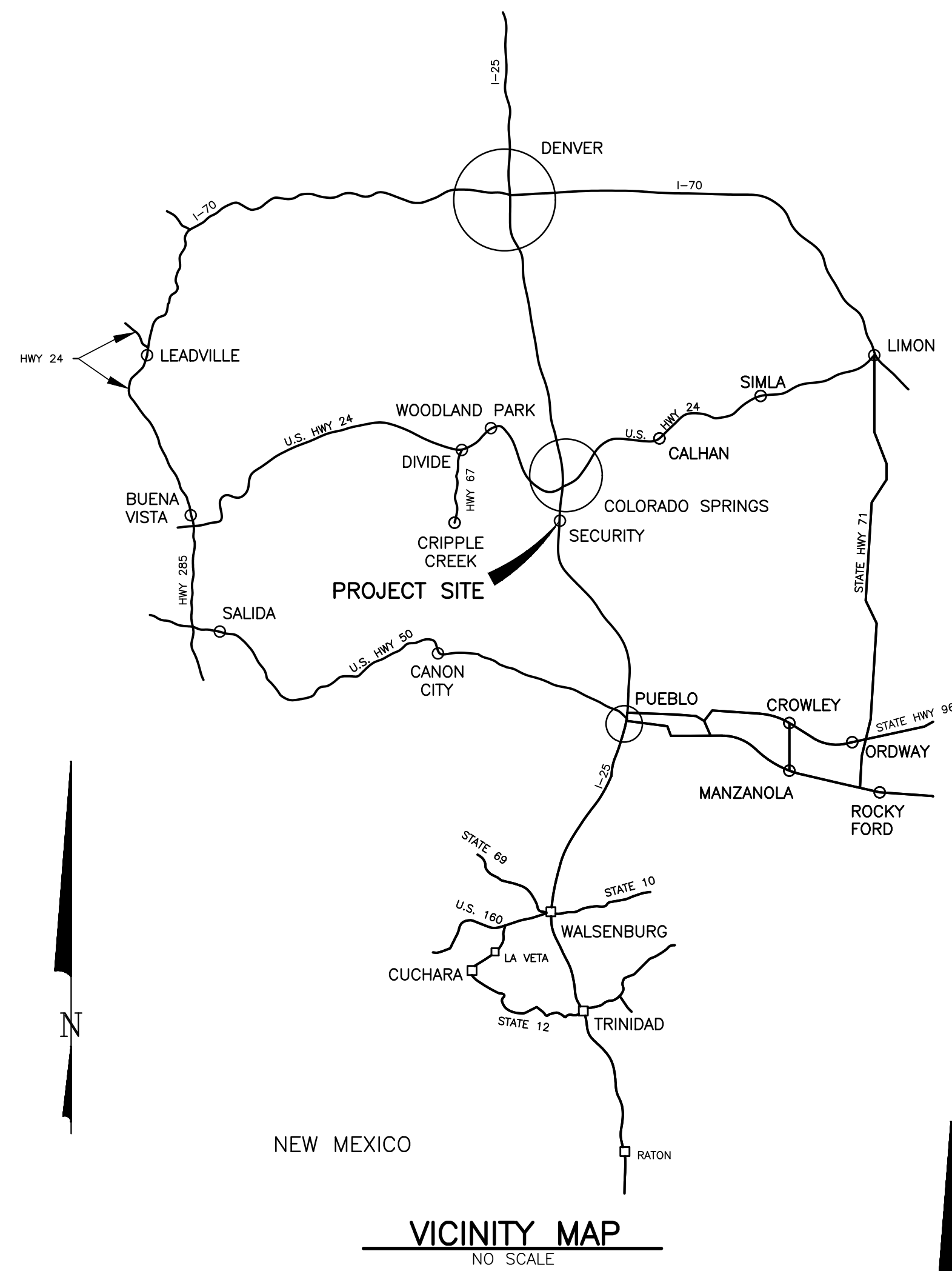


# SITE DEVELOPMENT PLAN FOR SECURITY WATER DISTRICT WATER TREATMENT PLANT BUILDING ADDITION

AUGUST 2024



**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
7	PHOTOMETRIC PLAN

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

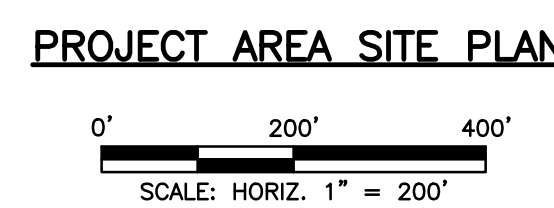
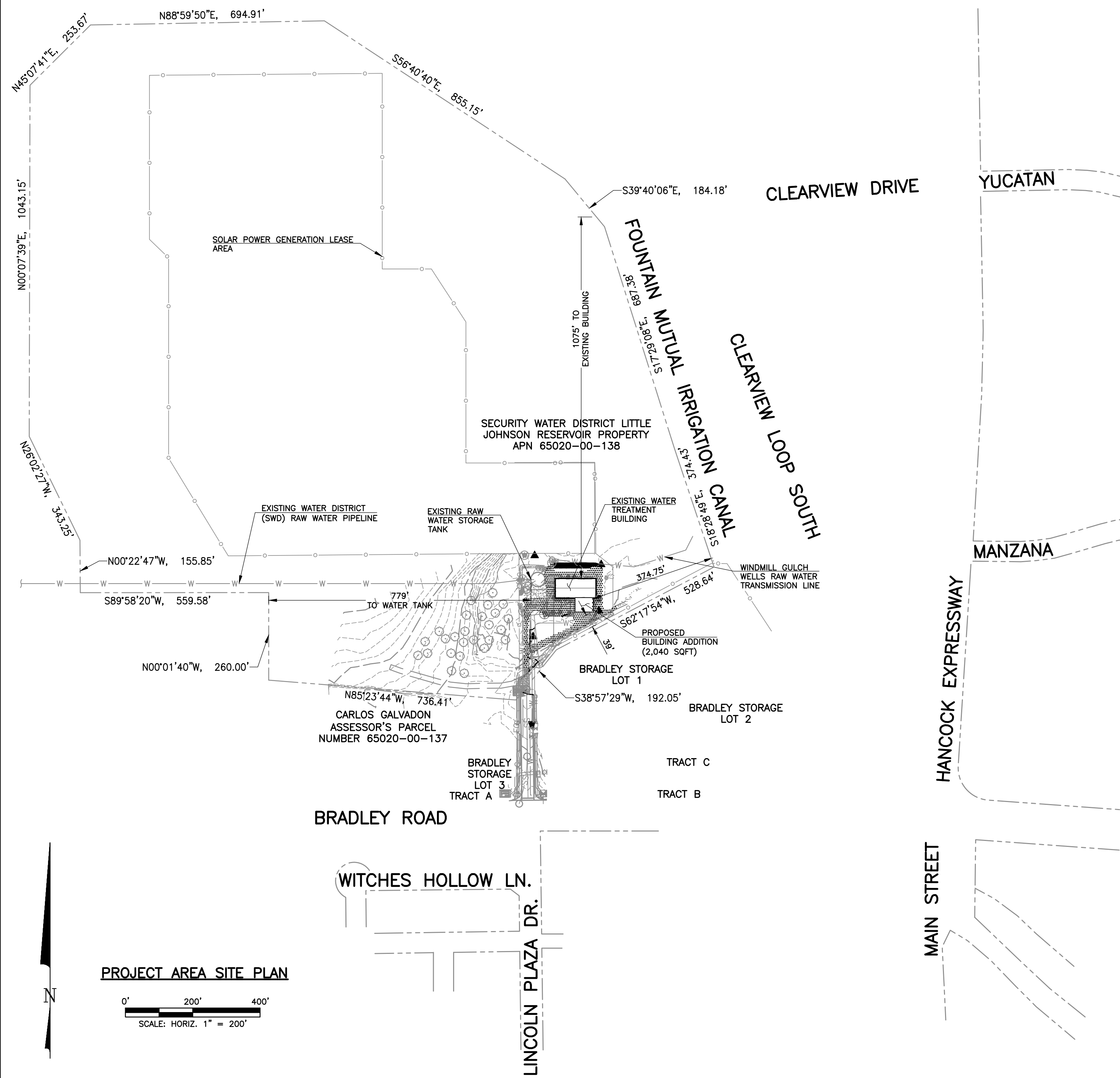
2024 GMS, INC.

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT

EPC PCD FILE PPR262

SHEET 1 OF 7  
GMS FILE No. 3800

PLOT CONFIGURATION: GMS-STANDARDS(NO SCREEN)  
DAD FILENAME: G:\SECURITY\2023-05\130 - SDP\001\2023-053001.dwg



**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; THE SOUTH HALF OF THE NORTHWEST QUARTER; THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH WEST QUARTER OF THE SOUTHEAST 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 N26°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 SOUTHEAST QUARTER;

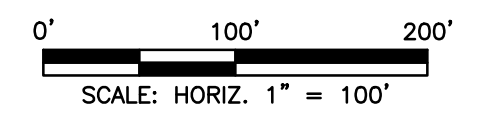
THENCE S89°58'20"W ON SAID NORTH LINE A DISTANCE OF 559.58 FEET TO THE POINT OF BEGINNING.

