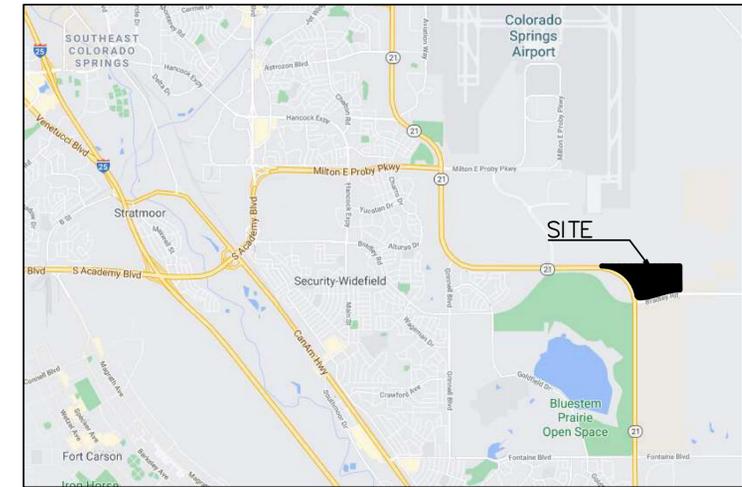
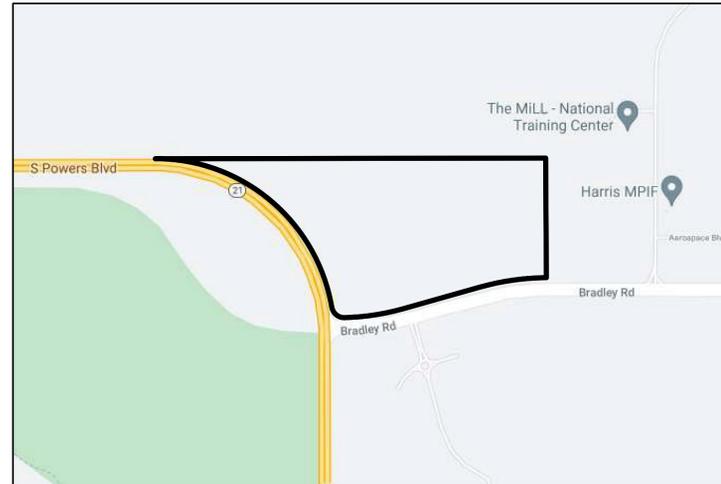


WATERVIEW NORTH PRE-DEVELOPMENT GRADING & EROSION CONTROL PLAN

A TRACT OF LAND LOCATED IN PORTIONS OF
SEC. 8 & SEC. 9, T 15 S, R 65 W OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



VICINITY MAP



LOCATION MAP

Review 1 Comment:
Update plans to include proposed
temporary construction BMP's and details

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

DSE
Dakota Springs
Engineering



J-CAD
719-377-0002

DESIGNED BY: **JJM** DATE: **06.18.21**
DRAWN BY: **JAZ** DATE: **12.15.21**
CHECKED BY: DATE:

SCALE: N/A
HORIZ: FROM: TO:
VERT: FROM: TO:

WATERVIEW NORTH PRE-DEVELOPMENT
GRADING & EROSION CONTROL PLAN

COVER SHEET

REVISIONS:	NO.	DESCRIPTION	DATE

PROJECT NUMBER:
0219-05

SHEET
1 OF 7

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

REVISED OCTOBER 2021

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON-SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED DEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE EGM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY [COMPANY NAME, DATE OF REPORT] AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WCDC - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

LEGAL DESCRIPTION

(WATERVIEW NORTH)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1404.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING SEVEN (7) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21):

