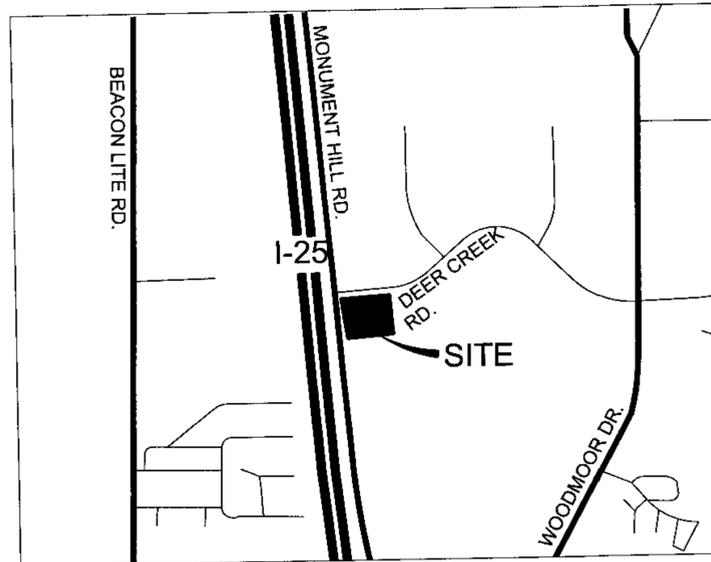


SITE DEVELOPMENT PLAN MONUMENT HILL BUSINESS PARK

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



NORTH
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

LEGAL DESCRIPTION:

LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1

PROJECT DESCRIPTION:

TO CONSTRUCT TWO OFFICE/WAREHOUSE BUILDINGS AT LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1. NO PHASING OF IMPROVEMENTS IS PROPOSED.

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 80122
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
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LITTLETON, CO 80122
(720) 773-2801

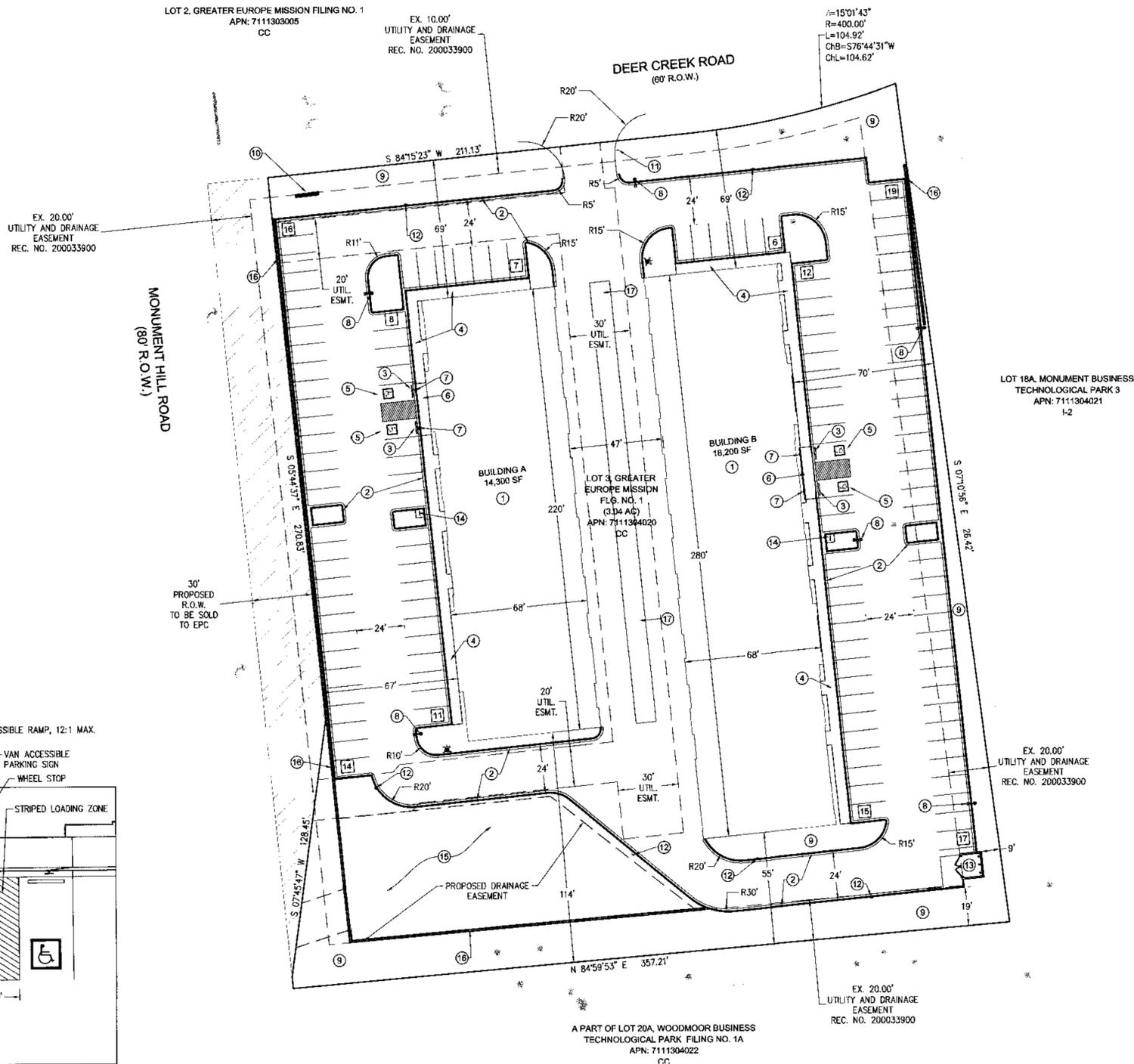
SHEET

1 OF 8

COVER SHEET

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:

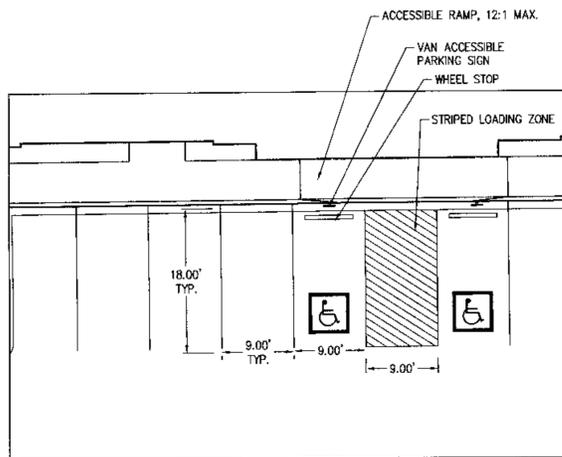
SOUTHEASTERLY CORNER OF LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 200033900 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER BEING A 1-1/2" ALUMINUM CAP STAMPED "LS 17502". ASSUMED ELEVATION = 7109.89'

PROJECT BASIS OF BEARING:

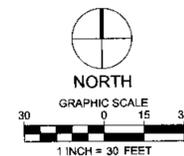
BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 200033900 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER BEING MONUMENTED BY AN ALUMINUM CAP STAMPED "LS 38252" AT THE NORTH AND A 1-1/2" ALUMINUM CAP STAMPED "LS 17502" AT THE SOUTH, BEARING 507°25'35"E.

SITE PLAN KEYNOTES

- 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



PARKING DETAIL
SCALE: 1"=10'



DATE OF ISSUE: 10-18-17
SCALE: N/A
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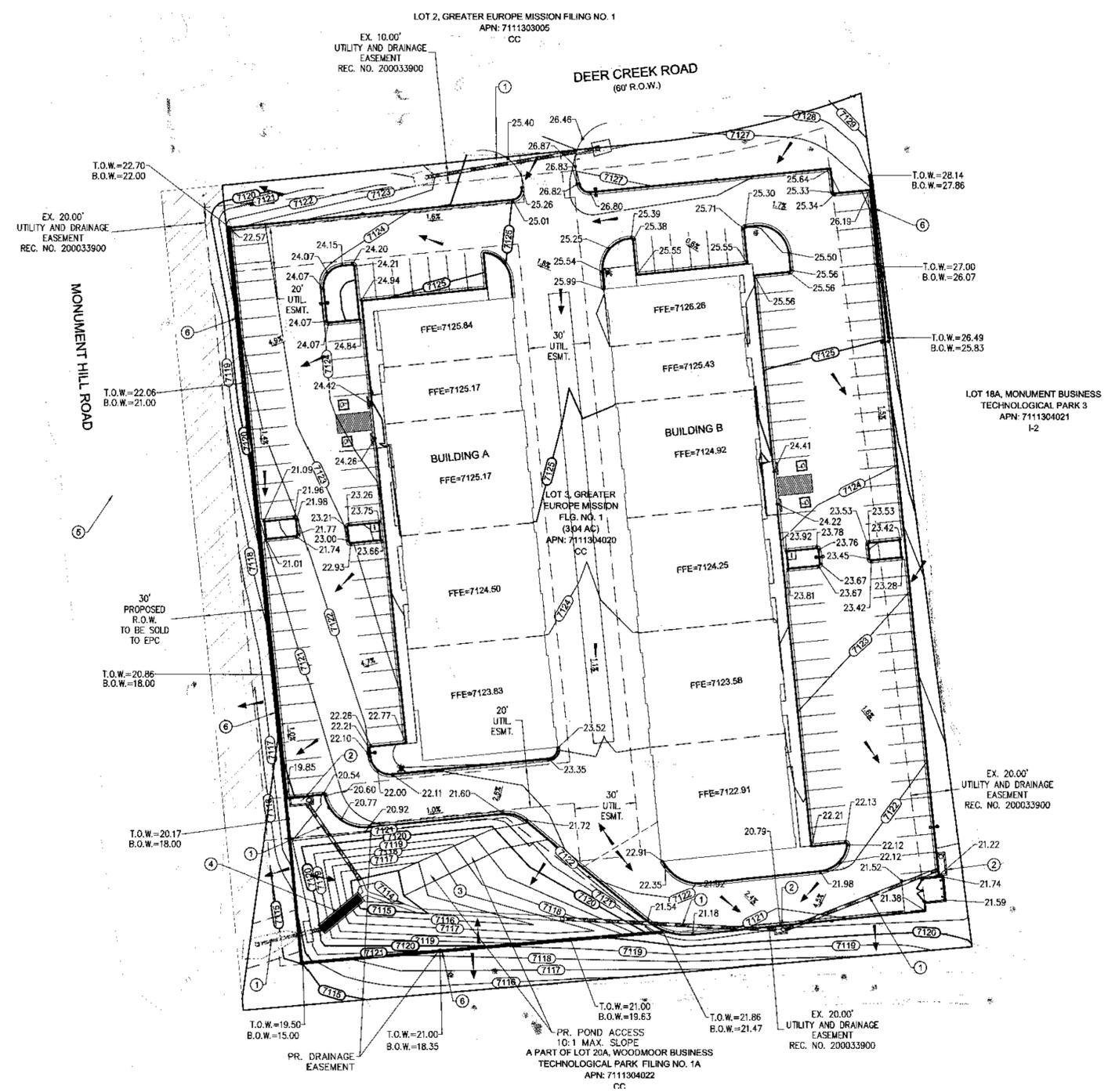
ARCHITECTURE
809 S. LINCOLN STREET
SUITE 201
LITTLETON, CO 80122
(720) 779-2801

SHEET

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

PROPOSED	LEGEND	EXISTING
	EXISTING	
	PROPERTY LINE	
	SITE PROPERTY LINE	
	R.O.W. LINE	
	SITE ROAD LINE	
	RIGHT TRIANGLE	
	SECTION LINE	
	SECTION CORNER	
	BENCHMARK	
	ELECTRICAL CONDUIT	
	IRIGATION CONDUIT	
	GAS LINE	
	UNDERGROUND TELEPHONE	
	FIBER OPTIC	
	UNDERGROUND CABLE	
	FIRE LINE	
	WATER FITTING	
	FIRE HYDRANT	
	WATER MAIN	
	6" WATER MAIN	
	8" WATER MAIN	
	10" WATER MAIN	
	12" WATER MAIN	
	15" WATER MAIN	
	WATER METER	
	WATER SERVICE	
	WATER VALVE	
	WIRELESS PIPE	
	TRANSFORMER	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	LOOKPOLE	
	PUMPER POLE	
	COLUMB	
	SANITARY CLEANOUT	
	SANITARY DRAINAGE INTERCEPTOR	
	4" SANITARY MAN	
	6" SANITARY MAN	
	8" SANITARY MAN	
	10" SANITARY MAN	
	12" SANITARY MAN	
	15" SANITARY MAN	
	SANITARY MANHOLE	
	SANITARY SERVICE	
	STORM INLET	
	STORM MANHOLE	
	STORM PIPE	
	BUILDING OUTLINE	
	BACK OF CURB	
	CONCRETE PATCH	
	EDGE OF PAVEMENT / PAW	
	FLOORING	
	SEWER/STORM	
	SEWER/STORM HATCH	
	PAVEMENT MARKING	
	TRAFFIC SIGN	
	BOLLARD	
	BARBED WIRE FENCE	
	CHAIN LINK FENCE	
	SPLIT RAIL FENCE	
	WOOD FENCE	
	LIGHT POLE	
	RETAINING WALL	
	MONUMENT SIGN	
	CONTIGUOUS TREE	
	DISCONTIGUOUS TREE	
	MAJOR CONTOUR	
	MINOR CONTOUR	

