

4-WAY RANCH METROPOLITAN DISTRICT LIFT STATION – SITE DEVELOPMENT PLAN

SHEET INDEX

COVER SHEET/VICINITY MAP

CIVIL	
C1	OVERALL EXISTING SITE PLAN
C2	OVERALL PROPOSED SITE PLAN
C3	LIFT STATION SITE PLAN
C4	PARKING PLAN & DETAILS
C5	MISC. DETAILS

LEGEND

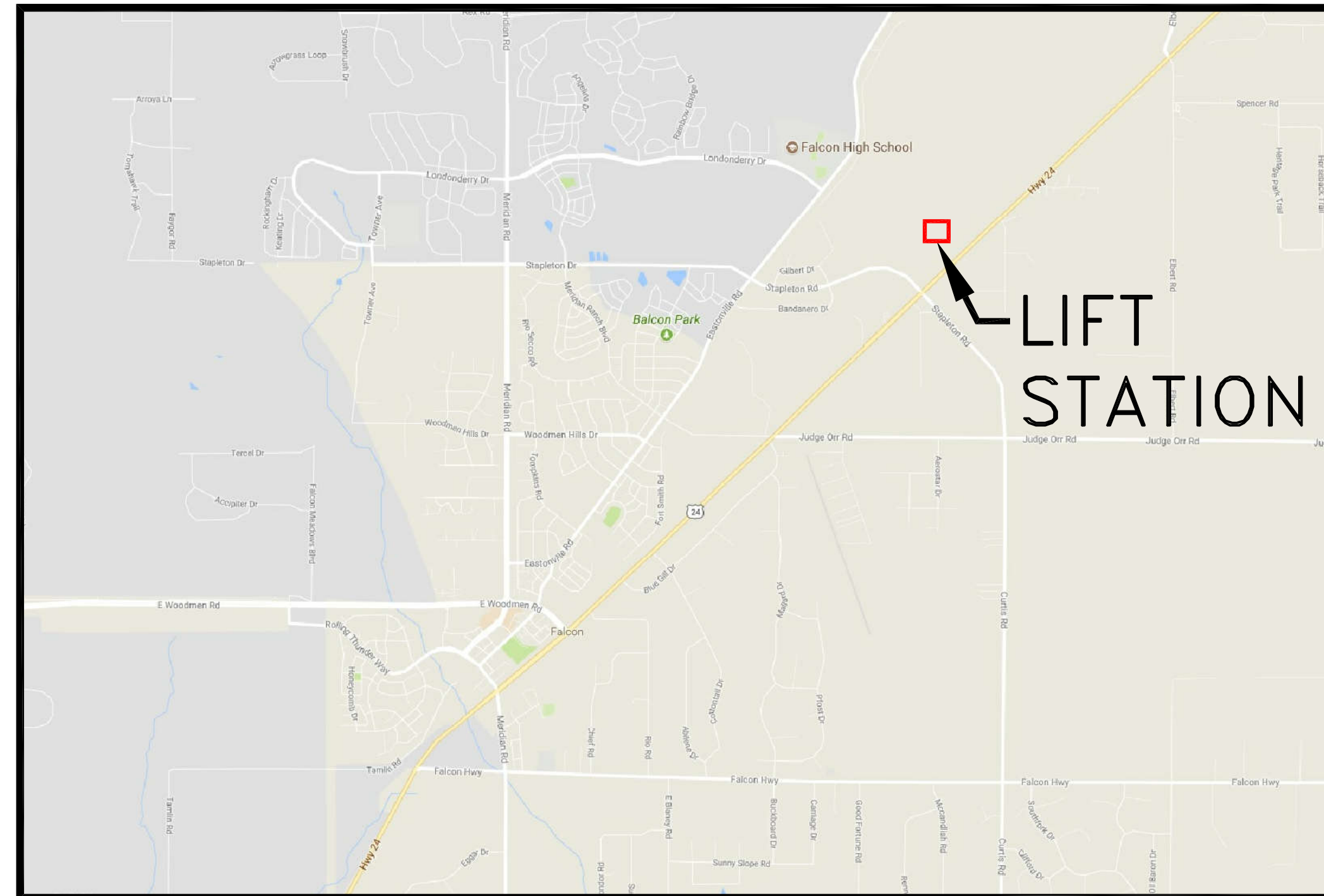
	BOUNDARY / RIGHT-OF-WAY
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING WATER LINE (W)
	EXISTING RAW WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING ON-SITE SEWER LINE
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
	EXISTING VALVE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED PIPELINE

LEGAL DESCRIPTION

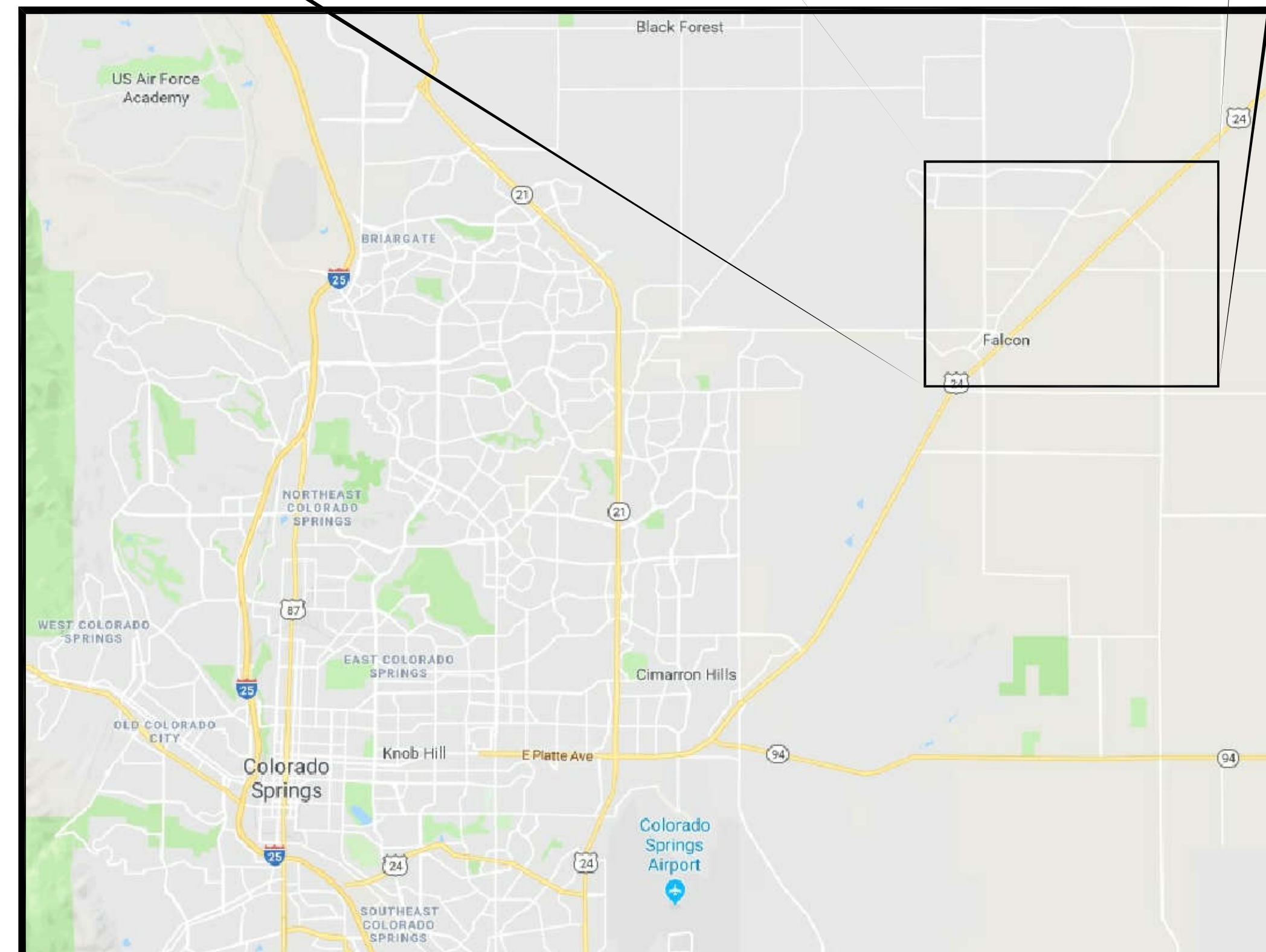
PARCEL 42000-00-366 LEGAL DESCRIPTION:

THAT PT SEC 28 & NW4 SEC 33-12-64 DESC AS FOLLS: COMTHAT PT SEC 28 & AT SW COR SD SEC 28, TH ON SLY LN SD SEC 28S 89<47'29" E 700.00 FT C/L, TH ALG ARC OF CUR TO THER HAVING A RAD OF 1405.00 FT AN ARC DIST OF 395 FT/M/L A C/A OF 26<14'06" TO POB, N 12<40'04" E 679.15 FT, N 09<37'02" E 70.00 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1465.00 FT A C/A OF 2<30'59" WHICH CHORD BEARS S 81<38'28" E 64.34 FT, TH N 4<10'28" E 63.70 FT, N 20<34'25" W 144.94 FT, N 28<43'09" W 182.42 FT, N 39<02'37" E 269.86 FT, S 28<50'14" E 419.93 FT, N 25<31'50" W 629.86 FT, TH ALG ARC OF CUR TO THE LHAVING A RAD OF 1035.0 FT A C/A OF 1<06'18" WHICH CHORD BEARS N 63<55'01" W 19.96 FT, TH N 26<38'08" E 70.0 FT, N 24<21'29" E 365.46 FT, N 51<48'59" W 239.45 FT, N 37<45'39" W 249.37 FT, N 25<18'38" W 227.74 FT, N 12<05'17" W 298.63 FT, N 00<12'59" E 377.08 FT, S 89<47'01" E 435.0 FT, S 00<12'59" W 30.0 FT, S 89<47'01" E 350.0 FT, N 00<12'59" E 330.0 FT, N 89<47'01" W 150.0 FT, N 00<12'59" E 434.91 FT, S 89<47'08" E 2090.17 FT, S 53<09'21" E 274.59 FT, S 55<23'03" E 236.13 FT, S 33<08'09" E 96.96 FT, S 2<36'18" W 77.74 FT, S 27<19'17" W 123.17 FT, S 8<58'51" W 67.90 FT, S 46<14'44" W 117.40 FT, S 21<36'58" W 167.68 FT, S 00<12'58" W 448.92 FT TO E/W C/LN OF SD SEC 28, TH N 89<47'16" W 1871.23 FT TO C/COR SD SEC 28, TH S 00<26'19" E 2074.72 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 640.00 FT AN ARC DIST OF 65.23 FT A C/A OF 05<50'23", S 38<29'42" W 283.74 FT, N 50<51'09" W 50.33 FT, N 90<00'00" W 64.36 FT, S 81<21'20" W 79.00 FT, S 69<17'32" W 67.16 FT, S 62<43'20" W 59.22 FT, S 80<50'46" W 53.31 FT, N 72<21'55" W 39.19 FT, N 65<00'13" W 28.10 FT, N 80<32'72" W 61.96 FT, N 88<09'15" W 52.66 FT, S 82<46'11" W 108.65 FT, N 61<19'38" W 141.06 FT, N 80<48'35" W 101.84 FT, N 64<09'57" W 94.87 FT, N 47<17'41" W 86.33 FT, N 33<21'54" W 38.41 FT, S 00<00'00" W 472.54 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1405.00 FT AN ARC DIST OF 255 FT M/L A C/A OF 26<14'06" TO POB

LOCATION & VICINITY MAPS



VICINITY MAP
N.T.S.



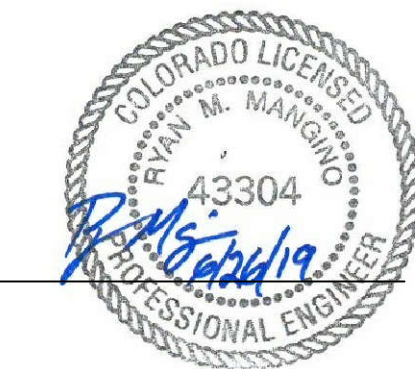
LOCATION MAP
N.T.S.

SIGNATURES

ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

[Signature]
RYAN M. MANGINO, PE #43304



OWNER'S STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE SITE DEVELOPMENT PLAN.

[Signature]

[Date]
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, 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 DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E.
COUNTY ENGINEER

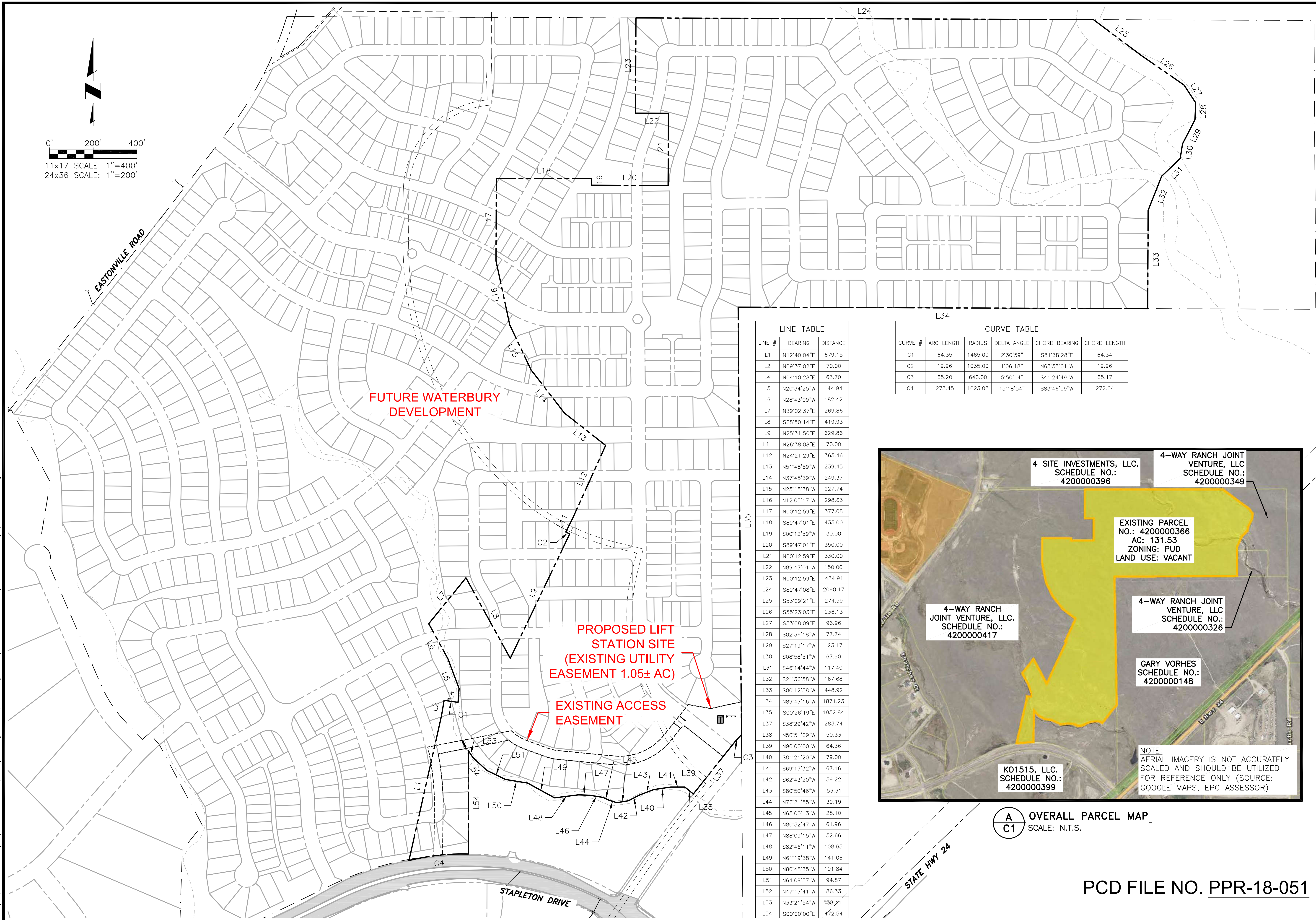
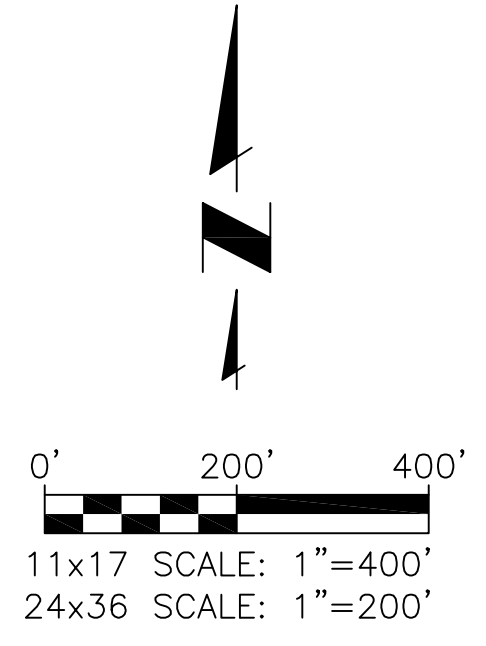
DATE

PREPARED BY

JDS-HYDRO CONSULTANTS, INC.

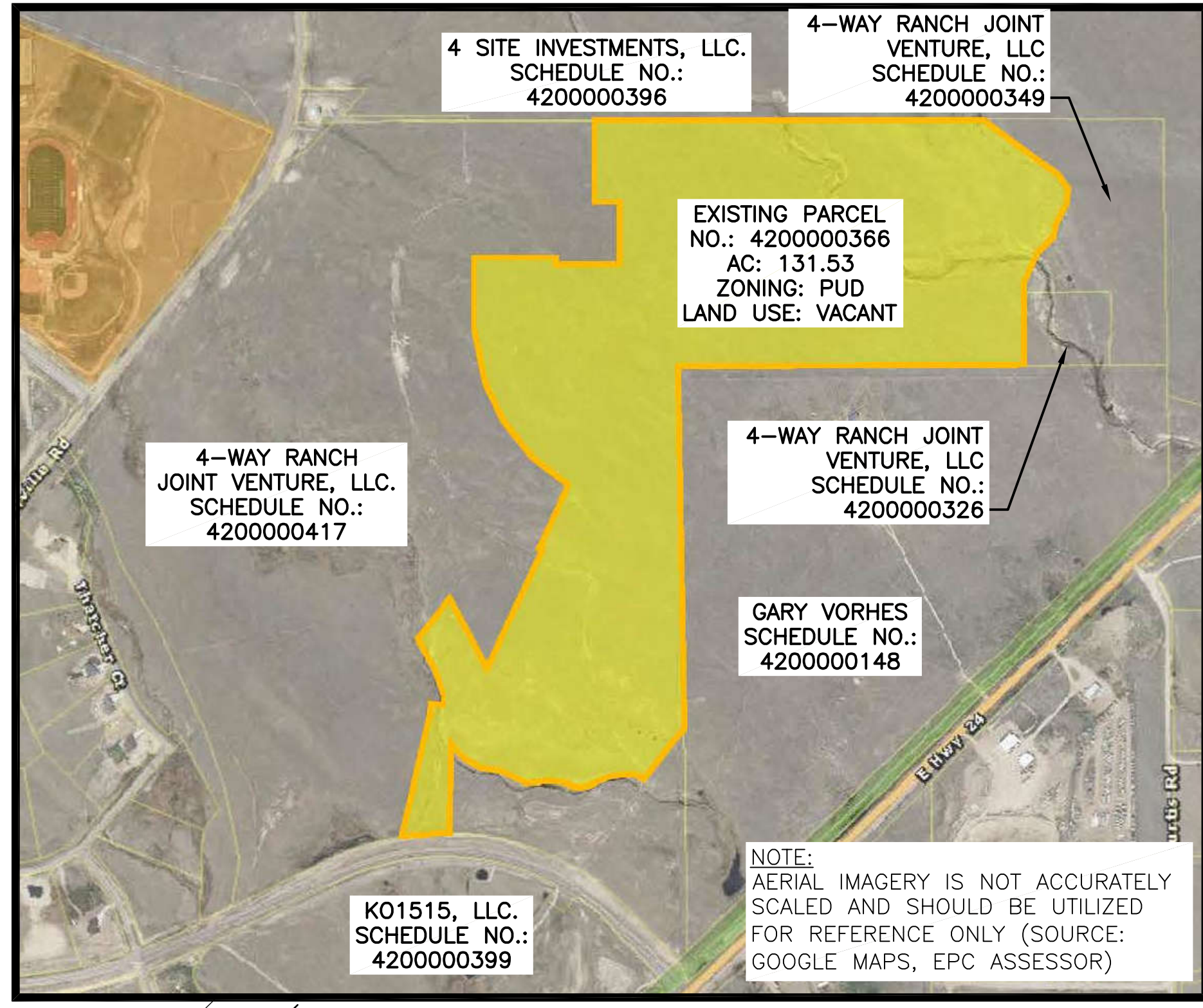
5540 TECH CENTER DR., Suite 100
Colorado Springs, Colorado 80919
(719) 227-0072

PCD FILE NO. PPR-18-051



LINE #	BEARING	DISTANCE
L1	N12°40'04\"E	679.15
L2	N09°37'02\"E	70.00
L4	N04°10'28\"E	63.70
L5	N20°34'25\"W	144.94
L6	N28°43'09\"W	182.42
L7	N39°02'37\"E	269.86
L8	S28°50'14\"E	419.93
L9	N25°31'50\"E	629.86
L11	N26°38'08\"E	70.00
L12	N24°21'29\"E	365.46
L13	N51°48'59\"W	239.45
L14	N37°45'39\"W	249.37
L15	N25°18'38\"W	227.74
L16	N12°05'17\"W	298.63
L17	N00°12'59\"E	377.08
L18	S89°47'01\"E	435.00
L19	S00°12'59\"W	30.00
L20	S89°47'01\"E	350.00
L21	N00°12'59\"E	330.00
L22	N89°47'01\"W	150.00
L23	N00°12'59\"E	434.91
L24	S89°47'08\"E	2090.17
L25	S53°09'21\"E	274.59
L26	S55°23'03\"E	236.13
L27	S33°08'09\"E	96.96
L28	S02°36'18\"W	77.74
L29	S27°19'17\"W	123.17
L30	S08°58'51\"W	67.90
L31	S46°14'44\"W	117.40
L32	S21°36'58\"W	167.68
L33	S00°12'58\"W	448.92
L34	N89°47'16\"W	1871.23
L35	S00°26'19\"E	1952.84
L37	S38°29'42\"W	283.74
L38	N50°51'09\"W	50.33
L39	N90°00'00\"W	64.36
L40	S81°21'20\"W	79.00
L41	S69°17'32\"W	67.16
L42	S62°43'20\"W	59.22
L43	S80°50'46\"W	53.31
L44	N72°21'55\"W	39.19
L45	N65°00'13\"W	28.10
L46	N80°32'47\"W	61.96
L47	N88°09'15\"W	52.66
L48	S82°46'11\"W	108.65
L49	N61°19'38\"W	141.06
L50	N80°48'35\"W	101.84
L51	N64°09'57\"W	94.87
L52	N47°17'41\"W	86.33
L53	N32°21'54\"W	58.41
L54	S00°00'00\"E	472.54

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	64.35	1465.00	2°30'59\"	S81°38'28\"E	64.34
C2	19.96	1035.00	1°06'18\"	N63°55'01\"W	19.96
C3	65.20	640.00	5°50'14\"	S41°24'49\"W	65.17
C4	273.45	1023.03	15°18'54\"	S83°46'09\"W	272.64



A
C1 OVERALL PARCEL MAP
SCALE: N.T.S.

PCD FILE NO. PPR-18-051

JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

THE CONSULTANT 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.

4-WAY RANCH METROPOLITAN DISTRICT
LIFT STATION SITE DEVELOPMENT PLAN
OVERALL EXISTING SITE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1	EPC COMMENTS	EMS	RMM	11/11/19
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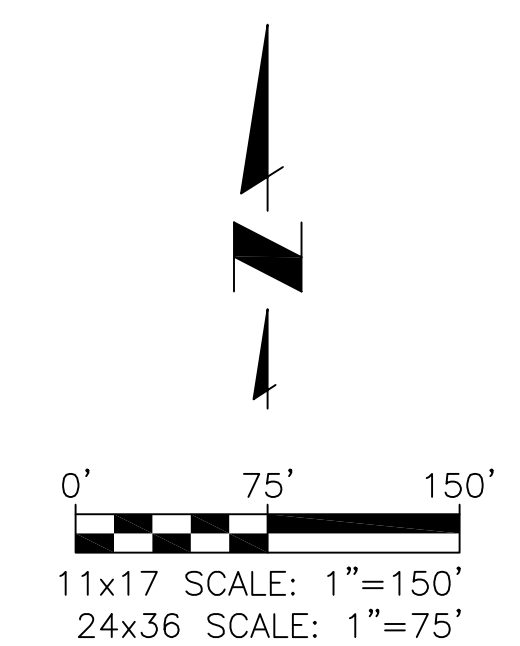
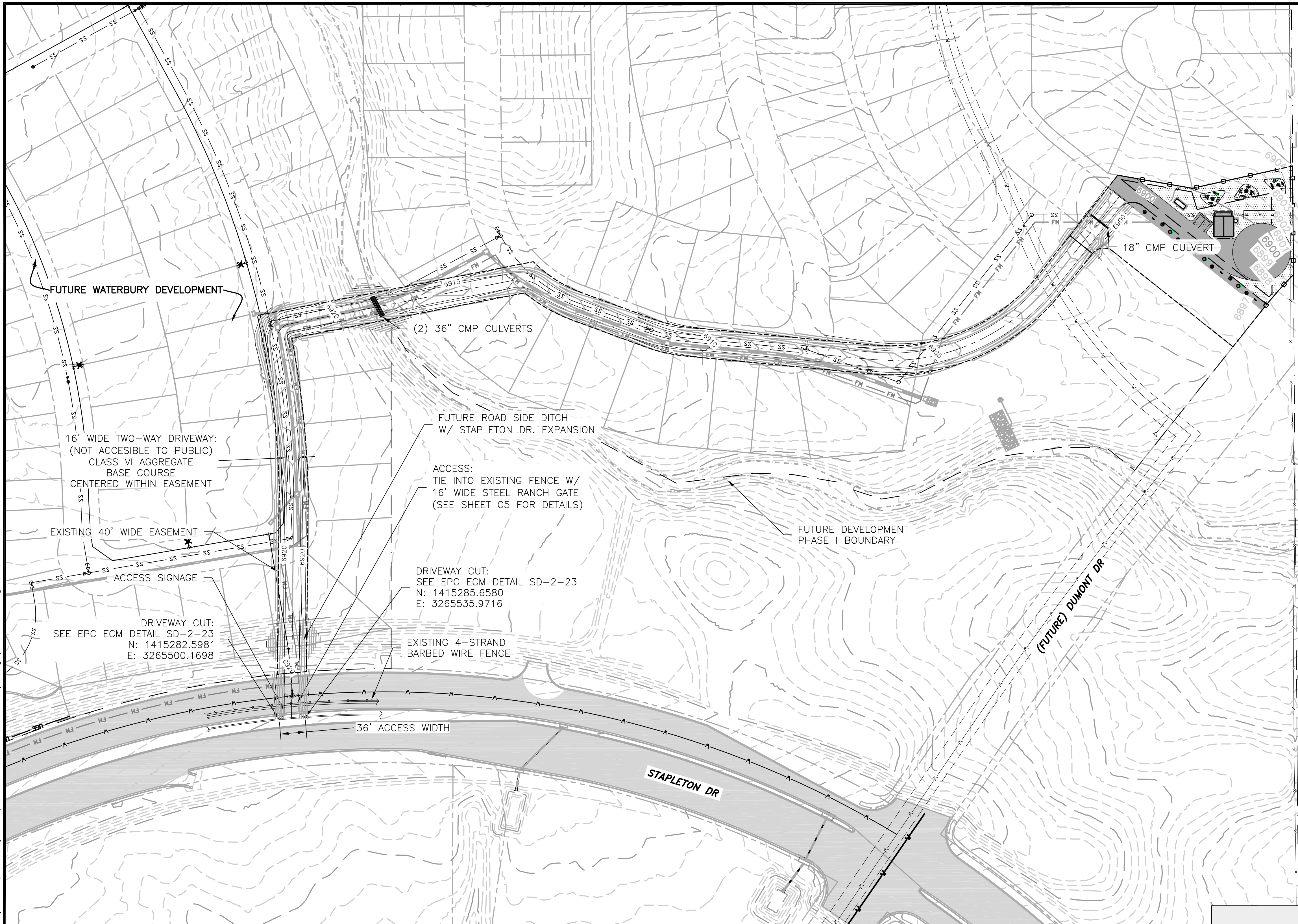
100% DESIGN DRAWINGS

Project No.: 136.23
Date: 06/28/19
Design: RMM
Drawn: GJM/RMM
Check: JPM

C1
SHEET 1 OF 5

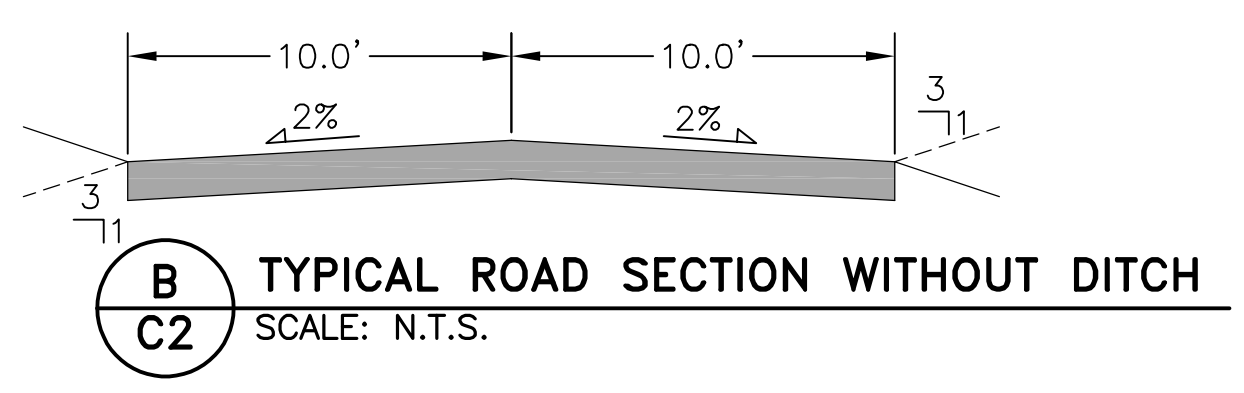
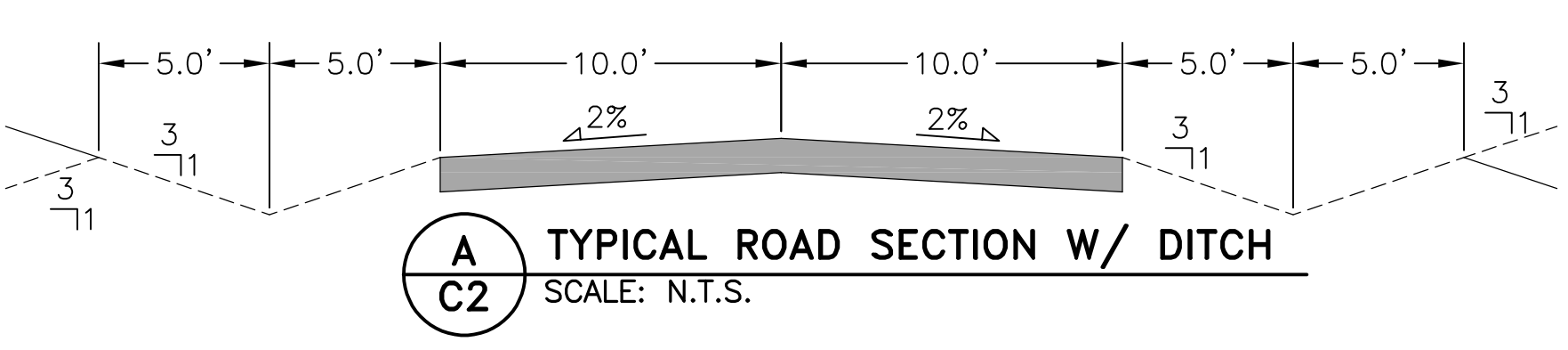
2019/11/14 11:49 AM By: Ryan J:\JDS-Hydro\Project Files\136 4-Way Ranch\136.23 LS Site Development Plan\Drawings\13623_1_SDP.dwg

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 2019/11/14 11:46 AM By: Ryan



- NOTES:**
1. UTILITIES AND DEVELOPMENT SHOWN ARE FUTURE WITH EXCEPTION TO PROPOSED ELEMENTS PERTAINING TO LIFT STATION SITE.
 2. ACCESS POINTS AND SITE NOT ACCESSIBLE TO PUBLIC.
 3. 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. DISTRICT'S SIGNAGE TO BE PLACED ON GATE. KNOXBOX INSTALLED ON GATE FOR FIRE DEPARTMENT ACCESS.
 - 4.

LOT (EASEMENT) COVERAGE	
AREA OF EASEMENT	45,733 S.F.
GROSS FLOOR AREA OF BUILDING	600 S.F.
% EASEMENT COVERAGE WITH BUILDING	1.3%
AREA OF DRIVEWAY & PARKING	11,129 S.F.
% EASEMENT COVERAGE WITH DRIVEWAY & PARKING	24%



JDS-HYDRO CONSULTANTS, INC.
 5540 TECH CENTER DR., SUITE 100
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 (719) 227-0072
DESIGNER'S LIABILITY: THE CONSULTANT SHALL VERIFY ALL DIMENSIONS AND FEATURES OR DIMENSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO A S U L E S T O LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

4-WAY RANCH METROPOLITAN DISTRICT
 LIFT STATION SITE DEVELOPMENT PLAN
 OVERALL PROPOSED SITE PLAN

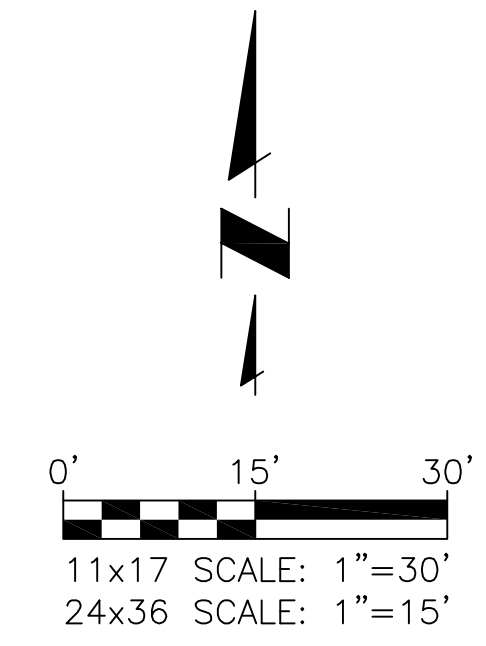
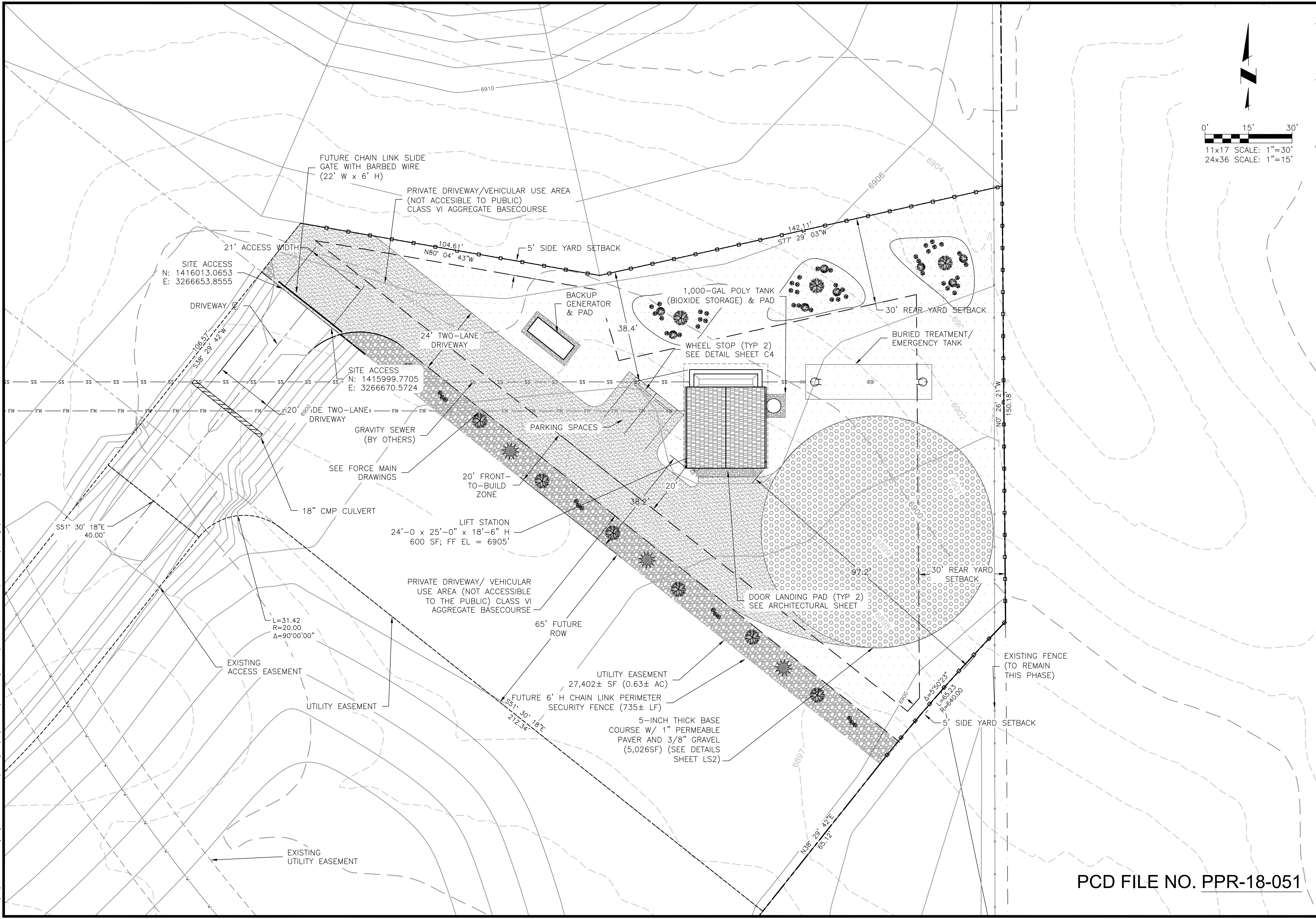
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100% DESIGN DRAWINGS

Project No.: 136.23
 Date: 06/28/19
 Design: RMM
 Drawn: GGM/RMM
 Check: JPM

PCD FILE NO. PPR-18-051

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 2019/11/14 11:47 AM By: Ryan



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 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072

 THE CONSULTANT SHALL VERIFY ALL DIMENSIONS AND FEATURES OF ANY EXISTING UTILITIES AND STRUCTURES. THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

4-WAY RANCH METROPOLITAN DISTRICT
 LIFT STATION SITE DEVELOPMENT PLAN
 LIFT STATION SITE PLAN

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100% DESIGN DRAWINGS

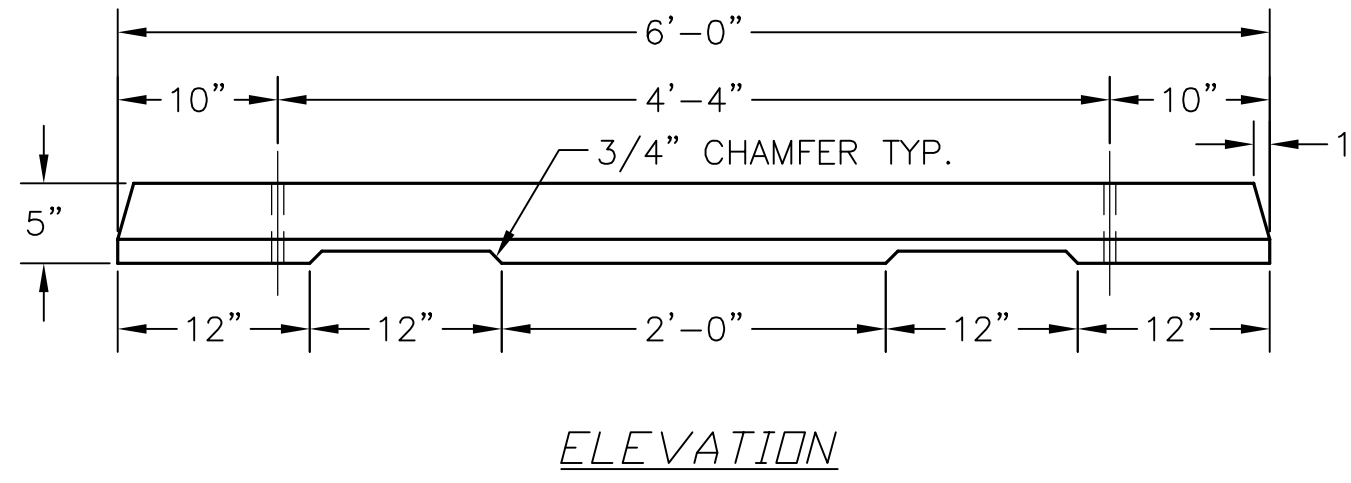
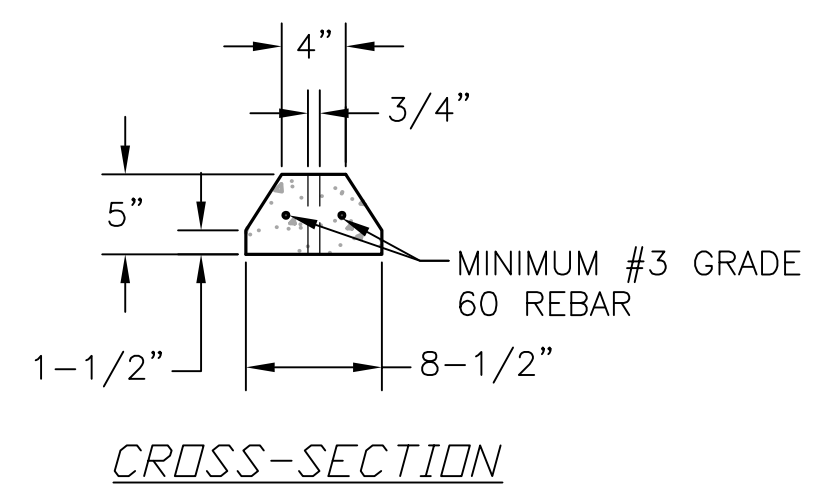
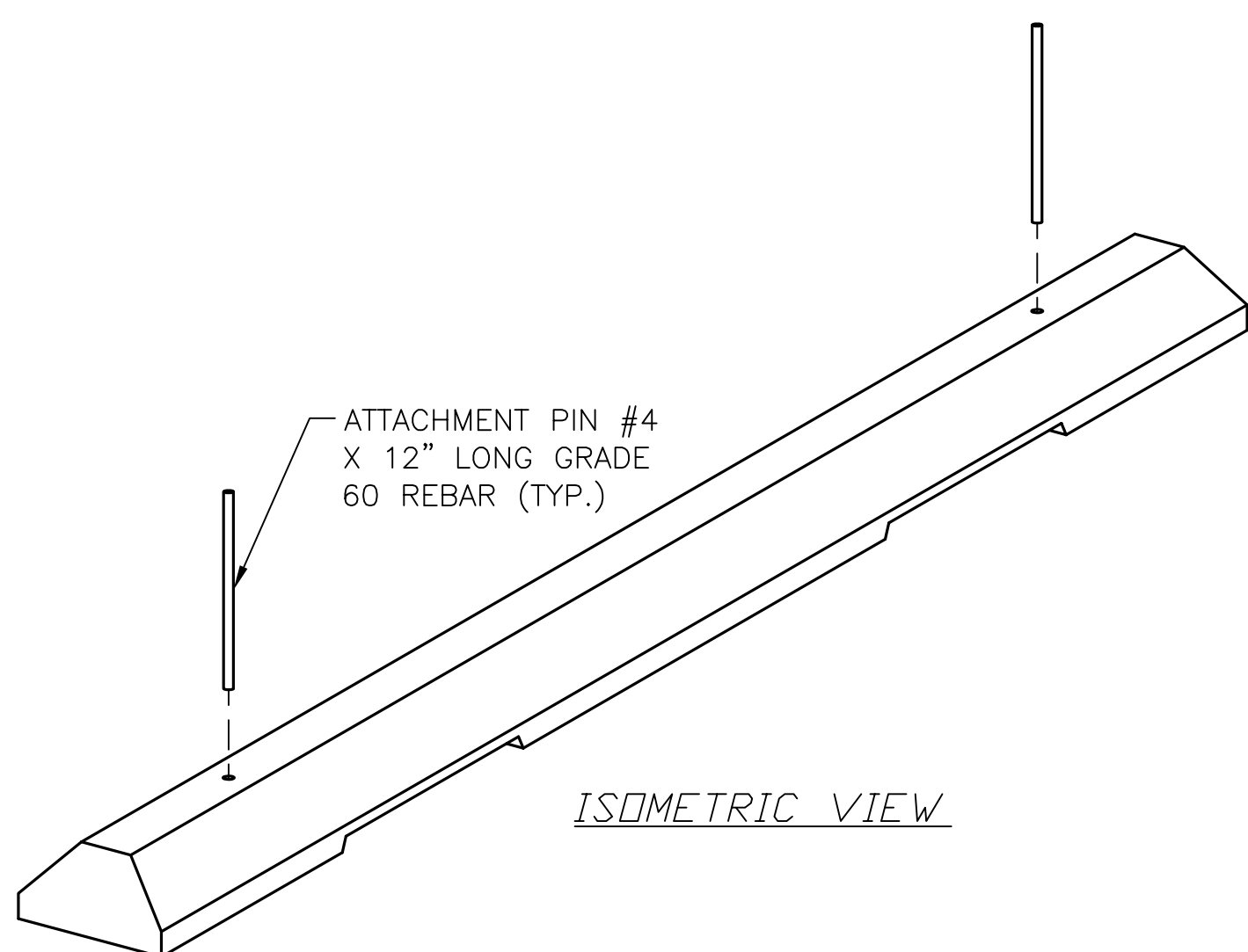
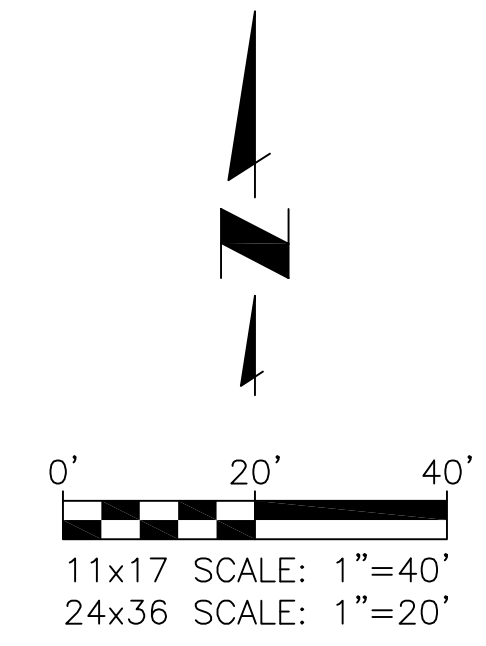
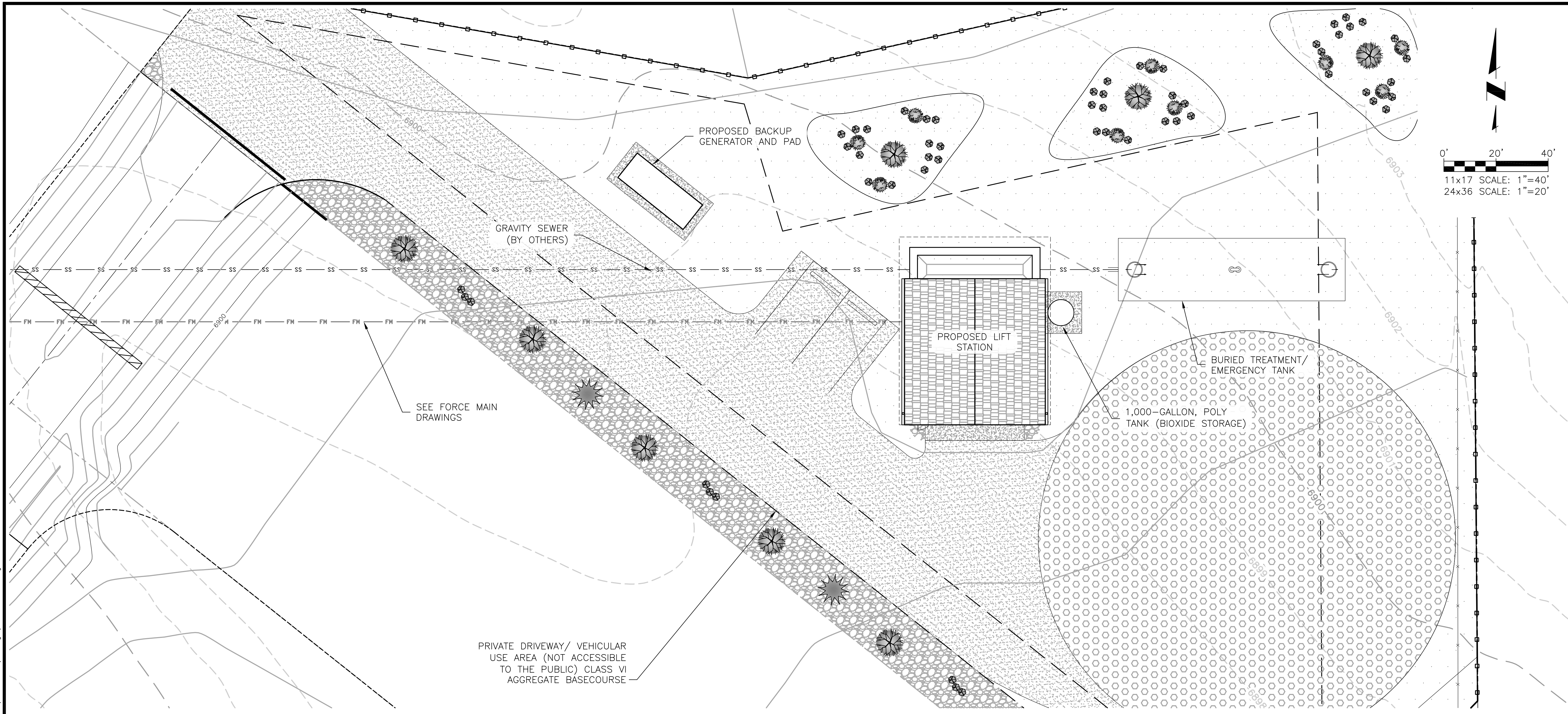
Project No.: 136.23
 Date: 06/28/19
 Design: RMM
 Drawn: GGM/RMM
 Check: JPM

C3

SHEET 4 OF 5

PCD FILE NO. PPR-18-051

2019/11/14 11:49 AM By: Ryan
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- NOTES:
1. CONCRETE FOR WHEEL STOP SHALL BE 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
 2. ATTACHMENT PINS SHALL HAVE SEVEN (7) INCHES OF EMBEDMENT.

CONCRETE WHEEL STOP
 N.T.S.

PCD FILE NO. PPR-18-051

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 COLORADO SPRINGS, COLORADO 80919
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DESIGNER: JPM
 CHECKER: JPM
 DATE: 06/28/19
 PROJECT: 136.23
 SHEET: 4 OF 5

4-WAY RANCH METROPOLITAN DISTRICT
 LIFT STATION SITE DEVELOPMENT PLAN
 PARKING PLAN & DETAILS

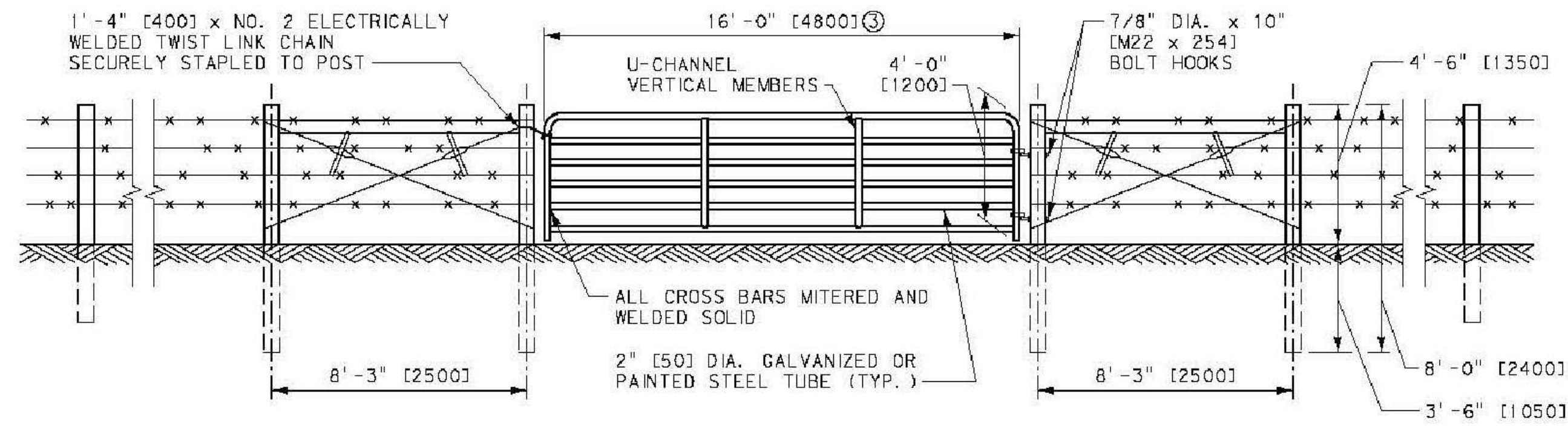
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Project No.: 136.23
 Date: 06/28/19
 Design: RMM
 Drawn: GGM/RMM
 Check: JPM

C4
 SHEET 4 OF 5

2019/11/14 11:50 AM By: Ryan J:\JDS-Hydro\Project Files\136 4-Way Ranch\136.23 LS Site Development Plan\Drawings\13623_1_SDP.dwg



A
C5 STEEL RANCH GATE
SCALE: N.T.S.

NOTES:

1. STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASHTO M 181 TYPE 1, GRADE 1 OR GRADE 2.
2. ANY TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
3. TENSION WIRE SHALL BE AS SPECIFIED IN AASHTO M 181.
4. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS A, AX, OR B.
5. OWNER TO PROVIDE GATE LOCK.

JDS-HYDRO CONSULTANTS, INC.
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DESIGNER: 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.

4-WAY RANCH METROPOLITAN DISTRICT
LIFT STATION SITE DEVELOPMENT PLAN
MISC. DETAILS

REVISIONS			
NO.	DESCRIPTION	BY / APP.	DATE
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100% DESIGN DRAWINGS

Project No.: 136.23
Date: 06/28/19
Design: RMM
Drawn: GGM/RMM
Check: JPM

C5
SHEET 5 OF 5

PCD FILE NO. PPR-18-051