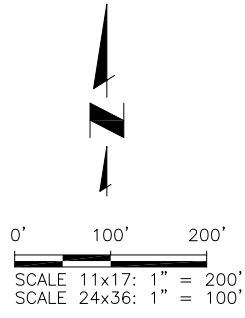


- NOTES:**
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
  2. FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
  3. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MANY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.
  4. SEE GEC DRAWINGS FOR GRADING AND EROSION CONTROL DETAILS.

**LEGAL DESCRIPTION:**

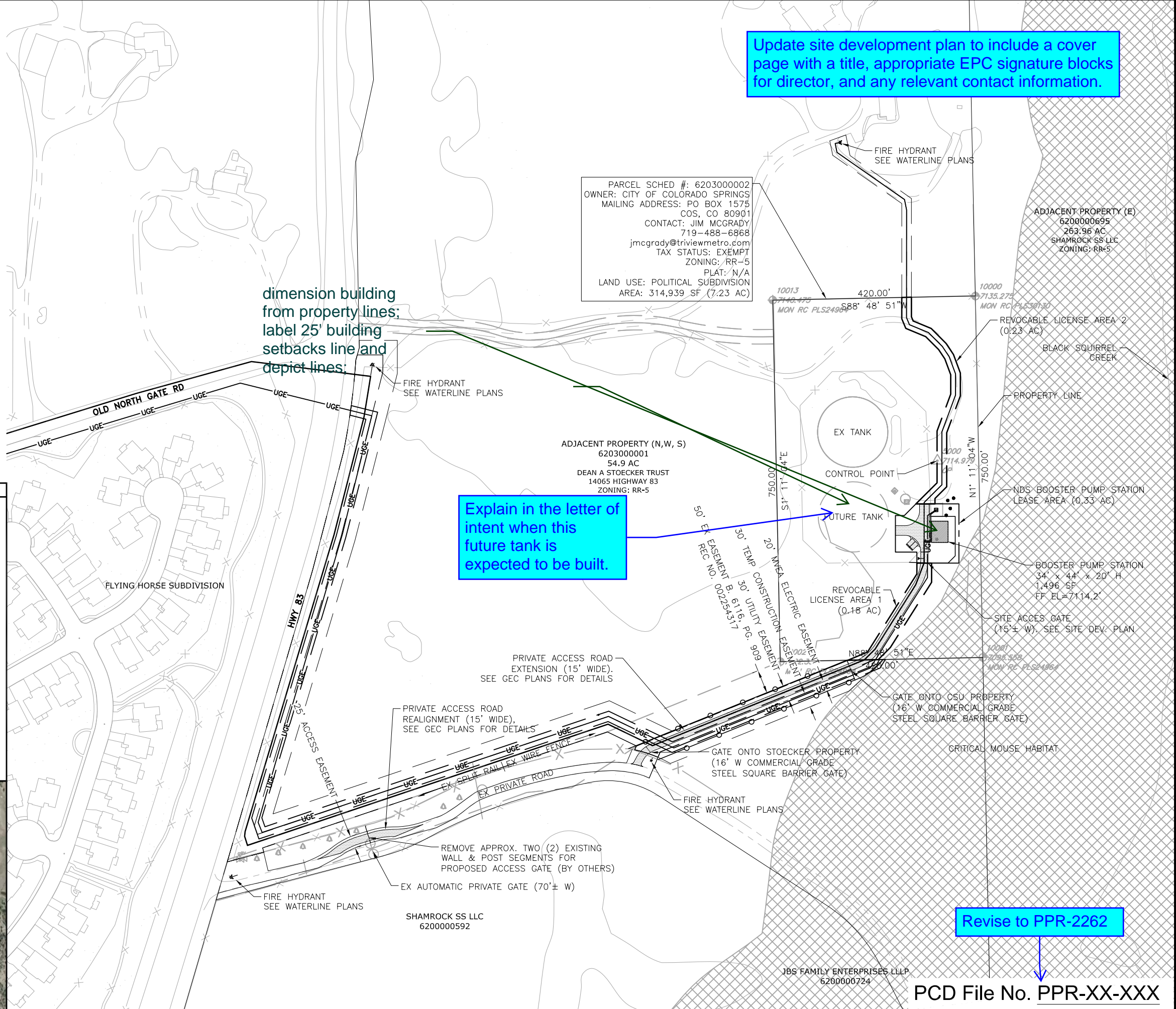
**PROPERTY**  
 TR OF LAND IN SEC 03-12-66 DESC AS FOLS: COM AT SW COR OF SD SEC 3, TH N 00<52'30" W 2644.43 FT TO W4 COR OF SEC 3, S 89<24'29" E 1317.41 FT TO NE COR OF NW4SW4 OF SEC 3 FOR POB, TH S 00<49'41" E 350.25 FT, S 89<10'19" W 420.0 FT, N 00<49'38" W 750.0 FT, N 89<10'19" E 420.0 FT, S 00<49'31" E 399.75 FT TO POB

**LICENSE AND LEASE AREAS**  
 SEE ENCLOSED LEGAL DESCRIPTIONS



**LEGEND**

	PROPERTY LINE
	EASEMENT/LEASE AGREEMENT AREA
	EX FENCE
	EX WATER LINE
	EX UG ELECTRIC LINE
	EX ELEC POWER POLE
	EX FIRE HYDRANT
	EX TREE (SIZE VARIES)
	EX CONTOURS-MAJOR
	EX CONTOURS-MINOR
	PP CONTOURS-MAJOR
	PP CONTOURS-MINOR
	PP UG ELECTRIC LINE
	PP WATER LINE
	PP FIRE HYDRANT
	PP FENCE (BARBED WIRE)
	PP FENCE (SPLIT RAIL)
	PP VEHICLE TRAFFIC CIRCULATION PATH



Update site development plan to include a cover page with a title, appropriate EPC signature blocks for director, and any relevant contact information.

PARCEL SCHED #: 6203000002  
 OWNER: CITY OF COLORADO SPRINGS  
 MAILING ADDRESS: PO BOX 1575  
 COS, CO 80901  
 CONTACT: JIM MCGRADY  
 719-488-6868  
 jmcgrady@triviewmetro.com  
 TAX STATUS: EXEMPT  
 ZONING: RR-5  
 PLAT: N/A  
 LAND USE: POLITICAL SUBDIVISION  
 AREA: 314,939 SF (7.23 AC)

ADJACENT PROPERTY (E)  
 6200000695  
 263.96 AC  
 SHAMROCK SS LLC  
 ZONING: RR-5

ADJACENT PROPERTY (N,W, S)  
 6203000001  
 54.9 AC  
 DEAN A STOECKER TRUST  
 14065 HIGHWAY 83  
 ZONING: RR-5

Explain in the letter of intent when this future tank is expected to be built.

Revise to PPR-2262

**JDS-HYDRO** a Division of **RESPEC**  
 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, A DIVISION OF RESPEC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

TRIVIEW METROPOLITAN DISTRICT  
 NORTHERN DELIVERY SYSTEM - BOOSTER PUMP STATION  
 OVERALL SITE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1	UPDATE 1	GGM	MLD	10/31/22
2				
3				
4				
5				
6				
7				

