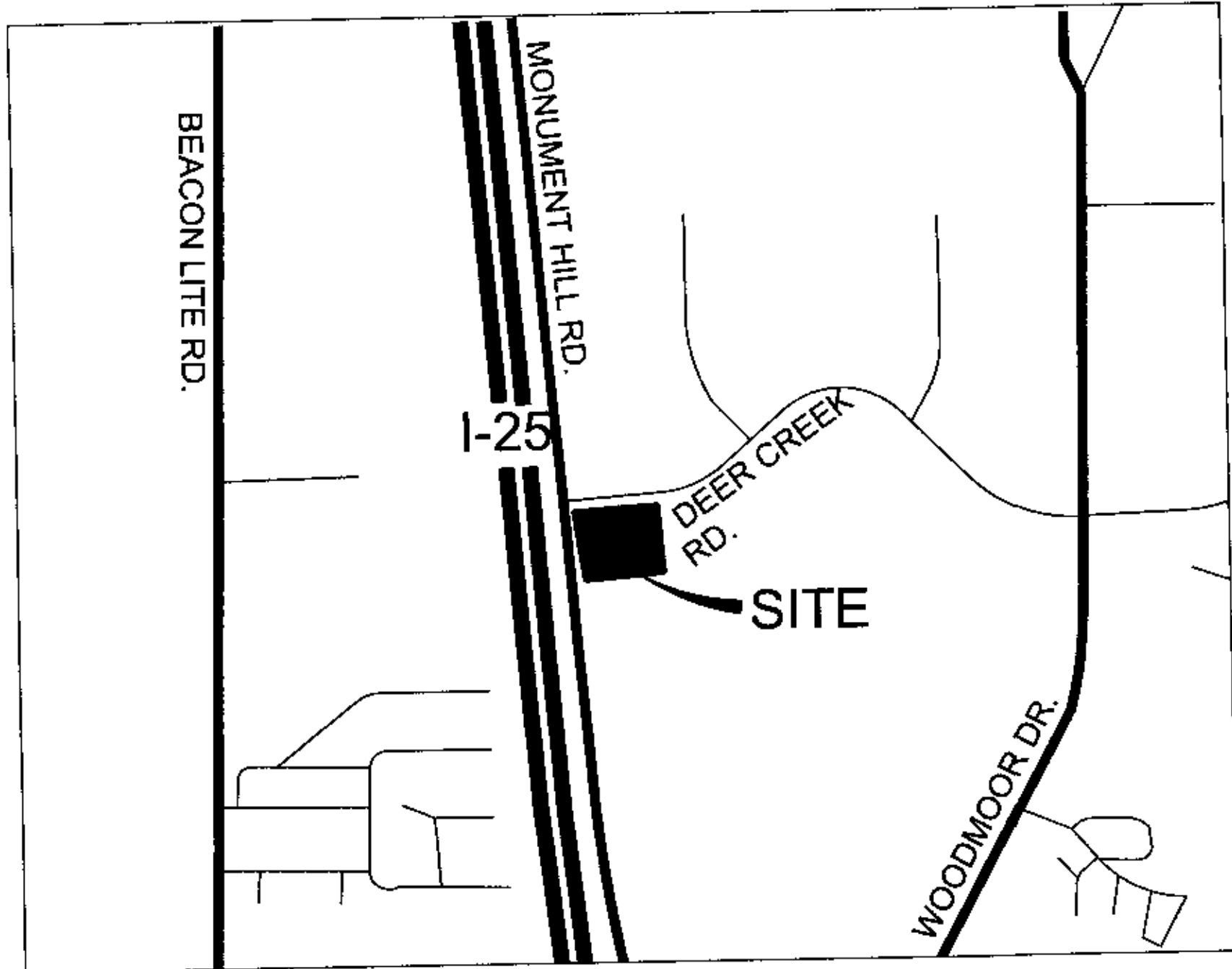


SITE DEVELOPMENT PLAN
MONUMENT HILL BUSINESS PARK

LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
NTS

SHEET INDEX

1	COVER SHEET
2	PLOT PLAN
3	GRADING PLAN
4	LANDSCAPE PLAN
5	EXTERIOR ELEVATIONS
6	EXTERIOR ELEVATIONS
7	SITE PHOTOMETRIC PLAN
8	LIGHTING AND SITE DETAILS

SITE DATA		
	EXISTING/ALLOWED	PROPOSED
ZONING	CC (COMMERCIAL COMMUNITY)	CC (COMMERCIAL COMMUNITY)
GROSS SITE AREA	3.27 AC (142,240 SF)	
LESS R.O.W. DEDICATION		0.23 AC (9,998)
NET SITE AREA	3.04 AC (132,242 SF)	3.04 AC (132,242 SF)
BUILDING AREA (GFA)	N/A	32,500 SF
F.A.R.	N/A	0.25
MAXIMUM BUILDING HEIGHT	45'	22'-0"
OCCUPANCY		B-1 OFFICE/S-1 WAREHOUSE
CONSTRUCTION TYPE		II-B (NON-SPRINKLERED)
SETBACKS:	MINIMUM REQUIRED	PROPOSED
FRONT	25'	67'
SIDE	25'	55' (SOUTH) / 69' (NORTH)
REAR	25'	70'
LANDSCAPED AREA	5%	39,150 SF (29.6%)
PARKING	REQUIRED	PROVIDED
1 SPACE PER 200 S.F. OFFICE (APPROX. 30% GFA)	49	49
1 SPACE PER 1,000 S.F. WAREHOUSE (APPROX. 70% GFA)	23	76
ACCESSIBLE SPACE (51 TO 75 REQ'D SPACES)	3	4
TOTAL PARKING	75	129
BICYCLE SPACES (5% OF REQ'D PARKING SPACES)	4	4

PROJECT CONTACTS:

APPLICANT
STAN SIEVERS
MONUMENT HILL BUSINESS
PARK, LLC
16152 OLD FOREST POINT, UNIT 2-202
MONUMENT, CO 80132
PHONE: (720) 219-2366
stansrsco@aol.com

OWNER
LIFE ACADEMY MINISTRIES
P.O. BOX 309
MONUMENT, CO 80132-0309

ARCHITECT
HOVER ARCHITECTURE
8089 S. LINCOLN ST., SUITE 201
LITTLETON, CO 80124
CONTACT: TROY KIRSCHMAN
PHONE: (720) 773-2801
jkirschman@hoverarchitecture.com

CIVIL ENGINEER
KELLY DEVELOPMENT SERVICES
9301 SCRUB OAK LANE
LONE TREE, CO 80124
CONTACT: GREG KELLY
PHONE: (303) 888-6338
greg@kellydev.com

LANDSCAPE ARCHITECT
HOFF'S LANDSCAPE
10603 EAST PARKER RD.
PARKER, CO 80138
CONTACT: PHIL HOFF
PHONE: (303) 841-5542

DATE OF ISSUE: 10-18-17
SCALE: N/A
DRAWN BY: AT
CHECKED BY: AT

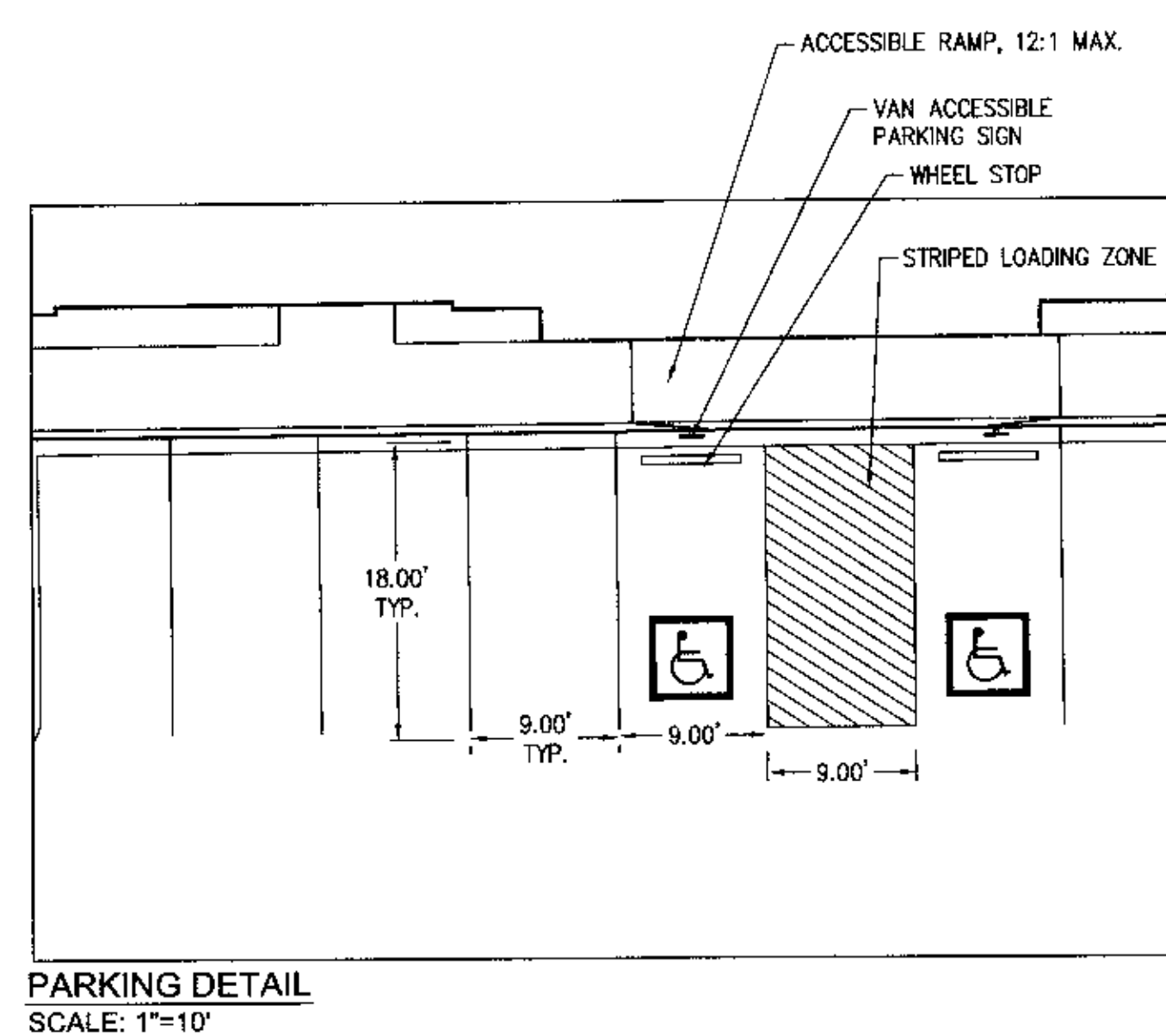
ARCHITECTURE
8089 S. LINCOLN STREET
SUITE 201
LITTLETON, CO 80124
(720) 773-2801

