GREATER EUROPE MISSION
18950 BASE CAMP ROAD, MONUMENT, CO 80132
(REC. NO. 200033900 - PARCEL NO. 711303004)

NORTH PROPERTY LINE
SETBACK = 0 FEET

20' UTILITY AND DRAINAGE EASEMENT
REC. NO. 200033900

10' UTILITY AND DRAINAGE EASEMENT
REC. NO. 200033900

5' CURB TRANSITION FROM
6" VERTICAL CURB TO "ZERO"
HEIGHT CURB

PROPERTY BOUNDARY

20' WATER &
ACCESS EASEMENT

10' UTILITY AND DRAINAGE EASEMENT
REC. NO. 200033900

LANDSCAPING BEING SERVED
BY IRRIGATION TEE FROM THE
OFFICE BUILDING PLUMBING

HANDICAP RAMP SIGN
AFFIXED TO BUILDING

EX. 10' PVC

30.89'
(VARIES)

R200.00'

R5.00'

R3.00'

11.89'

6" FIRE LINE

1.5" DOMESTIC SERVICE
(UPSIZED AFTER CURB STOP)

20.00'

39.67'

32.00'

5.0'

R20.00'

5' CURB TRANSITION FROM
6" VERTICAL CURB TO "ZERO"
HEIGHT CURB

STOP SIGN

R1.50'

43.00'

R20.00'

4' MONUMENT DITCH & RESERVOIR
EASEMENT AS SHOWN ON WOODMOOR
BUSINESS/TECHNOLOGY PARK PLAT
LINEWORK WAS SCALED IN FROM A PDF.

R10.00'

25' SETBACK

25.00'

PROPERTY BOUNDARY

2-WAY CO
RIM 7132.18
INV. 7123.39 (SW - 6")
N: 464834.24
E: 181739.49

19.22' of 6" PVC @ 10.00%

40.84' of 6" PVC @ 2.00%

CONNECT TO EX. 10" PIPE
END 6" PVC PIPE
N: 464820.62
E: 181682.26
INV: 7120.45

MONITORING MANHOLE (4' ø)
N: 464824.49
E: 181722.92
RIM 7127.58
INV IN 7121.47 (NE-6")
INV OUT 7121.27 (W-6")
CUT=6.3±

30' SANITARY & ACCESS EASEMENT

6" HC RAMP

OFFICE
(40'X30')
2 STORY
2,400 SF

5'

6" HC RAMP

DISPLAY
BUILDING
30'X30'

DISPLAY
BUILDING
30'X40'

2 PARKING SPACES
PROVIDED WITHIN
DISPLAY BUILDING

2 PARKING SPACES
PROVIDED WITHIN
DISPLAY BUILDING

30.00'

EASTERLY RIGHT-OF-WAY OF
INTERSTATE 25

EX. 10' PVC

MONUMENT HILL ROAD

BUILDING 3 - 48'X305'X16' ± (14,640 SF) (14'X14' DOORS)

BUILDING 4 - 48'X177'X16' ± (8,496 SF) (14'X14' DOORS)

MODIFIED CATCH CURB (1FT VERTICAL HEIGHT - TYPE A CATCH CURB)

BUILDING 2 - 35'/65'X350'X11'-6" (19,840 SF)

BUILDING 1 - 30'/50'X181'X8'-6" (8,700 SF)

16.5'X48'
16'X48'
12.5'X35'
12'X35'
12.5'X30'
12'X30'

58.00'
26.5'
31.5'
19.5'
19.5'
39.00'
45.50'
15.0'
24.0'
30.00'

R25.00'

24" RCP

18" RCP

IN-1
IN-2
IN-3
OS-1
FES-1

20' WATER &
ACCESS EASEMENT

20' UTILITY AND DRAINAGE EASEMENT
REC. NO. 200033900

PROPERTY BOUNDARY

20' UTILITY AND DRAINAGE EASEMENT
REC. NO. 200033900

25' SETBACK

TEMP. CONSTRUCTION EASEMENT (TCE-10)
REC. NO. 217132602
REC. NO. 217132603
REC. NO. 217133688

MONUMENT SIGN
(14' x 2'-8")

DEER CREEK ROAD
(60' PUBLIC ROW - REC. NO. 848443)

EX. 30' ROW

60.00' ROW

PROPERTY BOUNDARY

18925 BASE CAMP ROAD, MONUMENT, CO 80132
(REC. NO. 205173984 - PARCEL NO. 7111302003)

BASE CAMP ROAD
(60' PUBLIC ROW - REC. NO. 848443)

28.94'
(VARIES)

24.94'

23.94'

R335.00'

35.26'
(VARIES)

30.26'

60.00' ROW

20' UTILITY AND DRAINAGE EASEMENT
REC. NO. 200033900

10' MOUNTAIN VIEW EASEMENT
REC. NO. 848443

EX. FIRE HYDRANT

16.5' MOUNTAIN BELL EASEMENT
REC. NO. 848443

R10.00'

22.45'
27.45'

R335.00'

25.00'

30.00'

INTERSECTION SIGHT TRIANGLE
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.

