

# WIDEFIELD WATER AND SANITATION DISTRICT

## ROLLING HILLS BOOSTER PUMP STATION

### SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO

#### CODE STATEMENT

APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

**I. CODE ABSTRACT (CONT.)**

**A. PIKES PEAK REGIONAL BUILDING CODE (2017)**

**B. INTERNATIONAL BUILDING CODE (2015)**

**C. INTERNATIONAL EXISTING BUILDING CODE (2015)**

**D. INTERNATIONAL ENERGY CONSERVATION CODE (2015)**

**E. INTERNATIONAL MECHANICAL CODE (2015)**

**F. INTERNATIONAL FUEL GAS CODE (2015)**

**G. INTERNATIONAL PLUMBING CODE (2018)**

**H. NATIONAL ELECTRICAL CODE (2020)**

**I. ICC/ANSI A117.1 ACCESSIBILITY STANDARD (2009)**

**II. CODE ABSTRACT:**

**A. SCOPE**  
THE PURPOSE OF THIS PROJECT IS TO UPSIZE THE EXISTING ROLLING HILLS BOOSTER PUMP STATION TO SUPPORT FUTURE DEVELOPMENT WITHIN THE WIDEFIELD WATER AND SANITATION DISTRICT. THE BUILDING WILL HOUSE A PUMPING SYSTEM, PIPING, ELECTRICAL AND CONTROLS EQUIPMENT. ASSOCIATED APPURTENANCES INCLUDE UNDERGROUND SERVICE PIPING.

**B. GENERAL PROPERTY INFORMATION**  
-LOCATION: GRAYLING DR, COLORADO SPRINGS, CO 80925  
-LEGAL DESCRIPTION: EL PASO COUNTY, SEC 13-15-65  
-EPC PARCEL SCHED #: 5500000440  
-ACREAGE: 11.96  
-ZONING: PUD  
-LAND USE: VACANT LOT  
-OWNER: LORSON LLC NOMINEE FOR MURRAY FOUNTAIN LLC  
-TAX STATUS: TAXABLE

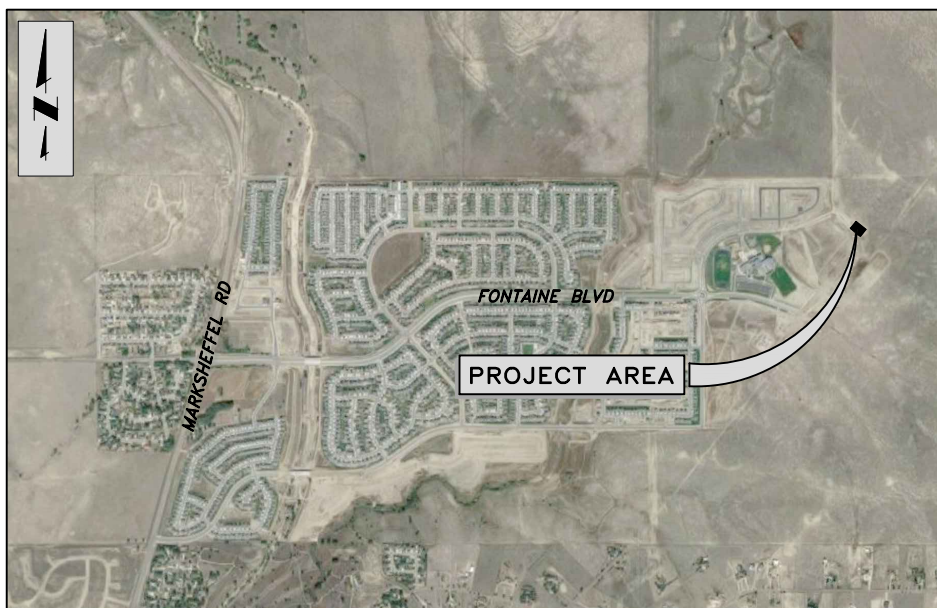
**C. BUILDING CONSTRUCTION**  
-TOTAL BUILDING AREA: 1,707 SF  
-BUILDING HEIGHT: 19 FT 8 INCHES  
-# OF LEVELS: 3

**D. BUILDING CODE ANALYSIS**  
-CONSTRUCTION TYPE: II-B  
-O.C. CLASSIFICATION: U  
-USE: MUNICIPAL PUMP STATION  
-ALLOWABLE AREA: 5,500 SF  
-ALLOWABLE HEIGHT: 40 FT

**E. EGRESS REQUIREMENTS**  
-OC. LOAD CALCULATION: TOTAL BUILDING: 1696 SF x 1/100=16.96  
-TOTAL EXITS PROVIDED: 2  
-EXITS REQUIRED: 2

**F. SITE PARKING**  
-INDUSTRIAL: 1 PER 750 SF  
REQ: 2  
PROVIDED: 2  
ADA: N/A

# FOR REVIEW



**VICINITY MAP**  
N.T.S.



PRE-EXCAVATION CHECKLIST	COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES																
<ul style="list-style-type: none"> <li><input type="checkbox"/> Gas and Other Utility Lines Shown on Construction Plans</li> <li><input type="checkbox"/> Utility Notification Center of Colorado (UNCC)--Call at Least Two (2) Business Days Ahead--1-800-922-1987</li> <li><input type="checkbox"/> Utilities Located &amp; Marked on the Ground</li> <li><input type="checkbox"/> Employees Briefed on Marking and Color Codes*</li> <li><input type="checkbox"/> Employees Trained on Excavation and Safety Procedures for Natural Gas Lines</li> <li><input type="checkbox"/> When Excavation Approaches Gas Lines, Employees Must Expose Lines by Careful Probing and Hand-Digging</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: white;">WHITE</td><td>PROPOSED EXCAVATION</td></tr> <tr><td style="background-color: magenta;">MAGENTA</td><td>TEMPORARY SURVEY MARKINGS</td></tr> <tr><td style="background-color: red;">RED</td><td>ELECTRIC</td></tr> <tr><td style="background-color: yellow;">YELLOW</td><td>GAS, OIL, STEAM</td></tr> <tr><td style="background-color: orange;">ORANGE</td><td>COMMUNICATION, CATV</td></tr> <tr><td style="background-color: blue;">BLUE</td><td>POTABLE WATER</td></tr> <tr><td style="background-color: purple;">PURPLE</td><td>IRRIGATION, RECLAIMED WATER, SLURRY LINES</td></tr> <tr><td style="background-color: green;">GREEN</td><td>SEWER</td></tr> </table> <p style="text-align: center;"><b>COLORADO 811</b> <small>Always Call Before You Dig 811 or (800) 922-1987</small></p>	WHITE	PROPOSED EXCAVATION	MAGENTA	TEMPORARY SURVEY MARKINGS	RED	ELECTRIC	YELLOW	GAS, OIL, STEAM	ORANGE	COMMUNICATION, CATV	BLUE	POTABLE WATER	PURPLE	IRRIGATION, RECLAIMED WATER, SLURRY LINES	GREEN	SEWER
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#### SHEET INDEX

SHEET NUMBER	DESCRIPTION	SHEET NUMBER	DESCRIPTION
G4	COVER SHEET	A3	ARCHITECTURAL ELEVATIONS: NORTH AND WEST
G4	FEMA FLOODPLAIN MAP	A4	ARCHITECTURAL ELEVATIONS: SOUTH AND EAST
C1	OVERALL SITE PLAN/VICINITY MAP	E1	ELECTRICAL ABBREVIATIONS, LEGEND, AND SCHEDULES
C2	EXISTING SITE PLAN	E4	ELECTRICAL LUMINAIRE PLAN
C3	SITE DEVELOPMENT PLAN		
C4	UTILITY PLAN		
C8	ALT. LANDSCAPE/SITE IMPROVEMENT DETAILS		
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C14	FINAL GRADING PLAN		
C15	EROSION CONTROL PLAN		
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C17	GEC DETAILS		
C18	GEC DETAILS		
C19	GEC DETAILS		
C20	GEC DETAILS		
C21	ALTERNATE LANDSCAPE PLAN NOTES		
C22	ALTERNATE LANDSCAPE PLAN		
C23	ALTERNATE LANDSCAPE PLAN DETAILS		

#### LEGEND

<ul style="list-style-type: none"> <li> EX EASEMENT/FUT PROPERTY</li> <li> EX RIGHT-OF-WAY</li> <li> EX UTILITY EASEMENT</li> <li> EX CHAIN LINK FENCE</li> <li> EX FIRE HYDRANT</li> <li> EX VALVE</li> <li> TEST HOLE LOCATION ±</li> <li> EX UG ELECTRIC LINE</li> <li> EX/FUT STORM SEWER LINE</li> <li> EX WATER LINE</li> <li> EX/FUT SANITARY SEWER LINE</li> <li> EX/PP BY DEVELOPER CONTOURS-MAJOR</li> <li> EX/PP BY DEVELOPER CONTOURS-MINOR</li> <li> PP FENCE</li> <li> PP WATER LINE</li> <li> PP SANITARY SEWER LINE</li> <li> PP CONTOURS-MAJOR</li> <li> PP CONTOURS-MINOR</li> </ul>	<p>5778</p> <p>5900</p>
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**NOTE:**  
SEE GRADING AND EROSION CONTROL SHEETS FOR GEC LEGEND AND LANDSCAPING SHEETS FOR LANDSCAPING LEGEND.

PCD File No. **PPR-21-75**

#### PARTICIPANTS

**OWNER**  
WIDEFIELD WATER AND SANITATION DISTRICT  
8495 FONTAINE BLVD  
COLORADO SPRINGS, CO 80925  
CONTACT: ROBERT BANNISTER, PE  
PHONE: (719) 955-6118

**CONSULTING/DESIGN ENGINEER**  
JDS-HYDRO CONSULTANTS, A DIVISION OF RESPEC  
5540 TECH CENTER DR, STE 100  
COLORADO SPRINGS, CO 80903  
CONTACT: GWEN DALL, PE  
PHONE: (719) 227-0072

**JDS-HYDRO** CONSULTANTS, INC.  
5540 TECH CENTER DR., SUITE 100  
COLORADO SPRINGS, COLORADO 80919  
(719) 227-0072

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE WIDEFIELD WATER AND SANITATION DISTRICT DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

JOINS PANEL 0957

EL PASO COUNTY  
UNINCORPORATED AREAS  
080059

ROLLING HILLS BOOSTER  
PUMP STATION SITE  
APPROXIMATE LOCATION

24

PEACEFUL VALLEY RD

RAINTREE DR

GRASSLAND RD

*Williams Creek*

**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AD, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AD** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area Formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

**MAP REPOSITORIES**  
Refer to Map Repositories list on Map Index.

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
MARCH 17, 1997

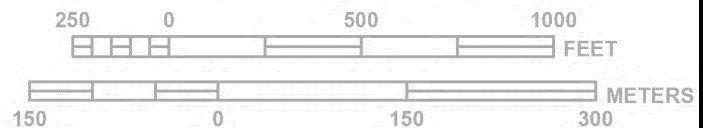
**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**  
DECEMBER 7, 2016 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'



**NIP**

**PANEL 0976G**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**EL PASO COUNTY, COLORADO AND INCORPORATED AREAS**

**PANEL 976 OF 1300**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
COLORADO SPRINGS, CITY OF	08000	0878	G
EL PASO COUNTY	08009	0879	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
08041C0976G

**MAP REVISED**  
DECEMBER 7, 2018

Federal Emergency Management Agency

**JDS-HYDRO CONSULTANTS, INC.**  
 5540 TECH CENTER DR., SUITE 100  
 COLORADO SPRINGS, COLORADO 80919  
 (719) 227-0072  
DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

**WIDEFIELD WATER AND SANITATION DISTRICT**  
 ROLLING HILLS BOOSTER PUMP STATION  
 FEMA FLOODPLAIN MAP

NO.	REVISIONS		DATE
	DESCRIPTION	BY APP.	
1			
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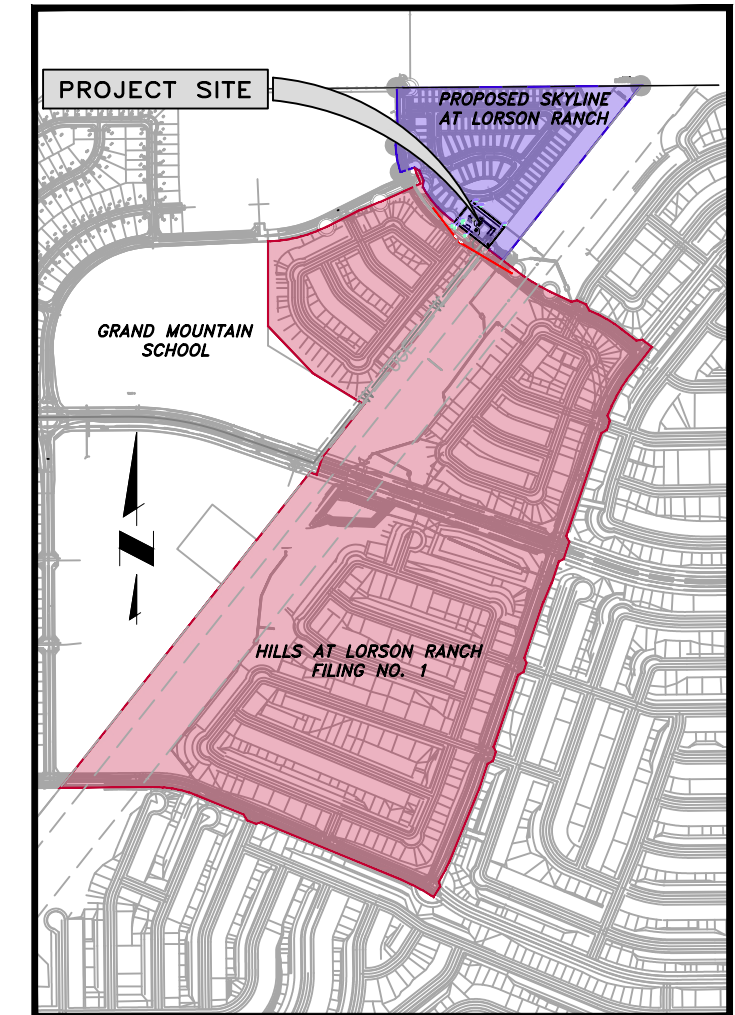
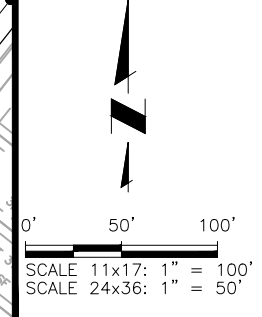
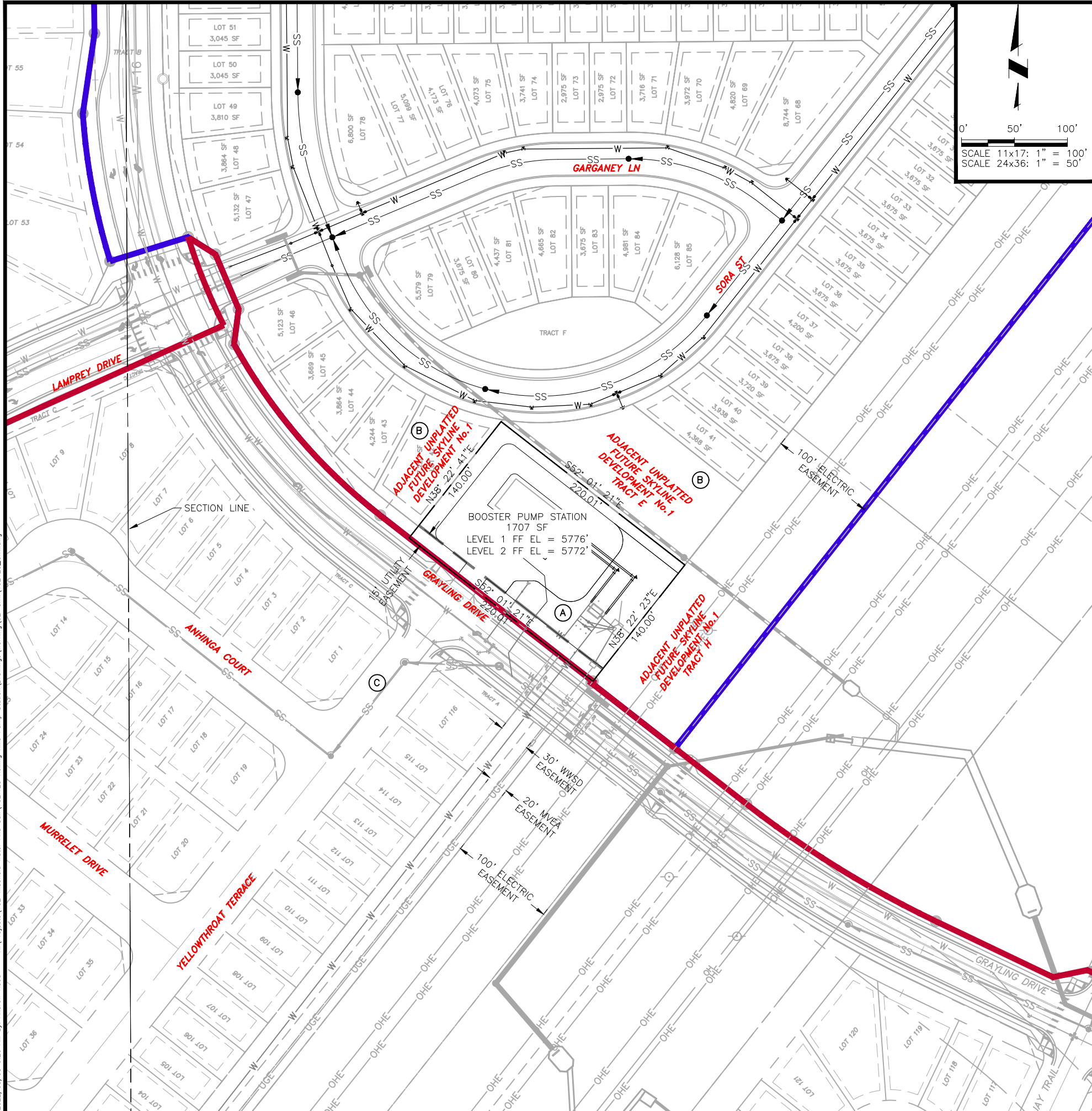
**FOR REVIEW**

Project No.: 102.125  
 Date: 03/08/22  
 Design: GJD  
 Drawn: ACH  
 Check: GJD

**G4**

SHEET ---- OF

2022/03/08 9:20 AM By: Andrew Hood N:\Projects\102 Widefield Water And San\102.125 Rolling Hills Pump Station Drawings\Working\02-civil\102.125\_civil.dwg



**VICINITY MAP**  
SCALE: 1"=1000'

- LEGEND:**
- PROPOSED SKYLINE AT LORSON RANCH
  - HILLS AT LORSON RANCH FILING NO. 1
  - W — EX WATER LINE
  - ==== PROPOSED WATER LINE

- (A) PROJECT LOCATION**  
PERMANENT EASEMENT/FUTURE TRACT D OF PARCEL SCHED. #: 5500000440  
(SEE EASEMENT AGREEMENT REC. NO. 218025813)  
OWNER: WIDEFIELD WATER AND SANITATION DISTRICT  
PLAT #: UNPLATTED  
AC: 0.707 (30,800 SF)  
TAX STATUS: EXEMPT  
ZONING: PUD
- (B) ADJACENT PROPERTY**  
SCHEDULE #: 5500000440  
OWNER: LORSON LLC NOMINEE FOR MURRAY FOUNTAIN LLC  
PLAT #: UNPLATTED  
LAND USE: VACANT LAND  
AC: 11.96  
TAX STATUS: TAXABLE  
ZONING: PUD
- (C) ADJACENT PROPERTY**  
SCHEDULE #: 5513300004  
OWNER: SAINT AUBYN HOMES LLC  
MAILING ADDRESS: 212 N WAHSATCH AVE  
STE 301, COLO SPRINGS, CO 80903  
PLAT #: UNPLATTED  
LAND USE: VACANT LAND  
AC: 15.85  
TAX STATUS: TAXABLE  
ZONING: PUD

PCD File No. PPR-21-75

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**WIDEFIELD WATER AND SANITATION DISTRICT**  
ROLLING HILLS BOOSTER PUMP STATION  
OVERALL SITE PLAN/VICINITY MAP

NO.	DESCRIPTION	BY	APP.	DATE
1				
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**FOR REVIEW**

Project No.: 102.125  
Date: 03/08/22  
Design: GGM  
Drawn: ACH  
Check: GJD

**C1**  
SHEET ---OF

2022/03/08 9:21 AM By: Andrew Hood N:\Projects\102 Widefield Water And San\102.125 Rolling Hills Pump Station Drawings\Working\02-Civil\102.125\_Civil.dwg

ADJACENT PROPERTY (OVERALL PARCEL)  
SCHED. #: 5500000440  
OWNER: LORSON LLC NOMINEE FOR MURRAY FOUNTAIN LLC  
MAILING ADDRESS: 212 N WAHSATCH AVE STE 301, COLO SPRINGS, CO 80903  
TAX STATUS: TAXABLE  
ZONING: PUD  
PLAT #: UNPLATTED  
LAND USE: VACANT LAND  
ACRES: 11.96  
-FUTURE SUBDIVISION AS SHOWN-

POINT# 104  
N=24747.9635'  
E=29421.8274'  
EL=5778.632'

S52° 01' 21"E  
220.01'

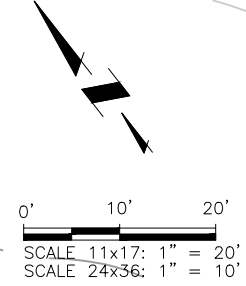
POINT# 103  
N=24612.6005'  
E=29595.2444'  
EL=5776.026'

**OVERALL LEGEND**

	EX EASEMENT/FUT PROPERTY
	EX RIGHT-OF-WAY
	EX UTILITY EASEMENT
	EX CHAIN LINK FENCE
	EX FIRE HYDRANT
	EX VALVE
	TEST HOLE LOCATION ±
	EX UG ELECTRIC LINE
	EX/FUT STORM SEWER LINE
	EX WATER LINE
	EX/FUT SANITARY SEWER LINE
	EX/PP BY DEVELOPER CONTOURS-MAJOR
	EX/PP BY DEVELOPER CONTOURS-MINOR
	PP FENCE
	PP WATER LINE
	PP SANITARY SEWER LINE
	PP CONTOURS-MAJOR
	PP CONTOURS-MINOR

NOTE: SEE GRADING AND EROSION CONTROL SHEETS FOR GEC LEGEND

PROJECT LOCATION  
PERMANENT EASEMENT/FUTURE TRACT D OF PARCEL SCHED. #: 5500000440 (SEE EASEMENT AGREEMENT REC. NO. 218025813 AND 218049451)  
OWNER: WIDEFIELD WATER AND SANITATION DISTRICT  
MAILING ADDRESS: 8495 FONTAINE BLVD COLORADO SPRINGS, CO 80903  
TAX STATUS: EXEMPT  
ZONING: PUD  
PLAT #: UNPLATTED  
AREA: 30,800± SF (0.707 AC)



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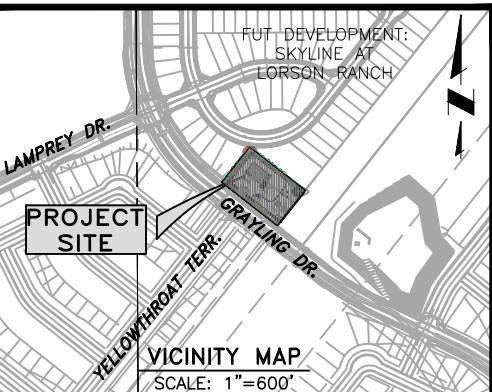
**WIDEFIELD WATER AND SANITATION DISTRICT**  
ROLLING HILLS BOOSTER PUMP STATION  
EXISTING SITE PLAN

ADJACENT PROPERTY  
SCHED. #: 5500000274  
OWNER: LORSON LLC NOMINEE FOR MURRAY FOUNTAIN LLC  
MAILING ADDRESS: 212 N WAHSATCH AVE STE 301, COLO SPRINGS, CO 80903  
TAX STATUS: TAXABLE  
ZONING: PUD  
PLAT #: UNPLATTED  
LAND USE: VACANT LAND  
ACRES: 7.47  
-FUTURE SUBDIVISION AS SHOWN-

POINT# 102  
N=24493.4140'  
E=29500.8620'  
EL=5770.686'

POINT# 101  
N=24629.1940'  
E=29327.7650'  
EL=5772.052'

S52° 01' 21"E  
220.01'



ADJACENT PROPERTY  
SCHED. #: 5513300004  
OWNER: SAINT AUBYN HOMES LLC  
MAILING ADDRESS: 212 N WAHSATCH AVE STE 301, COLO SPRINGS, CO 80903  
TAX STATUS: TAXABLE  
ZONING: PUD  
PLAT #: UNPLATTED  
LAND USE: VACANT LAND  
ACRES: 15.85  
-FUTURE SUBDIVISION AS SHOWN-

**GRAYLING DRIVE**  
(60' R.O.W.), MINOR RES. COLLECTOR, PUBLIC

**YELLOWTHROAT TERRACE**  
(FUTURE 60' R.O.W.), LOCAL RES., PUBLIC

NOTES:  
NORTHING AND EASTING COORDINATES OF POINTS #101-104 BASED ON LOCAL COORDINATE SYSTEM.

NO.	DESCRIPTION	BY	APP.	DATE
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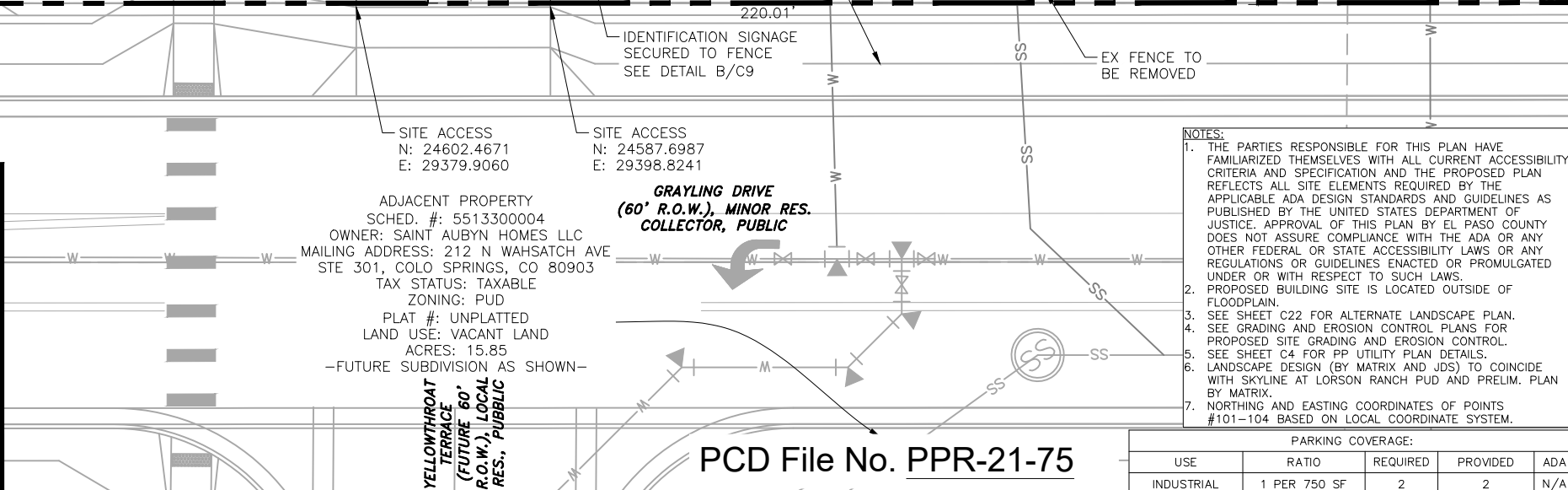
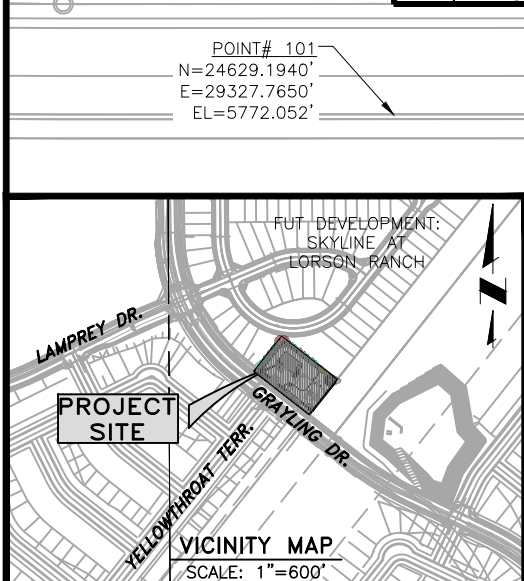
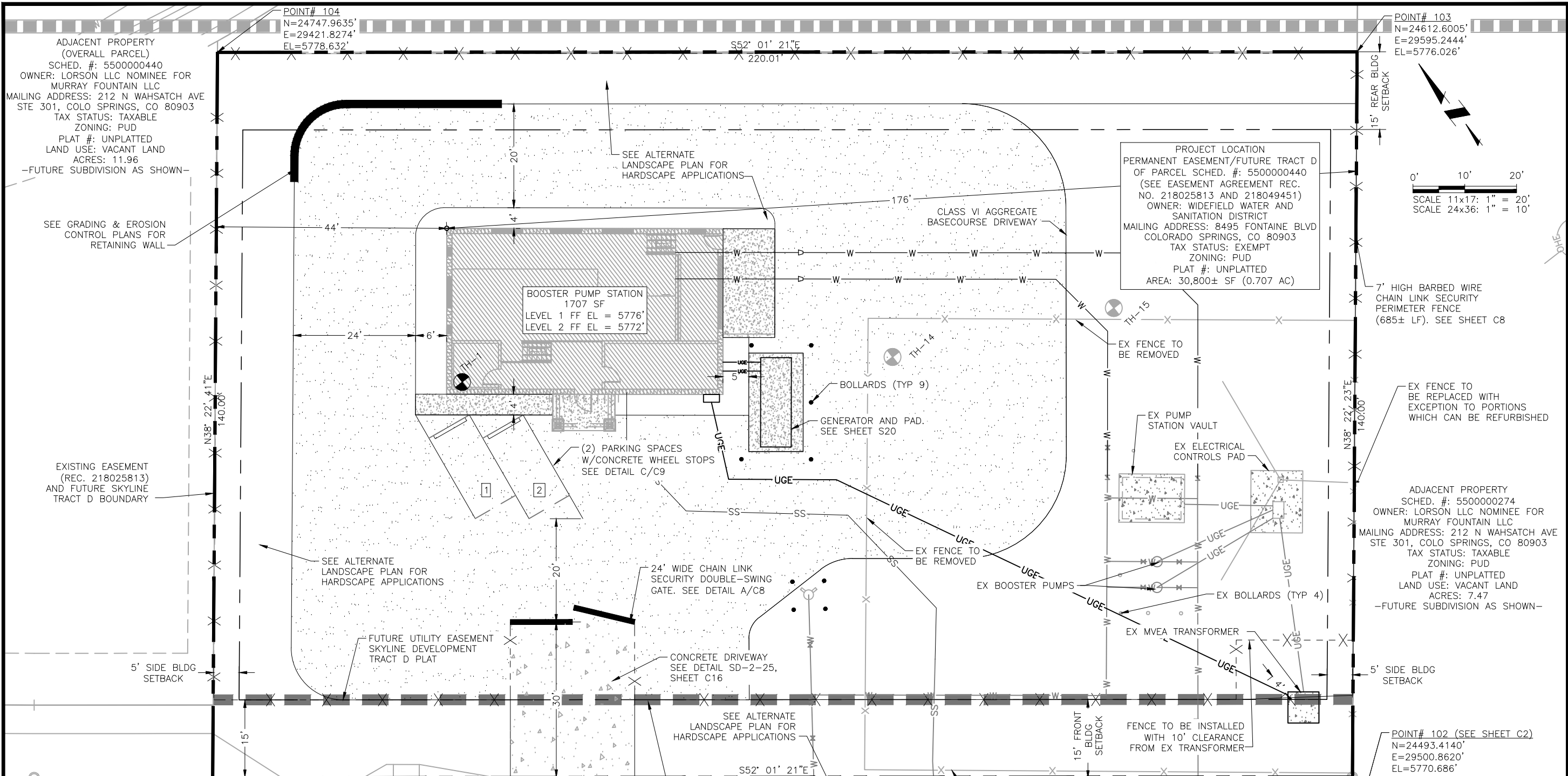
FOR REVIEW

Project No.: 102.125  
Date: 03/08/22  
Design: JTH  
Drawn: ACH  
Check: GJD

PCD File No. PPR-21-75

C2  
SHEET ---OF

2022/03/08 9:22 AM By: Andrew Hood N:\Projects\102 Widefield Water And San\102.125 Rolling Hills Pump Station Drawings\Working\02-Civil\102.125\_Civil.dwg



**OVERALL LEGEND**

	EX EASEMENT/FUT PROPERTY
	EX RIGHT-OF-WAY
	EX UTILITY EASEMENT
	EX CHAIN LINK FENCE
	EX FIRE HYDRANT
	EX VALVE
	TEST HOLE LOCATION ±
	EX UG ELECTRIC LINE
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	EX/FUT SANITARY SEWER LINE
	EX/PP BY DEVELOPER CONTOURS-MAJOR
	EX/PP BY DEVELOPER CONTOURS-MINOR
	PP FENCE
	PP WATER LINE
	PP SANITARY SEWER LINE
	PP CONTOURS-MAJOR
	PP CONTOURS-MINOR

NOTE: SEE GRADING AND EROSION CONTROL SHEETS FOR GEC LEGEND

**NOTES:**

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- PROPOSED BUILDING SITE IS LOCATED OUTSIDE OF FLOODPLAIN.
- SEE SHEET C22 FOR ALTERNATE LANDSCAPE PLAN.
- SEE GRADING AND EROSION CONTROL PLANS FOR PROPOSED SITE GRADING AND EROSION CONTROL.
- SEE SHEET C4 FOR PP UTILITY PLAN DETAILS.
- LANDSCAPE DESIGN (BY MATRIX AND JDS) TO COINCIDE WITH SKYLINE AT LORSON RANCH PUD AND PRELIM. PLAN BY MATRIX.
- NORTHING AND EASTING COORDINATES OF POINTS #101-104 BASED ON LOCAL COORDINATE SYSTEM.

**PARKING COVERAGE:**

USE	RATIO	REQUIRED	PROVIDED	ADA
INDUSTRIAL	1 PER 750 SF	2	2	N/A

POINT# 101  
N=24629.1940'  
E=29327.7650'  
EL=5772.052'

POINT# 104  
N=24747.9635'  
E=29421.8274'  
EL=5778.632'

POINT# 103  
N=24612.6005'  
E=29595.2444'  
EL=5776.026'



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**WIDEFIELD WATER AND SANITATION DISTRICT**  
ROLLING HILLS BOOSTER PUMP STATION  
SITE DEVELOPMENT PLAN

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
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**FOR REVIEW**

Project No.: 102.125  
Date: 03/08/22  
Design: GGM  
Drawn: GGM/ACH  
Check: GJD

**C3**  
SHEET ----OF

PCD File No. PPR-21-75

ADJACENT PROPERTY  
SCHED. #: 5513300004  
OWNER: SAINT AUBYN HOMES LLC  
MAILING ADDRESS: 212 N WAHSATCH AVE  
STE 301, COLO SPRINGS, CO 80903  
TAX STATUS: TAXABLE  
ZONING: PUD  
PLAT #: UNPLATTED  
LAND USE: VACANT LAND  
ACRES: 15.85  
-FUTURE SUBDIVISION AS SHOWN-

**GRAYLING DRIVE  
(60' R.O.W.), MINOR RES.  
COLLECTOR, PUBLIC**

**YELLOWTHROAT  
TERRACE  
(FUTURE 60'  
R.O.W.), LOCAL  
RES., PUBLIC**

**PROJECT LOCATION**  
PERMANENT EASEMENT/FUTURE TRACT D  
OF PARCEL SCHED. #: 5500000440  
(SEE EASEMENT AGREEMENT REC.  
NO. 218025813 AND 218049451)  
OWNER: WIDEFIELD WATER AND  
SANITATION DISTRICT  
MAILING ADDRESS: 8495 FONTAINE BLVD  
COLORADO SPRINGS, CO 80903  
TAX STATUS: EXEMPT  
ZONING: PUD  
PLAT #: UNPLATTED  
AREA: 30,800± SF (0.707 AC)

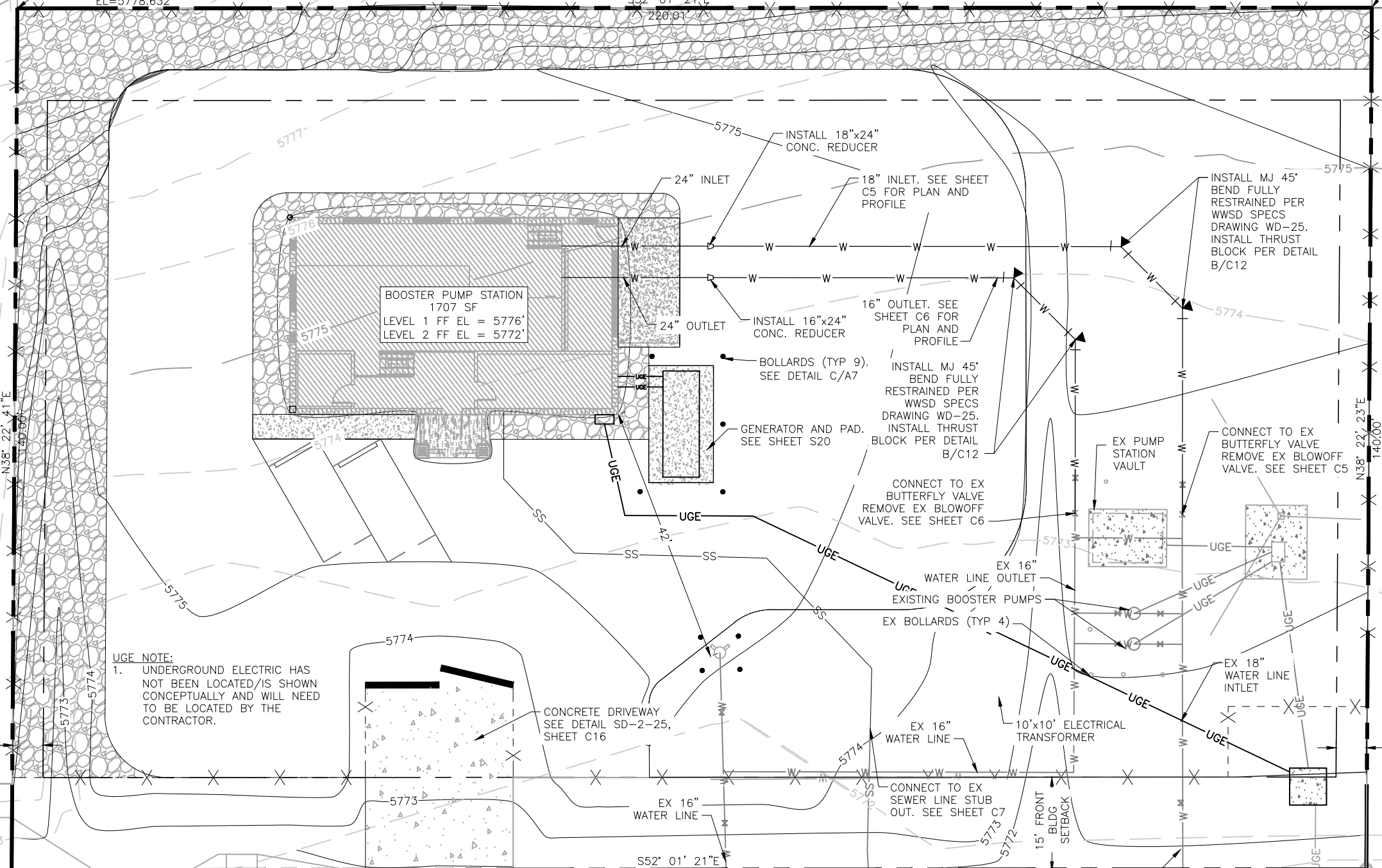
ADJACENT PROPERTY  
SCHED. #: 5500000274  
OWNER: LORSON LLC NOMINEE FOR  
MURRAY FOUNTAIN LLC  
MAILING ADDRESS: 212 N WAHSATCH AVE  
STE 301, COLO SPRINGS, CO 80903  
TAX STATUS: TAXABLE  
ZONING: PUD  
PLAT #: UNPLATTED  
LAND USE: VACANT LAND  
ACRES: 7.47  
-FUTURE SUBDIVISION AS SHOWN-

2022/03/08 9:23 AM By: Andrew Hood N:\Projects\102 Widefield Water And San\102.125 Rolling Hills Pump Station Drawings\Working\02-Civil\102.125\_Civil.dwg

POINT# 104  
N=24747.9635'  
E=29421.8274'  
EL=5778.632'

POINT# 103  
N=24612.6005'  
E=29595.2444'  
EL=5776.026'

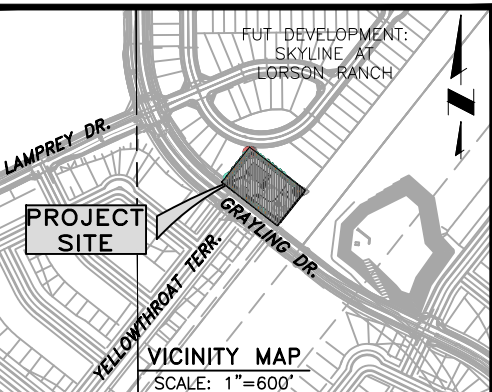
0' 10' 20'  
SCALE 11x17: 1" = 20'  
SCALE 24x36: 1" = 10'



UGE NOTE:  
1. UNDERGROUND ELECTRIC HAS NOT BEEN LOCATED/IS SHOWN CONCEPTUALLY AND WILL NEED TO BE LOCATED BY THE CONTRACTOR.

POINT# 101  
N=24629.1940'  
E=29327.7650'  
EL=5772.052'

POINT# 102 (SEE SHEET C2)  
N=24493.4140'  
E=29500.8620'  
EL=5770.686'



YELLOWTHROAT TERRACE  
(FUTURE 60' R.O.W.), LOCAL RES., PUBLIC

GRAYLING DRIVE  
(60' R.O.W.), MINOR RES. COLLECTOR, PUBLIC

PCD File No. PPR-21-75

- NOTES:
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
  - PROPOSED BUILDING SITE IS LOCATED OUTSIDE OF FLOODPLAIN.
  - SEE SHEET C22 FOR ALTERNATE LANDSCAPE PLAN.
  - SEE GRADING AND EROSION CONTROL PLANS FOR PROPOSED SITE GRADING AND EROSION CONTROL.
  - LANDSCAPE DESIGN (BY MATRIX AND JDS) TO COINCIDE WITH SKYLINE AT LORSON RANCH PUD AND PRELIM. PLAN BY MATRIX.
  - FIRST FITTING ON WATER/SEWER CONNECTION LINES TO BUILDING TO BE LOCATED A MINIMUM OF 5 FEET FROM FOUNDATION WALL.
  - NORTHING AND EASTING COORDINATES OF POINTS #101-104 BASED ON LOCAL COORDINATE SYSTEM.

OVERALL LEGEND	
	EX EASEMENT/FUT PROPERTY
	EX RIGHT-OF-WAY
	EX UTILITY EASEMENT
	EX CHAIN LINK FENCE
	EX FIRE HYDRANT
	EX VALVE
	TEST HOLE LOCATION ±
	EX UG ELECTRIC LINE
	EX/FUT STORM SEWER LINE
	EX WATER LINE
	EX/FUT SANITARY SEWER LINE
	EX/PP BY DEVELOPER CONTOURS-MAJOR
	EX/PP BY DEVELOPER CONTOURS-MINOR
	PP FENCE
	PP WATER LINE
	PP SANITARY SEWER LINE
	PP CONTOURS-MAJOR
	PP CONTOURS-MINOR

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
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7			

FOR REVIEW

Project No.: 102.125  
Date: 03/08/22  
Design: GJD  
Drawn: ACH  
Check: GJD

C4  
SHEET ---OF

WIDEFIELD WATER AND SANITATION DISTRICT  
ROLLING HILLS BOOSTER PUMP STATION  
UTILITY PLAN

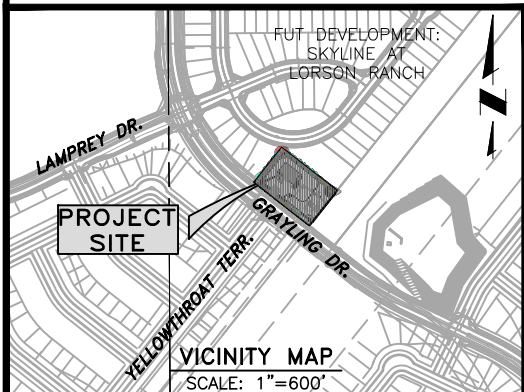
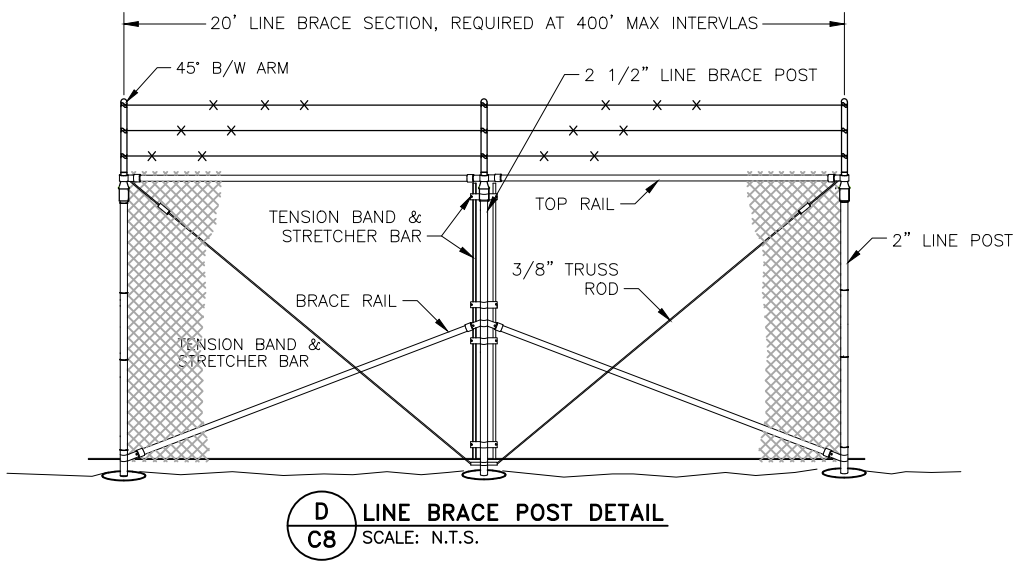
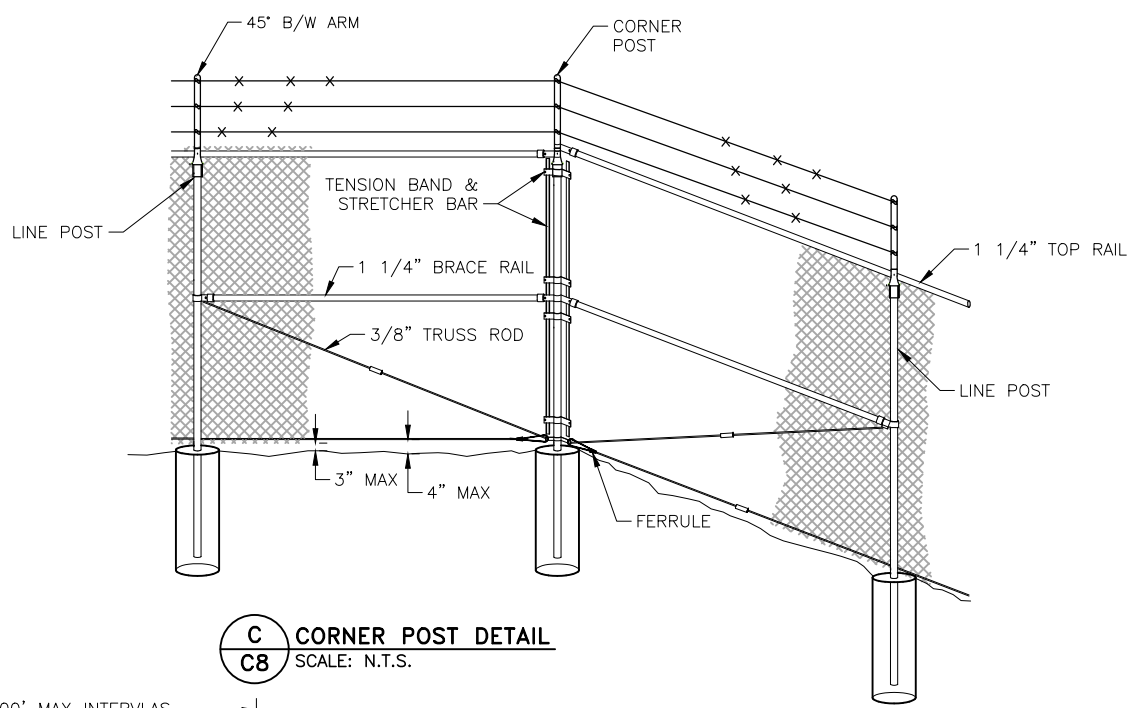
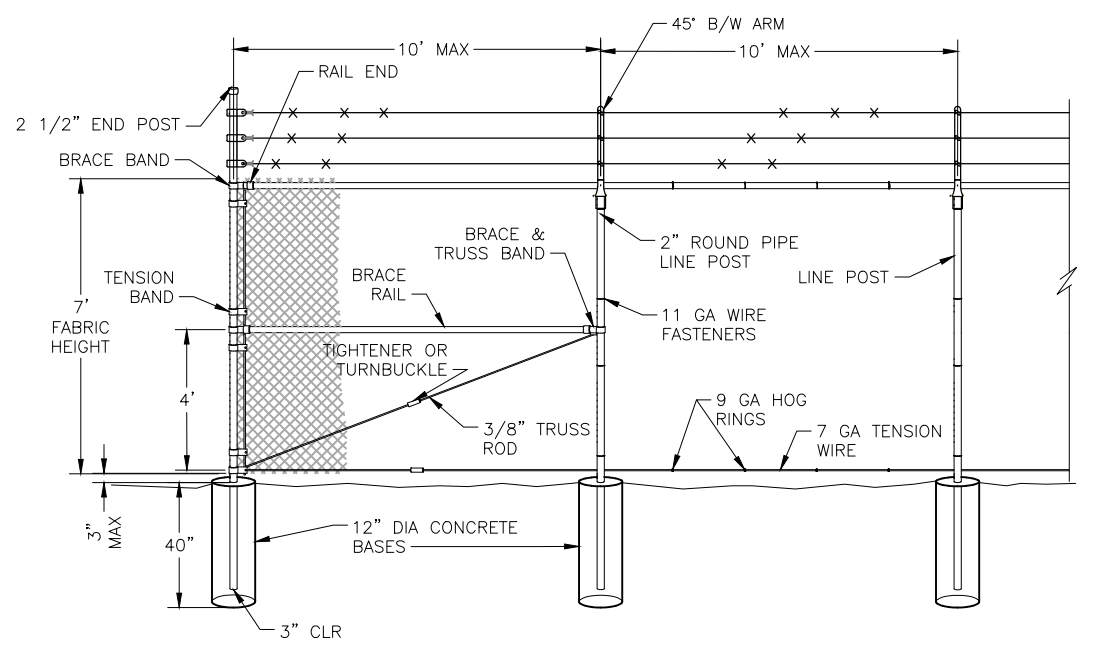
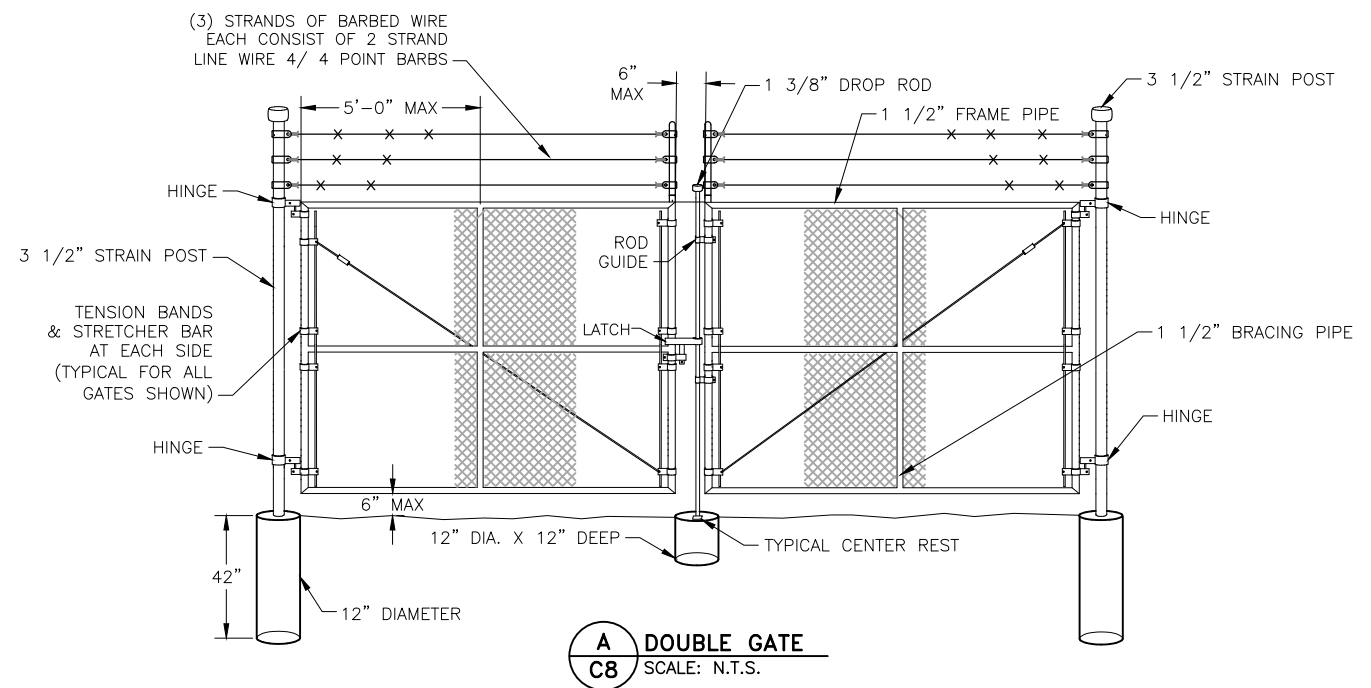
JDS-HYDRO CONSULTANTS, INC.  
5540 TECH CENTER DR., SUITE 100  
COLORADO SPRINGS, COLORADO 80919  
(719) 227-0072  
DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

NO.	DESCRIPTION	BY	APP.	DATE
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**FOR REVIEW**

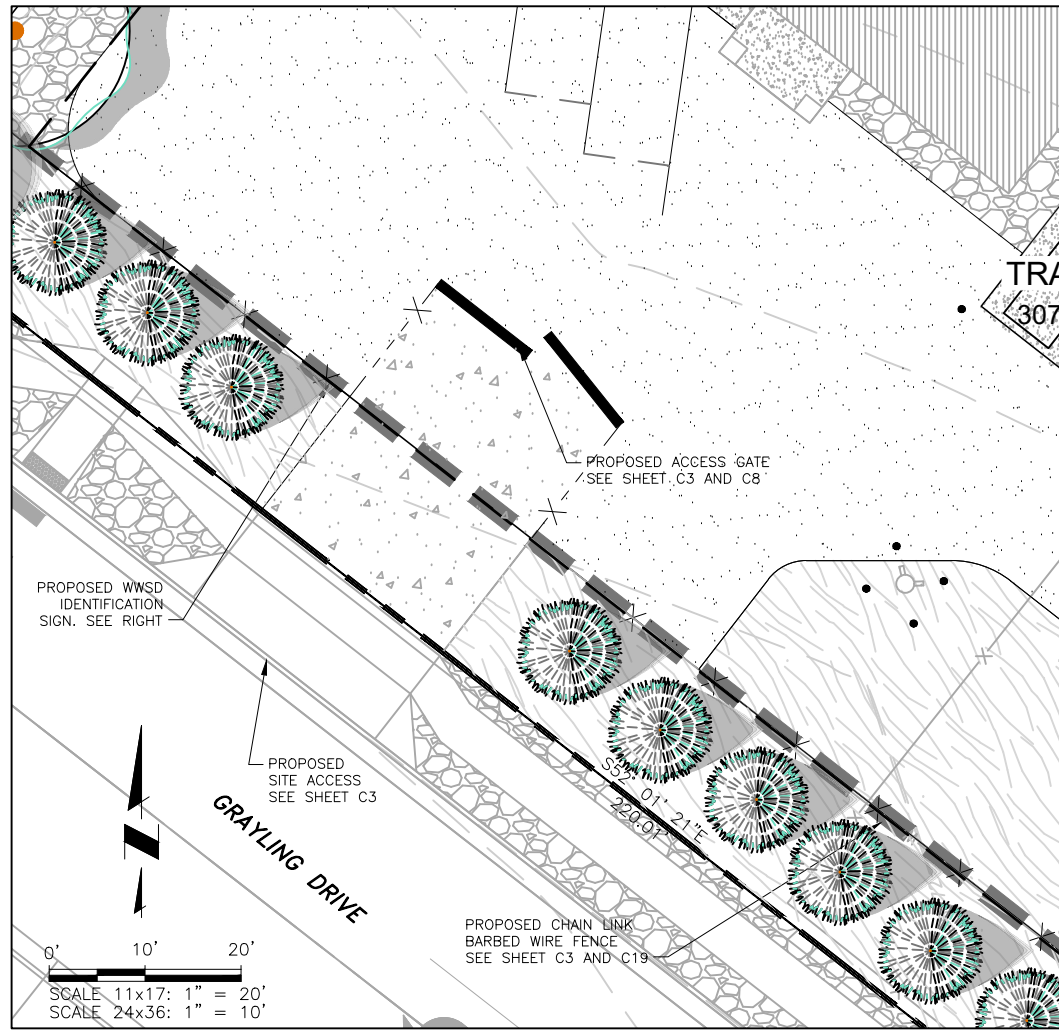
Project No.: 102.125  
 Date: 03/08/22  
 Design: GGM  
 Drawn: GGM  
 Check: GJD

- NOTES:**
- CHAIN LINK FENCE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 181.
  - CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND TIE CLIPS SHALL BE NO. 11 GAGE (W&M) GALVANIZED STEEL WIRE OR NO. 7 GAGE (B&S) ALUMINUM WIRE, AND HOG RINGS SHALL BE NO. 9 GAGE, ALL IN CONFORMANCE WITH ASTM F 626.
  - STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASHTO M 181 TYPE 1, GRADE 1, OR GRADE 2.
  - TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
  - TENSION WIRE SHALL BE AS SPECIFIED IN AASHTO M 181.
  - CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS A, AX, OR B.
  - CHAIN LINK FABRIC OVER 5 FEET HIGH SHALL BE TWISTED AND BARBED ON THE TOP SELVAGE AND KNUCKLED ON THE BOTTOM SELVAGE.
  - ATTACH FABRIC TO ALL FENCE AND GATE STRUCTURES AT 12" INTERVALS VERTICALLY AND AT 20" HORIZONTALLY.

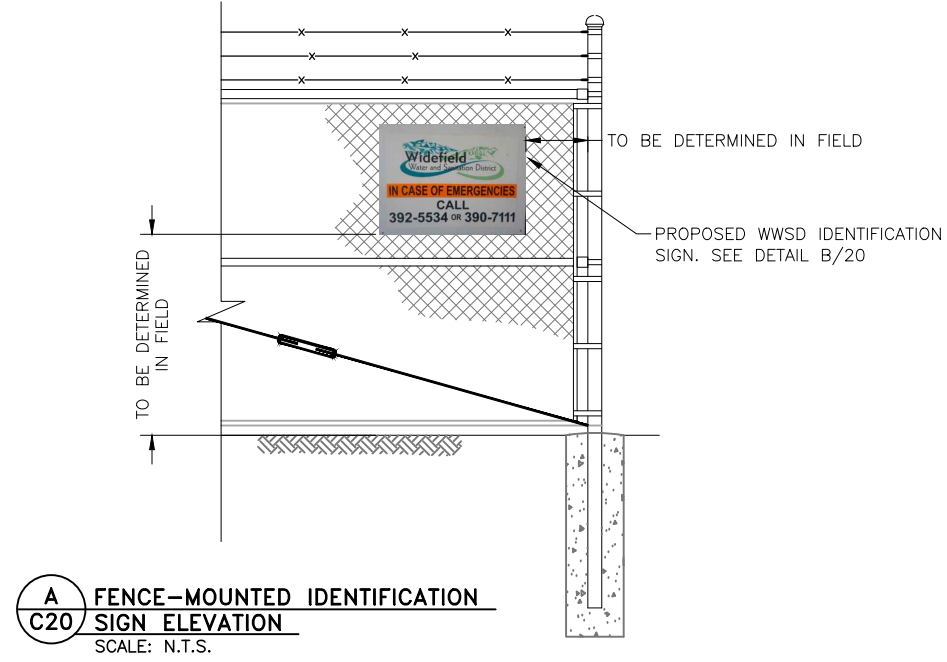


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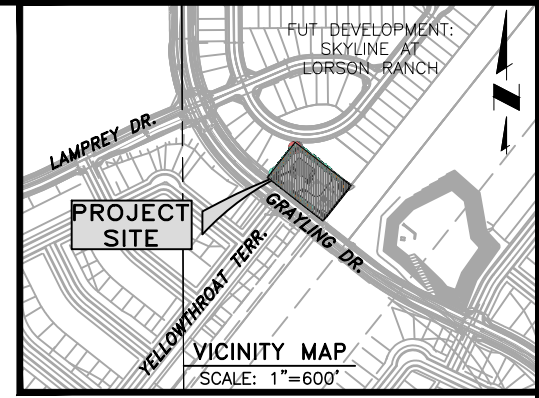
2022/03/08 9:25 AM By: Andrew Hood N:\Projects\102 Widefield Water And San\102.125 Rolling Hills Pump Station Drawings\Working\02-civil\102125\_civil.dwg



**IDENTIFICATION SIGN PLAN**



**A FENCE-MOUNTED IDENTIFICATION SIGN ELEVATION**  
SCALE: N.T.S.



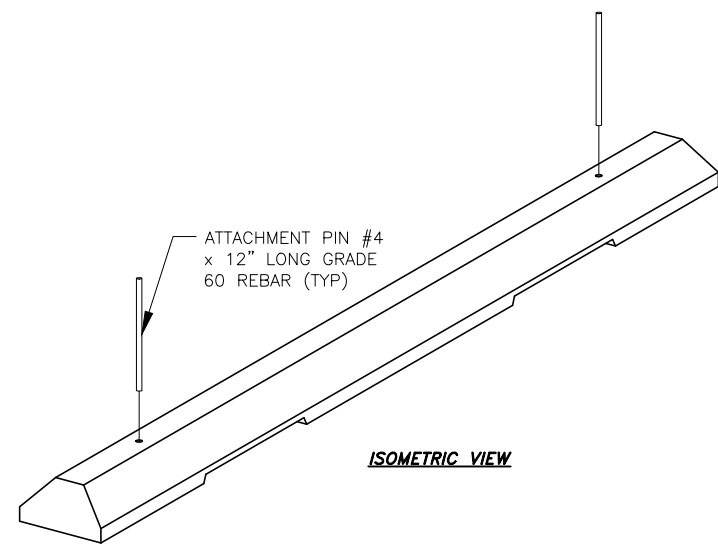
**JDS-HYDRO CONSULTANTS, INC.**  
5640 TECH CENTER DR., SUITE 100  
COLORADO SPRINGS, COLORADO 80919  
(719) 227-0072

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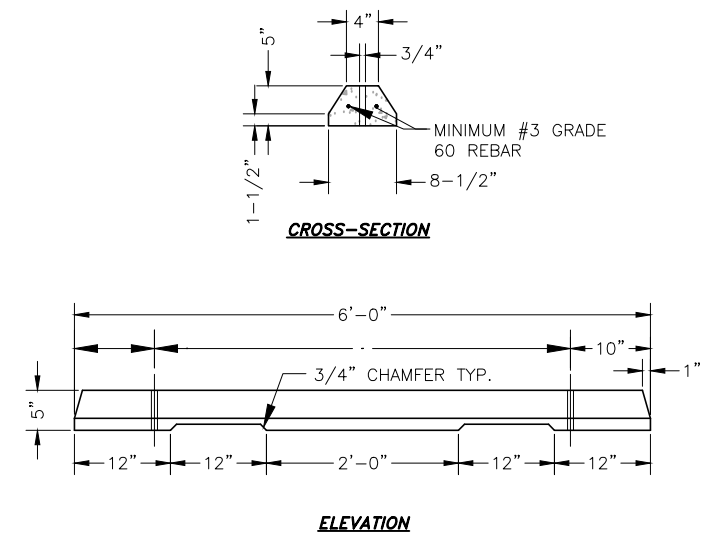
**WIDEFIELD WATER AND SANITATION DISTRICT**  
ROLLING HILLS BOOSTER PUMP STATION  
ALT. LANDSCAPE/SITE IMPROVEMENT DETAILS



**B IDENTIFICATION SIGN**  
SCALE: N.T.S.



**ISOMETRIC VIEW**



**CROSS-SECTION**

**ELEVATION**

**C CONCRETE WHEEL STOP**  
SCALE: N.T.S.

NO.	DESCRIPTION	BY	APP.	DATE
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**FOR REVIEW**

Project No.: 102.125  
Date: 03/08/22  
Design: GGM  
Drawn: ACH  
Check: GJD

**NOTE:**  
DISTRICT IDENTIFICATION SIGNAGE TO BE INSTALLED ON FENCE PER PLANS. KNOXBOX INSTALLED ON GATE FOR FIRE DEPARTMENT ACCESS.