

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

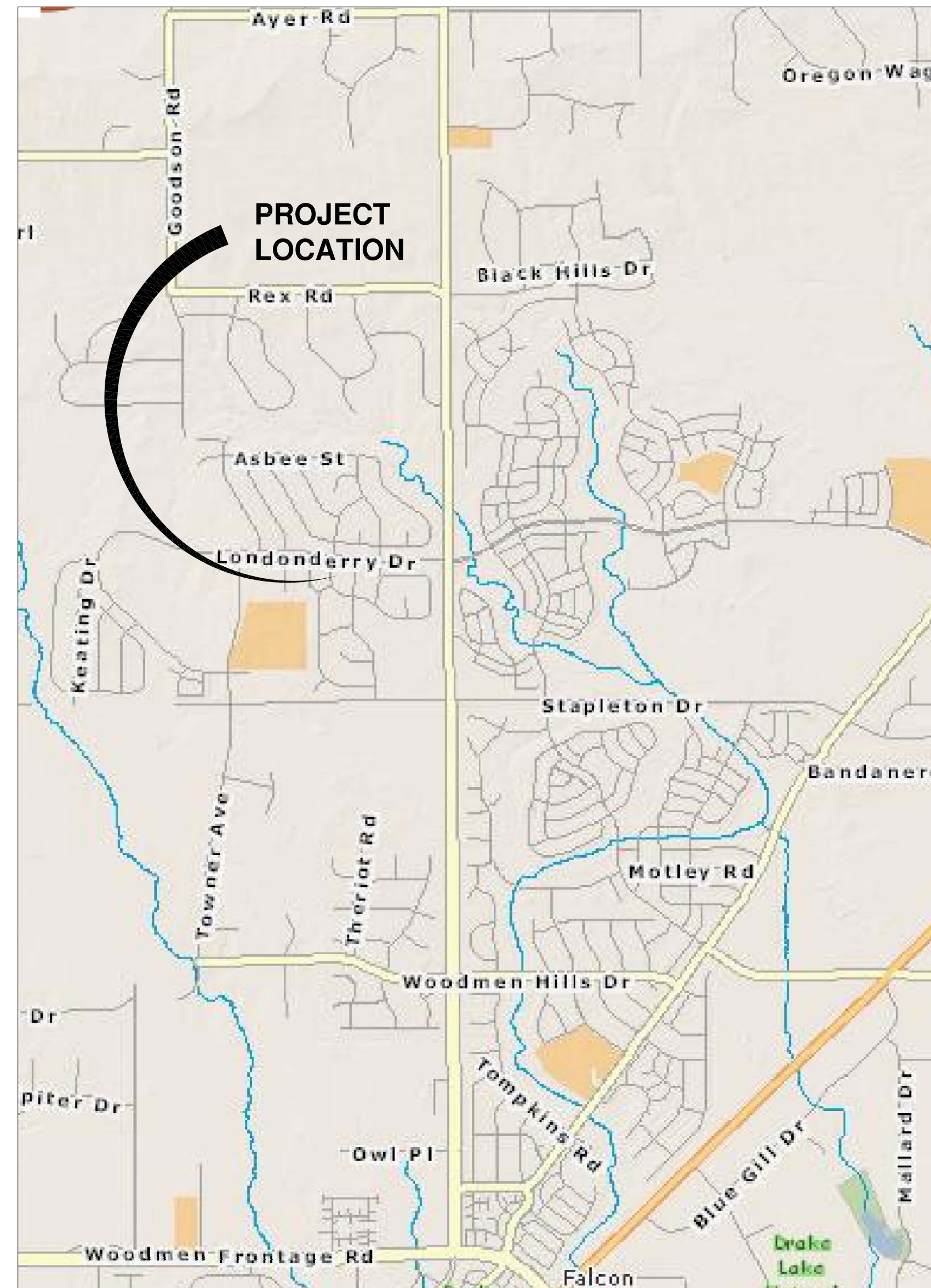
**PAINT BRUSH HILLS METROPOLITAN DISTRICT
SOUTH MANCHESTER PARK**

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

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:

