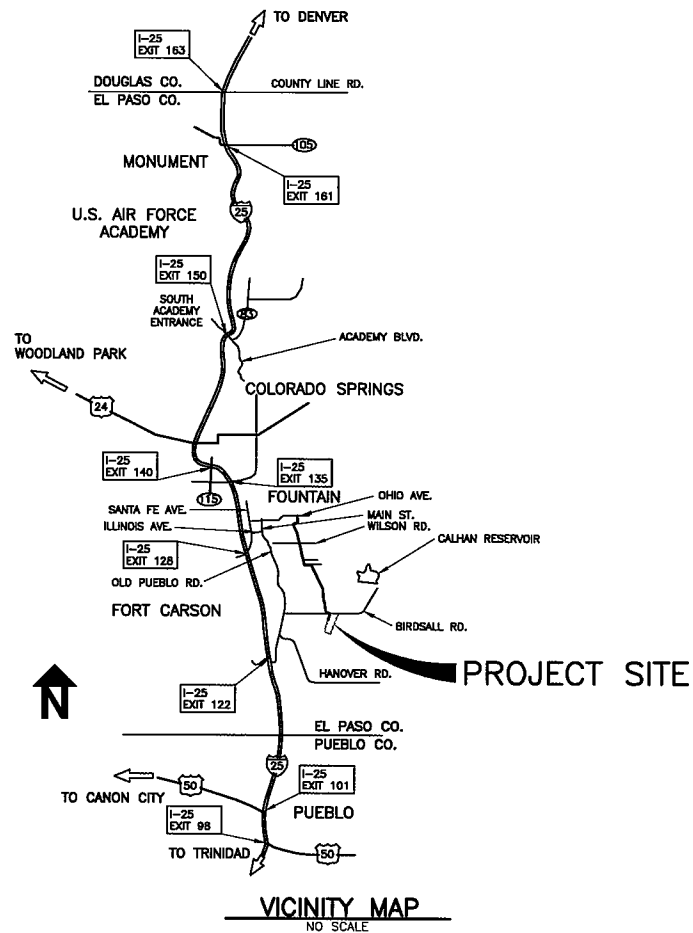


SITE DEVELOPMENT PLAN AMENDMENT FOR THE HAROLD D. THOMPSON REGIONAL WATER RECLAMATION FACILITY PHOSPHORUS CONTROL FACILITIES

FOR THE LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT

SEPTEMBER 2017



SITE DEVELOPMENT PLAN

PROJECT NOTES:

1. ZONING: RR-5 - RESIDENTIAL RURAL
2. PARCEL SIZE: 60.25 AC. (2,624,827.83 S.F.)
PROPOSED BUILDING SQUARE FOOTAGE: 6,000 S.F.
3. ADDRESS: 14895 LOWER FOUNTAIN HEIGHTS
4. ASSESSOR'S PARCEL NO.: 56000-00-120
5. PROPERTY OWNER: LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT
6. PHOSPHORUS CONTROL FACILITIES OPERATOR: LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT.
7. THE PROPOSED BUILDING WILL HOUSE THE PHOSPHORUS CONTROL PROCESS EQUIPMENT.
8. LANDSCAPING IS TO BE IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE 6.6.2.a.1. SEE LANDSCAPING PLAN SHEET NO. 8.
9. SITE LIGHTING WILL BE INSTALLED IN ACCORDANCE WITH THE PROJECT DRAWINGS.
10. PARKING - AREA IS PROVIDED ADJACENT TO THE OPERATIONS BUILDING TO ACCOMMODATE PARKING OF OPERATIONS PERSONNEL VEHICLES. THIS PARKING AREA WILL ALL BE WITHIN THE SECURED PERIMETER FENCE AREA.
11. SET BACKS ARE AS SHOWN ON SHEET 2.
12. NO DUST PERMIT REQUIRED. DISTURBANCE AREA IS UNDER 1 ACRE IN SIZE.
13. NOISE - THE PHOSPHORUS CONTROL FACILITY EQUIPMENT WILL NOT GENERATE ANY NOISE AS ALL EQUIPMENT WILL BE HOUSED IN THE PROPOSED BUILDING.
14. SIGNAGE - THERE WILL BE NO NEW FREESTANDING SIGNAGE.
15. A DRAINAGE LETTER HAS BEEN PREPARED AND WILL ACCOMPANY SUBMITTAL OF THE SITE DEVELOPMENT PLAN.
16. SITE GRADING IS LESS THAN 1 ACRE, THEREFORE, AN EROSION CONTROL PLAN IS NOT APPLICABLE.
17. THE PHOSPHORUS CONTROL FACILITY IS OUT OF THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP PANEL 05041C1180 F DATED MARCH 17, 1997.
18. INGRESS AND EGRESS TO THE PHOSPHORUS CONTROL FACILITY WILL BE LOWER FOUNTAIN HEIGHTS.
19. FULL TIME STAFF WILL TYPICALLY OCCUPY THE FACILITY APPROXIMATELY 8 HOURS PER DAY WEEKDAYS WITH LIMITED MAN HOURS ON WEEKENDS.
20. THE NEW FACILITY WILL BE AN UNMANNED FACILITY; THEREFORE, THERE IS NO SPACE INSIDE THE SECURITY FENCE DESIGNATED SPECIFICALLY FOR PARKING AT THE NEW BUILDING. THE NEW BUILDING WILL HOUSE PHOSPHORUS CONTROL PROCESS EQUIPMENT.

DRAWING INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET, VICINITY MAPS, DRAWING INDEX AND APPROVAL
2	SITE DEVELOPMENT PLAN WITH BOUNDARY
3	PHOSPHORUS BUILDING SITE PLAN
4	PHOSPHORUS BUILDING GRADING AND EROSION CONTROL PLAN
5	PHOSPHORUS BUILDING ARCHITECTURAL ELEVATIONS AND LIGHTING PLAN
6	PHOSPHORUS BUILDING ARCHITECTURAL FLOOR PLAN
7	APPROVED LANDSCAPE PLAN (NOVEMBER, 2010)
8	PHOSPHORUS BUILDING LANDSCAPE PLAN
9	EXISTING SITE IDENTIFICATION SIGN PLAN
10	APPROVED SITE DEVELOPMENT PLAN COVER SHEET (NOVEMBER, 2010)

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.

Mark A. Morton, P.E. _____ Date _____
P.E. #35820

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 Heckman, Manager _____ Date _____
Lower Fountain Metropolitan Sewage Disposal District
901 South Santa Fe Avenue
Colorado Springs, CO 80817

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 / EDC Administrator

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

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GMS-FILE 2830
PLOT STYLE FILE: 1000.ctb
FILENAME: G:\PMSD01\16052017\01\16052017.DWG

SHEET
1
OF
10

LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT
HAROLD D. THOMPSON REGIONAL WATER RECLAMATION FACILITY PROPERTY

WARRANTY DEED IN BOOK 5634 AT PAGE 355 AND A
GENERAL WARRANTY DEED IN BOOK 5655 AT PAGE 731

COMBINED PERIMETER PROPERTY BOUNDARY DESCRIPTION

PREPARED BY
GMS, INC.

