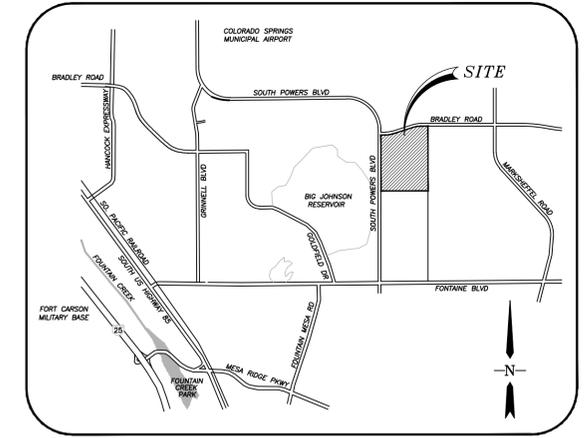


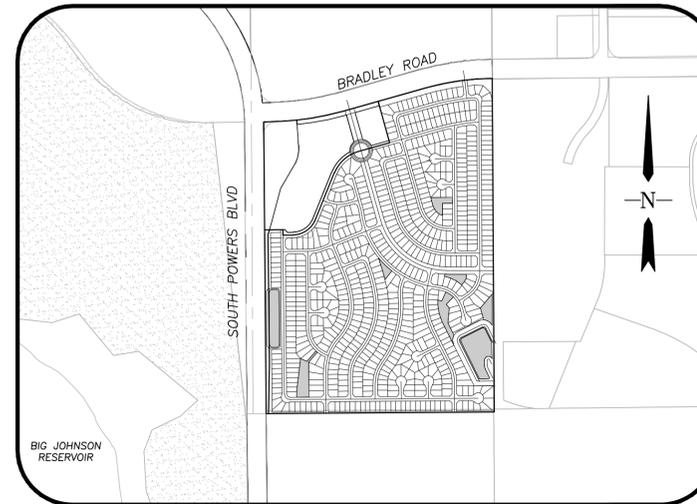
TOTAL LOTS: 713
TOTAL TRACTS: 10

WATERVIEW EAST GRADING AND EROSION CONTROL PLAN

LOCATED IN THE NW 1/4 OF SECTION 7, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP
N.T.S.



LOCATION MAP
SCALE: 1"=1000'

GENERAL NOTES:

- UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES SHALL BE PLATTED WITH A (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT AND REAR LOT LINES SHALL HEREBY BE PLATTED WITH A (5') AND (10') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT RESPECTIVELY. (20') EXTERIOR EASEMENTS SHALL BE PLATTED FOR THE OVERALL RESIDENTIAL BOUNDARY AS SHOWN PER PLAN.
- THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER(S).
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER WHO IS CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- BEFORE CONSTRUCTION REFER TO THE GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING, MARCH 15, 2017. COMMON HAZARDS WILL BE MITIGATED THROUGH SITE GRADING TECHNIQUES.
- PUBLIC IMPROVEMENTS TO BE GUARANTEED BY METHODS DESCRIBED BY THE ENGINEERING CRITERIA MANUAL AND SHALL BE GUARANTEED WITH A LETTER OF CREDIT IF APPLICABLE.
- NO PART OF THIS PROPERTY FALLS IN THE 500 YEAR FLOOD PLAIN (EST. BY FEMA).
- 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 TO BE ACCEPTABLE.
- THERE WILL BE A 10' LANDSCAPE SETBACK ON ALL NON-ARTERIAL STREETS AS STATED IN CODE NUMBER 35.12.
- BUILDERS ARE STRONGLY ENCOURAGED TO PROVIDE INDUSTRY STANDARD SOUND PROOFING MATERIALS FOR HOMES BUILT IN AREAS IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATIONS.
- THE DEVELOPER, HOME BUILDERS AND HOA SHALL TRY TO THE BEST OF THEIR ABILITIES TO INCORPORATE THE COLORADO DIVISION OF WILDLIFE RECOMMENDATIONS FOR GARBAGE CONTAINMENT, WEED CONTROL AND RIPARIAN/WETLAND PROTECTION/BUFFER ZONES (CONTACT NUMBER: 303-297-1192).
- NOISE MITIGATION ALONG POWERS BOULEVARD WILL BE ACHIEVED BY A SOIL BERM.
- WIDEFIELD WATER AND SANITATION DISTRICT HAS ANNEXED THIS PROPERTY INTO THE SERVICE AREA FOR WATER AND SANITARY SEWER SERVICE.

Revise title to Detention Pond construction plans or incorporate the pond details in the Pre-Development Grading and Erosion Control Plan if the intent is to construct with the early grading.

DEDICATION & TRACT MAINTENANCE INFORMATION:

TRACTS NOTED BELOW ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT. THE DISTRICT WILL OWN AND MAINTAIN FACILITIES FOR THE FOLLOWING TRACTS:

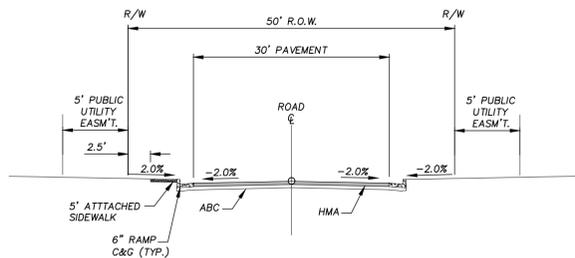
- TRACTS A THRU H: OPEN SPACE, DRAINAGE, ACCESS & UTILITIES (MAY INCLUDE: RECREATIONAL EQUIPMENT, LIGHTS, SIGNAGE, MAIL BOXES AND UTILITIES/DRAINAGE)

NOTE: TRACTS A THRU H CAN BE USED FOR PUBLIC UTILITY IMPROVEMENTS.

COLORADO SPRINGS AIRPORT STANDARD NOTES:

- THE APPLICANT SHALL VOLUNTARILY MAKE A 30-DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDPROOFING (UTILIZING FAA-RECOMMENDATIONS) CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
- THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENT AS RECORDED AT RECEPTION #

Remove. Typical street section is not pertinent to the pond specific construction plans



TYPICAL SECTION
(URBAN LOCAL ROADWAY)
SCALE: N.T.S.

- COUNTY STANDARD BASE COURSE--REFER TO THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL STANDARD SPECIFICATIONS.
- SUBGRADE COMPACTED IN ACCORDANCE WITH EL PASO COUNTY STANDARD.
- REFER TO COUNTY SUBDIVISION POLICY MANUAL FOR REQUIRED ROW AND STREET WIDTHS AND OTHER STREET SECTIONS.
- REFER TO EL PASO COUNTY STANDARD DETAILS FOR CURB AND GUTTER.
- CUL-DE-SAC DESIGN STANDARDS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL STANDARD SPECIFICATIONS.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

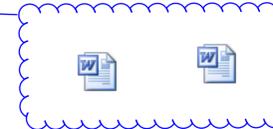
THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT INCLUDES: A TRACT OF LAND LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 65th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION:
1. THENCE S00°19'32"E CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3638.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
2. THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2495.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
THE FOLLOWING TWO (2) COURSES FOLLOW SAID EASTERLY RIGHT-OF-WAY LINE:
3. THENCE N00°29'10"W A DISTANCE OF 3037.92 FEET TO A POINT OF CURVE TO THE RIGHT;
4. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°49'03", AN ARC LENGTH OF 229.91 FEET, WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET TO A POINT ON THE SOUTHERLY 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 FIVE (5) COURSES FOLLOW SAID SOUTHERLY RIGHT-OF-WAY LINE:
5. THENCE N87°19'53"E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;
6. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2969.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;
7. THENCE N74°20'48"E A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
8. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS N81°55'38"E A DISTANCE OF 728.16 FEET;
9. THENCE N89°30'29"E A DISTANCE OF 3.77 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 195.25 ACRES, MORE OR LESS.

