

# WOODMEN HILLS METROPOLITAN DISTRICT REGIONAL WATER RECLAMATION FACILITY – ADMINISTRATIVE PLOT PLAN

## SHEET INDEX

COVER SHEET/VICINITY MAP

- CIVIL
- C1 OVERALL EXISTING SITE PLAN
- C2 PROPOSED SITE PLAN
- C3 FEMA FLOODPLAIN MAP
- C4 GRADING & EROSION CONTROL PLAN
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- C7 EROSION CONTROL DETAILS
- C8 EROSION CONTROL DETAILS
- C9 EROSION CONTROL PLAN
- C10 DETAILS & SIGNING PLAN

### ARCHITECTURAL

- A1 BUILDING ELEVATIONS
- A2 BUILDING ELEVATIONS

Remove the Grading & Erosion Control Plan from the Site Development Plan set.  
GEC shall be submitted as a separate plan set with it's own cover sheet.

## PROJECT DESCRIPTION/CODE INFORMATION

### A. GENERAL INFORMATION

LOCATION: EL PASO COUNTY SCHEDULE # 4230312001  
 OWNER: MERIDIAN SERVICE METROPOLITAN DISTRICT  
 C/O COMMUNITY RESOURCE SERVICES  
 7995 E. PRENTICE AVE., SUITE 103E  
 ENGLEWOOD, CO 80111

