

# 100% CONSTRUCTION DOCUMENTS

## WOODMEN HILLS WASTEWATER STORAGE FACILITY

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

JUNE 2025

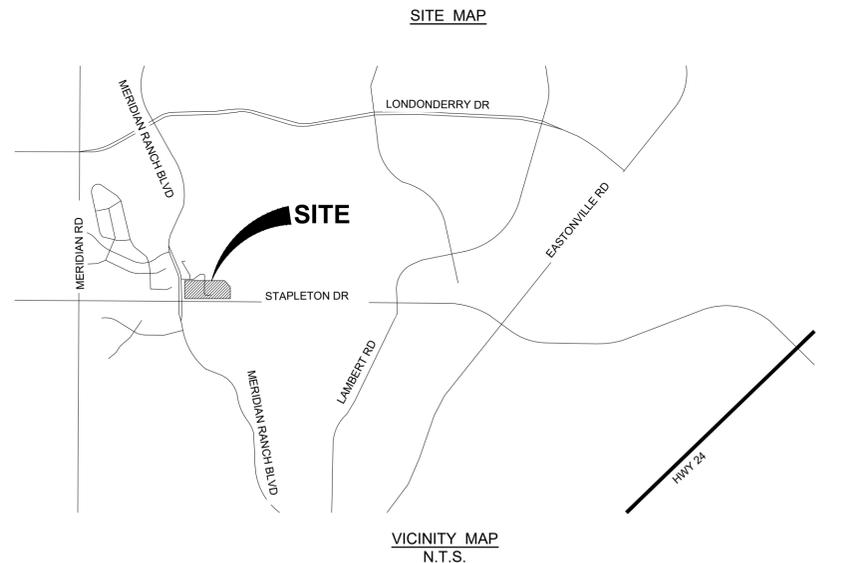
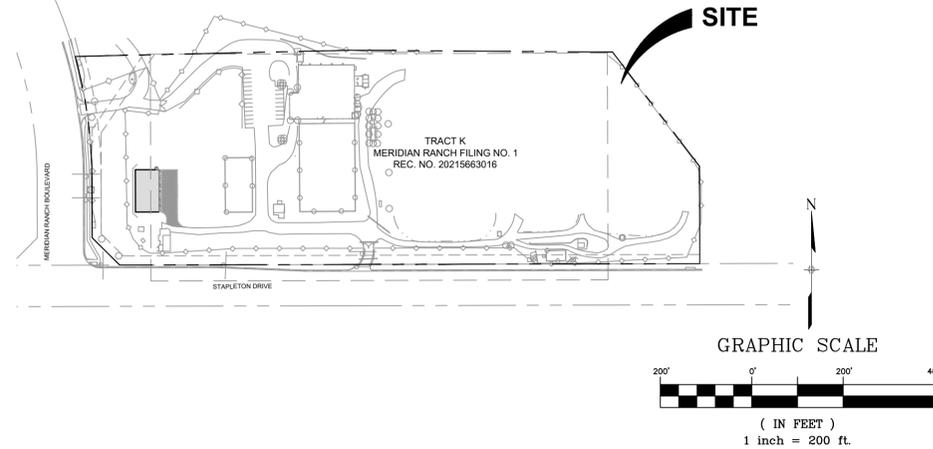


Know what's below.  
Call before you dig.

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 THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

Comments are provided on the CDs for informational purposes only. CDs are not required for this project because the disturbance is under an acre and because of the scope of work proposed. No resubmission request will be sent for the CD package. See comment on page 6 regarding the sheets that sheets that are not a part of the CD submittal.

<b>AGENCIES</b>		
<b>SERVICE OWNER:</b>	ENTITY MERIDIAN SERVICE METRO DISTRICT c/o COMMUNITY RESOURCE SVCS 11886 STAPLETON DR. PEYTON, CO 80831	P.O.C.
<b>DEVELOPER:</b>	MERIDIAN SERVICE METRO DISTRICT 11886 STAPLETON DR. PEYTON, CO 80831	
<b>APPLICANT:</b>	MATRIX DESIGN GROUP 2435 RESEARCH PKWY STE 300 COLORADO SPRINGS, CO 80920	(719)575-0100
<b>LANDSCAPE ARCHITECT:</b>	MATRIX DESIGN GROUP 2435 RESEARCH PKWY STE 300 COLORADO SPRINGS, CO 80920	(719)575-0100
<b>CIVIL ENGINEER :</b>	MATRIX DESIGN GROUP 2435 RESEARCH PKWY STE 300 COLORADO SPRINGS, CO 80920	(719)575-0100



**SHEET INDEX**

DESCRIPTION	NUMBER	TITLE
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INVESTIGATION OF THE SOIL CONSERVATION SERVICE SOIL SURVEY FOR EL PASO COUNTY REVEALS THAT THE SOIL FALL UNDER THE COLUMBINE SERIES (SERIES 19) THE COLUMBINE SERIES ARE CLASSIFIED UNDER HYDROLOGIC GROUP "A".

**TIMING:**  
ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:  
AUGUST 2025 - DECEMBER 2025

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED:  
APRIL 2026

**AREAS:**  
TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED:  
0.50 ACRES

**RECEIVING WATERS:**  
NAME OF RECEIVING WATERS: FOUNTAIN CREEK

**DESIGN ENGINEER'S STATEMENT:**

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

\_\_\_\_\_  
DATE

**OWNER/DEVELOPER'S STATEMENT:**

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

\_\_\_\_\_  
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 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

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22-34				
X-1462-PR-SITE				
X-1462-EX-BASE				
X-1462-EX-MAP				
X-1462-EX-UTIL				
<b>COMPUTER FILE MANAGEMENT</b>				
FILE NAME: S:\24.1462.001 - Woodmen Hills Wastewater Facility Storage\500 CADD\504 Plan Sets\Construction Plans\SSPR\TS01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: June 4, 2025 9:16:33 AM				
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

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT NO. 24.1462.001

<b>WOODMEN HILLS WASTEWATER</b>			
WOODMEN HILLS METRO 100% CONSTRUCTION DOCUMENTS			
<b>TITLE SHEET</b>			
DESIGNED BY:	MDF	SCALE	DATE ISSUED:
DRAWN BY:	KGI	HORIZ N/A	JUNE 2025
CHECKED BY:	MDF	VERT. N/A	SHEET
			DRAWING No.
			1 OF 8
			TS01



Know what's below.  
Call before you dig.

