

WOODMEN HILLS METROPOLITAN DISTRICT REGIONAL WATER RECLAMATION FACILITY – SITE DEVELOPMENT PLAN

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COVER SHEET/VICINITY MAP

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ARCHITECTURAL

A1 BUILDING ELEVATIONS
A2 BUILDING ELEVATIONS

PROJECT DESCRIPTION

A. GENERAL INFORMATION

SITE ADDRESS: 9515 MERIDIAN RANCH BLVD.
FALCON, CO 80831

EL PASO COUNTY SCHEDULE #: 4230312001

PROPERTY OWNER: MERIDIAN SERVICE METROPOLITAN DISTRICT
C/O COMMUNITY RESOURCE SERVICES
7995 E. PRENTICE AVE., SUITE 103E
ENGLEWOOD, CO 80111

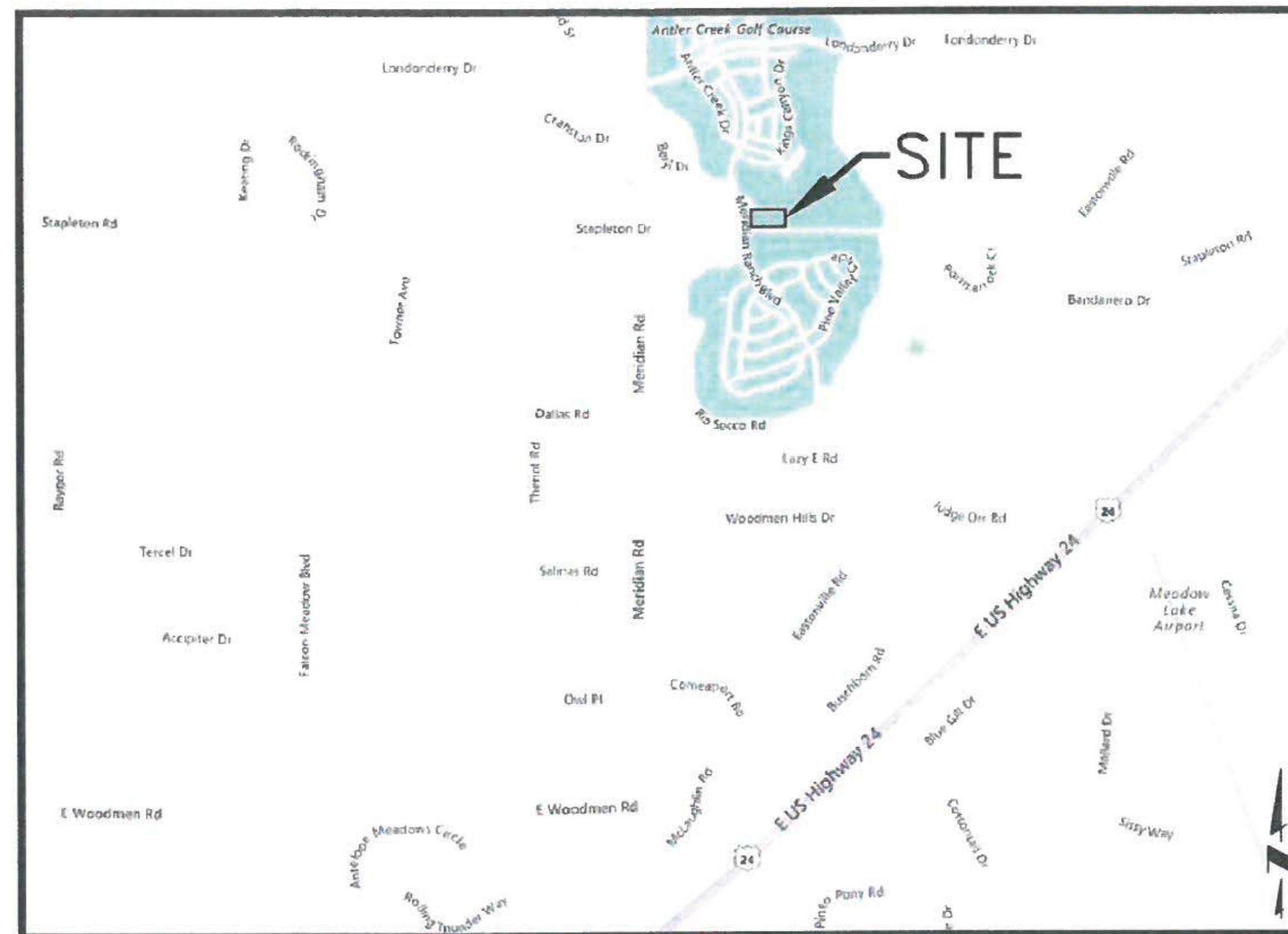
APPLICANT: WOODMEN HILLS METROPOLITAN DISTRICT

ENGINEER: JDS-HYDRO CONSULTANTS, INC.