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 ASSIGNS 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 DOCUMENTS 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**



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@GMSENGR.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  
NORTHEAST & EAST: I-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

SOLAR POWER GENERATION COMPLEX = 27.92 ACRES

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

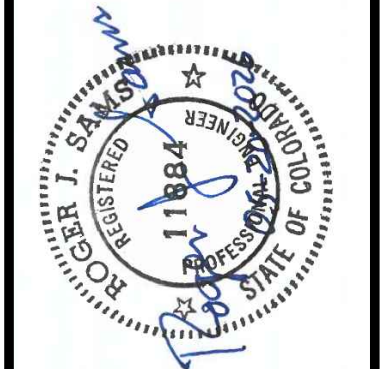
IMPERVIOUS SURFACES AT WTP SECURED SITE = 1.14 ACRES

WTP SECURED SITE = 1.67 ACRES

**SCALE VERIFICATION**  
BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

THIS DRAWING IS THE PROPERTY OF GMS, INC., AND IS NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GMS, INC. BY AGREEMENT WITH THIS COMPANY.  
© 2024 GMS, INC.

NO.	DATE	DESCRIPTION
1	4/9/2026	REVISED PER EPCPCD NOTES



**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.
			AUGUST 2024	2023-053.130	3800



SHEET  
**2**  
OF  
**7**

C:\SECURITY\2023-053-130 - SWP\002\2023-053002.dwg, SWP Property Site Plan, 5/20/2026 2:26:09 PM, AutoCAD PDF (General Documentation).pc3, 1:1

**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 [Pattern]
- NEW HMA PAVEMENT 6" FULL DEPTH ON PREPARED SUBGRADE [Pattern]
- RECLAIMED CONCRETE SHOULDER COMPACTED MATERIAL, 6" DEPTH [Pattern]
- EXISTING ELEVATION CONTOUR LINE — 5857 — 5858 —
- WATER VALVE [Symbol]
- FIRE HYDRANT [Symbol]
- WATER MANHOLE [Symbol]
- MONITORING WELL [Symbol]
- ELECTRIC METER [Symbol]
- SOIL BORING [Symbol]
- SANITARY SEWER MANHOLE [Symbol]
- CONTROL POINT [Symbol]

**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 10') PROVIDED
- 10 CONSTRUCTION MATERIALS STORAGE AREA. INITIAL & FINAL SEDIMENT CONTROL MEASURES

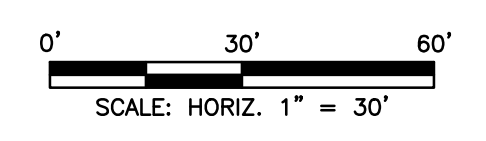
Please show all drainage improvements on the site development plan

SECURITY WATER DISTRICT LITTLE JOHNSON RESERVOIR PROPERTY  
ASSESSOR'S NUMBER 65020-00-138

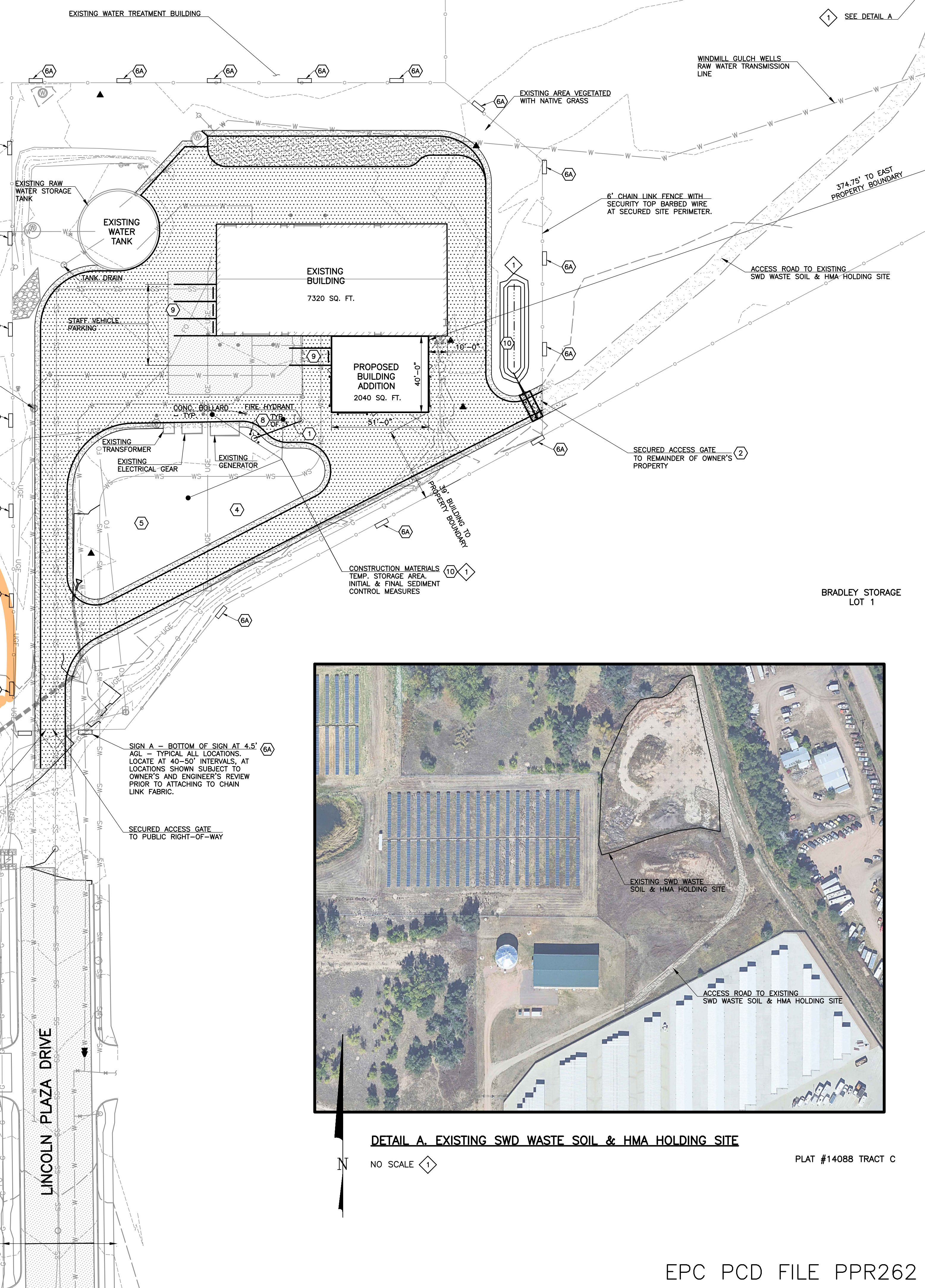
CARLOS GALVADON ASSESSOR'S PARCEL NUMBER  
65020-00-137

BRADLEY STORAGE LOT 3

LINCOLN PLAZA DRIVE



60' PLATTED RIGHT-OF-WAY



DETAIL A. EXISTING SWD WASTE SOIL & HMA HOLDING SITE

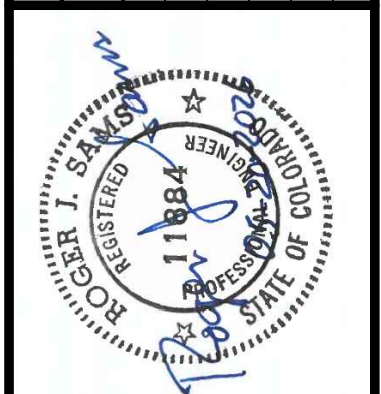
NO SCALE

PLAT #14088 TRACT C

**SCALE VERIFICATION**  
BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

THIS DRAWING IS THE PROPERTY OF GMS, INC., AND IS NOT TO BE RE-PRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THIS COMPANY.  
© 2024 GMS, INC.

