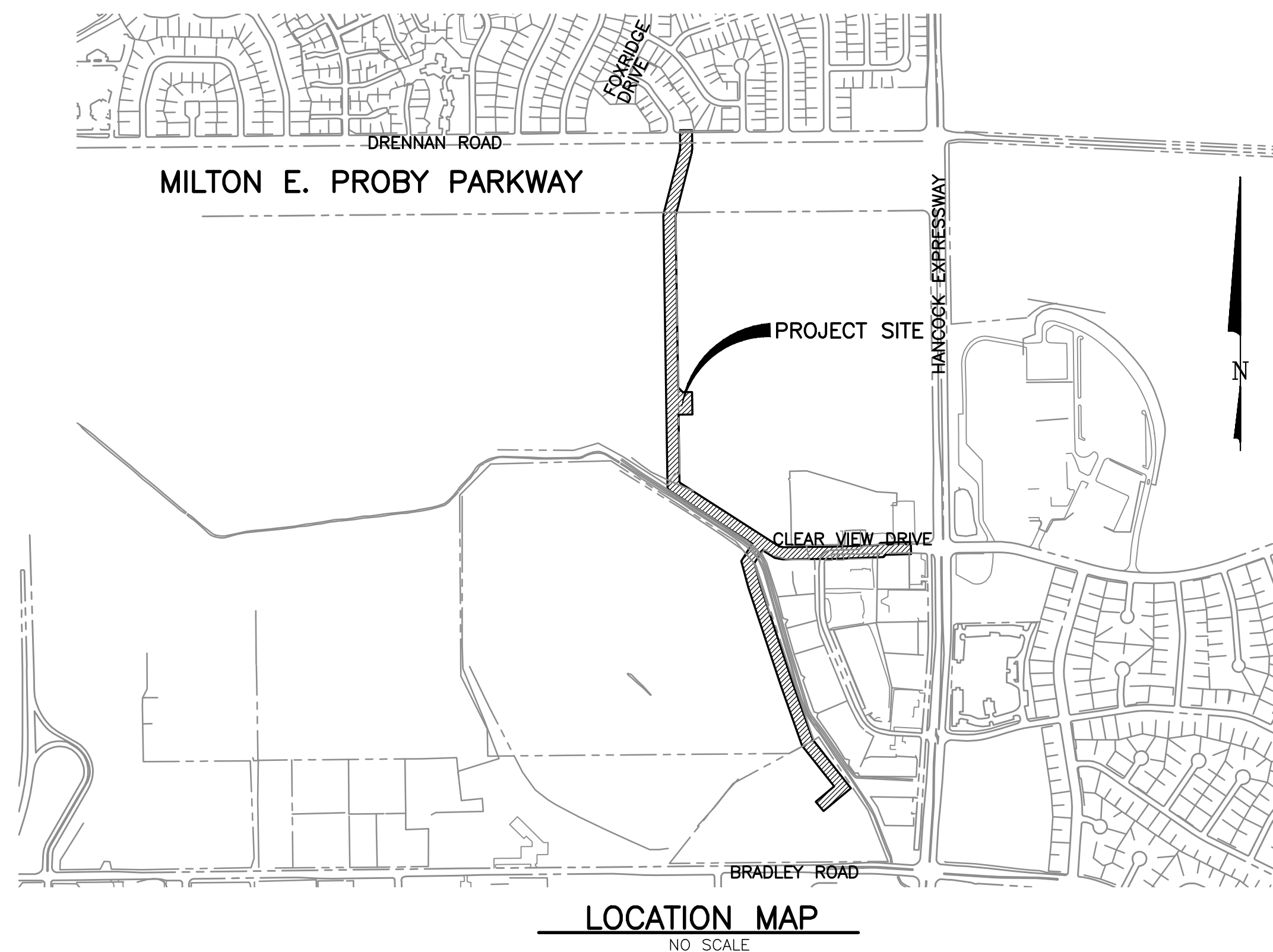