MAY 23, 2008
Updated: June 3, 2009

El Paso County Assessor's Parcel No. 56000-00-120

That portion of Sections 27, 28, 33 and 34, Township 16 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado described as follows:

Commencing at the southeast corner of said Section 28, thence S88°26'06"W on the south line of said Section 28, (all bearings contained in this description are based on the east line of the southeast one-quarter of said Section 28, which is assumed to bear N01°22'51"W and is monumented by a 2 1/2-inch aluminum surveyor's cap marked, "PLS 9646" at the southeast corner of said southeast one quarter and by an existing found pipe at the northeast corner of said southeast one quarter of said Section 28) 378.54 feet to the Point of Beginning of the tract herein described;

Thence N21°03'27"E, 991.74 feet to a point on the east line of said Section 28;

Thence N01°22'51"W, on the east line of said Section 28, 356.68 feet, more or less, to a point on the southerly right-of-way line of Birdsall Road (as defined by an existing fence);

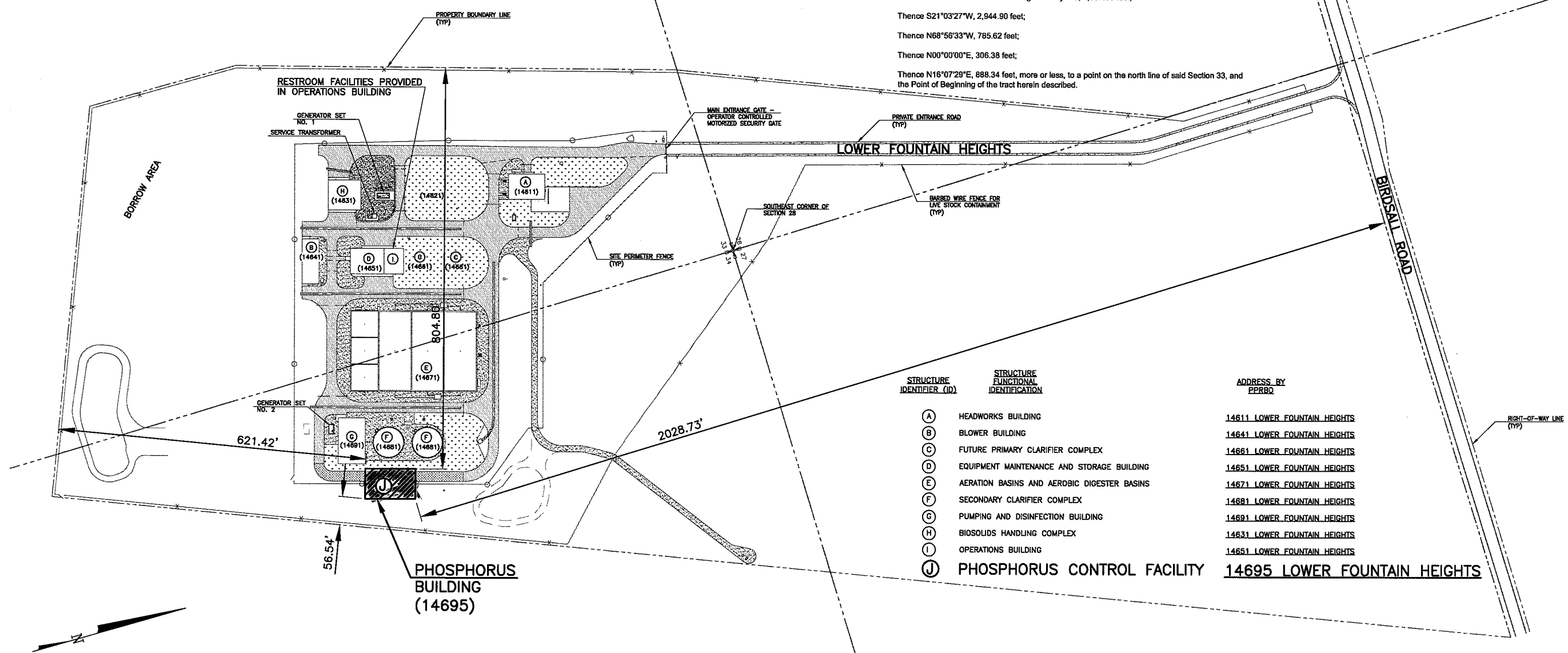
Thence N88°50'46"E on said south right-of-way line, 1,197.05 feet;

Thence S21°03'27"W, 2,944.90 feet;

Thence N68°56'33"W, 785.62 feet;

Thence N00°00'00"E, 306.38 feet;

Thence N16°07'29"E, 888.34 feet, more or less, to a point on the north line of said Section 33, and the Point of Beginning of the tract herein described.



STRUCTURE IDENTIFIER (ID)	STRUCTURE FUNCTIONAL IDENTIFICATION	ADDRESS BY PPRBD
(A)	HEADWORKS BUILDING	14611 LOWER FOUNTAIN HEIGHTS
(B)	BLOWER BUILDING	14641 LOWER FOUNTAIN HEIGHTS
(C)	FUTURE PRIMARY CLARIFIER COMPLEX	14661 LOWER FOUNTAIN HEIGHTS
(D)	EQUIPMENT MAINTENANCE AND STORAGE BUILDING	14651 LOWER FOUNTAIN HEIGHTS
(E)	AERATION BASINS AND AEROBIC DIGESTER BASINS	14671 LOWER FOUNTAIN HEIGHTS
(F)	SECONDARY CLARIFIER COMPLEX	14681 LOWER FOUNTAIN HEIGHTS
(G)	PUMPING AND DISINFECTION BUILDING	14691 LOWER FOUNTAIN HEIGHTS
(H)	BIOSOLIDS HANDLING COMPLEX	14631 LOWER FOUNTAIN HEIGHTS
(I)	OPERATIONS BUILDING	14651 LOWER FOUNTAIN HEIGHTS
(J)	PHOSPHORUS CONTROL FACILITY	14695 LOWER FOUNTAIN HEIGHTS

BUILDING ADDRESSES SHOWN FOR STRUCTURES A THROUGH I ARE AS RECEIVED FROM THE ENUMERATIONS OFFICE OF THE PIKES PEAK REGIONAL BUILDING DEPARTMENT. ADDRESSING FOR STRUCTURE J, THE PHOSPHORUS CONTROL FACILITY, WAS RECEIVED FROM PPRBD FEBRUARY 3, 2017. THE ORIGINAL ADDRESSING PLAN REMAINS ON FILE, AND CAN BE VIEWED, AT THE OFFICE OF GMS, INC.

BUILDING ADDRESSES ARE LOCATION SPECIFIC. IF BUILDING LOCATIONS CHANGE, THE ADDRESSES MAY REQUIRE CHANGE BY THE ENUMERATIONS OFFICE. NOTIFY THE ENUMERATIONS OFFICE IN THAT EVENT.

