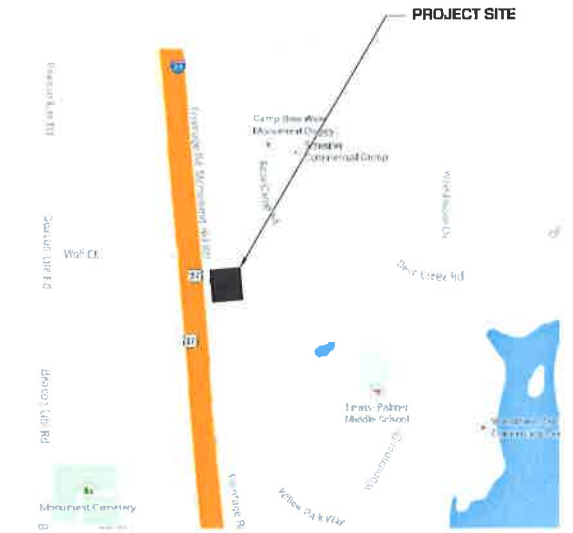
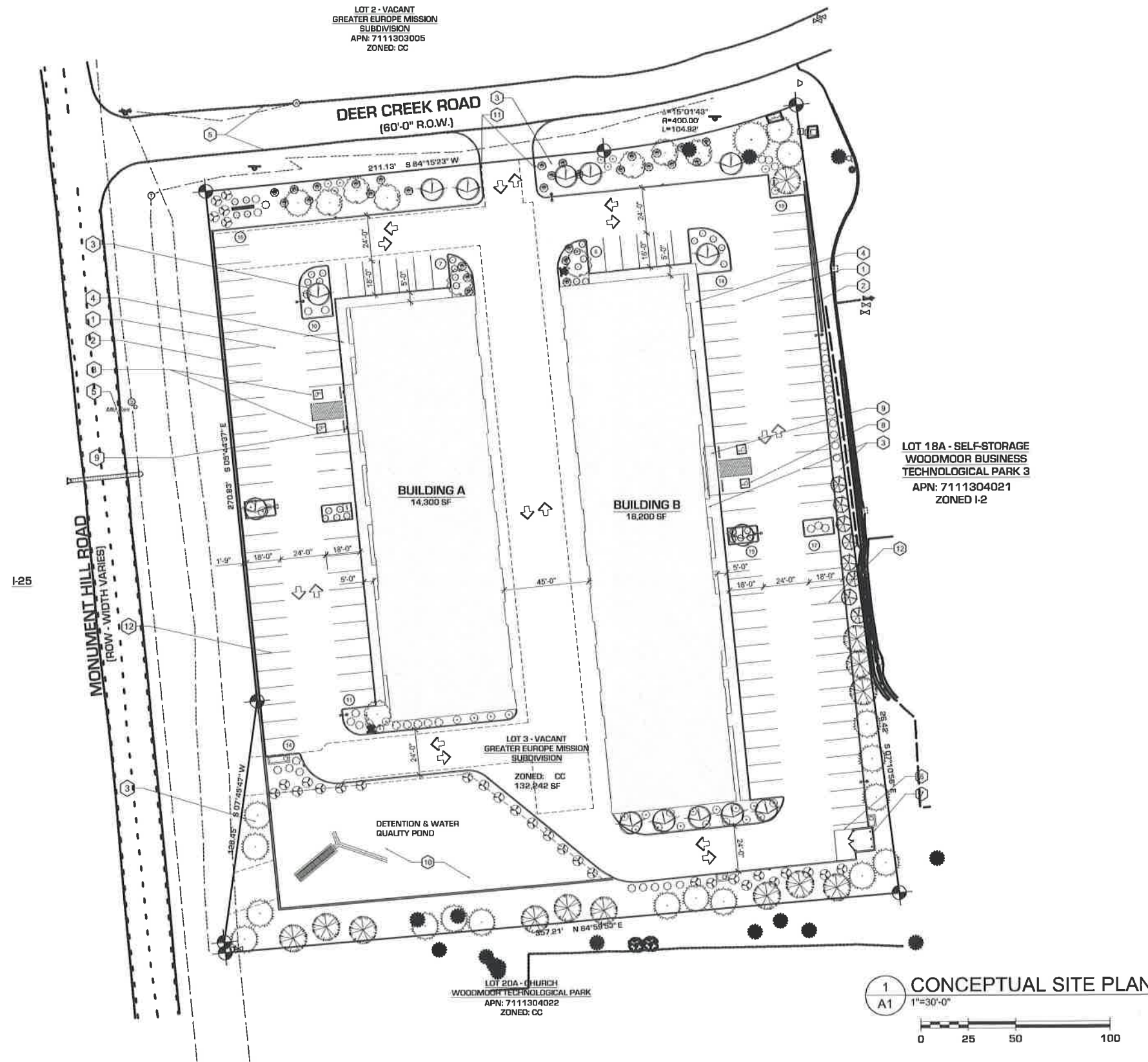


SPECIAL USE MONUMENT HILL BUSINESS PARK

LOT 3, GREATER EUROPE MISSION SUB FILING NO 1
LOCATED IN THE SW 1/4 SECTION 11, T. 11S., R 67 W., 6TH P.M.
EL PASO COUNTY, COLORADO
APN: 7111304020



VICINITY MAP

SITE DATA TABLE	
BLDG. FOOTPRINT:	32,500 SF (24.2%)
PARKING & DRIVEWAY:	66,024 SF (49.2%)
LANDSCAPING:	35,773 SF (26.6%)
TOTAL LOT AREA:	134,297 SF (3.083 ACRES)

PARKING TABLE	
PARKING REQUIRED (1:200) (OFFICE USE = APPROX. 30% GFA):	50 SPACES
PARKING REQUIRED (1:1000) (WAREHOUSE USE = APPROX. 70% GFA):	23 SPACES
TOTAL PARKING REQUIRED:	73 SPACES
TOTAL PARKING PROVIDED:	125 SPACES
ACCESSIBLE SPACES REQUIRED:	3 SPACES
ACCESSIBLE SPACES PROVIDED:	4 SPACES

- SITE PLAN KEYNOTES:**
1. ASPHALT PAVING.
 2. CONCRETE CURB AND GUTTER.
 3. PROPOSED LANDSCAPING.
 4. NEW CONCRETE SIDEWALK.
 5. LINE OF EXISTING EDGE OF ASPHALT PAVING.
 6. CONCRETE APRON.
 7. CMU TRASH ENCLOSURE.
 8. ACCESSIBLE PARKING STALL AND AISLE.
 9. ACCESSIBLE CURB RAMP.
 10. PROPOSED DETENTION AND WATER QUALITY POND.
 11. PROPOSED CURB CUT.
 12. 4" STRIPING, TYPICAL.

DATE OF ISSUE: 09.19.17
SCALE: 1"=30'-0"
DRAWN BY: JTK
CHECKED BY: JTK

H O V E R
ARCHITECTURE
8089 S. LINCOLN STREET
SUITE 301
LITTLETON, CO 80122
(720) 773-2801

SHEET

A1

ARCHITECTURAL
SITE PLAN

1
A1
CONCEPTUAL SITE PLAN
1"=30'-0"
0 25 50 100