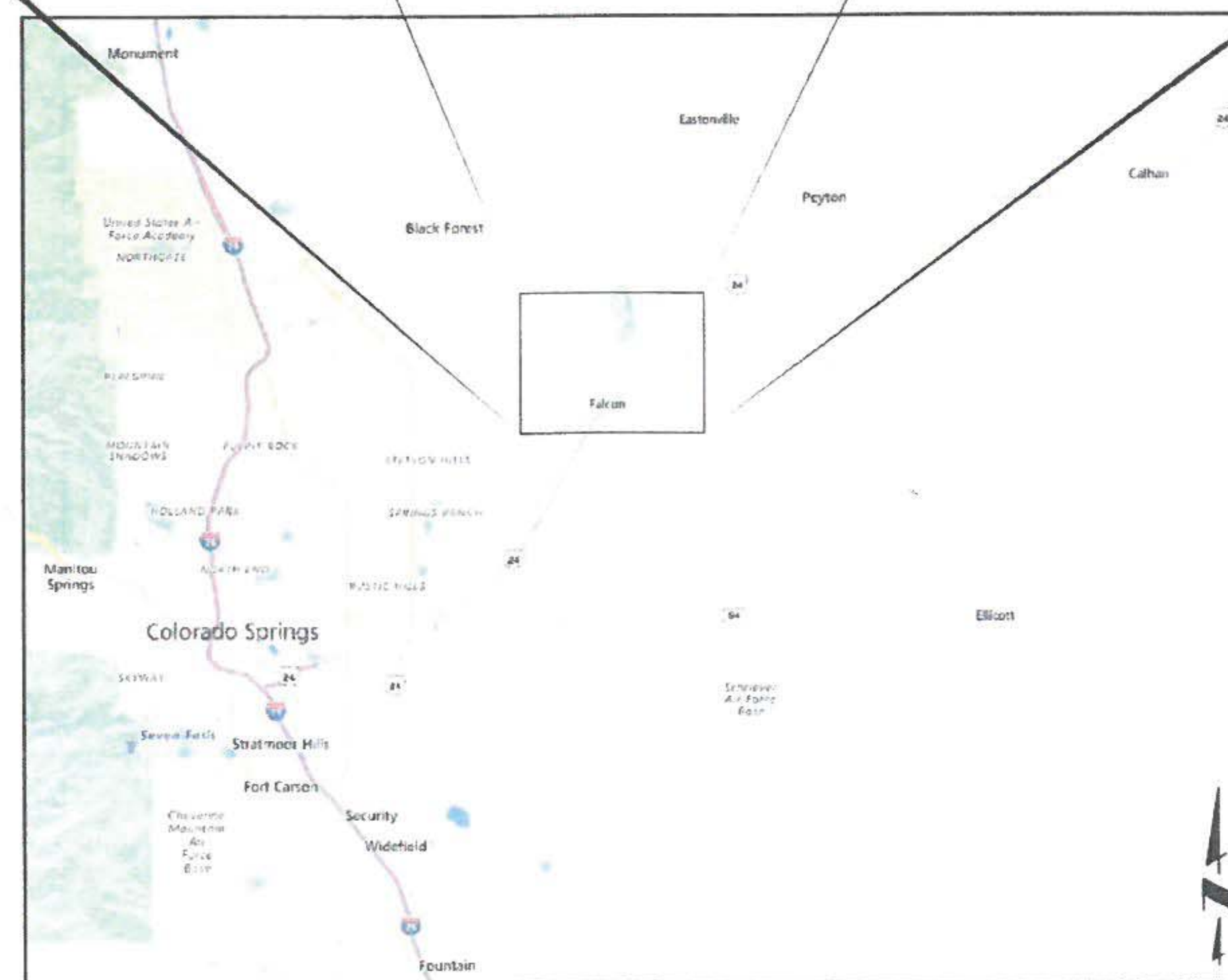
LEGEND

- BOUNDARY / RIGHT-OF-WAY
- - - - - EXISTING FENCE
- — — — — PROPOSED FENCE
- W — W — EXISTING WATER LINE (W)
- RAW — RAW — RAW — EXISTING RAW WATER LINE
- SS — SS — SS — EXISTING SANITARY SEWER LINE
- >>>>>> EXISTING ON-SITE SEWER LINE
- — — — — EXISTING STORM SEWER
- UGE — UGE — UGE — EXISTING UNDERGROUND ELECTRIC
- OHE — OHE — OHE — EXISTING OVERHEAD ELECTRIC
- GAS — GAS — GAS — EXISTING GAS LINE
- FOP — FOP — FOP — EXISTING FIBER OPTIC LINE
- ⊗ EXISTING VALVE
- 270--- EXISTING CONTOURS
- 7270— PROPOSED CONTOURS
- — — — — PROPOSED SEWER LINE
- — — — — PROPOSED WATERLINE

LOCATION & VICINITY MAPS



VICINITY MAP
N.T.S.

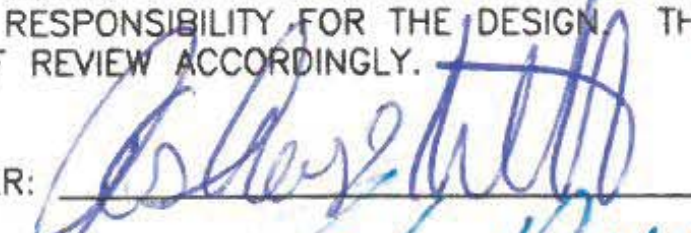


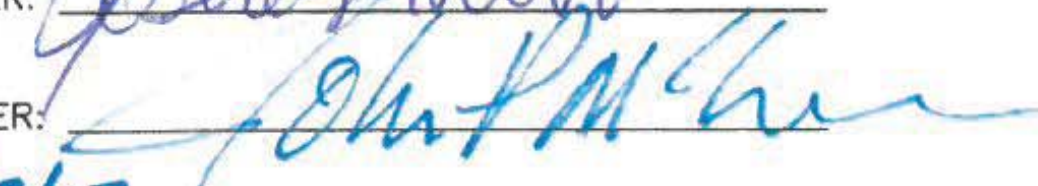
LOCATION MAP
N.T.S.

SIGNATURES

DISTRICT APPROVALS:

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

DISTRICT MANAGER: 

DISTRICT ENGINEER: 

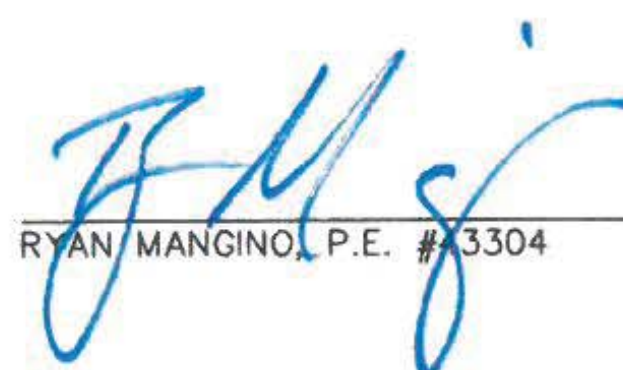
DATE: 7/7/17

PROJECT NO. 112.88

IN CASE OF ERRORS OR OMISSIONS WITH THE DESIGN AS SHOWN ON THIS DOCUMENT, THE STANDARDS AS DEFINED IN THE "GENERAL NOTES" SHALL GOVERN.

ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE STATE OF COLORADO.





RYAN MANGINO, P.E. #43304

LEGAL DESCRIPTION:

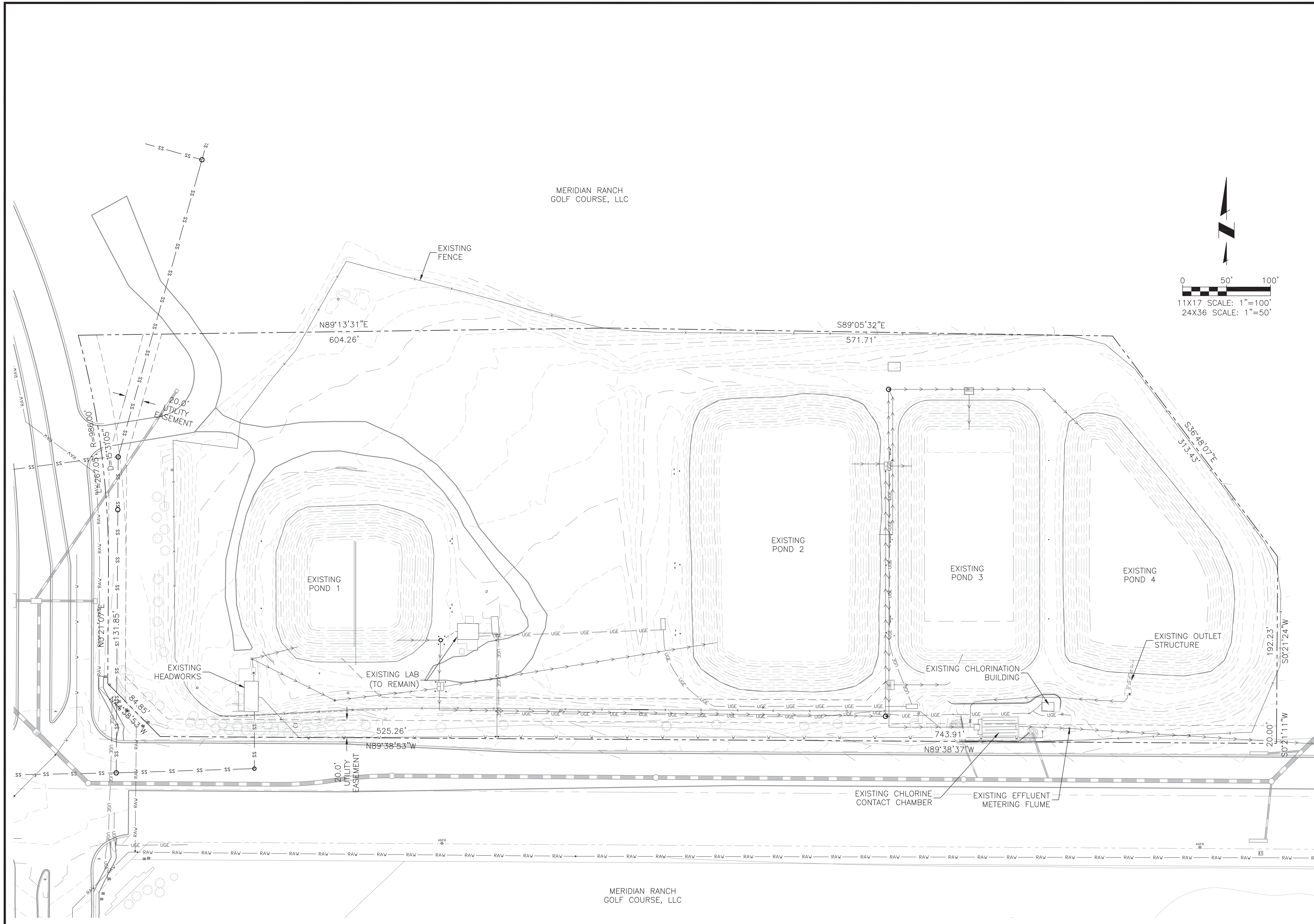
TRACT K, MERIDIAN RANCH FILING NO. 1.

