

SANTA FE PARK

TOWN OF MONUMENT, COLORADO

PRELIMINARY PD SITE PLAN

OWNERSHIP CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT PHOENIX BELL ASSOCIATES LLP BEING THE OWNER(S), OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

SEE LEGAL DESCRIPTION ON THIS PAGE

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN AS SANTA FE PARK IN THE TOWN OF MONUMENT.

LANDOWNER (NOTORIZED SIGNATURE)

SIGNED THIS _____ DAY OF _____, 20____.

STATE OF COLORADO)
} ss:
COUNTY OF EL PASO }

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

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS SANTA FE PARK IN THE TOWN OF MONUMENT.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON _____ IN BOOK _____ AT PAGE _____ EL PASO COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT:

MORTGAGEE/LIENHOLDER (NOTARIZED SIGNATURE)

SIGNED THIS _____ DAY OF _____, 20____.

STATE OF COLORADO)
} ss:
COUNTY OF EL PASO }

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

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____

_____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED SIGNATURE (NOTARIZED SIGNATURE)

SIGNED THIS _____ DAY OF _____, 20____.

STATE OF COLORADO)
} ss:
COUNTY OF EL PASO }

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

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE:

I, _____, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY SANTA FE PARK AND PD PRELIMINARY SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

PROFESSIONAL LAND SURVEYOR _____ DATE _____

PLANNING DEPARTMENT CERTIFICATION:

THE PRELIMINARY/FINAL PD SITE PLAN AND ZONING REGULATIONS FOR SANTA FE PARK WERE REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT
THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____ DATE _____

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH/ P.M. IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST ¼ CORNER OF SAID SECTION 26; THENCE N 89°24'51"E ALONG THE SOUTH LINE THEREOF (SAID BEARING BEING THE BASIS OF BEARING FOR THIS DESCRIPTION AND ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO), A DISTANCE OF 329.30' TO A POINT THENCE N 07°48'05" W, A DISTANCE OF 5.45' TO A POINT ON THE NORTH LINE OF A TRACT OF LAND AS RECORDED IN THE RECORDS OF SAID EL PASO COUNTY IN RECEPTION NO. 208083167 SAID POINT BEING THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE N 07°48'05" W, A DISTANCE OF 3380.25';

THENCE N 39°26'53" E, A DISTANCE OF 808.82' TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25;

THENCE ALONG SAID RIGHT-OF-WAY S 10°48'22" E, A DISTANCE OF 399.49' TO A POINT OF CURVE; THENCE ALONG SAID CURVE AND SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 14°34'53" WITH A RADIUS OF 5856.58' AN ARC DISTANCE OF 1490.46' TO THE POINT OF TANGENT;

THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S 25°23'15" E, A DISTANCE OF 651.99';

THENCE S 73°08'45" E, A DISTANCE OF 498.96' TO A POINT OF CURVE HAVING A CHORD BEARING OF S 23°54'48" E, A DISTANCE OF 229.18', A RADIUS OF 1170.00', A DELTA ANGLE OF 11°14'28" AND AN ARC LENGTH OF 229.55';

THENCE S 27°26'21" E, A DISTANCE OF 471.80' TO A POINT OF CURVE HAVING A CHORD BEARING OF S 18°39'47" E, A DISTANCE OF 139.79', A RADIUS OF 598.57', A DELTA ANGLE OF 13°24'43", AND AN ARC DISTANCE OF 140.11';

THENCE S 13°52'48" E, A DISTANCE OF 142.15' TO A POINT ON THE NORTH LINE OF A TRACT OF LAND IN SAID RECEPTION NO. 208083167;

THENCE ALONG THE BOUNDARY OF SAID RECEPTION 208083167 THE FOLLOWING SEVEN (4) COURSES; 1) S 84°15'50" W, A DISTANCE OF 79.81'; 2) S 05°52'09" E, A DISTANCE OF 411.45'; 3) S 41°37'28" W, A DISTANCE OF 57.93'; 4) S 83°55'21" W, A DISTANCE OF 711.01' **TO THE POINT OF BEGINNING** FOR THIS DESCRIPTION.

SAID PARCEL OF LAND CONTAINING 2819318 SQ. FEET OR 64.723 ACRES MORE OR LESS.

GENERAL NOTES:

- All public streets and roads will be dedicated to the Town of Monument
- All detention and drainage tracts will be owned & maintained by Santa Fe Park Property Owners Association.
- No uses shall be permitted that would generate toxic materials or waste.
- On-street parking shall be permitted on public Right of Way.
- Water and wastewater service will be provided by the Tri-View Metropolitan District.
- All lots must receive sanitary sewer and water from the Tri-View Metropolitan District; septic tanks are prohibited.
- The Santa Fe Park Property Owners Association will maintain all entry signs.
- All streets will be constructed to the Town of Monument standards, including paving and street lights.
- Signs require submittal of a separate sign permit to the Planning Department for review and approval.
- The Santa Fe Park Property Owners Association will act as the Architectural Control Committee for building architecture.
- The site is within a designated FEMA floodplain as determined by the flood insurance rate map, community panel number 08041C0278G, effective December 7, 2018.
- Phasing of the development will consist of the public roads and utilities being built out in the first phase, followed by phasing on a lot-by-lot basis.
- All private roads on individual lots will be asphalt.
- All parking spaces and handicapped spaces and aisles are to be striped to Town of Monument Standards.
- Handicap ramps will be provided for access from handicap spaces to building entrances and be built to Town of Monument Standards.
- Site Plan provided is for illustrative purposes only. Final PD Site Plans and Landscape Plans will conform to the provisions of this Preliminary Plan.
- Parking will conform to the standards outlined in the Town of Monument Municipal Code appropriate to proposed use.
- All lots will have a cross-access agreement.
- Sign easements are provided for development, monument, and entry signs.
- The surface treatment of all parking areas will be asphalt.
- The Santa Fe Park PD Plan will be subject to the Memorandum of Understanding (MOU) between El Paso County and Phoenix Bell Ltd. (the landowner), which permits up to six crossings of the New Santa Fe Regional Trail. The MOU requires that any proposed trail crossing shall be reviewed by the County and will meet the following terms and conditions of the MOU:
 - The Developer will provide a license agreement for the trail crossing for approval by the Board of County Commissioners in accordance with the MOU. This will require approval before recording of the first Final Plat on the site.
 - The Developer will provide a trail signage plan to El Paso County Community Development Services for review and approval in accordance with the MOU. This will require approval before recording of the first Final Plat on the site.

TOWN CERTIFICATIONS:

PLANNING COMMISSION RECOMMENDATION:

THE PRELIMINARY PD SITE PLAN FOR SANTA FE PARK IS APPROVED THIS _____ DAY OF _____, 20____.

CHAIRMAN _____
DATE _____

PLANNING DIRECTOR _____
DATE _____

BOARD OF TRUSTEES APPROVAL:

THIS PRELIMINARY PD SITE PLAN FOR SANTA FE PARK IS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, COLORADO ON THIS _____ DAY OF _____, 20____.

MAYOR _____
DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

ZONING REGULATIONS:

General Provisions

A. **Adoption/Authorization.** The Board of Trustees has adopted this Preliminary PD Site Plan and Zoning Regulations pursuant to Chapter 17 of the Monument Municipal Code after appropriate public notice and hearing.

B. **Applicability.** The provisions of this Preliminary PD Site Plan and Zoning Regulations shall run with the land and bind all landowners of record, their successors, heirs, or assigns of the land as approved by the Monument Board of Trustees.

C. **Maximum Level of Development.** The total non-residential floor area approved for development within the established use areas is the maximum allowed for platting and development. The actual floor area approved will be determined at the Final PD Site Plan and Final Plat stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.

D. **Relationship to Town Regulations.** The provisions of this Preliminary PD Site Plan and these Zoning Regulations shall prevail and govern this Planned Development provided, however, that where the provisions of this Preliminary PD Site Plan and these Zoning Regulations do not address a particular subject, the relevant provisions of the Monument Municipal Code, as amended, or any other applicable resolutions or regulations of the Town of Monument, shall apply.

E. **Definitions.** The standard definitions found in the Monument Municipal Code Chapter 17 shall apply to this planned development.

F. **Overall Project Standards.** The standard zoning requirements of the Monument Municipal Code Chapter 17, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this Preliminary PD Site Plan, except as modified below.

G. **Severability of Provisions.** In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Development Guidelines

1. **Project Description:** Santa Fe Park is a planned industrial/business/commercial development on 64 acres of land located north of Baptist Road, east of Old Denver Road and west of Interstate 25.

2. **Permitted Uses:** The Permitted uses for the Santa Fe Park are:

- Commercial Zone:**
 - Commercial use types
 - Civic use types
 - Recreation use types
 - Office use types
 - Light industrial use types:
 - Warehouse "mini storage"
 - Excluding distribution center
 - Multi-use*
 - Miscellaneous use types:
 - Communication / Broadcasting studios and services
 - Utilities
 - Parking structures
 - Transit facilities
- Commercial & Industrial Zones:**
 - All uses listed in Commercial Zone above
 - Industrial use types
 - Including distribution center

*Multi-use: combined commercial, office, or light industrial with multifamily residential

3. **Accessory Uses:** The Accessory uses for Santa Fe Park shall be as follows:

- Any use, including outdoor storage, may be operated as an accessory subject to the following conditions:
- It is clearly incidental and commonly associated with the operation of the permitted use;
- It is operated and maintained under the same ownership/lessees/concessionaires and on the same site as the permitted use.

4. **Temporary Uses:** Temporary uses shall be subject to the provisions of Section 17.48.210 of the Town's Municipal Code, as amended.

5. **Accessory Structures.** Accessory structures must comply with the Development Standards in item (G) of these guidelines, and shall be subject to the provisions of Section 17.48.180 of the Town's Municipal Code, as amended.

6. **Signs.** Signs shall be permitted in accordance with the requirements for signs in the General Commercial Zone (C1) and for Freeway Oriented Businesses as stated in Section 17.56.170 of the Town's Municipal Code, as amended. Sign design and the computation of the sign area shall conform to the standards in Section 17.56.140 and 17.56.220 of the Town's Municipal Code, as amended.

7. **Development Standards.**

A. Maximum building height: Ninety (90) feet

This height limitation shall not apply to church spires, belfries, cupolas, penthouses or domes not used for human occupancy, or to chimneys, ventilators, skylights, parapet walls, cornices without windows, antennas, or necessary mechanical appurtenances located above the roof level.

B. Building Setbacks:

- I - 25: Fifty (50) foot minimum
- Old Denver Road/Baptist Road: Twenty-five (25) foot minimum
- Internal Streets: Twenty (20) foot minimum
- Lot Side Setbacks: Ten (10) foot minimum
- Lot Rear Setbacks: Twenty-five (25) foot minimum

In the case of corner or double frontage lots, the required front setback shall apply. Parking shall be permitted to encroach into the setback.

C. Landscape Setbacks:

- I - 25: Twenty-Five (25) foot minimum
- Old Denver Road: Twenty (20) foot minimum
- Baptist Road: Twenty-five (25) foot minimum

D. Maximum Lot Coverage: Forty (40) percent of lot area.

8. **Lot Sizes.** The lot configuration on this Preliminary PD Site Plan is illustrative only. The Final PD Site Plan and the Final Plat will establish the lot sizes.

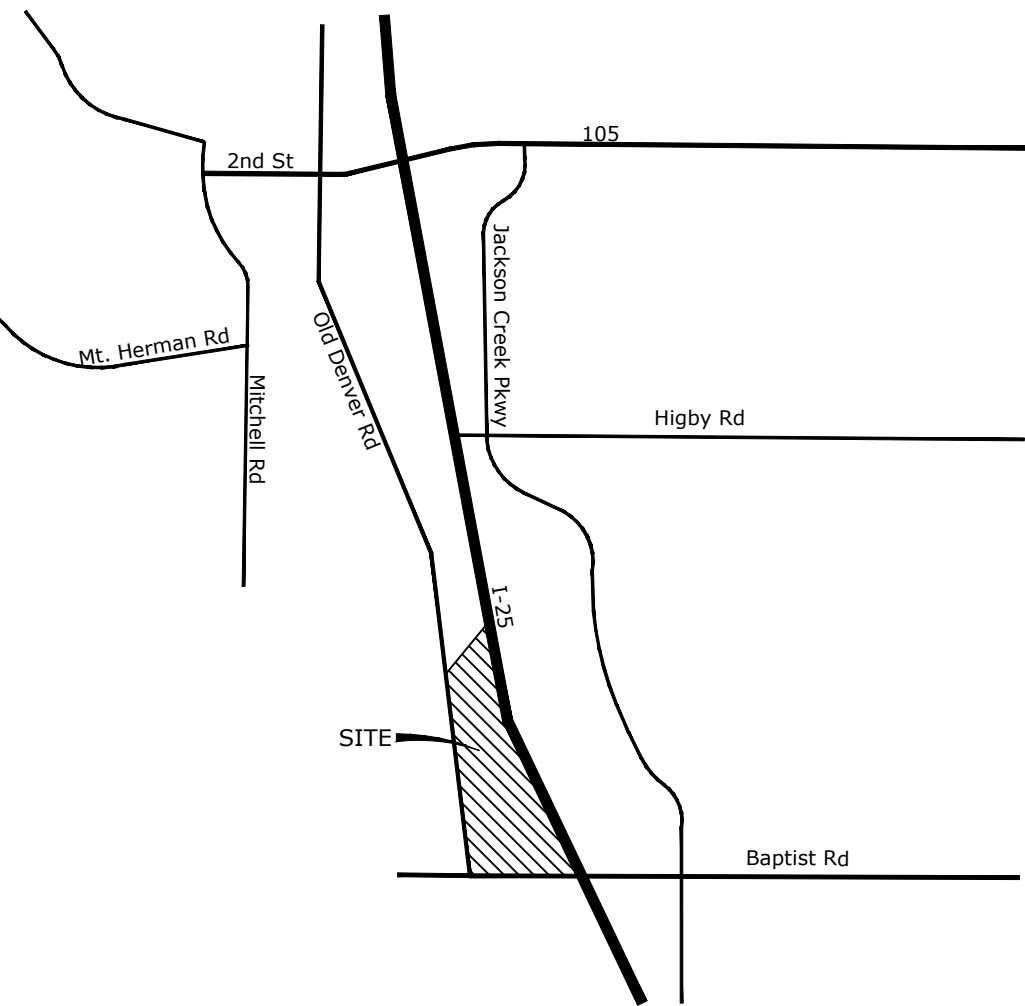
9. **Streets.** Streets within Santa Fe Park provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Design and construction will conform to the Town of Monument Engineering Criteria Manual, subject to any waiver that may be approved by the Town.

