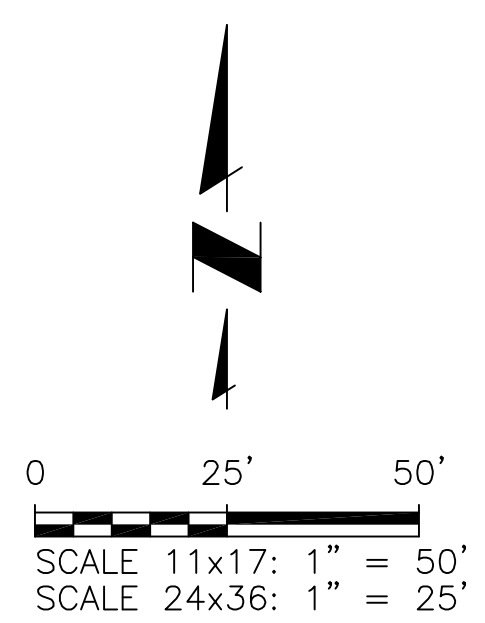
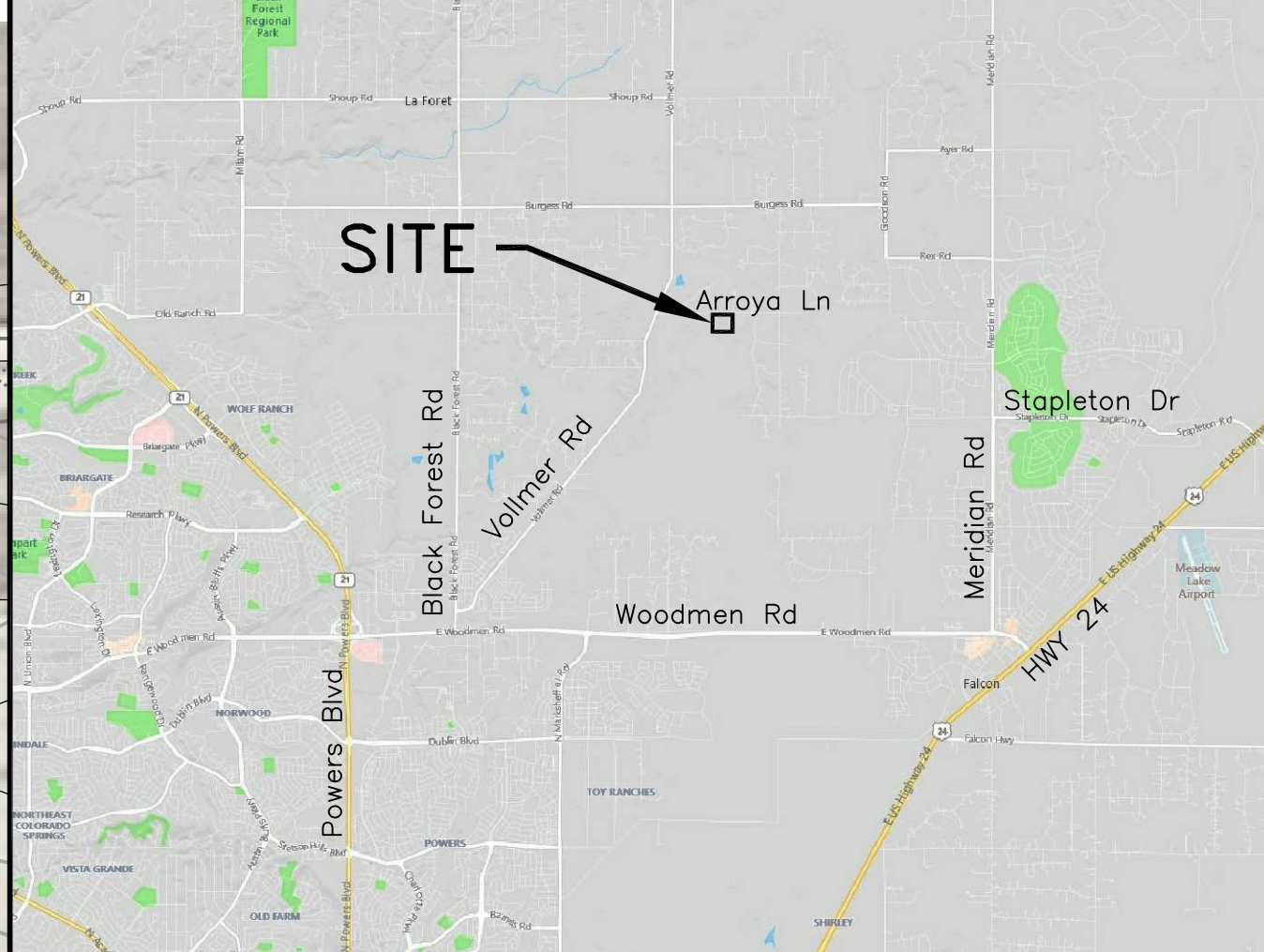
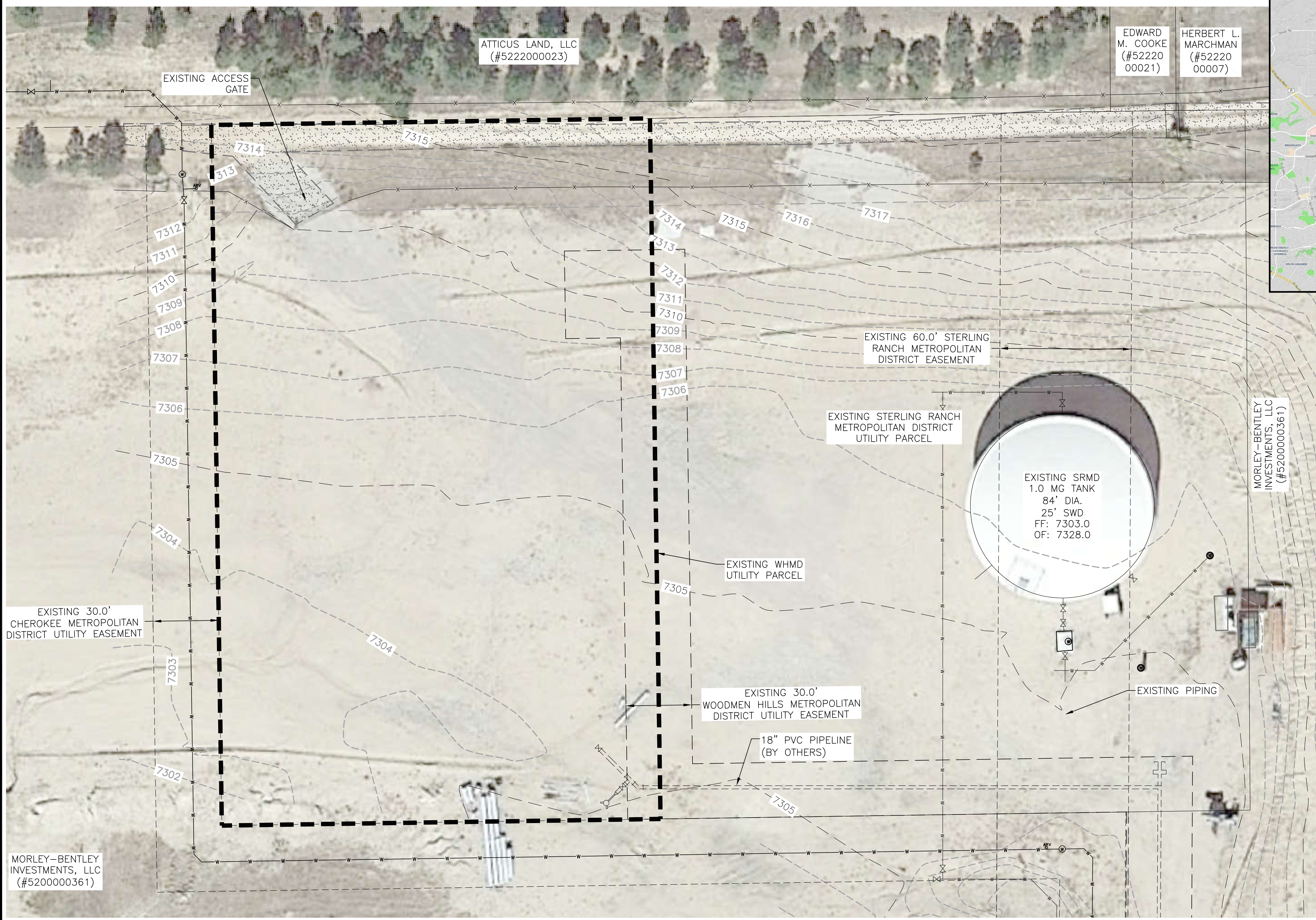


LEGEND

	EX PROPERTY LINE		EX CONTOURS-MAJOR		EX LIGHT POLE		PP SANITARY SEWER LINE ALIGNMENT		PP VEHICLE TRACKING PAD		STAGING AREA
	EX RIGHT-OF-WAY		EX CONTOURS-MINOR		EX UTILITY POLE		PP WATER LINE ALIGNMENT		PP EROSION CONTROL BALES		CONCRETE WASHOUT
	EX FENCE		EX FIRE HYDRANT		EX OVERHANGING LIGHT POLE		PP WATER METER & SERVICE		PP EROSION CONTROL BLANKET		RIPRAP
	EX WATER LINE		EX WATER VALVE		EX SIGN		PP CONTOURS-MAJOR		PP FIRE HYDRANT		PP WATER LINE FITTING
	EX SANITARY SEWER LINE		EX SANITARY SEWER MANHOLE		EX VEGETATION (SIZE VARIES)		PP CONTOURS-MINOR		PP WATER VALVE		PP WELL
	EX O.H. ELECTRIC		EX TELEPHONE MANHOLE				PP FENCE		PP WATER VALVE		PP SPOT ELEVATION
	EX U.G. ELECTRIC LINE		EX STORM SEWER MANHOLE				PP U.G. ELECTRIC LINE				
	EX U.G. GAS LINE						PP EROSION CONTROL SILT FENCE				
	EX U.G. TELEPHONE LINE										
	EX U.G. CABLE LINE										



NOTE:
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Approved
By: **Craig Dossey, Executive Director**
Date: **08/24/2020**
El Paso County Planning & Community Development

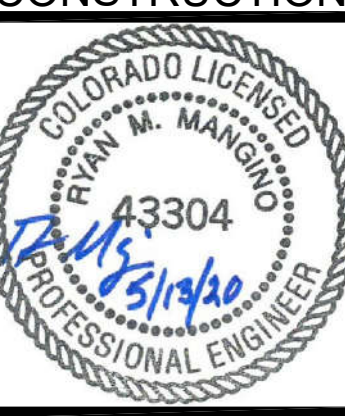
PCD File No. PPR-20-017

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

WOODMEN HILLS METROPOLITAN DISTRICT
WEST CONCRETE WATER STORAGE TANK
EXISTING SITE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
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FOR CONSTRUCTION



Project No.: 112.112
Date: 05/13/20
Design: RMM
Drawn: RMM
Check: JPM

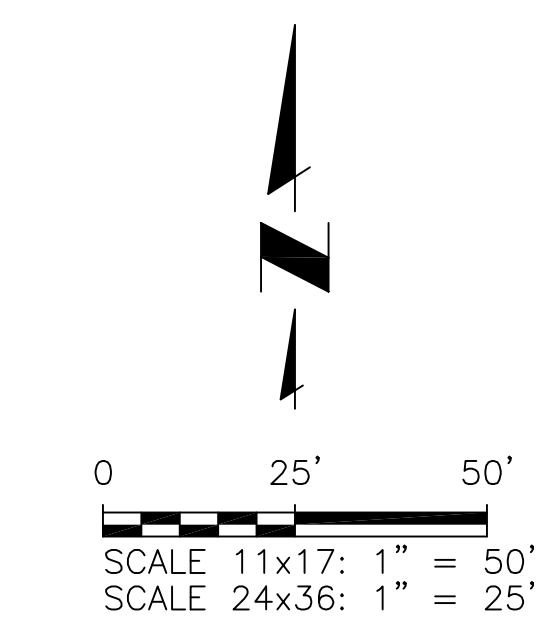
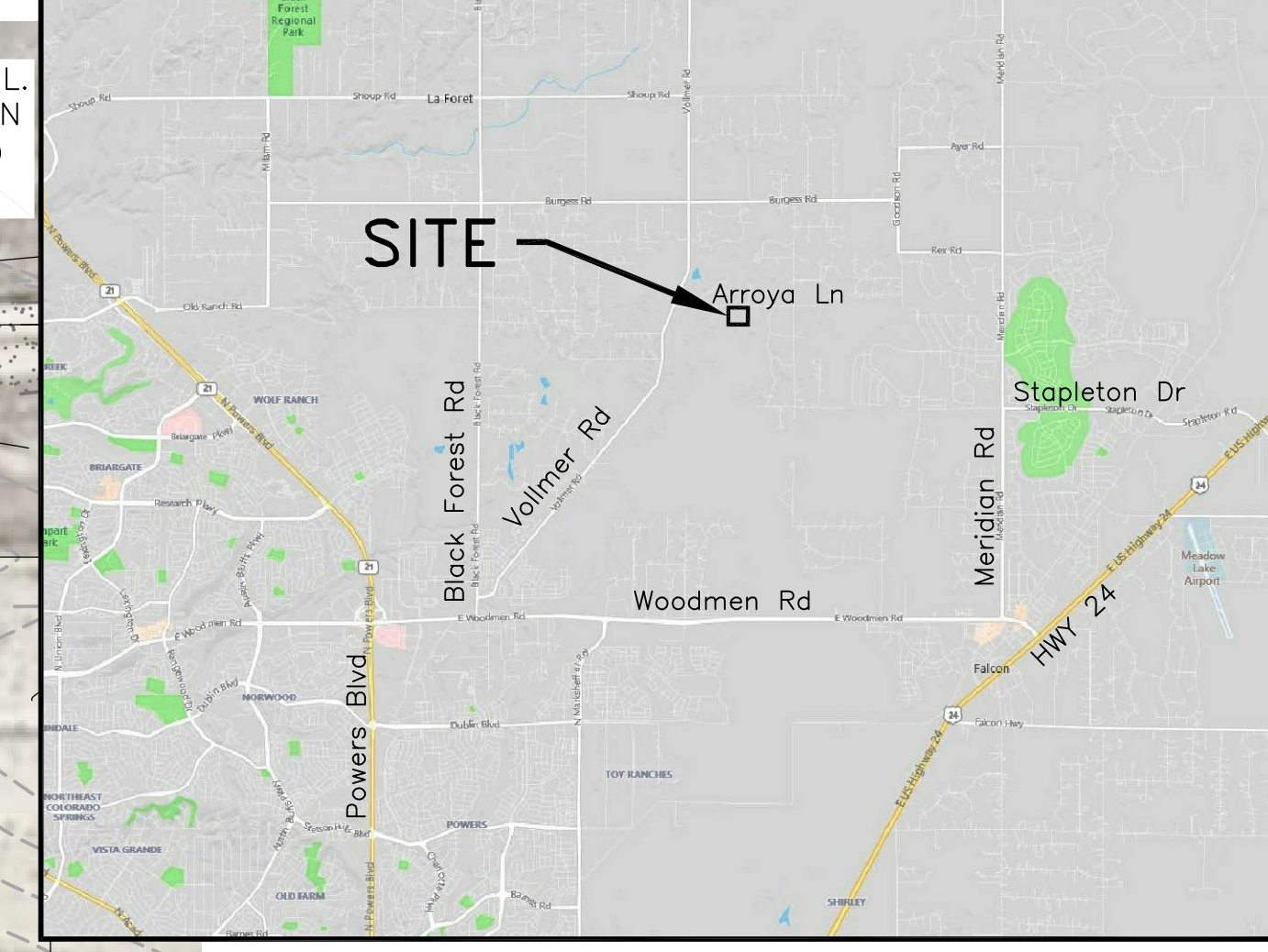
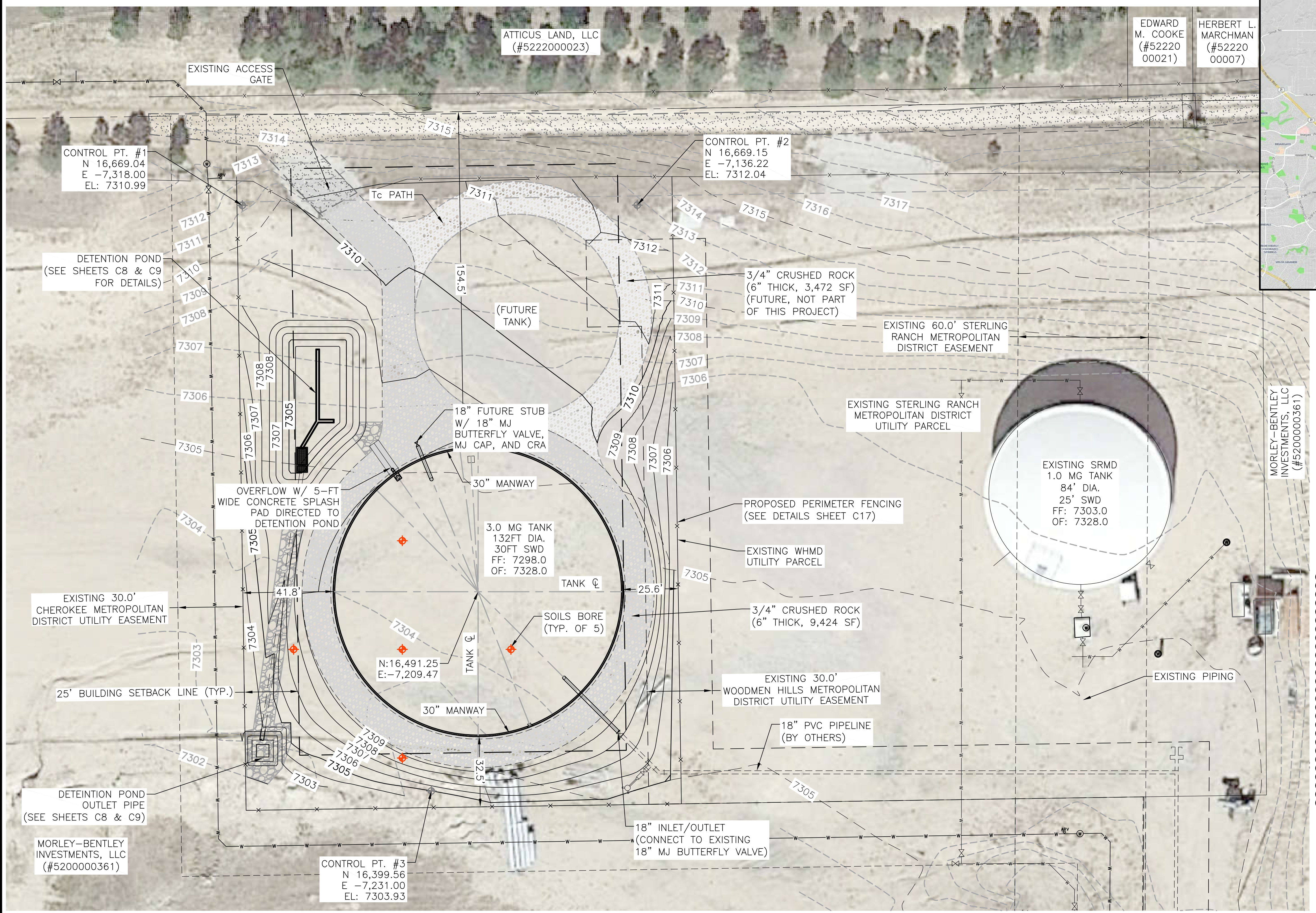
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SHEET 2 OF 30

2020/07/14 10:12 AM By: Ryan Mangino J:\JDS-Hydro\Project Files\112.112 Woodmen Hills\112.112 West Water Tank\Drawings\Working\112.112_Tank\112.112_Civil.dwg

MORLEY-BENTLEY INVESTMENTS, LLC
(#5200000361)

LEGEND

	EX PROPERTY LINE		EX CONTOURS-MAJOR		EX LIGHT POLE		PP SANITARY SEWER LINE ALIGNMENT		STAGING AREA
	EX RIGHT-OF-WAY		EX CONTOURS-MINOR		EX UTILITY POLE		PP WATER LINE ALIGNMENT		CONCRETE WASHOUT
	EX FENCE		EX FIRE HYDRANT		EX OVERHANGING LIGHT POLE		PP WATER METER & SERVICE		RIPRAP
	EX WATER LINE		EX WATER VALVE		EX SIGN		PP CONTOURS-MAJOR		PP FIRE HYDRANT
	EX SANITARY SEWER LINE		EX WATER MANHOLE		EX VEGETATION (SIZE VARIES)		PP CONTOURS-MINOR		PP WATER LINE FITTING
	EX O.H. ELECTRIC		EX SANITARY SEWER MANHOLE				PP FENCE		PP WATER VALVE
	EX U.G. ELECTRIC LINE		EX TELEPHONE MANHOLE				PP U.G. ELECTRIC LINE		PP WELL
	EX U.G. GAS LINE		EX STORM SEWER MANHOLE				PP EROSION CONTROL SILT FENCE		PP SPOT ELEVATION
	EX U.G. TELEPHONE LINE		EX GAS METER						
	EX U.G. CABLE LINE								



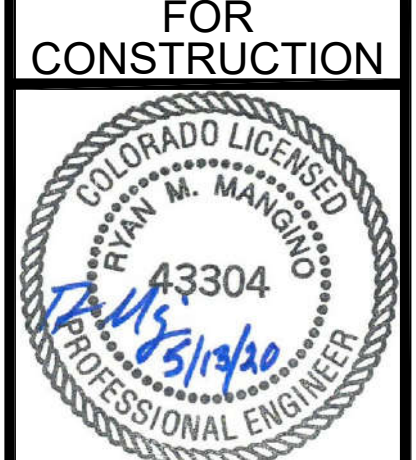
- NOTES:**
- DRAIN FOR TANK SHALL BE THE FIRE HYDRANT LOCATED AT STA. 17+00 OF THE "WEST WATER PIPELINE" DRAWINGS. SAID FIRE HYDRANT IS APPROXIMATELY 320 FEET EAST AND 525 FEET SOUTH OF THE CENTER OF THE TANK, WITH A NOZZLE ELEVATION OF 7,290 FEET.
 - THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED 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.