**GENERAL NOTES:**

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE GOVERNING AGENCIES.
- NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- SITE UTILITY LINES AS SHOWN ON THE PLAN SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION GIVEN FROM SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL UTILITIES IN PLACE.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 TWO BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION OR GRADING.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITY AND STRUCTURES AFFECTED BY THE WORK AND ANY DAMAGE SHALL BE REPAIRED AND RESTORED TO THE SATISFACTION OF THE RESPECTIVE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS AS NECESSARY. THE ENGINEERING INSPECTIONS, UTILITY DEPARTMENTS AND UTILITY OWNERS SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WHERE THESE UTILITIES MAY BE AFFECTED.
- IN SOME OF THE PROPOSED AREAS OF CONSTRUCTION EXISTING UNDERGROUND TELEPHONE, FIBER AND CABLE TELEVISION FACILITIES MAY BE LOCATED IN CLOSE PROXIMITY TO THE WORK. THE CONTRACTOR SHALL VERIFY LOCATIONS WITH SURVEY & MAY, IF NECESSARY, TEMPORARILY DISPLACE THE CABLES DURING CONSTRUCTION AND REINSTALL THEM IN ACCORDANCE WITH THE APPROPRIATE TELEPHONE, FIBER OR CABLE COMPANY'S GUIDELINES. COORDINATION WITH BOTH THE TELEPHONE AND CABLE TELEVISION COMPANY IS REQUIRED TO BE DONE BY THE CONTRACTOR.
- THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN FROM THE SURVEY PROVIDED AND FIELD OBSERVATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS THEMSELVES OF THE CONDITIONS TO BE ENCOUNTERED DURING THE CONSTRUCTION.
- ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER OF RECORD.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER OF RECORD.
- THE ENGINEER OF RECORD SHALL BE NOTIFIED WITHIN 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT HIS/HER OWN EXPENSE.
- THE CONTRACTOR SHALL CLOSELY MONITOR ACCESS FOR HEAVY CONSTRUCTION EQUIPMENT THROUGH THE PROJECT AREAS.
- THE PHYSICAL FEATURES REQUIRING REMOVAL WITHIN THE PROJECT SITE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY MONUMENT, RANGE POINTS, TIES, BENCHMARKS AND/OR SURVEY CONTROL POINTS WHICH MAY BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENT BY A REGISTERED PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO.
- THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FEET OF THE EDGE OF TRAVELED WAYS.
- ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF ENGINEER OF RECORD AND WORK MAY BE TEMPORARILY STOPPED UNTIL THE DISCREPANCY IS DISCUSSED AND DECISIONS/AGREEMENTS HAVE BEEN MADE

**EARTHWORK:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
- ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.
- ANY SOIL LYING BELOW THE SUBGRADE ELEVATION WHICH IS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS.

**BENCHMARK AND SURVEY CONTROL:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. COORDINATES ARE REFERENCED IN THE COORDINATE LIST SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.
- PRIOR TO PROJECT COMPLETION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PROPERTY MONUMENTATION DISTURBED OR REMOVED BY CONSTRUCTION OPERATIONS. THIS WORK SHALL BE PERFORMED BY A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO. PROPERTY CORNERS WHICH FALL WITHIN NEW CONCRETE FLATWORK SHALL BE DURABLE AND SET FLUSH. THIS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

**CONSTRUCTION NOTES:**

- IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE ENGINEER OF RECORD. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING. PAVEMENT DESIGN SHALL BE APPROVED BY ENGINEER OF RECORD PRIOR TO PLACEMENT OF SITE MATERIALS.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

**NRCS SOIL SURVEY FOR EL PASO COUNTY**

SOIL ID NO.	SOIL TYPE	HYDROLOGIC CLASSIFICATION
19	COLUMBINE GRAVELLY SANDY LOAM (0%-3% SLOPES)	A

**CUT/FILL QUANTITIES**

CUT: 40.05 CUBIC YARDS  
FILL: 603.47 CUBIC YARDS

**AREAS**

TOTAL DISTURBED AREA: 0.50 ACRES

**RECEIVING WATERS**

BLACK SQUIRREL CREEK (ULTIMATE)

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-MDG22234 X-1462-PR-SITE X-1462-EX-BASE X-1462-EX-MAP X-1462-EX-UTIL				
<b>COMPUTER FILE MANAGEMENT</b>				
FILE NAME: S:\24.1462.001 - Woodmen Hills Wastewater Facility Storage\500 CADD\504 Plan Sets\Construction Plans\SSPRTS01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: June 4, 2025 9:16:35 AM				
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SEAL

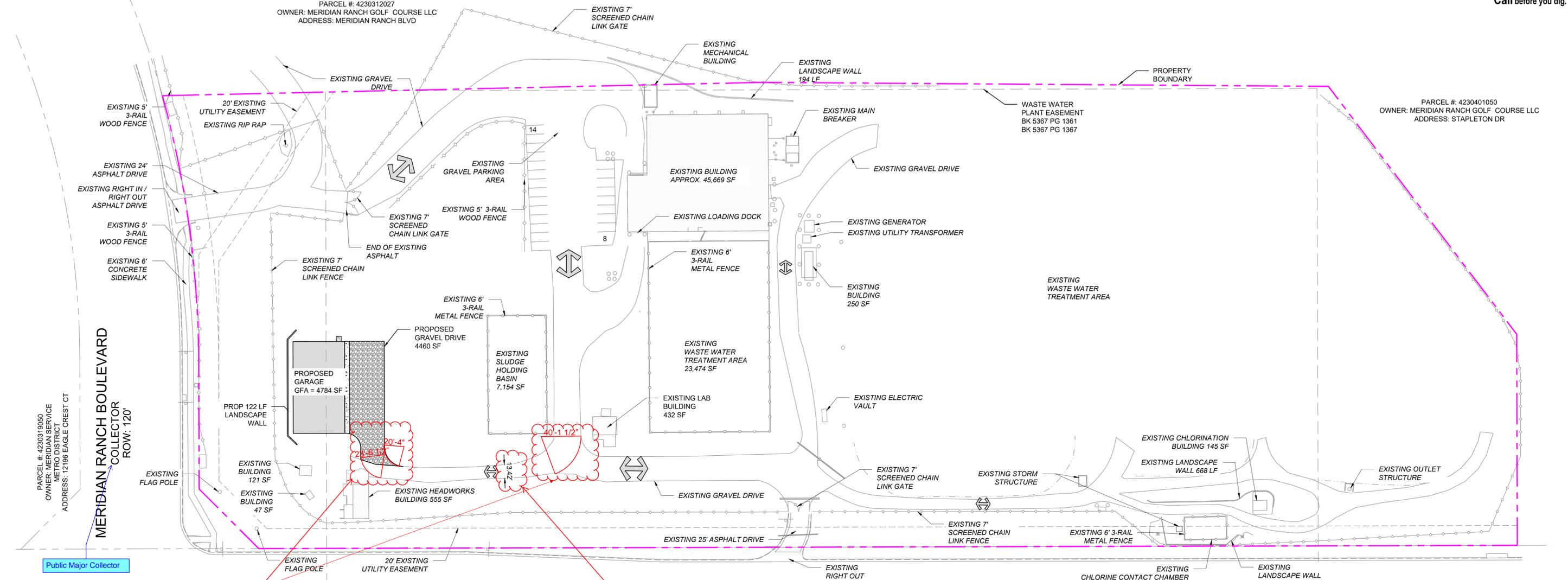
**PRELIMINARY**  
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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1462.001