SHEET

1 OF 8

COVER SHEET

LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

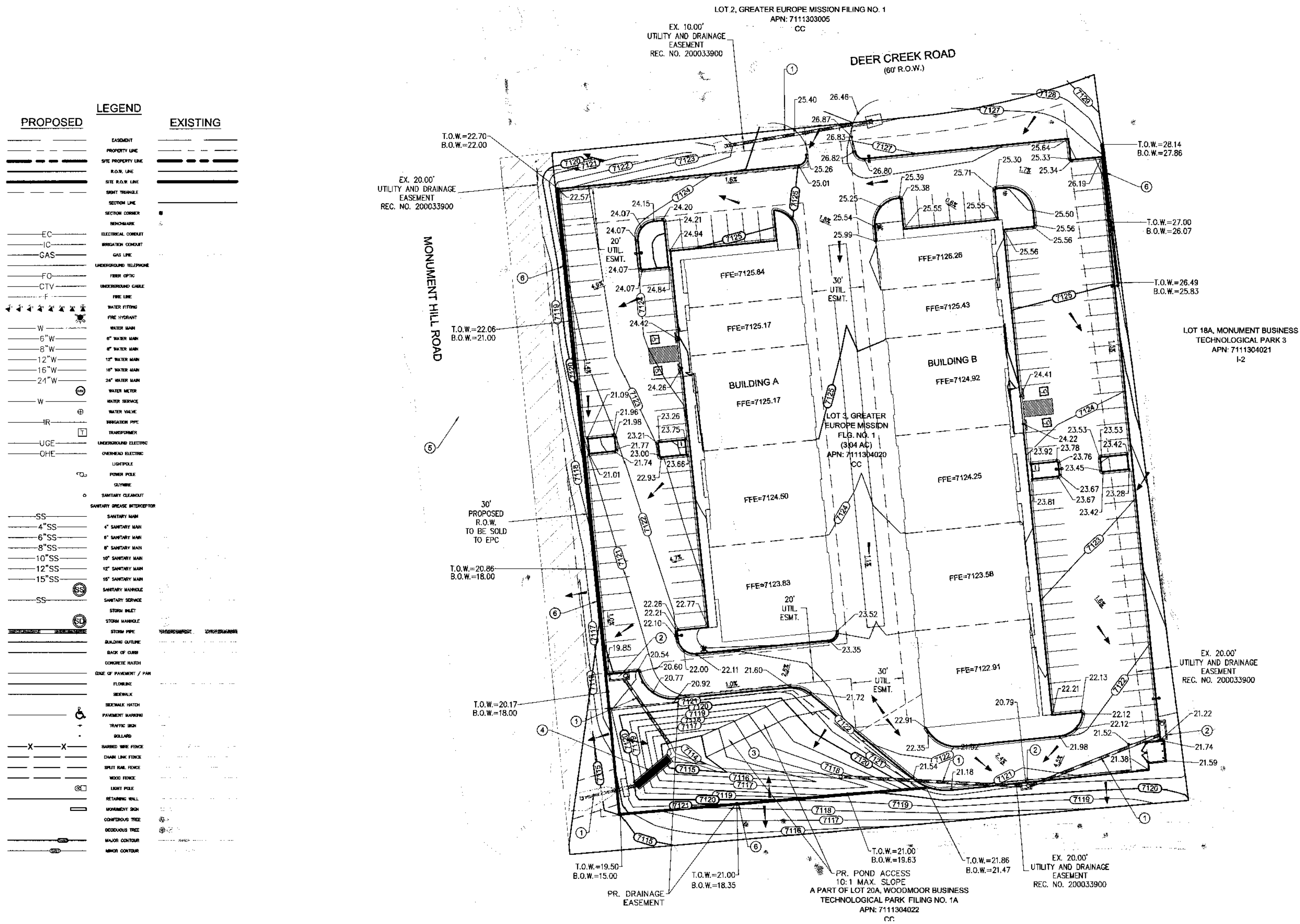


- ① BUILDING
- ② 6" CURB AND GUTTER
- ③ CONCRETE CURB STOP
- ④ SIDEWALK
- ⑤ 9' x 19' HANDICAP PARKING STALL
- ⑥ HANDICAP ACCESSIBLE RAMP
- ⑦ HANDICAP VAN ACCESSIBLE POLE-MOUNTED SIGN
- ⑧ POLE-MOUNTED LIGHT
- ⑨ LANDSCAPE AREA
- ⑩ MONUMENT SIGN
- ⑪ STOP SIGN
- ⑫ FIRE LANE - NO PARKING SIGN
- ⑬ TRASH ENCLOSURE
- ⑭ BIKE RACK
- ⑮ PROPOSED DETENTION/WATER QUALITY FACILITY
- ⑯ RETAINING WALL
- ⑰ CONCRETE PAN
- ⑱ STALL COUNT



SITE DEVELOPMENT PLAN MONUMENT HILL BUSINESS PARK

LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



LEGAL DESCRIPTION:

LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1

PROJECT BENCHMARK:

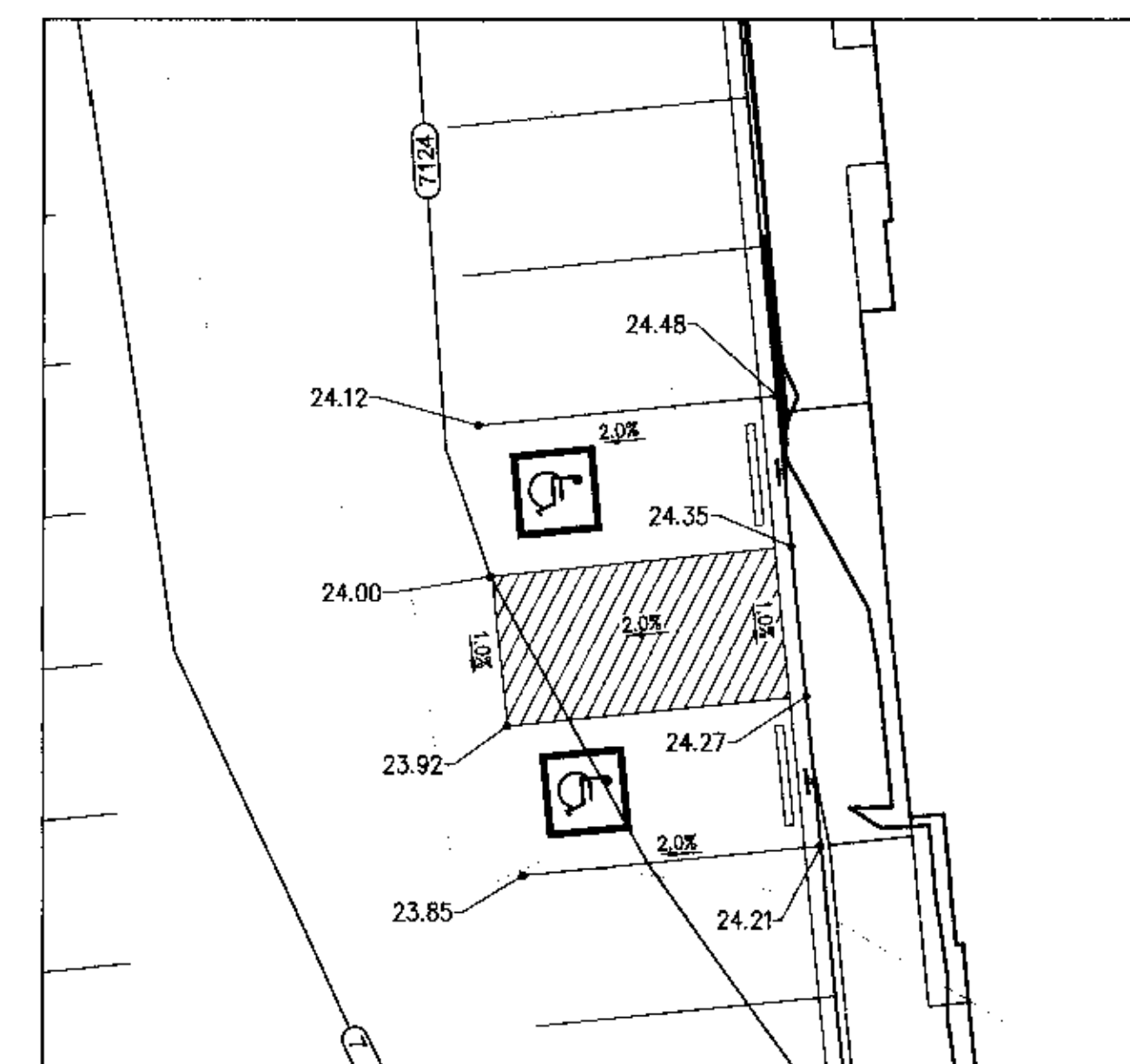
SOUTHEASTERLY CORNER OF LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1
RECORDED UNDER RECEPTION NO. 200033900 IN THE RECORDS OF THE EL PASO COUNTY CLERK
AND RECORDER BEING A 1-1/2" ALUMINUM CAP STAMPED "LS 17502". ASSUMED ELEVATION =
7109.99".

PROJECT BASIS OF BEARING:

BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 3, GREATER EUROPE MISSION SUBDIVISION
FILING NO. 1 RECORDED UNDER RECEPTION NO. 200033900 IN THE RECORDS OF THE EL PASO
COUNTY CLERK AND RECORDER BEING MONUMENTED BY AN ALUMINUM CAP STAMPED "LS 38252"
AT THE NORTH AND A 1-1/2" ALUMINUM CAP STAMPED "LS 17502" AT THE SOUTH, BEARING
S07°25'35"E.

GRADING PLAN KEYNOTES

- ① PROPOSED STORM SEWER PIPE
- ② PROPOSED STORM SEWER INLET
- ③ PROPOSED DETENTION/WATER QUALITY FACILITY
- ④ PROPOSED OUTLET STRUCTURE
- ⑤ EXISTING STORM SEWER
- ⑥ PROPOSED RETAINING WALL



BUILDING A - ADA PARKING DETAIL
1"=10'

DATE OF ISSUE: 10-18-17

SCALE: N/A

DRAWN BY: _____ AT _____

CHECKED BY: AT

ARCHITECTURE

8080 S. LINCOLN STREET
SUITE 201
LITTLETON, CO 80122
(720) 773-2801

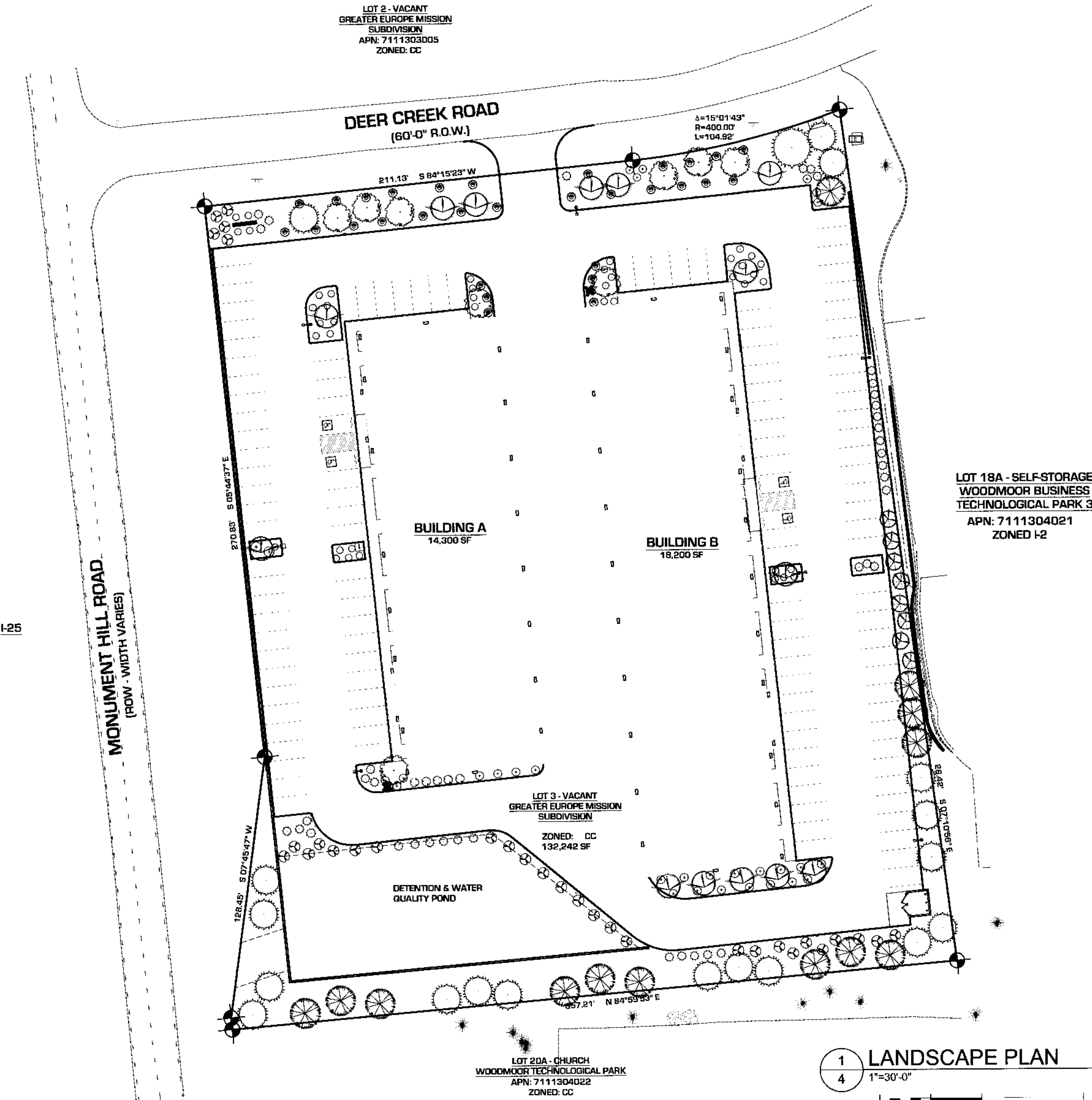
SHEET

3 OF 8

GRADING PLAN

SITE DEVELOPMENT PLAN
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



PLANT LIST		
COMMON NAME	SIZE	QTY
FLOWER GRASS		
BLUE AVENA	5 GALLON	41
GRASS, 'KARL FOERSTER'	5 GALLON	39
FLOWER, PERENNIAL		
RUSSIAN SAGE	5 GALLON	5
SHRUB, DECIDUOUS		
BLUE MIST SPIREA	5 GALLON	6
DOGWOOD, REDTWIG	5 GALLON	8
DOGWOOD, VARIGATED	5 GALLON	15
SPIREA	5 GALLON	5
SHRUB, EVERGREEN CONIFER		
JUNIPER BLUE CHIP	5 GALLON	30
JUNIPER BUFFALO	5 GALLON	9
JUNIPER ANDORA	5 GALLON	26
TREE, DECIDUOUS		
CRABAPPLE, SPRING SNOW	2"	9
HAWTHORN, COCKSPUR	2"	14
TREE, EVERGREEN		
PINE, PINYON	5'-6'	13
PINE, PONDEROSA	6'-10'	19

LANDSCAPE DATA	
TOTAL PROPERTY SQUARE FOOTAGE:	132,242 SF
TOTAL LANDSCAPE SQUARE FOOTAGE:	31,061 SF
PERCENTAGE LANDSCAPED:	23.5%
GROUND COVER:	NATIVE SEED (LOW GROW NATIVE)
ALL PLANTING AREAS:	1 1/2" RIVER ROCK

PROJECT NUMBER: 6102-15

HOFF'S LANDSCAPE CONTRACTORS

PHIL HOFF 303.210.6561
JEN THOMAS 303.210.6573

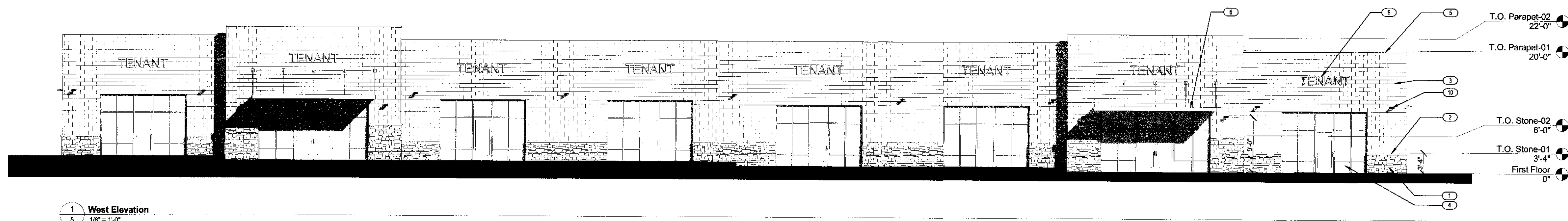
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SCALE: 1"=30'-0"
DRAWN BY: JTK
CHECKED BY: JTK

ARCHITECTURE
8089 S. LINCOLN STREET
SUITE 201
LITTLETON, CO 80122
(720) 773-2801

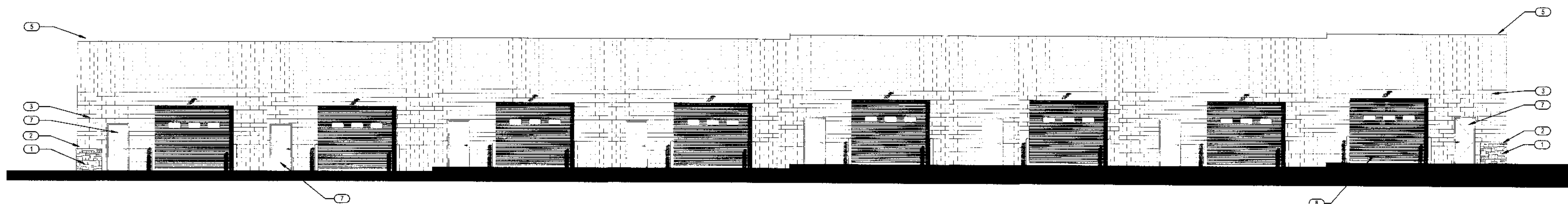
SHEET

SITE DEVELOPMENT PLAN MONUMENT HILL BUSINESS PARK

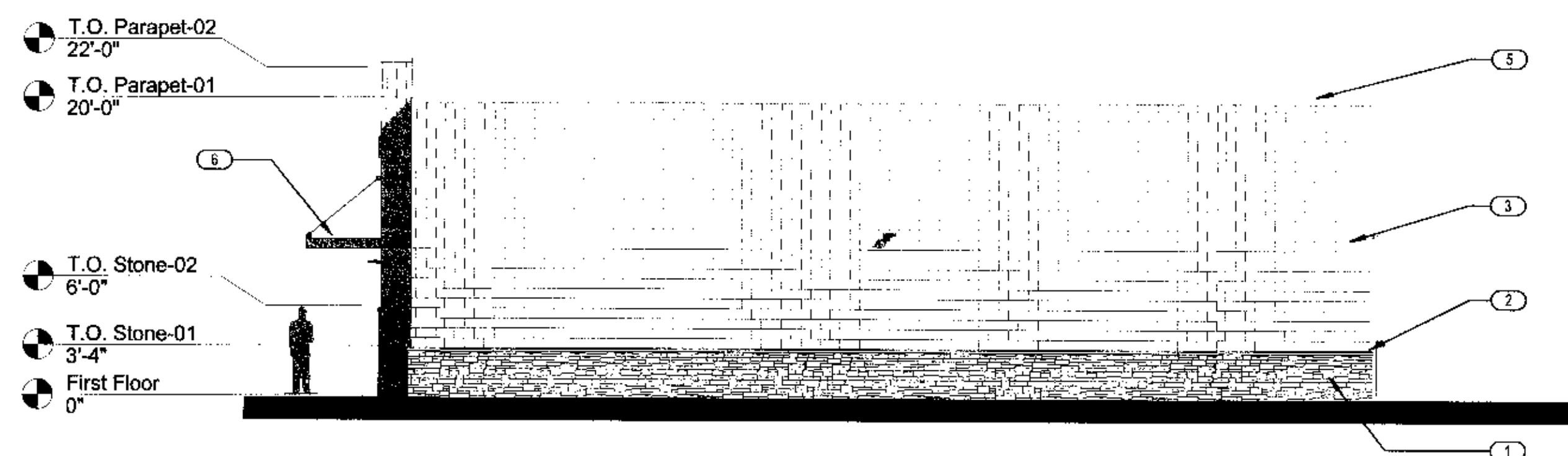
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LOCATED IN THE SW 1/4 SECTION 11, T. 11S., R 67 W., 6TH P.M.
EL PASO COUNTY, COLORADO
APN: 7111304020



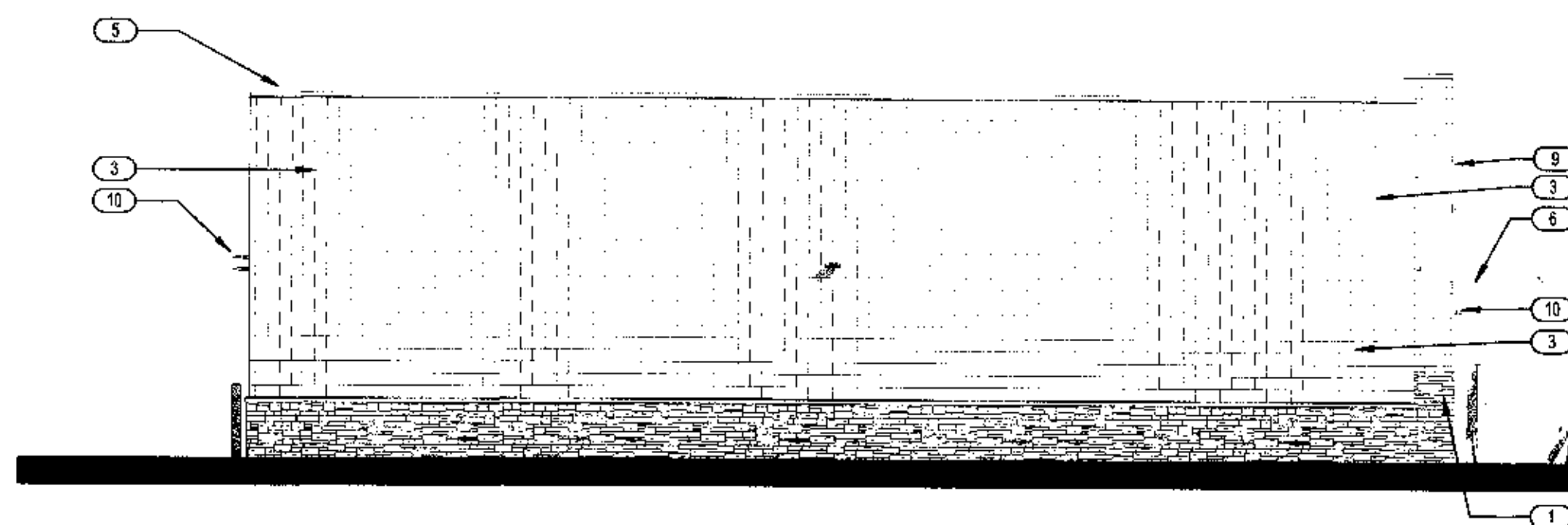
1 West Elevation
5 1/8" = 1'-0"



2 East Elevation
5 1/8" = 1'-0"



4 South Elevation
5 1/8" = 1'-0"



3 North Elevation
5 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
Key Value	Keynote Text
1	FAUX STONE VENEER, CULTURED STONE.
2	FAUX STONE WATERFALL, COLOR: NATURAL.
3	SPLIT FACED CHU WITH INTEGRAL COLOR.
4	ALUMINUM/GLASS STOREFRONT, MANUF: KAWNEER, COLOR: DARK BRONZE, CLEAR GLAZING.
5	METAL CAP FLASHING, COLOR: DARK BRONZE.
6	STEEL AWNING, COLOR: DARK BRONZE.
7	METAL MAN DOOR - PAINTED TO MATCH ADJACENT CONCRETE.
8	STEEL SECTIONAL OVERHEAD DOOR WITH VISION PANEL, COLOR: WHITE.
9	INTERNALLY ILLUMINATED WALL SIGN, FINAL DESIGN BY SIGN VENDOR.
10	DECORATIVE LIGHT FIXTURE, MANUF: COLOR: DARK BRONZE.

DATE: 10.22.17
SCALE: 1/8" = 1'-0"
DRAWN BY: JTK
CHECKED BY: JTK

H O V E R
ARCHITECTURE
8089 SOUTH LINCOLN STREET
SUITE 201
LITTLETON, CO 80120
(720) 773-2800

PROJECT NUMBER
6102-15

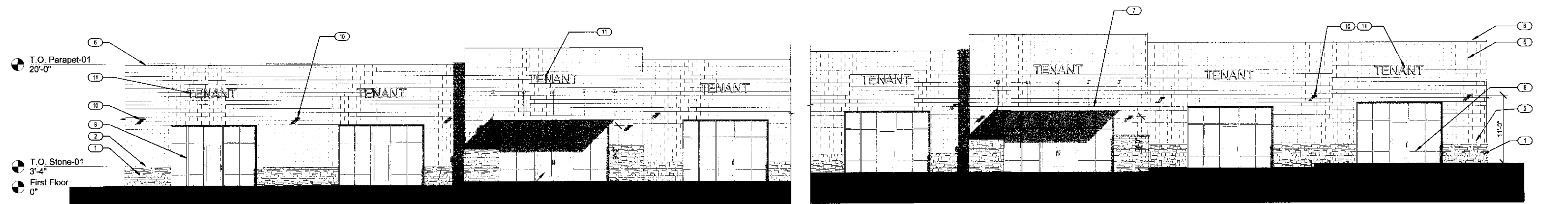
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5 OF 8

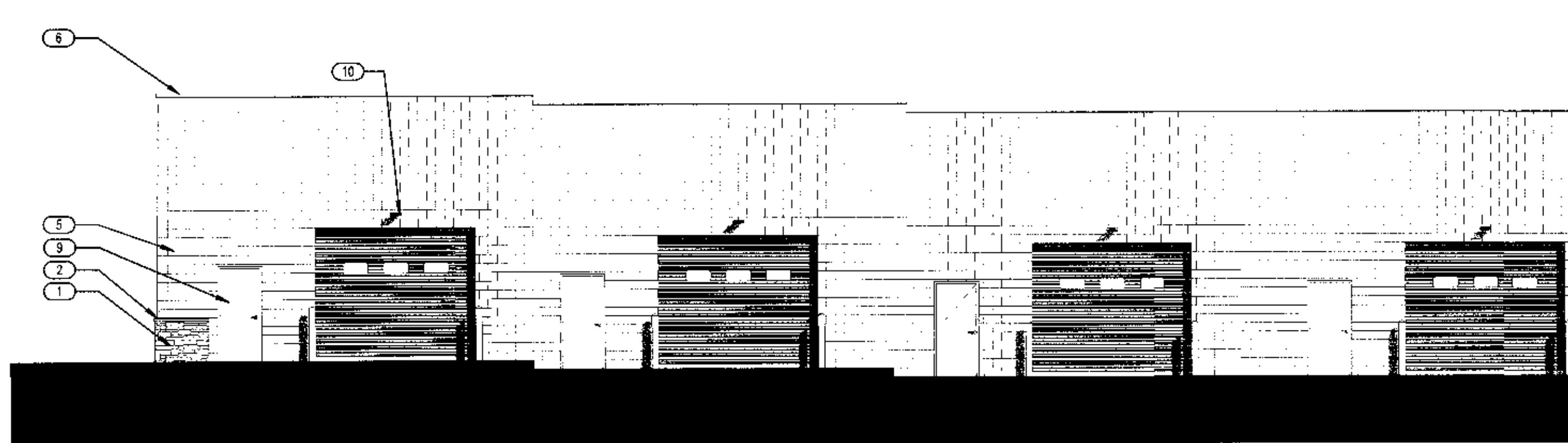
EXTERIOR
ELEVATIONS

SITE DEVELOPMENT PLAN MONUMENT HILL BUSINESS PARK

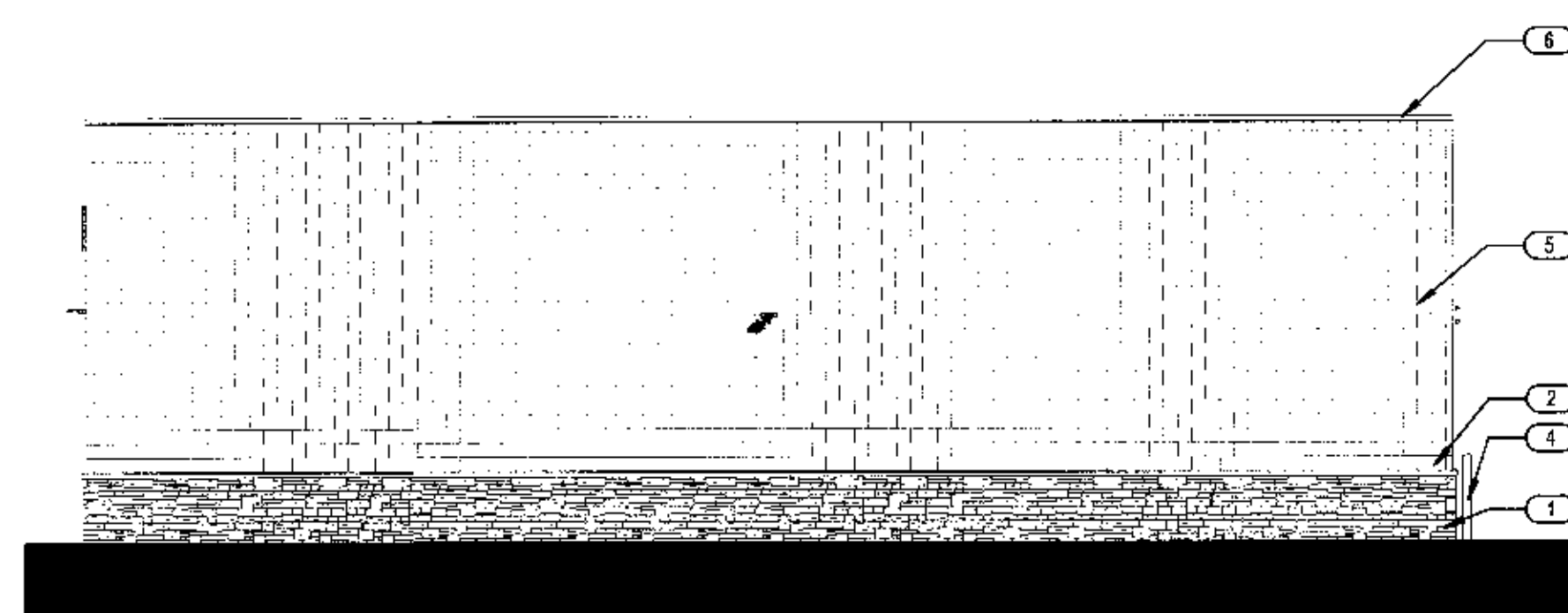
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LOCATED IN THE SW 1/4 SECTION 11, T. 11S., R 67 W., 6TH P.M.
EL PASO COUNTY, COLORADO
APN: 7111304020



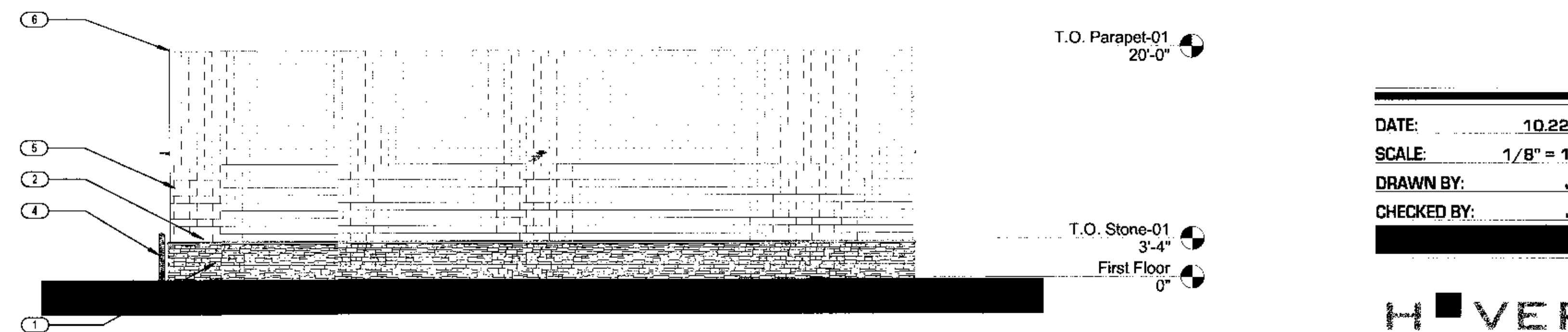
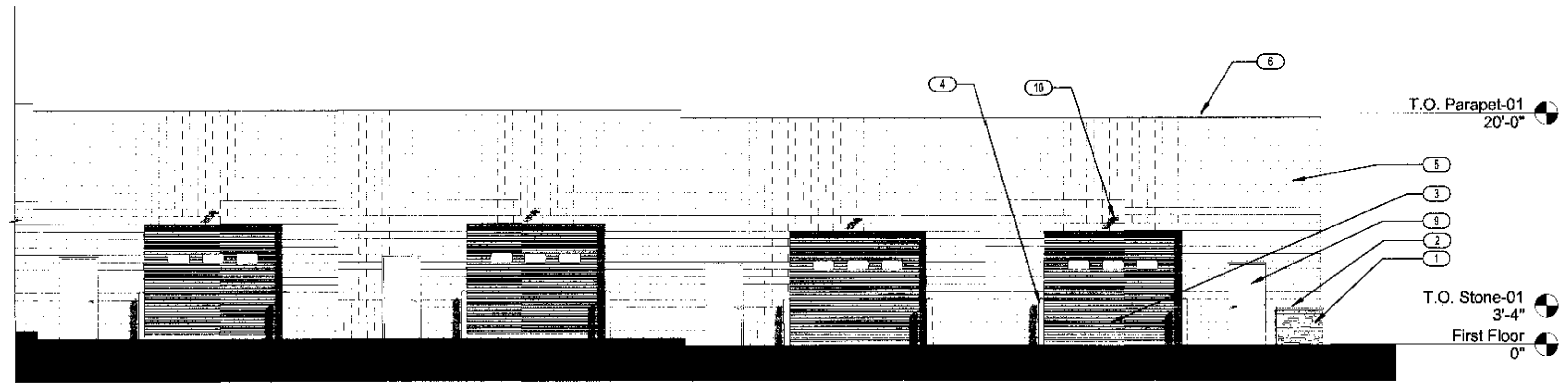
1 East Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



4 North Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
Key Value	Keynote Text
1	FAUX STONE VENEER, CULTURED STONE.
2	FAUX STONE WATERSILL, COLOR: NATURAL.
3	STEEL SECTIONAL OVERHEAD DOOR WITH VISION PANEL, COLOR: WHITE.
4	CONCRETE-FILLED PIPE BOLLARD, COLOR: BRITISH RED.
5	SPLIT FACED CMU WITH INTEGRAL COLOR.
6	METAL CAP FLASHING, COLOR: DARK BRONZE.
7	STEEL AWNING, COLOR: DARK BRONZE.
8	ALUMINUM/GLASS STOREFRONT, MANUF. KAWNEER, COLOR: DARK BRONZE, CLEAR GLAZING.
9	METAL MAN DOOR - PAINTED TO MATCH ADJACENT CONCRETE.
10	DECORATIVE LIGHT FIXTURE, MANUF. COLOR: DARK BRONZE.
11	INTERNALLY ILLUMINATED WALL SIGN, FINAL DESIGN BY SIGN VENDOR.

