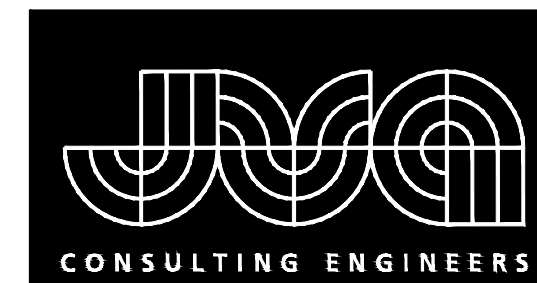


CHEROKEE METROPOLITAN DISTRICT ELLCOTT CHLORINATOR UPGRADES EL PASO COUNTY, COLORADO SITE DEVELOPMENT PERMIT: PPR-XXXX

CONTACTS

OWNER:	CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, CO 80915	KEVIN BROWN, P.E. (719) 322-4339 KBROWN@CHEROKEEMETRO.ORG
ENVIRONMENTAL ENGINEER: (PLAN PREPARER)	JVA, INC 1675 LARIMER STREET, SUITE 550 DENVER, CO 80202	RICHARD HOOD, P.E. (720) 409-8695 RHOOD@JVAJVA.COM
STRUCTURAL ENGINEER:	JVA, INC 1319 SPRUCE STREET BOULDER, CO 80302	ADAM TEUNISSEN, P.E. (303) 565-4936 ATEUNISSEN@JVAJVA.COM
CIVIL ENGINEER:	JVA, INC 1319 SPRUCE STREET BOULDER, CO 80302	NATHAN A. SKALAK, P.E. (303) 565 4930 NSKALAK@JVAJVA.COM
SURVEYOR:	EDWARD JAMES 926 ELKTON DR, COLORADO SPRINGS, CO 80907	EDWARD R. FISHER, PLS (719) 240-1003 EDWARDF@EJSURVEYING.COM
ELECTRICAL ENGINEER:	BROWNS HILL ENGINEERING AND CONTROLS, LLC. 8119 SHAFFER PARKWAY, UNIT C LITTLETON, CO 80127	TED WILLIE, P.E. (720) 344-7771 TWILLIE@BROWNSHILLENG.COM
MECHANICAL ENGINEER:	MEC INC. 4640 N. PECOS STREET, UNIT F DENVER, CO 80211	BRYAN MOEN, P.E., LEED AP (303) 907-4285 BMOEN@MECENGR.COM



JVA, Inc. 1675 Larimer Street, Suite 550
Denver, CO 80202 303.444.1951
www.jvajva.com
Boulder • Fort Collins • Winter Park
Glenwood Springs • Denver

LEGAL DESCRIPTION:

A TRACT OF LAND IN SEC 14-14-63 DESC AS FOLS: COM AT NE4NW4, TH S 00<32'57" W 50.0 FT TO POB, CONT S 00<32'57" W 130.0 FT, N 88<41'59" W 290.0 FT, N 00<32'57" E 130.0 FT, TH S 88<41'59" E 290.0 FT TO POB

ZONING:

THE PROPERTY IS ZONED AS A-35 (AGRICULTURAL). THE PROPOSED PROJECT WILL NOT CHANGE THE ZONING DESIGNATION.

AUGUST 2023

PREPARED UNDER THE SUPERVISION OF

JVA, Inc.

DRAWING INDEX

SHEET NO.	TITLE
G0.0	COVER SHEET
G0.1	LEGEND, NOTES & ABBREVIATIONS
C1.0	SITE DEVELOPMENT PLAN

SITE DATA:

SITE ADDRESS:	21388 HWY 94, ELLICOTT, CO
PARCEL/SCHEDULE NUMBER:	3414201027
EXISTING/PROPOSED LAND USE:	EXEMPT POLITICAL SUBS/PUB SCHL
EXISTING LOT/PARCEL SIZE:	42,648 SF
PROPOSED LAND SWAPPED LOT/PARCEL SIZE:	48,571 SF
PROPOSED OPEN SPACE/LANDSCAPING COVERAGE:	16,432 SF
PROPOSED IMPERMEABLE SURFACE COVERAGE:	17,392 SF
EXISTING BUILDING FOOTPRINT:	1,388 SF
PROPOSED BUILDING FOOTPRINT:	1,303 SF
EXISTING STORAGE TANK FOOTPRINT:	2,220 SF
PROPOSED STORAGE TANK FOOTPRINT:	1,964 SF

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.

