Falcon Landing

7344 McLaughlin Road
Falcon, Colorado 80831

ADA note added on coversheet

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
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.

INDEX OF DRAWINGS

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PROJECT DATA

ADDRESS: 7344 McLaughlin Road, Falcon, Co. 80831

LOT AREA: 46,609 Sq. Ft. 1.07 Acres

ZONE: C/R

EXISTING USE: Vacant

LOT COVERAGE: 74%

PARKING REQUIRED: 46 Spaces Req. – 50 Provided

LEGAL DESCRIPTION: Lot 3 Beckett at Woodmen Hills Filing 3

CODE STUDY

SCOPE OF WORK – Project has one(1) building consisting of twp(2) units; one(1) unit at 9,242 sq. ft.: one(1) unit at 1,800 sq.ft.
TOTAL BUILDING AREA – 11,042 Sq. Ft.
BUILDING HEIGHT - 33'-0"
NUMBER OF LEVELS - 1
AREA – Unit 1 = 1800 Sq. Ft.
Unit 2 = 9242 Sq. Ft.
BUILDING SETBACKS - 50' front, 25'side, and 25'rear of building
OCCUPANCY CLASSIFICATION- B/M
MIXED OCCUPANCIES- Non-Seperated uses
OCCUPANCY SEPERATION - 0 [two(2) hour provided (table 302.3.2)]
TYPE OF CONSTRUCTION - IIB
FIRE SPRINKLERS PROVIDED
ALLOWABLE AREA GROUP B/M - B-23,000 Sq. Ft. / M-12,500 Sq. Ft. (Table 503)

OCCUPANT LOAD CALCULATIONS (Table 1004.1.2)
UNIT 1 = 60
UNIT 2 = 308

EXITS REQUIRED (Table 1006.3.1) Building Total 4: Two(2) per Unit
EXITS PROVIDED Building Total 5: Two(2) Unit 1 & Three(3) Unit 2
HARDWARE as stated in (1008.8.1) Hardware height - 34" to 48" above finished floor

OWNER
Falcon Properties, LLC
9230 Gingerhill Court
Colorado Springs
Colorado

CIVIL ENGINEER
Mr. Charles Cothern, P.E.
Dakota Springs Engineering
31 N Tejon Street, Suite 500
Colorado Springs
Colorado

STRUCTURAL ENGINEER
Mr. Henry W. Danley, P.E.
4445 Northpark Drive
Colorado Springs
Colorado

MECHANICAL ENGINEER
Mr. Lane A. Pinnow, P.E.
Pinnow Engineering LLC
P.O. Box 331
Cascade,
Colorado

ELECTRICAL ENGINEER
Mr. Doug McIntyre, P.E.
McM Engineering
3585 Van Teylingen Drive, Suite A
Colorado Springs
Colorado

GENERAL CONTRACTOR
Beckett Development
104 South Cascade Avenue, Suite 201
Colorado Springs,
Colorado

LANDSCAPE ARCHITECT
Mr. Matthew Spidell, MBA, RLA,CREDCO, ASLA
Natural Design Solutions, Inc.
1470 Millbrook Court
Castle Rock
Colorado

BUILDING DESIGN
Mr. Barry Lemay
Kwikdraw Architectural Design Services
2534 Cactus Drive
Colorado Springs
Colorado

CAD Drawings by
Mr. Steven E. Hunt
Paw Paw's Designs
18855 Holman Road
Colorado Springs
Colorado, 80928

Landscape Architect removed from list

you can remove this as we do not require a LS architect to prep plans and you will be revising this to todays Code.

DESIGNED BY:
K W I K D R A W
ARCHITECTURAL DESIGN SERVICES
2534 CATUS DRIVE
COLORADO SPRINGS, CO. 80911
PH (719)391-9598 or 217-7055

DEVELOPED BY:
BECKETT DEVELOPMENT L.L.P.
BECKETT FALCON INVESTMENTS L.L.P.
104 S. CASCADE AVENUE STE #201 80903
PH (719)328-1500 FX(719)328-1501

FALCON LANDING
7344 McLAUGHLIN ROAD
FALCON, CO. 80831

DESIGNER:
BARRY LEMAY
PLAN NO.
0802M003
DATE:
MAY 5,2008
CAD DWGS.
PAW PAW'S DESIGNS
719-233-0613
CAD FILE
FALCON LANDING
REVISION DATES
5/19/08 seh
5/20/08 seh
5/23/08 seh
5/28/08 seh
6/02/08 seh
6/16/08 seh
7/09/08 seh
7/23/08 seh

SHEET NUMBER:
1

PLOT PLAN
LOT 3
BECKETT AT WOODMEN HILLS

TRASH ENCLOSURE DETAIL

N.T.S.

VICINITY MAP

SITE MAP

SITE INFORMATION

OWNER: FALCON PROPERTIES, LLC
9230 GINGERHILL CT.
COLORADO SPRINGS, CO 80920

ENGINEER: DAKOTA SPRINGS ENGINEERING
31 N TEJON ST. # 500
COLORADO SPRINGS, CO 80903

LEGAL DESCRIPTION:
LOE 3 BECKETT AT WOODMEN HILLS FILING 3

ADDRESS: 7344 MCLAUGHLIN ROAD

LOT AREA: 1.07 ACRES

SCHEDULE #: 4307202030

EXISTING ZONE: CR

MIN DISTRICT SIZE: N/A

MIN LOT AREA: N/A

MAX ALLOWABLE BUILDING HEIGHT: 45'

PARKING:
RETAIL USE 1:250 S.F. (44)

REGULAR (9x18)	34
COMPACT (8x16)	14 (LESS THAN 30%)
HC	2
TOTAL	50

REQUIRED FOR 11,042 S.F. = 44 + 2 HC = 46

SETBACKS FROM ZONE BOUNDARY

FRONT	50
SIDE	25
REAR	25
INTERNAL	0

DEVELOPMENT SCHEDULE

INITIAL GRADING – APRIL 2019
BMP INSTALLATION – APRIL 2019
UTILITY INSTALLATION – MAY 2019
PAVING – SEP 2019
LANDSCAPING – SEP 2019

BUILDING INFORMATION

USE: RETAIL

NUMBER OF UNITS: 2

11,042 GROSS S.F.

COVERAGE:
BUILDING – 24%
PAVEMENT – 50%
TOTAL IMPERVIOUS COVERAGE – 74%

ADA HANDRAIL STANDARDS

- HANDRAIL IS TO BE BETWEEN 34" AND 38" FROM THE SURFACE (GROUND, RAMP, SIDEWALK).
- POSTS (UPRIGHTS/VERTICALS) MUST BE NO MORE THAN 8' APART FROM CENTER TO CENTER.
- POSTS AND HANDRAIL PIPE NEEDS TO BE SCHEDULE 40, 1-1/4" TO 1-1/2".
- THE SPACE BETWEEN THE INSIDE OF THE HANDRAIL AND THE WALL OR ANY OTHER OBSTRUCTION MUST BE AT LEAST 1-1/2".
- HANDRAIL MUST BE CONTINUOUS.
- A 'D' RETURN IS NEEDED TO "ROUND OUT" THE ENDS OF THE HANDRAIL.
- HANDRAILS SHALL NOT ROTATE WITHIN THE FITTINGS.

REVISIONS:

NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: WDC DATE:
DRAWN BY: WDC DATE:
CHECKED BY: DATE:

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

SE Springs Engineering
31 N. TEJON, SUITE 315
COLORADO SPRINGS, CO 80903
P: (719) 227-7398
F: (719) 227-7392

PROJECT BECKETT AT WOODMEN HILLS LOT 3
SHEET TITLE SITE PLAN
FROM n/a TO n/a
JOB NO. 06-0056 SHEET 1 OF 1

Ensure that ADA requirements are met here and throughout site. Provide the std. note on site plan sheet

ADA Note on cover and slopes called out for ramp and sidewalk

DESIGN ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

_____ _____

CHARLES COTHERN, P.E. #_____] DATE

OWNER/DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

_____ _____

JOE PAHK DATE
FALCON PROPERTIES, LLC
9230 GINGERHILL CT.
COLORADO SPRINGS, CO 80920

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, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

_____ _____

JENNIFER IRVINE, P.E. DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

BLOCK RETAINING WALL
PLD VETICAL WALL SECTION
N.T.S.

3-feet wide 2-inch deep **V-pan**
Imbed a 6-inch layer of 3-inch river rock into the soil for one foot on each side of the pan if a 2 foot curb opening is **used.**

(1) When certified tests show ercolation rates of less than 60 minutes per inch of drawdown under the PLD's bottom and infiltration is allowed, eliminate the gravel layer, underdrains and geotextile fabric.

(2) When Type C soils are present and when infiltration is allowed, unless percolations show otherwise, use underdrains and geotextile liner instead of an impermeable liner under the gravel.

(3) When the underlying soils are NRCS Type D or expansive, when existing of proposed building is within 10 feet, and/or when land uses pose a risk for groundwater contamination, use impermeable liner under and on sides of the PLD basin.

(4) Provide a minimum of a 1-to 2-foot wide curb opening every 10 feet (20 feet for 2-wide opening) of curb.

Added Note

Add the following note: Certified percolation tests are required to be submitted to PCD Engineering and written approval from PCD Engineering is required prior to elimination of the Gravel layer, underdrains and geotextile fabric.

CURB CUT/OVERFLOW DETAIL

SCALE: 1"=5'

REVISIONS:

NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: WDC DATE:
DRAWN BY: WDC DATE:
CHECKED BY: DATE:

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GAS, ELECTRIC, WATER AND WASTEWATER

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COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

PROJECT BECKETT AT WOODMEN HILLS LOT 3
SHEET TITLE GRADING PLAN
FROM n/a TO n/a
JOB NO. 06-0056 SHEET 3 OF 9

LEGEND

EX MINOR CONTOUR	
EX MAJOR CONTOUR	
PR MINOR CONTOUR	6204
PR MAJOR CONTOUR	6205
PROPOSED SLOPE	X.XX
DIRECTION OF FLOW	
SILT FENCE	SF SF
VEHICLE TRACKING CONTROL	
GRADING LIMITS	

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT (PCD) AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PCD INSPECTIONS.

2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.

3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

4. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY PCD INSPECTIONS STAFF.

6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.

7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.

8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).

9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.

10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.

11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.

12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

13. EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.

17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.

19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.

22. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY _____ AND SHALL BE CONSIDERED A PART OF THESE PLANS.

27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD -PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

REVISIONS:

NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: WDC DATE: _____
DRAWN BY: WDC DATE: _____
CHECKED BY: _____ DATE: _____

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER

SE Springs Engineering
25 N. TEJON, SUITE 200
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

PROJECT BECKETT AT WOODMEN HILLS LOT 3
SHEET TITLE GRADING PLAN
FROM n/a TO n/a
JOB NO. 06-0056 SHEET 4 OF 9

SILT FENCE NOTES

SILT FENCE

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.

3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.

4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.

5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.

7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.

2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.

3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

VEHICLE TRACKING

NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.

2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.

3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.

4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.

5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.

2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.

3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.

4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.

5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

NOTES:
1. SIGN MATERIAL, EXCAVATION, AND RESTORATION ARE INCLUDED IN THE COST OF THE CONCRETE WASHOUT STRUCTURE.
2. EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Concrete Washout Structure Standard Drawing REVISION DATE: 7/17/07 FILE NAME: SD_3-84	EL PASO COUNTY BUREAU MENT OF TRANSPORTATION

REVISIONS:

NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: WDC DATE:
DRAWN BY: WDC DATE:
CHECKED BY: DATE:

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PROJECT BECKETT AT WOODMEN HILLS LOT 3
SHEET TITLE DETAIL SHEET
FROM n/a TO n/a
JOB NO. 06-0056 SHEET 5 OF 9

INITIAL LIGHTING FIXTURE SCHEDULE

SYMBOL	MANUFACTURER AND MODEL NUMBER	VOLTAGE & PHASE	LAMP QUANTITY	LAMP TYPE	DESCRIPTION AND REMARKS	ACTUAL WATTAGE	MAXIMUM WATTAGE
S1	EATON MCGRAW-EDISON #GLEON-AF-04-LED-E1-SL4-AP-DIM-MS/DIM-L40	277/1	WITH FIXTURE	LED LAMPS WITH FIXTURE	POLE MOUNTED LED SITE LIGHTING HEAD WITH TYPE 4 WITH SPLIT CONTROL DISTRIBUTION. PROVIDE 25' POLE FOR MOUNTING, COORDINATE EXACT POLE MOUNTING REQUIREMENTS WITH MANUFACTURER. PROVIDE FIXTURE WITH INTEGRAL PHOTOCELL, DIMMING AND MOTION SENSOR CONTROL. THE PHOTOCELL SHALL BE CONFIGURED TO CONTROL THE LIGHTS ON/OFF AS A FUCTION OF AVAILABLE DAYLIGHT. THE MOTION SENSOR SHALL BE CONFIGURED TO DIM THE FIXTURE BY A MINIMUM OF 30% WHEN NO ACTIVITY HAS BEEN DETECTED FOR 15 MINUTES.	225W/ HEAD	225W

WATTAGE	TYPE	CCT	CRI / ANGLE
225	LED		

Fixture height mounting max is 15 feet 6.2.3 Code Section.

Revised note for 15' max height

TOTAL LIGHT WITH POLE NOT TO EXCEED HEIGHT OF 20'.

McGraw-Edison

		Type
Catalog #	GLEON-AF-04-LED-E1-SL4-AP-DIM-MS/DIM-L40	S1
Project	Falcon Landing	
Comments		Date
Prepared by		

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"

CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org

TD500020EN
August 8, 2018 11:31 AM

J-CAD CONSULTING, LLC
J-CADCONSULTING.COM
719-377-0002

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: JC DATE: 9/17/18
DRAWN BY: JM DATE: 9/18/18
CHECKED BY: DATE:

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER

DSE Dakota Springs Engineering
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

PROJECT FALCON LANDING
SHEET TITLE LIGHTING PHOTOMETRIC PLAN
FROM TO
JOB NO. 01-13 SHEET 6 OF 9

Revised plantings to meet 1/3 of trees to be evergreen along access roads.

evergreen 1/3 of the 1 tree per 30 feet of frontage due for non arterial roads

10 feet landscape setback show

10' Landscape setback shown and called out

10' Landscape setback shown and called out

10 feet landscape setback show

20' Landscape setback shown and called out

20 feet landscape setback show

Perhaps you want to move these out of the rear and put near the missing roadway landscape (within 50 feet is acceptable and clusters are encouraged)

trees left near original location. Adding tree removed for ADA ramp brings count up to meet roadway requirements

PLANT SCHEDULE

TREES	CODE	BOTANICAL/COMMON	CONT	CAL	SIZE	QTY
	CR	Crataegus crusgalli 'Crusader' / Crusader Hawthorne 45AS	B & B	1.5"Cal	10-15'	10
	GLE	Gleditsia triacanthos 'Shademaster' TM / Shademaster Locust S	B & B	1.5"Cal	30-50'	5
	MS	Malus 'Spring Snow' / Spring Snow Crabapple 467S	B & B	1.5"Cal	15-20'	11
	PE	Pinus edulis / Pinon Pine 1256D	B & B	6' ht.	6-8'	15

SHRUBS	CODE	BOTANICAL/COMMON	CONT	QTY
	CN	Chrysothamnus nauseosus albicaulis / Tall Blue Rabbitbrush 1235D	5 gal	27
	PO	Potentilla fruticosa 'Pink Beauty' / Pink Beauty Potentilla 456TS	5 gal	18

GROUND COVERS	CODE	BOTANICAL/COMMON	CONT	QTY
	HH	Hemerocallis 'Stella de Oro' / Dward Gold Daylily	4"pot@ 24" oc	50

Increased rock use and added note sighting irrigation concerns as reason.

we can work with you on rock or mulch in lieu of grass here ....

Changed description of seed mix to match seeding required for PLD

not recommended seed mix/ in non irrigated area- pond should not be retaining water.

Graphic Symbol Key:

	DESCRIPTION/REMARKS
Noted Per Plan	FINE TREE SHREDDED BARK MULCH (Dark Brown) shredded bark uniformly placed to a 4" depth.
	GALVANIZED ROLLED TOP STEEL TRIM EDGE 4"x14g. pinned at 24" intervals to separate all turfgrass, cobble, and mulched areas. Use perforated edging in drainage areas to allow water to pass through.
Noted Per Plan	(Aggregate) Match rock to adjacent Pablano's Restaurant Site. - 4" depth typical uniformly placed upon fabric underlayment (except no fabric on slopes 3:1 or greater).
	EXISTING SEED & LOW GROW NATIVE SEED MIX WITH WILDFLOWERS (On prepared soil bed - drill seeded or soil guard application) (Class II soil amendment -3 cu/yds/1000sf) — DBL. SIDED EROSION CONTROL NETTING 4:1 slopes and greater
+ + +	WETLAND SEED MIX (On prepared soil bed - drill seeded or soil guard application) (Class II soil amendment -3 cu/yds/1000sf) Add perennial rye to mixture for rapid germination.

Revised plantings per updated table information

There are multiple category req:
Roadway- Needs revision
Parking
Internal- OK
*Buffer at McLaughlin only 1 tree / 15 feet and 1/3 evergreen of those.- OK

Updated table per revised information provided

Updated table per revised information provided

Is setback is 20 feet- 1 tree per 25 feet

Updated table

The Code includes entire lot-remove except setbacks...

IRRIGATION NOTE:

IRRIGATION: (Proposed to be a Potable System)

1. An irrigation system will be installed or extended as required.
2. Native Seed shall be irrigated with pop-up and rotor spray heads until established.
3. Trees in planting beds shall be irrigated with emitter or bubblers.
4. Shrubs shall be irrigated with a drip system.
5. System to include rain shut-off, automatic controller, master valve and b as required by local codes.

SITE CATEGORY REQUIREMENTS

10 feet non-arterial (private road-alley)setback and one tree per 30 feet Section 6.2.2

LANDSCAPE SETBACKS
(or Double Frontage Lot Streetscapes)

Zone: CR

Street Name or Zone Boundary (elev.)	Street Classification	Width (in ft.) Req./Prov.	Linear Footage	Trees/Feet Required	No. of Trees Req./Prov.	Setback Plant Abbr. Denoted on Plan
Mclaughlin Road	Non. Res. Collector	25/26'	206'	1/20'	7/7	M-SB
North Boundary	Private Drive	N/A	134'	1/20'	10/10	N-SB
West Boundary	Private Drive	N/A	130'	1/20'	6/6	W-SB
South Boundary	Same Zone Boundary	N/A	217'	1/30'	7/7	S-SB

BUFFER

Mclaughlin Road	Arterial	15/25'	206'	1/20'	10/10**	M-SB

** 50% Evergreen requirement - (5) Evergreen Trees Provided

PARKING

Spaces	Trees Req'd./Prov.	Vehicle Lot Frontage (s)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)
54 (Proposed)	4/4 Abbr.(PL)	Mclaughlin	81	54'
		North	140'	86'
		West	36'	24'

Min. 3' Ht. Screening Plants Req./Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Provided
12/12	n/a	M-PLS	75% / 100%
22/22	n/a	N-PLS	75% / 100%
5/5	n/a	W-PLS	75% / 100%

INTERNAL LANDSCAPING

Site Area (SF) (Minus Setbacks)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
46,609 SF	5%	2,330/4,661	5/5

Shrub Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent of Live Ground Plane (Setbacks) Veg. Req. / Provided	Percent of Live Ground Plane (Internal Site) Veg. Req. / Provided
0/0	IN	50%/62.5%	75%/81%

AREA CALCULATIONS

Proposed Office/Retail Building Size: 11,486 SF TOTAL
Developed Lot Size: 46,609 SF (1.07 Acres)
Number of Parking Spaces Required: 54
Number of Parking Spaces Provided: 54
% of Site Covered With Structure: 25%
% of Site Covered With Impervious Material: 65%
% of Site Covered With Landscape: 10%

we can work with you on this to substitute rock in lieu of grass..

Increased rock use and added note sighting irrigation concerns as reason.

FOR DEVELOPMENT PLAN PURPOSES ONLY - NOT FOR CONSTRUCTION

SEED MIXES

WETLAND MIX
Reed Canarygrass - 45%
Meadow Brome - 25%
Garrison Foxtail - 20%
Climax Timothy -5%
add- Tall Larkspur - 5%

Perennial Rye - 100%
Rate: 35 blk. lbs/acre (PLS)

LOW GROW MIX
Ephraim Crested Wheatgrass - 30%
Perennial Ryegrass - 25%
Blue Fescue - 20%
Canada Bluegrass -15%
Chewings Fescue - 10%
Rate: 35 blk. lbs/acre (PLS)

SEED ESTABLISHMENT NOTES:

CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY SOIL GUARD AS INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SLOPE GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6'X6') AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6'X6' OR GREATER) AND ON ALL SLOPES (4'X4') 3:1 AND GREATER.

Maintenance Notes:
a. The landowner is responsible for the maintenance of the landscaping plan as originally approved by the Development Services Department or as subsequently amended.
b. The landowner is responsible for all regular and normal maintenance of landscaping including weeding, irrigation, fertilizing, pruning and mowing.
c. Replacement of dead, diseased or substantially damaged plan materials shall be of the same or similar type as set forth in the landscape plan approved by the Development Services Department. Replacement shall occur in the next planting season but, in any event, such replacement shall be made in a time period not exceeding one (1) year.
d. Seeded landscape areas shall have no bare areas larger than size (6) square inches after germination.

Utility Notes:
a. Utility easements and utilities to determine final placment and location of plant materials. Final plant locations may be adjusted accordingly.

DECIDUOUS STAKING AND PLANTING DETAIL
NOT TO SCALE

EVERGREEN STAKING AND PLANTING DETAIL
NOT TO SCALE

DECIDUOUS AND EVERGREEN SHRUB DETAIL
NOT TO SCALE

Placement Notes:
Set Shrub plumb. Space plants, and place for best effect.

Pruning Notes:
Do not heavily prune the shrub at planting. Prune only dead or broken branches. If form is compromised by pruning, replace shrub.

REVISIONS: 9.19.08-Comments#1

THIS PLAN SHALL NOT BE COPIED WITHOUT THE PERMISSION OF NSD, INC.

Natural Design Solutions
Landscape Architecture
Urban Design
Land Planning
Urban Forestry Design
1470 Jay St. Colorado Springs, Colorado 80918
(719) 623-1054 / (719) 650-9564 / naturaldesignco@msn.com

NOT FOR CONSTRUCTION

7344 Mclaughlin Road

EL PASO COUNTY, COLORADO

PILOT PLAN - LANDSCAPE PLAN

PROJ. NO.: W-001
DATE: 05/21/08
SCALE: see plan
DRAWN: JS
CHKD BY: JS
SHEET 7 of 9

1 PRELIMINARY FLOOR PLAN
1/8" = 1'-0"

REVISIONS

	DATE	FOR

TremmelDesignGroup
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.623.5641 (Phone)
719.623-5643 (Fax)

FALCON LANDING
7344 MCLAUGHLIN ROAD
FALCON, COLORADO 80831

Prelim. Floor Plan

DATE: Issue Date
DRAWN BY: Author
CHECKED BY: Checker
PROJECT NO.:
SHEET:
8 OF 9

1 FRONT ELEVATION
1/8" = 1'-0"

2 LEFT ELEVATION
1/8" = 1'-0"

3 REAR ELEVATION
1/8" = 1'-0"

4 RIGHT ELEVATION
1/8" = 1'-0"

REVISIONS		
	DATE	FOR
1	2.4.19	REV. 1

TremmelDesignGroup
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.623.5641 (Phone)
719.623.5643 (Fax)

FALCON LANDING - CORE AND SHELL ONLY

7344 MCLAUGHLIN ROAD
FALCON, COLORADO 80831

EXTERIOR ELEVATIONS

DATE: 11.29.18

DRAWN BY: CDGPS

CHECKED BY: TDG

PROJECT NO.:

SHEET:
9 OF 9

Markup Summary

dsdparsons (17)

Subject: ADA Note
Page Label: 1
Author: dsdparsons
Date: 2/28/2019 1:37:19 PM
Color:

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
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.

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 2/28/2019 1:42:28 PM
Color:

Fixture height mounting max is 15 feet 6.2.3 Code Section.

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 2/28/2019 1:43:01 PM
Color:

the PL candles should be at 0.1 max; perhaps if you move over or provide additional shielding or place fixture at 15 feet height that will help.

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/28/2019 1:46:50 PM
Color:

ls setback is 20 feet- 1 tree per 25 feet

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/28/2019 1:46:57 PM
Color:

10 feet non-arterial (private road-alley)setback and one tree per 30 feet Section 6.2.2

Subject: Arrow
Page Label: 7
Author: dsdparsons
Date: 2/28/2019 1:48:46 PM
Color:

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/28/2019 1:49:21 PM
Color:

we can work with you on this to substitute rock in lieu of grass..

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/28/2019 1:55:36 PM
Color:

The Code includes entire lot-remove except setbacks...

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/28/2019 1:59:58 PM
Color:

There are multiple category req:
Roadway- Needs revision
Parking
Internal- OK
*Buffer at McLaughlin only 1 tree / 15 feet and 1/3 evergreen of those.- OK

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/28/2019 2:00:33 PM
Color:

20 feet landscape setback show

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/28/2019 2:01:16 PM
Color:

10 feet landscape setback show

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/28/2019 2:01:37 PM
Color:

10 feet landscape setback show

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/28/2019 2:04:30 PM
Color:

evergreen 1/3 of the 1 tree per 30 feet of frontage due for non arterial roads

---

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/28/2019 2:06:04 PM
Color:

Perhaps you want to move these out of the rear and put near the missing roadway landscape (within 50 feet is acceptable and clusters are encouraged)

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/28/2019 2:07:19 PM
Color:

not recommended seed mix/ in non irrigated area- pond should not be retaining water.

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/28/2019 2:08:39 PM
Color:

we can work with you on rock or mulch in lieu of grass here ....

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/28/2019 2:09:37 PM
Color:

you can remove this as we do not require a LS architect to prep plans and you will be revising this to todays Code.

Steve Kuehster (2)

Subject: arrow & box
Page Label: 3
Author: Steve Kuehster
Date: 2/28/2019 8:06:11 AM
Color:

Add the following note: Certified percolation tests are required to be submitted to PCD Engineering and written approval from PCD Engineering is required prior to elimination of the Gravel layer, underdrains and geotextile fabric.

Subject: Callout
Page Label: 3
Author: Steve Kuehster
Date: 2/28/2019 8:07:27 AM
Color:

Ensure that ADA requirements are met here and throughout site. Provide the std. note on site plan sheet.