

# ENCLAVES AT MOUNTAIN VISTA RANCH EAST

## CONCEPT PRELIMINARY GRADING PLAN

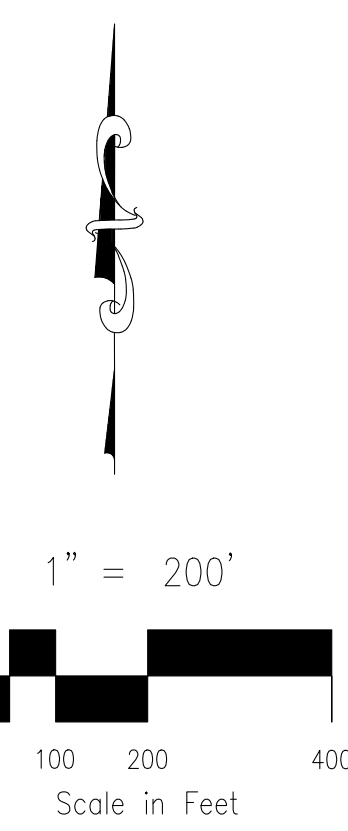
FEBRUARY 2022

### STANDARD GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN NOTES

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION, AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.
2. NO CLEARING, GRADING, EXCAVATION, FILING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRD..
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 719-385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. SEDIMENT (MUD AND DIRT) TRANSPORTED INTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
8. THE PLAN SHALL NO SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITY EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE APPLICANT'S EXPENSE.

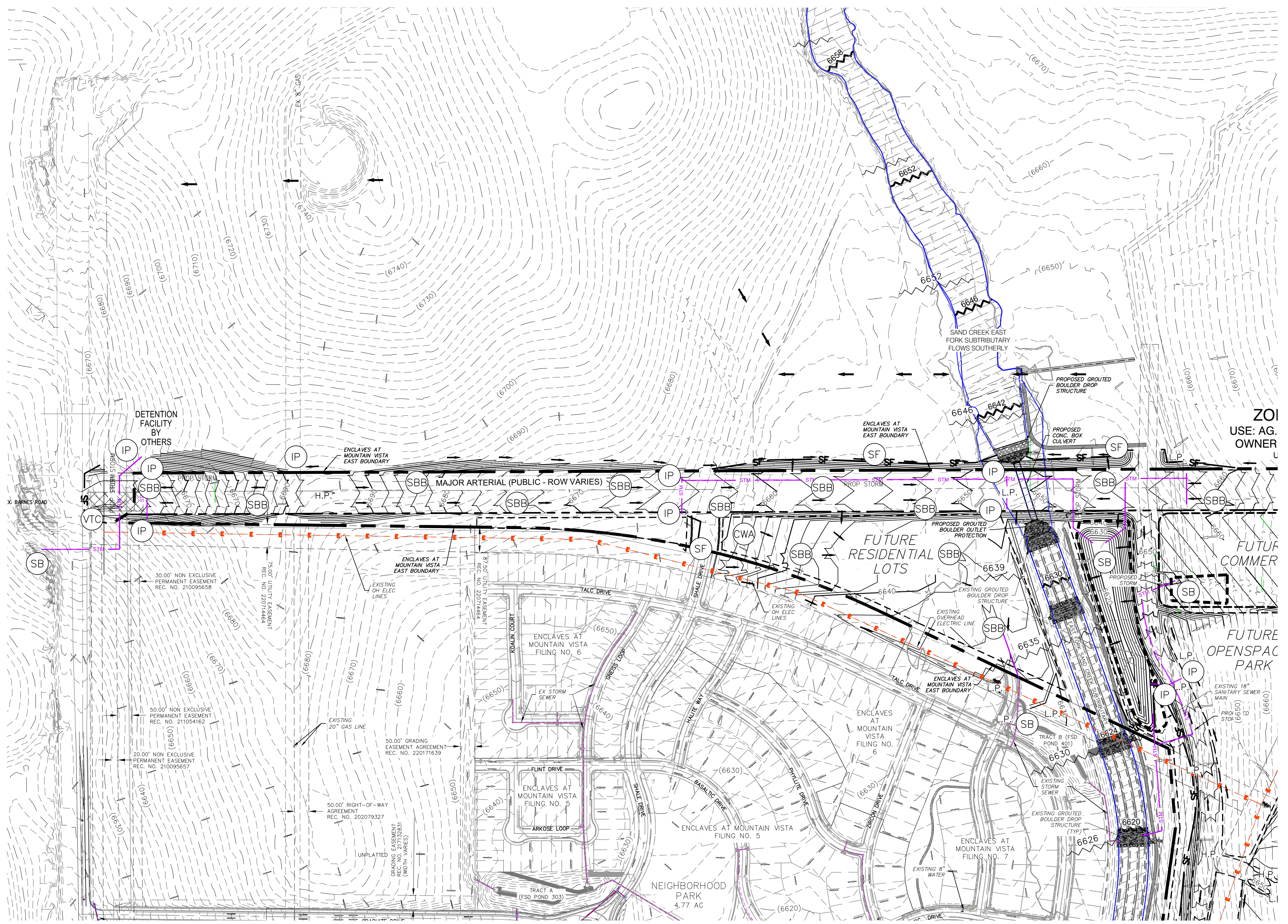
### EROSION CONTROL NOTES

1. AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT, EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES. CONTROL SYSTEMS SHALL INCLUDE, AS A MINIMUM, STRAW BALE SEDIMENT TRAPS (OR EQUAL) ALONG NATURAL DRAINAGE WAYS PRIOR TO GRADING AND UTILIZATION OF DESIGNED STORM DETENTION BASINS PRIOR TO FINAL GRADING REVEGETATION. AS AN AVERAGE, SEDIMENT TRAPS WITH A CAPACITY OF 15 CUBIC YARDS SHALL BE PROVIDED FOR EACH ACRE OF DISTURBED SOIL.
2. ALL SEDIMENT TRAPS WILL BE CLEANED AND MAINTAINED TO PROVIDE ADEQUATE PROTECTION FROM SOIL LOSS UNTIL SUCH TIME AS THEY ARE NO LONGER NEEDED.
3. WHERE AREAS ARE TO BE LEFT BARE FOR EXTENDED PERIODS (TOPSOIL, STOCKPILES, EMPTY LOTS, RIGHTS-OF-WAY, HOME SITES AWAITING PURCHASE, ETC.) MECHANICAL MULCHING (STRAW CRIMP) IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS SHALL BE APPLIED WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 30 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.
4. TOPSOIL WILL BE STOCKPILED AND USED AS A TOP DRESSING OVER CUT AND FILL AREAS TO HELP IN THE ESTABLISHMENT OF ADAPTED VEGETATION. TOPSOIL STOCKPILE WILL BE SEEDED AND/OR MULCHED AND/OR SURROUNDED BY SILT FENCE TO MINIMIZE SOIL LOSS UNTIL TOPSOIL IS USED. STOCKPILES IN EXCESS OF 8' HIGH WILL REQUIRE AN ADDITIONAL PERIMETER ROW OF SILT FENCE.
5. TEMPORARY STOCKPILES (8' MAX. HEIGHT) DUE TO UTILITY CONSTRUCTION SHALL BE KEPT MOIST BY THE CONTRACTOR TO PREVENT BLOWING SOILS.
6. AREAS LEFT OPEN FOR 30 DAYS OR MORE, OTHER THAN FOR UTILITY AND DRAINAGE CONSTRUCTION, SHALL BE SEEDED AND/OR MULCHED.
7. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT EROSION OF DISTURBED SOIL BY ABNORMAL WINDS.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.



