

OVERALL LEGEND

—	EX PROPERTY LINE		EX FIRE HYDRANT
-x-	EX FENCE		EX WATER VALVE
-W-	EX WATER LINE		EX SANITARY SEWER MANHOLE
-SS-	EX SANITARY SEWER LINE		EX UTILITY POLE
-OHE-	EX O.H. ELECTRIC		PP CONTOURS-MAJOR
-E-	EX U.G. ELECTRIC LINE		PP CONTOURS-MINOR
-GAS-	EX U.G. GAS LINE		PP WATER LINE ALIGNMENT
-T-	EX U.G. TELEPHONE LINE		PP WATER VALVE
-CTV-	EX U.G. CABLE LINE		
-5760-	EX CONTOURS-MAJOR		
-	EX CONTOURS-MINOR		



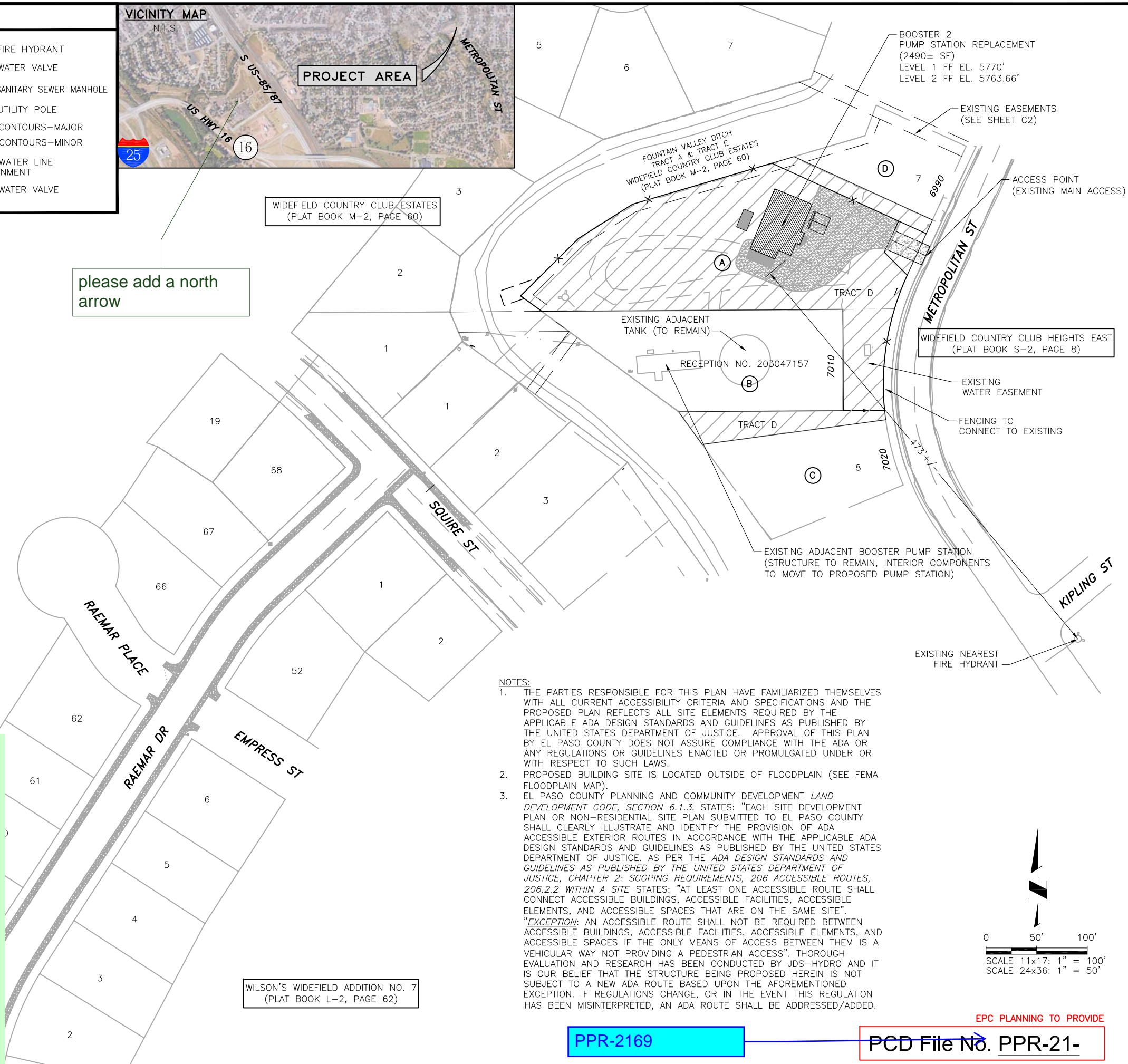
LEGEND:



- (A) SCHEDULE# 5519109008
PROPOSED BOOSTER 2 PUMP STATION REPLACEMENT
OWNER: WIDEFIELD WATER AND SANITATION DISTRICT
AC: 1.16 (50,530±SF)
TAX STATUS: EXEMPT
ZONING: RS-5000 CAD-0
PLAT NO.: 3446
LEGAL DESCRIPTION: TRACT D WIDEFIELD COUNTRY CLUB HEIGHTS EAST
LAND USE: POLITICAL SUBDIVISION
- (B) SCHEDULE# 5519412028
ADJACENT PROPERTY
OWNER: WIDEFIELD WATER AND SANITATION DISTRICT
AC: 0.53 (23,015±SF)
TAX STATUS: EXEMPT
ZONING: RS-5000 CAD-0
- (C) SCHEDULE# 5519412002
ADJACENT PROPERTY
OWNER: ST LOUIS FRANKLYN P
AC: 0.32 (13,900±SF)
TAX STATUS: TAXABLE
ZONING: RS-5000 CAD-0
- (D) SCHEDULE# 5519109007
ADJACENT PROPERTY
OWNER: WEST ADAM L
AC: 0.19 (8,600±SF)
TAX STATUS: TAXABLE
ZONING: RS-5000 CAD-0

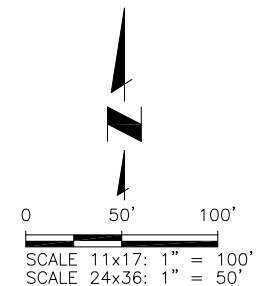
please add the following to the site development plan:
 -Owner name, contact telephone number, and email for responsible party
 -Applicant name (if not owner), contact telephone number, and email for responsible party
 -Plan preparer name, telephone number, and email
 -Location and dimension of the all property lines, rights-of-way, and all existing and proposed easements
 -The footprint of all existing and proposed buildings

please add a north arrow



NOTES:

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS 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 REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- PROPOSED BUILDING SITE IS LOCATED OUTSIDE OF FLOODPLAIN (SEE FEMA FLOODPLAIN MAP).
- EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT *LAND DEVELOPMENT CODE, SECTION 6.1.3*. STATES: "EACH SITE DEVELOPMENT PLAN OR NON-RESIDENTIAL SITE PLAN SUBMITTED TO EL PASO COUNTY SHALL CLEARLY ILLUSTRATE AND IDENTIFY THE PROVISION OF ADA ACCESSIBLE EXTERIOR ROUTES IN ACCORDANCE WITH THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. AS PER THE *ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE, CHAPTER 2: SCOPING REQUIREMENTS, 206 ACCESSIBLE ROUTES, 206.2.2 WITHIN A SITE* STATES: "AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE". *"EXCEPTION:* AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING A PEDESTRIAN ACCESS". THOROUGH EVALUATION AND RESEARCH HAS BEEN CONDUCTED BY JDS-HYDRO AND IT IS OUR BELIEF THAT THE STRUCTURE BEING PROPOSED HEREIN IS NOT SUBJECT TO A NEW ADA ROUTE BASED UPON THE AFOREMENTIONED EXCEPTION. IF REGULATIONS CHANGE, OR IN THE EVENT THIS REGULATION HAS BEEN MISINTERPRETED, AN ADA ROUTE SHALL BE ADDRESSED/ADDED.



WILSON'S WIDEFIELD ADDITION NO. 7
(PLAT BOOK L-2, PAGE 62)

JDS-HYDRO CONSULTANTS, INC.
 5640 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
 BOOSTER 2 PUMP STATION REPLACEMENT
 OVERALL SITE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

FOR REVIEW



Project No.: 102.104
 Date: 01/15/20
 Design: MLD/GGM
 Drawn: ACH/GGM
 Check: MLD

C1
 SHEET --- OF ---

PPR-2169

PCD File No. PPR-21-

EPC PLANNING TO PROVIDE

2021/10/28 12:45 PM By: Gina Mangino J:\JDS-Hydro\Project Files\102 Widefield Water And San\102.104_Booster 2 Pump Station\Drawings\Working\2_Civil\102104_Civil.dwg

