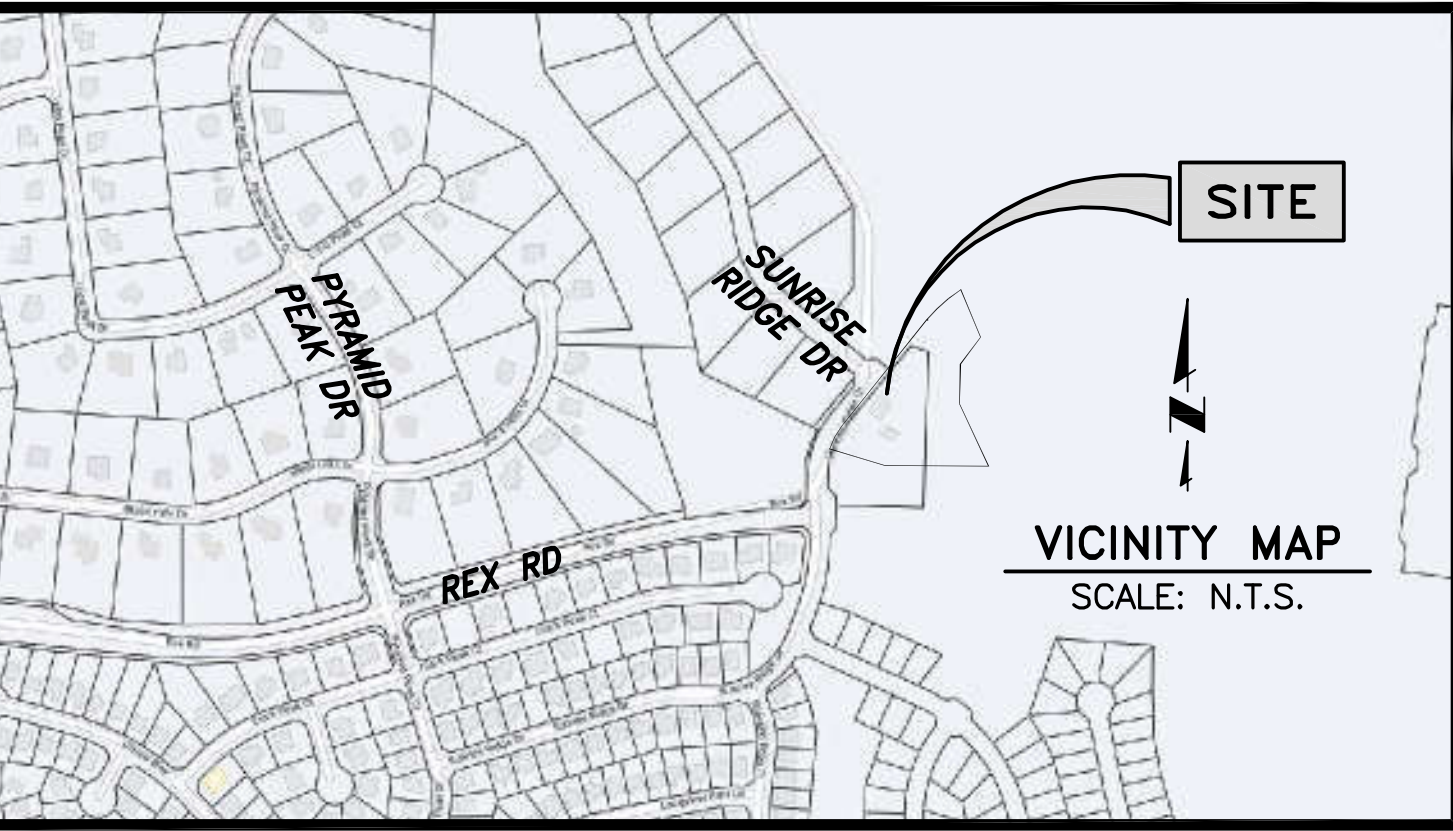


LEGEND	
	FUT PROPERTY LINE
	EX RIGHT-OF-WAY
	EX WATER LINE
	EX WATER LINE (QUALITY B)
	EX WATER LINE (QUALITY D)
	EX SANITARY SEWER LINE
	EX RAW WATER LINE
	EX STORM SEWER LINE
	EX CONTOURS-MAJOR
	EX CONTOURS-MINOR
	EX U.G. ELECTRIC LINE
	EX U.G. FIBEROPTIC LINE (QUALITY B)
	EX U.G. TELEPHONE LINE (QUALITY B)
	EX U.G. GAS LINE (QUALITY B)
	EX FIRE HYDRANT
	EX WATER VALVE
	EX SANITARY SEWER MANHOLE
	EX LIGHT POLE
	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
	PP EROSION CONTROL
	PP SILT FENCE (INITIAL)
	PP VEHICLE TRACKING PAD (INITIAL)
	DEVELOPED FLOW DIRECTION
	PRE-DEVELOPED FLOW DIRECTION
	PP STAGING AREA (INITIAL)
	PP CONCRETE WASHOUT (INITIAL)
	PP GRAVEL/RIPRAP (FINAL)
	PP VEHICLE CIRCULATION PATH



**TRACT B**

FUTURE TRACT B  
FUTURE LEGAL DESCRIPTION: TRACT B, THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2  
OWNER: MERIDIAN SERVICE METROPOLITAN DISTRICT  
MAILING ADDRESS: 11886 STAPLETON DRIVE, PEYTON, CO 80831  
CONTACT: JIM NIKKEL, P.E.  
j.nikkel@meridianservice.org  
(719) 495-6567  
TAX STATUS: EXEMPT  
ZONING: PUD  
LAND USE: POLITICAL SUBDIVISION  
AREA: 144,837 SF (3.325 AC)

**PCD File No. PPR-21-**

**JDS-HYDRO CONSULTANTS, INC.**  
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

NO.	DESCRIPTION	BY	APP.	DATE
1				
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**FOR REVIEW**

