



Town of Green Mountain Falls

10615 Green Mountain Falls Road

Planning Commission Special Meeting Agenda

Tuesday March 19th 2024 at 6:30 pm

In Person and on Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/87801416856?pwd=QkFuWmpsemN1NE93eFNYb0hqS2ZRQT09>

Meeting ID: 878 0141 6856

Passcode: 200535

1. CALL TO ORDER / ROLL CALL / TECH CHECK

2. ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA

3. PUBLIC COMMENT

4. PUBLIC HEARING

A) Conditional Use Permit - 10325 W. Highway 24

5. BUSINESS

A) Conditional Use Permit - 10325 W. Highway 24

6. ADJOURNMENT



**PLANNING COMMISSION AND BOARD OF TRUSTEES
STAFF REPORT**

Date Prepared: March 15, 2024
Meeting Date: March 19, 2024

RE: Green Mountain Falls Horse Wellness Meadow – Conditional Use Permit

To: Town of Green Mountain Falls Planning Commission & Board of Trustees

From: Julie Esterl, Baseline Corporation

Project Number: GMF-24-01

Project Address: 10325 W. Highway 24

Applicant: Jesse Stroope

Property Owner: Historic Green Mountain Falls Foundation LLC

Zoning: O – Open Space

CC: Becky Frank, Town Manager

Ben Thurston, AICP, Baseline



MATTER BEFORE THE PLANNING COMMISSION & BOARD OF TRUSTEES

Conditional Use Permit to allow a horse wellness facility (animal shelter) at 10325 West Highway 24. For a conditional use permit, Section 12-51 of the Green Mountain Falls Land Use Code (LUC) requires the Planning Commission to review and make a recommendation to the Board of Trustees. The Board of Trustees is established as the decision-making body for a Conditional Use Permit. Public hearings are required at both the Planning Commission and Board of Trustees meetings.

STAFF RECOMMENDATIONS

1. Staff recommends that the Planning Commission make a RECOMMENDATION OF APPROVAL WITH CONDITIONS to the Board of Trustees for a Conditional Use Permit to establish an animal shelter at 10325 West Highway 24.
2. Staff recommends that the Board of Trustees APPROVE WITH CONDITIONS a Conditional Use Permit to establish an animal shelter at 10325 West Highway 24.

APPLICATION

On December 7, 2023, Jesse Stroope, representing the property owner Historic Green Mountain Falls Foundation LLC, submitted an application for a Major Site Plan for the property at 10325 W. Highway 24 in order to establish an animal shelter. Staff's review of the application determined that a Conditional Use Permit request (based on a pending LUC amendment) is required to establish the proposed use, and the application was amended on January 30, 2024.

ANNEXATION & ZONING

The property was annexed to the Town in 2021 and initially zoned PL – Public Lands. In 2022, the Land Use Code (LUC) was amended, and the property was rezoned to O - Open Space. An animal shelter is not a current conditional use within the Open Space zone district. At the Town's request, the Town Attorney has drafted an ordinance that adds Animal Shelter as a conditional use within the Open Space district. This proposed amendment must be approved prior to the development of the proposed horse wellness facility on the Open Space zoned property located at 10325 West Highway 24.



EXISTING CONDITIONS

The property is unplatted and is 30.7 acres in size. The property has a mountainous terrain ranging from 7,800 feet to over 8,000 feet at the top of Red Devil Mountain. Five structures currently exist on the site including two (2) cattle sheds and three (3) farm utility buildings. These structures are located in the proposed parking area of the future development, and are planned for demolition. In addition, the property contains the James Turell Skyspace art installation which will remain on the site.

PROPOSAL

The proposed animal shelter use includes a horse barn (including atrium and restrooms), corrals, two dry lots for horse feeding, a round pen for horse training, and a hay barn – along with associated driveways and parking.

COMPREHENSIVE PLAN REVIEW

Staff finds that the proposal is in conformance with the Green Mountain Falls Comprehensive Plan. According to the plan's Future Land Use Map, the northern third of the property is designated as Business use and the southern two-thirds is designated as Open Space. Regarding development goals, staff finds that the proposal is consistent with Goal 3.4.1 through Policy A: *Support development that enhances a sense of community and is compatible with surrounding land uses, the natural environment, and the community's expectations*, and Policy C: *Encourage development along Highway 24 that is appropriately scaled and is in keeping with the uses desired by Green Mountain Falls' residents*.

SITE PLAN REVIEW AND APPROVAL

On March 12, 2024, the Planning Commission approved a Major Site Plan for the proposed horse wellness facility at 10325 West Highway 24 with the following conditions:

1. The proposed Animal Shelter use must be established in the Green Mountain Falls Land Use Code as a conditional use in the Open Space district.
2. The applicant must obtain approval of a Conditional Use Permit for an Animal Shelter on the subject property.
3. The applicant shall submit the application to utility companies serving the property for review and comment.

There are currently unaddressed comments from the Town Engineer regarding grading, drainage, and erosion control. In order to mitigate potential impacts on drainage and erosion, both on and off of the subject property, staff recommends the engineering comments be addressed prior to the issuance of any grading or building permit for the proposed use.

PUBLIC NOTICE

Section 12-52(h) of the LUC establishes requirements for public notice when public hearings are required with land use review. A Conditional Use Permit requires published, mailed, and posted notice at least 15 days prior to the public hearing. The notice appeared in the Pikes Peak Courier on March 4, 2024. Per the Town Manager and the applicant, a sign was posted on the property and a letter was mailed to surrounding neighbors.



FINDINGS

Section 12-52(i)(2) establishes General Approval Criteria for all land use applications. In addition, Section 12-53(e)(2) establishes additional criteria for the review of a Conditional Use Permit. The review criteria, staff findings, and rationale are outlined in the following tables.

Sec. 12-52(i)(2) – General Approval Criteria	Staff Finding	Rationale
a) Complies with applicable requirements including this land use code, town, state, and federal law;	Yes	The application, upon conformance with the recommended conditions of approval, will comply with applicable codes and regulations.
b) Consistent with any applicable adopted Town plans;	Yes	The application complies with applicable Town plans, including the Comprehensive Plan, as outlined in staff's analysis.
c) Promotes the public health, safety, and general welfare;	Yes	The proposed facility promotes the health of horses, and provides for the general welfare of the community for anyone who visits the facility to connect with animals, art, and the natural environment.
d) Minimizes or mitigates adverse impacts associated with the application;	Yes	Staff finds no substantial adverse impacts associated with the proposed facility. Any future nuisances would be addressed through the application of Chapter 6 Health, Sanitation and Animals in the Green Mountain Falls Municipal Code.
e) Will not result in significant adverse impacts upon the natural environment including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and	Yes	Staff finds no substantial adverse impacts in regards to the natural environment associated with the proposed facility. Any future nuisances would be addressed through the application of Chapter 6 Health, Sanitation and Animals in the Green Mountain Falls Municipal Code.
f) Will not result in significant adverse impacts upon other property in the vicinity of the subject property.	Yes	Staff finds no substantial adverse impacts to adjacent properties associated with the proposed facility. Any future nuisances would be addressed through the application of Chapter 6 Health, Sanitation and Animals in the Green Mountain Falls Municipal Code.



Sec. 12-53(e)(2) – Additional Criteria	Staff Finding	Rationale
a) Be consistent with the purpose and intent of the zoning district in which it is located	Yes	The purpose and intent of the Open Space district is to <i>preserve a regional greenbelt of open space land, protect and restore the natural environment, and provide opportunities for public recreational enjoyment and education</i> . The proposed horse wellness facility will allow public interaction with animals in a natural environment and is therefore consistent with the intent of the Open Space district.
b) Be generally consistent with any related use-specific standards;	N/A	The Land Use Code does not include any use-specific standards for an animal shelter.
c) Be compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts); and	Yes	Staff finds the proposed use to be compatible with adjacent uses. Any future nuisances or incompatibility would be addressed through the application of Chapter 6 Health, Sanitation and Animals in the Green Mountain Falls Municipal Code.
d) Provide adequate assurances of continuing maintenance.	Yes	The applicant can provide assurances of ongoing maintenance of the property. Any future maintenance issues would be addressed through enforcement of the Green Mountain Falls Municipal Code.

SUMMARY AND CONDITIONS OF APPROVAL

The applicant, Jesse Stroope, has submitted an application for the review of a Conditional Use Permit for the development of a horse wellness facility (animal shelter) at 10325 W. Highway 24. The application is in general compliance with the LUC with the following conditions:

1. The proposed Animal Shelter use must be established in the Green Mountain Falls Land Use Code as a conditional use in the Open Space district.
2. The applicant shall address referral comments from the Town Engineer regarding grading, drainage, and erosion control prior to the issuance of any grading or building permits for the development of this use.

ALTERNATIVE ACTIONS

1. Motion to approve, with or without conditions, supported by findings
2. Motion to deny supported by findings
3. Motion to continue to a future meeting date with a reason and/or request for more information



Attachments:

1. 3/8/2024 Major Site Plan Staff Report
2. Combined Major Site Plan and Conditional Use Permit Application
 - a. Application
 - b. Cover Letter
 - c. Architectural Site Plan
 - d. Development Plan
 - e. Grading Plan
 - f. Utility Plan
 - g. Renderings
 - h. Architectural Drawings



**PLANNING COMMISSION
STAFF REPORT**

Date Prepared: March 8, 2024
Meeting Date: March 12, 2024

RE: Green Mountain Falls Horse Wellness Meadow - Major Site Plan

To: Town of Green Mountain Falls Planning Commission

From: Julie Esterl, Baseline Corporation

Project Number: GMF-24-01

Project Address: 10325 W. Highway 24

Applicant: Jesse Stroope

Property Owner: Historic Green Mountain Falls Foundation LLC

Zoning: O – Open Space

CC: Becky Frank, Town Manager

Ben Thurston, AICP, Baseline



MATTER BEFORE THE PLANNING COMMISSION

Major Site Plan to develop a horse wellness facility at 10325 West Highway 24. Section 12-51 of the Green Mountain Falls Land Use Code (LUC) establishes the Planning Commission as the decision-making body for a Major Site Plan.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission APPROVE WITH CONDITIONS a Major Site Plan for the development of a horse wellness facility at 10325 West Highway 24.

APPLICATION

On January 30, 2024, Jesse Stroope, representing the property owner Historic Green Mountain Falls Foundation LLC, submitted an application for a Major Site Plan for the property at 10325 W. Highway 24.

ANNEXATION & ZONING

The property was annexed to the Town in 2021 and initially zoned PL – Public Lands. An annexation agreement was prepared in conjunction with the annexation plat, which requires that the development of the property be in compliance with the annexation agreement.



In 2022, the Land Use Code (LUC) was amended, and the property was rezoned from PL – Public Land to O - Open Space.



EXISTING CONDITIONS

The property is unplatted and is 30.7 acres in size. The property has a mountainous terrain ranging from 7,800 feet to over 8,000 feet at the top of Red Devil Mountain. Five structures currently exist on the site including two (2) cattle sheds and three (3) farm utility buildings. These structures are located in the proposed parking area of the future development, and are planned for demolition. In addition, the property contains the James Turell Skyspace art installation which will remain on the site.

PROPOSAL

The proposed development plan includes a horse barn (including atrium and restrooms), corrals, two dry lots for horse feeding, a round pen for horse training, and a hay barn – along with associated driveways and parking. Per Section 12-53 of the Land Use Code (LUC), development review is required prior to the issuance of a building permit and construction of physical improvements. Based on the scope of the proposal, approval of a Major Site Plan is required in order to develop the proposed horse wellness facility.

LAND USE REVIEW

Staff has determined the proposed use to be defined as an animal shelter. Currently, an animal shelter is not a permitted or conditional use within the Open Space zone district. Staff has prepared a draft ordinance that would add Animal Shelter as a conditional use within the Open Space district. That ordinance will be reviewed by the Board of Trustees at a future meeting.

Based on the proposed ordinance, the Planning Commission and Board of Trustees will need to review a Conditional Use Permit (CUP) for the proposed horse wellness facility development. The review of the CUP by the Planning Commission and the Board of Trustees has been scheduled for March 19, 2024. Staff is recommending a condition of approval for both the Major Site Plan and Conditional Use Permit to address the timing of those requests prior to the adoption of the ordinance.

COMPREHENSIVE PLAN REVIEW

Staff finds that the proposal is in conformance with the Green Mountain Falls Comprehensive Plan. According to the plan's Future Land Use Map, the northern third of the property is designated as Business use and the southern two-thirds is designated as Open Space. Regarding development goals, staff finds that the proposal is consistent with Goal 3.4.1 through Policy A: *Support development that enhances a sense of community and is compatible with surrounding land uses, the natural environment, and the community's expectations*, and Policy C: *Encourage development along Highway 24 that is appropriately scaled and is in keeping with the uses desired by Green Mountain Falls' residents*.

MAJOR SITE PLAN REVIEW

Section 12-41 of the LUC establishes dimensional standards for each zoning district. For the Open Space district, there is no minimum lot area, lot width, or setbacks – and there is no maximum density. The maximum building height for both primary and accessory structures is 25 feet. The proposed main barn is 20'-10.5" in height, and the proposed hay barn is 22'-6" in height. Both proposed buildings are in compliance with the height regulations of the Open Space district.



Water and Sewer Service: Water will be provided by a private well. Sanitary sewer will be provided by a private septic system. These proposed utilities are in conformance with the annexation agreement.

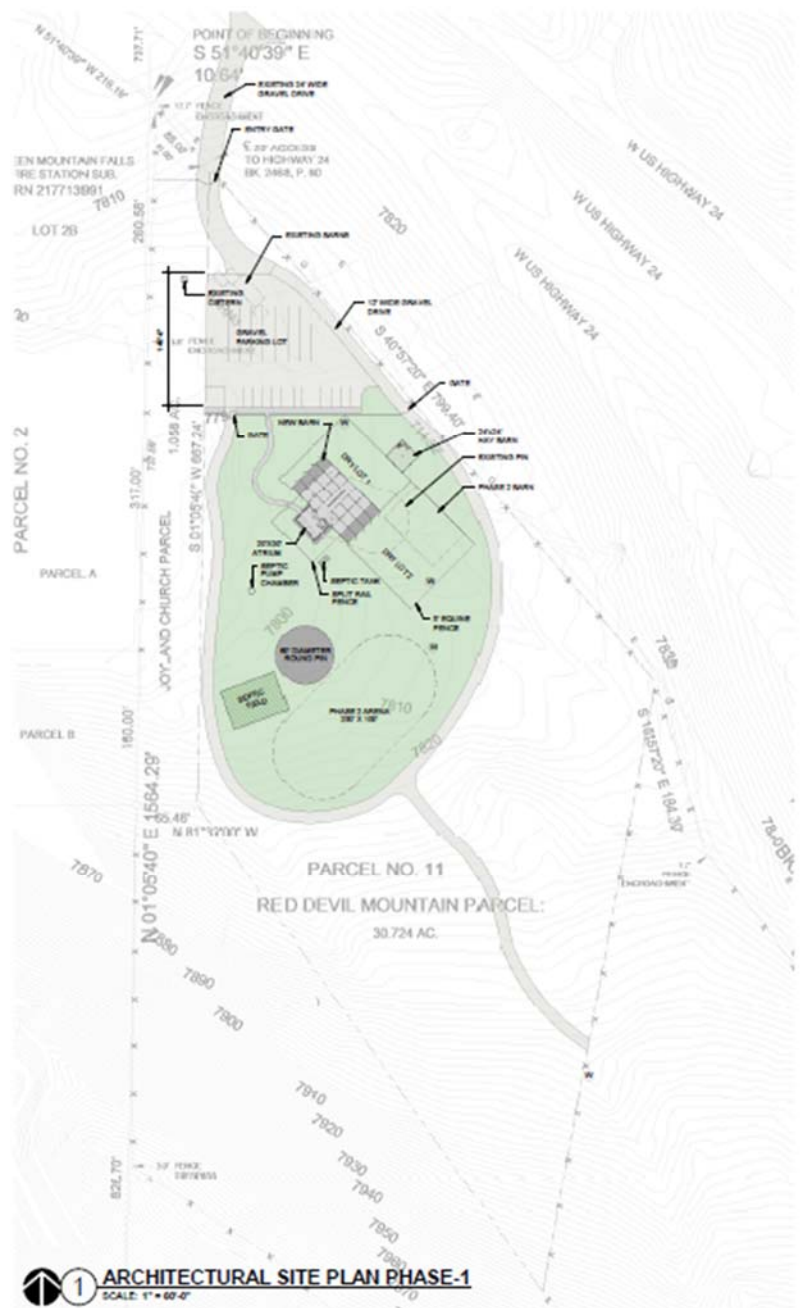
Dry Utilities: The development plan should be referred to the utility companies serving the property. Because the property has not been previously subdivided, there do not appear to be any utility easements established for gas, electric, cable, etc. Any necessary easements will need to be provided by the applicant.

Drainage: The grading and erosion control plan provided by the applicant has been reviewed by Kiowa Engineering. Comments were received on March 5, 2024. These comments must be addressed and will be a condition of site plan approval.

Parking: The development plan includes twelve (12) standard parking spaces and seven (7) trailer parking spaces. This appears to be adequate parking for the proposed use, however, at least one of the standard spaces needs to be converted to an ADA accessible space.

Traffic: Per the annexation agreement, a traffic study is required.

Access: The development plan indicates access to the property will be from an existing 24-foot-wide gravel driveway with access directly from West US Highway 24. The application must be submitted to the Colorado Department of Transportation (CDOT) for review and comment. Staff expects a CDOT access permit to be required, and that permit may require additional access improvements.





PUBLIC NOTICE

Section 12-52(h) of the LUC establishes requirements for public notice when public hearings are required with land use review. A Major Site Plan requires both published and posted notice at least 15 days prior to the public hearing. The notice appeared in the Pikes Peak Courier on February 21, 2024 and a sign was posted on the subject property beginning at least 15 days before the hearing date.

FINDINGS

The application was submitted in substantial compliance with the Land Use Code. Approval criteria findings are outlined in the following table.

Sec. 12-52(i)(2) – General Approval Criteria	Staff Finding	Rationale
a) Complies with applicable requirements including this land use code, town, state, and federal law;	Yes	The application, upon conformance with the recommended conditions of approval, will comply with applicable codes and regulations.
b) Consistent with any applicable adopted Town plans;	Yes	The application complies with applicable Town plans, including the Comprehensive Plan as outlined in staff's analysis.
c) Promotes the public health, safety, and general welfare;	Yes	The proposed facility promotes the health of horses, but also provides for the general welfare of the community for anyone who visits the facility to connect with animals, art, and the natural environment.
d) Minimizes or mitigates adverse impacts associated with the application;	Yes	Staff finds no substantial adverse impacts associated with the proposed facility. Any future nuisances would be addressed through the application of Chapter 6 Health, Sanitation and Animals in the Green Mountain Falls Municipal Code.
e) Will not result in significant adverse impacts upon the natural environment including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and	Yes	Staff finds no substantial adverse impacts in regards to the natural environment associated with the proposed facility. Any future nuisances would be addressed through the application of Chapter 6 Health, Sanitation and Animals in the Green Mountain Falls Municipal Code.
f) Will not result in significant adverse impacts upon other property in the vicinity of the subject property.	Yes	Staff finds no substantial adverse impacts to adjacent properties associated with the proposed facility. Any future nuisances would be addressed through the application of Chapter 6 Health, Sanitation and Animals in the Green Mountain Falls Municipal Code.



SUMMARY AND CONDITIONS OF APPROVAL

The applicant, Jesse Stroope, has submitted a substantially complete application for the review of a Major Site Plan for the development of a horse wellness facility at 10325 W. Highway 24. The application is in general compliance with the LUC with the following conditions:

1. The proposed Animal Shelter use must be established in the Green Mountain Falls Land Use Code as a conditional use in the Open Space district.
2. The applicant must obtain approval of a Conditional Use Permit for an Animal Shelter on the subject property.
3. The applicant shall submit the application to utility companies serving the property for review and comment.
4. The applicant shall submit the application to CDOT for review and comment.
5. The applicant shall provide adequate ADA parking.
6. The applicant shall provide a traffic study for review and comment by the Town.
7. The applicant shall address all referral comments to the satisfaction of each referral agency including, but not limited to, CDOT, utility companies, engineering, planning, and Town staff.

ALTERNATIVE ACTIONS

1. Motion to approve, with or without conditions, supported by findings
2. Motion to deny supported by findings
3. Motion to continue to a future meeting date with a reason and/or request for more information

Attachments:

1. Combined Major Site Plan Application
 - a. Application
 - b. Cover Letter
 - c. Architectural Site Plan
 - d. Development Plan
 - e. Grading Plan
 - f. Utility Plan
 - g. Renderings
 - h. Architectural Drawings
2. Annexation Plat
3. Annexation Agreement



Town of Green Mountain Falls
General Land Use Development Application

Type of Application

- ☐ Minor Site Plan
☒ Major Site Plan
☒ Conditional Use Permit

- ☐ Minor Subdivision
☐ Major Subdivision
☐ Variance

- ☐ Rezoning
☐ Temporary Use Permit
☐ Other _____

1. Applicant Information

- a. Applicant Name Jesse Stroege
b. Project Coordinator ☒ Property Owner ☐
c. Mailing Address PO Box 23, GMF CO 80819
d. E-mail Address jessiestroege@yahoo.com
e. Phone Numbers: Home _____ Mobile 405-760-1014

2. Property Owner Information (If different from above)

- a. Name HGMFF Project Contact? Yes ☐ No ☒
b. Mailing Address 1001 W. Wilshire Blvd Fourth Floor, OKC OK 73116
c. E-mail Address l.eickman@occf.org
d. Phone Numbers: Home _____ Mobile 405-767-3700
office

3. Site Information

- a. Site Address 10325 W. HWY 24
b. Property Zoning PL Lot Size 29 Acres ☒ Square Feet ☐

4. Project Information

- c. Project Type MAJOR SITE PLAN
d. Brief Description Equestrian Center

5. Certification: I understand the procedures that apply to my request and acknowledge an incomplete application will not be processed or reviewed by planning staff until it is complete. Submittal of fees and materials does not constitute completeness. I agree to reimburse the city for technical and professional consulting expenses that may be incurred during the review of my request and have read the general procedure in each application checklist. Failure to reimburse the city for invoiced expenses constitutes an incomplete application. I understand and acknowledge the use or action for which approval is requested is not allowed until the permit is granted.

Applicant Jesse Stroege Date 12/6/23

Owner _____ Date _____

Owner [Signature] Date 12-7-2023

☒ 1. General Land Use Application Form

☒ 2. Letter of explanation, briefly describing the following:

- a. Proposed project
- b. Height and dimensions
- c. Materials
- d. Zoning

☒ 3. Site Plan

- a. Front, sides, and rear of property.
- b. Setback distances of proposed project to property lines (see example)
- c. Driveways, sidewalks, roads, paths, trails
- d. Utility, drainage, or other easements
- e. Building footprint of all structures on the property
- f. Parking (number of off-street parking spots and dimensions)
- g. Location of proposed fence or retaining wall, marked by X X X X X.

☒ 4. Indicate on the site plan any Sensitive Lands features (Art 4 Section 6)

- a. Lands that are subject to periodic inundation, subsidence of the earth's surface, high water table or have difficult topography, unstable soils, wetlands, or other natural or human-created hazards.
- b. Setback distances to wetlands, stormwater features, waterways.
- c. Distance to special flood hazard zone (FEMA FIRM).
- d. Steep slopes

☒ 5. An Improvement Location Certificate and/or Professional Land Survey is attached.

Certification: I understand the procedures that apply to my request and acknowledge an incomplete application will not be processed or reviewed by planning staff until it is complete. Submittal of fees and materials does not constitute completeness. I agree to reimburse the city for technical and professional consulting expenses that may be incurred during the review of my request and have read the general procedure in each application checklist. Failure to reimburse the city for invoiced expenses constitutes an incomplete application. I understand and acknowledge the use or action for which approval is requested is not allowed until the permit is granted.

Applicant Jesse Stroege Date 12/7/23

Owner _____ Date _____

Owner _____ Date _____

January 30, 2024

Planner, Town of Green Mountain Falls, CO

Julia Simmons; Becky Frank; Mayor Todd Dixon; Planning Department

Green Mountain Falls Horse Wellness Meadow – Letter of Explanation

The Green Mountain Falls Horse Wellness Meadow is the name of a proposed equestrian center to be located at 10325 W. Highway 24 on lands which were recently annexed into Green Mountain Falls and are zoned for Open Space.

This proposed project brings horses back into our community, which has a rich history of horsemanship and the enjoyment associated with it. The project will provide educational and volunteer opportunities for Green Mountain Falls residents to enjoy, and existing hiking trails will allow anyone visiting Red Butte Recreational Area the opportunity to hike among horses. The focus of the facility will be rehabilitation of horses recovering from injuries or who are no longer wanted at sporting facilities. A small group of horses permanently housed at the facility will provide herd training and companionship to the rescue horses, many of whom have never spent time out of a stall.

The main barn is to be a height of 20 feet, ten and ½ inches. The barn is a wood framed construction and will have an atrium attached for small gatherings, educational opportunities and is equipped with a restroom. A new septic system will be installed to support the restroom. The barn will be surrounded by a series of corrals and two dry lots. The corrals allow indoor/outdoor access to interior stalls of the barn. The dry lots are used as small pens that allow free movement of the horses and hay feeding which are used to prevent over grazing of the pastures. A round pen will be constructed which is used for individual horse training and as a place to evaluate and exercise horses. A new parking lot is being built to support horse trailer parking as well as staff parking. Trailering in and out of the facility will be very limited. A new 12-foot gravel driveway will be constructed around the perimeter of the equine complex which will allow easy trailering and will connect to the new parking lot and then to an existing paved driveway that accesses highway 24. A secondary hay barn will be constructed for storage of hay which will be wood framed construction with the same look and materials of the main barn. The height for the hay barn will be 22 feet 5 and 9/16 inches.

Future plans for the complex include a medical barn and riding arena which are noted as future barn two and riding arena on the site plan.

I am submitting the required documents pertaining to major site plan development for your review and consideration.

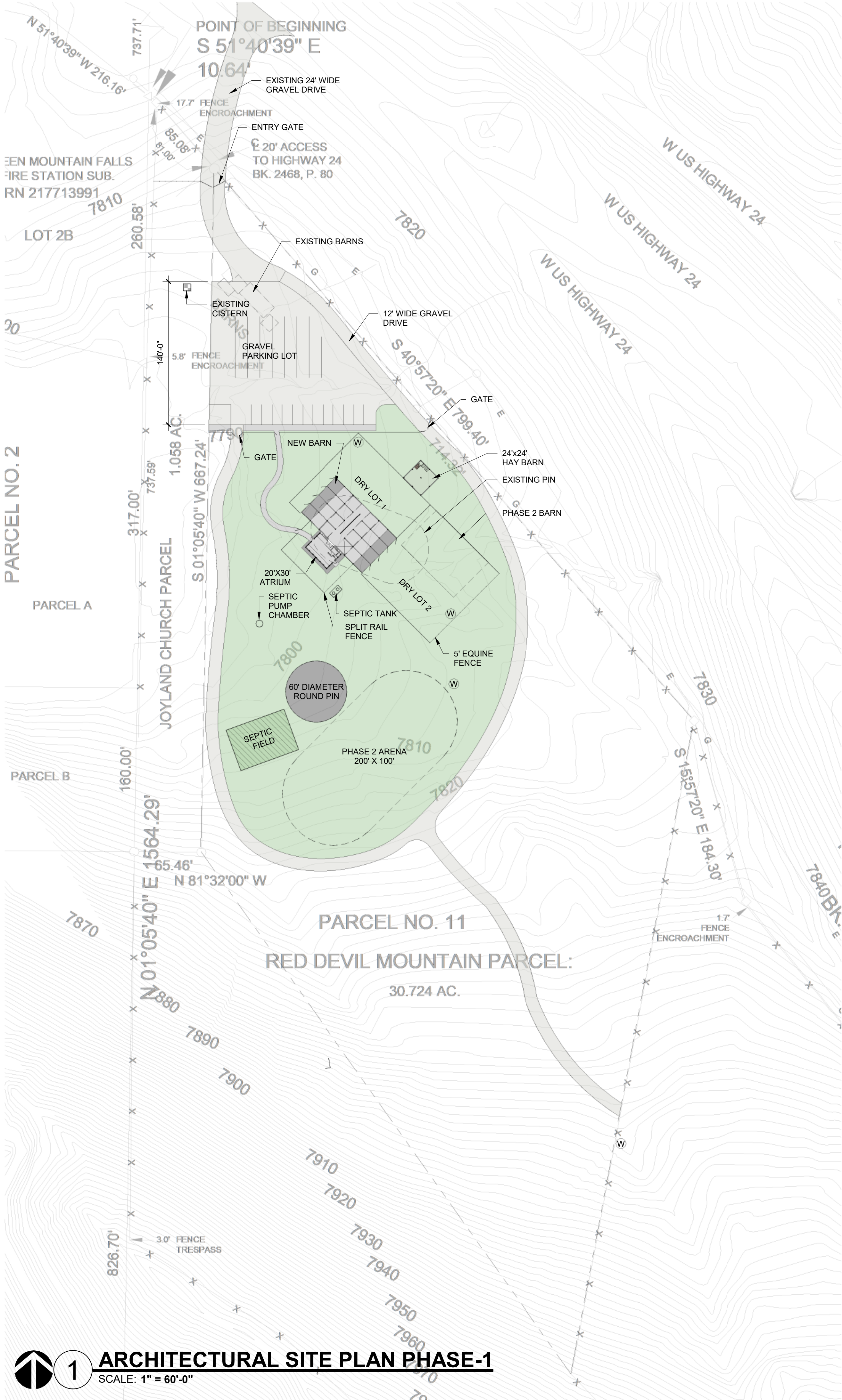
Kindly,



Jesse Stroope



2 ARCH SITE PLAN OVERLAY PHASE-1
SCALE: 1" = 60'-0"



1 ARCHITECTURAL SITE PLAN PHASE-1
SCALE: 1" = 60'-0"

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

HSE architects



HORSE WELLNESS MEADOWS BARN ONE
HISTORIC GREEN MOUNTAIN FALLS FOUNDATION
10325 W. US Highway 24 Green Mountain Falls, CO 80819
ARCHITECTURAL SITE PLAN

Revisions		
No.	Title	Date

PROJ. NO.
2325
DATE
12-15-2023
SHEET NO.
A10.0

PERMIT DRAWINGS

NGVD 1929 ADJUSTMENT
COMBINED CITY FIMS AND FIELD WORK DATA

CONTOUR LEGEND:

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

EROSION CONTROL LEGEND:

SILT FENCE (SF)
STOCK PILE PROTECTION (SP)
LIMIT OF DISTURBANCE 2.56 AC
STABILIZED STAGING AREA (SSA)
EROSION CONTROL BLANKET
ON ROAD SLOPES STEEPER
THAN 3:1
CONCRETE WASHOUT (CWD)

EROSION CONTROL COST ESTIMATE

ITEM	QUANTITY	UNIT COST	COST
SILT FENCE	520 LF	\$ 2.50	\$ 1300.00
VEHICLE TR CONTROL	1 EA	1325.00	1325.00
CONCRETE WASHOUT	1 EA	700.00	700.00
RESEEDING	5500 SF	0.03	165.00
SUBTOTAL CONSTRUCTION COST			\$ 3490.00
MAINTENANCE AND REPLACEMENT	40%		1396.00
TOTAL ESTIMATED COST			\$ 4886.00

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: April, 2023 -June
Expected date on which the final stabilization will be completed: June 1, 2023
Areas - Total area of the site to be cleared, excavated, or graded: 2.56 AC.
Receiving Waters - Name of receiving waters: Fountain Creek
Soils information: Sphinx series, hydrologic group 'B'

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 Willschire Blvd, Oklahoma City, OK 73116

GEO TECHNICAL REFERENCES:

The following geotechnical data is applicable for this project:
1. Entech Engineering Subsurface Soils Investigation -

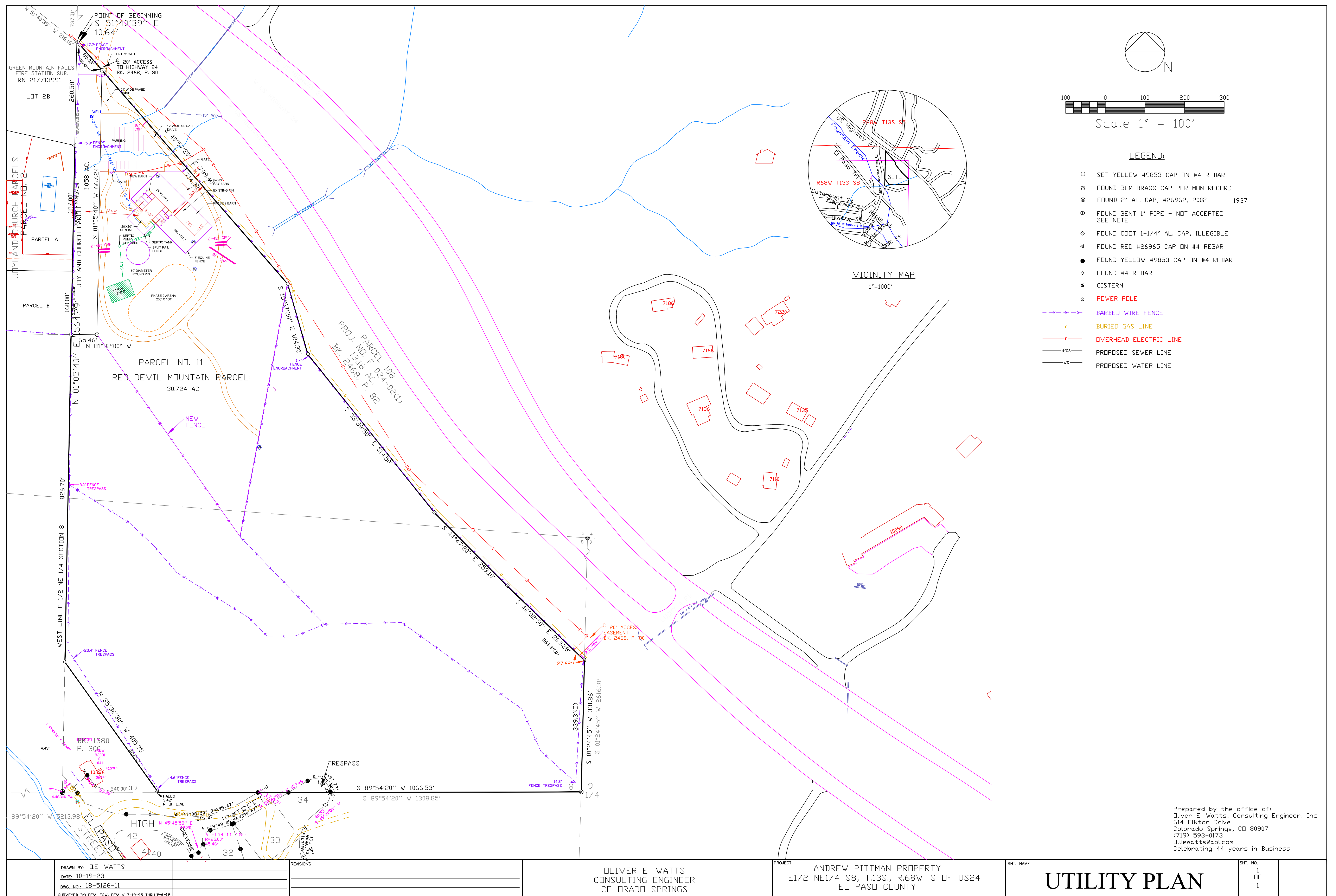
GRADING AND EROSION CONTROL NOTES:

- 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 INSPECTIONERS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS 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, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF 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.
- 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. BMP'S 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 MANNER. 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.

	DRAWN BY: O.E. WATTS DATE: 10-19-23 DWG. NO.: 18-5126-13A SURVEYED BY: DEV, ESU, DEV V 7-19-95 THRU 9-6-19	APPROVED BY: PROJ. NO. DWG.	REVISIONS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	ANDREW PITTMAN PROPERTY E1/2 NE1/4 S8, T.13S., R.68W. S OF US24 EL PASO COUNTY, COLORADO	SHT. NAME GRADING AND EROSION CONTROL PLAN	2 OF 2
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DRAWN BY: D.E. WATTS		REVISIONS		PROJECT OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT ANDREW PITTMAN PROPERTY E1/2 NE1/4 S8, T13S., R68W. S OF US24 EL PASO COUNTY	SHT. NAME GRADING AND EROSION CONTROL PLAN	SHT. NO. 1 OF 2
DATE: 10-19-23							
DWG. NO.: 18-5126-13							







DESIGN TEAM

DESIGNER:

Barn Pros, Inc.
14567 169th Dr SE
Monroe, WA 98272
Phone: 866-844-2276

STRUCTURAL ENGINEER:

Eclipse Engineering
113 W Main Street, Suite B
Missoula, MT 59802
Phone: 406-721-5733

STRUCTURAL NOTES	
Building Code:	2021 IBC and 2023 Pikes Peak Regional Building Code (PPRBC)
Jurisdiction:	EL PASO
Occupancy:	U
Ground Level Construction Type:	V-B
Min. Ftg. Depth:	30"
DESIGN LOADS:	
Risk Category	II
Ground Snow	57 PSF
Roof Snow	48 PSF
Wind Speed	130 MPH (Ult.)
Wind Exposure	C
Seismic Design	B
Soil Bearing Pressure	1500 PSF
Roof Live Load	20 PSF
WOOD FRAMING:	
6x PT Posts	Hem-Fir #2
4x6 PT Posts	Hem-Fir #2
6x DF Posts	Doug-Fir #2
Purlins & Framing	SF# #2
Roofers	LVL (2.0E, 3100 F _b)
6x Beams	Doug-Fir #1
TREATED LUMBER:	
Sills and plates in contact with concrete, and all other ends of girds shall be pressure-treated. Any end-cut on pressure-treated posts shall be treated/	
Posts: 0.60 PCF Retention	
Skirtboards: 0.40 PCF Retention	
CONCRETE:	
Compressive strength (f' _c)= 3000 PSI @ 28 days	
Calculations based on (f' _c)=2500 PSI @ 28 days	
All footings shall bear on undisturbed native firm soil with minimum bearing capacity of 1500 PSF, and lateral bearing capacity of 150 PCF. Builder to verify soil condition prior to construction.	
Anchor Rods: ASTM F1554, Grade 36, threaded with nut, unless otherwise noted, and hooked for anchoring wood sole plates.	
All fasteners in contact with pressure treated lumber shall be hot-dipped galvanized. Stainless steel fasteners shall be used in exterior applications or when exposed to weather.	
WALLS:	
Use CS16 strap at every 6' on 2x6 T&G siding. Bottom 2 boards pressure treated on exterior walls. 1 pressure treated board on interior walls. This applies to walls with no intermediate supports only.	
SPECIAL INSPECTIONS:	
Required special inspections, listed below, are to be performed by a competent third party under direct contract of the owner.	
a) None required	

GENERAL NOTES

The contractor shall be solely responsible for providing a safe place to work and for meeting the requirements of all applicable jurisdictions, including OSHA. The contractor shall execute their work to ensure the safety of persons and adjacent property against damage from falling debris and other hazards associated with the work.

The contractor shall verify all dimensions and job site conditions before commencing work and shall report any discrepancies to the engineer.

The design, adequacy, and safety of erection bracing, shoring, temporary supports, etc. is the sole responsibility of the contractor. The contractor is responsible for the stability of the structure prior to the erection of the framing and of the lateral-load-resisting system is complete.

Prior to beginning any work, the contractor shall verify that all required permits/ approvals have been obtained. No construction or fabrication of an item shall begin until the contractor has received approval of all plans and other documentation from all permitting/regulatory agencies. Failure to follow this procedure shall cause the contractor to assume full responsibility for any subsequent modification of work as mandated by such regulatory authority.

Where it is obvious that a drawing illustrates only a part of a given work of a number of items, the remainder shall be deemed repetitive and so constructed.

Barn Pros is not responsible for providing (including but not limited to) venting, flashing, insulation, drywall or any other items that are not explicitly included in your contract.

Barn Pros is not responsible for designing (including but not limited to) electrical, plumbing, or HVAC systems or plans.

All materials, workmanship, and construction shall conform to the requirements of the applicable Building Code[s].

The contractor shall follow construction documents, DO NOT SCALE DRAWINGS. Use written dimensions. Where no dimension is provided consult Barn Pros for clarification before proceeding with work.

General Notes shall not substitute for specifications. Conflicts between the two shall be brought to Barn Pros attention or the stricter criteria should be used.

Barn Pros Inc. and Eclipse Engineering hold no liability for unauthorized changes made to the construction documents made by the owner, contractor, building official, or other involved party. Unauthorized changes are to include construction at a location other than listed.

EXCAVATION:

If any of the following conditions are discovered during construction at the building site, a Geotechnical investigation shall be commissioned in accordance with Chapter 18 of the IBC:

- A. Disturbed soil or any soil that does not appear to be natural (i.e. fill material or highly organic material)
- B. Expansive soil
- C. Ground-water table is above or within 5 feet below the elevation of the floor level or finished ground level adjacent to the foundation
- D. Rock strata of variable or doubtful characteristics
- E. Excavations that will remove lateral support of an adjacent, existing foundation
- F. Use of compacted fill material below shallow foundations in excess of 12 inches in depth
- G. Use of controlled low-strength material

The bottom of all exterior footings and footings susceptible to frost heave shall extend a minimum depth below lowest adjacent finished grade as noted in Design Criteria.

No water shall be allowed to accumulate in excavations. Remove any water to prevent softening of foundation bottoms, undercutting footings, and/or soil changes detrimental to the stability of subgrades and foundations.

BACKFILL:

Foundations shall be built on undisturbed soil or compacted fill material 12 inches or less in depth. If provided, compacted fill material shall have an in-place dry density of not less than 90 percent of the maximum dry density of optimum moisture content determined in accordance with ASTM D1557. All site fill and backfill shall be placed in 8" layers and compacted to 90 percent density after each layer. If compacted fill material exceeds 12 inches in depth or CLSM is used, placement shall comply with the provisions of an approved geotechnical investigation and report.

The subgrades of slabs on grade shall be stripped, filled, and re-compact to produce a uniform surface. The subgrade shall be overlain with 4 inches, minimum, of clean, densely graded, crusher-run base material with a balanced fine content that satisfies the requirements of ASTM D2421, type 1 medium gradation C. The base material shall be compacted to a dry density not less than 90 percent of the maximum dry density of optimum moisture content determined in accordance with ASTM D1557. The surface of the base material shall be choked off with sand or fine gravel and compacted to provide a smooth, planar surface for the concrete on grade.

The excavation outside the foundation shall be backfilled with soil that is free of organic material, construction debris, cobbles and boulders, or with CLSM. Backfill shall not contain rocks or debris larger than 2" in diameter. The backfill shall be placed in lifts and compacted in a manner that does not damage the foundation or the waterproofing or damp proofing material, if present. CLSM need not be compacted.

FOUNDATION:

Concrete construction shall be in accordance with ACI 301, unless otherwise noted.

Roughen concrete surfaces on construction joints and at locations where concrete is cast against existing concrete to 1/4" amplitude and clean of laitance, foreign matter, and loose particles.

Typical reinforcing: ASTM A615 grade 40 for #3 bars, ASTM A615 grade 60 for #4 bars to #7 bars

- i. cast against and permanently exposed to earth; 3 inches
- ii. formed surfaces exposed to earth or weather, #5 bars and smaller: 1-1/2 inches
- iii. interior slabs: 3/4 inches
- iv. beams and columns: 1-1/2 inches to transverse reinforcing

All rebar shall be continuous in all footings, foundation walls, and at all corners with all rebar lapped a minimum of 50 bar-diameters.

CARPENTRY & WOOD:

All exterior wood shall be pressure treated, painted or stained. Maintenance shall be the responsibility of the owner. Follow the manufacturers recommendations for exterior applications.

All sawn lumber shall be stamped with grade work of a certain lumber grading agency. All lumber shall be kiln dried with a moisture content less than 19%.

Sheathing: Minimums where required

- Walls - 5/8" RSFPLYWOOD, 24/0 span rating, 8d @ 6" OC at edges, 12" in field
- Roof - 1/2" CDX, 24/16 span rating, 8d @ 6" OC at edges, 12" in field

Wood structural panels shall conform to voluntary product standards PS 1 and PS 2 and APA PRP-108 performance standards. All sheathing shall bear the APA trademark and grade stamp. All end joints shall be staggered and shall butt along the center lines of framing members. The long dimension of panels shall be installed perpendicular to supports with panel continuous over two or more spans. Panels shall not be less than 4x8, except at boundaries and changes in framing. The minimum panel dimension for floor sheathing at boundaries shall be 24" unless all edges of the undensized panels are supported by and fastened to framing members or blocking. Nails shall be common wire nails (not box or sinker nail) and be placed 3/8" minimum from the edge of the panels. The minimum nail penetration into framing members shall be 1-1/2" for 8d nails and 1-5/8" for 10d nails.

Joists and rafters shall have a 1-1/2" minimum bearing or shall be seated in metal hangers.

Blocking shall be solid 2x material with the same depth as the joist or rafter and shall be tightly fitted between joists or rafters.

Fasten beams, columns, trimmer studs, and kings studs composed of multiple 2x members with two rows of 10d nails 12" on center through length or height, staggered to prevent splitting, between each ply.

Fasten multi-ply LVL beams or joists together with two rows of 10d nails @ 12" on center through length, staggered to prevent splitting, between each ply. Provide (8) additional 10d nails between each ply distributed closely to the vicinity of concentrated loads on framing members from flush-supported beams or joists.

Framing Anchors/Hangers: Simpson or approved equal install as per manufacturer's recommendations.

For connections for wood members not shown on these drawings or in these notes, use the IBC fastening schedule, Table 2304.10.1. Structural members shall not be cut for pipes, ducts, etc., unless specifically noted, detailed or approved in writing by the engineer.

Wood stud walls shall be 2x6 @ 16" O.C. unless otherwise noted on plans. Provide double 2x6 top plate with minimum 48" lap splice with (8) 16d common nails minimum, staggered, unless otherwise noted. Plate anchor bolts shall be 5/8" diameter placed not to exceed 4' O.C. unless otherwise noted. Anchor bolts shall be placed at all joints, corners, intersections, and wall ends. All bottom plates shall have a minimum of 2 anchor bolts. All bottom plates or sills on concrete slabs, and on concrete shall be pressure treated and stamped by an approved agency.

Where shear wall construction is indicated, provide sheathing to the grade and thickness indicated on drawings.

For trusses used, the roof truss supplier is responsible for structural design and detail of the trusses to fit the building dimensions and details as shown in the drawings.

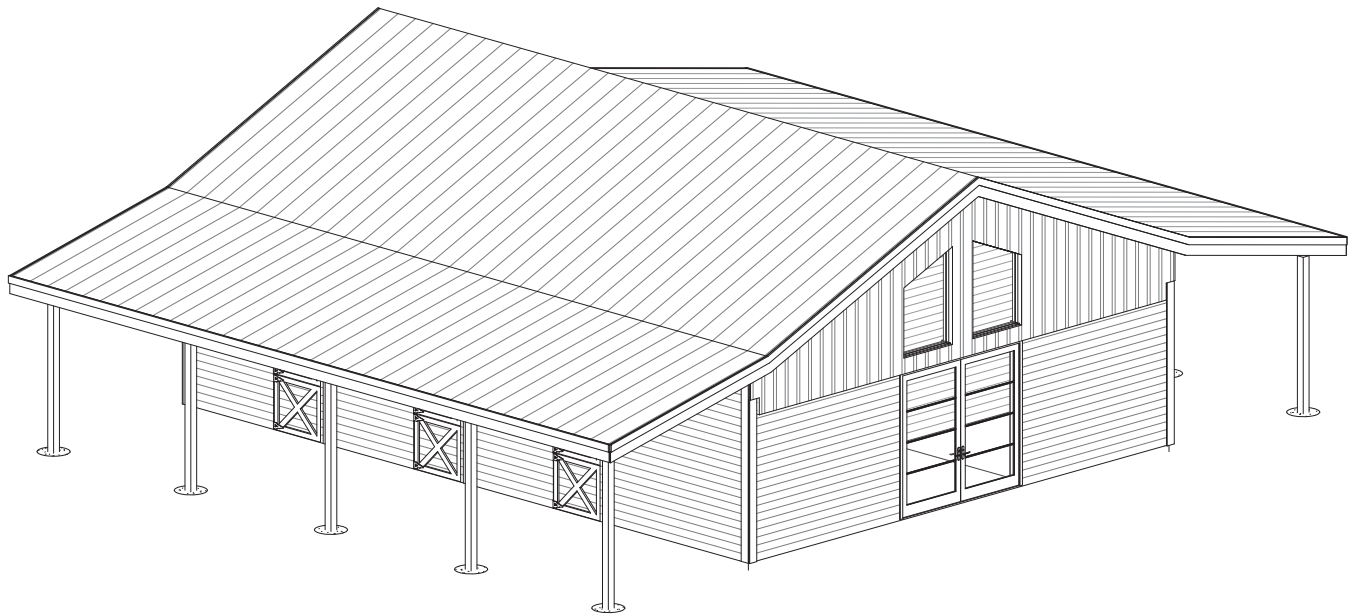
MISCELLANEOUS:

Barn Pros reserves first right of replacement on any warped, twisted, generally defective or missing structural materials. For defective framing members photos must be provided before replacement material will be sent. Inventory of the materials is expected to be completed within 3 business days of initial delivery. Any shortages from the master shipping list are expected to be brought to our attention at that time. Material request beyond 2 weeks will be evaluated on an individual basis and material supplied at Barn Pros discretion.

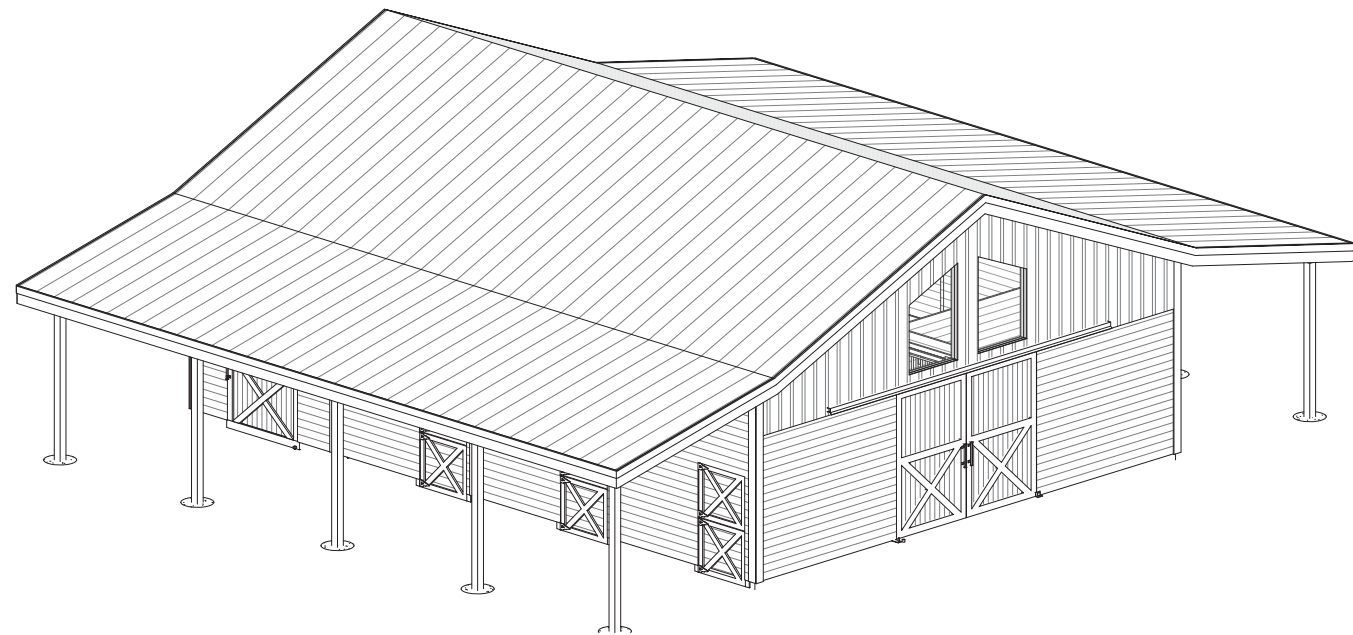
Guard rails shall be at least 42" high. Guard rails and hand rails should have intermediate rails such that a 4" DIA object can pass through.

Simpson hardware is to be installed using standard attachment. Some Simpson hardware includes fasteners, for all that don't, it is the contractors responsibility to ensure that they are properly attached and to provide the manufacturer specified fasteners. For more information on Simpson Strong Tie hardware please refer to their website at www.sitrongtie.com.

Owner to supply all material for WUI compliance. If disclosed at time of sale Barn Pros may substitute tempered glazed windows for our standard offering.



1 HIGH SIERRA 48 - FRONT



② HIGH SIERRA 48- REAR

INFORMATION AND NOTES		
Sheet Name	Sheet Number	Sheet Discipline
COVER & GENERAL NOTES	0	GENERAL

ARCHITECTURAL DRAWINGS		
Sheet Name	Sheet Number	Sheet Discipline
EXTERIOR ELEVATIONS	A1.0	ARCHITECTURAL
EXTERIOR ELEVATIONS	A1.1	ARCHITECTURAL
1ST FLOOR PLAN	A2.0	ARCHITECTURAL

STRUCTURAL DRAWINGS		
Sheet Name	Sheet Number	Sheet Discipline
FOUNDATION PLAN	S1.0	STRUCTURAL
ROOF FRAMING PLAN	S1.1	STRUCTURAL
SECTION & ISOMETRIC VIEWS	S2.0	STRUCTURAL
STRUCTURAL DETAILS	S3.0	STRUCTURAL

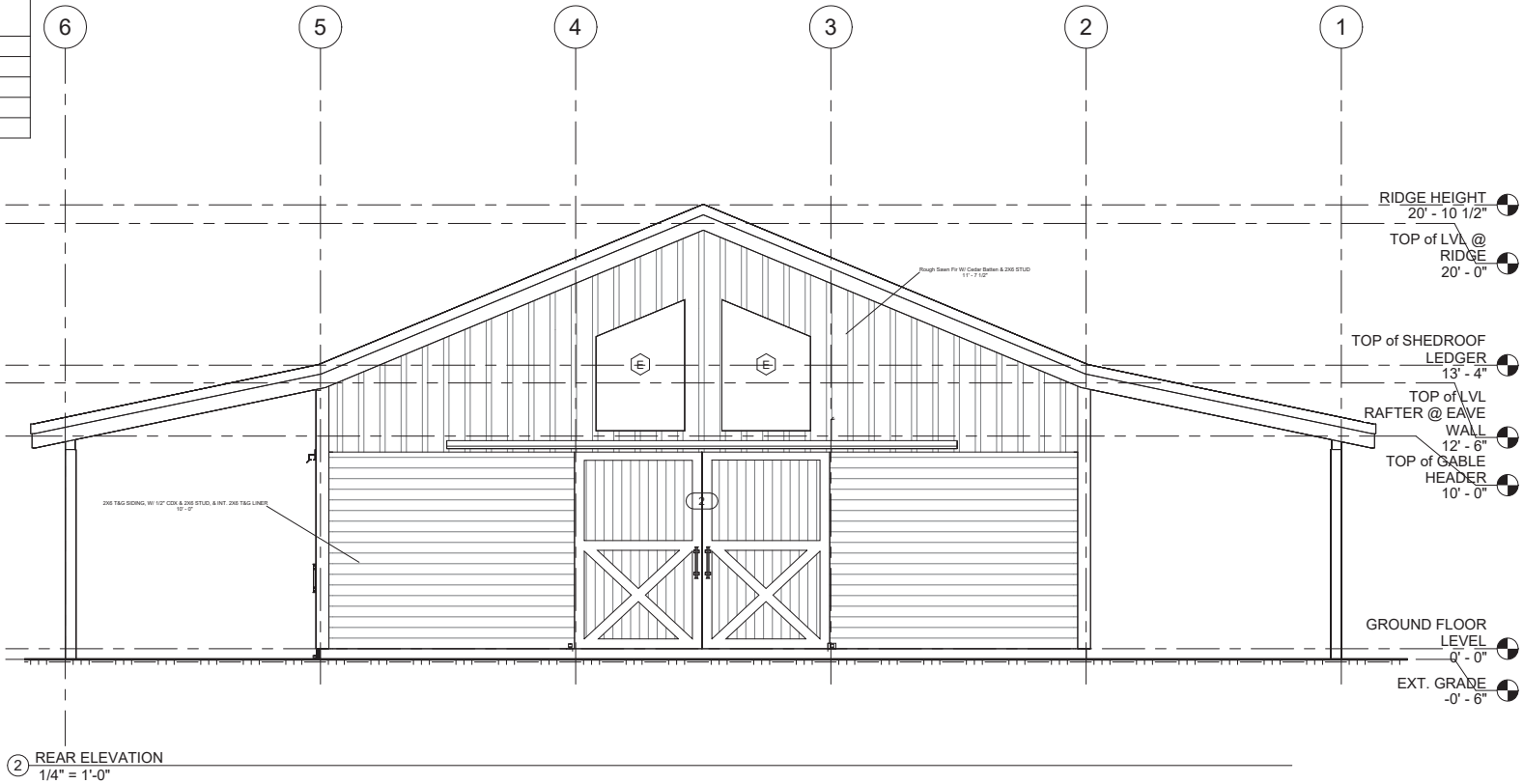
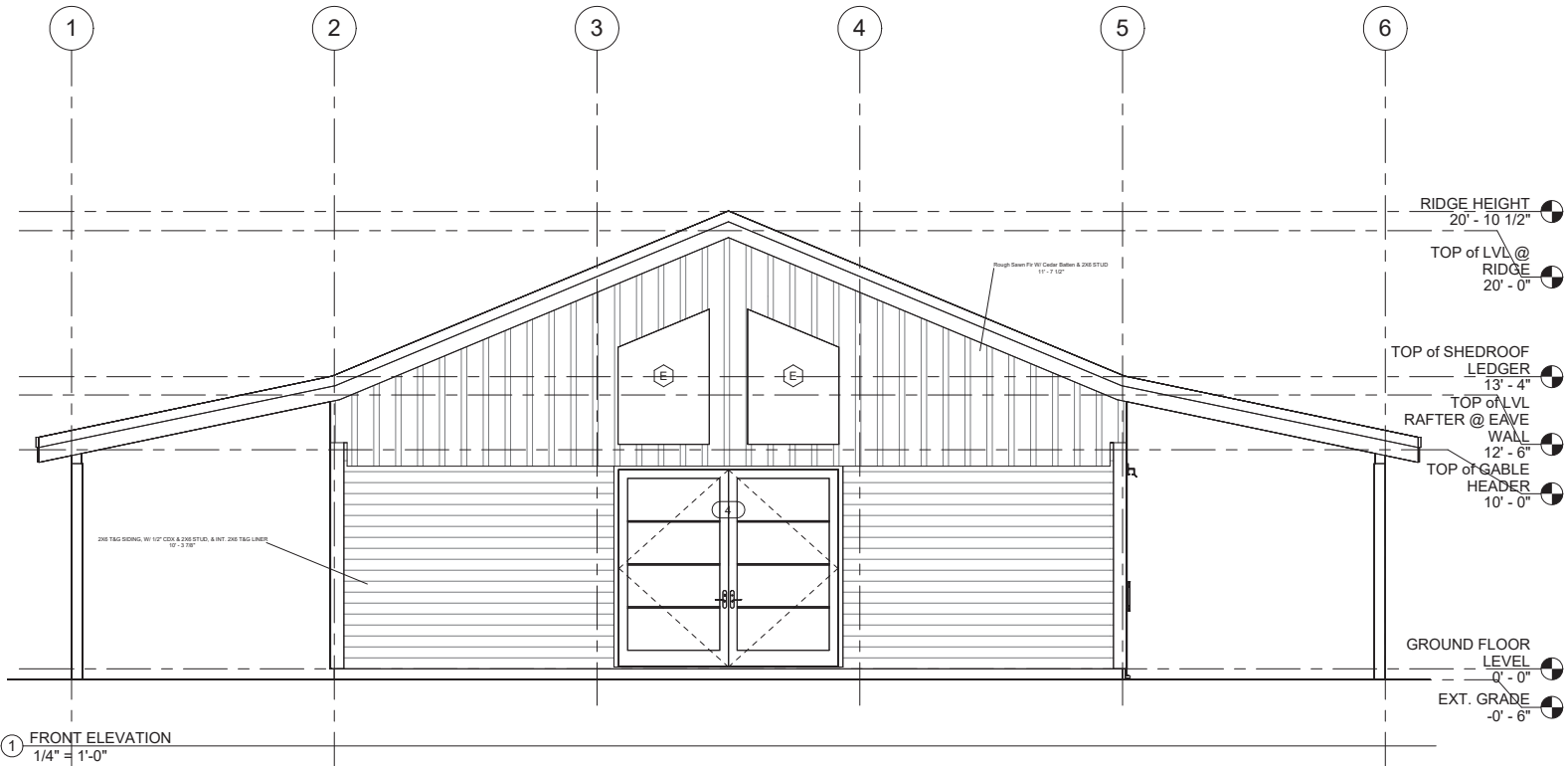
[illegible]

Roofing Material to be provided by owner. On most models Barn Pros provides sheathing but refer to your specific model for verification

		Roof Sheathing Per General Notes: Final Roofing Material Provided by Owner
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$$1/4'' = 1'-0''$$
$$1/4'' = 1'-0''$$
$$1/4'' = 1'-0''$$
$$1/4'' = 1'-0''$$

Barn Pros Items		
Mark	Type	Count
AA	STALL FOUNT II HEATED W/ SHROUD, NO WATER METER	6



BARN PROS
NATIONWIDE
BARN-INSPIRED POST-FRAME BUILDINGS®
WWW.BARNPROS.COM

14567 169TH DRIVE SE, MONROE, WA 98272
PH: 1-866-844-2276 | FX: 360-794-5648

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Structural Only



High Sierra 48
Green Mountain Falls Foundation, -
Stroope,
10325 Hwy 24
Green Mountain Falls, CO 80819

35582

SUBMITTALS

REVISIONS

EXTERIOR ELEVATIONS

Drawn by: DI

Approved by: OPERATIONS

A1.0



2x4 Douglas Fir T&G,
Bottom (2) Boards P.T., with
(3) 16d Nails Each End



Rough Sawn Fir with Cedar
Batts, Flashing by Owner



Roof Sheathing Per General
Notes: Final Roofing
Material Provided by
Owner

1x4 Trim for Windows and Standard Entry Doors

1x6 Trim for Upper Corners of Dormers and Shed Dormers, Wall Trim, Dutch Doors, Hayloft Doors, and Track Backer on Breezeway Door, if necessary

1x8 Trim for Lower Corners

1x10 Fascia is standard but can be affected by purlin size. Final size not available until the conclusion of engineering

Bottom (2) boards of DP T&G to be Pressure Treated if there is ground contact

Bottom (1) board PT on interior walls

Roofing Material to be provided by owner. On most models Barn Pros provides sheathing but refer to your specific model for verification

Exterior Finishes

1/4" = 1'-0"

Exterior Notes

1/4" = 1'-0"

BPI Door Schedule

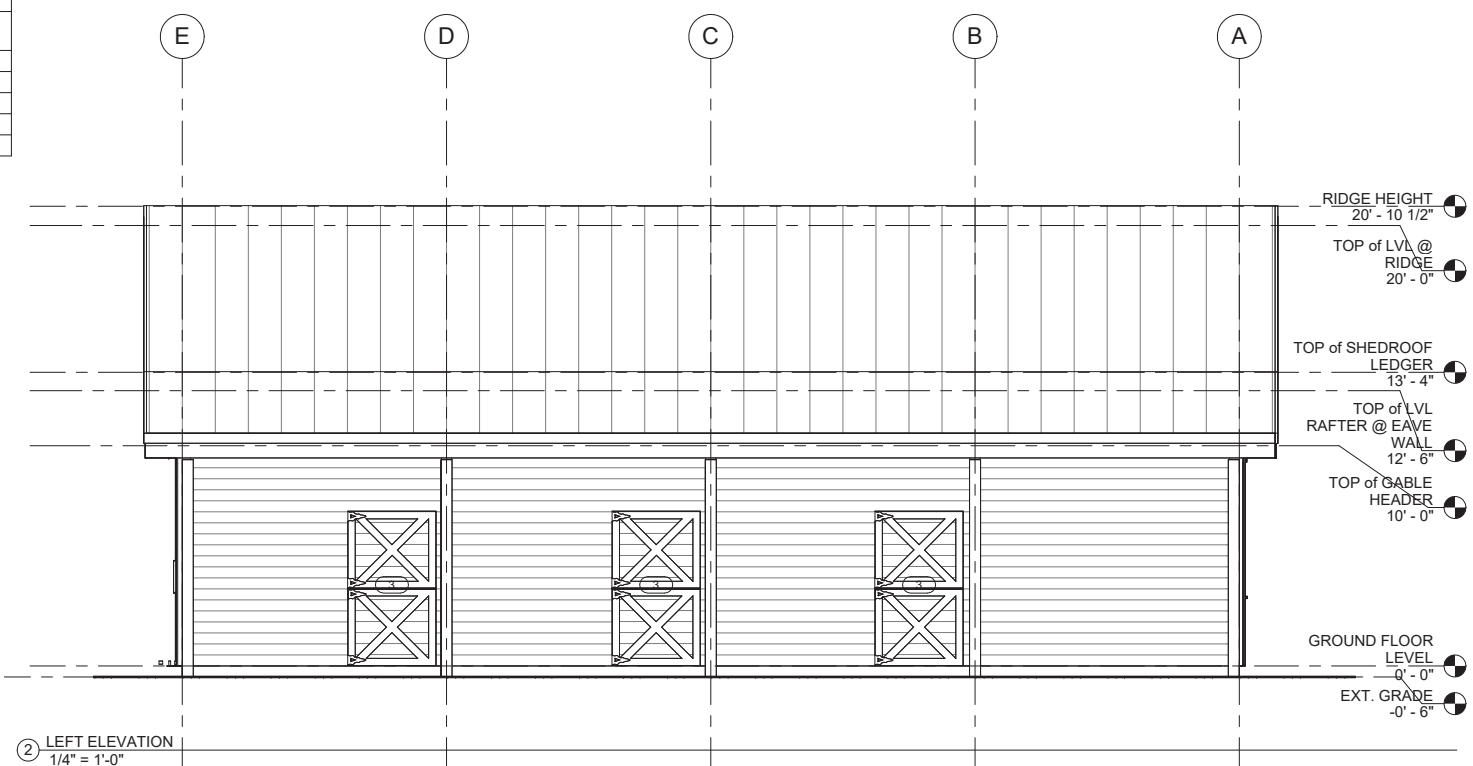
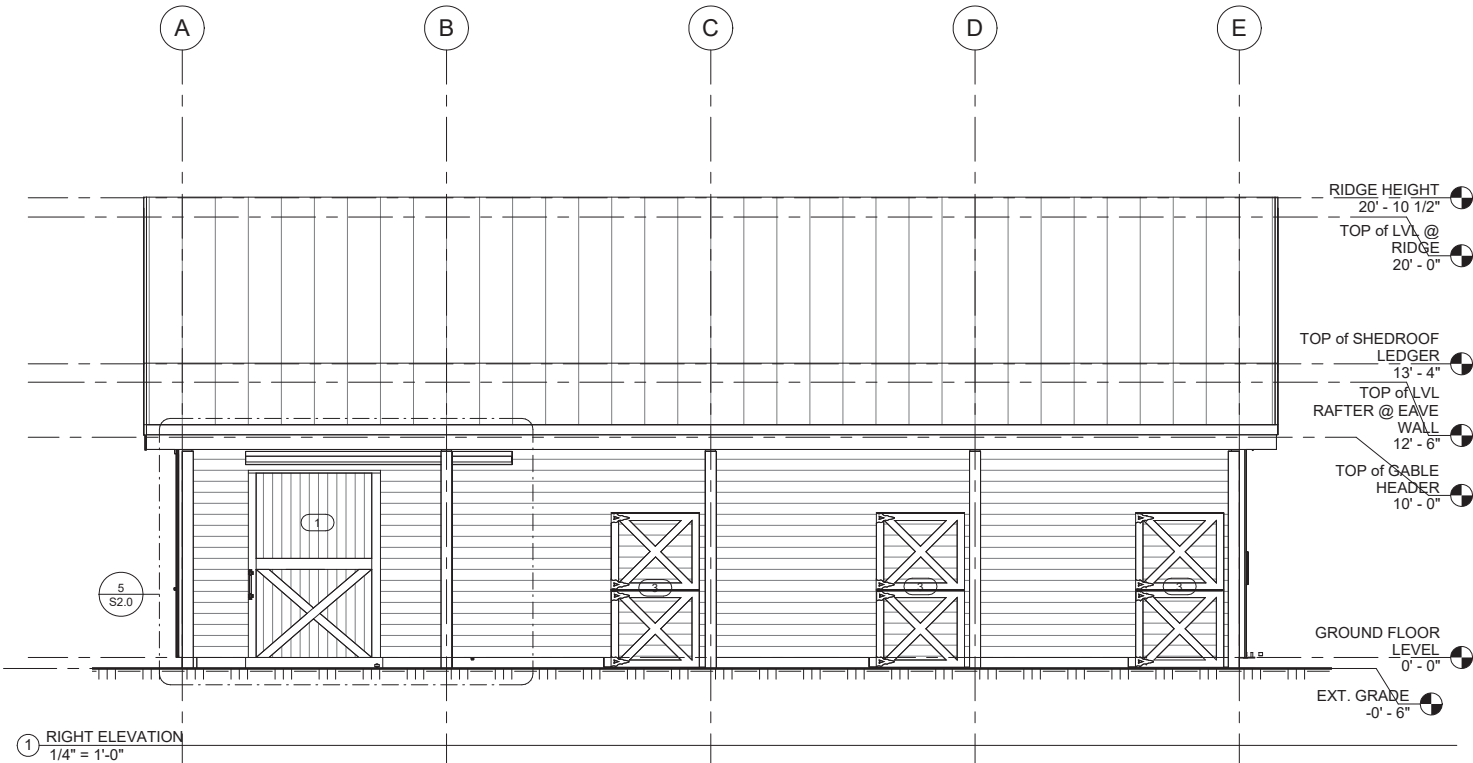
Type Mark	Family and Type	Count	Rough Width	Rough Height	Comments	EXT. / INT.
1	(1) 6'3x9'4 T&G Breezeway Door: 6-3x9-4	1	6' - 0"	9' - 0"		EXT.
2	(2) 6'3x9'4 T&G Breezeway Door: STND 12'X9'.3"	1	12' - 0"	9' - 0"		EXT.
3	BP 4x7 Dutch Door: 48" x 84"	6	4' - 0"	7' - 0"		EXT.
4	Door-Exterior-Double-Full Glass-Wood_Clad: 60" x 80"	1	10' - 2"	9' - 1"	BY OWNER	EXT.
5	4x7 T&G Entry Door: 48" x 84"	1	4' - 0"	7' - 0"		INT.
6	Stall Door, Drop Down: Drop Down	3	4' - 0"	7' - 0"	COLOR : BLACK	INT.
7	Stall Door, Drop Down: REVERSE DOOR, Drop Down	3	4' - 0"	7' - 0"	REVERSE: COLOR : BLACK	INT.

BPI Window Schedule

Mark	Family and Type	Sill Height	Count	Rough Width	Rough Height	Comments
A	Stall Front feeder: Stall Front feeder	4' - 0"	2	6' - 11"	3' - 1 1/2"	COLOR: BLACK
B	Stall Front feeder: Stall Front feeder Reverse	4' - 0"	2	6' - 11"	3' - 1 1/2"	REVERSE COLOR: BLACK
C	Stall Front feeder: Stall Front feeder Narrow	4' - 0"	1	6' - 5"	3' - 1 1/2"	COLOR: BLACK
D	Stall Front feeder: Stall Front feeder Narrow Reverse	4' - 0"	1	6' - 5"	3' - 1 1/2"	REVERSE COLOR: BLACK
E	fixed_trapezoidal_window: 36" x 48"	0' - 3"	4	4' - 0"	6' - 2"	BY OWNER

Barn Pros Items

Mark	Type	Count
AA	STALL FOUNT II HEATED W/ SHROUD, NO WATER METER	6



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Structural Only



High Sierra 48
Green Mountain Falls Foundation, -
Stroope,
10325 Hwy 24
Green Mountain Falls, CO 80819

35562

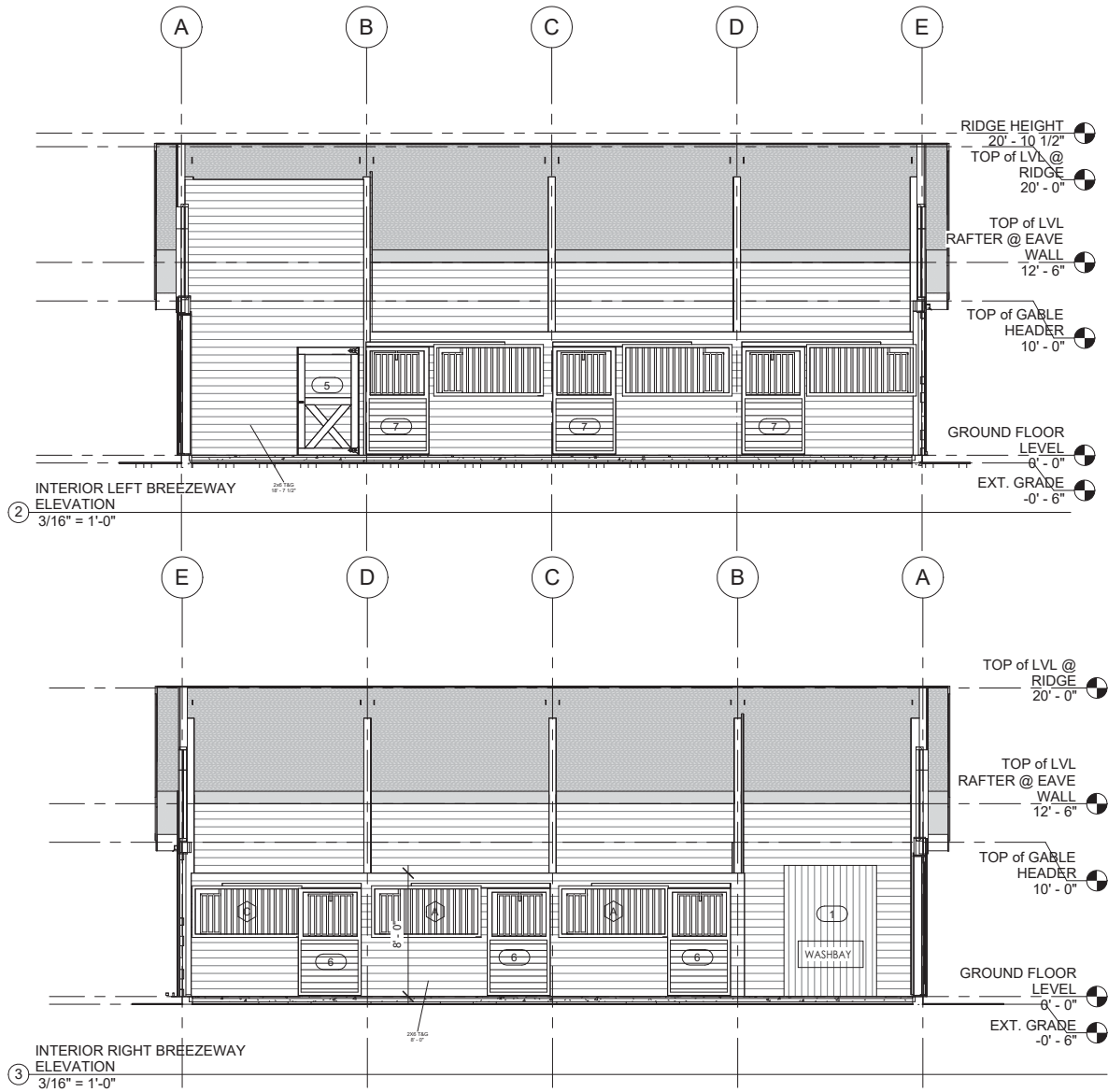
SUBMITTALS

REVISIONS

EXTERIOR ELEVATIONS

Drawn by: DI
Approved by: OPERATIONS

A1.1



FOR NON STRUCTURAL ITEMS MANUFACTURED BY BARNS PROS PLEASE REFER TO THE INSTALLATION GUIDE FOR THAT SPECIFIC PROJECT. INSTALLATION GUIDES ARE PROVIDED IN THE PRE-CONSTRUCTION EMAIL AND ALWAYS AVAILABLE FROM ANY BARN PROS REPRESENTATIVE. FEEL FREE TO REACH OUT TO US AT 866.844.2276

BPI Door Schedule						
Type Mark	Family and Type	Count	Rough Width	Rough Height	Comments	EXT. / INT.
1	(1) 6'3x9'4 T&G Breezeway Door: 6-3x9-4	1	6' - 0"	9' - 0"		EXT.
2	(2) 6'3x9'4 T&G Breezeway Door: STND 12'X9'.3"	1	12' - 0"	9' - 0"		EXT.
3	BP 4x7 Dutch Door: 48" x 84"	6	4' - 0"	7' - 0"		EXT.
4	Door-Exterior-Double-Full Glass-Wood_Clad: 60" x 80"	1	10' - 2"	9' - 1"	BY OWNER	EXT.
5	4x7 T&G Entry Door: 48" x 84"	1	4' - 0"	7' - 0"		INT.
6	Stall Door, Drop Down: Drop Down	3	4' - 0"	7' - 0"	COLOR : BLACK	INT.
7	Stall Door, Drop Down: REVERSE DOOR, Drop Down	3	4' - 0"	7' - 0"	REVERSE COLOR : BLACK	INT.

BPI Window Schedule						
Mark	Family and Type	Sill Height	Count	Rough Width	Rough Height	Comments
A	Stall Front feeder: Stall Front feeder	4' - 0"	2	6' - 11"	3' - 1 1/2"	COLOR: BLACK
B	Stall Front feeder: Stall Front feeder Reverse	4' - 0"	2	6' - 11"	3' - 1 1/2"	REVERSE COLOR: BLACK
C	Stall Front feeder: Stall Front feeder Narrow	4' - 0"	1	6' - 5"	3' - 1 1/2"	COLOR: BLACK
D	Stall Front feeder: Stall Front feeder Narrow Reverse	4' - 0"	1	6' - 5"	3' - 1 1/2"	REVERSE COLOR: BLACK
E	fixed_trapezoidal_window: 36" x 48"	0' - 3"	4	4' - 0"	6' - 2"	BY OWNER

Barn Pros Items		
Mark	Type	Count
AA	STALL FOUNT II HEATED W/ SHROUD, NO WATER METER	6

SHEARWALL SCHEDULE								
WALL TYPE	SILL ATTACHMENT		SHEATHING	EDGE NAILING	RIM	NOM. CAPACITY		NOTES
	WOOD	CONCRETE				SEISMIC	WIND	
6	16d @ 4" O.C.	5/8" @ 48" O.C.	7/16" OSB ON ONE SIDE	8d @ 6" O.C.	A35 @ 18" O.C.	260	365	
4	SDS25500 @ 6" O.C.	5/8" @ 32" O.C.	7/16" OSB ON ONE SIDE	8d @ 4" O.C.	A35 @ 12" O.C.	380	533	
3a	SDS25500 @ 6" O.C.	5/8" @ 24" O.C.	7/16" OSB ON ONE SIDE	8d @ 3" O.C.	A35 @ 8" O.C.	490	685	Footnotes a and b required
3b	SDS25500 @ 4" O.C.	5/8" @ 16" O.C.	7/16" OSB ON ONE SIDE	10d @ 3" O.C.	A35 @ 6" O.C.	665	930	Footnotes a and b required
TYPICAL FIELD NAILING: 8d @ 12" O.C.								

SCHEDULE NOTES:

- Nails shall be common or galvanized box. Galvanizing shall be hot-dipped or tumbled.
- All shear panels are to be continuous between horizontal diaphragms (roof to floor, floor to floor, or floor to foundation).
- All framed shear walls shall be blocked at all panel edges.
- All Shear walls shall terminate on at least (1) full height stud. Additional studs or solid posts shall be installed as required for holdowns where they occur.
- 8d common nail shank=0.131", 16d sinker shank diameter = 0.148"
- All anchor bolts shall have 7" minimum embedment.

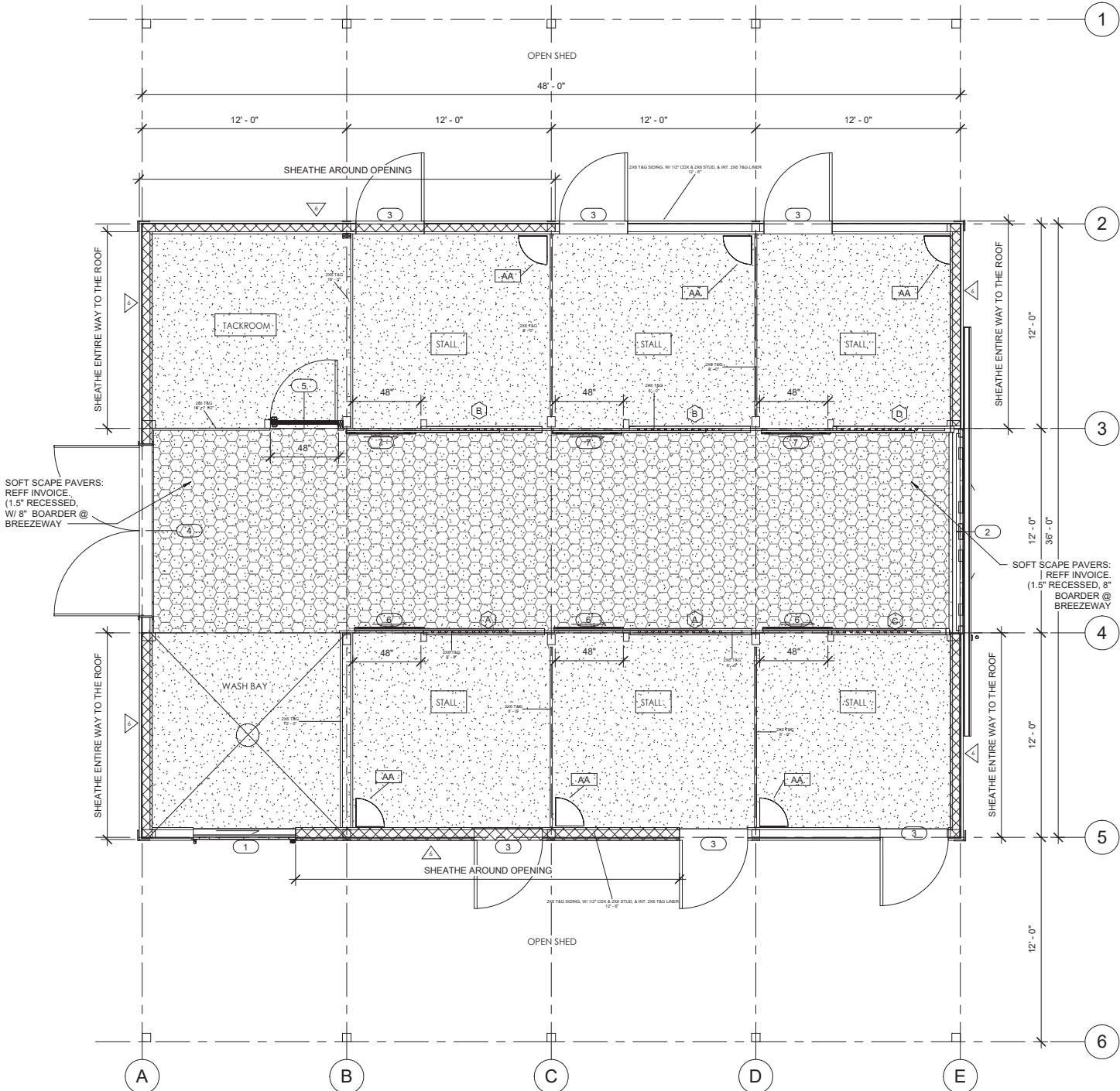
SHEAR WALL FOOTNOTES:

- Studs and/or blocking at adjoining panel edges shall be 3x minimum and nails shall be staggered. Sill plates and top plates shall be 3x minimum.
- 3x members may be substituted with (2) 2x members nailed together with 10d nails @ 4" O.C.

X DENOTES SHEAR WALL



4 SHEER WALL SCHEDULE
1/2" = 1'-0"



1 1ST FLOOR PLAN
1/4" = 1'-0"



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35562

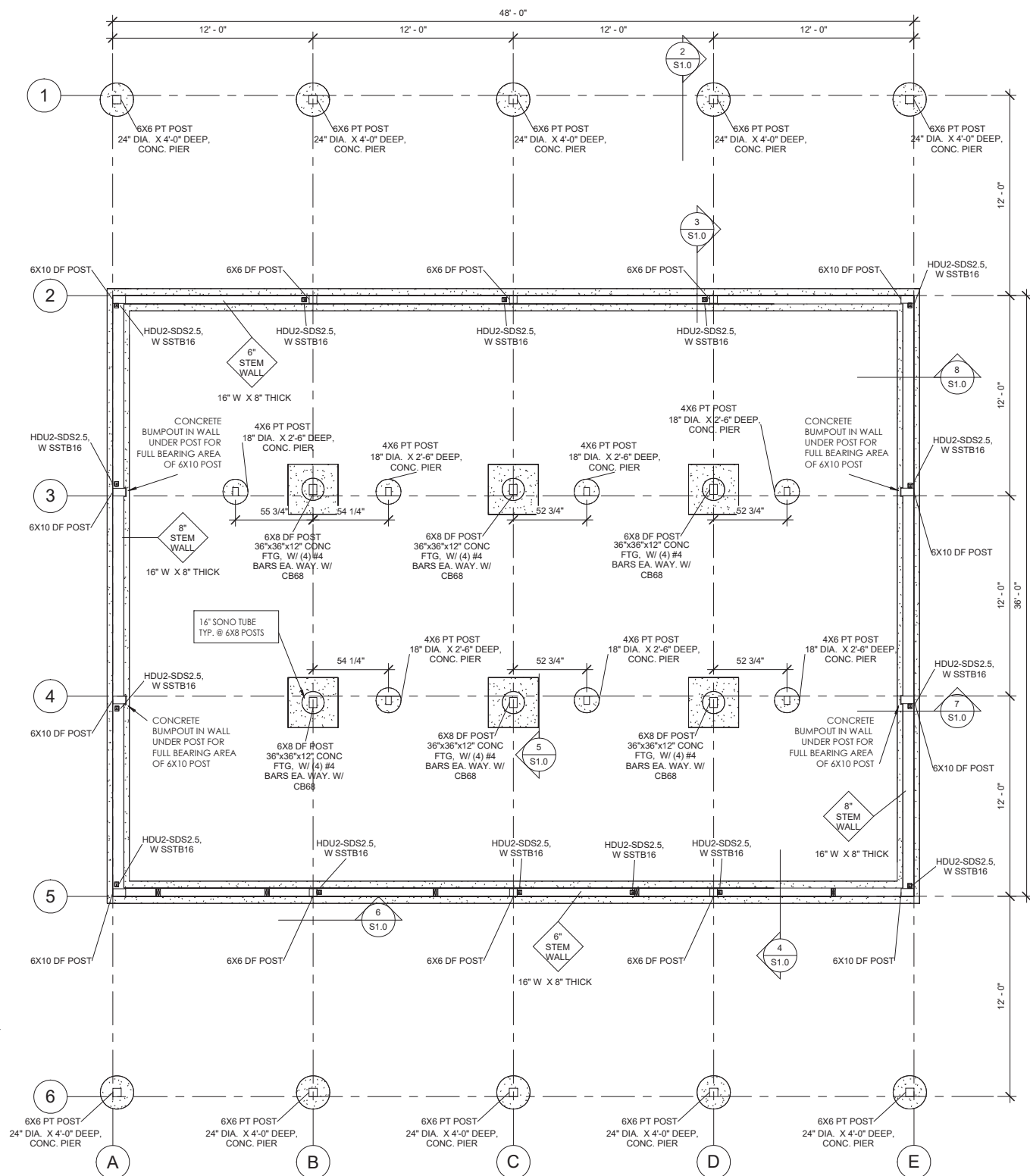
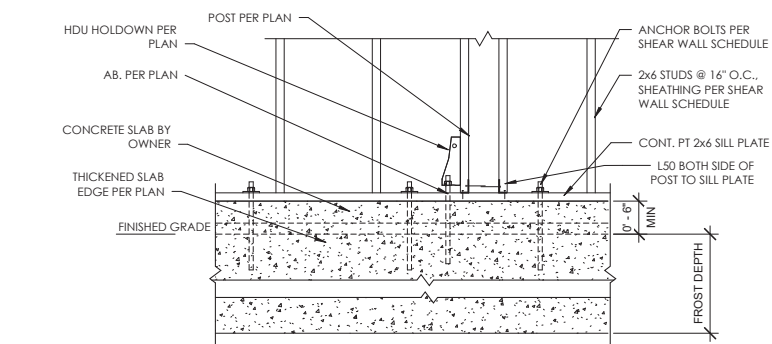
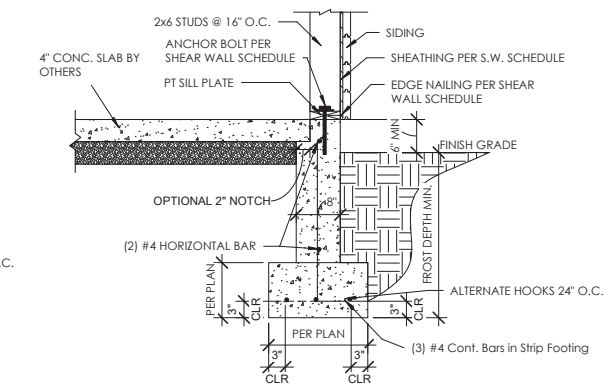
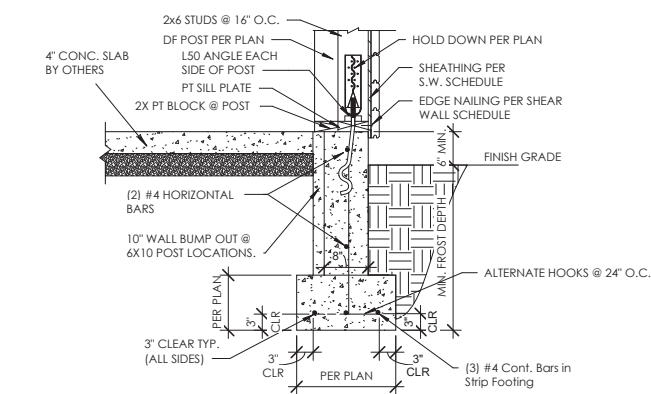
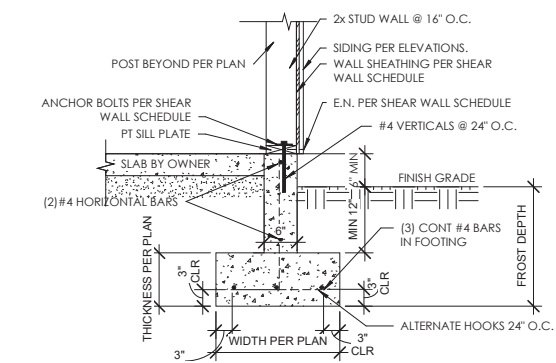
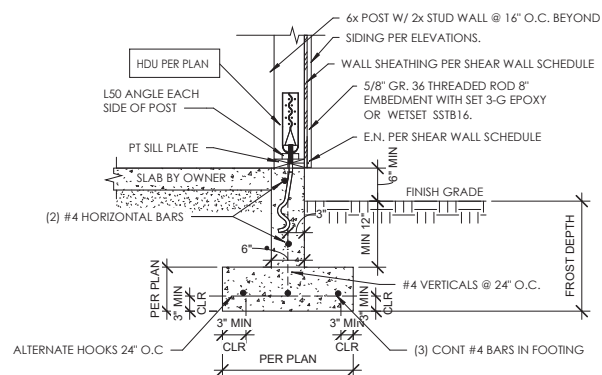
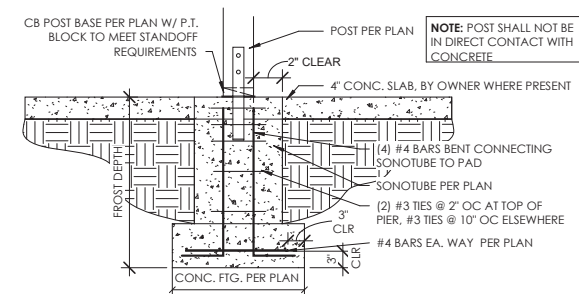
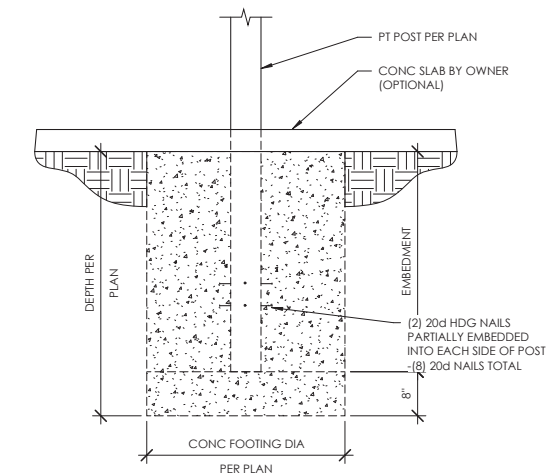
SUBMITTALS

REVISIONS

1ST FLOOR PLAN

Drawn by: DI
Approved by: OPERATIONS

A2.0



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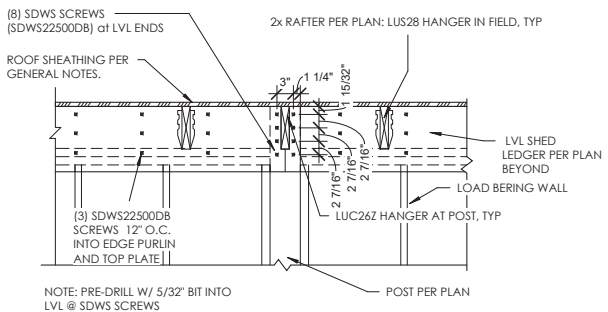
High Sierra 48
Green Mountain Falls Foundation, -
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10325 Hwy 24
Green Mountain Falls, CO 80819

[illegible]

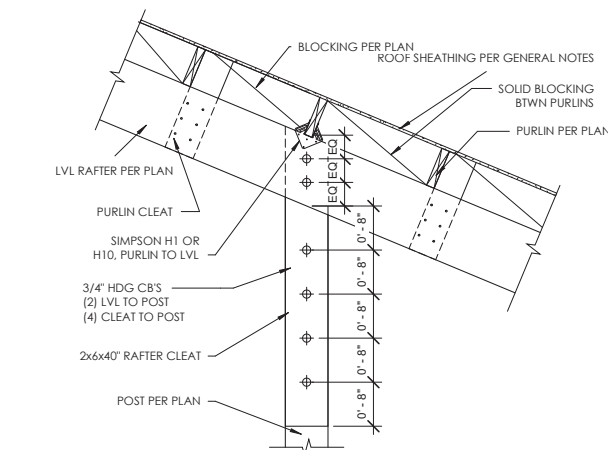
FOUNDATION PLAN

Drawn by:	D
Approved by:	OPERATIONS

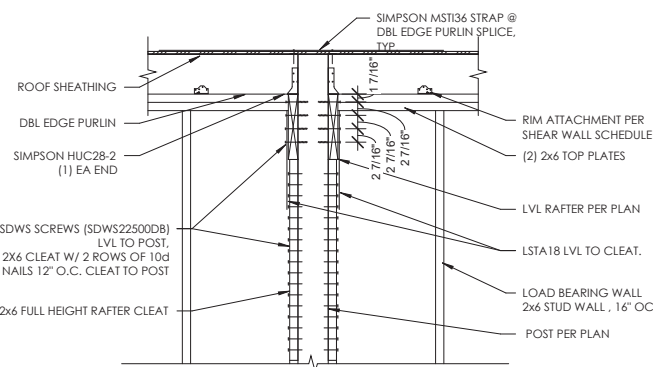
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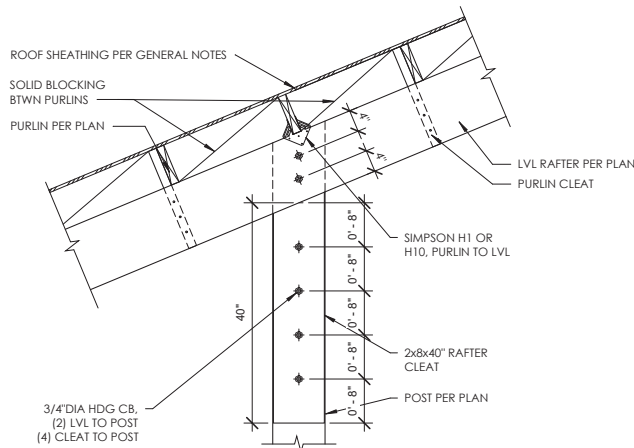
2 SHED LEDGER ATTACHMENT INT. POST
3/4" = 1'-0"



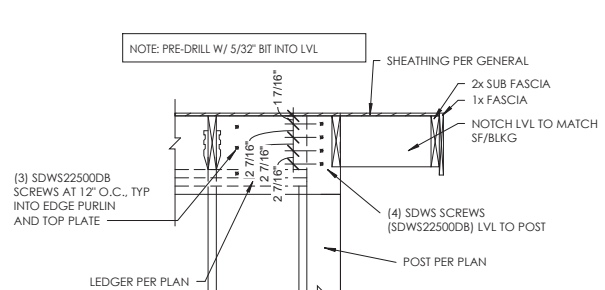
4 TYPICAL GABLE RAFTER CONNECTION
3/4" = 1'-0"



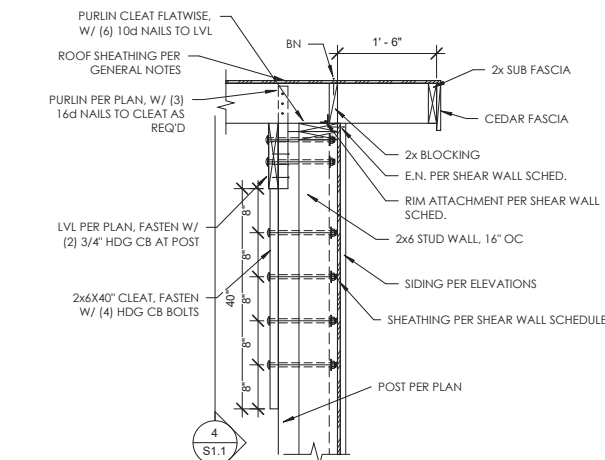
6 TYPICAL EDGE PURLIN CONNECTION
3/4" = 1'-0"



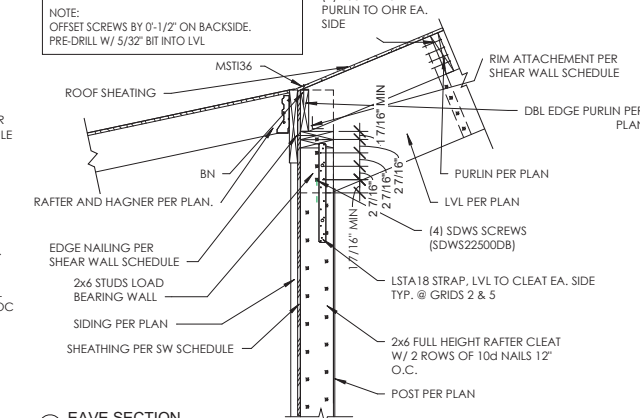
8 TYPICAL RAFTER CONNECTION
3/4" = 1'-0"



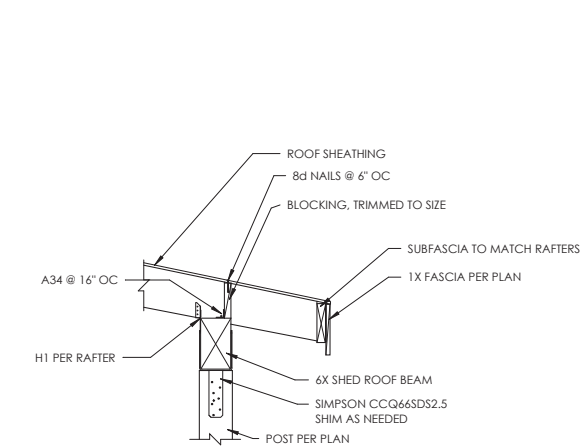
3 SHED ROOF EDGE ATTACHMENT W/ LVL
OVERHANG
3/4" = 1'-0"