JDS-HYDRO CONSULTANTS, INC.
545 EAST PIKES PEAK AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903
PH: (719) 227-0072 - FAX: (719) 471-3401

Approved
By: Craig Dossey, Executive Director
Date: 11/08/2017
El Paso County Planning & Community Development

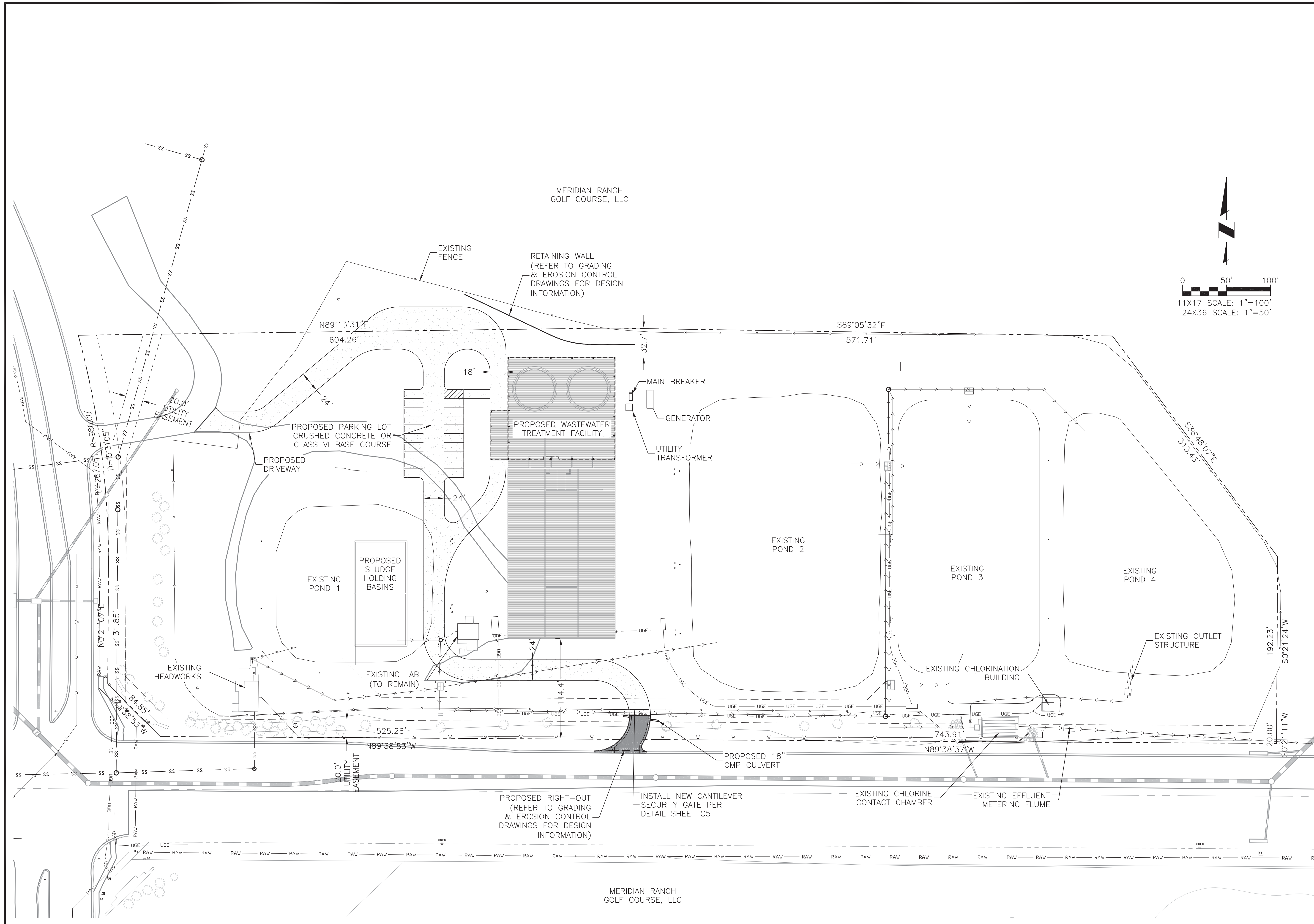


PCD FILE NO.: PPR-17-027

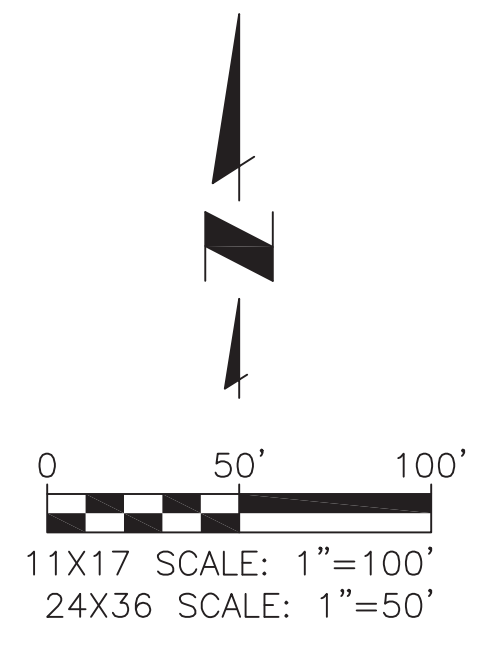


**WOODMEN HILLS METROPOLITAN DISTRICT
 REGIONAL WATER RECLAMATION FACILITY
 EXISTING SITE PLAN**
 PCD FILE NO: PPR-17-027

Project No.:	112.88
Scale:	AS NOTED
Date:	07/07/17
Design:	RMM
Drawn:	RMM
Check:	JPM
Revised:	



MERIDIAN RANCH
GOLF COURSE, LLC



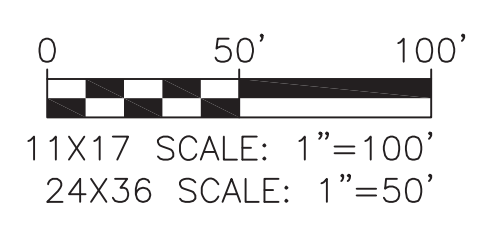
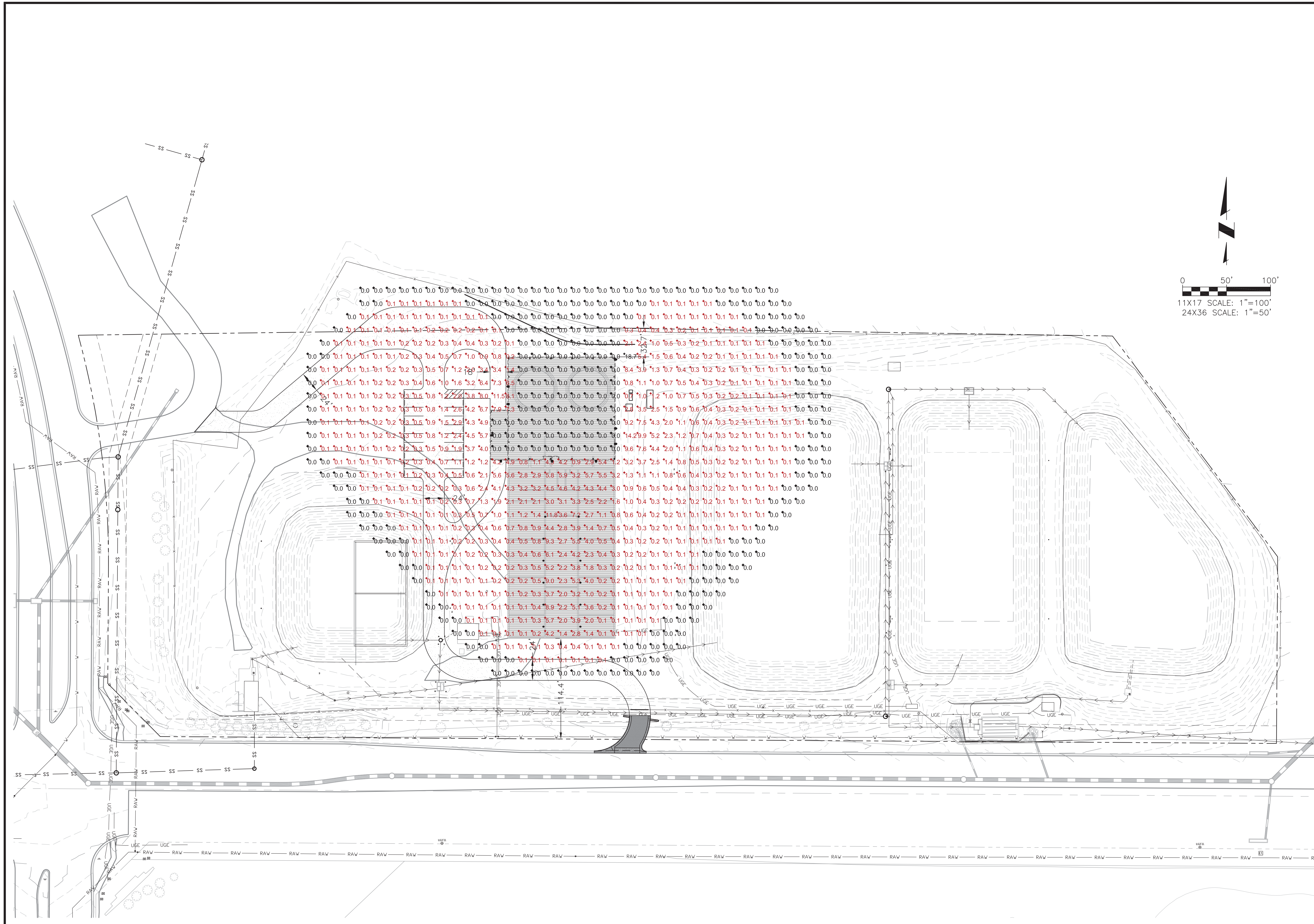
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**WOODMEN HILLS METROPOLITAN DISTRICT
REGIONAL WATER RECLAMATION FACILITY
PROPOSED SITE PLAN**

PCD FILE NO: PPR-17-027

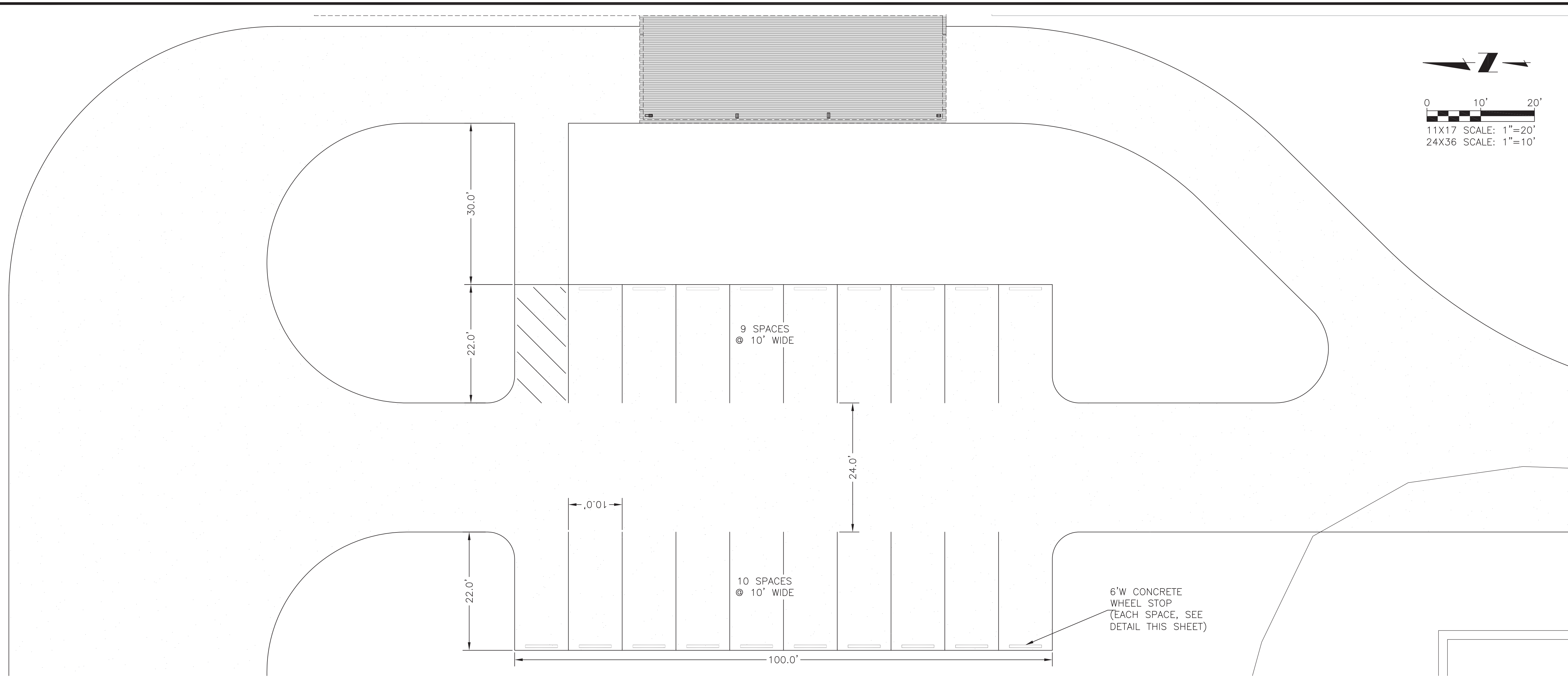
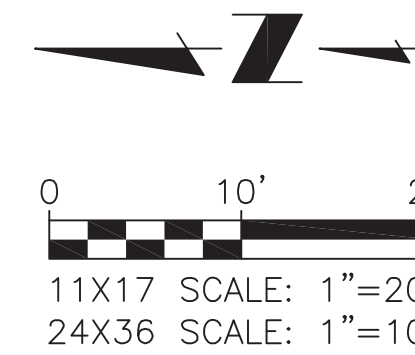
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MERIDIAN RANCH
GOLF COURSE, LLC