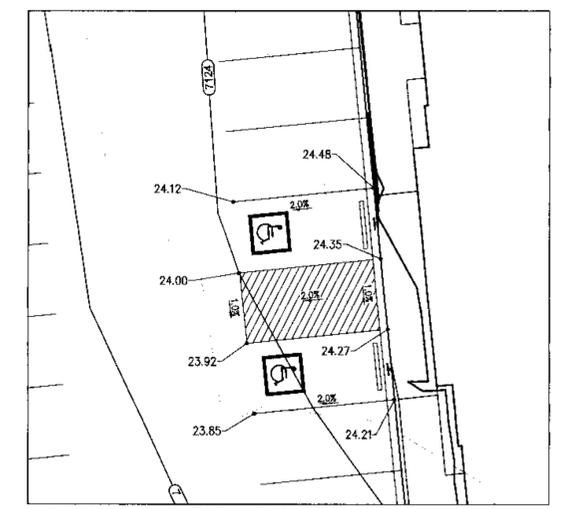


LEGAL DESCRIPTION:
LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1

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



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

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LITTLETON, CO 80122
(970) 793-9801

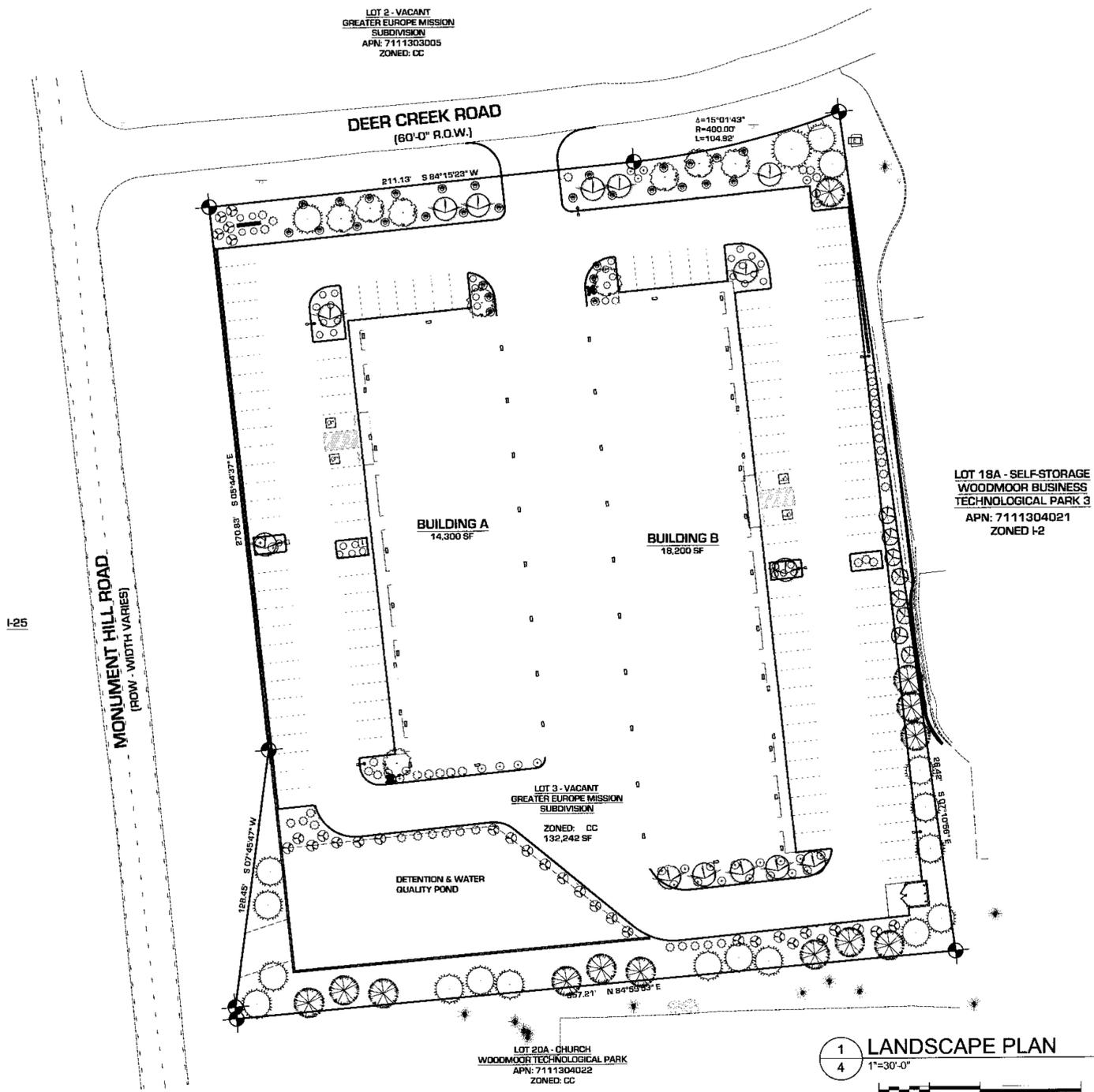
SHEET

3 OF 8

GRAPHIC SCALE
1 INCH = 30 FEET

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
LANDSCAPERS
CONTRACTORS**
