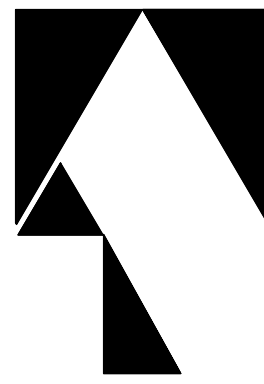


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CONCEPT
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MONUMENT, COLORADO



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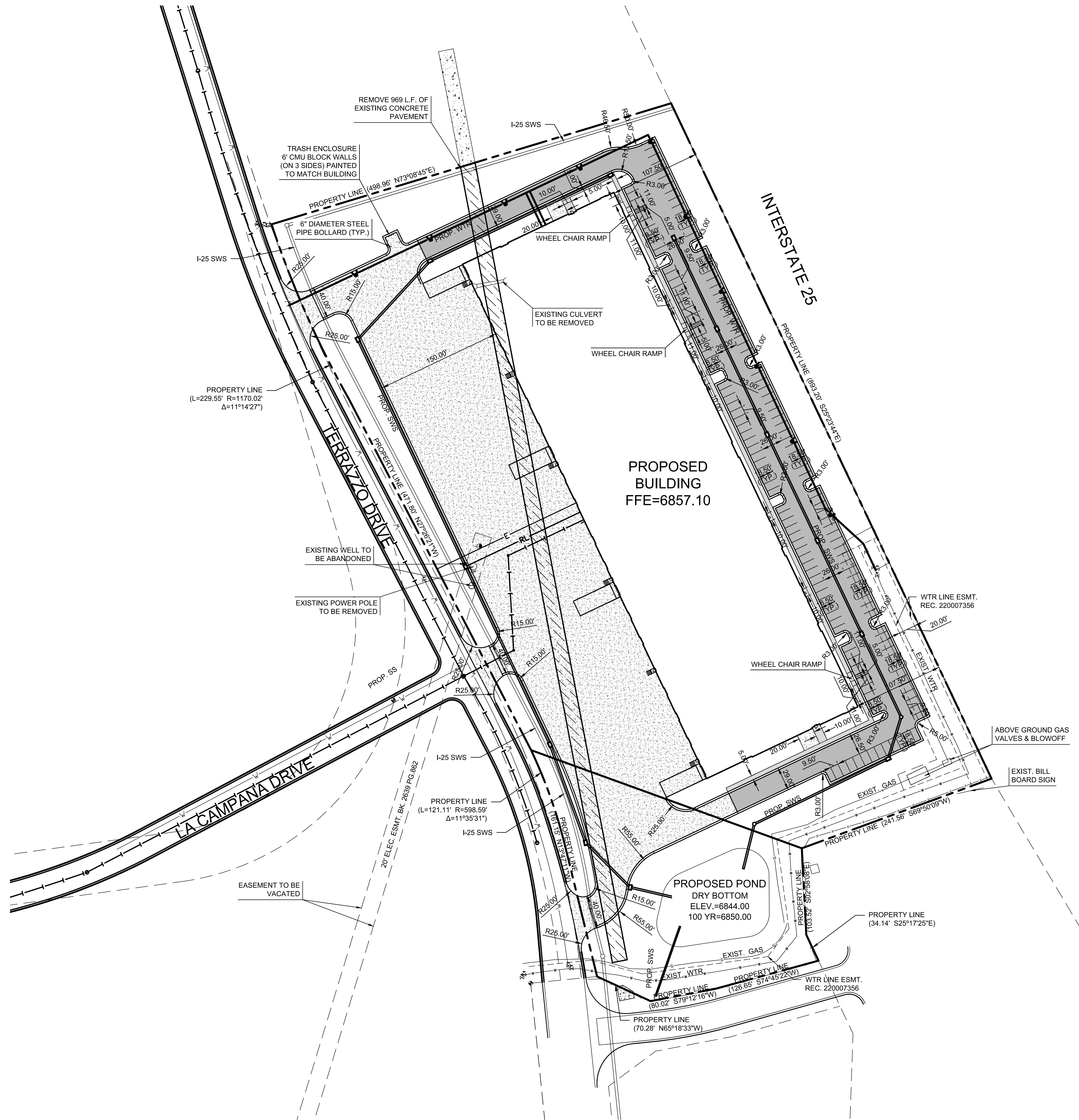
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SITE PLAN

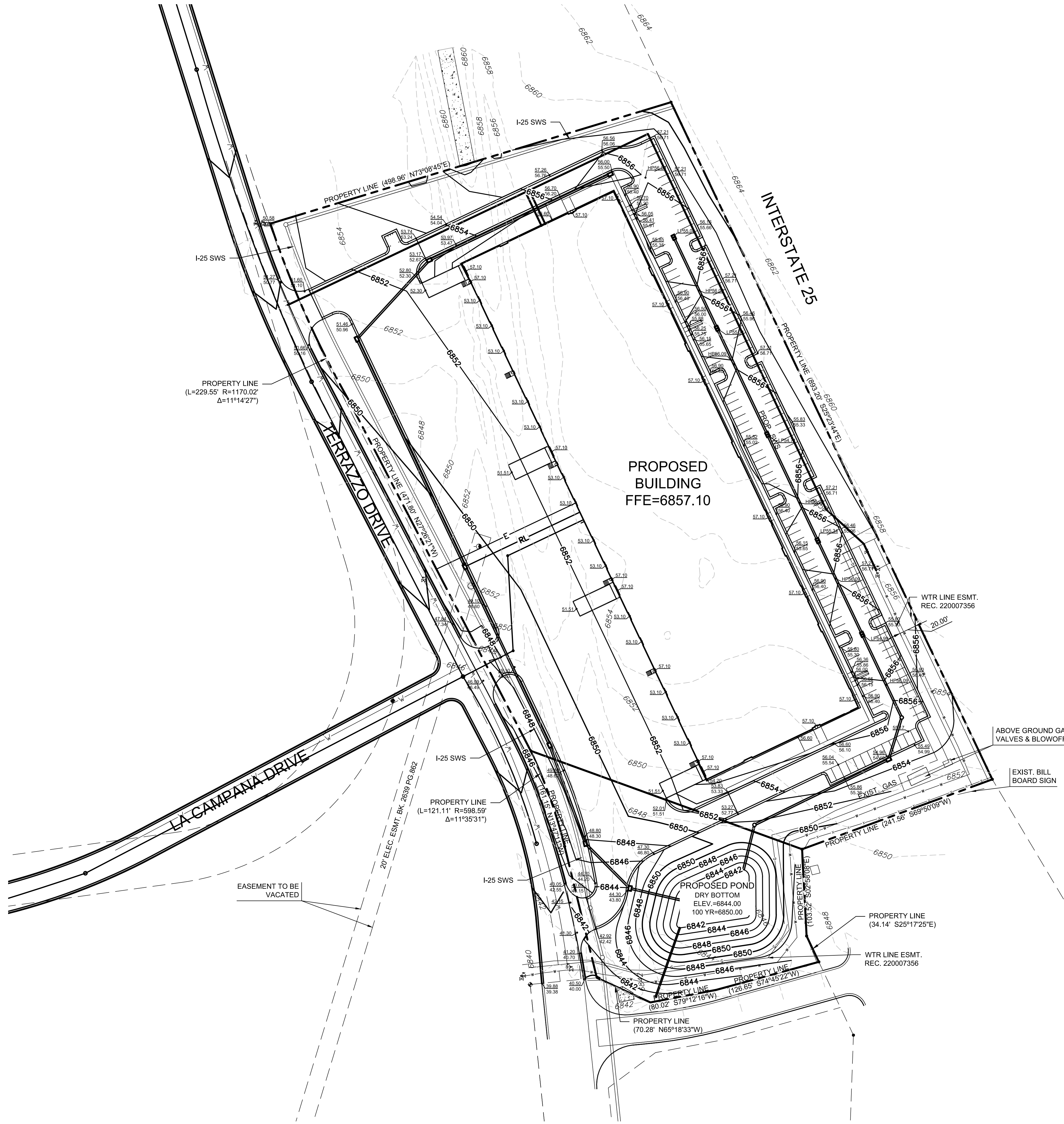
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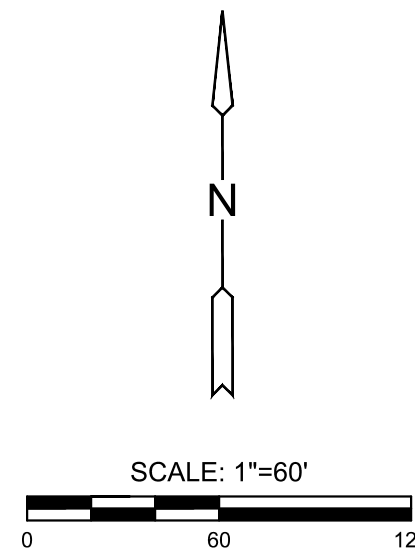