Include the attached EPC standard grading and erosion control notes and construction notes.



Add the following as a 3rd paragraph:
In accordance with ECM 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.

SHEET INDEX

- 1 of 5 - TITLE SHEET
- 2 of 5 - WEST DETENTION POND PLAN
- 3 of 5 - WEST DETENTION POND DETAILS
- 4 of 5 - EAST DETENTION POND PLANS
- 5 of 5 - EAST DETENTION POND DETAILS

LAND OWNER:

RANKIN HOLDINGS LP
EUGENIA M & BASIL E. TRUST
JUDY R. TIMM
630 SOUTHPOINTE CT., SUITE 200
COLORADO SPRINGS, CO 80903

SUBDIVIDER/PETITIONER:

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

PLAN PREPARED BY:

STANTEC
1110 ELKTON DRIVE, SUITE B
COLORADO SPRINGS, CO 80907

SITE DATA:

NAME OF SUBDIVISION: WATERVIEW EAST
EXISTING ZONING: A-5
PROPOSED ZONING: RS-5000 AND COMMERCIAL
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL DWELLINGS AND OPEN SPACE

AREA (GROSS): 195.4 ac. (169.3 Residential, 26.1 Commercial)
AREA (NET): 157.6 ac. (131.5 Residential, 23.7 Commercial)

NO. OF RESIDENTIAL LOTS: 713

D.U./ACRES (GROSS): 4.2

D.U./ACRES (NET): 5.4

MINIMUM LOT AREA: 5,000 s.f.

ALLOWED LOT AREA COVERAGE: 40%

STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)

SETBACKS:

FRONT: 20' ON ALL LOTS
SIDE: 5' ON ALL LOTS
REAR: 15' ON ALL LOTS
ACCESSORY STRUCTURES (SHEDS, GAZEBOS, ETC.) SHALL HAVE A 5' REAR LOT SETBACK.
BUILDING HEIGHT: 35' MAX.
USES: SINGLE FAMILY DWELLINGS AND ACCESSORY USES INCLUDE ADULT CARE HOME, PARK AND OPEN SPACE AND RESIDENTIAL CHILDCARE FACILITIES SERVING FEWER THAN 9 PERSONS.

CHARLES K. COTHERN _____ DATE _____

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.

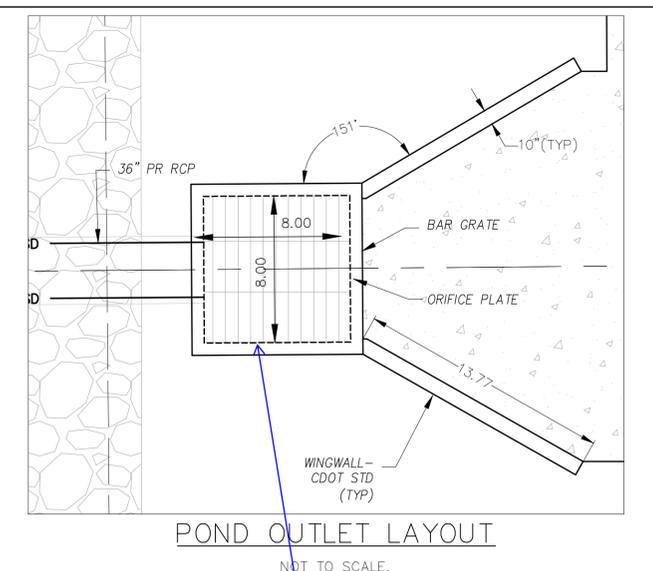
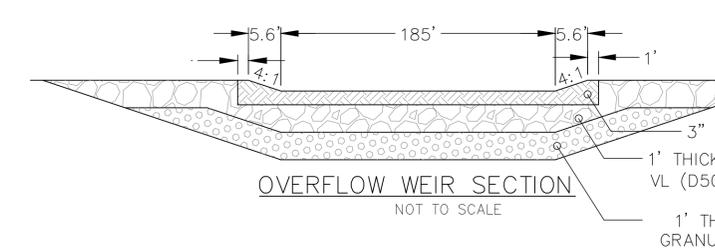
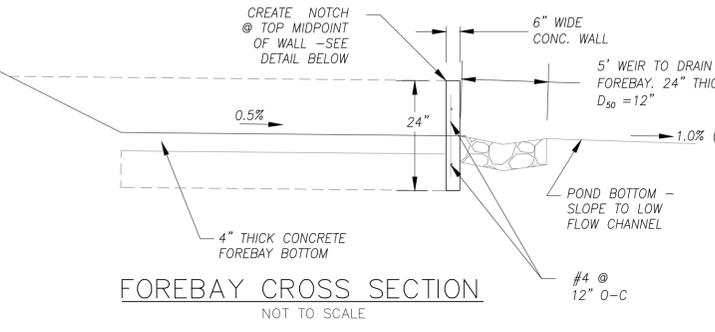
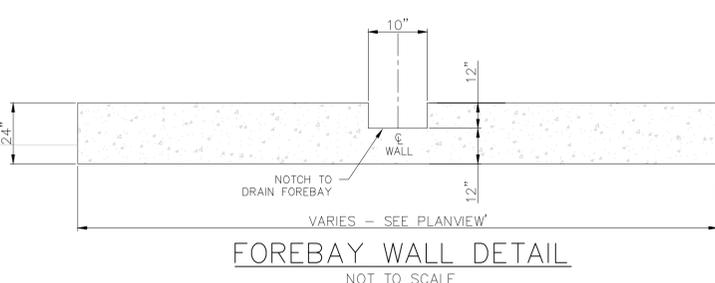
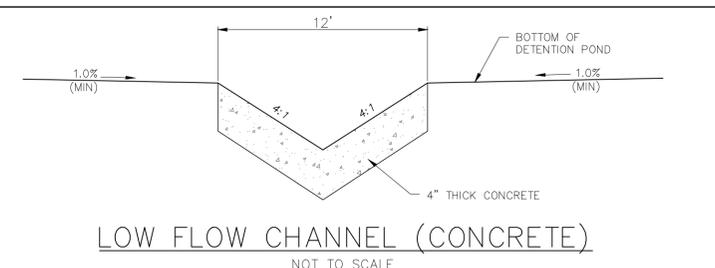
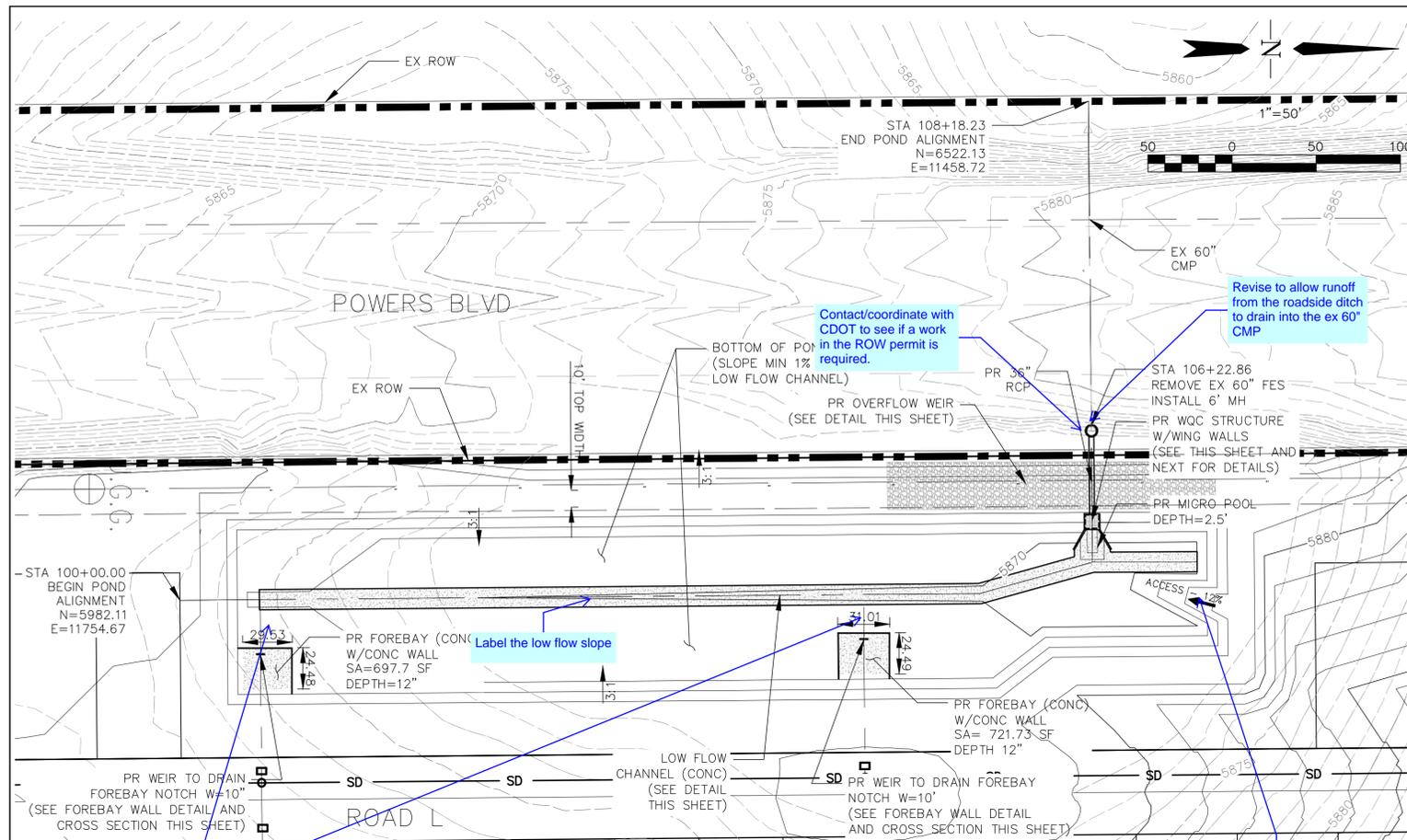
THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN.

