

TRIVIEW METROPOLITAN DISTRICT

NORTHERN DELIVERY SYSTEM - BOOSTER PUMP STATION

EL PASO COUNTY, CO

MAY 2023

PCD File No. PPR-22-62

100% STAMPED

CODE STATEMENT

<p>I. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:</p> <p>A. PIKES PEAK REGIONAL BUILDING CODE (2017) B. INTERNATIONAL BUILDING CODE (2015) C. INTERNATIONAL ENERGY CONSERVATION CODE (2015) D. INTERNATIONAL MECHANICAL CODE (2015) E. INTERNATIONAL FUEL GAS CODE (2015) F. INTERNATIONAL PLUMBING CODE (2018) G. NATIONAL ELECTRICAL CODE (2020) H. ICC/ANSI A117.1 ACCESSIBILITY STANDARD (2009)</p> <p>II. CODE ABSTRACT:</p> <p>A. SCOPE THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A PUMP STATION FOR THE TRIVIEW METROPOLITAN DISTRICT. THE BUILDING WILL HOUSE A PUMPING SYSTEM, PIPING, ELECTRICAL AND CONTROLS EQUIPMENT. ASSOCIATED APPURTENANCES INCLUDE UNDERGROUND SERVICE PIPING.</p>	<p>II. CODE ABSTRACT (CONT.)</p> <p>B. GENERAL PROPERTY INFORMATION -LOCATION: EL PASO COUNTY -LEGAL DESCRIPTION: SEC 03-12-66 -EPC PARCEL SCHED #: 620300002 -ZONING: RR-5 -LAND USE: POLITICAL SUBDIVISION -OWNER: CITY OF COLORADO SPRINGS -TAX STATUS: POLITICAL/EXEMPT</p> <p>C. BUILDING CONSTRUCTION -TOTAL BUILDING AREA: 1,496 SF -BUILDING HEIGHT: 20 FT -# OF LEVELS: 2</p> <p>D. BUILDING CODE ANALYSIS -CONSTRUCTION TYPE: TYPE II-B -O.C. CLASSIFICATION: U -USE: UTILITY -ALLOWABLE HEIGHT: 30 FT</p> <p>E. EGRESS REQUIREMENTS: -OC. LOAD CALCULATION TOTAL BUILDING: 1,496 SF x 1/100 = 14.96 SF -TOTAL EXITS PROVIDED: 1 -EXITS REQUIRED: 1</p>
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LEGEND

<p>— — — — — PROPERTY LINE</p> <p>— — — — — EASEMENT/LEASE AGREEMENT AREA</p> <p>— X — EX FENCE</p> <p>— W — EX WATER LINE</p> <p>— UGE — EX UG ELECTRIC LINE</p> <p>— OHE — EX OH ELECTRIC LINE</p> <p>— T — EX TELEPHONE LINE</p> <p>— STM — EX STORM SEWER LINE</p> <p>— X — EX ELEC POWER POLE</p> <p>— ● — EX FIRE HYDRANT</p> <p>— ● — EX TREE (SIZE VARIES)</p>	<p>— 7385 — EX CONTOURS—MAJOR</p> <p>— 7385 — EX CONTOURS—MINOR</p> <p>— 7385 — PP CONTOURS—MAJOR</p> <p>— 7386 — PP CONTOURS—MINOR</p> <p>— UGE — PP UG ELECTRIC LINE</p> <p>— W — PP WATER LINE</p> <p>— ● — PP FIRE HYDRANT</p> <p>— X — PP FENCE (BARBED WIRE)</p> <p>— ○ — PP FENCE (SPLIT RAIL)</p> <p>— → — PP VEHICLE TRAFFIC CIRCULATION PATH</p>	<p>— 7385 — EX CONTOURS—MAJOR</p> <p>— 7385 — EX CONTOURS—MINOR</p> <p>— 7385 — PP CONTOURS—MAJOR</p> <p>— 7386 — PP CONTOURS—MINOR</p> <p>— UGE — PP UG ELECTRIC LINE</p> <p>— W — PP WATER LINE</p> <p>— ● — PP FIRE HYDRANT</p> <p>— X — PP FENCE (BARBED WIRE)</p> <p>— ○ — PP FENCE (SPLIT RAIL)</p> <p>— → — PP VEHICLE TRAFFIC CIRCULATION PATH</p>
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SIGNATURE BLOCKS

DISTRICT APPROVALS

THE TRIVIEW METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE TRIVIEW METROPOLITAN DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

SIGNATURE: James McGrady

TITLE: District Manager

DATE: 5-26-23

IN CASE OF ERRORS OR OMISSIONS WITH THE DESIGN AS SHOWN ON THIS DOCUMENT, THE STANDARDS AS DEFINED IN THE "GENERAL NOTES" SHALL GOVERN.

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE APPLICABLE GOVERNING AGENCIES.

Mario L. Dipasquale

MARIO L. DIPASQUALE, PE #41667

5-26-23

DATE

224.29
PROJECT NO.



VICINITY MAP
N.T.S.



Approved
 By: **Kari Parsons**
 Date: **06/19/2023**
 El Paso County Planning & Community Development

PRE-EXCAVATION CHECKLIST	COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES																
<p><input type="checkbox"/> Gas and Other Utility Lines Shown on Construction Plans</p> <p><input type="checkbox"/> Utility Notification Center of Colorado (UNCC)—Call at Least Two (2) Business Days Ahead—1-800-922-1987</p> <p><input type="checkbox"/> Utilities Located & Marked on the Ground</p> <p><input type="checkbox"/> Employees Briefed on Marking and Color Codes*</p> <p><input type="checkbox"/> Employees Trained on Excavation and Safety Procedures for Natural Gas Lines</p> <p><input type="checkbox"/> When Excavation Approaches Gas Lines, Employees Must Expose Lines by Careful Probing and Hand-Digging</p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">WHITE</td> <td>PROPOSED EXCAVATION</td> </tr> <tr> <td>MAGENTA</td> <td>TEMPORARY SURVEY MARKINGS</td> </tr> <tr> <td>RED</td> <td>ELECTRIC</td> </tr> <tr> <td>YELLOW</td> <td>GAS, OIL, STEAM</td> </tr> <tr> <td>ORANGE</td> <td>COMMUNICATION, CATV</td> </tr> <tr> <td>BLUE</td> <td>POTABLE WATER</td> </tr> <tr> <td>PURPLE</td> <td>IRRIGATION, RECLAIMED WATER, SLURRY LINES</td> </tr> <tr> <td>GREEN</td> <td>SEWER</td> </tr> </table> <p style="text-align: center; font-size: small;"> Always Call Before You Dig 811 or (800) 922-1987 </p>	WHITE	PROPOSED EXCAVATION	MAGENTA	TEMPORARY SURVEY MARKINGS	RED	ELECTRIC	YELLOW	GAS, OIL, STEAM	ORANGE	COMMUNICATION, CATV	BLUE	POTABLE WATER	PURPLE	IRRIGATION, RECLAIMED WATER, SLURRY LINES	GREEN	SEWER
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GREEN	SEWER																

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

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 TRIVIEW METROPOLITAN DISTRICT 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.

SHEET INDEX

SHEET NUMBER	DESCRIPTION	SHEET NUMBER	DESCRIPTION
COVER SHEET			
GENERAL			
G1	GENERAL NOTES		
G2	GENERAL NOTES		
G3	FEMA FLOODPLAIN MAP		
G4	VICINITY MAP		
G5	PROCESS FLOW DIAGRAM		
G6	HYDRAULIC PROFILE		
CIVIL			
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C2	SITE DEVELOPMENT PLAN & ACCESS ROAD		
C3	SITE DEVELOPMENT PLAN & ACCESS ROAD		
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C5	SITE FENCING		
C6	PUMP STATION INLET/OUTLET ALIGNMENT PLAN & PROFILE		
C7	CSU WATERLINE REPLACEMENT PLAN & PROFILE		
C8	LANDSCAPE PLAN		
C9	LANDSCAPE DETAILS		
C10	LANDSCAPE DETAILS		
C11	LANDSCAPE DETAILS		
C12	CIVIL DETAILS		
C13	CIVIL DETAILS		
C14	CIVIL DETAILS		
C15	CIVIL DETAILS		
STRUCTURAL			
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S2	STRUCTURAL FLOOR PLAN & SECTIONS		
S3	STRUCTURAL FOUNDATION PLAN		
S4	STRUCTURAL ANCHOR PLAN		
S5	STRUCTURAL DETAILS		
S6	STRUCTURAL DETAILS		
S7	STRUCTURAL DETAILS		
ARCHITECTURAL			
A1	ARCHITECTURAL FLOOR PLAN		
A2	ARCHITECTURAL ROOF PLAN		
A3	EAST & WEST BUILDING ELEVATIONS		
A4	NORTH & SOUTH BUILDING ELEVATIONS		
A5	ARCHITECTURAL SECTIONS		
A6	ARCHITECTURAL DETAILS		
A7	LIFE SAFETY PLAN		
PROCESS			
P1	PROCESS FLOOR PLAN		
P2	PROCESS PIPE SECTIONS		
P3	PROCESS PIPE SECTIONS		
P4	PUMP DETAILS		
P5	PROCESS DETAILS		
P5	PROCESS DETAILS		
PLUMBING			
PL1	PLUMBING PLAN		
PL2	PLUMBING ISOMETRIC		
MECHANICAL			
M-001	LEGENDS AND ABBREVIATIONS		
M-002	SCHEDULES		
M-003	SPECIFICATIONS		
M-101	HVAC PLAN		
M-601	HVAC DETAILS & DIAGRAMS		
ELECTRICAL			
E1	SYMBOLS LEGEND & SCHEDULES		
E2	ELECTRICAL POWER PLAN		
E3	ELECTRICAL LIGHTING PLAN		
E4	ONE-LINE DIAGRAM & PANEL SCHEDULES		
E5	ELECTRICAL CONCRETE EMBEDDED CONDUIT PLAN		
E6	ELECTRICAL LUMINAIRE PLAN		

*NOTE: BOXED SHEETS INDICATE SITE DEVELOPMENT PLAN SUBMITTAL

PARTICIPANTS

<p>OWNER TRIVIEW METROPOLITAN DISTRICT 16055 OLD FOREST POINT STE 302 MONUMENT, CO 80132 CONTACT: JIM MCGRADY PHONE: (719) 488-6868</p>	<p>CONSULTING/DESIGN ENGINEER JDS-HYDRO CONSULTANTS, A DIVISION OF RESPEC 5540 TECH CENTER DR STE 100 COLORADO SPRINGS, CO 80919 CONTACT: MARIO DIPASQUALE, PE PHONE: (719) 402-0018</p>	<p>DRAINAGE ENGINEER RESPEC 121 S TEJON ST STE 1110 COLORADO SPRINGS, CO 80903 CONTACT: RICH GALLEGOS, PE PHONE: (719) 266-5212</p>
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SURVEY DATA

TOPOGRAPHY SURVEY CENTENNIAL LAND SURVEYING, LLC. SEE SURVEY FOR ESTABLISHED CONTROL. THE FOLLOWING COORDINATE SYSTEM AND DATUM RECORD IS AS FOLLOWS:

HORIZONTAL DATUM: HORIZONTAL COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL BASED UPON THE FOLLOWING: COORDINATES ARE SCALED FROM CONTROL POINT 5052 BEING A 2-INCH ALUMINUM CAP STAMPED AZTEC CP 52 SET AT THE TOP OF A DIRT BANK ALONG THE EAST SIDE OF GLEN EAGLE DR. APPROXIMATELY 380+ FEET NORTHERLY OF ST. LAWRENCE WAY. VALUES ARE BASED UPON A STATIC SURVEY SESSION WITH THE FOLLOWING RESULTS:

LATITUDE: 39-04-05916N; LONGITUDE: 104-49-24.82486 W
 STATE PLANE NORTHING: 1,450,401.759; STATE PLANE EASTING: 3,192,049.712
 SCALE FACTOR: 1.0004063250
 TRUNCATE NORTHING: 1,000,000.00; TRUNCATE EASTING: 3,000,000.00
 PROJECT NORTHING: 450,401.759; PROJECT EASTING: 192,049.712

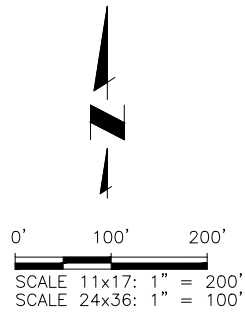
VERTICAL DATUM: NAVD 88 WITH GEOID G18US; BENCHMARK: CP 5052 EL: 7213.70
 BENCHMARK: NGS CS110/DM9842 EL: 6843.25; BENCHMARK: NGS S294/KK0272 EL: 7116.72

- 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:

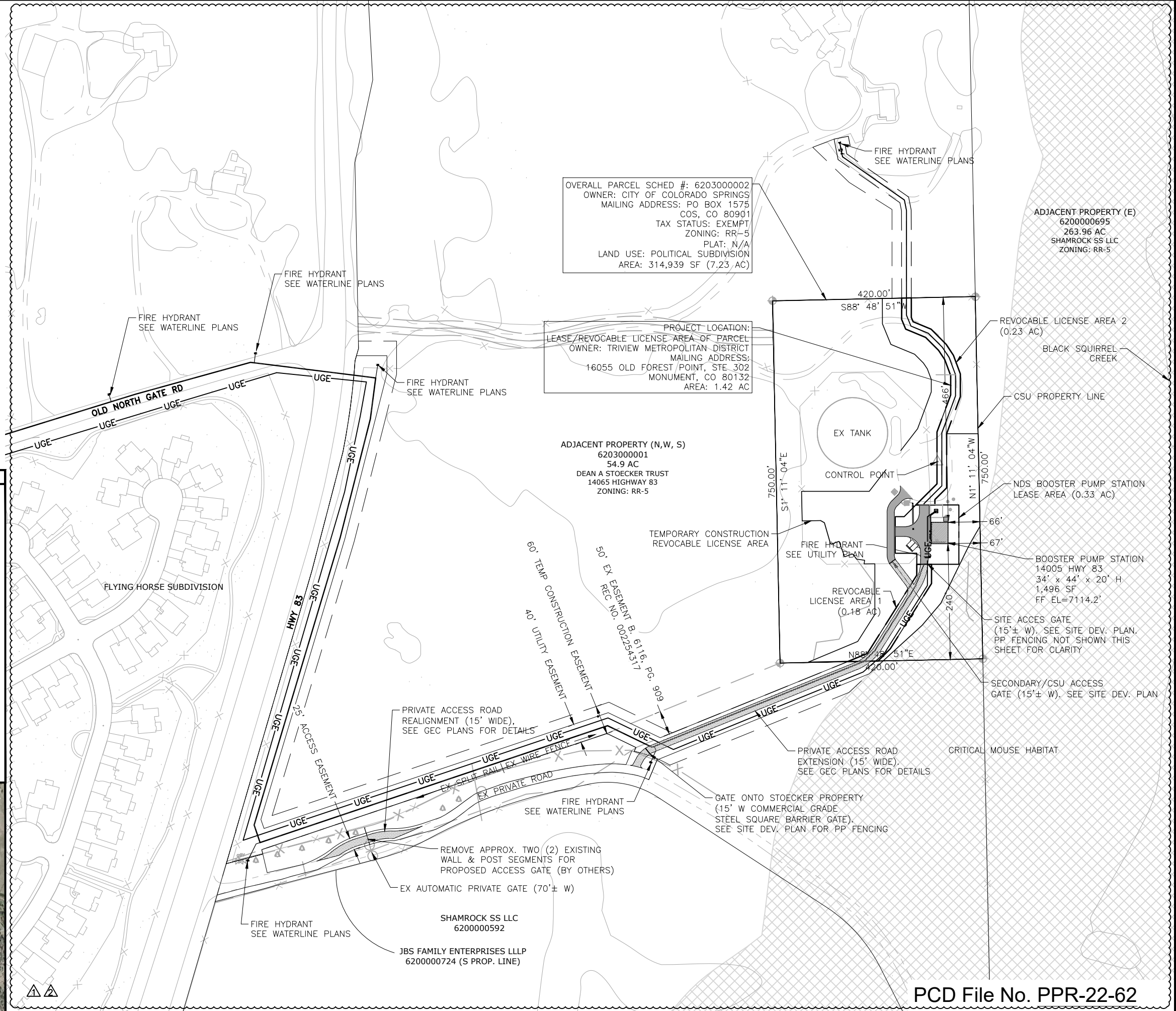
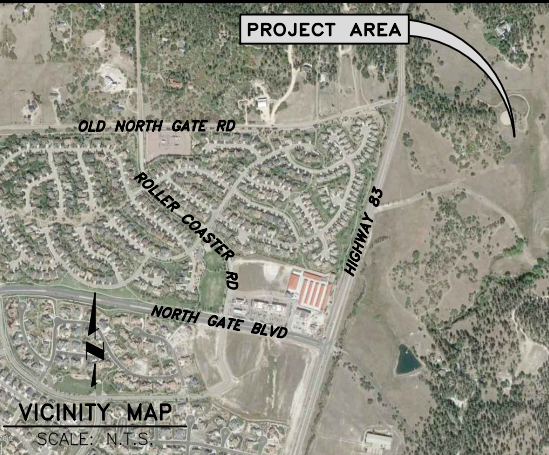
PROPERTY
 TR OF LAND IN SEC 03-12-66 DESC AS FOLS: COM AT SW COR OF SD SEC 3, TH N 00°52'30" W 2644.43 FT TO W4 COR OF SEC 3, S 89°24'29" E 1317.41 FT TO NE COR OF NW4SW4 OF SEC 3 FOR POB, TH S 00°49'41" E 350.25 FT, S 89°10'19" W 420.0 FT, N 00°49'38" W 750.0 FT, N 89°10'19" E 420.0 FT, S 00°49'31"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



OVERALL PARCEL SCHED #: 6203000002
 OWNER: CITY OF COLORADO SPRINGS
 MAILING ADDRESS: PO BOX 1575
 COS, CO 80901
 TAX STATUS: EXEMPT
 ZONING: RR-5
 PLAT: N/A
 LAND USE: POLITICAL SUBDIVISION
 AREA: 314,939 SF (7.23 AC)

PROJECT LOCATION:
 LEASE/REVOCABLE LICENSE AREA OF PARCEL
 OWNER: TRIVIEW METROPOLITAN DISTRICT
 MAILING ADDRESS:
 16055 OLD FOREST/POINT, STE 302
 MONUMENT, CO 80132
 AREA: 1.42 AC

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

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

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 2	GGM	MLD	03/10/23
2	SDP SUBMITTAL	GGM	MLD	05/31/23
3				
4				
5				
6				
7				

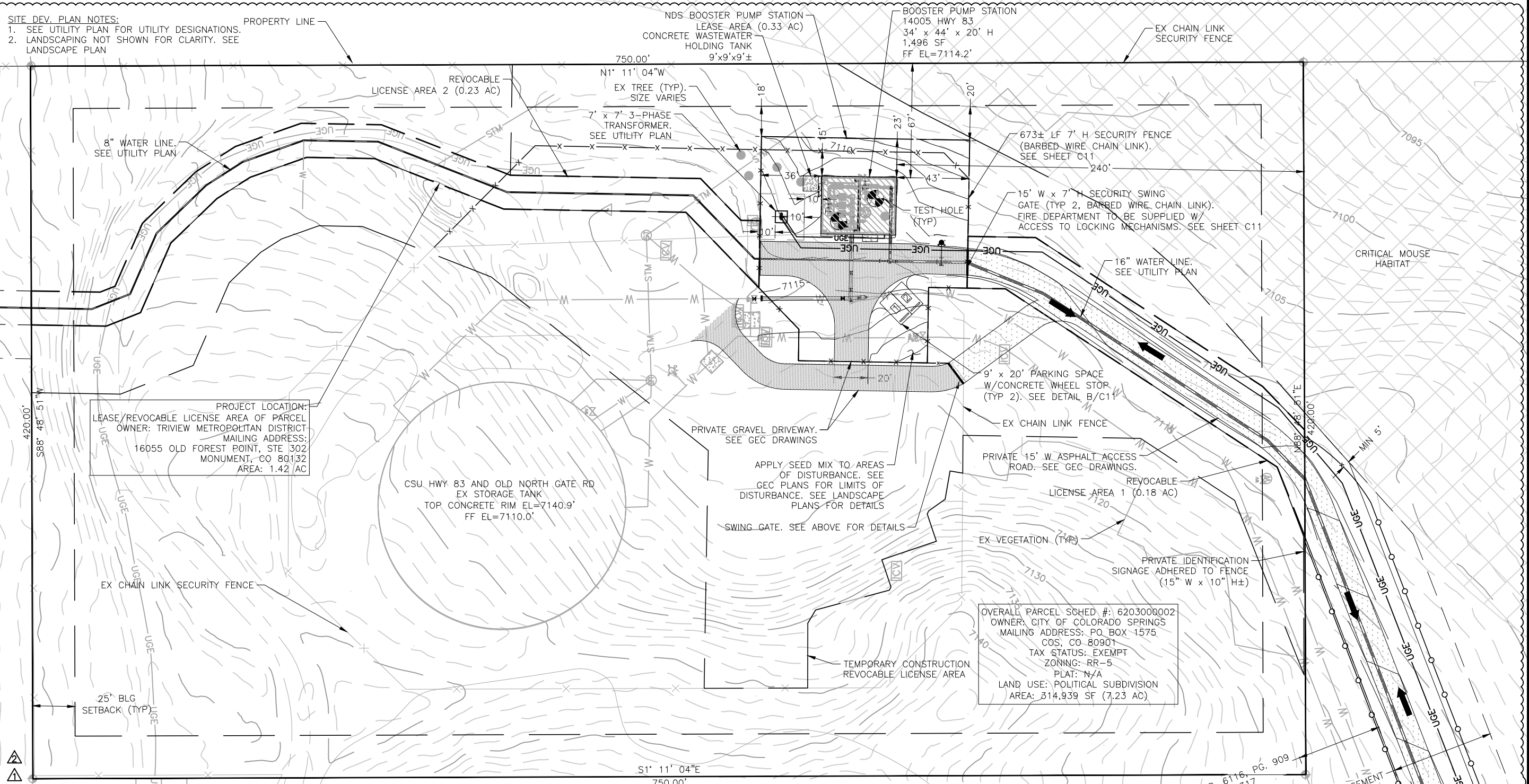
100%
STAMPED

Project No.: W224.21029
 Date: 01/09/23
 Design: MLD
 Drawn: GGM
 Check: MLD

C1
 SHEET 7 OF 55

PCD File No. PPR-22-62

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



PROJECT LOCATION:
 LEASE/REVOCABLE LICENSE AREA OF PARCEL
 OWNER: TRIVIEW METROPOLITAN DISTRICT
 MAILING ADDRESS:
 16055 OLD FOREST POINT, STE 302
 MONUMENT, CO 80132
 AREA: 1.42 AC

CSU HWY 83 AND OLD NORTH GATE RD
 EX STORAGE TANK
 TOP CONCRETE RIM EL=7140.9'
 FF EL=7110.0'

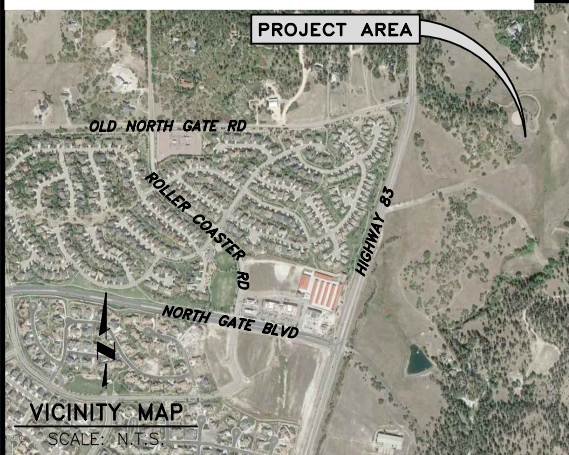
OVERALL PARCEL SCHED #: 6203000002
 OWNER: CITY OF COLORADO SPRINGS
 MAILING ADDRESS: PO BOX 1575
 COS, CO 80901
 TAX STATUS: EXEMPT
 ZONING: RR-5
 PLAT: N/A
 LAND USE: POLITICAL SUBDIVISION
 AREA: 314,939 SF (7.23 AC)

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 & ACCESS ROAD

NO.	DESCRIPTION	BY	APP.	DATE
1	UPDATE 2	GGM	MLD	03/10/23
2	SDP SUBMITTAL	GGM	MLD	05/31/23
3				
4				
5				
6				
7				

PCD File No. **PPR-22-62**



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^o52'30" W 2644.43 FT TO W4 COR OF SEC 3, S 89^o24'29" E 1317.41 FT TO NE COR OF NW4SW4 OF SEC 3 FOR POB, TH S 00^o49'41" E 350.25 FT, S 89^o10'19" W 420.0 FT, N 00^o49'38" W 750.0 FT, N 89^o10'19" E 420.0 FT, S 00^o49'31" E 399.75 FT TO POB

LICENSE AND LEASE AREAS
 SEE ENCLOSED LEGAL DESCRIPTIONS

LEGEND	
---	PROPERTY LINE
- - -	EASEMENT/LEASE AGREEMENT AREA
X	EX FENCE
W	EX WATER LINE
UGE	EX UG ELECTRIC LINE
OHE	EX OH ELECTRIC LINE
T	EX TELEPHONE LINE
STM	EX STORM SEWER LINE
●	EX ELEC POWER POLE
●	EX FIRE HYDRANT
●	EX TREE (SIZE VARIES)
---	7385 EX CONTOURS-MAJOR
---	7385 EX CONTOURS-MINOR
---	7386 PP CONTOURS-MAJOR
---	7386 PP CONTOURS-MINOR
UGE	PP UG ELECTRIC LINE
W	PP WATER LINE
●	PP FIRE HYDRANT
X	PP FENCE (BARBED WIRE)
○	PP FENCE (SPLIT RAIL)
→	PP VEHICLE TRAFFIC CIRCULATION PATH

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.

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

COVERAGE:			
DESCRIPTION	SF	%	
EASEMENT/LEASE AREA	32,493		
STRUCTURES (PUMP STATION)	1,496	4.60%	
DRIVEWAY, PARKING, PADS	7,765	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

