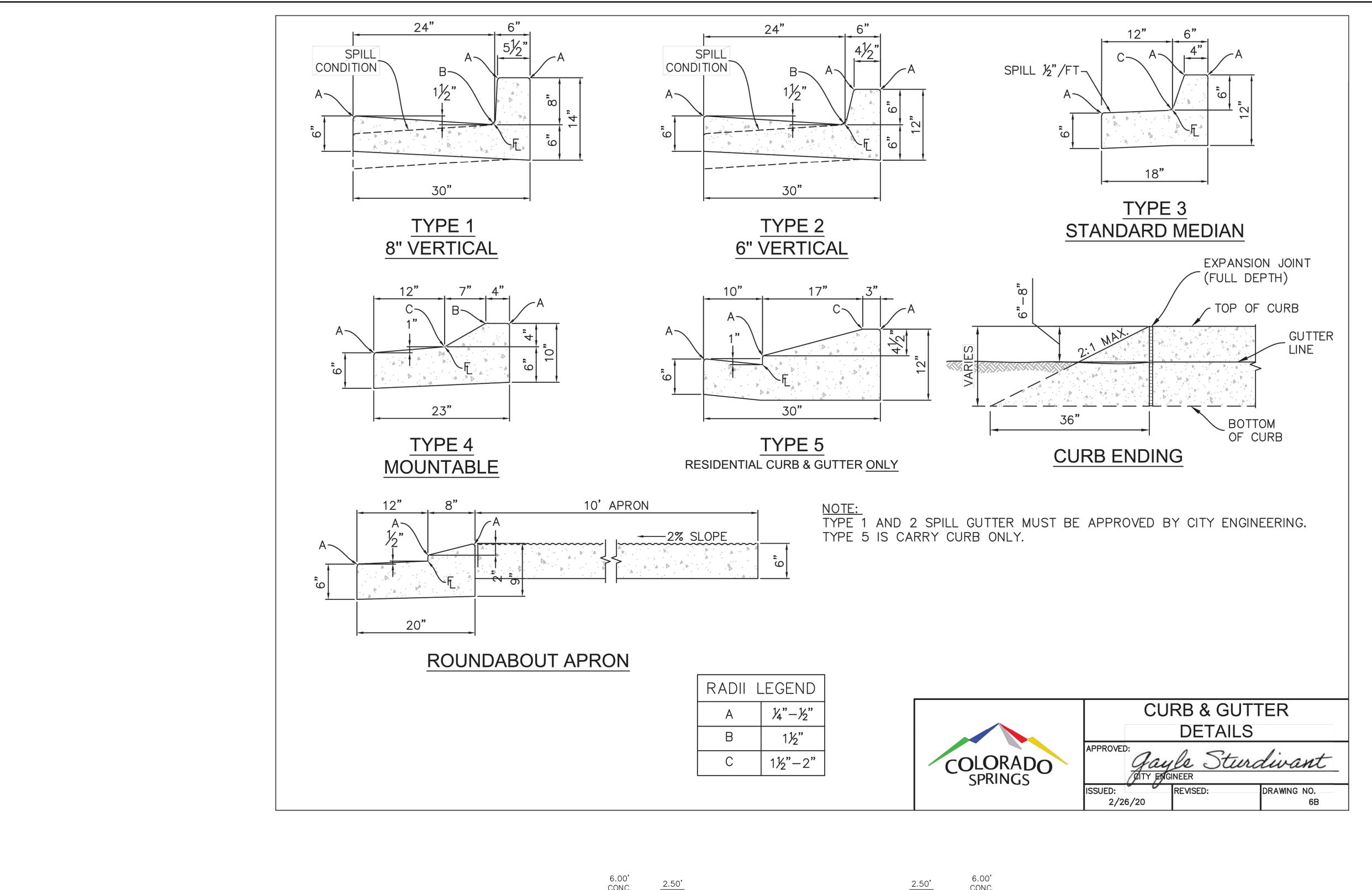
ED/DS-5

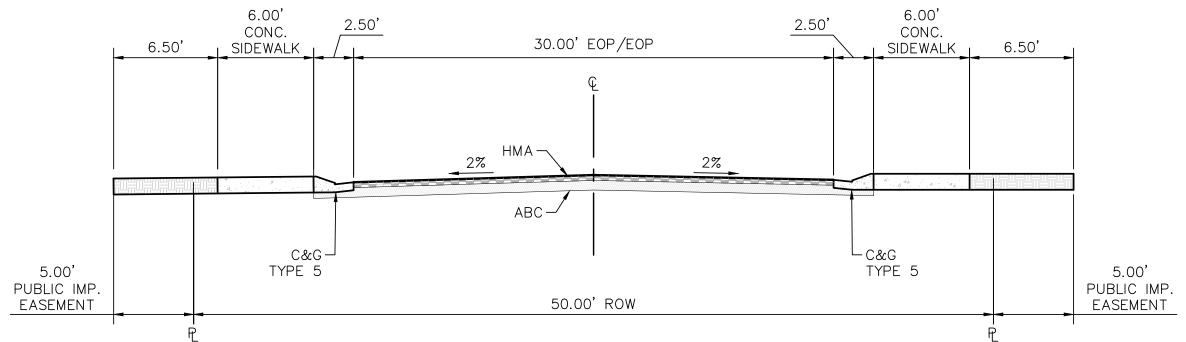
**PRELIMINARY** NOT FOR CONSTRUCTION

DATE: RAWN BY: DATE: CHECKED BY: DATE: TERVIEW OPMEN ETAILS

OJECT NUMBER

0219-05.02 **13** OF **14** 





TYPICAL SECTION

(50' ROW - PUBLIC RESIDENTIAL)

OFFICER LN & AVIATOR WAY

SCALE: NTS

BROJECT NUMBER:
0219-05.02
SHEET
14 OF 14

DEVELOPMENT | DETAILS (2)

WATERVIEW

RAWN BY:

CHECKED BY: