

GENERAL NOTES

- THESE ARE CONSTRUCTION DOCUMENT LANDSCAPE PLANS FOR THE SITE LANDSCAPING AT THE VOLLERMER STATION LOCATED APPROXIMATELY 1 MILE NORTH OF WOODMEN ROAD AND BRULE ROAD IN EL PASO COUNTY, CO. THE EXTENT OF THIS LANDSCAPE INSTALLATION INCLUDES:
 - SEEDING OF NATIVE GRASSES
 - PLANTING OF TREES
 - INSTALLATION OF OPAQUE PERIMETER SCREEN WALL AND GATES.
 - MULCHING BETWEEN FENCES WITH GRAVEL.
 - INSTALLATION OF DRIP IRRIGATION SYSTEM.
- THE EXISTING LANDSCAPE, WITHIN THE WORK AREA IS MOSTLY DRY LAND.
- MAINTENANCE OF THE LANDSCAPE, AFTER FINAL ACCEPTANCE, WILL BE BY CONTRACTOR TO MAINTAIN UNTIL THE END OF THE WARRANTY PERIOD AT SUCH A TIME WHEN MVEA WILL ASSUME ALL FUTURE MAINTENANCE OF TREES, NATIVE GRASS AND PERIMETER WALL AND GATES.
- EXISTING UTILITIES- UNDERGROUND AND OTHERWISE EXIST ALONG THE CORRIDOR AND PROJECT AREA. ALL CONTRACTORS SHALL PROTECT IN PLACE ALL EXISTING UTILITIES DURING CONSTRUCTION. EXISTING UTILITIES NOTED ON THESE DRAWINGS ARE FOR REFERENCE ONLY AND MAY NOT ILLUSTRATE ALL UTILITIES THAT EXIST. ADDITIONAL COMMUNICATION CABLES SUCH AS TELEPHONE AND CABLE TV MAY EXIST ON OR NEAR THIS PROPERTY. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. ALL RESPONSIBILITY FOR DAMAGES RESULTING FROM HITTING EXISTING UTILITIES.
- ALL CONSTRUCTION IS TO ADHERE TO EL PASO COUNTY AND STATE OF COLORADO STANDARDS UNLESS OTHERWISE NOTED.
- SOIL PREPARATION FOR LANDSCAPE AREAS SHALL CONSIST OF DISKING AND DRAGGING DISTURBED AND COMPACTED AREAS ONLY, DRILL SEEDING OF ENTIRE NATIVE SEED AREA, MULCHING WITH WEED FREE STRAW MULCH AND CRIMPING. INSTALL PLANTERS MIX TOPSOIL AROUND ALL TREES PER DETAILS.
- PROPOSED EVERGREEN TREES SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP SYSTEM TO MAINTAIN TREE VIGOR. WATER SHALL BE STORED IN ABOVE GROUND WATER TANKS WITH LOCKED LIDS AND FILLED PERIODICALLY FROM OFF-SITE SOURCES.
- YARD LIGHTING WILL ONLY BE LIT DURING EMERGENCIES.
- AN ALTERNATE LANDSCAPE PLAN IS BEING REQUESTED PURSUANT TO EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.2.A.4.

LANDSCAPE TABULATIONS

ITEM	%	QTY	UNIT
1 6' TALL OPAQUE PERIMETER FENCE		1,128	LF
2 GRAVEL MULCH/DRIVEWAY	42	91,600	SF
3 NATIVE SEED REVEGETATION	58	126,200	SF
4 TOTAL SITE AREA - 400'x540'	100	217,800	SF
5 MINIMUM INTERNAL LANDSCAPED AREA REQUIREMENT PER SECTION 6.2.2(C)(2)(a)	5	10,890	SF
6 MINIMUM SCREEN TREE REQUIREMENT - 544 LF/25 PER SECTION 6.2.2(B)(1)		21	EA
7 MINIMUM SCREEN TREE REQUIREMENT - 1,334 LF/25 PER SECTION 6.2.2(D)(4)		53	EA
8 MINIMUM INTERNAL TREE REQUIREMENT - 10,890 SF PER SECTION 6.2.2(C)(2)(b)		22	EA
9 PROPOSED EVERGREEN SCREEN TREES REQUIRED		96	EA

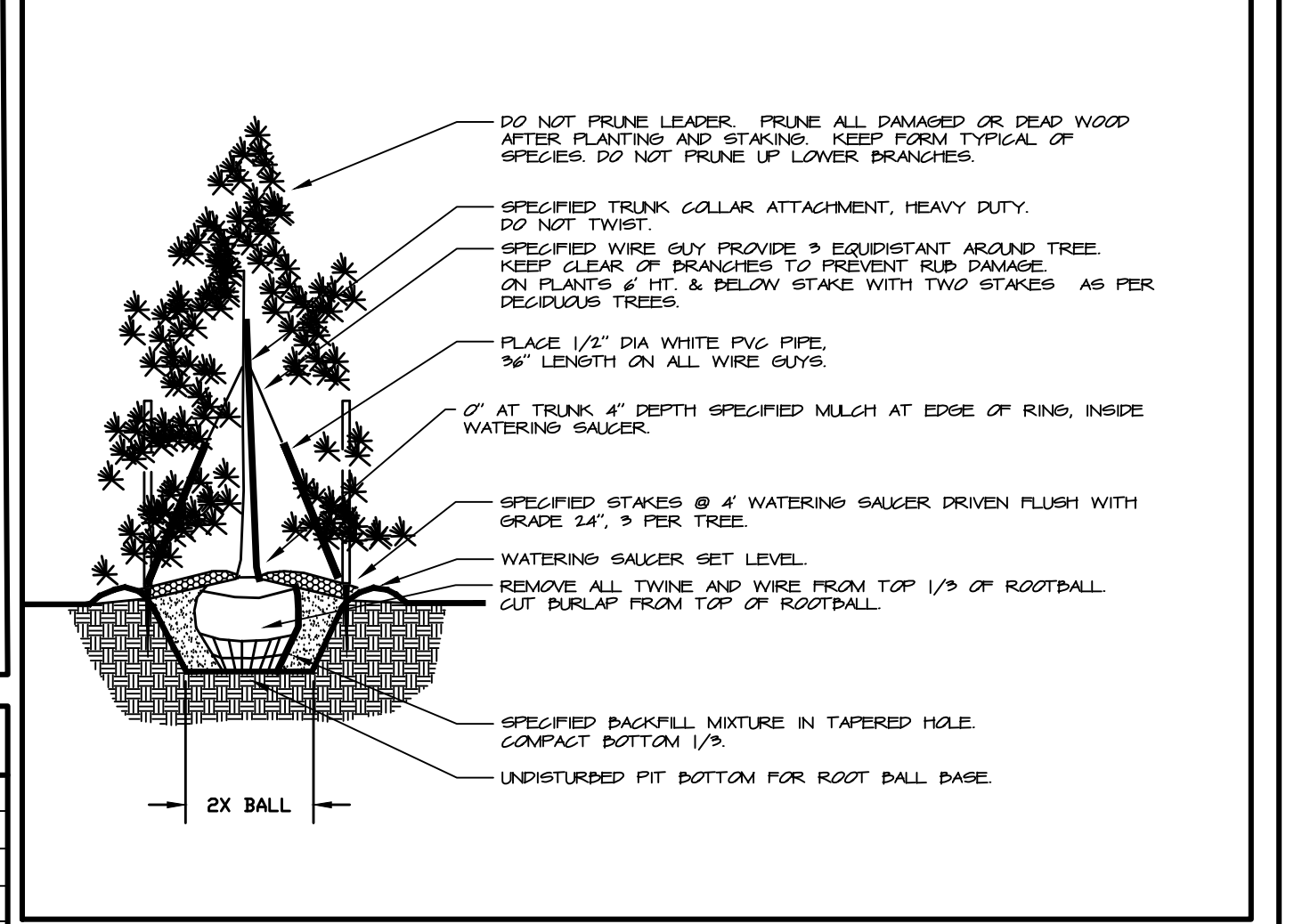
PLANT LIST

QTY	UNIT	COMMON NAME	BOTANICAL NAME	SIZE	NOTES	MATURE HEIGHT	MATURE SPREAD	DETAIL
50	EA	PONDEROSA PINE	PINUS PONDEROSA	6'		40'-50'	25'-30'	A
46	EA	COLORADO BLUE SPRUCE	PICEA PLUNGENS	6'		40'-50'	12'-15'	A

