

**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 &amp; Community Development

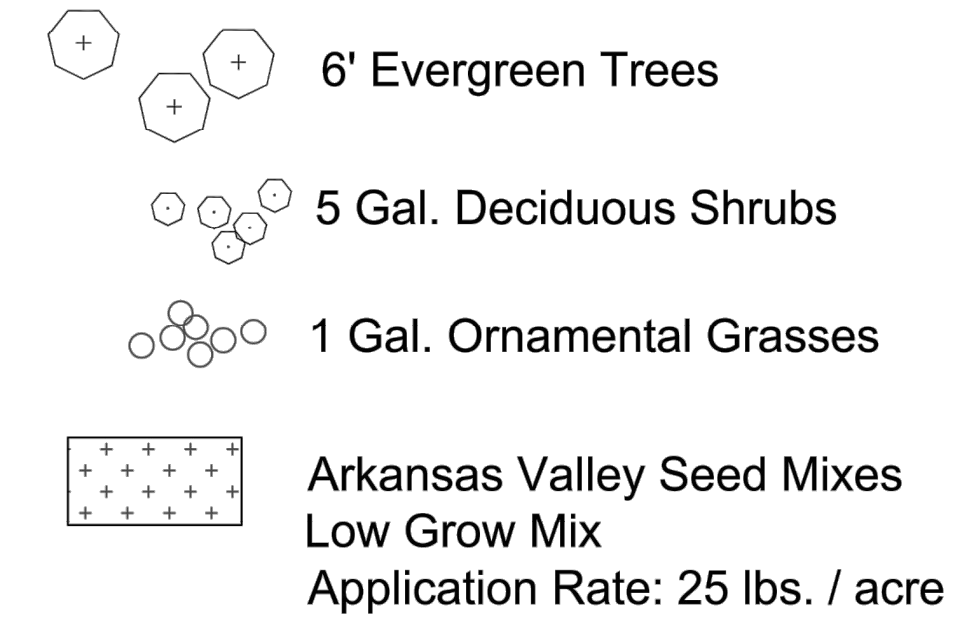








## Landscape Legend



## Landscape Requirements

Total Site Area = 174,280 sf  
174,280 sf x 5% min. landscape requirement = 8,714 sf  
8,714 sf min. required - 40,573 sf provided (23.28%0

8,714 sf / 1 tree / 500 sf = 17 trees required  
10 trees provided, 70 shrubs provided  
(substitute 7 trees for 70 shrubs)

Monument Hill/ I-25 planting requirements  
420 lineal feet / 20 = 21 trees required  
34 trees provided

Deer Creek Road - 1 tree/30 lf  
521 lf = 17 trees required  
10 trees provided  
(7 trees moved to Monument Hill Road landscape buffer  
alternative landscape request)

Base Camp Road - 1 tree/30 lf  
331 lf = 11 trees required  
7 trees provided  
(4 trees moved to Monument Hill Road landscape buffer  
alternative landscape request)



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

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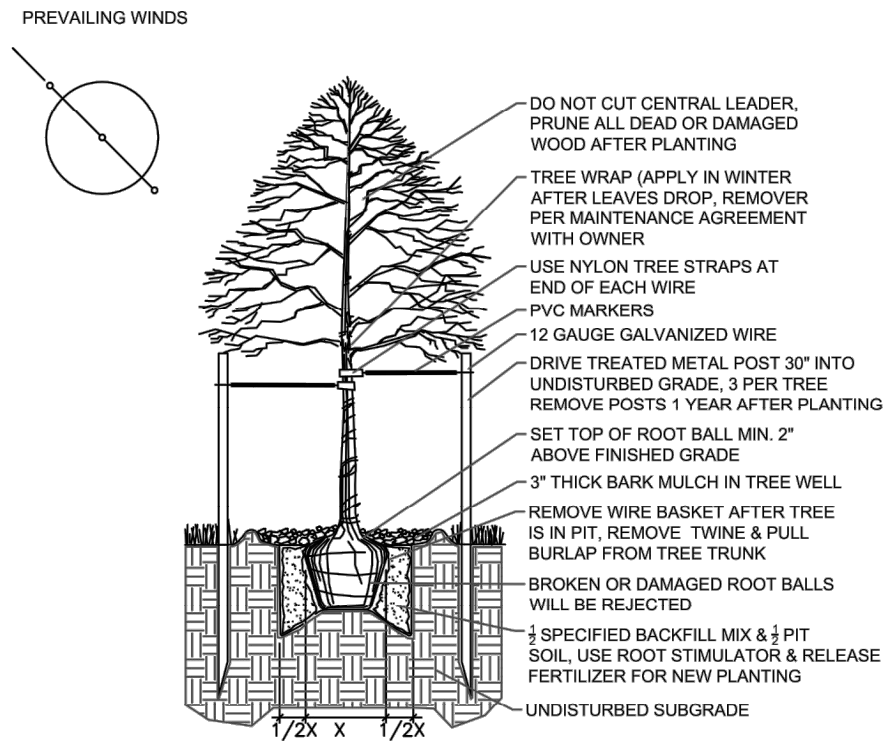


QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	MATURE SIZE
EVERGREEN TREE						
17	RMJR	ROCKY MOUNTAIN JUNIPER	<i>Juniperus scopulorum</i> 'Cologreen'	6' HT.	B&B	15'-20'ht x 4'-6'spr.
33	AUS	AUSTRIAN PINE	<i>Pinus nigra</i>	6' HT.	B&B	40'-60'ht x 40'-60'spr.
SHRUBS						
39	ALP	ALPINE CURRANT	<i>Ribes 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.

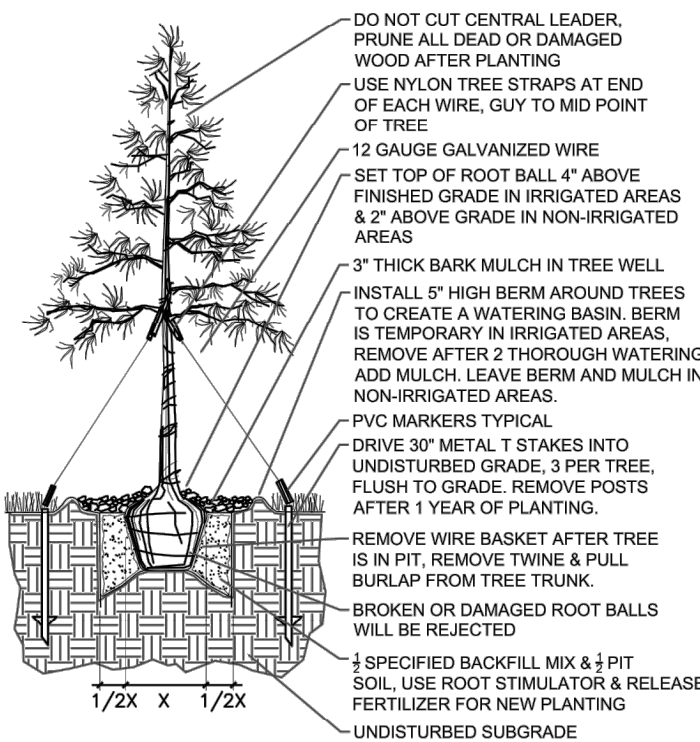
1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
2. THE OWNER, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE 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 SOO 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

