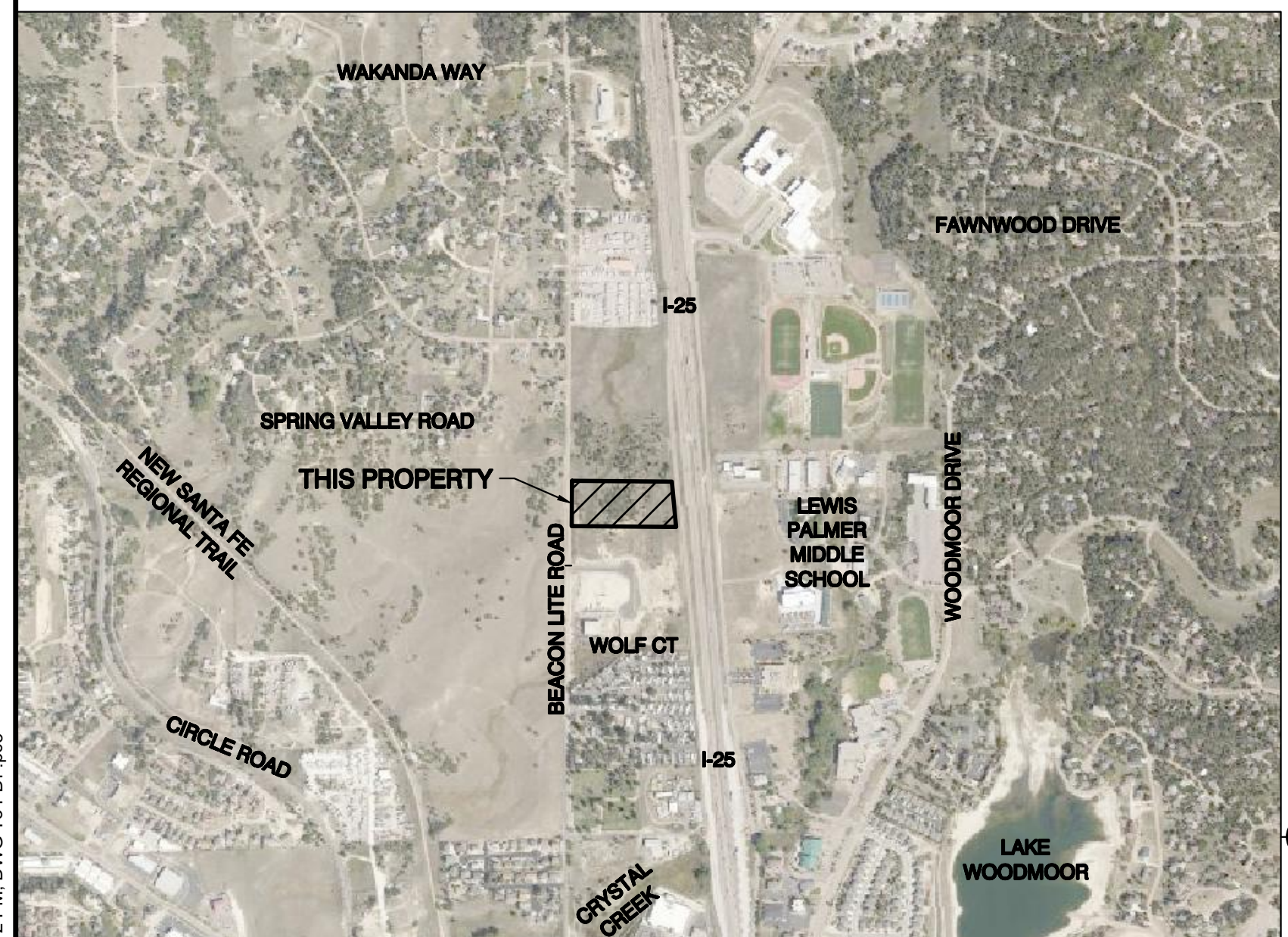


VICINITY MAP
W 1/2, W 1/2, S11, T11S, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - MONUMENT 7.5 MIN
SCALE 1" = 2,000'



VICINITY MAP
W 1/2, W 1/2, S11, T11S, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION
SCALE 1" = 1,000'

MONUMENT WATER AND MONUMENT SANITATION DISTRICT NOT FOR CONSTRUCTION

THIS SITE WAS PREVIOUSLY APPROVED BY "ABC LANDSCAPING WAREHOUSE/OUTDOOR STORAGE TOWN OF MONUMENT, COLORADO CONSTRUCTION DRAWINGS". APPROVAL OF THIS PLANNING DOCUMENT DOES NOT CONSTITUTE AS AN APPROVAL FOR ALTERCATION, EXTENSION, OR CONNECTION TO ANY WWSD WATER OR SEWER INFRASTRUCTURE. NO ALTERCATIONS ARE PROPOSED THIS PROJECT.

TRAILERS DIRECT EXPRESS SITE PLAN

Located in the West 1/2 of the West 1/2 of Section 11,
Township 11 South, Range 67 West of the 6th P.M.,
Town of Monument, El Paso County, State of Colorado

REVISIONS	SHEET	INDEX:
0	1	COVER SHEET
1	2	EXISTING CONDITIONS & DEMO PLAN
1	2	SITE PLAN
1	2	UTILITY PLAN
1	2	GRADING PLAN
1	2	HISTORIC & EXISTING DRAINAGE
1	2	DEVELOPED DRAINAGE
1	2	INITIAL EROSION CONTROL PLAN
1	2	INTERIM EROSION CONTROL PLAN
1	2	FINAL EROSION CONTROL PLAN
1	2	SITE DETAILS
1	2	PHOTOMETRIC PLAN
1	2	PHOTOMETRIC DETAILS
1	2	PHOTOMETRIC DETAILS
1	2	PHOTOMETRIC DETAILS
1	2	15 (L1.0) LANDSCAPE PLAN
1	2	16 (L2.0) LANDSCAPE DETAILS
1	2	17 (IR1.0) IRRIGATION PLAN
1	2	18 (IR2.0) IRRIGATION DETAILS
SUPPLEMENTAL PLANS APPROVED FOR ABC LANDSCAPING		
110 CLEARY BUILDING CORP. - BUILDING ELEVATIONS		

- 0 INITIAL RELEASE MARCH 28, 2022
- 1 REV PER UPDATED LANDSCAPE PLAN APRIL 4, 2022
- 2 REV PER TOWN COMMENTS 05/02/22 JUNE 20, 2022
- 3 REV PER TOWN COMMENTS 07/06/22 AUGUST 5, 2022

LEGAL DESCRIPTION

LEGAL DESCRIPTION SHOWN PER ABC LANDSCAPING WAREHOUSE/OUTDOOR STORAGE FILING NO. 1 (RECEPTION NUMBER 220714597).

THAT PORTION OF THE SW 1/4 OF SECTION 11 IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE EAST ON THE NORTH LINE OF SAID SECTION A DISTANCE OF 30 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 2858.63 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 311.33 FEET; THENCE S 89 DEGREES 51' E 716.52 TO A POINT, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAYS NO. 85-87; THENCE N 5 DEGREES 42' W ON SAID RIGHT OF WAY LINE 312.95 FEET TO INTERSECT A LINE DRAWN S 89 DEGREES 51' E FROM THE POINT OF BEGINNING; THENCE N 89 DEGREES 51' W 684.53 FEET TO THE POINT OF BEGINNING, EL PASO COUNTY, COLORADO.

SAID PARCELS CONTAIN 5.0 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING & PROJECT BENCHMARK

BASIS OF BEARING: HORIZONTAL COORDINATES ARE BASED UPON THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

PROJECT BENCHMARK: ELEVATIONS ARE BASED UPON NGS POINT T395 - A STEEL ROD IN A MONUMENT BOX - WITH AN ELEVATION OF 7111.32.

FLOODPLAIN STATEMENT:

THIS PROJECT IS NOT LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS-MAP NUMBER 08041C0276 G EFFECTIVE DECEMBER 7, 2018.

UNITED STATES AIR FORCE ACADEMY NOTES:

THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCES ACADEMY'S AIRMANSHIP PROGRAM AND THE OTHER SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL BE CEASE TO BE USED FOR TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPUITY WITH THE LAND.

A PRIVATE AVIATION EASEMENT ACKNOWLEDGING THE USFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT.

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT _____ BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

LOT 1, ABC LANDSCAPING WAREHOUSE/OUTDOOR STORAGE FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN AS _____ IN THE TOWN OF MONUMENT.

OWNER(S):

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 MORTGAGTEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE _____ IN _____

MORTGAGEE / LIENHOLDER (NOTARIZED SIGNATURE) _____

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 THE _____ SITE PLAN WAS MADE UNDER MY SUPERVISION AND MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

PROFESSIONAL LAND SURVEYOR _____

TITLE CERTIFICATE:

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 MORTGAGES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE:

AUTHORIZED SIGNATURE _____

NOTARIZED SIGNATURE _____

SIGNED THIS ____ DAY OF _____, 20____

TOWN APPROVAL:

PLANNING DIRECTOR:

THE FINAL SITE PLAN FOR TRAILERS DIRECT EXPRESS IS APPROVED THIS ____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

DATE _____

RECORDING:

STATE OF COLORADO)
) SS:
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____ M, THIS ____ DAY OF _____, A.D.,

20____ AND IS DULY RECORDED UNDER RECEPTION NUMBER: _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

_____, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

T:\0415_001_00-TRAILERS DIRECT EXPRESS\DWG\CD\0415-001-WECC-GDS-SPR.dwg, 01-COVER, 8/22/2022 6:15:12 PM, DWG TO PDF, p.3

OWNER ABC LANDSCAPING INC. CONTACT: DEAN COUTURE abclandscaping85@gmail.com 3870 MARK DABLING BLVD COLORADO SPRINGS, CO 80907 (719)491-0368	APPLICANT TRAILERS DIRECT EXPRESS CONTACT: CRAIG OWENS craigowens@trailersdirectexpress.com 2900 S TELEPHONE ROAD, SUITE 220 MOORE, OK 73160 (405)701-9927	CIVIL ENGINEER WESTERN ENGINEERING CONSULTANTS, INC. LLC CONTACT: CHAD COX, P.E. chadwin.cox@westemecl.com 127 S DENVER AVE FORT LUPTON, CO 80621 PHONE: (720)685-9951	LANDSCAPE ARCHITECT NATURAL DESIGN SOLUTIONS, INC. CONTACT: NEIL MCCLANE, RLA, CLARB, LEED AP neil@ndscolorado.com (303)443-0388	SURVEYOR BAILEY PROFESSIONAL SOLUTIONS CONTACT: ALAN BAILEY, PLS alan@baileyprofessionalsolutions.com (303)587-1672	FIRE DISTRICT TRI-LAKES MONUMENT FIRE DISTRICT 16055 OLD FOREST POINT, SUITE 103 MONUMENT, CO 80132 (719)484-0911	SANITATION DISTRICT MONUMENT SANITATION DISTRICT 130 SECOND ST, P.O. BOX 205 MONUMENT, CO 80132 (719)481-4886	WATER DISTRICT TOWN OF MONUMENT WATER 645 BEACON LITE ROAD MONUMENT, CO 80132 (719)488-1604	TOWN TOWN OF MONUMENT CONTACT: DEBBIE FLYNN, PLANNER II 645 BEACON LITE ROAD MONUMENT, CO 80132 Dflynn@tomgov.com (719)488-1604
---	--	--	--	---	---	---	---	---

PREPARED BY:

Western Engineering Consultants, Inc. LLC

WESTERN ENGINEERING CONSULTANTS, INC. LLC
127 S. DENVER AVENUE, FORT LUPTON, CO 80621
720-685-9951 PH, 720-294-1330 FAX, email@westemecl.com

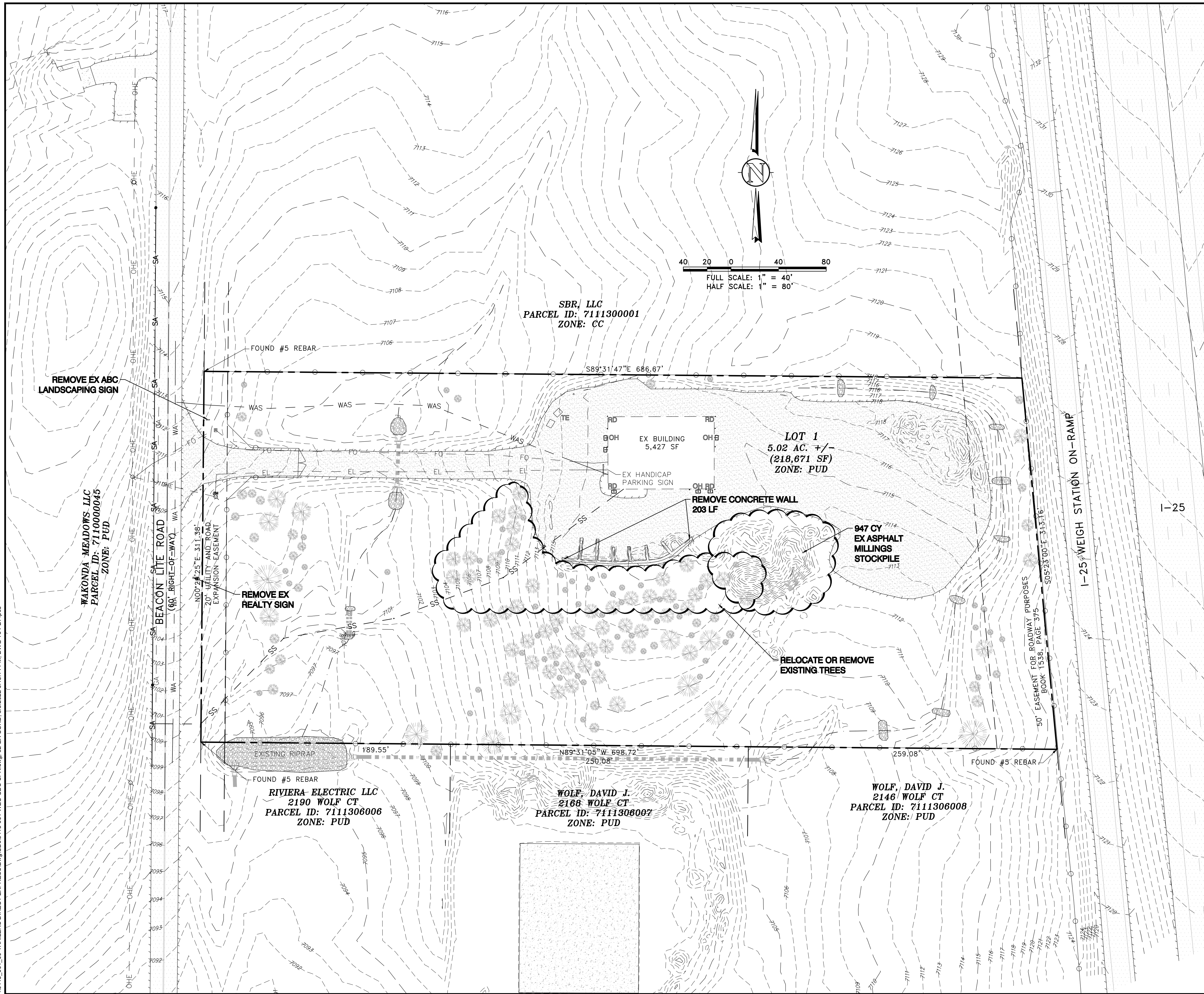
PROJECT NO: 01-0415.001.00
INITIAL PLAN RELEASE: MARCH 28, 2022
SHEET: 1 of 18

UNCC
CALL BEFORE YOU DIG
1-800-922-1987

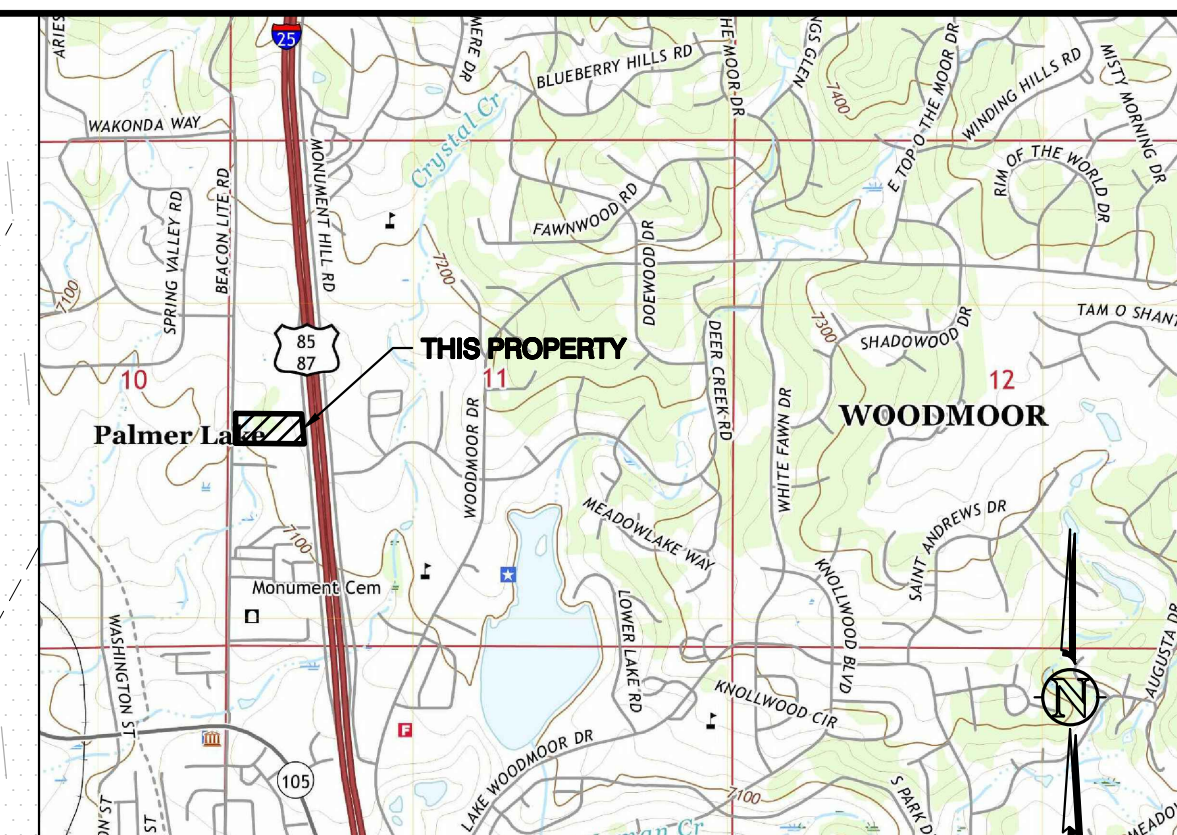
Utility Notification
Center of Colorado
1001 North Lincoln Street, Suite 1000
Denver, CO 80202
Phone: 303.733.1111 Fax: 303.733.1112
Toll Free: 1-800-922-1987

CALL TO REGISTER YOUR BUSINESS
BEFORE YOU DIG, GRAB, OR EXCAVATE
FOR THE SAFETY OF OUR COMMUNITY

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FULL SCALE: 1" = 40'
HALF SCALE: 1" = 80'



VICINITY MAP
W 1/2, W 1/2, S11, T11S, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - MONUMENT 7.5 MIN
SCALE 1" = 2,000'

127 S. DENVER AVE
FT. LUTON, CO 80621
www.westernci.com
email@westernci.com
(720) 685-9951
FAX (720) 294-1350

Western Engineering Consultants, Inc. LLC

NOTES

THIS PLAN IS INTENDED AS THE EXISTING CONDITIONS & DEMO PLAN FOR TRAILERS DIRECT EXPRESS.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

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SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

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SYMBOL LEGEND

	45 DEG BEND		TRUST BLOCK TB
	22.5 DEG BEND		GATE VALVE GV
	RESTRAINED PLUG		CURB STOP
	RESTRAINED TEE		PIPE CROSSING
	WATER METER		MANHOLE
	RESTRAINED CROSS		MANHOLE W/ FLOW DIRECTION
	FIRE HYDRANT		RID ROOF DRAIN
	RESTRAINED VALVE		ELECTRIC METER
	UTILITY POLE		TRASH ENCLOSURE
	LIGHT POLE/BLDG LIGHT		OVERHEAD DOOR
	EX EVERGREEN TREES		PROP EVERGREEN TREES
	PROPOSED VISITOR/EMPLOYEE PARKING		PROPOSED TRAILER PARKING
	EXISTING MILLINGS		PROPOSED GRAVEL
	EXISTING CONC		PROPOSED CONC
	EXISTING ASPHALT		PROPOSED ASPHALT

LINETYPE LEGEND

	LOT / PROPERTY / SECTION LINE		EXISTING ELECTRICAL LINE
	RIGHT OF WAY LINE		EXISTING SANITARY LINE
	EASEMENT		EXISTING WATER LINE
	SETBACK		EXISTING GAS LINE
	EXISTING BUILDING, CURB		EXISTING FIBER OPTIC LINE
	EDGE OF ASPHALT or GRAVEL RD		EXISTING TELEPHONE LINE
	CHAINLINK FENCE		PROPOSED SANITARY LINE
	SCREENED CHAINLINK FENCE		PROPOSED SANITARY SERVICE
	WOOD FENCE		PROPOSED STORM LINE
	POND WQ W/S		PROPOSED WATER LINE
	SWALE		PROPOSED WATER SERVICE
	EXISTING OVERHEAD ELEC		PROPOSED GAS LINE
	EXISTING ELECTRICAL LINE		PROPOSED ELECTRIC LINE
	EXISTING STORM LINE		PROPOSED TELEPHONE LINE
	EXISTING SANITARY LINE		
	EXISTING WATER LINE		
	EXISTING GAS LINE		
	EXISTING FIBER OPTIC LINE		
	EXISTING TELEPHONE LINE		

EX CONDITIONS & DEMO PLAN
TRAILERS DIRECT EXPRESS
18955 BEACON LITE ROAD
 TOWN OF MONUMENT, EL PASO COUNTY, COLORADO

Dig Safely.
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 THREE WORKING DAYS BEFORE YOU DIG
1-800-922-1987
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 UTILITY NOTIFICATION CENTER OF COLORADO

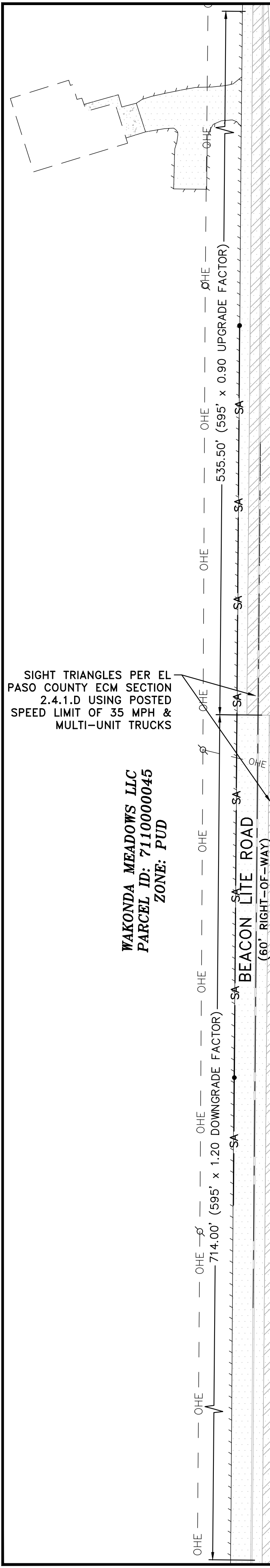
FOR REVIEW

ONLY VALID FOR CONSTRUCTION PERMITS & SHIELDING REQUIREMENTS SEE EACH SHEET

INITIAL PLAN
 RELEASE: 03/28/22
 DESIGNED BY: CFC
 DRAWN BY: CFC
 CHECKED BY: CFC

PROJECT NO.
01-0415.001.00
 DOC CON #
0002-EX COND
 SHEET
2 OF 18

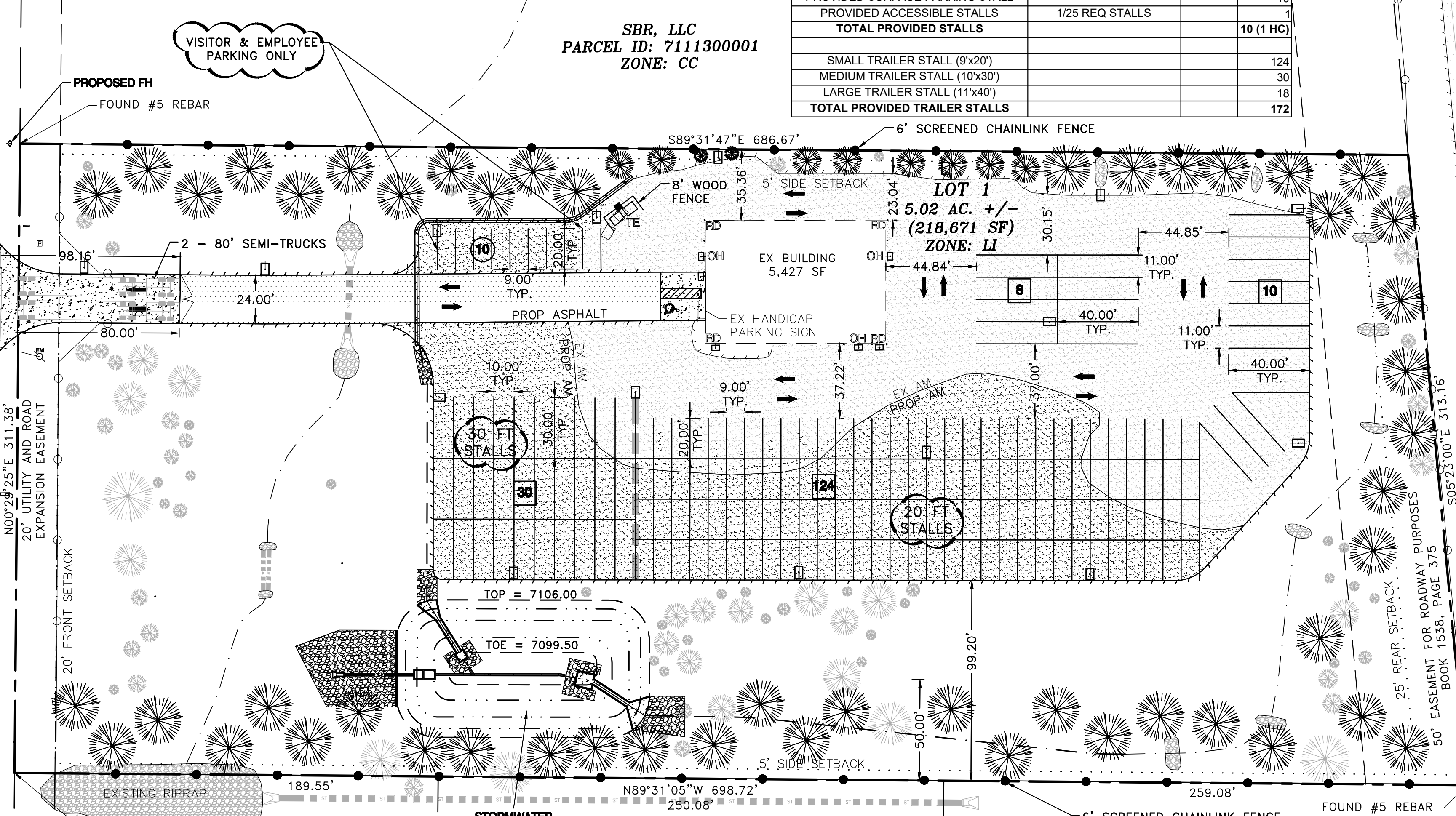
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DESCRIPTION	AREA	AREA (ac)	EXISTING %	PROPOSED %
LOT	218,859 SF	5.02	100 %	100 %
EXISTING BUILDINGS	5,427 SF	0.12		2.48 %
EXISTING CONCRETE	440 SF	0.01	0.20 %	
EXISTING CONCRETE TO BE REMOVED	440 SF	0.01	0.20 %	
PROPOSED CONCRETE	2,881 SF	0.07		1.32 %
TOTAL CONCRETE	2,881 SF	0.07		1.32 %
EXISTING ASPHALT MILLINGS	50,645 SF	1.16	23.14 %	
EXISTING MILLINGS TO BE REMOVED	10,246 SF	0.24	4.68 %	
PROP ASPHALT / ASPHALT MILLINGS	38,042 SF	0.87		17.38 %
TOTAL ASPHALT	78,441 SF	1.80		35.84 %
EXISTING LANDSCAPE AREA	162,347 SF	3.73	74.18 %	
PROPOSED LANDSCAPE AREA	132,110 SF	3.03		60.36 %
LOT COVERAGE			25.82 %	39.64 %