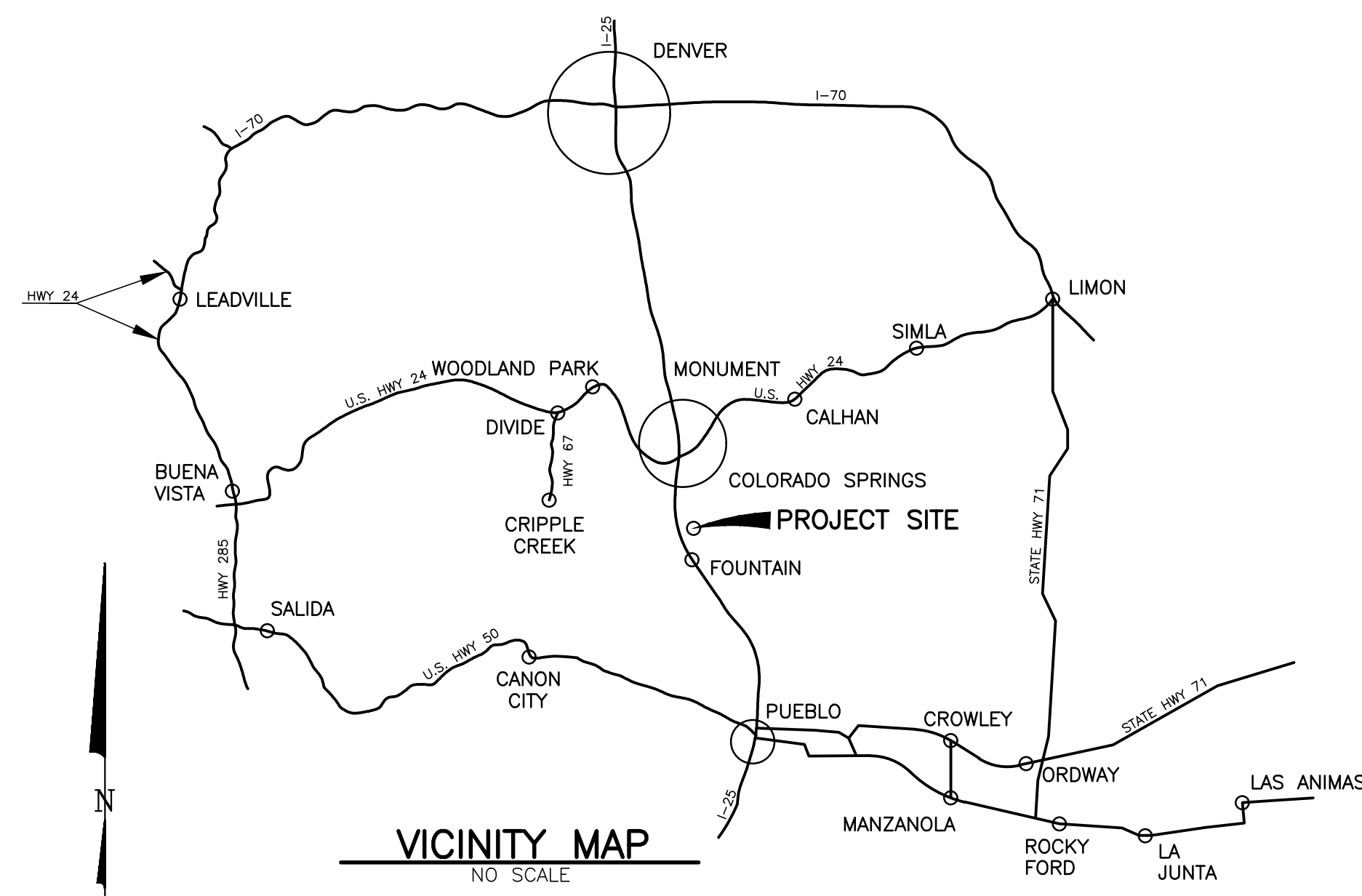


