

SITE DEVELOPMENT PLAN

LOT 2, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

PROJECT CONTACTS:

OWNER:

STEEL STRUCTURES AMERICA INC.
3635 E. COVINGTON AVE.
POST FALLS, ID 83854
866.290.3471

MUNICIPALITY:

EL PASO COUNTY
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
719.520.6300

CIVIL ENGINEER:

TERRA FORMA SOLUTIONS
CONTACT: TODD JOHNSON, PE

GEO-TECH:

CTL THOMPSON INC.
5170 MARK DABLING BLVD
COLORADO SPRINGS, CO 80918
719.528.8300

LANDSCAPE:

TIM DUNN DESIGN
LANDSCAPE ARCHITECTURE
6948 DAVENTY PLACE
CASTLE PINES, CO 80108
720.350.2411

FIRE DISTRICT:

TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT
16055 OLD FOREST POINT, SUITE 103
MONUMENT, CO 80132
719.484.0911

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE. SUITE 1
LITTLETON, CO 80122
303.713.1898

WATER / SEWER:

WOODMOOR WATER AND SANITATION DISTRICT
1845 WOODMOOR DRIVE
MONUMENT, CO 80132
719.488.2525

FIRE DISTRICT:

TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT
16055 OLD FOREST POINT, SUITE 103
MONUMENT, CO 80132
719.484.0911

GAS:

BLACK HILLS ENERGY
1515 WYNKOOP ST #500
DENVER, CO 80202
888.890.5554

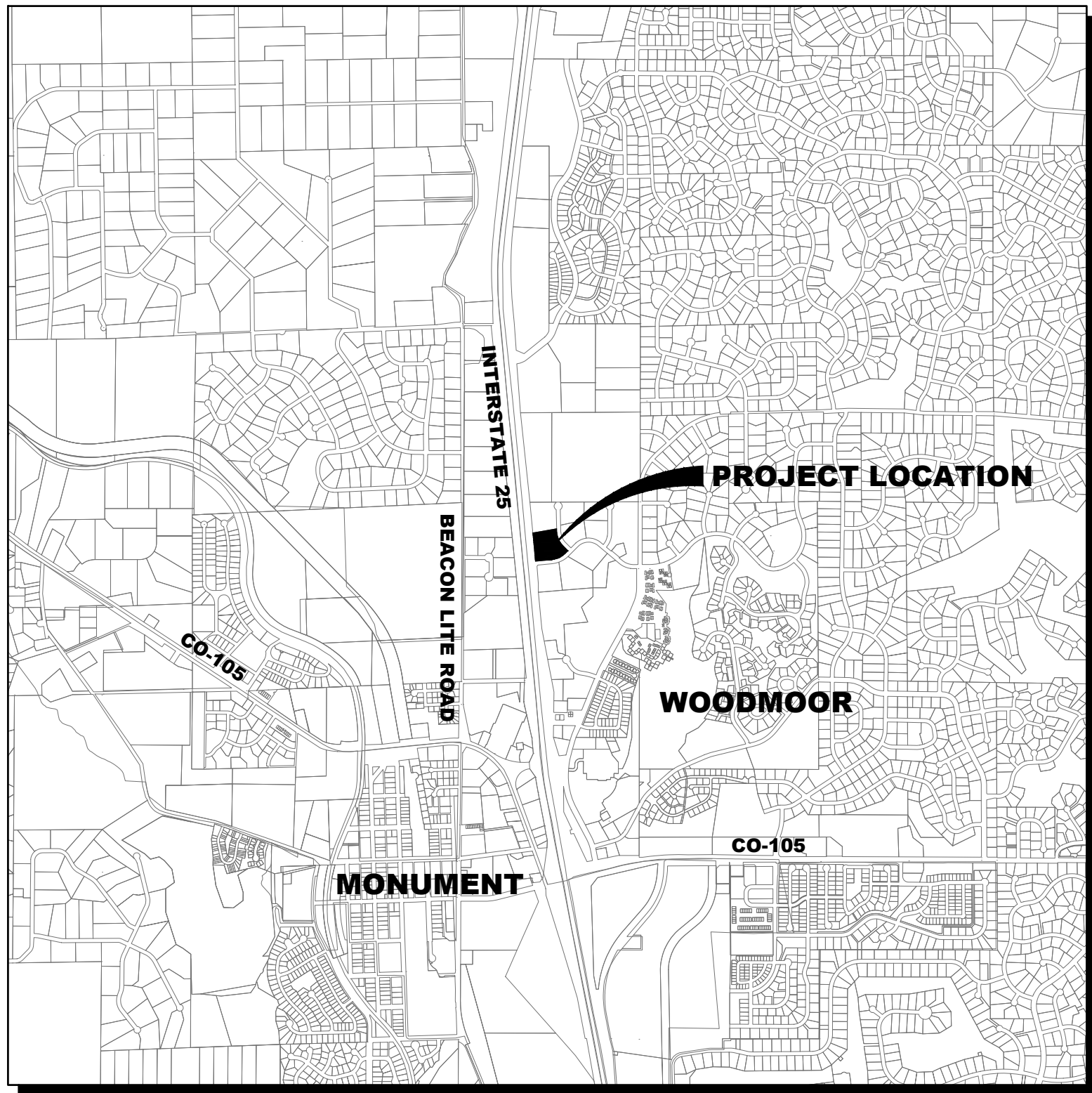
ELECTRIC:

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
11140 E. WOODMEN ROAD
FALCON, CO 80831
719.495.2283

TELEPHONE:

CENTURY LINK
9 SUNCREST ROAD
PALMER LAKE, CO 80133
719.270.1653

ARCHITECT:



VICINITY MAP

1"=2000'



PROPERTY STATISTICS:

PLANNING	EXISTING/ALLOWED	PROVIDED
ZONING	CC (COMERCIAL COMMUNITY)	CC (COMERCIAL COMMUNITY)
NET AREA (AC)	4.001	4.001
GROSS FLOOR AREA (GFA) (SF)	N/A	56,176
FLOOR AREA RATIO (FAR)	N/A	0.32
MAXIMUM BUILDING HEIGHT (FT)	45	20' - 4"
OCCUPANCY	N/A	B-1 OFFICES
ACCESSORY OCCUPANCY	N/A	S-1 STORAGE / M-RETAIL
CONSTRUCTION TYPE		II-B (NON-SPRINKLERED)
SETBACKS		
FRONT (FT)	25	>25
SIDE (FT)	25	>25 (NORTH = 0)
REAR (FT)	25	>25

BUILDING STATISTICS:

	UNITS	AREA (SF)
OFFICE (2 FLOORS AT 1200 SF)	~	2,400
DISPLAY BUILDING (30'X40')	~	1,200
DISPLAY BUILDING (30'X30')	~	900
STORAGE BUILDING 1	24	8,700
STORAGE BUILDING 2	52	19,840
STORAGE BUILDING 3	19	14,640
STORAGE BUILDING 4	11	8,496
GROSS FLOOR AREA (GFA)	106	56,176

PARKING STATISTICS:

	REQUIRED	PROVIDED
GENERAL SPACES (1/200 SF OFFICE)	12	12
ACCESSIBLE SPACES (INCLUSIVE OF GENERAL)	1	1
MINI WAREHOUSE (1/100 UNITS)	2	2
VEHICLE STORAGE	3	3
EMPLOYEE (1/EMPLOYEE)	1	1
TOTAL PARKING	18	18

PROJECT DESCRIPTION:

TO CONSTRUCT AN OFFICE BUILDING, TWO DISPLAY BUILDINGS, AND FOUR MINI STORAGE / RV STORAGE BUILDINGS AT LOT 2, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1.

NO PHASING OF IMPROVEMENTS IS PROPOSED.

BENCHMARK:

NGS CONTROL POINT T 395 BEING A STANDARD NGS STEEL ROD IN A LOGO MONUMENT BOX LOCATED 20 MILES NORTH OF COLORADO SPRINGS ON THE EAST SIDE OF I-25, 1,200 FEET NORTH OF THE WEIGH STATION BUILDING, AND 20.5 FEET EAST OF THE EASTERLY EDGE OF OIL OF THE NORTHBOUND LANES OF I-25.

ELEVATION = 7111.32 (NAVD88)

LEGAL DESCRIPTION:

PER LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. SC55073096-3, WITH AN EFFECTIVE DATE OF OCTOBER 2, 2018 AT 5:00 P.M.:

LOT 2, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

BASIS OF BEARINGS:

THE WESTERLY BOUNDARY LINE OF LOT 2, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR WITH A RED PLASTIC CAP STAMPED "AZTEC PLS 38256", ASSUMED TO BEAR NORTH 05°26'25" WEST.

FLOOD ZONE:

THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08041C0276G, MAP REVISED DECEMBER 7, 2018.

SHEET INDEX

- CS COVER SHEET
- SP SITE AND UTILITY PLAN
- GR GRADING PLAN
- L1 SITE LANDSCAPE PLAN
- L2 LANDSCAPE DETAILS
- BD 1 BUILDING ELEVATIONS AND FLOOR PLANS
- BD 2 BUILDING ELEVATIONS AND FLOOR PLANS
- E-1 ELECTRICAL PHOTOMETRIC PLAN



SITE DEVELOPMENT PLAN

MONUMENT STEEL STRUCTURES

COVER SHEET

18910 BASE CAMP ROAD
MONUMENT, COLORADO

PROJ NO: SSA

ENG :

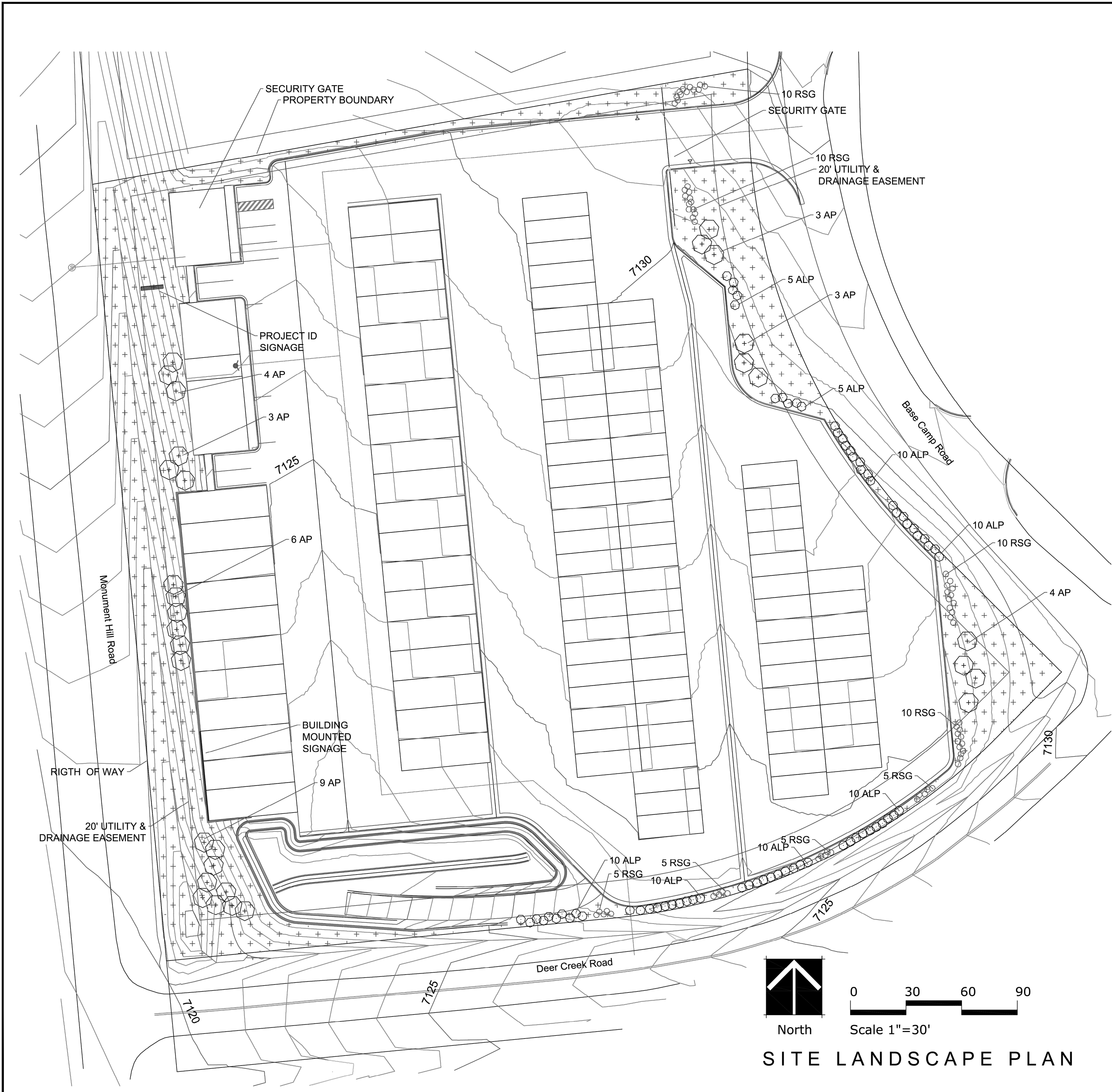
CHKD:

DATE: 04/15/2019

SHEET NUMBER

CS

1 OF 8



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

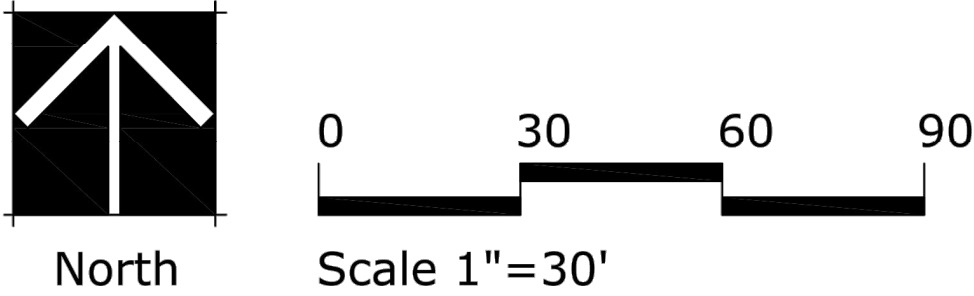
Landscape Requirements

Total Site Area = 174,280 sf
174,280 sf x 5% min. landscape requirement = 8,714 sf
8,714 sf / 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



Prepared by:
TIM DUNN DESIGN
LANDSCAPE ARCHITECTURE
720-350-2411 TADUNN1958@GMAIL.COM
www.timdunnlandscapearchitect.com



SITE LANDSCAPE PLAN



TERRA FORMASOLUTIONS

REV. NO.	DESCRIPTION	DATE

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

L1

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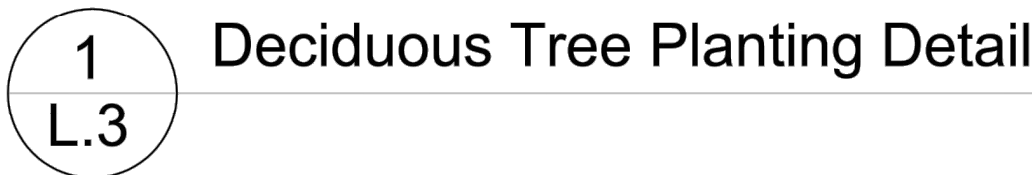
QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	MATURE SIZE
EVERGREEN TREE						
31	AUS	AUSTRIAN PINE	<i>Pinus nigra</i>	6' HT.	B&B	40'-60'ht x 40'-60'spr.
DECIDUOUS SHRUB						
70	ALP	ALPINE CURRANT	<i>Ribes alpinum</i> *	5 GAL.	CONTAINER	5'ht x 5'spr.
CLUMP/ ORNAMENTAL GRASS						
407	RSG	SHENANDOAH RED SWITCH GRASS	<i>Panicum virgatum</i> 'Shenandoah'	1 GAL.	CONTAINER	1'-2'ht x 1.5'-2'spr.

1. 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.
2. 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.
3. CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING.
4. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
5. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/ IMPROVEMENTS, UNLESS OTHERWISE NOTED.
6. 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.
7. ALL UTILITY EASEMENTS SHALL BE FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
8. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
9. 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 TREE AREAS.
10. 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.
11. 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.
12. 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."
13. ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/ OR SHOWN ON THE LANDSCAPE DRAWINGS.
14. 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.
15. THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
16. 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.
17. 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.
18. 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.
19. 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.
20. CONTRACTOR TO INCLUDE A ONE YEAR MAINTENANCE PROPOSAL TO THE PINERY HOA FOR REVIEW AND APPROVAL.

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

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



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LANDSCAPE DETAILS

18910 BASE CAMP ROAD
MONUMENT, COLORADO


SHEET NUMBER

L2


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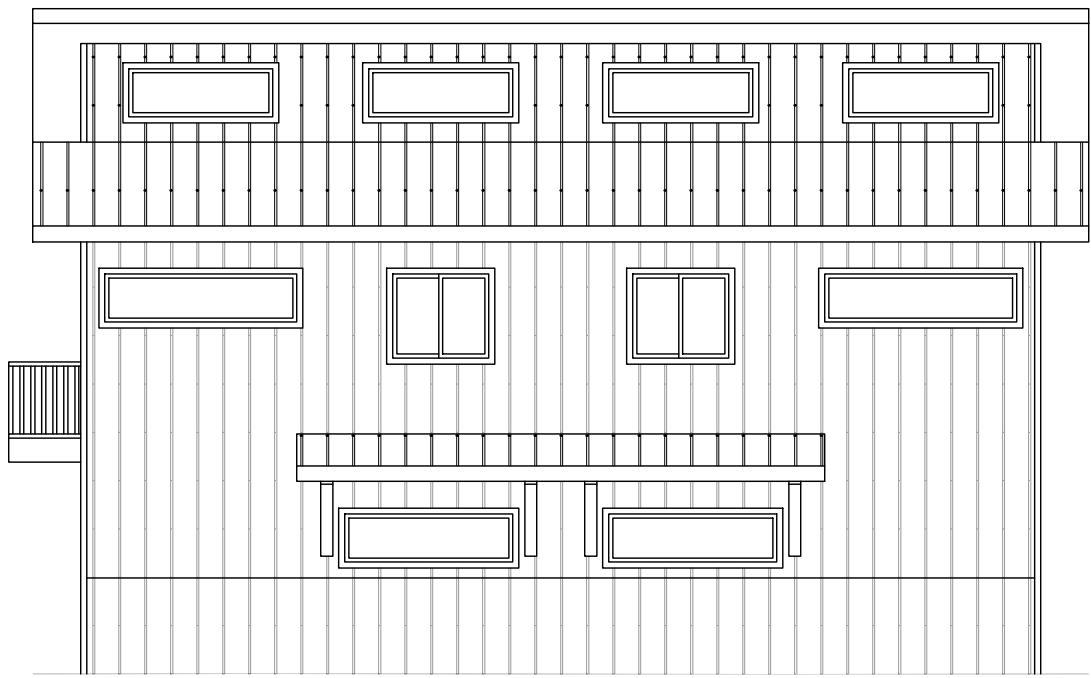
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

