



MONUMENT TOWN COUNCIL REGULAR MEETING AGENDA

MONDAY, MARCH 3, 2025 – 6:30 PM

Monument Town Hall - Council Chambers
645 Beacon Lite Road - Monument, CO 80132

[Participate Via Microsoft Teams](#)

Participate Via Telephone: 719-300-6099 ID: 955 140 422#

[Council Packet](#)

1. Call to Order, Pledge of Allegiance, Roll Call:

2. Disclosures of Conflicts of Interest:

- a. Disclosures of Potential Conflicts of Interest - (*Town Attorney*)
- b. Vote on Excluding Council Members With Potential Conflicts of Interest From Consideration, Discussion and Voting on Identified Matters - (*Town Attorney*)

3. Approval of the Consent Agenda:

- a. Agenda - March 3, 2025
- b. Meeting Minutes - February 18, 2025
- c. Invoices Over \$25K

4. Presentations:

- a. Monument 2040 Comprehensive Plan Update & Engagement Week Kickoff - (*Andy Cross, Lakota Group*)

5. Ordinances: *Public Hearing(s) Required*

- a. Ordinance No. 05-2025 - An Ordinance Approving a Final Planned Unit Development for Jackson Creek North Retail at Monument Market Place North Lot 2 - (*Dan Ungerleider*)

6. Resolutions:

- a. Resolution No. 15-2025 - A Resolution Approving a Project Participation Agreement With the Pikes Peak Regional Water Authority for a Regional Indirect Potable Reuse Project Study - (*Thomas Tharnish*)

7. Public Comments For Items Not on the Agenda: *Individuals attending in person may raise their hand to indicate their desire to comment. Individuals attending via Teams may "raise their hand" digitally to comment via connected devices. Please lower your hand when finished with your comments. Comments are limited to 3 minutes.*

8. Future Agenda Item Authorization:

9. Council Comments:

10. Executive Sessions:

- a. Executive Session Pursuant to Section 24-6-402 (4)(f), C.R.S. Regarding Personnel Matters Involving the Performance Review of the Interim Town Manager, Who Has Been Notified of the Executive Session - *(Town Attorney)*

11. Adjournment:

**MONUMENT TOWN COUNCIL
REGULAR MEETING MINUTES**

Tuesday February 18, 2025 – 6:30 PM

Monument Town Hall – 645 Beacon Lite Rd., Monument CO 80132

Hybrid Meeting – Remote Participation Via Teams

- 1. Call to Order, Pledge of Allegiance, Roll Call:** Mayor Pro Tem King called to order the regular meeting of the Monument Town Council and led those assembled in the Pledge of Allegiance. Proper notice of the meeting was posted for more than 24 hours in the designated posting locations. The following Council members were present at the meeting:

TOWN COUNCIL	TOWN STAFF
PRESENT: Mayor Pro Tem Steve King Councilmember Sana Abbott Councilmember Marco Fiorito Councilmember Laura Kronick Councilmember Kenneth Kimple Councilmember Fiorito	Madeline VanDenHoek, Interim Town Manager John Lupton, Police Commander Tina Erickson, Town Clerk Bob Cole, Town Attorney Will Williams, Director of IT Thomas Tharnish, Director of Public Works Jennifer Phillips, Director of Finance
ATTENDED REMOTELY: Mayor Mitch LaKind	Dan Ungerleider, Director of Planning Emily Trujillo, HR Manager
ABSENT WITH PRIOR NOTICE:	
ABSENT WITHOUT PRIOR NOTICE:	

2. Disclosures of Conflicts of Interest:

- a. Disclosures of Potential Conflicts of Interest
- b. Vote on Excluding Council Members with Potential Conflicts of Interest from Consideration, Discussions and Voting on Identified Matters.
 - None were submitted.

3. Approval of the Consent Agenda:

- a. Agenda – February 18, 2025.
- b. Meeting Minutes – December 16, 2024.
- c. Resolution No. 13-2025 – A Resolution Approving a Change Order to the Booster Station Pressure Reducing Valve & Distribution Valve Project.
- d. Resolution No. 140-2025 – A Resolution Approving the Purchase of a New DINGO Machine for the Water Department.

Fiorito moved to approve the agenda as presented. Kronick seconded the motion. Roll call vote was taken, and the motion passed 7 to 0.

4. Presentation(s):

- a. Greg Dingrando with PPRBD gave a presentation on the Pikes Peak Regional Building Department Annual Report.
- b. Tharnish and Steve Murray with FHU presented on the Jackson Creek Parkway 90% Roadway Design.

5. Ordinance(s):

- a. Ordinance No. 04-2025 – An Ordinance Repealing and Readopting Title 1 of the Monument Municipal Code. Cole presented Ordinance No. 04-2025 as included in the

council packet and touched on the changes of the code being proposed. LaKind opened the public hearing, none were received. LaKind closed the public hearing. Romanello moved to approve Ordinance No. 04-2025. Abbott seconded the motion. Roll call vote was taken, and the motion passed 7 to 0.

6. Discussion Items:

- a. Town Manager position first version of job description has been drafted. Kronick is in favor of the job description as written. Trujillo spoke on the hiring process utilizing the software, the internal opening will be open for 2 weeks, if there is no internal interest it will be posted to the public for 2 weeks. Cole suggested that the Interim Town Manager view the job description for feedback based on experience in the position. LaKind recommended that the posting be done soon so at the next meeting candidates can be presented to the council. Hennings provided the council with a salary range from CML \$180-260 per year, and the compensation survey will provide salary information as well.
- b. VanDenHoek provided the parks survey update, since the ballot initiative failed, the survey could be reissued to the community at an additional cost or engage with the community utilizing the comprehensive plan there as there is an opportunity to find out why the citizens did not want to pass the initiative and provide some clarity with community engagement and education.
- c. Ungerleider asked for two Councilmembers to join the comprehensive plan steering committee: including Chad Smith and Rey Egley from the Planning Commission, Terri Hayes from the Chamber of Commerce, Haley Chapin with Tri-Lakes Cares and Phil Stuepfert with HR Green. Ungerleider gave a brief explanation of the time commitment and what the steering committee role with the comprehensive plan. Councilmember Kronick and Councilmember Romanello volunteered; the council was all in agreement.

7. Public Comment for Items Not on the Agenda:

- a. Mary Lou Figley spoke on the need for a new location for Silver Key Senior Center and their members.

8. Future Agenda Item Authorization(s):

- a. Small Business Development Center proclamation on April 21st.
- b. The Heart of Monument land purchase completed - celebration to be held to commemorate the park accomplishment.
- c. 360 evaluation executive session on future agenda to review the results.

9. Council Comment(s):

- a. Romanello appreciated the Jackson Creek map displayed on the back wall of council chambers.
- b. LaKind announced the arrival of his granddaughter.
- c. Kimple questioned the lighting status of Mister Mister Carwash requesting lighting to be shut off facing the homes. Ungerleider confirmed there is communication with the business owner and will continue to work with them until both parties are satisfied. VanDenHoek encouraged the use of the code enforcement tracker. Lupton and Ungerleider clarified it is not a code violation as it was approved in their submitted plans.

10. Executive Session:

a. LaKind moved to enter executive session pursuant to 24-6-402 (4)(b), C.R.S. for a conference with the Town Attorney to receive legal advice concerning the procedures for municipal annexation and to adjourn upon conclusion of executive session.

Romanello seconded the motion. Roll call vote was taken and the motion passed 7 to 0.

- The Council took a 6-minute break.
- The Council entered executive session at 8:20 pm.
- The Council concluded executive session at 9:17 pm.

11. Adjournment:

a. LaKind moved to adjourn the regular meeting upon entering executive session, the passed unanimously, the meeting was adjourned at 8:09 pm.

Respectfully Submitted,

Tina Erickson, Town Clerk

Statement of Account

Collins Cole Winn & Ulmer, PLLC
165 S. Union Blvd, Suite 785
Lakewood, CO 80228

Town of Monument
 645 Beacon Lite Road
 Monument, Colorado 80132

Date: 02/12/2025

Matter: Town of Monument-General-20028-0001

Responsible Attorney Split Attorney

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #7231	Balance: \$43,647.00					
02/10/2025	Invoice #7231	03/12/2025	\$43,647.00			\$43,647.00
Totals:			\$43,647.00	\$0.00	\$0.00	\$43,647.00

Matter: Town of Monument-Water-20028-0002

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #7231	Balance: \$1,570.50					
02/10/2025	Invoice #7231	03/12/2025	\$1,570.50			\$1,570.50
Totals:			\$1,570.50	\$0.00	\$0.00	\$1,570.50

Matter: Town of Monument-Plannning-20028-0008

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #7231	Balance: \$7,963.50					
02/10/2025	Invoice #7231	03/12/2025	\$7,963.50			\$7,963.50
Totals:			\$7,963.50	\$0.00	\$0.00	\$7,963.50
Totals for all Client Matters:			\$53,181.00	\$0.00	\$0.00	\$53,181.00



**COMPREHENSIVE PLAN
MONUMENT, CO**

TOWN COUNCIL MEETING

March 3, 2025

THE
LAKOTA
GROUP.

SB Friedman
V3 Engineering
Rollins LLC
Radian

Meet the Team

THE LAKOTA GROUP



SCOTT FRERES
President &
Principal In Charge



SIRAJ ASFAHANI
Vice President



ANDY CROSS
Senior Planner



HANNAH BADER
Senior Associate



ALEXIS STEIN
Associate Planner

Team Lead and Project Management
Community Engagement & Outreach
Land Use Planning
Landscape Architecture
Park & Recreation Planning

Urban & Community Design
Historic Preservation
Development Opportunities & Sub Areas
Community Branding
Implementation Strategies

Meet the Team

V3



NOAH NEMMERS, P.E.
Regional Office Manager



CHRISTIAN SMITH, P.E.
Contract Senior
Project Manager



**JENNIFER
MAERCKLEIN, P.E., CFM**
Project Manager



PETER REINHOFFER, P.E.
Senior Project Manager

RADIAN



DEE DEE DEVUYST
Executive Director



ALEIYA EVISON
Project Manager,
Design Justice



ANN DANG
Project Manager,
Architecture



ANA COLÓN QUIÑONES
Designer + Community
Engagement Specialist

SB FRIEDMAN



FRAN LEFOR ROOD
Partner



CAREN KAY, AICP
Senior Vice President

ROLLINS



RUTH ROLLINS
Principal/Owner

What is Our Purpose?

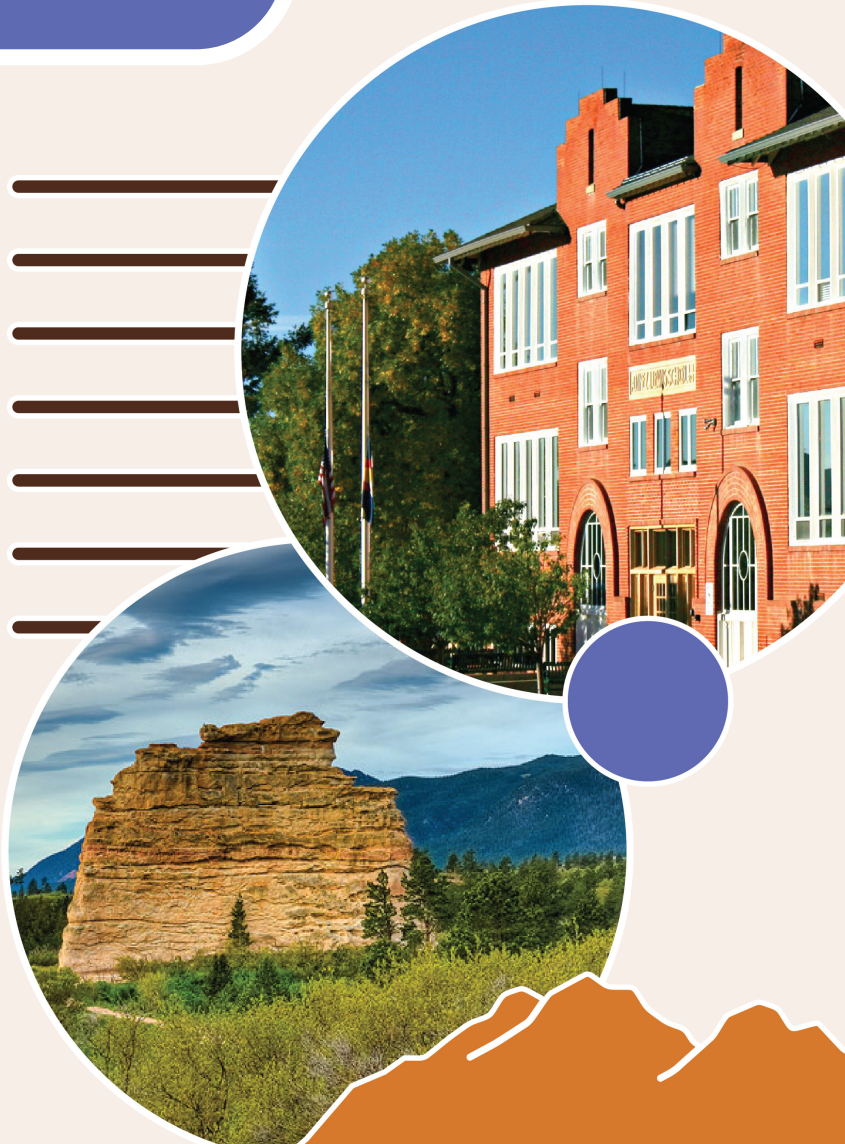
--> *Guide the community through a comprehensive planning process.*

- **Listen to the community:** learn about shared visions, concerns, and assets
- **Define goals:** address concerns, realize visions, and capitalize on assets
- **Develop strategies:** achieve short term and longer-term goals
- **Envision the Future:** Share, refine, and finalize goals and strategies



What is a Comp Plan?

- **Strategic Roadmap:** Outlines long-term vision and growth strategy for a community.
- **Guidance for Development:** Informs Town decisions on land use and zoning.
- **Community Vision:** Captures public input, values, and goals.
- **Policy and Direction:** Sets policies and direction, not specific development plans.
- **Evolving:** Flexible to evolve with the community's changing needs.



Three-Phased Approach





Guided by Community, Inspired by Possibility

A truly comprehensive plan is built on the voices of the community. We are here for **ENGAGEMENT WEEK** to learn about Monument's past, present, and future. Community participation transforms this plan from a document into a shared vision.

Engagement Week!

Pop-Ups
Focus Groups
Conversations
Downtown Event
Town Tour
& More



Schedule of Events

Tuesday

- Meet with Town Staff
- FG - Elected Officials
- FG - Department Heads
- Town Tour
- FG - Town Residents
- Steering Committee Meeting
- FG - Downtown Business & Property Owners

Wednesday

- Pop-up at YMCA
- FG - Neighboring Residents
- FG - Cultural & Civic Groups
- FG - Senior Population
- Pop-up at YMCA #2
- FG - Other Business Owners
- FG - School District
- *Monument Conversations* Event

Thursday

- FG - US Air Force Academy
- FG - Real Estate & Developers
- FG - Non-Profit Org's
- FG - Municipal Neighbors
- After Hours Event with Downtown Business Owners



MONUMENT2040.COM



MEMORANDUM

TO: The Honorable Mayor LaKind and Town Council
Madeline VanDenHoek, Interim Town Manager

FROM: Dan Ungerleider, Director of Planning

DATE: March 3, 2025

SUBJECT: Ordinance No. 05-2025, An Ordinance Granting Approval of a Final Planned Unit Development for Jackson Creek North Retail at Monument Market Place North Lot 2 [Public Hearing]

Background. Monument Marketplace North is located at the southwest corner of Harness Road and Cinematic View. Each parcel within Monument Marketplace North is required to obtain Final Planned Unit Development approval prior to the issuance of a land development and building permit for that subject parcel. The Applicant, Zach VanDyke of New Era Construction, on behalf of John Marshall, the owner of the subject property, is seeking approval of a Final Planned Unit Development (PUD) for Jackson Creek North Retail at Monument Market Place North Filing No. 1A Lot 2 for the construction and operation of two restaurants, Dairy Queen and Subway, with an additional retail space between them. As proposed, Dairy Queen is the sole restaurant with a drive-through.

Planning Commission Action. On February 12, 2024, the Planning Commission conducted a public hearing in consideration of a request to approve a Final PUD for Jackson Creek Retail at 16577 Cinematic View (see Exhibit 1 – Planning Commission draft minutes, dated 02/12/2025.) During the public hearing, Staff presented a Staff Report summarizing the Applicant’s request and confirmed that the Town’s Development Review Team, and its partners, found the proposed development to be consistent with Town’s Comprehensive Plan, Town’s Development Code, and the Preliminary PUD governing the subject property (see attached Attachment 2 – Staff Report.)

At the conclusion of the hearing, the Planning Commission unanimously voted, by vote of 7-0, to recommend **APPROVAL** of a Final Planned Unit Development (PUD) for Jackson Creek North Retail at Monument Market Place North Filing No. 1A Lot 2, subject the following condition: 1) Prior to Town Council review the applicant shall submit a revised plan set addressing issues identified in the Staff Report. The revised plan set is included as an exhibit with the proposed Ordinance 05-2025, attached hereto (Attachment 3.)

Requested Action. A motion to **APPROVE** Ordinance 05-2025, granting a Final Planned Unit Development for Lot 2 of Monument Market Place North Filing No. 1A for the construction and operation of Jackson Creek Retail, supported by the attached finding of fact and described by the following documents:

1. Final Planned Unit Development/Site Plan for Jackson Creek Retail on Lot 2 of Monument Market Place North Filing No. 1A, prepared by H.C. Klover Architect, last revised 2/25/2025 [Attachment 3A].

2. Drainage Report for Lot 2 of Monument Marketplace North Filing No. 1A, prepared by Terra Nova Engineering, Inc., dated November 2024. [Attachment 3B].
3. Monument Marketplace North Lot No. 2 – Traffic Impact Study, prepared by LSC Transportation Consultants, dated 10/01/2024 [Attachment 3C].

Attachments.

1. Draft Minutes from Planning Commission Meeting, dated 02/12/2025
2. Staff Report Presented to Planning Commission, dated 02/12/2025
3. Ordinance No. 05-2025 – An Ordinance Granting a Final Planned Unit Development for Jackson Creek Retail at 16577 Cinematic View.



**TOWN OF MONUMENT PLANNING COMMISSION - DRAFT
REGULAR MEETING**

Wednesday February 12th, 2025

Hybrid Meeting-In person and remote participation Via Microsoft TEAMS

1. Call to order, Pledge of Allegiance, Roll Call:

- a. Chair Trujillo called the meeting/hearing of the Planning Commission of the Town of Monument, Colorado, to order at 7:00 pm at Monument Town Hall and led those assembled in the Pledge of Allegiance.

PLANNING COMMISSION	TOWN STAFF
PRESENT: Chair Martin Trujillo Vice-Chair Chad Smith Commissioner Ray Egley Commissioner Cathy Green Commissioner Danny Ours Commissioner Corey Petersen Commissioner Donna Hatch	Rey Medina, Planner I Dan Ungerleider, Planning Director Doug Stallworthy (Town Attorney)
ATTENDED REMOTELY:	
ABSENT:	

2. Approval of Minutes/Agenda Modification

- a. Move to approve the minutes of January 8th, 2025, Planning Commission Meeting.
Commissioner Trujillo motioned to approve the minutes; Commissioner Ours seconded; passed 7-0

3. Hearing/Meeting Items

3a. PUBLIC HEARING: Case No. 2024-014, Triview Promontory Pointe Water Tank Project

- i. Public Hearing was open and closed with members of the public present.
- ii. Staff Presentation: This request has been withdrawn by the Applicant and will be re-noticed for public hearing consideration at the next regular Planning Commission meeting on March 12, 2025.

3b. PUBLIC HEARING: Case No 2025-001: A Request for approval of a Sketch Plan for Conexus Lot 2, a proposed residential subdivision and component of the Conexus PUD [Public Hearing – Continued from January 8, 2025].

- i. Public Hearing was open and closed with members of the public present.
- ii. Staff Presentation: Director, Dan Ungerleider presented the project to the Planning Commission.
- iii. Public Comments: n/a
- iv. Commissioner Comments:
 - a) Green – Does the ROW of the Santa Fe Trail remain the same? Applicants show the new crossings at the trail that were approved by the County.
 - b) Egley – What will be the length of driveways? The applicant says 20ft. Egley shares that this is a concern seeing as trucks are meeting that at capacity.
 - c) Egley – Discusses the Santa Fe trails crossings further.

- d) Hatch – Do we know the materials for these houses? There are a handful of options for folks to choose from.
- e) Hatch discusses the homebuilder’s reputation for their communities.
- f) Hatch – Fears that 45 car spaces will not be enough. Applicant explains that there are no parking requirements from the preliminary PUD, but each home is a 2-car driveway while the 45 spaces would be for guests.
- g) Discussion ensues regarding metro district/HOA because Commissioner Ours is equally concerned with 20ft driveways when it comes to pickup trucks in these homes.
- h) Ours confirms that this project will go back to Planning Commission for Final PUD approval.
- i) Smith – Discusses traffic in the new old Denver Road. Andrea Barlow confirms that traffic will move to the new road while the current Old Denver Road becomes a local road free of other traffic. Additionally, there are improvements happening at the intersection of the two roads.
- j) Trujillo – Discussion of construction timing. Applicant states the timeline is stretching about a year. Starting as soon as possible, likely the summer.
- k) Trujillo – Expresses concern over the residents not having an adequate amount of green space/recreational area. Applicant stresses the Santa Fe Trail as an amenity and the overall Conexus PUD providing recreation for the overall area.

i. Commissioner Smith made a motion:

- a) Motion: “I make A motion to **APPROVE** of the *Sketch Plan for Conexus Lot 2, a proposed residential subdivision and component of the Conexus PUD.*”
- b) Commissioner Egley seconded the motion; motion passed (7-0).

3c. PUBLIC HEARING: Case No. 2025-002-SK: A request for approval of a Sketch Plan for Santa Fe Park, supporting the modification of the existing Santa Fe Park PUD.

- v. Public Hearing was open and closed with members of the public present.
- vi. Staff Presentation: Director, Dan Ungerleider presented the project to the Planning Commission.
- vii. Public Comments: n/a
- viii. Commissioner Comments:
 - a) Green – What are you doing with the site to connect them in a business park setting? Applicant shares that there will be a visual connection rather than a literal connection.
 - b) Egley – Why split the water retention to individual lots rather than a single large retention location? Applicant responds that the developer and tenants preferred individual retention.
 - c) Egley – Questions timeline for construction. Applicant responds that they are going to move as quickly as possible.
 - d) Ours – When will traffic analysis be completed? Staff informs that the traffic will be reviewed with the Final Plat.
 - e) Trujillo – confirms that this project is not pursuing housing as a land use. This is correct, this business park will stick to light industrial development.
 - f) Petersen – discusses water run off prior to parcel development. Short answer is yes.

ii. Vice-Chair Smith made a motion:

- a) Motion: “I make A motion to **APPROVE** the Applicant’s Sketch Plan for *Santa Fe Park, supporting the modification of the existing Santa Fe Park PUD.*”
- b) Commissioner Ours seconded the motion; motion passed (7-0).

3d. PUBLIC HEARING: Case No. 2024-007: request for approval of a Final Planned Unit Development for Monument Market Place North Lot 2 multi-tenant retail building, located at 16577 Cinematic View.

- ix. Public Hearing was open and closed with members of the public present.
- x. Staff Presentation: Director, Dan Ungerleider presented the project to the Planning Commission.
- xi. Public Comments: n/a
- xii. Commissioner Comments:
 - a) Green – expresses approval of building orientation.

- b) Egley – Concerns over sidewalk access on cinematic view. This is a reoccurring theme with these developments. The original PUD did not require Cinematic view sidewalks, and we have required sidewalks along Jackson Creek Parkway.
- c) Smith – Confirms sidewalk access with staff.
- d) Trujillo – Voices concern over traffic numbers being brought with this site.

iii. Commissioner Egley made a motion:

- a) Motion: “I make A motion to recommend **APPROVAL with Conditions** of a *Final Planned Unit Development for Monument Market Place North Lot 2 multi-tenant retail building, located at 16577 Cinematic View.*”
 - a. *Conditions - 1) Prior to Town Council review the applicant shall submit a revised plan set to address issues identified in Attachments 4 and 5 of the staff report.*
- b) Commissioner Green seconded the motion; motion passed (7-0).

3e. PUBLIC HEARING: Case No. 2025-003: A Staff request for approval of the Town of Monument Official Zoning Map.

- xiii. Public Hearing was open and closed with members of the public present.
- xiv. Staff Presentation: Director, Dan Ungerleider presented the project to the Planning Commission.
- xv. Public Comments: n/a
- xvi. Commissioner Comments: n/a

iv. Chair Trujillo made a motion:

- a) Motion: “I make A motion to recommend **APPROVAL** of the *Town of Monument Official Zoning Map.*”
- b) Commissioner Egley seconded the motion; motion passed (7-0).

4. Other Topics:

- a. Staff – March 3rd we are kicking off the comprehensive plan update, aka “engagement week”.
- b. Egley – discusses concern as to why the Woodmoor Placer Replat project withheld that the Fire District was the tenant for the project. Staff explained that we were not in the position to provide this information.

5. Adjournment: Chair Trujillo moved to adjourn the meeting/hearing of the Planning Commission at 8:44 pm.

Next Planning Commission Meeting: March 12th, 2025.

The public is welcome to attend either in person or online for the Planning Commission meetings. Town of Monument meetings/hearings Live Stream or video Meetings Online

- **Monument meetings/hearings live stream or video meeting recordings can be found online** - Please follow this (YouTube) link to view all PC meetings/hearings: <http://bit.ly/2uZxjfa>
- **Streaming meetings:** Instructions can be found on the Town website: <https://www.townofmonument.org/263/Planning-Commission-Board-of-Adjustment>
- **Meeting Minutes:** Minutes taken by staff are action summaries. As per the Planning Commission Bylaws, all public meetings of the Commission shall be recorded by electronic device. Any person desiring to have a meeting recorded by a stenographic reporter, at his or her expense, may do so, provided that it does not otherwise disrupt the proceedings.

IMPORTANT NOTE: Accommodations for the hearing impaired can be made upon request with 24 hours' notice. Please call 719-481-2954.

Reference: All Development project information can be found on the town website at <https://www.townofmonument.org/235/Development-Projects>.

Note that each project that is applied for with the Town of Monument is reviewed fully by the Planning Department Staff prior to allowing a submission to the Planning Commission or Town Council. At the meetings/hearings, applicants and Staff will provide details such as possible conditions, density, development capacity and all current and previous approvals. This will include project referrals, which are completed prior to all projects to verify conformance and approval criteria before being brought forth to the Planning Commission.



STAFF REPORT

TO: Planning Commission

FROM: Dan Ungerleider, AICP, Director of Planning

DATE: February 12, 2025

SUBJECT: Case No. 007-2024 FPD
Final Planned Unit Development for Jackson Creek Retail, legally described as
Lot 2, Monument Marketplace North Filing No. 1A and located at 16577
Cinematic View [Public Hearing]

Applicant's Information.	Zach VanDyke New Era Construction P.O. Box 25339 Colorado Springs, CO 80936
Owner's Information:	John Marshall 3510 Hartsel Dr. Colorado Springs, CO 80920
Property Location.	16577 Cinematic View, Lot 2 of Monument Marketplace North Filing No 1A, East side of Cinematic View, South of Harness Property Schedule No. 7123403001 (Attachment 1)
Property Size.	54,450 sf or 1.25 acres
Comprehensive Plan Designation.	The subject property is designated Mixed-Use (MU) by the Town's Comprehensive Plan, adopted 2017.
Zoning Designation.	Preliminary PUD – Monument Marketplace North (Ordinance No. 24-2019)
Surrounding Property Information.	North – Vacant West – Vacant/Mixed-Use PUD East – PUD/Jackson Creek Self Storage South – KFC PUD
Requested Action(s).	Approval of the Final Planned Unit Development for Jackson Creek Retail, legally described as Lot 2, Monument Marketplace North Filing No. 1A and located at 16577 Cinematic View.

Introduction. The Applicant, Mr. Zach VanDyke of New Era Construction, is seeking approval of the Final Planned Unit Development (FPD) for Lot 2, Monument Market Place North Filing No. 1A, for the construction and operation of two restaurants, Dairy Queen and Subway, with an additional retail space between them. As proposed, Dairy Queen is the sole restaurant with a drive-through.

The following are case attachment documents:

- Attachment 1 – Aerial, Location Map and Future Land Use Map.
- Attachment 2 – Public Hearing Notice.
- Attachment 3A – Final Planned Unit Development/Site Plan for Jackson Creek Retail, Lot 2, Monument Market Place North Filing No. 1A, prepared by H.C. Klover Architect, last revised 8/20/2024.
- Attachment 3B – Drainage Report for Monument Marketplace North, Filing No. 1A, Lot 2, prepared by Terra Nova Engineering, Inc., dated November 2024.
- Attachment 3C – Monument Marketplace North Lot No. 2 – Traffic Impact Study, prepared by LSC Transportation Consultants, dated 10/01/2024.
- Attachment 4 – Staff revised parking lot.
- Attachment 5 – Staff revised landscaped area.
- Attachment 6 – Draft Findings of Fact.

History/Background. On July 1, 2019, Town Council (fka Board of Trustees) adopted Ordinance No 24-2019 granting approval of a zoning change, preliminary planned unit development, and final plat of subdivision for Monument Marketplace North Filing 1. On January 25, 2023, the Town approved a minor amendment to Lots 4 and 5 via Monument Marketplace Filing No 1A on 1/25/2023.

Each parcel within Monument Marketplace North is required to obtain Final Planned Unit Development approval ([Sec. 18.03.460](#)) prior to the issuance of land development and building permits. Most recently, Ordinance No. 18-2024 granted Final Planned Unit Development Approval for Monument Market Place North Lot 4A for the development of a Ziggi's Coffee restaurant and drive-through. Similarly, Ordinance No. 02-2025 granted Final Planned Unit Development Approval for Monument Marketplace North Lot 5A for the development of a Panda Express restaurant.

Project Details. As described and depicted in the proposed Final Planned Unit Development documents (Attachment 3), the Applicant is proposing the development of a 6,250-sf retail and restaurant building with drive-through services, and 44 parking spaces. Access to the subject property is via Cinematic View, a privately owned and maintained road. The proposed building is located West of the lot, with a single drive-through rapping counter-clockwise from the east side of the building to the West and South side of the building. The main entrance to the building is located on the East side of the building, adjacent to the parking lot. The trash enclosure is located East of the entry drive on the South side of the property. Previously established easements along the east, north and west sides of the property ensure the building complies with all minimum setback requirements (see Attachment 3, page). The proposed site design, parking, on-site circulation, and drive-through

complies with and exceeds the standards set forth in Chapter 18.05 [Article 1 – Site Design Standards](#) and [Article 2 – Parking Standards](#).

The site photometric lighting plan complies with the Town’s standards as provided for in [Chapter 18.05 – Development Standards, Article 3 – Lighting Standards](#).

Landscaping is provided throughout the site, including a combination of deciduous, ornamental, and evergreen trees and bushes, meeting the Town’s minimum landscaping requirements as provided for in [Chapter 18 – Land Development Code, Article 4 – Landscape Standards](#).

The primary structure is a single-story building with vesta horizontal steel siding, AEP span ‘prestige series’ vertical metal wall panel, and Alucobond ‘axcent’ composite wall paneling. The sign program includes wall signs on all four sides of the building. These elements comply with the Town’s sign standards as provided for in [Chapter 18 – Land Development Code, Chapter 18.06 – Signs](#).

Comprehensive Plan. The subject property is designated Mixed-Use (MU) by the Town’s Comprehensive Plan, adopted 2017 (Attachment 1). This designation provides for a mixture of non-residential and residential development, professional offices, personal services, convenience retail and restaurants, connections by sidewalks and trails. The proposed development meets the intent of this designation.

Development Code. Staff have reviewed the subject application and analyzed the applicable criteria from [Section 18.03.460](#) of the Town of Monument’s Land Development Code and the Comprehensive Plan. Based on Staff’s analysis and input provided by the Town’s Development Review Team (DRT) partners, the proposed project is consistent with all applicable development standards and adequately addresses all criteria.

Stormwater Management. The Applicant provided a Final Drainage Report for the project. The Report, prepared by Terra Nova Engineering, Inc, dated November 2024, concludes that the stormwater drainage improvements will provide adequate protection to this site without adverse impacts on the adjoining upstream and downstream properties, and are in compliance with the Final Drainage Report for Monument Marketplace North Filing No. 1. Based on the current data and analysis included in the Applicant’s 11/1/2024 Report, Town Staff concur with this assessment.

Traffic Analysis Report. The Applicant provided a Traffic Generation Analysis Report for the project. The Report, prepared by LSC Transportation Consultants, dated 10/01/2024, concludes that the proposed retail space and restaurants with a single drive-through is expected to not have a negative impact on traffic operations for the surrounding roadway network. It furthermore concluded that the project complies with the previously accepted traffic studies submitted for the Watermark at Jackson Creek Apartments and Monument Marketplace North. Based on the current data and analysis include in the Applicant’s 10/01/2024 report, Town Staff concur with this assessment.

Public Notice. Pursuant to [Chapter 18 - Land Development Code, Section 18.01.260.D and Table 1.2](#), which requires a public notice at least fifteen (15) days prior to any public hearing for a land use

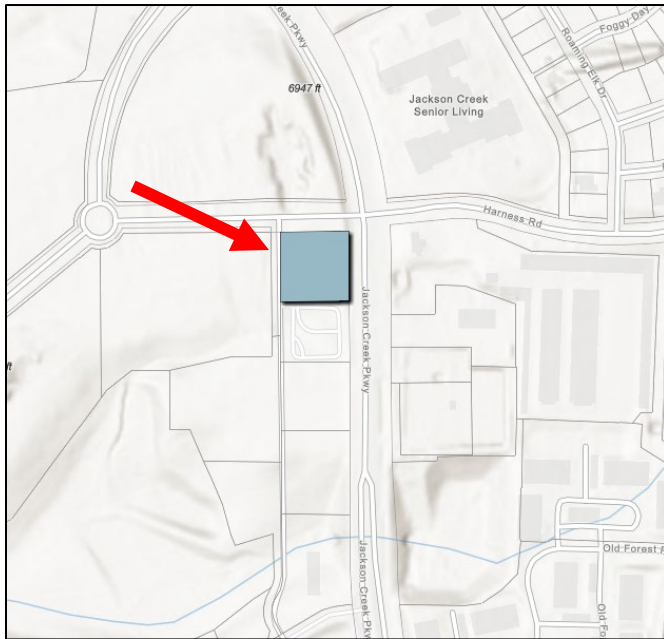
change, be mailed to property owners with 500 feet and posted on the property. The Applicant has complied with notice requirements.

Conditions of Approval. Planning Department Staff have been working with the applicant to ensure their project is entirely code compliant. The applicant requested the February 12th public hearing despite not providing staff with updated plan drawings. In attachment 4, staff is recommending, prior to Town Council review, the applicant properly size and identify the “no parking” turn around space at the northeast corner of the site plan. Attachment 5 illustrates landscaping material placed in the public right-of-way (ROW), an action not permissible in the Town Code. Staff is recommending, prior to Town Council review, the applicant update the landscape plan removing all the landscaping proposed within the public ROW.

Recommended Action. A motion to make a recommendation to **APPROVE** the Final Planned Unit Development for Jackson Creek Retail, legally described as Lot 2, Monument Marketplace North Filing No. 1A and located at 16577 Cinematic View with the following condition: 1) Prior to Town Council review the applicant shall submit a revised plan set to address issues identified in Attachments 4 and 5, as supported by the attached finding of fact and described by the following documents:

1. Final Planned Unit Development/Site Plan for Jackson Creek Retail, Lot 2, Monument Market Place North Filing No. 1A, prepared by H.C. Klover Architect, last revised 8/20/2024 [Attachment 3A].
2. Drainage Report for Monument Marketplace North, Filing No. 1A, Lot 2, prepared by Terra Nova Engineering, Inc., dated November 2024. [Attachment 3B].
3. Monument Marketplace North Lot No. 2 – Traffic Impact Study, prepared by LSC Transportation Consultants, dated 10/01/2024 [Attachment 3C].

Attachment 1
Location and Future Land Use Map



Location Map



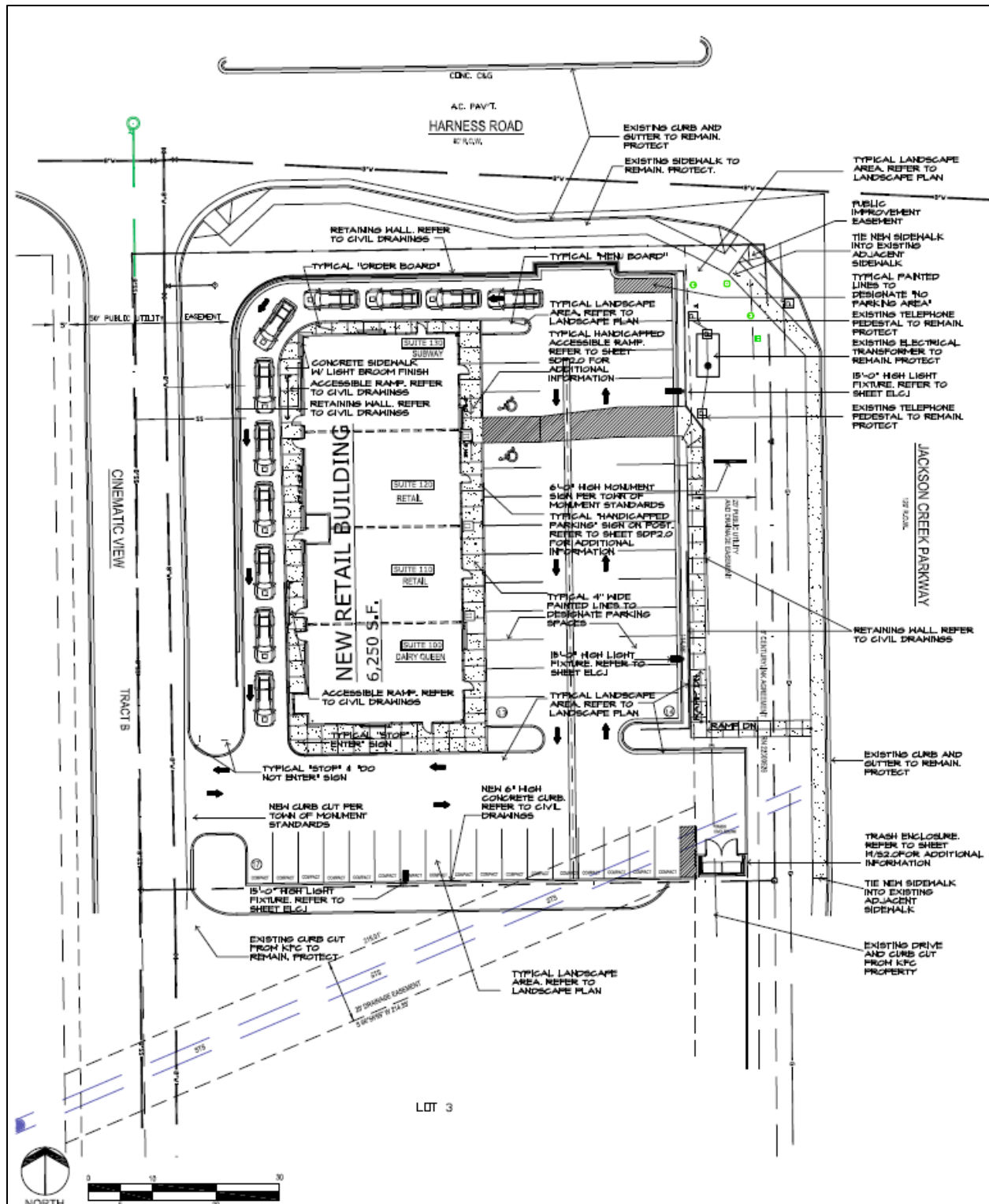
Future Land Use Map
(2017 Comprehensive Plan)

Attachment 2
Public Hearing Notices

 Jackson Creek Retail Building (Monument Marketplace North lot 2) Final PUD File Numbers: 2024-007-PPD	AFFIDAVIT – POSTED NOTICE Final PUD I, <u>JOHN DAVIS</u>, (print name) as the ☐ owner ☒ authorized agent, (check one) for the property located at 16577 Cinematic View, in the Town of Monument, El Paso County, Colorado. (Parcel No. 7123403001), do hereby attest that I installed, ONE sign along Jackson Creek Parkway, facing out to traffic, in compliance with Town Code <u>Section 18.01.260-Public notice requirements</u>, E. Posted Notice, on <u>JANUARY 22nd</u> (month/day) 2025, which is at least 15 days prior to the public hearing, scheduled for Planning Commission on <u>February 12, 2025</u>, and Town Council on <u>March 3, 2025</u>, for the proposed development application: <u>Jackson Creek Retail Building</u>. Signed: _____ Print Name: <u>JOHN P. DAVIS</u> Owner/Authorized Agent (circle one) _____ State of <u>Colorado</u> County of <u>El Paso</u> Sworn and subscribed to before me, a Notary Public, by <u>John P Davis</u>, this <u>22nd</u> day of <u>January</u>, 2025, who is either personally known to me or who has produced <u>Colorado Driver License</u> as identification. My Commission Expires: <u>05/10/2025</u> Notary Public for the State of <u>CO</u> Print Name: <u>Shannon C Peterson</u> <u>Shannon Peterson</u> 
 Jackson Creek Retail Building (Monument Marketplace North lot 2) Final PUD File Numbers: 2024-007-PPD	AFFIDAVIT – MAILING Final PUD I, <u>JOHN DAVIS</u>, (print name) as the ☐ owner ☒ authorized agent, (check one) for the property located at 16577 Cinematic View, in the Town of Monument, El Paso County, Colorado. (Parcel No. 7123403001), do hereby attest that I reviewed the records of the El Paso County Assessor on the <u>21</u> day of <u>JANUARY</u>, 2025, and have sent letters via first class U.S. mail to the owners of record for the properties within 500-feet of the perimeter property line of the proposed <u>Jackson Creek Retail Building</u>, giving notice of forthcoming public hearings for Planning Commission on <u>February 12, 2025</u> and Town Council on <u>March 3, 2025</u> in compliance with Town Code Section 18.01.260-Public notice requirements. E. Mailed notice, on <u>JAN 22</u>, 2025, which is at least 15 days prior to the date of the hearing. Signed: _____ Print Name: <u>JOHN P. DAVIS</u> Owner/Authorized Agent (circle one) _____ State of <u>Colorado</u> County of <u>El Paso</u> Sworn and subscribed to before me, a Notary Public, by <u>John P Davis</u>, this <u>22nd</u> day of <u>January</u>, 2025, who is either personally known to me or who has produced <u>Colorado Drivers License</u> as identification. My Commission Expires: <u>05/10/2025</u> Notary Public for the State of <u>CO</u> Print Name: <u>Shannon C Peterson</u> <u>Shannon Peterson</u> 

LOT 2, MONUMENT
MARKET PLACE
NORTH FINAL PUD
FOR
PROPOSED RETAIL BUILDING

[illegible]