Project No.: 151.52
Date: 02/23/22
Design: RMM
Drawn: GGM
Check: RMM

**C1**  
SHEET OF

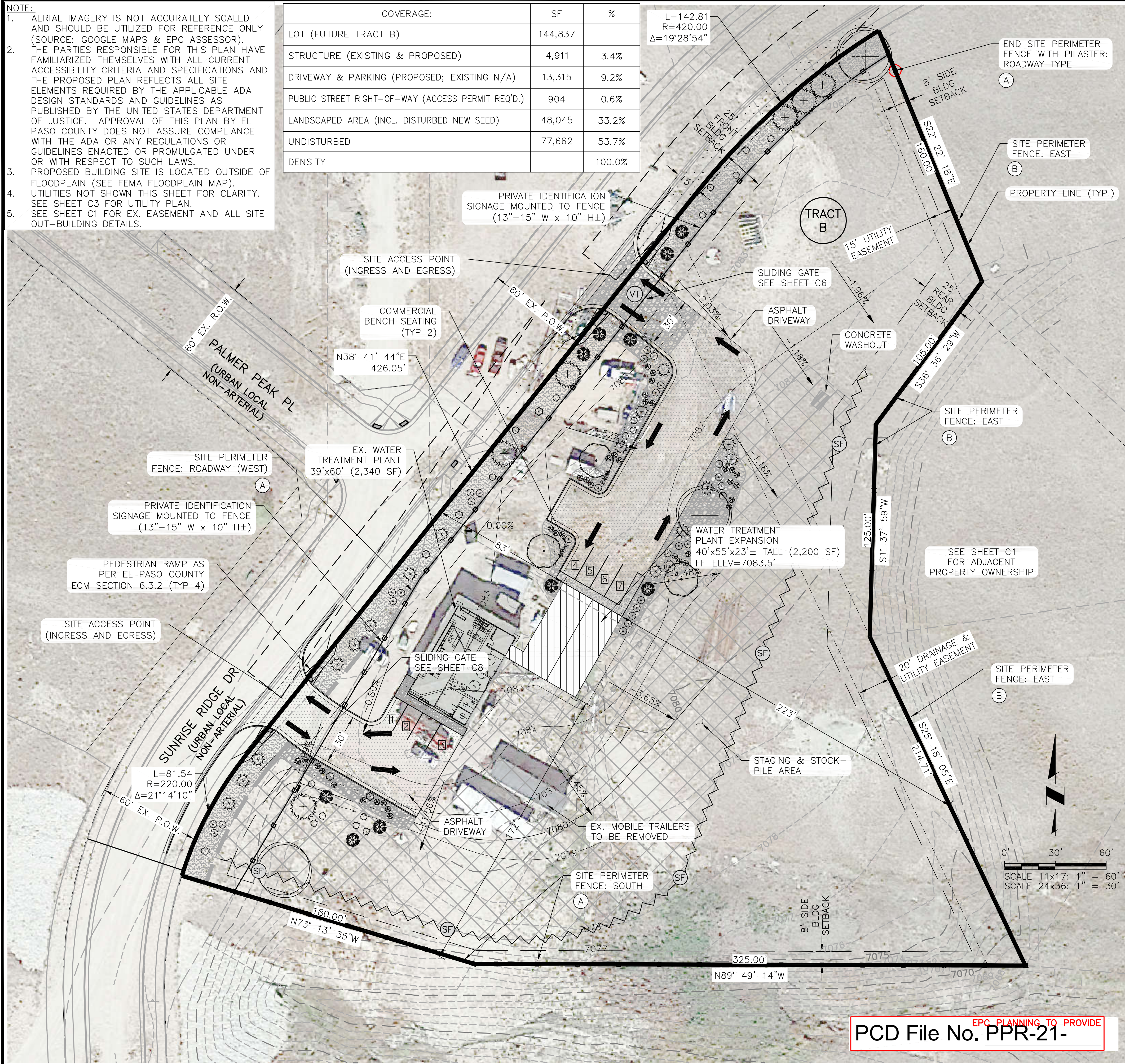


2022/02/23 9:46 AM By: Shelby Gartin N:\Projects\151 Meridian Service Metropolitan District\151.52 WTP Expansion SDP Drawings\Working\15152\_1\_Civil.dwg

- NOTE:
1. AERIAL IMAGERY IS NOT ACCURATELY SCALED AND SHOULD BE UTILIZED FOR REFERENCE ONLY (SOURCE: GOOGLE MAPS & EPC ASSESSOR). 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.
  2. PROPOSED BUILDING SITE IS LOCATED OUTSIDE OF FLOODPLAIN (SEE FEMA FLOODPLAIN MAP).
  3. UTILITIES NOT SHOWN THIS SHEET FOR CLARITY. SEE SHEET C3 FOR UTILITY PLAN.
  4. SEE SHEET C1 FOR EX. EASEMENT AND ALL SITE OUT-BUILDING DETAILS.

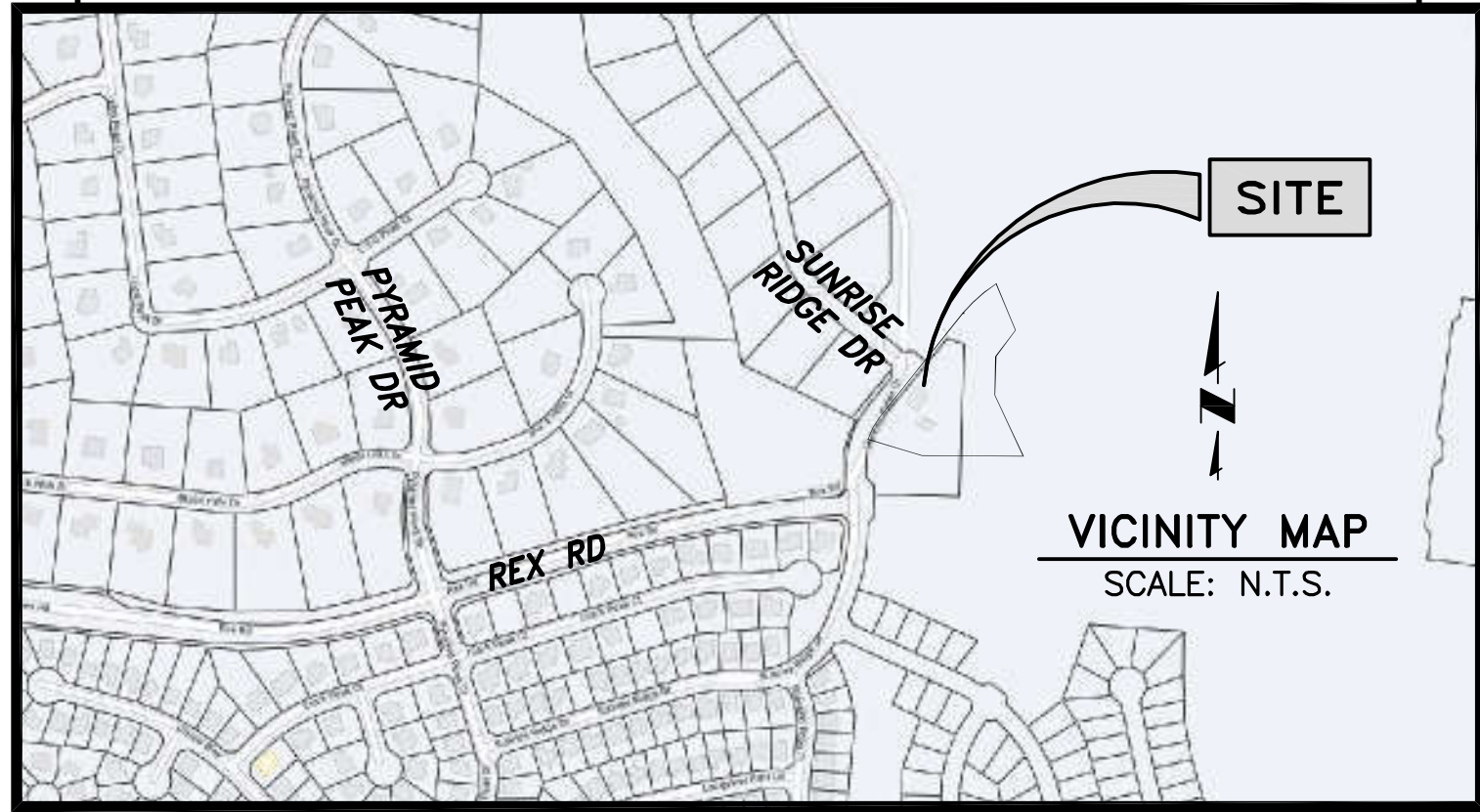
COVERAGE:	SF	%
LOT (FUTURE TRACT B)	144,837	
STRUCTURE (EXISTING & PROPOSED)	4,911	3.4%
DRIVEWAY & PARKING (PROPOSED; EXISTING N/A)	13,315	9.2%
PUBLIC STREET RIGHT-OF-WAY (ACCESS PERMIT REQ'D.)	904	0.6%
LANDSCAPED AREA (INCL. DISTURBED NEW SEED)	48,045	33.2%
UNDISTURBED	77,662	53.7%
DENSITY		100.0%

L=142.81  
R=420.00  
Δ=19°28'54"



LEGEND	
	FUT PROPERTY LINE
	EX RIGHT-OF-WAY
	EX WATER LINE
	EX WATER LINE (QUALITY B)
	EX WATER LINE (QUALITY D)
	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 U.G. GAS LINE (QUALITY B)
	EX FIRE HYDRANT
	EX WATER VALVE
	EX SANITARY SEWER MANHOLE
	EX LIGHT POLE
	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
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	PP EROSION CONTROL SILT FENCE (INITIAL)
	PP VEHICLE TRACKING PAD (INITIAL)
	DEVELOPED FLOW DIRECTION
	PRE-DEVELOPED FLOW DIRECTION
	PP STAGING AREA (INITIAL)
	PP CONCRETE WASHOUT (INITIAL)
	PP GRAVEL/RIPRAP (FINAL)
	PP VEHICLE CIRCULATION PATH

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



**TRACT B**

FUTURE TRACT B  
FUTURE LEGAL DESCRIPTION: TRACT B, THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2  
OWNER: MERIDIAN SERVICE METROPOLITAN DISTRICT  
MAILING ADDRESS: 11886 STAPLETON DRIVE, PEYTON, CO 80831  
CONTACT: JIM NIKKEL, P.E.  
jnikkel@meridianservice.org  
(719)495-6567  
TAX STATUS: EXEMPT  
ZONING: PUD  
LAND USE: POLITICAL SUBDIVISION  
AREA: 144,837 SF (3.325 AC)

**LEGEND: SITE PERIMETER FENCE**  
(SEE DETAIL SHEET C8)  
(A) ALUMINUM SPEAR-TOP WITH FREESTANDING PILASTERS (114"± LF MINUS PILASTERS; PILASTERS 24"± O.C. TYP; SPACING TO BE FIELD VERIFIED)  
(B) WOOD WITH SPEAR-TOP ALUMINUM (580"± LF)

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"		

