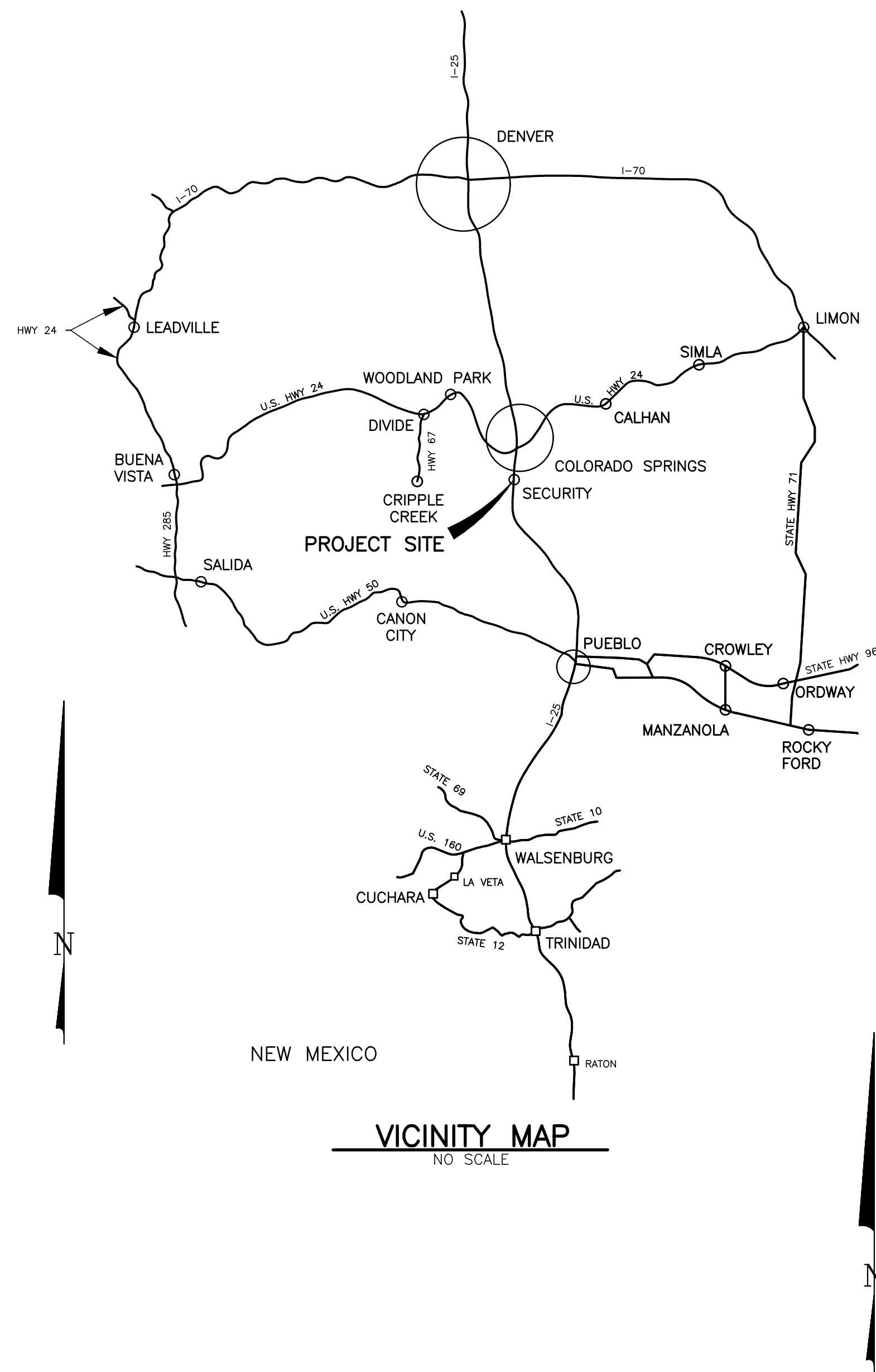


SITE DEVELOPMENT PLAN FOR SECURITY WATER DISTRICT WATER TREATMENT PLANT BUILDING ADDITION

AUGUST 2024



SITE MAP
SCALE: 1" = 200'

DRAWING INDEX

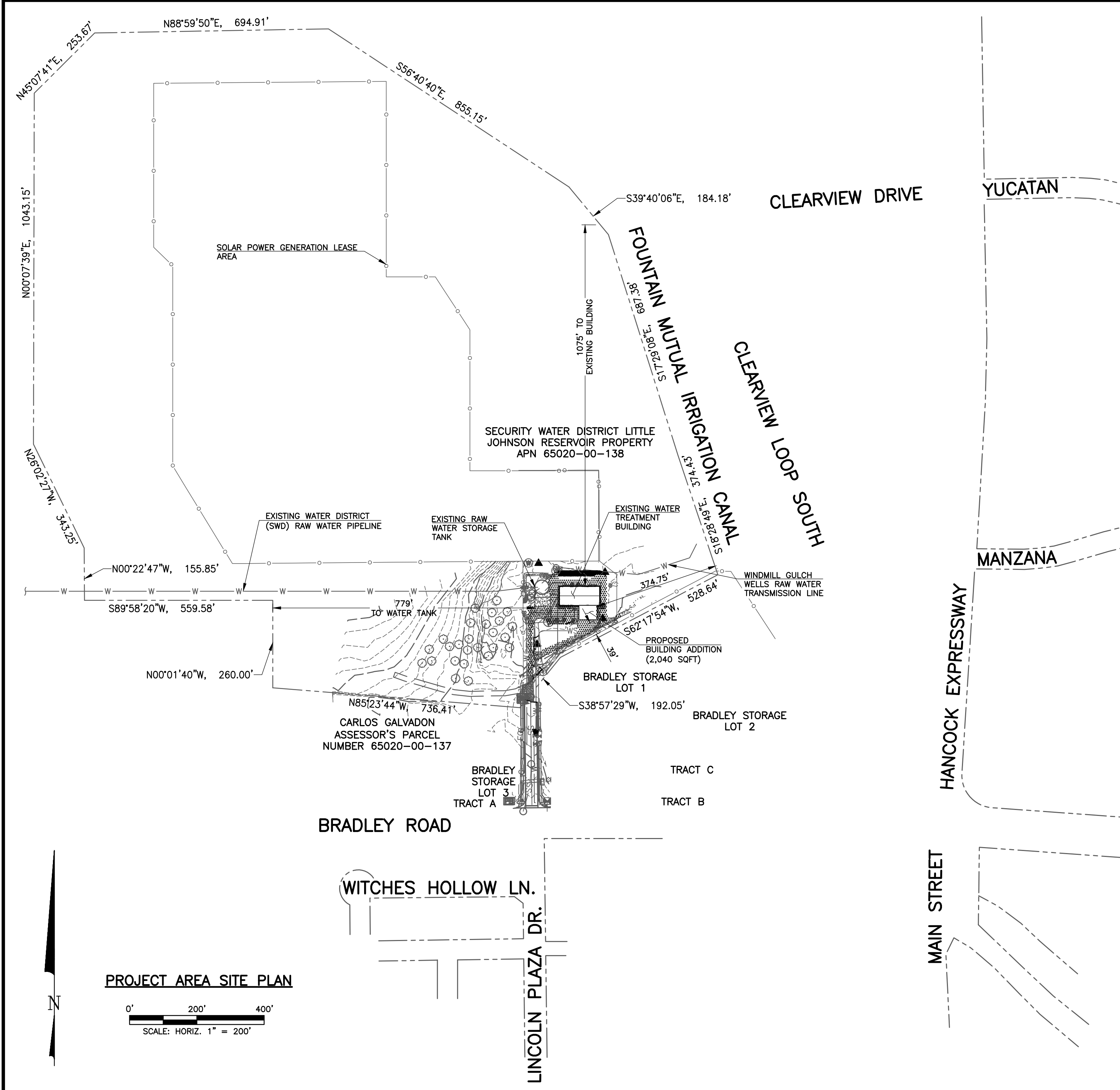
SHEET NO.	DESCRIPTION
1	TITLE SHEET, VICINITY MAPS, AND DRAWING INDEX
2	SWD PROPERTY SITE PLAN
3	BUILDING SITE PLAN
4	ADDITIONAL ELEVATIONS
5	ARCHITECTURAL FLOOR PLAN AND FINISHES
6	LANDSCAPE PLAN
6A	LANDSCAPE DETAILS
7	PHOTOMETRIC PLAN

GMS, INC.
611 NORTH WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903



EPC PCD FILE PPR262

SHEET 1 OF 7
GMS FILE No. 3800



PROJECT AREA SITE PLAN
 0' 200' 400'
 SCALE: HORIZ. 1" = 200'

OWNER/APPLICANT: SECURITY WATER DISTRICT ACTING BY AND THROUGH IT WATER ACTIVITY ENTERPRISE

RESPONSIBLE PARTY: ROY E. HEALD, GENERAL MANAGER
 TELEPHONE: 719-392-3475
 EMAIL: R.HEALD@SECURITYWSD.COM

RESPONSIBLE DESIGN PROFESSIONAL: GMS, INC., ROGER SAMS, P.E.
 TELEPHONE: 719-475-2935
 EMAIL: RJSAMS@GMSSENGR.COM

PROPERTY ADDRESS: 4140 LINCOLN PLAZA DRIVE, COLORADO SPRINGS, CO 80911

PROPERTY TAX SCHEDULE NO: 65020-00-138

CURRENT ZONING OF PROPERTY: R4 AND CC; NO CHANGE OF ZONE IS PROPOSED

CURRENT ZONING OF ADJACENT PROPERTIES: WEST & NORTH & SOUTH: A-5
 NORTHWEST & EAST: 1-2 & M
 SOUTH & SOUTHEAST: CC

LEGAL DESCRIPTION OF PROPERTY: REFER TO SHEET 2

PROPERTY AREA: 70.041 ACRES

EXISTING AND NEW BUILDING PARCEL AREA COVERAGE = 0.215 ACRES / 70.041 ACRES IS EQUIVALENT TO 0.31%

TOTAL GROSS BUILDING AREA = 9,360 SQ. FT.