FOR REVIEW

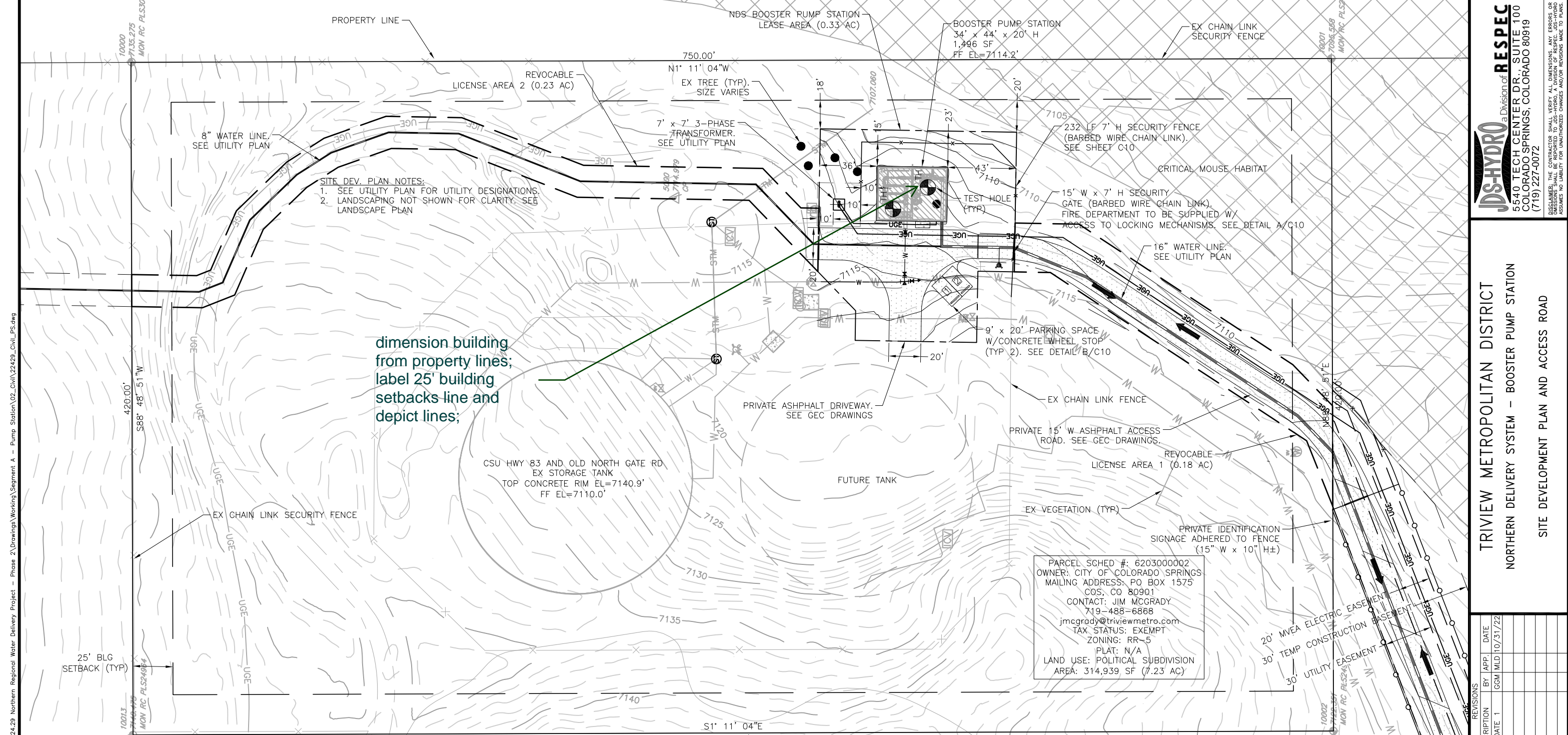
Project No.: W224.21029  
 Date: 09/12/22  
 Design: MLD  
 Drawn: GGM  
 Check: MLD

PCD File No. PPR-XX-XXX

C1  
 SHEET ---OF

2022/11/16 12:57 PM By: Gina Mangino N:\Projects\224 Triview Metro District\224.29 Northern Regional Water Delivery Project - Phase 2\Drawings\Working\Segment A - Pump Station\02\_Civil\22429\_Civil\_IPS.dwg





**SITE DEV. PLAN NOTES:**  
 1. SEE UTILITY PLAN FOR UTILITY DESIGNATIONS.  
 2. LANDSCAPING NOT SHOWN FOR CLARITY. SEE LANDSCAPE PLAN

dimension building from property lines; label 25' building setbacks line and depict lines;

PARCEL SCHED #: 6203000002  
 OWNER: CITY OF COLORADO SPRINGS  
 MAILING ADDRESS: PO BOX 1575  
 COS, CO 80901  
 CONTACT: JIM MCGRADY  
 719-488-6888  
 jmcgrady@triviewmetro.com  
 TAX STATUS: EXEMPT  
 ZONING: RR-5  
 PLAT: N/A  
 LAND USE: POLITICAL SUBDIVISION  
 AREA: 314,939 SF (7.23 AC)