JOHN DAVIS DESIGN GROUP
ARCHITECTS
INTERIORS
PLANNERS
DATE: 10/10/2024
15th TALLAHASSEE COUNTY
CONTRACT NO. 2024-00000
774-644-4539

DO NOT SCALE
DRAWINGS FOR PRELIMINARY PURPOSES

16577 CINEMATIC VIEW MONUMENT
NEW RETAIL BUILDING FOR
EXTERIOR ELEVATIONS

PROJECT NO. 2024000
DATE: FEBRUARY 12, 2024
BY: JPD
CHECKED: JPD
APPROVED: JPD
REVISIONS: 01
RESUBMITTAL AND TOWN OF TALLAHASSEE
RECEIVED: 12/12/2024

SDP4.1
SCALE: 3/8" = 1'-0"

SDP4.1
SCALE: 3/8" = 1'-0"

TABLE 5.2 - WALL SIGNAGE:

JACKSON CREEK PARKWAY:

- 1.5 SF X 48' U = 90 SF OF SIGNAGE ALLOWED
- 1.5 SF X 27' U = 40.5 SF OF SIGNAGE ALLOWED
- 1.5 SF X 27' U = 40.5 SF OF SIGNAGE ALLOWED
- 1.5 SF X 27' U = 40.5 SF OF SIGNAGE ALLOWED

CINEMATIC VIEW:

- 1.5 SF X 48' U = 90 SF OF SIGNAGE ALLOWED
- 1.5 SF X 27' U = 40.5 SF OF SIGNAGE ALLOWED
- 1.5 SF X 27' U = 40.5 SF OF SIGNAGE ALLOWED
- 1.5 SF X 27' U = 40.5 SF OF SIGNAGE ALLOWED

JACKSON BLVD:

- 1.5 SF X 50' U = 75 SF OF SIGNAGE ALLOWED
- 1.5 SF X 50' U = 75 SF OF SIGNAGE ALLOWED

TABLE 5.3 - SIGNAGE CALCULATIONS

WEST SIDE OF BUILDING:

- 1.5 SF X 48' U = 90 SF OF SIGNAGE ALLOWED
- 1.5 SF X 27' U = 40.5 SF OF SIGNAGE ALLOWED
- 1.5 SF X 27' U = 40.5 SF OF SIGNAGE ALLOWED
- 1.5 SF X 27' U = 40.5 SF OF SIGNAGE ALLOWED

SOUTH SIDE OF BUILDING:

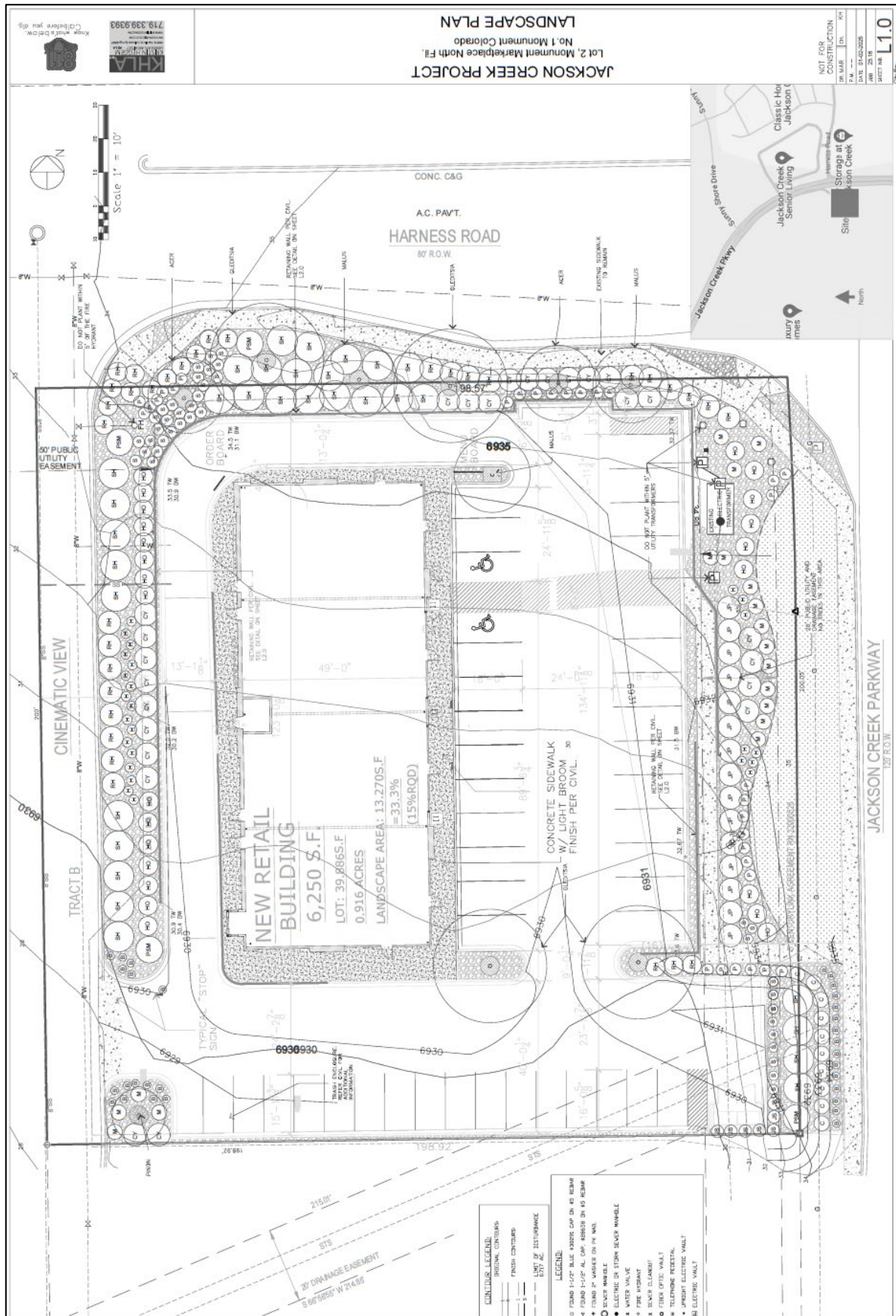
- 1.5 SF X 48' U = 90 SF OF SIGNAGE ALLOWED
- 1.5 SF X 27' U = 40.5 SF OF SIGNAGE ALLOWED
- 1.5 SF X 27' U = 40.5 SF OF SIGNAGE ALLOWED
- 1.5 SF X 27' U = 40.5 SF OF SIGNAGE ALLOWED

WEST ELEVATION
SCALE: 3/8" = 1'-0"

SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

NOT USED
25 SDP4.1

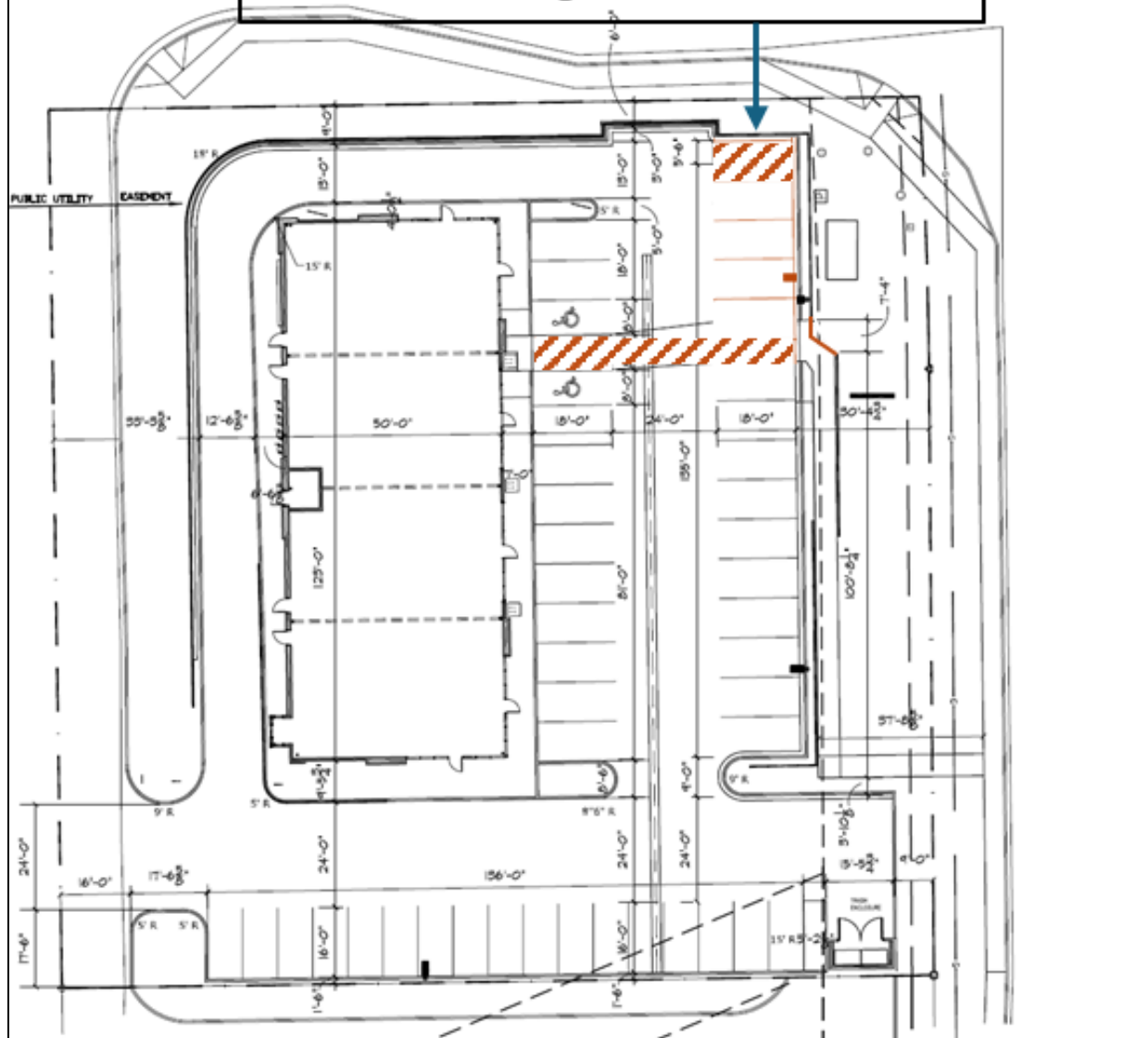
NOT USED
24 SDP4.1



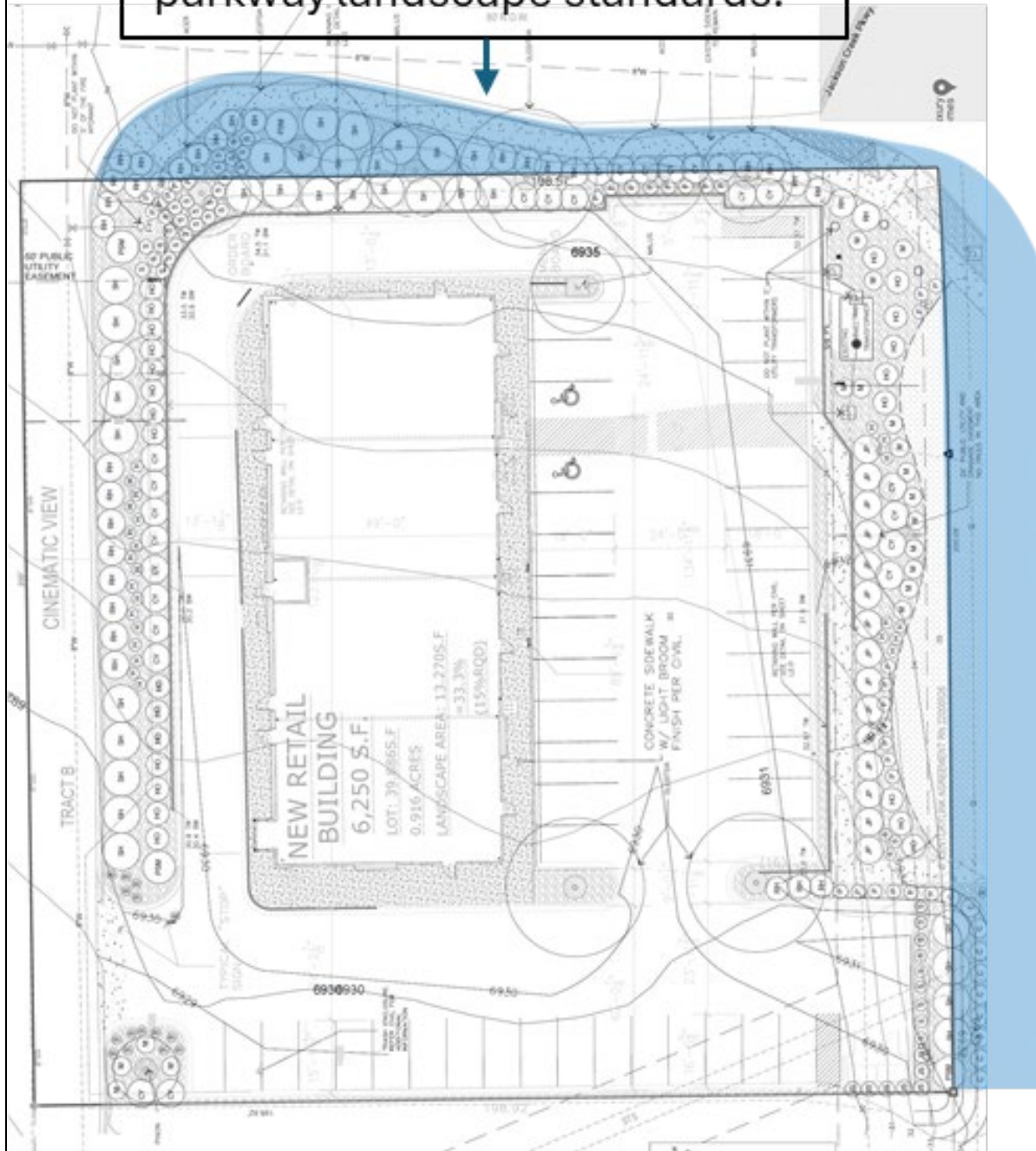
Attachment 3B – Drainage Report
[\[Link to Original PDF File\]](#)

Attachment 3C – Traffic Impact Study
[\[Link to Original PDF File\]](#)

No Parking area (reserved for turnaround), shall be included. Pedestrian crossing located in parking lot shall be reduced in width to create adequate space for the “No Parking Area”.



This area is public right-of-way.
Revise plant materials per Town
parkway landscape standards.



Attachment 6
Draft Findings of Fact

1. The proposed use meets the intent of Comprehensive Plan designation for the property.
2. The final planned unit development is consistent with the approved preliminary planned unit development.
3. Onsite circulation and access are designed for the anticipated type of pedestrian and vehicular traffic generated by the restaurant and drive through.
4. Building design in terms of orientation, spacing, materials, exterior color and texture, storage and lighting result in a quality architectural design is compatible with the existing and anticipated area commercial developments.
5. The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used.
6. Adequate off-street parking, both standard and ADA accessible, is provided.
7. The Final Planned Unit Development fits within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.

PROJECT DESCRIPTION

DEVELOPMENT PLAN:
THE PROPOSED DEVELOPMENT IS FOR THE CONSTRUCTION OF A NEW 6,250 S.F. RETAIL BUILDING. THE SITE IMPROVEMENTS INCLUDE THE PARKING LOT, TRASH ENCLOSURE, SIDEWALKS RETAINING WALL, AND LANDSCAPING AND THE BUILDING.

LEGAL DESCRIPTION

LOT 2, MONUMENT MARKETPLACE NORTH FILING NO. 1, IN THE TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

ZONING

PUD

DEVELOPMENT SCHEDULE

FALL 2024/WINTER 2025

PROJECT DATA

PROJECT ADDRESS:	16577 CINEMATIC VIEW MONUMENT, CO 80132
TAX SCHEDULE NUMBER:	71234-03-001
EXISTING LAND USE:	PUD
PROPOSED LAND USE:	RETAIL/RESTAURANT
ALLOWABLE BUILDING HEIGHT:	50 FEET
ACTUAL BUILDING HEIGHT:	28'-9"
PROPOSED BUILDING AREA:	6,150 S.F.
LOT AREA:	54,450 S.F. S.F. (1.25 ACRES)
BUILDING COVERAGE:	6,250 SF = 11.4%
LANDSCAPE COVERAGE:	10,9905 SF = 27.6%
PAVEMENT COVERAGE:	16,685 SF = 30.6%
SIDEWALK COVERAGE:	3,000 SF = 5.5%
SETBACKS:	
FRONT:	25'-0" MINIMUM
SIDE:	10'-0" MINIMUM
REAR:	25'-0" MINIMUM
PARKING REQUIRED:	1 SPACE/250 S.F. (2,850 / 250 = 11.4 SPACES (RETAIL BUILDINGS LESS THAN 15,000 S.F. THE PARKING CALCULATION 1 SPACE PER 250 SF OF BUILDING) DAIRY QUEEN 15 SPACES PER 1,000 S.F. (2,000 SF/ 1000 = 30 SPACES) SUBWAY: 1 SPACE PER 200 SF (1,300 SF/ 200 = 6.5 SPACES) 49 PARKING SPACES
TOTAL PARKING REQUIRED:	
PARKING PROVIDED:	44 TOTAL SPACES 25 REGULAR SPACES 17 COMPACT SPACES 2 HANDICAPPED ACCESSIBLE PARKING SPACES

ZONING REGULATIONS

1.

ADOPTION AUTHORIZATION: THE BOARD OF TRUSTEES HAS ADOPTED THIS PRELIMINARY PUD SITE PLAN AND ZONING REGULATIONS PURSUANT TO CHAPTER 17 OF THE MONUMENT MUNICIPAL CODE AFTER APPROPRIATE PUBLIC NOTICE AND HEARING
2.

APPLICABILITY: THE PROVISIONS OF THIS PRELIMINARY PUD 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
3.

MAXIMUM LEVEL OF DEVELOPMENT: THE TOTAL NONRESIDENTIAL FLOOR AREA APPROVED FOR DEVELOPMENT WITHIN THE ESTABLISHED USE AREA IS THE MAXIMUM ALLOWED FOR PLATTING 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.
4.

RELATIONSHIP TO TOWN REGULATIONS: THE PROVISIONS OF THE 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 OF THE TOWN OF MONUMENT SHALL APPLY.
5.

DEFINITIONS: THE STANDARDS DEFINITIONS FOUND IN THE MONUMENT MUNICIPAL CODE, TITLE 18 SHALL APPLY TO THIS PLANNED DEVELOPMENT.
6.

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 PROCESSING SHALL APPLY TO THIS PRELIMINARY PD SITE PLAN, EXCEPT AS MODIFIED BELOW.
7.

SEVERABILITY OF PROVISIONS:
8.

IN THE EVENT THAT THE PROVISIONS 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.

LOT 2, MONUMENT
MARKET PLACE
NORTH FINAL PUD
FOR
PROPOSED RETAIL BUILDING

PROJECT TEAM

OWNER/DEVELOPER

MARBAL PROPERTIES LLC
3510 HARTSEL DRIVE
COLORADO SPRINGS, CO 80920

ARCHITECT

JOHN DAVIS DESIGN GROUP
176 TALAMINE COURT, SUITE 100
COLORADO SPRING, COLORADO 80907
P (719) 528-1177

CIVIL ENGINEER

TERRA NOVE ENGINEERING, INC
721 SOUTH 23RD STREET
COLORADO SPRING, COLORADO 80904
P (719) 635-6422

LANDSCAPE ARCHITECT

KHLA
2009 NORTH FRANKLIN STREET
COLORADO SPRING, COLORADO 80907
P (719) 393-9393

INDEX TO DRAWINGS

CS 1.1	COVER SHEET
CS 2.1	SIGNATURE SHEET
SDP 1.1	SITE PLAN AND DIMENSIONED SITE PLAN
SDP 2.0	MISCELLANEOUS SITE DETAILS
SDP 3.0	FLOOR PLAN
SDP 4.0	EXTERIOR ELEVATIONS
SDP 4.1	EXTERIOR ELEVATIONS
SHT 1 OF 5	COVER SHEET
SHT 2 OF 5	GRADING PLAN
SHT 3 OF 5	EROSION CONTROL PLAN
SHT 4 OF 5	EROSION CONTROL DETAILS
SHT 5 OF 5	EROSION CONTROL DETAILS
SHT 1 OF 2	COVER SHEET
SHT 2 OF 2	UTILITY SERVICE PLAN
SHEET L1.0	LANDSCAPE PLAN
SHEET L2.0	LANDSCAPE PLAN
SHEET IR 1.0	IRRIGATION PLAN
SHEET IR 1.1	IRRIGATION PLAN
SHEET IR 1.2	IRRIGATION PLAN
ELC.1	SITE LIGHTING CALCULATIONS

GENERAL NOTES

1.

ALL PUBLIC STREETS AND ROADS WILL BE DEDICATED TO THE TOWN OF MONUMENT.
2.

NO USES SHALL BE PERMITTED THAT WILL DEVELOPMENT TOXIC MATERIALS OR WASTE.
3.

WATER AND WASTE WATER WILL BE PROVIDED BY THE TRIVIEW METROPOLITAN DISTRICT.
4.

ALL LOTS MUST RECEIVE SANITARY SEWER AND WATER FROM TRIVIEW METROPOLITAN DISTRICT SEPTIC TANKS ARE PROHIBITED.
5.

THE PRIVATE PROPERTY OWNERS WILL MAINTAIN ALL GROUND SIGNS.
6.

ALL PUBLIC STREETS WILL BE CONSTRUCTED TO THE TOWN OF MONUMENT STANDARDS.
7.

SIGNS REQUIRE SUBMITTAL OF A SEPARATE SIGN PERMIT TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
8.

ALL PRIVATE ROADS WILL BE ASPHALT.
9.

ALL PARKING SPACES AND HANDICAPPED ACCESSIBLE PARKING SPACES ARE TO BE STRIPED TO THE TOWN OF MONUMENT STANDARDS.
10.

HANDICAPPED ACCESSIBLE RAMPS WILL BE PROVIDED FOR ACCESS FROM PARKING SPACES TO BUILDING ENTRANCES AND BE BUILT TO TOWN OF MONUMENT STANDARDS.
11.

SITE PLAN AND LANDSCAPE PLAN PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PUD SITE PLANS AND LANDSCAPE PLANS WILL CONFORM TO THE PROVISIONS OF THIS FINAL PUD PLAN.
12.

THE SURFACE OF ALL PARKING AREAS SHALL BE ASPHALT.
13.

THE BASIS FOR BEARING FOR THIS IS NGS POINT "S 294-1952 LOCATED ON THE SOUTH SIDE OF HIGBY ROAD, APPROXIMATELY 200 FEET EAST OF THE INTERSECTION WITH HARNESS ROAD. ELEVATION 7116.72 FEET NAVD 88 DATUM.
14.

EXISTING ZONING PID TO BE REZONED TO PUD.
15.

EXISTING LAND USE IS UNDEVELOPED.
16.

THIS PROPERTY IS SHOWN TO LIE IN ZONE "X" (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN) ON THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE, PANEL NUMBER 08041C0278G, DATED DECEMBER 7, 2018, BASED ON NAVD 88 ELEVATION 7116.72 FEET NAVD 88 DATUM.
17.

THIS FINAL PUD WILL ESTABLISH PARKING STALLS FOR THE PROJECT AT 9 FEET WIDE BY 18 FEET IN LENGTH.
18.

ALL ROOF-TOP MECHANICAL EQUIPMENT WITH THE EXCEPTION OF SOLAR ENERGY DEVICES SHALL BE SCREENED FROM VIEW BY THE USE OF COMPATIBLE AND APPROPRIATE MATERIALS, ROOF TOP SCREENING WILL ONLY BE REQUIRED TO SCREEN EQUIPMENT FROM VIEWS AT THE FINISHED GRADE OF THE DEVELOPED BUILDING SITE OR THE EQUIVALENT GRADE ON THE ADJACENT PORTION ON CONTINUOUS BUILDING SITES. WHERE ROOF TOP MECHANICAL EQUIPMENT CANNOT BE SCREENED BECAUSE OF ELEVATION CHANGES OR HIGHER BUILDINGS IN THE VICINITY, THEN SCREENING ACCOMPANIED BY COMPATIBLE PAINTING OF EQUIPMENT IS PERMISSIBLE.

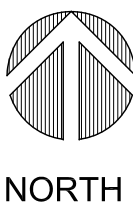
DESIGN GUIDELINES

THIS RETAIL BUILDING HAS BEEN DESIGNED TO MEET THE ARCHITECTURAL DESIGN GUIDELINES AS SET FORTH BY THE TOWN OF MONUMENT. ALL FOUR SIDES HAVE BEEN DESIGNED USING SEVERAL DIFFERENT MATERIALS. THE DIFFERENT MATERIALS ALLOW FOR A COHESIVE LOOKS THROUGHOUT THE EXTERIOR OF THE BUILDING WHILE ALLOWING EACH SIDE TO HAVE AN INDIVIDUAL APPEARANCE.

THE BUILDING MATERIALS SHALL BE WOOD, CONCRETE MASONRY UNITS (INTEGRAL COLORED SPLIT-FACE AND FLUTTED UNITS), VERTICAL METAL WALL PANELS AND COMPOSITE WALL PANELS. THE WOOD SHALL BE BROWN IN COLOR. THE VERTICAL METAL WALL PANELS SHALL BE GRAY IN COLOR. THE COMPOSITE WALL PANELS WILL BE WHITE AND RED IN COLOR (TO MATCH THE DAIRY QUEEN MOTIF). THE SPLIT-FACE CONCRETE MASONRY UNITS WILL BE A BROWNISH COLOR WITH THE FLUTTED UNITS BEING A GRAYISH COLOR FOR AN ACCENT.

THE OUTDOOR TRASH ENCLOSURE SHALL BE CONSTRUCTED USING BOTH THE SPLIT-FACE AND FLUTTED CONCRETE MASONRY UNITS WITH THE SAME ACCENT BANDING THAT WILL BE ON THE REAR OF THE BUILDING.

THE PARKING LOT LIGHTS SHALL NOT EXCEED 20 FEET IN HEIGHT



VICINITY MAP

NOT TO SCALE



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

COVER SHEET

NEW RETAIL BUILDING FOR:

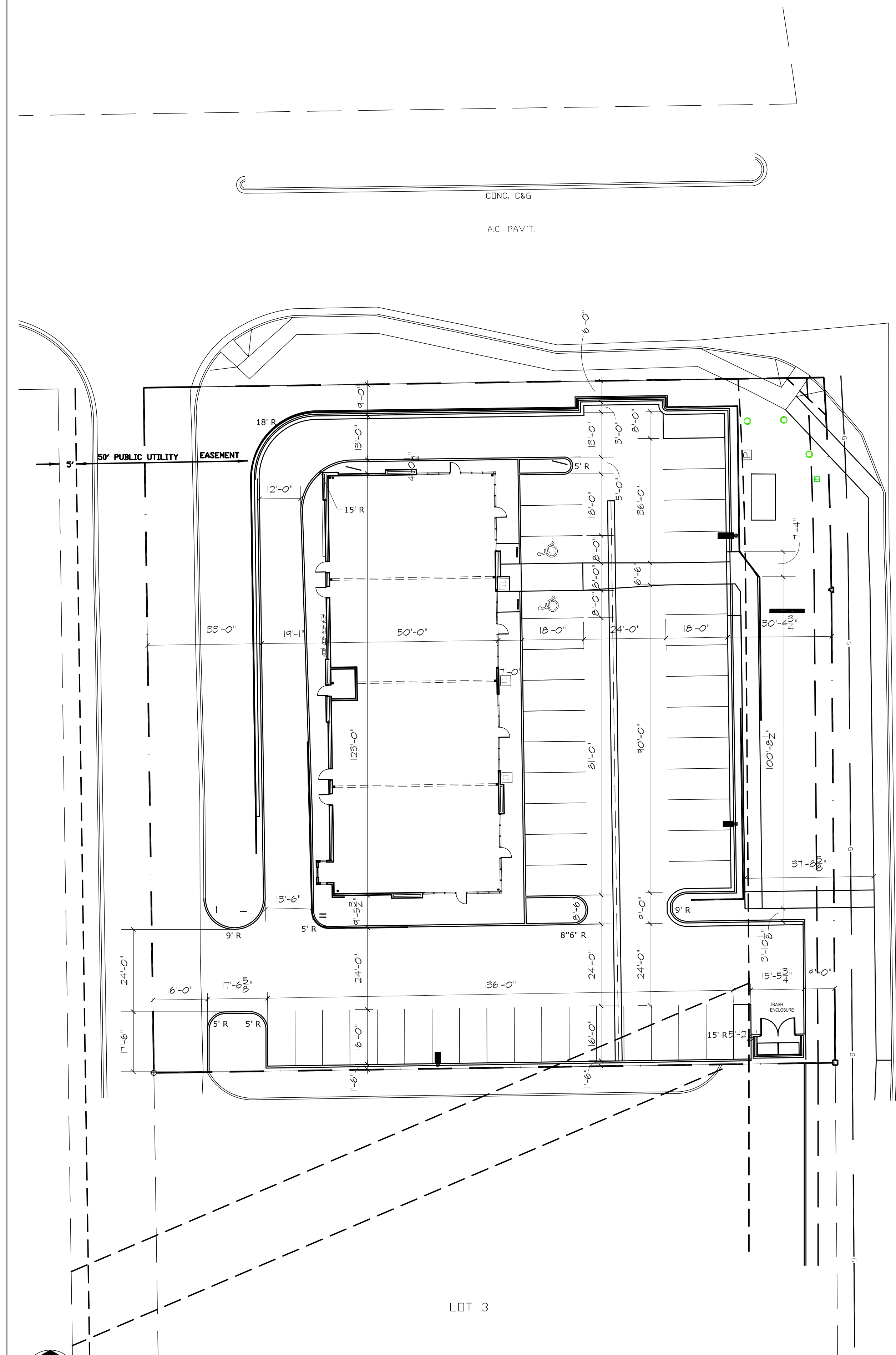
MARBAL PROPERTIES

16577 CINEMATIC VIEW
MONUMENT, COLORADO 80132

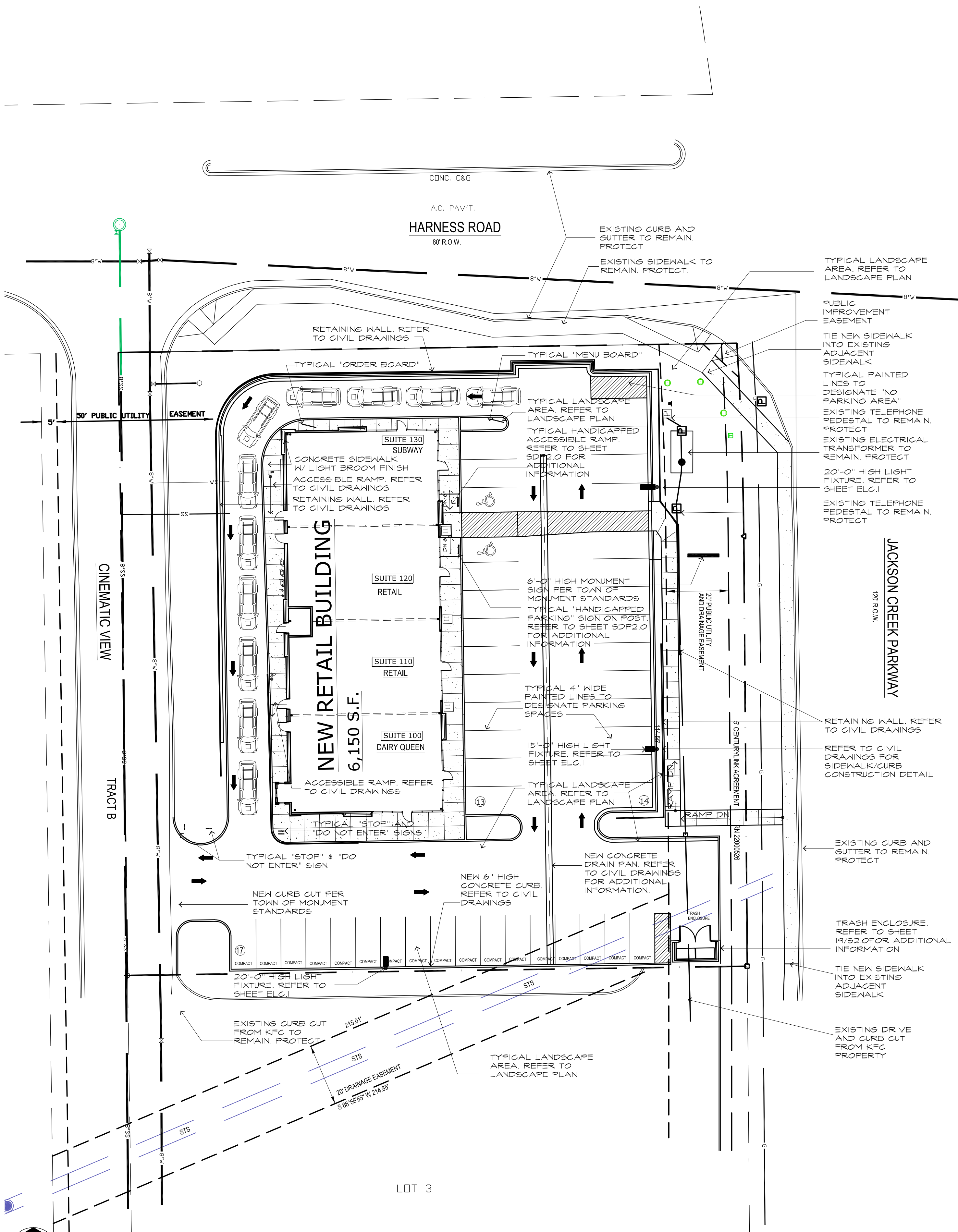
PROJECT NO.	202331
DATE	JANUARY 19, 2024
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	
RESUBMITTAL PER TOWN OF MONUMENT COMMENTS	FEBRUARY 24, 2025

SHEET

CS1.1



19 DIMENSIONED DEVELOPMENT PLAN
SCALE: 1"=20'-0"



22 SITE DEVELOPMENT PLAN
SCALE: 1"=20'-0"



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

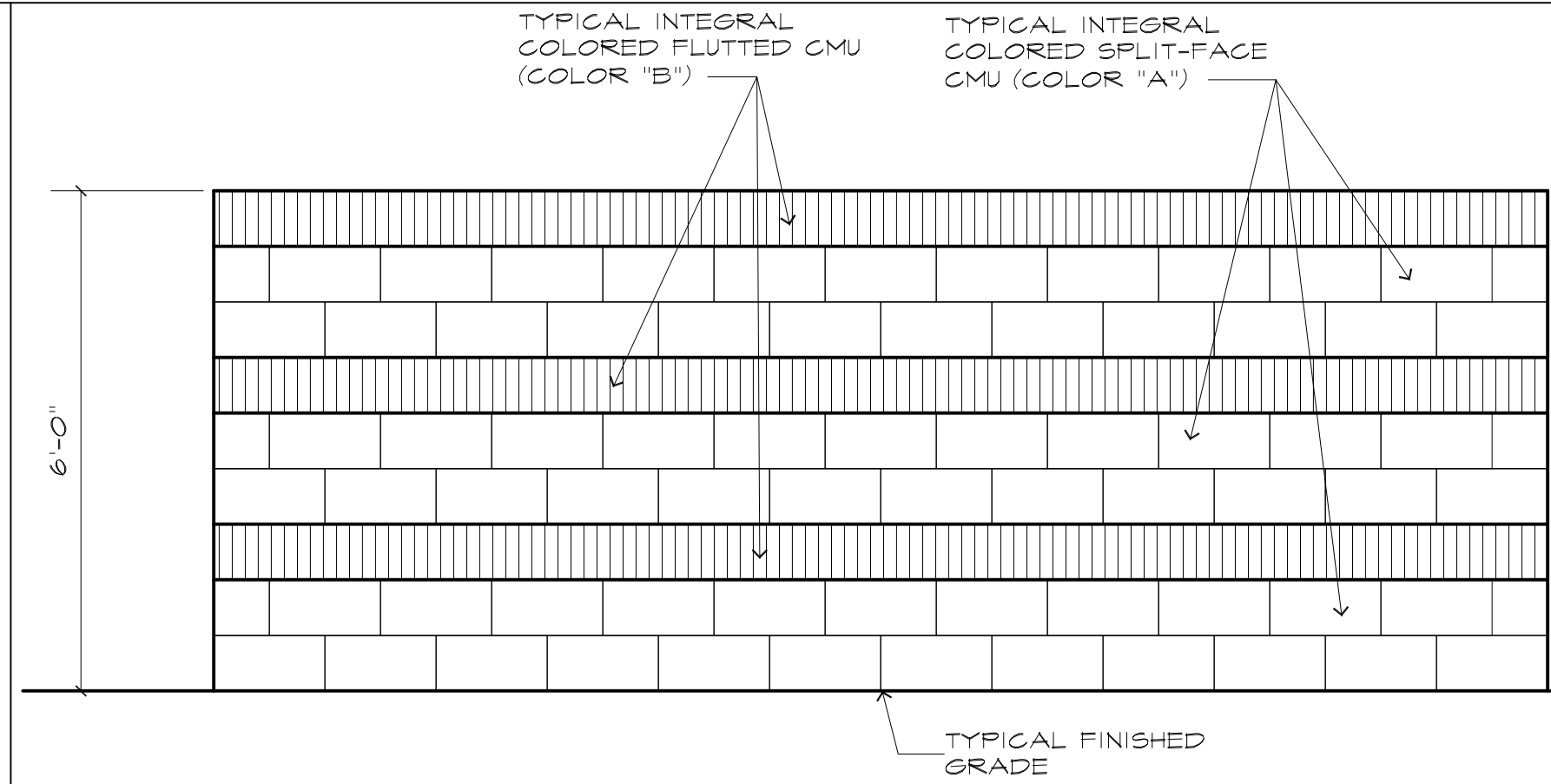
DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

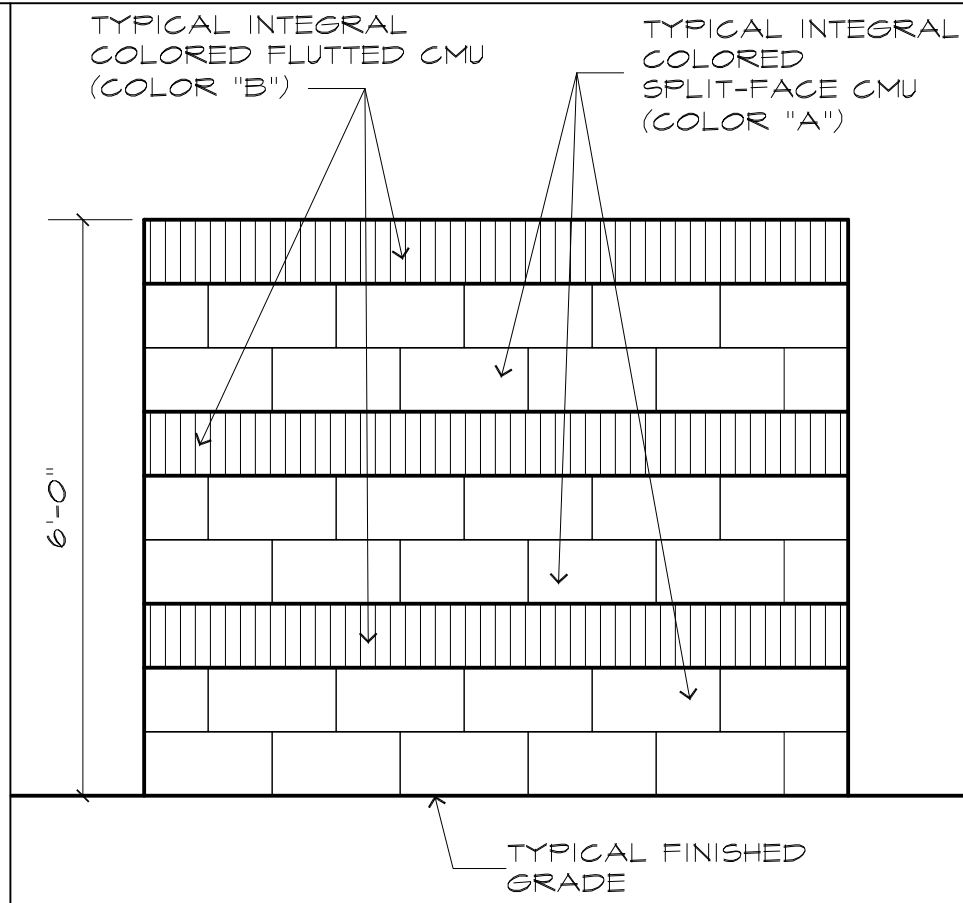
SITE DEVELOPMENT PLAN
NEW RETAIL BUILDING FOR:
MARBAL PROPERTIES
16577 CINEMATIC VIEW
MONUMENT, COLORADO 80132

PROJECT NO.	202331
DATE	FEBRUARY 12, 2024
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	
RESUBMITTAL PER TOWN OF MONUMENT COMMENTS	FEBRUARY 24, 2025

SHEET
SDP1.1



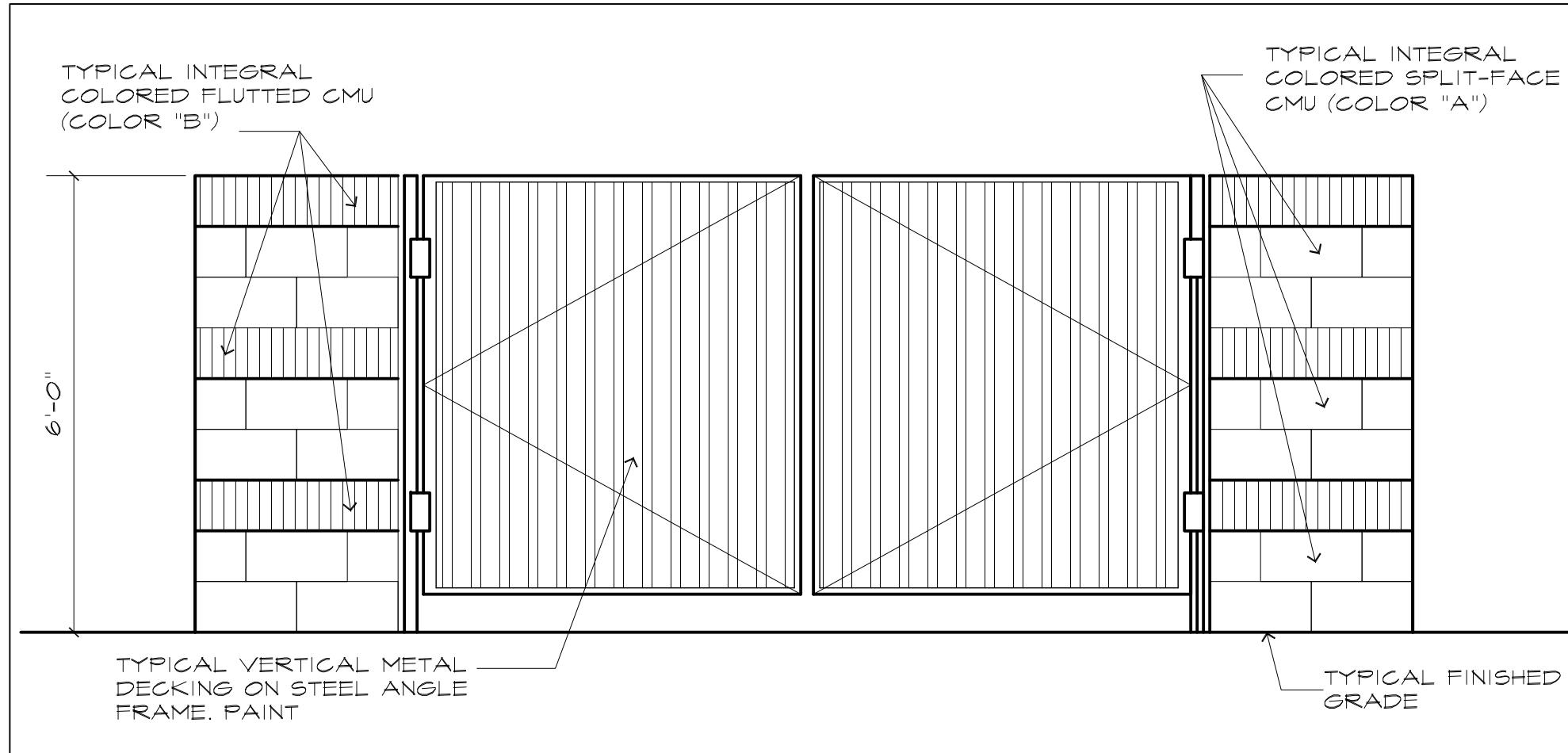
1 REAR ELEVATION
SCALE: 1/2"=1'-0"



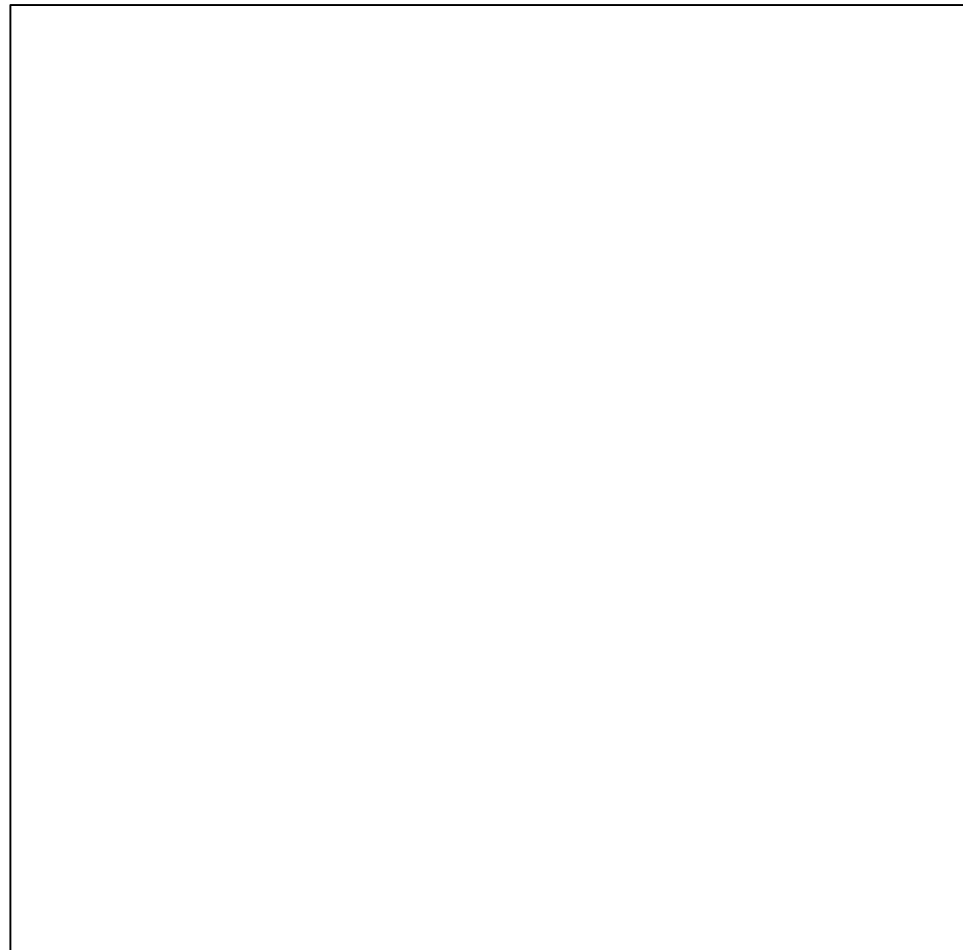
3 SIDE ELEVATION
SCALE: 1/2"=1'-0"



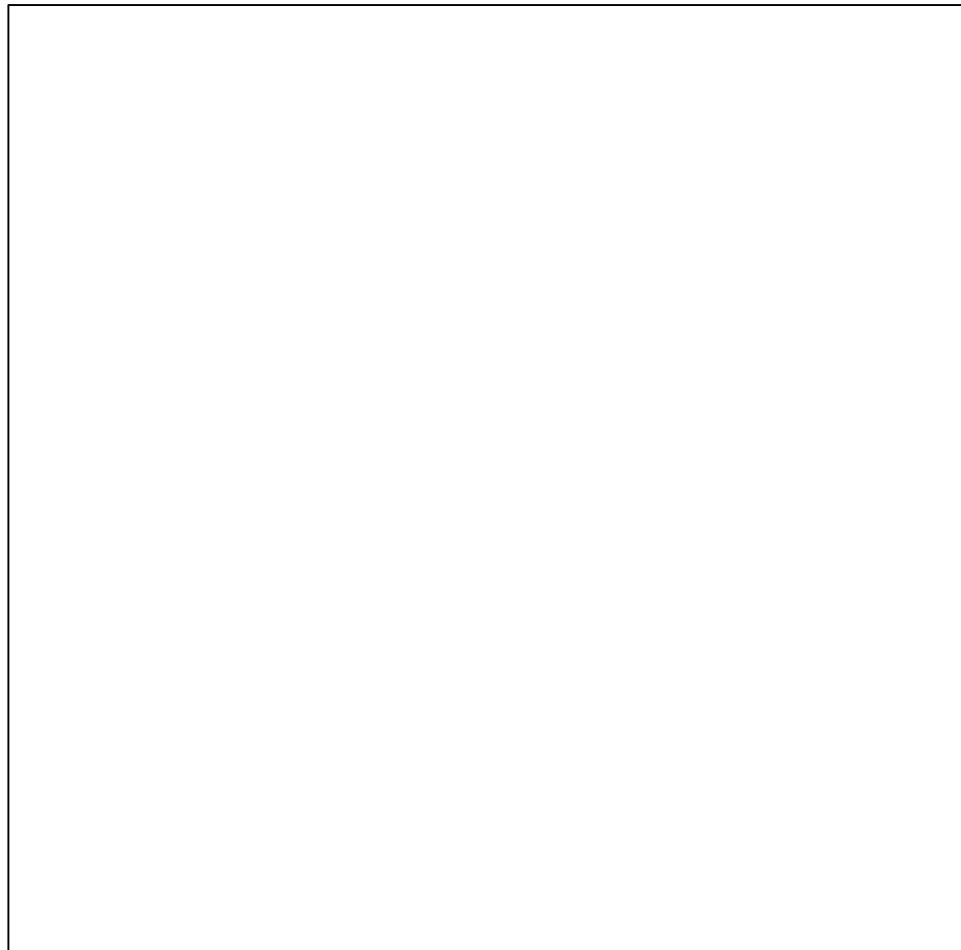
4 NOT USED



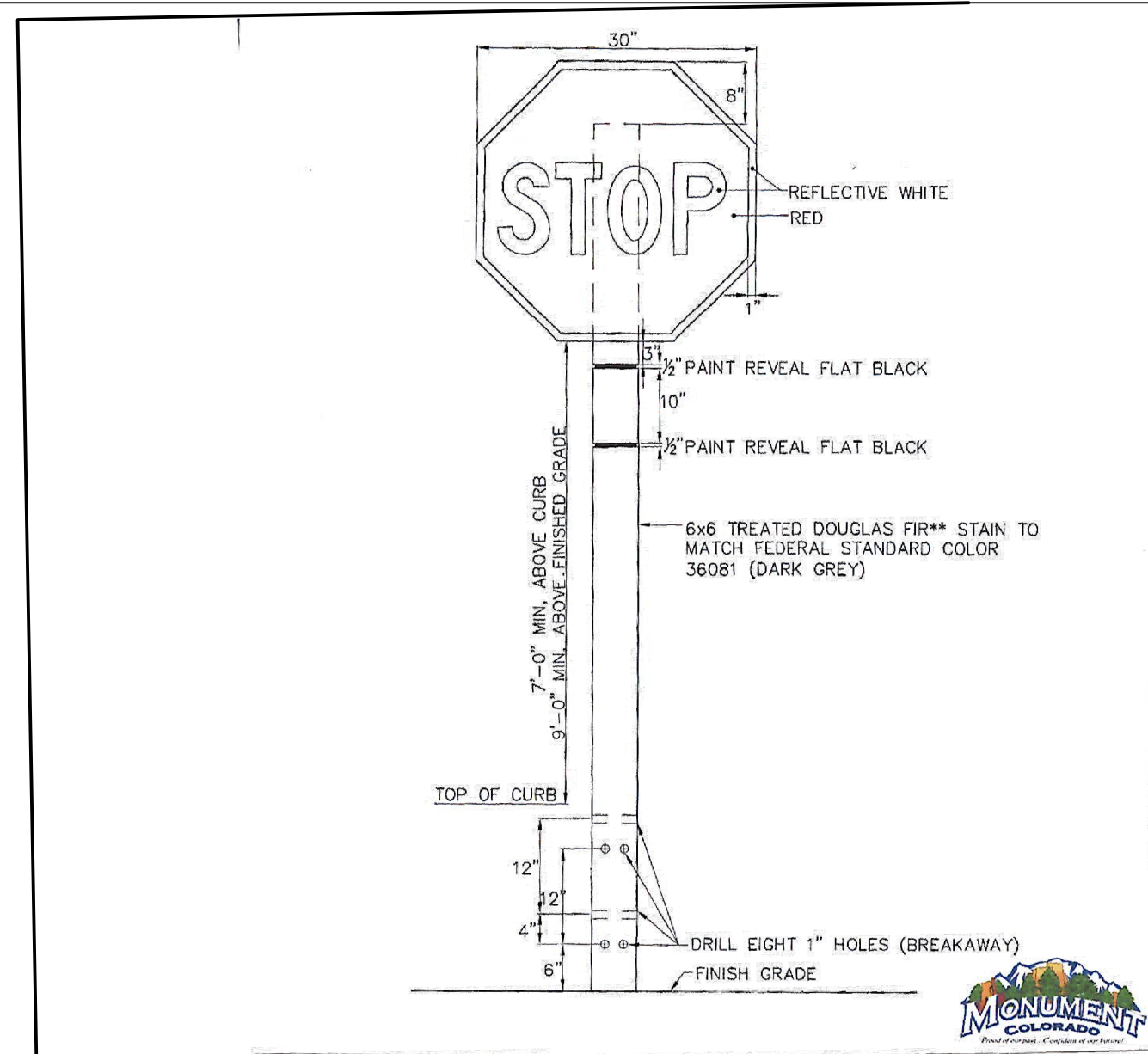
7 FRONT ELEVATION
SCALE: 1/2"=1'-0"



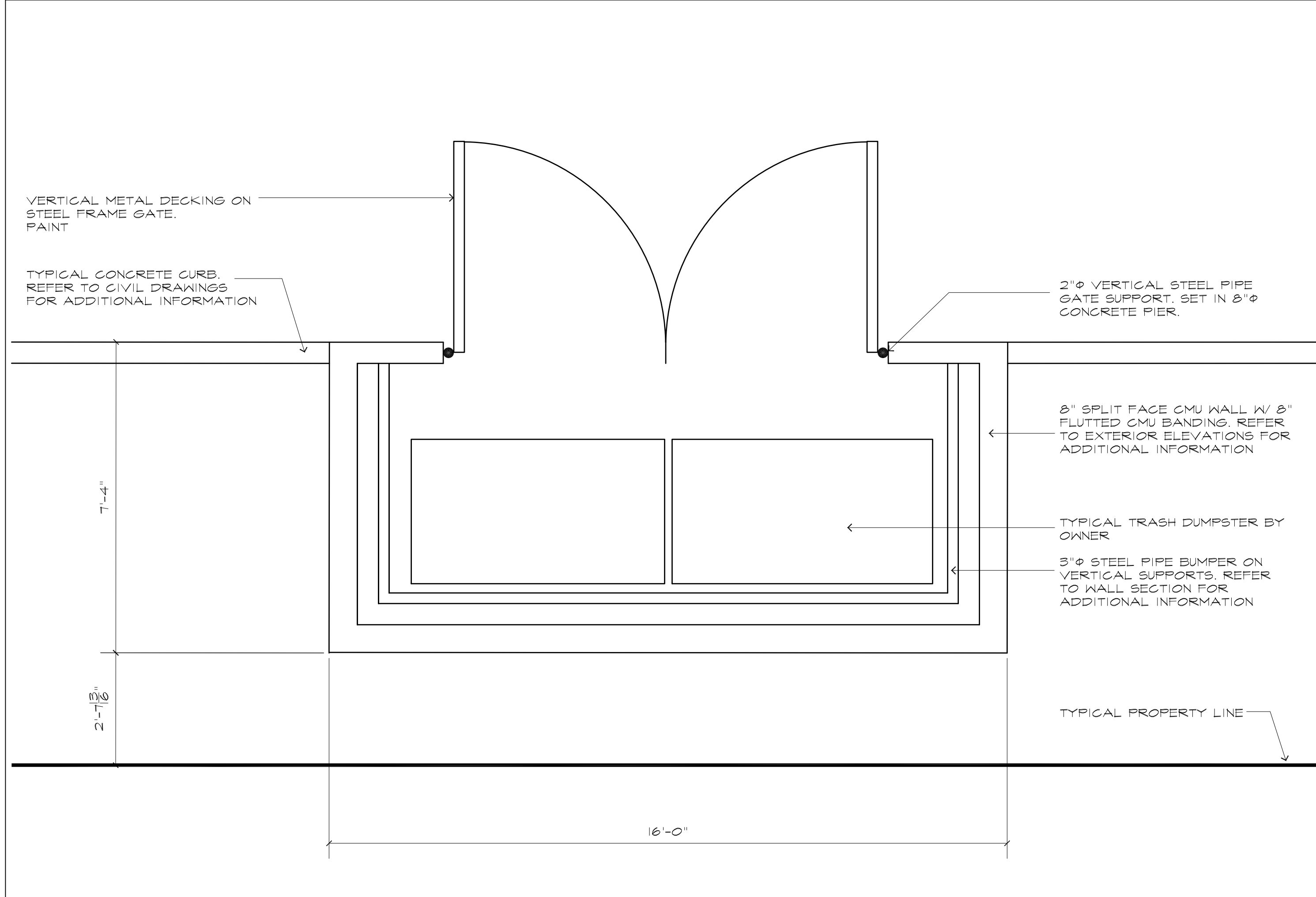
9 NOT USED



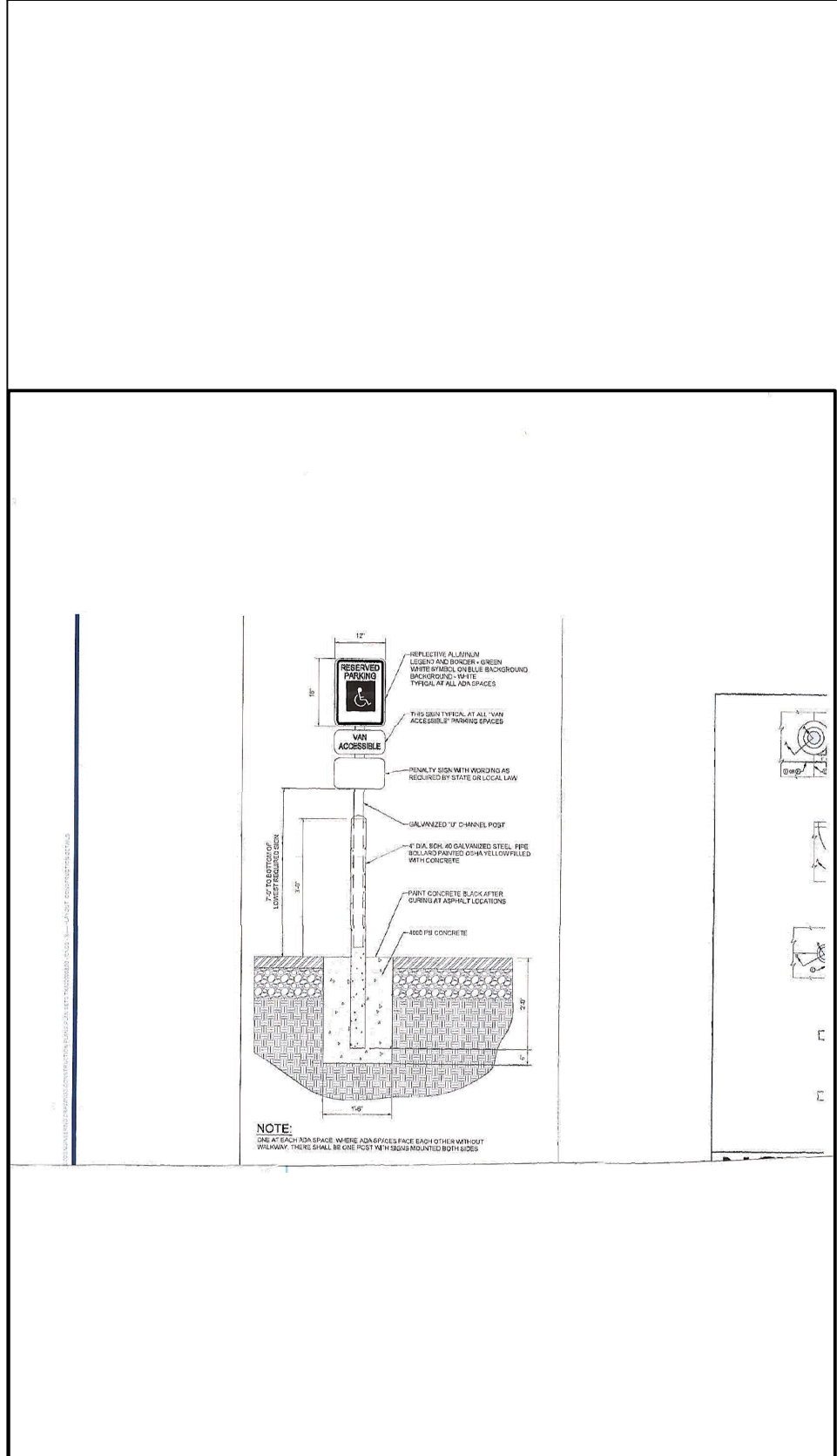
10 NOT USED



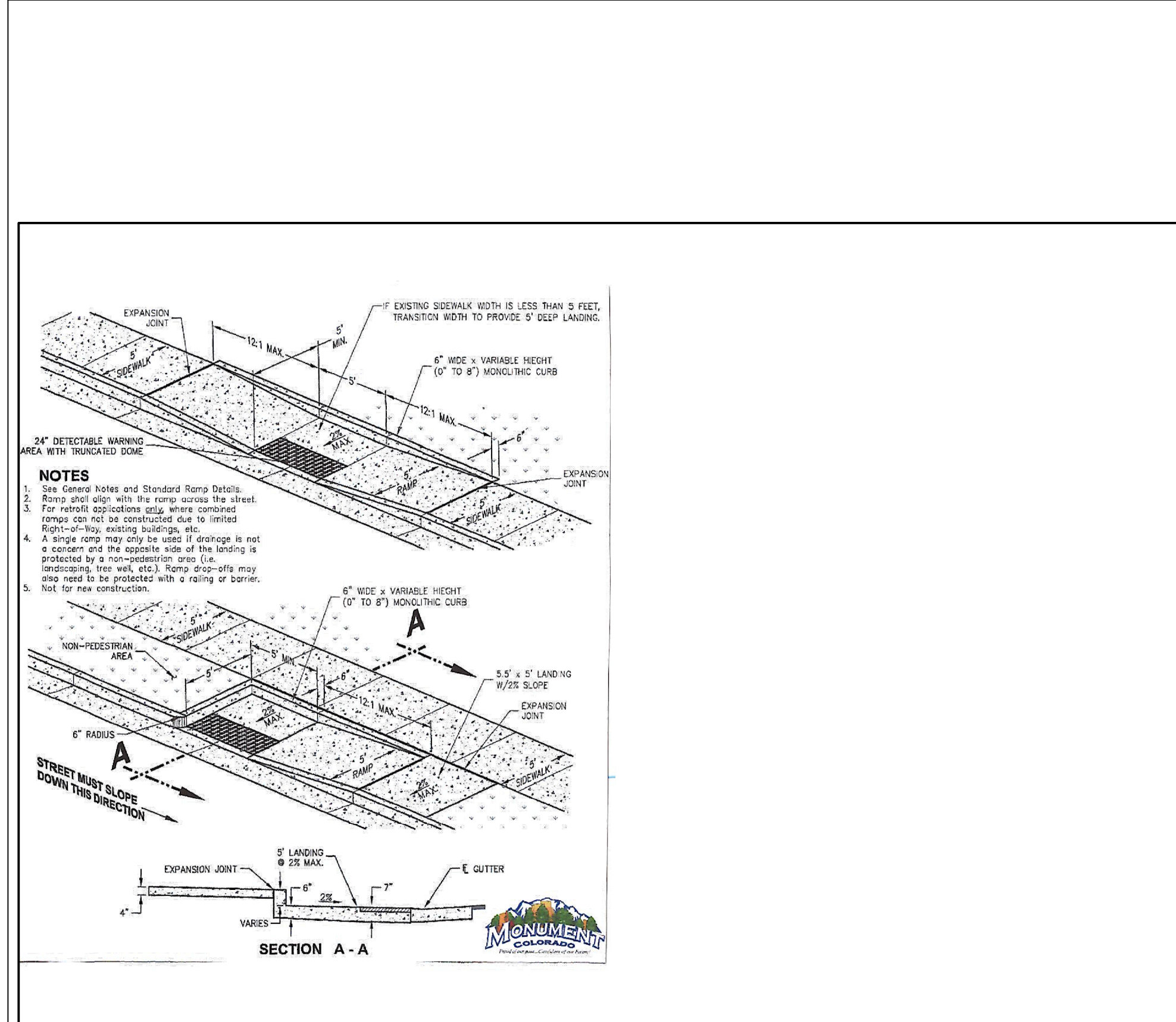
11 STOP SIGN DETAIL
NOT TO SCALE



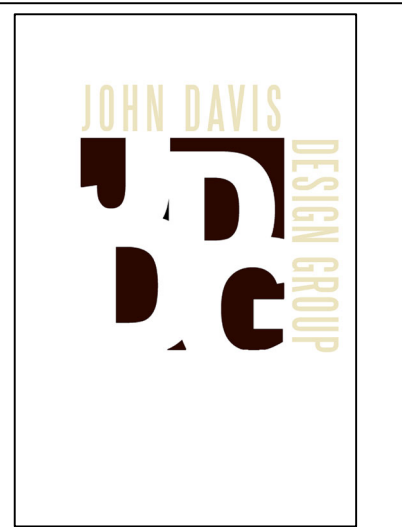
19 PLAN AT TRASH ENCLOSURE
SCALE: 1/2"=1'-0"



22 HANDICAPPED SIGN DETAIL
NOT TO SCALE



23 HANDICAPPED RAMP DETAIL
NOT TO SCALE



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

MISCELLANEOUS SITE DETAILS
NEW RETAIL BUILDING FOR:
MARBAL PROPERTIES
16577 CINEMATIC VIEW
MONUMENT, COLORADO 80132

PROJECT NO. 202331
DATE JANUARY 19, 2024
DRAWN BY JRD
CHECKED JRD
APPROVED JRD
REVISED
RESUBMITTAL PER TOWN OF
MONUMENT COMMENTS
FEBRUARY 24, 2025

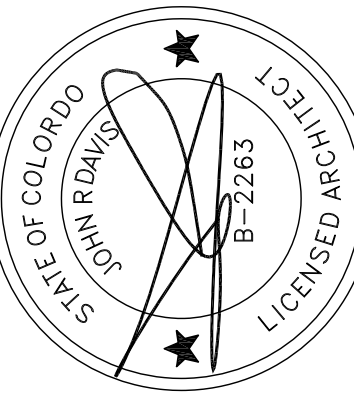
SHEET
SDP2.0



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

DIMENSIONED FLOOR PLAN FOR:

NEW RETAIL BUILDING FOR:

MARBAL PROPERTIES

16577 CINEMATIC VIEW

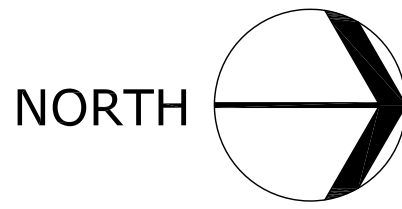
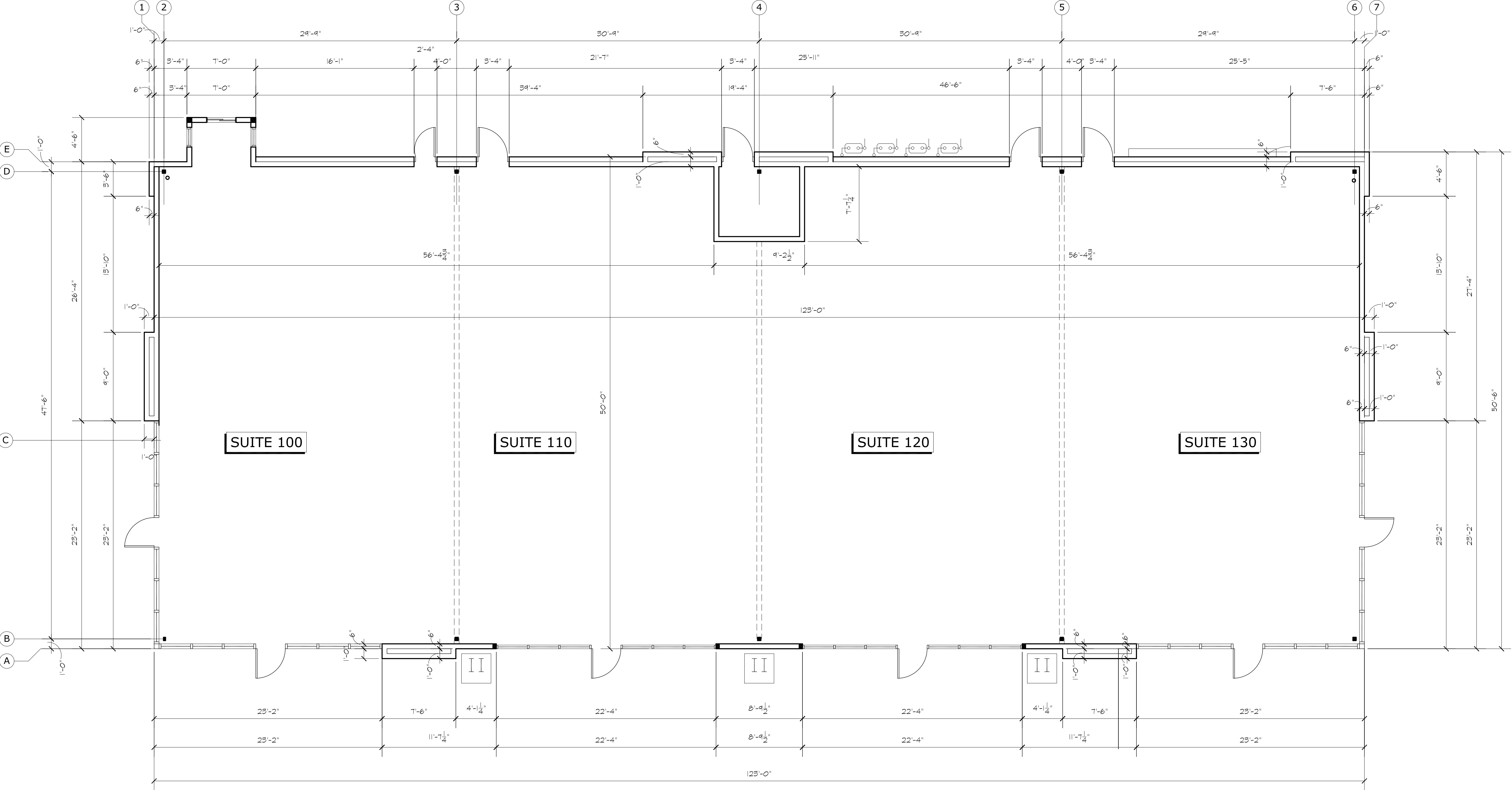
MONUMENT, COLORADO 80132

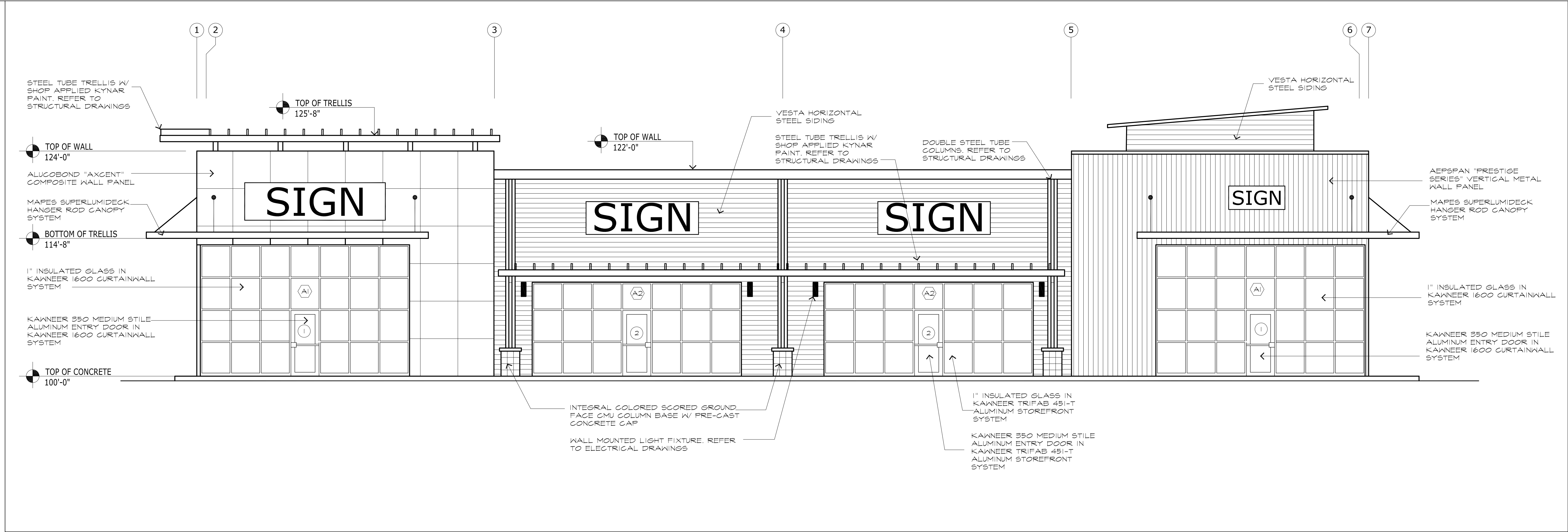
PROJECT NO.	202331
DATE	FEBRUARY 12, 2024
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD

REVISED
RESUBMITTAL PER TOWN OF
MONUMENT COMMENTS
JANUARY 28, 2025

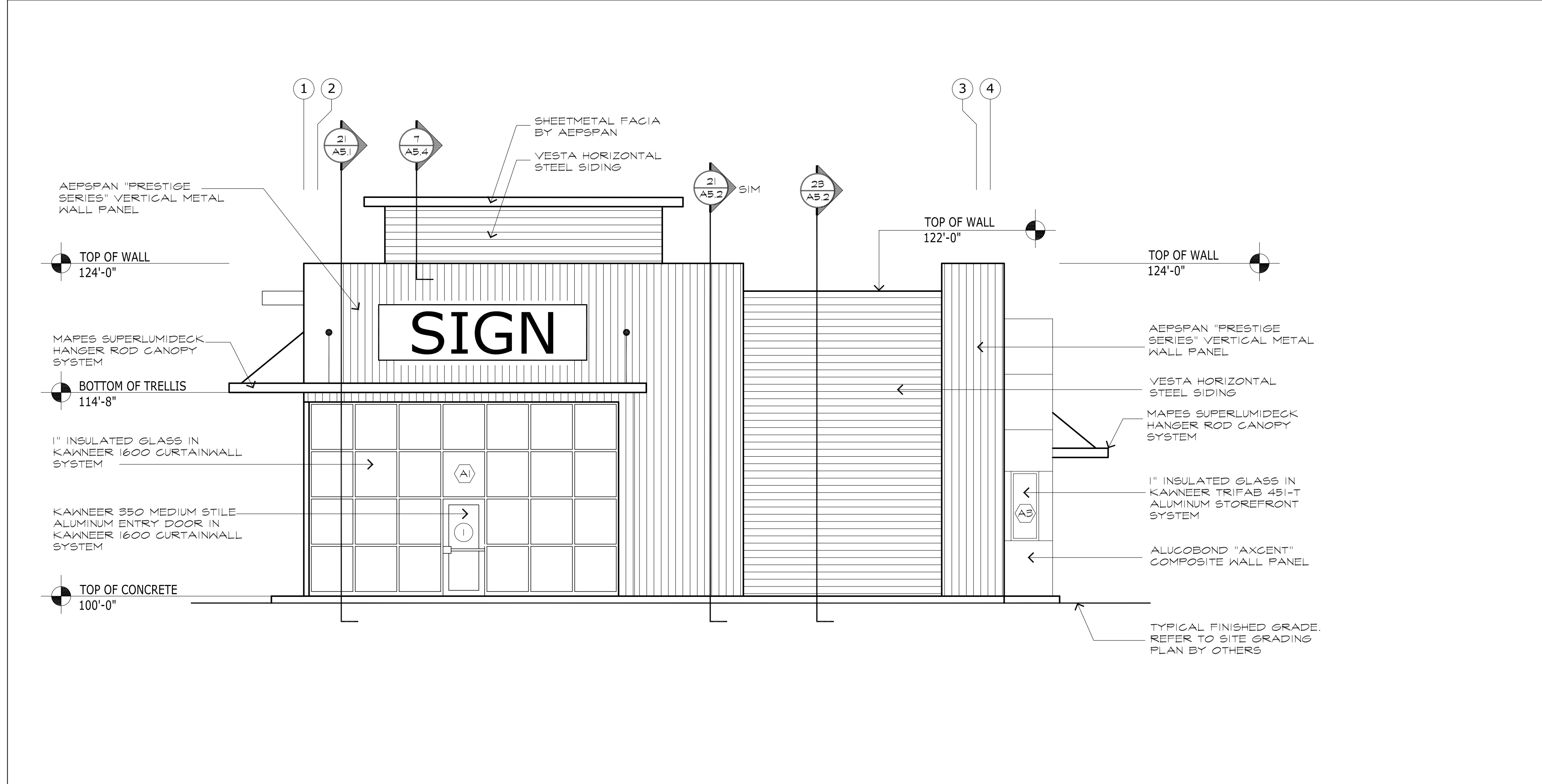
SHEET

SDP3.0



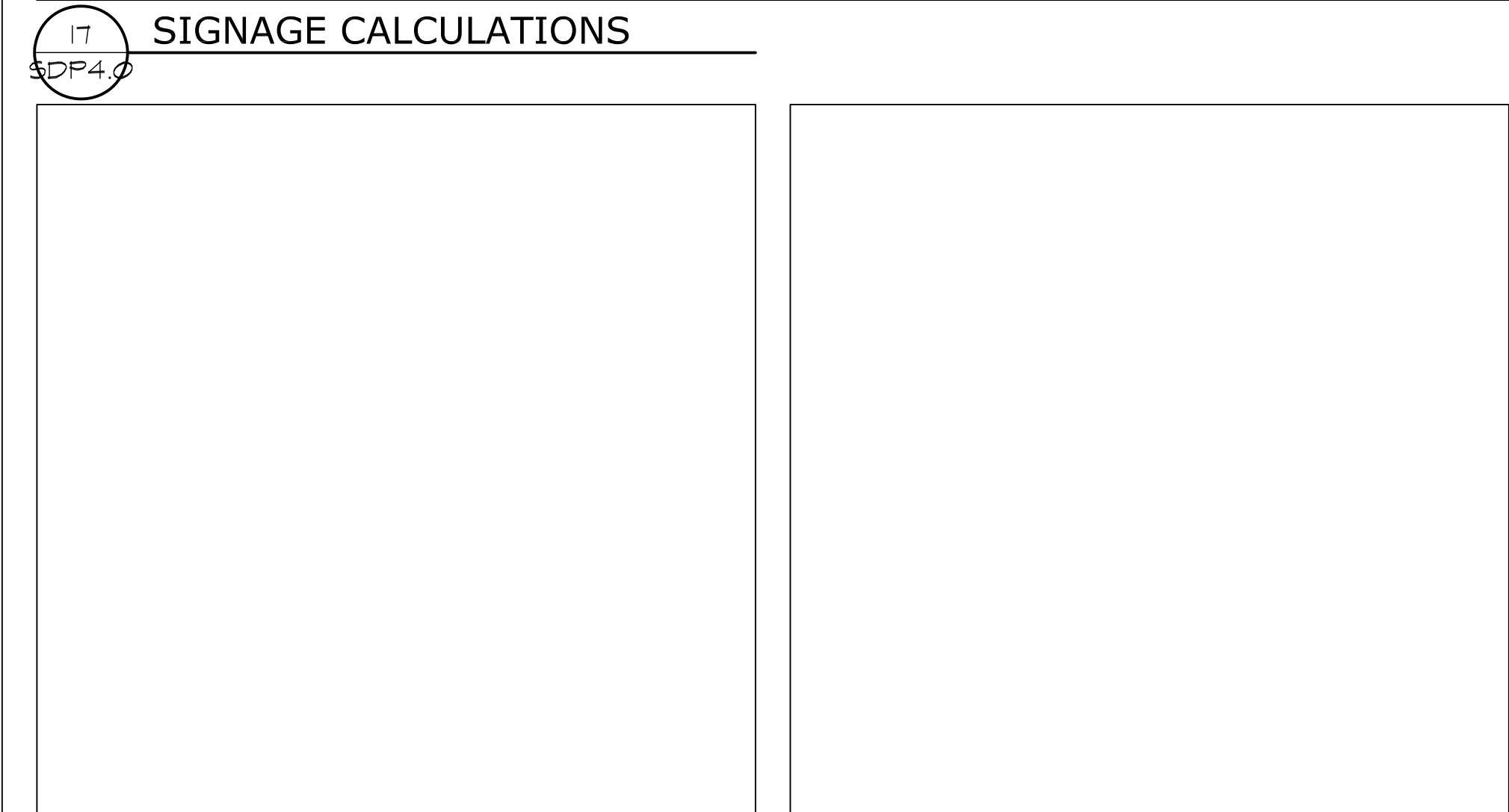


7 EAST ELEVATION
SDP4.0 SCALE: 3/16"=1'-0"



19 NORTH ELEVATION
SDP4.0 SCALE: 3/16"=1'-0"

TABLE 6.2 - WALL SIGNAGE:		1.5 SF X LINEAR FOOTAGE OF BUILDING FRONTAGE
JACKSON CREEK PARKWAY:		
DAIRY QUEEN:	1.5 SF X 40 LF = 60 SF OF SIGNAGE ALLOWED	
SUBWAY:	1.5 SF X 26 LF = 39 SF OF SIGNAGE ALLOWED	
RETAIL SPACE "A":	1.5 SF X 27 LF = 40.5 SF OF SIGNAGE ALLOWED	
RETAIL SPACE "B":	1.5 SF X 27 LF = 40.5 SF OF SIGNAGE ALLOWED	
CINEMATIC VIEW:		
DAIRY QUEEN:	1.5 SF X 40 LF = 60 SF OF SIGNAGE ALLOWED	
SUBWAY:	1.5 SF X 26 LF = 39 SF OF SIGNAGE ALLOWED	
RETAIL SPACE "A":	1.5 SF X 27 LF = 40.5 SF OF SIGNAGE ALLOWED	
RETAIL SPACE "B":	1.5 SF X 27 LF = 40.5 SF OF SIGNAGE ALLOWED	
HARNESS ROAD:		
SUBWAY:	1.5 SF X 50 LF = 75 SF OF SIGNAGE ALLOWED	
SOUTH SIDE OF BUILDING:		
DAIRY QUEEN:	1.5 SF X 50 LF = 75 SF OF SIGNAGE ALLOWED	



23 NOT USED
SDP4.0 24 NOT USED
SDP4.0

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

STATE OF COLORADO
JOHN DAVIS
B-2263
LICENSED ARCHITECT

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

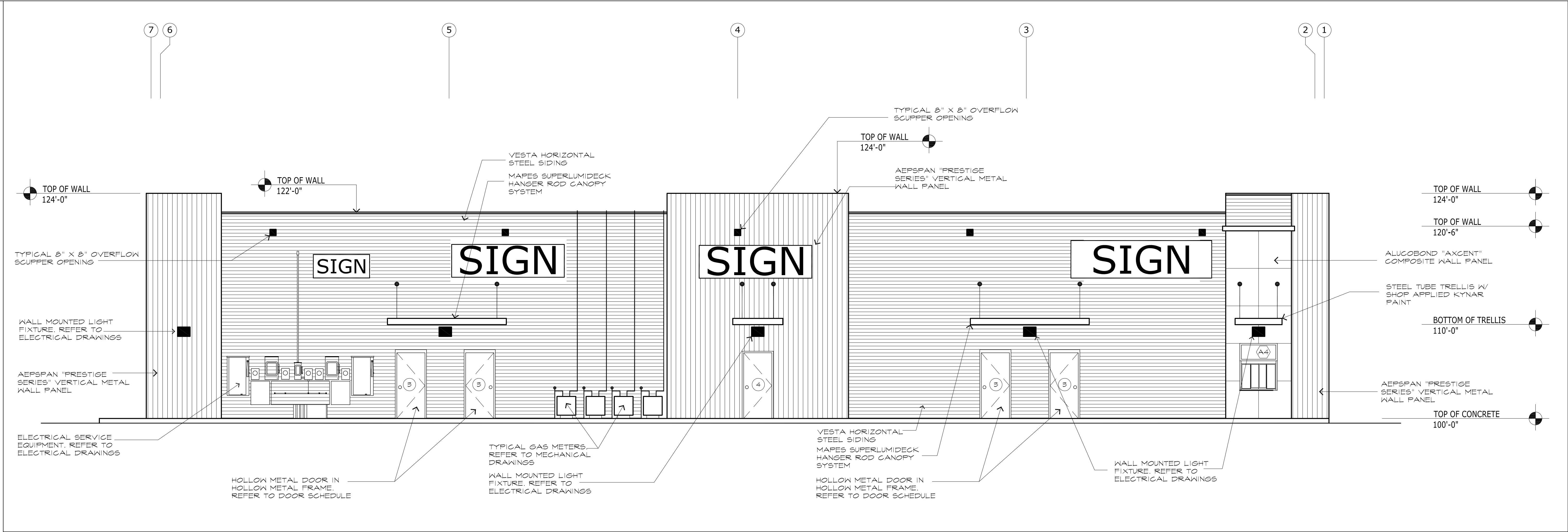
THESE DRAWINGS ARE THE PROPERTY OF
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

EXTERIOR ELEVATIONS

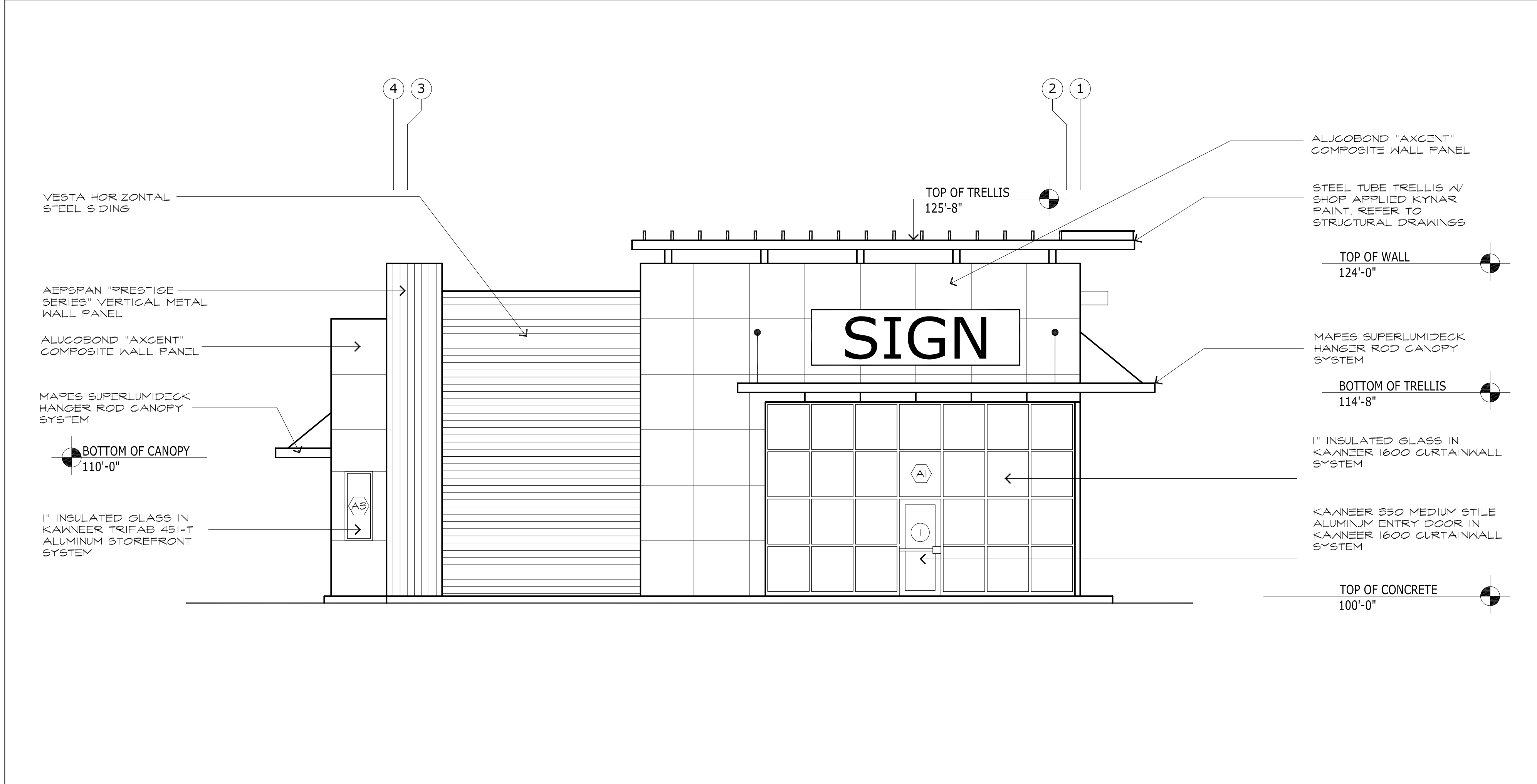
NEW RETAIL BUILDING FOR:
MARBAL PROPERTIES
16577 CINEMATIC VIEW
MONUMENT, COLORADO 80132

PROJECT NO.	202331
DATE	FEBRUARY 12, 2024
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	
RESUBMITTAL PER TOWN OF MONUMENT COMMENTS JANUARY 28, 2025	
SHEET	

SDP4.0



7 WEST ELEVATION
SDP4 SCALE: 3/16"=1'-0"



19 SOUTH ELEVATION
SDP4 SCALE: 3/16"=1'-0"

TABLE 6.2 - WALL SIGNAGE: 1.5 SF X LINEAR FOOTAGE OF BUILDING FRONTAGE

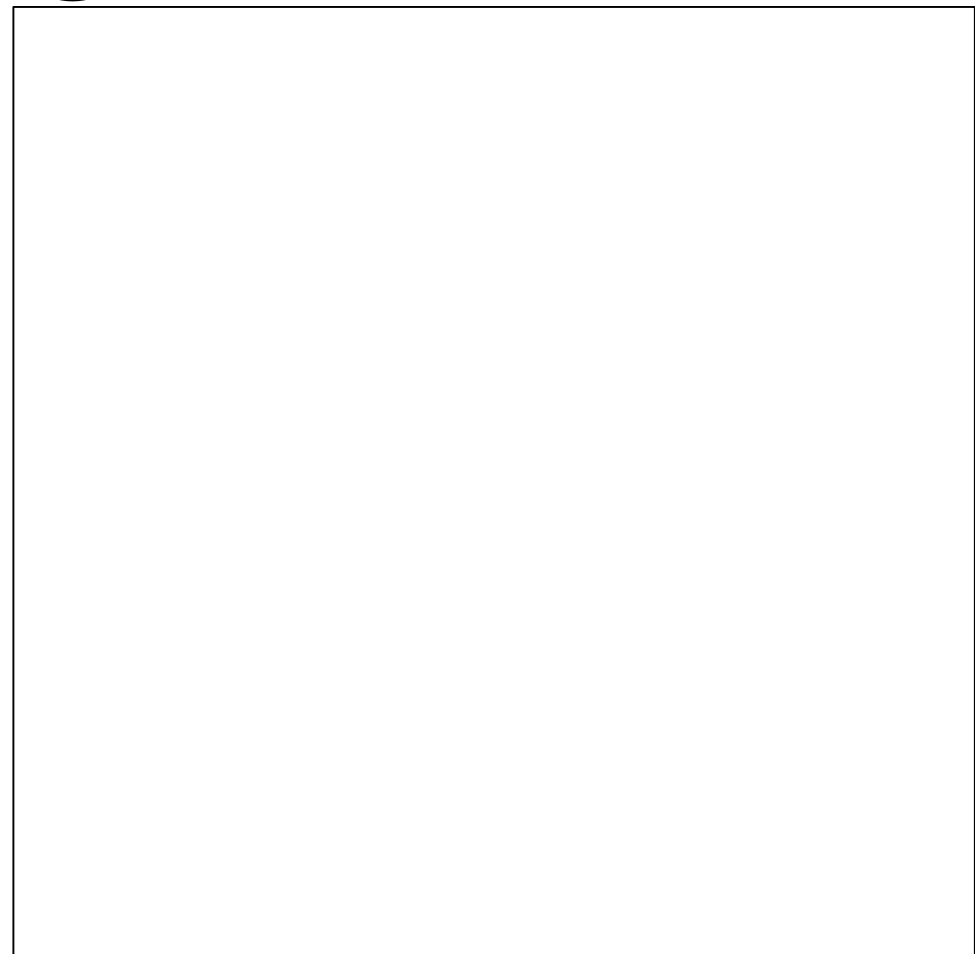
JACKSON CREEK PARKWAY:	
DAIRY QUEEN:	1.5 SF X 40 LF = 60 SF OF SIGNAGE ALLOWED
SUBWAY:	1.5 SF X 26 LF = 39 SF OF SIGNAGE ALLOWED
RETAIL SPACE "A":	1.5 SF X 27 LF = 40.5 SF OF SIGNAGE ALLOWED
RETAIL SPACE "B":	1.5 SF X 27 LF = 40.5 SF OF SIGNAGE ALLOWED

CINEMATIC VIEW:	
DAIRY QUEEN:	1.5 SF X 40 LF = 60 SF OF SIGNAGE ALLOWED
SUBWAY:	1.5 SF X 26 LF = 39 SF OF SIGNAGE ALLOWED
RETAIL SPACE "A":	1.5 SF X 27 LF = 40.5 SF OF SIGNAGE ALLOWED
RETAIL SPACE "B":	1.5 SF X 27 LF = 40.5 SF OF SIGNAGE ALLOWED

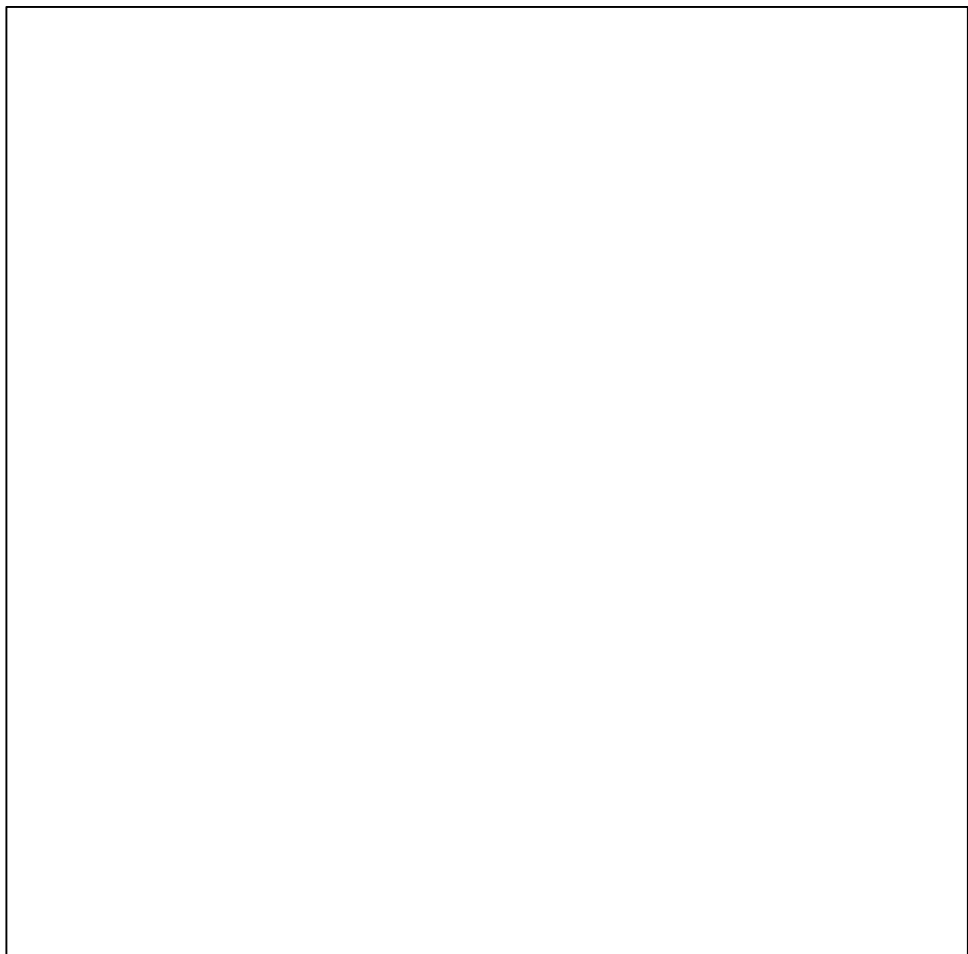
HARNESS ROAD:	
SUBWAY:	1.5 SF X 50 LF = 75 SF OF SIGNAGE ALLOWED

SOUTH SIDE OF BUILDING:	
DAIRY QUEEN:	1.5 SF X 50 LF = 75 SF OF SIGNAGE ALLOWED

17 SIGNAGE CALCULATIONS
SDP4



23 NOT USED
SDP4



24 NOT USED
SDP4

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

SIGNAGE CALCULATIONS

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

EXTERIOR ELEVATIONS

NEW RETAIL BUILDING FOR:
MARBAL PROPERTIES
16577 CINEMATIC VIEW
MONUMENT, COLORADO 80132

PROJECT NO.	202331
DATE	FEBRUARY 12, 2024
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	
RESUBMITTAL PER TOWN OF MONUMENT COMMENTS JANUARY 28, 2025	

SHEET

SDP4.1

NOTE: ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY LOCATIONS, INVERTS AND SIZES ARE APPROXIMATE ONLY AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE IN POINTS SHALL BE POTHOLED AND LOCATIONS, INVERTS AND SIZES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

GENERAL NOTES

- ALL PUBLIC STREETS AND ROADS WILL BE DEDICATED TO THE TOWN OF MONUMENT.
- NO USES SHALL BE PERMITTED THAT WILL DEVELOPMENT TOXIC MATERIALS OR WASTE.
- WATER AND WASTE WATER WILL BE PROVIDED BY THE TRIVIEW METROPOLITAN DISTRICT.
- ALL LOTS MUST RECEIVE SANITARY SEWER AND WATER FROM TRIVIEW METROPOLITAN DISTRICT SEPTIC TANKS ARE PROHIBITED.
- THE PRIVATE PROPERTY OWNERS WILL MAINTAIN ALL GROUND SIGNS.
- ALL PUBLIC STREETS WILL BE CONSTRUCTED TO THE TOWN OF MONUMENT STANDARDS.
- SIGNS REQUIRE SUBMITTAL OF A SEPARATE SIGN PERMIT TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
- PHASING OF DEVELOPMENT WILL CONSIST OF THE PUBLIC ROAD, PRIVATE NORTH-SOUTH MAIN DRIVE, AND UTILITIES IN SAID NORTH-SOUTH MAIN DRIVE IN THE FIRST PHASE, FOLLOWED BY THE PHASING ON A LOT BY LOT BASIS.
- ALL PARKING SPACES AND HANDICAPPED ACCESSIBLE PARKING SPACES ARE TO BE STRIPED TO THE TOWN OF MONUMENT STANDARDS.
- HANDICAPPED ACCESSIBLE RAMPS WILL BE PROVIDED FOR ACCESS FROM PARKING SPACES TO BUILDING ENTRANCES AND BE BUILT TO TOWN OF MONUMENT STANDARDS.
- SITE PLAN AND LANDSCAPE PLAN PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PUD SITE PLANS AND LANDSCAPE PLANS WILL CONFORM TO THE PROVISIONS OF THIS FINAL PUD PLAN.
- THE SURFACE OF ALL PARKING AREAS SHALL BE ASPHALT.
- THE BASIS FOR BEARING FOR THIS IS NGS POINT "S 294-1952 LOCATED ON THE SOUTH SIDE OF HIGBY ROAD, APPROXIMATELY 200 FEET EAST OF THE INTERSECTION WITH HARNESS ROAD. ELEVATION 7116.72 FEET NAVD 88 DATUM.
- EXISTING ZONING PID TO BE REZONED TO PUD.
- EXISTING LAND USE IS UNDEVELOPED.
- THIS PROPERTY IS SHOWN TO LIE IN ZONE "X" (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN) ON THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE, PANEL NUMBER 08041C0278G, DATED DECEMBER 7, 2018, BASED ON NAVD 88 ELEVATION 7116.72 FEET NAVD 88 DATUM.
- THIS FINAL PUD WILL ESTABLISH PARKING STALLS FOR THE PROJECT AT 9 FEET WIDE BY 18 FEET IN LENGTH.
- ALL ROOF-TOP MECHANICAL EQUIPMENT WITH THE EXCEPTION OF SOLAR ENERGY DEVICES SHALL BE SCREENED FROM VIEW BY THE USE OF COMPATIBLE AND APPROPRIATE MATERIALS, ROOF TOP SCREENING WILL ONLY BE REQUIRED TO SCREEN EQUIPMENT FROM VIEWS AT THE FINISHED GRADE OF THE DEVELOPED BUILDING SITE OR THE EQUIVALENT GRADE ON THE ADJACENT PORTION ON CONTINUOUS BUILDING SITES. WHERE ROOF TOP MECHANICAL EQUIPMENT CANNOT BE SCREENED BECAUSE OF ELEVATION CHANGES OR HIGHER BUILDINGS IN THE VICINITY, THEN SCREENING ACCOMPANIED BY COMPATIBLE PAINTING OF EQUIPMENT IS PERMISSIBLE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- BULK GRADING SHALL BE COMPLETED TO A SUBGRADE TOLERANCE OF PLUS OR MINUS 0.2'.
- CONTRACTOR TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND TO BE KEPT ONSITE DURING ALL EARTHWORK OPERATIONS.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- ALL BOTTOM OF WALL (BW) CALLOUTS ARE FOR THE BOTTOM OF WALL AT GRADE. THEY DO NOT REPRESENT THE BOTTOM OF THE CONSTRUCTED WALL OR FOOTING, WHICH IS NOT SPECIFIED ON THESE PLANS.

SHEET INDEX

COVER SHEET	1
GRADING PLAN	2
EROSION CONTROL PLAN	3
EROSION CONTROL DETAILS	4
EROSION CONTROL DETAILS	5

LOT 2, MONUMENT MARKET PLACE NORTH
GRADING & EROSION CONTROL PLAN
COVER SHEET
NOVEMBER 2024



SITE ADDRESS

16577 CINEMATIC VIEW

PROJECT DESCRIPTION

DEVELOPMENT PLAN:
THE PROPOSED DEVELOPMENT IS FOR THE CONSTRUCTION OF A NEW 6,250 S.F. RETAIL BUILDING. THE SITE IMPROVEMENTS INCLUDE THE PARKING LOT, TRASH ENCLOSURE, SIDEWALKS RETAINING WALL, AND LANDSCAPING AND THE BUILDING.

LEGAL DESCRIPTION

LOT 2, MONUMENT MARKETPLACE NORTH FILING NO. 1, IN THE TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

ZONING

PUD

CONSTRUCTION SCHEDULE

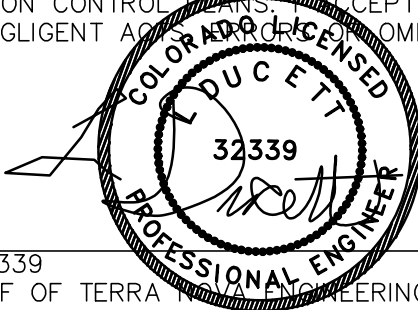
BEGIN GRADING: FALL 2024. END GRADING: WINTER 2025

CONTACT INFORMATION:

OWNER:	MARBAL PROPERTIES LLC 3510 HARTSEL DRIVE COLORADO SPRINGS, CO 80920
ARCHITECT:	JOHN DAVIS DESIGN GROUP 176 TALAMINE COURT, STE 100 COLORADO SPRINGS, COLORADO 80907 (719) 528-1177
CIVIL ENGINEER:	TERRA NOVA ENGINEERING, INC. 721 S. 23RD STREET COLORADO SPRINGS, COLORADO 80904 DANE FRANK, P.E., (719) 635-6422
LANDSCAPE ARCHITECT:	KHLA 2009 NORTH FRANKLIN STREET COLORADO SPRINGS, COLORADO 80907 (719) 393-9393

ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL. I HEREBY ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT RECOMMENDATIONS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.



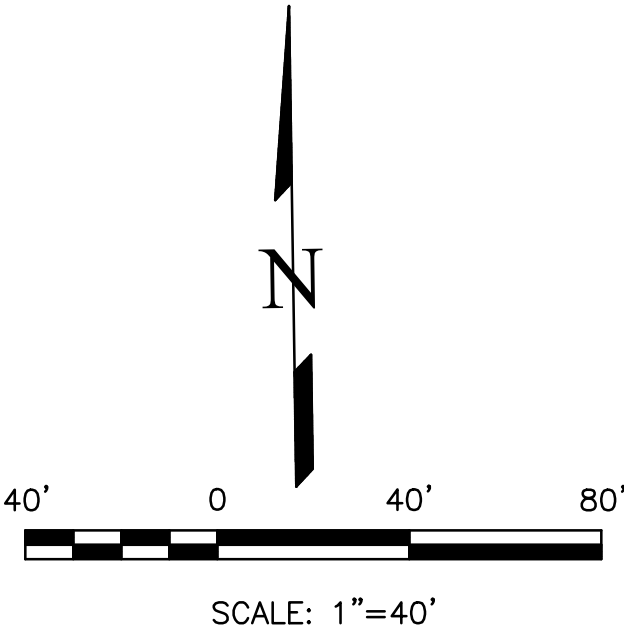
L. DUCETT, P.E. #32339 DATE
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.
1/2/2025

OWNER/DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER, HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

OWNER NAME, TITLE _____ DATE _____

BUSINESS NAME _____

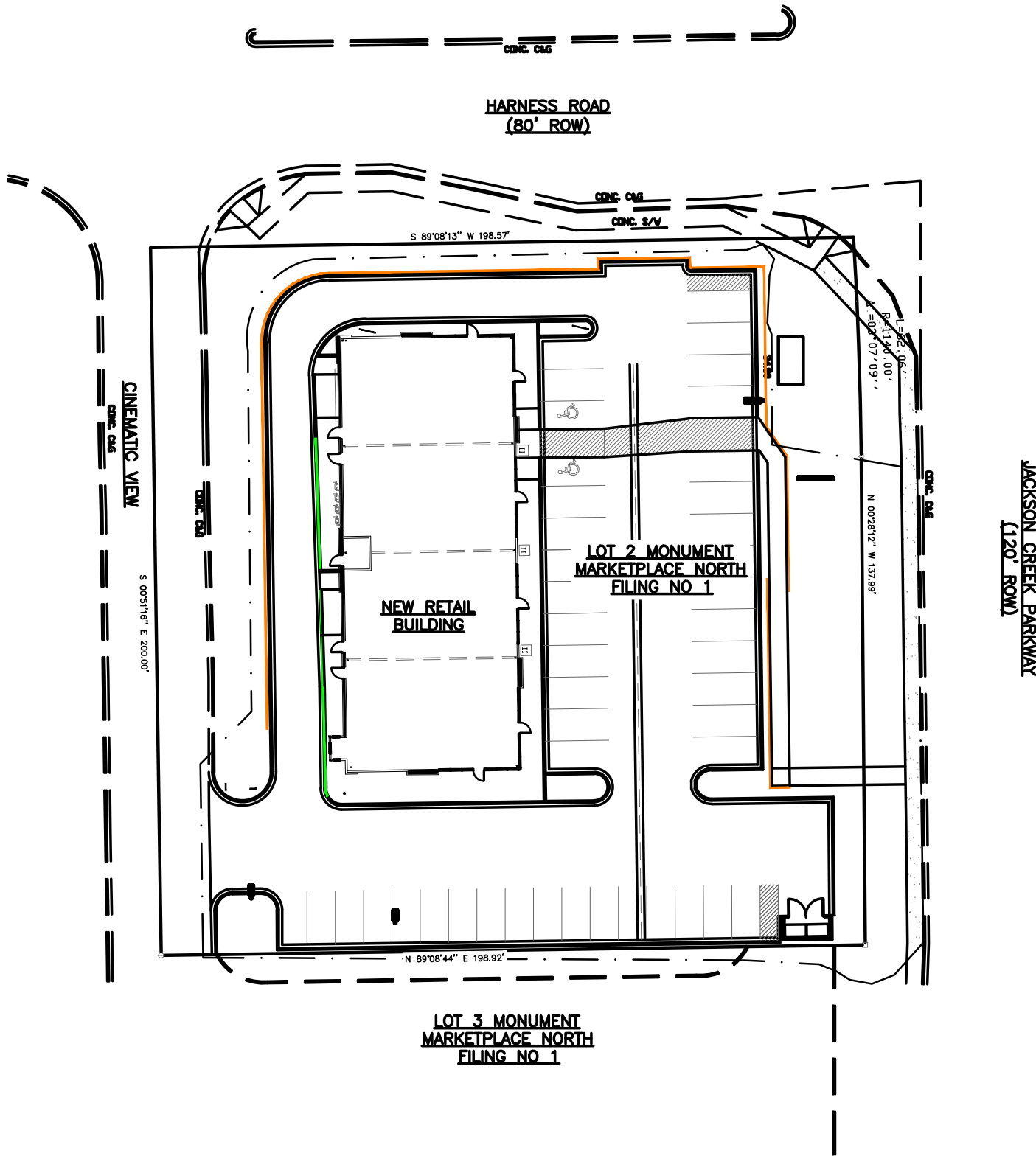
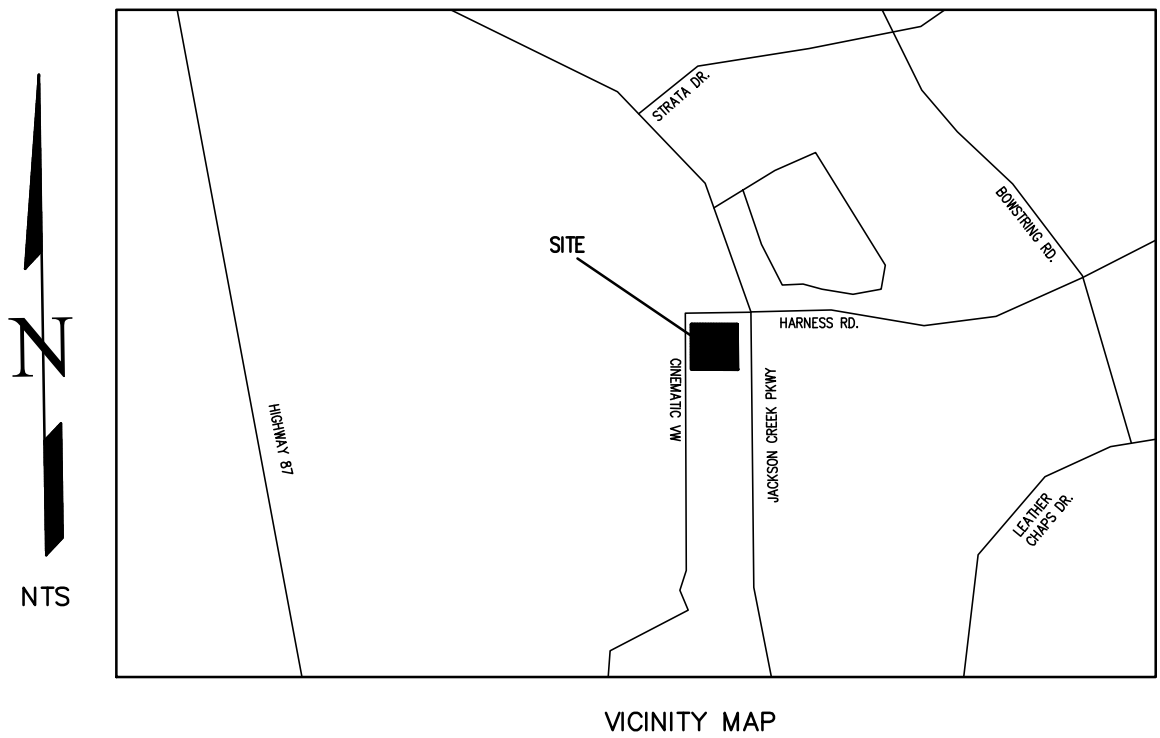


SOIL TYPES

ONSITE SOILS ARE HYDROLOGIC GROUP "B", PRING COARSE SANDY LOAM, 3 TO 8 PERCENT SLOPES (PER NRCS WEB SOIL SURVEY MAP)

EROSION CONTROL COST OPINION:

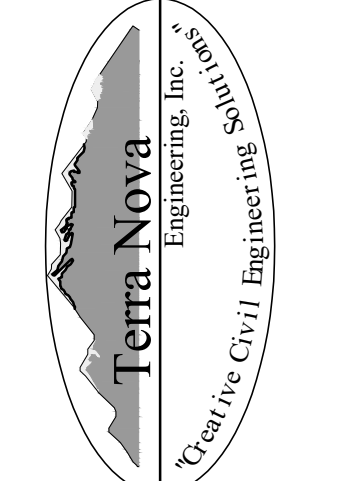
1.	1 EA--VEHICLE TRACKING CONTROL @ \$3,085/EA	\$	3,085
2.	1 EA--CONCRETE WASHOUT @ \$1,172/EA	\$	1,172
3.	0.17 AC--PERM SEED AND MULCH @ \$2,018/AC	\$	343
4.	35% MAINTENANCE AND REPLACEMENT	\$	1,610
	TOTAL	\$	6,210



REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES REVIEWING AND APPROVING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
JOHN DAVIS DESIGN GROUP
ATTN:
176 TALAMINE COURT, STE 100
COLORADO SPRINGS, CO 80907
719.528.1177



721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnecinc.com

LOT 2, MONUMENT MARKET PLACE NORTH

GRADING & EROSION CONTROL PLAN
COVER SHEET

DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	LD
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2495.00
DATE ISSUED	1/2/25
SHEET NO.	1 OF 5

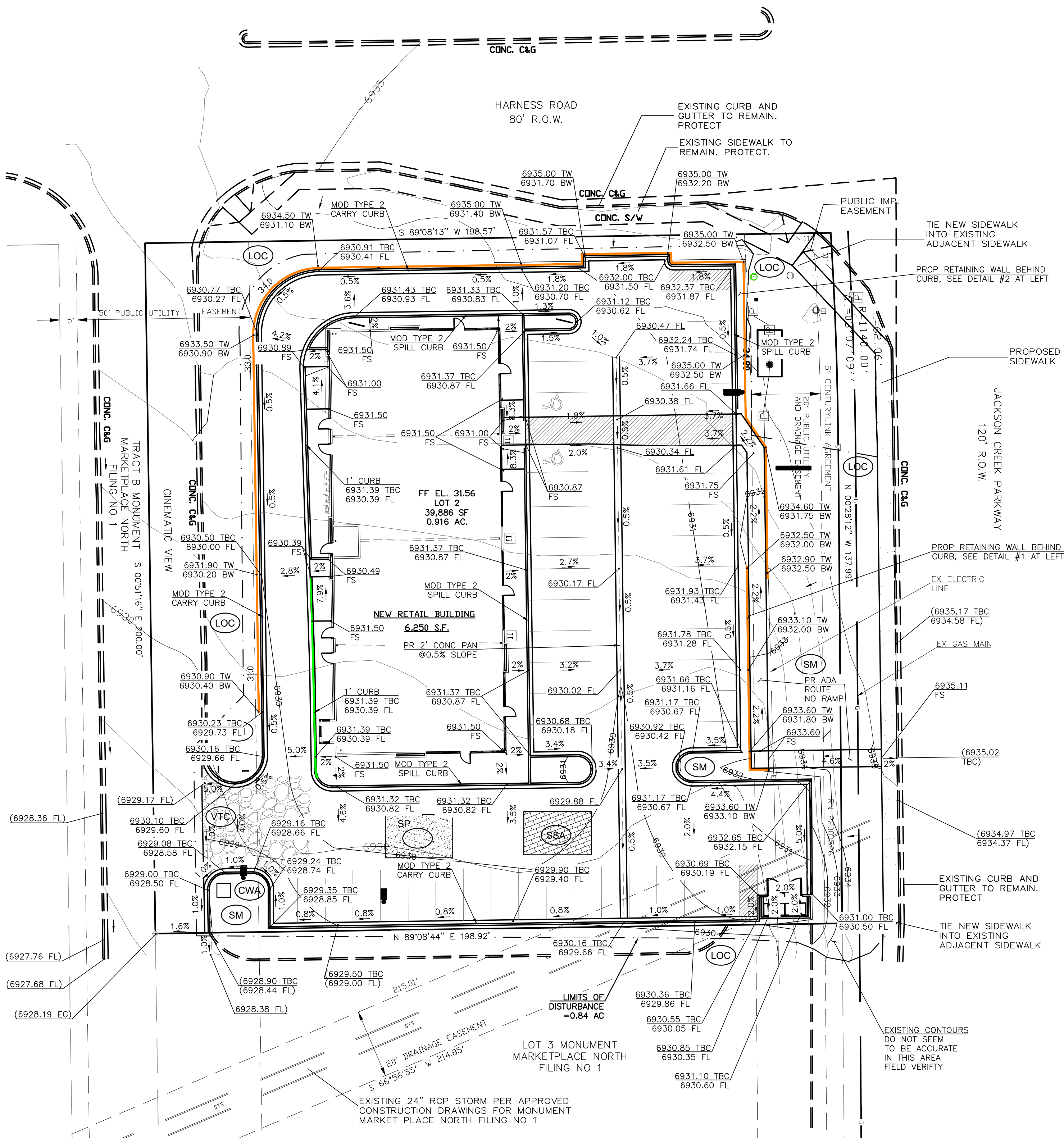
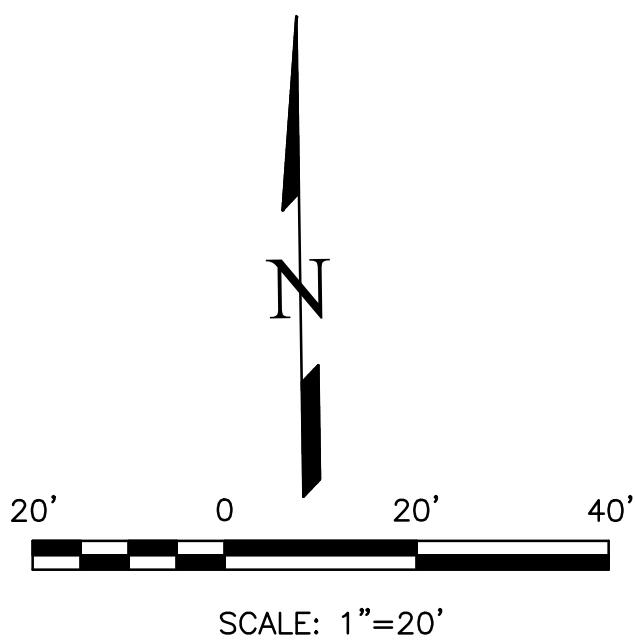
LOT 2, MONUMENT MARKETPLACE NORTH

PRELIMINARY GRADING & EROSION CONTROL PLAN

FEBRUARY 2025

LEGEND

PROPERTY LINE	=====
EXISTING CONTOURS - MINOR	-----
EXISTING CONTOURS - MAJOR	-----6130-----
GRADE & DIRECTION	2.2%
PROPOSED CONTOUR	62
EXISTING CURB	=====
FINISHED GROUND	FG
FINISHED SURFACE	FS
FLOWLINE	FL
PROPOSED CURB & GUTTER	=====
FINISHED GRADE AT TOP OF WALL	TW
FINISHED GRADE AT BOTTOM OF WALL	BW
TOP BACK OF CURB	TBC
EXISTING GRADE	EG
PROPOSED WALL	=====
LIMITS OF DISTURBANCE	-----
PROPOSED 1' CURB	=====



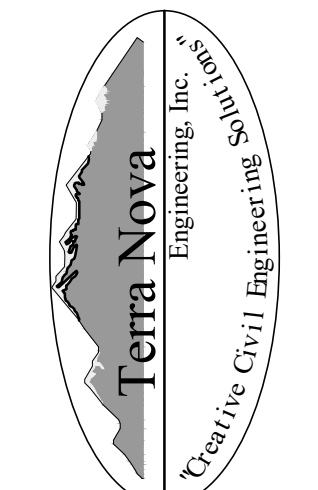
EROSION CONTROL LEGEND

INTERIM	□	CWA	CONCRETE WASHOUT AREA
FINAL	□	SM	SEEDING AND MULCH
INTERIM	▨	SP	STOCKPILE PROTECTION
INTERIM	▨	VTC	VEHICLE TRACKING CONTROL
INTERIM	▨	LOC	LIMITS OF CONSTRUCTION
INTERIM	▨	SSA	STABILIZED STAGING AREA

REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE PURPOSES AUTHORIZED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
JOHN DAVIS DESIGN GROUP
ATTN:
176 TALAMINE COURT, STE 100
COLORADO SPRINGS, CO 80907
719.528.1177



721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tneshinc.com

LOT 2, MONUMENT MARKETPLACE NORTH

PRELIMINARY GRADING & EROSION CONTROL PLAN

DESIGNED BY JF
DRAWN BY JF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2495.00
DATE ISSUED 2/20/25
SHEET NO. 1 OF 1

LOT 2, MONUMENT MARKET PLACE NORTH
GRADING & EROSION CONTROL PLAN
EROSION CONTROL PLAN
NOVEMBER 2024

LEGEND

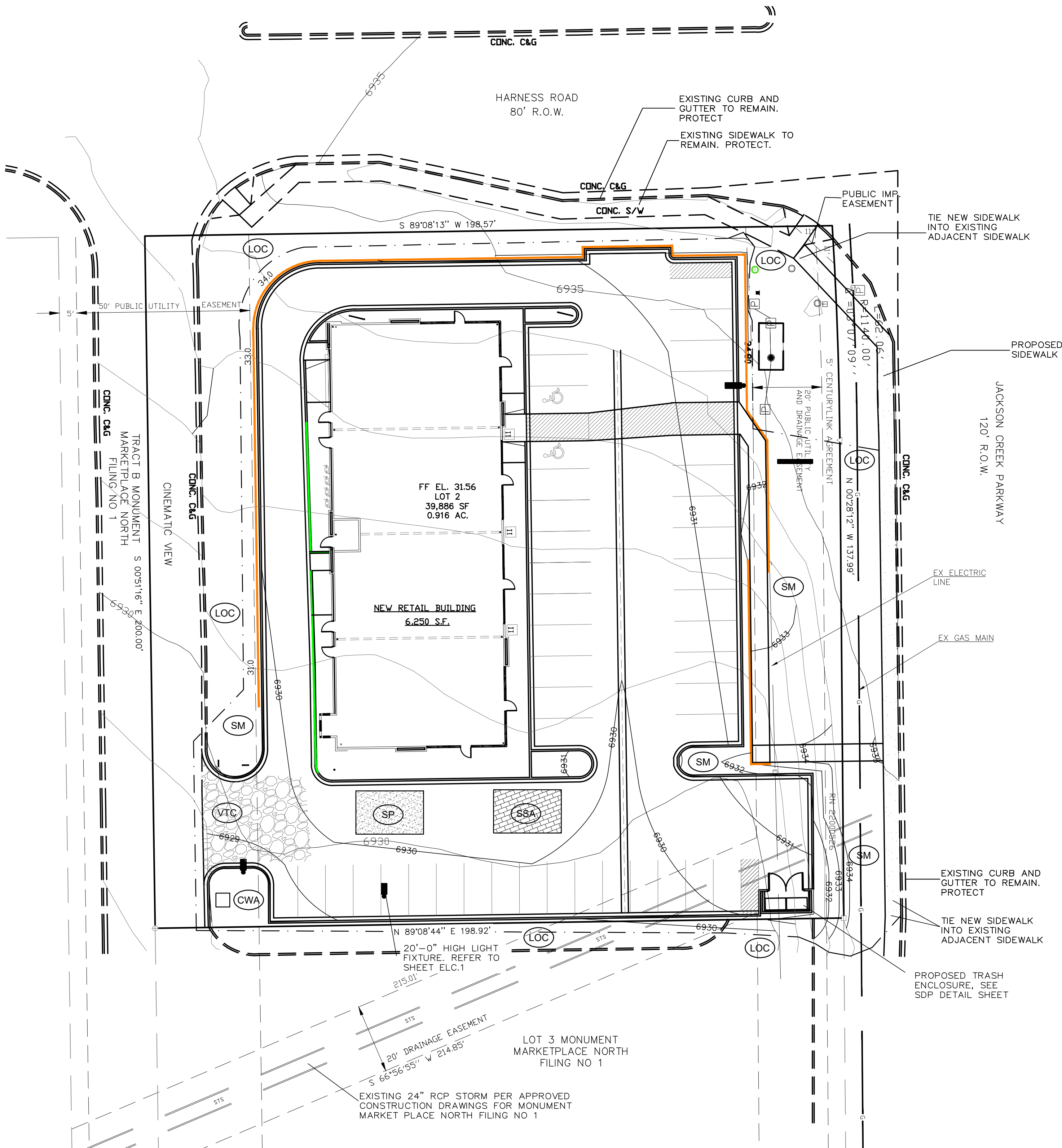
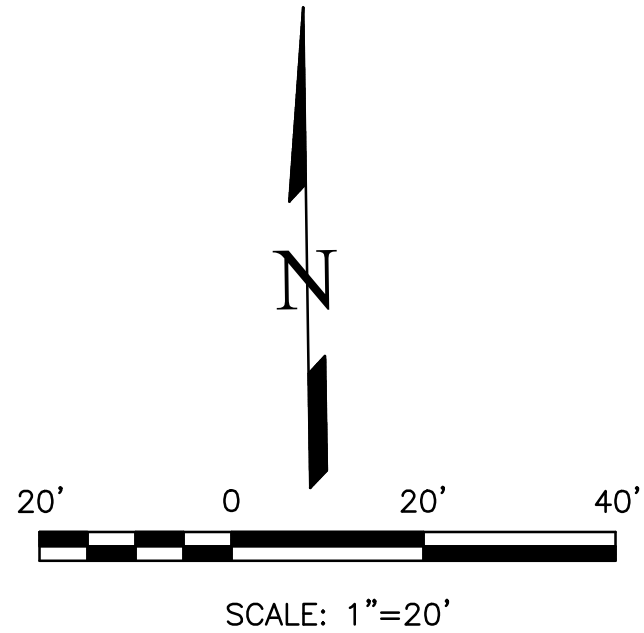
PROPERTY LINE	=====
EXISTING CONTOURS - MINOR	-----
EXISTING CONTOURS - MAJOR	-----61.36-----
PROPOSED CONTOUR	=====62=====
EXISTING CURB	=====
PROPOSED CURB	=====
PROPOSED WALL	=====
LIMITS OF DISTURBANCE	-----

EROSION CONTOL LEGEND

INTERIM	□	(CWA)	CONCRETE WASHOUT AREA
FINAL		(SM)	SEEDING AND MULCH
INTERIM	▨	(SP)	STOCKPILE PROTECTION
INTERIM	▨	(VTC)	VEHICLE TRACKING CONTROL
INTERIM	▨	(LOC)	LIMITS OF CONSTRUCTION
INTERIM	▨	(SSA)	STABILIZED STAGING AREA

EROSION CONTROL COST OPINION:

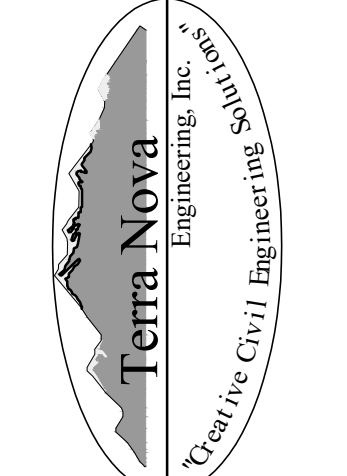
1.	1 EA-VEHICLE TRACKING CONTROL @ \$3,085/EA	\$ 3,085
2.	1 EA-CONCRETE WASHOUT @ \$1,172/EA	\$ 1,172
3.	0.17 AC-PERM SEED AND MULCH @ \$2,018/AC	\$ 343
4.	35% MAINTENANCE AND REPLACEMENT	\$ 1,610
	TOTAL	\$ 6,210



REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THE USER INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
JOHN DAVIS DESIGN GROUP
ATTN:
176 TALAMINE COURT, STE 100
COLORADO SPRINGS, CO 80907
719.528.1177

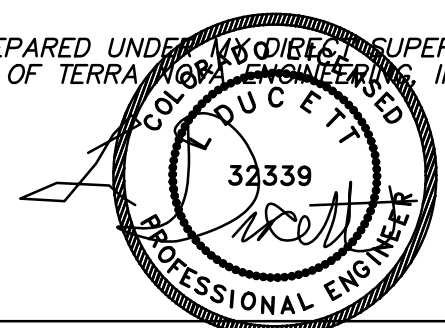


721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnecinc.com

LOT 2, MONUMENT MARKET PLACE NORTH
GRADING & EROSION CONTROL PLAN EROSION CONTROL PLAN

DESIGNED BY JF
DRAWN BY JF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2495.00
DATE ISSUED 1/2/25
SHEET NO. 3 OF 5

THIS DESIGN WAS PREPARED UNDER THE DIRECT SUPERVISION
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.



L. DUCETT
COLORADO P.E. # 32339
1/2/2025

N:\Jobs\2495.00\Drawings\249500 GEC.dwg 1/2/2025 2:23:04 PM, DWG To PDF.pc3

EC-2 Temporary and Permanent Seeding (TS/PS)

soil amendments and rototill them into the soil to a depth of 6 inches or more.

Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetation establishment, due to its water-holding capacity, structure, texture, organic matter content, biological activity, and nutrient content. The rooting depth of most native grasses in the semi-arid Denver metropolitan area is 6 to 18 inches. At a minimum, the upper 6 inches of topsoil should be stripped, stockpiled, and ultimately respread across areas that will be revegetated.

Where topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Organic matter, such as well digested compost, can be added to improve soil characteristics conducive to plant growth. Other treatments can be used to adjust soil pH conditions when needed. Soil testing, which is typically inexpensive, should be completed to determine and optimize the types and amounts of amendments that are required.

If the disturbed ground surface is compacted, rip or rototill the surface prior to placing topsoil. If adding compost to the existing soil surface, rototilling is necessary. Surface roughening will assist in placement of a stable topsoil layer on steeper slopes, and allow infiltration and root penetration to greater depth.

Prior to seeding, the soil surface should be rough and the seedbed should be firm, but neither too loose nor compacted. The upper layer of soil should be in a condition suitable for seeding at the proper depth and conducive to plant growth. Seed-to-soil contact is the key to good germination.

Seed Mix for Temporary Vegetation

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon, or fully landscaped or worked for an extended period (typically 30 days or more), plant an annual grass appropriate for the time of planting and mulch the planted areas. Annual grasses suitable for the Denver metropolitan area are listed in Table TS/PS-1. These are to be considered only as general recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

Seed Mix for Permanent Revegetation

To provide vegetative cover on disturbed areas that have reached final grade, a perennial grass mix should be established. Perennial seeding should be performed promptly (typically within 14 days) after reaching final grade. Each site will have different characteristics and a landscape professional or the local jurisdiction should be contacted to determine the most suitable seed mix for a specific site. In lieu of a specific recommendation, one of the perennial grass mixes appropriate for site conditions and growth season listed in Table TS/PS-2 can be used. The pure live seed (PLS) rates of application recommended in these tables are considered to be absolute minimum rates for seed applied using proper drill-seeding equipment.

If desired for wildlife habitat or landscape diversity, shrubs such as rubber rabbitbrush (*Chrysothamnus nauseosus*), fourwing saltbush (*Atriplex canescens*) and skunkbrush sumac (*Rhus trilobata*) could be added to the upland seedmixes at 0.25, 0.5 and 1 pound PLS/acre, respectively. In riparian zones, planting root stock of such species as American plum (*Prunus americana*), woods rose (*Rosa woodsii*), plains cottonwood (*Populus sargentii*), and willow (*Populus spp.*) may be considered. On non-topsoiled upland sites, a legume such as Ladak alfalfa at 1 pound PLS/acre can be included as a source of nitrogen for perennial grasses.

TS/PS-2 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common ^a Name	Botanical Name	Growth Season ^b	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alkalali Soil Seed Mix					
Alkali sacaton	<i>Sporobolus airoides</i>	Cool	Bunch	1,750,000	0.25
Basin wildrye	<i>Elymus cinereus</i>	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	<i>Agropyron riparium</i> 'Sodar'	Cool	Sod	170,000	2.5
Jose tall wheatgrass	<i>Agropyron elongatum</i> 'Jose'	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	<i>Agropyron smithii</i> 'Arriba'	Cool	Sod	110,000	5.5
Total					17.75
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	<i>Agropyron cristatum</i> 'Ephriam'	Cool	Sod	175,000	2.0
Dural hard fescue	<i>Festuca ovina</i> 'duriuscula'	Cool	Bunch	565,000	1.0
Lincoln smooth brome	<i>Bromus inermis</i> leysii 'Lincoln'	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	<i>Agropyron riparium</i> 'Sodar'	Cool	Sod	170,000	2.5
Arriba western wheatgrass	<i>Agropyron smithii</i> 'Arriba'	Cool	Sod	110,000	7.0
Total					15.5
High Water Table Soil Seed Mix					
Meadow foxtail	<i>Alopecurus pratensis</i>	Cool	Sod	900,000	0.5
Redtop	<i>Agrostis alba</i>	Warm	Open sod	5,000,000	0.25
Reed canarygrass	<i>Phalaris arundinacea</i>	Cool	Sod	68,000	0.5
Lincoln smooth brome	<i>Bromus inermis</i> leysii 'Lincoln'	Cool	Sod	130,000	3.0
Pathfinder switchgrass	<i>Panicum virgatum</i> 'Pathfinder'	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	<i>Agropyron elongatum</i> 'Alkar'	Cool	Bunch	79,000	5.5
Total					10.75
Transition Turf Seed Mix^c					
Ruebens Canadian bluegrass	<i>Poa compressa</i> 'Ruebens'	Cool	Sod	2,500,000	0.5
Dural hard fescue	<i>Festuca ovina</i> 'duriuscula'	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	<i>Lolium perenne</i> 'Citation'	Cool	Sod	247,000	3.0
Lincoln smooth brome	<i>Bromus inermis</i> leysii 'Lincoln'	Cool	Sod	130,000	3.0
Total					7.5

TS/PS-4 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

Seeding Dates	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1–March 15			✓	✓
March 16–April 30	4	1,2,3	✓	✓
May 1–May 15	4		✓	
May 16–June 30	4,5,6,7			
July 1–July 15	5,6,7			
July 16–August 31				
September 1–September 30		8,9,10,11		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

TS/PS-6 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

Temporary and Permanent Seeding (TS/PS) EC-2

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species ^a (Common name)	Growth Season ^b	Pounds of Pure Live Seed (PLS)/acre ^c	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5–10	½ - ¾
7. Sorghum	Warm	5–10	½ - ¾
8. Winter wheat	Cool	20–35	1 - 2
9. Winter barley	Cool	20–35	1 - 2
10. Winter rye	Cool	20–35	1 - 2
11. Triticale	Cool	25–40	1 - 2

^a Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

^b See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

^c Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

June 2012 Urban Drainage and Flood Control District TS/PS-3
Urban Storm Drainage Criteria Manual Volume 3

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season ^a	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	<i>Bouteloua gracilis</i>	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	<i>Schizachyrium scoparium</i> 'Camper'	Warm	Bunch	240,000	1.0
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm	Open sod	274,000	1.0
Sand dropseed	<i>Sporobolus cryptandrus</i>	Cool	Bunch	5,298,000	0.25
Vaughn sidecoats grama	<i>Bouteloua curtipendula</i> 'Vaughn'	Warm	Sod	191,000	2.0
Arriba western wheatgrass	<i>Agropyron smithii</i> 'Arriba'	Cool	Sod	110,000	5.5
Total					10.25
Heavy Clay, Rocky Foothill Seed Mix					
Ephriam crested wheatgrass ^d	<i>Agropyron cristatum</i> 'Ephriam'	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	<i>Agropyron intermedium</i> 'Oahe'	Cool	Sod	115,000	5.5
Vaughn sidecoats grama ^e	<i>Bouteloua curtipendula</i> 'Vaughn'	Warm	Sod	191,000	2.0
Lincoln smooth brome	<i>Bromus inermis</i> leysii 'Lincoln'	Cool	Sod	130,000	3.0
Arriba western wheatgrass	<i>Agropyron smithii</i> 'Arriba'	Cool	Sod	110,000	5.5
Total					17.5
^a All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.					
^b See Table TS/PS-3 for seeding dates.					
^c If site is to be irrigated, the transition turf seed rates should be doubled.					
^d Crested wheatgrass should not be used on slopes steeper than 6H to 1V.					
^e Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sidecoats grama.					

June 2012 Urban Drainage and Flood Control District TS/PS-5
Urban Storm Drainage Criteria Manual Volume 3

ALLOWABLE PLANT VARIETIES (SM)
(SEE DRAINAGE CRITERIA MANUAL, VOLUME 1, CHAPTER 14, TABLE 14–5)

SPECIES

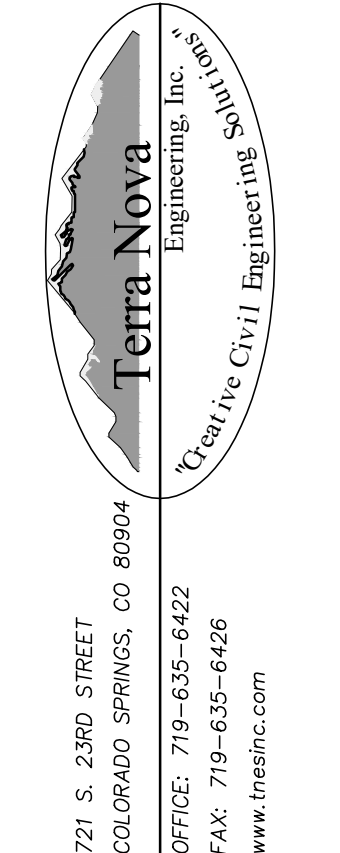
WESTERN WHEATGRASS (PASCOPYRUM SMITHII)
SWITCHGRASS (PANICUM VIRGATUM)
SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS)
PUBESCENT WHEATGRASS (TRIGIA INTERMEDIA SSP. TRICHOPHORUM)
INDIAN GRASS (ACHNATHERUM HYMENOIDES)
BIG BLUESTEM (POA AMPLA)
BLUE GRAMA (BOUTELOUA GRACILIS)
SWITCHGRASS (PANICUM VIRGATUM)
SIDE–OATS GRAMA (BOUTELOUA CURTIPENDULA)
NEEDLE AND THREAD (HESPEROSTIPA COMATA SSP. COMATA)

*SEED MIX SHOULD BE APPROVED BY THE CITY

REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED
BY THE APPLICABLE
REVIEWING AGENCIES,
THESE DRAWINGS ARE NOT
TO BE USED FOR ANY
CONSTRUCTION OR OTHER
PURPOSES DESIGNATED BY
THE CITY OF DENVER
WITHOUT WRITTEN
AUTHORIZATION.

PREPARED FOR:
JOHN DAVIS DESIGN GROUP
ATTN:
176 TALAMINE COURT, STE 100
COLORADO SPRINGS, CO 80907
719.528.1177



LOT 2, MONUMENT MARKET PLACE NORTH
GRADING & EROSION CONTROL PLAN
EROSION CONTROL DETAILS

DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	LD
H–SCALE	AS SHOWN
V–SCALE	N/A
JOB NO.	2495.00
DATE ISSUED	1/2/25
SHEET NO.	5 OF 5

NOTE: ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY LOCATIONS, INVERTS AND SIZES ARE APPROXIMATE ONLY AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. TIE IN POINTS SHALL BE POTHOLED AND LOCATIONS, INVERTS AND SIZES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

UTILITY SERVICE PLAN NOTES:

THE CONTRACTOR SHALL NOTIFY CHEROKEE METRO DISTRICT'S INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.

WASTEWATER:

2. SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
3. ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
4. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.

WATER:

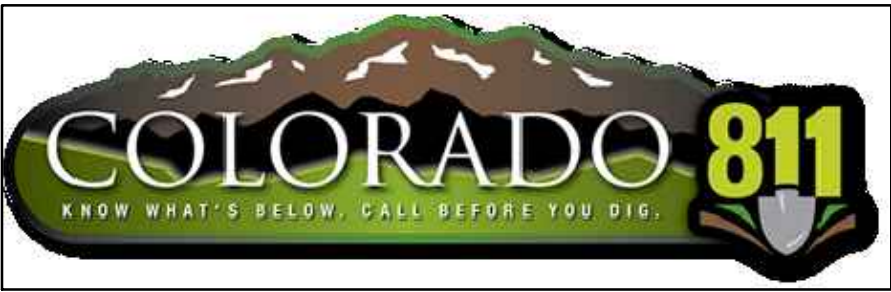
5. SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.
6. ALL TAPS ON THE METRO DISTRICT WATER MAINS SHALL BE PERFORMED BY THE METRO DISTRICT. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
7. ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY THE METRO DISTRICT.
8. ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
9. ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.

LOT 2, MONUMENT MARKET PLACE NORTH

WATER & UTILITY SERVICE PLAN

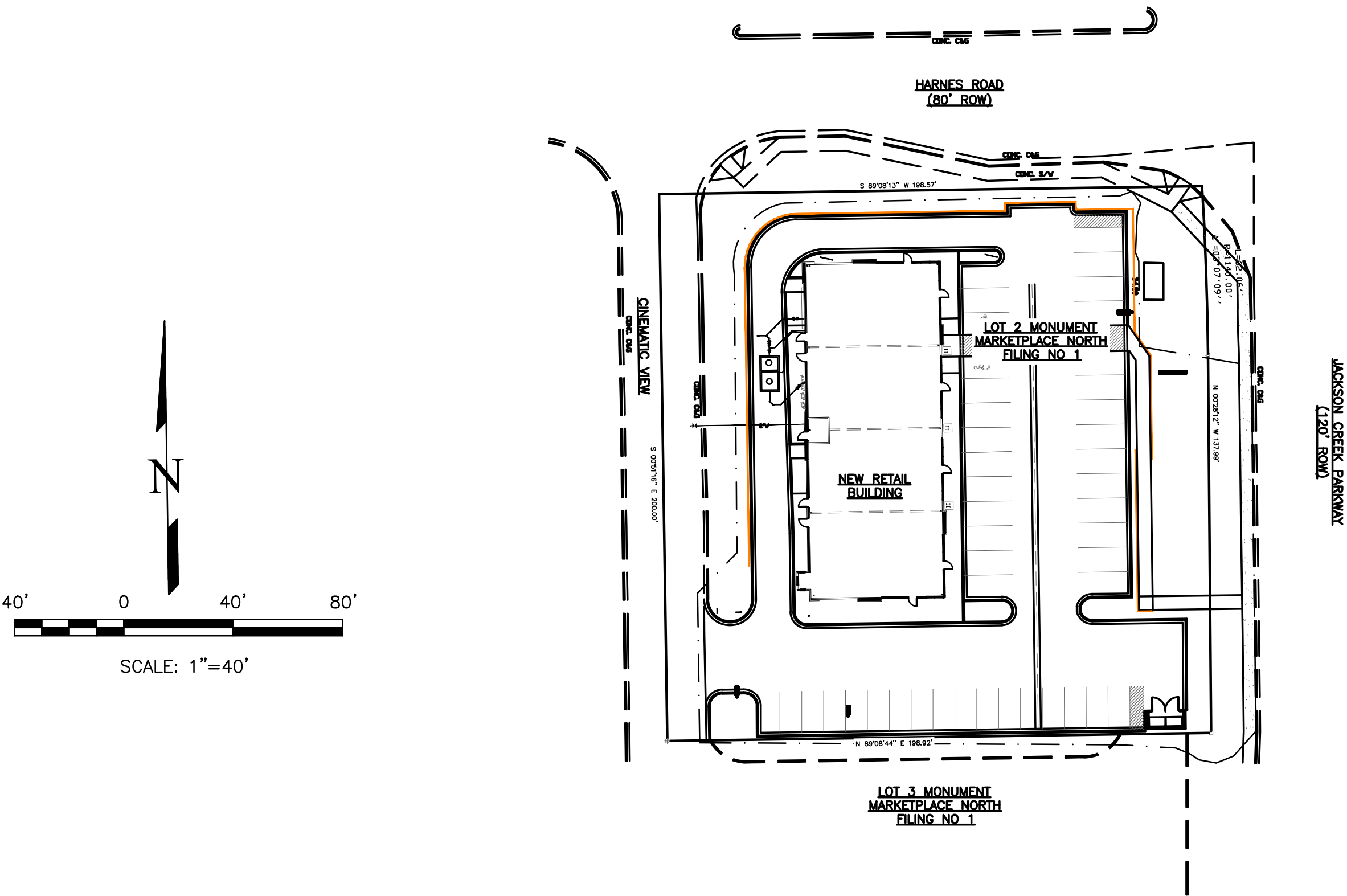
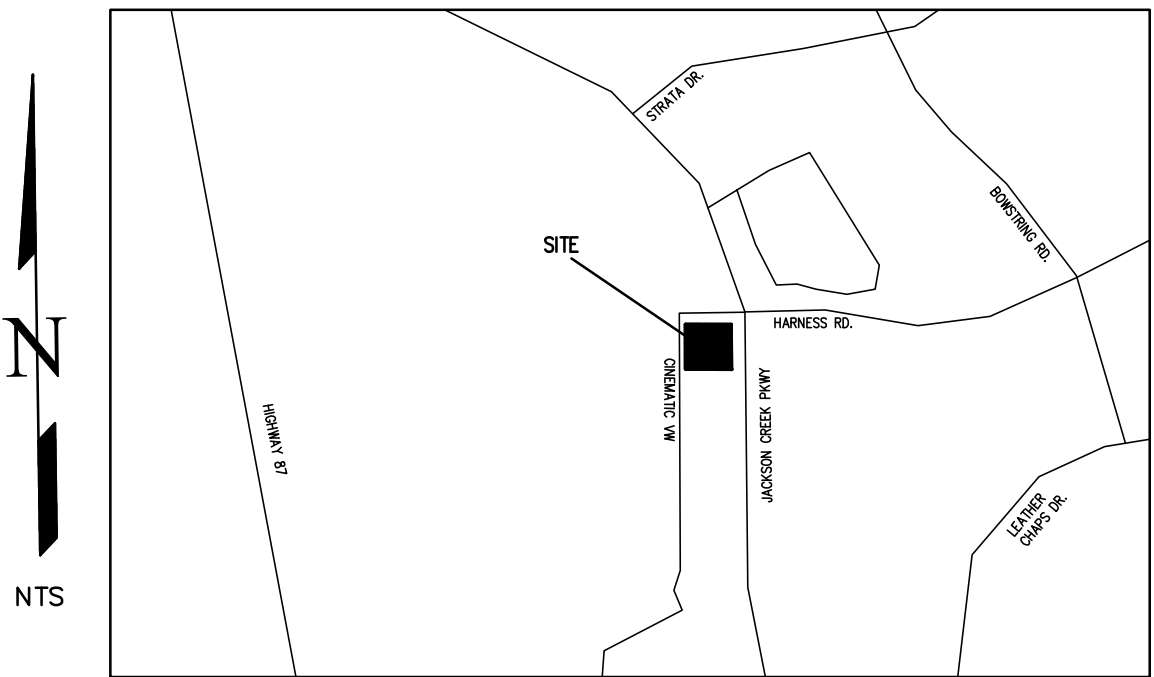
COVER SHEET

OCTOBER 2024



GENERAL NOTES

- ALL PUBLIC STREETS AND ROADS WILL BE DEDICATED TO THE TOWN OF MONUMENT.
- NO USES SHALL BE PERMITTED THAT WILL DEVELOPMENT TOXIC MATERIALS OR WASTE
- WATER AND WASTE WATER WILL BE PROVIDED BY THE TRIVIEW METROPOLITAN DISTRICT.
- ALL LOTS MUST RECEIVE SANITARY SEWER AND WATER FROM TRIVIEW METROPOLITAN DISTRICT SEPTIC TANKS ARE PROHIBITED.
- THE PRIVATE PROPERTY OWNERS WILL MAINTAIN ALL GROUND SIGNS.
- ALL PUBLIC STREETS WILL BE CONSTRUCTED TO THE TOWN OF MONUMENT STANDARDS.
- SIGNS REQUIRE SUBMITTAL OF A SEPARATE SIGN PERMIT TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
- PHASING OF DEVELOPMENT WILL CONSIST OF THE PUBLIC ROAD, PRIVATE NORTH-SOUTH MAIN DRIVE, AND UTILITIES IN SAID NORTH-SOUTH MAIN DRIVE IN THE FIRST PHASE, FOLLOWED BY THE PHASING ON A LOT BY LOT BASIS.
- ALL PARKING SPACES AND HANDICAPPED ACCESSIBLE PARKING SPACES ARE TO BE STRIPED TO THE TOWN OF MONUMENT STANDARDS.
- HANDICAPPED ACCESSIBLE RAMPS WILL BE PROVIDED FOR ACCESS FROM PARKING SPACES TO BUILDING ENTRANCES AND BE BUILT TO TOWN OF MONUMENT STANDARDS.
- SITE PLAN AND LANDSCAPE PLAN PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PUD SITE PLANS AND LANDSCAPE PLANS WILL CONFORM TO THE PROVISIONS OF THIS FINAL PUD PLAN.
- THE SURFACE OF ALL PARKING AREAS SHALL BE ASPHALT.
- THE BASIS FOR BEARING FOR THIS IS NGS POINT 'S 294-1952 LOCATED ON THE SOUTH SIDE OF HIGBY ROAD. APPROXIMATELY 200 FEET EAST OF THE INTERSECTION WITH HARNESS ROAD. ELEVATION 7116.72 FEET NAVD 88 DATUM.
- EXISTING ZONING PID TO BE REZONED TO PUD.
- EXISTING LAND USE IS UNDEVELOPED.
- THIS PROPERTY IS SHOWN TO LIE IN ZONE "X" (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN) ON THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE, PANEL NUMBER 08041C0278G, DATED DECEMBER 7, 2018, BASED ON NAVD 88 ELEVATION 7116.72 FEET NAVD 88 DATUM.
- THIS FINAL PUD WILL ESTABLISH PARKING STALLS FOR THE PROJECT AT 9 FEET WIDE BY 18 FEET IN LENGTH.
- ALL ROOF-TOP MECHANICAL EQUIPMENT WITH THE EXCEPTION OF SOLAR ENERGY DEVICES SHALL BE SCREENED FROM VIEW BY THE USE OF COMPATIBLE AND APPROPRIATE MATERIALS, ROOF TOP SCREENING WILL ONLY BE REQUIRED TO SCREEN EQUIPMENT FROM VIEWS AT THE FINISHED GRADE OF THE DEVELOPED BUILDING SITE OR THE EQUIVALENT GRADE ON THE ADJACENT PORTION ON CONTINUOUS BUILDING SITES. WHERE ROOF TOP MECHANICAL EQUIPMENT CANNOT BE SCREENED BECAUSE OF ELEVATION CHANGES OR HIGHER BUILDINGS IN THE VICINITY, THEN SCREENING ACCOMPANIED BY COMPATIBLE PAINTING OF EQUIPMENT IS PERMISSIBLE.



SITE ADDRESS

16577 CINEMATIC VIEW

PROJECT DESCRIPTION

DEVELOPMENT PLAN:
THE PROPOSED DEVELOPMENT IS FOR THE CONSTRUCTION OF A NEW 6,250 S.F. RETAIL BUILDING. THE SITE IMPROVEMENTS INCLUDE THE PARKING LOT, TRASH ENCLOSURE, SIDEWALKS, RETAINING WALL, AND LANDSCAPING AND THE BUILDING.

LEGAL DESCRIPTION

LOT 2, MONUMENT MARKETPLACE NORTH FILING NO. 1, IN THE TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

ZONING

PUD

CONSTRUCTION SCHEDULE

BEGIN GRADING: FALL 2024, END GRADING: WINTER 2025

CONTACT INFORMATION:

OWNER: MARBAL PROPERTIES LLC
3510 HARTSEL DRIVE
COLORADO SPRINGS, CO 80920

ARCHITECT: JOHN DAVIS DESIGN GROUP
176 TALAMINE COURT, STE 100
COLORADO SPRINGS, COLORADO 80907
(719) 528-1177

CIVIL ENGINEER: TERRA NOVA ENGINEERING, INC.
721 S. 23RD STREET
COLORADO SPRINGS, COLORADO 80904
L. DUCETT, P.E., (719) 635-6422

LANDSCAPE ARCHITECT: KHLA
2009 NORTH FRANKLIN STREET
COLORADO SPRINGS, COLORADO 80907
(719) 393-9393

ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENCE OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

L. DUCETT, P.E. #32339 DATE 1/7/2025
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

OWNER/DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER, HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

OWNER NAME, TITLE _____ DATE _____

BUSINESS NAME _____

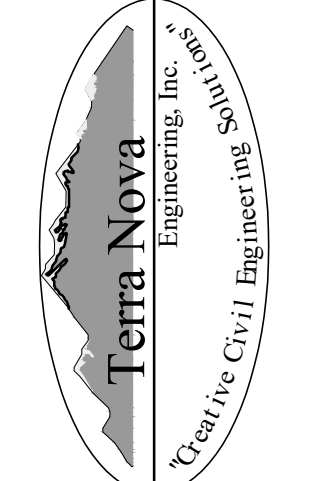
SHEET INDEX

COVER SHEET 1
UTILITY SERVICE PLAN 2

REVISE NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
JOHN DAVIS DESIGN GROUP
ATTN:
176 TALAMINE COURT, STE 100
COLORADO SPRINGS, CO 80907
719.528.1177



721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnecinc.com

LOT 2, MONUMENT MARKET PLACE NORTH

UTILITY SERVICE PLAN
COVER SHEET

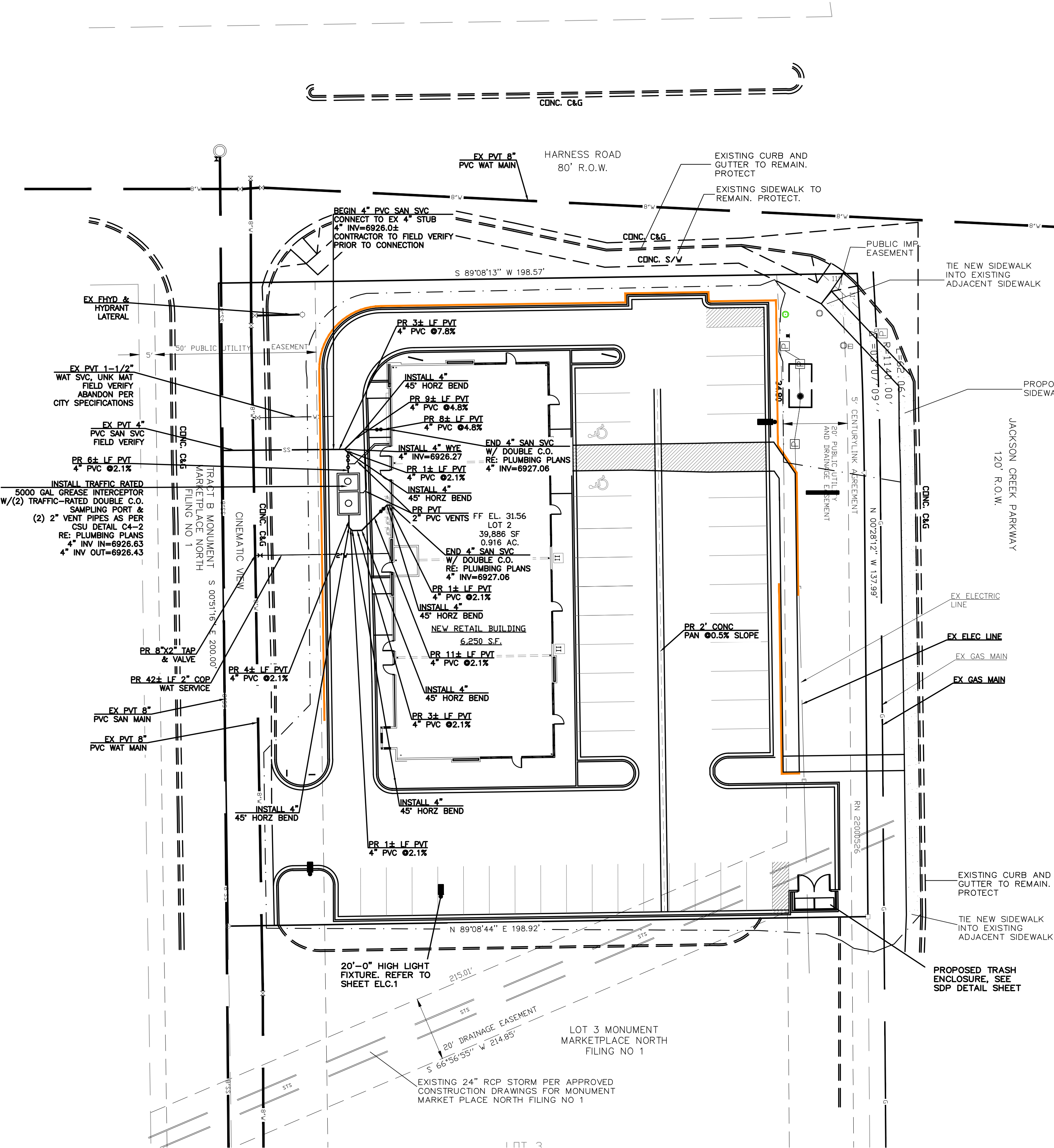
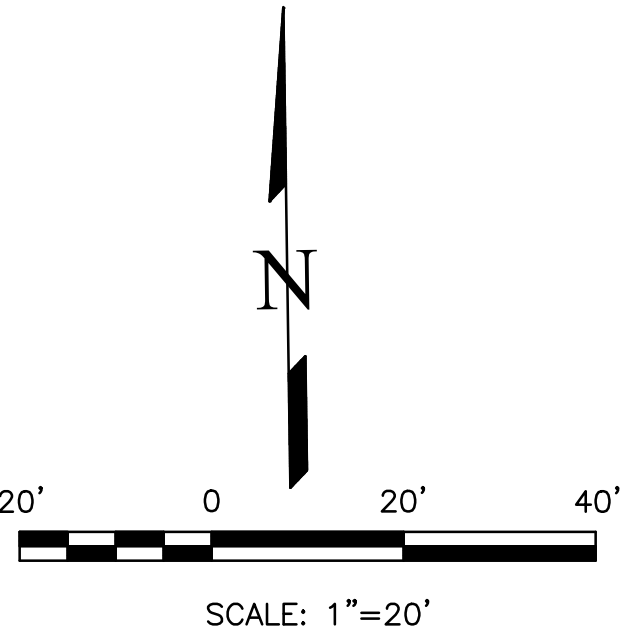
DESIGNED BY JS
DRAWN BY JS
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2495.00
DATE ISSUED 1/7/25
SHEET NO. 1 OF 2

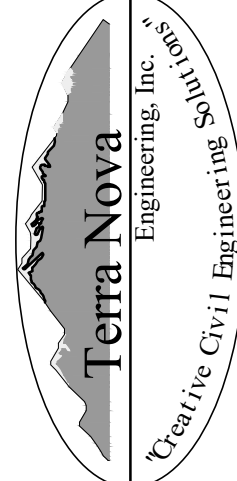
LOT 2, MONUMENT MARKETPLACE NORTH
PRELIMINARY UTILITY PLAN

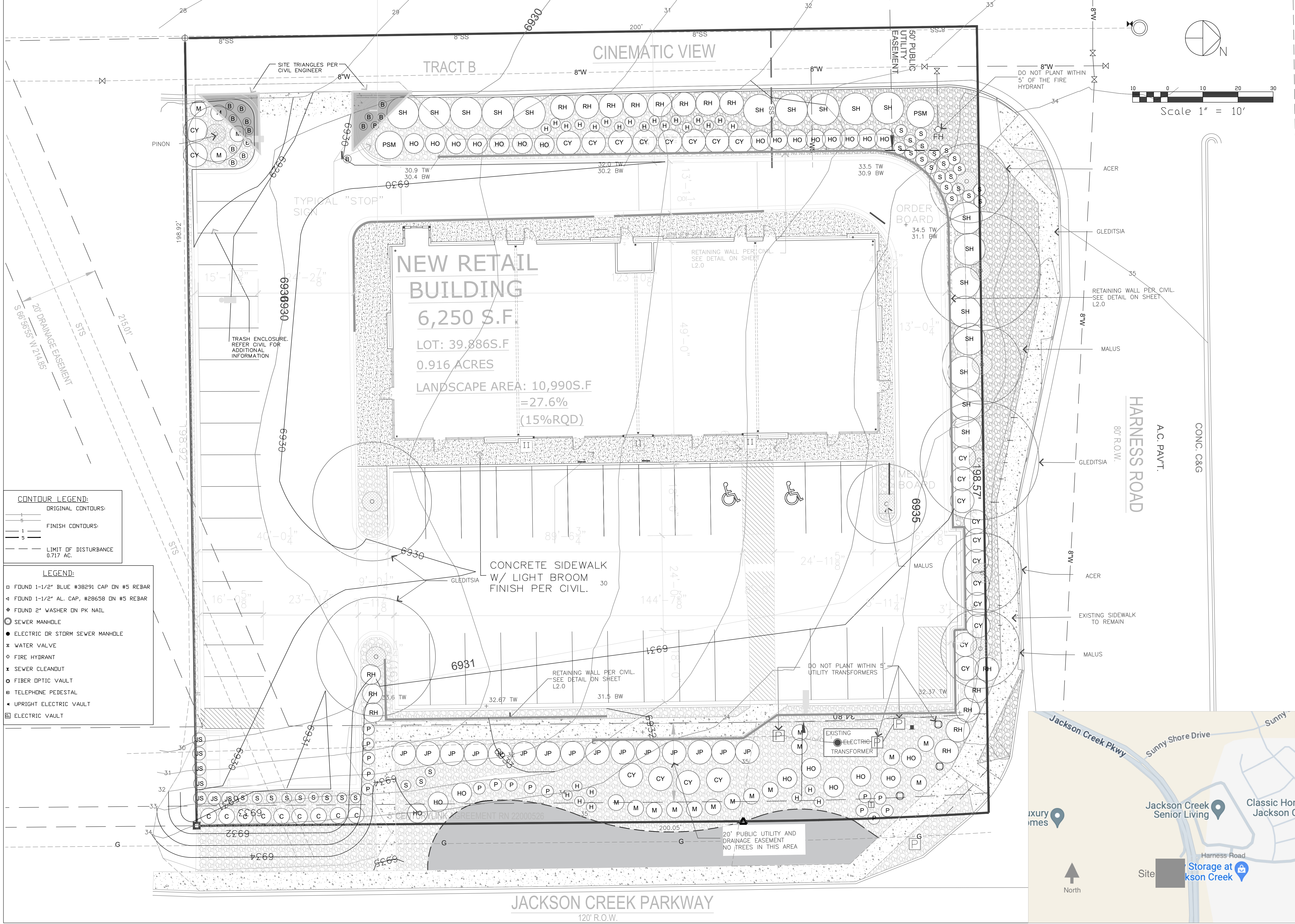
FEBRUARY 2025

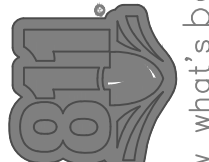
LEGEND

PROPERTY LINE	
REDUCER	
FIRE HYDRANT	
WATER LINE	
SEWER LINE	
STORM LINE	
OVERHEAD ELECTRICAL LINE	
CHAIN LINK FENCE	
WATER PLUG	
EXISTING CURB	
PROPOSED CURB	
PROPOSED WALL	
LIMITS OF DISTURBANCE	



REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION BY THE LOCAL AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED BY WRITTEN AUTHORIZATION.			
PREPARED FOR: JOHN DAVIS DESIGN GROUP ATTN: 176 TALAMINE COURT, STE 100 COLORADO SPRINGS, CO 80907 719.528.1177			
 Terra Nova Engineering, Inc. Certified Civil Engineer at 75			
721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tneshinc.com			
LOT 2, MONUMENT MARKETPLACE NORTH		PRELIMINARY UTILITY PLAN	
DESIGNED BY JF DRAWN BY JF CHECKED BY LD			
H-SCALE AS SHOWN V-SCALE N/A			
JOB NO. 2495.00 DATE ISSUED 2/20/25 SHEET NO. 1 OF 1			





Know what's below.
Call before you dig.



KRISTIN HEGGEM
200 N. Franklin St. Colorado Springs, CO 80901
WWW.KHLA.COM
719.339.9393

JACKSON CREEK PROJECT

Lot 2, Monument Marketplace North Fil.
No.1 Monument Colorado

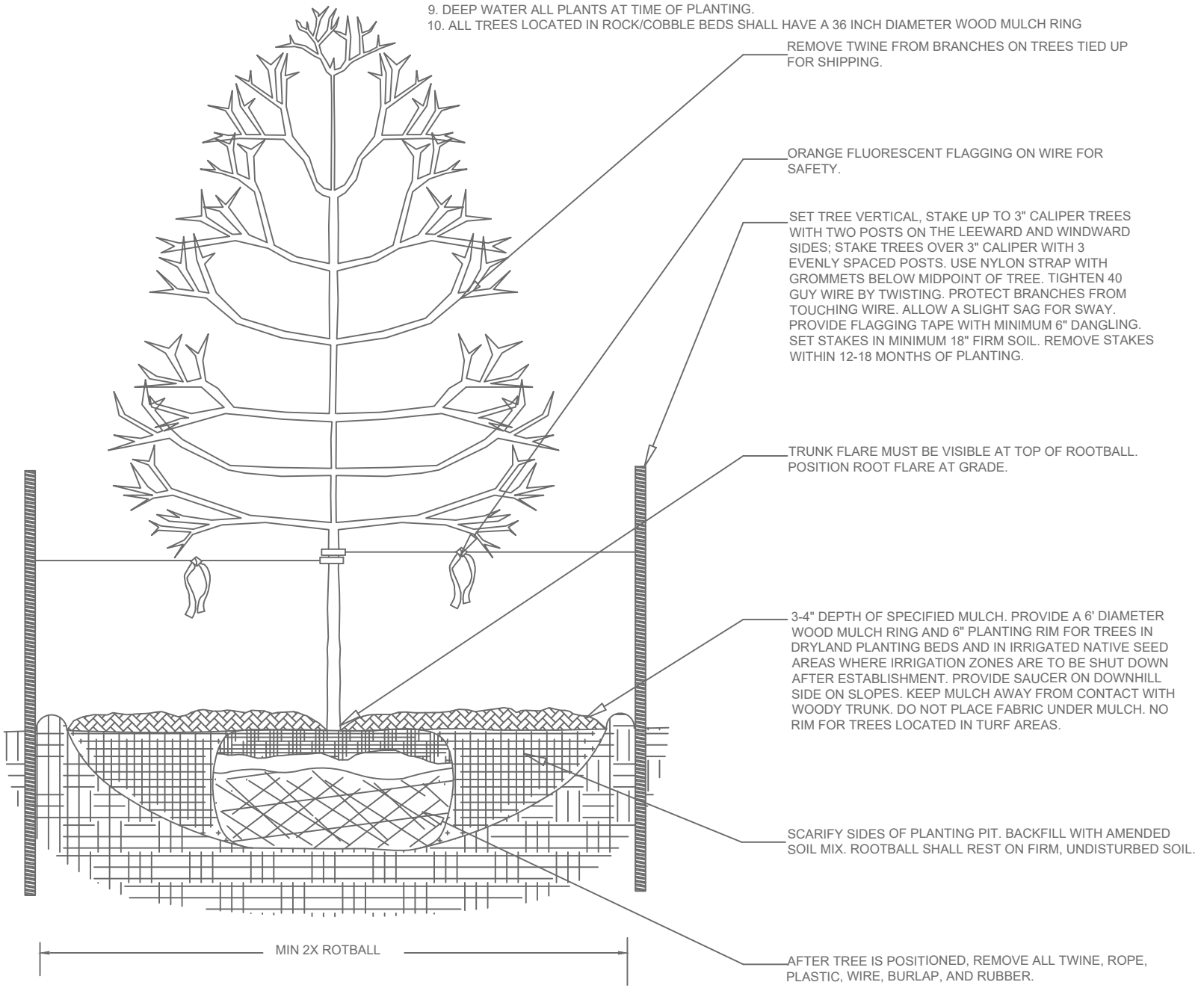
LANDSCAPE PLAN

NOT FOR CONSTRUCTION

DR. MAR	CH.	KH
P.M.	---	
DATE	02-25-2025	
JOB	23.16	
SHEET NO.	L1.0	

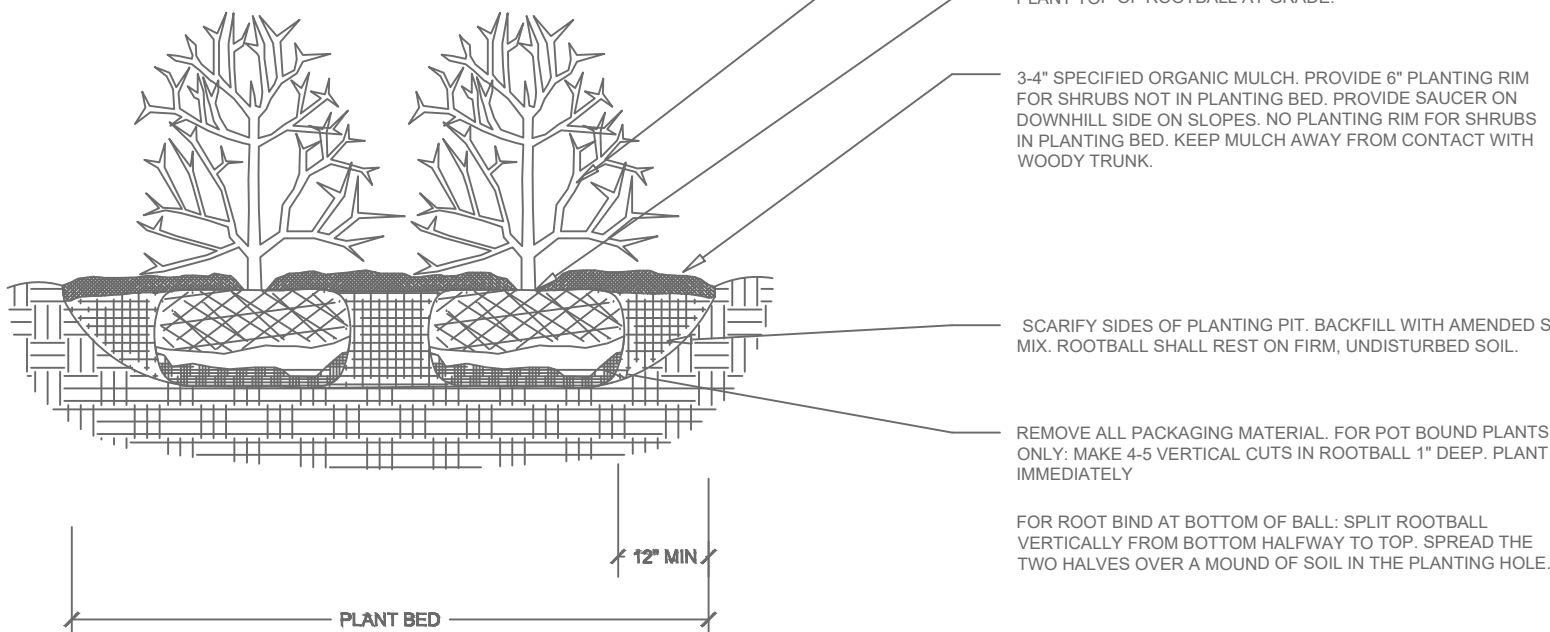
City file:

- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. 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.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE 10 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
7. IN WINTER WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK WITH ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.
10. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.