### LEGEND

- 6920 --- EXISTING MAJOR CONTOUR
- 6918 --- EXISTING MINOR CONTOUR
- 6920 --- PROPOSED MAJOR CONTOUR
- 6918 --- PROPOSED MINOR CONTOUR
- --- FILING BOUNDARY LINE
- --- RIGHT-OF-WAY LINE
- --- PROPOSED PROPERTY LINE
- SF --- SILT FENCE
- [Cross-hatch] VEHICLE TRACKING CONTROL
- [SBB] STRAW BALE DITCH CHECK
- [SF] SILT FENCE
- [VTC] VEHICLE TRACKING CONTROL
- [L.P./H.P.] LOW POINT/HIGH POINT
- [Arrow] FLOW DIRECTION ARROW/ EMERGENCY OVERTFLOW
- [Arrow] EXISTING FLOW DIRECTION ARROW
- [CWA] CONCRETE WASHOUT AREA
- [IP] INLET PROTECTION
- [SB] TEMPORARY SEDIMENT BASIN
- [6630] PROPOSED FEMA FLOODPLAIN ELEVATION
- [6500] EXISTING FEMA FLOODPLAIN ELEVATION
- [Arrow] EMERGENCY OVERTFLOW DIRECTION



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FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987



212 N. WAHSATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485

ENCLAVES AT MOUNTAIN VISTA EAST			
PROPOSED GRADING AND EROSION CONTROL			
PROJECT NO. 29-010	SCALE:	DATE: 02-15-2022	
DESIGNED BY: DLM	HORIZONTAL: 1"=200'	SHEET 1 OF 2	GR01
DRAWN BY: DLM	VERTICAL: N/A		
CHECKED BY: VAS			

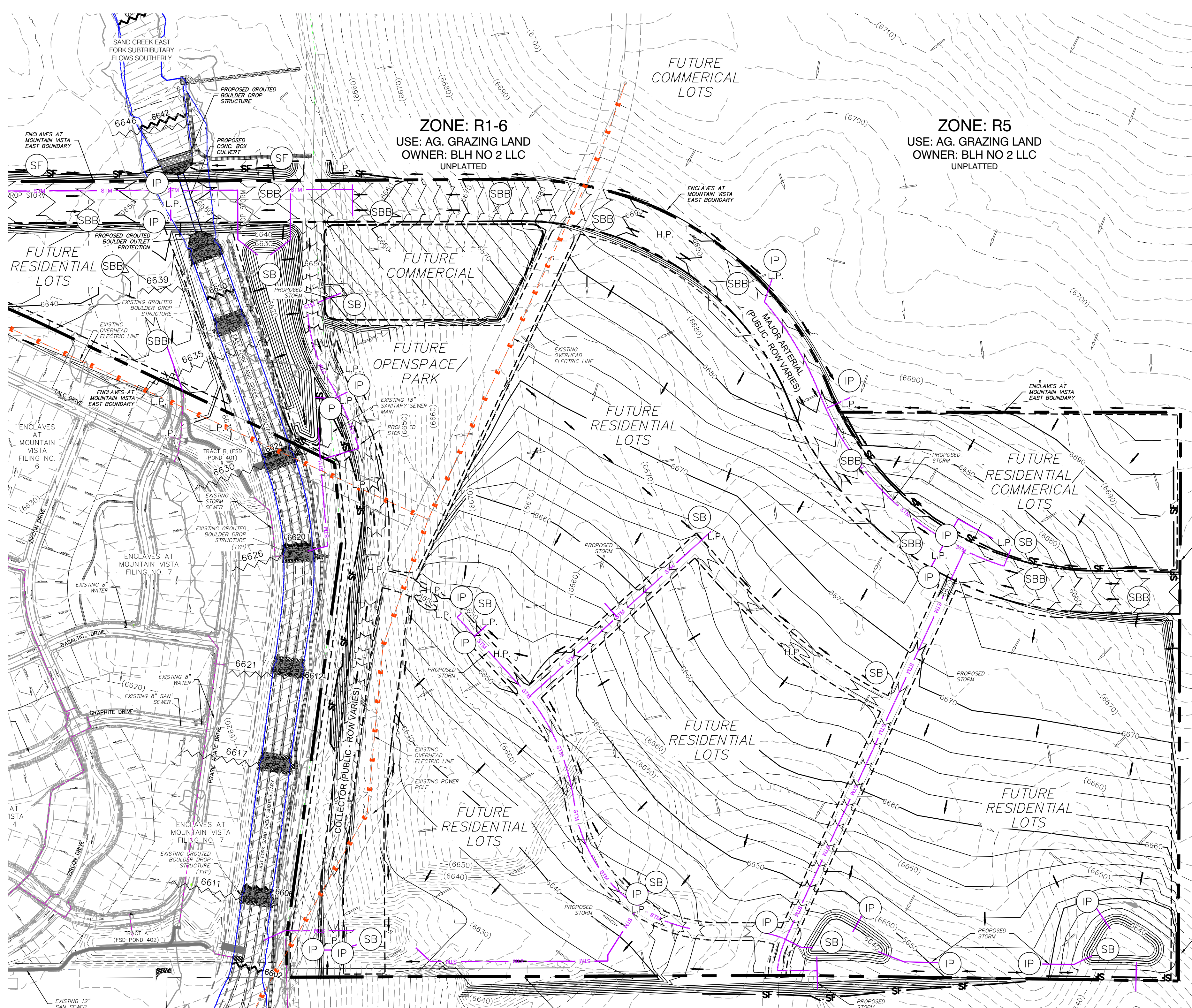
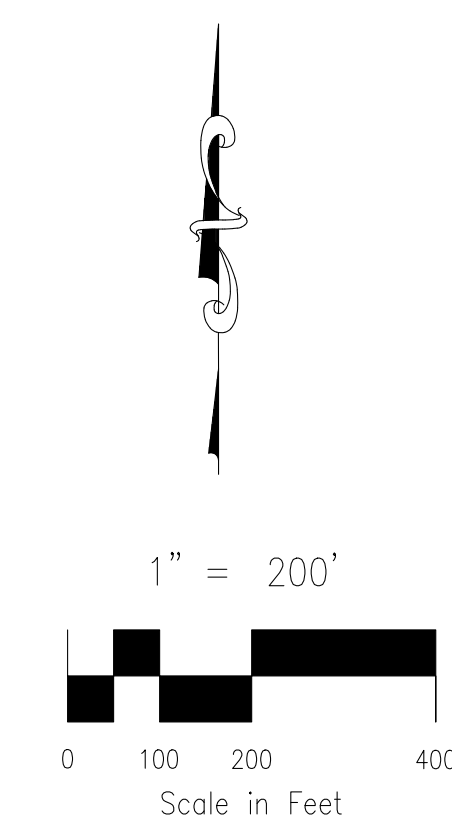
# ENCLAVES AT MOUNTAIN VISTA RANCH EAST

## CONCEPT PRELIMINARY GRADING PLAN

### FEBRUARY 2022

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#### EROSION CONTROL NOTES

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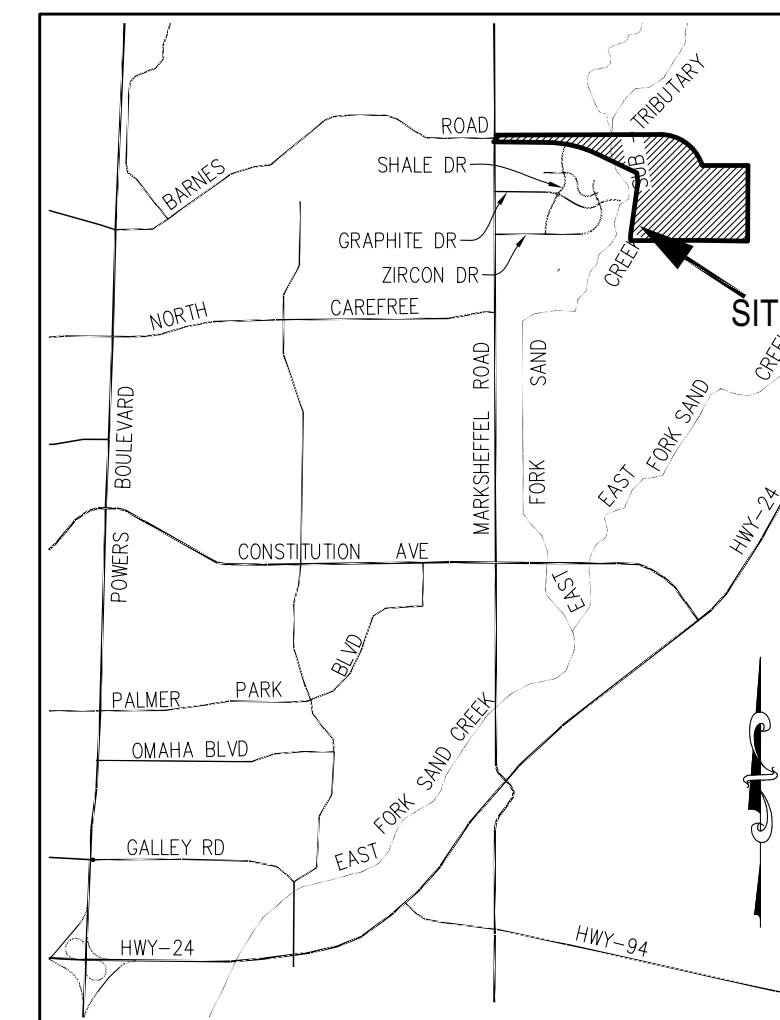
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COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