NO.	DATE	DESCRIPTION
1	4/9/2026	REVISED PER EPCPCD NOTES



**BUILDING SITE PLAN**  
WATER TREATMENT PLANT BUILDING ADDITION  
SECURITY WATER DISTRICT

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

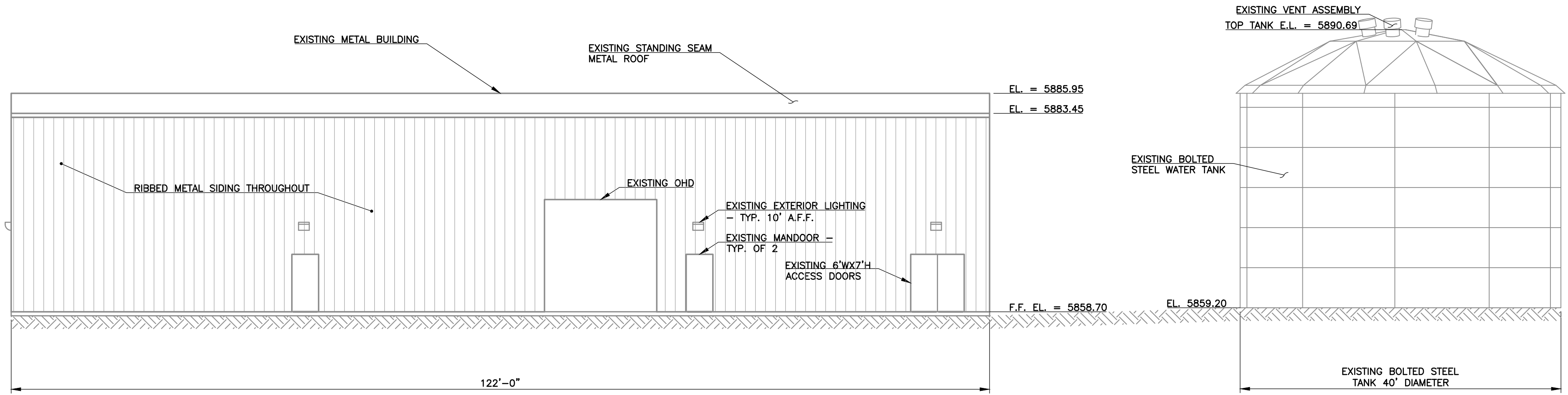
DESIGNED	CHECKED	DATE	PROJECT NO.	GMS FILE NO.
SLW	RJS	AUGUST 2024	2023-053.130	3800

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

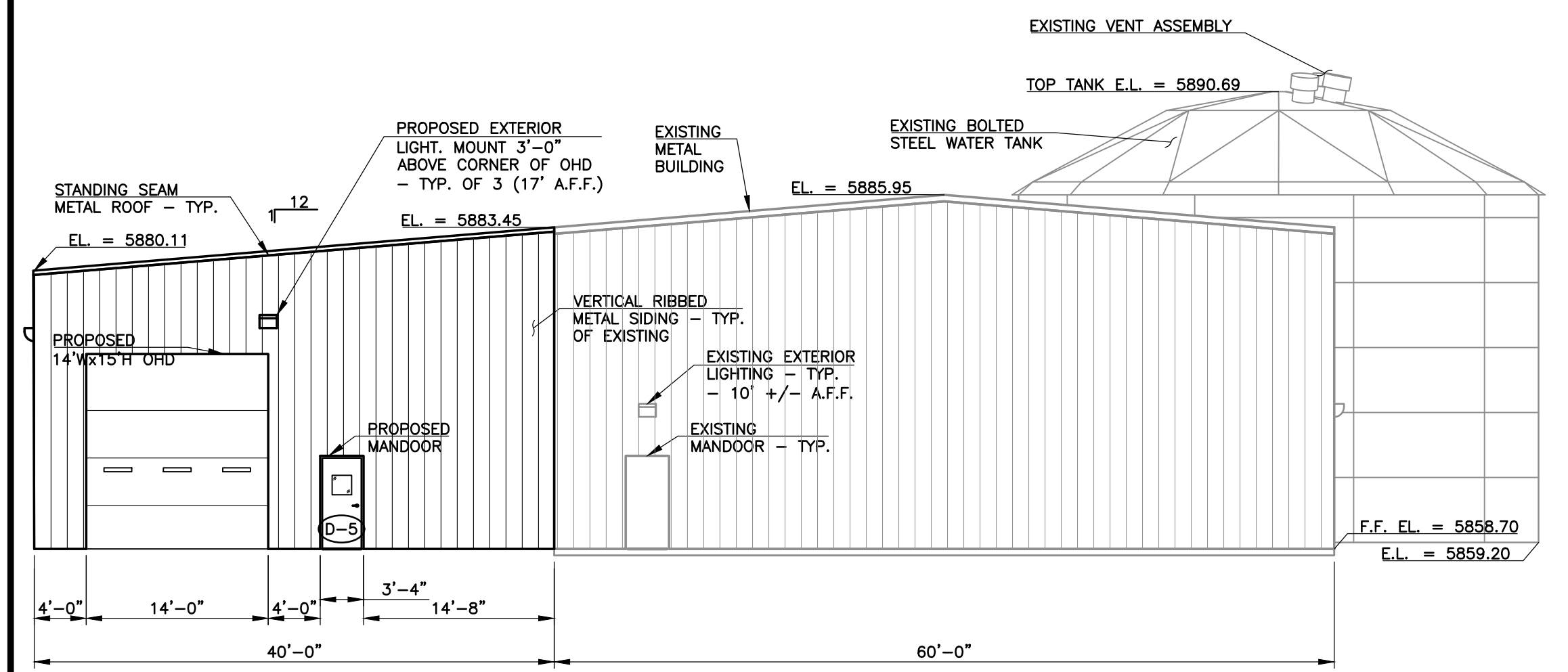
C:\SECURITY\2023-053-130 - SPP\000\2023-053003.dwg, Big, Site Plan, 5/20/2026 2:26:14 PM, jms, AutoCAD PDF (General Documentation).pc3, 1:1

SCALE VERIFICATION  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

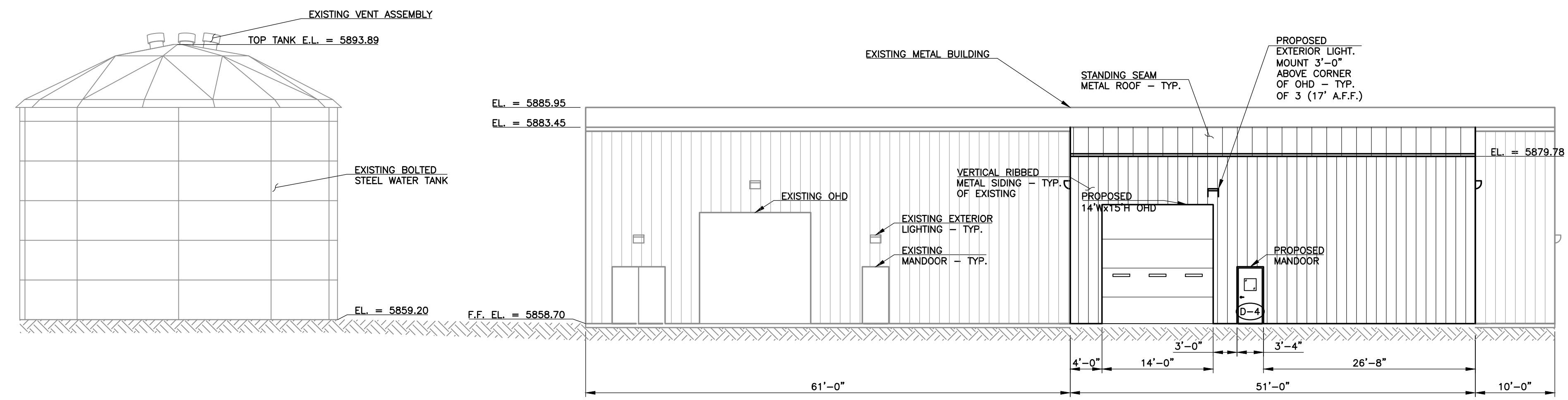
THIS DRAWING IS THE PROPERTY OF GMS, INC., AND IS NOT TO BE RE-PRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THIS PROJECT OWNER BY AGREEMENT WITH THIS COMPANY.  
 © 2024 GMS, INC.