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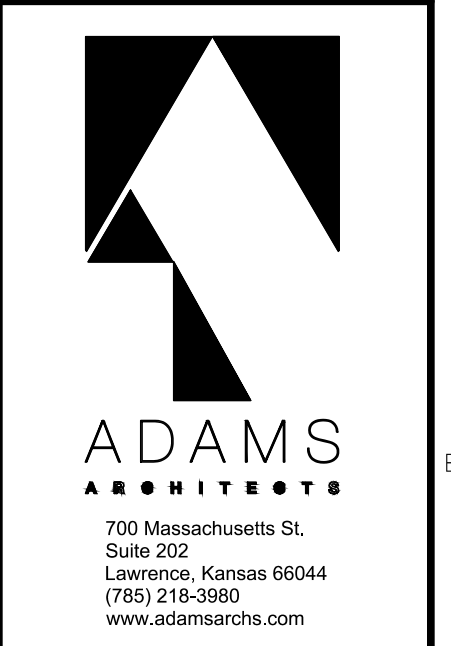
- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING STORM SEWER
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING GAS LINE
 - EXISTING GRADES
 - PROPOSED GRADES
 - GRADING LIMITS
 - TOP OF CURB FLOWLINE ELEVATION



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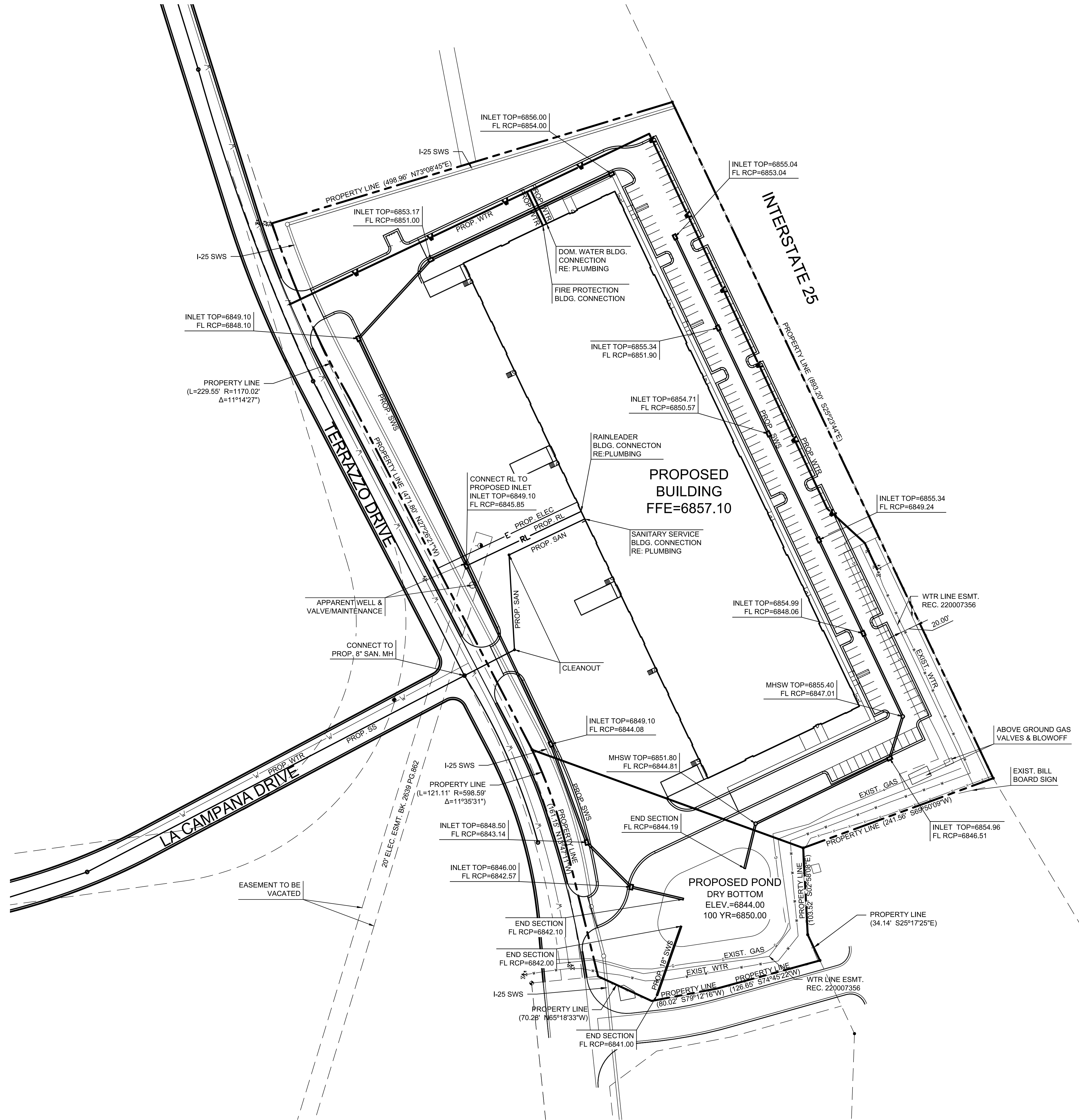
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**GRADING
PLAN**

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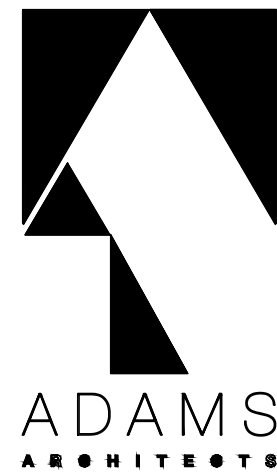
LEGEND