OWNER/REPRESENTATIVE _____ DATE _____

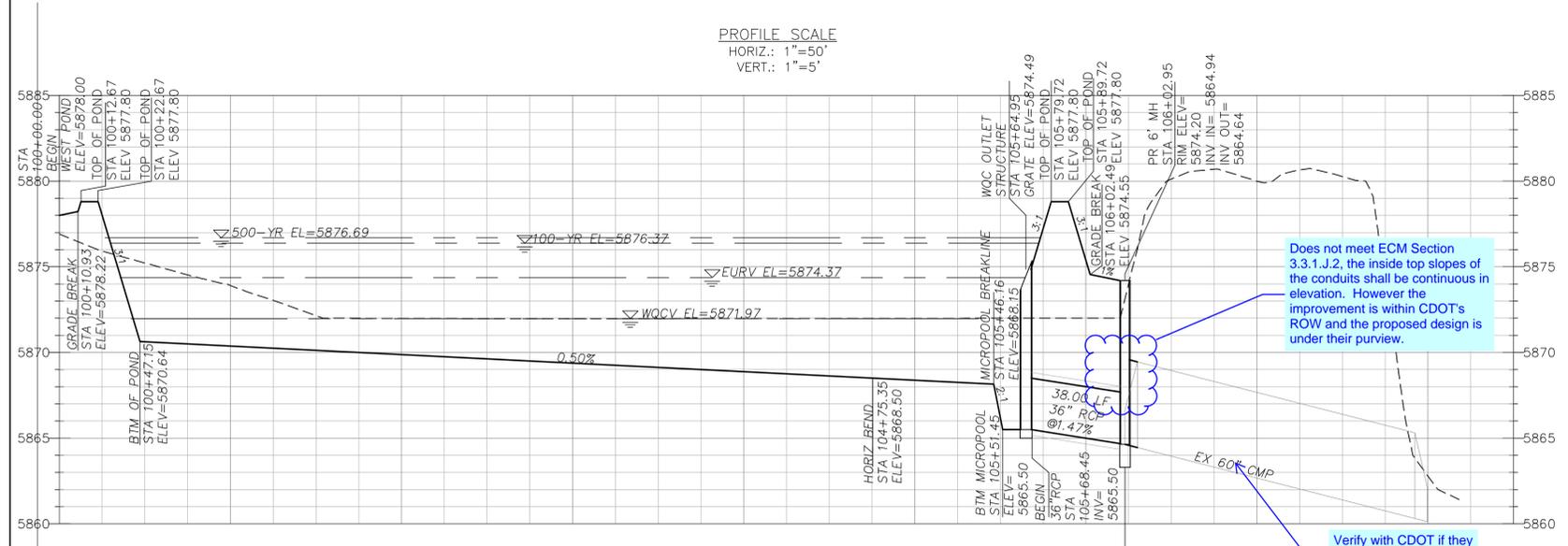
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

JENNIFER IRVINE _____ DATE _____
COUNTY ENGINEER/ECM ADMINISTRATOR

| | | | | | | | | |
|--|-----------------|--------------------------|--|--|--|---|-------------------|---------------------|
| Computer File Information | | Index of Revisions | | | <p>Stantec Consulting Inc. 1110 Elkton Drive Suite B Colorado Springs, CO 80907 Tel. (719) 432-6889 Fax. www.stantec.com</p> | WATERVIEW EAST GRADING AND EROSION CONTROL PLAN | | Project No./Code |
| Creation Date: 4-3-17 | Initials: CMD | <input type="checkbox"/> | | | | 181710214 | | |
| Last Modification Date: 2-8-18 | Initials: BG | <input type="checkbox"/> | | | | Designer: CMD/BG | Structure Numbers | |
| Full Path & Drawing File Name: V:\1817\active\181710214\CAD\Plansheets Grading Plan | | <input type="checkbox"/> | | | | Detailer: PF/BG | | |
| Acad Ver. 2014 | Scale: see plan | Units: Feet | | | | Sheet Subset: | | Sheet Number 1 of 5 |



- WQCV TRASH RACKS:**
- WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTAIN FRAME.
 - BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED
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- ORIFICE PLATES:**
- STEEL ORIFICE PLATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.
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- STRUCTURAL STEEL FOR GRATES & GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED & SHALL BE IN ACCORDANCE WITH 712.06.
- GENERAL NOTES:**
- STEPS SHALL BE PROVIDED WHEN DIMENSION "H" EXCEEDS 3 FT-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.