PHIL HOFF 303.210.6561
JEN THOMAS 303.210.6573

1 LANDSCAPE PLAN
4 1"=30'-0"



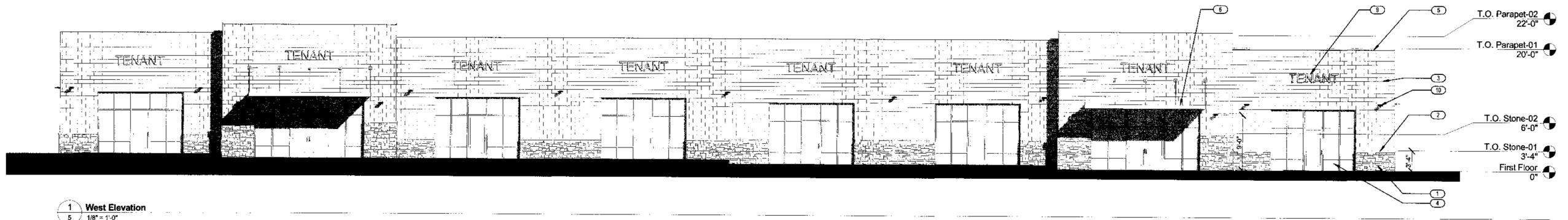
DATE OF ISSUE: 10.22.17
SCALE: 1"=30'-0"
DRAWN BY: JTK
CHECKED BY: JTK

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8009 S. LINCOLN STREET
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LITTLETON, CO 80122
(720) 773-2801

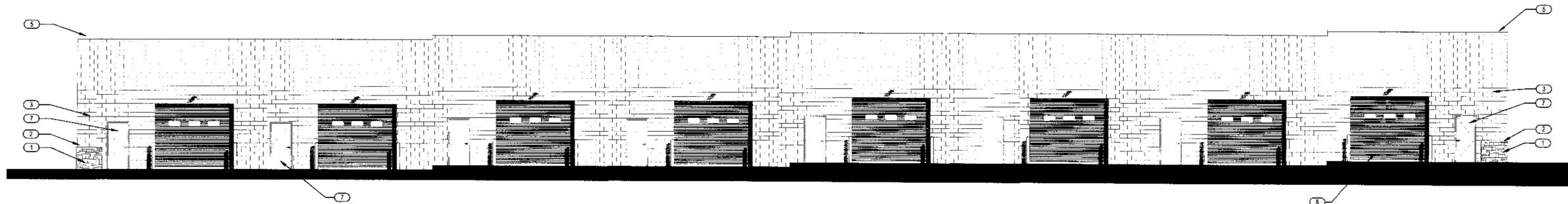
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SITE DEVELOPMENT PLAN MONUMENT HILL BUSINESS PARK