- | | | | |
|-----|-------------------------------|-----|----------------------------|
| --- | EXISTING SANITARY SEWER | W | PROPOSED WATER |
| --- | EXISTING WATER LINE | RL | PROPOSED RAIN LEADER |
| --- | EXISTING STORM SEWER | FP | PROPOSED STORM SEWER |
| --- | EXISTING UNDERGROUND ELECTRIC | DW | PROPOSED DOMESTIC WATER |
| --- | EXISTING OVERHEAD ELECTRIC | G | PROPOSED GAS |
| --- | EXISTING GAS LINE | FOC | PROPOSED FIBER OPTIC CABLE |
| | | E | PROPOSED ELECTRIC PRIMARY |

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UTILITY
PLAN

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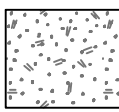
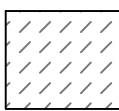
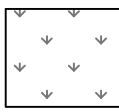
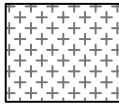
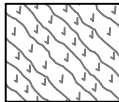
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MONUMENT INDUSTRIAL PARK WAREHOUSE

TOWN OF MONUMENT, COLORADO

PRELIMINARY/FINAL PD SITE PLAN

GROUND COVER LEGEND

-  **SHRUB BED - ROCK MULCH**
Minimum Per 500 SF:
6 shrubs, and
8 grasses, perennials or groundcover(x2)
-  **NATIVE SEED MIX**
Irrigated, minimal
-  **NATIVE SEED MIX N**
Non-irrigated
-  **DETENTION SEED MIX**
-  **ARTIFICIAL TURF**

SEE SHEET 6 OF 11 FOR PLANT SCHEDULE AND LANDSCAPE NOTES

INTERSTATE 25
(PUBLIC EXPRESSWAY - ROW VARIES)

ZONE: PID
USE: VACANT
REC 2130333543

ZONE: PCDH
USE: WAREHOUSE/STORAGE
REC 2130333543

TERRAZZO DRIVE WAREHOUSE

PRELIM/FINAL PD
SITE PLAN

TERRAZZO DRIVE NEAR
BAPTIST ROAD
MONUMENT, CO

DATE: 01-15-21
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

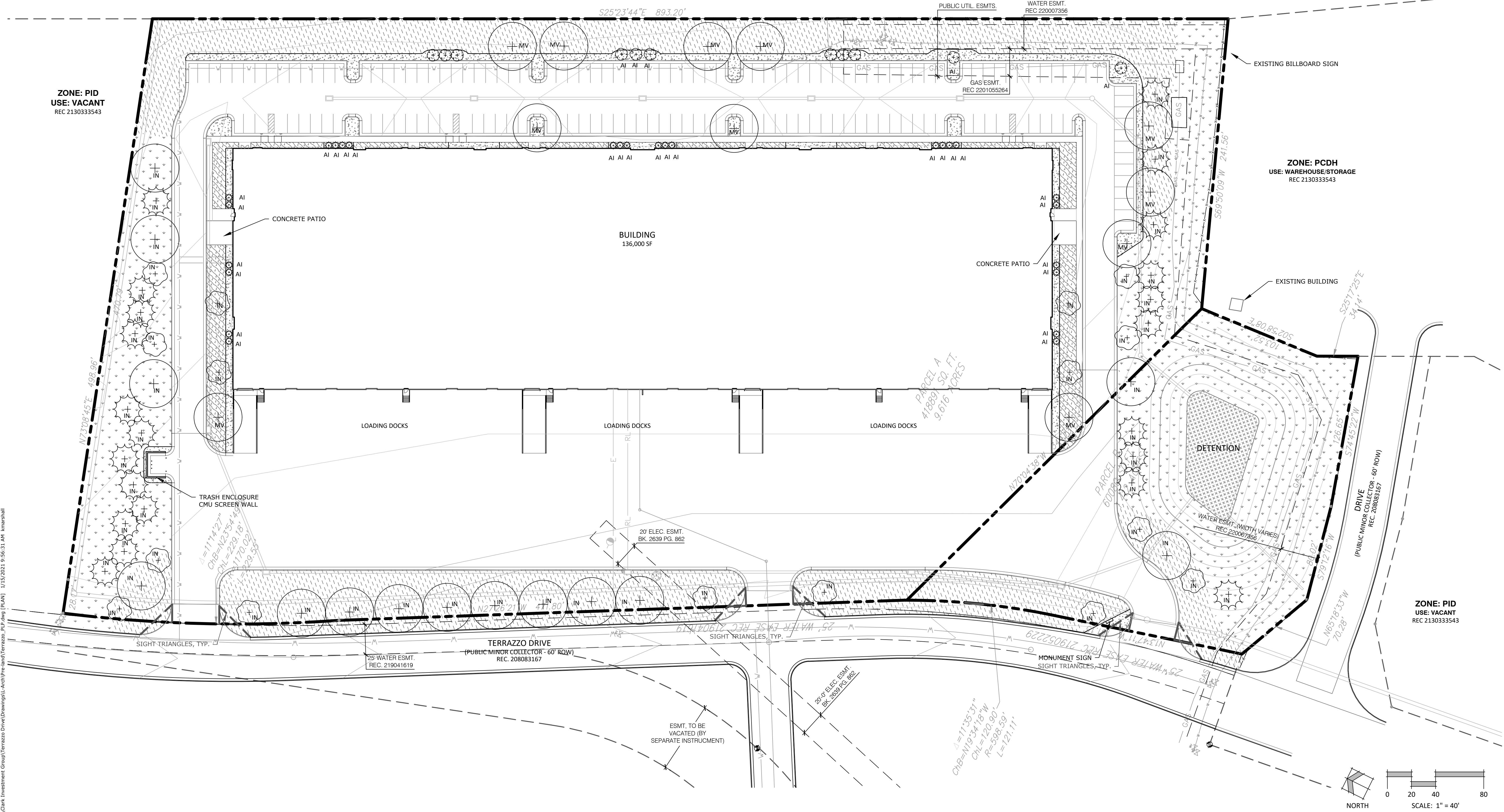
ENTITLEMENT

DATE: 01-14-21 BY: KMM DESCRIPTION: PREVIEW SET

LANDSCAPE PLAN

5 OF 11

CPC #



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MONUMENT INDUSTRIAL PARK WAREHOUSE

