



LEGEND

DESCRIPTION	SYMBOL
EXISTING GRADE INDEX CONTOUR	
EXISTING GRADE NOMINAL CONTOUR	
PROPOSED FINISH INDEX CONTOUR	
PROPOSED FINISH NOMINAL CONTOUR	
APPROXIMATE LIMITS OF GRADING	
PROPOSED STORM SEWER	
CONCURRENTLY CONST. STORM SEWER	
WETLAND LIMITS	
LIMITS OF EXISTING PJM HABITAT PER HCP BY SWCA, 2003	
PROP. CONSTRUCTION FENCE LOCATION	
PROPOSED SILT FENCE LOCATION	
STAW BAILE CHECK DAM	
HIGH POINT ELEVATION	
LOW POINT ELEVATION	
DIRECTION OF FLOW W/PERCENT GRADE	
FINISHED GRADE SPOT ELEVATION	
CONSTRUCT DIVERSION SWALE	
PROPOSED 15' MAINTENANCE/ACCESS ROAD	
PROPOSED 6' SIDEWALK	
PROPOSED RIPRAP	
PROPOSED EROSION CONTROL MAT	
APPROXIMATE AREA TO BE FLOODED WITH POND FULL AND 1401 CFS OVERFLOWING	

CONTOUR INTERVAL = 2 FEET

ENVIRONMENTALLY SENSITIVE AREA

- SITE ACCESS, SCHEDULING, EROSION CONTROL, MATERIALS STOCK PILING, AND EQUIPMENT STORAGE/MAINTENANCE SHALL BE DISCUSSED WITH THE OWNER PRIOR TO BEGINNING WORK.**
- WORK/DISTURBANCE LIMITS:**
PRIOR TO ANY CONSTRUCTION ACTIVITIES THE PROPOSED SILT FENCE SHALL BE CONSTRUCTED AT THE LOCATIONS SHOWN. THERE SHALL BE NO DISTURBANCE BEYOND THE FENCE LIMITS. THE FENCE SHALL BE REMOVED UPON THE LATER OF STABILIZATION OF THE SITE OR COMPLETION OF CONSTRUCTION.
- EROSION CONTROL:**
THE WORK SHALL BE PLANNED TO MINIMIZE THE DURATION AND AREA OF DISTURBANCE. ONCE STARTED THE WORK SHALL BE COMPLETED AND THE DISTURBED AREA STABILIZED AS SOON AS POSSIBLE.
THE CONTRACTOR SHALL INSTALL TEMPORARY SILT FENCES AND STRAW BAILE DIKES AS REQUIRED TO TRAP SEDIMENT WITHIN THE CONSTRUCTION AREA LIMITS.
WHEN THE SITE IS DEEMED STABLE ALL EROSION CONTROL MEASURES, COLLECTED DEBRIS, AND THE CONSTRUCTION LIMITS FENCE SHALL BE REMOVED FROM THE SITE.

DETENTION POND DATA:

NORMAL WATER SURFACE ELEVATION = 6913.0 (EMPTY)
LOWEST OUTLET = 54" VERTICAL ORIFICE W/ TOP 1.4' OF BLOCKED LOWEST OUTLET INVERT ELEVATION = 6911.5
EMERGENCY SPILLWAY = ACROSS SAG VERT. CURVE IN ROYAL PINE DR. CREST ELEVATION = 6930.7 (LOW POINT IN VERT. CURVE)
STORAGE VOLUME BELOW EMERGENCY SPILLWAY = 89.1 ac-ft
PLANNED 100 YEAR PEAK INFLOW = 1401 cfs
PLANNED 5 YEAR PEAK INFLOW = 553 cfs
PLANNED 100 YEAR PEAK OUTFLOW = 220 cfs
PLANNED 5 YEAR PEAK OUTFLOW = 152 cfs
PLANNED 100 YEAR MAXIMUM WATER SURFACE ELEVATION = 6928.6
PLANNED 5 YEAR MAXIMUM WATER SURFACE ELEVATION = 6920.6
WATER SURFACE WITH EMERGENCY SPILLWAY PASSING 1401 cfs = 6933.2

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

**48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987**

CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF JR ENGINEERING

Vancel S. Fossinger
VANCEL S. FOSSINGER, COLORADO P.E. #31972
DATE 3-25-03

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LP47, LLC dba LA PLATA INVESTMENTS
2315 BRIGATE PARKWAY, SUITE 100
COLORADO SPRINGS, COLORADO 80908
719-280-7477 FAX 719-280-7088

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BY	DATE	REVISION		
		NO.	SCALE	DESCRIPTION
			1"=50'	N/A
			V-SCALE	11/04/02
			DESIGNED BY	DLM
			DRAWN BY	DLM
			CHECKED BY	DLF