PCD File No. PPR-XX-XXX



**LEGAL DESCRIPTION:**  
**PROPERTY**  
 TR OF LAND IN SEC 03-12-66 DESC AS FOLS: COM AT SW COR OF SD SEC 3, TH N 00<sup>52</sup>30" W 2644.43 FT TO W4 COR OF SEC 3, S 89<sup>24</sup>29" E 1317.41 FT TO NE COR OF NW4SW4 OF SEC 3 FOR POB, TH S 00<sup>49</sup>41" E 350.25 FT, S 89<sup>10</sup>19" W 420.0 FT, N 00<sup>49</sup>38" W 750.0 FT, N 89<sup>10</sup>19" E 420.0 FT, S 00<sup>49</sup>31" E 399.75 FT TO POB

**LICENSE AND LEASE AREAS**  
 SEE ENCLOSED LEGAL DESCRIPTIONS

LEGEND	
	PROPERTY LINE
	EASEMENT/LEASE AGREEMENT AREA
	EX FENCE
	EX WATER LINE
	EX UG ELECTRIC LINE
	EX OH ELECTRIC LINE
	EX TELEPHONE LINE
	EX ELEC POWER POLE
	EX FIRE HYDRANT
	EX TREE (SIZE VARIES)
	EX CONTOURS-MAJOR
	EX CONTOURS-MINOR
	PP CONTOURS-MAJOR
	PP CONTOURS-MINOR
	PP UG ELECTRIC LINE
	PP WATER LINE
	PP FIRE HYDRANT
	PP FENCE (BARBED WIRE)
	PP FENCE (SPLIT RAIL)
	PP VEHICLE TRAFFIC CIRCULATION PATH

- NOTES:**
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION 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 OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
  - FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
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  - SEE GEC DRAWINGS FOR GRADING AND EROSION CONTROL DETAILS.
  - SEE OVERALL SITE PLAN FOR ADJACENT PROPERTY OWNERSHIP.

PARKING COVERAGE:				
USE	RATIO	REQUIRED	PROVIDED	ADA
INDUSTRIAL	1 PER 750 SF	2	2	N/A

COVERAGE:		
EASEMENT/LEASE AREA	SF	%
STRUCTURES (PUMP STATION)	1,496	4.60%
DRIVEWAY, PARKING, PADS	7,755	23.87%
LANDSCAPED AREA INCL. DISTURBED RE-SEED	23,241	71.53%
UNDISTURBED	0	0.00%
DENSITY		100.00%

**APPLICANT/PLAN PREPARER:**  
 JDS-HYDRO CONSULTANTS,  
 A DIVISION OF RESPEC  
**CONTACT:** MARIO DIPASQUALE, P.E.  
 719-227-0072  
 mdipasquale@jds-hydro.com

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

TRIVIEW METROPOLITAN DISTRICT  
 NORTHERN DELIVERY SYSTEM - BOOSTER PUMP STATION  
 SITE DEVELOPMENT PLAN AND ACCESS ROAD