TOWN OF MONUMENT, COLORADO

PRELIMINARY/FINAL PD SITE PLAN

LANDSCAPE NOTES

- ALL LANDSCAPE REQUIREMENTS SHALL BE INSTALLED TO MONUMENT MUNICIPAL CODE STANDARDS.
- NO TURF SOD GRASS WILL BE ALLOWED.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM UNLESS LABELED AS XERIC. XERIC PLANTS SHALL HAVE TEMPORARY IRRIGATION OR BE MANUALLY WATERED UNTIL ESTABLISHMENT (A MINIMUM OF TWO YEARS).
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. SOIL AMENDMENTS ARE TO BE APPLIED BASED ON SOIL ANALYSIS WITH A MINIMUM OF 2 CUBIC YARDS/1000 S.F. AREA OF ORGANIC COMPOST TO BE INCORPORATED.
- PARKING LOTS SHALL BE SCREENED FROM PUBLIC VIEW WITH THE USE OF BERMING AND/OR SHRUBS A MINIMUM OF 3' IN HEIGHT.
- THE LANDSCAPED AREA NOT PLANTED WITH NATIVE GRASSES WILL HAVE WOOD MULCH AND/OR DECORATIVE ROCK. SHRUBS, ORNAMENTAL GRASSES, AND GROUND COVER SHALL BE INSTALLED IN AN AESTHETIC COMBINATION IN THESE AREAS AT THE REDUCED RATIO PROVIDED IN THE LANDSCAPE REQUIREMENTS TABLE ON THIS SHEET. THE NUMBER OF PLANTS MAY BE REDUCED FOR EACH ADDITIONAL TREE, ABOVE THE REQUIRED NUMBER (1/925 SF), AT THE RATIO OF TEN (10) PLANTS PER ONE HUNDRED (100) SQUARE FEET OF REQUIRED LANDSCAPE AREAS. NUMBER OF PLANTS MAY BE REDUCED BY SUBSTITUTION OF TREES UP TO THREE (3) PLANTS PER 100 SQUARE FEET.
- OPAQUE FENCING TO BE REQUIRED AROUND TRASH ENCLOSURES AND MAY BE UTILIZED TO SCREEN ANY LOADING OR STORAGE AREAS FROM PUBLIC VIEW.
- ALL LANDSCAPE REQUIREMENTS SHALL BE INSTALLED TO MONUMENT MUNICIPAL CODE STANDARDS.
- ALL PLANT SPECIES SHALL BE CHOSEN FROM THE TOWN OF MONUMENT PERMITTED PLANTS LIST. NATIVE AND DROUGHT RESISTANT SPECIES ARE ENCOURAGED.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- NO PLANTING OR STRUCTURES SHALL BE ALLOWED OVER THE HEIGHT OF 30 INCHES ABOVE THE LEVEL OF THE ROADWAYS WITHIN A 15' SIGHT DISTANCE TRIANGLE AT THE CORNERS OF INTERSECTIONS.
- THESE PLANS ARE FOR TOWN OF MONUMENT APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPING

Net Site Area	Percent Minimum Internal Area (%)	Internal Area Required / Provided	Internal Trees (1/925 SF) Req./Prov.	Internal Plant Abbr. Denoted on Plan
478,971 SF	10%	47,897 SF / 163,862 SF	52 / 52	IN

Shrub bed area Provided	Plantings Required (8/100 SF bed area)	Tree Substitutions (10 shrubs/1 tree)	Abbr. Denoted on Plan	Shrubs / Orn Grasses/ Ground Cover Plantings Req./Provided
12,082 SF	967	31	AI	657 / TBD ~145 Shrubs, & 194 Grasses/ Perennials

MOTOR VEHICLE LOTS

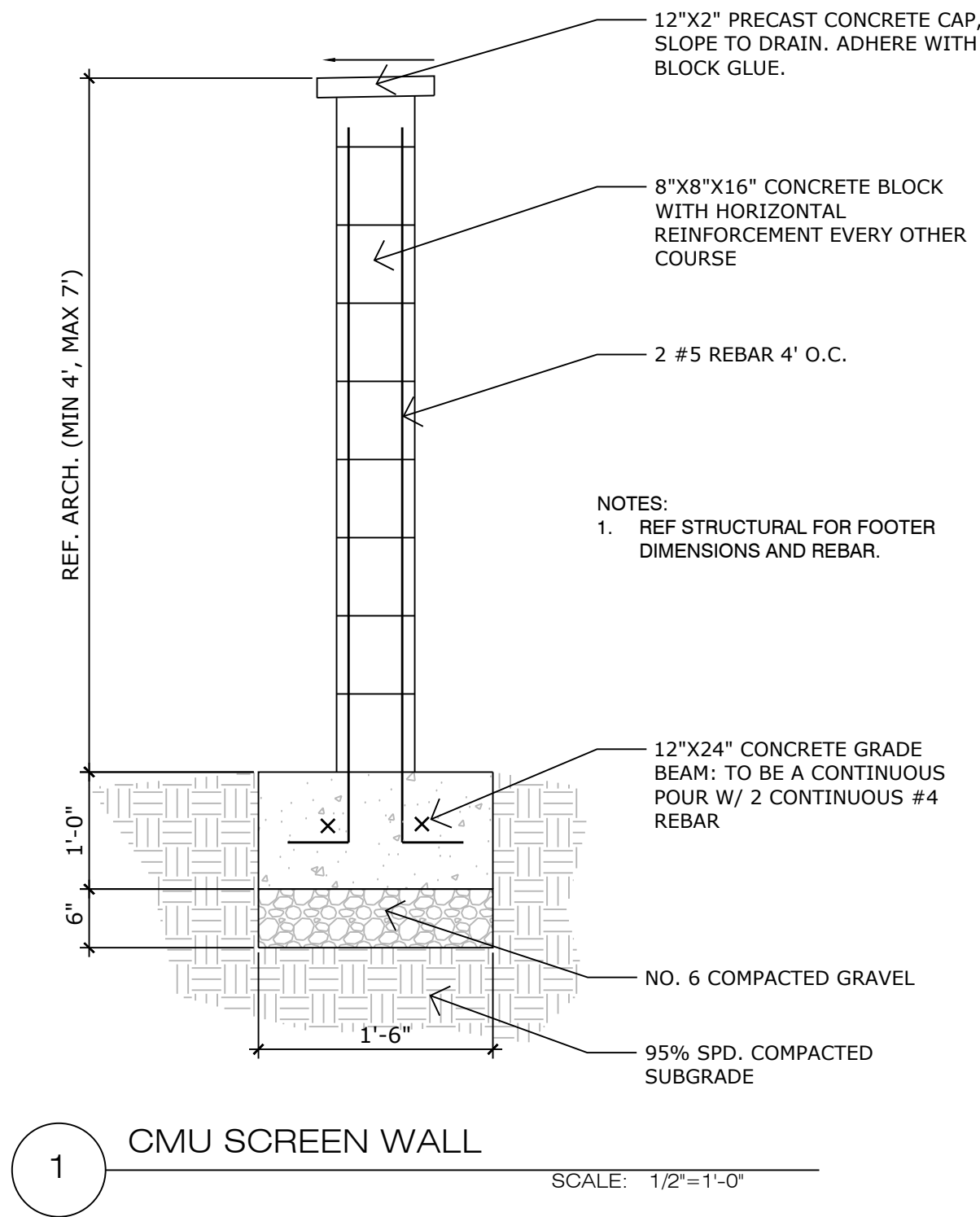
No. of Vehicles Spaces Provided	Motor Vehicle Trees Required/Prov.	Vehicle Lot Plant Abbr. on Plan	Vehicle Lot Frontage Length	Screening Treatment Type Provided
155	(1 per 15 Spaces) 11 / 11	MV	East: 722' South: 123'	Berming &/or Shrubs Berming &/or Shrubs

GROUND COVER LEGEND

	SHRUB BED - ROCK MULCH Minimum Per 500 SF: 6 shrubs, and 8 grasses, perennials or groundcover(x2) -	12,082 sf
	NATIVE SEED MIX Irrigated, minimal -	67,952 sf
	NATIVE SEED MIX N Non-irrigated -	66,568 sf
	DETENTION SEED MIX -	4,477 sf
	ARTIFICIAL TURF -	8,876 sf

PLANT LIST

	DECIDUOUS SHADE TREES Acer grandidentatum / Bigtooth Maple Catalpa speciosa / Northern Catalpa Celtis occidentalis / Common Hackberry Koeleruteria paniculata / Golden Rain Tree	25
	EVERGREEN TREES Juniperus monosperma / Oneseed Juniper Juniperus scopulorum 'Moonglow' / Moonglow Juniper Pinus aristata / Bristlecone Pine Pinus mugo / Mugo Pine Pinus nigra / Austrian Black Pine	22
	ORNAMENTAL TREES Acer tataricum 'GarAnn' / Hot Wings Tatarian Maple Amelanchier canadensis / Canadian Serviceberry Crataegus crus-galli / Cockspur Hawthorn	16
	SMALL EVERGREEN TREES Juniperus scopulorum 'Cologreen' / Cologreen Juniper Juniperus scopulorum 'Moonglow' / Moonglow Juniper Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper Juniperus virginiana 'Burkii' / Burk Red Cedar Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	26
	SMALL TREES/LARGE SHRUBS Acer ginnala 'Compactum' / Compact Amur Maple Artemisia tridentata / Big Sagebrush Caragana arborescens / Siberian Peashrub Cercocarpus ledifolius / Curl-Leaf Mountain Mahogany Pinus mugo 'Big Tuna' / Big Tuna Mugo Pine Shepherdia argentea / Silver Buffaloberry	11
	SHRUBS Chamaebatiaria millefolium / Fernbush Forsythia x intermedia / Border Forsythia Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper Physocarpus monogynus / Mountain Ninebark Pinus mugo 'Mops' / Mops Mugo Pine Potentilla fruticosa / Bush Cinquefoil Prunus besseyi 'Pawnee Buttes' / Creeping Sand Cherry Rhus aromatica / Fragrant Sumac Ribes alpinum / Alpine Currant	
	GRASSES Bouteloua gracilis 'Blonde Ambition' / Blue Grama Blonde Sorghastrum nutans / Indian Grass	
	ANNUALS/PERENNIALS Artemisia frigida / Fringed Sage Euphorbia polychroma / Cushion Spurge Liatris punctata / Dotted Gayfeather Penstemon angustifolius / Narrowleaf Penstemon Penstemon pseudospectabilis / Desert Beardtongue/Penstemon Salvia pachyphylla / Blue Sage	
	GROUND COVER Antennaria parvifolia / Dwarf Pussytoes Delosperma cooperi / Purple Ice Plant Potentilla neumanniana / Spring Cinquefoil Sedum spurium 'Red Carpet' / Red Stonecrop	



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TERRAZZO DRIVE WAREHOUSE

PRELIM/FINAL PD SITE PLAN

TERRAZZO DRIVE NEAR
BAPTIST ROAD
MONUMENT, CO

DATE: 01-15-21
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

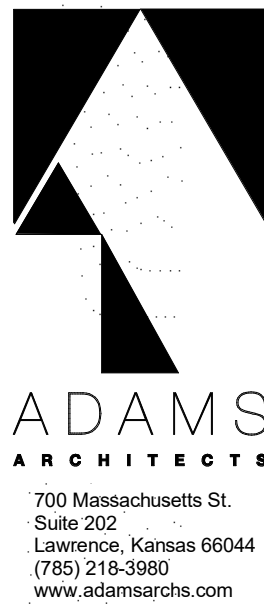
ENTITLEMENT

DATE: 01-14-21
BY: KMM
DESCRIPTION: PREVIEW SET

LANDSCAPE DETAILS

6 OF 11

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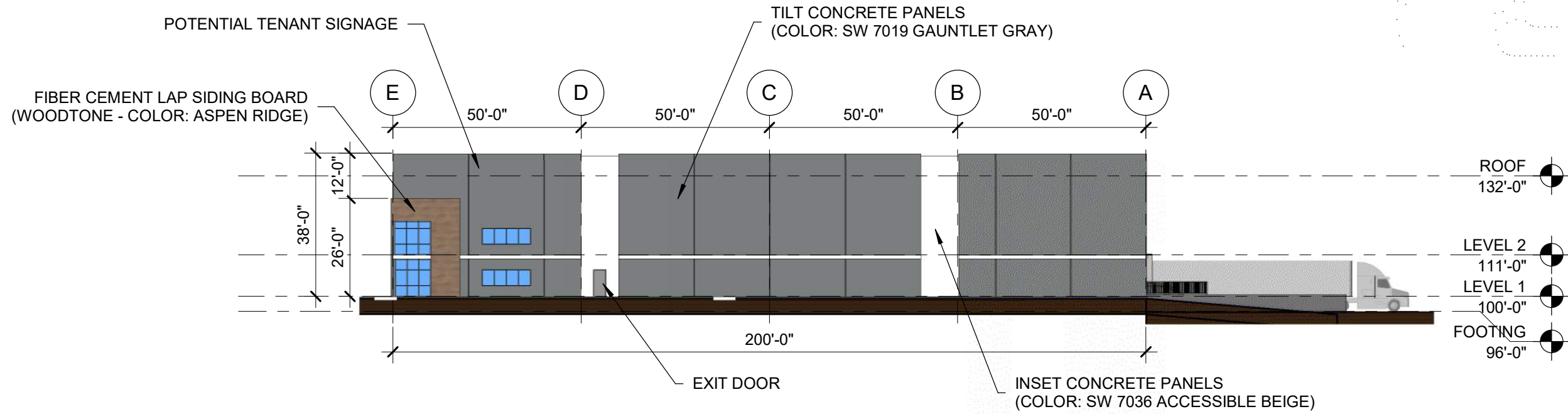
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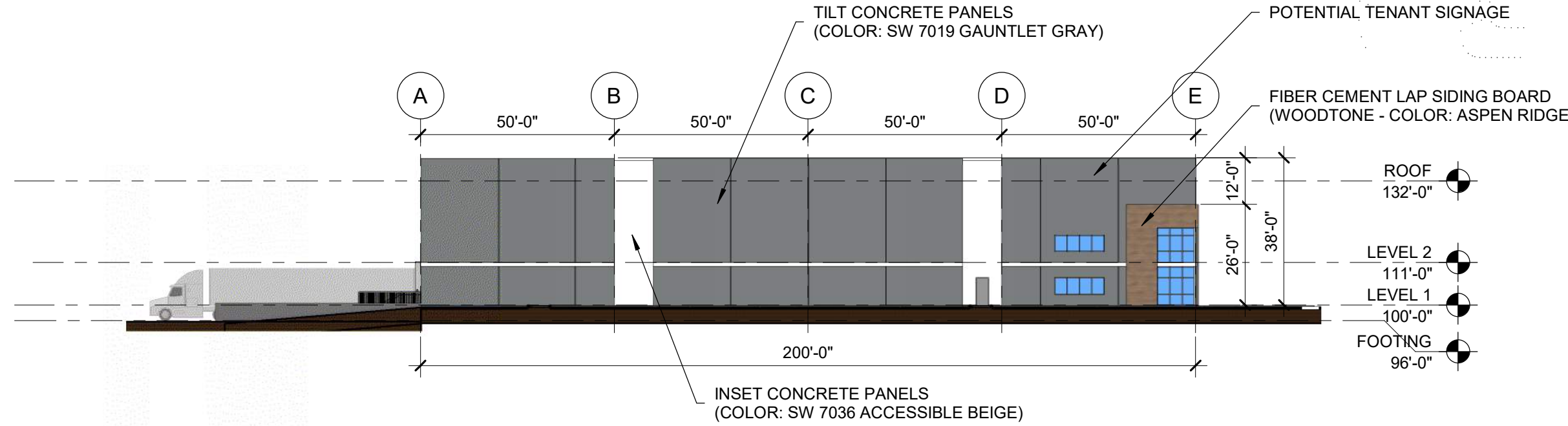
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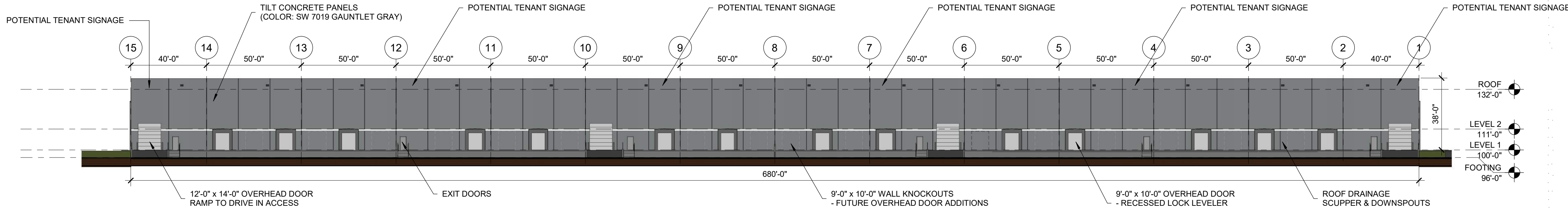
ELEVATIONS



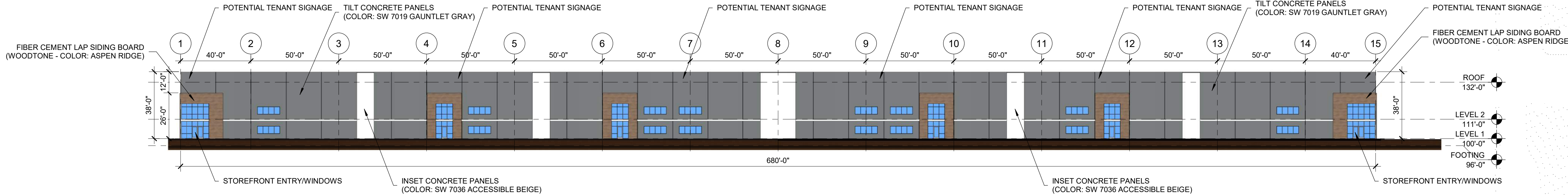
ELEVATION - NORTH D3
1/32" = 1'-0"



ELEVATION - SOUTH D1
1/32" = 1'-0"



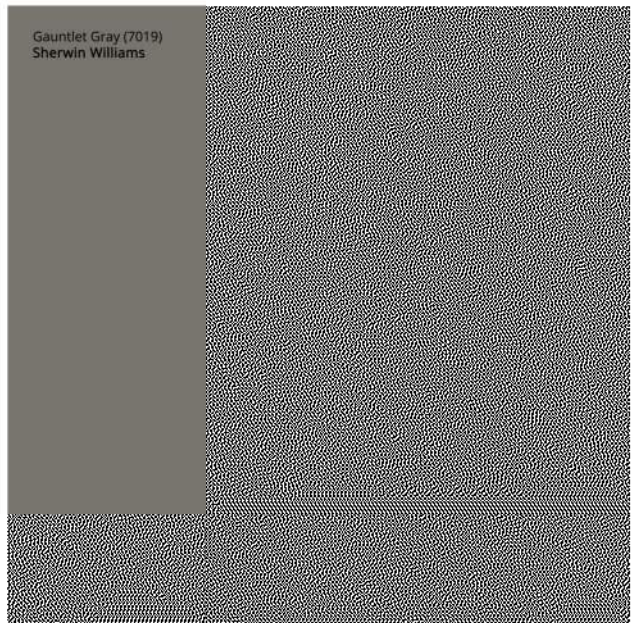
ELEVATION - WEST C1
1/32" = 1'-0"



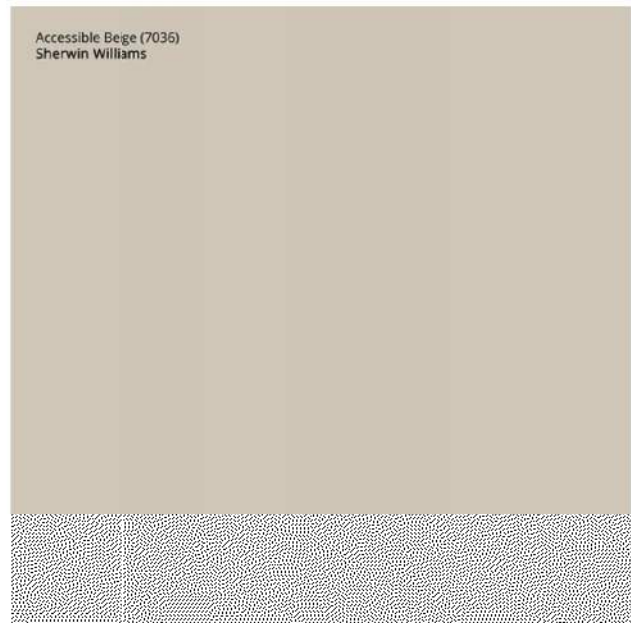
ELEVATION - EAST B1
1/32" = 1'-0"



FIBER CEMENT LAP SIDING BOARD
- MANUFACTURER: WOODTONE (BY HARDIE) / RUSTIC SERIES
- COLOR: ASPEN RIDGE
- PAINT / TRIM COLOR MATCHING COLOR: CHOCOLATE ASPEN
- COLOR MATCHING CAULK: OSI #221 (BROWN)



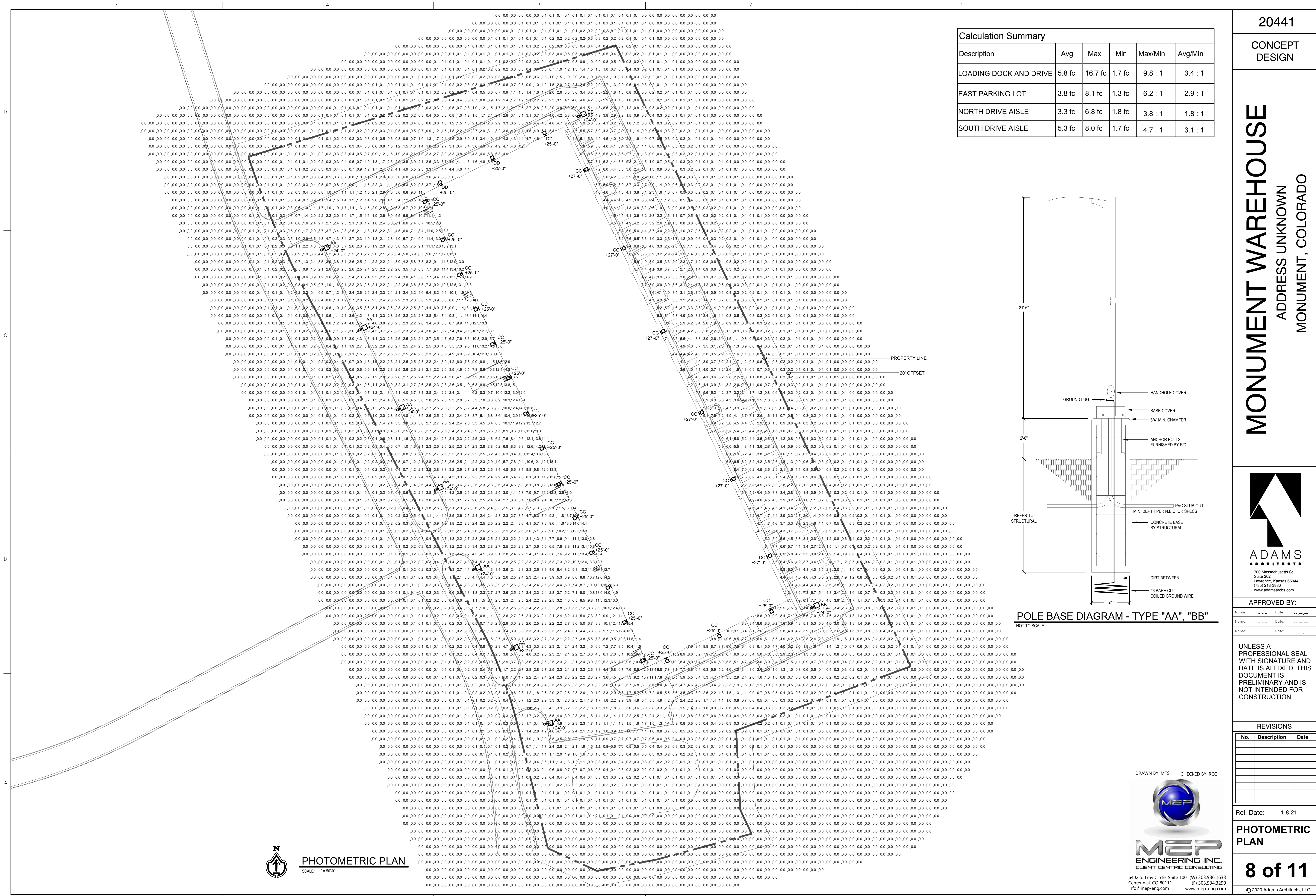
EXTERIOR PAINT OVER CONCRETE PANELS
MANUFACTURER: SHERWIN WILLIAMS
COLOR: GAUNTLET GRAY (#7019)



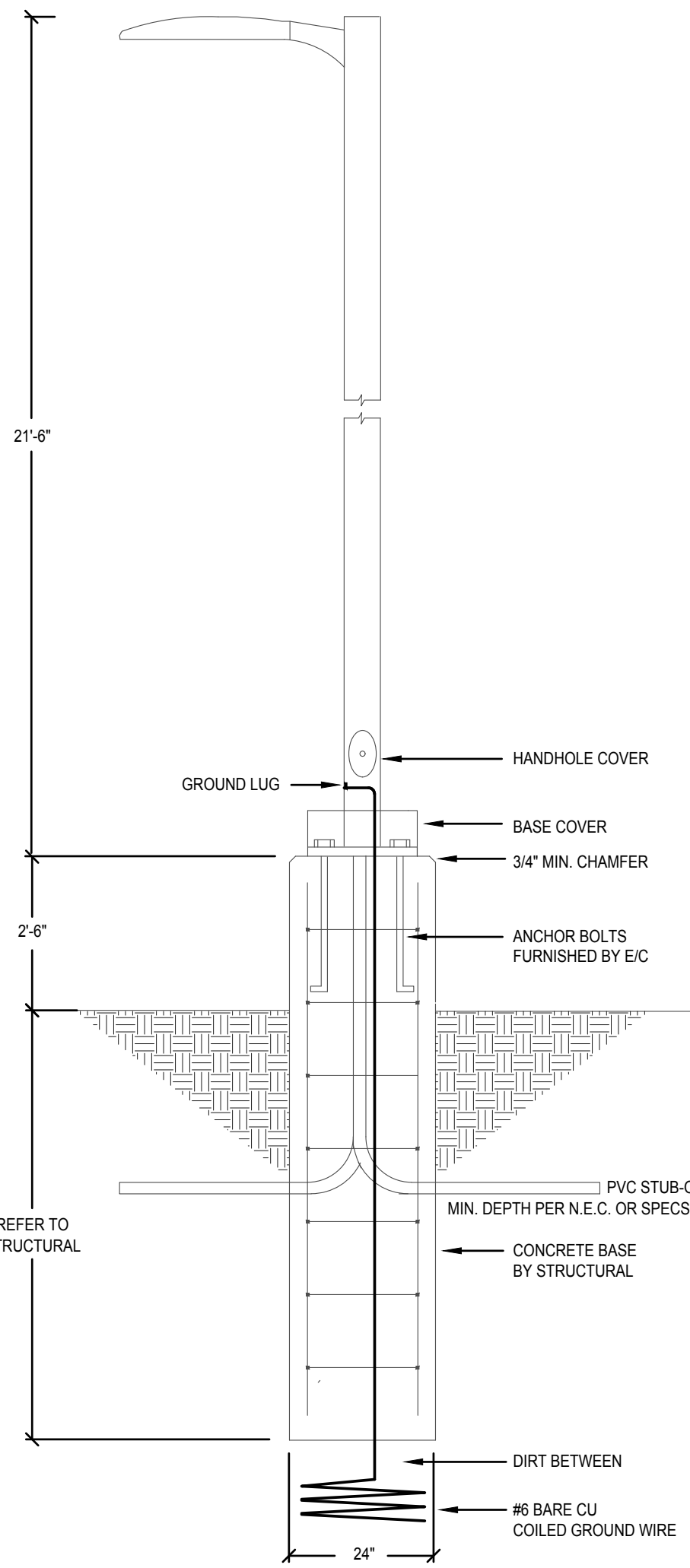
EXTERIOR PAINT OVER CONCRETE PANELS
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ACCESSIBLE BEIGE (#7036)



AWNING / STOREFRONT MATERIAL
COLOR: CLEAR ANODIZED ALUMINUM



Calculation Summary					
Description	Avg	Max	Min	Max/Min	Avg/Min
LOADING DOCK AND DRIVE	5.8 fc	16.7 fc	1.7 fc	9.8 : 1	3.4 : 1
EAST PARKING LOT	3.8 fc	8.1 fc	1.3 fc	6.2 : 1	2.9 : 1
NORTH DRIVE AISLE	3.3 fc	6.8 fc	1.8 fc	3.8 : 1	1.8 : 1
SOUTH DRIVE AISLE	5.3 fc	8.0 fc	1.7 fc	4.7 : 1	3.1 : 1



POLE BASE DIAGRAM - TYPE "AA", "BB"
NOT TO SCALE

20441

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PHOTOMETRIC PLAN

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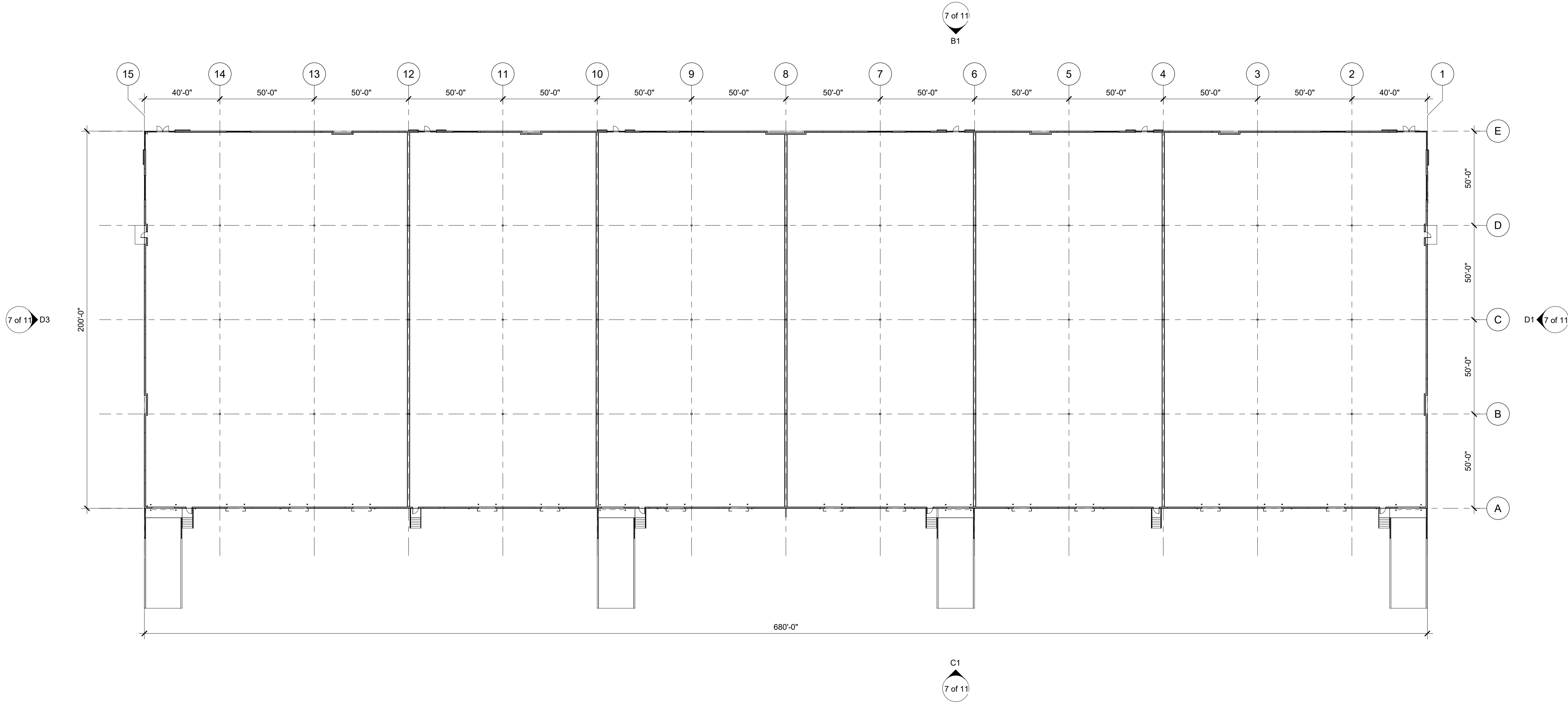
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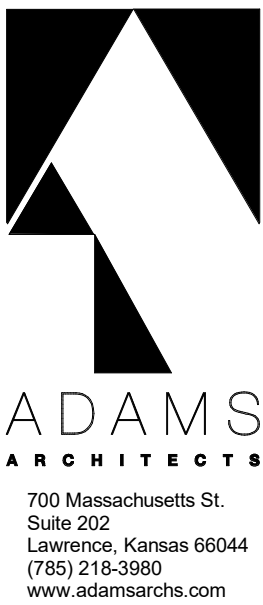


FLOORPLAN - LEVEL 1
1/32" = 1'-0" A1

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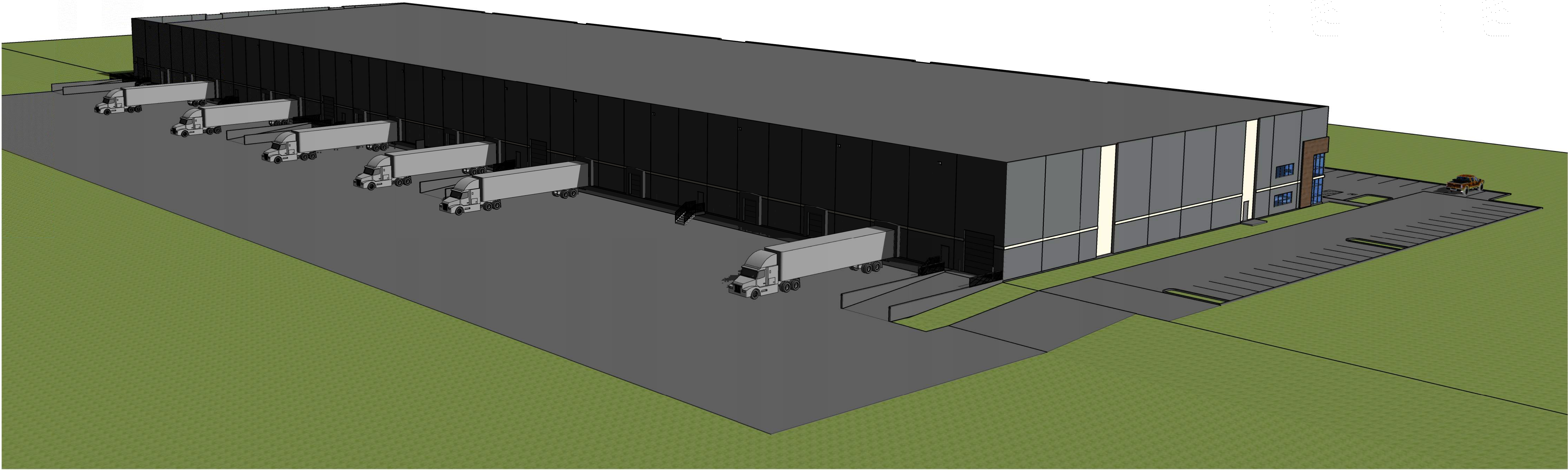
FLOORPLAN

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3D VIEW 2 C1

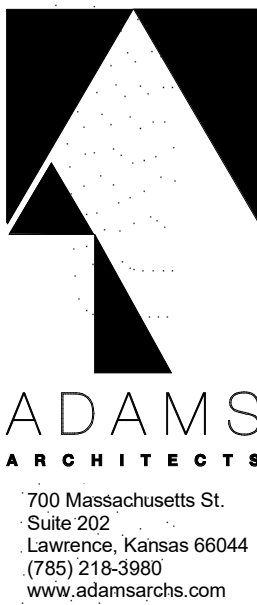


3D VIEW 1 A1

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3D VIEWS

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