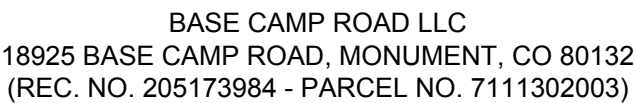


**LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO**

OF 9

El Paso County Planning & Community Development



QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	MATURE SIZE
EVERGREEN TREE						
17	RMJr	ROCKY MOUNTAIN JUNIPER	<i>Juniperus scopulorum</i> 'Cologreen'	6' HT.	B&B	15'-20'ht x 4'-6'spr.
33	AUS	AUSTRIAN PINE	<i>Pinus nigra</i>	6' HT.	B&B	40'-60'ht x 40'-60'spr.
SHRUBS						
39	ALP	ALPINE CURRANT	<i>Ribes alpinum</i> '	5 GAL.	CONTAINER	5'ht x 5'spr.
25	ROC	ROCK COTONEASTER	<i>Cotoneaster horizontalis</i>	5 GAL.	CONTAINER	2' ht x 5'spr.
12	SGJ	SEA GREEN JUNIPER	<i>Juniperus x media</i> 'Sea Green'	5 GAL.	CONTAINER	6' ht x 6'spr.
CLUMP/ ORNAMENTAL GRASS						
48	RSG	SHENANDOAH RED SWITCH GRASS	<i>Panicum virgatum</i> 'Shenandoah'	1 GAL.	CONTAINER	1'-2'ht x 1.5'-2'spr.

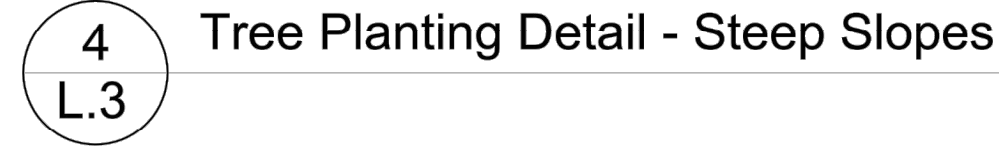
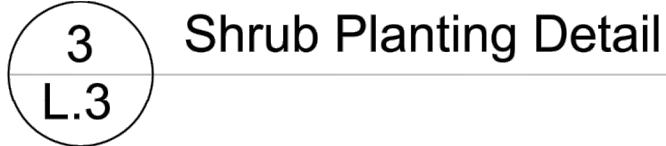
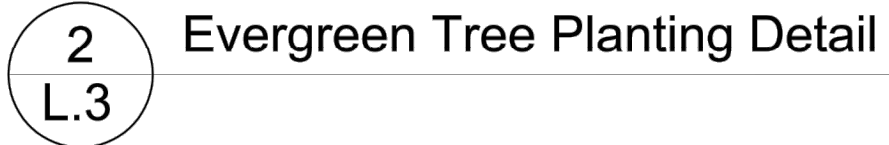
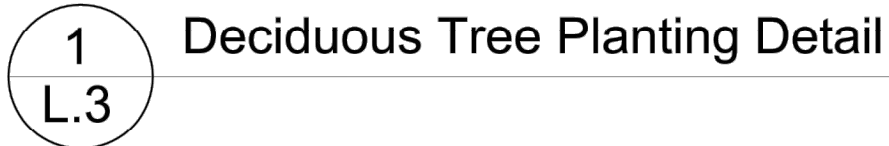
1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
2. THE OWNER, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLANS ON FILE WITH THE CITY PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE LANDSCAPE PLANS PRIOR TO THE ISSUANCE FOR THE CERTIFICATE OF OCCUPANCY.
3. CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING.
4. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
5. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/ IMPROVEMENTS, UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECT'S CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES, ADJACENT LANDSCAPE, AND THE SUBCONTRACTOR'S OPERATIONS DURING CONSTRUCTION AND/ OR THE SPECIFIED MAINTENANCE PERIOD. THE CONTRACTOR SHALL FULLY COMPENSATE THE OWNER FOR ANYTHING DISTURBED AND/ OR DESTROYED THAT IS NOT DESIGNATED FOR DEMOLITION.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
8. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
9. ALL LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AT A RATE OF (3) THREE CUBIC YARDS PER 1,000 SQUARE FEET. PRIOR TO LANDSCAPE INSTALLATION A SOILS TEST SHALL BE PREFORMED TO DETERMINE THE SPECIFICS OF THE SOIL AMENDMENT FOR TURF AREAS.
10. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TURF AREAS. EDGER SHALL BE GALVANIZED STEEL, ROLLED TOP EDGE, AND INTERLOCKING. EDGER IS NOT NECESSARY ADJACENTLY-PARALLEL TO CURBS, WALLS, AND WALKS.
11. ALL PLANTING BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED CEDAR MULCH FOR ANNUALS, OR OTHER MULCHES AS NOTED. APPLY A PRE-EMERGENT HERBICIDE IN BED AREAS.
12. ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."
13. ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/ OR SHOWN ON THE LANDSCAPE DRAWINGS.
14. CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/ OR THE CITY/ COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE OR REPAIR.
15. THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
16. CONTRACTOR SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, OWNER, OR CITY/ COUNTY.
17. FOR TREES NOT IN PLANTING BEDS, ALLOW A 4"-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH SHREDDED CEDAR MULCH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO LANDSCAPE FABRIC OR EDGER IS NECESSARY FOR TREE RINGS.
18. ALL TURF AREAS (SOD) SHALL BE SPRAY IRRIGATED. ALL PLANTING BEDS AND TREES SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM. NATIVE SEED AREAS TO BE IRRIGATED UNTIL ESTABLISHED.
19. IRRIGATION TO BE DESIGN/BUILD BY CONTRACTOR BASED ON MODIFICATION OR REPLACEMENT OF EXISTING IRRIGATION SYSTEM CONTRACTOR TO PROVIDE AN "AS BUILT" DRAWING TO THE PINERY HOA.
20. CONTRACTOR TO INCLUDE A ONE YEAR MAINTENANCE PROPOSAL TO THE PINERY HOA FOR REVIEW AND APPROVAL.

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

SEED MIX RATE – 25 POUNDS PER ACRE



**STEEL STRUCTURES
AMERICA INC.**®



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



FEATURES:

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



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

OUWX1TS	Slipfitter – size 1
OUWX1YK	Yoke – size 1
OUWX1THK	Knuckle – size 1
OUWX2TS	Slipfitter – size 2
OUWX2YK	Yoke – size 2

Page 1 of 2



Dimensions

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

OUW2
Width: 14-1/2" (37.0cm)
Height: 12-3/4" (37.0cm)
Depth: 5-1/2" (13.8cm)
Weight: 15.4lb (6.9kg)

The technical drawing shows three views of the OUW2 unit. The front view is a rectangle with a width of 14 1/2" (37.0cm) and a height of 12 3/4" (32.1cm). The side view shows a depth of 5 1/2" (13.8cm). The rear view shows a depth of 7" (17.8cm) and a height of 12 3/4" (32.1cm). The unit has a front grille with vertical slats and a side panel with a handle.

All dimensions are inches (centimeters) unless otherwise indicated.

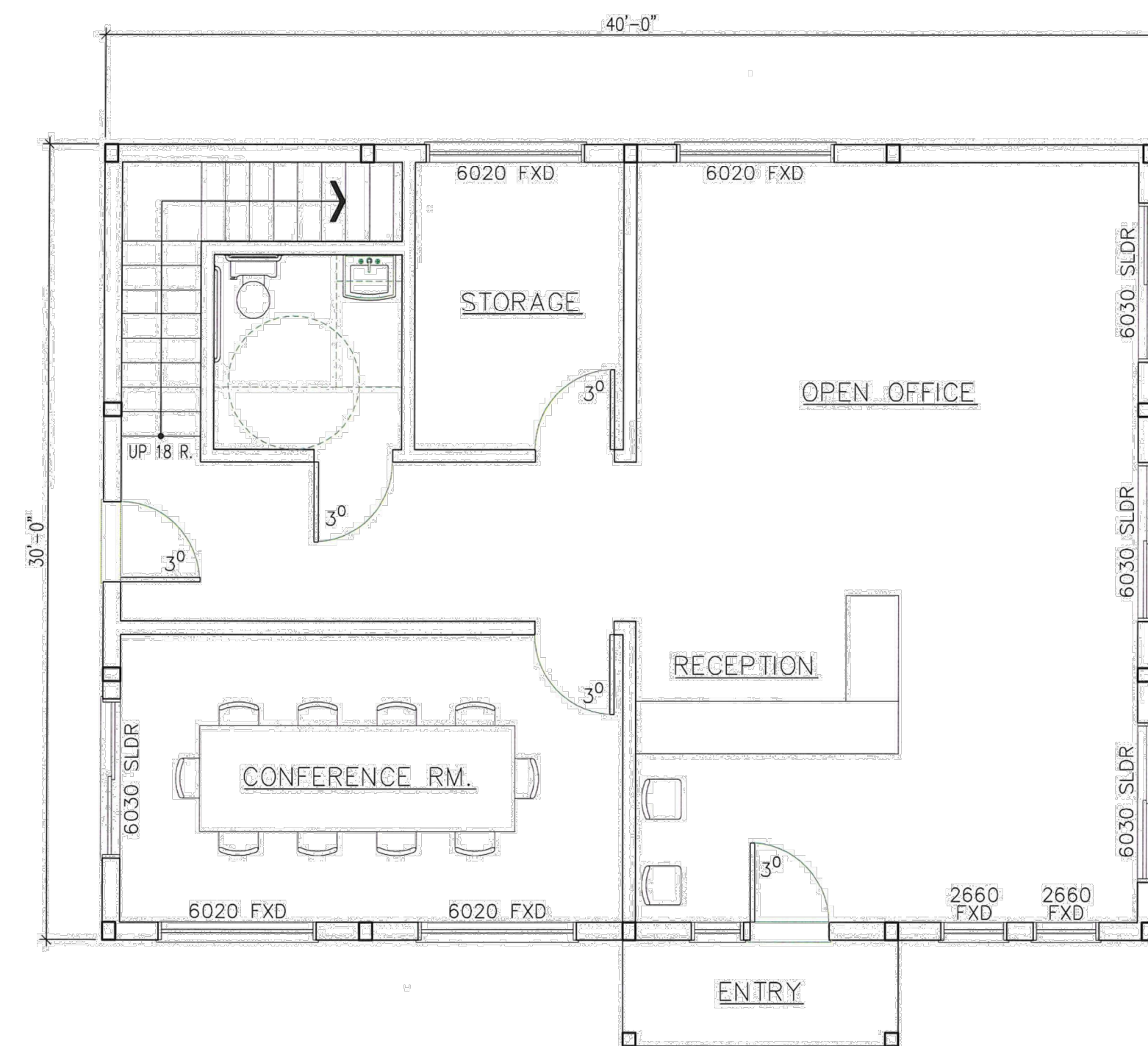
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

CONTRACTOR SELECT OLWX LED
Page 2 of 2

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

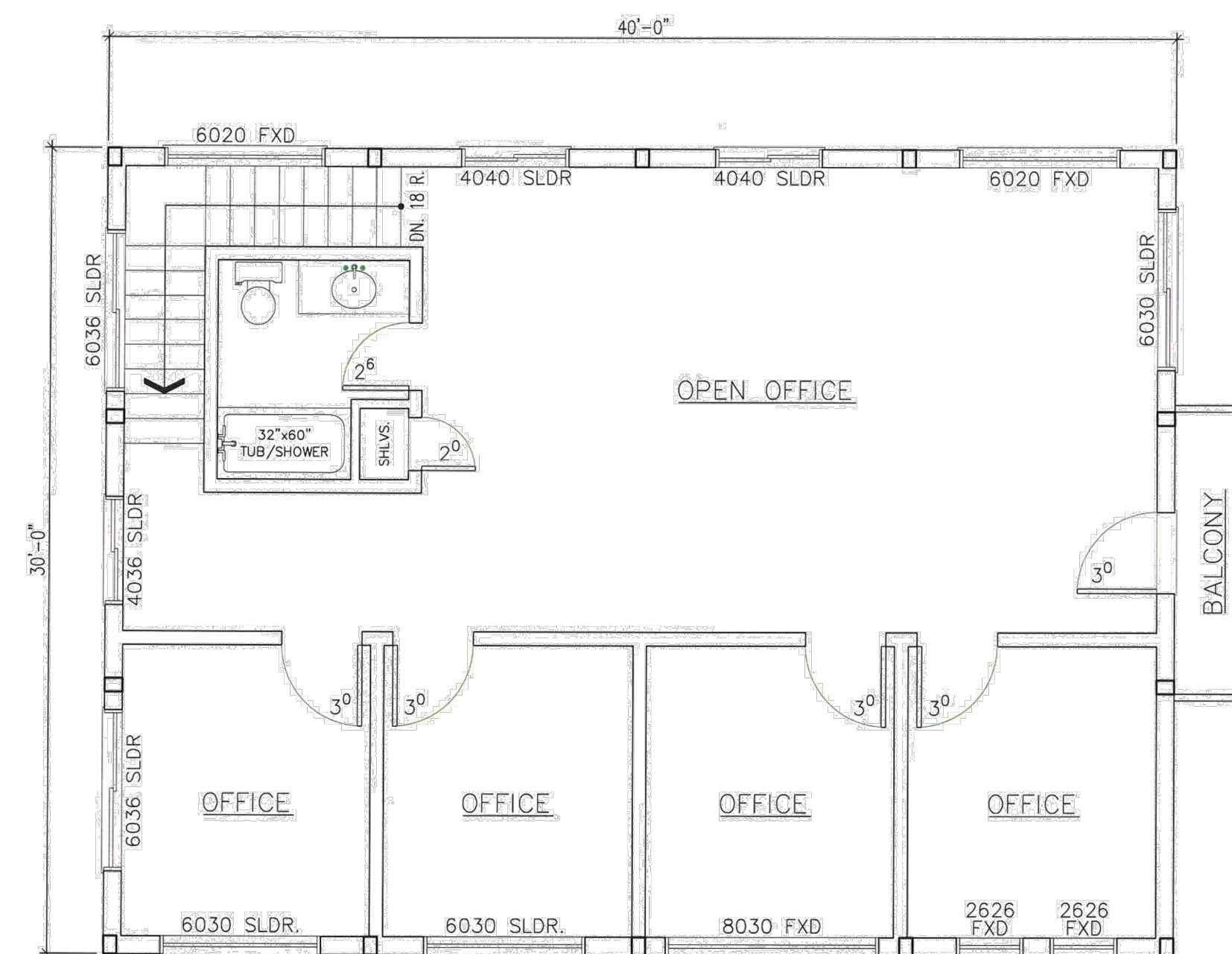
SHEET NUMBER

8 OF 8



MAIN FLOOR PLAN

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



UPPER FLOOR PLAN

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



REV. NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		
121		
122		
123		
124		
125		
126		
127		
128		
129		
130		
131		
132		
133		
134		
135		
136		
137		
138		
139		
140		
141		
142		
143		
144		
145		
146		
147		
148		
149		
150		
151		
152		
153		
154		
155		
156		
157		
158		
159		
160		
161		
162		
163		
164		
165		
166		
167		
168		
169		
170		
171		
172		
173		
174		
175		
176		
177		
178		
179		
180		
181		
182		
183		
184		
185		
186		
187		
188		
189		
190		
191		
192		
193		
194		
195		
196		
197		
198		

SITE DEVELOPMENT PLAN MONUMENT STEEL STRUCTURES

OFFICE FLOOR PLANS

18910 BASE CAMP ROAD
MONUMENT, COLORADO

PROJ NO: SSA

ENG :

CHKD:

DATE : 04/15/2019

SHEET NUMBER

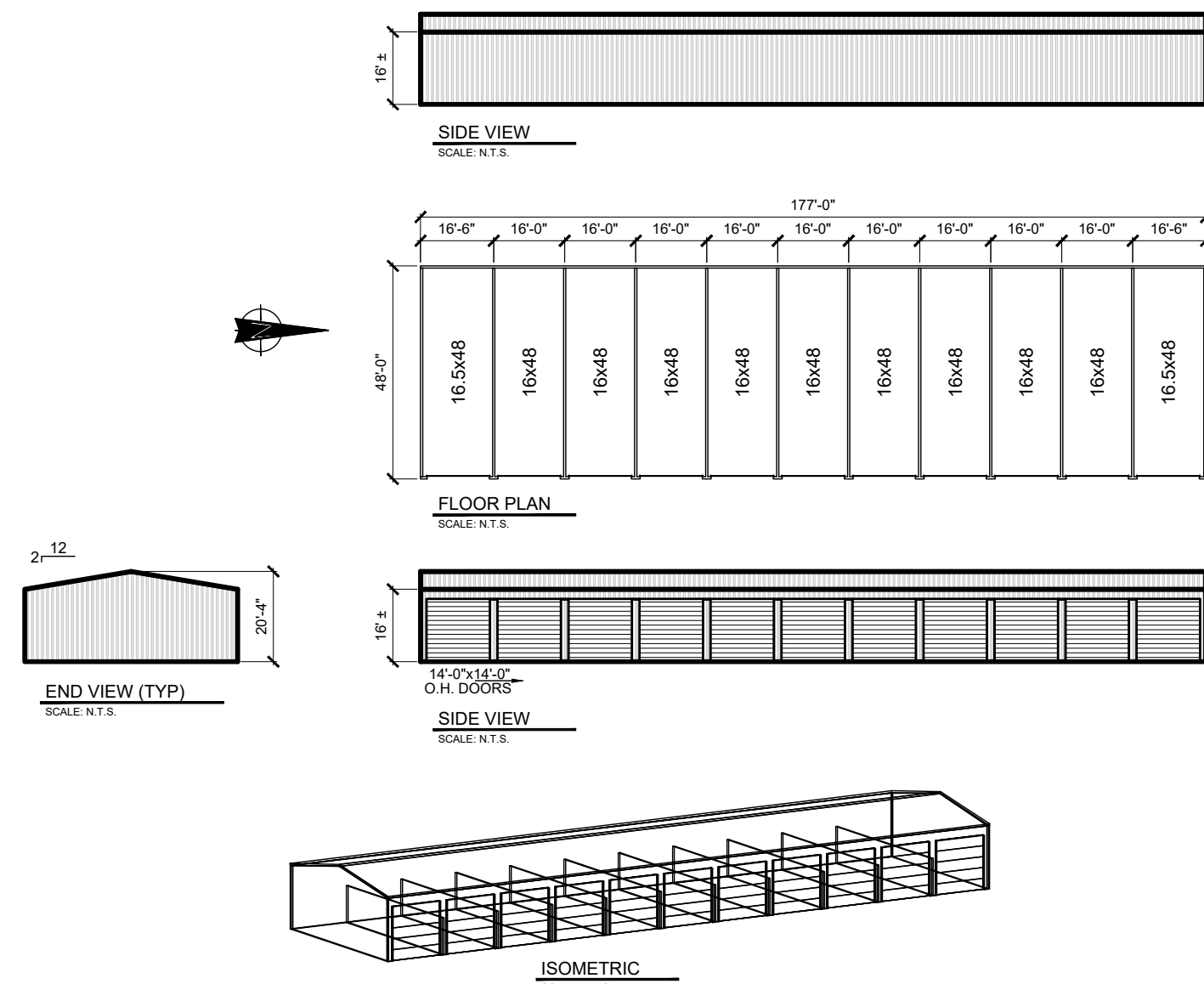
BD 2

7 OF 8

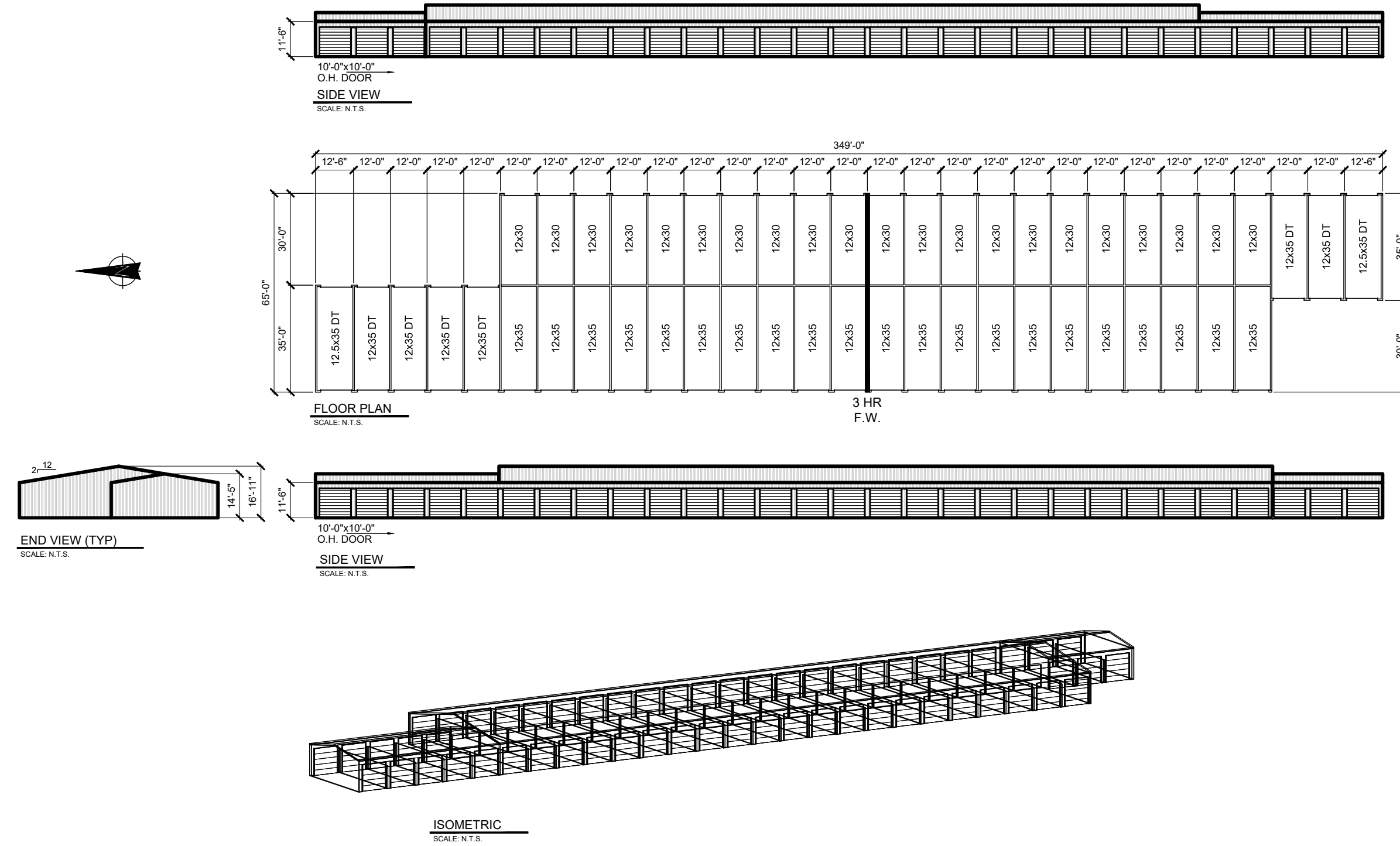


TERRA FORMA
—SOLUTIONS—

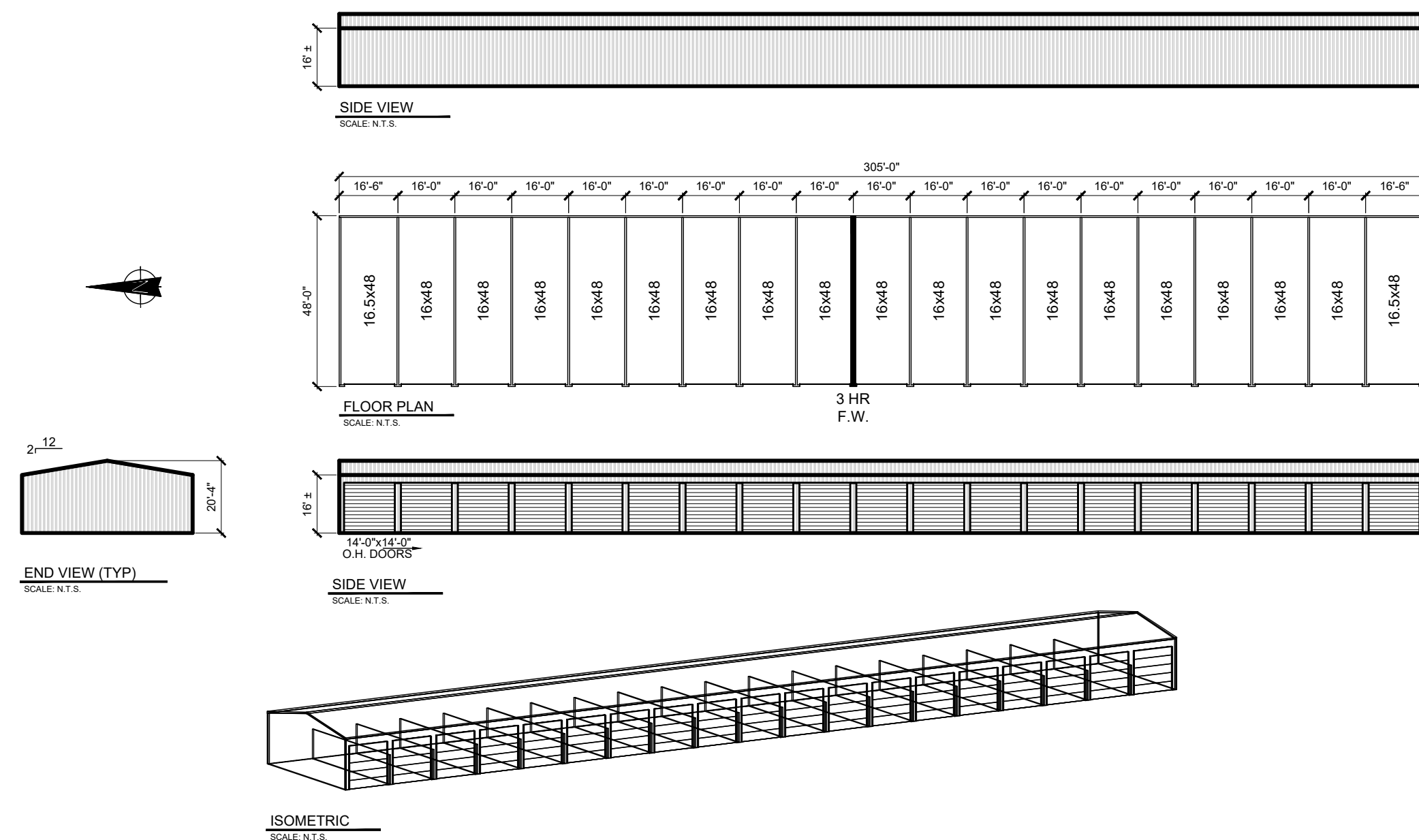
BUILDING 1



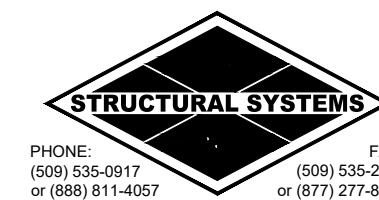
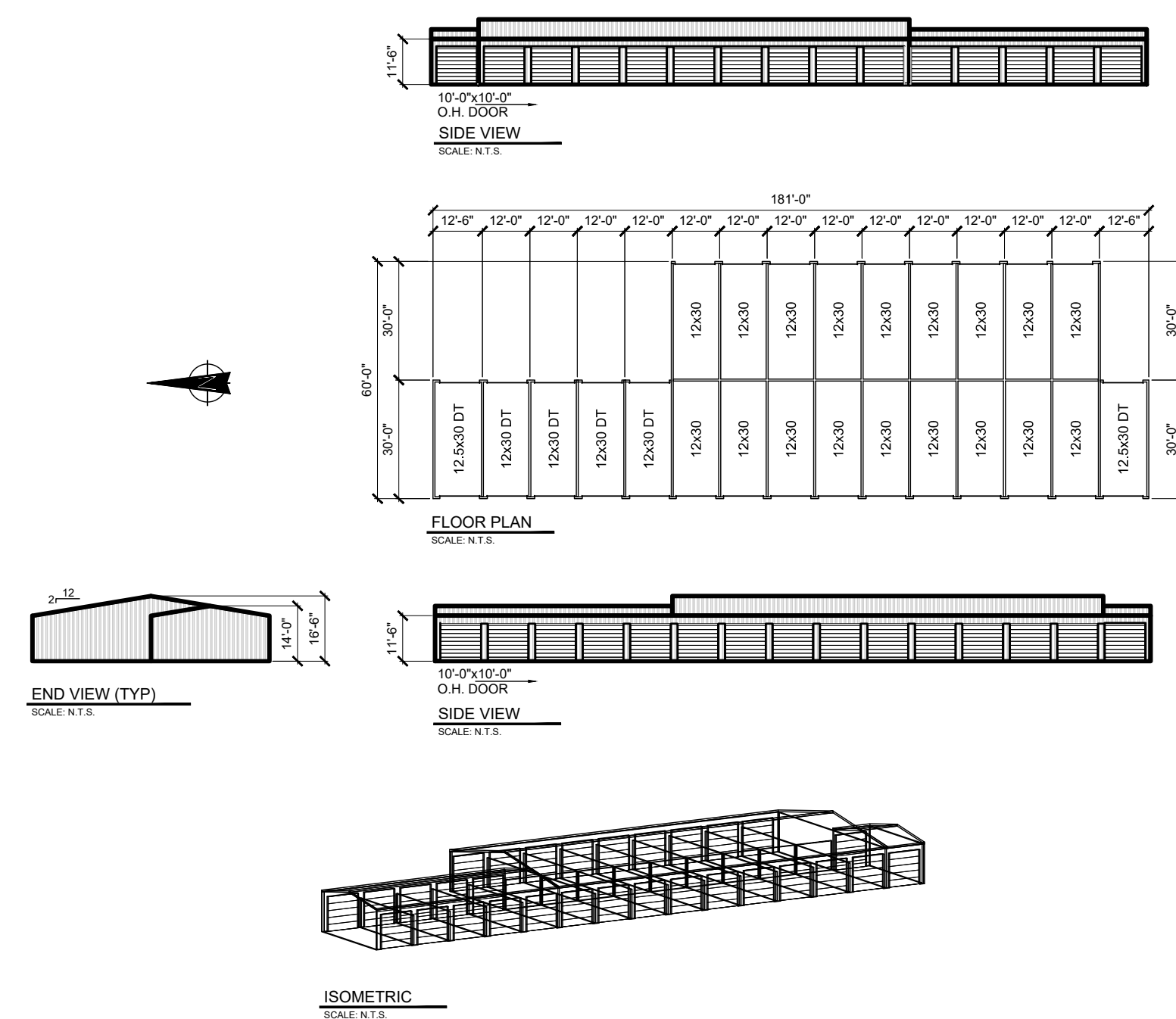
BUILDING 3



BUILDING 2



BUILDING 4



REV. NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		
121		
122		
123		
124		
125		
126		
127		
128		
129		
130		
131		
132		
133		
134		
135		
136		
137		
138		
139		
140		
141		
142		
143		
144		
145		
146		
147		
148		
149		
150		
151		
152		
153		
154		
155		
156		
157		
158		
159		
160		
161		
162		
163		
164		
165		
166		
167		
168		
169		
170		
171		
172		
173		
174		
175		
176		
177		
178		
179		
180		
181		
182		
183		
184		
185		
186		
187		
188		
189		
190		
191		
192		
193		
194		
195		
196		
197		
198		

SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES
STORAGE BUILDINGS
18910 BASE CAMP ROAD
MONUMENT, COLORADO

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

SHEET NUMBER
BD 3
8 OF 8

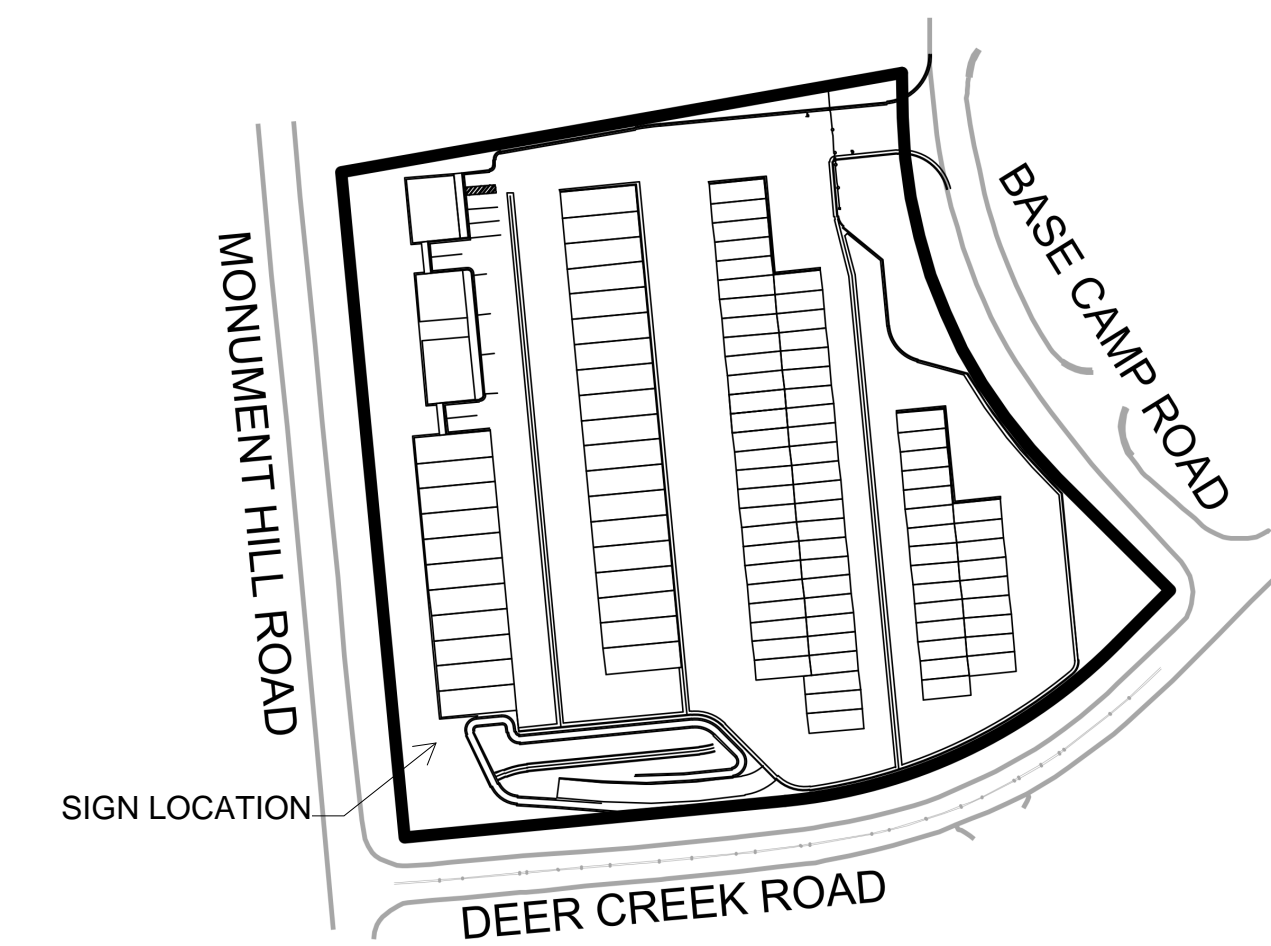
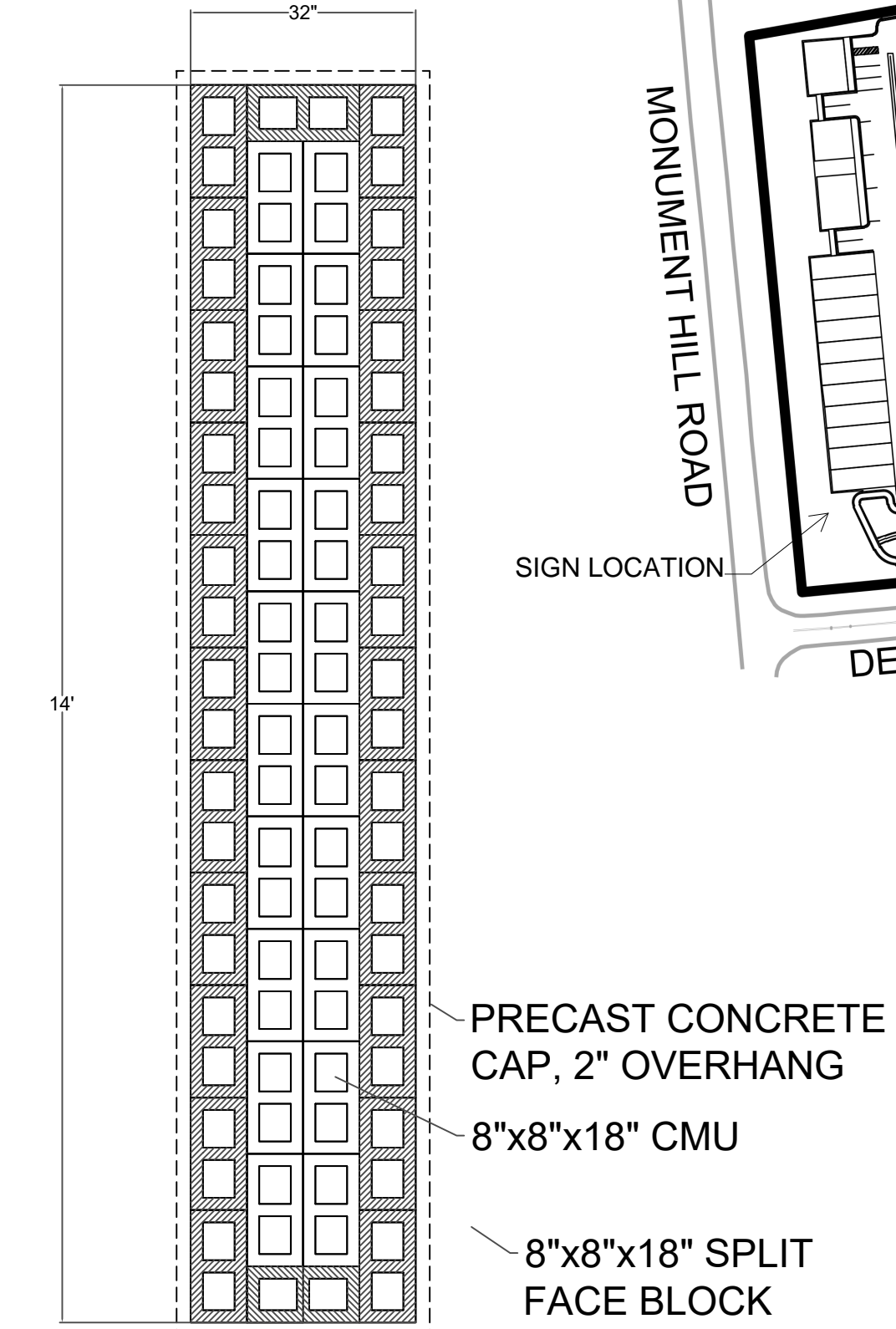
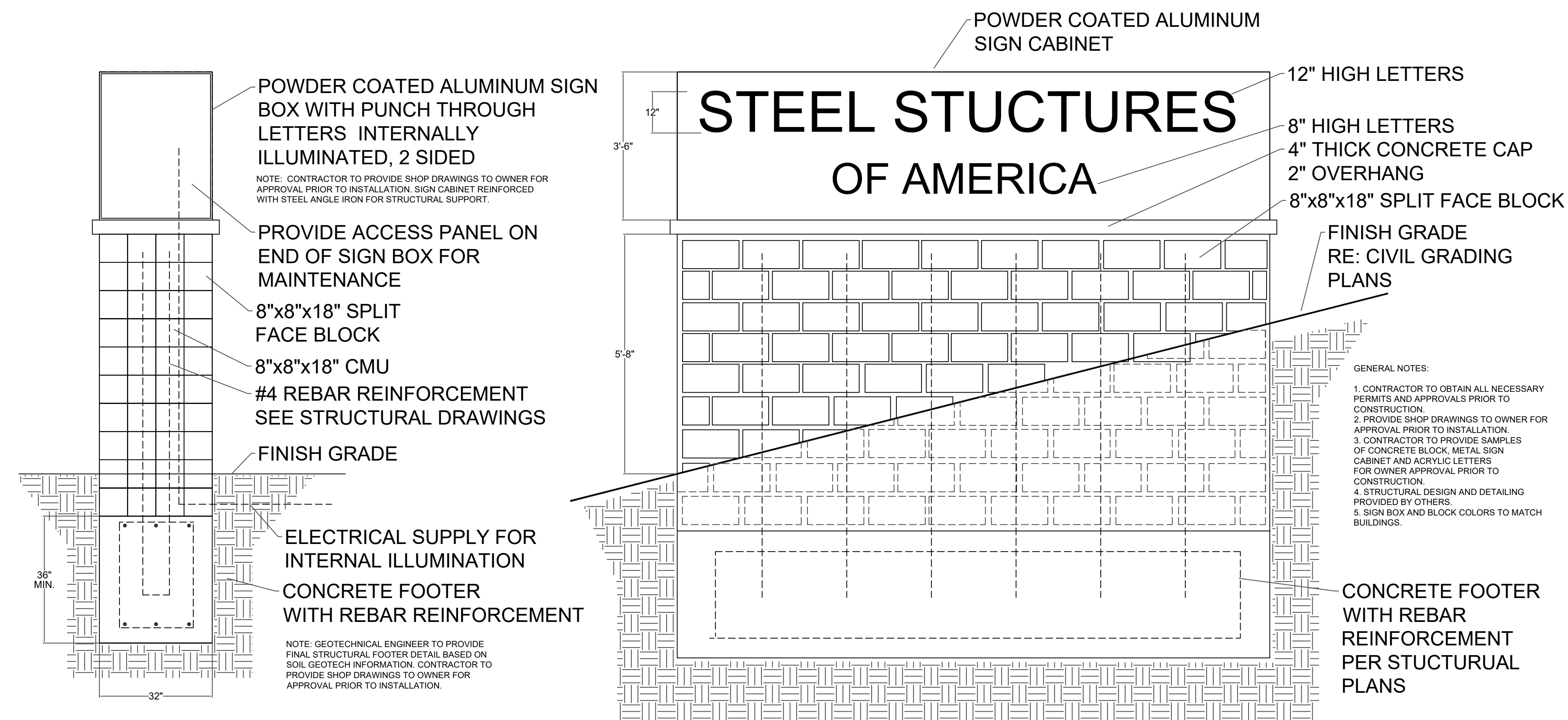
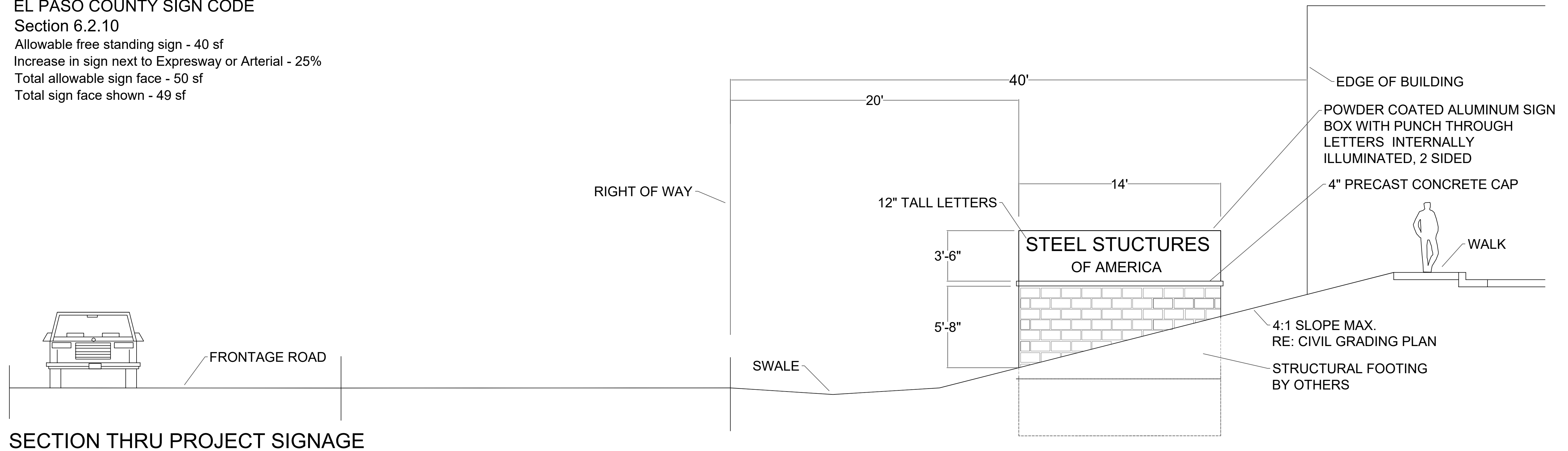
Section 6.2.10

Allowable free standing sign - 40 sf

Increase in sign next to Expressway or Arterial - 25%

Total allowable sign face - 50 sf

Total sign face shown - 49 sf



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

[illegible]

SIGN PLAN
MONUMENT STEEL STRUCTURES
18910 BASE CAMP ROAD
MONUMENT, COLORADO

PROJ NO: Steel Structures
 DATE: _____
 DESIGNED BY: _____
 CHECKED BY: _____
 DATE : 02/20/2019

EET NUMBER

OF