



**Town of Green Mountain Falls
Planning Commission Regular Meeting
Agenda
March 9, 2021 • 6:30 PM • Virtual Meeting***

[*Zoom Meeting Link](#)

Meeting ID: 833 3452 8061

Passcode: 549248

TIME		ITEM	DESIRED OUTCOME
6:30	1.	CALL TO ORDER	
	2.	ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA	
	3.	APPROVAL OF MINUTES February 9, 2021 Regular Meeting Minutes	Action Recommended
	4.	Remembrance, Former Mayor and Planning Commissioner, Dick Bratton	
	5.	PUBLIC COMMENT**	
		NEW BUSINESS	
6:40	6.	Resolution 2021-10 Memorial Bench at Gazebo Lake Park - Donation of a Memorial Bench from the Fox Family.	Action Recommended
6:45	7.	GRA2021-03 Grading/Erosion Control Plan Review – Development of the Upper Turrell Trail at 10400 El Paso Avenue and 10325 W. US Hwy 24. Jesse Stroope, Historic Green Mountain Falls Foundation.	Action Recommended
6:50	8.	APR2021-02 and GRA2021-03 Architectural Plan Review and Grading/Erosion Control Plan Review – Skyspace Art Installation at 10325 W. US Hwy 24. Jesse Stroope, Historic Green Mountain Falls Foundation.	Action Recommended
		OTHER BUSINESS	
7:00	9.	2021 Zoning and Land Use Code Amendment. Kick-off Presentation. Nina Williams, Wilson and Williams, LLP, and Zach Trainor, GMF Staff	Information
	10.	Trustee Liaison Report on Board Action and Matters of Comprehensive Plan Implementation. Katharine Guthrie, Board of Trustees Planning Liaison	Information
	11.	Housekeeping and Announcements	Information
	12.	Adjournment	

**Register for public comment by 4:00 PM the day of the meeting: staff@gmfco.us; planner@gmfco.us

Planning Commission Members:

Todd Dixon, Chair

Lamar Matthews, Commissioner

Sean Ives, Commissioner

Gregory Williamson, Vice Chair

Paul Yingling, Commissioner

MEETING MINUTES

GMF Planning Commission

January 12, 2021

6:30 p.m. Zoom Virtual Meeting

5. GRA2021-02 Grading and Erosion Control Plan - Retaining Wall and Erosion Control at 10860 Ora Street. Drake Carter, Solid Earth Civil Constructors on Behalf of Michael Butts, Owner.	Staff memo reviewed. Applicant Drake Carter, 32909 Daniel Rd., Pueblo, CO, answered questions about project. The contractors have started clear and grub in preparation for grading but have not proceeded with excavation work. Motion to recommend approval of GRA2021-02 with Town Engineer review.	GW/SI	Aye	Aye		Aye		
6. REV2021-01 Revocable Permit - Retaining Wall Constructed in Right-of-Way at 10330 El Paso Avenue	Staff memo reviewed. Motion to recommend approval of Rev2021-01 to Board of Trustees.	SI/GW	Aye	Aye		Aye		
7. Election of Secretary	Motion to decline to elect secretary and temporarily appoint staff as interim recorder.	GW/SI	Aye	Aye		Aye		
OTHER BUSINESS								
8. Trustee Liaison Report on Board Action and Matters of Comprehensive Plan Implementation. Katharine Guthrie, Board of Trustees Planning Liaison	Request to give report during the next meeting.							
9. Housekeeping and Announcements	Zoning Code rewrite at next regular meeting, March 9, 2021.							
10. Adjournment	Chair Dixon adjourned the meeting at 7:02 PM							

Town of GMF Planning Commission

RE: 7035 and 7045 Oak St.

Planning Commission Members

I am inquiring about the possibility to purchase a 20' x 50' section of Oak St along the front property line. My home at 7045 Oak St is one of the oldest buildings in GMF you can see it in any old photo showing the down town area. I believe the main part of the house has been here since the late 1880's. The front of the original structure was built on the front property line along Oak St. Then a later addition of 8' by 20' was built on the Oak St ROW. I believe this was constructed in 1920. I can not get a clear title due to this encroachment. My mother purchased the property in 1975 and my sisters and I inherited it when she passed.

I would also like to buy the old town hall lot 7035 Oak St. It is a small lot 25' x 140' 3,500 sq ft. It is also in the flood plain. The lot is too small to build any thing on per building codes (minimum 5000 sq ft lot) and would have to deal with flood plain regulations. I would like to purchase the property to have off street parking and add privacy. The vacant lot is not maintained by the town and it collects junk, cars have been abandoned and left for months before being towed. The history sign about the old town hall and the garden area in the front of the lot is not maintained and I have taken it on myself since the fire destroyed the old Hall. I would continue to maintain old sign commemorating the old Town Hall.

I will be addressing "factors and reasons for sale of public land" listed in Chapter 11 of the municipal code sections 11-116 and 11-117

11-116. Factors to be considered in sale of public land.

- (1) Conformation with the town Comprehensive Plan. (all property purchased will remain R-1 and be combined into one lot.)
- (2) Adverse effects to the town if property is sold. (Property has no practical use for the town lot is too small and in flood plain.)
- (3) Benefits to the town if property is sold. (revenue from sale of property along with new property taxes.

11-117 Reasons for sale.

- (1) Reduction in towns liability. (There are numerous possible liabilities with the property. The septic system is still in place it was never removed. There are (2) manhole covers for the septic tank readily accessible on the front of the Lot. (3) seepages pits 7' by 3' abandoned in middle of lot. Gas pipe stubbed up and abandoned. Old woodshed with most of the roofing blown off and rotting away. Lot was never cleaned up properly

when old TH burned. Major pieces were hauled away and 6 to 10 inches of fill spread over site covering over any hazardous materials left from burnt building)

(2) Increase in tax base. (there are no taxes being collected on property now if property is sold a new tax base will be created.

(3) Assistance to property owners who do not have clear title to their property due to encroachment of their property upon public land. (As I mentioned earlier the front of my house is located in the ROW of Maple St.. I can not get clear title unless I can buy a 50' by 20' section of Maple St.

I have attached the following:

El Paso County Assessors information on fore mentioned properties.

Septic permit information.

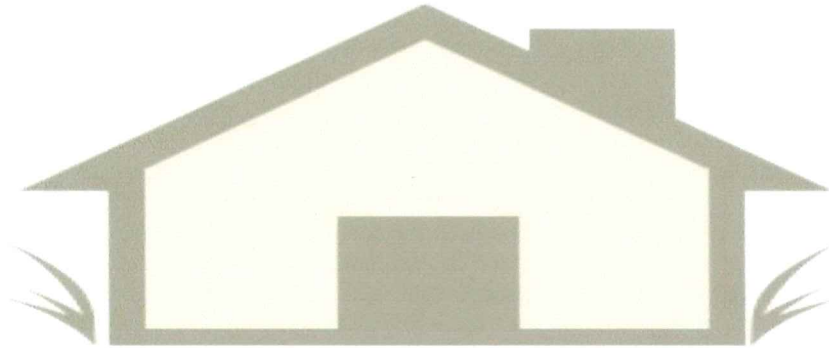
Town of GMF Land use approval application

Old photo showing house at 7045 Oak st. and town hall 7035 Oak st.

8308101030
7035 OAK ST

Total Market Value
\$8,400

No Photo Available



OVERVIEW

Owner:	GREEN MOUNTAIN FALLS TOWN OF
Mailing Address:	PO BOX 524 GREEN MTN FLS CO, 80819-0524
Location:	7035 OAK ST
Tax Status:	Exempt
Zoning:	-
Plat No:	287
Legal Description:	LOT 12 BLK 4 GREEN MOUNTAIN FALLS

MARKET & ASSESSMENT DETAILS ?

	Market Value	Assessed Value
Land	\$8,400	\$0
Improvement	\$0	\$0
Total	\$8,400	\$0

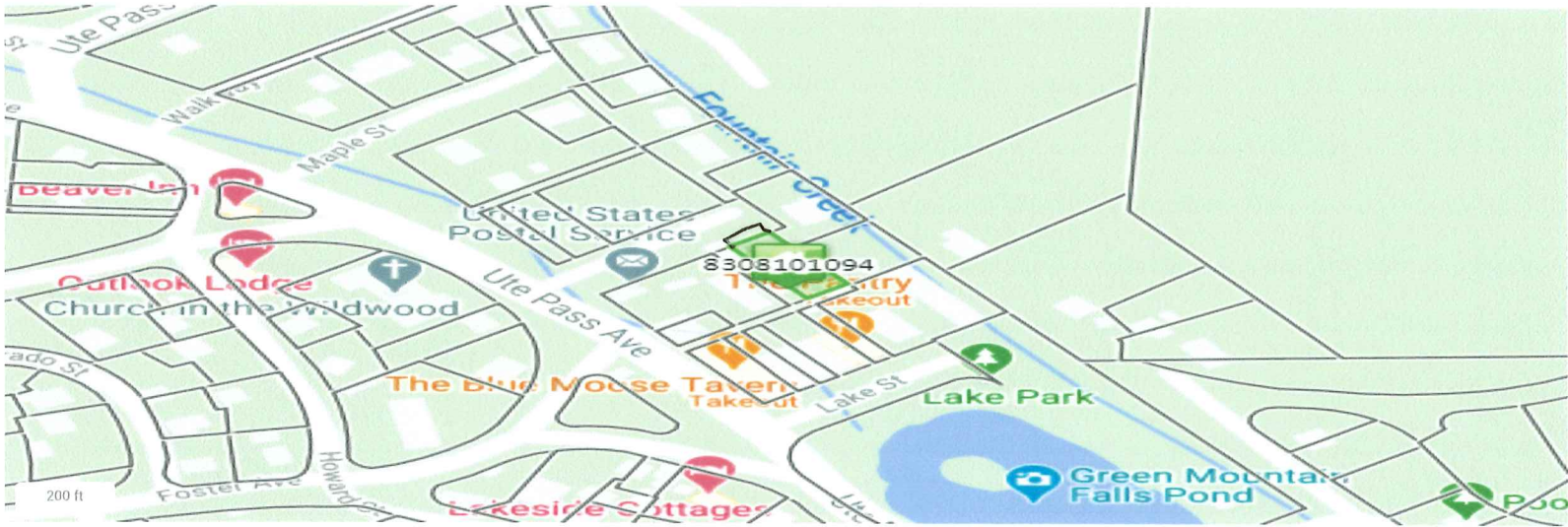
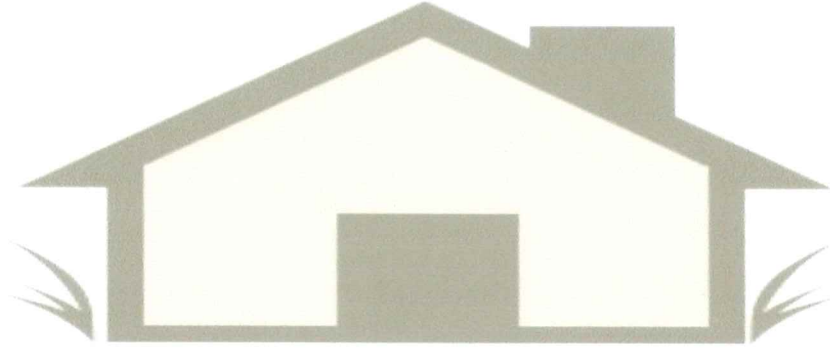
LAND DETAILS

SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
1	POLITICAL SUBDIVISION	29.000	3500 SQFT	\$8,400

8308101094
7045 OAK ST

Total Market Value
\$180,959

No Photo Available



OVERVIEW

Owner:	MCCAMAN KAREN ANN
Mailing Address:	PO BOX 534 GREEN MTN FLS CO, 80819-0534
Location:	7045 OAK ST
Tax Status:	Taxable
Zoning:	-
Plat No:	207
Legal Description:	LOT 13R BLOCK 4 GREEN MOUNTAIN FALLS AS VACATED BY REC# 208097939

MARKET & ASSESSMENT DETAILS ?

	Market Value	Assessed Value
Land	\$34,700	\$2,480
Improvement	\$146,259	\$10,460
Total	\$180,959	\$12,940

LAND DETAILS

SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
1	SINGLE FAMILY RES.	7.150	7534 SQFT	\$34,700

BUILDINGS DETAILS

Residential - RANCH (1)

Market Value \$146,259

Assessment Rate	7.15	Above Grade Area	930
Bldg #	1	First Floor Area	930
Style Description	RANCH	Above First Floor Area	0
Property Description	FRAME AVERAGE QUALITY	Lower Level Living Area	0
Year Built	1920	Total Basement Area	180
Dwelling Units	1	Finished Basement Area	
Number of Rooms	4	Garage Description	-
Number of Bedrooms	2	Garage Area	-
Number of Baths	1.00	Carport Area	-

SALES HISTORY

	SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
+	06/12/2018	\$61,700	Family/In-House transfer; Partial interest conveye	218066933
+	04/18/2017	\$0	-	217044205
+	04/07/2009	\$0	-	209035108

TAX ENTITY AND LEVY INFORMATION

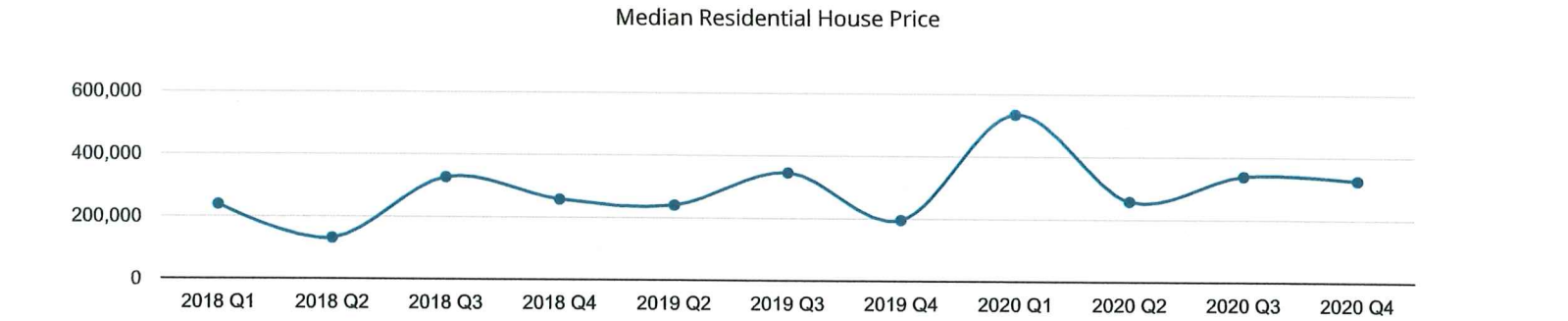
County Treasurer Tax Information

Tax Area Code: HBG Levy Year: 2020 Mill Levy: 99.762

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	7.755	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF GREEN MOUNTAIN FALLS	17.588	LAURA KOTEWA	(719) 684-9414
EPC-GREEN MTN FALLS ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
MANITOU SPRINGS SCHOOL NO 14	53.144	SUZI THOMPSON	(719) 685-2011
PIKES PEAK LIBRARY	3.855	MIKE VARNET	(719) 531-6333
GREEN MTN FALLS/CHIPITA PARK FIRE	17.090	JEFF IDLEMAN	(719) 684-2293

MAP SHEET

- Click to view Map Sheet 1
- Click to view Map Sheet 2



EL PASO CITY-COUNTY HEALTH DEPARTMENT
501 NORTH FOOTE AVENUE
COLORADO SPRINGS, COLORADO
475-8240 EXT. 220

Application for permit to construct, Remodel, or Install a Sewage Disposal System

Name of Owner Gran Mtn Falls Town Hall Phone _____

Address of Property 7035 Oak St, GME

Legal Description of Property Lot # 12 Block 4, Gran Mtn Falls

Owner's Address (if different) _____ Phone _____

Systems Contractor _____ Address _____

Type of Construction _____ Source and Type
of Water Supply Municipal

Size of Lot _____

The construction of the Sewage Disposal System will comply with all applicable Laws, Ordinances, Standards or Resolutions.

HEALTH DEPARTMENT USE ONLY

Permit Number _____ Receipt Number _____

Number of Bedrooms — Tank Capacity 750 gallons Absorption area 198 ~~250~~ Sq. Ft.

REMARKS Three dry wells 7' x 3'

APPLICATION IS ☒ APPROVED ☐ DENIED

ENVIRONMENTALIST Steve B. Rose DATE 9-28 19 77

PLOT PLAN WILL INCLUDE THE FOLLOWING

Plot plan may be drawn on the back of this sheet or on a separate sheet.

1. Streams, Lakes, Ponds, Irrigation Ditches and other Water Courses
2. North Direction
3. Location of Property Line
4. Buildings
5. Wells
6. Location of Proposed Septic System
7. Location of percolation test
8. Geographical features
9. Other Information as required

EL PASO COUNTY HEALTH DEPARTMENT
COLORADO SPRINGS, COLORADO

SEWAGE DISPOSAL INSPECTION FORM

APPROVAL:

YES ☒ NO ☐

#8308101030

ENVIRONMENTALIST

DATE

1-31-78

Steve R. Rose

LOCATION (street :

7035 Oak St

Green Mtn Falls

OCCUPANT

Town Hall

LEGAL DESCRIPTION

TYPE OF CONSTRUCTION

Town Meeting Hall & Office

NO. OF BEDROOMS

SYSTEM INSTALLED BY

Town & Rusty Handlin

COMMERCIAL MFG.

El Paso Rec-Cast

SIZE

750

TYPE OF MATERIAL

Concrete

NO. COMPARTMENTS

2

WIDTH

LENGTH

DEPTH (total)

LIQ. CAP.

750

DISPOSAL FIELD: BED OR TRENCH DEPTH

WIDTH

LENGTH

SQ. FT.

DISTANCE BETWEEN LINES

ROCK

DEPTH

UNDER

OVER

LEACHING PITS (NO.)

2

LINING MATERIAL

Rock

CAPACITY SQ. FT.

198

NORTH

88
2
176

See Attached Drawing

1009

Acres 1.0
Water Supply Municipal

EL PASO COUNTY CITY-COUNTY HEALTH DEPARTMENT
501 North Foote Avenue Colorado Springs, Colorado - 475-8240

N 04985

Receipt No. _____

PERMIT - No Fee

TO CONSTRUCT, ALTER, REPAIR OR MODIFY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Issued To Green Mtn Falls Town Hall Date 9-27-77

Address of Property 7035 Oak St, GMF
(Permit valid at this address only)

Builder - Contractor - Owner Address _____ Phone _____

Sewage-Disposal System work to be performed by City of Green Mtn Falls Phone _____

This Permit is issued in accordance with Regulation XII and Article 2 of Chapter 66, Colorado Revised Statutes 1963, as amended by the addition of a new Section 66-2-16. (H.B. 1205, 7-1-65). PERMIT EXPIRES upon completion-installation of sewage-disposal system or at the end of six (6) months from date of issue, whichever occurs first - (unless work is in progress).

This Permit does not denote approval of zoning and acreage requirements.

Permit Fee \$50.00 Charles Dowling MD. MPH.
Director, City-County Health Department

Date of Expiration 3-29-78 Gloria B. Rosen
Environmentalist

NOTE: LEAVE ENTIRE SEWAGE-DISPOSAL SYSTEM UNCOVERED FOR FINAL INSPECTION.

24-HOUR ADVANCE NOTICE REQUIRED

Septic tank 750 gals. Field _____ OR _____
Field _____
Seepage bed _____ ft. long _____ ft. wide. Seepage pit 3 Seepage pits 7' dia by 3 ft deep
Total _____ sq. ft. diam. _____ w/d _____
Feet of trench 198 Total _____ inches wide _____ inches wide _____ w/d _____

The Health Officer shall assume no responsibility in case of failure or inadequacy of a sewage-disposal system, beyond consulting in good faith with the property owner or representative. Free access to the property shall be authorized at reasonable times for the purpose of making such inspections as are necessary to determine compliance with requirements of this regulation.

Sec. 11-115. - Decision not binding on future requests for easements.

Municipal Code



No decision by the Board of Trustees to grant any said easement shall be controlling on any subsequent request for similar grants of public land.

(Ord. 92-04 §1)

Sec. 11-116. - Factors to be considered in sale of public land.



The following factors shall be considered in review by the Planning Commission and Board of Trustees of any request to purchase public lands. Said factors shall not be exclusive, however:

- (1) Conformation with the Town Comprehensive Plan;
- (2) Adverse effects to the Town if property is sold;
- (3) Benefits to the Town if property is sold.

(Ord. 92-04 §1)

Sec. 11-117. - Reasons for sale.



The following reasons for sale of public land shall be deemed sufficient justification for such sale;

- (1) Reduction in Town liability;
- (2) Increase in tax base;
- (3) Assistance to property owners who do not have clear title to their land due to an encroachment of their property upon public land.

(Ord. 92-04 §1)

Sec. 11-118. - Presentations required to purchase public land.



Anyone wishing to purchase public land owned by the Town will be required to make two (2) presentations to the Planning Commission, as further described below, as a precondition to seeking the Board of Trustees' agreement to said sale:

- (1) The first presentation shall include clear identification of the land to be purchased and a discussion of the feasibility of the proposed easement (Step #1 - Concept Approval).
- (2) The second presentation shall include the formal submittal requirements (Step #2 - Formal Submittal).
- (3) After the required presentations, the Planning Commission will then make its recommendation to the Board of Trustees, which has final authority for approval or denial. Any decision to sell public land shall be by Ordinance passed by the Board of Trustees.
- (4) The procedure for the first and second presentation to the Planning Commission shall be

Municipal Code

determined by the Planning Commission, which shall set forth guidelines in the form of check lists for preparation for said proceedings. Said guidelines shall be available to the public, and may be provided at the office of the Town Clerk.

- (5) No second presentation will be scheduled before the Planning Commission until the guidelines for presentation as set forth in the document available to the public have been met. Review of said guidelines shall be made by the Town Clerk as a prerequisite to scheduling said presentation before the Planning Commission.

(Ord. 92-04 §1)

Sec. 11-119. - Determination of fair market value for purchase.

The fair market value for public land may be determined by the Board of Trustees on an annual basis. Said value shall be based upon the average square footage price of undeveloped but developable lots located within the boundaries of the Town. Said fair market value shall be applied to the sale of any public land, unless the Board of Trustees determines, after hearing evidence from the petitioning party, that said value is not appropriate in the case of a specific proposed purchase. If the petitioning party wishes the application of any other square footage price petitioning party shall bear any costs incurred in determining said applicable price.

(Ord. 92-04 §1)

Sec. 11-120. - Decision not binding on future requests for purchase.

No decision by the Board of Trustees to sell any public land shall be controlling on any subsequent request for sale of public land.

(Ord. 92-04 §1)

Sec. 11-121—11-140. - Reserved.

< Secs. 10-336—10-340. - Reserved.

CHAPTER 15 - Annexation >



Land Use Approval Application

This application form must be submitted with each land use approval request. Please refer to the appropriate Checklist of Supplemental Materials for a complete list of all documents that must accompany this form.

More information is available on the [Land Use & Planning](#) webpage.

PART I – APPLICANT INFORMATION

Applicant: Darrell Clay Gafford
Address: 7045 Oak St GMF 80819
E-Mail: claygafford@aol.com
Phone: 719-684-5587
owner(s): Karen McCaman and Darrell Gafford
Address: same as above
E-mail: "
Phone: "

PART II- PROPERTY INFORMATION

Address: 7045 Oak St	
Zoning Designation: R-1	Lot Size: 7534 sq ft
Hillside Overlay zone? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Land Survey Included: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

PART III- LAND USE

Brief Project Description: Purchase town property to allow clear title and off street parking
Type of Land Use Approval:

PART IV- CERTIFICATION & SIGNATURE

Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge. I certify that I understand that the proposed development will be in accordance with all provisions of the Town of Green Mountain Falls Municipal Code and other applicable regulations.

Applicant Signature Darrell C Gafford Date 2/19/21

Owner Signature Darrell C Gafford Date 2/19/21

Owner Signature _____ Date _____

id lived on a
raveled on the
to the Santa
Terminal Railway.

which had
a vacation time

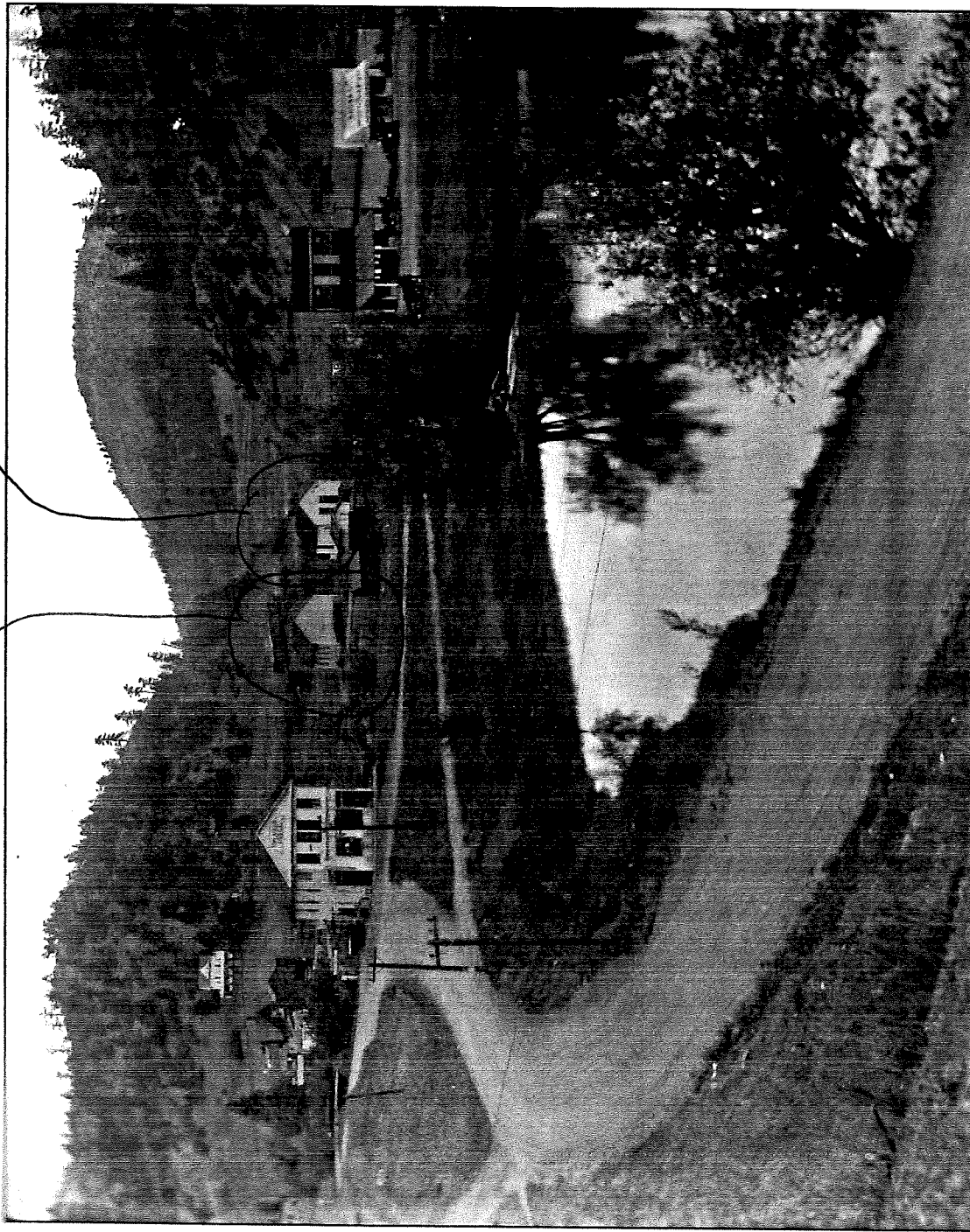
often M. Trotter
in the store and fresh
things came Dodge

in the out house. The
house about hiking up
train from Newton
it was called

it is still standing.
very memory of

Jack Kieffinger

7035 OLD TOWN HALL 7045 OAK ST



Lake street about 1910. In later years Trotter's Store would have been on the far right, closest to the R.R. Tracks. Imposing building just left of center became El Pueblo.

Morrow Photo

(UPHS)



To: GMF Planning Commission
From: Julia Simmons
Date: March 3, 2021
Re: Resolution 2021-10, Donation of a Memorial Bench in Gazebo Lake Park

Background/Discussion

Town Clerk received the attached proposal as an item of business for the Parks, Recreation, and Trails Committee January regular meeting. The applicant, Ms. Lana Fox, on behalf of the Fox family, is asking to donate a granite bench and its installation in memory of her late son, Chad. The advisory committee unanimously voted to recommend approval of the project.

The applicant, a longtime resident and former Town Hall volunteer, took her request to PRT because the project would be sited in Gazebo Lake Park. Town Clerk forwarded the project to Planning and Town Manager to find a mechanism for the donation. The Board would consider recommendations at its April regular meeting.

GMF Zoning Code doesn't adequately address this scenario. Benches are specifically addressed in Section 18-74(e)(3) for Revocable Permit licenses, but that is incongruent with the purpose and intent of this project: surface public use in a public park, indefinitely. A revocable license would be granted initially and require annual reissue with a set fee; insurance and maintenance would be the applicant's responsibility and the license could be revoked at any time, requiring the bench to be removed.

The style and nature of this granite structure, anchored in slab concrete, is designed to be low maintenance. The stone structure, created to endure the elements, should not cost the Town. Staff believes any cost associated would be balanced with the benefit of public art and outdoor seating. The exact physical location would be determined by the Applicant and Public Works, to consider mowing, snow removal, and public safety. There is always the chance of vandalism. Additionally, the existing park setting could change over the years. At that time, Town Manager/Board would request Public Works to relocate the bench. The purpose of establishing a resolution is to convey the intent of permanency and guide future decision-making. Further, Town Manager has requested a bench and brick memorial program be reestablished to create more opportunities for public memorials and donated outdoor seating.

Conclusion

Staff has reviewed the proposed project and recommends Planning Commission forward Resolution 2021-10, accepting the donation of a memorial bench and its installation from the Fox family.

Staff is also requesting feedback on a related, but not identical, public bench program.

Met and John,
Please find enclosed below an approximate picture of our proposed memorial bench for our son Chad. I say approximate because we've changed the size of the bench and bench feet so they are not so "chunky" looking. The exact measurements are listed with the quote.
Thank you for your prompt attention to our proposal.
Respectfully,
Larry Fox
Larry Fox

237 South Avenue
Grand Junction, CO 81501
East of Amtrak Station / Downtown Grand Junction
Phone: 970.242.7264
engraving@carlsonmemorials.com
www.carlsonmemorials.com

CARLSON
MEMORIALS, INC.
Life's Stories Set in Stone



Colorado Rose Red

Pillar 1-4 x 1-0 x 4-0
Bench seat 5-0 x 1-4 x 0-10
Supports 1-6 x 1-0 x 1-0
Granite foundation
8-0 x 2-4 x 0-4

Aspen 07.31.18



CARLSON MEMORIALS, INC.

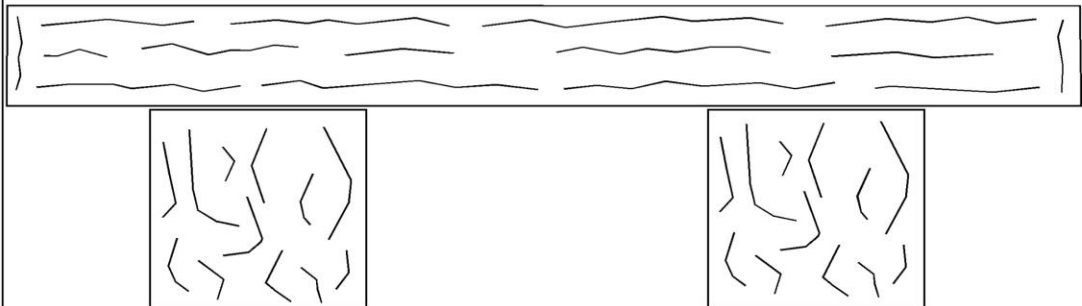
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engraving@carlsonmemorials.com
www.carlsonmemorials.com

Proposal		Feb. 24, 2021	Terms of Proposal
Lana & Larry Fox 719.330.7008		Bench - Public Park	50 % Down, Balance on Completion
		Green Mountain Falls	
zehrwest@icloud.com		larryfoxywoods@gmail.com	Weeks From Order Date
Qty	Description - Colorado Rose Red Granite		Quote
1	1'-4" x 1'-0" x 4'-0" - Main Pillar - Polish Front w/ Balance Rock Pitch		
1	5'-0" x 1'-4" x 0'-6" - Bench Seat - Polish Top w/ Balance Rock Pitch		
2	1'-0" x 1'-2" x 1'-0" - Bench Support - Sawn Joints w/ Balance Rock Pitch		
1	8'-0" x 3'-0" x 0'-4" - Granite Foundation		
1	Engrave and Shadow - Provide Layout for Approval		
1	Install on site - Green Mountain Falls - Public Park		
		Sub-Total	\$ 16,340.00
		8.13% - Sales Tax	\$ 1,328.44
		Total	\$ 17,668.44
		Payment/Credits	50 % Down Payment
		Balance Due	\$ -

Colorado Rose Red Granite





To: Planning Commission
From: GMF Land Use & Planning
Date: March 4, 2021
Re: GRA2021-03, Upper Turrell Trail and Skyspace Grading and Erosion Control Plan

Background

The Applicant is requesting the Planning Commission's consideration for the construction of a trail that crosses Parcel A, which is zoned as 5-A into the newly annexed Red Devil Mountain Parcel. The Red Devil Mountain parcel was recently zoned as PL, public land.

In order to promote best practices, the following are Planning Commission Recommended Actions:

- Forward attached site plans to Town Engineer for review to preserve the integrity of the area and to minimize erosion and drainage issues.
- Review proposed project application for compliance with Green Mountain Falls Zoning and Land Use Code.
- Recommend to the Board of Trustees: approval, approval subject to conditions, or disapprove. Staff is recommending approval subject to conditions.

Discussion

Sec. 16-308. - R-1 5-Acre Hillside Single-Family Residential District.

- (1) *Minimum lot area: five (5) acres.*
- (2) *Minimum frontage: two hundred (200) feet.*
- (3) *Minimum lot width: two hundred (200) feet at front building setback line.*
- (4) *Setback requirements:*
 - a. *Front, fifty (50) feet;*
 - b. *Side, twenty-five (25) feet; and*
 - c. *Rear, fifty (50) feet.*
- (5) *Maximum building height*
 - a. *For building lots with an average slope of less than fifteen percent (15%), thirty-five (35) feet; and*
 - b. *For building lots with an average slope of fifteen percent (15%) or greater, twenty-five (25) feet.*
- (6) *Accessory uses and buildings: refer to Article VI of this Land Use Code.*
- (7) *Off-street parking: refer to Section 16-604.*
- (8) *Permitted signs: refer to Article IV of this Land Use Code.*
- (9) *All buildings, structures, and uses shall conform to the requirements of Section 16-705*

Sec. 16-314. - PL Public Lands District.

The electronic file maintained by Town Hall, *Official Town Zoning Map 2007*, and the El Paso County Assessor's Office show the parcels, as zoned as 5-A. The recently annexed Red Devil Mountain Parcel is zoned as PL.

Sec. 17-92. - Erosion control plan.

An erosion control plan shall be prepared for all land-disturbing activities of three hundred (300) square feet or fifty (50) cubic yards or more, whichever is applicable, or if construction of a road, either temporary or permanent, is part of the land-disturbing activity.

Review by on-call engineer for compliance with Grading, Section 17-81 et al.

Sec. 16-705. - Building permits; architectural review

The Zoning Code §16-705(d)(2) – Procedure

As a minimum, the following specific criteria shall be considered by the Planning Commission

- a. Architectural compatibility;*
- b. Bulk of the proposed building or structure in relation to surrounding buildings and land;*
- c. Vehicular access and parking;*
- d. Pedestrian access; and*
- e. Relation to existing and future open space.*

Staff believes the proposed project is consistent with the policies in §16-705.

Annexation Agreement, Red Devil Mountain Parcel

Section 4 Drainage. *Owner is responsible for all erosion control and management of drainage from the Property. Individual drainage plans shall be prepared and submitted by Owner to the Town and approved by the Town Engineer prior to approval of any building permit. The area addressed*

2by each individual drainage plan shall be established by the Town Engineer at the time of building permit application and shall be sufficient to cover the impacts to drainage and erosion, both on and off-site, if applicable, caused by the development to which the building permit is issued. If determined by the Town Engineer to be necessary, such drainage plans shall include the construction of facilities for the safe discharge of all surface and subsurface water into a drainage conveyance facility. Owner shall be solely responsible for the construction, designs, and costs of all drainage improvements included in the drainage plans. Construction of all drainage improvements in each drainage plan shall be completed as set forth in a separate improvements agreement, which shall be entered into by the Parties prior to issuance of a building permit for any development on the Property. Owner shall incorporate each individual drainage plan into a Master Development Drainage Plan which shall be prepared and submitted by Owner to the Town and approved by the Town Engineer prior to Prior to Owner performing any road mitigation work.

Section 5 Trail Easement and Improvements. *Owner shall construct and grant a 25-year public trail easement at least 30 feet in width, to the Town, in a form acceptable to the Town in its*

sole judgment, for a new trail to be known as the Pittman Trail (the "Pittman Trail") to cross the Property from an access point near Gazebo Lake, over Red Devil Mountain, and down to the site of the former Joyland Church. Owner shall consult with the Town Parks, Recreation, and Trails Advisory Committee for the design, layout, and signage of the Pittman Trail prior to dedication of the easement. b. Owner shall construct and grant a 25-year public trail easement at least 30 feet in width, to the Town, in a form acceptable to the Town in its sole judgment, for a new access trail (the "access trail") to cross the Property from an access point near El Paso Street to the site of Owner's proposed art installation. Owner shall consult with the Town Parks, Recreation, and Trails Advisory Committee for the design, layout, and signage of the access trail prior to dedication of the easement. c. Owner shall be solely responsible for maintenance of the Pittman Trail and the access trail. On or before June 1, 2021, Owner shall prepare and submit to the Town, and the Town shall approve, a comprehensive and professionally reviewed Trail Management Plan for all public trails, including without limitation the Pittman Trail and access trail. At a minimum, the Trail Management Plan shall specify the maintenance and construction standards and schedules for the trails, trail use policies and safety standards for public users, and policies for reducing the environmental impact of the trails on and near sensitive resources, habitats, riparian areas, and native and special-status plant and animal species. The Trail Management Plan shall also include provisions for parking planning, impacts, and traffic management. The Trail Management Plan shall be updated annually, with Owner providing the Town with qualitative and quantitative user information sufficient to evaluate impacts on the Town caused by the development of the Property. Such information shall be provided to the Town by Owner by January 30 of each year, beginning in 2022. Thereafter, the Trail Management Plan shall be updated to address and mitigate these impacts and any required improvements or management steps under the Plan shall be implemented by June 1 of that same year. 3d. The Pittman Trail and access trail shall be open to the public at no charge, and shall remain open to the public during hours established in the Trails Management Plan. Owner may temporarily close the trails for maintenance, unsafe conditions, or for publicly noticed and scheduled private events, with notice provided for closures as established in the Trails Management Plan

Section 9 Maintenance Plan. As part of the Trail Management Plan, on or before June 1, 2021, Owner shall prepare and submit to the Town, and the Town shall approve, a comprehensive and professionally reviewed Maintenance Plan for all public trails, art installations, restrooms, and other public improvements. The Maintenance Plan shall consider the need for public safety and the impacts of the public on the Property for matters such as trash and debris removal and preservation and conservation of open space. The Maintenance Plan shall provide a clear narrative of how Owner shall maintain the Property and the publicly accessible improvements to best serve the public and meet the continuing goals of the Public Lands District for the Red Devil Mountain Parcel. Once approved, the Maintenance Plan shall be binding upon Owner and shall be enforceable by the Town. The Maintenance Plan is in addition to any other required plan under this Agreement, including without limitation, the Trail Management Plan.

Conclusion

Staff has reviewed the Applicant's materials and believes that with Town Engineer review they meet the intent and standards in the Zoning Code as well as the January 2021 Annexation Agreement. Staff recommends the Commission forward a recommendation of approval to the Board of Trustees with the following conditions:

- Signed application with GECP (Grading Erosion Control Plan) fee and letter of intent.
- Review by on-call engineer for compliance with Grading, Section 17-81 et al.
- Established hours of construction and quiet hours, compliant with GMF Code
- Revised construction schedule dates.
- Construction vehicle routes and types, to be reviewed by Town Engineer for appropriate vehicle loads



VICINITY MAP

N.T.S.

Owners

Historic Green Mountain Falls Foundation, LLC
1001 W. Wilshire Blvd, Fourth Floor
Oklahoma City, OK 73116

Christian Keese, Sole Member
Green Mountain Road, LLC
1001 W. Wilshire Blvd, Fourth Floor
Oklahoma City, OK 73116

Legal Descriptions

Watson Parcel:

Lots 28, 29, 30, 31, 32, 33 and 34, and vacated Cheyenne Street adjacent thereto, in Block 18, Addition Number 2 to the Town of Green Mountain Falls, Excepting therefrom That portion of Lots 31 and 32, Block 18, Addition No. 2 to the Town of Green Mountain Falls, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book B at Page 28 of the records of said county, described as follows: Beginning at the Westerly end of vacated Cheyenne Street; Thence along the Westerly line of said Lot 32, being the Easterly line of High Street, for the following two (2) courses: (1) Thence on a curve to the right having a central angle of 104°11'15", a radius of 25.00', a length of 45.46', and whose chord bears N26°26'13"E; (2) Thence on a curve to the left having a central angle of 99°33'06", a radius of 339.47', a length of 56.59', and whose chord bears N73°45'18"E; Thence S19°07'14"E, 66.65'; Thence S19°06'13"E, 64.98'; Thence S22°32'23"E, 34.82'; Thence S39°24'08"W, 104.03'; Thence along the South and West lines of vacated Cheyenne Street for the following three (3) courses: (1) Thence on a curve to the right having a central angle of 25°02'45", a radius of 166.63', and a length of 72.84'; Thence N25°39'24"W tangent to said curve, 110.42'; Thence N45°45'58"E, 42.20' to the Point of Beginning, County of El Paso, State of Colorado And containing 1.588 acres

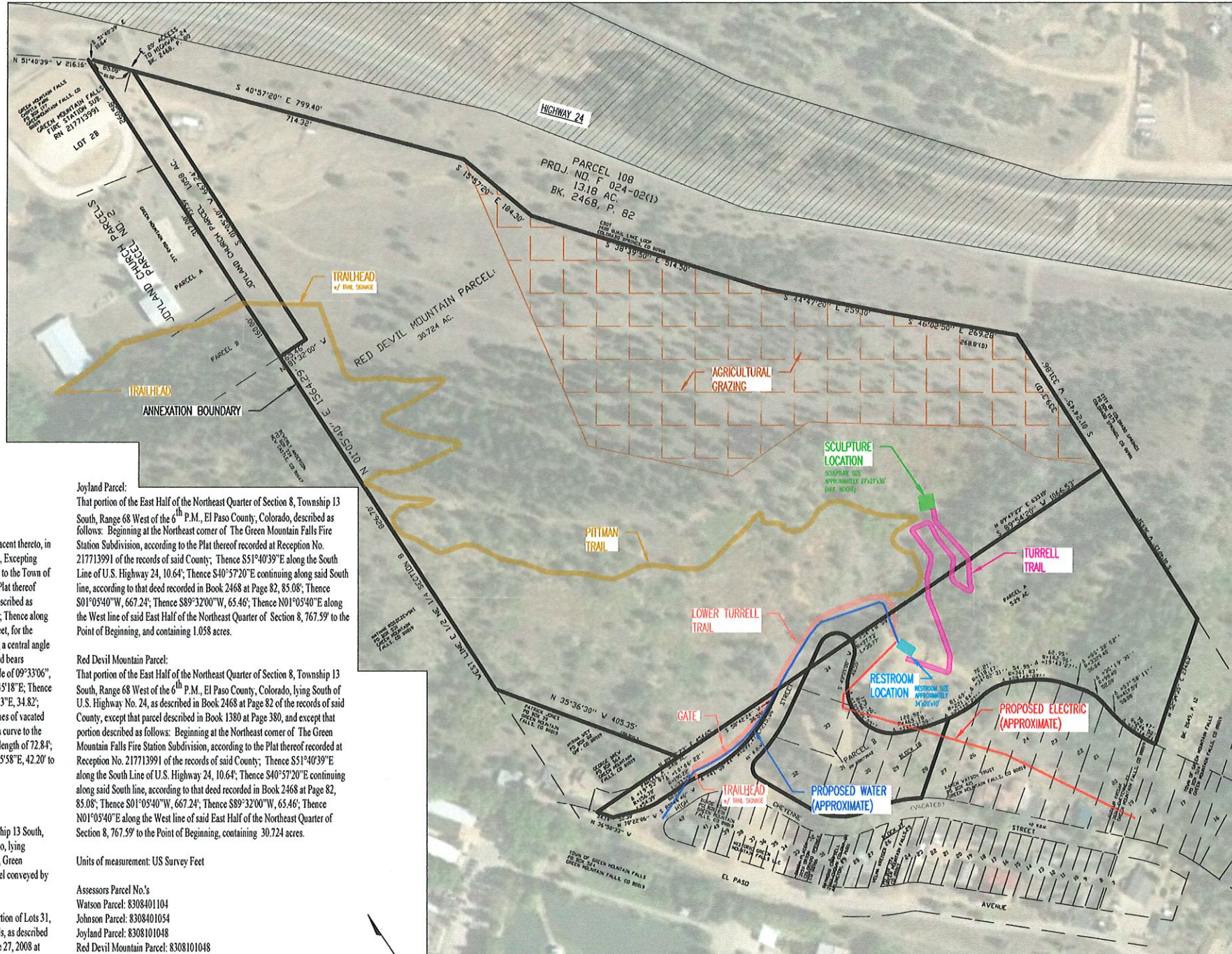
Johnson Parcel A:

That unplatted portion of the Southeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., County of El Paso, State of Colorado, lying Northerly of Block 17 and Northerly and Northeasterly of Block 18, Green Mountain Falls Addition No. 2 and lying Northwesterly of that parcel conveyed by Deed recorded January 9, 1974 in Book 2649 at Page 12.

Johnson Parcel B:

A non-exclusive easement for ingress, egress and utilities over a portion of Lots 31, 32, 33 and 34 in Block 18 in Addition No. 2 to Green Mountain Falls, as described on Shared Driveway and Utility Easement Agreement recorded June 27, 2008 at Reception No. 208073542.

And containing 5.77 acres



Joyland Parcel:

That portion of the East Half of the Northeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., El Paso County, Colorado, described as follows: Beginning at the Northeast corner of The Green Mountain Falls Fire Station Subdivision, according to the Plat thereof recorded at Reception No. 217713991 of the records of said County; Thence S51°40'39"E along the South Line of U.S. Highway 24, 10.64'; Thence S40°57'20"E continuing along said South line, according to that deed recorded in Book 2468 at Page 82, 85.08'; Thence S01°05'40"W, 667.24'; Thence S89°32'00"W, 65.46'; Thence N01°05'40"E along the West line of said East Half of the Northeast Quarter of Section 8, 767.59' to the Point of Beginning, and containing 1.058 acres.

Red Devil Mountain Parcel:

That portion of the East Half of the Northeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., El Paso County, Colorado, lying South of U.S. Highway No. 24, as described in Book 2468 at Page 82 of the records of said County, except that parcel described in Book 1380 at Page 380, and except that portion described as follows: Beginning at the Northeast corner of The Green Mountain Falls Fire Station Subdivision, according to the Plat thereof recorded at Reception No. 217713991 of the records of said County; Thence S51°40'39"E along the South Line of U.S. Highway 24, 10.64'; Thence S40°57'20"E continuing along said South line, according to that deed recorded in Book 2468 at Page 82, 85.08'; Thence S01°05'40"W, 667.24'; Thence S89°32'00"W, 65.46'; Thence N01°05'40"E along the West line of said East Half of the Northeast Quarter of Section 8, 767.59' to the Point of Beginning, containing 30.724 acres.

Units of measurement: US Survey Feet

Assessors Parcel No.'s

Watson Parcel: 8308401104

Johnson Parcel: 8308401054

Joyland Parcel: 8308101048

Red Devil Mountain Parcel: 8308101048

Proposed Zone: ~~Public~~

Red Devil Mountain - Public Land

Joyland Parcel - Business

CONCEPT PLAN

1" = 100'

REVISIONS	BY

ENTECH
ENGINEERING, INC.
305 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
(719) 531-5599



DEVELOPMENT PLAN
RED DEVIL MOUNTAIN DEVELOPMENT
GREEN MOUNTAIN FALLS, CO
FOR: GREEN MOUNTAIN ROAD, LLC

DRAWN BY: AMH
DESIGNED BY:
CHECKED BY:
DATE: 12/10/2020
SCALE: AS SHOWN
JOB NO.: 201280
SHEET NO.: 1
1 OF 1 SHEETS



VICINITY MAP

N.T.S.

Owners

Historic Green Mountain Falls Foundation, LLC
1001 W. Wilshire Blvd, Fourth Floor
Oklahoma City, OK 73116

Christian Keesee, Sole Member
Green Mountain Road, LLC
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Units of measurement: US Survey Feet

Assessors Parcel No.'s

Watson Parcel: 8308401104

Johnson Parcel: 8308401054

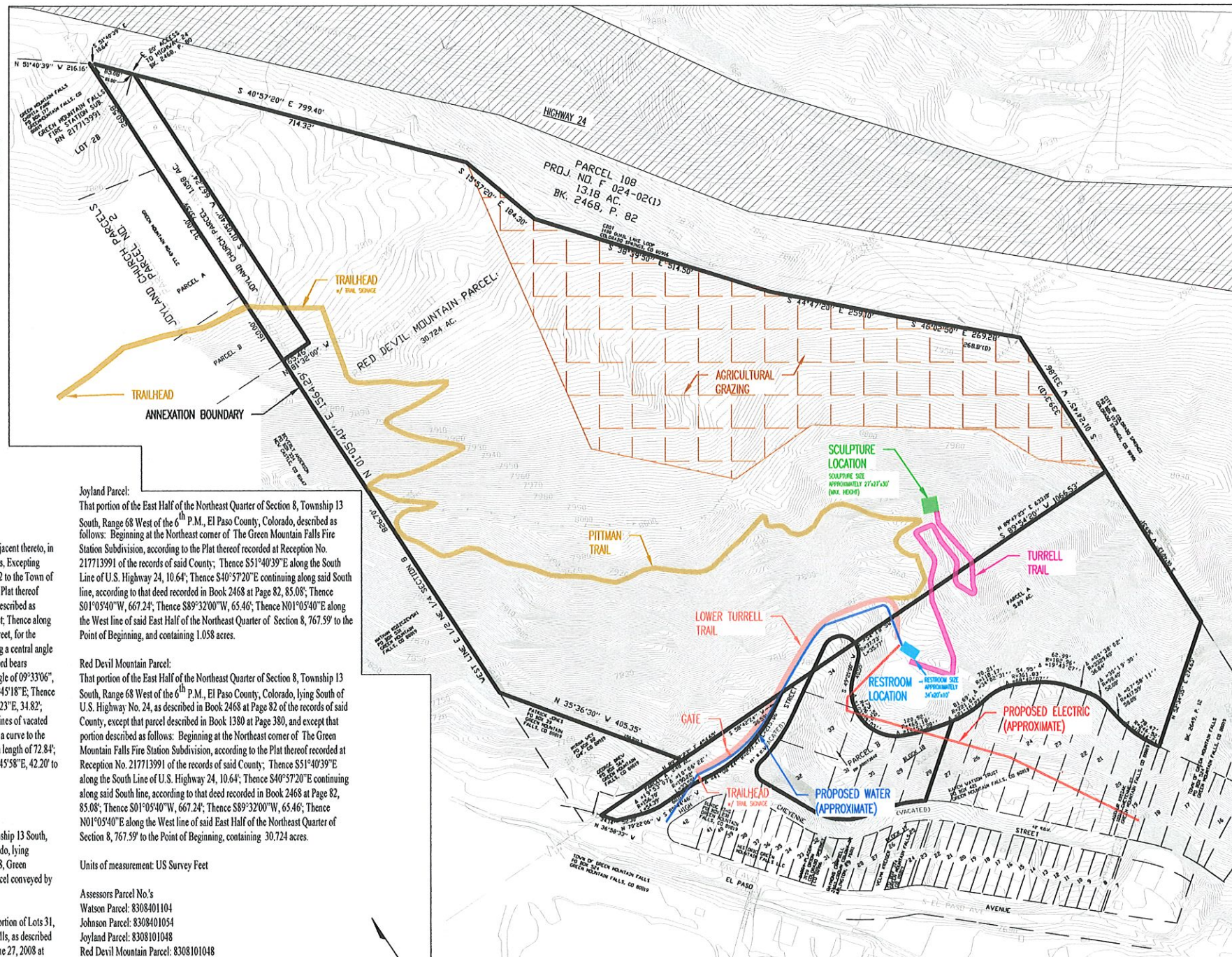
Joyland Parcel: 8308101048

Red Devil Mountain Parcel: 8308101048

Proposed Zone: PUD

Red Devil Mountain - Public Land

Joyland Parcel - Business



SCALE: 1" = 100'

REVISIONS BY

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907 (719) 531-5599



DEVELOPMENT PLAN
RED DEVIL MOUNTAIN DEVELOPMENT
GREEN MOUNTAIN FALLS, CO
FOR: GREEN MOUNTAIN ROAD, LLC

DRAWN BY: AMW

DESIGNED BY:

CHECKED BY:

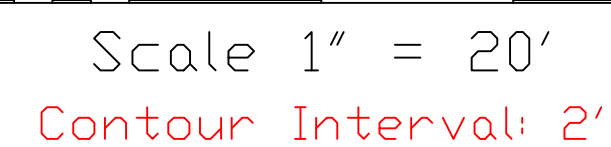
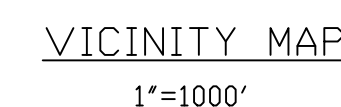
DATE: 12/23/2020

SCALE: AS SHOWN

JOB NO.: 201280

SHEET NO.:

2 OF 2 SHEETS



NGVD 1929 ADJUSTMENT
COMBINED CITY FIMS AND FIELD WORK DATA

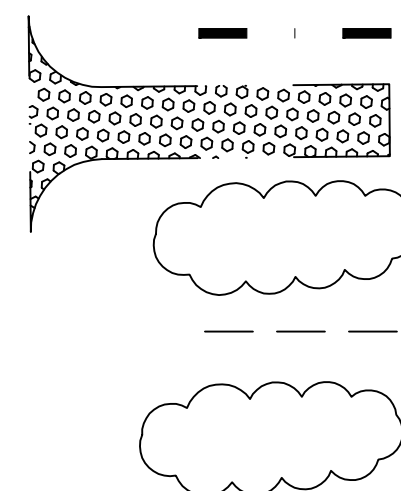
LEGEND:

- FOUND YELLOW #9853 CAP ON #4 REBAR
◇ FOUND #4 REBAR

CONTOUR LEGEND:

- ORIGINAL CONTOURS:
- 2'
- 10'
- FINISH CONTOURS:
- 2'
- 10'

EROSION CONTROL LEGEND:



SILT FENCE (SF)

VEHICLE TRACKING CONTROL 

STOCK PILE PROTECTION (SP)

LIMIT OF DISTURBANCE 0.627 AC

STABILIZED STAGING AREA (SSA)



PARCEL B

DRAWN BY: D.E. WATTS
DATE: 1-4-21
DWG. NO.: 20-5462-05
CONTOURS PER CITY FIRMS AND FIELD DATA
SURVEYED BY: DEW FSW DEW V. THRU 9-21-20

APPROVED BY:	
PROJ. NO.	
DWG.	

REVISIONS 3-3-21 REVISED PER TOWN REVIEW COMMENTS DEW

OLIVER E. WATTS
CONSULTING ENGINEER
COLORADO SPRINGS

PROJECT	10400 EL PASO AVE. ADD. NO. 2 TO GREEN MOUNTAIN FALLS EL PASO COUNTY, COLORADO
---------	--

SHT. NAME

GRADING AND EROSION CONTROL PLAN

N	SHT. NO.	1
		0
		2



MONUMENT_CREEK_SEED_MIX

AREA DISTURBED BY THE EARTHWORK SHALL BE PERMANENTLY RE-VEGETATED WITH NATIVE GRASSES. NATIVE SEED MIX FOR THIS PROJECT SHALL BE AS FOLLOWS:

40% WESTERN WHEAT GRASS, SOWN AT 15.0 PLS PER ACRE
25% SIDEDATS GRAMA, SOWN AT 9.0 PLS PER ACRE.
25% BLUE GRAMA, SOWN AT 3.0 PLS PER ACRE
10% STRAWBERRY CLOVER, SOWN AT 6.0 PLS PER ACRE

Description of construction activities

Anticipated starting and completion time period of site grading: January, 2021 - June
Expected date on which the final stabilization will be completed: June 1, 2021
Areas - Total area of the site to be cleared, excavated, or graded: 0.627 AC.
Receiving Waters - Name of receiving waters: Fountain Creek
Soils information: Sphinx series, hydrologic group 'D'

Signature Blocks

Engineer's Statement

This Erosion and Stormwater Quality 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, or stability of a public way, drainage channel, or other property.

Signature: _____ Seal _____ Date: _____

Oliver E. Watts, Colorado PELS#9853
For and on behalf of
Oliver E Watts Consulting Engineer, inc
614 Elkton Drive Colorado Springs, CO 80907
719-593-0173
olliewatts@aol.com

Developer's/Owner's Statement

The owner will comply with the requirements of the Erosion and Stormwater Quality Control Plan including temporary BMP inspection requirements and final stabilization requirements. 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:

Name of Developer/Owner: Jesse Stroope Date: _____

DBA: Green Mountain Falls Foundation Phone: (719) 465-3065

Title: Project Manager Email: JesseStroope@yahoo.com

Address: 1001 West Willshire Blvd., Oklahoma City, OK 73116

grading plan will have to be reviewed and approved.

DRAWN BY: D.E. WATTS DATE: 1-4-21 DWG. NO.: 20-5462-02 SURVEYED BY: DEW, ESW, DEW V THRU 9-21-20	APPROVED BY: PROJ. NO. DWG.	REVISIONS 3-3-21 REVISED PER TOWN REVIEW COMMENTS DEW 	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	10400 EL PASO AVE. ADD. NO. 2 TO GREEN MOUNTAIN FALLS EL PASO COUNTY, COLORADO	SHT. NAME GRADING AND EROSION CONTROL PLAN	2 OF 2
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MM-2

STOCKPILE PROTECTION INSTALLATION NOTES

3. SEE PLAN VIEW FOR:
 - LOCATION OF STOOPICLES.
 - TYPE OF STOOPICLE PROTECTION.
4. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SPLIT FENCE IS SHOWN IN THE STOOPICLE PROTECTION DETAILS HOWEVER, OTHER TYPES OF PERIMETER CONTROLS MAY BE USED WHERE THE PROTECTION IS NOT REQUIRED TO BE SUITABLE IN SOME CIRCUMSTANCES CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOOPICLE INCLUDE WHETHER THE STOOPICLE IS TO BE PROTECTED AGAINST THE EVENT THAT MATERIAL FROM THE STOOPICLE SLIPS OR SLUMPS AGAINST THE PERMETER, AND OTHER FACTORS.
5. STABILIZE THE STOOPICLE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING. THE SURFACE SHOULD BE PROTECTED AGAINST EROSION BY SEEDING AND EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDING AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOOPICLE IS PLACED (TYPICALLY WITHIN 14 DAYS OF PLACEMENT). THE PERIOD OF PROTECTION SHOULD BE LONG ENOUGH TO BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
6. FOR TEMPORARY STOOPICLES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNDRAUGHT CONTROLS, INCLUDING PERMETER CONTROL, ARE IN PLACE, STOOPICLE PROTECTION MAY BE OMITTED.

SP-3

Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- STOCKPILE PROTECTION MAINTENANCE NOTES**
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACEMENT PERIMETER CONTROLS MUST BE INSTALLED THE NEXT WORKDAY.
 5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010

SC-1



SECTION A

SF-1. SILT FENCE

SF-3

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SLT FENCE MUST BE PLACED ANYWHERE FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SLT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION (MINIMUM 10' TO 15' WIDE) 10' TO 25' (3 TO 8 M) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHEER OR SLT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLER. COMPACT SHALL BE SUCH THAT SLT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SLT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO SLACK BETWEEN STAKES. STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SLT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO SLACK BETWEEN STAKES. STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
6. SLT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOW THE STAKE.
7. AT THE END OF A RUN OF SLT FENCE ALONG A CONTOUR, THE SLT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK," THE "J-HOOK" SHOULD BE PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SLT FENCE (TYPICALLY 10' - 20').
8. SLT FENCE SHALL BE INSTALLED PROPER TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT EMBANKS EVERY DAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF EMBANKS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT EMBANKS AS SOON AS POSSIBLE AFTER A MAJOR RAINFALL EVENT, OR AFTER FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN EMBANKS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE EMBANKS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BOMB. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERMITTED SEDIMENT CONTROL BOMB.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 20 10

SM-4



VTC-3

Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
- LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S)
- TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH). OTHERWISE, THEY WILL BE CONSIDERED A VIOLATION.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FIBER SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SPEC. #303, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE WATER TO ENTER A BMP. BMP MAINTENANCE SHOULD BE DOCUMENTED.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SLOTT SHOULD BE REPLACED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED INTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOKFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

November 2010

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL
FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE.
OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR
MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DO
SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

SSA-3

Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

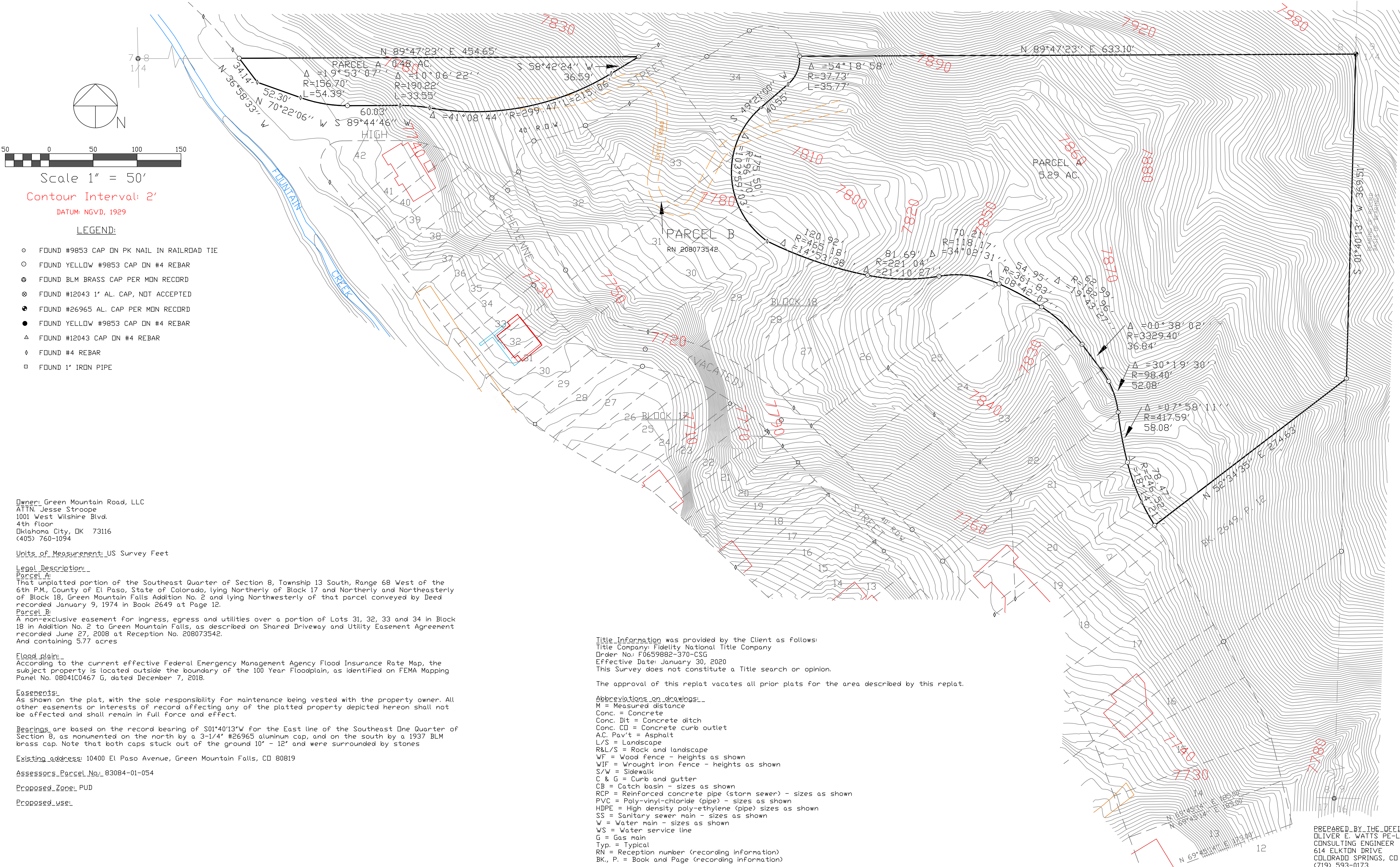
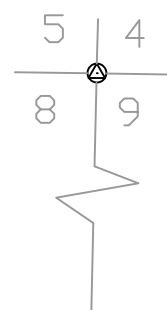
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CANOPY PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCB STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

November 2010

<div>DRAWN BY: D.E. WATTS</div> <div>DATE: 2-7-19</div> <div>DWG. NO.: 18-5278-03</div> <div>SURVEYED BY: DEW, ESW, 1-4-19</div>	APPROVED BY:	REVISIONS	<div>OLIVER E. WATTS</div> <div>CONSULTING ENGINEER</div> <div>COLORADO SPRINGS</div>	PROJECT	SHT. NAME	SHT. NO.			
	PROJ. NO.						COLORADO SPRINGS	EROSION CONTROL DETAILS	2 OF 2
	DWG.								

SITE PLAN

PART OF SECTION 8, T.13S., R.68W., 6TH P.M.
TO THE TOWN OF GREEN MOUNTAIN FALLS
EL PASO COUNTY, COLORADO



Owner: Green Mountain Road, LLC
ATTN: Jesse Stroope
1001 West Wilshire Blvd.
4th floor
Oklahoma City, OK 73116
(405) 760-1094

Units of Measurement: US Survey Feet

Legal Description:

Parcel A:
That unplatted portion of the Southeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., County of El Paso, State of Colorado, lying Northerly of Block 17 and Northerly and Northeasterly of Block 18, Green Mountain Falls Addition No. 2 and lying Northwesterly of that parcel conveyed by Deed recorded January 9, 1974 in Book 2649 at Page 12.
Parcel B:
A non-exclusive easement for ingress, egress and utilities over a portion of Lots 31, 32, 33 and 34 in Block 18 in Addition No. 2 to Green Mountain Falls, as described on Shared Driveway and Utility Easement Agreement recorded June 27, 2008 at Reception No. 208073542.
And containing 5.77 acres

Flood plain:

According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0467 G, dated December 7, 2018.

Easements:

As shown on the plat, with the sole responsibility for maintenance being vested with the property owner. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

Bearings are based on the record bearing of S01°40'13"W for the East line of the Southeast One Quarter of Section 8, as monumented on the north by a 3-1/4" #26965 aluminum cap, and on the south by a 1937 BLM brass cap. Note that both caps stuck out of the ground 10" - 12" and were surrounded by stones

Existing address: 10400 El Paso Avenue, Green Mountain Falls, CO 80819

Assessors Parcel No.: 83084-01-054

Proposed Zone: PUD

Proposed use:

Title Information was provided by the Client as follows:
Title Company: Fidelity National Title Company
Order No: F0659882-370-CSG
Effective Date: January 30, 2020
This Survey does not constitute a Title search or opinion.

The approval of this replat vacates all prior plats for the area described by this replat.

Abbreviations on drawings:

M = Measured distance
Conc. = Concrete
Conc. Dlt = Concrete ditch
Conc. CO = Concrete curb outlet
A.C. Pav't = Asphalt
L/S = Landscape
R&L/S = Rock and landscape
WF = Wood fence - heights as shown
WIF = Wrought iron fence - heights as shown
S/W = Sidewalk
C & G = Curb and gutter
CB = Catch basin - sizes as shown
RCP = Reinforced concrete pipe (storm sewer) - sizes as shown
PVC = Poly-vinyl-chloride (pipe) - sizes as shown
HDPE = High density poly-ethylene (pipe) sizes as shown
SS = Sanitary sewer main - sizes as shown
W = Water main - sizes as shown
WS = Water service line
G = Gas main
Typ. = Typical
RN = Reception number (recording information)
BK., P. = Book and Page (recording information)

PREPARED BY THE OFFICE OF:
OLIVER E. WATTS PE-LS
CONSULTING ENGINEER
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
(719) 593-0173
oliewatts@aol.com
Celebrating over 41 years in business

ANNEXATION AGREEMENT
Red Devil Mountain Parcel

THIS ANNEXATION AGREEMENT (the "Agreement") is made and entered into this ____ day of January, 2021 (the "Effective Date") by and between the Town of Green Mountain Falls, a Colorado municipality with an address of 10615 Unit B, Green Mountain Falls Road, Green Mountain Falls, Colorado, 80819 (the "Town"), and Historic Green Mountain Falls Foundation, LLC of the Kirkpatrick Family Fund, an affiliated fund of the Oklahoma City Community Foundation, with an address of 1001 North Broadway, Oklahoma City, Oklahoma 73102 ("Owner") (each a "Party" and collectively the "Parties").

WHEREAS, Historic Green Mountain Falls Foundation, LLC is the owner of certain real property known as the Red Devil Mountain Parcel located in unincorporated El Paso County and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, Owner desires to have the Property annexed to the Town; and

WHEREAS, the Town wishes to annex the Property into the Town upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants, and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the Parties hereby agree as follows:

1. Annexation. The annexation of the Property shall be in accordance with the Colorado Municipal Annexation Act of 1965, as amended.
2. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by Owner upon annexation and initial development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Green Mountain Falls Municipal Code, as amended, and other applicable law.
3. Water and Sewer Service. The Town does not currently provide water or wastewater services within the Town. If at the time of development of the Property, the Town provides water or wastewater services capable of serving the Property, the Property shall connect to such services in accordance with the Town's regulations in effect at the time at the sole expense of Owner and the construction and extension of any such necessary lines and associated infrastructure shall be constructed in accordance with Town standards and specifications. Owner shall further be required to acquire at its own expense and dedicate to the Town, in a form acceptable to the Town in the Town's sole judgment, easements necessary to provide for the location of water and wastewater distribution, collection and transmission lines and related facilities serving the planned development on the Property.
4. Drainage. Owner is responsible for all erosion control and management of drainage from the Property. Individual drainage plans shall be prepared and submitted by Owner to the Town and approved by the Town Engineer prior to approval of any building permit. The area addressed

by each individual drainage plan shall be established by the Town Engineer at the time of building permit application and shall be sufficient to cover the impacts to drainage and erosion, both on and off-site, if applicable, caused by the development to which the building permit is issued. If determined by the Town Engineer to be necessary, such drainage plans shall include the construction of facilities for the safe discharge of all surface and subsurface water into a drainage conveyance facility. Owner shall be solely responsible for the construction, designs, and costs of all drainage improvements included in the drainage plans. Construction of all drainage improvements in each drainage plan shall be completed as set forth in a separate improvements agreement, which shall be entered into by the Parties prior to issuance of a building permit for any development on the Property. Owner shall incorporate each individual drainage plan into a Master Development Drainage Plan which shall be prepared and submitted by Owner to the Town and approved by the Town Engineer prior to Owner performing any road mitigation work.

5. Trail Easement and Improvements.

a. Owner shall construct and grant a 25-year public trail easement at least 30 feet in width, to the Town, in a form acceptable to the Town in its sole judgment, for a new trail to be known as the Pittman Trail (the "Pittman Trail") to cross the Property from an access point near Gazebo Lake, over Red Devil Mountain, and down to the site of the former Joyland Church. Owner shall consult with the Town Parks, Recreation, and Trails Advisory Committee for the design, layout, and signage of the Pittman Trail prior to dedication of the easement.

b. Owner shall construct and grant a 25-year public trail easement at least 30 feet in width, to the Town, in a form acceptable to the Town in its sole judgment, for a new access trail (the "access trail") to cross the Property from an access point near El Paso Street to the site of Owner's proposed art installation. Owner shall consult with the Town Parks, Recreation, and Trails Advisory Committee for the design, layout, and signage of the access trail prior to dedication of the easement.

c. Owner shall be solely responsible for maintenance of the Pittman Trail and the access trail. On or before June 1, 2021, Owner shall prepare and submit to the Town, and the Town shall approve, a comprehensive and professionally reviewed Trail Management Plan for all public trails, including without limitation the Pittman Trail and access trail. At a minimum, the Trail Management Plan shall specify the maintenance and construction standards and schedules for the trails, trail use policies and safety standards for public users, and policies for reducing the environmental impact of the trails on and near sensitive resources, habitats, riparian areas, and native and special-status plant and animal species. The Trail Management Plan shall also include provisions for parking planning, impacts, and traffic management. The Trail Management Plan shall be updated annually, with Owner providing the Town with qualitative and quantitative user information sufficient to evaluate impacts on the Town caused by the development of the Property. Such information shall be provided to the Town by Owner by January 30 of each year, beginning in 2022. Thereafter, the Trail Management Plan shall be updated to address and mitigate these impacts and any required improvements or management steps under the Plan shall be implemented by June 1 of that same year.

d. The Pittman Trail and access trail shall be open to the public at no charge, and shall remain open to the public during hours established in the Trails Management Plan. Owner may temporarily close the trails for maintenance, unsafe conditions, or for publicly noticed and scheduled private events, with notice provided for closures as established in the Trails Management Plan.

6. Public Art Improvements. Owner shall be responsible for the cost of design and construction of all public art improvements on the Property. The public art improvements shall be open to the public at no charge.

7. Public Restroom Improvements. Owner shall be responsible for the cost of design and construction of all public restroom improvements on the Property, as deemed necessary to meet demand as set forth in the Trail Management Plan, as amended and updated. At a minimum, Owner shall be responsible for the design and construction of one permanent restrooms on the Property located near the public art installation. The number of stalls shall be suitable to serve the projected visitors to the Property unless additional restrooms are constructed, and the restroom shall comply with the accessibility and construction requirements of the Americans with Disabilities Act, 42 U.S.C. § 12101 (the "ADA") for required accessibility. A temporary restroom installation is acceptable until a permanent public restroom structure is built, however, a permanent public restroom shall be in place no later than May 30, 2022. Notwithstanding the foregoing, the permanent restroom must be functional prior to the public opening of the Pittman Trail or access trail. Unless otherwise provided by separate agreement of the Parties, restroom maintenance shall be the sole responsibility of Owner.

8. Parking Improvements. As part of the Trail Management Plan, on or before June 1, 2021, Owner shall prepare and submit to the Town, and the Town shall approve, a comprehensive and professionally reviewed Parking Plan to include without limitation maps, signage, and number of spaces at all dedicated locations. Owner shall be responsible for the cost of design and construction of all public and private parking improvements on the Property sufficient to meet demand for usage, as determined necessary by the Trails Management Plan, as amended and updated. All on-site parking shall be incorporated into the Town's paid parking program by a separate parking management agreement, which shall include terms regarding parking rates and revenue sharing. Owner shall not charge a fee for parking except in accordance with the Town's parking program and the applicable parking management agreement. Unless otherwise provided by separate agreement of the Parties, parking lot maintenance, snow removal, and trash removal shall be the responsibility of Owner.

9. Maintenance Plan. As part of the Trail Management Plan, on or before June 1, 2021, Owner shall prepare and submit to the Town, and the Town shall approve, a comprehensive and professionally reviewed Maintenance Plan for all public trails, art installations, restrooms, and other public improvements. The Maintenance Plan shall consider the need for public safety and the impacts of the public on the Property for matters such as trash and debris removal and preservation and conservation of open space. The Maintenance Plan shall provide a clear narrative of how Owner shall maintain the Property and the publicly accessible improvements to best serve the public and meet the continuing goals of the Public Lands District for the Red Devil Mountain Parcel. Once approved, the Maintenance Plan shall be binding upon Owner and shall be

enforceable by the Town. The Maintenance Plan is in addition to any other required plan under this Agreement, including without limitation, the Trail Management Plan.

10. Traffic Study. As part of the Trail Management Plan, on or before June 1, 2021, Owner shall prepare and submit to the Town a comprehensive and professionally prepared Traffic Study addressing the anticipated impacts of the proposed development of the Property to traffic safety, congestion, current and proposed levels of service, and access to and from downtown Green Mountain Falls. Owner shall mitigate the negative impacts on traffic congestion caused by development of the Property as identified in the Traffic Study, to the satisfaction of the Town as a condition of the Town's approval of Owner's development plan.

11. Road Improvements. Owner shall be responsible for the cost of design and construction of all public or private access improvements, including without limitation the construction and design of new or improved streets, roads, and driveways, to and from the Property as needed for any such road to comply with the Town's current standards and specifications. At the time any such new or improved public street, road, or driveway is requested by Owner or initiated by the Town to serve the Property, Owner shall reimburse the Town its proportional cost for the extension of such service and conferral of such benefit upon the Property within 90 days of written request from the Town made after the improvements are complete. The decision whether to extend or improve any such public access improvement shall be at the sole discretion of the Town. Any road improvements dedicated to and accepted by the Town shall be maintained by the Town at the Town's sole expense.

12. Wildfire Mitigation. Owner shall cooperate and consult with the Green Mountain Falls Marshal, the Green Mountain Falls/Chipeta Park Fire Protection District, and the Town Fire Mitigation Advisory Committee to form a Wildfire Mitigation and Prevention Plan for the Property and shall promptly comply with such wildfire mitigation and prevention measures, which shall include the management of vegetation and wildfire fuels on the Property.

13. Zoning and Development.

a. Owner hereby consents to the zoning of the Property as Public Lands District (PL), as defined by §16-314 of the Green Mountain Falls Municipal Code. Large animal grazing shall be allowed, which shall preserve open space viewsheds and provide an opportunity for education and rehabilitation.

b. Owner may only develop the Property in accordance with this Agreement, Town ordinances and regulations and other applicable law.

c. Rezoning shall conform to the Master Plan and the Town's Master Plan in existence at the time of application for rezoning. Rezoning may occur prior to actual development on the site.

14. Vested Rights. Upon annexation, Owner waives any prior vested property rights that may have been acquired in El Paso County and acknowledges that this Agreement creates no new vested rights.

15. Remedies. Owner's remedies against the Town for the Town's breach of this Agreement are limited to breach of contract claims. The Town's remedies under this Agreement include without limitation the following:

- a. The refusal to issue any building permit or certificate of occupancy.
- b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party.
- c. A demand that the security given for the completion of the public improvements be paid or honored.
- d. A demand for reimbursement of the cost of any maintenance work performed by the Town on any of the trails or improvements specified in this Agreement, so long as notice to cure was provided to Owner and Owner failed to cure any such maintenance obligation within 24 hours of receiving such notice.
- e. The initiation of an action for public nuisance.
- f. Any other remedy available at law.

16. Authority of the Town. Nothing in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances or as a waiver or abrogation of the Town's legislative, governmental, or police powers to promote and protect the health, safety and general welfare of the Town or its inhabitants.

a. Owner acknowledges that the annexation and subsequent zoning of the Property are subject to the legislative discretion of the Board of Trustees of the Town of Green Mountain Falls. No assurances of annexation or zoning have been made or relied upon by Owner.

b. In the event that the Town of Green Mountain Falls Board of Trustees, in the exercise of its legislative discretion, does not take any action with respect to the Property required herein, then the sole and exclusive remedy for the breach hereof accompanied by the exercise of such discretion shall be the withdrawal of the petition for annexation by Owner, or disconnection from the Town in accordance with state law, as may be appropriate.

17. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Owner, its successors in interest, or their legal representatives, including all developers, purchasers and subsequent owners of the Property, and shall constitute covenants running with the land. This Agreement shall be recorded with the County Clerk and Recorder of El Paso County, Colorado, at Owner's expense.

18. Indemnification. Owner agrees to indemnify and hold harmless the Town and the Town's officers, employees, agents, and contractors, from and against all liability, claims, and demands, including reasonable attorney's fees and court costs, which arise out of or are in any manner connected with the annexation of the Property, or with any other annexation or other action determined necessary or desirable by the Town in order to effectuate the annexation of the

Property, or which are in any manner connected with the Town's enforcement of this Agreement. Owner further agrees to investigate, handle, respond to, and to provide defense for and defend against or at the Town's option to pay the reasonable attorney's fees for defense counsel of the Town's choice for any such liability, claims, or demands, which arise out of or are in any manner connected with the annexation of the Property.

19. Termination. If the zoning as set forth herein is not approved by the Town, or if the annexation of the Property is not completed, then this Agreement shall be null and void and of no force and effect whatsoever.

20. Miscellaneous.

a. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in El Paso County, Colorado.

b. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

c. Integration. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

d. Third Parties. There are no intended third-party beneficiaries to this Agreement.

e. Notice. Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent prepaid, first-class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

f. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

g. Modification. This Agreement may only be modified upon written agreement of the Parties.

h. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

i. Governmental Immunity. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

j. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is

subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the Effective Date.

**TOWN OF GREEN MOUNTAIN
FALLS, COLORADO**

Jane Newberry, Mayor

ATTEST:

Matthew Gordon, Town Clerk

**HISTORIC GREEN MOUNTAIN
FALLS FOUNDATION, LLC**

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this ____ day of _____, 2021, by _____ as _____ of Historic Green Mountain Falls Foundation, LLC.

My commission expires: _____

(SEAL)

Notary Public

EXHIBIT A
Red Devil Mountain Parcel

That portion of the East Half of the Northeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., El Paso County, Colorado, lying South of U.S. Highway No. 24, as described in Book 2468 at Page 82 of the records of said County, except that parcel described in Book 1380 at Page 380, and except that portion described as follows: Beginning at the Northeast corner of The Green Mountain Falls Fire Station Subdivision, according to the Plat thereof recorded at Reception No. 217713991 of the records of said County; Thence S51°40'39"E along the South Line of U.S. Highway 24, 10.64'; Thence S40°57'20"E continuing along said South line, according to that deed recorded in Book 2468 at Page 82, 85.08'; Thence S01°005'40"W, 667.24'; Thence S89°32'00"W, 65.46'; Thence N01°005'40"E along the West line of said East Half of the Northeast Quarter of Section 8, 767.59' to the Point of Beginning, containing 30.724 acres.



Green Mountain Falls

COLORADO
OFFICE OF PLANNING & LAND USE

10516 Green Mountain Falls Road
PO Box 524
Green Mountain Falls, CO 80819
www.gmfco.us

To: GMF Planning Commission
From: Julia Simmons
Date: March 3, 2021
Re: Architectural Plan Review and Grading, Skyspace Art Installation

Background/Discussion

In January 2021, the Planning Commission and Board of Trustees finalized annexation of the Red Devil Mountain Parcel, zoned as Public Lands for a trails system and art installation, among other uses. An Annexation Agreement, a contractual document between the Applicant, Historic Green Mountain Falls Foundation, and GMF was approved by Resolution 2021-03. The contract (attached) establishes additional standards and ongoing Board oversight for the public space. Specifically, how and by whom the art installation, trails, roads, and utilities will be maintained.

The Land Use Approval still requires the Commission review the proposed project for conformity with GMF Code and that the standards in the Architectural Plan Review process, Section 16-705, are met:

(2) The Planning Commission shall review plans and exterior design of all proposed residential, business, commercial, public and semi-public structures. Before approving any new residential, business, commercial, public or semi-public principal building and its accessory uses and structures, the Planning Commission shall find that the character of the proposed construction is in harmony with the established exterior architectural appeal of structures already located in the neighborhood and with approved public plans for the surrounding area so that existing and future land values within the Town will not be depreciated. The Planning Commission shall restrict its consideration in each case to the effect of the proposed construction on the health, safety, morals, and general welfare of the Town, keeping particularly in mind the unique characteristics of certain existing structures in the Town and that the prosperity of the entire Town is involved in the preservation of established sections of the Town. As a minimum, the following specific criteria shall be considered by the Planning Commission:

- a. Architectural compatibility;*
- b. Bulk of the proposed building or structure in relation to surrounding buildings and land;*
- c. Vehicular access and parking;*
- d. Pedestrian access; and*
- e. Relation to existing and future open space.*

Staff believes that through the annexation process, including concept plan and annexation agreement (attached) public hearings, there has been adequate opportunity for comment on siting, design, and the architectural details of the proposed project. The artist and engineers have worked to ensure that the building is consistent with the natural setting and the siting maintains scenic viewsheds. Staff believes the proposed Skyspace is consistent with the purpose and intent of Section 16, Zoning, and that the site plans meet the standards in GMF Zoning Code. Grading for the installation will be reviewed by Town Engineer, for minimizing erosion and off-site drainage by implementing best practices.

Conclusion

Staff has reviewed the proposed project and recommends Planning Commission approve the Architectural Plan Review 2021-01 for Skyspace Art Installation at 10325 W. US Hwy 24.

As an additional item, staff has reviewed the grading plans and believes that the Commission will be best served by forwarding a recommendation of approval to the Board with the condition that the Town Engineer review for compliance with Section 17, Grading and Erosion Control.



Land Use Approval Application

This application form must be submitted with each land use approval request. Please refer to the appropriate Checklist of Supplemental Materials for a complete list of all documents that must accompany this form.

More information is available on the [Land Use & Planning](#) webpage.

PART I – APPLICANT INFORMATION

Applicant: Jesse Stroope
Address: 10770 Florence Ave
E-Mail: jessestroope@yahoo.com
Phone: 405-760-1094
Owner(s): Historic Green Mountain Falls Foundation
Address: 1001 W. Wilshire Blvd, 4th Floor. OKC, OK 73116
E-mail: l.eichman@occf.com
Phone: 405-767-3702

PART II- PROPERTY INFORMATION

Address: 10325 W. US Hwy 24	
Zoning Designation: PL	Lot Size: 30 Acres
Hillside Overlay zone? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Land Survey Included: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>


PART III- LAND USE

Brief Project Description: Skyspace Art Installation
Type of Land Use Approval:

PART IV- CERTIFICATION & SIGNATURE

Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge. I certify that I understand that the proposed development will be in accordance with all provisions of the Town of Green Mountain Falls Municipal Code and other applicable regulations.

Applicant Signature  Date 3/4/21

Owner Signature  Date 3-4-2021

Owner Signature _____ Date _____

Town of Green Mountain Falls

March 1, 2021

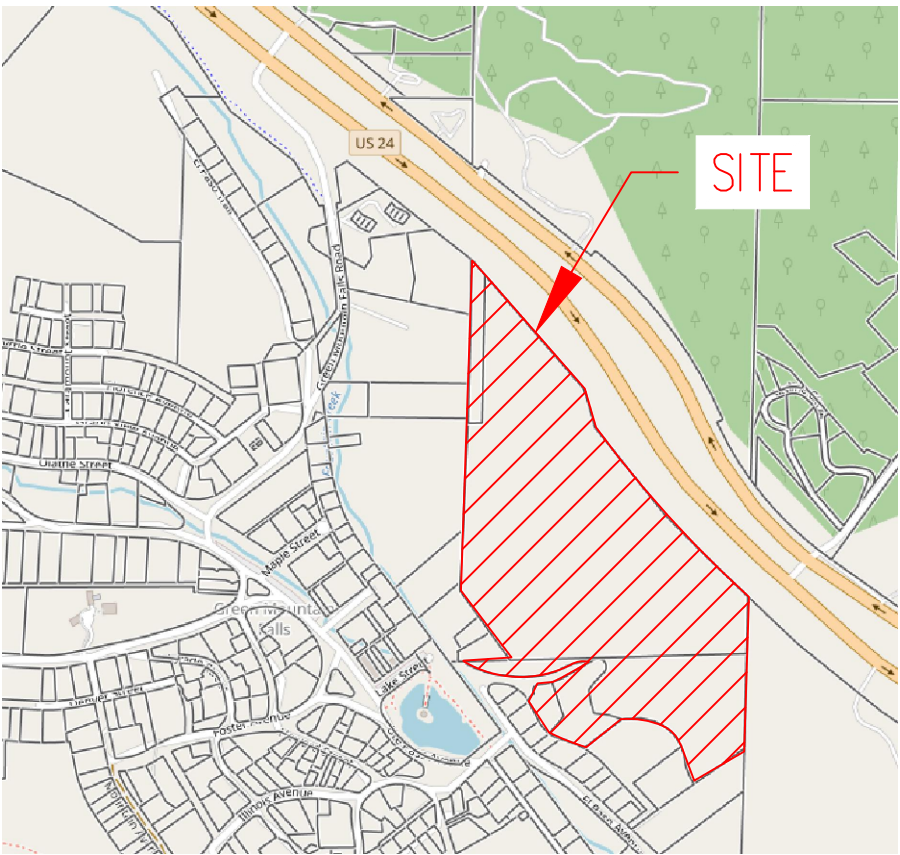
Please find attached a submittal for the Skyspace art installation. The installation site is located at 10325 W. US Highway 24 in Green Mountain Falls. Building plans, Site Plan and Grading Plan are included here your architectural and set back review.

Thank you in advance for your consideration,

A handwritten signature in green ink that reads "Jesse Stroope". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Jesse Stroope

Project Planner



VICINITY MAP

N.T.S.

Owners

Historic Green Mountain Falls Foundation, LLC
1001 W. Wilshire Blvd, Fourth Floor
Oklahoma City, OK 73116

Christian Keesee, Sole Member
Green Mountain Road, LLC
1001 W. Wilshire Blvd, Fourth Floor
Oklahoma City, OK 73116

Legal Descriptions

Watson Parcel:
Lots 28, 29, 30, 31, 32, 33 and 34, and vacated Cheyenne Street adjacent thereto, in Block 18, Addition Number 2 to the Town of Green Mountain Falls, Excepting therefrom That portion of Lots 31 and 32, Block 18, Addition No. 2 to the Town of Green Mountain Falls, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book B at Page 28 of the records of said county, described as follows: Beginning at the Westerly end of vacated Cheyenne Street; Thence along the Westerly line of said Lot 32, being the Easterly line of High Street, for the following two (2) courses; (1) Thence on a curve to the right having a central angle of 104°11'15", a radius of 25.00', a length of 45.46', and whose chord bears N26°26'13"E; (2) Thence on a curve to the left having a central angle of 09°33'06", a radius of 339.47', a length of 56.59', and whose chord bears N73°45'18"E; Thence S19°07'14"E, 66.65'; Thence S19°06'13"E, 64.98'; Thence S22°32'23"E, 34.82'; Thence S39°24'08"W, 104.03'; Thence along the South and West lines of vacated Cheyenne Street for the following three (3) courses; (1) Thence on a curve to the right having a central angle of 25°02'45", a radius of 166.63', and a length of 72.84'; Thence N25°39'24"W tangent to said curve, 110.42'; Thence N45°45'58"E, 42.20' to the Point of Beginning, County of El Paso, State of Colorado And containing 1.588 acres

Johnson Parcel A:
That unplatted portion of the Southeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., County of El Paso, State of Colorado, lying Northerly of Block 17 and Northerly and Northeasterly of Block 18, Green Mountain Falls Addition No. 2 and lying Northwesterly of that parcel conveyed by Deed recorded January 9, 1974 in Book 2649 at Page 12.
Johnson Parcel B:
A non-exclusive easement for ingress, egress and utilities over a portion of Lots 31, 32, 33 and 34 in Block 18 in Addition No. 2 to Green Mountain Falls, as described on Shared Driveway and Utility Easement Agreement recorded June 27, 2008 at Reception No. 208073542.
And containing 5.77 acres

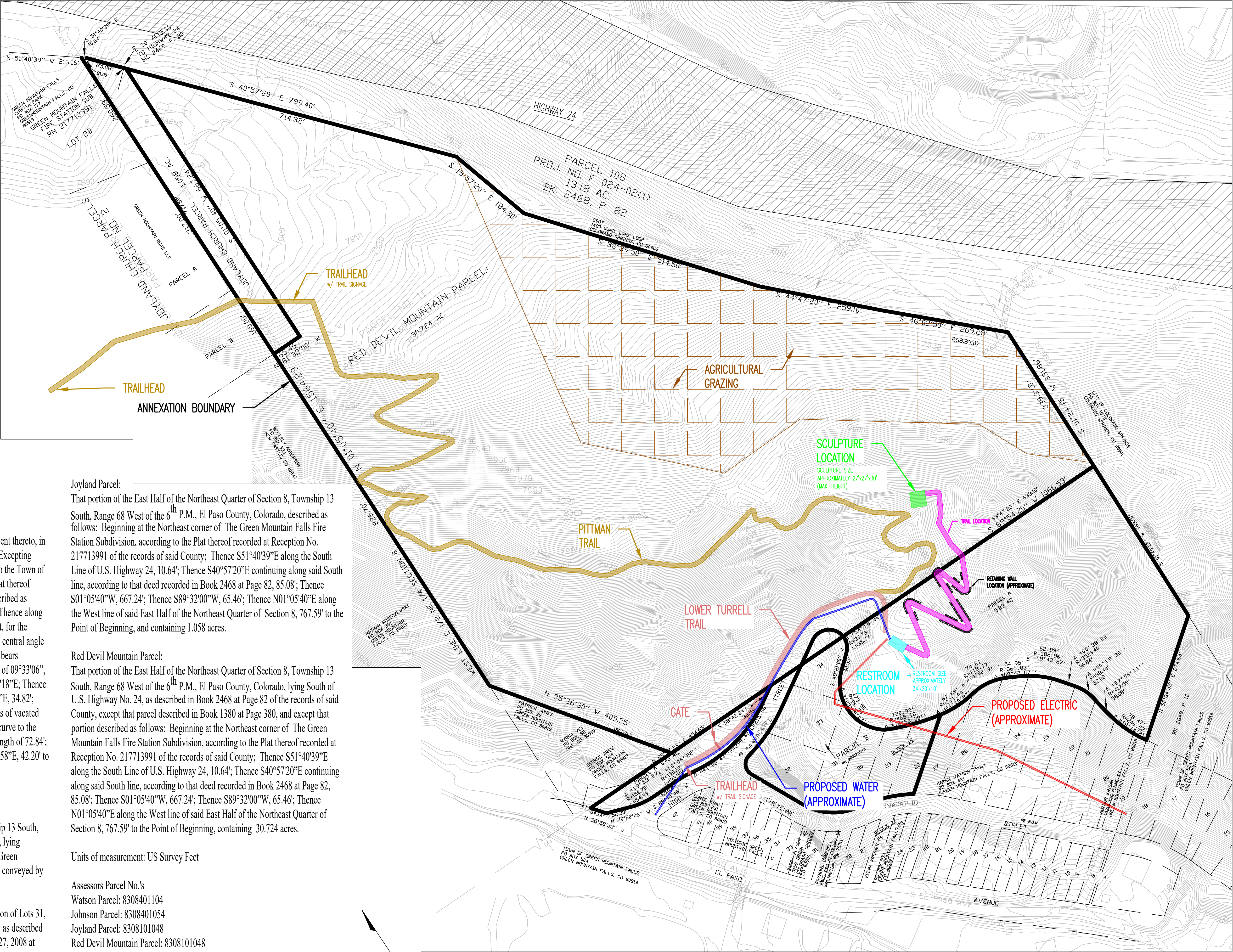
Joyland Parcel:
That portion of the East Half of the Northeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., El Paso County, Colorado, described as follows: Beginning at the Northeast corner of The Green Mountain Falls Fire Station Subdivision, according to the Plat thereof recorded at Reception No. 217713991 of the records of said County; Thence S51°40'39"E along the South Line of U.S. Highway 24, 10.64'; Thence S40°57'20"E continuing along said South line, according to that deed recorded in Book 2468 at Page 82, 85.08'; Thence S01°05'40"W, 667.24'; Thence S89°32'00"W, 65.46'; Thence N01°05'40"E along the West line of said East Half of the Northeast Quarter of Section 8, 767.59' to the Point of Beginning, and containing 1.058 acres.

Red Devil Mountain Parcel:
That portion of the East Half of the Northeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., El Paso County, Colorado, lying South of U.S. Highway No. 24, as described in Book 2468 at Page 82 of the records of said County, except that parcel described in Book 1380 at Page 380, and except that portion described as follows: Beginning at the Northeast corner of The Green Mountain Falls Fire Station Subdivision, according to the Plat thereof recorded at Reception No. 217713991 of the records of said County; Thence S51°40'39"E along the South Line of U.S. Highway 24, 10.64'; Thence S40°57'20"E continuing along said South line, according to that deed recorded in Book 2468 at Page 82, 85.08'; Thence S01°05'40"W, 667.24'; Thence S89°32'00"W, 65.46'; Thence N01°05'40"E along the West line of said East Half of the Northeast Quarter of Section 8, 767.59' to the Point of Beginning, containing 30.724 acres.

Units of measurement: US Survey Feet

Assessors Parcel No.'s
Watson Parcel: 8308401104
Johnson Parcel: 8308401054
Joyland Parcel: 8308101048
Red Devil Mountain Parcel: 8308101048

Proposed Zone: PUD
Red Devil Mountain - Public Land
Joyland Parcel - Business

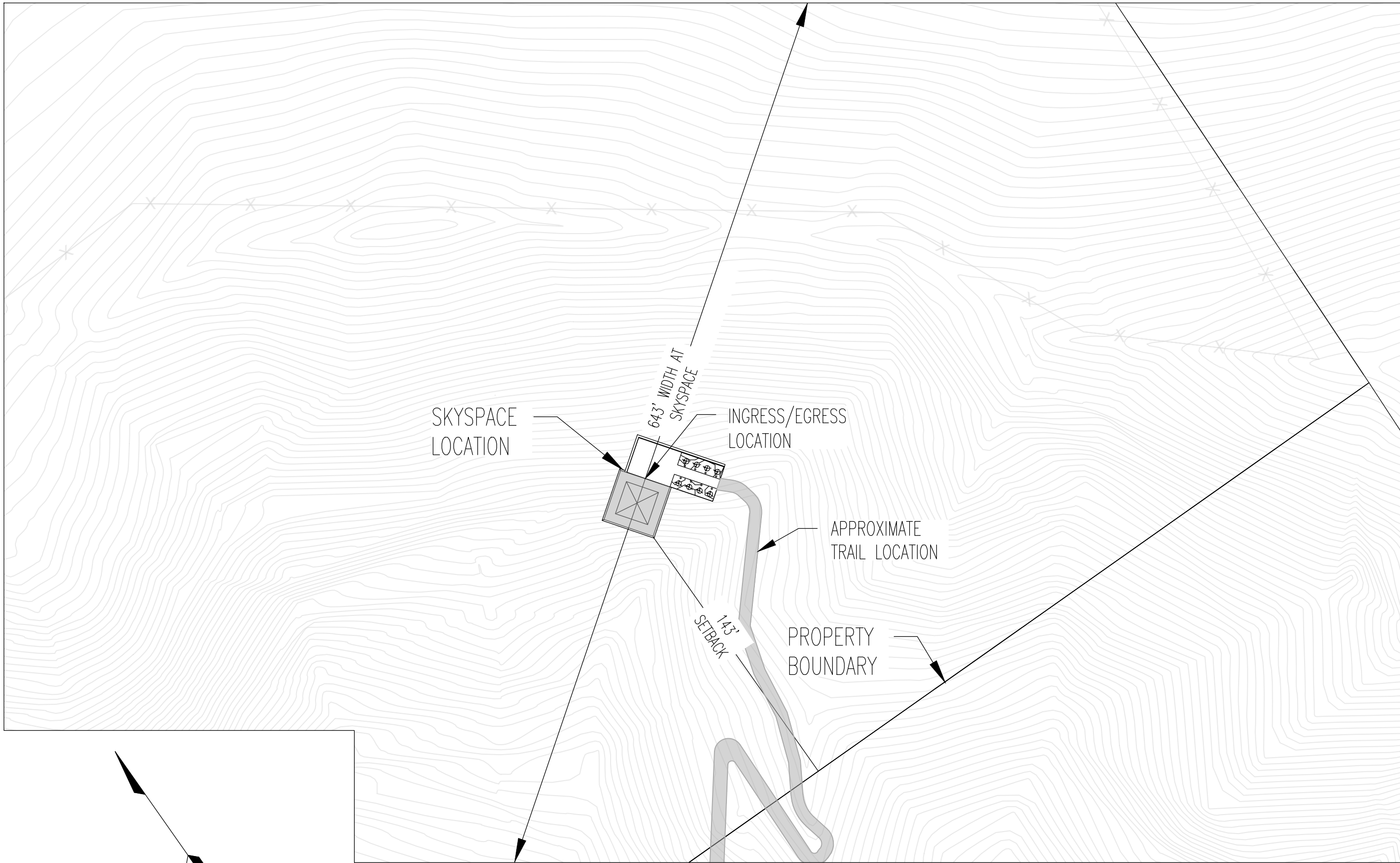


REVISIONS	BY

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
(719) 531-5599

DEVELOPMENT PLAN
RED DEVIL MOUNTAIN DEVELOPMENT
GREEN MOUNTAIN FALLS, CO
FOR: GREEN MOUNTAIN ROAD, LLC

DRAWN BY: AMN
DESIGNED BY:
CHECKED BY:
DATE: 01/26/2021
SCALE: AS SHOWN
JOB NO.: 201280
SHEET NO.: 2 OF 2 SHEETS



S I T E P L A N
1/4" = 1'-0"

REVISIONS	BY



ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

SITE PLAN
RED DEVIL MOUNTAIN SKYSPACE
GREEN MOUNTAIN FALLS, CO
FOR: JESSE STROOPE

DRAWN BY: AMN
DESIGNED BY: AMN
CHECKED BY:
DATE: 03/04/2021
SCALE: AS SHOWN
JOB NO.: 201280
SHEET NO.: 1 OF SHEETS

3/4/2021 10:53:05 AM Z:\HSE PROJECTS\2019 PROJECTS\1950 James Turrell\Revit\1950 - RDM Skyspace.rvt RED DEVIL MOUNTAIN SKYSPACE

RED DEVIL MOUNTAIN SKYSPACE

RED DEVIL MOUNTAIN SKYSPACE

GREEN MOUNTAIN FALLS, COLORADO



NOTE: THESE PLANS ARE PREPARED WITH CARE; HOWEVER, ANY ERRORS OR AMBIGUITIES THAT ARE DISCOVERED BY THE CONTRACTOR MUST BE REPORTED TO THE ARCHITECT BEFORE WORK IS STARTED. THE CONTRACTOR AND THE CONTRACTOR'S SUBCONTRACTORS' WORK SHALL CONFORM TO FIELD AND BUILT CONDITIONS SO AS TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAWS, CODES, ORDINANCES, STANDARDS, RULES AND REGULATIONS INCLUDING WITHOUT LIMITATION LIFE SAFETY CODES AND AMERICANS WITH DISABILITIES ACT, THE SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS SHALL BE OBSERVED IN USE OF THESE PLANS.

PROJECT DATA

PROJECT LOCATION

GREEN MOUNTAIN FALLS, COLORADO

PROJECT DESCRIPTION

SKYSPACE EXHIBIT CONSTRUCTED WITH CAST-IN PLACE CONCRETE AND BUILT IN PRECAST CONCRETE BENCHES. STRUCTURE WILL HAVE A STONE VENEER AND AN OPERABLE STANDING SEAM ROOF

OCCUPANCY CLASS

U

CONSTRUCTION TYPE

TYPE VB

MAX STORIES ABV GRADE

1

APPLICABLE BUILDING CODES

2017 Pikes Peak Regional Building Code (PPRBC)
2015 International Building Code (IBC)
2015 International Energy Conservation Code (IECC)
2015 International Mechanical Code (IMC)
2015 International Fuel Gas Code (IFGC)
2015 International Plumbing Code (IPC)
2017 National Electrical Code (NEC)
2009 ICC/ANSI A117.1 Accessibility Standard ASME A17.1, 2013 Edition

AUTOMATIC FIRE SUPPRESSION SYSTEM

NO

ENCLOSED SPACE SQUARE FOOTAGE

719 SQ. FT.

EXTERIOR SPACE UNDER ROOF SQUARE FOOTAGE

334 SQ. FT.

MATERIAL LEGEND

	EARTH
	POROUS
	CONCRETE
	RIGID
	BOARDFORM
	CAST
	LIMESTONE
	WOOD BLOCKING OR END
	EIFS
	PLYWOOD
	BATT

SHEET INDEX

GENERAL	COVER SHEET
1G01	ABBREVIATIONS & SYMBOL LEGEND
1G02	
STRUCTURAL	
1S1	FOUNDATION PLAN
1S2	FOUNDATION DETAILS
1S3	FOUNDATION DETAILS
ARCHITECTURAL	
1A01.1	SITE PLAN - SKYSPACE
1A10.1	FLOOR PLAN & ROOF PLAN
1A14.1	RCP & FINISHED FLOOR PLAN
1A20.1	ELEVATIONS
1A30.1	BUILDING SECTIONS
1A31.1	WALL SECTIONS
1A50.1	SECTION DETAILS
1A50.2	SECTION DETAILS
1A50.3	DETAILS & SCHEDULES
2A50.2	DOOR, ROOM FINISH, & PRODUCT SCHEDULE
ELECTRICAL	
1E1.1	ELECTRICAL LEGEND, SPECIFICATIONS, AND ONE-LINE
1E2.1	SITE PLAN
1E3.1	SKYSPACE ELECTRICAL PLAN

PROJECT TEAM

PROJECT MANAGER

Jesse Stroope
1001 West Wilshire Boulevard
OKLAHOMA CITY, OK 73116
(405)767-3703

ARCHITECT

HSEarchitects
914 N. Broadway Avenue
OKLAHOMA CITY, OK 73102
(405) 526-1300

CIVIL & STRUCTURAL ENGINEER:

ENTECH ENGINEERING INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
(719) 531 - 5599

CONTRACTOR

MIKE PENMAN CONSTRUCTION
PENMANCONSTRUCTION@MSN.COM
(719) 492-3342

ARCHITECTURE
+
PLANNING
+
INTERIORS
914 N. BROADWAY
SUITE 200
OKLAHOMA CITY, OK 73102
phone: 405.526.1300
fax: 405.526.1305
www.HSEarchitects.com



RED DEVIL MOUNTAIN SKYSPACE
Green Mountain Falls, Colorado
COVER SHEET

NOT FOR CONSTRUCTION

Revisions	
No.	Date

PROJ. NO.
1950
DATE
03.04.2021

SHEET NO.
1G01

HSE architects

A.F.F	ABOVE FINISHED FLOOR	GYP. BD.	GYPSUM WALLBOARD	REFRIG.	REFRIGERATOR
ADD.	ACQUSTIC DIMENSIONS	GWB	GYPSUM WALLBOARD	REG.	REGISTER
ADD.	ADDENDUM	HC	HARDCAP	REINF.	REINFORCE (D), (ING)
ADJ.	ADJUSTABLE (MENT)	HJR	HOUR	R.C.P	REFLECTED CEILING PLAN
ALT.	AIR CONDITIONING	HDW	HARDWARE	RECO.	REQUIRED
ALUM.	ALTERNATE	HWDD	HARDWOOD	R.A.	RETURN AIR
A.B.	ALUMINUM	HDR.	HEADER	R.E.V.	REVISION (S), (ED)
AND.	ANCHOR BOLT	HTG.	HEATING	R.H.	RIGHT HAND
APPROX.	ANYVAC	HVAC	HEATING/VENTILATION/AIR	R.H.R.	RIGHT HAND REVERSE
BSMT.	APPROXIMATE (LY)	CONDITION		R.O.W.	RIGHT OF WAY
B.L.P.	BASEMENT	H.O.	HOLD OPEN	R.D.	ROOF DRAIN
B.M.	BEARING PLATE	H.D.	HEAVY DUTY	R.FG.	ROOFING
BEL.	BENCH MARK	HT.	HEIGHT	RM.	ROOM
BM.	BENCH	H.C.	HOLLOW CORE	R.O.	ROUGH OPENING
BRG.	BEAM	H.M.	HOLLOW METAL	SCHED.	SCHEDULE
BLK.	BEARING	HOR.	HORIZONTAL	SECT.	SECTION
BD.	BLOCK	H.B.	HOSE BIB	SF	STORE FRONT
BO.	BOARD	H.W.H.	HOT WATER HEATER	SMTH.	SHEATHING
BO.	BOTTOM OF	IN.	INCH	SIM.	SIMILAR
B.O.H	BACK OF HOUSE	INC.	INCLUDE (D), (ING)	S.C.	SOLID CORE
BLKG	BLOCKING	I.D.	INSIDE DIAMETER	S	SOUTH
BRK.	BRICK	INSUL.	INSULATE (D), (ION)	S.L.L	SOUND AND LIGHT LOCK
BLDG.	BUILDING	INT.	INTERIOR	S.L	STAGE LEFT
B.U.R.	BUILT UP ROOFING	INV.	INVERT	SPEC.	SPECIFICATION (S)
CAB.	CABINET	J.C.	JANITOR'S CLOSET	SQ.	SQUARE
CPT.	CARPET	J.T.	JOINT	SR	STAGE RIGHT
CSMT.	CASEMENT	JST.	JOIST	S.S.	STAINLESS STEEL
CLG.	CEILING	KIT.	KITCHEN	STD.	STANDARD
CEM.	CEMENT	KDN.	KNOCKDOWN	STL	STEEL
CER.	CERAMIC	K.O.	KNOCKOUT	STOR.	STORAGE
C.T.	CERAMIC TILE	LBL	LABEL	S.D.	STORM DRAIN
C.M.T.	CERAMIC MOSAIC TILE	LAB.	LABORATORY	STRUCT.	STRUCTURAL
CLR.	CLEAR (ANCE)	LAD.	LADDER	SURF.	SURFACE
C.O.	CLEAN OUT	LAM.	LAMINATE (D)	SUSP.	SUSPENDED
CL.	CLOSET	LAV.	LAVATORY	SYM.	SYMMETRY (OR SYMBOL)
COL.	COLUMN	L.H.	LEFT HAND	TEL.	TELEPHONE
CO.	COMPANY	L.	LENGTH (LONG)	TV.	TELEVISION
CONC.	CONCRETE	LT.	LIGHT	TKR.	TERRAZZO
C.M.U.	CONCRETE MASONRY UNIT	LT.WT.	LIGHTWEIGHT	TH.	THICK (NESS)
CONST.	CONSTRUCTION	L.F.	LINEAR FOOT	THRESH.	THRESHOLD
CONT.	CONTINUOUS	L.L.	LOAD		TONGUE AND GROOVE
C.J	CONTROL JOINT	LVR.	LOUVER	TL	THEATRICAL LIGHTING
CORR.	CORRUGATED	LUM.	LUMINOUS	T.O.	TOP OF
CTR.	COUNTER	MH.	MANHOLE	T.O.C.	TOP OF CURB
CF.	CUBIC FOOT	MFR.	MANUFACTURE (ER)	T.O.SL.	TOP OF SLAB
DL	DEAD LEAD	MATL.	MATERIAL (S)SITY FIBERBOARD	T.O.S.	TOP OF STEEL'S LAB. INC.
DTL-T.S.	DETAIL DIRECT APPLIED	MAX.	MAXIMUM	T.O.W.	TOP WALL/OTED OTHERWISE
DIAM.	DIAMETER	MECH.	MECHANIC (AL)NING	TYP.	TYPICAL
DIM.	DIMENSION/SYSTEM	M.	METER (S); RESISTANT	UP.	UPSTAGE
DR.	DOOR	MM.	MILLIMETER (S)	VAR.	VARIABLE
DN.	DOWN	MWK.	MILKWORK	VERT.	VERTICAL
DS.	DOWNSPOUT	MIN.	MINIMUM (S)	VEST.	VESTIBULE
DWR.	DRAWER	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
DWG.	DRAWING	MOD.	MODULAR	WSC.	WAINSCOT
D.F.	DRINKING FOUNTAIN	MT.	MOUNT (ED), (ING)	W.H.	WALL HUNG
E	EAST	MOV.	MOVABLE	W.C.	WATER CLOSET
E.I.S.	EXTERIOR INSULATED FINISHING SYSTEM	MULL.	MULLION	W.R.	WATER REPELLENT (WATER RESISTANT)
ELEC.	ELECTRIC (AL)	NAT.	NATURAL	WT.	WEIGHT
EL.	ELEVATION	N.R.	NOISE REDUCTION	W.W.F.	WELDED WIRE FABRIC
ELEV.	ELEVATION	N.O.C.	NOISE REDUCTION COEFFICIENT	W.	WEST
ELEV.	ELEVATOR	N.	NORMAL	W.	WIDTH, WIDE
EMER.	EMERGENCY	N.I.C.	NOT IN CONTRACT	W.	WIDE FLANGE STEEL SHAPE
ENCL.	ENCLOSE (URE)	N.T.S.	NOT TO SCALE	W/	WITH
EQ.	EQUAL	O.C.	ON CENTER	WIN.	WINDOW
EXH.	EXHAUST	OF.	OFFICE	WOD.	WOOD
EXIST.	EXISTING	OPNG.	OPENING	YD.	YARD
E.J.	EXPANSION JOINT	OPP.	OPPOSITE		
EWC.	ELECTRIC WATER COOLER	O.D.	OUTSIDE DIAMETER		
EXP.	EXPOSED	PR.	PAIR		
EXT.	EXTERIOR	PNL.	PANEL		
F.W.C.	FABRIC WALL COVERING	PAR.	PARALLEL		
F.O.S.	FACE OF STUDS	PK.	PARKING		
F.A.S.	FASTEN (ER)	PAV.	PAVING		
FEC.	FIRE EXTINGUISHER CABINET	PVMT.	PAVEMENT		
FHC.	FIRE HOSE CABINET	PED.	PEDESTAL		
FIBERGLASS	FIBERGLASS	PERFOR.	PERFORATE (D)		
FIN.	FINISH (ED)	PERIM.	PERIMETER		
FL.	FLOOR (ING)	P.LAM.	PLASTIC LAMINATE		
F.D.	FLOOR DRAIN	PLAM.	PLASTIC LAMINATE		
FLUOR.	FLUORESCENT	P.C.F.	POUNDS PER CUBIC FOOT		
F.O.H	FRONT OF HOUSE	P.L.F.	POUNDS PER LINEAR FOOT		
FT	FOOT (FEET)	P.S.F.	POUNDS PER SQUARE FOOT		
FTG.	FOOTING	P.S.I.	POUNDS PER SQUARE INCH		
FND.	FOUNDATION	PREFAB.	PREFABRICATE (D)		
FUT.	FUTURE	PREFIN.	PREFINISHED		
F.R.	FIRE RATED	PT.	PRESSURE TREATED		
GA.	GAGE, GAUGE	PAINT	PAINT		
GALV.	GALVANIZED	P.L.	PROPERTY LINE		

- GENERAL FOUNDATION NOTES:
- Use dimensions from the architectural plans, except for foundation components.
 - All miscellaneous details shall be in accordance with instructions from manufacturer or designer.
 - Reinforcing should be continuous around the building, as shown. Minimum lap of reinforcing should be 30 bar diameters.
 - All foundation pads must be formed to the proper dimension.
 - Floor slabs must be separated from all structural portions of building with an expansion joint a minimum of 1/2" thickness. All nonbearing partitions above floor slabs must be constructed with a minimum 2" gap at the bottom to permit vertical movement of floor slabs.
 - Door jambs should not be built tight to slabs on grade.
 - Mechanically compact all interior backfill to 90% maximum Modified Proctor Dry Density, ASTM D-1557. All exterior backfill should be mechanically compacted to 90% of maximum Modified Proctor Dry Density, ASTM D-1557.
 - Walls having backfill on both the interior and exterior faces should have the backfill on either side brought up approximately together. Otherwise, where possible, no exterior backfill should be placed until the floor slab and floor joists are in place or the wall is otherwise properly braced.
 - Minimum recommended design strength of foundation concrete shall be 4500 psi. See soils report for site specific concrete strength recommendations.
 - Foundation forms should remain in place a minimum of three (3) days.
 - A gravel pad beneath floor slabs is not recommended.
 - Planters, if any, should be well sealed and drained.
 - Slope backfill away from the building a minimum of 5% for the first 10 feet. Carry roof drains across the backfilled areas. Do not allow water to stand or pond near the building. Do not flood the backfill.
 - This design has been completed in accordance with pertinent standards, recommended design soil parameters, and accepted engineering design procedures, and is based on the best information available at the time of completion. The design is intended to minimize differential movement resulting from the heaving of expansive soil induced by seasonal moisture changes. It must be recognized that foundation components, and in particular, floor slabs and other flatwork, will undergo movement. Adherence to those details isolating floor slabs from columns, walls, partitions, or other structural components is extremely important if damage to the superstructure is to be minimized. Any subsequent owners should be apprised of the expansive soil condition, if any, and advised to maintain good practices in the future with regard to surface and subsurface drainage, framing of partitions above floor slabs, drywall and finish work above floor slabs, etc.
 - All reinforcing bars are to consist of #4, grade 60 steel unless otherwise noted.
 - #5, grade 40 reinforcing bars may be used in place of #4, grade 60 reinforcing bars, if desired.

Standard Designation	SI Designation
#4, Grade 60	#13, Grade 420 MPa
#5, Grade 60	#16, Grade 420 MPa

- Reinforcing must remain continuous above all windows and doors, bundle bars as necessary.
- Verify top of foundation elevations and top of wall steps with Builder prior to placing concrete.
- Verify foundation dimension and pad locations with architectural plans prior to setting forms or placing concrete.
- Verify mudsill locations with architectural plans prior to setting forms or placing concrete.
- Step foundation walls per grade per step details xxx.
- Eufer ground to be located and installed by others as required by local codes.
- Design loads:

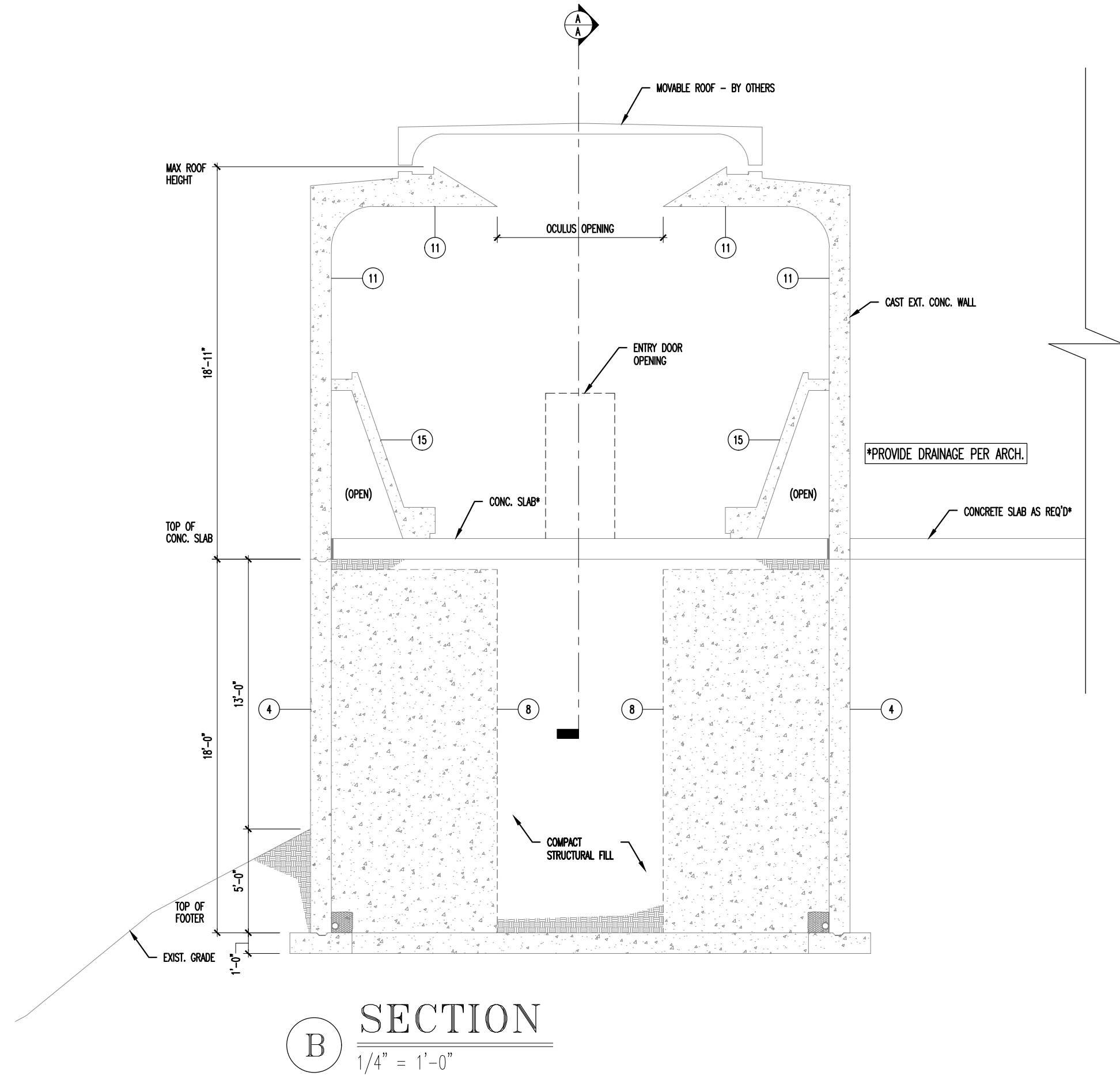
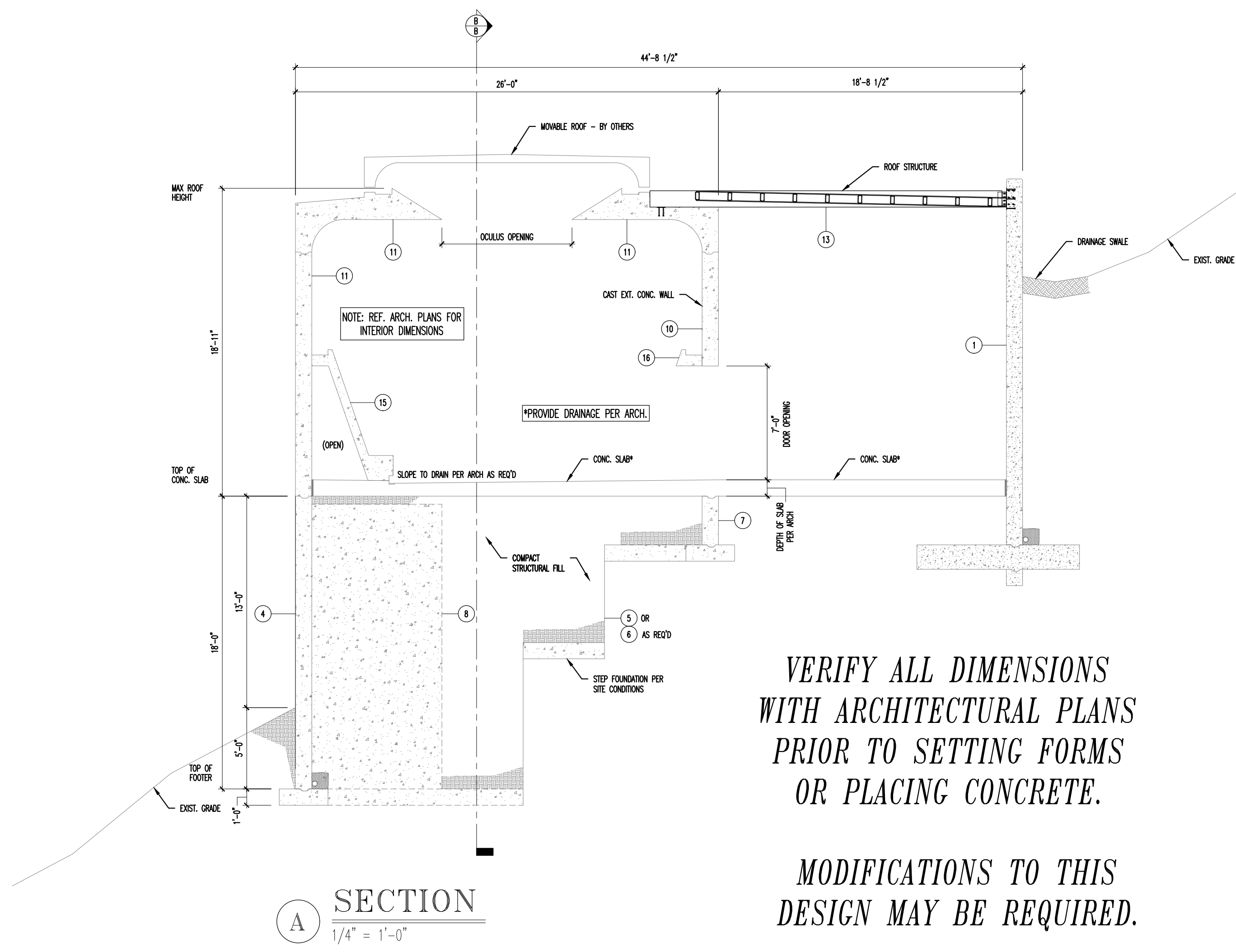
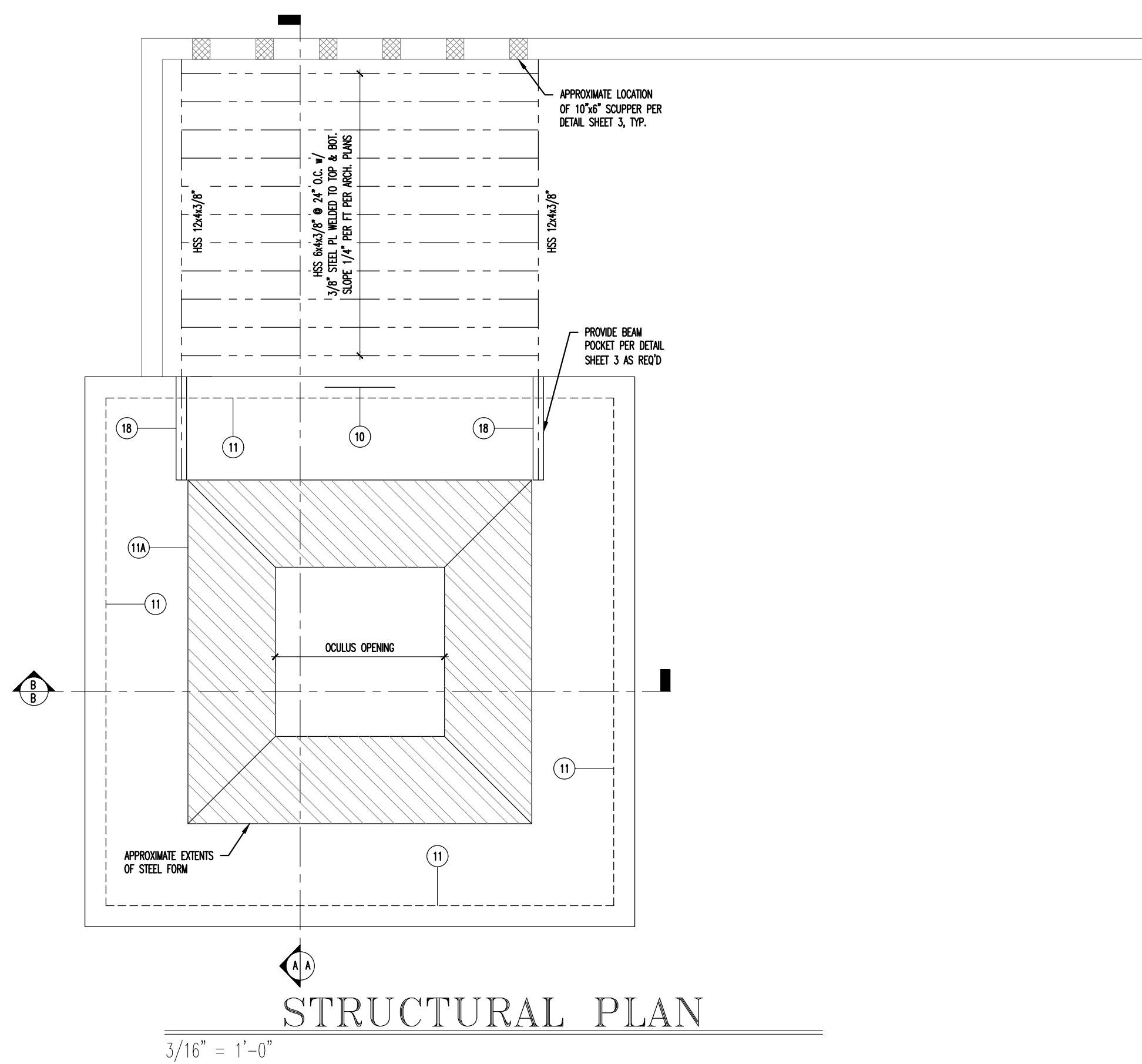
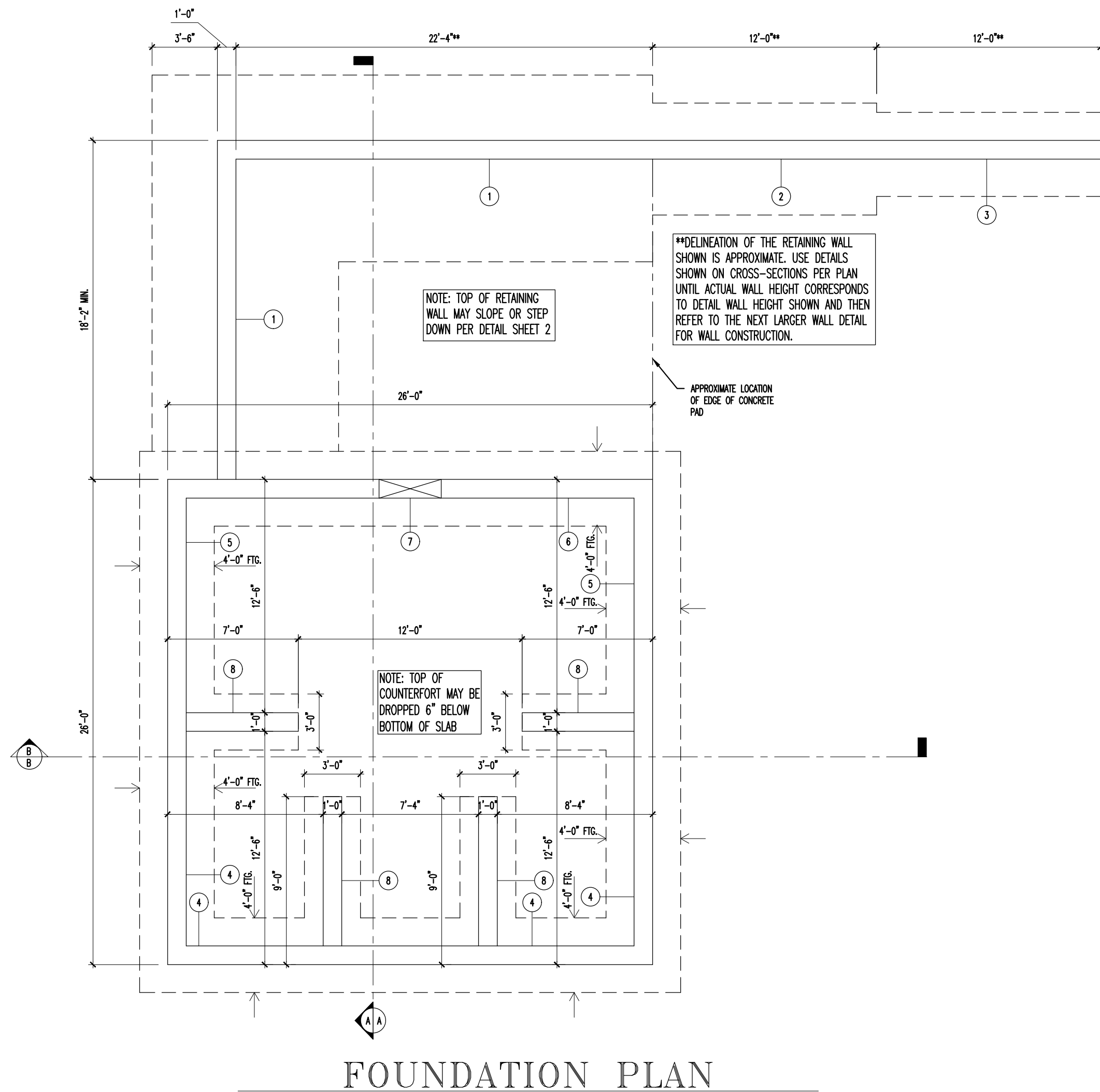
Roof Snow Load 40 psf	Floor Live Load 100 psf	Deck Live Load 40 psf
Roof Dead Load 20 psf	Floor Dead Load 10 psf	Deck Dead Load 15 psf

LEGEND

	FOUNDATION WALL W/ FOOTING
	CENTER LINE
	DETAIL REFERENCE

SOILS NOTES:

- The foundation excavation must be observed by Entech Engineering, Inc. prior to placing forms or concrete to verify that the design is appropriate for the site.
- The foundation was designed using a minimum soil bearing capacity of 3,000 psf.
- The foundation was designed according to the building plans by HSE architects, Project No. 1950.



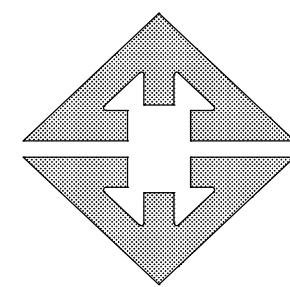
VERIFY ALL DIMENSIONS
WITH ARCHITECTURAL PLANS
PRIOR TO SETTING FORMS
OR PLACING CONCRETE.

MODIFICATIONS TO THIS
DESIGN MAY BE REQUIRED.

REVISIONS

BY:

ENTECH
ENGINEERING, INC.



FOUNDATION PLAN
JAMES TURRELL PVN-GREEN BOX ARTS 2021
GREEN MOUNTAIN FALLS, CO
FOR: JESSE STROOPE



DRAWN BY: SDJ/AMN

DESIGNED BY: AMN

CHECKED BY: AMN

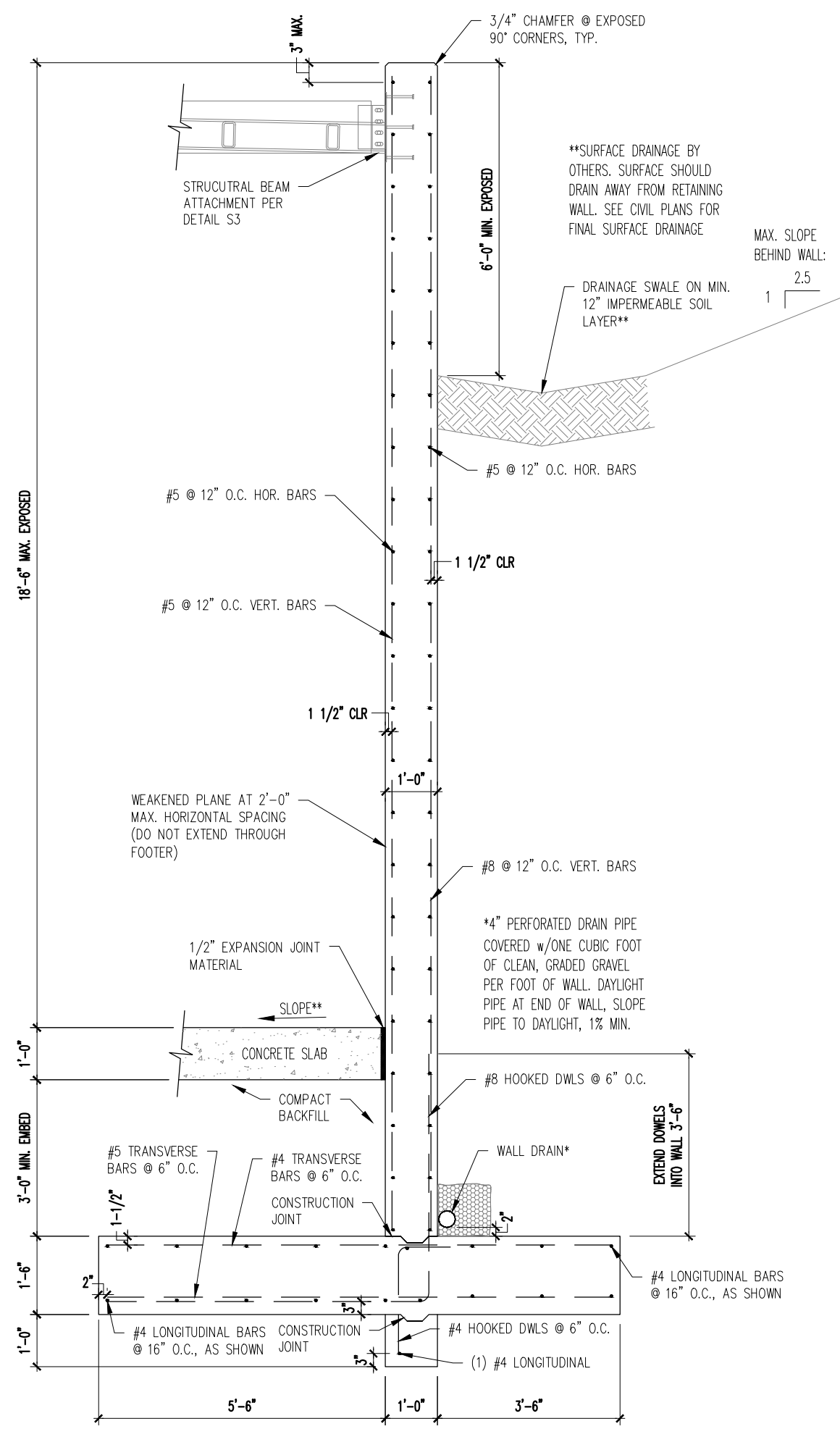
DATE: 01/18/2021

SCALE: AS SHOWN

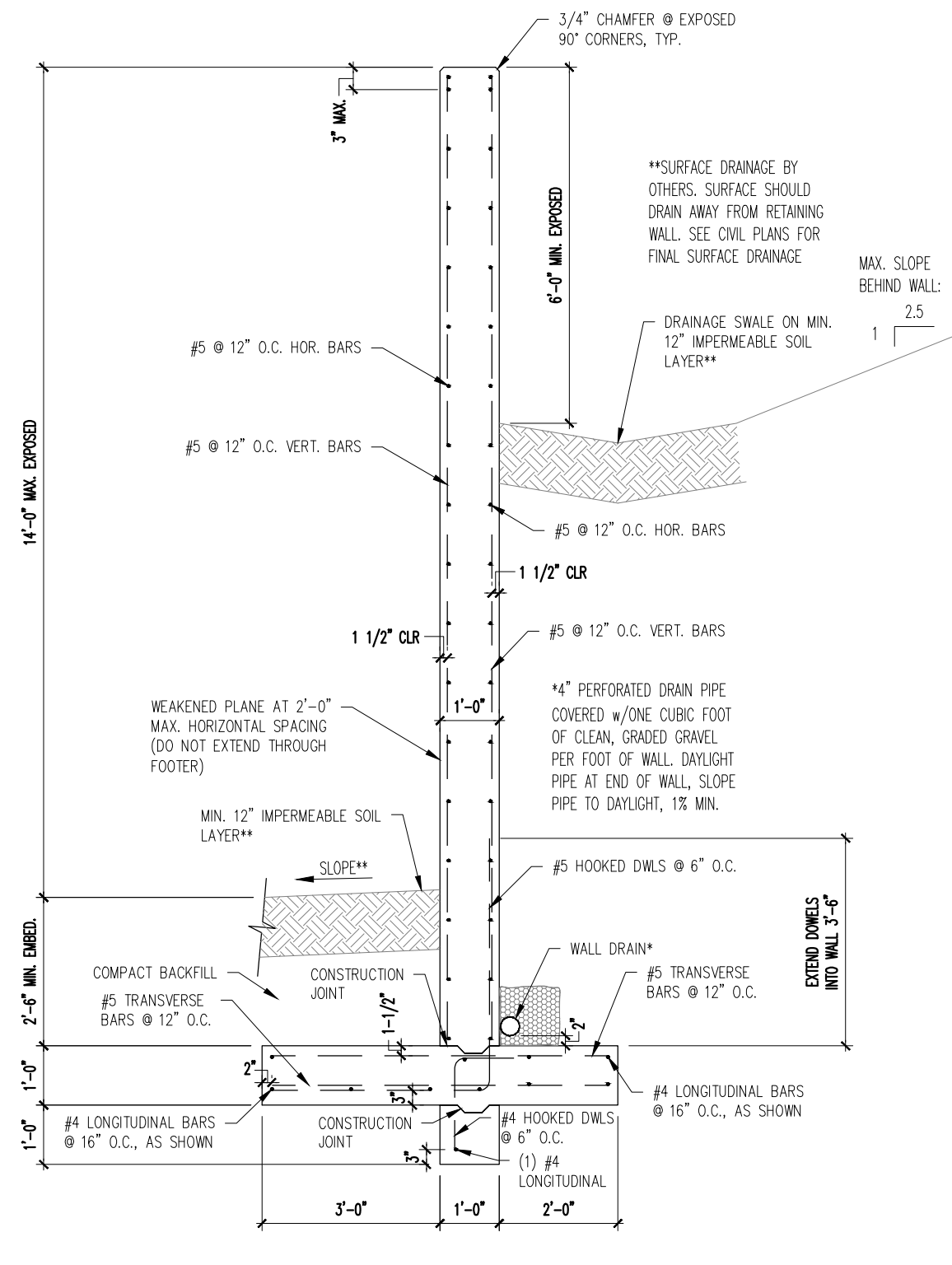
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SHEET NO.:

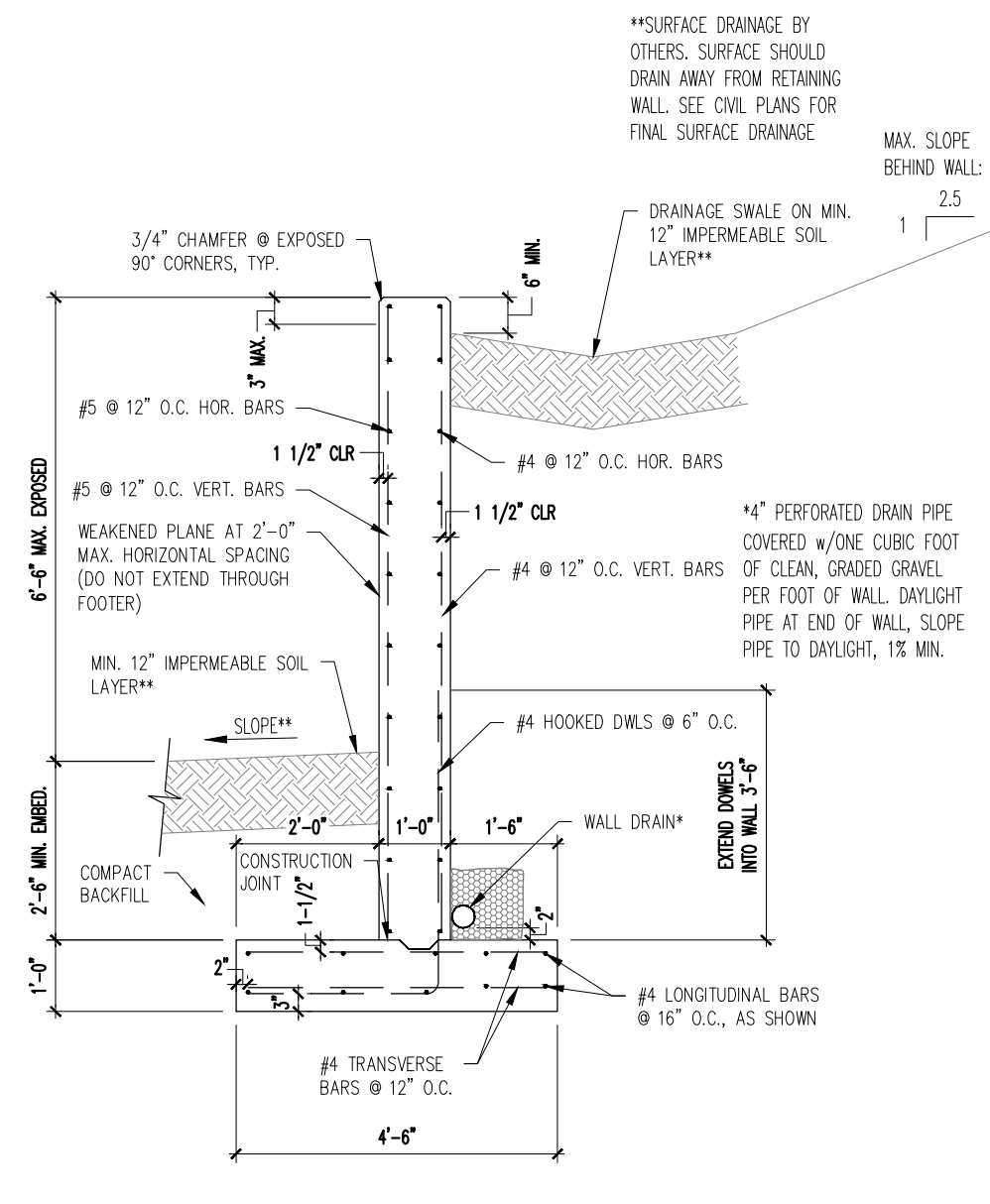
1 OF 3 SHEETS



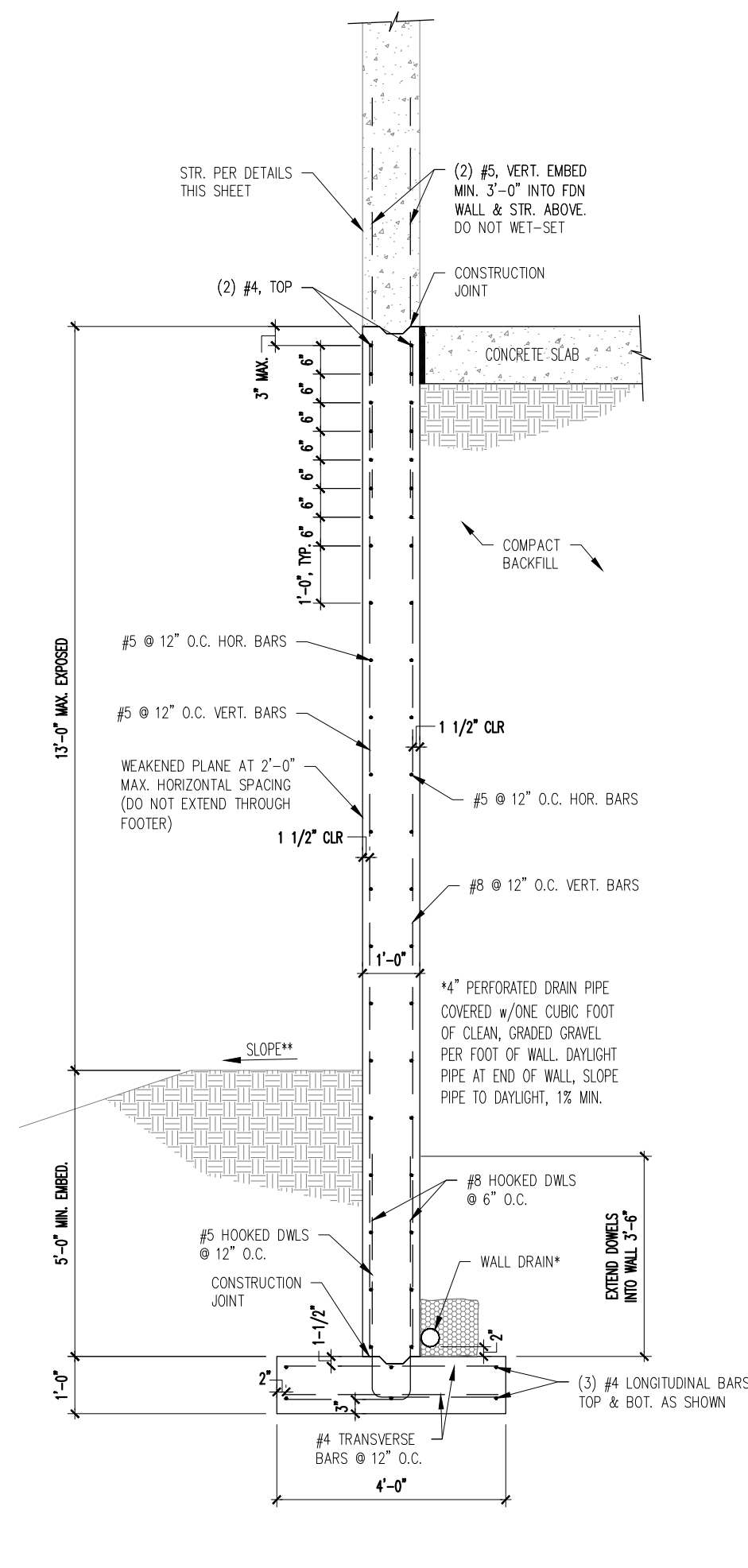
1 CONCRETE RETAINING WALL
15'-6" MAX. EXPOSED HEIGHT



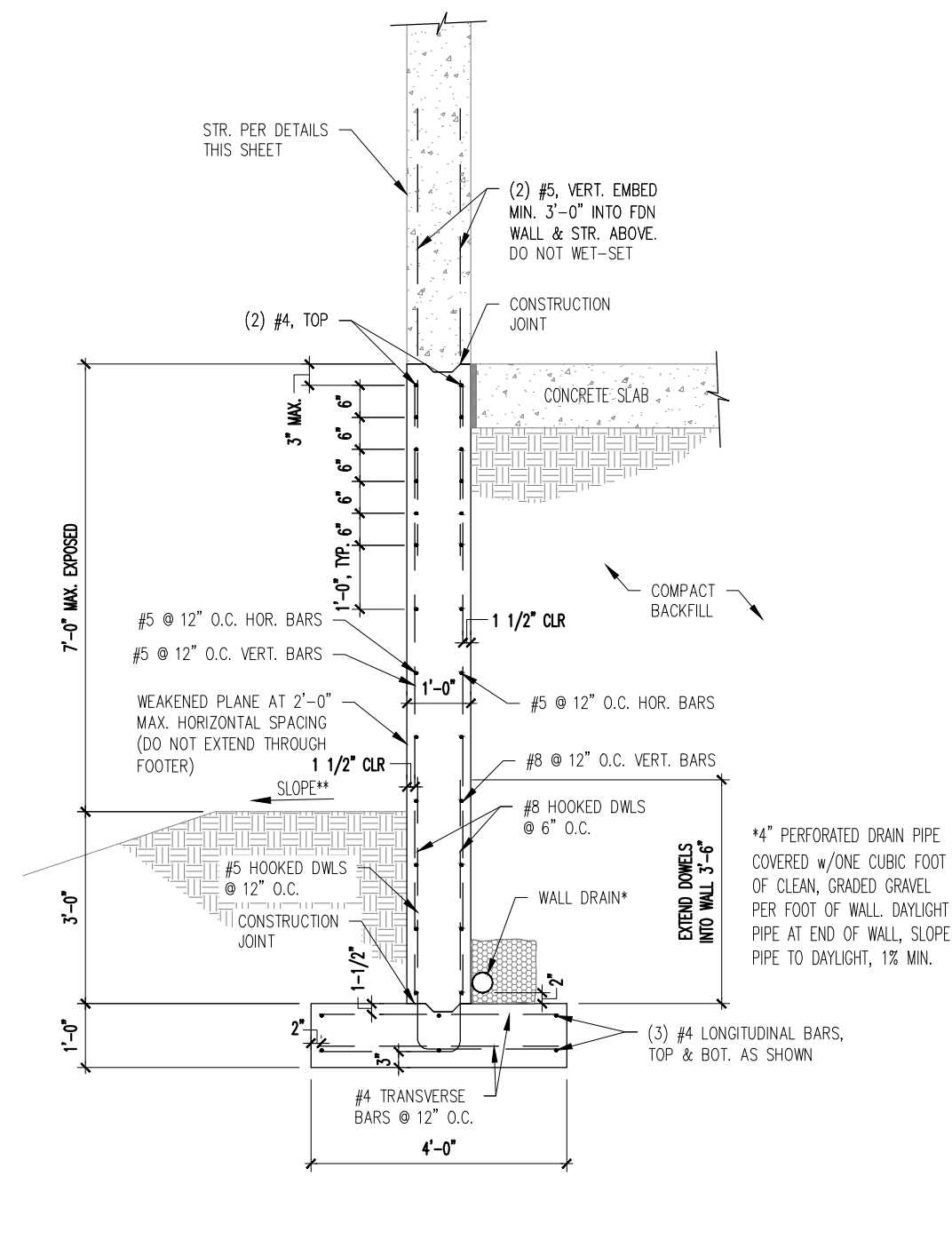
2 CONCRETE RETAINING WALL
14'-0" MAX. EXPOSED HEIGHT



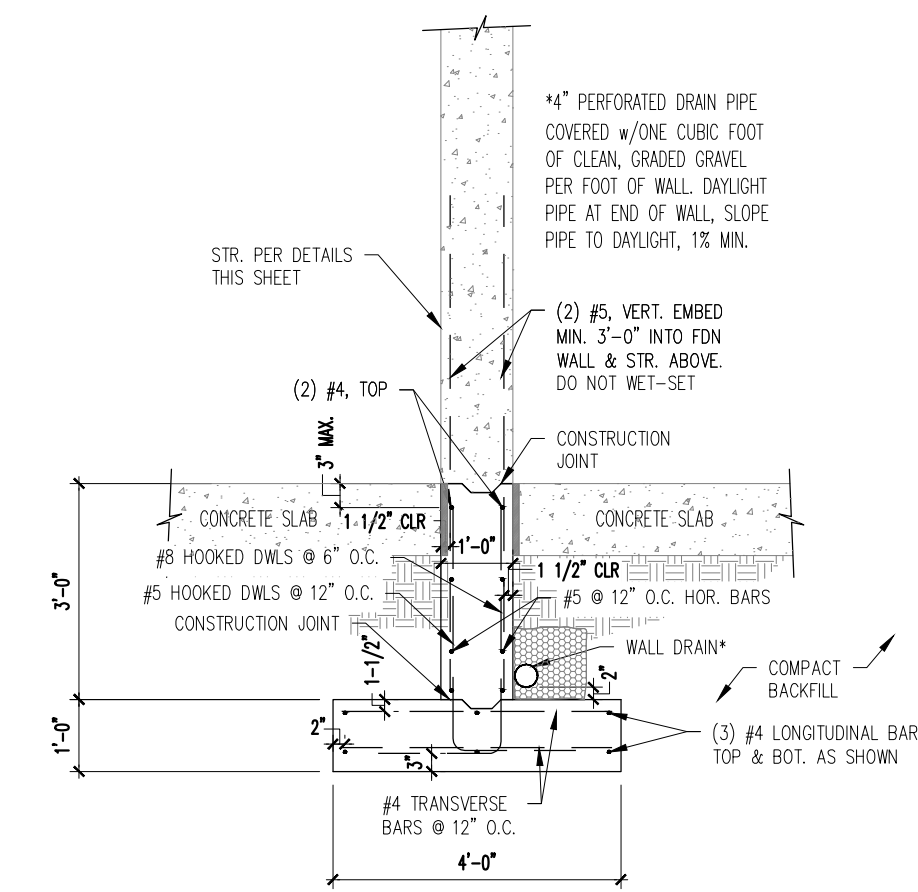
3 CONCRETE RETAINING WALL
6'-6" MAX. EXPOSED HEIGHT



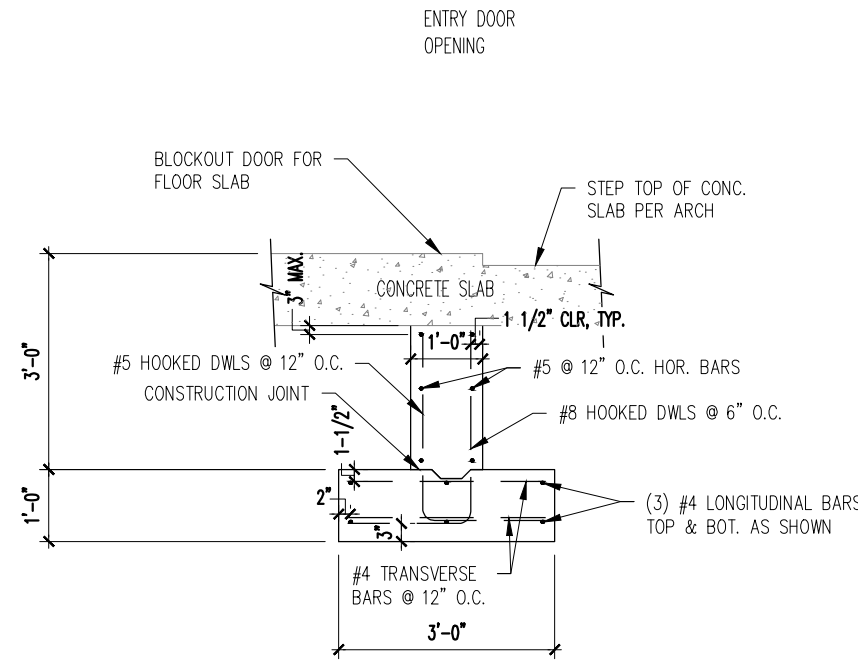
4 FOUNDATION WALL
13'-0" MAX. EXPOSED HEIGHT



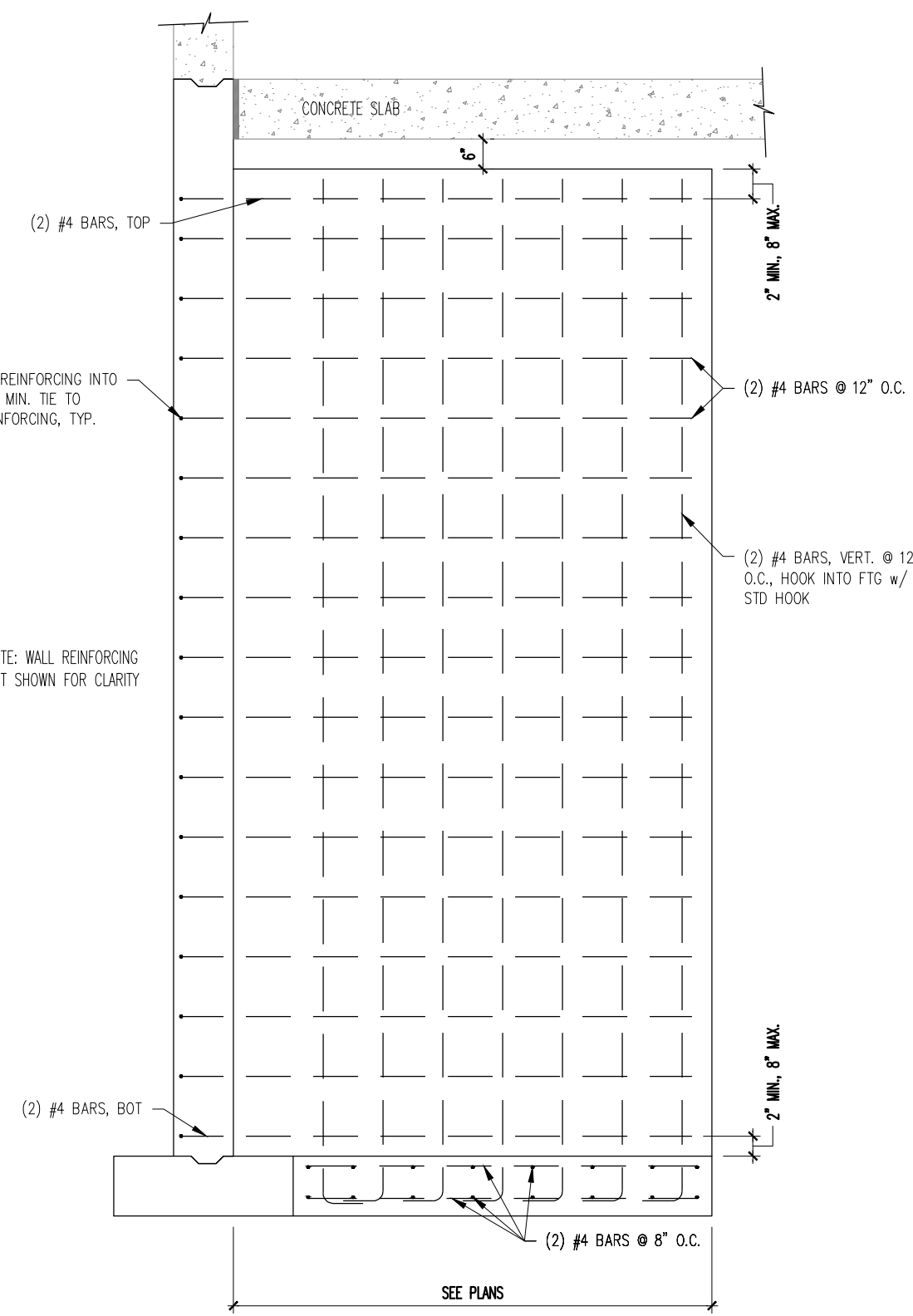
5 FOUNDATION WALL
7'-0" MAX. EXPOSED HEIGHT



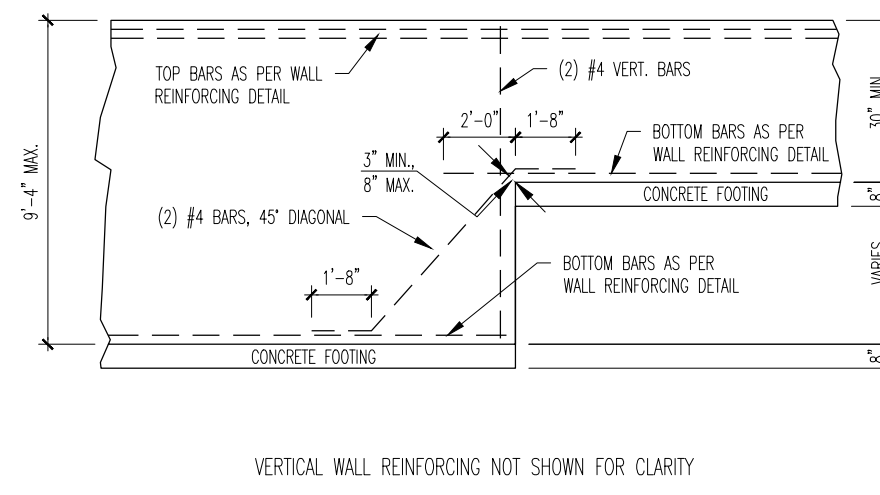
6 FOUNDATION WALL
0'-0" MAX. EXPOSED HEIGHT



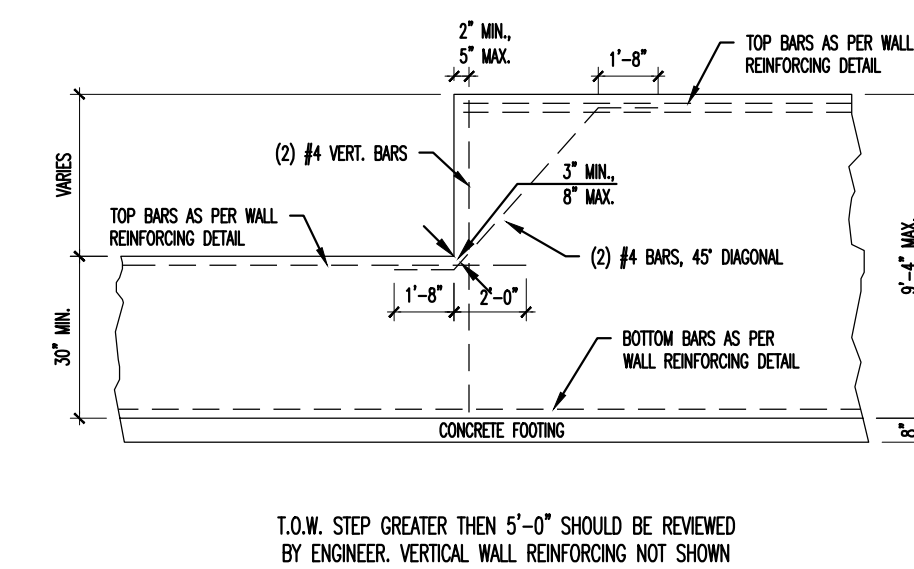
7 FOUNDATION WALL
0'-0" MAX. EXPOSED HEIGHT



8 BUTTRESS



9 FOUNDATION STEP AT BOTTOM

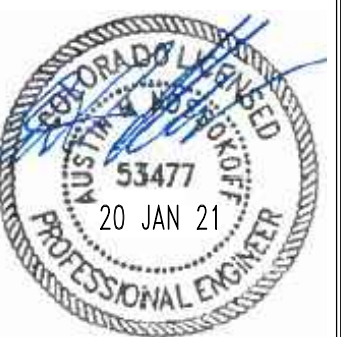


10 FOUNDATION STEP AT TOP

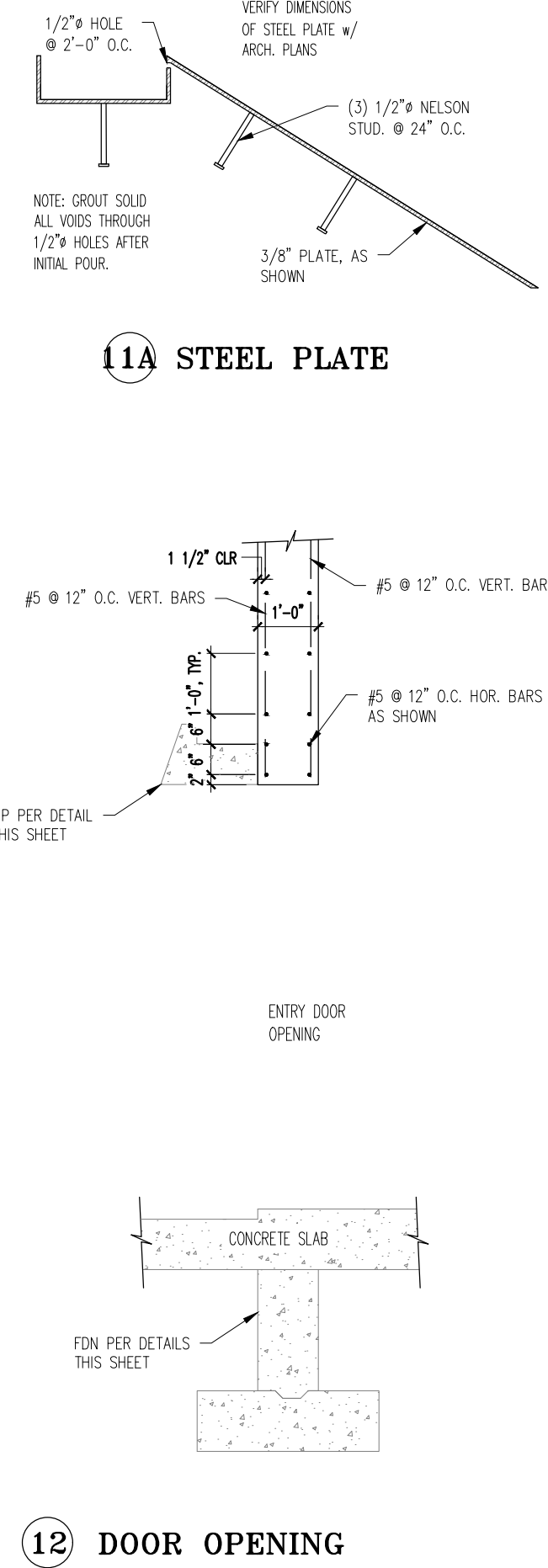
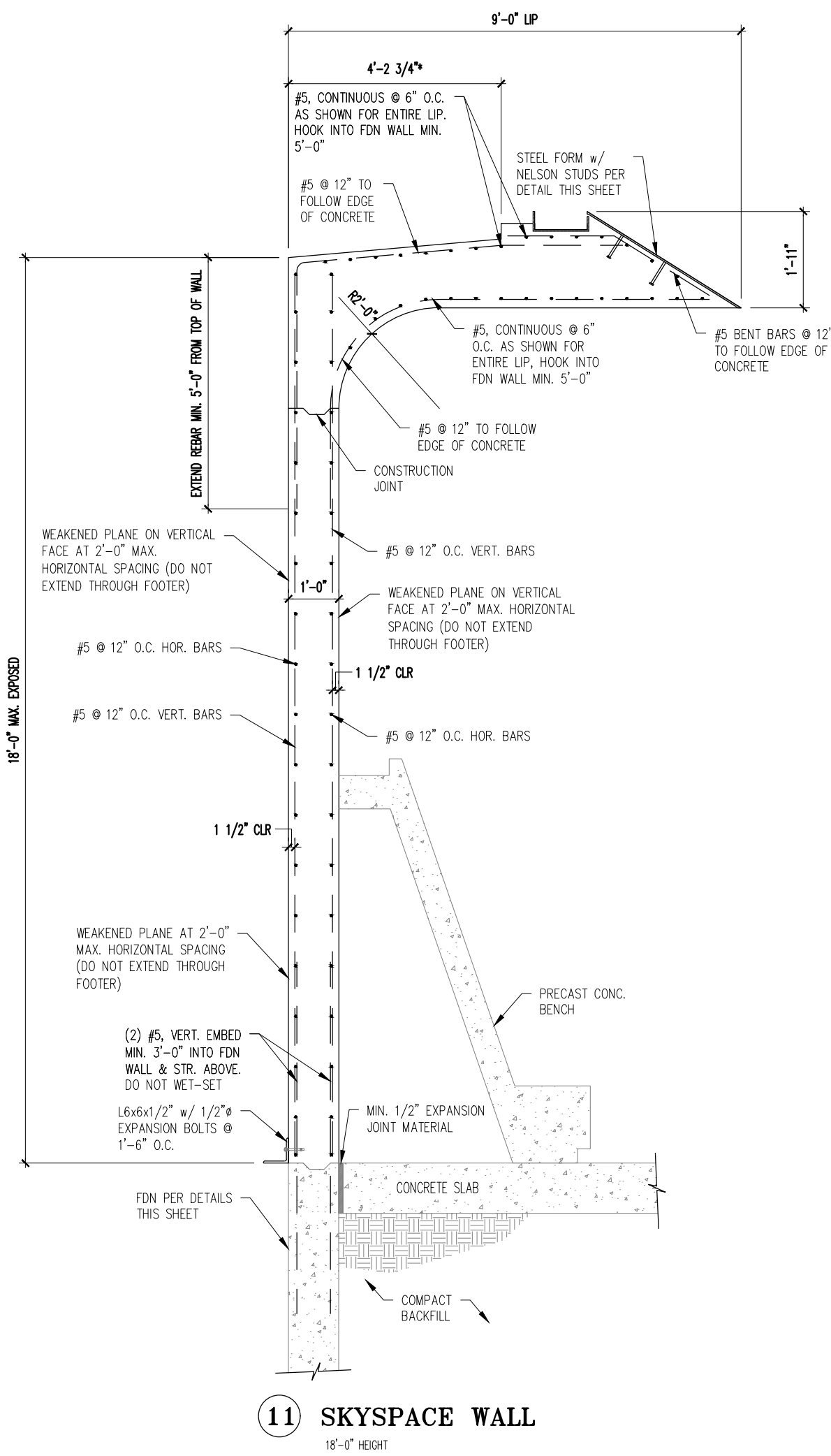
REVISIONS	BY:

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ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

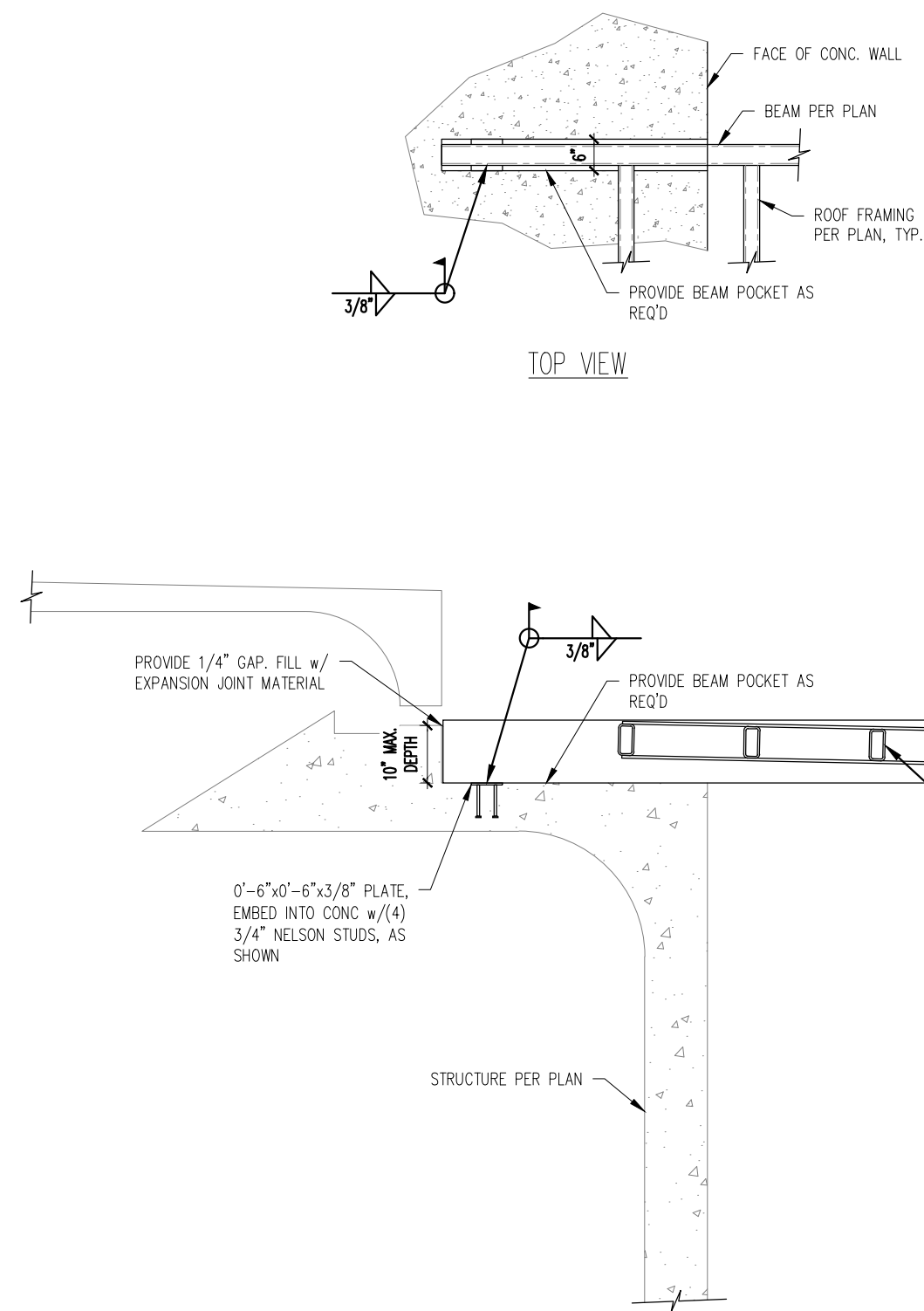
FOUNDATION DETAILS
JAMES TURRELL PVN-GREEN BOX ARTS 2021
GREEN MOUNTAIN FALLS, CO
FOR: JESSE STROOPE



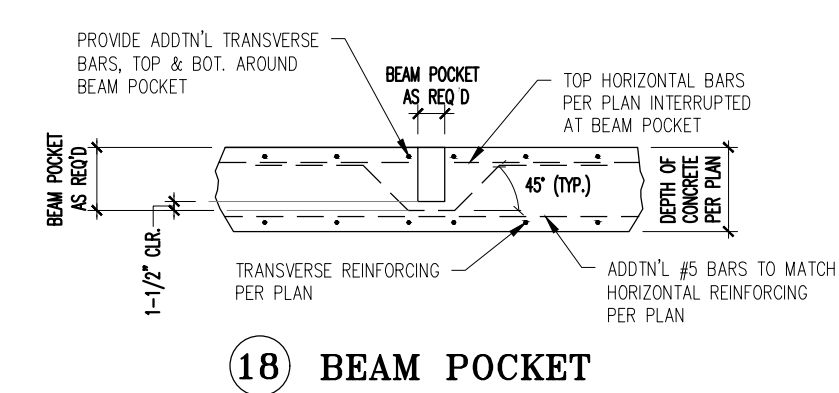
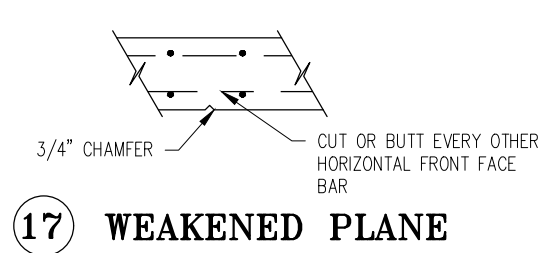
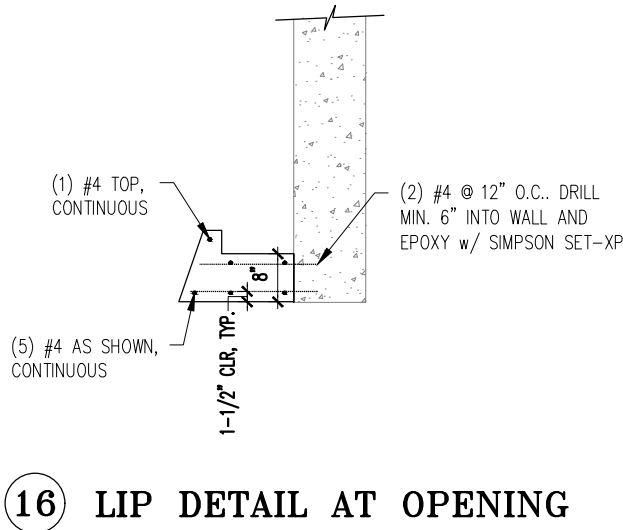
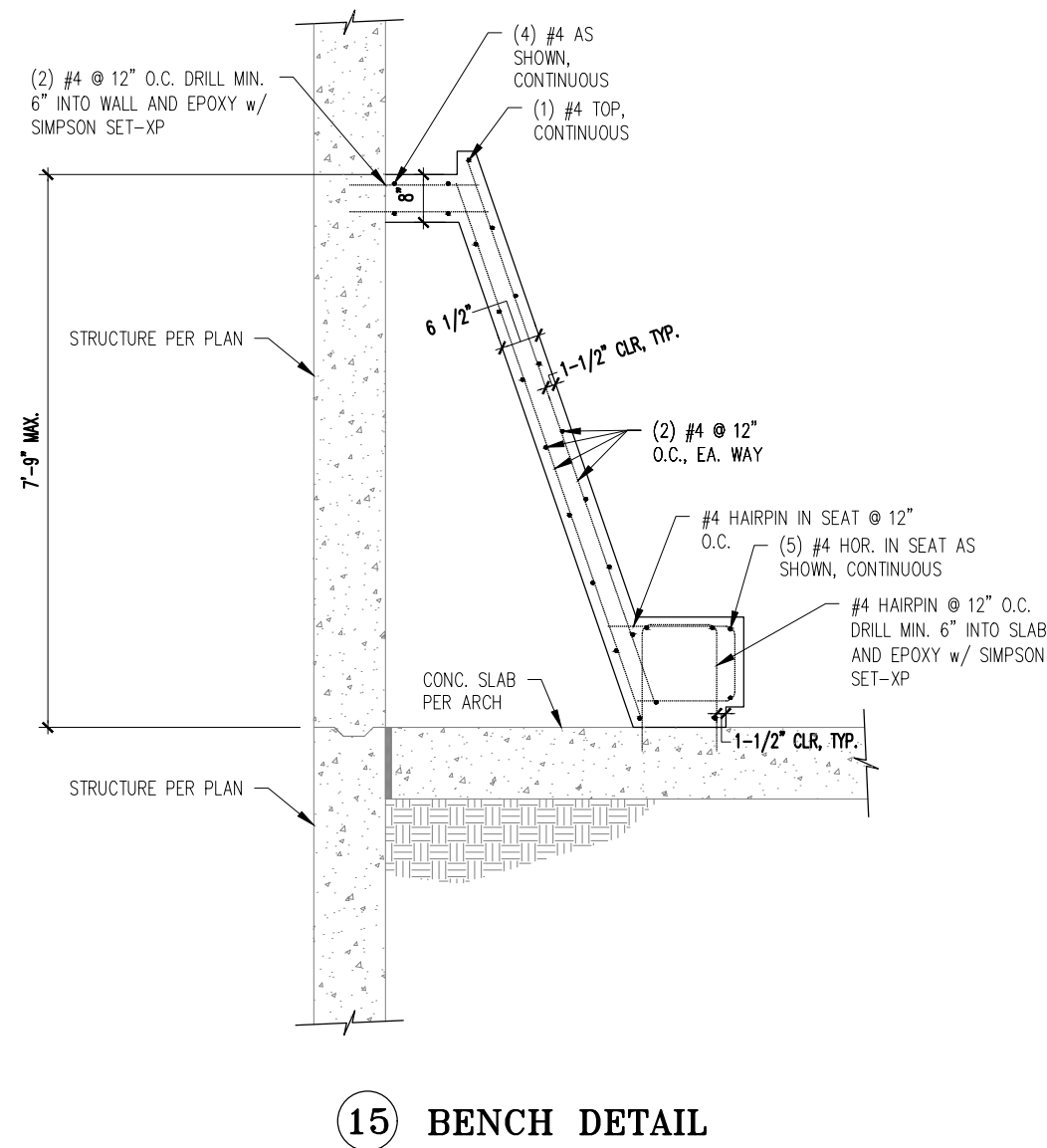
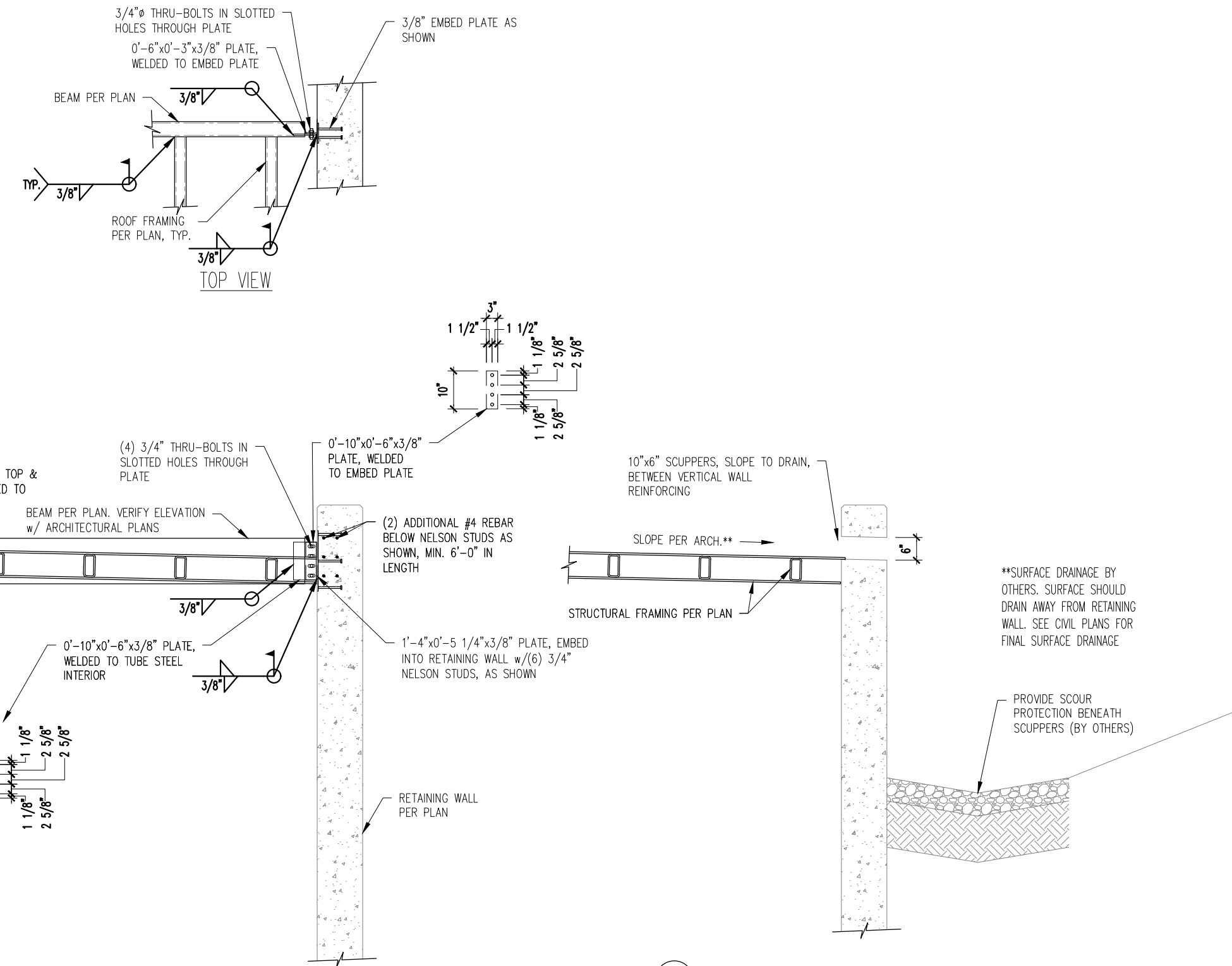
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DESIGNED BY: AMN
CHECKED BY: AMN
DATE: 01/18/2021
SCALE: AS SHOWN
JOB NO.: 201280
SHEET NO.: 2 OF 3 SHEETS



12 DOOR OPENING



14 SCUPPER DETAIL



REVISIONS BY:

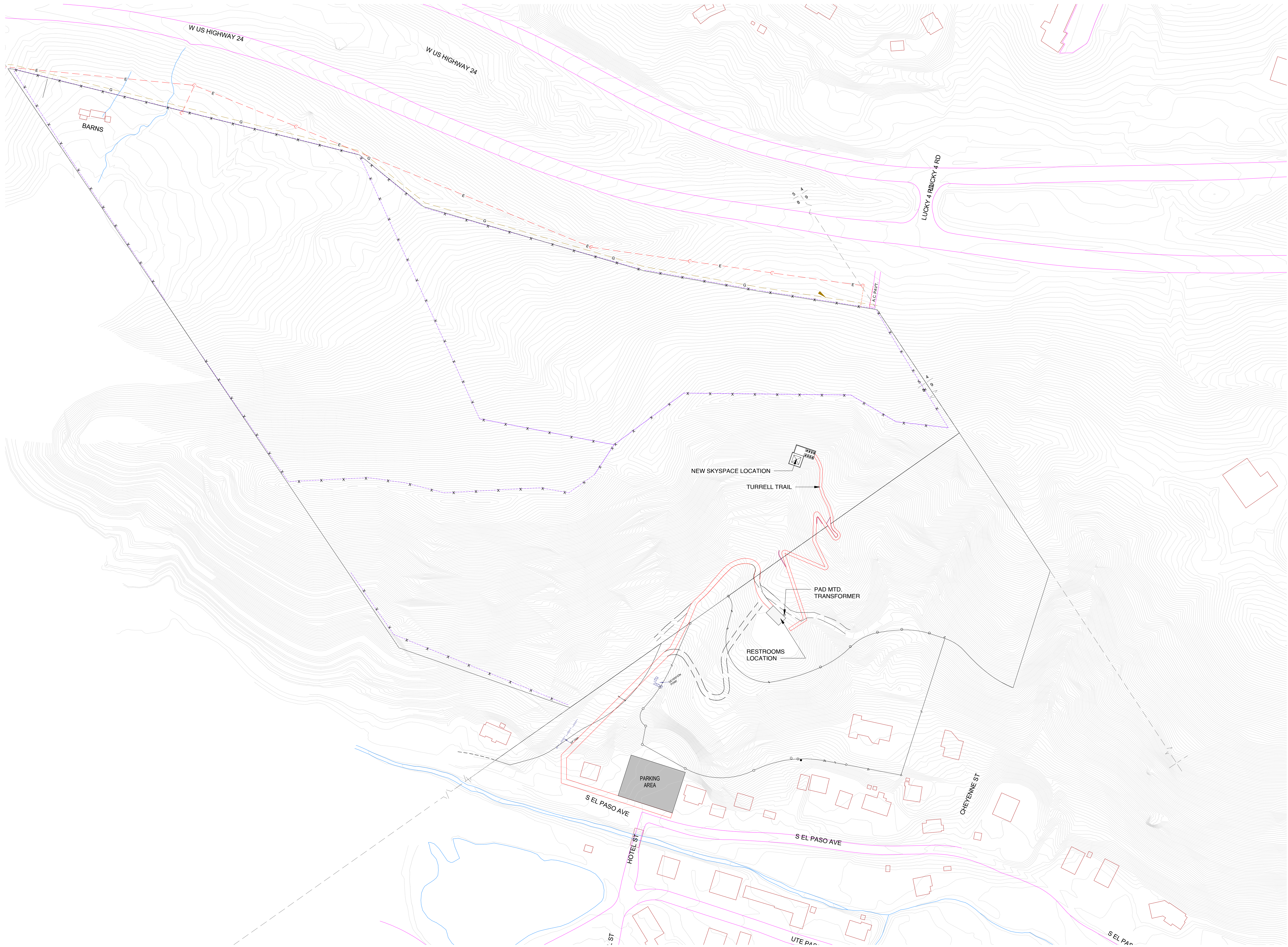
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FOUNDATION DETAILS
JAMES TURRELL PVN-GREEN BOX ARTS 2021
GREEN MOUNTAIN FALLS, CO
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DESIGNED BY: AMN
CHECKED BY: AMN
DATE: 01/18/2021
SCALE: AS SHOWN
JOB NO.: 201280
SHEET NO.: 3 OF 3 SHEETS

RED DEVIL MOUNTAIN SKYSPACE
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 **1 SITE PLAN**
SCALE: 1" = 100'-0"

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INTERIORS
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OKLAHOMA CITY, OK 73102
phone: 405.526.1300
fax: 405.526.1305
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RED DEVIL MOUNTAIN SKYSPACE
Green Mountain Falls, Colorado
SITE PLAN - SKYSPACE

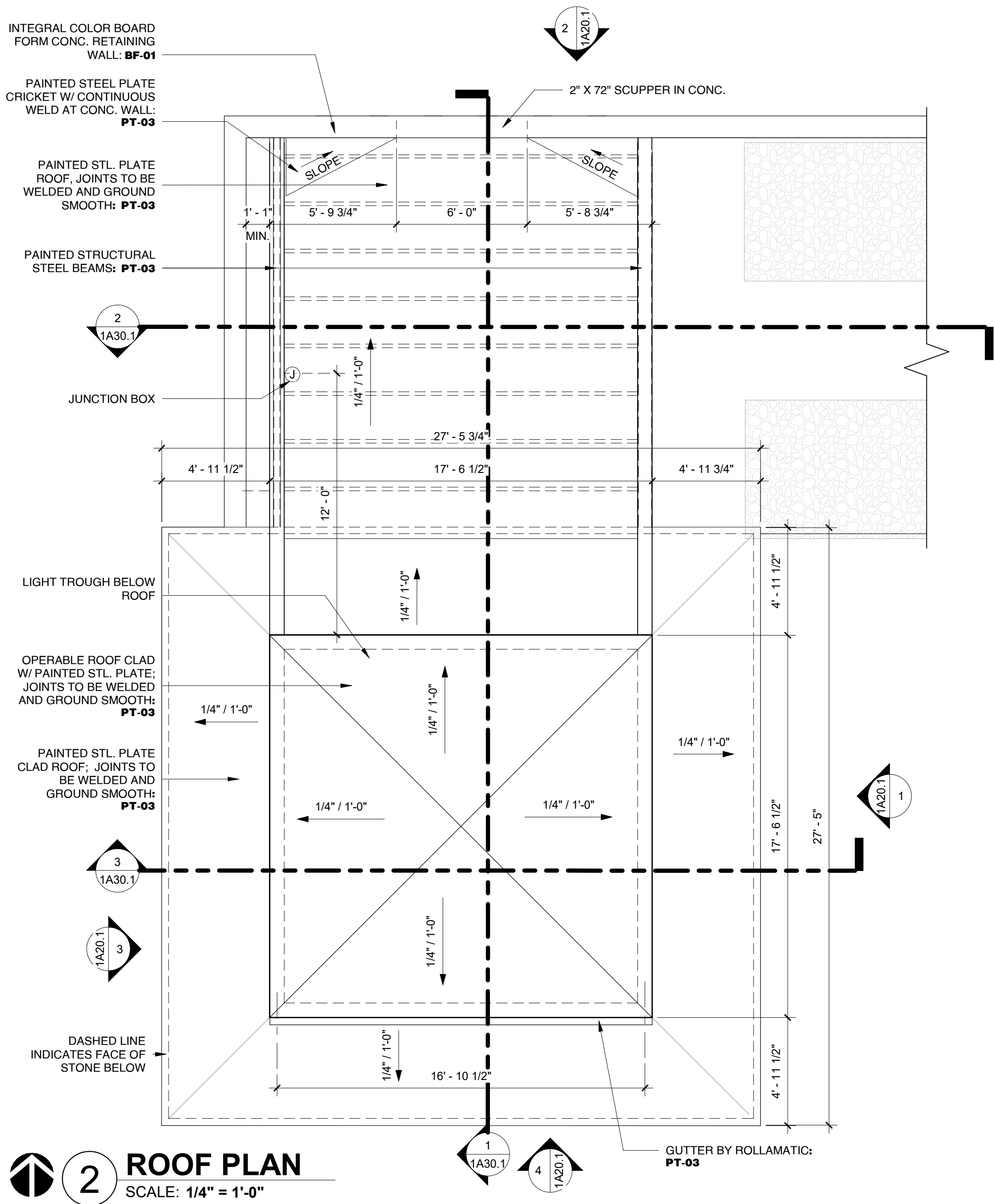
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No.	Date

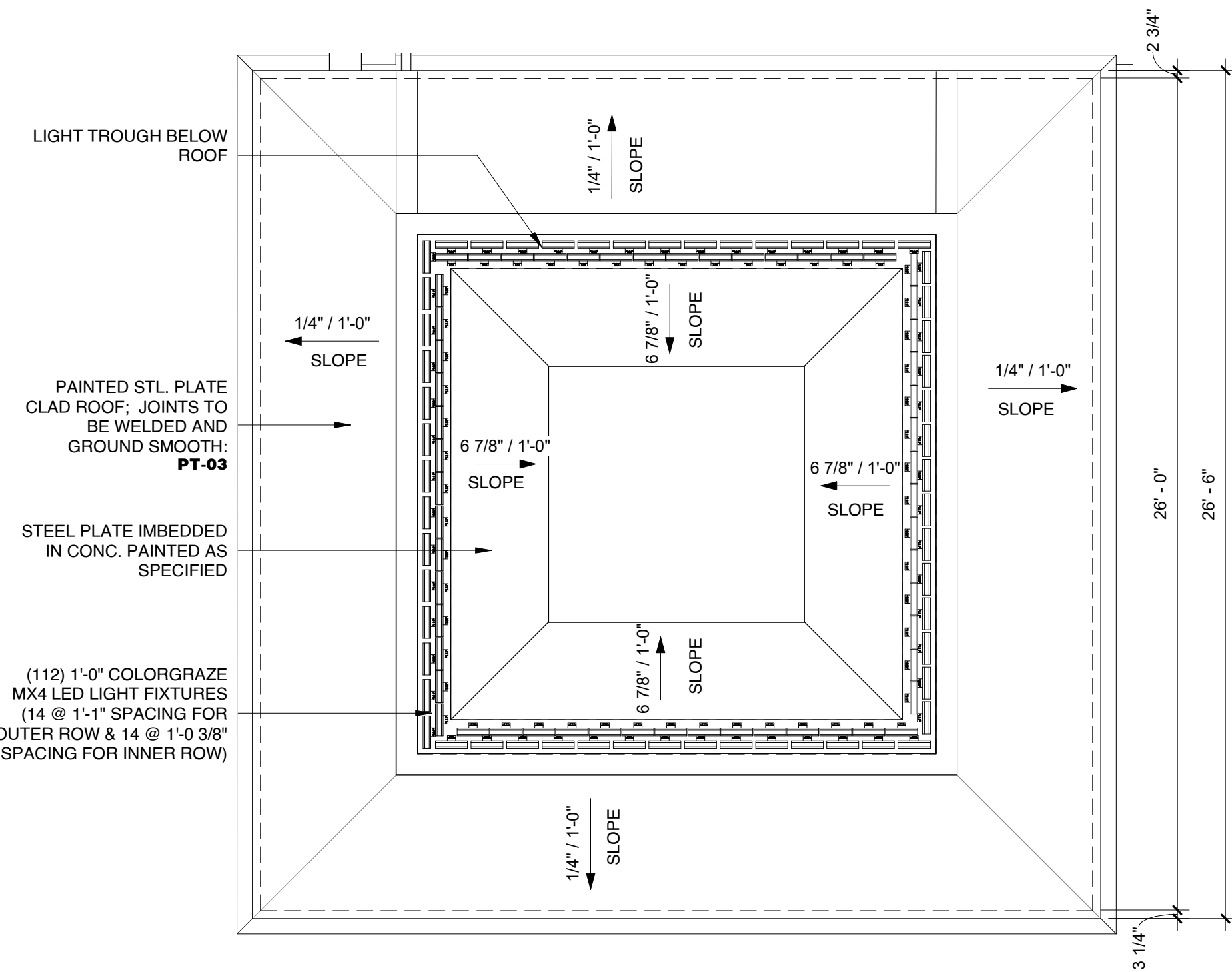
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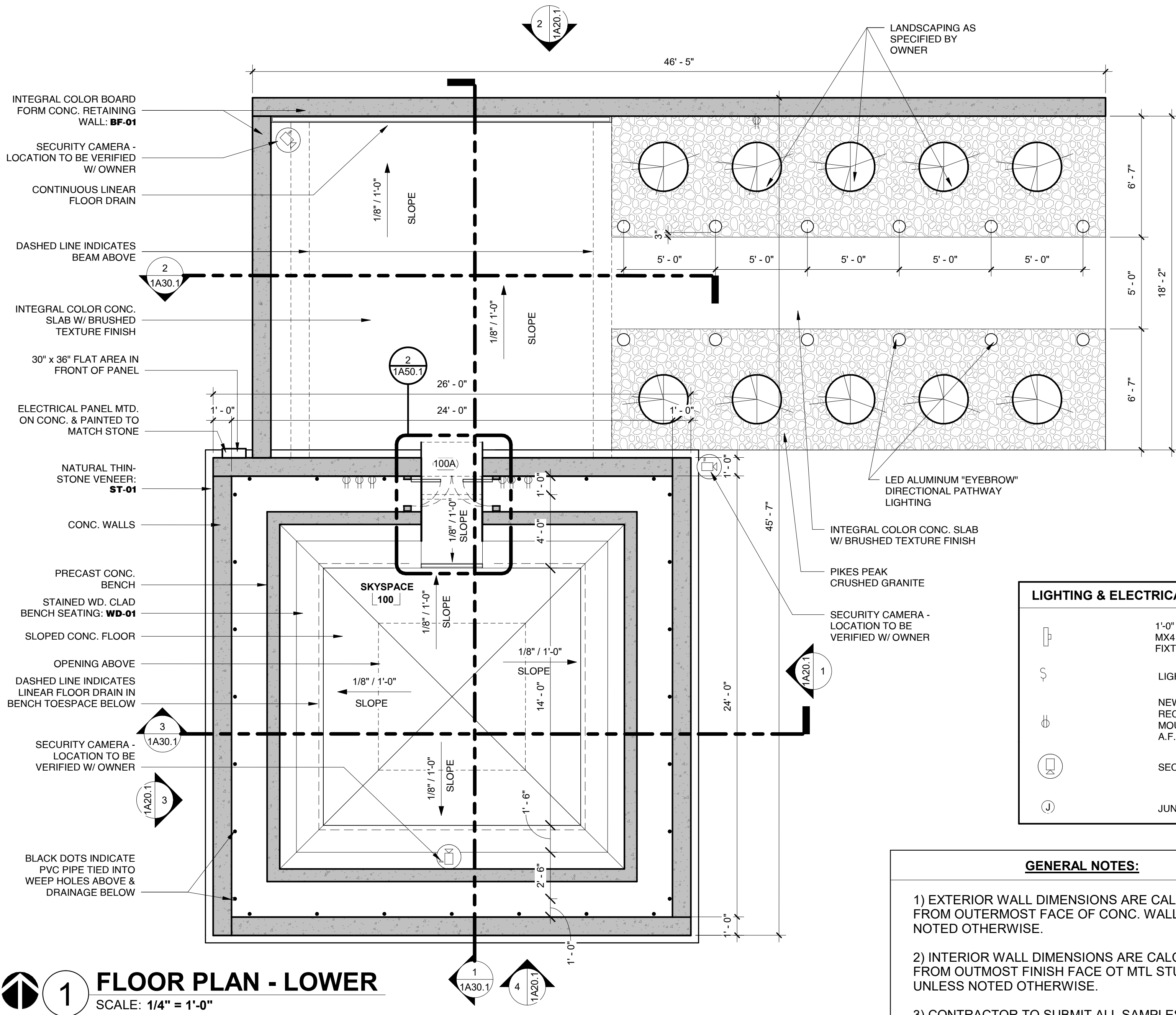
RED DEVIL MOUNTAIN
SKYSPACE



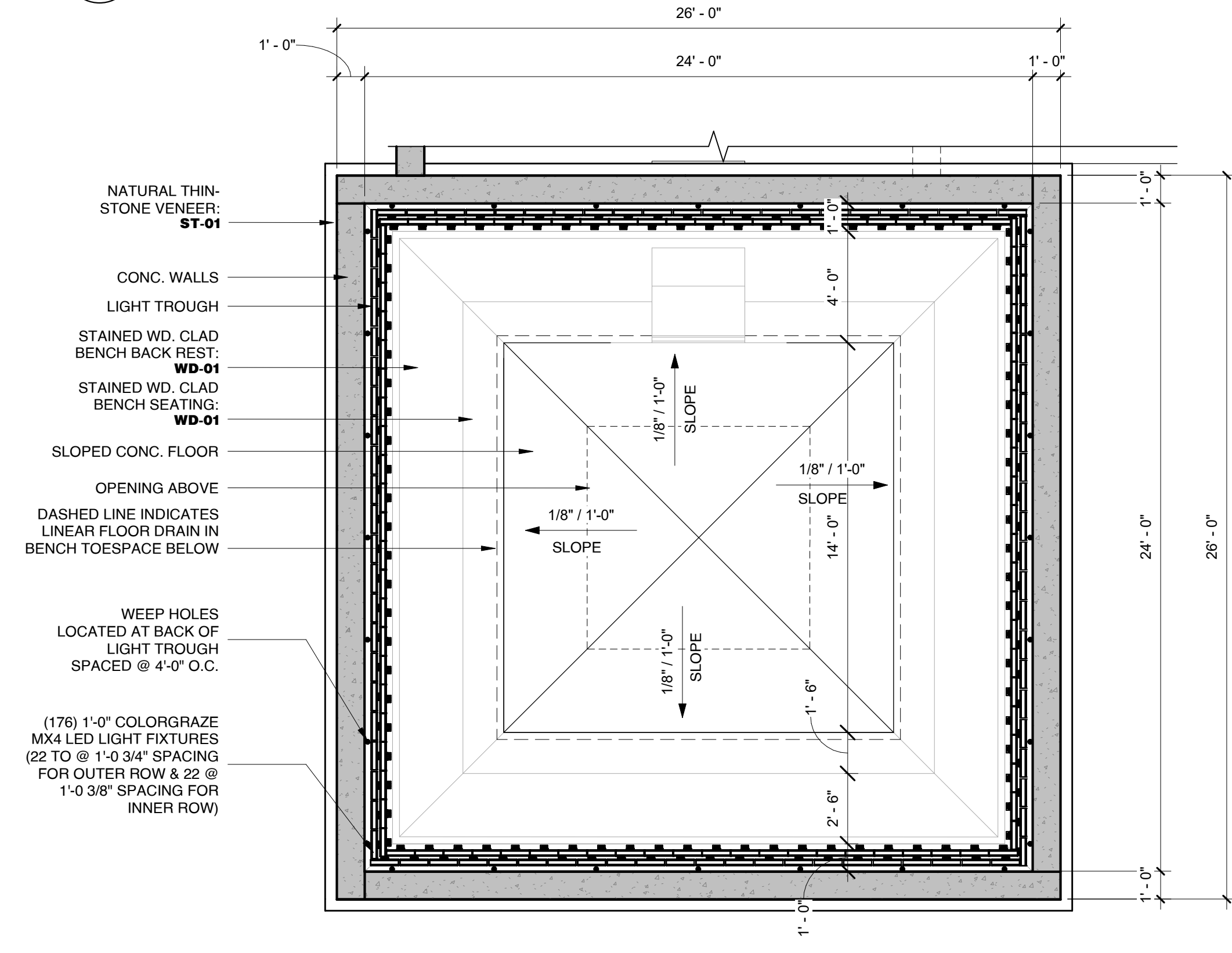
2 ROOF PLAN
SCALE: 1/4" = 1'-0"



4 UPPER LIGHT TROUGH LAYOUT
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN - LOWER
SCALE: 1/4" = 1'-0"



3 FLOOR PLAN - UPPER
SCALE: 1/4" = 1'-0"

LIGHTING & ELECTRICAL LEGEND

	1'-0" COLORGRAZE MX4 LED LIGHT FIXTURES
	LIGHT SWITCH
	NEW DUPLEX RECEPTACLE - MOUNTED AT 15" A.F.F. U.N.O.
	SECURITY CAMERA
	JUNCTION BOX

GENERAL NOTES:

- 1) EXTERIOR WALL DIMENSIONS ARE CALCULATED FROM OUTERMOST FACE OF CONC. WALLS UNLESS NOTED OTHERWISE.
- 2) INTERIOR WALL DIMENSIONS ARE CALCULATED FROM OUTMOST FINISH FACE OF MTL STUD WALL, UNLESS NOTED OTHERWISE.
- 3) CONTRACTOR TO SUBMIT ALL SAMPLES AND / OR SPECIFICATIONS FOR FINISHES, HARDWARE, AND FIXTURES FOR ARCHITECT APPROVAL
- 4) EQUIPMENT & APPLIANCES TO BE SELECTED BY OWNER UNLESS NOTED OTHERWISE, AND INSTALLED WITH PLUMBING & ELECTRICAL CONNECTIONS BY THE CONTRACTOR
- 5) CONTRACTOR TO SUBMIT MILLWORK SHOP DRAWINGS FOR ARCHITECT APPROVAL
- 6) ALL INTERIOR WALLS TO HAVE 2 COATS OF "ROSCO WHITE TOUGH PRIME" AND 4 COATS OF ROSCO SUPER SATURATED WHITE PAINT #6002 SPRAY APPLIED.
- 6) ALL STEEL TO BE CLEANED OF ALL OIL, GREASE, DIRT, OXIDE AND OTHER FOREIGN MATERIAL PER SSPC SP1. PRIME THE AREA THE SAME DAY AS CLEANED.
- 7) ALL STEEL TO BE PRIMED WITH PRO-CRYL UNIVERSAL PRIMER BY SHERWIN WILLIAM OR APPROVED EQUAL. CONTACT ARCHITECT FOR SPECIFICATIONS.
- 8) ALL STEEL TO BE COATED WITH WATER BASED ACROLON 100 (WATERBASED URETHANE) BY SHERWIN WILLIAMS. CONTACT ARCHITECT FOR SPECIFICATIONS.
- 9) ALL EXPOSED CONDUIT AND ELEC BOXES TO BE PAINTED TO MATCH COLOR OF ADJACENT WALL

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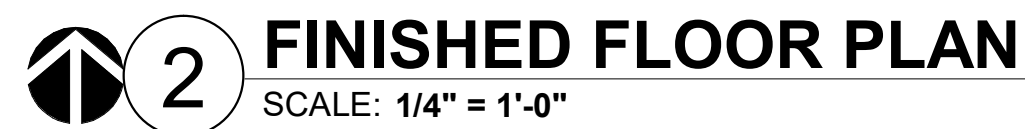





RED DEVIL MOUNTAIN SKYSPACE
Green Mountain Falls, Colorado
FLOOR PLAN & ROOF PLAN

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No.	Date

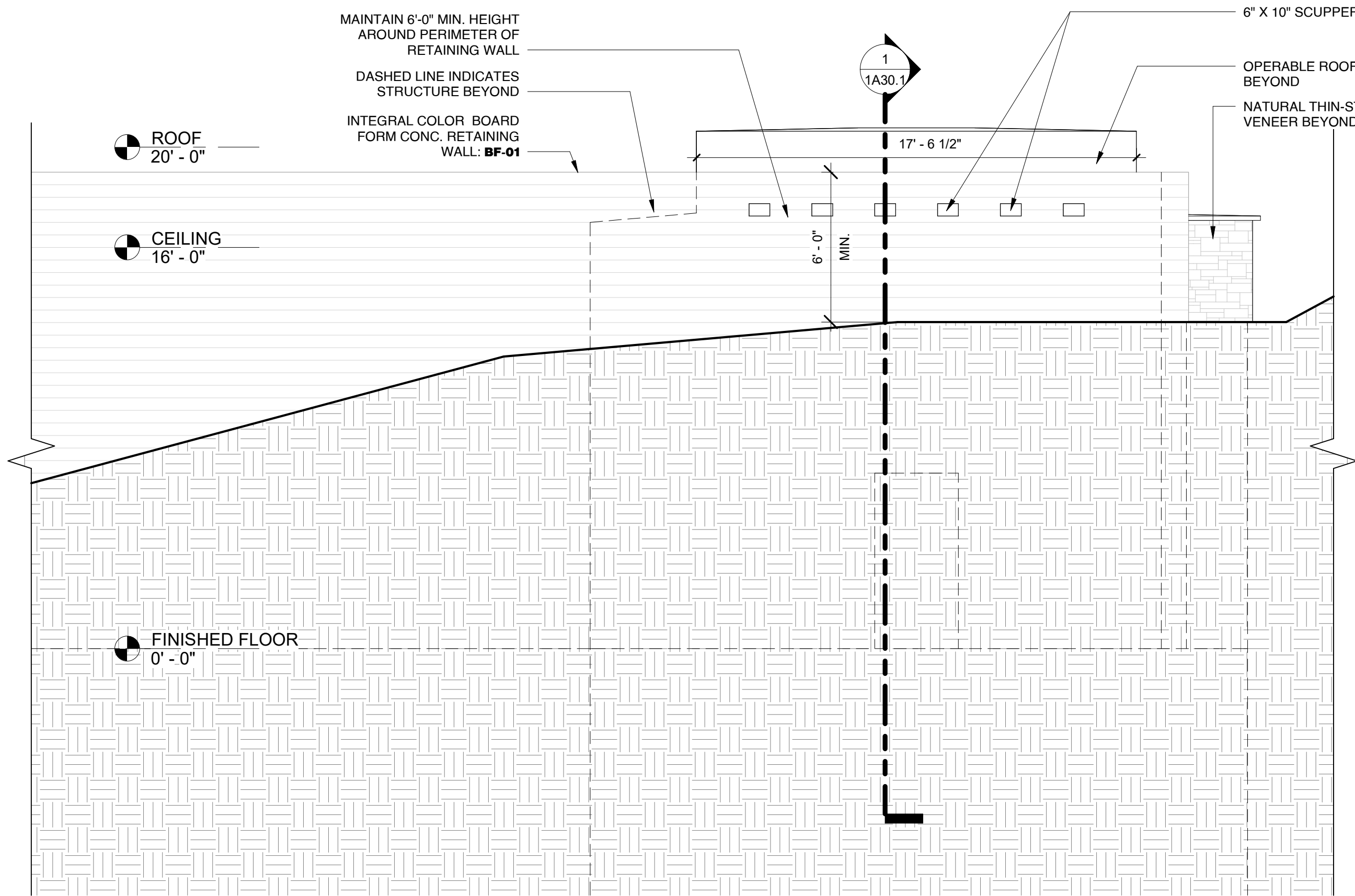
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DATE
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SHEET NO.
1A10.1



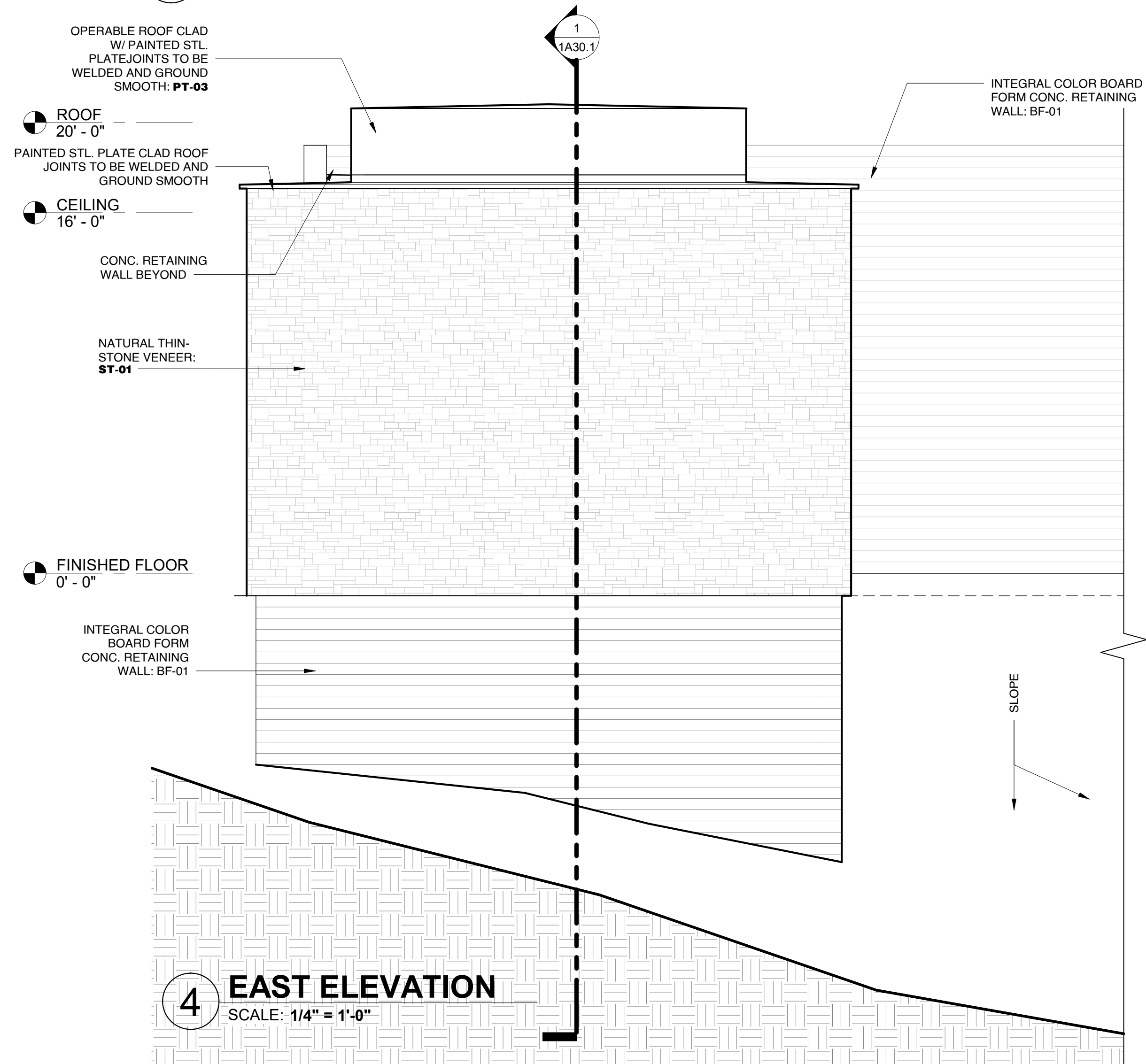
FIRST FLOOR PLAN NOTES:	FIRST FLOOR PLAN LEGEND
	<p>T J TILE JOINT</p> <p>C J CONCRETE CONTROL JOINT</p> <p> LARGE FORMAT ABSOLUTE GRANITE BLACK STONE FLOOR W/ POLISHED FINISH</p> <p> LARGE FORMAT RADIANT RED GRANITE STONE FLOOR W/ FLAMED FINISH</p> <p> CONCRETE (FINISH NOTED ON PLANS)</p>



REFLECTED CEILING PLAN NOTES:	REFLECTED CEILING PLAN LEGEND:
<p>1) ALL CEILINGS TO HAVE A LEVEL 5 PLASTER FINISH W/ 2 COATS OF "ROSCO WHITE TOUGH PRIME" AND 4 COATS OF ROSCO SUPER SATURATED WHITE PAINT #6002 SPRAY APPLIED.</p>	<div data-bbox="1892 1473 1968 1483"></div> <p>EXTERIOR RATED LINEAR LED SURFACE MOUNTED: PINNACLE ARCHITECTURAL LIGHTING / EDGE EX3WET / SURFACE MTD / BLACK FINISH / 2'</p> <div data-bbox="1892 1492 1968 1504"></div> <p>EXTERIOR RATED LINEAR LED SURFACE MOUNTED: PINNACLE ARCHITECTURAL LIGHTING / EDGE EX3WET / SURFACE MTD / BLACK FINISH / 3'</p>



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



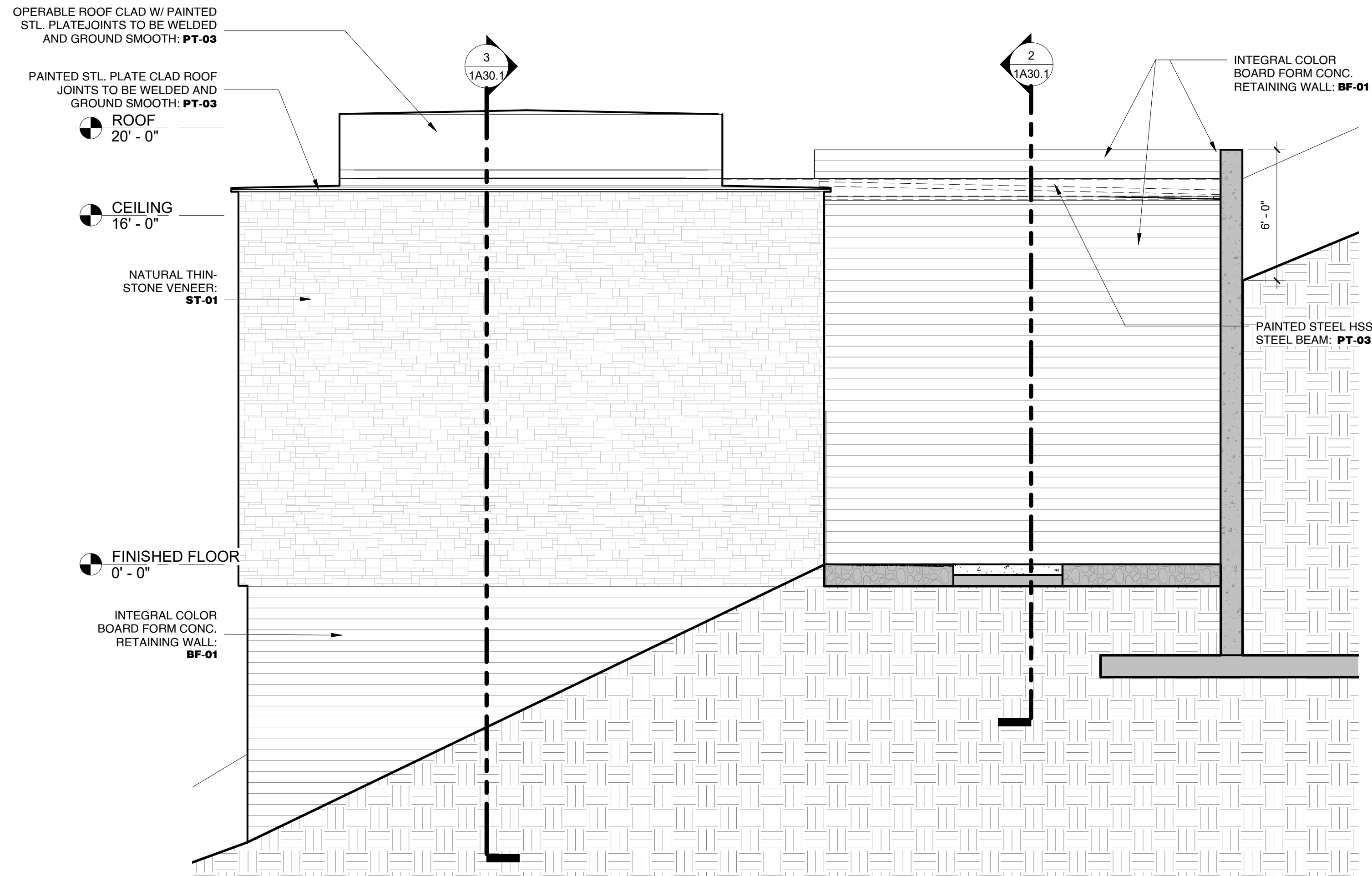
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

BOARDFORM CONC. NOTES:

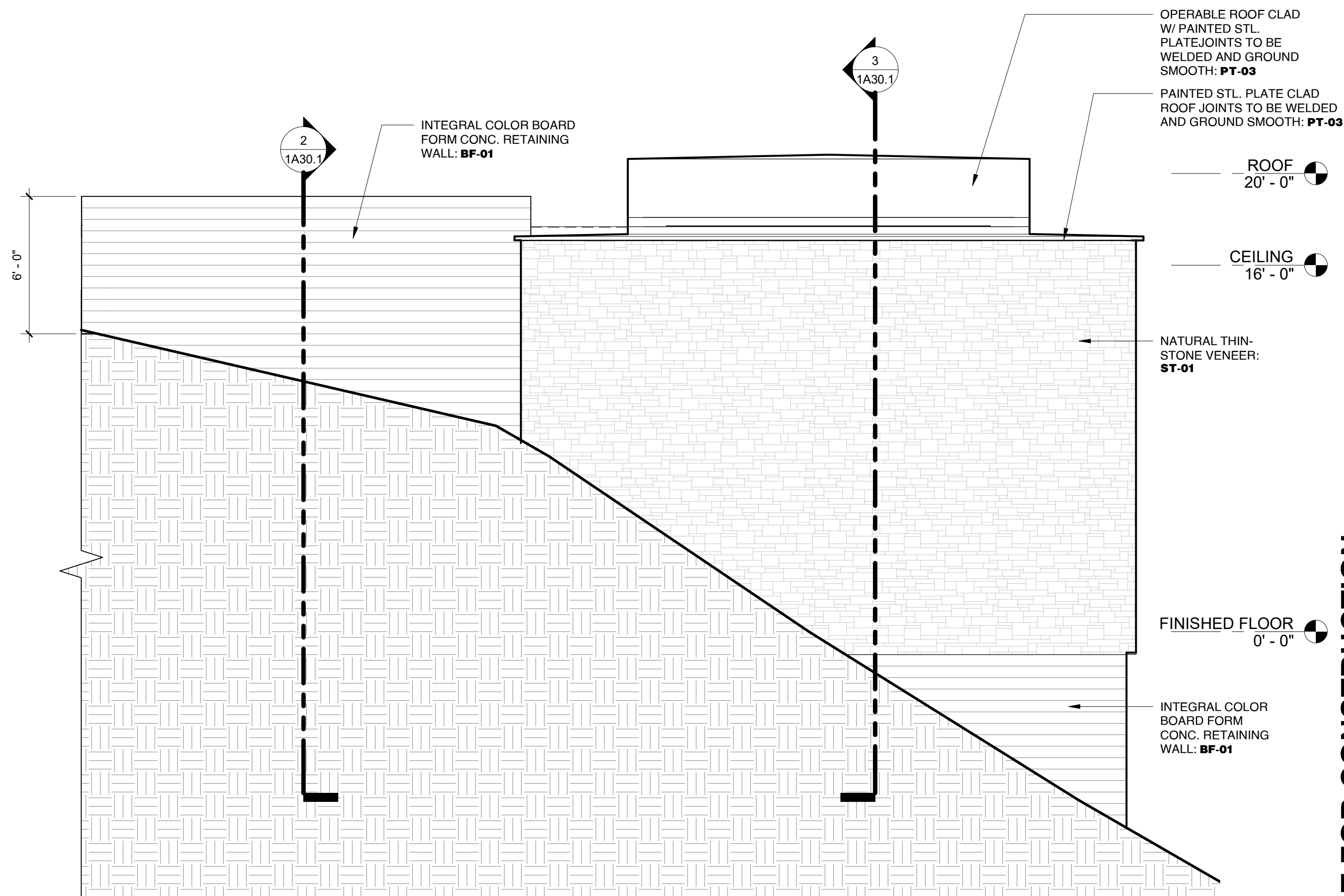
- 1) ALL BOARD FORM CONCRETE TO HAVE INTEGRAL CHARCOAL PIGMENT
- 2) ALL BOARD FORMWORK USED FOR RETAINING WALLS TO HAVE SURFACES SANDBLASTED PRIOR TO INSTALLTION
- 3) ALL BOARD FORMWORK TO BE 2X SPRUCE PINE FIR RIPPED INTO 3/4" THICKNESS

STONE VENEER NOTES:

- 1) ALL STONE TO HAVE METAL LATH BACKING TO COMPLY WITH ASTM 1063
- 2) MORTAR FOR SETTING STONE AND POINTING STONE TO BE TYPE N AND COMPLY WITH ASTM C 270.
- 3) ALL EXPOSED CONC. THAT RECEIVES STONE TO HAVE W.R. MEADOWS LIQUID MEMBRANE AIR / VAPOR AND LIQUID MOISTURE BARRIER APPLIED PRIOR TO APPLYING LATH, MORTAR, AND STONE



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

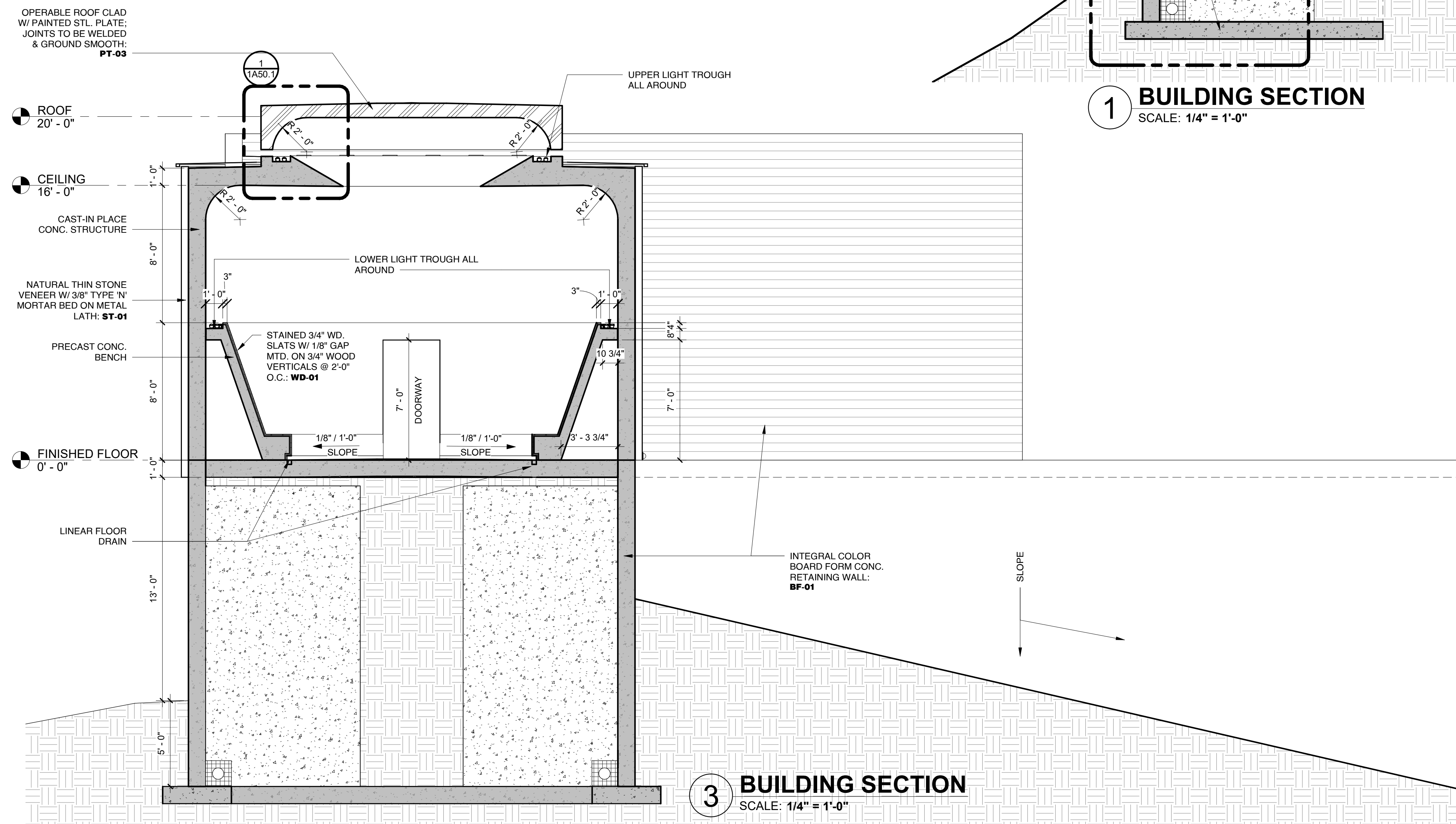
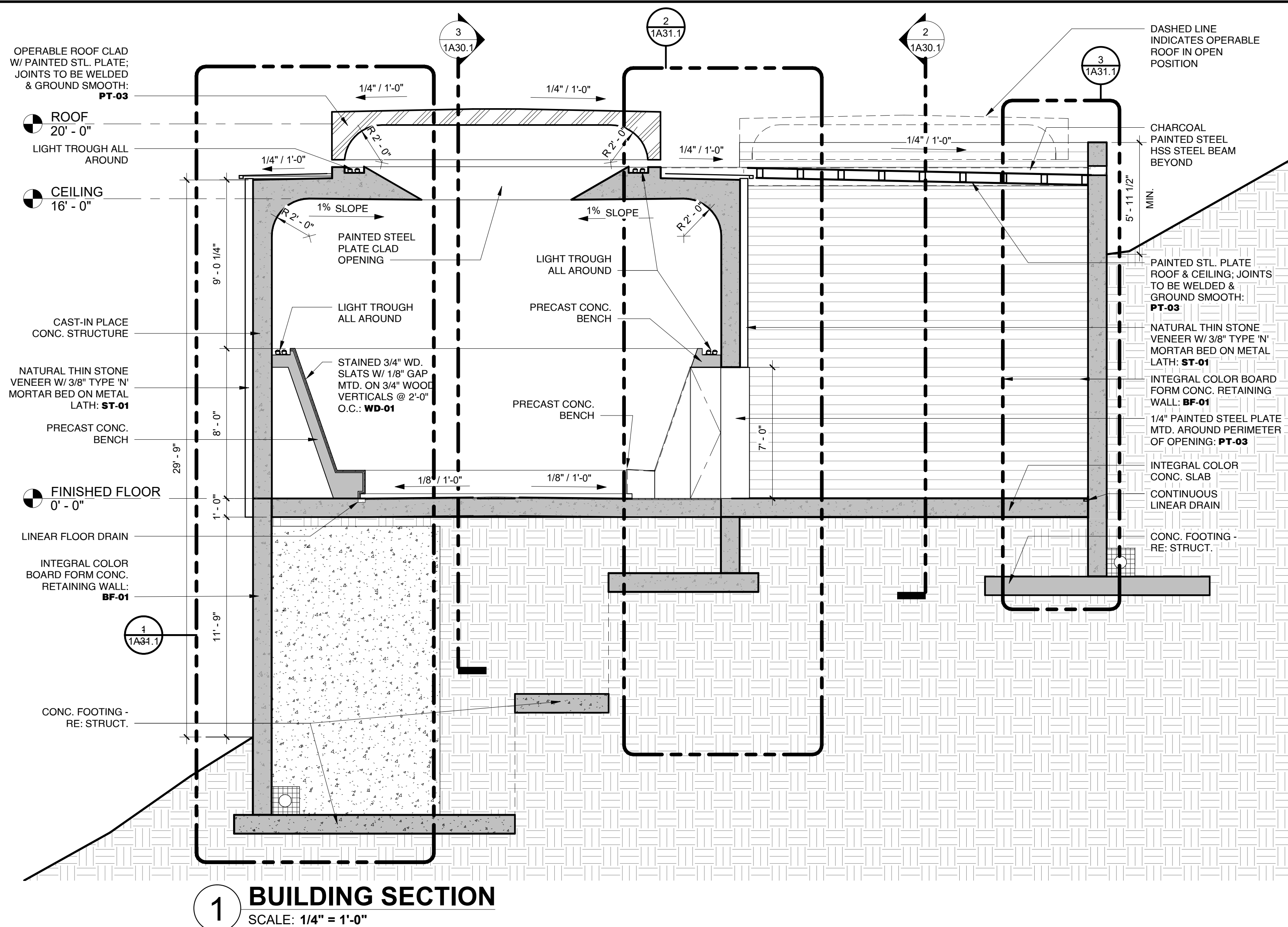
Revisions	
No.	Date



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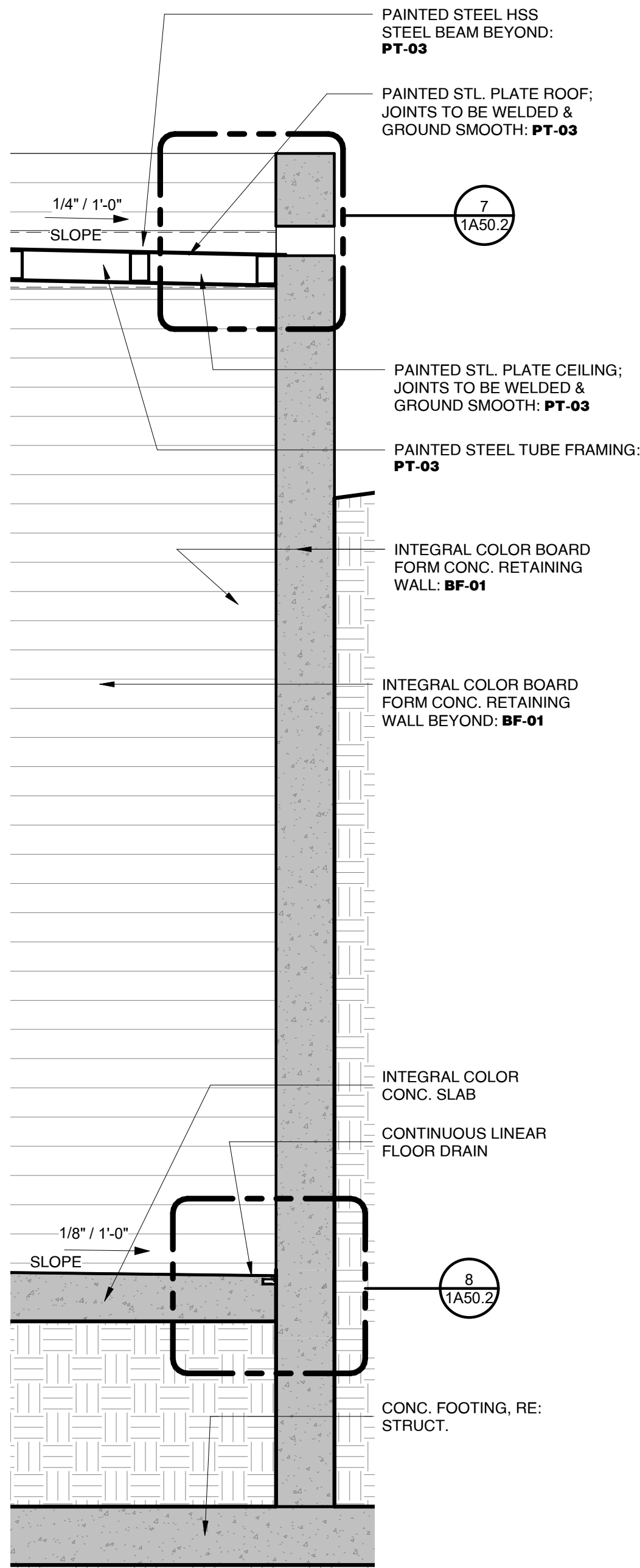
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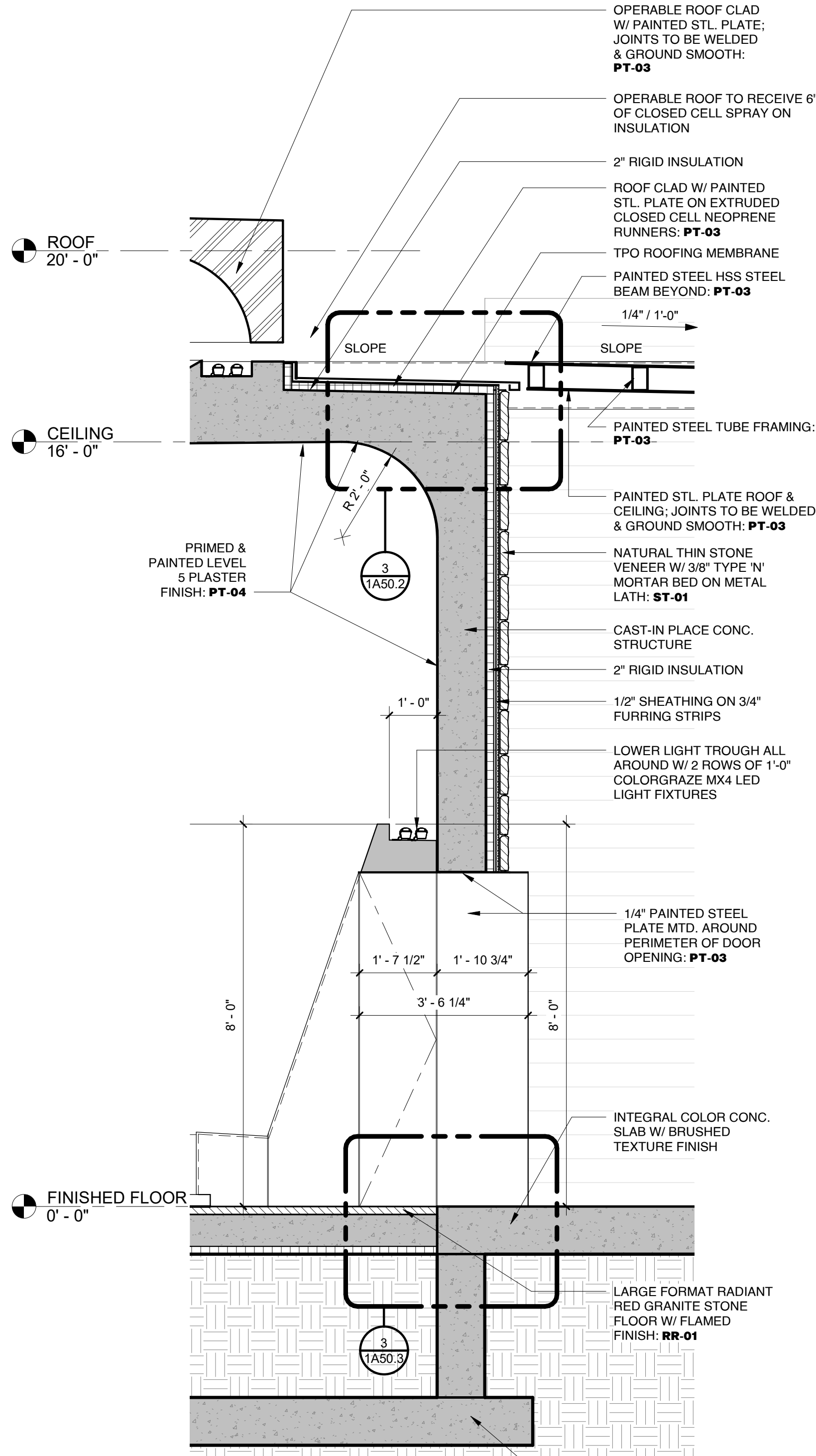


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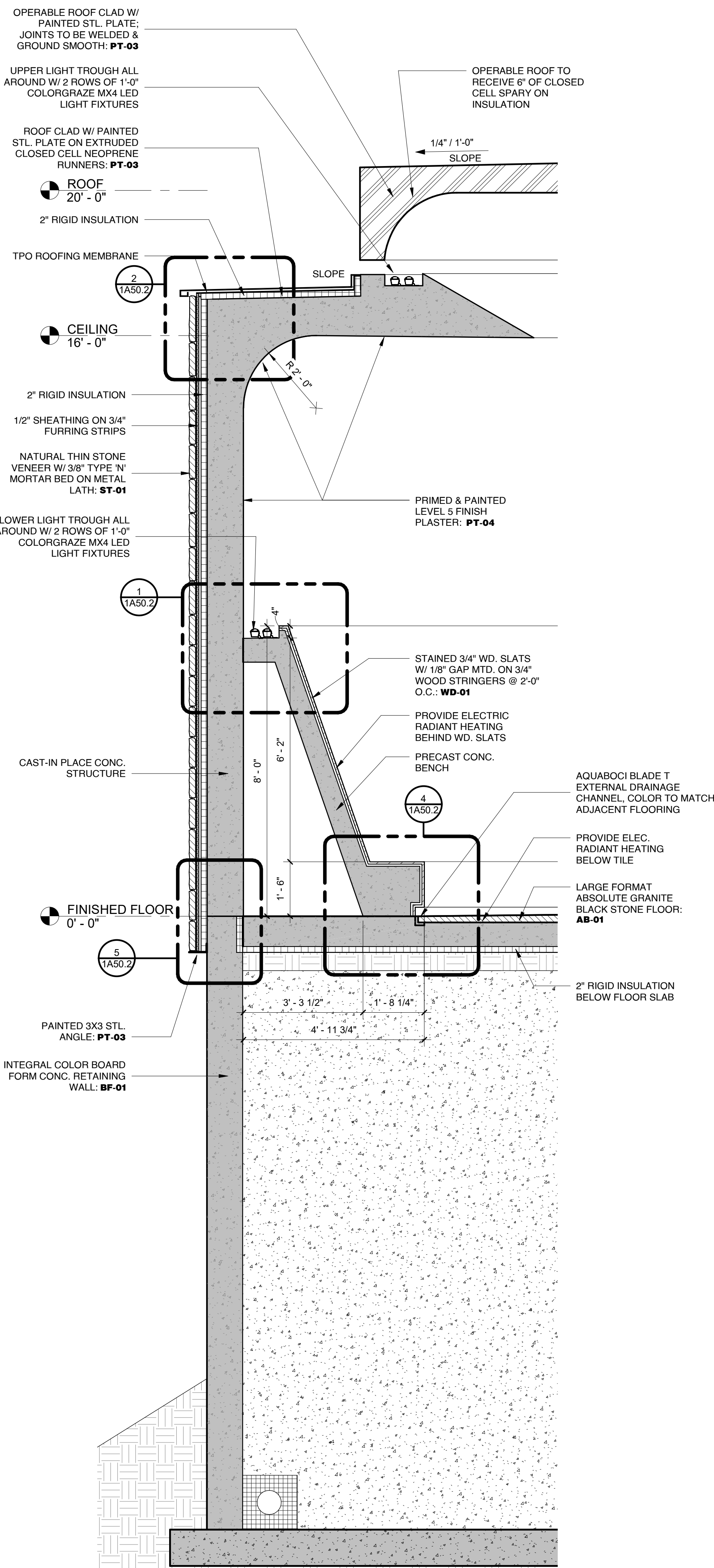
RED DEVIL MOUNTAIN
SKYSPACE



3 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"



1 WALL SECTION
SCALE: 1/2" = 1'-0"

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STATE OF COLORADO
Dan Mitchell
Skaggs
2/24/2021
ARC 00400705
LICENSED ARCHITECT

RED DEVIL MOUNTAIN SKYSPACE
Green Mountain Falls, Colorado
WALL SECTIONS

Revisions
No. Date

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1950
DATE
03.04.2021
SHEET NO.
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RED DEVIL MOUNTAIN SKYSPACE

Green Mountain Falls, Colorado

SECTION DETAILS

SECTION DETAILS

14

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1 KNIFE EDGE DETAIL

SCALE: 3" = 1'-0"

SCALE: 3" = 1'-0"

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03.04.2021

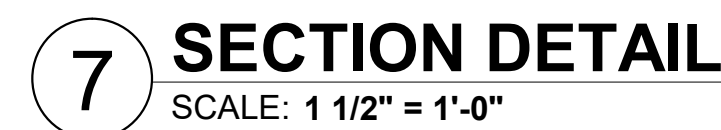
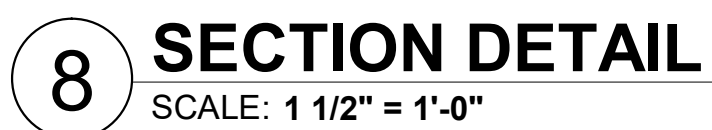
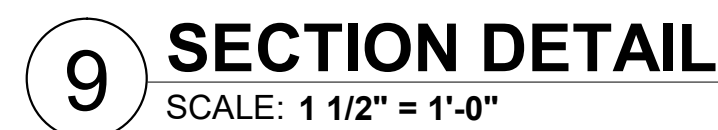
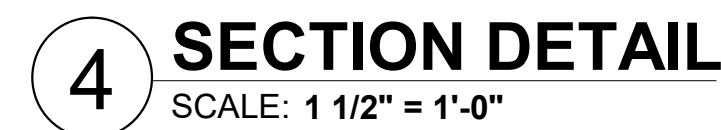
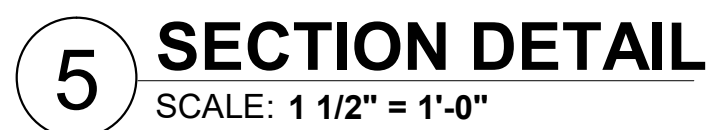
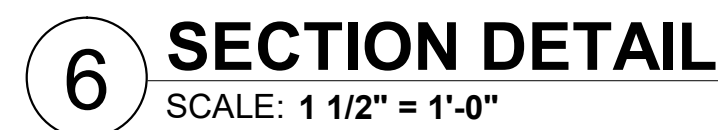
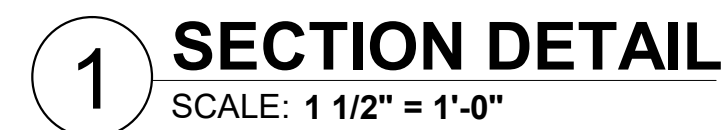
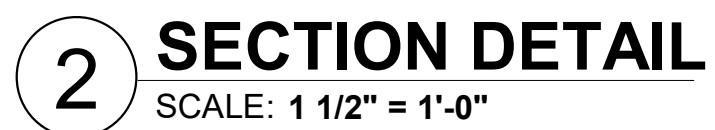
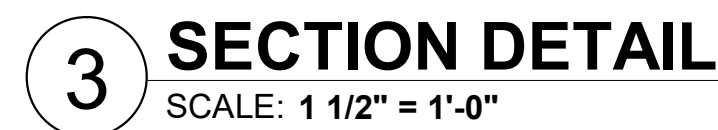
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TABLE 1

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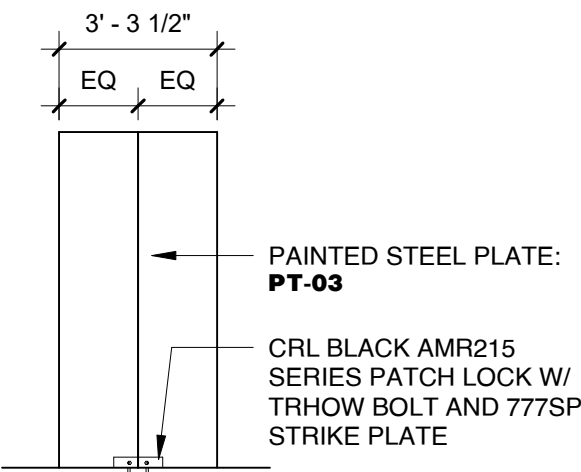
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RED DEVIL MOUNTAIN
SKYSPACE

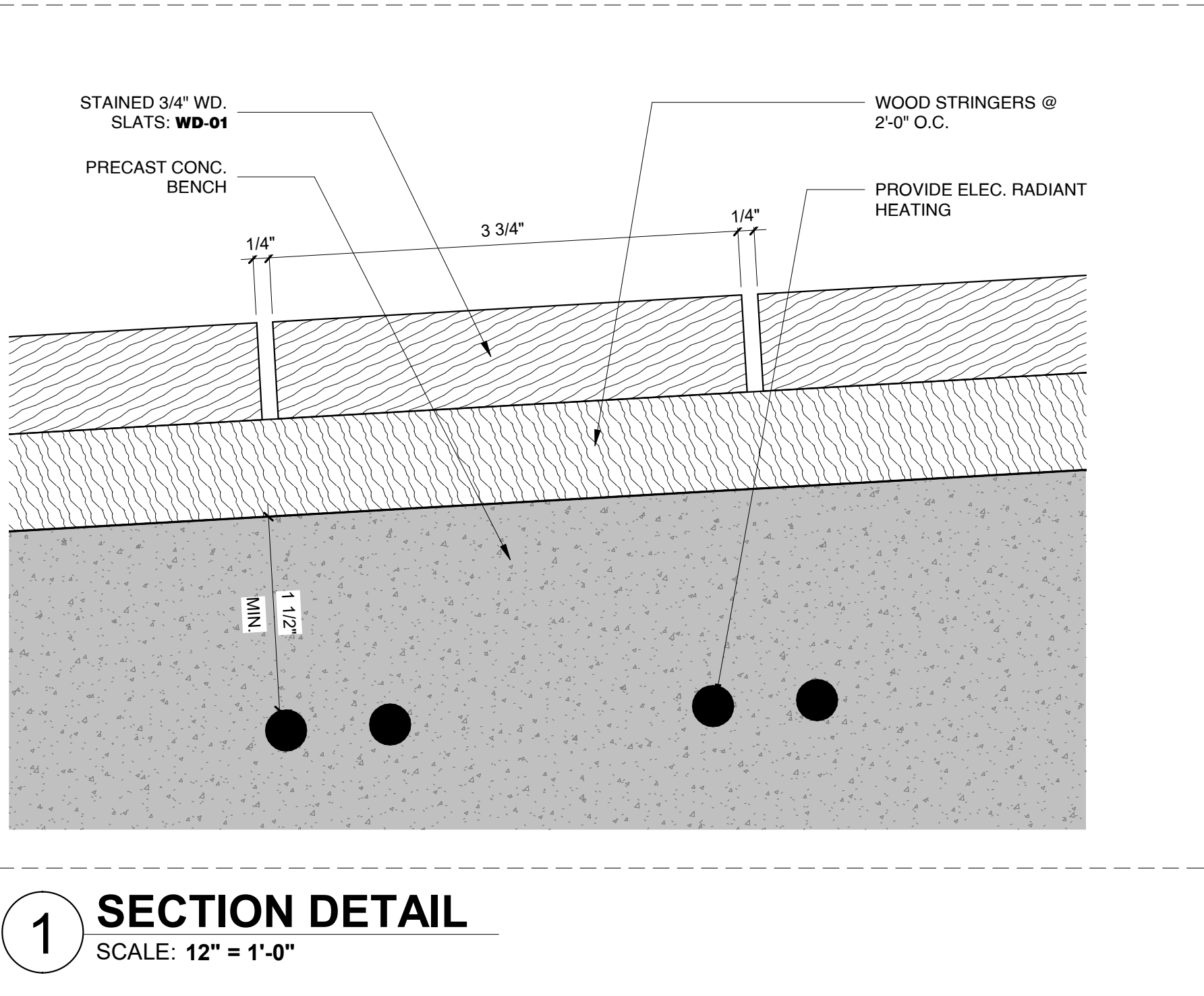
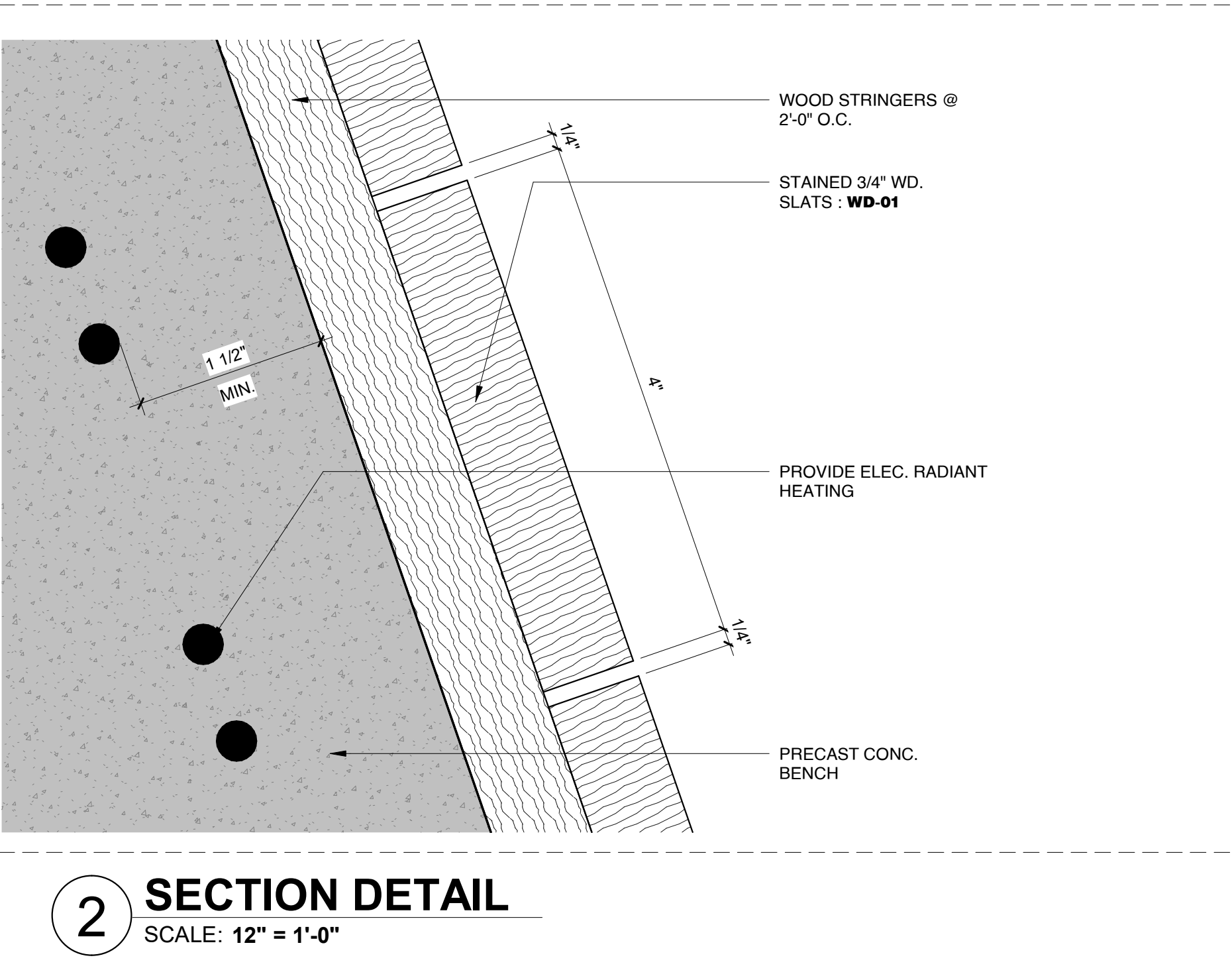
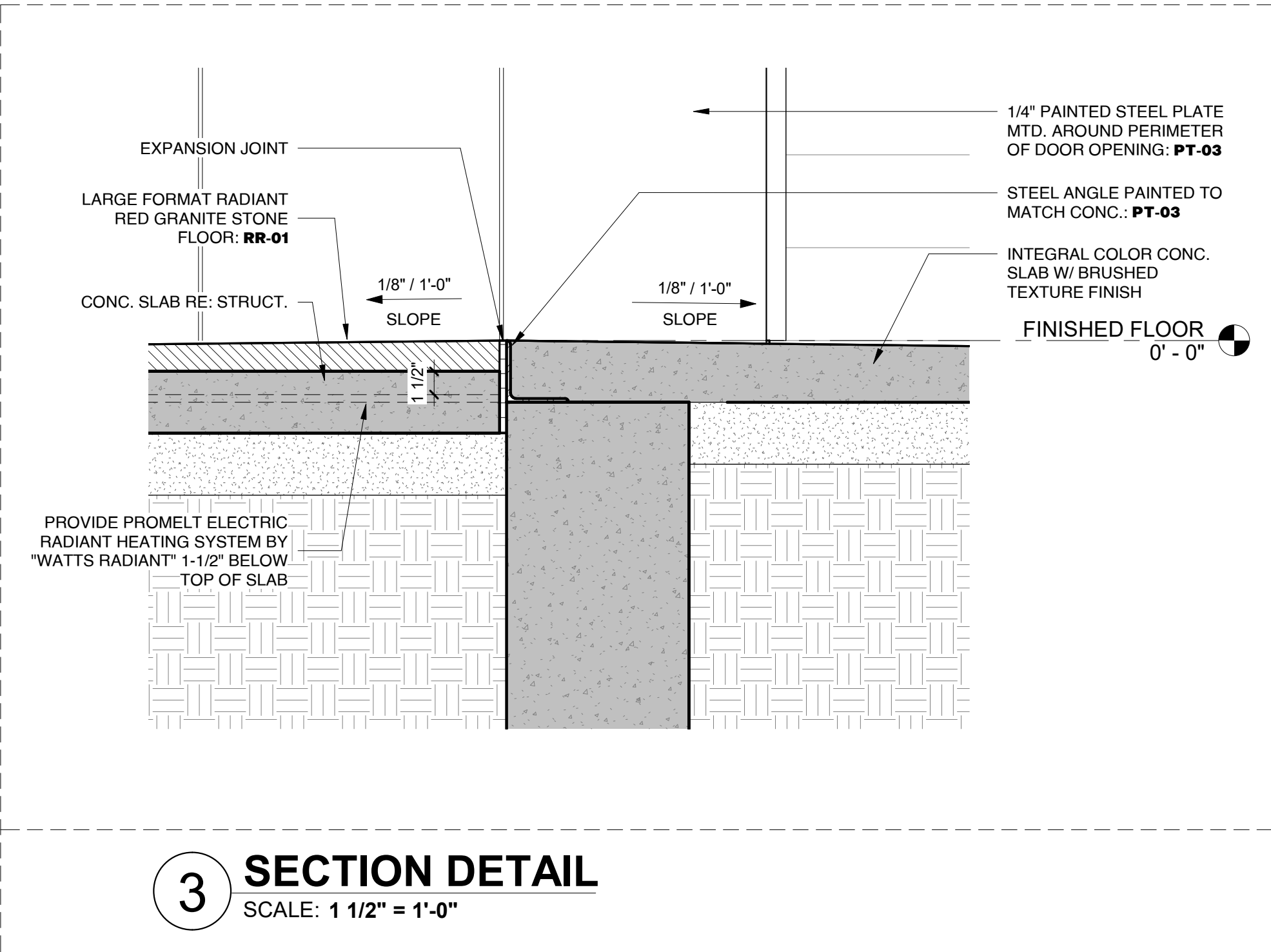
ROOM FINISH SCHEDULE									
NUMBER	NAME	FLOOR FINISH	BASE FINISH	N WALL FINISH	S WALL FINISH	E WALL FINISH	W WALL FINISH	CEILING FINISH	CEILING HEIGHT
100	SKYSPACE	RR-01 / AB-01	N/A	PT-04	PT-04	PT-04	PT-04	PT-04	16'-0"

PRODUCT CODE SCHEDULE						
P/C	MATERIAL/ DESCRIPTION	MANUFACTURER	ITEM / STYLE / FINISH	COLOR NO.	HT. / SIZE/ THK.	REMARKS
CEILING						
CLG-01	GYPSUM BOARD	--	--	PT-02		
CLG-02	TONGUE & GROOVE W/ V JOINTS	--	--	SEALED & STAINED TO MATCH WILSONART / RIVER CHERRY 7937-38		
CONCRETE						
BF-01	BOARDFORM CONCRETE	--	--	COLOR TO MATCH "REAL CAST - BOARD-FORM - CHARCOAL BY WALL THEORY"		--
FLOOR						
AB-01	BLACK GRANITE	COLDSRING	POLISHED FINISH	RAVEN NOIR	--	CONTACT "BRYCE KOCK" W/ COLDSRING (PHONE: 320-685-3621)
PC-01	POLISHED CONCRETE	--	--	--	--	--
RR-01	RED GRANITE	COLDSRING	FLAMED / THERMAL FINISH	RADIANT RED	--	CONTACT "BRYCE KOCK" W/ COLDSRING (PHONE: 320-685-3621)
SC-01	SEALED CONCRETE	--	--	--	--	--
PAINT						
PT-01	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW 7066 GRAY MATTERS	--	
PT-02	PAINT	SHERWIN WILLIAMS	FLAT	SW 7757 HIGH REFLECTIVE WHITE	--	SHEETROCK CEILINGS UNLESS NOTED OTHERWISE
PT-03	PAINT	SHERWIN WILLIAMS	SATIN	SW 7069 IRON ORE	--	APPLICABLE TO ALL STEEL PLATE, DOORS, & DOOR FRAMES
ROOF & FASICA						
RF-01	STANDING SEAM METAL	BERRIDGE	ZEE-LOCK PANEL SYSTEM	MATTE BLACK		
STONE						
ST-01	STONE	TELLURIDE	NATURAL THIN STONE VENEER	SILVERLEAF (ALL GRAY / OFF WHITE)	VARIES	CONTACT "ROSS SCHUSTEDT" W/ C&C SAND & STONE COMPANY IN COLORADO SPRINGS (PHONE: 719-644-0460)
TILE						
T-01	PORCELAIN TILE	CAESAR CERAMICS	CLASH	SPIRIT NATURAL / MATT	12X24	CONTACT "TY SANDOVAL" W/ VIRGINIA TILE COMPANY (PHONE: 405-443-6114)
WOOD						
WD-01	BEEBLE KILL PINE	--		SEALED & STAINED TO MATCH WILSONART / RIVER CHERRY 7937-38		SUBMIT SAMPLE FOR ARCHITECT & OWNER APPROVAL

SECURITY PANEL ELEVATION



CC
CUSTOM PAINTED
STEEL SECURITY PANEL



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STATE OF COLORADO
Dan Mitchell
Skaggs
3/24/2021
ARC 00400705
LICENSED ARCHITECT

RED DEVIL MOUNTAIN SKYSPACE
Green Mountain Falls, Colorado

DETAILS & SCHEDULES

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No.	Date

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SYMBOL	DESCRIPTION
<u>LIGHT FIXTURES</u>	
SEE LIGHT FIXTURE TAG ON PLAN AND REFER TO LIGHT FIXTURE SCHEDULE.	
<u>SWITCHES</u>	
S	TOGGLE SWITCH, 20A, SINGLE POLE, VOLTAGE AS REQUIRED, MOUNTED AT 48" ABOVE FINISHED FLOOR.
OS	OCCUPANCY SENSOR, WALL MTD, 48" AFF, SENSOR SWITCH WSD PDT, OR EQUAL.
CS	OCCUPANCY SENSOR, CEILING MTD, SENSOR SWITCH CAM PDT OR EQUAL.
PS	PHOTOCELL SWITCH, MOUNT ON NORTH FACING EXTERIOR WALL, UNO.
<u>SUBSCRIPTS FOR SWITCHES</u>	
3	THREE-WAY TOGGLE SWITCH
4	FOUR-WAY TOGGLE SWITCH
D	LOW VOLTAGE DIMMER
M	MANUAL MOTOR STARTER WITH THERMAL OVERLOAD
T	ELECTRONIC DIGITAL 24/7 ASTRONOMICAL TIME CLOCK SWITCH
L	LOW VOLTAGE SWITCH
<u>RECEPTACLES</u>	
Φ	DUPLEX RECEPTACLE, 20A, 120V, 3 WIRE GROUNDED, NEMA 5-20R, UNO., MOUNT 18" AFF.
Φ	QUAD RECEPTACLE, 20A, 120V, 3 WIRE GROUNDED, NEMA 5-20R, UNO., MOUNT 18" AFF.
Φ	SIMPLEX RECEPTACLE, 20A, 120V, 3 WIRE GROUNDED, NEMA 5-20R, UNO., MOUNT 18" AFF.
Φ	SPECIAL RECEPTACLE, 220V, TYPE AS INDICATED OR MATCH EQUIPMENT CAP., MOUNT AT HEIGHT AS REQUIRED PER EQUIPMENT.
Φ	DUPLEX RECEPTACLE, 20A, 120V, 3 WIRE GROUNDED, NEMA 5-20R, UNO., WITH TIE-BAR REMOVED FOR SWITCHING, MOUNT 18" AFF.
Φ	SPECIAL PURPOSE RECEPTACLE, NEMA TYPE AS INDICATED, MOUNT AT HEIGHT AS REQUIRED PER EQUIPMENT.
Φ	DOUBLE GANG, TOMBSTONE STYLE, STAINLESS STEEL, FLOOR BOX WITH DEVICE AS INDICATED.
<u>SUBSCRIPTS FOR RECEPTACLES</u>	
C	CLOCK RECEPTACLE
CE	CEILING FLUSH MOUNTED
IG	ISOLATED GROUND
GFI	GROUND FAULT INTERRUPTER
WR	WEATHER RESISTANT WITH GROUND FAULT INTERRUPTER IN WEATHER PROOF BOX
OC	OVER COUNTER, MOUNT RECEPTACLE MOUNTED 6" ABOVE BACKPLASH.
UC	UNDER COUNTER
USB	DUPLEX RECEPTACLE WITH TWO USB CHARGER PORTS (HUBBELL USB20X2W OR EQUAL)
<u>POWER SYMBOLS</u>	
○ □	JUNCTION BOX, FLUSH/SURFACE MTD.
□	POWER POLE WITH COMM AND POWER.
○	MOTOR
□	NON FUSIBLE DISCONNECT SWITCH, RATING AS INDICATED.
□	FUSIBLE DISCONNECT SWITCH, RATING AS INDICATED.
■	PANELBOARD/LOADCENTER.
✿	CEILING MOUNTED PAD FAN.
NOTE: NOT ALL SYMBOLS ARE USED. VERIFY ALL CONNECTIONS AND RECEPTACLE TYPES FOR EQUIPMENT FROM APPROVED MECHANICAL AND EQUIPMENT SUBMITTALS PRIOR TO INSTALLATION.	

GENERAL NOTES

GENERAL: THESE DRAWINGS REMAIN THE SOLE PROPERTY OF CHAVEZ, TIFFANY AND AYERS ENGINEERING CORPORATION AND MAY BE USED ONLY FOR THE PROJECT AS INDICATED BY NAME AND LOCATION. ANY OTHER USE REQUIRES PRIOR, WRITTEN PERMISSION. THE CONTRACTOR WILL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, LICENSES, FEES, PERMITS, ETC. TO COMPLETE THE ELECTRICAL WORK DESCRIBED ON THE DRAWINGS. THE CONTRACTOR WILL WARRANT EQUIPMENT, MATERIAL AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. WARRANTY SHALL INCLUDE REPLACEMENTS OR REPAIRS WITHOUT COST TO THE OWNER DURING THE WARRANTY PERIOD. ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) 2017 AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

USE OF DRAWINGS: DO NOT SCALE FROM THE ELECTRICAL DRAWINGS. FOR EXACT LOCATIONS USE ARCHITECT'S DIMENSIONED DRAWINGS, SHOP DRAWINGS AND FIELD MEASUREMENTS. VERIFY ALL LOCATIONS WITH THE ARCHITECT PRIOR TO ELECTRICAL ROUGH-IN.

WIRING METHODS: ALL WIRING FOR LIGHTING AND POWER SYSTEMS WILL BE IN CONDUIT OR CABLE ASSEMBLIES APPROVED BY THE GOVERNING AUTHORITIES. ALL EXPOSED CABLING SHALL BE IN CONDUIT. CONDUCTOR SIZES SHOWN ARE BASED ON AMPACITIES FOR COPPER CONDUCTORS, UNLESS OTHERWISE NOTED. WHEN APPROVED BY ENGINEER, FEEDERS MAY BE ALUMINUM. CONDUCTORS OF EQUIVALENT AMPACITIES. GROUNDING CONDUCTORS SHALL BE PROVIDED FOR ALL CIRCUITS SHOWN ON THE DRAWINGS. PROVIDE BLOCKING AND OTHER NECESSARY SUPPORTS IN WALLS AND CEILINGS FOR MATERIAL AND EQUIPMENT TO BE PROVIDED. BRANCH CIRCUIT NUMBERS SHOWN ON THE DRAWINGS MAY BE REARRANGED WITHIN A GIVEN PANELBOARD TO SUIT THE NEEDS OF THE INSTALLATION. ELECTRICAL BRANCH CIRCUITS SHALL BE BALANCED BETWEEN LINES AND PHASES. MULTIWIRE BRANCH CIRCUITS SHALL HAVE A MEANS TO SIMULTANEOUSLY DISCONNECT ALL UNDERGROUND CONDUCTORS AT THE POINT WHERE BRANCH CIRCUITS ORIGINATE (HANDLE TIES ARE AN APPROVED MEANS). THE GROUNDED AND UNDERGROUNDED CONDUCTOR OF EACH MULTIWIRE BRANCH CIRCUIT SHALL BE GROUPED BY WIRE TIES AT ONE LOCATION IN PANELBOARD. ALL PATIENT CARE AREAS SHALL COMPLY WITH NEC 517.13(A)(8) TO INCLUDE LUMINAIRES AND NEC 250.118, CAN NOT BE IN PVC.

UTILITY COORDINATION: PROVIDE ALL COORDINATION WITH THE UTILITY INCLUDING LOAD DATA FORMS AND APPLICATION FOR SERVICE AS APPLICABLE. INSTALLATION OF SERVICE, PRIMARY OR SECONDARY FEEDERS AND METERING SHALL BE PERFORMED IN ACCORDANCE WITH THE UTILITY REQUIREMENTS.

CIRCUIT BREAKER SELECTIVE COORDINATION: CONTRACTOR SHALL HAVE A MANUFACTURERS COORDINATION STUDY TO INCLUDE SHORT-CIRCUIT ANALYSIS PER NEC 240.87 AND ARC FLASH ANALYSIS PER OSHA ARC FLASH HAZARD REQUIREMENTS TO DERIVE COORDINATED PROTECTION SETTINGS ON ALL ADJUSTABLE CIRCUIT BREAKERS 1200A OR HIGHER.

GROUNDING: PROVIDE A COMPLETE GROUNDING SYSTEM AS REQUIRED BY THE NEC AND LOCAL AUTHORITIES HAVING JURISDICTION. ALL BRANCH CIRCUITS SHALL INCLUDE A GROUND CONDUCTOR. USE OF RACEWAY FOR GROUNDING IS NOT PERMITTED. GALVANIZED GROUND RODS ARE NOT PERMITTED.

PANELBOARDS: PROVIDE MINIMUM INTEGRATED EQUIPMENT SHORT CIRCUIT RATING AS INDICATED ON PANEL SCHEDULES. PROVIDE BOLT-ON BREAKERS UNLESS OTHERWISE NOTED. PROVIDE CIRCUIT BREAKERS SHOWN ON THE PANELBOARD SCHEDULES. ALL TERMINATIONS AND LUGS SHALL BE RATED FOR 75-DEGREE CONDUCTORS. PROVIDE TYPEWRITTEN CIRCUIT SCHEDULES TO IDENTIFY PANELBOARD AND EACH BRANCH BREAKER. ACCEPTABLE MANUFACTURERS ARE SQUARE D, SIEMENS AND Eaton.

WIRING DEVICES: PROVIDE SPECIFICATION GRADE 15 AND 20- AMPERE SWITCH AND RECEPTACLE DEVICES AS APPLICABLE. OTHER DEVICES SHALL BE PROVIDED AS INDICATED AND SHALL MATCH PLUS CONNECTED EQUIPMENT FURNISHED FOR THE PROJECT. DEVICE WALL PLATES SHALL BE SMOOTH, NYLON TYPE AND SHALL BE OFFICE WHITE IN COLOR OR AS OTHERWISE SPECIFIED. DEVICE COLOR SHALL MATCH WALL PLATES. RECEPTACLES IN PATIENT CARE AREAS MUST BE HOSPITAL GRADE.

DISCONNECT SWITCHES: HEAVY DUTY QUICK-MAKE, QUICK-BREAK TYPE, NON-FUSED UNLESS OTHERWISE NOTED. PROVIDE MEANS TO LOCK SWITCH IN OFF POSITION WITH PAD-LOCK. ENCLOSURES SHALL BE NEMA TYPE 1 OR NEMA TYPE 3R FOR OUTDOOR INSTALLATION. PROVIDE PERMANENT LABELS FOR DISCONNECTS TO INDICATE EQUIPMENT SERVED.

LIGHTING FIXTURES: SEE LIGHT FIXTURE SCHEDULE. PROVIDE ALL FIXTURES WITH LAMPS AS INDICATED. WHERE REQUIRED, FIXTURES SHALL BE WET OR DAMP LOCATION LABELED. VERIFY MOUNTING HEIGHTS PRIOR TO ELECTRICAL ROUGH-IN. PROVIDE ALL REQUIRED MOUNTING ACCESSORIES REQUIRED FOR PROPER MOUNTING TO SURFACES. SUCH ACCESSORIES TO INCLUDE BUT NOT LIMITED TO SLOPE ADAPTORS, CANOPIES, AND VAULTED CEILING CANOPIES, ETC. PROVIDE DISCONNECTING MEANS FOR LUMINAIRES THAT UTILIZE DOUBLE-ENDED LAMPS AND BALLASTS(S) IN ACCORDANCE WITH NEC 410.130(G)(1). ALTERNATES NOT ACCEPTABLE UNLESS NOTED AS "OR EQUAL" ON LIGHT FIXTURE SCHEDULE.

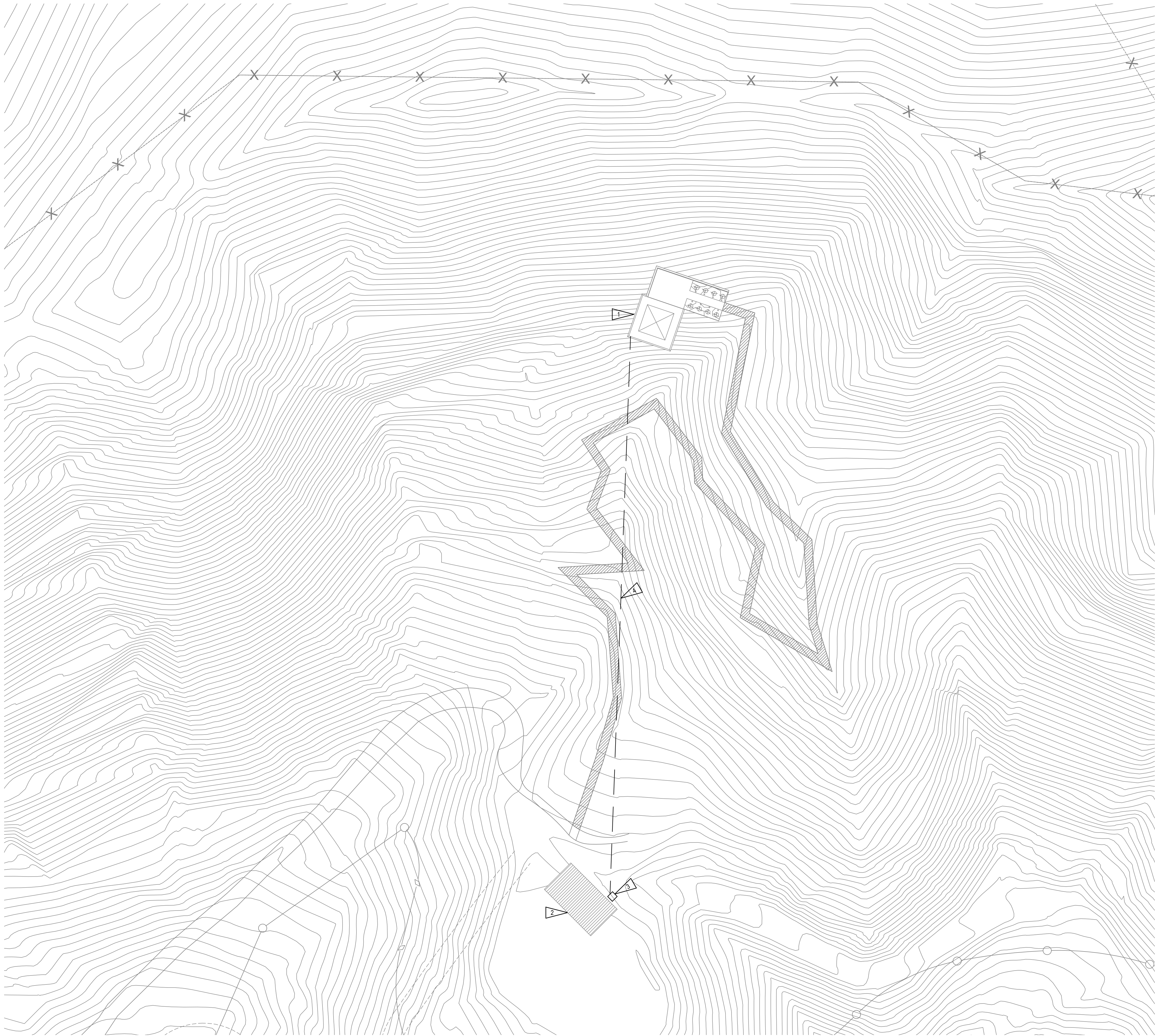
VOICE/DATA: RACEWAY SYSTEM BY CONTRACTOR. ALL RACEWAYS SHALL BE PROVIDED WITH PULLSTRINGS OF MINIMUM OF 400-LB. TEST STRENGTH. ALL EQUIPMENT, RECEPTACLES AND CABLING BY OTHERS. PROVIDE BLANK COVERS OVER ALL UNUSED OUTLETS. CABLES, DEVICES AND CABLE TERMINATION IS BY OTHERS.

FIRE ALARM: DESIGN BUILD CONTRACTOR TO PROVIDE AS REQUIRED PER FIRE AND LOCAL CODES.

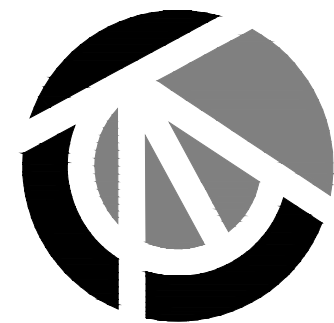
SYMBOL	DESCRIPTION
<u>COMMUNICATION SYSTEM SYMBOLS</u>	
▼	TELEPHONE OUTLET, WIRING BY OTHERS, UNO, MOUNT 18" AFF.
▼	TELEPHONE OUTLET, WIRING BY OTHERS, UNO., WALL PHONE, MOUNT 48" AFF.
▼	DATA OUTLET, WIRING BY OTHERS, UNO, MOUNT 18" AFF.
▼	DATA/TELEPHONE OUTLET, WIRING BY OTHERS UNO, MOUNT 18" AFF.
TV	AV/DATA OUTLET FOR TV/MONITOR CONNECTION, WIRING BY OTHERS, WIRING BY OTHERS, UNO, MOUNT 18" AFF.
○	LINE VOLTAGE THERMOSTAT, PROVIDED BY MECHANICAL., INSTALLED BY ELECTRICIAN.
<u>ONE-LINE SYMBOLS</u>	
○	CIRCUIT BREAKER, FRAME AND TRIP AS INDICATED.
≡	POWER TRANSFORMER, RATING AS INDICATED.
⊥	GROUND ELECTRODE
~	CURRENT TRANSFORMER (CT)
~	NON-FUSIBLE SWITCH, RATING AS INDICATED.
~	FUSIBLE SWITCH, RATING AND FUSE SIZE AS INDICATED.
⊗	FEEDER SCHEDULE KEY TAG
⏚	UTILITY TRANSFORMER
⏚	UTILITY ELECTRIC METER
⏚	MOTOR WITH DISCONNECT
⏚	MOTOR WITH CONTROLLER AND DISCONNECT
⏚	GENERATOR
⏚	TRANSFER SWITCH
☼	WEATHERHEAD
⏚	PANELBOARD OR LOADCENTER, IDENTIFICATION, AMPERES AND VOLTAGE.
<u>ABBREVIATIONS</u>	
UNO	UNLESS NOTED OTHERWISE.
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
EWC	ELECTRIC WATER COOLER, PROVIDE GFI PROTECTION
E	EXISTING DEVICE TO REMAIN.
N	NEW DEVICE TO BE INSTALLED
H	MOUNT DEVICE 6" AFF, HORIZONTALLY.
TP	TAMPER-PROOF
SWD	SWITCH RATED BREAKERS
NL	NIGHTLIGHT WIRED FIXTURE

ADA MOUNTING HEIGHT REQUIREMENTS

LIGHT FIXTURE SCHEDULE									
TYPE	MFGR	CATALOG NO.	LAMPS		MTG	DESCRIPTION	NOTES	VOLTS	TOTAL WATTS
			LUMENS	COLOR TEMP					
A	PHILIPS	423-00000*-0*	600	COLOR CHANGING	SURFACE	COLORGRAZE MX4 POWERCORE COLOR CHANGING FIXTURE		120	18.5
L2	PINNACLE	EX3-WET-N-830HO-2*IND-S-U-OL2-1-0*	1576	3000K	SURFACE	2' LINEAR FIXTURE		120	17.4
L3	PINNACLE	EX3-WET-N-830HO-3*IND-S-U-OL2-1-0*	2364	3000K	SURFACE	3' LINEAR FIXTURE		120	26.1
S	COLUMBIA	MPS-4-35-ML-FW-EDU	4625	3500K	SURFACE	4' STRIP LIGHT		120	37.8
BB	HOLM LIGHTING	aRDL6-3LED-24-**	113	N/A	IN GRADE	2' LOW VOLTAGE BOLLARD		10-15V	4.2
CC	LIGMAN LIGHTING	UGI-31641-10W-M-W30-**-120/277V	982	3000K	WALL MOUNTED @ 10'-0"	WALL PACK		120	10



- FLAG NOTES:
1. LOCATION OF SKYSPACE
 2. LOCATION OF RESTROOM
 3. LOCATION OF EXISTING PAD MOUNTED TRANSFORMER. SEE ONE-LINE DIAGRAM FOR MORE INFORMATION.
 4. FEEDER FROM PAD MOUNTED TRANSFORMER TO METER. FEEDER UPSIZED FOR VOLTAGE DROP. SEE ONE-LINE DIAGRAM FOR MORE INFORMATION.



Chavez Tiffany & Ayers
Engineering Corporation

611 North Nevada Avenue
Colorado Springs, Colorado 80903
P (719)636-0021



01/20/21

RED DEVIL MOUNTAIN SKYSPACE

NEW CONSTRUCTION

GREEN MOUNTAIN FALLS, COLORADO

ISSUE HISTORY:

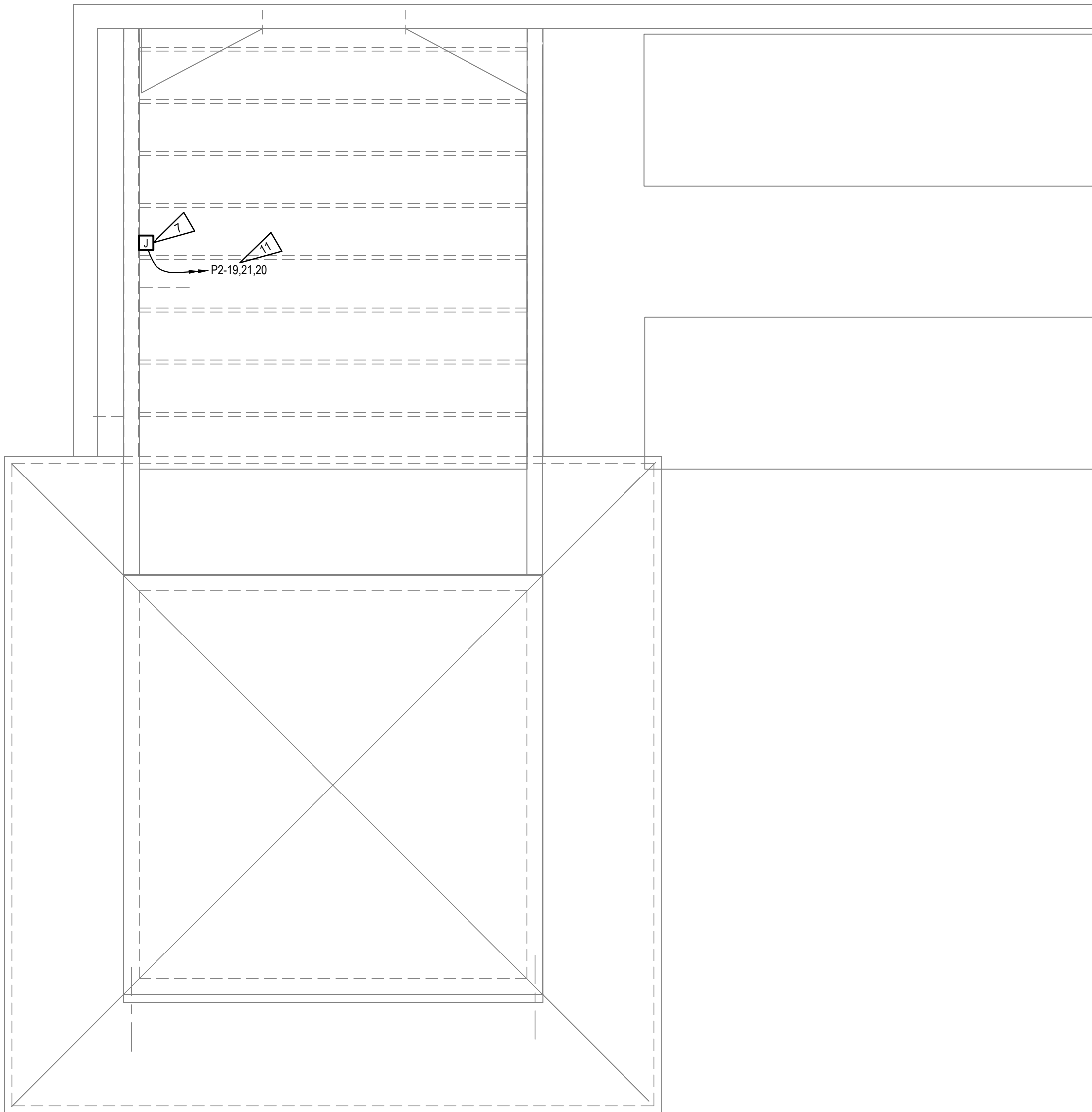
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CHECKED BY JJA
DATE 01/20/21

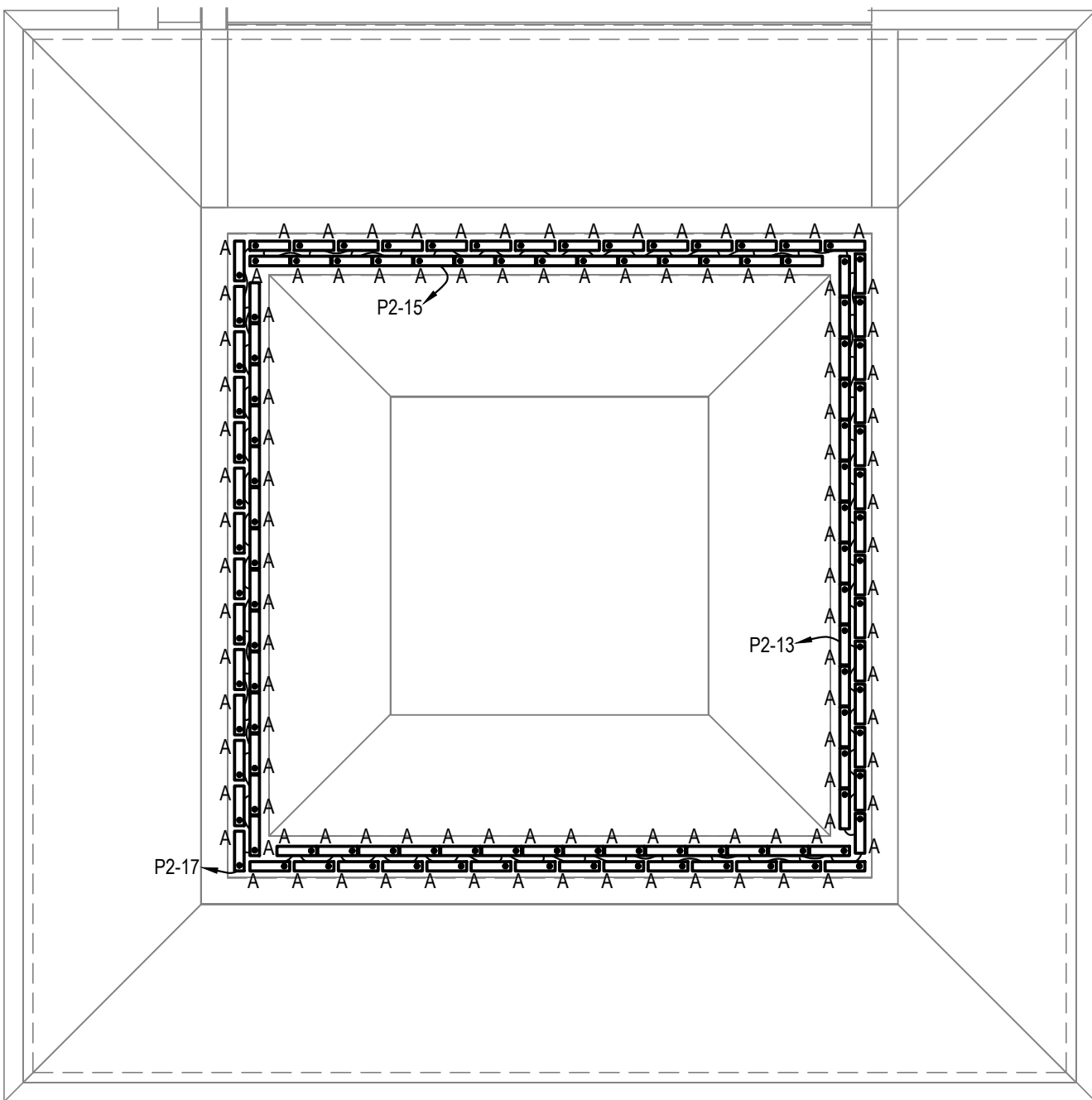
DRAWING TITLE
SITE PLAN

DRAWING NO.
1E2.1

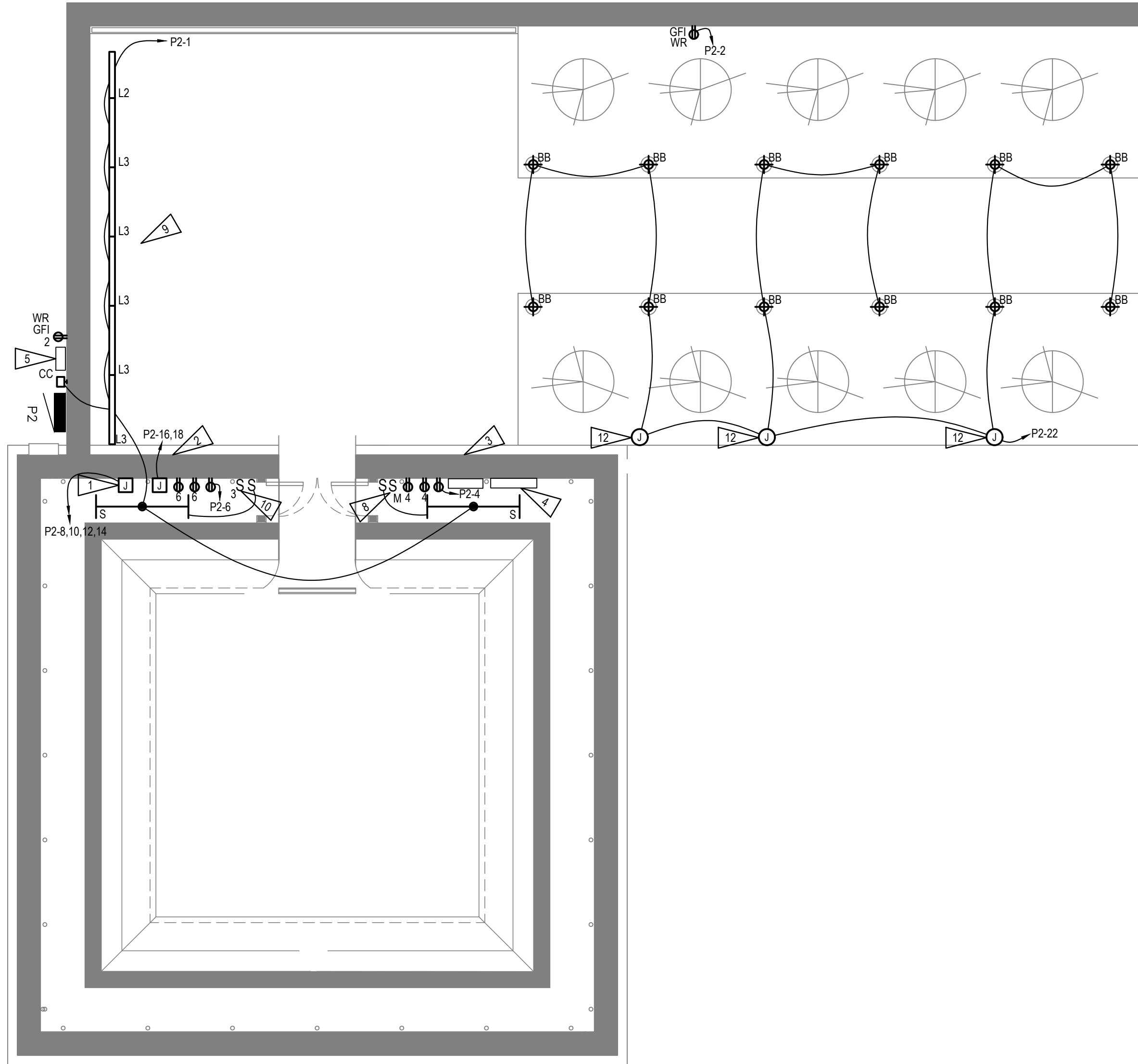
1E2.1 **ELECTRICAL FLOOR PLAN - LOWER**
SCALE: 1"=30'-0"



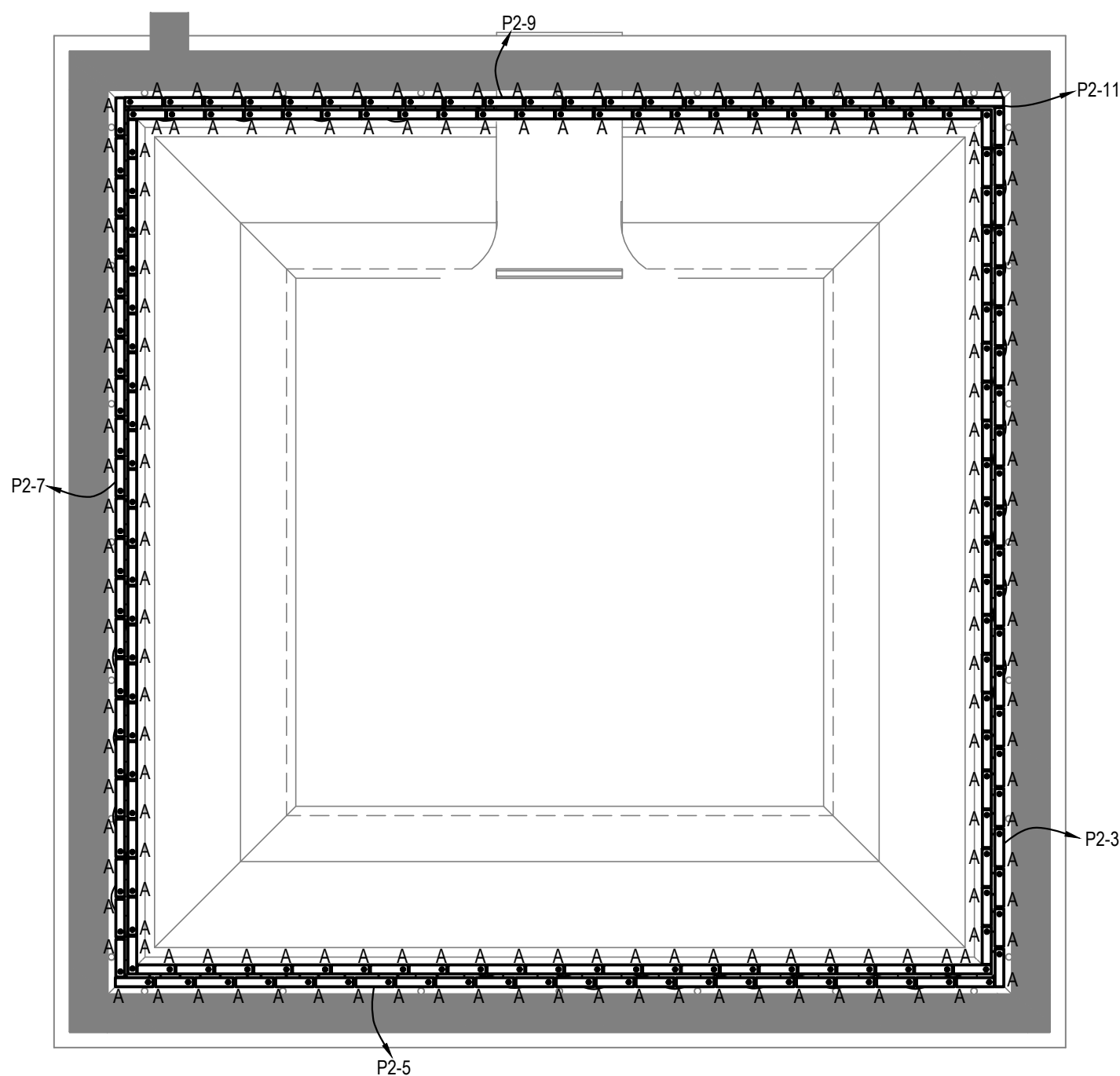
2 ELECTRICAL ROOF PLAN
1E3.1 SCALE: 1/4" = 1'-0"



4 ELECTRICAL UPPER LIGHT TROUGH LAYOUT
1E3.1 SCALE: 1/4" = 1'-0"



1 ELECTRICAL FLOOR PLAN - LOWER
1E3.1 SCALE: 1/4" = 1'-0"



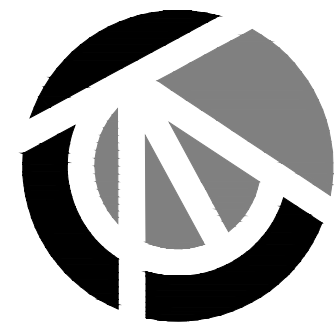
3 ELECTRICAL FLOOR PLAN - UPPER
1E3.1 SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- FOR INSTALLATION OF COLORGRAZE MX4 POWERCORE FIXTURE, DOWNLOAD THE CONFIGURATION CALCULATOR FROM WWW.PHILIPSCOLORKINETICS.COM/SUPPORT/INSTALL_TOOL/, OR CONSULT APPLICATION ENGINEERING SERVICES AT SUPPORT@COLORKINETICS.COM.
- FOR INSTALLATION OF RETRACTABLE ROOF COORDINATE WITH ROLLAMATIC SHOP DRAWINGS.
- COORDINATE WITH OWNER ON CONTROL OF FIXTURE A LIGHTS. AT MINIMUM PROVIDE COLOR TUNABILITY WITH PHOTOCELL CONTROL ON AND ASTRONOMICAL TIMECLOCK CONTROL OFF. PROVIDE ADD ALTERNATE PRICING FOR RF REMOTE CONNECTION. PROVIDE 2-3 HOURS OF OWNER TRAINING UPON COMPLETION OF SYSTEM.
- COORDINATE WITH ARCHITECT AND CIVIL ENGINEER FOR THE ELECTRICAL EQUIPMENT CLEARANCES TO BE MET AT THE METER AND PANEL LOCATION.

FLAG NOTES:

- PROVIDE CONTACTOR PRO RELAY PANEL, PROMELT CP-100. WILL CONNECT THE 45 SQ. FT. PROMELT CABLE AND THE TWO 105 SQ. FT. PRO MELT CABLE. REFER TO SHOP DRAWINGS FOR LAYOUT. ELECTRICIAN TO INSTALL.
- PROVIDE CONTACTOR PRO RELAY PANEL, PROMELT CP-50. WILL CONNECT THE TWO 55 SQ. FT. PROMELT CABLE. REFER TO SHOP DRAWINGS FOR LAYOUT. ELECTRICIAN TO INSTALL.
- PROVIDE EIGHT DATA ENABLER PRO DEVICES FOR FIXTURE A. MAXIMUM NUMBER OF FIXTURES THAT CAN BE CONNECTED TOGETHER IS 38 BASED OFF CONFIGURATION CALCULATOR DOWNLOADED FROM WWW.PHILIPSCOLORKINETICS.COM/SUPPORT/INSTALL_TOOL.
- PROVIDE PHILIPS CONTROLLER FOR FIXTURE A. COORDINATE WITH PHILIPS SUPPLIER OF COLORGRAZE MX4 POWERCORE FIXTURE.
- PROVIDE 3 CHANNEL TIMECLOCK WITH PHOTOCELL TO CONTROL LINEAR LIGHTS (FIXTURES L2 AND L3), PANEL LIGHT (FIXTURE CC), AND EYEBROW LIGHTS (FIXTURE BB). ENCLOSURE TO BE NEMA 3R.
- NOT USED.
- PROVIDE WATER TIGHT, DOUBLE GANG, BLANK COVER JUNCTION BOX ON BEAM FOR RETRACTABLE ROOF. COORDINATE WITH ROLLAMATIC SHOP DRAWINGS.
- PROVIDE BOX FOR SWITCH. COORDINATE WITH ROLLAMATIC.
- FIXTURES L2 AND L3 TO BE SURFACE MOUNTED TO ROOF STRUCTURE.
- PROVIDE THREE WAY SWITCH TO CONTROL EXISTING PATH LIGHTS DONE IN ANOTHER SCOPE OF WORK.
- PROVIDE 240V/1Ø DEDICATED CONNECTION AND 120V DEDICATED CONNECTION TO ROOF JUNCTION BOX. ROLLAMATIC TO CONNECT ELECTRICAL CONNECTIONS TO MOTOR AND FAN. COORDINATE WITH ROLLAMATIC SHOP DRAWINGS.
- PROVIDE HOLM ST-UV 12V 30W TRANSFORMER FOR FIXTURES BB. PROVIDE NEMA 3R ENCLOSURE FOR TRANSFORMER. CONNECT UP TO 5 ON A TRANSFORMER.



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01/20/21

RED DEVIL MOUNTAIN SKYSPACE
NEW CONSTRUCTION
GREEN MOUNTAIN FALLS, COLORADO

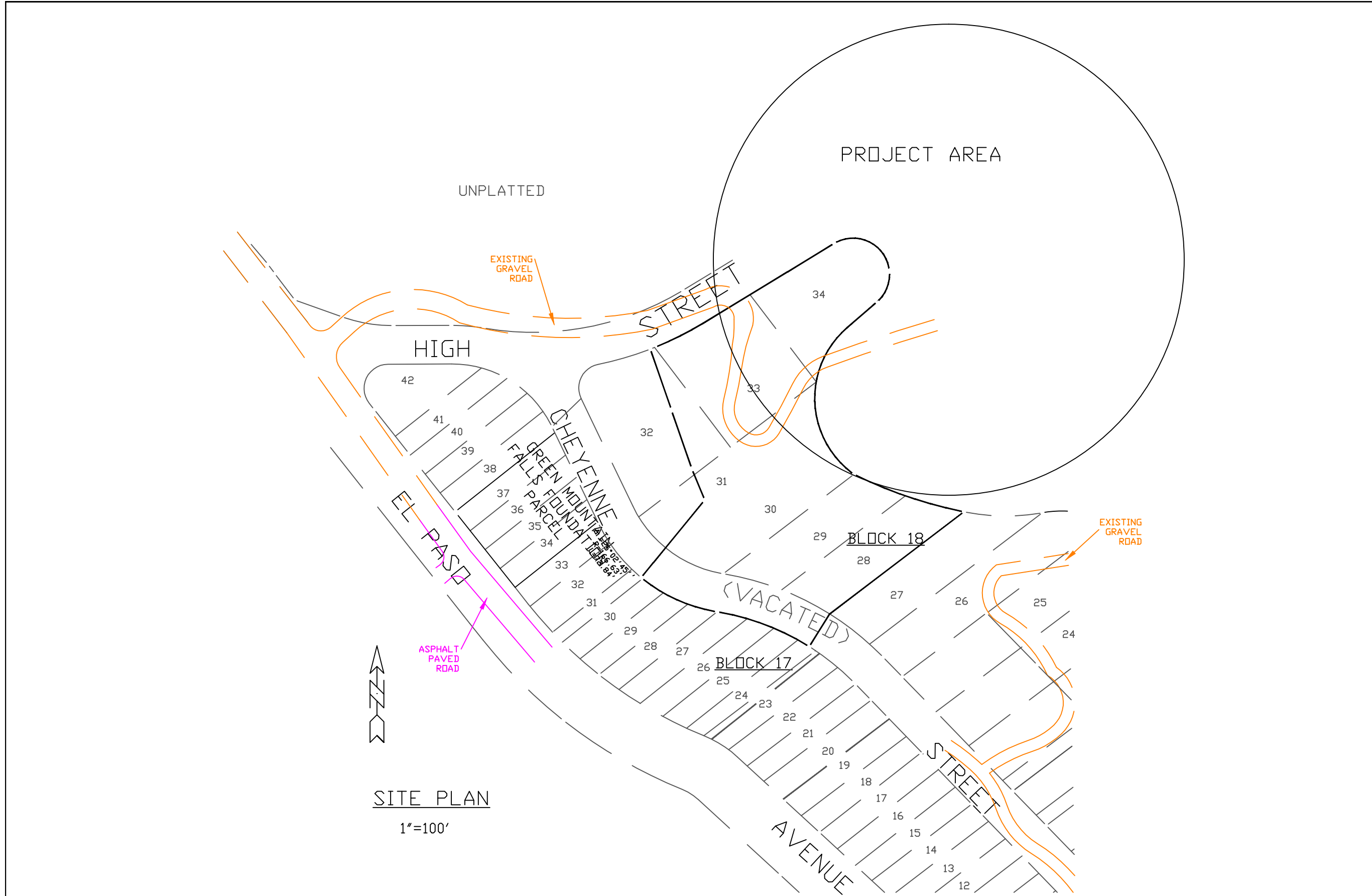
ISSUE HISTORY:

NO.	DESCRIPTION	DATE

DRAWN BY MTC
CHECKED BY JJA
DATE 01/20/21

DRAWING TITLE
SKYSPACE ELECTRICAL
PLAN

DRAWING NO.
1E3.1



GRADING AND EROSION CONTROL NOTES:
1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM THE TOWN OF GREEN MOUNTAIN FALLS PLANNING AND A PRECONSTRUCTION CONFERENCE IS HELD WITH INSPECTOR/DRS.
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. ONCE THE PERMIT 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 GREEN MOUNTAIN FALLS INSPECTIONS WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH GREEN MOUNTAIN FALLS STAFF.
5. 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.
6. 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.
7. 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).
8. 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.
9. 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.
10. 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.
11. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF PROPERLY. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
12. EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
13. 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 GREEN MOUNTAIN FALLS INSPECTIONS IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
14. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
15. 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.
16. 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.
17. 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 MANNER. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
18. 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.
19. 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.
20. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
21. 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.
22. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
23. PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
24. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

EROSION CONTROL COST ESTIMATE			
ITEM	QUANTITY	UNIT COST	COST
SILT FENCE	166 LF	\$ 2.50	\$ 415.00
VEHICLE TR CONTROL	1 EA	1325.00	1325.00
RESEEDING	5500 SF	0.03	165.00
SUBTOTAL CONSTRUCTION COST			\$ 1905.00
MAINTENANCE AND REPLACEMENT		40%	762.00
TOTAL ESTIMATED COST			\$ 2667.00

MONUMENT CREEK SEED MIX

AREA DISTURBED BY THE EARTHWORK SHALL BE PERMANENTLY RE-VEGETATED WITH NATIVE GRASSES. NATIVE SEED MIX FOR THIS PROJECT SHALL BE AS FOLLOWS:

40% WESTERN WHEAT GRASS, SDWN AT 15.0 PLS PER ACRE
25% SIDEDATS GRAMA, SDWN AT 9.0 PLS PER ACRE.
25% BLUE GRAMA, SDWN AT 3.0 PLS PER ACRE
10% STRAWBERRY CLOVER, SDWN AT 6.0 PLS PER ACRE

Description of construction activities

Anticipated starting and completion time period of site grading: January, 2021 -June
Expected date on which the final stabilization will be completed: June 1, 2021
Areas - Total area of the site to be cleared, excavated, or graded: 0.627 AC.
Receiving Waters - Name of receiving waters: Fountain Creek
Soils information: Sphinx series, hydrologic group 'D'

Signature Blocks

Engineer's Statement

This Erosion and Stormwater Quality 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, or stability of a public way, drainage channel, or other property.

Signature: Seal Date:

Oliver E. Watts, Colorado PELS#9853
For and on behalf of
Oliver E Watts Consulting Engineer, Inc
614 Elkton Drive Colorado Springs, CO 80907
719-593-0173
olliewatts@aol.com

Developer's/Owner's Statement

The owner will comply with the requirements of the Erosion and Stormwater Quality Control Plan including temporary BMP inspection requirements and final stabilization requirements. 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:

Name of Developer/Owner: Jesse Stroope Date:

DBA: Green Mountain Falls Foundation Phone: (719) 465-3065

Title: Project Manager Email: JesseStroope@yahoo.com

Address: 1001 West Willshire Blvd., Oklahoma City, OK 73116

grading plan will have to be reviewed and approved.

DRAWN BY: O.E. WATTS		APPROVED BY:	REVISIONS 3-3-21 REVISED PER TOWN REVIEW COMMENTS DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	10400 EL PASO AVE. ADD. NO. 2 TO GREEN MOUNTAIN FALLS EL PASO COUNTY, COLORADO	SHT. NAME GRADING AND EROSION CONTROL PLAN	2 OF 2	
DATE: 1-4-21		PROJ. NO.						
DWG. NO.: 20-5462-02		DWG.						
SURVEYED BY: DEW, ESW, DEV V THRU 9-21-20								