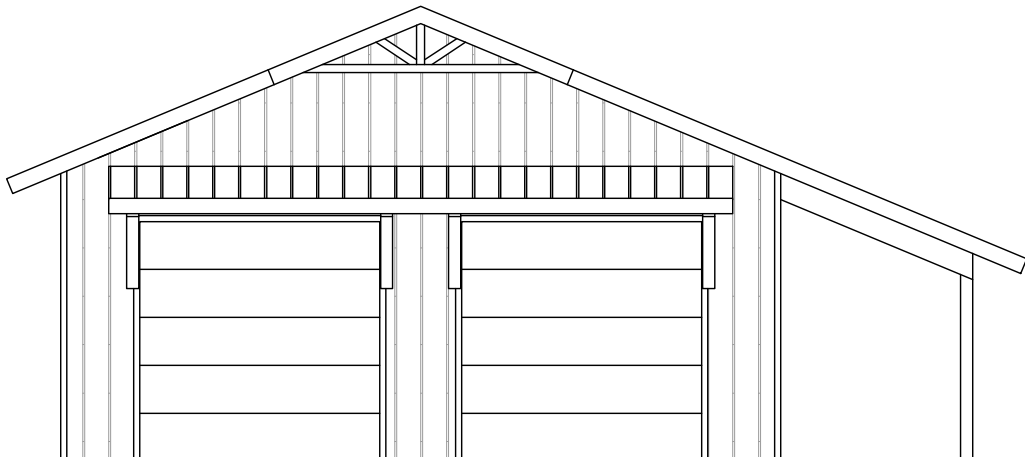


3 BACK ELEVATION
SCALE: 1/8" = 1'-0"

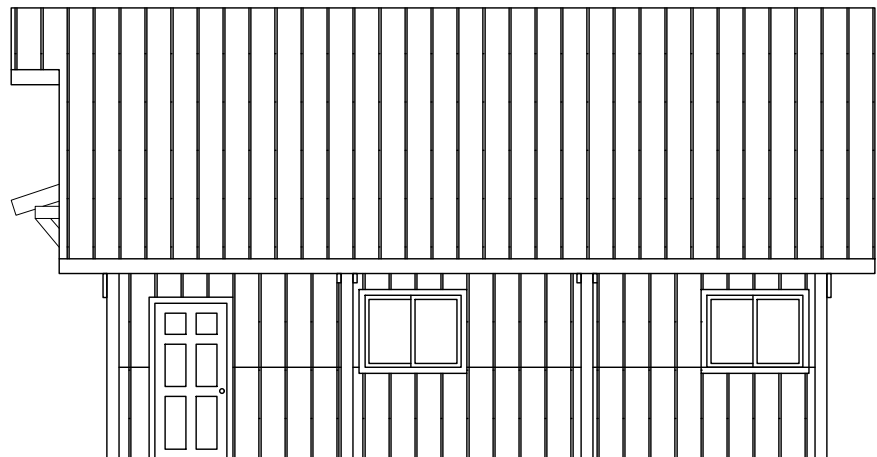


4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"


MONUMENT MINI STORAGE OFFICE



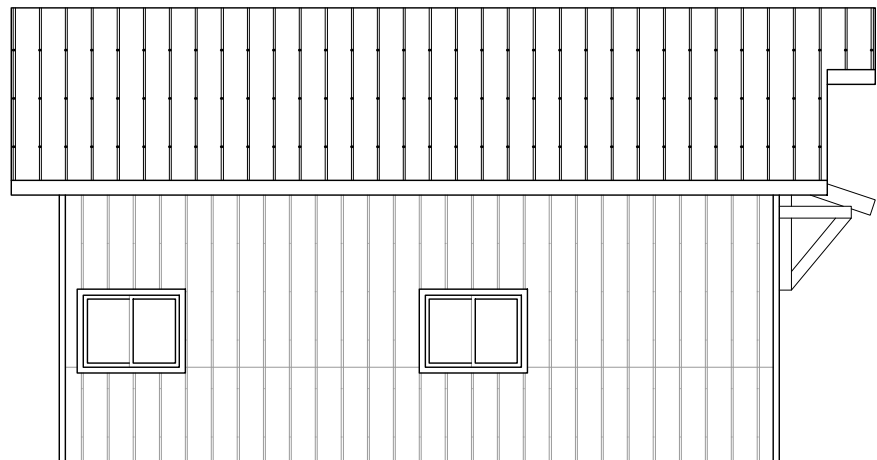
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

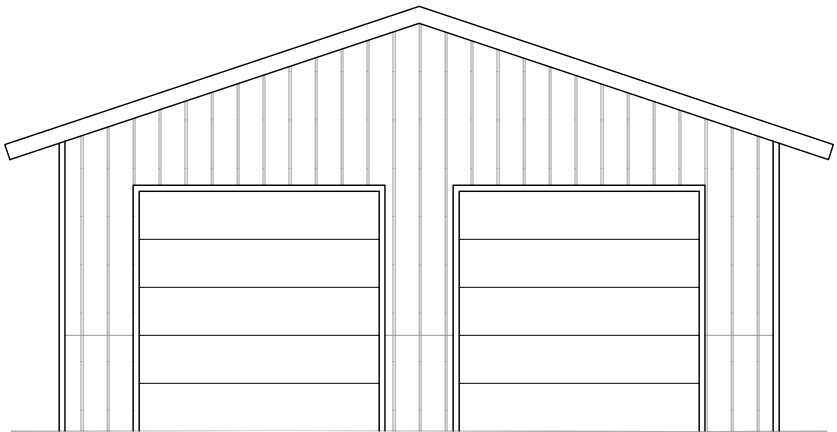


3 BACK ELEVATION
SCALE: 1/8" = 1'-0"

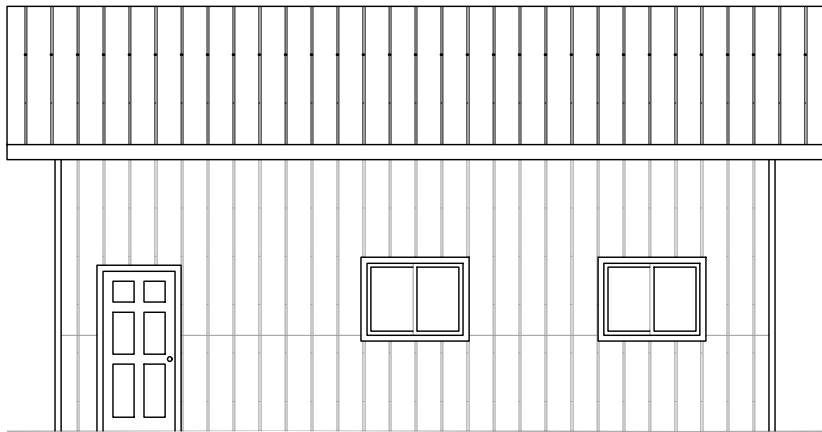


4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

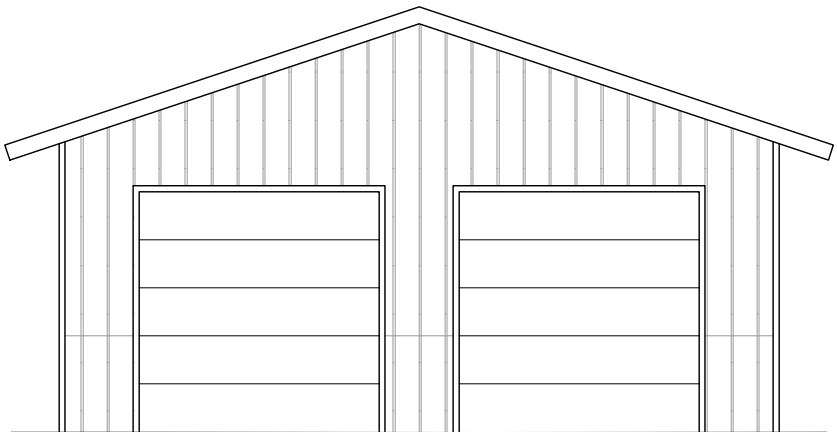
DISPLAY ZILLAH OFFICE #1



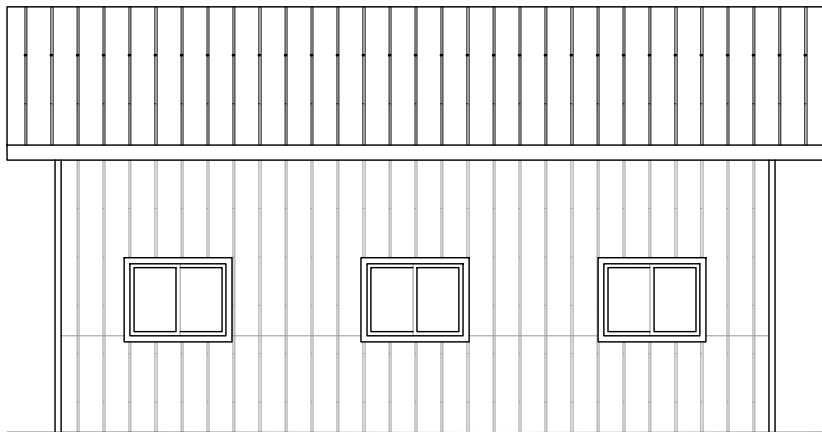
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 BACK ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

DISPLAY ZILLAH OFFICE #2



TERRA FORMA
SOLUTIONS

REV. NO.	DESCRIPTION	DATE
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SITE DEVELOPMENT PLAN

MONUMENT STEEL STRUCTURES

BUILDING ELEVATIONS AND FLOOR PLANS

18910 BASE CAMP ROAD
MONUMENT, COLORADO

PROJ NO: SSA

ENG :

CHKD:

DATE: 04/15/2019

SHEET NUMBER

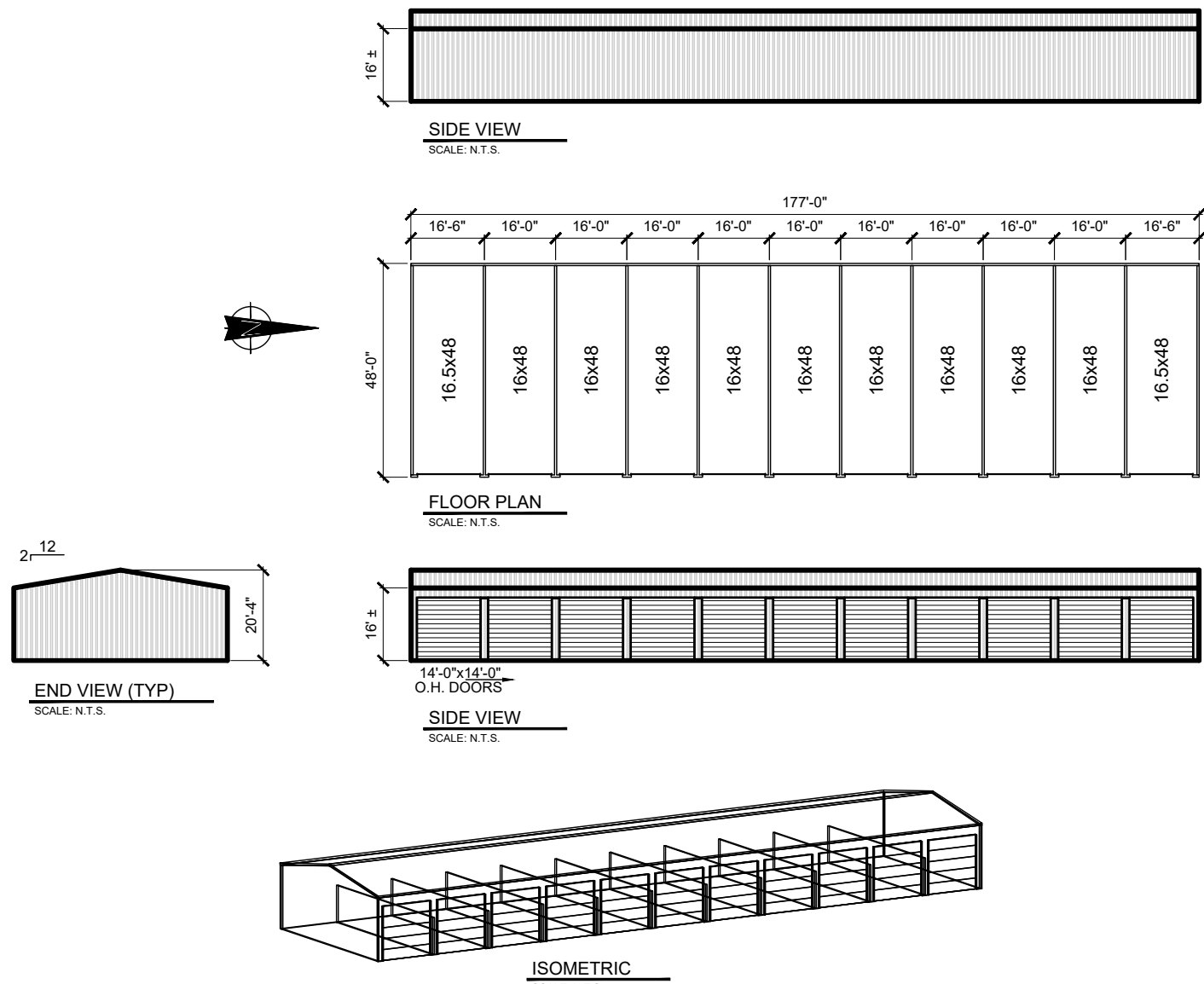
BD 1

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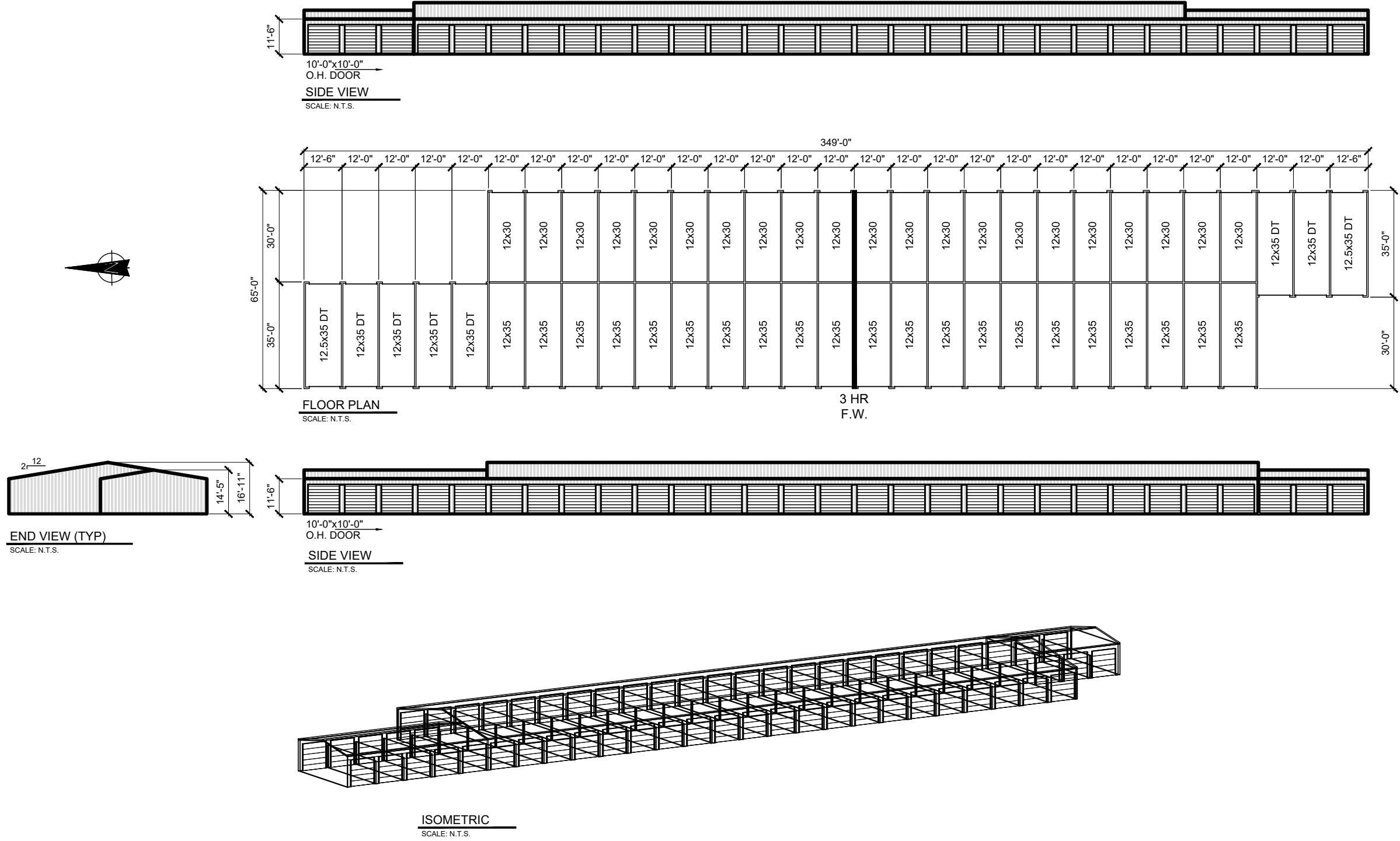


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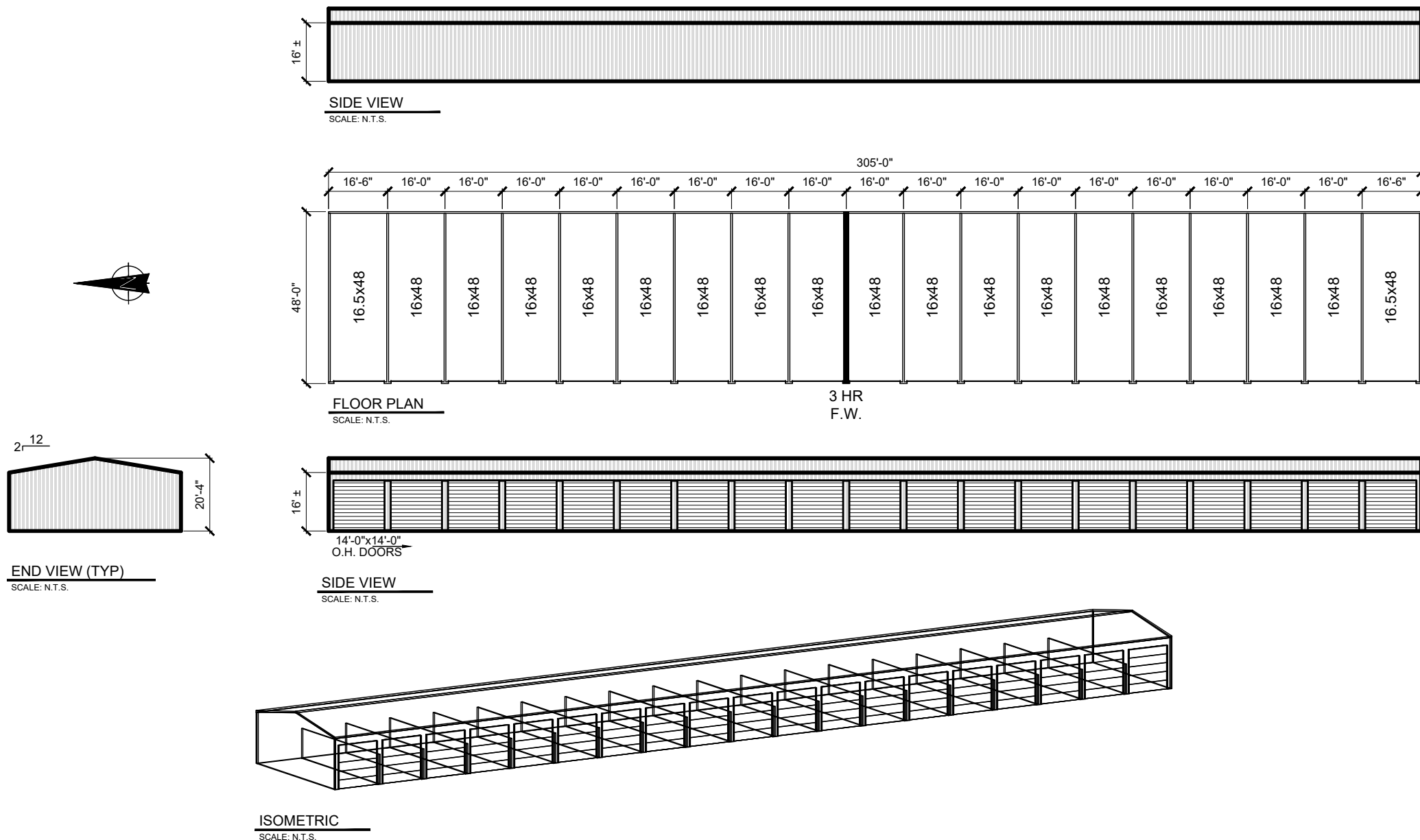
BUILDING 1



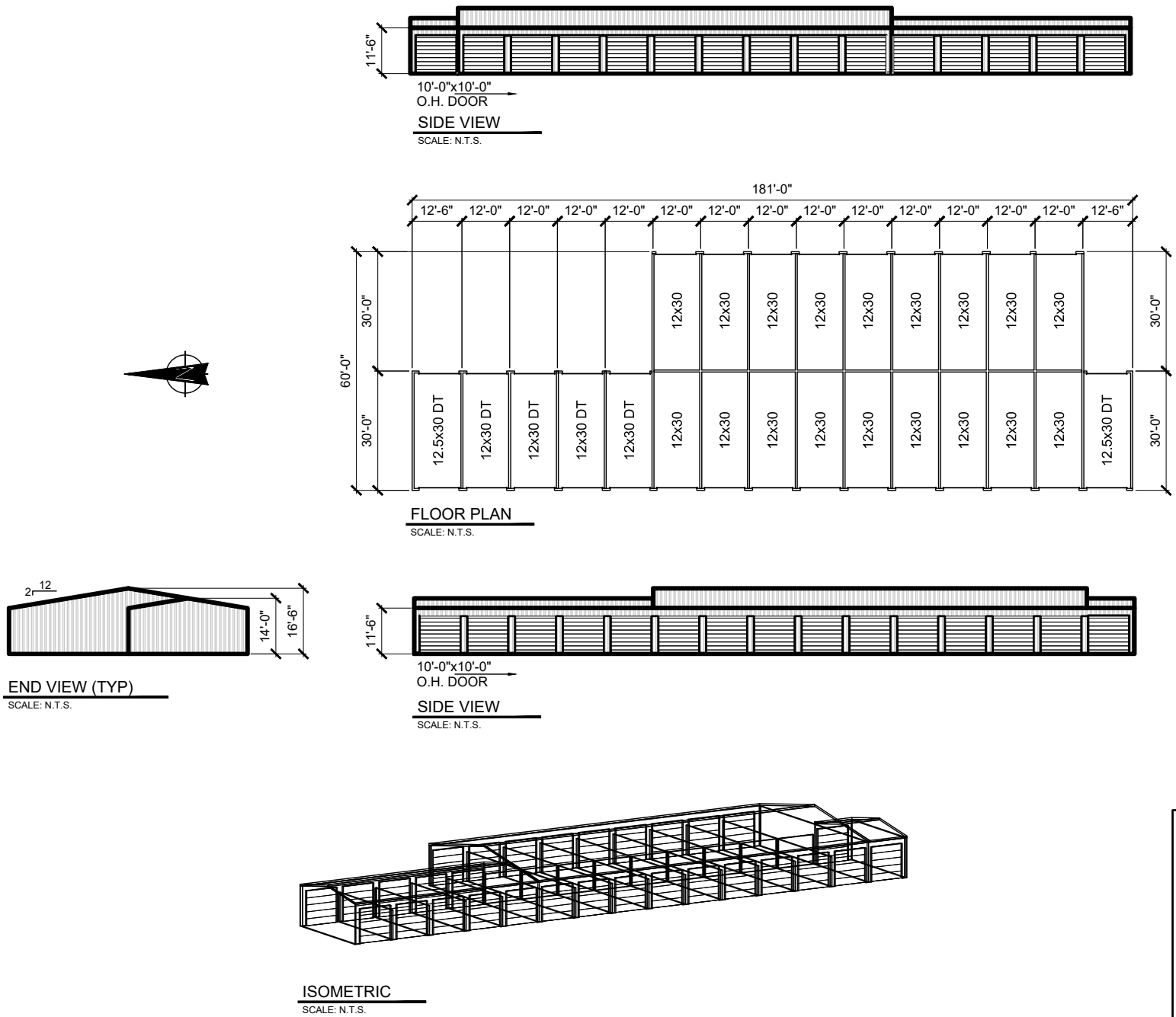
BUILDING 3



BUILDING 2



BUILDING 4

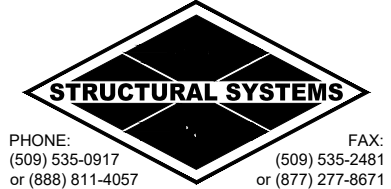


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SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES
BUILDING ELEVATIONS AND FLOOR PLANS
18910 BASE CAMP ROAD
MONUMENT, COLORADO

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

SHEET NUMBER
BD 2
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MONUMENT HILL ROAD

DEER CREEK ROAD

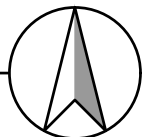
BASE CAMP ROAD

TYPE SA
TYPICAL

ELECTRICAL PHOTOMETRIC PLAN

1" = 30'-0"

1
E-1



Schedule									
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	Lithonia Lighting	OLWX1 LED 40W 40K M4	40W 4000K LED WALL PACK	LED	1	4000	1	38.82

Statistics				
Description	Symbol	Avg	Max	Min
DRIVE LANE	+	1.0 fc	6.1 fc	0.0 fc
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc



Contractor Select™
OLWX LED
Wall Pack

The OLWX LED wall packs are energy saving, long life replacements for traditional metal halide wall packs. The OLWX family is compact and powerful, delivering up to 18,200 lumens. The OLWX1 and OLWX2 offer several mounting options that provide versatility to meet your applications' needs.

- FEATURES:**
- Replaces 70W - 400W HID lamps, saves 85% energy
 - IP65 rated - perfect for outdoor environments even when shining upward or downward.
 - Back box accessory available for conduit wiring
 - Yoke and slip filter accessories - can be used as a wall pack or flood light

Catalog Number	
Notes	
Type	



Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Pallet Qty
OLWX1 LED 130W 40K M4	8887000015	WALL PACKS	70W METAL HALIDE	1,289	14W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 200W 40K M4	8887000016	WALL PACKS	175W METAL HALIDE	2,663	20W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 400W 40K M4	8887000016	WALL PACKS	250W METAL HALIDE	4,079	37W	4000K	120-277V	DARK BRONZE	60
OLWX2 LED 90W 40K 50K M2	8887000018	WALL PACKS	400W METAL HALIDE	10,000	70W	4000K	120-277V	DARK BRONZE	60

More configurations are available. Click [here](#) or visit [www.acphotonics.com](#) and search for OLWX LED.

Accessories:	Order as separate catalog number.
OLWX1TS	Slipfilter - size 1
OLWX1TK	Yoke - size 1
OLWX1TH	Knuckle - size 1
OLWX2TS	Slipfilter - size 2
OLWX2TK	Yoke - size 2

CONTRACTOR SELECT OLWX LED

Page 1 of 2



Specifications

INTENDED USE:
The versatility of the OLWX1 LED combines a sleek, low profile wall pack design with energy efficient, low maintenance LEDs for replacing up to 400W metal halide fixtures. Mounting accessories are available to convert the OLWX1 LED into an energy efficient flood light.
The versatile design of the OLWX2 LED combines a sleek, low profile wall pack and high output LEDs to provide an energy efficient, low maintenance LED wall pack suitable for replacing up to 400W metal halide luminaires. Available floodlight mounting accessories convert the OLWX2 LED into a highly efficient floodlight.

CONSTRUCTION:
Cast aluminum housing with textured dark bronze polyester powder paint for durability. Integral heat sink optimizes thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65 rated). See Lighting Facts label and photometry reports for details.

ELECTRICAL:
Light engine consists of high efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L70/100,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20%, and a minimum 2.5W surge rating. Flood light mounting accessories include an additional 600 surge protection device. LEDs are available in 4000K and 5000K CCTs.

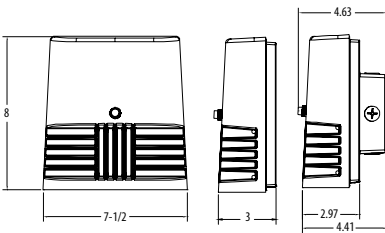
INSTALLATION:
Early mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry - with the included junction box with five 1/2" threaded conduit entry holes. Flood light mounting accessories (sold separately) include knuckle, integral slipfilter and yoke mounting options. Each flood mount accessory comes with a top view and vertical guard. Luminaires may be wall or ground mounted in downward or upward orientation.

LISTINGS:
UL Listed in U.S. and Canadian safety standards for wet locations. Rated for 40°C maximum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. Designlights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](#) to confirm which versions are qualified.

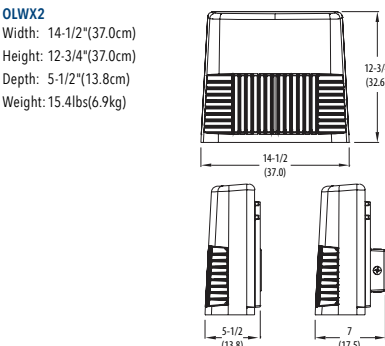
WARRANTY:
5 year limited warranty. Complete warranty terms located at: [www.acphotonics.com/customer-support/terms_and_conditions.aspx](#)

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Dimensions



OLWX1
Width: 7-1/2" (19cm)
Height: 8" (20.3cm)
Depth: 3-1/2" (9cm)
Weight: 5lbs (2.27kg)



OLWX2
Width: 14-1/2" (37cm)
Height: 12-3/4" (32cm)
Depth: 5-1/2" (13.9cm)
Weight: 15.4lbs (6.9kg)

All dimensions are inches (centimeters) unless otherwise indicated.

One Lithonia Way, Cary, NC 27513 | 770-922-9000 | [www.lithonia.com](#)
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CONTRACTOR SELECT OLWX LED
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SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES
ELECTRICAL PHOTOMETRIC PLAN
18910 BASE CAMP ROAD
MONUMENT, COLORADO

PROJ NO:	2019-032-00
ENG:	MTV
CHKD:	MTV
DATE:	03/20/2019

SHEET NUMBER
E-1
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