ENCLAVES AT MOUNTAIN VISTA EAST			
PROPOSED GRADING AND EROSION CONTROL			
PROJECT NO. 29-010	SCALE:	DATE: 02-15-2022	
DESIGNED BY: DLM	HORIZONTAL: 1"=200'	SHEET 2 OF 2	GR02
DRAWN BY: DLM	VERTICAL: N/A		
CHECKED BY: VAS			

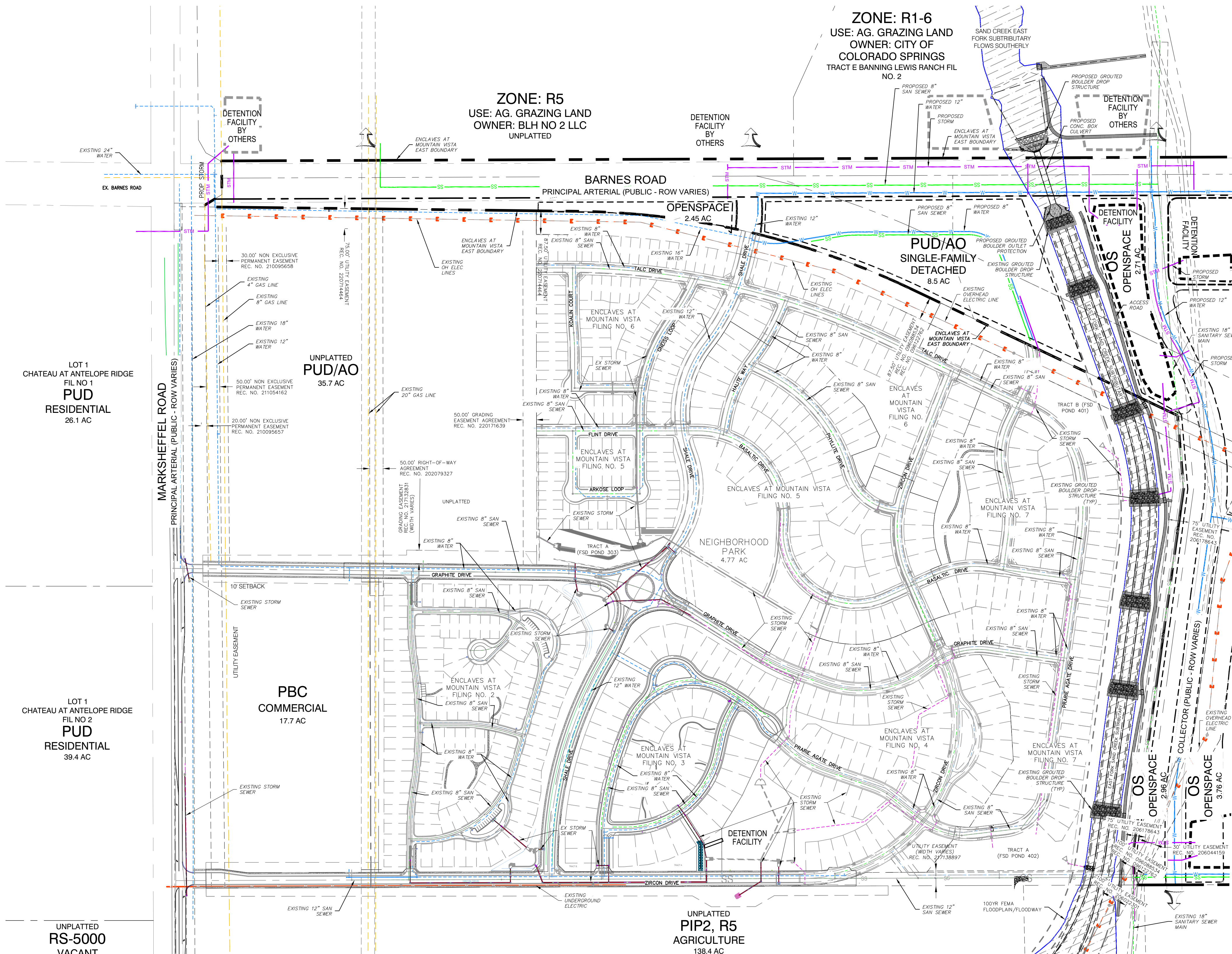
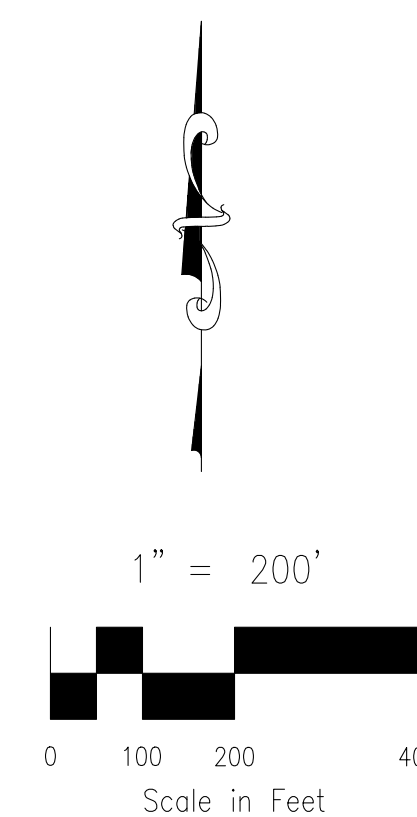
# ENCLAVES AT MOUNTAIN VISTA RANCH EAST

## CONCEPT PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

### FEBRUARY 2022



VICINITY MAP  
N.T.S.



**SPECIAL NOTE:**  
ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

**GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS**  
PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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'S 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.
- 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).
- 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).
- 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.

UTILITY LEGEND	
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND UTILITIES
	EXISTING GAS (NOT VERIFIED)
	EASEMENT SET BACK
	UTILITY EASEMENT
	PROPERTY BOUNDARY
	PROPERTY LINE / PROJECT LINE
	LAND USE AREA
	RIGHT OF WAY
	FEMA FLOODPLAIN/FLOODWAY BNDRY
	SECONDARY ACCESS POINT
	RIGHT-IN RIGHT-OUT ACCESS
	PROPOSED 100 YR FLOODPLAIN

- NOTES:**
- HIGH DENSITY POLYETHYLENE (HDPE) PIPE WILL BE ACCEPTABLE.

