

REV. NO.	DESCRIPTION	DATE
1	REVISIONS PER 1ST SUBMITTAL COMMENTS	06/11/2019

SITE DEVELOPMENT PLAN  
**MONUMENT STEEL STRUCTURES**  
 SITE LANDSCAPE PLAN  
 18910 BASE CAMP ROAD  
 MONUMENT, COLORADO

PROJ NO:	SSA
ENG:	
CHKD:	
DATE:	04/15/2019

SHEET NUMBER
<b>L1</b>

### Landscape Legend

- 6' Evergreen Trees
- 5 Gal. Deciduous Shrubs
- 1 Gal. Ornamental Grasses
- Arkansas Valley Seed Mixes  
Low Grow Mix  
Application Rate: 25 lbs. / acre

### Landscape Requirements

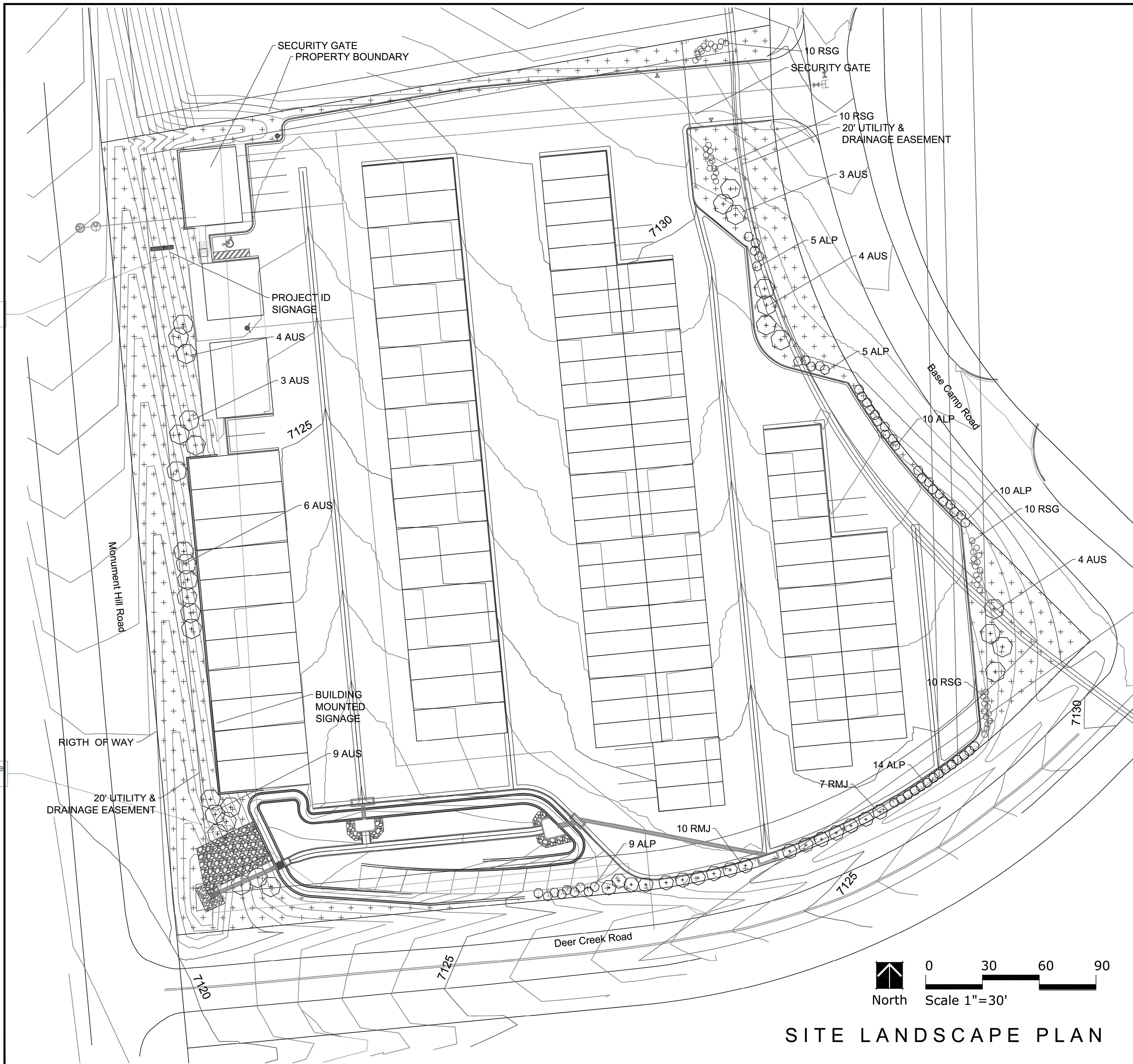
Total Site Area = 174,280 sf  
 174,280 sf x 5% min. landscape requirement = 8,714 sf  
 8,714 sf min. required - 40,573 sf provided (23.28%)

8,714 sf / 1 tree / 500 sf = 17 trees required  
 10 trees provided, 70 shrubs provided  
 (substitute 7 trees for 70 shrubs)

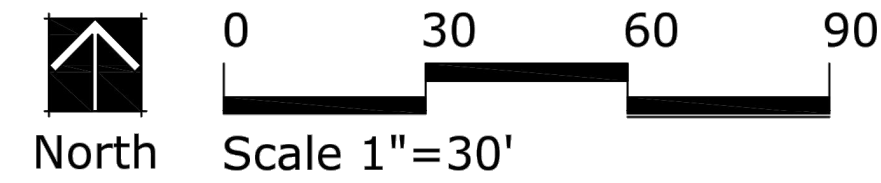
Frontage Road / I-25 planting requirements  
 420 lineal feet / 20 = 21 trees required  
 21 trees provided

Deer Creek Road - 1 tree/30 lf  
 521 lf = 17 trees required  
 17 trees provided

Base Camp Road - 1 tree/30 lf  
 331 lf = 11 trees required  
 11 trees provided



Prepared by:  
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 www.timdunnlandscapearchitect.com



### SITE LANDSCAPE PLAN

**BEFORE YOU DIG**  
 CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REV. NO.	DESCRIPTION	DATE
1		06/11/2019
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SITE DEVELOPMENT PLAN  
**MONUMENT STEEL STRUCTURES**  
LANDSCAPE DETAILS  
18910 BASE CAMP ROAD  
MONUMENT, COLORADO

PROJ NO: SSA  
ENG :  
CHKD:  
DATE: 04/15/2019

SHEET NUMBER  
**L2**  
5 OF 9

PLANT SCHEDULE						
QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	MATURE SIZE
<b>EVERGREEN TREE</b>						
33	AUS	AUSTRIAN PINE	Pinus nigra	6' HT.	B&B	40'-60'ht x 40'-60'spr.
17	RMJ	ROCKY MOUNTAIN JUNIPER	Juniperus scopulorum	6' HT.	B&B	20'-30'ht x 8'-12'spr.
<b>DECIDUOUS SHRUB</b>						
43	ALP	ALPINE CURRANT	Ribes alpinum'	5 GAL.	CONTAINER	5ht x 5'spr.
<b>CLUMP/ ORNAMENTAL GRASS</b>						
40	RSG	SHENANDOAH RED SWITCH GRASS	Panicum virgatum 'Shenandoah'	1 GAL.	CONTAINER	1'-2ht x 1.5'-2'spr.

**LANDSCAPE NOTES**

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- THE OWNER, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLANS ON FILE WITH THE CITY PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE LANDSCAPE PLANS PRIOR TO THE ISSUANCE FOR THE CERTIFICATE OF OCCUPANCY.
- CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING.
- CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
- CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/ IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECT'S CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES, ADJACENT LANDSCAPE, AND THE SUBCONTRACTOR'S OPERATIONS DURING CONSTRUCTION AND/ OR THE SPECIFIED MAINTENANCE PERIOD. THE CONTRACTOR SHALL FULLY COMPENSATE THE OWNER FOR ANYTHING DISTURBED AND/ OR DESTROYED THAT IS NOT DESIGNATED FOR DEMOLITION.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
- SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
- ALL LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AT A RATE OF (3) THREE CUBIC YARDS PER 1,000 SQUARE FEET. PRIOR TO LANDSCAPE INSTALLATION A SOILS TEST SHALL BE PERFORMED TO DETERMINE THE SPECIFICS OF THE SOIL AMENDMENT FOR TURF AREAS.
- STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TURF AREAS. EDGER SHALL BE GALVANIZED STEEL, ROLLED TOP EDGE, AND INTERLOCKING. EDGER IS NOT NECESSARY ADJACENTLY-PARALLEL TO CURBS, WALLS, AND WALKS.
- ALL PLANTING BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED CEDAR MULCH FOR ANNUALS, OR OTHER MULCHES AS NOTED. APPLY A PRE-EMERGENT HERBICIDE IN BED AREAS.
- ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."
- ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/ OR SHOWN ON THE LANDSCAPE DRAWINGS.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/ OR THE CITY/ COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE OR REPAIR.
- THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, OWNER, OR CITY/ COUNTY.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 4'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH SHREDDED CEDAR MULCH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO LANDSCAPE FABRIC OR EDGER IS NECESSARY FOR TREE RINGS.
- ALL TURF AREAS (SOD) SHALL BE SPRAY IRRIGATED. ALL PLANTING BEDS AND TREES SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM. NATIVE SEED AREAS TO BE IRRIGATED UNTIL ESTABLISHED.
- IRRIGATION TO BE DESIGN/BUILD BY CONTRACTOR BASED ON MODIFICATION OR REPLACEMENT OF EXISTING IRRIGATION SYSTEM CONTRACTOR TO PROVIDE AN "AS BUILT" DRAWING TO THE PINERY HOA.
- CONTRACTOR TO INCLUDE A ONE YEAR MAINTENANCE PROPOSAL TO THE PINERY HOA FOR REVIEW AND APPROVAL.

**NATIVE SEED MIX**

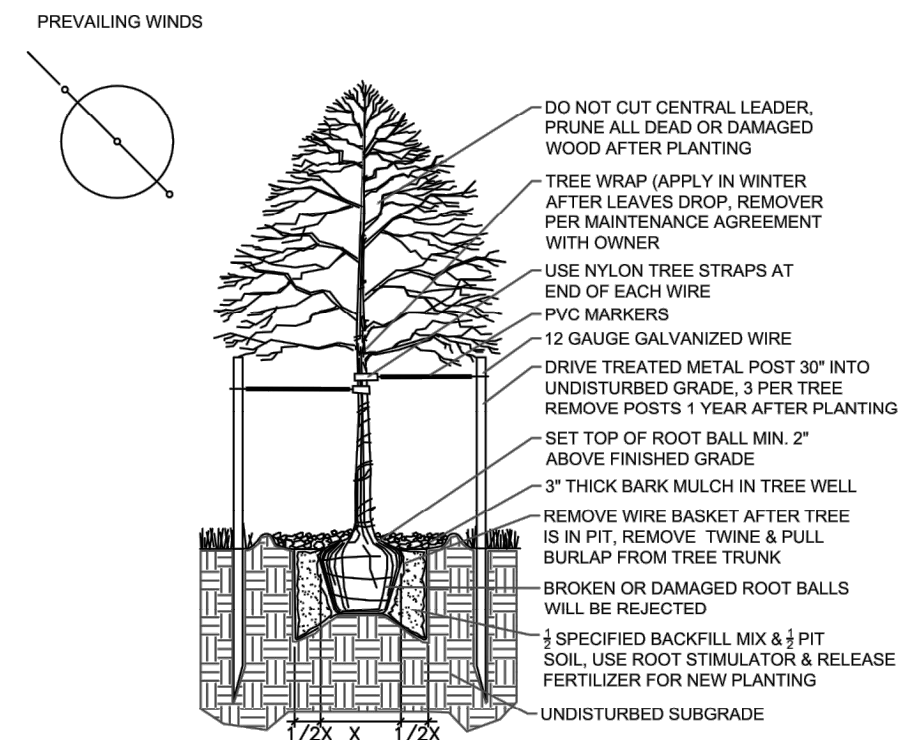
NATIVE SEED MIX - LOW GROW SEED MIX ARKANSAS VALLEY SEED CO. 303-320-7500

- 30% EPHRAIM CRESTED WHEAT GRASS
- 25% SHEEP FESCUE
- 20% PERENNIAL RYE
- 15% CHEWINGS FESCUE
- 10% CANADA BLUEGRASS

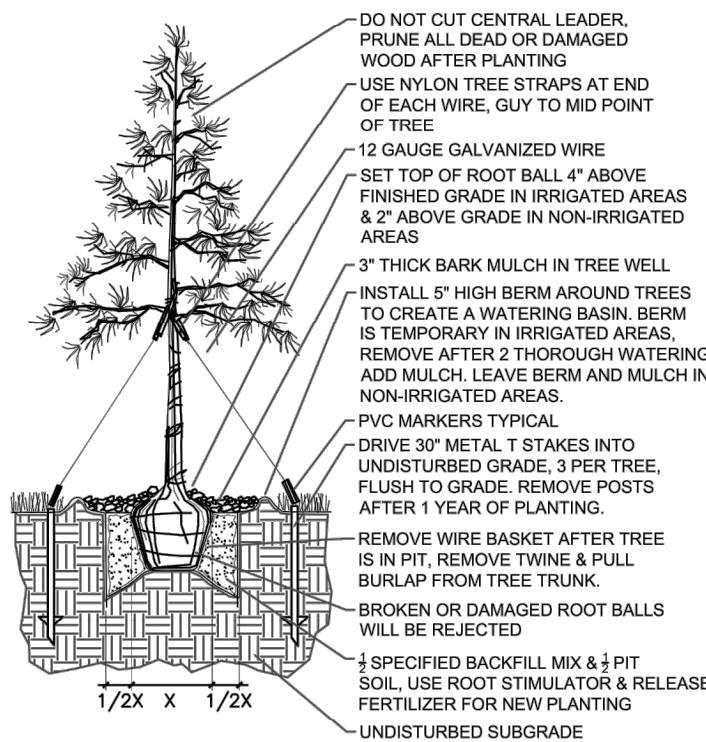
NON-IRRIGATED, HAND WATER DURING SUMMER MONTHS FOR FIRST THREE GROWING SEASONS UNTIL ESTABLISHED.

SEED MIX RATE - 25 POUNDS PER ACRE

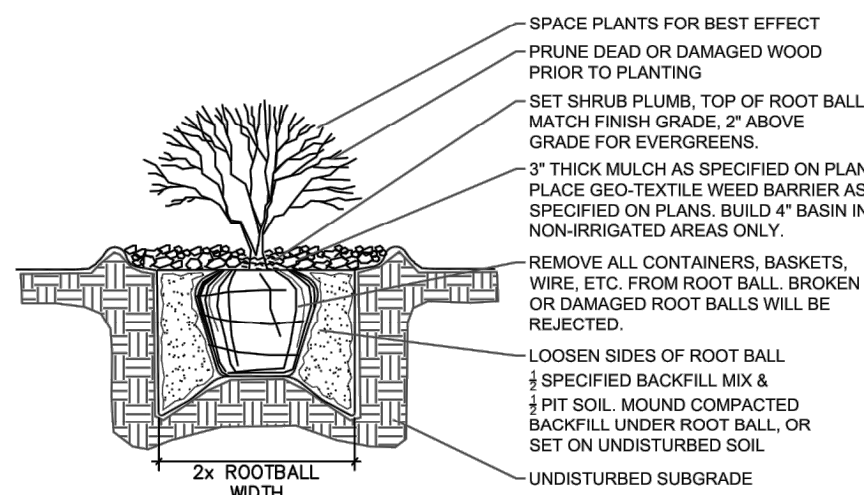
SEE SEEDING APPLICATION SPECIFICATIONS SHEET L-6  
APPLY BIOSOL FORTE PRIOR TO SEEDING SEE NOTE SHEET L-6