10. **External Effects.** All uses within the Santa Fe Park shall comply with the requirements of Section 17.43.100 of the Town's Municipal Code, as amended, in order to limit the potential external effects of some of the permitted uses.

11. **Architecture and Design.** The architecture and design of all buildings and signs will require the review and approval of the Santa Fe Park Property Owner's Association Architectural Control Committee. The design of the proposed buildings will be controlled by protective covenants that will include specific requirements relating to the exterior treatment of the buildings as follows:

- All buildings shall include four-sided architecture.
- All rooftop mechanical equipment shall be screened with an opaque structure.
- All outdoor storage areas and trash enclosures will be screened with an opaque structure.
- Flexibility will be applied to ensure that there is variety in architecture and design between buildings.

VICINITY MAP



APPLICANT:

Owner: Phoenix Bell Associates LLP
8710 Thornydale Rd STE 120
Tucson, AZ 85742-5032

Plan Preparer/
Land Planner: N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
(719) 471-0073

Engineer and
Surveyor: Rockwell Consulting
1955 N Union Blvd #200
Colorado Springs, CO 80909
(719) 475-2575

SITE DATA:

Existing Zoning: PID Regency Park
Existing Use: Agriculture
Proposed Zoning: PD
Proposed Use: Industrial/Business/Commercial
Development Schedule: 2021
Total Acres: 70.1 Acres

SHEET INDEX:

- | | |
|---------|---------------------------|
| 1 OF 8: | COVER SHEET |
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| 3 OF 8: | ILLUSTRATIVE SITE PLAN |
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| 7 OF 8: | PRELIMINARY UTILITY PLAN |
| 8 OF 8: | LANDSCAPE NOTES & DETAILS |

Land Planning

Landscape

Architecture

Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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Santa Fe
Park

Preliminary PD
Site Plan

Northeast of W Baptist
Road and Old Denver Road

DATE: 01/30/2020
PROJECT MGR: A. Barlow
PREPARED BY: B. Perkins

SEAL

DATE

DATE: BY: DESCRIPTION:

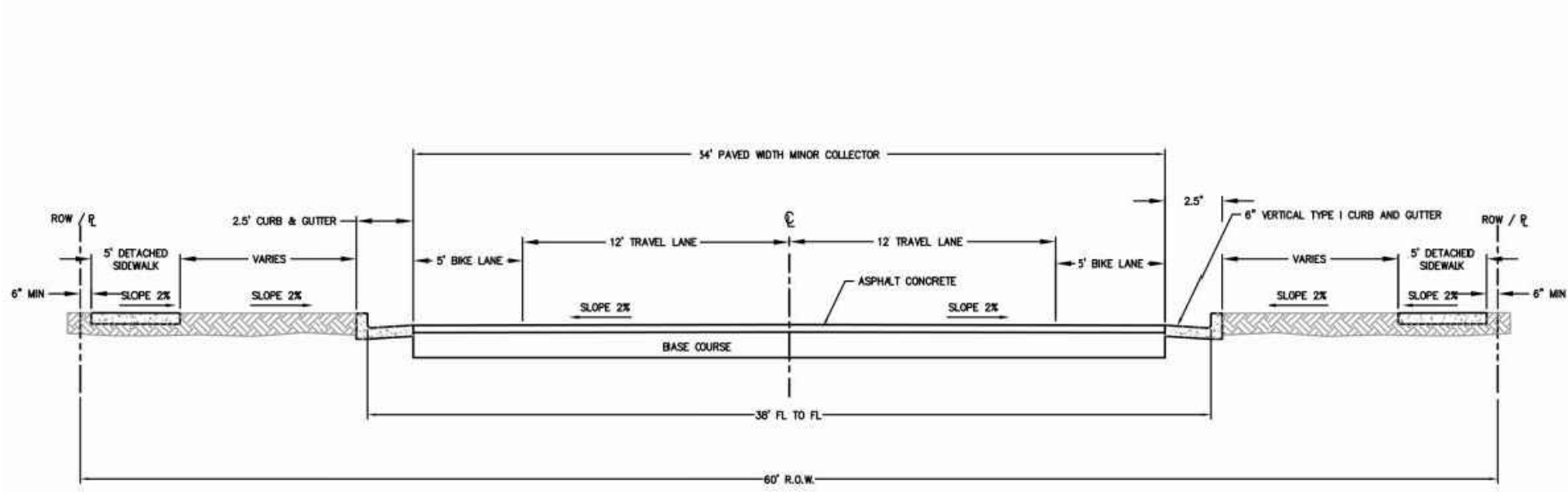
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SHEET TITLE

SHEET NUMBER

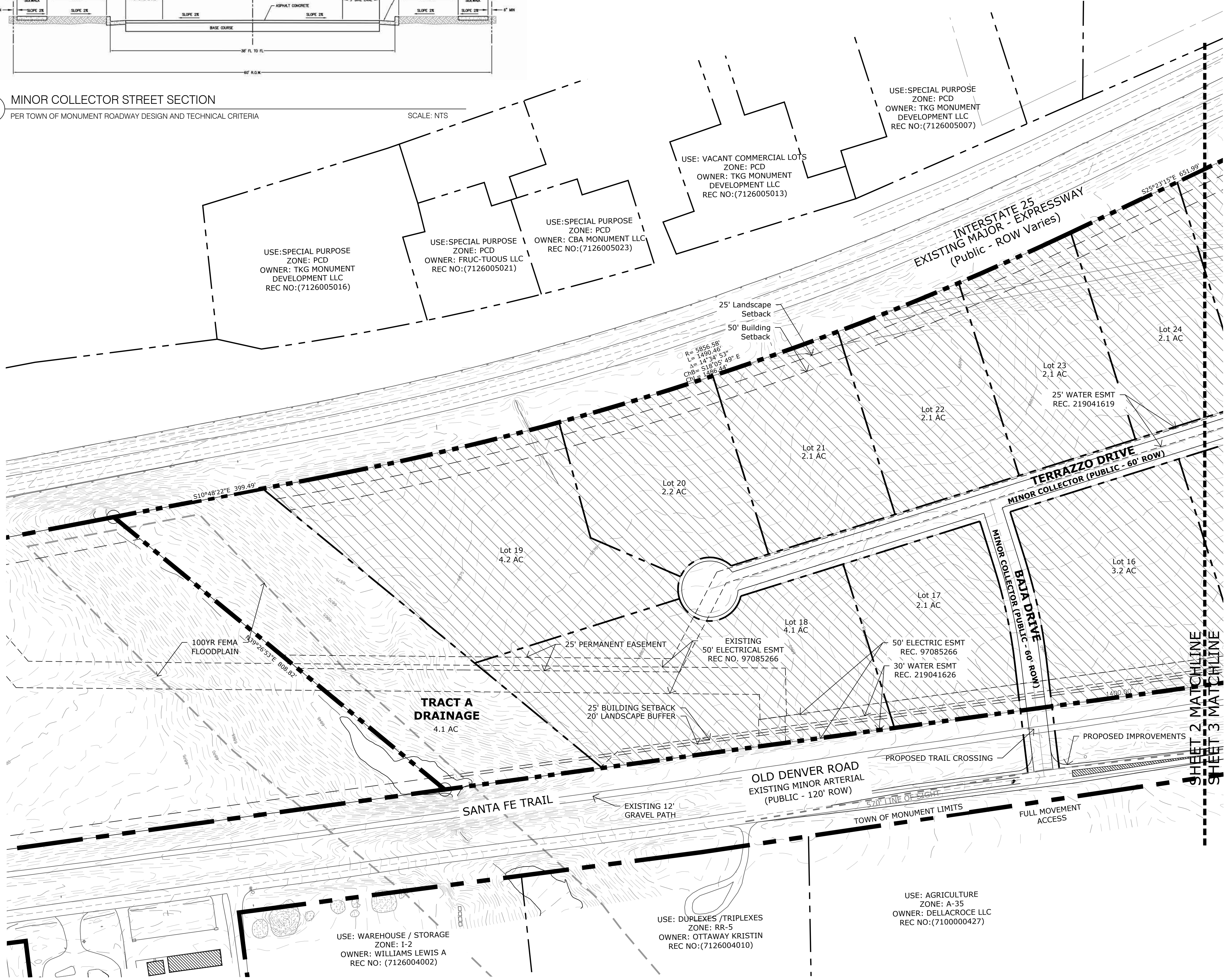
1 OF 8

CPC #



1 MINOR COLLECTOR STREET SECTION
PER TOWN OF MONUMENT ROADWAY DESIGN AND TECHNICAL CRITERIA

SCALE: NTS



USE KEY

INDUSTRIAL / COMMERCIAL / MIXED USE

COMMERCIAL

Land Planning
Landscape
Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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Santa Fe Park

Preliminary PD
Site Plan

Northeast of W Baptist
Road and Old Denver Road

DATE:	01/30/2020
PROJECT MGR:	A. Barlow
PREPARED BY:	B. Perkins

DATE	BY	DESCRIPTION

P:\Pinecree Properties\Baptist Road\Drawings\Planning\Develop\Baptist Comm_PDP_Aug [SITE PLAN] 1/25/2020 5:07:49 PM bperkins

PLANNED LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

Santa Fe Park

Preliminary PD
Site Plan

Northeast of W Baptist
Road and Old Denver Road

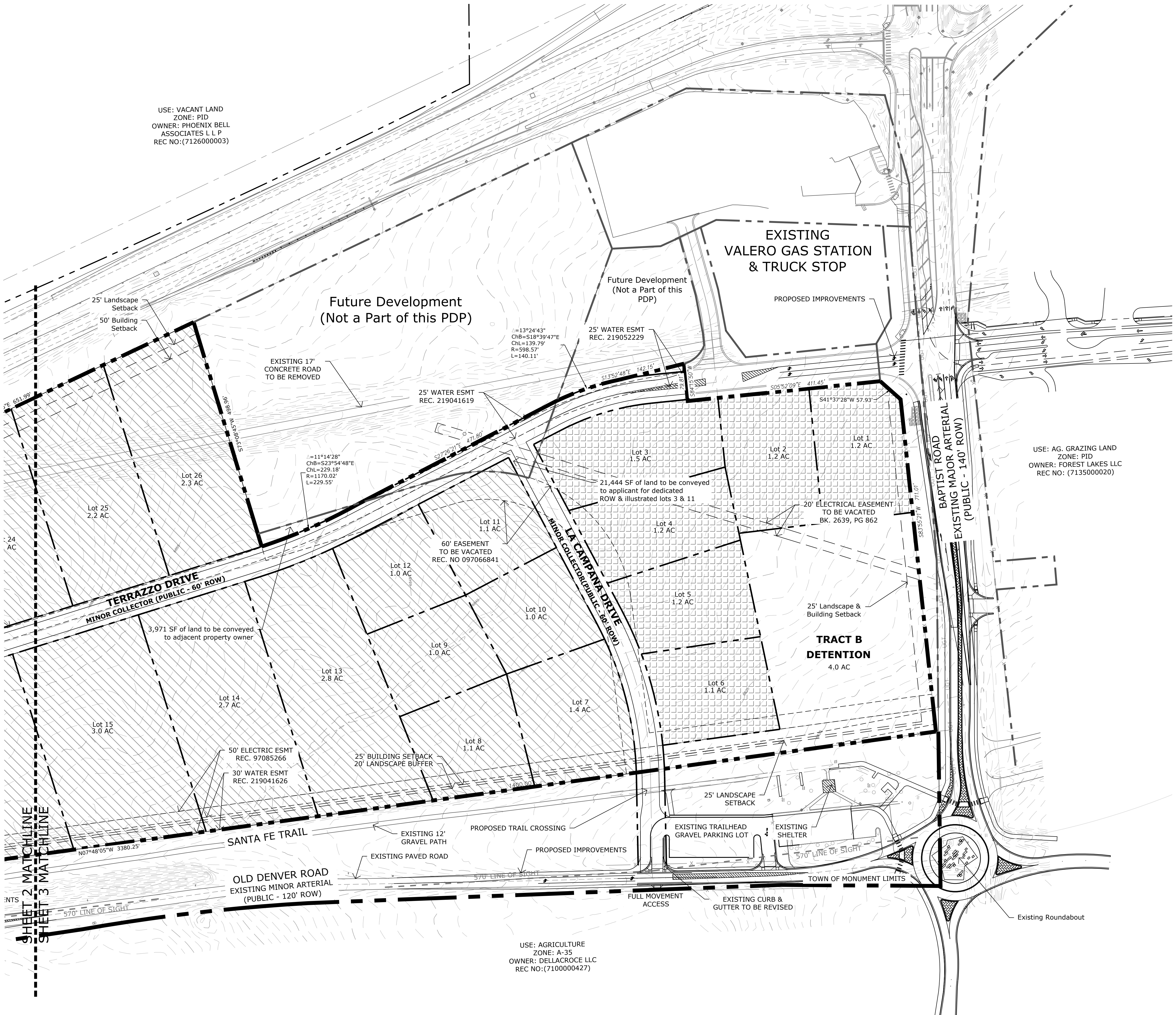
PROJECT INFO
DATE: 01/30/2020
PROJECT MGR: A. Barlow
PREPARED BY: B. Perkins

SEAL

DATE:	BY:	DESCRIPTION:

SHEET TITLE

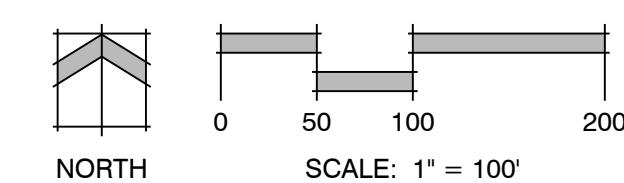
PLANNED LANDSCAPE ARCHITECT



USE KEY

INDUSTRIAL / COMMERCIAL / MIXED USE

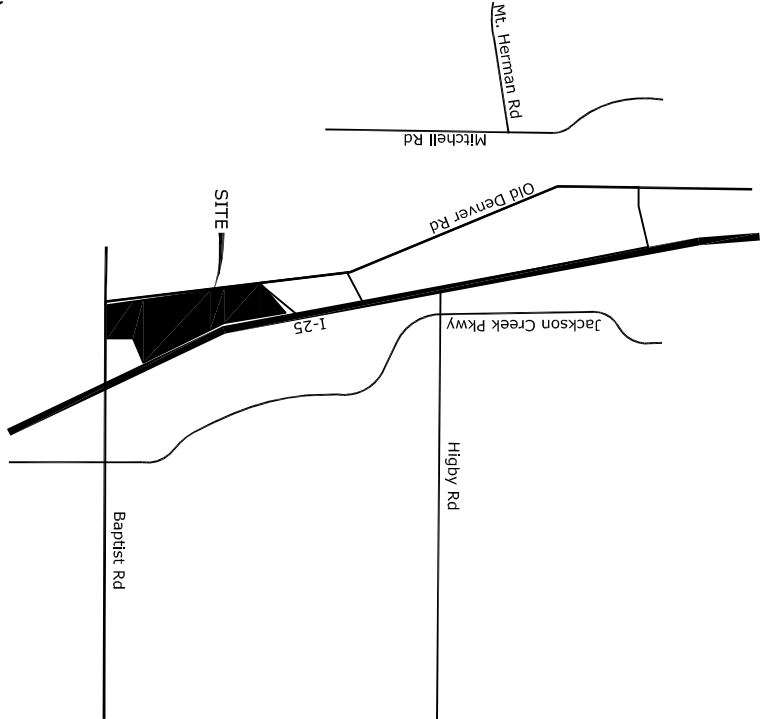
COMMERCIAL



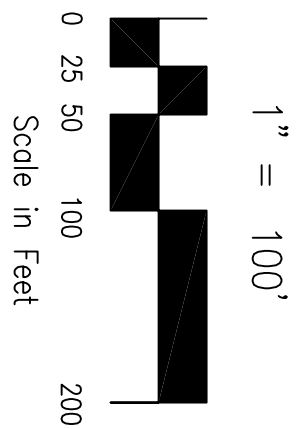
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USE: VACANT LAND
ZONE: PID
OWNER: PHOENIX BELL
ASSOCIATES, L.P.
REC NO: (7126000003)

VICINITY MAP



- LEGEND
- EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - PROPOSED 1' CONTOUR
 - PROPOSED 5' CONTOUR



SHEET 5 OF 8

FILE: 1701802/0003 1/17/20

ROCKWELL
CONSULTING, Inc.

ENGINEERING
10000 SPRING CREEK RD
DALLAS, TEXAS 75243
(714) 415-2515 • FAX (714) 415-4023

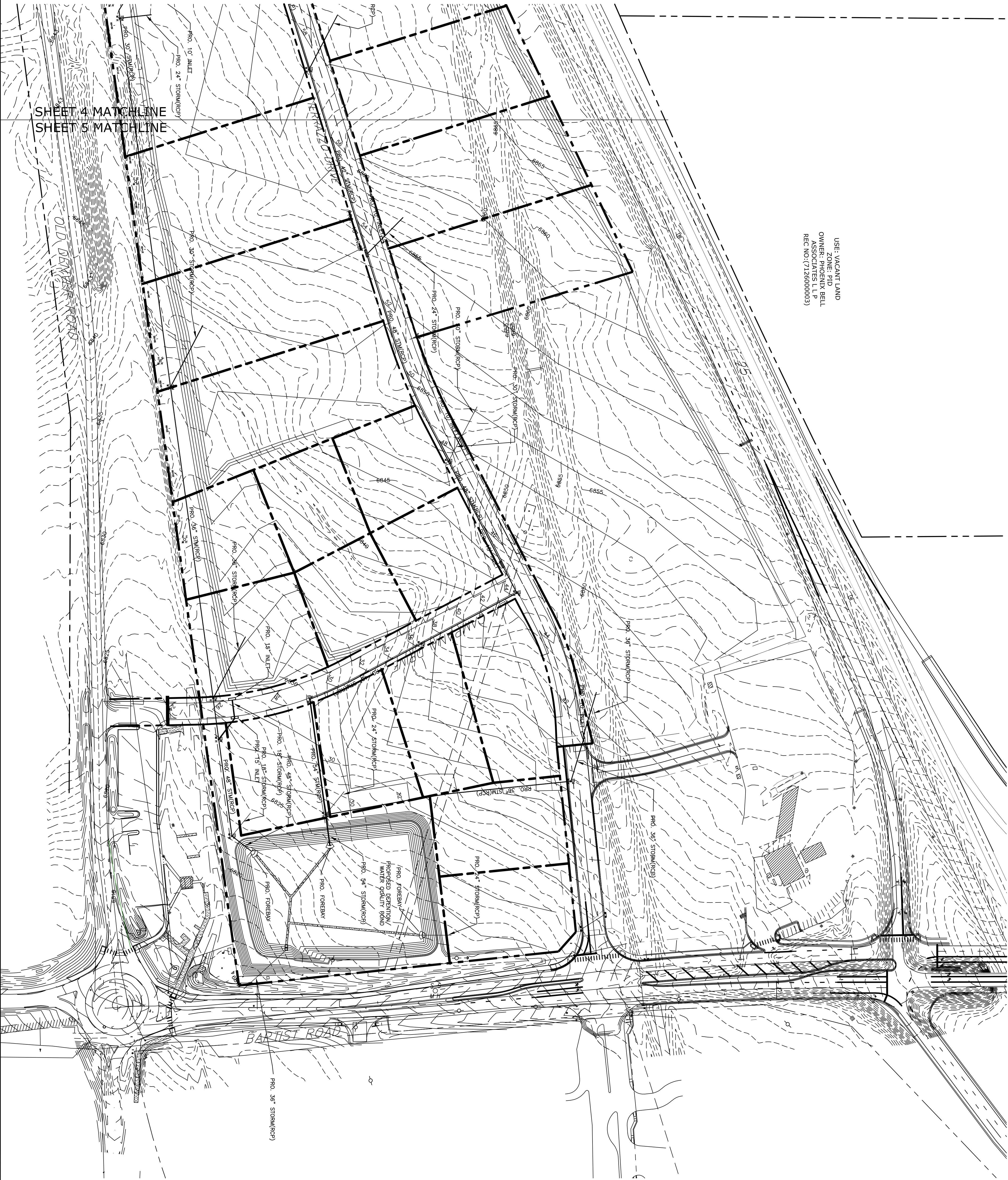
SANTA FE PARK

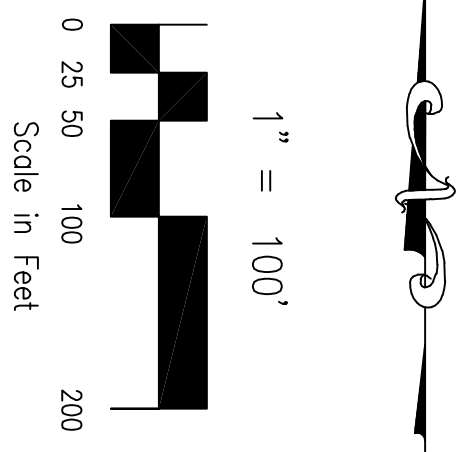
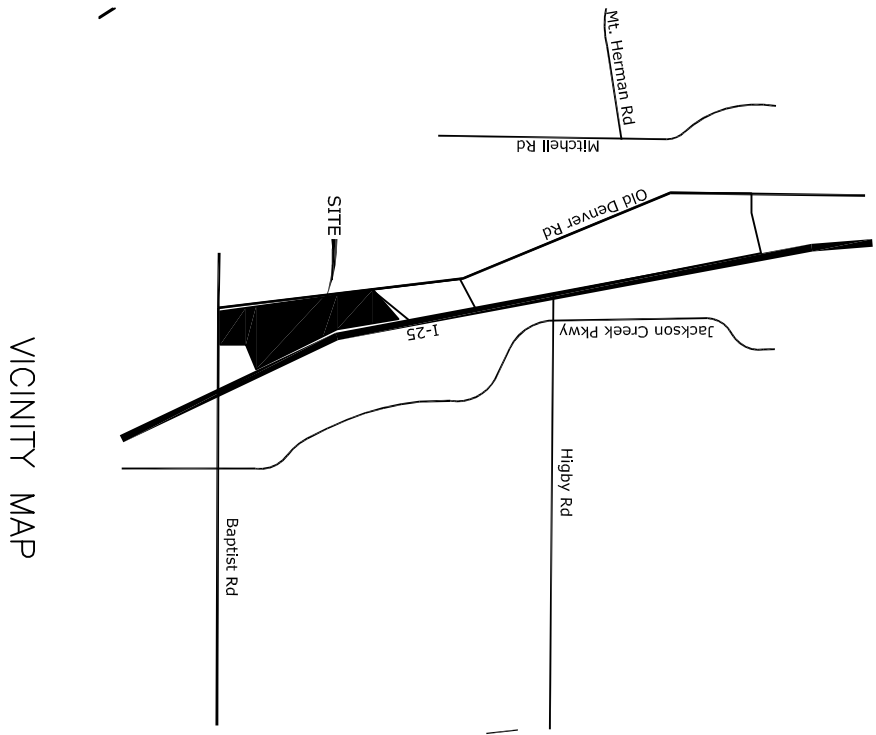
PRELIMINARY GRADING PLAN

DATE: 1/17/20

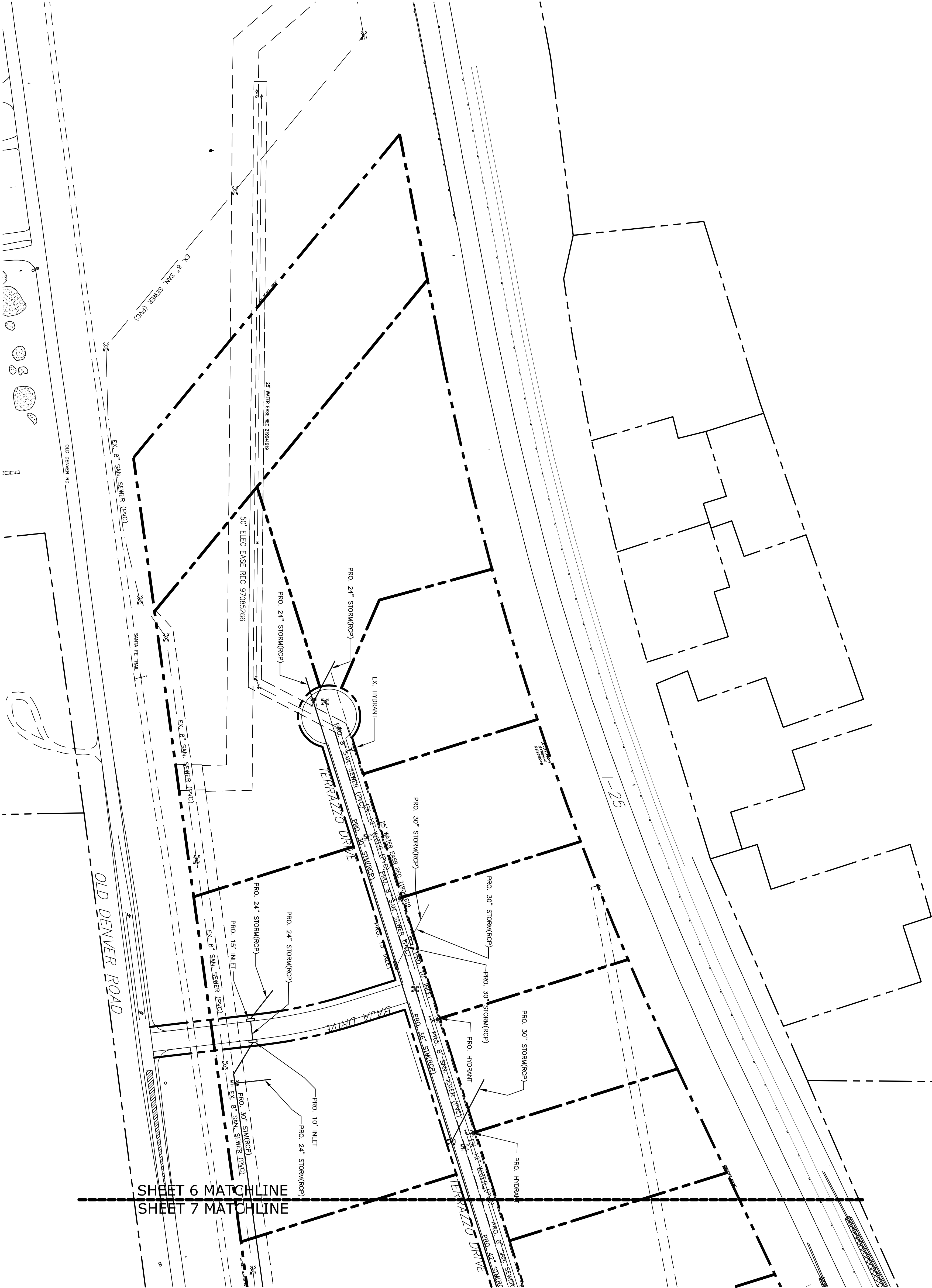
CHECKED BY: KOR

JOB NO. 19-012





LEGEND	
PROPOSED	EXISTING
WATER	WATER
SAN	SAN
GAS	GAS
PRO. SIM	UNDERGROUND ELECTRIC
INLET	ELEC
STORM SEWER	STORM
WAVE	WAVE
FIRE HYDRANT	FIRE HYDRANT
MANHOLE	MANHOLE



SHEET 6 MATCHLINE
SHEET 7 MATCHLINE

SHEET 6 OF 8

FILE: 1701REV.DWG 1/17/20

ROCKWELL
CONSULTING, Inc.

ENGINEERING - SURVEYING
1950 N. LINCOLN BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2515 FAX (719) 475-4223

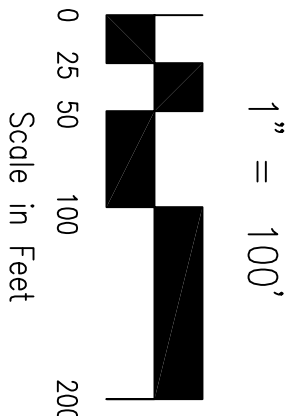
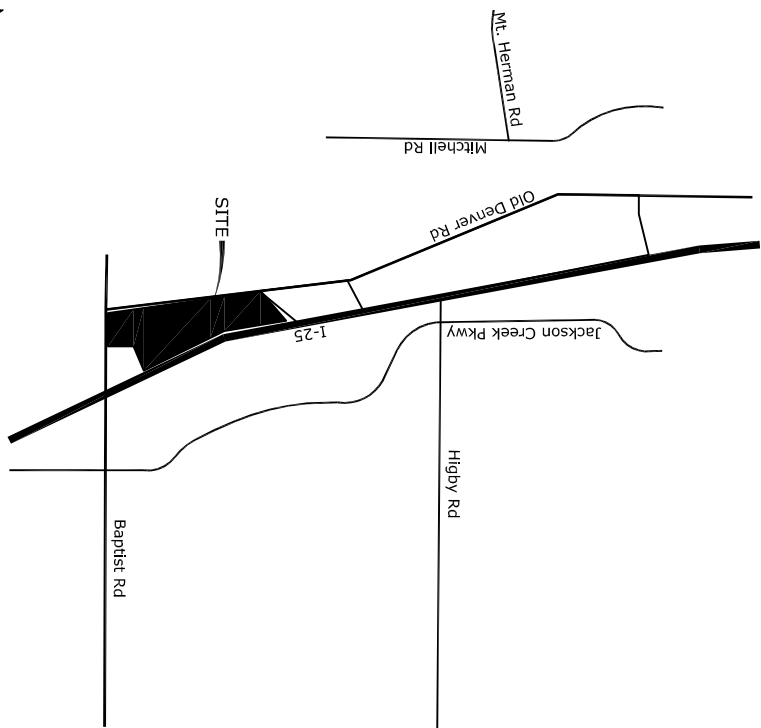
TITLE : SANTA FE PARK
PRELIMINARY UTILITY PLAN

SCALE : 1"=100' DRAWN BY : KDR
DATE : 1/17/20 CHECKED BY : KDR

JOB NO. 19-012

USE: VACANT LAND
ZONE: PID
OWNER: PHOENIX BELL
ASSOCIATES L.P.
REC NO: 1712600003

VICINITY MAP



LEGEND	
PROPOSED	UTILITY
WATER	WATER
SAN	SAINTARY SEWER
GAS	GAS
PRO. STM	UNDERGROUND ELECTRIC
INLET	STORM SEWER
PRO. STM	VALVE
INLET	FIRE HYDRANT
PRO. STM	MANHOLE
INLET	MANHOLE

EXHIBIT 2

SHEET 7 OF 8

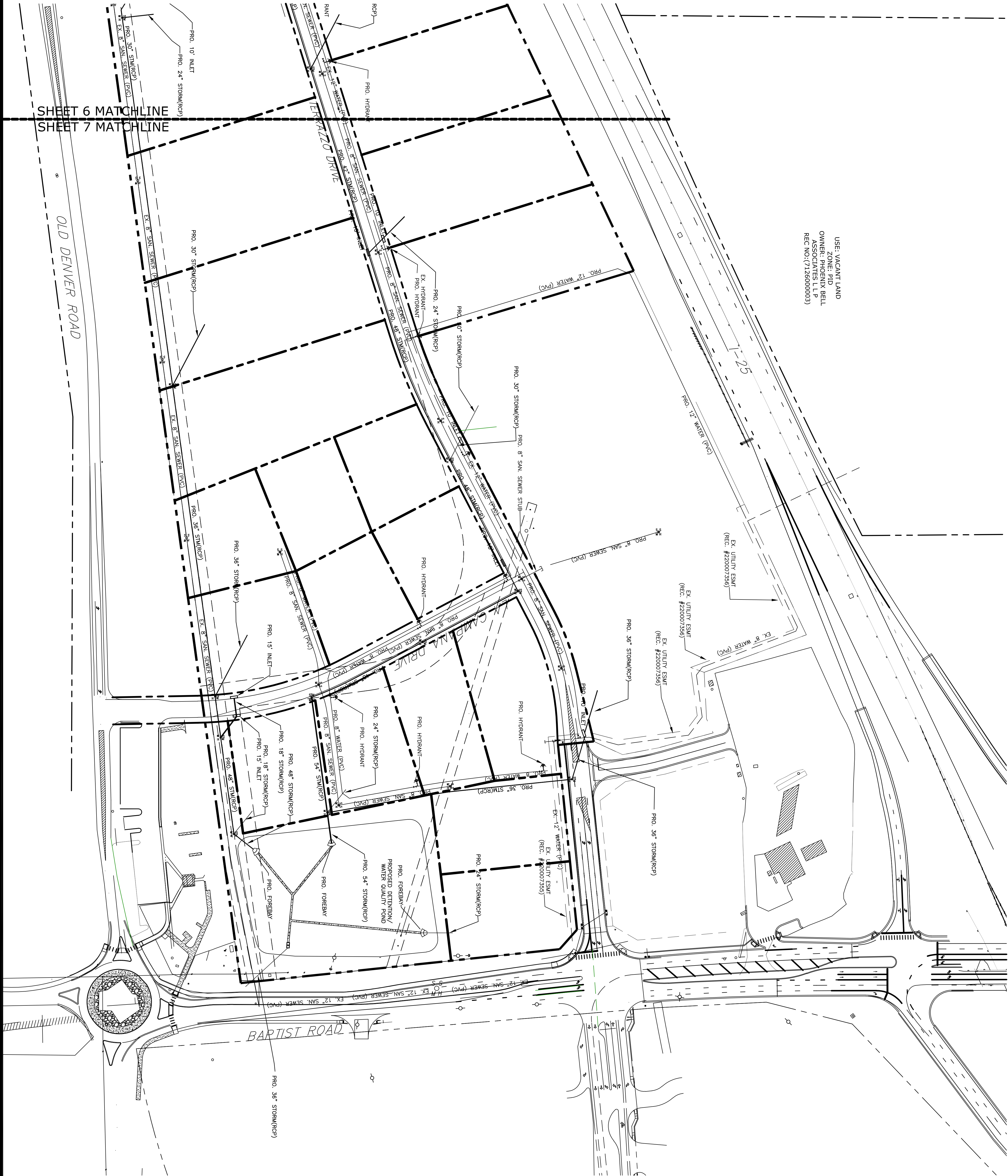
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DENVER, COLORADO
1550 N. DENVER BLVD., SUITE 200
DENVER, CO 80202
(719) 475-2575 FAX (719) 475-9223

SANTA FE PARK
PRELIMINARY UTILITY PLAN

TITLE :
SCALE : 1"=100'
DATE : 1/17/20
DRAWN BY : KOR
CHECKED BY : KOR
JOB NO. 19-012



SHEET 6 MATCHLINE
SHEET 7 MATCHLINE

LANDSCAPE NOTES

1. ALL LANDSCAPE REQUIREMENTS SHALL BE INSTALLED TO MONUMENT MUNICIPAL CODE STANDARDS.
2. NO TURF GRASS WILL BE ALLOWED. NATIVE GRASS SEED MAY BE IMPLEMENTED ON NO MORE THAN 25% OF EACH LOT'S LANDSCAPED AREA.
3. 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.
4. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
5. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
6. 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.
7. ALL PLANT SPECIES SHALL BE CHOSEN FROM THE EL PASO COUNTY PERMITTED PLANTS LIST. NATIVE AND DROUGHT RESISTANT SPECIES ARE ENCOURAGED.
8. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
9. 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.
10. THESE PLANS ARE FOR COUNTY AND TOWN APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

DEVELOPMENT LANDSCAPE STANDARDS (DLS)

1. ANY LOTS ADJACENT TO INTERSTATE 25 WILL BE REQUIRED TO INSTALL 1 TREE FOR EVERY 20 FEET OF PROPERTY LINE FRONTAGE SHARED WITH I-25 ROW. A MINIMUM OF 52 TREES ARE TO BE INSTALLED ALONG THE DEVELOPMENT'S TOTAL I-25 FRONTAGE. A MINIMUM OF 2/3 OF THE TREES SHALL BE EVERGREEN. TREES SHALL BE INSTALLED WITHIN 50' OF THE FRONTAGE.
2. ANY LOTS ADJACENT TO THE COUNTY TRAIL TRACT ON OLD DENVER ROAD WILL BE REQUIRED TO INSTALL 1 TREE FOR EVERY 20 FEET OF PROPERTY LINE FRONTAGE SHARED WITH THE TRACT. EACH TREE MAY BE SUBSTITUTED WITH 3 LARGE MULTI-STEM SHRUBS. A MINIMUM OF 50% OF THE TREES AND SHRUBS SHALL BE EVERGREEN. TREES SHALL BE INSTALLED WITHIN 50' OF THE FRONTAGE.
3. EACH LOT WILL BE REQUIRED TO INSTALL 1 TREE FOR EVERY 30 FEET OF PROPERTY LINE FRONTAGE ADJACENT TO ANY INTERNAL STREET ROW.
4. EACH LOT WILL BE REQUIRED TO INSTALL 1 SHADE TREE EITHER IN A PARKING ISLAND OR AROUND THE VICINITY OF THE PARKING LOT FOR EVERY 9 PARKING SPACES PROVIDED.
5. PARKING LOTS SHALL BE SCREENED FROM PUBLIC VIEW WITH THE USE OF BERMING AND/OR SHRUBS A MINIMUM OF 3' IN HEIGHT.
6. 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 ACCORDING TO THE RATIO OF EIGHT (8) SHRUBS, ORNAMENTAL GRASSES, OR GROUND COVER PLANTS PER ONE HUNDRED (100) SQUARE FEET OF REQUIRED LANDSCAPE AREA. 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 NOT BE REDUCED BY SUBSTITUTION TO LESS THAN FIVE (5) PLANTS PER 100 SQUARE FEET.
7. OPAQUE FENCING TO BE REQUIRED AROUND TRASH ENCLOSURES AND UTILIZED TO SCREEN ANY LOADING OR STORAGE AREAS FROM PUBLIC VIEW. FENCING TO BE 6' CEDAR WOOD.
8. ALL LANDSCAPE REQUIREMENTS SHALL BE INSTALLED TO MONUMENT MUNICIPAL CODE STANDARDS.

LANDSCAPE REQUIREMENTS

Roadway Landscape

Street Name	Street Classification	Width Required	Linear Footage	Tree/Feet Required	Trees Required	Setback Abbr. Denoted on Plan
Interstate 25	Freeway	25'	2,541'	1 / 20'	52	IS
Baptist Road	Major Arterial	25'	711'	1 / 20'	52	BR
Terrazzo Drive	Non-Arterial	10'	--*	1 / 30'	Ref. DLS #3	TD
Baja Drive	Non-Arterial	10'	--*	1 / 30'	Ref. DLS #3	BD
La Campana Drive	Non-Arterial	10'	--*	1 / 30'	Ref. DLS #3	LC

Landscape Buffer

See DLS #2

Street Name or Property Line	Buffer Width	Linear Footage	Buffer Trees (1/20)	Screening Treatment Type Provided	Buffer Plant Abbr. on Plan
West Boundary (Santa Fe Trail)	20'	3,380'	169	Evergreen Trees Large Shrubs	W/B

Internal Landscaping

See DLS #6

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required
2,819,122 S.F.	10%	281,912 S.F.

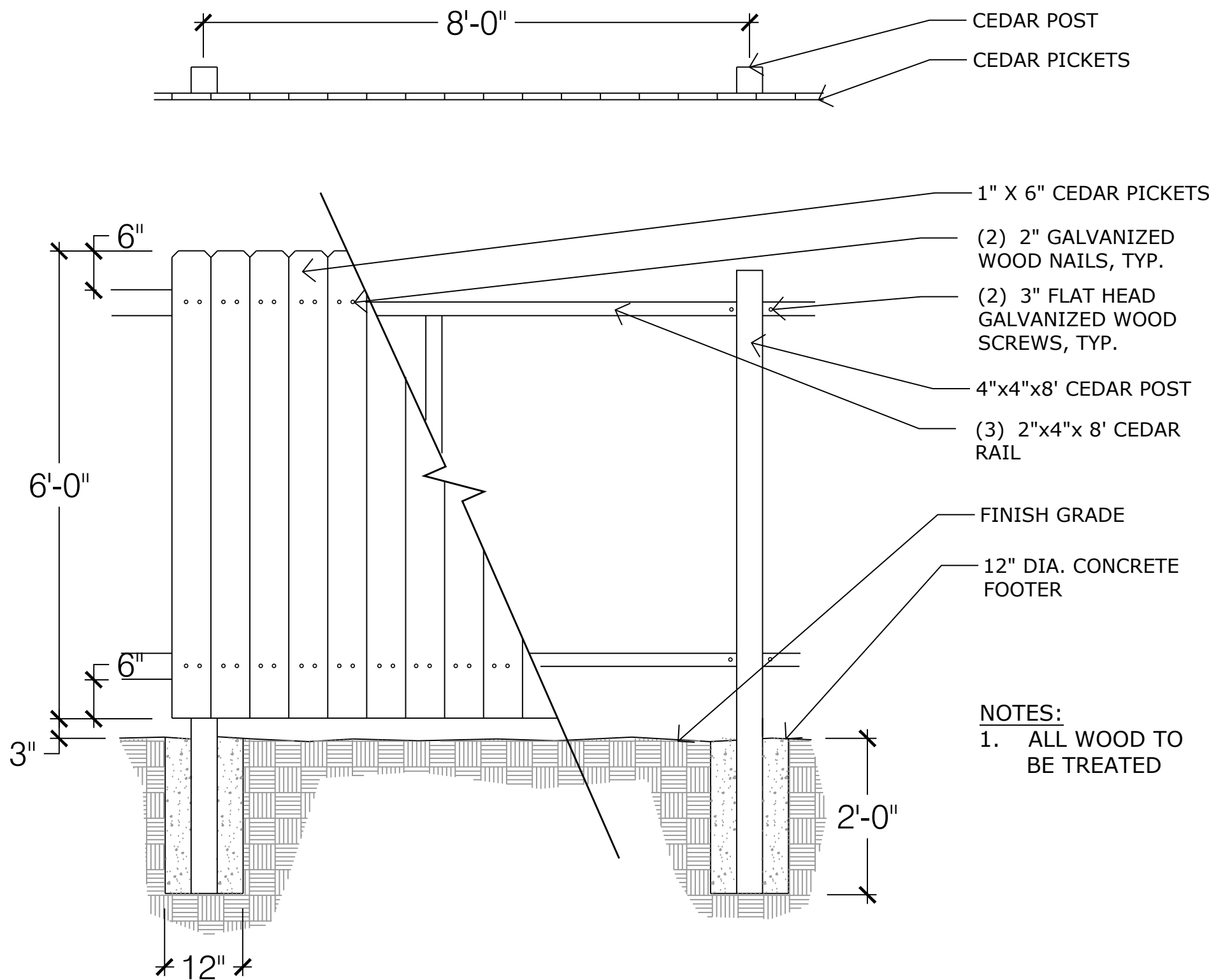
Internal Trees (1/925 SF) Required	Shrubs / Orn Grasses/ Ground Cover Plantings (8/100 SF) Req.	Internal Plant Abbr. Denoted on Plan
305	22,553 or substituted to a min of 14,096 + 85 Trees	IN (or other per requirements)

Motor Vehicle Lots

See DLS #4 & 5

No. of Vehicles Spaces Provided	Motor Vehicle Trees Required	Vehicle Lot Plant Abbr. on Plan	Vehicle Lot Frontage Length	Screening Treatment Type Provided
--*	1 Shade Tree per 9 Parking Spaces	MV	--*	Berming Shrubs

*Items quantities are to be determined at time of the Final PD submittal.



1 SCREEN FENCE DETAIL

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

Land Planning
Landscape
Architecture
Urban Design

NES

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Santa Fe Park

Preliminary PD
Site Plan

Northeast of W Baptist
Road and Old Denver Road

DATE: 01/30/2020
PROJECT MGR: A. Barlow
PREPARED BY: B. Perkins

LANDSCAPE
NOTES & DETAILS

8 OF 8

CPC #