PROPOSED COVERAGE:	SF	%
LOT (TRACT D)	50,529	
STRUCTURE	2,490	5%
DRIVEWAY & PARKING	8,470	17%
PUBLIC STREET RIGHT-OF-WAY	175	0.34634%
LANDSCAPED AREA	8,462	17%
DENSITY	0.049	0.00010%

- NOTES:
1. LANDSCAPING NOT SHOWN ON THIS SHEET FOR CLARITY. SEE SHEET C3
 2. UTILITIES NOT SHOWN ON THIS SHEET FOR CLARITY. SEE SHEET C5 AND PLAN AND PROFILE SHEETS.
 3. GRADING SHOWN FOR REFERENCE. SEE GRADING AND EROSION CONTROL SHEETS FOR DETAILS.
 4. SEE SHEET C1 FOR PARCEL ENTIRETY.
 5. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS 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 REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 6. PROPOSED BUILDING SITE IS LOCATED OUTSIDE OF FLOODPLAIN (SEE FEMA FLOODPLAIN MAP).
 7. SEE SHEET C4 FOR SITE IDENTIFICATION SIGNAGE.

OVERALL LEGEND

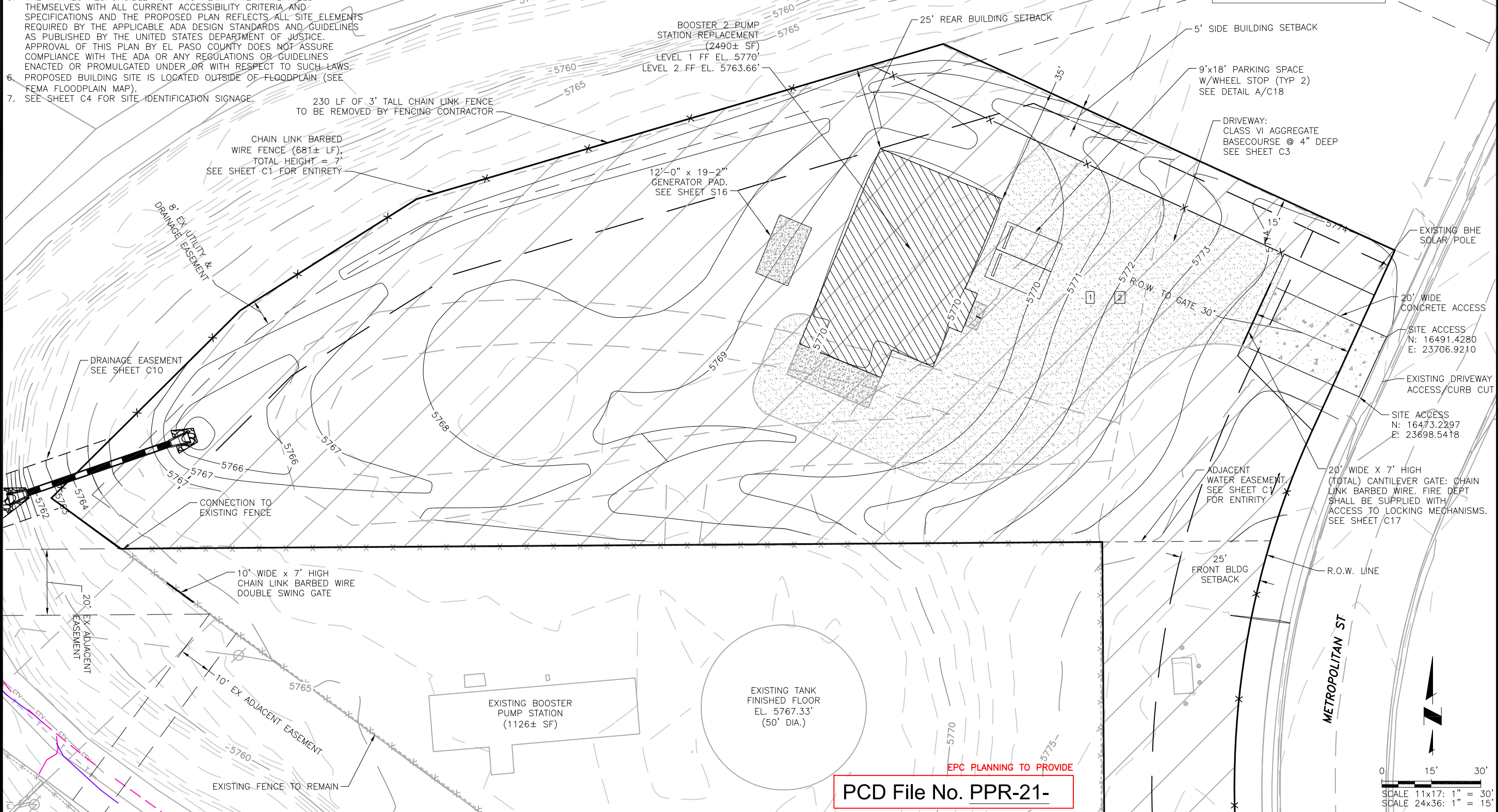
	EX PROPERTY LINE		EX FIRE HYDRANT
	EX FENCE		EX WATER VALVE
	EX WATER LINE		EX SANITARY SEWER MANHOLE
	EX SANITARY SEWER LINE		EX UTILITY POLE
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	EX U.G. CABLE LINE		
	EX CONTOURS-MAJOR		
	EX CONTOURS-MINOR		