<b>WOODMEN HILLS WASTEWATER</b>				
WOOMEN HILLS METRO 100% CONSTRUCTION DOCUMENTS				
<b>GENERAL NOTES</b>				
DESIGNED BY:	MDF	SCALE	DATE ISSUED:	JUNE 2025
DRAWN BY:	KGI	HORIZ.	N/A	DRAWING No.
CHECKED BY:	MDF	VERT.	N/A	SHEET
			2 OF 8	GN01



Know what's below.  
Call before you dig.



the radii will not accommodate the Falcon Fire apparatus  
Per Falcon Fire's uploaded letter this road shall be no less than 20' width

STAPLETON DRIVE  
ARTERIAL  
ROW: 120'

08041C0551G,  
typical all sheets.

NOTES:

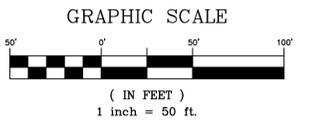
- THIS SITE IS IN AN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN PER FEMA FIRM PANEL 08041C0729G EFFECTIVE 12/07/2018
- THERE ARE NO VARIANCES ANTICIPATED FOR THIS PROPOSED SITE
- THERE IS NO PHASING ANTICIPATED FOR THIS PROPOSED SITE
- THERE WILL BE NO PROPOSED PUBLIC OR PRIVATE OPEN SPACES OR COMMON AREAS FOR THIS PROPOSED SITE.
- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS, AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATING OR NOT MEETING CURRENT EL PASO COUNTY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY, AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE, IF ANY, IMPROVEMENTS ARE REQUIRED.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES.
- STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
- STOCKPILE LOCATION WILL BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH THE EL PASO ECM. STOCKPILE LOCATIONS TO BE DETERMINED BY THE CONTRACTOR MUST NOT RESULT IN ADDITIONAL LAND DISTURBANCE.
- GRADING AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PROPERTIES
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING THE CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REGULATIONS.
- CONTOURS ARE AT A 1.0' MINOR AND 5.01' MAJOR INTERVAL.
- FREQUENT OBSERVATIONS AND MAINTENANCE OF NONSTRUCTURAL CONTROL MEASURE WILL BE PERFORMED TO ENSURE NO SEDIMENT LEAVES THE SITE. STREET SWEEPING WILL OCCUR AS REQUIRED TO KEEP SURROUNDING STREETS CLEAN.
- THERE ARE NO PRESERVATION EASEMENTS ON THIS SITE.
- THERE IS NO ASPHALT, CONCRETE ASPHALT PLANTS, OR MASONRY MIX STATIONS NEEDED FOR THE PROJECT.
- THERE ARE GEO HAZARDS FOR THIS PROJECT THAT CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING PER GEOTECHNICAL INVESTIGATION FOR WOODMEN HILLS WASTEWATER FACILITY STORAGE PREPARED BY RMG ENGINEERING

SITE DATA:

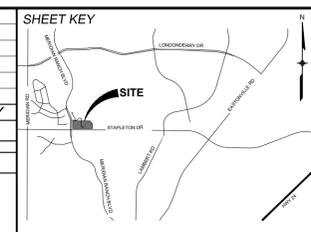
EXISTING PARKING PROVIDED:  
22 (9' X 18') PARKING STALLS

SITE LEGEND

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



REF. NO.	DATE	DESCRIPTION	BY
<b>COMPUTER FILE MANAGEMENT</b>			
FILE NAME: S:\24.1462.001 - Woodmen Hills Wastewater Facility Storage\500 CADD\504 Plan Sets\Construction Plans\SSPR\SP01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: June 6, 2025 12:36:08 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK  
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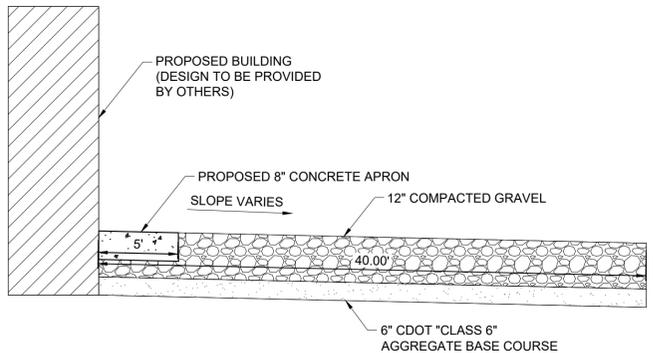
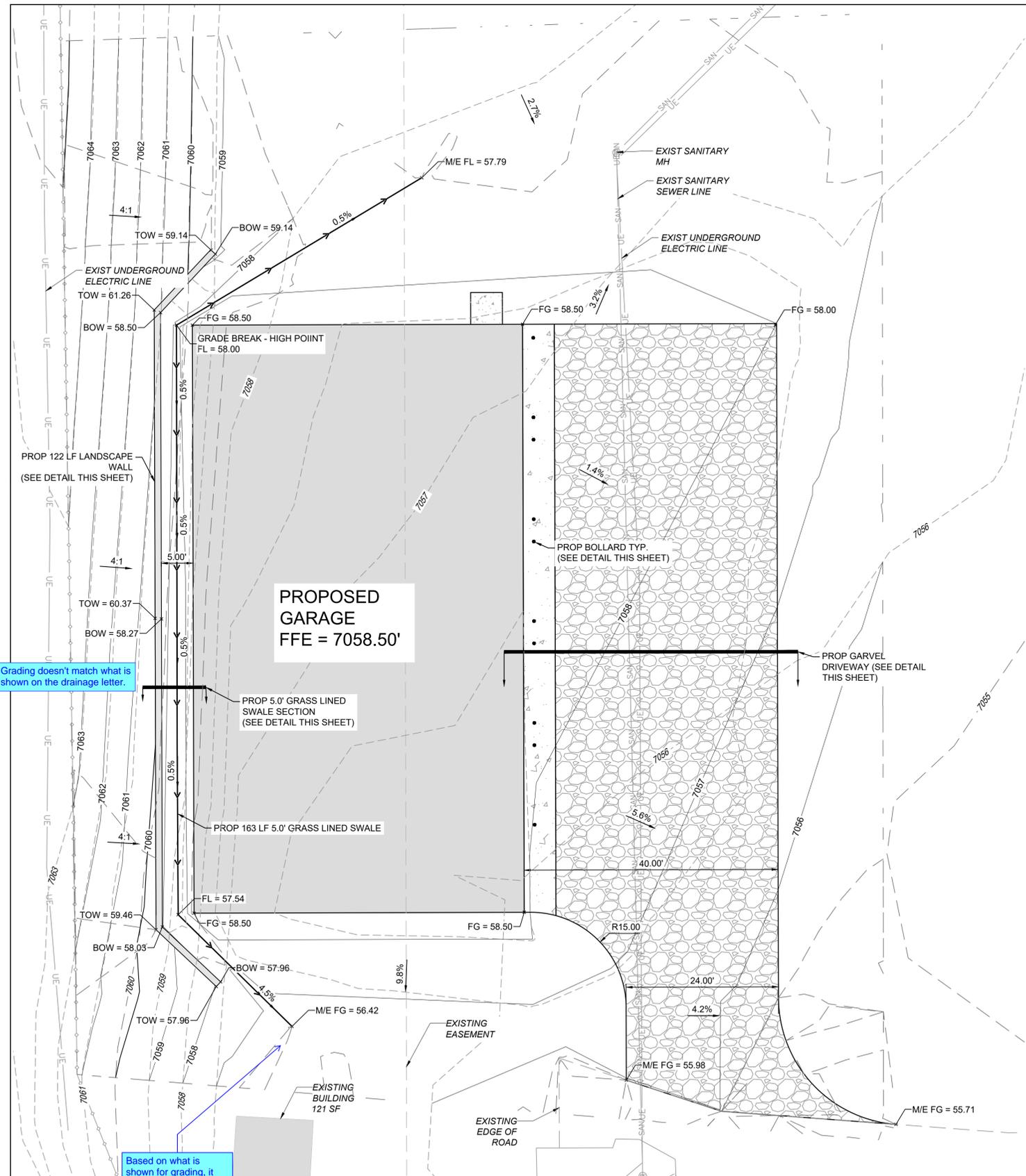
FOR AND ON BEHALF OF  
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PROJECT No. 24.1462.001