DESCRIPTION	AREA	EXISTING IMPERVIOUSNESS %	PROPOSED IMPERVIOUSNESS %
EXISTING BUILDING (90% IMP)	5,427 SF	2.23 %	2.23 %
EXISTING CONCRETE	440 SF	0.20 %	
EXISTING CONCRETE TO BE REMOVED	440 SF	0.20 %	
PROPOSED CONCRETE	2,881 SF		1.32 %
TOTAL CONCRETE (100% IMP)	2,881 SF		1.32 %
EXISTING ASPHALT MILLINGS	50,645 SF	23.14 %	
PROPOSED ASPHALT MILLINGS	27,796 SF		12.70 %
ASPHALT MILLINGS (100% IMP)	78,441 SF		35.84 %
EX LANDSCAPE AREA (2% IMP)	162,347 SF	1.48 %	
PROP LANDSCAPE AREA (2% IMP)	132,110 SF		1.21 %
LOT	218,859 SF	27.06 %	40.60 %

BUILDING	PARKING REQUIREMENT	QTY REQ	QTY PROP
EX OFFICE (475 SF)	1/300 SF	2	
EX WAREHOUSE (4,952 SF)	1.5/EMPLOYEE	8	
REQUIRED ACCESSIBLE STALLS	1/25 SPACES	1	
TOTAL REQUIRED STALLS		10 (1 HC)	
PROVIDED SURFACE PARKING STALL			10
PROVIDED ACCESSIBLE STALLS	1/25 REQ STALLS		1
TOTAL PROVIDED STALLS			10 (1 HC)
SMALL TRAILER STALL (9x20')			124
MEDIUM TRAILER STALL (10x30')			30
LARGE TRAILER STALL (11x40')			18
TOTAL PROVIDED TRAILER STALLS			172



RIVIERA ELECTRIC LLC
2190 WOLF CT
PARCEL ID: 7111306006
ZONE: PUD

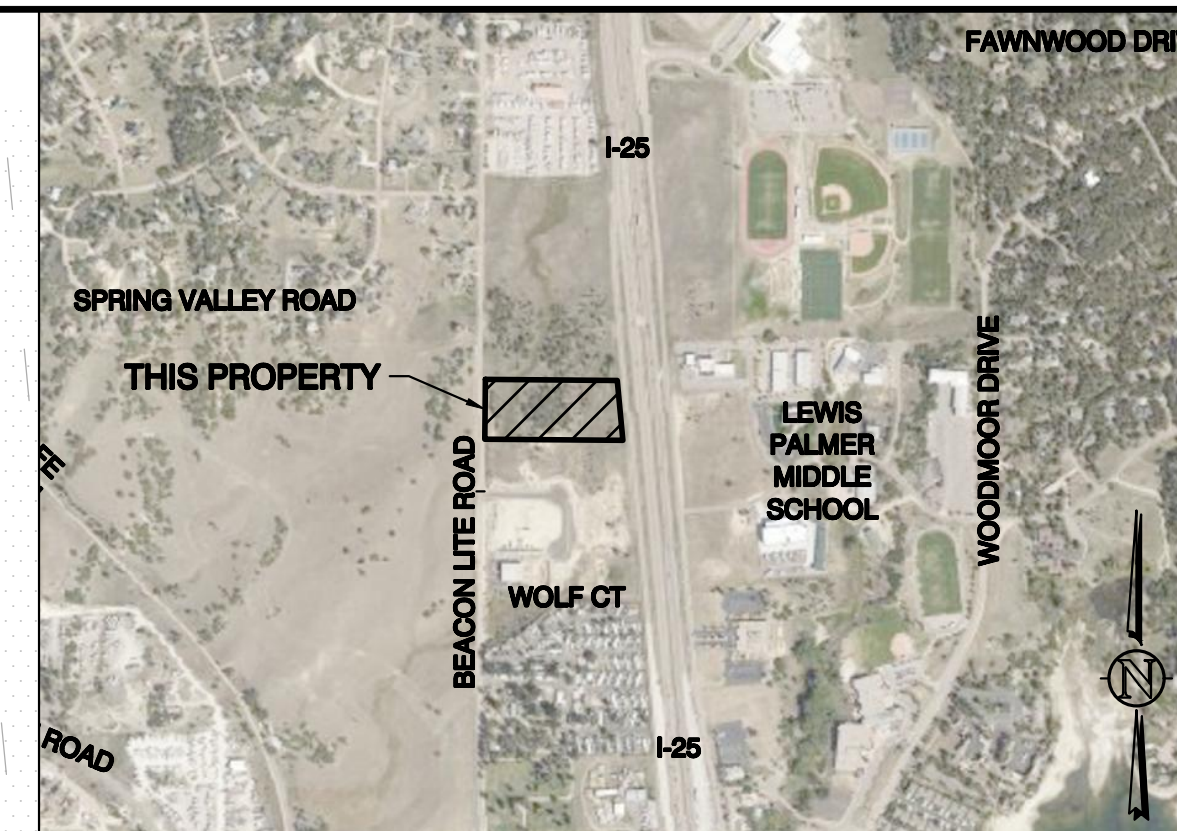
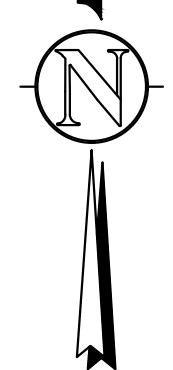
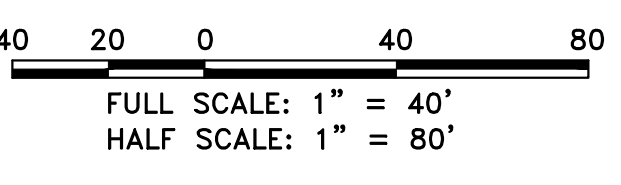
STORMWATER DETENTION POND A
100' R W/S = 7104.91
(VOL. = 20,125 CF)

WOLF, DAVID J.
2168 WOLF CT
PARCEL ID: 7111306007
ZONE: PUD

WOLF, DAVID J.
2146 WOLF CT
PARCEL ID: 7111306008
ZONE: PUD

PROPERTY LINE	BUILDING SETBACK
FRONT (COLLECTOR)	20.00'
REAR (ARTERIAL)	25.00'
SIDE	5.00'

PROPERTY LINE	LANDSCAPING REQUIREMENT	QTY REQUIRED	QTY EXISTING	QTY PROPOSED
NORTH (687 LF)	1 TREE / 25 LF	28	7	28
SOUTH (699 LF)	1 TREE / 25 LF	28	16	24
TOTAL TREES		56	23	52



VICINITY MAP SCALE 1" = 1,000'
W 1/2, W 1/2, S11, T11S, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION

NOTES

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- SYMBOL LEGEND**
- 45 DEG BEND
 - 22.5 DEG BEND
 - RESTRAINED PLUG
 - RESTRAINED TEE
 - WATER METER
 - RESTRAINED CROSS
 - FIRE HYDRANT
 - RESTRAINED VALVE
 - UTILITY POLE
 - LIGHT POLE/BLDG LIGHT
 - EX EVERGREEN TREES
 - PROPOSED VISITOR/EMPLOYEE PARKING
 - THRUST BLOCK TB
 - GATE VALVE GV
 - CURB STOP
 - PIPE CROSSING
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 - MANHOLE W/ FLOW DIRECTION
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- LINETYPE LEGEND**
- LOT / PROPERTY / SECTION LINE
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 - EXISTING TELEPHONE LINE
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 - SS - PROPOSED SANITARY SERVICE
 - ST - PROPOSED STORM LINE
 - WA - PROPOSED WATER LINE
 - WAS - PROPOSED WATER SERVICE
 - GA - PROPOSED GAS LINE
 - EL - PROPOSED ELECTRIC LINE
 - T - PROPOSED TELEPHONE LINE

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www.uncc.org
UTILITY NOTIFICATION CENTER OF COLORADO

FOR REVIEW

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INITIAL PLAN RELEASE: 03/28/22
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO. 01-0415.001.00
DOC CON # 0003-SITE
SHEET 3 OF 18

WAKONDA MEADOWS LLC
PARCEL ID: 7110000045
ZONE: PUD

TRAILERS DIRECT EXPRESS
18955 BEACON LITE ROAD
TOWN OF MONUMENT, EL PASO COUNTY, COLORADO

Western Engineering Consultants, Inc LLC
127 S. DENVER AVE
FT. LUTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
(720) 294-1330

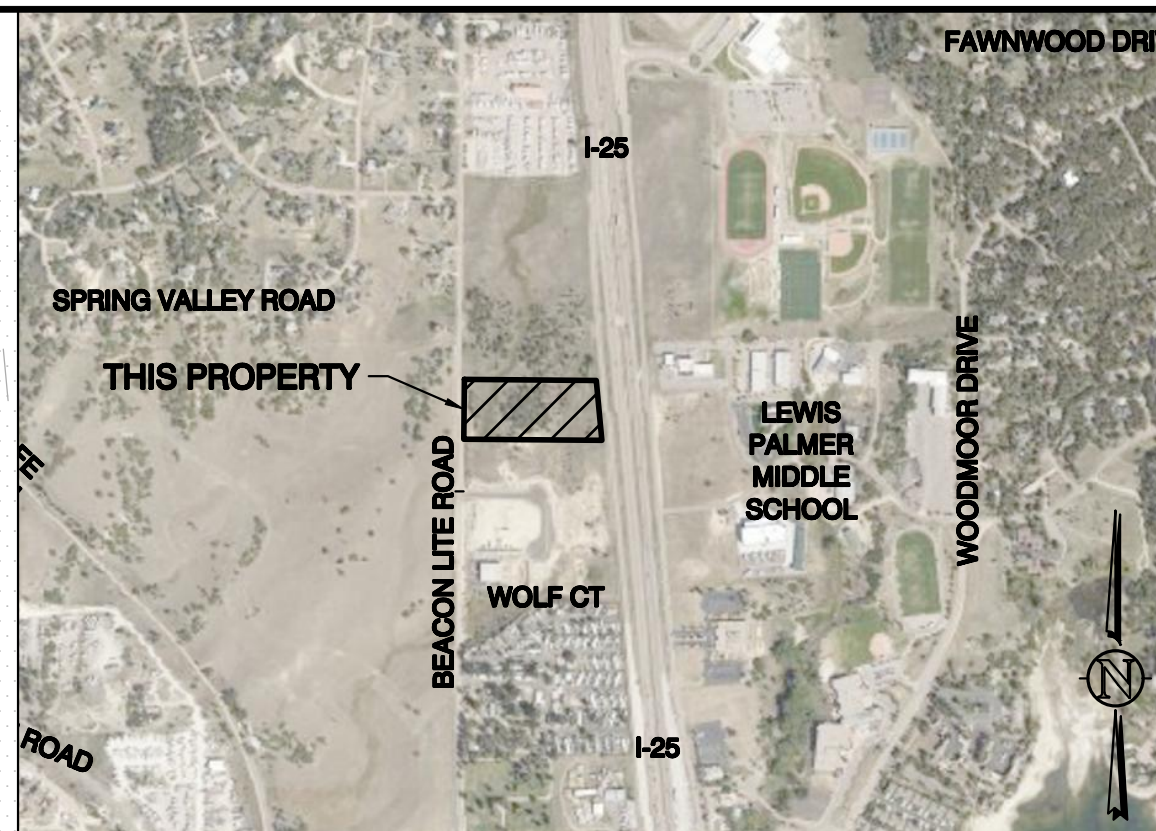
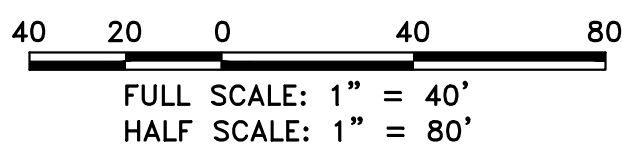
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BY: CFC
REVISION: 0
REV PER: NONE
DATE: 06/20/22 CFC
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UTILITY MAIN SUMMARY			
TYPE	SIZE	PROVIDER	COMMENT
GAS	N/A	N/A	N/A
ELECTRICAL	EX	EX	REMAIN AS EXISTING
TELEPHONE	EX	CENTURY LINK	REMAIN AS EXISTING
TELEVISION	N/A	N/A	NONE PROPOSED
WATER SERVICE	EX 3/4"	MONUMENT	REMAIN AS EXISTING
SANITARY SERVICE	EX 6" PVC	MONUMENT	REMAIN AS EXISTING
FIRE	EX	TRI-LAKES MONUMENT	ONLY ACCESS IMPROVEMENTS REQUIRED

EXISTING SANITARY SERVICE & SANITARY MAIN ALIGNMENTS ARE SHOWN BASED ON THE FOUND SS CLEANOUTS AND MAIN MANHOLES. NO LOCATES WERE PROVIDED.

WP - EXISTING 30W LED WALL PACK DOWN LIGHT WITH DUSK-TO-DAWN PHOTOCELL, 0-90° ADJUSTABLE HEAD WATERPROOF OUTDOOR LIGHTING FIXTURE, 150-250W HPS/HID REPLACEMENT 5000K 3300LM ETL DLC.

A1-A6 - LIGHTING TYPES - SEE PHOTOMETRIC PLAN (SHEETS 27-29) FOR LUMINAIRE SCHEDULE AND LIGHTING DETAILS.



VICINITY MAP SCALE 1" = 1,000'
W 1/2, W 1/2, S11, T11S, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION

127 S. DENVER AVE
FT. LUTON, CO 80621
www.westernci.com
email@westernci.com
(720) 685-9951
FAX (720) 294-1330

Western Engineering Consultants, Inc LLC

NOTES

THIS PLAN IS INTENDED AS THE UTILITY PLAN FOR TRAILERS DIRECT EXPRESS.
ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.
IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND TOWN OF MONUMENT RESPECTIVELY.
SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.
ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY BAILEY PROFESSIONAL SOLUTIONS, LLC ON SURVEY, DATED FEBRUARY 17, 2022 AND AERIAL DRONE SURVEY BY WEC, DATED FEBRUARY 1, 2022 (HORIZONTAL & VERTICAL CONTROL PROVIDED BY BAILEY PROFESSIONAL SOLUTIONS, LLC).
NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

- 45 DEG BEND
- 22.5 DEG BEND
- RESTRAINED PLUG
- RESTRAINED TEE
- WATER METER
- RESTRAINED CROSS
- FIRE HYDRANT
- RESTRAINED VALVE
- UTILITY POLE
- LIGHT POLE/BLDG LIGHT
- EX EVERGREEN TREES
- PROPOSED VISITOR/EMPLOYEE PARKING
- THRUST BLOCK TB
- GATE VALVE GV
- CURB STOP
- PIPE CROSSING
- MANHOLE
- MANHOLE W/ FLOW DIRECTION
- ROOF DRAIN
- ELECTRIC METER
- TRASH ENCLOSURE
- OVERHEAD DOOR
- PROP EVERGREEN TREES
- PROPOSED TRAILER PARKING

- EXISTING MILLINGS
- EXISTING CONC
- EXISTING ASPHALT
- PROPOSED GRAVEL
- PROPOSED CONC
- PROPOSED ASPHALT

LINETYPE LEGEND

- LOT / PROPERTY / SECTION LINE
- RIGHT OF WAY LINE
- EASEMENT
- SETBACK
- EXISTING BUILDING, CURB
- EDGE OF ASPHALT or GRAVEL RD
- CHAINLINK FENCE
- SCREENED CHAINLINK FENCE
- WOOD FENCE
- POND WQ W/S
- SWALE
- EXISTING OVERHEAD ELEC
- EXISTING ELECTRICAL LINE
- EXISTING STORM LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING TELEPHONE LINE
- PROPOSED SANITARY LINE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE

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RELEASE: 03/28/22
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

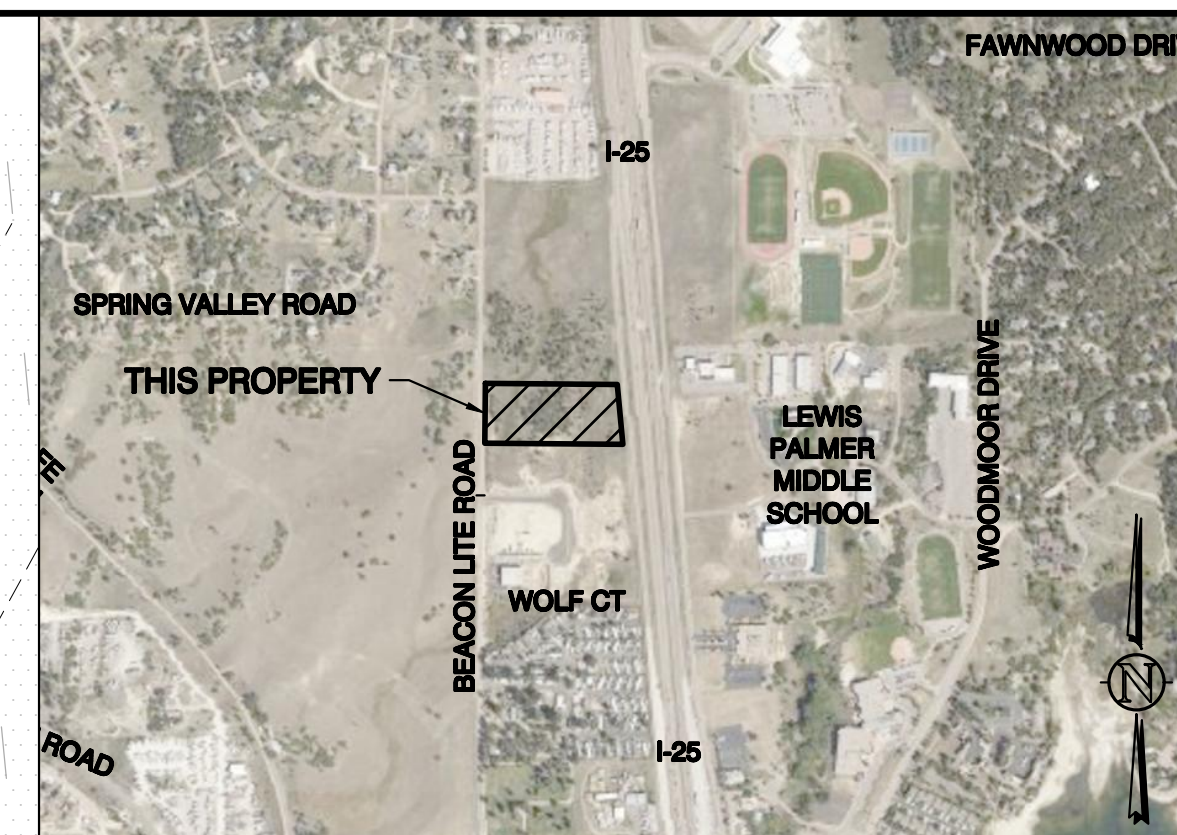
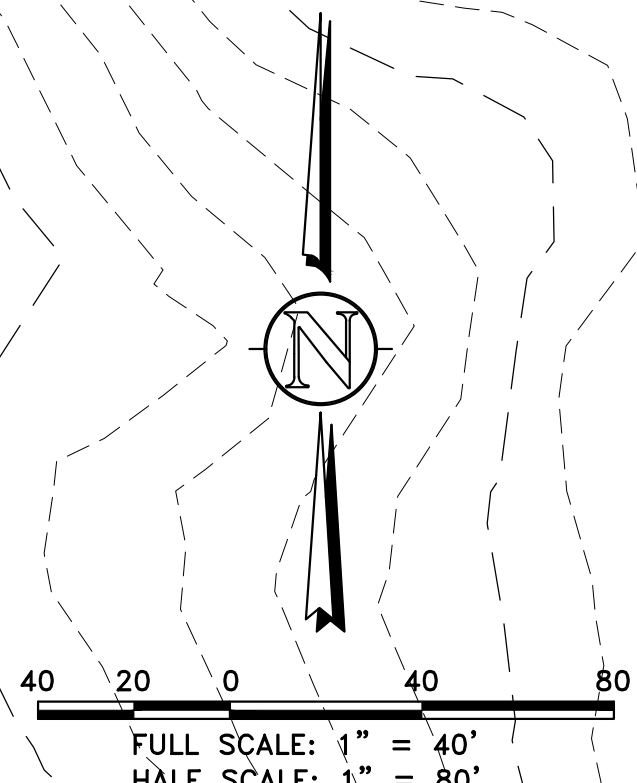
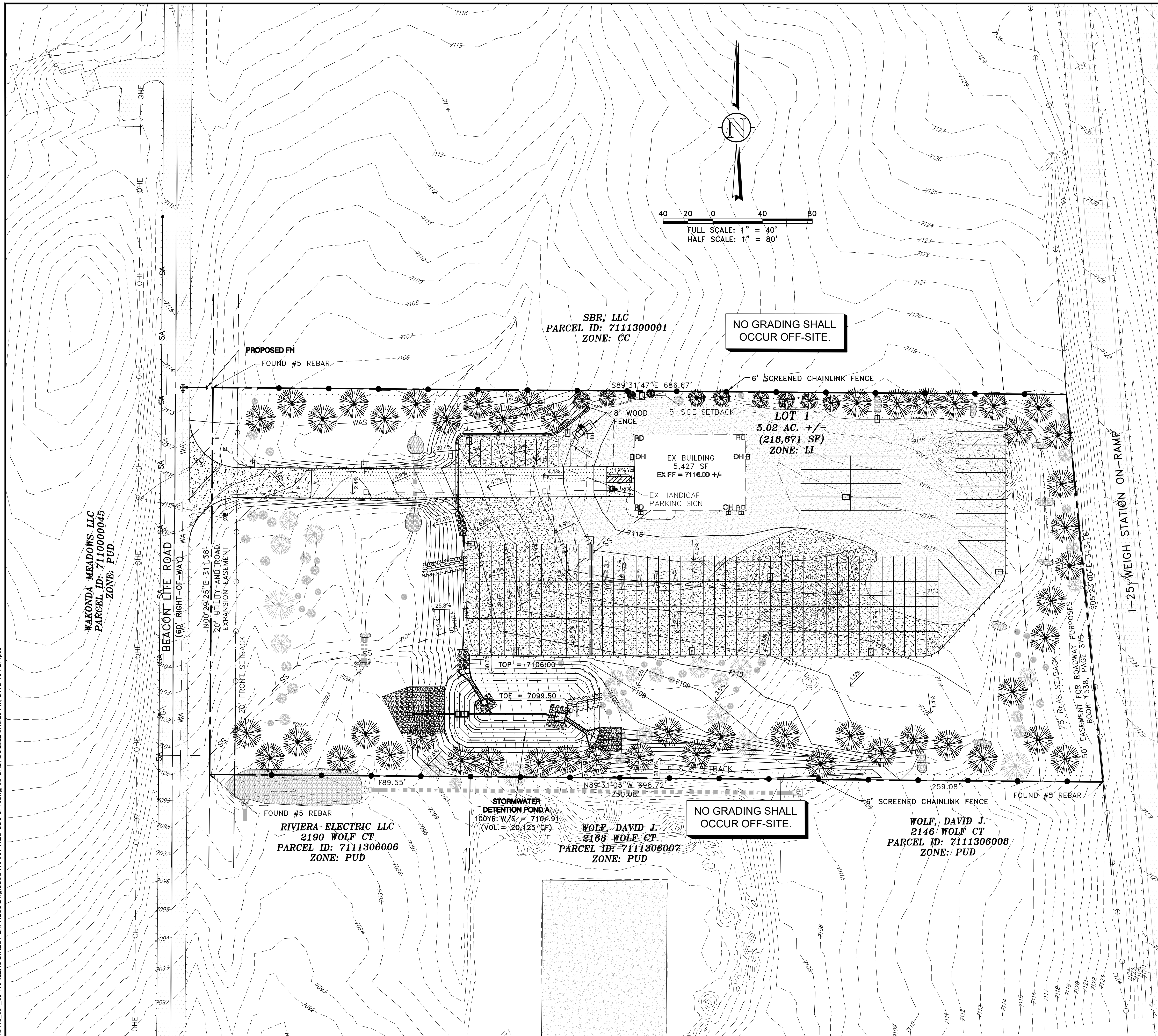
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SHEET
4 OF 18

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VICINITY MAP SCALE 1" = 1,000'
W 1/2, W 1/2, S11, T11S, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION

ALL GRADING THIS PROJECT SHALL MEET THE PROJECT GEOTECHNICAL REPORT REQUIREMENTS. PERFORMED BY GEOQUEST, LLC, DATED MAY 18, 2020.