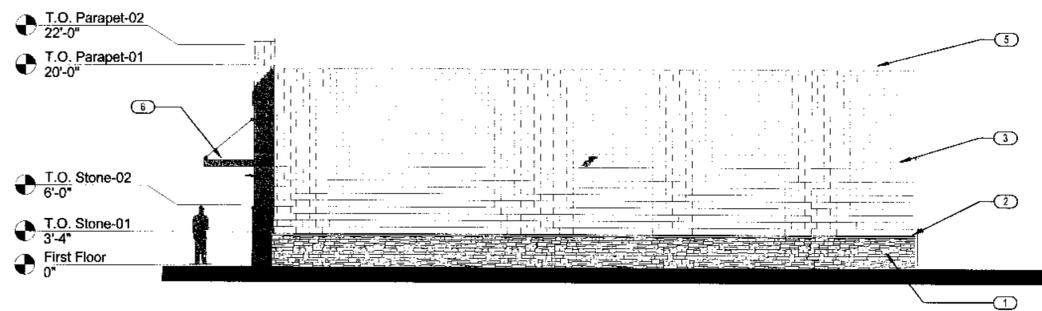
LOT 3, GREATER EUROPE MISSION SUB FILING NO 1
LOCATED IN THE SW 1/4 SECTION 11, T. 11S., R 67 W., 6TH P.M.
EL PASO COUNTY, COLORADO
APN: 7111304020



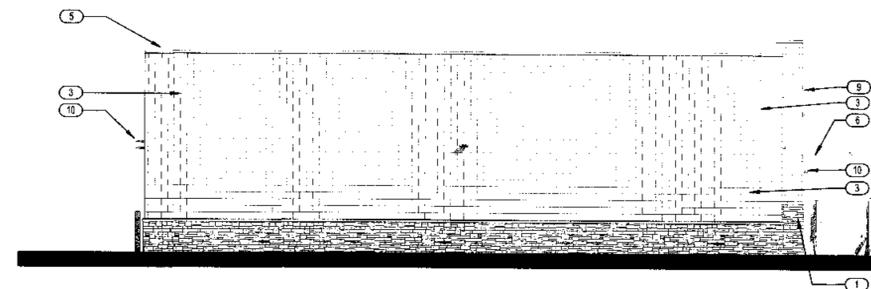
1 West Elevation
1/8" = 1'-0"



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



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



3 North 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	SPLIT FACED CURU 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
8059 SOUTH LINCOLN STREET
SUITE 201
LITTLETON, CO 80120
(720) 773-2800

PROJECT NUMBER
6102-15

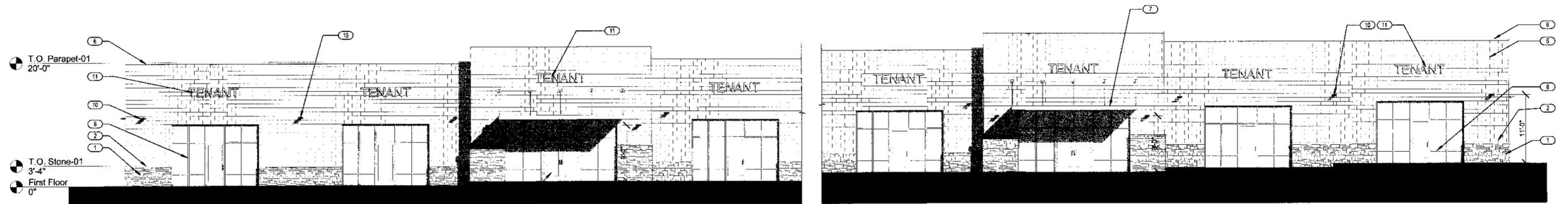
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5 OF 8

