

WOODMEN HILLS WASTE WATER STORAGE FACILITY

SITE DEVELOPMENT PLAN

TRACT K MERIDIAN RANCH FIL 1, EL PASO COUNTY, STATE OF COLORADO

AGENCIES CONTACT INFORMATION:

OWNER CONTACT

WOODMEN HILLS METROPOLITAN DISTRICT
8046 EASTONVILLE ROAD
PEYTON, CO 80831

APPLICANT

MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, COLORADO 80920



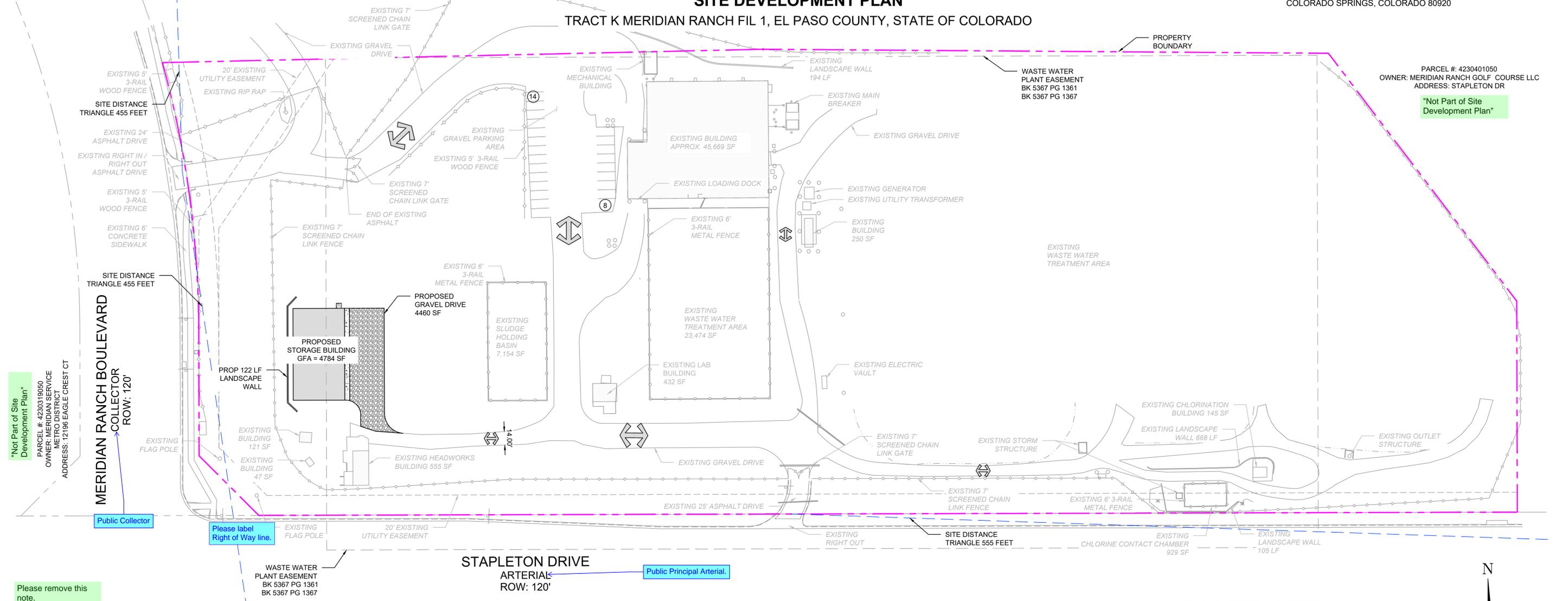
Know what's below.
Call before you dig.

PARCEL #: 4230312027
OWNER: MERIDIAN RANCH GOLF COURSE LLC
ADDRESS: MERIDIAN RANCH BLVD

"Not Part of Site Development Plan"

PARCEL #: 4230401050
OWNER: MERIDIAN RANCH GOLF COURSE LLC
ADDRESS: STAPLETON DR

"Not Part of Site Development Plan"



"Not Part of Site Development Plan"
PARCEL #: 4230310050
OWNER: MERIDIAN SERVICE METRO DISTRICT
ADDRESS: 12196 EAGLE CREST CT

MERIDIAN RANCH BOULEVARD COLLECTOR ROW: 120'

Please label Right of Way line.