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

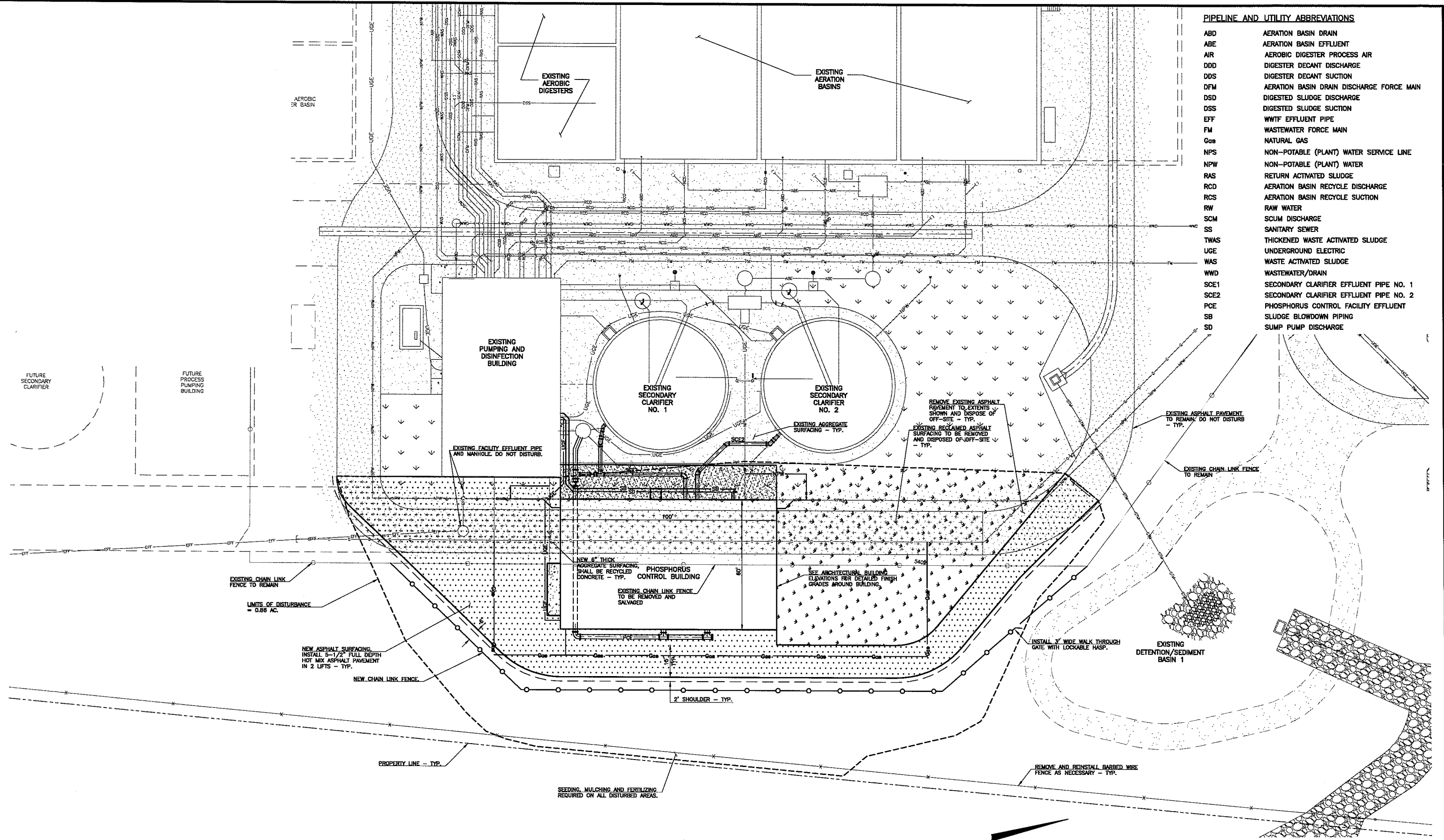
SITE PLAN WITH PROPERTY BOUNDARY SITE DEVELOPMENT PLAN AMENDMENT FOR THE HAROLD D. THOMPSON REGIONAL WATER RECLAMATION FACILITY LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT		SHEET 2 OF 10
DRAWN: SKC DESIGNED: DRF CHECKED: MAM DATE: SEPTEMBER 2017 PROJECT NO. 16052.011 GMS FILE NO. 2830	GMS, INC. CONSULTING ENGINEERS 811 N. WEBER, SUITE 300 COLORADO SPRINGS, COLORADO 80903	

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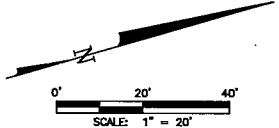
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PIPELINE AND UTILITY ABBREVIATIONS

ABD	AERATION BASIN DRAIN
ABE	AERATION BASIN EFFLUENT
AIR	AEROBIC DIGESTER PROCESS AIR
DD	DIGESTER DECANT DISCHARGE
DDS	DIGESTER DECANT SUCTION
DFM	AERATION BASIN DRAIN DISCHARGE FORCE MAIN
DSD	DIGESTED SLUDGE DISCHARGE
DSS	DIGESTED SLUDGE SUCTION
EFF	WWTF EFFLUENT PIPE
FM	WASTEWATER FORCE MAIN
Gas	NATURAL GAS
NPS	NON-POTABLE (PLANT) WATER SERVICE LINE
NPW	NON-POTABLE (PLANT) WATER
RAS	RETURN ACTIVATED SLUDGE
RCD	AERATION BASIN RECYCLE DISCHARGE
RCS	AERATION BASIN RECYCLE SUCTION
RW	RAW WATER
SCM	SCUM DISCHARGE
SS	SANITARY SEWER
TWAS	THICKENED WASTE ACTIVATED SLUDGE
UGE	UNDERGROUND ELECTRIC
WAS	WASTE ACTIVATED SLUDGE
WWD	WASTEWATER/DRAIN
SCE1	SECONDARY CLARIFIER EFFLUENT PIPE NO. 1
SCE2	SECONDARY CLARIFIER EFFLUENT PIPE NO. 2
PCE	PHOSPHORUS CONTROL FACILITY EFFLUENT
SB	SLUDGE BLOWDOWN PIPING
SD	SUMP PUMP DISCHARGE



SITE PLAN
SCALE 1" = 20'



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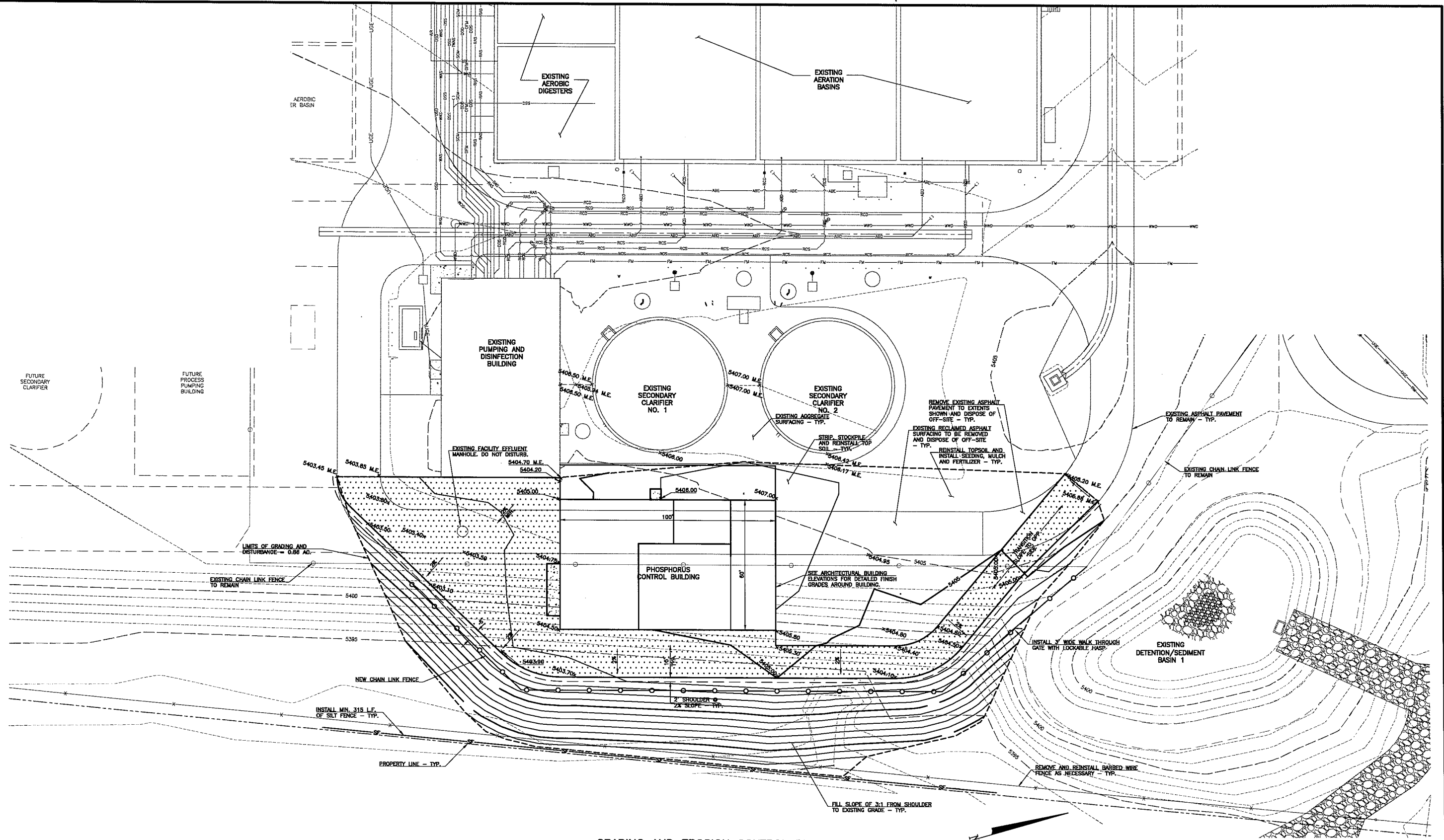
PHOSPHORUS BUILDING SITE PLAN
SITE DEVELOPMENT PLAN AMENDMENT FOR THE HAROLD D. THOMPSON REGIONAL WATER RECLAMATION FACILITY
LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT

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DESIGNED	DRF
CHECKED	MAM
DATE	SEPTEMBER 2017
PROJECT NO.	16052.011
GMS FILE NO.	2830

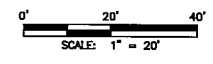
GMS, INC.
CONSULTING ENGINEERS
611 N. WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903

SHEET **3** OF **10**

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2017 GMS, INC.



GRADING AND EROSION CONTROL PLAN
SCALE 1" = 20'



- NOTES:**
1. FINAL GRADES SHALL PROVIDE POSITIVE DRAINAGE THROUGHOUT THE ENTIRE SITE. MINOR ADJUSTMENTS TO ELEVATIONS GIVEN ON THIS DRAWING MAY BE REQUIRED TO ACCOMMODATE EXISTING ELEVATIONS OF PAVEMENTS AND AGGREGATE SURFACING, AS WELL AS OTHER FLATWORK AND GRADING.
 2. FINISH GRADE ELEVATIONS GIVEN ON THIS DRAWING ARE AT THE PC OR PT OF THE CURVES SHOWN UNLESS OTHERWISE NOTED WITH A COORDINATE NUMBER. ROADWAYS SHALL BE GRADED WITH A MINIMUM 2% CROSS SLOPE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT. SEE ARCHITECTURAL ELEVATIONS FOR FINISH GRADES AT STOODS AND APRONS AROUND BUILDING.
 3. M.E. = MATCH EXISTING FINISH GRADE.

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**PHOSPHORUS BUILDING
GRADING AND EROSION CONTROL PLAN
SITE DEVELOPMENT AMENDMENT FOR THE
HAROLD D. THOMPSON REGIONAL WATER RECLAMATION FACILITY
LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT**

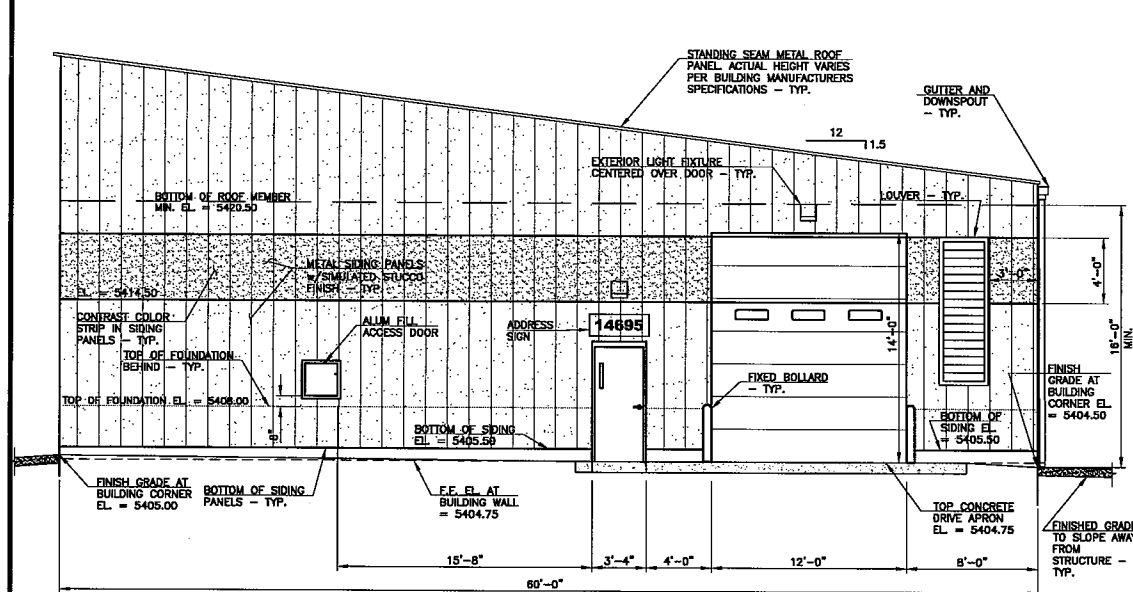
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DESIGNED	DRF
CHECKED	MAM
DATE	SEPTEMBER 2017
PROJECT NO.	16052.011
GMS FILE NO.	2830

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

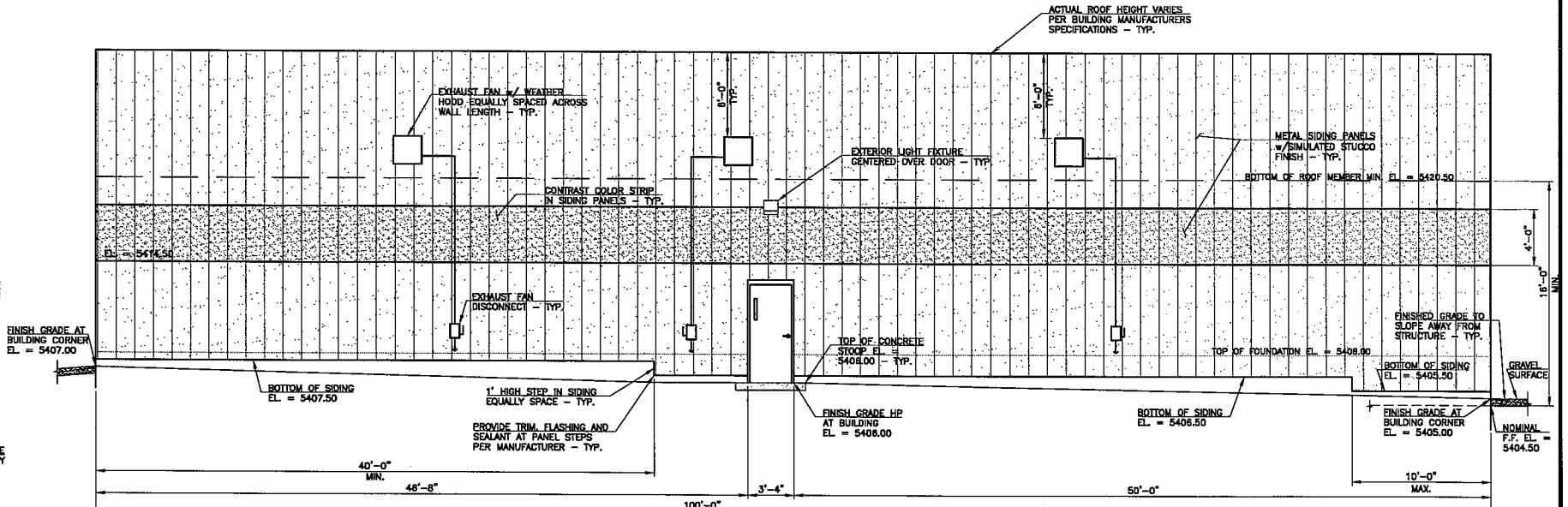
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2017 GMS, INC.