### B. OCCUPANCY CLASSIFICATION

PROPERTY TAX STATUS: EXEMPT  
 TOTAL BUILDING AREA: 15,514 SF  
 BUILDING CONSTRUCTION TYPE: TYPE II-NON COMBUSTIBLE

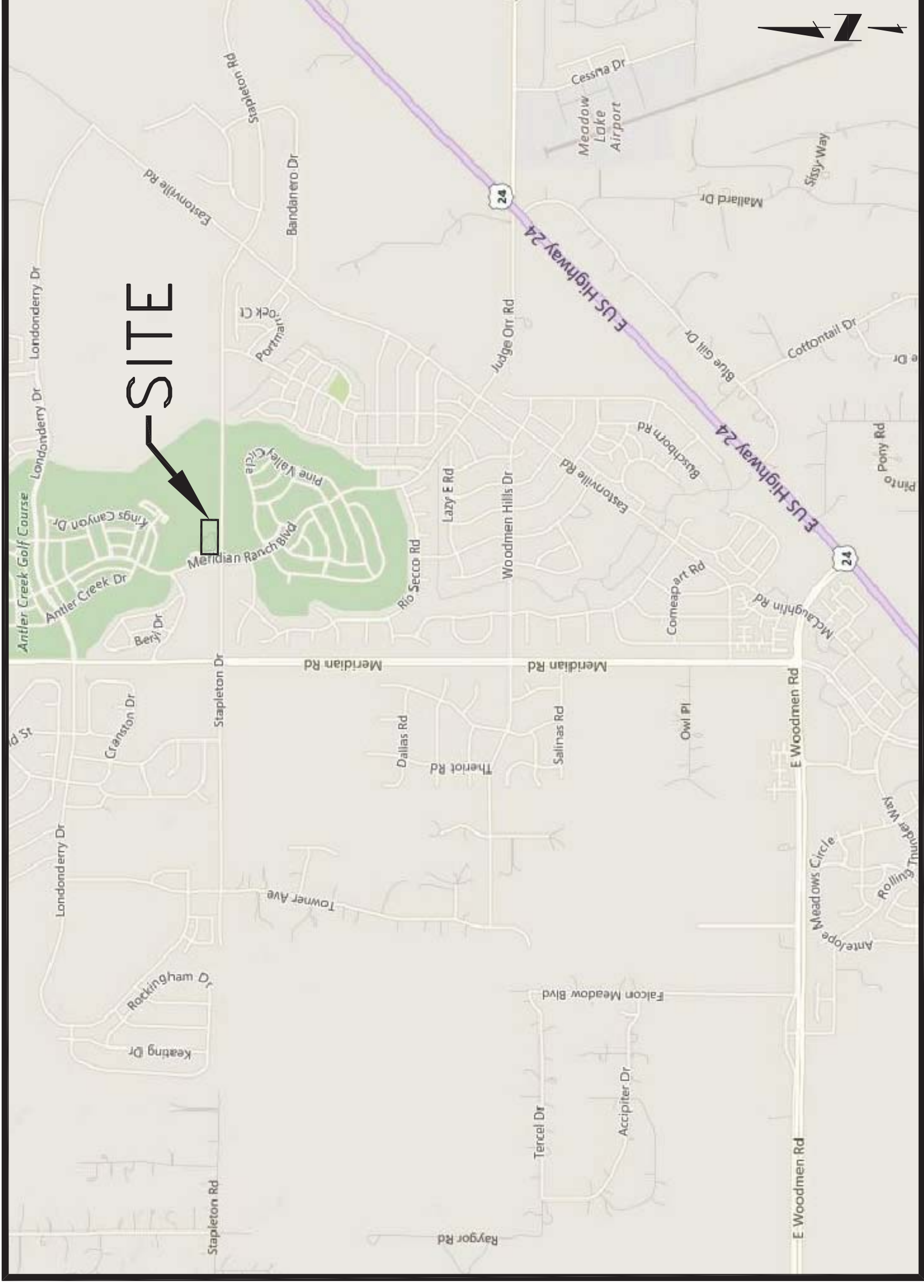
### C. OCCUPANCY LOAD

TREATMENT FACILITY: UTILITY  
 TREATMENT FACILITY: 31.0

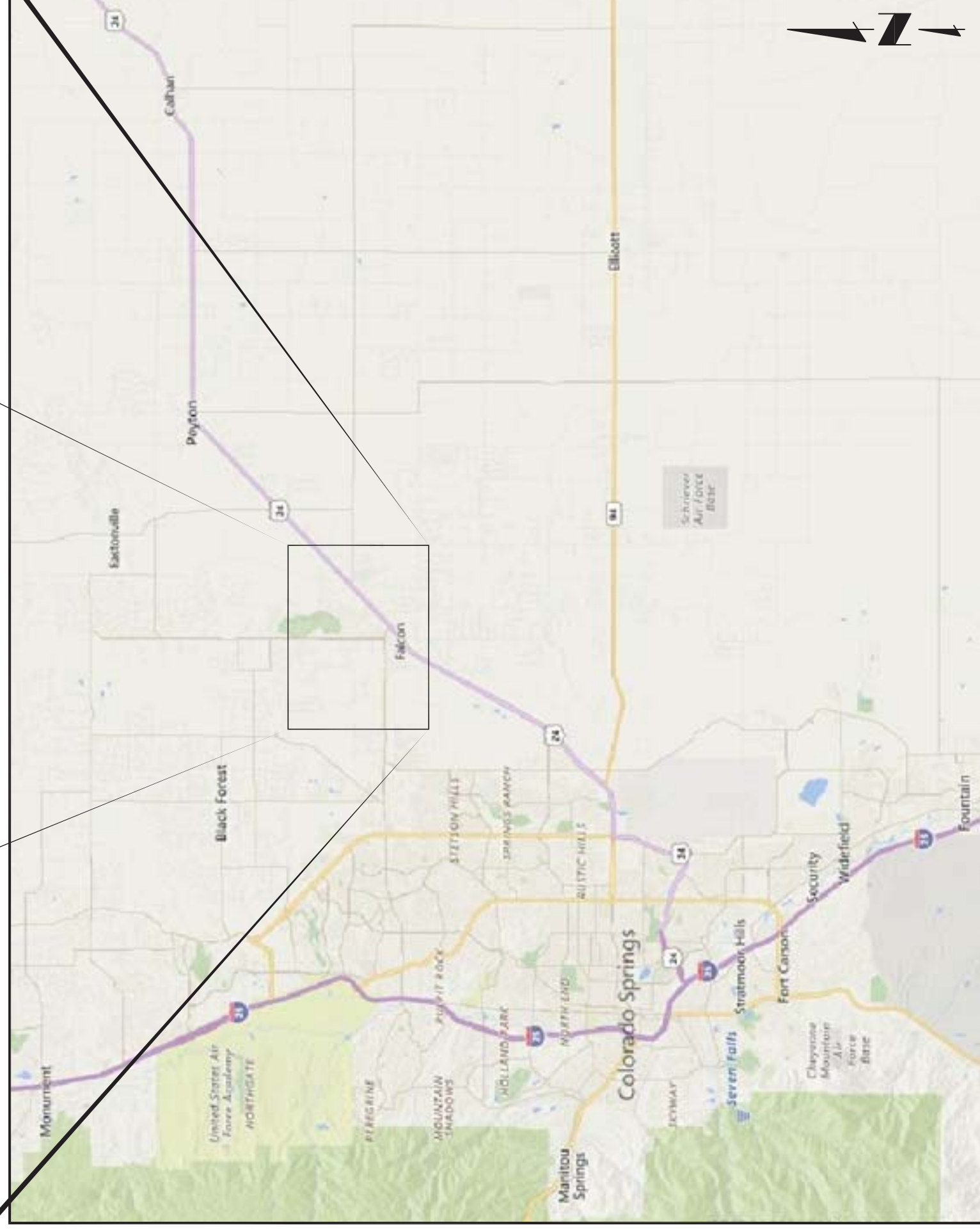
## LEGEND

- BOUNDARY / RIGHT-OF-WAY
- - - EXISTING FENCE
- - - PROPOSED FENCE
- - - EXISTING WATER LINE (W)
- - - EXISTING RAW WATER LINE
- - - EXISTING SANITARY SEWER LINE
- - - EXISTING STORM SEWER
- - - EXISTING UNDERGROUND ELECTRIC
- - - EXISTING OVERHEAD ELECTRIC
- - - EXISTING GAS LINE
- - - EXISTING FIBER OPTIC LINE
- - - EXISTING VALVE
- - - EXISTING CONTOURS
- - - 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: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

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 \_\_\_\_\_ DATE \_\_\_\_\_

### LEGAL DESCRIPTION:

TRACT K, MERIDIAN RANCH FILING NO. 1.





1. Show and label the property line and easements. Label to include the bearing/distance information. Typical comment for sheets C1, C2 & C3.

Aerial imagery is not accepted for a site plan. Please revise throughout.

Add property lines with setbacks

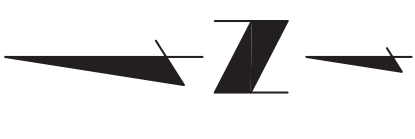
Retaining walls exceeding 4' in ht must meet the setback requirement or seek relief.

Show a retaining wall or regrade at 4: 1 slope.

Please include a parking plan with parking details.

Provide dimension lable for driveway width

Freeze the existing and proposed contours on the proposed site plan.



MERIDIAN RANCH GOLF COURSE, LLC

MERIDIAN RANCH GOLF COURSE, LLC

MAIN BREAKER  
GENERATOR  
UTILITY TRANSFORMER

PROPOSED WASTEWATER TREATMENT FACILITY

PROPOSED PARKING LOT  
CRUSHED CONCRETE OR CLASS VI BASE COURSE

PROPOSED DRIVEWAY

PROPOSED SLUDGE HOLDING BASINS

EXISTING LAB AND MCC (TO REMAIN)

EXISTING CHLORINATION BUILDING

EXISTING CHLORINE CONTACT CHAMBER

EXISTING EFFLUENT METERING FLUME

INSTALL NEW CANTILEVER SECURITY GATE PER DETAIL ON SHEET C10.

PROPOSED RIGHT-OUT (REQUIRES CURB CUTS, PERMITTING & ADHERANCE TO EL PASO COUNTY PUBLIC WORKS DEPT.)

PROPOSED 18" CMP CULVERT

EXISTING HEADWORKS

EXISTING OUTLET STRUCTURE

EXISTING POND 4

EXISTING POND 3

EXISTING POND 2

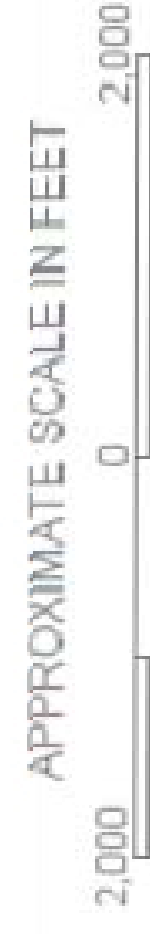
EXISTING POND 1

Stapleton Dr

Stapleton Dr

Meridian Ranch Blvd

- Legend**
- 1% annual chance (100-Year) Floodplain
  - 1% annual chance (100-Year) Floodway
  - 0.2% annual chance (500-Year) Floodplain



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

EL PASO COUNTY,  
COLORADO AND  
INCORPORATED AREAS

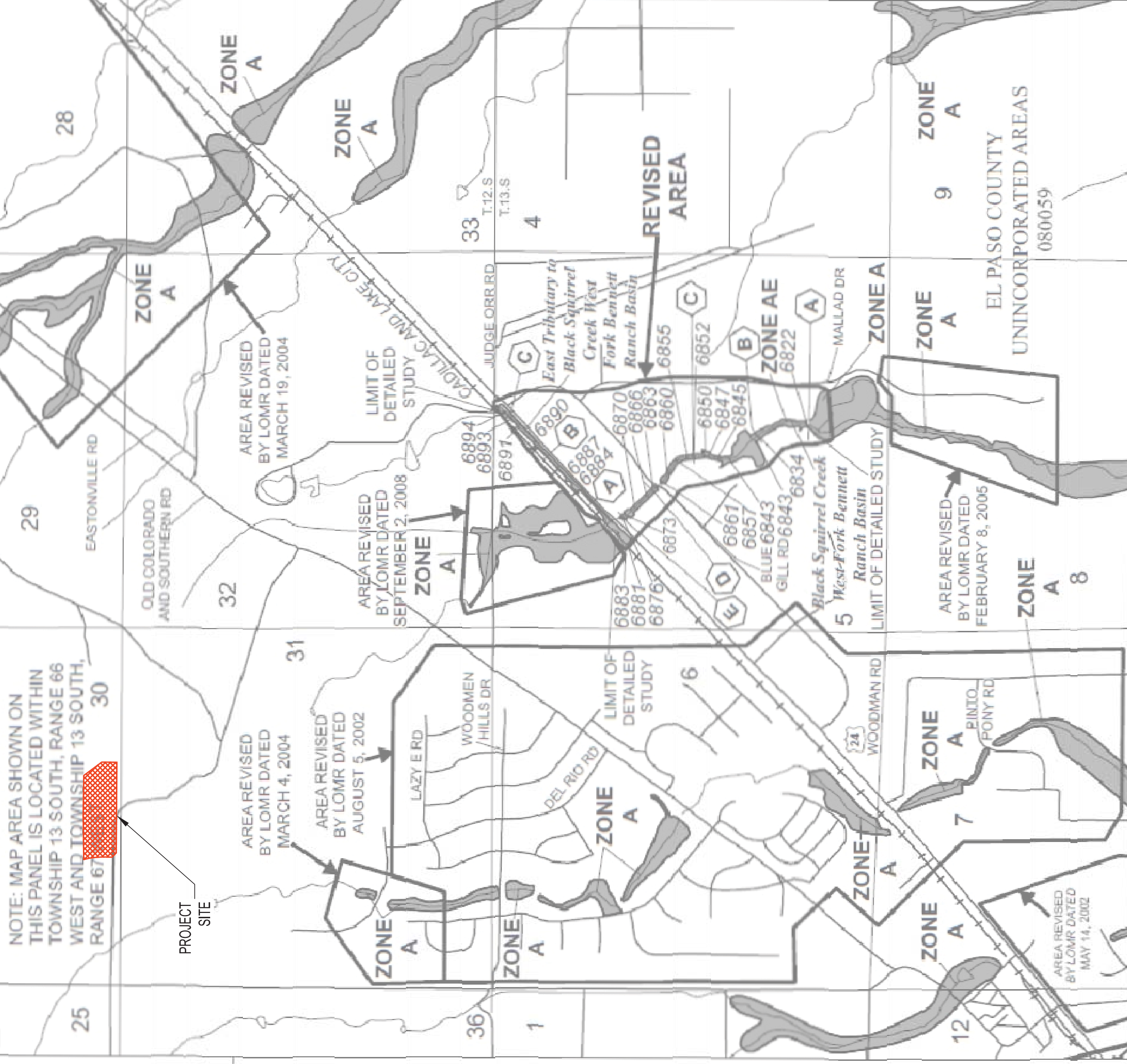
PANEL 575 OF 1300  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:	COMMUNITY	NUMBER	PANEL	SUFFIX
COLORADO SPRINGS	00000	0075	F	
EL PASO COUNTY	00000	0075	F	

**REVISED TO REFLECT LOMR**  
**EFFECTIVE: July 12, 2013**  
COMMUNITY-PANEL NUMBER  
08041C0575 F

EFFECTIVE DATE:  
MARCH 17, 1997

Federal Emergency Management Agency



Remove this sheet from the Site Development Plan sheet.

However, the FIRM map needs to be included with the drainage letter.

EROSION CONTROL NOTES:

1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.
2. 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.
3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
4. 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. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. 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 DSD INSPECTIONS STAFF.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 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 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
16. 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.
17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
18. 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.
19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
22. INDIVIDUALS 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 INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY CTL-THOMPSON, INC. DATED SEPTEMBER 24, 2015, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 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  
WQCD -- PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT

28. ALL AREAS NOTED TO BE RESEEDED SHALL BE SEEDED WITH A NATIVE AND INTRODUCED GRASS MIXTURE. THE SEED WILL BE APPLIED USING MECHANICAL TYPE DRILLS AT 0.25"-0.5" INTO TOPSOIL. AREA NOT ACCESSIBLE TO A DRILL SEEDER AND SLOPES STEEPER THAN 2:1 SHALL BE HAND BROADCAST AT DOUBLE THE ABOVE SEED RATE AND RAKED AT 1/4 TO 1/2 INTO THE TOPSOIL. ALL SEEDED AREAS SHALL BE MULCHED WITH 1/2 TONS PER ACRE OF FREE NATIVE OR PER ACRE MECHANICALLY CRIMPED TROPICAL GRASS IN COMBINATION WITH AN ORGANIC MULCH TACKLER. MAIN PURPOSE OF ANY MULCHES SHALL BE TO PREVENT SOIL EROSION CONTROL AND PREVENTION OF DEBRIS REMOVAL AND OCCASIONAL MOWING. CARE SHALL BE TAKEN DURING THE REMOVAL OF SEDIMENT FROM ANY DRAINAGEWAYS. ANY SEEDING OR EROSION CONTROL MEASURE THAT IS DISTURBED DURING MAINTENANCE SHALL BE IMMEDIATELY REPAIRED. THE SEED MIX SHALL BE MADE UP OF THE FOLLOWING AS PER THE EL PASO COUNTY CONSERVATION DISTRICT (RECOMMENDATION OBTAINED APRIL 2015):

COMMON NAME (N=NATIVE, I=INTRODUCED)	SCIENTIFIC NAME	LBS. PLS./ACRE
WHEATGRASS, SIBERIAN	I AGROPHYRON FRAGILE	2.04
WHEATGRASS, SLENDER	I ELYMUS TRACHYCAULUS	10.90
WHEATGRASS, INTERMEDIATE	I THINOPYRUM INTERMEDIUM	3.00
WILDRYE, RUSSIAN	I PSATHYRSTACHYS JUNCEA	2.04
WHEATGRASS, WESTERN	I PASCOPYRUM SMITHII	3.20
CLOVER, RED	I TRIFOLIUM PRATENSE	0.40
FLAX, BLUE-APPAR	I LINUM PERENNE	0.41
SULPHUR-FLOWER BUCKWHEAT	I ERIOGONUM UMBELLATUM	0.55
<b>TOTAL/POUNDS/ACRE</b>		<b>22.54</b>

TIMING, CONSTRUCTION STAGING AND SEQUENCING:

- EXPECTED START DATE: JUNE 2017  
 INSTALL TEMPORARY EROSION CONTROL - 2 DAYS  
 - PERMETER SILT FENCING  
 - VEHICLE TRACKING CONTROL PAD  
 - STRAW BALE BARRIERS
- ROUGH GRADING - 2 DAYS  
 INSTALL FINAL SITE IMPROVEMENTS - 14 MONTHS  
 REMOVE TEMPORARY EROSION CONTROL - 5 DAYS
- MINIMUM BEST MANAGEMENT PRACTICES ELEMENTS:  
 STEP 1- EROSION AND SEDIMENT CONTROL  
 - INSTALL SEDIMENT TRAPPING DEVICES (PERIMETER CONTROLS) PRIOR TO THE START OF CONSTRUCTION.  
 STEP 2- SPILL PREVENTION AND RESPONSE  
 STEP 3- MATERIAL MANAGEMENT  
 - MATERIAL AND EQUIPMENT STORAGE AREAS SHALL BE SECURE AND CONTAINED TO PREVENT DISCHARGE OF ANY MATERIAL IN RUNOFF. WASTE SHALL BE CONTAINED AND DISPOSED OF PROPERLY. MAINTAIN BMP'S DURING BUILDING AND UTILITY CONSTRUCTION.  
 STEP 4- INSPECTION AND MAINTENANCE  
 (SEE EROSION CONTROL NOTES)  
 STEP 5- INSTALL FINAL STABILIZATION - BASE COURSE, LANDSCAPING, EROSION CONTROL BLANKETS, AND SEEDING.  
 STEP 6- REMOVE TEMPORARY CONTROLS - SILT FENCING AFTER PERMANENT FEATURES ARE INSTALLED.

FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT:

FINAL STABILIZATION MEASURES INCLUDE BASE COURSE, PARTIAL LANDSCAPE, AND REVEGETATION  
 EARTHWORK SUMMARY:

PROPOSED WASTEWATER TREATMENT SITE:

CUT - 40,000 CY  
 FILL - 10,000 (C.I.15) = 11,500 CY  
 NET - 28,500 CY CUT

DISTURBED AREA - 5.70 AC

EROSION CONTROL FACILITIES:

SILT FENCE (SF) - 2,000 LF  
 VEHICLE TRACKING PAD (VT) - 1  
 STRAW BALE CHECK DAMS - 3

ENGINEER'S STATEMENT:

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.

RYAN M. MANGINO, PE #43304

DATE

OWNER'S STATEMENT:

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

DATE

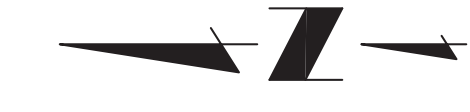
EL PASO COUNTY:

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.

JENNIFER IRVINE, P.E.  
 COUNTY ENGINEER

DATE







0 50' 100'

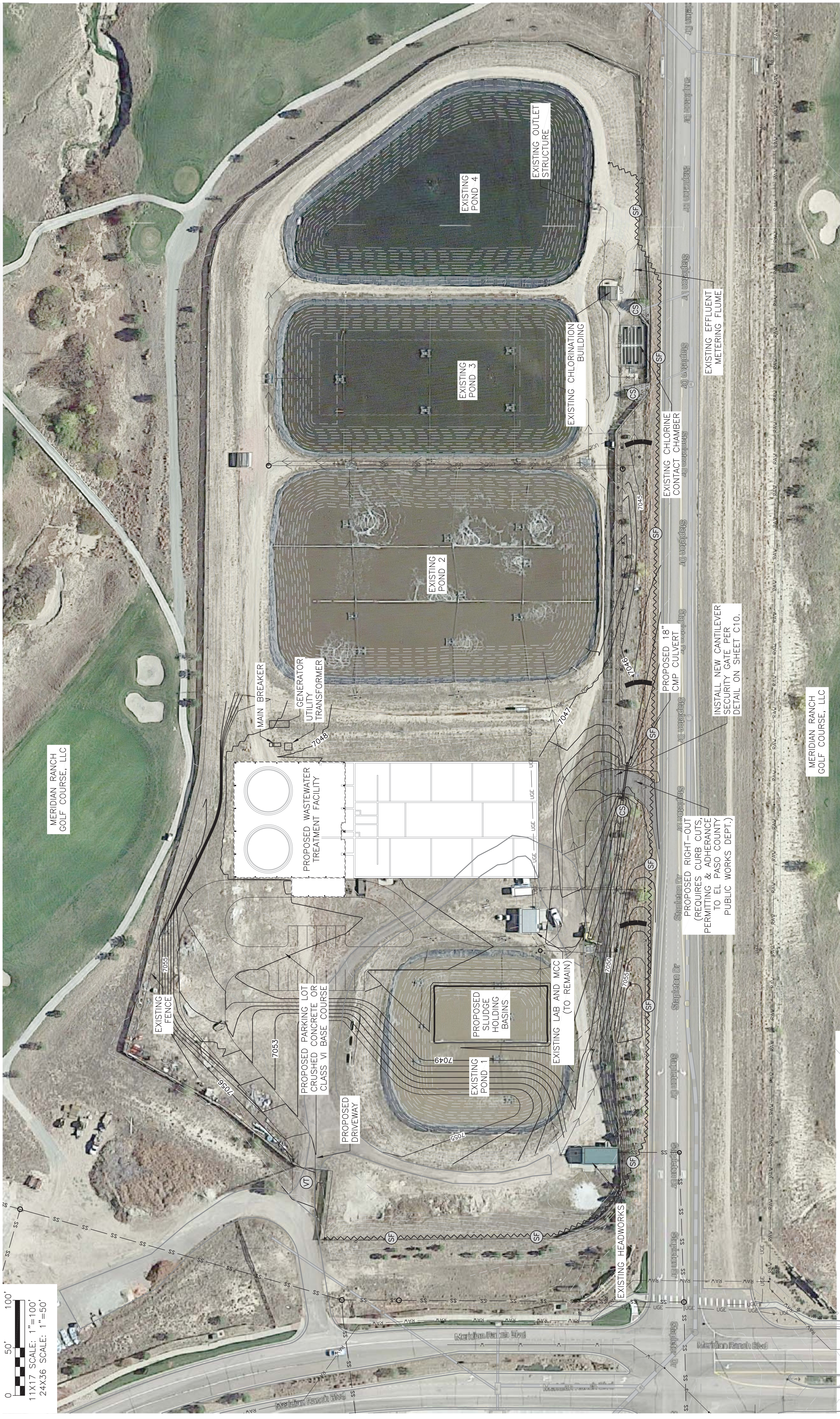
1"X17 SCALE: 1"=100'

24X36 SCALE: 1"=50'

NOTES:  
1. SEED AND MULCH ALL DISTURBED AREA.

please remove

-  PROPOSED SILT FENCE
-  PROPOSED VEHICLE TRACKING PAD
-  PROPOSED CURB SOCK
-  STRAW BALE BARRIER CHECK-DAM



INSTALL NEW CANTILEVER SECURITY GATE PER DETAIL ON SHEET C10.

PROPOSED RIGHT-OUT (REQUIRES CURB CUTS, PERMITTING & ADHERANCE TO EL PASO COUNTY PUBLIC WORKS DEPT.)

MERIDIAN RANCH GOLF COURSE, LLC

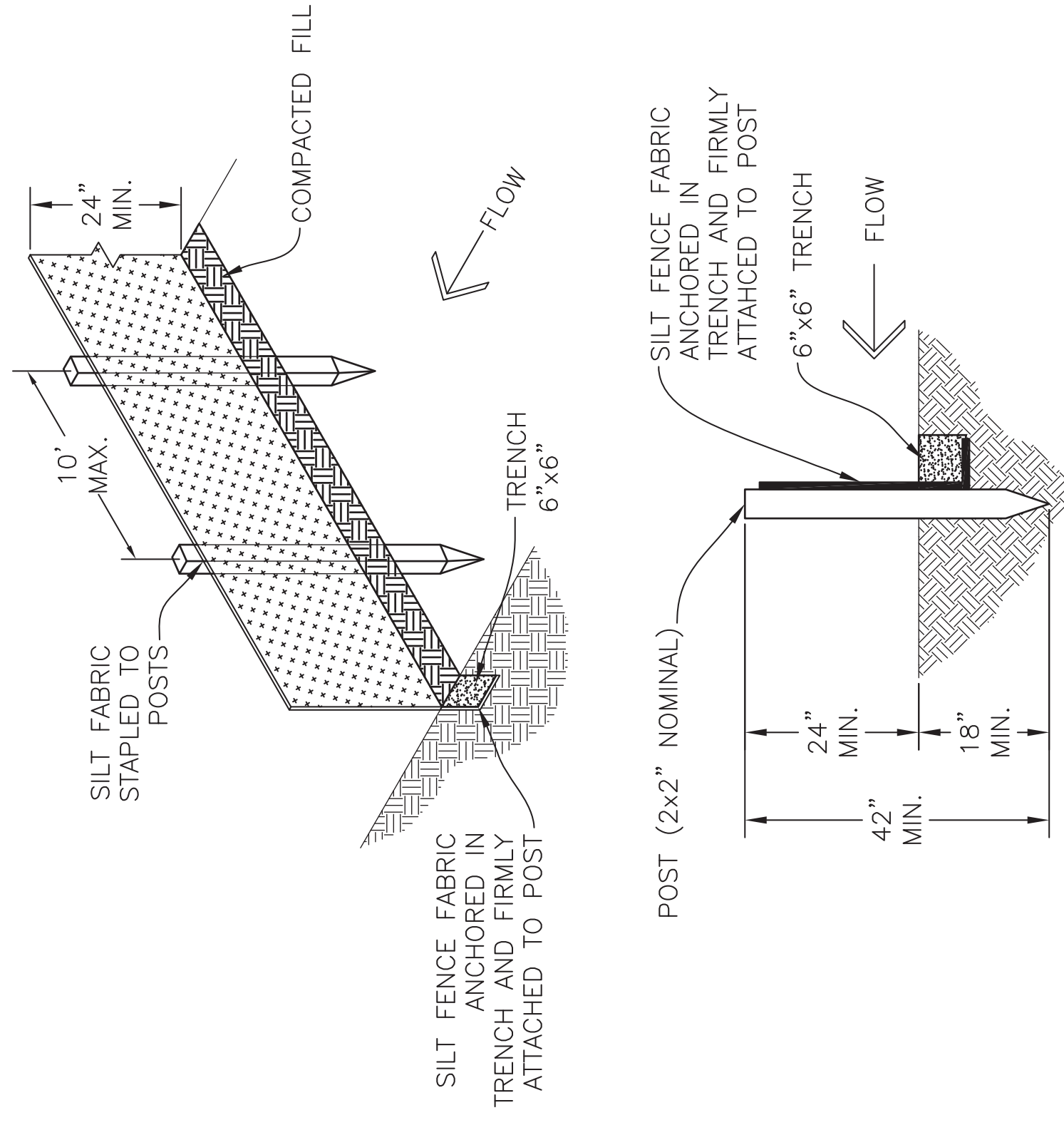
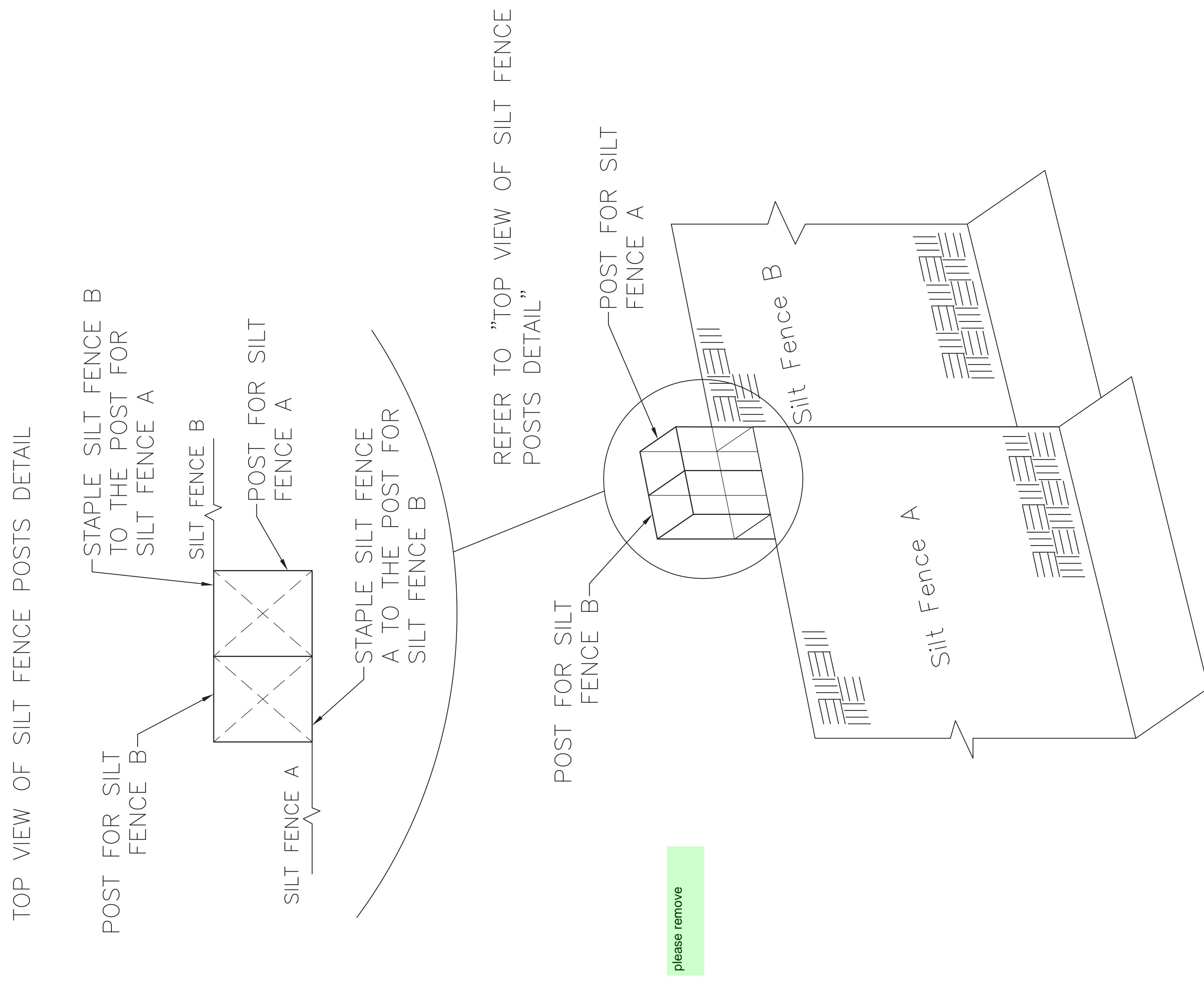
WOODMEN HILLS METROPOLITAN DISTRICT  
REGIONAL WATER RECLAMATION FACILITY  
GRADING & EROSION CONTROL PLAN

Project No.: 112,88  
Scale: AS NOTED  
Date: 05/22/17  
Design: RMM  
Drawn: RMM  
Check: JPM  
Revised:









SILT FENCE DETAIL  
N.T.S.

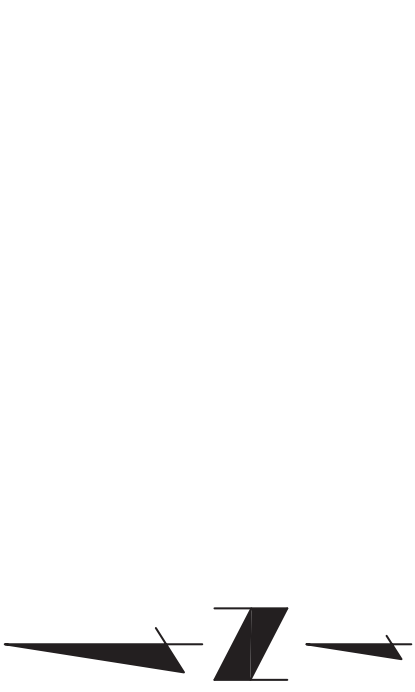
INSTALLATION REQUIREMENTS:

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6 INCHES AND SHALL NOT EXTEND MORE THAN 3 FEET ABOVE THE ORIGINAL GROUND SURFACE.

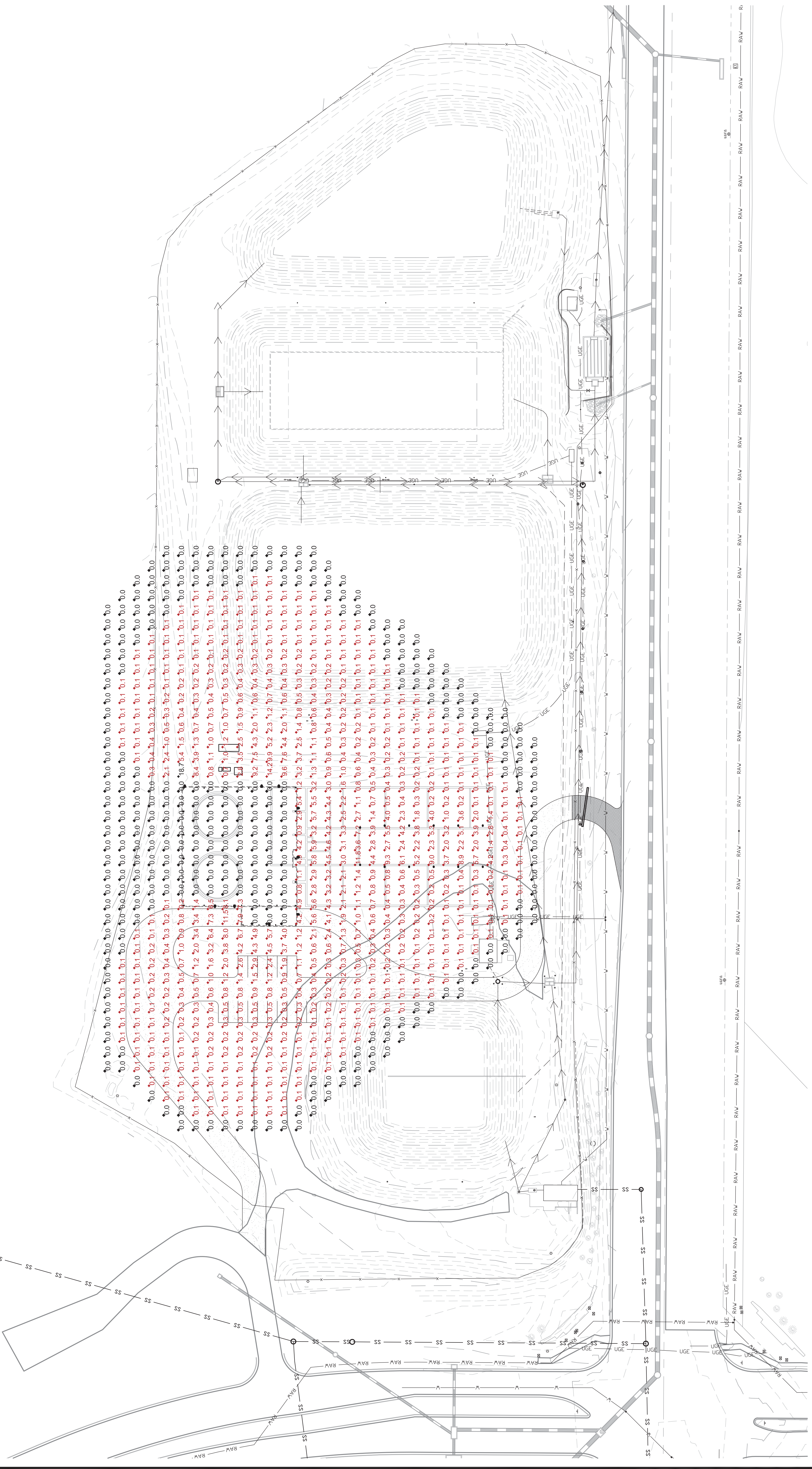
6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS:

1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL. AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED.



1"=100'  
24X36 SCALE: 1"=50'



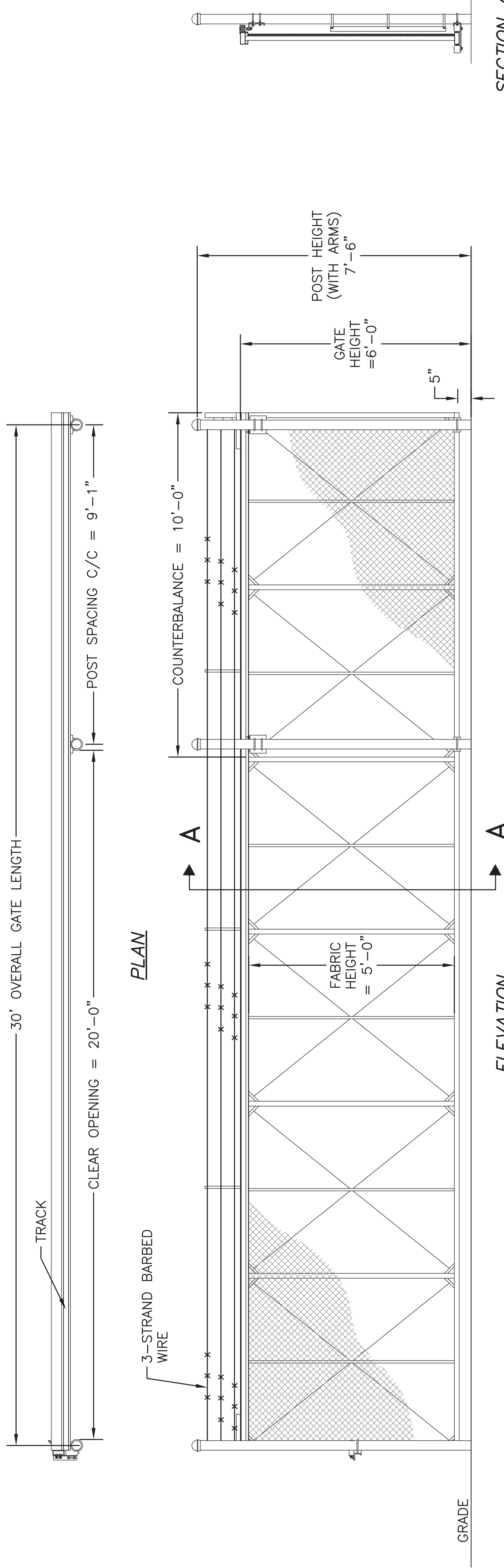
# WOODMEN HILLS METROPOLITAN DISTRICT REGIONAL WATER RECLAMATION FACILITY Photometric Plan

Project No.:	11288
Scale:	AS NOTED
Date:	05/22/17
Design:	RMM
Drawn:	RMM
Check:	JPM
Revised:	

MARK	GATE DIMENSION CHART DESCRIPTION	FORMULA	DIM.
A	CLEAR OPENING	A	20'-0"
B	COUNTERBALANCE POST SPACING C/C	$(A/2)-11"$	9'-1"
C	OVERALL GATE LENGTH	$A \times 1.5$	30'-0"
D	COUNTERBALANCE LENGTH	$A \times 0.5$	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:

1. 2-1/2" O.D. SS40 TOP & BOTTOM
2. 2" O.D. SS40 VERTICAL
3. 1-5/8" SS20 DIAGONAL
4. USE 4" O.D. ROLLER POSTS
5. CONCRETE FOOTERS TO BE 18" DIAMETER X 42" DEEP (MIN.) AND CROWNED AT GROUND LEVEL.

