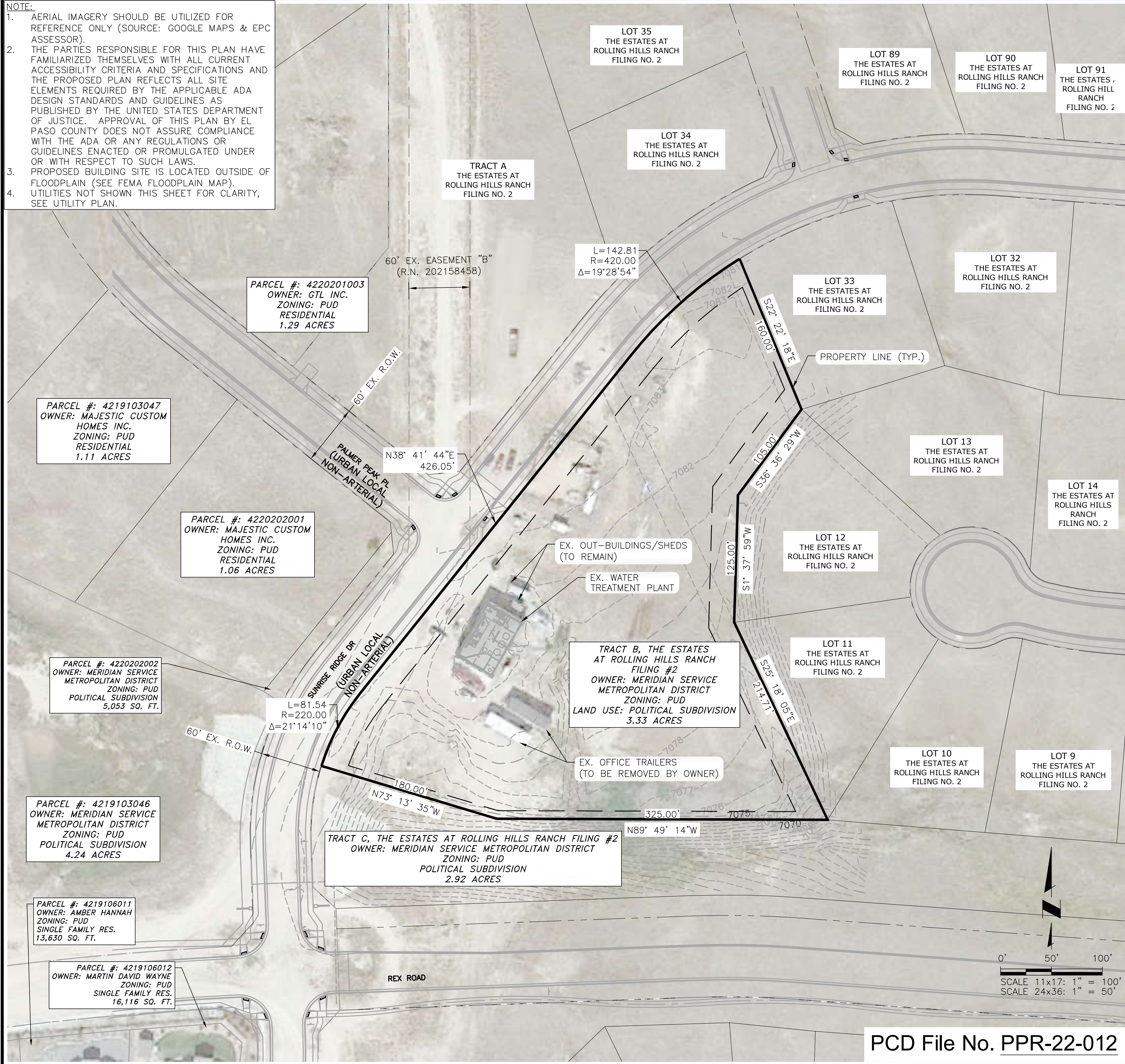
