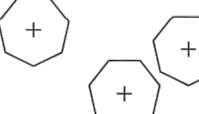
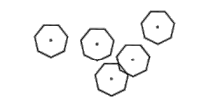

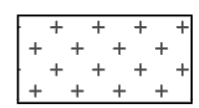


Landscape Legend

-  6' Evergreen Trees
-  5 Gal. Deciduous Shrubs
-  1 Gal. Ornamental Grasses
-  Arkansas Valley Seed Mixes
Low Grow Mix
Application Rate: 25 lbs. / acre

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%)

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)

REV. NO.	DESCRIPTION	DATE
1	LANDSCAPE AND HANDICAP REVISIONS	10/24/2019
2	VALUE ENGINEERING & PIKE PEAK BUILDING REVISIONS	12/08/2019

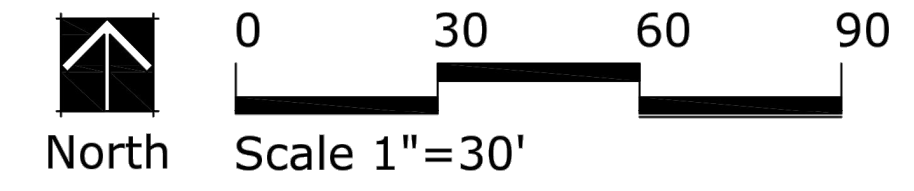
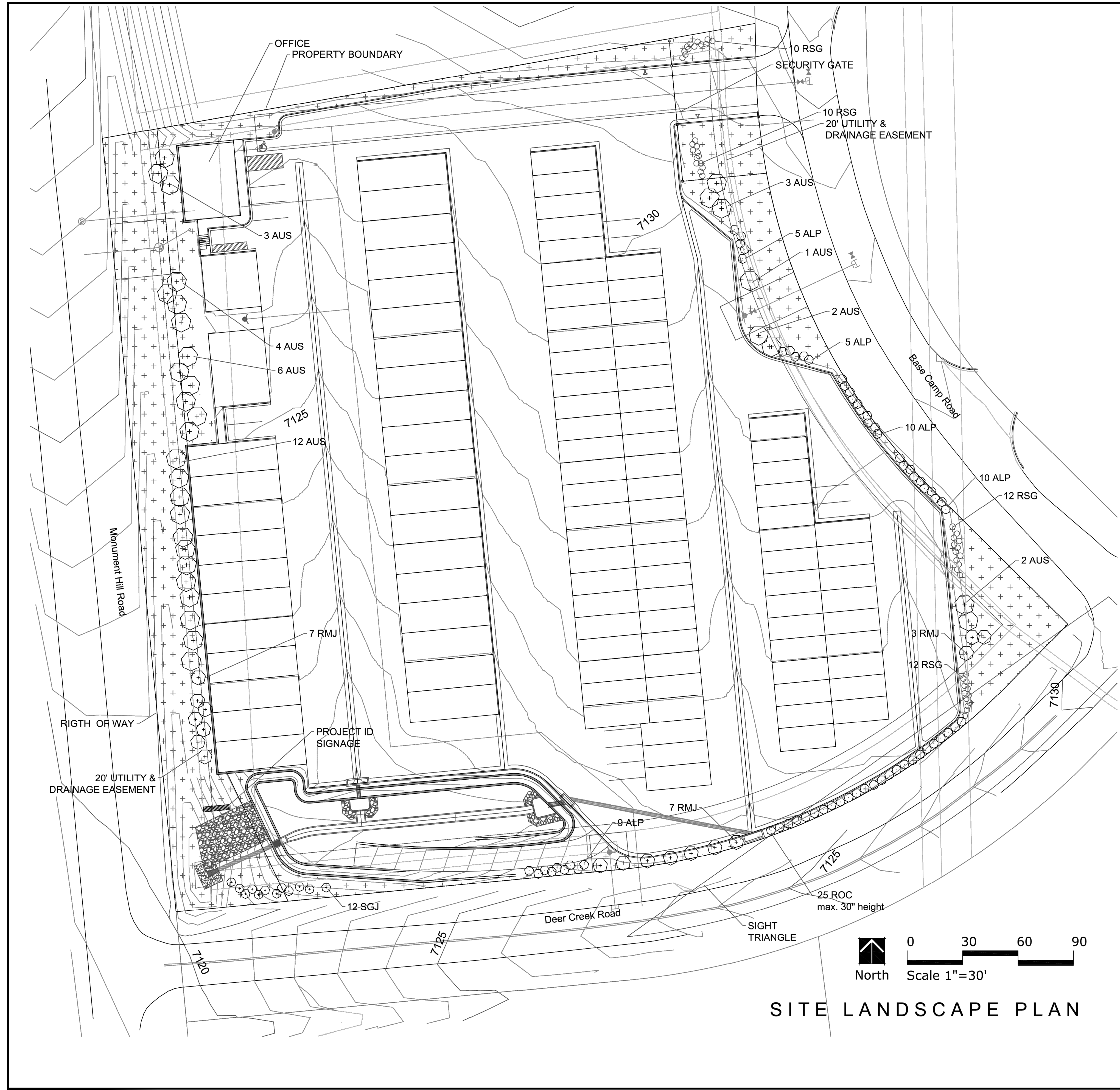
SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES
 SITE LANDSCAPE PLAN
 18910 BASE CAMP ROAD
 MONUMENT, COLORADO



Prepared by:
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 www.timdunnlandscapearchitect.com

PROJ NO. SSA
ENG :
CHKD :
DATE : 10/24/2019

SHEET NUMBER
L1
 4 OF 9



SITE LANDSCAPE PLAN

Update all

BEFORE YOU DIG
 CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PCD FILE NO. RPR1919

REV. NO.	DESCRIPTION	DATE
1	VALUE ENGINEERING & PIKE PEAK BUILDING REVISIONS	12/08/2019
2	LANDSCAPE AND HANDICAP REVISIONS	10/24/2019

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



PROJ NO: SSA
ENG :
CHKD:
DATE: 10/24/2019

SHEET NUMBER
L2
5 OF 9

PLANT SCHEDULE

QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	MATURE SIZE
EVERGREEN TREE						
17	RM-J	ROCKY MOUNTAIN JUNIPER	<i>Juniperus scopulorum 'Calagreen'</i>	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	5ht 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 'Sea Green'</i>	5 GAL.	CONTAINER	6' ht x 6'spr.
CLUMP / ORNAMENTAL GRASS						
48	RSG	SHENANDOAH RED SWITCH GRASS	<i>Panicum virgatum 'Shenandoah'</i>	1 GAL.	CONTAINER	1'-2'ht x 1.5'-2'spr.

LANDSCAPE NOTES

- 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.
- 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.
- CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING.
- CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
- CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/ IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
- SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
- 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 PERFORMED TO DETERMINE THE SPECIFICS OF THE SOIL AMENDMENT FOR TURF AREAS.
- 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.
- 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.
- 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."
- ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/ OR SHOWN ON THE LANDSCAPE DRAWINGS.
- 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.
- THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR TO INCLUDE A ONE YEAR MAINTENANCE PROPOSAL TO THE PINERY HOA FOR REVIEW AND APPROVAL.

NATIVE SEED MIX

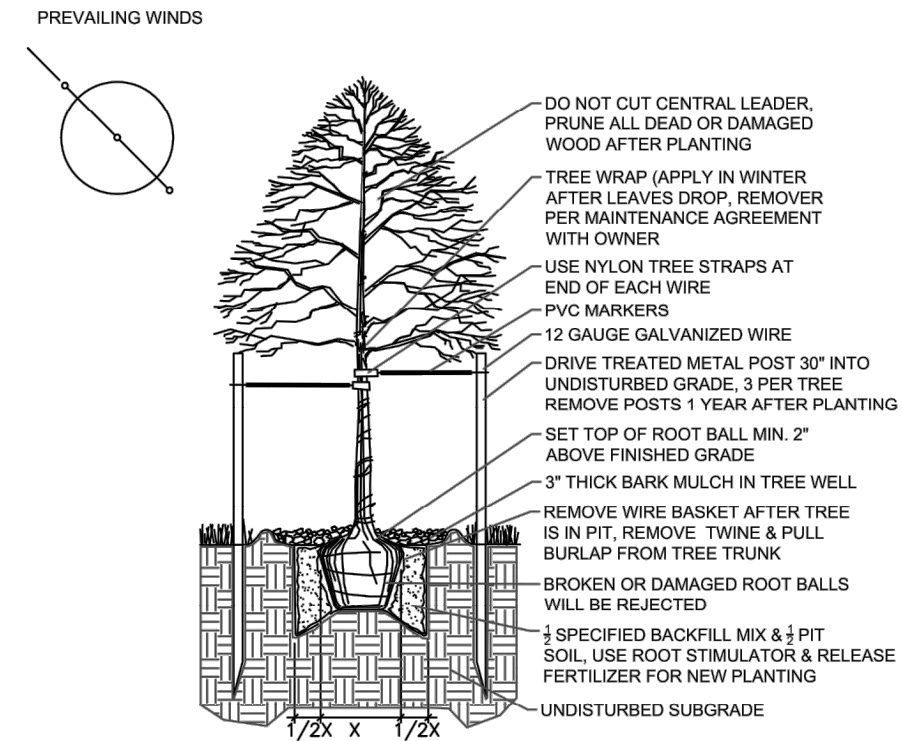
NATIVE SEED MIX - LOW GROW SEED MIX ARKANSAS VALLEY SEED CO. 303-320-7500

- 30% EPHRAIM CRESTED WHEAT GRASS
- 25% SHEEP FESCUE
- 20% PERENNIAL RYE
- 15% CHEWINGS FESCUE
- 10% CANADA BLUEGRASS

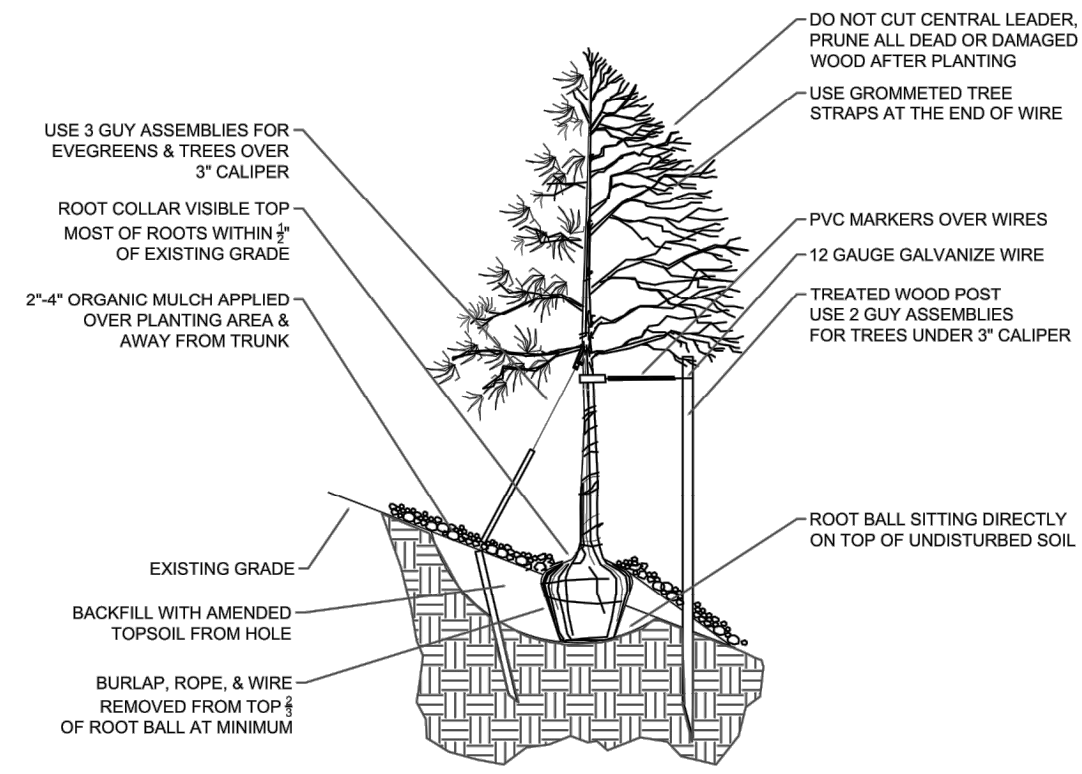
NON-IRRIGATED, HAND WATER DURING SUMMER MONTHS FOR FIRST THREE GROWING SEASONS UNTIL ESTABLISHED.

SEED MIX RATE - 25 POUNDS PER ACRE

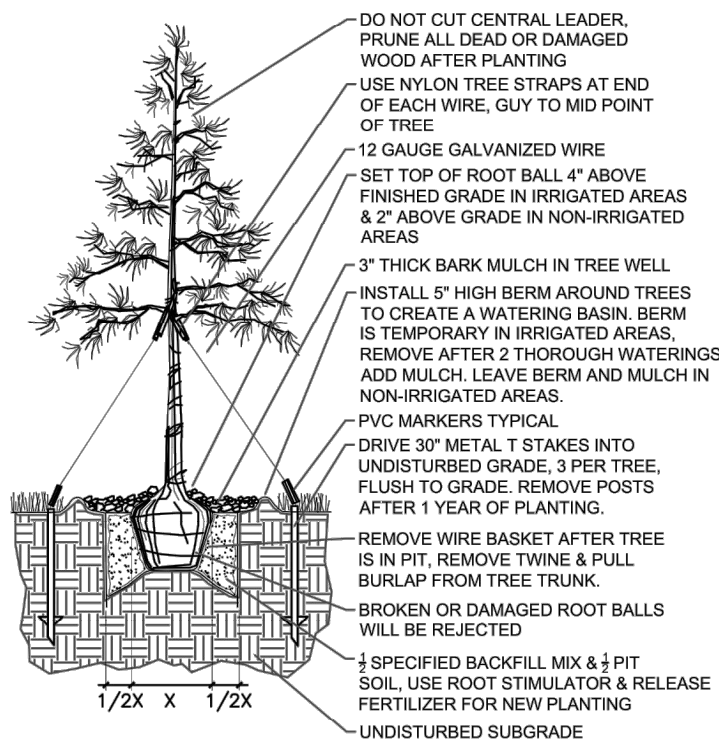
SEE SEEDING APPLICATION SPECIFICATIONS SHEET L-6
APPLY BIOSOL FORTE PRIOR TO SEEDING SEE NOTE SHEET L-6



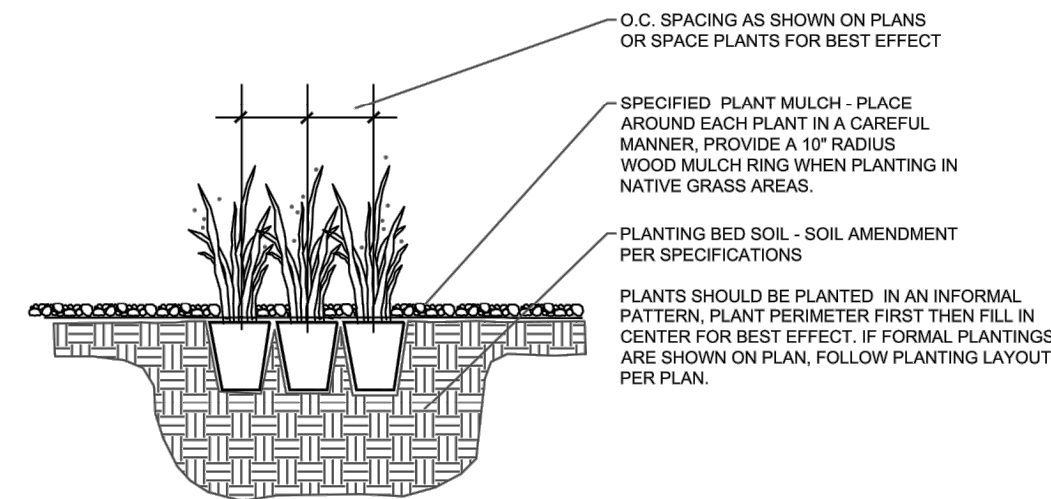
1
L.3
Deciduous Tree Planting Detail



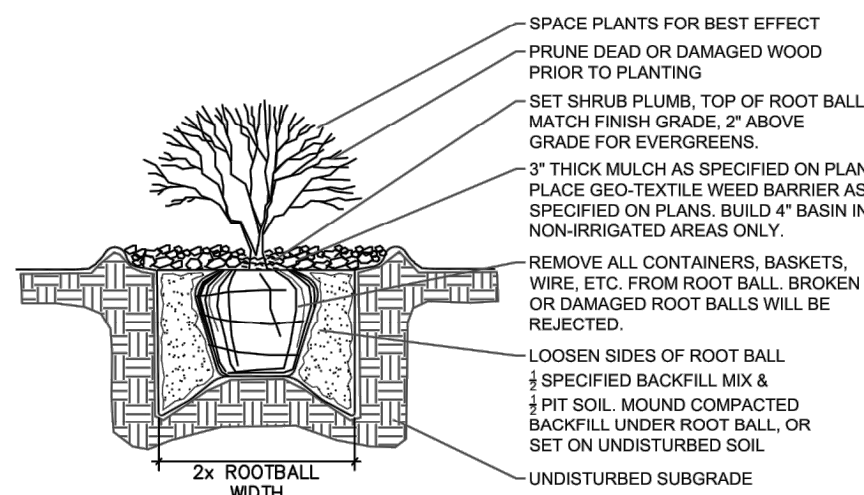
4
L.3
Tree Planting Detail - Steep Slopes



2
L.3
Evergreen Tree Planting Detail



5
L.3
Perennial/Grass Planting Detail



3
L.3
Shrub Planting Detail