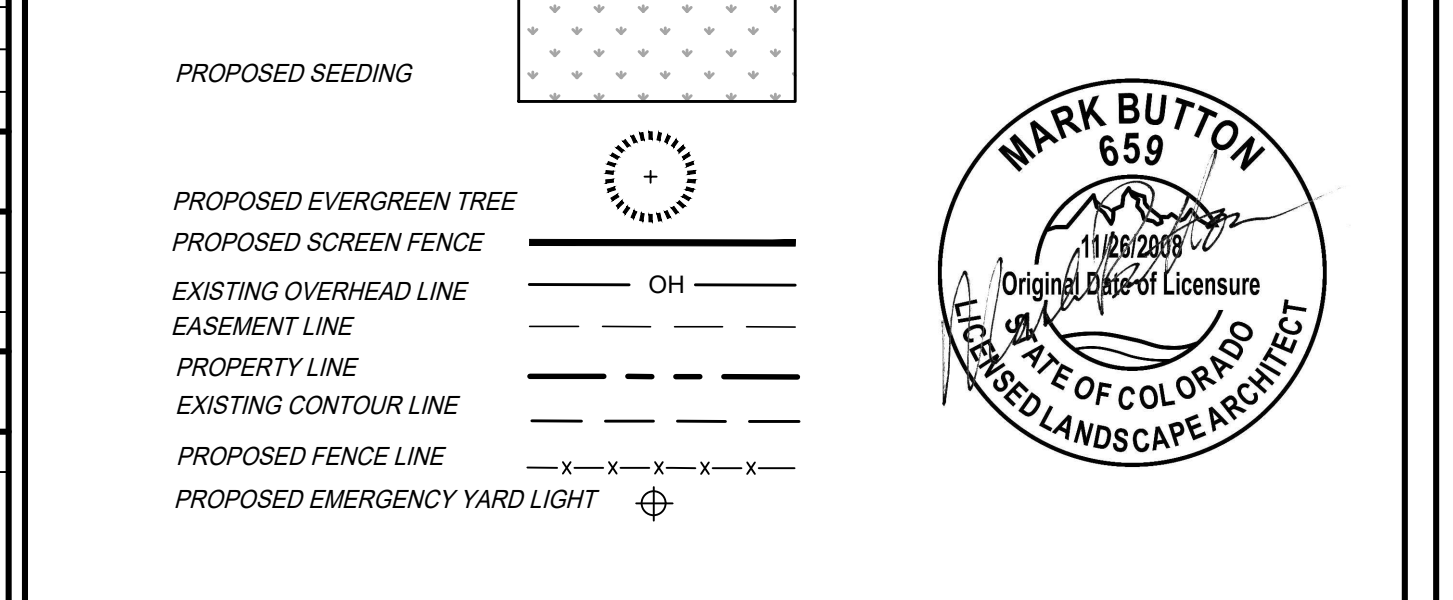
SEEDING SPECIFICATION

QTY	UNIT	NAME	RATE	MIX
100	LBS	LDV GRDW MIX	25 LBS/ ACRE	30% Ephraim Crested Wheatgrass 25% Sheep Fescue 20% Perennial Ryegrass 15% Chewings Fescue 10% Canada Bluegrass

TREE PLANTING DETAIL "A"



LEGEND



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REV	DESCRIPTION	DATE	BY	CHECKED	DATE
1	PROP EL PASO COUNTY 5/29/18 REVIEW	5/29/18	MB	MB	5/29/18
2	PROP EL PASO COUNTY 10/22/21 REVIEW	10/22/21	MB	MB	11/23/21
3	PROP EL PASO COUNTY 10/22/21 REVIEW	10/22/21	MB	MB	11/23/21
4	ADDED "6"-BUILT BURIED DISTRIBUTION LINES AND ADJUSTED TREES	11/23/21	MB	MB	11/23/21
5	ADDED "6"-BUILT BURIED DISTRIBUTION LINES AND ADJUSTED TREES	11/23/21	MB	MB	11/23/21
6	ADDED "6"-BUILT BURIED DISTRIBUTION LINES AND ADJUSTED TREES	11/23/21	MB	MB	11/23/21
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CASE ID #S
EA-17195

