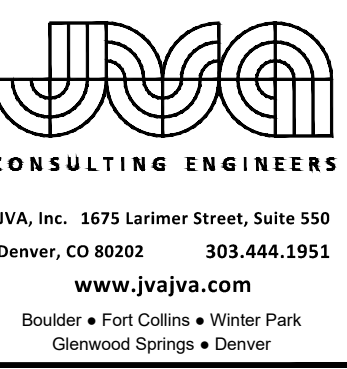
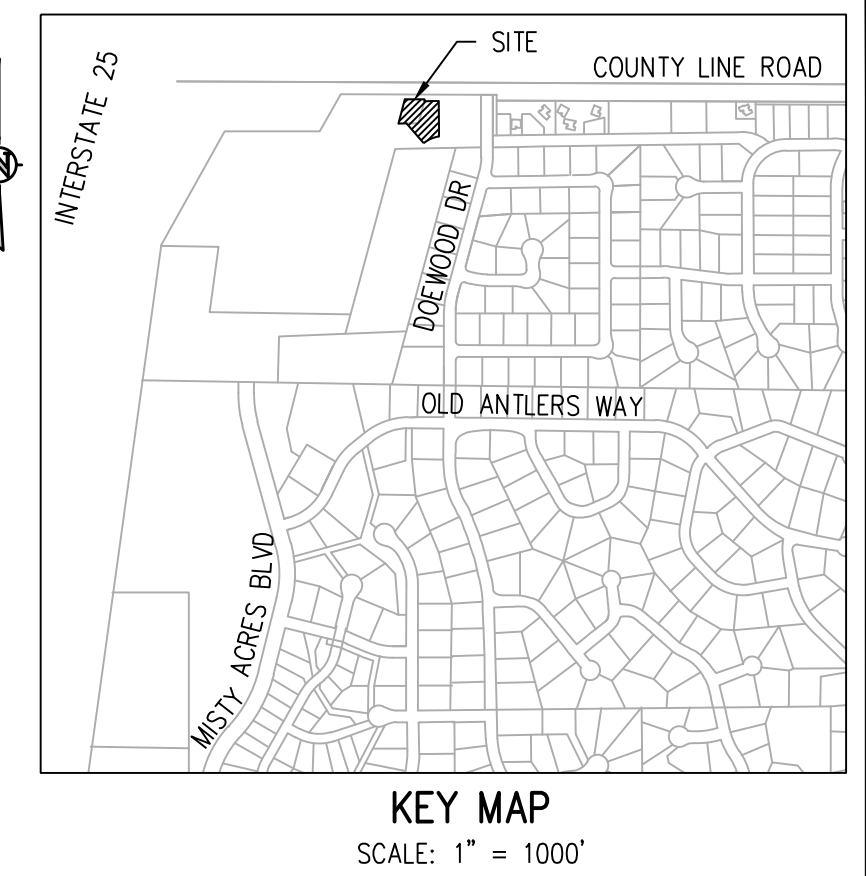


A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

Please depict:
 -Traffic ingress/egress on property
 -Location and height of any fencing, walls, or berms
 -If there is signage:
 . location and dimensions
 - Lot area coverage percentage
 - Open space, landscaping, and impermeable surface percentage
 - Total gross building square footage