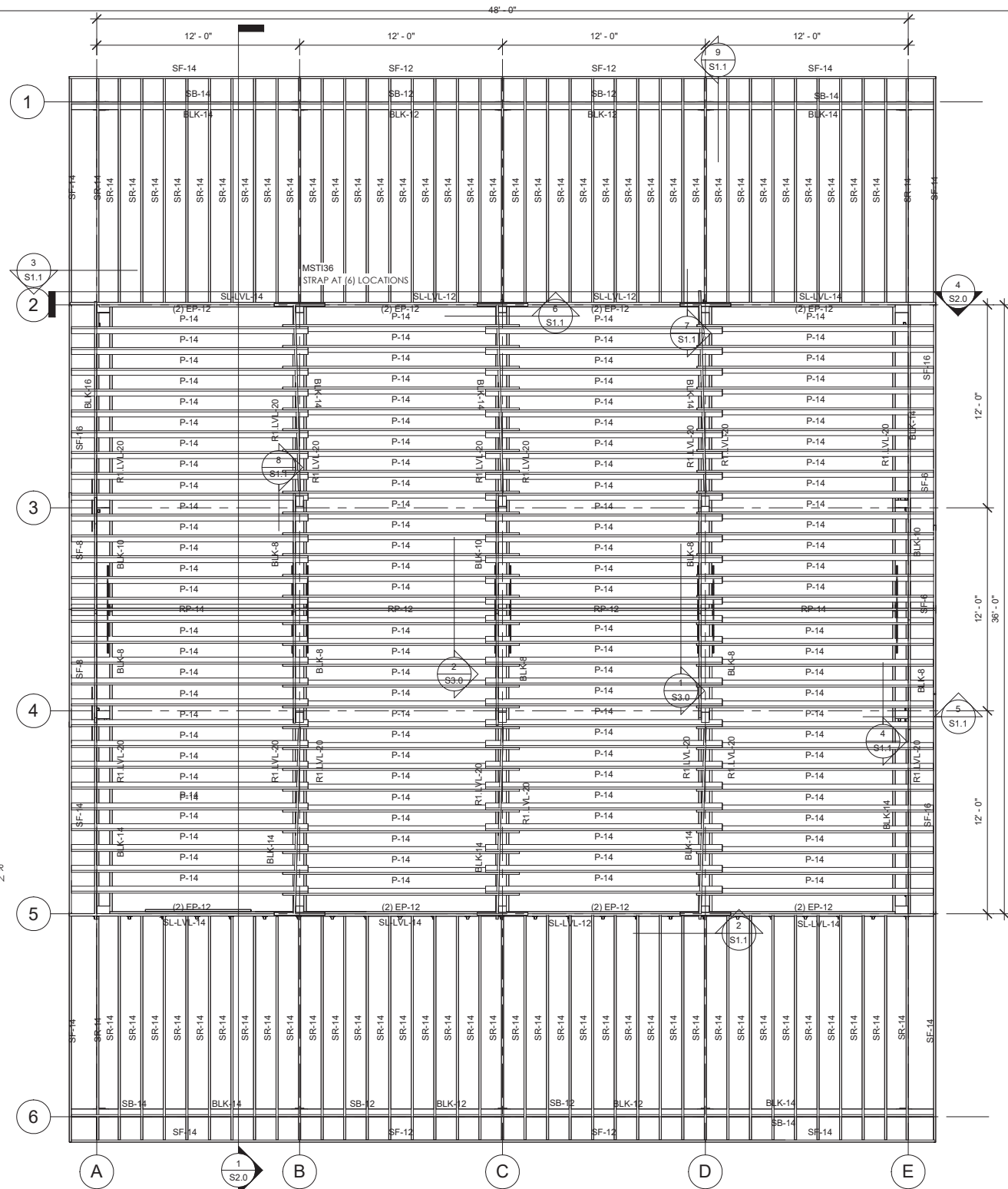
5 GABLE END @ LVL RAFTER
3/4" = 1'-0"



7 EAVE SECTION
3/4" = 1'-0"



9 SHED ROOF BEAM
3/4" = 1'-0"



1 ROOF FRAMING PLAN
1/4" = 1'-0"

TAG	Type	STOCK LENGTH (FT.)	Comments	Level
BLK-8	2X10 BLOCKING	8		ROOF
BLK-10	2X10 BLOCKING	10		ROOF
BLK-12	2X10 BLOCKING	12		ROOF
BLK-14	2X10 BLOCKING	14		ROOF
BLK-16	2X10 BLOCKING	16		ROOF
EP-12	2X10 Edge Purlin	12		ROOF
H-12	2X10 Header	12		ROOF
H-14	2X10 Header	14		ROOF
P-14	2X10 Purlin	14	@ 16" O.C.	ROOF
PC-2	2x6 Purlin Cleat	2		ROOF
R1.LVL-20	1-3/4" X 11-7/8" 5-12 LVL Rafter	20		ROOF
RP-12	2X10 Ridge Purlin	12		ROOF
RP-14	2X10 Ridge Purlin	14		ROOF
SB-12	6X10 Shed Roof Beam	12		ROOF
SB-14	6X10 Shed Roof Beam	14		ROOF
SF-6	2X10 Sub Fascia	6		ROOF

TAG	Type	STOCK LENGTH (FT.)	Comments	Level
SF-8	2X10 Sub Fascia	8		ROOF
SF-12	2X10 Sub Fascia	12		ROOF
SF-14	2X10 Sub Fascia	14		ROOF
SF-16	2X10 Sub Fascia	16		ROOF
SL-LVL-12	1-3/4" X 11-7/8" LVL Shed Ledger	12		ROOF
SL-LVL-14	1-3/4" X 11-7/8" LVL Shed Ledger	14		ROOF
SR-14	2x10 Shed Rafter	14	@ 16" O.C.	ROOF

Sheathing runs perpendicular to purlins.
All overhangs are 18" unless otherwise noted.
Widows Peak extends 2' past overhang and is 5' laterally from each side of the peak.

Roof Framing Notes
1/4" = 1'-0"

BARN PROS
NATIONWIDE
BARN-INSPIRED POST-FRAME BUILDINGS®
14567 169TH DRIVE SE, MONROE, WA 98272
PH: 1-866-844-2276 | FX: 360-794-5648

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35582

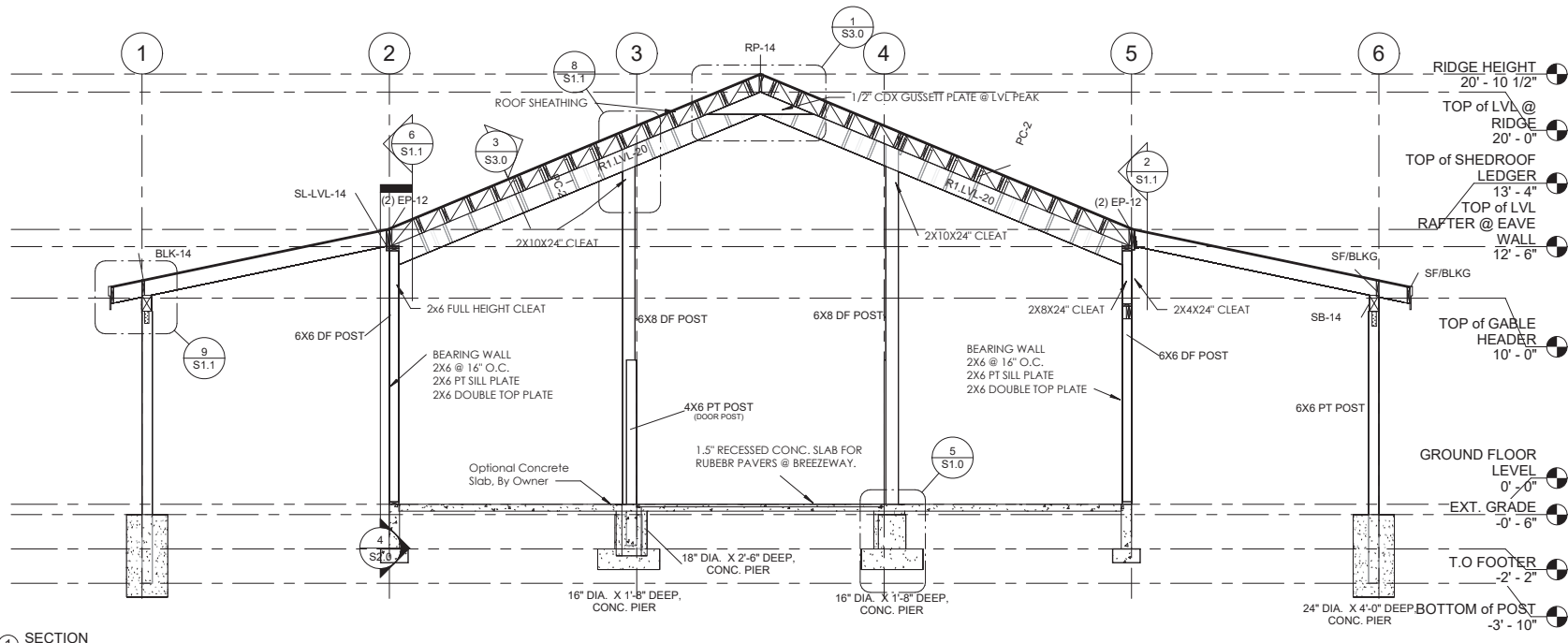
SUBMITTALS

REVISIONS

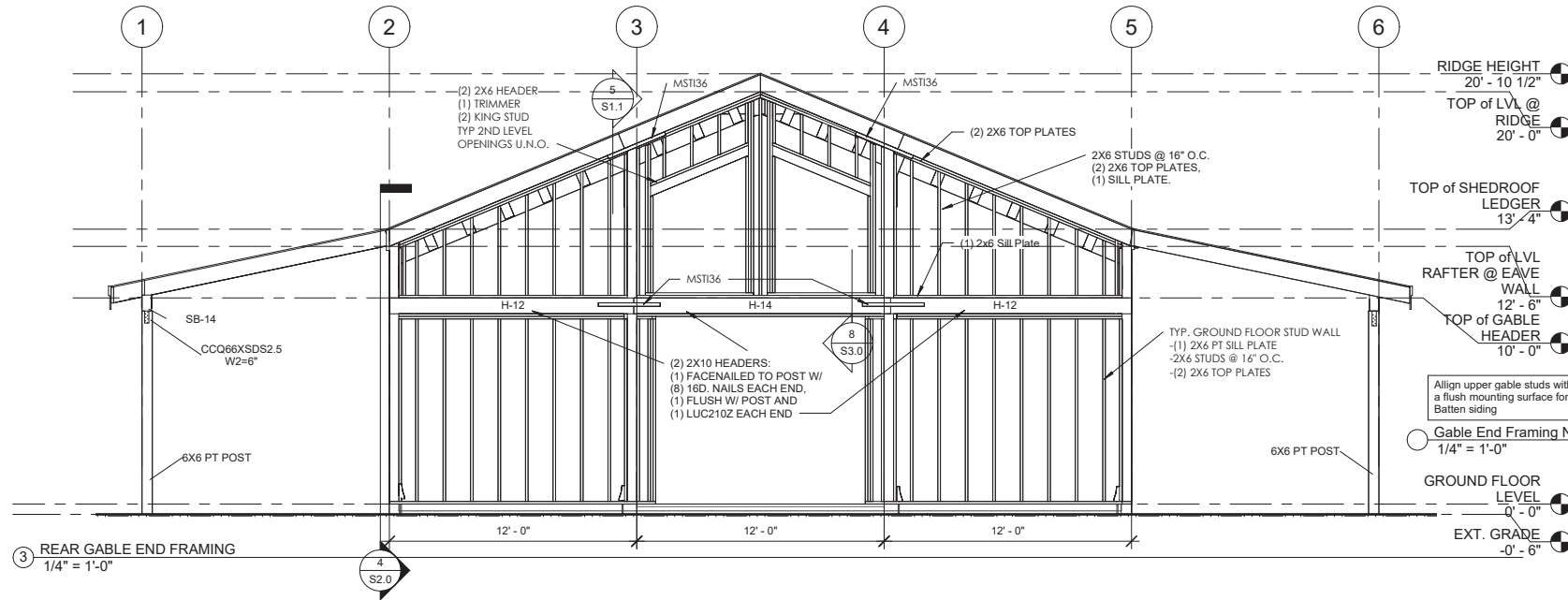
ROOF FRAMING PLAN

Drawn by: DI
Approved by: OPERATIONS

S1.1



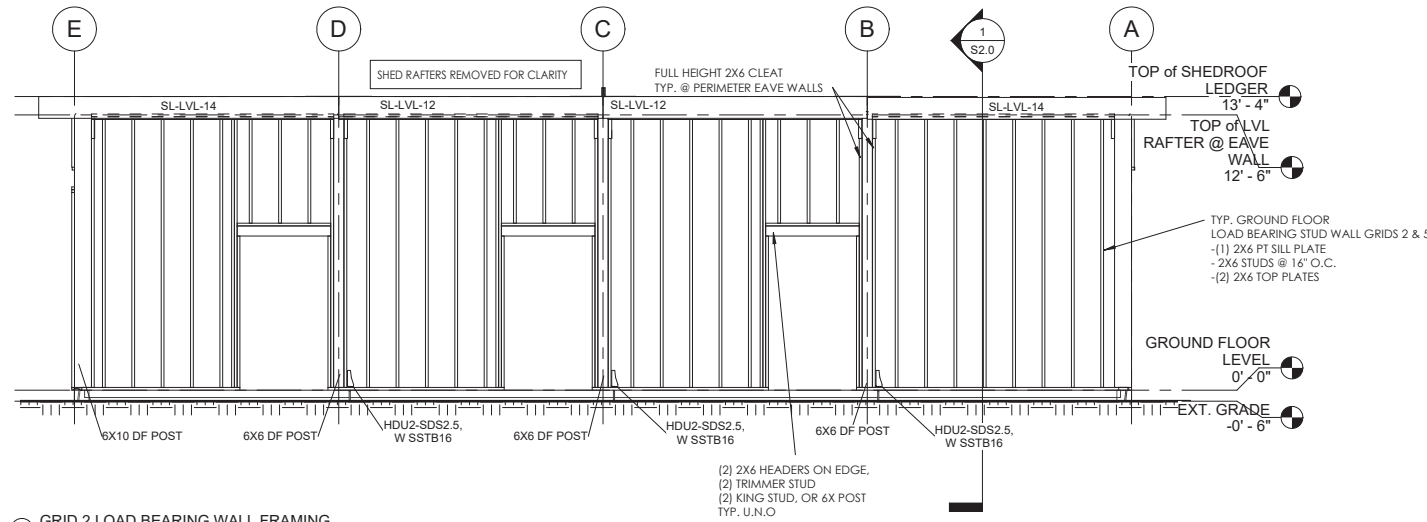
SECTION
1/4" = 1'-0"



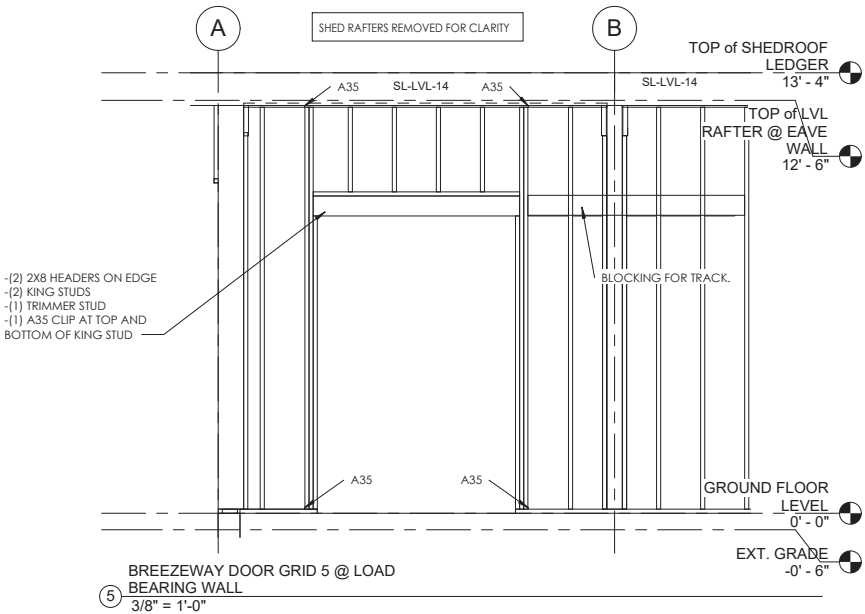
ISOMETRIC ROOF FRAMING

ROOF FRAMING SCH.				
TAG	Type	STOCK LENGTH (FT.)	Comments	Level
BLK-8	2X10 BLOCKING	8		ROOF
BLK-10	2X10 BLOCKING	10		ROOF
BLK-12	2X10 BLOCKING	12		ROOF
BLK-14	2X10 BLOCKING	14		ROOF
BLK-16	2X10 BLOCKING	16		ROOF
EP-12	2X10 Edge Purlin	12		ROOF
H-12	2X10 Header	12		ROOF
H-14	2X10 Header	14		ROOF
P-14	2X10 Purlin	14	@ 16" O.C.	ROOF
PC-2	2x6 Purlin Cleat	2		ROOF
R1.LVL-20	1-3/4" X 11-7/8" 5-12 LVL Rafter	20		ROOF
RP-12	2X10 Ridge Purlin	12		ROOF
RP-14	2X10 Ridge Purlin	14		ROOF
SB-12	6X10 Shed Roof Beam	12		ROOF
SB-14	6X10 Shed Roof Beam	14		ROOF
SF-6	2X10 Sub Fascia	6		ROOF
SF-8	2X10 Sub Fascia	8		ROOF
SF-12	2X10 Sub Fascia	12		ROOF
SF-14	2X10 Sub Fascia	14		ROOF
SF-16	2X10 Sub Fascia	16		ROOF
SL-LVL-12	1-3/4" X 11-7/8" LVL Shed Ledger	12		ROOF
SL-LVL-14	1-3/4" X 11-7/8" LVL Shed Ledger	14		ROOF
SR-14	2x10 Shed Rafter	14	@ 16" O.C.	ROOF