ENGINEER OF RECORD SIGNATURE _____ DATE _____

OWNER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

OWNER SIGNATURE _____ DATE _____

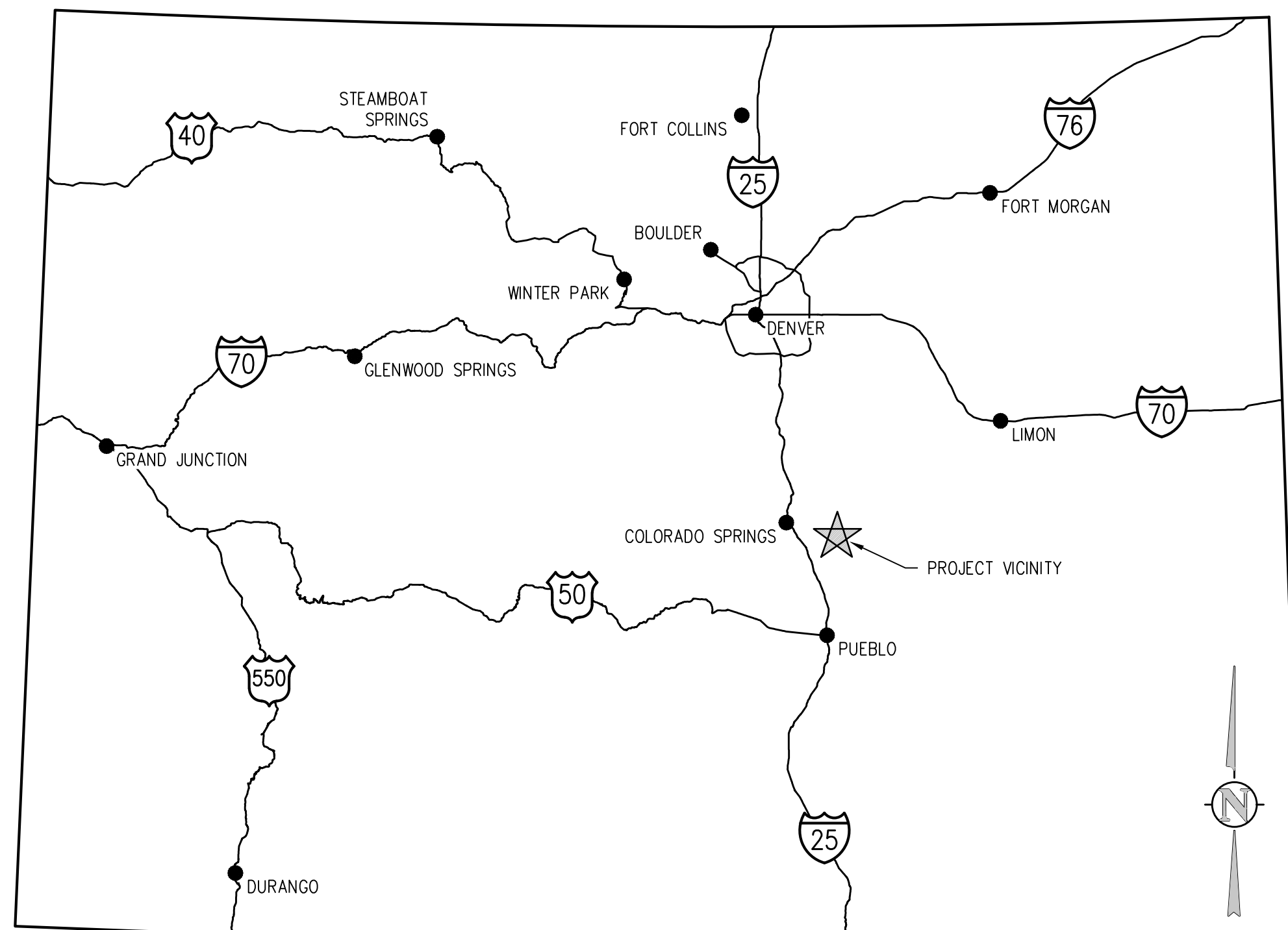
EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH THE 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.