811
Know what's below
Call before you dig.

ENG: MB
DWN: MB
CHK: MB
DATE: 5/23/24

CLIENT/PROJECT: MOUNTAIN VIEW ELECTRIC ASSOCIATION
VOLLERMER SUBSTATION

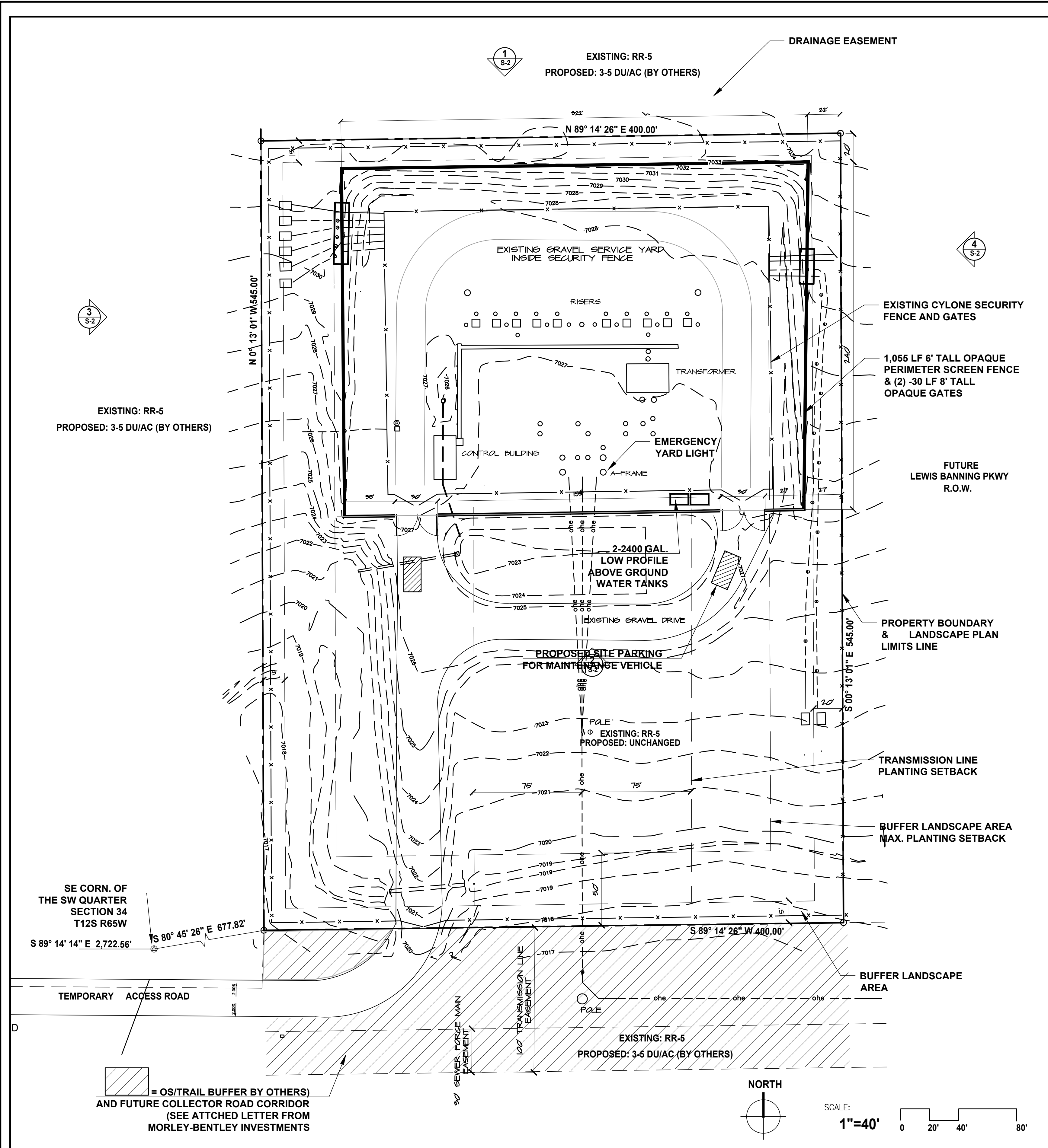