DATE: 10.22.17
SCALE: 1/8" = 1'-0"
DRAWN BY: JTK
CHECKED BY: JTK

H O V E R
ARCHITECTURE
2089 SOUTH LINCOLN STREET
SUITE 201
LITTLETON, CO 80122
(720) 979-2800

PROJECT NUMBER
6102-15

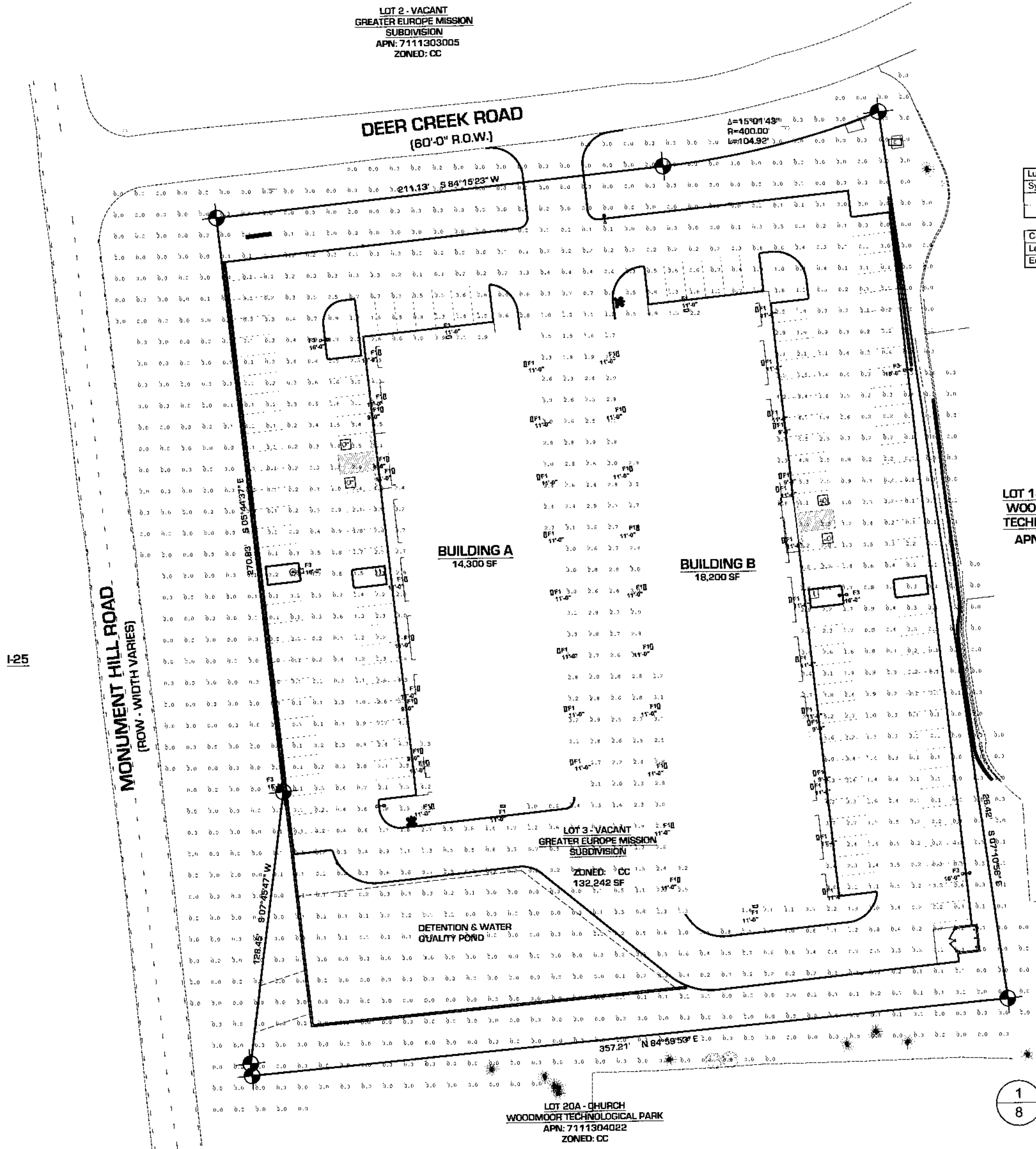
SHEET

6 OF 8

EXTERIOR
ELEVATIONS

SITE DEVELOPMENT PLAN
MONUMENT HILL BUSINESS PARK

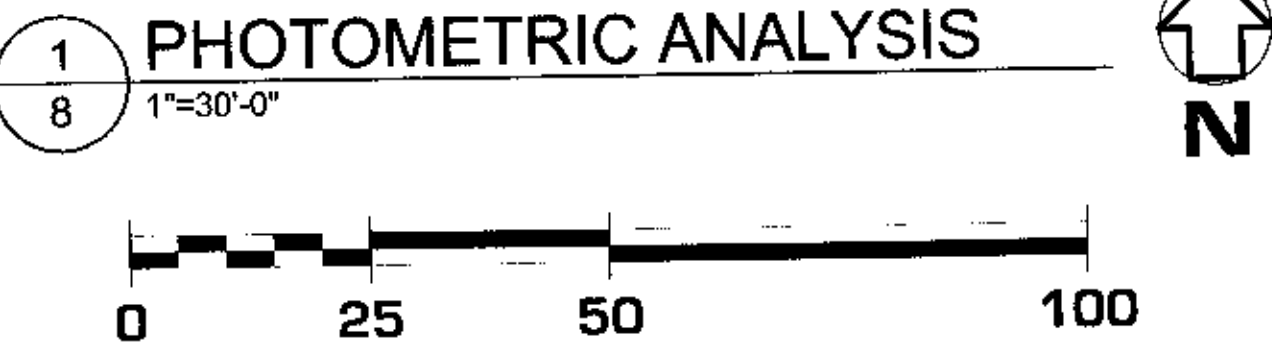
LOT 3, GREATER EUROPE MISSION SUB FILING NO 1
LOCATED IN THE SW 1/4 SECTION 11, T. 11S., R 67 W., 6TH P.M.
EL PASO COUNTY, COLORADO
APN: 7111304020



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Lumens
	50	F1	SINGLE	N.A.	1.000	DSXW1 LED 10C 50K 50K T3M MVOLT	2172
	6	F3	SINGLE	N.A.	1.000	DSXWPM LED 10C 350 30K T4M MVOLT	1357

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entire Site	Illuminance	Fc	0.67	8.1	0.0	N.A.	N.A.

I-25



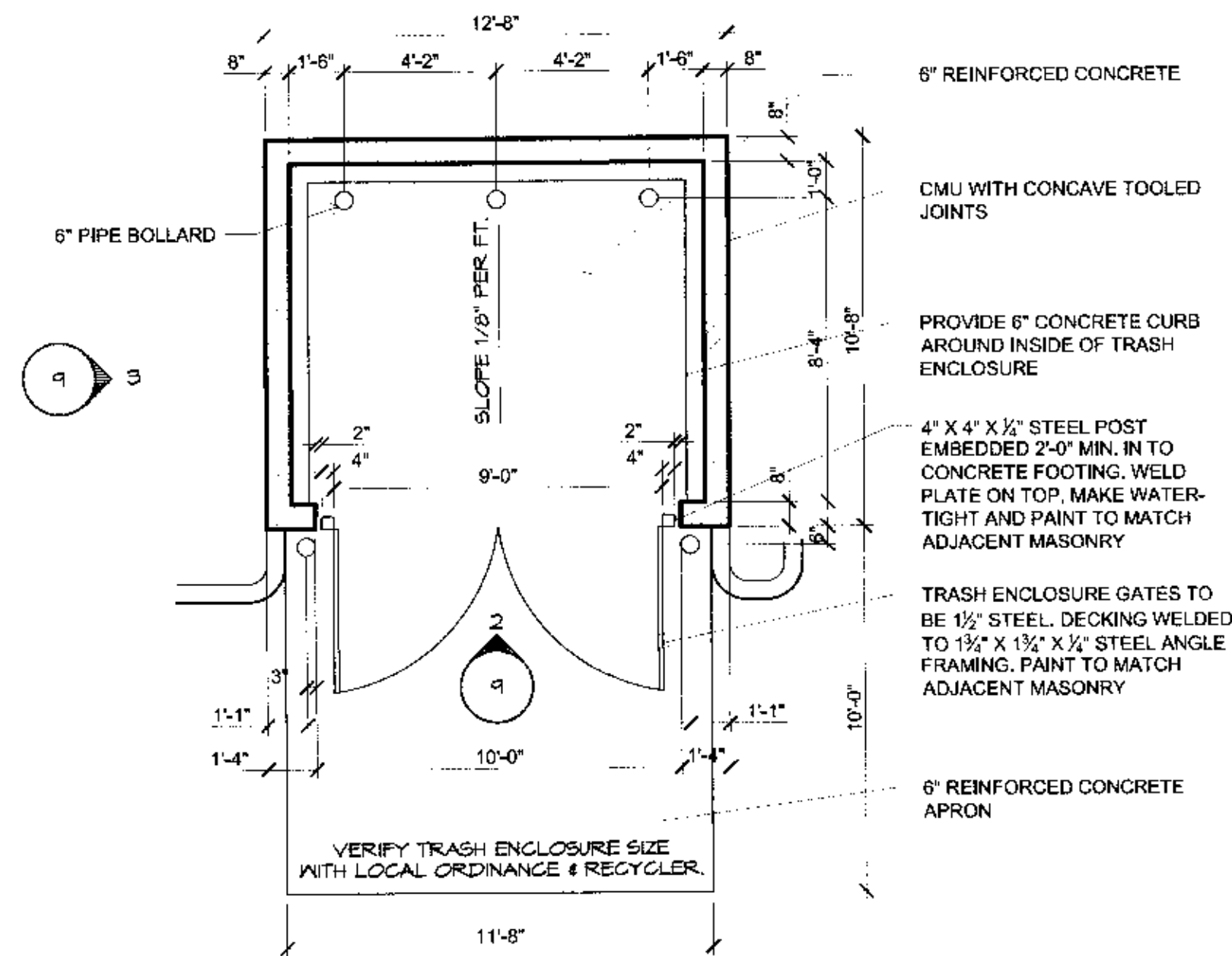
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SCALE: 1"=30'-0"
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CHECKED BY: JTK