GRADING LEGEND

---	EXISTING MINOR CONTOUR	---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR	---	PROPOSED MAJOR CONTOUR
x 4980.30	EXISTING SPOT ELEVATION	x 4992.30	PROPOSED SPOT ELEVATION
1.0%	EXISTING SLOPE	1.0%	PROPOSED SLOPE
FG	= FINISH GRADE	EG	= EXISTING GRADE
EOA	= EDGE OF ASPHALT	FL	= FLOWLINE
EOW	= EDGE OF WALK	HP	= HIGH POINT
EOG	= EDGE OF GRAVEL	TOW	= TOP OF WALL
		EOC	= EDGE OF CONCRETE
		FF	= FINISH FLOOR
		ME	= MATCH EXISTING
		ADA	= ACCESSIBLE PARKING

CONTOURS ARE SHOWN FOR EXHIBIT PURPOSES. GRADING TO BE CONSTRUCTED PER SHOWN SPOT ELEVATIONS (SEE CD'S SHEETS 8 & 9).

TRAILERS DIRECT EXPRESS EARTHWORK SUMMARY

Description	Area (sq. ft.)	Thickness (inches)	Volume (cubic ft)	Volume (cubic yds)
ASPHALT MILLINGS (PARKING)	32,335	-6.0	-16,168	(599)
ASPHALT (DRIVE)	5,707	-6.0	-2,854	(106)
CONCRETE (PARKING/DRIVE)	2,881	-6.0	-1,441	(53)
OVER-EX SOIL REPLACEMENT	0	0	0	-
A TOTAL IMPORT (HARDSCAPE)	40,923 sft		-20,462	(758)
			0.94 ac	
Net Adjusted Hardscape Area	1.99 ac			
B1 EG to FG Surface to Surface net cut required (cy)				9,234
B2 EG to FG Surface to Surface net (fill) required (cy)				(5,452)
B Surface to Surface net cut (fill) required (cy) after 10% fill shrinkage				3,782
(B-A) Net Excess or (Shortage) cy needed in order to balance				4,540
Net adjustment to balance + raise, (lower) in feet over area noted above				1.42
% Unbalanced				120%
Assumed Site Stripping's under new asphalt, conc, bldg (4" over 40,923 sf)				505

Summary B includes assumed 10% shrinkage of fill material. Additional import may be necessary to achieve stabilization. Additional import may be required and an excess material condition could occur. No overexcavation, foundation excavation, or buried utility export, has been included in this table. Not all landscape hardscape areas have been accounted for in this table.

127 S. DENVER AVE
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www.westerneci.com
email@westerneci.com
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NO.	REVISION	DATE	BY
1	INITIAL RELEASE	03/29/22	CFC
2	REV PER OWNER COMMENTS	05/02/22	CFC
3	REV PER OWNER COMMENTS	06/20/22	CFC

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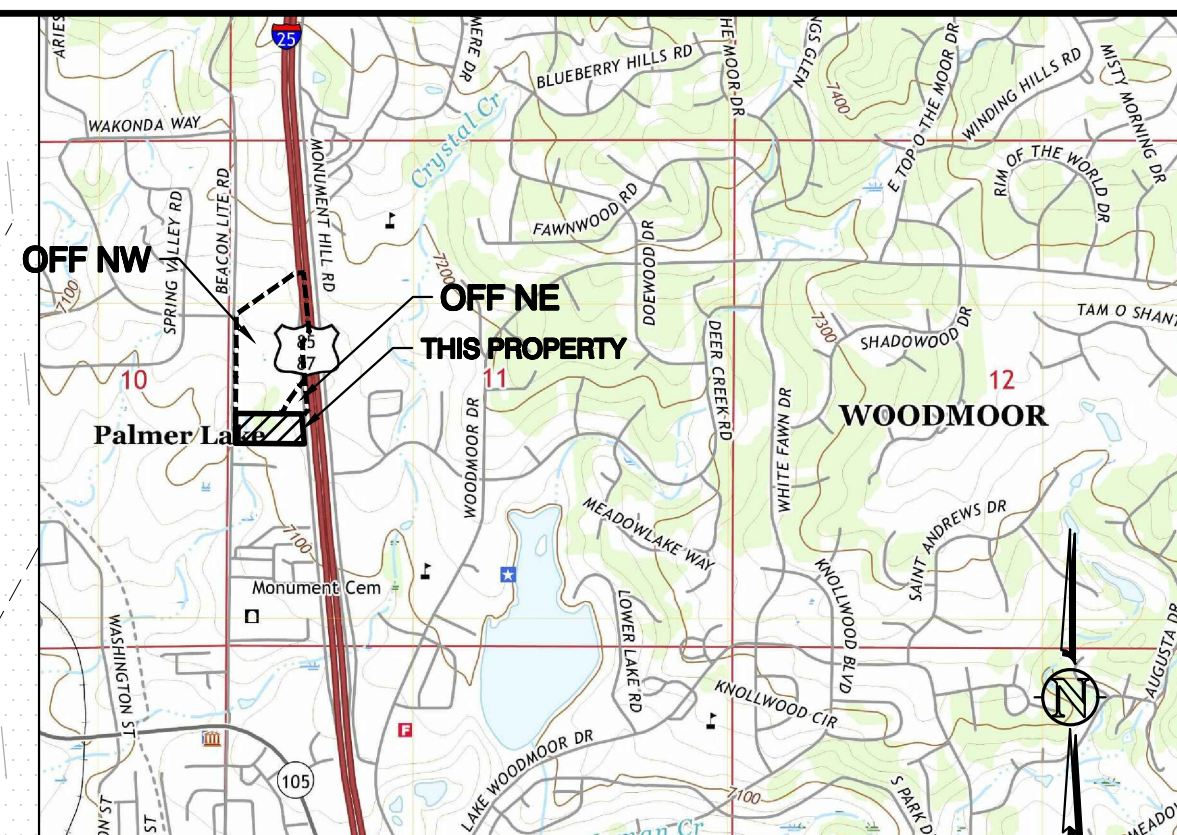
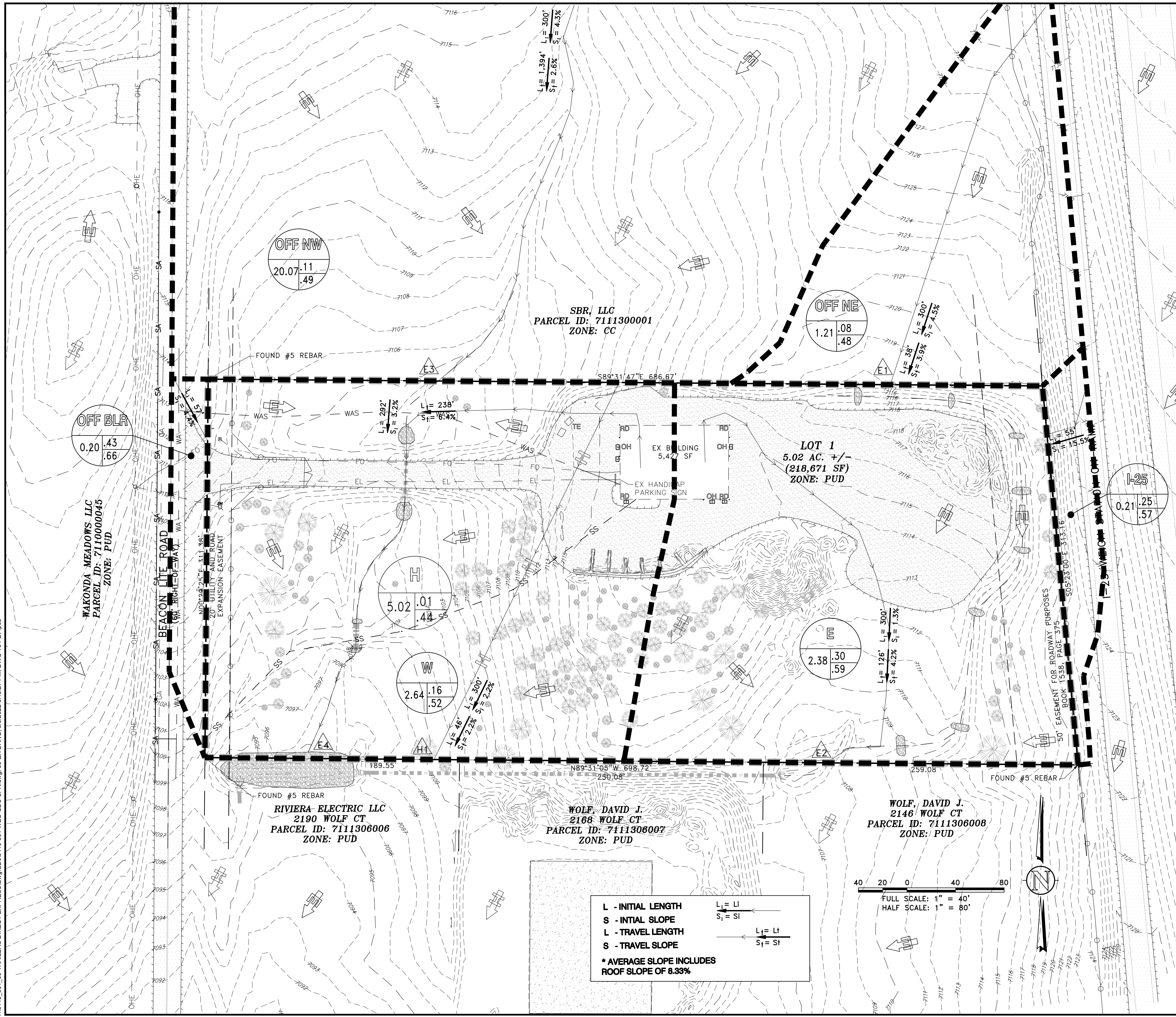
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CHECKED BY: CFC

PROJECT NO. 01-0415.001.00
DOC CON # 0005-GRD
SHEET 5 OF 18

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VICINITY MAP
W 1/2, W 1/2, S11, T11S, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - MONUMENT 7.5 MIN
SCALE 1" = 2,000'

EXISTING DRAINAGE LEGEND

- EXISTING SUB-BASIN DESIGNATION
- 1.12 .73 C5
- 1.12 .83 C100
- AREA IN ACRES
- DESIGN POINT
- EXISTING BASIN
- EXISTING DRAINAGE PATTERN

HISTORIC DRAINAGE LEGEND

- HISTORIC SUB-BASIN DESIGNATION
- 1.12 .73 C5
- 1.12 .83 C100
- AREA IN ACRES
- HISTORIC BASIN
- HISTORIC DRAINAGE PATTERN

Historic Runoff Table - Trailers Direct Express

BASIN	Impervious	C-YR	I	A	CIA(Y) Historic	Flow	DESIGN POINT
H							
C ₂ (MHFD 2018)	2.00	0.01	1.49	5.02	0.08	cfs	H1
C ₅	2.00	0.01	2.00	5.02	0.10	cfs	
C ₁₀	2.00	0.07	2.43	5.02	0.85	cfs	
C ₁₀₀	2.00	0.44	4.20	5.02	9.27	cfs	

Existing Runoff Table - Trailers Direct Express

BASIN	Impervious	C-YR	I	A	CIA(Y) Existing	Flow	DESIGN POINT
W							
C ₂ (MHFD 2018)	19.80	0.16	1.87	2.64	0.79	cfs	E2
C ₅	19.80	0.16	2.51	2.64	1.09	cfs	
C ₁₀	19.80	0.21	3.05	2.64	1.72	cfs	
C ₁₀₀	19.80	0.52	5.27	2.64	7.26	cfs	

E							
C ₂ (MHFD 2018)	35.14	0.29	1.82	2.38	1.25	cfs	E4
C ₅	35.14	0.30	2.43	2.38	1.72	cfs	
C ₁₀	35.14	0.34	2.96	2.38	2.37	cfs	
C ₁₀₀	35.14	0.59	5.10	2.38	7.19	cfs	

OFF BLR							
C ₂ (MHFD 2018)	50.91	0.42	2.81	0.19	0.23	cfs	
C ₅	50.91	0.43	3.76	0.19	0.31	cfs	
C ₁₀	50.91	0.46	4.57	0.19	0.40	cfs	
C ₁₀₀	50.91	0.66	7.89	0.19	1.00	cfs	

OFF NW							
C ₂ (MHFD 2018)	14.05	0.11	1.32	20.07	2.81	cfs	E1
C ₅	14.05	0.11	1.77	20.07	3.96	cfs	
C ₁₀	14.05	0.17	2.15	20.07	7.25	cfs	
C ₁₀₀	14.05	0.49	3.72	20.07	36.90	cfs	

OFF NE							
C ₂ (MHFD 2018)	10.12	0.08	1.75	1.21	0.17	cfs	E3
C ₅	10.12	0.08	2.34	1.21	0.23	cfs	
C ₁₀	10.12	0.14	2.85	1.21	0.47	cfs	
C ₁₀₀	10.12	0.48	4.91	1.21	2.85	cfs	

I-25							
C ₂ (MHFD 2018)	29.38	0.24	2.93	0.21	0.15	cfs	
C ₅	29.38	0.25	3.92	0.21	0.20	cfs	
C ₁₀	29.38	0.29	4.77	0.21	0.29	cfs	
C ₁₀₀	29.38	0.57	8.23	0.21	0.98	cfs	

L - INITIAL LENGTH
S - INITIAL SLOPE
L_T - TRAVEL LENGTH
S_T - TRAVEL SLOPE

* AVERAGE SLOPE INCLUDES ROOF SLOPE OF 8.33%

FULL SCALE: 1" = 40'
HALF SCALE: 1" = 80'

127 S. DENVER AVE
FT. LUTON, CO 80621
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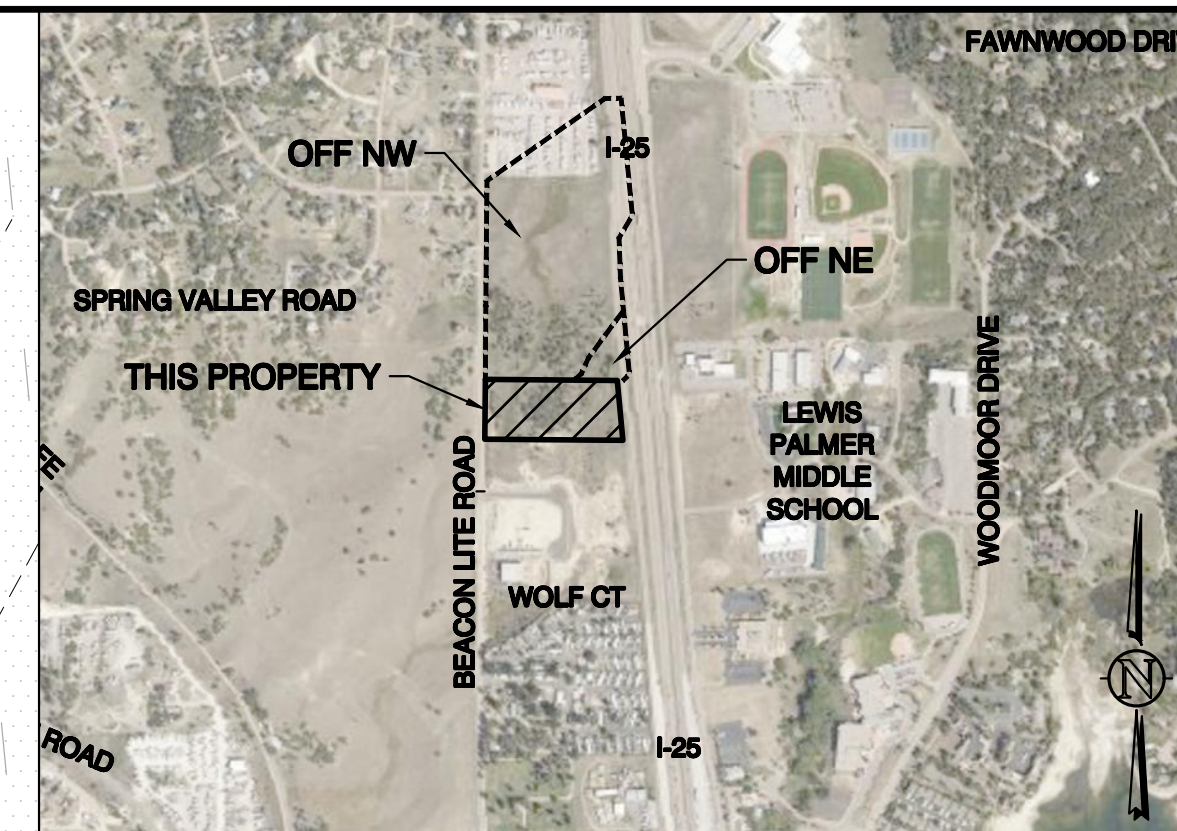
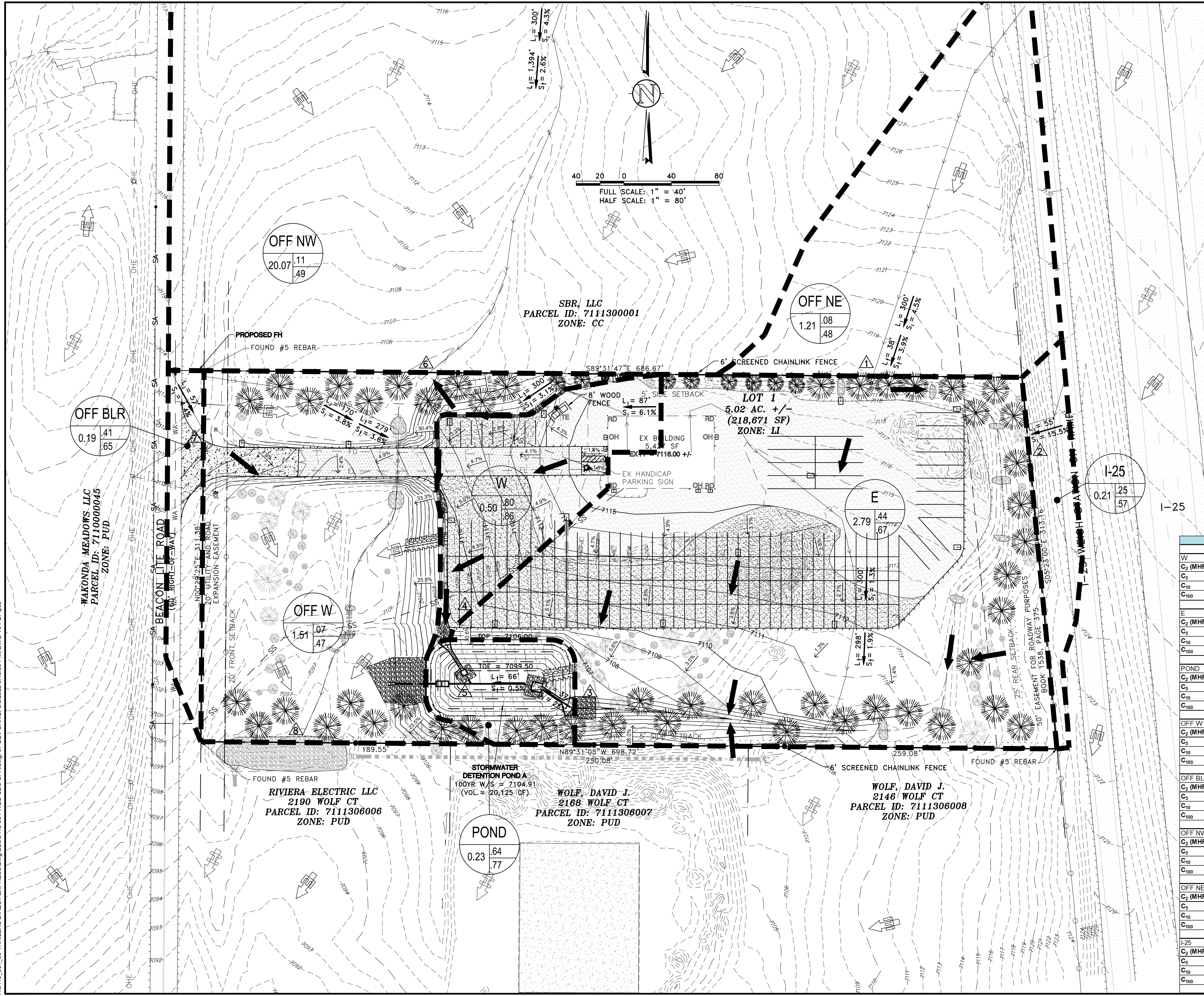
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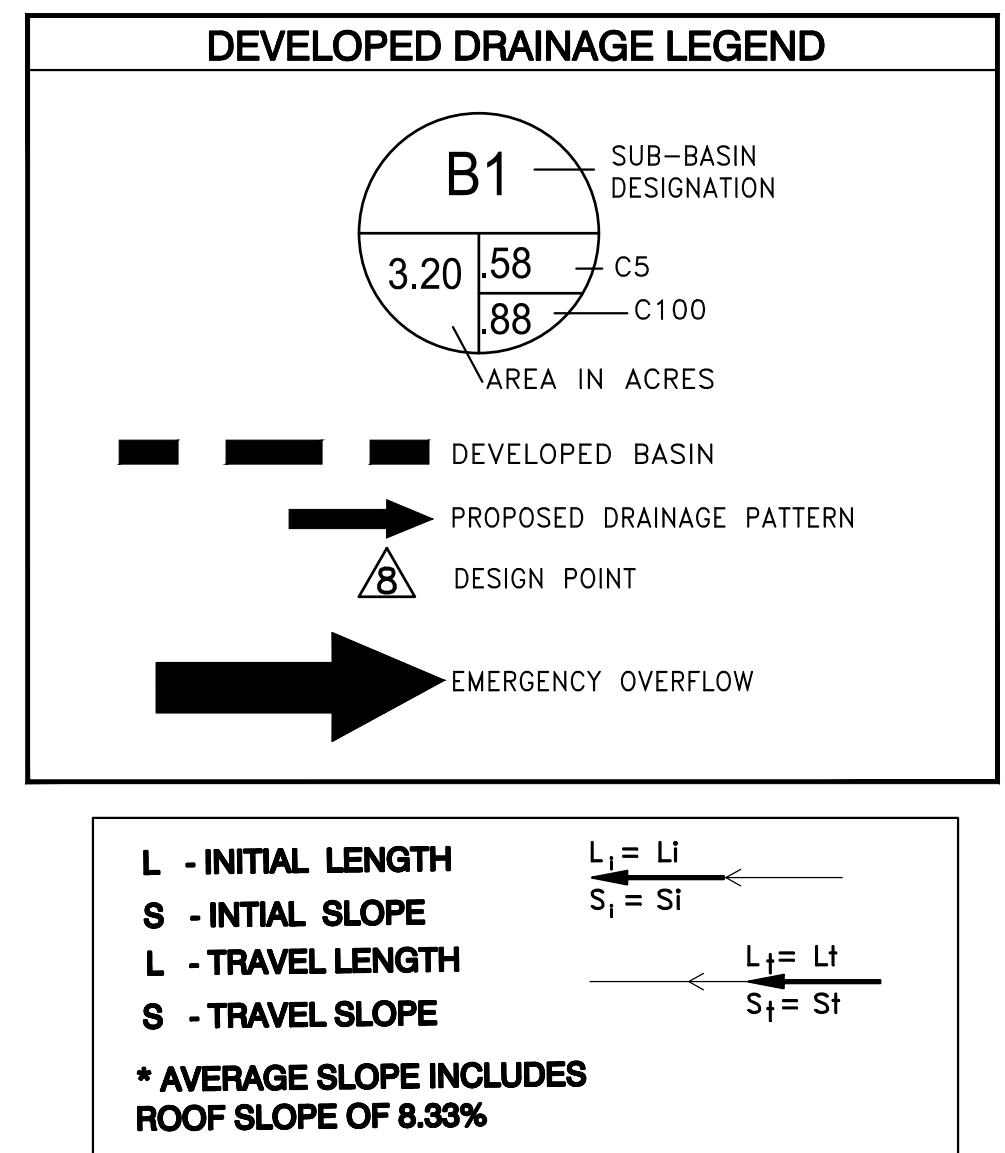
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SHEET 6 OF 18

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VICINITY MAP
W 1/2, W 1/2, S11, T11S, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION
SCALE 1" = 1,000'



BASIN	Developed Runoff Table - Trailers Direct Express				DESIGN POINT
	Impervious	C-YR	I	A	
W					
C ₂ (MHFD 2018)	92.99	0.78	3.04	0.50	1.20 cfs
C ₅	92.99	0.80	4.07	0.50	1.64 cfs
C ₁₀	92.99	0.80	4.95	0.50	2.01 cfs
C ₁₀₀	92.99	0.86	8.55	0.50	3.70 cfs
E					
C ₂ (MHFD 2018)	51.36	0.43	1.79	2.79	2.13 cfs
C ₅	51.36	0.44	2.39	2.79	2.92 cfs
C ₁₀	51.36	0.47	2.91	2.79	3.79 cfs
C ₁₀₀	51.36	0.67	5.02	2.79	9.33 cfs
POND					
C ₂ (MHFD 2018)	74.31	0.62	3.04	0.23	0.43 cfs
C ₅	74.31	0.64	4.07	0.23	0.59 cfs
C ₁₀	74.31	0.65	4.95	0.23	0.74 cfs
C ₁₀₀	74.31	0.77	8.55	0.23	1.51 cfs
OFF W					
C ₂ (MHFD 2018)	9.01	0.07	1.86	1.51	0.19 cfs
C ₅	9.01	0.07	2.48	1.51	0.26 cfs
C ₁₀	9.01	0.13	3.02	1.51	0.58 cfs
C ₁₀₀	9.01	0.47	5.22	1.51	3.71 cfs
OFF BLR					
C ₂ (MHFD 2018)	48.65	0.41	2.78	0.19	0.21 cfs
C ₅	48.65	0.41	3.72	0.19	0.29 cfs
C ₁₀	48.65	0.45	4.53	0.19	0.38 cfs
C ₁₀₀	48.65	0.65	7.82	0.19	0.97 cfs
OFF NW					
C ₂ (MHFD 2018)	14.05	0.11	1.32	20.07	2.81 cfs
C ₅	14.05	0.11	1.77	20.07	3.96 cfs
C ₁₀	14.05	0.17	2.15	20.07	7.25 cfs
C ₁₀₀	14.05	0.49	3.72	20.07	36.90 cfs
OFF NE					
C ₂ (MHFD 2018)	10.12	0.08	1.75	1.21	0.17 cfs
C ₅	10.12	0.08	2.34	1.21	0.23 cfs
C ₁₀	10.12	0.14	2.85	1.21	0.47 cfs
C ₁₀₀	10.12	0.48	4.91	1.21	2.85 cfs
I-25					
C ₂ (MHFD 2018)	29.38	0.24	2.93	0.21	0.15 cfs
C ₅	29.38	0.25	3.92	0.21	0.20 cfs
C ₁₀	29.38	0.29	4.77	0.21	0.29 cfs
C ₁₀₀	29.38	0.57	8.23	0.21	0.98 cfs