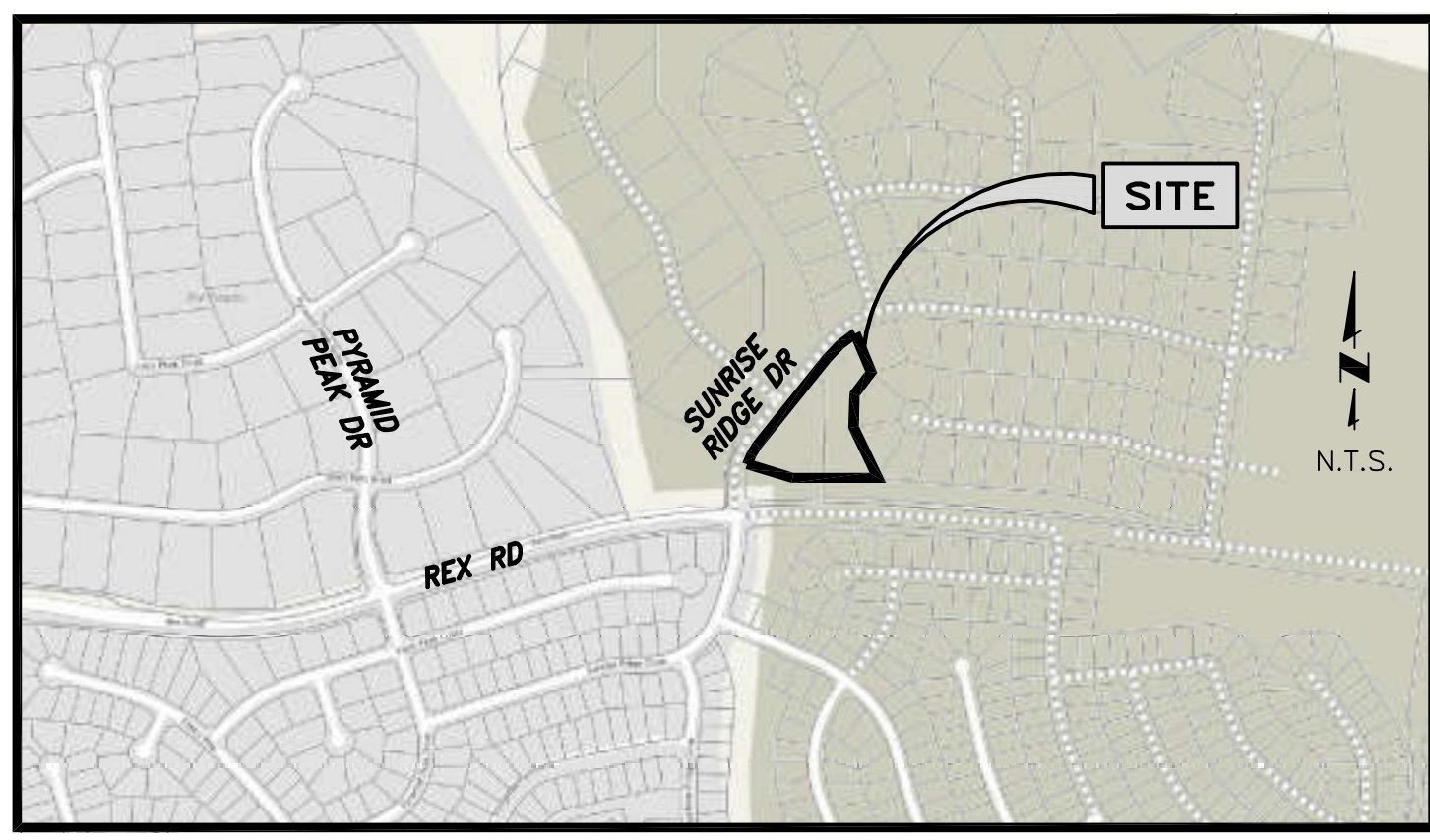


NOTE:
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 2. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES 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.
 3. PROPOSED BUILDING SITE IS LOCATED OUTSIDE OF FLOODPLAIN (SEE FEMA FLOODPLAIN MAP).
 4. UTILITIES NOT SHOWN THIS SHEET FOR CLARITY, SEE UTILITY PLAN.



LEGEND	
	FUT PROPERTY LINE
	EX RIGHT-OF-WAY
	EX EASEMENT
	7050 EX CONTOURS-MAJOR
	7051 EX CONTOURS-MINOR



PCD File No. PPR-22-012

JDSHYDRO
 a Division of RESPEC
 5540 TECH CENTER DR., SUITE 100
 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072

MERIDIAN SERVICE METROPOLITAN DISTRICT
 WATER TREATMENT PLANT EXPANSION
 OVERALL EXISTING SITE PLAN

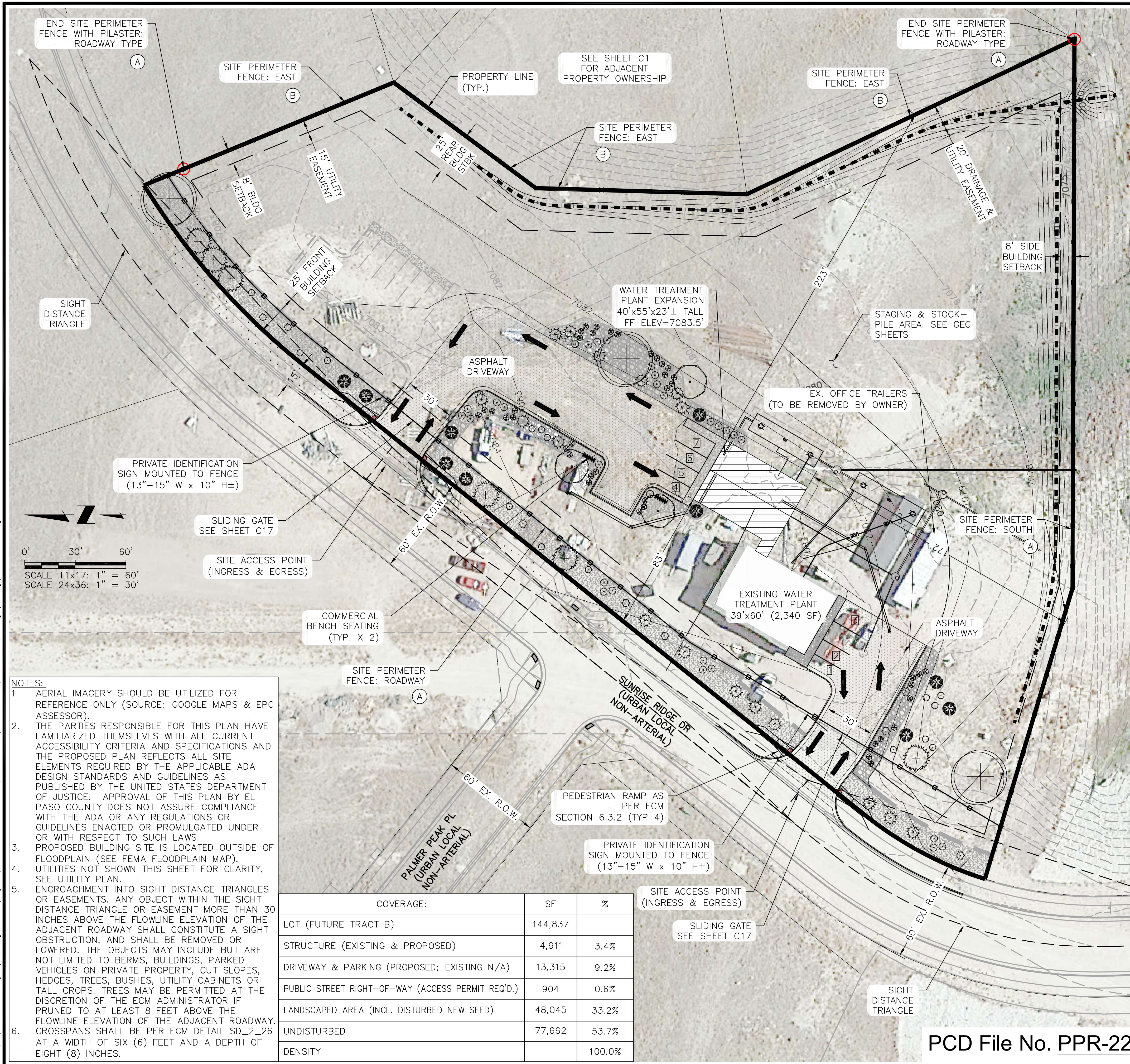
REVISIONS		
NO.	DESCRIPTION	BY / APP. / DATE
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100% DESIGN

Project No.: 151.52
 Date: 11/07/22
 Design: RMM
 Drawn: GGM
 Check: JCS

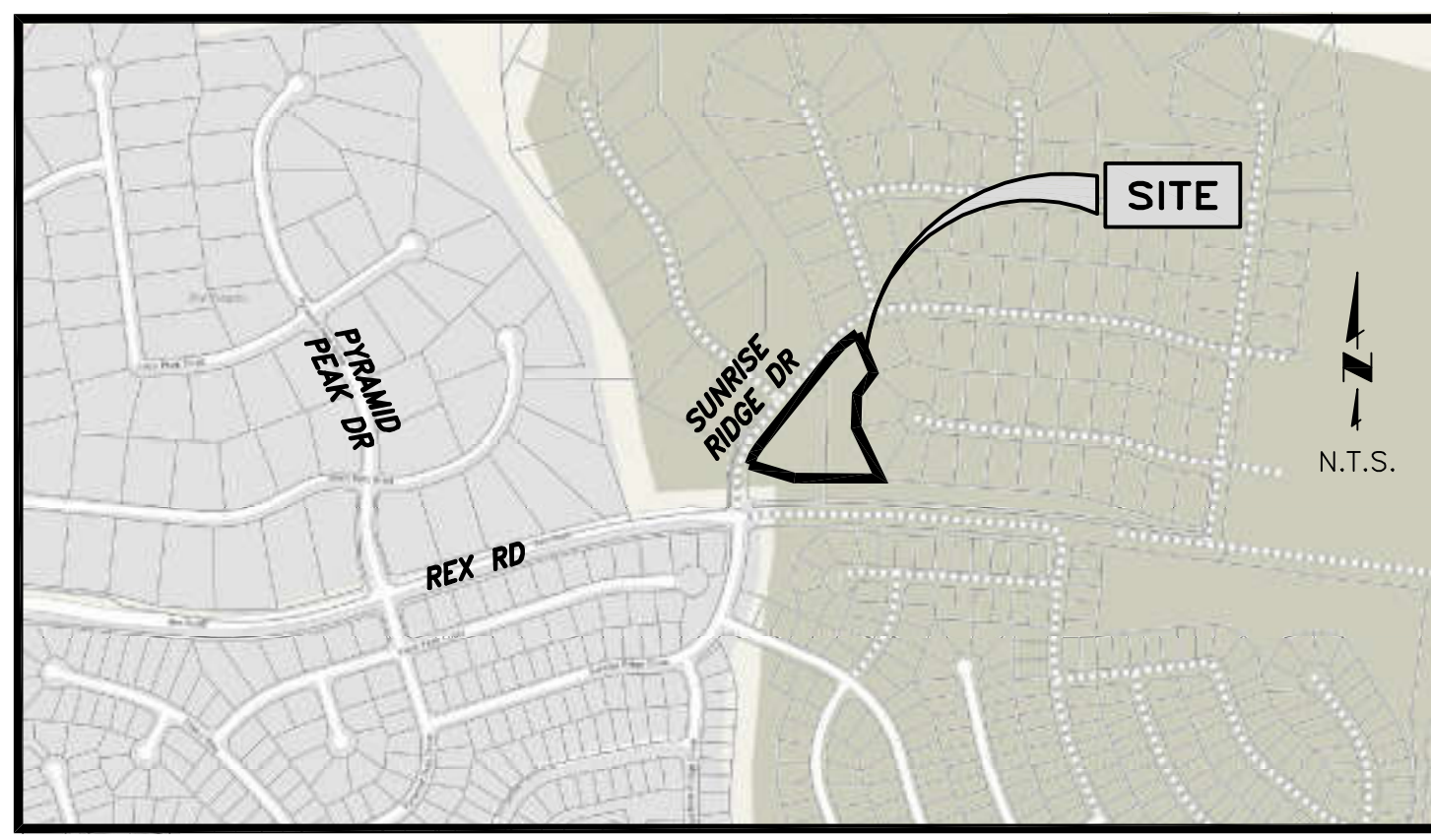
C1

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LEGEND

- FUT PROPERTY LINE
- EX RIGHT-OF-WAY
- EX EASEMENT
- EX CONTOURS-MAJOR
- EX CONTOURS-MINOR
- SIGHT LINE
- PP CONTOURS-MAJOR
- PP CONTOURS-MINOR
- PP FENCE TYPE A
- PP FENCE TYPE B
- PP VEHICLE CIRCULATION PATH
- PP CONCRETE (FINAL)
- PP STAGING AREA (INTERIM)
- PP CONCRETE WASHOUT (INTERIM)
- PP GRAVEL/RIPRAP (FINAL)



LEGAL DESCRIPTION
TRACT B, THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PARKING COVERAGE:				
USE	RATIO	REQ'D	PROVIDED	ADA
INDUSTRIAL	1 PER 750 SF	6	7	N/A

LEGEND: STRIPED PARKING SPACES

1 7'-6"x18'-0"	5 10'-0"x22'-0"
2 10'-0"x18'-0"	6 10'-0"x22'-0"
3 15'-0"x18'-0"	7 10'-0"x22'-0"
4 10'-0"x22'-0"	

NOTES:

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- PROPOSED BUILDING SITE IS LOCATED OUTSIDE OF FLOODPLAIN (SEE FEMA FLOODPLAIN MAP). UTILITIES NOT SHOWN THIS SHEET FOR CLARITY, SEE UTILITY PLAN.
- ENCROACHMENT INTO SIGHT DISTANCE TRIANGLES OR EASEMENTS. ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY. CROSSPANS SHALL BE PER ECM DETAIL SD_2_26 AT A WIDTH OF SIX (6) FEET AND A DEPTH OF EIGHT (8) INCHES.

COVERAGE:	SF	%
LOT (FUTURE TRACT B)	144,837	
STRUCTURE (EXISTING & PROPOSED)	4,911	3.4%
DRIVEWAY & PARKING (PROPOSED; EXISTING N/A)	13,315	9.2%
PUBLIC STREET RIGHT-OF-WAY (ACCESS PERMIT REQ'D.)	904	0.6%
LANDSCAPED AREA (INCL. DISTURBED NEW SEED)	48,045	33.2%
UNDISTURBED	77,662	53.7%
DENSITY		100.0%

LEGEND: SITE PERIMETER FENCE (SEE DETAIL SHEET C17)

- (A) ALUMINUM SPEAR-TOP WITH FREESTANDING PILASTERS MINUS PILASTERS; PILASTERS 24"± O.C. TYP; SPACING TO BE FIELD VERIFIED)
- (B) WOOD WITH SPEAR-TOP ALUMINUM (580'± LF)

APPLICANT/PLAN PREPARER:
JDS-HYDRO CONSULTANTS, INC
CONTACT: RYAN MANGINO, P.E.:
719-227-0072, EXT. 103
ryan.mangino@respec.com

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

DIRECTOR _____ DATE _____

PCD File No. PPR-22-012

JDS-HYDRO a Division of **RESPEC**
5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

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MERIDIAN SERVICE METROPOLITAN DISTRICT
WATER TREATMENT PLANT EXPANSION
SITE DEVELOPMENT PLAN

REVISIONS

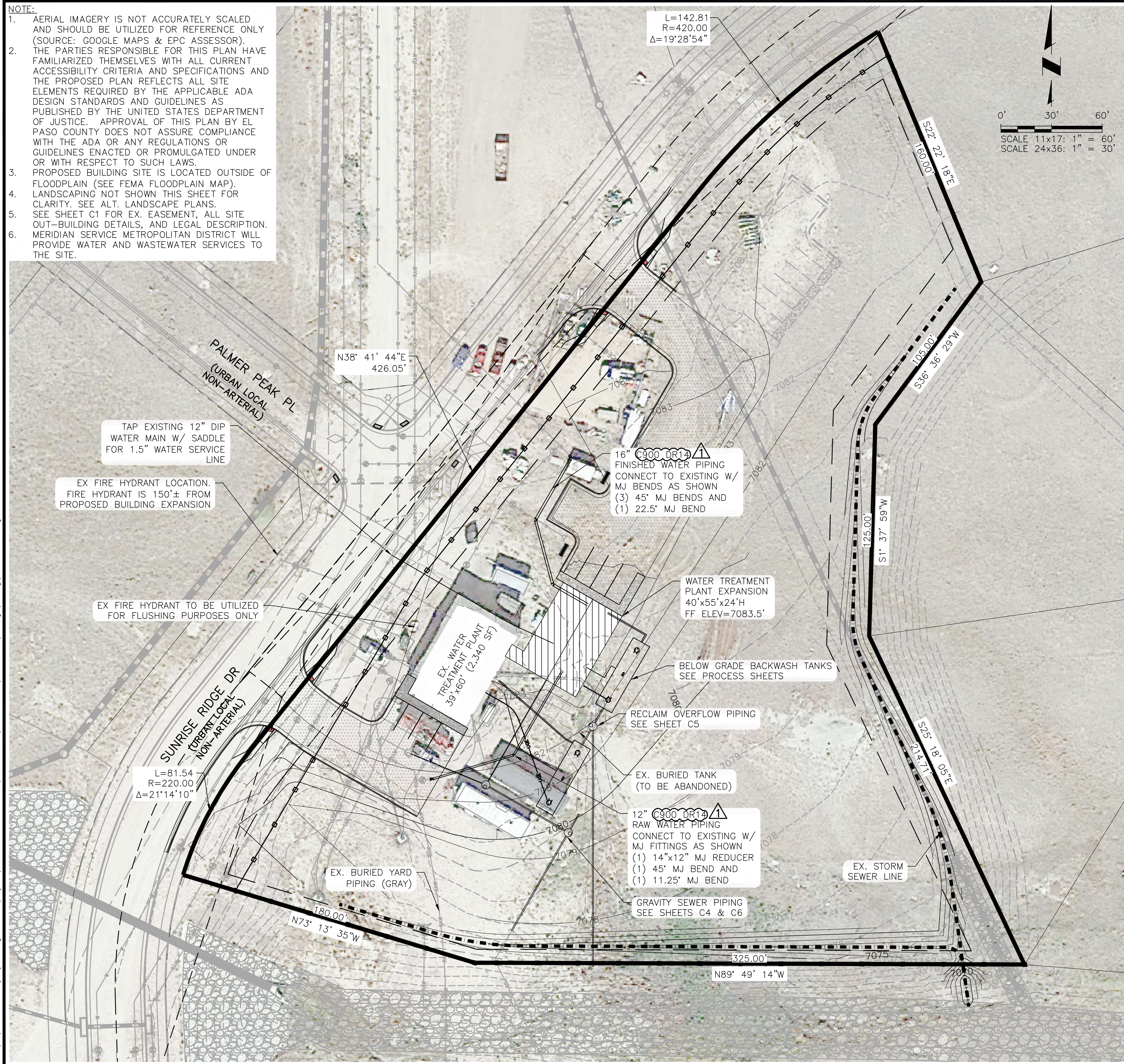
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100% DESIGN

Project No.: 151.52
Date: 11/07/22
Design: RMM
Drawn: GGM
Check: JCS

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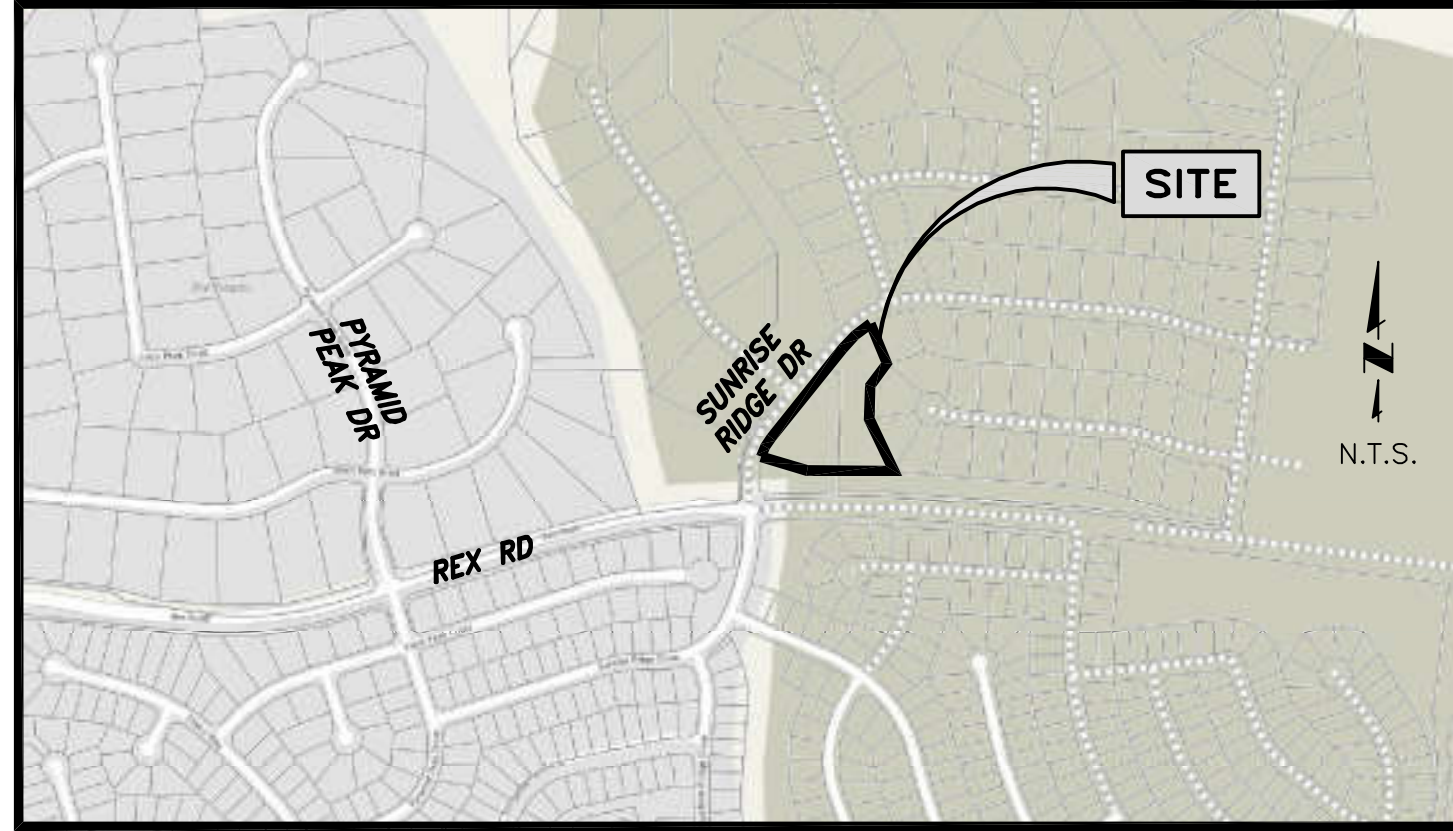
- NOTE:
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 3. PROPOSED BUILDING SITE IS LOCATED OUTSIDE OF FLOODPLAIN (SEE FEMA FLOODPLAIN MAP).
 4. LANDSCAPING NOT SHOWN THIS SHEET FOR CLARITY. SEE ALT. LANDSCAPE PLANS.
 5. SEE SHEET C1 FOR EX. EASEMENT, ALL SITE OUT-BUILDING DETAILS, AND LEGAL DESCRIPTION.
 6. MERIDIAN SERVICE METROPOLITAN DISTRICT WILL PROVIDE WATER AND WASTEWATER SERVICES TO THE SITE.