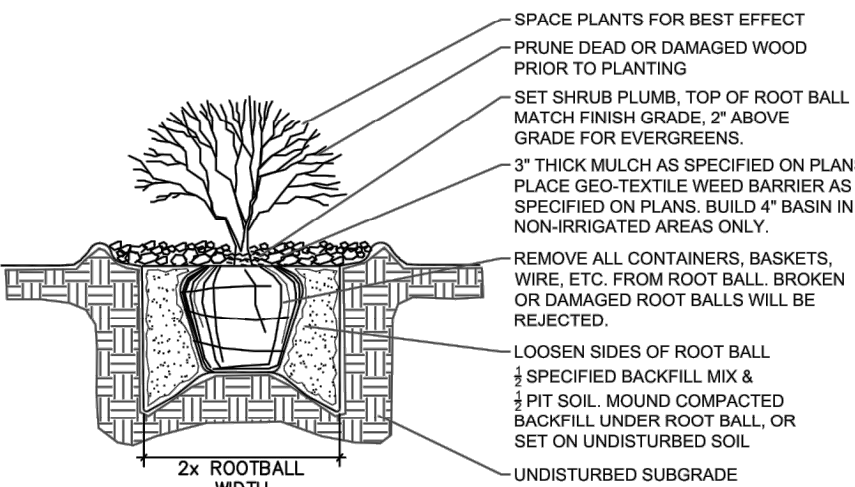
SEE SEEDING APPLICATION SPECIFICATIONS SHEET L.6  
APPLY BIOSOL FORTE PRIOR TO SEEDING SEE NOTE SHEET L.6



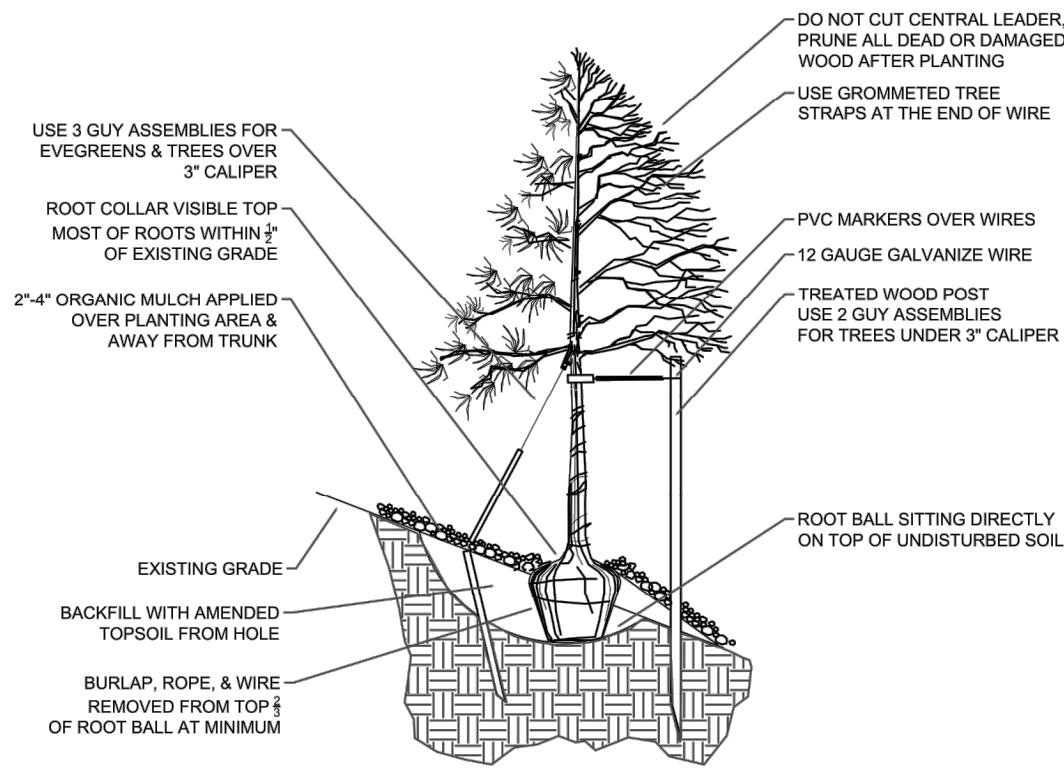
## 1 L.3 Deciduous Tree Planting Detail



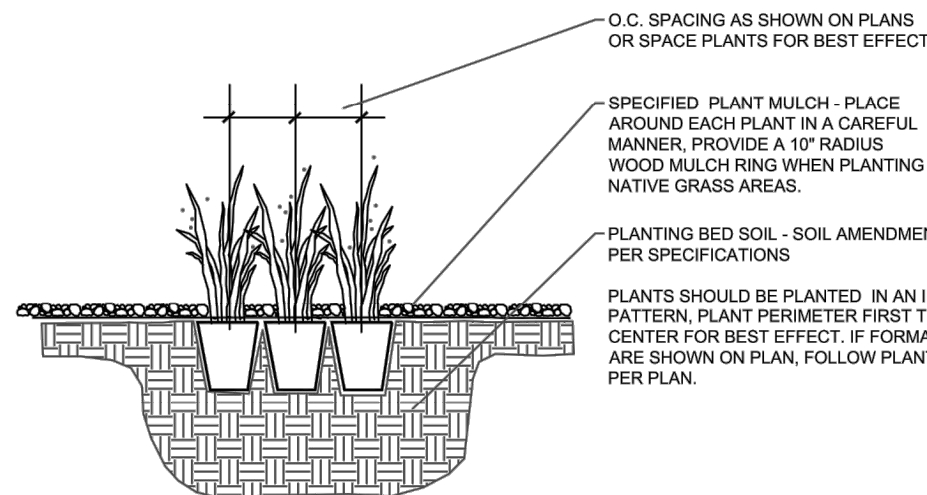
## 2 Evergreen Tree Planting Detail



### 3 Shrub Planting Detail



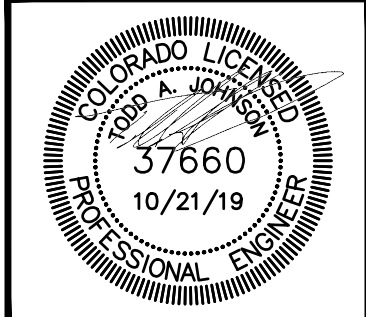
## 4 Tree Planting Detail - Steep Slopes



## 5 Perennial/Grass Planting Detail

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SITE DEVELOPMENT PLAN  
MONUMENT STEEL STRUCTURES  
LANDSCAPE DETAILS  
18910 BASE CAMP ROAD  
MONUMENT, COLORADO



PROJ NO: SSA

ENG :

CHKD:

DATE : 10/21/2019

SHEET NUMBER

L2

5 OF 9

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



MONUMENT HILL ROAD

DEER CREEK ROAD

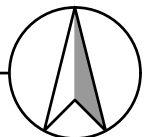
BASE CAMP ROAD

TYPE SA  
TYPICAL

ELECTRICAL PHOTOMETRIC PLAN

1" = 30'-0"

1  
E-1



Schedule									
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	Lithonia Lighting	OLWX1 LED 40W 40K M4	40W 4000K LED WALL PACK	LED	1	4000	1	38.82

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



Contractor Select™  
OLWX LED  
Wall Pack

The OLWX LED wall packs are energy saving, long-life replacements for traditional metal halide wall packs. The OLWX family is compact and powerful, delivering up to 18,200 lumens. The OLWX1 and OLWX2 offer several mounting options that provide versatility to meet your applications' needs.