- THENCE S89°30'29"W A DISTANCE OF 4.29 FEET TO A POINT OF CURVE TO THE LEFT;
- THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;
- THENCE S74°20'48"W A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
- THENCE S87°19'53"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N 51°18'28" W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
- THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 2947.69 FEET, A DELTA ANGLE OF 80°13'57", WHOSE LONG CHORD BEARS N50°03'51"W A DISTANCE OF 2712.68 FEET TO THE NORTH LINE OF THE NE ¼ OF SAID SECTION 8;
- THENCE N89°34'04"E ON SAID NORTH LINE, A DISTANCE OF 1967.80 FEET TO THE NE CORNER OF SAID SECTION 8;
- THENCE S89°51'23"E ON THE NORTH LINE OF THE NW ¼ OF SAID SECTION 9, A DISTANCE OF 2636.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5,075,954 SQUARE FEET OR 116.528 ACRES MORE OR LESS

APPROVALS

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

CHARLES K. COTHERN, P.E. 24997 _____ DATE _____

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN.

OWNER/REPRESENTATIVE _____ DATE _____
NAME/TITLE: P. A. KOSCIELSKI
BUSINESS NAME: CPR ENTITLEMENTS, LLC
ADDRESS: 31 N TEJON ST, SUITE 500 COLORADO SPRINGS, CO 80903

OWNER/REPRESENTATIVE _____ DATE _____
NAME/TITLE: NICK L PANUNZIO
BUSINESS NAME: PHI REAL ESTATE SERVICES, LLC
ADDRESS: 200 W. City Center Dr, Ste 200, PUEBLO, CO, 81003

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E. _____ DATE _____
COUNTY ENGINEER/EGM ADMINISTRATOR

Sheet List Table

NO.	TITLE
1	COVER SHEET
2	INDEX MAP
3	GRADING PLAN (1 OF 5)
4	GRADING PLAN (2 OF 5)
5	GRADING PLAN (3 OF 5)
6	GRADING PLAN (4 OF 5)
7	GRADING PLAN (5 OF 5)

LAND OWNERS

PHI REAL ESTATE SERVICES, LLC
200 W CITY CENTER DR., SUITE 500
PUEBLO, CO 81003

CPR ENTITLEMENTS, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

SUBDIVIDER/PETITIONER

CPR ENTITLEMENT, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

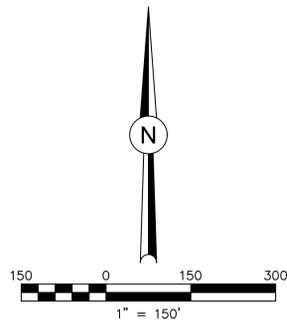
PLAN PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

SITE DATA

NAME OF SUBDIVISION: WATERVIEW NORTH
EXISTING ZONING: A-5
PROPOSED ZONING: CS, I-2, RM-12, RM-30, RS-5000
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL DWELLINGS, MULTI-FAMILY RESIDENTIAL DWELLINGS AND OPEN SPACE
AREA (GROSS): 116.53 AC. (22.07 CS, 26.05 I-2, 34.53 RM-12, 10.34 RM-30, 23.54 RS-5000)
AREA (NET): 116.53 AC. (19.64 CS, 25.12 I-2, 33.39 RM-12, 10.06 RM-30, 17.19 RS-5000)
NO. OF RESIDENTIAL LOTS: 850
D.U./ACRES (GROSS): 4.2
D.U./ACRES (NET): 6.4
MINIMUM LOT AREA: VARIES PER ZONE (CONFORMS TO EPC ZONING)
ALLOWED LOT AREA COVERAGE: VARIES PER ZONE (CONFORMS TO EPC ZONING)
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)
NOTE: ALL SETBACK INFORMATION PER SPECIFIC ZONE REQUIREMENTS.

