

Falcon Landing

7344 McLaughlin Road
Falcon, Colorado 80831

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

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.

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-Separated 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 Cothorn, 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

BUILDING DESIGN
Mr. Bary 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, 80828

DESIGNED BY:
K W I K D R A W
ARCHITECTURAL DESIGN SERVICES
2534 CACTUS DRIVE 80911
COLORADO SPRINGS, CO.
PH (719)391-9998 ext. 247-7655

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

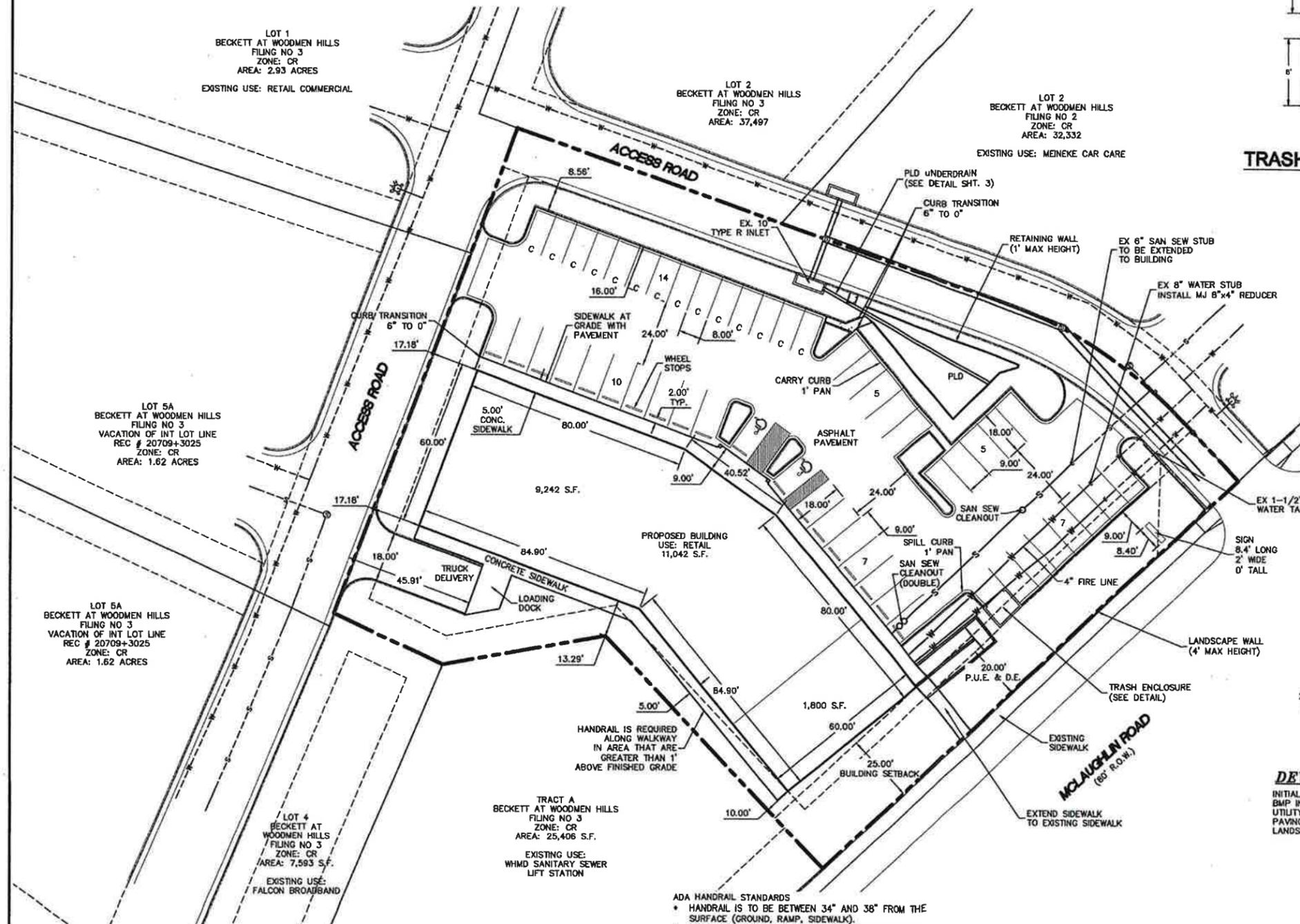
FALCON LANDING
7344 McLAUGHLIN ROAD
FALCON, CO. 80831

DESIGNER:
BARRY LEMAY
PLAN NO.
0808003
DATE:
MAY 3, 2008
CAD DWGS:
PAW PAW'S DESIGN
719-233-0813
CAD FILE
FALCON LANDING
REVISION DATES
5/19/08
5/20/08
5/23/08
5/29/08
6/02/08
6/05/08
6/23/08

SHEET NUMBER:

1

PLOT PLAN LOT 3 BECKETT AT WOODMEN HILLS



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: 37,497

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

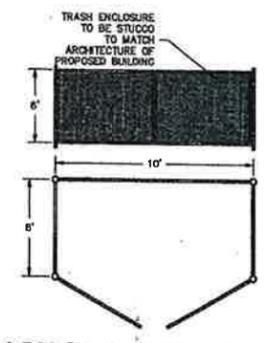
LOT 5A
BECKETT AT WOODMEN HILLS
FILING NO 3
VACATION OF INT LOT LINE
REC # 20709+3025
ZONE: CR
AREA: 1.62 ACRES

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

TRACT A
BECKETT AT WOODMEN HILLS
FILING NO 3
ZONE: CR
AREA: 25,406 S.F.

EXISTING USE:
WHMD SANITARY SEWER
LIFT STATION

- 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 10" RETURN IS NEEDED TO "ROUND OUT" THE ENDS OF THE HANDRAIL.
 - HANDRAILS SHALL NOT ROTATE WITHIN THE FITTINGS.



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 (8x18)	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

BUILDING INFORMATION

USE: RETAIL

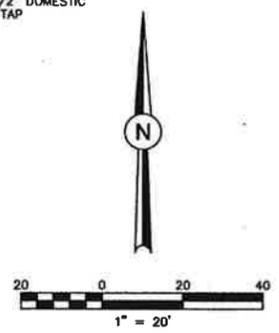
NUMBER OF UNITS: 2

11,042 GROSS S.F.

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

DEVELOPMENT SCHEDULE

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



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

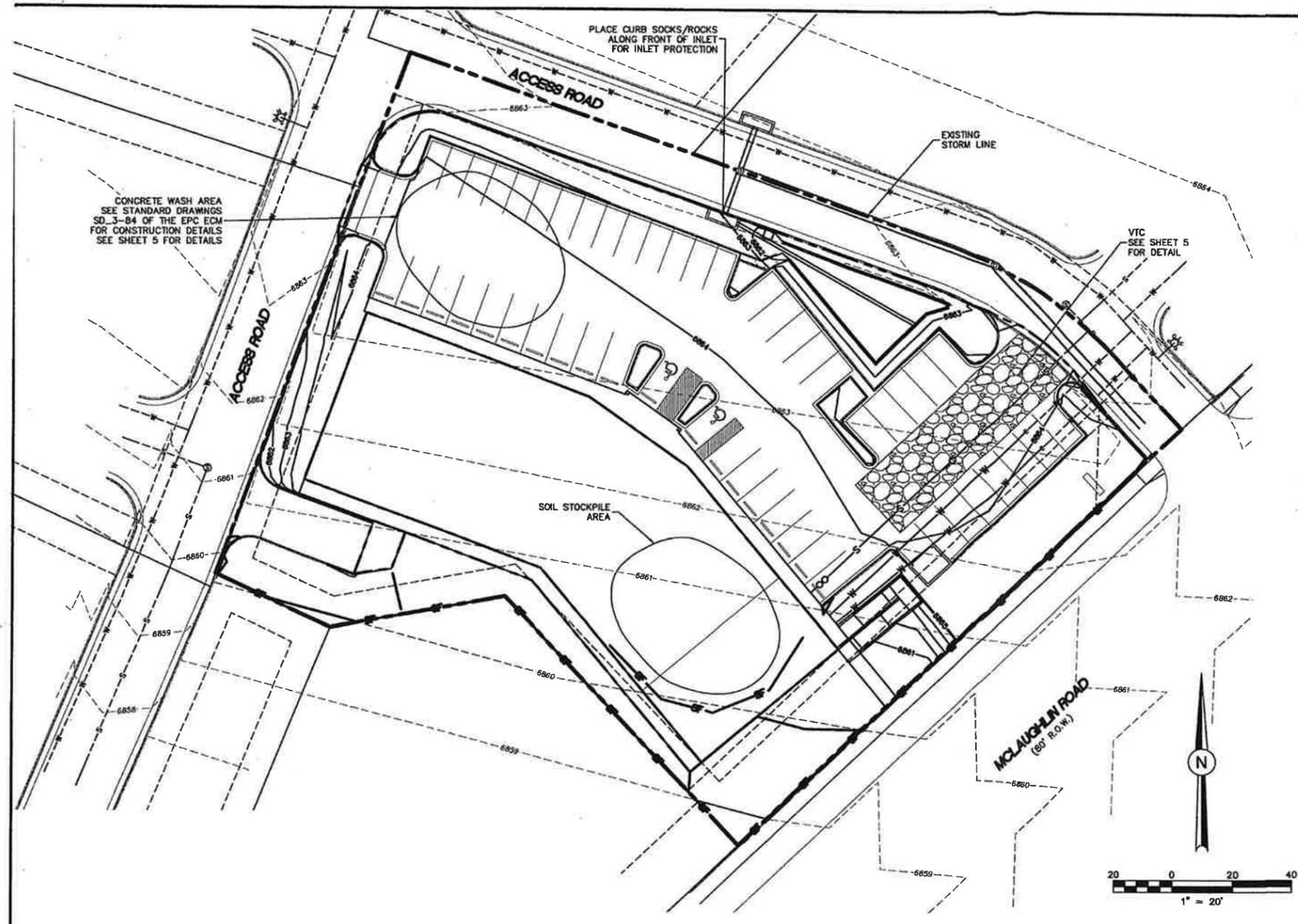
SE Springs Engineering
31 N. TEJON, SUITE 315
COLORADO SPRINGS, CO 80903
P: (719) 227-2388
F: (719) 227-7392

PROJECT: BECKETT AT WOODMEN HILLS LOT 3

SHEET TITLE: SITE PLAN

FROM: n/a TO: n/a

JOB NO. 06-0056 SHEET 2 OF 9



CONCRETE WASH AREA
SEE STANDARD DRAWINGS
SD_3-84 OF THE EPC ECM
FOR CONSTRUCTION DETAILS
SEE SHEET 5 FOR DETAILS

PLACE CURB SOCKS/ROCKS
ALONG FRONT OF INLET
FOR INLET PROTECTION

VTC
SEE SHEET 5
FOR DETAIL

LEGEND

EX MINOR CONTOUR	---
EX MAJOR CONTOUR	---
PR MINOR CONTOUR	---
PR MAJOR CONTOUR	---
PROPOSED SLOPE	XXE
DIRECTION OF FLOW	→
SILT FENCE	SF
VEHICLE TRACKING CONTROL	XXXXXX
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 DEC. 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 ECD INSPECTIONS START.
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 SEEDING. 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 GRADIED 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. BMPs 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 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
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

REVISIONS:		
NO.	DESCRIPTION	DATE

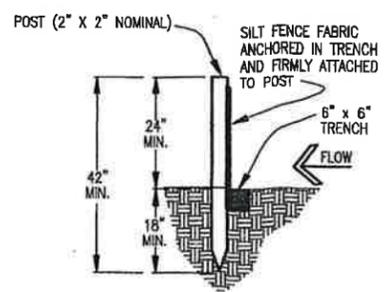
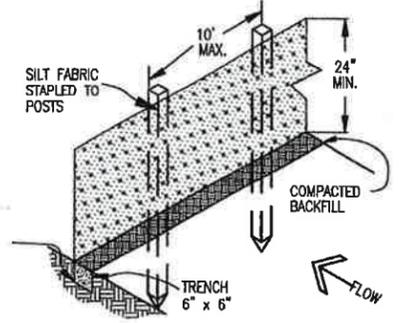
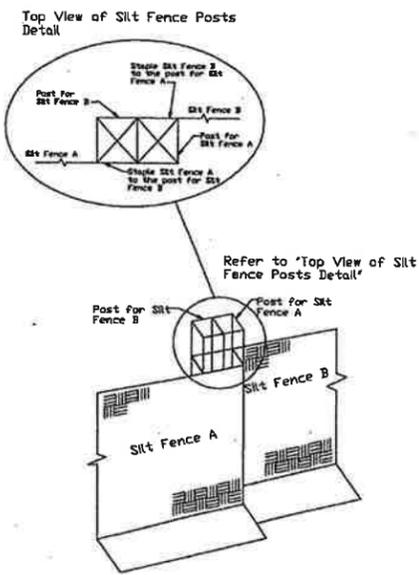
ENGINEER:
DESIGNED BY: WDC DATE: _____
DRAWN BY: WDC DATE: _____
CHECKED BY: _____ DATE: _____

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. TECH. 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

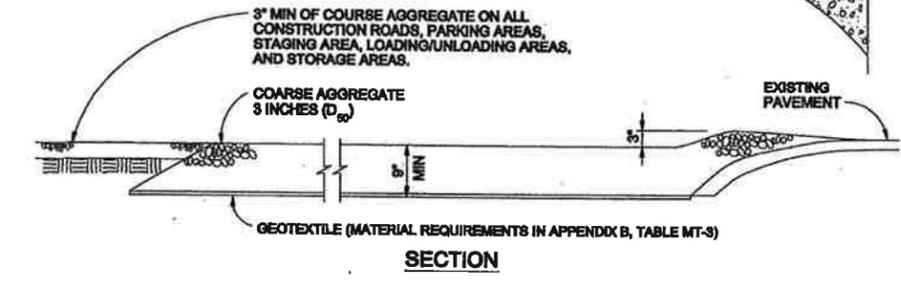
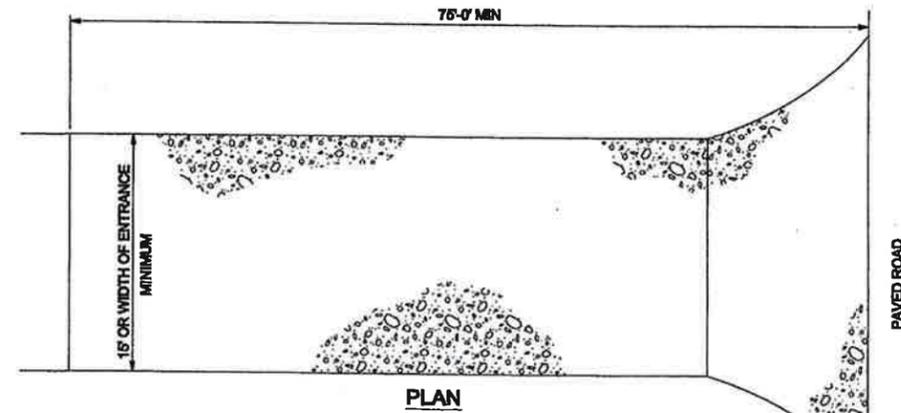
EPC 4/9/19



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 "I" TYPE WITH MINIMUM WEIGHT OF 1.53 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.

- 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.



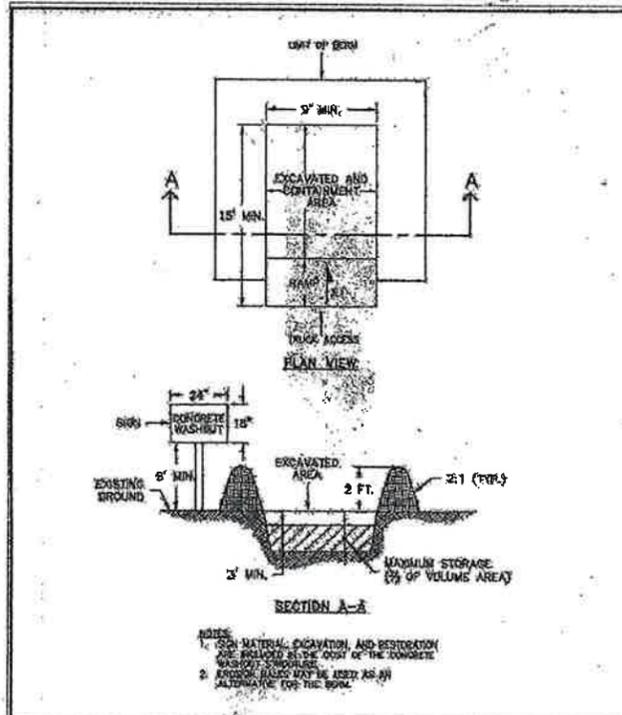
VEHICLE TRACKING NOTES

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.



DATE: 1/1/08	DESCRIPTION: Concrete Washout Structure
DRAWN BY: John A. McCarty	CHECKED BY: [Signature]
DATE: 1/17/07	DATE: [Blank]
SCALE: SD, 3/8"	SCALE: [Blank]

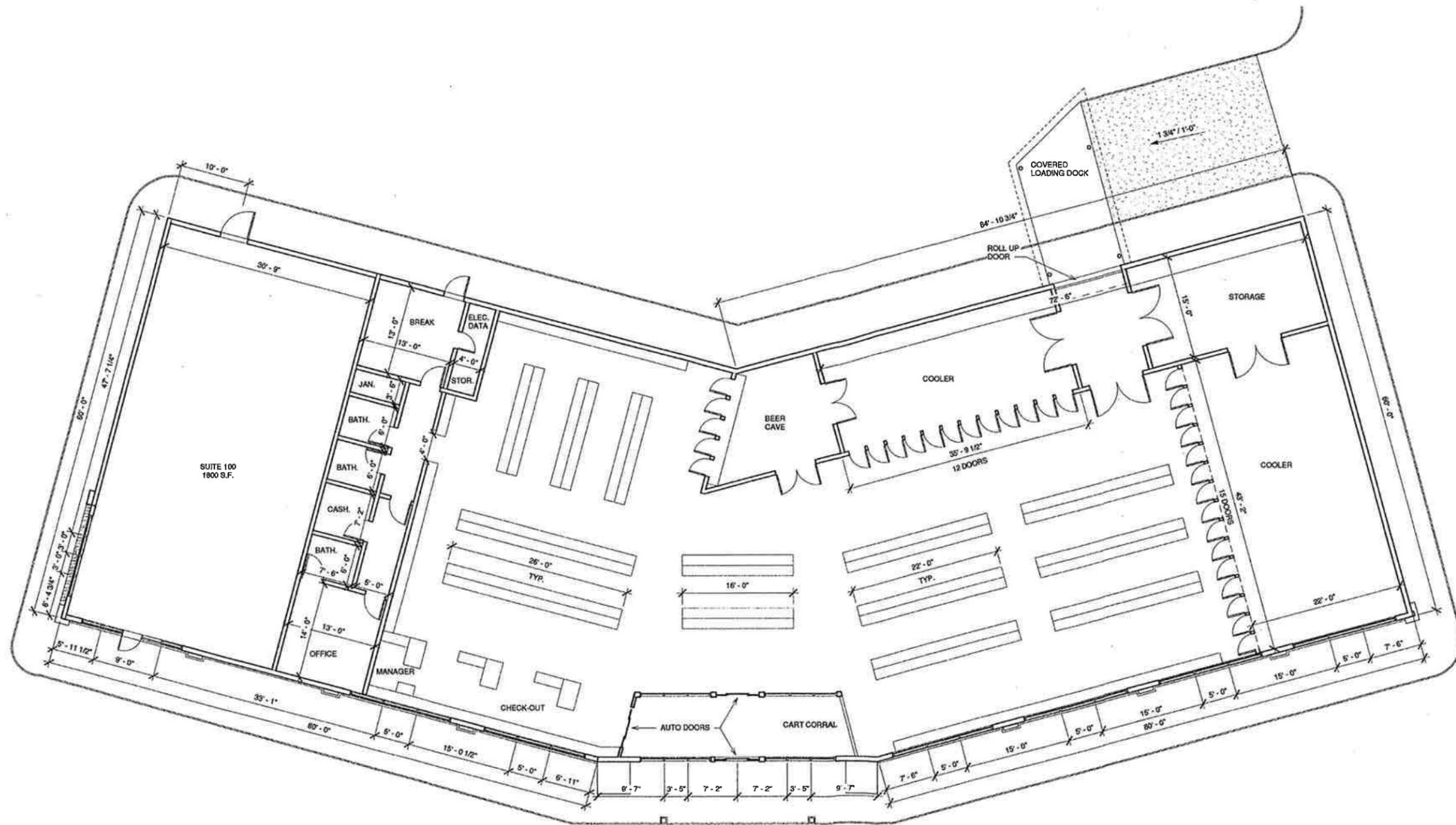
NO.	DESCRIPTION	DATE

ENGINEER: _____ DATE: _____
DESIGNED BY: WDC DATE: _____
DRAWN BY: WDC DATE: _____
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48 HOURS BEFORE YOU DIG,
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1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
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SE Springs Engineering
25 N. TEJON, SUITE 200
COLORADO SPRINGS, CO 80903
P: (719) 227-7358
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 5 OF 9



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

REVISIONS	
DATE	FOR

Tremme Design Group

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

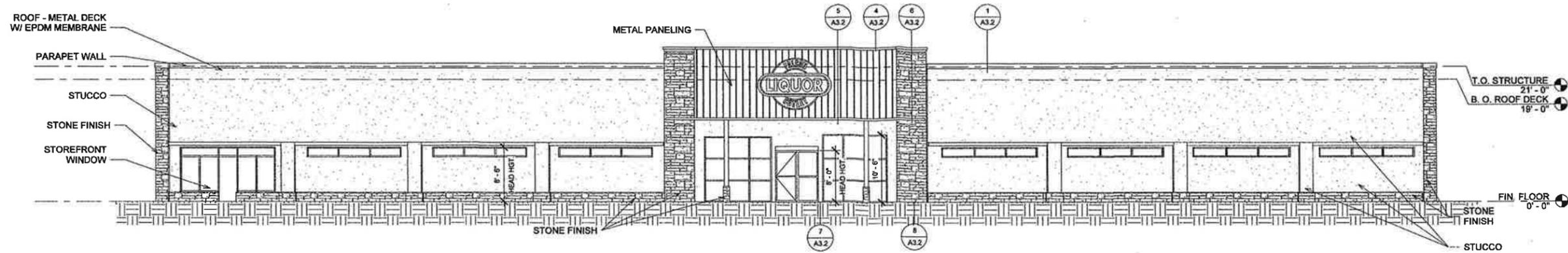
DRAWN BY: Author

CHECKED BY: Checker

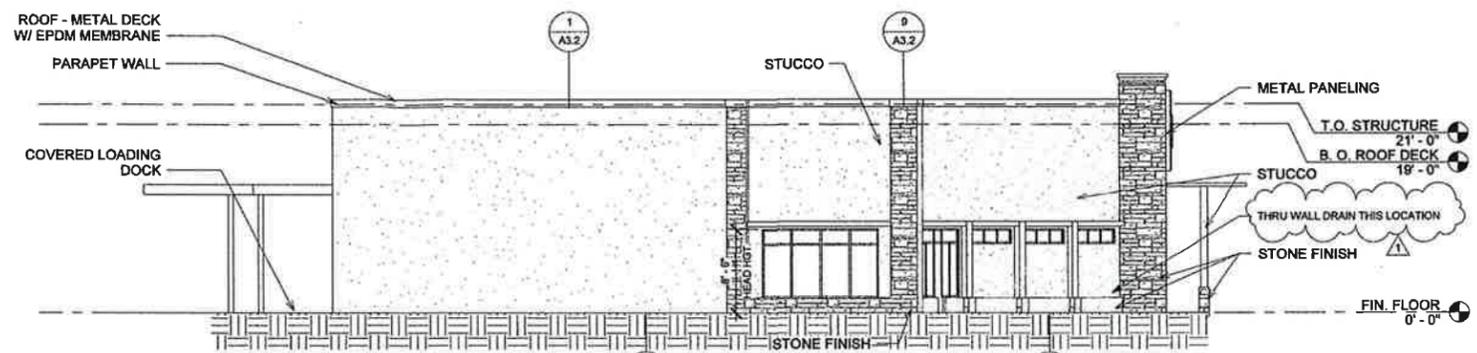
PROJECT NO:

SHEET:

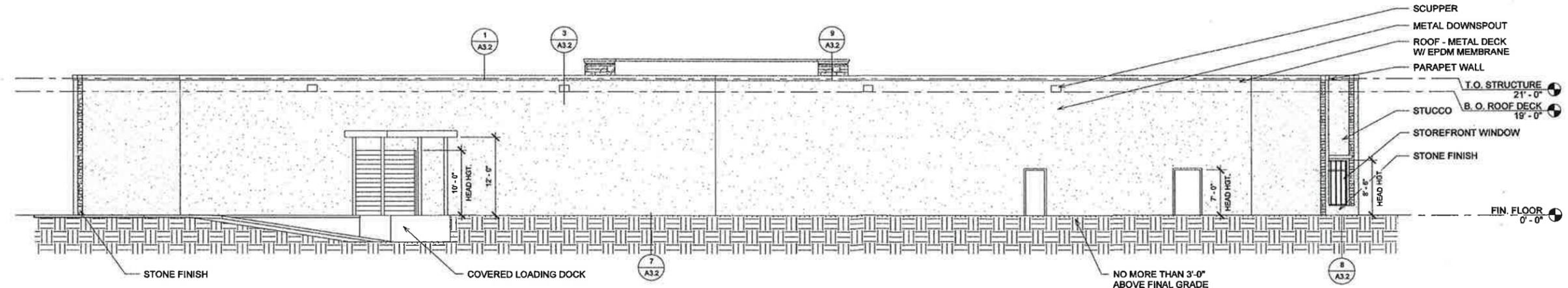
8 OF 9



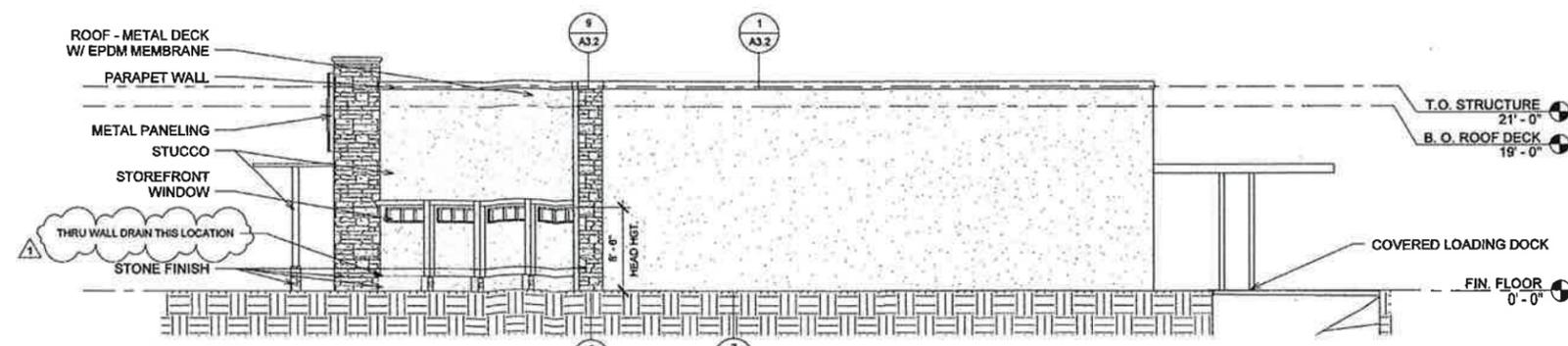
1 FRONT ELEVATION
1/8" = 1'-0"



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



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



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

REVISIONS		
DATE	FOR	
2.4.19	REV. 1	

Tremmel Design Group
 201 East Las Animas Street, Suite 113
 Colorado Springs, CO 80903
 719.623.5641 (Phone)
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FALCON LANDING - CORE AND SHELL ONLY
 7344 MCLAUGHLIN ROAD
 FALCON, COLORADO 80831

EXTERIOR ELEVATIONS

DATE: 11.29.18
 DRAWN BY: CDG/PS
 CHECKED BY: TDG

PROJECT NO:
 SHEET:
 9 OF 9