DRENNAN ROAD CONNECTION FLOW CONTROL STATION

FOR THE SECURITY WATER DISTRICT

FEBRUARY 2017



DRAWING INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET, VICINITY MAPS, DRAWING INDEX AND APPROVAL
2	SITE DEVELOPMENT PLAN MAP
3	GRADING AND EROSION CONTROL PLAN
4	ARCHITECTURAL ELEVATIONS
5	LANDSCAPE PLAN

Remove the standard grading and erosion control signature block since site grading is less than 1 acre.

APPROVAL SIGNATURES

Design Engineer's Statement:

These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.

Roger J. Sams, P.E. _____ Date _____
P.E. #11884

Owner/Developer's Statement:

I, the owner/developer have read and will comply with all of the requirements specified in these detailed plans and specifications.

Roy E. Heald, General Manager _____ Date _____
Security Water District
231 Security Blvd.
Colorado Springs, CO 80911

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 Manual, and Engineering Criteria Manual as amended.

Jennifer Irvine, P.E. _____ Date _____
County Engineer / ECM Administrator

SITE DEVELOPMENT PLAN

PROJECT NOTES:

- ZONING: CR - COMMERCIAL REGIONAL
- PARCEL SIZE: 0.247 Ac. (10,761.73 S.F.)
PROPOSED BUILDING SQUARE FOOTAGE: 1,419 S.F.
BUILDING TO LOT COVERAGE: 13%
- ADDRESS: 4520 CLEAR VIEW DRIVE
- ASSESSOR'S PARCEL NO.: 65020-00-123
- PROPERTY OWNER: BLOCK 260/EASEMENT GRANTEE: SECURITY WATER DISTRICT
- FLOW CONTROL STATION OPERATOR: SECURITY WATER DISTRICT
- THE PROPOSED BUILDING WILL HOUSE FLOW CONTROL VALVING AND METERING EQUIPMENT, TRANSFERRING WATER FROM COLORADO SPRINGS UTILITIES TO SECURITY WATER DISTRICT.
- LANDSCAPING IS TO BE IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE 6.G.2.e.1. SEE LANDSCAPING PLAN SHEET NO. 5.
- SITE LIGHTING IS NOT REQUIRED.
- PARKING - AREA IS PROVIDED ADJACENT TO THE FLOW CONTROL BUILDING TO ACCOMMODATE PARKING OF THE DAILY MONITORING VEHICLE AND FOR MAINTENANCE VEHICLES SHOULD THEY NEED TO PERFORM MAINTENANCE WORK AT THE FLOW CONTROL BUILDING. THIS PARKING AREA WILL ALL BE WITHIN THE SECURED FENCE AREA.
- SET BACKS ARE AS SHOWN ON SHEET 3.
- NO DUST PERMIT REQUIRED. DISTURBANCE AREA IS UNDER 1 ACRE IN SIZE.
- NOISE - THE FLOW CONTROL BUILDING EQUIPMENT WILL NOT GENERATE ANY NOISE AS ALL EQUIPMENT WILL BE HOUSED IN THE PROPOSED BUILDING.
- SIGNAGE - THERE WILL BE NO FREESTANDING SIGNAGE.
- A DRAINAGE LETTER HAS BEEN PREPARED AND WILL ACCOMPANY SUBMITTAL OF THE SITE DEVELOPMENT PLAN.
- SITE GRADING IS LESS THAN 1 ACRE, THEREFORE, AN EROSION CONTROL PLAN IS NOT APPLICABLE.
- THE FLOW CONTROL BUILDING IS OUT OF THE 100 YEAR FLOOD PLAIN PER FEMA FIRM MAP PANEL 08041C0951 F DATED MARCH 17, 1997.
- INGRESS AND EGRESS TO THE FLOW CONTROL BUILDING WILL BE CLEAR VIEW DRIVE AND MILTON PROBY PARKWAY.
- THERE WILL BE NO FULL TIME STAFF OCCUPYING THE FACILITY.
- THE NEW FACILITY WILL BE AN UNMANNED FACILITY; THEREFORE, THERE IS NO SPACE INSIDE THE SECURITY FENCE DESIGNATED SPECIFICALLY FOR PARKING. THE NEW BUILDING WILL HOUSE FLOW CONTROL EQUIPMENT.

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

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SHEET 1 OF 5
GMS FILE No. 2814

PLOT CONFIGURATION: GMS-STANDARD(ND_SCREEN)
CAD FILENAME: G:\SECURITY\62052\233\SITE DEVELOPMENT PLAN\001_62052002.DWG