Z:\0001-Dakota Springs\02-Waterview Partners\19-05-Waterview North Site\CAD\plansheets\pre-dev\grading\WVN - pdg index GEC.dwg



ZONE: -
CITY OF COLORADO SPRINGS

N89°34'04"E 1967.80'

S89°51'23"E 2636.19'

SHEET #

SHEET #

SHEET 5

ZONE: A-5
RANKIN HOLDINGS LP,
BLUME, EUGENIA M. & BASIL E. TRUST
JUDY R. TIMM

CPR ENTITLEMENTS LLC,
P.A. KOCIELSKI
5500000436

Add actual sheet number

PHI REAL ESTATE SERVICES LLC,
NICK L. PANNUNZIO
5500000441

POWERS BLD.

SHEET #

SHEET #

CPR ENTITLEMENTS LLC,
P.A. KOCIELSKI
5500000439

CPR ENTITLEMENTS LLC,
P.A. KOCIELSKI
5500000442

L=216.56'
R=150.00'
D=82°43'18"

L=625.44' R=2759.79' D=12°59'05"

S74°20'48"W 952.02'

L=785.85' R=2969.79' D=15°09'41"

S89°30'29"W
11604.41'

S87°19'53"W
11604.41'

BRADLEY RD.

ZONE: RM-12
FRANK W. HOWARD #2, LLLP

ZONE: RS-5000
COLA, LLC

ZONE: CS
WATERVIEW EAST DEVELOPMENT, LLC

ZONE: PIP2/CR
MARKSHUFFLE-
WOODMEN INVEST, LLC

DSE Dakota Springs
Engineering



31 N. TEICH, SUITE 618
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

DESIGNED BY: JJM DATE: 06.18.21
DRAWN BY: JAZ DATE: 12.15.21
CHECKED BY: DATE:

SCALE: HORIZ: 1" = 150'
VERT: STATION: FROM: TO:

WATERVIEW NORTH PRE-DEVELOPMENT
GRADING & EROSION CONTROL PLAN

INDEX MAP

NO.	DESCRIPTION	DATE

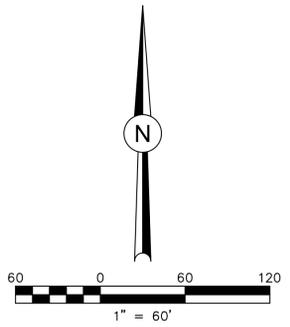
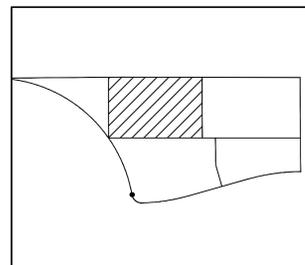
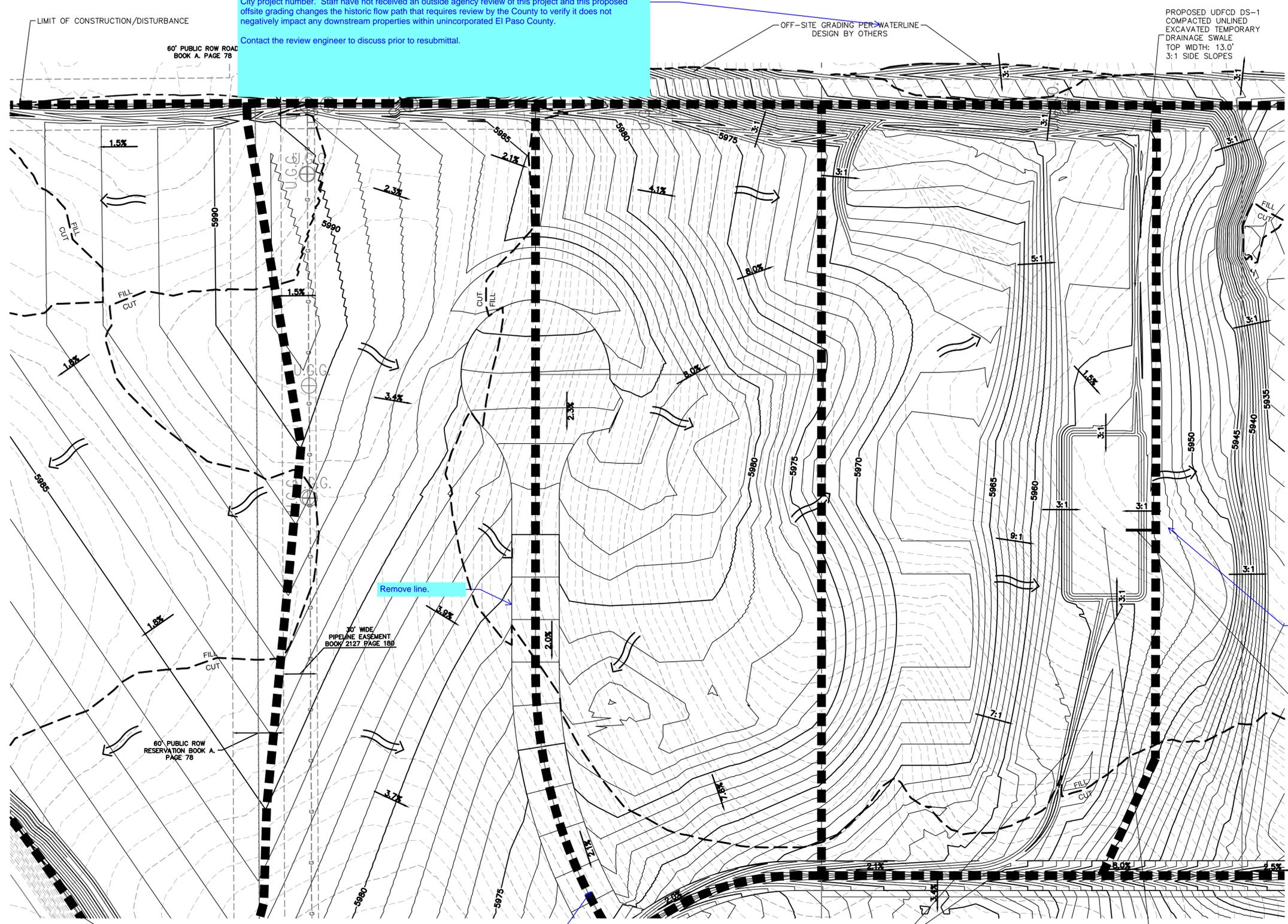
PROJECT NUMBER: 0219-05
SHEET 2 OF 7

Additional clarification is requested. It's not clear if the offsite grading is done by others or the design is done by others but this application will perform the grading.

a. If this project is conducting the grading operation then the design by others is moot and the original comment remains that you will need to obtain temporary grading easement from the adjacent property and provide the hydraulic analysis for the diverted flow in the drainage report.

b. If the offsite grading is conducted by others then County needs additional details on timing of the offsite project approval. Also, provide additional information such as the project name, prepared by and City project number. Staff have not received an outside agency review of this project and this proposed offsite grading changes the historic flow path that requires review by the County to verify it does not negatively impact any downstream properties within unincorporated El Paso County.

Contact the review engineer to discuss prior to resubmittal.



LEGEND

EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	----
PROPOSED MAJOR CONTOUR	—
PROPOSED MINOR CONTOUR	---
CUT / FILL LINE	- - - -
DRAINAGE BASIN BOUNDARY	— · — · —
EASEMENT	— · — · —
FLOW DIRECTION	→
SLOPE (RATIO)	4:1
SLOPE (PERCENT)	25.0%

Remove basin boundaries from the Grading and Erosion Control Plan

Provide temporary swale from the TSB.