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



Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Pallet Qty
OLWX1 LED 130W 40K M4	8887000015	WALL PACKS	70W METAL HALIDE	1,289	14W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 200W 40K M4	8887000014	WALL PACKS	175W METAL HALIDE	2,663	20W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 400W 40K M4	8887000066	WALL PACKS	250W METAL HALIDE	4,079	37W	4000K	120-277V	DARK BRONZE	60
OLWX2 LED 90W 40K 50K M2	8887000018	WALL PACKS	400W METAL HALIDE	10,000	70W	4000K	120-277V	DARK BRONZE	60

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

Accessories: Order as separate catalog number.	
OLWX1TS	Slipfilter - size 1
OLWX1TK	Yoke - size 1
OLWX1THK	Knuckle - size 1
OLWX2TS	Slipfilter - size 2
OLWX2TK	Yoke - size 2

CONTRACTOR SELECT OLWX LED

Page 1 of 2



Specifications

**INTENDED USE:**  
The versatility of the CONTRACTOR SELECT OLWX LED combines a sleek, low profile wall pack design with energy efficient, low maintenance LEDs for replacing up to 400W metal halide fixtures. Mounting accessories are available to convert the OLWX1 LED into an energy efficient flood light.  
The versatile design of the OLWX2 LED combines a sleek, low profile wall pack and high output LEDs to provide an energy efficient, low maintenance LED wall pack suitable for replacing up to 400W metal halide luminaires. Available floodlight mounting accessories convert the OLWX2 LED into a highly efficient floodlight.

**CONSTRUCTION:**  
Cast aluminum housing with textured dark bronze polyester powder paint for durability. Integral heat sink optimizes thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65 rated). See Lighting Facts label and photometry reports for details.

**ELECTRICAL:**  
Light engine consists of high efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L70/100,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20%, and a minimum 2.5W surge rating. Flood light mounting accessories include an additional 600 surge protective device. LEDs are available in 4000K and 5000K CCTs.

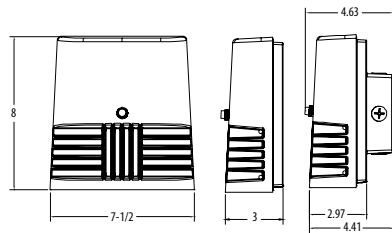
**INSTALLATION:**  
Early mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry - with the included junction box with five 1/2" threaded conduit entry holes. Flood light mounting accessories (sold separately) include knuckle, integral slipfilter and yoke mounting options. Each flood mount accessory comes with a top view and vertical guard. Luminaires may be wall or ground mounted in downward or upward orientation.

**LISTINGS:**  
UL Listed in U.S. and Canadian safety standards for wet locations. Rated for 40°C maximum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. Designlights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](#) to confirm which versions are qualified.

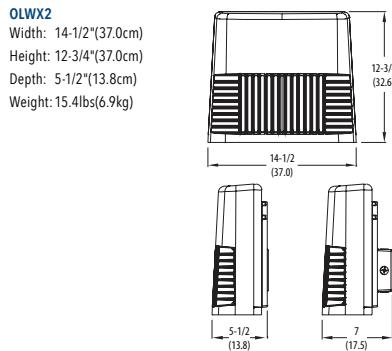
**WARRANTY:**  
5 year limited warranty. Complete warranty terms located at: [www.acqibbrands.com/customer-support/terms\\_and\\_conditions.aspx](#)

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

Dimensions



**OLWX1**  
Width: 7-1/2" (19cm)  
Height: 8" (20.3cm)  
Depth: 3-1/2" (9cm)  
Weight: 5lbs (2.27kg)



**OLWX2**  
Width: 14-1/2" (37cm)  
Height: 12-3/4" (32cm)  
Depth: 5-1/2" (13.8cm)  
Weight: 15.4lbs (6.9kg)

All dimensions are inches (centimeters) unless otherwise indicated.

One Lithonia Way, Cary, NC 27513 | 770-922-9000 | [www.lithonia.com](#)  
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CONTRACTOR SELECT OLWX LED  
Page 2 of 2



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

PROJ NO: 2019-032-00
ENG: MTV
CHKD: MTV
DATE: 03/20/2019

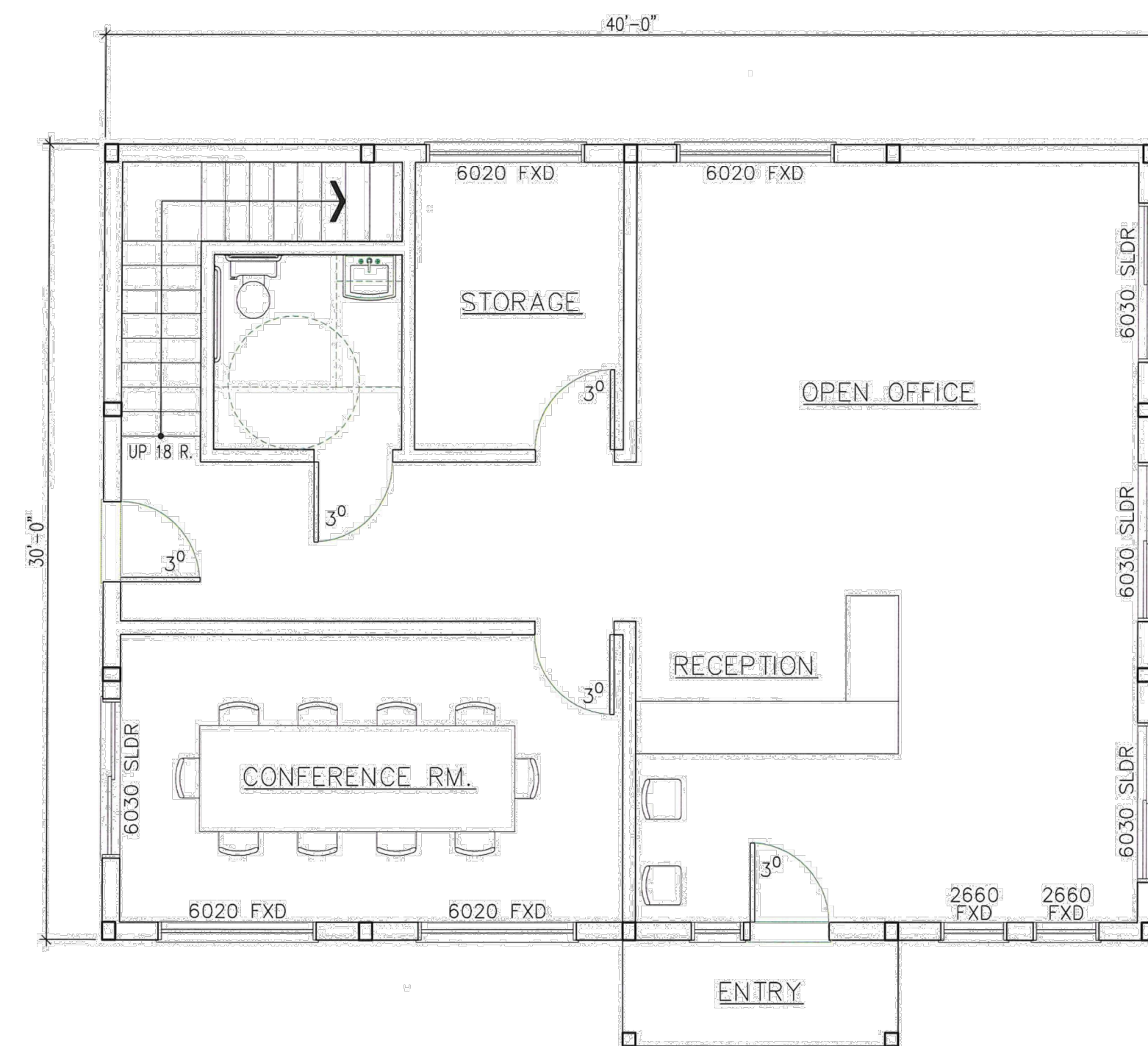
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8 OF 8