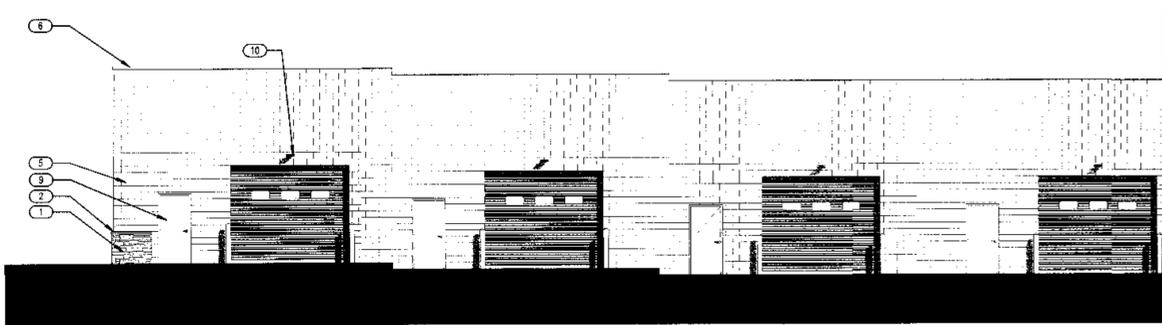
EXTERIOR
ELEVATIONS

SITE DEVELOPMENT PLAN MONUMENT HILL BUSINESS PARK

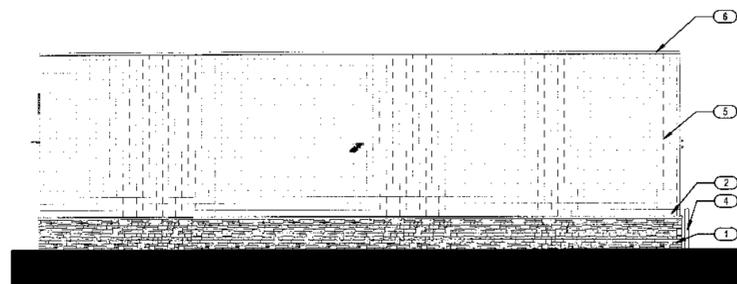
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EL PASO COUNTY, COLORADO
APN: 7111304020



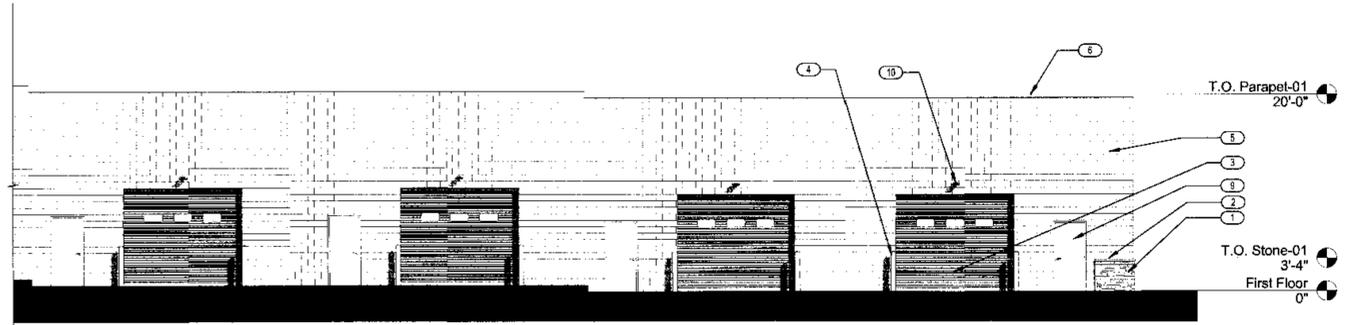
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1/8" = 1'-0"



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: BRITE 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
8089 SOUTH LINCOLN STREET
SUITE 201
LITTLETON, CO 80122
(720) 775-2800