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

WOODMEN HILLS METROPOLITAN DISTRICT
 WEST CONCRETE WATER STORAGE TANK
 PROPOSED SITE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
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Project No.: 112.112
 Date: 05/13/20
 Design: RMM
 Drawn: RMM
 Check: JPM

C2
 SHEET 3 OF 30

2020/07/14 10:12 AM By: Ryan Mangino J:\JDS-Hydro\Project Files\112 Woodmen Hills\112.112 West Water Tank\Drawings\Working\112.112_Tank\112.112_1_Civil.dwg

2020/07/10 3:50 PM By: Ryan Mangino J:\JDS-Hydro\Project Files\112.112 Woodmen Hills\112.112 West Water Tank\Drawings\Working\112112_10\11212_3_FEMA.dwg

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area Formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D Boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 Base Flood Elevation line and value; elevation in feet* (EL 987)
- Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

A-A Cross section line

23-23 Transect line

97° 07' 30.00" 32° 22' 30.00" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

475000N 1000-meter Universal Transverse Mercator grid ticks, zone 13

600000 FT 5000-foot grid ticks: Colorado State Plane coordinate system, central zone (FIPSZONE 0502), Lambert Conformal Conic Projection

DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 River Mile

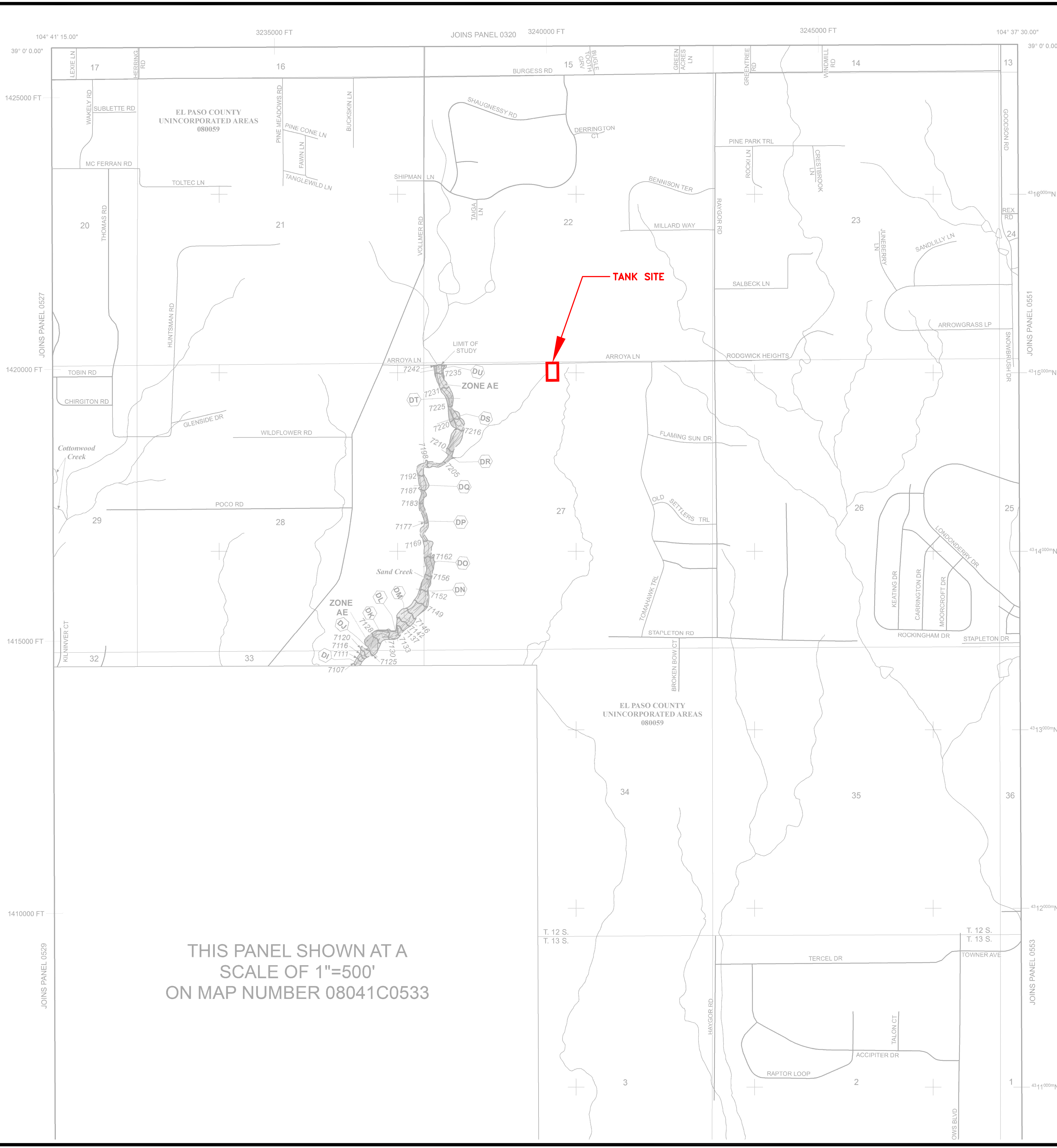
MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
MARCH 17, 1997

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
DECEMBER 7, 2018 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



THIS PANEL SHOWN AT A
SCALE OF 1"=500'
ON MAP NUMBER 08041C0533

NFP

PANEL 0535G

FIRM

FLOOD INSURANCE RATE MAP

**EL PASO COUNTY,
COLORADO
AND INCORPORATED AREAS**

PANEL 535 OF 1300

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

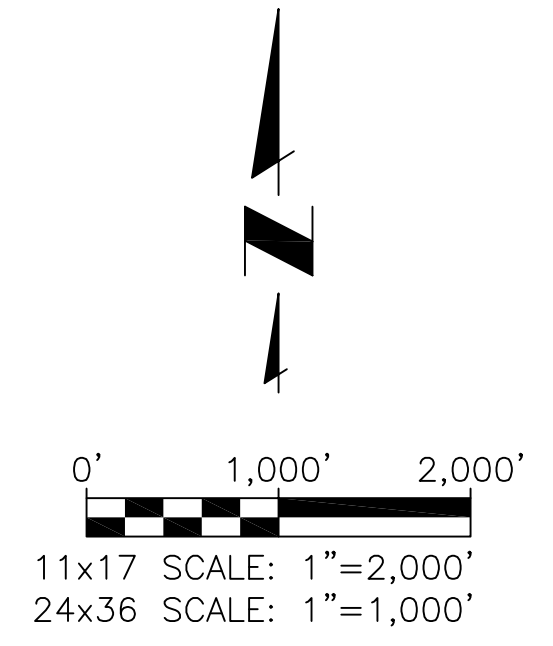
COMMUNITY	NUMBER	PANEL	SUFFIX
COLORADO SPRINGS, CITY OF	080080	0535	G
EL PASO COUNTY	080059	0535	G