LEGEND

	FUT PROPERTY LINE
	EX RIGHT-OF-WAY
	EX EASEMENT
	EX WATER LINE
	EX WATER LINE (QUALITY B)
	EX SANITARY SEWER LINE
	EX RAW WATER LINE
	EX STORM SEWER LINE
	EX CONTOURS-MAJOR
	EX CONTOURS-MINOR
	EX U.G. ELECTRIC LINE
	EX U.G. FIBEROPTIC LINE (QUALITY B)
	EX U.G. TELEPHONE LINE (QUALITY B)
	EX FIRE HYDRANT
	EX WATER VALVE
	EX SANITARY SEWER MANHOLE
	SIGHT LINE
	PP CONTOURS-MAJOR
	PP CONTOURS-MINOR
	PP U.G. ELECTRIC LINE
	PP FENCE TYPE A
	PP FENCE TYPE B
	PP WATER LINE
	PP SANITARY SEWER LINE
	PP RAW WATER LINE
	PP FIRE HYDRANT

NOTE: UTILITY DESIGNATIONS (B) AND (O) INDICATE SUE QUALITY LEVELS. REFER TO SUE DATED 11/19/21 CONDUCTED BY SAM, LLC.



JDSHYDRO a Division of **RESPEC**
 5540 TECH CENTER DR., SUITE 100
 COLORADO SPRINGS, COLORADO 80919
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MERIDIAN SERVICE METROPOLITAN DISTRICT
 WATER TREATMENT PLANT EXPANSION
 UTILITY PLAN