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PHONE: 719.955.5485

ENCLAVES AT MOUNTAIN VISTA EAST			
PREL. UTILITIES & PUBLIC FACILITIES PLAN			
PROJECT NO. 29-010	SCALE:	DATE: 02-14-2022	
DESIGNED BY: DLM	HORIZONTAL:	SHEET 1 OF 2	
DRAWN BY: DLM	VERTICAL:	PU01	
CHECKED BY: VAS	N/A		

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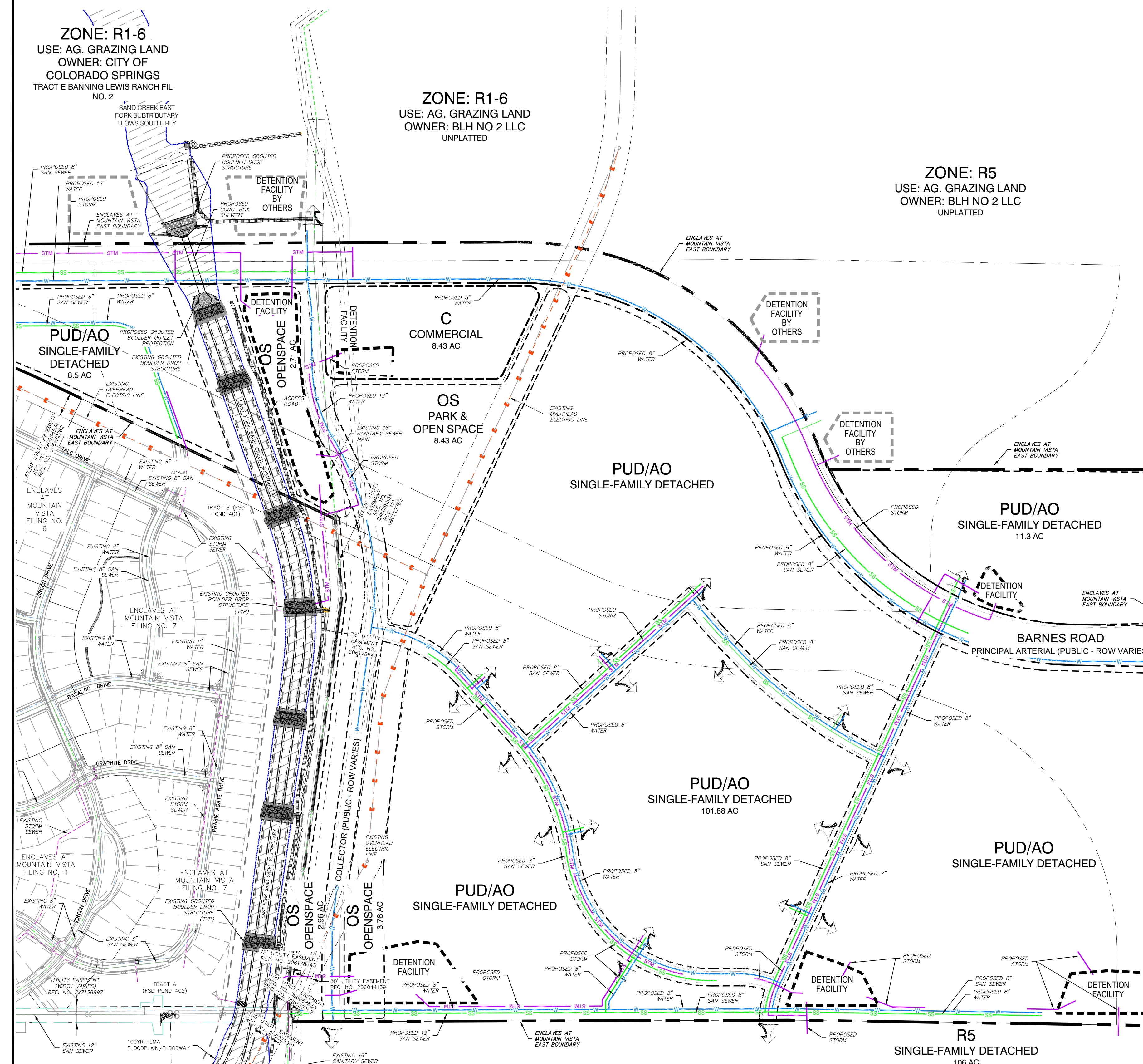
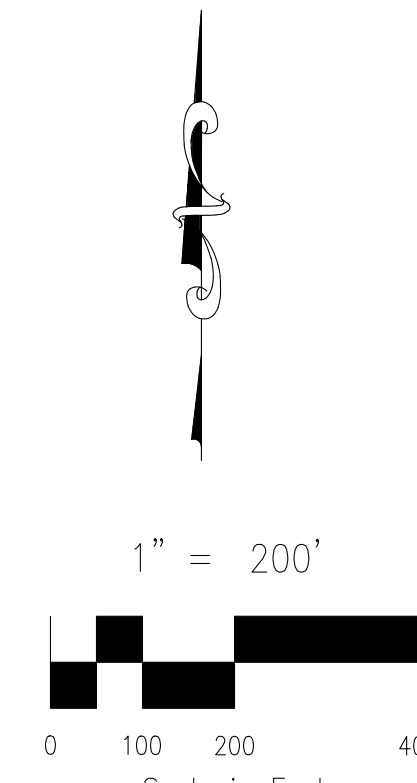
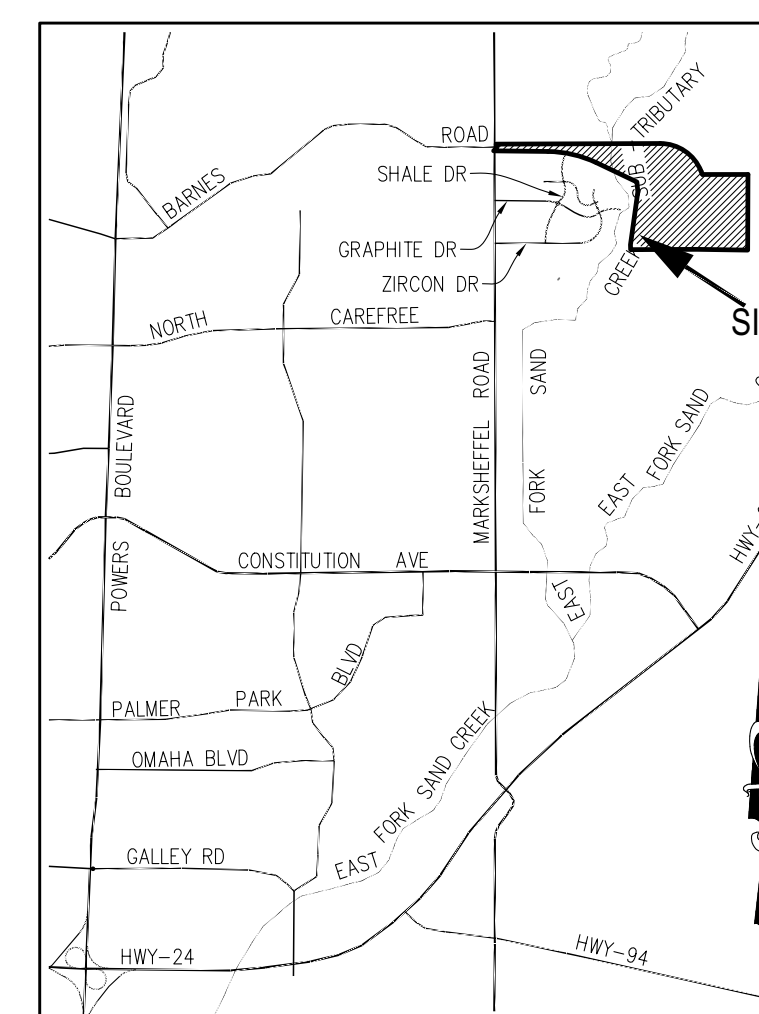
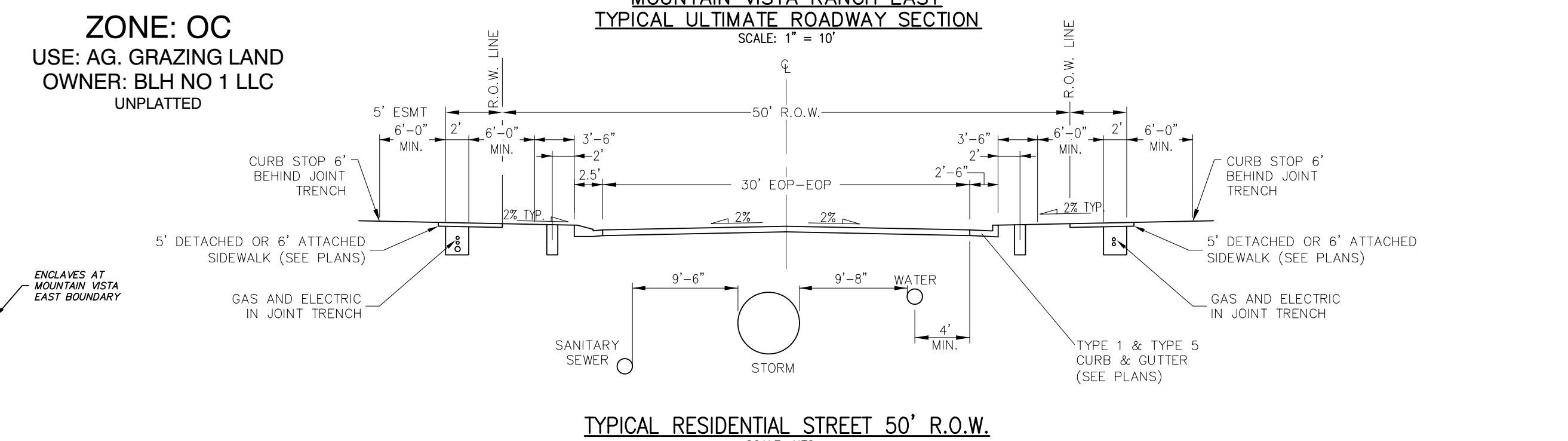
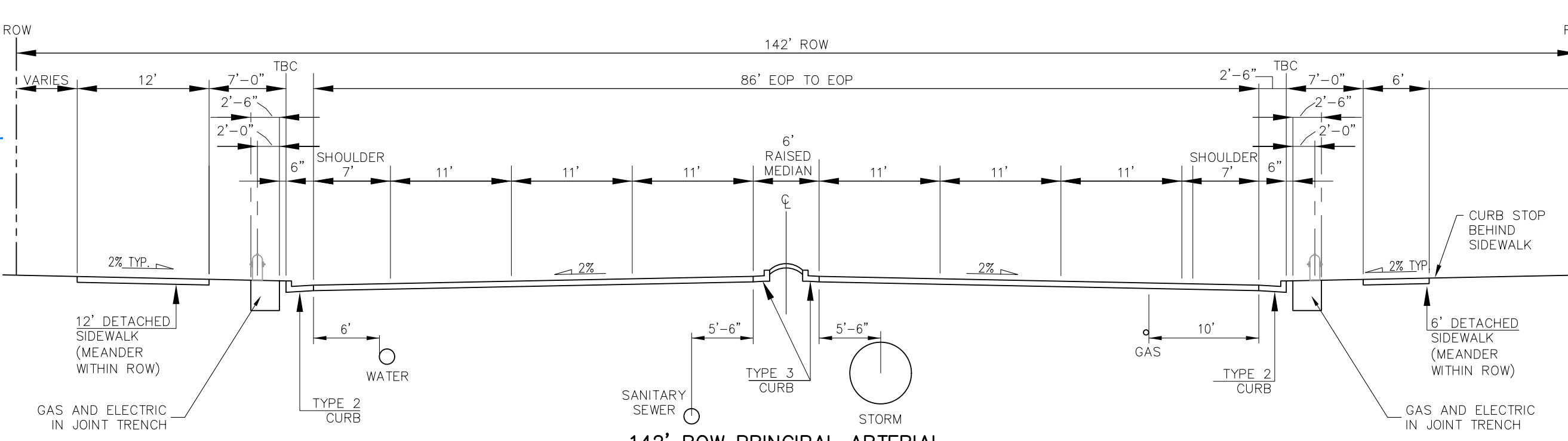
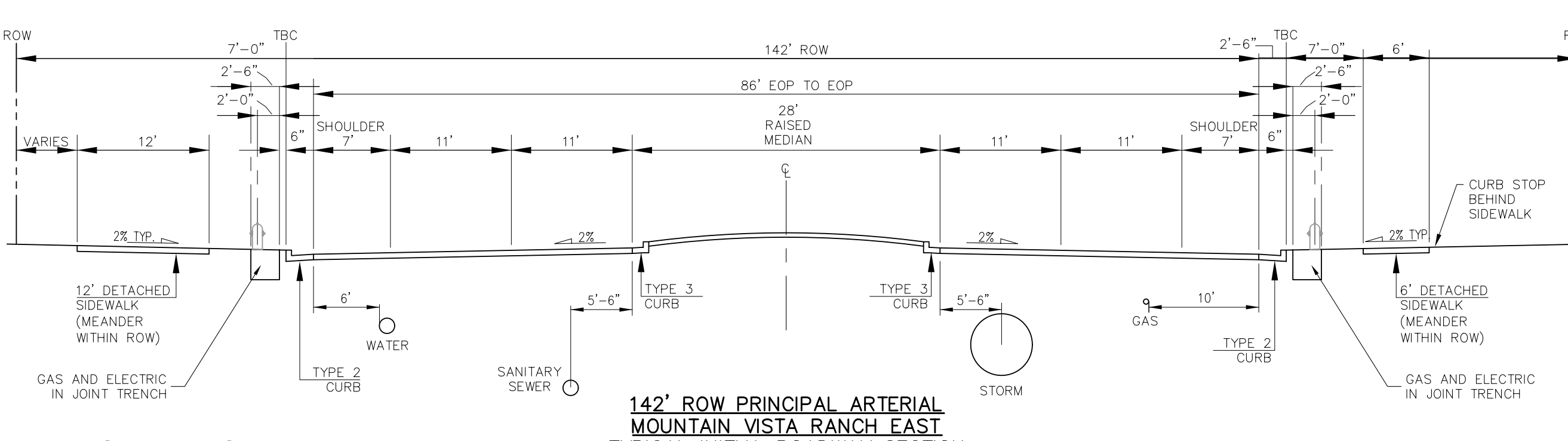
## CONCEPT PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