25' SETBACK

4' MONUMENT DITCH & RESERVOIR
EASEMENT AS SHOWN ON WOODMOOR
BUSINESS/TECHNOLOGY PARK PLAT
LINEWORK WAS SCALED IN FROM A PDF.

20' WATER &
ACCESS EASEMENT

20' UTILITY AND DRAINAGE EASEMENT
REC. NO. 200033900

EX. FIRE HYDRANT

MONUMENT HILL SELF STORAGE
PO BOX 310, MONUMENT, CO 80132
(REC. NO. 2015713600 - PARCEL NO. 7111304021

Woodmoor Water and Sanitation District No. 1
APPROVED FOR CONSTRUCTION

Date:_____ By:_____

These plans have been reviewed only for general conformance with District Rules and Regulations and System Specifications. Review and construction approval by the District does not relieve the Developer/Owner and/or Contractor from responsibility for compliance with any rules, regulations or specifications required by the District.

BASE CAMP ROAD LLC
18925 BASE CAMP ROAD, MONUMENT, CO 80132
(REC. NO. 205173984 - PARCEL NO. 7111302003)

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.

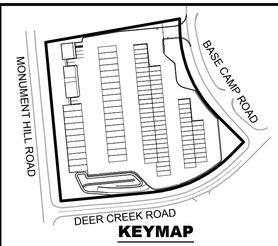
PCD FILE NO. PPR1919

UTILITY PLAN LEGEND:

STORM SEWER STRUCTURE DESIGNATION	IN-#
PROPOSED SANITARY SEWER LINE	
PROPOSED WATER LINE	W
PROPOSED STORM DRAIN LINE	
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING STORM DRAIN LINE	
ADA ROUTE	

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



KEYMAP

KEYNOTES:

1. ENTRY GATE
2. ENTRY GATE KEY PAD
3. 2 STORY OFFICE
4. DISPLAY BUILDING (30'X30') W/ 2 PARKING SPACES
5. DISPLAY BUILDING (30'X40') W/ 2 PARKING SPACES
6. 6" CURB AND GUTTER (SPILL)
7. 6" CURB AND GUTTER (CATCH)
8. 4' CROSSPAN
9. 9'X19' ADA PARKING STALL
10. 5' SIDEWALK
11. LANDSCAPE AREA
12. STOP SIGN
13. DETENTION POND
14. RETAINING WALLS
15. 4' TRICKLE CHANNEL
16. POND FOREBAY
17. TYPE M - BURIED RIP RAP
18. POND MAINTENANCE ACCESS
19. CDOT - TYPE 3 W-BEAM GUARDRAIL
20. 6 FOOT CHAIN LINK FENCE

(#) PARKING COUNT

1. 1" SADDLE TAP & CORP. STOP
2. PROPOSED FIRE HYDRANT
3. 8"X6" TEE (FIRE HYDRANT ASSEMBLY)
4. 8" GATE VALVE
5. CURB STOP
   12"x12"x2" PRECAST CONC BLOCK & VALVE CAN

SITE PLAN NOTES:

1. ALL RADIAL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED
2. ALL HORIZONTAL DIMENSIONS ARE TO FLOWLINE AND BUILDING EDGE UNLESS OTHERWISE NOTED

UTILITY PLAN NOTES:

1. ALL 6" WATER TO BE PVC UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
3. ALL FIRE HYDRANT LATERALS SHALL BE DIP.

STEEL STRUCTURES AMERICA INC.®

0 30' 60'
1" = 30' (HORIZONTAL)

TERRA FORMA SOLUTIONS

REV. NO.	DESCRIPTION	DATE
	LANDSCAPE AND HANDICAP REVSONS	10/21/2019

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

COLORADO LICENSED
JOHN A. HOWARD
37660
10/21/19
PROFESSIONAL ENGINEER

PROJ NO: SSA
ENG :
CHKD:
DATE : 10/21/2019

SHEET NUMBER
SP
2 OF 9