PROJECT NUMBER
6102-15

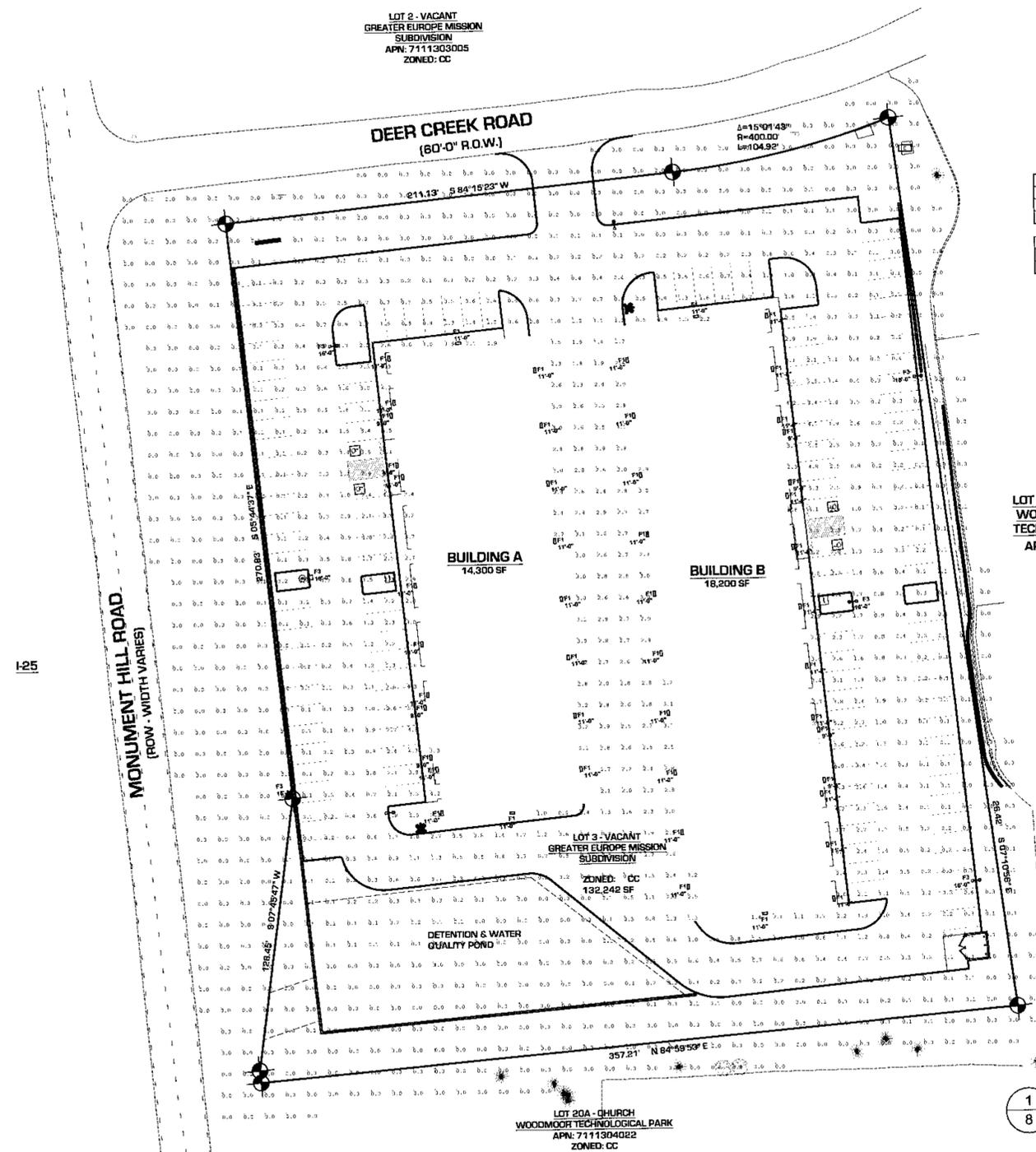
SHEET

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



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Lumens
	50	F1	SINGLE	N.A.	1.000	DSXW1 LED 10C 530 50K T3M MVOLT	2172
	6	F3	SINGLE	N.A.	1.000	DSXWPM LED 10C 350 30K T4M MVOLT	1357

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
Entire Site	Illuminance	Fc	0.67	9.1	0.0	N.A.	N.A.	9.10

LOT 18A - SELF-STORAGE
WOODMOOR BUSINESS
TECHNOLOGICAL PARK 3
APN: 7111304021
ZONED I-2

DATE OF ISSUE: 10.22.17
SCALE: 1"=30'-0"
DRAWN BY: JTK
CHECKED BY: JTK

ARCHITECTURE
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SUITE 201
LITTLETON, CO 80120
1720-773-9801

SHEET
7 of 8
PHOTOMETRIC ANALYSIS