### FEBRUARY 2022

**ZONE: R1-6**  
 USE: AG. GRAZING LAND  
 OWNER: CITY OF COLORADO SPRINGS  
 TRACT E BANNING LEWIS RANCH FIL NO. 2

**ZONE: R1-6**  
 USE: AG. GRAZING LAND  
 OWNER: BLH NO 2 LLC  
 UNPLATTED

**ZONE: R5**  
 USE: AG. GRAZING LAND  
 OWNER: BLH NO 2 LLC  
 UNPLATTED



UTILITY LEGEND	
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	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
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	PROPOSED STORM SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND UTILITIES
	EXISTING GAS (NOT VERIFIED)
	EASEMENT SET BACK
	UTILITY EASEMENT
	PROPERTY BOUNDARY
	EXISTING WATER
	PROPERTY LINE / PROJECT LINE
	LAND USE AREA
	RIGHT OF WAY
	FEMA FLOODPLAIN/FLOODWAY BNDRY
	SECONDARY ACCESS POINT
	RIGHT-IN RIGHT-OUT ACCESS
	PROPOSED 100 YR FLOODPLAIN

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

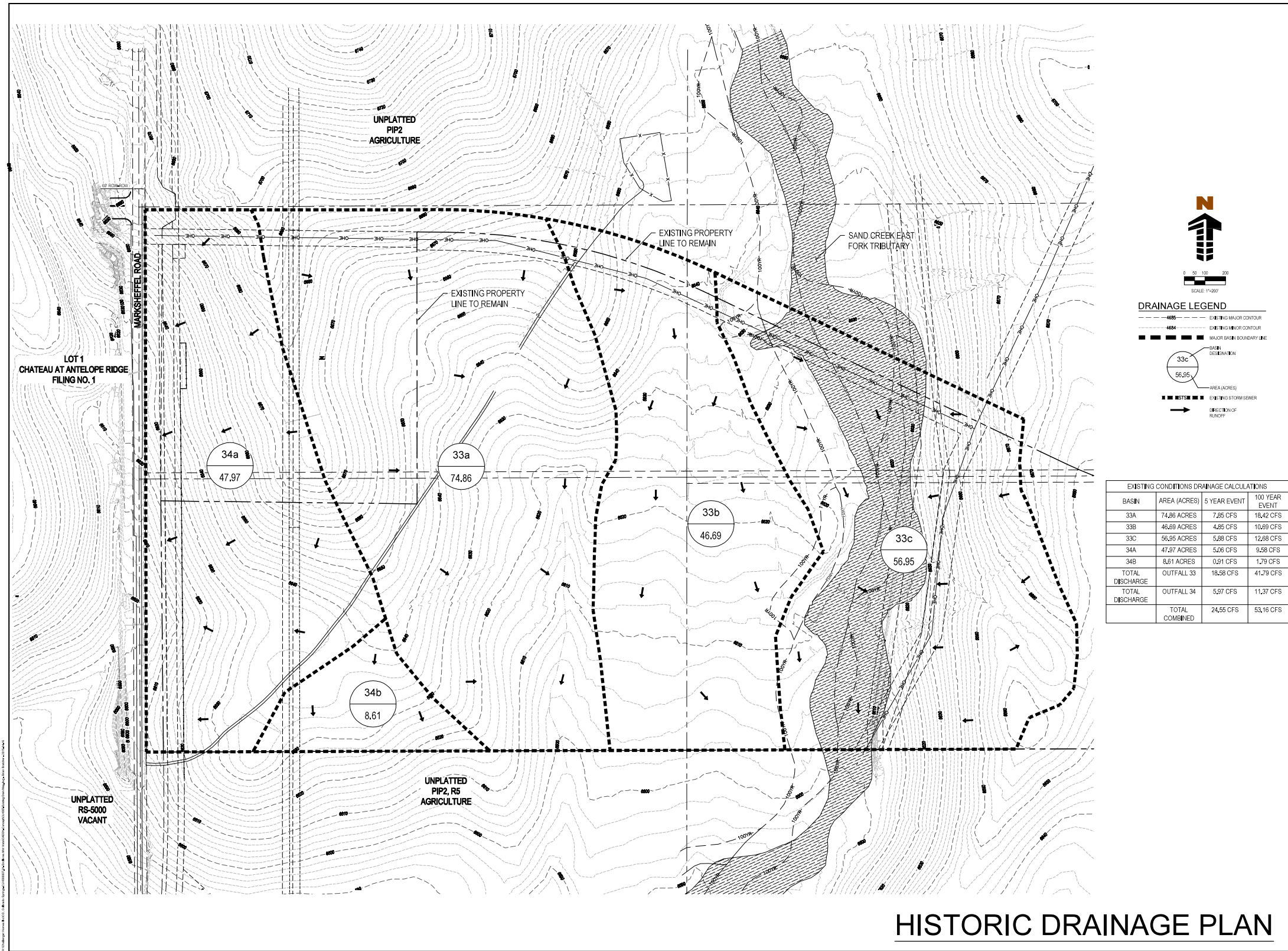
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 PHONE: 719.955.5485

ENCLAVES AT MOUNTAIN VISTA EAST			
PREL. UTILITIES & PUBLIC FACILITIES PLAN			
PROJECT NO. 29-010	SCALE: 1"=200'	DATE: 02-14-2022	SHEET 2 OF 2
DESIGNED BY: DLM	HORIZONTAL: DLM	PUB02	
DRAWN BY: VAS	VERTICAL: N/A		
CHECKED BY: VAS			

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**DRAINAGE LEGEND**

- 4800 --- EXISTING MAJOR CONTOUR
- 4600 --- EXISTING MINOR CONTOUR
- MAJOR BASIN BOUNDARY LINE
- 33c ○ AREA (ACRES)  
56.95
- EXISTING STORM SEWER
- DIRECTION OF FLOW

**EXISTING CONDITIONS DRAINAGE CALCULATIONS**

BASIN	AREA (ACRES)	5 YEAR EVENT	100 YEAR EVENT
33A	74.86 ACRES	7.25 CFS	18.42 CFS
33B	46.69 ACRES	4.25 CFS	10.69 CFS
33C	56.95 ACRES	5.28 CFS	12.88 CFS
34A	47.97 ACRES	5.06 CFS	9.58 CFS
34B	8.61 ACRES	0.91 CFS	1.79 CFS
TOTAL DISCHARGE	OUTFALL 33	18.58 CFS	41.79 CFS
TOTAL DISCHARGE	OUTFALL 34	5.97 CFS	11.37 CFS
TOTAL COMBINED	TOTAL	24.55 CFS	53.16 CFS

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**FINAL DRAINAGE PLAN  
 ENCLAVES AT MOUNTAIN VISTAS**  
 . . . . .  
**COLORADO SPRINGS, CO**

#	Date	Issue / Description	Int.

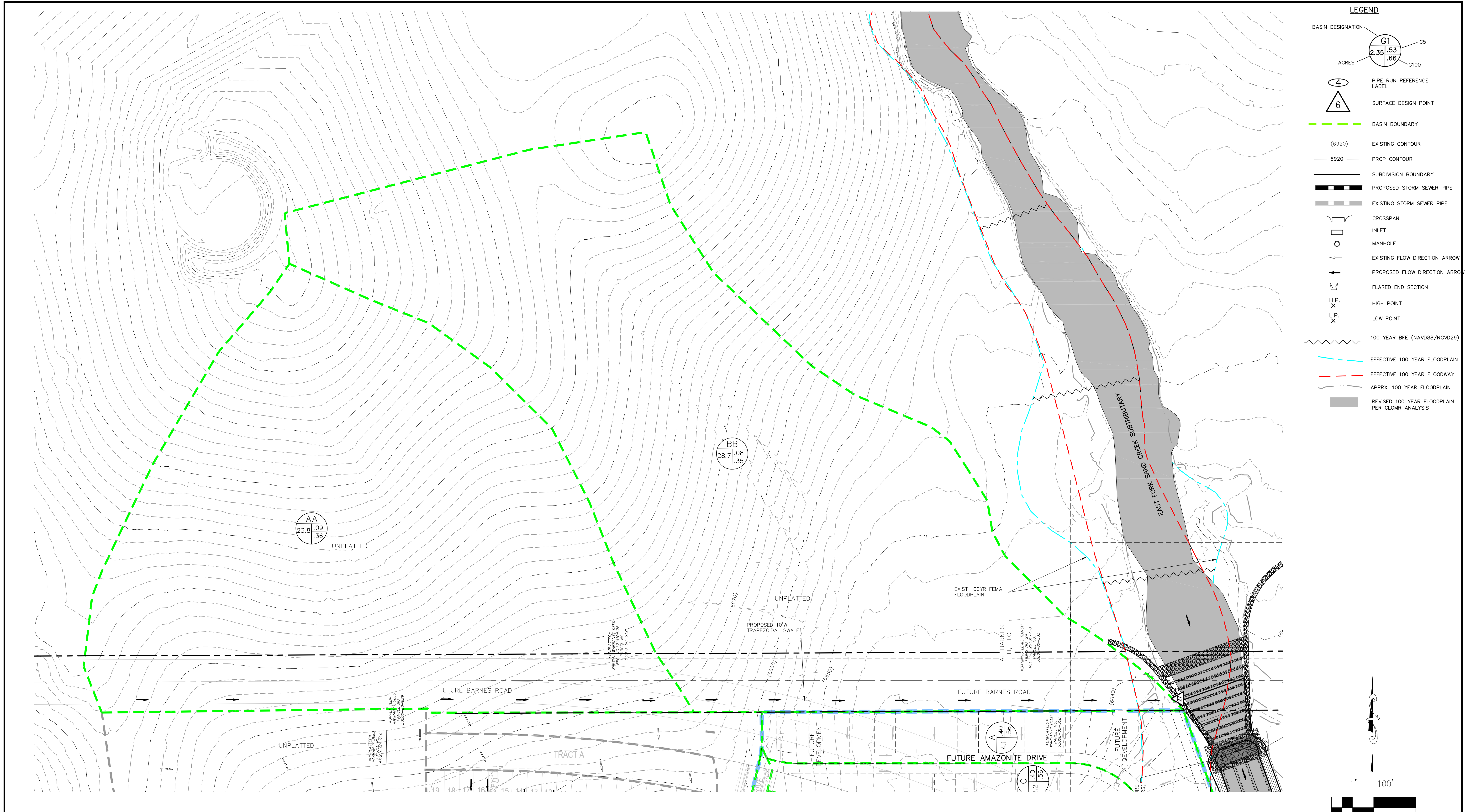
Project No: CUH000027.01  
 Drawn By: RAL  
 Checked By: JCA  
 Date: MARCH 18, 2016