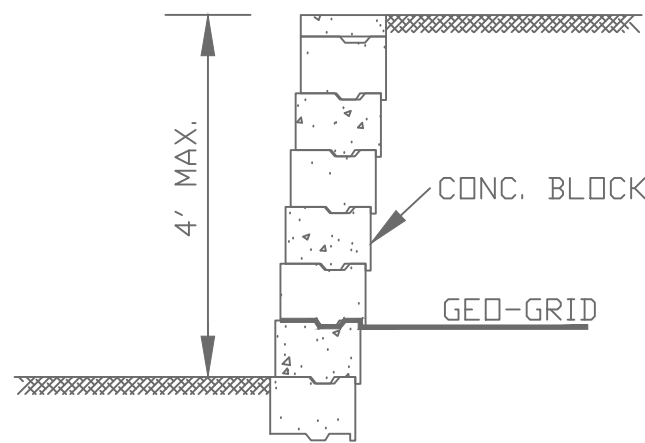


1 TREE PLANTING DETAIL
L2.0 NOT TO SCALE

- NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 10 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.
7. ALL SHRUBS LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 18 INCH DIAMETER WOOD MULCH/RINGING.



2 SHRUB PLANTING DETAIL
L2.0 NOT TO SCALE



3 WALL SECTION
L2.0 NOT TO SCALE

GENERAL NOTES

- CONTRACTOR SHALL VERIFY WITH LANDSCAPE ARCHITECT THAT PLANS ARE CURRENT AND APPROVED.
- WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLORADO SPRINGS.
- THESE PLANS ARE BASED ON IMPROVEMENT PLANS BY TWILIGHT DRAFTING LLC, DATED 3-9-14.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY/REQUIRED PERMITS AND PAY ALL RELATED FEES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED BY THE STATE OF COLORADO.
- THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF WORK, TO BE APPROVED BY THE OWNER PRIOR TO BEGINNING THE PROJECT. ALL WORK SHALL BE IN ACCORDANCE WITH SAID SCHEDULE.
- THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED PRIOR TO BEGINNING THE WORK, AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER, LANDSCAPE ARCHITECT, AND OTHER TRADES.
- THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE LANDSCAPE ARCHITECT SHOULD SUCH A CONDITION BE DISCOVERED.
- THE CONTRACTOR SHALL IMMEDIATELY UPON BEING AWARDED THE CONTRACT, MAKE ANY ARRANGEMENTS NECESSARY TO INSURE THAT ALL MATERIALS, CONNECTIONS, AND SUPPLIES WILL BE AVAILABLE WHEN NEEDED FOR THIS PROJECT.
- UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS PART OF THE CONTRACT WITH THE OWNER, PRIOR TO BEGINNING WORK, TO ACCOMMODATE ADDITIONS AND DELETIONS OF MATERIAL AND/OR LABOR.
- SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
- THE CONTRACTOR SHALL BE CHARGED FOR LANDSCAPE ARCHITECTS TIME WHEN OBSERVATIONS/AFFIDAVITS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT 100% READY UPON APPOINTMENT OR APPOINTMENT IS NOT KEPT. TIME WILL BE BILLED AT \$100.00 PER HOUR INCLUDING TRANSPORTATION TIME.
- AFFIDAVIT INSPECTION SHALL BE REQUESTED ONCE ALL WORK LISTED ON THE AFFIDAVITS (LANDSCAPE AND IRRIGATION) IS COMPLETED. PROVIDE LANDSCAPE ARCHITECT WITH COMPLETED AFFIDAVIT FORMS AT TIME OF REQUEST. CONTRACTORS COMPLETED FORMS WILL BE USED DURING THE SITE INSPECTION. IF WORK IS FOUND NOT TO COMPLY WITH SAID AFFIDAVIT, CONTRACTOR WILL BE BILLED AT \$80.00 PER HOUR INCLUDING TRANSPORTATION TIME FOR ALL ADDITIONAL AFFIDAVIT INSPECTIONS.
- COPIES OF RECEIPT/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
- THE LANDSCAPE ARCHITECT DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THE LANDSCAPE ARCHITECT DOES NOT DIRECT THE CONTRACTORS OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF OTHER PERSONNEL ON THE SITE. THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.

PLANT NOTES

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. LANDSCAPING WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.
- THE SOIL TYPE FOR THIS SITE IS 100% STAPLETON-BERNAL SANDY LOAM, PER THE USDA MAP.
- SOIL PREP AMENDMENTS, TILLING AND ANY NECESSARY DE-COMPACTION OR EXCAVATION WILL BE BASED ON A SOIL SAMPLE TEST TO BE DONE BY THE LANDSCAPE CONTRACTOR.
- PLANT INSTALLATION SHALL BE PER DETAILS AND IN CONFORMANCE WITH LANDSCAPE CODE OF THE CITY OF MONUMENT.
- PLANT SUBSTITUTIONS SHOULD NOT BE REQUIRED AND WILL NOT BE PERMITTED EXCEPT IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE WITHIN A 100 MILE RADIUS OF THE PROJECT. LANDSCAPE ARCHITECT WILL CHARGE CONTRACTOR FOR ANY TIME SPENT SOURCING PLANT MATERIAL. CONTRACTOR IS TO ACCEPT THIS AS PART OF HIS CONTRACT.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN PLANT COUNTS AND AREA TAKE-OFFS. AREAS PROVIDED ARE ESTIMATES AND ARE NOT TO BE USED TO ORDER SUPPLIES, MATERIALS, PLANTS, SEEDS, ETC.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVERSE ANY PLANT SELECTION AS NECESSARY.
- PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL CONTRACTOR SHALL VERIFY THE AVAILABILITY OF WATER TO THE SITE.
- IMMEDIATELY UPON AWARD OF THE CONTRACT, THE CONTRACTOR SHALL LOCATE, ORDER AND PURCHASE/HAVE HELD, ALL SPECIFIED PLANTS.
- PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED EXCEPT WHERE SPECIFICALLY NOTED.
- AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE WILL HAVE AN IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING COMMON AND BOTANICAL NAMES AND ONE TAG SHALL REMAIN ON EACH SPECIES UNTIL AFFIDAVIT INSPECTION.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED, DEVELOPED AND IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1964-TITLE 35, ARTICLE 28, OR 1974 (E.C. LANDSCAPE NURSERY ACT) AND AMERICAN STANDARD OF NURSERY STOCK.
- PLANTS MAY BE RECEIVED AT ANY TIME BY THE OWNER OR LANDSCAPE ARCHITECT DUE TO CONDITION, FORCE, DAMAGE OR FAILURE TO MEET SPECS ANYTIME BEFORE OR AFTER PLANTING. WILTED PLANT MATERIAL SHALL NOT BE PLANTED.
- THE CONTRACTOR SHALL IMPORT AND PLACE 3 YARDS PER 1000 SQ. FT. OF CLASS 1 COMPOST OVER ALL NEW SHRUB AREAS AND 2 YARDS PER 1000 SQ. FT. OF CLASS 1 COMPOST OVER ALL NEW SEEDED AREAS. ANALYSIS AND SOURCE TO BE APPROVED BY LANDSCAPE ARCHITECT. ROTOTILL TO A DEPTH OF 6". PROTECT FROM COMPACTION AND CONSTRUCTION TRAFFIC.
- PRIOR TO SEEDING, FINE GRADE AND/OR ROLL THE SURFACE TO REMOVE ANY IRREGULARITIES.
- GRASS AREAS SHALL BE SEEDDED WITH A GRASS MIX AS SPECIFIED. SOIL PREP AND SEEDING METHODS ARE PER CITY OF COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 5, DATED 12/2020. REFER TO SEED MIX TABLE, FERTILIZE AND WATER PER SUPPLIERS RECOMMENDATIONS.
- TIMING OF SEED APPLICATION SHALL BE PER SUPPLIERS RECOMMENDATIONS (CLIMATE AND ELEVATION RELATED).
- SEEDED AREAS TO MEET ALL CITY OF COLORADO SPRINGS STANDARDS, MUST BE SEEDDED WITHIN 60 DAYS OF THE DATE SEEDS ARE SPOTS. SEEDING AREAS ARE TO BE MONITORED FOR WEEDS WEEKLY TO AVOID WEED FLOWER/SEED-HEAD DEVELOPMENT. HAND PULL ALL WEEDS REMOVED AS MUCH ROOT AS POSSIBLE. NO HERBICIDE USE DURING THE FIRST 2 YEARS AFTER SEEDING. ONLY USE HERBICIDES RECOMMENDED BY SEED SUPPLIER AFTER 2 YEARS.
- SEEDER AREA SUCCESS CAN NOT BE DETERMINED UNTIL THE END OF THE 2ND GROWING SEASON. FINANCIAL ASSURANCE WILL ONLY BE RELEASED AFTER THIS TIME IF ALL TOWN OF MONUMENT SPECIFICATIONS HAVE BEEN MET.
- SEEDER AREAS ARE INTENDED TO BE UN-MOWED, LEAVING GRASSES TO GROW FULL HEIGHT TO PROVIDE HABITAT FOR BENEFICIAL INSECTS. MOWING SHOULD ONLY BE ALLOWED AFTER SEPTEMBER.
- EROSION CONTROL BLANKET SHALL BE APPLIED TO SEEDER AREAS WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS.
- PLANTS SHALL BE PROTECTED AGAINST THEFT, HEAT, SUN WIND, FROST AND PHYSICAL DAMAGE WHILE BEING TRANSPORTED AND HELD AT THE SITE. USE ANTI-DESICCANT SPRAY AS NECESSARY. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN ONE DAY.
- PLANTS SHALL BE ACCLIMATED FOR THE CONDITIONS OF THEIR ULTIMATE USE AND LOCATION.
- PLANT ROOT BALL SHALL NOT BE DAMAGED DURING PLANTING PROCESS. 888 ROOT BALLS SHALL BE PROTECTED FROM DRYING BY COVERING WITH MULCH AND WATERING AS NECESSARY WHILE AWAITING TO BE PLANTED.
- ALL ROCK 1" + AND DEBRIS SHALL BE REMOVED FROM PLANTING AREAS AND THEN FROM THE SITE.
- SOIL PREPARATION SHALL BE BASED ON SOIL ANALYSIS TO BE DONE BY CONTRACTOR AFTER ROUGH GRADING. A SEPARATE LAB TEST IS REQUIRED FOR EACH TYPE OF PROPOSED LANDSCAPING (IE: SHRUBS, NATIVE SEED). THE SOIL LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLING ANY LANDSCAPING.
- CONTRACTOR TO SUBMIT ALL AMENDMENT QUANTITY RECEIPTS TO OWNER FOR APPROVAL AT THE TIME OF AMENDING AND TO THE LANDSCAPE ARCHITECT BEFORE AFFIDAVIT INSPECTION.
- CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL AND MULCH.
- PRUNE PLANTS DURING INSTALLATION TO REMOVE BROKEN BRANCHES OR AS DIRECTED BY LANDSCAPE ARCHITECT. RETAIN THE NATURAL HABITUS/SHAPE OF THE PLANT. DO NOT PRUNE CENTRAL LEADER.
- CIRCULAR ROOT SYSTEMS OF CONTAINER STOCK SHALL BE SCARIFIED ON THE SIDES PRIOR TO PLANTING.
- PLANTING PITS FOR TREES AND SHRUBS SHALL BE NO LESS THAN TWICE THE DIAMETER AND THE SAME DEPTH AS THE ROOTBALL, PER DETAIL.
- ALL PLANTS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND THE BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF THE BALL, THEN THOROUGHLY SOAK WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND THE BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF THE PIT SHALL THEN BE BACKFILLED ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- ALL UTILITY VAULTS, TRANSFORMERS, POLES, HYDRANTS, ETC. AND STREET LIGHTS SHALL HAVE A 5' CLEARANCE AROUND THEM PER MONUMENT GUIDELINES.
- CONTRACTOR SHALL FERTILIZE ALL PLANTS, SEED AND SOD AS NECESSARY, WATER IMMEDIATELY AFTER APPLICATION FERTILIZER CONTAINING IRON SHALL BE KEPT OFF ALL HARDSCAPE. PROVIDE OWNER WITH RECEIPTS FOR FERTILIZER TYPE AND QUANTITY USED.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTED AREAS IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE INSTALLATION PERIOD. ALL WEEDS SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
- TREE TRUNKS SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC LINES AND 10' FROM ANY GAS LINES RATED 150PSI OR GREATER. TREES TRUNKS SHALL BE 15' FROM ANY SEWER OR WATER MAINLINE. CONTACT UTILITY LOCATORS AT (800) 822-1987 BEFORE DIGGING.
- TREES SHALL NOT BE LOCATED WITHIN ANY UTILITY EASEMENT. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH THE GENERAL CONTRACTOR PRIOR TO PLANTING.
- TREE STAKING/GUYS SHALL BE DONE PER DETAIL AT THE CONTRACTORS DISCRETION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE STABILITY FOR THE LENGTH OF GUARANTEE PERIOD.
- WHERE RABBITS, VOLES OR GOPHERS ARE PRESENT, TREE TRUNKS, AND LOWER SHRUB BRANCHES TO BE PROTECTED WITH 12"x12" WVM CAGES.
- TREE STAKES SHALL BE STRAIGHT GRAINED LOGPOLE PINE, AND TREE TIES SHALL BE SUPER TREE TIE BY ARTHUR ENTERPRISES OR EQUAL.
- WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. IN AREAS WITH DEER, TREE TRUNKS SHALL ALSO BE WRAPPED WITH PROTECTIVE ARBOR TAPE SUCH AS TREE ARMOR PLUS.
- THE CONTRACTOR SHALL PERFORM A PERCOLATION TEST FOLLOWING THE ROUGH GRADING TO DETERMINE IF A SUBSRAIN, AUGURED HOLE AND/OR AERATION PIPES ARE REQUIRED. STEPS: 1. IDENTIFY A TYPICAL LOCATION OF A #15 OR LARGER PLANT AND EXCAVATE THE PIT PER DETAIL. 2. FIL THE PIT TO A DEPTH OF 12" WITH WATER, AND MEASURE THE TIME REQUIRED FOR THE WATER TO PERCOLATE INTO THE SOIL, LEAVING THE PIT EMPTY. 3. WITHIN SIX HOURS FROM WHEN THE PIT EMPTIED, FILL THE PIT AGAIN TO A DEPTH OF 12" AND MEASURE THE TIME REQUIRED FOR THE WATER TO PERCOLATE IN TO THE SOIL, LEAVING THE PIT EMPTY. IF IT IS OVER 9 HOURS, A DETERMINATION WILL BE MADE BY THE OWNER AS TO WHETHER OR NOT A DRAINAGE SYSTEM TO EACH #15 AND LARGER SHRUB/TREE WILL BE REQUIRED (AT ADDITIONAL EXPENSE TO THE OWNER).
- IF AN AUGURED HOLE IS NEEDED, A 12" DIAMETER OR LARGER HOLE SHALL BE AUGURED TO A DEPTH OF 9" BELOW THE BOTTOM OF THE PLANTING PIT, AND FILLED WITH CLEAN COARSE SAND. COVER AND SECURE FILTER FABRIC OVER THE TOP OF THE SAND BEFORE INSTALLING THE PLANT IN THE PIT.
- REMOVE TREE STAKES, GUYS, TRUNK WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER THE COMMENCEMENT OF THE PLANTING INSTALLATION.
- AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANTS NOT IN HEALTHY CONDIION DURING THE ONE-YEAR-WARRANTY PERIOD SHALL BE REPLACED IN A TIMELY MANNER, AS PER THE ORIGINAL SPECIFICATION, FREE OF CHARGE TO THE OWNER.
- ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST LOCATIONS PRIOR TO INSTALLING PLANTS AS NECESSARY TO AVOID CONFLICTS WITH UNFORESEEN ELEMENTS OR ELEMENTS ADDED DURING CONSTRUCTION.
- TREES 1.5" CALIPER AND LARGER ARE TO BE INSTALLED BEFORE IRRIGATION MAINLINES AND LATERAL LINES INSTALLED.
- PLANT MATERIALS OVER 30" HEIGHT SHALL NOT ENCROUGH INTO ANY SIGHT VISIBILITY TRIANGLES.

MAINTENANCE AND ROW NOTES

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THEIR ASSIGNS.
- ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.

CONSTRUCTION NOTES

- IT IS THE INTENT THAT ALL IMPROVEMENTS SHALL BE CONSTRUCTED, ASSEMBLED AND INSTALLED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE STANFORD WORKMANLIKE STANDARDS. IMPROVEMENTS SHALL BE COMPLETE IN EVERY RESPECT AND SHALL BE LEFT READY FOR ITS INTENDED USE AND/OR OPERATION BY THE OWNER.
- VERIFY EXISTING CONDITIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- WEED FABRIC TO BE DEWITT WEED BARRIER PRO 3.250Z BROWN; AMERICAN EXCELSIOR POLYSPUN XL, DUPONT TYPAR 3341 OR MIRAFI MIRASCAPE.
- 4" HT. X 3/16" ROLLED-TOPT GALVANIZED STEEL EDGING TO BE INSTALLED FLUSH AT GRADE IN BETWEEN GRASS AND SHRUB BEDS. AVOID BROKEN-BACK CURVES AND LONG TANGENTS BETWEEN CURVES.
- ALL EXISTING TOPSOIL IS TO BE STRIPPED AND STOCKPILED FOR USE IN THE PROPOSED LANDSCAPE. ALL STOCKPILED SOIL MUST BE FREE OF WEEDS, ROCKS, AND DEBRIS BEFORE REAPPLICATION. SEE CIVIL DRAWINGS FOR LOCATION OF THE STOCKPILE.
- ALL SHRUB AREAS NOTED WITH ROCK MULCH SHALL RECEIVE A 4" LAYER OF 2-4" BLUE GREY ROCK MULCH OVER WEED FABRIC (SEE CONSTRUCTION NOTES). PROVIDE SAMPLE FOR APPROVAL.
- ALL SHRUB AREAS NOTED WITH DARK MULCH SHALL RECEIVE A 4" LAYER OF GORILLA HAIR / DARK BROWN WOOD MULCH (NO WEED FABRIC). PROVIDE SAMPLE FOR APPROVAL.

GRADING AND DRAINAGE NOTES

- EXISTING GRADES AND SPOT ELEVATIONS ARE BASED ON INFORMATION SHOWN ON PLANS BY OLIVER WATTS DATED 12-24-23. VERIFY EXISTING CONDITIONS IN THE FIELD, CEASE WORK, AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT AND ALL OTHER PARTIES UNTIL A SOLUTION IS AGREED UPON BY ALL PARTIES.
- KILA LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO BUILDINGS, WALKS, CURBS, WALLS AND/OR SITE DUE TO IMPROPER GRADING AND/OR DRAINAGE.
- PROPOSED GRADING CHANGES SHALL BE AS GRADUAL AS POSSIBLE. FEATHER INTO EXISTING GRADES.
- PROPOSED EARTH MOUNDING SHALL BE A MAXIMUM OF 3:1.
- EASE TOP AND TOE OF ALL EXISTING SLOPES.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MINIMUM FOR 5' MINIMUM), AND FROM ALL LANDSCAPED AREAS ON THE SITE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING IN PLANTING AREAS ON SITE TO A DEPTH OF 0.1" (ONE TENTH OF A FOOT), OF THE FINISH GRADES SHOWN ON THIS DRAWING.
- FINISH GRADES SHALL BE 1" BELOW CONCRETE PAVING, EDGINGS AND CURBS IN LAWN AREAS; 3" BELOW CONCRETE PAVING, EDGINGS AND CURBS IN SHRUB AREAS; AND 6" BELOW FINISH FLOOR ELEVATIONS IN AREAS ADJACENT TO FLOOR SLABS AND ALONG WATER-PROOFING LINE ON BASEMENT WALLS.
- PROVIDE LOCALIZED LOW SPOTS IN SOLID EDGINGS AND/OR PERFORATED EDGING IN ORDER TO PROVIDE POSITIVE DRAINAGE. MINIMIZE PERFORATED EDGING ALONG LAWN/NATIVE GRASS.
- FINISH GRADE SHALL BE 2" BELOW TOPS OF WALLS AND RAISED PLANTERS, AND 2" BELOW THE RIMS OF CONTAINERS/FLOWER POTS.
- TOP SOIL FOR EARTH MOUNDING SHALL BE A SANDY LOAM AS APPROVED BY LANDSCAPE ARCHITECT. SUBMIT SPECS PRIOR TO IMPORTING.
- PROVIDE EROSION CONTROL BLANKETS OR EQUAL ON SEEDER AREAS. SECURE BLANKETS TO SOIL PER MANUFACTURERS RECOMMENDATIONS.
- EROSION CONTROL BLANKET SHALL BE 100% AGRICULTURAL STRAW WITH PHOTODEGRADABLE NETTING ON BOTH SIDES.
- SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS. THE SOIL WITHIN THE PLANTER ISLAND SHALL BE REMOVED TO A DEPTH OF THIRTY INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
- TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.
- SOIL AMENDMENTS, TILING AND ANY NECESSARY DE-COMPACTION OR EXCAVATION WILL BE BASED ON A SOIL SAMPLE TEST TO BE DONE BY THE CONTRACTOR PRIOR TO THE START OF WORK.

Plant Schedule

Deciduous Trees	Qty	Botanical Name / Common Name	Planting Container Size	Mature Plant size	Code Requirements
1	2	Acer tartaricum 'Hotwings' / Hotwings Tartarian Maple	1.5' caliper	20'x20'	(2) Street
2	5	Gleditsia 'Northern Acclaim' / Northern Acclaim Honeylocust	1.5' caliper	40'x30'	(3) Street / (2) Parking 2 parking lot trees req'd
3	3	Malus 'Spring Snow' / Spring Snow Crabapple (fruitless)	1.5' caliper	20'x20'	(2) Street/ (1) Interior
Total Trees	10	2 parking lot trees req'd (1/20 spaces, 43 spaces provided) and 2 trees are provided, 7 interior trees req'd (1 tree/2000 SF) and 1 tree are provided, 20 street trees req'd (1 tree/30 LF, 598.82 LF shown) and 6 trees are provided with >140 shrub substitutes (10 shrubs/tree). Easement along Cinematic View prevents tree planting. Easement and gas line along Jackson Creek prevent tree planting. Easement that crosses south property line limits tree planting.			
Evergreen Shrubs	Qty	Botanical Name / Common Name	Planting Container Size	Mature Plant size	Code Requirements
JP	15	Juniperus x media 'Pfitzeriana Compacta' / Compact Pfitzer Juniper	5	4'x6'	Parking Lot screening 2/3 length
JS	7	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5	15'x3'	Trash enclosure screening
PSM	2	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	5	4'x7'	
Deciduous Shrubs					
C	9	Caryopteris clandensis / Blue Mist Spirea	5	3'x4'	
Cy	29	Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	5	4'x6'	
Ho	26	Holodiscus dumosus / Rock Spirea	5	5'x5'	
Rh	18	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	5	1'x6'	
SH	18	Symphocarpus x chenaultii 'Hancock' / Hancock Coralberry	5	2'x8'	
Total Shrubs	156				
Perennials	Qty	Botanical Name / Common Name	Planting Container Size	Mature Plant size	Code Requirements
M	17	Mirabilis multiflora / Desert 4 o'clock	1	1'x4'	
P	14	Penstemon pseudospectabilis / Desert Penstemon	1	2'x2'	

Ornamental Grass					
B	14	Betoula gracilis 'Blonde Ambition' / Blonde Ambition Grama Grass	1	2'x2'	
H	25	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1	2'x2'	
S	35	Schizachrium scoparium 'Blaze' / Blaze Bluestem Grass	1	3'x2.5'	
Total Grass Perennials &		105			

Groundcover Schedule			
Groundcover Symbol	Qty	Description	Notes
	9015 s.f.	2-4" Blue Grey River Rock	4" Depth over Mirafi
	1660 s.f.	1.5" Blue Grey River Rock	4" Depth over Mirafi
	315 s.f.	Gorilla Hair bark mulch	4" depth (no Mirafi)

Req'd Soil Amendments & Fertilizers						
Ground Plane Treatment	Class 1 OM Soil Amendment	Nitrogen (15-20 ppm)	Phosphorus (10-15 ppm)	Potassium (5-200 ppm)	Other (K, Zn, Fe, Mn, B, Cu & Biosol)	E.C., Salt or Ph Treatment
Shrub Beds	3 Cu. yd./100 sf	tdt	tdt	tdt	tdt	tdt
Soil Amendment Mix and Supplier: Class 1 Compost from Rocky Top Resources						



JACKSON CREEK PROJECT
Lot 2, Monument Marketplace North Fil.
No.1 Monument Colorado
LANDSCAPE PLAN

NOT FOR CONSTRUCTION

DR. MAR CH. KH

P.M. --

DATE 02-24-2025

JOB 23.16

SHEET NO.

City file:

L2.0

PLANS ARE DIAGRAMMATIC: PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT MANAGER PRIOR TO MAKING RANDOM FIELD CHANGES WHICH ALTER THE INTENT OF THE DESIGN.

B. SCOPE OF WORK TO BE PROVIDED AND INSTALLED BY IRRIGATION SYSTEM CONTRACTOR TO INCLUDE BUT MAY NOT BE LIMITED TO:

1. PROVISION AND INSTALLATION OF ALL EQUIPMENT REQUIRED PER THE DRAWINGS, EQUIPMENT SCHEDULE AND SPECIFICATIONS, INCLUDING ALL MISCELLANEOUS INCIDENTAL EQUIPMENT, WHETHER INDICATED OR NOT, BUT WHICH MAY BE REQUIRED TO RESULT IN A COMPLETE AND OPERABLE IRRIGATION SYSTEM (FROM P.O.C.)
2. OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO INSTALL AND COMPLETE THE WORK AS SHOWN ON THESE PLANS.
3. COORDINATION AND INSTALLATION OF ALL SUBSURFACE SLEEVES AS INDICATED ON THE DRAWINGS.
4. FLAGGING OF ALL SPRINKLER HEAD AND CONTROL ZONE VALVE LOCATIONS, AND MARKING OF ALL MAINLINE AND LATERAL PIPELINE LOCATIONS FOR INSPECTION AND APPROVAL BY THE PROJECT MANAGER PRIOR TO TRENCHING AND EXCAVATING.
5. TESTING FOR STATIC WATER PRESSURE AT POINT OF CONNECTION AND DETERMINING ADEQUACY FOR USE PRIOR TO COMMENCING WORK DOWNSTREAM OF POINT OF CONNECTION. INADEQUATE PRESSURE OF FLOW SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER AND DEFICIENCIES SHALL BE CORRECTED PRIOR TO COMMENCEMENT OF WORK DOWNSTREAM OF THE POINT OF CONNECTION. FAILURE TO TEST AND VERIFY ADEQUACY OF THE STATIC PRESSURE OR FLOW AND DETERMINING FEASIBILITY OF OPERATION AS INTENDED BY DESIGN PRIOR TO COMMENCEMENT OF WORK DOWNSTREAM OF THE POINT OF CONNECTION SHALL NOT PRECLUDE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO PROVIDE OPTIMUM COVERAGE OF ALL IRRIGATED AREAS AS INTENDED BY DESIGN AT THE CONTRACTOR'S EXPENSE.
6. PROVISION AND INSTALLATION OF ALL CONTROLLERS, CABINETS, PEDESTAL MOUNTINGS, CONCRETE PADS, WIRE CHASES/SWEEPS, POWER SUPPLY (IF SPECIFIED), WATER TAP (IF DOWNSTREAM OF P.O.C.) AND ANY OTHER CONTROLLER RELATED EQUIPMENT AS MAY BE REQUIRED BY THE DRAWINGS AND SPECIFICATIONS. INSTALLER IS RESPONSIBLE FOR MAKING ALL LOW VOLTAGE WIRING CONNECTIONS FROM THE REMOTE CONTROL VALVES TO ALL CONTROLLERS AND FOR CORRECT SEQUENCING OF ALL VALVE OPERATION INDICATED IN THE CONTROL ZONE VALVE SCHEDULE.
7. ACTIVATION OF ALL IRRIGATION SYSTEMS AND ADJUSTMENT OF ALL FLOW CONTROLS AND NOZZLES FOR OPTIMUM PERFORMANCE AND COVERAGE AS INTENDED BY DESIGN WITH MINIMAL OVERLAP ONTO PAVEMENTS AND/OR STRUCTURES. INSTALLER IS RESPONSIBLE FOR ALL ADJUSTMENTS TO NOZZLES, RISERS, FLOW CONTROLS, ETC., PRIOR TO REQUEST FOR INSPECTION BY THE PROJECT MANAGER. ALL ZONES SHALL HAVE BEEN PROGRAMMED AND PERMITTED TO OPERATE AUTOMATICALLY VIA CONTROLLERS THROUGH AT LEAST TWO (2) COMPLETE CYCLES FOR A PERIOD OF NOT LESS THAN 24 HOURS PRIOR TO INSPECTION BY PROJECT MANAGER.
8. DEMONSTRATION OF OPERATION OF SYSTEM IN AN AUTOMATIC MODE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, THE PROJECT MANAGER, AND THE INSTALLER SHALL BE GIVEN WITH NOT LESS THAN 24 HOURS NOTICE THAT AN INSPECTION FOR OPERATION IS REQUESTED. REQUESTS FOR INSPECTIONS SHALL BE ON A "PER TAP/CONTROLLER" BASIS. ACCEPTANCE FOR WORK AND COMMENCEMENT OF WARRANTIES SHALL BE GIVEN UPON COMPLETION, INSPECTION AND ACCEPTANCE OF ALL WORK REQUIRED PER THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS.
9. JOBSITE SHALL BE CLEANED DAILY OF ANY TRASH OR DEBRIS. COMPLETE CLEANUP OF ALL DIRT, UNUSED MATERIALS, AND OTHER DEBRIS SHALL BE PERFORMED BY INSTALLER PRIOR TO OWNER'S INSPECTION FOR FINAL ACCEPTANCE. PAVEMENTS AND WALKS WITHIN WORK AREAS SHALL BE SWEEP AND POWER WASHED WITH WATER AS MAY BE NECESSARY TO REMOVE DIRT AND DEBRIS. ALL IRRIGATION DITCHES SHALL BE COMPLETE, FLAGS REMOVED, AND FINE TUNING ADJUSTMENTS MADE PRIOR TO INSPECTION FOR FINAL ACCEPTANCE.
10. AS-BUILT REPRODUCIBLE RECORD DRAWINGS, WRITTEN WARRANTIES, SEASONAL MAINTENANCE INSTRUCTIONS, OPERATIONAL GUIDELINES AND SPARE EQUIPMENT SHALL BE PROVIDED BY THE INSTALLER AT INSPECTION FOR FINAL ACCEPTANCE. SUBMITTALS SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. FAILURE TO MAKE ALL PROJECT CLOSEOUT SUBMITTALS AT THE REQUIRED TIME IN THE REQUIRED FORMAT MAY RESULT IN DELAY OF FINAL ACCEPTANCE AND RELEASE OF APPLICABLE RETAINAGES BY THE OWNER.

- IRRIGATION INSTALLER SHALL BE RESPONSIBLE FOR PROVIDING A 30 DAY ON-SITE MAINTENANCE PROGRAM, TO INCLUDE BUT NOT LIMITED TO FINE TUNING OF NOZZLES, FLOW CONTROLS, AND OTHER EQUIPMENT INSTALLED UNDER THE CONTRACT TO MAINTAIN OPTIMUM OPERATION OF ALL SYSTEMS AT ALL TIMES. CONTROLLER PROGRAMMING SHALL BE COORDINATED WITH THE OWNER TO ESTABLISH AND PROMOTE GROWTH OF PLANTINGS MADE UNDER THE CONTRACT, AND TO SUSTAIN OPTIMUM PLANT APPEARANCE AT ALL TIMES AS SEASONALLY APPROPRIATE.
- INSTALLER SHALL PROVIDE OWNER WITH WRITTEN COPY OF 'CUT SHEETS HANDBOOK' WITH FUNCTIONAL INSTRUCTIONS FROM THE MANUFACTURERS AS TO HOW TO OPERATE AND MAINTAIN SYSTEM COMPONENTS FOR SPECIFIC COMPONENTS CALLED FOR IN THIS WORK.
- D. IRRIGATION INSTALLER SHALL BE RESPONSIBLE FOR PERFORMANCE OF SEASONAL MAINTENANCE TO INCLUDE BUT NOT NECESSARILY LIMITED TO DEACTIVATION AND ACTIVATION OF ALL IRRIGATION SYSTEMS TO PREVENT FREEZE DAMAGE TO ALL EQUIPMENT. INSTALLER SHALL BE RESPONSIBLE FOR COORDINATION AND PERFORMANCE OF ALL SEASONAL MAINTENANCE PROCEDURES REQUIRED TO DEACTIVATE SYSTEMS ON OR BEFORE OCTOBER 15TH OF THE FIRST YEAR FOLLOWING DATE OF ACCEPTANCE, AND ACTIVATION OF IRRIGATION SYSTEMS SHALL BE PERFORMED ON OR BY APRIL 1ST OF THE YEAR FOLLOWING DEACTIVATION. IN THE EVENT THE INSPECTION FOR FINAL ACCEPTANCE OCCURS AFTER OCTOBER 15TH, REQUIRED SEASONAL MAINTENANCE SCHEDULE SHALL BE EXTENDED TO OCCUR THE YEAR FOLLOWING FINAL ACCEPTANCE OF WORK.
- E. A 2 YEAR CONDITIONAL WARRANTY SHALL BE EXTENDED BY THE INSTALLER TO COVER ALL MATERIAL AND WORKMANSHIP PROVIDED UNDER THE CONTRACT. DURING THE 2 YEAR WARRANTY PERIOD, ANY INSTALLATION WHICH BECOMES IN OPERABLE, OR WHICH DOES NOT OPERATE AS ORIGINALLY INTENDED [IE CONDITION AS OBSERVED AND ACCEPTED AT INSPECTION FOR FINAL ACCEPTANCE] THE INSTALLER SHALL REPAIR AND/OR REPLACE ANY WORK WHICH CAN BE ATTRIBUTED TO DEFECTS REGARDING MATERIAL AND/OR WORKMANSHIP AT NO COST TO THE OWNER. DEFICIENCIES MAY INCLUDE BUT ARE NOT LIMITED TO LEAKS, SETTLEMENT OF TRENCHES OR VALVE BOXES GREATER THAN ONE INCH, FREEZE DAMAGE, AND EQUIPMENT DEFECTS. VANDALISM, IMPROPER USE AND/OR MAINTENANCE OF SYSTEMS BY OWNER RESULTING IN DEFICIENCIES SHALL NOT BE THE RESPONSIBILITY OF THE INSTALLER, AND REPAIR/REPLACEMENT MAY BE MADE AT EXTRA COST TO THE OWNER AS AGREED.
- F. ALL INSTALLATIONS SHALL BE MADE IN STRICT ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, CONTRACT DOCUMENTS, AND STATE & LOCAL CODES AND ORDINANCES HAVING JURISDICTION OVER THE WORK. IN THE EVENT OF CONFLICT BETWEEN REQUIREMENTS, THE MOST STRINGENT REQUIREMENT WILL PREVAIL IN ANY CASE.
- G. QUANTITIES WHICH MAY BE STATED OR IMPLIED IN SCHEDULES, GENERAL NOTES, ETC., ARE PROVIDED FOR REFERENCE ONLY. IN THE EVENT OF CONFLICT, THAT QUANTITY WHICH IS REPRESENTED GRAPHICALLY PER THE DRAWINGS SHALL PREVAIL IN ANY CASE.
- H. ALL IRRIGATION WORK SHALL BE COORDINATED WITH GENERAL, OTHER SUBCONTRACTORS, OTHER SITE WORK, AND LANDSCAPING WORK TOWARDS PROMOTING A TEAM EFFORT. INSTALLER SHALL NOT WILLFULLY MAKE ANY DESIGN CHANGES TO FACILITATE OTHERS WORK YET INTERFERE WITH IRRIGATION SYSTEM OPERATION AND COVERAGE AS INTENDED BY DESIGNER. NOTIFY THE PROJECT MANAGER OF SUCH CONFLICTS AND RESOLVE CONFLICTS PRIOR TO PROCEEDING WITH WORK.
- I. ALTERNATE EQUIPMENT FROM THAT INDICATED ON THE DRAWINGS AND SPECIFICATIONS, WHICH WHEN INSTALLED WILL RESULT IN EQUAL OR IMPROVED PERFORMANCE, AND/OR CONSIDERABLE COST SAVINGS TO THE OWNER WITH EQUAL AND/OR IMPROVED PERFORMANCE TO THAT INDICATED MAY BE CONSIDERED BY THE OWNER. ALL PROPOSED ALTERNATE EQUIPMENT MUST BE PROPOSED TO AND APPROVED BY THE OWNER PRIOR TO SUBMITTAL OF BID PROPOSAL. ONLY THOSE ALTERNATE EQUIPMENT MANUFACTURER'S AND EQUIPMENT LISTED IN THE SPECIFICATIONS WILL BE CONSIDERED. PROVISION/INSTALLATION OF ALTERNATE EQUIPMENT WITHOUT PRIOR APPROVAL BY THE OWNER MAY RESULT IN DELAY AND/OR REJECTION OF FINAL ACCEPTANCE OF WORK.
- J. UPON ENTERING INTO AN AGREEMENT TO PROVIDE LABOR AND MATERIALS TO COMPLETE ALL THE WORK REQUIRED UNDER THIS SECTION, THE INSTALLER HEREBY GUARANTEES TO THE OWNER THAT THE WORK WILL BE EXECUTED TO THE BEST OF THE INSTALLER'S ABILITY AND TO AT LEAST THE MINIMUM INDUSTRY STANDARDS AND/OR MANUFACTURER'S RECOMMENDATIONS. TIME IS OF THE ESSENCE AND PROGRESS TOWARDS FINAL ACCEPTANCE SHALL BE STEADY AND WITHOUT DELAY OR INTERRUPTION EXCEPT FOR UNREASONABLE WEATHER CONDITIONS. THE INSTALLER WILL NOT QUALIFY ANY TERM, CONDITION, OR REQUIREMENT STATED HEREIN AT ANY TIME DURING OR AFTER COMPLETION OF AGREEMENT TO PROVIDE WORK UNDER THIS SECTION. THE INSTALLER MAY HAVE CERTAIN RIGHTS PERTAINING TO THIS GUARANTEE AS MAY BE DESCRIBED IN THE GENERAL CONDITIONS OF THE AGREEMENT BETWEEN OWNER AND INSTALLER.
- K. IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES; OR FOR THE CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS; OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANY OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH DESIGNERS' DOCUMENTS. DUE TO VARYING CLIMATIC CONDITIONS AND/OR REASONS STATED ABOVE, THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR QUALITY, QUANTITY, VITALITY, OR SURVIVAL OF ANY AND ALL LANDSCAPE PLANTINGS. SCHEDULING ON DOCUMENTS ARE RECOMMENDED GUIDELINES ONLY.
- L. FURTHER THAT OWNER IS SOLELY RESPONSIBLE FOR ANY AND ALL ROUTINE MAINTENANCE OF THE SYSTEM AND ITS COMPONENTS AFTER FINAL WRITTEN ACCEPTANCE OF PROJECT.

1. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL INSPECT THE SITE, LOCATE ANY EXISTING IRRIGATION SYSTEM AND PUMPING COMPONENTS AND VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK IN ORDER TO PROCEED SAFELY.
2. TESTING FOR STATIC WATER PRESSURE AT POINT OF CONNECTION AND DETERMINING ADEQUACY FOR USE PRIOR TO COMMENCING WORK DOWNSTREAM OF POINT OF CONNECTION. INADEQUATE PRESSURE OF FLOW SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER AND DEFICIENCIES SHALL BE CORRECTED PRIOR TO COMMENCEMENT OF WORK DOWNSTREAM OF THE POINT OF CONNECTION. FAILURE TO TEST AND VERIFY ADEQUACY OF THE STATIC PRESSURE OR FLOW AND DETERMINING FEASIBILITY OF OPERATION AS INTENDED BY DESIGN PRIOR TO COMMENCEMENT OF WORK DOWNSTREAM OF THE POINT OF CONNECTION SHALL NOT PRECLUDE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO PROVIDE OPTIMUM COVERAGE OF ALL IRRIGATED AREAS AS INTENDED BY DESIGN AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR TO DETERMINE IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
4. CONTRACTOR SHALL EXAMINE FINISH SURFACE AND GRADES, DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
5. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF CONSTRUCTION.
6. CONTRACTOR SHALL REPORT TO THE OWNER OR PROJECT MANAGER ANY DEVIATION AND/OR CONFLICTS BETWEEN DRAWINGS AND SITE CONDITIONS. EXTRA WORK ARISING FROM FAILURE TO DO SO SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.



NOTE: FOR DIRECT BURIAL SPLICES 'UL' LISTED 30V WITH WIRE SIZES No. 14 No. 12 AND No. 10. MAXIMUM THREE WIRES PER CONNECTOR.



(B) 3M-DBR/Y WIRE CONNECTION DETAIL
Diagrammatic Not To Scale

11



JACKSON CREEK PROJECT
Lot 2, Monument Marketplace North Fil.
No.1 Monument Colorado

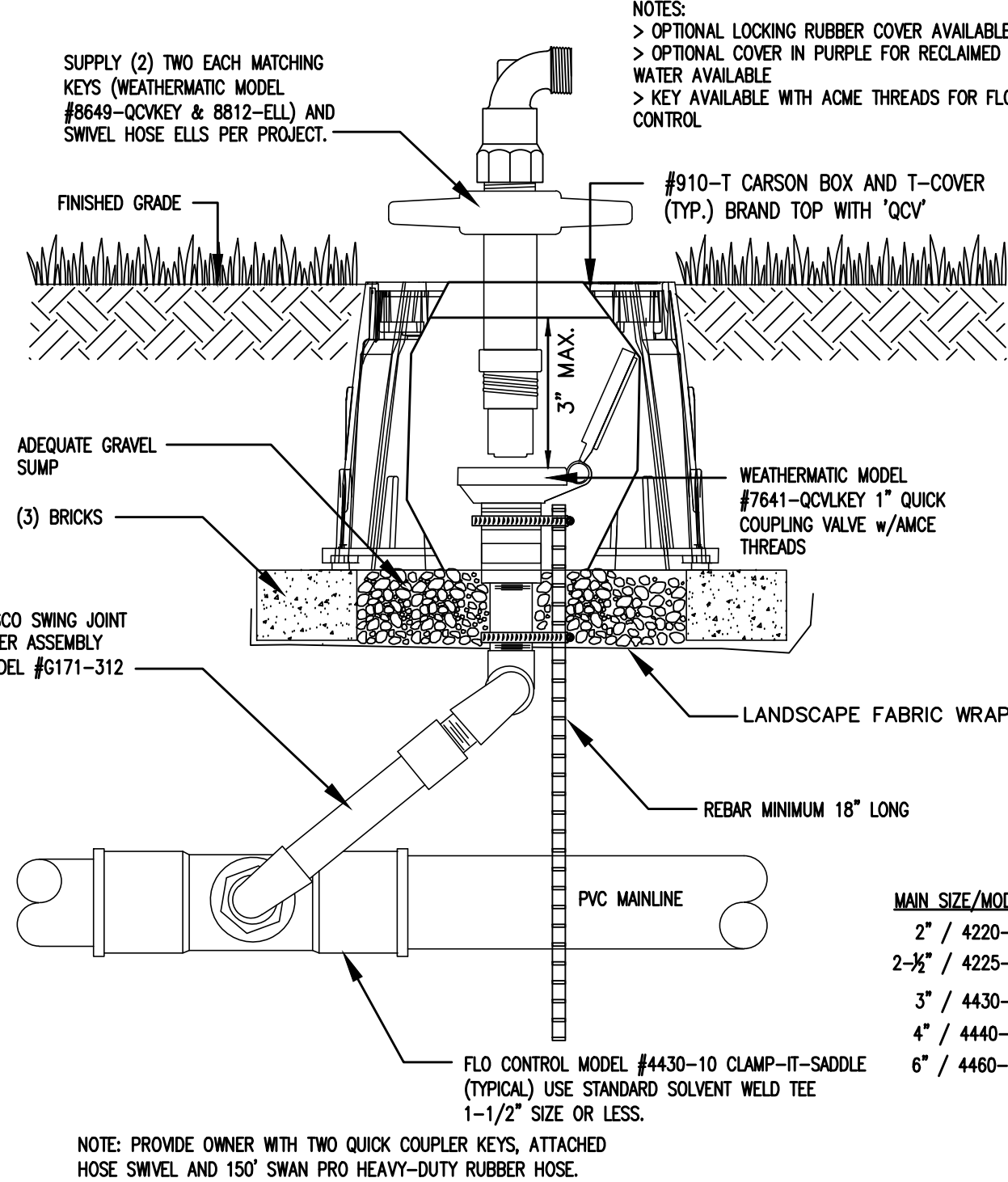
IRRIGATION NOTES & DETAILS

Reuse of Document
This document is the property of HCI, LLC.
The ideas and design incorporated on this document and specifications are instruments of professional service and shall not be used for any other project without written authorization of HCI, LLC.
© 2025 HCI, LLC.
All rights reserved.

DR. AU	CH. JRH
--------	---------

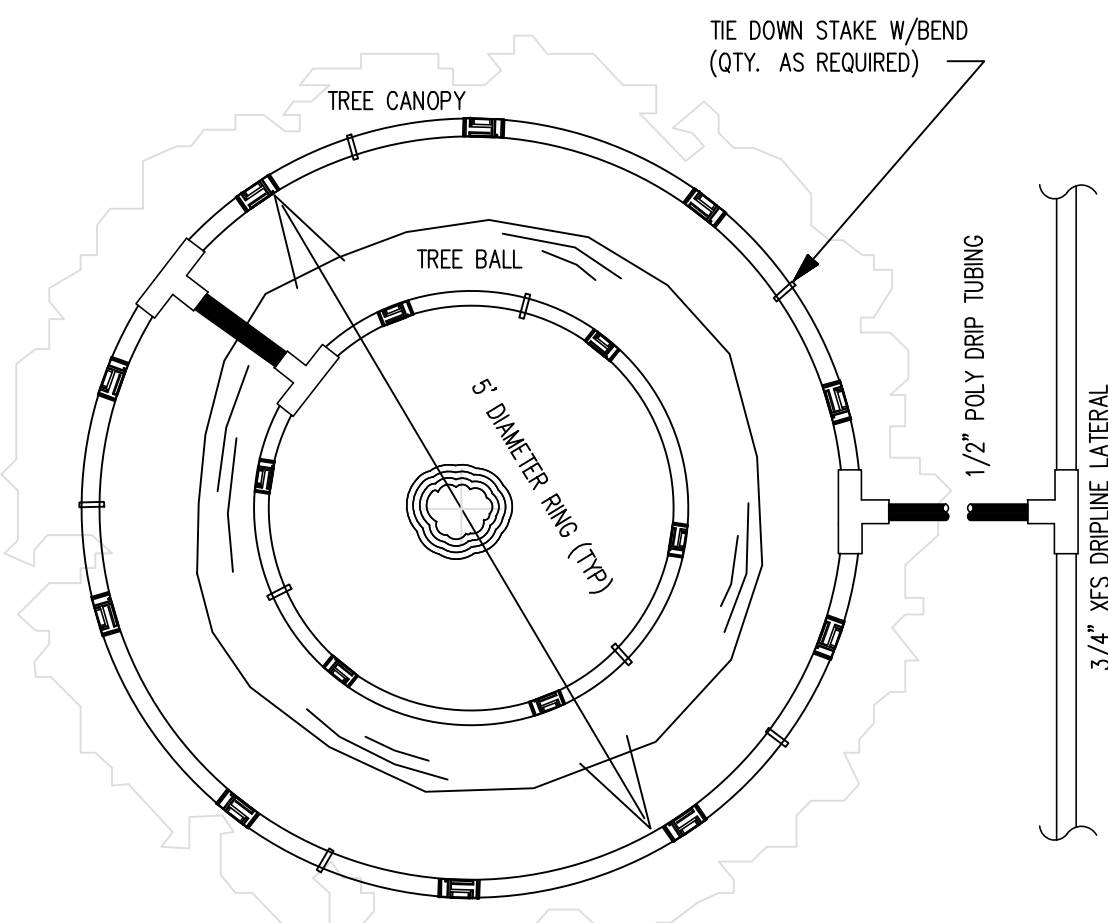
DATE 02-21-2025

SHEET NO. **IR1.1**



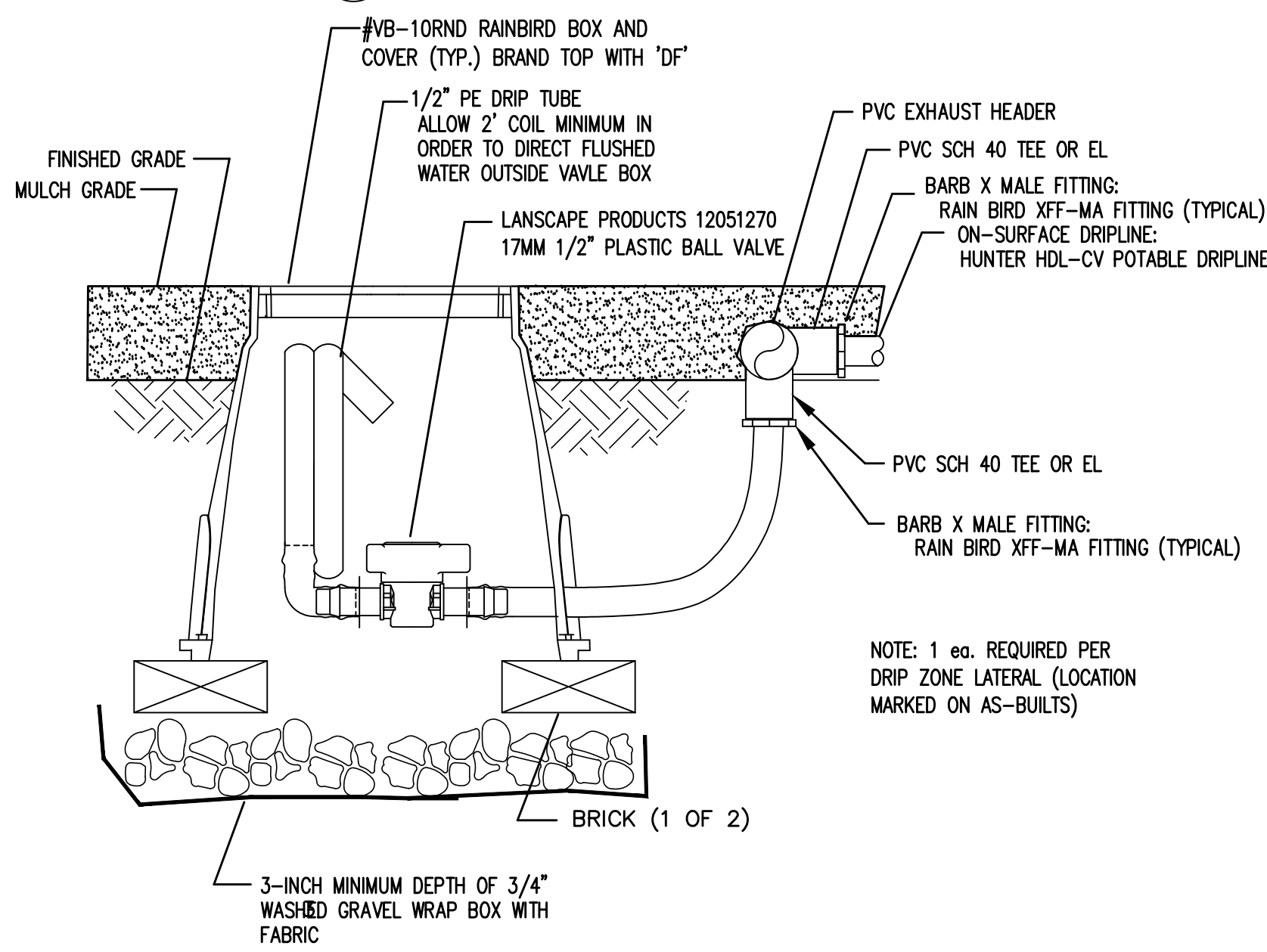
F WEATHERMATIC QCV VALVE DETAIL

Diagrammatic Not To Scale



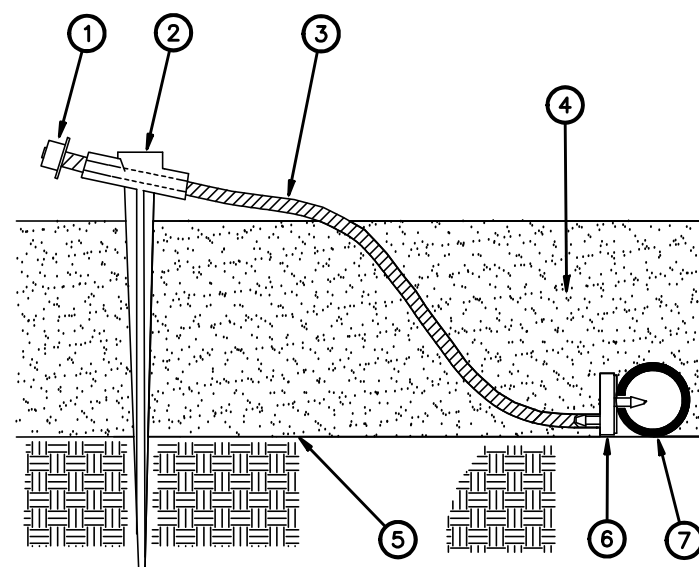
G TREE RING DETAIL

Diagrammatic Not To Scale



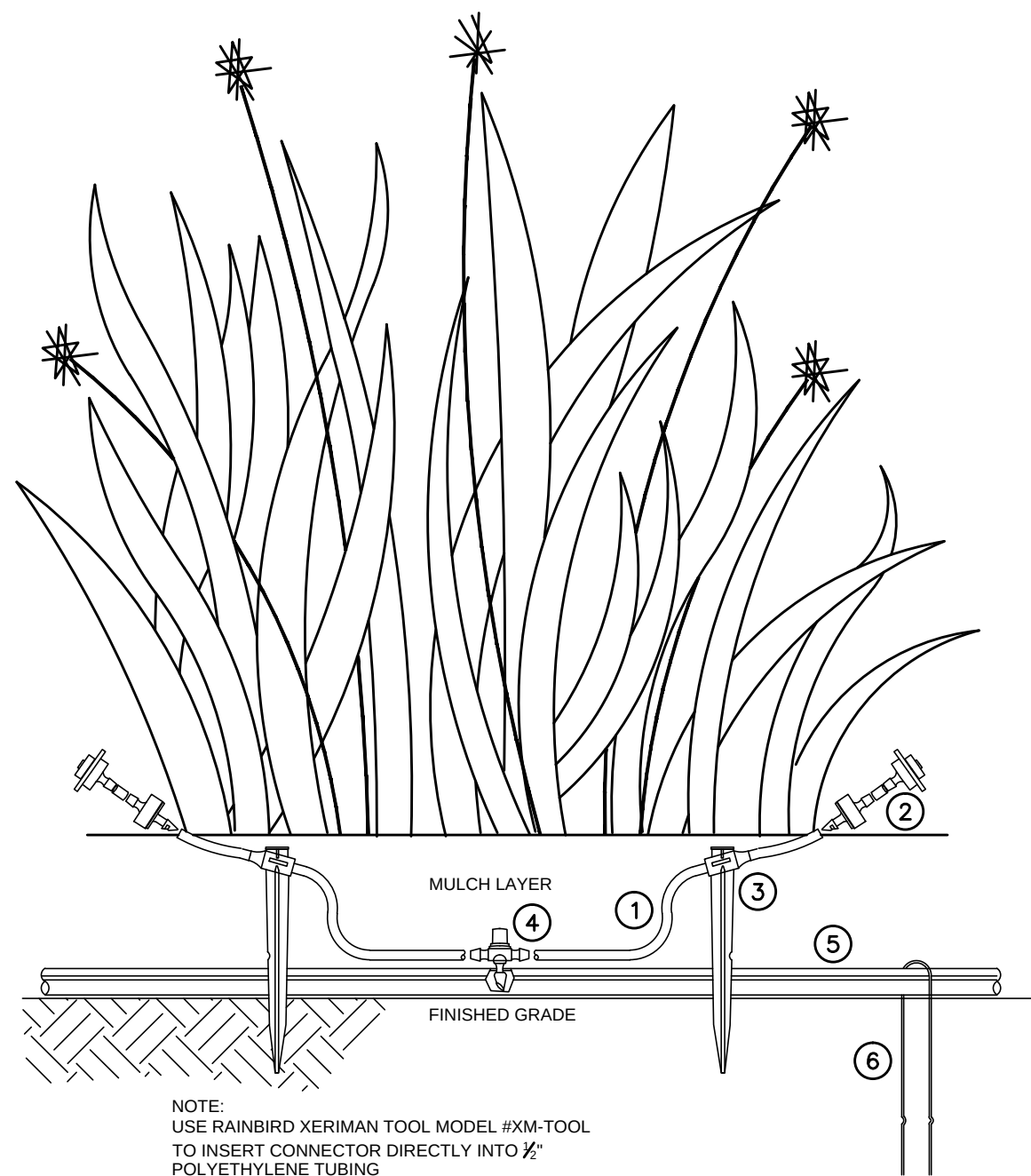
I DRIP FLUSHING END DETAIL

Diagrammatic Not To Scale



H XERI-BUG/PC MODULE INTO XERI-TUBE

Diagrammatic Not To Scale



J POINT DRIP EMITTERS

Diagrammatic Not To Scale

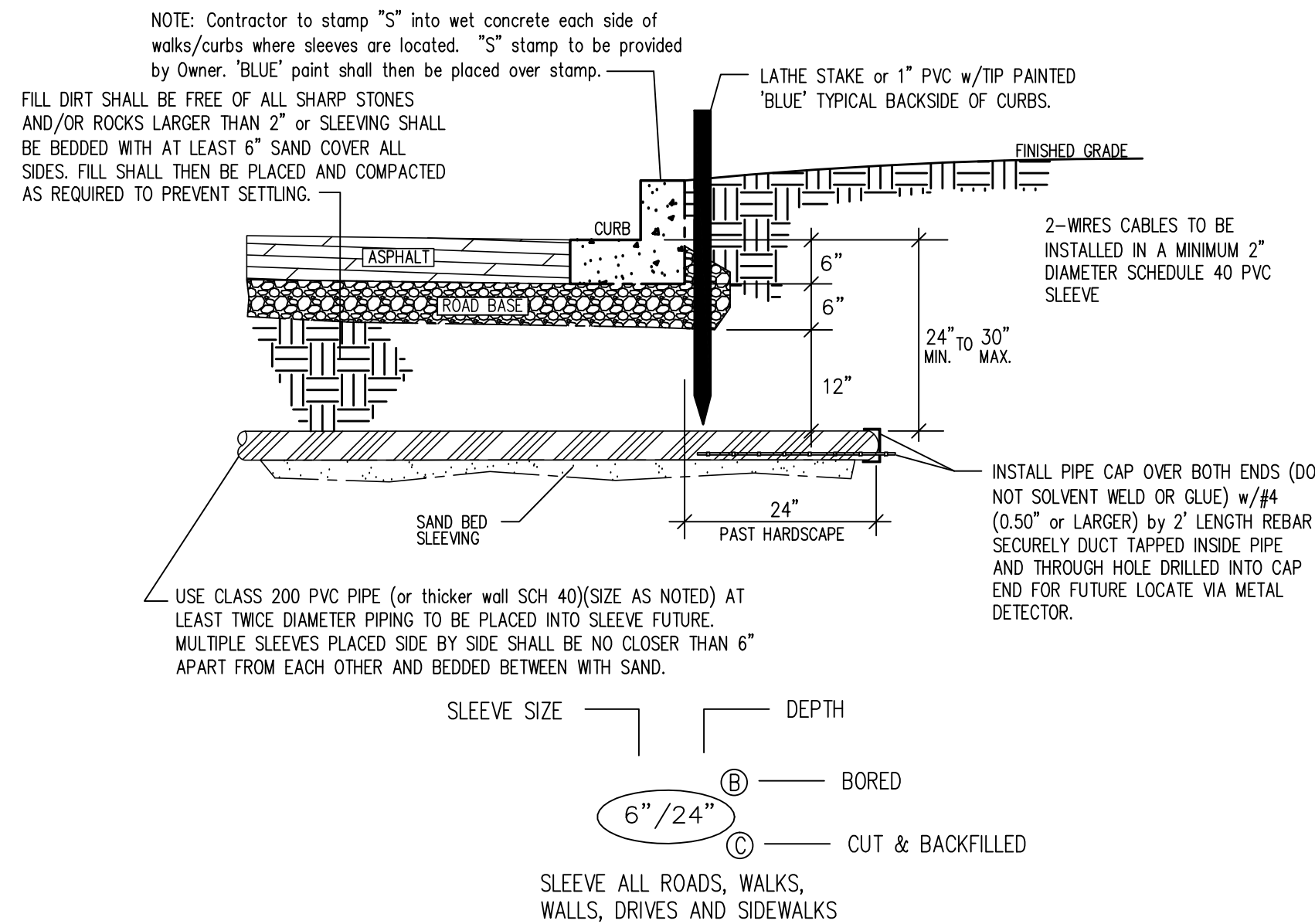
EMITTER SCHEDULE:

PLANT SIZE	EMITTER	QTY. PER PLANT
1 GAL GRASSES	.5	2
5 GAL SHRUBS	1.0	2
TREES	0.9x24"	15' RING

WHERE MORE THAN ONE EMITTER IS REQUIRED FOR PLANT, SPACE EMITTERS EQUIDISTANT AROUND ROOTBALL

WORST CASE PSI LOSS SPREADSHEET

PROJECT:		Jackson Creek Project Lot 2							
ZONE #	#A3	Static Available Elevation	95	PSI	Tri-Lakes Water				
		Flow Req'd	2.58 GPM			Gain/(-Loss)	+4 Ft.		
			Charted						
Device / Pipe	Make/Model #	Size or Manufacturer	Device psi/loss	Friction loss /cf	length in cf	Est. PSI Loss	%		
Elevation	Diff. POC to Highest			0.433	4	1.7	3%		
Service Line/Type	Type 'K' Copper	3/4"		2.33	75	1.7	3%		
Corp / Stop & Waste		3/4"	1.0			1.0	2%		
Meter		3/4"	1.4			1.4	2%		
Backflow Assy.	Febco #825YA 'RP' Type	3/4"	12.8			18.0	31%		
Flow Sensor Assy.	(none)	N/A	0.0			0.0	0%		
Master Valve	(None)	N/A	0.0			0.0	0%		
Zone Valve	XCZ-100-PRB-COM(1")	Rainbird	2.4			2.4	4%		
Isolation Gate	Matco	1"	1.0			1.0	2%		
Head Type:									
Spray/Stream	(none)	N/A	0			0.0	0%		
Small Comm	XP-10, XP-05	Rainbird				25.0	43%		
Comm/Park	(none)	N/A	0			0.0	0%		
Swing Joint	XBS Drip Tube	3/4"				0.0	0%		
Fittings (15% of FF)						2.0	3%		
Mainline	Class 200 PVC BOE	1"		0.83	390	3.2	6%		
Lateral (Total)						Critical Lgth	0.2	0%	
Sub-Lateral	XBS-075 Drip Tube	1"		0.52	15	0.1			
Sub-Lateral	XBS-075 Drip Tube	1"		0.52	20	0.1			
TOTAL CALCULATED SYSTEM STATIC PSI REQUIRED							57.7		
STATIC PSI AVAILABLE @ IRRIGATION POC							95.0		
RESIDUAL PSI AVAILABLE							37.3		
Booster Pump (if Req'd)	N/A								



NOTES:

1. SLEEVING AT ALL ROADWAY CROSSINGS HAVE BEEN NOTED WITH SIZE AND DEPTH REQUIRED. SLEEVE ALL WALKS OR DRIVEWAYS WITH CL200 PVC SIZED TWICE PIPE DIAMETER CARRIED. WIRE CROSSINGS SHALL BE IN SEPARATE 2" CL200 PVC SLEEVE PARALLEL TO MAINLINE SLEEVE.
2. ALL WIRE SLEEVES TO BE SCHEDULE 40 PVC AND SHALL BE INSTALLED WITH A MINIMUM OFFSET AT THE JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF CONTROL AND COMMON WIRES. ALL WIRES SHALL BE INSTALLED IN SLEEVES UNDER THE PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS SHOWN.

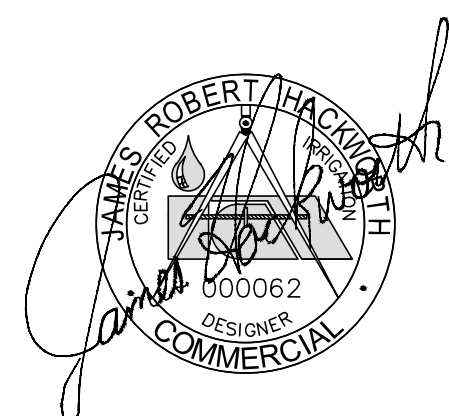
LEGEND:

SCHEDULE 40 PVC PIPE ROUTING

G IRRIGATION SLEEVING DETAIL

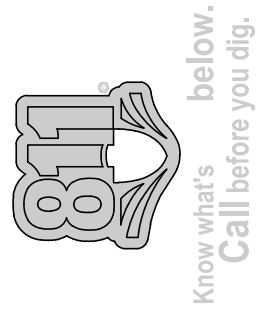
Diagrammatic Not To Scale

Reuse of Document
This document is the property of HCL, LLC.
The ideas and design incorporated on this document and specifications are instruments of professional service and shall not be used for any other project without written authorization of HCL, LLC.
© 2025 HCL, LLC.
All rights reserved.



JACKSON CREEK PROJECT
Lot 2, Monument Marketplace North Fil.
No.1 Monument Colorado
IRRIGATION DETAILS

City file:
DR. AU CH. JRH
P.M. ---
DATE 02-21-2025
JOB 23.16
SHEET NO. IR1.2



IRRIGATION DESIGN BY:
James Hackworth
C.I.D. #000062
hcljm@comcast.net
17850 SAWMILL ROAD
(719) 599-3998 Ph
(719) 287-4241 Cell
Colorado Springs, CO 80908

TYPE C



Wet luminaire - Directed light

LED 8.1 W 7 1/2" 4 1/2" 3 1/2"

REGA 1000 REGA Way, Carpinteria, CA 93013 (805) 684-0533 info@regadesign.com

prescolite

LBSES-RD

EDGE-LIT ROUND SWITCHABLE CCT DIRECT J-BOX MOUNT DOWNLIGHT

FEATURES

- 4", 6", and 8" aperture, delivering 750-1750 lumens
- Low surface profile of 1/2"
- Quick snap installation with no housing required
- Installs directly to most 3-1/2" and 4" J-Boxes
- CCT Switchable (2700K/3000K/3500K/4000K, 90+ CRI)
- Universal 120-277V, ideal for commercial applications
- All models standard with 0-10V/Triac/ELV dimming

LITEBOX edge-lit

RELATED PRODUCTS

SERVICE PROGRAMS

STOCK

TYPE AA

architectural
FLEX2
ARCHITECTURAL AREA/SITE

- FEATURES**
- Reliable, uniform, glare-free illumination
 - Type 1, 2, 3, 4W, 5W, and 5W distributions
 - 3000K, 4000K, 5000K CCT
 - 0-10V dimming ready
 - Integral surge suppression
 - 15 standard powder coat finishes
 - Upgrade Kits



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.5 fc	3.5 fc	0.0 fc	N/A	N/A

- CALCULATION NOTES:**
- AVERAGE LIGHTING LEVELS DO NOT EXCEED 0.5 FOOTCANDLES AFTER MIDNIGHT.
 - ALL POINTS AT 20' BEYOND PROPERTY LINE ARE 0.0 FOOTCANDLES.

TYPE E

642 Wet Location Fuse

Project: _____
Location: _____

Catalog Number	MODEL	LENGTH/WATTS	FINISH	OPTION(S)
Example: 642-24LED10-BR2-40K	642			

Features:

- Solid aluminum frame and 3" endcaps highlight this classic design
- Brushed aluminum or powder coated finishes available
- Offered in a wide variety of lumen packages
- Standard 0-10V dimming driver, 120-277V MVOLT
- Listed and approved for wet locations
- Meets all ADA requirements
- Manufactured in the USA

Dimensions

Width	Height	Depth
4.5"	18"	4"
4.5"	24"	4"
4.5"	36"	4"
4.5"	56"	4"

3" endcaps make a bold statement on this simple design. The Fuse provides a stunning accent on columns or in hallways. Although shown vertically, this fixture can be mounted horizontally, increasing its versatility. 18" fixture shown in photo.

MC= Mounting Center, located at center of fixture unless noted otherwise

TYPE F

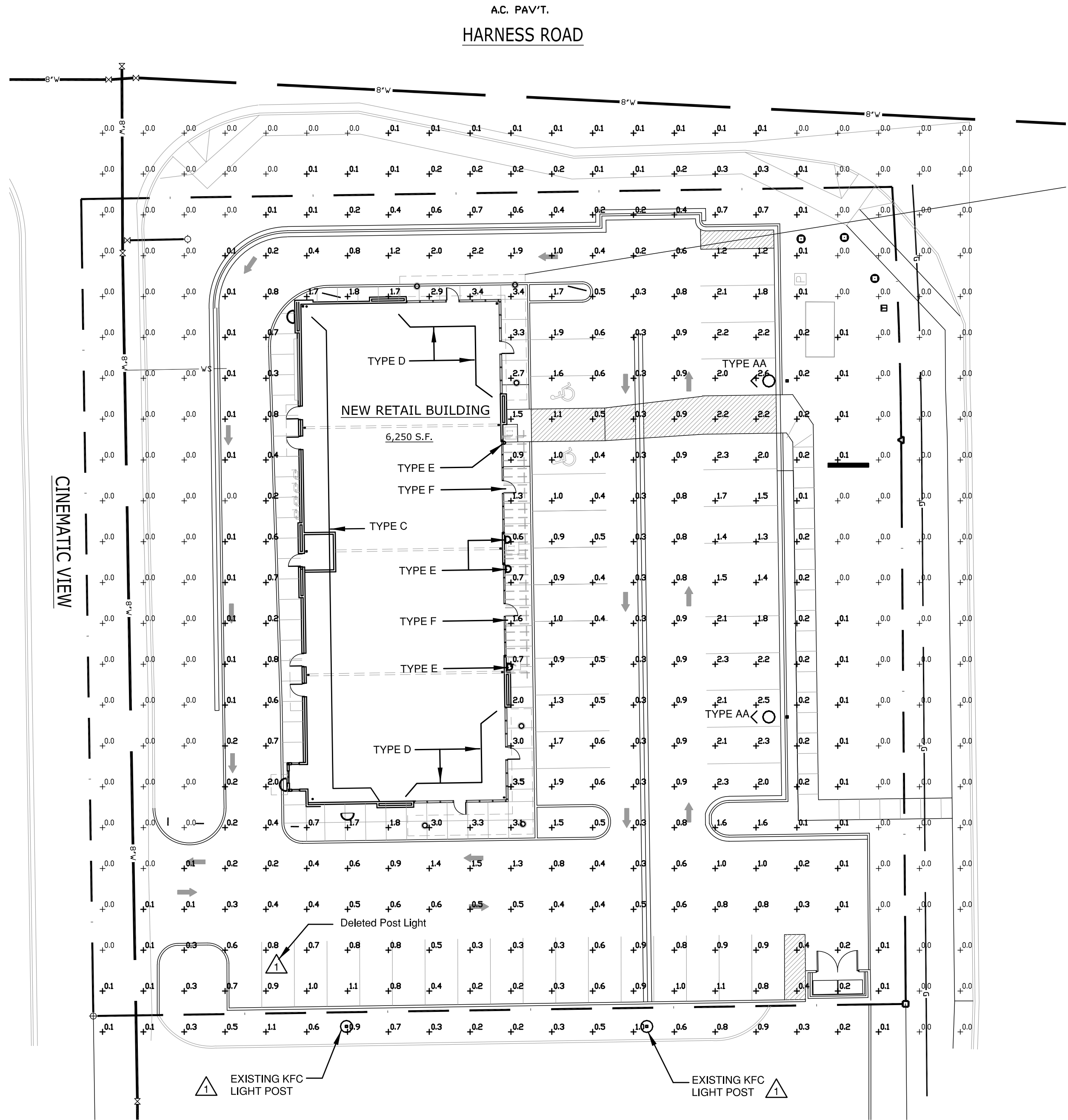


Wet luminaire - Directed light

LED 8.1 W 7 1/2" 4 1/2" 3 1/2"

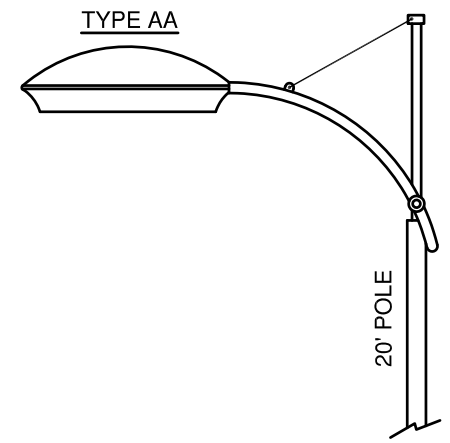
REGA 1000 REGA Way, Carpinteria, CA 93013 (805) 684-0533 info@regadesign.com

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____



Fixture Schedule : Exterior Only							
TYPE	PICTORAL	DESCRIPTION & MANUFACTURES CATALOGUE NUMBERS ALL BALLASTS ARE 120V UNLESS NOTED OTHERWISE	NOTES	FINISH	LOCATION	LAMP(S)	
						NO.	TYPE
C		WALL MOUNTED EXTERIOR LED WALL LIGHT WITH ALUMINUM HOUSING AND FINISH BY ARCHITECT. BRUCK #24 372-K35-XX OR APPROVED EQUIVALENT.	1 & 2	BY ARCH	VARIOUS	-	8W/ 459LUM/ 835
D		NOMINAL 6" DIAMETER SURFACE MOUNTED (ROUND) EDGE LIT LED LIGHT WITH HIGH IMPACT POLYCARBONATE DIFFUSER. (SET TO 35K) COLUMBIA #LBSES-6RD-XX OR EQUIVALENT.	1 & 2	BY ARCH	VARIOUS	-	13W/ 1144LUM/ 835
E		WALL MOUNTED EXTERIOR DECORATIVE LED WALL LIGHT WITH ALUMINUM FRAME AND GLASS DIFFUSER. INDESSA #642--24LED10-XX-35K OR APPROVED EQUIVALENT.	1	BY ARCH	VARIOUS	-	9W/ 1500LUM/ 835
F		SMALL WALL MOUNTED EXTERIOR LED WALL LIGHT WITH ALUMINUM HOUSING AND FINISH BY ARCHITECT. BRUCK #33 539-K35-XX OR APPROVED EQUIVALENT.	1 & 2	BY ARCH	VARIOUS	-	5W/ 145LUM/ 835

- NOTES:**
- SUBMIT REQUEST FOR SUBSTITUTION FIXTURE 7 WORKING DAYS PRIOR TO BID. APPROVED FIXTURES WILL BE LISTED IN AN ADDENDUM.
 - RE: SHEET E2.1 FOR LOW VOLTAGE RELAY PANEL AND EMERGENCY INVERTER SPECIFICATIONS.



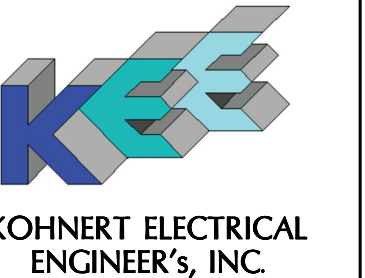
ARCHITECTURAL AREA LIGHT 4000 Deg Kelving LED's WITH I.E.S. TYPE II DISTRIBUTION. HOUSE SIDE SHIELD, FULL CUT OFF OPTICS, CLEAR LENS, UNIVERSAL VOLTAGE DRIVE AND PLATINUM SILVER SMOOTH FINISH. PROVIDE WITH MATCHING COLOR - ROUND POST. HEIGHT PER DETAIL ARCHITECTURAL AREA LIGHTING FLEX2 -72L-300-4K7-CL 2-HS- PSS OR APPROVED EQUIVALENT.



**JOHN DAVIS
DESIGN GROUP**

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



911 S. 8th Street, Ste 200
Colorado Springs Co 80905
Phone (719) 633-2637

**DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES**

THESE DRAWINGS ARE THE PROPERTY OF JDG ARCHITECTS. THEY SHALL BE USED FOR THE SOLE PURPOSE OF CONSTRUCTING THIS PROJECT. THEY SHALL NOT BE REPRODUCED AND USED FOR THE PURPOSE OF CONSTRUCTION DOCUMENTS FOR ANY OTHER PROJECTS.

Site Lighting Calculations

NEW RETAIL BUILDING FOR:

MARBAL PROPERTIES

**16577 CINEMATIC VIEW
MONUMENT, COLORADO 80132**

PROJECT NO. 202331
DATE Jan 31, 2024
DRAWN BY msk
CHECKED lmk
APPROVED msk

REVISED

09 Jan 2025

Revised for New Parking Area Layout

SHEET

ELC.1

**TOWN OF MONUMENT
ORDINANCE NO. 05-2025**

**AN ORDINANCE APPROVING A FINAL PLANNED UNIT DEVELOPMENT
FOR JACKSON CREEK NORTH RETAIL AT MONUMENT MARKET PLACE NORTH LOT 2**

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town’s Home Rule Charter approved by the electors on November 8, 2022 (“Charter”); and

WHEREAS, Mr. Zach VanDyke of New Era Construction applied for approval of a Final Planned Unit Development (“PUD”) for Jackson Creek Retail, supporting the development of a retail building with one restaurant, one restaurant with a drive-through, and two retail general retail spaces on Lot 2 at Monument Market Place North Filing No. 1A as recorded under Reception No 7126101008 of the Records of El Paso County, Colorado; and

WHEREAS, a public hearing was held by the Town of Monument Planning Commission on February 12, 2025, for the Final PUD and a recommendation of approval was made by the Planning Commission based on the Finding of Facts, attached hereto as Exhibit A; and

WHEREAS, a public hearing was held by the Town of Monument Town Council on March 3, 2025, upon which date the Town Council did by formal ordinance approve the Final PUD in conformance with the review and approval criteria in the Town of Monument’s Land Development Code; and

WHEREAS, this Ordinance was introduced by title and voted upon at the regular meeting of the Town Council on March 3, 2025.

THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO, ORDAINS:

Section 1. Incorporation. The recitals set forth above are incorporated and ordained as if set forth in this section in full.

Section 2. Approval. The Town Council approves the above-identified Final PUD for the property consisting of approximately 54,450 square feet and located South of Harness Road, on the east side of Cinematic View, and described hereto on Exhibit B.

Section 3. Publication. Pursuant to Subsection 6.5, 3. of the Town of Monument Home Rule Charter and Subsection 2.04.030, G. of the Monument Municipal Code, upon approval this Ordinance shall be published on the Town’s office website in full for not less than ten (10) days.

Section 4. Authentication and Filing. Upon passage this Ordinance shall be authenticated by the Mayor and Town Clerk and maintained by the Town Clerk in such form as is sufficient to assure reasonable access by the public. Failure to authenticate any ordinance shall not invalidate it or suspend its operation.

Ordinance No. 05-2025

An Ordinance Approving a Final Planned Unit Development for Jackson Creek Retail

Section 5. Effective Date. This Ordinance shall become effective and be in full force and effect ten (10) days after final publication.

Section 6. Severability. If any portion of this Ordinance or the application thereof to any person or circumstances shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the ordinance which can be given effect without the invalid portion or application, provided such remaining portions or applications are not determined by the court to be inoperable.

INTRODUCED, PASSED, and ADOPTED/REJECTED, by the Town Council of the Town of Monument, Colorado this 3rd day of March 2025 by a vote of ____ for and ____ against.

TOWN OF MONUMENT, COLORADO

By: _____

Mitch LaKind, Mayor

Attest:

Tina Erickson, Town Clerk

EXHIBIT A
FINDINGS OF FACT

1. The proposed use meets the intent of Comprehensive Plan designation for the property.
2. The final planned unit development is consistent with the approved preliminary planned unit development.
3. Onsite circulation and access are designed for the anticipated type of pedestrian and vehicular traffic generated by the restaurant and drive through.
4. Building design in terms of orientation, spacing, materials, exterior color and texture, storage and lighting result in a quality architectural design is compatible with the existing and anticipated area commercial developments.
5. The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used.
6. Adequate off-street parking, both standard and ADA accessible, is provided.
7. The Final Planned Unit Development fits within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.

Ordinance No. 05-2025

An Ordinance Approving a Final Planned Unit Development for Jackson Creek Retail

**EXHIBIT B
LEGAL DESCRIPTION**

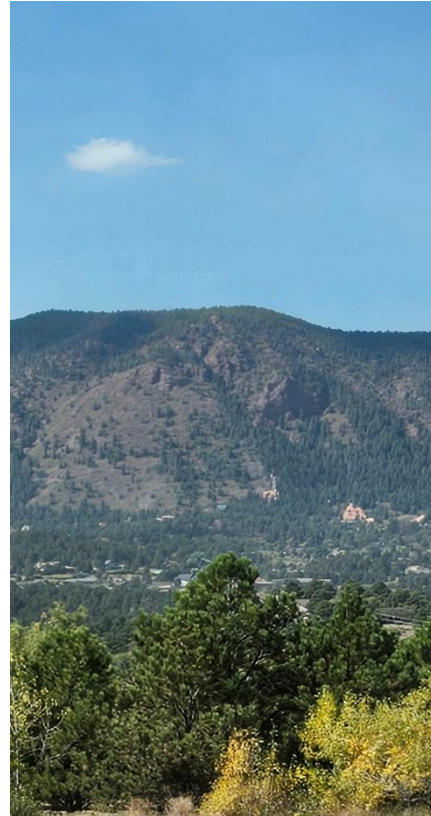
Lot 2, Monument Marketplace North Filing No. 1A, located in the Southeast Quarter of Section 23, and the Northeast Quarter of Section 26, Township 11 South, Range 67 West of the 6th P.M., in the Town of Monument, El Paso County, Colorado, and shown on the Subdivision Plat thereof Recorded at Reception No. 7126101008 of the El Paso County Records.

FINAL PLANNED UNIT DEVELOPMENT DOCUMENTS

1. Final Planned Unit Development/Site Plan for Lot 2, Monument Market Place North Filing No. 1A, prepared by H.C. Klover Architect, last revised 2/24/2025.
2. Drainage Report for Monument Marketplace North, Filing No. 1A, Lot 2, prepared by Terra Nova Engineering, Inc., dated November 2024.
3. Monument Marketplace North Lot No. 2 – Traffic Impact Study, prepared by LSC Transportation Consultants, dated 10/01/2024.