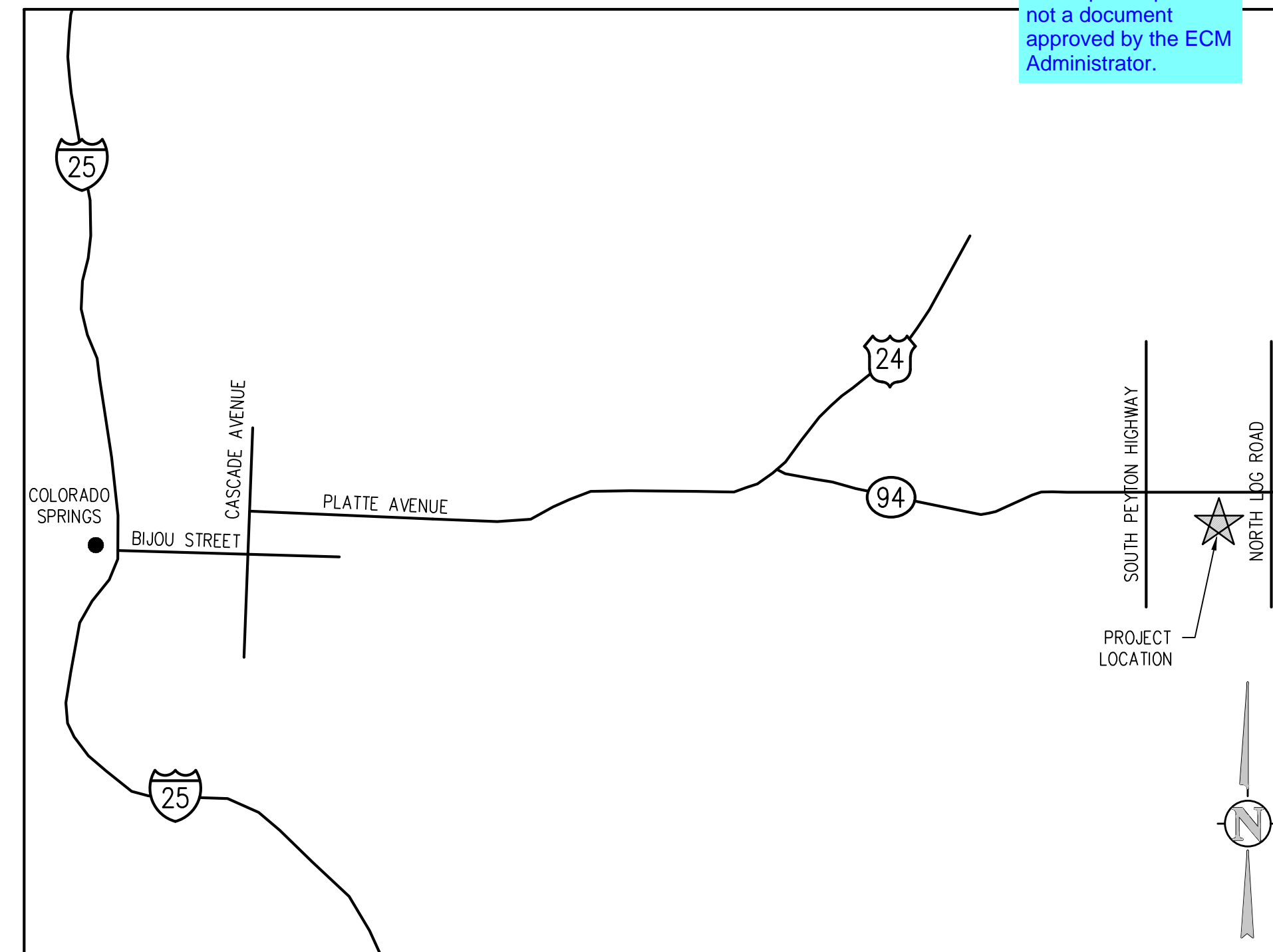
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

