WATERVIEW SKETCH PLAN
GENERAL DRAINAGE STATEMENT
EL PASO COUNTY, COLORADO

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PROJECT NO. 02-16-01

PCD Project No. SKP-_____

PURPOSE

This document serves as the General Drainage Statement for the Waterview Sketch Plan Addendum. The Sketch Plan Addendum address two particular areas within the Sketch Plan; Parcels P-5 and P-6 located northeast of Grinnell Boulevard and Bradley Road and parcels P-17 and P-18 southeast of Powers Boulevard and Bradley Road.

Waterview encompasses approximately 680 acres. The purpose of the Sketch Plan Addendum is to address changes to P-17 and P-18. Parcels P-17 and P-18 are approximately 195 acres of the 680 acres. Parcels P-17 and P-18 will remain the same uses with only minor changes in the acreage between the two. These are the only changes proposed.

The Waterview MDDP was amended, updated and approved as part of the 2013/2014 Waterview Sketch Plan Amendment.

MAJOR DRAINAGE BASINS

The Waterview Sketch Plan development site is located within 3 major drainage basins, Jimmy Camp Creek Basin on the east, Windmill Gulch on the west and Big Johnson/Cruz Gulch between the two; this basin drains to the Big Johnson Reservoir which is owned and operated by the Fountain Mutual Irrigation Company (FMIC). The Windmill Gulch and Big Johnson/Cruz Gulch basins have approved Drainage Basin Planning Studies. Jimmy Camp Creek does not have an approved Drainage Basin Planning Study.

Parcels P-17 and P-18 (Waterview East) drain primarily to Jimmy Camp Creek with a smaller portion draining to the Big Johnson/Cruz Gulch basin under Powers Boulevard.

Previous reports assumed that developed flows could be released into the Big Johnson Reservoir and no detention would be required as long as water quality measures were taken within the basin. However, within recent years this policy has changed. Detention will be required within the Big Johnson/Cruz Gulch Basin, Windmill Gulch Basin as well as in the Jimmy Camp Creek Basin.