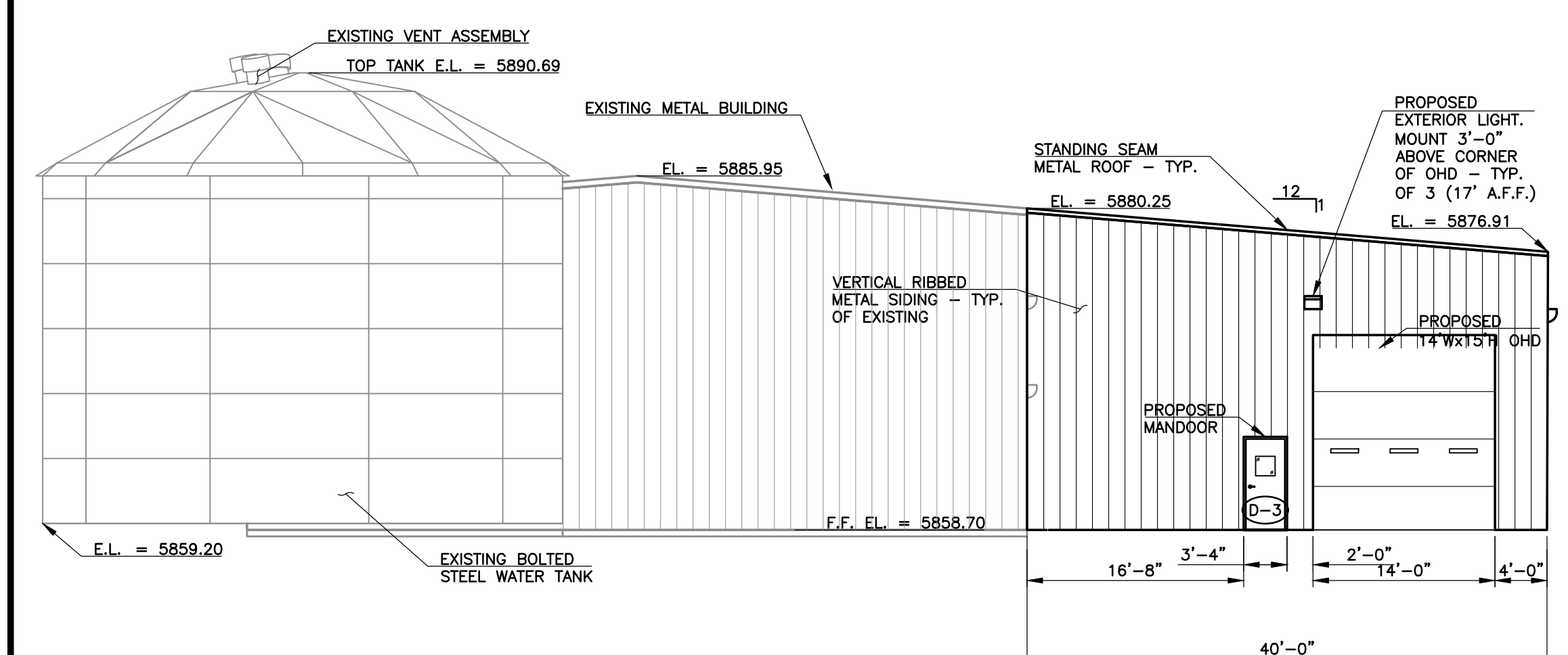
**A SOUTH ELEVATION**  
 SCALE: 1" = 10'



**B EAST ELEVATION**  
 SCALE: 1" = 10'

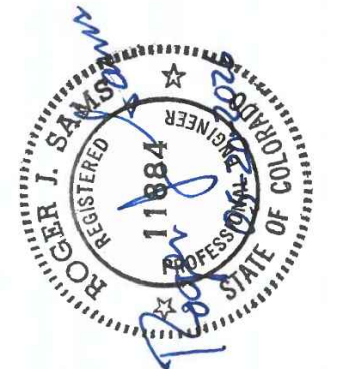


**C SOUTH ELEVATION**  
 SCALE: 1" = 10'



**D WEST ELEVATION**  
 SCALE: 1" = 10'

NO.	DATE	DESCRIPTION



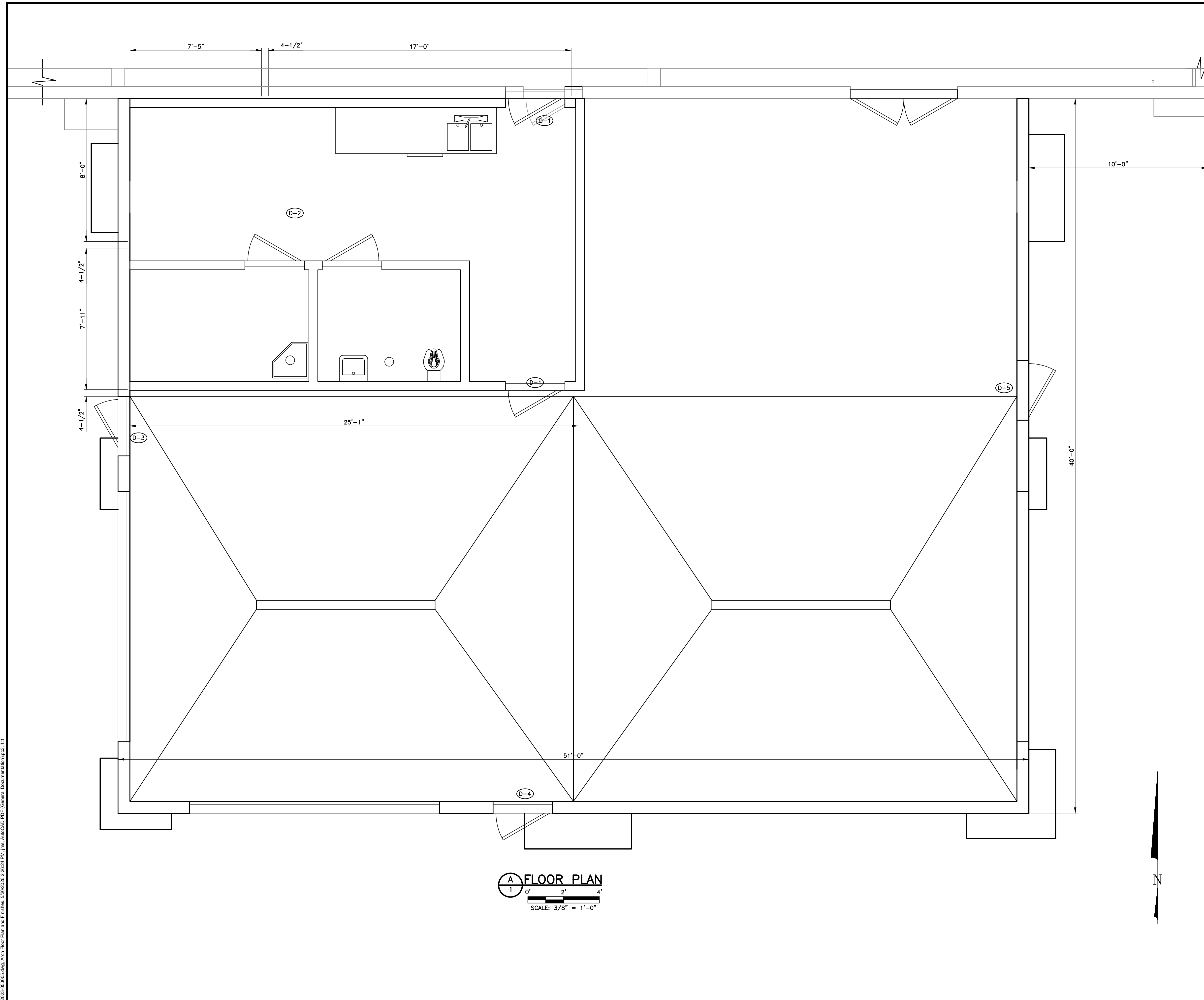
**BUILDING ELEVATIONS**  
 WATER TREATMENT PLANT BUILDING ADDITION  
 SECURITY WATER DISTRICT

**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

SHEET  
**4**  
**7**

G:\SECURITY\2023-053-130 - SDP\04\2023-053004.dwg, Addion Elevations, 5/20/2024 2:26:19 PM, jms, AutoCAD PDF (General Documentation).pc3, 1:1



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:

- WORKTOPS ON WALLS SHALL BE 24" WIDE WITH STANDARD FORMICA, GRADE A3 CHEMTOP 2. 1" THICK WITH MARINE EDGE AND 4" INTEGRAL BACKSPASH.
- REFER TO PLUMBING DRAWINGS FOR FIXTURES AND PIPING.
- 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:

- CONFIRM ROUGH OPENING (RO) REQUIREMENTS FOR FRAMES TO BE FURNISHED & ADJUST WIDTH OF FOUNDATION HOLD-DOWN AT DOORS ACCORDINGLY.
- 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.

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

© SECURITY2024-051130 - SDF00002024-053026.dwg, Arch Floor Plan and Finishes, 5/20/2024 2:26:24 PM, jms - AutoCAD PDF (General Documentation) Plot 1, 1

THIS DRAWING IS THE PROPERTY OF GMS, INC., AND IS NOT TO BE RE-PRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH THIS COMPANY.  
© 2024 GMS, INC.