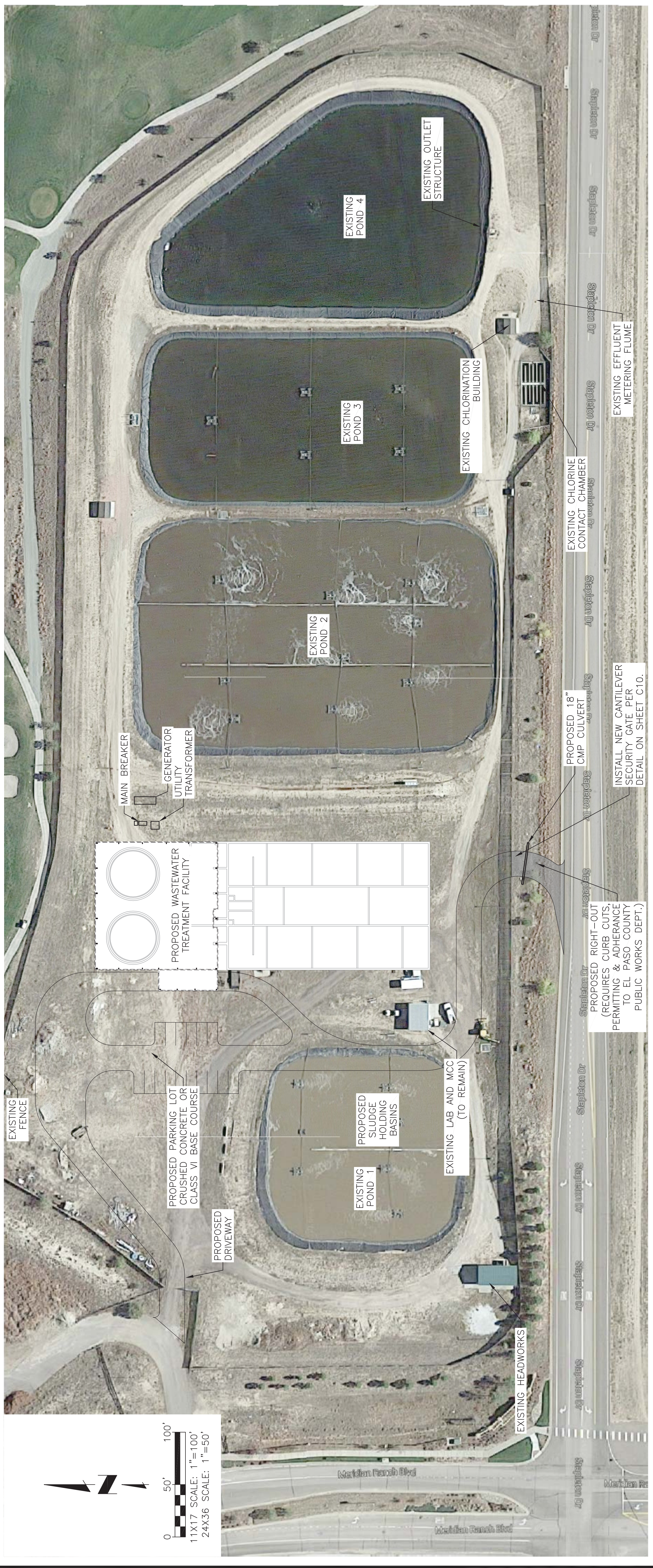
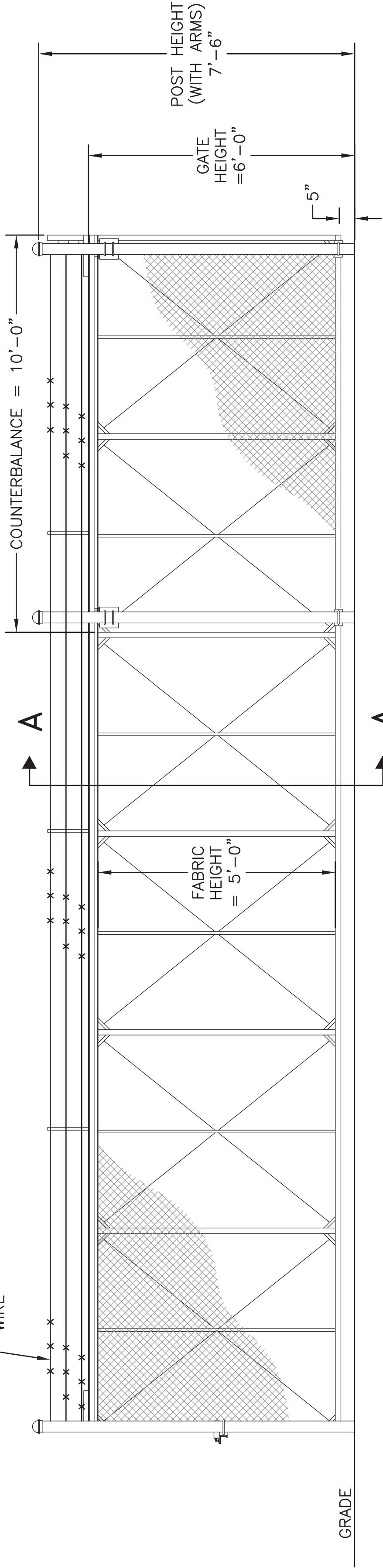


SECTION A-A

ELEVATION  
A CANTILEVER ROLLING GATE  
N.T.S.



PLAN







# Markup Summary

dsdlaforce (9)



**Subject:** Cloud+  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdlaforce

Remove the Grading & Erosion Control Plan from the Site Development Plan set.

GEC shall be submitted as a separate plan set. with it's own cover sheet.

PPR-17-027

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**Lock:** Locked  
**Author:** dsdlaforce

PPR-17-027



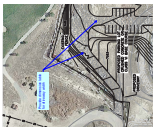
**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdlaforce

Label or add in the legend



**Subject:** Callout  
**Page Label:** 3  
**Lock:** Locked  
**Author:** dsdlaforce

Freeze the existing and proposed contours on the proposed site plan.



**Subject:** Callout  
**Page Label:** 3  
**Lock:** Locked  
**Author:** dsdlaforce

Provide dimension table for driveway width



**Subject:** Text Box  
**Page Label:** 3  
**Lock:** Locked  
**Author:** dsdlaforce

1. Show and label the property line and easements. Label to include the bearing/distance information. Typical comment for sheets C1, C2 & C5.



**Subject:** Callout  
**Page Label:** 3  
**Lock:** Locked  
**Author:** dsdlaforce

Show a retaining wall or regrade at 4: 1 slope.



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**Page Label:** 4  
**Lock:** Locked  
**Author:** dsdlaforce

Remove this sheet from the Site Development Plan sheet.

However, the FIRM map needs to be included with the drainage letter.



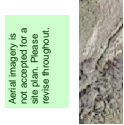
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**Author:** dsdlaforce

See the GEC pdf for engineering redline comments.



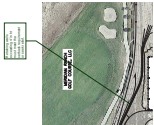
**Subject:** Callout  
**Page Label:** 3  
**Lock:** Locked  
**Author:** dsdruiz

Add property lines with setbacks



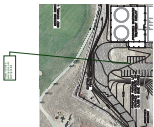
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**Lock:** Locked  
**Author:** dsdruiz

Aerial imagery is not accepted for a site plan. Please revise throughout.



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**Page Label:** 3  
**Lock:** Locked  
**Author:** dsdruiz

Retaining walls exceeding 4' in ht must meet the setback requirement or seek relief.



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**Author:** dsdruiz

Please include a parking plan with parking details.



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**Author:** dsdruiz

please remove



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**Page Label:** 7  
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**Author:** dsdruiz

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**Subject:** Text Box  
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**Author:** dsdruiz

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**Subject:** Text Box  
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please remove