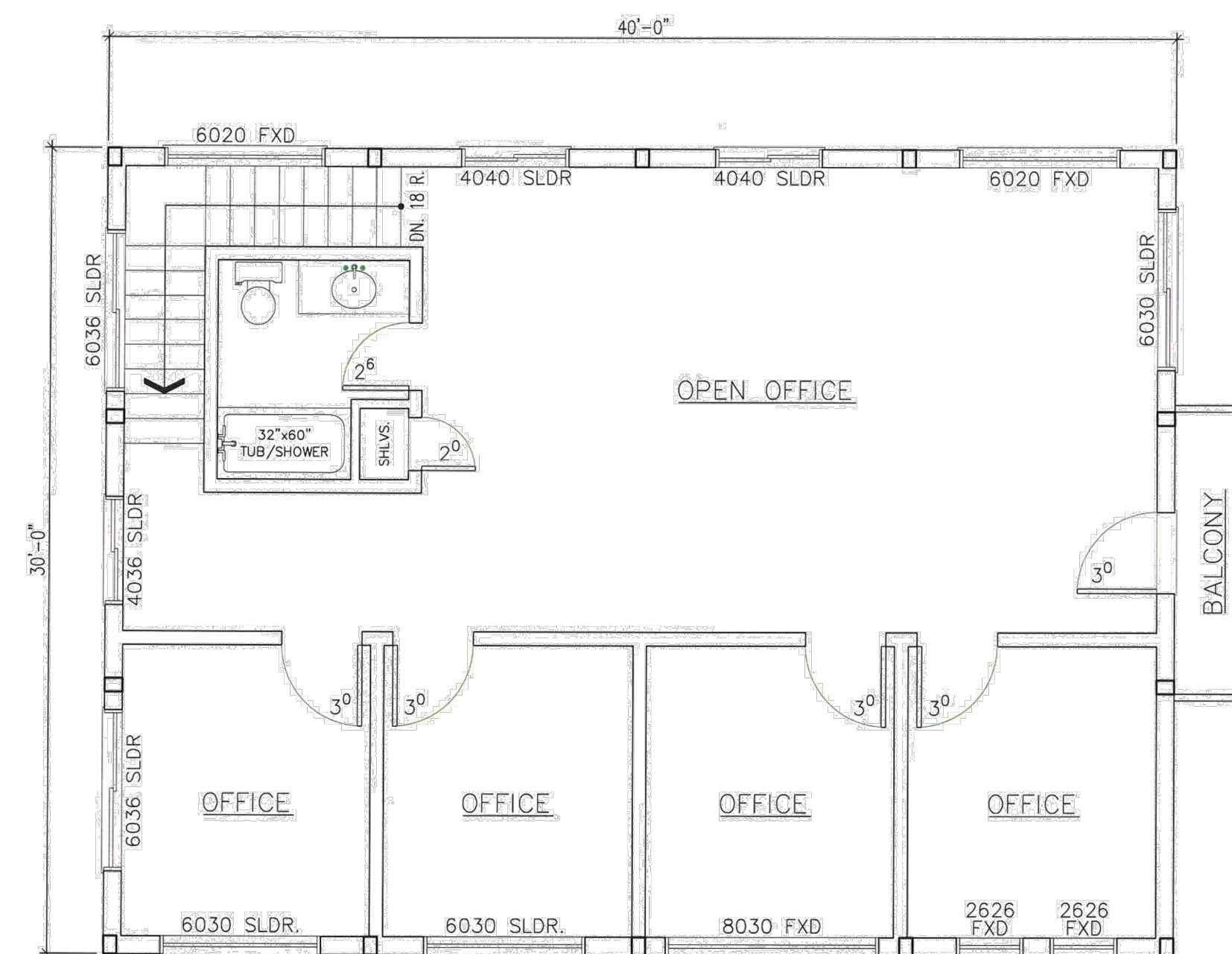






## MAIN FLOOR PLAN

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



### UPPER FLOOR PLAN

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

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# 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