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. _____ DATE _____
County Engineer/ECM Administrator



VICINITY MAP
NTS



PROJECT LOCATION MAP
NTS

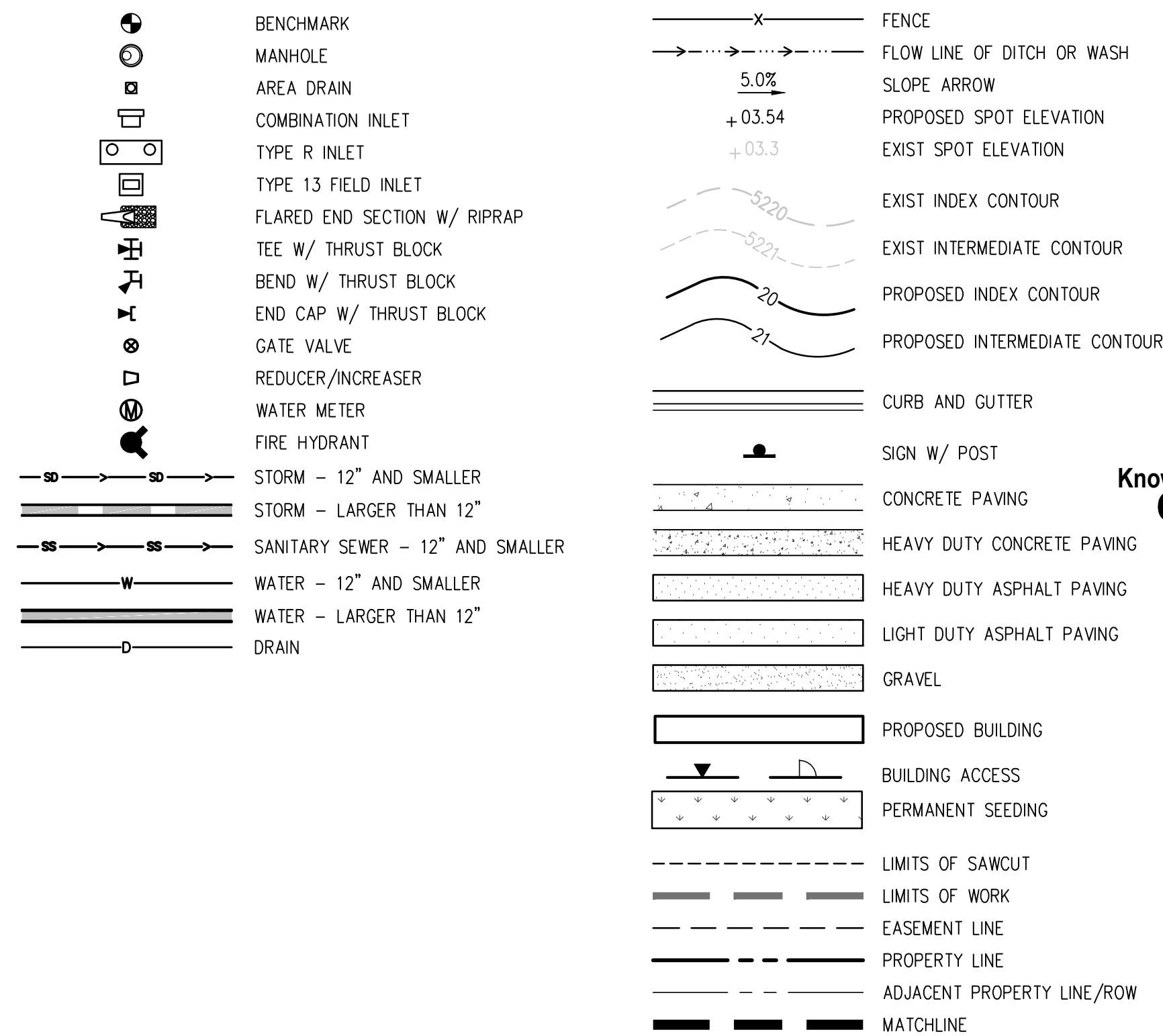
Remove Signature blocks as they are not required and the site development plan is not a document approved by the ECM Administrator.