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
08041C0535G

MAP REVISED
DECEMBER 7, 2018

Federal Emergency Management Agency



NOTE:

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

UNLESS THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

WOODMEN HILLS METROPOLITAN DISTRICT
WEST CONCRETE WATER STORAGE TANK
FEMA FLOODPLAIN MAP

NO.	DESCRIPTION	BY	APP.	DATE
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FOR CONSTRUCTION



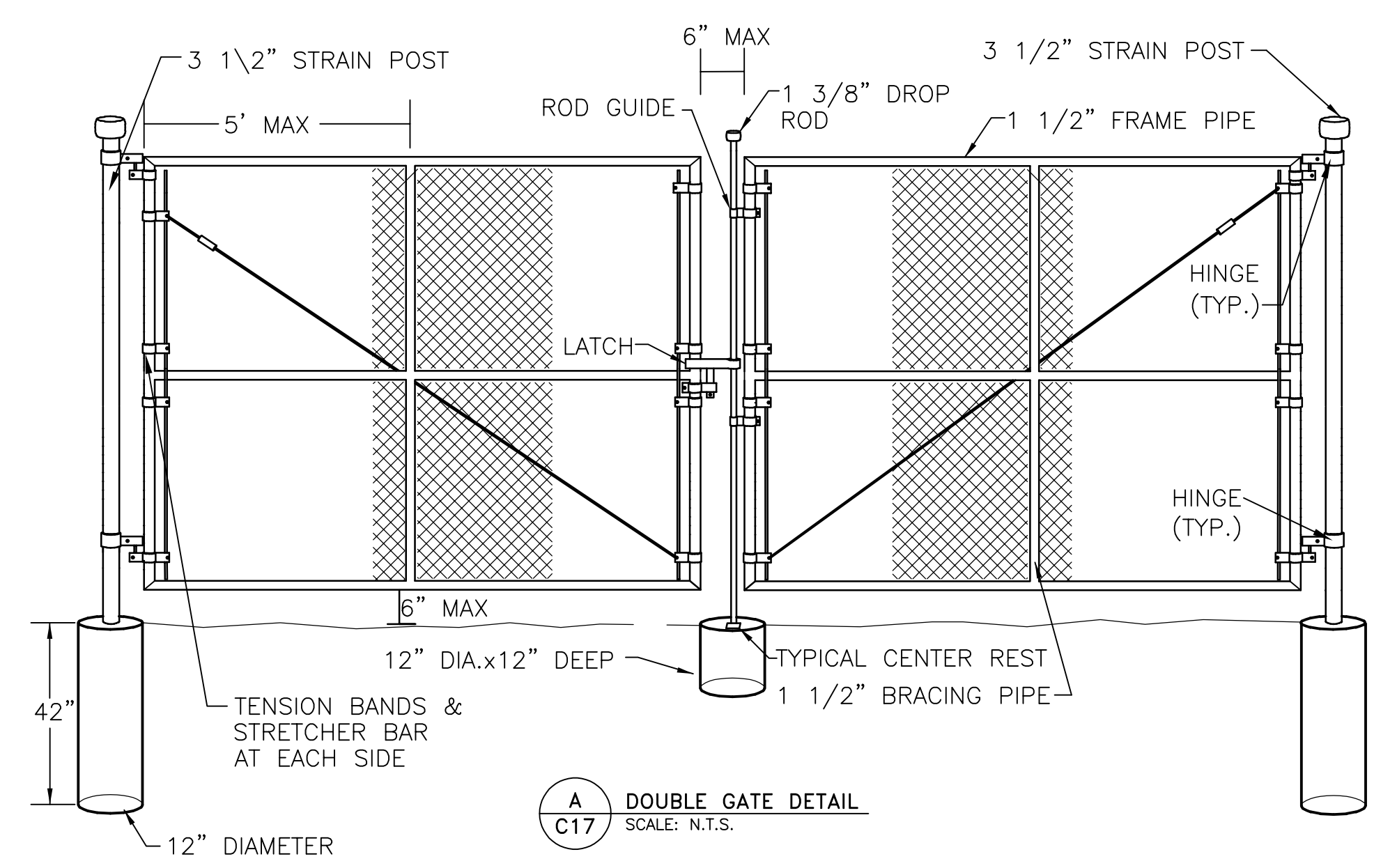
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Date: 05/13/20
Design: RMM
Drawn: RMM
Check: JPM

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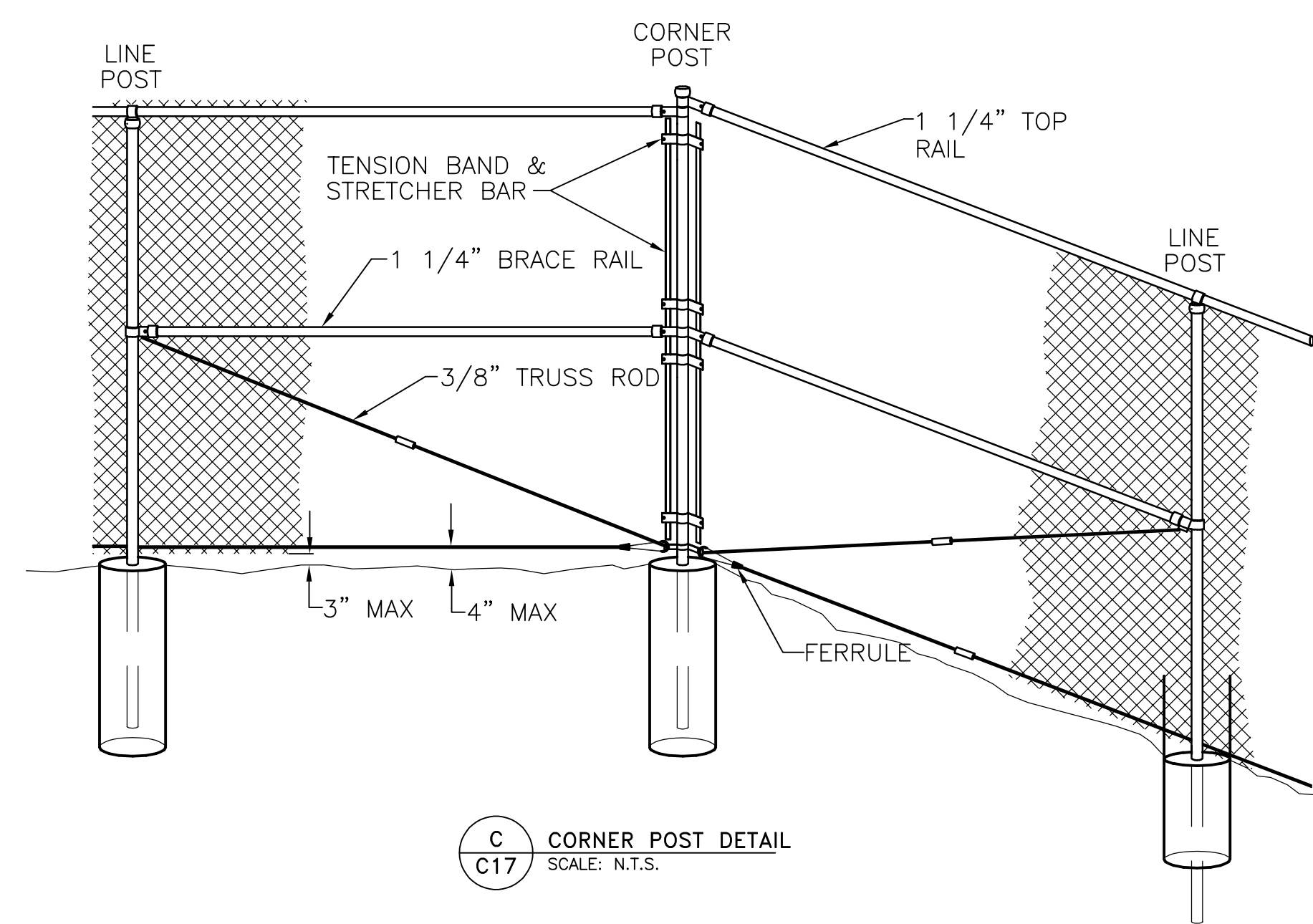
SHEET 8 OF 30

PCD File No. PPR-20-017

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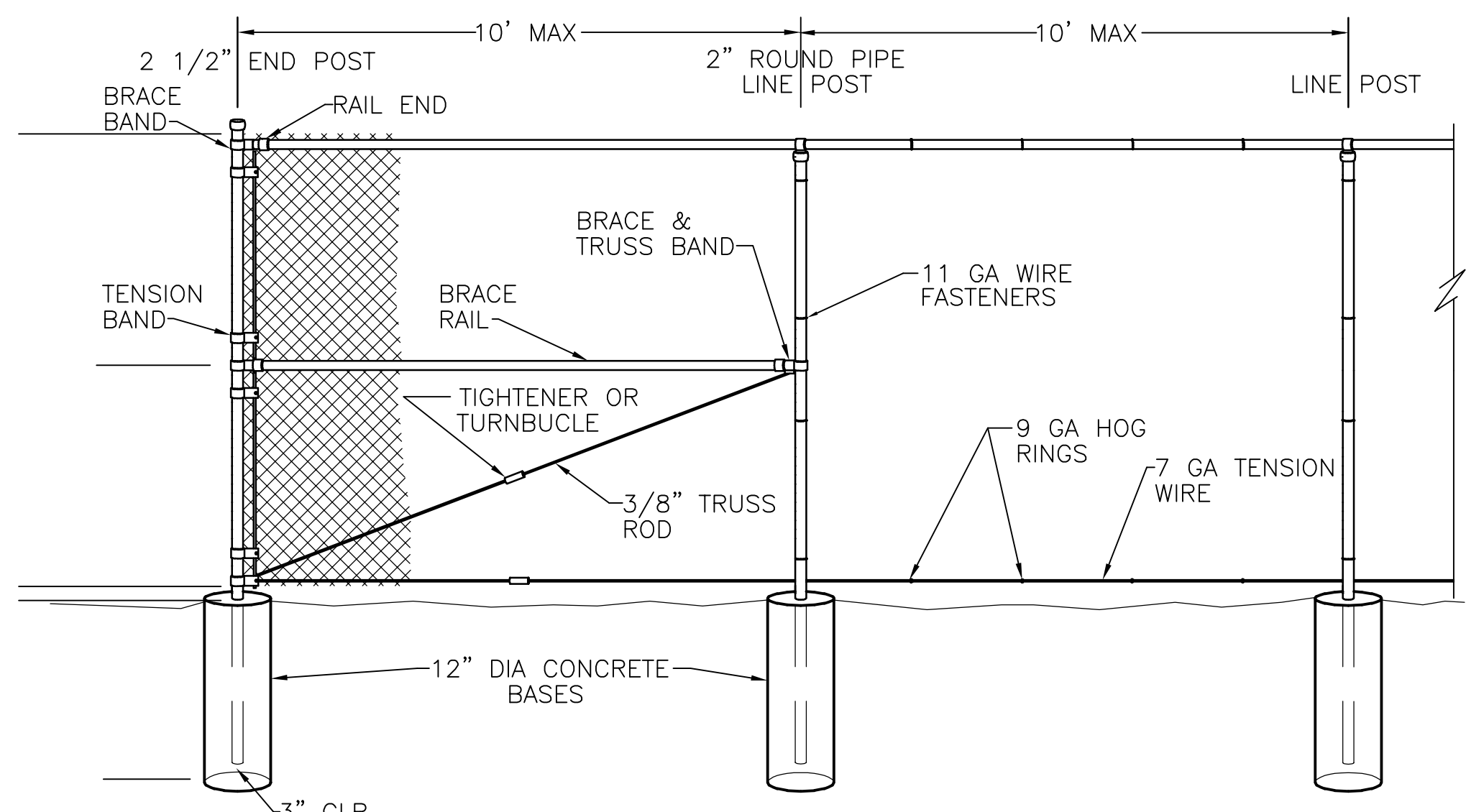
A
C17
DOUBLE GATE DETAIL
SCALE: N.T.S.



