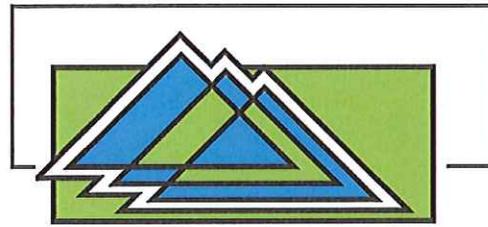


# TRIVIEW METROPOLITAN DISTRICT



## Design Criteria & Construction Specifications Manual for Residential Development

Prepared by

Nolte Associates, Inc

2008



**TRIVIEW METROPOLITAN DISTRICT**  
**Design Criteria & Construction Specification Manual**  
**Request for Addendum**

**Location:**

Sec.: \_\_\_\_\_ Page: \_\_\_\_\_

**Description of Problem:**

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**Suggestions for Revision:**

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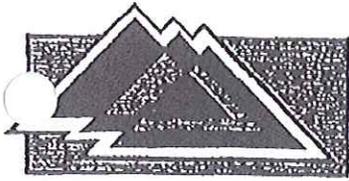
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## TRIVIEW METROPOLITAN DISTRICT

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### **NOTE:**

**WHERE THE TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA & CONSTRUCTION SPECIFICATION MANUAL DOES NOT ADDRESS A SPECIFIC CONSTRUCTION MATTER, THE CITY OF COLORADO SPRINGS' STANDARDS AND SPECIFICATIONS WILL BE UTILIZED AS THE BASIS FOR TRIVIEW REVIEW, INSPECTION AND APPROVAL.**



**SECTION 1**  
**GENERAL PROVISIONS**

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## SUBSECTION 1

### RESIDENTIAL DEVELOPMENT

#### 1-1 Title

This Manual will be known as the *Design Criteria and Construction Specifications for Residential Development* of the Triview Metropolitan District (TMD) in the Town of Monument, Colorado, and may be so cited and pleaded.

#### 1-2 Legal Authority

This Manual is adopted pursuant to the laws of the State of Colorado, which authorizes the organization of special districts to provide quasi-public services and have the purposes, powers, and authority thereby to serve a public use and promote the health, safety, prosperity, security, and general welfare of the inhabitants of such districts and of the people of the State of Colorado.

The position of District Manager has been established to advise the District Board regarding all subdivision matters.

#### 1-3 Purpose

The purpose of these regulations is to promote the health, safety, convenience, and general welfare of the citizens of the Triview Metropolitan District and the Town of Monument by:

- a. Providing that streets will be laid out in relation to existing streets according to the *District Master Plan*, and that said streets will be built to required construction standards.
- b. Producing safe living environments with necessary open spaces for people, traffic, utilities, public protection, light, air, recreation, and other community facilities.
- c. Implementing the *District Service Plan*. The purpose of this Service Plan, pursuant to the requirements of the "Special District Control Act," Title 32, Article 1, Part 2, and "Metropolitan Districts," title 32, Article 3 of the 1973 Colorado Revised Statutes as amended, is to set forth, among other things, the projected population growth; the projected assessed valuation; the need to provide services; and the economic feasibility of the proposed District. Included are engineering plans to provide the essential street improvements, water, sewer, mosquito control, safety protection, parks and recreation

facilities to the project by formation of such a District. Other sections hereof include information concerning the policy of the proposed District in relation to water supply, operation and maintenance of the water supply, wastewater disposal, traffic systems, and the relationship of the facilities to regional planning.

- d. Protecting the natural resources of the Community.
- e. Encouraging imagination and innovation in infrastructure design and the provision of public services.

#### **1-4 Jurisdiction**

This Manual is applicable to all incorporated land within the Triview Metropolitan District within the Town of Monument.

#### **1-5 Relationships with Other Districts, Municipalities, and Regional Plans**

At this time, there are no water, sewer, street improvement, mosquito control, park and recreation, or safety protection districts in existence or pending formation which are within or partially within the existing District boundaries.

The property is currently within the Tri-Lakes Fire Protection District, from which the Triview Metropolitan District does not intend to seek exclusion. The property is also in School District No. 38, and comes under the protection of the Town of Monument Police Department due to annexation. The property is within the County-wide Library District from which TMD does not seek exclusion. The Triview Metropolitan District is wholly within the Town of Monument and is subject to all zoning and land use regulations adopted by the Town of Monument.

TMD lies outside the Air Quality Maintenance (A.Q.M.) Area for the Colorado Springs Metropolitan Area. Under the A.Q.M. Plan for the Colorado Springs Area, this region has been classified as having no pollution problems. All TMD roads will be paved and the developer intends to promote the concept of van and car pooling within the commercial and industrialized portions of the project. The industrial park will strive to attract only clean industries that will not generate air pollutants.

*The Master Plan for the Extraction of Commercial and Mineral Deposits for El Paso County, Colorado* (completed in May 1975), indicates that the District site contains no known mineral resources short of some thin silty sand layers that might be used for roadway base course. Because these types of materials are readily available throughout northern El Paso County, the proposed District area offers no special resources and need not be reserved for mineral development.

The Pikes Peak Area Council of Governments (PPACG) has recently released in draft form a year 2015 amended update to the *Transportation Plan for the Colorado Springs Urbanized Area*. TMD is north of the study area for this plan and does not directly fall under its aegis. However, the District's traffic and road engineering plans are consistent with the intent and spirit of the PPACG Transportation Plan.

TMD is located within the study boundaries of *Project Aquarius, the Area-Wide Water Quality Management Plan for the Pikes Peak Region*, prepared by PPACG pursuant to Section 208 of the Public Law 92-500 (Federal Water Pollution Control Act Amendment of 1972 and the Clean Water Act Amendment of 1977), also referred to as the *208 Plan*. An amendment to the 208 Plan, recognizing the proposed joint-use wastewater treatment facility for the TMD, has been approved by the El Paso County Board of County Commissioners and the PPACG. TMD falls within the Upper Monument Water Quality Management Planning Area. Plans to recycle the District's treated effluent water are consistent with recommended practices under 208 and Project Aquarius for land application of recycled water and recycling of wastewater, and for conservation of potable water.

TMD is part owner of the Upper Monument Creek Regional Wastewater Treatment Facility (UMCRWWTF) along with Forest Lakes Metropolitan District (FLMD). TMD and FLMD have entered into a 25-year renewal lease agreement with Donala Water and Sanitation District in conjunction with Mountain View Electric Association on the UMCRWWTF.

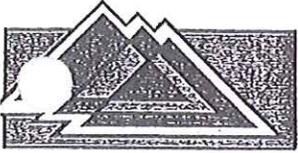
#### **1-6 Town of Monument Zoning and Subdivision Requirements**

The TMD will operate in concert with the Town of Monument under the following zoning and subdivision requirements in accordance with the Town of Monument Zoning and Subdivision Ordinances.

- a. Zoning of Platted Areas - All lands that are annexed and subdivided in the Town of Monument will be zoned under an appropriate section of the Town of Monument Zoning Regulations. Accordingly, all land within TMD will be zoned and subdivided under said regulations.
- b. Application - Every owner of any lot, tract, or parcel of land within the incorporated Town of Monument and the TMD, who may hereafter create a subdivision or development as herein defined, will submit a subdivision plat or development plan to the Town Trustees and the TMD Board of Directors in accordance with the provisions set out forthwith.
- c. Building Permits - No building will be erected, nor shall any building permit be issued within a subdivision or development before the final plat and/or

development plan thereof has been approved by the Monument Town Board and recorded by the Clerk and Recorder of El Paso County.

- d. 1987 Annexation Agreement - All applicable requirements contained within the 1987 Annexation Agreement between the Town of Monument and the Triview Metropolitan District will be adhered to.
- e. 1987 Intergovernmental Agreement - Triview Metropolitan District and the Town of Monument will interact and cooperate to implement the 1987 Intergovernmental Agreement between the two entities.



TRIVIEW METROPOLITAN DISTRICT

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MEMORANDUM



DATE: November 15, 20\_\_  
TO: All Home Builders and Contractors working within the Triview Metropolitan District  
FROM: The Triview Metropolitan District  
SUBJECT: Suspending Construction Activities Due to Weather and Frost Conditions



To Whom It May Concern:

The Triview Metropolitan District, in an effort to prevent the occurrence of problems caused by cold temperatures and frost, does hereby suspend all construction activities related to public improvements involving: excavation, trenching, backfilling, laying asphalt or pouring concrete. **This suspension is effective immediately.**

Anyone who desires to carry out installation of underground public services shall file a Plan detailing proposed actions, methods and practices to compensate for the weather and frost conditions. No one can undertake said construction activities until the Plan is approved by the District. Undertaking construction of underground public services will automatically extend the Warranty Period for one year. Until notified by the District, the installation of curbs, gutters, sidewalks, pans and asphalt roadways will be prohibited.

All questions and comments should be directed to ~~Ron Simpson~~, District Manager at 488-6868. Your cooperation is appreciated.



