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
9994 QUINTERO STREET
COMMERCE CITY, CO 80022
303.257.7653

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

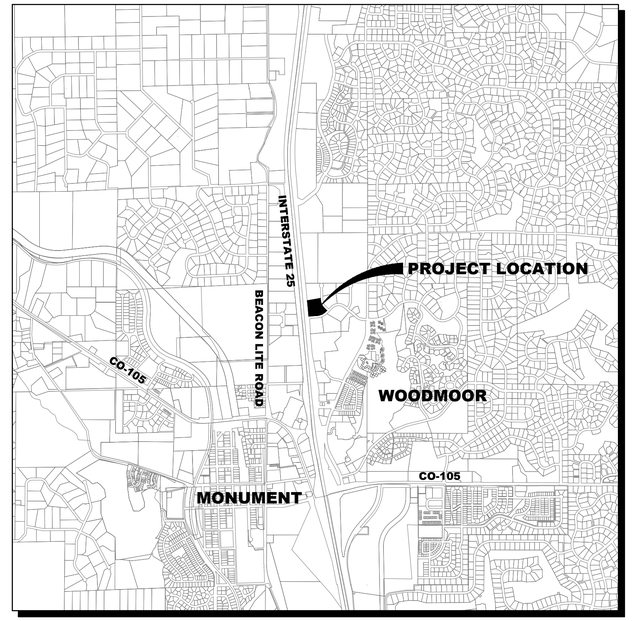
WATER / SEWER:
WOODMOOR WATER AND SANITATION DISTRICT
1845 WOODMOOR DRIVE
MONUMENT, CO 80132
719.488.2525

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



VICINITY MAP
1"=2000'

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.

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

SHEET INDEX

1	CS	COVER SHEET
2	SP	SITE AND UTILITY PLAN
3	GR	GRADING PLAN
4	L1	SITE LANDSCAPE PLAN
5	L2	LANDSCAPE DETAILS
6	BD 1	BUILDING ELEVATIONS
7	BD 2	OFFICE FLOOR PLANS
8	BD 3	STORAGE BUILDINGS
9	E-1	ELECTRICAL PHOTOMETRIC PLAN

PCD FILE NO. PPR1919

TERRA FORMA SOLUTIONS

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

SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES

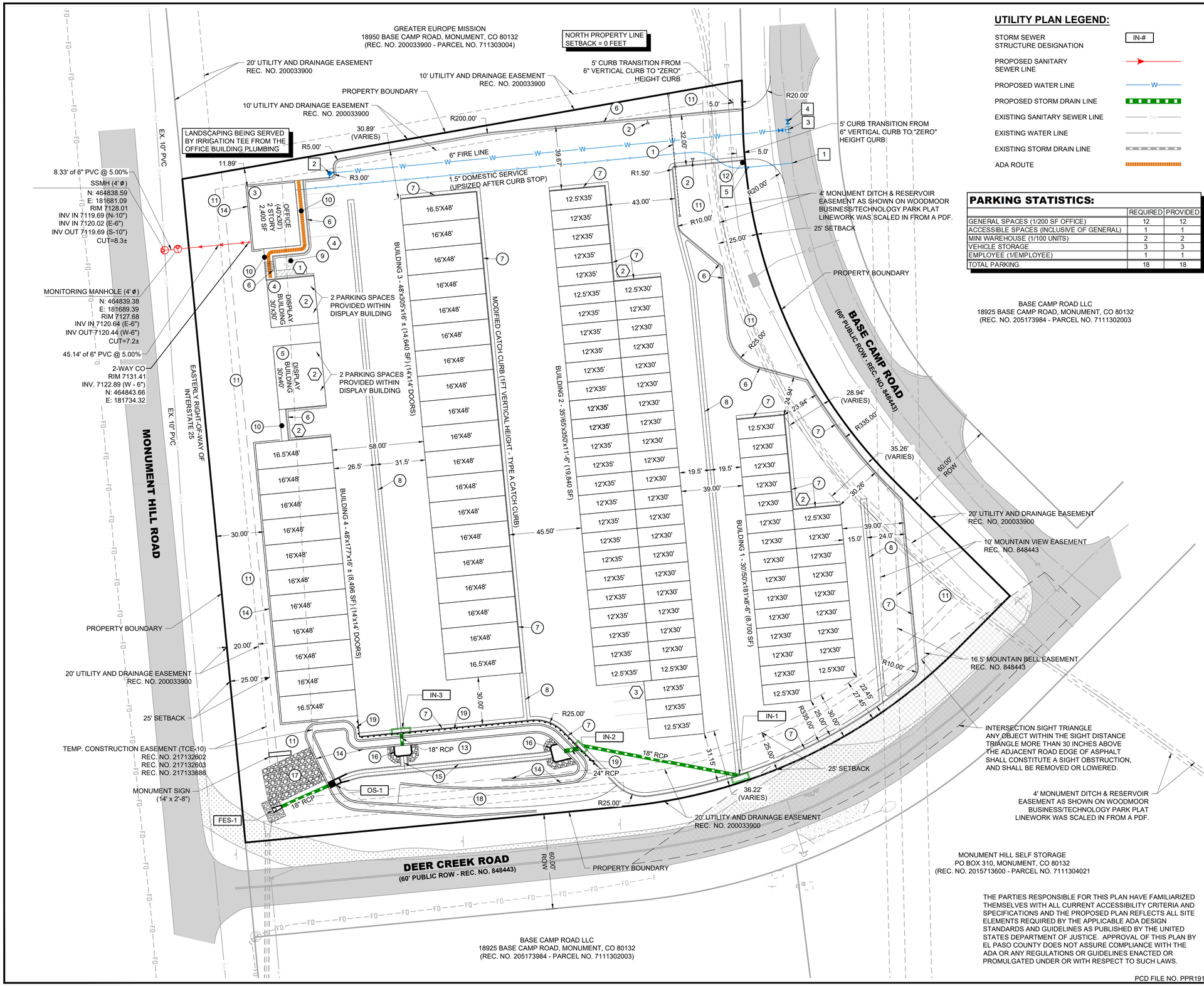
COVER SHEET

18910 BASE CAMP ROAD
MONUMENT, COLORADO

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

SHEET NUMBER
CS
1 OF 9

F:\Steel Structures - Monument, CO\03 - Drawings\Planset\11-Site Development Plans (SDP)\11-Cover Sheet.dwg, 6/23/2019 4:09:16 PM, epearson, 1:1



THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

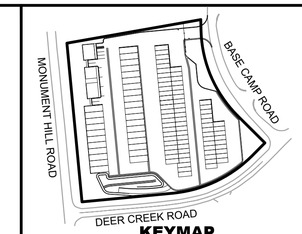
PCD FILE NO. PPR1919

UTILITY PLAN LEGEND:

STORM SEWER STRUCTURE DESIGNATION	IN-#
PROPOSED SANITARY SEWER LINE	
PROPOSED WATER LINE	W
PROPOSED STORM DRAIN LINE	
EXISTING SANITARY SEWER LINE	
EXISTING WATER LINE	
EXISTING STORM DRAIN LINE	
ADA ROUTE	

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



KEYMAP

KEYNOTES:

1. ENTRY GATE
2. ENTRY GATE KEY PAD
3. 2 STORY OFFICE
4. DISPLAY BUILDING (30'X30') W/ 2 PARKING SPACES
5. DISPLAY BUILDING (30'X40') W/ 2 PARKING SPACES
6. 6" CURB AND GUTTER (SPILL)
7. 6" CURB AND GUTTER (CATCH)
8. 4' CROSSPAN
9. 9'X19' ADA PARKING STALL
10. 5' SIDEWALK
11. LANDSCAPE AREA
12. STOP SIGN
13. DETENTION POND
14. RETAINING WALLS
15. 4' TRICKLE CHANNEL
16. POND FOREBAY
17. TYPE M - BURIED RIP RAP
18. POND MAINTENANCE ACCESS
19. CDOT - TYPE 3 W-BEAM GUARDRAIL

(#) PARKING COUNT

1. 1" SADDLE TAP & CORP. STOP
2. PROPOSED FIRE HYDRANT
3. 8"X6" TEE (FIRE HYDRANT ASSEMBLY)
4. 8" GATE VALVE
5. CURB STOP 12"x12"x2" PRECAST CONC BLOCK & VALVE CAN

SITE PLAN NOTES:

1. ALL RADIAL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED
2. ALL HORIZONTAL DIMENSIONS ARE TO FLOWLINE AND BUILDING EDGE UNLESS OTHERWISE NOTED

UTILITY PLAN NOTES:

1. ALL 8" WATER TO BE PVC UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
3. ALL FIRE HYDRANT LATERALS SHALL BE DIP.

TERRA FORMA SOLUTIONS

REV. NO.	DESCRIPTION	DATE
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SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES
SITE AND UTILITY PLAN
18910 BASE CAMP ROAD
MONUMENT, COLORADO

STEEL STRUCTURES AMERICA INC.®

0 98.4252' 196.8504'
196.8504' (HORIZONTAL)

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

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SP
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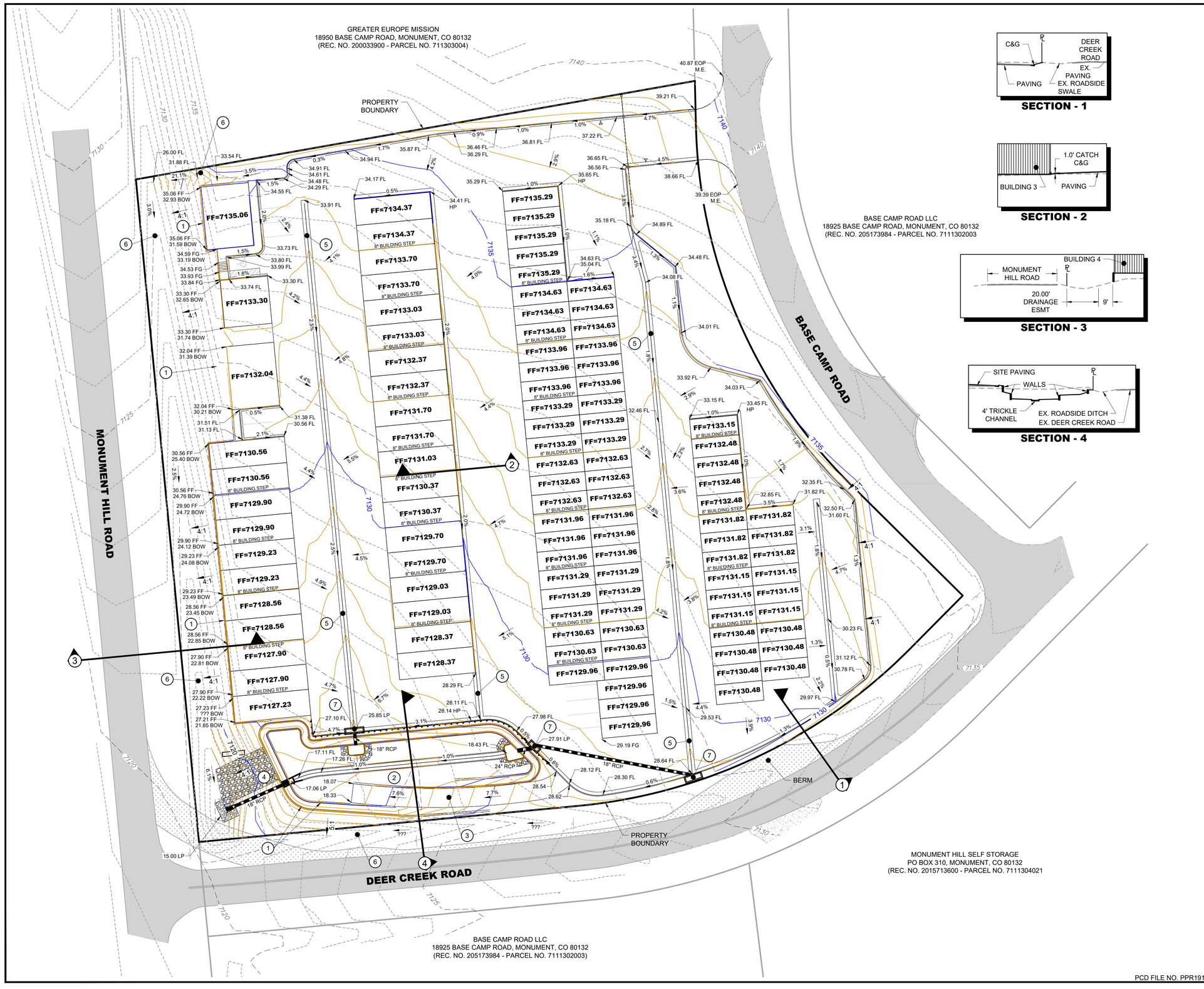
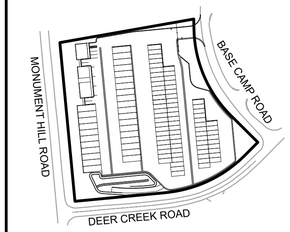


SECTION - 1

SECTION - 2

SECTION - 3

SECTION - 4



KEYMAP

KEYNOTES:

1. RETAINING WALLS
2. DETENTION POND
3. DETENTION POND MAINTENANCE ACCESS
4. OUTLET STRUCTURE
5. 4' DRAINAGE PAN
6. DRAINAGE SWALE
7. STORM INLET

LEGEND:

LP	=	LOW POINT
HP	=	HIGH POINT
FL	=	FLOW LINE
TOW	=	TOP OF WALL
BOW	=	FINISHED GRADE AT BOTTOM FACE OF WALL
FF	=	FINISHED FLOOR
FG	=	FINISHED GROUND

100 PROPOSED MAJOR CONTOUR
100 PROPOSED MINOR CONTOUR
100 EXISTING MAJOR CONTOUR
100 EXISTING MINOR CONTOUR

TERRA FORMA SOLUTIONS

REV. NO.	DESCRIPTION	DATE
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SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES

GRADING PLAN

18910 BASE CAMP ROAD
MONUMENT, COLORADO

STEEL STRUCTURES AMERICA INC.®

0 30' 60'
1" = 30' (HORIZONTAL)

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

SHEET NUMBER
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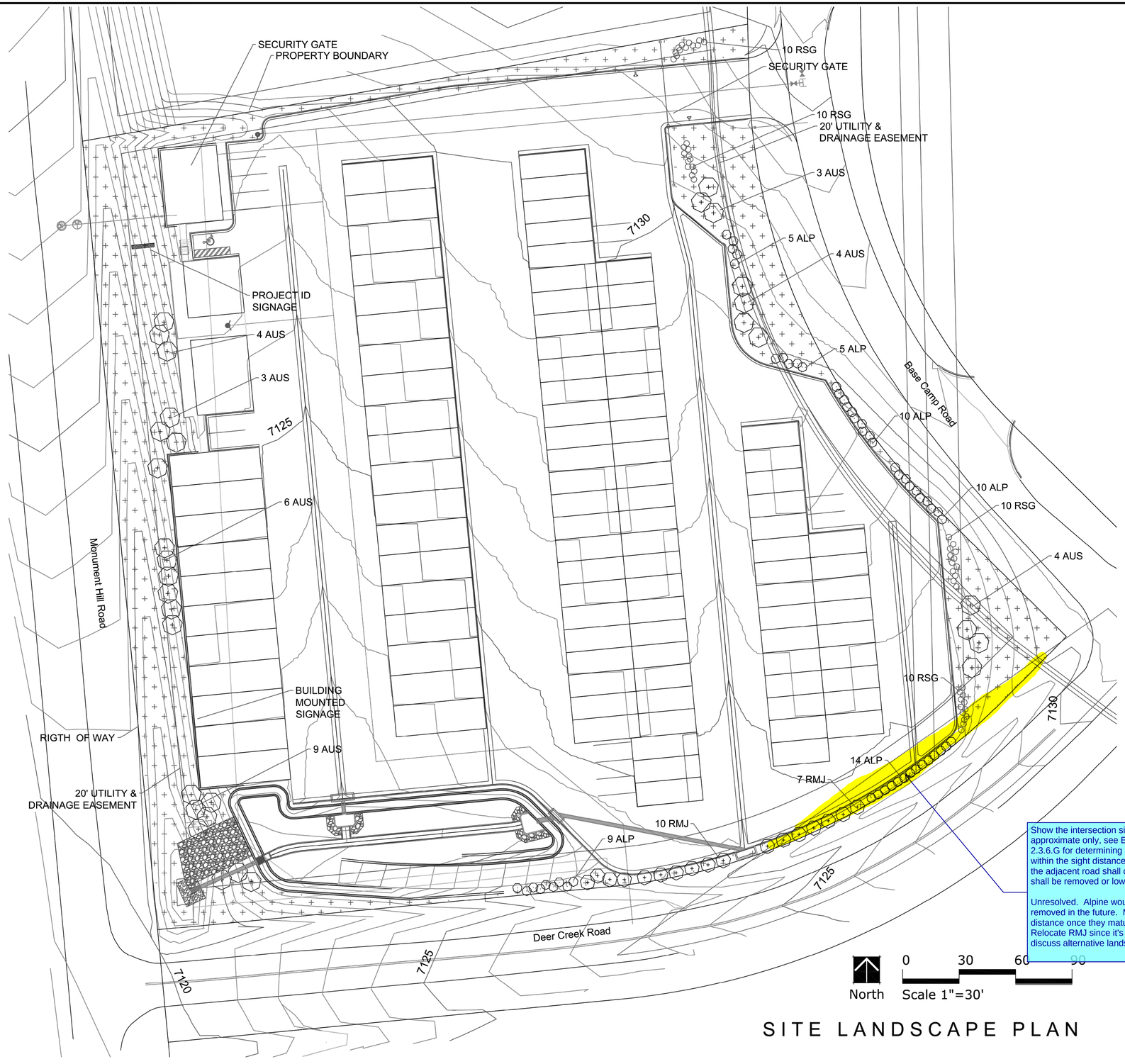
PCD FILE NO. PPR1919



SITE LANDSCAPE PLAN

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%0

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

Show the intersection sight distance triangle. Reline is approximate only, see Engineering Criteria Manual Section 2.3.6.G for determining sight distance triangles. Any object within the sight distance triangle more than 30 inches above the adjacent road shall constitute a sight obstruction, and shall be removed or lowered.

Unresolved. Alpine would need to be trimmed down or removed in the future. Mature height will block sight distance once they mature.
Relocate RMJ since it's blocking the sight distance, or discuss alternative landscaping with the planner.

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

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

PCD FILE NO. PPR1919

TERRA FORMA SOLUTIONS

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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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PLANT SCHEDULE

QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	MATURE SIZE
EVERGREEN TREE						
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.
DECIDUOUS SHRUB						
43	ALP	ALPINE CURRANT	Ribes alpinum'	5 GAL.	CONTAINER	5'ht x 5'spr.
CLUMP/ ORNAMENTAL GRASS						
40	RSG	SHENANDOAH RED SWITCH GRASS	Panicum virgatum 'Shenandoah'	1 GAL.	CONTAINER	1'–2'ht x 1.5'–2'spr.

LANDSCAPE NOTES

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 REMAIN UNOBSTRUCTED AND 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 PREFORMED TO DETERMINE THE SPECIFICS OF THE SOIL AMENDMENT FOR TURF 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

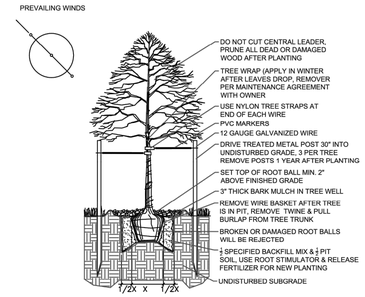
NATIVE SEED MIX – LOW GROW SEED MIX ARKANSAS VALLEY SEED CO. 303–320–7500

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

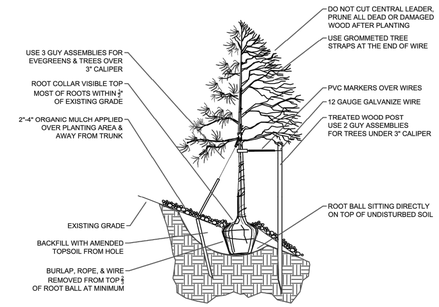
NON–IRRIGATED, HAND WATER DURING SUMMER MONTHS
FOR FIRST THREE GROWING SEASONS UNTIL ESTABLISHED.

SEED MIX RATE – 25 POUNDS PER ACRE

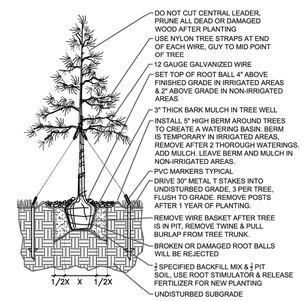
SEE SEEDING APPLICATION SPECIFICATIONS SHEET L.6
APPLY BIOSOL FORTE PRIOR TO SEEDING SEE NOTE SHEET L.6



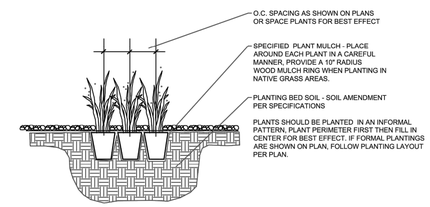
1 L.3 Deciduous Tree Planting Detail



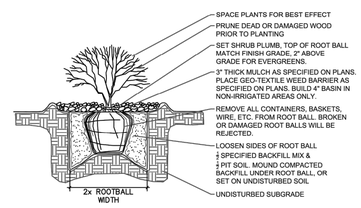
4 L.3 Tree Planting Detail - Steep Slopes



2 L.3 Evergreen Tree Planting Detail



5 L.3 Perennial/Grass Planting Detail



3 L.3 Shrub Planting Detail

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www.timdunnlandscapearchitect.com

STEEL STRUCTURES AMERICA INC.®

PCD FILE NO. PPR1919

TERRA FORMA SOLUTIONS

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

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

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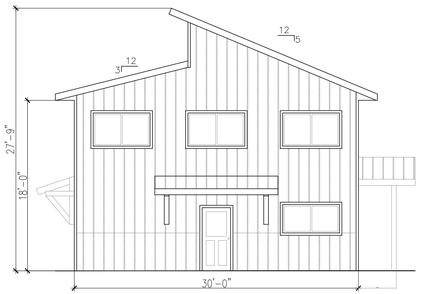
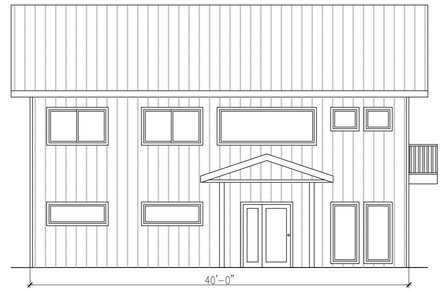


1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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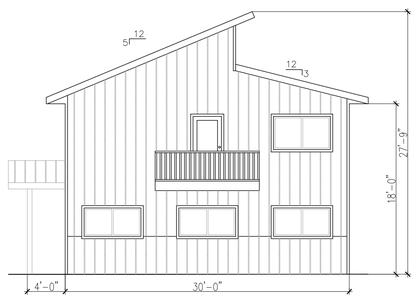

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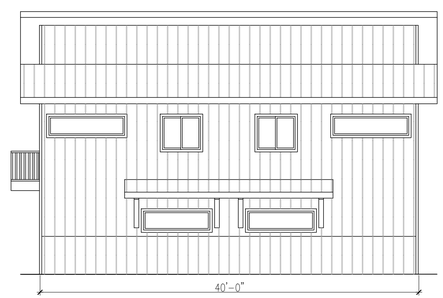
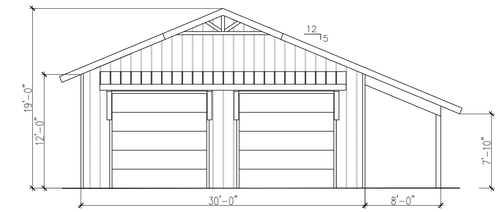


4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

MONUMENT MINI STORAGE OFFICE



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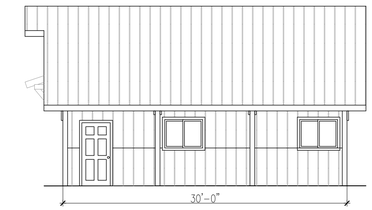

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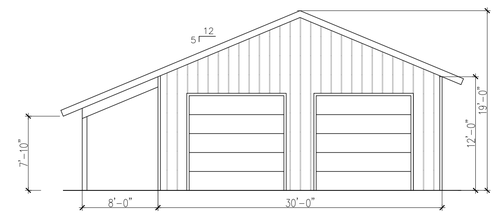

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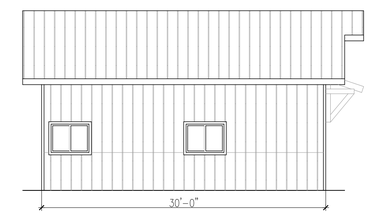
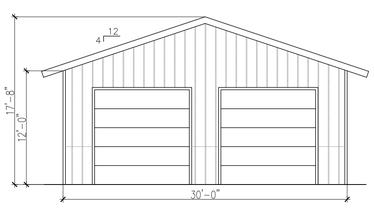
SCALE: 1/8" = 1'-0"

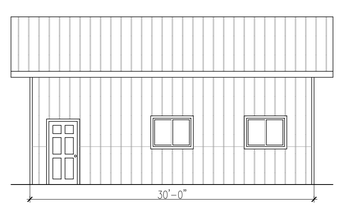


4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

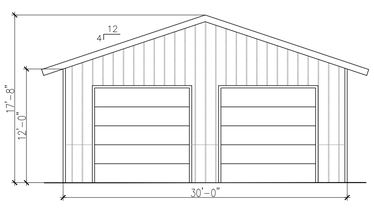
DISPLAY SHOW BUILDING #1



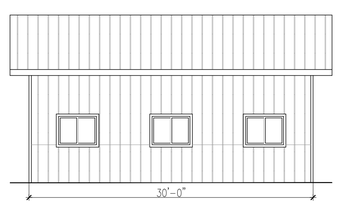
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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 SHOW BUILDING #2

PCD FILE NO. PPR1919

TERRA FORMA SOLUTIONS

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

SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES

BUILDING ELEVATIONS

18910 BASE CAMP ROAD
MONUMENT, COLORADO

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

SHEET NUMBER
BD 1
6 OF 9

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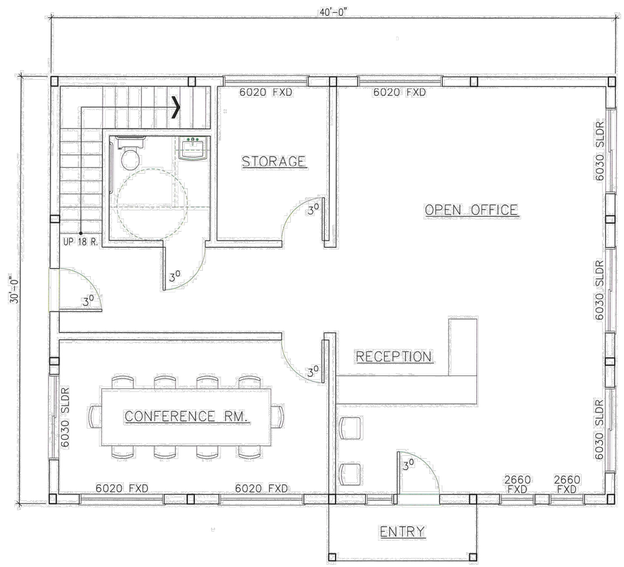
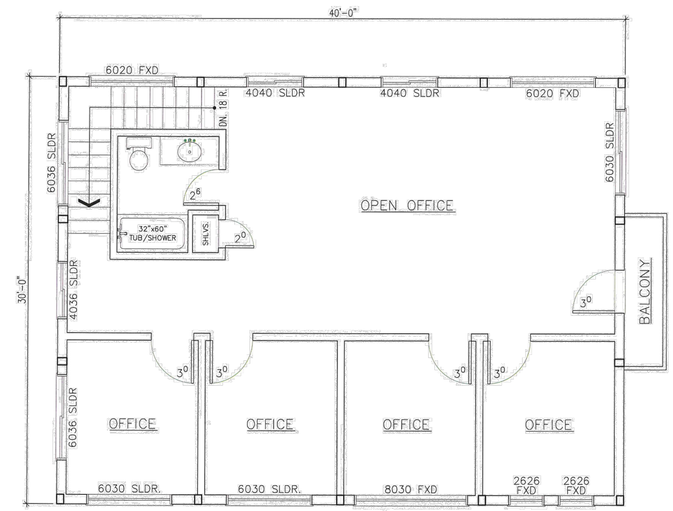


MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"



UPPER FLOOR PLAN

SCALE: 3/16" = 1'-0"

TERRA FORMA SOLUTIONS

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

SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES

OFFICE FLOOR PLANS

18910 BASE CAMP ROAD
MONUMENT, COLORADO

STEEL STRUCTURES AMERICA INC.®

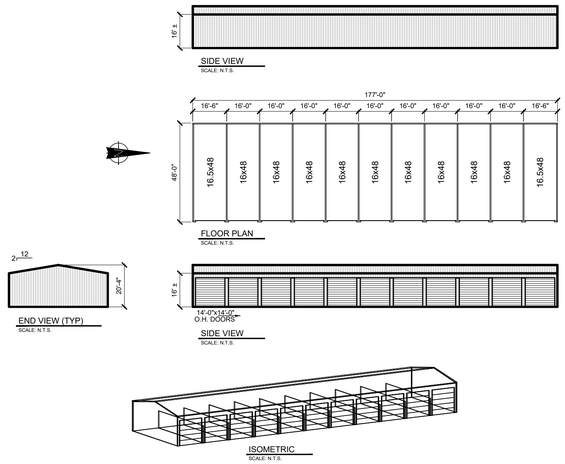
PROJ NO: SSA
ENG :
CHKD:
DATE : 04/15/2019

SHEET NUMBER
BD 2
7 OF 9

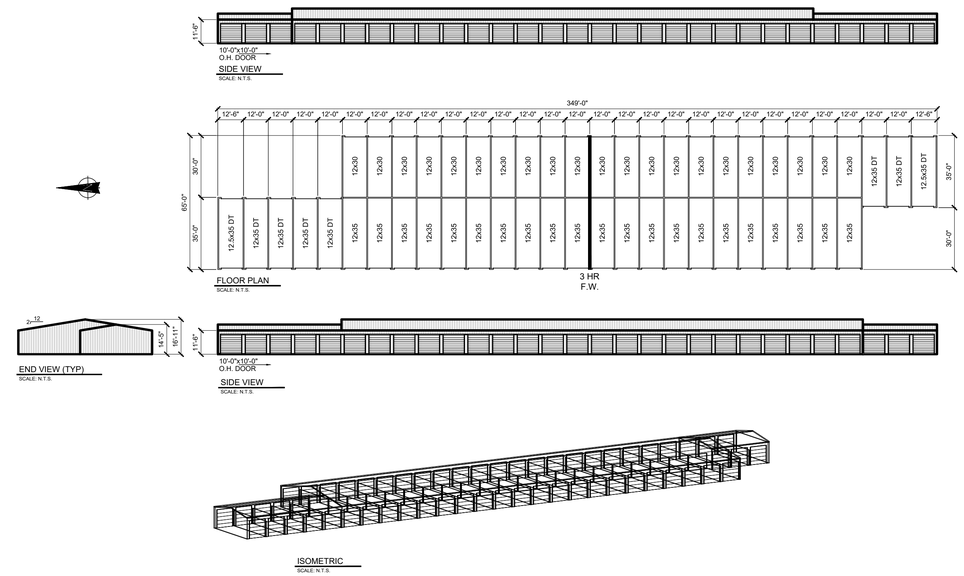
PCD FILE NO. PPR1919

\\Steel Structures - Monument, CO\03 - Drawings\Planset\11-Site Development Plans (SDP)\Arch DWGs.dwg, 6/23/2019 4:10:39 PM, epearson, 1:1

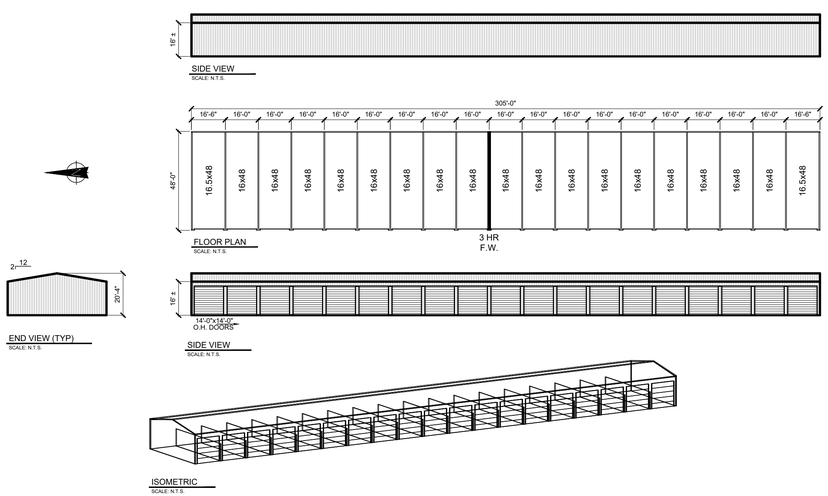
BUILDING 1



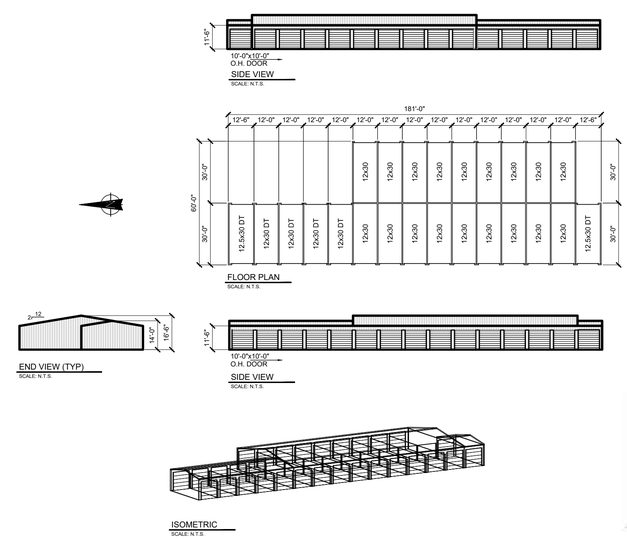
BUILDING 3



BUILDING 2



BUILDING 4



STRUCTURAL SYSTEMS
PHONE: (509) 535-0917 or (888) 811-4057
FAX: (509) 535-2481 or (877) 277-8671

STEEL STRUCTURES AMERICA INC.®

PCD FILE NO. PPR1919

TERRA FORMA SOLUTIONS

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

SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES

STORAGE BUILDINGS

18910 BASE CAMP ROAD
MONUMENT, COLORADO

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

SHEET NUMBER
BD 3

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E-1

ELECTRICAL PHOTOMETRIC PLAN

1" - 30'-0"

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

CS CONTRACTOR SELECT

LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

Contractor Select™

OLWX LED

Wall Pack

The OLWX LED wall packs are energy-saving, long-life replacements for traditional metal halide wallpacks. 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 fitter accessories - can be used as a wall pack or flood light

Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Pallet Qty.
OLWX1 LED 13W 40K M4	888791000715	WALL PACKS	70W METAL HALIDE	1,289	14W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 20W 40K M4	888791000784	WALL PACKS	175W METAL HALIDE	2,663	20W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 40W 40K M4	888791000496	WALL PACKS	250W METAL HALIDE	4,079	37W	4000K	120-277V	DARK BRONZE	60
OLWX2 LED 90W 40K DDB M2	888791000818	WALL PACKS	400W METAL HALIDE	10,000	78W	4000K	120-277V	DARK BRONZE	60

More configurations are available. Click here or visit www.acuitybrands.com and search for OLWX LED.

Accessories: *Order as separate catalog number.*

OLWX1TS	Slipfitter – size 1
OLWX1TYK	Yoke – size 1
OLWX1TYK	Knuckle – size 1
OLWX2TS	Slipfitter – size 2
OLWX2TYK	Yoke – size 2

CS CONTRACTOR SELECT

LITHONIA LIGHTING

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 sinks optimize 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.

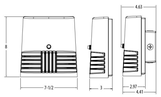
ELECTRICAL:
Light engine consists of high-efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L73/100,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating. Flood light mounting accessories include an additional 6kV surge protection device. LEDs are available in 4000K and 5000K CCTs.

INSTALLATION
Easily 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 hubs. Flood light mounting accessories (sold separately) include knuckle, integral slipfitter and pole mounting options. Each flood mount accessory comes with a top visor and vandal guard. Luminaire may be wall or ground mounted in downward or upward orientation.

LISTINGS:
UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum 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.

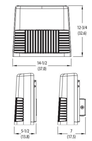
WARRANTY:
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions



OLWX1
Width: 7-1/2"(19cm)
Height: 8"(20.3cm)
Depth: 3"(7.62cm)
Weight: 5lbs(2.27kg)

OLWX2
Width: 14-1/2"(37.0cm)
Height: 12-3/4"(37.0cm)
Depth: 5-1/2"(13.8cm)
Weight: 15.4lbs(6.9kg)



All dimensions are inches (centimeters) unless otherwise indicated.

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STEEL STRUCTURES AMERICA INC.®

CONSULTING INC
4640 PECOS STREET, UNIT F DENVER, COLORADO, 80211
303.325.3271 MV-C.NET

PCD FILE NO. PPR1919

TERRA FORMA SOLUTIONS

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

SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES
ELECTRICAL PHOTOMETRIC PLAN
18910 BASE CAMP ROAD
MONUMENT, COLORADO

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

SHEET NUMBER
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9 OF 9

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Site Development Plan_v2-redline.pdf Markup Summary

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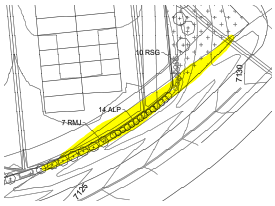

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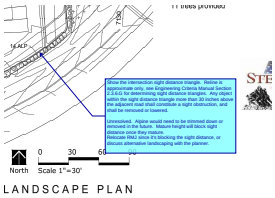

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Show the intersection sight distance triangle. Reline is approximate only, see Engineering Criteria Manual Section 2.3.6.G for determining sight distance triangles. Any object within the sight distance triangle more than 30 inches above the adjacent road shall constitute a sight obstruction, and shall be removed or lowered.

Unresolved. Alpine would need to be trimmed down or removed in the future. Mature height will block sight distance once they mature.
Relocate RMJ since it's blocking the sight distance, or discuss alternative landscaping with the planner.