<b>WOODMEN HILLS WASTEWATER</b>			
WOOMEN HILLS METRO 100% CONSTRUCTION DOCUMENTS			
<b>OVERALL SITE PLAN</b>			
DESIGNED BY: MDF	SCALE: 1" = 50'	DATE ISSUED: JUNE 2025	DRAWING No. SP01
DRAWN BY: MDF	HORIZ: N/A	SHEET: 3 OF 8	
CHECKED BY: MDF	VERT: N/A		

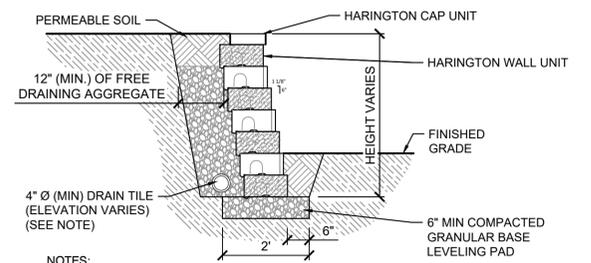




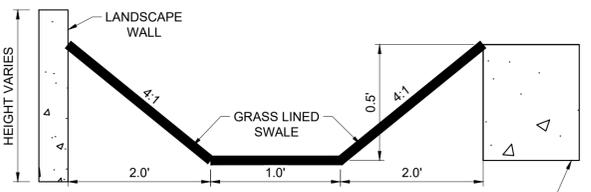
Know what's below. Call before you dig.



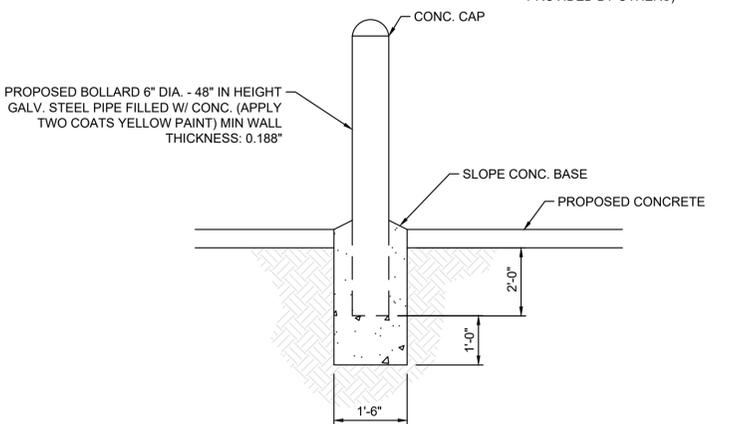
GRAVEL DRIVEWAY SECTION



LANDSCAPE WALL



5' SWALE DETAIL



PROPOSED BOLLARD DETAIL

SPOT ELEVATION SYMBOLS

- FG = 30.10 PROPOSED FINISH GRADE ELEVATION
FFE = 6130.10 PROPOSED FINISH FLOOR ELEVATION
FL = 30.10 PROPOSED FLOW LINE ELEVATION
TOW = 30.10 PROPOSED TOP OF WALL ELEVATION
BOW = 30.10 PROPOSED BOTTOM OF WALL ELEVATION
M/E = 30.10 PROPOSED ELEVATION TO MATCH EXIST ELEVATION

GRADING LEGEND

- PROPERTY BOUNDARY LINE
PROPOSED SWALE
PROPOSED CONTOURS
EXISTING CONTOURS
PROPOSED SLOPE ARROW
EXISTING EASEMENT LINE
EXISTING SANITARY SEWER LINE
EXISTING UNDERGROUND ELECTRIC LINE

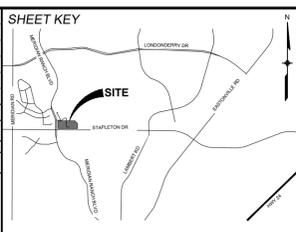
NOTES:

- 1. THIS SITE IS IN AN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN PER FEMA FIRM PANEL: 08041C0729G EFFECTIVE 12/07/2018
2. THERE ARE NO VARIANCES ANTICIPATED FOR THIS PROPOSED SITE
3. THERE IS NO PHASING ANTICIPATED FOR THIS PROPOSED SITE
4. THERE WILL BE NO PROPOSED PUBLIC OR PRIVATE OPEN SPACES OR COMMON AREAS FOR THIS PROPOSED SITE.