DETENTION PONDS

The original MDDP proposed Water Quality, but did not propose detention in the Big Johnson/Cruz Gulch Basin based on the approved DBPS; the DBPS indicated that developed flows could be detained in the Big Johnson Reservoir. Due to new regulations which have since been passed, this is no longer the case and development within the Big Johnson/Cruz Gulch basin must be detained and released at Historic levels. The revised 2014 Waterview MDDP revised the detention assumptions concerning the Big Johnson Reservoir. To satisfy this requirement, detention has been or will be provided to ensure all flows exiting the Waterview development are at or below historic levels.
Detention was constructed and is functioning for Painted Sky at Waterview Filing 1 and 2; this pond is located west of Grinnell Boulevard and south of the Grinnell Boulevard/Goldfield Drive intersection and was designed and constructed for Parcels P-5, P-6 and P-8. A second pond has been constructed in Painted Sky at Waterview Filing No. 3; this pond provides detention for Filings 3, 4 and 5 (Parcels P-9 and P-10) all located north of Goldfield Drive. A third pond was constructed for Painted Sky east of Painted Sky Filings 6 and 7 for Filing 6 and 7 (Parcels P-11 and P-12); this ponds discharges above Big Johnson reservoir.
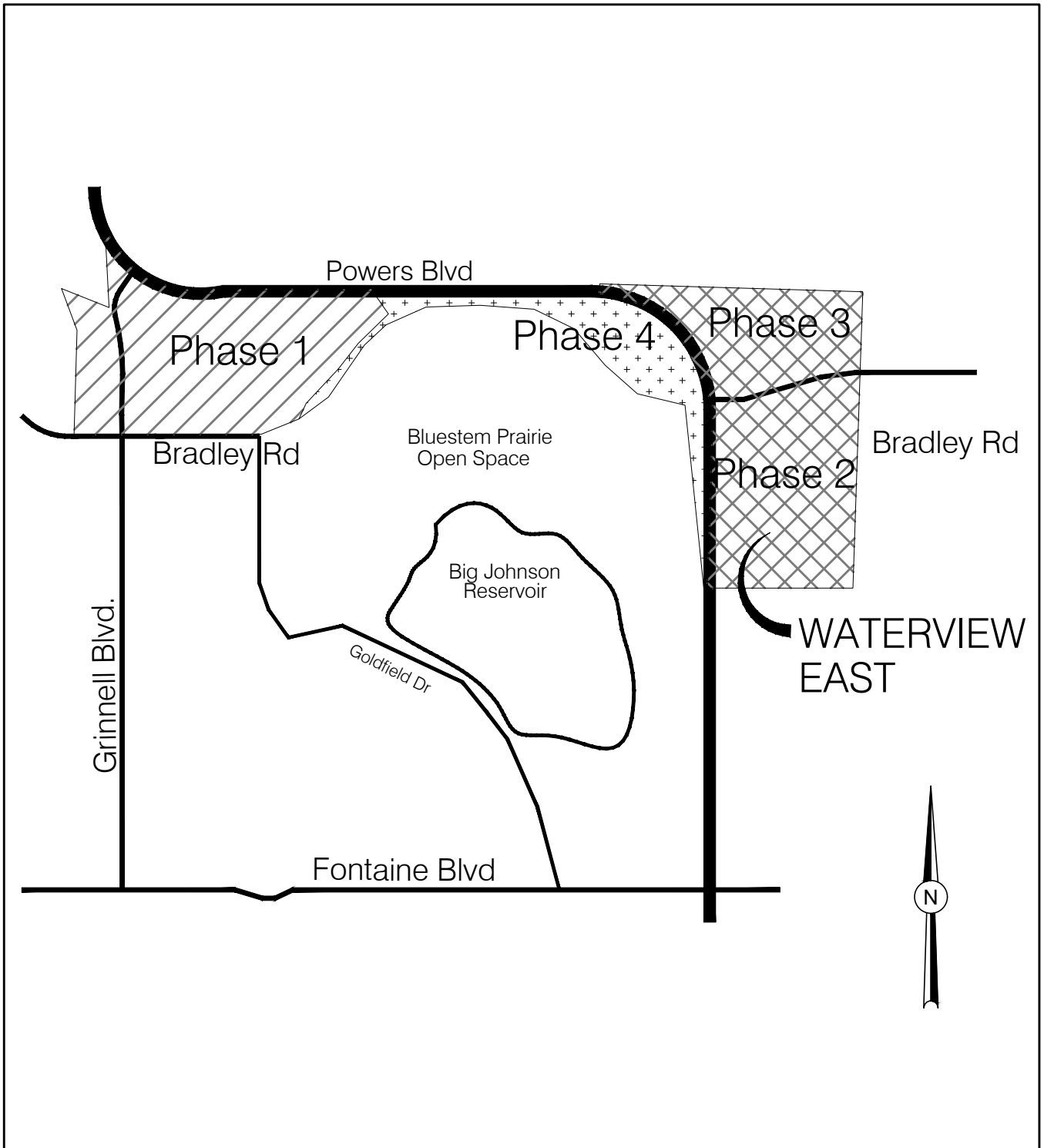
<u>Waterview East; Parcels P-17 and P-18</u>
The approved MDDP calls for 2 detention ponds to be constructed on the Bradley and Powers (Parcels P-17 and 18) site. Attached is an exhibit showing the anticipated location of those ponds.

SUMMARY

The overall drainage patterns within the Waterview development will not change. Due to new regulations regarding detention and water quality, several detention ponds have been added to the development and additional detention ponds will be constructed as development continues.

Figure 1: Vicinity Map

Powers Blvd

Phase 1

Phase 4

Phase 3

Bradley Rd

Bluestem Prairie
Open Space

Bradley Rd

Phase 2

Big Johnson
Reservoir

WATERVIEW
EAST

Grinnell Blvd.