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SOUTH ELEVATION
SCALE 3/16" = 1'-0"



WEST ELEVATION
SCALE 3/16" = 1'-0"

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PHOSPHORUS BUILDING
ARCHITECTURAL ELEVATIONS AND LIGHTING PLAN
SITE DEVELOPMENT AMENDMENT FOR THE
HAROLD D. THOMPSON REGIONAL WATER RECLAMATION FACILITY
LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT

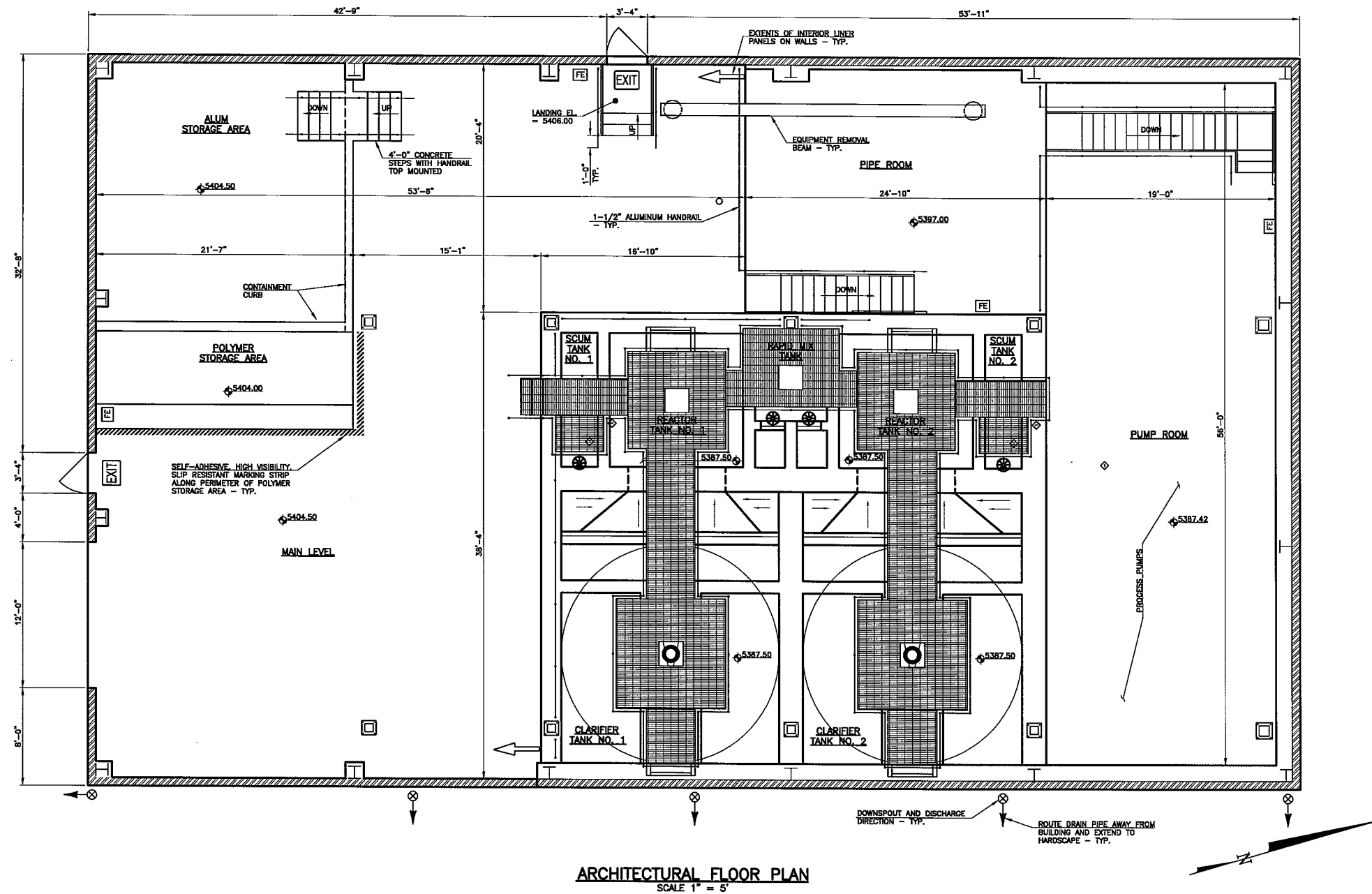
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DESIGNED DRF
CHECKED MAM
DATE SEPTEMBER 2017
PROJECT NO. 16052.011
GMS FILE NO. 2830

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

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OF
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PHOSPHORUS BUILDING ARCHITECTURAL FLOOR PLAN
SITE DEVELOPMENT PLAN AMENDMENT FOR THE HAROLD D. THOMPSON REGIONAL WATER RECLAMATION FACILITY
LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT

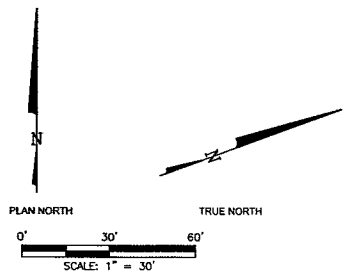
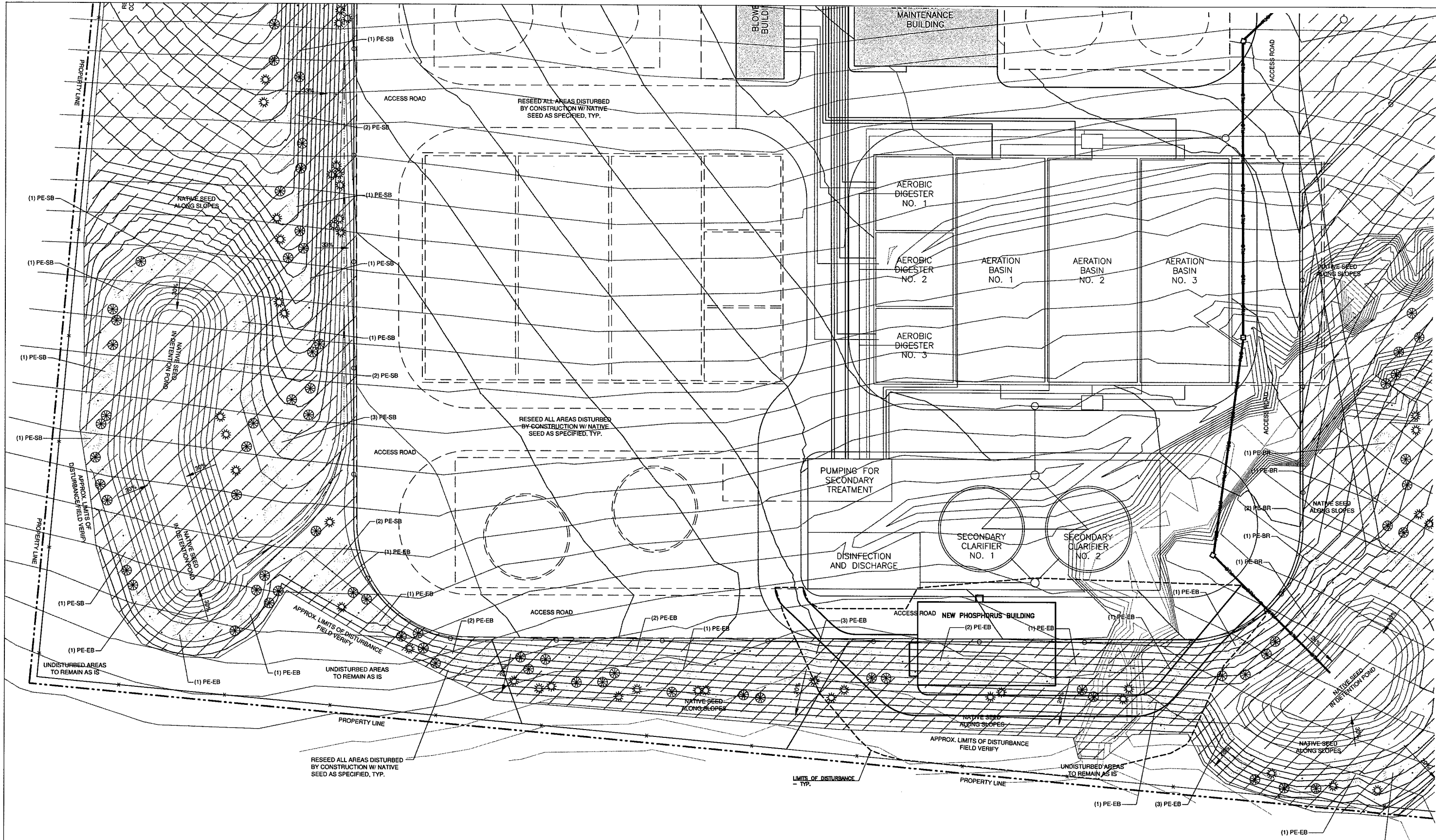
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DESIGNED DRF
CHECKED MAM
DATE SEPTEMBER 2017
PROJECT NO. 16052.011
GMS FILE NO. 2830