ARCHITECTURE
8088 S. LINCOLN STREET
SUITE 201
LITTLETON, CO 80120
(720) 778-8801

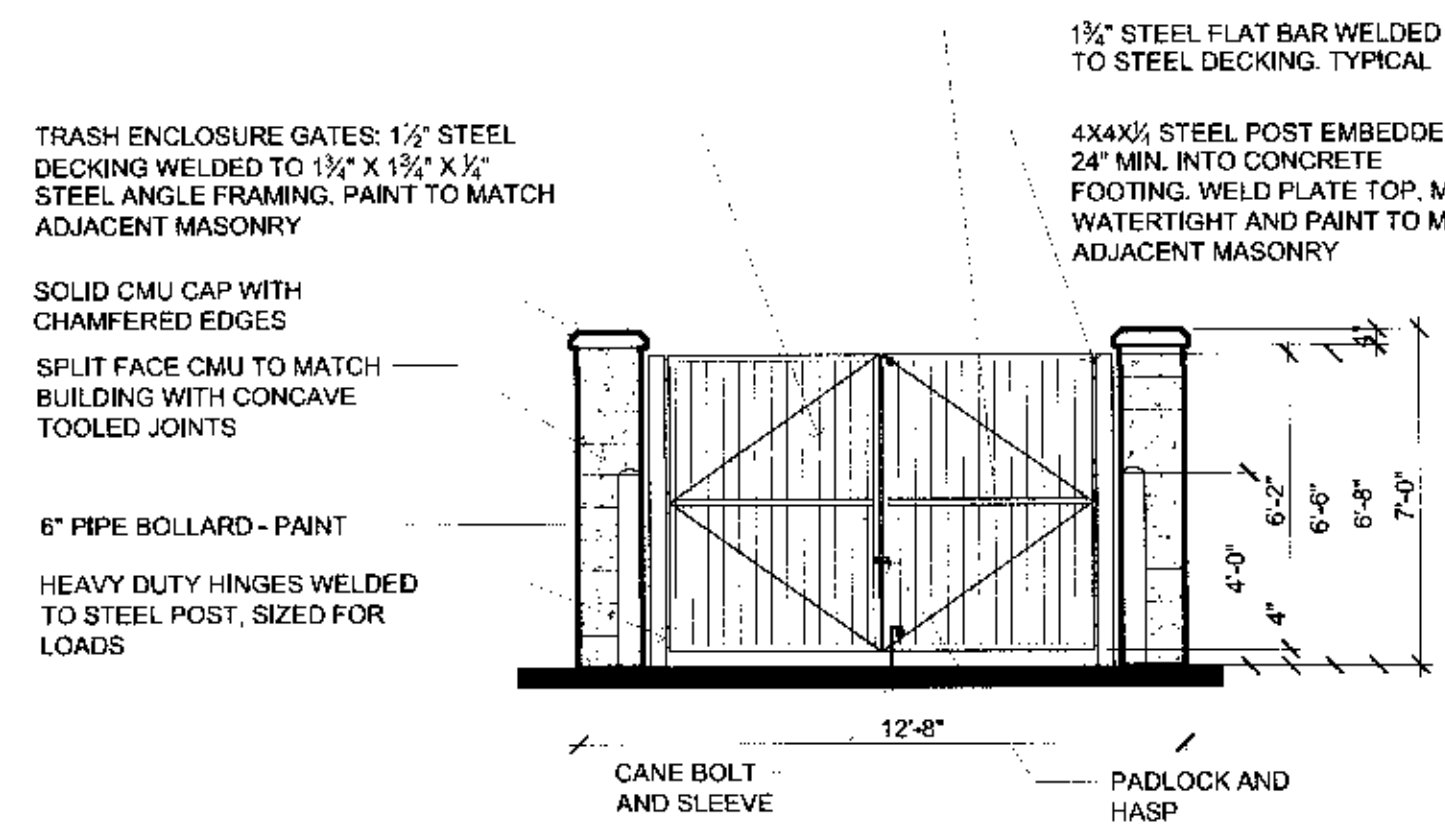
SHEET
7 of 8
PHOTOMETRIC ANALYSIS

SITE DEVELOPMENT PLAN MONUMENT HILL BUSINESS PARK

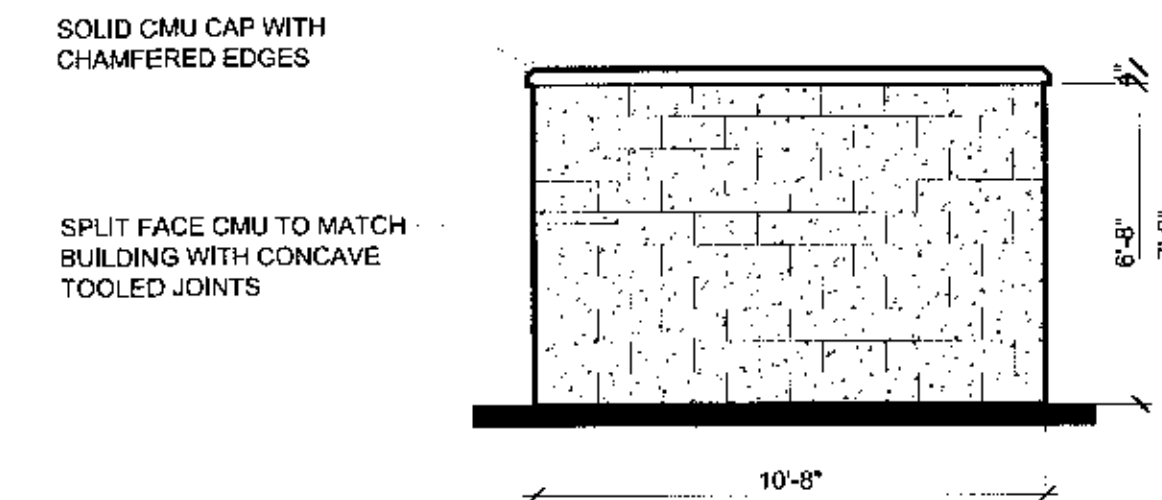
LOT 3, GREATER EUROPE MISSION SUB FILING NO 1
LOCATED IN THE SW 1/4 SECTION 11, T. 11S., R 67 W., 6TH P.M.
EL PASO COUNTY, COLORADO
APN: 7111304020



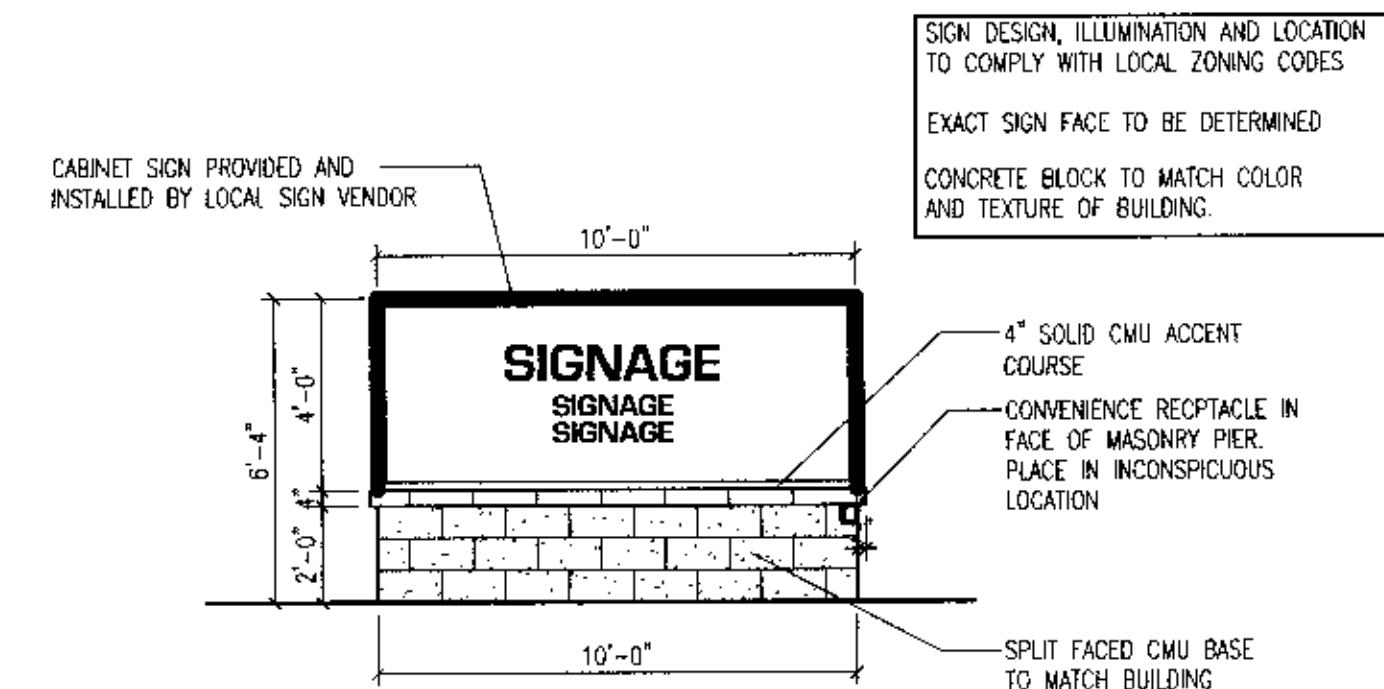
1 Trash Enclosure Plan
1/4" = 1'-0"