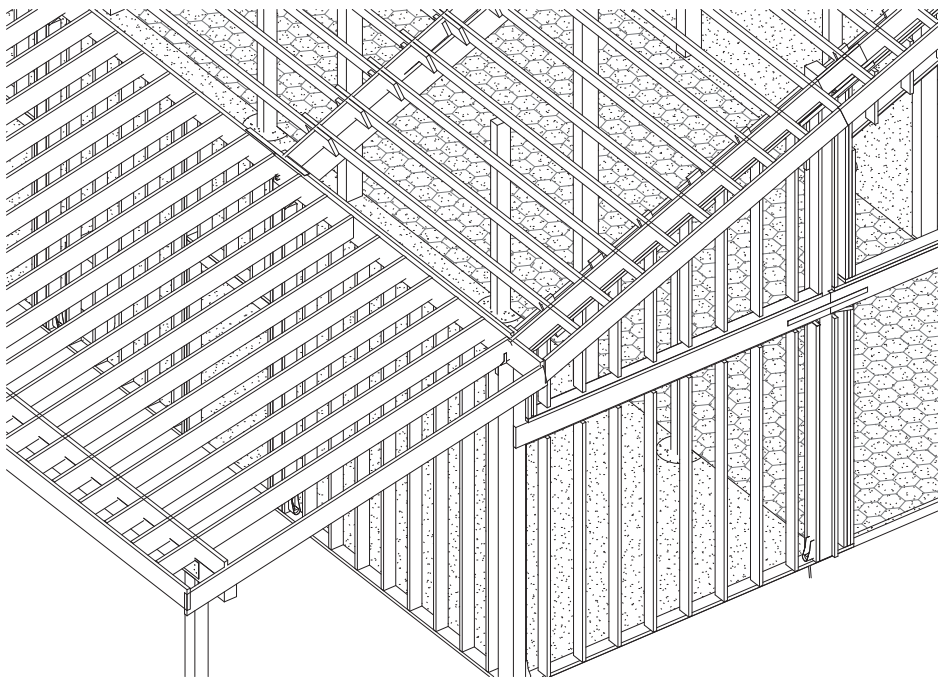
REAR GABLE END FRAMING
1/4" = 1'-0"



GRID 2 LOAD BEARING WALL FRAMING
1/4" = 1'-0"



BREEZEWAY DOOR GRID 5 @ LOAD BEARING WALL
3/8" = 1'-0"



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35552

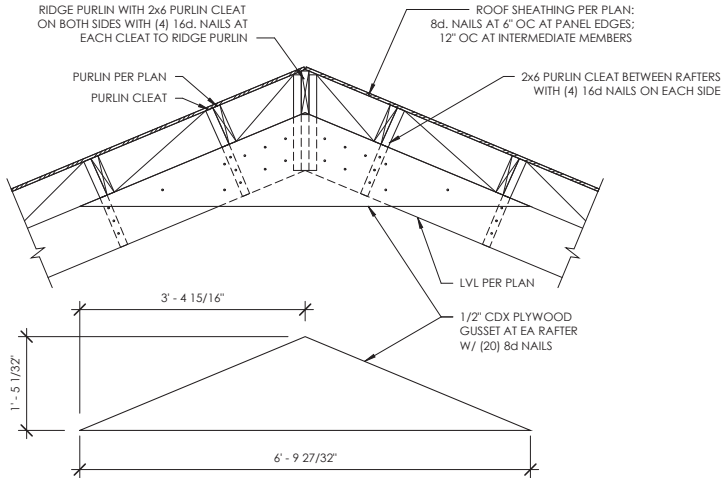
SUBMITTALS

REVISIONS

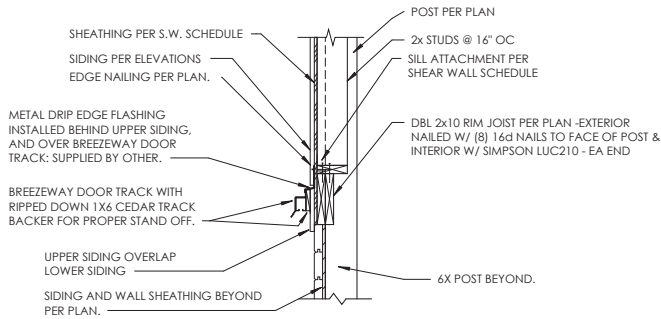
SECTION & ISOMETRIC
VIEWS

Drawn by: DI
Approved by: OPERATIONS

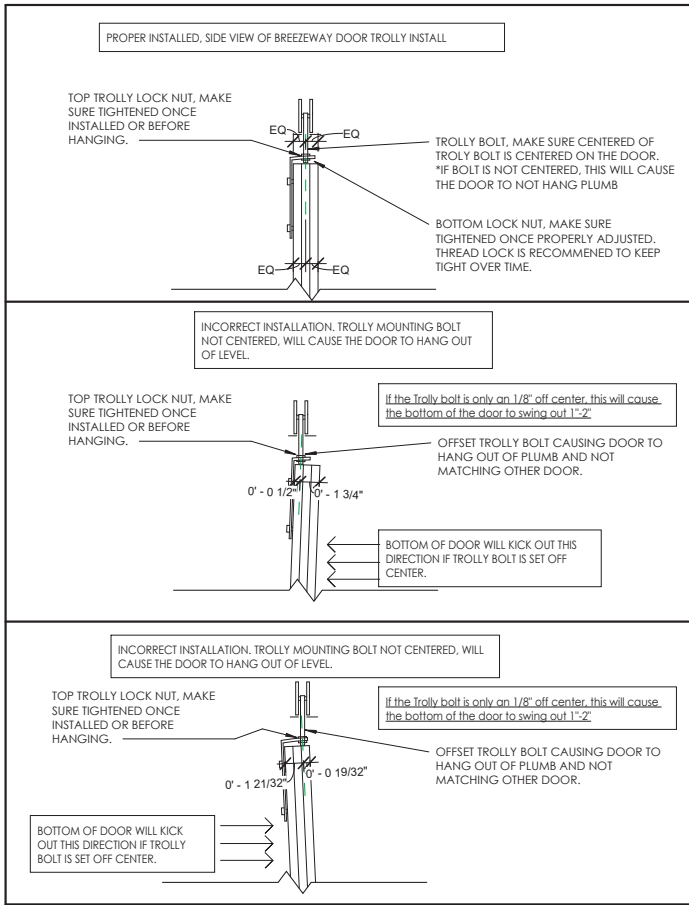
S2.0



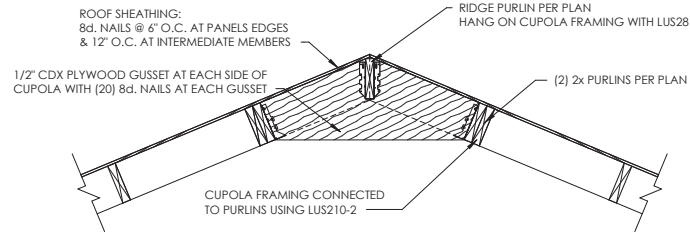
① **RIDGE & GUSSET @ 5:12**
3/4" = 1'-0"



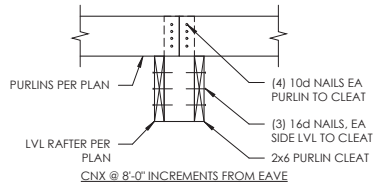
⑧ **GABLE END @BREEZEWAY DOOR HEADER**
3/4" = 1'-0"



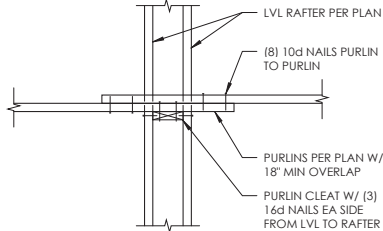
⑤ **09- BREEZEWAY DOOR TROLLY BOLT HANGING INSTRUCTIONS/ ADJUSTMENTS**
1 1/2" = 1'-0"



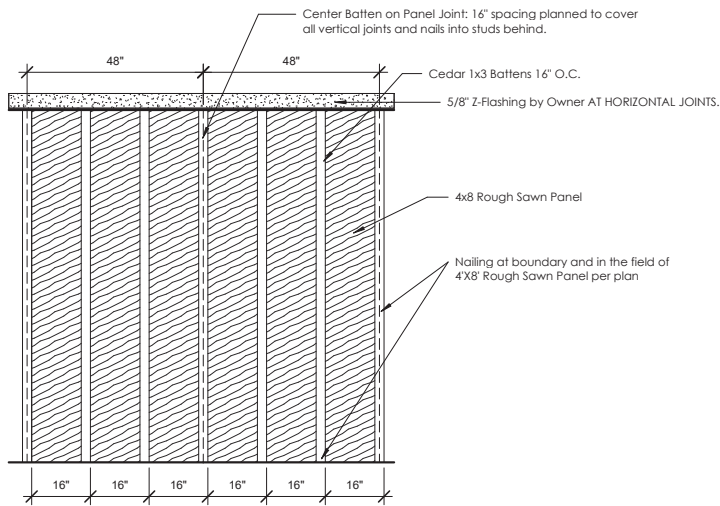
② **CUPOLA CONNECTION @ RIDGE**
3/4" = 1'-0"



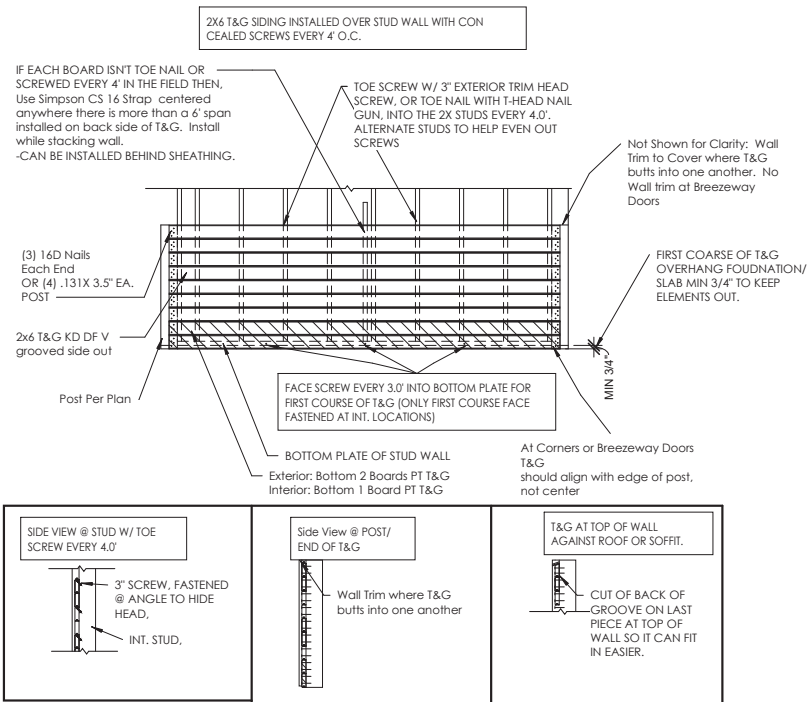
③ **PURLIN CONNECTIONS**
3/4" = 1'-0"



④ **PURLIN CONNECTION PLAN VIEW**
3/4" = 1'-0"



⑥ **ROUGH SAWN WITH 16" O.C. BATTENS.**
1/2" = 1'-0"



⑦ **2x6 T&G INSTALLED OVER STUDS**
3/8" = 1'-0"

SUBMITTALS

REVISIONS

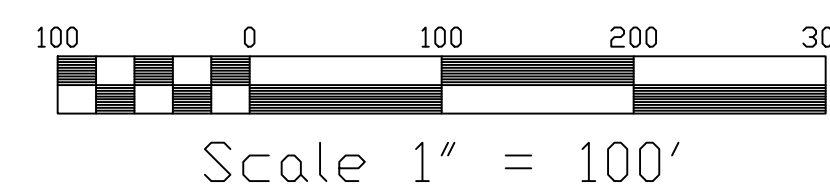
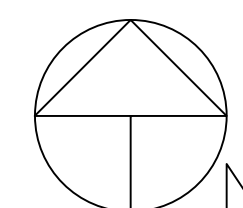
STRUCTURAL DETAILS

Drawn by: **DI**
Approved by: **OPERATIONS**

S3.0

ANNEXATION PLAT
RED DEVIL MOUNTAIN PARCEL
TO THE TOWN OF GREEN MOUNTAIN FALLS

PART OF THE E1/2 NE 1/4 SECTION 8, T.13S., R. 68W. OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



LEGEND:

- SET YELLOW #9853 CAP ON #4 REBAR
- FOUND BLM BRASS CAP PER MON RECORD 1937
- ⊗ FOUND 2" AL. CAP, #26962, 2002
- ⊕ FOUND BENT 1" PIPE - NOT ACCEPTED
- ◇ FOUND CDDT 1-1/4" AL. CAP, ILLEGIBLE
- ◁ FOUND RED #26965 CAP ON #4 REBAR
- FOUND YELLOW #9853 CAP ON #4 REBAR
- ◇ FOUND #4 REBAR

Notes:

- The percentage of property contiguous to the town limits of Green Mountain Falls is 26.3%.
- As shown hereon, at least one-sixth (1/6th) of the boundary of the property is contiguous with the boundary of the Town of Green Mountain Falls.
- Title Information was provided by the Client as follows:
Parcel 1 Highway 24, Green Mountain Falls, CO 80819
Historic Green Mountain Falls Foundation, LLC., an Oklahoma limited liability company
Title Company: Fidelity National Title Company
File Number: 570-F0639528-370-CSG, Amendment No. 1
Effective Date: July 8, 2019
This Survey does not constitute a Title search or opinion.
- Note: according to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Bearings are based on the record bearing of N 01°05'40" E, for the West line of the East Half of the Northeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M.

Be it known by all:

That, Green Mountain Falls Foundation, LLC, being the owner of the following described tract of land:

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.

The undersigned further agrees to understand that the annexation of said described territory is subject to and will comply with all Ordinances and Resolutions of the Town of Green Mountain Falls regarding the extension and installation of utilities, the furnishing of water, subdivision regulations and drainage requirements.

In witness whereof:

The aforementioned Green Mountain Falls Foundation, LLC has executed these presents this ____ day of _____, 20____, A.D.

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

State of _____)
County of _____)

The foregoing instrument as acknowledged before me this ____ day of _____, 20____, A.D., By Elizabeth Eickman

Witness my had and seal

Notary Public
My commission expires:

Filing approvals:

The Annexation Plat of 'Red Devil Mountain Parcel' to the Town of Green Mountain falls, El Paso County, Colorado, is hereby approved for filing.

Know all men by these presents:

Pursuant to an Ordinance made and adopted by the Town of Green Mountain Falls, El Paso County, Colorado, on the ____ day of _____, 20____, A.D.

Attest: _____ by: _____
Matthew Gordon, Town Clerk Jane Newberry, Mayor

Surveyor's certification:

The undersigned registered land surveyor in the state of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shows the described tract of land, and subdivision thereof, and that the requirements of title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his knowledge and belief.

OLIVER E. WATTS C.O.L.D. PE-LS 9853 date _____
For and on behalf of OLIVER E. WATTS, CONSULTING ENGINEER, INC.

State of Colorado)
County of El Paso)

I hereby certify that this instrument was filed for recorded in my office at ____ o'clock ____m, this ____ day of _____, 20____, and is duly recorded at Reception no. _____ of the Records of El Paso County, Colorado.

Chuck Broerman
Clerk and Recorder

By: _____
Deputy

Fee: _____

Prepared by the office of:
Oliver E. Watts Consulting Engineer, Inc.
614 Elkton Drive Colorado Springs, CO 80907
719-593-0173
oliewatts@aol.com
Celebrating over 41 years in business