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

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**APPROVED LANDSCAPE PLAN
SHEET 7 OF 10**

1. 6-07-10: Issued for EPC Administrative Plot Plan review and approval.

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DESIGNED JRA
CHECKED WFG
DATE JUNE 7, 2010
PROJECT NO. 20166.330
GMS FILE NO. ###

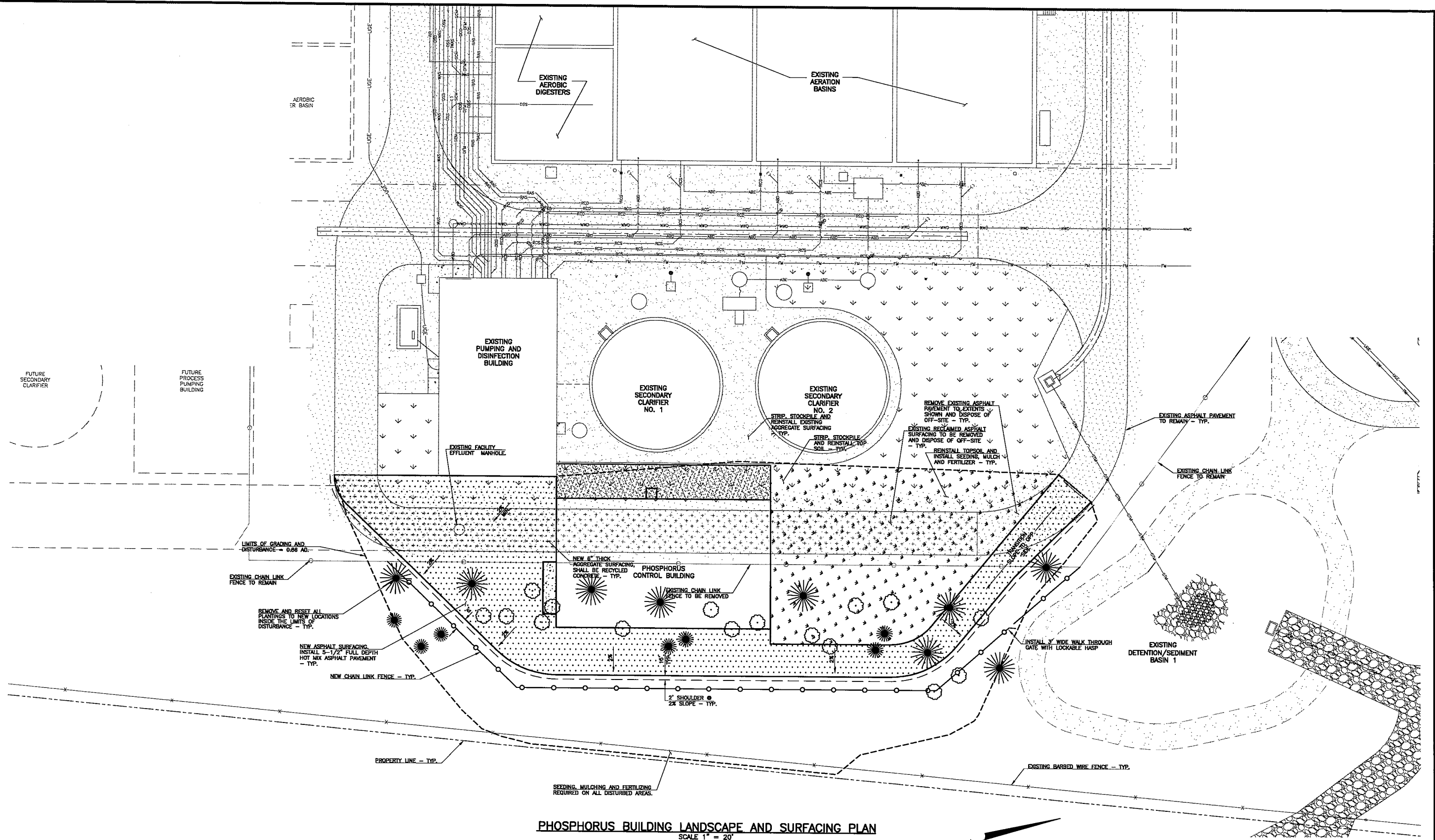
LANDSCAPE PLAN
HAROLD D. THOMPSON REGIONAL WATER RECLAMATION FACILITY
LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT

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

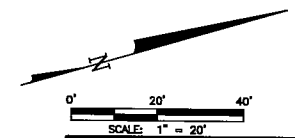
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PHOSPHORUS BUILDING LANDSCAPE AND SURFACING PLAN
 SCALE 1" = 20'



