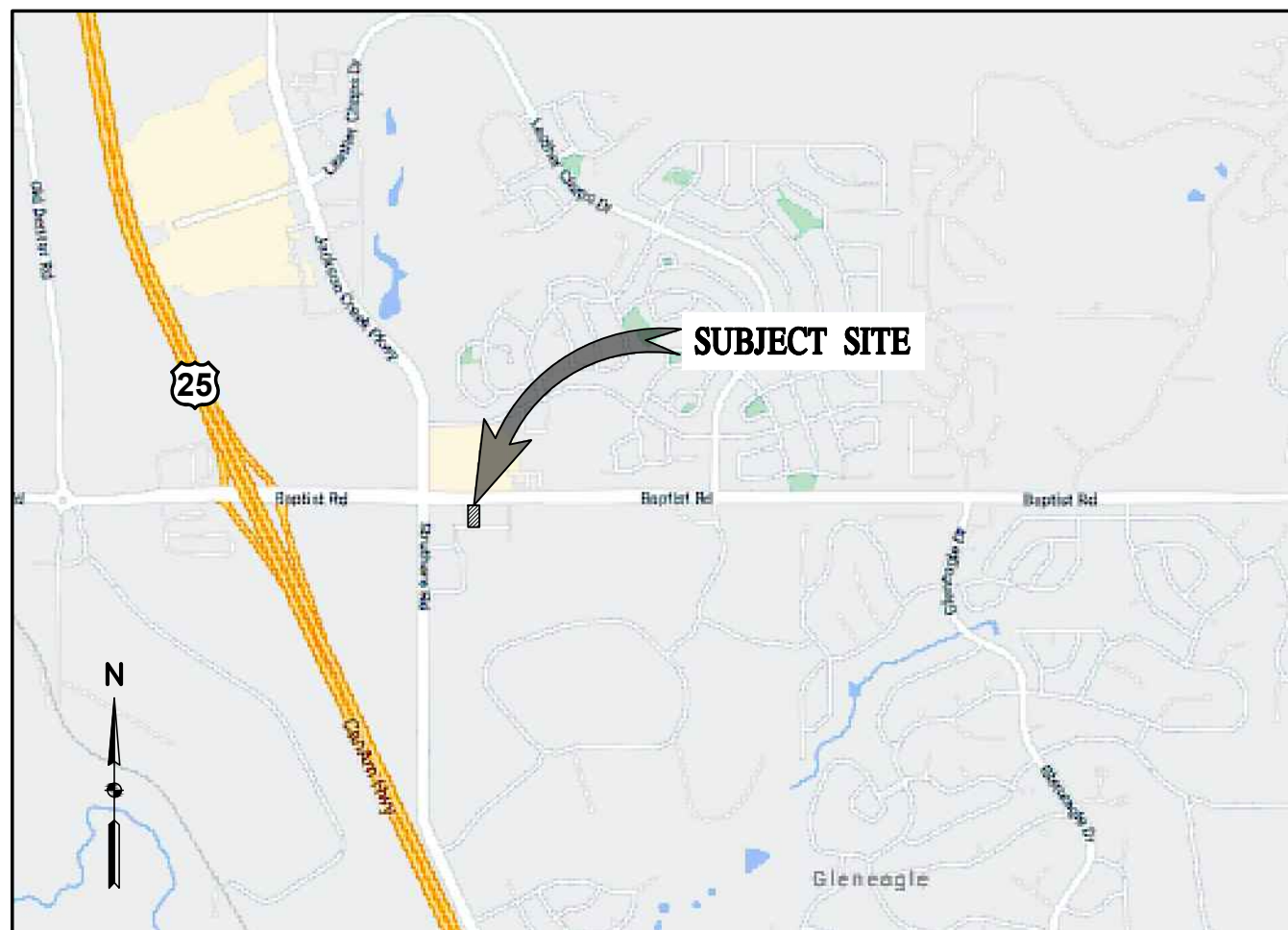


CONSTRUCTION PLANS MONUMENT DENTAL CLINIC

LOT 3, MONUMENT RIDGE FINAL PLAT
745 WEST BAPTIST ROAD
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 1000'

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

SITE AREA
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 =
MINIMUM BLDG SETBACK = 50' FROM BAPTIST RD

PARKING
MEDICAL USE: 1 SP / 200 SF
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
(719) 531-6200

ARCHITECT
DP3 ARCHITECTS
15 SOUTH MAIN STREET, SUITE 400
GREENVILLE, SC 29601
(864) 232.8200

UTILITY CONTACTS

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

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



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

TRIVEW METROPOLITAN DISTRICT WATER AND SEWER PLAN APPROVAL

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

ROLAND G. OBERING, COLORADO P.E. AND P.L.S. NO. 13226 DATE
FOR AND ON BEHALF OF BASELINE ENGINEERING

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

NAME FAX

ADDRESS

GENERAL NOTES

- ALL DRIVES AND PARKING TO BE PAVED WITH ASPHALT PER GEOTECHNICAL REPORT.
- CONSTRUCTION TO BEGIN 2021 AND WILL BE CONSTRUCTED IN ONE PHASE.
- 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.
- 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 PROPERTY.
- NO TOXIC MATERIALS SHALL BE PRODUCED ON SITE.
- 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 08041C0287F DATED MARCH 17 1997.
- THERE IS NO EXISTING VEGETATION TO BE PRESERVED DUE TO THE PRIOR GRADING ON SITE.
- ALL MECHANICAL EQUIPMENT, TRASH ENCLOSURES, SERVICE AREAS AND OUTDOOR STORAGE AREAS SHALL BE SCREENED WITH VEGETATION OR OTHER MATERIALS WHICH COMPLIMENT THE BUILDING'S ARCHITECTURE.
- 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 DESIGN GUIDELINES.
- THIS SITE AND STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE CODE AS AMENDED LOCALLY BY THE WESCOTT FIRE PROTECTION DISTRICT.
- ALL PROPOSED SIDEWALKS AND PEDESTRIAN RAMPS SHALL BE INSTALLED BY THE MONUMENT DENTAL IN ACCORDANCE WITH ADA AND STATE REQUIREMENTS.
- 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	I1	IRRIGATION PLAN
13	I2	IRRIGATION DETAILS
14	P1	PHOTOMETRIC PLAN
15	P2	PHOTOMETRIC SPECIFICATIONS



DESIGNED BY	DATE
SGB	
DRAWN BY	DATE
LJA	
CHECKED BY	DATE
NUN	

EL PASO COUNTY
TOWN OF MONUMENT
WMG DEVELOPMENT
MONUMENT DENTAL CLINIC
LOT 3, MONUMENT RIDGE, 745 W. BAPTIST ROAD
COVER

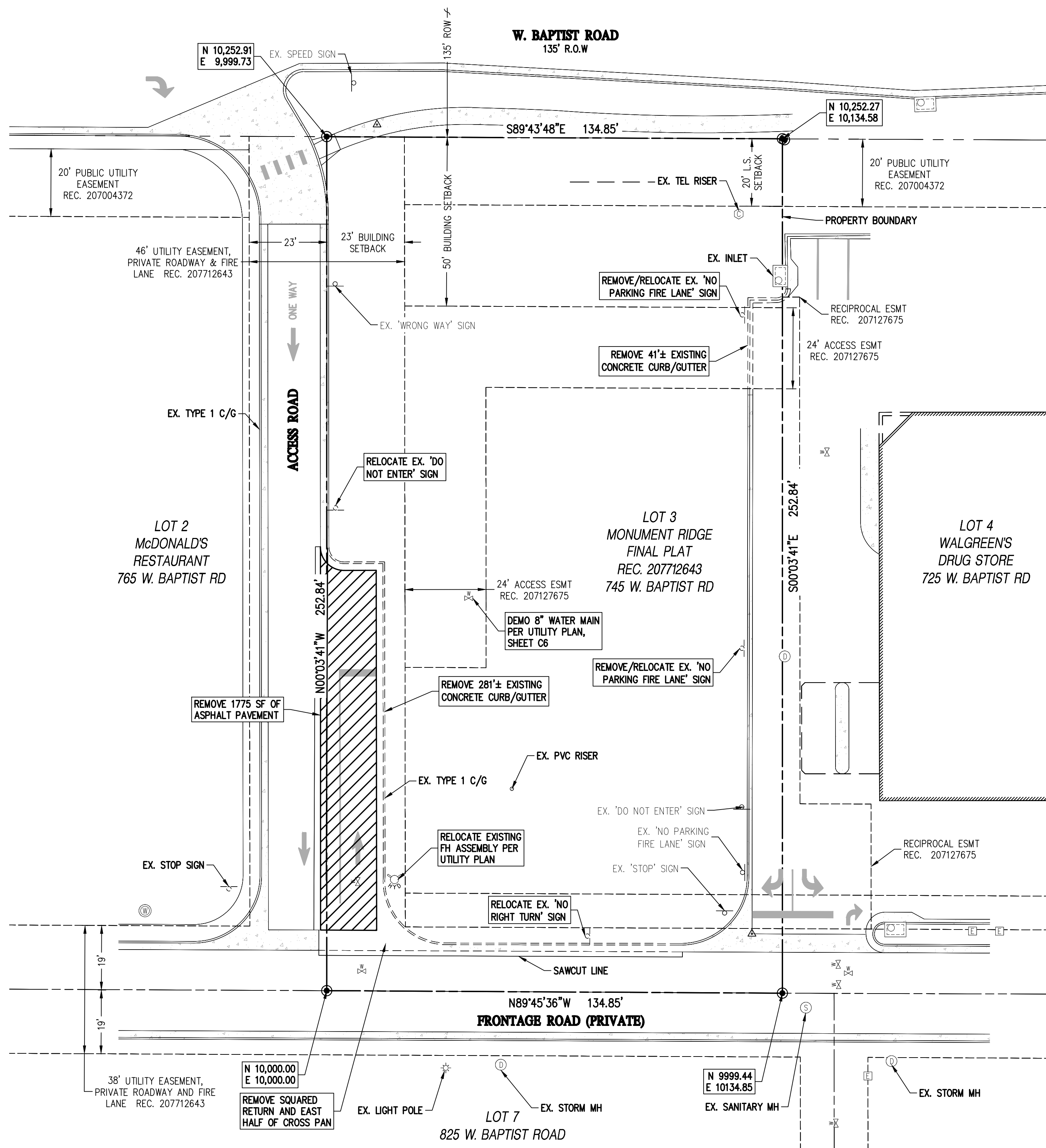
PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF	DATE
BASELINE CORPORATION	08/28/2020
INITIAL SUBMITTAL	08/28/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC/DWA	04-24-20
JOB NO.	35006
DRAWING NAME	35006 COVER.dwg
APPLICATION INFORMATION	SHEET 1 OF 15
NAME: MONUMENT DENTAL CLINIC	
TYPE: CONSTRUCTION PLANS	G1



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LEGEND

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

EXISTING SYMBOLS

- FOUND PROPERTY PIN AS DESCRIBED
- ▲ CONTROL POINT
- ⊙ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊗ WATER METER
- ⊝ SANITARY MANHOLE
- ⊖ CLEANOUT
- ⊞ TYPE 'R' INLET
- ⊟ TYPE 'C' INLET
- ⊠ STORM DRAIN MANHOLE
- ⊡ ADA PARKING STALL
- ⊢ LIGHT POLE
- ⊣ ELECTRIC PEDESTAL
- ⊤ GAS METER
- ⊥ SIGN

DESIGNED BY	DATE
SGB	

DRAWN BY	DATE
LJA	

CHECKED BY	DATE
NJN	

WMG DEVELOPMENT
TOWN OF MONUMENT
EL PASO COUNTY
MONUMENT DENTAL CLINIC
LOT 3, MONUMENT RIDGE, 745 W. BAPTIST ROAD
EXISTING CONDITIONS AND DEMO

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF	DATE
BASELINE CORPORATION	08/28/2020

INITIAL SUBMITTAL	DATE
	08/28/2020

DRAWING SIZE	DATE
24" X 36"	04-24-20

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

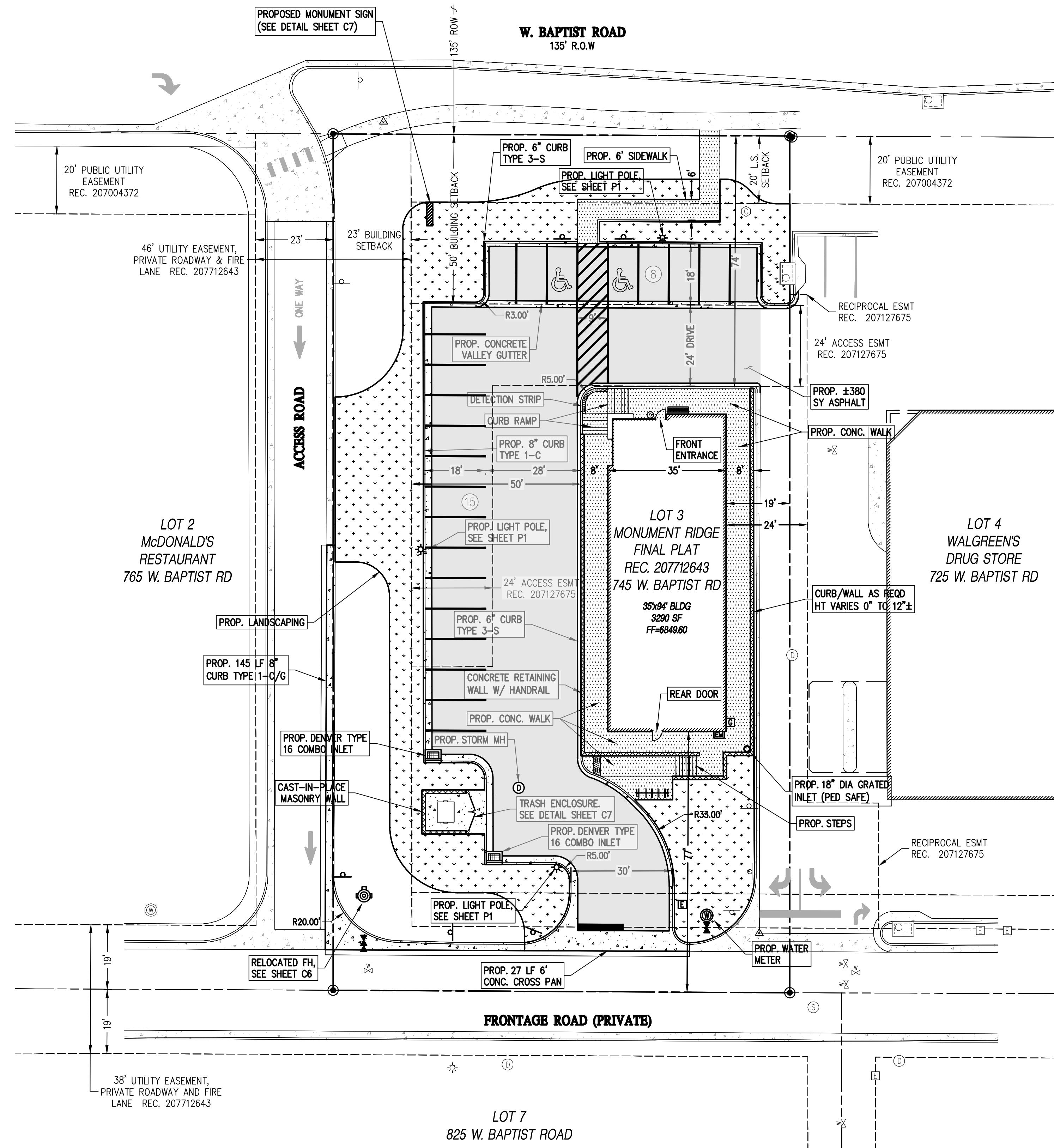
JOB NO.	DRAWING NAME
35006	35006 Site.dwg

NAME	SHEET	OF
MONUMENT DENTAL CLINIC	2	15

TYPE: CONSTRUCTION PLANS
C1



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LEGEND

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

EXISTING PROPOSED SYMBOLS

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

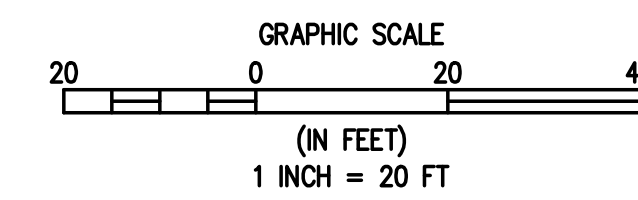
PROPOSED HATCHES

[Hatch Pattern]	ASPHALT PAVING 4" ASPHALT/8" BASE (SEE DETAIL SHT C-7)
[Hatch Pattern]	SIDEWALK PAVING 4" THICK (SEE DETAIL SHT C-7)
[Hatch Pattern]	CONCRETE PAVING 6" THICK (SEE DETAIL SHT C-7)
[Hatch Pattern]	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.

1
C2/C2 FINAL SITE PLAN



DESIGNED BY	DATE
SGB	
DRAWN BY	DATE
LJA	
CHECKED BY	DATE
NJN	

WMG DEVELOPMENT
EL PASO COUNTY
TOWN OF MONUMENT
MONUMENT DENTAL CLINIC
LOT 3, MONUMENT RIDGE, 745 W. BAPTIST ROAD
FINAL SITE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF	BASELINE CORPORATION
INITIAL SUBMITTAL	08/28/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	04-24-20
BEC/DWA	
JOB NO.	35006
DRAWING NAME	35006 Site.dwg



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

C2



R1-1



R3-1



R5-1



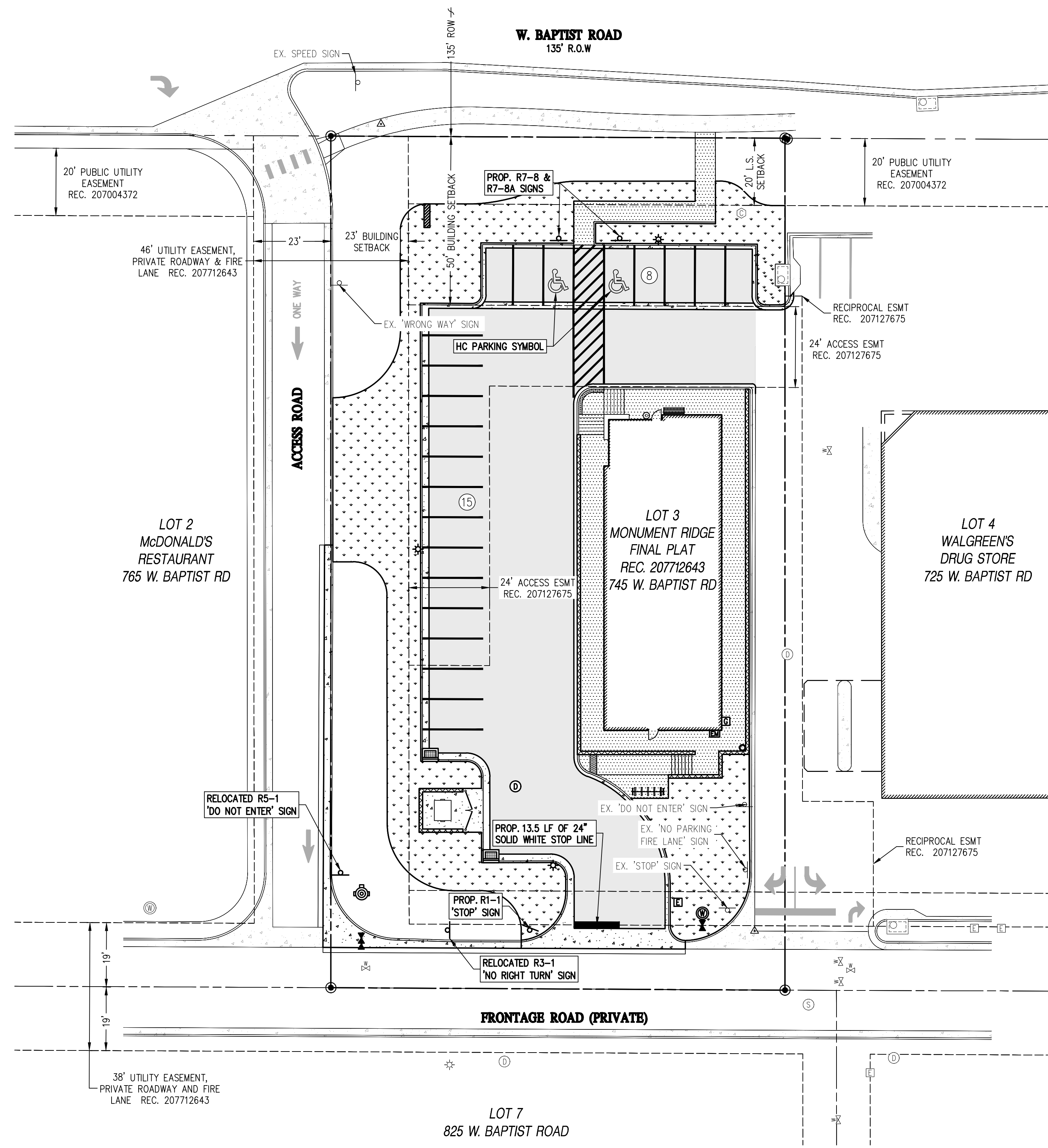
R6-1L



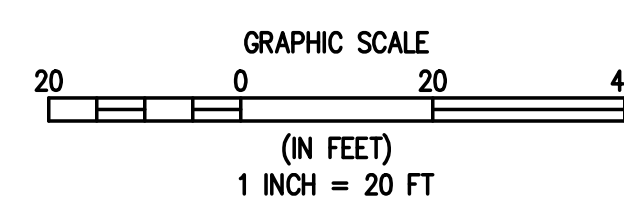
R7-8



R7-8a



1 SIGNAGE AND STRIPING



LEGEND

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

EXISTING SYMBOLS	PROPOSED SYMBOLS	
●	●	FOUND PROPERTY PIN AS DESCRIBED
▲	▲	CONTROL POINT
⊕	⊕	FIRE HYDRANT
⊗	⊗	WATER VALVE
⊙	⊙	WATER METER
⊚	⊚	SANITARY MANHOLE
⊛	⊛	CLEANOUT
⊜	⊜	TYPE 'R' INLET
⊝	⊝	TYPE 'C' INLET
⊞	⊞	STORM DRAIN MANHOLE
♿	♿	ADA PARKING STALL
⊛	⊛	LIGHT POLE
⊞	⊞	ELECTRIC PEDESTAL
⊞	⊞	GAS METER
⊞	⊞	SIGN

PROPOSED HATCHES	
[Hatch pattern]	ASPHALT PAVING
[Hatch pattern]	SIDEWALK PAVING
[Hatch pattern]	CONCRETE PAVING
[Hatch pattern]	LANDSCAPING

NOTES:

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

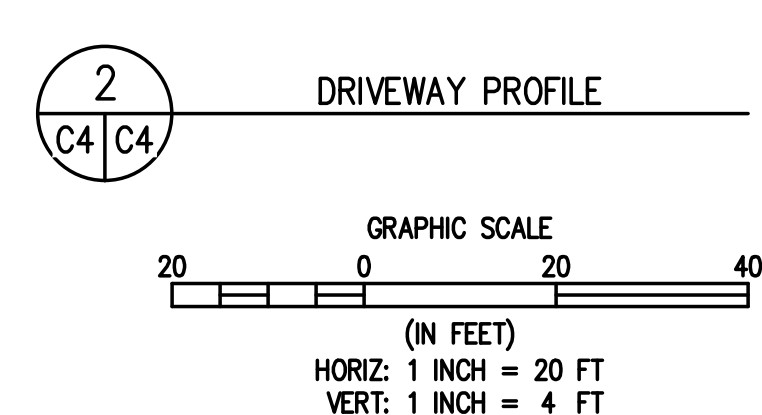
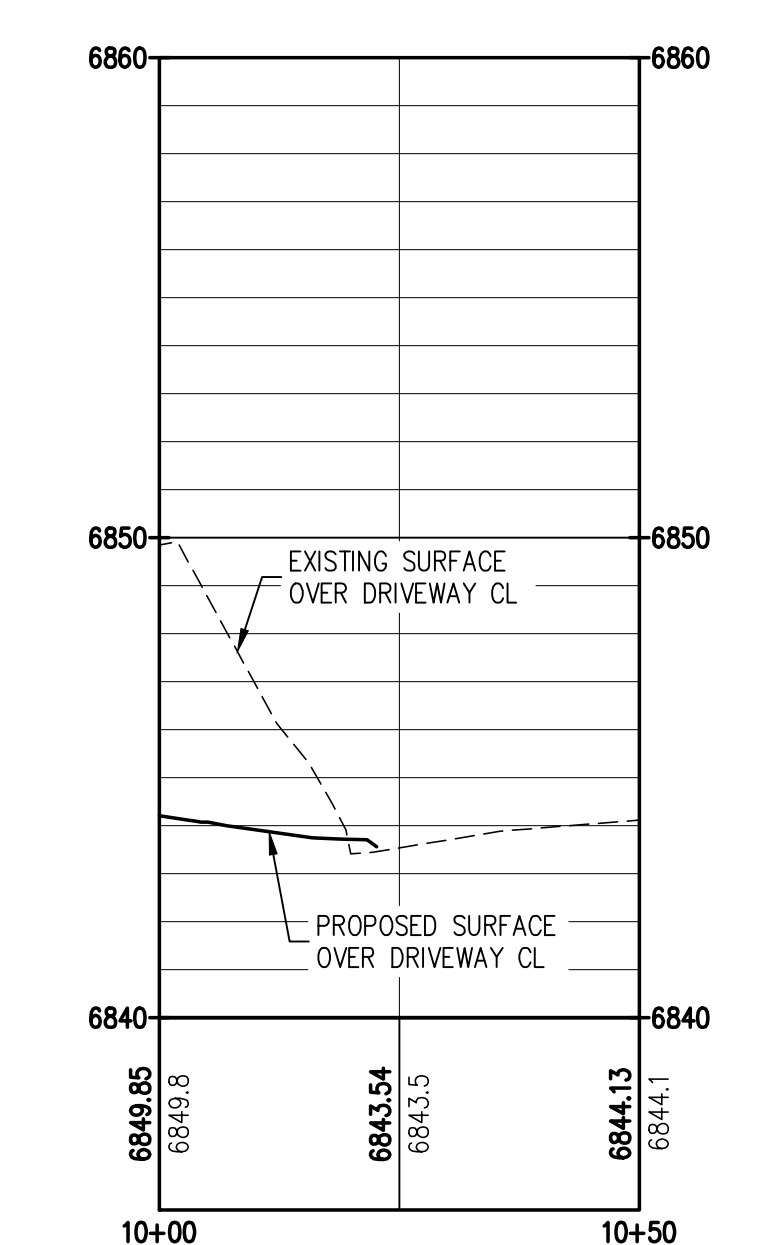
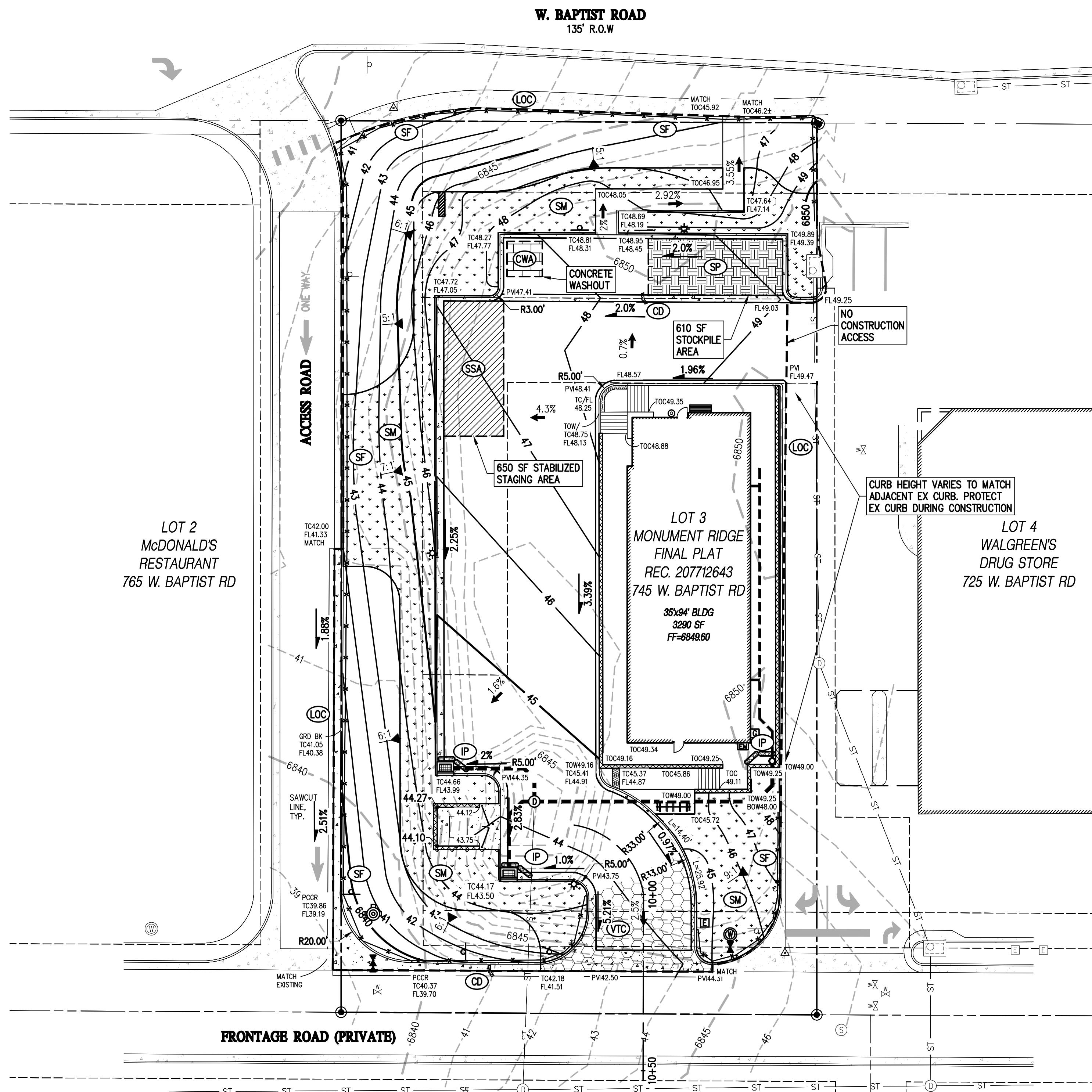
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DRAWN BY	DATE
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CHECKED BY	DATE
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WMG DEVELOPMENT
EL PASO COUNTY
MONUMENT DENTAL CLINIC
LOT 3, MONUMENT RIDGE, 745 W. BAPTIST ROAD
SIGNAGE AND STRIPING

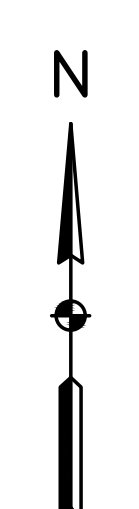
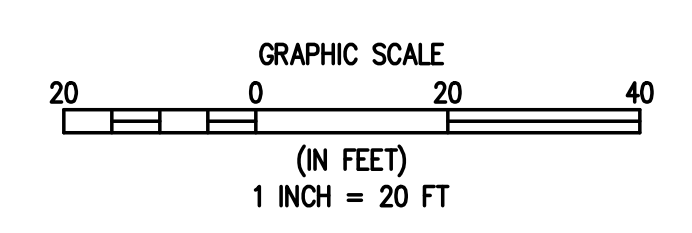
FOR AND ON BEHALF OF	DATE
BASELINE CORPORATION	08/28/2020
INITIAL SUBMITTAL	08/28/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	04-24-20
BEC/DWA	
JOB NO.	35006
DRAWING NAME	35006 Site.dwg
APPLICATION INFORMATION	SHEET 4 OF 15
NAME: MONUMENT DENTAL CLINIC	C3
TYPE: CONSTRUCTION PLANS	



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1 GRADING AND EROSION CONTROL PLAN



LEGEND

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

EXISTING SYMBOLS	PROPOSED SYMBOLS	
25.41	25.32	SPOT ELEVATION
3:1	3:1	NOMINAL SLOPE ON CUT OR FILL
→	→	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
→	→	FLOW DIRECTION, TYPICALLY IN FLOWLINE
●	●	FOUND PROPERTY PIN AS DESCRIBED
▲	▲	CONTROL POINT
⊕	⊕	FIRE HYDRANT
⊕	⊕	WATER VALVE
⊕	⊕	WATER METER
⊕	⊕	SANITARY MANHOLE
⊕	⊕	CLEANOUT
⊕	⊕	TYPE 'R' INLET
⊕	⊕	TYPE 'C' INLET
⊕	⊕	STORM DRAIN MANHOLE
⊕	⊕	ADA PARKING STALL
⊕	⊕	LIGHT POLE
⊕	⊕	ELECTRIC PEDESTAL
⊕	⊕	GAS METER
⊕	⊕	SIGN

EROSION CONTROL LEGEND

	STABILIZED STAGING AREA
	CONCRETE WASHOUT
	VEHICLE TRACKING CONTROL
	STOCKPILE AREA
	EROSION CONTROL BLANKET
	SEEDING & MULCHING
	SILT FENCE
	LIMITS OF CONSTRUCTION
	CHECK DAM
	ROCK SOCK
	INLET PROTECTION (CURB/VALLEY)

GRADING PLAN NOTES

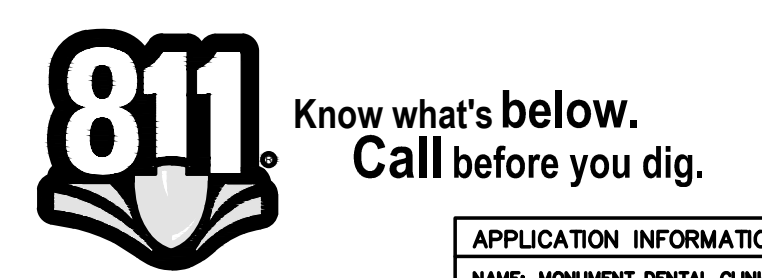
1. GRADING SHALL BE COMPLETED IN ACCORDANCE WITH THE GRADES AND SPOT ELEVATIONS PROVIDED ON THIS FINAL CONSTRUCTION GRADING PLAN.
2. APPROVAL OF GRADING PLAN, EROSION CONTROL PLAN AND STORMWATER MANAGEMENT PLAN IS REQUIRED PRIOR TO COMMENCING GRADING OPERATIONS.
3. CONTOURS (1 FT INTERVAL) ARE FROM FIELD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

DESIGNED BY	DATE
SGB	
DRAWN BY	DATE
LJA	
CHECKED BY	DATE
NJN	
REVISION DESCRIPTION	DATE

EL PASO COUNTY
WMG DEVELOPMENT
MONUMENT DENTAL CLINIC
LOT 3, MONUMENT RIDGE, 745 W. BAPTIST ROAD
GRADING AND EROSION CONTROL PLAN

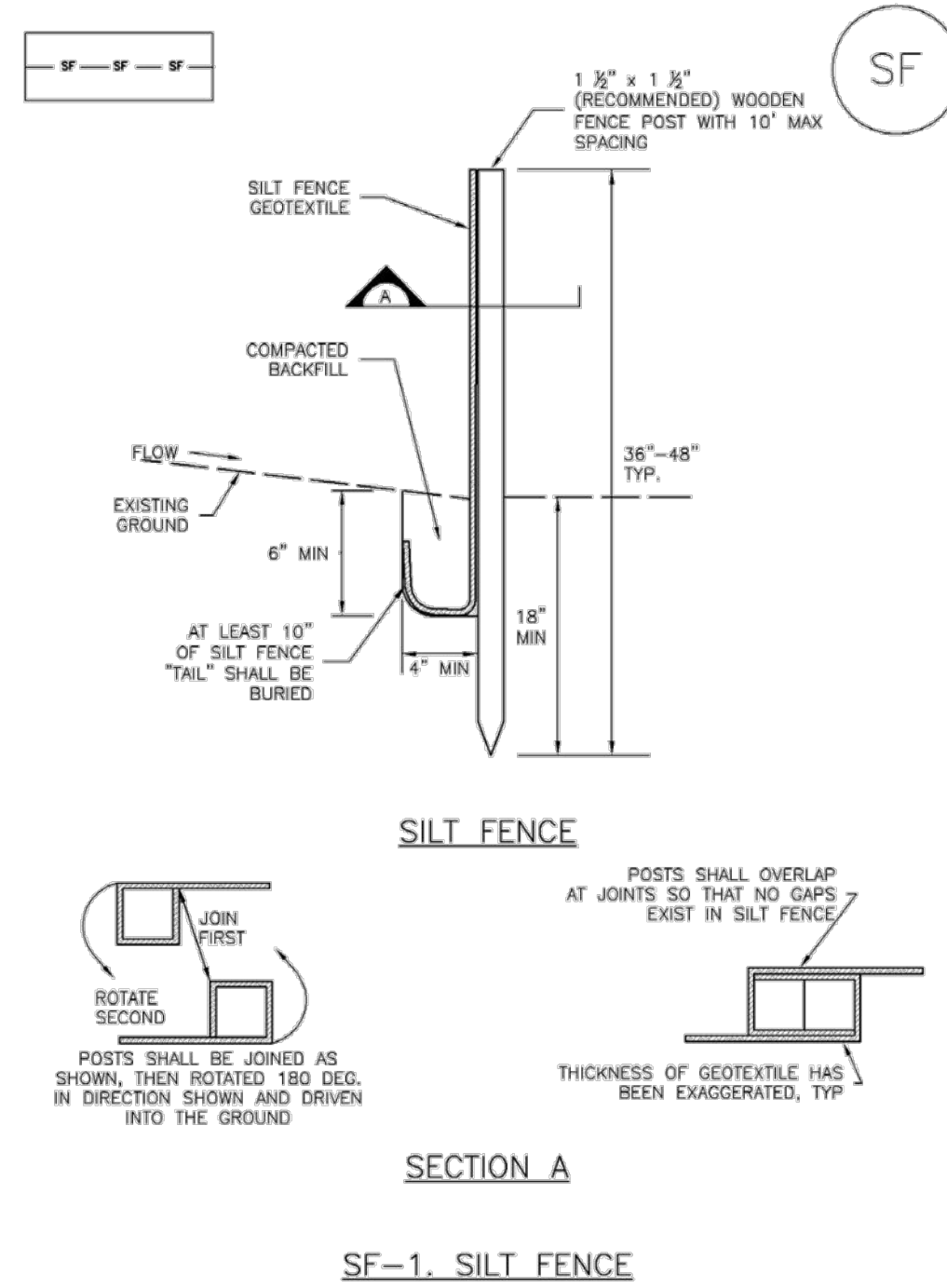
TOWN OF MONUMENT
PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	08/28/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
REC/DWA	04-24-20
JOB NO.	35006
DRAWING NAME	35006 GESD.dwg
APPLICATION INFORMATION	SHEET 5 OF 15
NAME: MONUMENT DENTAL CLINIC	C4
TYPE: CONSTRUCTION PLANS	



Silt Fence (SF)

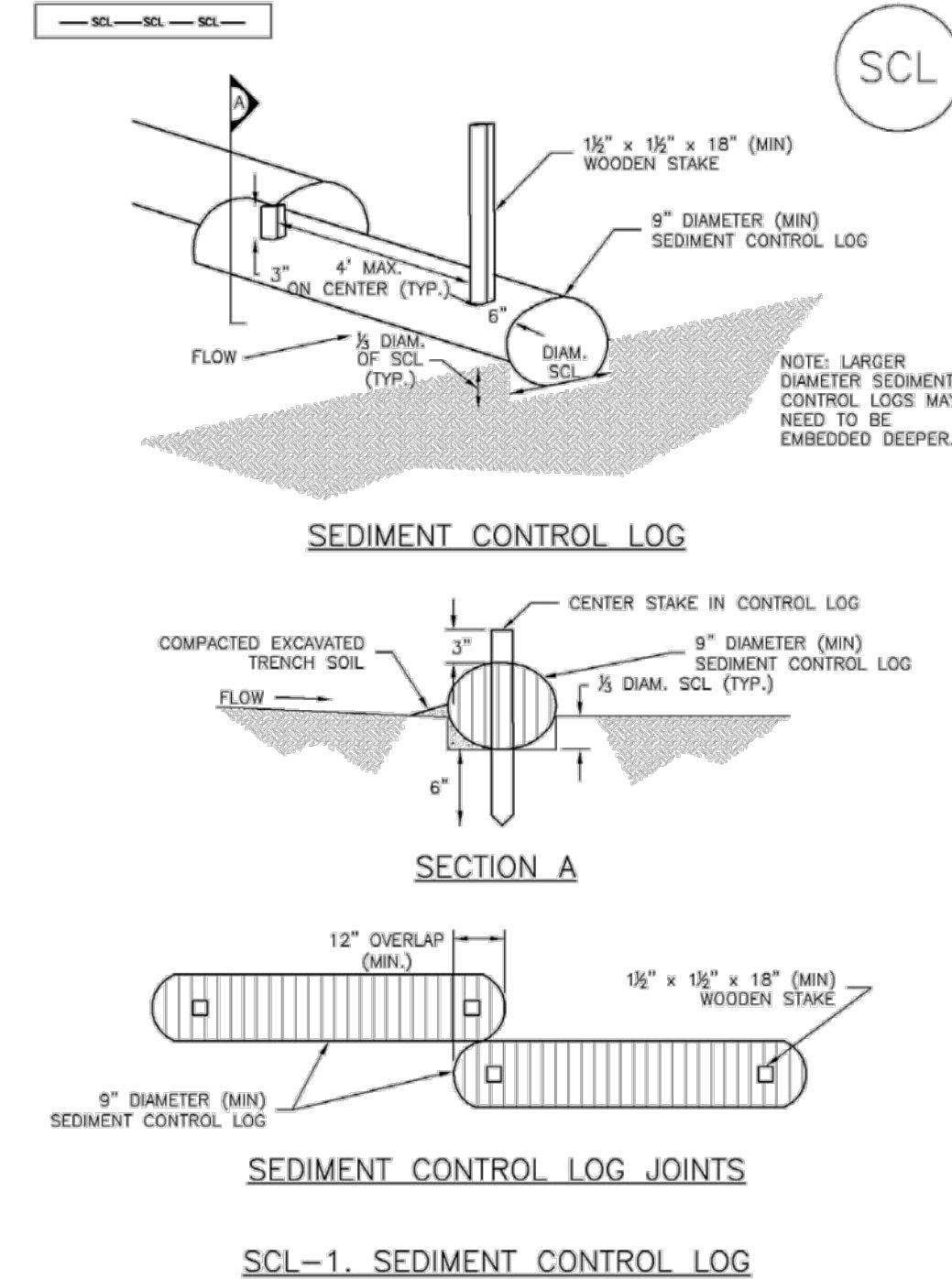
SC-1



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

Sediment Control Log (SCL)

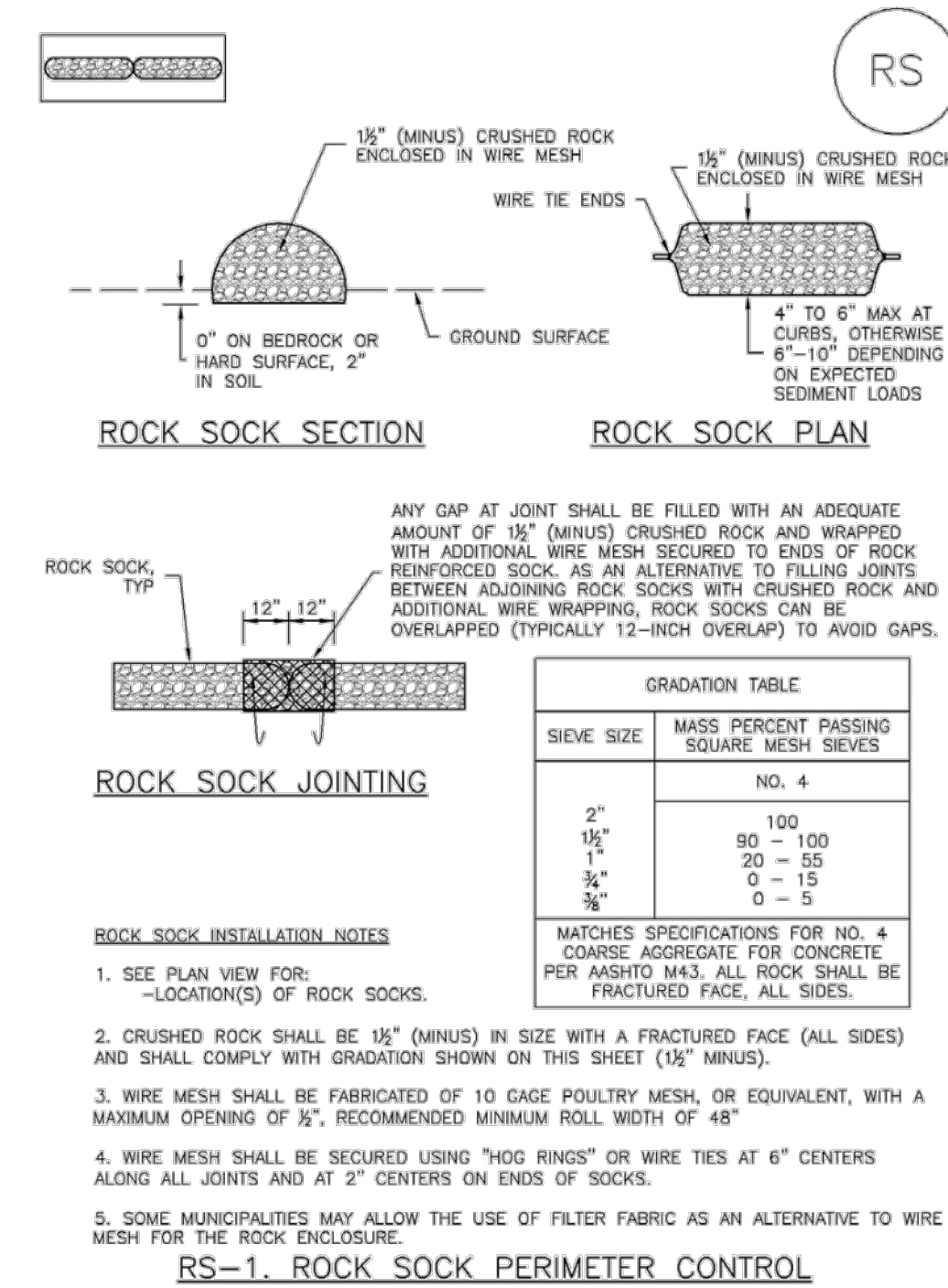
SC-2



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

Rock Sock (RS)

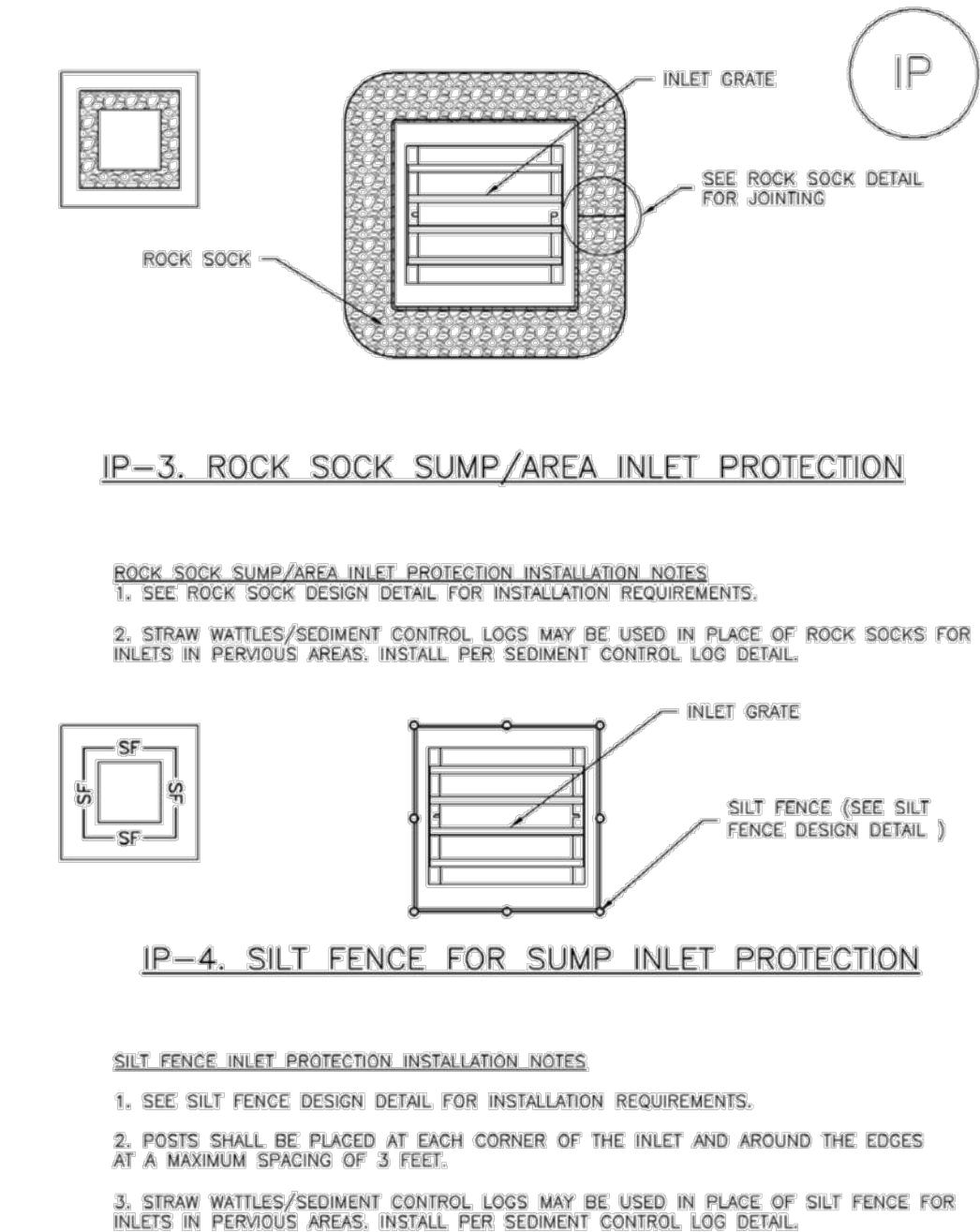
SC-5



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

Inlet Protection (IP)

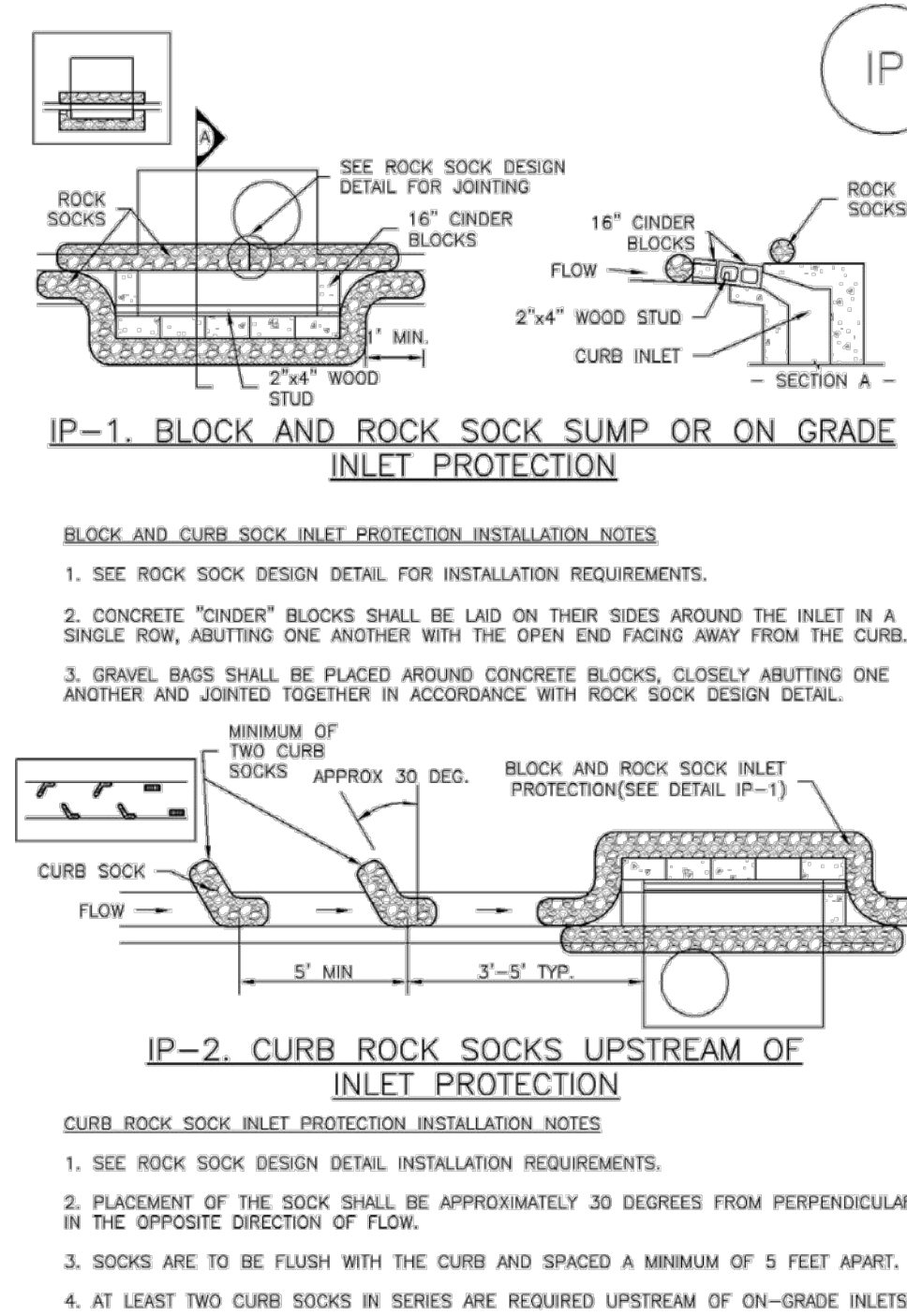
SC-6



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

SC-6

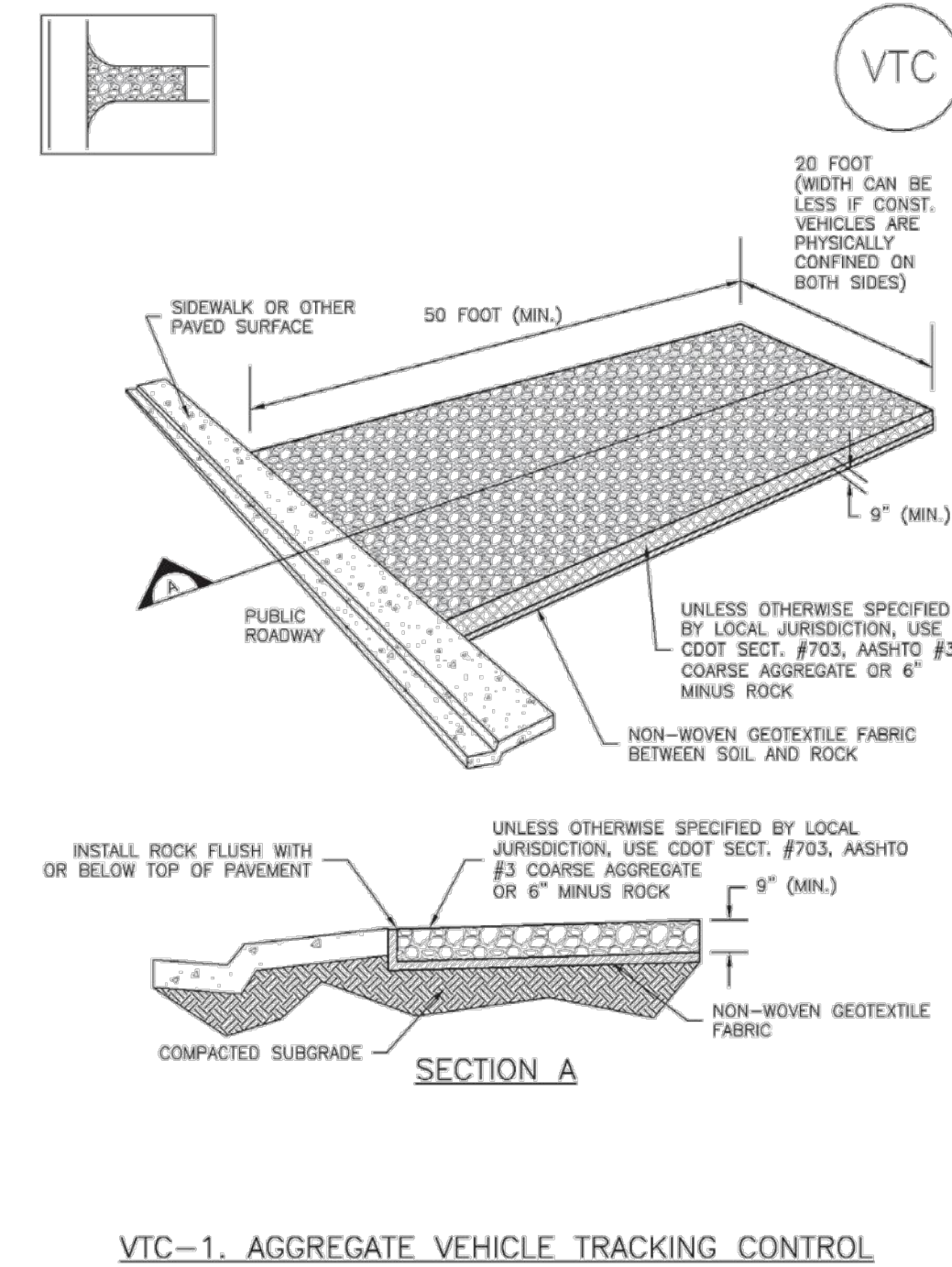
Inlet Protection (IP)



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-4

Vehicle Tracking Control (VTC)

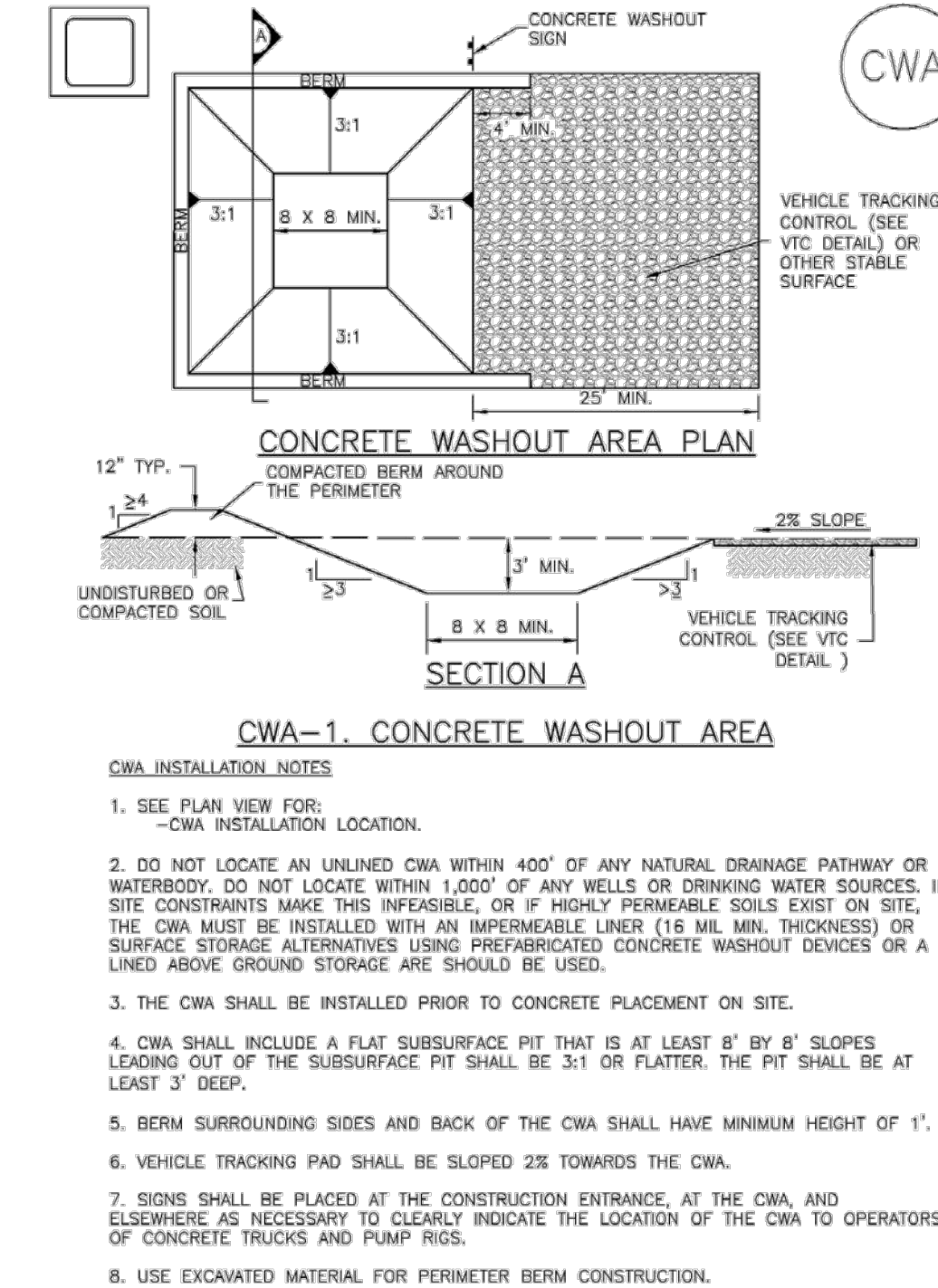
SM-4



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

Concrete Washout Area (CWA)

MM-1



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

DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
SGB			
LJA			
NJN			

EL PASO COUNTY
WMG DEVELOPMENT
MONUMENT DENTAL CLINIC
LOT 3, MONUMENT RIDGE, 745 W. BAPTIST ROAD
GRADING DETAILS
TOWN OF MONUMENT

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF	DATE
BASELINE CORPORATION	08/28/2020
INITIAL SUBMITTAL	08/28/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	04-24-20
BEC/OWA	
JOB NO.	35006
DRAWING NAME	35006 GESC.dwg
SHEET	6 OF 15

APPLICATION INFORMATION
NAME: MONUMENT DENTAL CLINIC
TYPE: CONSTRUCTION PLANS
C5



R:\35006 Monument\Drawings\GDA\35006 GESC.dwg, 5/28/2021 2:46:31 PM, Linda Arnold

DESIGNED BY	SGB
DRAWN BY	LJA
CHECKED BY	NJN
DATE	
PREPARED BY	
REVISION DESCRIPTION	

WMG DEVELOPMENT
EL PASO COUNTY
MONUMENT DENTAL CLINIC
LOT 3, MONUMENT RIDGE, 745 W. BAPTIST ROAD
UTILITY PLAN

FOR AND ON BEHALF OF	BASELINE CORPORATION
INITIAL SUBMITTAL	08/28/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	BEC/DWA
SURVEY DATE	04-24-20
JOB NO.	35006
DRAWING NAME	35006 Utility.dwg
APPLICATION INFORMATION	SHEET 7 OF 15
NAME: MONUMENT DENTAL CLINIC	C6
TYPE: CONSTRUCTION PLANS	

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	MAJOR CONTOUR (5' INTERVAL)
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		CURB AND GUTTER (SPILL/CATCH)
		EDGE OF BUILDING
		RETAINING WALL
W	W	WATER LINE
WS	WS	WATER SERVICE
SAN	SAN	SANITARY SEWER MAIN
SS	SS	SANITARY SEWER SERVICE
ST	ST	STORM SEWER
GAS	GAS	GASLINE
E	E	UNDERGROUND ELECTRIC
T	T	UNDERGROUND TELEPHONE

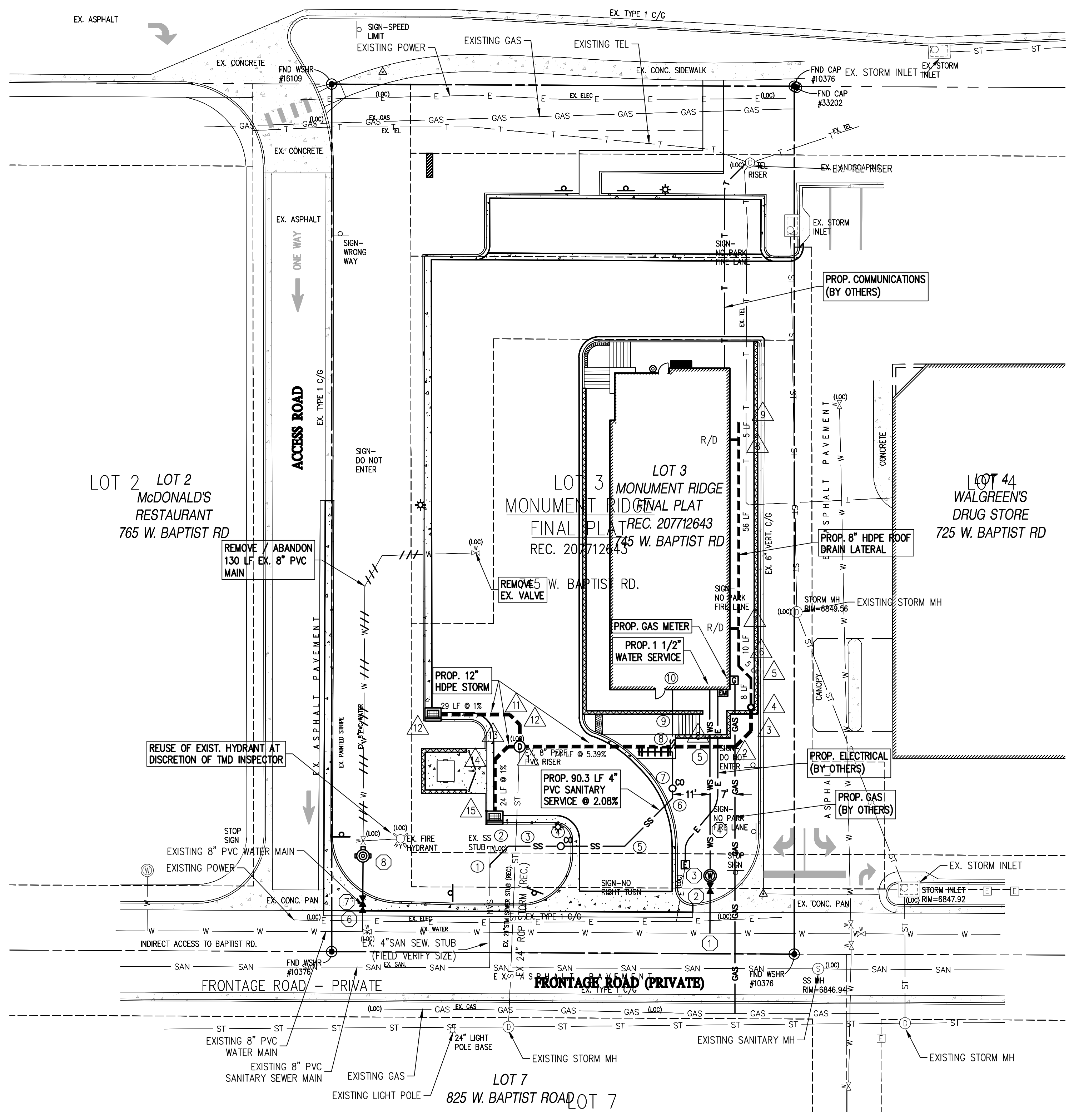
EXISTING SYMBOLS	PROPOSED SYMBOLS	
●	●	FOUND PROPERTY PIN AS DESCRIBED
▲	▲	CONTROL POINT
⊕	⊕	FIRE HYDRANT
⊕	⊕	WATER VALVE
⊕	⊕	WATER METER
⊕	⊕	SANITARY MANHOLE
⊕	⊕	CLEANOUT
⊕	⊕	TYPE 'R' INLET
⊕	⊕	TYPE 'C' INLET
⊕	⊕	STORM DRAIN MANHOLE
⊕	⊕	ADA PARKING STALL
⊕	⊕	LIGHT POLE
⊕	⊕	ELECTRIC PEDESTAL
⊕	⊕	GAS METER
⊕	⊕	SIGN

NOTES

- 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.
- 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.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS OR CONNECT. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO VERIFY ALL SERVICE CONNECTIONS WITH BUILDING PLUMBING PLANS.
- MAINTAIN 3' CLEAR SPACE AROUND ALL FIRE HYDRANTS.

W. BAPTIST RD. (135' ROW)

W. BAPTIST ROAD
135' R.O.W



STORM DRAIN KEY NOTES

- INSTALL 4' ID MH. RIM=44.25. IE 12"IN(W)=40.76 IE 12"IN(N)=41.20 IE 12"IN(E)=40.76 IE 24"OUT(S)=39.76 FIELD VERIFY 24"RCP STUB.
- INSTALL 45° BEND. IE 8"=44.05
- INSTALL 45° BEND. IE 8"=44.43
- INSTALL 18" DIA. NYLOPLAST DRAIN BASIN 2818A6 WITH NYLOPLAST GRATE #1899COP (PED SAFE). TOP GRATE=48.75 IE 8"=46.00 IE 12"OUT=44.75
- INSTALL 45° BEND. IE 8"=46.08
- INSTALL 45° BEND. IE 8"=46.13
- INSTALL 8"x6" TEE FOR ROOF DRAIN CONNECTION. IE 8"=46.23
- INSTALL 8"x6" TEE FOR ROOF DRAIN CONNECTION. IE 8"=46.79
- INSTALL CLEANOUT AT END OF R/D LATERAL. IE 8"=46.84
- INSTALL 12"x45° HORIZ BEND. IE 12"=41.25
- INSTALL 12"x45° HORIZ BEND. IE 12"=41.29
- INSTALL CITY OF DENVER NUMBER 16 INLET. TC=44.66 TOP GRATE=43.99 IE 12" OUT=41.49
- INSTALL 12"x45° HORIZ BEND. IE 12"=40.79
- INSTALL 12"x45° HORIZ BEND. IE 12"=40.85
- INSTALL CITY OF DENVER NUMBER 16 INLET. TC=44.17 TOP OF GRATE=43.50 IE 12"=41.00

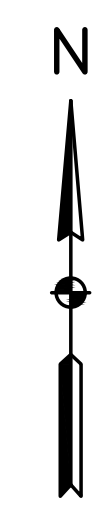
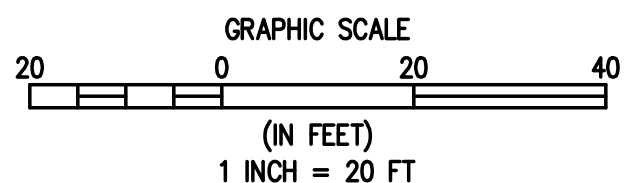
SANITARY KEY NOTES

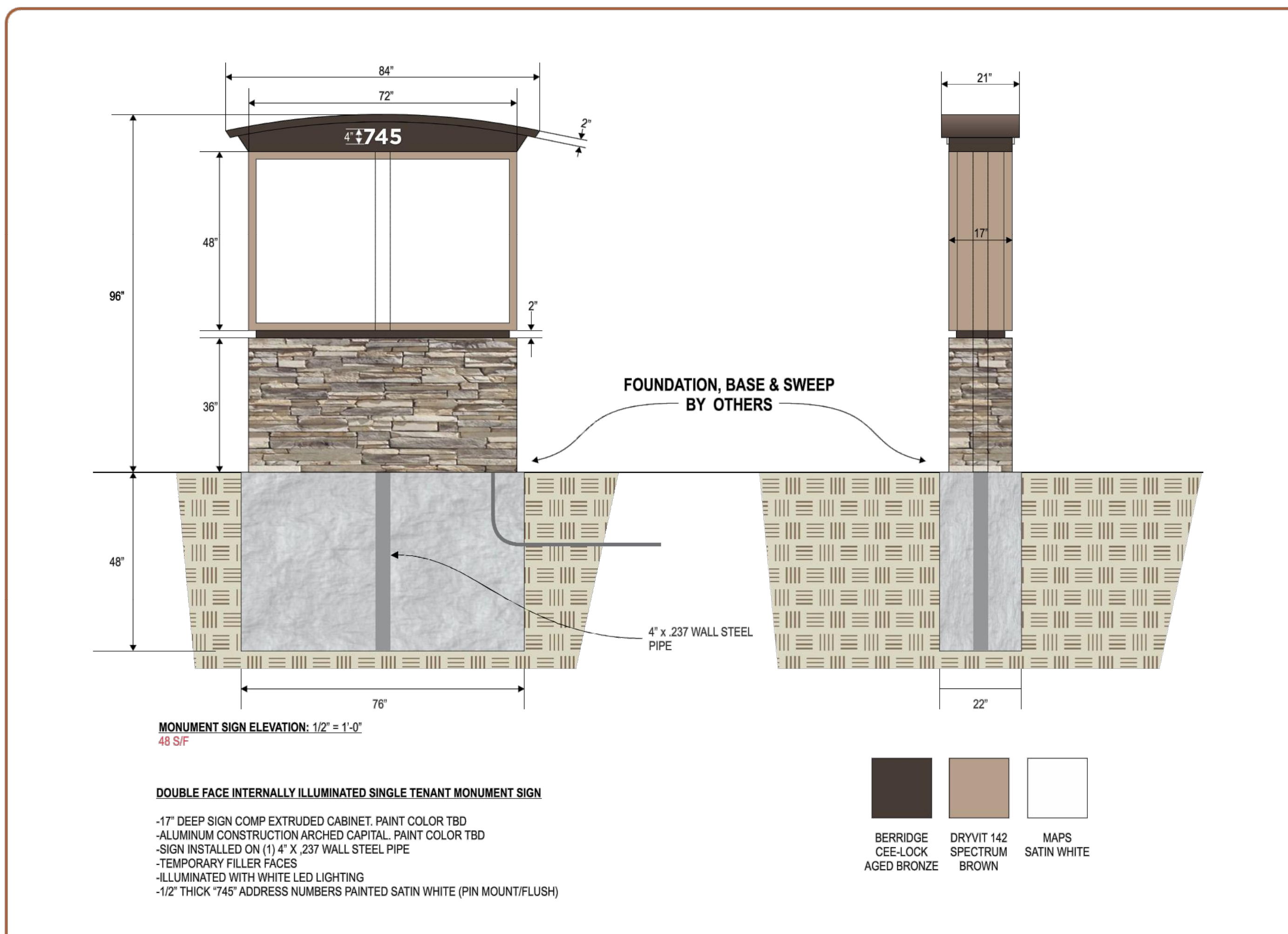
- STA 1+00 CONNECT TO EXISTING 4" SANITARY SEWER STUB WITH 45° BEND. IE 4"=37.77 (FIELD VERIFY STUB INVERT ELEVATION)
- STA 1+05 4"x45° HORIZ BEND. IE 4"=37.88
- STA 1+07.1 CROSS EXISTING 24" RCP STORM SEWER STUB. IE 4"=37.92 BP 24"=39.49 1.2± CLR (FIELD VERIFY CLEARANCE). PROVIDE FLOW FILL PROTECTION FOR SERVICE AT CROSSING
- STA 1+20.26 INSTALL 2-WAY CLEANOUT IE 4"=38.19
- STA 1+38.88 4"x45° HORIZ BEND. IE 4"=38.58
- STA 1+58.6 4"x45° HORIZ BEND. IE 4"=38.99
- STA 1+61.49 INSTALL 2-WAY CLEANOUT. IE 4"=39.05
- STA 1+73.69 CROSS UNDER PROPOSED 12" HDPE STORM SEWER IE 4"=39.30 IE 12"=43.08 3.25' CLR
- STA 1+83.15 CROSS UNDER RETAINING WALL. IE 4"=39.5 BTM FOOTER=43.3± 3.4' CLR
- STA 1+90.3 END 4" PVC SEWER AT BLDG. PLUG AND MARK. IE 4"=39.65

WATER SERVICE KEY NOTES

- TAP EXISTING 8" PVC MAIN WITH 1 1/2" TAPPING SADDLE
- INSTALL CURB STOP AT EASEMENT
- INSTALL PROPOSED 4" DIA. METER PIT PER TMD STD DETAIL 12
- PROPOSED 54 LF OF 1 1/2" DRISOPLEX POLYETHYLENE WATER SERVICE
- CROSS UNDER PROPOSED 12" HDPE STORM. IE 12"=43.67 TOP 1 1/2" WATER=42.00 1.67' CLR
- INSTALL 8"x6" REDUCER w/ MJ RESTRAINTS ON EXISTING 8" PVC MAIN.
- INSTALL 6" MJ GATE VALVE. CONNECT TO REDUCER w/MJ RESTRAINTS
- INSTALL FIRE HYDRANT ASSEMBLY COMPLETE. LOWER FLANGE ELEV=40.45

1
C6/C6
UTILITY PLAN





MANDEVILLE SIGN
676 GEORGE WASHINGTON HIGHWAY
LINDOLN, RI 02885-4255
401-334-9100 401-334-7799
www.mandevillesign.com

APPROVALS
I have verified the accuracy of all graphics shown with correct and represent our order requirements exactly. I authorize release to production according to this approved submittal.

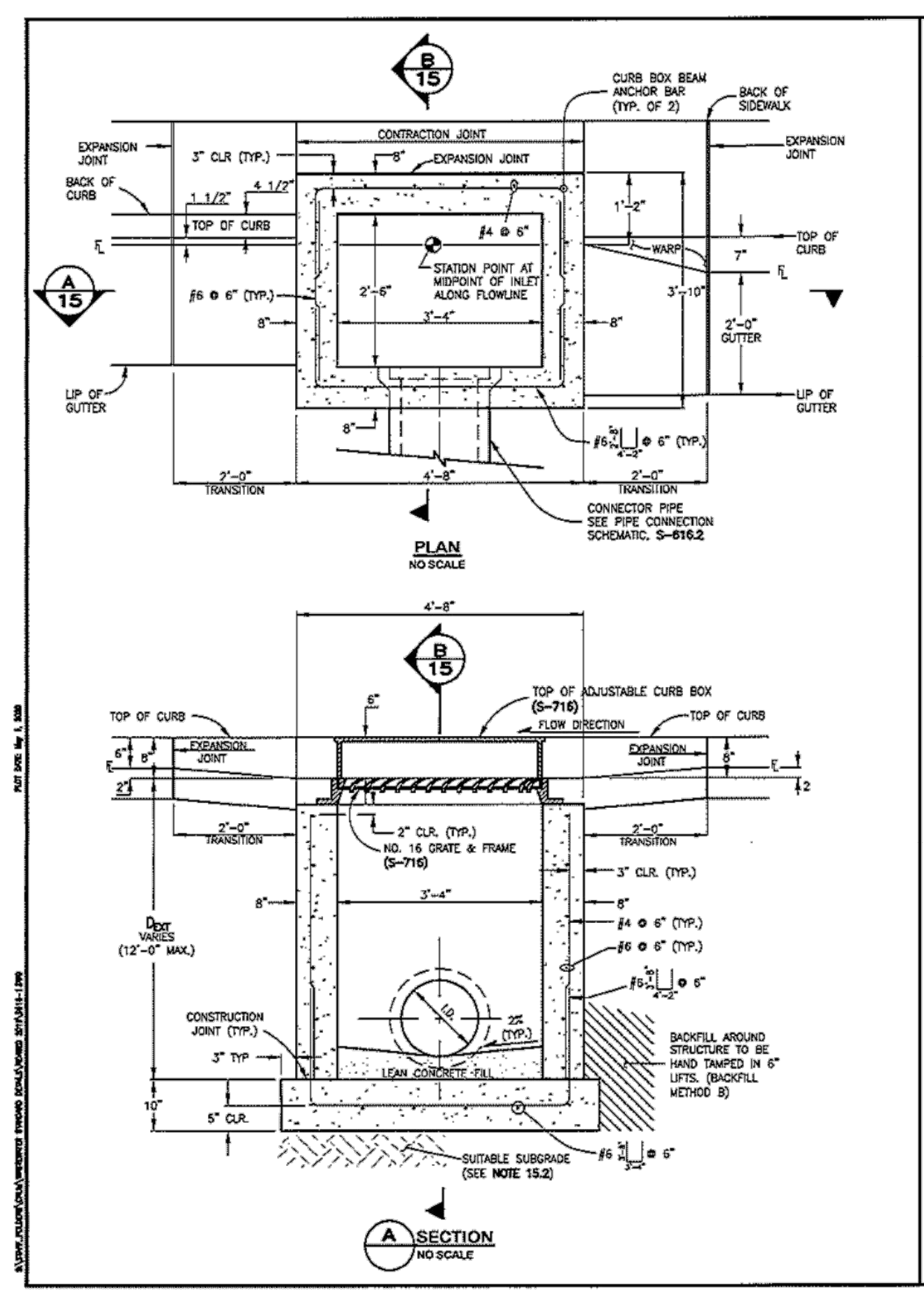
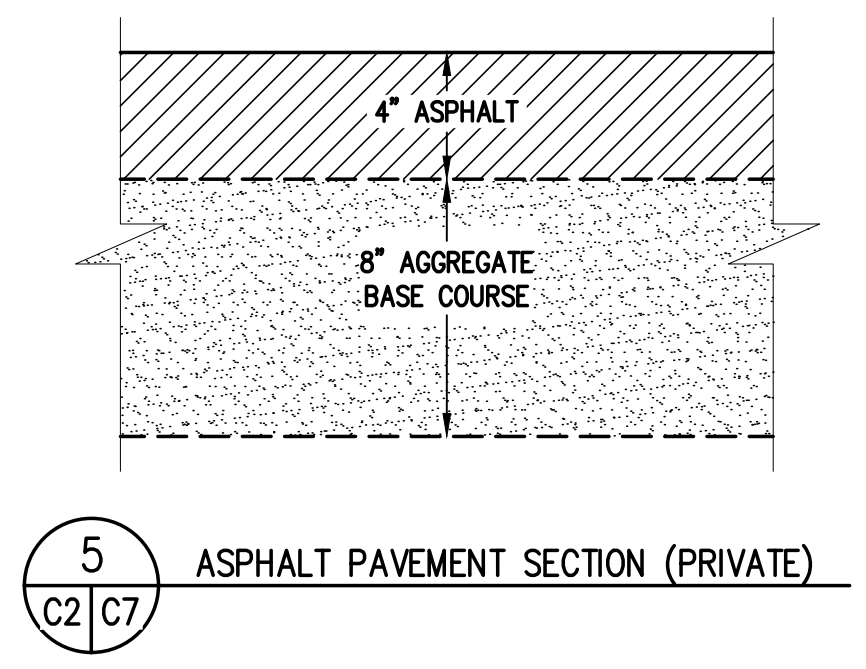
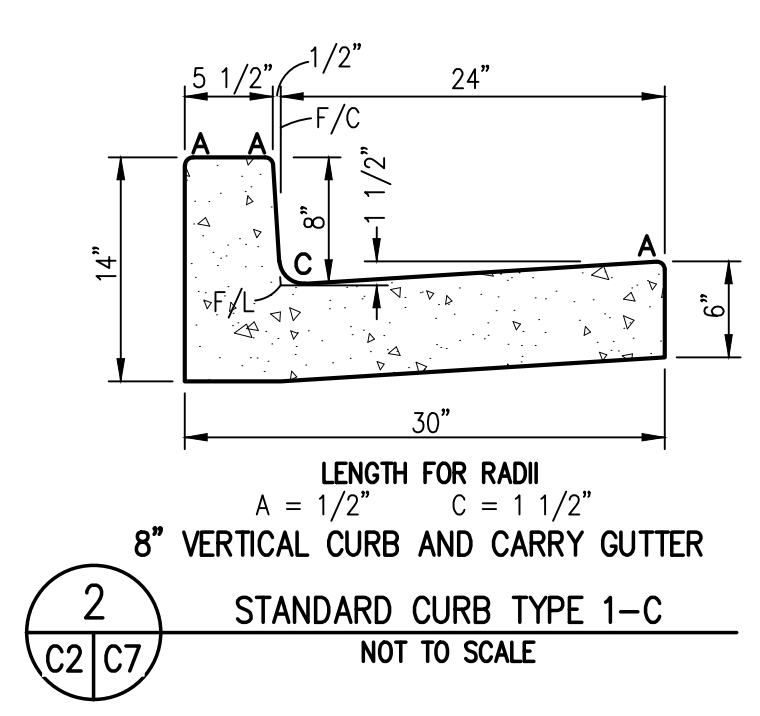
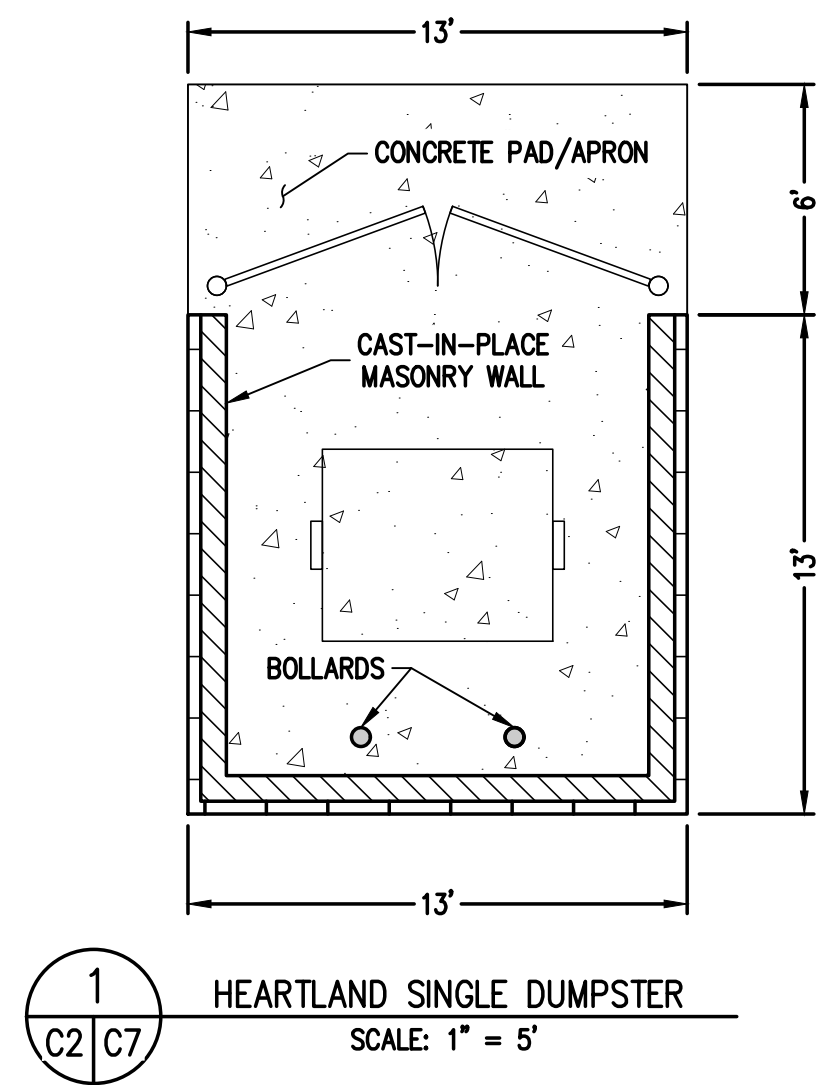
APPROVED BY: _____
DATE: _____

NO.	BY	DESCRIPTION	DATE
1	JM	Add final dimensions based on 1/2" scale	11/20/20
2	JM	COLORS SPEC'ED	03/02/21
3			

WMD DEVELOPMENT

CLIENT: WMG / Heartland Dental
745 West Baptist Rd
Colorado Springs, CO 80921

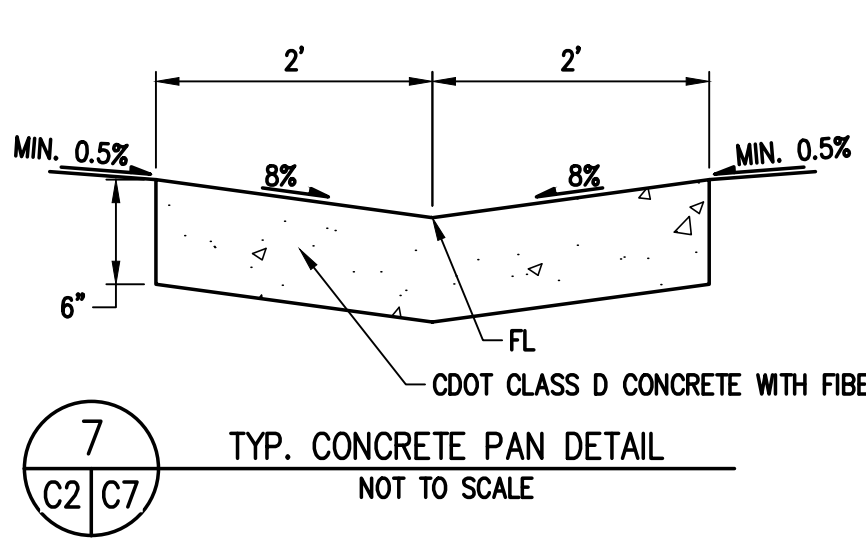
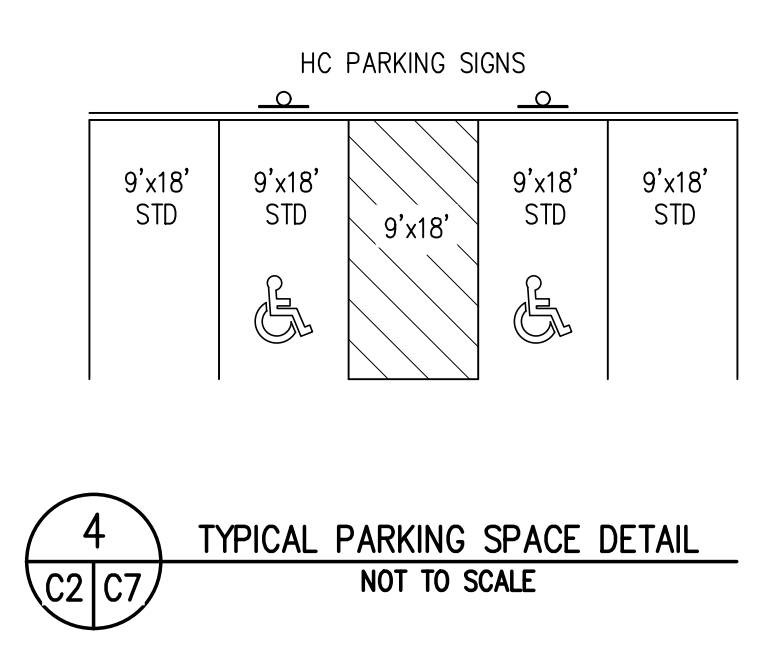
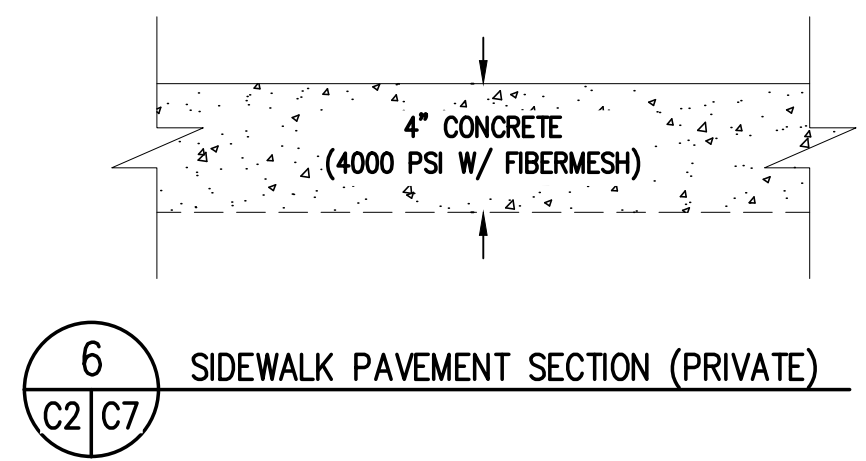
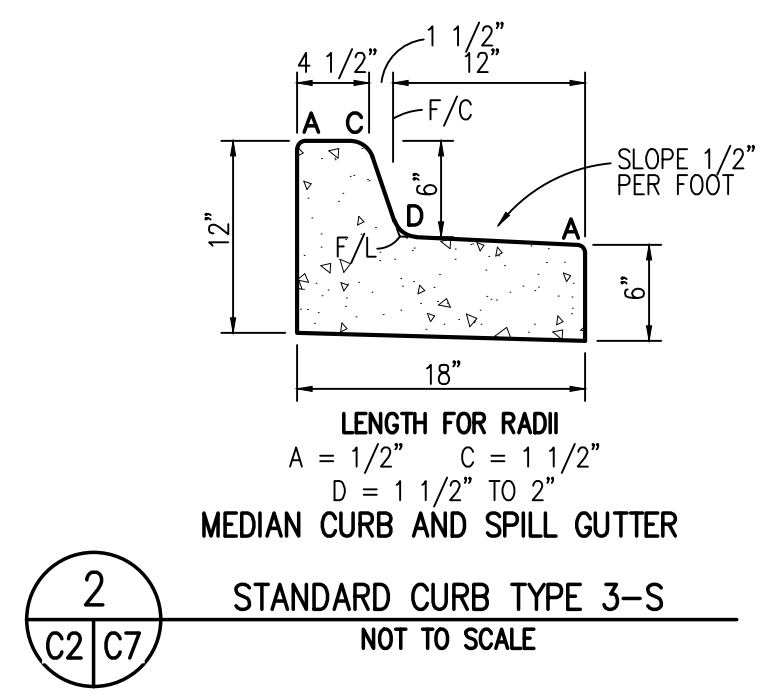
PROJECT MANAGER: JIM O'NEILL
JOB NO: 002630-1
DATE: 11/20/20



SINGLE NUMBER 16 INLET NOTES:

- FOR PAVEMENT PURPOSES, INLET STRUCTURES SHALL ALSO INCLUDE 2'-0" CURB & GUTTER TRANSITION SECTION AT EACH END OF INLET PLUS SIDEWALK SECTIONS WHERE REQUIRED BEHIND INLET STRUCTURE AND TRANSITION SECTIONS.
- SUB-GRADE SHALL BE 6"-12" OF CLASS B BEDDING COMPACTED PER WPM STANDARD CONSTRUCTION SPECIFICATIONS, ON SUITABLE, UNDISTURBED MATERIAL. IF SUBGRADE IS UNSUITABLE, THE SUBGRADE SHALL BE OVEREXCAVATED AND STABILIZED WITH CLASS B BEDDING PER WPM STANDARD CONSTRUCTION SPECIFICATIONS.
- FLOOR SLOPE MAY BE PAURED MONOLITHIC WITH BASE.
- Se = SLOPE OF CONNECTOR = 2% MIN.
- UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR OTHERWISE APPROVED, ALL NO. 16 INLETS SHALL BE CONSTRUCTED WITH AN ADJUSTABLE CAST IRON CURB BOX (S-716).
- DESIGN CONDITIONS FOR INLET ALLOWS DEPTHS OF 12'-0" (MAX.), FOR INLETS MORE THAN 12'-0" FEET IN DEPTH, SHOP DRAWINGS AND DESIGN ANALYSIS SHALL BE SUBMITTED FOR APPROVAL.
- ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60 DEFORMED BARS, DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.
- ALL SHALL CONFORM TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 8TH EDITION, 2017.
- NO FORMWORK SHALL REMAIN INSIDE STRUCTURE WHEN COMPLETE.
- CONCRETE MIX FOR GUTTER AND ANY ADDED STREET PANELS SHALL MEET CLASS 2 REQUIREMENTS FOR SULFATE RESISTANCE IN ACCORDANCE WITH COOT STANDARD 601.04 ON STREETS WHERE MAGNESIUM CHLORIDE CHEMICAL SECTORS ARE APPLIED, REFER TO WPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11 FOR REQUIREMENTS FOR SULFATE RESISTANCE IN CONCRETE EXPOSED TO EARTH.
- SPlicing OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAILED IN DRAWINGS.
- INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
- LEAN CONCRETE FILL TO BE FC = 2000 PSI. INLET STRUCTURE, LID, STREET CURB AND GUTTER, AND PAVEMENT TO BE FC = 4500 PSI, MAX W/CM = 0.45 AND AIR EXTRACTED 5% TO 6%. FC = 28 DAY COMPRESSIVE STRENGTH REQUIREMENT FOR MIX DESIGN, FIELD ACCEPTANCE.
- FOR THROUGH STRUCTURES, BENCHES MUST COME TO TOP OF PIPE.
- NO CORNER PENETRATIONS ON STRUCTURE.
- SEE WPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.04 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT.
- SEE S-616.2 FOR REBAR PLACEMENT AT WALL PENETRATION DETAIL.
- REFER TO "TRANSPORTATION STANDARDS AND DETAILS FOR THE ENGINEERING DIVISION" FOR ADJACENT ROADWAY AND SIDEWALK DESIGN CRITERIA.

STANDARD DETAILS
SINGLE NUMBER 16 INLET
SCALE: 1/8" = 1'-0"



BASELINE
Engineering - Planning - Surveying
1046 ELKTON DRIVE • COLORADO SPRINGS, COLORADO 80907
P: 719.531.6200 • F: 719.531.6286 • www.baselinecorp.com

DESIGNED BY: SGB
DRAWN BY: LJA
CHECKED BY: NJN

DATE: _____

PREPARED BY: _____

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION
1		HEARTLAND SINGLE DUMPSTER SCALE: 1" = 5'
2		STANDARD CURB TYPE 1-C NOT TO SCALE
3		ASPHALT PAVEMENT SECTION (PRIVATE)
4		STANDARD CURB TYPE 3-S NOT TO SCALE
5		SIDEWALK PAVEMENT SECTION (PRIVATE)
6		TYPICAL PARKING SPACE DETAIL NOT TO SCALE
7		TYP. CONCRETE PAN DETAIL NOT TO SCALE

EL PASO COUNTY
TOWN OF MONUMENT
MONUMENT DENTAL CLINIC
LOT 3, MONUMENT RIDGE, 745 W. BAPTIST ROAD
CIVIL DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF _____

FOR AND ON BEHALF OF BASELINE CORPORATION
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SURVEY FIRM: SURVEY DATE: 04-24-20
BEC/DWA: 04-24-20
JOB NO.: 35006
DRAWING NAME: 35006 Site.dwg
SHEET 8 OF 15

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

APPLICATION INFORMATION
NAME: MONUMENT DENTAL CLINIC
TYPE: CONSTRUCTION PLANS
C7

R:\35006 Monument - WMG - Dental\Drawings\CD\35006 Site.dwg, 5/28/2021, 2:42:48 PM, Linda Arnold

LANDSCAPE PLANT SCHEDULE

SYM. COMMON NAME

DECIDUOUS CANOPY TREES

CAL WESTERN CATALPA
IMP IMPERIAL HONEYLOCUST
CKO CHINKAPIN OAK

EVERGREEN TREES

AUP AUSTRIAN PINE

DECIDUOUS ORNAMENTAL TREES

WAS WASHINGTON HAWTHORN

DECIDUOUS SHRUBS

BSF SILVER FOUNTAIN BUTTERFLY BUSH
CFB CLIFF FENDLER BUSH
FER FERNBUSH
LEA LEADPLANT
MKL MISS KIM LILAC
PBS PAWNEE BUTTES SAND CHERRY
RDW DWARF RABBITBRUSH
RSD DWARF RUSSIAN SAGE
YRE RED YUCCA

EVERGREEN SHRUBS

BUF BUFFALO JUNIPER
MPA PANCHITO MANZANITA
MSL SLOWMOUND MUGO PINE

UPRIGHT EVERGREEN SHRUBS

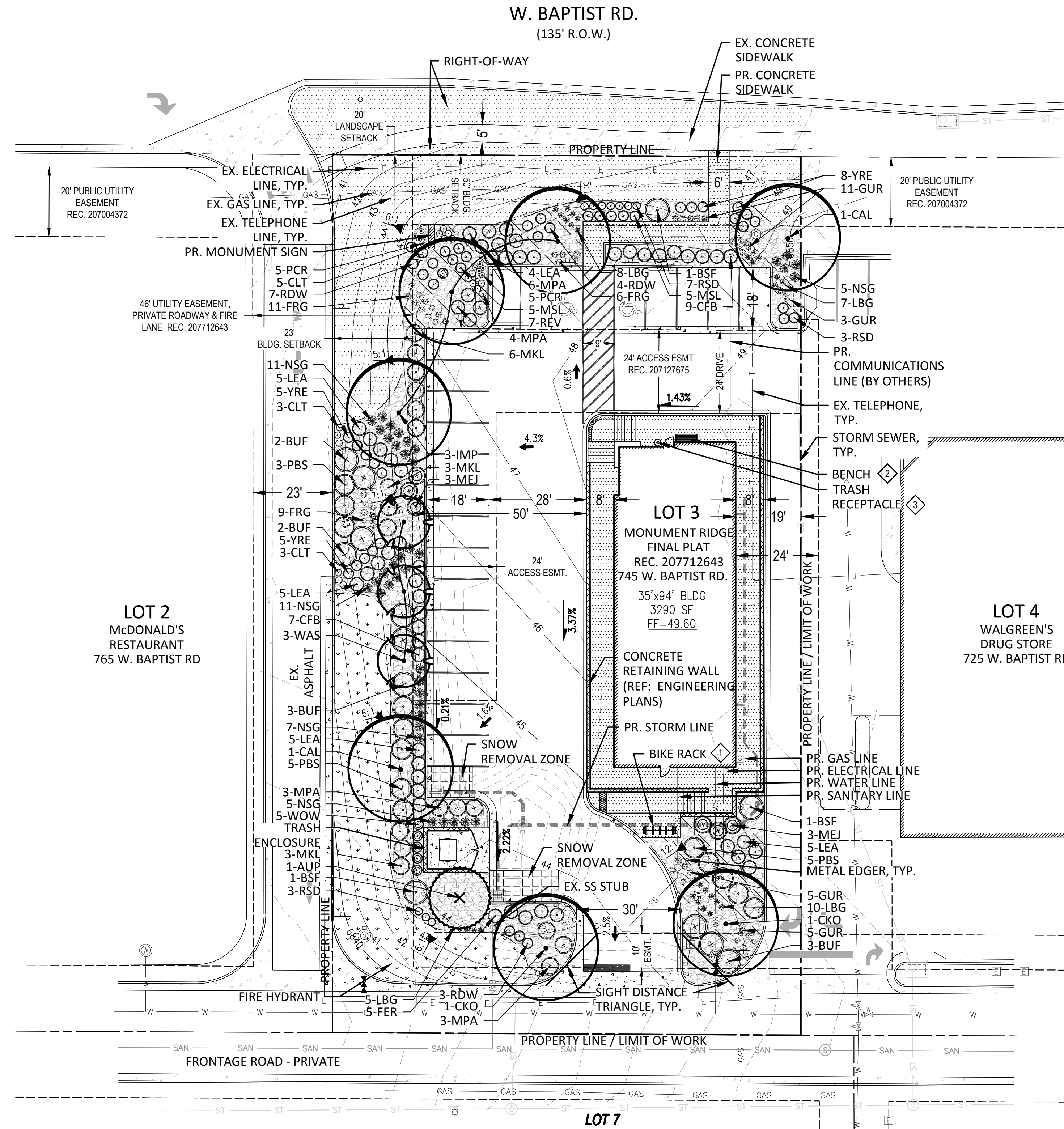
MEJ MEDORA JUNIPER
WOW WOODWARD JUNIPER

ORNAMENTAL GRASSES

FRG KARL FOERSTER FEATHER REED GRASS
GUR UNDAUNTED RUBY MUHLY GRASS
LBG PRAIRIE BLUES LITTLE BLUESTEM
NSG NORTHWIND SWITCH GRASS

PERENNIALS

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



LEGEND

- CONCRETE RETAINING WALL (REF: ENGINEERING PLANS)
- METAL EDGER (SEE DETAIL ON L3)
- DECIDUOUS CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- UPRIGHT EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- SOD
- NATIVE SEED
- 1 1/2" RIVER ROCK
- SNOW REMOVAL ZONE
- BIKE RACK
- BENCH
- TRASH RECEPTACLE

NOTES:

- REFER TO SHEET L2 FOR PLANT LIST AND MATERIAL SCHEDULE.
- REFER TO SHEET L3 FOR SITE AMENITIES.
- NO EXISTING PLANT MATERIAL IS LOCATED ON THIS SITE.
- 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.
- 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.

LANDSCAPE AREA CHART		
PROJECT REQUIREMENTS	ACRES	SQ. FT.
ENTIRE SITE AREA	0.78	34099.6644
BUILDING AREA		3290
LANDSCAPE AREA REQUIREMENTS	PERCENTAGE	SQ. FT.
REQUIRED	10%	3409.97
PROVIDED	45%	13,915

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

LANDSCAPE AREA	LANDSCAPE REQUIREMENT	AREA (SF)	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED
LANDSCAPE REQUIREMENTS					
TREES	1 TREE / 925 SF	3410 SF	3410 SF / 925 SF = 3.686 TREES	4 TREES	4 TREES
SHRUBS, ORNAMENTAL GRASSES OR GROUND COVER PLANTS	8 EA / 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		10 PLANTS X 2 EXTRA TREES	20 PLANTS REDUCED	253 PLANTS + 20 PLANTS (MONUMENT RIDGE) = 273 SHRUBS TOTAL

PARKING LOT LANDSCAPE STANDARDS					
PARKING LOT TREES	1 TREE PER 10 SPACES	23 SPACES TOTAL	23 SPACES / 10 = 2.3 TREES	2 TREES	2 TREES

MONUMENT RIDGE DESIGN GUIDELINES					
BAPTIST ROAD	1 TREE / 25 LF	135 LF	135 LF / 25 LF = 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

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.

SIGNED _____ OWNER(S): _____

STATE OF COLORADO)ss
COUNTY OF EL PASO)

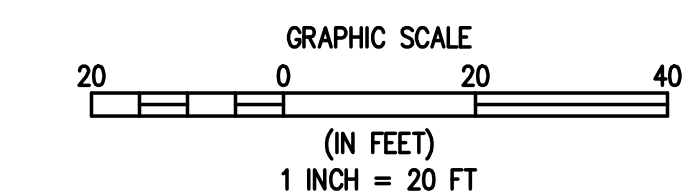
SIGNED THIS _____ DAY OF _____, 20____, COUNTY _____, STATE _____

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

SIGNED _____ REGISTERED LANDSCAPE ARCHITECT

SEAL: _____



DESIGNED BY	DATE
SAW	
DRAWN BY	DATE
SAW	
CHECKED BY	DATE
SAW	
REVISION	DESCRIPTION

WGM DEVELOPMENT
MONUMENT DENTAL CLINIC
LOT 3, MONUMENT RIDGE, 745 W. BAPTIST ROAD
LANDSCAPE PLAN

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NAME: MONUMENT DENTAL CLINIC
TYPE: CONSTRUCTION PLANS

L1

DESIGNED BY: SAW
DRAWN BY: SAW
CHECKED BY: SAW

REVISION	DESCRIPTION	DATE	PREPARED BY

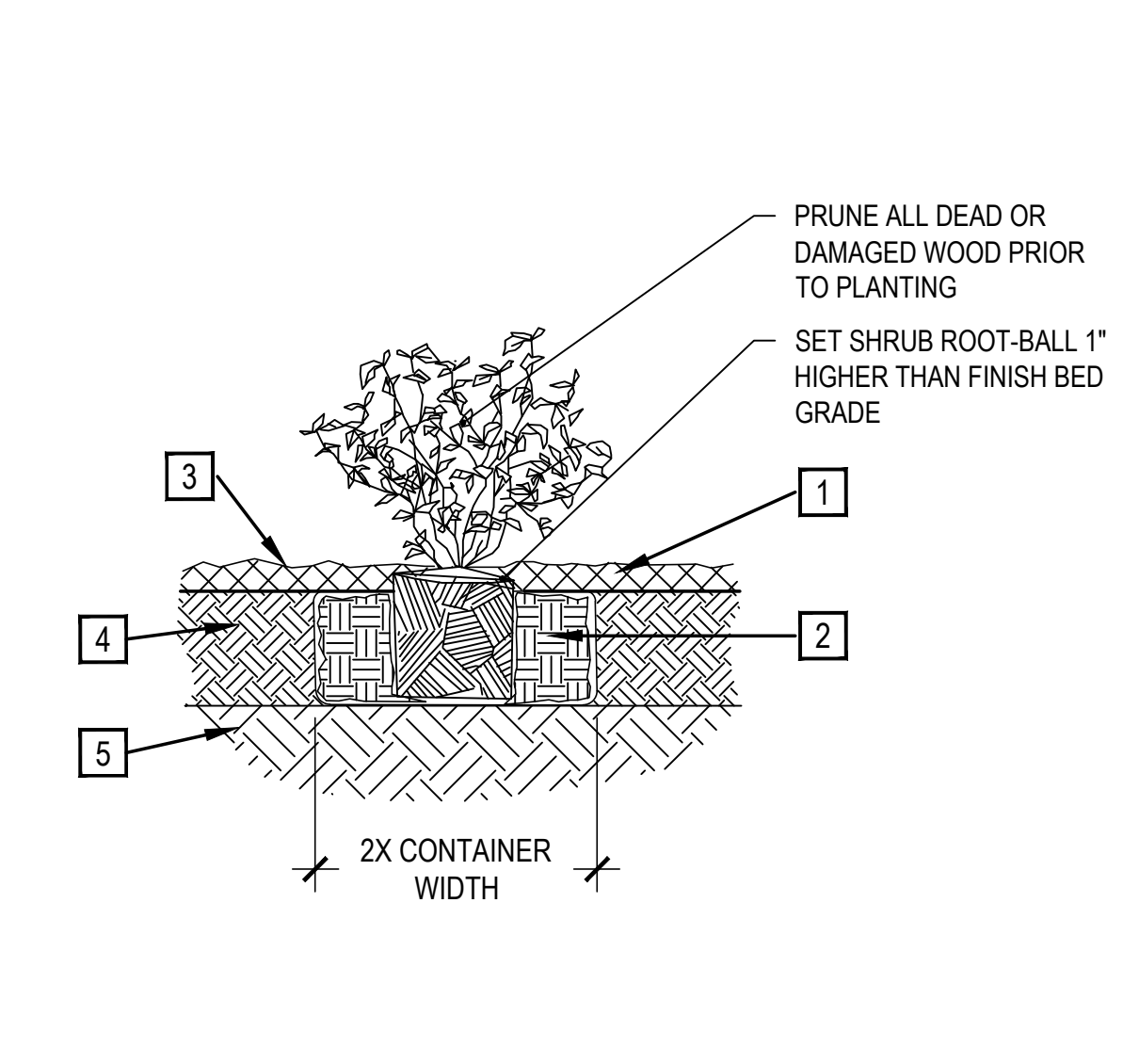
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NAME: MONUMENT DENTAL CLINIC	LC
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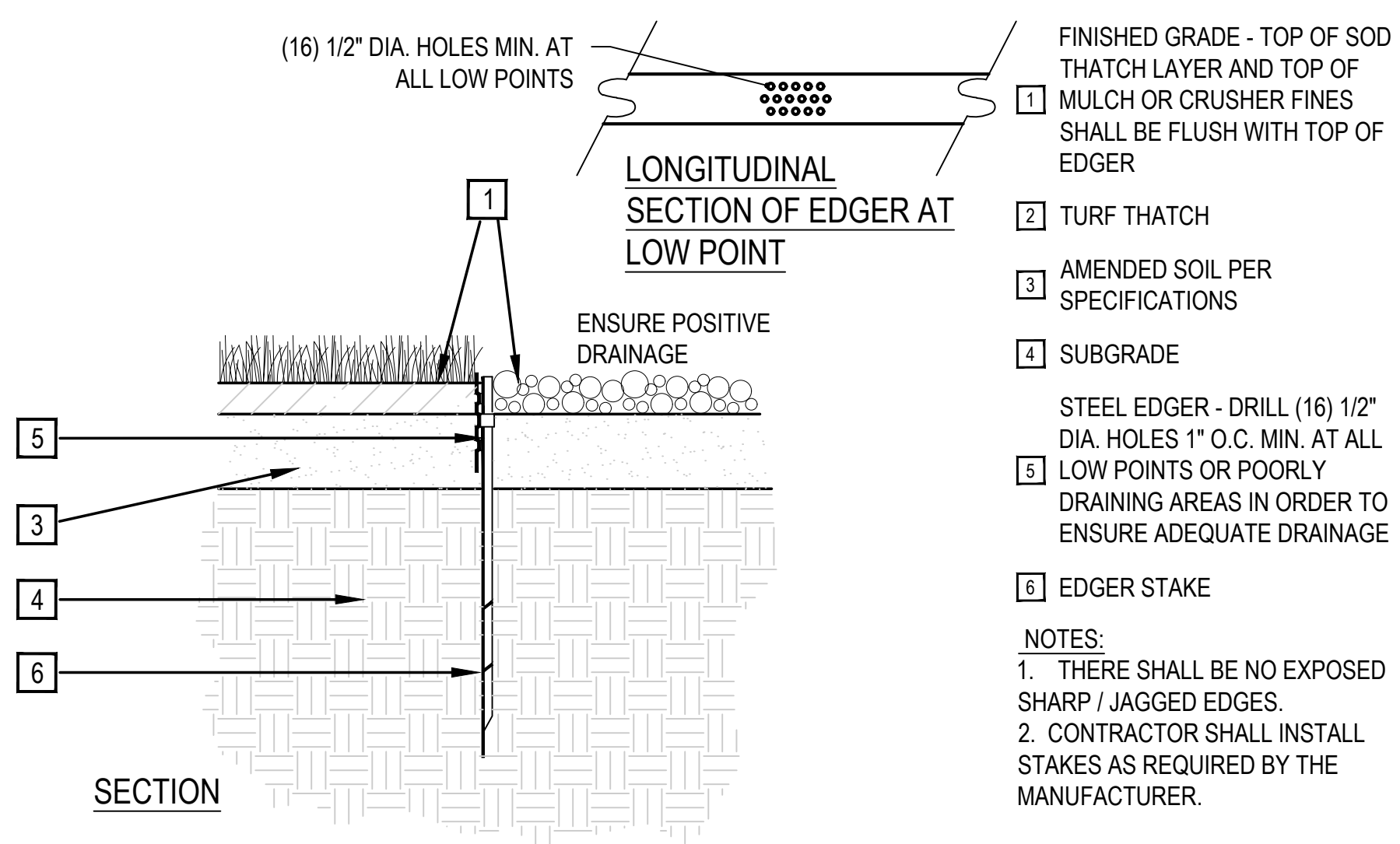
2 SHRUB PLANTING



- SPECIFIED MULCH
 - AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
 - FINISH GRADE (TOP OF MULCH)
 - AMENDED TOPSOIL
 - EXISTING SUBGRADE
- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

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

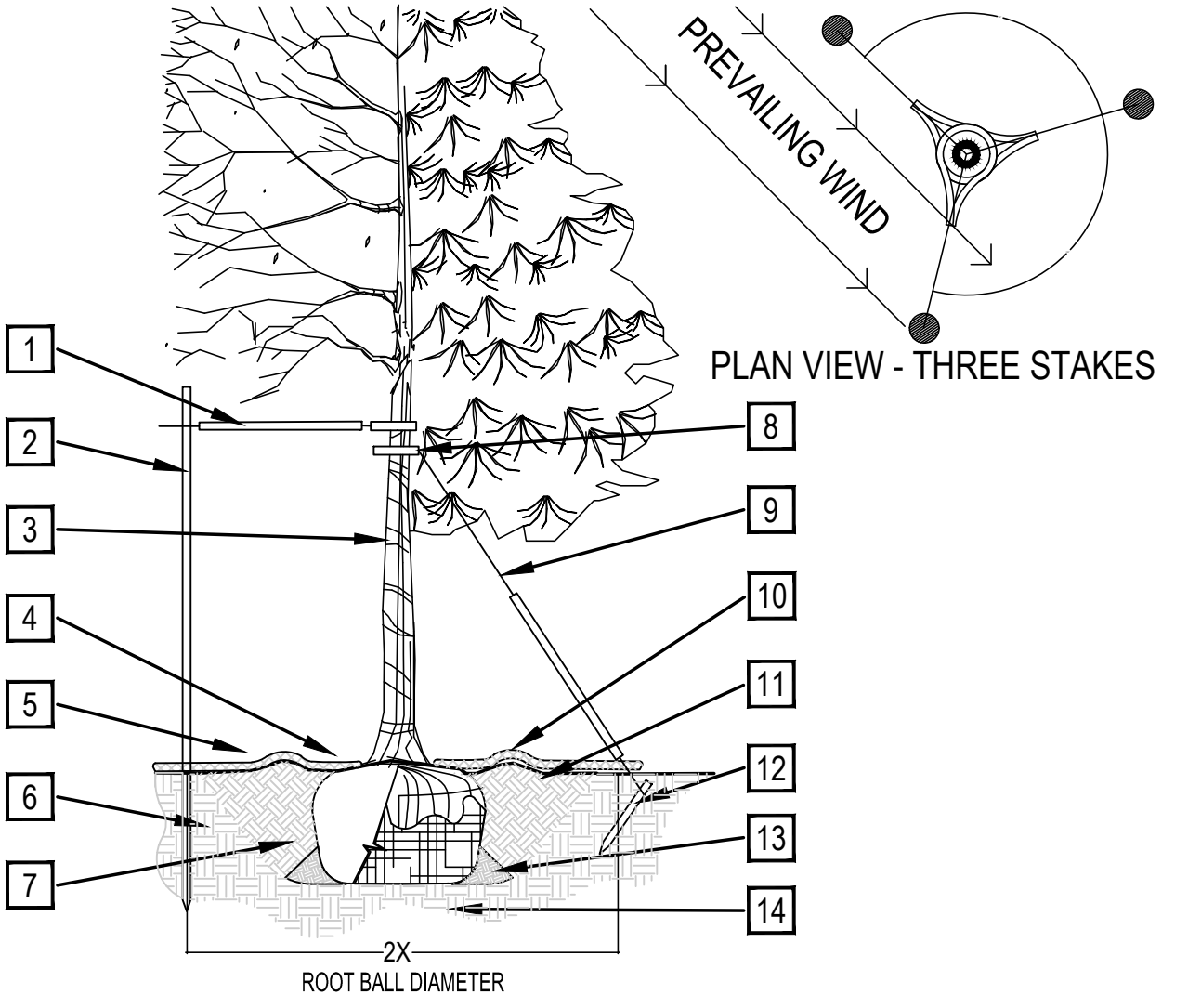
4 METAL EDGER



- TURF THATCH
 - AMENDED SOIL PER SPECIFICATIONS
 - SUBGRADE
 - EDGER STAKE
- STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- NOTES:**
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

SCALE: 1" = 1'-0"

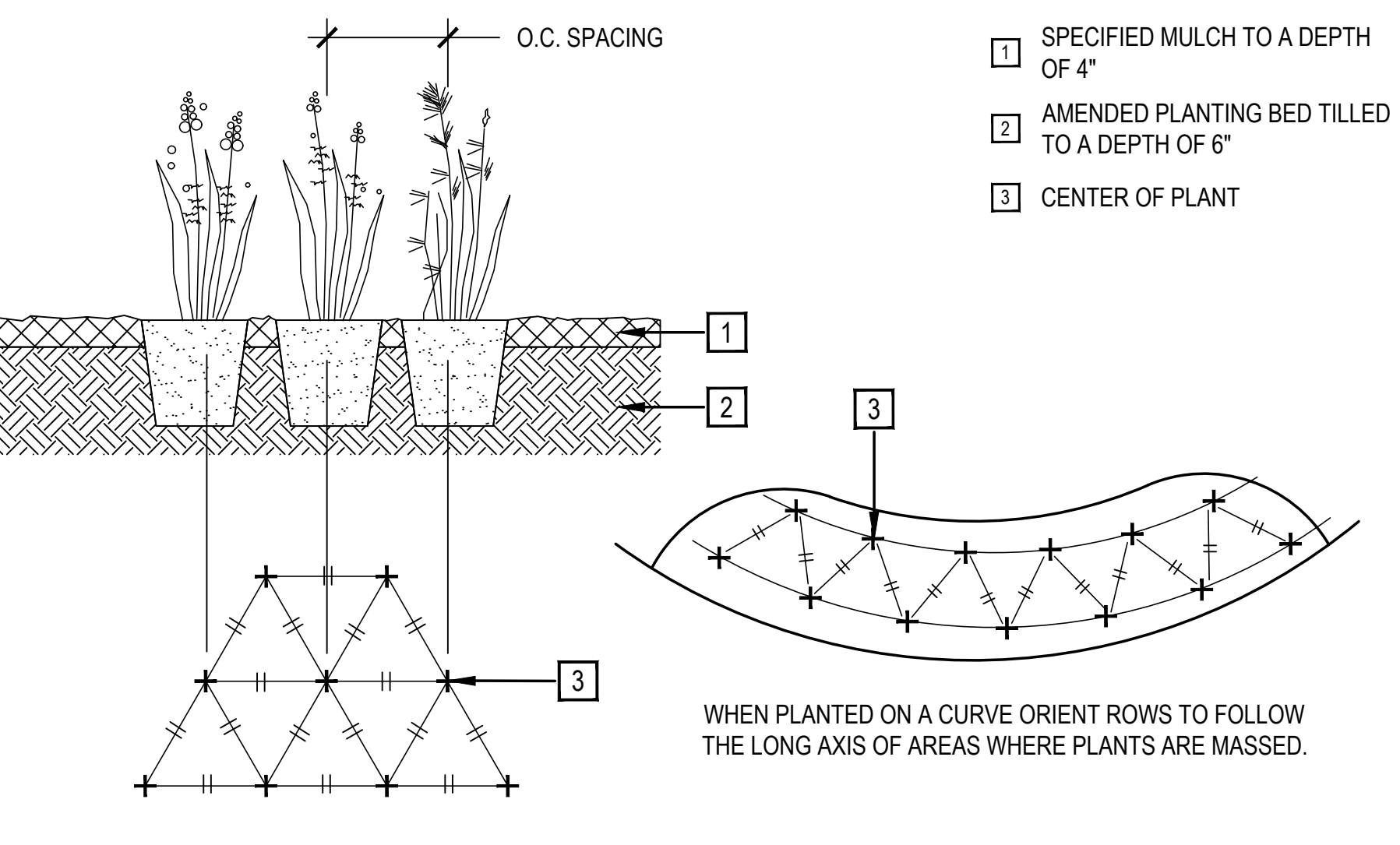
1 TREE PLANTING DETAIL



- 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.
 - 1 1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1 3/4" - 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)
 - 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 1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
 - 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)
 - PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
 - 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 HOLE.
 - REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
 - 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.
 - 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.
 - PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.
- SCALE: 3/16" = 1'-0"

3 PERENNIAL / ORNAMENTAL GRASS LAYOUT



- SPECIFIED MULCH TO A DEPTH OF 4"
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

SCALE: 1" = 1'-0"

SITE AMENITY SCHEDULE



1 DESCRIPTION: BIKE RACK
MANUFACTURER: URBAN ACCESSORIES
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



2 DESCRIPTION: BENCH SEATING
MANUFACTURER: LANDSCAPE FORMS
MODEL: ARCATO
COLOR / FINISH: DARK BRONZE / POWDER COATED
QTY: 1 TOTAL
LOCATION: REFERENCE PLANS FOR LOCATION
NOTES: ALL ALUMINUM BENCH / PER MONUMENT RIDGE DESIGN 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

SITE FURNITURE NOTES

- CONTRACTOR SHALL ASSURE THAT ALL FASTENERS ARE TIGHT, PROTRUDING BOLTS ARE TRIMMED FLUSH AND PENNED, FILING SMOOTH ANY RESULTANT SHARP METAL EDGES OF ALL SITE FURNITURE AND SITE AMENITIES.
- 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.

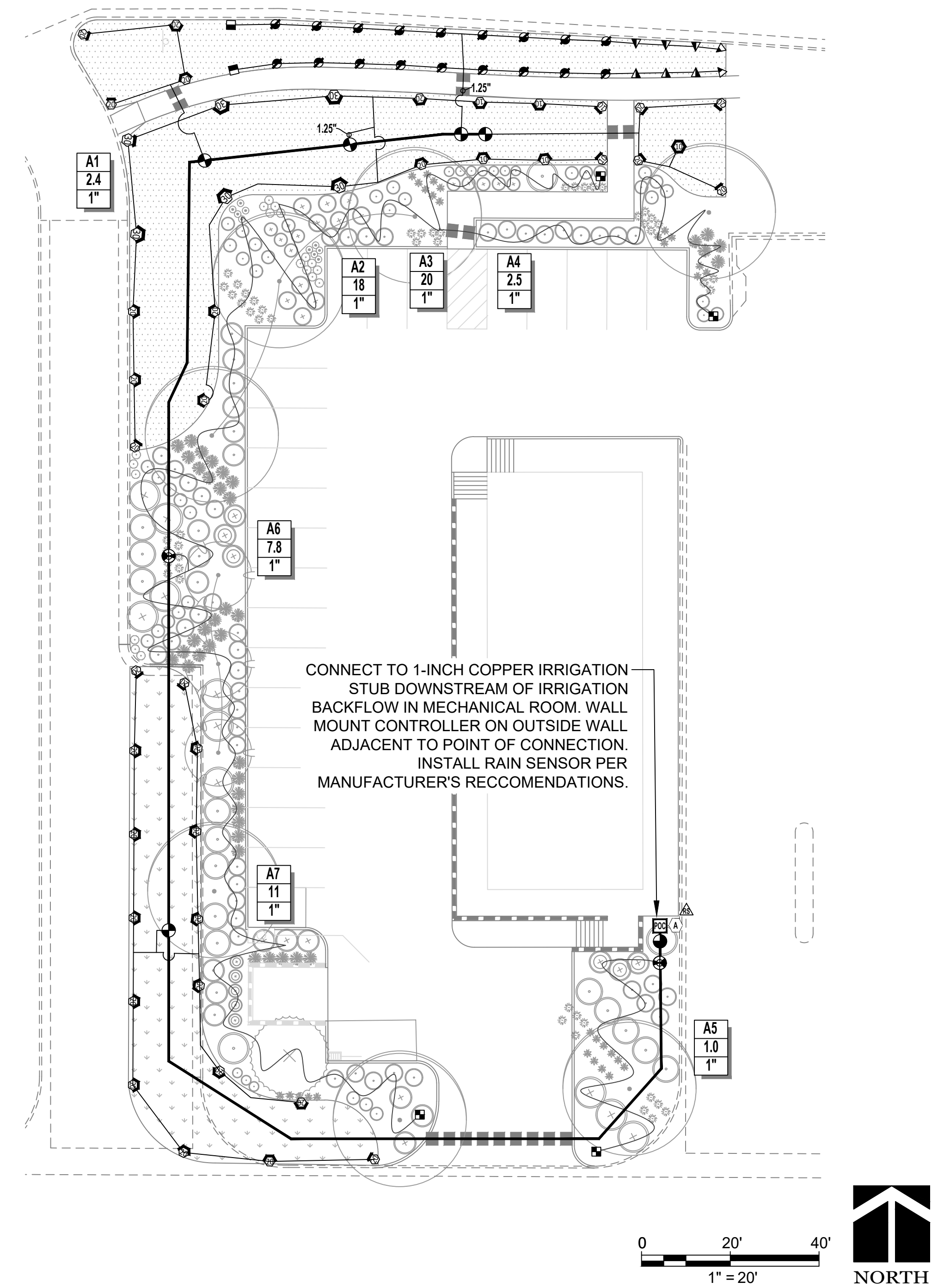
NOTES

- 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.
- 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.
- 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.
- THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH ALL THE ESTABLISHED APPLICABLE CODES.
- 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.
- WARRANTY IRRIGATION SYSTEM FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK.
- 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.
- 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.
- MAINLINE PIPE:
 - USE CLASS 200 SDR 21 NSF APPROVED RIGID PVC PIPE.
 - USE SOLVENT WELD PIPE.
 - USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS. USE PRIMER APPROVED BY THE PIPE MANUFACTURER.
 - MAINLINE PIPE IS 1.5" NOMINAL SIZE UNLESS INDICATED OTHERWISE.
 - CONDUCT A MAINLINE PRESSURE TEST AT AVAILABLE PRESSURE OVER ONE HOUR, ALLOWABLE PRESSURE DROP IS 5 PSI.
 - MAINLINE PIPE TO BE BURIED WITH 24-INCHES OF COVER.
- LATERAL PIPE:
 - USE CLASS 200 SDR 21 NSF APPROVED RIGID PVC PIPE
 - USE SOLVENT WELD PIPE.
 - USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS. USE PRIMER APPROVED BY THE PIPE MANUFACTURER.
 - MINIMUM LATERAL PIPE SIZE IS 1". SIZE PIPE AS INDICATED. ALL SECTIONS OF PIPE BETWEEN TWO IDENTICAL LABELS ARE THE SIZE OF SAID LABELS.
 - 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.
 - SPRINKLER LATERAL PIPE TO BE BURIED WITH 14-INCHES OF COVER.
- DRIP TUBING:
 - USE U.V. RESISTANT POLYETHYLENE RATED FOR 60 PSI.
 - USE COMPRESSION FITTINGS PER MANUFACTURER RECOMMENDATION.
 - DRIP TUBING TO BE BURIED WITH 4-INCHES OF COVER.
- COMPACT TRENCHES IN 6-INCH LIFTS TO 90% PROCTOR DENSITY. PUDDLING OF TRENCHES IS NOT ALLOWED.
- ADJUST EACH SPRINKLER TO PROVIDE COMPLETE AND OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ONTO HARDSCAPE.
- PROVIDE TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.
- 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.
- CLEAN UP ALL DEBRIS RELATED TO THE JOB, AND LEAVE THE SITE IN A CLEAN TIDY CONDITION.
- 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.



IRRIGATION LEGEND

- MAINLINE: CL200 PVC, 1.5-INCH
- SPRINKLER LATERAL: CL200 PVC, 1-INCH UNLESS INDICATED OTHERWISE
- DRIP TUBING: UV RESISTANT HDPE 20 PSI 0.75-INCH
- SLEEVING: CL200 PVC, 2X NOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- IRRIGATION POINT OF CONNECTION/WINTERIZATION
- MASTER VALVE
- IRRIGATION CONTROLLER
- RAIN SENSOR
- SPRINKLER REMOTE CONTROL VALVE
- DRIP REMOTE CONTROL VALVE
- DRIP FLUSH CAP
- CONTROLLER AND STATION FLOW (GPM)
- NOMINAL VALVE SIZE
- HUNTER-MP ROTATOR 45 PSI
- NOZZLE 10F: 0.8 GPM, 14.0'
- NOZZLE 10H: 0.4 GPM, 14.0'
- NOZZLE 10Q: 0.2 GPM, 14.0'
- NOZZLE 20H: 0.8 GPM, 20.0'
- NOZZLE 20Q: 0.4 GPM, 21.0'
- NOZZLE 30H: 1.9 GPM, 30.0'
- NOZZLE 30Q: 0.9 GPM, 30.0'
- RAIN BIRD-1800 MPR 30 PSI
- NOZZLE 10H: 0.8 GPM, 10.0'
- NOZZLE 12H: 1.3 GPM, 12.0'
- NOZZLE 15H: 1.9 GPM, 15.0'
- NOZZLE 15Q: 0.9 GPM, 15.0'
- NOZZLE 8H: 0.5 GPM, 8.0'
- NOZZLE 8Q: 0.3 GPM, 8.0'

DESIGNED BY	DATE	PREPARED BY	DATE
AL	01-20-2021	SCB	01-20-2021
AL	03-24-2021	IBA	03-24-2021

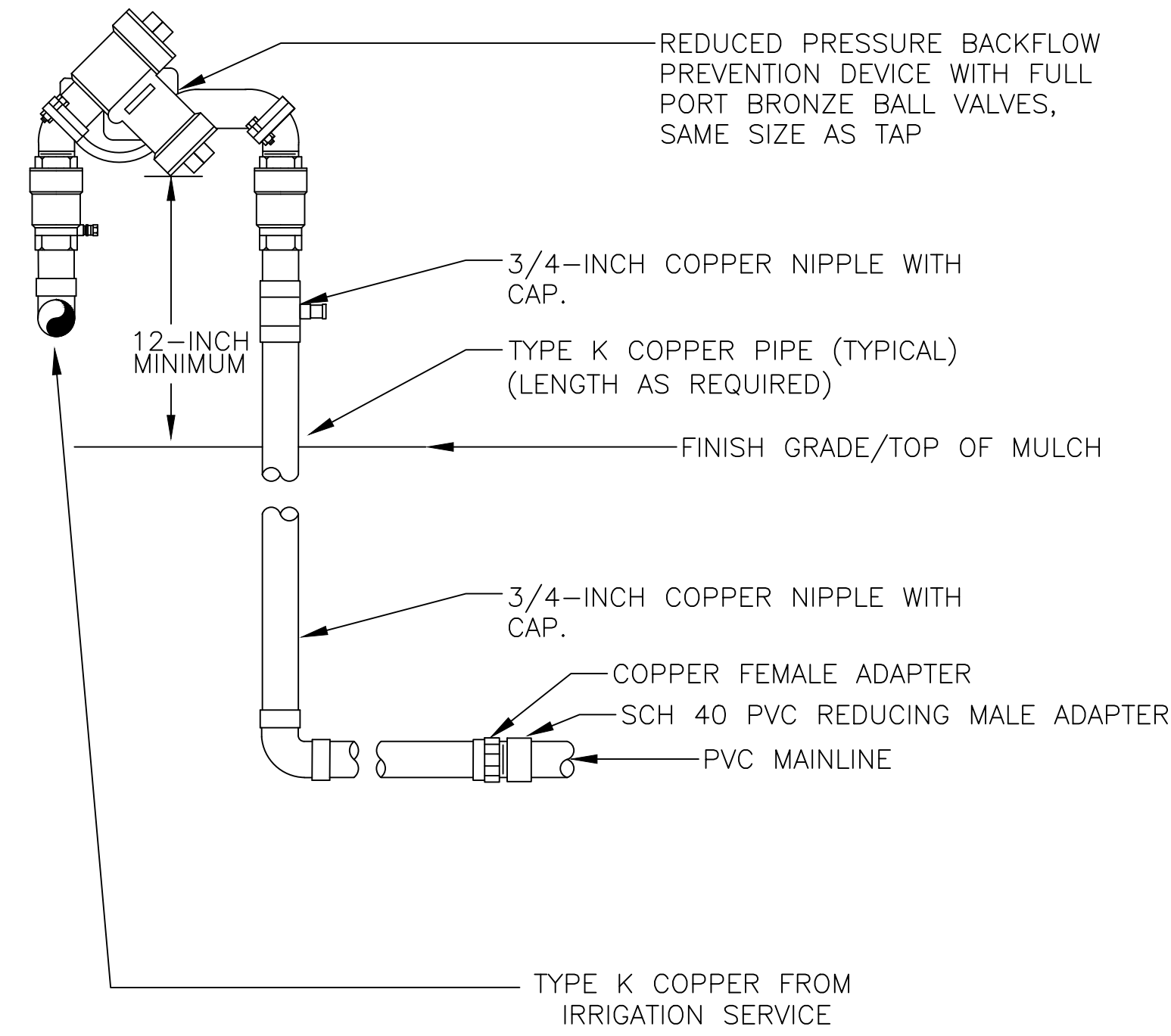
EL PASO COUNTY
WMG DEVELOPMENT
TOWN OF MONUMENT
MONUMENT DENTAL CLINIC
LOT 3, MONUMENT RIDGE, 745 W. BAPTIST ROAD
IRRIGATION PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

 FOR AND ON BEHALF OF BASELINE CORPORATION
 INITIAL SUBMITTAL 08/28/2020

APPLICATION INFORMATION	SHEET
NAME: MONUMENT DENTAL CLINIC TYPE: FINAL PD SITE PLAN	15 OF 17

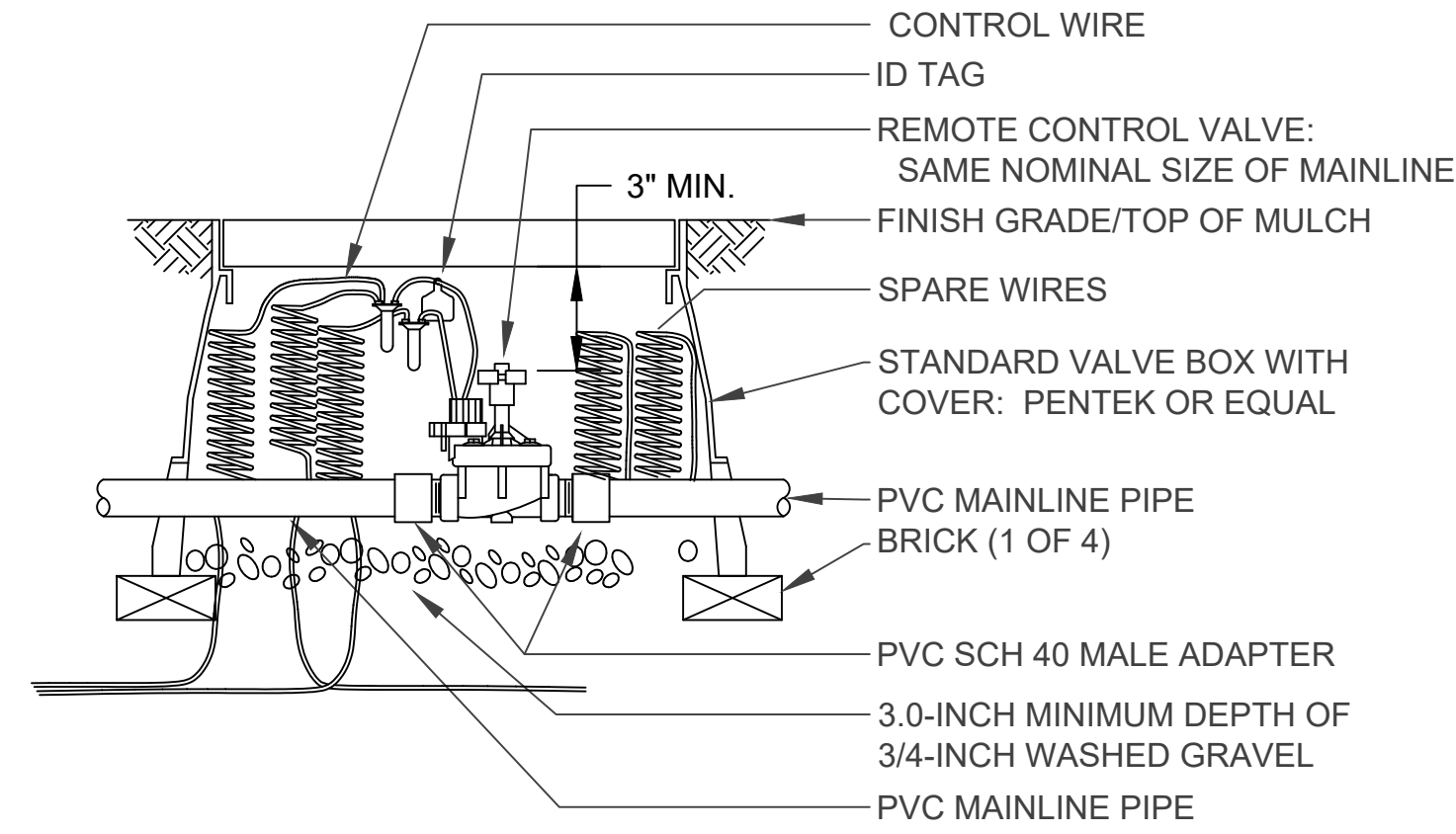




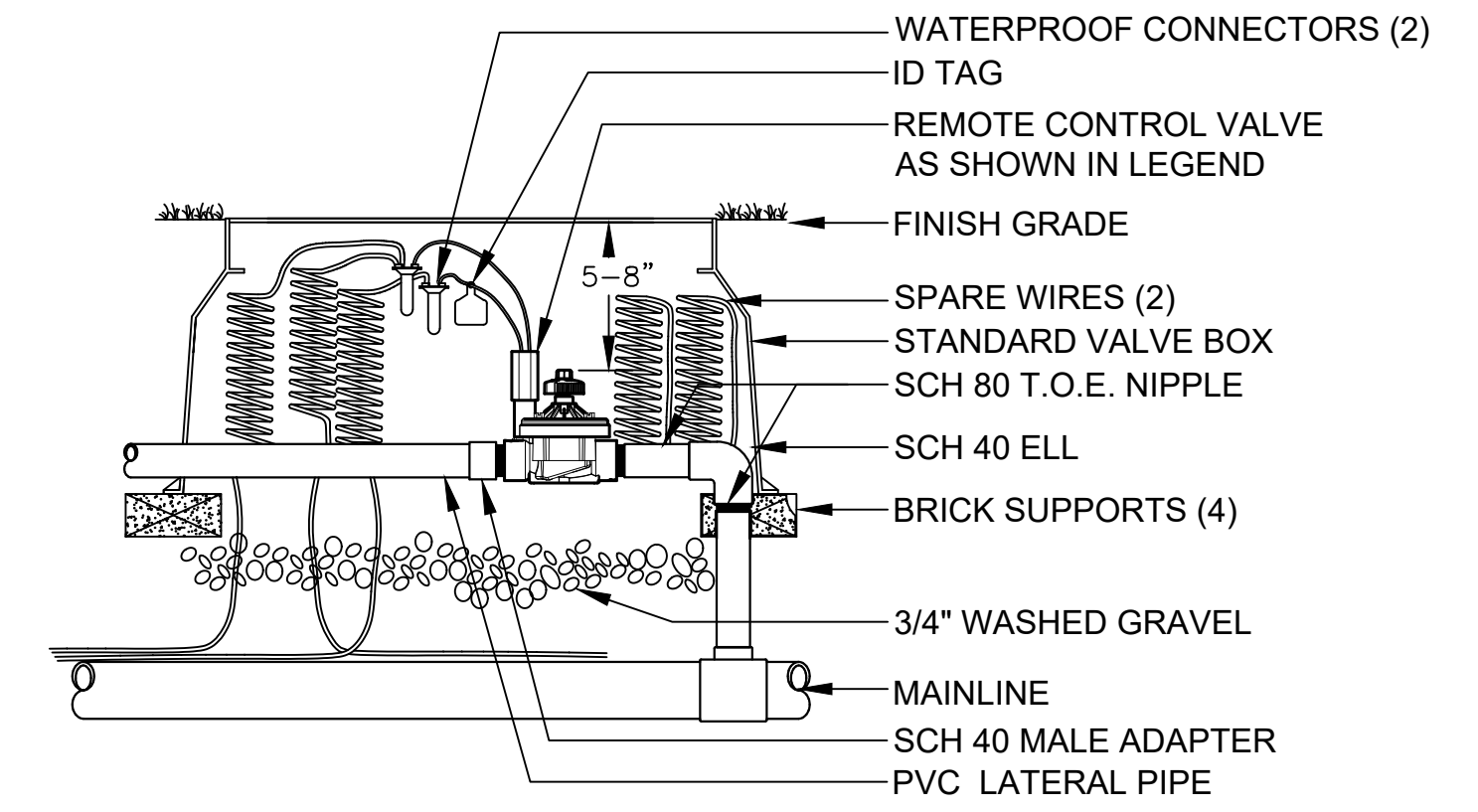
NOTE:

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 WALL.
4. TRANSITION TO PVC IN LANDSCAPED AREA

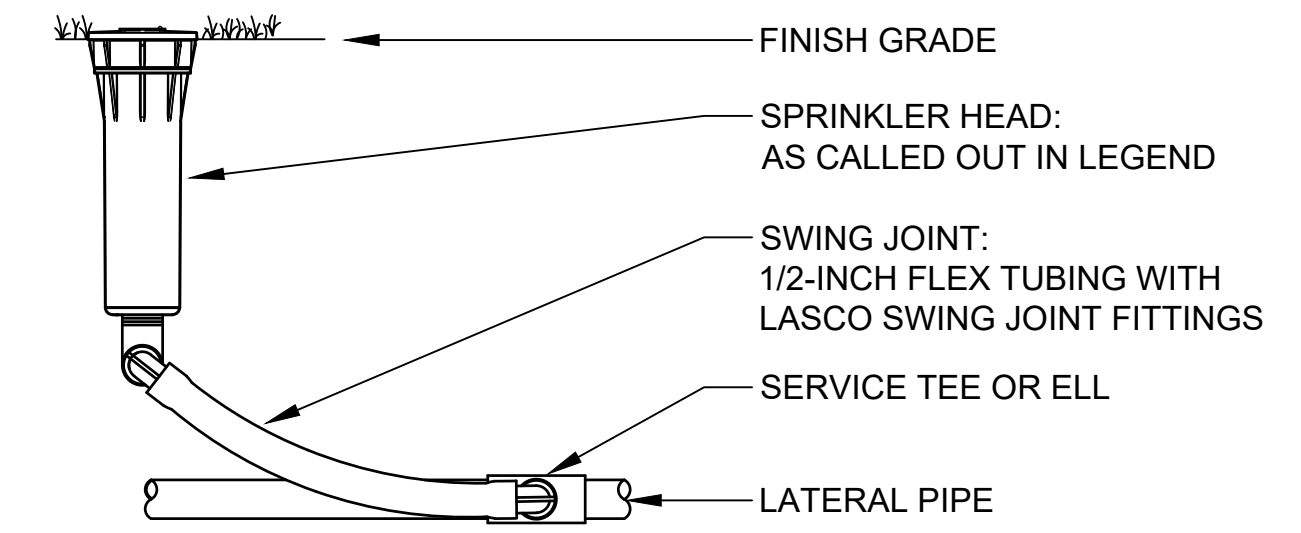
1 BACKFLOW PREVENTION ASSEMBLY



2 MASTER VALVE ASSEMBLY

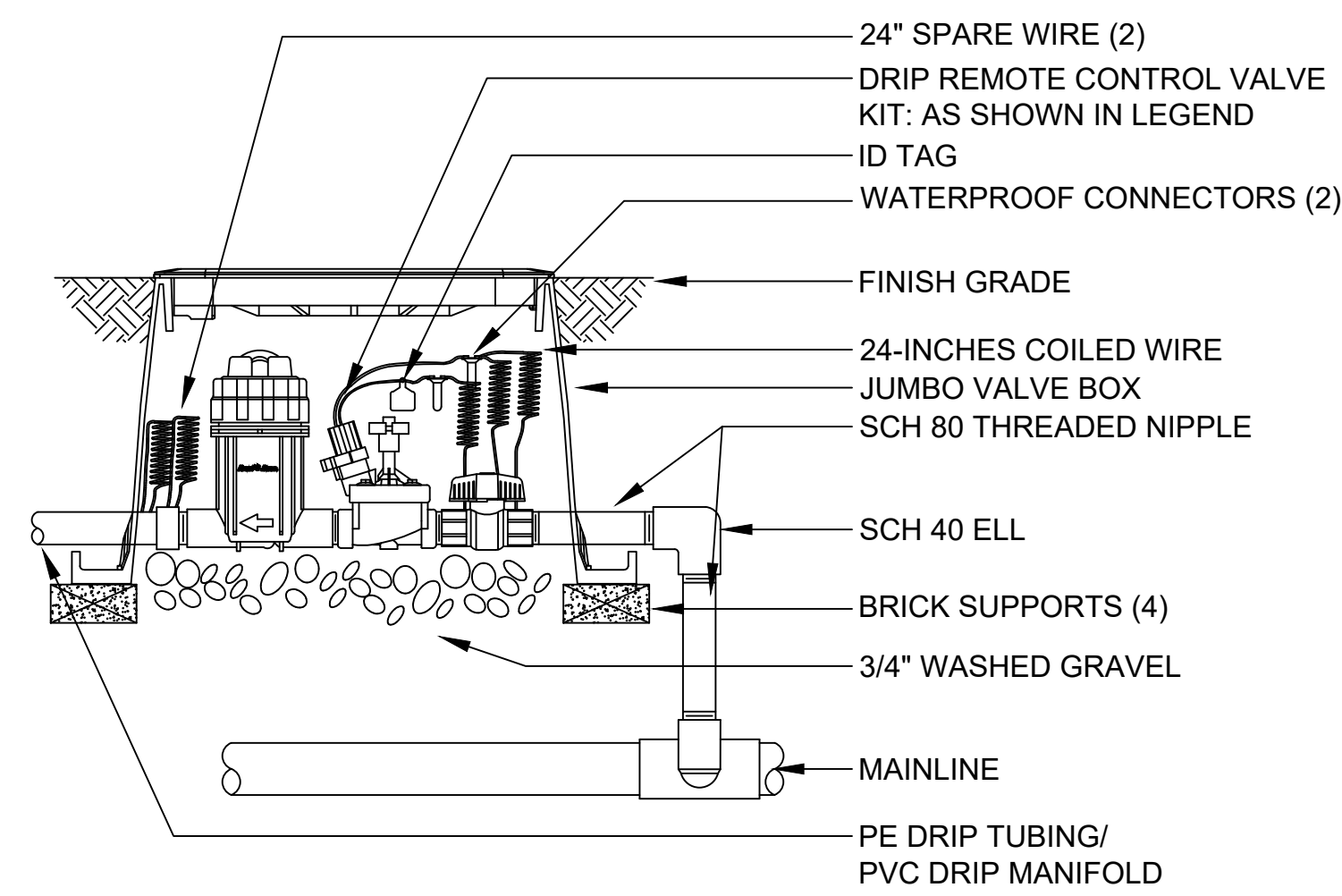


3 REMOTE CONTROL VALVE ASSEMBLY

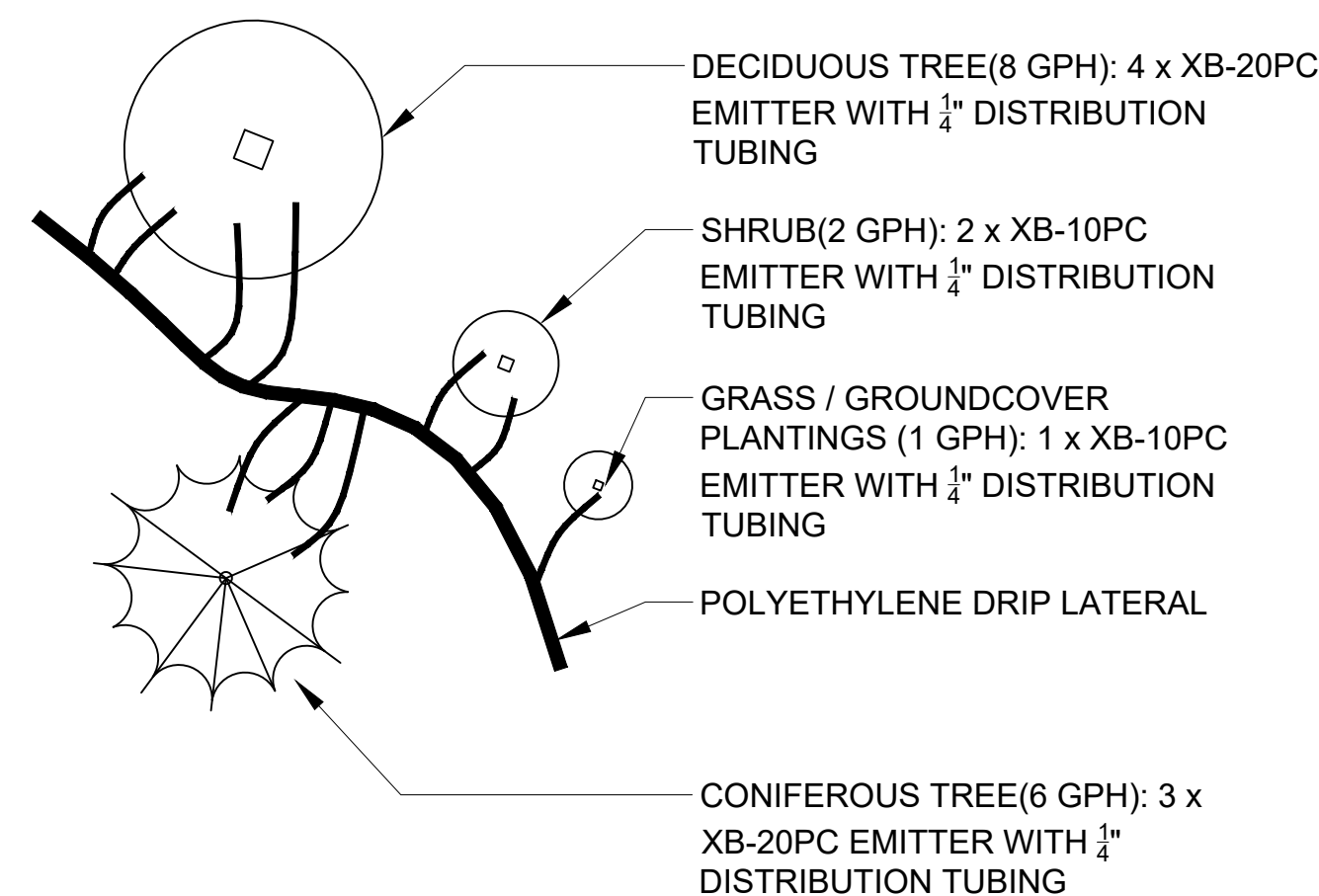


NOTE: FOR SPRINKLERS OVER 5 GPM USE PREFABRICATED PVC SWING JOINT

4 SPRINKLER ASSEMBLY



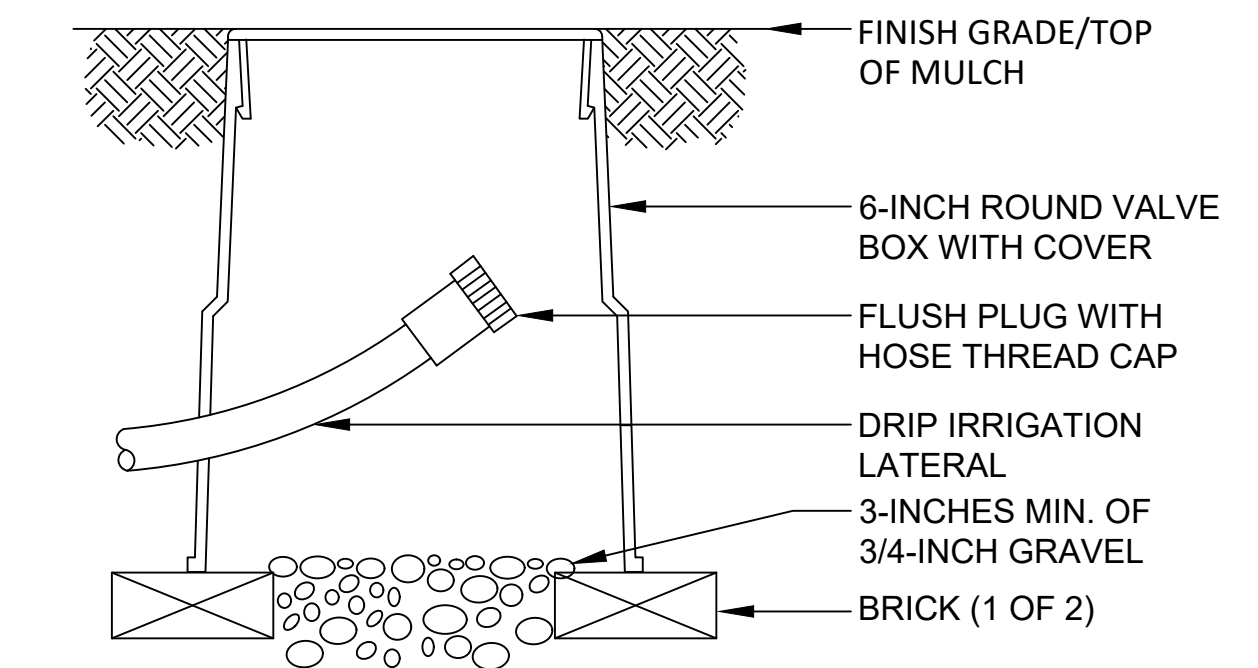
5 DRIP REMOTE CONTROL VALVE ASSEMBLY



NOTE:

1. MAXIMUM LENGTH OF 1/4" DISTRIBUTION TUBING IS 5-FEET
2. STAKE ENDS OF DISTRIBUTION TUBING ON UPHILL SIDE OF PLANT.

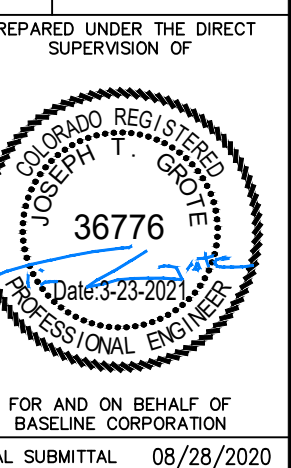
6 TYPICAL EMITTER PLACEMENT & SCHEDULE



7 DRIP FLUSH CAP ASSEMBLY

REVISION	DESCRIPTION	DATE	PREPARED BY	CHECKED BY
FINAL PD SITE PLAN 1ST SUBMITTAL	SCB	01-20-2021	AL	AL
FINAL PD SITE PLAN 2ND SUBMITTAL	IBA	03-24-2021	AL	TC

EL PASO COUNTY
TOWN OF MONUMENT
WMG DEVELOPMENT
MONUMENT DENTAL CLINIC
LOT 3, MONUMENT RIDGE, 745 W. BAPTIST ROAD
IRRIGATION DETAILS



FOR AND ON BEHALF OF
BASELINE CORPORATION

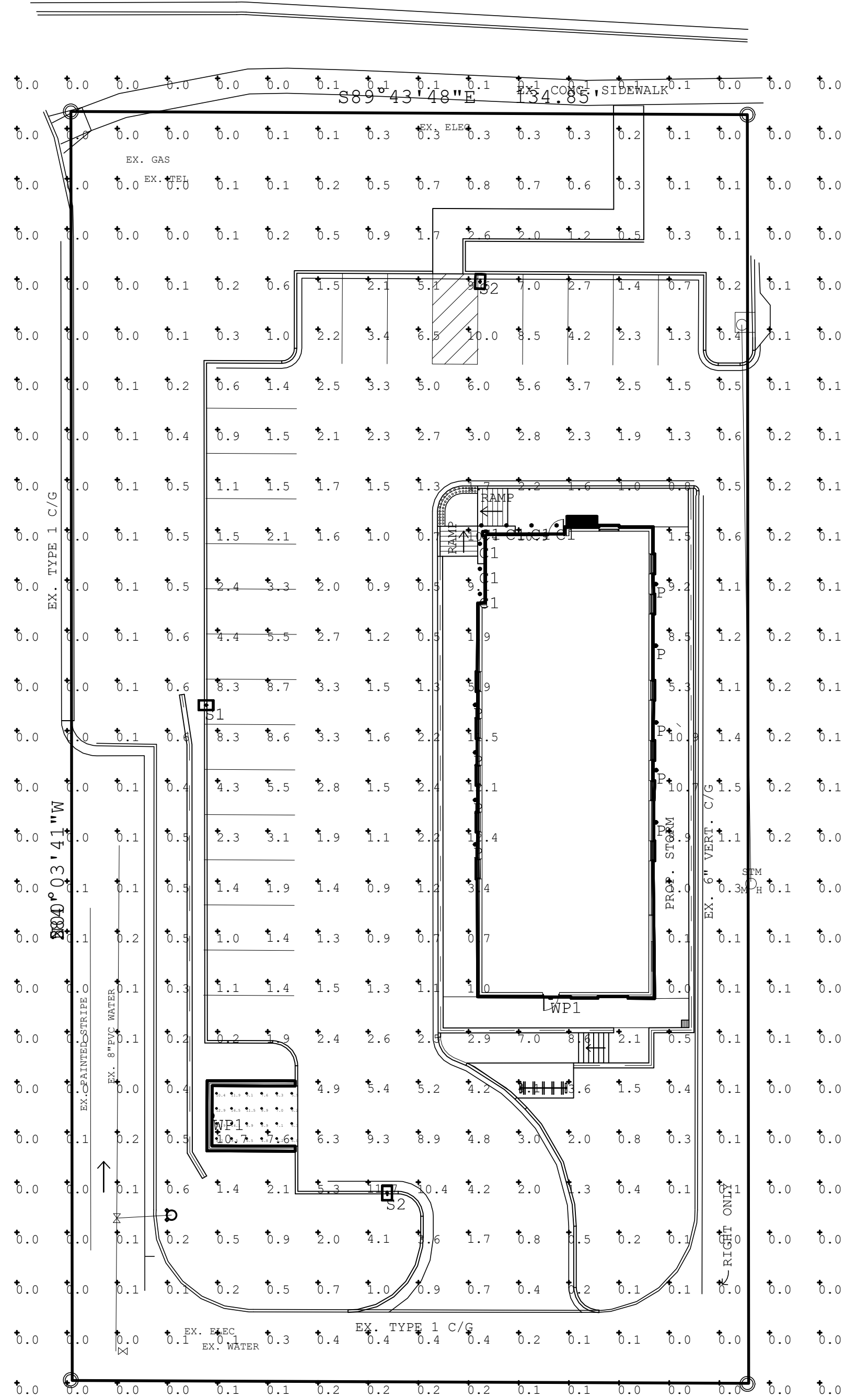
INITIAL SUBMITTAL	08/28/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	SEC/DWA
SURVEY DATE	04-24-20
JOB NO.	35006
DRAWING NAME	1-WMG Monument.dwg



R:\35006 Monument\Drawings\Drawings\35006 Photometric.dwg, 5/28/2021 3:07:18 PM, Linda Arnold

Standard Electric Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Total Lamp Lumens	LLF	Mounting Height
	7	C1	Prescolite	LTR-6RD-H-SL06L-DM1 LTR-6RD-T-SL35K8XWS	SINGLE	N.A.	0.910	10'
	9	F	Progress	F560029-129-30	SINGLE	N.A.	0.980	8'
	1	S1	Solais	GL2-17-3M-740-STD-HSS	SINGLE	N.A.	0.910	15'
	2	S2	Solais	GL2-17-4S-740	SINGLE	N.A.	0.910	15'
	2	WP1	RAB	SLIM37N	SINGLE	N.A.	0.920	10'

Calculation Summary					
Label	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



Photometric Plans prepared by
STANDARD ELECTRIC
 14 Jewel Drive
 Wilmington, MA 01887
 www.SE-national.com
 978-661-1854
 WMG@Standardelectric.com



APPLICATION INFORMATION
 NAME: MONUMENT DENTAL CLINIC
 TYPE: CONSTRUCTION PLANS

Engineering - Planning - Surveying

1046 ELKTON DRIVE • COLORADO SPRINGS, COLORADO 80907

P. 719.531.6200 • F. 719.531.6266 • www.baselinecorp.com

DESIGNED BY: SGB

DRAWN BY: LJA

CHECKED BY: NJN

DATE:

PREPARED BY:

REVISION DESCRIPTION:

EL PASO COUNTY

MONUMENT DENTAL CLINIC

LOT 3, MONUMENT RIDGE, 745 W. BAPTIST ROAD

PHOTOMETRIC PLAN

TOWN OF MONUMENT

PREPARED UNDER THE DIRECT SUPERVISION OF:

FOR AND ON BEHALF OF
 BASELINE CORPORATION

INITIAL SUBMITTAL 08/28/2020

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

BEC/OVA 04-24-20

JOB NO. 35006

DRAWING NAME

35006 Photometric.dwg

SHEET 14 OF 15

P1