TITLE: LANDSCAPE PLAN

EL PASO COUNTY TAX SCHEDULE ID 5234002001

PAGE: 1 OF 1

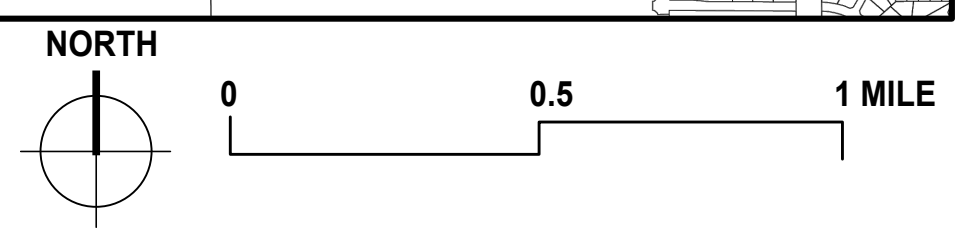
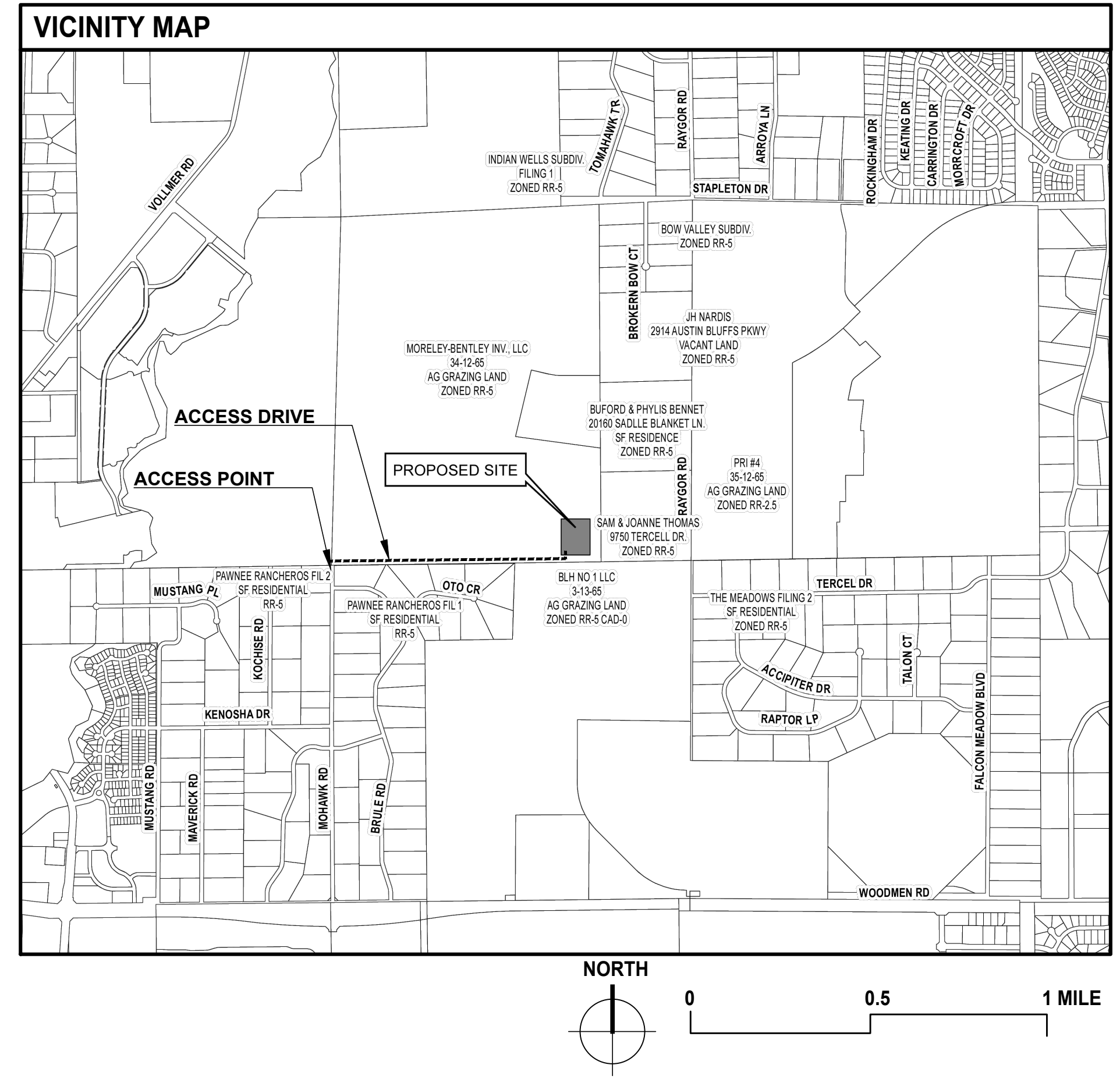
REVISION:

SHEET: L-1



SIGNATURE BLOCK

PLANNING & COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____
 EL PASO COUNTY, COLORADO



ADA 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.

PROJECT DATA TABULATION

ITEM	%	QTY	UNIT
1 PROPERTY SQUARE FOOTAGE	100	217,800	SF
2 CONTROL BUILDING SQUARE FOOTAGE 25'X15'	>1	375	SF
3 PARKING/VEHICULAR USE AREAS - MAINTENANCE VEHICLES	42	91,225	SF
4 LANDSCAPED AREA	67	126,200	SF

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4, SW 1/4, SE 1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO, TO-IE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED 11LS 11624", FROM WHICH THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED 11LS 1162411, BEARS N89°14'11.4"E, A DISTANCE OF 2,722.56 FEET, COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SECTION 34:

THENCE N80°45'26"E, A DISTANCE OF 677.82 FEET TO THE POINT OF BEGINNING;
 THENCE N00°13'01"W, A DISTANCE OF 545.00 FEET;
 THENCE N89.1412611E, A DISTANCE OF 400.00 FEET;
 THENCE S00°13'10.111E, A DISTANCE OF 545.00 FEET;
 THENCE S89°14'26"W, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING;
 SAID PARCEL CONTAINS A CALCULATED AREA OF 5.00 ACRES MORE OR LESS.

LEGEND

- EXISTING OVERHEAD LINE ——— OH ———
- EASEMENT LINE ————
- PROPERTY LINE ————
- EXISTING CONTOUR LINE - - - - -
- PROPOSED FENCE LINE — x — x — x — x —
- SCREEN FENCE ————
- PROPOSED EMERGENCY YARD LIGHT ⊕

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REV	DESCRIPTION	DATE	BY	CHK	APP
1	POST EL PASO COUNTY 5/29/13 REVIEW	5/29/13	MB	MB	MB
2	EASEMENT & 30' BUFFER NOTATIONS	6/12/20	MB	MB	MB
3	ADDED DRAINAGE EASEMENT ADJACENT TO NORTH PROPERTY LINE	6/24/20	MB	MB	MB
4	REVISED DRAINAGE EASEMENT ADJACENT TO NORTH PROPERTY LINE	6/24/20	MB	MB	MB
5	POST EL PASO COUNTY 10/22/21 REVIEW	10/22/21	MB	MB	MB
6	ADDED 30' BUFFER CORRIDORS	10/22/21	MB	MB	MB
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CASE ID #S
 EA-17195