SITE SPACES:

OPEN SPACE = 40.44 ACRES (57.7%)

SOLAR POWER GENERATION COMPLEX = 27.92 ACRES (39.9%)

LANDSCAPING (NATIVE GRASS) AT WTP SECURED SITE = 0.18 ACRES (0.3%)

IMPERVIOUS SURFACES AT WTP SECURED SITE = 1.14 ACRES (1.6%)

WTP SECURED SITE = 1.67 ACRES (2.4%)

LEGEND

- WATER MAIN ——— W ——— W ——— W ———
- WATER SERVICE LINE ——— WS ——— WS ——— WS ———
- UNDERGROUND ELECTRIC ——— UGE ———
- GAS LINE ——— G ——— G ——— G ——— G ———
- FIBER OPTIC LINE ——— FO ———
- WASTEWATER PIPELINE ——— SS ——— SS ——— SS ———
- PROPERTY LINE - - - - -
- CHAIN LINK FENCE ——— ○ ——— ○ ——— ○ ——— ○ ———
- WATER VALVE ——— ⊗ ———
- FIRE HYDRANT ——— ⊙ ———
- WATER MANHOLE ——— ⊕ ———
- MONITORING WELL ——— ⊕ MW ———
- ELECTRIC METER ——— ⊙ ———
- SOIL BORING ——— ⊙ ———
- SANITARY SEWER MANHOLE ——— ○ ———
- CONTROL POINT ——— ▲ ———

PROPERTY DESCRIPTION SECURITY WATER DISTRICT PARCEL:

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AS MONUMENTED BY A REBAR AND PLASTIC CAP PLS 9646;

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH WEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AS MONUMENTED BY A REBAR AND PLASTIC CAP PLS 9646;

THENCE N00°22'47"W A DISTANCE OF 155.85 FEET;

THENCE N28°02'27"W A DISTANCE OF 343.25 FEET;

THENCE N00°07'39"E A DISTANCE OF 1043.15 FEET;

THENCE N45°07'41"E A DISTANCE OF 253.67 FEET;

THENCE N88°59'50"E A DISTANCE OF 694.91 FEET;

THENCE S56°40'40"E A DISTANCE OF 855.15 FEET;

THENCE S39°40'06"E A DISTANCE OF 184.18 FEET;

THENCE S17°29'08"E A DISTANCE OF 687.38 FEET;

THENCE S18°18'49"E A DISTANCE OF 374.43 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BRADLEY STORAGE SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NUMBER 218714088 OF SAID EL PASO COUNTY RECORDS;

THENCE S62°17'54"W ON SAID NORTH LINE A DISTANCE OF 528.64 FEET TO AN ANGLE POINT THEREIN

THENCE S38°57'29"W CONTINUING ON THE NORTHWESTERLY LINE OF SAID LOT 1 AND THE NORTHWESTERLY LINE OF LINCOLN PLAZA DRIVE AS PLATTED BY SAID SUBDIVISION A DISTANCE OF 192.05 FEET;

THENCE N85°23'44"W A DISTANCE OF 736.41 FEET;

THENCE N00°01'40"W A DISTANCE OF 260.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE S89°58'20"W ON SAID NORTH LINE A DISTANCE OF 559.58 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 70.041 ACRES, MORE OR LESS

THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF PROPERTY.

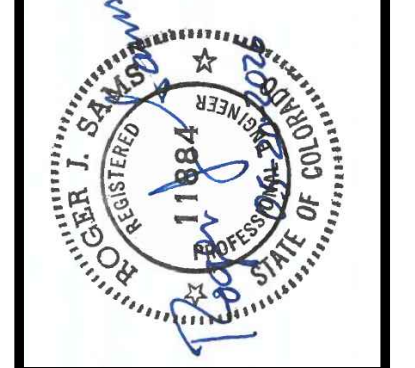


EXISTING CONDITION SITE PLAN
 0' 100' 200'
 SCALE: HORIZ. 1" = 100'

SCALE VERIFICATION
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1	4/9/2028		



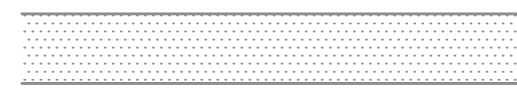
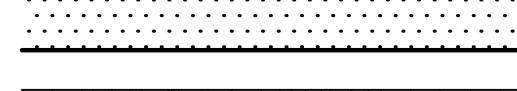









SWD PROPERTY SITE PLAN
 WATER TREATMENT PLANT BUILDING ADDITION
 SECURITY WATER DISTRICT

GMS, INC.
 CONSULTING ENGINEERS
 611 N. WEBER, SUITE 300
 COLORADO SPRINGS, COLORADO 80903



DRAWN	DESIGNED	CHECKED	DATE	PROJECT NO.	GMS FILE NO.
SKC	SLW	RJS	AUGUST 2024	2023-053.130	3800

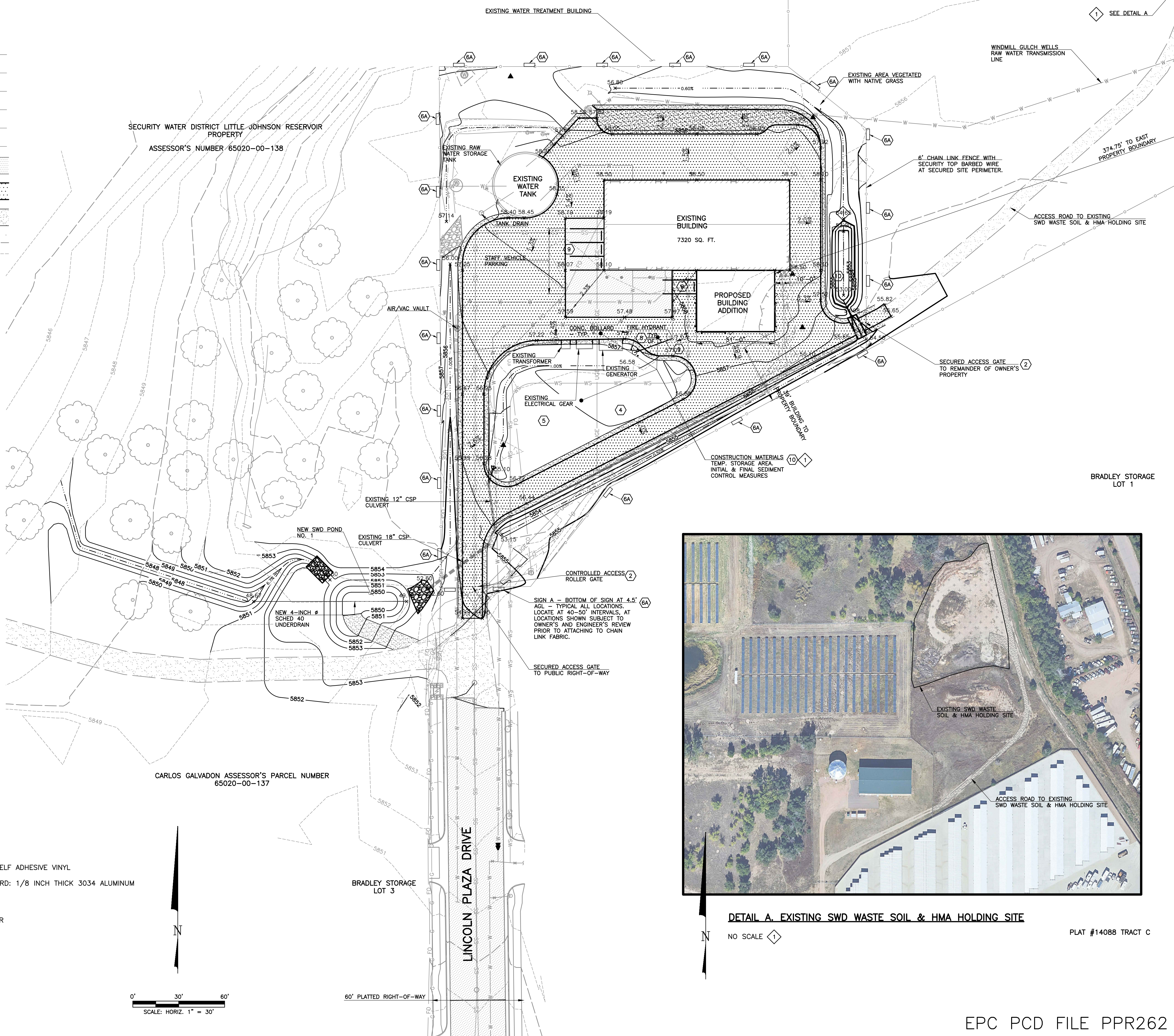
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LEGEND