CHARLES K. COTHERN _____ DATE _____

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.

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

OWNER/REPRESENTATIVE _____ DATE _____

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COUNTY ENGINEER/ECM ADMINISTRATOR

| Computer File Information | |
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| Creation Date: 6-6-17 | Initials: CMD |
| Last Modification Date: 6-6-17 | Initials: BG |
| Full Path & Drawing File Name: V:\1817\active\181710214\CAD\Plansheets West Detention Pond Details | |
| Acad Ver. 2014 | Scale: see plan Units: Feet |

| Index of Revisions | |
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EL PASO COUNTY COLORADO

Stantec
Stantec Consulting Inc.
1110 Elkton Drive
Suite B
Colorado Springs, CO 80907
Tel. (719) 432-6889
Fax. _____
www.stantec.com

| WATERVIEW EAST WEST DETENTION POND | | Project No./Code |
|------------------------------------|-------------------|---------------------|
| Designer: CMD/BG | Structure Numbers | 181710214 |
| Detailer: PF/BG | | Sheet Number 2 of 5 |
| Sheet Subset: | | |

CHARLES K. COTHERN _____ DATE

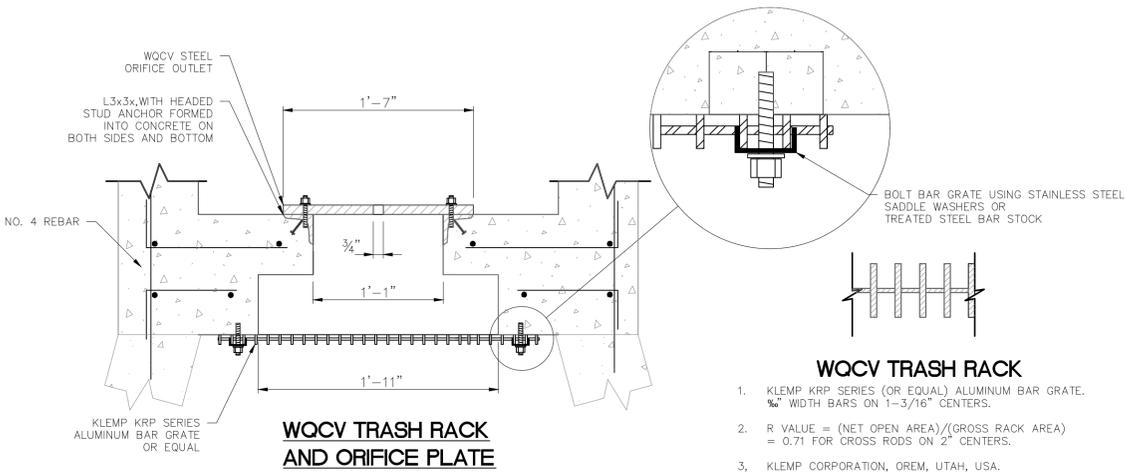
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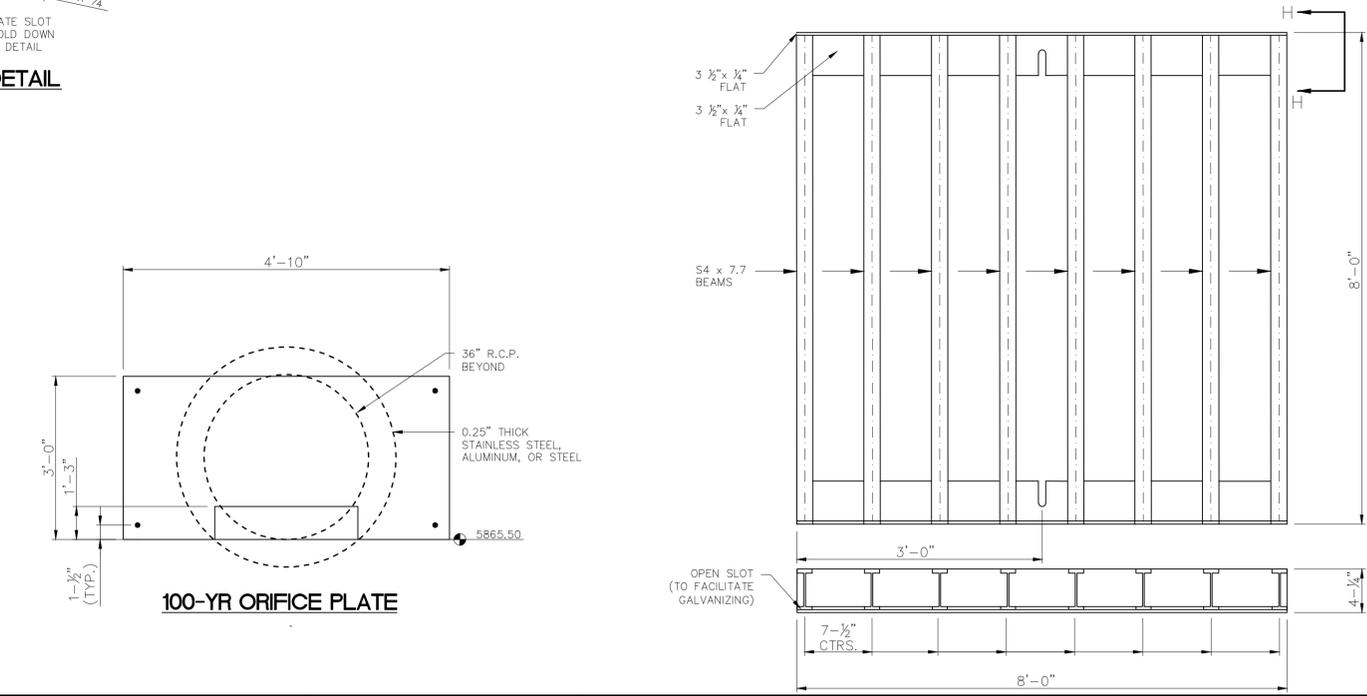
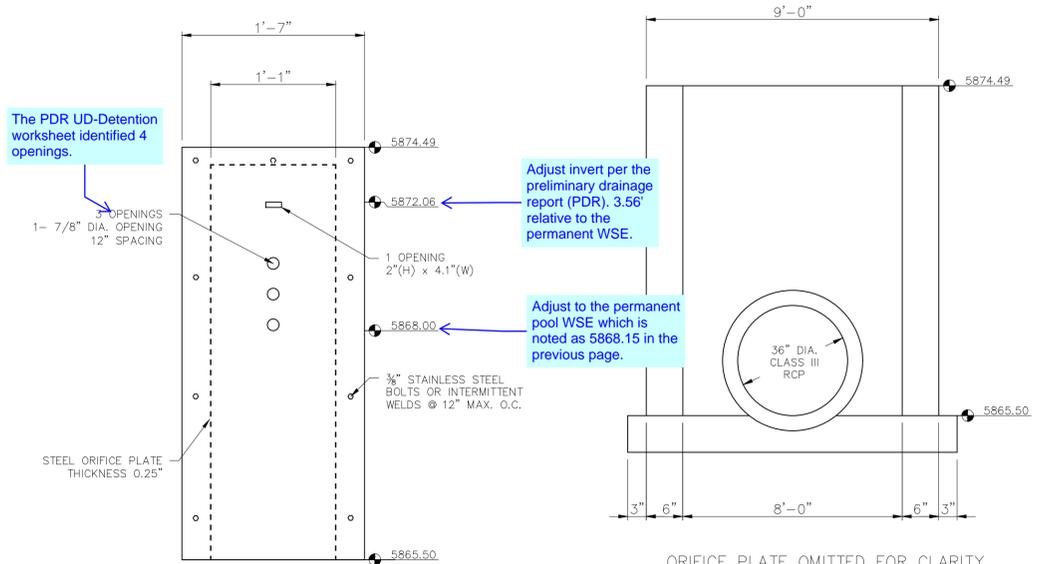
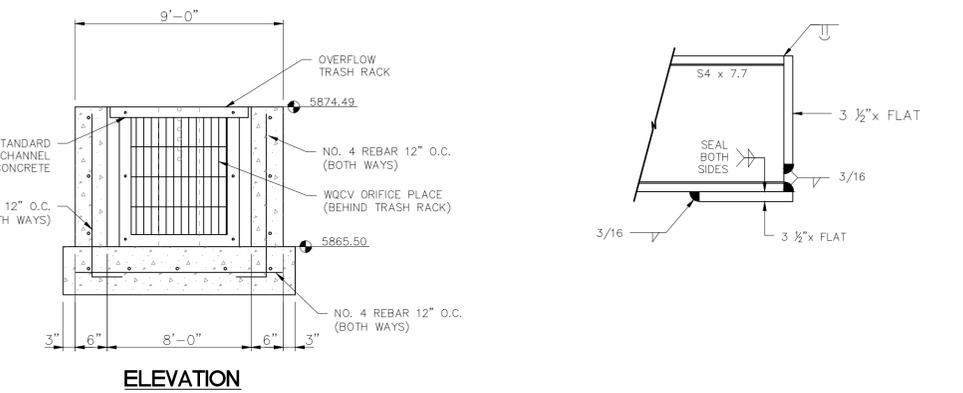
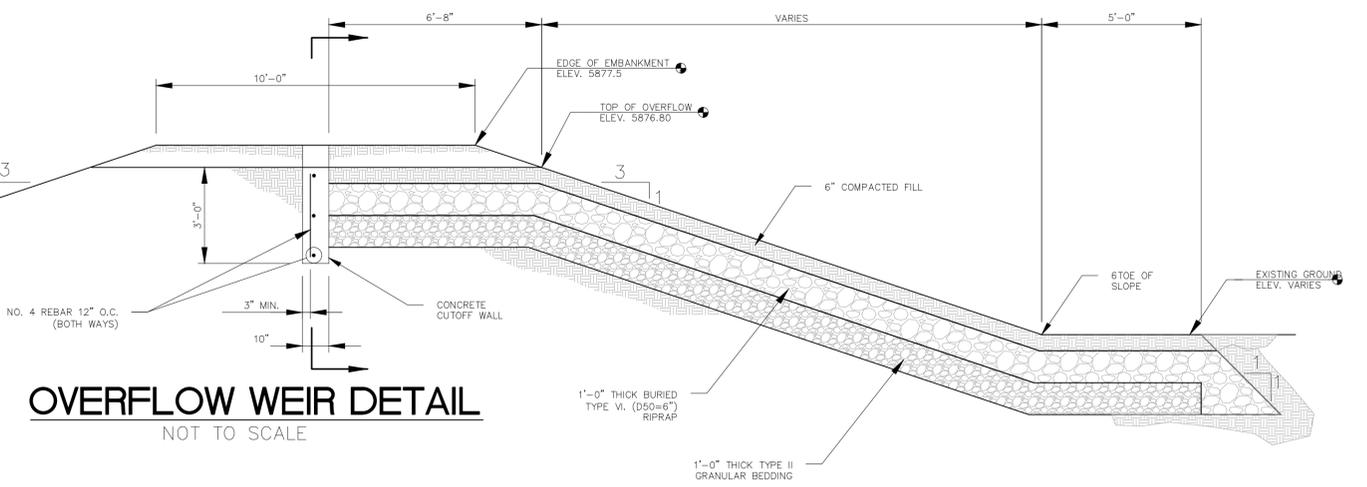
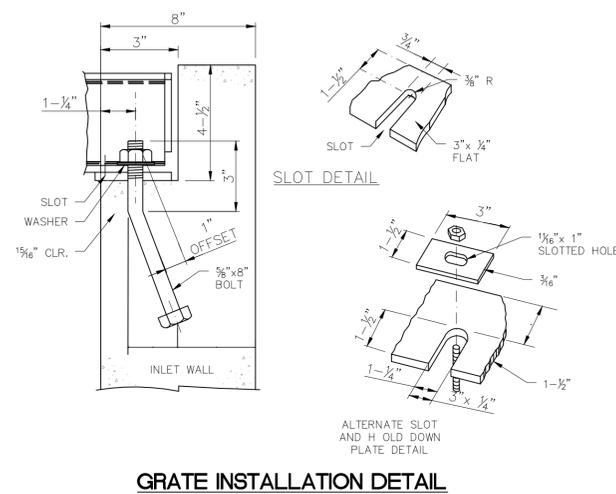
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JENNIFER IRVINE _____ DATE
 COUNTY ENGINEER/ECM ADMINISTRATOR



- WQCV TRASH RACK**
1. KLEMP KRP SERIES (OR EQUAL) ALUMINUM BAR GRATE. $\frac{3}{8}$ " WIDTH BARS ON 1- $\frac{3}{16}$ " CENTERS.
 2. R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.71 FOR CROSS RODS ON 2" CENTERS.
 3. KLEMP CORPORATION, OREM, UTAH, USA.