\\N:\1641.e - Cherokee Metro District - Ellicott Pump Station\Drawings\1641.e - G00 - C01.dwg, 8/29/2023 - 10:38 AM, ADV

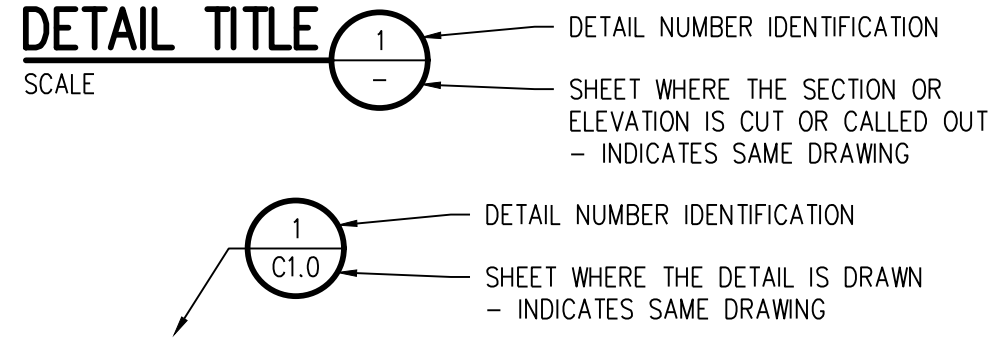
ABBREVIATIONS

Table of abbreviations for various engineering terms, organized in columns. Includes terms like AASHTO, ABAN, AC, ADDL, etc., and their corresponding full names.