OUTLET/STANDPIPE

31 N. TEJON, SUITE 618
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388
 F: (719) 227-7392

DSE Dakota Springs Engineering
JCAD 719-377-0002

DESIGNED BY: JJM DATE: 06.18.21
 DRAWN BY: JAZ DATE: 12.15.21
 CHECKED BY: DATE:

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

WATERVIEW NORTH PRE-DEVELOPMENT
 GRADING & EROSION CONTROL PLAN

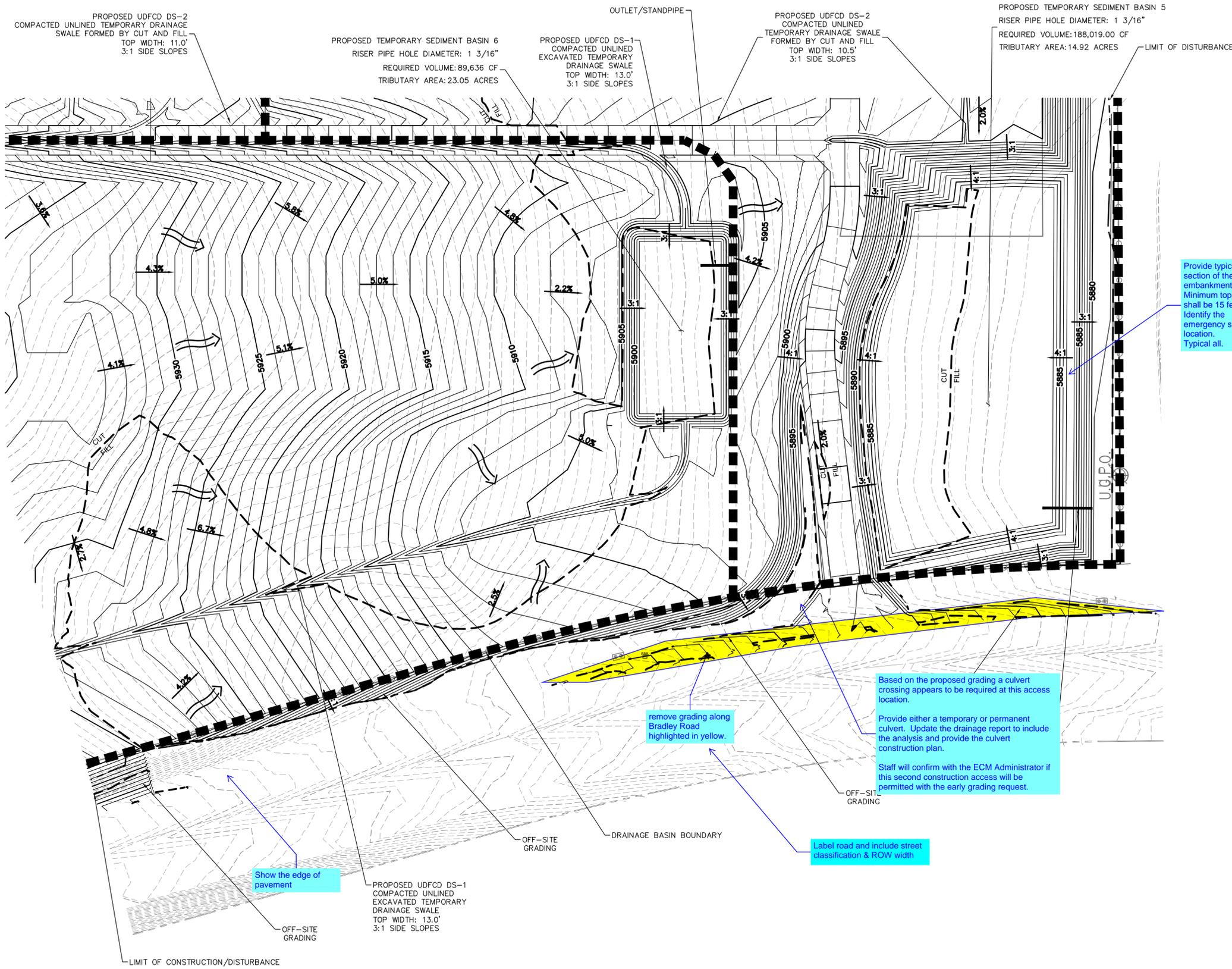
GRADING PLAN (2 OF 5)