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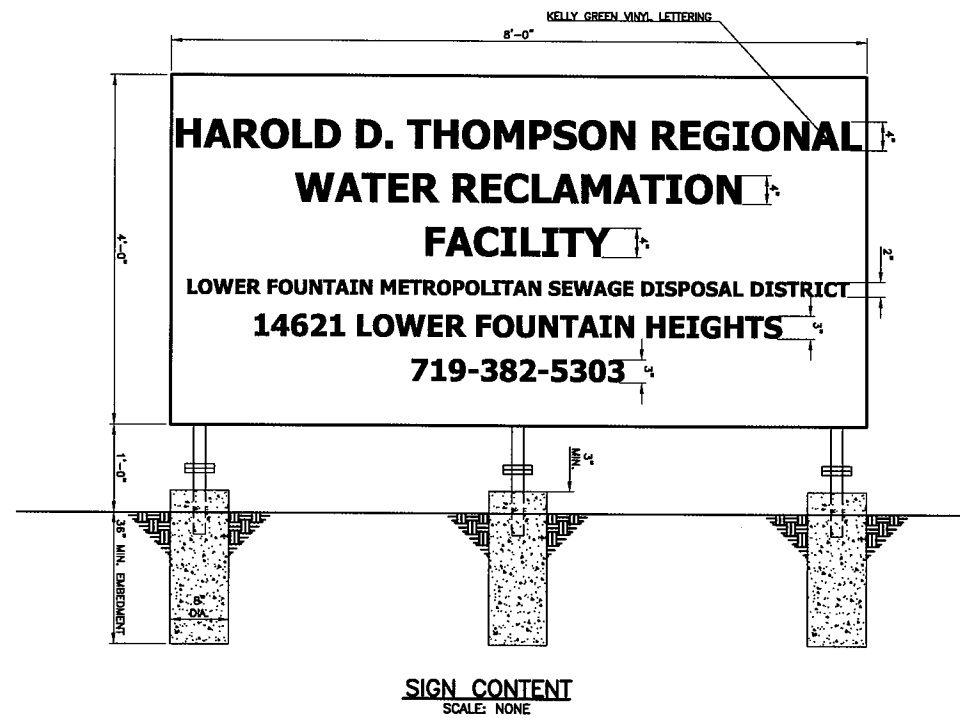
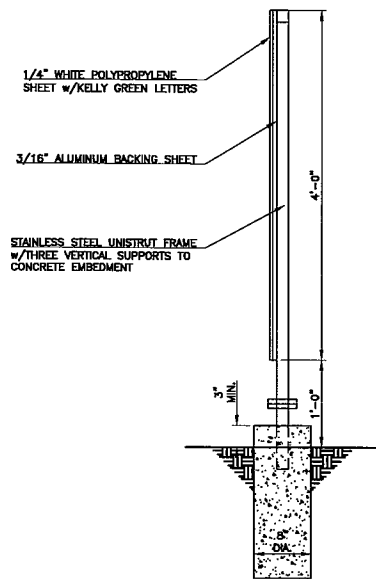
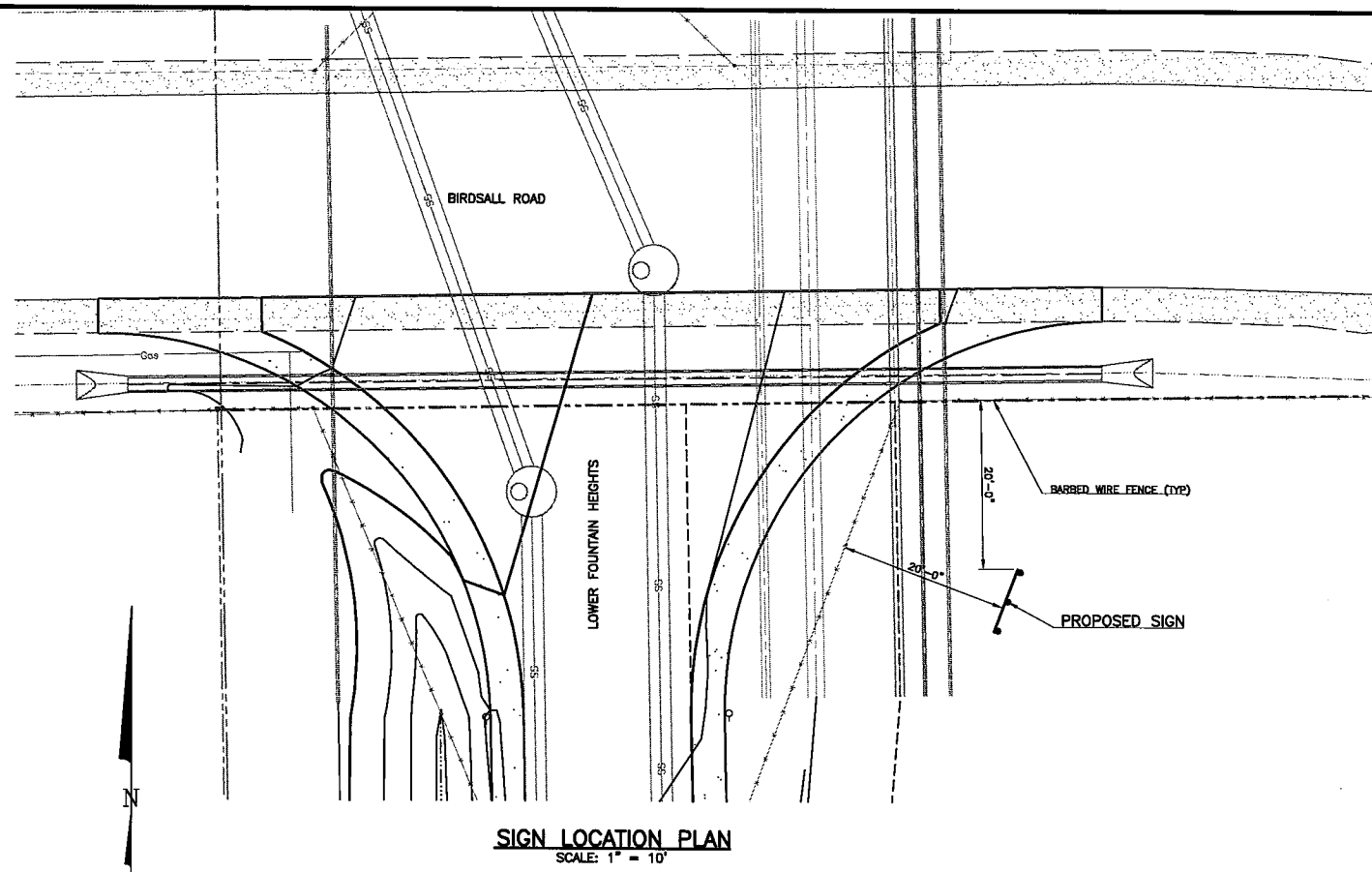
PHOSPHORUS BUILDING LANDSCAPE AND SURFACING PLAN
 SITE DEVELOPMENT AMENDMENT FOR THE HAROLD D. THOMPSON REGIONAL WATER RECLAMATION FACILITY
 LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT

DRAWN	SKC
DESIGNED	DRF
CHECKED	MAM
DATE	SEPTEMBER 2017
PROJECT NO.	16052.011
GMS FILE NO.	2830

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 611 N. WEBER, SUITE 300
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SHEET
8
 OF
10

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EXISTING SITE IDENTIFICATION SIGN PLAN SITE DEVELOPMENT PLAN AMENDMENT FOR THE HAROLD D. THOMPSON REGIONAL WATER RECLAMATION FACILITY LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT		
DRAWN SKC DESIGNED DRF CHECKED WAM DATE SEPTEMBER 2017 PROJECT NO. 16052.011 GMS FILE NO. 2830	GMS, INC. CONSULTING ENGINEERS 611 N. WEBER, SUITE 300 COLORADO SPRINGS, COLORADO 80903	SHEET 9 OF 10

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LEGEND OF PROPOSED FEATURES

- CHAIN LINK FENCE
- BARBED WIRE FENCE
- CONCRETE WALL
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- GAS LINE
- EASEMENT LINE
- INTERMEDIATE CONTOUR LINE
- INDEX CONTOUR LINE WITH ELEVATION LABEL
- DITCH FLOWLINE
- BUILDING
- ASPHALT SURFACING
- GRAVEL ROADWAY/DRIVEWAY
- RIPRAP

