

# 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

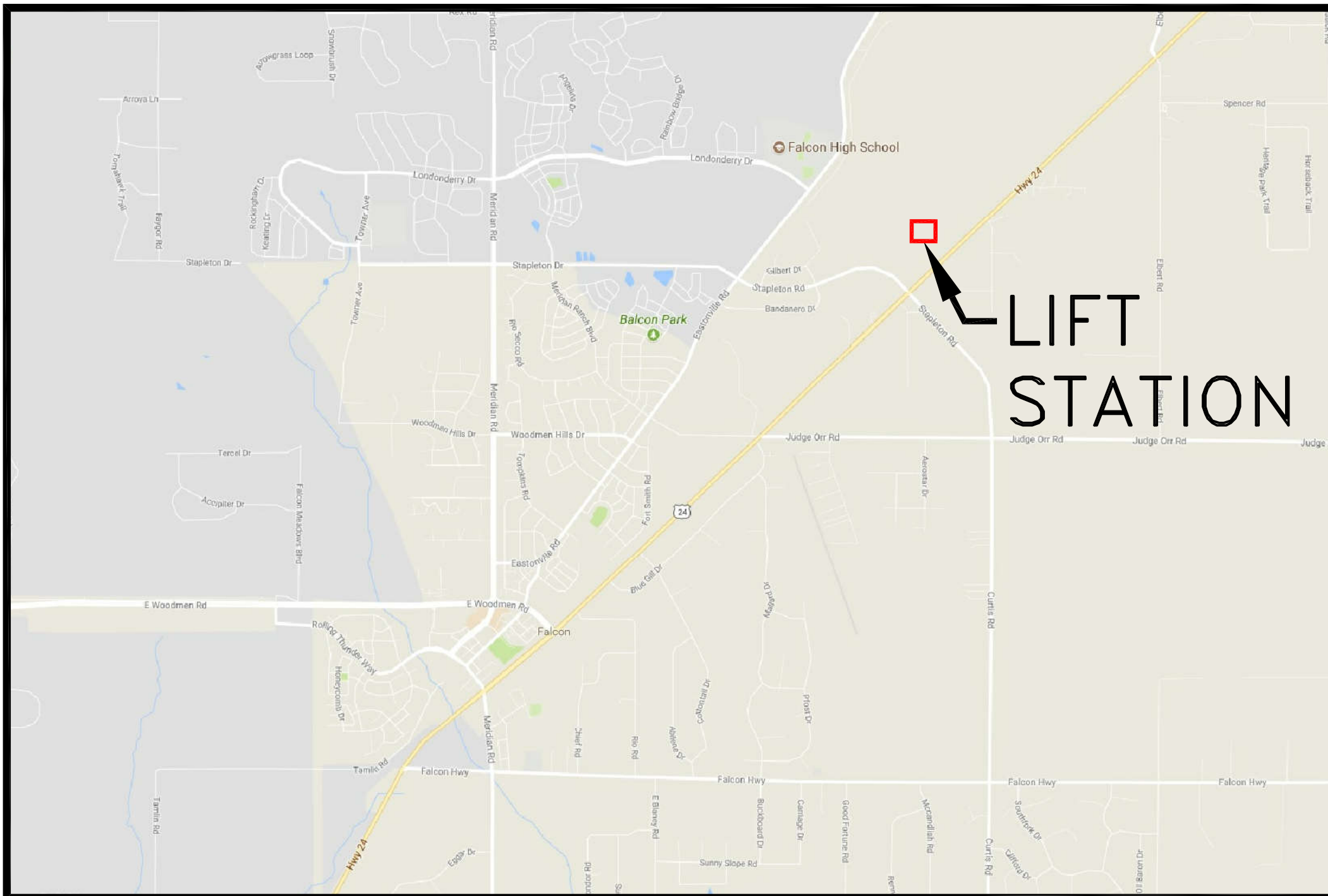
—	BOUNDARY / RIGHT-OF-WAY
—X—	EXISTING FENCE
—X—	PROPOSED FENCE
—	EXISTING WATER LINE (W)
—RAW—	EXISTING RAW WATER LINE
—SS—	EXISTING SANITARY SEWER LINE
—	EXISTING ON-SITE SEWER LINE
—	EXISTING STORM SEWER
— UGE —	EXISTING UNDERGROUND ELECTRIC
— OHE —	EXISTING OVERHEAD ELECTRIC
— GAS —	EXISTING GAS LINE
— FO —	EXISTING FIBER OPTIC LINE
—X—	EXISTING VALVE
—7270—	EXISTING CONTOURS
—7270—	PROPOSED CONTOURS
—	PROPOSED PIPELINE

### LEGAL DESCRIPTION

#### PARCEL 42000-00-366 LEGAL DESCRIPTION:

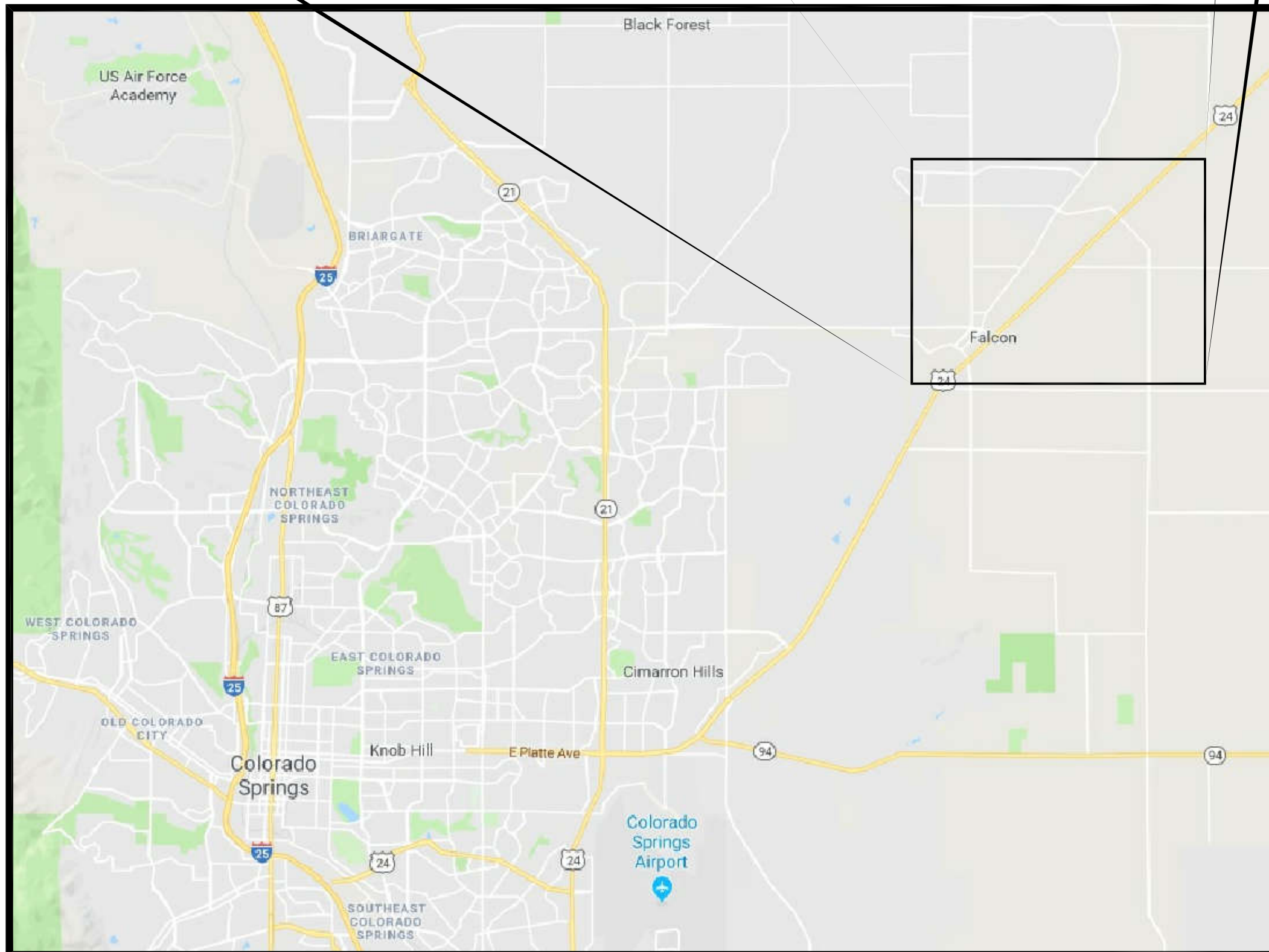
THAT PT SEC 28 & NW4 SEC 33-12-64 DESC AS FOLLS: COMTHAT PT SEC 28 & AT SW COR SD SEC 28, TH ON SLY LN SD SEC 28S 89<47'29" E 700.00 FT C/L, TH ALG ARC OF CUR TO THER HAVING A RAD OF 1405.00 FT AN ARC DIST OF 395 FT/M/L A C/A OF 26<14'06" TO POB, N 12<40'04" E 679.15 FT, N 09<37'02" E 70.00 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1465.00 FT A C/A OF 20<34'25" 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" E 629.86 FT, TH ALG ARC OF CUR TO THE L HAVING 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

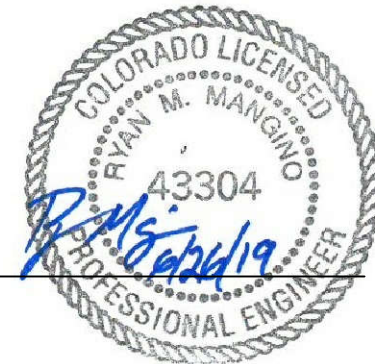
N.T.S.

### 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.

*Ryan M. Mangino*  
RYAN M. MANGINO, P.E. #43304



#### OWNER'S STATEMENT:

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

*Patricia A. May*  
DATE 11/11/19

#### 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

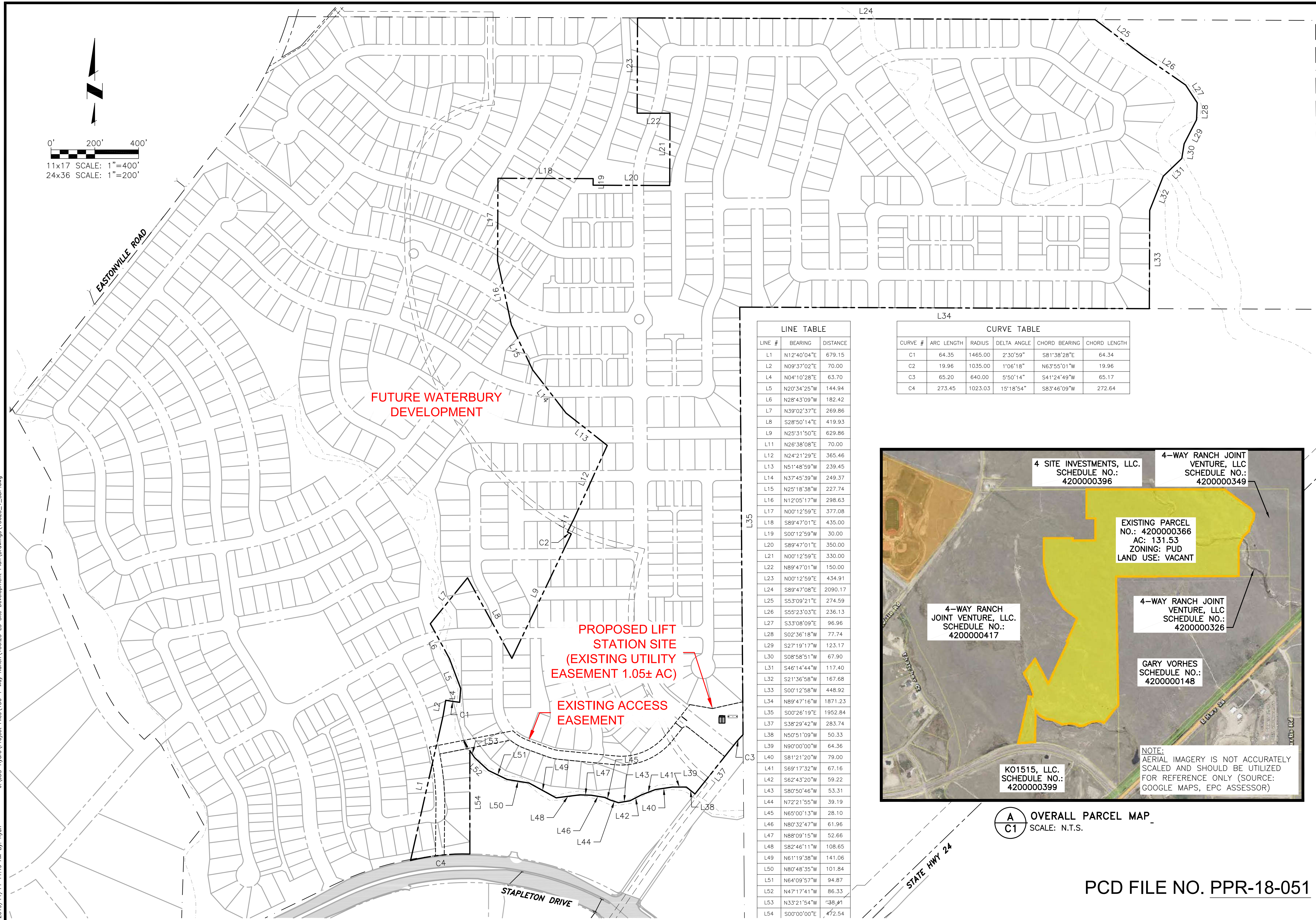
DATE

### PREPARED BY

**JDS-HYDRO** CONSULTANTS, INC.  
5540 TECH CENTER DR., Suite 100  
Colorado Springs, Colorado 80919  
(719) 227-0072

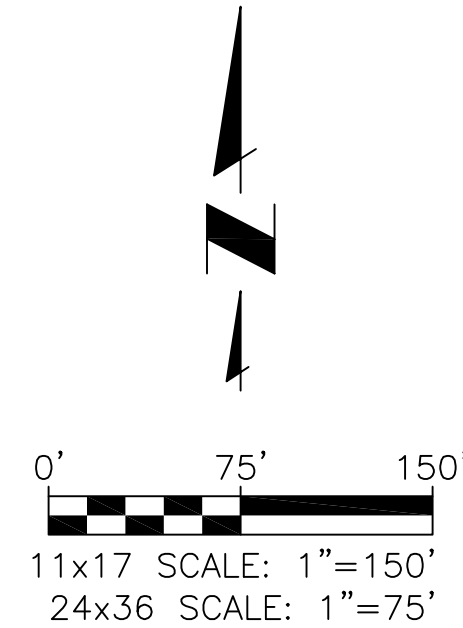
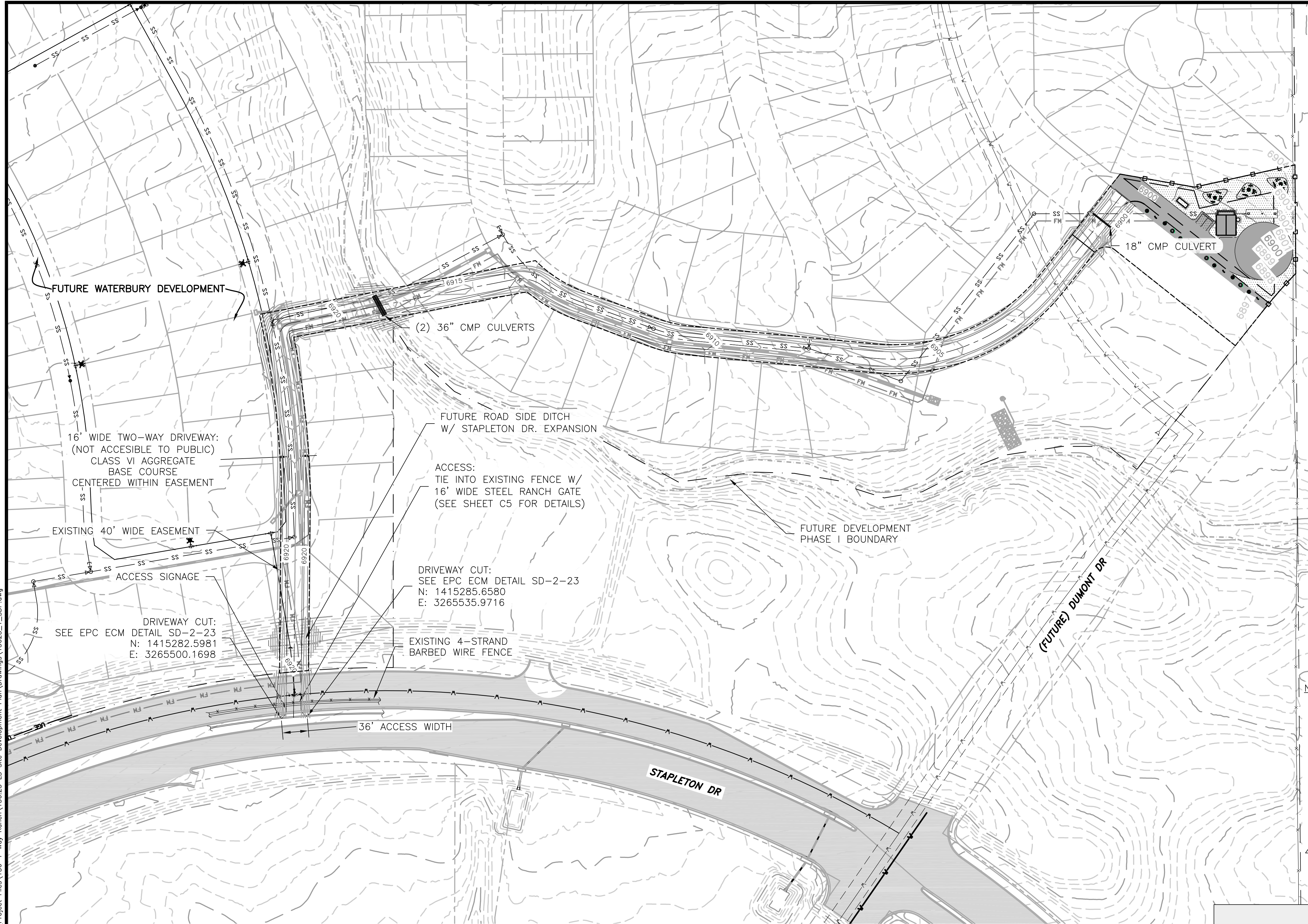
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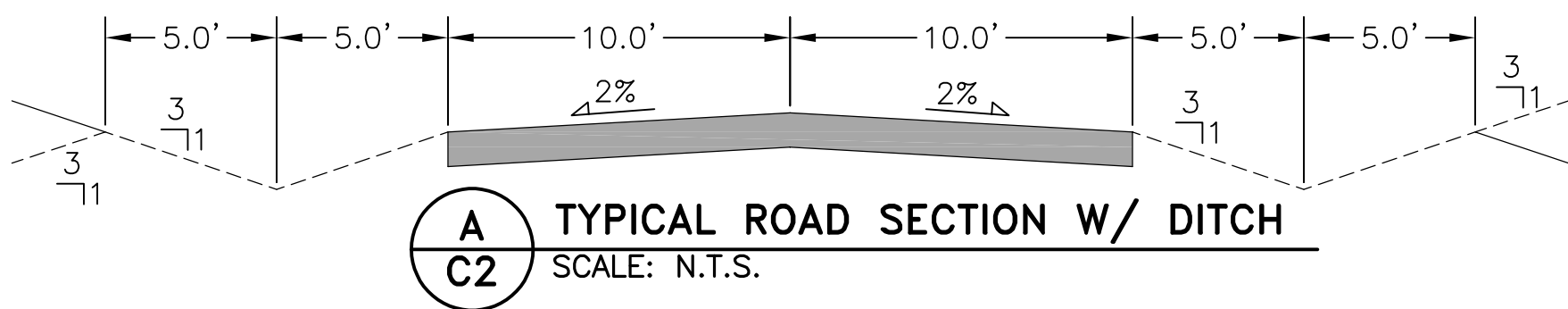


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2019/11/14 11:46 AM By: Ryan

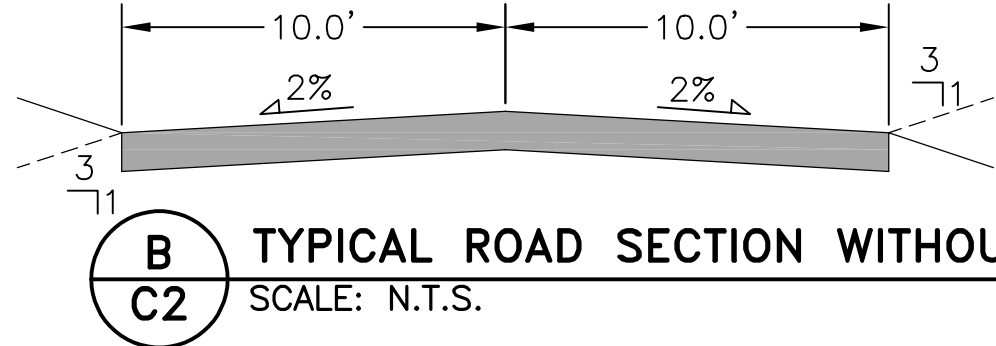


- NOTES:
1. UTILITIES AND DEVELOPMENT SHOWN ARE FUTURE WITH EXCEPTION TO PROPOSED ELEMENTS PERTAINING TO LIFT STATION SITE.
  2. ACCESS POINTS AND SITE NOT ACCESSIBLE TO PUBLIC.
  3. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS 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.
  4. DISTRICT'S SIGNAGE TO BE PLACED ON GATE. KNOXBOX INSTALLED ON GATE FOR FIRE DEPARTMENT ACCESS.

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%



**A**  
**C2** TYPICAL ROAD SECTION W/ DITCH  
SCALE: N.T.S.



**B**  
**C2** TYPICAL ROAD SECTION WITHOUT DITCH  
SCALE: N.T.S.

PCD FILE NO. PPR-18-051

**JDS-HYDRO** CONSULTANTS, INC.  
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(719) 227-0072

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

REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
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5		
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7		

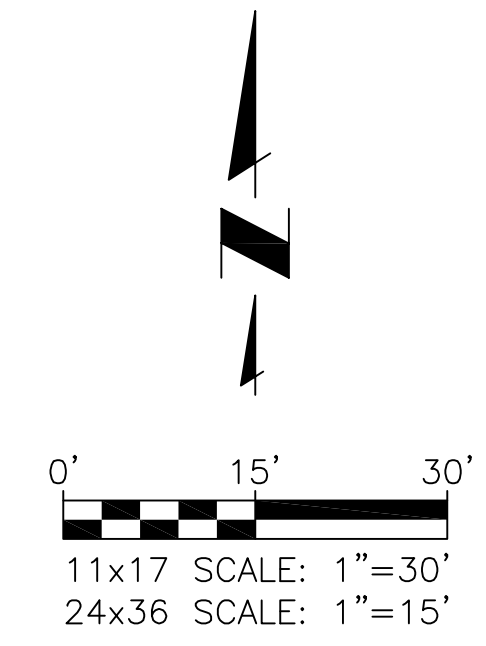
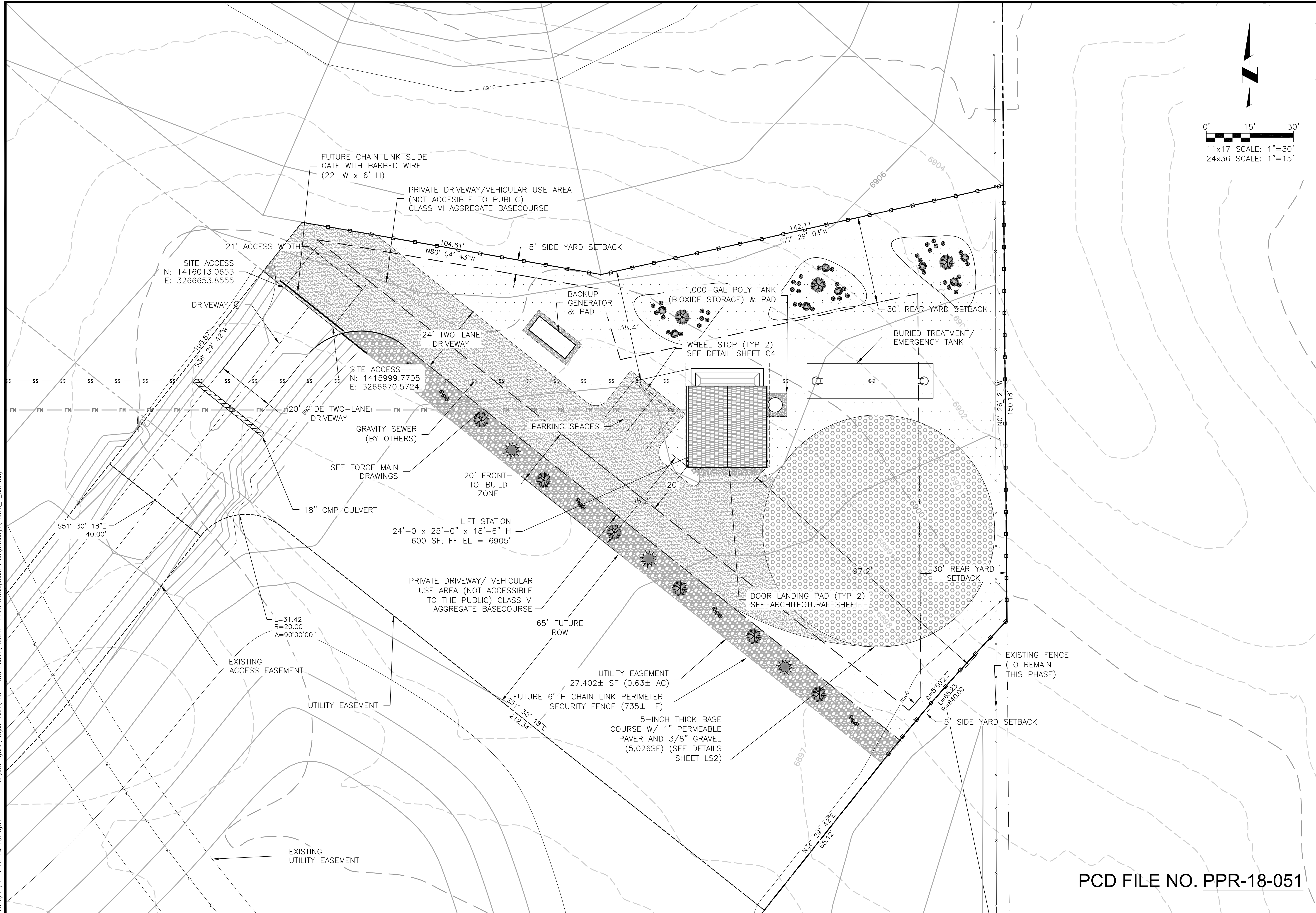
100% DESIGN  
DRAWINGS

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

**C2**  
SHEET 2 OF 5



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



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(719) 227-0072

THESE PLANS AND SPECIFICATIONS SHALL BE USED FOR THE PROJECT DESCRIBED ONLY. ANY CHANGES OR ADDITIONS TO THESE PLANS 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**  
**LIFT STATION SITE PLAN**

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

**100% DESIGN DRAWINGS**

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

**C3**  
SHEET 4 OF 5

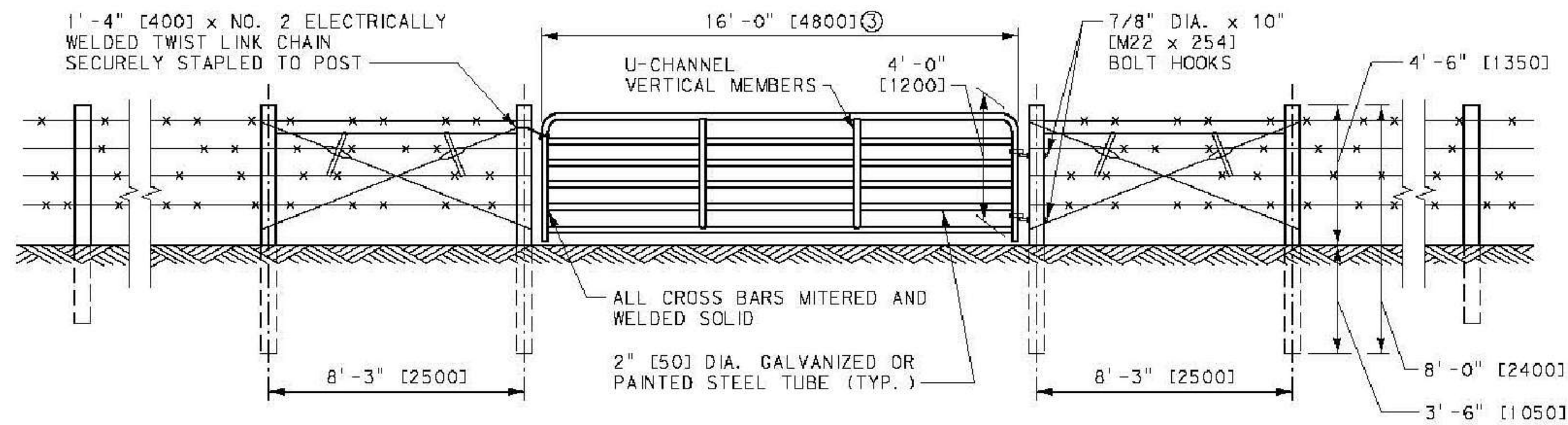
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**A**  
**C5** **STEEL RANCH GATE**  
SCALE: N.T.S.

- 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.

PCD FILE NO. PPR-18-051

REVISIONS			
NO.	DESCRIPTION	BY	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

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

**JDS-HYDRO** CONSULTANTS, INC.  
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(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.