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05
 SHEET 4 OF 7

Z:\0001-Dakota Springs\02-Waterview Partners\19-05-Waterview North Site\CAD\plansheets\Pre-Dev Grading\WVN - pdg_grade2_GEC.dwg

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\CAD\plansheets\Pre-Dev Grading\WN - pdg_grade4_GEC.dwg



PROPOSED UDFCD DS-2
COMPACTED UNLINED TEMPORARY DRAINAGE
SWALE FORMED BY CUT AND FILL
TOP WIDTH: 11.0'
3:1 SIDE SLOPES

PROPOSED TEMPORARY SEDIMENT BASIN 6
RISER PIPE HOLE DIAMETER: 1 3/16"
REQUIRED VOLUME: 89,636 CF
TRIBUTARY AREA: 23.05 ACRES

PROPOSED UDFCD DS-1
COMPACTED UNLINED
EXCAVATED TEMPORARY
DRAINAGE SWALE
TOP WIDTH: 13.0'
3:1 SIDE SLOPES

PROPOSED UDFCD DS-2
COMPACTED UNLINED
TEMPORARY DRAINAGE SWALE
FORMED BY CUT AND FILL
TOP WIDTH: 10.5'
3:1 SIDE SLOPES

PROPOSED TEMPORARY SEDIMENT BASIN 5
RISER PIPE HOLE DIAMETER: 1 3/16"
REQUIRED VOLUME: 188,019.00 CF
TRIBUTARY AREA: 14.92 ACRES

PROPOSED UDFCD DS-1
COMPACTED UNLINED
EXCAVATED TEMPORARY
DRAINAGE SWALE
TOP WIDTH: 13.0'
3:1 SIDE SLOPES

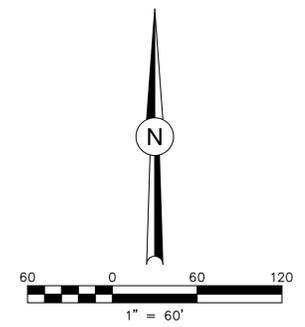
Provide typical cross section of the embankment. Minimum top width shall be 15 feet. Identify the emergency spillway location. Typical all.

remove grading along Bradley Road highlighted in yellow.

Based on the proposed grading a culvert crossing appears to be required at this access location.
Provide either a temporary or permanent culvert. Update the drainage report to include the analysis and provide the culvert construction plan.
Staff will confirm with the ECM Administrator if this second construction access will be permitted with the early grading request.

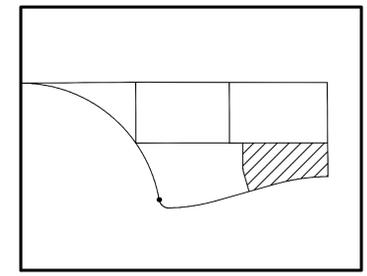
Label road and include street classification & ROW width

Show the edge of pavement



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- CUT / FILL LINE
- DRAINAGE BASIN BOUNDARY
- EASEMENT
- FLOW DIRECTION
- SLOPE (RATIO)
- SLOPE (PERCENT)



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DSE Dakota Springs Engineering

JCAD 719-377-0002

DESIGNED BY: **JM** DATE: **06.18.21**
DRAWN BY: **JAZ** DATE: **12.15.21**
CHECKED BY: DATE:

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

WATERVIEW NORTH PRE-DEVELOPMENT
GRADING & EROSION CONTROL PLAN

GRADING PLAN (4 OF 5)

NO.	DESCRIPTION	DATE

PROJECT NUMBER: **0219-05**
SHEET **6** OF **7**

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