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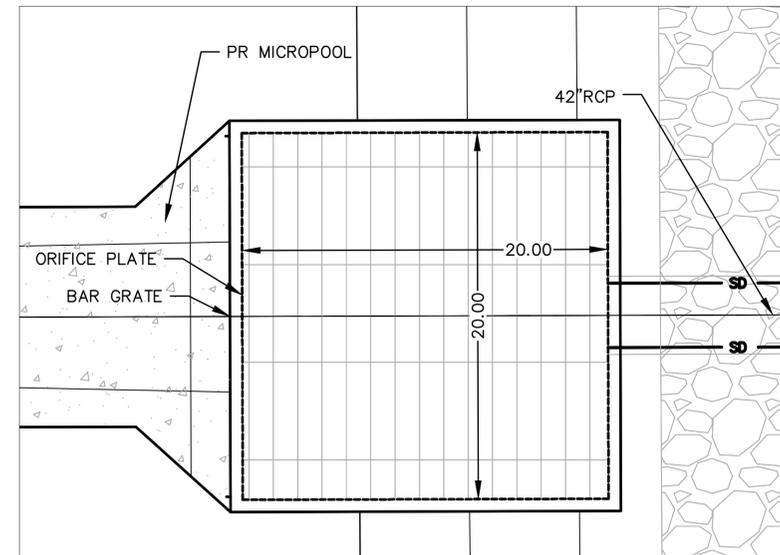
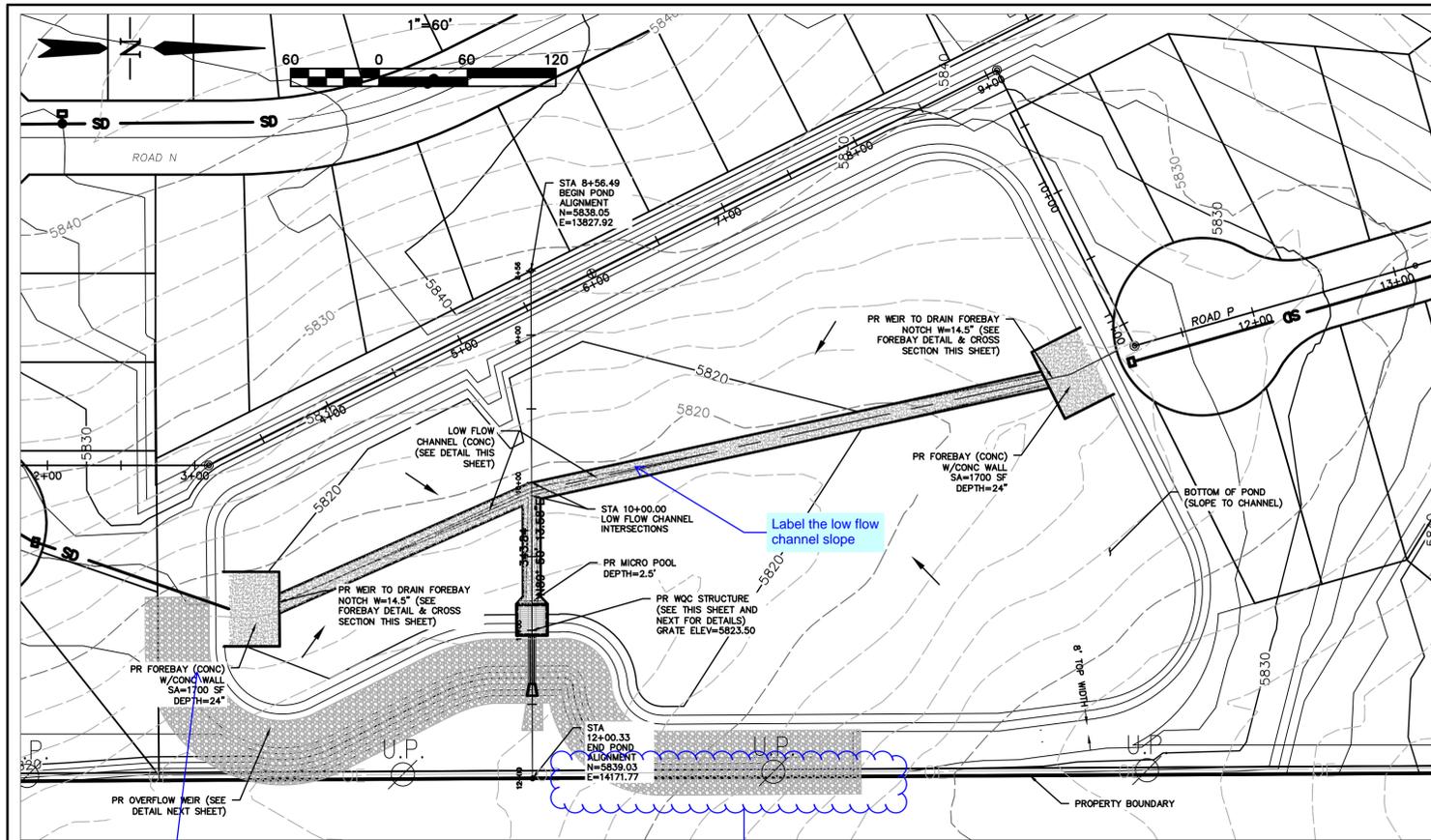
| Index of Revisions | |
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EL PASO COUNTY COLORADO

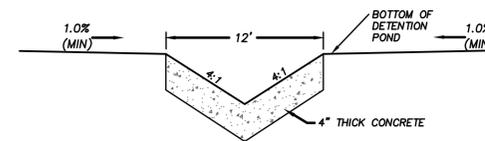
Stantec
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 Colorado Springs, CO 80907
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 Fax.
 www.stantec.com

| WATERVIEW EAST WEST DETENTION POND DETAILS | |
|--|-------------------|
| Designer: CMD/BG | Structure Numbers |
| Sheet Subset: | |

| Project No./Code | |
|---------------------|--|
| 181710214 | |
| Sheet Number 3 of 5 | |

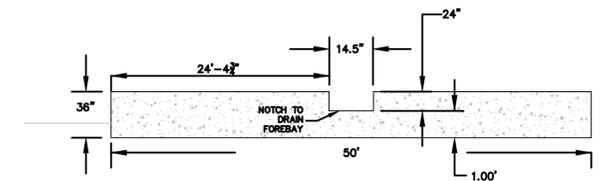


POND OUTLET LAYOUT
NOT TO SCALE.



LOW FLOW CHANNEL (CONCRETE)
(NTS)

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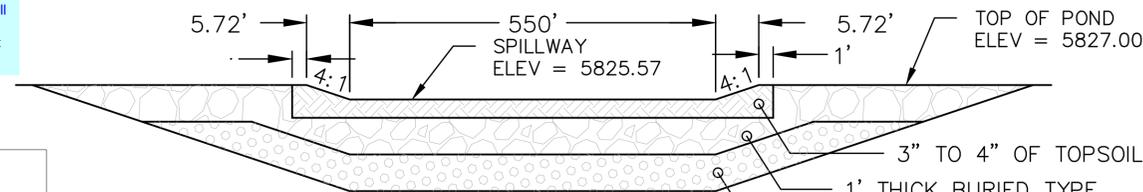
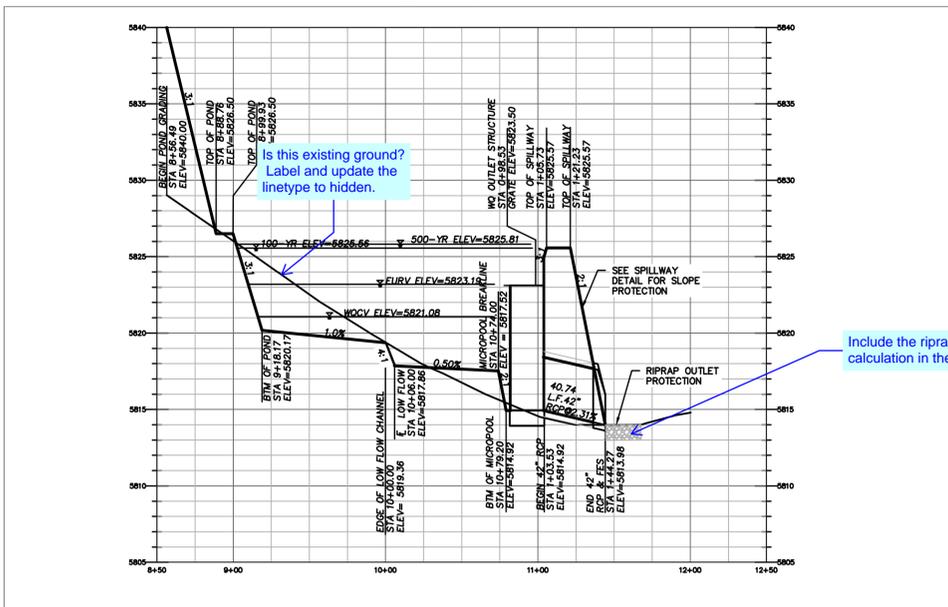


FOREBAY WALL DETAIL
NOT TO SCALE

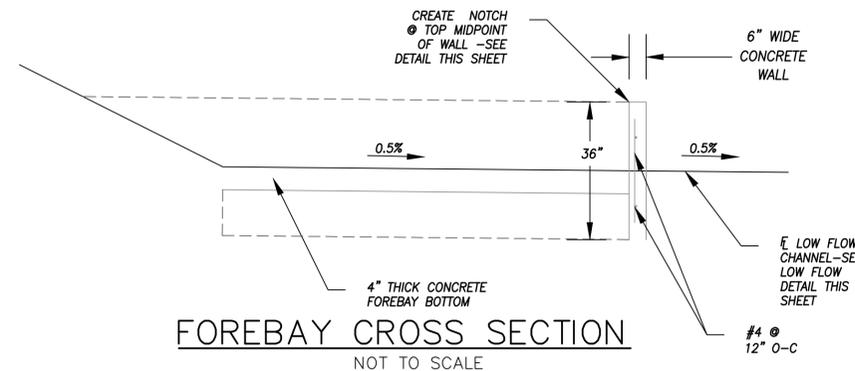
Adjust emergency overflow. Based on the design if overtopping occurs, portion of the stormwater is directed to the adjacent residential lot.

Improvements extend to the adjacent property and will require approval from the adjacent property owner. Include a written acknowledgement from the adjacent property owner.

PROFILE SCALE
HORIZ.: 1"=60'
VERT.: 1"=6'



OVERFLOW WEIR SECTION
NOT TO SCALE



FOREBAY CROSS SECTION
NOT TO SCALE

delete

CHARLES K. COTHERN _____ DATE

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

OWNER/REPRESENTATIVE _____ DATE

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JENNIFER IRVINE _____ DATE
COUNTY ENGINEER/ECM ADMINISTRATOR

| Computer File Information | |
|--|-----------------------------|
| Creation Date: 12-16-16 | Initials: CMD |
| Last Modification Date: 12-16-16 | Initials: BG |
| Full Path & Drawing File Name: V:\1817\active\181710214\CAD\Plansheets\GradingPlan East Detention Pond | |
| Acad Ver. 2014 | Scale: see plan Units: Feet |

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EL PASO COUNTY

Stantec
Stantec Consulting Inc.
1110 Elton Drive
Suite B
Colorado Springs, CO 80907
Tel. (719) 432-6889
Fax. _____
www.stantec.com

| WATERVIEW EAST EAST DETENTION POND | |
|---------------------------------------|-------------------|
| Designer: CMD | Structure Numbers |
| Detailer: BG | |
| Sheet Subset: | |

| Project No./Code |
|---------------------|
| 181710214 |
| Sheet Number 4 of 5 |

CHARLES K. COTHERN _____ DATE _____
 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.

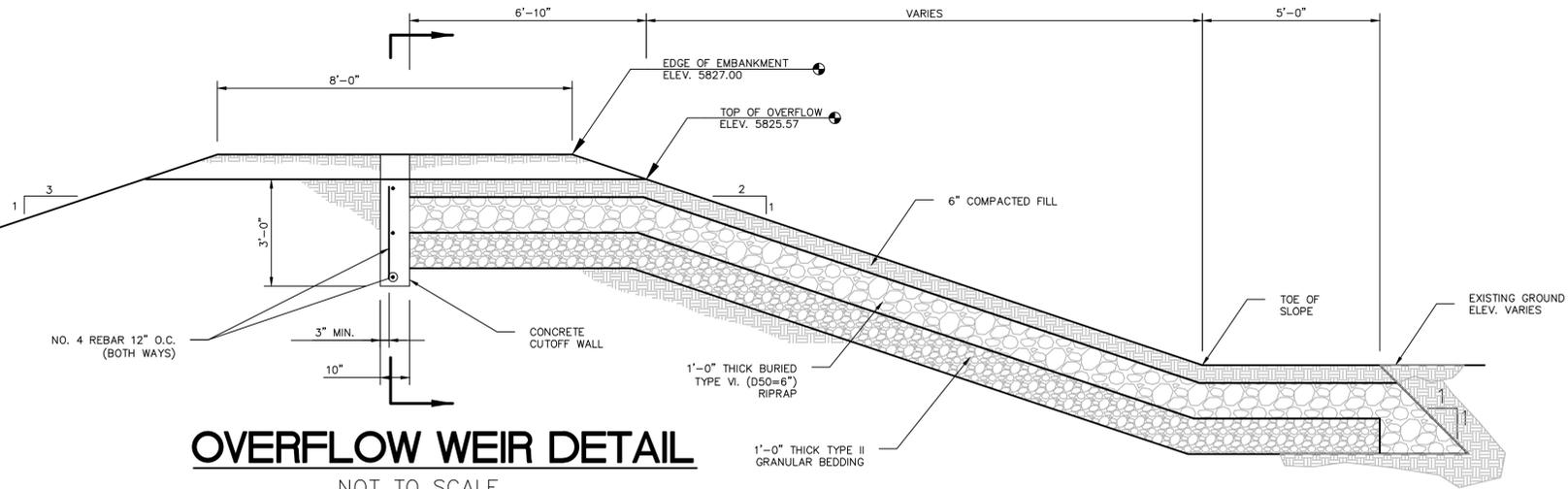
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THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN.

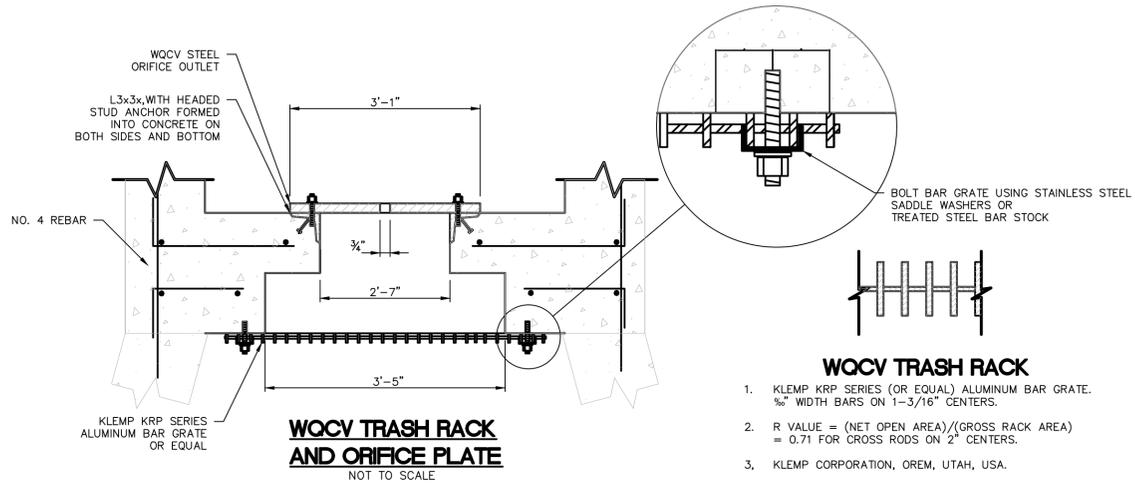
OWNER/REPRESENTATIVE _____ DATE _____
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JENNIFER IRVINE _____ DATE _____
 COUNTY ENGINEER/ECM ADMINISTRATOR

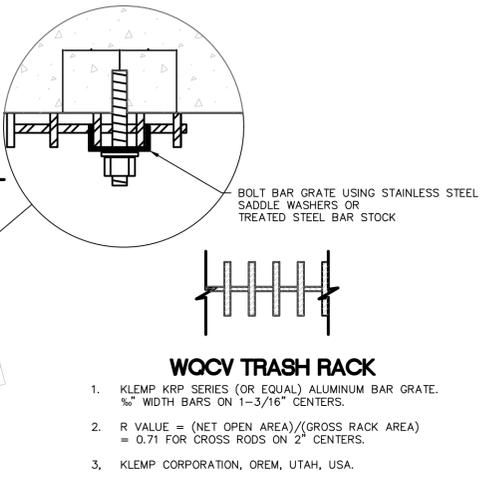
EXCAVATED BASIN
 ELEV. VARIES



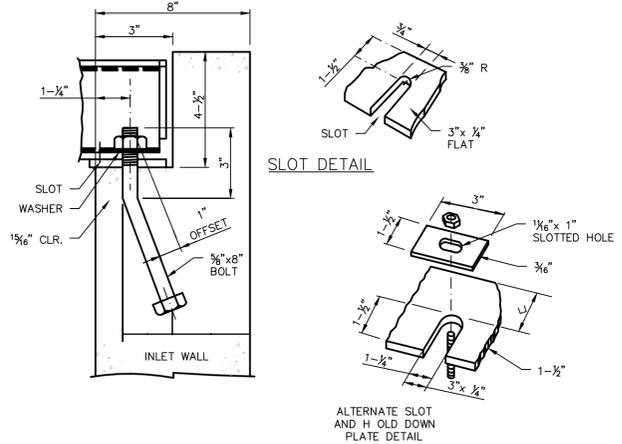
OVERFLOW WEIR DETAIL
 NOT TO SCALE



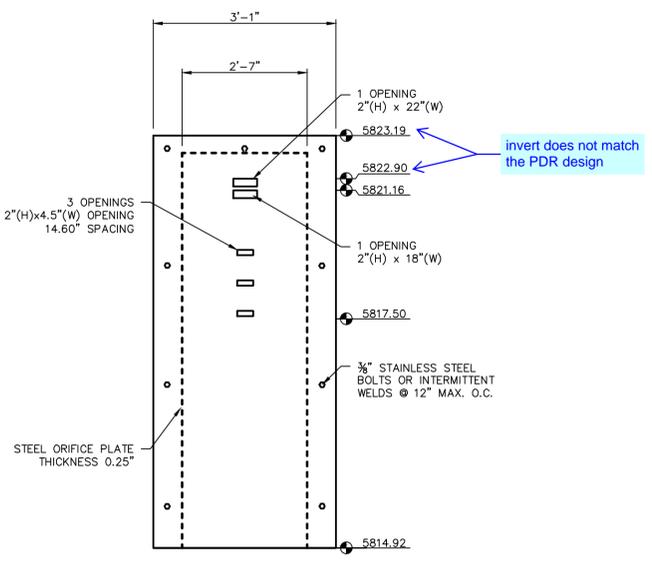
WQCV TRASH RACK AND ORIFICE PLATE
 NOT TO SCALE



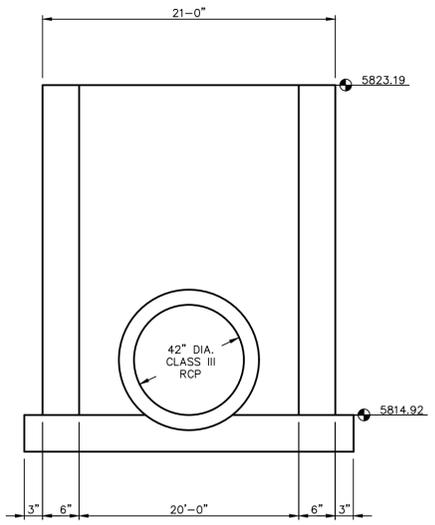
- WQCV TRASH RACK**
1. KLEMP KRP SERIES (OR EQUAL) ALUMINUM BAR GRATE. 3/4" WIDTH BARS ON 1-3/16" CENTERS.
 2. R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.71 FOR CROSS RODS ON 2" CENTERS.
 3. KLEMP CORPORATION, OREM, UTAH, USA.



GRATE INSTALLATION DETAIL
 NOT TO SCALE

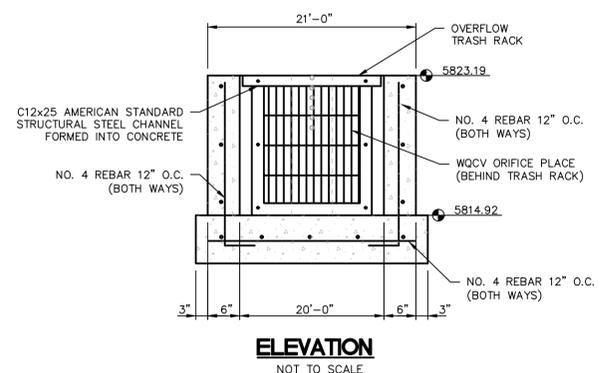


WQCV ORIFICE PLATE
 NOT TO SCALE



OVERFLOW STRUCTURE SECTION
 NOT TO SCALE

ORIFICE PLATE OMITTED FOR CLARITY
 Is this note needed? The PDR design shows restrictor plate is not required.



ELEVATION
 NOT TO SCALE



STANDARD INLET GRATE
 NOT TO SCALE

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| Full Path & Drawing File Name: V:\52876\active\187608731\CAD\Sheets | |
| Title Sheet | |
| Acad Ver. 2014 | Scale: see plan Units: Feet |

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| WATERVIEW EAST EAST DETENTION POND DETAILS | |
|---|-------------------|
| Designer: CMD | Structure Numbers |
| Detailer: BG | |
| Sheet Subset: | |

| Project No./Code |
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| 181710214 |
| Sheet Number 5 of 5 |