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100% DESIGN

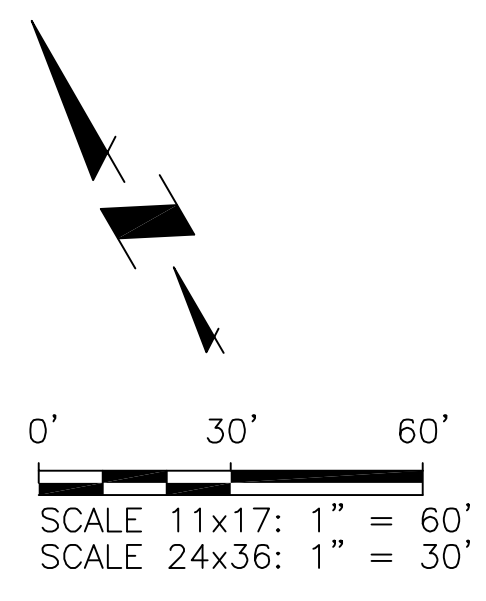
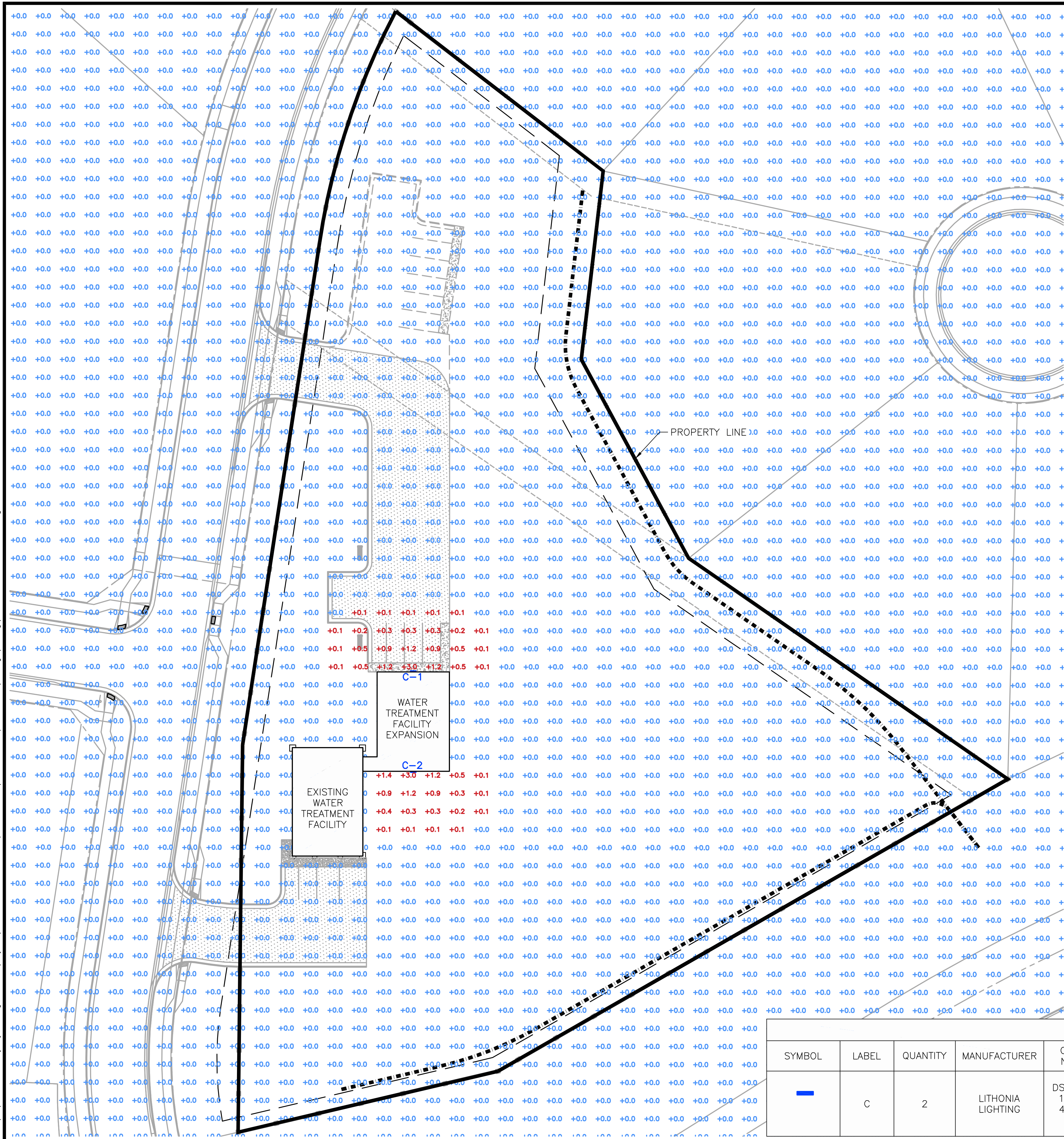
Project No.: 151.52
Date: 11/07/22
Design: RMM
Drawn: GGM
Check: JCS

PCD File No. PPR-22-012

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D-Series Size 1 LED Wall Luminaire

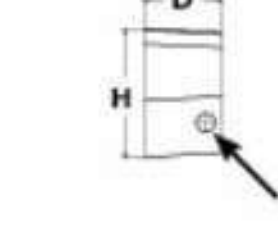





d^{series}

Specifications Luminaire		Back Box (BBW, ELCW)	
Width: 13-3/4" (34.9 cm)	Weight: 12 lbs (5.4 kg)	Width: 13-3/4" (34.9 cm)	BBW Weight: 5 lbs (2.3 kg)
Depth: 10" (25.4 cm)		Depth: 4" (10.2 cm)	ELCW Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)		Height: 6-3/8" (16.2 cm)	






For 3/4" NPT side entry conduit (BBW only)

Catalog Number	DSWX1-10C-350-40K-T3M-120-DBLXD-PE
Notes	
Type	C

Click the top of mouse over the page to see all the catalog elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

PCD File No. PPR-22-012

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX/MIN	AVG/MIN	MIN	MAX
CALC ZONE #7		0.0 fc	N/A	N/A	0.0 fc	3.0 fc

SCHEDULE											
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	LAMP	NUMBER LAMPS	FILENAME	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE	DESCRIPTION
—	C	2	LITHONIA LIGHTING	DSWX1 LED 10C 350 40K T3M MVOLT	LED	1	DSWX1_LED_10C_350_40K_T3M_MVOLT.ies	1488	0.9	13.3	DSWX1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 350mA.

RESPEC
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MERIDIAN SERVICE METROPOLITAN DISTRICT
WATER TREATMENT PLANT EXPANSION
LIGHTING PLAN

NO.	DESCRIPTION	BY	APP.	DATE
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100% DESIGN

Project No.: 151.52
Date: 11/07/22
Design: RMM
Drawn: RMM
Check: JCS

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SHEET 18 OF 9