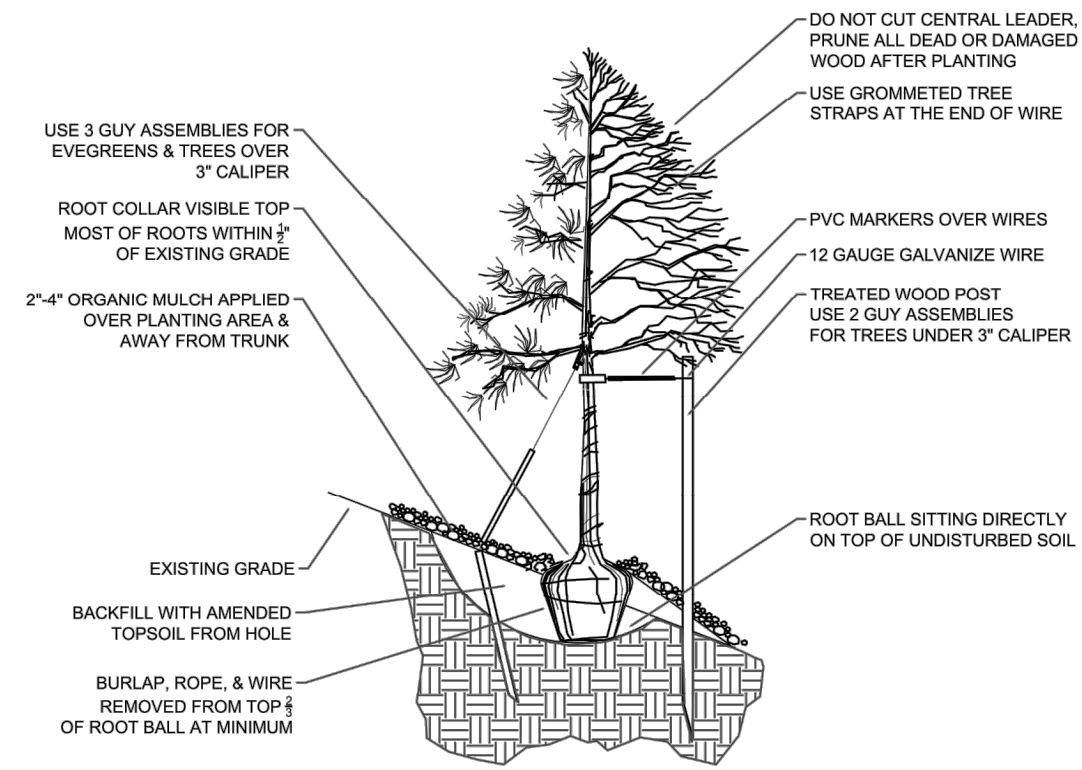
**1**  
L.3  
**Deciduous Tree Planting Detail**



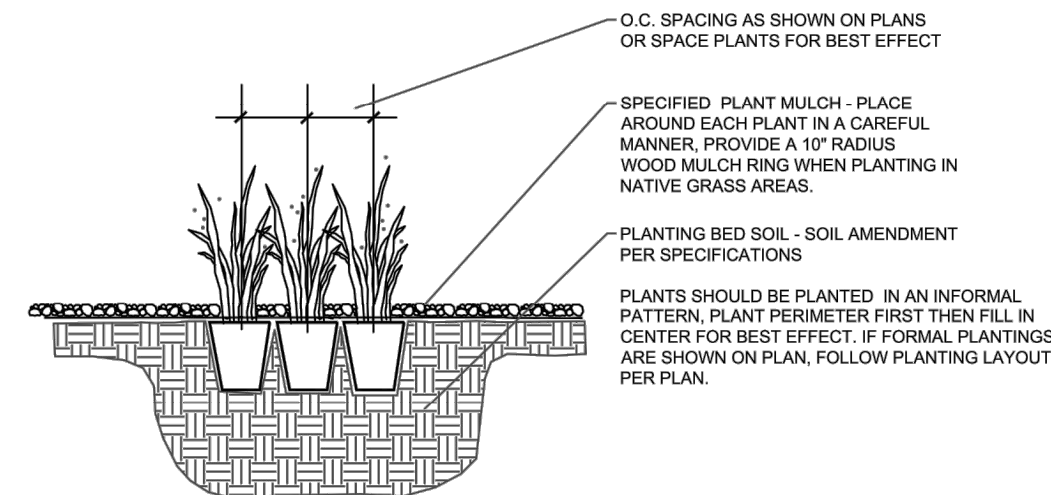
**2**  
L.3  
**Evergreen Tree Planting Detail**



**3**  
L.3  
**Shrub Planting Detail**



**4**  
L.3  
**Tree Planting Detail - Steep Slopes**



**5**  
L.3  
**Perennial/Grass Planting Detail**



# Landscaping\_v3-redline.pdf Markup Summary

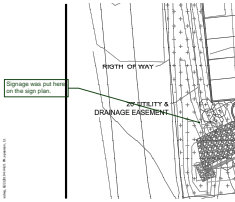
dsdkendall (2)

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**Author:** dsdkendall  
**Date:** 7/11/2019 9:58:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Where is the sign going?



**Subject:** Callout  
**Page Label:** [1] 4 SITE LANDSCAPE PLAN  
**Lock:** Locked  
**Author:** dsdkendall  
**Date:** 7/11/2019 9:58:39 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Signage was put here on the sign plan.