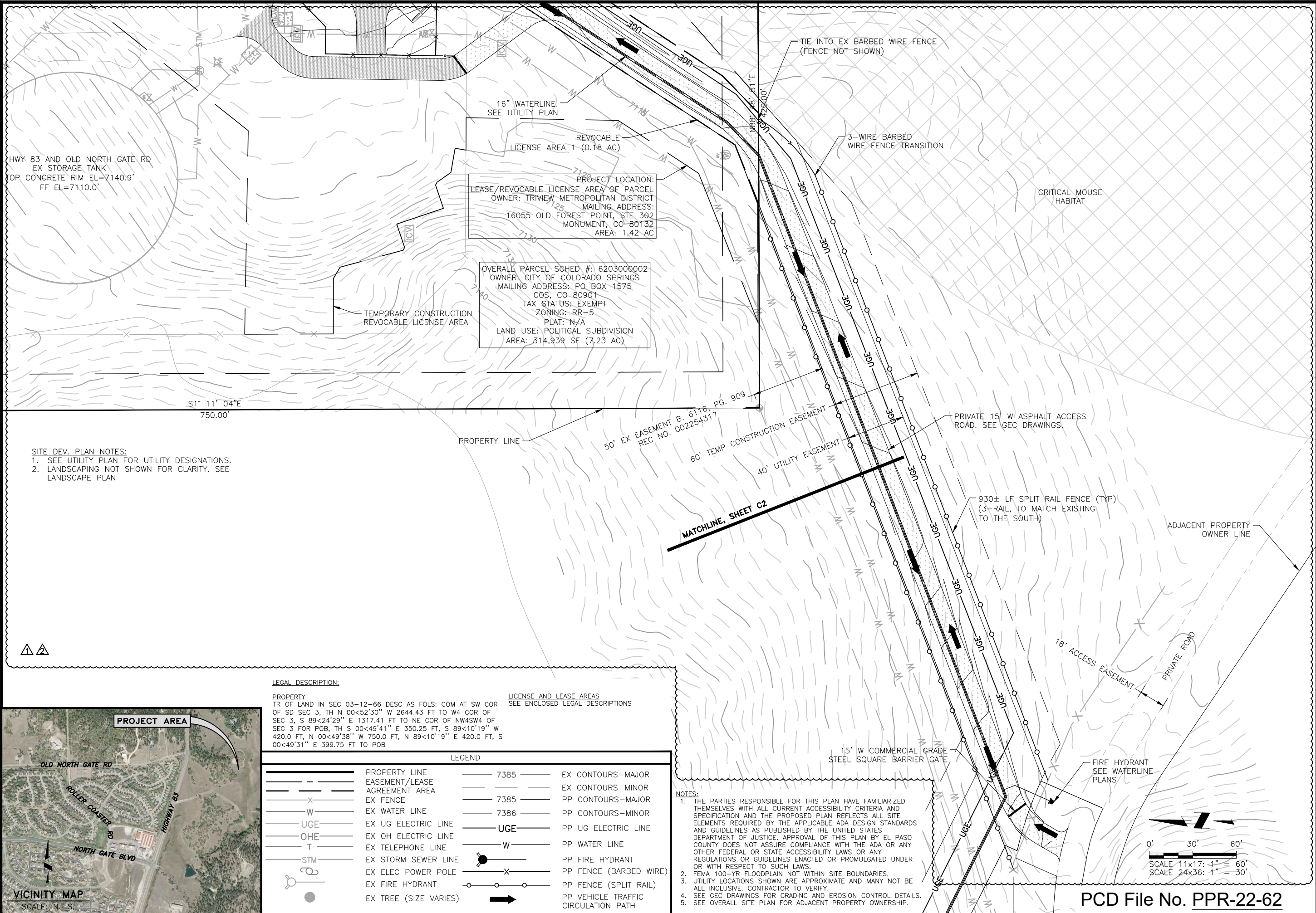
100% STAMPED

COLORADO LICENSED PROFESSIONAL ENGINEER
 MARIO L. DIPASQUALE
 41667
 4-19-23

Project No.: W224.21029
 Date: 01/09/23
 Design: MLD
 Drawn: GGM
 Check: MLD

C2
 SHEET 8 OF 55

2023/05/02 1:30 PM By: Alexis (Lead) Yoder 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_PP.dwg



HWY 83 AND OLD NORTH GATE RD
EX STORAGE TANK
TOP CONCRETE RIM EL=7140.9'
FF EL=7110.0'

16" WATERLINE.
SEE UTILITY PLAN

REVOCABLE
LICENSE AREA 1 (0.18 AC)

PROJECT LOCATION:
LEASE/REVOCABLE LICENSE AREA OF PARCEL
OWNER: TRIVIEW METROPOLITAN DISTRICT
MAILING ADDRESS:
16055 OLD FOREST POINT, STE 302
MONUMENT, CO-80132
AREA: 1.42 AC

OVERALL PARCEL SCHED #: 6203000002
OWNER: CITY OF COLORADO SPRINGS
MAILING ADDRESS: PO BOX 1575
COS, CO 80901
TAX STATUS: EXEMPT
ZONING: RR-5
PLAT: N/A
LAND USE: POLITICAL SUBDIVISION
AREA: 314,939 SF (7.23 AC)

TEMPORARY CONSTRUCTION
REVOCABLE LICENSE AREA

S1° 11' 04"E
750.00'

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

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

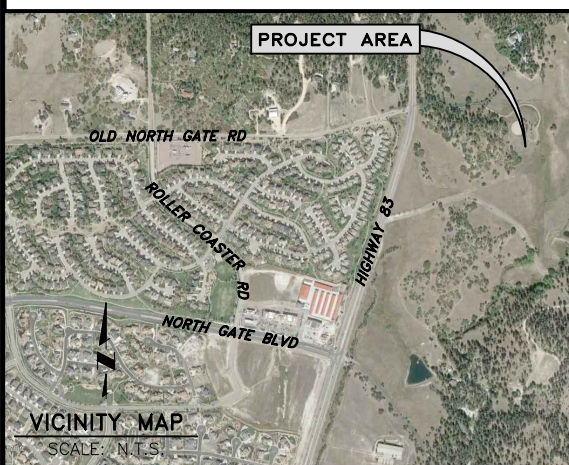
LEGEND

---	PROPERTY LINE	---	7385	---	EX CONTOURS-MAJOR
- - -	EASEMENT/LEASE AGREEMENT AREA	---	7385	---	EX CONTOURS-MINOR
-x-	EX FENCE	---	7385	---	PP CONTOURS-MAJOR
W	EX WATER LINE	---	7386	---	PP CONTOURS-MINOR
UGE	EX UG ELECTRIC LINE	---	UGE	---	PP UG ELECTRIC LINE
OHE	EX OH ELECTRIC LINE	---	W	---	PP WATER LINE
T	EX TELEPHONE LINE	●	---	---	PP FIRE HYDRANT
STM	EX STORM SEWER LINE	○	---	---	PP FENCE (BARBED WIRE)
○	EX ELEC POWER POLE	○	---	---	PP FENCE (SPLIT RAIL)
○	EX FIRE HYDRANT	→	---	---	PP VEHICLE TRAFFIC CIRCULATION PATH
●	EX TREE (SIZE VARIES)				

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.
5. SEE OVERALL SITE PLAN FOR ADJACENT PROPERTY OWNERSHIP.

0' 30' 60'
SCALE 11x17: 1" = 60'
SCALE 24x36: 1" = 30'

PCD File No. PPR-22-62



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
SITE DEVELOPMENT PLAN & ACCESS ROAD

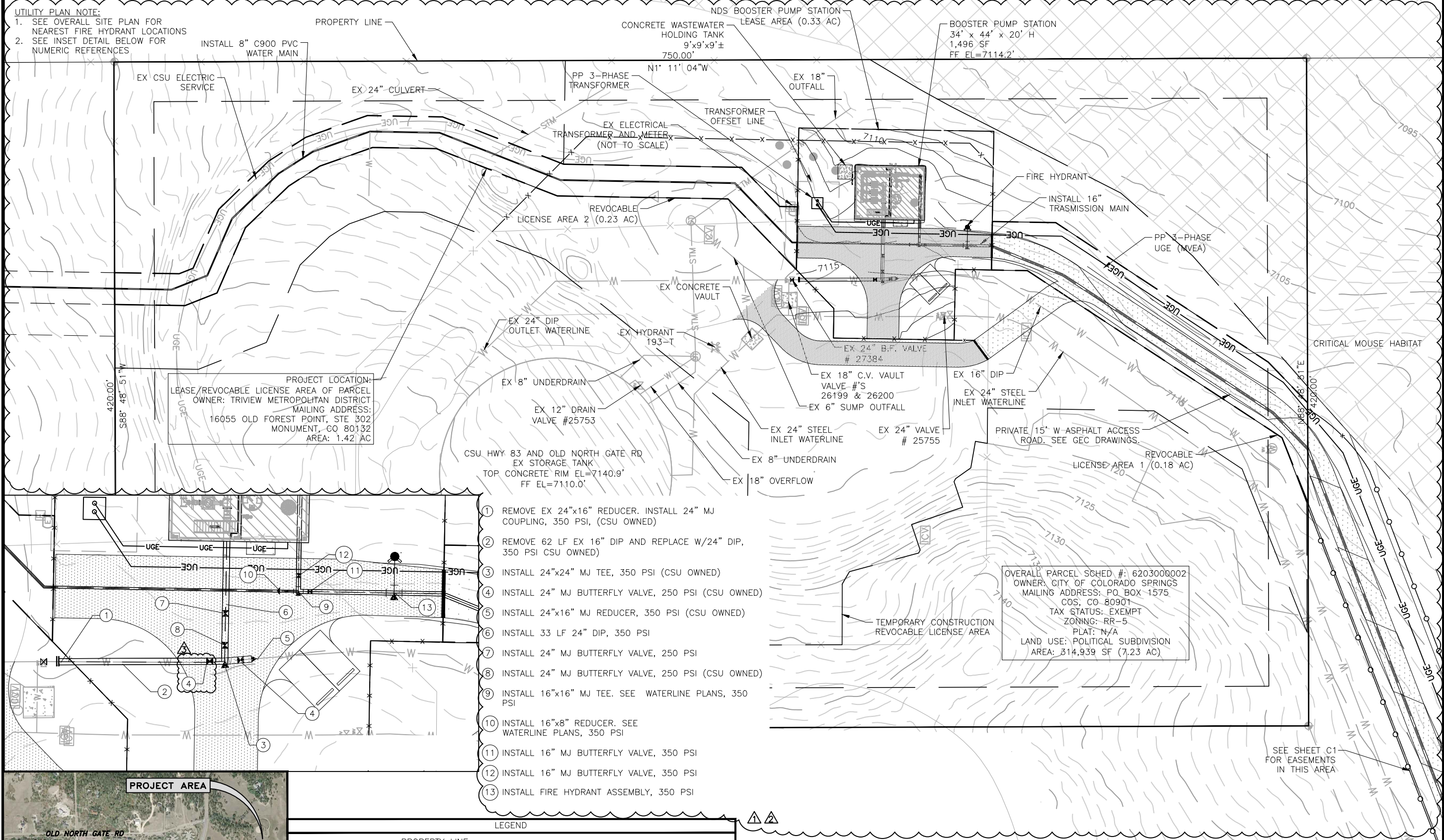
NO.	DESCRIPTION	BY	APP.	DATE
1	UPDATE 2	GGM	MLD	03/10/23
2	SDP SUBMITTAL	GGM	MLD	05/31/23
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100%
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Project No.: W224.21029
Date: 01/09/23
Design: MLD
Drawn: GGM
Check: MLD

C3
SHEET 9 OF 55

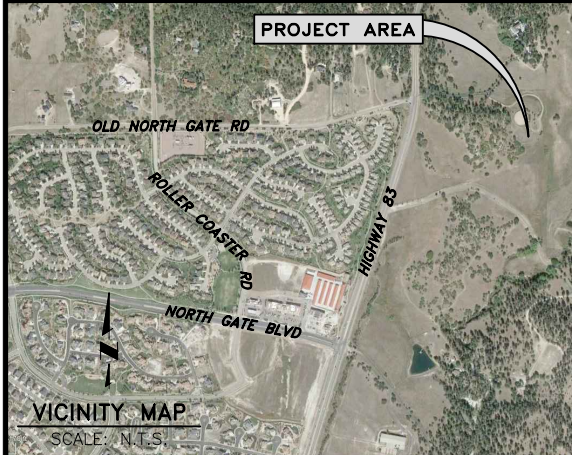


UTILITY PLAN NOTE:
 1. SEE OVERALL SITE PLAN FOR NEAREST FIRE HYDRANT LOCATIONS
 2. SEE INSET DETAIL BELOW FOR NUMERIC REFERENCES

PROJECT LOCATION:
 LEASE/REVOCABLE LICENSE AREA OF PARCEL
 OWNER: TRIVIEW METROPOLITAN DISTRICT
 MAILING ADDRESS:
 16055 OLD FOREST POINT, STE 302
 MONUMENT, CO 80132
 AREA: 1.42 AC

OVERALL PARCEL SCHED #: 6203000002
 OWNER: CITY OF COLORADO SPRINGS
 MAILING ADDRESS: PO BOX 1575
 COS, CO 80901
 TAX STATUS: EXEMPT
 ZONING: RR-5
 PLAT: N/A
 LAND USE: POLITICAL SUBDIVISION
 AREA: 314,939 SF (7.23 AC)

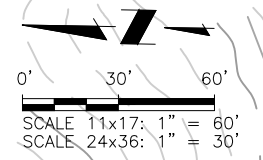
- 1 REMOVE EX 24"x16" REDUCER. INSTALL 24" MJ COUPLING, 350 PSI, (CSU OWNED)
- 2 REMOVE 62 LF EX 16" DIP AND REPLACE W/24" DIP, 350 PSI CSU OWNED)
- 3 INSTALL 24"x24" MJ TEE, 350 PSI (CSU OWNED)
- 4 INSTALL 24" MJ BUTTERFLY VALVE, 250 PSI (CSU OWNED)
- 5 INSTALL 24"x16" MJ REDUCER, 350 PSI (CSU OWNED)
- 6 INSTALL 33 LF 24" DIP, 350 PSI
- 7 INSTALL 24" MJ BUTTERFLY VALVE, 250 PSI
- 8 INSTALL 24" MJ BUTTERFLY VALVE, 250 PSI (CSU OWNED)
- 9 INSTALL 16"x16" MJ TEE. SEE WATERLINE PLANS, 350 PSI
- 10 INSTALL 16"x8" REDUCER. SEE WATERLINE PLANS, 350 PSI
- 11 INSTALL 16" MJ BUTTERFLY VALVE, 350 PSI
- 12 INSTALL 16" MJ BUTTERFLY VALVE, 350 PSI
- 13 INSTALL FIRE HYDRANT ASSEMBLY, 350 PSI



LEGEND

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

NOTES:
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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-22-62

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 5540 TECH CENTER DR., SUITE 100
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TRIVIEW METROPOLITAN DISTRICT
 NORTHERN DELIVERY SYSTEM - BOOSTER PUMP STATION
 UTILITY PLAN

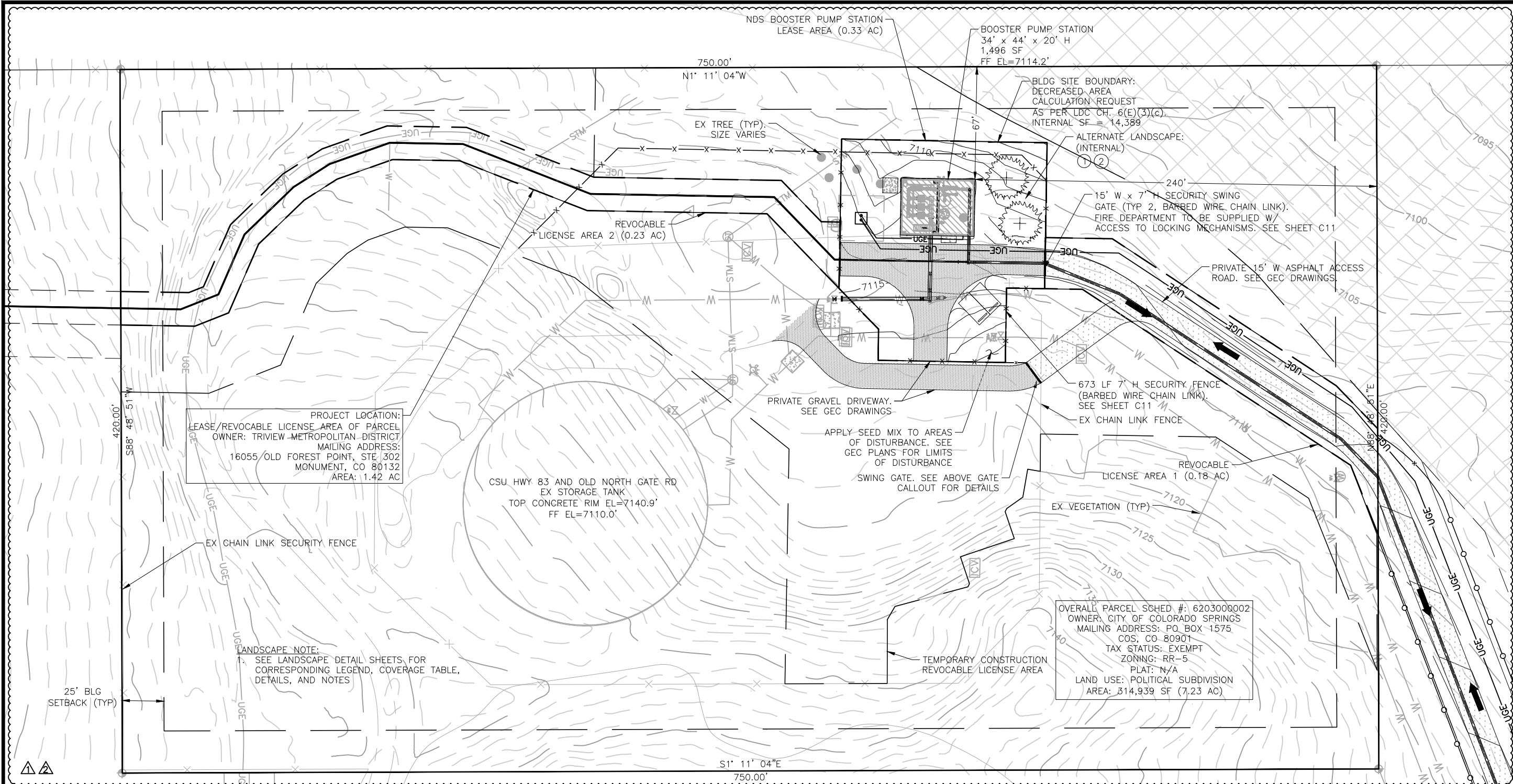
NO.	DESCRIPTION	BY	APP.	DATE
1	UPDATE 2	GGM	MLD	03/10/23
2	SDP SUBMITTAL	GGM	MLD	05/31/23
3	CSU COMMENTS	SNH	MLD	06/01/23
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Project No.: W224-21029
 Date: 01/09/23
 Design: MLD
 Drawn: GGM/AMY
 Check: MLD

C4
 SHEET 10 OF 55

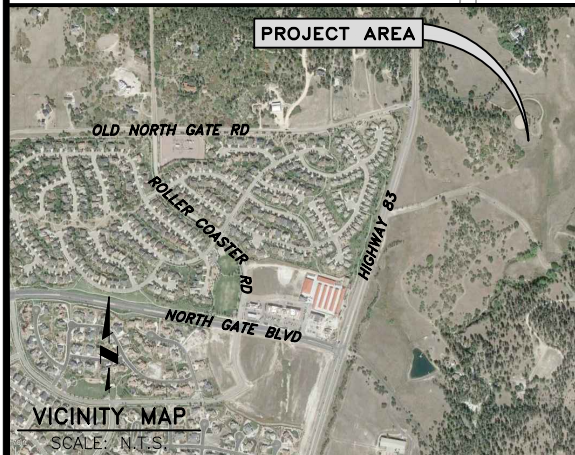
2023/06/02 1:33 PM By: Alexis (Lex) Yoder NA\Projects\224 Triview Metro District\224.29 Northern Regional Water Delivery Project - Phase 2\Drawings\Working\Segment A - Pump Station\02_Civil\22429_Civil_PS.dwg



PROJECT LOCATION:
 LEASE/REVOCABLE LICENSE AREA OF PARCEL
 OWNER: TRIVIEW METROPOLITAN DISTRICT
 MAILING ADDRESS:
 16055 OLD FOREST POINT, STE 302
 MONUMENT, CO 80132
 AREA: 1.42 AC

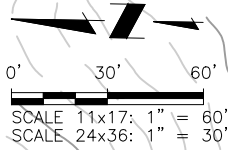
LANDSCAPE NOTE:
 SEE LANDSCAPE DETAIL SHEETS, FOR
 CORRESPONDING LEGEND, COVERAGE TABLE,
 DETAILS, AND NOTES

OVERALL PARCEL SCHED #: 6203000002
 OWNER: CITY OF COLORADO SPRINGS
 MAILING ADDRESS: PO BOX 1575
 COS, CO 80901
 TAX STATUS: EXEMPT
 ZONING: RR-5
 PLAT: N/A
 LAND USE: POLITICAL SUBDIVISION
 AREA: 314,939 SF (7.23 AC)



LEGEND			
	PROPERTY LINE		EX CONTOURS-MAJOR
	EASEMENT/LEASE AGREEMENT AREA		EX CONTOURS-MINOR
	EX FENCE		PP CONTOURS-MAJOR
	EX WATER LINE		PP CONTOURS-MINOR
	EX UG ELECTRIC LINE		PP UG ELECTRIC LINE
	EX OH ELECTRIC LINE		PP WATER LINE
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	EX FIRE HYDRANT		PP VEHICLE TRAFFIC CIRCULATION PATH
	EX TREE (SIZE VARIES)		

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

NO.	DESCRIPTION	BY	APP.	DATE
1	UPDATE 2	GGM	MLD	03/10/23
2	SDP SUBMITTAL	GGM	MLD	05/31/23
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Project No.: W224.21029
 Date: 01/09/23
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 Drawn: GGM
 Check: MLD

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 SHEET 14 OF 55

2023/06/02 1:33 PM By: Alexis (Lex) Yoder 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_Details.dwg

APPLICABLE LANDSCAPE COVERAGE:	
EASEMENT/LEASE AREA (SITE REDUCED)	14,389
INTERNAL	
% MINIMUM INTERNAL AREA	5
INTERNAL AREA REQUIRED/PROVIDED	719/982
MIN. PLANT SIZES & PERCENTAGE OF LIVE GROUND COVER	
% GROUND COVER REQUIRED/PROVIDED (SEED MIX)	75/100

El Paso County Conservation District Shotgun Mix

Common Name (All Native)	Recommended Variety	Percent of Seed Mix	Non Irrigated PLS Rate Per Acre (Drilled)
Bluestem, Big	Kaw, Bison, Champ	20.0%	1.08
Grama, Blue	Lovington, Hachita, Alma	10.0%	0.12
Green Needlegrass	Lodorm	10.0%	0.48
Wheatgrass, Western	Arriba, Barton	20.0%	1.60
Grama, Sideoats	Vaughn, Butte, El Reno, Niner	10.0%	0.46
Switchgrass	Glackwell, Greenville	10.0%	0.20
Prairie Sandreed	Goshen, Pronghorn	10.0%	0.32
Yellow Indiangrass	Cheyenne, Holt, Llano	10.0%	0.51

Note: The above listed PLS rate per acre is for drilled application. If seeding is completed using broadcasting methods, the PLS rate shall be doubled. ⚠

LANDSCAPE SCHEDULE - XERIC/LOW WATER VEGETATION						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MATURE SIZE (HEIGHT x WIDTH)	PLANTING SIZE (MIN)	COMMENTS
	EVERGREEN TREE					
	PINUS PONDEROSA	PONDEROSA PINE	2	60'/100' x 25'	6' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH

LANDSCAPE KEY/DESCRIPTIONS	
①	TYP PLANTING REF: SHEET C10
②	LIVE GROUND COVER/SEED MIX REF: ABOVE AND GEC SHEETS. SEED BLEND INSTALLED PER SUPPLIER'S SPECS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. APPLY TO EXTENT OF SITE DISTURBED AREA

LANDSCAPING NOTES:

- PLANT QUANTITY AND SUBSTITUTION:** IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANTING PLAN SHALL GOVERN. THE MINIMUM ACCEPTABLE SIZES OF PLANTS MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION SHALL CONFORM TO THE PLANTING SIZES AS SPECIFIED IN THE SCHEDULE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
 - ACCEPTABLE PLANT MATERIAL:** ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE "COLORADO NURSERY ASSOCIATION," AND THE "AMERICAN STANDARD OF NURSERY STOCK." ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL INJURIES, AND HAVE ADEQUATE ROOT SYSTEMS. ALL PLANTINGS SHALL BE INSTALLED PER PLANTING DETAILS. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE ENGINEER OR OWNER PRIOR TO INSTALLATION. STAKING/CONTRACTOR INSPECTION NOTE: ALL PLANTING LOCATIONS TO BE STAKED AND INSPECTED BY CONTRACTOR PRIOR TO INSTALLATION. ALL PLANTS TO BE INSPECTED AT NURSERY LOCATION PRIOR TO TRANSPORTING TO THE SITE.
 - SITE DISTURBANCE:** ALL AREAS OF SITE DISTURBANCE DUE TO CONSTRUCTION SHALL BE RENOVATED OR PLANTED PER THIS PLAN UNLESS OTHERWISE NOTED. SITE-SPECIFIC LANDSCAPING SHALL AT A MINIMUM, INCLUDE REVEGETATION OF DISTURBED AREAS WITH MATERIALS INDIGENOUS TO THE SITE OR OTHERWISE ADAPTABLE (SEE LEFT KEY DESCRIPTIONS AND EROSION CONTROL NOTES SHEET FOR SEED MIX).
 - SOIL AMENDMENTS:** CONTRACTOR SHALL AMENDED PLANTING AREAS AS FOLLOWS:
 - ADD MINIMUM OF 3 CUBIC YARDS OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST PER 1000 S.F.
 - ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
 - 3 CUBIC YARDS PER 1000 S.F. OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST.
 - ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
 - SEEDED TURF:** ALL SEEDED OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
 - IRRIGATION:** OWNER TO WATER FOR ONE TO TWO GROWING SEASONS UNTIL ESTABLISHED AND ON AN AS-NEEDED BASIS THEREAFTER. DISTURBED AREA SEED/GRASS MIXTURE MUST BE IRRIGATED BY OWNER UNTIL ESTABLISHED AND IN TIMES OF DROUGHT. THE ON-GOING MAINTENANCE OF THE NATIVE GRASS IS THE RESPONSIBILITY OF OWNER. AUTOMATED IRRIGATION SYSTEM SHALL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF.
 - INORGANIC AND ORGANIC MULCH/FABRIC:** ALL PLANTINGS (INCLUDING THOSE IN ROCK MULCH AREAS) TO RECEIVE 3-INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS (15-INCH DIA. FOR (5) GALLON SHRUBS/GRASSES. WOOD MULCH TO BE "GORILLA HAIR CEDAR MULCH" AVAILABLE FROM C&C SAND CO. (719)471-7222 OR PIONEER SAND CO. (719)599-8100. SUBMIT PRODUCT INFOR. TO DESIGN ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. HIGH QUALITY COMMERCIAL-GRADE (SPUN-BONDED POLYPROPYLENE OR EQUAL) LANDSCAPING FABRIC SHALL BE APPLIED UNDER ALL ROCK BASES.
 - STEEL EDGE:** ALL EDGER SHALL BE ACME 4" PERFORATED STEEL EDGER "SELF COLORING" 14 GAUGE OR APPROVED EQUAL.
 - APPROVAL:** ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - FINAL TREE LOCATIONS:** ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER REPRESENTATIVE/ENGINEER PRIOR TO PLANTING. SHRUBS SHALL BE PLACED IN THEIR LOCATIONS PER THIS PLAN AND APPROVED BY OWNER REPRESENTATIVE/ENGINEER. THE FINAL LOCATION OF TREES TO BE PLANTED MAY REQUIRE ADJUSTMENT BASED ON APPROVAL OF THE FINAL UTILITIES PLANS AND ASSOCIATED FINAL PLAT AND EASEMENTS.
 - COMPLIANCE WITH PLANS:** THE COMPLETED LANDSCAPING SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN AND SHALL INCLUDE THE QUANTITIES, LOCATIONS, SPECIES AND SIZES OF PLANTS AND OTHER LANDSCAPE MATERIALS AS REPRESENTED ON THE APPROVED LANDSCAPE PLAN. SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN 6 SQUARE INCHES AFTER GERMINATION.
 - MAINTENANCE:**
 - THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING.
 - REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL OCCUR WITHIN 6 MONTHS FROM WHEN THE PLANT MATERIAL DIED, OR WHEN THE INSPECTION DETERMINED THE PLANT MATERIAL WAS DEAD OR DAMAGED. REPLACEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS ORIGINALLY APPROVED. AN ALTERNATIVE TYPE OF SPECIES SHALL REQUIRE APPROVAL BY THE PCD DIRECTOR.
 - MAINTENANCE INSPECTIONS MAY BE PERFORMED PERIODICALLY. FAILURE TO MAINTAIN THE LANDSCAPING IN COMPLIANCE WITH THE APPROVAL IS CONSIDERED A ZONING VIOLATION.
- ** BY APPROVING THIS PLAN, THE DIRECTOR IS ACKNOWLEDGING AN ALTERNATE LANDSCAPE DESIGN AS IT RELATES AND CONFORMS TO HOMELAND SECURITY STANDARDS AND PROMOTES WATER CONSERVATION WHILE MEETING THE PURPOSES DESCRIBED IN THE LAND DEVELOPMENT CODE.**
- ** CONTRACTOR TO REFER TO ANY TRIVIEW METROPOLITAN DISTRICT LANDSCAPE SPECIFICATIONS FOR SPECIFIC SOIL AMENDMENT AND PREPARATION FOR SOD, SEED AND PLANTING AREAS.**

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TRIVIEW METROPOLITAN DISTRICT
NORTHERN DELIVERY SYSTEM - BOOSTER PUMP STATION
LANDSCAPE DETAILS

NO.	DESCRIPTION	REVISIONS		DATE
		BY	APP.	
1	SDP SUBMITTAL	GGM	MLD	05/31/23
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