

# COVINGTON Office Building Site Development Plan

ACADEMY VILLAGE FILING NO. 1  
(RECEPTION NO. 96156157)

LOT 1  
BLOCK 1  
PROPOSED TOWNHOMES

**SHEET INDEX:**

- 1 - SITE DEVELOPMENT PLAN
- 2 - SITE DEVELOPMENT NOTES & DETAILS
- 3 - SITE DEVELOPMENT ELEVATIONS
- 4 - LANDSCAPE DEVELOPMENT PLAN
- 5 - GRADING AND EROSION CONTROL PLAN
- 6 - GRADING AND EROSION CONTROL PLAN
- 7 - GRADING AND EROSION CONTROL DETAILS
- 8 - POND GRADING PLAN
- 9 - OUTLET STRUCTURE DETAIL
- 10 - WATER AND SANITARY SERVICE PLAN - COVER SHEET
- 11 - WATER AND SANITARY SERVICE PLAN - GESCO PLAN
- 12 - UTILITY SERVICE PLAN
- 13 - WATER AND SANITARY SERVICE PLAN - DETAILS
- 14 - WATER AND SANITARY SERVICE PLAN - DETAILS

Photometric Lighting Plan

Adjacent Zoning Uses

remove seedmix and place on LS plan for clarity.

There are building setbacks and there are landscape setbacks/buffers. Please label / line N E W sides with correct label / line.

See comment letter.



**PROJECT DESCRIPTION:**

PROJECT DESCRIPTION:  
NEW TWO STORY OFFICE BUILDING WITH ATTACHED VEHICLE STORAGE AND SITE IMPROVEMENTS.  
SITE DEVELOPMENT PLAN  
ACADEMY VILLAGE FILING NO. 3,  
SEE SITE PLAN GENERAL NOTE 2.  
DEVELOPMENT PLAN FILE NUMBER:  
APN 72014-01-004  
LOCATION ADDRESS AND TAX SCHEDULE NO.:  
13737 STRUTHERS ROAD, COLORADO SPRINGS, CO. 80915  
TAX SCHEDULE NO. [REDACTED]  
OWNER'S NAME:  
PEOPLES NATIONAL BANK COLORADO (13725 STRUTHERS ROAD)  
CO. SPRINGS, CO. 80916-4001  
APPLICANT NAME:  
COVINGTON HOMES, LLC (13731 STRUTHERS ROAD)  
MAILING ADDRESS: 13725 STRUTHERS ROAD, SUITE 201,  
CO. SPRINGS, CO. 80921

**LEGAL DESCRIPTION:**

CURRENT:  
LOT 2, ACADEMY VILLAGE FILING NO. 3,  
EL PASO COUNTY, COLORADO AS SHOWN ON THE SUBDIVISION  
PLAT THEREOF RECORDED UNDER RECEPTION NO. 21874141  
OF THE EL PASO COUNTY RECORDS.  
LEGAL DESCRIPTION says  
30,899 S.F.

**ZONING & SITE DATA:**

EXISTING ZONE: PD  
PROPOSED ZONE: CS (COMMERCIAL SERVICE)  
LOT AREA: 30,894 S.F., 0.709 AC.  
EXISTING LAND USE: VACANT LOT  
PROPOSED LAND USE: SEE BUILDING DATA BELOW  
REQUIRED BUILDING SETBACKS: 25' PERIMETER  
FRONT EAST VARIES  
SIDE SOUTH VARIES  
SIDE NORTH VARIES  
REAR WEST VARIES

PROPOSED PERCENT OF COVERAGE:  
BUILDING: 3,787 S.F. / 12.26%  
HARDSCAPE: 11,846 S.F. / 38.36%  
GRAVEL DRIVE: 505 S.F. / 1.63%  
LANDSCAPE: 14,746 S.F. / 47.75%  
LANDSCAPE PER 6.22 LANDSCAPE REQUIREMENTS  
SEE LANDSCAPE PLAN

**PARKING SUMMARY:**

LOT 2 PARKING SPACE PROVIDED:  
40'x4 STANDARD SPACES: 16 OFFICE (B OCC.) = 5,120 SF / 200 = 26 SPACES  
90'x4 COMPACT SPACE: 8'x16': 2 MECHANICAL STORAGE 4  
90'x4 HANDICAP SPACE: 4'x18': 2 VEHICLE STORAGE (6-1 OCC.) = 1,752 SF / 1000 = 2 SPACES  
W/ 90'x4 8'x18' ACCESS AISLE  
STRIPPED TOTAL = 20 7,324 SF TOTAL = 30 SPACES + 2 DISABLE SPACE REQUIRED  
VEHICLE STORAGE: 2  
DRIVEWAY: 1  
VEHICLE STORAGE & DRIVEWAY TOTAL = 3  
LOT 1 PARKING SPACE PROVIDED:  
40'x4 STANDARD SPACES: 4'x18': 4  
SHARED STRIPPED TOTAL = 4  
GRAND TOTAL PROVIDED = 32

**BUILDING DATA:**

PROPOSED BUILDING USE:  
COMMERCIAL OFFICES AND VEHICLE STORAGE (BUSINESS GROUP B & STORAGE GROUP S-1)  
PROPOSED BUILDING AREA FOOTPRINT: 3,789 S.F. (INCLUDING COLUMN PROJECTIONS)  
PROPOSED OVERALL BUILDING AREAS:  
BASEMENT LEVEL=121 S.F., CRAWL SPACE=2,043 S.F.  
MAIN LEVEL=3,787 S.F. (INCLUDES VEHICLE STOR. 1,025 S.F.)  
UPPER LEVEL=2,810 S.F.  
TOTAL USABLE=7,342 S.F.

PROPOSED NUMBER OF STORIES: (2) TWO  
PERCENT OF BUILDING COVERAGE: 12.34% (25% MAX. COVERAGE)  
BUILDING HEIGHT: 32' +/- PROPOSED, (45' MAX. ALLOWED)  
PER EL PASO COUNTY LAND DEVELOPMENT CODE PAGE 5-123, TABLE 5-5, FOOTNOTE 10.

**ADA STATEMENT:**

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. THERE MUST ALSO BE A ROUTE IDENTIFIED ON THE PLAN THAT IS ADA ACCESSIBLE TO GET TO THE STRUCTURE FROM THE DESIGNATED PARKING SPOTS.

**SCHEDULE OF DEVELOPMENT:**

SCHEDULED START OF CONSTRUCTION: 08/15/2018 / FALL 2018

**SITE PLAN GENERAL NOTES:**

SEE SHEET SP-2 FOR DEVELOPMENT PLAN GENERAL NOTES.  
FOR A COMPLETE LIST OF SYMBOLS FOR PROPOSED PLAN, SEE FINAL PLAT, RECORDED 8/15/2018, RECEPTION NO. 21874141

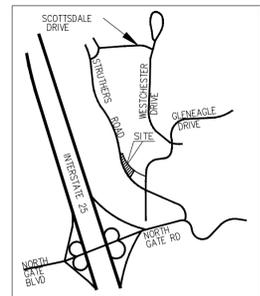
**ABBREVIATIONS:**

B	BOLLARD	MAX.	MAXIMUM	ADA	AMERICANS WITH
B.O.	BOTTOM OF	MDP	MAIN DISTRIBUTION PANEL	DISABILITIES ACT	
BOX	BOTTOM OF WALL	(N)	(NEW CONSTRUCTION)	A/R	ACCESSIBLE / ROUTE
CONC.	CONCRETE	P.O.B.	POINT OF BEGINNING	VTC	VEHICLE TRACKING
DGW	DOMESTIC COLD WATER	R	RADIUS		CONTROL
(E)	(EXISTING TO REMAIN)	REINF.	REINFORCED	TBD	TO BE DETERMINED
ELECT	ELECTRICAL	(R)	(REMOVED)	TSP	TEMPORARY STOCKPILE
F.F.E.	FINISH FLOOR ELEVATION	(REL)	(RELOCATE)	T.O.	TOP OF
F.H.	FIRE HYDRANT	R.O.W.	RIGHT OF WAY	T.O.W.	TOP OF WALL
(F.V.)	(FIELD VERIFY)	SD	STORM DRAIN	(TYP.)	(TYPICAL)
H/C	HANDICAP	SF	SQUARE FOOT	UG	UNDERGROUND
LP	LIGHT POLE	SN	SANITARY WASTE	W.	WIDE
		SW		KLP	WALL LIGHT PACK

**SITE PLAN LEGEND:**

○	6' CONCRETE PARKING WHEEL STOP	---	PROPERTY LINE
□	SIGN POST MOUNTED AS NOTED	●	PROPERTY CORNER MONUMENT
⊕	EXISTING TELEPHONE PEDESTAL	▨	PROPOSED BUILDINGS W/ CONCRETE WALKS & PADS AS NOTED
⊕	FIRE HYDRANT	▨	5" CONC. REINF. PAVING OVER 6" GRAVEL ROAD BASE
⊕SD	STORM DRAIN	▨	GRAVEL DRIVE SEE CIVIL PLANS
⊕@LP	NEW LIGHT POLE TO MATCH EXISTING	▨	LANDSCAPE AREA SEE LANDSCAPE PLANS
⊕@MLP	NEW EXTERIOR WALL LIGHT PACK	▨	ADA CURB RAMP (112" MAX. 6" WIDE MIN.) WITH FLARED OR CURB SIDES & DETECTABLE WARNING TO MEET COUNTY STANDARDS
---	EXISTING UNDERGROUND ELECTRICAL LINE	▨	INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR DISABLED PARKING STALL 4'x4', 2" HIGH BORDER, WHITE SYMBOL AND BLUE BACKGROUND
---	UNDERGROUND GAS LINE		
---	UNDERGROUND TELEPHONE LINE		
---	ADA ACCESSIBLE ROUTE		
6424	EXISTING CONTOUR LINES SEE CIVIL FOR PROPOSED CONTOURS AND SPOT ELEVATIONS.		
•B	BOLLARD 6" CONCRETE FILLED PIPE W/ ROUNDED CONCRETE TOP 3" HIGH (PAINT) SET IN 12" CONCRETE PIER 3'-0"		

**TRAFFIC CONTROL AND PARKING STRIPING:**  
LANE OR CHANNELIZING LINES: 4" WIDE SOLID WHITE  
STOP BARS: 24" WIDE SOLID WHITE  
AUTO PARKING STALL LINES: 4" WIDE SOLID WHITE  
HANDICAP / DISABLED VAN AND PARKING STALL INTERNATIONAL SYMBOL OF ACCESSIBILITY 2'-0"x4'-0" 2" WHITE BORDER, WHITE SYMBOL AND BLUE BACKGROUND  
AUTO PARKING PAINTED ISLAND: 4" WIDE SOLID WHITE PERIMETER AND 24" APART AT CROSS HATCH



Contractor:  
Covington Homes, LLC  
9240 Explorer Drive, Suite 115  
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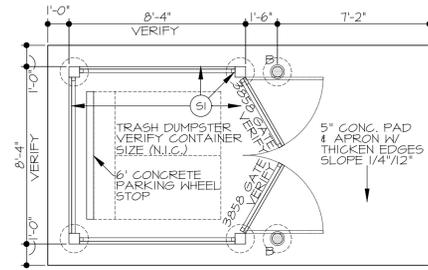


**COVINGTON OFFICE BUILDING  
Site Development Plan**  
13737 STRUTHERS ROAD  
COLORADO SPRINGS, COLORADO 80921

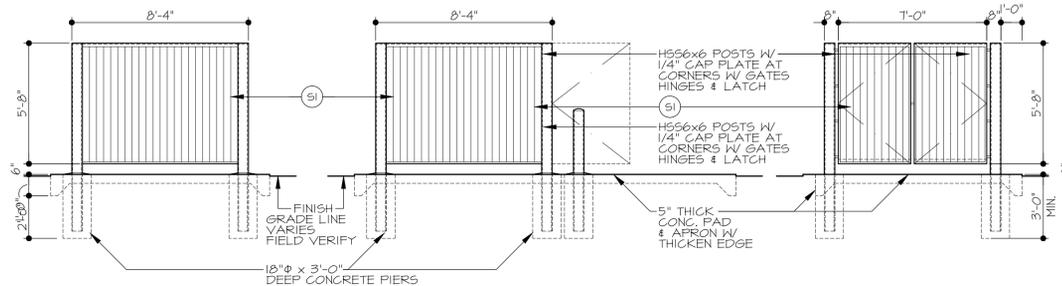
Project No. LGA17-1518  
(MWH-IT-916-05)  
File No. LGA171518SDP1  
Drawn: MWH  
Checked: MWH, LG  
Issued: 10/04/18  
Revisions:

**SITE DEVELOPMENT PLAN  
& SITE DATA**  
SCALE: AS NOTED  
Sheet Number:  
**SDP-1**  
OF 2 SHEETS  
SHEET 1 OF 14

# COVINGTON Office Building Site Development Notes & Details



PLAN VIEW

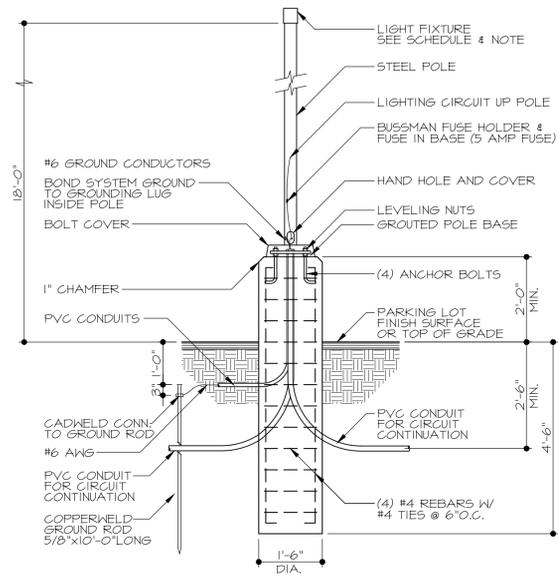


REAR ELEVATION

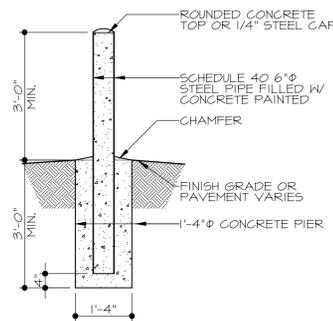
SIDE ELEVATION

FRONT ELEVATION

1 TRASH ENCLOSURE PLAN, & ELEVATIONS  
SDP-2 SCALE: 1/4" = 1'-0"



2 EXT. LIGHT POLE BASE DETAIL  
SDP-2 SCALE: 1/2" = 1'-0" NOTE: ALL LIGHTING SHALL BE FULL CUT-OFF



3 TYPICAL BOLLARD DETAIL  
SDP-2 SCALE: 1/2" = 1'-0"

IF lighting is proposed that is not wall sconce(s), a lighting plan must be provided meeting the 01 at the property lines per Chapter 6. Provide a lighting plan with the photometric

what does that mean? Dimensions from property lines to buildings should be shown not from curb that is in the ROW...?

### SITE PLAN GENERAL NOTES

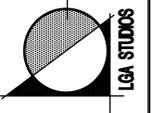
- SITE PLAN DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING OR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
- FINAL PLAT (ACADEMY VILLAGE FILING NO. 3):  
PREPARED BY: LAND DEVELOPMENT CONSULTANTS, INC., PROJECT NO. 08013,  
DATED 03/23/17, REV. 07/04/18. RECORDING DATED AUGUST 15, 2018, RECEPTION NO. 218714197.  
GRADING, EROSION, CONTROL, POND, UTILITY SERVICE AND DETAIL PLANS:  
PREPARED BY: J-R ENGINEERING, JOB NO. 25123.00, PROJECT NO: VR-17-012, DATED 05/03/18.  
LANDSCAPE DEVELOPMENT PLAN:  
PREPARED BY: CARLA ANDERSON, RLA, DATED 04/13/18.
- THE PROPERTY IS SUBJECT TO THE NOTES, EASEMENTS AND RESTRICTIONS PER THE RECORDED PLAT.
- UNITS OF MEASURE ARE U.S. SURVEY FEET.
- LIGHT POLE HEIGHT NOT TO EXCEED 25'-0".

This plan needs to be provide d and needs to meet Chapter 6 of the county's Code.

Contractor:  
Covington Homes, LLC  
9240 Explorer Drive, Suite 115  
Colorado Springs, CO. 80920  
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**COVINGTON OFFICE BUILDING  
Site Development Plan**  
13737 STRUTHERS ROAD  
COLORADO SPRINGS, COLORADO 80921

Project No. LGA17-1518  
(MWH-17-016-05)  
File No. LGS151352SDP  
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Checked: MWH, LG  
Issued: 10/04/18  
Revisions:

SITE DEVELOPMENT  
NOTES & DETAILS  
SCALE: AS NOTED

Sheet Number:  
**SDP-2**  
OF 2 SHEETS

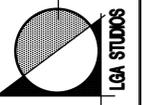
COUNTY FILE NUMBER: PPR-18-021

# COVINGTON Office Building Site Development Elevations

Contractor:  
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9240 Explorer Drive, Suite 115  
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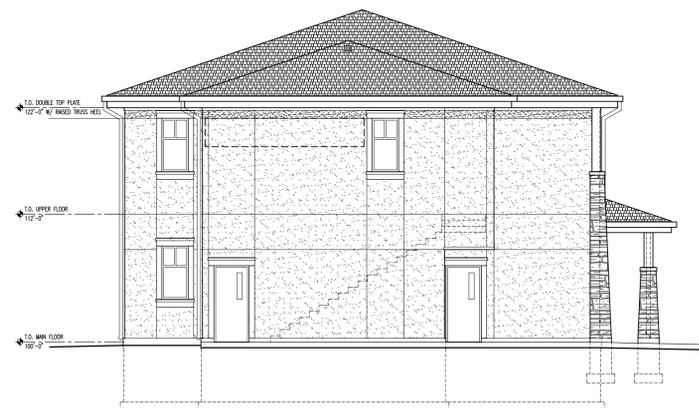


**COVINGTON OFFICE BUILDING  
Site Development Plan**  
13737 STRUTHERS ROAD  
COLORADO SPRINGS, COLORADO 80921

Project No. LGA17-1518  
(MWH-IT-916-05)  
File No. LGS151352SDP  
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Checked: MWH, LG  
Issued: 10/08/18  
Revisions:

**SITE DEVELOPMENT  
NOTES & DETAILS**  
SCALE: AS NOTED

Sheet Number:  
**SDP-3**  
OF 3 SHEETS



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



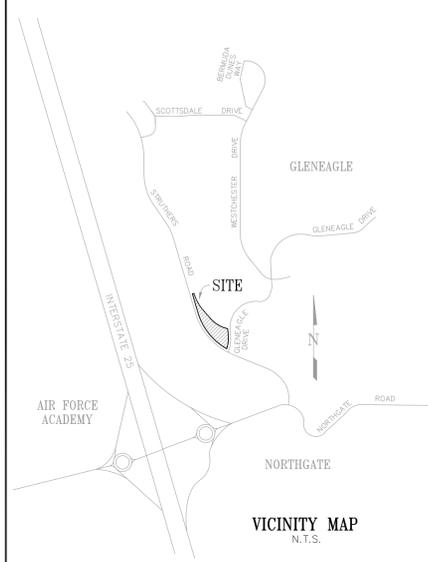
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

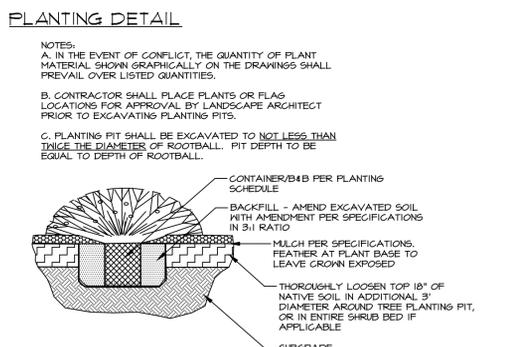


**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



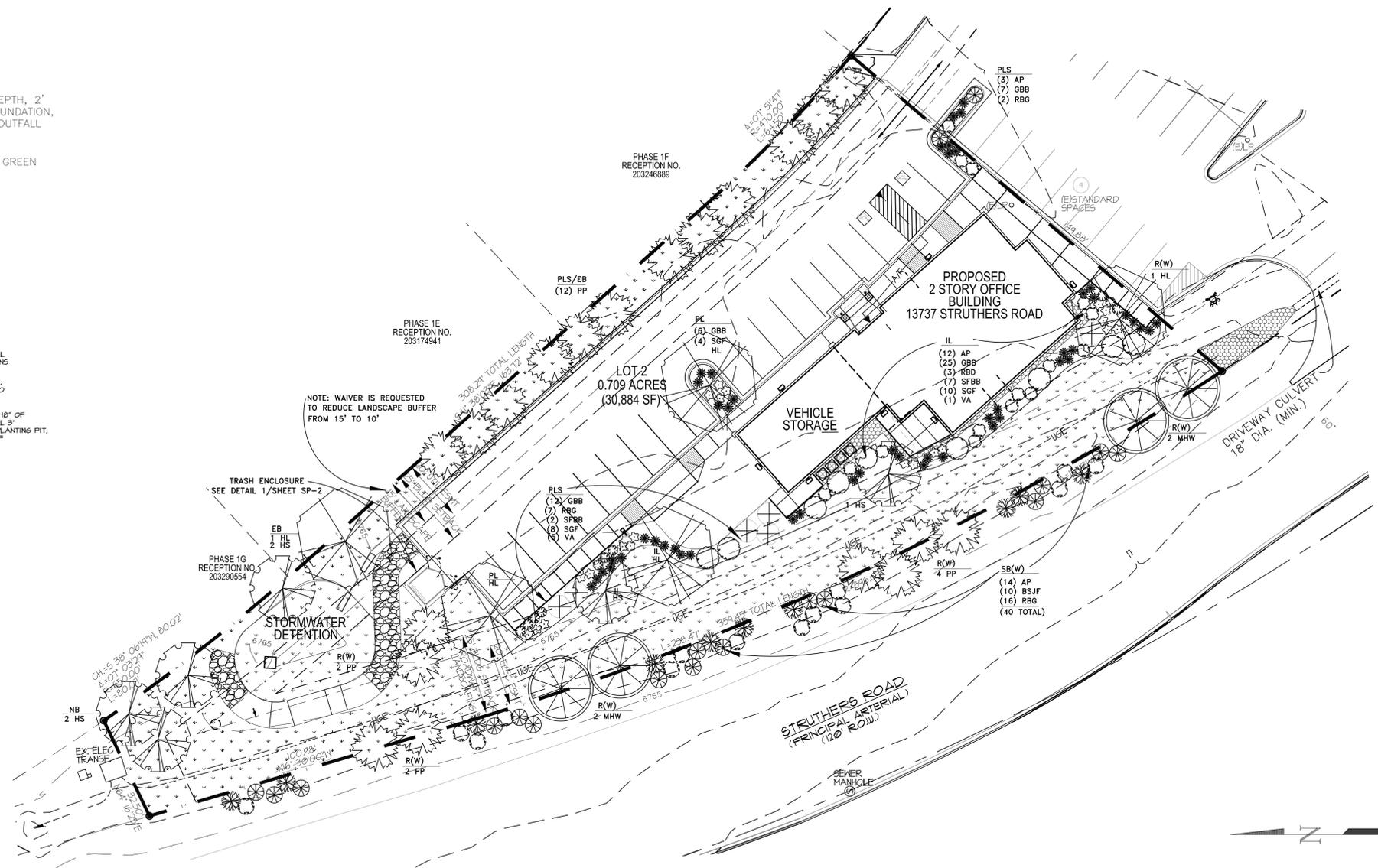
### HATCH SCHEDULE

	PBSI NATIVE PRAIRIE MIX, AS SUPPLIED BY PAWNEE BUTTES SEED INC., OR APPROVED EQUAL:
	BLUE GRAMMA 29%
	BUFFALOGRASS 10%
	GREEN NEEDLEGRASS 20%
	SIDEOATS GRAMA 20%
	WESTERN WHEATGRASS 20%
	SAND DROPSEED 1%
	2-4" WASHED RIVER COBBLE, 4" DEPTH, 2' WIDE BORDER AROUND BUILDING FOUNDATION, AND AT ENTRANCE DRIVE CULVERT OUTFALL
	4" ROLLTOP STEEL EDGE BLACK OR GREEN



### PLANT SCHEDULE

Symbol	QUAN	Common Name	Scientific Name	Size
<b>TREES</b>				
PP	20	Pinyon Pine	Pinus edulis	4' ht min
HL	5	Honeylocust 'Northern Acclaim'	Gleditsia triacanthos 'Northern Acclaim'	2' cal
MHW	4	Maple 'Hot Wings'	Acer tataricum 'Hot Wings'	1.5" cal
HS	6	Hawthorn 'Snowbird'	Crataegus x mordensis 'Snowbird'	1.5" cal
<b>SHRUBS AND GRASSES</b>				
AP	29	Apache Plume	Fallugia paradoxa	#5
GBB	50	Big Bluestem 'Windwalker'	Andropogon gerardii 'Windwalker'	#1
SFBB	9	Silver Fountain Butterflybush	Buddleia alternifolia 'argentea'	#5
SGF	22	Spiraea 'Goldflame'	Spiraea japonica 'Goldflame'	#5
VA	6	Viburnum 'Mohican'	Viburnum lantana 'Mohican'	#5
RBD	10	Rabbit Brush Dwarf	Ericameria nauseosa ssp. ver. nauseosa	#2
BSJF	10	Bluestem Jointfir	Ephedra equisetina	#5
RBG	18	Rabbitbrush Green	Ericameria nauseosa	#5



### PLANTING PLAN

SCALE: 1" = 20'

### PLANTING AND IRRIGATION NOTES:

- HARDINESS: ALL PLANT MATERIAL SHALL BE HARDY TO MINIMUM USDA 4 AND 7000' ELEVATION.
- IRRIGATION: SEEDED NATIVE GRASS AREAS SHALL BE IRRIGATED WITH SUPPLEMENTAL OVERHEAD AUTOMATIC IRRIGATION, AT RATES AS RECOMMENDED BY THE SEED SUPPLIER FOR ESTABLISHMENT, WITH SUPPLEMENTAL IRRIGATION AS NECESSARY BASED ON AVAILABLE NATURAL RAINFALL AFTER ESTABLISHMENT. SHRUBS AND TREES SHALL BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION. RATES TO BE APPROPRIATE FOR THE SIZE AND SPECIES OF PLANT MATERIAL. IRRIGATION SYSTEM SHALL INCORPORATE STATE-OF-THE-ART, WATER-SAVING DEVICE(S) SUCH AS SOIL MOISTURE SENSOR, NATURAL PRECIPITATION MONITOR, ON-LINE E.T. MONITOR, OR OTHER. SYSTEM SHALL BE MONITORED OVER TIME TO INSURE EFFICIENT FUNCTIONING. AS THEY BECOME ESTABLISHED, MATURE SIZE OF PLANT SPECIES CAN BE BALANCED WITH REDUCED WATER NEEDS OF LOW-WATER SPECIES TO REDUCE OVER-ALL WATER CONSUMPTION OF THE IRRIGATION SYSTEM.
- NATIVE GRASS AREAS: EXISTING 4" OF NATIVE TOPSOIL SHALL BE STOCKPILED AND CONSERVED DURING CONSTRUCTION GRADING, AND RE-APPLIED TO THE AREAS SPECIFIED FOR NATIVE GRASS SEED. DISC SOIL AND DRILL SEED APPLICATION FOR BEST RESULTS, AT RATES AS RECOMMENDED BY SEED SUPPLIER. NATIVE GRASS MAY BE MOVED IN SELECT AREAS FOR A MORE GROOMED APPEARANCE, HOWEVER NO SHORTER THAN 3-4". IF LEFT TO GROW FOR A "PRAIRIE" EFFECT, WILDFLOWERS WILL RE-SEED AND BECOME MORE ABUNDANT. MOW PRAIRIE ONCE ANNUALLY IN LATE FALL AFTER ALL PLANTS ARE DORMANT.
- MULCH: ALL SHRUB BEDS SHALL BE MULCHED WITH EITHER 1) 3-4" DEPTH SHREDDED BARK MULCH OR 2) 2-3" DEPTH 1/2" CRUSHED ROCK.

### STATEMENT OF COMPLIANCE:

- THE LANDOWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AS HEREIN APPROVED BY EL PASO COUNTY PLANNING DEPARTMENT, OR AS SUBSEQUENTLY AMENDED.
- THE LANDOWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF THE LANDSCAPE, INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING AS DESIRED.
- REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIAL SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN APPROVED BY THE EPC PLANNING DEPARTMENT. REPLACEMENT SHALL OCCUR IN THE CURRENT OR NEXT PLANTING SEASON BUT, IN ANY EVENT, SUCH REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT TO EXCEED ONE YEAR FROM DAMAGE.
- SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN 6 SQUARE INCHES AFTER GERMINATION.

### LANDSCAPE REQUIREMENTS

Category	Plan Designation	Formula	site	# Req'd	# provided	Plants Provided
<b>ROADWAY - STRUTHERS RD. (principal arterial)</b>	R(W)					
trees		1 tree/20 lf	359.45 lf	18 trees	18 trees	40 shrubs (4 tree eq.)/14 trees (decid./evergreen)
<b>NORTH BOUNDARY BUFFER</b>	NB					
15' buffer - non-res/residential interface		1 tree/25'	32.50 lf	2 trees	2 trees	deciduous (evergreen not included - north and east buffers contiguous, with evergreens at 80% on east side)
<b>EAST BOUNDARY BUFFER (308 lf total)</b>	EB					
15' buffer - non-res/residential interface		1 tree/25' (1/3 evgr.)	308 lf	12 trees	15 trees	3 decid. at non-paved boundary + 12 evergreen as parking screen NOTE: planted buffer is 10' wide. Waiver requested to reduce buffer from 15' to 10'.
<b>SOUTH BOUNDARY</b>	PLS(S)					
parking lot screening		2/3 of length	20 lf	13 lf	20 lf	massed shrubs and grasses - 3-7' ht.
<b>PARKING LOT</b>						
parking lot trees	PL	1 tree/15 sp	20 spaces	2 trees	2 trees	deciduous shade trees
screening from adjacent property (east)	PLS(E)	2/3 of length	200 lf	132 lf	132 lf	12 pinyon pine (x 11' spread = 132 lf)
screening from Struthers Rd. (west)	PLS(W)	2/3 of length	89 lf	59 lf	81 lf	massed shrubs and grasses - 3-7' ht.
<b>INTERNAL LANDSCAPING</b>	IL					
Vegetative cover		5% of site sf/75% veg cover	30884 sf	1544 sf	13,200 sf	native grass mix, low water shrubs - 43% of site/75% cover
trees		1 tree/500 sf req'd ls area*	1544 sf of LS	3 trees	3 trees	2 trees/33 shrubs (3 tree eq.)/25 grasses (2 shrub eq.)
		*30884 total s.f. x 0.05 = 1544 req'd LS area/500 = 3 trees				
<b>Dumpster screening</b>		fencing or vegetation				fencing (see Detail 1/ Sheet SP-2)

See separate Landscape sheet comments and incorporate the relative comments from the Site plan.

LANDSCAPE ARCHITECTURE  
 GARDEN DESIGN  
 CONSTRUCTION SUPERVISION

**Carla Anderson, ALSA**  
 P.O. BOX 338  
 CADIZO, CO. 80809  
 PHONE/FAX: (719) 681-5952  
 E-MAIL: carlanderson@earthlink.net

LANDSCAPE DEVELOPMENT PLAN  
 ACADEMY VILLAGE FILING NO. 3  
 13725 STRUTHERS RD.  
 GLEN EAGLE, EL PASO COUNTY, CO

SCALE

REVISIONS:

MARK DATE	CONTENTS	CHANGES IN RESPONSE TO COUNTY COMMENTS
9/13/18		

ALL DRAWN AND WRITTEN INFORMATION APPEARING IN THIS PLANSET SHALL NOT BE DUPLICATED, DISCLOSED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF CARLA ANDERSON, LANDSCAPE ARCHITECT.

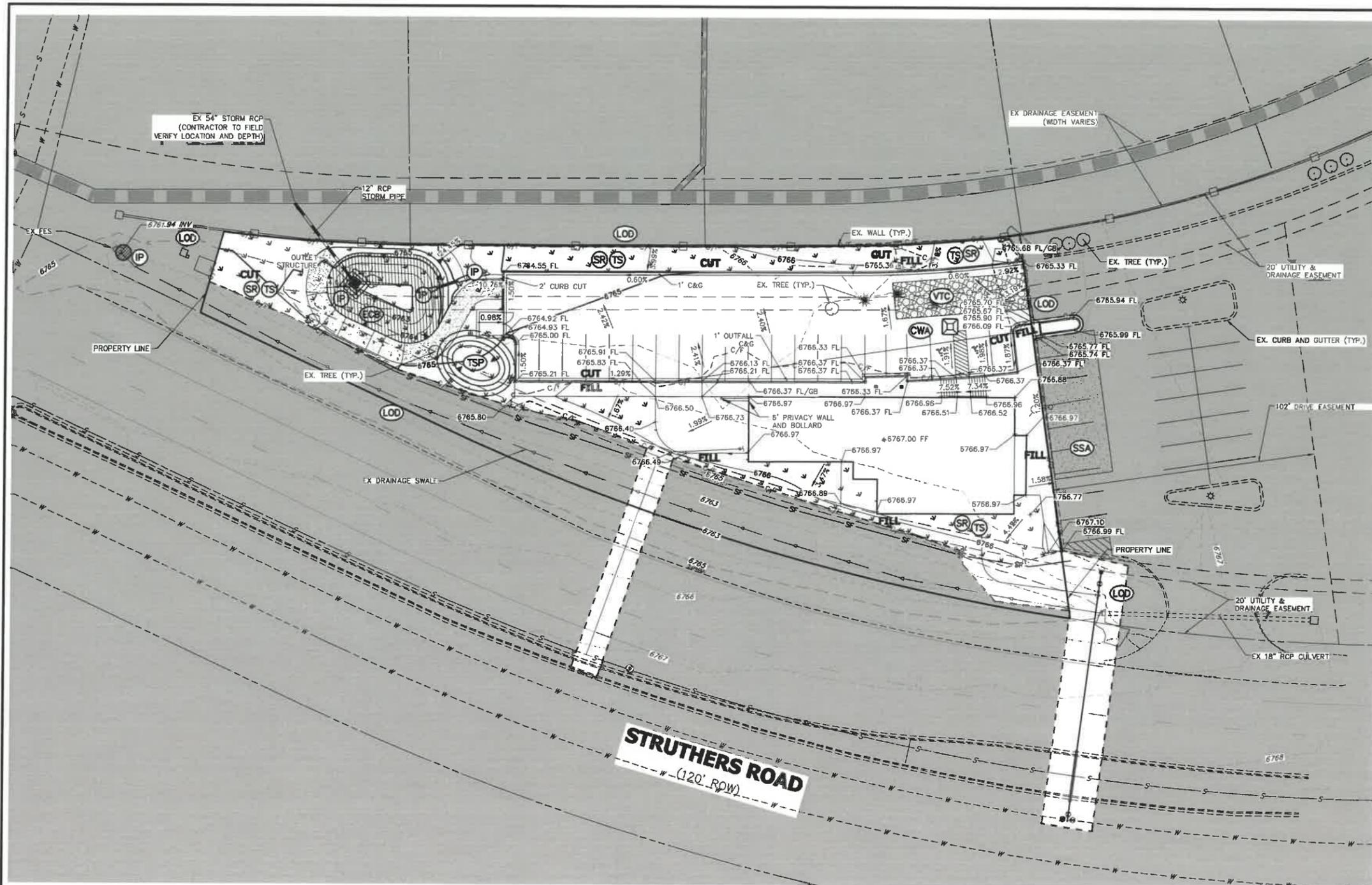
SCALE:	1" = 20'
DATE:	8/10/17
PROJECT:	
DRAWN:	
CHECKED:	

SHEET TITLE  
**PLANTING PLAN, DETAILS AND NOTES**

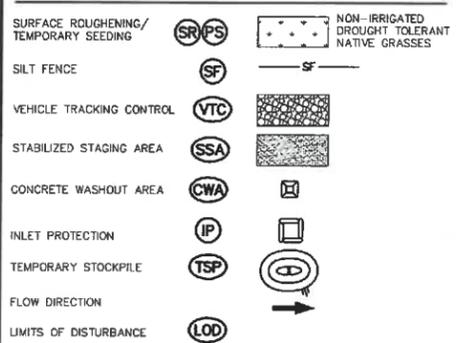
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**LDP**  
 1 OF 1

COUNTY FILE NO. PPR-18-021

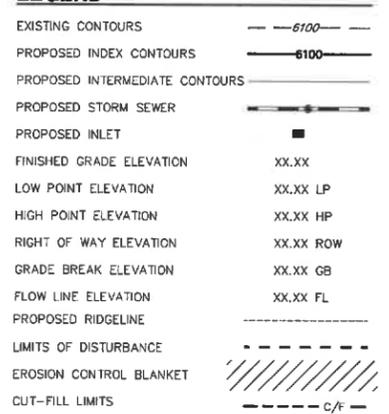




**GESC PLAN LEGEND**



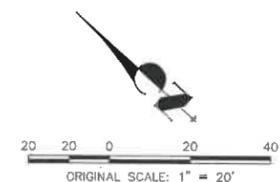
**LEGEND**



**GESC PLAN NOTES**

- SEE COVER SHEET FOR EL PASO COUNTY GRADING AND EROSION CONTROL NOTES. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.
- ENTIRE SITE IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING A COUNTY R.O.W. PERMIT.
- CONTRACTOR RESPONSIBLE FOR CONTROLLING ALL STORMWATER AND EROSION IMPACTED OR ORIGINATING FROM CONSTRUCTION ACTIVITIES ON SITE, IMPLEMENTING THIS GEC PLAN, MAINTAINING & REMOVING BMP'S, AND ESTABLISHING FINAL STABILIZATION OF THE SITE. CHANGES TO THIS PLAN AND ITS IMPLEMENTATION INCLUDING MODIFICATIONS, ADDITIONAL BMP'S OR REMOVAL OF PROPOSED BMP'S, SHALL BE BY THE CONTRACTOR IF NECESSARY TO CONTROL STORMWATER AND EROSION BASED ON ACTUAL SITE CONDITIONS AND PHASING.

LAND DISTURBANCE		
	VOLUME (CY)	AREA (AC)
CUT	315	0.34
FILL	222	0.22
NET	93 (CUT)	N/A



**OWNER'S STATEMENT:**

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

*[Signature]* 5-3-18  
NAME DATE

**ENGINEER'S STATEMENT:**

THE 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.

*[Signature]*  
GLENN D. ELLIS P.E.  
COLORADO P.E. 38861  
FOR AND ON BEHALF OF JR ENGINEERING

38861 May 3, 2018

UNTIL SUCH TIME AS APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**RON COVINGTON HOMES**  
13725 STRUTHERS ROAD, SUITE 200  
COLORADO SPRINGS, CO 80920  
CONTACT: RON COVINGTON  
719-491-1220

**J.R. ENGINEERING**  
A Weidman Company  
Central 303-740-9883 • Colorado Springs 719-580-2883  
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE
1	RAB/RAB		

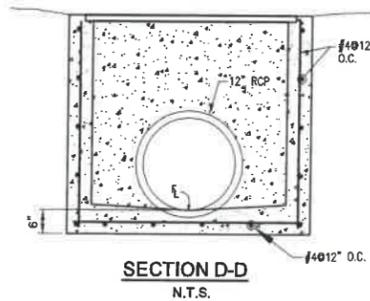
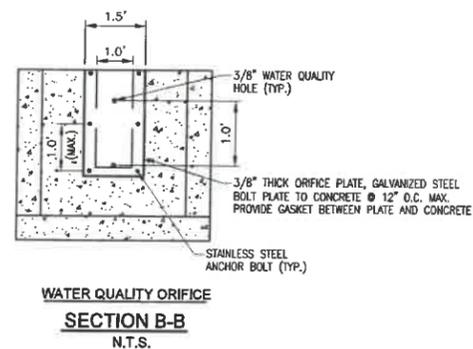
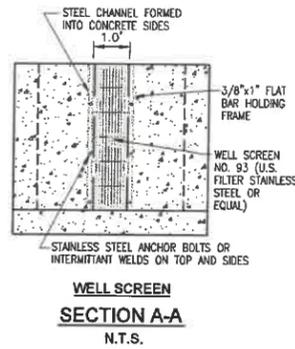
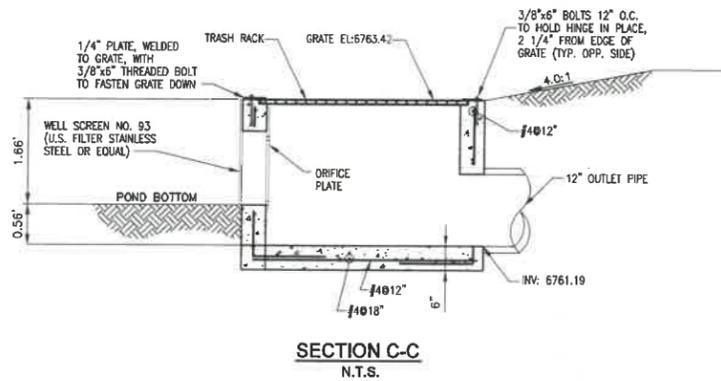
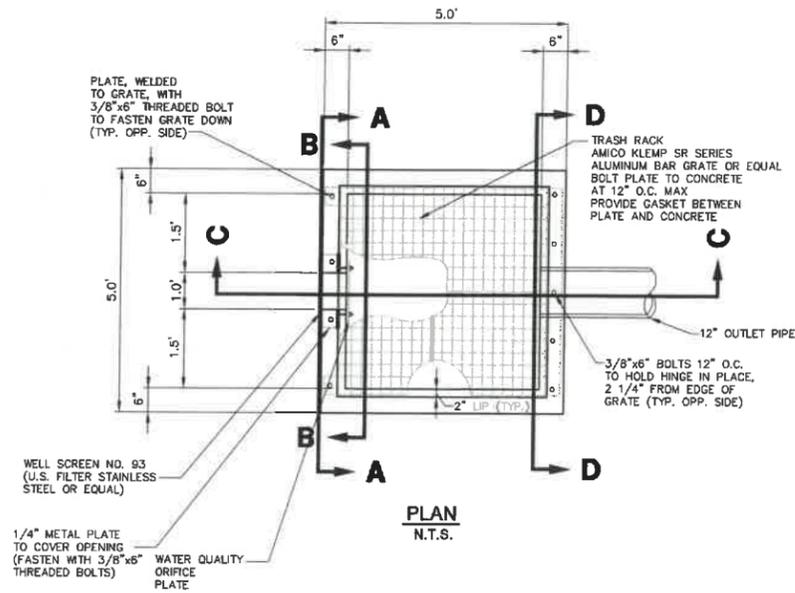
H-SCALE 1"=20'  
V-SCALE N/A  
DATE 05/03/18  
DESIGNED BY AJH  
DRAWN BY AJH  
CHECKED BY

ACADEMY VILLAGE FILING NO. 3  
GRADING AND EROSION CONTROL PLAN  
GEC PLAN

SHEET 2 OF 5  
JOB NO. 25123.00







UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES. APPROVED FOR THE PROJECT BY: J.R. ENGINEERING, INC. APPROVED FOR THE PROJECT BY: J.R. ENGINEERING, INC. APPROVED FOR THE PROJECT BY: J.R. ENGINEERING, INC. APPROVED FOR THE PROJECT BY: J.R. ENGINEERING, INC.

PREPARED FOR  
**RON COVINGTON HOMES**  
 13725 STRATHERS ROAD, SUITE 200  
 COLORADO SPRINGS, CO 80920  
 CONTACT: RON COVINGTON  
 719-491-1220

**J.R. ENGINEERING**  
 A WARDEN COMPANY  
 California 303-746-8888 • Colorado Springs 719-590-2560  
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE
1	RAB	
2	RAB	
3	RAB	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
NTS	NTS	05/03/18	AJH	RAB	

**OWNER'S STATEMENT.**  
 THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.  
*Paul J. J...* 5-3-18  
 NAME DATE

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Glenn D. Ellis*  
 GLENN D. ELLIS, P.E.  
 COLORADO P.E. 38861  
 FOR AND ON BEHALF OF JR ENGINEERING  
 DATE: May 3, 2018

ACADEMY VILLAGE FILING NO. 3  
 OUTLET STRUCTURE DETAILS  
 SHEET 5 OF 5  
 JOB NO. 25123.00

# ACADEMY VILLAGE FILING NO. 3

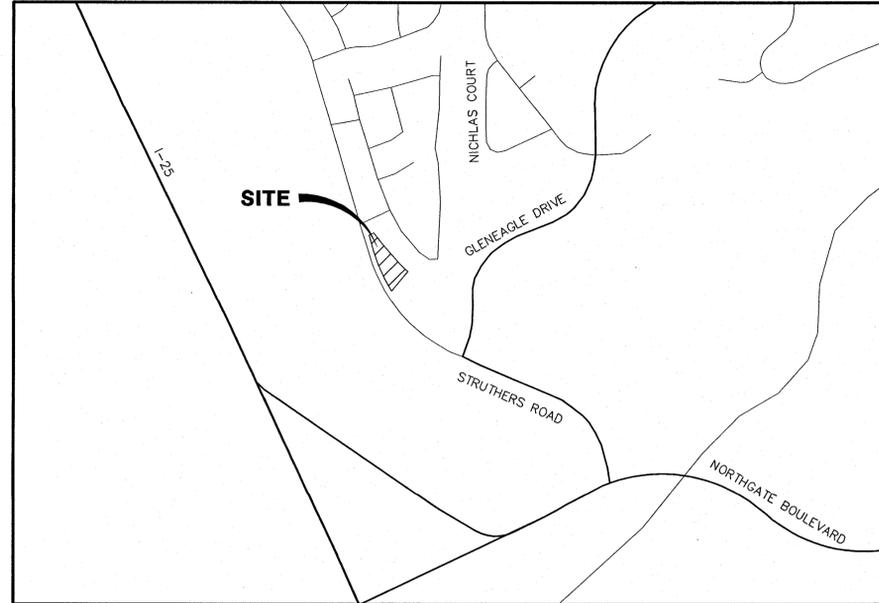
## LOT 4, "ACADEMY VILLAGE FILING NO. 2" BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

### WATER AND SANITARY SERVICE PLAN

#### GRADING AND EROSION CONTROL NOTES

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS.
- 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 PCD INSPECTIONS STAFF.
- 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.
- 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.
- 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, THE SWMP 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. BMPs 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 OFF-SITE 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 APPURTENANCES 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 ECM 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 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.
- 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, INC. 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  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT



VICINITY MAP  
SCALE: 1"=500'

#### SHEET INDEX

- |     |                      |
|-----|----------------------|
| 1   | COVER SHEET          |
| 2   | GESC PLAN            |
| 3   | UTILITY SERVICE PLAN |
| 4-5 | DETAILS              |



Know what's below.  
Call before you dig.

#### AGENCIES

OWNER/DEVELOPER:	RON COVINGTON HOMES 13725 STRUTHERS ROAD, SUITE 200 COLORADO SPRINGS, CO 80920 RON COVINGTON, 719-491-1220
CIVIL ENGINEER:	JR ENGINEERING, LLC 3730 SINTON ROAD, SUITE 219 COLORADO SPRINGS, COLORADO 80907 GLENN ELLIS, PE (303) 267-6241
ENGINEERING DIVISION:	EL PASO COUNTY PUBLIC SERVICES DEPARTMENT BROWN TRANSPORTATION & ENVIRONMENTAL CONFERENCE 3255 AKERS DRIVE COLORADO SPRINGS, COLORADO 80903 (719)-520-6460
TRAFFIC ENGINEERING:	EL PASO COUNTY PUBLIC SERVICES DEPARTMENT BROWN TRANSPORTATION & ENVIRONMENTAL CONFERENCE 3255 AKERS DRIVE COLORADO SPRINGS, COLORADO 80903 (719)-520-6460
PLANNING & DEVELOPMENT:	EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT: 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, COLORADO 80947 (719) 520-6300
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, COLORADO 80947 TONY COLVIN (719) 668-5768
ELECTRIC DEPARTMENT:	COLORADO SPRINGS UTILITIES 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, COLORADO 80947 ROB ESTES (719) 668-5904
TELEPHONE COMPANY:	CENTURY LINK (LOCATORS) (719) 597-8418 A.T.& T. (LOCATORS) (719) 635-3674
FIRE DEPARTMENT:	DONALD WESCOTT FIRE PROTECTION DISTRICT ST#1 15415 GLENEAGLE DRIVE COLORADO SPRINGS, CO 80921 VINNY BURNS (719) 488-8680
WATER AND SANITARY	DONALD WATER & SANITATION DISTRICT 15850 HOLNEINE DRIVE COLORADO SPRINGS, CO 80921 ROBERT HULL JR. (719) 488-3603

BUILDING SPECIFICATIONS = TYPE 5A CONSTRUCTION, 5,000 SQ. FT., NOT SPRINKLERED.

REQUIRED FIRE FLOW = 1,750 GPM, 1 HYDRANT REQUIRED

THEORETICAL PROVIDED FIRE FLOW = 2,020 GPM (PER DONALD WATER AND SANITATION DISTRICT FIELD TEST), 1 FIRE HYDRANT PROVIDED

#### FIRE DEPARTMENT STATEMENT

FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DONALD WATER & SANITATION DISTRICT STANDARDS. THE NUMBER AND LOCATION(S) OF FIRE HYDRANT(S) AND FIRE FLOWS AS SHOWN ON THIS WATER MAIN INSTALLATION IS CORRECT AS SPECIFIED BY THE WESTCOTT FIRE PROTECTION DISTRICT.

*V. Champion* WESCOTT FIRE  
SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE  
DNV2018-1-09/PH-1  
7-13-2018  
DATE

#### 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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

#### DONALD WATER AND SANITATION DISTRICT

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR SANITARY SEWER, WATER MAIN AND ASSOCIATED UTILITY CONSTRUCTION. ALL DESIGN AND CONSTRUCTION MUST MEET DONALD WATER AND SANITATION DISTRICTS' PUBLIC UTILITY DESIGN AND CONSTRUCTION SPECIFICATIONS FOR WATER DISTRIBUTION AND WASTEWATER COLLECTION.

*R. H. Hull Jr.*  
SIGNED: DISTRICT REPRESENTATIVE  
2-9-18  
DATE

#### OWNER'S STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

*Ron Covington*  
NAME  
2-9-2018  
DATE

#### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Glenn D. Ellis*  
GLENN D. ELLIS, P.E.  
COLORADO P.E. 38961  
FOR AND ON BEHALF OF JR ENGINEERING  
1 Feb 18  
DATE

ACADEMY VILLAGE FILING NO. 3	WATER AND SANITARY SERVICE PLAN	COVER SHEET	NO.	REVISION	BY	DATE
			1			
SHEET	1	OF	5			
JOB NO.	25123.00					

UNTIL SUCH TIME AS APPROVED BY THE AGENCIES: JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

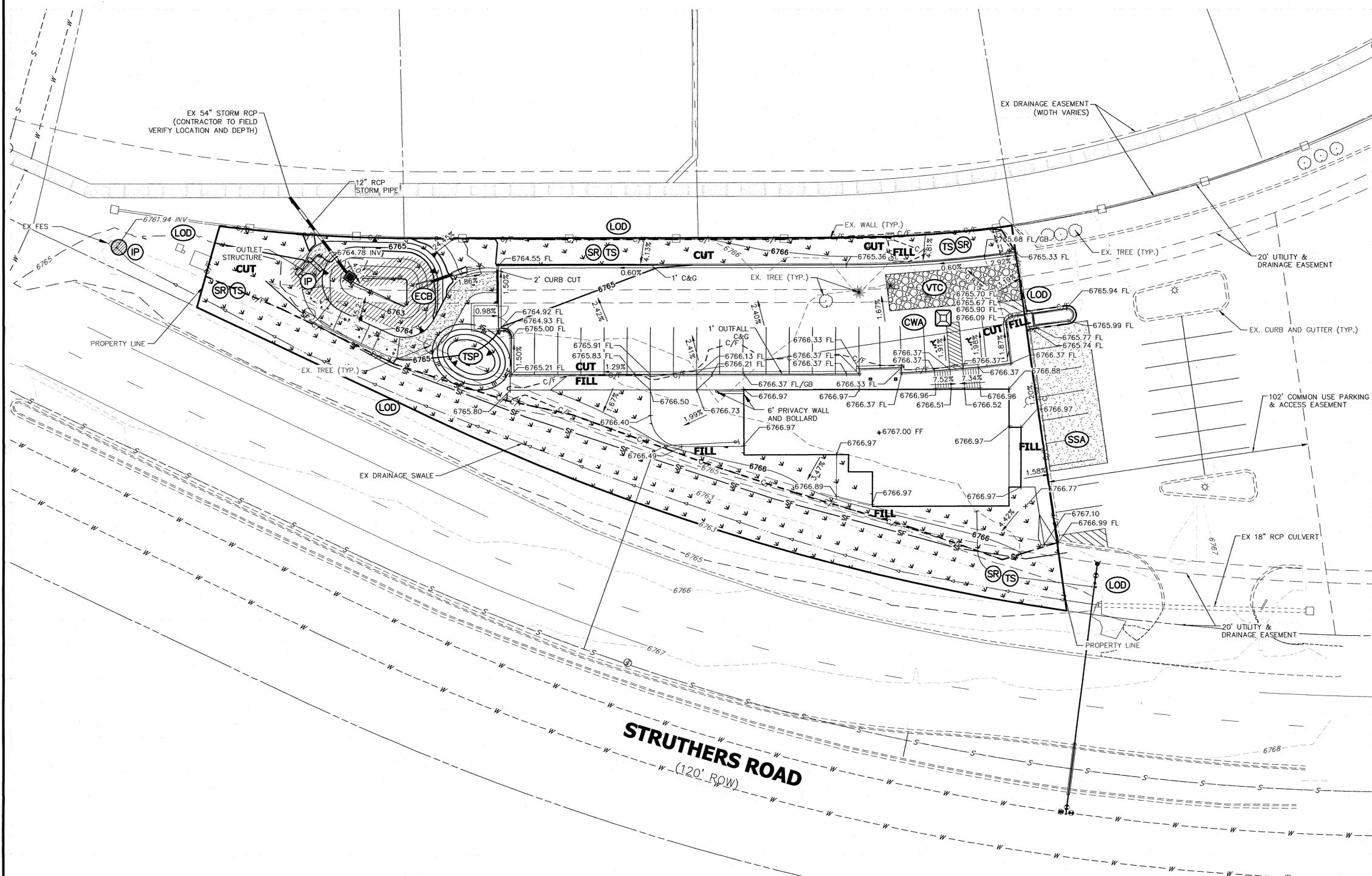
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JR ENGINEERING  
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NO.	REVISION	BY	DATE
1			

H-SCALE	N/A	DESIGNED BY	DATE
V-SCALE	N/A	DRAWN BY	DATE
		CHECKED BY	DATE

ACADEMY VILLAGE FILING NO. 3	WATER AND SANITARY SERVICE PLAN	COVER SHEET	
SHEET	1	OF	5
JOB NO.	25123.00		



**GESC PLAN LEGEND**

- SURFACE ROUGHENING/ TEMPORARY SEEDING (SR/PS)
- SILT FENCE (SF)
- VEHICLE TRACKING CONTROL (VTC)
- STABILIZED STAGING AREA (SSA)
- CONCRETE WASHOUT AREA (CWA)
- INLET PROTECTION (IP)
- TEMPORARY STOCKPILE (TSP)
- FLOW DIRECTION
- NON-IRRIGATED DROUGHT TOLERANT NATIVE GRASSES

**LEGEND**

- EXISTING CONTOURS (--- 6100 ---)
- PROPOSED INDEX CONTOURS (— 6100 —)
- PROPOSED INTERMEDIATE CONTOURS (--- ---)
- PROPOSED STORM SEWER (--- ---)
- PROPOSED INLET (■)
- FINISHED GRADE ELEVATION (XX.XX)
- LOW POINT ELEVATION (XX.XX LP)
- HIGH POINT ELEVATION (XX.XX HP)
- RIGHT OF WAY ELEVATION (XX.XX ROW)
- GRADE BREAK ELEVATION (XX.XX GB)
- FLOW LINE ELEVATION (XX.XX FL)
- PROPOSED RIDGELINE (--- ---)
- LIMITS OF DISTURBANCE (--- ---)
- EROSION CONTROL BLANKET (///)
- CUT-FILL LIMITS (--- C/F ---)

**GESC PLAN NOTES**

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FILL	222	0.22
NET	93 (CUT)	N/A



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

**OWNER'S STATEMENT:**

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

*[Signature]* 2-9-2018  
NAME DATE

**ENGINEER'S STATEMENT:**

THE 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.

GLENN D. ELLIS P.E. COLORADO P.E. 38861 FOR AND ON BEHALF OF JR ENGINEERING DATE 19 Feb 18

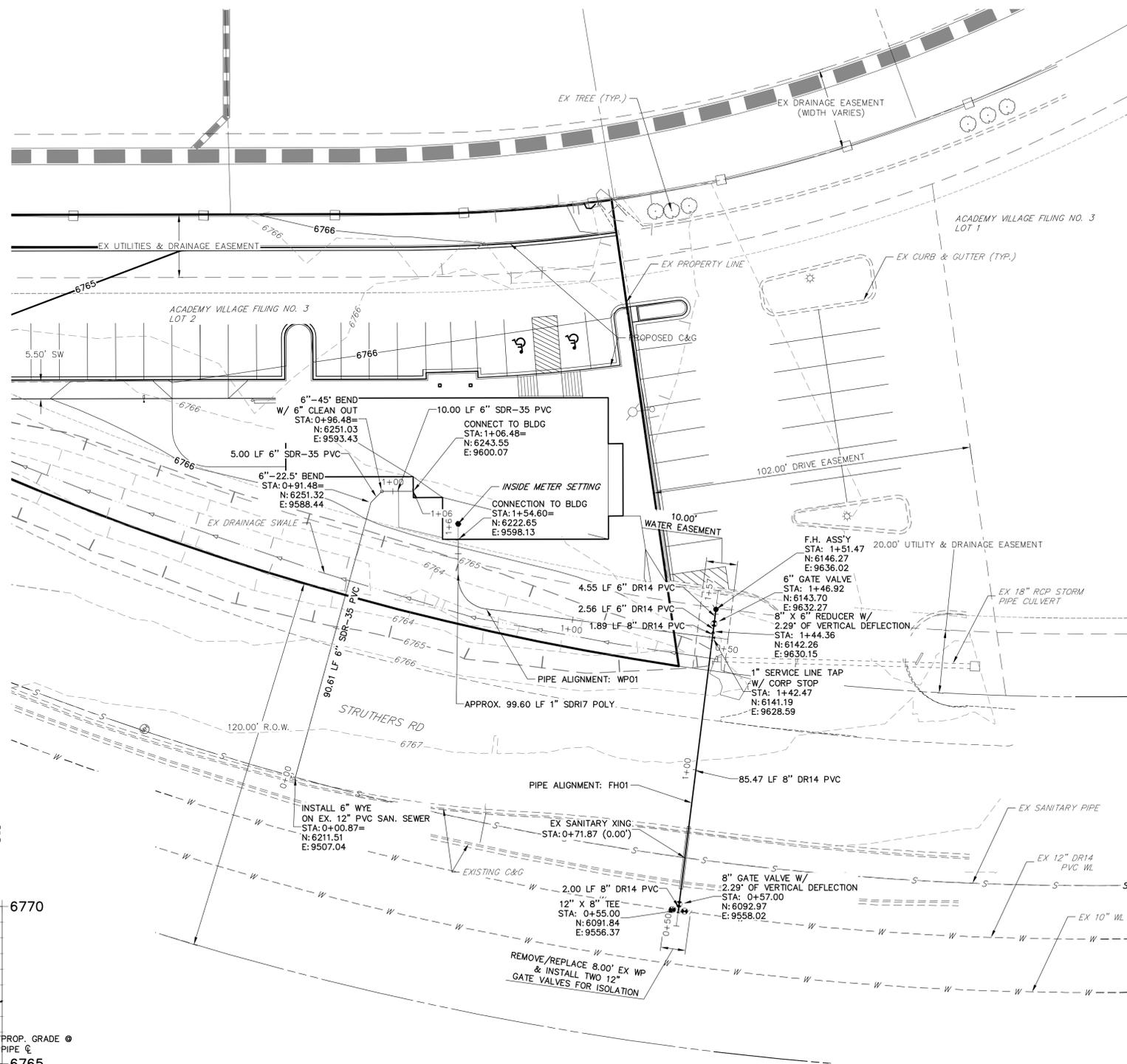
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING AGENCIES OR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**RON COVINGTON HOMES**  
13725 STRUTHERS ROAD, SUITE 200  
COLORADO SPRINGS, CO 80920  
CONTACT: RON COVINGTON  
719-491-1220

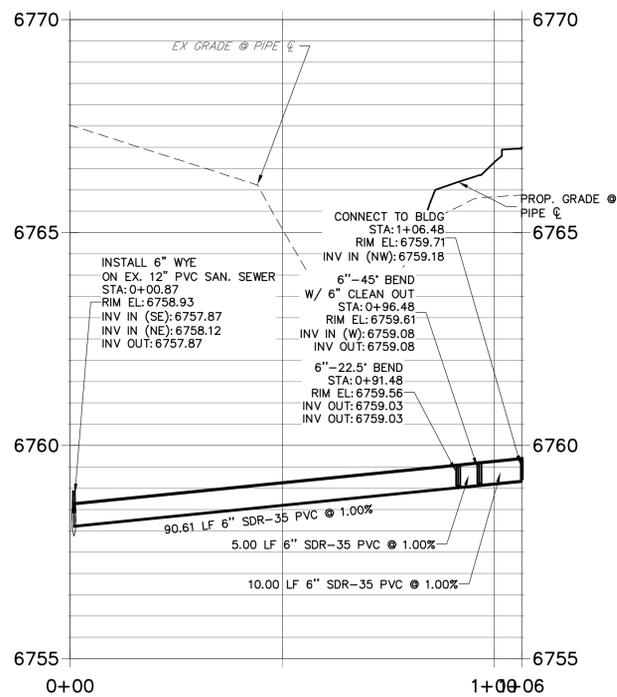
**JR ENGINEERING**  
A Westman Company  
Centennial 303-740-8888 • Colorado Springs 719-588-2888  
Fort Collins 970-491-8888 • www.jrengineering.com

NO.	REVISION	BY	DATE
1	RAB/RAB		

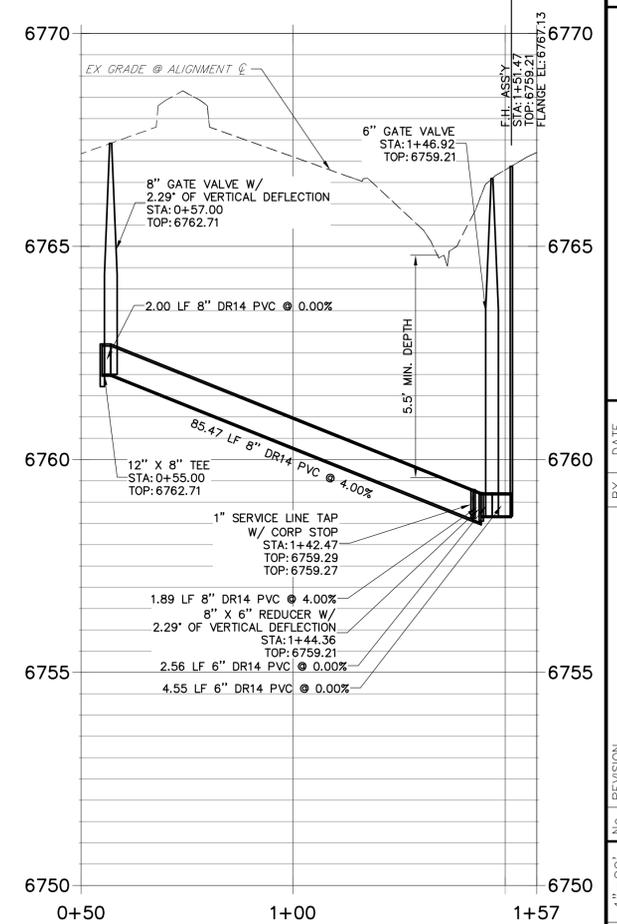
ACADEMY VILLAGE FILING NO. 3  
WATER AND SANITARY SERVICE PLAN  
GESC PLAN  
SHEET 2 OF 5  
JOB NO. 25123.00



**SAN SEWER SERVICE PROFILE  
STA 0+00.00 TO 1+06.48**



**FH01 PROFILE  
STA 0+50.00 TO 1+57.47**



**WATER NOTES:**

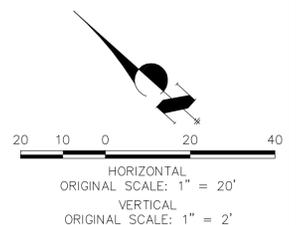
- CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EL PASO COUNTY AND DONALA WATER & SANITATION DISTRICT STANDARDS, DETAILS, AND SPECIFICATIONS.
- ALL WATER PIPE SHALL HAVE A MINIMUM COVER OF 5' AND A MAXIMUM COVER OF 6' AND WILL BE MAINTAINED EXCEPT AT PIPELINE LOWERINGS.
- AFTER APPROVED PLANS HAVE BEEN RECEIVED, THE CONTRACTOR SHALL NOTIFY THE DONALA WATER AND SANITATION DISTRICT GENERAL MANAGER OF THE PROPOSED CONSTRUCTION AT LEAST 48 HOURS PRIOR TO BEGINNING. THE TRENCH SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT, IF REQUESTED BY DONALA WATER & SANITATION DISTRICT.
- THE CONTRACTOR SHALL FURNISH THE DESIGN ENGINEER "AS CONSTRUCTED" LOCATIONS OF ALL FACILITIES INSTALLED AND IN TURN, SHALL BE SUBMITTED TO THE DONALA WATER & SANITATION DISTRICT ON "AS-BUILT" PLANS, PREPARED BY THE DESIGN ENGINEER.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, INCLUDING A COUNTY R.O.W. PERMIT.

**SANITARY NOTES:**

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EL PASO COUNTY AND DONALA WATER AND SANITATION DISTRICT CRITERIA. WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED EL PASO COUNTY AND DONALA WATER AND SANITATION DISTRICT INSPECTORS.
- CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, MATERIAL, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- AFTER APPROVED PLANS HAVE BEEN RECEIVED, THE CONTRACTOR SHALL NOTIFY THE DONALA WATER AND SANITATION DISTRICT GENERAL MANAGER OF THE PROPOSED CONSTRUCTION AT LEAST 48 HOURS PRIOR TO BEGINNING. THE TRENCH SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT, IF REQUESTED BY DONALA WATER & SANITATION DISTRICT.
- THE CONTRACTOR SHALL FURNISH THE DESIGN ENGINEER "AS CONSTRUCTED" LOCATIONS OF ALL FACILITIES INSTALLED AND IN TURN, SHALL BE SUBMITTED TO THE DONALA WATER & SANITATION DISTRICT ON "AS-BUILT" PLANS, PREPARED BY THE DESIGN ENGINEER.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, INCLUDING A COUNTY R.O.W. PERMIT.



Know what's below.  
Call before you dig.



ACADEMY VILLAGE FILING NO. 3 SITE DEVELOPMENT PLAN  
PROJECT NO: PPR-18-021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

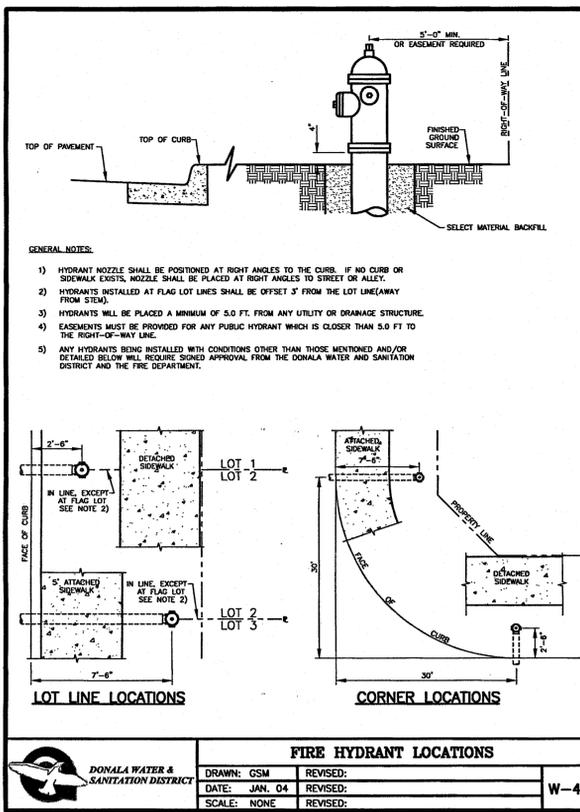
PREPARED FOR  
**RON COVINGTON HOMES**  
13725 STRUTHERS ROAD, SUITE 200  
COLORADO SPRINGS, CO 80920  
CONTACT: RON COVINGTON  
719-491-1220

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

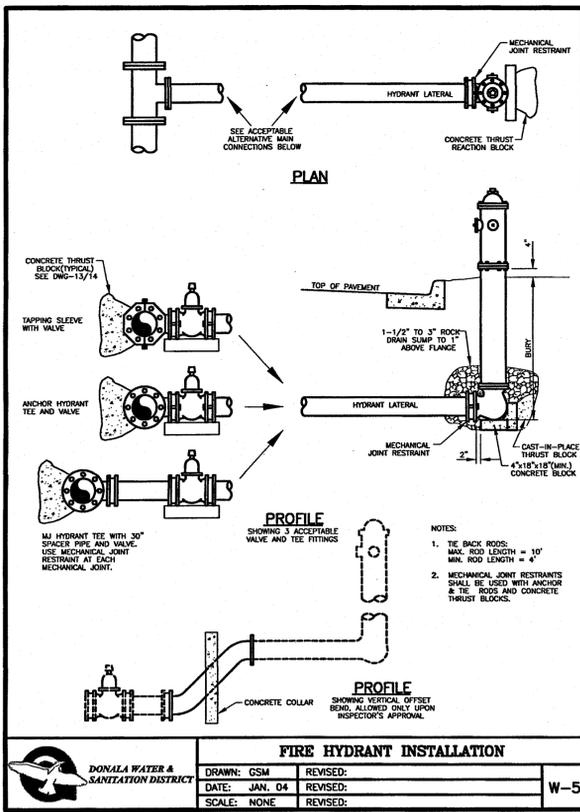
No.	REVISION	DATE	BY
1	RAB		
2	RAB		

ACADEMY VILLAGE FILING NO. 3  
UTILITY SERVICE PLAN

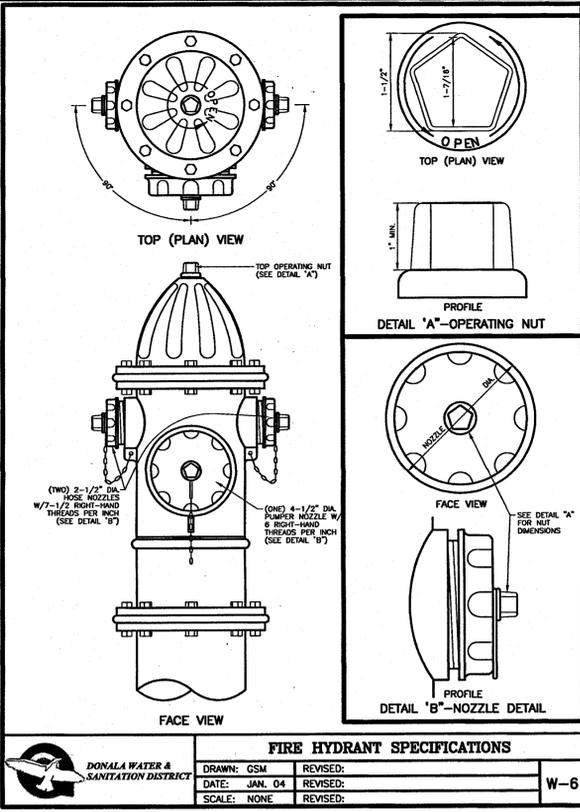
SHEET 3 OF 5  
JOB NO. 25123.00



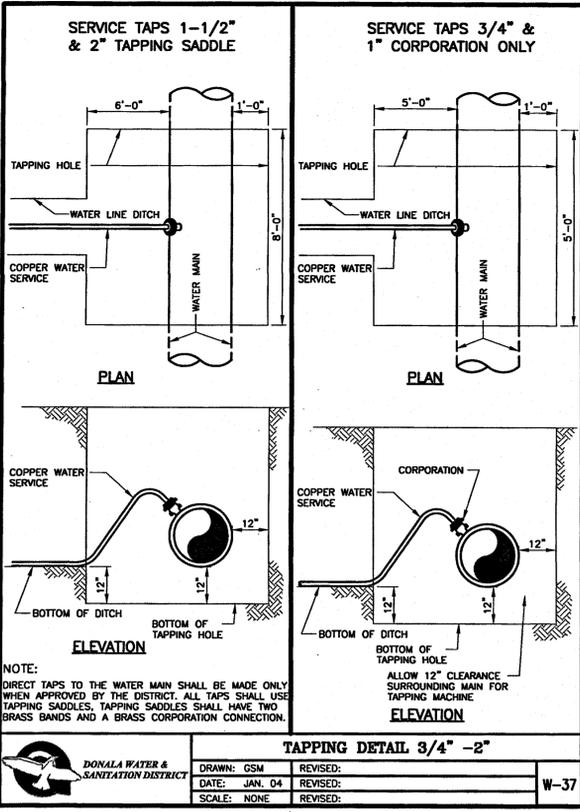
FIRE HYDRANT LOCATIONS			
DRAWN: GSM	REVISED:		
DATE: JAN. 04	REVISED:		W-4
SCALE: NONE	REVISED:		



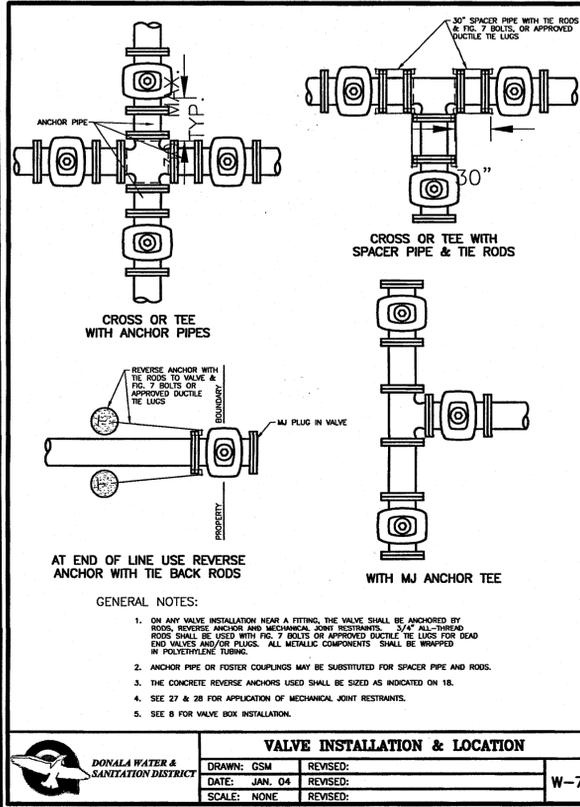
FIRE HYDRANT INSTALLATION			
DRAWN: GSM	REVISED:		
DATE: JAN. 04	REVISED:		W-5
SCALE: NONE	REVISED:		



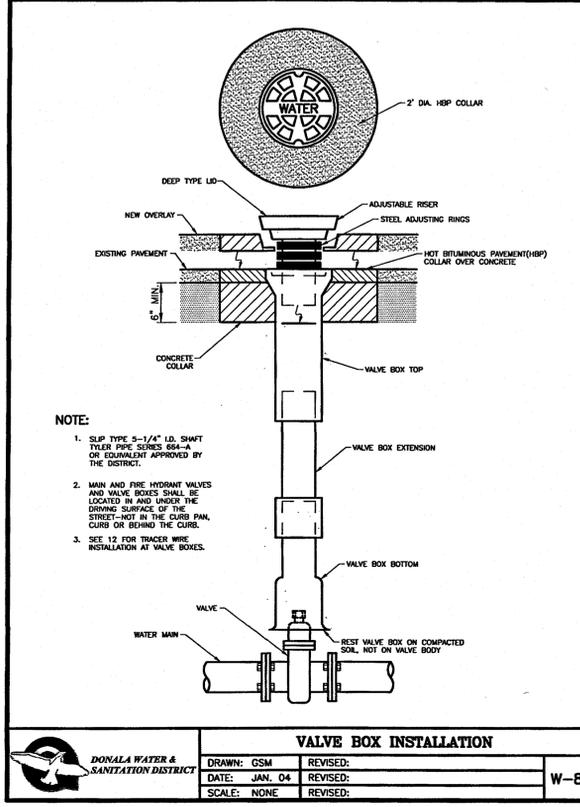
FIRE HYDRANT SPECIFICATIONS			
DRAWN: GSM	REVISED:		
DATE: JAN. 04	REVISED:		W-6
SCALE: NONE	REVISED:		



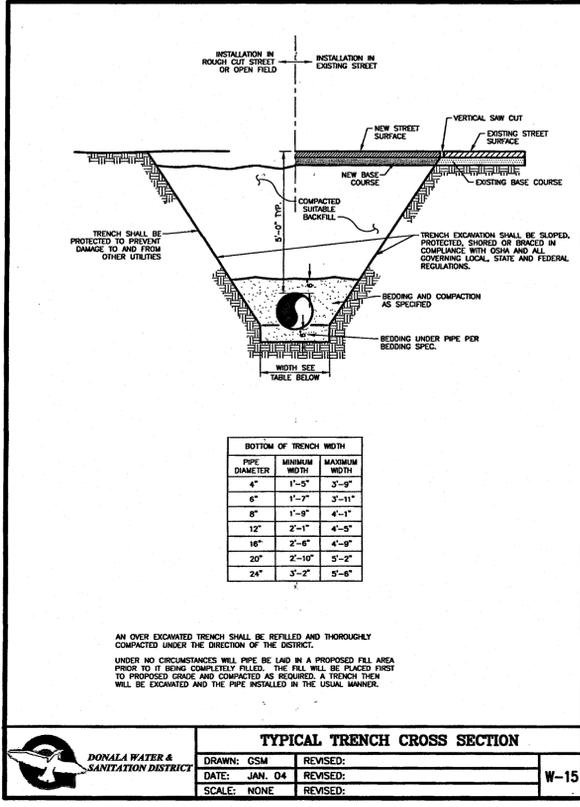
TAPPING DETAIL 3/4" - 2"			
DRAWN: GSM	REVISED:		
DATE: JAN. 04	REVISED:		W-37
SCALE: NONE	REVISED:		



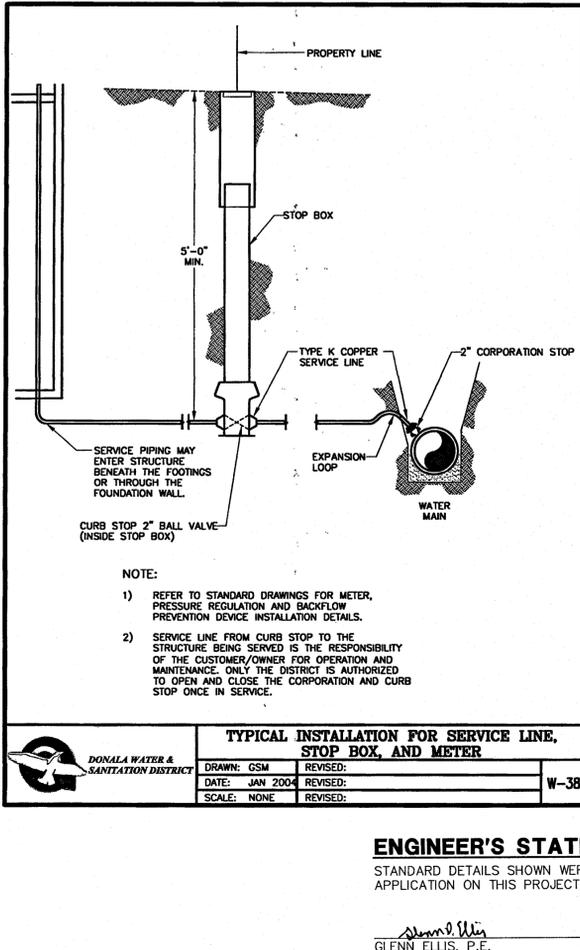
VALVE INSTALLATION & LOCATION			
DRAWN: GSM	REVISED:		
DATE: JAN. 04	REVISED:		W-7
SCALE: NONE	REVISED:		



VALVE BOX INSTALLATION			
DRAWN: GSM	REVISED:		
DATE: JAN. 04	REVISED:		W-8
SCALE: NONE	REVISED:		



TYPICAL TRENCH CROSS SECTION			
DRAWN: GSM	REVISED:		
DATE: JAN. 04	REVISED:		W-15
SCALE: NONE	REVISED:		



TYPICAL INSTALLATION FOR SERVICE LINE, STOP BOX, AND METER			
DRAWN: GSM	REVISED:		
DATE: JAN 2004	REVISED:		W-38
SCALE: NONE	REVISED:		

**ENGINEER'S STATEMENT**

STANDARD DETAILS SHOWN WERE REVIEWED CONFORMING TO THEIR APPLICATION ON THIS PROJECT

Glenn Ellis, P.E.  
 COLORADO P.E. 38861  
 FOR AND ON BEHALF OF JR ENGINEERING

9 Feb. 18

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE DRAWING AGENCIES OR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**RON COVINGTON HOMES**  
 13725 STRATHERS ROAD, SUITE 200  
 COLORADO SPRINGS, CO 80920  
 CONTACT: RON COVINGTON  
 719-491-1220

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 A Western Company  
 Centennial 303-740-9383 • Colorado Springs 719-589-2583  
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NO.	REVISION	DATE
1	RAB	
2	RAB	
3	RAB	

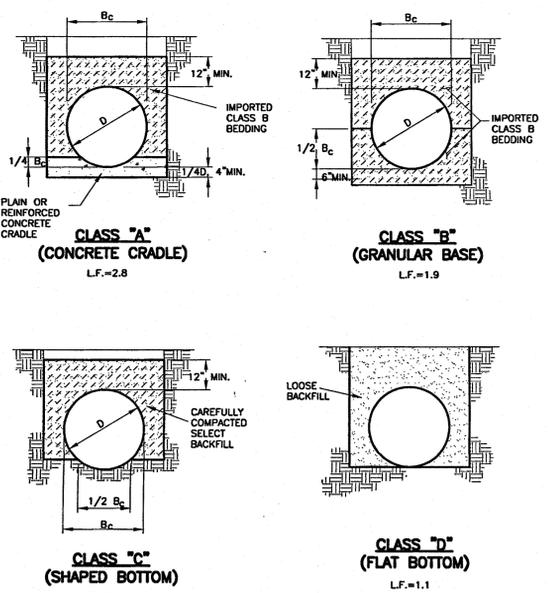
ACADEMY VILLAGE FILING NO. 3

WATER AND SANITARY SERVICE PLAN DETAILS

SHEET 4 OF 5

JOB NO. 25123.00

SHEET 13 OF 14



- NOTES:**
- FOR ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHALL BE OVEREXCAVATED A MINIMUM OF 6" AND REFILLED WITH GRANULAR BEDDING MATERIAL AS DEFINED BY CLASS "B" BEDDING.
  - L.F. = LOADFACTOR
  - CLASS "D" BEDDING WILL NOT BE ACCEPTABLE UNDER ANY CONDITION.
  - MINIMUM DENSITY FOR CAREFULLY COMPACTED SELECT BACKFILL SHALL BE 95% OF STD. PROCTOR DENSITY OR AS SPECIFIED FOR THE TRENCH BACKFILL, WHICHEVER IS GREATER.

PIPE BEDDING			
DRAWN: GSM	REVISED:		WW-1
DATE: JAN. 04	REVISED:		
SCALE: NONE	REVISED:		

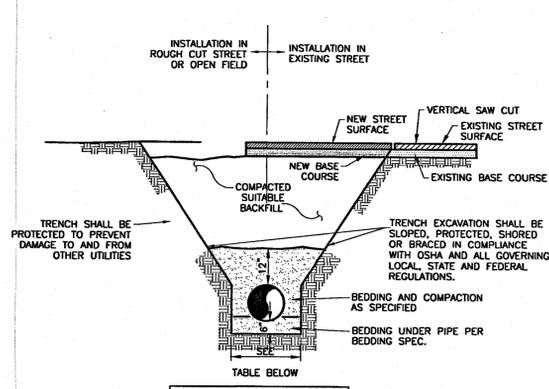
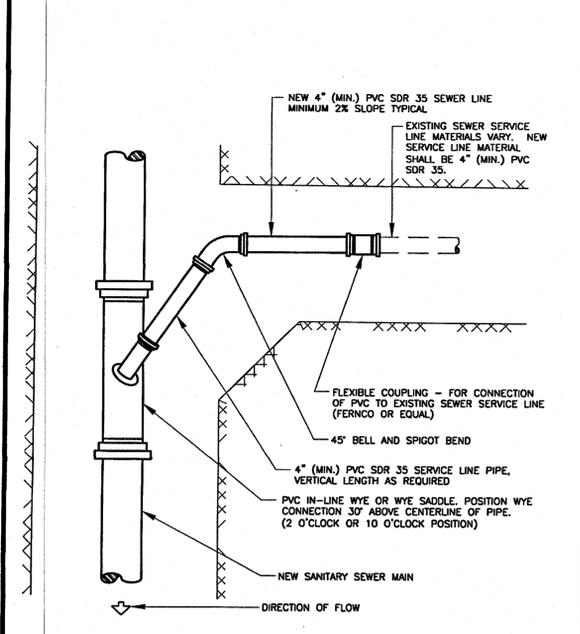


TABLE BELOW

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-5"	3'-9"
6"	1'-7"	3'-11"
8"	1'-9"	4'-1"
12"	2'-1"	4'-5"
15"	2'-6"	4'-9"
18"	2'-10"	5'-2"
24"	3'-2"	5'-6"

ALL PIPE EMBEDMENT SHALL BE IMPORTED CLASS B BEDDING UNLESS OTHERWISE DIRECTED.  
 AN OVER EXCAVATED TRENCH SHALL BE REFILLED AND THOROUGHLY COMPACTED UNDER THE DIRECTION OF THE FOUNTAIN SANITATION DISTRICT.  
 UNDER NO CIRCUMSTANCES WILL PIPE BE LAD IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTED AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.

TYPICAL TRENCH CROSS SECTION			
DRAWN: GSM	REVISED:		WW-2
DATE: JAN 2004	REVISED:		
SCALE: NONE	REVISED:		



SANITARY SEWER SERVICE CONNECTION			
DRAWN: GSM	REVISED:		WW-9
DATE: JAN 2004	REVISED:		
SCALE: NONE	REVISED:		

**ENGINEER'S STATEMENT**

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

GLENN ELLIS, P.E.  
 COLORADO P.E. 38861  
 FOR AND ON BEHALF OF JR ENGINEERING



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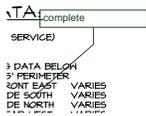
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BY	DATE	No. REVISION	H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
			N/A	N/A			
					REB	REB	

ACADEMY VILLAGE FILING NO. 3  
 WATER AND SANITARY SERVICE PLAN  
 DETAILS  
 SHEET 5 OF 5  
 JOB NO. 25123.00

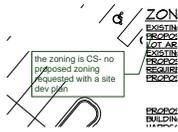
# Markup Summary

## Callout (11)



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**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 11/14/2018 2:40:21 PM  
**Color:** ■

complete



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 11/14/2018 2:41:06 PM  
**Color:** ■

the zoning is CS- no proposed zoning requested with a site dev plan



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 11/14/2018 2:41:58 PM  
**Color:** ■

delete- There is NO approved concept plan.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 11/14/2018 2:44:26 PM  
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Adjacent Zoning Uses



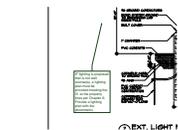
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**Date:** 11/14/2018 2:46:08 PM  
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There are building setbacks and there are landscape setbacks/buffers. Please label / line N E W sides with correct label / line.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 11/14/2018 2:47:12 PM  
**Color:** ■

remove seedmix and place on LS plan for clarity.



**Subject:** Callout  
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**Author:** dsdparsons  
**Date:** 11/14/2018 2:49:59 PM  
**Color:** ■

IF lighting is proposed that is not wall sconse(s), a lighting plan must be provided meeting the 01 at the property lines per Chapter 6. Provide a lighting plan with the photometric



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 11/14/2018 3:52:38 PM  
**Color:** ■

what does that mean? Dimensions from property lines to buildings should be shown not from curb that is in the ROW...?



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 11/14/2018 3:53:21 PM  
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This plan needs to be provide d and needs to meet Chapter 6 of the county's Code.

**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 11/14/2018 3:54:24 PM  
**Color:** ■

See separate Landscape sheet comments and incorporate the relative comments from the Site plan.

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**Page Label:** 1  
**Author:** dsdparsons  
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Photometric Lighting Plan

Cloud+ (1)

**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 11/15/2018 2:31:39 PM  
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legal description says 30,899 S.F.

Highlight (11)

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