Grading doesn't match what is shown on the drainage letter.

Based on what is shown for grading, it appears that the grading may be directing this flow to the south of the site instead of to the east.

Table with columns: No., DATE, DESCRIPTION, REVISIONS, BY. Includes reference drawings, computer file management, and sheet key.



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.



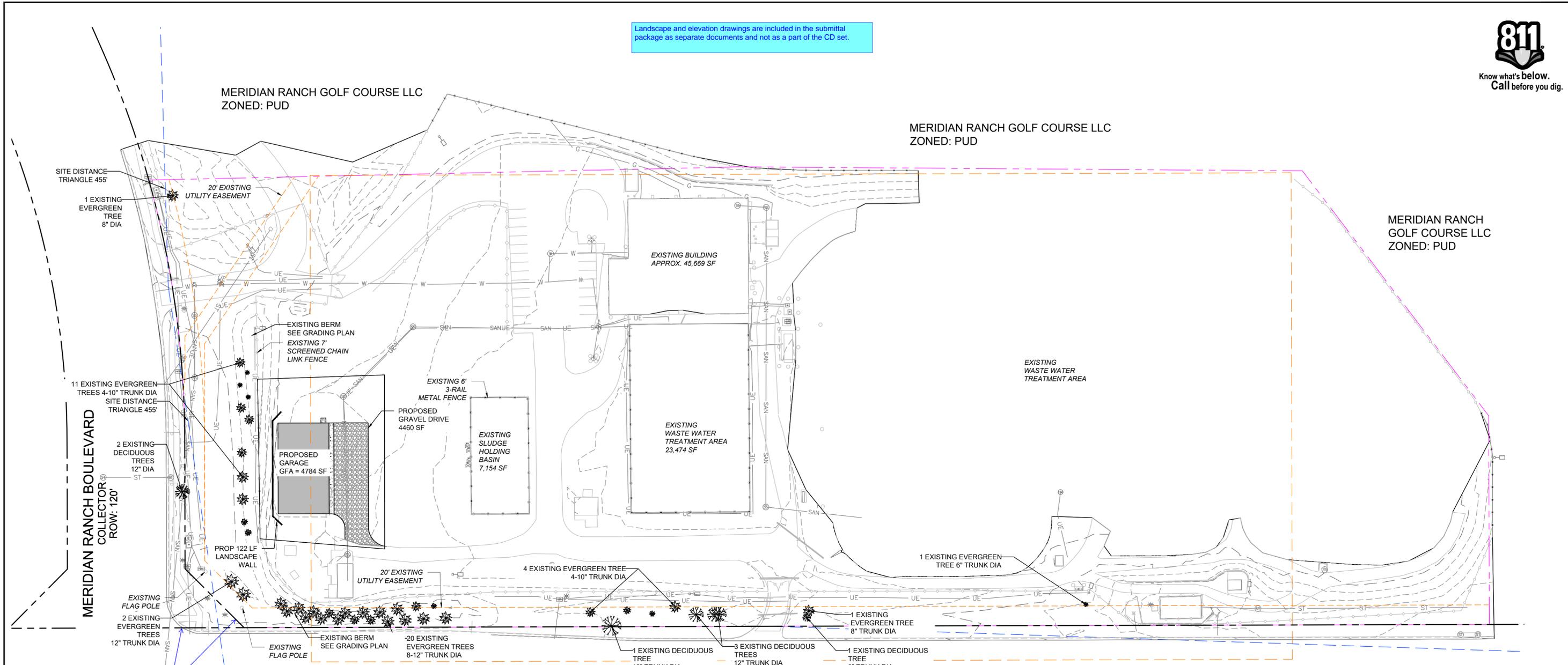
PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

WOODMEN HILLS WASTEWATER WOOMEN HILLS METRO 100% CONSTRUCTION DOCUMENTS DETAIL GRADING PLAN



Know what's below.  
Call before you dig.

Landscape and elevation drawings are included in the submittal package as separate documents and not as a part of the CD set.



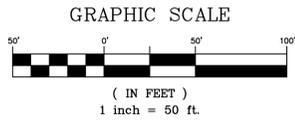
These lines not in legend. Consider removing.

Doesn't match drawing.

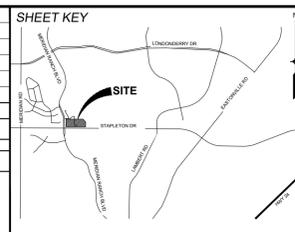
- LEGEND:**
- PROPERTY BOUNDARY LINE
  - SIGHT DISTANCE TRIANGLE
  - EXISTING EASEMENT LINE
  - EXISTING DECIDUOUS TREE
  - EXISTING EVERGREEN TREE

**NOTE:**

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



REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\24.1462.001 - Woodmen Hills Wastewater Facility Storage\500 CADD\504 Plan Sets\Construction Plans\Landscpe Plans\LS01.dwg			
CTB FILE: Matrix.ctb			
PLOT DATE: June 4, 2025 9:16:58 AM			
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 188) 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.