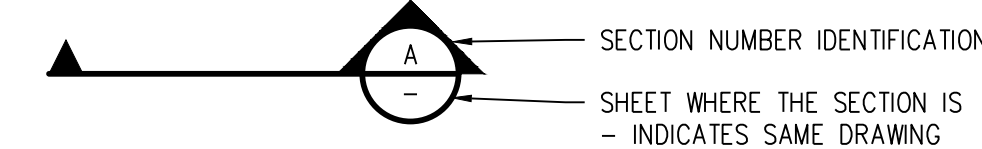
DESIGN LEGEND



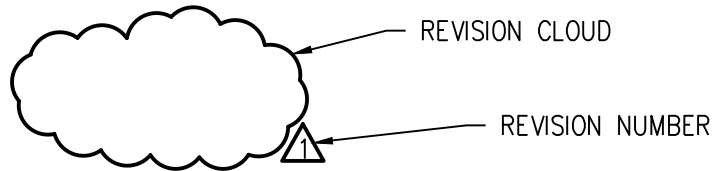
DETAIL TITLE



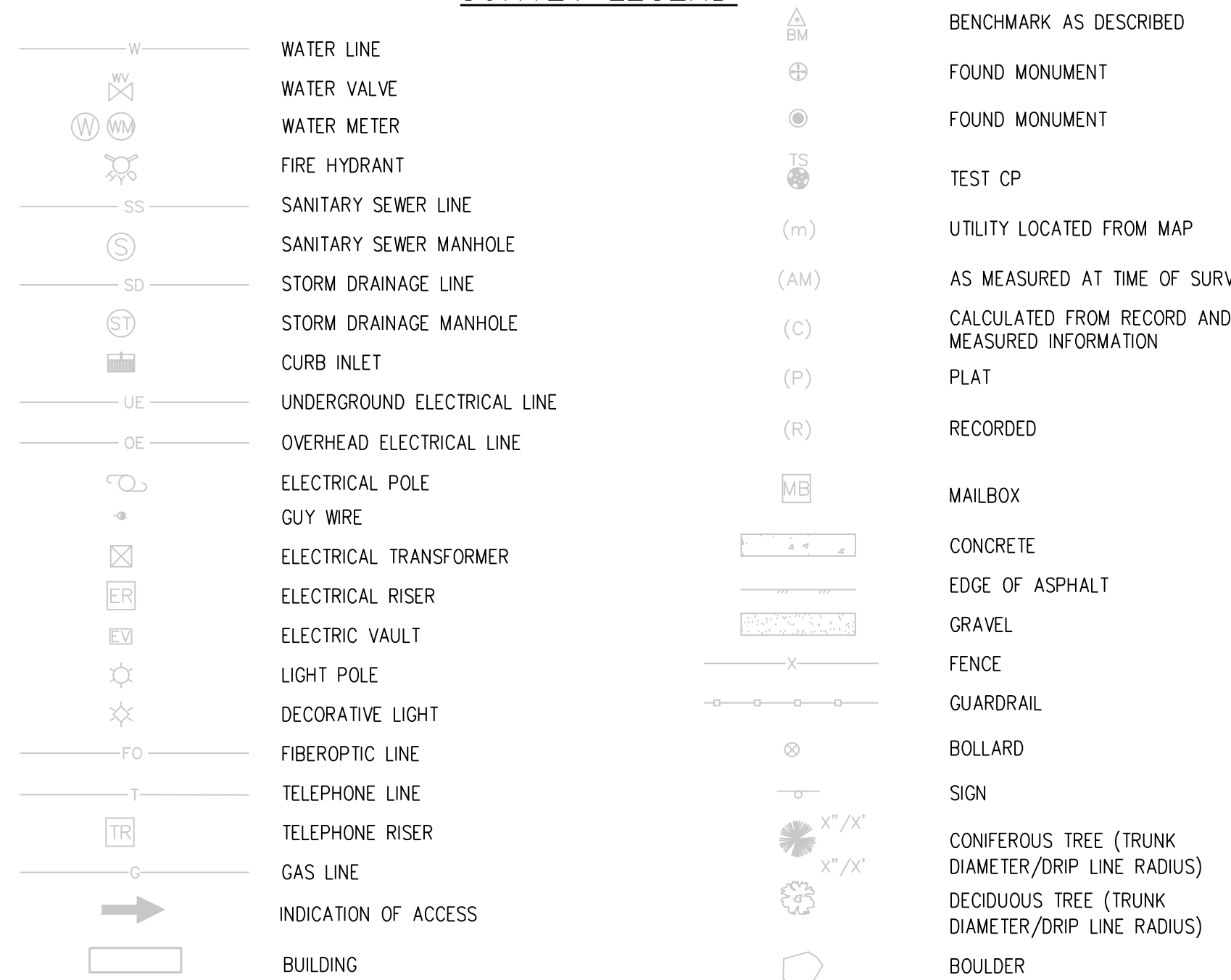
SECTION CALLOUT



REVISION



SURVEY LEGEND



NOTE: SHADED ITEMS REPRESENT EXIST FEATURES

GENERAL NOTES

- List of general notes for the project, including requirements for materials, construction methods, safety, and utility coordination.

FILE NO.: PPR-XXXX

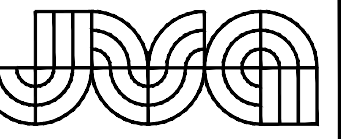
Logo for JVA Consulting Engineers, Inc. with contact information: 1675 Larimer Street, Suite 550, Denver, CO 80202. Phone: 303.444.1951. Website: www.jvava.com.

Table with 4 columns: NO., DATE, DESD, DWN, REVISION DESCRIPTION.

PRELIMINARY NOT FOR CONSTRUCTION

Table with 2 columns: Field, Value. Includes fields like DESIGNED BY (RAH/INAS), DRAWN BY (ADV), CHECKED BY (JJM), JOB # (1164.1e), DATE (AUGUST, 2023), and © JVA, INC.

ELICOTT CHLORINATOR UPGRADES
CHEROKEE METROPOLITAN DISTRICT
EL PASO COUNTY, COLORADO
LEGEND, NOTES & ABBREVIATIONS
SHEET NO.
G0.1



NORTH ROW IN SEC. 11 BY BK. 978, PG. 151

YELLOW PLASTIC CAP (LS 11624) FOUND ON LINE, 3.5' NORTH
14-T145-R63W
MINUM CAP
1999 IN MONUMENT BOX

Please add file name
PPR-2334

Show complete access road
Submit for CDOT access permit and
provide copy of application email receipt
from CDOT or copy of existing access
permit.

Please show
setbacks of all
proposed and
existing structures

Please add square
footage for all
proposed
structures.

Denote specific
ROW width.
Contact CDOT as
necessary

Denote access to be
closed

label the existing
tract/parcel
dimensions. This
appears to go beyond
the one parcel

Show ROW and
easements that have
been dedicated

is this swale
proposed or existing.
Please identify what
is proposed and what
is existing.

Please clearly define
exact lot lines.

Show and call out all adjacent
parcels and tracts reflected from plat
#14698 or approved site plans
Its not clear what is being built on
which parcel or tract
Show all dedicated ROW and
easements along HWY94

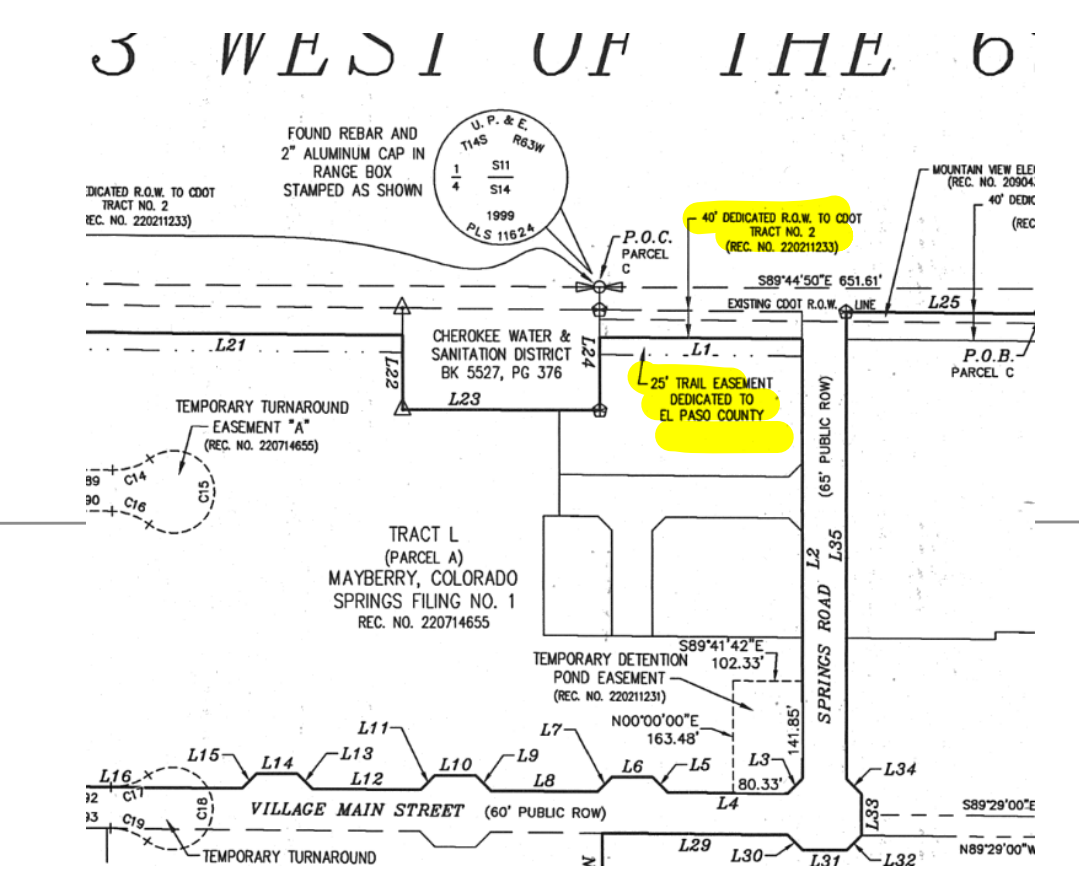
Please clearly define
land swap lot lines. It
does not appear the
proposed water storage
tank will meet 25ft
setback requirements per
the A-35 zoning district.