APPLICANT/PLAN PREPARER:
 JDS-HYDRO CONSULTANTS, INC.
 CONTACT: MARIO DIPASQUALE, P.E.:
 719-227-0072, EXT. 110
 mdipasquale@jds-hydro.com

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add north arrow

WIDEFIELD WATER AND SANITATION DISTRICT
 BOOSTER 2 PUMP STATION REPLACEMENT
 SITE DEVELOPMENT PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
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7				

FOR REVIEW



Project No.: 102.104
 Date: 01/15/20
 Design: MLD/GGM
 Drawn: ACH/GGM
 Check: MLD

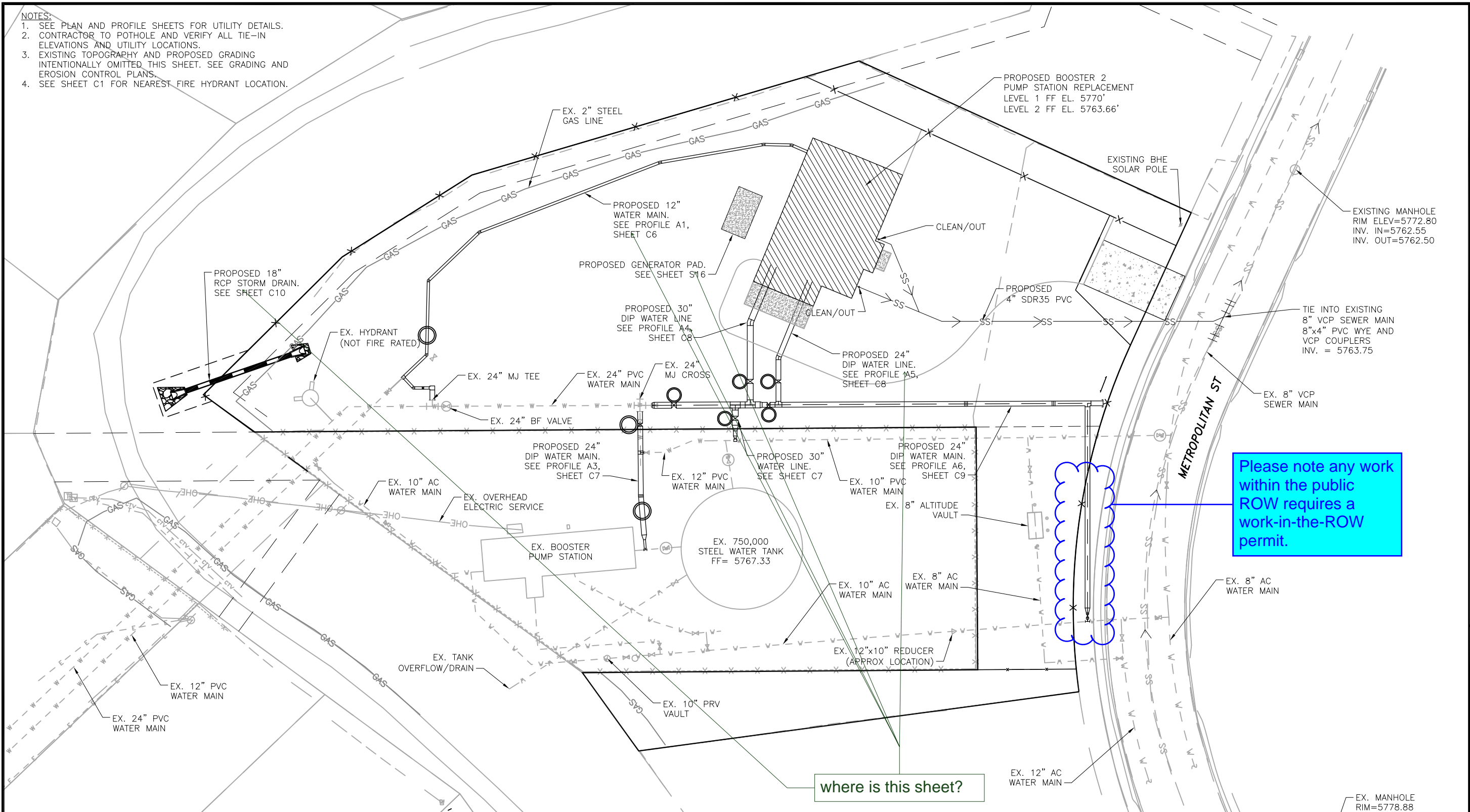
C2
 SHEET ---OF

PCD File No. PPR-21-

SCALE 11x17: 1" = 30'
 SCALE 24x36: 1" = 15'

2021/10/28 12:45 PM By: Gina Mangino J:\JDS-Hydro\Project Files\102 Widefield Water And San\102.104 Booster 2 Pump Station\Drawings\Working\2_Civil\102104_Civil.dwg

- NOTES:
1. SEE PLAN AND PROFILE SHEETS FOR UTILITY DETAILS.
 2. CONTRACTOR TO POTHOLE AND VERIFY ALL TIE-IN ELEVATIONS AND UTILITY LOCATIONS.
 3. EXISTING TOPOGRAPHY AND PROPOSED GRADING INTENTIONALLY OMITTED THIS SHEET. SEE GRADING AND EROSION CONTROL PLANS.
 4. SEE SHEET C1 FOR NEAREST FIRE HYDRANT LOCATION.



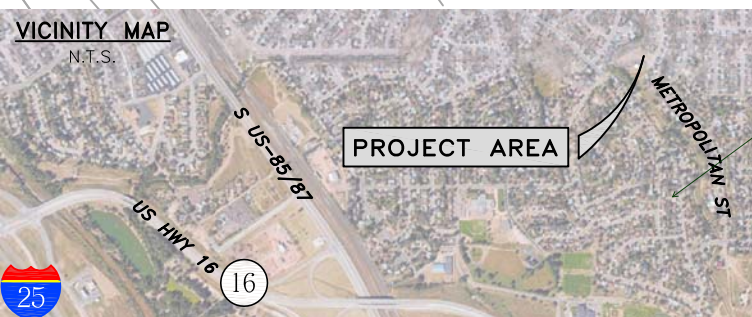
Please note any work within the public ROW requires a work-in-the-ROW permit.

where is this sheet?

add north arrow

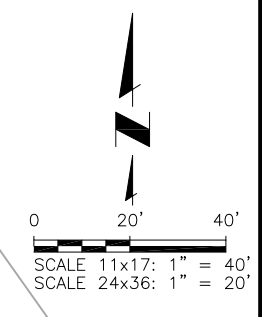
OVERALL LEGEND

---	EX PROPERTY LINE	⊗	EX FIRE HYDRANT	
-x-	EX FENCE	⊗	EX WATER VALVE	
-w-	EX WATER LINE	○	EX SANITARY SEWER MANHOLE	
-ss-	EX SANITARY SEWER LINE	⊗	EX UTILITY POLE	
-OHE-	EX O.H. ELECTRIC	---	5540	PP CONTOURS-MAJOR
-E-	EX U.G. ELECTRIC LINE	---	5540	PP CONTOURS-MINOR
-GAS-	EX U.G. GAS LINE	---	5540	PP WATER LINE ALIGNMENT
-T-	EX U.G. TELEPHONE LINE	---	5540	PP WATER VALVE
-CTV-	EX U.G. CABLE LINE			
-5760-	EX CONTOURS-MAJOR			
----	EX CONTOURS-MINOR			



EPC PLANNING TO PROVIDE
PCD File No. PPR-21-

EX. MANHOLE
RIM=5778.88
INV IN=5768.75
INV OUT=5768.74



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WIDEFIELD WATER AND SANITATION DISTRICT
BOOSTER 2 PUMP STATION REPLACEMENT
UTILITY PLAN

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1				
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FOR REVIEW



Project No.: 102.104
Date: 01/15/20
Design: MLD
Drawn: ACH
Check: MLD

C5
SHEET ---OF

2021/10/28 12:46 PM By: Gina Mangino J:\JDS-Hydro\Project Files\102 Widefield Water And San\102.104_Booster 2 Pump Station\Drawings\Working\2_Civil\102.104_Civil.dwg