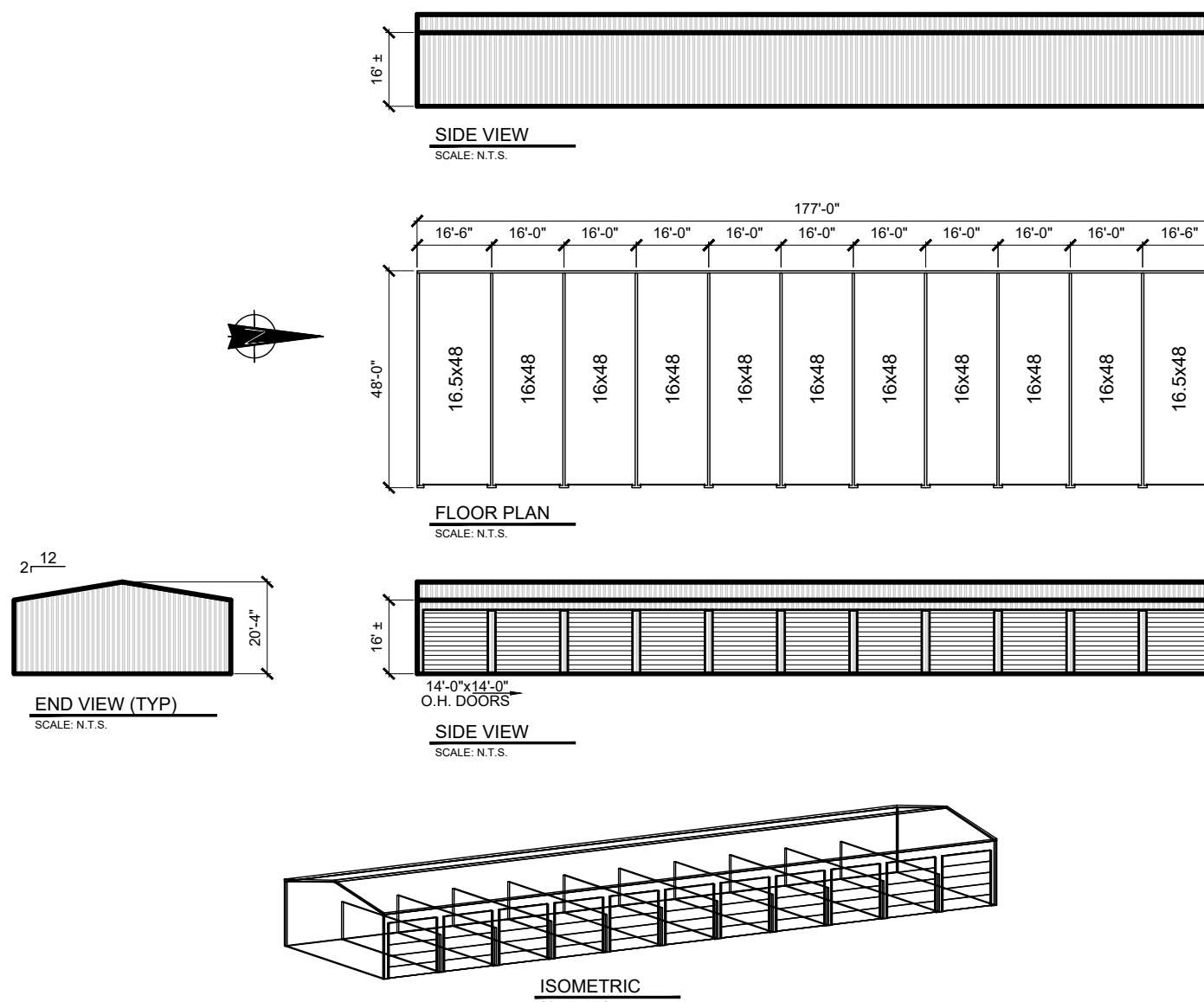
7 OF 8



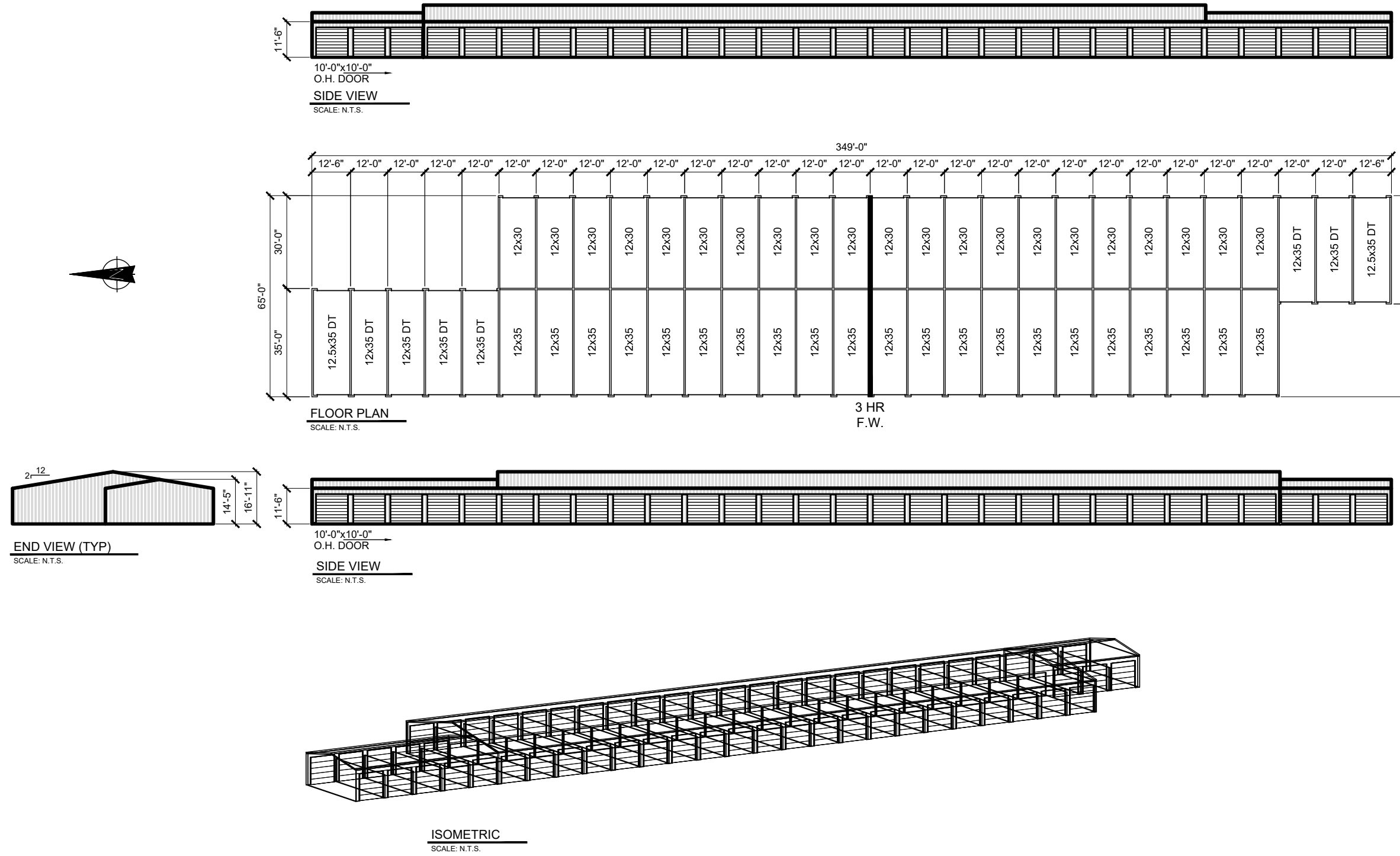
**TERRA FORMA**  
—SOLUTIONS—