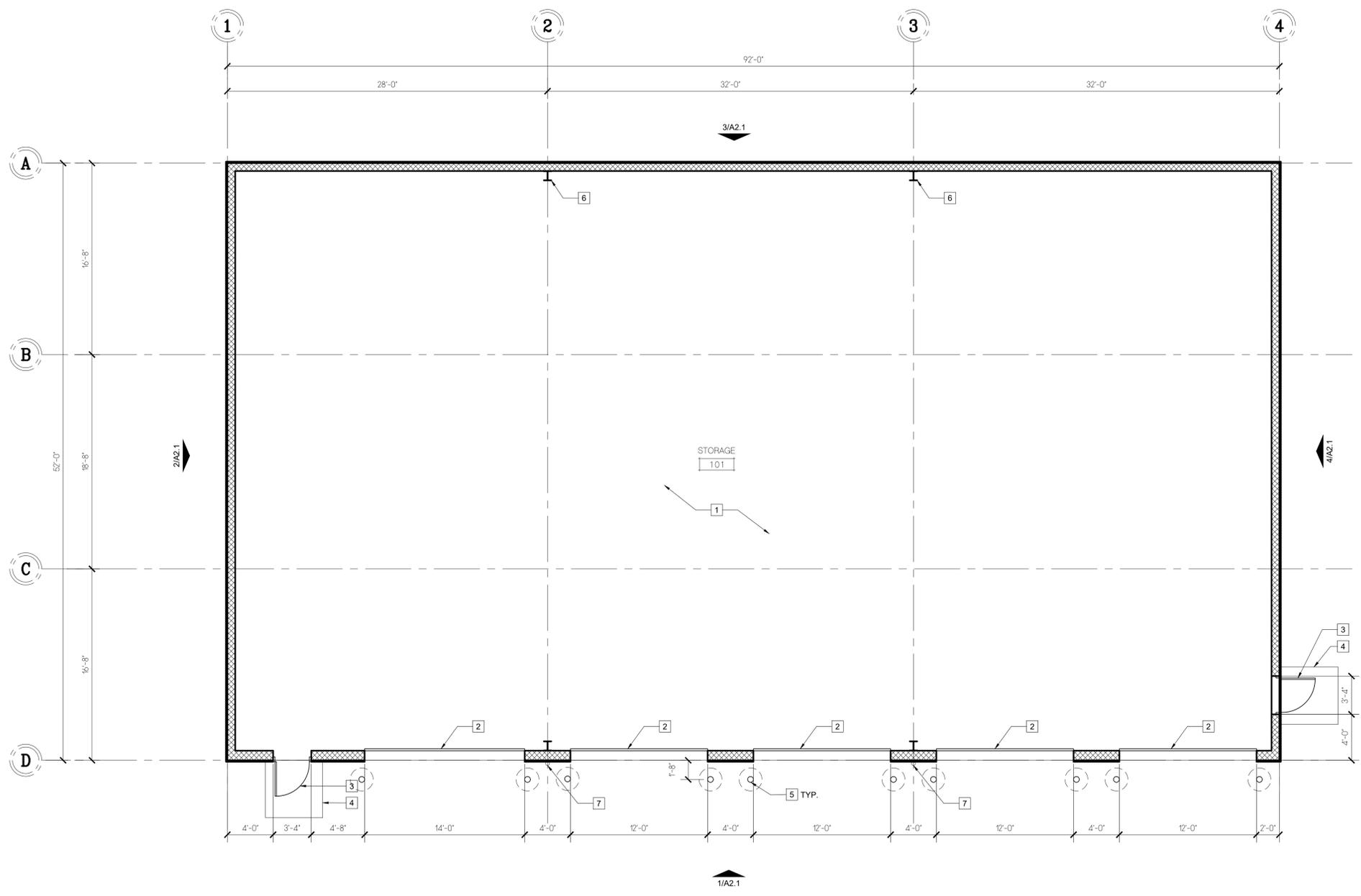
SEAL

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

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1462.001

<b>WOODMEN HILLS WASTEWATER</b>			
WOODMEN HILLS METRO 100% CONSTRUCTION DOCUMENTS			
<b>EXISTING LANDSCAPE</b>			
DESIGNED BY: MDF	SCALE: 1" = 50'	DATE ISSUED: JUNE 2025	DRAWING No. LS01
DRAWN BY: KGI	HORIZ. VERT. N/A	SHEET 6 OF 8	
CHECKED BY: MDF			

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF SHOUDESIGN, LLC. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT OF RECORD OR SHOUDESIGN, LLC.



**1 PROPOSED FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"  
 GROSS FLOOR AREA = 4,784 SF

WALL LEGEND	
	NEW EXTERIOR PEMB METAL BUILDING WALL - HORIZONTAL GIRT FRAMING OVER RIGID FRAME WITH R-13 CONTINUOUS INSULATION AND R-13 CAVITY INSULATION. PROVIDE INTERIOR SCRIM SHEET WALL PROTECTION, FULL HEIGHT.

- GENERAL NOTES**
- PROJECT DESCRIPTION: NEW STORAGE FACILITY FOR THE WOODMEN HILLS WASTEWATER DISTRICT FOR STORAGE OF MISCELLANEOUS EQUIPMENT AND TRUCK PARKING.
  - VERIFY FINAL ELECTRICAL OUTLET, PHONE/DATA AND SWITCH PLATE LOCATIONS W/ OWNER TYPICAL.
  - ALL SUB-CONTRACTORS SHALL CONFIRM THE LOCATION OF ALL EXIST. UTILITIES AND COORDINATE THE INSTALLATION OF ALL NEW UTILITIES AND METER LOCATIONS WITH THE UTILITY COMPANY OR GOVERNMENT AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
  - PROVIDE (1) 5LB 2A-10B.C PORTABLE FIRE EXTINGUISHER AT INTERVALS NOT TO EXCEED 75' TRAVEL DISTANCE. MINIMUM (2) REQUIRED FOR THIS BUILDING.

- FLOOR PLAN KEYED NOTES**
- UNFINISHED CONCRETE FLOOR SLAB - PROVIDE SMOOTH FINISH. REFER TO STRUCTURAL FOR CONTROL JOINT SPACING.
  - 12'W X 25' HIGH INSULATED GARAGE-TYPE OVERHEAD DOOR WITH 3-BUTTON POWERED CONTROL.
  - 3'W X 7'H MAN DOOR - HOLLOW METAL DOOR IN HOLLOW METAL FRAME, PRIMED AND PAINTED TO MATCH EXTERIOR WALL.
  - 5'X5' CONCRETE LANDING AT EXTERIOR DOORS - REFER TO STRUCTURAL FOR REQUIRED TURN-DOWN/FOOTING.
  - 6" DIA. X 4" HIGH CONCRETE FILLED STEEL BOLLARD IN CONCRETE FOOTING. PAINT SAFETY YELLOW.
  - RIGID STEEL FRAME BY BUILDING MFR.
  - 4" DIA. MIN VERTICAL RAIN WATER LEADER. REFER TO CIVIL FOR CONNECTION AND OUTLET.

**ShouDesign**  
 Commercial Architecture  
 3140 WINDHAMMER DR.  
 COLORADO SPRINGS, CO 80920  
 PH: (719) 400-1114

**NOT FOR CONSTRUCTION**

A NEW STORAGE BUILDING FOR:  
**WOODMEN HILLS WASTE WATER**  
 MERIDIAN RANCH BLVD  
 PEYTON, CO 80831

NO.	Revision	Date

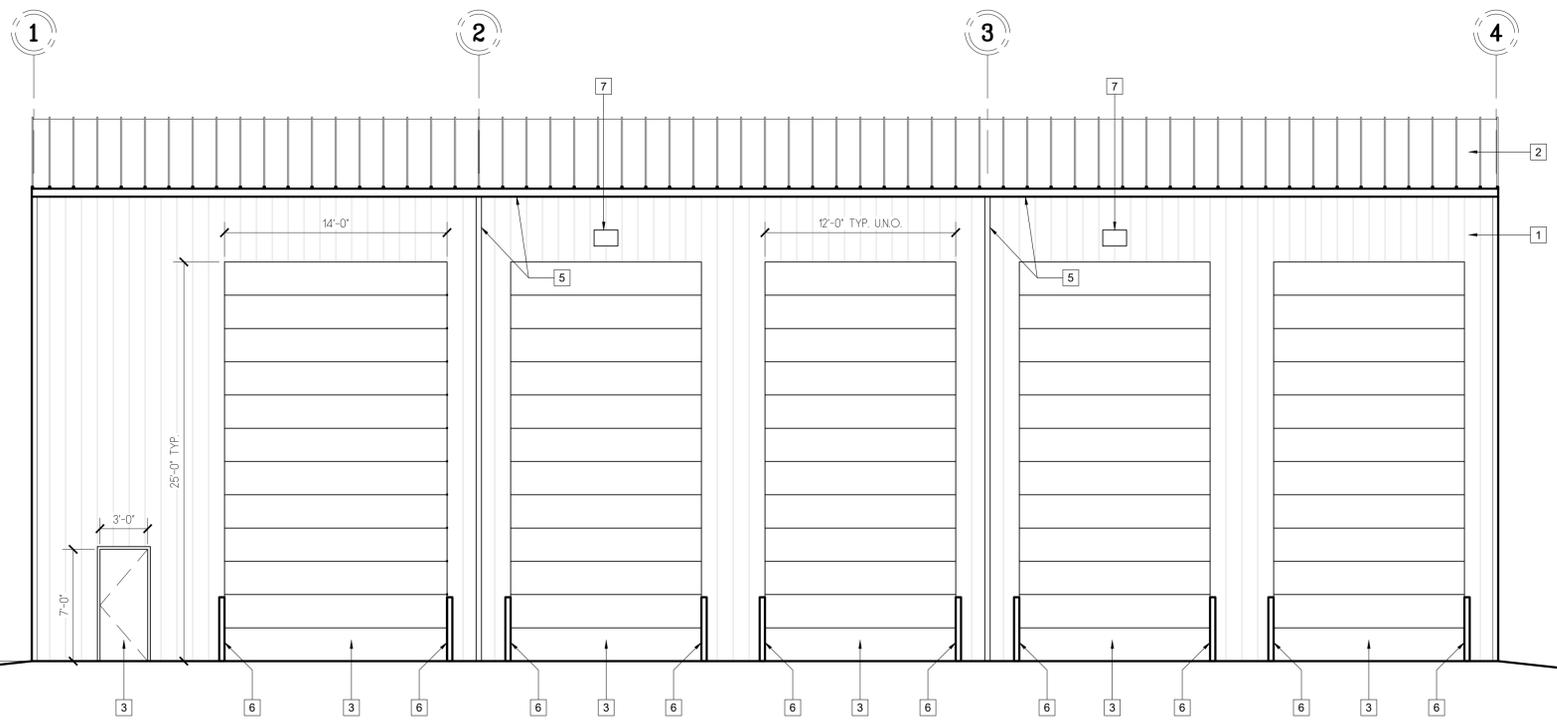
Sheet Title: FLOOR PLAN
ShouDesign Project No: 25004
Drawn by: JHS      Checked by: JHS
Drawing Issue: SCHEMATIC DESIGN
DATE: 5/29/2025

**A1.1**

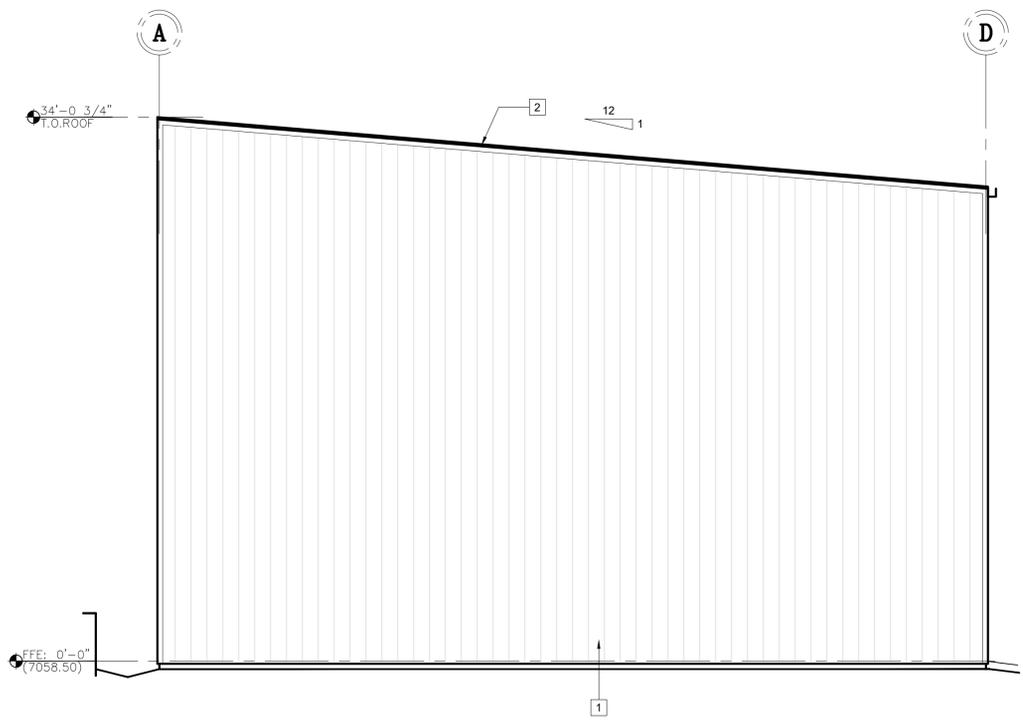
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**NOT FOR CONSTRUCTION**