**WOODMEN HILLS METROPOLITAN DISTRICT
 REGIONAL WATER RECLAMATION FACILITY
 PHOTOMETRIC PLAN**
 PCD FILE NO: PPR-17-027

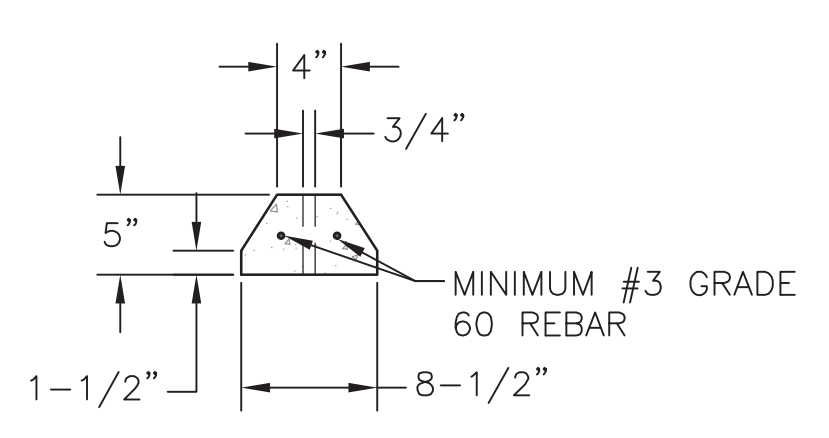
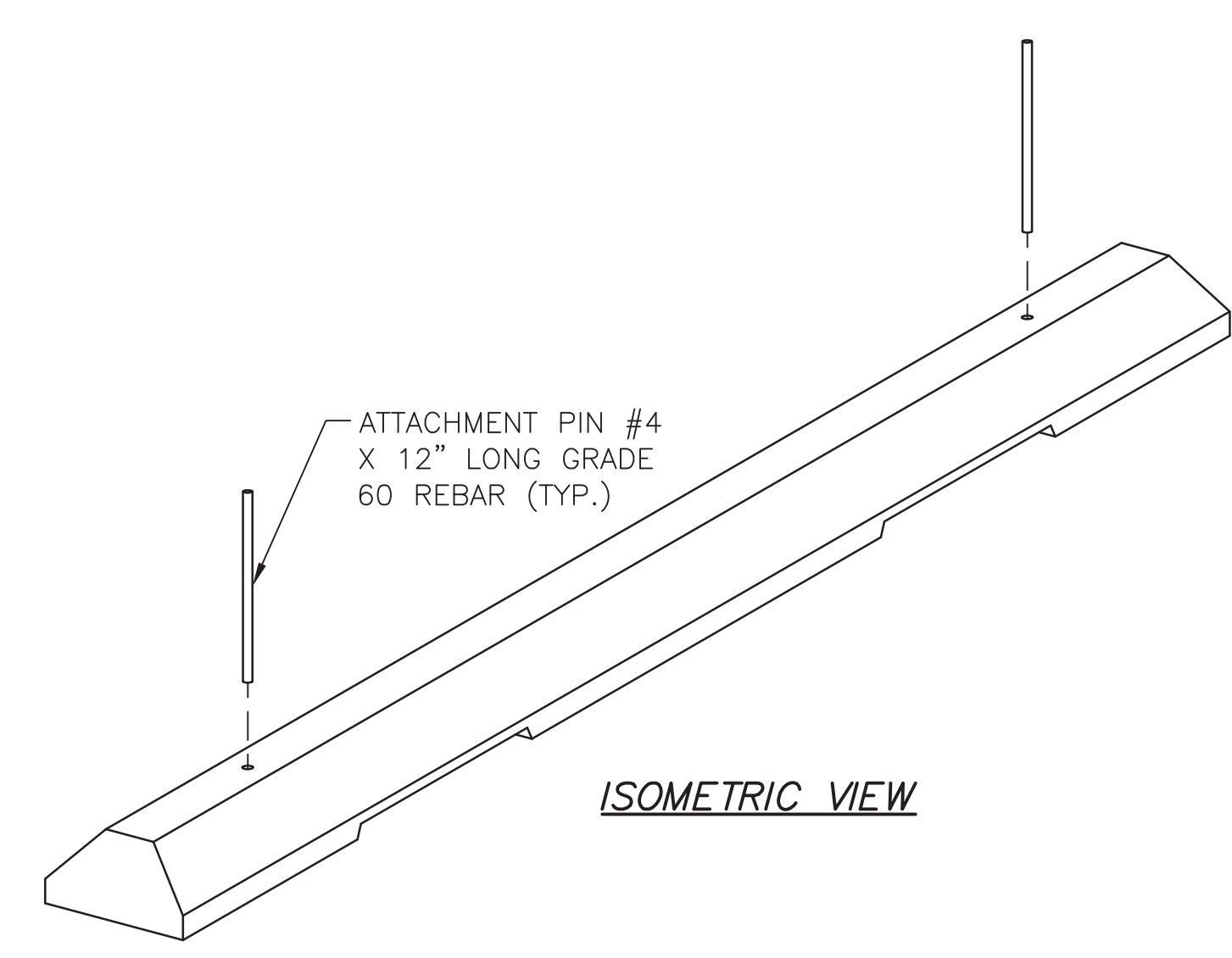
Project No.:	112.88
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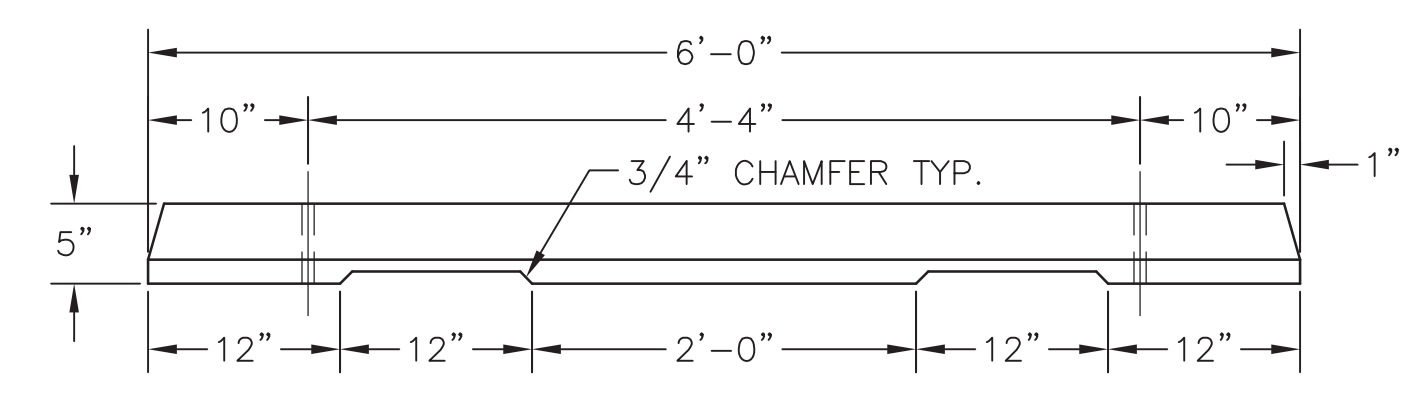
JDS-HYDRO CONSULTANTS, INC.
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 COLORADO SPRINGS, COLORADO 80903
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**WOODMEN HILLS METROPOLITAN DISTRICT
 REGIONAL WATER RECLAMATION FACILITY
 PARKING PLAN & DETAILS**
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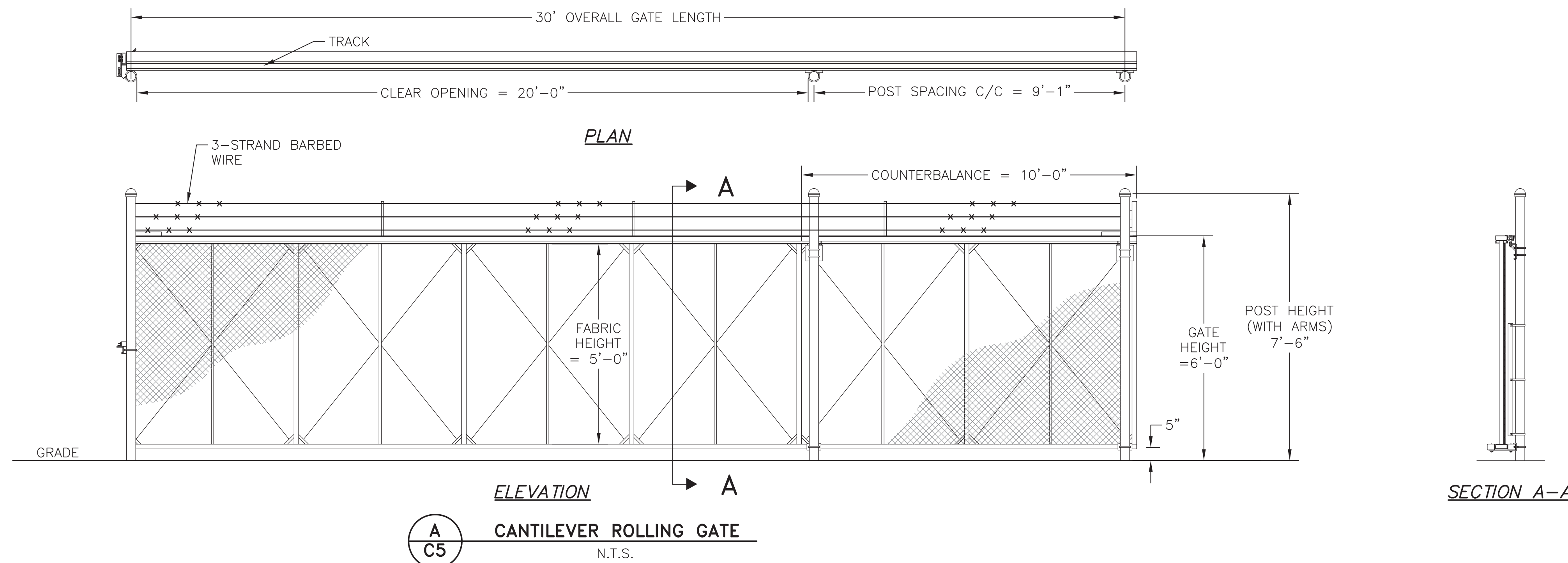
CROSS-SECTION



ELEVATION

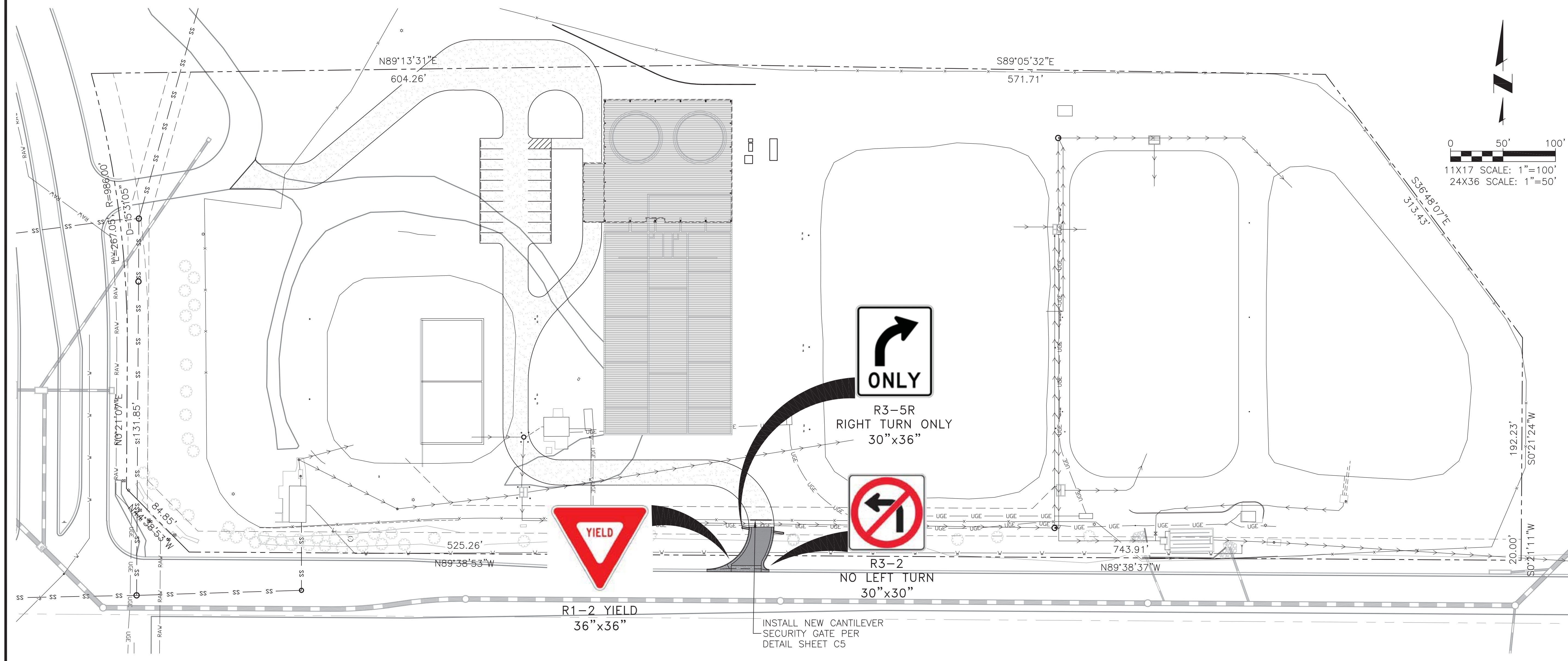
- NOTES:**
1. CONCRETE FOR WHEEL STOP SHALL BE 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
 2. ATTACHMENT PINS SHALL HAVE SEVEN (7) INCHES OF EMBEDMENT.

A
C4 **CONCRETE WHEEL STOP**
 N.T.S.



GATE DIMENSION CHART			
MARK	DESCRIPTION	FORMULA	DIM.
A	CLEAR OPENING	A	20'-0"
B	COUNTERBALANCE POST SPACING C/C	(A/2)-11"	9'-1"
C	OVERALL GATE LENGTH	A x 1.5	30'-0"
D	COUNTERBALANCE LENGTH	A x 0.5	10'-0"
E	NOMINAL GATE HEIGHT	E	6'-0"
F	POST HEIGHT (W BARB ARMS)	E + 1'-6"	7'-6"
G	FABRIC HEIGHT	E - 1'-0"	5'-0"

- NOTES:
- 2-1/2" O.D. SS40 TOP & BOTTOM
 - 2" O.D. SS40 VERTICAL
 - 1-5/8" SS20 DIAGONAL
 - USE 4" O.D. ROLLER POSTS
 - CONCRETE FOOTERS TO BE 18" DIAMETER X 42" DEEP (MIN.) AND CROWNED AT GROUND LEVEL.



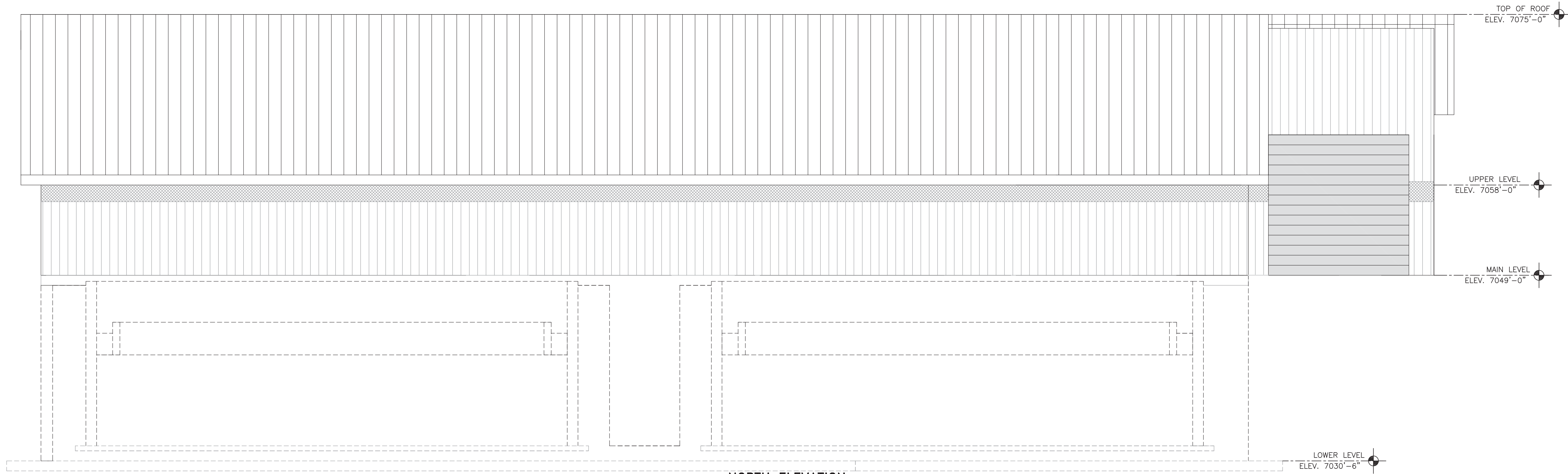
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**WOODMEN HILLS METROPOLITAN DISTRICT
REGIONAL WATER RECLAMATION FACILITY
DETAILS & SIGNING PLAN**

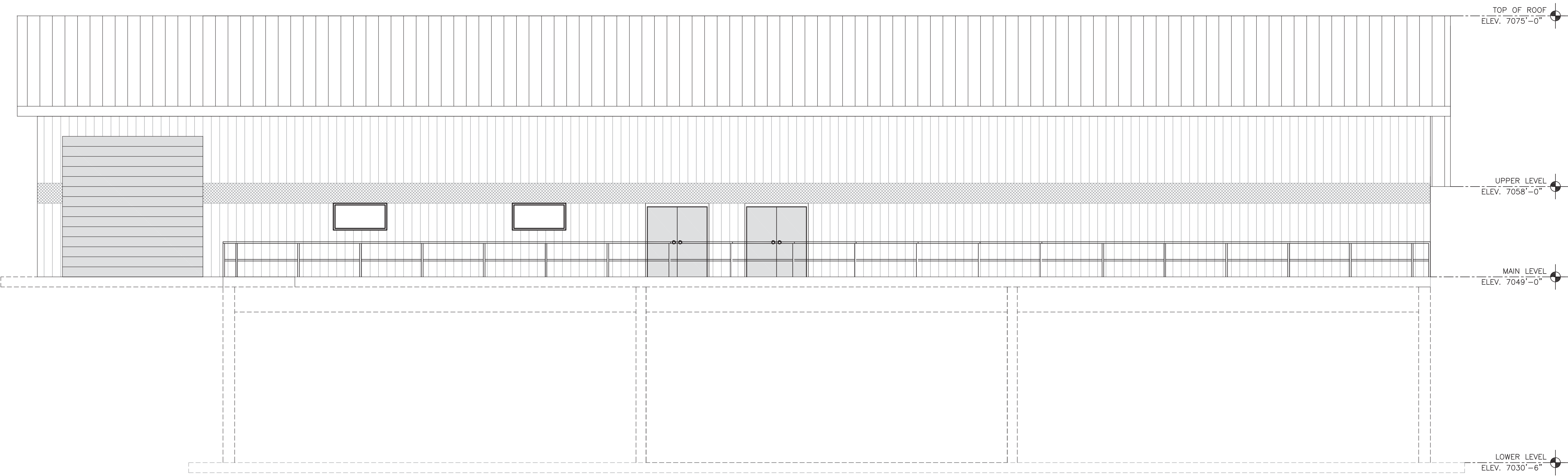
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of 5



NORTH ELEVATION
 11x17 SCALE: 3/32"=1'-0"
 24x36 SCALE: 3/16"=1'-0"

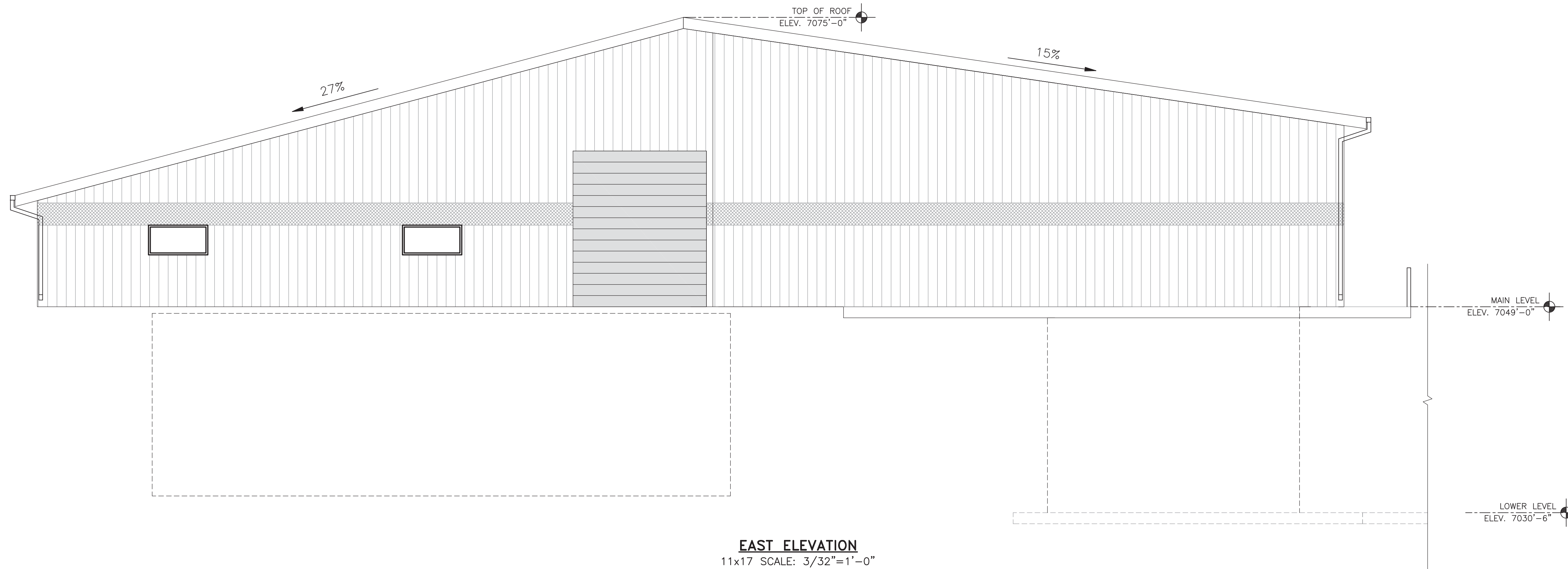


SOUTH ELEVATION
 11x17 SCALE: 3/32"=1'-0"
 24x36 SCALE: 3/16"=1'-0"

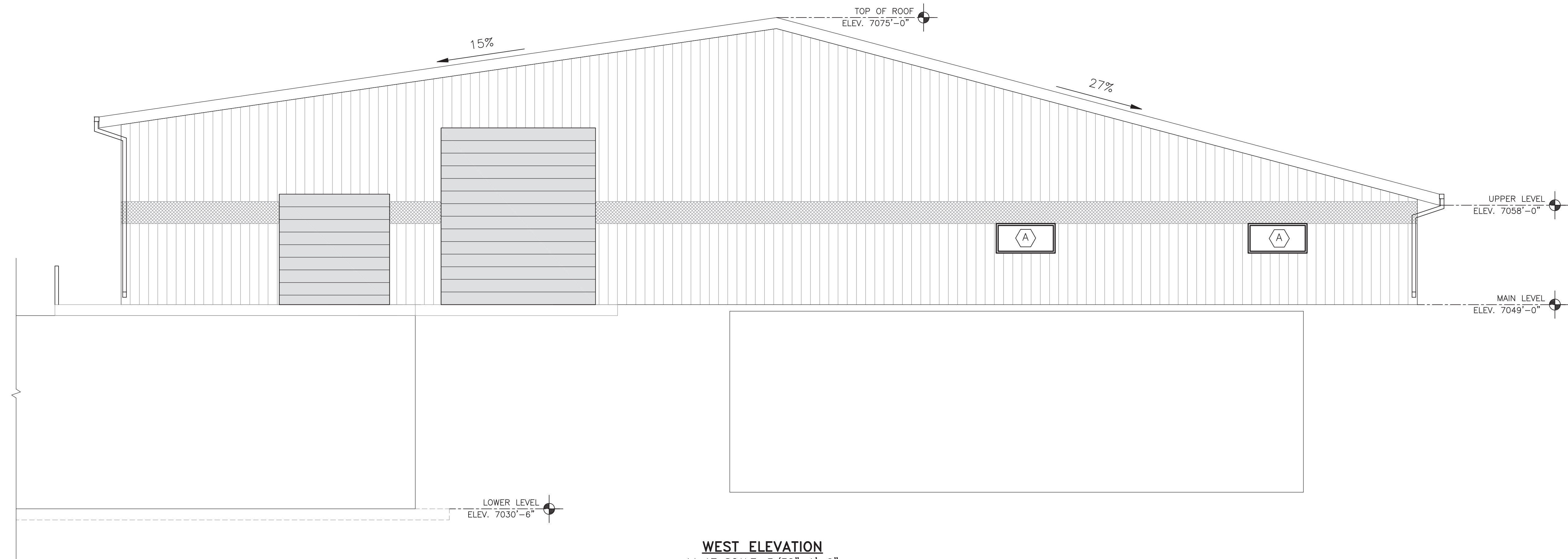
JDS-HYDRO CONSULTANTS, INC.
 545 EAST PIKES PEAK AVENUE, SUITE 300
 COLORADO SPRINGS, COLORADO 80903
 PH: (719) 227-0072 - FAX: (719) 471-3401

**WOODMEN HILLS METROPOLITAN DISTRICT
 REGIONAL WATER RECLAMATION FACILITY
 NORTH/SOUTH BUILDING ELEVATIONS**
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Project No.:	112.88
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Revised:	



EAST ELEVATION
 11x17 SCALE: 3/32"=1'-0"
 24x36 SCALE: 3/16"=1'-0"