REVISIONS		
NO.	DATE	DESCRIPTION
1		

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

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

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

EPC PCD FILE PPR262

SHEET  
**5**  
OF  
**7**

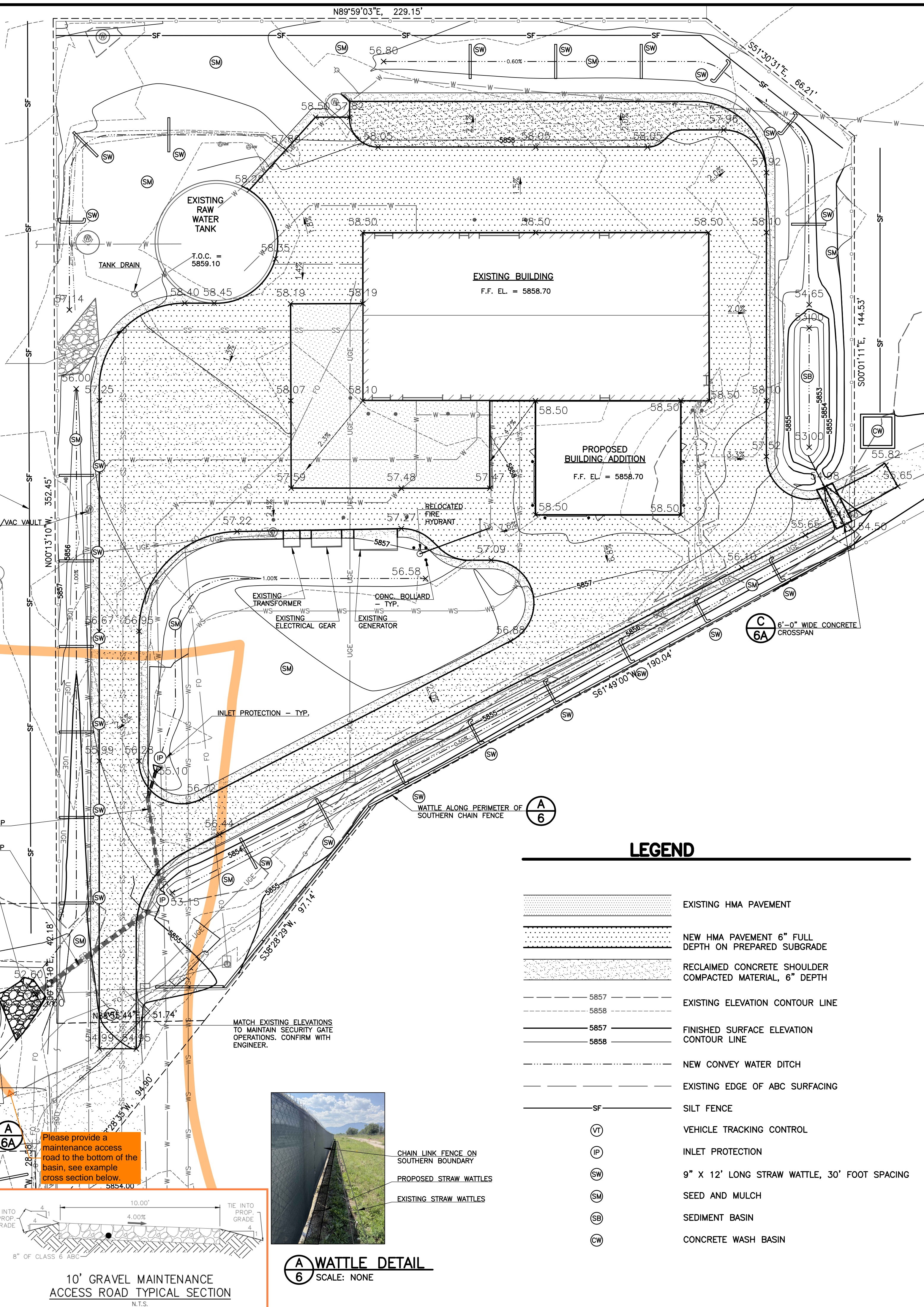
- NOTES:**
- ALL AREAS WITHIN THE SECURITY FENCE WHICH ARE NOT SURFACED WITH HOT MIX ASPHALT PAVEMENT, CONCRETE FLATWORK OR RECLAIMED CONCRETE AGGREGATE SHALL BE LANDSCAPED WITH NON-IRRIGATED GRASSES IN ACCORDANCE WITH SPECIFICATION SECTION 02900. IN ADDITION, AREAS DISTURBED BY CONSTRUCTION AND MANAGEMENT (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	PASCOPIRYUM 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	BOUPELOUA CURTIPENDULA	5
BLUE GRAMA	BOUPELOUA 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)



Provide this sheet (or just the area in the orange box) in the GEC plan, where the design is approved by the engineering department

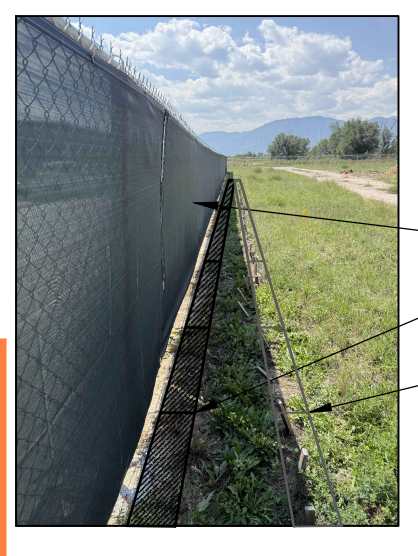
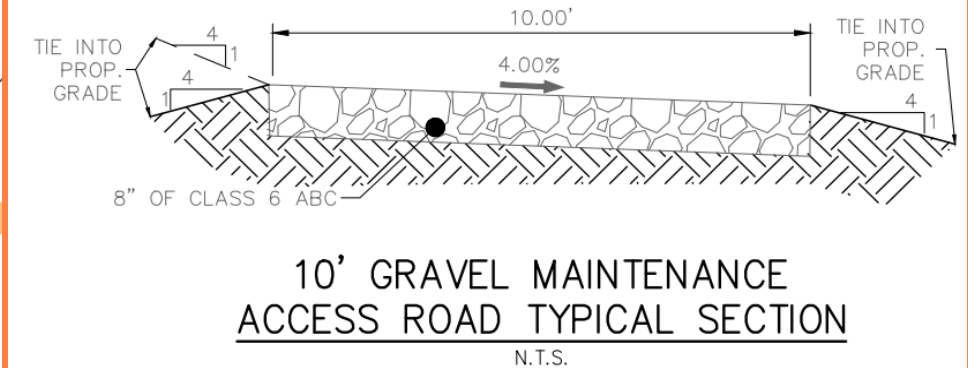
Assign a name/number to all PCMs and then update all submitted text and drawings accordingly with consistent labeling throughout (example: "Pond A" or "Pond 1").

Provide callout for end cap and orifice hole of outlet pipe

Please provide a maintenance access road to the bottom of the basin, see example cross section below.

**LEGEND**

- EXISTING HMA PAVEMENT
- NEW HMA PAVEMENT 6" FULL DEPTH ON PREPARED SUBGRADE
- RECLAIMED CONCRETE SHOULDER COMPACTED MATERIAL, 6" DEPTH
- EXISTING ELEVATION CONTOUR LINE
- FINISHED SURFACE ELEVATION CONTOUR LINE
- NEW CONVEY WATER DITCH
- EXISTING EDGE OF ABC SURFACING
- SILT FENCE
- VEHICLE TRACKING CONTROL
- INLET PROTECTION
- 9" X 12" LONG STRAW WATTLE, 30' FOOT SPACING
- SEED AND MULCH
- SEDIMENT BASIN
- CONCRETE WASH BASIN



**SCALE VERIFICATION**  
BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

THIS DRAWING IS THE PROPERTY OF GMS, INC., AND IS NOT TO BE RE-PRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EROSION CONTROL PURPOSES WITHOUT THE WRITTEN AGREEMENT WITH THIS COMPANY.  
© 2025 GMS, INC.

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

**REVISIONS**

**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

DRAWN	DESIGNED	CHECKED	DATE	PROJECT NO.	GMS FILE NO.
RJS/SW/MAL	RJS	RJS	OCTOBER 2024	2023-053.130	3800

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

TABLE 4-4. GRADATION SPECIFICATIONS FOR AASHTO M 43 NO. 8 COARSE AGGREGATE (DRAIN GRAVEL)  
(SOURCE: CDOT TABLE 703-1)

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
12.5 mm (1/2")	100
9.5 mm (3/8")	85 - 100
4.75 mm (No. 4)	10 - 30
2.36 mm (No. 8)	0 - 10
1.18 mm (No. 16)	0 - 5

TABLE 4-5. GRADATION SPECIFICATIONS FOR AASHTO M 43 FINE AGGREGATE (FILTER SAND)

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
9.5 mm (3/8")	100
4.75 mm (No. 4)	95 - 100
2.36 mm (No. 8)	80 - 100
1.18 mm (No. 16)	50 - 85
600 µm (No. 30)	25 - 60
300 µm (No. 50)	10 - 30
150 µm (No. 100)	0 - 10
75 µm (No. 200)	0 - 3

<sup>1</sup> Slight variation from CDOT Table 703-1

TABLE 4-6. SLOT CONFIGURATION FOR PVC UNDERDRAIN PIPE

GEOMETRY	MINIMUM	MAXIMUM
Number of slots per row (A)	4	6
Length of solid wall between slots at ID (B), inches	1.0	2.0
Slot width (C), inches	0.060	0.100
Spacing between rows (D), inches	0.25	1.0
Rows per lineal foot (E)	11	36
Open area per lineal foot <sup>2</sup> (square inches)	6.0	20.0

