

# SITE DEVELOPMENT PLAN

## LOT 2, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO



REV. NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLAN  
**MONUMENT STEEL STRUCTURES**  
 COVER SHEET  
 18910 BASE CAMP ROAD  
 MONUMENT, COLORADO

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

SHEET NUMBER  
CS  
 1 OF 8

**PROJECT CONTACTS:**

**OWNER:**  
STEEL STRUCTURES AMERICA INC.  
3635 E. COVINGTON AVE.  
POST FALLS, ID 83854  
866.290.3471

**MUNICIPALITY:**  
EL PASO COUNTY  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
719.520.6300

**CIVIL ENGINEER:**  
TERRA FORMA SOLUTIONS  
CONTACT: TODD JOHNSON, PE

**GEO-TECH:**  
CTL THOMPSON INC.  
5170 MARK DABLING BLVD  
COLORADO SPRINGS, CO 80918  
719.528.8300

**LANDSCAPE:**  
TIM DUNN DESIGN  
LANDSCAPE ARCHITECTURE  
6948 DAVENTY PLACE  
CASTLE PINES, CO 80108  
720.350.2411

**FIRE DISTRICT:**  
TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT  
16055 OLD FOREST POINT, SUITE 103  
MONUMENT, CO 80132  
719.484.0911

**SURVEYOR:**  
AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE, SUITE 1  
LITTLETON, CO 80122  
303.713.1898

**WATER / SEWER:**  
WOODMOOR WATER AND SANITATION DISTRICT  
1845 WOODMOOR DRIVE  
MONUMENT, CO 80132  
719.488.2525

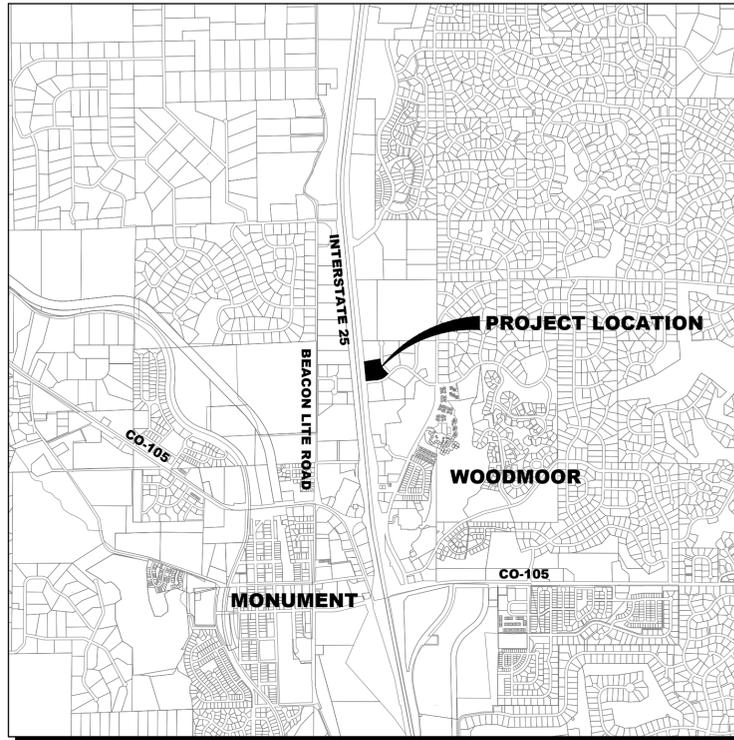
**FIRE DISTRICT:**  
TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT  
16055 OLD FOREST POINT, SUITE 103  
MONUMENT, CO 80132  
719.484.0911

**GAS:**  
BLACK HILLS ENERGY  
1515 WYNKOOP ST #500  
DENVER, CO 80202  
888.890.5554

**ELECTRIC:**  
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.  
11140 E. WOODMEN ROAD  
FALCON, CO 80831  
719.495.2283

**TELEPHONE:**  
CENTURY LINK  
9 SUNCREST ROAD  
PALMER LAKE, CO 80133  
719.270.1653

**ARCHITECT:**



VICINITY MAP  
1"=2000'



**PROJECT DESCRIPTION:**

TO CONSTRUCT AN OFFICE BUILDING, TWO DISPLAY BUILDINGS, AND FOUR MINI STORAGE / RV STORAGE BUILDINGS AT LOT 2, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1.

NO PHASING OF IMPROVEMENTS IS PROPOSED.

**BENCHMARK:**

NGS CONTROL POINT T 395 BEING A STANDARD NGS STEEL ROD IN A LOGO MONUMENT BOX LOCATED 20 MILES NORTH OF COLORADO SPRINGS ON THE EAST SIDE OF I-25, 1,200 FEET NORTH OF THE WEIGH STATION BUILDING, AND 20.5 FEET EAST OF THE EASTERLY EDGE OF OIL OF THE NORTHBOUND LANES OF I-25.

ELEVATION = 7111.32 (NAVD88)

**LEGAL DESCRIPTION:**

PER LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. SC55073096-3, WITH AN EFFECTIVE DATE OF OCTOBER 2, 2018 AT 5:00 P.M.:

LOT 2, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

**BASIS OF BEARINGS:**

THE WESTERLY BOUNDARY LINE OF LOT 2, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR WITH A RED PLASTIC CAP STAMPED "AZTEC PLS 38256", ASSUMED TO BEAR NORTH 05°26'25" WEST.

**FLOOD ZONE:**

THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08041C0276G, MAP REVISED DECEMBER 7, 2018.

**PROPERTY STATISTICS:**

PLANNING	EXISTING/ALLOWED		PROVIDED
	CC (COMMERCIAL COMMUNITY)	CC (COMMERCIAL COMMUNITY)	CC (COMMERCIAL COMMUNITY)
ZONING	CC (COMMERCIAL COMMUNITY)	CC (COMMERCIAL COMMUNITY)	CC (COMMERCIAL COMMUNITY)
NET AREA (AC)	4.001		4.001
GROSS FLOOR AREA (GFA) (SF)	N/A		56,176
FLOOR AREA RATIO (FAR)	N/A		0.32
MAXIMUM BUILDING HEIGHT (FT)	45		20' - 4"
OCCUPANCY	N/A		B-1 OFFICES
ACCESSORY OCCUPANCY	N/A		S-1 STORAGE / M-RETAIL
CONSTRUCTION TYPE			I-B (NON-SPRINKLERED)
SETBACKS			
FRONT (FT)	25		>25
SIDE (FT)	25		>25 (NORTH = 0)
REAR (FT)	25		>25

**BUILDING STATISTICS:**

	UNITS	AREA (SF)
OFFICE (2 FLOORS AT 1200 SF)	--	2,400
DISPLAY BUILDING (30'X40')	--	1,200
DISPLAY BUILDING (30'X30')	--	900
STORAGE BUILDING 1	24	8,700
STORAGE BUILDING 2	52	19,840
STORAGE BUILDING 3	19	14,640
STORAGE BUILDING 4	11	8,496
GROSS FLOOR AREA (GFA)	106	56,176

**PARKING STATISTICS:**

	REQUIRED	PROVIDED
GENERAL SPACES (1/200 SF OFFICE)	12	12
ACCESSIBLE SPACES (INCLUSIVE OF GENERAL)	1	1
MINI WAREHOUSE (1/100 UNITS)	2	2
VEHICLE STORAGE	3	3
EMPLOYEE (1/EMPLOYEE)	1	1
TOTAL PARKING	18	18

**SHEET INDEX**

- 1 CS COVER SHEET
- 2 SP SITE AND UTILITY PLAN
- 3 GR GRADING PLAN
- 4 L1 SITE LANDSCAPE PLAN
- 5 L2 LANDSCAPE DETAILS
- 6 BD 1 BUILDING ELEVATIONS AND FLOOR PLANS
- 7 BD 2 BUILDING ELEVATIONS AND FLOOR PLANS
- 8 E-1 ELECTRICAL PHOTOMETRIC PLAN

Add PCD File No. PPR1919











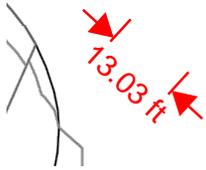






# Site Development Plan\_v1-redline.pdf Markup Summary

## 13.03 ft (1)



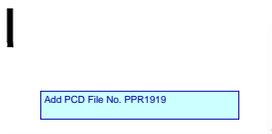
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**Space:** 13.03 ft

## 335.06 ft (1)



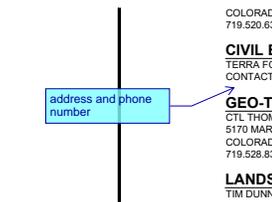
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## Add PCD File No. PPR1919 (1)



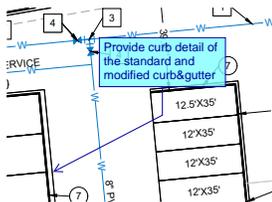
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## address and phone number (1)



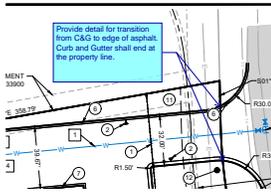
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## Provide curb detail of the standard and modified curb&gutter (1)



**Subject:** Callout  
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**Space:** Provide curb detail of the standard and modified curb&gutter

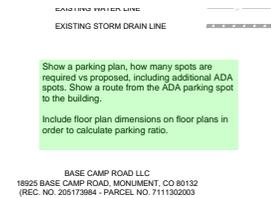
Provide detail for transition from C&G to edge of asphalt. Curb and Gutter shall end at the property line. (1)



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**Space:**

Provide detail for transition from C&G to edge of asphalt. Curb and Gutter shall end at the property line.

Show a parking plan, how many spots are required vs proposed, including additional ADA spots. Show a route from the ADA parking

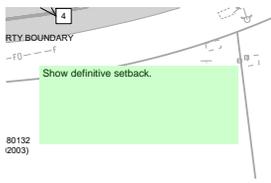


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**Space:**

Show a parking plan, how many spots are required vs proposed, including additional ADA spots. Show a route from the ADA parking spot to the building.

Include floor plan dimensions on floor plans in order to calculate parking ratio.

Show definitive setback. (1)



**Subject:** Text Box  
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**Space:**

Show definitive setback.

Show the intersection sight distance triangle. Reline is approximate only, see Engineering Criteria Manual Section 2.3.6.G for dete



**Subject:** Callout  
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**Space:**

Show the intersection sight distance triangle. Reline is approximate only, see Engineering Criteria Manual Section 2.3.6.G for determining sight distance triangles. Add a note stating any object within the sight distance triangle more than 30 inches above the adjacent road edge of asphalt shall constitute a sight obstruction, and shall be removed or lowered.

Show the intersection sight distance triangle. Reline is approximate only, see Engineering Criteria Manual Section 2.3.6.G for dete



**Subject:** Callout  
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**Space:**

Show the intersection sight distance triangle. Reline is approximate only, see Engineering Criteria Manual Section 2.3.6.G for determining sight distance triangles. Any object within the sight distance triangle more than 30 inches above the adjacent road shall constitute a sight obstruction, and shall be removed or lowered.

Show trash enclosure and a detail of it. (1)

Show trash enclosure and a detail of it.

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Show trash enclosure and a detail of it.

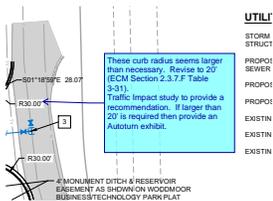
The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval.



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**Space:**

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:  
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

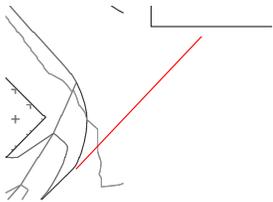
These curb radius seems larger than necessary. Revise to 20' (ECM Section 2.3.7.F Table 3-31). Traffic Impact study to provide a



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These curb radius seems larger than necessary. Revise to 20' (ECM Section 2.3.7.F Table 3-31).  
Traffic Impact study to provide a recommendation. If larger than 20' is required then provide an Autoturn exhibit.

(3)



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