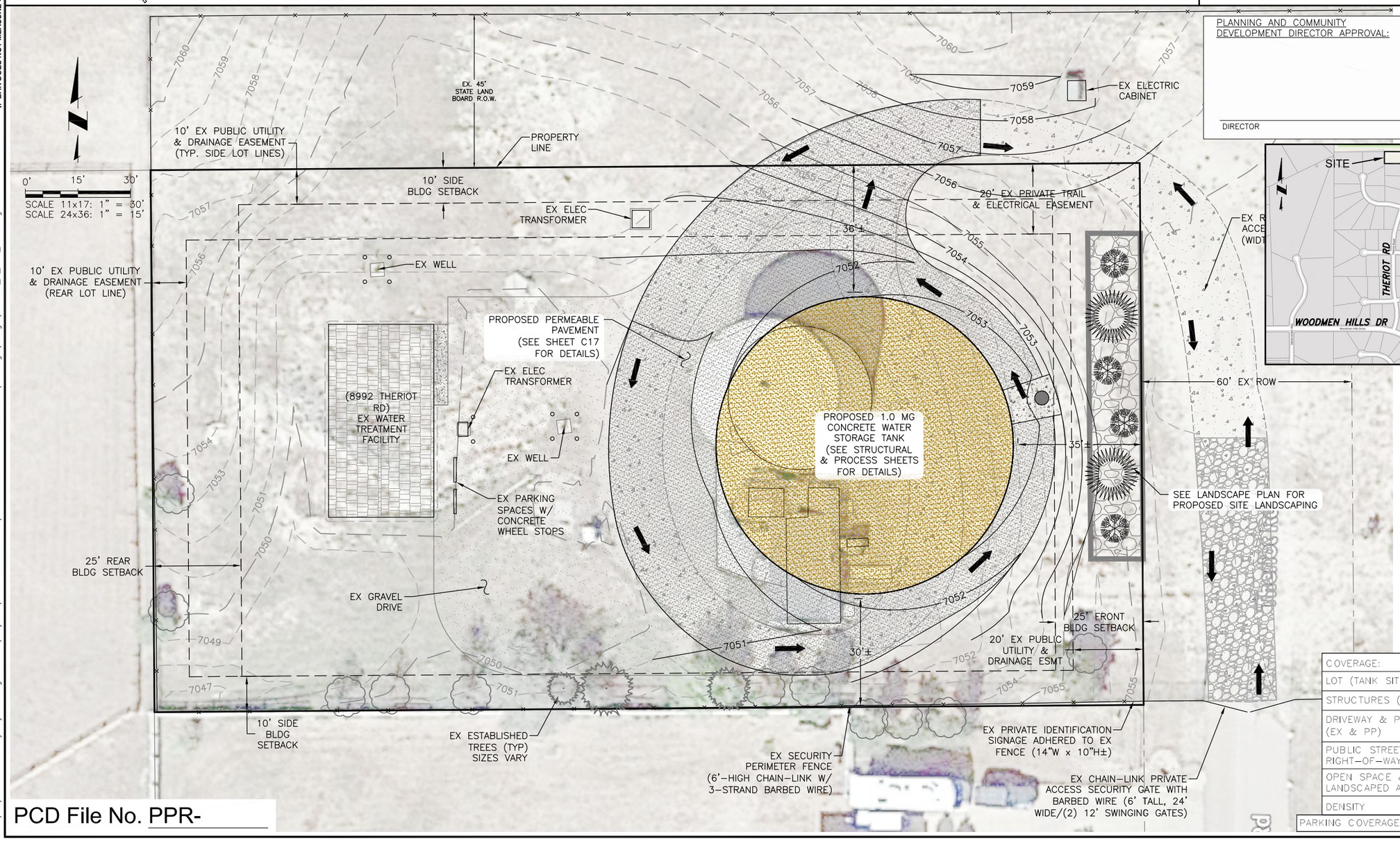
WOODMEN HILLS THERIOT SITE DEVELOPMENT PLAN AMENDMENT
A PORTION OF THE SE 1/4 OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGEND

- EX PROPERTY LINE
- EX RIGHT-OF-WAY
- EX FENCE
- EX WATER LINE
- EX SANITARY SEWER LINE
- EX O.H. ELECTRIC
- EX U.G. ELECTRIC LINE
- EX U.G. GAS LINE
- EX U.G. TELEPHONE LINE
- EX U.G. CABLE LINE
- EX CONTOURS-MAJOR
- EX CONTOURS-MINOR
- EX FIRE HYDRANT
- EX WATER VALVE
- EX WATER MANHOLE
- EX SANITARY SEWER MANHOLE
- EX TELEPHONE MANHOLE
- EX STORM SEWER MANHOLE
- EX GAS METER
- EX LIGHT POLE
- EX UTILITY POLE
- EX SIGN
- EX VEGETATION (SIZE VARIES)
- PP CONTOURS-MAJOR
- PP CONTOURS-MINOR
- PP WATER/SEWER LINE
- PP U.G. ELECTRIC LINE
- PP FENCE
- PP FIRE HYDRANT
- PP WATER VALVE
- PP VEHICLE TRACKING PAD (INITIAL)
- PP EROSION CONTROL BALES (INITIAL)
- PP SILT FENCE (INITIAL)
- PP EROSION CONTROL BLANKET (FINAL)
- STAGING AREA (INITIAL)
- CONCRETE WASHOUT (INITIAL)
- REVEGETATION AREA (FINAL)
- GRAVEL "MULCH" (FINAL)
- DEMO AREAS
- PRE-DEVELOPED FLOW DIRECTION
- DEVELOPED FLOW DIRECTION
- VEHICLE CIRCULATION PATH

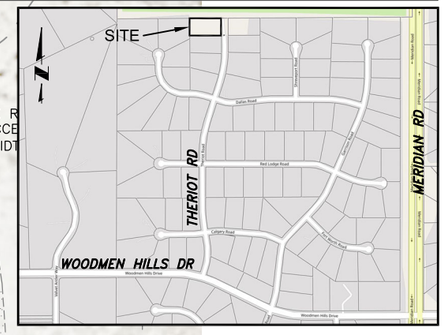
NOTES:

1. AERIAL IMAGERY IS NOT ACCURATELY SCALED AND SHOULD BE UTILIZED FOR REFERENCE ONLY (SOURCE: GOOGLE MAPS).
2. 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.
3. PROPOSED BUILDING SITE IS LOCATED OUTSIDE OF FLOODPLAIN (SEE FEMA FLOODPLAIN MAP).
4. SEE UTILITY PLAN FOR DETAILED EXISTING UTILITY LINE LOCATIONS.



PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

DIRECTOR DATE



VICINITY MAP
SCALE: N.T.S.

LEGAL DESCRIPTION: LOT A, WOODMEN HILLS FILING NO. 2 COUNTY OF EL PASO, STATE OF COLORADO

COVERAGE:	SF	%
LOT (TANK SITE A)	43,560	
STRUCTURES (EX & PP)	7,272	16.7%
DRIVEWAY & PARKING (EX & PP)	14,429	33.1%
PUBLIC STREET RIGHT-OF-WAY	0	0.0%
OPEN SPACE & LANDSCAPED AREA	1,388	3.2%
DENSITY	23,089	53%

PARKING COVERAGE: N/A - UNMANNED

PCD File No. PPR-

Colorado Springs, CO
5540 Tech Center Dr., Suite 100
Colorado Springs, CO 80919
Phone: 719.227.0072
www.respec.com

WOODMEN HILLS METROPOLITAN DISTRICT
THERIOT CONCRETE WATER TANK
PROPOSED SITE PLAN (SDP)

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

100% DESIGN

COLORADO LICENSED
RYAN M. MANGINO
43304
PROFESSIONAL ENGINEER
6/27/24

Proj.#: 112.126
Date: 07/08/24
Design: RMM
Drawn: RMM
Check: JPM

C2
SHEET 2 OF 19

IF BAR DOES NOT MEASURE ONE INCH, SCALE OF THIS DRAWING HAS BEEN ALTERED

2024/07/01 8:50 AM By: Ryan Mangino N:\Projects\112 Woodmen Hills\112.126 Theriot Concrete Tank\Drawings\Design\112126_1_Civil_RMM.dwg