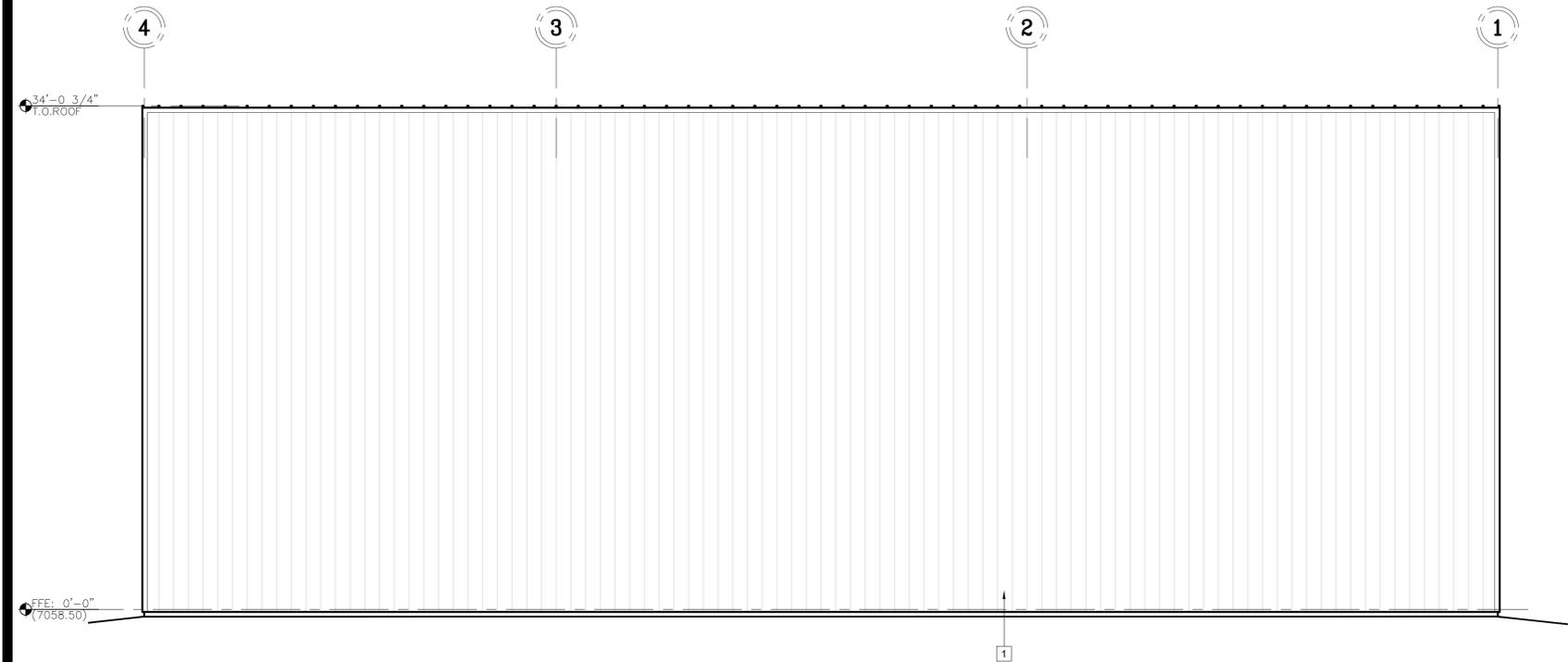
A NEW STORAGE BUILDING FOR:  
**WOODMEN HILLS WASTE WATER**  
 MERIDIAN RANCH BLVD  
 PEYTON, CO 80831



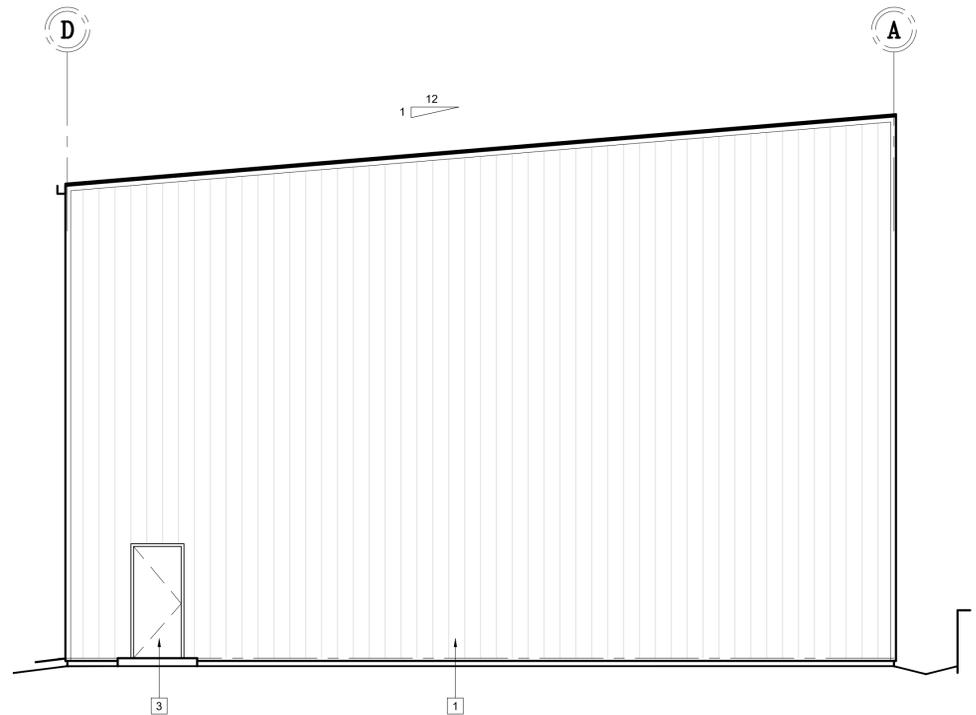
**1 EAST EXTERIOR ELEVATION**  
 SCALE: 3/16" = 1'-0"



**2 SOUTH EXT. ELEVATION**  
 SCALE: 3/16" = 1'-0"



**3 WEST EXTERIOR ELEVATION**  
 SCALE: 3/16" = 1'-0"



**4 NORTH EXT. ELEVATION**  
 SCALE: 3/16" = 1'-0"

ELEVATION KEYED NOTES	
1 VERTICAL RIBBED METAL SIDING - WHITE STANDARD FACTORY FINISH TO MATCH EXISTING BUILDINGS ON SITE.	6 6" DIA. X 4' HIGH CONCRETE FILLED STEEL BOLLARD, PAINT SAFETY YELLOW
2 STANDING SEAM METAL ROOF SYSTEM, COLOR: TBD	7 WALL-MOUNTED EXTERIOR LIGHT FIXTURE PER ELECTRICAL
3 12'W X 25' HIGH OVERHEAD SECTIONAL DOOR, COLOR TO MATCH BUILDING	
4 3'W X 7'-0" HOLLOW METAL DOOR IN HOLLOW METAL FRAME, PRIMED AND PAINTED.	
5 PRE-FINISHED GUTTER AND DOWNSPOUT - COLOR TO MATCH ROOF	

NO.	Revision	Date

Sheet Title: EXTERIOR ELEVATIONS	
ShouDesign Project No: 25004	
Drawn by: JHS	Checked by: JHS
Drawing Issue: SCHEMATIC DESIGN	
DATE: 5/29/2025	

**A2.1**