

Falcon Landing

7344 McLaughlin Road
Falcon, Colorado 80831

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- E-3 Electrical
- E-4 Electrical
- E-5 Electrica

PROJECT DATA

ADDRESS: 7344 McLaughlin Road, Falcon, Co. 80831
SUITES-100 Thru 140 & 160 Thru 190

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

ZONE: C/R

EXISTING USE: Vacant

LOT COVERAGE: 65%

PARKING REQUIRED: 52 Spaces Req. - 53 Provided

LEGAL DESCRIPTION: Lot 3 Beckett at Woodmen Hills Filing 3

CODE STUDY

SCOPE OF WORK - Project has one(1) building consisting of nine(9) units; eight(8) units at 1200 sq. ft.: one(1) unit at 1384 sq. ft.

TOTAL BUILDING AREA - 10,987 Sq. Ft.

BUILDING HEIGHT - 33'-0"

NUMBER OF LEVELS - 1

AREA - Unit 1=1200 Sq. Ft.
Unit 2=1200 Sq. Ft.
Unit 3=1200 Sq. Ft.
Unit 4=1200 Sq. Ft.
Unit 5=1387 Sq. Ft.
Unit 6=1200 Sq. Ft.
Unit 7=1200 Sq. Ft.
Unit 8=1200 Sq. Ft.
Unit 9=1200 Sq. Ft.

TOTAL BLDG. AREA= 10,987 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 1-4 = 40
Unit 5 = 46
Unit 6-9 = 40

EXITS REQUIRED (Table 1014.1) Building Total 9: One(1) per Unit

EXITS PROVIDED Building Total 18: Two(2) per unit

HARDWARE as stated in (1008.8.1) Hardware height - 34" to 48" above finished floor

OWNER
Beckett Falcon Investments, LLP
104 South Cascade Avenue, Suite 201
Colorado Springs
Colorado

CIVIL ENGINEER
Mr. Doug Chaffin, P.E.
Springs Engineering
31 N. Tejon Street, Suite 315
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

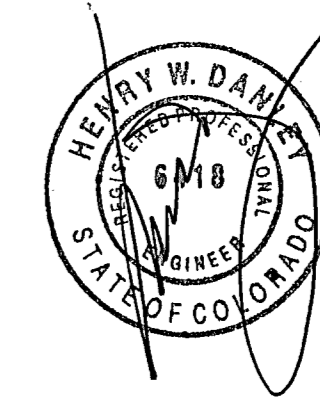
GENERAL CONTRACTOR
Beckett Development
104 South Cascade Avenue, Suite 201
Colorado Springs,
Colorado

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
18355 Holman Road
Colorado Springs
Colorado, 80928

Released for Permit
AUG 06 2008
SAS
RBD Construction



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

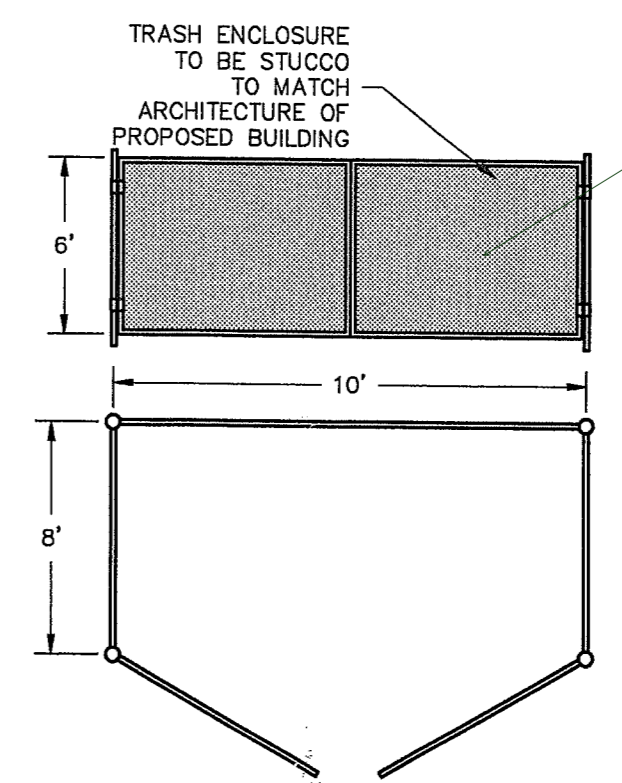
DEVELOPED BY:
BECKETT DEVELOPMENT L.L.P.
BECKETT DEVELOPMENT INVESTMENTS L.L.P.
104 S. CASCADE AVENUE STE #201 80903
PH (719)328-1500 FX(719)328-1501

FALCON LANDING
7344 McLAUGHLIN ROAD
FALCON, CO. 80831

DESIGNER:
BARRY LEMAY
PLAN NO.
08COM003
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
5/26/08 seh
6/02/08 seh
6/10/08 seh
7/09/08 seh
7/25/08 seh

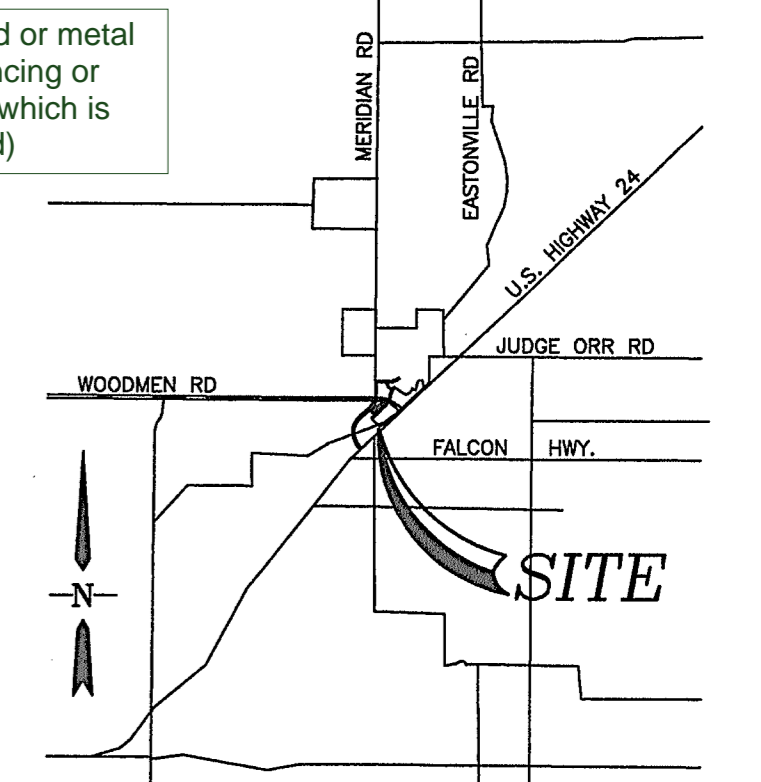
SHEET NUMBER:
0

PLOT PLAN LOT 3 BECKETT AT WOODMEN HILLS

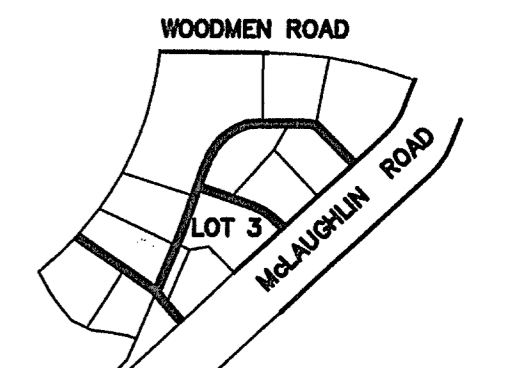


TRASH ENCLOSURE DETAIL
N.T.S.

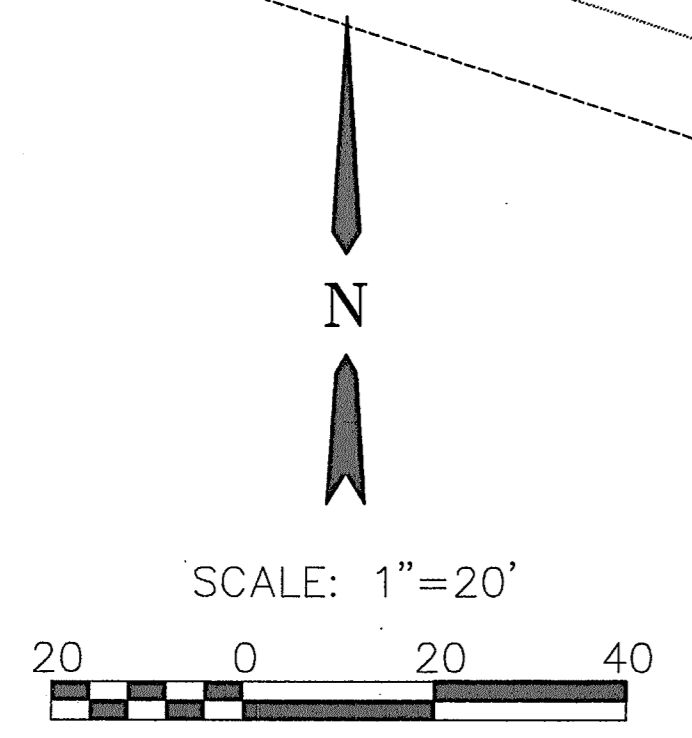
is this wood or metal opaque fencing or chain link (which is not allowed)



VICINITY MAP



SITE MAP



SCALE: 1"=20'

LOT 1
BECKETT AT WOODMEN HILLS
FILING NO 3
ZONE: CR
AREA: 2.93 ACRES
EXISTING USE: RETAIL COMMERCIAL

LOT 2
BECKETT AT WOODMEN HILLS
FILING NO 3
ZONE: CR
AREA: 37,487

LOT 2
BECKETT AT WOODMEN HILLS
FILING NO 2
ZONE: CR
AREA: 32,332
EXISTING USE: MEINKE CAR CARE

LOT 5A
BECKETT AT WOODMEN HILLS
FILING NO 3
VACATION OF INT LOT LINE
REC #20709+3025
ZONE: CR
AREA: 1.62 ACRES

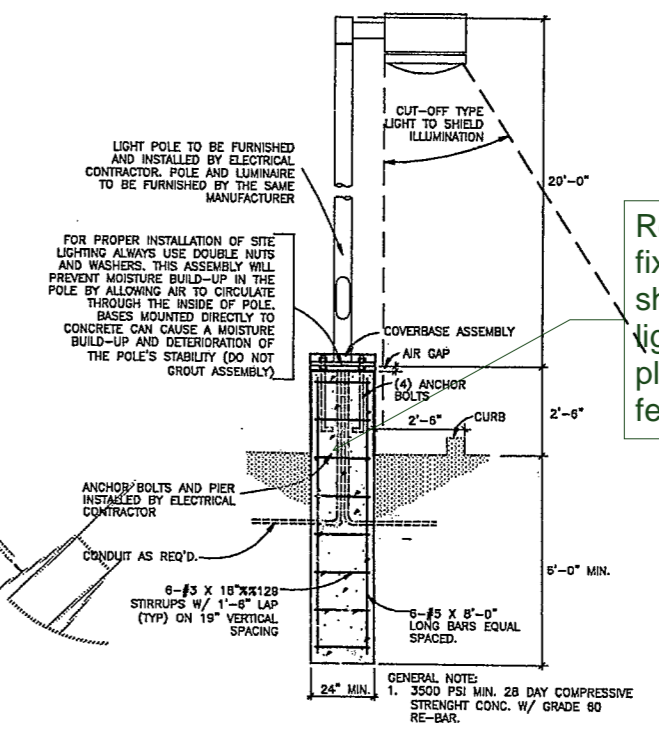
LOT 5A
BECKETT AT WOODMEN HILLS
FILING NO 3
VACATION OF INT LOT LINE
REC #20709+3025
ZONE: CR
AREA: 1.62 ACRES

LOT 4
BECKETT AT WOODMEN HILLS
FILING NO 3
ZONE: CR
AREA: 7,593 S.F.
EXISTING USE:
FALCON BROADBAND

- 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 NEED 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.

Overhangs as on elevations or wrong elevations?

Elevations show a large warehouse LQ not individual unit or store fronts. Building foot print does not match.



LIGHT STANDARD
N.T.S.

SITE INFORMATION

OWNER: BECKETT FALCON INVESTMENTS, LLP
104 SOUTH CASCADE AVE, SUITE 201
COLORADO SPRINGS, CO 80903

ENGINEER: SPRINGS ENGINEERING
25 N. TEJON, SUITE 200
COLORADO SPRINGS, CO 80903

LEGAL DESCRIPTION:
LOT 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. (25)
MEDICAL OFFICE	1:200 S.F. (26)
REGULAR (9X18)	37
COMPACT (8X16)	14 (LESS THAN 30%)
HC	3
TOTAL	54

REQUIRED FOR 11,428 S.F. = 51 + 3 HC = 54

SETBACKS FROM ZONE BOUNDARY

FRONT	50
SIDE	25
REAR	25
INTERNAL	0

BUILDING INFORMATION

USE: RETAIL/MEDICAL OFFICE (55/45)

NUMBER OF UNITS: 9

11,428 S.F. GROSS S.F.

COVERAGE

BUILDING	25%
PAVEMENT	40%
TOTAL IMPERVIOUS COVERAGE	65%

RECEIVED

NOV 20 2008

EPC DEVELOPMENT SERVICES

BESQCP Not Required
by TD on 11/24/08

DEVELOPMENT SCHEDULE

- INITIAL GRADING - OCT 2008
- BMP INSTALLATION - OCT 2008
- UTILITY INSTALLATION - NOV 2008
- PAVING - MARCH 2009
- LANDSCAPING - MARCH 2009

SHEET INDEX

- SITE PLAN
- DETAILED GRADING PLAN
- EROSION CONTROL PLAN
- NOTES AND DETAILS
- LANDSCAPING PLAN
- BUILDING ELEVATIONS 1
- BUILDING ELEVATIONS 2

NO.	DESCRIPTION	DATE

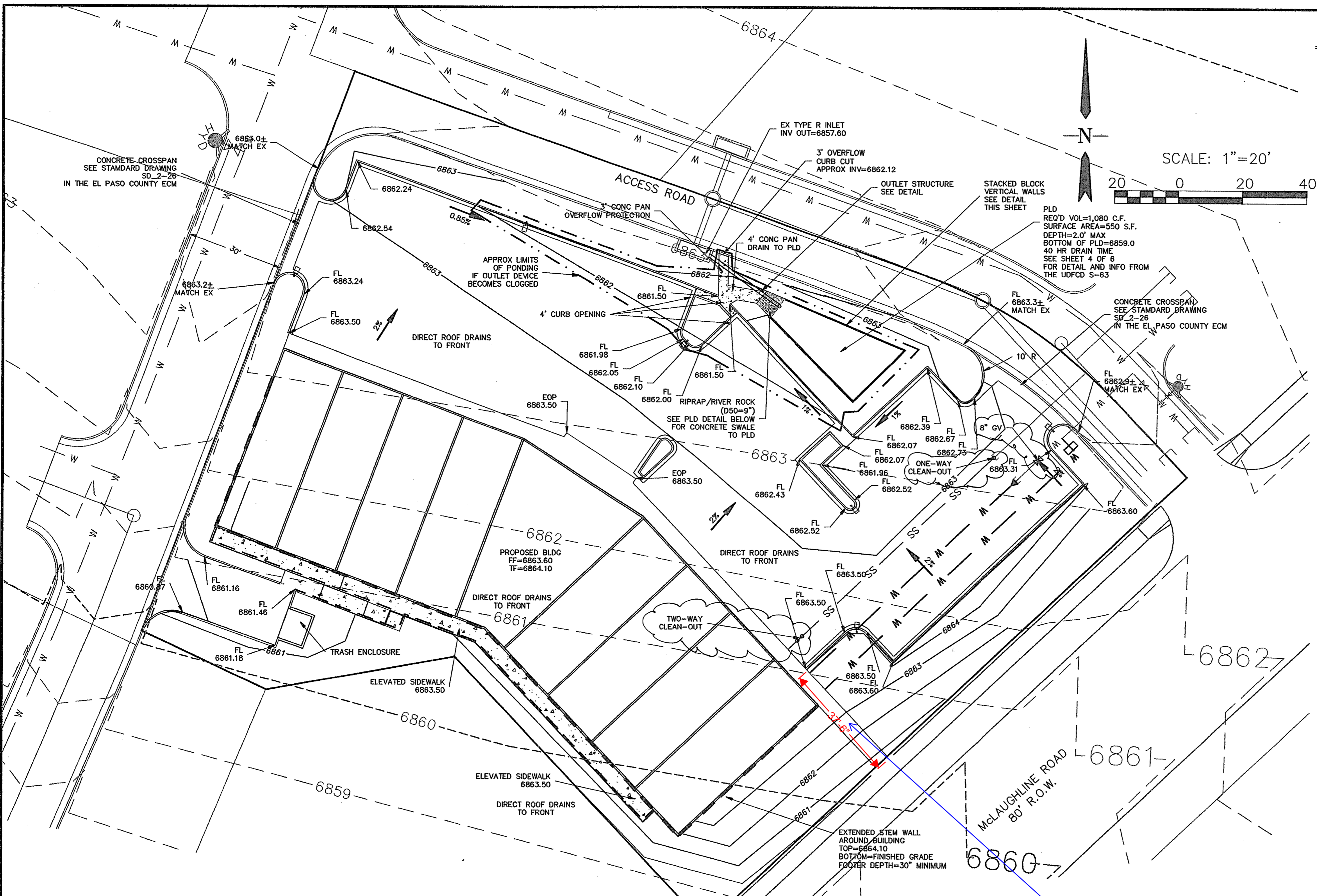
ENGINEER:
DESIGNED BY: WDC DATE: _____
DRAWN BY: WDC DATE: _____
CHECKED BY: _____ DATE: _____

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

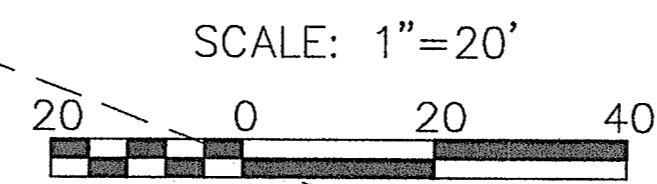
SE Springs Engineering
31 N. TEJON, SUITE 315
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

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

SEE NEXT PAGE FOR SIGNATURES
THIS PAGE HAS 3 "CLOUDED" CHANGES NOTED



- LEGEND**
- EX MINOR CONTOUR
 - EX MAJOR CONTOUR
 - PR MINOR CONTOUR
 - PR MAJOR CONTOUR
 - PROPOSED SLOPE



ENGINEER'S STATEMENT:
THIS EROSION CONTROL/GRADING PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE, STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL, OR OTHER PROPERTY.

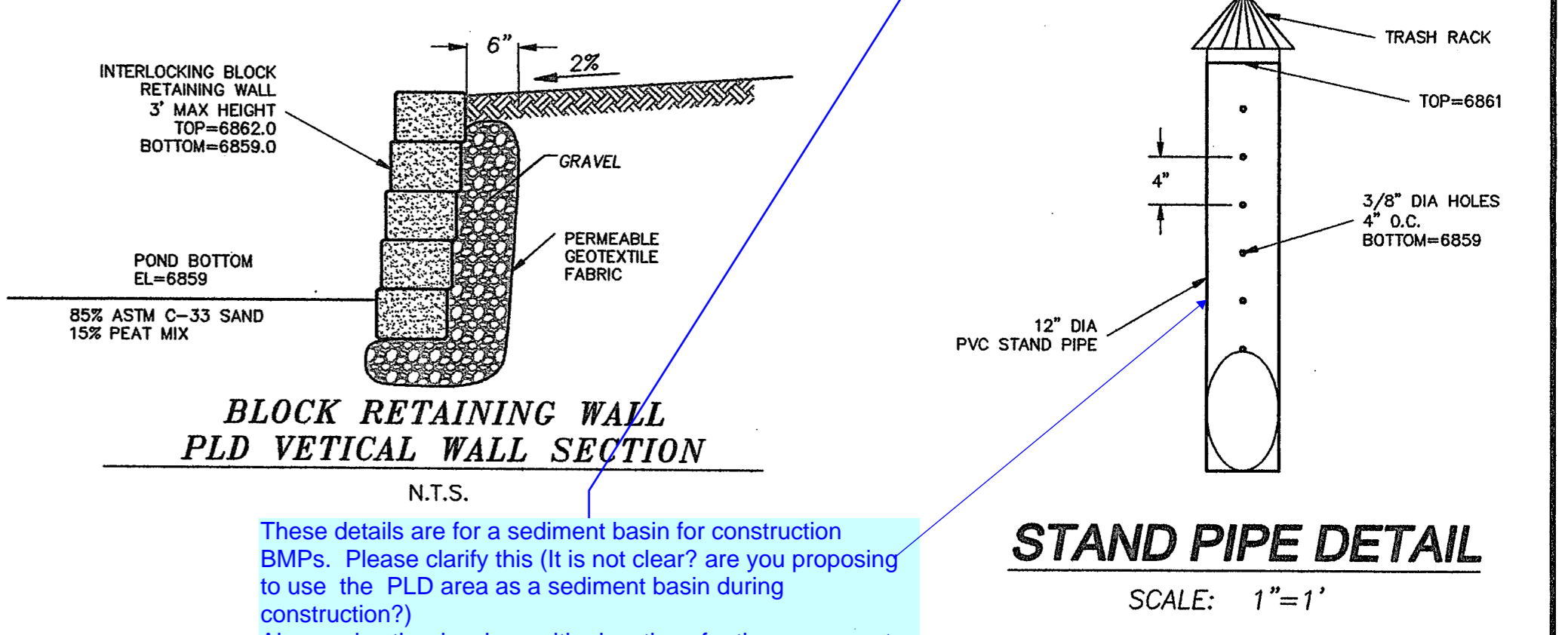
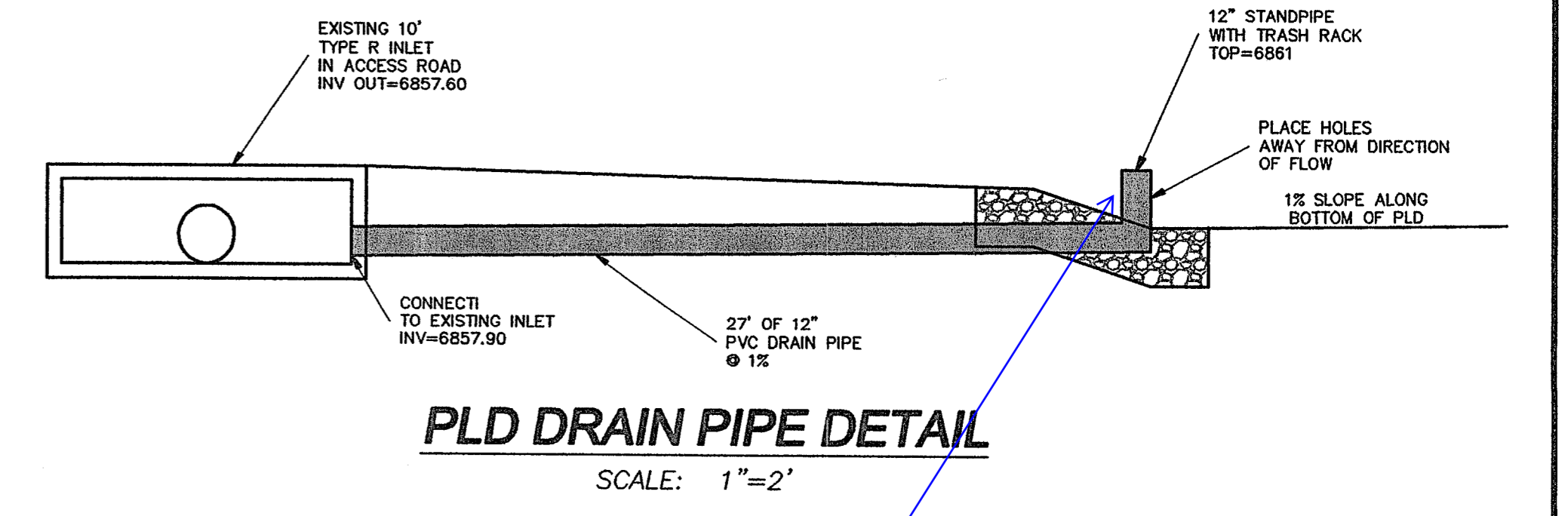
REGISTERED ENGINEER'S SIGNATURE: _____ DATE: _____
NAME OF REGISTERED ENGINEER: WILLIAM D. CHAFFIN P.E. 35136

DEVELOPER/OWNER'S STATEMENT:
THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION AND STORMWATER QUALITY CONTROL PLAN. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

DEVELOPER/OWNER SIGNATURE: _____ DATE: _____

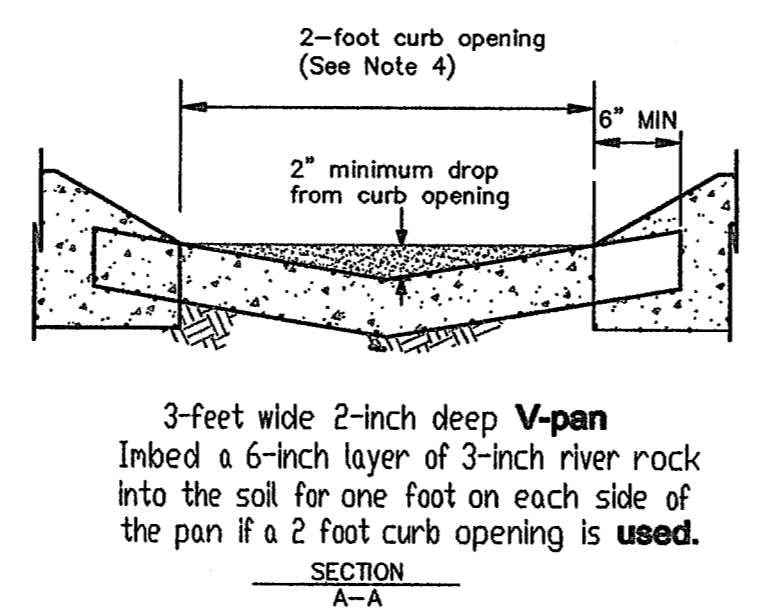
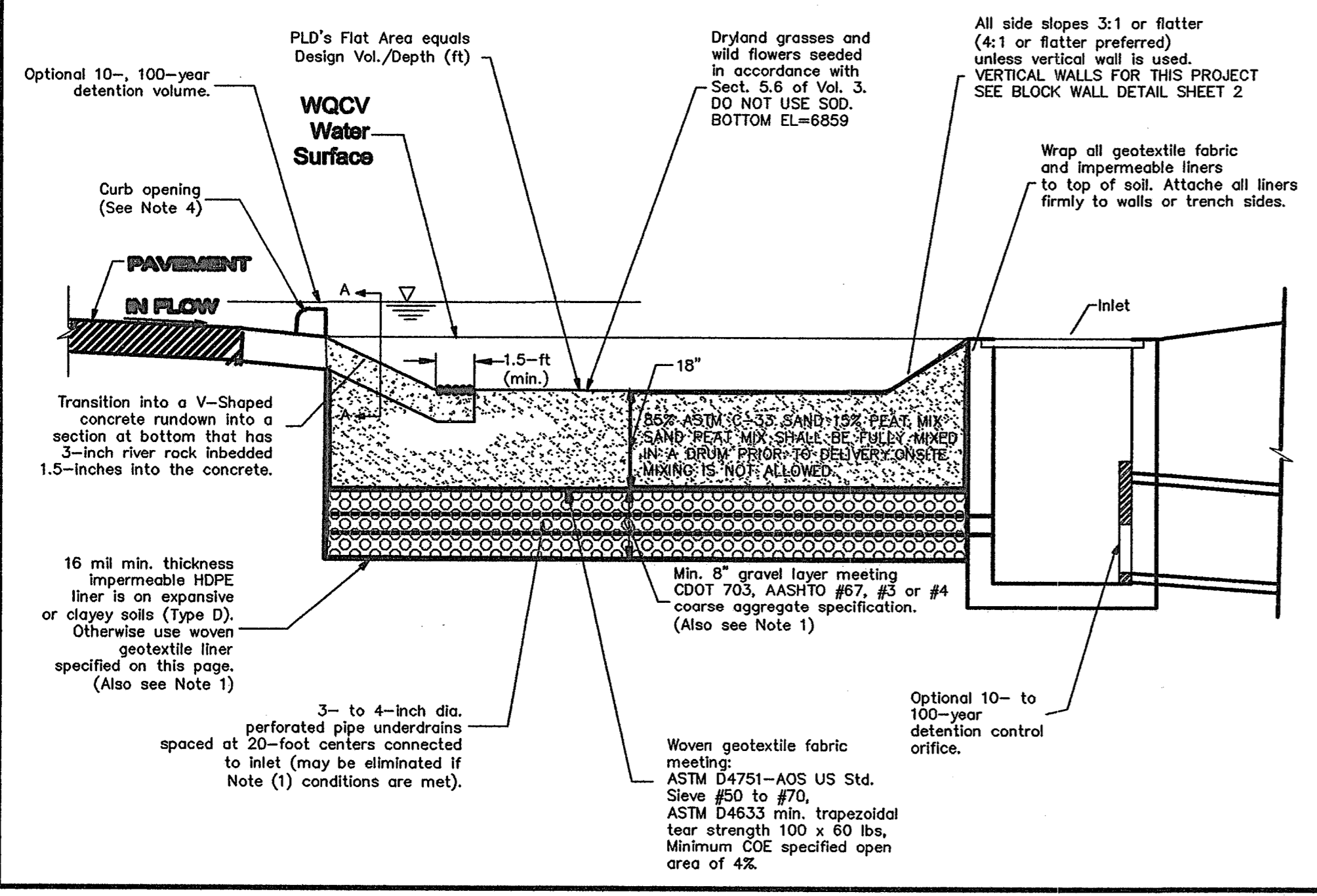
EL PASO COUNTY STATEMENT:
THE COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF 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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

COUNTY ENGINEER/ECM ADMINISTRATOR: _____ DATE: _____



These details are for a sediment basin for construction BMPs. Please clarify this (It is not clear? are you proposing to use the PLD area as a sediment basin during construction?) Also, revise the drawings with elevations for the permanent facility. Currently without this construction BMP Standpipe there is a transition. The permanent PLD does not have an overflow to the inlet as shown in the other details.

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



- (1) When certified tests show erocolation 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.

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.

REVISIONS:		
NO.	DESCRIPTION	DATE

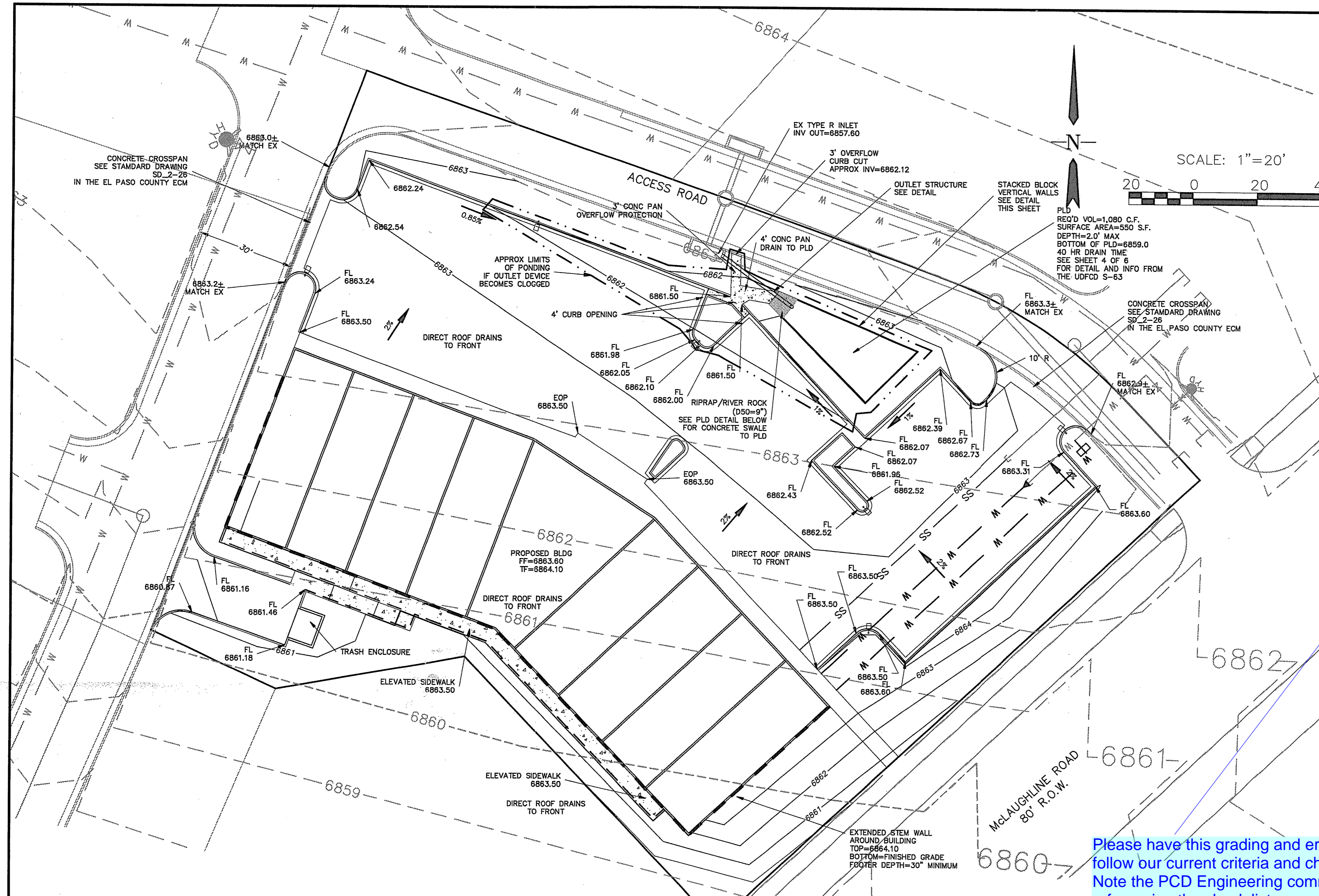
ENGINEER:
DESIGNED BY: WDC DATE: _____
DRAWN BY: WDC DATE: _____
CHECKED BY: _____ DATE: _____

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

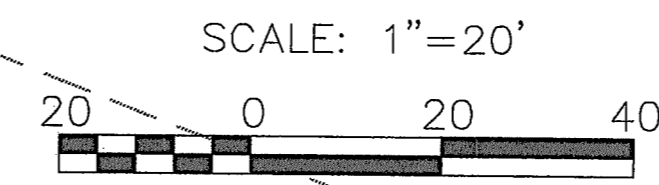
SE Springs Engineering

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 2 OF 8



LEGEND
 EX MINOR CONTOUR
 EX MAJOR CONTOUR
 PR MINOR CONTOUR
 PR MAJOR CONTOUR
 PROPOSED SLOPE



ENGINEER'S STATEMENT:
 THIS EROSION CONTROL/GRADING PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB OR ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE, STABILITY OF A PUBLIC WAY, DRAINAGE CHANNELS, OR OTHER PROPERTY.

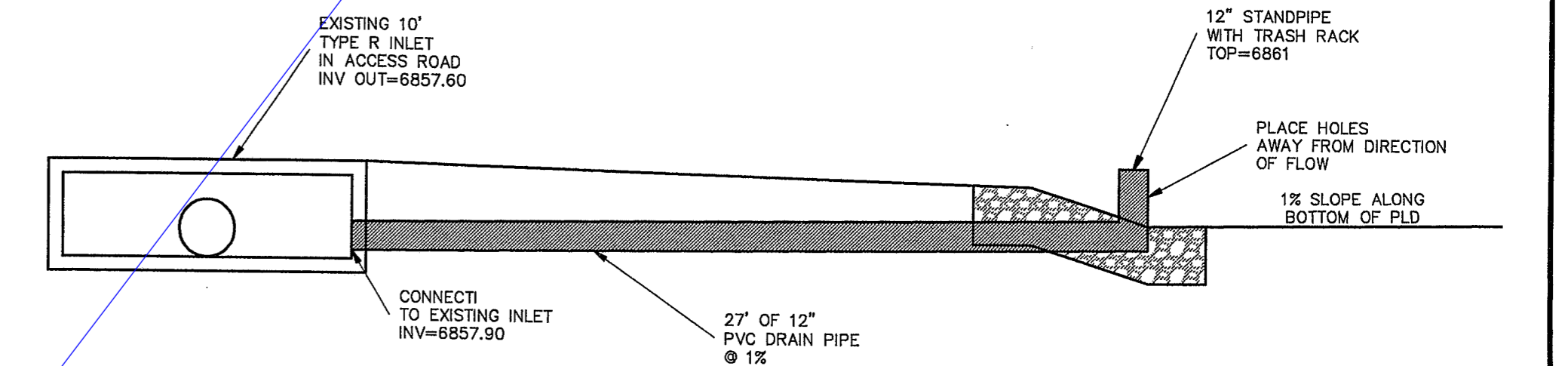
REGISTERED ENGINEER'S SIGNATURE: *William D. Chaffin* 11/19/08
 NAME OF REGISTERED ENGINEER: WILLIAM D. CHAFFIN P.E. 35138

DEVELOPER/OWNER'S STATEMENT:
 THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION AND STORMWATER QUALITY CONTROL PLAN. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

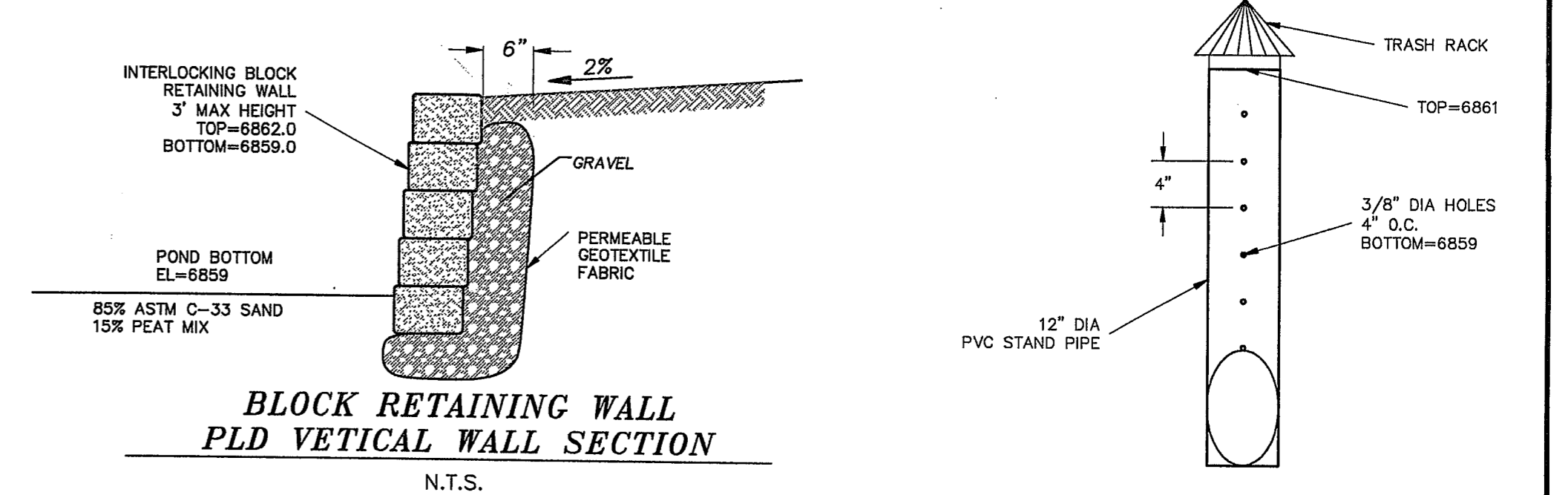
DEVELOPER/OWNER SIGNATURE: *Clayton Beckett* 11/19/08
 DATE

EL PASO COUNTY STATEMENT:
 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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

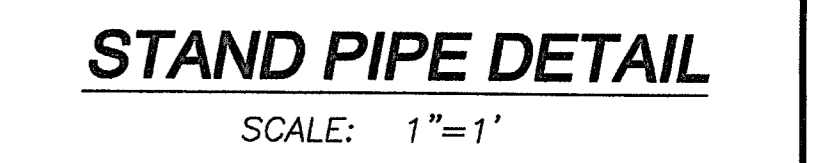
COUNTY ENGINEER/ECM ADMINISTRATOR: *Audrey B. Beckett* 11-20-08
 DATE



PLD DRAIN PIPE DETAIL
 SCALE: 1"=2'

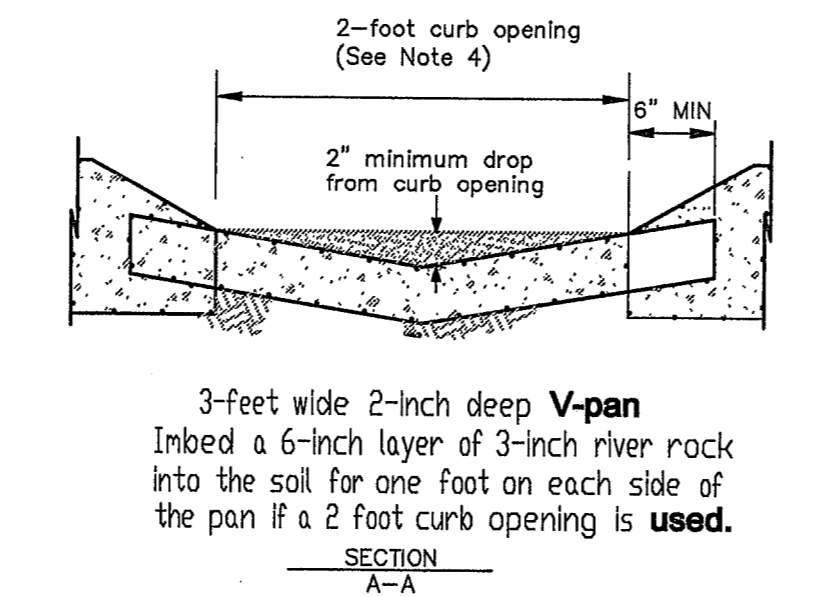
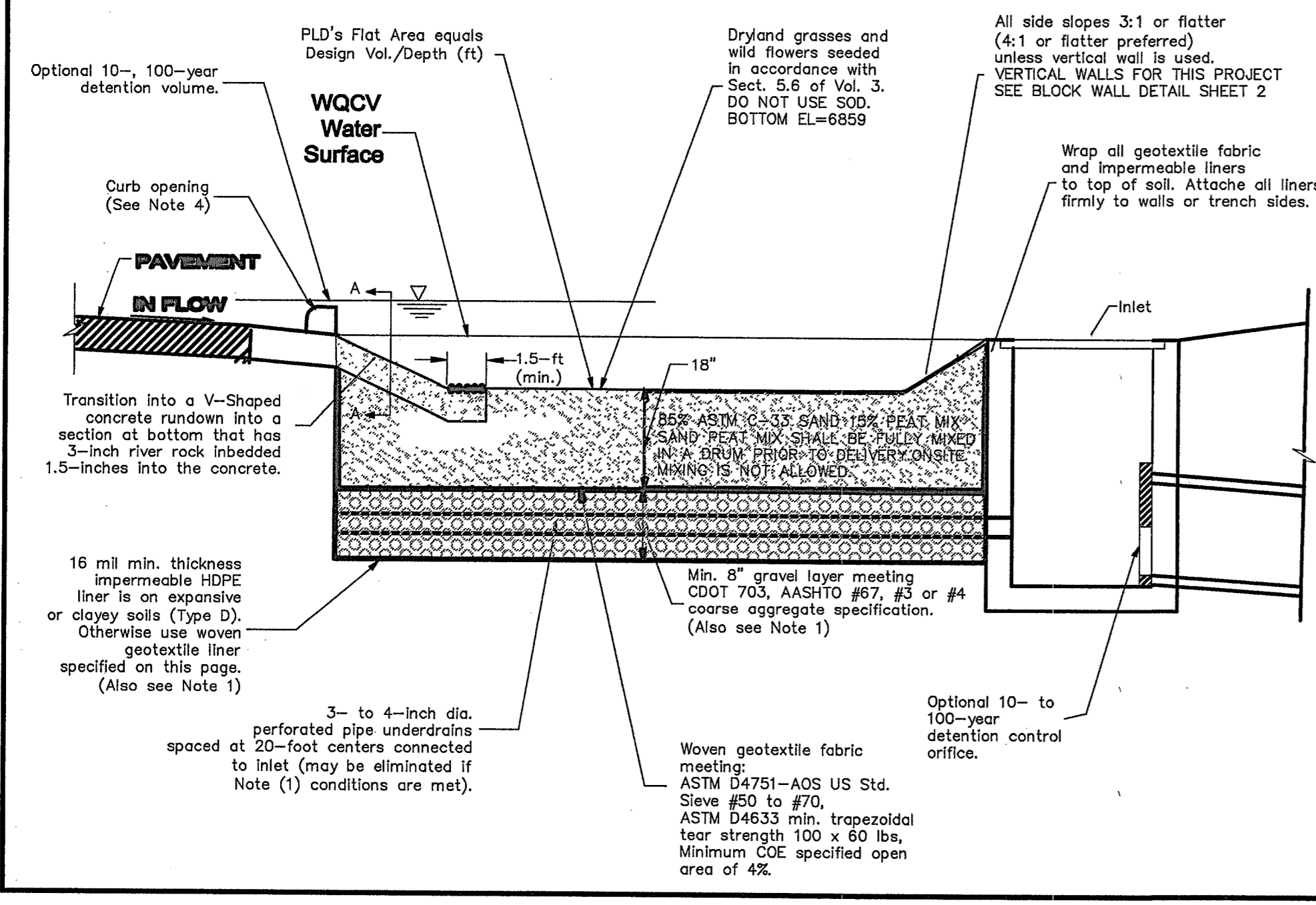


BLOCK RETAINING WALL PLD VERTICAL WALL SECTION
 N.T.S.

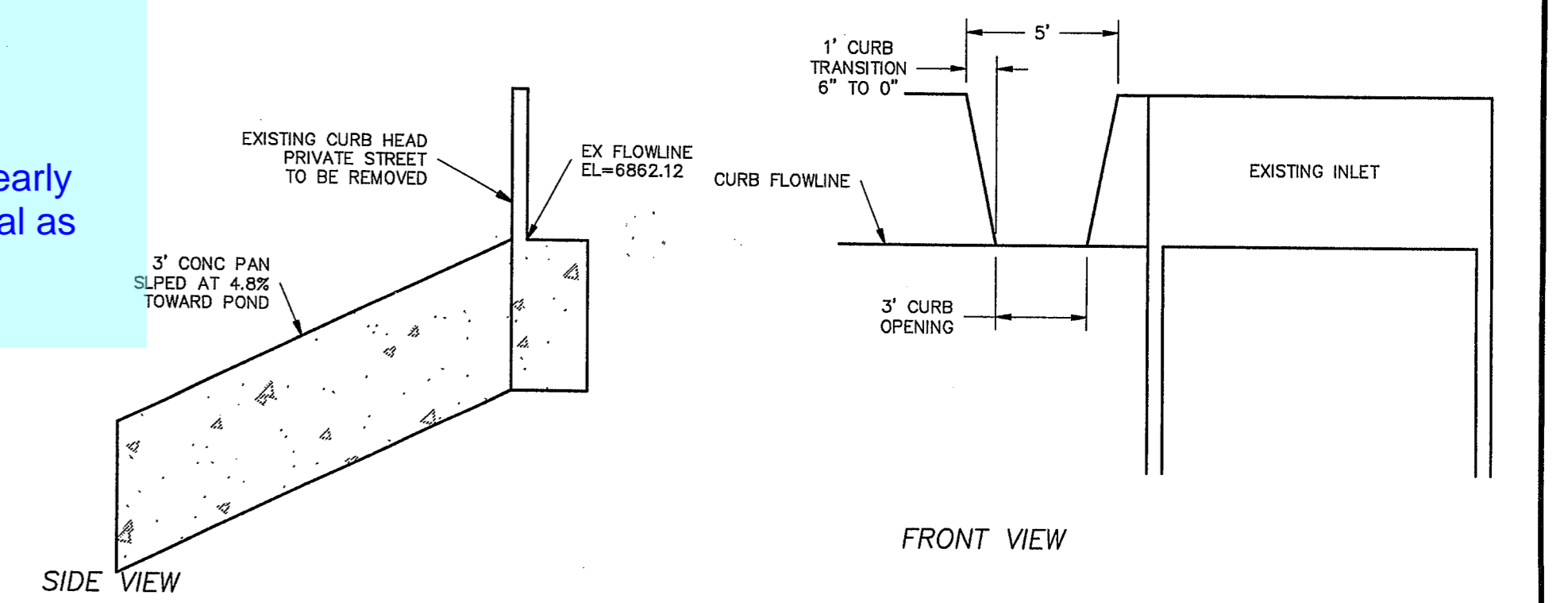


STAND PIPE DETAIL
 SCALE: 1"=1'

Please have this grading and erosion control plan follow our current criteria and checklist. Note the PCD Engineering comment letter referencing the check list. ECM Section 1.12. New signatures are required. it is noted that sheets 2 of 7 and 3 of 8 are nearly identical? Please revise the site plan submittal as necessary.



- When certified tests show eroculation 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.
- 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.
- When the underlying soils are NRCS Type D or expansive, when existing of drawdown under the PLD 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.
- Provide a minimum of a 1- to 2-foot wide curb opening every 10 feet (20 feet for 2-wide opening) of curb.

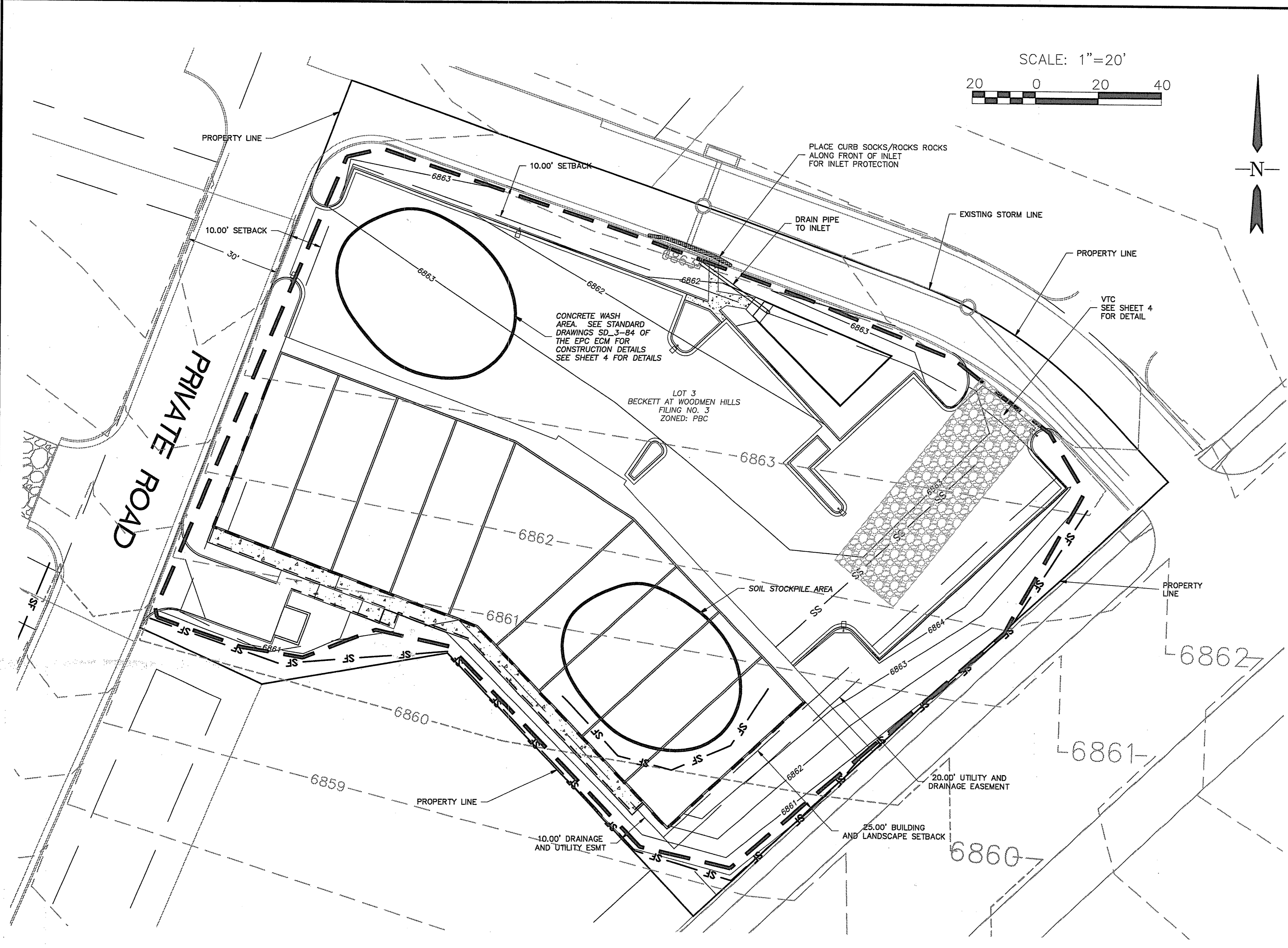


CURB CUT/OVERFLOW DETAIL
 SCALE: 1"=5'

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 2 OF 7



SCALE: 1"=20'
 20 0 20 40

**STANDARD NOTES FOR EL PASO COUNTY
 GRADING AND EROSION CONTROL PLANS**

- REVISED 5/21/07
- 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.
 - 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
 - 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.
 - 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 DSD INSPECTIONS STAFF. **Change DSD to FCD throughout notes**
 - 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 TO REMAIN IN AN INTERIM STATE EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
 - 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 APPENDIX I.
 - 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).
 - 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, THESWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
 - 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.
 - 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.
 - 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.
 - EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
 - 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.
 - VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
 - 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.
 - 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 APURTENANCES AS A RESULT OF SITE DEVELOPMENT.
 - 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.
 - 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 EGM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
 - 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.
 - NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
 - 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 EGM 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.
 - ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
 - PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
 - A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
 - THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING AND SHALL BE CONSIDERED A PART OF THESE PLANS.
 - 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

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.

Add this note for a total of 27 notes.

LEGEND

- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR
- PR MAJOR CONTOUR
- PROPOSED SLOPE
- DIRECTION OF FLOW
- SILT FENCE
- VEHICLE TRACKING CONTROL
- GRADING LIMITS

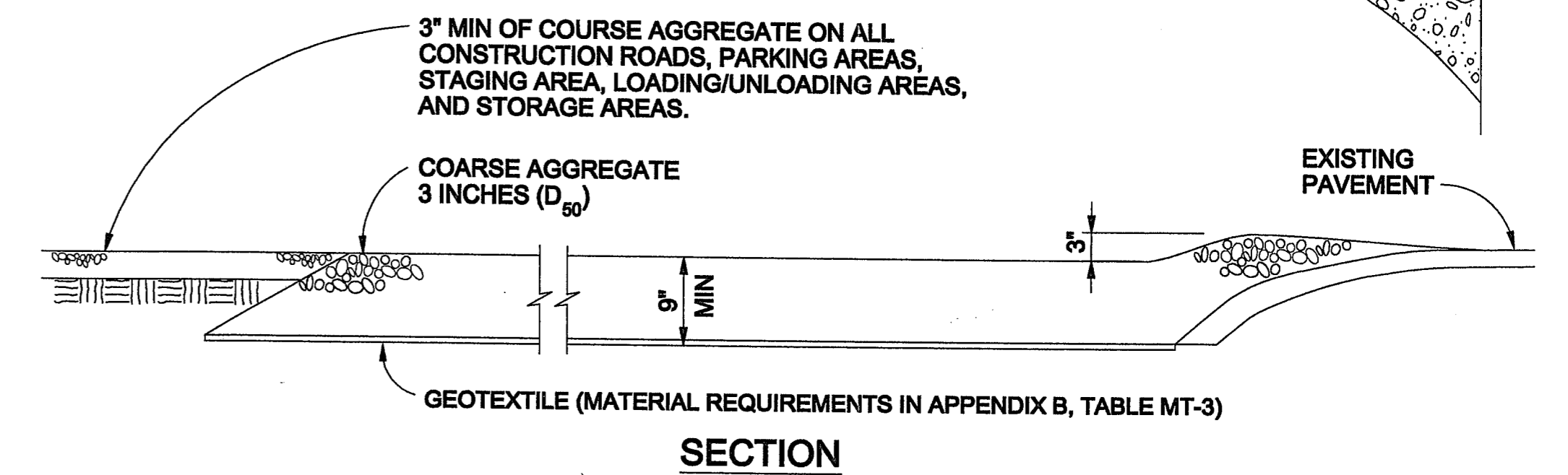
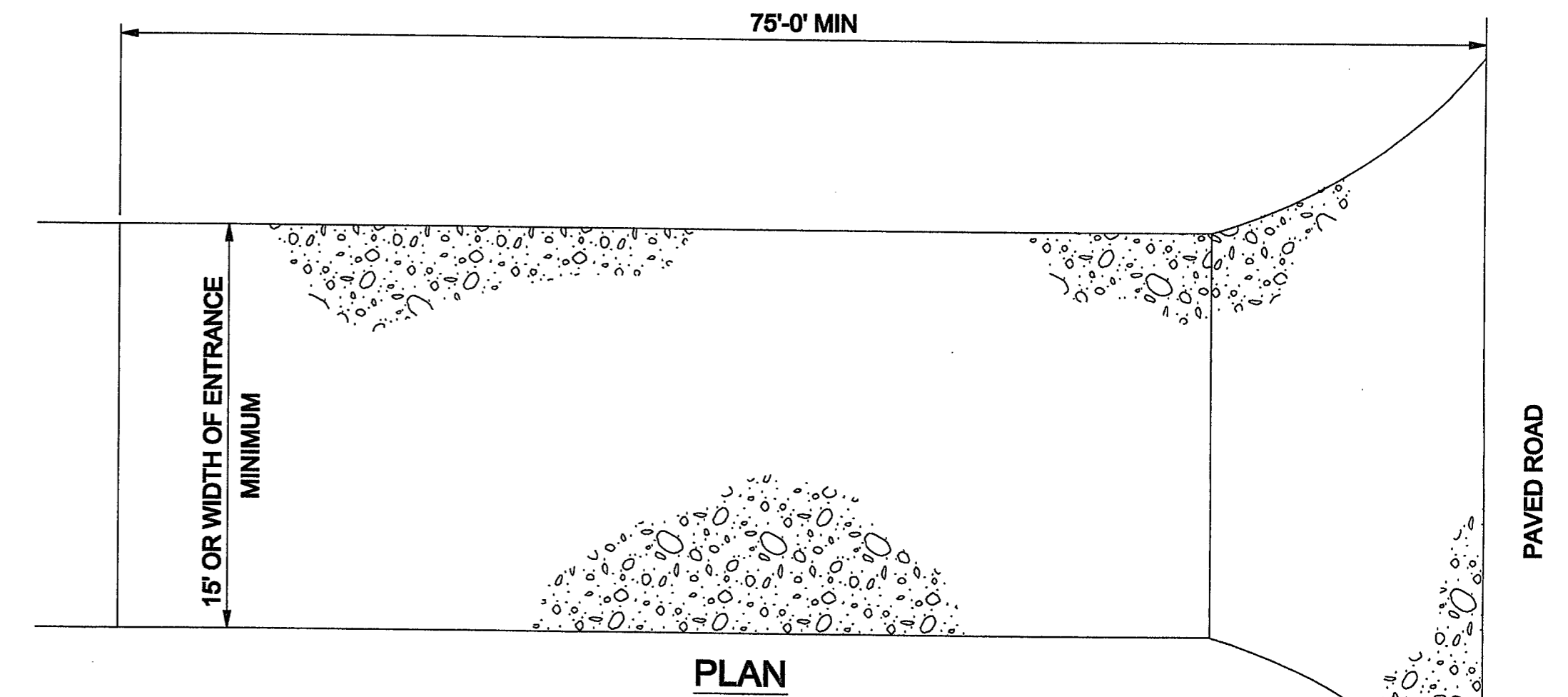
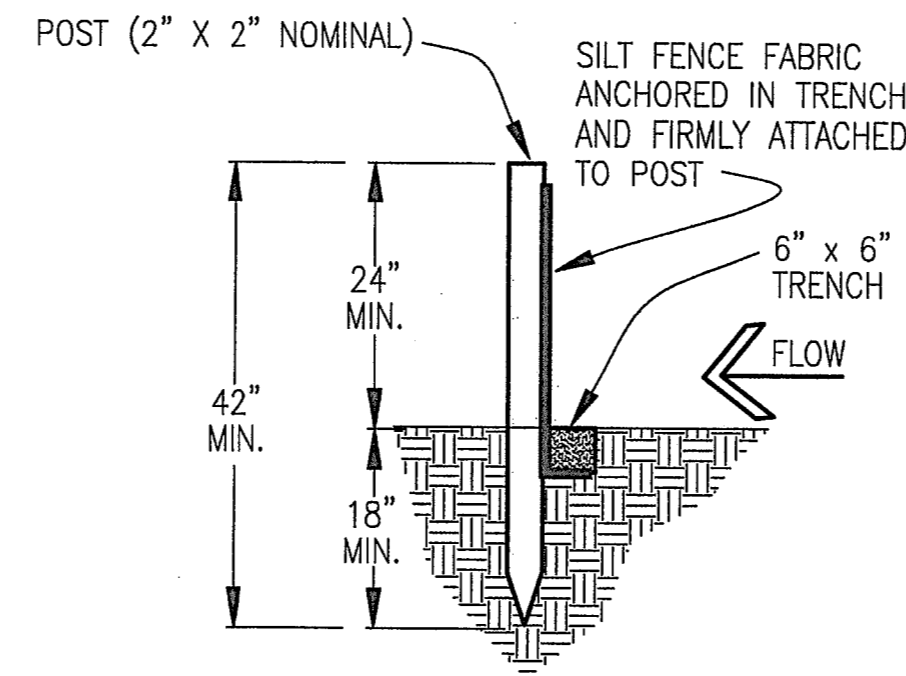
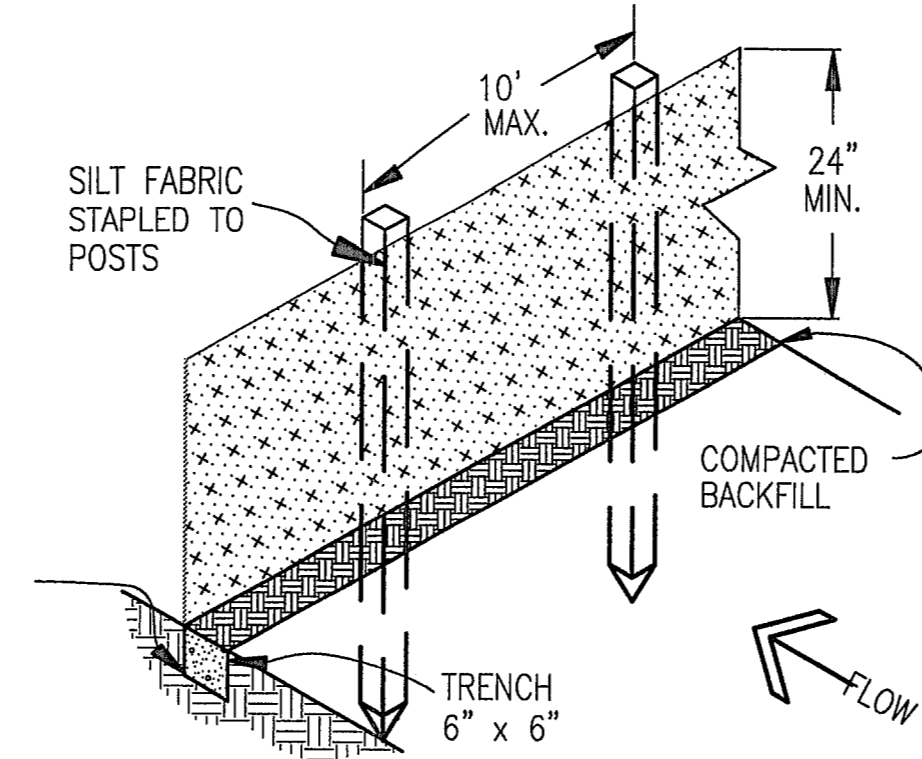
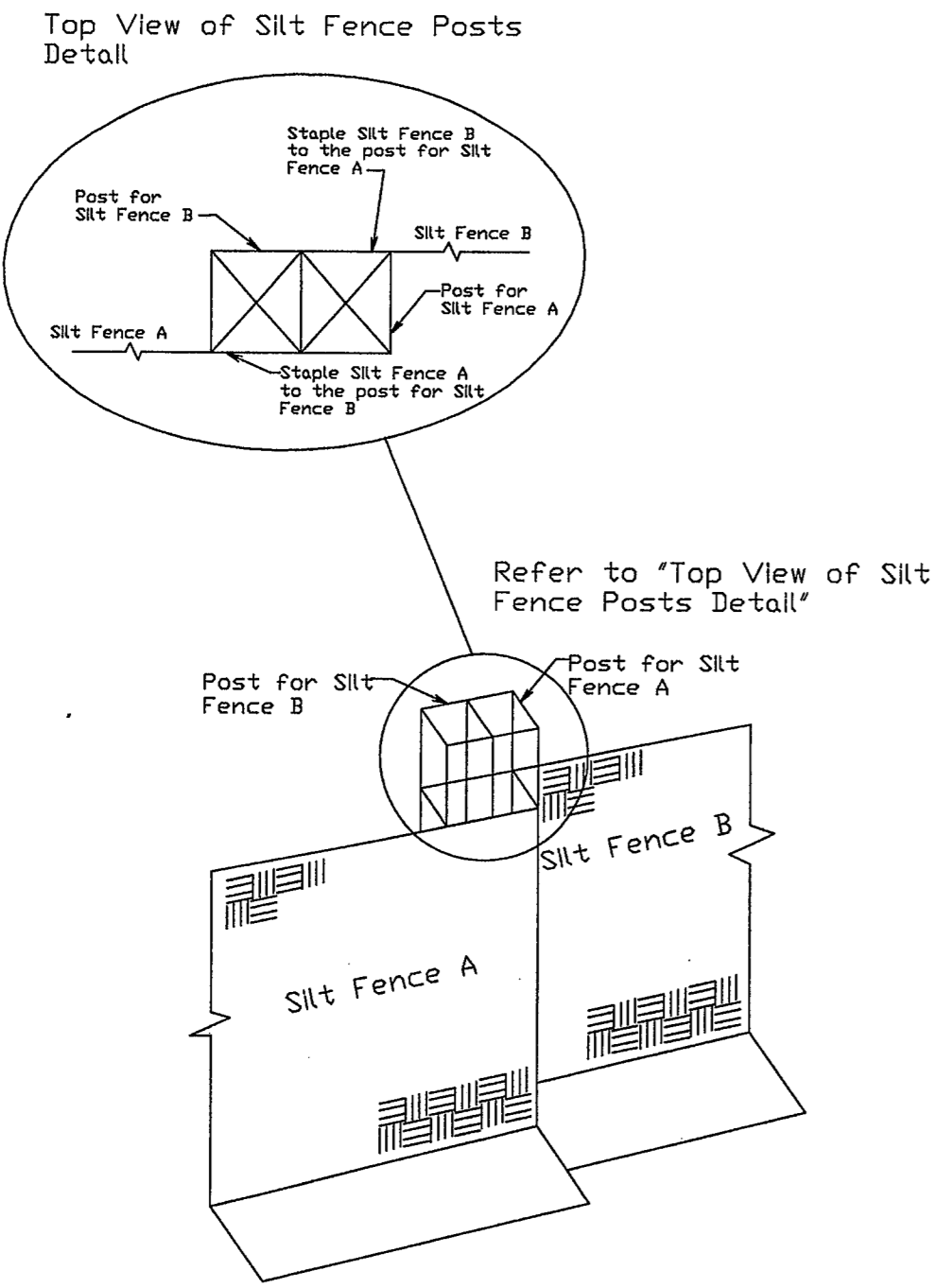
REVISIONS:		
NO.	DESCRIPTION	DATE

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 3 OF 7



VEHICLE TRACKING NOTES

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 ROAD 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.

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

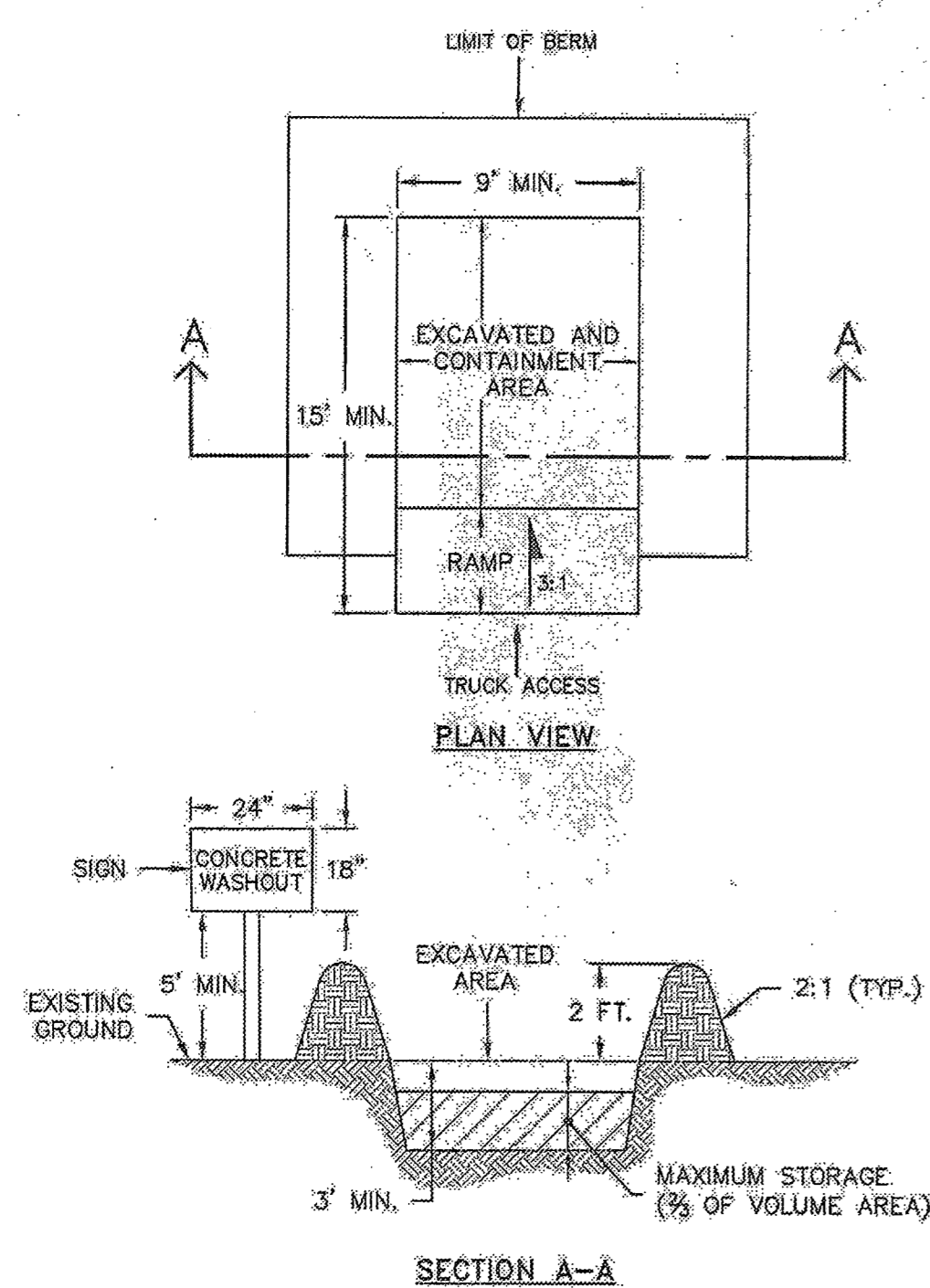
1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD 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.

SILT FENCE

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.



- 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.

DATE APPROVED: 1/1/08 John A. McCarty DEPARTMENT OF TRANSPORTATION	CONCRETE WASHOUT STRUCTURE Standard Drawing REVISION DATE: 7/17/07 FILE NAME: SD_3-84	
---	--	--

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

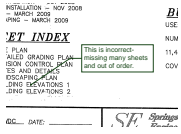
SHEET TITLE: DETAIL SHEET

FROM: n/a TO: n/a

JOB NO. 06-0056 SHEET 4 OF 7

Markup Summary

dspdparsons (11)



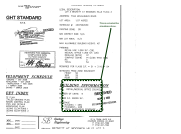
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Page Label: 2
Author: dsdparsons
Date: 12/12/2018 3:49:00 PM
Color: ■

This is incorrect- missing many sheets and out of order.



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Page Label: 2
Author: dsdparsons
Date: 12/12/2018 3:49:13 PM
Color: ■

This is incorrect



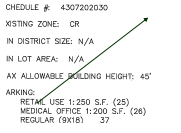
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Author: dsdparsons
Date: 12/12/2018 3:49:37 PM
Color: ■

This is not what the elevations show.



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 12/12/2018 3:49:57 PM
Color: ■

Elevations show a large warehouse LQ not individual unit or store fronts. Building foot print does not match.

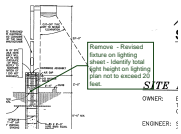


Subject: Arrow
Page Label: 2
Author: dsdparsons
Date: 12/12/2018 3:50:24 PM
Color: ■

Overhangs as on elevations or wrong elevations?



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 12/12/2018 4:04:12 PM
Color: ■



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 12/12/2018 4:06:38 PM
Color: ■

Remove - Revised fixture on lighting sheet - Identify total light height on lighting plan not to exceed 20 feet.



Subject: Highlight
Page Label: 2
Author: dsdparsons
Date: 12/18/2018 1:32:11 PM
Color: ■

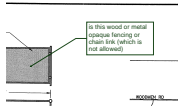


Subject: Highlight
Page Label: 2
Author: dsdparsons
Date: 12/18/2018 1:32:12 PM
Color: ■

compliance with all applicable notes
is recorded plan
access permit must be obtained by the
equipment Services Engineering Division
to the establishment of any driveway
to a County Road.
of blockage of any drainage way
of the



Subject: Highlight
Page Label: 2
Author: dsdparsons
Date: 12/18/2018 1:32:16 PM
Color: ■



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 12/18/2018 1:33:15 PM
Color: ■

is this wood or metal opaque fencing or chain link (which is not allowed)

dsdrice (2)



Subject: Length Measurement
Page Label: 3
Author: dsdrice
Date: 12/14/2018 10:41:56 AM
Color: ■

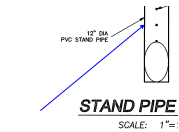
37'-6"



Subject: Callout
Page Label: 3
Author: dsdrice
Date: 12/14/2018 10:43:27 AM
Color: ■

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

Steve Kuhster (10)

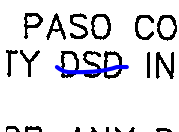


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Author: Steve Kuhster
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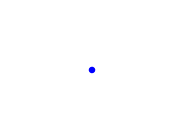


Subject: text box
Page Label: 5
Author: Steve Kuhster
Date: 12/18/2018 8:44:11 AM
Color: ■

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.



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Page Label: 5
Author: Steve Kuhster
Date: 12/18/2018 8:45:56 AM
Color: ■

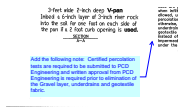


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Author: Steve Kuhster
Date: 12/18/2018 8:46:04 AM
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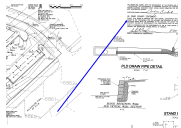
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Page Label: 5
Author: Steve Kuhster
Date: 12/18/2018 8:49:21 AM
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Change DSD to PCD throughout notes

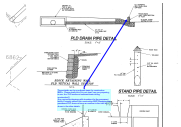


Subject: arrow & box
Page Label: 3
Author: Steve Kuehster
Date: 12/18/2018 8:56:23 AM
Color: ■

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: Arrow
Page Label: 4
Author: Steve Kuehster
Date: 12/18/2018 8:58:31 AM
Color: ■



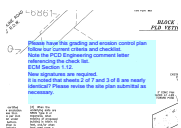
Subject: arrow & box
Page Label: 3
Author: Steve Kuehster
Date: 12/18/2018 9:11:41 AM
Color: ■

These details are for a sediment basin for construction BMPs. Please clarify this (It is not clear? are you proposing to use the PLD area as a sediment basin during construction?) Also, revise the drawings with elevations for the permanent facility. Currently without this construction BMP Standpipe the permanent PLD does not have an overflow to the inlet as shown in the other details.



Subject: text box
Page Label: 5
Author: Steve Kuehster
Date: 12/18/2018 9:13:33 AM
Color: ■

Add this note for a total of 27 notes.



Subject: text box
Page Label: 4
Author: Steve Kuehster
Date: 12/18/2018 9:26:50 AM
Color: ■

Please have this grading and erosion control plan follow our current criteria and checklist. Note the PCD Engineering comment letter referencing the check list. ECM Section 1.12. New signatures are required. it is noted that sheets 2 of 7 and 3 of 8 are nearly identical? Please revise the site plan submittal as necessary.