REVISIONS		
NO.	DESCRIPTION	DATE
1	UPDATE 1	GGM MLD 10/31/22
2		
3		
4		
5		
6		
7		

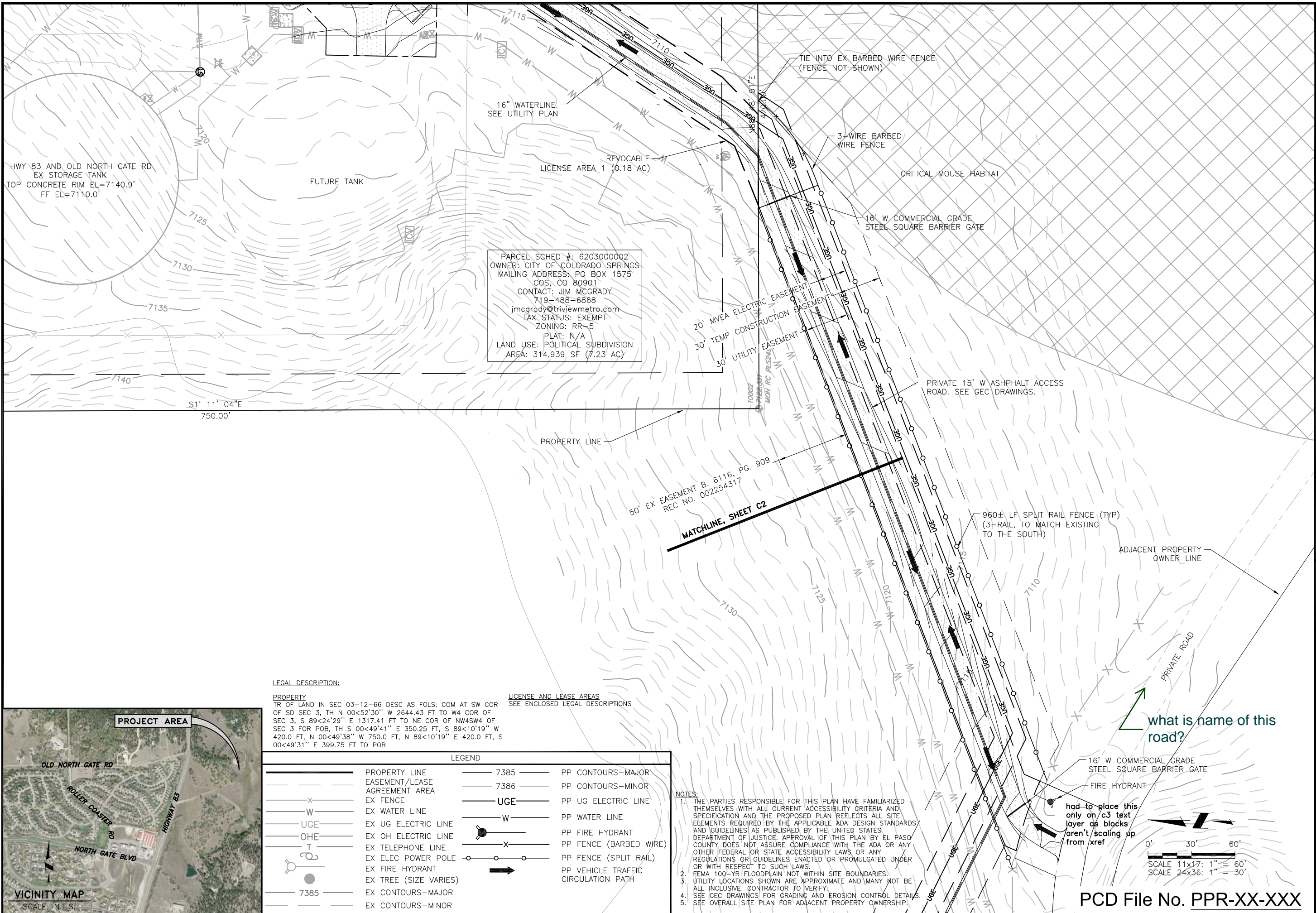
**FOR REVIEW**

Project No.: W224-21029  
 Date: 09/12/22  
 Design: MLD  
 Drawn: GGM  
 Check: MLD

**C2**  
 SHEET --- OF ---



2022/11/16 12:57 PM By: Gina Mangino N:\Projects\224 Triview Metro District\224.29 Northern Regional Water Delivery Project - Phase 2\Drawings\Working\Segment A - Pump Station\02\_Civil\22429\_Civil\_PS.dwg



PARCEL SCHED #: 6203000002  
 OWNER: CITY OF COLORADO SPRINGS  
 MAILING ADDRESS: PO BOX 1575  
 COS, CO 80901  
 CONTACT: JIM MCGRADY  
 719-488-6868  
 jimcgrady@triviewmetro.com  
 TAX STATUS: EXEMPT  
 ZONING: RR-5  
 PLAT: N/A  
 LAND USE: POLITICAL SUBDIVISION  
 AREA: 314,939 SF (7.23 AC)

**LEGAL DESCRIPTION:**

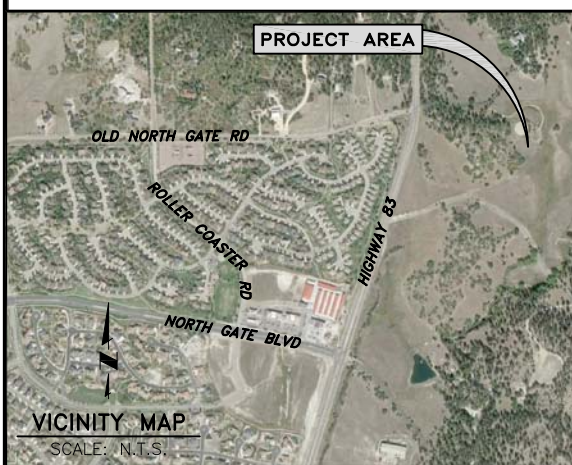
**PROPERTY**  
 TR OF LAND IN SEC 03-12-66 DESC AS FOLS: COM AT SW COR OF SD SEC 3, TH N 00<52'30\"/>

**LICENSE AND LEASE AREAS**  
 SEE ENCLOSED LEGAL DESCRIPTIONS

LEGEND			
	PROPERTY LINE		7385 EX CONTOURS-MAJOR
	EASEMENT/LEASE AGREEMENT AREA		7386 EX CONTOURS-MINOR
	EX FENCE		PP UG ELECTRIC LINE
	EX WATER LINE		PP WATER LINE
	EX UG ELECTRIC LINE		PP FIRE HYDRANT
	EX OH ELECTRIC LINE		PP FENCE (BARBED WIRE)
	EX TELEPHONE LINE		PP FENCE (SPLIT RAIL)
	EX ELEC POWER POLE		PP VEHICLE TRAFFIC CIRCULATION PATH
	EX FIRE HYDRANT		
	EX TREE (SIZE VARIES)		
	EX CONTOURS-MAJOR		
	EX CONTOURS-MINOR		

**NOTES:**

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION 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 OTHER FEDERAL OR STATE ACCESSIBILITY LAWS, OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
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4. SEE GEC DRAWINGS FOR GRADING AND EROSION CONTROL DETAILS.
5. SEE OVERALL SITE PLAN FOR ADJACENT PROPERTY OWNERSHIP.



PCD File No. PPR-XX-XXX

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

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TRIVIEW METROPOLITAN DISTRICT  
 NORTHERN DELIVERY SYSTEM - BOOSTER PUMP STATION  
 SITE DEVELOPMENT PLAN AND ACCESS ROAD

NO.	DESCRIPTION	BY	APP.	DATE
1	UPDATE 1	GGM	MLD	10/31/22
2				
3				
4				
5				
6				
7				

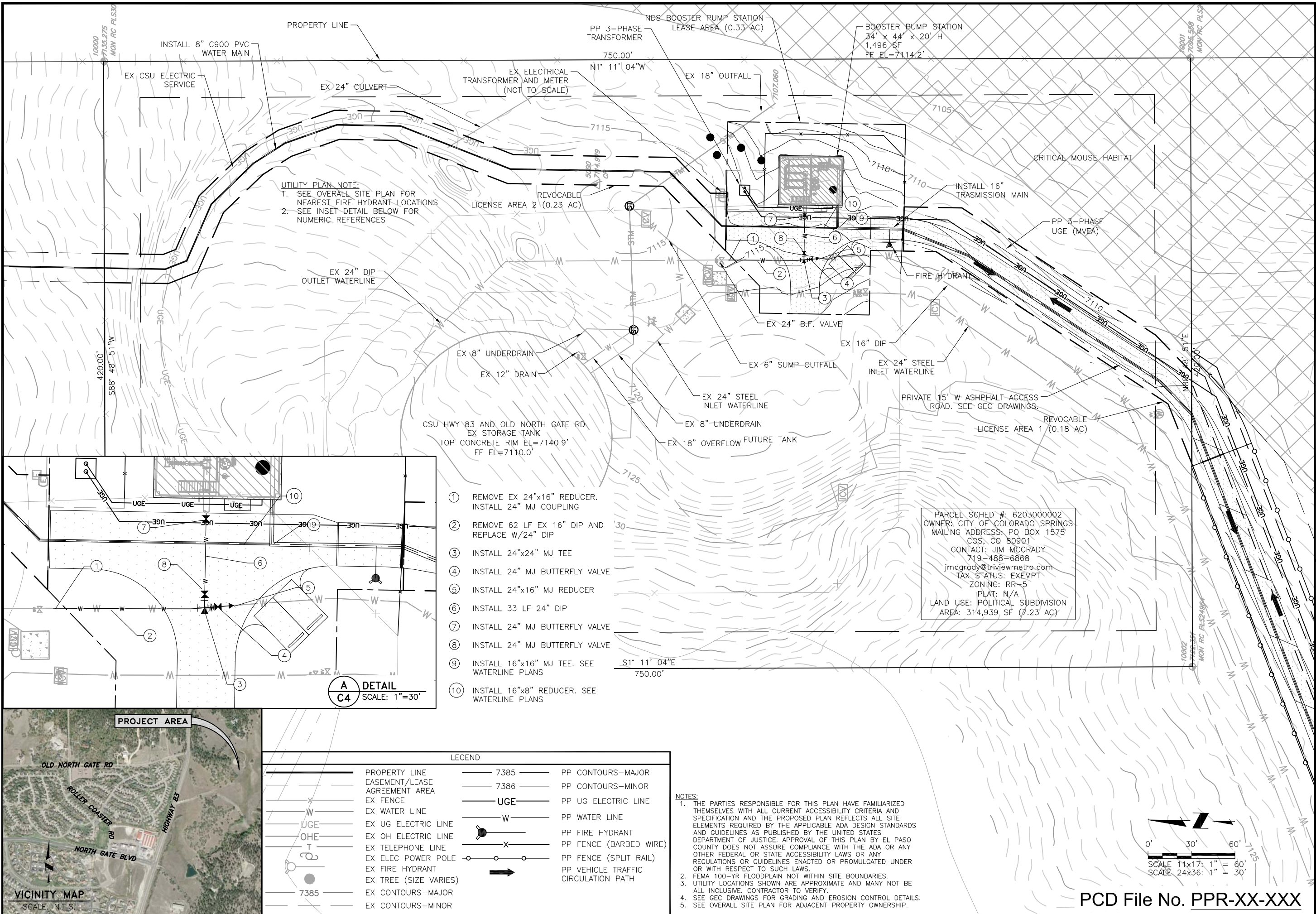
FOR REVIEW

Project No.: W224.21029  
 Date: 09/12/22  
 Design: MLD  
 Drawn: GGM  
 Check: MLD

C3  
 SHEET --- OF ---



2022/11/16 12:47 PM By: Gina Mangino N:\Projects\224 Triview Metro District\224.29 Northern Regional Water Delivery Project - Phase 2\Drawings\Working\Segment A - Pump Station\02\_Civil\22429\_Civil\_PS.dwg



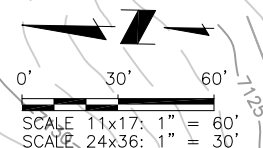
**UTILITY PLAN NOTE:**  
 1. SEE OVERALL SITE PLAN FOR NEAREST FIRE HYDRANT LOCATIONS  
 2. SEE INSET DETAIL BELOW FOR NUMERIC REFERENCES

- ① REMOVE EX 24"x16" REDUCER. INSTALL 24" MJ COUPLING
- ② REMOVE 62 LF EX 16" DIP AND REPLACE W/24" DIP
- ③ INSTALL 24"x24" MJ TEE
- ④ INSTALL 24" MJ BUTTERFLY VALVE
- ⑤ INSTALL 24"x16" MJ REDUCER
- ⑥ INSTALL 33 LF 24" DIP
- ⑦ INSTALL 24" MJ BUTTERFLY VALVE
- ⑧ INSTALL 24" MJ BUTTERFLY VALVE
- ⑨ INSTALL 16"x16" MJ TEE. SEE WATERLINE PLANS
- ⑩ INSTALL 16"x8" REDUCER. SEE WATERLINE PLANS

PARCEL SCHED #: 620300002  
 OWNER: CITY OF COLORADO SPRINGS  
 MAILING ADDRESS: PO BOX 1575  
 COS, CO 80901  
 CONTACT: JIM MCGRADY  
 719-488-6888  
 jimcgrady@triviewmetro.com  
 TAX STATUS: EXEMPT  
 ZONING: RR-5  
 PLAT: N/A  
 LAND USE: POLITICAL SUBDIVISION  
 AREA: 314,939 SF (7.23 AC)