- WATER MAIN ——— W ——— W ——— W ———
- WATER SERVICE LINE ——— WS ——— WS ——— WS ———
- UNDERGROUND ELECTRIC ——— UGE ———
- GAS LINE ——— G ——— G ——— G ——— G ———
- FIBER OPTIC LINE ——— FO ———
- SANITATION SEWER LINE ——— SS ——— SS ——— SS ———
- EXISTING HMA PAVEMENT 
- NEW HMA PAVEMENT 6" FULL DEPTH ON PREPARED SUBGRADE 
- RECLAIMED CONCRETE SHOULDER COMPACTED MATERIAL, 6" DEPTH 
- EXISTING ELEVATION CONTOUR LINE ——— 5857 ———
——— 5858 ———
- WATER VALVE 
- FIRE HYDRANT 
- WATER MANHOLE 
- MONITORING WELL 
- ELECTRIC METER 
- SOIL BORING 
- SANITARY SEWER MANHOLE 
- CONTROL POINT 

KEYED NOTES

- 1 EXISTING CONCRETE FILLED PIPE BOLLARDS AT FIRE HYDRANT AND ELECTRICAL EQUIPMENT. REMOVE EXISTING FIXED BOLLARDS AT EXISTING FIRE HYDRANT. EXISTING BOLLARDS AT ELECTRICAL EQUIPMENT TO REMAIN UNDISTURBED.
- 2 OWNER WILL MAKE ARRANGEMENTS FOR CONTRACTOR'S ACCESS DURING DESIGNATED WORKING HOURS
- 3 NEW HOT MIX ASPHALT (HMA) TO LIMITS SHOWN SHALL BE CONSTRUCTED WITH NATIVE SUB-GRADE PREPARATION AS SPECIFIED AND TWO 3-INCH LIFTS OF SPECIFIED HMA. ALL NEW HMA WILL BE SHOULDERED WITH 3-FOOT WIDE STRIP OF RECLAIMED CONCRETE AGGREGATE BASE COURSE, 6-INCH COMPACTED THICKNESS
- 4 CONTRACTOR TOOL & EQUIPMENT STAGING AREA
- 5 REFER TO SITE GRADING & DRAINAGE PLAN, SHEET 4
- 6A SIGN A:  IMAGE: PHOTO OR DIGITAL REPRODUCTION OR SHEET VINYL WITH ADHESIVE BACKING
BACKBOARD: 1/8 INCH THICK 3034 ALUMINUM
- 6B SIGN B:  IMAGE: SELF ADHESIVE VINYL
BACKBOARD: 1/8 INCH THICK 3034 ALUMINUM
- 7 NEW FIXED BOLLARDS AT EDGE OF EACH NEW OVERHEAD ROLLER DOOR. SALVAGED BOLLARDS FROM EXISTING FIRE HYDRANT LOCATION MAY BE REUSED PER DETAIL THIS SHEET.
- 8 REMOVABLE BOLLARDS AT RELOCATED FIRE HYDRANT.
- 9 PARKING SPACES: TWO EMPLOYEES WITH VEHICLES
FOUR (4) PARKING SPACES (9' x 18') PROVIDED
- 10 CONSTRUCTION MATERIALS STORAGE AREA. INITIAL & FINAL SEDIMENT CONTROL MEASURES



DETAIL A. EXISTING SWD WASTE SOIL & HMA HOLDING SITE

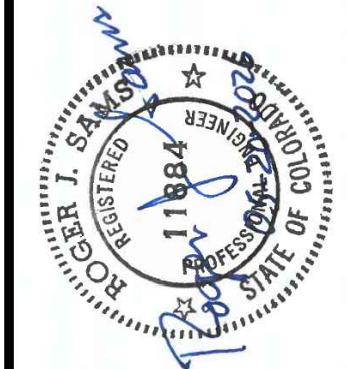
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PLAT #14088 TRACT C

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BUILDING SITE PLAN
WATER TREATMENT PLANT BUILDING ADDITION
SECURITY WATER DISTRICT

GMS, INC.
CONSULTING ENGINEERS
611 N. WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903