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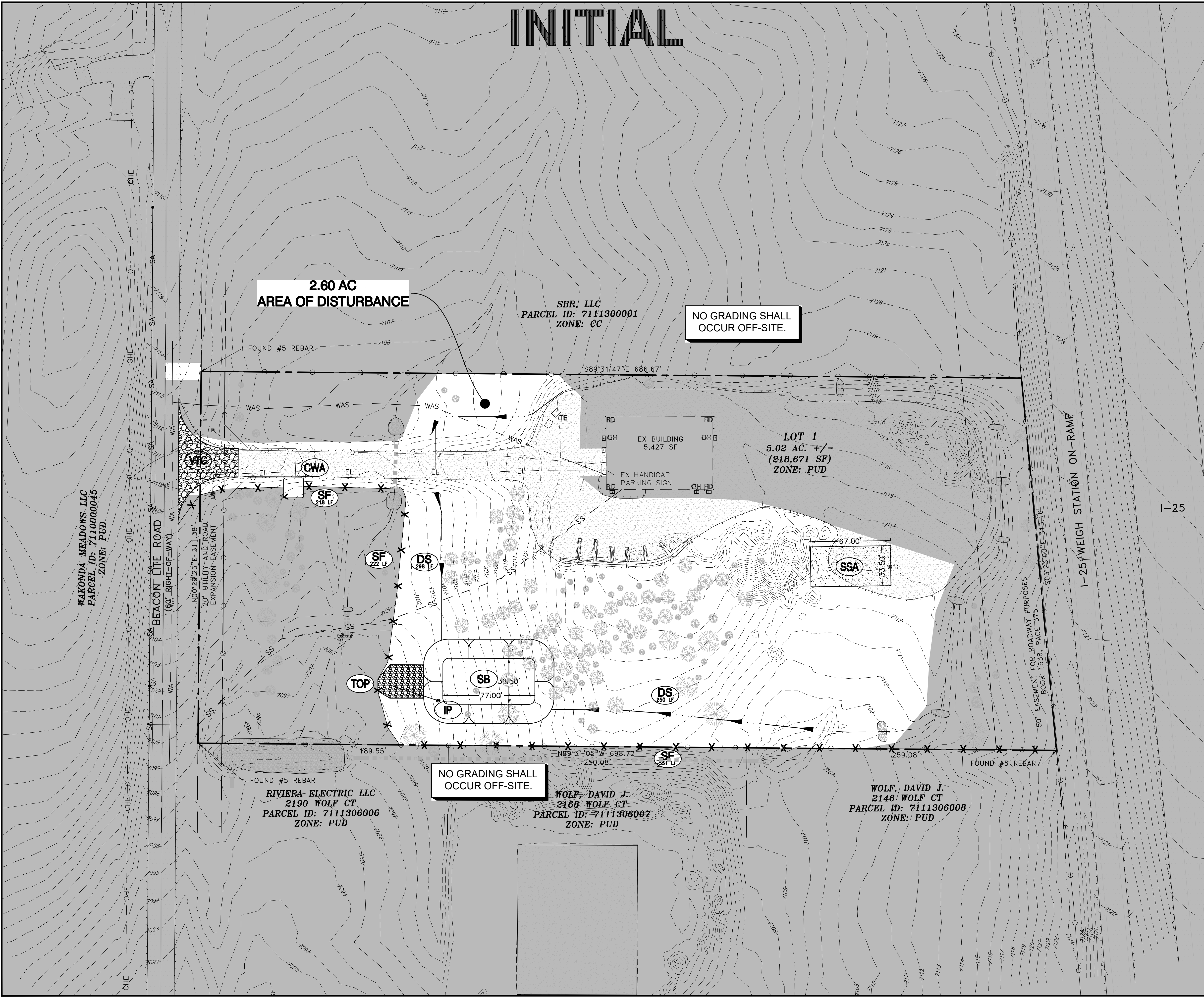
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RELEASE: 07/28/22
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO.
01-0415.001.00
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0007-DEV DRNG
SHEET
7 OF 18

INITIAL



**2.60 AC
AREA OF DISTURBANCE**

**SBR, LLC
PARCEL ID: 7111300001
ZONE: CC**

**NO GRADING SHALL
OCCUR OFF-SITE.**

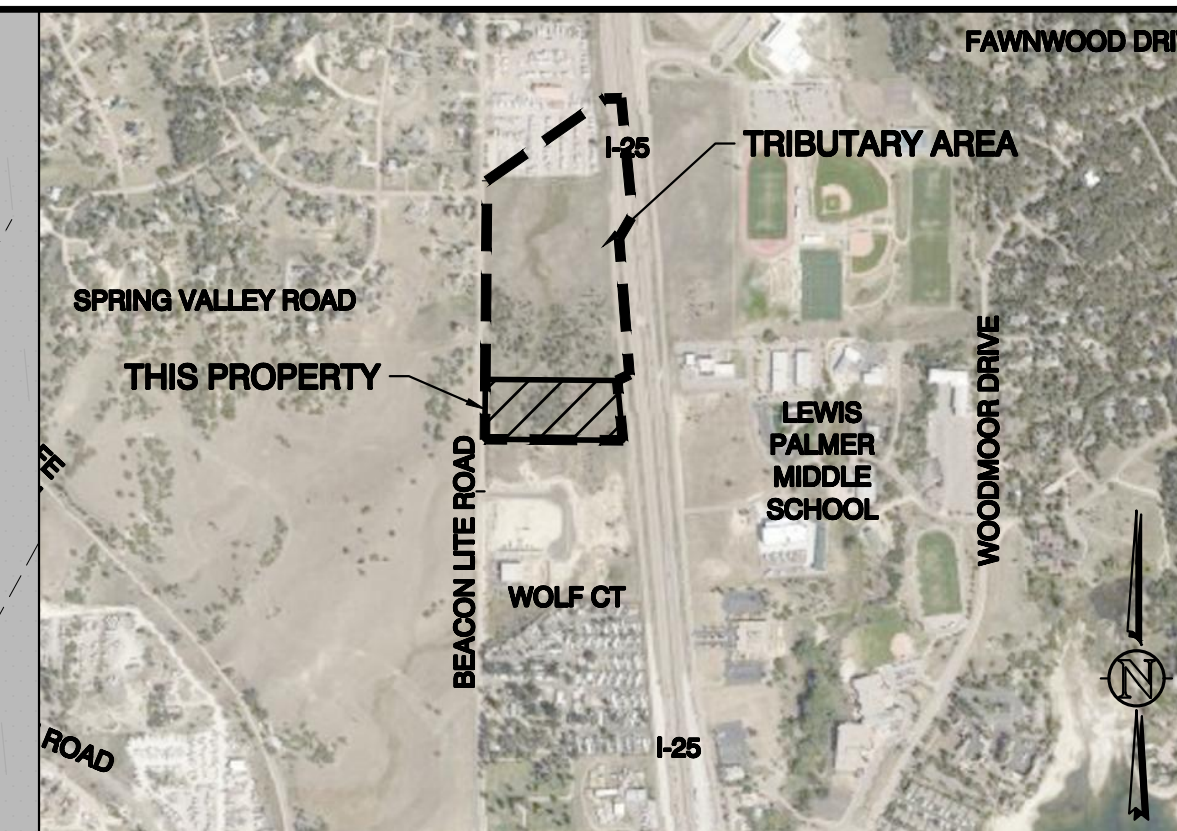
**LOT 1
5.02 AC +/-
(218,671 SF)
ZONE: PUD**

**RIVIERA ELECTRIC LLC
2190 WOLF CT
PARCEL ID: 7111306006
ZONE: PUD**

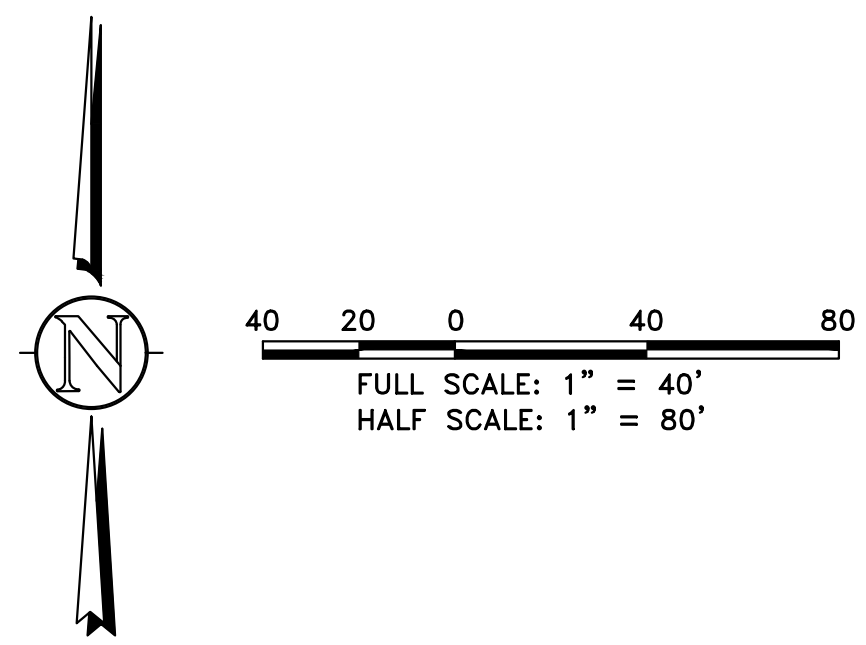
**WOLF, DAVID J.
2166 WOLF CT
PARCEL ID: 7111308007
ZONE: PUD**

**WOLF, DAVID J.
2146 WOLF CT
PARCEL ID: 7111306008
ZONE: PUD**

**NO GRADING SHALL
OCCUR OFF-SITE.**



VICINITY MAP
W 1/2, W 1/2, S11, T11S, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION



STANDARD SEDIMENT BASIN
UPSTREAM DRAINAGE AREA (acres): 5
BASIN BOTTOM WIDTH (ft): 38.50
SPILLWAY CREST LENGTH (ft): 8
HOLE DIAMETER (Inches): 21/32"
NUMBER COLUMNS: 1
BASIN BOTTOM ELEVATION: 7102'
BASIN SPILLWAY ELEVATION: 7105'
BASIN TOP ELEVATION: 7106'

BMP LEGEND	
	CWA CONCRETE WASHOUT AREA
	CF CONSTRUCTION FENCE
	CM CONSTRUCTION MARKER
	CIP CULVERT INLET PROTECTION
	DC WIND EROSION & DUST CONTROL
	DS DRAINAGE SWALE
	GH GOOD HOUSEKEEPING PRACTICE
	IP INLET PROTECTION
	PS PERMANENT SEEDING
	RS ROCK SOCK
	SB SEDIMENT BASIN
	SCL SEDIMENT CONTROL LOG
	SF SILT FENCE
	SM STOCKPILE MANAGEMENT
	SS STREET SWEEPING VACUUMING
	SSA STABILIZED STAGING AREA
	AP AGGREGATE (NON-SOIL) PILE
	TOP TEMPORARY OUTLET PROTECTION
	ECB EROSION CONTROL BLANKET
	VTC VEHICLE TRACKING CONTROL

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MOORE, CO 80646
(405) 701-9927
craig.owen@trailersdirectexpress.com

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INTERIM

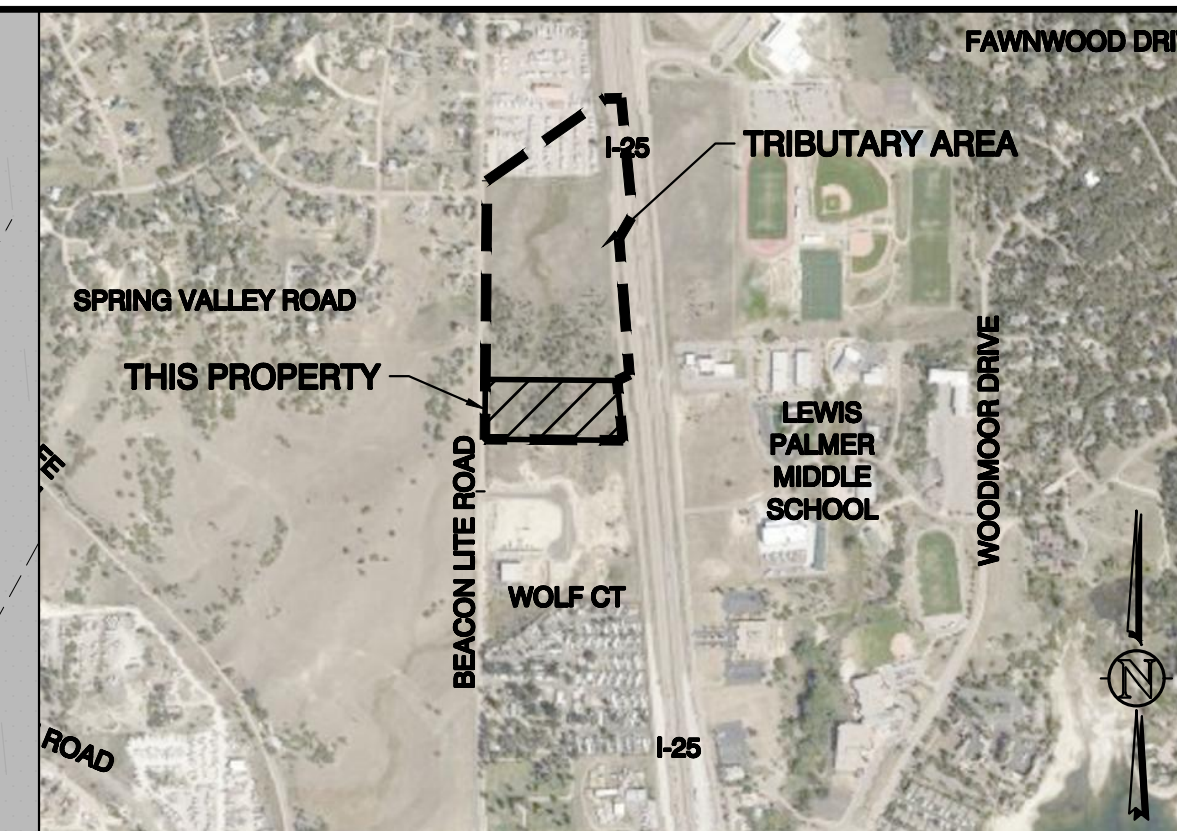
**2.60 AC
AREA OF DISTURBANCE**

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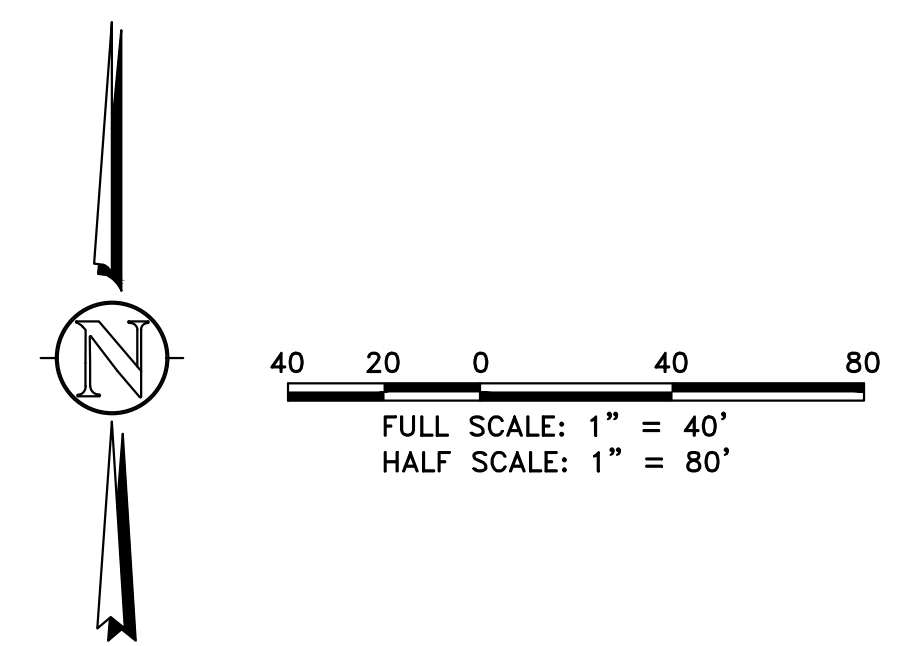
**NO GRADING SHALL
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STANDARD SEDIMENT BASIN
UPSTREAM DRAINAGE AREA (acres): 5
BASIN BOTTOM WIDTH (ft): 38.50
SPILLWAY CREST LENGTH (ft): 8
HOLE DIAMETER (Inches): 21/32"
NUMBER COLUMNS: 1
BASIN BOTTOM ELEVATION: 7102'
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BMP LEGEND	
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	IP INLET PROTECTION
	PS PERMANENT SEEDING
	RS ROCK SOCK
	SB SEDIMENT BASIN
	SCL SEDIMENT CONTROL LOG
	SF SILT FENCE
	SM STOCKPILE MANAGEMENT
	SS STREET SWEEPING VACUUMING
	SSA STABILIZED STAGING AREA
	AP AGGREGATE (NON-SOIL) PILE
	TOP TEMPORARY OUTLET PROTECTION
	ECB EROSION CONTROL BLANKET
	VTC VEHICLE TRACKING CONTROL



VICINITY MAP
W 1/2, W 1/2, S11, T11S, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION



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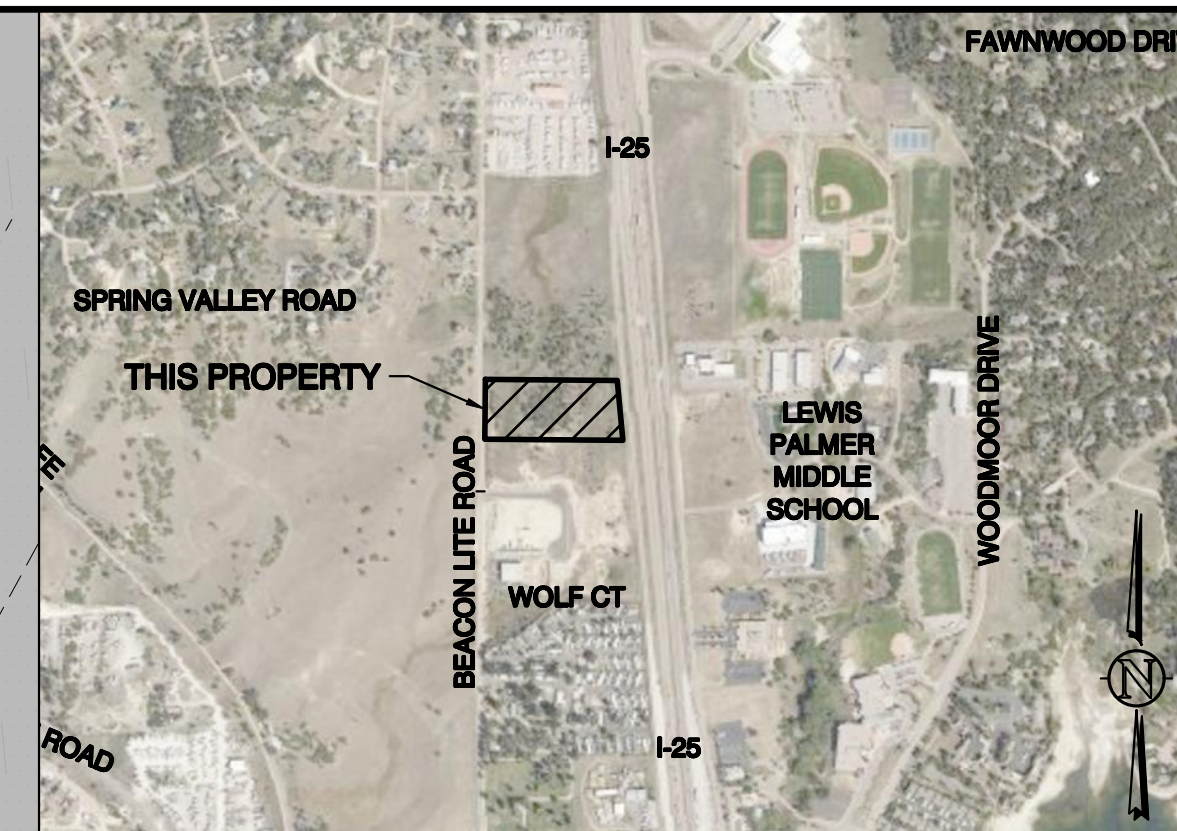
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SHEET
9 OF 18

FINAL

**2.60 AC
AREA OF DISTURBANCE**

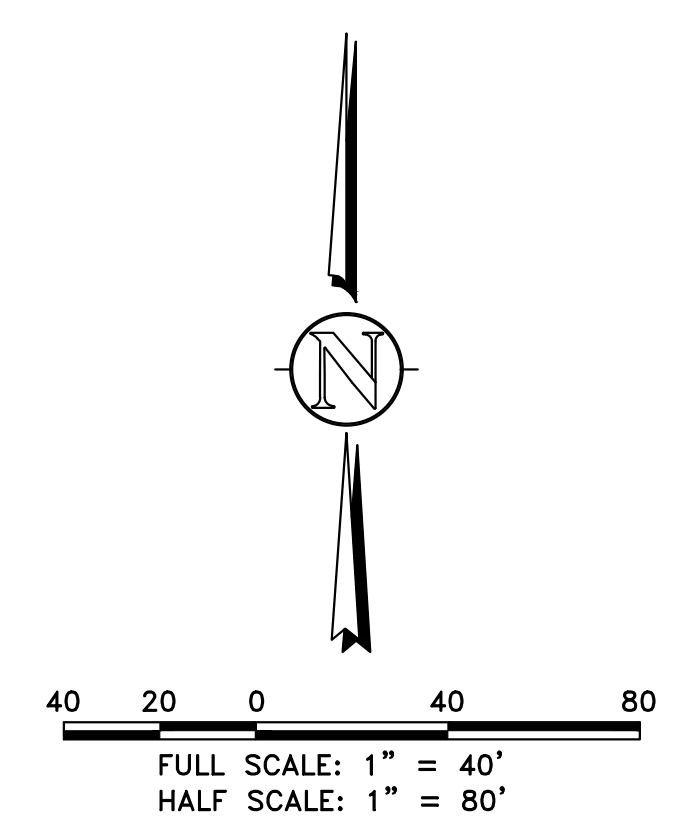
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OCCUR OFF-SITE.**



VICINITY MAP
W 1/2, W 1/2, S11, T11S, R67W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM AUTOCAD GEOLOCATION

SCALE 1" = 1,000'



BMP LEGEND	
	CWA CONCRETE WASHOUT AREA
	CF CONSTRUCTION FENCE
	CM CONSTRUCTION MARKER
	CIP CULVERT INLET PROTECTION
	DC WIND EROSION & DUST CONTROL
	DS DRAINAGE SWALE
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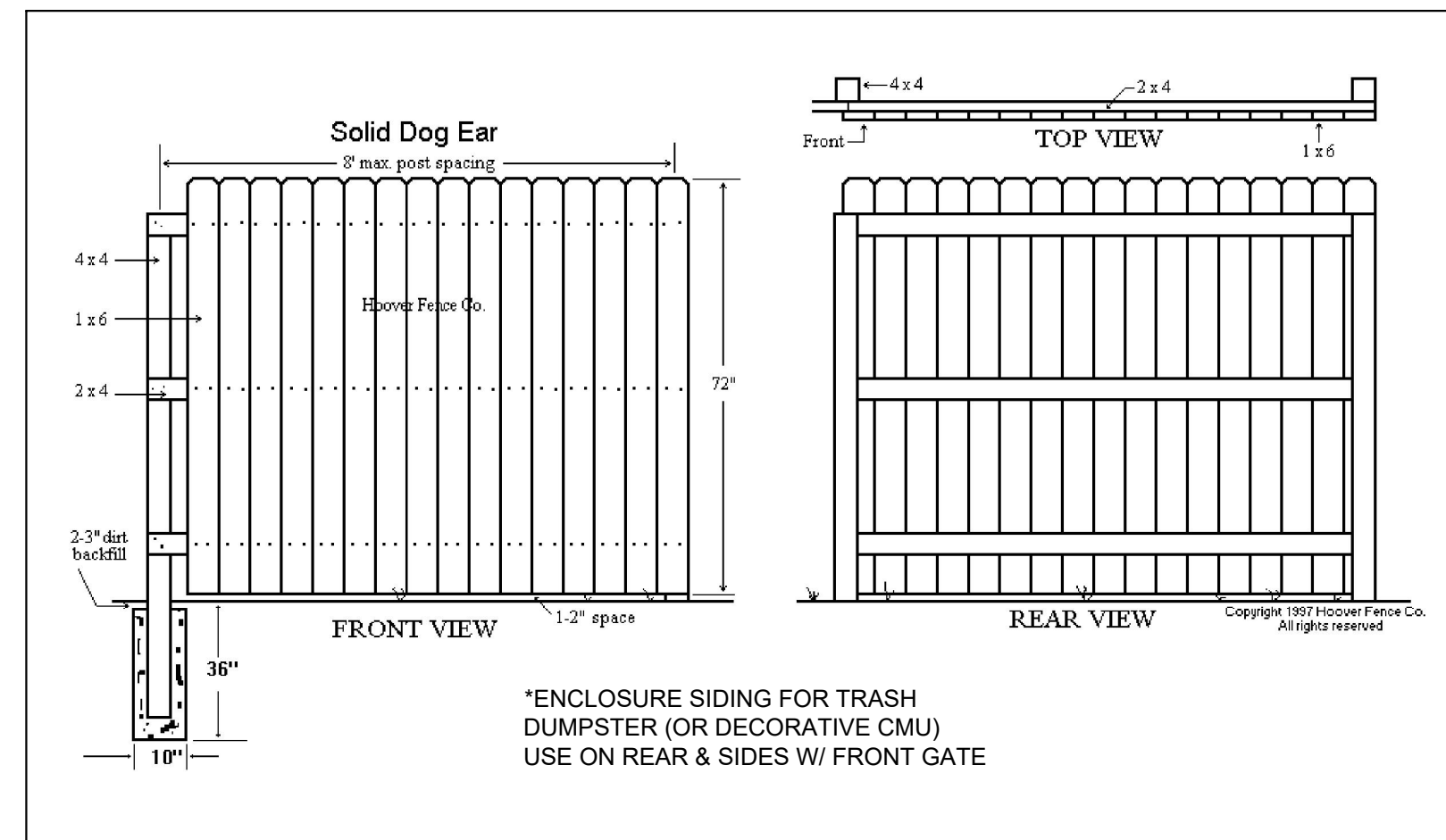
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0010-FNL GESC

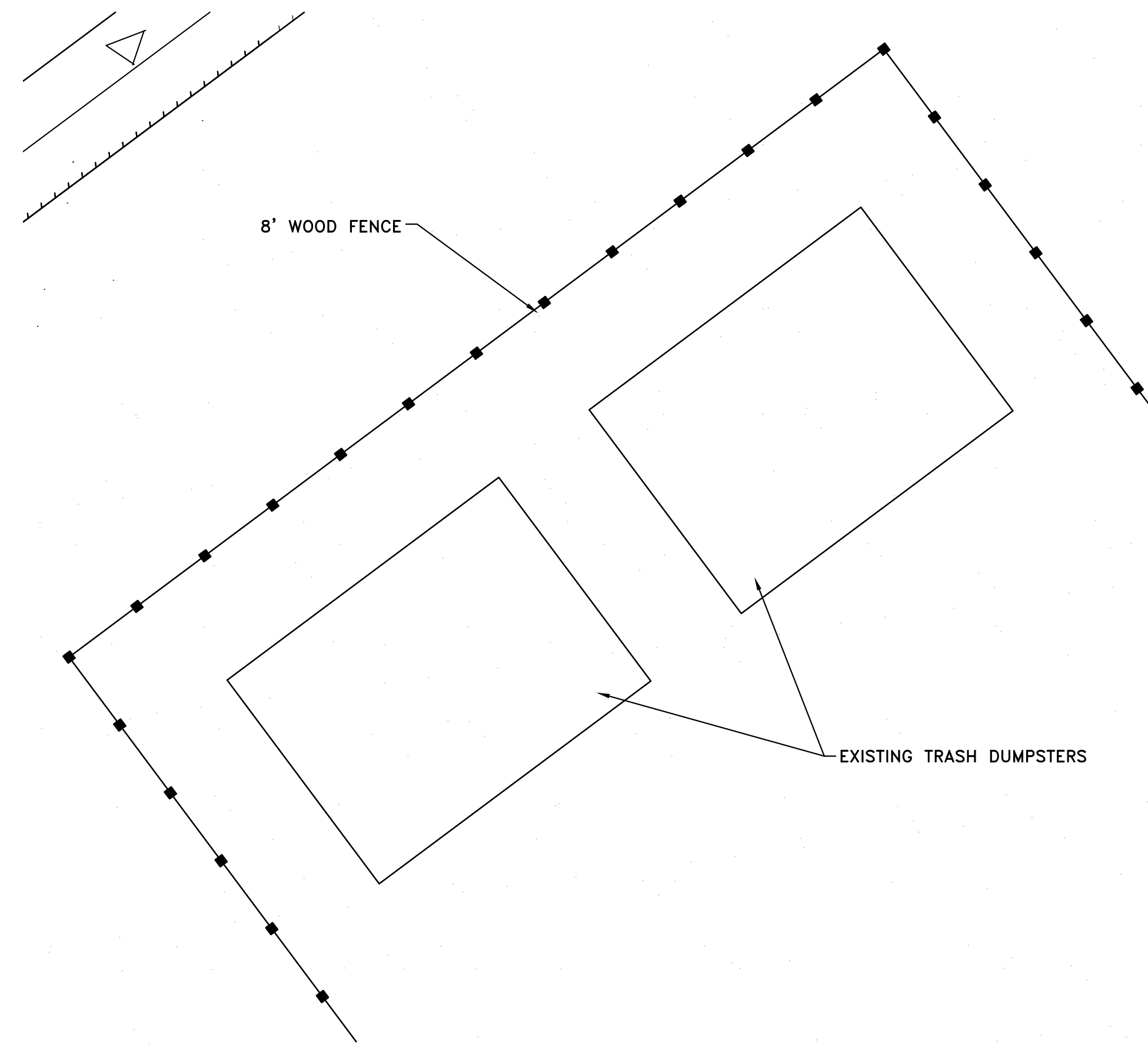
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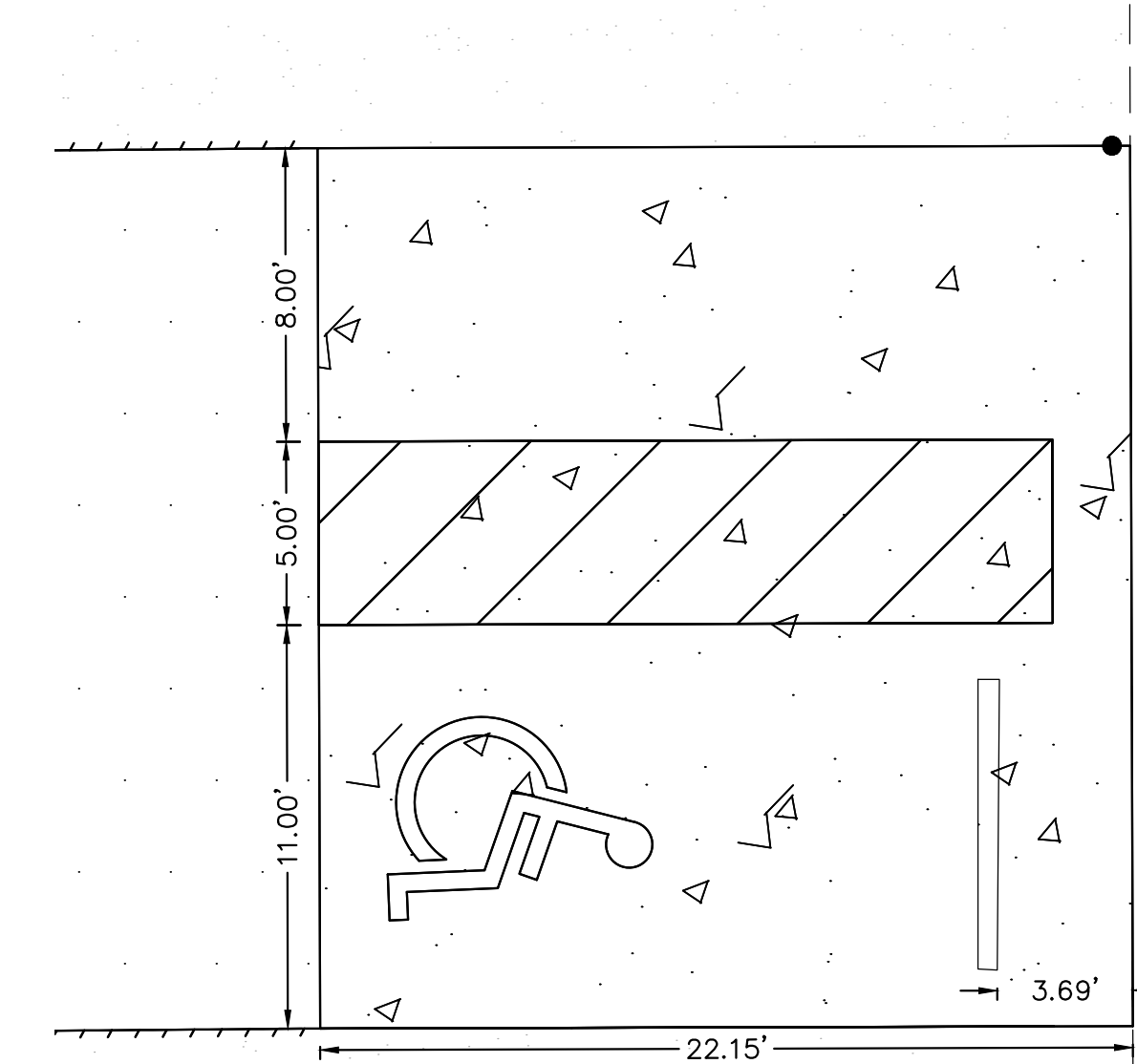
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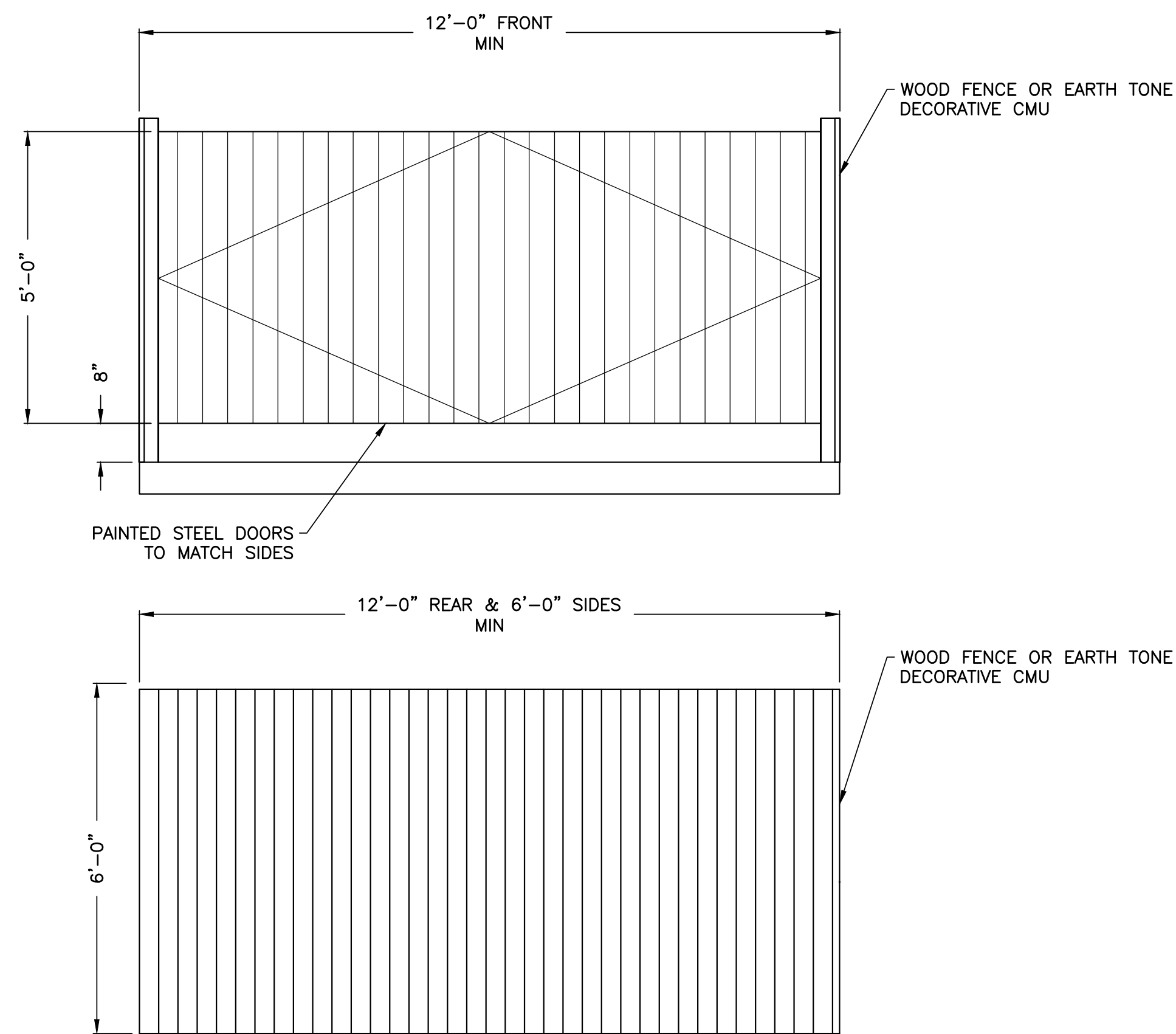
WOOD FENCE DETAIL



TRASH ENCLOSURE BLOWUP



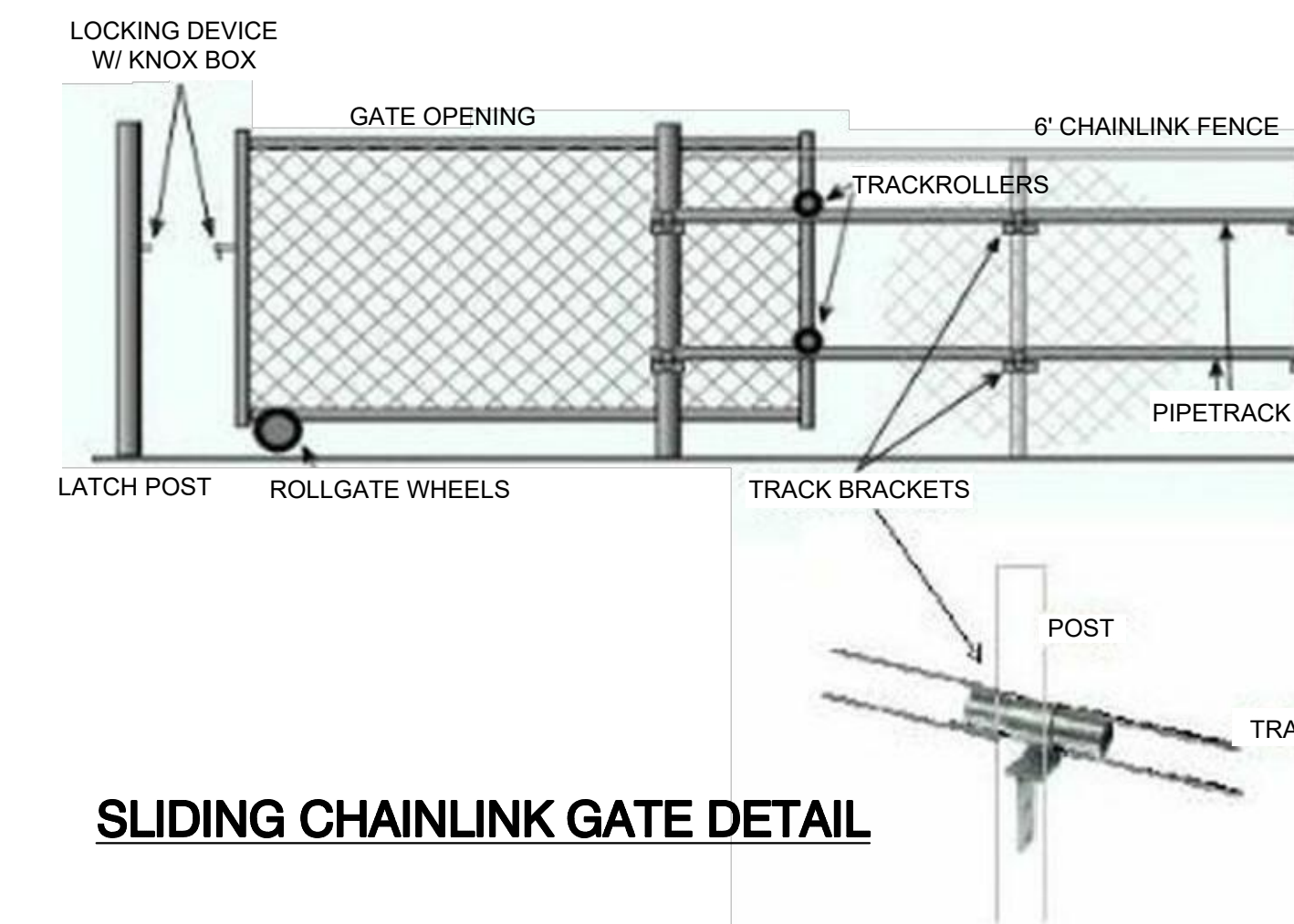
ADA PARKING BLOWUP



ALTERNATIVE TRASH ENCLOSURE



EXISTING CHAINLINK FENCE DETAIL



SLIDING CHAINLINK GATE DETAIL

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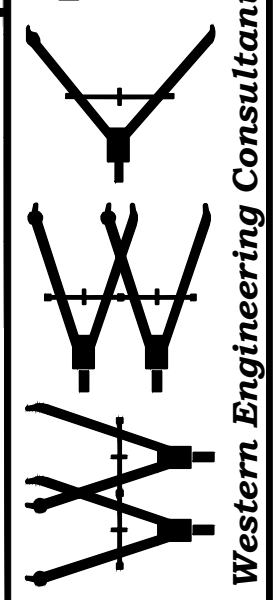
DOC CON #
0011-SITE DTL

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11 OF 18

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 DENVER, CO 80223
 PHONE: 303.295.2900
 FAX: 303.293.8337
 WWW.ILLUMSYS.COM

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 FT. LUTON, CO 80621
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 email@westernci.com
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TRAILERS DIRECT EXPRESS
 SITE PHOTOMETRIC

DATE: 5/17/2022

PHOTOMETRICS ARE NOT TO SCALE
 DRAWINGS ARE FOR ESTIMATING PURPOSES ONLY.

FOOT-CANDLE VALUES ARE PREDICTED AT HORIZONTAL CALCULATIONS UNLESS SPECIFIED OTHERWISE. ACTUAL FOOT-CANDLES MAY VARY.

FINAL CONSTRUCTION DRAWINGS & CALCULATIONS ARE THE RESPONSIBILITY OF A LICENSED ARCHITECT OR ENGINEER.

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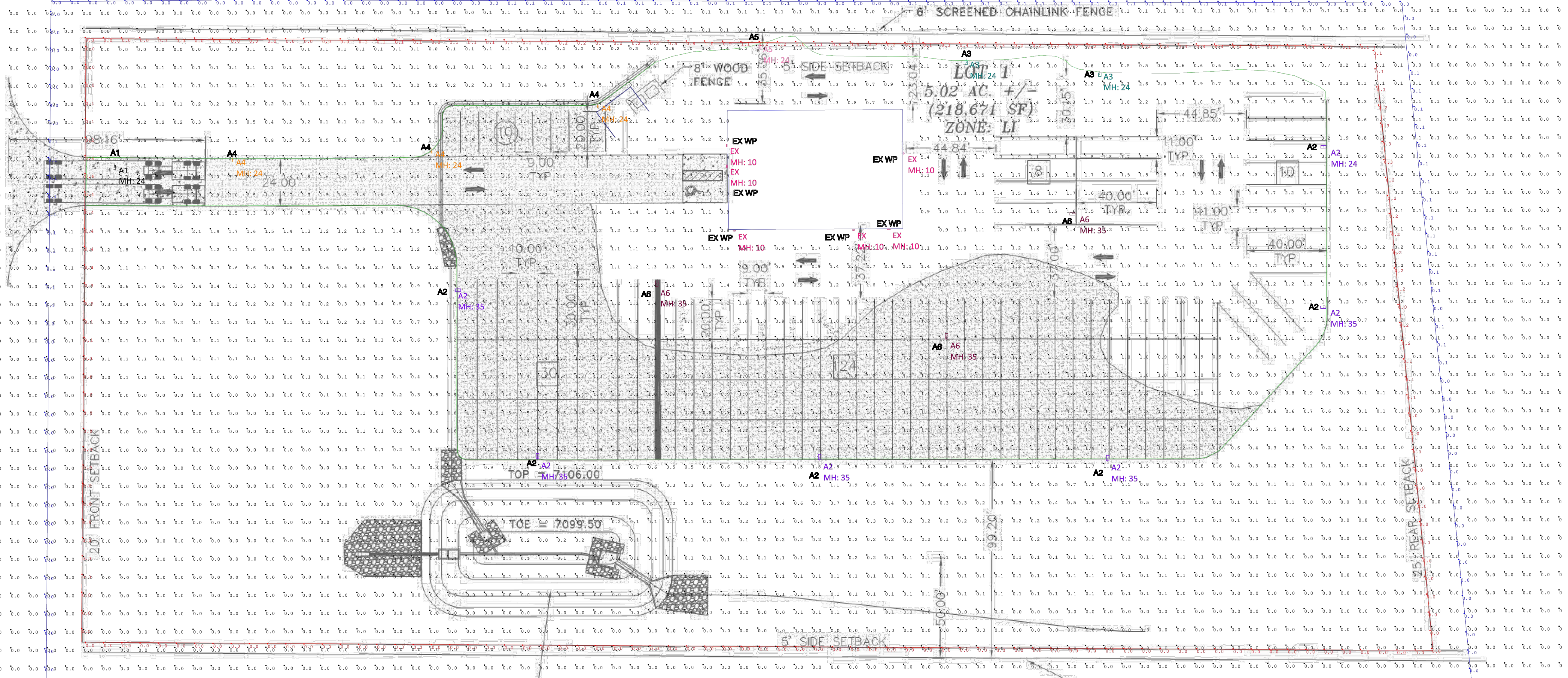
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 DOC CON # 0012-PHOTO
 SHEET 12 OF 18

CREATED BY: ELSA JERDE
 FOR PRICING AND AVAILABILITY, CONTACT ILLUMINATION SYSTEMS AT 303.295.2900

DSC DESIGN, SUPPORT & CONTROLS



LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
20' FROM PROPERTY LINE	ILLUMINANCE	Fc	0.03	0.1	0.0	N.A.	N.A.
ENTIRE SITE	ILLUMINANCE	Fc	0.20	7.3	0.0	N.A.	N.A.
PROPERTY LINE	ILLUMINANCE	Fc	0.13	1.2	0.0	N.A.	N.A.
PARKING	ILLUMINANCE	Fc	1.50	7.3	0.7	2.14	10.43

Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	Description
[Symbol]	1	A1	108	12187	0.900	GALN-SA2C-750-U-SLL
[Symbol]	6	A2	108	14107	0.900	GALN-SA2C-750-U-T4FT
[Symbol]	2	A3	108	10181	0.900	GALN-SA2C-750-U-T4FT-HSS
[Symbol]	3	A4	108	14148	0.900	GALN-SA2C-750-U-T4W
[Symbol]	1	A5	108	10227	0.900	GALN-SA2C-750-U-T4W-HSS
[Symbol]	3	A6	108	14797	0.900	GALN-SA2C-750-U-5WQ
[Symbol]	6	EX	30	3000	0.900	EXISTING

ILLUMINATION SYSTEMS Description: GALN-SA2-750-U Project Name: Trailers Direct Express Notes: -SSL -T4FT -T4FT-HSS -T4W -T4W-HSS -5WG TYPE: A1-A6



Streetworks GLAN Galleon II Area / Site Luminaire

- Product Features: Light Engine, Color Temperature, Voltage, Distribution, Mounting, Finish.

- Product Certifications: IESNA, DLC, 36 VIB, IP66.

- Interactive Menu: Ordering Information, Mounting Details, Optical Distributions, Product Specifications, Energy and Performance Data, Control Options.

- Quick Facts: Lumen packages range from 3,300 - 73,500 (33W - 552W), 16 optical distributions, Efficacy up to 159 lumens per watt.

Table with dimensions: Number of Light Squares, Width 'A', Housing Length 'B', Weight with Standard or 0.9m Arm, EPA with Standard or 0.9m Arm. Includes a note about mounting details.

Streetworks GLAN Galleon II

Ordering Information SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

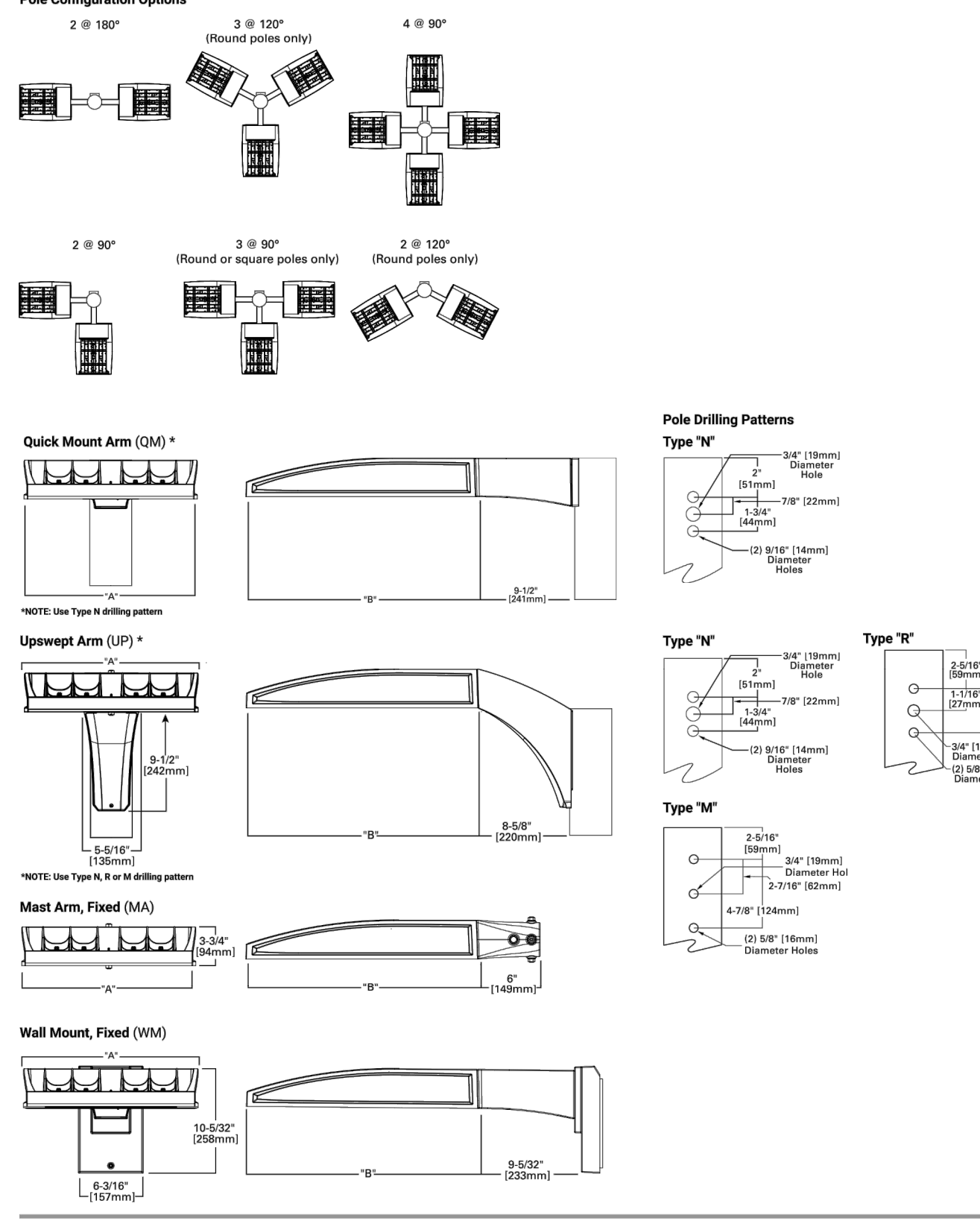
Table with columns: Product Family, Configuration, Light Engine, Drive Current, Color Temperature, Voltage, Distribution, Mounting, Finish. Includes notes on ordering and a detailed list of part numbers.

Table with columns: Product Family, Camera Type, Date Barcode. Lists various LumenSafe Integrated Network Security Camera Technology Options.

Table with columns: Product Family, Camera Type, Date Barcode. Lists various LumenSafe Integrated Network Security Camera Technology Options.

Streetworks GLAN Galleon II

Mounting Details Pole Configuration Options



Streetworks GLAN Galleon II

Mounting Details Wall Mount, Adjustable (WA)

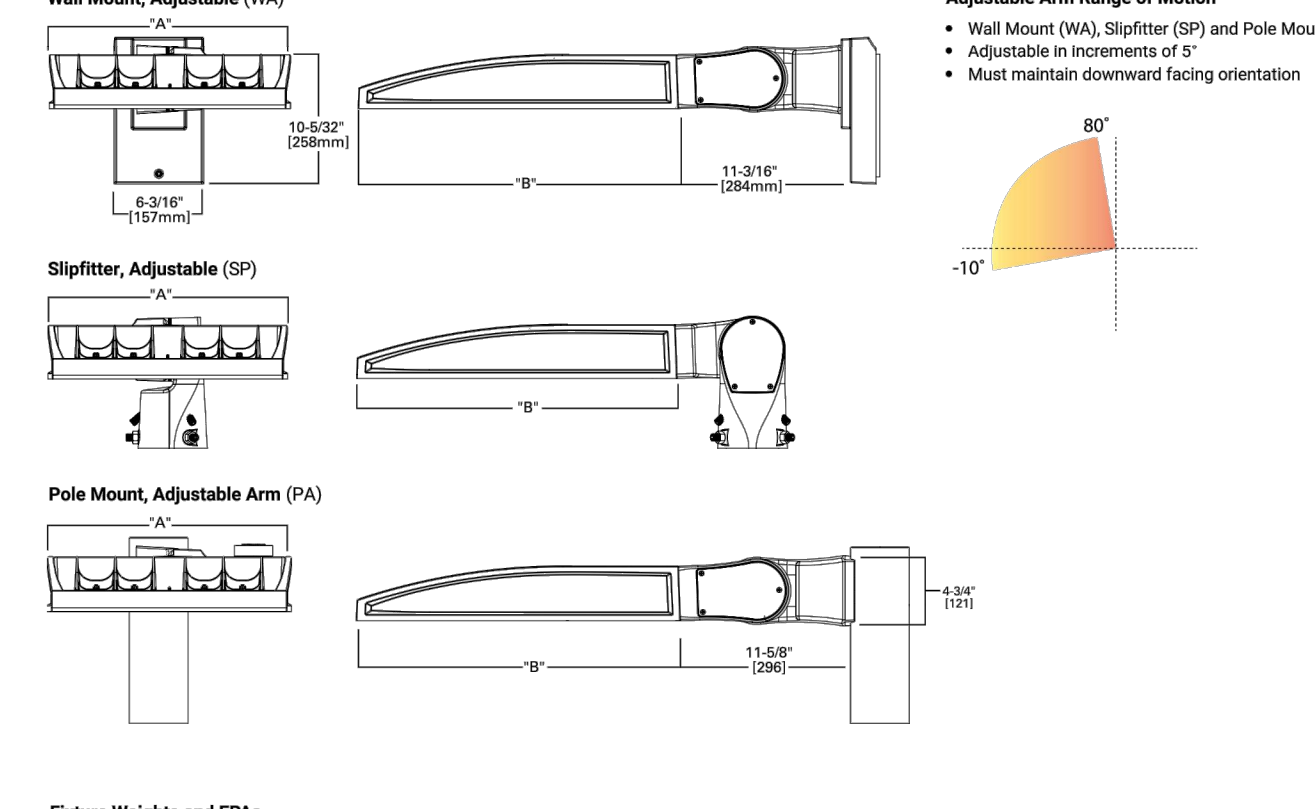
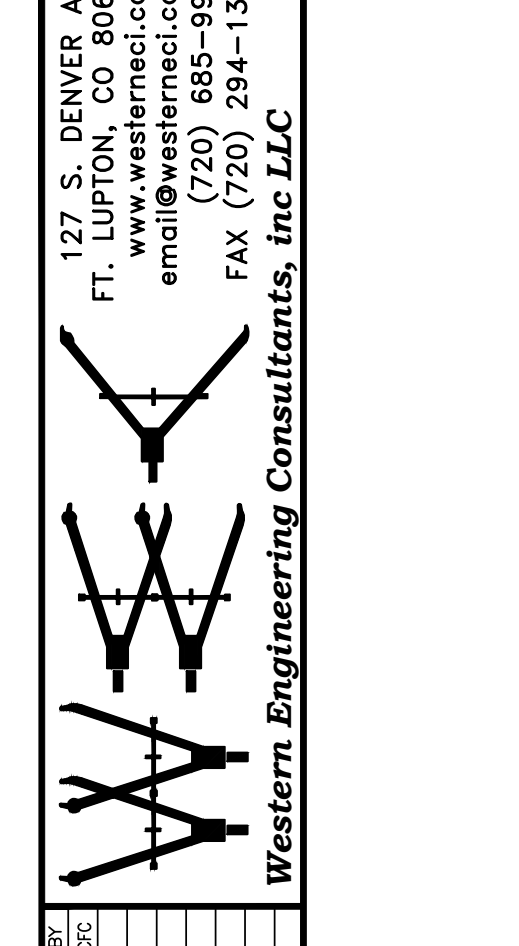
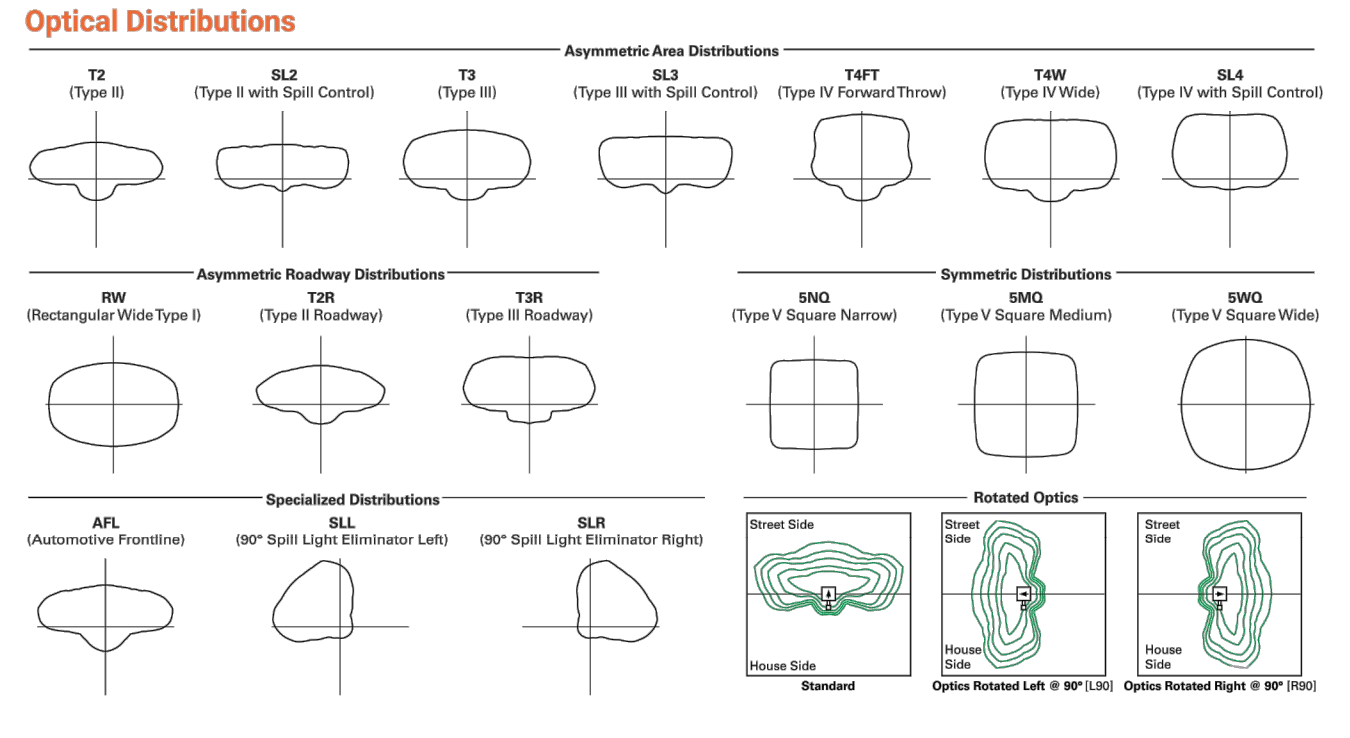


Table with columns: Pole Angle (Degrees), Number of Light Squares, Weight, 1 @ 90°, 2 @ 180°, 2 @ 90°, 2 @ 120°, 3 @ 90°, 3 @ 120°, 4 @ 90°. Includes a note about fixture weights and EPAs.



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Streetworks GLAN Galleon II



- Product Specifications: Construction, Optical, Energy and Performance Data, Mounting, Electrical, Finish, Warranty.

Table with columns: Drive Current, Ambient Temperature, 25.000 Hours, 50.000 Hours, 65.000 Hours, 100.000 Hours, Theoretical >70 Hours, Lumen Multiplier.

Streetworks GLAN Galleon II

Performance Table, Drive Current 'A' (615mA)

Large performance table showing lumens per watt and total lumens for various configurations and drive currents.

Streetworks GLAN Galleon II

Performance Table, Drive Current 'B' (800mA)

Large performance table showing lumens per watt and total lumens for various configurations and drive currents.

Streetworks GLAN Galleon II

Performance Table, Drive Current 'C' (1050mA)

Large performance table showing lumens per watt and total lumens for various configurations and drive currents.

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Streetworks

GLAN Galleon II

Performance Table, Drive Current "D" (1200mA)

Table with 10 columns: Number of Light Squares, Nominal Power (Watts), Input Current @ 120V, Input Current @ 208V, Input Current @ 240V, Input Current @ 277V, Input Current @ 347V, Input Current @ 480V, and 9 columns of luminaire options (1-9).

Main performance table with columns for fixture type (e.g., 400K Lumens, BUJ Rating), luminaire options (1-9), and lumens per watt.

*Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.



Streetworks

GLAN Galleon II

Control Options

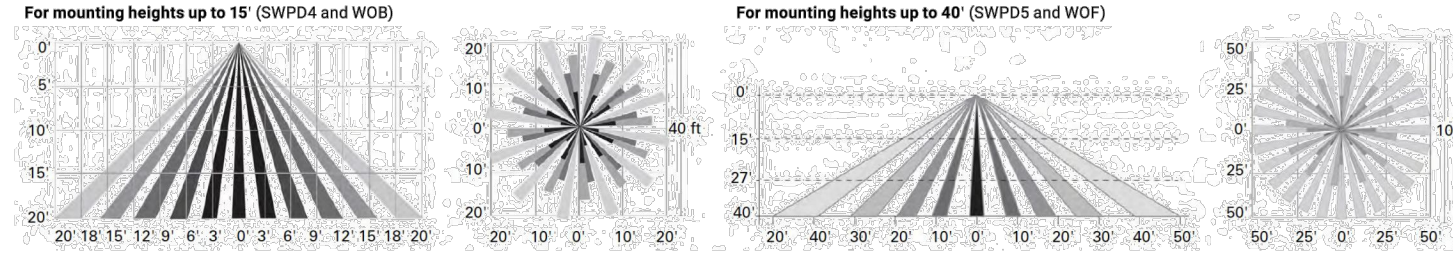
0-10V (DM) This fixture is offered standard with 0-10V dimming driver(s). The DM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocentrol (BPC, PR and PR7) Optional bottom-type photocentrol (BPC) and photocentrol receptacles (PR and PR7) provide a flexible solution to enable "quik-to-dawn" lighting by sensing light levels.

After Hours Dim (AHD) This feature allows photocentrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night.

Table for SPB sensor finish matched to luminaire finish and SPB/X Availability Table.

WaveLinx Wireless Control and Monitoring System Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting.

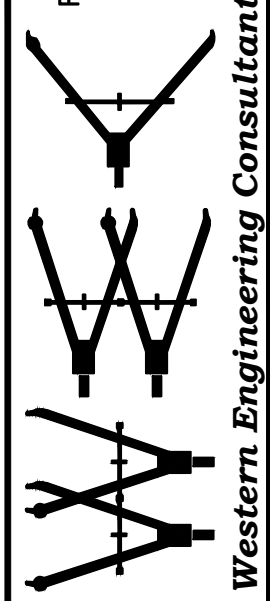


LumenSafe Integrated Network Security Camera (LD) Cooper Lighting Solutions brings ease of camera deployment to a whole new level.

Synapse (DIM10) SimpleMAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor.



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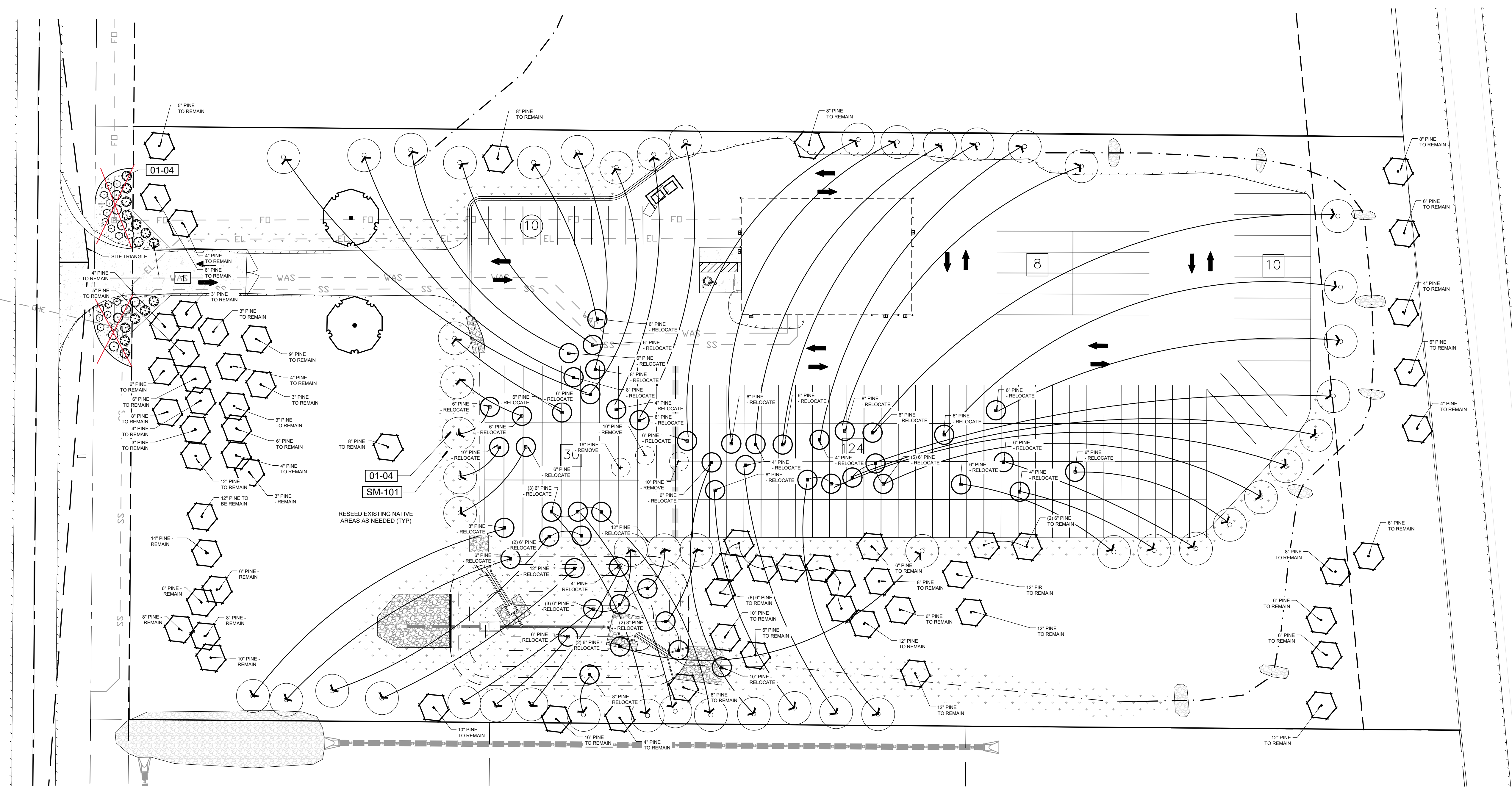


Revision table with columns: No., Description, Date, Rev. For, Town Comments.

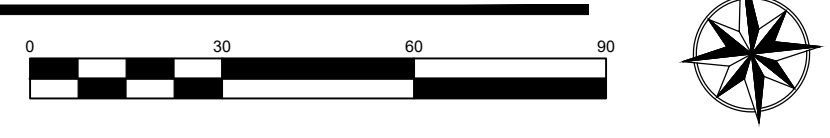
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LANDSCAPE PLAN - LOT 1
SCALE: 1" = 30'



SITE CATEGORY REQUIREMENTS			
Net Site Area (SF) (less public R.O.W.) 218,671	Percent Min. Internal Area (%) 10%	Landscape Area (SF) Required / Provided 21,867 / 132,387	Trees (1/100 SF) Required / Provided 24 / 24
Parking Trees Req / Prov 2 / 2	Percent Ground Plane Veg. Req. / Provided 60% / 70%	Plants (8/100 SF) Req/Prov 875 / 37	Tree Substitutes (1 tree/10 shrubs) 84 / 84
Tree Mitigation	Removed/Replaced 6/6		

LOW GROW NATIVE SEED MIX (PBSI):

- Arizona Fescue
- Sandberg Bluegrass
- Rocky Mountain Fescue

Seed at 5lbs / 1000 sf

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
[1]	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.
SYMBOL	DESCRIPTION
[01-04]	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.
SYMBOL	DESCRIPTION
[32-01]	32 LANDSCAPE IMPROVEMENTS
[32-01]	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.
SYMBOL	DESCRIPTION
[SM-101]	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

PLANT SCHEDULE					QTY FOR REFERENCE ONLY VERIFY ALL COUNTS PER PLAN	
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
	GTS	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™ / SHADEMASTER LOCUST	B & B	2" CAL	
	EX-REL	52	RELOCATE AS INDICATED / EXISTING TREE TO BE RELOCATED	EX		
	EX-REM	3	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	EX		
	EX-RET	63	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EXISTING		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE		
	EN	13	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	5 GAL		
	FA	10	FALLUGIA PARADOXA / APACHE PLUME 12356D	5 GAL		
	PAL	14	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	NLS	27,968 SF	LOW GROW NATIVE SEED MIX / PAWNEE BUTTES SEED CO LOW GROW NATIVE 5 LBS PER 1000 SQUARE FEET.	SEED		
MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	RM	1,638 SF	ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3"	MULCH		

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH FRESH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
 - 1" BELOW CURB FOR ALL SEEDED AREAS.
 - 2.5" BELOW CURB FOR ALL SODDED AREAS.
 - 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
- CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
- FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
- MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLIANT TYPE APPLICATOR AND APPLY "SOIL GUARD" BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT MATERIAL THE NATURAL HABIT OF THE PLANT MATERIAL. SCARS OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACED AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

EXISTING TREES
EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERRECTED AT A HEIGHT OF 3' OR GREATER, FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6" FROM TRUNK, OR ONE HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH THE FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.

IRRIGATION NOTES
ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

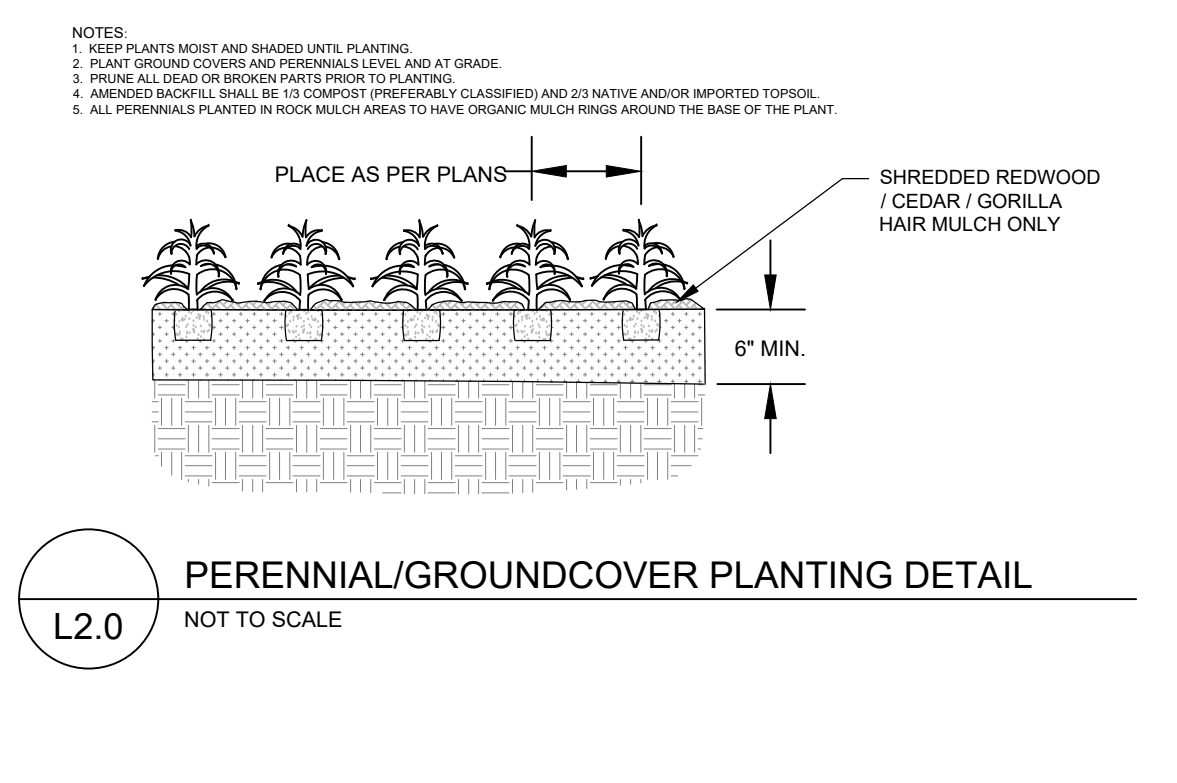
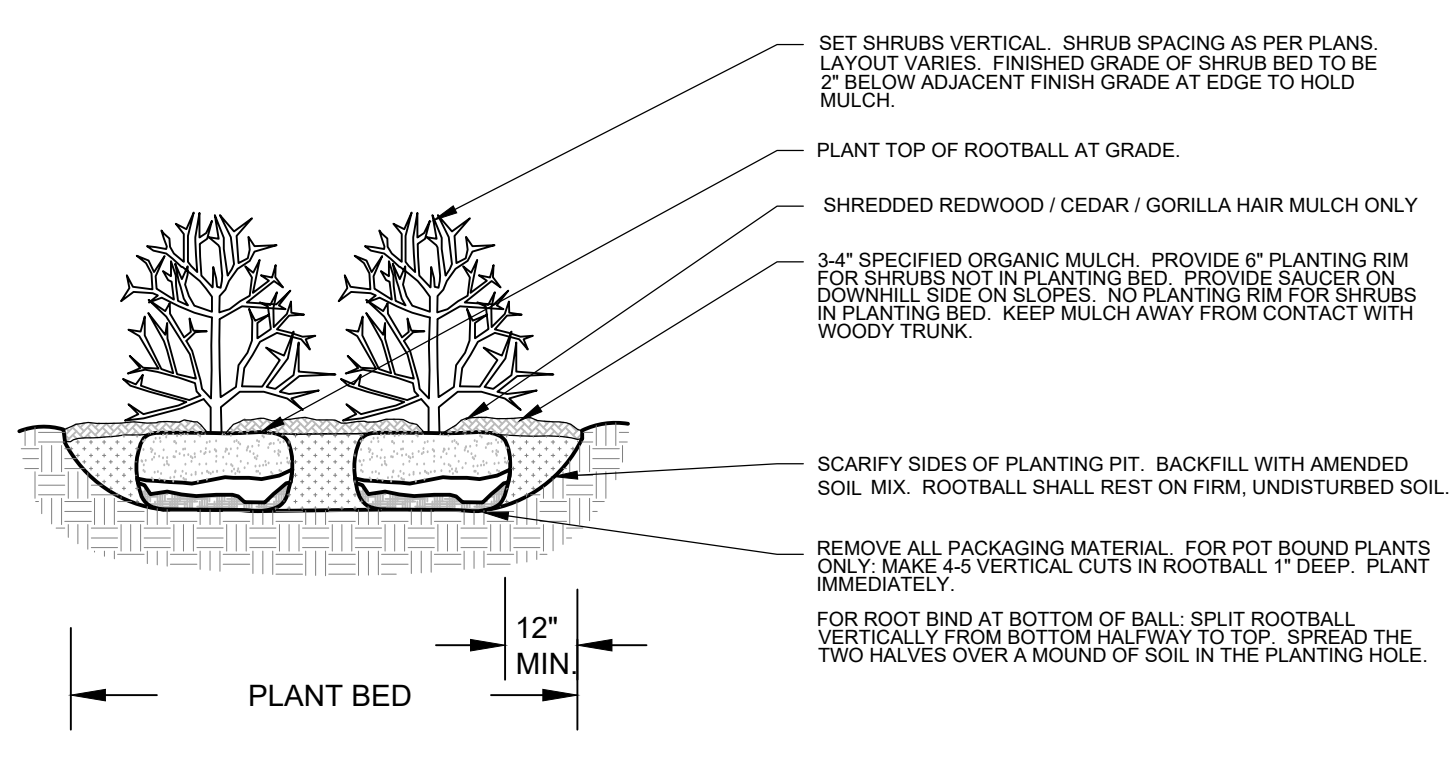
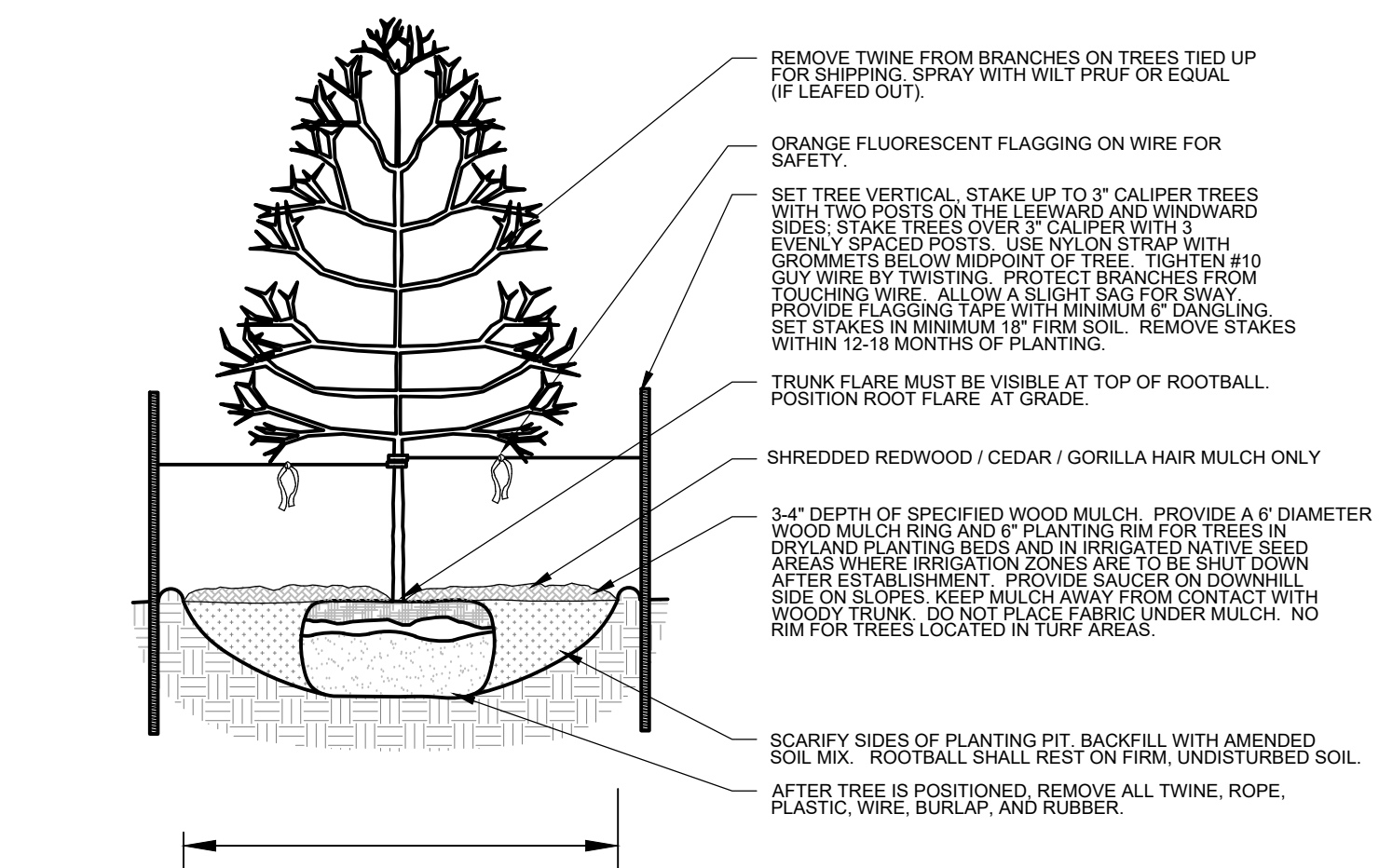
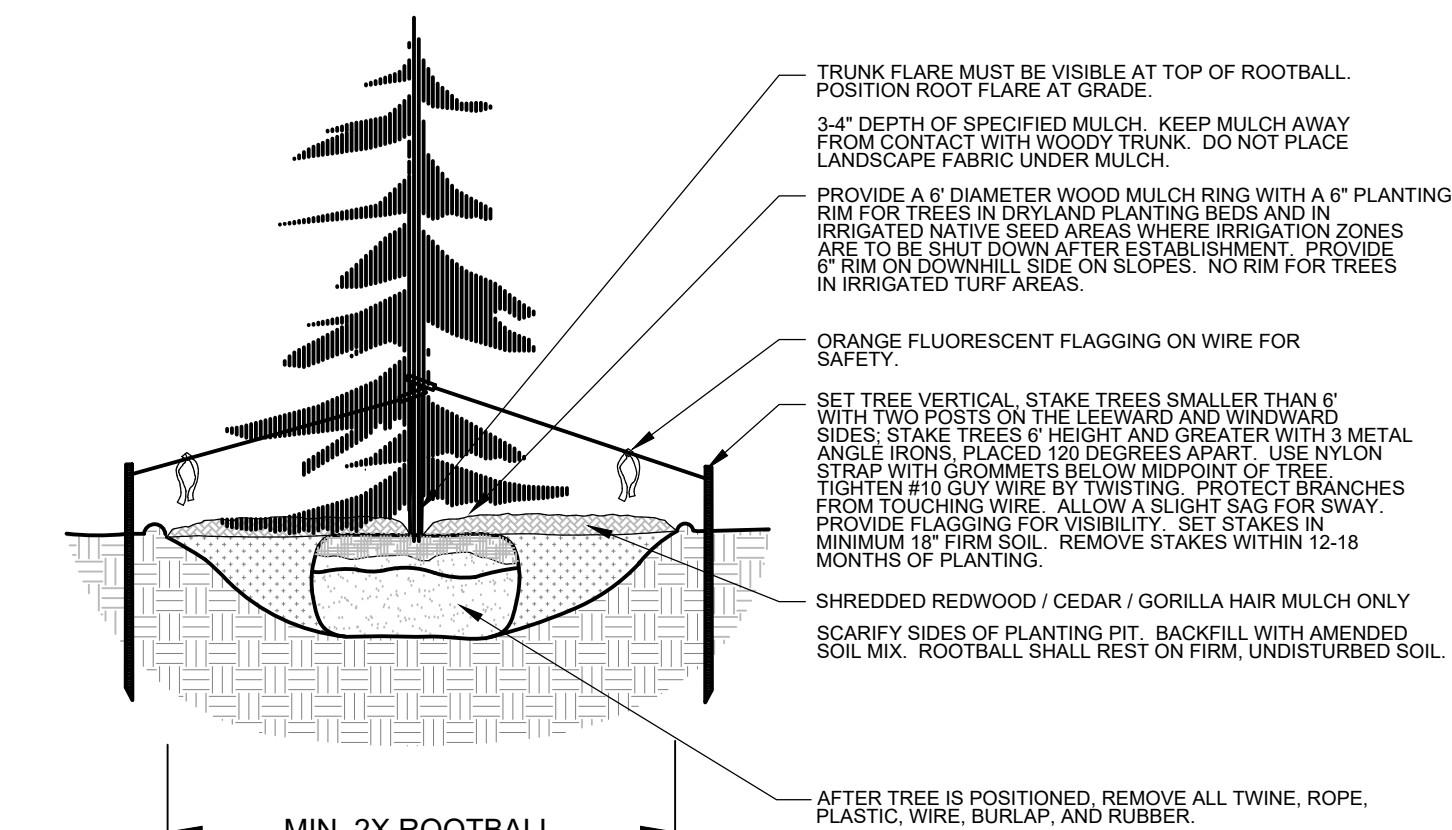
IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.

NOTES

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY.
- FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.

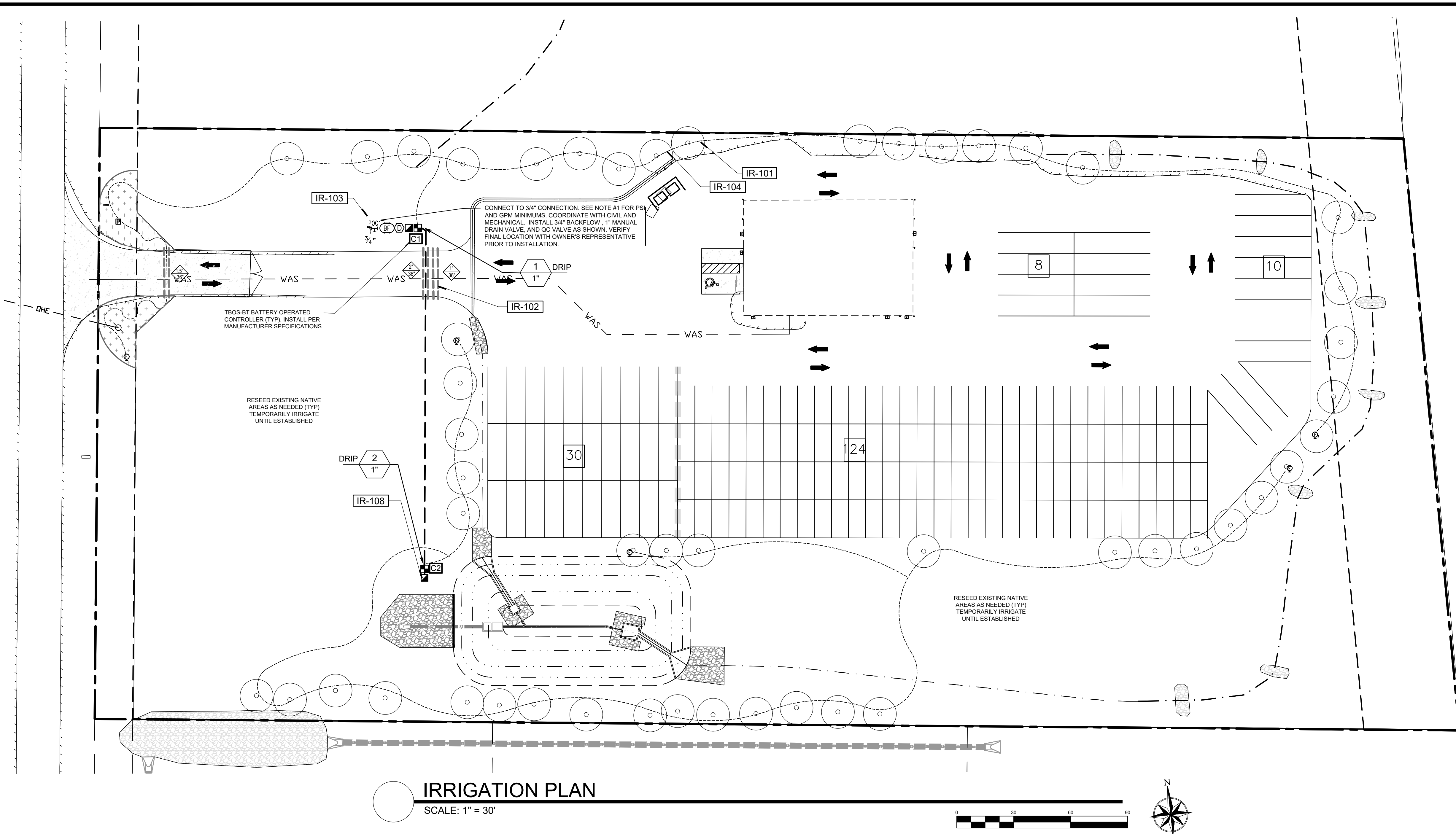


REVISIONS:	Comments:
05.15.22	

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Landscape Construction
5539 Cole Dr. Suite 100
Longmont, CO 80503
(303) 743-9336 • nrd@naturaldesign.com

TRAILERS DIRECT EXPRESS MONUMENT, CO FINAL LANDSCAPE PLAN DETAILS

PROJ. NO.:	03.30.22
DATE:	See Sheet
SCALE:	JRO
DRAWN BY:	NAM
CHKD BY:	L2.0



IRRIGATION PLAN

SCALE: 1" = 30'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR, 3GPM - 15GPM. USE LOW FLOW MODEL FOR FLOWS UNDER 3 GPM	2
⊙	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	5
□	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	1,637 S.F.
	Perennials to receive one of 0.5 GPH emitters Grasses to receive one of 1.0 GPH emitters Shrubs to receive two of 1.0 GPH emitters Trees to receive to receive minimum four of 2.0 GPH emitters	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	RAIN BIRD 5-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	2
⊙	MANUAL DRAIN VALVE PROVIDE 10" ROUND BOX WITH 2" VALVE MARKER, PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE. PROVIDE 3/4" MXP SCH 40 PVC 90 ELL AND 3/4" X 4" SCH 90 PVC NIPPLE TO SUMP FOR DRAINAGE. USE TEFLOX TAPE ON ALL MALE THREADED PVC AND ALL NIPPLES	1
⊙	FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C1	RAIN BIRD TBSO-BT1 1 STATION BLUETOOTH BATTERY OPERATED CONTROLLER WITH MASTER VALVE AND SENSOR OUTPUT. INSTALL WITH (TBSO)SO. DC POTTED LATCHING SOLENOID. USE (TBSO)ADPP OR (TBSO)ADPB ADAPTERS FOR NON-RAIN BIRD PLASTIC/BRASS VALVES.	1
C2	RAIN BIRD TBSO-BT1 1 STATION BLUETOOTH BATTERY OPERATED CONTROLLER WITH MASTER VALVE AND SENSOR OUTPUT. INSTALL WITH (TBSO)SO. DC POTTED LATCHING SOLENOID. USE (TBSO)ADPP OR (TBSO)ADPB ADAPTERS FOR NON-RAIN BIRD PLASTIC/BRASS VALVES.	1
POC1	POINT OF CONNECTION 3/4" CONNECT TO WATER SOURCE IN GENERAL LOCATION SHOWN. COORDINATE WITH CIVIL/MECHANICAL	1
---	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	190.2 L.F.
---	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	79.1 L.F.
⊙	Valve Callout	4" SLEEVE SIZE
⊙	Valve Number	24" SLEEVE DEPTH
⊙	Valve Flow	
⊙	Valve Size	

CRITICAL ANALYSIS

Generated: 2022-05-17 09:51

P.O.C. NUMBER: 01
Water Source Information: CONNECT TO WATER SOURCE IN GENERAL LOCATION SHOWN. COORDINATE WITH CIVIL/MECHANICAL

FLOW AVAILABLE
Point of Connection Size: 3/4"
Flow Available: 10.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 75.00 PSI
Pressure Available: 75.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 5 GPM
Flow Available at POC: 10.2 GPM
Residual Flow Available: 5.2 GPM

Pressure Req. at Critical Station: 39.89 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 4.92 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 11 PSI
Critical Station Pressure at POC: 55.81 PSI
Pressure Available: 75 PSI
Residual Pressure Available: 19.19 PSI

IRRIGATION NOTES

- Note: QUANTITIES ARE LISTED FOR REFERENCE ONLY. CONTRACTOR TO USE GRAPHIC QUANTITIES TO DETERMINE TOTAL EQUIPMENT TYPES AND QUANTITIES. (SEE PLAN GRAPHIC AND EQUIPMENT SCHEDULE). PROVIDE ADDITIONAL IRRIGATION LABOR & COMPONENTS TO PROVIDE HEAD TO HEAD COVERAGE IN THE FIELD FOR ALL SODDED IRRIGATION ZONES AND (90%) OF HEAD TO HEAD COVERAGE FOR SEEDED TURFGRASS AND DRIP TO ALL PLANTINGS.
- THE IRRIGATION SYSTEM P.O.C. TO BE LOCATED IN THE LANDSCAPE OFF OF THE EXISTING NON-POTABLE WATER SUPPLY OR IN SEPARATE METER PIT AS SHOWN PER PLAN. CONNECT TO 3/4" CONNECTIONS (w/WATTS 223-HP PRIV VALVE for Meter Pits Only) AND MINIMUM STATIC WATER PRESSURE OF 75 PSI. CONNECTION IS ASSUMED TO PROVIDE MINIMUM 10.2 GPM. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER TRADES TO ESTABLISH WATER CONNECTION AT LOCATION SHOWN AND ALL SLEEVING INSTALLED. NOTIFY DESIGN OF ANY DEVIATIONS IN PRESSURE OR GPM. FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR ASSUMING LIABILITY FOR ANY UNAUTHORIZED CHANGES MADE.
 - THE SYSTEM CONTROLLER IS TO BE AN INTERNAL MOUNT IN GENERAL LOCATION SHOWN. COORDINATE LOCATION OF CONTROLLER AND WEATHER STATION WITH OWNER. CONNECT CONTROLLER TO POWER SUPPLY (COORDINATE WITH OWNER), ZONE VALVE WIRES, RAIN SENSOR, AND GROUNDING. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. PROVIDE LIGHTNING PROTECTION FOR ALL CONTROLLERS (TYPICAL).
 - COORDINATE ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES ARE TO BE IN COMPLIANCE WITH LOCAL CODES.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION SLEEVING REQUIRED TO PERFORM WORK AS SHOWN PER PLAN. SLEEVING FOR LATERAL LINES IS TO BE 24" UNDERGROUND. MAINLINE SLEEVING TO BE 36" UNDERGROUND. ALL SLEEVING IS TO EXTEND 18" BEYOND EDGE OF CONCRETE OR ASPHALT. ENDS OF SLEEVING ARE TO BE SECURELY COVERED AFTER INSTALLATION. SLEEVE LOCATIONS ARE TO BE CLEARLY MARKED/STAMPED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SLEEVING LOCATIONS PRIOR TO CONSTRUCTION AND INSTALL ANY MISSING SLEEVES, IF NECESSARY.
 - ALL SPRINKLER HEADS SHALL BE INSTALLED WITH THE TOP OF HEADS FLUSH WITH SURROUNDING FINAL GRADE. CONTRACTOR IS TO ADJUST EACH SPRINKLER HEAD TO PROVIDE OPTIMAL COVERAGE. OVERSPRAY ONTO PAVEMENT OR WALLS IS TO BE MINIMIZED. CONTRACTOR IS TO ADJUST AND SELECT NOZZLES TO PROVIDE UNIFORM COVERAGE. PROVIDE PRESSURE COMPENSATING NOZZLES OR SCREENS IF UNIFORM PRESSURE CANNOT BE ACHIEVED BY ADJUSTING PRESSURE AT VALVES. CONTRACTOR TO REPAIR ALL IRRIGATION EROSION/GULLIES IN SEEDED AREAS FORMED BY SPRAY AND GEAR HEADS FOR THE FIRST 45 DAYS AFTER FINAL APPROVAL IS PROVIDED BY THE OWNER OR LANDSCAPE ARCHITECT.
 - IRRIGATION PLAN IS DIAGRAMMATIC. ANY COMPONENTS SHOWN ON PLAN OUTSIDE OF LANDSCAPE ARE SHOWN FOR CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPING DEPTH IS TO BE 24". LATERAL LINE DEPTH IS TO BE 12". POLY DRIP LINE IS TO BE SECURED AT FINAL SOIL GRADE. POLY LINE SHALL BE COMPLETELY COVERED WITH MULCH WITH NO LINE EXPOSED. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. INSTALL MAINLINE AND LATERALS AS CLOSE TO CURBS AND SIDEWALKS AS POSSIBLE TO ALLOW FOR MORE PLANTING ROOM.
 - CONTRACTOR IS TO INSTALL #14 UF IRRIGATION WIRE BETWEEN CONTROLLER AND ELECTRIC VALVES.
 - INSTALL THREE EXTRA WIRES FROM THE CONTROLLER ALONG THE MAINLINE IN EACH DIRECTION FROM THE CONTROLLER FOR TROUBLE SHOOTING AND FUTURE ADDITIONS. ADDITIONAL WIRES TO BE PLACED IN A 6" VALVE BOX FOR EASY FUTURE ACCESS.
 - NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLAN DRAWINGS AND CONDITIONS IN THE FIELD PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS.
 - CONTRACTOR TO KEEP ALL PRESSURIZED IRRIGATION SUPPLY PIPE, INCLUDING MAIN LINE, LATERALS, AND DRIP SUPPLY TUBING AS WELL AS POP-UP SPRAY OR GEAR DRIVE HEADS A MIN. OF 5' AWAY FROM THE BUILDING OR AS NOTED BY THE SOILS ENGINEERS REPORT. THE MOST STRINGENT REQUIREMENT SHALL PREVAIL. ENSURE THAT POSITIVE DRAINAGE IS PROVIDED AND THAT NO IRRIGATION COMPONENTS NEGATIVELY IMPACT HARD SURFACES AND/OR BUILDING FOUNDATIONS.
 - CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY ON ALL IRRIGATION PARTS AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE AS-BUILT DRAWINGS TO OWNER ALONG WITH QUICK-COUPLER KEYS WITHIN 30 DAY OF FINAL ACCEPTANCE FROM OWNER OR LANDSCAPE ARCHITECT.
 - THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, IRRIGATION HEAD REPLACEMENT, RAIN SENSOR ADJUSTMENT, IRRIGATION CONTROLLER ADJUSTMENTS, DRIP IRRIGATION MAINTENANCE AND VERIFICATION THAT ALL LANDSCAPE AREAS ARE NOT OVER-WATERED OR UNDER-WATERED. ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION-1996. OWNER SHOULD CONTACT THE LANDSCAPE MAINTENANCE CONTRACTOR, LANDSCAPE CONSTRUCTION CONTRACTOR, OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.
 - SHOULD LOCAL UTILITIES, WATER OR SPECIAL DISTRICTS DESIGNATE SPECIFIC WATER CONTROLS, IRRIGATION SCHEDULES SHALL BE ADJUSTED PURSUANT TO JURISDICTION REQUIREMENTS.
 - ADJUST IRRIGATION ZONE RUN TIMES WITH SEASONAL CONDITIONS. REDUCE RUN TIMES ACCORDING TO SEASONAL ADJUSTMENT SCHEDULE AND BASED ON SMART CONTROLLER ADJUSTMENTS (EXCEPT FOR NEW INSTALLATIONS DURING THE FIRST GROWING SEASON).
 - PROVIDE DRIP IRRIGATION TO ALL EXISTING TREES AND SHRUBS IMPACTED BY CONSTRUCTION. PROVIDE ONE-HALF THE AMOUNT OF EMITTER DEVICES THAT ARE DESIGNATED FOR NEW PLANT MATERIAL.
 - DRIP ZONES REQUIRE PRESSURE REGULATORS AND FILTERS WITH A MIN. 150 MESH SCREEN OR APPROVED EQUAL.
 - PRESSURE COMPENSATING EMITTER OR APPROVED EQUAL MAY BE USED WITH MICRO-TUBING AND INSECT CAPS TO DIRECT WATER TO AREAS THAT REQUIRE SPOT IRRIGATION.
 - LINE FLUSHING VALVES ARE TO BE LOCATED AT THE END OF EACH DRIP ZONE. INSTALL IN A 6" VALVE BOX W/ FILTER FABRIC & 4" OF CLEAN GRAVE BELOW EACH VALVE.
 - USE MICRO-SPRAY EMISSION DEVICES OR DRIFLINE FOR IRRIGATION OF ALL ANNUAL AND GROUND COVER BEDS. LOCATED ON FLEXIBLE RISERS/STAKES. ADJUST SPRAY OUTPUT FOR PLANT COMMUNITY WATER INTAKE REQUIREMENTS.
 - NEW SOD WATER REQUIREMENTS: 1" OF WATER/DAY FOR 7 DAYS. TOTAL AMOUNT SPLIT UP OVER 4 TO 5 WATERING PERIODS. DURING WARMER PERIODS APPLY 1.25-1.50"/DAY. AFTER WEEK 2 APPLY 1/4" TO 1/2" PER DAY FOR 9 DAYS. SPLIT UP OVER 1 TO 3 WATERING PERIODS/DAY. IF WATERING RESTRICTIONS ALLOW WATER 1/4"/DAY EVERY OTHER DAY FOR 7 DAYS. AFTER TURF ESTABLISHMENT TIME REFER TO SCHEDULE AND LOCAL RESTRICTIONS FOR RUN TIMES.
 - MOVE SPRINKLER HEADS OR TREE LOCATIONS IF SPRAY OR GEAR DRIVE HEADS ARE IN CONFLICT WITH ONE ANOTHER (i.e., within 5' of sprinkler head).
 - USE HARCO SCH 40 RATED FITTINGS FOR ALL SYSTEMS. USE EPOXY DUCTILE IRON FITTINGS AND ADJUSTABLE PIPE CLAMPS FOR SYSTEMS USING OVER 80 PSI AT POINT.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
IR-101	DIAGRAMMATIC DRIPLINE. ROUTE AS NECESSARY IN FIELD. QUANTITIES WILL VARY FROM THOSE SHOWN ON PLAN.
IR-102	PROVIDE TWO (2) SLEEVES AT ALL MAINLINE CROSSINGS--ONE FOR PIPE AND ONE FOR WIRING.
IR-103	ALL LOCATIONS DIAGRAMMATIC FOR CLARITY. LOCATE IN LANDSCAPE BEDS. FIELD ADJUST AS NECESSARY AND PROVIDE RECORD VIA AS-BUILTS. SEE NOTES.
IR-104	ALL DRIP SUPPLY TUBING TO BE 3/4". ALL MICRO TUBING TO BE 1/4" AND STAKED AT EDGE OF ROOTBALL. PROVIDE EMITTERS PER SCHEDULE. PROVIDE BUG CAP AT TERMINUS OF ALL MICRO TUBING RUNS. ALL DRIP LINE TO BE PLACED OVER WEED BARRIER FABRIC (WHERE APPLICABLE).
IR-105	EXTEND TWO SPARE CONTROL WIRES WITH COMMON FROM CONTROLLER TO GENERAL LOCATION SHOWN. PLACE IN QUICK COUPLING VALVE BOX WITH QC VALVE FOR FUTURE EXPANSION.

- A SEASONAL MAINTENANCE SCHEDULE SHALL BE PERFORMED ON THE IRRIGATION SYSTEMS AND SHALL CONSIST OF THE FOLLOWING ITEMS:
- CHECK HEADS FOR COVERAGE AND LEAKAGE
 - REPLACE ALL BROKEN HEADS
 - RE-PROGRAM CONTROLLERS MONTHLY OR MORE OFTEN IF NECESSARY ACCORDING TO THE SEASONAL NEEDS
 - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN
 - INSPECT THE BACKFLOW PREVENTION DEVICE TO DETERMINE IF IT IS WORKING CORRECTLY
 - PERIODICALLY VERIFY THAT SENSORS IN THE IRRIGATION SYSTEM ARE WORKING PROPERLY
 - CHECK VALVES TO MAKE SURE THEY ARE FUNCTIONING PROPERLY
 - CHECK HEADS AND EMITTERS FOR DEBRIS
 - ENSURE DRIP EMITTERS ARE NOT BROKEN OR CLOGGED
 - ADJUST COMPONENTS AS NECESSARY OR AS PLANT GROWTH DICTATES

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC
1	RAIN BIRD XCZ-100-PRF	1"	DRIP	TBD	38.65	52.33
2	RAIN BIRD XCZ-100-PRF	1"	DRIP	TBD	39.89	55.81

Month	Seasonal Adjustment Factor
April	60%
May	75%
June	90%
July	100%
August	90%
September	60%
October	50%

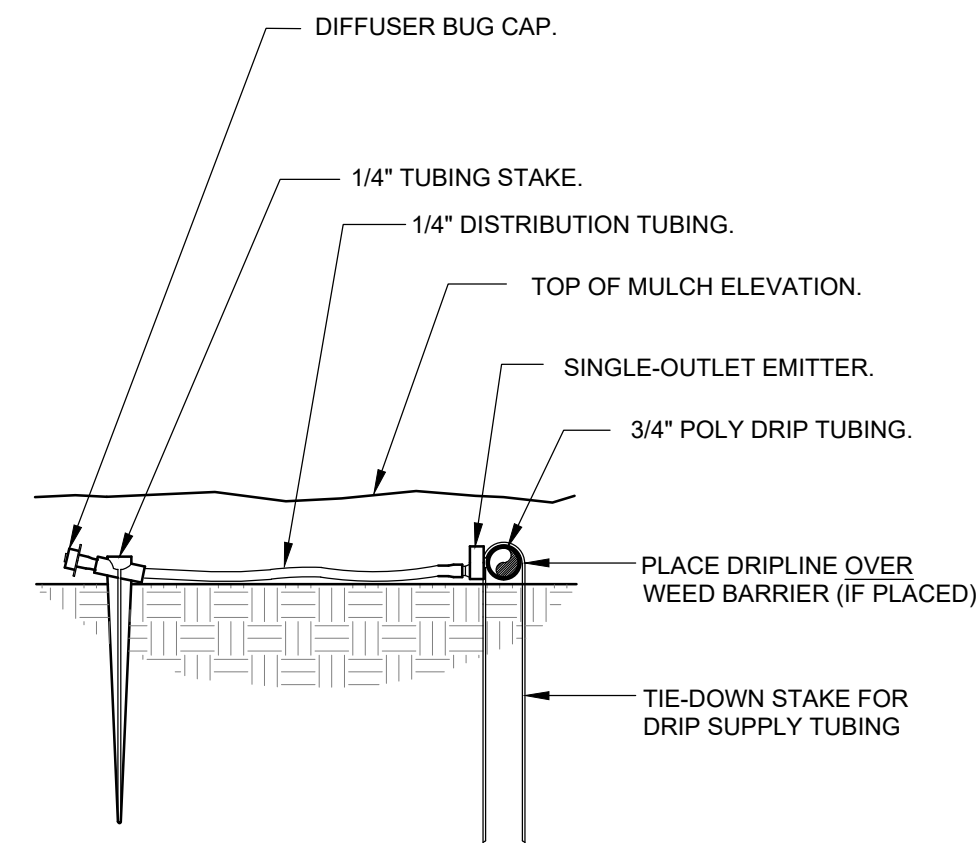
Brand all appropriate box lids with 1" minimum letters with the following abbreviations and provide purple box lids for non-potable system:

QC Quick Coupler
GV Gate Valve
SV# Section Valve & Corresponding Controller Station #
MCV Master Control Valve
FS Flow Sensor
FP Drip Flush Point

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MONUMENT, CO
IRRIGATION PLAN

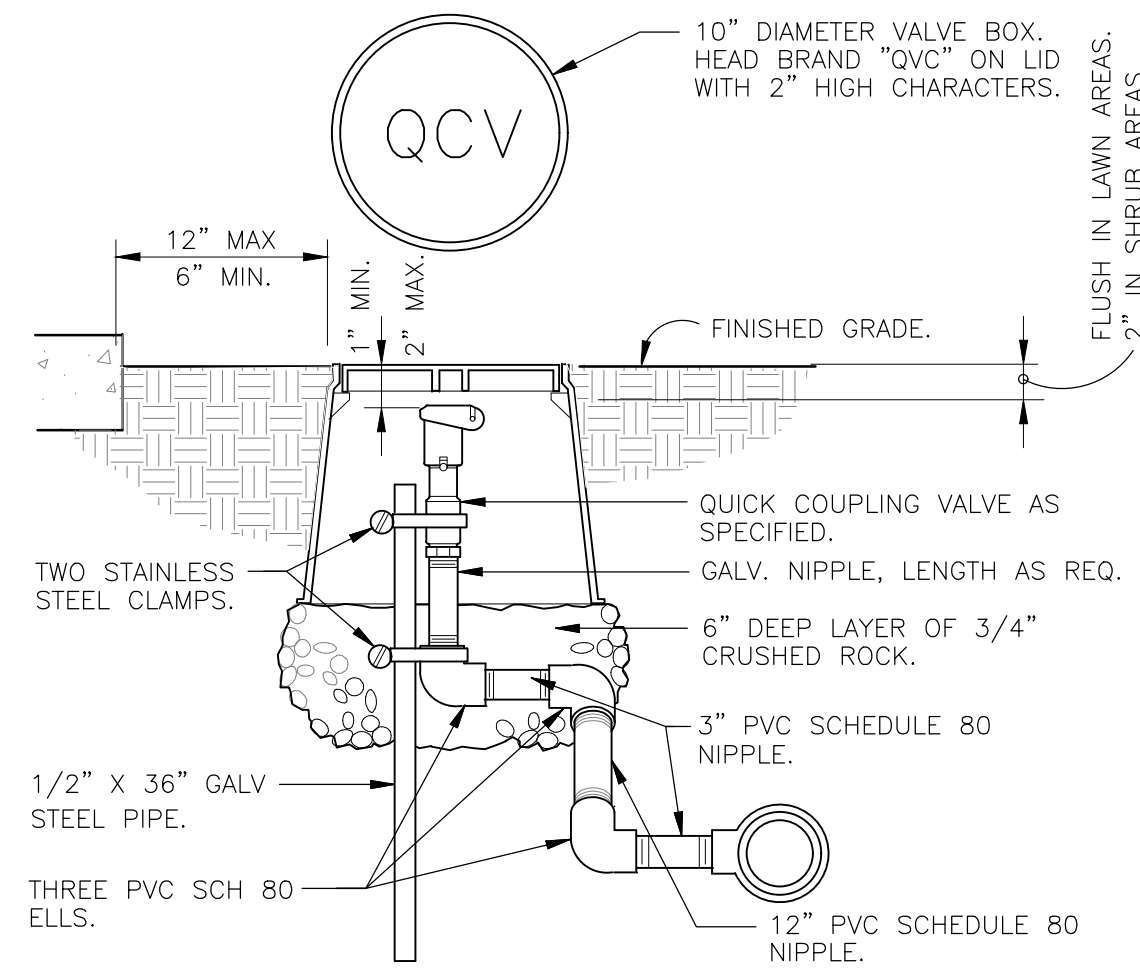
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DATE: 03.30.22
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET IRI.0

REVISIONS:



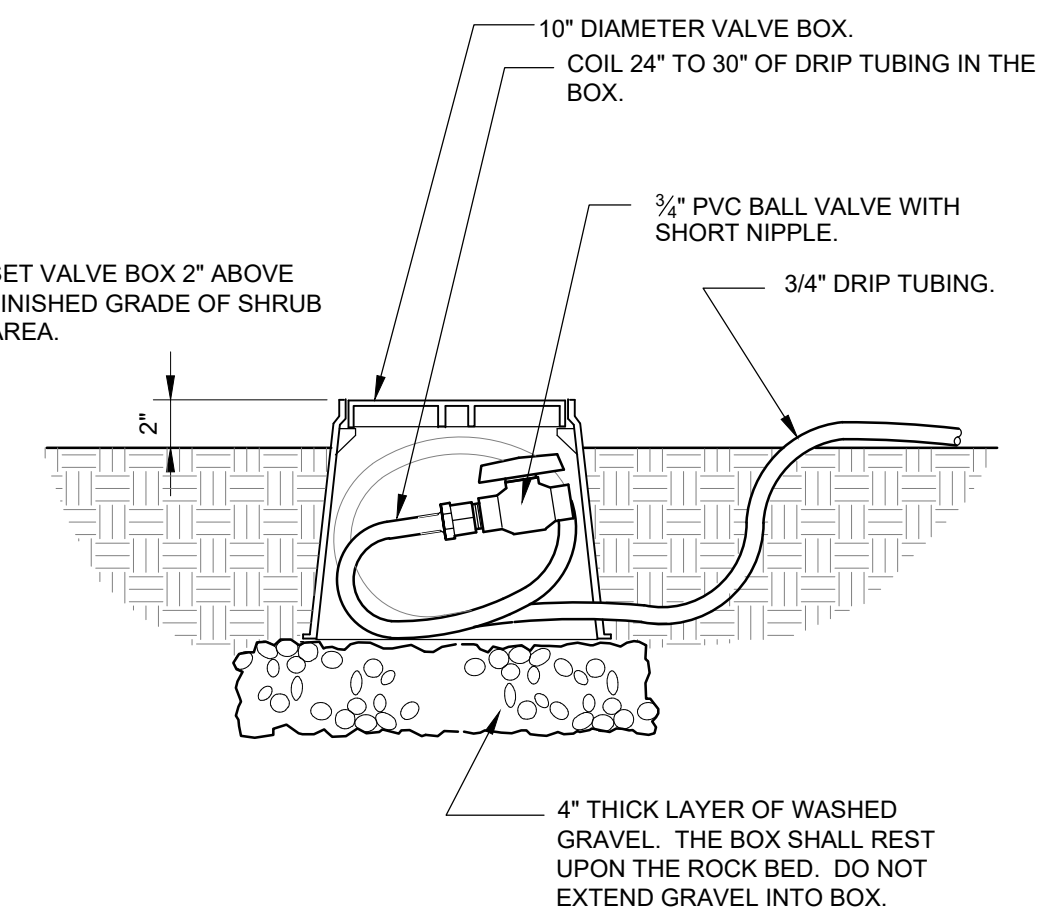
1 DRIP EMITTER DETAIL
3" = 1'-0"

32 8413.13-03



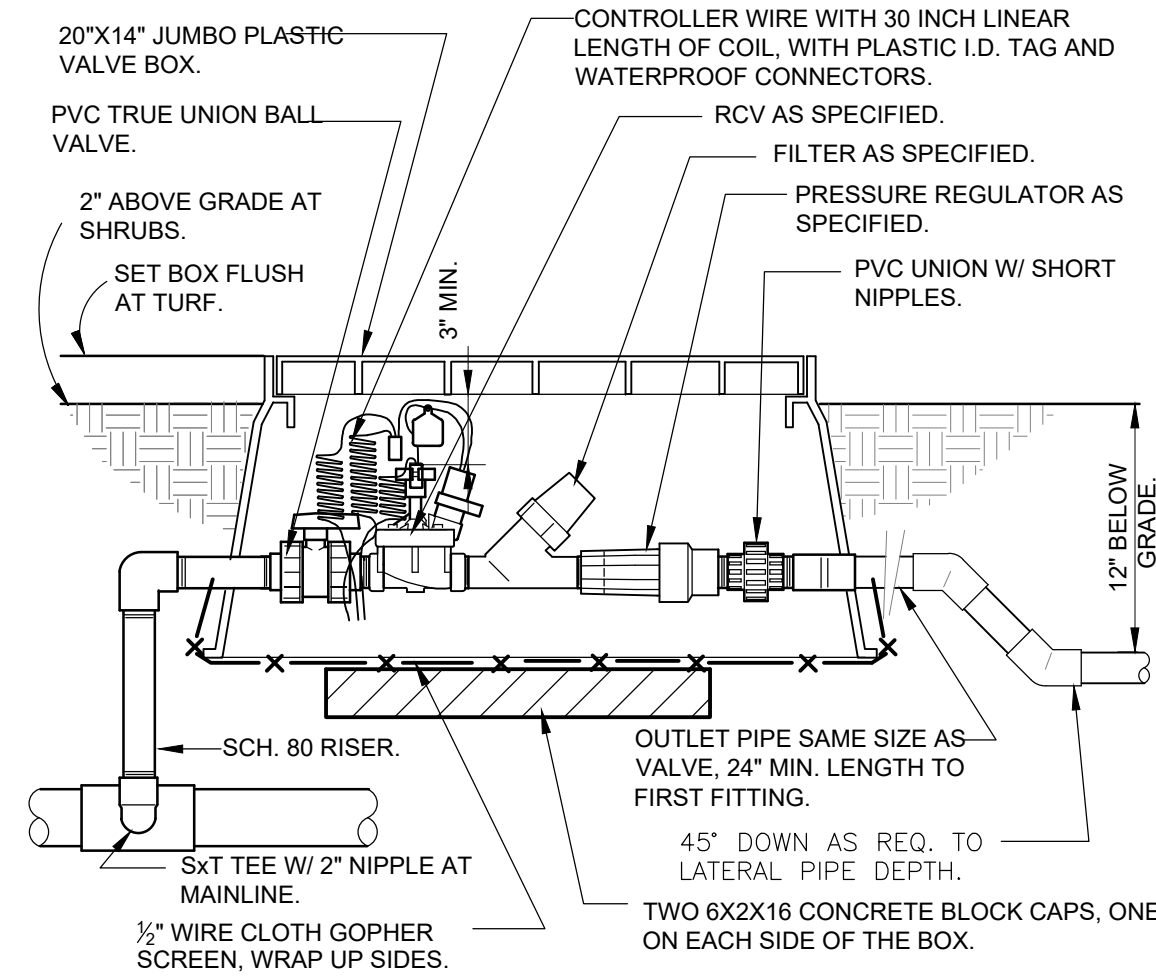
2 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0"

328406.43-02



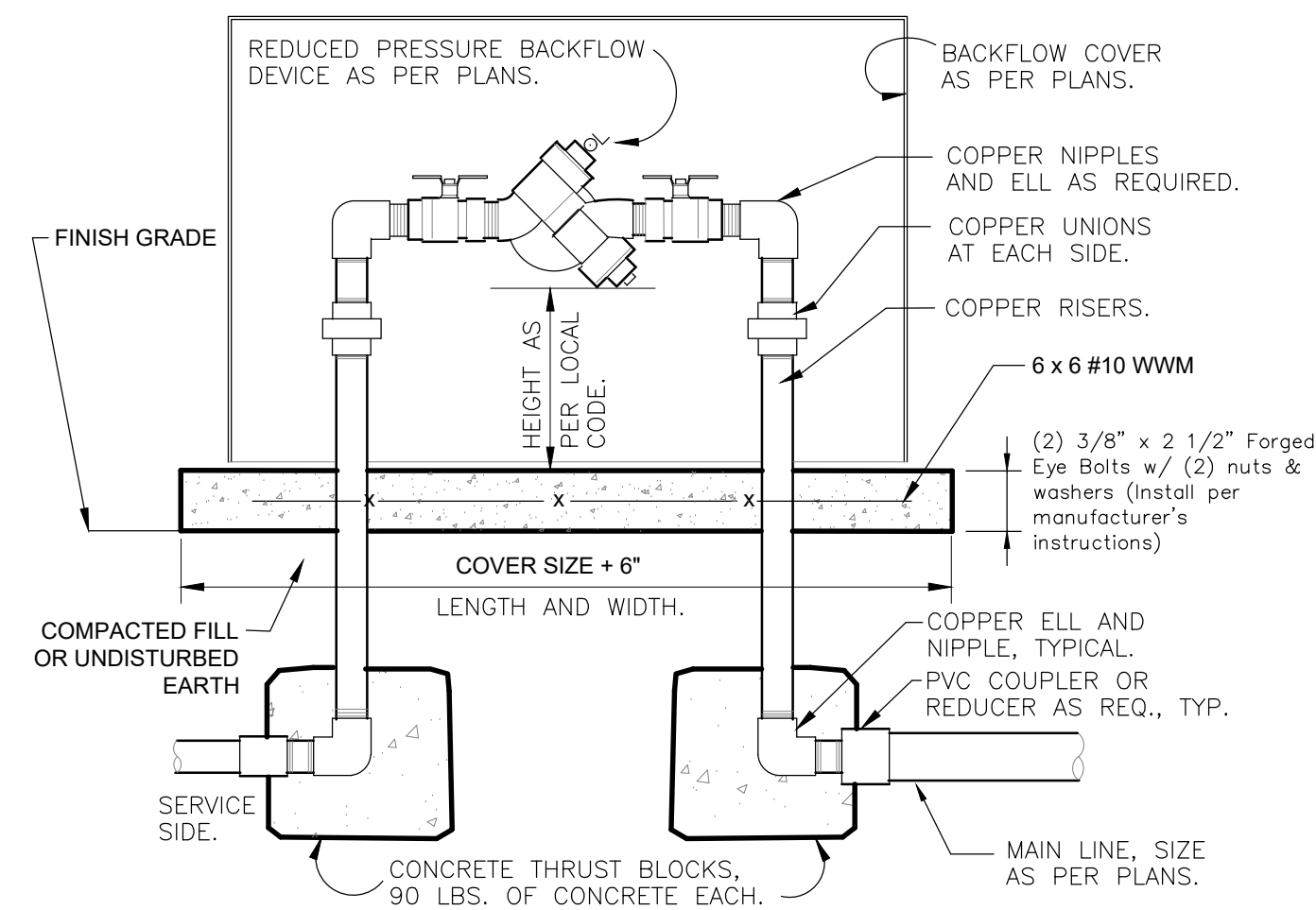
3 DRIP FLUSH VALVE
1 1/2" = 1'-0"

32 8413.49-03



4 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0"

32 8413.76-23



5 RP BACKFLOW W/ ENCLOSURE
1" = 1'-0"

328409.46-03

TRAILERS DIRECT EXPRESS
MONUMENT, CO

IRRIGATION PLAN DETAILS

REVISIONS:

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
15539 Colfax Drive, Suite 100
Longmont, CO 80503
(303) 443-0355 • info@ndesignsolutions.com

PROJ. NO.:
DATE: 03.30.22
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET IR2.0

File Name and Path: \\ClearyShares\Eng\Commercial\Michael_Waldera\2020103968\2020103968-110-ELEV.dwg
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GENERAL NOTES AND SPECIFICATIONS

- The materials and labor shown on these plans that are provided by Cleary Building Corp. are limited to those materials and labor as defined by the Cleary Building Corp. contract. Additional materials or accessories that are not being provided by Cleary Building Corp. may be shown on plans for context or building code compliance.
 - This building is designed in accordance with the following codes and specifications:
 2015 International Building Code (IBC)
 2015 Edition Of "National Design Specifications for Wood Construction"
- Use Group(s) Classification: _____ S-1
 Building Use: _____ Storage
 Type of Construction: _____ Type VB
 Building Gross Square Footage: _____ 5280 Sq. Ft.
- Building Design Loads:
 Design Truss Load: _____ 49 PSF Total Load
 Design Snow Load: _____ 27 PSF Ground Snow Load (P_g)
 40 PSF (for balanced roof snow load)
 Design Wind Speed: _____ 130 MPH (EXP C)
 Seismic Use Group: _____ I
 Seismic Design Category: _____ B
- Maximum Considered Earthquake Ground Motion for:
 0.2 Second Spectral Response (S_s): _____ 19.9%g
 1.0 Second Spectral Response ($S_{1.0}$): _____ 6.3%g
- All lumber, unless noted otherwise, shall be S4S #2 SPF or better. All lumber embedded in the ground shall be treated with Chromated Copper Arsenate to a retention level of .60 lbs. per cubic foot.
 - Grading should be such that the surface water is drained away from the foundation. Minimum grade would be six inches of vertical drop per ten feet of horizontal away from the foundation (5%).
 - Fill used for concrete floor slab sub grade, if present, shall be reasonably graded granular material. Fill used in columns holes shall be the excavated soil unless noted otherwise. All fill shall be free from debris, stones over 4" and frozen material.
 - Electrical work is not a part of this drawing and shall be installed as per applicable codes.
 - Heating, ventilating, and air conditioning work is not a part of this drawing and shall be installed as per applicable codes.
 - Plumbing work is not a part of this drawing and shall be installed as per applicable codes.
 - All nails are to be threaded hardened steel unless otherwise noted.
 - This design is based on a soils report dated May 5th, 2020 by GeoQuest, LLC
 Project No: 20-0409
 The foundation should be designed for a maximum allowable bearing capacity of 5000 PSF (dead load plus 1/2 live load)

NOTE:
 This building, as depicted, must be constructed 10 feet or more from any and all lot lines and 20 feet or more from any other buildings on the same lot. See IBC code and/or the local building official for exceptions.

NOTE:
 This document, as presented and sealed, is not intended to be, nor should it be construed as such, a complete building design. It is intended to represent just the building itself. The design of the electrical, mechanical, plumbing, and site drainage are excluded from this plan. It should also be noted that the designer is unaware of any subsoil investigation reports. Footings have been sized on assumed values as per note 10.0 under General Specifications and Notes. The designer excludes determination that the assumed soil conditions are present at the site. If a concrete floor will be installed, the design of the concrete floor is not part of these plans, nor is it intended to be. If shown, the concrete floor is only depicted to show its location with respect to related components of the building. The client or general contractor is encouraged to contract with other professional engineers or architects for the design of the concrete floor and its subgrade.

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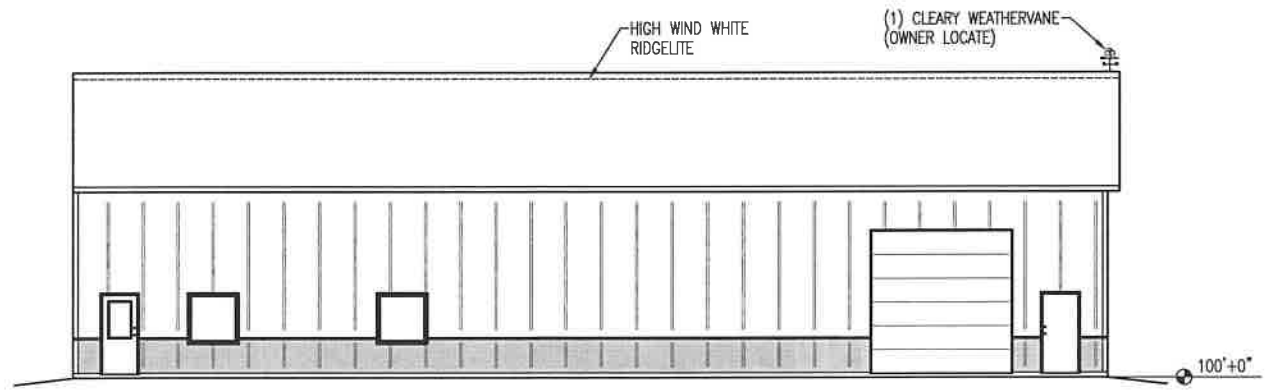


190 PAOLI STREET / P.O. BOX 930220
 VERONA, WI 53593 / (800) 373-5550

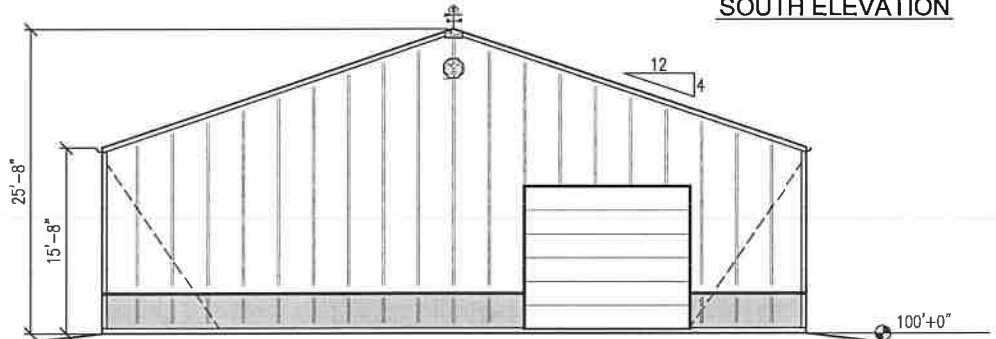
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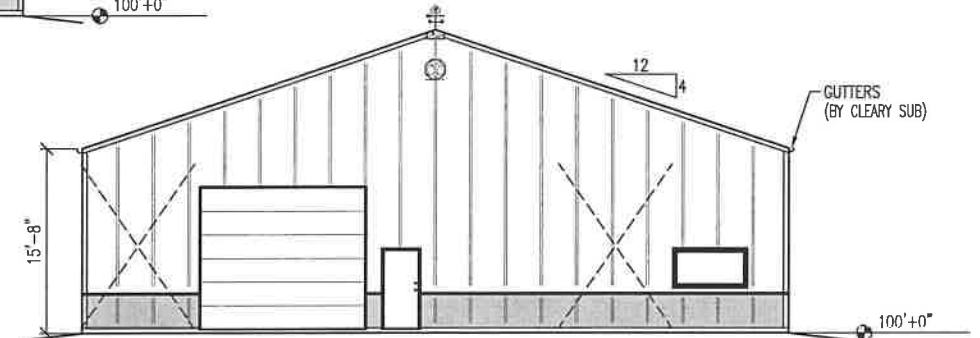
PLAN REVISIONS:		
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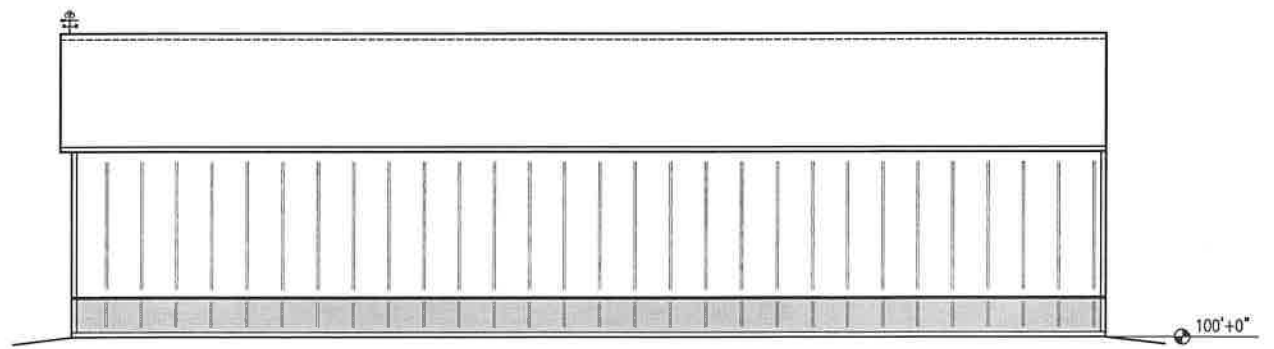
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

PROJECT NAME: ABC LANDSCAPING INC., MICHAEL OR DEAN COUTURE

PROJECT SITE ADDRESS:
 18955 BEACON LITE ROAD
 MONUMENT, CO - EL PASO COUNTY
 BUILDING SIZE:
 60'x88'x15'-8"
 SHEET NAME:
 ELEVATIONS

PROJECT NUMBER:
2020103968
 SHEET NUMBER:
110
 SHEET SCALE: NONE