ENG: MB
 DWN: MB
 CHK: MB
 DATE: 5/23/24

CLIENT/PROJECT: **MOUNTAIN VIEW ELECTRIC ASSOCIATION**
VOLLMER SUBSTATION, 9167 MOHAWK RD, COLORADO SPRINGS, CO 80908

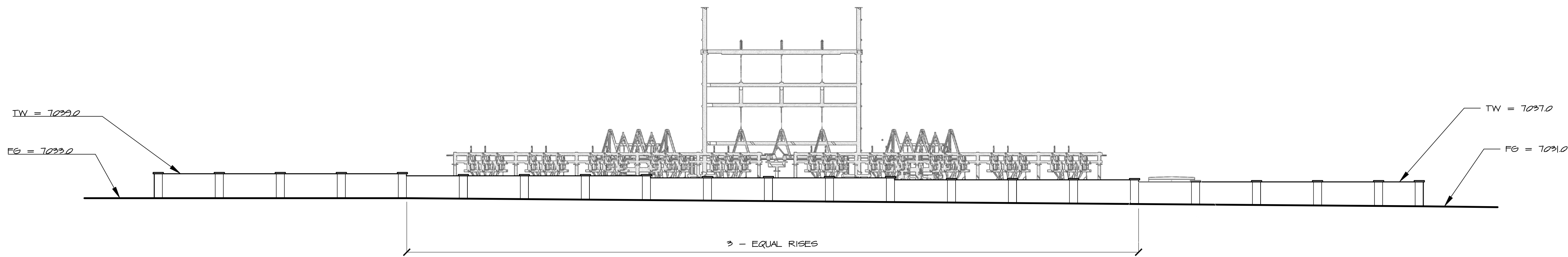
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EL PASO COUNTY TAX SCHEDULE ID 5234002001