WASTE WATER PLANT EASEMENT BK 5367 PG 1361 BK 5367 PG 1367

STAPLETON DRIVE ARTERIAL ROW: 120' Public Principal Arterial

Please remove this note.

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 MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

DATE _____

Remove.

SUMMARY DATA	
PROPERTY ADDRESS	9503 MERIDIAN RANCH BLVD
TAX SCHEDULE NUMBER	4230312001
LOT/ PARCEL SIZE	13.62 ACRES
LOT AREA COVERAGE	9482.00 SQ. FT. (1.6%)
EXISTING/ PROPOSED LAND USE	WASTEWATER FACILITY
EXISTING/ PROPOSED ZONING	PUD
LANDSCAPING SURFACE PERCENT	503,293 SQ. FT. (84.8%)
IMPERMEABLE PERCENT	83,994 SQ. FT. (14.1%)
DRAINAGE BASIN	FALCON (CHWS1400)

SUMMARY DATA	
DEVELOPMENT SCHEDULE	JUNE 2025
PROPOSED LAND USE	WASTEWATER FACILITY

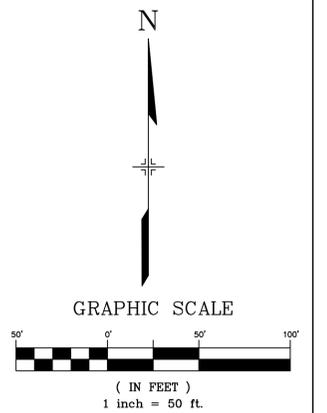
PARKING USE TABLE	
TOTAL STANDARD STALLS PROVIDED	22 (EXISTING)

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PROPOSED SETBACK LINE
- EXISTING EASEMENT LINE
- PATH OF TRAVEL

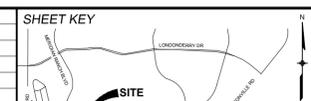
Please remove.

Please add:
PCD File
PPR2520



REFERENCE DRAWINGS	
X-MDG22-34	
X-1462-EX-BASE	
X-1462-EX-MAP	
X-1462-PR-SITE	

No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\24.1462.001 - Woodmen Hills Wastewater Facility Storage\500 CADD\504 Plan Sets\Development Plan\SP01_Site Development Plan.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: June 6, 2025 1:15:08 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK
FIMS MONUMENT F602 IS A 2 1/2-INCH DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL F602" LOCATED SOUTHWEST OF THE INTERSECTION OF TOURMALINE DRIVE AND MERIDIAN ROAD. ELEVATION WAS ESTABLISHED BY GPS OBSERVATIONS (GEOID 18B) AND IS REFERENCED TO NAVD88 ELEVATION = 7,102.42, FEET. COORDINATE SYSTEM: NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FOOT).

BASIS OF BEARING
BEARINGS ARE BASED ON THE WEST LINE OF TRACT K DESCRIBED IN MERIDIAN RANCH FILING NO. 1 RECORDED AT RECEPTION NO. 202156316 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, MONUMENTED AT BOTH ENDS BY A 1-INCH ALUMINUM CAP STAMPED "POLARIS, PLS 27605", AND IS ASSUMED TO BEAR NORTH 00°08'58" WEST, A DISTANCE OF 131.85 FEET.



SEAL
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

WOODMEN HILLS WASTEWATER
WOODMEN HILLS METRO
100% CONSTRUCTION DOCUMENTS
SITE DEVELOPMENT PLAN

DESIGNED BY:	MDF	SCALE	DATE ISSUED:	JUNE 2025	DRAWING No.
DRAWN BY:	KGI	HORIZ	N/A		
CHECKED BY:	MDF	VERT.	N/A	SHEET	1 OF 1

Note: Engineer seal is not required on SDP.