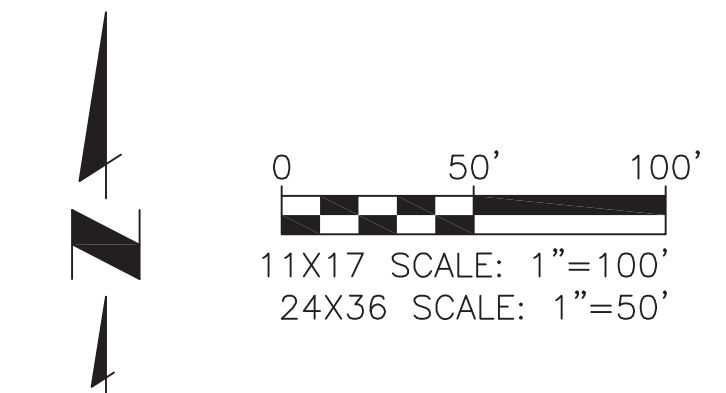
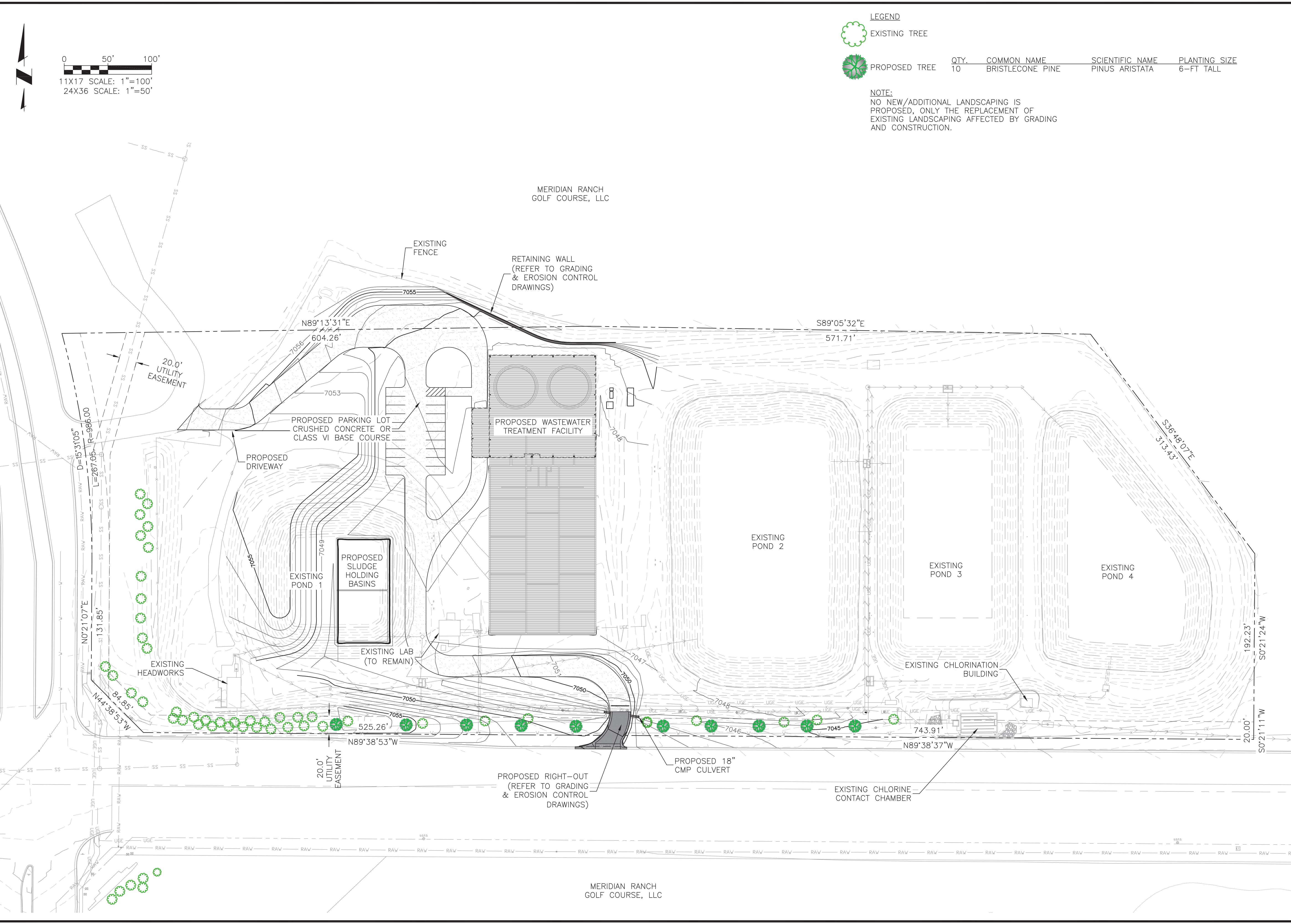


WEST ELEVATION
 11x17 SCALE: 3/32"=1'-0"
 24x36 SCALE: 3/16"=1'-0"

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WOODMEN HILLS METROPOLITAN DISTRICT
 REGIONAL WATER RECLAMATION FACILITY
 EAST/WEST BUILDING ELEVATIONS
 PCD FILE NO: PPR-17-027

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LEGEND

	EXISTING TREE				
	PROPOSED TREE	QTY.	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
		10	BRISTLECONE PINE	PINUS ARISTATA	6-FT TALL

NOTE:
 NO NEW/ADDITIONAL LANDSCAPING IS PROPOSED, ONLY THE REPLACEMENT OF EXISTING LANDSCAPING AFFECTED BY GRADING AND CONSTRUCTION.

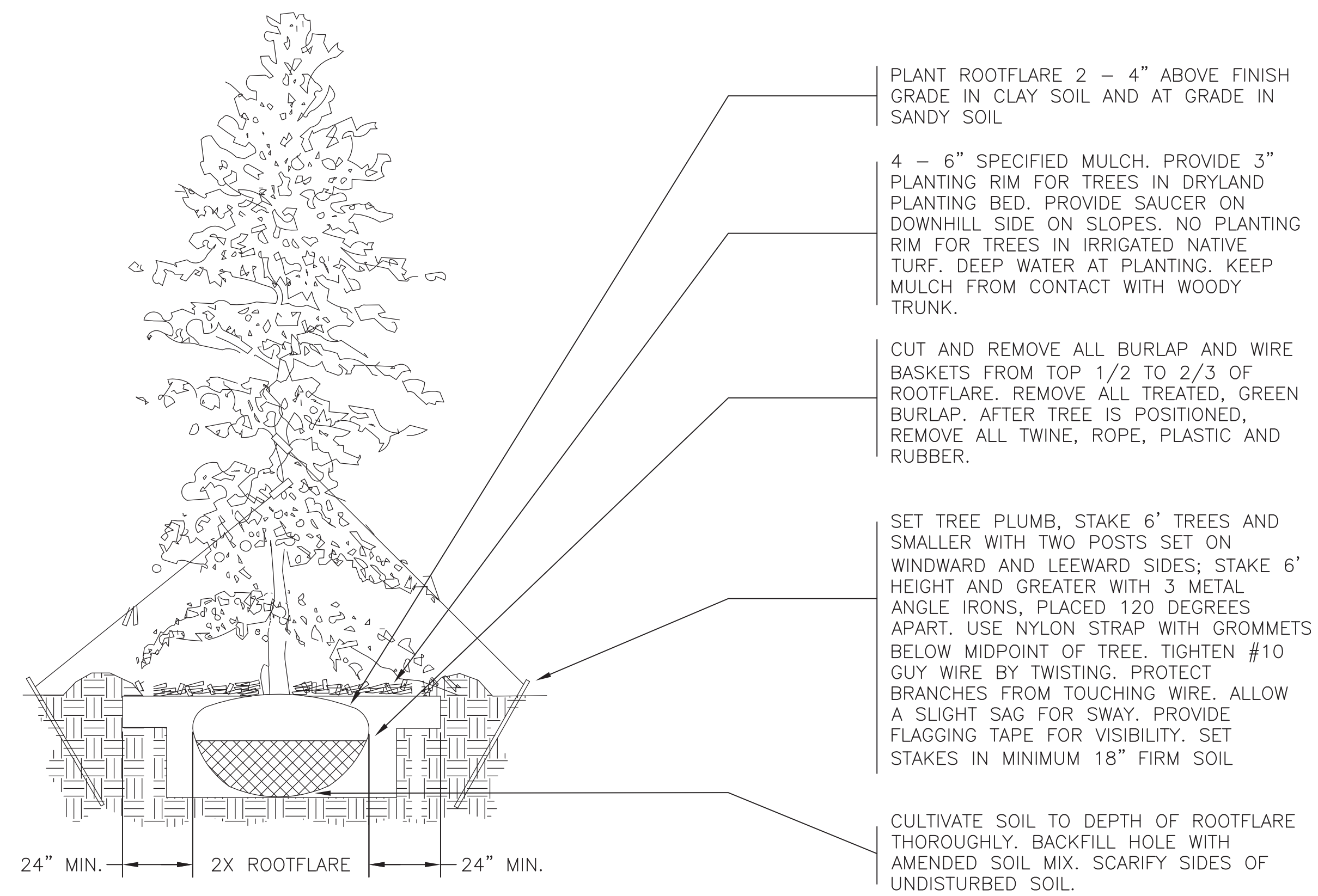
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**WOODMEN HILLS METROPOLITAN DISTRICT
 REGIONAL WATER RECLAMATION FACILITY**
 LANDSCAPE PLAN

Project No.:	112.88
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Check:	JPM
Revised:	

NOTES:

- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



EVERGREEN TREE PLANTING DETAIL

N.T.S.

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