LEGEND OF EXISTING FEATURES

- BARBED WIRE FENCE
- SANITARY SEWER LINE
- GAS LINE
- PROPERTY LINE
- EASEMENT LINE
- INTERMEDIATE CONTOUR LINE
- INDEX CONTOUR LINE WITH ELEVATION LABEL
- PROPERTY CORNER
- SANITARY SEWER MANHOLE

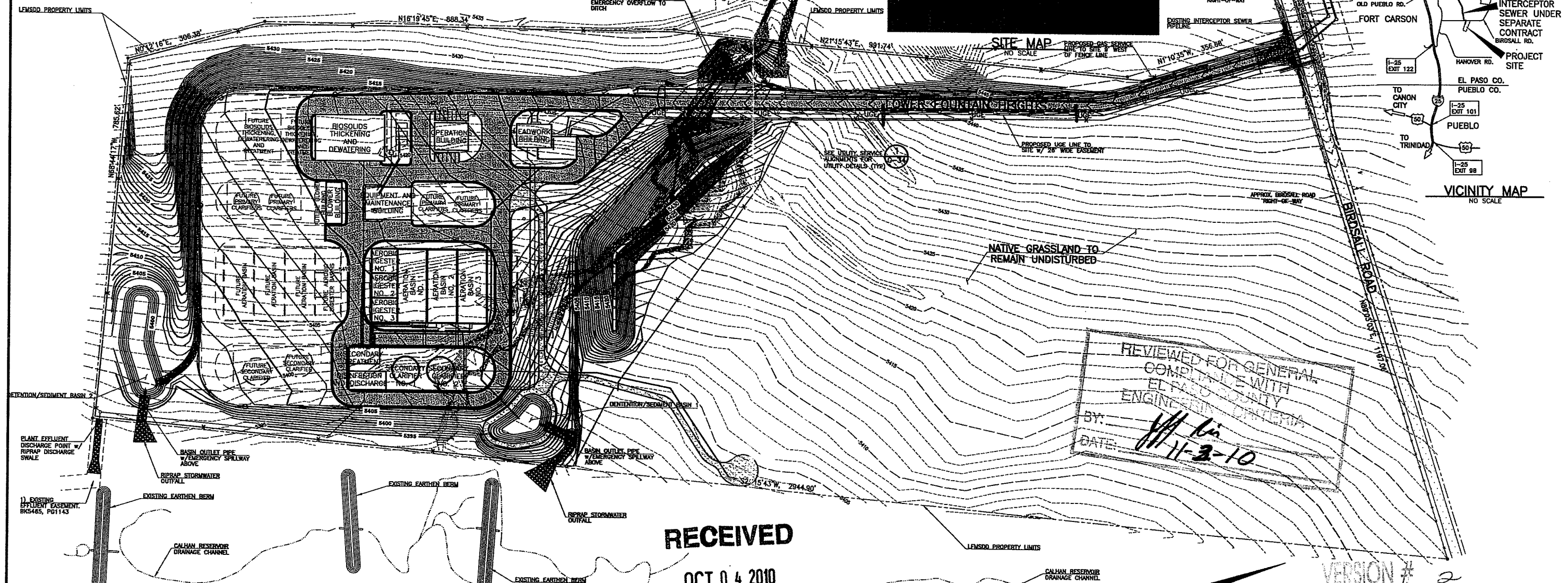
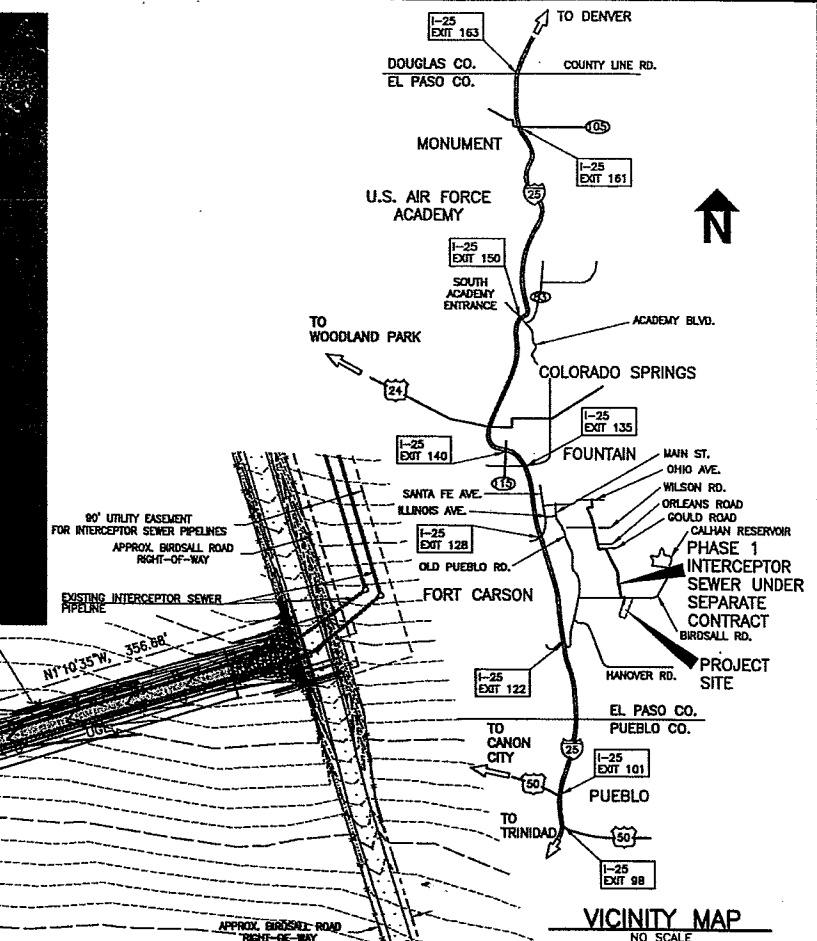
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS

Development Services approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Development Services Engineering Division prior to the establishment of any driveway onto a County Road.

Diversion of blockage of any drainageway is not permitted without the approval of the Development Services Engineering Division.

APPROVED
 BY MJD DATE 11/3/10
 FOR Treatment Facility
 NOTES Approval limited to treatment facility.
DENIED
 EL PASO COUNTY
 DEVELOPMENT SERVICES



REVIEWED FOR GENERAL COMPLIANCE WITH EL PASO COUNTY ENGINEERING DEPARTMENT
 BY: [Signature]
 DATE: 11-3-10

RECEIVED
 OCT 04 2010
 EPC DEVELOPMENT SERVICES

VERSION # 2
 DATE 10-4-10
 APPROVED SITE DEVELOPMENT PLAN COVER SHEET
SHEET 10 OF 10

**HAROLD D. THOMPSON
 REGIONAL WATER RECLAMATION FACILITY
 FOR THE
 LOWER FOUNTAIN METROPOLITAN
 SEWAGE DISPOSAL DISTRICT**
 SEPTEMBER 2010
 SITE DEVELOPMENT PLAN

BESQCP Not Required
 by CD on 11/3/10

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/21/2010	ISSUED FOR EXISTING GUIDE
2	08/22/2010	REVISED AND RESUBMITTED FOR EL PASO COUNTY DEVELOPMENT SERVICES COMMENTS

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SITE DEVELOPMENT PLAN HAROLD D. THOMPSON REGIONAL WATER RECLAMATION FACILITY LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT		GMS, INC. CONSULTING ENGINEERS 811 N. WEBER, SUITE 300 COLORADO SPRINGS, COLORADO 80903	SHEET G-7B OF -
DRAWN: SKC DESIGNED: MAM CHECKED: RJS DATE: 2010 PROJECT NO.: 20166.306 GMS FILE NO.: 2599	2010 GMS, INC.		