LEGEND			
	PROPERTY LINE		PP CONTOURS-MAJOR
	EASEMENT/LEASE AGREEMENT AREA		PP CONTOURS-MINOR
	EX FENCE		PP UG ELECTRIC LINE
	EX WATER LINE		PP WATER LINE
	EX UG ELECTRIC LINE		PP FIRE HYDRANT
	EX OH ELECTRIC LINE		PP FENCE (BARBED WIRE)
	EX TELEPHONE LINE		PP FENCE (SPLIT RAIL)
	EX ELEC POWER POLE		PP VEHICLE TRAFFIC CIRCULATION PATH
	EX FIRE HYDRANT		
	EX TREE (SIZE VARIES)		
	EX CONTOURS-MAJOR		
	EX CONTOURS-MINOR		

**NOTES:**  
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 5. SEE OVERALL SITE PLAN FOR ADJACENT PROPERTY OWNERSHIP.



**JDS-HYDRO** a Division of **RESPEC**  
 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, A DIVISION OF RESPEC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

TRIVIEW METROPOLITAN DISTRICT  
 NORTHERN DELIVERY SYSTEM - BOOSTER PUMP STATION  
 UTILITY PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1	UPDATE 1	GGM	MLD	10/31/22
2				
3				
4				
5				
6				
7				

FOR REVIEW

Project No.: W224.21029  
 Date: 09/12/22  
 Design: MLD  
 Drawn: GGM  
 Check: MLD

PCD File No. PPR-XX-XXX

C4  
 SHEET ---OF

# V1\_Site Development Plan.pdf Markup Summary 12-19-2022

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## dsdparsons (4)

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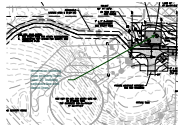


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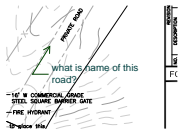
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dimension building from property lines; label 25'  
building setbacks line and depict lines;



**Subject:** Callout  
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dimension building from property lines; label 25'  
building setbacks line and depict lines;



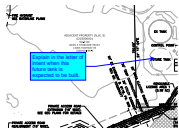
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what is name of this road?

---

## lpackman (3)

---



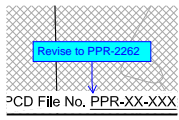
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Explain in the letter of intent when this future tank  
is expected to be built.



**Subject:** Text Box  
**Page Label:** 1  
**Author:** lpackman  
**Date:** 12/15/2022 10:52:18 AM  
**Status:**  
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**Space:**

Update site development plan to include a cover  
page with a title, appropriate EPC signature blocks  
for director, and any relevant contact information.



**Subject:** Callout  
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Revise to PPR-2262

# V1\_Site Development Plan.pdf Markup Summary 12-19-2022

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## dsdparsons (4)

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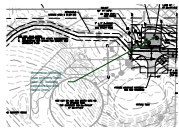


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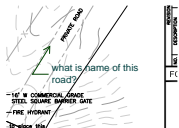
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**Layer:**  
**Space:**

dimension building from property lines; label 25'  
building setbacks line and depict lines;



**Subject:** Callout  
**Page Label:** 2  
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**Space:**

dimension building from property lines; label 25'  
building setbacks line and depict lines;



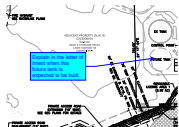
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what is name of this road?

---

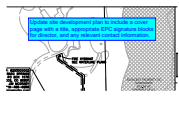
## lpackman (3)

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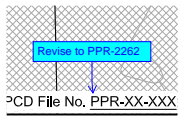
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Explain in the letter of intent when this future tank  
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**Subject:** Text Box  
**Page Label:** 1  
**Author:** lpackman  
**Date:** 12/15/2022 10:52:18 AM  
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Update site development plan to include a cover  
page with a title, appropriate EPC signature blocks  
for director, and any relevant contact information.



**Subject:** Callout  
**Page Label:** 1  
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Revise to PPR-2262