<sup>1</sup> Average based on slots over 19" of each 20" length of pipe

<sup>2</sup> Open area per lineal foot (sq in) = (3.14 \* (D) - (A) \* (B)) \* (C) \* (E) / (19/20 \* 12) / (C \* D)

TABLE 4-8. MATERIAL PROPERTIES FOR NON-WOVEN GEOTEXTILE USED FOR SEPARATOR OR FILTER FABRIC

PROPERTIES	TEST METHOD	SPECIFIED VALUE
Grab Tensile Strength (lbs, min.)	ASTM D4632	200
Grab Tensile Elongation (%)	ASTM D4632	50
Trapezoid Tear Strength (lbs, min.)	ASTM D4533	80
Mullen Burst Strength (psi, min.)	ASTM D3786	375
Puncture Strength (lbs, min.)	ASTM D4833	100
Apparent Opening Size (AOS) (U.S. Sieve)	ASTM D4751	80
Permittivity (sec <sup>-1</sup> )	ASTM D4491	1.4
UV Resistance (at 500 hours) (% strength retained, min.)	ASTM D4355	70
Weight (oz/yd <sup>2</sup> , min.)	ASTM D5261	8

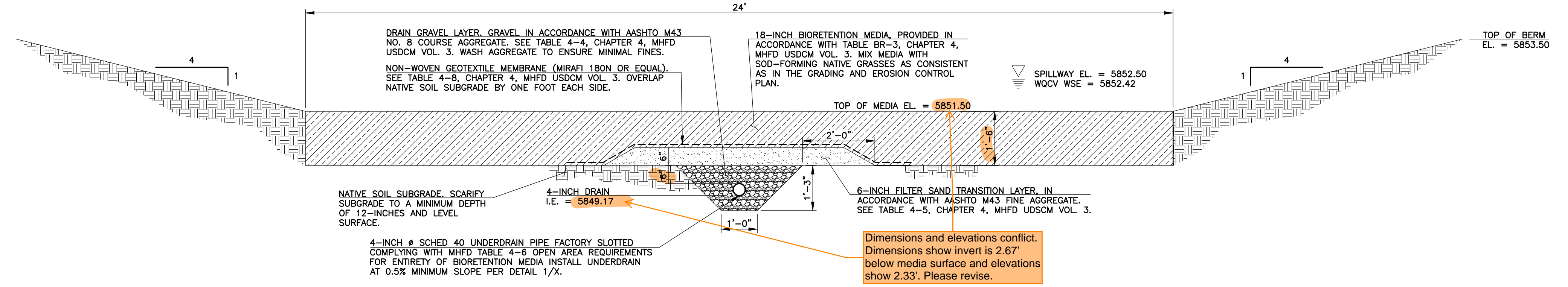
TABLE BR-3. BIORETENTION MEDIA PROPERTIES

SOIL PARAMETERS	TEST NAME	BIORETENTION MEDIA PROPERTIES
Texture/Gradation	ASTM D7928 Sedimentation (Hydrometer) Method	<p>Particle Size Distribution:                      70-80% Sand (0.05-2.0 mm diameter)                      5-25% Silt (0.002-0.05 mm diameter)                      5-15% Clay (&lt;0.002 mm diameter)</p> <p>Notes:                      Sand, silt and clay percentages are by dry weight.                      Particle sizes are based on the USDA soil classification system.                      Distribution is measured after gravel &gt; 2 mm is removed from sample. Media should have no more than 25% material &gt; 2 mm.                      Equivalent sieve sizes for the upper and lower limit of sand are #10 and #240, respectively.</p>
Organic Matter	ASTM D2974	1-5% by dry weight
pH	ASA/AASHTO	6.0 - 8.5
Salinity/Salts (EC) dS/m or mmhos/cm	Saturated Paste	<3
Nitrate Nitrogen (ppm)	ASA2 33-3	<30
Phosphorus (ppm)	Use Olsen when pH>6.2, otherwise use Mehlich-3	Olsen: <20 or Mehlich-3: <30

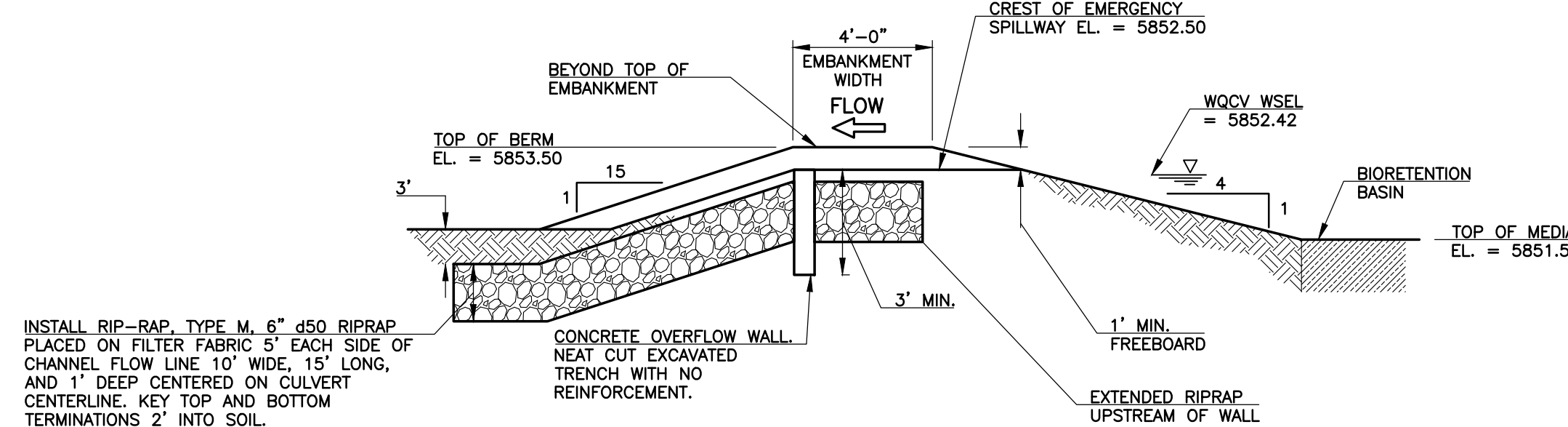
**MILE HIGH FLOOD DISTRICT REFERENCE TABLES**

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.

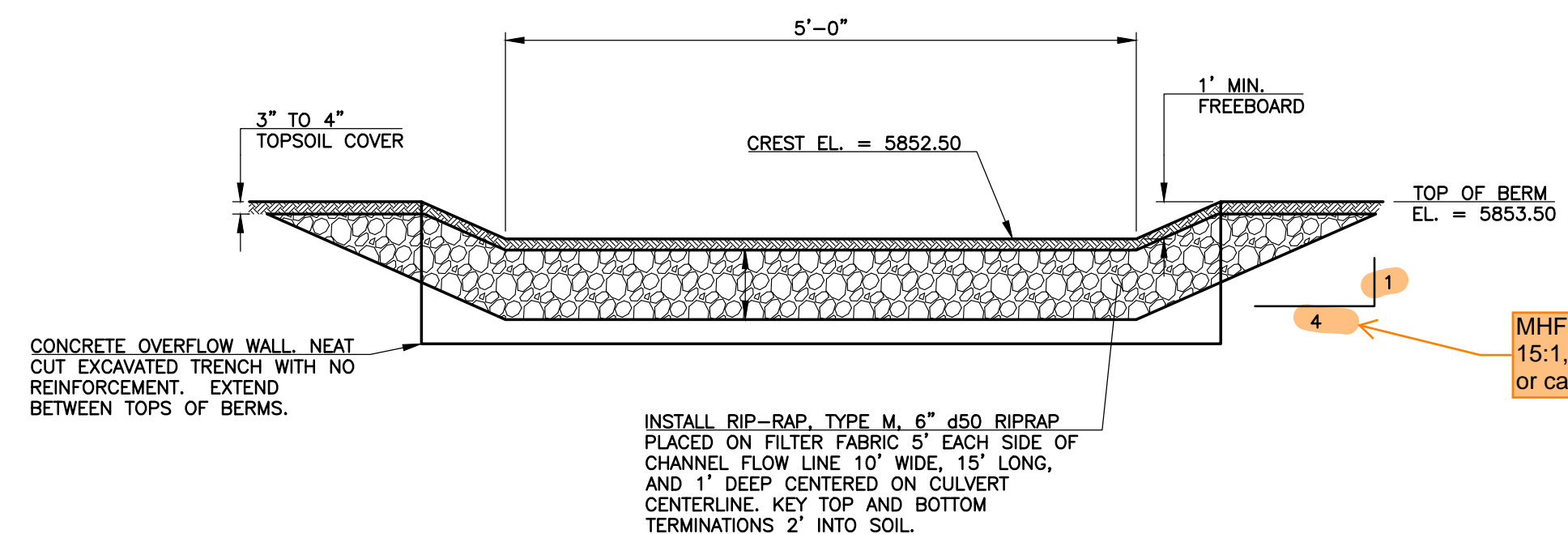
Please move these details to the GEC plan. The site development plan is approved by the EPC planning and community development department, not the department of public works (county engineer).



**(A) BIORETENTION MEDIA SECTION**



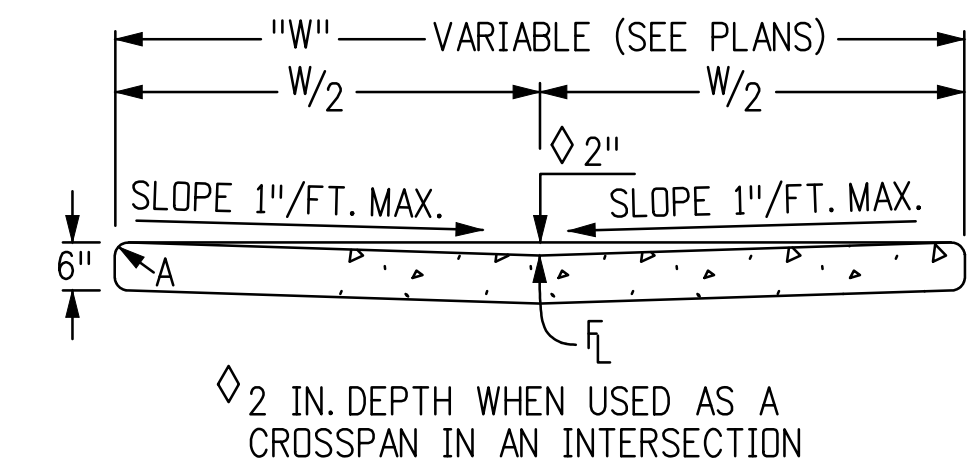
**EMERGENCY SPILLWAY PROFILE**



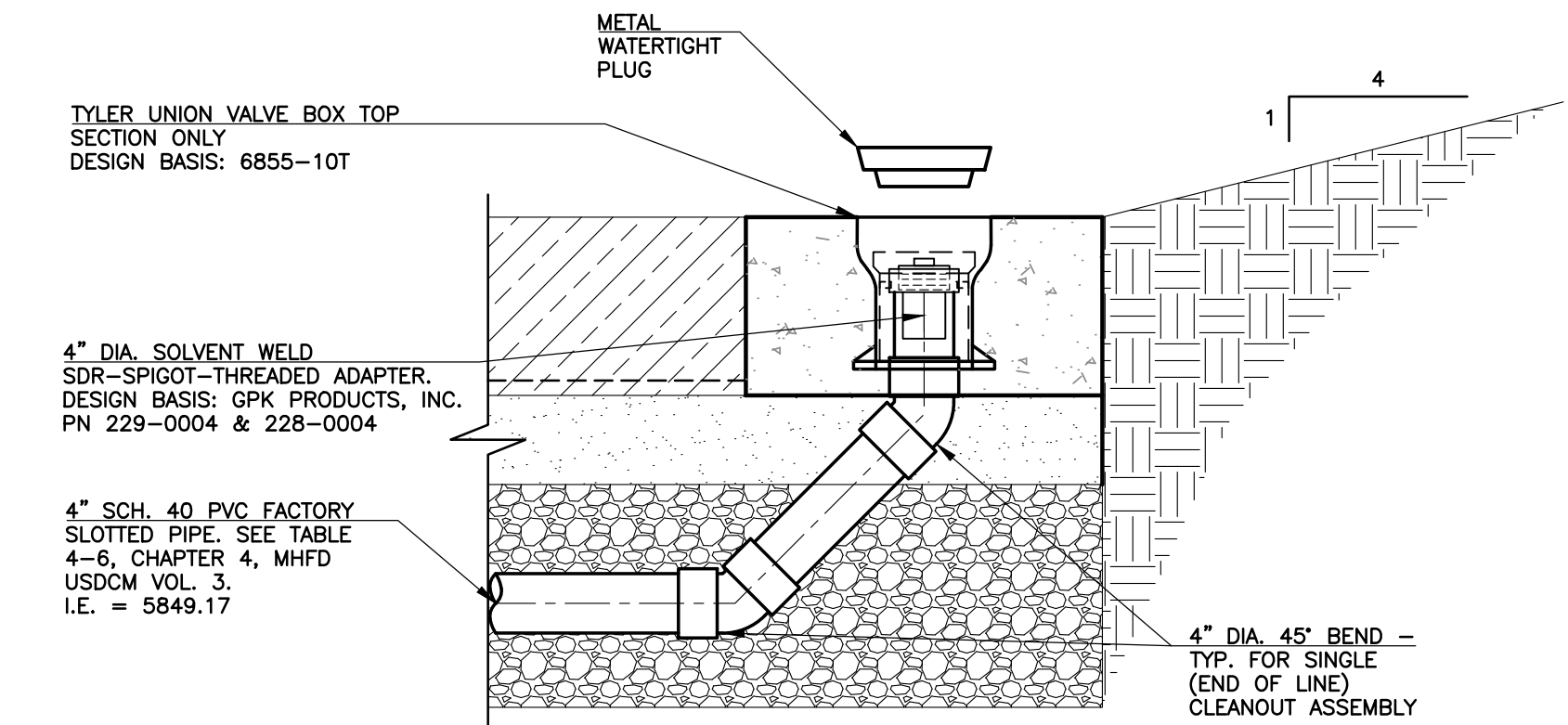
**EMERGENCY SPILLWAY SECTION AND SPILLWAY CHANNEL**

**(B) EMERGENCY SPILLWAY DETAIL**

SCALE: NONE



**(C) CONCRETE CROSS PAN DETAIL**



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

**(D) CLEANOUT DETAIL**



**SCALE VERIFICATION**

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY. THIS DRAWING IS THE PROPERTY OF GMS, INC., AND IS NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT WITH THIS COMPANY. © 2025 GMS, INC.

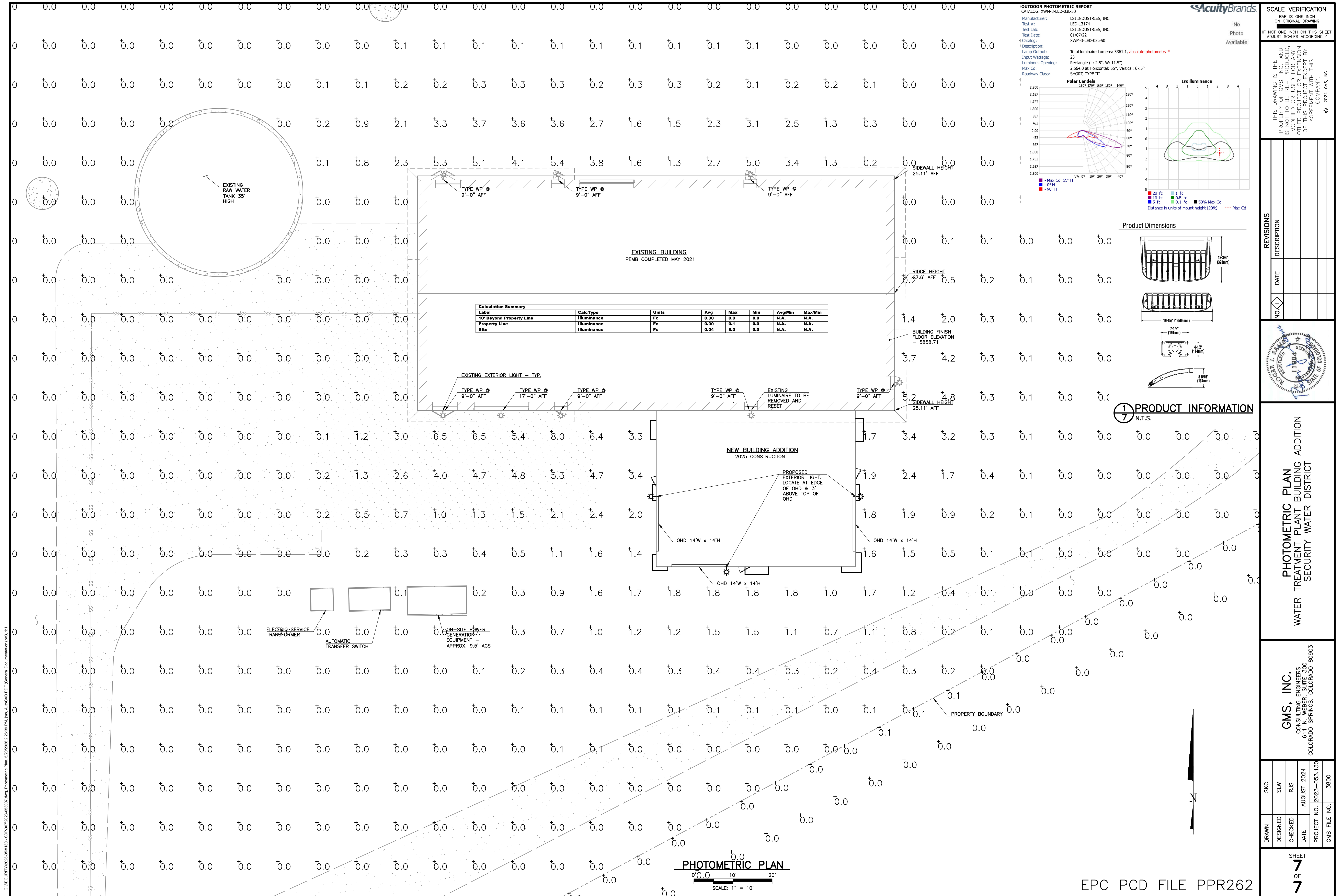
NO.	DATE	DESCRIPTION
1	5/12/2026	ADDED DETAILS PER EPCDC NOTES



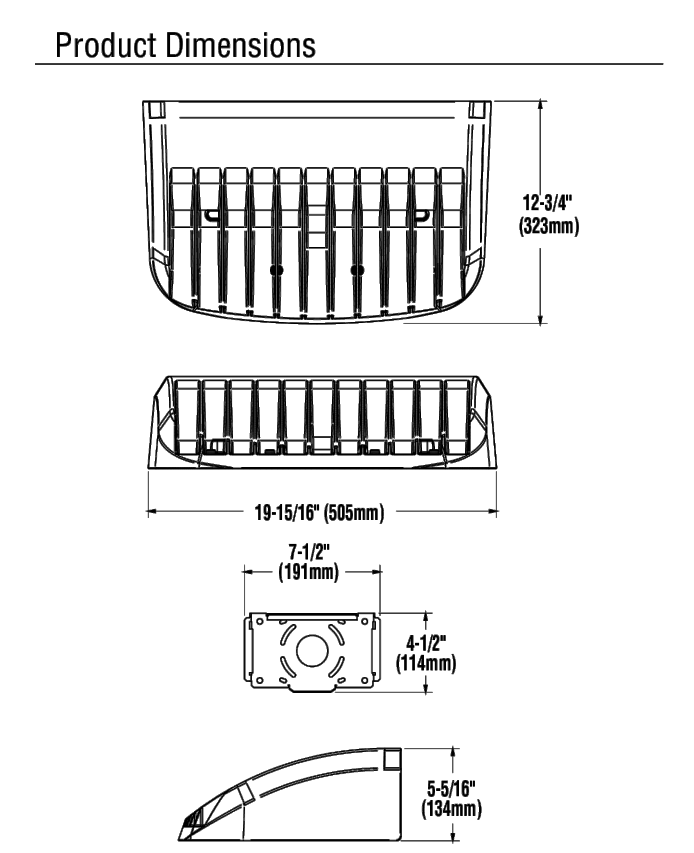
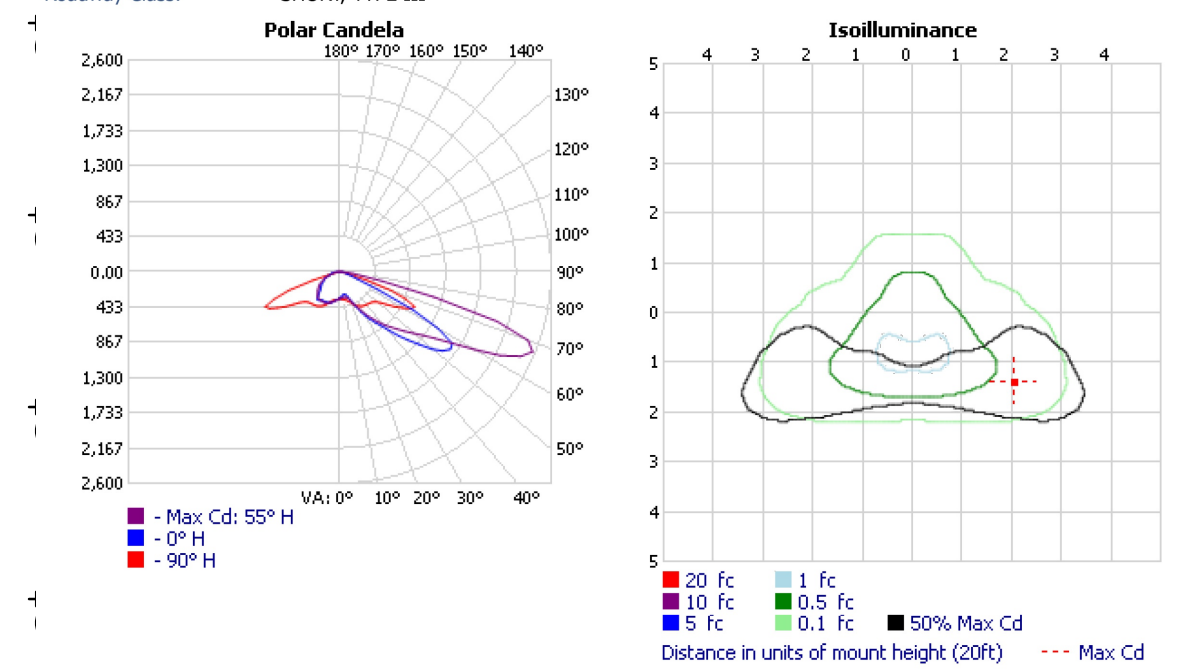
**LANDSCAPE DETAILS**  
WATER TREATMENT PLANT BUILDING ADDITION  
SECURITY WATER DISTRICT



DESIGNED	CHECKED	DATE	PROJECT NO.	GMS FILE NO.
RJS/SW/MAL	RJS	OCTOBER 2024	2023-053.130	3800



**Acuity Brands**  
**OUTDOOR PHOTOMETRIC REPORT**  
 CATALOG: XWM-3-LED-03L-50  
 Manufacturer: LSI INDUSTRIES, INC.  
 Test #: LED-13174  
 Test Lab: LSI INDUSTRIES, INC.  
 Test Date: 01/07/22  
 Catalog: XWM-3-LED-03L-50  
 Description: Total Luminaire Lumens: 3361.1, absolute photometry \*  
 Lamp Output: 23  
 Input Wattage: 23  
 Luminous Opening: Rectangle (L: 2.5', W: 11.5')  
 Max Cd: 2,564.0 at Horizontal: 55°, Vertical: 67.5°  
 Roadway Class: SHORT, TYPE III



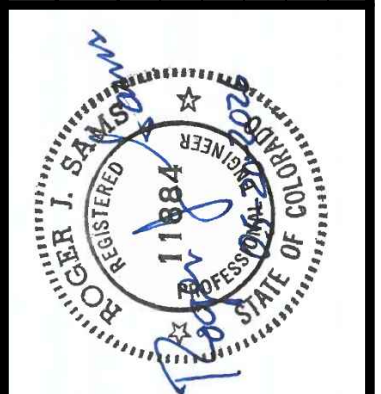
Calculation Summary						
Label	Calc Type	Units	Avg	Max	Min	Avrg/Min
10' Beyond Property Line	Illuminance	Fc	0.05	0.0	0.0	N.A.
Property Line	Illuminance	Fc	0.00	0.1	0.0	N.A.
Site	Illuminance	Fc	0.04	8.0	0.0	N.A.

**1 PRODUCT INFORMATION**  
 7 N.T.S.

**SCALE VERIFICATION**  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

THIS DRAWING IS THE PROPERTY OF GMS, INC., AND IS NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN AGREEMENT WITH THIS COMPANY.  
 © 2024 GMS, INC.

NO.	DATE	DESCRIPTION

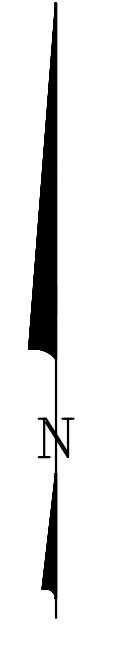


**PHOTOMETRIC PLAN**  
 WATER TREATMENT PLANT BUILDING ADDITION  
 SECURITY WATER DISTRICT

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

SKC	SLW	RUS	DATE	PROJECT NO.	GMS FILE NO.
			AUGUST 2024	2023-053.130	3800

**PHOTOMETRIC PLAN**  
 SCALE: 1" = 10'



© SECURITY2024-053.130 - S:\PROJECTS\2024\053097\_Aug\_Photometric Plan\_52020248.2-28.30 PM\_AutoCAD PDF (General Documentation) p.1.1

EPC PCD FILE PPR262

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