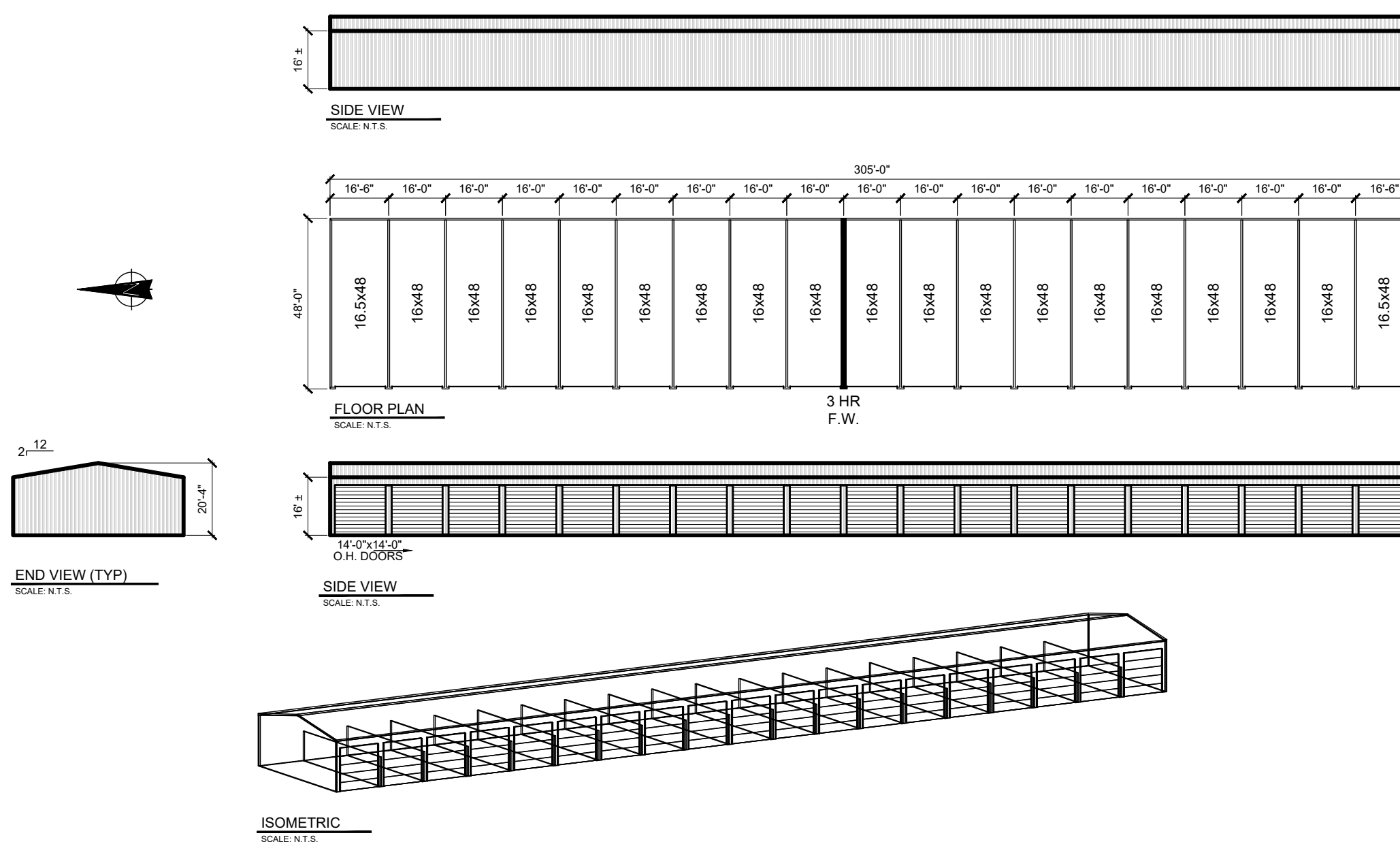
## BUILDING 1



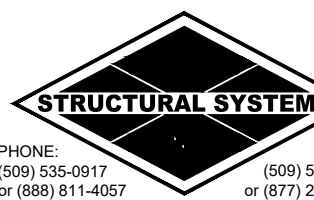
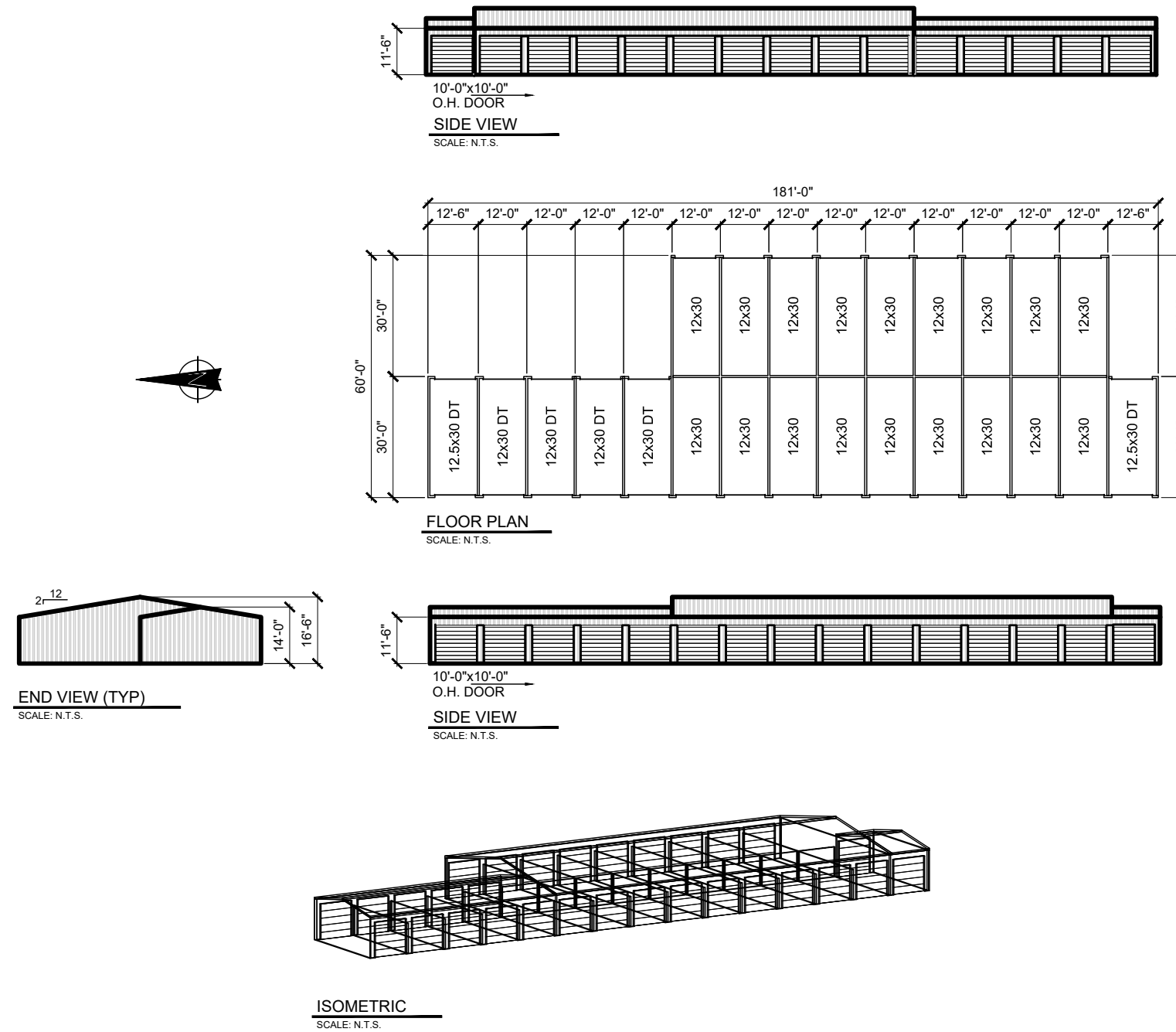
## BUILDING 3



## BUILDING 2



## BUILDING 4



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A	REVISIONS PER 1ST SUBMITTAL COMMENTS	06/11/2019

**SITE DEVELOPMENT PLAN**  
**MONUMENT STEEL STRUCTURES**

**STORAGE BUILDINGS**

18910 BASE CAMP ROAD  
MONUMENT, COLORADO

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

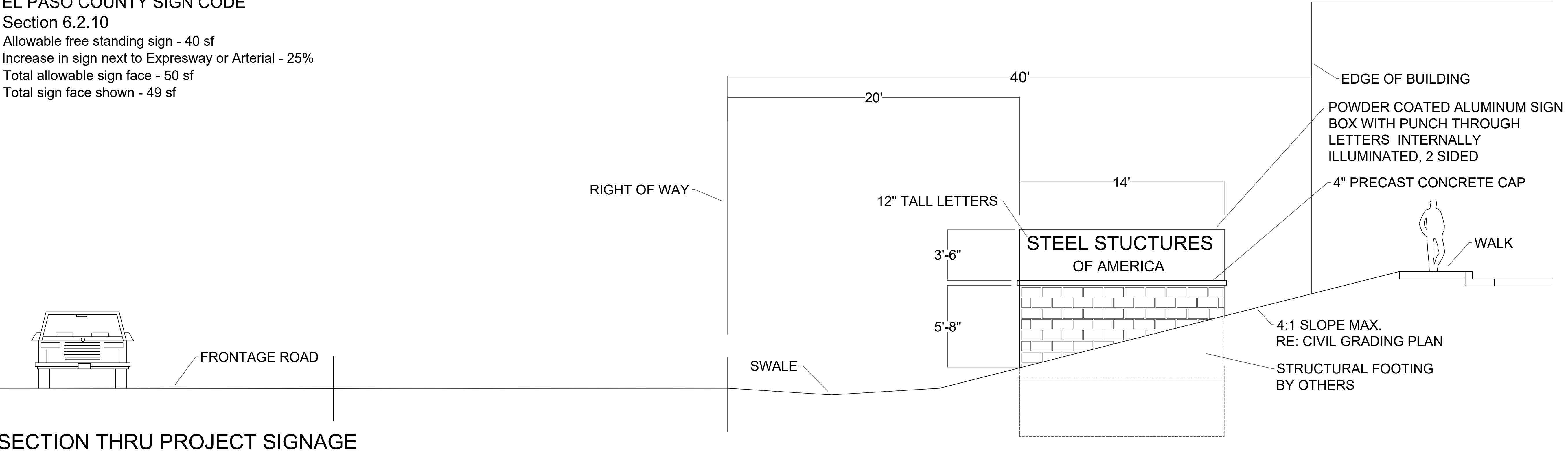
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**BD 3**

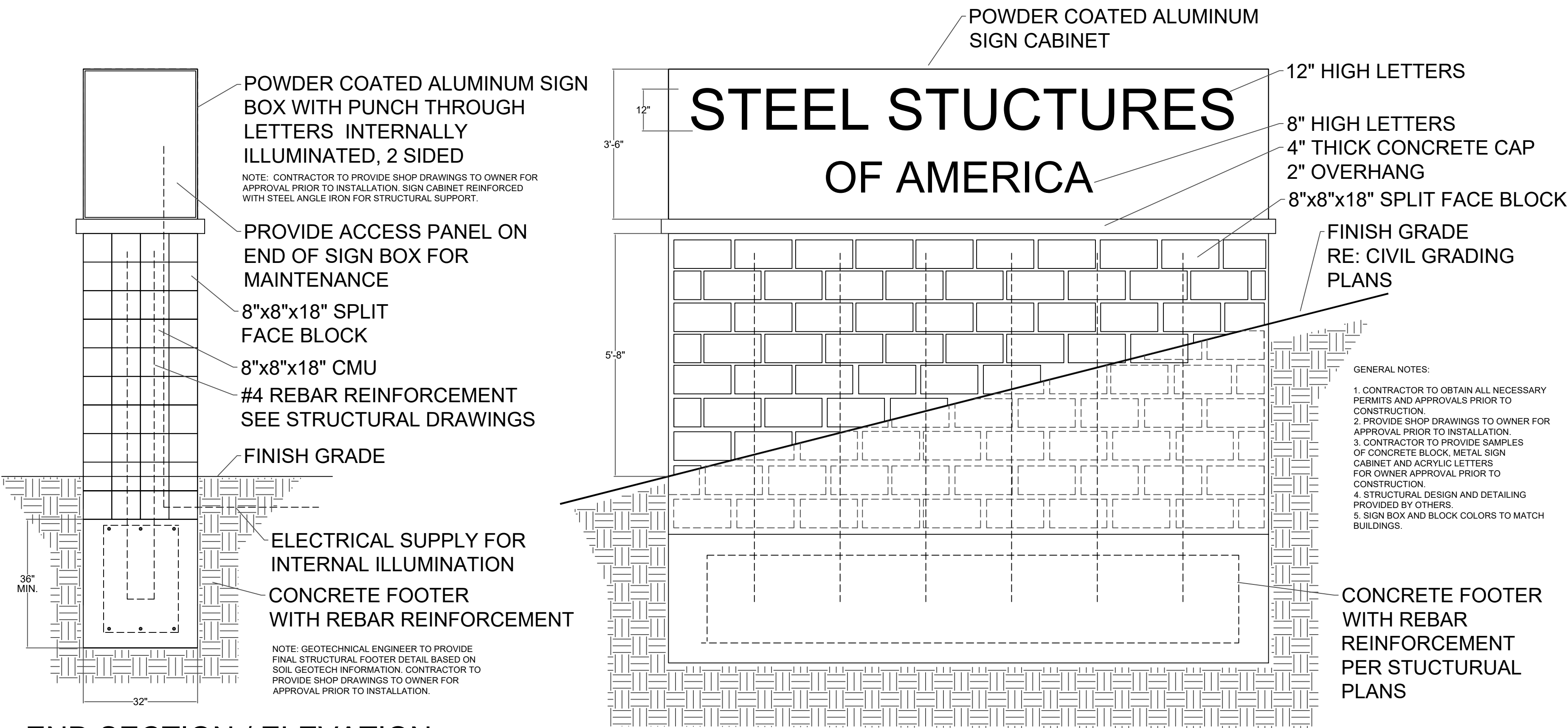
8 OF 8



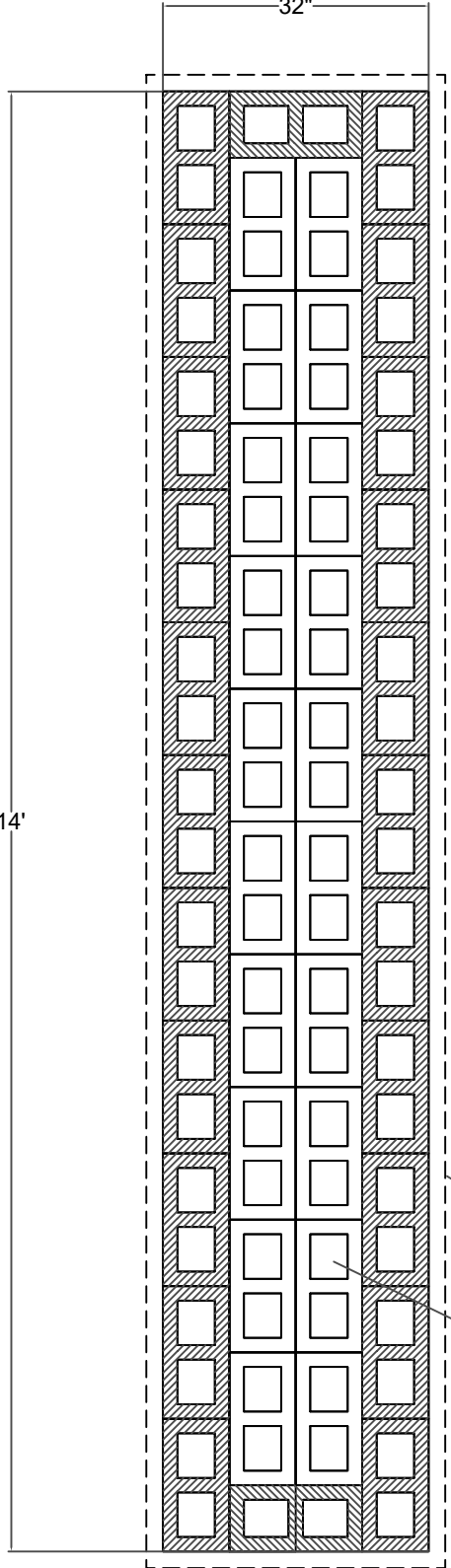
EL PASO COUNTY SIGN CODE  
Section 6.2.10  
Allowable free standing sign - 40 sf  
Increase in sign next to Expresway or Arterial - 25%  
Total allowable sign face - 50 sf  
Total sign face shown - 49 sf



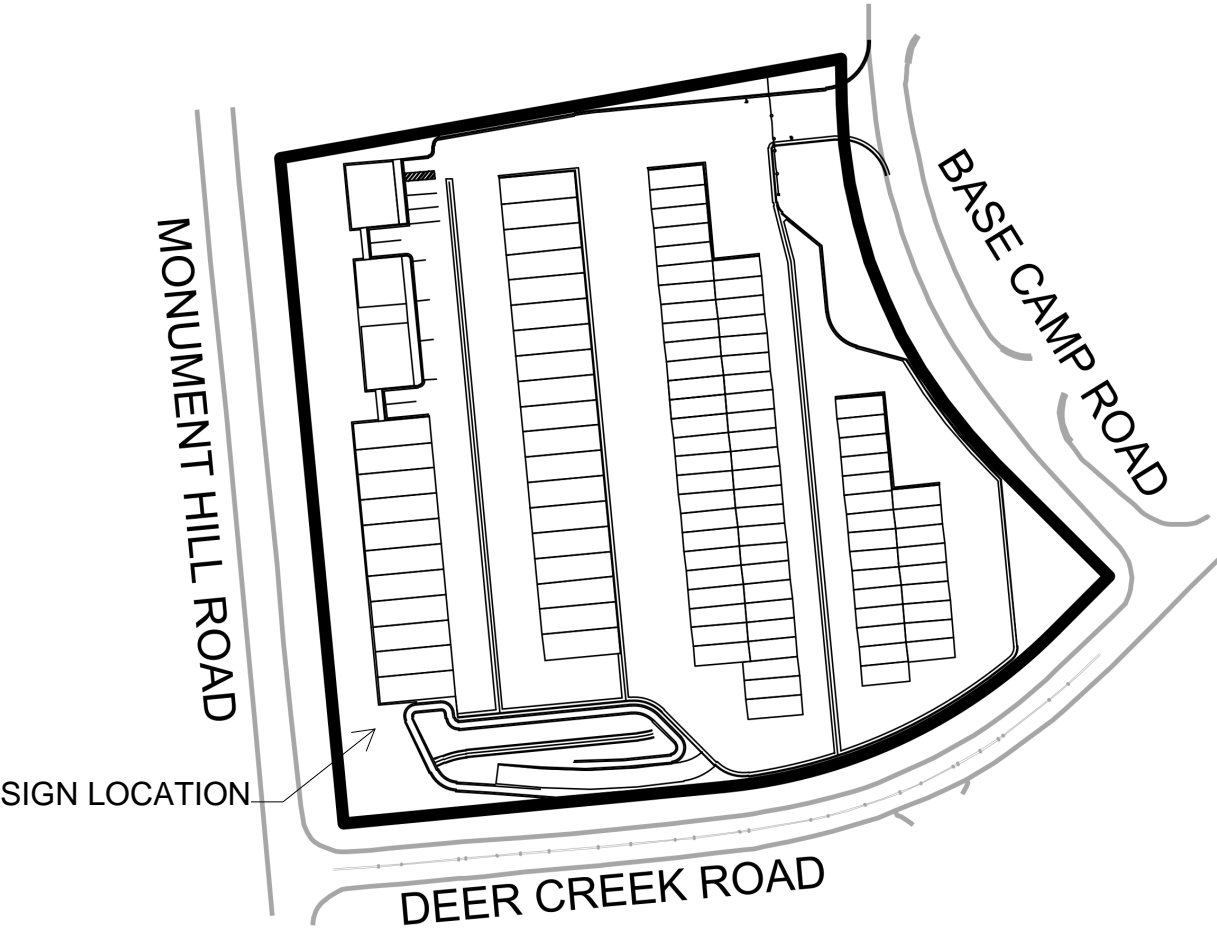
SECTION THRU PROJECT SIGNAGE



END SECTION / ELEVATION




PLAN VIEW



KEYMAP

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





REV. NO.	DESCRIPTION	DATE

EL PASO COUNTY  
SIGN PLAN

**MONUMENT STEEL STRUCTURES**  
18910 BASE CAMP ROAD  
MONUMENT, COLORADO

PROJ NO: Steel Structures

DWN: \_\_\_\_\_

CHKD: \_\_\_\_\_

DATE : 02/20/2019

SHEET NUMBER \_\_\_\_\_

OF \_\_\_\_\_