



AGENDA

**Green Mountain Falls
Planning Commission
Tuesday, January 14, 2020
6:30 p.m. Town Hall**

1. CALL TO ORDER

2. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA

3. MINUTES

Minutes of the December 10, 2019 meeting

4. PUBLIC COMMENT

Members of the Public May Address Items Not Germane to the Agenda

5. NEW BUSINESS

- a. PR2020-01 – Plan Review of Retaining Walls, 11045 Iona Avenue. Paramount Builders on Behalf of Todd & Nancy Dixon
- b. PR2020-02 – Plan Review for New Deck and Stairway, 10770 Florence Avenue. Mike Penman on Behalf of Jesse Stroope and Phil Morris, Owners

6. UNFINISHED BUSINESS

7. OTHER BUSINESS

- a. Information and Discussion on Census 2020 Opportunities in GMF. Commissioner Nathan Scott

8. ADJOURNMENT

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, December 10, 2019 – 6:30 P.M.**

MEETING MINUTES

PC Members Present

Chair Eric Caldwell
Vice Chair Dick Bratton
Commissioner Rocco Blasi
Commissioner Greg Williamson
Commissioner Nathan Scott
Mayor Jane Newberry

PC Members Absent

None

Town Planner

Julia Simmons

Secretary

Katharine Guthrie

1. Call to Order/Roll Call

Chair Eric Caldwell called the meeting to order at 6:37 pm.

2. Additions, Deletions, or Corrections to the Agenda

M/S: Caldwell/Williamson

Motion: Approve agenda as submitted.

Vote: Motion carried. All aye.

3. Approve Minutes of December 12, 2019

M/S: Caldwell/Williamson

Motion: Move to approve minutes as submitted.

Vote: Motion carried. All aye.

4. Public Comment

None

5. New Business

Kim Trobee, Paramount Builders, requested New Business be added to the agenda during the meeting. An application had not been submitted to Town Hall staff prior to the meeting and therefore could not be considered as an item of consideration for the Planning Commission. Ms. Trobee was asked to give public comment and declined.

6. Other Business

- a. Discussion – Suggestions to Staff on Prioritizing Planning Commission Work in 2020

--Eric Caldwell stated that he plans to step down from the Planning Commission following the first meeting of the Commission in January. He will stay on as long as necessary for quorum.

--Volunteers are welcome to communicate intent verbally or through email.

--Vice Chair Dick Bratton recommended the following priority:

1. Fire Mitigation is a high priority (Town Emergency Evacuation Plan is the greatest need)
2. Land annexation
3. Re-zoning
4. Implementation of Comprehensive Plan priorities.

Page 2. Planning Commission Minutes December 10, 2019

--Planning Commission to hold a workshop to create a list of 5-10 priorities from the list of in the Comprehensive Plan of 2019.

--Commissioner Nathan Scott volunteered to assist with maps for Emergency Evacuation Plan.

--Vice Chair Dick Bratton listed the official steps involved in the process of appointing Planning Commissioners.

- b.** Honor Vice Chair Dick Bratton and Commissioner Gregory Williamson for Years of Volunteer Service on Green Mountain Falls Planning Commission.

Adjournment: 7:32 pm

DIXON RESIDENCE



GENERAL NOTES:

1. APPLICABLE CODES:
ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE GOVERNING CODES AND APPLICABLE STANDARDS.
2. DIMENSIONS:
DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF STUD, STRUCTURAL INSULATED PANELS, FACE OF CONCRETE, OR FACE OF ICF UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE CONFIRMED AND CORRELATED BY THE CONTRACTOR AT THE JOB SITE. IN CASE OF QUESTIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR FURTHER CLARIFICATION.
3. GUARANTEE:
THE ARCHITECT MAKES NO EXPRESSED OR IMPLIED GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.
4. NOTE TO GENERAL CONTRACTOR, BUILDER AND TRADES:
RESPONSIBILITIES SHALL INCLUDE: CONFIRMATION AND CORRELATION OF ALL DIMENSIONS AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF ALL OTHER TRADES; FURNISHING ALL ITEMS REQUIRED FOR THE PROPER EXECUTION, COMPLETION AND SATISFACTORY PERFORMANCE OF ALL WORK NECESSARY; INDICATED REASONABLY INFERRED OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A PROPERLY FINISHED JOB. IN CASE OF ANY QUESTIONS OR NEED FOR FURTHER CLARIFICATION OF INFORMATION AND OR DETAILS, CONTACT THE ARCHITECT PRIOR TO FURTHER CONSTRUCTION OR FABRICATION FOR ITEMS IN QUESTION. IN ANY ASPECT THAT THE PLANS ARE NOT FOLLOWED, THE ARCHITECT ACCEPTS NO RESPONSIBILITY.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION PER SOILS REPORT RECOMMENDATIONS.
6. WATER RESISTANT GYPSUM BOARD SHALL BE USED AT ALL WET AREAS AS REQUIRED BY BUILDING CODE.
7. OPEN GUARDRAILS SHALL BE @ 36" A.F.F. & SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERNS SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
8. PROVIDE PRIVACY LATCH @ ALL BEDROOM AND BATHROOM DOORS.
PROVIDE KEYED ENTRY AND DEADBOLT @ ALL EXTERIOR DOORS.
9. COORDINATE WITH OWNER ALL CLOSET CABINET AND SHELF DESIGNS
10. WINDOW SIZES SHOWN ARE NOMINAL DIMENSIONS. CONTRACTOR TO VERIFY RO'S PRIOR TO FRAMING.
11. ALL EXTERIOR ROUGH OPENINGS SHOWN IN PLANS & ELEVATIONS ARE IN FEET AND INCHES 3046 = 3'-0" X 4'-6" NOMINAL ROUGH OPENING

FIRE SEPARATION NOTES:

1. AT WALLS BETWEEN GARAGE AND LIVING AREAS PROVIDE 5/8" TYPE "X" GYPSUM WALL BOARD ON THE GARAGE SIDE OF WALLS - TAPE AND FINISH
2. AT CEILINGS BETWEEN GARAGE AND LIVING AREAS PROVIDE 5/8" TYPE "X" GYPSUM WALL BOARD ON GARAGE SIDE OF CEILINGS. FASTEN TO TRUSSES OR TO CONVENTIONAL FRAMING - TAPE AND FINISH.
3. AROUND STRUCTURAL ELEMENTS, IN GARAGE, PROVIDE 5/8" TYPE "X" GYPSUM WALL BOARD - TAPE AND FINISH.
4. WHERE APPLICABLE DUCTS BETWEEN GARAGE AND LIVING AREAS SHALL BE 26 GA. MIN.
5. AT WALLS AND CEILINGS IN ENCLOSED USABLE SPACES UNDER STAIRS PROVIDE 5/8" TYPE "X" GYPSUM WALL BOARD ON THE ENCLOSED SIDE OF WALLS AND CEILINGS

INDEX OF DRAWINGS:

- T1.1 COVER SHEET
CIVIL ENGINEERING
- 1 GRADING & EROSION PLAN
2 SITE GRADING PLAN
3 GRADING & EROSION CONTROL PLAN - DETAIL SHEET
- ARCHITECTURAL
- A1.1 SITE & GRADING PLAN
A2.1 LOWER LEVEL FLOOR PLAN
A2.2 MAIN LEVEL FLOOR PLAN
A3.1 BUILDING ELEVATIONS
A3.2 BUILDING ELEVATIONS
A4.1 BUILDING SECTIONS
- STRUCTURAL
- S1.1 FOUNDATION LAYOUT & DIMENSIONS
S2.1 FLOOR FRAMING PLAN
S2.2 ROOF FRAMING PLAN
S2.3 SCHEMATIC TRUSS DIAGRAMS

SQUARE FOOTAGE TOTALS:

FINISHED SQ. FT.:	
LOWER LEVEL:	425 S.F.
MAIN LEVEL:	1508 S.F.
TOTAL FIN. S.F.:	1933 S.F.
UNFINISHED SQ. FT.:	
LOWER LEVEL STOR/MECH:	259 S.F.
GARAGE:	824 S.F.
TOTAL UNFIN. S.F.:	1083 S.F.
TOTAL GROSS S.F.:	3016 GROSS S.F.

OWNERS:

TODD & NANCY DIXON
ADDRESS:
PHONE #: (303) 918-9443

STREET ADDRESS:

11045 IONA AVENUE
GREEN MOUNTAIN FALLS, COLORADO 80819

SCHEDULE #:

8308214036

ZONING:

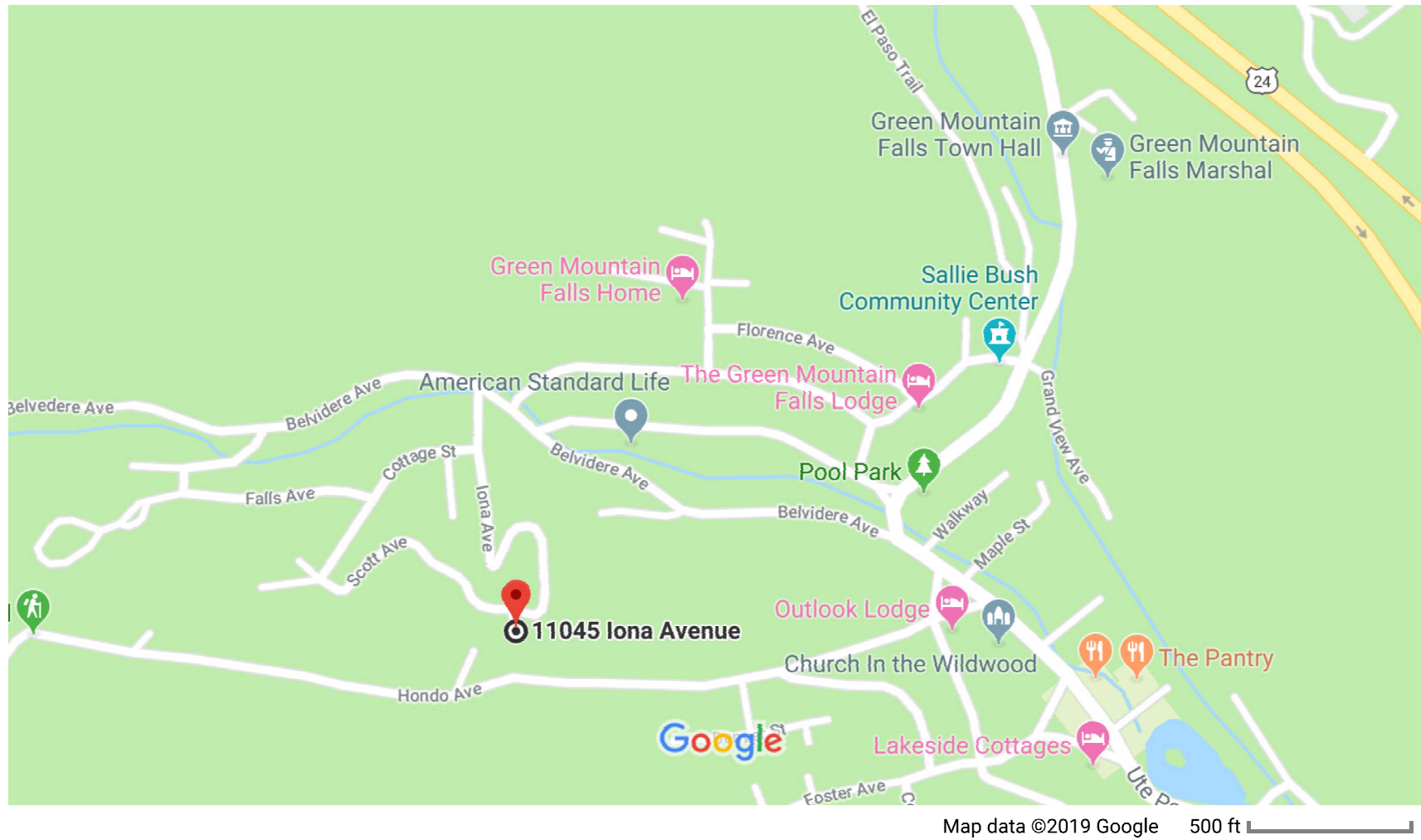
R-1

LEGAL DESCRIPTION:

LOTS 12 - 15 INCL BLK 27 THIRD ADD TO
GREEN MTN FALLS, EX TR CONV BY BK
1977-990, EX R/W FOR RD CONV TO TOWN
OF GREEN MOUNTAIN FALLS BY BK
1705-604

APPLICABLE CODES:

BUILDING - 2015 IBC
BUILDING RESIDENTIAL - 2015 IRC
MECHANICAL - 2015 IMC
PLUMBING - 2015 IPC
ELECTRICAL - 2014 NEC
ENERGY CODE - 2015 IECC
PPRBC - 2017



1 VICINITY MAP

NOT TO SCALE



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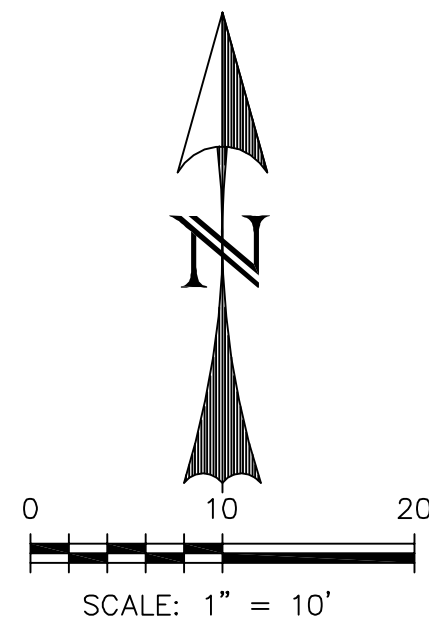
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RELEASE: 04.01.19
REV'D:

SHEET

T1.1

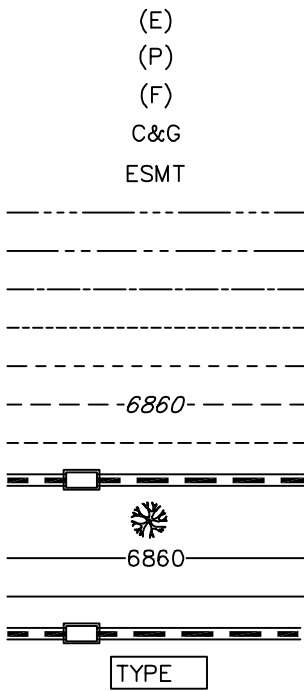
PROJECT #: 1838

COVER SHEET



LEGEND

- EXISTING
PROPOSED
FUTURE
CURB AND GUTTER
EASEMENT
BOUNDARY
RIGHT-OF-WAY
LOT LINE
EASEMENT
SETBACK
(E) CONTOUR, INDEX
(E) CONTOUR
(E) STORM SEWER, INLET, MH
(E) LANDSCAPE PLANT
(P) CONTOUR, INDEX
(P) CONTOUR
(P) STORM SEWER, INLET, MH
CURB TYPE CALL-OUT



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1705-604

SIZE:

.5132 ACRES = 22,355 S.F.

LOT COVERAGE:

BUILDING FOOTPRINT
INCLUD'G COV. PATIOS: 1850 S.F.
TOTAL LOT COVERAGE: 8.3%

NOTES:

CIVIL EL.: 7946.5 = ARCH EL. 100'-0"

BUILDING HEIGHT:

HIGH GRADE: 7955
LOW GRADE: 7934
AVERAGE GRADE: 7944.5 = ARCH EL. 98'-0"
MAXIMUM ALLOWABLE:
7944.5 + 30' = 7974.5
= ARCH EL.: 128'-0"

ACTUAL BLDG HGT: 7966.5 = ARCH 120
= 22' BLDG HGT (30' ALLOWABLE)



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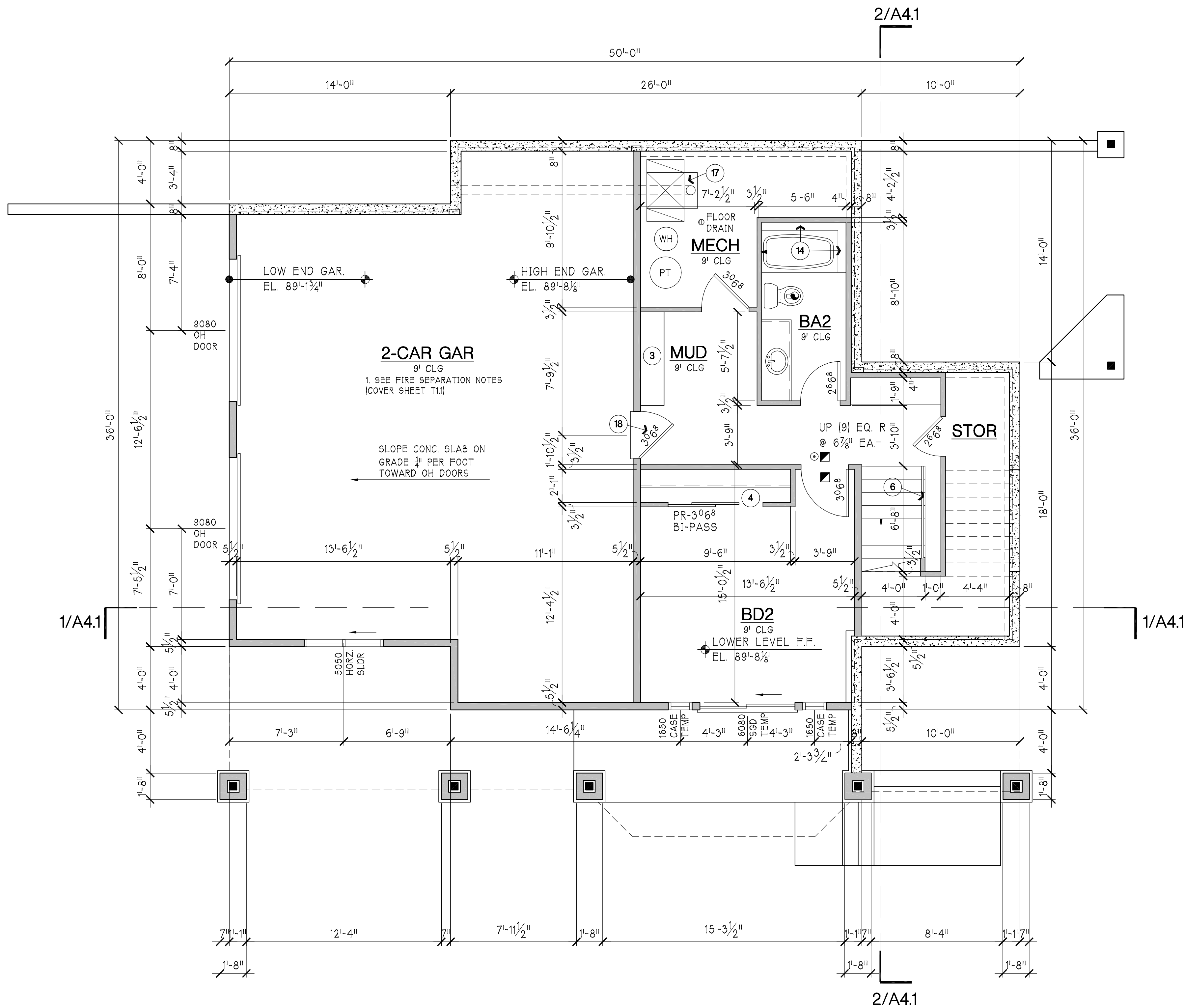
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SHEET

A1.1

PROJECT #: 1838

SITE PLAN



1 LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

CODED NOTES:

- 1 ICC LISTED GAS FIRED FIREPLACE W/ FLUSH HEARTH AND NON-COMBUSTIBLE SURROUND. TOP VENT THRU ROOF. COORDINATE FRAMING DIMENSIONS WITH SELECTED MODEL.

2 ICC LISTED GAS FIRED FIREPLACE FOR EXTERIOR INSTALLATION W/ NON-COMBUSTIBLE SURROUND AND HEARTH. TOP VENT THRU ROOF.

3 BUILT IN BENCH @ +18" A.F.F.

4 COORDINATE CLOSET ROD & SHELF CONFIGURATION WITH OWNERS

5 TILED BENCH @ +18" A.F.F., SLOPE TOWARDS SHOWER DRAIN

6 OPEN GUARDRAIL @ +36" A.F.F.

7 BUILT IN BENCH @ +18" A.F.F. W/ STORAGE BELOW

8 DECORATIVE (NON-STRUCTURAL) TIMBER TRUSS SEE 1/A3.2

9 DECORATIVE (NON-STRUCTURAL) TIMBER RIDGE BM SEE 1/A3.2

10 FLAT FRAME @ POCKET FOR ELECTRICAL SWITCHES.

11 PROVIDE 22"x30" MIN. ATTIC ACCESS PER IRC R807.4

12 PROVIDE 100 SQ. INCH FRESH AIR LOUVER ABOVE DOOR

13 30" X 6'-8" CASSED OPENING

14 6" TILED SHELF 4" ABOVE TOP OF TUB

15 1/2 WALL TO +36" A.F.F.

16 TOP OF DESK @ +30" A.F.F., OPEN BELOW

17 HIGH EFFICIENCY GAS FIRED FORCED AIR FURN. VENT PER CODE

18 INSULATED METAL, 20 MIN. DOOR & FRAME, SMOKE SEAL & CLOSER

GENERAL NOTES:

SEE SHEET T1.1

FIRE SEPARATION NOTES:

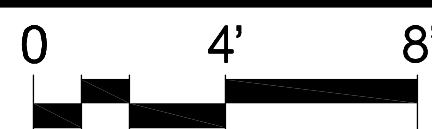
SEE SHEET T1.1

STAIR NOTES:

SEE SHEET A4.1

LEGEND

- EXHAUST FAN
- SMOKE DETECTOR, INTERLINKED & HARDWIRED
- CO DETECTOR



LOWER LEVEL FLOOR PLAN



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PRELIM:

RELEASE: 04.01.19

REV'D:

SHEET

A2.1

PROJECT #: 1838



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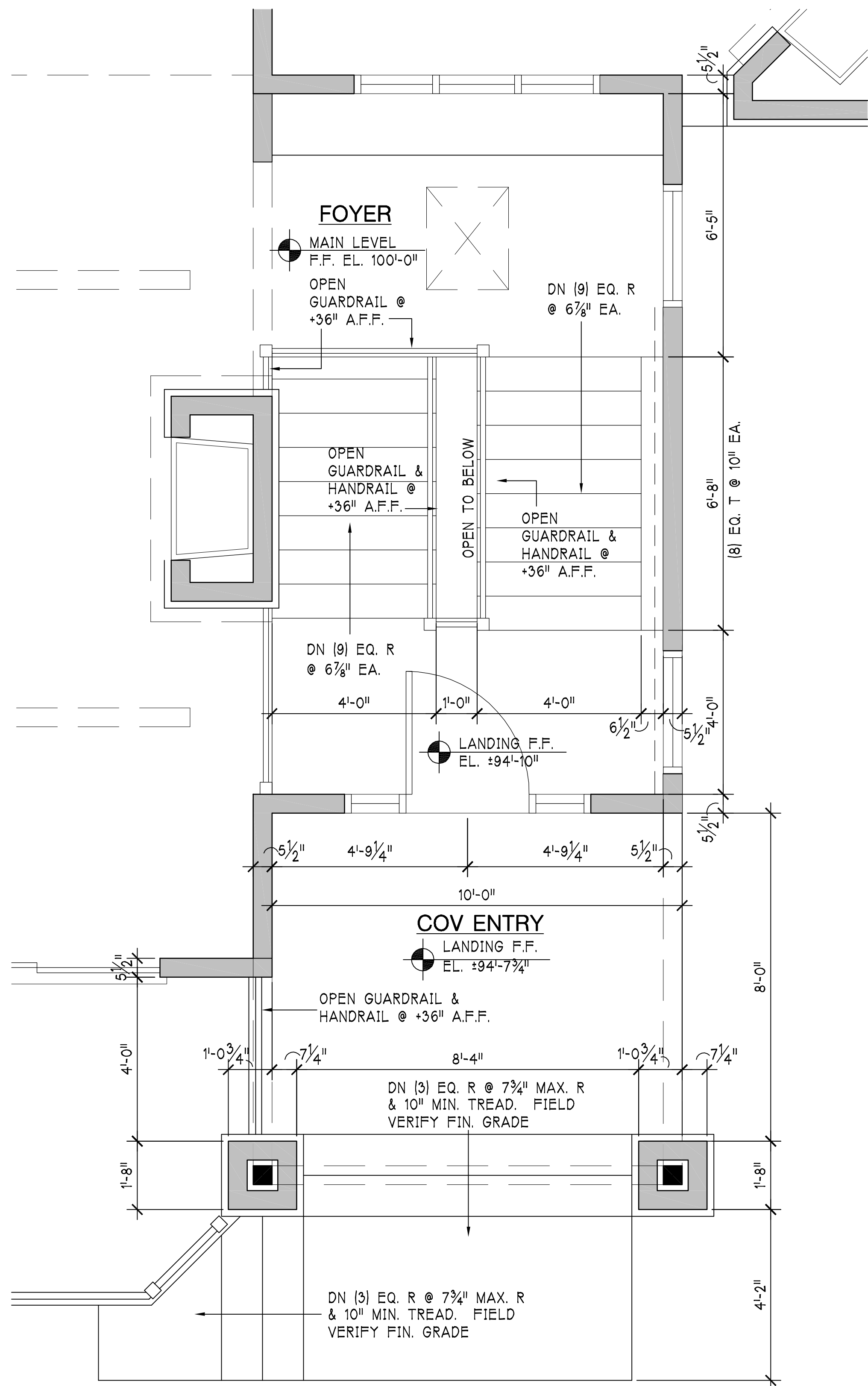
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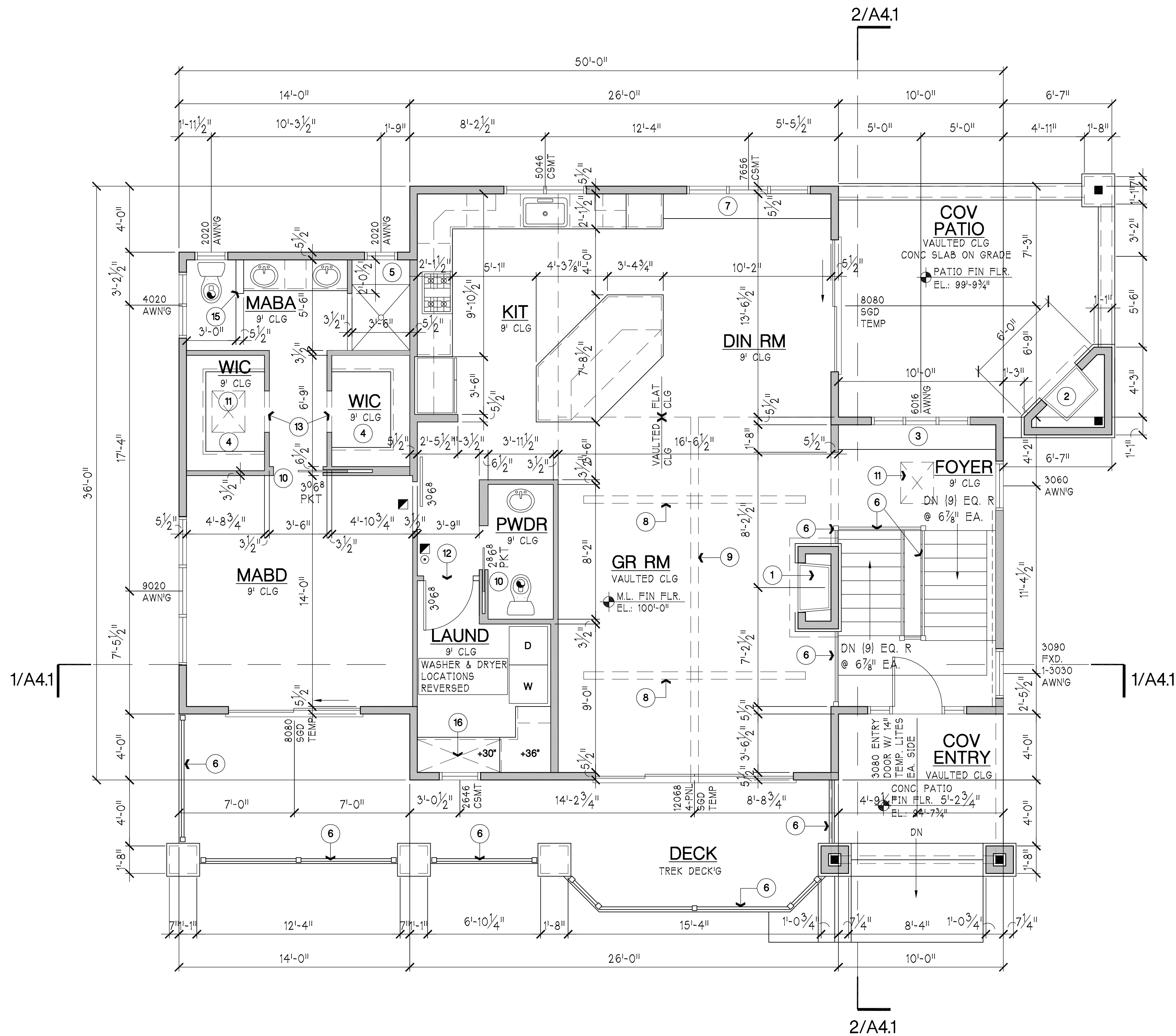
A2.2

PROJECT #: 1838



2 ENLARGED STAIR PLAN

1/2" = 1'-0"



1 MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

CODED NOTES:

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- TOP OF DESK @ +30" A.F.F., OPEN BELOW
- HIGH EFFICIENCY GAS FIRED FORCED AIR FURN. VENT PER CODE
- INSULATED METAL, 20 MIN. DOOR & FRAME, SMOKE SEAL & CLOSER

GENERAL NOTES:

SEE SHEET T1.1

FIRE SEPARATION NOTES:

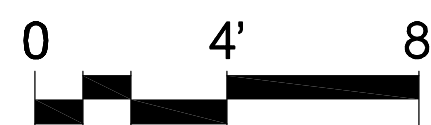
SEE SHEET T1.1

STAIR NOTES:

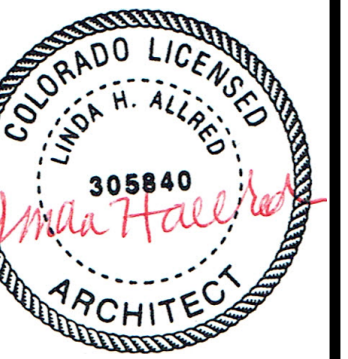
SEE SHEET A4.1

LEGEND

- EXHAUST FAN
- SMOKE DETECTOR INTERLINKED & HARDWIRED
- CO DETECTOR



MAIN LEVEL FLOOR PLAN



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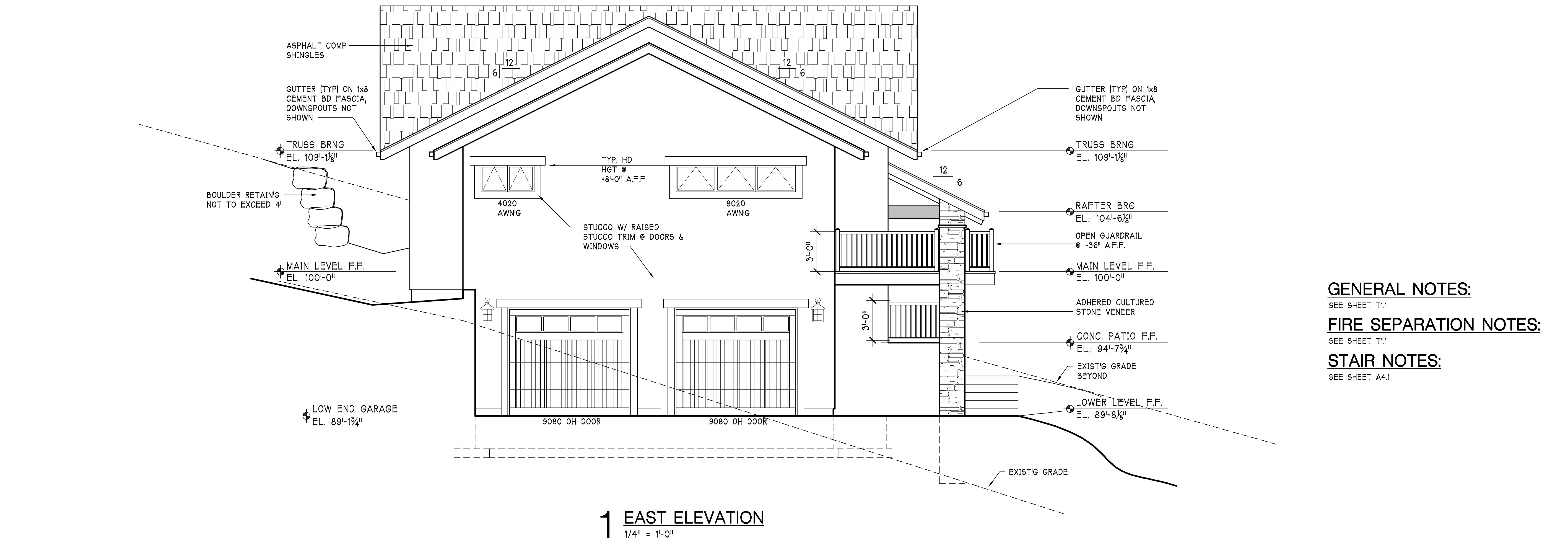
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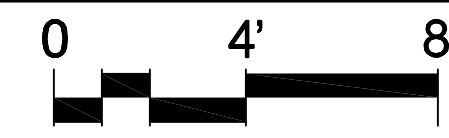
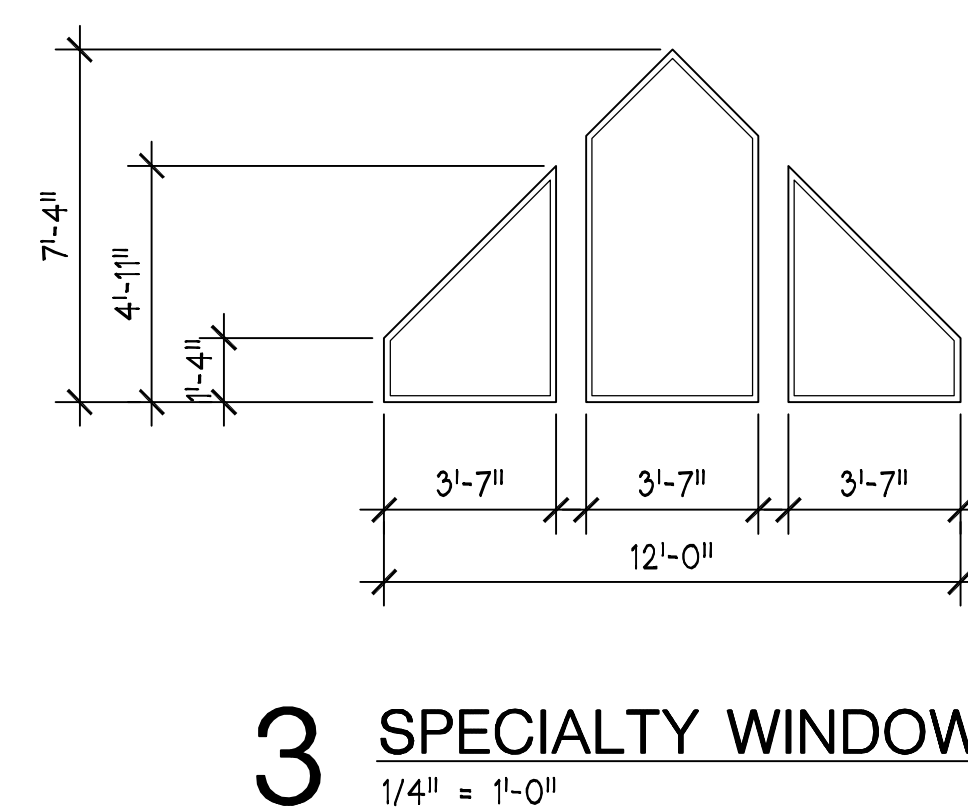
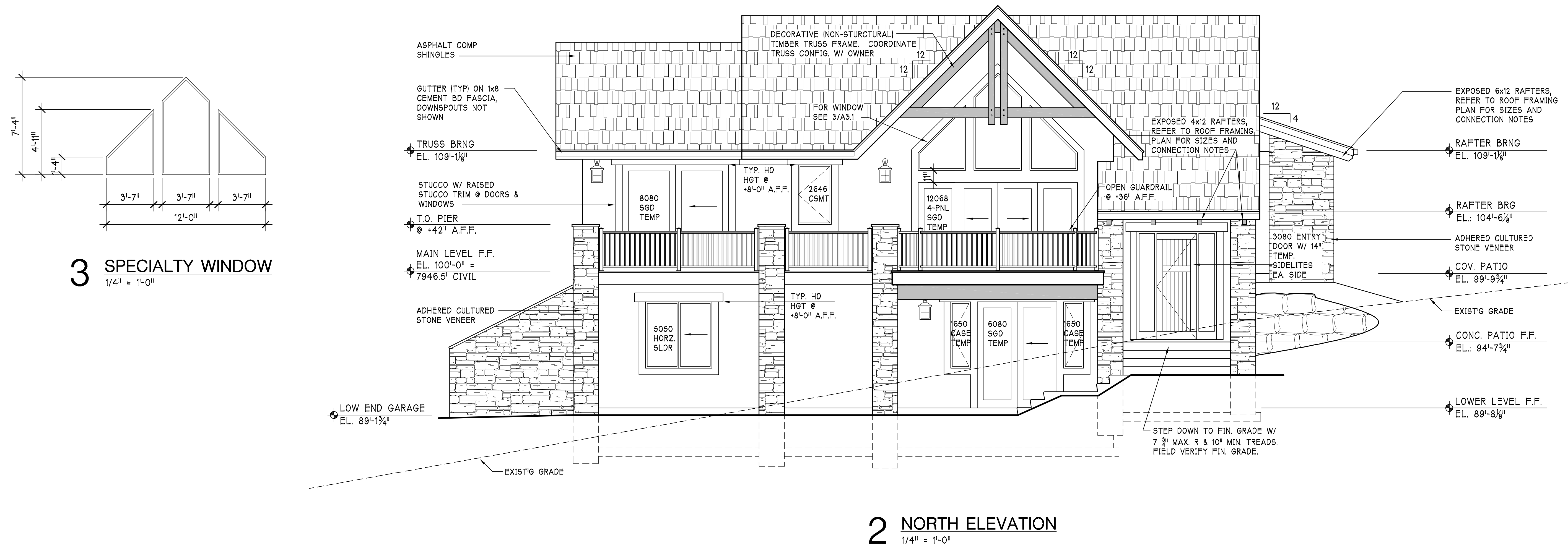
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A3.1

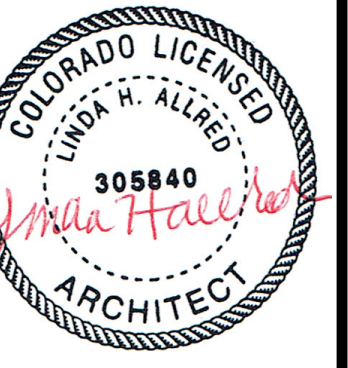
PROJECT #: 1838



GENERAL NOTES:
SEE SHEET T1.1
FIRE SEPARATION NOTES:
SEE SHEET T1.1
STAIR NOTES:
SEE SHEET A4.1



BUILDING ELEVATIONS



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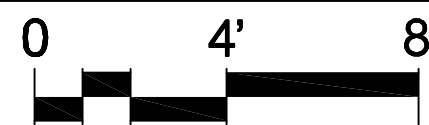
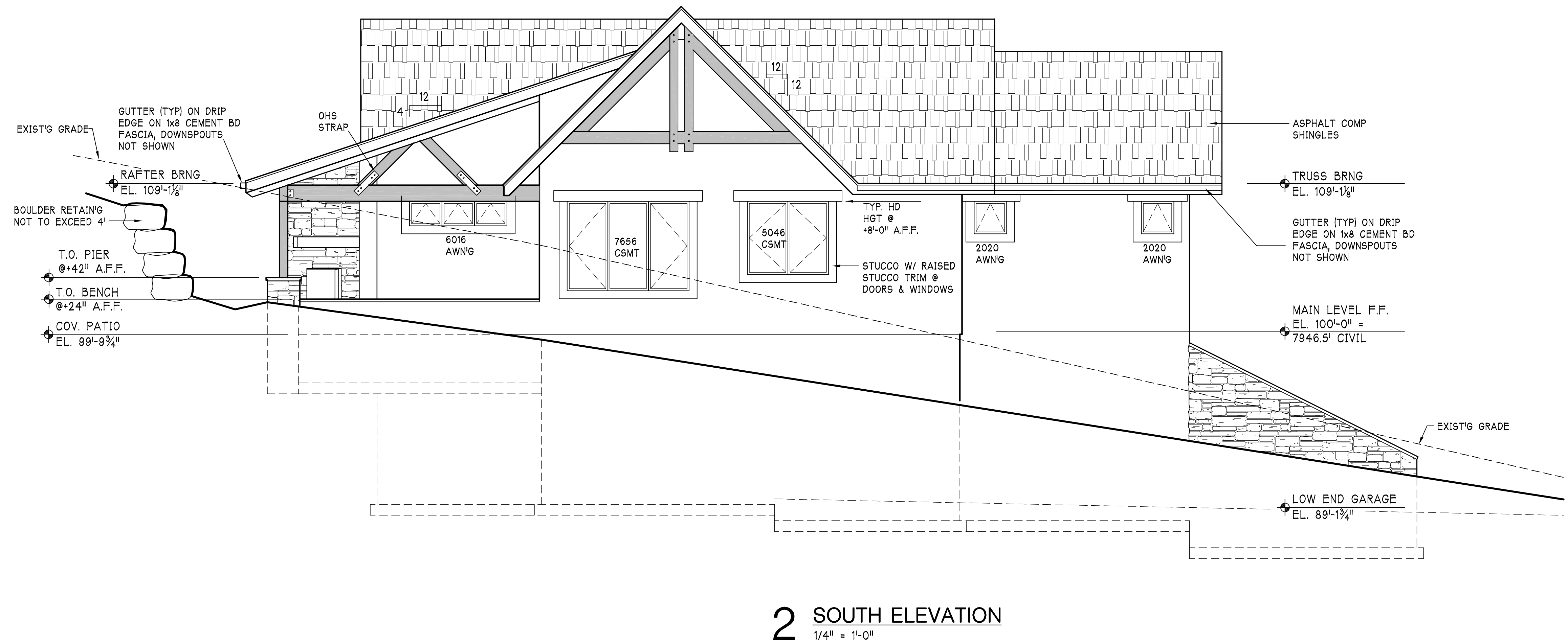
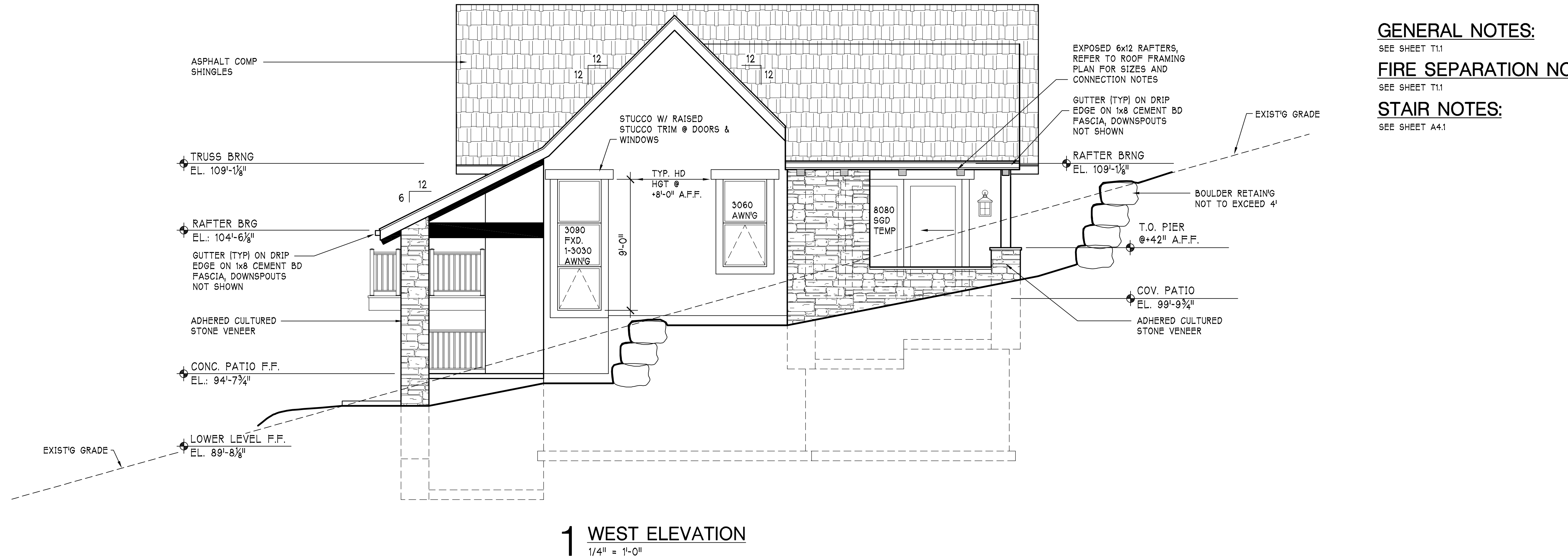
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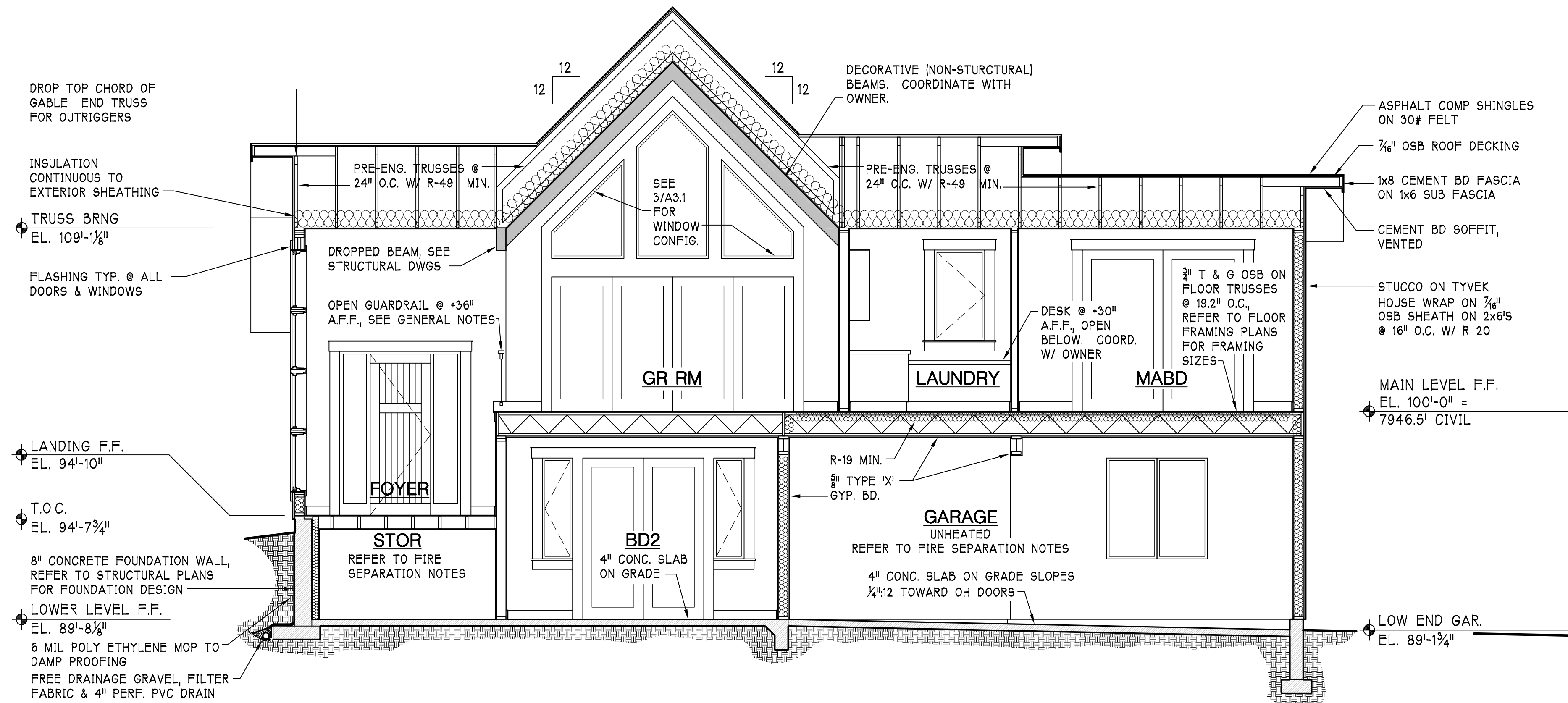
PRELIM:
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SHEET
A3.2

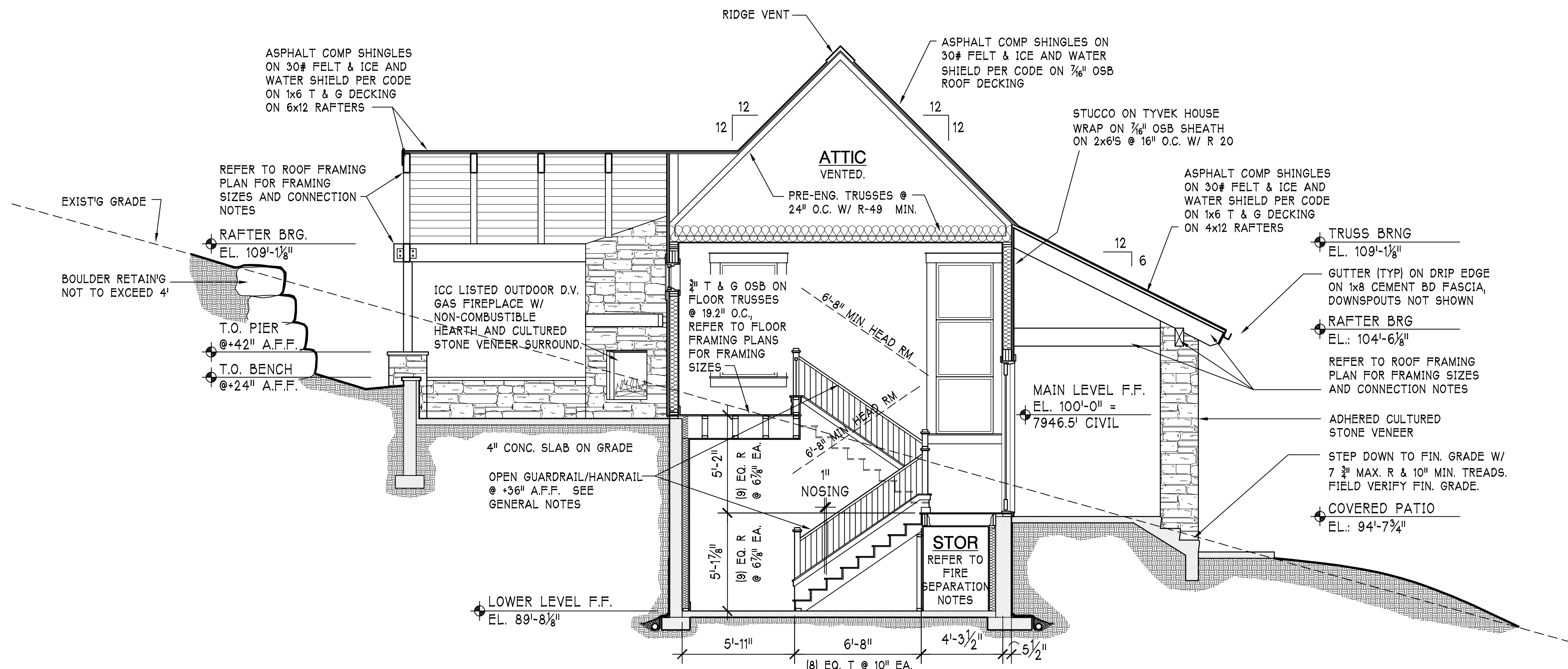
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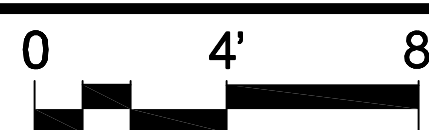
BUILDING ELEVATIONS



1 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"



GENERAL NOTES:

SEE SHEET T1.1

FIRE SEPARATION NOTES:

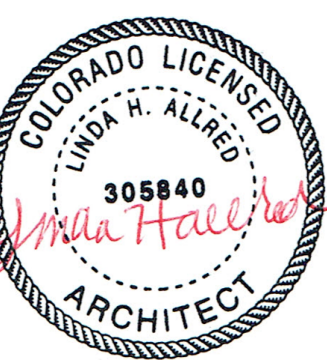
SEE SHEET T1.1

STAIR NOTES:

SEE SHEET A4.1

STAIR NOTES:

1. STAIR WIDTH = 3'-0" CLEAR MIN.
2. RISER HEIGHT = 7 3/4" MAX.
3. TREAD WIDTH = 10" MIN.
4. 1" NOSING TYP.
5. 6'-8" MIN. HEADROOM
6. HANDRAIL HEIGHT = 3'-0" ABOVE TREAD NOSING
7. HANDRAIL HANDGRIP CROSS SECTIONAL DIMENSION = 1 1/4" MIN. TO 2" MAX.
8. SPACE BETWEEN HANDRAIL AND WALL = 1 1/2" MIN.
9. HANDRAIL TO HAVE SMOOTH SURFACE AND NO SHARP CORNERS.
10. STAIRWAYS MAY HAVE A HANDRAIL ON ONE SIDE ONLY.



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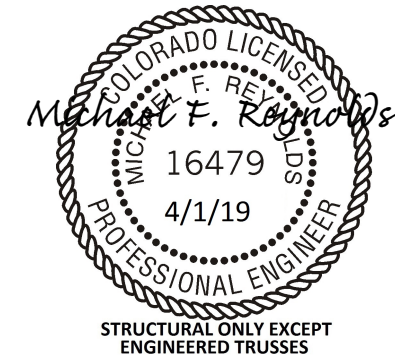
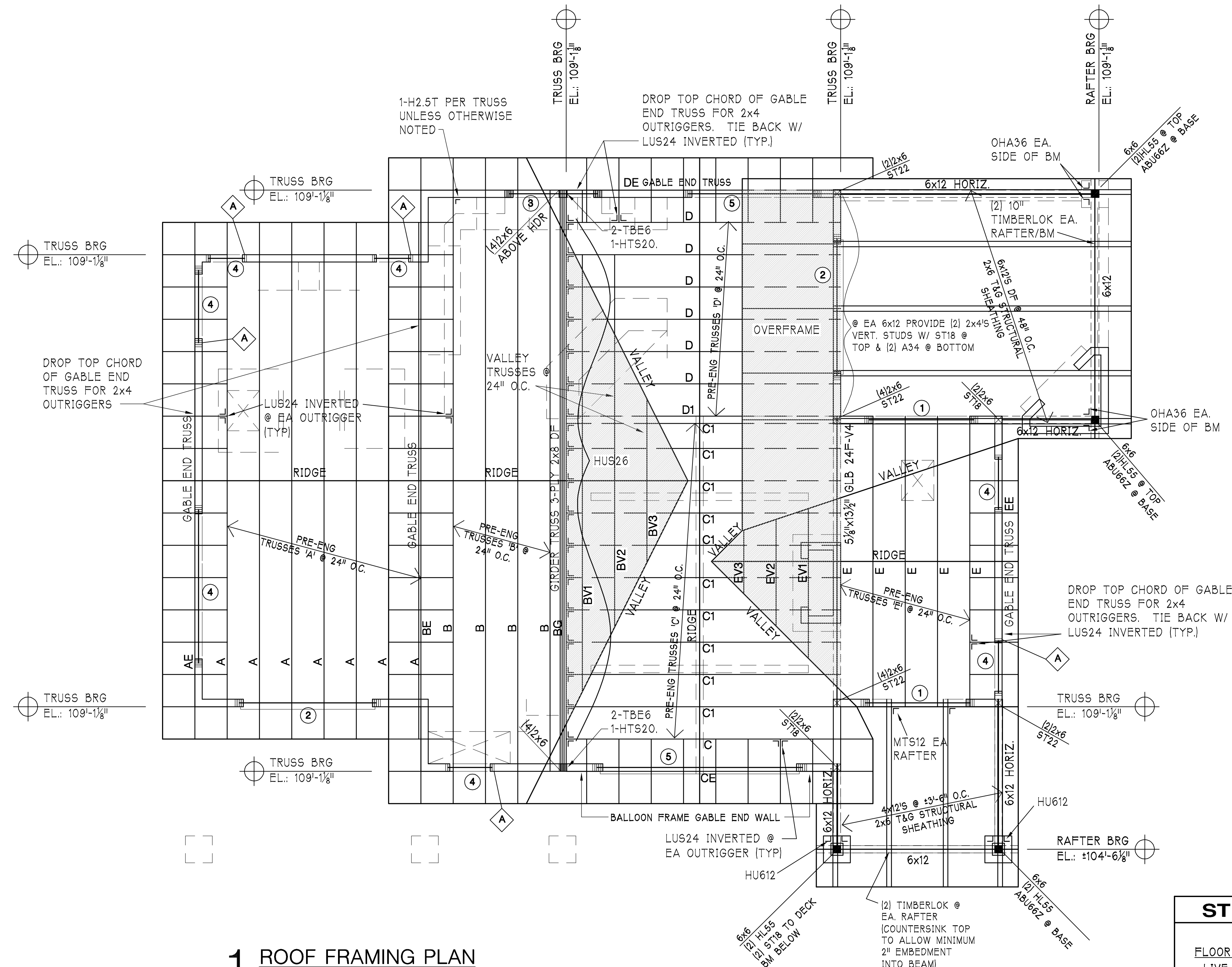
SHEET
A4.1

PROJECT #: 1838

BUILDING SECTIONS



PROJECT #: 1838



1 ROOF FRAMING PLAN

1/4" = 1'-0"



HEADER, TRIMMER & KING LEGEND:

- (1) (2) 1 1/2" x 7 1/4" LVL'S - 1T 2K
- (2) (2) 1 1/2" x 9 1/2" LVL'S - 2T 3K
- (3) (3) 1 1/2" x 9 1/2" LVL'S - 3T 2K
- (4) (2) 2 x 8 HDR
1T 1K TO 3'
2T 2K 3' - 6'
2T 3K 6' - 9'
- (5) (2) 1 3/4" x 7 1/4" LVL'S - 1T 3K

CODED NOTES:

- (A) ST22 STRAP AT BOTTOM OF KING STUDS TO RIM BD OF FLOOR SYSTEM BELOW

TRUSS / RAFTER HOLD DOWN NOTE:

- 1-H2.5T @ EA. TRUSS & RAFTER BEARING U.N.O.
USE VTCR @ 48" FOR BV1, BV2 AND BV3 AND EV1, EV2 AND EV3

TRUSS NOTES:

- ALL PRE-ENGINEERED TRUSSES SHALL BE DESIGNED BY A COLORADO LICENSED STRUCTURAL ENGINEER FOR THE LOADS AND CONDITIONS SHOWN ON THESE DRAWINGS.
- ALL TRUSSES SHALL BE DESIGNED TO BE SPACED @ 24" O.C.
- TRUSS MANUFACTURER IS TO VERIFY ALL TRUSS SIZES, QUANTITIES, BEARING CONDITIONS, HEEL HEIGHTS AND GABLE ENDS.
- ALL HANGER AND HOLD DOWN HARDWARE SHOWN ARE SIMPSON UNLESS NOTED OTHERWISE.
- ALL TRUSS BEARING POINTS SHALL BE FASTENED TO TOP PLATES OR BEAMS WITH MINIMUM (1) SIMPSON H2.5T FRAMING ANCHOR OR AS SPECIFIED ON FRAMING PLAN.

** = 2 H2.5T

STRUCTURAL NOTES:

FLOOR GRAVITY UNIFORM DESIGN LOADS:

- LIVE LOAD: 40 P.S.F.
DEAD LOAD: 15 P.S.F.
TOTAL LOAD: 55 P.S.F.

ROOF UNIFORM DESIGN LOADS: (ABOVE 7000 FT)

- LIVE LOAD: 40 P.S.F.
DEAD LOAD: 15 P.S.F.
TOTAL LOAD: 55 P.S.F.

WIND LOADING:

- BASED ON 130 MPH, EXPOSURE C, MINIMUM REQUIREMENT WITH 3 SECOND GUST

FLOOR JOIST DEFLECTIONS:

- LIVE LOAD DEFLECTION: L/480
TOTAL LOAD DEFLECTION: L/360

ROOF TRUSS/RAFTER DEFLECTIONS:

- LIVE LOAD DEFLECTION: L/240
TOTAL LOAD DEFLECTION: L/180

ROOF BEAM DEFLECTIONS:

- LIVE LOAD DEFLECTION: L/360
TOTAL LOAD DEFLECTION: L/240

LVL'S:

- BOISE CASCADE VERSA-LAM 2.0 2800:
F_b = 2800 psi, F_v = 285 psi, E = 2.0 mil psi
iLEVELTRUS JOIST MICROLAM 1.9E
F_b = 2600 psi, F_v = 285 psi, E = 1.9 mil psi

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DIXON RESIDENCE

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GREEN MOUNTAIN FALLS, COLORADO
EL PASO COUNTY

PRELIM:

RELEASE: 04.01.19

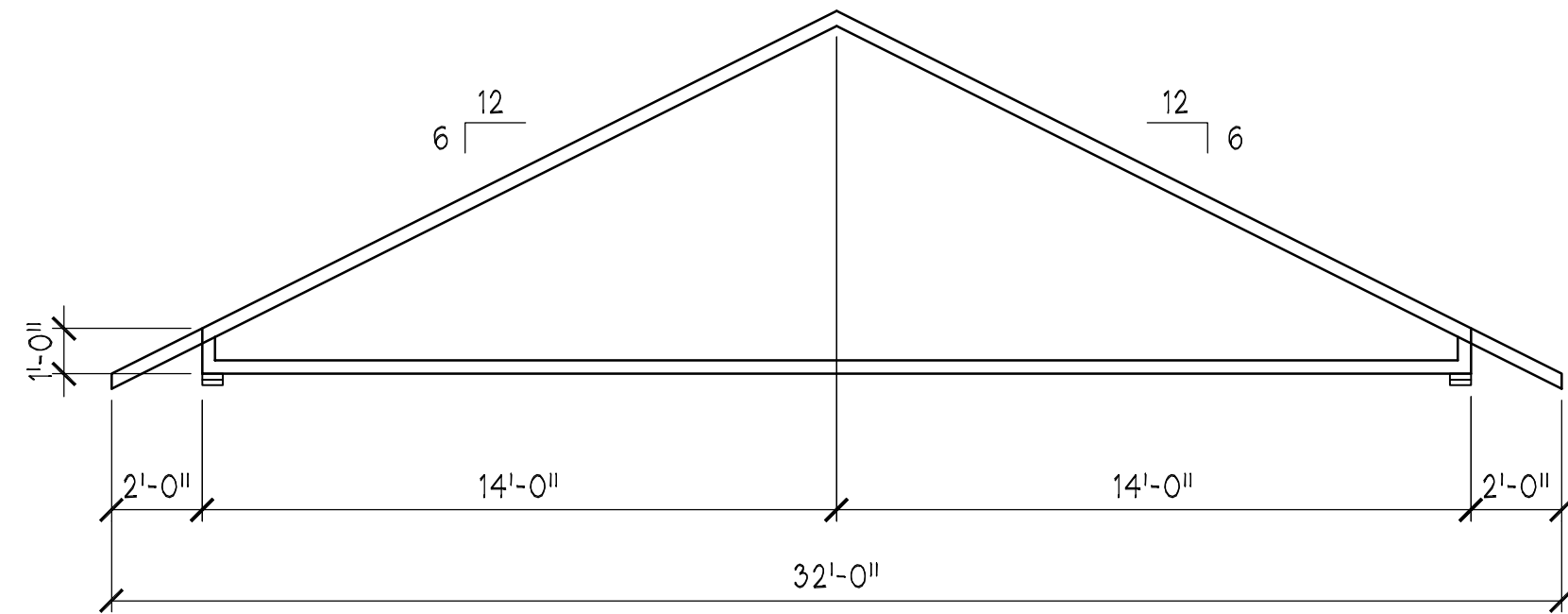
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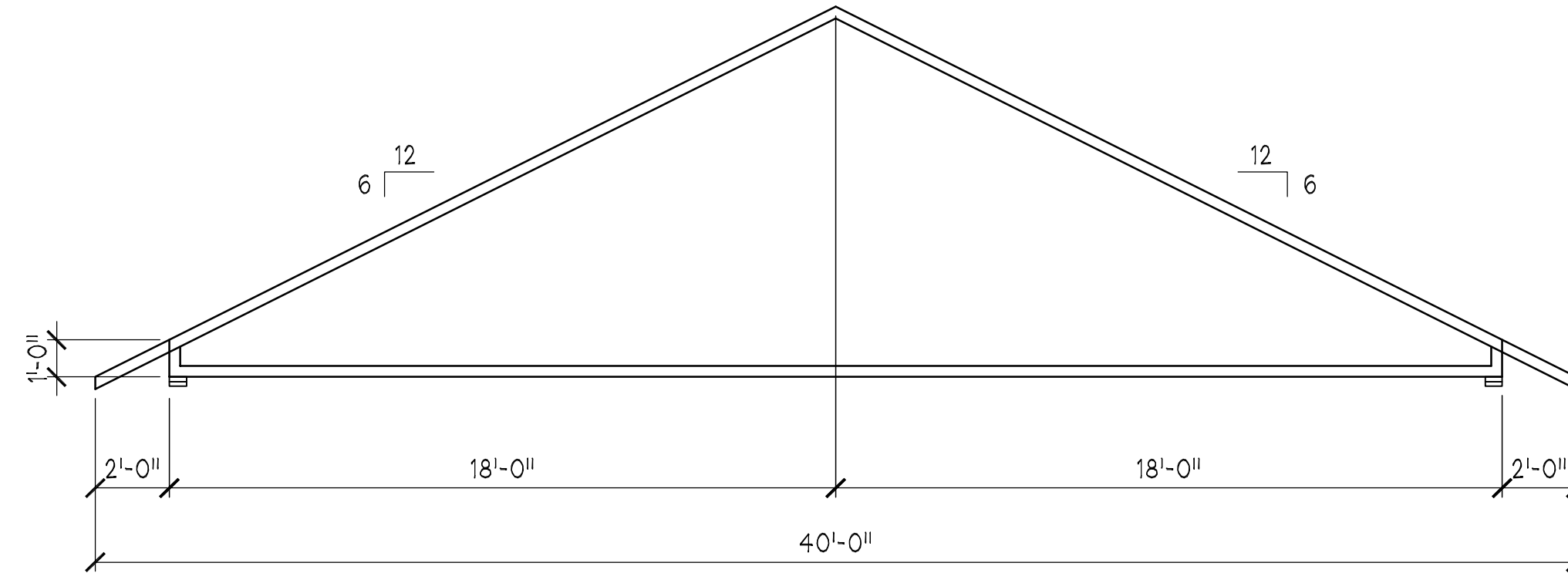
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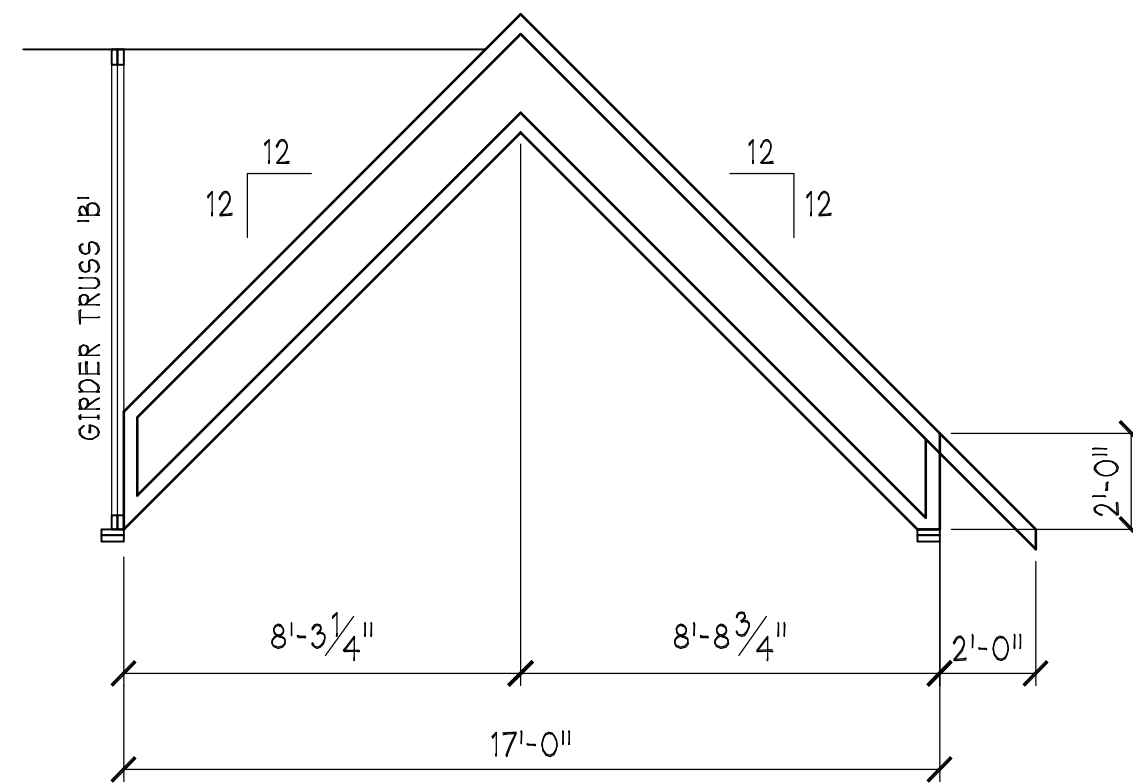
ROOF FRAMING PLAN



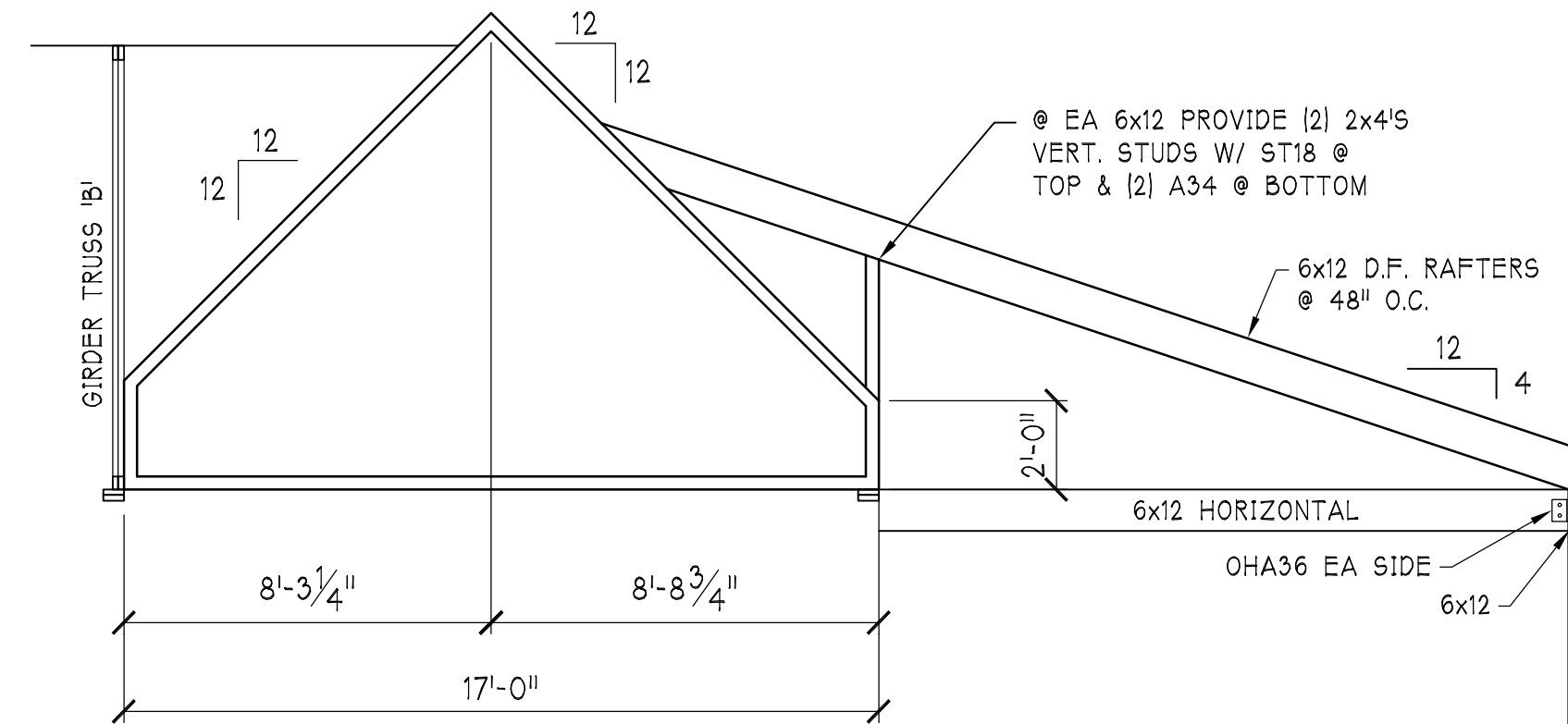
A TRUSS DIAGRAM
1/4" = 1'-0"



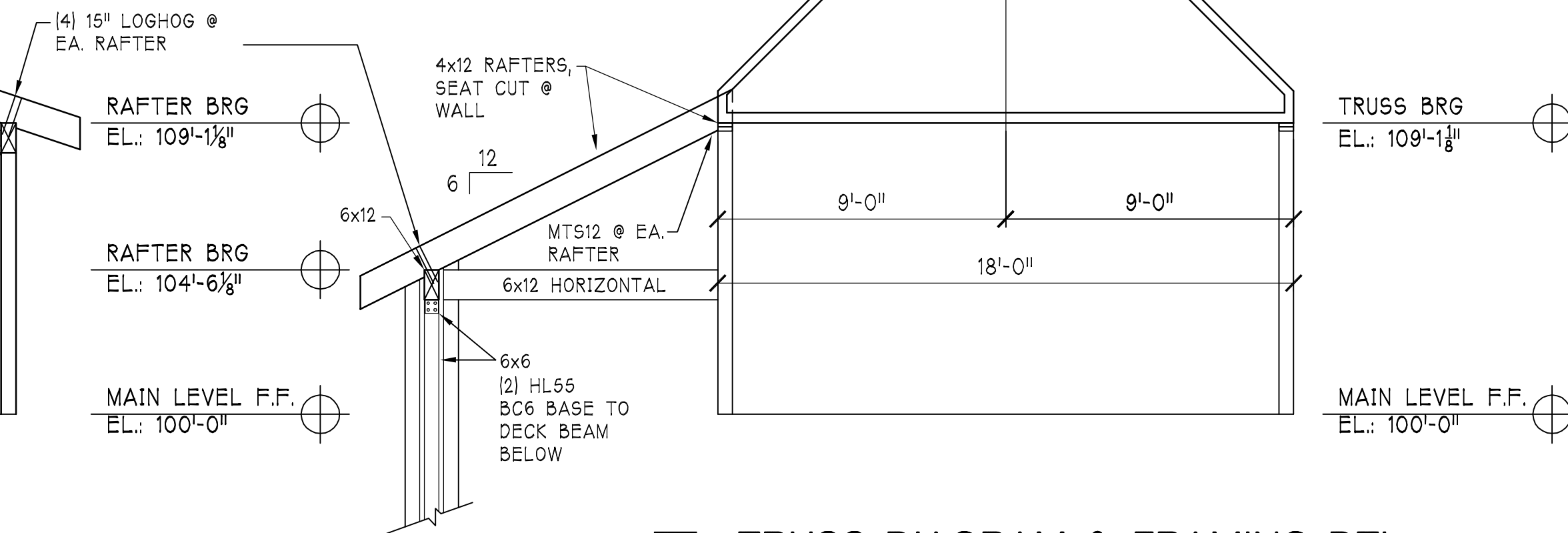
B TRUSS DIAGRAM
1/4" = 1'-0"



C TRUSS DIAGRAM
1/4" = 1'-0"



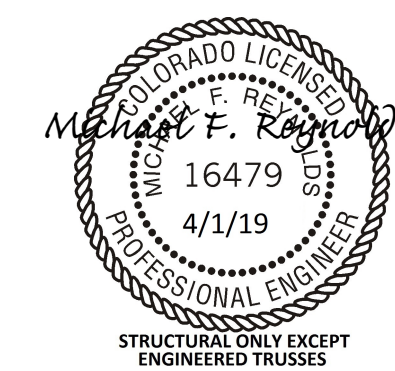
D TRUSS DIAGRAM & FRAMING DTL
1/4" = 1'-0"



E TRUSS DIAGRAM & FRAMING DTL
1/4" = 1'-0"

SCHEMATIC TRUSS NOTES:

- THESE TRUSS DIAGRAMS ARE INFORMATION FOR THE TRUSS MANUFACTURER ONLY AND WILL NOT BE PART OF THE CONSTRUCTION DOCUMENTS.
- TRUSS DIAGRAMS SHOW GENERAL SHAPES, SLOPES, AND DIMENSIONS. OVERHANGS MAY BE CLIPPED IN VARIOUS PLACES. DROPPED TOP CHORDS MAY OR MAY NOT BE SHOWN ON THESE DIAGRAMS.
- TRUSS MANUFACTURER TO VERIFY COORDINATION AT TRUSS TO TRUSS CONNECTIONS AND DIMENSIONS.
- THE TRUSS MANUFACTURER IS TO USE THEIR OWN TRUSS NUMBERING SYSTEM. ARCHITECT WILL THEN TRANSFER THEIR TRUSS NUMBERS TO THE ARCHITECT'S ROOF FRAMING PLAN.
- ONCE TRUSS ENGINEERING IS OBTAINED, ARCHITECT WILL SHOW REQUIRED HOLD DOWN HARDWARE AND BEARING POST INFORMATION ON THE ROOF FRAMING PLAN.



TRUSS DIAGRAMS

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mike@paramounthomescolorado.com

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EL PASO COUNTY

PRELIM:

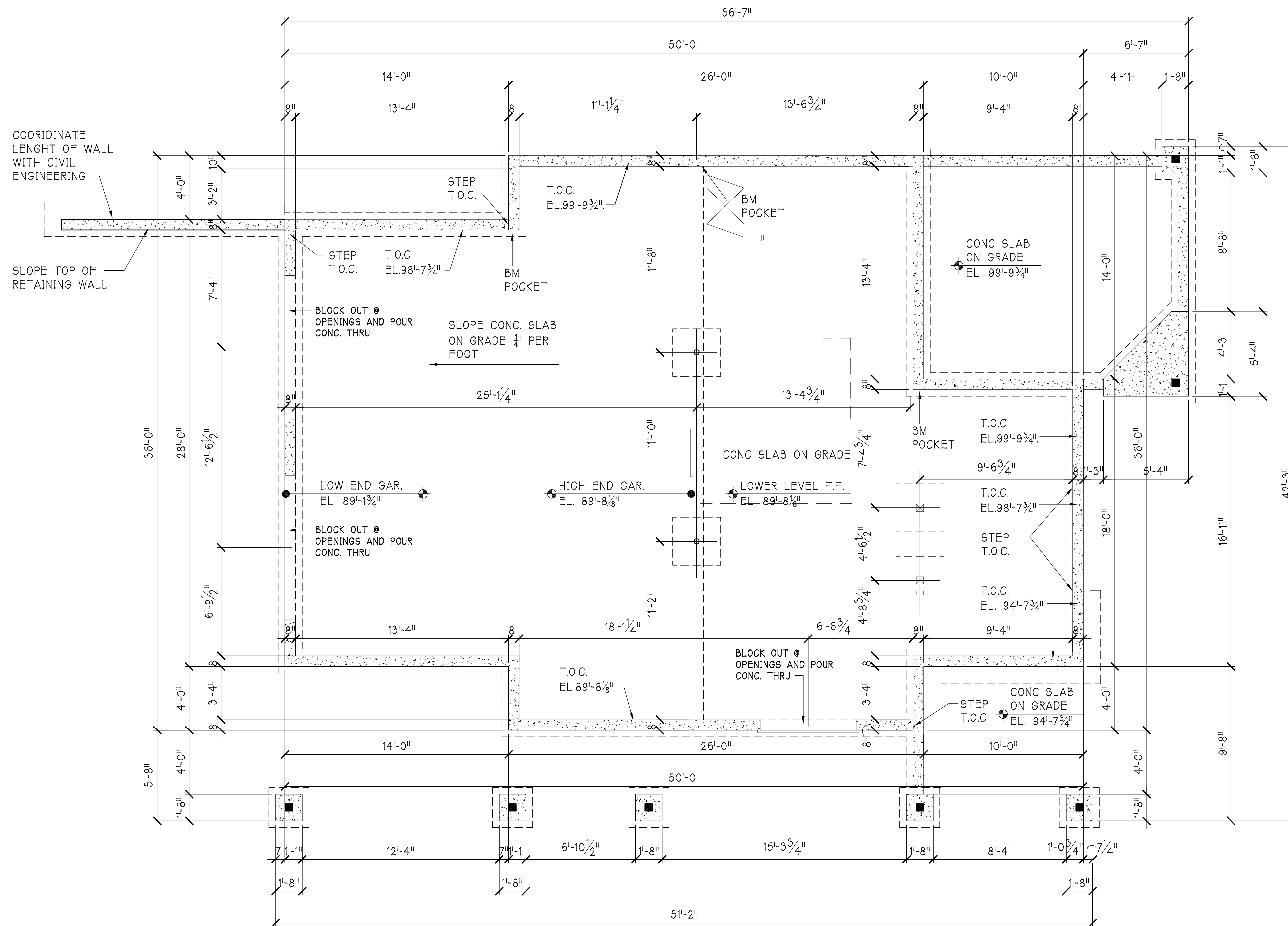
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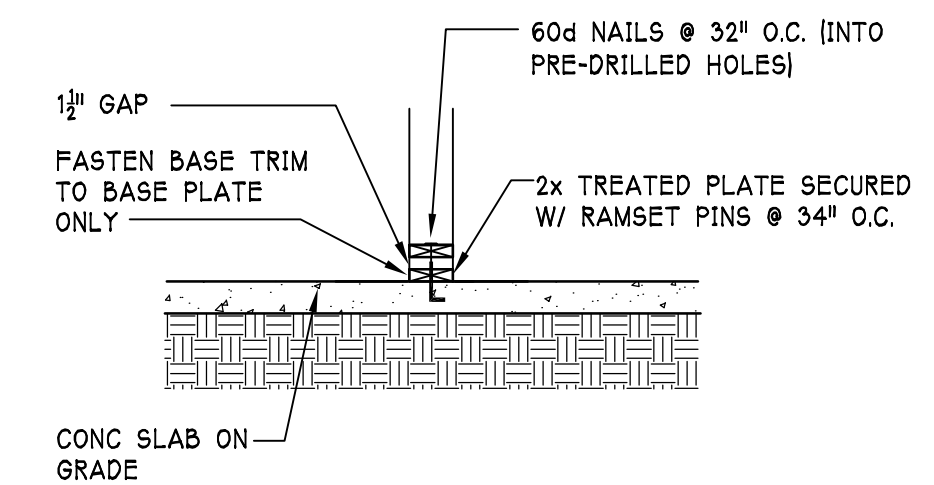
PROJECT #: 1838



1 FOUNDATION LAYOUT
1/4" = 1'-0"

FOUNDATION NOTE:
SOILS REPORT AND FOUNDATION
DESIGN BY LICENSED COLORADO
ENGINEER SHALL BE ON HAND
AT TIME OF FIRST INSPECTION

2 FLOAT WALL DETAIL
1/2" = 1'-0"



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RELEASE: 04.01.19
REV'D:

SHEET
S1.1

PROJECT #: 1838



FOUNDATION LAYOUT

STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH GREEN MOUNTAIN FALLS PLANNING AND INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER TOWN OF GREEN MOUNTAIN FALLS STANDARDS.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY TOWN OF GREEN MOUNTAIN FALLS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

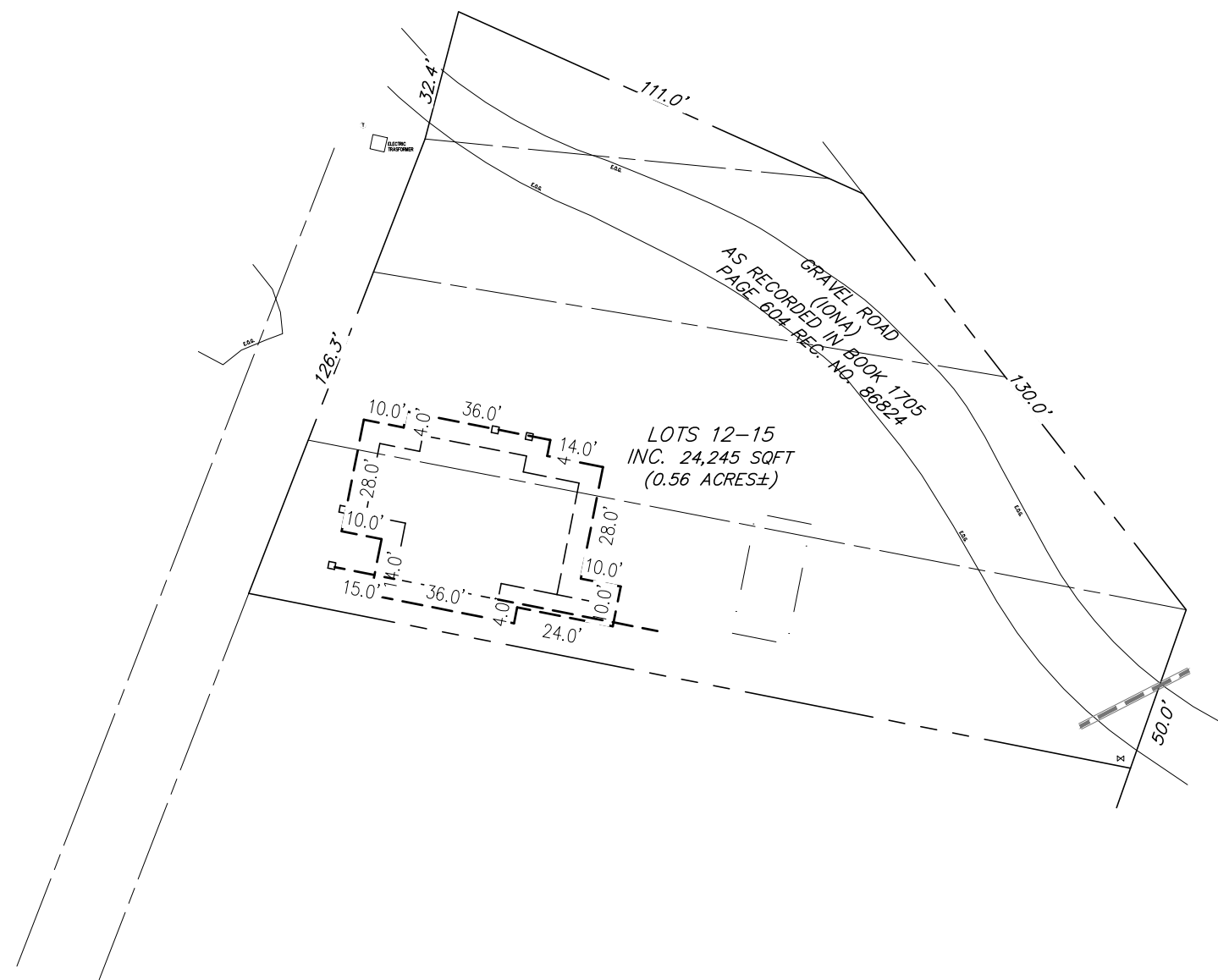
GRADING NOTES:

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM TOWN OF GREEN MOUNTAIN FALLS PLANNING AND A PRECONSTRUCTION CONFERENCE IS HELD WITH INSPECTIONS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE DRAINAGE 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.
- 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.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY GREEN MOUNTAIN FALLS INSPECTIONS IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE IS PENDING ACCESS CONSTRUCTION AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- CUT AND FILL SLOPES EXCEEDING 3:1 ARE DEPICTED ON THE PLANSET. USE OF SLOPES EXCEEDING 3:1 ARE TO BE APPROVED BY PROJECT GEOTECHNICAL ENGINEER PRIOR TO BEGINNING OF CONSTRUCTION. ADDITIONAL SLOPE PROTECTIONS INDICATED IN THE PROJECT GEOTECHNICAL REPORT SHALL BE IMPLEMENTED BY THE CONTRACTOR.
- RECEIVING WATERCOURSE : FOUNTAIN CREEK
- HYDROLOGIC SOILS GROUP (HSG) : 'B' TECOLOTE VERY GRAVELLY SANDY LOAM
- CONSTRUCTION SCHEDULE: 6/3/19 TO 5/30/20

DIXON RESIDENCE

GRADING & EROSION CONTROL PLAN

GREEN MOUNTAIN FALLS, EL PASO COUNTY, COLORADO



SITE MAP
SCALE: N.T.S.

PROJECT ADDRESS:

IONA AVENUE
GREEN MOUNTAIN FALLS, CO

LEGAL DESCRIPTION:

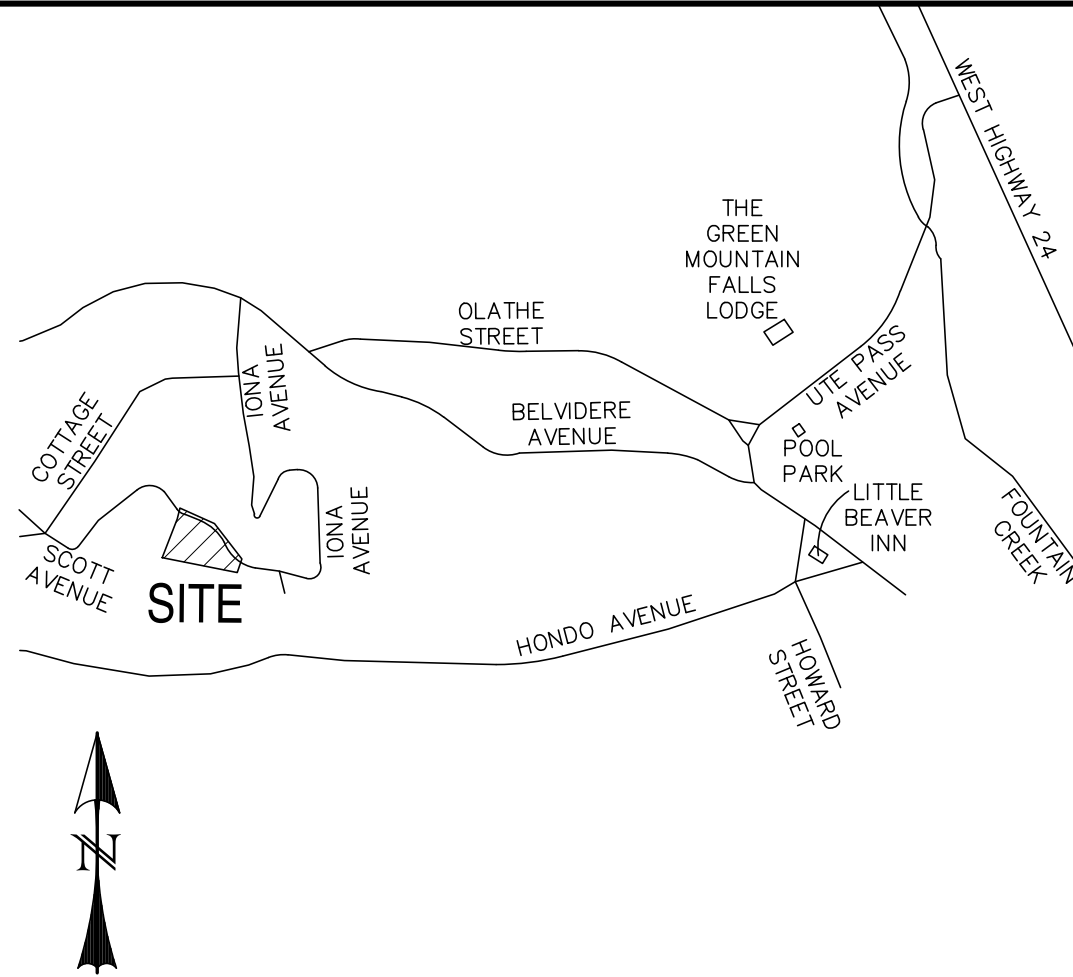
LOTS 12 TO 15 INCLUSIVE, IN BLOCK 27 IN THE THIRD ADDITION TO GREEN MOUNTAIN FALLS, EL PASO COUNTY, COLORADO, EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR ROAD CONVEYED TO TOWN OF GREEN MOUNTAIN FALLS BY DEED RECORDED IN BOOK 1705 AT PAGE 604 UNDER RECEPTION NUMBER 86824 OF THE RECORDS OF EL PASO COUNTY, COLORADO; AND FURTHER EXCEPTING THAT PORTION OF LOTS 12, 13 AND 14, DESCRIBED IN DEED TO WILLIAM STALAY BAGWELL, JR. AND MARY T. BAGWELL RECORDED IN BOOK 1977 AT PAGE 990 UNDER RECEPTION NUMBER 309396 OF SAID COUNTY RECORDS.

BENCHMARK:

PROJECT BENCHMARK: ALL ELEVATIONS ARE BASED ON NAVD88 VERTICAL DATUM

IMPERVIOUS AREA:

LOT SIZE = 24,245 SF
DISTURBED AREA = 9,786 SF
PROPOSED BLDG FOOTPRINT = 1,508 SF
PROPOSED DRIVEWAY AREA = 2,528 SF
EXISTING PERCENT IMPERVIOUS = 0.0% IMPERVIOUS
PROPOSED PERCENT IMPERVIOUS = 16.6% IMPERVIOUS



VICINITY MAP
SCALE: N.T.S.

PROJECT CONTACTS

ENGINEER: CATAMOUNT ENGINEERING
321 HENRIETTA AVENUE, SUITE A
WOODLAND PARK, CO 80866
DAVID MIJARES, PE
(719) 426-2124

OWNER: TODD G. & NANCY S. DIXON
1459 WASHBURN ST.
ERIE, CO 80516-6980

TOWN: TOWN HALL OFFICE
10615 UNIT B GREEN MOUNTAIN FALLS RD.
GREEN MOUNTAIN FALLS, CO 80619
(719) 684-9414

ENGINEER'S STATEMENT

THE 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.

DAVID MIJARES, P.E. NO. 40510
FOR AND ON BEHALF OF CATAMOUNT ENGINEERING

05/31/19

DATE

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 _____ DATE _____

NAME OF DEVELOPER/OWNER: _____

DBA: _____ PHONE: _____

TITLE: _____ EMAIL: _____

NAME: _____ FAX: _____


ADDRESS: _____

GREEN MOUNTAIN FALLS APPROVAL:

SHEET INDEX:

COVER SHEET 1 OF 3
SITE PLAN 2 OF 3
EROSION CONTROL DETAILS 3 OF 3

REV.	DESCRIPTION	DATE	BASIS OF BEARINGS	PREPARED FOR:	DESIGNED BY:	DRAWN BY:	DIXON RESIDENCE
				TODD G. & NANCY S. DIXON	DLM	DBM	
				1459 WASHBURN ST ERIE, CO 80516-6980	N/A	04/02/19	
					JOB NUMBER	SHEET	
					19-195	1 OF 3	GRADING & EROSION CONTROL PLAN

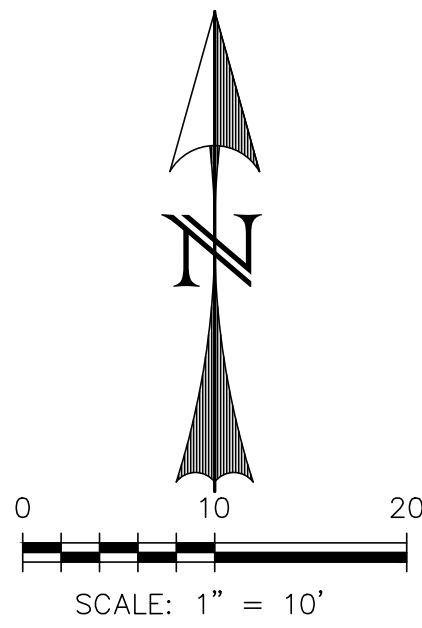


Know what's below.
Call 72 hours before you dig.
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www.call811.com

Survey Control Point as shown hereon.
All elevations are based upon NAVD88 vertical datum.

CATAMOUNT ENGINEERING

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WOODLAND PARK, CO 80866
PO BOX 221
(719) 426-2124



LEGEND

EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
CURB AND GUTTER	C&G
EASEMENT	ESMT
BOUNDARY	
RIGHT-OF-WAY	
LOT LINE	
EASEMENT	
SETBACK	
(E) CONTOUR, INDEX	6860
(E) CONTOUR	6860
(E) STORM SEWER, INLET, MH	
(E) LANDSCAPE PLANT	
(P) CONTOUR, INDEX	6860
(P) CONTOUR	
(P) STORM SEWER, INLET, MH	
CURB TYPE CALL-OUT	TYPE
SILT FENCE	SF
CONCRETE WASHOUT	CW
SEDIMENT CONTROL LOG	SCL
(P) SWALE	
ROLLED EROSION CONTROL PRODUCT	RECP
LIMITS OF DISTURBANCE/GRADING	
ROCK SOCKS	RS
(E) OVERLAND FLOW DIRECTION	

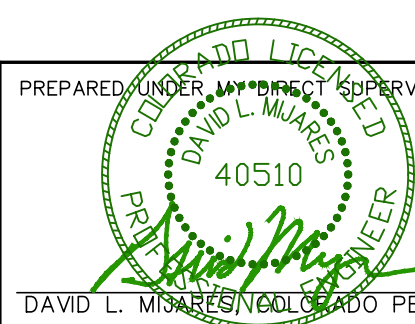
NOTE:

- THE LOCATION OF SOIL STOCKPILE(S), STAGING AREA, AND TEMPORARY DISPOSAL AREA SHALL BE DETERMINED BY THE CONTRACTOR. APPROPRIATE EROSION CONTROL BMP MEASURES SHALL BE FOLLOWED FOR EACH.

REV.	DESCRIPTION	DATE



PREPARED FOR:
TODD G. & NANCY S. DIXON
1459 WASHBURN ST
ERIE, CO 80516-6980



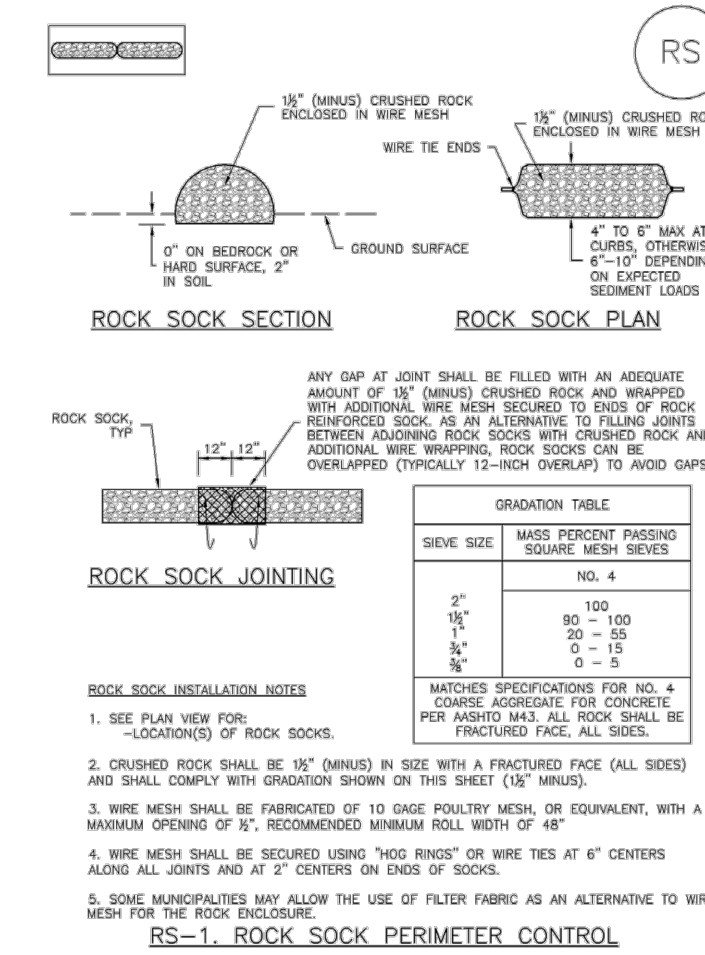
PREPARED BY: DAVID L. MISSETT
FOR AND BEHALF OF CATAMOUNT ENGINEERING.
05/31/19
DATE



DIXON RESIDENCE
SITE GRADING PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: N/A	DATE: 04/02/19
JOB NUMBER: 19-195	SHEET: 2 OF 3

SC-5 Rock Sock (RS)



RS-2 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Rock Sock (RS) SC-5

ROCK SOCK 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 SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.

5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 8" OF THE PERIMETER OF THE ROCK SOCK.

6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

7. WHEN ROCK SOCKS HAVE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

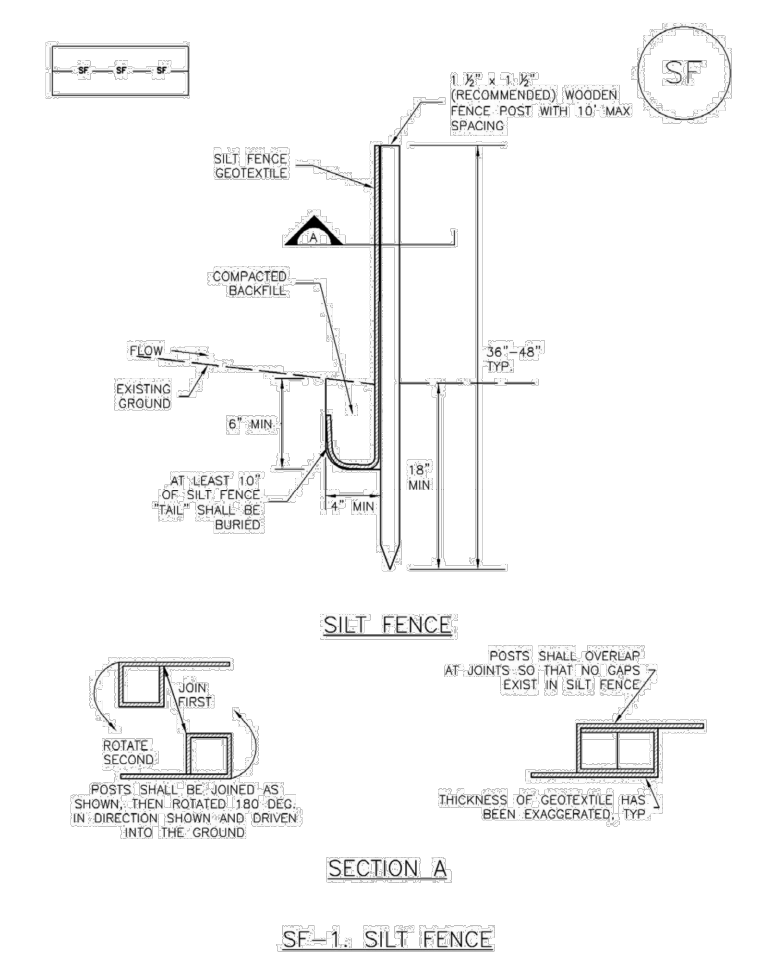
(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AUSTIN, TEXAS; NOT AVAILABLE IN AUTOSCAD)

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

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW CONVENTIONAL, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER AVAILABLE PROPERLY DESIGNED PRODUCTS ON THE MARKET. VARIOUS OTHER METHODS FOR ROCK SOCKS ARE AVAILABLE. THE MANUFACTURER'S INSTRUCTIONS, INCLUDING THE PROPER INSTALLATION, MAINTENANCE, AND REMOVAL METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE BMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

November 2010 Urban Drainage and Flood Control District RS-3
Urban Storm Drainage Criteria Manual Volume 3

Silt Fence (SF) SC-1



SF-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Silt Fence (SF) SC-1

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER INFILTRATION. SILT FENCE 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. A. UPSTREAM OF A 4" AND ANCHOR TRENCH SHALL BE EXCAVATED UPSTREAM OF SILT FENCE INSTALLATION. EXCAVATION SHALL BE 12" DEEP, 12" WIDE, AND 12" LONG. B. DOWNSTREAM OF A 4" AND ANCHOR TRENCH SHALL BE EXCAVATED DOWNSTREAM OF SILT FENCE INSTALLATION. EXCAVATION SHALL BE 12" DEEP, 12" WIDE, AND 12" LONG.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE SLOPES. THERE SHOULD BE NO NOTICABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE SLOPES.

5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE SLOPES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE SLOPE.

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J" SHOCK. THE "J" SHOCK, EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 30').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE 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. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 4".

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 PERIMETER CONTROL BMP.

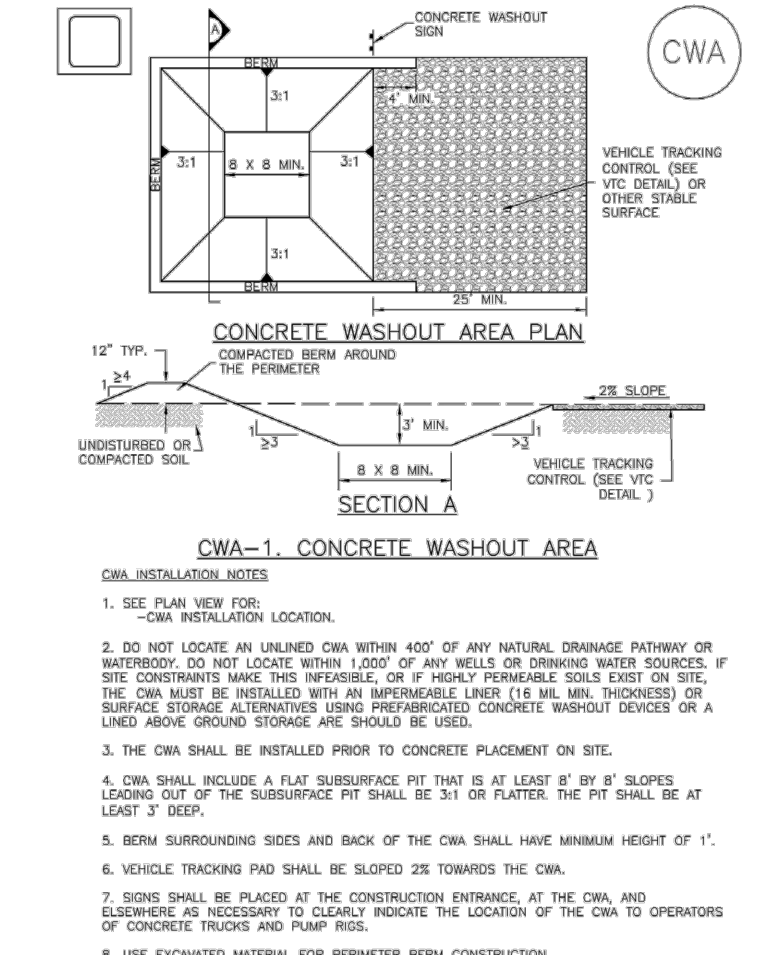
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AUSTIN, TEXAS; NOT AVAILABLE IN AUTOSCAD)

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

SF-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Concrete Washout Area (CWA) MM-1



CWA-3 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Concrete Washout Area (CWA) MM-1

CONCRETE WASHOUT 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. THE CWA SHALL BE REMOVED, CLEANED, OR CLEANED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WHEEL-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE CWA HAS BEEN PLACED.

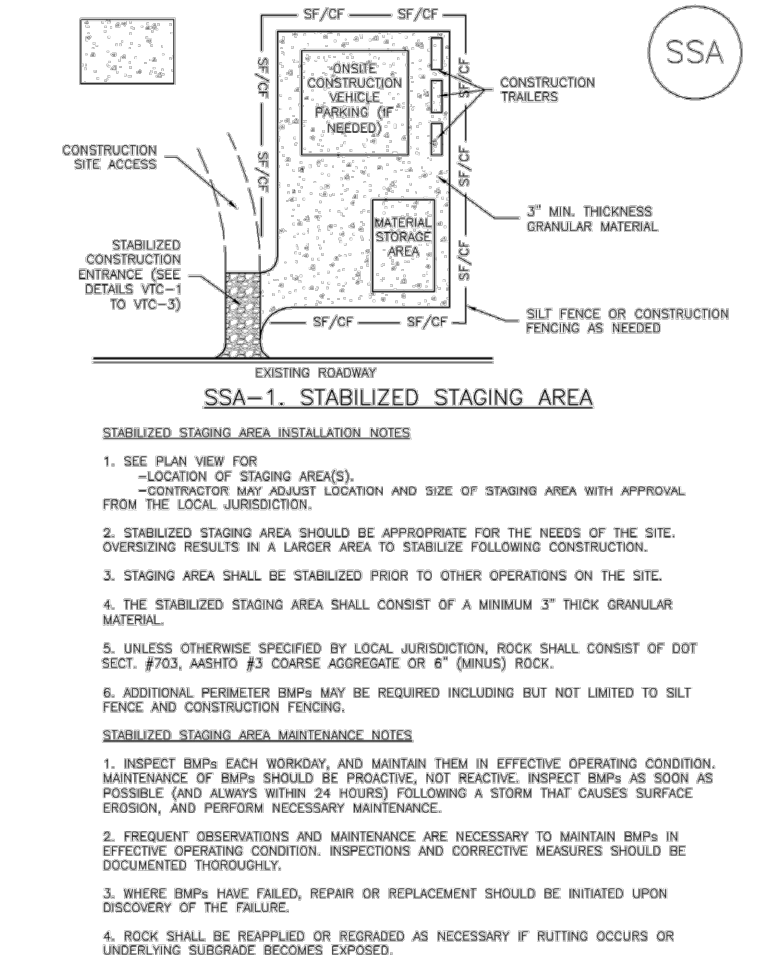
7. WHEN THE CWA IS FINISHED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM BOULDER COUNTY, COLORADO AND CITY OF AUSTIN, TEXAS; NOT AVAILABLE IN AUTOSCAD)

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

CWA-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Stabilized Staging Area (SSA) SM-6



SSA-3 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Stabilized Staging Area (SSA) SM-6

STABILIZED STAGING AREA MAINTENANCE NOTES

1. SEE PLAN VIEW FOR: -LOCATION OF STAGING AREA. -COORDINATOR 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. DISTURBANCE BETWEEN 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 CONSIDER OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. 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.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

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.

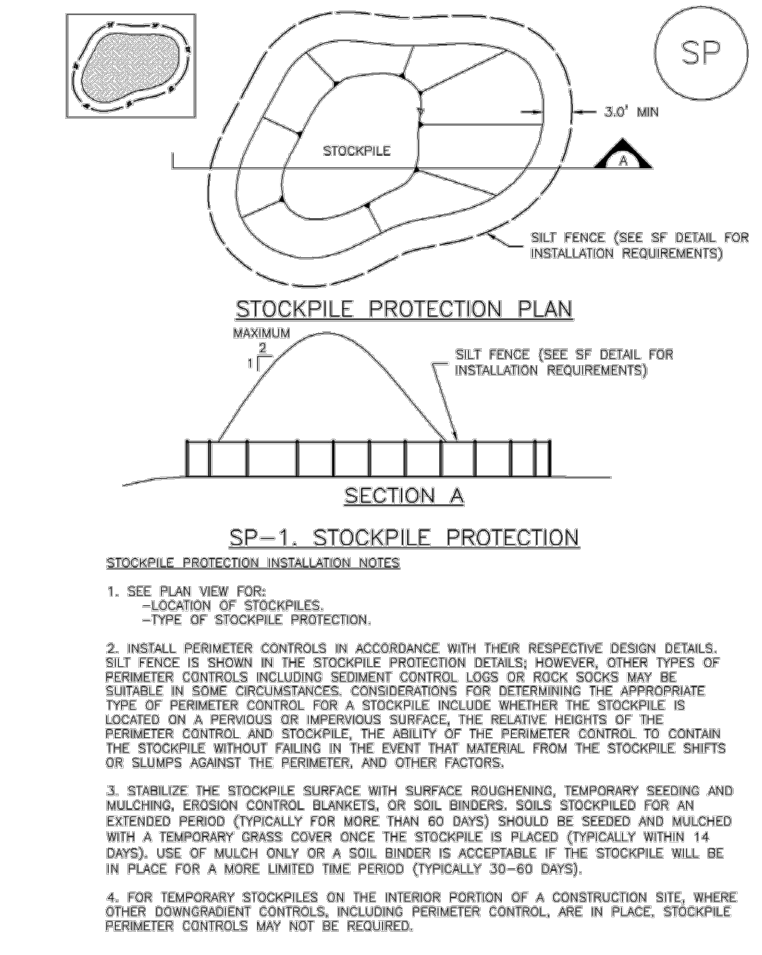
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REPLACED OR REGENERATED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBSTRATE BECOMES EXPOSED.

(DETAILS ADAPTED FROM BOULDER COUNTY, COLORADO; NOT AVAILABLE IN AUTOSCAD)

SSA-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Stockpile Management (SP) MM-2



SP-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Stockpile Management (SM) MM-2

STOCKPILE PROTECTION MAINTENANCE NOTES

1. SEE PLAN VIEW FOR: -LOCATION OF STOCKPILE. -TYPE OF STOCKPILE. -COORDINATOR MAY ADJUST LOCATION AND SIZE OF STOCKPILE WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. DISTURBANCE BETWEEN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

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6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

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 (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

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3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. IF PERIMETER PROTECTION MUST BE ADDED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

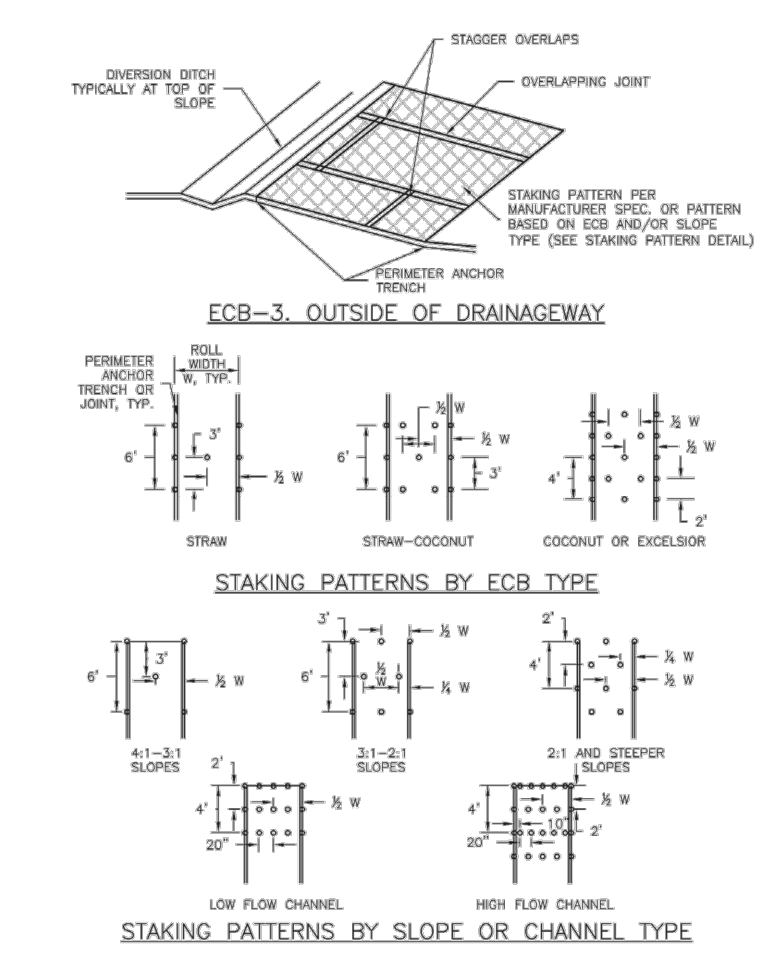
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM BOULDER COUNTY, COLORADO; NOT AVAILABLE IN AUTOSCAD)

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

SP-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Rolled Erosion Control Products (RECP) EC-6



RECP-9 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Rolled Erosion Control Products (RECP) EC-6

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -TYPE OF EROSION CONTROL. -COORDINATOR MAY ADJUST LOCATION AND SIZE OF EROSION CONTROL WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. DISTURBANCE BETWEEN 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 CONSIDER OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. 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.

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EROSION CONTROL BLANKET MAINTENANCE NOTES

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3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. EROSION CONTROL BLANKET SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY EROSION CONTROL BLANKET OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REPLACED. ANY SUBGRADE AREAS BELOW THE EROSION CONTROL SHALL BE EXPOSED TO CREATED A VOID UNDER THE BLANKET, OR THE REMOVAL OF THE BLANKET SHALL BE REQUESTED.

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

(DETAILS ADAPTED FROM BOULDER COUNTY, COLORADO AND TOWN OF PARKER, COLORADO; NOT AVAILABLE IN AUTOSCAD)

RECP-8 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Rolled Erosion Control Products (RECP) EC-6

EROSION CONTROL BLANKET MAINTENANCE NOTES

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5. ANY EROSION CONTROL BLANKET OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REPLACED. ANY SUBGRADE AREAS BELOW THE EROSION CONTROL SHALL BE EXPOSED TO CREATED A VOID UNDER THE BLANKET, OR THE REMOVAL OF THE BLANKET SHALL BE REQUESTED.

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

(DETAILS ADAPTED FROM BOULDER COUNTY, COLORADO AND TOWN OF PARKER, COLORADO; NOT AVAILABLE IN AUTOSCAD)

RECP-9 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

REV.	DESCRIPTION	DATE
1		

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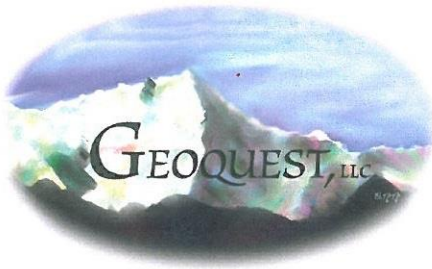
PREPARED FOR:
TODD G. & NANCY S. DIXON
1459 WASHBURN ST
ERIE, CO 80516-6980

PREPARED UNDER THE DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. WILSON
COLORADO PE #40510
05/31/19
DATE

CATAMOUNT ENGINEERING
PO BOX 221, WOODLAND PARK, CO 80866, (719) 426-2124

DIXON RESIDENCE
GRADING & EROSION CONTROL PLAN
DETAIL SHEET

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: N/A	DATE: 04/02/19
JOB NUMBER: 19-195	SHEET: 3 OF 3



17 July 2019

6825 Silver Ponds Heights #101
Colorado Springs, CO 80908
(719) 481-4560

Paramount Homes
9810 Rising Eagle Place
Colorado Springs, Colorado 80908

Re: Open Hole Soil Investigation, GQ #19-0133
Lots #12-15, Block #27,
Third Addition to Green Mountain Falls Subdivision,
11045 Iona Avenue,
El Paso County, Colorado

Dear Paramount Homes,

Pursuant to your request, we performed an Open Hole Soil Investigation at the above referenced site on July 10, 2019. This observation revealed that the soil supporting the foundation installation is predominately medium-to-coarse grained decomposed granite. This material consists of moderate-to-high density sand. The cohesion and plasticity are low. The clay content is low. The soil moisture is low. The material is red to brown in color. A maximum allowable bearing capacity for the soil on this site is not greater than **1,500 pounds per square foot**.

A suitable foundation for the single-family residence is a configuration of foundation components resting directly on undisturbed native soil materials. These foundation components shall be placed a minimum depth of 30 inches below the final grade elevation for frost protection; piers may need to be installed deeper. Place a positive slope of 6 inches in the first 10 feet away from the location of the foundation components to allow drainage to flow away from the foundation members.

Material specifications and reinforcing for the foundation shall be determined by the Foundation Design Engineer.

Perimeter drains are required.

Sincerely,

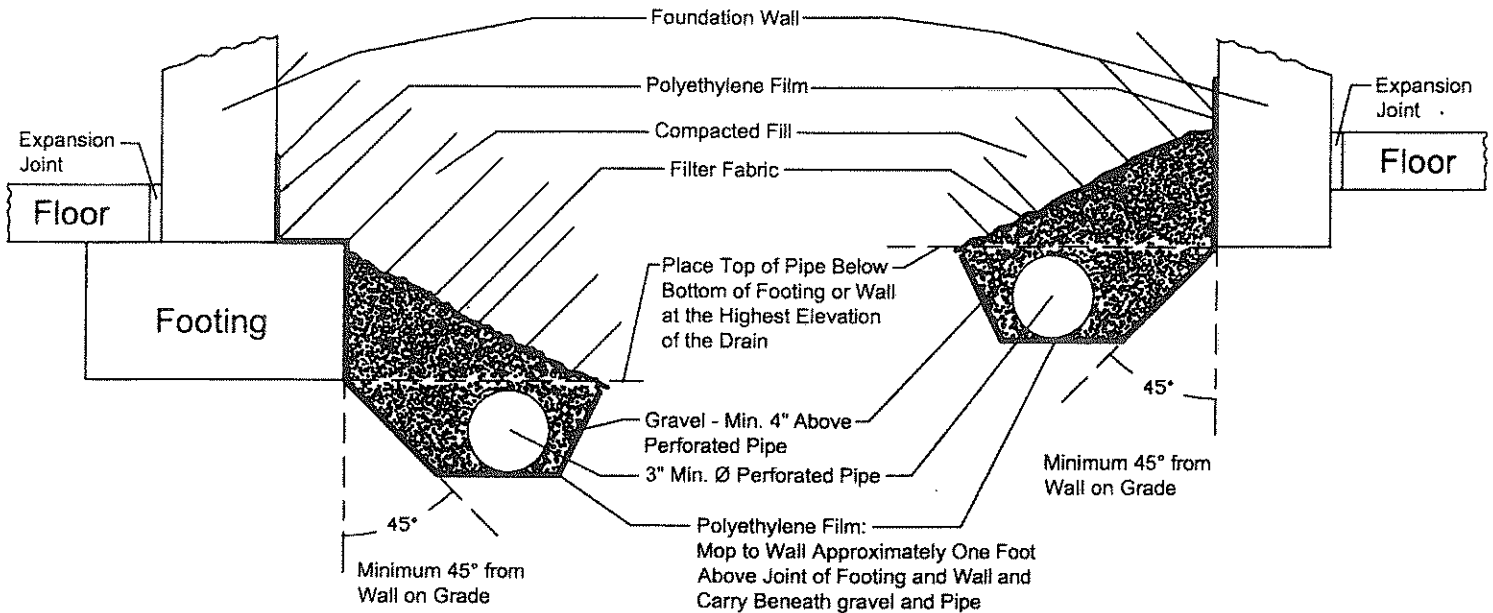
Charles E. Milligan, P.E.
Civil Engineer

Attachment: Exterior Drain Detail

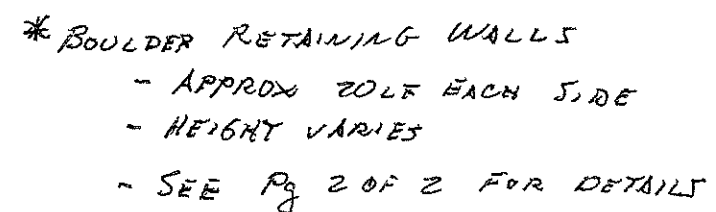


SPREAD FOOTING TYPE

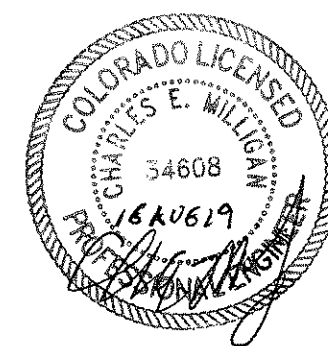
WALL ON GRADE TYPE



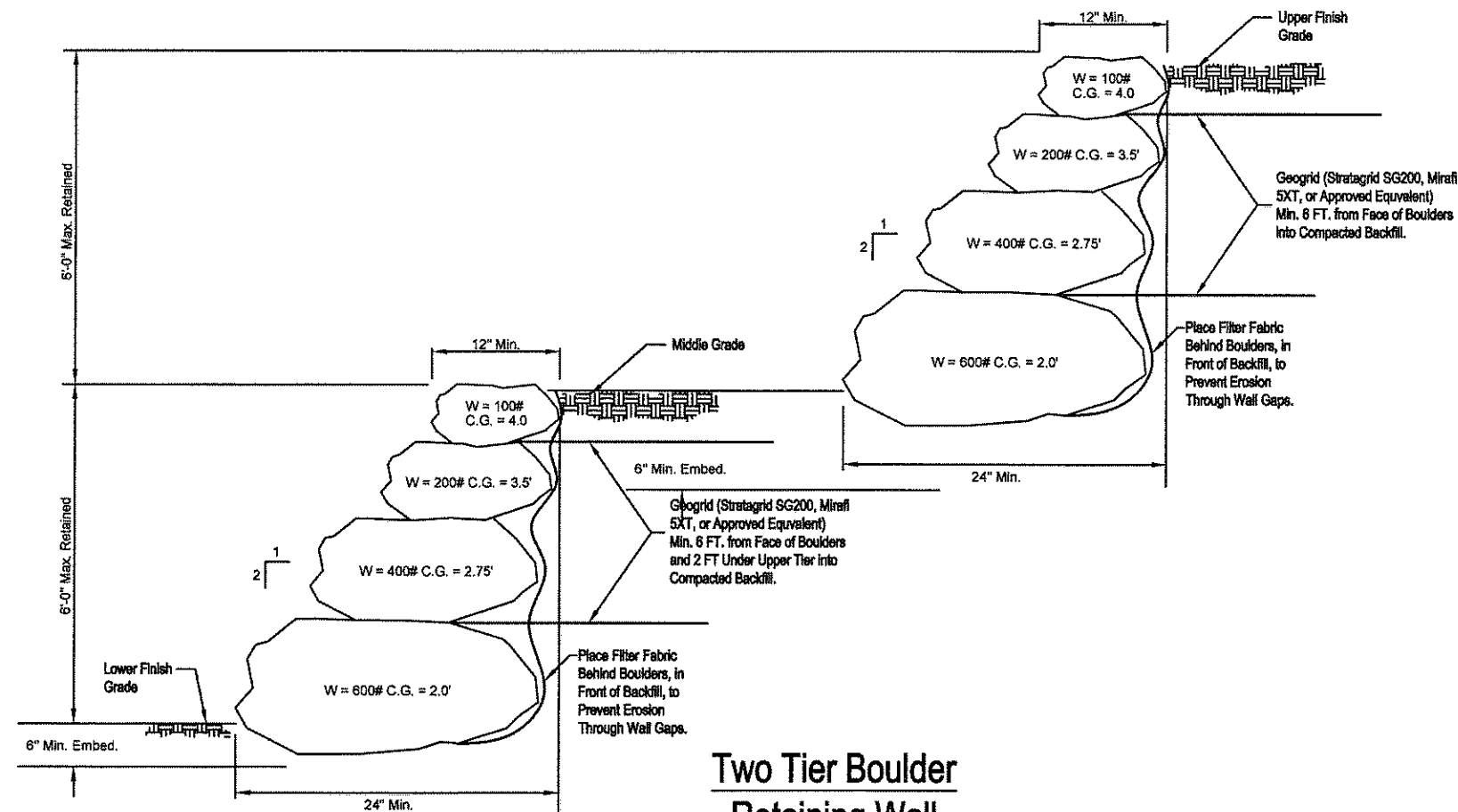
1. Gravel to be Not More Than 1-1/2" and Not Less Than 1/2" Diameter.
2. Perforated Pipe Diameter Varies With Expected Seepage. 3"Ø and 4"Ø are Most Common. ABS and PVC are Most Common Materials for Pipe.
3. Pipe to be Laid out in a Minimum Slope of 1" in 10'.
4. Gravity Outfall is Desired if Possible. Portion of Pipe in Area Not Drained Shall be Non-Perforated. Daylight Must be Maintained Clear of Debris in Order to Function Properly.
5. If Gravity Outfall is Not Possible, Provide a Sump With Operational Pump. Pump May Not Connect to Any Sanitary or Storm Sewer.
6. Soil Backfill Should be Compacted to at Least 80% of the Modified Proctor Denisty in the Upper Three Feet of Fill.
7. Filter Fabric to be Mirafi 140s or Approved Equivalent. Roofing Felt and Sheet Plastic are Not Acceptable.
8. Drain Pipe Shall be Laid Below Protected Area, as Shown in The Detail Above.
9. Mop Polyethylene Film to Wall Approximately One Foot Above Joint of Footing and Wall and Carry Beneath Gravel and Pipe.
10. The Polyethylene Film Shall be Continued to the Edge of the Excavation.



OFFICE: (719) 481-4560
FAX: (719) 481-9204

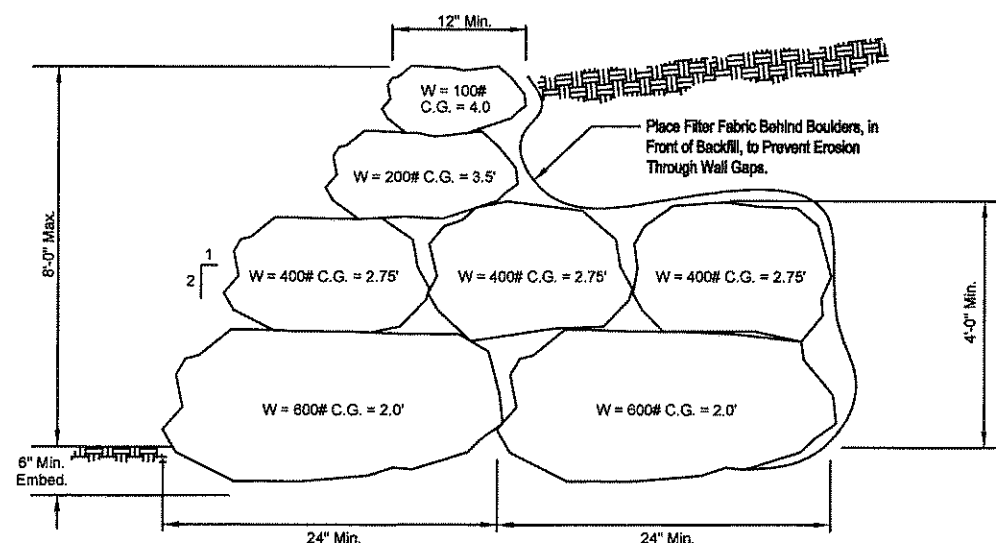


El Paso County, Colorado



Two Tier Boulder Retaining Wall
(Not to Scale)

Note: Single Tier Wall With Reinforcing Is The Same as One Tier of The Two Tier Wall Detail



Boulder Wall w/ No Geogrid Reinforcement
(Not to Scale)

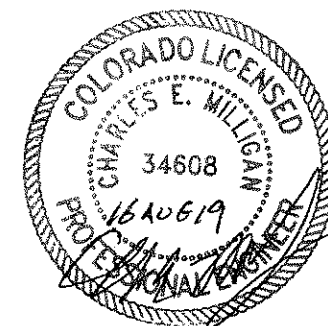
NOTES:

1. Shape of Boulders will Vary. Thickness will Vary. Critical Dimension is Distance from Front to Back of Boulder.
2. Backfill to be Granular Material Compacted to 90% Modified Proctor Density Minimum. Backfill and Compact in 12 IN. Lifts. Grade Soil to Direct Surface Water Away from Backfill to Avoid Saturating Backfill and/or Erosion of Backfill.
3. Installation of Boulder Retaining Wall is Generally Best Left to Individuals Skilled in Such Work. Placement of Rocks for Proper Balance and Interlocking is Crucial to Stability and Long-Term Performance of Wall. Refer Questions to Engineer or Qualified Contractor.

GEOQUEST, LLC.

6825 SILVER PONDS HEIGHTS
SUITE 101
COLORADO SPRINGS, CO
80908

OFFICE: (719) 481-4560
FAX: (719) 481-9204



Project: 19-0133

Sheet: 2 of 2

Date: 14 Aug 2019

Scale: N.T.S.

Drawn by: cem

Checked by: cem

Project Name and Address

Paramount Homes

Retaining Walls
11045 Iona Avenue
El Paso County, Colorado

PLANNING COMMISSION AGENDA MEMO

DATE: January 9, 2020	AGENDA: January 14, 2020	SUBJECT:
Presented by: Julia Simmons		PR2020-01, Plan Review for Retaining Walls, 11045 Iona Avenue

Planning Commission Action:

Approve, approve with conditions, or disapprove Plan Review 2020-01

Background:

Paramount Builders, on behalf of their clients, Todd and Nancy Dixon, submitted a Plan Review Application PR2019-08 and Erosion Control Plan Application ECP2019-02 on April 8, 2019 (**Attachment 1**) including site plans for retaining walls on the property.

The Planning Commission considered the item at its April 23, 2019 regular meeting and recommended a third-party, on-call engineer review the grading and erosion control plans. Kiowa's Rich Wray approved an amended erosion control and grading plan on June 5, 2019 (**Attachment 2**).

In an October 16, 2019 email, Paramount Builders sent a 10 July 2019, Geoquest Open Hole Soil Investigation (**Attachment 3**) and a 14 August 2019 retaining wall site plan (**Attachment 4**). Paramount Builders later clarified that the approved site plan designs showed the retaining walls at a maximum height of 4-feet. However, during site construction, the builder determined that the proposed retaining walls would be insufficient for the existing topography.

The Pikes Peak Regional Building compliance officer contacted GMF Town Hall to state that due to construction without a permit, a stop-work order was issued. Once the retaining wall permit was approved it would be lifted. On November 20, 2019, an RBD Permit Technician emailed Town Hall that the new retaining wall plan and engineering report had been accepted and approved, but that it would still require GMF Zoning to close the permit.

Staff Findings:

Town Clerk received the signed Plan Review Application and appropriate filing fee of \$125 on December 18, 2019 (**Attachment 5**).

Planning staff was unable to grant the Applicant and PPRBD request for administrative approval due to provisions in the GMF Land Use Code that require a full Planning Commission public hearing. Understandably, this has caused the Applicant some inconvenience in closing the permit with PPRBD. The updated retaining wall site plans, built on or around September 1, 2019, is before the Planning Commission for consideration.

[GMF Land Use Code §16-705\(b-d\), Building permits; architectural review](#), establishes the design review policies, requirements, and procedure for which the Commission should direct its review (**Attachment 6**).

The applicant's lot size is listed as 22,355 sq ft on the El Paso County Assessor's site, which falls under the zoning designation R-1 20,000 Single-Family Residential District, in [§16-307](#) (**Attachment 7**).

Staff did not receive a narrative letter of intent nor project description with which to create a Staff Report. However, the following explanation was received in a 22 October 2019 email from a Paramount Builders project manager, Kim Trobee:

In the southwest corner of the clients' property, it became necessary to build a portion of our boulder walls taller than what was indicated in our approved drainage and erosion control plan, in that some of the topographic elevations in that southwest corner were incorrect. It's not uncommon for topo maps to be at least somewhat incorrect in places. This work has already been done, in that we did not anticipate needing planning and zoning approval. We apologize if this was a mis-step on our part. If you look at the approved drainage and erosion control plan, and you look at the retaining wall document, you can see that the rock wall locations do not change - they overlay perfectly.

We did not change the location of the rock walls, we simply made approximately 20' of wall coming off the southwest corner, in both directions, taller. Because the walls are taller than 4', engineering is required, which was obtained from our soils engineer, and is the document that we've submitted to you as well. From a planning/ zoning perspective, the change is inconsequential - the location of the walls did not change, nor did the house. The only thing that changed was the height of the walls for approximately 20' in either direction of the southwest corner of the lot.



The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819
(719) 684-9414 www.gmfco.us

2019 APPLICATION –PLAN REVIEW

*Payment to Town Clerk due 10 days prior to a Planning Commission meeting to ensure placement on the Agenda

*Must be accompanied by a site plan, and appropriate town permit application for the work to be completed, if applicable

*all plans should be submitted to the town clerk (in electronic form) at time of payment

APPLICANT/LAND OWNER: Todd and Nancy Dixon

MAILING ADDRESS: 1459 Washburn Street

Erie, CO 80516-6980

PHONE NUMBER: 303-918-9443 EMAIL ADDRESS: tgdxon1961@gmail.com

SITE ADDRESS OR ASSESSOR PARCEL NUMBER: 11045 Iona Ave. Green Mountain Falls, CO

DATE WORK IS TO BE STARTED: 9/1/19 COMPLETED: 9/14/19

BRIEF PROJECT DESCRIPTION: Retaining walls were originally planned for 4 feet.

On the date of the build, it was necessary to change the height to 10 feet. This is a request for approval of those plans so a permit can be obtained from PPRBD.

*If the project includes road work, an Erosion Control Plan/Grading Permit may be required.

CSR president, Paramount Homes
SIGNATURE TITLE

DATE 12/10/19

*Reference [Sections 16-705, 707, and 715, Sections 17-81, 85, 100](#) of Green Mountain Falls Municipal Code

Fee can be found in the current year fee schedule on our website under Forms

Examples of required Permits:

Fence Permit, Grading Permit (with erosion control plan), Revocable Permit,

Business License – to work in the Town of Green Mountain Falls

For office use:

Fee Amount: _____ Date Collected: (due 10 days before PC meeting) _____

Payment Type: _____

Independent Engineering Review Date (if applicable) : _____

Planning Commission Action/Date (attach minutes) : _____

BOT Approval Date: _____

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

- (a) Purpose. The purpose of architectural review is to ensure that high standards of design are maintained for all residential, business and commercial buildings and uses in development and construction in the Town. Anyone seeking to renovate the exterior of, add to or construct a new building shall be subject to Planning Commission approval anywhere within the Town. In promoting the general purposes of this Land Use Code, the specific intent of this Section is to:
- (1) Protect the historic and architectural qualities of the Town's building stock;
 - (2) Promote development and building consistent with the policies of the Comprehensive Plan;
 - (3) Promote a consistent standard in architectural design and the construction of aesthetically pleasing structures;
 - (4) Improve the general quality of the environment and promote conservation of natural and manmade resources of the Town;
 - (5) Encourage land uses which are orderly, functionally efficient, healthful, convenient to the public and aesthetically pleasing;
 - (6) Encourage development of safe and attractive residential areas that are compatible with existing historical development in a variety of housing styles;
 - (7) Encourage the construction of safe, convenient and attractive commercial facilities and residences;
 - (8) Promote neighborhood integrity by congruity in architecture and cohesiveness in style;
 - (9) Encourage the preservation of the Town's early styles of architecture; and
 - (10) Promote visual relief throughout the community by preservation of mountain vistas, creation of open space and variation of styles of architecture.
- (b) Design review policies. There are two (2) areas of policy in which the Planning Commission directs its review. The guidelines for each of these policy areas are intended to provide general direction to an applicant coming before the Planning Commission. The policies are:
- (1) Building design and function.
 - a. Building design. Buildings should demonstrate compatibility in materials and consistency in style throughout all exterior elevations. Building components, such as windows, doors, arches and parapets, should have proportions appropriate to the architecture of the structure.
 - b. Additions. All additions should relate to the existing building in design, details, colors and materials.
 - c. Energy efficiency. Buildings should be designed and oriented to maximize energy efficiency and conservation.
 - d. Color. Building color should complement architectural details and blend with surrounding buildings or dominant structures and should be appropriate to the architectural style proposed.
 - e. Historical significance. Plans should show consideration for historical elements, if any, of significance existing on the site.
 - (2) Site and neighborhood compatibility.
 - a. Relation to site. Buildings should be designed to relate to the existing landforms and the contours of the site and present an integrated appearance.
 - b. Neighborhood compatibility. Buildings should have a harmonious relationship with the surrounding neighborhood. Significant factors in establishing this relationship are a sense of scale, roof-lines, colors and materials.
- (c) Requirements.
- (1) Materials.

- a. The use of natural materials (wood and stone) for the exterior surfaces of all buildings and other structures is encouraged. Corrugated metal, plastic and fiberglass are prohibited.
 - b. Vinyl and aluminum siding that meet the requirements of the Uniform Building Code are allowed, provided that the installation results in a uniform appearance absent of buckling and drooping.
 - c. Exterior nontextured concrete block and concrete walls (nontextured) must be covered with a veneer, stucco or other surfacing. Paint is not an acceptable cover.
 - d. All roof surfaces shall meet the requirements of the Uniform Building Code. Corrugated metal, plastic and fiberglass are not permitted. Class A roof coverings are recommended for fire resistance. Color selection to be approved prior to permit issuance.
- (2) Colors. Natural wood or earth tones (i.e., dark shades of brown or green) for exterior surfaces are encouraged.
- (3) Trees shall not be removed on any lot except as follows:
 - a. Actual land occupied for buildings plus a fifteen-foot clearance strip adjacent to the perimeter thereof;
 - b. On off-street parking areas and driveways providing access thereto; or
 - c. Diseased trees, trees damaged by natural causes and other trees which interfere with utility lines.
- (d) Procedure.
 - (1) The Town Clerk shall forward plans and drawings for the proposed construction of all residential, business, commercial, public and semi-public structures, including its accessory uses and structures, to the Planning Commission for its review.
 - (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.
 - (3) The Board of Trustees, after review and recommendation by the Planning Commission, may vary the requirements of this Section if the same may be granted without substantial detriment to the compatibility with surrounding uses and natural land features.

(Ord. 97-01)

Sec. 16-307. - R-1 20,000 Single-Family Residential District.

- (a) The R-1 20,000 Single-Family Residential District is the large-lot residential zoning category for residential land which has moderate to severe topographic or geological conditions which may subject the property to special requirements imposed by the HO Hillside Overlay Zone and preclude smaller-lot development of single-family dwellings. The specific intent of this Section is to:
 - (1) Encourage the development and continued use of the existing and/or surrounding residential uses without inducing undue hazards to public health or safety; and
 - (2) Prohibit any uses which would substantially interfere with the use and enjoyment of existing and/or future residential use within the Town.
- (b) Permitted principal uses: single-family dwellings.
- (c) Uses requiring special approval (special uses):
 - (1) Educational institutions;
 - (2) Religious institutions;
 - (3) Public buildings; and
 - (4) Parks and playgrounds.
- (d) Development requirements:
 - (1) Minimum lot area: twenty thousand (20,000) square feet,
 - (2) Minimum frontage: one hundred (100) feet.
 - (3) Minimum lot width: one hundred (100) feet at front building setback line.
 - (4) Setback requirements:
 - a. front, fifteen (15) feet;
 - b. side, ten (10) feet; and
 - c. rear, ten (10) feet.
 - (5) Maximum building height: thirty-five (35) feet.
- (e) Accessory uses and buildings: refer to Article VI of this Land Use Code.
- (f) Off-street parking: refer to Section 16-604.
- (g) Permitted signs: refer to Article IV of this Land Use Code.
- (h) All buildings, structures and uses shall conform to the requirements of Section 16-705.

(Ord. 97-01; Ord. 02-2002, §1)

PLANNING COMMISSION AGENDA MEMO

DATE: 13 January 2020	AGENDA NO. 14 Jan 20	SUBJECT:
Presented by: Julia Simmons		PR2020-02, New Deck

Planning Commission Action:

Approve, approve subject to conditions, or disapprove PR2020-02

Background:

The Plan Review before the Commission is for PR2020-02 for a new deck and stairway footprint at 10770 Florence Avenue. The Applicant, Mr. Mike Penman, is presenting site plans on behalf of the owners, Mr. Jesse Stroope and Mr. Phil Morris.

Staff Findings:

The Applicant filed a signed application with site plans and filling fees on 10 January 2020. The property at 10770 Florence Avenue is listed on the El Paso County Assessor's website as belonging to Mr. Morris, with a lot size of 22,976 SF.

The Applicant did not submit a letter of intent or project description. However, Staff's understanding is that the deck will adjoin the primary, permitted deck structure that is compliant with existing code. The site plan drawing shows setbacks, materials, and proposed design.

Included for PC review are §16-705 and §16-307 of the GMF LU Code.



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*Must be accompanied by a site plan, and appropriate town permit application for the work to be completed, if applicable

*all plans should be submitted to the town clerk (in electronic form) at time of payment

APPLICANT/LAND OWNER: Jesse Strooge / Phil Morris

MAILING ADDRESS: 6901 Acorn Drive

Oklahoma City OK 73151

PHONE NUMBER: 405-760-1094 EMAIL ADDRESS: jessestrooge@yahoo.com

SITE ADDRESS OR ASSESSOR PARCEL NUMBER: 10770 Florence

DATE WORK IS TO BE STARTED: 1/20/20 COMPLETED: _____

BRIEF PROJECT DESCRIPTION: Addition to existing deck

*If the project includes road work, an Erosion Control Plan/Grading Permit may be required.

SIGNATURE Jesse Strooge TITLE _____
DATE 1/8/2020

*Reference [Sections 16-705, 707, and 715, Sections 17-81, 85, 100](#) of Green Mountain Falls Municipal Code
Fee can be found in the current year fee schedule on our website under Forms

Examples of required Permits:

Fence Permit, Grading Permit (with erosion control plan), Revocable Permit,
Business License – to work in the Town of Green Mountain Falls

For office use:

Fee Amount: _____ Date Collected: (due 10 days before PC meeting) _____

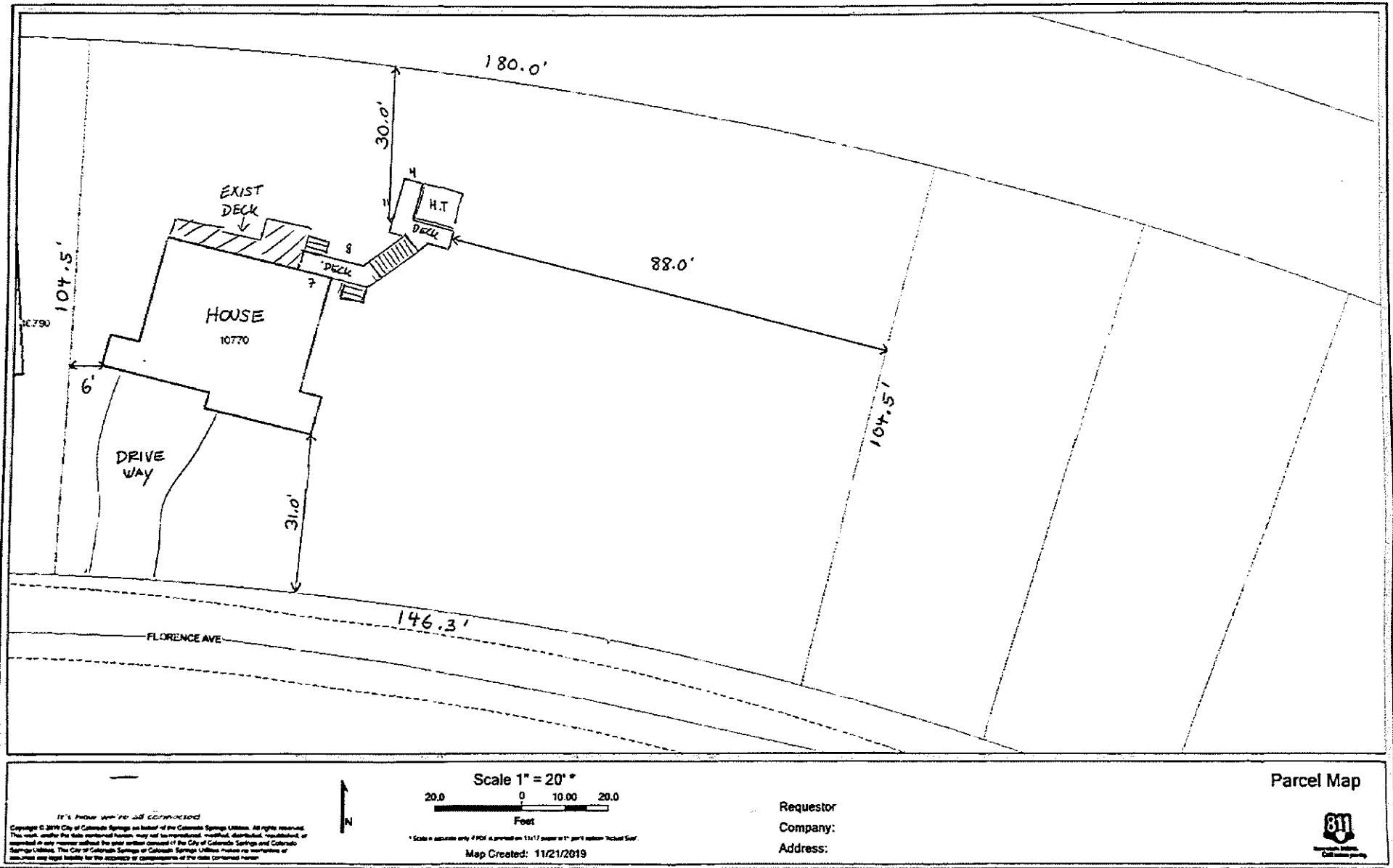
Payment Type: _____

Independent Engineering Review Date (if applicable) : _____

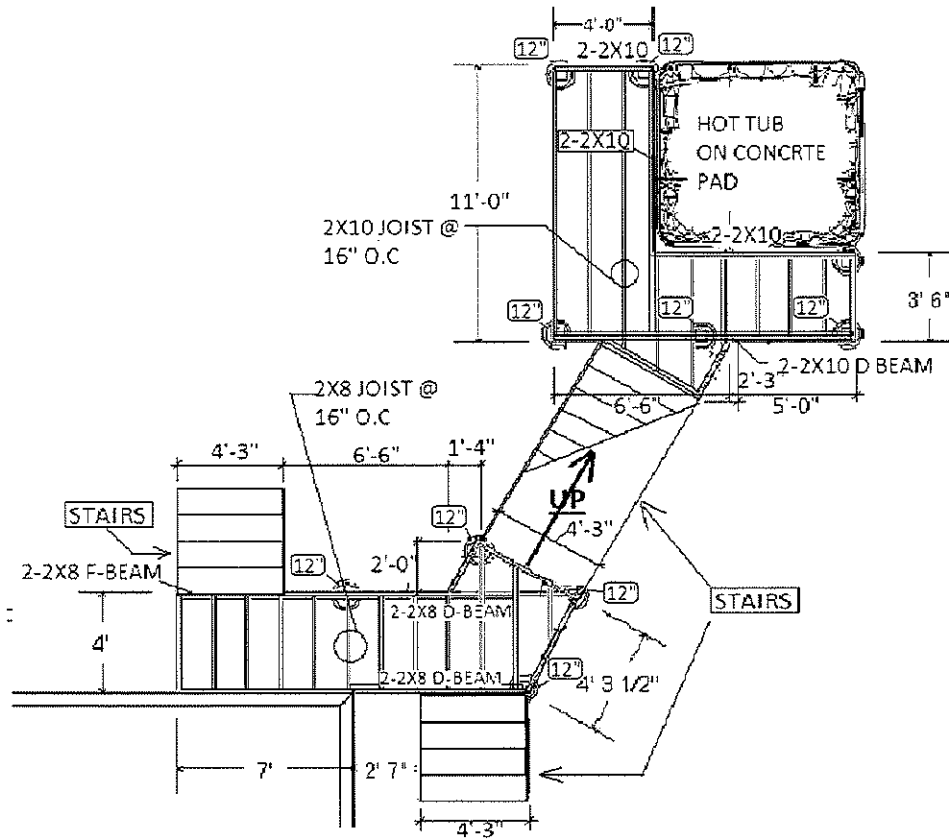
Planning Commission Action/Date (attach minutes) : _____

BOT Approval Date: _____

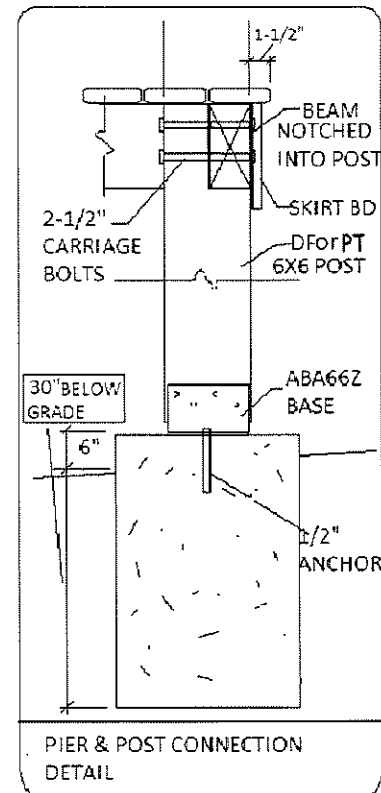
STROOPE SITE PLAN
 10770 FLORENCE AVE.
 GREEN MOUNTAIN FALLS, CO 80819



10770 FLORENCE AVE.
GREEN MOUNTAIN FALLS, CO 80819



- FRAME TO P.T LUMBER
- R.W DECKING PERP TO JOIST
- NO HOT TUBS ON DECK
- RAILS MIN 36" ABOVE DECK
- DECK MAX HEIGHT 4' ABOVE GRADE





Colorado Census 2020 Support Program Information Sheet and Request Form

Please see program guidelines to ensure the request form is filled out properly

Please complete page 1 and 2 for each order

Name of Organization:	
Address:	
City, State, Zip:	
County:	
Contact Person:	
Contact Person's Title:	
Contact Person's Daytime Phone:	
Contact Person's Email Address:	

ELIGIBILITY: This Program is designed for local governments and partner organizations that are actively involved providing education and outreach for Census 2020 and are involved with a Complete Count Committee/Campaign.

Please check off all activities your organization has been involved in to help increase awareness regarding the 2020 Census.

our organization adopted a proclamation/resolution supporting Census 2020

our organization has a Local Complete Count Committee

our organization is a member of a Complete Count Committee/Campaign

our organization is (other): _____

How do you plan on using/distributing these products?

Are you collaborating with other groups? If so, please list.

When are the products or services needed?

Vendor name, contact and website (may list several if listing different products)

It's Important. It's Easy. It's Safe.



Project description and quote: See last page

Payment request (may use several types - indicate specifics on page 3)

The local government will request an electronic funds transfer (EFT) or warrant based on a paid receipt submitted per Guidelines to be reimbursed for approved purchases made by the local government.

The vendor will send DOLA/SDO an invoice for payment.

DOLA/SDO will directly order material through the state printer or other vendor.

Summary:

1. I have read and understand the Guidelines.
2. I have reviewed this proposal with members of my organization, group and/or Complete Count Committee.
3. This submission contains the following:
Sample, photo, and/or draft text of item(s) being requested
Vendor's name, address, phone number, and price quote (multiple vendors allowed)
I am attaching three quotes, if required according to the guidelines.
4. The product or service is needed by date: _____. (14 days requested)

Signature and Title

Date

Approved: _____
(Internal Use Only)

Date _____

E-Mail Request to: Adam.bickford@state.co.us or Justine.may@state.co.us and/or call for assistance at 303-864-7753

It's Important. It's Easy. It's Safe.



Order Form

Describe the event(s), vendor(s), product(s) requested, reimbursement type, quantity, price per unit, and the total amount expected to spend. Reimbursement type (as explained on page 2 and in guidelines) can vary by product. Please indicated EFT, Invoice, or SDO.

If you prefer, please send a spreadsheet listing your request(s). Please use the column headings listed below.

Please attach any electronic photo, artwork, or website needed to complete your request. DOLA/SDO can accept JPEGs, PNGs, and PDFs.

Event and Date	Vendor Name	Product Description	Reimbursement Type	Quantity	Price per Unit	Price/Quote
Total						

It's Important. It's Easy. It's Safe.