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

PCD File No. PPR-21-

**JDS-HYDRO CONSULTANTS, INC.**  
5540 TECH CENTER DR., SUITE 100  
COLORADO SPRINGS, COLORADO 80919  
(719) 227-0072

**MERIDIAN SERVICE METROPOLITAN DISTRICT**  
WATER TREATMENT PLANT EXPANSION  
SITE DEVELOPMENT PLAN

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1			
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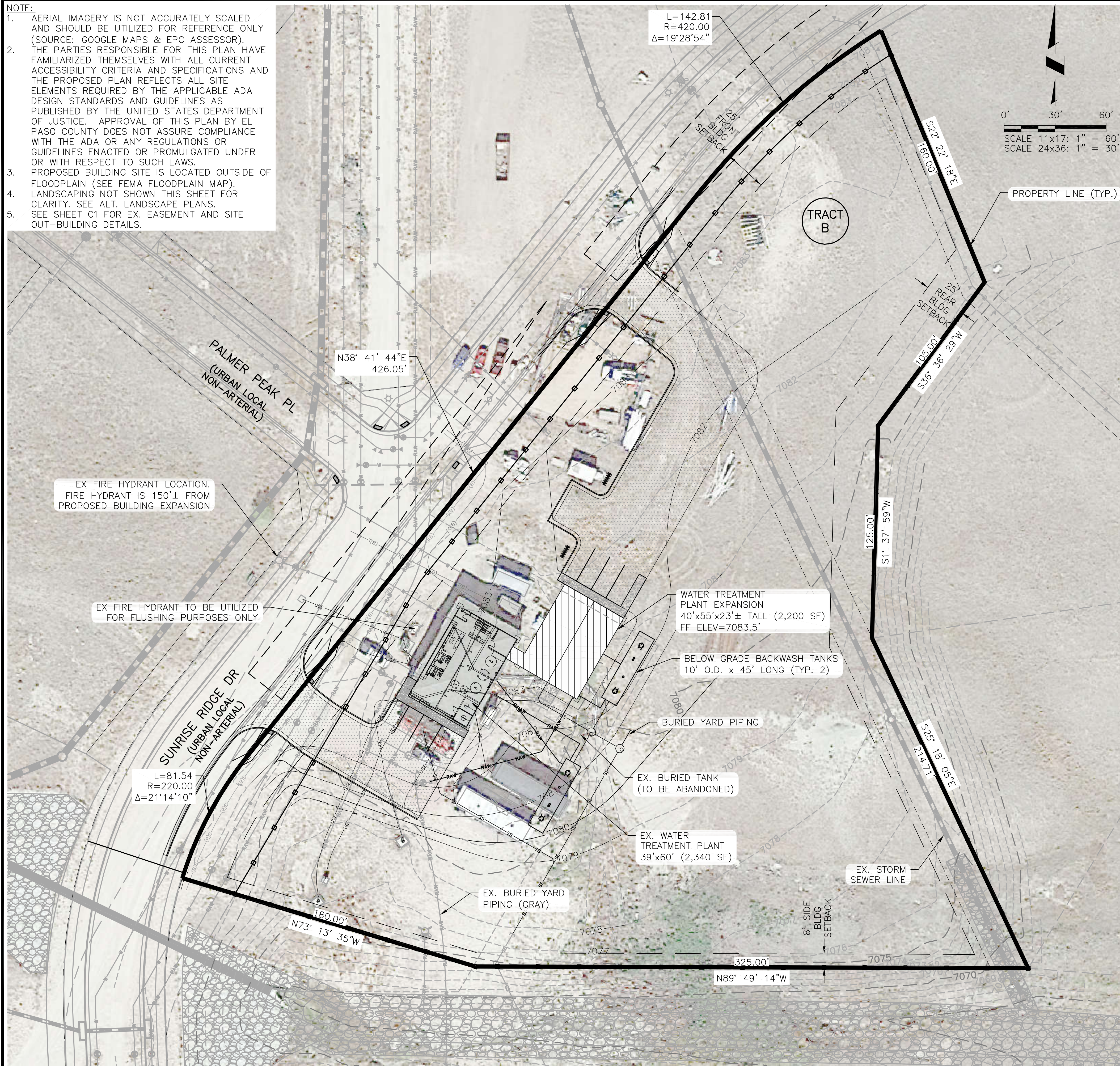
**FOR REVIEW**

Project No.: 151.52  
Date: 02/23/22  
Design: RMM  
Drawn: GGM  
Check: RMM

**C2**  
SHEET OF

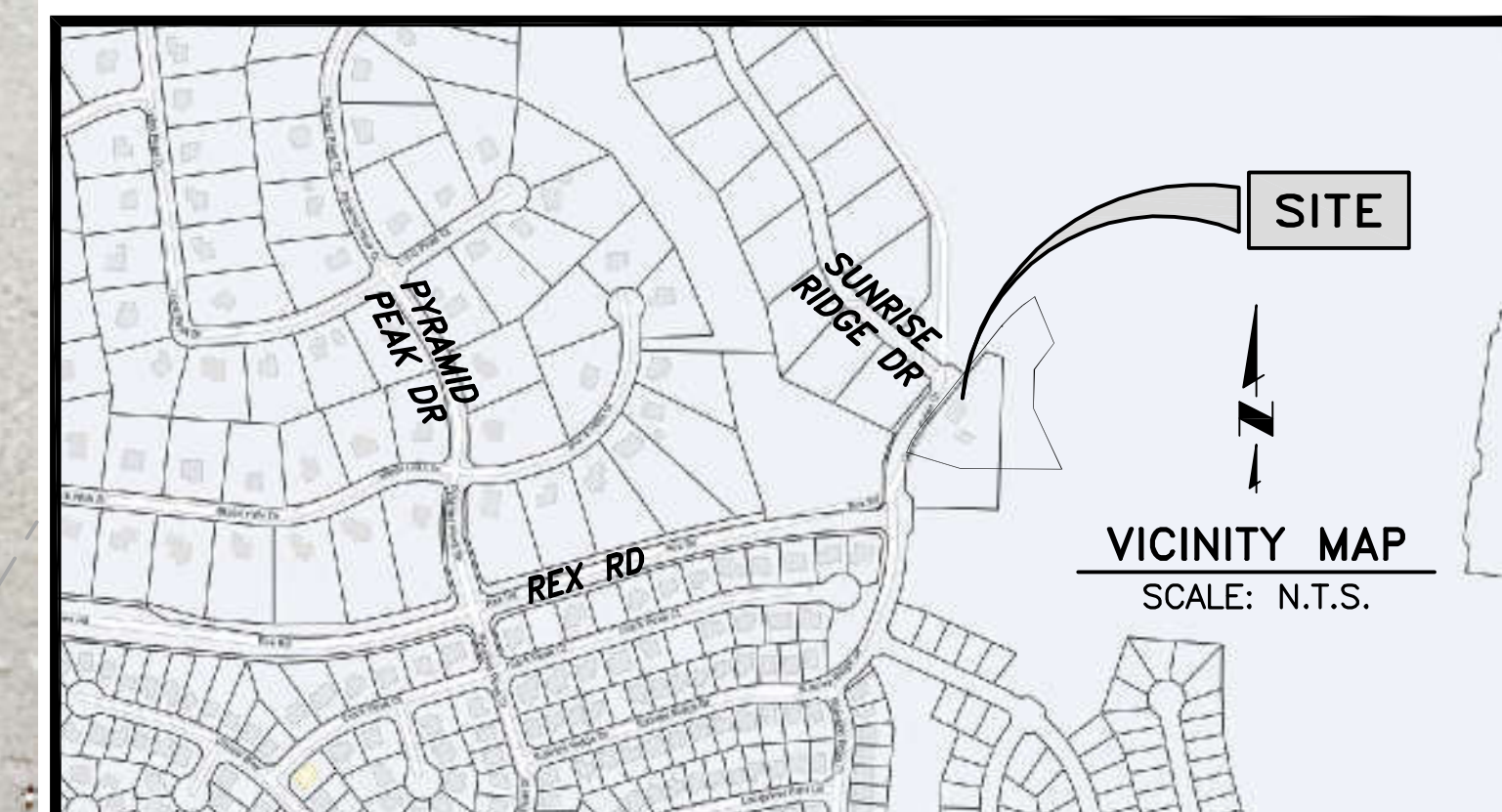



1. AERIAL IMAGERY IS NOT ACCURATELY SCALED AND SHOULD BE UTILIZED FOR REFERENCE ONLY (SOURCE: GOOGLE MAPS & EPC ASSESSOR).
2. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS 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. LANDSCAPING NOT SHOWN THIS SHEET FOR CLARITY. SEE ALT. LANDSCAPE PLANS.
5. SEE SHEET C1 FOR EX. EASEMENT AND SITE OUT-BUILDING DETAILS.



	FUT PROPERTY LINE
	EX RIGHT-OF-WAY
	EX WATER LINE
	EX WATER LINE (QUALITY B)
	EX WATER LINE (QUALITY D)
	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 U.G. GAS LINE (QUALITY B)
	EX FIRE HYDRANT
	EX WATER VALVE
	EX SANITARY SEWER MANHOLE
	EX LIGHT POLE
	SIGHT LINE
	PP CONTOURS-MAJOR
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	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
	PP EROSION CONTROL
	SILT FENCE (INITIAL)
	PP VEHICLE TRACKING PAD (INITIAL)
	DEVELOPED FLOW DIRECTION
	PRE-DEVELOPED FLOW DIRECTION
	PP STAGING AREA (INITIAL)
	PP CONCRETE WASHOUT (INITIAL)
	PP GRAVEL/RIPRAP (FINAL)
	PP VEHICLE CIRCULATION PATH

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




 FUTURE TRACT B  
 FUTURE LEGAL DESCRIPTION: TRACT B, THE ESTATES AT ROLLING  
 HILLS RANCH FILING NO. 2  
 OWNER: MERIDIAN SERVICE METROPOLITAN DISTRICT  
 MAILING ADDRESS: 11886 S TAPLETON DRIVE, PEYTON, CO 80831  
 CONTACT: JIM NIKKEL, P.E.  
 j.nikkel@meridianservice.org  
 (719)495-6567  
 TAX STATUS: EXEMPT  
 ZONING: PUD  
 LAND USE: POLITICAL SUBDIVISION  
 AREA: 144,837 SF (3.325 AC)

PCD File No. PPR-21-

**JDS-HYDRO**  
CONSULTANTS, INC.  
5540 TECH CENTER DR., SUITE 100  
COLORADO SPRINGS, COLORADO 80919  
(719) 227-0072

MERIDIAN SERVICE METROPOLITAN DISTRICT  
WATER TREATMENT PLANT EXPANSION  
UTILITY PLAN

REVISIONS				
NO.	DESCRIPTION	BY	APP.	DATE
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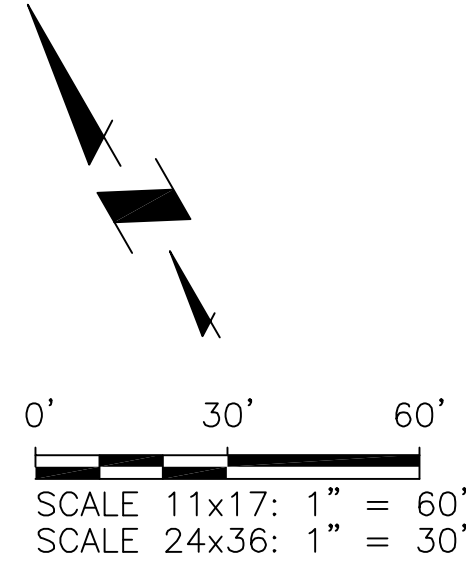
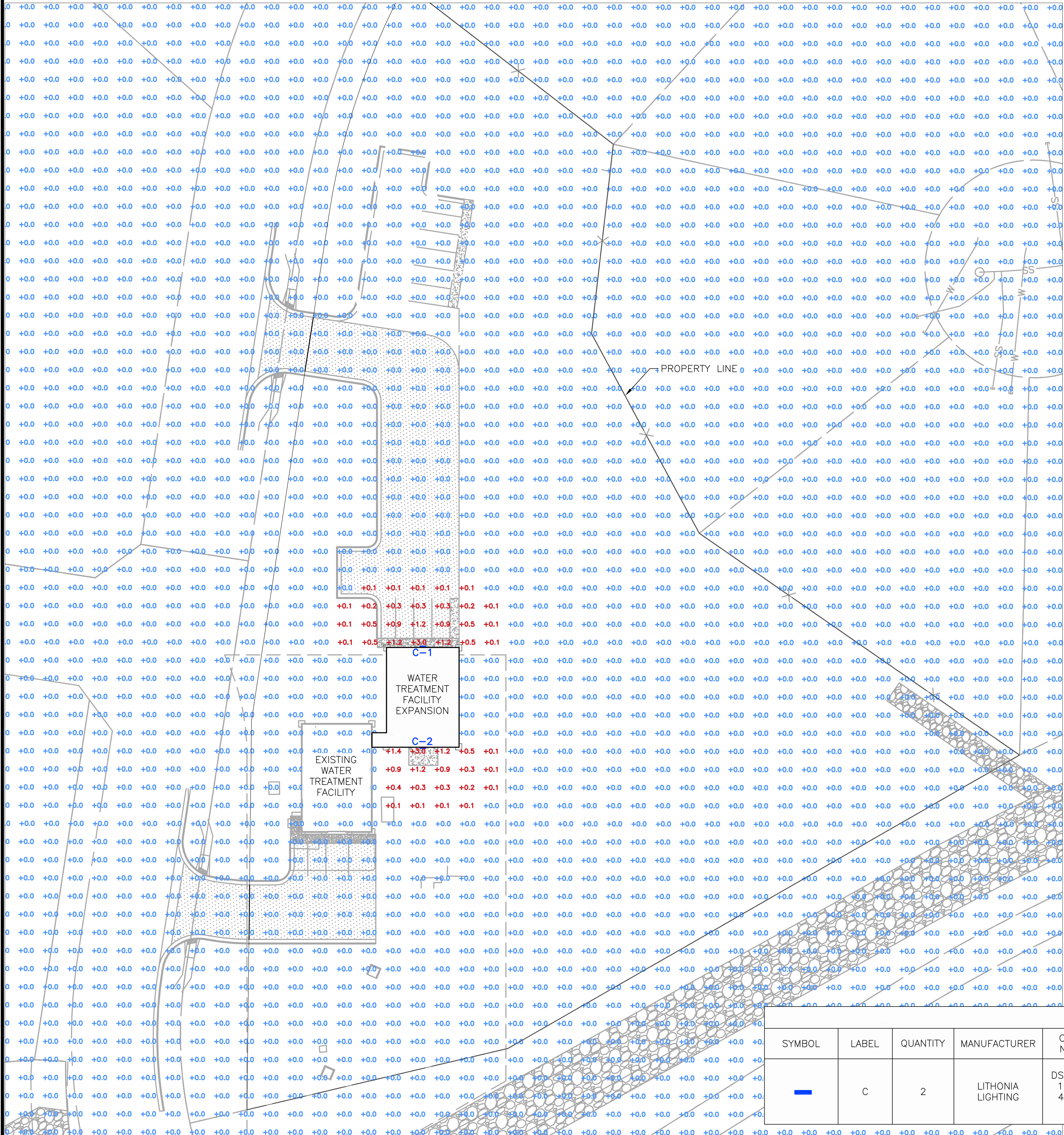
FOR REVIEW

Project No.: 151.52
Date: 02/23/22
Design: RMM
Drawn: GGM
Check: RMM

C3  
SHEET OF



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2022/02/23 9:46 AM By: Shelby Galtin



## D-Series Size 1 LED Wall Luminaire



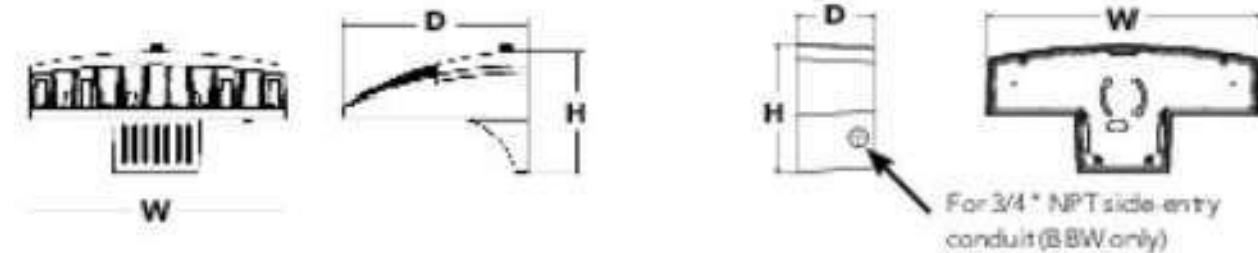
d<sup>series</sup>

### Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

### Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



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

Notes:

Type: C

Use the Tab key or mouse over this page to see all interactive 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.

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	DSXW1 LED 10C 350 40K T3M MVOLT	LED	1	DSXW1_LED_1 0C_350_40K_T3M_MVOLT.ies	1488	0.9	13.3	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 350mA.

**JDS-HYDRO** CONSULTANTS, INC.  
5540 TECH CENTER DR., SUITE 100  
COLORADO SPRINGS, COLORADO 80919  
(719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

## MERIDIAN SERVICE METROPOLITAN DISTRICT WATER TREATMENT PLANT EXPANSION LIGHTING PLAN

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1			
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### FOR REVIEW

Project No.: 151.52  
Date: 02/23/22  
Design: RMM  
Drawn: SKG  
Check: RMM

C4  
SHEET OF



This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **Floodways** have been determined, users are encouraged to consult the Floodway Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones zones used in the production of FIRM's for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988 (NAVD88). These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, N/NGS12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov/>.

Base Map information shown on this FIRM was provided in digital format by El Paso County, Colorado Springs Utilities, City of Fountain, Bureau of Land Management, National Oceanic and Atmospheric Administration, United States Geological Survey, and Anderson Consulting Engineers, Inc. These data are current as of 2006.

This map reflects modelled and up-to-date stream channel configurations and floodplain delineations that those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study may differ from the authoritative hydrologic data that may reflect stream channel distances that differ from those shown on this map. The floodway delineations on this map represent the hydraulic modelling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

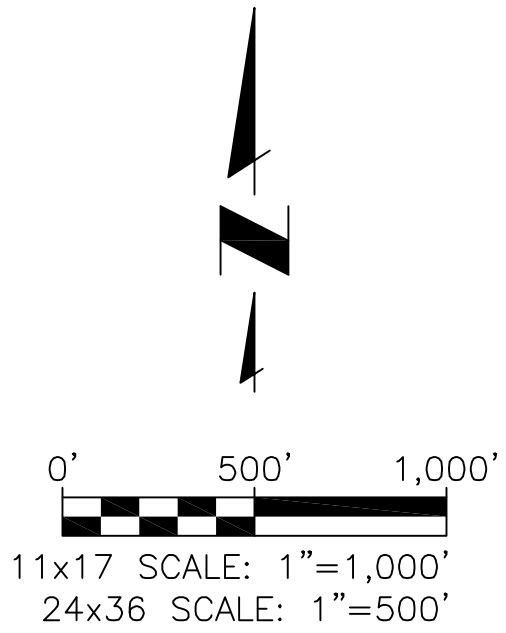
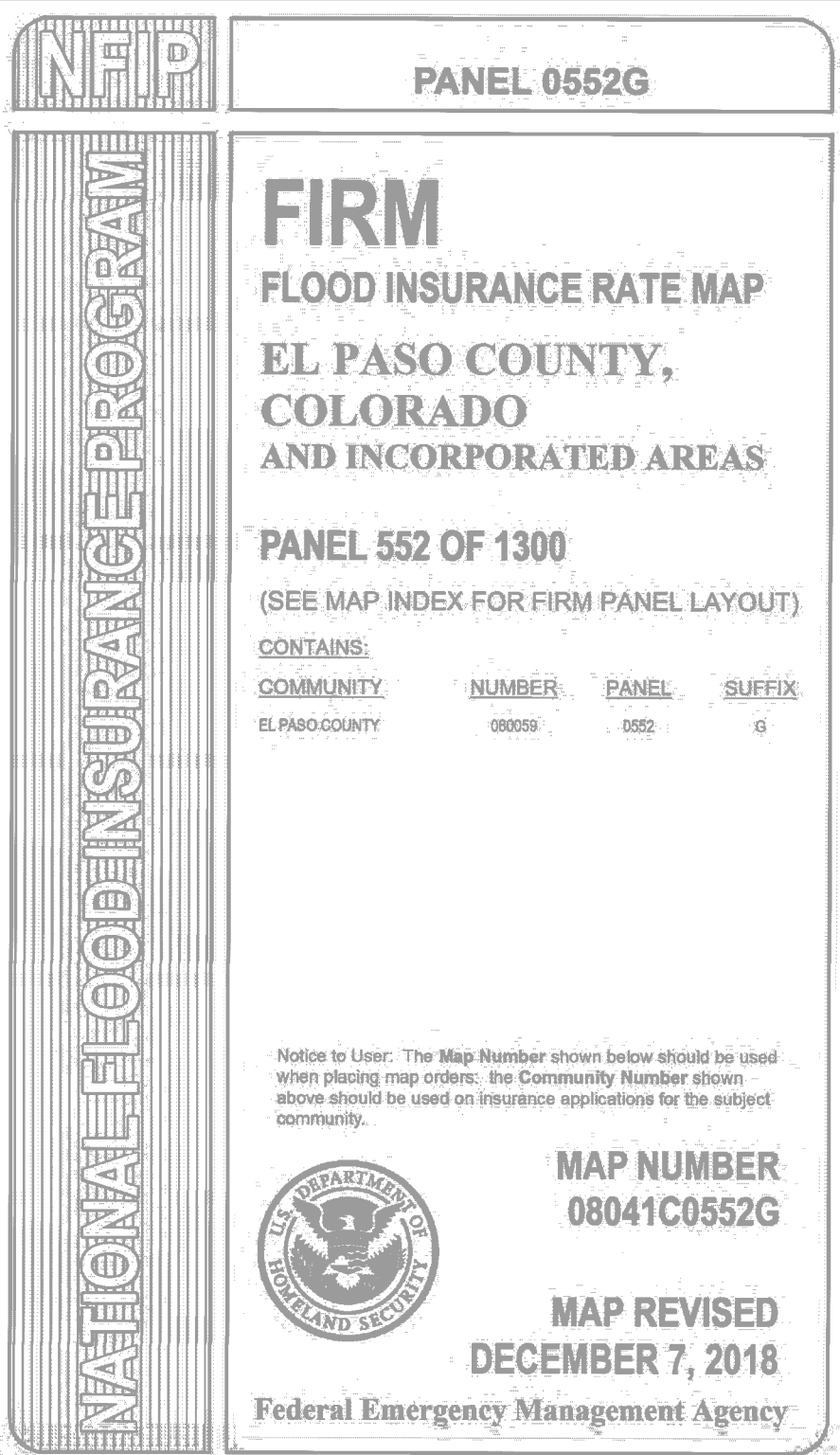
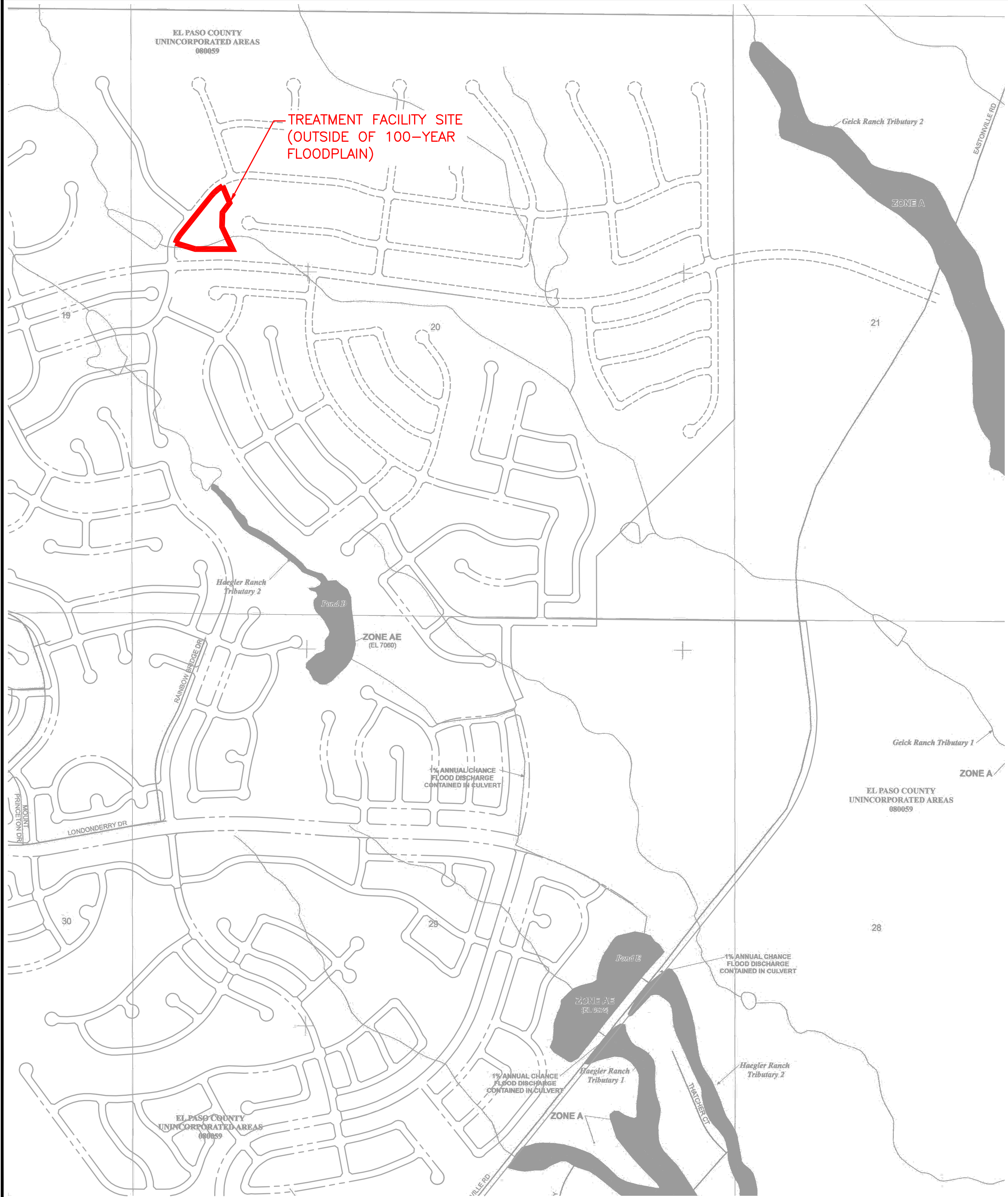
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact FEMA Map Service Center (MSC) via the FEMA Map Information eXchange (FMIX) 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The MSC may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfip>.

El Paso County Vertical Datum Offset Table	
Flooding Source	Vertical Datum Offset (ft)
REFER TO SECTION 3.3 OF THE EL PASO COUNTY FLOOD INSURANCE STUDY FOR STREAM-BY-STREAM VERTICAL DATUM CONVERSION INFORMATION	



NOTE:

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.

## EPC PLANNING TO PROVIDE

PCD File No. PPR-

**JDS-HYDRO** CONSULTANTS, INC.  
5540 TECH CENTER DR., SUITE 100  
COLORADO SPRINGS, COLORADO 80919  
(719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

MERIDIAN SERVICE METROPOLITAN DISTRICT  
 WATER TREATMENT PLANT EXPANSION  
 FLOODPLAIN MAP

REVISIONS			DATE
NO.	DESCRIPTION	BY	APP.
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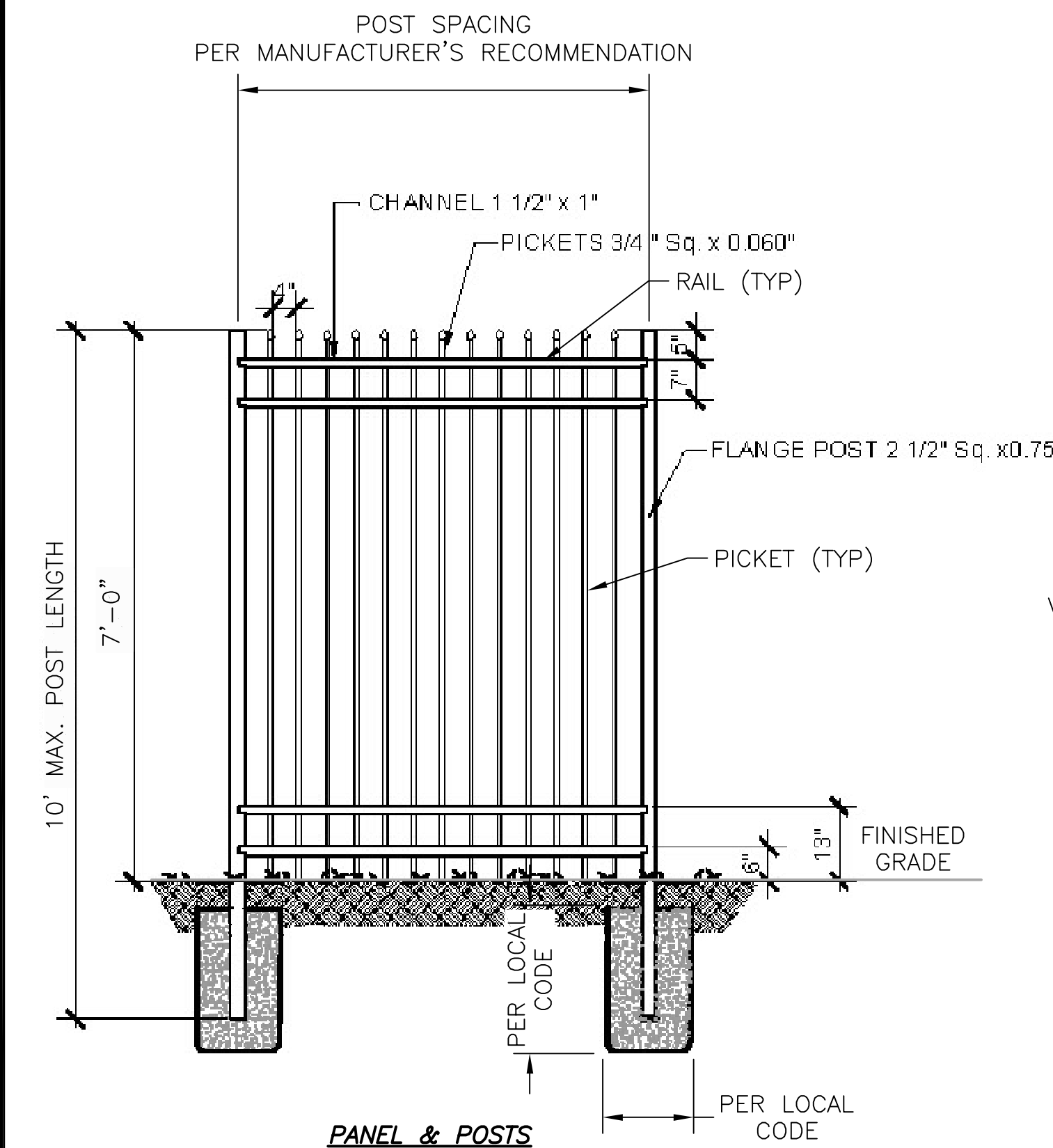
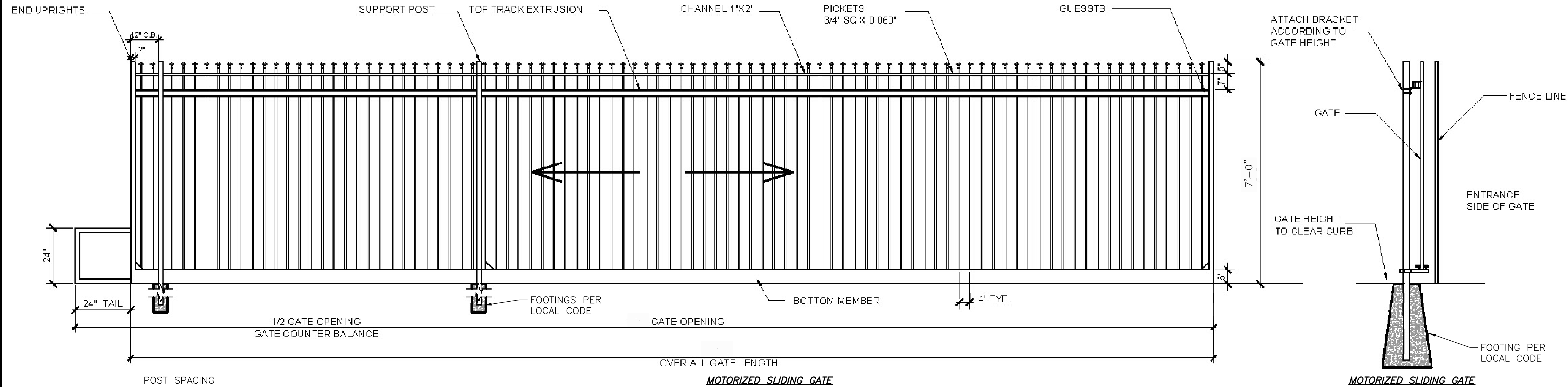
FOR REVIEW

Project No.: 151.52
Date: 02/23/22
Design: RMM
Drawn: SKG
Check: RMM

C5

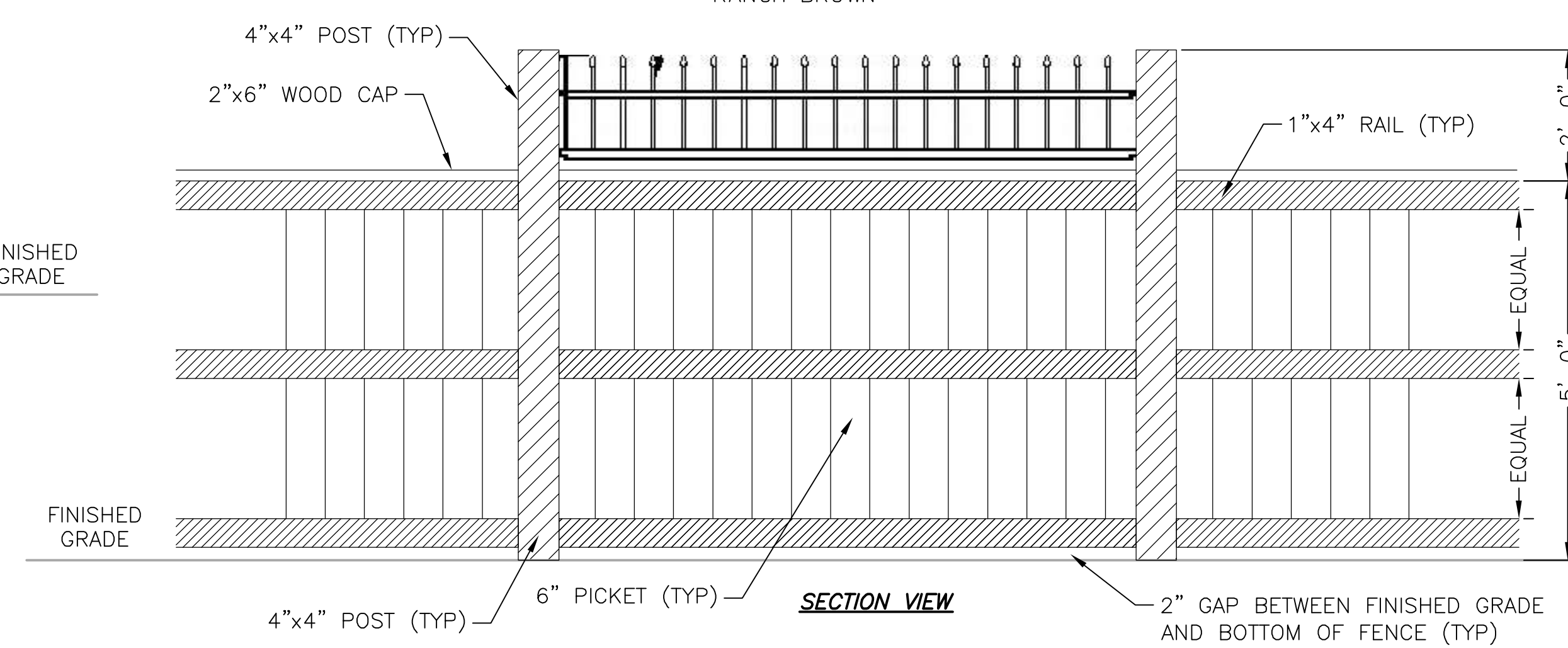
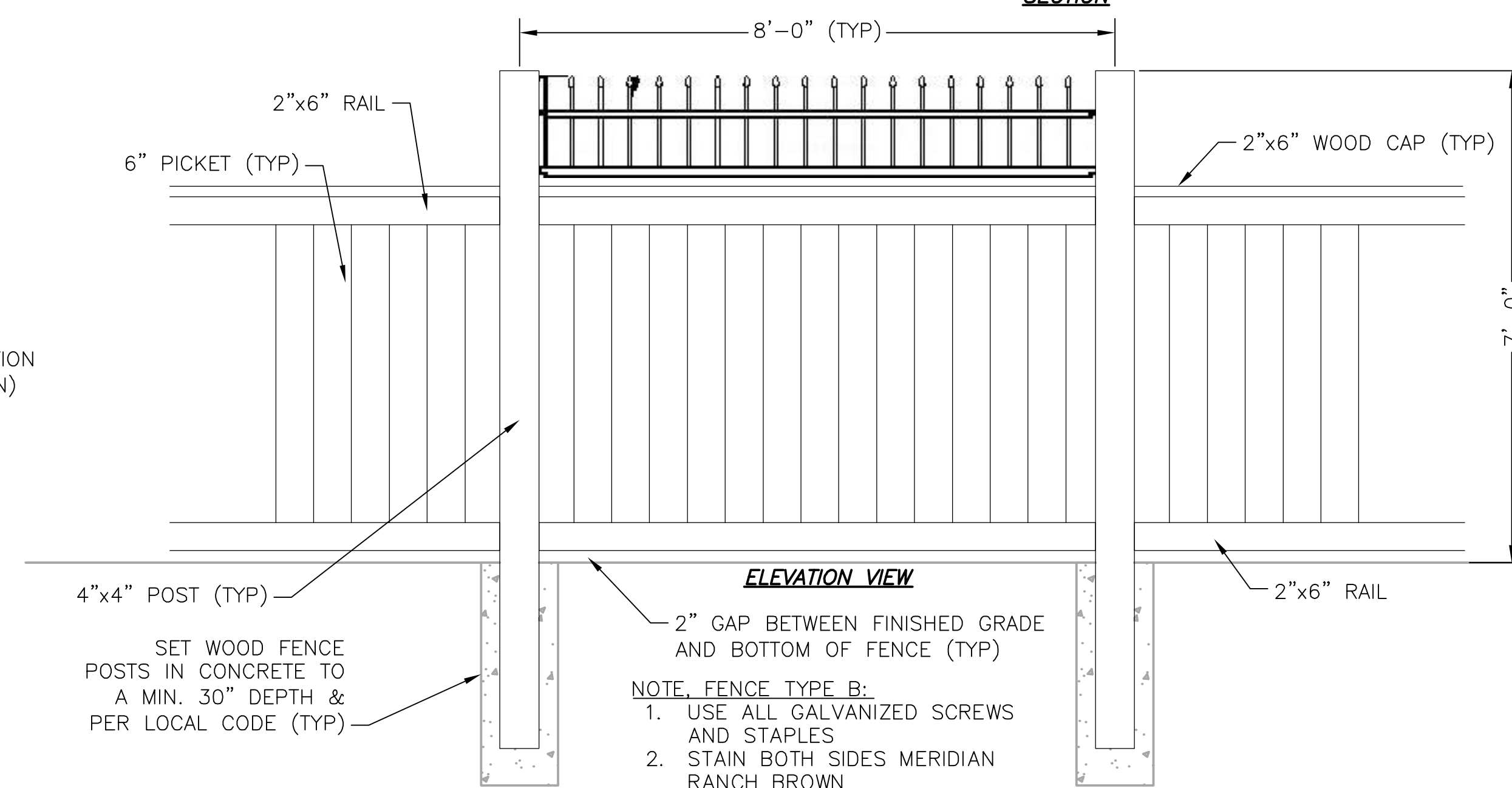
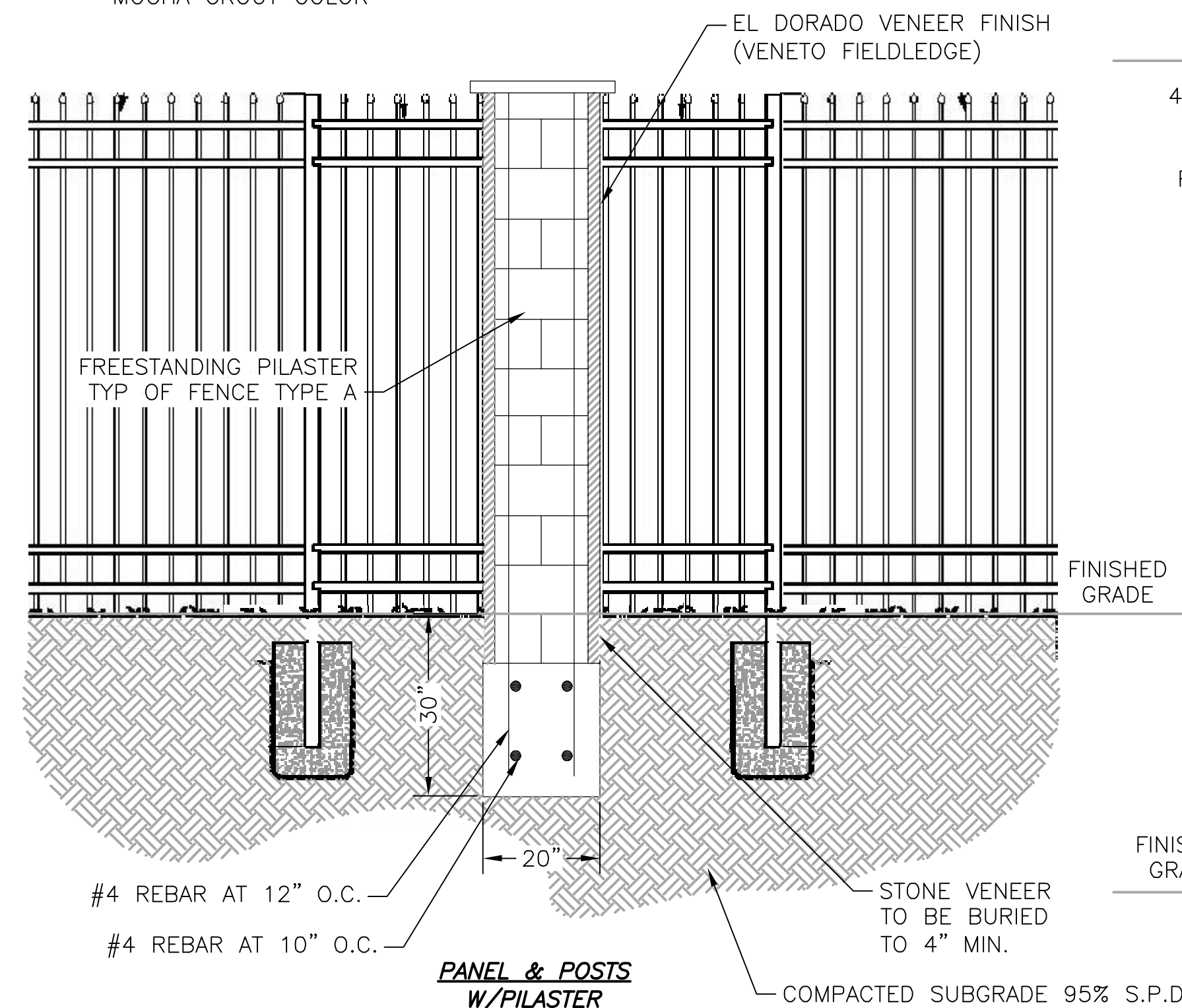
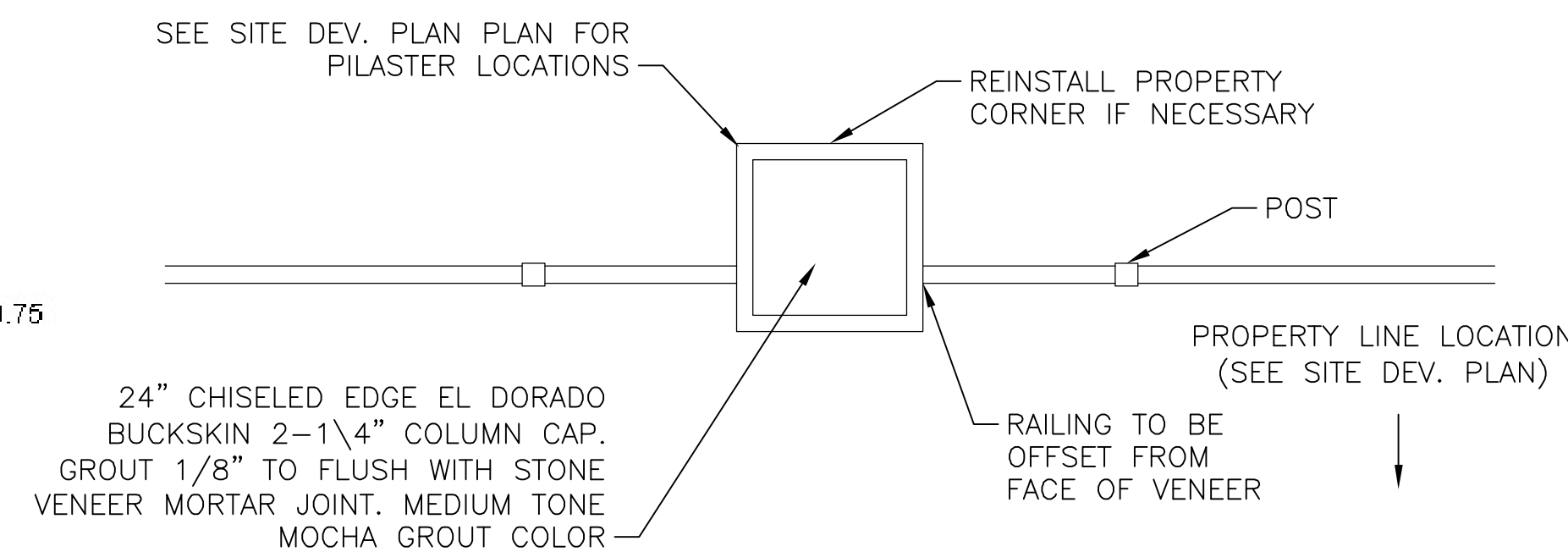


2022/02/23 9:47 AM By: Shelby Gartin N:\Projects\151 Meridian Service Metropolitan District\151.52 WTP Expansion SGP\Drawings\Working\15152-1\_Civil.dwg



**A FENCE TYPE A: ALUMINUM SPEAR-TOP W/FREESTANDING PILASTERS**  
SCALE: N.T.S.

NOTE, FENCE TYPE A:  
PILASTERS SHALL MATCH ALL DEFINING CHARACTERISTICS OF THE DEVELOPMENT WHICH SHALL INCLUDE, BUT IS NOT LIMITED TO, DIMENSIONS, COLOR, FINISH STYLE, FINISH PATTERN, ETC. SEE THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2 PUD/PRELIM. PLAN



**B FENCE TYPE B: WOOD W/SPEAR-TOP ALUMINUM**  
SCALE: N.T.S.

PCD File No. PPR-21-

EPC PLANNING TO PROVIDE

NOTE:  
SEE SITE DEVELOPMENT AND ALT. LANDSCAPE PLANS FOR FENCE AND GATE LOCATIONS.

REVISIONS		NO.	DESCRIPTION	BY	APP.	DATE
		1				
		2				
		3				
		4				
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		6				
		7				

FOR REVIEW

Project No.: 151.52  
Date: 02/23/22  
Design: RMM  
Drawn: GGM  
Check: RMM

C6

SHEET OF

**JDS-HYDRO** CONSULTANTS, INC.  
5540 TECH CENTER DR., SUITE 100  
COLORADO SPRINGS, COLORADO 80919  
(719) 227-0072  
UNLESS THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

**MERIDIAN SERVICE METROPOLITAN DISTRICT**  
**WATER TREATMENT PLANT EXPANSION**  
**FENCING/GATE DETAILS**

2022/02/23 9:47 AM By: Shelby Goffin N:\Projects\151 Meridian Service Metropolitan District\151.52 Wtp Expansion Sdp\Drawings\Working\15152\_2\_Civil\_Details.dwg

SITE DEVELOPMENT PLAN

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.

  
\_\_\_\_\_  
RYAN MANGINO, P.E. #43304

2/23/2022  
\_\_\_\_\_  
DATE

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.

  
\_\_\_\_\_  
JIM NIKKEL, P.E.  
MERIDIAN SERVICE METROPOLITAN DISTRICT  
11886 STAPLETON DRIVE, PEYTON, CO 80831

2/23/2022  
\_\_\_\_\_  
DATE

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, 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 DIRECTORS DISCRETION.

\_\_\_\_\_  
JENNIFER IRVINE, P.E.  
COUNTY ENGINEER / ECM ADMINISTRATOR

\_\_\_\_\_  
DATE

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION OF THE CURRENT TRACT OF LAND ON WHICH THE WATER TREATMENT PLANT SITS IS AS FOLLOWS:

TRACT IN THE NW 1/4 OF SECTION 20 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, THENCE S 17°58'28" E 1,791.55 FEET TO THE POINT OF BEGINNING.

THENCE S 71°04'24" W 71.60 FEET;  
THENCE S 01°10'25" W 485.47 FEET;  
THENCE N 88°49'35" W 166.57 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3,300 FEET, A CENTRAL ANGLE OF 2°31'02", WHICH CHORD BEARS S 89°52'49" W 140.89 FEET;  
THENCE N 47°04'24" W 17.01 FEET  
THENCE N 02°04'24" W 84.08 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 190.0 FEET, A CENTRAL ANGLE OF 40°46'24", WHICH CHORD BEARS N 18°18'42" E 132.37 FEET;  
THENCE N 38°42'00" E 364.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE--DESCRIBED PARCEL CONTAINS 2.79 ACRES, MORE OR LESS.

THE FUTURE LEGAL DESCRIPTION ON WHICH THE EXISTING PLANT AND PROPOSED EXPANSION WILL SIT IS:

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



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MERIDIAN SERVICE METROPOLITAN DISTRICT  
WATER TREATMENT PLANT EXPANSION  
SITE DEVELOPMENT PLAN SIGNATURES/DETAILS

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
6			
7			

FOR REVIEW

Project No.: 151.52  
Date: 02/23/22  
Design: RMM  
Drawn: GGM  
Check: RMM

C7  
SHEET OF

EPC PLANNING TO PROVIDE  
PCD File No. PPR-21-