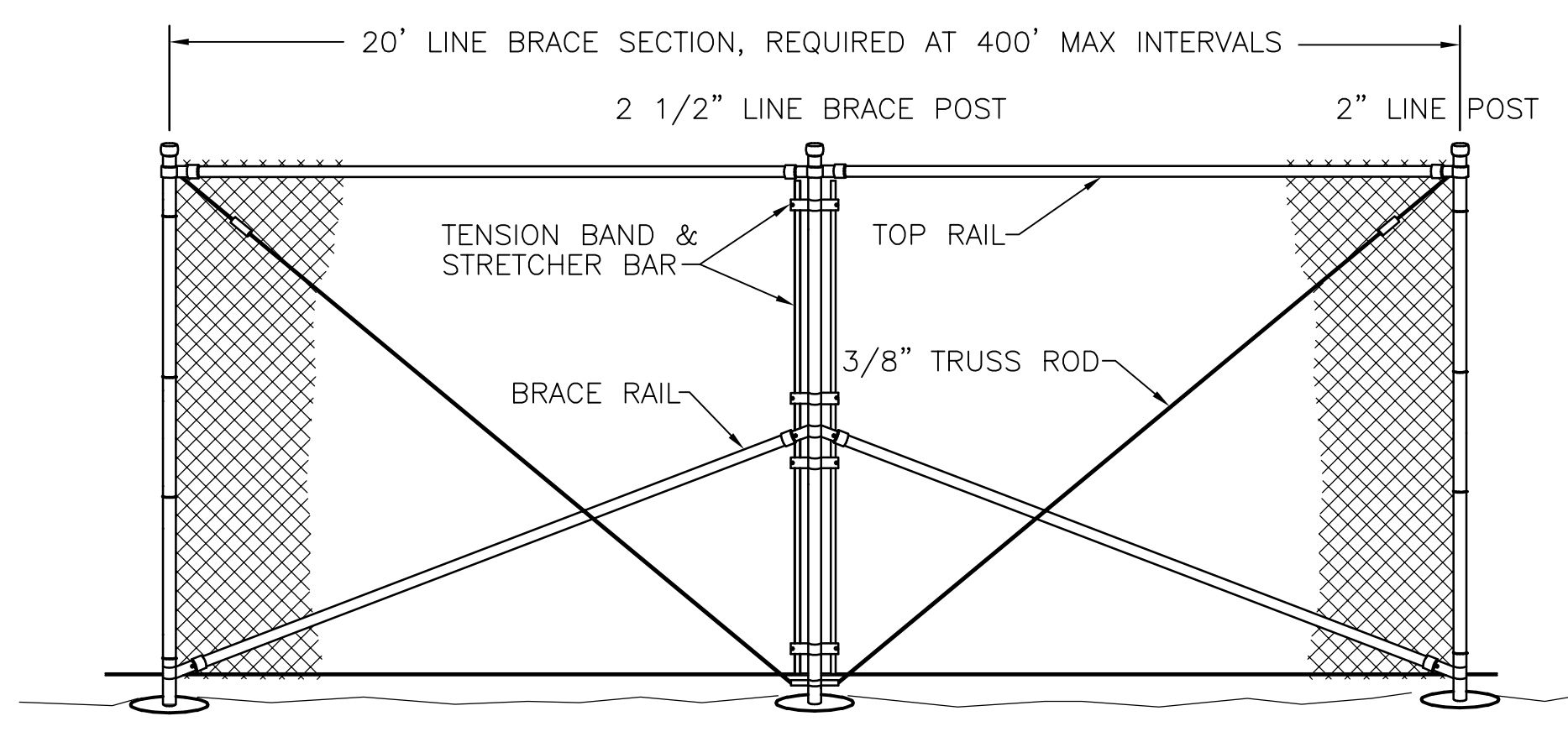
C
C17
CORNER POST DETAIL
SCALE: N.T.S.

FENCING NOTES:

1. CHAIN LINK FENCE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 181.
2. CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND TIE CLIPS SHALL BE NO. 11 GAGE (W&M) GALVANIZED STEEL WIRE OR NO. 7 GAGE (B&S) ALUMINUM WIRE, AND HOG RINGS SHALL BE NO. 9 GAGE, ALL IN CONFORMANCE WITH ASTM F 626.
3. STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASHTO M 181 TYPE 1, GRADE 1 OR GRADE 2.
4. 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.
5. TENSION WIRE SHALL BE AS SPECIFIED IN AASHTO M 181.
6. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS A, AX, OR B.
7. CHAIN LINK FABRIC OVER 5 FEET HIGH SHALL BE TWISTED AND BARBED ON THE TOP SELVAGE AND KNUCKLED ON THE BOTTOM SELVAGE.
8. ATTACH FABRIC TO ALL FENCE & GATE STRUCTURES AT 12" INTERVALS VERTICALLY & AT 20" HORIZONTALLY.



B
C17
END POST DETAIL
SCALE: N.T.S.



D
C17
LINE BRACE POST DETAIL
SCALE: N.T.S.

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WOODMEN HILLS METROPOLITAN DISTRICT
WEST CONCRETE WATER STORAGE TANK
FENCING DETAILS

NO.	DESCRIPTION	BY	APP.	DATE
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FOR CONSTRUCTION

Project No.: 112.112
Date: 05/13/20
Design: RMM
Drawn: RMM
Check: JPM

C17
SHEET 18 OF 30