HISTORIC DRAINAGE PLAN

**HISTORIC DRAINAGE PLAN**

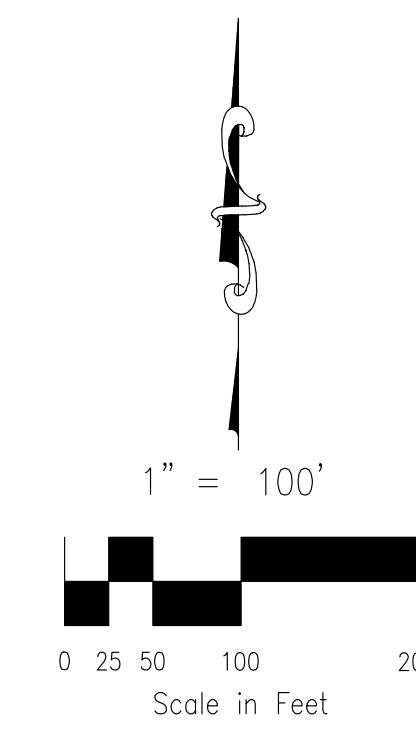
**DR-1**  
 Sheet 1 of 4

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**LEGEND**

- BASIN DESIGNATION: G1 (2.35 ACRES, 53 C5, 66 C100)
- PIPE RUN REFERENCE LABEL: 4
- SURFACE DESIGN POINT: 6
- BASIN BOUNDARY: Green dashed line
- EXISTING CONTOUR: Dashed line (e.g., 6920)
- PROP CONTOUR: Solid line (e.g., 6920)
- SUBDIVISION BOUNDARY: Dotted line
- PROPOSED STORM SEWER PIPE: Thick black line
- EXISTING STORM SEWER PIPE: Thin black line
- CROSSSPAN: Inverted U-shape
- INLET: Square with T-shape
- MANHOLE: Circle with X
- EXISTING FLOW DIRECTION ARROW: Arrow with tail
- PROPOSED FLOW DIRECTION ARROW: Arrow with head
- FLARED END SECTION: Tapered shape
- H.P. X: High Point
- L.P. X: Low Point
- 100 YEAR BFE (NAVD88/NGVD29): Wavy line
- EFFECTIVE 100 YEAR FLOODPLAIN: Blue dashed line
- EFFECTIVE 100 YEAR FLOODWAY: Red dashed line
- APPRX. 100 YEAR FLOODPLAIN: Grey shaded area
- REVISED 100 YEAR FLOODPLAIN PER CLOMR ANALYSIS: Dark grey shaded area



BASIN SUMMARY			
BASIN	AREA (ACRES)	Q <sub>5</sub>	Q <sub>100</sub>
AA	23.79	5.1	37.4
BB	30.02	5.9	43.4

DESIGN POINT SUMMARY				
DESIGN POINT	Q <sub>5</sub>	Q <sub>100</sub>	BASIN	STRUCTURE
27	10.8	79.5	AA, BB	10'W EARTHEN DIVERSION SWALE

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CALL 1-800-922-1987

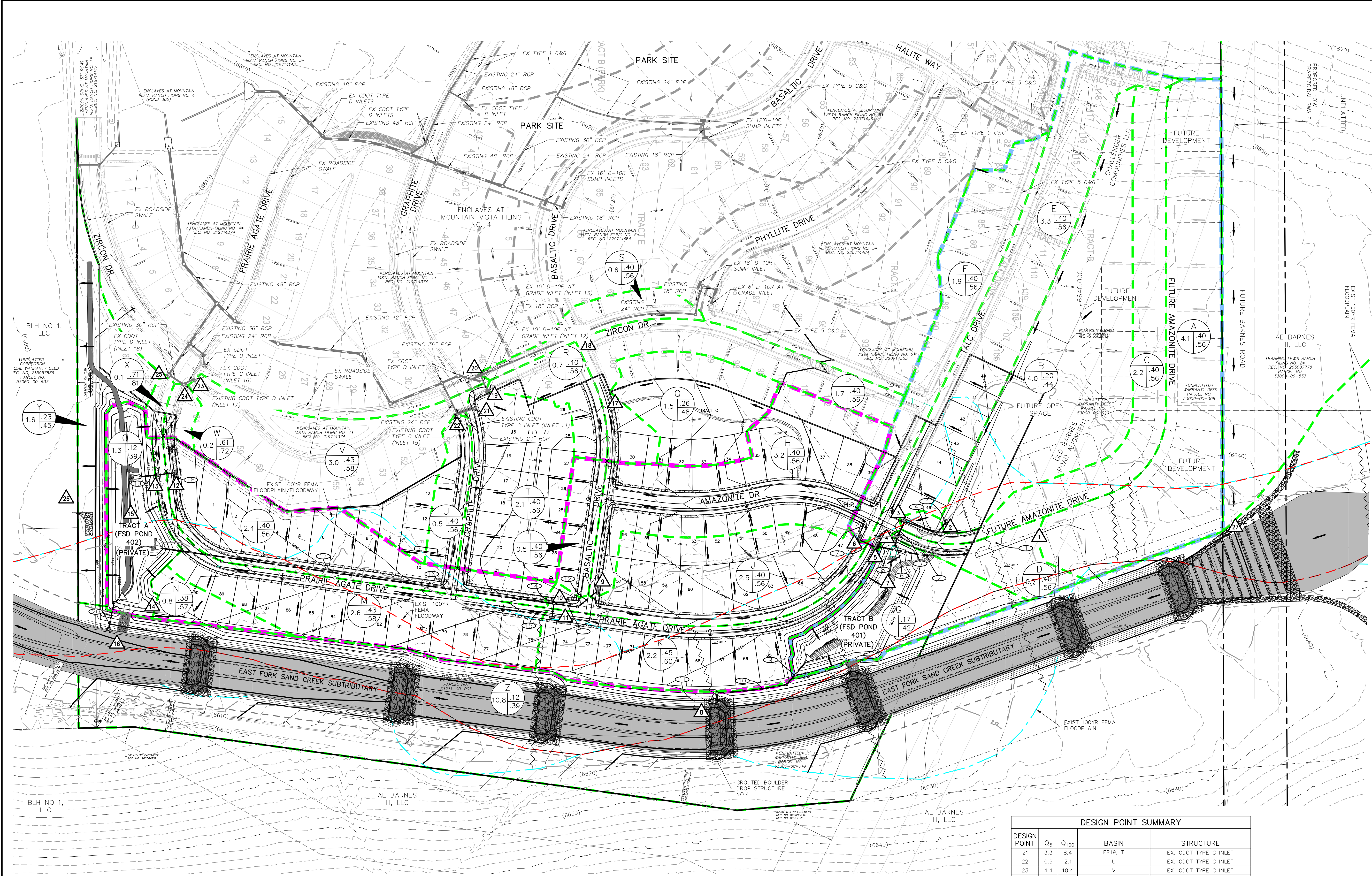


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**ENCLAVES AT MOUNTAIN VISTA FIL NO. 7**

**PROPOSED CONDITIONS DRAINAGE MAP**

PROJECT NO. 29-008	SCALE: HORIZONTAL: 1"=100' VERTICAL: N/A	DATE: 05-11-2021
DESIGNED BY: DLM	DRAWN BY: DLM	CHECKED BY: WAS
SHEET 2 OF 2		DM2