2 Trash Enclosure Elevation
1/4" = 1'-0"



3 Trash Enclosure Elevation
1/4" = 1'-0"



4 Monument Sign
1/4" = 1'-0"



D-Series Size 1 LED Wall Luminaire



d-series

Specifications Luminaire

Width: 13-3/4"
Depth: 4"
Height: 6-3/8"

Back Box (BBW, ELCW)

Width: 13-3/4"
Depth: 4"
Height: 6-3/8"

Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DOWN LED

DSRW1 LED	10C	12.5ED	350	150mA	30K	4000K	T3M	Type II Short	120"	Shipped Included
	10C	12.5ED	350	150mA	30K	4000K	T3M	Type II Short	120"	Shipped Included

Shipped Installed
SF Single fixture (120, 277 or 347V)
DF Double fixture (240, 240 or 480V)
HS House-size (347V)
SP Separate surge protection

Shipped separately
BSW Back-screw style
WFS White-gray
VGS Vinyl guard
BKL Backlight

Accessories

DSKW1 10C 12.5ED 350 150mA 30K 4000K T3M Type II Short 120" Shipped Included

NOTES

1. MOUNT: direct operation on any line voltage from 120-277V (30-60 Hz). Specify 120, 277, 240 or 480V options only when ordering with back box (BBW) or photocontrol (PC) options.
2. Only available with 20C, 2700K or 10000K. Not available with PIR, PIRB.
3. Back box is required for all fixtures. Cannot be ordered as an accessory.
4. Photocontrol (PC) requires 120, 240, 277 or 347V voltage option. Not available with non-emergency light sensors (PIR or PIRB).
5. PIR and PIRB require 120, 240, 277 or 347V voltage option. Not available with non-emergency light sensors (PIR or PIRB).
6. LED 120V and 277V are not available with 20C, 2700K or 10000K.
7. Cold weather (CWC) option. Not available with 20C, 2700K or 10000K.
8. Single line (SL) requires 120, 277 or 347V voltage option. Double line (DL) requires 240, 240 or 480V voltage option. Not available with ELCW.
9. Also available as a separate accessory, see Accessories Information.
10. See the electrical section on page 3 for more details.



D-Series Pole Mount LED Area Luminaire



d-series

Specifications Luminaire

EPA: 0.8 ft²
Width: 13-3/4"
Length: 11-1/2"
Height: 8"
Weight: 16.03 lbs

EPA: 0.8 ft²
Width: 13-3/4"
Length: 11-1/2"
Height: 8"
Weight: 16.03 lbs

Introduction

The D-Series Pole Mount Luminaire is a stylish, fully integrated LED solution for area and site applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Pole Mount is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

EXAMPLE: DSKWPM LED 20C 1000 40K T3M MVOLT SPUMBA DDBXD

DOWN LED

	DSKWPM LED
---	---------------

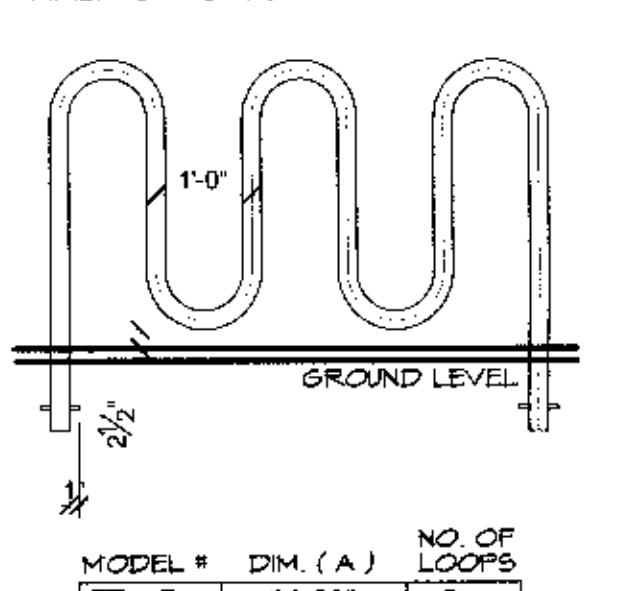
Accessories

DSKWPM LED 10C 12.5ED 350 150mA 30K 4000K T3M Type II Short 120" Shipped Included

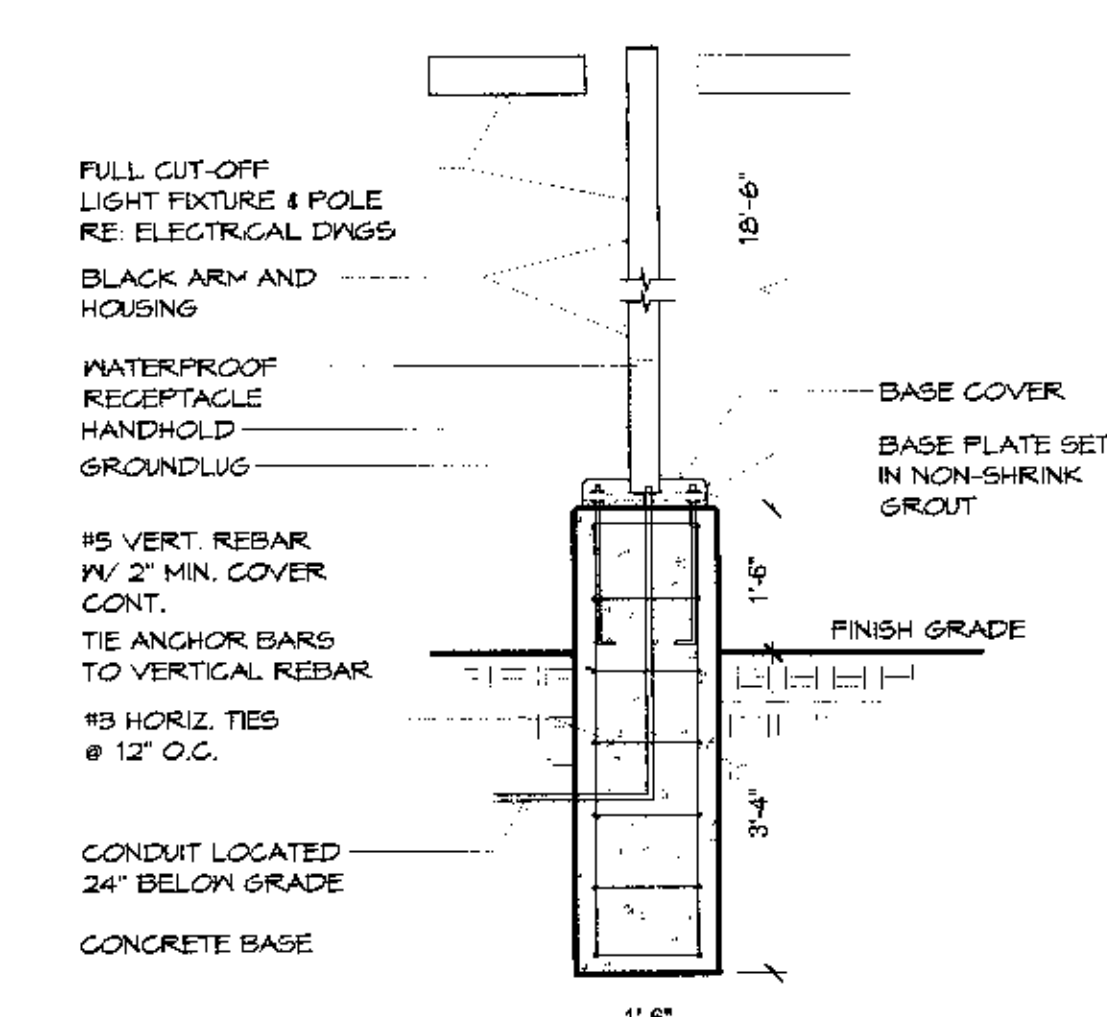
NOTES

1. MOUNT: direct operation on any line voltage from 120-277V (30-60 Hz). Specify 120, 277, 240 or 480V options only when ordering with back box (BBW) or photocontrol (PC) options.
2. Only available with 20C, 2700K or 10000K. Not available with PIR, PIRB.
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9. Also available as a separate accessory, see Accessories Information.
10. See the electrical section on page 3 for more details.

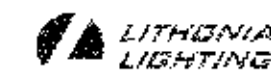
CREATIVE PIPE
TB - SERIES BIKE RACKS
MATERIAL: 2" SCH. 40 PIPE
FINISH: STANDARD - HOT-DIP GALVANIZED



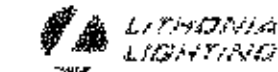
5 Bike Rack Detail
1/2" = 1'-0"



6 Light Pole Detail
1/2" = 1'-0"



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