Goldfield Dr

Fontaine Blvd

N

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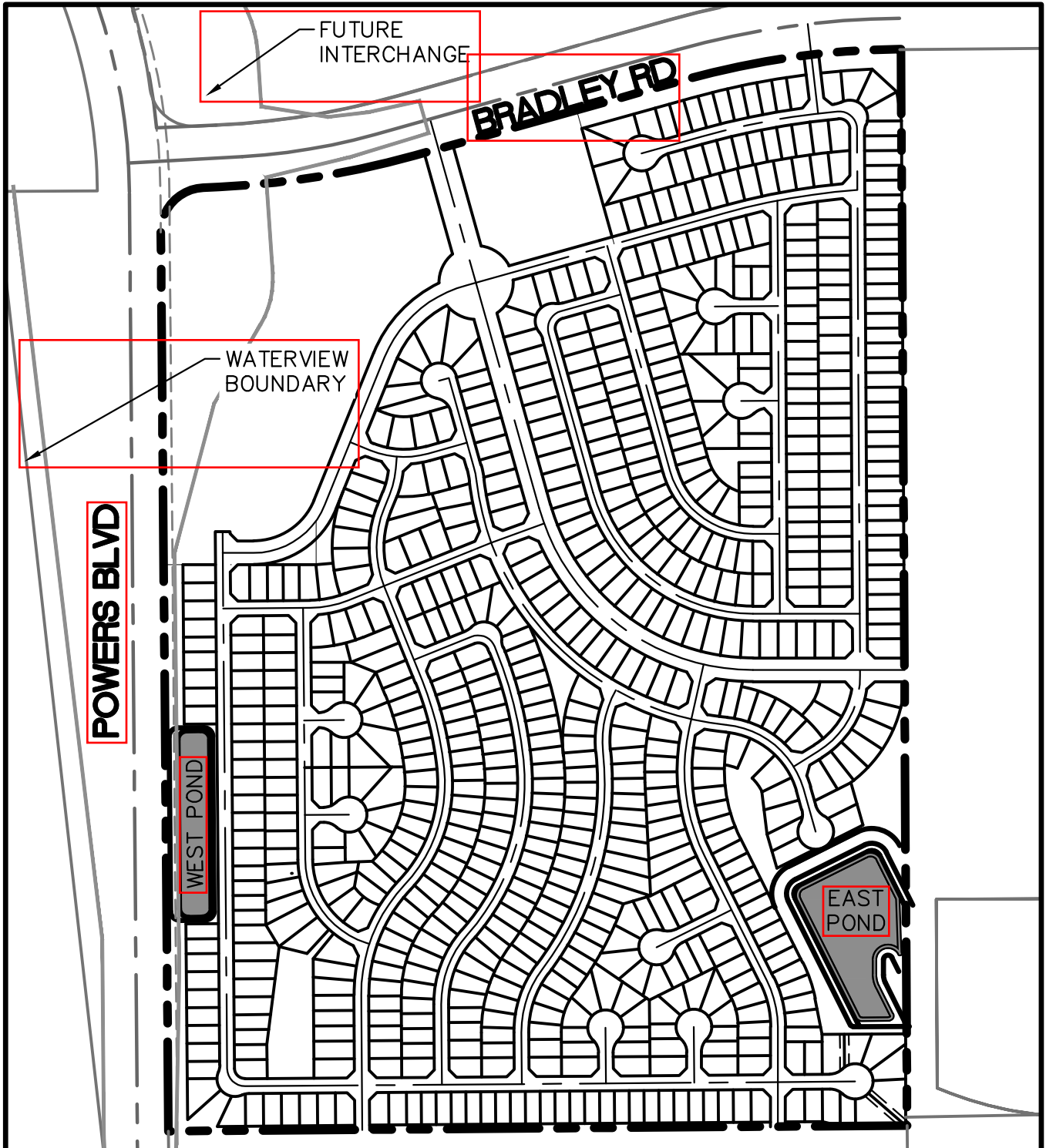PROJECT   WATERVIEW EAST

SHEET TITLE   SKETCH PLAN VICINITY MAP

PDF: SP VICINITY.PDF

Figure 2: Waterview East Proposed Ponds

FUTURE
INTERCHANGE

BRADLEY RD

WATERVIEW
BOUNDARY

POWERS BLVD

WEST POND

EAST
POND

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PROJECT WATERVIEW EAST

SHEET TITLE DETENTION POND LOCATION MAP

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