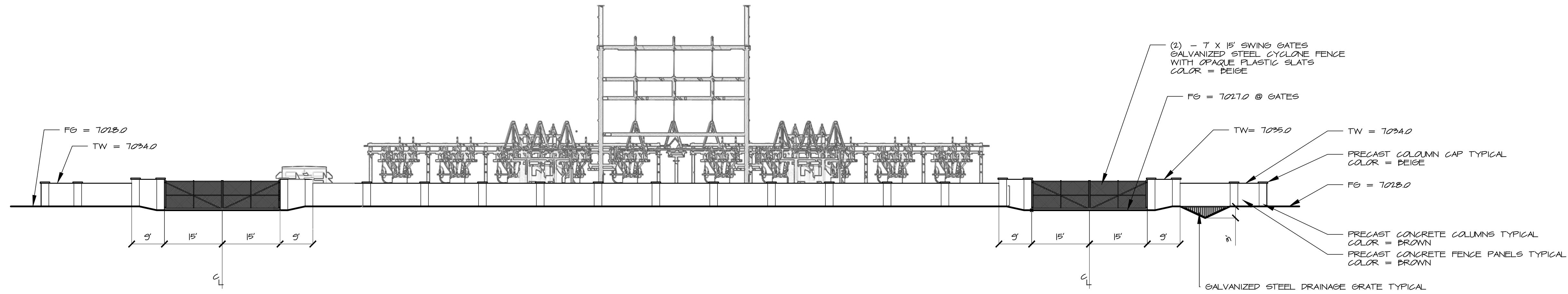
PAGE: **1 OF 2**

SHEET: **S-1**

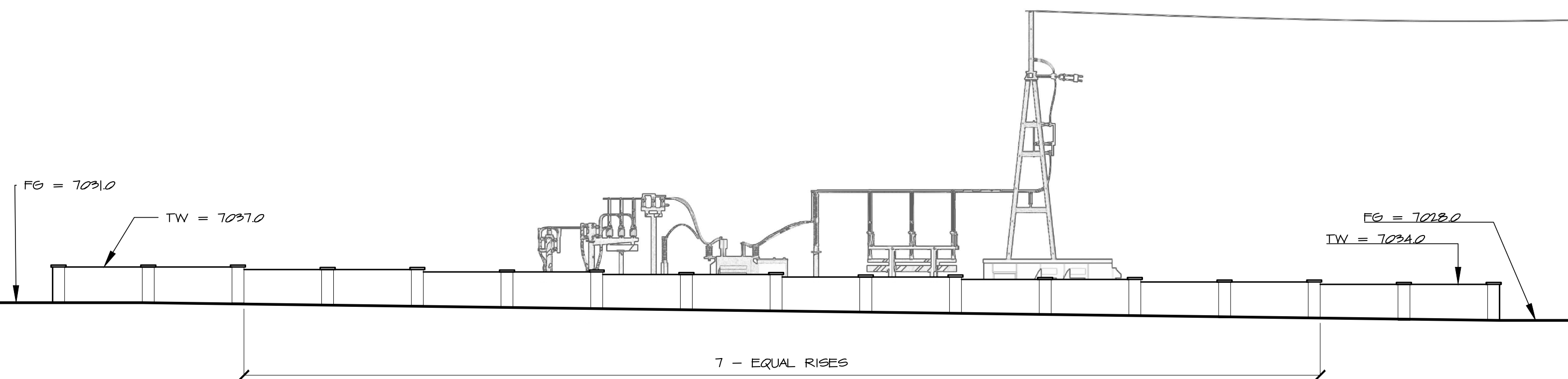
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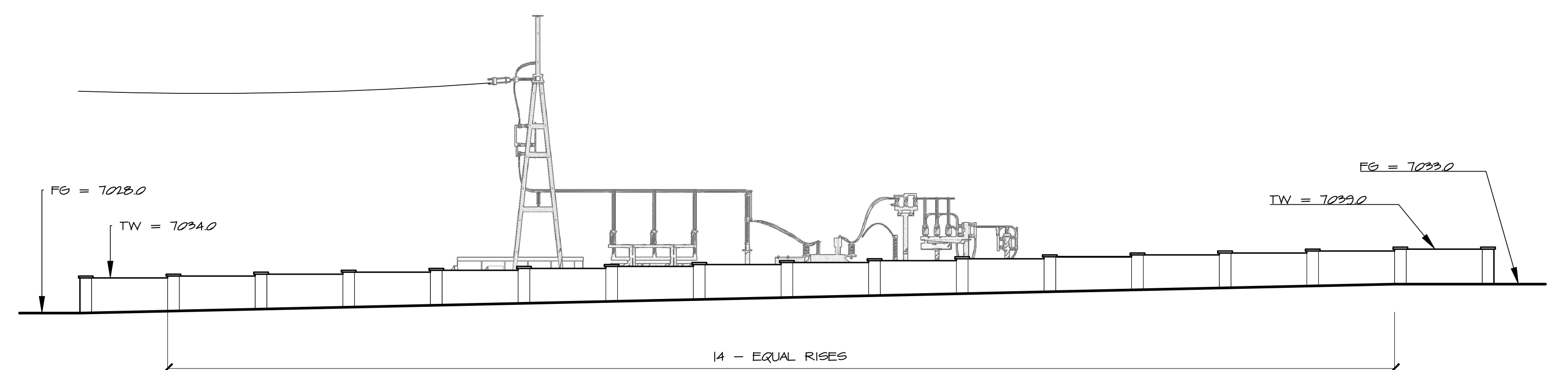
1 NORTH FENCE ELEVATION
1" = 16' - 0"



2 SOUTH FENCE ELEVATION
1" = 16' - 0"



3 WEST FENCE ELEVATION
1" = 16' - 0"



4 EAST FENCE ELEVATION
1" = 16' - 0"

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NO.	DESCRIPTION	DATE	BY	CHK	DATE
1	POST EL PASO COUNTY 2/28/19 REVIEW	2/28/19	MB	MB	2/27/19
2	POST EL PASO COUNTY 10/22/21 REVIEW	10/22/21	MB	MB	11/2/21
3	REMOVED TO 1" SWING GATES UNDER WALL	10/22/21	MB	MB	10/22/21
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DATE: 5/23/24

CLIENT/PROJECT: **MOUNTAIN VIEW ELECTRIC ASSOCIATION**
VOLLMER SUBSTATION, 9167 MOHAWK RD, COLORADO SPRINGS, CO 80908
TITLE: **PERIMETER FENCE ELEVATIONS**
EL PASO COUNTY TAX SCHEDULE ID 5234002001
PAGE: **2 OF 2**

SHEET:
S-2
REVISION: