

CONTACTS

REVIEWING AGENCY

EL PASO COUNTY
DEVELOPMENT SERVICES DEPARTMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
(719) 520-6300

OWNER

PAINT BRUSH HILLS METROPOLITAN DISTRICT
9830 LIBERTY GROVE DRIVE
FALCON, CO 80831
LEON GOMES, DISTRICT MANAGER
(719) 495-8188, FAX (719) 495-8008

ENGINEERING

RG AND ASSOCIATES, LLC
4885 WARD ROAD, SUITE 100
WHEAT RIDGE, CO 80033
(303) 293-8107, FAX (303) 293-8106
DAVID R. BOLES, PE
(303) 468-8495
EMAIL: DBOLES@RGENGINEERS.COM

EMERGENCY SERVICES

FIRE:
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN ROAD
FALCON, CO 80831
TRENT HARWIG, FIRE CHIEF
(719) 495-4050 FAX (719) 495-3112
WWW.FALCONFIREPD.ORG

UTILITIES

ELECTRIC:
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
111140 E. WOODMAN ROAD
FALCON, CO 80831
(719) 495-2283
WWW.MVEA.COOP

CODE STUDY

SCOPE OF WORK

INSTALLATION OF PREFABRICATED GAZEBO WITH LIGHTING

OVERALL BUILDING DESCRIPTION

TOTAL BUILDING AREA: 330 SF
HEIGHT: 14.08 FT
NUMBER OF LEVELS: 1
AREA OF LEVEL 1: 330 SF

SITE DESCRIPTION OF PROPERTY

MINIMUM DISTANCE FROM NORTH R.O.W.: 63.53 FT
MINIMUM DISTANCE FROM EAST R.O.W.: 43.15 FT

BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION: B (LOAD<50)
SEPARATION OF OCCUPANCIES: NO MIXED OCCUPANCIES
AREA FOR MIXED OCCUPANCY: NONE
REQUIRED OCCUPANCY SEPARATION: NONE
TYPE OF CONSTRUCTION: V-B
MIXED TYPES OF CONSTRUCTION: NONE
REQUIRED FIRE WALLS: NONE

FIRE AREAS

FIRE AREA NOT REQUIRED

PRESENCE OF FIRE SPRINKLERS & REASONS

NON-SPRINKLERED BUILDING

BASIC ALLOWABLE AREA

AREA: 330 SF

ALLOWABLE AREA INCREASE

FRONTAGE: NONE
SPRINKLERS: NONE
MULTISTORY: NONE

FIRE RESISTIVE REQUIREMENTS

NO REQUIREMENTS

EGRESS REQUIREMENTS

OCCUPANT LOAD CALCULATIONS: 330/100 = 4
EXIT WIDTH CALCULATIONS: N/A
NUMBER OF EXISTS REQUIRED: 1
DOOR HARDWARE AS REQUIRED: N/A

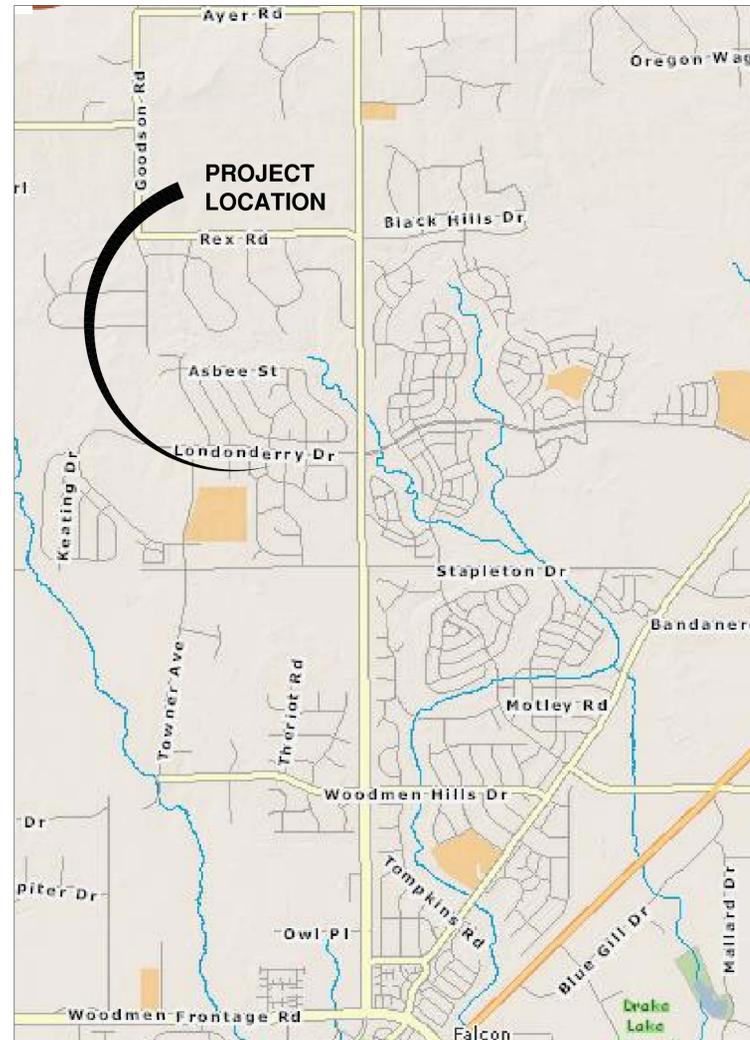
**PAINT BRUSH HILLS METROPOLITAN DISTRICT
SOUTH MANCHESTER PARK**

LONDONDERRY DR., FALCON
COUNTY OF EL PASO, STATE OF COLORADO

APRIL 2017

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	ELECTRICAL PLAN
4	LANDSCAPE PLAN
5-20	INSTALLATION PLAN
21-76	ENGINEERING



VICINITY MAP
1" = 2000 FEET



Approved
By: Craig Dossey, Executive Director
Date: 06/12/2017
El Paso County Planning & Community Development



PAINT BRUSH HILLS SDP LEGAL DESCRIPTION
TRACT E PAINT BRUSH HILLS FILING NO 4

DESIGN ENGINEER'S STATEMENT:
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

RICK GONCALVES, PE FOR
RG AND ASSOCIATES, LLC

OWNER/DEVELOPER'S STATEMENT
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

LEON GOMES, DISTRICT MANAGER FOR _____ DATE _____
PAINT BRUSH HILLS METROPOLITAN DISTRICT

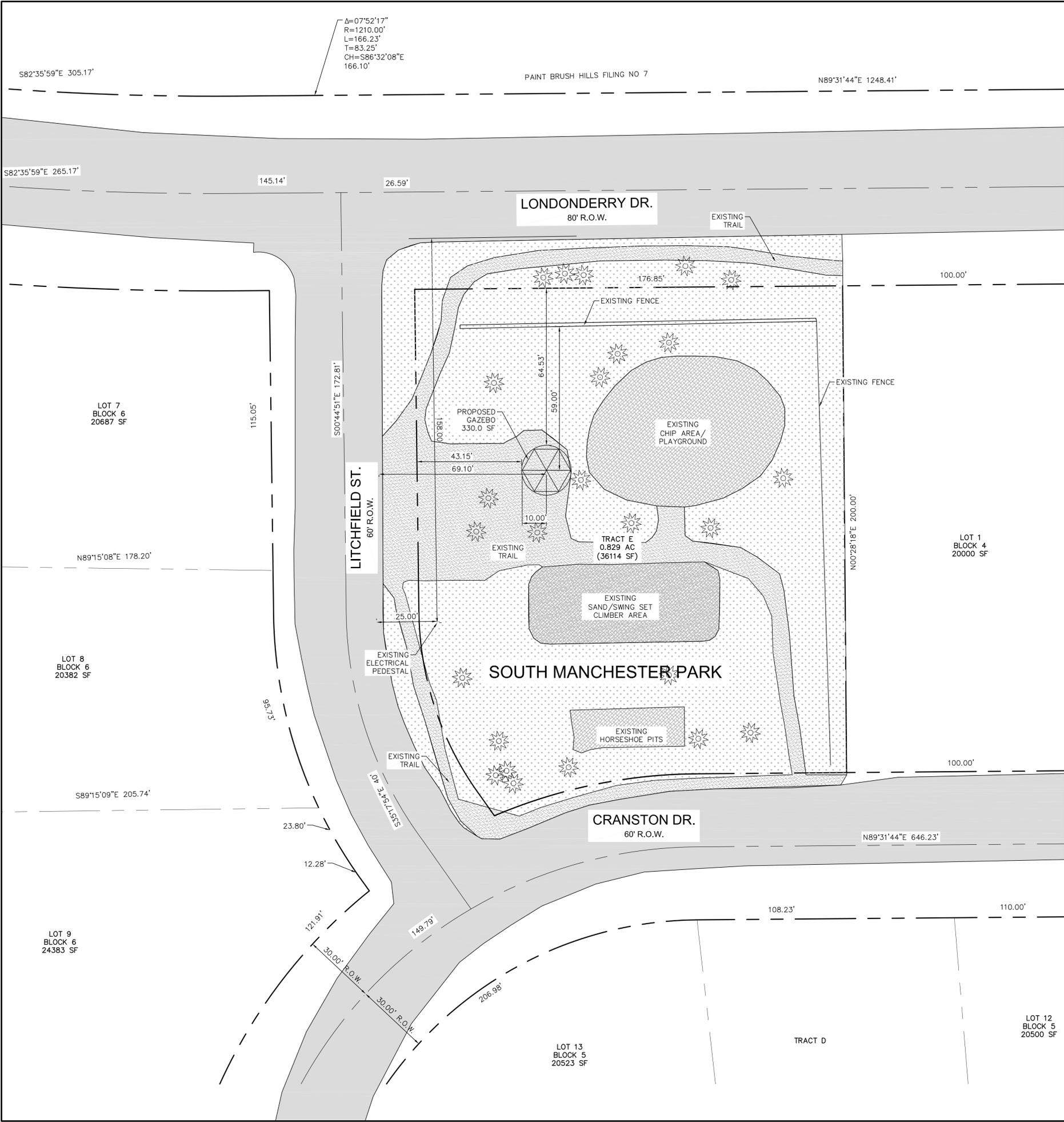
PREPARED FOR:



PREPARED BY:



S:\1070.001 Paintbrush Hills\paintbrush_hills\gaosebollandscape plan_park.dwg 5/22/2017 10:19:41 AM, Cheryl, 1:1



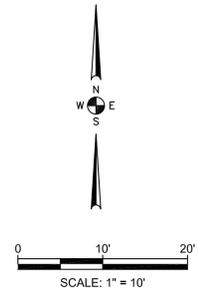
Δ=07°52'17"
R=1210.00'
L=166.23'
T=83.25'
CH=S86°32'08"E
166.10'

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING FENCE
- EXISTING DECIDUOUS TREE (UNDER 6" DIA.)
- IRRIGATED TURF
- BARK MULCH

NOTES:

1. TRACT E IS A PAINT BRUSH HILLS METRO DISTRICT OWNED AND MAINTAINED PARCEL OF THE PAINT BRUSH HILLS SUBDIVISION PLAT FILING NO 4.
2. TRACT E IS DESIGNATED OPEN SPACE.
3. THE INSTALLATION OF THE GAZEBO WILL NOT CHANGE THE LAND USE DESIGNATION AND TRACT E WILL REMAIN OPEN SPACE.



48 hours before you file, CALL UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) **811**
Goa,Electric,Telephone,CATV and Penetration Eastern Pipeline Locations
SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET SCALE ACCORDINGLY

NO.	REVISIONS DESCRIPTION	DATE	BY

RG AND ASSOCIATES, LLC
4885 Ward Road, Suite 100 • Wheat Ridge, CO • 80033
Gypsum • Loveland • Monte Vista • Wheat Ridge
303-293-8107 • 303-293-8106 (fax) • www.rgengineers.com

SOUTH MANCHESTER PARK
LANDSCAPE PLAN
prepared for
PAINT BRUSH HILLS METRO. DISTRICT

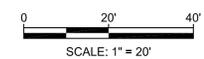
DRAWN BY:	DESIGNED BY:
CLN	RG
JOB NUMBER: 1070.0001	
DATE: 4/18/2017	
SCALE: 1"=10'	
DRAWING NAME: landscape plan	
SHEET NO: 4 of 76	

S:\1070\001 Paintbrush Hills\gish\sheet\gazebo\site_plan_jark.dwg, 5/22/2017 10:36:36 AM, Cheryl N. 1:1



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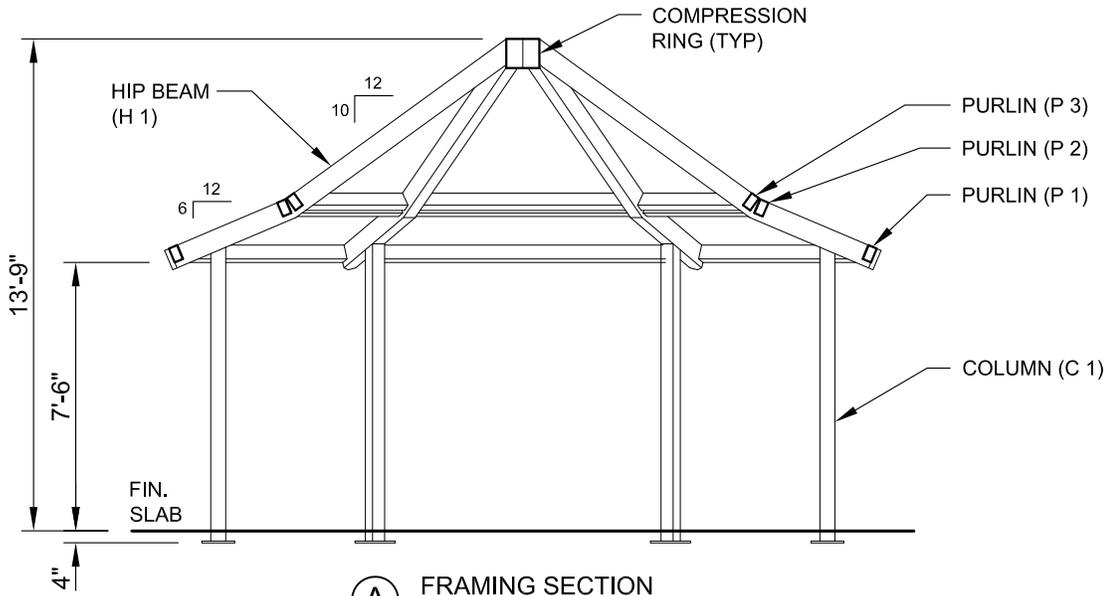
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 303-293-8107 • 303-293-8106 (fax) • www.rgengineers.com

SOUTH MANCHESTER PARK
 SITE DEVELOPMENT PLAN
 prepared for
PAINT BRUSH HILLS METRO. DISTRICT

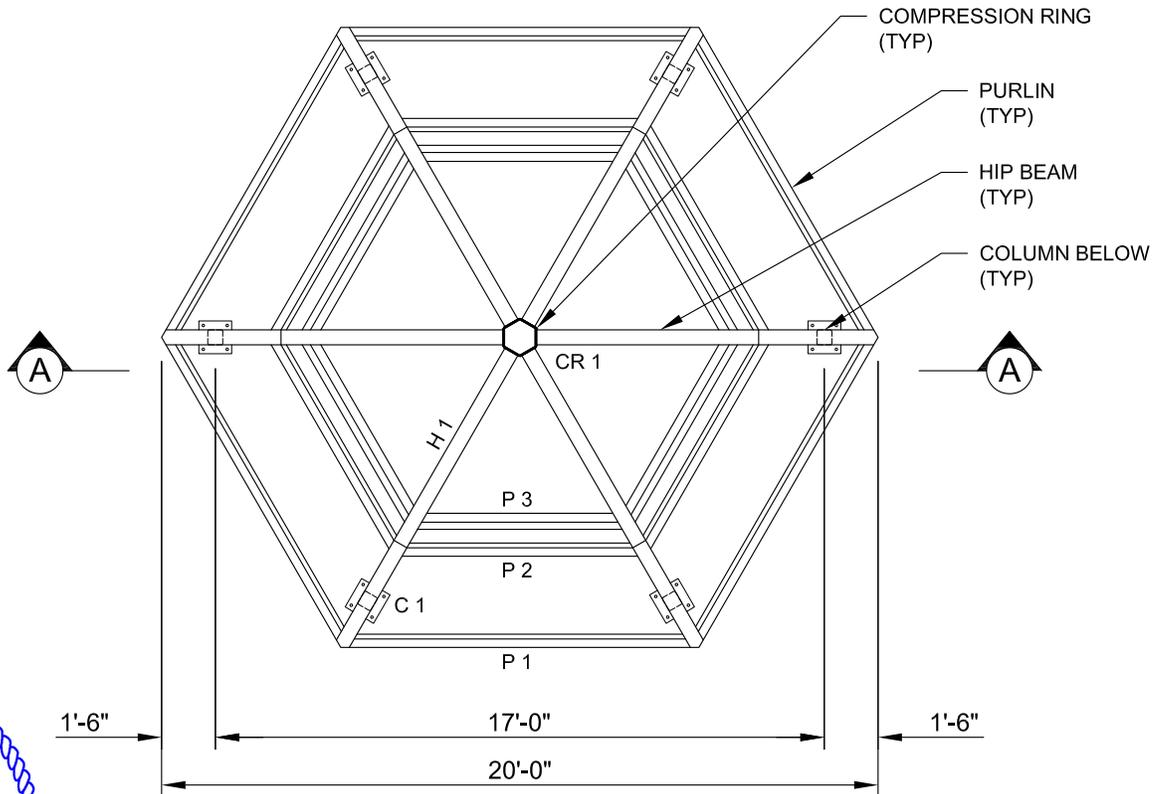
DRAWN BY:	DESIGNED BY:
CLN	RG
JOB NUMBER:	1070.0001
DATE:	4/18/2017
SCALE:	1"=20'
DRAWING NAME:	site_plan_park
SHEET NO.:	2 of 76



A FRAMING SECTION
SCALE: 3/16" = 1'-0"

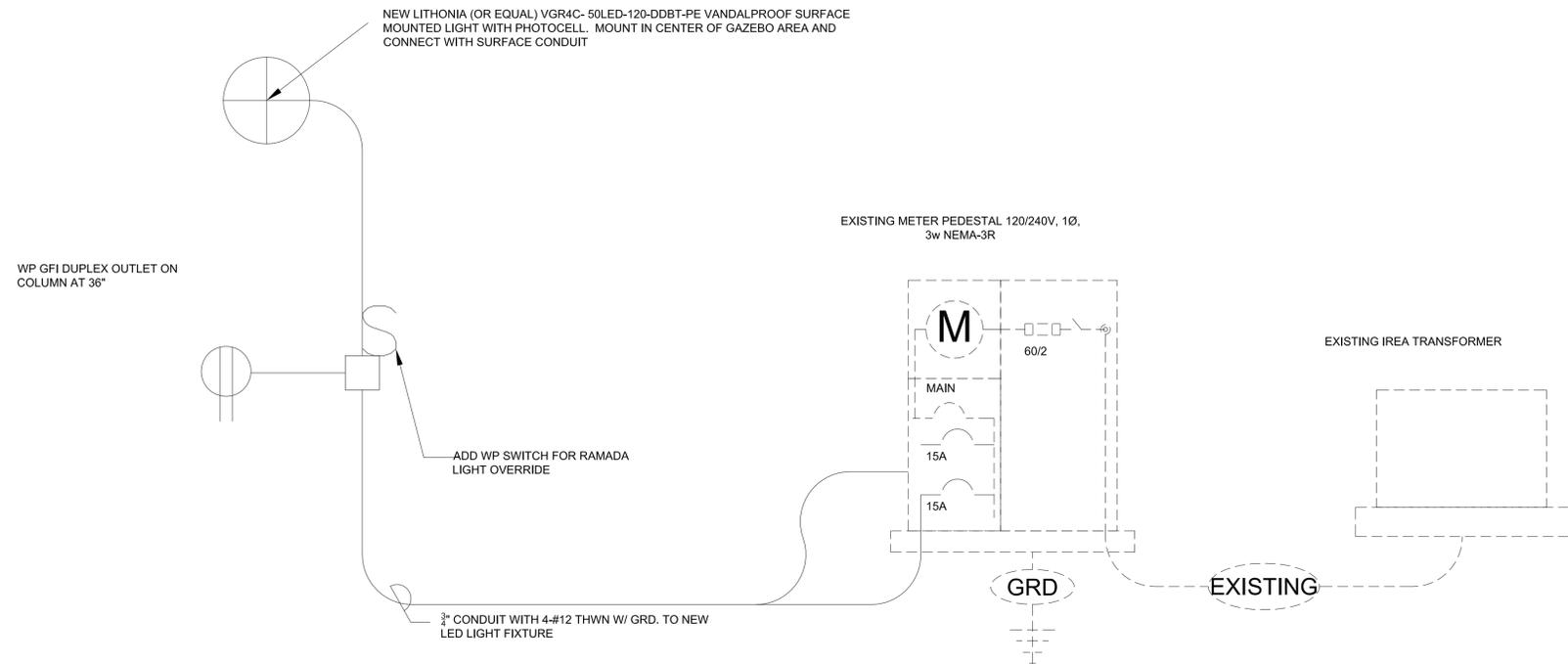
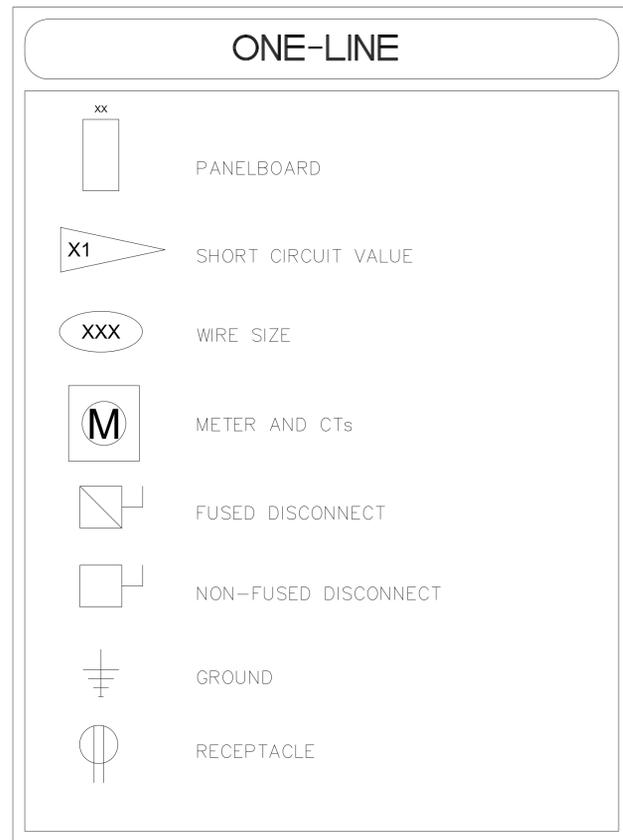
ELECTRICAL PROVISIONS:

1. (2) COLUMNS TO HAVE Ø2 1/2" HOLE CENTERED IN BASE PLATE w/ 2 1/4" WIDE x 4" HIGH OUTLET OPENING AT 18" AFF, CENTERED ON INTERIOR FACE.
2. (2) HIP BEAMS TO HAVE WIRE RUN FROM COLUMN UP TO PEAK COMP. RING w/ Ø1" MIN. HOLES THROUGH PLATES.
3. COMP. RING SHALL HAVE Ø1" HOLE CENTERED AT BOTTOM SIDE FOR LIGHT.



FRAMING PLAN
SCALE: 3/16" = 1'-0"





ELECTRICAL RISER DIAGRAM

PROJECT ELECTRICAL SPECIFICATIONS:

GENERAL

- ALL WORK SHALL CONFORM TO NATIONAL ELECTRIC CODE ALONG WITH ANY LOCAL BUILDING CODES.
- ALL WORK INVOLVING THE UTILITY SHALL BE REVIEWED AND CONFIRMED, PRIOR TO ANY INSTALLATION.

BRANCH POWER & LIGHTING:

- THE ELECTRICAL CONTRACTOR SHALL SUBMIT THE LIGHT FIXTURES FOR APPROVAL PRIOR TO PURCHASE.
- LIGHT SWITCH SHALL BE SINGLE POLE 20A INDUSTRIAL TYPE HUBBELL HBL1221 OR EQUAL WITH T&B WEATHERPROOF COVER.
- ALL RECEPTACLES SHALL BE COMMERCIAL GRADE. EXTERIOR RECEPTACLES SHALL HAVE GFI COVERS THAT ALLOW THE CORD TO BE COVERED WHILE PLUGGED IN.
 - RECEPTACLE: HUBBELL INDUSTRIAL GFR5262TR OR EQUAL.
 - IN-USE COVER: HUBBELL MM420G EXTRA HEAVY DUTY OR EQUAL.
- RECEPTACLE TYPICAL HEIGHT SHALL BE 36" TO CENTER UNLESS OTHERWISE SHOWN.
- ALL CONDUIT SHALL BE EMT WITH WATER-TIGHT COMPRESSION FITTINGS. CONDUIT SHALL BE RUN AND STRAPPED TIGHT TO THE COLUMNS AND STRUCTURE.
- CONDUIT UNDER THE CONCRETE SLAB SHALL BE SCHEDULE #40 WITH GRC RIGID PEV COATED 90 DEGREE ELBOWS. TIE CONDUIT TO REBAR REINFORCEMENT IN THE SLAB AT NO MORE THAN 5' INTERVALS.

Phase Voltage: 120	EXISTING	60	M.C.B.				
Line Voltage: 240	PANEL "Pedestal"	200	Bus Amperage				
Phase: 1	Mounting: NEMA-3R Surface	10,000	Isc Rating				
Description	Circuit Breaker	#	Connected Load Per Phase		Circuit Breaker	#	Description
			A	B			
Gazebo Receptacle	15	1	180	50	2	15	LED Gazebo Light
Space	*	3			4	*	Space
Computed Loads		Demand Factor		TOTAL DEMAND			
Lighting	0.1	KVA	125%	0.1			
Receptacle (1st 10 kW)	0.2	KVA	100%	0.2	KVA		
Receptacle (Over 10 kW)		KVA	50%		1 AMPS		
Motor Loads		KVA	100%		KVA		
Largest Motor		KVA	125%		KVA		
Fixed Electric Heat		KVA	100%		KVA		
Other Load		KVA	100%		KVA		
Follow NEC 210.4B for Multiwire Circuit							

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SOUTH MANCHESTER PARK

ELECTRICAL PLAN

prepared for
PAINT BRUSH HILLS METRO. DISTRICT

DRAWN BY: BB	DESIGNED BY: BB
JOB NUMBER: 1070.0001	
DATE: 4/18/2017	
SCALE: 1"=20'	
DRAWING NAME: park gazebo	
SHEET NO: 3 of 75	



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