TRIVIEW METROPOLITAN DISTRICT WATER AND SEWER PLAN APPROVAL

TRIVIEW METROPOLITAN DISTRICT WATER AND SEWER PLAN APPROVAL DATE

TOWN OF MONUMENT ACCEPTANCE

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF MONUMENT STAFF AND FOUND TO BE IN GENERAL COMPLIANCE WITH TOWN OF MONUMENT AND TRIVIEW STANDARDS. IT IS THE RESPONSIBILITY OF THE SITE ENGINEER AND GENERAL CONTRACTOR TO ENSURE CONSTRUCTION IS IN COMPLIANCE WITH THESE PLANS AND IN CONFORMANCE WITH THE TOWN OF MONUMENT DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS. REGULATIONS, TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA CONSTRUCTION SPECIFICATIONS, AND THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUALS, VOLUMES 1 AND 2, SHALL PREVAIL IN ANY INSTANCES WHERE THESE PLANS DIFFER WITH THOSE REQUIREMENTS.

THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE NOTIFIED IF ANY CHANGES NEED TO BE MADE.

TOWN OF MONUMENT DATE

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 SAFELY, USE OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL OR OTHER PROPERTY.

ROLAND G. OBERING, COLORADO P.E. AND P.L.S. NO. 13226

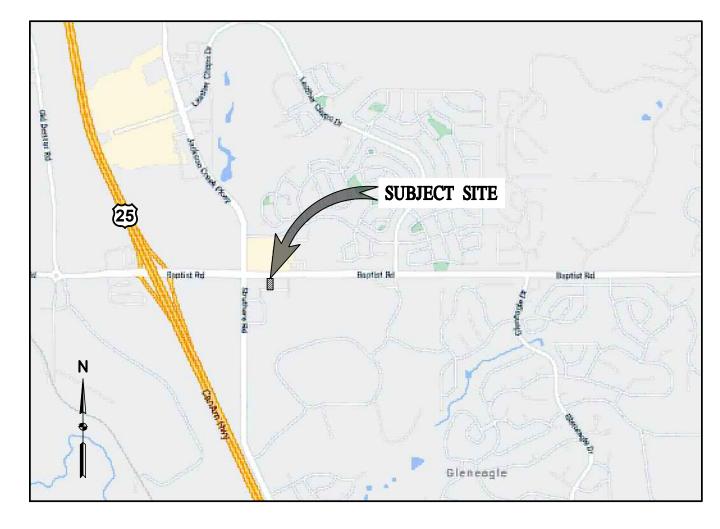
FOR AND ON BEHALF OF BASELINE ENGINEERING

DATE

DEVELOPER'S STATEMENT

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION AND STORMWATER QUALITY CONTROL PLAN INCLUDING TEMPORARY BMP INSPECTION REQUIREMENTS AND FINAL STABILIZATION REQUIREMENTS. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

DEVELOPER/OWNER SIGNATURE	DATE
DBA	TELE
TITLE	EMAIL
NAMEADDRESS	FAX



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES

- . ALL DRIVES AND PARKING TO BE PAVED WITH ASPHALT PER GEOTECHNICAL REPORT
- 2. CONSTRUCTION TO BEGIN 2021 AND WILL BE CONSTRUCTED IN ONE PHASE.

 3. THE MONUMENT DENTAL PRELIMINARY/FINAL PD SITE PLAN SHALL GOVERN THE CONDITIONS OF THE DEVELOPMENT OF THIS SITE. THE TOWN OF MONUMENT ZONING CODE SHALL GOVERN IF A CONDITION OF DEVELOPMENT IS NOT ADDRESSED IN THE PRELIMINARY
- OR FINAL PD SITE PLAN.

 4. DURING CONSTRUCTION, THE OWNER/DEVELOPER OF THE LOT SHALL CONTROL NOXIOUS WEEDS AND FUGITIVE DUST, AND SHALL KEEP ADJACENT PROPERTIES, STREETS AND ROADS FREE FROM ACCUMULATIONS OF MUD, DIRT AND DEBRIS ORIGINATING ON THE
- 5. NO TOXIC MATERIALS SHALL BE PRODUCED ON SITE.
- 6. THE PROPERTY IS LOCATED IN THE FLOOD 'X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY. MAP NUMBER 08041CO287F DATED MARCH 17 1997.
- 7. THERE IS NO EXISTING VEGETATION TO BE PRESERVED DUE TO THE PRIOR GRADING ON
- 8. ALL MECHANICAL EQUIPMENT, TRASH ENCLOSURES, SERVICE AREAS AND OUTDOOR STORAGE AREAS SHALL BE SCREENED WITH VEGETATION OR OTHER MATERIALS WHICH COMPLIMENT THE BUILDINGS ARCHITECTURE.
- 9. A SEPARATE SIGNAGE PACKAGE WILL BE SUBMITTED TO THE TOWN OF MONUMENT PRIOR TO ANY CONSTRUCTION OF A SIGN. THE SIGN SHAPES, BUILDING MATERIALS, COLORS AND SIZES SHALL BE IDENTIFIED IN THAT APPLICATION PACKAGES AND WILL COMPLY TO THE THE DESIGN GUIDELINES.
- 10. THIS SITE AND STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE CODE AS AMENDED LOCALLY BY THE WESCOTT FIRE
- 11. ALL PROPOSED SIDEWALKS AND PEDESTRIAN RAMPS SHALL BE INSTALLED BY THE MONUMENT DENTAL IN ACCORDANCE WITH ADA AND STATE REQUIREMENTS.
- 12. THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS, THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND AS NOTED ON THE RECORDER PLAY.

SHEET INDEX			
PAGE	SHEET	TITLE	
1	G1	COVER SHEET	
2	C1	EXISTING CONDITIONS SITE PLAN	
3	C2	FINAL SITE PLAN	
4	C3	SIGNAGE AND STRIPING PLAN	
5	C4	GRADING AND EROSION CONTROL PLAN	
6	C5	GRADING DETAILS	
7	C6	UTILITY PLAN	
8	C7	CIVIL DETAILS	
9	L1	LANDSCAPE PLAN	
10	L2	PLANT AND MATERIAL SCHEDULE	
11	L3	LANDSCAPE DETAILS	
12	l1	IRRIGATION PLAN	
13	12	IRRIGATION DETAILS	
14	P1	PHOTOMETRIC PLAN	
15	P2	PHOTOMETRIC SPECIFICATIONS	

PROJECT INFORMATION

PROJECT
MONUMENT DENTAL CLINIC
745 W. BAPTIST ROAD
MONUMENT, CO 80132

OWNER WMG DEVELOPMENT P.O. BOX 768 EFFINGHAM, IL 62401

APPLICANT
WMG DEVELOPMENT
P.O. BOX 768
EFFINGHAM, IL 62401
314-537-4140
CONTACT: BRIAN SCHROCK
BSCHROCK@WMGDEVELOPMENT.COM

LEGAL DESCRIPTION
LOT 3, MONUMENT RIDGE FINAL PLAT
AS RECORDED UNDER RECEPTION
NO. 207712643 OF THE RECORDS OF
EL PASO COUNTY, COLORADO

<u>SITE AREA</u> 0.78 ACRE (±34,100 SF) TAX SCHEDULE # 71360-02-041

ZONE
EXISTING ZONE: PLANNED DEVELOPMENT (PD)
ZONE REQUIREMENTS:
MAXIMUM BLDG HEIGHT = 35'
PROPOSED BLDG HEIGHT =

PARKING
MEDICAL USE: 1 SP / 200 SF
3290 SF @ 1/200 = 17 SPACES REQUIRED

MINIMUM BLDG SETBACK = 50' FROM BAPTIST RD

3290 SF @ 1/200 = 17 SPACES REQUIRED 23 SPACES PROVIDED HANDICAP: 2 SP / 23 SP (1 SP REQUIRED) LOT COVERAGE

BLDG AREA 3,290 SF (10%)
IMPERVIOUS 18,660 SF (55%)
PERVIOUS 12,150 SF (35%)

DEVELOPMENT SCHEDULE SUMMER 2021

PROJECT BENCHMARK

THE BENCHMARK A 3 1/2" CDOT BRASS DISK AT THE TOP WEST END OF THE NORTH PARAPET WALL OF THE BAPTIST ROAD BRIDGE OVER INTERSTATE 25. ELEVATION 6862.51 NAVD88.

PROJECT BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERN LOT LINE OF MONUMENT RIDGE FINAL PLAT WITH A RECEPTION NUMBER OF 207712643. THE BEARING OF THIS LINE IS N89°43'48"E.

FLOODPLAIN NOTE

THE PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

PROJECT CONTACTS

OWNER WMG DEVELOPMENT P.O. BOX 768 EFFINGHAM, IL 62401 (314) 537-4140 CONTACT: BRIAN SCHROCK BSCHROCK@WMGDEVELOPMENT.COM

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT BASELINE ENGINEERING CORP. 1046 ELKTON DR.

COLORADO SPRINGS, CO 80907

ARCHITECT
DP3 ARCHITECTS
15 SOUTH MAIN STREET, SUITE 400
GREENVILLE, SC 29601

UTILITY CONTACTS

(719) 531-6200

(864) 232.8200

FIRE PROTECTION
WESCOTT FIRE PROTECTION DISTRICT
15415 GLENEAGLE DR,
COLORADO SPRINGS, CO 80921
TEL (719) 488-8680

WATER, STORM & SEWER
TRIVIEW METROPOLITAN DISTRICT
16055 OLD FOREST POINT STE 300,
MONUMENT, CO 80132
TEL (719) 488-6868



WMGDEVELOPMENT





ELECTRIC

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

11140 E. WOODMEN RD.

FALCON, CO 80831-8127

TEL (719) 494-2632

NATURAL GAS
BLACK HILLS ENERGY
18965 BASE CAMP ROAD, UNIT #A7
MONUMENT, CO 80132
CONTACT: STONY DAVIDSON
TEL (719) 208-3510



now what's **below. Call** before you dig.

DRAWING NAME
35006 COVER.dwg

APPLICATION INFORMATION

NAME: MONUMENT DENTAL CLINIC
TYPE: CONSTRUCTION PLANS

DRAWING NAME
35006 COVER.dwg

TO 15

CLINIC BAPTIST RO/

DENTAL SIDGE, 745 W. COVER

MONUMENT 3, MONUMENT RID

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL 08/28/202

DRAWING SIZE 24" X 36"

JOB NO.

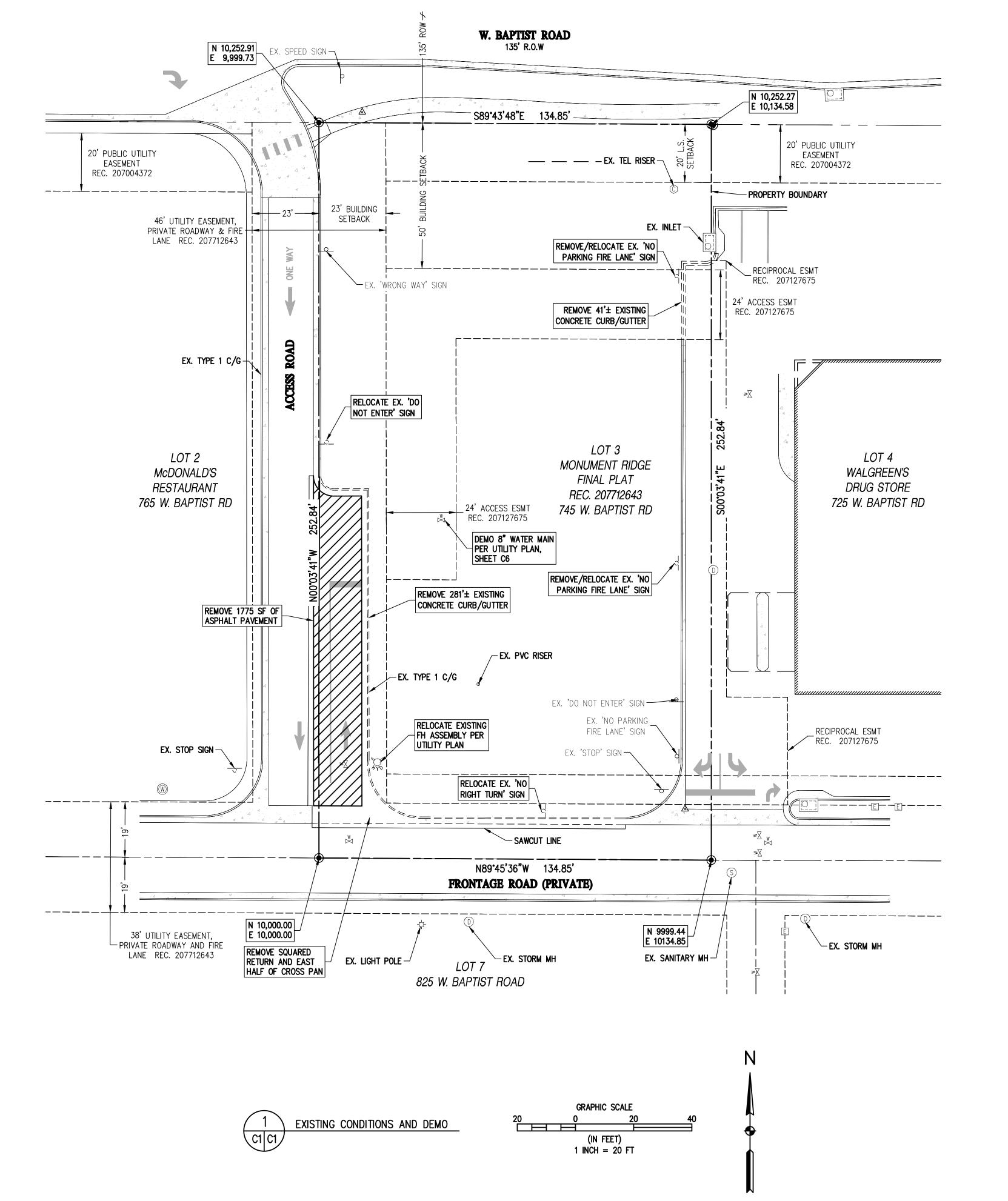
04-24-20

35006

DEVELOPMENT

WMG

5006 Monument WMG Dental\Drawings\CDs\35006 COVER.dwg, 5/28/2021 3:23:44 PM, Lind





EXISTING LINETYPES	PROPOSED LINETYPES	
81	 81	MINOR CONTOUR (1' INTERVAL)
	5280	MAJOR CONTOUR (5' INTERVAL)
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		CURB AND GUTTER (SPILL/CATC
7//////////////////////////////////////	7//////////////////////////////////////	EDGE OF BUILDING
	××××××××××××××××××××××××××××××××××××××	RETAINING WALL

EXISTING	PROPOSED
<u>SYMBOLS</u>	<u>SYMBOLS</u>

lacktriangle		FOUND PROPERTY PIN AS DESCRIBED
▲		CONTROL POINT
\	•	FIRE HYDRANT
W	H	WATER VALVE
(W)		WATER METER
S	S	SANITARY MANHOLE
	O _{CO}	CLEANOUT
	0	TYPE 'R' INLET
		TYPE 'C' INLET
D	(D)	STORM DRAIN MANHOLE
ይ		ADA PARKING STALL
-\\\-	*	LIGHT POLE
E	E	ELECTRIC PEDESTAL
G	G	GAS METER
-0-		SIGN

APPLICATION INFORMATION **SHEET** 2 **OF** 15 NAME: MONUMENT DENTAL CLINIC TYPE: CONSTRUCTION PLANS

DRAWING NAME 35006 Site.dwg

DRAWING SIZE 24" X 36"

SURVEY FIRM BEC/OWA JOB NO.

SURVEY DATE 04-24-20

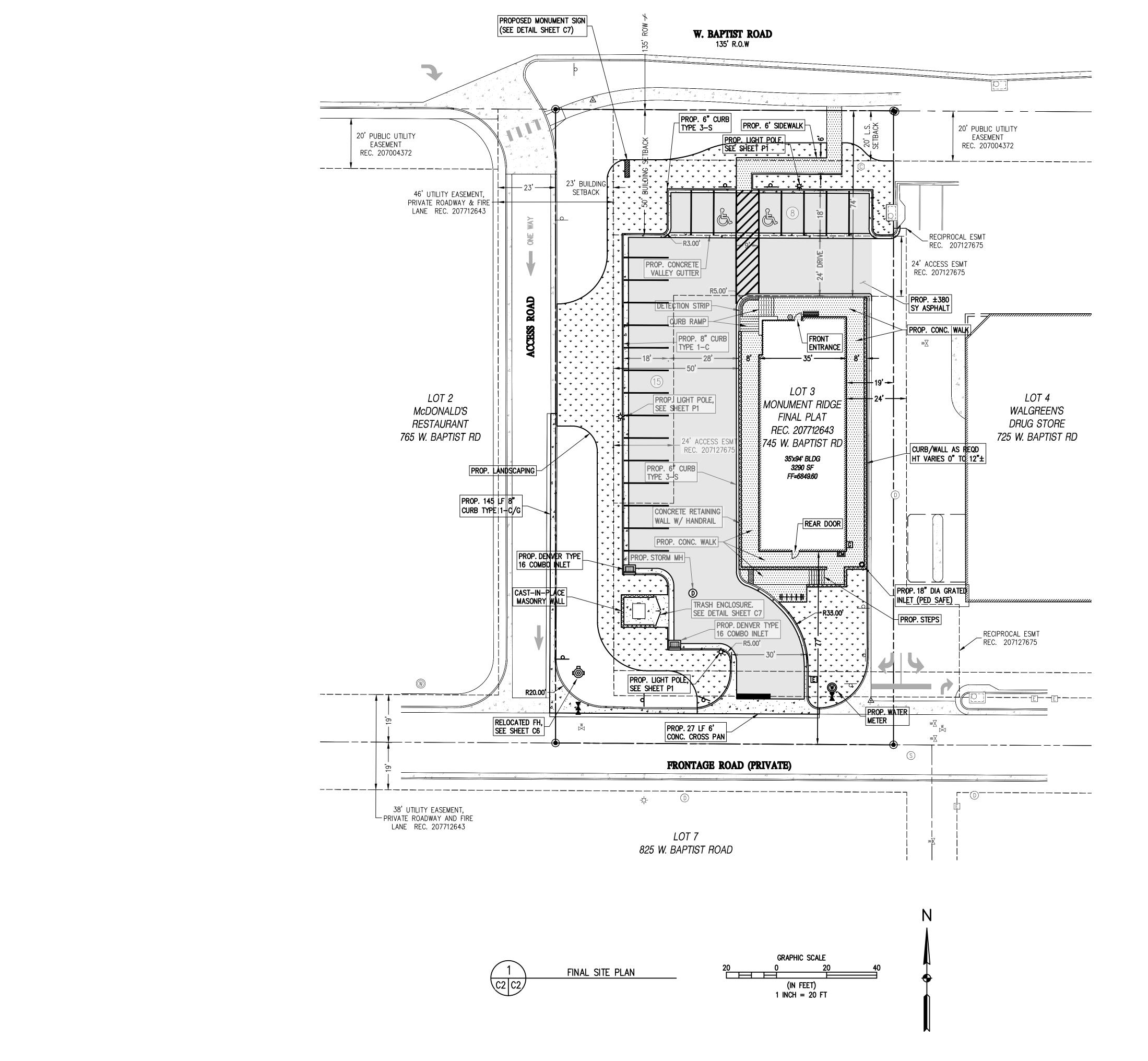
35006

WMG DEVELOPMENT

MONUMENT

3, MONUMENT RID

EXISTING CON



LEGEND

EXISTING LINETYPES PROPOSED LINETYPES MINOR CONTOUR (1' INTERVAL) ——— MAJOR CONTOUR (5' INTERVAL) RIGHT-OF-WAY CURB AND GUTTER (SPILL/CATCH) EDGE OF BUILDING RETAINING WALL

EXISTING PROPOSED SYMBOLS SYMBOLS

FOUND PROPERTY PIN AS DESCRIBED CONTROL POINT FIRE HYDRANT WATER VALVE WATER METER CLEANOUT TYPE 'R' INLET TYPE 'C' INLET STORM DRAIN MANHOLE ADA PARKING STALL LIGHT POLE ELECTRIC PEDESTAL GAS METER

PROPOSED HATCES

ASPHALT PAVING 4" ASPHALT/8" BASE (SEE DETAIL SHT C-7) SIDEWALK PAVING 4" THICK (SEE DETAIL SHT C-7) CONCRETE PAVING 6" THICK (SEE DETAIL SHT C-7) LANDSCAPING

NOTES:

- 1. ANY DAMAGED SIDEWALK, CURB AND GUTTER IN THE RIGHT OF WAY ON THIS DEVELOPMENT'S FRONTAGE WILL BE REPAIRED AT THE DISCRETION OF THE RIGHT OF WAY INSPECTOR. THIS APPLIES TO EXISTING DAMAGE AND DAMAGE THAT OCCURS DURING CONSTRUCTION AT THE GENERAL CONTRACTOR'S COST.
- 2. WHERE NEW SITE WORK JOINS EXISTING CONDITIONS, EXISTING CONDITIONS SHALL CONTROL. IF MAJOR DISCREPANCIES ARE APPARENT, NOTIFY ENGINEER BEFORE PROCEEDING WITH THE WORK.
- 3. SAW CUT PAVING AS REQUIRED TO PROVIDE A CLEAN BREAK FROM PAVING/WALK TO REMAIN FROM PAVING/WALK TO BE REMOVED.



Know what's below.

APPLICATION INFORMATION **SHEET** 3 **OF** 15 NAME: MONUMENT DENTAL CLINIC TYPE: CONSTRUCTION PLANS

SURVEY FIRM BEC/OWA

JOB NO.

FOR AND ON BEHALF OF BASELINE CORPORATION INITIAL SUBMITTAL 08/28/20 DRAWING SIZE 24" X 36"

SURVEY DATE 04-24-20

35006

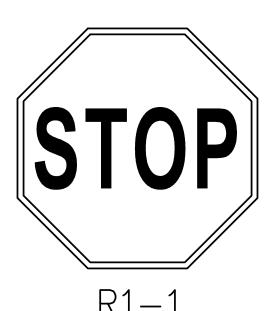
CLINIC BAPTIST ROAD

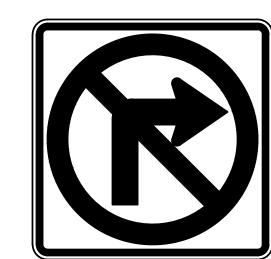
MONUMENT DENTAL
T 3, MONUMENT RIDGE, 745 W. E
FINAL SITE PLAN

WMG DEVELOPMENT

Call before you dig.

DRAWING NAME 35006 Site.dwg







R5 - 1



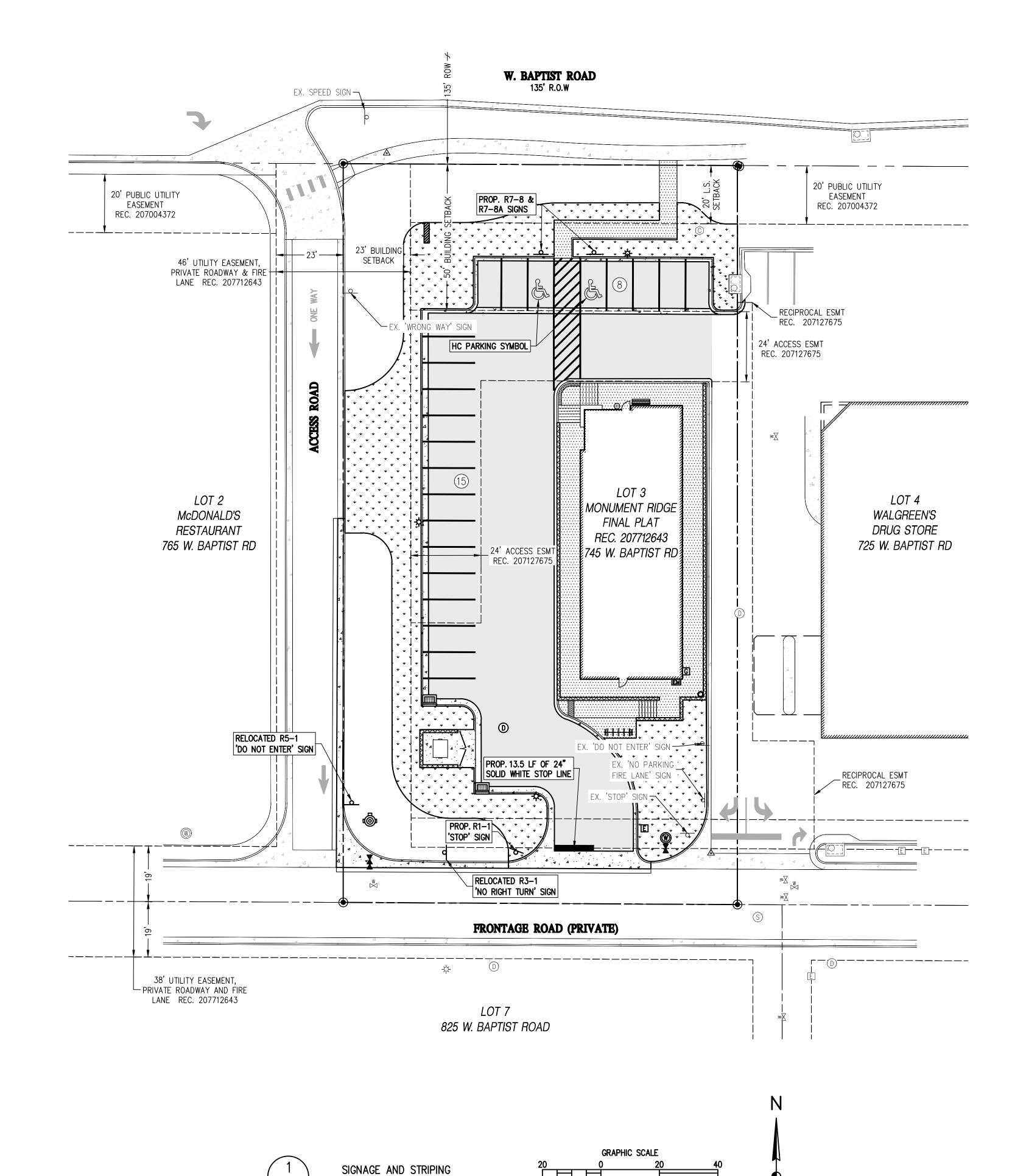
R6-1L



R7-8



R7-8a



(IN FEET) 1 INCH = 20 FT

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
81	 81	MINOR CONTOUR (1' INTERVAL)
	5280	MAJOR CONTOUR (5' INTERVAL)
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		CURB AND GUTTER (SPILL/CATC
7//////////////////////////////////////	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	EDGE OF BUILDING
	*****	RETAINING WALL

EXISTING PROPOSED SYMBOLS

left		FOUND PROPERTY PIN AS DESCRIBED
A		CONTROL POINT
770	•	FIRE HYDRANT
W	M	WATER VALVE
(W)		WATER METER
S	S	SANITARY MANHOLE
•	O _{CO}	CLEANOUT
	0	TYPE 'R' INLET
		TYPE 'C' INLET
D	0	STORM DRAIN MANHOLE
گ		ADA PARKING STALL
-¤-	*	LIGHT POLE
E	E	ELECTRIC PEDESTAL
G	G	GAS METER

PROPOSED HATCES



NOTES:

- 1. FOR INTERNAL SITE SIGNAGE REFER TO ARCHITECTURAL PLANS.
- 2. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE PER MUTCD STANDARDS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- 3. SIGNS SHALL BE SET AT AN ANGLE WITH THE LINE OF TRAFFIC FLOW IN ORDER TO BE VISIBLE TO APPROACHING TRAFFIC.



Know what's below.

JOB NO. 35006 **DRAWING NAME** 35006 Site.dwg APPLICATION INFORMATION **SHEET** 4 **OF** 15 NAME: MONUMENT DENTAL CLINIC TYPE: CONSTRUCTION PLANS

SURVEY FIRM BEC/OWA

PREPARED UNDER THE DIRECT SUPERVISION OF

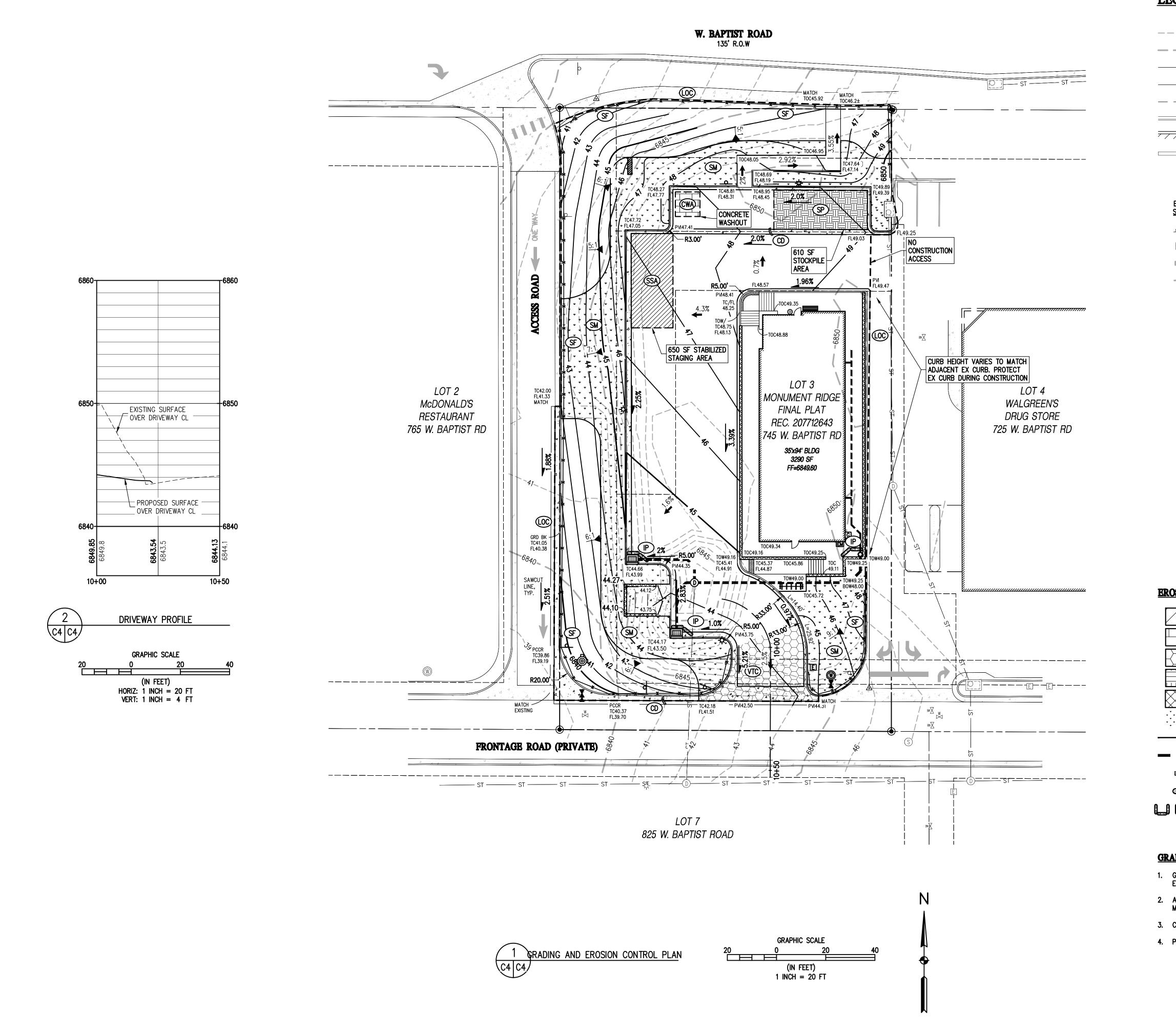
FOR AND ON BEHALF OF BASELINE CORPORATION INITIAL SUBMITTAL 08/28/20 DRAWING SIZE 24" X 36"

SURVEY DATE 04-24-20

CLINIC BAPTIST ROAD

MONUMENT DENTAL OT 3, MONUMENT RIDGE, 745 W. B

WMG DEVELOPMENT



LEGEND

EXISTING LINETYPES PROPOSED LINETYPES —5280——— MAJOR CONTOUR (5' INTERVAL) RIGHT-OF-WAY CURB AND GUTTER (SPILL/CATCH) EDGE OF BUILDING RETAINING WALL

EXISTING SYMBOLS	PROPOSED SYMBOLS	
25.4±	25.36	SPOT ELEVATION
3:1	3 :1	NOMINAL SLOPE ON CUT OR FILL
\Rightarrow	\rightarrow	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
		FLOW DIRECTION, TYPICALLY IN FLOWLINE
•		FOUND PROPERTY PIN AS DESCRIBED
▲		CONTROL POINT
\		FIRE HYDRANT
W	H	WATER VALVE
(W)		WATER METER
S	S	SANITARY MANHOLE
•	O _{CO}	CLEANOUT
	0	TYPE 'R' INLET
		TYPE 'C' INLET
D	(STORM DRAIN MANHOLE
ይ		ADA PARKING STALL
-\\	*	LIGHT POLE
E	E	ELECTRIC PEDESTAL
G	G	GAS METER
		SICN

EROSION CONTROL LEGEND

	(SS)	STABILIZED STAGING AREA
	CWA	CONCRETE WASHOUT
		VEHICLE TRACKING CONTROL
	(S)	STOCKPILE AREA
		EROSION CONTROL BLANKET
* * * * * * * * * * * * * * * * * * *	(SE)	SEEDING & MULCHING
——×—	- (P)	SILT FENCE
	- (3)	LIMITS OF CONSTRUCTION
	8	CHECK DAM
(<u>505</u>)	(S)	ROCK SOCK
	<u> </u>	INLET PROTECTION (CURB/VALLEY)

GRADING PLAN NOTES

- 1. GRADING SHALL BE COMPLETED IN ACCORDANCE WITH THE GRADES AND SPOT ELEVATIONS PROVIDED ON THIS FINAL CONSTRUCTION GRADING PLAN.
- 2. APPROVAL OF GRADING PLAN, EROSION CONTROL PLAN AND STORMWATER MANAGEMENT PLAN IS REQUIRED PRIOR TO COMMENCING GRADING OPERATIONS.
- 3. CONTOURS (1 FT INTERVAL) ARE FROM FIELD SURVEY COMPLETED APRIL 24, 2020.
- 4. PROVIDE EROSION CONTROL BLANKETS ON ALL SLOPES GREATER THAN 4:1.



DRAWING NAME 35006 GESC.dwg APPLICATION INFORMATION **SHEET** 5 **OF** 15 NAME: MONUMENT DENTAL CLINIC TYPE: CONSTRUCTION PLANS

CLINIC BAPTIST ROAD ROL PLAN

MONUMENT

3, MONUMENT RID

GRADING AND ER

FOR AND ON BEHALF OF BASELINE CORPORATION

DRAWING SIZE 24" X 36"

SURVEY DATE 04-24-20

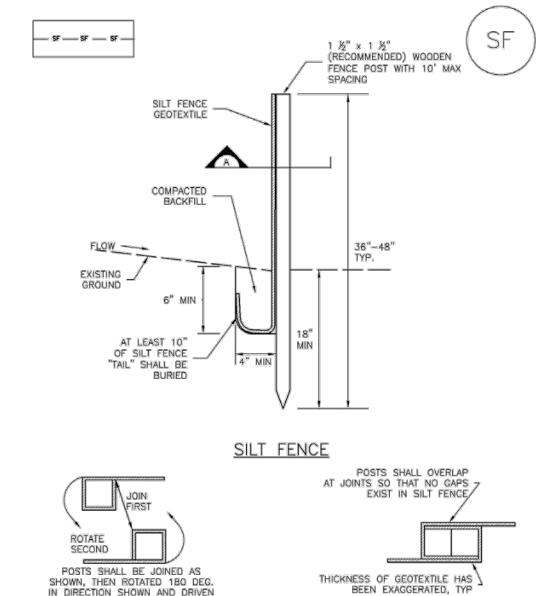
35006

SURVEY FIRM BEC/OWA

JOB NO.

DEVELOPMENT



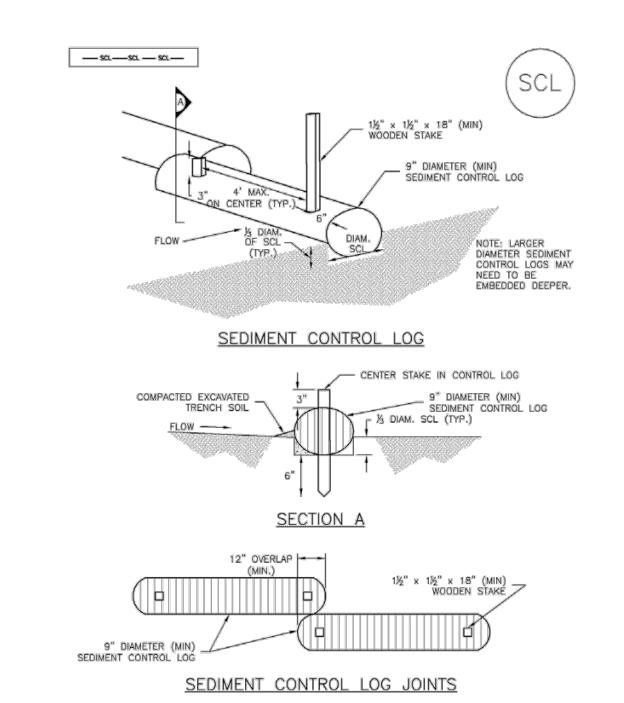


SF-1. SILT FENCE

SECTION A

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

SC-2 **Sediment Control Log (SCL)**



SCL-3

SM-4

20 FOOT (WIDTH CAN BE

LESS IF CONST. VEHICLES ARE PHYSICALLY

CONFINED ON BOTH SIDES)

L 9" (MIN.)

UNLESS OTHERWISE SPECIFIED

BY LOCAL JURISDICTION, USE

- CDOT SECT. #703, AASHTO #3

COARSE AGGREGATE OR 6"

NON-WOVEN GEOTEXTILE FABRIC

MINUS ROCK

UNLESS OTHERWISE SPECIFIED BY LOCAL

3 COARSE AGGREGATE

OR 6" MINUS ROCK

JURISDICTION, USE CDOT SECT. #703, AASHTO

BETWEEN SOIL AND ROCK

SCL-1. SEDIMENT CONTROL LOG

Urban Drainage and Flood Control District

Urban Storm Drainage Criteria Manual Volume 3

Vehicle Tracking Control (VTC)

SIDEWALK OR OTHER

PAVED SURFACE

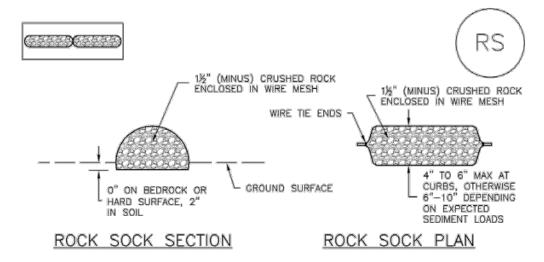
INSTALL ROCK FLUSH WITH .

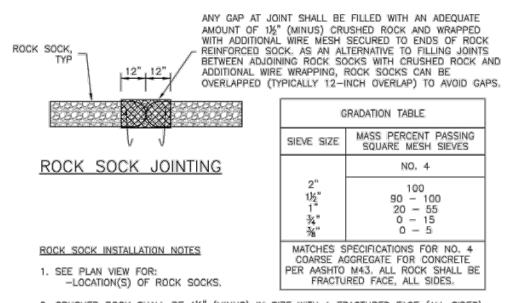
COMPACTED SUBGRADE -

OR BELOW TOP OF PAVEMENT

November 2010

SC-5 Rock Sock (RS)





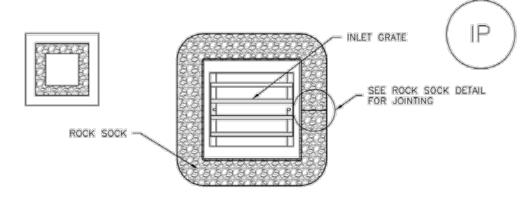
2. CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS). 3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48" 4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE. RS-1. ROCK SOCK PERIMETER CONTROL

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

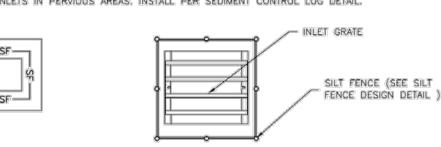
Inlet Protection (IP)

SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

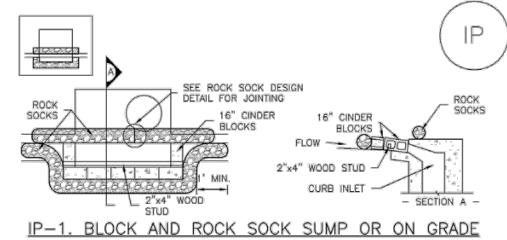
SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS. 2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS, INSTALL PER SEDIMENT CONTROL LOG DETAIL.

August 2013 Urban Drainage and Flood Control District IP-5 Urban Storm Drainage Criteria Manual Volume 3

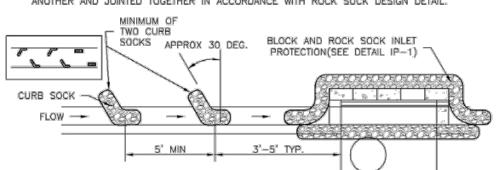
Inlet Protection (IP)



INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A 3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET_PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

IP-4

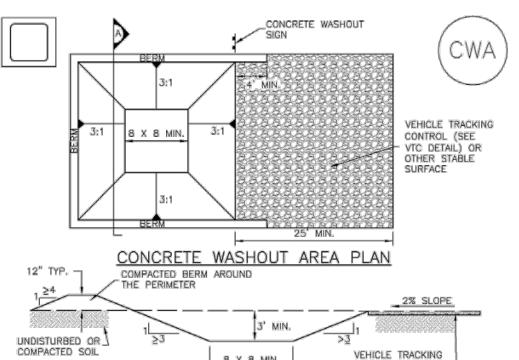
- 1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS. 2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR
- IN THE OPPOSITE DIRECTION OF FLOW.
- 3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
- 4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

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

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

VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

Concrete Washout Area (CWA)



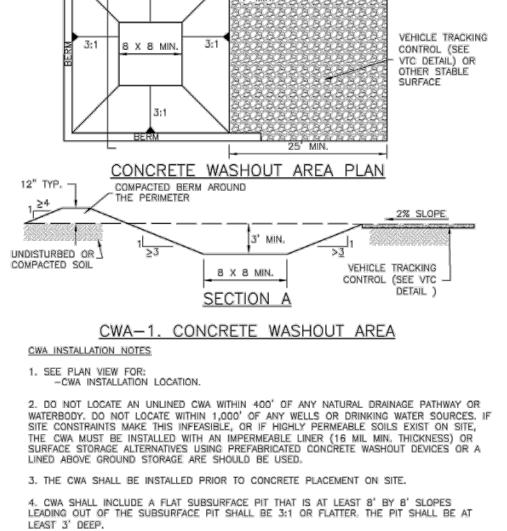
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1". 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA. 7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

Urban Storm Drainage Criteria Manual Volume 3

November 2010 Urban Drainage and Flood Control District CWA-3

MM-1



Know what's below.

APPLICATION INFORMATION NAME: MONUMENT DENTAL CLINIC TYPE: CONSTRUCTION PLANS

SURVEY FIRM BEC/OWA JOB NO.

CLINIC BAPTIST RO DEVELOPMENT DENTAL DGE, 745 W. NG DETAILS WMG

MONUMENT
3, MONUMENT RID
GRADIN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION INITIAL SUBMITTAL 08/28/20 DRAWNG SIZE 24" X 36" SURVEY DATE

04-24-20

35006 DRAWING NAME 35006 GESC.dwg **SHEET** 6 **OF** 15

W. BAPTIST RD. (135' ROW)

---EX. ELXINDROAP**RIS**ER

PROP. COMMUNICATIONS

WĀLĞREEN'S

DRUG STORE

725 W. BAPTIST RD

∠EX. STORM INLET

►EXISTING STORM MH

STORM INLET - E - E - - E - - - - -

(BY OTHERS)

PROP. 8" HDPE ROOF

DRAIN LATERAL

PROP. GAS

(IN FEET)

1 INCH = 20 FT

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
81	81 ———	MINOR CONTOUR (1' INTERVAL
— — — 5280— — —	 5280 	MAJOR CONTOUR (5' INTERVA
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		CURB AND GUTTER (SPILL/CA
7//////////////////////////////////////	7//////////////////////////////////////	EDGE OF BUILDING
	××××××××××××××××××××××××××××××××××××××	RETAINING WALL
——— W ———— W ———	w	WATER LINE
WS WS	ws	WATER SERVICE
SAN SAN	SAN	SANITARY SEWER MAIN
SS SS	ss	SANITARY SEWER SERVICE
ST ST		STORM SEWER
——— GAS ————————————————————————————————	——— GAS ———	GASLINE
— Е — Е —	—— Е ——	UNDERGROUND ELECTRIC
ттт	——т—	UNDERGROUND TELEPHONE

EXISTING PROPOSED SYMBOLS SYMBOLS

\odot		FOUND PROPERTY PIN AS DESCRIBED
Δ		CONTROL POINT
YY	•	FIRE HYDRANT
W	H	WATER VALVE
(W)		WATER METER
S	S	SANITARY MANHOLE
•	O _{CO}	CLEANOUT
	0	TYPE 'R' INLET
		TYPE 'C' INLET
D	0	STORM DRAIN MANHOLE
		ADA PARKING STALL
-\hat\(-	*	LIGHT POLE
E	E	ELECTRIC PEDESTAL
G	G	GAS METER
-o-	•	SIGN

- 1. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND TOWN OF MONUMENT/TRIVIEW METROPOLITAN DISTRICT STANDARDS, SPECIFICATIONS AND DETAILS.
- 3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS OR CONNECT. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- 4. CONTRACTOR TO VERIFY ALL SERVICE CONNECTIONS WITH BUILDING PLUMBING PLANS.
- 5. MAINTAIN 3' CLEAR SPACE AROUND ALL FIRE HYDRANTS.



Know what's **below**. Call before you dig.

35006 Utility.dwg APPLICATION INFORMATION **SHEET** 7 **OF** 15 NAME: MONUMENT DENTAL CLINIC TYPE: CONSTRUCTION PLANS

CLINIC BAPTIST ROA

DENTAL MOGE, 745 W. ILITY PLAN

MONUMENT
3, MONUMENT RID

FOR AND ON BEHALF OF BASELINE CORPORATION INITIAL SUBMITTAL 08/28/20 DRAWNG SIZE 24" X 36"

SURVEY FIRM BEC/OWA

JOB NO.

SURVEY DATE 04-24-20

35006

DEVELOPMENT

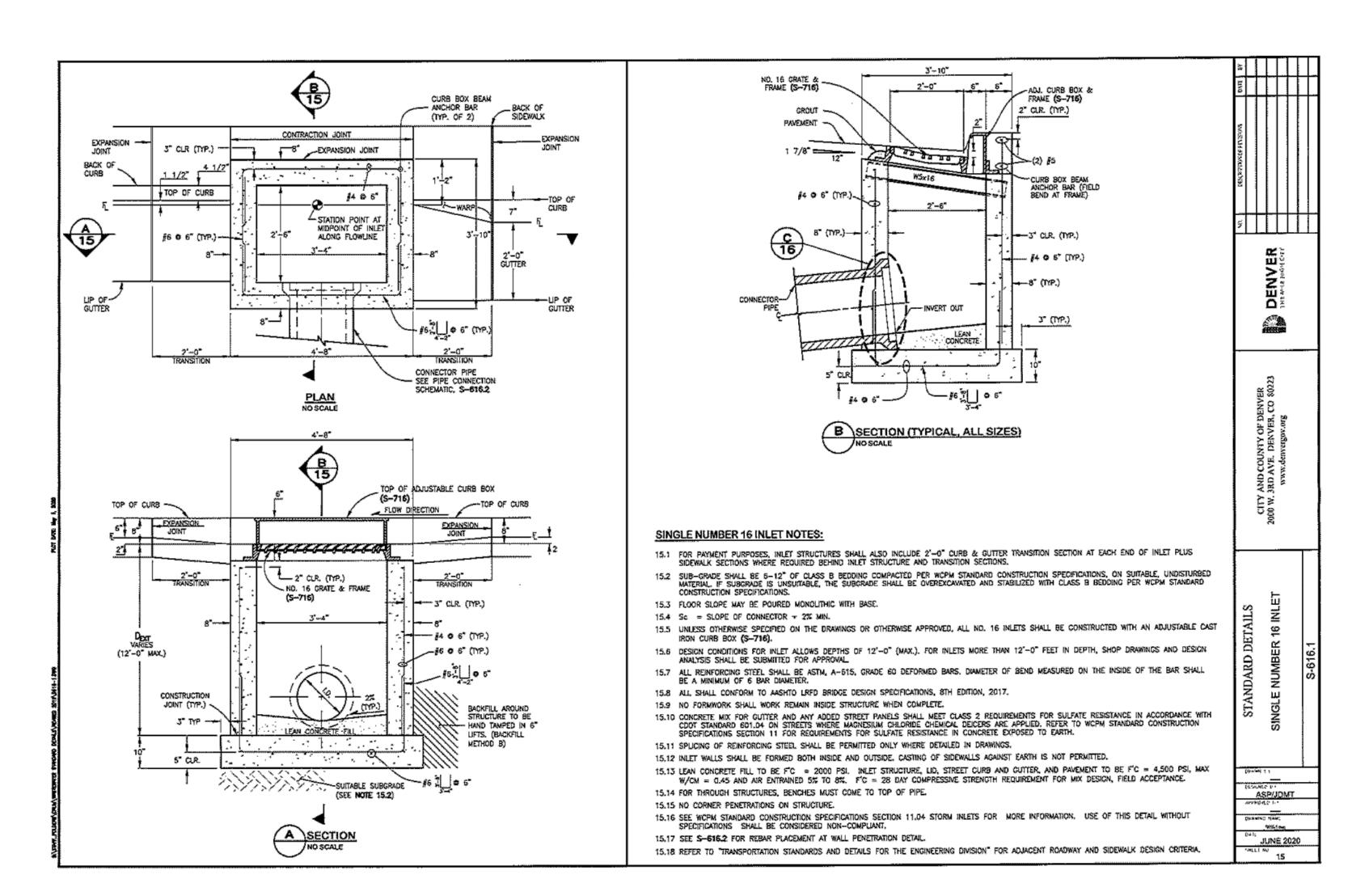
WMG

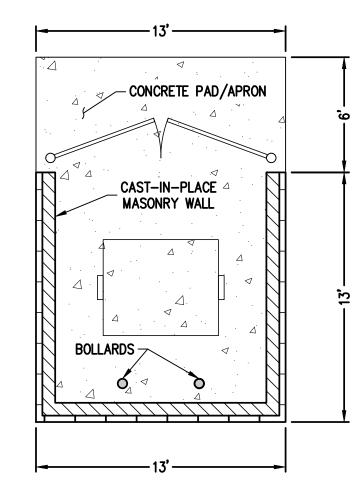
7) INSTALL 6" MJ GATE VALVE. CONNECT TO REDUCER w/MJ RESTRAINTS

8 INSTALL FIRE HYDRANT ASSEMBLY COMPLETE. LOWER FLANGE ELEV=40.45

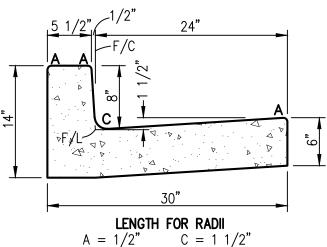
NOTES

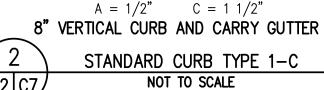
- 2. THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS.

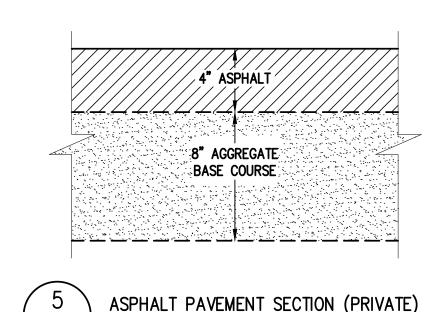


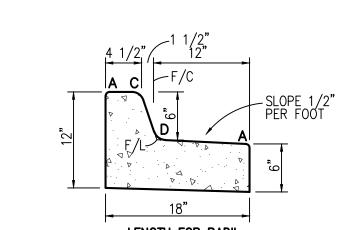


HEARTLAND SINGLE DUMPSTER SCALE: 1" = 5'



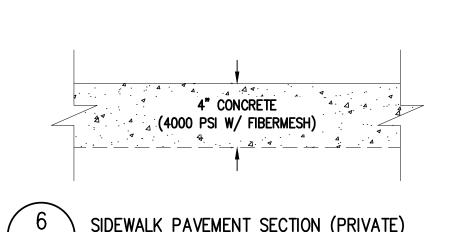


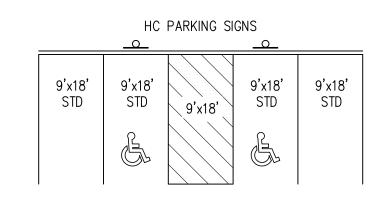




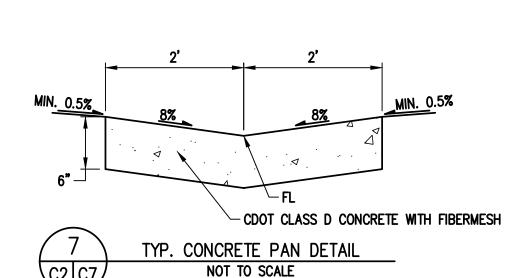
LENGTH FOR RADII A = 1/2" C = 1 1/2" D = 1 1/2" TO 2" MEDIAN CURB AND SPILL GUTTER

STANDARD CURB TYPE 3-S NOT TO SCALE





TYPICAL PARKING SPACE DETAIL





Know what's below. Call before you dig.

SURVEY DATE 04-24-20 BEC/OWA JOB NO. 35006 DRAWING NAME 35006 Site.dwg APPLICATION INFORMATION SHEET 8 OF 15 NAME: MONUMENT DENTAL CLINIC TYPE: CONSTRUCTION PLANS

CLINIC BAPTIST ROA

DENTAL SIDGE, 745 W.

MONUMENT 3, MONUMENT RID

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL 08/28/20

DRAWING SIZE 24" X 36"

SURVEY FIRM

DEVELOPMENT

WMG

DECIDUOUS CANOPY TREES

WESTERN CATALPA IMPERIAL HONEYLOCUST CKO CHINKAPIN OAK

EVERGREEN TREES AUSTRIAN PINE

DECIDUOUS ORNAMENTAL TREES

WASHINGTON HAWTHORN

DECIDUOUS SHRUBS

SILVER FOUNTAIN BUTTERFLY BUSH

CFB CLIFF FENDLER BUSH

FER FERNBUSH

LEA LEADPLANT

MKL MISS KIM LILAC

PBS PAWNEE BUTTES SAND CHERRY **RDW** DWARF RABBITBRUSH

DWARF RUSSIAN SAGE RSD

YRE **RED YUCCA**

EVERGREEN SHRUBS

BUFFALO JUNIPER PANCHITO MANZANITA MPA SLOWMOUND MUGO PINE

UPRIGHT EVERGREEN SHRUBS

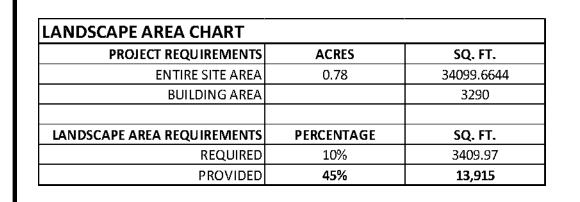
MEDORA JUNIPER **WOODWARD JUNIPER**

ORNAMENTAL GRASSES

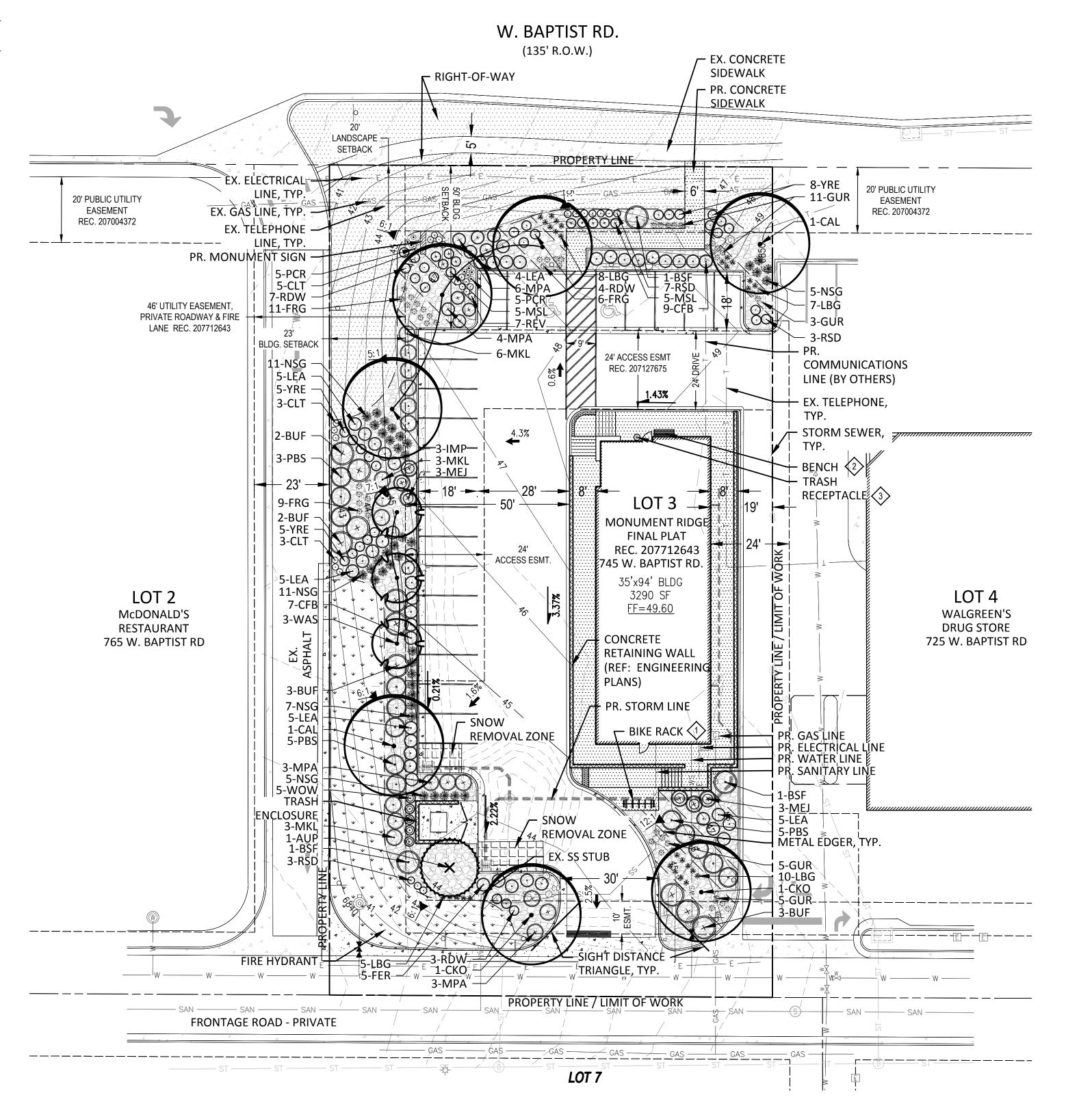
KARL FOERSTER FEATHER REED GRASS UNDAUNTED RUBY MUHLY GRASS PRAIRIE BLUES LITTLE BLUESTEM NORTHWIND SWITCH GRASS

PERENNIALS

WALKER'S LOW CATMINT PCR CREEPING PHLOX (RED/PINK) RED VALERIAN / JUPITER'S BEARD



LANDSCAPE TOTALS:	AREA (SQ. FT.)
NATIVE SEED	2,347
TURF	5,117
PLANTING BEDS	6 451



LANDSCAPE AREA	LANDSCAPE REQUIRMENT	AREA (SF)	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED	
LANDSCAPE REQUIREMENTS						
TREES	1 TREE / 925 SF	3410 SF / 925 3.686 TREE		4 TREES	4 TREES	
SHRUBS, ORNAMENTAL GRASSES OR GROUND COVER PLANTS	1 8 FA / 100 SF 3410 SF		3410 SF / 100 SF = 34.1 x 8 EA = 272.8 EA	273 EA.	273 PLANTS	
TREE REDUCTION	10 PLANTS / 1 TREE TREES		20 PLANTS REDUCED	253 PLANTS + 20 PLANTS (MONUMENT RIDGE) = 273 SHRUBS TOTAL		
PARKING LOT LANDSCAPE STANDARI	DS .					
PARKING LOT TREES	1 TREE PER 10 SPACES	23 SPACES TOTAL	23 SPACES /10 = 2.3 TREES	2 TREES	2 TREES	
MONUMENT RIDGE DESIGN GUILDEL	INES					
BAPTIST ROAD	BAPTIST ROAD 1 TREE / 25 LF 135 LF		135 LF / 25 L F = 5.4 TREES	5 TREES	3 TREES	
SHRUB REPLACEMENT FOR TREES	10 SHRUBS / 1 TREE	MAX 50% OF TREES	2 TREES x 10 SHRUBS	20 SHRUBS	2 TREES	

LANDSCAPE CERTIFICATION STATEMENT

MY COMMISSION EXPIRES

SIGNED

SEAL:

THE UNDERSIGNED OWNER/DEVELOPER UNDERSTANDS THAT ALL IMPROVED LAND MUST CONFORM TO THE REGULATIONS SET FORTH IN TITLE 17 OF THE MONUMENT MUNICIPAL CODE. THE OWNER/DEVELOPER AGREES TO ABIDE BY THESE REGULATIONS AND TO IMPROVE AND MAINTAIN THE LAND AS INDICATED ON THE APPROVED LANDSCAPING PLAN. THIS SHALL APPLY ALL FUTURE OWNERS, HEIRS, OR ASSIGNS

STATE OF COLORADO) COUNTY OF EL PASO) SIGNED THIS ___ DAY OF , 20__, COUNTY _ (IN FEET) 1 INCH = 20 FT**NOTARY SIGNATURE**

REGISTERED LANDSCAPE ARCHITECT

LEGEND

×

 \odot \times \times

% & & & &

(8)

CONCRETE RETAINING WALL

(REF: ENGINEERING PLANS)

METAL EDGER

DECIDUOUS

CANOPY TREE

ORNAMENTAL

EVERGREEN TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

PERENNIALS

NATIVE SEED

1 1/2" RIVER ROCK

TRASH RECEPTACLE (3)

SNOW REMOVAL

BIKE RACK (1)

REFER TO SHEET L2 FOR PLANT LIST AND MATERIAL SCHEDULE.

ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN

AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION

PLANS FOR TYPES AND LIMITS OF IRRIGATION. THE SYSTEM SHALL BE

PROPERLY ZONED TO SEPARATE PLANT REQUIREMENTS, TURF ZONES,

ALL TREES TO BE PLANTED AT A MINIMUM OF 5' AWAY FROM UTILITIES. A MINIMUM OF A 3" DEPTH OF GORILLA HAIR CEDAR MULCH IS REQUIRED

FOR ANY WOOD MULCH AREAS INCLUDING REQUIRED TREE RINGS.

NO EXISTING PLANT MATERIAL IS LOCATED ON THIS SITE.

REFER TO SHEET L3 FOR SITE AMENITIES.

AND NATIVE SEED AREAS.

BENCH (2)

SOD

ZONE

ORNAMENTAL GRASSES

UPRIGHT EVERGREEN SHRUBS

(SEE DETAIL ON L3)

DRAWNG SIZE 24" X 36" **SURVEY DATF** 04-24-20 BEC/OWA JOB NO. 35006 35006 Landscape Plan.dwg **SHEET** 9 **OF** 15 APPLICATION INFORMATION NAME: MONUMENT DENTAL CLINIC TYPE: CONSTRUCTION PLANS

CLINIC BAPTIST R

DENTAL DGE, 745 W.

MONUMENT
3, MONUMENT RID

DEVELOPMENT

WMG

GENERAL

- ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, UNLESS EXCEPTION HAS BEEN GRANTED BY THE MUNICIPALITY OR COUNTY OFFICIALS.
- 2. THE LANDSCAPE PLANS AND SPECIFICATIONS SHOULD BE FOLLOWED AS CLOSELY AS POSSIBLE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IF ANY SUBSTITUTIONS OR ALTERATIONS ARE NEEDED.
- THE CONTRACTOR SHALL COORDINATE INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND ANY LOCAL MUNICIPAL AND COUNTY CODES AND SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS SHALL MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER GEOTECHNICAL REPORT RECOMMENDATIONS. SURFACE DRAINAGE SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. NO DAMMING OF WATER SHOULD OCCUR AGAINST SIDEWALKS, CURBS, TURF THATCH, OR OTHER LANDSCAPE MATERIALS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN ON THE APPROVED LANDSCAPE PLAN IN THE PLANNING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. HIS SUCCESSORS AND DELEGATES.
- LANDSCAPING SHALL NOT INTERFERE WITH TRAFFIC VISIBILITY AND THE GENERAL FUNCTION AND SAFETY OF ANY GAS, ELECTRIC, WATER, SEWER, TELEPHONE, CABLE, OR OTHER UTILITY EASEMENT.

WARRANTY

- UNLESS SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS, THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED FOR THE PROJECT BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE LANDSCAPE PROTECTION, MAINTENANCE, AND IRRIGATION INCLUDING SUPPLEMENTAL WATERING PER SPECIFICATIONS UNTIL SUBSTANTIAL COMPLETION HAS BEEN ISSUED UNLESS OTHERWISE INSTRUCTED PER OWNER'S REPRESENTATIVE.

PLANTS

- 1. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. PLANT QUANTITIES SHOULD BE VERIFIED BY THE CONTRACTOR. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT RETAIN THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL IF IT IS DAMAGED, DISEASED, OR DECLINING IN HEALTH. PLANT MATERIAL SHALL BE HEALTHY, WELL-BRANCHED, AND WELL PROPORTIONED, FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ISSUED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI Z60.1-1990) AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS. PLANT MATERIAL GROWN IN USDA HARDINESS ZONES 1, 2, 3, 4, AND 5 IS PREFERRED.
- THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
- THE OWNER'S REPRESENTATIVE MAY OPT TO DOWN OR UPSIZE THE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR ENHANCEMENTS TO THE PROJECT. ALL CHANGES, INCLUDING RE-STOCKING CHARGES, SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION THROUGH A CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL.

IRRIGATION

- 1. ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS FOR TYPES AND LIMITS OF IRRIGATION. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT REQUIREMENTS, TURF ZONES, AND NATIVE SEED AREAS.
- CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL GEOTECHNICAL REPORT STIPULATIONS KEEPING ALL IRRIGATION LINES, HEADS, AND EMITTERS OUTSIDE THE MINIMUM DISTANCES SPECIFIED. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCES OF BUILDING OR WALL FOUNDATIONS.
- CONTRACTOR SHALL COORDINATE ALL INSTALLATION OF IRRIGATION EQUIPMENT AND LINES SO THAT IT DOES NOT INTERFERE WITH PLANTING LOCATIONS. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION LINES AND EQUIPMENT. IF INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED USE, THE IRRIGATION EQUIPMENT SHALL BE RELOCATED.
- IRRIGATION ADJACENT TO EXISTING TREES AND LANDSCAPE TO REMAIN SHALL BE HAND DUG.
- 5. EVERGREEN TREES SHALL BE LOCATED A MINIMUM OF FIFTEEN FEET (15') AWAY FROM IRRIGATION ROTOR HEADS.

SOIL PREPARATION

- BEFORE COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL SEWER, WATER, IRRIGATION, GAS, ELECTRIC, CABLE, PHONE AND OTHER PIPELINES OR CONDUITS AND EQUIPMENT ARE LOCATED ON SITE.
- 2. SURFACE GRADING TO INCLUDE REMOVAL OF EXISTING VEGETATION, WEEDS, DEBRIS, CLODS AND ROCKS LARGER THAN ¹/₂" FROM THE SITE. DISPOSE OF ACCUMULATED DEBRIS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL TAKE MEASURES AND ASSUME MAINTENANCE AND MANAGEMENT OF EROSION CONTROL, SURFACE RUNOFF, AND SOIL EROSION AND SEDIMENT FROM THE SITE PER STORM WATER MANAGEMENT PLANS / PROGRAMS IN PLACE.
- 4. THE CONTRACTOR SHALL INSPECT ALL CONDITIONS FOR RETENTION OF WATER IN PLANTING AREAS TO MAKE SURE THERE IS ADEQUATE DRAINAGE IN ALL LANDSCAPE AREAS.
- 5. THE SITE SHOULD BE PROVIDED TO THE CONTRACTOR WITHIN +/- 0.1 FOOT OF FINISH GRADE. CONTRACTOR SHALL VERIFY THE ROUGH GRADING AND SITE CONDITIONS
- 7. ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING SUITABLE SOIL MEDIUM THAT ENSURES HEALTHY PLANT GROWTH. SOIL SAMPLES ARE RECOMMENDED FOR ANALYSIS OF ORGANIC MATTER RECOMMENDATIONS REQUIRED FOR THE SOIL FOR **HEALTHY PLANT GROWTH.**
- BEFORE PLANTS ARE INSTALLED, ALL LANDSCAPE AREAS SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8"-12" AND AMENDED PER SPECIFICATIONS AND MUNICIPAL REQUIREMENTS.
- 10. ALL LANDSCAPE AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yrds/1,000sf OR AS NOTED IN THE SOIL SAMPLE ANALYSIS.

- 1. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- 2. TREE CENTERS SHALL NOT BE PLACED CLOSER THAN EIGHT FEET (8') FOR EVERGREEN TREES AND SIX FEET (6') FOR ORNAMENTAL TREES FROM A SIDEWALK, PARKING, STREET OR DRIVE LANE. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS.
- 3. ALL TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF ONE (1) YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION PER APPROVAL BY OWNER'S REPRESENTATIVE.
- 4. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. ALL TREE RINGS AND PERENNIAL BEDS SHALL BE MULCHED WITH A MIN. 3" DEPTH OF GORILLA HAIR CEDAR MULCH.

MULCH & EDGING

- 1. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC. A GRANULAR. PRE-EMERGENT. WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- 2. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 1/8" x 4" x 14 GAUGE GALVANIZED, GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, SURE-LOC OR APPROVED EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS. PERFORATED EDGER IS ONLY USED BETWEEN SOD/NATIVE GRASS AND MULCH AREAS WHERE PONDING OF WATER OCCURS. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE.
- 3. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. FOUR INCH (4") DEPTH, 1 1/2" ROUNDED RIVER ROCK OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC (REF: PLANS). NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.

NATIVE SEED

- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- 2. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.

LANDSCAPE PLANT SCHEDULE

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & COND. WA UNLESS OTHERWISE NOTED)	TER USAGE
DECID	UOUS	CANOPY TREES —			
CAL IMP CKO	2 3 2	WESTERN CATALPA IMPERIAL HONEYLOCUST CHINKAPIN OAK	CATALPA SPECIOSA GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' QUERCUS MUEHLENBERGII	2.5" CAL. B&B - 35' HT. X 25' SPD. LOW /	DROUGHT TOLERAN DROUGHT TOLERAN DROUGHT TOLERAN
EVERG	GREEN '	TREES —			
AUP	1	AUSTRIAN PINE	PINUS NIGRA	8' HT. MIN B&B - 50' HT. X 20' SPD.	LOW /XERIC
DECID	UOUS	ORNAMENTAL TREES ——			
WAS	3	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	8' CLUMP B&B - 20' HT X 15' SPD.	LOW /XERIC
DECID	UOUS	SHRUBS ————			
BSF CFB FER LEA MKL PBS RDW RSD YRE	3 16 5 24 12 13 14 13	SILVER FOUNTAIN BUTTERFLY BUSH CLIFF FENDLER BUSH FERNBUSH LEADPLANT MISS KIM LILAC PAWNEE BUTTES SAND CHERRY DWARF RABBITBRUSH DWARF RUSSIAN SAGE RED YUCCA	BUDDLEIA ALTERNIFOLIA 'ARGENTEA' FENDLERA RUPICOLA CHAMAEBATIARA MILLEFOLIUM AMORPHA CANESCENS SYRINGA PATULA 'MISS KIM' PRUNUS BESSEYI 'P0011S' CHRYSOTHAMNUS NAUSEOSUS VAR. NAUSEOSUS PEROVSKIA ATRIPLICFOLIA 'LITTLE SPIRE' HESPERALOE PARVIFLORA	5 GAL. CONT 8' HT. X 7' SPD. 5 GAL. CONT 4'-6' HT. X 4'-5' SPD. 5 GAL. CONT 4' HT. X 4' SPD. 5 GAL. CONT 4' HT. X 4' SPD. 5 GAL. CONT 5' HT. X 5' SPD. 5 GAL. CONT 1'-2' HT. X 6'-8' SPD. 5 GAL. CONT 1'-2' HT. X 2'-4' SPD. 5 GAL. CONT 2' HT. X 2' SPD. 5 GAL. CONT 2' HT. X 3'-4' SPD.	LOW / XERIC LOW / XERIC
		SHRUBS —			
BUF MPA MSL		BUFFALO JUNIPER PANCHITO MANZANITA SLOWMOUND MUGO PINE	JUNIPERUS SABINA 'BUFFALO' ARCTOSTAPHYLOS X COLORADOENSIS PINUS MUGO 'SLOWMOUND'	5 GAL. CONT 1'-1.5' HT. X 6'-10' SPD. 5 GAL. CONT 1'-2' HT. X 3'-5' SPD. 5 GAL. CONT 3'-3.5' HT. X 3'-4' SPD.	LOW /XERIC LOW /XERIC LOW /XERIC
UPRIC	SHT EV	ERGREEN SHRUBS ———			
MEJ WOW	6 5	MEDORA JUNIPER WOODWARD JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA' JUNIPERUS SCOPULORUM 'WOODWARD'	5 GAL. CONT 16'-20' HT. X 4'-5' SPD. 5 GAL. CONT 12' - 20' HT. X 2'-4' SPD.	LOW /XERIC LOW /XERIC
ORNA	MENTA	AL GRASSES ————			
FRG GUR LBG NSG	26 24 30 39	KARL FOERSTER FEATHER REED GRASS UNDAUNTED RUBY MUHLY GRASS PRAIRIE BLUES LITTLE BLUESTEM NORTHWIND SWITCH GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' MUHLENBERGIA REVERCHONII 'PUND01S' SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' PANICUM VIRGATUM 'NORTHWIND'	1 GAL. CONT 3'-5' HT. X 1'-2' SPD. 1 GAL. CONT 1.5'-2.5' HT. X 1.5'-2' SPD. 1 GAL. CONT 2'-3' HT. X 1'-2' SPD. 1 GAL. CONT 5'-6' HT. X 3'-4' SPD.	LOW /XERIC LOW /XERIC LOW /XERIC LOW /XERIC
	INIALS	WALKER'S LOW CATMINT	NEPETA FAASSENII 'WALKER'S LOW'	1 GAL. CONT 24"-36" HT. X 24"-30" SPD.	LOW /XERIC
CLT PCR REV	11 10 7	CREEPING PHLOX (RED/PINK) RED VALERIAN / JUPITER'S BEARD	PHLOX SUBULATA CENTRANTHUS RUBER	1 GAL. CONT 24 -36 HT. X 24 -30 SPD. 1 GAL. CONT 4"-6" HT. X 12"-24" SPD. 1 GAL. CONT 24"-36" HT. X 18"-24" SPD.	LOW /XERIC LOW /XERIC

5,117 S.F.

IRRIGATED DRYLAND SEED MIX

IRRIGATED TURF

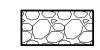
"FOOTHILLS MIXTURE" BY ARKANSAS VALLEY SEED CO, OR APPROVED EQUAL 2,347 S.F.

SOD SHALL BE 'THERMAL BLUE KENTUCKY BLUEGRASS' BY BIG VALLEY SOD FARMS, INC. (OR APPROVED EQUAL)

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE		
CRESTED WHEATGRASS	AGROPYRON CRISTATUM	25%	6.25		
MOUNTAIN BROME	BROMUS MARGINATUS	20%	5.00		
HARD FESCUE, DURAR	FESTUCA TRACHYPHYLLA/LONGIFOLIA	15%	3.75		
ANNUAL RYEGRASS	LOLIUM PERENNE SSP. MULTIFLORUM	15%	3.75		
CANADA BLUEGRASS	POA COMPRESSA	10%	2.50		
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	5%	1.25		
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5%	1.25		
BLUE GRAMA	BOUTELOUA GRACILIS	4%	1.00		
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	1%	.25		
	TOTAL 100% 25 LBS				

- 1. APPLICATION RATE MAY VARY PENDING METHOD OF APPLICATION. PLEASE SEE
- MANUFACTURER RECOMMENDATIONS.
- 2. PREFERRED METHOD OF SEEDING IS DRILL SEED WITH EROSION BLANKETS

MATERIAL SCHEDULE



1 1/2" ROUNDED RIVER ROCK BY PIONEER SAND & GRAVEL (OR APPROVED EQUAL)

> MONUMENT
> 3, MONUMENT RID
> PLANT & MA WMG

DEVELOPMENT

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION INITIAL SUBMITTAL 08/28/20 DRAWNG SIZE 24" X 36"

BEC/OWA

SURVEY DATI 04-24-20

35006

CLINIC BAPTIST RO/

DENTAL
DGE, 745 W.
ATERIAL SCHE

Know what's **below**. Call before you dig.

35006 Landscape Plan.dwg **SHEET** 10 **OF** 15 APPLICATION INFORMATION NAME: MONUMENT DENTAL CLINIC TYPE: CONSTRUCTION PLANS

JOB NO. DRAWING NAME

PRUNING NOTES:

ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
- 2. 1.1 $1-\frac{1}{2}$ CALIPER SIZE MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 $1-\frac{1}{2}$ " 3" CALIPER SIZE MIN. 2 STAKES ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
- 1.3 3" CALIPER SIZE AND LARGER 3 STAKES PER DIAGRAM WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1 OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- [2] 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- 4 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 5 3" DEPTH GORILLA HAIR CEDAR MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING

00000

SECTION OF EDGER AT

LONGITUDINAL

LOW POINT

ENSURE POSITIVE

DRAINAGE

7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE 14 PLACE ROOT BALL ON ROOT BALL AND TRUNK

- 8 GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- UNDISTURBED SOIL TO PREVENT SETTLEMENT. SCALE: 3/16" = 1'-0"

FINISHED GRADE - TOP OF SOD

SHALL BE FLUSH WITH TOP OF

STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL

DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE

1. THERE SHALL BE NO EXPOSED

2. CONTRACTOR SHALL INSTALL

STAKES AS REQUIRED BY THE

5 LOW POINTS OR POORLY

THATCH LAYER AND TOP OF

1 MULCH OR CRUSHER FINES

EDGER

4 SUBGRADE

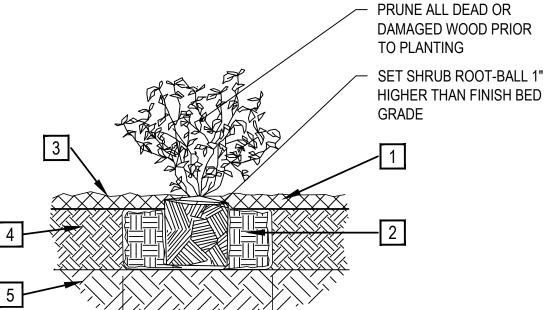
6 EDGER STAKE

MANUFACTURER.

SHARP / JAGGED EDGES.

2 TURF THATCH

AMENDED SOIL PER SPECIFICATIONS



- 1 SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED 2 PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- 3 FINISH GRADE (TOP OF MULCH)
- 4 AMENDED TOPSOIL
- 5 EXISTING SUBGRADE

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT

- FROM ITS CONTAINER 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
- 4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

SHRUB PLANTING

2X CONTAINER

SCALE: 1-1/2" = 1'-0"

DRAWN BY

CLINIC BAPTIST RO/

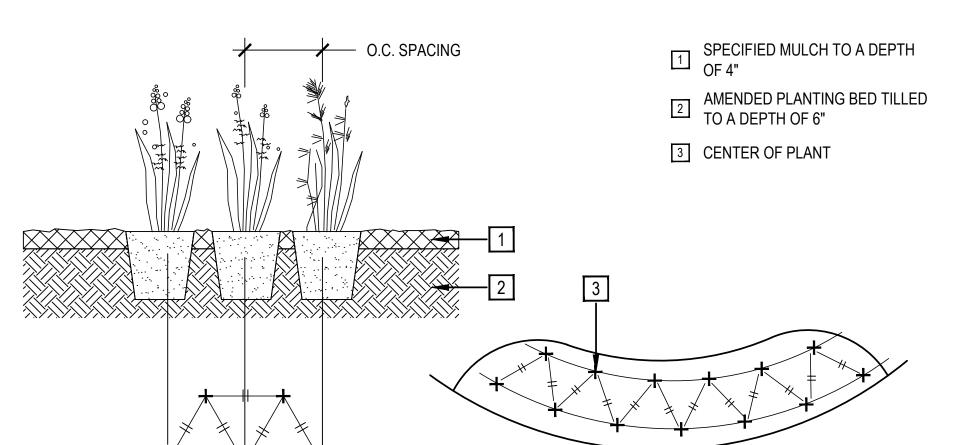
DENTAL
DGE, 745 W.
APE DETAILS

MONUMENT
3, MONUMENT RID

WMG DEVELOPMENT

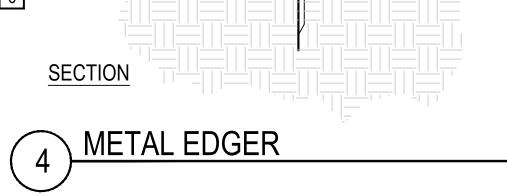


ROOT BALL DIAMETER



PERENNIAL / ORNAMENTAL GRASS LAYOUT

SCALE: 1" = 1'-0"



(16) 1/2" DIA. HOLES MIN. AT

ALL LOW POINTS

SCALE: 1" = 1'-0"



MODEL: MODEL D

COLOR / FINISH: DARK BRONZE / POWDER COATED

QTY: 1 TOTAL

LOCATION: REFERENCE PLANS FOR LOCATION

NOTES: 5 STALL / PER MONUMENT RIDGE DESIGN GUIDELINES



WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW

THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

LOCATION: REFERENCE PLANS FOR LOCATION

NOTES: ALL ALUMINUM BENCH / GUIDELINES



3 DESCRIPTION: TRASH RECEPTACLE

MANUFACTURER: LANDSCAPE FORMS

MODEL: PLAINWELL

COLOR / FINISH: DARK BRONZE / POWDER COATED

QTY: 1 TOTAL

LOCATION: REFERENCE PLANS FOR LOCATION

NOTES: ALL ALUMINUM, TOP OPEN / PER MONUMENT RIDGE DESIGN **GUIDELINES**

- CONTRACTOR SHALL ASSURE THAT ALL FASTENERS ARE TIGHT, PROTRUDING BOLTS ARE TRIMMED FLUSH AND PENNED, FILING SMOOTH ANY RESULTANT
- CONTRACTOR SHALL PROVIDE STRUCTURAL FOOTING DESIGN FOR ALL SITE FEATURE ELEMENTS IF STRUCTURAL FOOTING DESIGNS ARE NOT PROVIDED BY
- A LICENSED STRUCTURAL ENGINEER AS PART OF THESE PLANS, AS NEEDED. MOUNT SITE FURNISHING / SITE AMENITIES PER MANUFACTURER INSTRUCTIONS.



Know what's below.

APPLICATION INFORMATION NAME: MONUMENT DENTAL CLINIC TYPE: CONSTRUCTION PLANS

FOR AND ON BEHALF OF BASELINE CORPORATION DRAWING SIZE 24" X 36" **SURVEY DATI** 04-24-20 JOB NO. 35006 35006 Landscape Plan.dwg **SHEET** 11 **OF** 15

SITE AMENITY SCHEDULE DESCRIPTION: BIKE RACK MANUFACTURER: URBAN **ACCESSORIES**

2 DESCRIPTION: BENCH SEATING

MANUFACTURER: LANDSCAPE

MODEL: ARCATA

COLOR / FINISH: DARK BRONZE / POWDER COATED

QTY: 1 TOTAL

PER MONUMENT RIDGE DESIGN

SITE FURNITURE NOTES

SHARP METAL EDGES OF ALL SITE FURNITURE AND SITE AMENITIES

NOTES

- 1. INSTALL SYSTEM TO IRRIGATE NEW LANDSCAPING. SPRINKLERS IRRIGATE SOD AREAS. DRIP WILL IRRIGATE NEW TREE AND SHRUB PLANTINGS IN PLANTING BEDS. WATER SOURCE WILL BE TO IRRIGATION SERVICE LINE AT LOCATION INDICATED. IRRIGATION BACKFLOW IS LOCATED IN WATER ENTRY ROOM.
- 2. SYSTEM IS DESIGNED FOR A DYNAMIC PRESSURE OF 80 PSI AT 20 GPM DOWNSTREAM OF THE BACKFLOW. VERIFY DYNAMIC PRESSURE ONSITE BEFORE INSTALLATION OF SYSTEM.
- 3. CONTROL WILL BE VIA NEW IRRIGATION CONTROLLER WALL MOUNTED ADJACENT TO THE POINT OF CONNECTION. USE 14GA SOLID COPPER WIRE FOR CONTROL WIRES. COIL 30-INCHES OF TWO SPARE WIRES IN EACH VALVE BOX. INSTALL CONTROL WIRES NOT ADJACENT TO MAINLINE IN CONDUIT.
- 4. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH ALL THE ESTABLISHED APPLICABLE CODES.
- 5. UTILITY LOCATES ("CALL BEFORE YOU DIG"): ARRANGE FOR AND COORDINATE WITH GENERAL CONTRACTOR AND LOCAL AUTHORITIES THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL 1-800-849-2476.
- 6. WARRANTY IRRIGATION SYSTEM FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK.
- 7. DO NOT PROCEED WITH THE INSTALLATION OF IRRIGATION COMPONENTS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS EXIST, BRING THEM TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- 8. SLEEVING WILL BE INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES ARE REQUIRED FOR BOTH PIPING AND CONTROL WIRING AT EACH HARDSCAPE CROSSING. SIZE SLEEVES TO BE TWICE THE SIZE OF THE PIPE OR WIRE BUNDLE THAT IS CARRIED IN SAID SLEEVE.

9. MAINLINE PIPE:

- a. USE CLASS 200 SDR 21 NSF APPROVED RIGID PVC PIPE.
- b. USE SOLVENT WELD PIPE.
- c. USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS. USE PRIMER APPROVED BY THE PIPE MANUFACTURER.
- d. MAINLINE PIPE IS 1.5" NOMINAL SIZE UNLESS INDICATED OTHERWISE.
- e. CONDUCT A MAINLINE PRESSURE TEST AT AVAILABLE PRESSURE OVER ONE HOUR, ALLOWABLE PRESSURE DROP IS 5 PSI.
- f. MAINLINE PIPE TO BE BURIED WITH 24-INCHES OF COVER.

10.LATERAL PIPE:

- a. USE CLASS 200 SDR 21 NSF APPROVED RIGID PVC PIPE
- b. USE SOLVENT WELD PIPE.
- c. USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS. USE PRIMER APPROVED BY THE PIPE MANUFACTURER.
- d. MINIMUM LATERAL PIPE SIZE IS 1". SIZE PIPE AS INDICATED. ALL SECTIONS OF PIPE BETWEEN TWO IDENTICAL LABELS ARE THE SIZE OF SAID LABELS.
- e. FLEXIBLE POLYETHYLENE PIPE RATED FOR AT LEAST 100 PSI FOR ALL PIPE 1-1/2" AND SMALLER LATERAL PIPE CAN BE USED. USE PLASTIC TYPE PVC OR NYLON INSERT FITTINGS AND SADDLE TEES.
- f. SPRINKLER LATERAL PIPE TO BE BURIED WITH 14-INCHES OF COVER.

11. DRIP TUBING:

- a. USE U.V. RESISTANT POLYETHYLENE RATED FOR 60 PSI.
- b. USE COMPRESSION FITTINGS PER MANUFACTURER RECOMMENDATION. c. DRIP TUBING TO BE BURIED WITH 4-INCHES OF COVER.
- 13. COMPACT TRENCHES IN 6-INCH LIFTS TO 90% PROCTOR DENSITY. PUDDLING OF TRENCHES IS NOT ALLOWED.
- 14. ADJUST EACH SPRINKLER TO PROVIDE COMPLETE AND OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ONTO HARDSCAPE.
- 15. PROVIDE TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.
- 16. FURNISH ACCURATE REPRODUCIBLE "AS-BUILT" DRAWINGS SHOWING FIELD CHANGES IN LAYOUT AND EQUIPMENT INSTALLATION. AS-BUILT DRAWINGS TO BE PLOTTED OUT FULL SCALE ALSO INCLUDE AN ELECTRONIC COPIES IN AUTOCAD AND ADOBE ACROBAT (PDF) FORMAT.
- 17. CLEAN UP ALL DEBRIS RELATED TO THE JOB, AND LEAVE THE SITE IN A CLEAN TIDY CONDITION.
- 18. TEST AND DEMONSTRATE TO THE OWNER'S REPRESENTATIVE THE SATISFACTORY OPERATION OF THE SYSTEM.

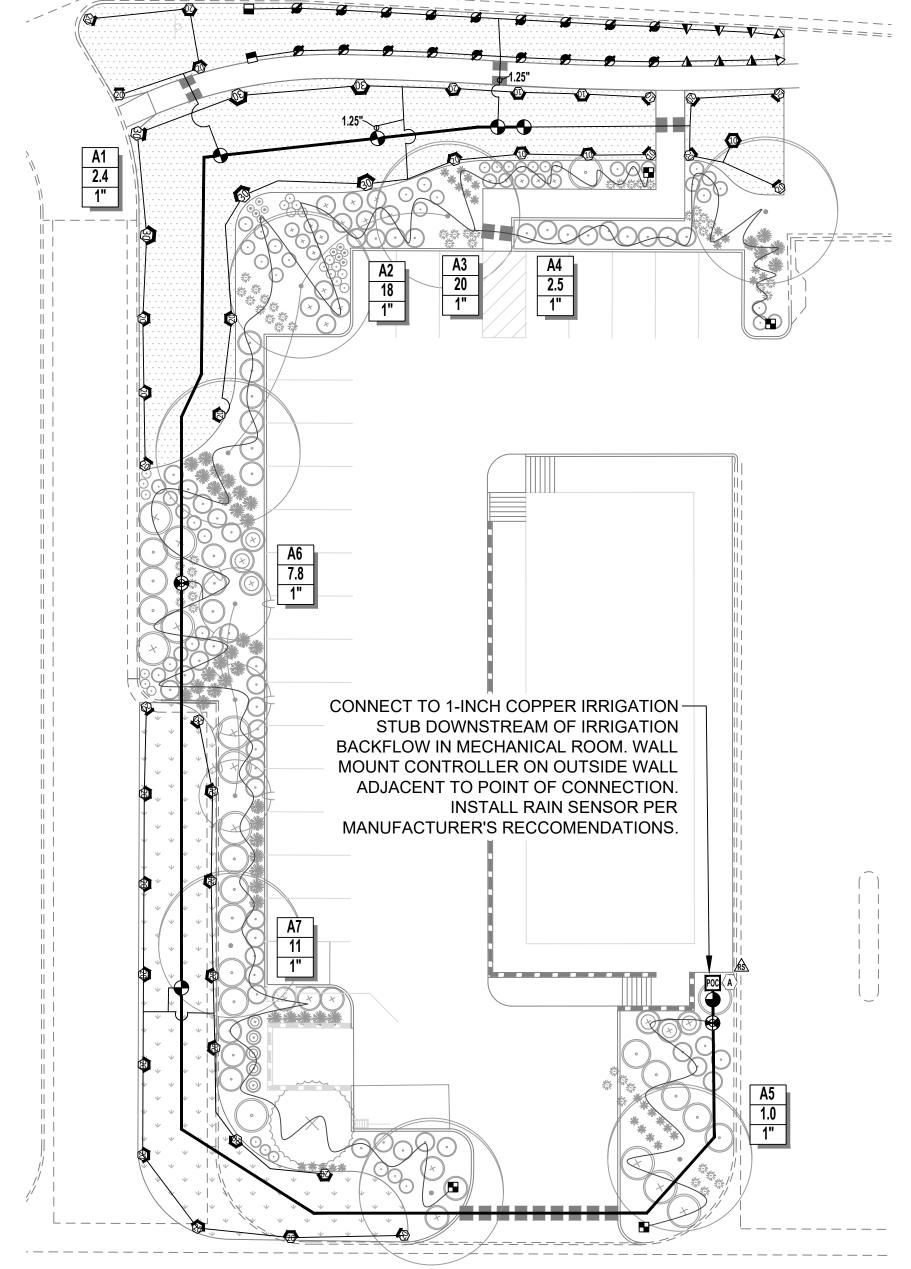
Irrigation Schedule

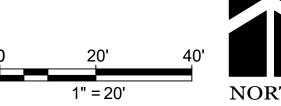
WMG Monument, Monument CO

Station	Plant Type	Peak Season Applied Depth (Inches)	Flow (GPM)	Area (Sq.Ft.)	Precip (In/Hr)	Daily Runtime (min)
A1	Turf	0.31	2.4	485.1	0.48	39
A2	Turf	0.31	17.7	3114.5	0.55	34
A3	Turf	0.31	20.5	1137.4	1.73	11
A4	Turf	0.31	2.5	390.5	0.62	30
A5	Trees/Shrubs	NA	1	NA	NA	20*
A6	Trees/Shrubs	NA	7.8	NA	NA	20*
A7	Native Seed	0.25	11	2341.1	0.45	33

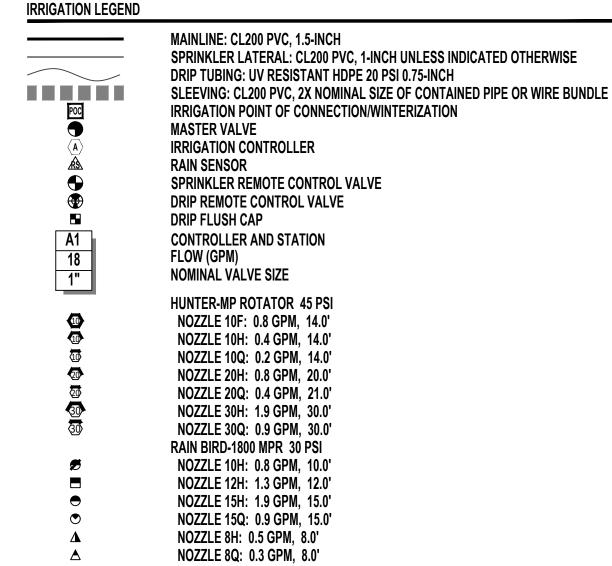
* DRIP ZONES TO RUN 20 MINUTES DAILY FOR ESTABLISHMENT ONLY. AFTER PLANTS ARE ESTABLISHED,

SCHEDULE DRIP ZONES TO RUN 45 MINUTES, TWICE A WEEK.



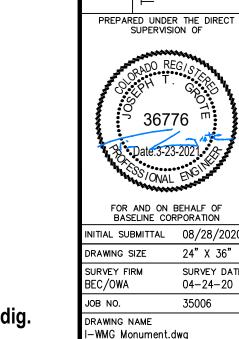








TYPE: FINAL PD SITE PLAN



SHEET 15 OF 17

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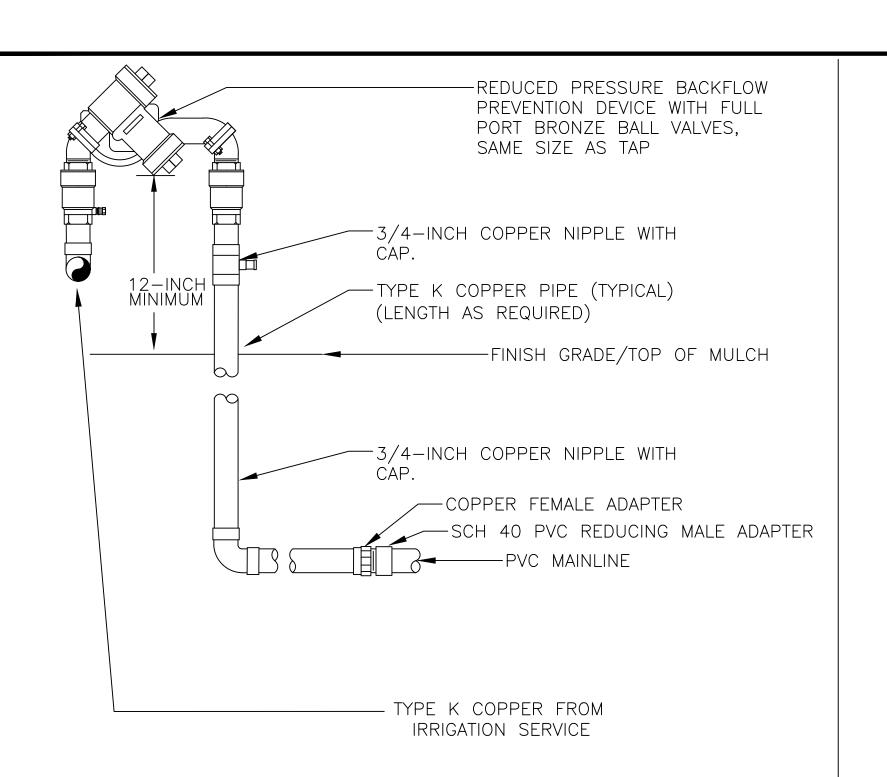
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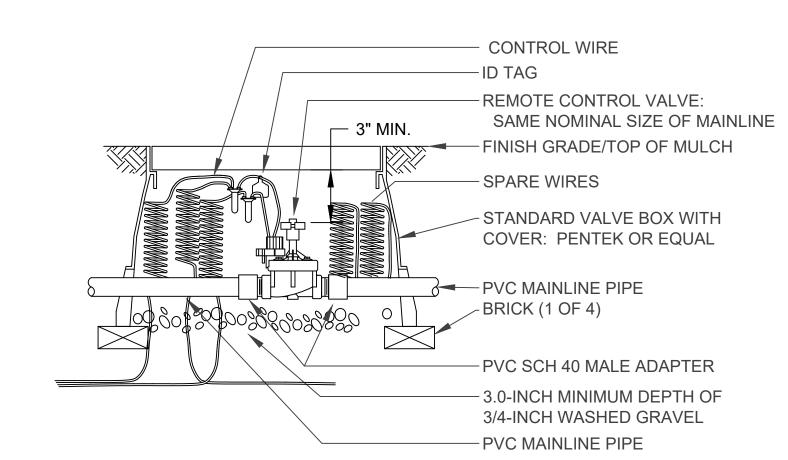
MONUMENT 5, MONUMENT F

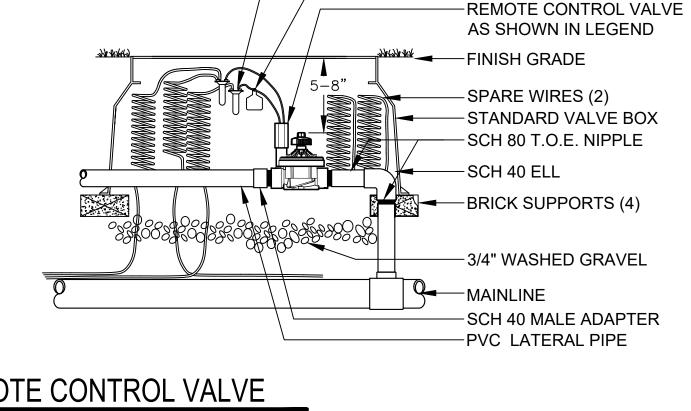
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NOTE:

- 1. FURNISH FITTINGS AND PIPE SIZED IDENTICALLY WITH NOMINAL BACKFLOW
- PREVENTION DEVICE. 2. ENSURE THAT IRRIGATION SERVICE HAS APPROPRIATE DRAINAGE INSIDE OF BUILDING FOR WINTERIZATION.
- 3. INSTALL BACKFLOW DEVICE PARALLEL TO, AND OFFSET 6-INCHES FROM
- 4. TRANSITION TO PVC IN LANSCAPED AREA

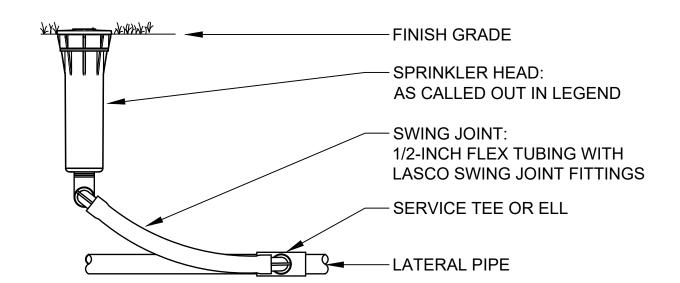




- WATERPROOF CONNECTORS (2)

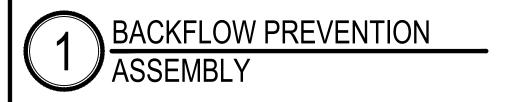
-ID TAG

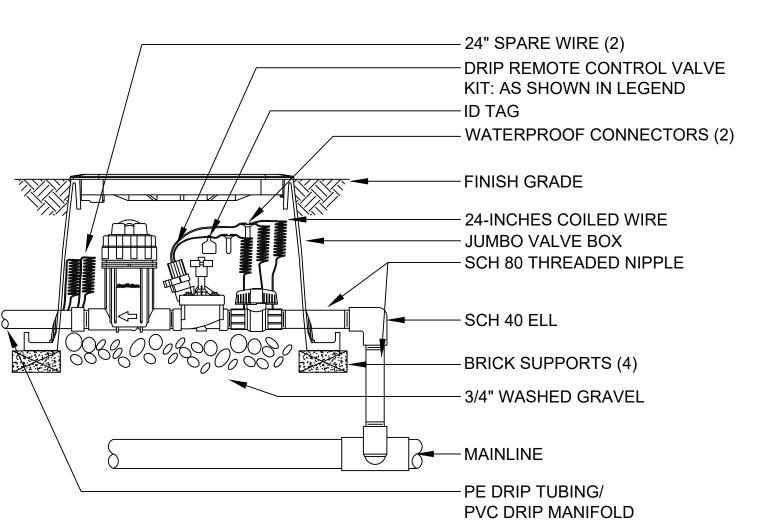
REMOTE CONTROL VALVE

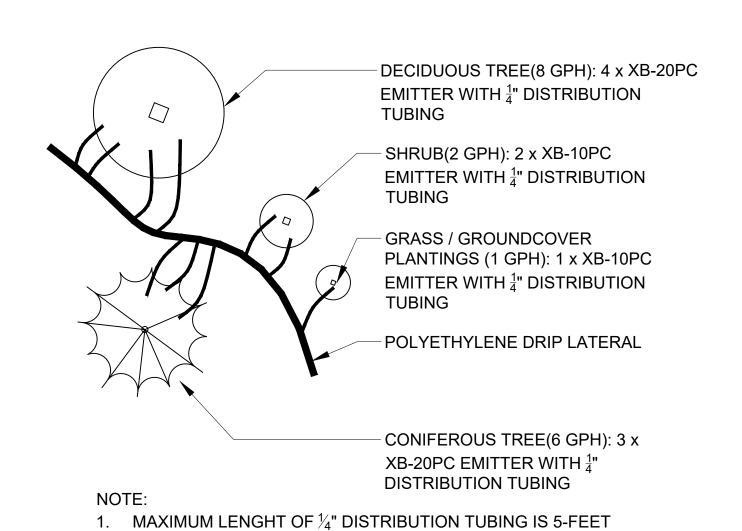


NOTE: FOR SPRINKLERS OVER 5 GPM USE PREFABRICATED PVC SWING JOINT

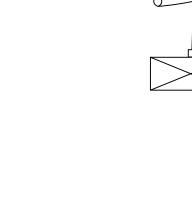








2. STAKE ENDS OF DISTRIBUTION TUBING ON UPHILL SIDE OF PLANT.



-FINISH GRADE/TOP OF MULCH **BOX WITH COVER** -FLUSH PLUG WITH HOSE THREAD CAP DRIP IRRIGATION LATERAL - 3-INCHES MIN. OF 3/4-INCH GRAVEL -BRICK (1 OF 2)

MONUMENT DENTAL 3, MONUMENT RIDGE, 745 W. WMG LOT

CLINIC Baptist Road

Engineers
2727 Alan St. Ft. 307.509.0238 www

PREPARED UNDER THE DIRECT SUPERVISION OF

NITIAL SUBMITTAL 08/28/202 RAWING SIZE 24" X 36" SURVEY FIRM BEC/OWA 04-24-20 35006 DRAWING NAME I-WMG Monument.dwg

SHEET 16 OF 17

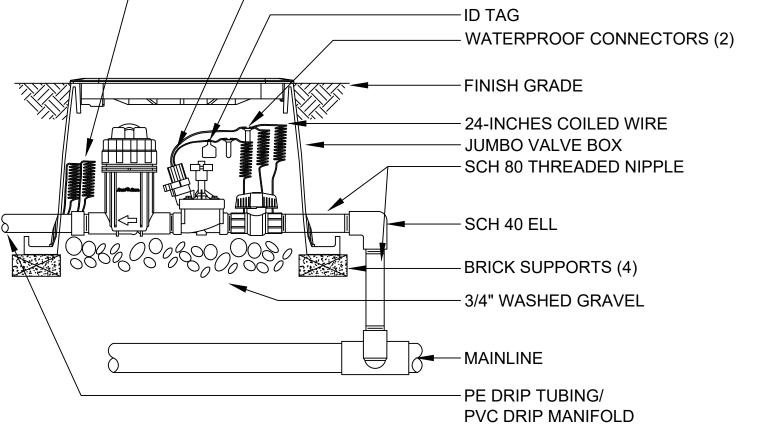
6 TYPICAL EMITTER PLACEMENT & SCHEDULE

MASTER VALVE









VELOPMENT 6-INCH ROUND VALVE

SLIM37N

	Calculation Summ	mary				
Label CalcT		CalcType	Units	Avg	Max	Min
	Entire Site	Illuminance	Fc	1.43	12.4	0.0
	Trash Enclosur	Illuminance	Fc	8.76	16.5	3.2

WP1

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O O TED-STR	M DAG. 1	0.2	• 2	19	2.4	2.6	2.	2.9	<u>7.0</u>	8 6 1	2.1	0.5	0.1	0.1	0.0
EX. OPAIN	0.0	0.4	10.4 11.9 9.1 12.9 16.5 11.5	9.6 8.3 5.5 8.9 9.0 6.2	4.9	5.4	5.2	4.2	₩. ₽₩	₩3 .6	† 1.5	0.4	0.1	† 0.0	•0.0
0 .0 0 .1	0.2	• . 5	\$\frac{1}{2} \Os. 5 \frac{7}{2}.5	\$.9 9.1 \$.3 \$.87 \$.26 \$.0	• 6.3	• 9.3	* 8.9	4 .8	3.0	2. 0	† 0.8	† 0.3	0.1	† 0.0	•0.0
t .o t .o	0.1	5 .6	1.4	2.1	\$.3	11 17 52	10.4	4 .2	* 2.0	.3	† 0.4	† 0.1	• 1 NINO	† 0.0	•0.0
t .o t .o	0.1	0.2	† 0.5	† 0.9	† 2.0	4 .1	6	1 .7	† 0.8	b . 5	† 0.2	† 0.1	RIGĤT O	• 0.0	•0.0
t .o t .o			† 0.2					t 0.7	† 0.4	0.2	//	0.1	6 .0	•.0	• 0.0
• • •	0.0	* . EX.	ELEC 0 1 EX. WATER	0.3	• 0.4	EX. TY 0.4	PE 1 C 0.4	/G 0.4	• 0.2	† 0.1	† 0.1	• 0.0	† 0.0	• 0.0	• 0.0
•.o •.o	0.0	0.0	0.1	0.1	0.2	0.2	0.2	0.2	0.1	0.1	0.0	0.0	0.0	† 0.0	• 0.0

SINGLE

N.A.

0.910 10'

0.980 8'

0.910 15'

0.920 10'

STANDARD ELECTRIC 14 Jewel Drive Wilmington, MA 01887 www.SEnational.com 978-661-1854 WMG@Standardelectric.com



FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL 08/28/2020

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE BEC/OWA 04-24-20

JOB NO. 35006

DRAWING NAME 35006 Photometric.dwg

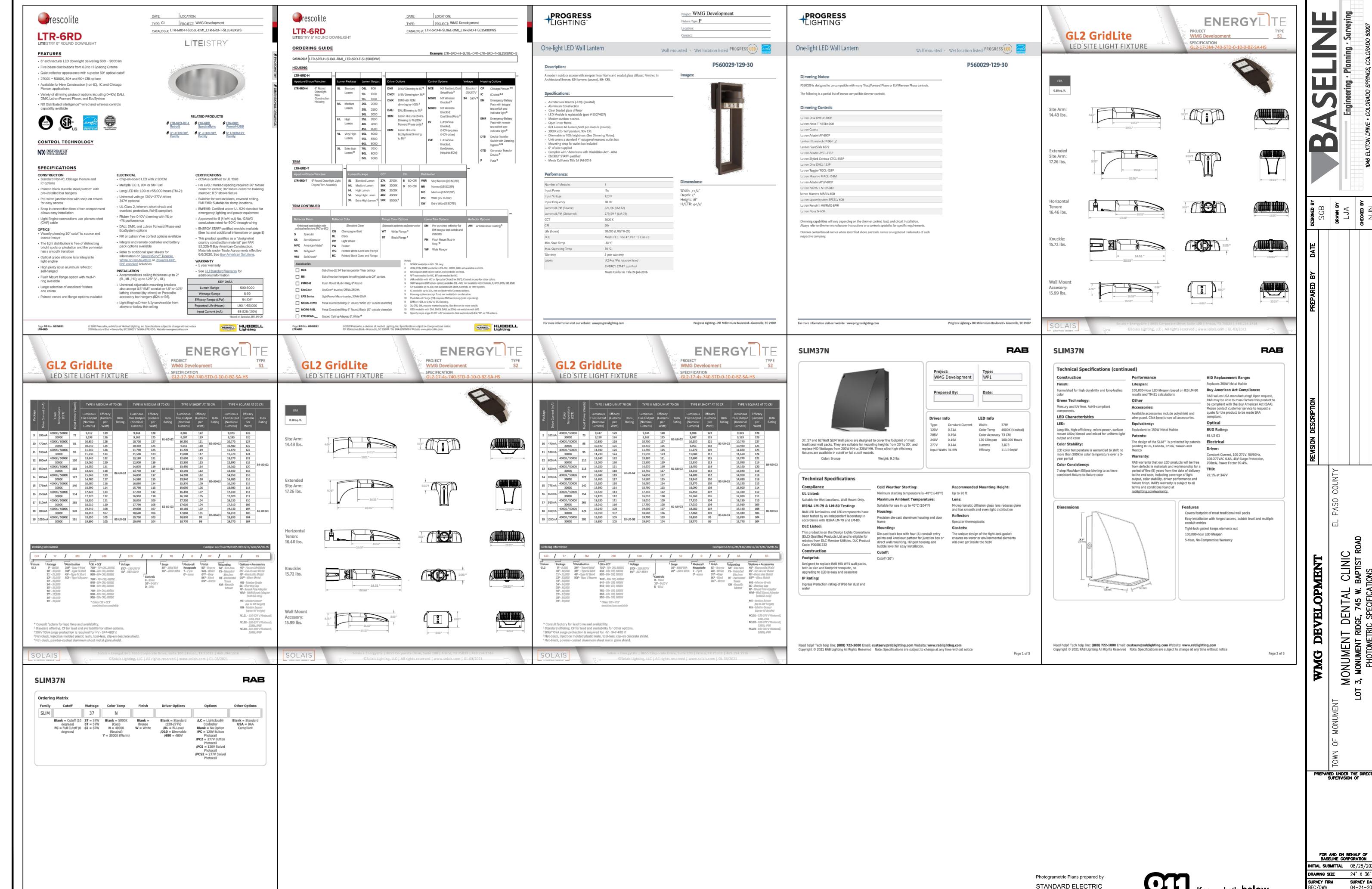
APPLICATION INFORMATION SHEET 14 OF 15

NAME: MONUMENT DENTAL CLINIC TYPE: CONSTRUCTION PLANS Know what's **below.**Call before you dig.

MONUMENT DENTAL CLINIC
LOT 3, MONUMENT RIDGE, 745 W. BAPTIST ROAD
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Know what's below.

DRAWING NAME 35006 Photometric.dwg APPLICATION INFORMATION **SHEET** 15 **OF** 15 NAME: MONUMENT DENTAL CLINIC TYPE: CONSTRUCTION PLANS

JOB NO.

CLINIC BAPTIST ROA

DENTAL SIDGE, 745 W. I

MONUMENT

3, MONUMENT RID
PHOTOMETRIC

SURVEY DATE

04-24-20

35006