### LEGEND

**BASIN DESIGNATION**

C1  
2.35 .53  
C5  
C100  
.66

4  
PIPE RUN REFERENCE LABEL

6  
SURFACE DESIGN POINT

--- (6920) --- EXISTING CONTOUR

--- 6920 --- PROP CONTOUR

--- SUBDIVISION BOUNDARY

--- PROPOSED STORM SEWER PIPE

--- EXISTING STORM SEWER PIPE

--- CROSSSPAN

--- INLET

--- MANHOLE

--- EXISTING FLOW DIRECTION ARROW

--- PROPOSED FLOW DIRECTION ARROW

--- FLARED END SECTION

--- HIGH POINT

--- LOW POINT

--- EMERGENCY OVERFLOW DIRECTION

--- 100 YEAR BFE (NAVDBG/NGVD29)

--- BASIN BOUNDARY (POND 401)

--- BASIN BOUNDARY (POND 402)

--- EFFECTIVE 100 YEAR FLOODPLAIN

--- EFFECTIVE 100 YEAR FLOODWAY

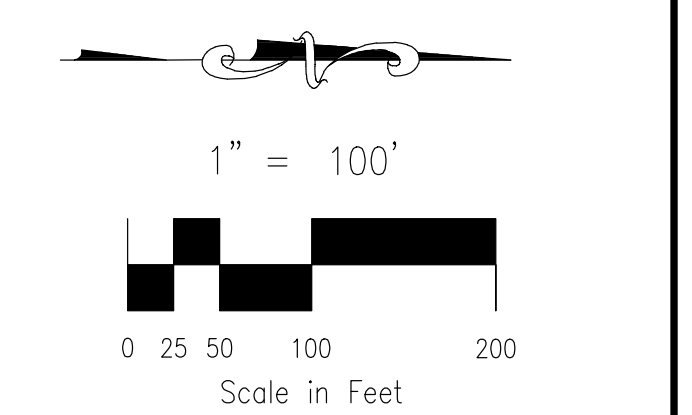
--- APPRX. 100 YEAR FLOODPLAIN

--- REVISED 100 YEAR FLOODPLAIN PER CLOMR ANALYSIS

### STORM SEWER SUMMARY

PIPE RUN	Q <sub>5</sub>	Q <sub>100</sub>	PIPE SIZE	CONTRIBUTING PIPES/DESIGN POINTS
1	5.5	9.8	24" RCP*	DP1
2	5.5	9.8	24" RCP	PR2
3	2.9	10.7	18" RCP	DP2
4	2.9	10.7	18" RCP	PR3
5	6.0	16.8	30" RCP	PR4, INLET 3
6	6.4	20.0	30" RCP	PR5, INLET 4
7	2.9	6.8	18" RCP	INLET 6
8	6.9	16.8	24" RCP	PR7, INLET 5
9	2.1	20.5	24" RCP	POND OUTFALL
10	2.1	20.5	24" RCP	PR9
11	2.1	20.5	24" RCP	PR10
12	4.5	9.4	18" RCP	INLET 7
13	4.5	9.4	18" RCP	PR12
14	4.2	7.5	18" RCP	INLET 8
15	3.6	6.6	18" RCP	INLET 9
16	12.2	23.2	24" RCP	PR13, PR14, PR15
17	12.2	23.2	24" RCP	PR16
18	3.4	9.8	18" RCP	INLET 10
19	7.3	19.6	24" RCP	PR18, INLET 11
20	1.2	10.8	18" RCP	POND OUTFALL

- ### NOTES
- HIGH DENSITY POLYETHYLENE (HDPE) PIPE WILL BE ACCEPTABLE.
  - ALL EXISTING STORM SEWER FACILITIES WITHIN ENCLAVES FILINGS 4, 5 & 6 ARE PUBLICLY OWNED AND MAINTAINED.
  - ALL PROPOSED STORM SEWER FACILITIES WITHIN ENCLAVES FILING 7 ARE PUBLICLY OWNED AND MAINTAINED.



### BASIN SUMMARY

BASIN	AREA (ACRES)	Q <sub>5</sub>	Q <sub>100</sub>
A	4.09	5.5	13.0
B	4.03	2.9	10.7
C	2.21	3.3	7.7
D	0.71	1.1	2.6
E	3.32	4.6	10.7
F	1.91	2.9	6.8
G	1.67	1.2	4.7
H	3.16	4.5	10.5
I	0.52	0.9	2.1
J	2.47	3.6	8.4

### BASIN SUMMARY

BASIN	AREA (ACRES)	Q <sub>5</sub>	Q <sub>100</sub>
K	2.18	3.6	8.1
L	2.39	3.5	8.2
M	2.58	3.8	8.6
N	0.44	0.7	1.7
O	1.25	0.6	3.4
P	1.68	2.5	6.0
Q	1.54	1.6	4.8
R	0.69	1.1	2.7
S	0.61	1.0	2.4
T	2.11	3.2	7.5

### BASIN SUMMARY

BASIN	AREA (ACRES)	Q <sub>5</sub>	Q <sub>100</sub>
U	0.53	0.9	2.1
V	2.97	4.3	10.1
W	0.19	0.6	1.2
X	0.13	0.5	0.9
Y	1.57	1.5	5.1
Z	10.84	5.2	28.6
AA	23.79	5.1	37.4
BB	28.66	4.9	36.1

### DESIGN POINT SUMMARY

DESIGN POINT	Q <sub>5</sub>	Q <sub>100</sub>	BASIN	STRUCTURE
1	5.5	13.0	A	FUTURE 12" AT-GRADE INLET
2	2.9	10.7	B	PROP. CDOT TYPE D INLET
3	3.3	7.7	C	PROP. 10" AT-GRADE INLET
4	0.9	5.2	FB1, D	PROP. 10" AT-GRADE INLET
5	4.4	11.7	FB3, FB4, E	PROP. 16" AT-GRADE INLET
6	2.9	6.8	F	PROP. 14" AT-GRADE INLET
7	19.2	49.6	PR2, PR6, PR8, G	TRACT B POND 401
8	2.1	20.5	PR11 (OUTFALL)	EFCST CHANNEL
9	4.5	10.5	H	PROP. 14" AT-GRADE INLET
10	4.2	11.1	I, J, FB6, FB9	PROP. 14" AT-GRADE INLET

### DESIGN POINT SUMMARY

DESIGN POINT	Q <sub>5</sub>	Q <sub>100</sub>	BASIN	STRUCTURE
11	3.6	8.1	K, FB5	PROP. 10" AT-GRADE INLET
12	3.4	9.8	L, FB10	EX. CDOT TYPE C INLET
13	3.9	9.8	M, FB11	PROP. 8" SUMP INLET
14	0.7	1.7	N	PROP. RIPRAP RUNDOWN
15	20.5	47.0	PR19, DP14, O	TRACT A POND 402
16	1.2	10.8	PR19	EFCST CHANNEL
17	1.6	4.8	Q	PROP. 5" SIDEWALK CHASE
18	3.9	10.1	G2	
19	4.8	7.2	OS4, OS5	EX 10" AT-GRADE INLET
20	0.9	7.2	S	EX 10" AT-GRADE INLET

### DESIGN POINT SUMMARY

DESIGN POINT	Q <sub>5</sub>	Q <sub>100</sub>	BASIN	STRUCTURE
21	3.3	8.4	FB19, T	EX. CDOT TYPE C INLET
22	0.9	2.1	U	EX. CDOT TYPE C INLET
23	4.4	10.4	V	EX. CDOT TYPE C INLET
24	0.6	1.2	FB23, W	EX. CDOT TYPE D INLET
25	0.5	0.9	X	EX. CDOT TYPE D INLET
26	1.5	5.1	Y	
27	10.8	79.5	OS1, OS2	10'W EARTHEN DIVERSION SWALE



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**ENCLAVES AT MOUNTAIN VISTA FIL NO. 7**  
**PROPOSED CONDITIONS DRAINAGE MAP**

PROJECT NO. 29-006	SCALE: HORIZONTAL: 1"=100'	DATE: 05-12-2021	SHEET 1 OF 2	DM
DESIGNED BY: VAS	CHECKED BY: VAS			
DRAWN BY: CLP/DCV				

File: C:\20098A - Enclaves 7\Challenger Building\Draw\Exhibits\ENCLAVES 7 - PDR-FDR.dwg Plotstamp: 10/15/2021 3:16 PM

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