DRAWN	DESIGNED	CHECKED	DATE	PROJECT NO.	GMS FILE NO.
			AUGUST 2024	2023-053.130	3800

SHEET **3** OF **7**

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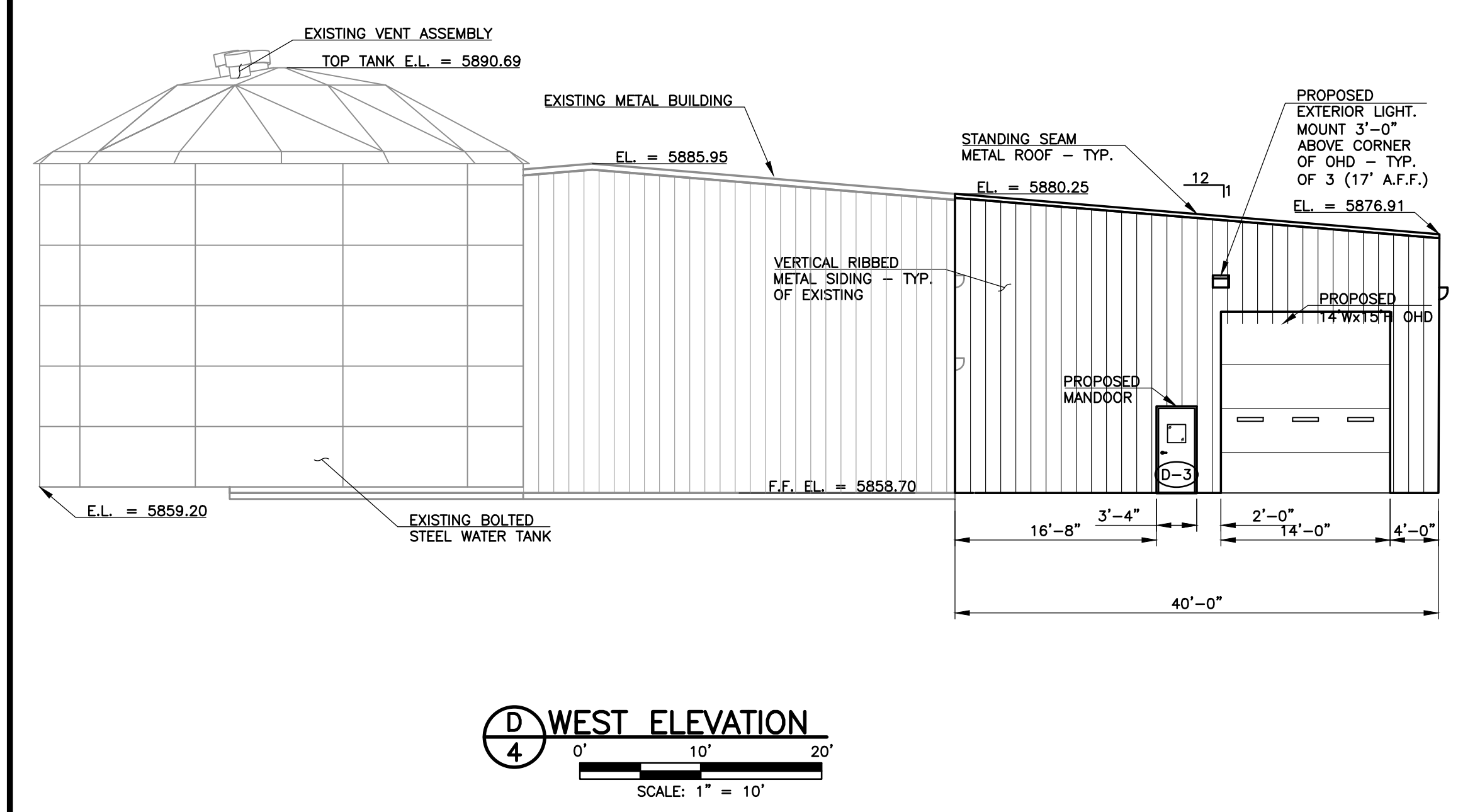
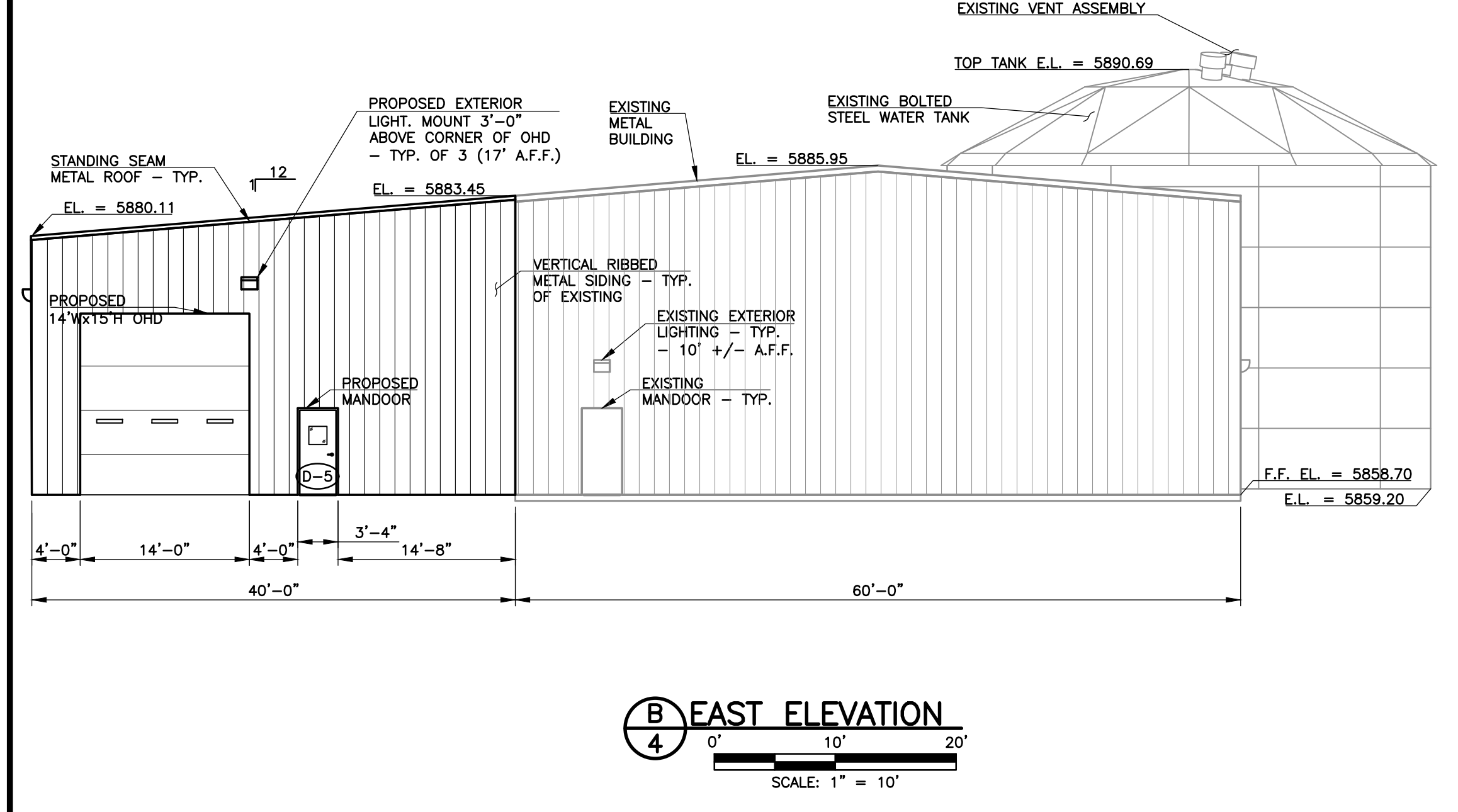
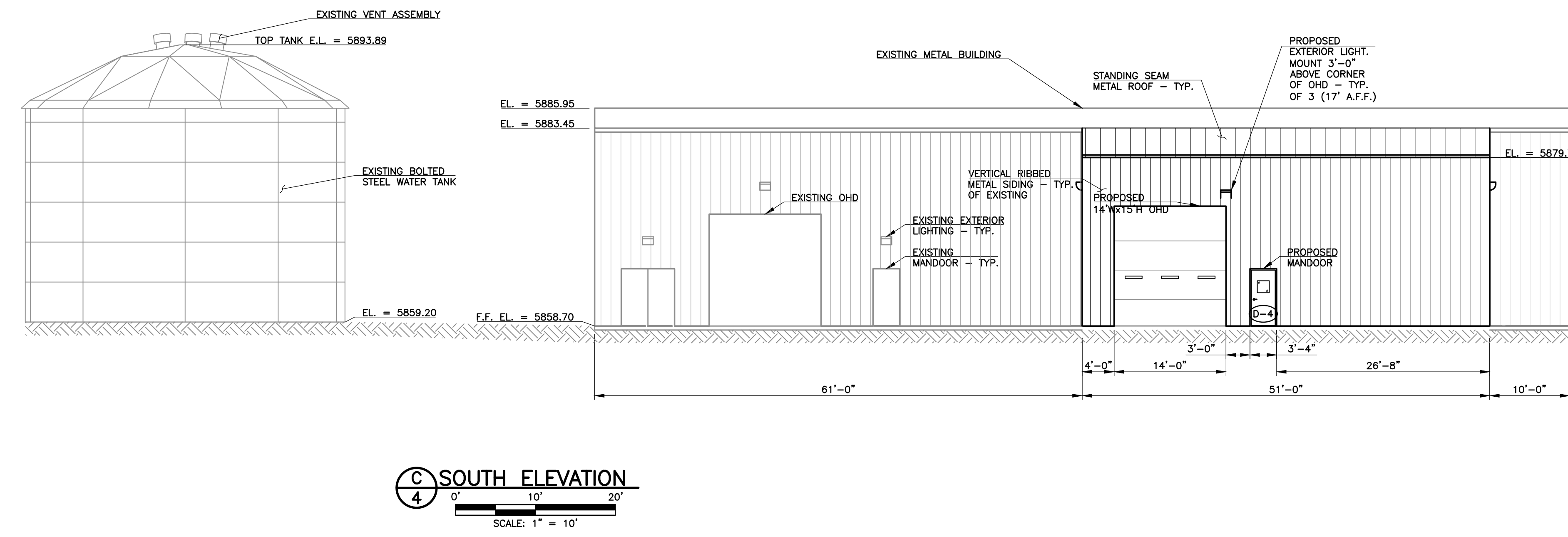
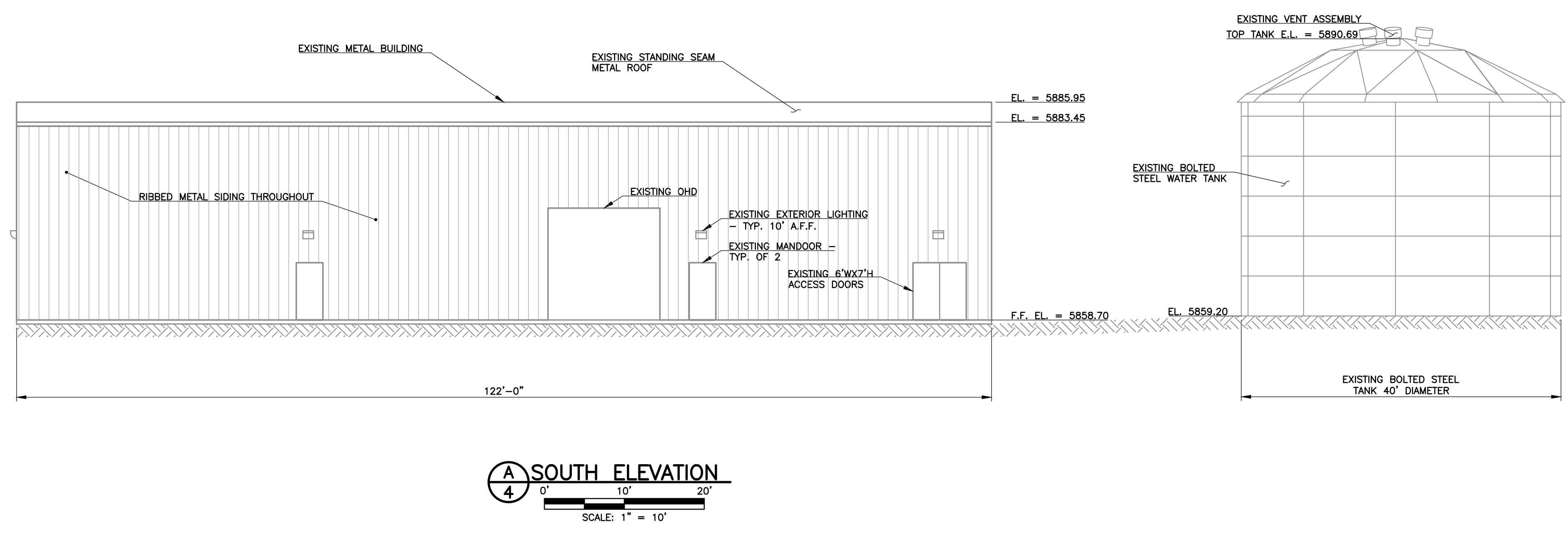


BUILDING ELEVATIONS
 WATER TREATMENT PLANT BUILDING ADDITION
 SECURITY WATER DISTRICT

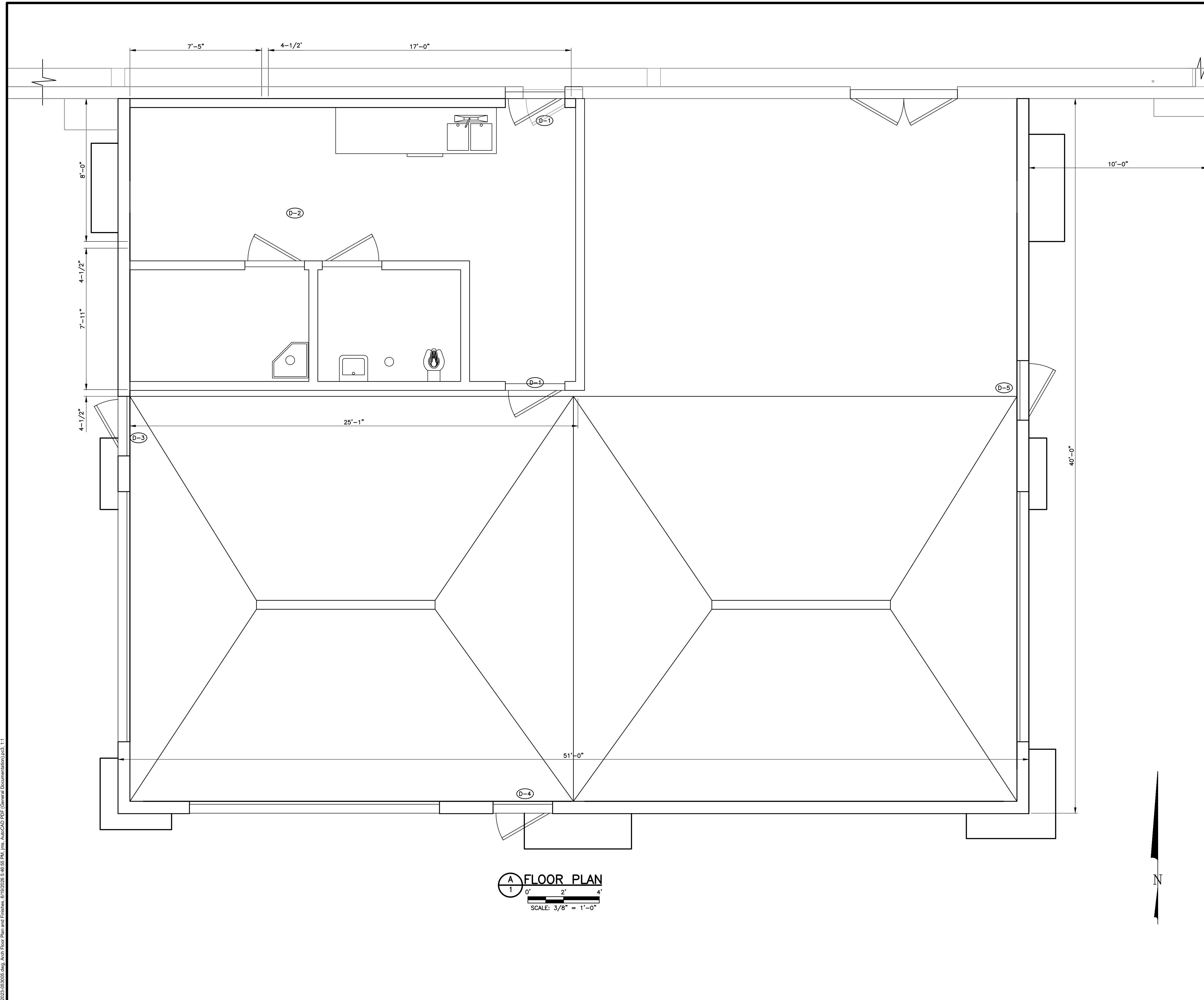
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 CONSULTING ENGINEERS
 611 N. WEBER, SUITE 300
 COLORADO SPRINGS, COLORADO 80903

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DESIGNED	SLW
CHECKED	RJS
DATE	AUGUST 2024
PROJECT NO.	2023-053.130
GMS FILE NO.	3800

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A FLOOR PLAN
 1
 0' 2' 4'
 SCALE: 3/8" = 1'-0"

FURNISHINGS AND EQUIPMENT SCHEDULE		
ITEM	DESCRIPTION	REMARKS
1	EYE WASH	DECK MOUNTED, SWIVEL BASE
2	WALL CABINET	36" WIDE, 36" HIGH, 12" D
3	BASE CABINET w/SHELVES	30" WIDE, 36" HIGH, 24" D
4	BASE SINK CABINET	24" WIDE, 36" HIGH, 24" D
5	BASE CABINET	30" WIDE w/END FILLER, 36" HIGH, 24" D
6	WALL CABINET	30" WIDE, 36" HIGH, 12" D
7	WALL CABINET	24" WIDE, 12" HIGH (ABOVE SINK), 12" D
8	WORK SURFACE	24" WIDE, 30" HIGH, SUPPORT @ EA. END

NOTE:
 1. WORKTOPS ON WALLS SHALL BE 24" WIDE WITH STANDARD FORMICA, GRADE A3 CHEMTOP 2, 1" THICK WITH MARINE EDGE AND 4" INTEGRAL BACKSLASH.
 2. REFER TO PLUMBING DRAWINGS FOR FIXTURES AND PIPING.
 3. PROVIDE CASEWORK WITH ALL NECESSARY INSTALLATION ACCESSORIES, CLOSURE PIECES AND HARDWARE. CASEWORK DESIGN BASIS: MILLS PRIDE DISTINCTIONS, FENWICK ARCTIC WHITE (THERMOFOIL VINYL FINISH)

DOOR SCHEDULE					
DOOR	LOCATION	DOOR		HARDWARE PACKAGE	SWING
		SIZE	MATERIAL		
D1	OPERATIONS AREA	3'-0"x7'-0"	HM	A	RH
D2	OPERATIONS AREA	3'-0"x7'-0"	HM	A	LHR
D3	OPEN AREA	3'-0"x7'-0"	HM	A	RHR
D4	OPEN AREA	3'-0"x7'-0"	HM	A	RHR
D5	OPEN AREA	3'-0"x7'-0"	HM	A	LHR

NOTE:
 1. CONFIRM ROUGH OPENING (RO) REQUIREMENTS FOR FRAMES TO BE FURNISHED & ADJUST WIDTH OF FOUNDATION HOLD-DOWN AT DOORS ACCORDINGLY.
 2. ALL EXTERIOR DOORS SHALL HAVE A LITE WITH FINISHED CLEAR WIDTH OF 2" AND HEIGHT OF 1'-6" LOCATED NO LESS THAN 2'-6" FROM LATCH SIDE OF THE DOOR. BOTTOM OF LITE, 4'-6" AFF.

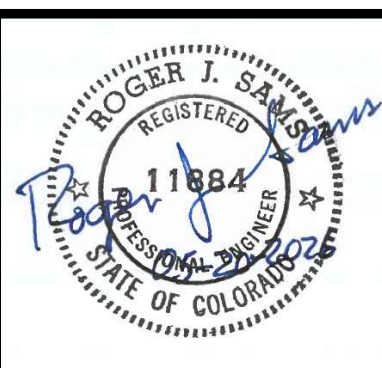
WINDOW SCHEDULE			
WINDOW	LOCATION	WINDOW	NOTES
		NUMBER & SIZE	
W1	EXTERIOR	(1) 4'-0"W x 1'-6"H	BOTTOM OF WINDOW 8'-0" AFF
W2	EXTERIOR	(3) 3'-0"W x 1'-6"H	BOTTOM OF WINDOW 8'-0" AFF
W3	EXTERIOR	(2) 3'-0"W x 1'-6"H	BOTTOM OF WINDOW 8'-0" AFF
W4	EXTERIOR	(2) 3'-0"W x 1'-6"H	BOTTOM OF WINDOW 8'-0" AFF
W5	INTERIOR	(1) 3'-0"W x 1'-6"H	BOTTOM OF WINDOW 4'-6" AFF

ROOM FINISH SCHEDULE				
ROOM	FINISH			
	FLOOR	WALLS	CEILING	REMARKS
OPERATIONS AREA	CONCRETE, STEEL TROWEL FINISH, SEALED	VINYL COMPOSITE TILE (VCT)	TYPE X GWB WITH HARDIPANEL, FINISH JOINTS SMOOTH, PAINTED	SEALANT AT WALL/FOUNDATION JOINT, VINYL COVE BASE @ INT. WALLS-EXCEPT @ ELEC. EQUIPMT. PADS
CHEMICAL FEED AREA	HARDIPANEL, FINISH JOINTS SMOOTH, PAINTED	GWB, TEXTURED, PAINTED	TYPE X GWB WITH HARDIPANEL, FINISH JOINTS SMOOTH, PAINTED	SEALANT AT WALL/FOUNDATION JOINT, VINYL COVE BASE @ INT. WALLS
MECHANICAL				SEALANT AT WALL/FOUNDATION JOINT, VINYL COVE BASE @ INT. WALLS
TOILET ROOM				FURR EXTERIOR WALLS 1 1/2" TO MATCH FOUNDATION WITH INTERIOR SURFACE; VINYL COVE BASE.
OPERATOR WORK AREA				FURR EXTERIOR WALLS 1 1/2" TO MATCH FOUNDATION WITH INTERIOR SURFACE; VINYL COVE BASE.
CORRIDOR				SEALANT AT WALL/FOUNDATION JOINT; VINYL COVE BASE AT INTERIOR WALLS.

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REVISIONS		
NO.	DATE	DESCRIPTION
1		



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DESIGNED	SLW
CHECKED	RJS
DATE	AUGUST 2024
PROJECT NO.	2023-053.130
GMS FILE NO.	3800



FLOOR PLAN AND FINISHES
 OPERATIONS AREA
 WATER TREATMENT PLANT BUILDING ADDITION
 SECURITY WATER DISTRICT

EPC PCD FILE PPR262

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NOTES:

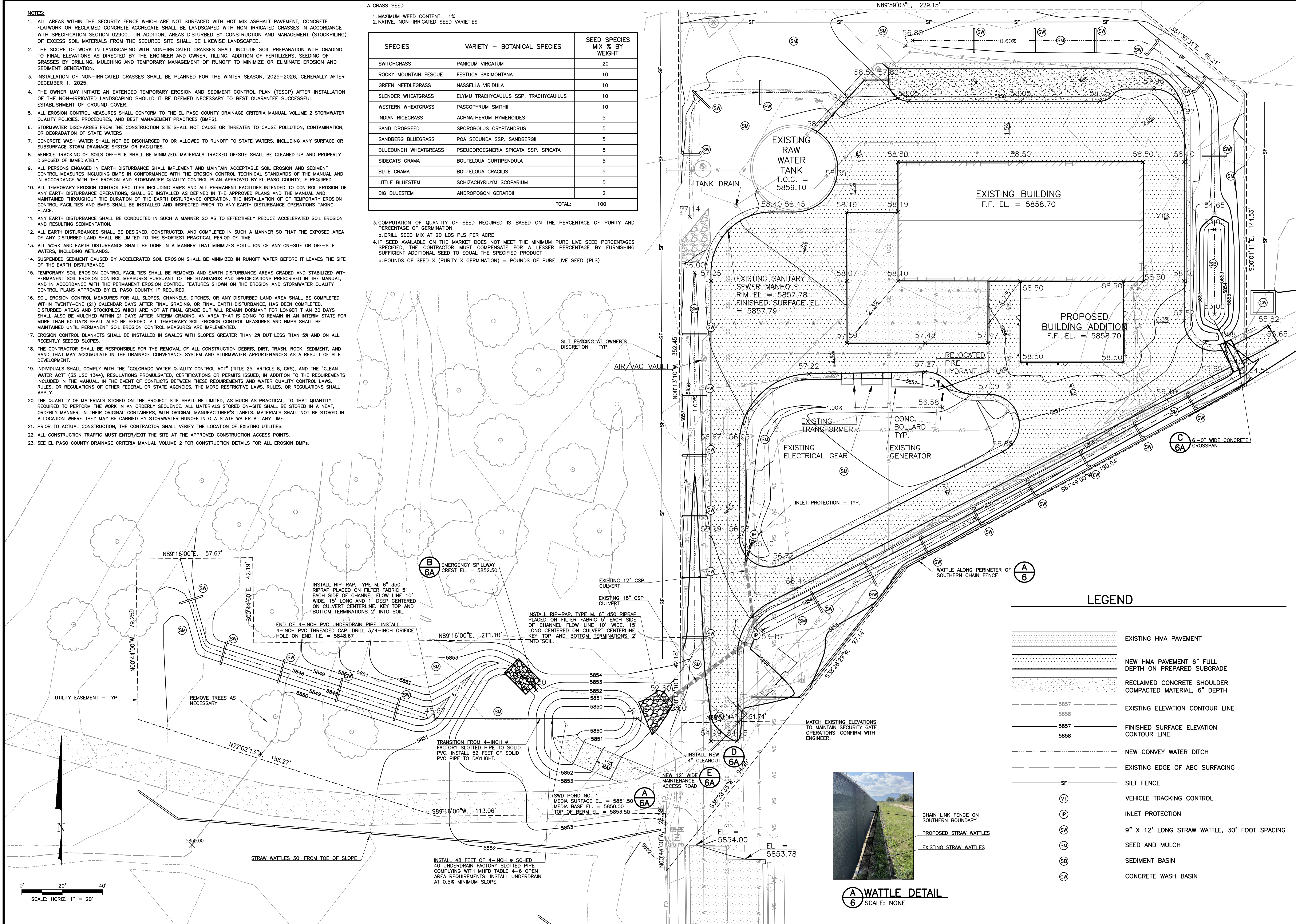
- ALL AREAS WITHIN THE SECURITY FENCE WHICH ARE NOT SURFACED WITH HOT MIX ASPHALT PAVEMENT, CONCRETE FLATWORK OR RECLAIMED CONCRETE AGGREGATE SHALL BE LANDSCAPED WITH NON-IRRIGATED GRASSES IN ACCORDANCE WITH SPECIFICATION SECTION 02900. IN ADDITION, AREAS DISTURBED BY CONSTRUCTION AND MANAGEMENT (STOCKPILING) OF EXCESS SOIL MATERIALS FROM THE SECURED SITE SHALL BE LIKEWISE LANDSCAPED.
- THE SCOPE OF WORK IN LANDSCAPING WITH NON-IRRIGATED GRASSES SHALL INCLUDE SOIL PREPARATION WITH GRADING TO FINAL ELEVATIONS AS DIRECTED BY THE ENGINEER AND OWNER, TILLING, ADDITION OF FERTILIZERS, SEEDING OF GRASSES BY DRILLING, MULCHING AND TEMPORARY MANAGEMENT OF RUNOFF TO MINIMIZE OR ELIMINATE EROSION AND SEDIMENT GENERATION.
- INSTALLATION OF NON-IRRIGATED GRASSES SHALL BE PLANNED FOR THE WINTER SEASON, 2025-2026, GENERALLY AFTER DECEMBER 1, 2025.
- THE OWNER MAY INITIATE AN EXTENDED TEMPORARY EROSION AND SEDIMENT CONTROL PLAN (TESCP) AFTER INSTALLATION OF THE NON-IRRIGATED LANDSCAPING SHOULD IT BE DEEMED NECESSARY TO BEST GUARANTEE SUCCESSFUL ESTABLISHMENT OF GROUND COVER.
- ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME 2 STORMWATER QUALITY POLICIES, PROCEDURES, AND BEST MANAGEMENT PRACTICES (BMPs).
- STORMWATER DISCHARGES FROM THE CONSTRUCTION SITE SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
- CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- VEHICLE TRACKING OF SOILS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE MANUAL AND IN ACCORDANCE WITH THE EROSION AND STORMWATER QUALITY CONTROL PLAN APPROVED BY EL PASO COUNTY, IF REQUIRED.
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS AND THE MANUAL AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION. THE INSTALLATION OF TEMPORARY EROSION CONTROL FACILITIES AND BMPs SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
- ALL EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- SUSPENDED SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE MINIMIZED IN RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE STANDARDS AND SPECIFICATIONS PRESCRIBED IN THE MANUAL, AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE EROSION AND STORMWATER QUALITY CONTROL PLANS APPROVED BY EL PASO COUNTY, IF REQUIRED.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED IN SWALES WITH SLOPES GREATER THAN 2% BUT LESS THAN 5% AND ON ALL RECENTLY SEEDS SLOPES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), REGULATIONS PROMULGATED, CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO A STATE WATER AT ANY TIME.
- PRIOR TO ACTUAL CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT THE APPROVED CONSTRUCTION ACCESS POINTS.
- SEE EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME 2 FOR CONSTRUCTION DETAILS FOR ALL EROSION BMPs.

A. GRASS SEED

- MAXIMUM WEED CONTENT: 1%
- NATIVE, NON-IRRIGATED SEED VARIETIES

SPECIES	VARIETY - BOTANICAL SPECIES	SEED SPECIES MIX % BY WEIGHT
SWITCHGRASS	PANICUM VIRGATUM	20
ROCKY MOUNTAIN FESCUE	FESTUCA SAXIMONTANA	10
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	10
SLENDER WHEATGRASS	ELYMU TRACHYCAULUS SSP. TRACHYCAULUS	10
WESTERN WHEATGRASS	PASPOPYRUM SMITHII	10
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	5
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	5
SANDBERG BLUEGRASS	POA SECUNDA SSP. SANDBERGII	5
BLUEBUNCH WHEATGRASS	PSEUDOROEGNERIA SPICATA SSP. SPICATA	5
SIDEOTS GRAMA	BOUTELLOUA CURTIPENDULA	5
BLUE GRAMA	BOUTELLOUA GRACILIS	5
LITTLE BLUESTEM	SCHIZACHRYLIUM SCOPARIUM	5
BIG BLUESTEM	ANDROPOGON GERARDII	2
TOTAL:		100

- COMPUTATION OF QUANTITY OF SEED REQUIRED IS BASED ON THE PERCENTAGE OF PURITY AND PERCENTAGE OF GERMINATION.
 - DRILL SEED MIX AT 20 LBS PLS PER ACRE
 - IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURE LIVE SEED PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT
 - POUNDS OF SEED X (PURITY X GERMINATION) = POUNDS OF PURE LIVE SEED (PLS)



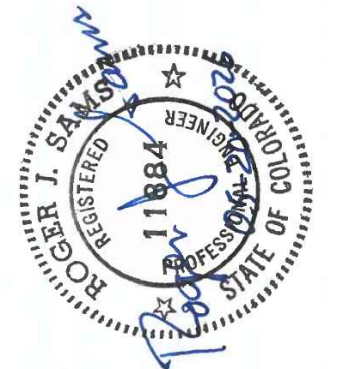
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NO.	DATE	DESCRIPTION
1	12/31/2024	ISSUED FOR BIDDING
2	9/17/2025	ADDED BMPs / TESCP
3	5/11/2026	ADDED BIORETENTION POND PER EPCOD NOTES
4	6/19/2026	ADDED ACCESS ROAD TO SWD POND NO. 1



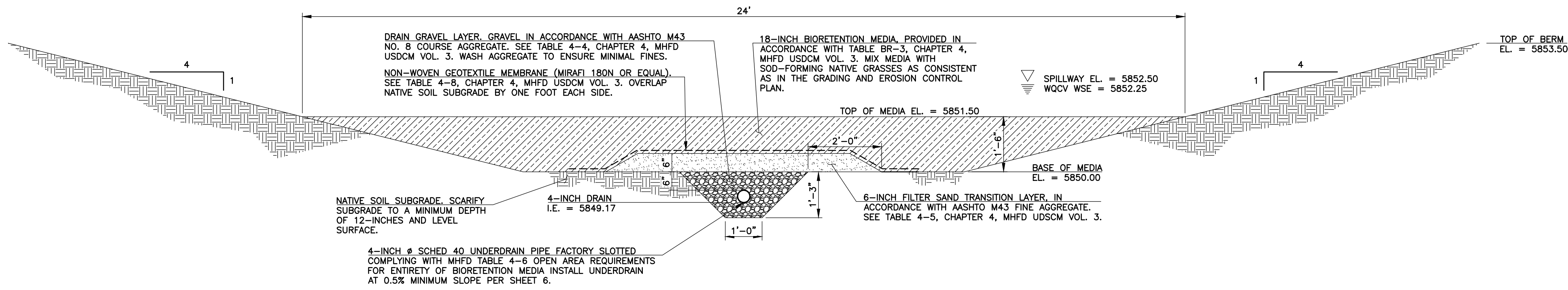
SITE GRADING, DRAINAGE, LANDSCAPING, AND EROSION CONTROL PLAN
WATER TREATMENT PLANT BUILDING ADDITION
 SECURITY WATER DISTRICT

GMS CONSULTING ENGINEERS
 611 N. WEBER, SUITE 300
 COLORADO SPRINGS, COLORADO 80903
 719-475-2935

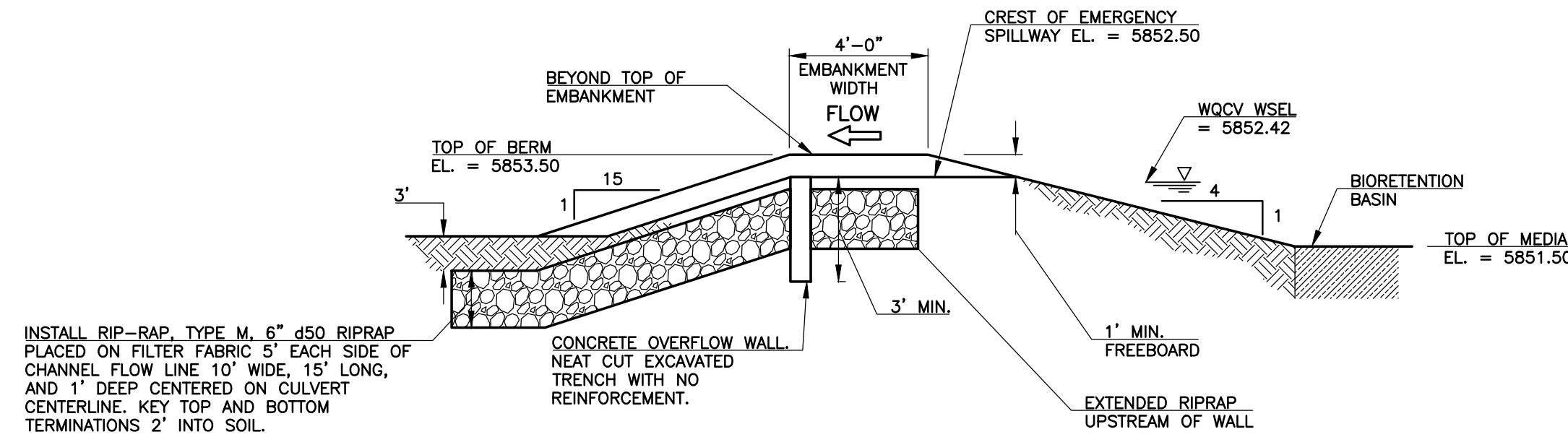
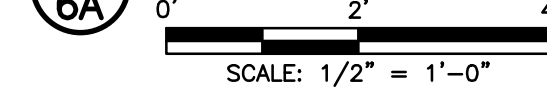
DESIGNED	CHECKED	DATE	PROJECT NO.	GMS FILE NO.
R/S/S/W/MAL	R/S	OCTOBER 2024	2023-053.130	3800

SHEET **6** OF **7**

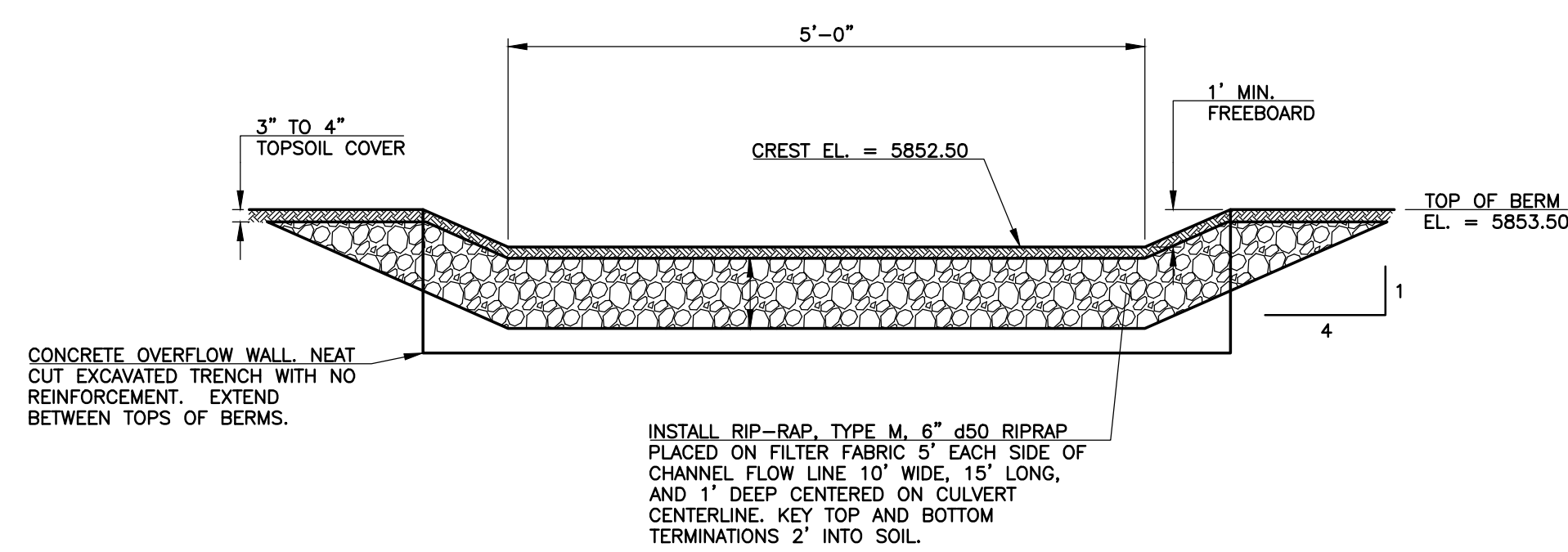
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A SWD POND NO. 1 MEDIA SECTION



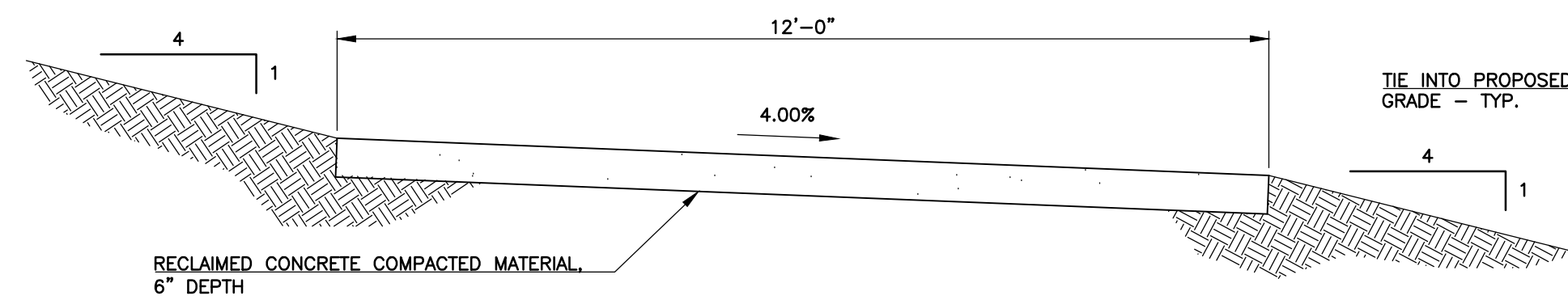
EMERGENCY SPILLWAY PROFILE



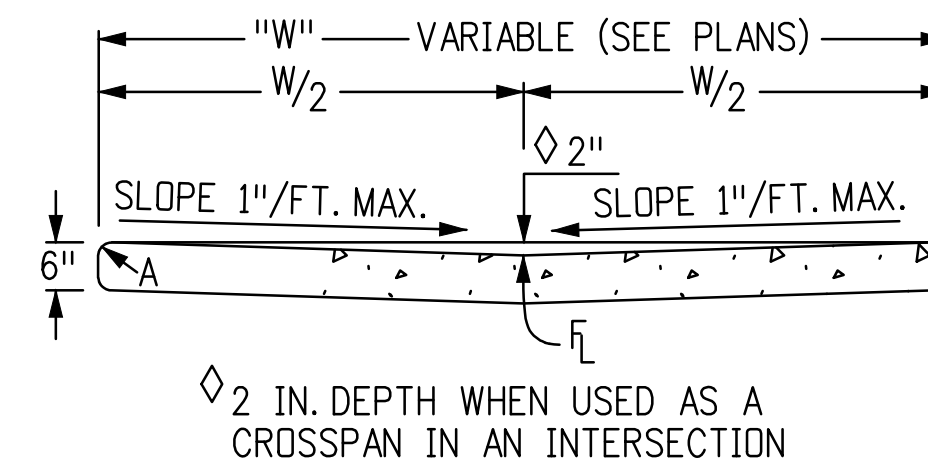
EMERGENCY SPILLWAY SECTION AND SPILLWAY CHANNEL

B EMERGENCY SPILLWAY DETAIL

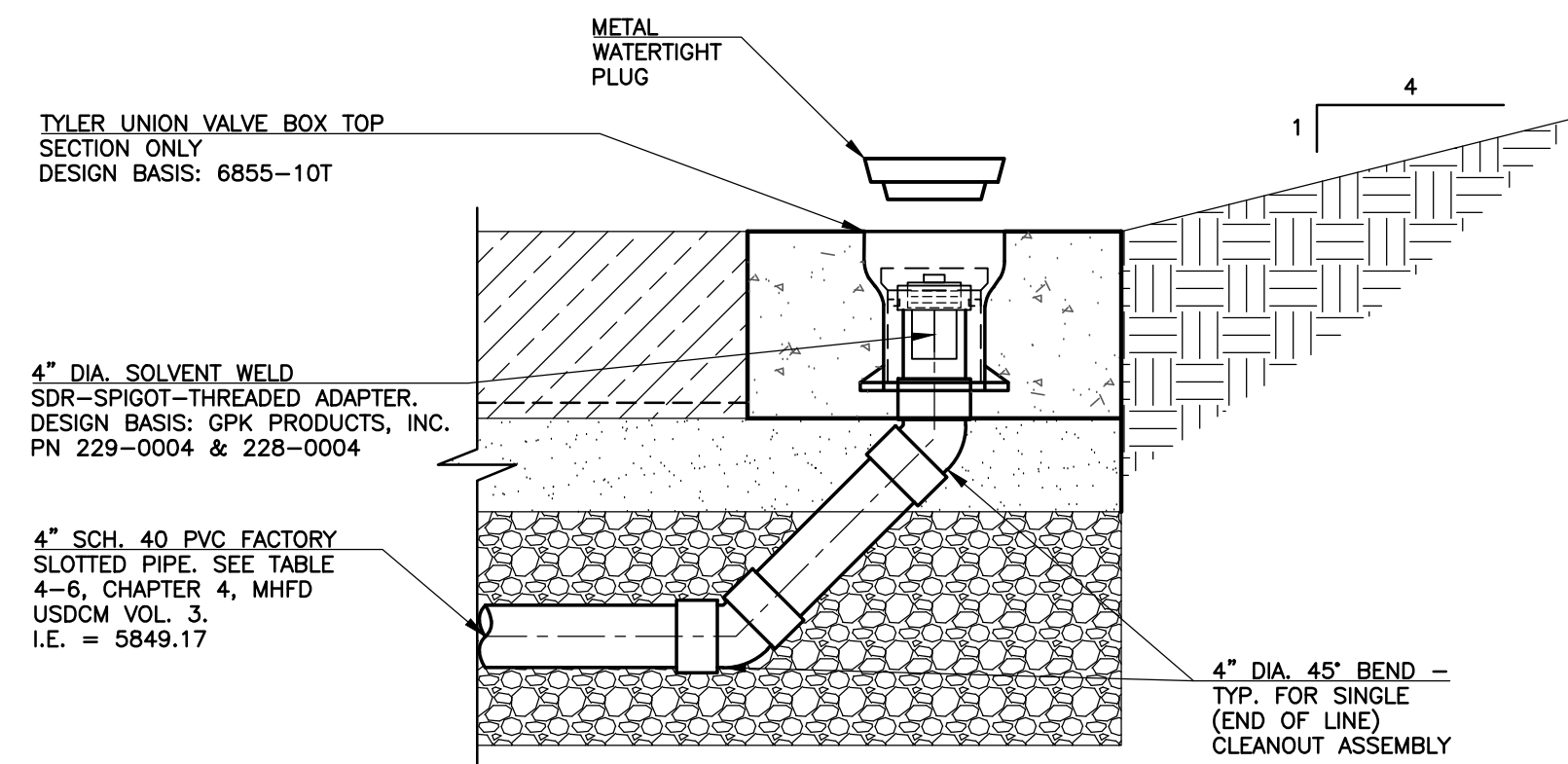
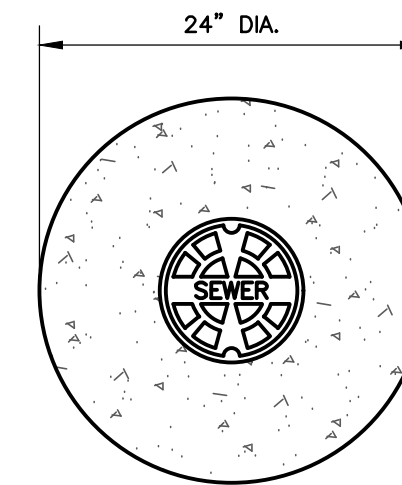
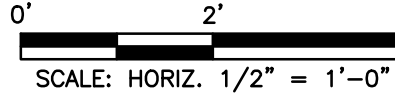
SCALE: NONE



E 12' MAINTENANCE ACCESS ROAD SECTION



C CONCRETE CROSS PAN DETAIL



NOTE: REFER TO SECTION A/6A FOR BIORETENTION MEDIA REQUIREMENTS.

D CLEANOUT DETAIL



MILE HIGH FLOOD DISTRICT REFERENCE TABLES

NOTE: TABLES ARE FOR REFERENCE AND DIRECTLY TAKEN FROM THE MILE HIGH FLOOD DISTRICT (MHFD) URBAN STORM DRAINAGE CRITERIA MANUAL (USDCM) VOLUME 3, CHAPTER 4.

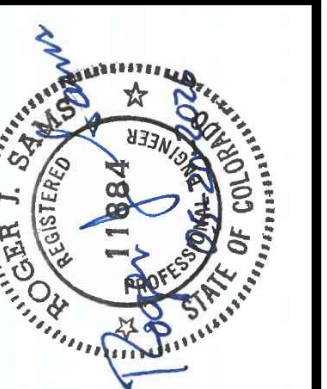
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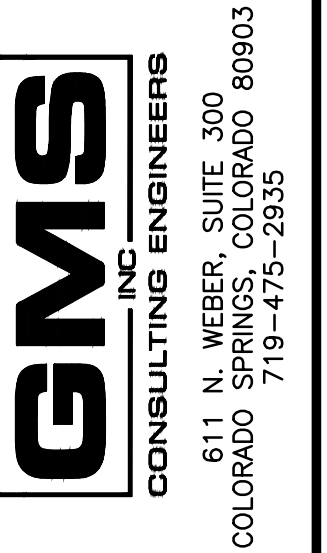
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REVISIONS

NO.	DATE	DESCRIPTION	ADDED DETAILS PER EPCPOD NOTES
1	5/12/2026		



**LANDSCAPE DETAILS
TREATMENT PLANT BUILDING ADDITION
SECURITY WATER DISTRICT**



SKC	R/S/SLW/MAL	R/S	DATE	PROJECT NO.	GMS FILE NO.
DRAWN	DESIGNED	CHECKED	OCTOBER 2024	2023-053.130	3800