Final PUD Approval Jackson Creek North Retail at Monument Market Place North Lot 2

Town Council – March 3, 2025



PUBLIC HEARING NOTICE

 Jackson Creek Retail Building (Monument Marketplace North lot 2) Final PUD File Numbers: 2024-007-FPD AFFIDAVIT – MAILING Final PUD I, <u>JOHN DAVIS</u>, (print name) as the ☐ owner ☒ authorized agent, (check one) for the property located at 16577 Cinematic View, in the Town of Monument, El Paso County, Colorado, (Parcel No. 7123403001), do hereby attest that I reviewed the records of the El Paso County Assessor on the <u>21</u> day of <u>JANUARY</u>, 2025, and have sent letters via first class U.S. mail to the owners of record for the properties within 500-feet of the perimeter property line of the proposed Jackson Creek Retail Building, giving notice of forthcoming public hearings for Planning Commission on February 12, 2025 and Town Council on March 3, 2025 in compliance with Town Code Section 18.01.260-Public notice requirements. I Mailed notice, on <u>JAN 22</u>, 2025, which is at least 15 days prior to the date of the hearing. Signed: <u>[Signature]</u> Print Name: <u>JOHN R DAVIS</u> Owner/Authorized Agent (circle one) <u>[Signature]</u> State of <u>Colorado</u> County of <u>El Paso</u>: Sworn and subscribed to before me, a Notary Public, by <u>John R Davis</u>, this <u>22nd</u> day of <u>January</u>, 2025, who is either personally known to me or who has produced <u>Colorado Drivers License</u> as identification. My Commission Expires: <u>05/10/2025</u> Notary Public for the State of <u>CO</u> Print Name: <u>Shannon C Peterson</u> <u>[Signature]</u> SHANNON C PETERSON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20214018369 MY COMMISSION EXPIRES MAY 10, 2025	 Jackson Creek Retail Building (Monument Marketplace North lot 2) Final PUD File Numbers: 2024-007-FPD AFFIDAVIT – POSTED NOTICE Final PUD I, <u>JOHN DAVIS</u>, (print name) as the ☐ owner ☒ authorized agent, (check one) for the property located at 16577 Cinematic View, in the Town of Monument, El Paso County, Colorado, (Parcel No. 7123403001), do hereby attest that I installed, <u>ONE</u> sign along Jackson Creek Parkway, facing out to traffic, in compliance with Town Code <u>Section 18.01.260-Public notice requirements</u>, E. Posted Notice, on <u>JANUARY</u> (month/day) <u>22</u>, 2025, which is at least 15 days prior to the public hearing, scheduled for Planning Commission on February 12, 2025, and Town Council on March 3, 2025, for the proposed development application: Jackson Creek Retail Building. Signed: <u>[Signature]</u> Print Name: <u>JOHN R DAVIS</u> Owner/Authorized Agent (circle one) <u>[Signature]</u> State of <u>Colorado</u> County of <u>El Paso</u>: Sworn and subscribed to before me, a Notary Public, by <u>John R Davis</u>, this <u>22nd</u> day of <u>January</u>, 2025, who is either personally known to me or who has produced <u>Colorado Drivers License</u> as identification. My Commission Expires: <u>05/10/2025</u> Notary Public for the State of <u>CO</u> Print Name: <u>Shannon C Peterson</u> <u>[Signature]</u> SHANNON C PETERSON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20214018369 MY COMMISSION EXPIRES MAY 10, 2025
---	--



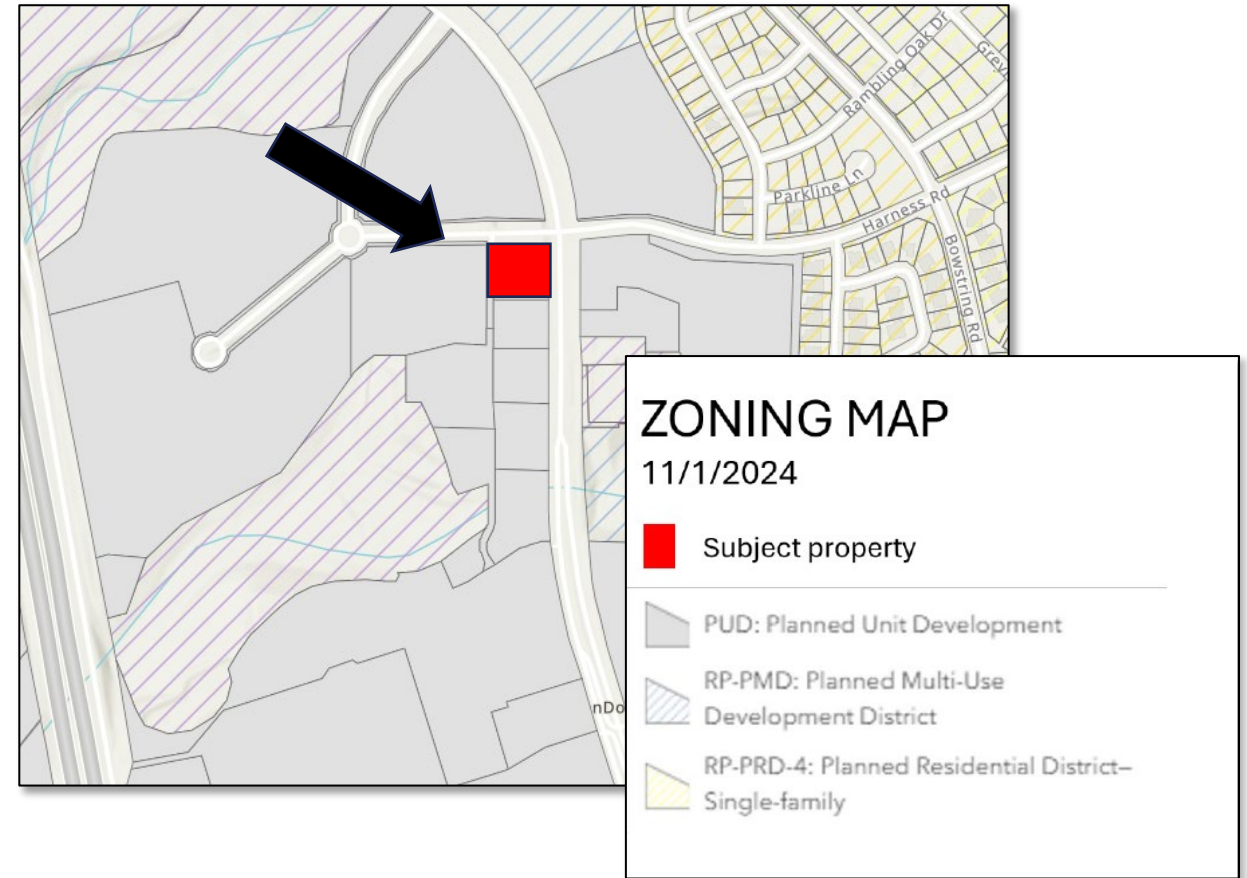
INTRODUCTION

The Applicant, Mr. Zach VanDyke of New Era Construction, is seeking approval of the Final Planned Unit Development (FPD) for Jackson Creek North Retail on Lot 2 of Monument Market Place North Filing No. 1A, for the construction and operation of two restaurants, Dairy Queen and Subway, with additional retail space between them. As proposed, Dairy Queen is the sole restaurant with a drive-through.



SURROUNDING ZONING AND LAND USE

- **Subject Property:**
Preliminary PUD – Monument Marketplace North (Ordinance No. 24-2019)
- **North** – Vacant
- **South** – KFC/PUD
- **East** – Jackson Creek Self Storage/PUD
- **West** – Vacant/Mixed-Use PUD



HISTORY

The subject property was originally platted as part of the Monument Marketplace Filing No. 16 on November 19, 2007. On July 1, 2019, Town Council (fka Board of Trustees) adopted Ordinance No 24-2019 granting approval of a zoning change, preliminary planned unit development, and final plat of subdivision for Monument Marketplace North Filing 1.

Each parcel within the Monument Marketplace North Filing 1 is required to obtain Final Planned Unit Development approval prior to the issuance of land development and building permits can be issued.



SITE PLAN

PROJECT DATA

PROJECT ADDRESS:

16577 CINEMATIC VIEW

MONUMENT, CO 80132

TAX SCHEDULE NUMBER:

71234-03-001

EXISTING LAND USE:

PUD

PROPOSED LAND USE:

RETAIL/RESTAURANT

ALLOWABLE BUILDING HEIGHT:

50 FEET

ACTUAL BUILDING HEIGHT:

28'-9"

PROPOSED BUILDING AREA:

6,150 S.F.

LOT AREA:

54,450 S.F. S.F. (1.25 ACRES)

BUILDING COVERAGE:

6,250 SF = 11.4%

LANDSCAPE COVERAGE:

10,990 SF = 27.6%

PAVEMENT COVERAGE:

16,685 SF = 30.6%

SIDEWALK COVERAGE:

3,000 SF = 5.5%

SETBACKS:

FRONT:

25'-0" MINIMUM

SIDE:

10'-0" MINIMUM

REAR:

25'-0" MINIMUM

PARKING REQUIRED:

1 SPACE/250 S.F. (2,850 / 250 = 11.4 SPACES)

(RETAIL BUILDINGS LESS THAN 15,000 S.F. THE PARKING

CALCULATION 1 SPACE PER 250 SF OF BUILDING)

DAIRY QUEEN 15 SPACES PER 1,000 S.F. (2,000 SF/ 1000 = 30 SPACES)

SUBWAY: 1 SPACE PER 200 SF (1,300 SF/ 200 = 6.5 SPACES)

49 PARKING SPACES

TOTAL PARKING REQUIRED:

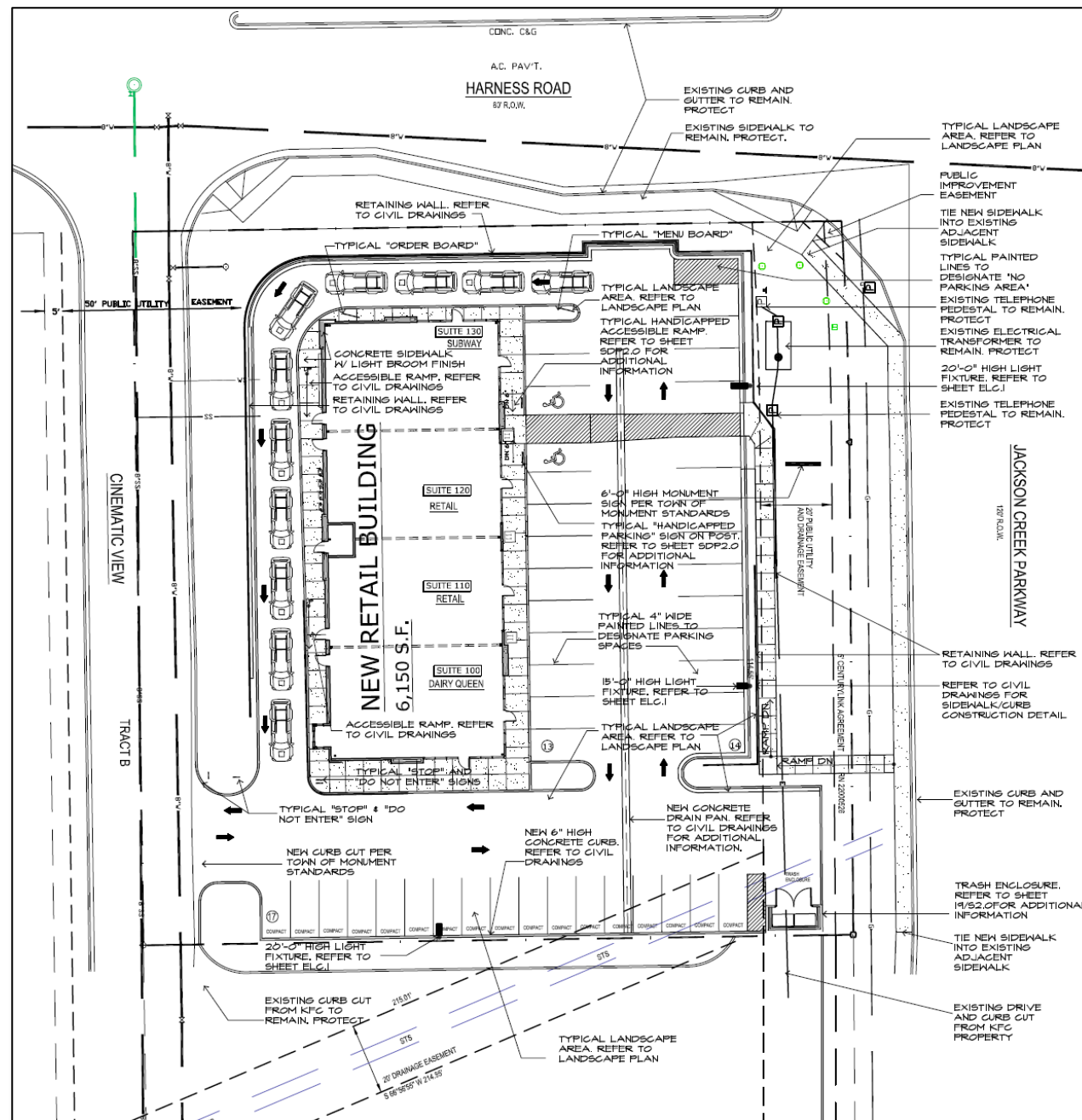
PARKING PROVIDED:

44 TOTAL SPACES

25 REGULAR SPACES

17 COMPACT SPACES

2 HANDICAPPED ACCESSIBLE PARKING SPACES

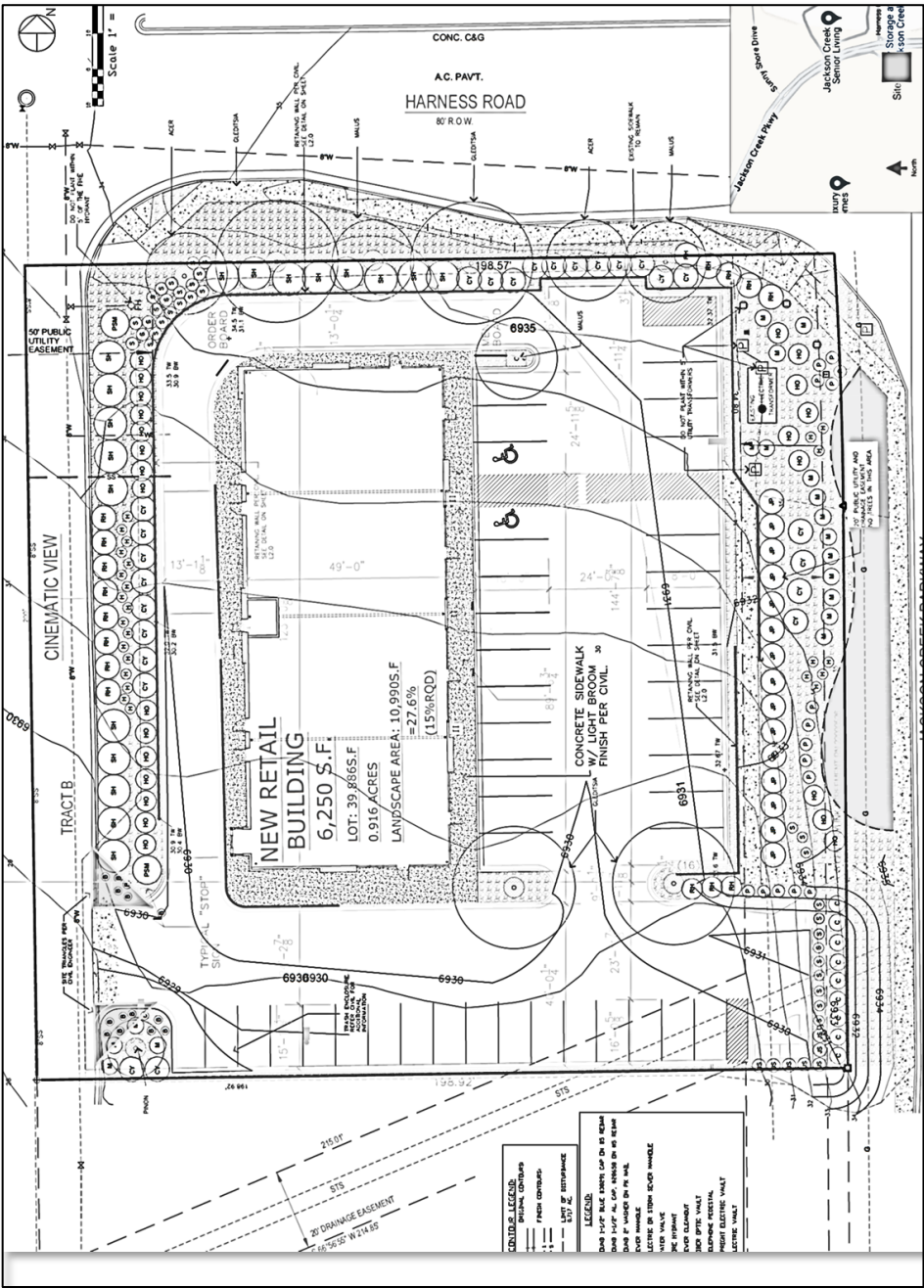


Revised
2/25/2025



LANDSCAPE PLAN

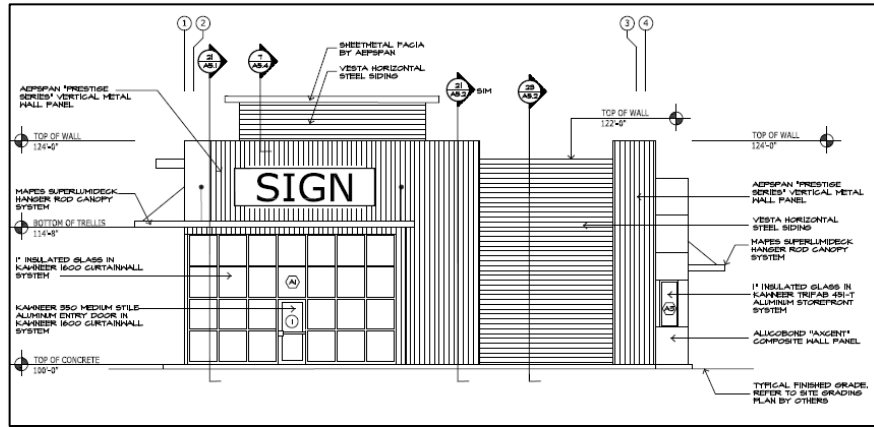
Plant Schedule					
Deciduous Trees	Qty	Botanical Name / Common Name	Planting Container Size	Mature Plant size	Code Requirements
1	2	Acer tataricum 'Hotwings' / Hotwings Tartarian Maple	1.5" caliper	20'x20'	(2) Street
2	5	Gleditsia 'Northern Acclaim' / Northern Acclaim Honeylocust	1.5" caliper	40'x30'	(3) Street / (2) Parking 2 parking lot trees req'd
3	3	Malus 'Spring Snow' / Spring Snow Crabapple (fruitless)	1.5" caliper	20'x20'	(2) Street/ (1) Interior
Total Trees	10	2 parking lot trees req'd (1/20 spaces, 43 spaces provided) and 2 trees are provided. 7 interior trees req'd (1 tree/2000 SF) and 1 tree are provided. 20 street trees req'd (1 tree/30 LF; 598.62 LF shown) and 6 trees are provided with >140 shrub substitutes (10 shrubs/tree). Easement along Cinematic View prevents tree planting. Easement and gas line along Jackson Creek prevent tree planting. Easement that crosses south property line limits tree planting.			
Evergreen Shrubs	Qty	Botanical Name / Common Name	Planting Container Size	Mature Plant size	Code Requirements
JP	15	Juniperus x media 'Pfitzeriana Compacta' / Compact Pfitzer Juniper	5	4'x6'	Parking Lot screening 2/3 length
JS	7	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5	15'x3'	Trash enclosure screening
PSM	2	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	5	4'x7'	
Deciduous Shrubs					
C	9	Caryopteris clandestensis / Blue Mist Spirea	5	3'x4'	
Cy	29	Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	5	4'x6'	
Ho	26	Holodiscus dumosus / Rock Spirea	5	5'x5'	
Rh	18	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	5	1'x6'	
SH	18	Symphocarpus x chenaultii 'Hancock' / Hancock Coralberry	5	2'x8'	
Total Shrubs	156				
Perennials	Qty	Botanical Name / Common Name	Planting Container Size	Mature Plant size	Code Requirements
M	17	Mirabilis multiflora / Desert 4 o'clock	1	1'x4'	
P	14	Penstemon pseudospectabilis / Desert Penstemon	1	2'x2'	
Ornamental Grass					
B	14	Botelous gracilis 'Blonde Ambition' / Blonde Ambition Grama Grass	1	2'x2'	
H	25	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1	2'x2'	
S	35	Schizachrium scoparium 'Blaze' / Blaze Bluestem Grass	1	3'x2.5'	
Total Grass Perennials &		105			
Groundcover Schedule					
Groundcover Symbol	Qty	Description	Notes		
	9015 s.f.	2-4" Blue Grey River Rock	4" Depth over Mirafi		
	1660 s.f.	1.5" Blue Grey River Rock	4" Depth over Mirafi		
	315 s.f.	Gorilla Hair bark mulch	4" depth (no Mirafi)		



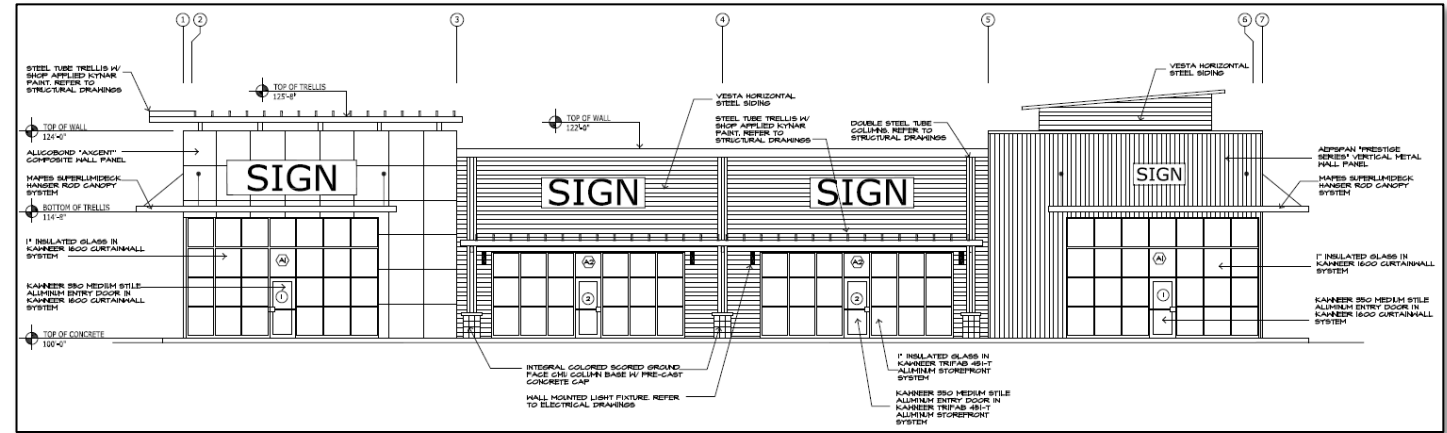
Revised
2/25/2025

ELEVATIONS

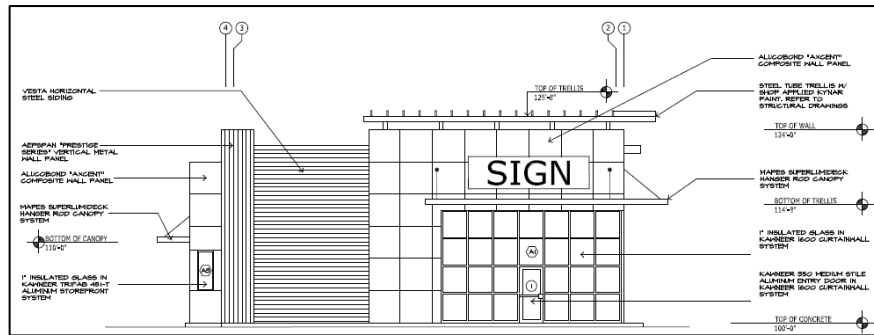
North Elevation



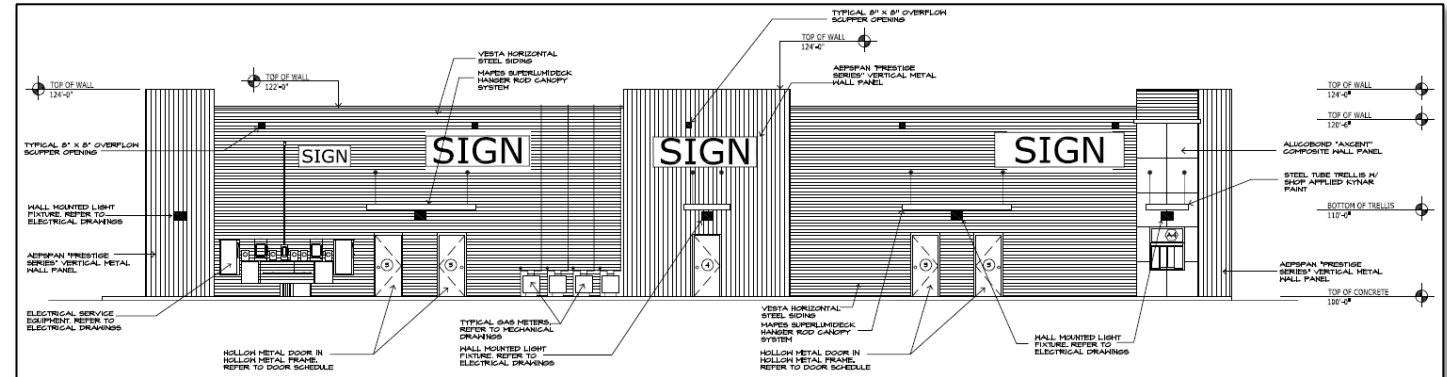
East Elevation



South Elevation



West Elevation



PROPOSED FINDING OF FACT

1. The proposed use meets the intent of Comprehensive Plan designation for the property.
2. The final planned unit development is consistent with the approved preliminary planned unit development.
3. Onsite circulation and access are designed for the anticipated type of pedestrian and vehicular traffic generated by the restaurant and drive through.
4. Building design in terms of orientation, spacing, materials, exterior color and texture, storage and lighting result in a quality architectural design is compatible with the existing and anticipated area commercial developments.
5. The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used.
6. Adequate off-street parking, both standard and ADA accessible, is provided.
7. The Final Planned Unit Development fits within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.



RECOMMENDED ACTION

A motion to **APPROVE** Ordinance 05-2025, granting a Final Planned Unit Development for Lot 2 of Monument Market Place North Filing No. 1A for the construction and operation of Jackson Creek Retail, supported by the attached finding of fact and described by the following documents:

1. Final Planned Unit Development/Site Plan for Jackson Creek Retail, Lot 2, Monument Market Place North Filing No. 1A, prepared by H.C. Klover Architect, last revised 2/25/2025 [Attachment 3A].
2. Drainage Report for Monument Marketplace North, Filing No. 1A, Lot 2, prepared by Terra Nova Engineering, Inc., dated November 2024. [Attachment 3B].
3. Monument Marketplace North Lot No. 2 – Traffic Impact Study, prepared by LSC Transportation Consultants, dated 10/01/2024 [Attachment 3C].



MEMORANDUM

TO: The Honorable Mayor and Town Council
FROM: Thomas A. Tharnish, Director of Public Works
DATE: March 3, 2025
RE: Resolution 15-2025 to approve a Project Participation Agreement with the Pikes Peak Regional Water Authority for a Regional Indirect Potable Reuse Project Study.

BACKGROUND: The Town of Monument is an active member of the Pikes Peak Water Authority (PPRWA) and has an opportunity to participate in a county-wide regional indirect potable reuse project study. The participation agreement was brought to the PPRWA to ask for participation by the members to help with the cost and in return the members would benefit from the data collected and would be involved in the process of the study efforts. At a previous meeting of the PPRWA, members voted in favor of participating in this project and each member will need to sign the project agreement in order to participate.

DISCUSSION: After reviewing this project participation agreement, it is stated that most of this project is funded through a Colorado Water Conservation Board Grant and by CSU. The expected contribution of the member agencies participating is a not-to-exceed amount of \$2,187.50. The amount is based upon all nine member agencies participating. The benefit for the Town to participate at this level is to gain information about the technical data, design and potential alternatives that may arise upon completion of this study.

PROS/CON'S: Pro's - By moving forward with this resolution to approve a project participation agreement with the PPRWA for a regional indirect potable reuse project study, we will be able to gain additional data concerning a regional reuse system in the future. Con's - By not approving this resolution, we will continue to evaluate potential reuse options for a future water supply.

FISCAL IMPACT: The estimated cost to participate in this regional indirect potable reuse study is a not-to-exceed amount of **\$2,187.50**. The cost would be funded out of the "2A Fund".

STAFF RECOMMENDATION: Recommend passage of Resolution 15-2025, approving the project participation agreement with the PPRWA for a regional indirect potable reuse project study.

EL PASO COUNTY REGIONAL INDIRECT POTABLE REUSE PROJECT STUDY PROJECT PARTICIPATION AGREEMENT

PIKES PEAK REGIONAL WATER AUTHORITY

This Project Participation Agreement for the Indirect Potable Reuse Project Study described below (“Agreement”) is made _____, 2025, by and among the Pikes Peak Regional Water Authority (“Authority”) and the following nine participating Members and Associates of the Authority (“Participants”): Colorado Springs Utilities, an enterprise of the City of Colorado Springs, a home rule city and municipal corporation, Donala Water and Sanitation District, Forest Lakes Metropolitan District, Security Water District, Town of Monument, Triview Metropolitan District, Woodmoor Water and Sanitation District No. 1, the City of Fountain, and Stratmoor Hills Water and Sanitation Districts. The Authority and the Participants may individually be referred to as a “party” and collectively as the “parties.”

This Agreement is made pursuant and subject to the Second Amended Establishing Contract for El Paso County Water Authority and Name Change to Pikes Peak Regional Water Authority (“Establishing Contract”). It shall be effective upon execution by the Authority and all Participants.

1. Project Area Defined. The project area for the Indirect Potable Reuse Project Study is El Paso County.
2. Indirect Potable Reuse Project Study Defined. The Authority, Members of the Authority, and Colorado Springs Utilities (“Springs Utilities”), an Associate of the Authority, have, in conjunction with other water providers in the El Paso County region, explored indirect potable reuse project options capable of capturing, treating, and delivering advanced treated water to respective water rights owners and providers in the El Paso County region (the “IPR Project”). This Agreement concerns funding for technical analyses related to the IPR Project. These analyses (the “IPR Study”) consist of work, including but not limited to feasibility and technical analyses and preliminary designs, concerning alternatives for indirect potable reuse that are configured to divert and store reusable return flows from Fountain Creek, pretreat the diverted water, convey the diverted water through the Southern Delivery System, including advanced treatment at the Bailey Water Treatment Plant, and delivery of the treated water to water service providers in the El Paso County region. Development of the indirect potable reuse alternatives would allow access by the Participants to both reusable return flows owned or controlled by water providers in the El Paso County region who discharge treated reusable return flows into Monument Creek and Fountain Creek and to locally available water supplies owned or controlled by participating water providers. Such access will result in the capture, use, and reuse of reusable wastewater return flows generated by the water service operations of the Participants. Additional information concerning the IPR Study is included in **Attachment A** to this Agreement, *Professional Services Agreement and Scope of Work*. The IPR Study will be funded by the Participants in accordance with the provisions of this Agreement. If, as a result of the IPR Study, some or all Participants decide to jointly construct and/or operate new structures or

facilities as part of the IPR Project, a separate agreement or agreements for such construction and operation will be completed by the participating entities.

3. **Participants.** Participants must be Members or Associates of the Authority, and may become Associates of the Authority solely for the purpose of participating in the IPR Study.
4. **IPR Study Committee.** The IPR Study Committee shall consist of one representative appointed by each Participant. Each Participant shall also appoint an alternate representative. The IPR Study Committee shall act as the board of directors for and govern the affairs of the IPR Study.
5. **Delegation of Powers.** The IPR Study Committee shall have all the powers of the Authority under the Establishing Contract with regard to the IPR Study, and shall be subject to the Establishing Contract, except as modified by this Agreement. In the case of any conflict between this Agreement and the Establishing Contract, this Agreement shall control. Subject to this Agreement, the IPR Study Committee shall have all the powers with respect to the IPR Study that the Authority board of directors has with respect to the Authority.
6. **Action by IPR Study Committee.** A majority of IPR Study Committee directors shall constitute a quorum for the transaction of IPR Study business. The IPR Study Committee shall act by motion or resolution approved by a majority of Participants present, provided a quorum is present. The IPR Study Committee may allow its members to participate in meetings by telephone or other electronic means.
7. **Addition of Participants.** New Participants may be added with the approval of all existing Participants and the Authority. New Participants shall execute an addendum to this Agreement. The IPR Study Committee may prescribe terms and conditions for the addition of a new Participant, which may include reimbursement of a reasonable share of expenses previously incurred and assumption of a fair portion of the outstanding liabilities of the IPR Study as determined by the IPR Study Committee. Such terms and conditions shall be included in the addendum executed by the new Participant.
8. **Only Participants Obligated.** This Agreement and the IPR Study Committee can obligate only those Members of the Authority that are Participants. Neither the Authority nor any Members or Associates of the Authority that are not Participants shall have any rights or liabilities with regard to the IPR Study, nor shall the Authority attempt to direct or control the IPR Study, except as specifically described in this Agreement. Joinder in the IPR Study as a Participant shall not prevent, nor be construed as preventing, an entity from engaging in independent evaluation of reuse issues similar to those that are included in the IPR Study, or taking actions either related to or outside the scope of the IPR Study concerning issues related to the reuse of water.
9. **Contributions and Assessments.** It is anticipated the IPR Study will be completed by December 31, 2026. In light of this expected project duration, the Authority determined prior to execution of this Agreement the expected total costs for the IPR Study, which shall not exceed

an amount of \$349,925. Of the total IPR Study amount, up to \$249,900 has been awarded through a Colorado Water Conservation Board grant, \$42,525 will be provided as in-kind services by the IPR Study Participants, and the remainder of \$57,500 will be paid in cash by the IPR Study Participants. Springs Utilities will contribute \$40,000 towards the cash contribution. The remainder of the total costs (\$17,500) shall be split equally between the other Participants, up to a maximum of \$2,187.50 per Participant. Subject to final approval by action of the IPR Study Committee, the intent is to assess each Participant for its equal share of the IPR Study costs using one assessment. This assessment shall be a binding obligation on each Participant. The timing of the assessment and its payment shall be determined by the IPR Study Committee, and each Participant shall pay the assessment directly to the Authority. Such payments shall be used to pay any invoices for costs and expenses related to the IPR Study that are provided to the Authority by consultants working on the IPR Study. The technical consultant firm for the IPR Study has been determined, as reflected by the Professional Services Agreement and Scope of Work attached as **Attachment A**. If, following the assessment process described above, the IPR Study Committee determines either: 1) that the IPR Study will extend beyond December 31, 2026; or 2) that the total costs of the IPR Study will exceed the amount identified above or circumstances are different from those described above such that an additional assessment will be required for completion of the IPR Study, the IPR Study Committee shall provide written notice to the Participants and the Authority, and shall determine a process for completing the IPR Study and collecting any additional required payments from the Participants. Based on a vote by its Members, the Authority has determined that any Member or Associate of the Authority that is not a Participant in this Agreement and the IPR Study, but which later wants to join in the use of a project that results from the IPR Project, shall be subject to payment of reimbursement costs to the IPR Study Participants for that entity's pro-rata share of the costs for the IPR Study.

10. Default and Cure. A Participant shall be eligible to participate in the IPR Study only if it pays its assessments when such assessments become due. In the event any assessment is not paid when due, that Participant shall be in default and shall not be entitled to participate further in the IPR Study; provided, however, that said Participant shall have thirty (30) days after written notice from the IPR Study Committee in which to cure such default, but in no event shall it be relieved of its obligation to make any payments for which it shall be legally responsible and which shall remain due and payable.

11. Amendment of this Agreement. This Agreement may be amended only by affirmative vote of all the Participants and approval by the Authority.

12. Withdrawal of Participants. Any Participant may withdraw from the IPR Study by giving written notice thereof to the IPR Study Committee at least thirty (30) days in advance. However, a withdrawing Participant shall pay its assessments hereunder that have accrued as of the effective date of its withdrawal, and the withdrawing Participant's obligation for paying such accrued assessments shall survive the withdrawal. A withdrawing or defaulting Participant shall have no right to refund of any assessments paid prior to withdrawal or default.

13. Expulsion of Participants. A Participant may be expelled from the IPR Study pursuant to Article VI, Section 3 of the Establishing Contract by two-thirds majority vote of all the other Participants.

14. **Dissolution and Winding Up of IPR Study.** The IPR Study and this Agreement shall continue in effect until dissolved by action of the IPR Study Committee and approval by the Authority. Upon dissolution, the remaining assets of the IPR Study shall be conveyed to the then-active Participants in proportion to the contributions each has made to the IPR Study.

15. Notices. Notices required by this Agreement shall be in writing, delivered by hand, by first-class mail, or by tracked delivery service (such as Federal Express) addressed to:

The Authority: Pikes Peak Regional Water Authority
2 North Cascade Avenue, Suite 1280
Colorado Springs, CO 80903

Colorado Springs
Utilities: Colorado Springs Utilities
Attn: Water Resources Manager
1521 South Hancock Expressway
Mail Code 1825
Colorado Springs, CO 80903

Donala: Donala Water and Sanitation District
15850 Holbein Dr.
Colorado Springs, CO 80921

Forest Lakes: Forest Lakes Metropolitan District
2 N. Cascade Avenue, Suite 1280
Colorado Springs, CO 80903

Security: Security Water District
Attn: Roy Heald
231 Security Blvd
Colorado Springs, CO 80911

Town of Monument: Town of Monument
Attn: Public Works Director
645 Beacon Lite Road
Monument, CO 80132

Triview: Triview Metropolitan District
Attn: District Manager
16055 Old Forest Point, Ste. 302

Monument, CO 80132

Woodmoor: Woodmoor Water and Sanitation District No. 1
Attn: Manager
1845 Woodmoor Drive
Monument, CO 80132

City of Fountain: City of Fountain
Attn:
700 Charter Oak Ranch Rd.
Fountain, CO 80817

Stratmoor Hills: Stratmoor Hills Water and Sanitation Districts
Attn:
1811 B Street
Colorado Springs, CO 80906

16. No Assignment. No party's rights or obligations under this Agreement shall be assigned without the prior written consent of the other parties, and any attempted assignment without such consent shall be void. Notwithstanding anything herein to the contrary, upon written notice to the IPR Study Committee and the Authority, Springs Utilities may assign this Agreement without consent to the City of Colorado Springs, Colorado.

17. Severability. If any provision of this Agreement is held void or unenforceable, such provision shall be deemed stricken, and all remaining provisions shall continue in force.

18. Subject to Appropriation. In accord with the Colorado Constitution or the city charter of the respective Participants, performance of each Participant's obligations under this Agreement is expressly subject to appropriation of funds by the respective governing body of each Participant. This Agreement creates no multiple fiscal year obligations as defined in Article X, Section 20 of the Colorado Constitution. In the event funds are not appropriated in whole or in part sufficient for performance of a Participant's obligations under this Agreement, or appropriated funds may not be expended due to applicable spending limitations, then performance of said Participant under this Agreement shall be null and void by operation of law, and said Participant shall thereafter have no liability for compensation or damages to any person in excess of said Participant's authorized appropriation for this Agreement or the applicable spending limit, whichever is less. Any Participant shall notify all other Participants and the Authority as soon as reasonably practicable in the event of non-appropriation or in the event a spending limitation becomes applicable.

19. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be considered an original, and all of which together shall constitute one agreement. Facsimiles or copies of signatures shall be considered originals.

20. Entire Agreement. This Agreement constitutes the entire agreement among the parties. All prior negotiations, representations, and agreements concerning the subject matter of this Agreement are merged herein.

21. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Colorado except for its conflict of law provisions, and with regard to participation by a specific Participant, that Participant's organic or authoritative law.

22. No Third-party Beneficiaries. This Agreement shall not be deemed to create any third-party rights or beneficiaries. Without limiting the generality of the foregoing, no rights or obligations are created in or toward Members or Associates of the Authority that are not Participants.

23. Authority. Each party warrants that it has the authority to enter into this Agreement, and that the person signing this Agreement on its behalf has the authority to bind it to this Agreement.

PIKES PEAK REGIONAL WATER AUTHORITY

President

Attest:

_____ Date: _____, 2025.

COLORADO SPRINGS UTILITIES

Travas Deal

[Travas Deal \(Jan 28, 2025 16:45 MST\)](#)

Travas Deal, CEO

APPROVED AS TO FORM
City Attorney's Office – Utilities Division
City of Colorado Springs

Michael J. Gustafson

_____ Date: 1/24, 2025.

Michael J. Gustafson

Lisa Barbato

E-signed 2025-01-24 12:17PM MST

lbarbato@csu.org

COLORADO SPRINGS UTILITIES



DONALA WATER AND SANITATION DISTRICT

Jeffrey W Hodge
District Manager

Date: February 1, 2025.

FOREST LAKES METROPOLITAN DISTRICT

District Manager

Date: _____, 2025.

SECURITY WATER DISTRICT

District Manager

Date: _____, 2025.

TOWN OF MONUMENT

Mayor

Attest:

_____ Date: _____, 2025.

TRIVIEW METROPOLITAN DISTRICT

James McGrady
District Manager

Date: 2-2-2025

WOODMOOR WATER AND SANITATION DISTRICT NO. 1

District Manager

Date: Jan. 29, 2025.

CITY OF FOUNTAIN

Mayor

Attest:

_____ Date: _____, 2025.

STRATMOOR HILLS WATER AND SANITATION DISTRICTS

Districts Manager

Attest:

_____ Date: _____, 2025.

PROFESSIONAL SERVICES AGREEMENT AND SCOPE OF WORK

ATTACHMENT A

IPR Project Study PPA (1.10.25)

Final Audit Report

2025-01-28

Created:	2025-01-21
By:	Jessica Ramirez (jmramirez@csu.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAS8aCI0McU1GKRmYe5VV4vRpJZ1wpm3f

"IPR Project Study PPA (1.10.25)" History

-  Document created by Jessica Ramirez (jmramirez@csu.org)
2025-01-21 - 4:45:58 PM GMT
-  Document emailed to Michael Gustafson (michael.gustafson@coloradosprings.gov) for signature
2025-01-21 - 4:48:38 PM GMT
-  Email viewed by Michael Gustafson (michael.gustafson@coloradosprings.gov)
2025-01-24 - 7:02:13 PM GMT
-  Document e-signed by Michael Gustafson (michael.gustafson@coloradosprings.gov)
Signature Date: 2025-01-24 - 7:02:53 PM GMT - Time Source: server
-  Document emailed to Lisa Barbato (lbarbato@csu.org) for approval
2025-01-24 - 7:02:55 PM GMT
-  Email viewed by Lisa Barbato (lbarbato@csu.org)
2025-01-24 - 7:16:33 PM GMT
-  Document approved by Lisa Barbato (lbarbato@csu.org)
Approval Date: 2025-01-24 - 7:17:37 PM GMT - Time Source: server
-  Document emailed to tdeal@csu.org for signature
2025-01-24 - 7:17:41 PM GMT
-  Email viewed by tdeal@csu.org
2025-01-28 - 11:43:52 PM GMT
-  Signer tdeal@csu.org entered name at signing as Travas Deal
2025-01-28 - 11:45:05 PM GMT
-  Document e-signed by Travas Deal (tdeal@csu.org)
Signature Date: 2025-01-28 - 11:45:07 PM GMT - Time Source: server

✔ Agreement completed.

2025-01-28 - 11:45:07 PM GMT

TOWN OF MONUMENT

RESOLUTION NO. 15 - 2025

**A RESOLUTION APPROVING A PROJECT PARTICIPATION AGREEMENT
WITH THE PIKES PEAK REGIONAL WATER AUTHORITY FOR A
REGIONAL INDIRECT POTABLE REUSE PROJECT STUDY**

WHEREAS, the Town's Senior Water Department staff has evaluated the need to participate with this regional reuse study as a member of the Pikes Peak Regional Water Authority, and;

WHEREAS, the Town's staff has evaluated the scope of work and has determined that there is some value in approaching this regional effort at gathering more data once the study is complete, and;

WHEREAS, the Town, as a member of the Pikes Peak Regional Water Authority, has participated in numerous project participation agreements over the last 20 years in many different areas in order to benefit all the member agencies, and;

WHEREAS, If the Town Council approves this project participation agreement with the Pikes Peak Water Authority, it will help us improve in a county-wide regional effort to determining feasibility, technical analysis, preliminary design and other alternatives. Given that the Town is already considering alternatives, this study would only provide additional data for future use when a decision point is determined.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF
THE TOWN OF MONUMENT, COLORADO THAT:**

The Town Council hereby approves the Project Participation Agreement with the Pikes Peak Regional Water Authority for a regional indirect potable reuse project study.

PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 17th day of March 2025 by a vote of ____ for and ____ against.

TOWN OF MONUMENT

Mitch Lakind, Mayor

ATTEST:

Tina Erickson, Town Clerk