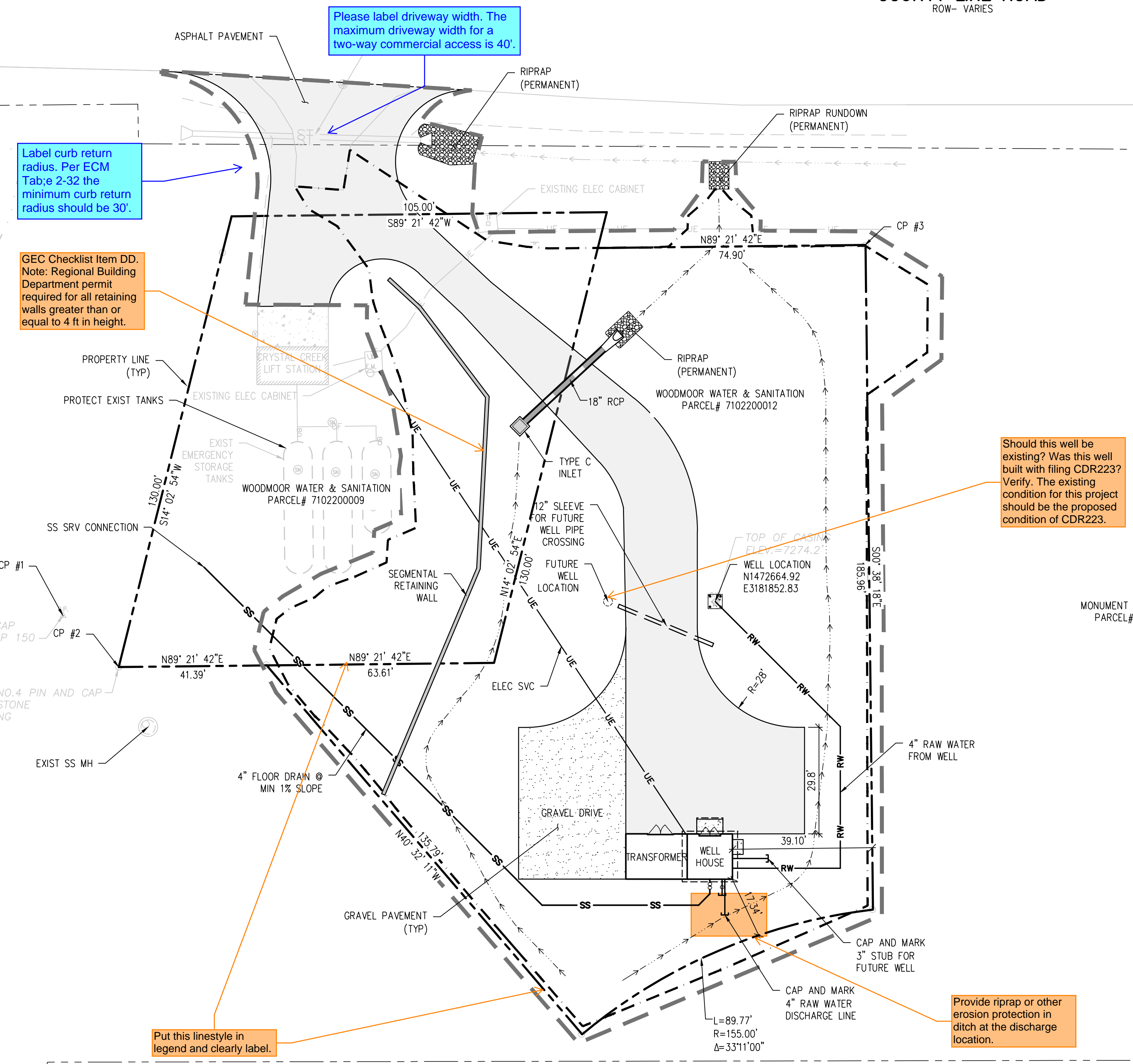
EPC STORMWATER REVIEW COMMENTS
 IN ORANGE BOXES WITH BLACK TEXT

FYI:
 - A driveway access permit from El Paso County is required prior to construction and approval of a building permit.



COUNTY LINE ROAD
 ROW - VARIES

DOEWOOD DRIVE
 ROW - 60'



Should this well be existing? Was this well built with filing CDR223? Verify. The existing condition for this project should be the proposed condition of CDR223.

Label curb return radius. Per ECM Table 2-32 the minimum curb return radius should be 30'.

Please label driveway width. The maximum driveway width for a two-way commercial access is 40'.

GEC Checklist Item DD. Note: Regional Building Department permit required for all retaining walls greater than or equal to 4 ft in height.

Put this linestyle in legend and clearly label.

Provide riprap or other erosion protection in ditch at the discharge location.

LEGEND

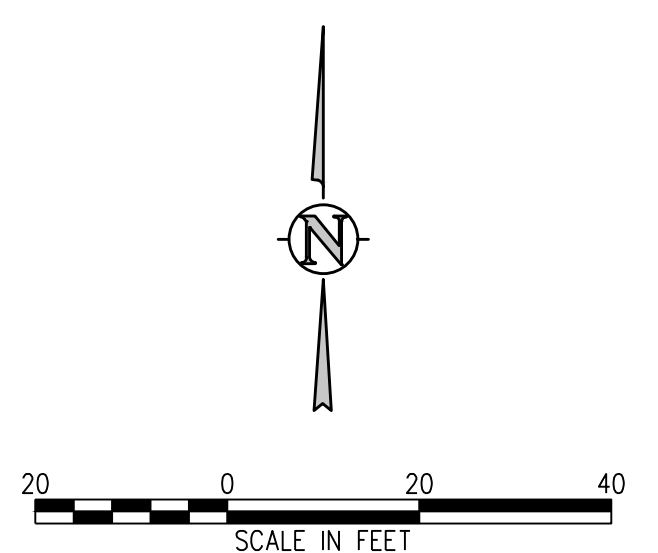
	LIMITS OF CONSTRUCTION/DISTURBANCE BOUNDARY
	LIMITS OF EARTHWORK CUT/FILL
	DRAINAGE SWALE

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.

JENNIFER IRVINE, P.E.
 COUNTY ENGINEER / ECM ADMINISTRATOR

DATE



Add "PCD File No. PPR2317"

N:\1051.9e - Well 22\Drawings\El Paso County Permits\1051.9e - Site Plan.dwg, 3/14/2023 - 8:35 AM, [6]

© FOUND NO.4 PIN AND CAP CORNERSTONE SURVEYING

NO.	DATE	DESIGNED	DRAWN	REVISION DESCRIPTION

DESIGNED BY: JGJ
 DRAWN BY: JGJ
 CHECKED BY: KJC
 JOB #: 1051.9e
 DATE: MARCH 2023
 © JVA, INC.

WOODMOOR WSD NO. 1
 WELL NO. 22
 EL PASO COUNTY, COLORADO
 SITE DEVELOPMENT PLAN

SHEET NO.
FIG-1