An administrative relief
can be requested to meet
a 20ft setback, however
that is a separate
application.

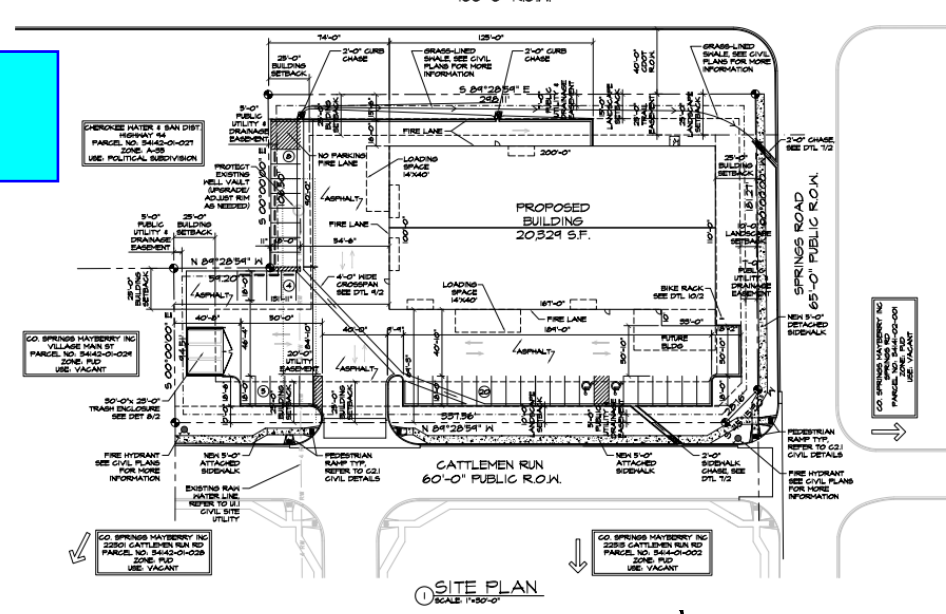
Call out all
surface types
or provide
shading and
legend

label all areas and
components as existing
or proposed. Delineate
limits of construction.

This tank is not on the
parcel



PCD File #
AL2110
Site Plan



NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DESIGNED BY: RAH/NAS
DRAWN BY: ADV
CHECKED BY: JJM
JOB #: 1164.1e
DATE: AUGUST, 2023
© JVA, INC.

ELLCOTT CHLORINATOR UPGRADES
CHEROKEE METROPOLITAN DISTRICT
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

SHEET NO.
C1.0

N:\1164.1e - Cherokee Metro District - Elicott Pump Station Drawings\1164.1e-05-105-105-01.dwg, 8/29/2023 - 10:38 AM, ADV