\_\_\_\_\_F

### LEGEND PROPOSED EXISTING SITE R.O.W. LIN SIGHT TRIANG SECTION LIN SECTION CORNER BENCHMAR LECTRICAL CONDU -----GAS-----\_\_\_\_\_UGT\_\_\_\_ UNDERGROUND TELEPHONI ——F0—— FIBER OPTIC \_\_\_\_\_CTV\_\_\_\_ DERGROUND CABLE WATER FITTIN \*\*\*\*\*\*\*\* FIRE HYDRANT WATER MAIN 6" WATER MAIN \_\_\_\_\_6"W\_\_\_\_ 8" WATER MAIN ——8"W— — 12"W— \_\_\_\_\_12"W 12" WATER MAIN ——16"W— 16" WATER MAIN \_\_\_\_\_24"W— — \_\_\_\_\_24"W— 24" WATER MAIN (WM) WATER METER \_\_\_\_\_W\_\_\_\_\_ WATER VALVE \_\_\_\_\_IR\_\_\_\_\_\_ IRRIGATION PIPE Т Т TRANSFORMER UGE UNDERGROUND ELECTRIC UGE UDGE POWER POLE G GUYWIRE SANITARY GREASE INTERCEPTO \_\_\_\_\_SS\_\_\_ SANITARY MAIN — — <u>SS</u> — — \_\_\_\_\_4"SS\_\_\_\_\_ 4" SANITARY MAIN \_\_\_\_\_6"SS— — — 6"SS— 6" SANITARY MAIN \_\_\_\_\_\_8"SS\_\_\_\_ \_\_\_\_\_8"SS\_\_\_ 8" SANITARY MAIN \_\_\_\_\_ — — 10"SS— \_\_\_\_\_12"SS— — — 12"SS— 12" SANITARY MAIN \_\_\_\_\_15"SS\_\_\_\_\_ — — 15"SS— 15" SANITARY MAIN S (SS) SANITARY MANHOLE — — SS— — — \_\_\_\_\_SS\_ SANITARY SERVICE STORM INLET STORM MANHOLE STORM PIPE BUILDING OUTLINE \_\_\_\_\_ BACK OF CURB \_\_\_\_\_ CONCRETE HATCH EDGE OF PAVEMENT / P \_ \_ \_ \_ \_ FLOWLINE \_\_\_\_\_ SIDEWALK \_\_\_\_\_ SIDEWALK HATCH \_\_\_\_ PAVEMENT MARKING 61 (5). TRAFFIC SIGN BOLLARD \_\_\_\_X\_\_\_\_X\_\_\_\_ BARBED WIRE FENCE \_ \_\_X\_\_ \_\_X\_ WOOD FENCE \_\_\_\_ ĞП LIGHT POLE \_\_\_\_ RETAINING WAL MONUMENT SIGN CONIFEROUS TRE DECIDUOUS TREE MAJOR CONTOUR 5460



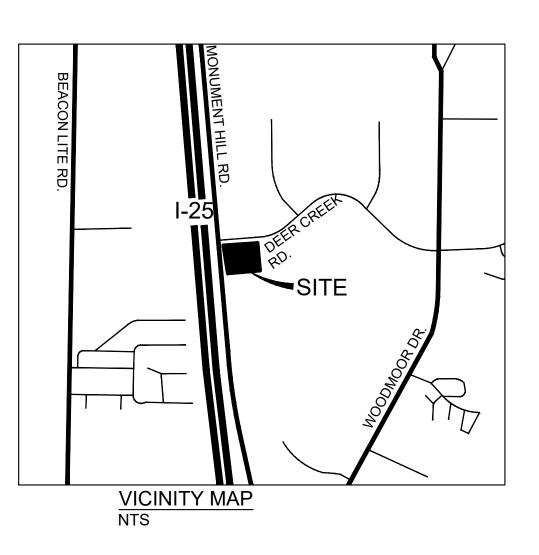
## CAUTION NOTICE TO CONTRACTORS THE CONTRACTOR IS SPECIFICALLY

COLORADO 811 CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING LITHETICS AS AND/OR ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, VHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT O BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

MINOR CONTOL

		DATE	
PREPARED FOR:	$\bigtriangleup$		
	$\bigtriangleup$		
HOVER ARCHITECTURE	$\bigtriangleup$		l
TROY KIRSCHMAN 8089 S. LINCOLN ST., SUITE 201	$\bigtriangleup$		
LITTLETON, CO 80122	р	roject no.	1508.0
PH: 720-773-2801		date	09/04
FAX:		dwa.	

## SITE CONSTRUCTION PLANS FOR MONUMENT HILL BUSINESS CENTER EL PASO COUNTY, COLORADO



## SHEET INDEX

C1.1	COVER SHEET
C1.2	DETAILED GRADING PLAN
C1.4	STORM SEWER PLAN AND PROFILE
C1.5	STORM SEWER AND DETENTION POND DETAILS
<u>C3.0</u>	WOODMOOR WATER AND SANITATION DISTRICT COVER SHEET
<u>C3 1</u>	WATER IMPROVEMENTS PLAN AND PROFILES
<del></del>	SANITARY SEWER PLAN AND PROFILE
<u> </u>	WATER CONSTRUCTION DETAILS
<del></del>	SANITARY SEWER CONSTRUCTION DETAILS

**CIVIL ENGINEER** KELLY DEVELOPMENT SERVICES, LLC 9301 SCRUB OAK DRIVE LONE TREE, COLORADO 80124 PHONE: 303-888-6338 CONTACT: GREG S. KELLY, P. E

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

	REVISION	DESCRIPTION			ΒY
508.01			drawn	by	
09/04/2018			designed	by	
• •			approved	bv	

## MONUMENT HILL BUSINESS

LOT 3, GREATER EUROPE MISSION FILING NO. EL PASO COUNTY, CO

COVER SHEET

## 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.

## ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS. ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

GREG KELLY, P.E. #15813

DATE

## **OWNER/DEVELOPER'S STATEMENT**

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

STAN SIEVERS MONUMENT HILL BUSINESS PARK, LLC 16152 OLD FOREST POINT, UNIT 2-202 MONUMENT, CO 80132

DATE

## EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

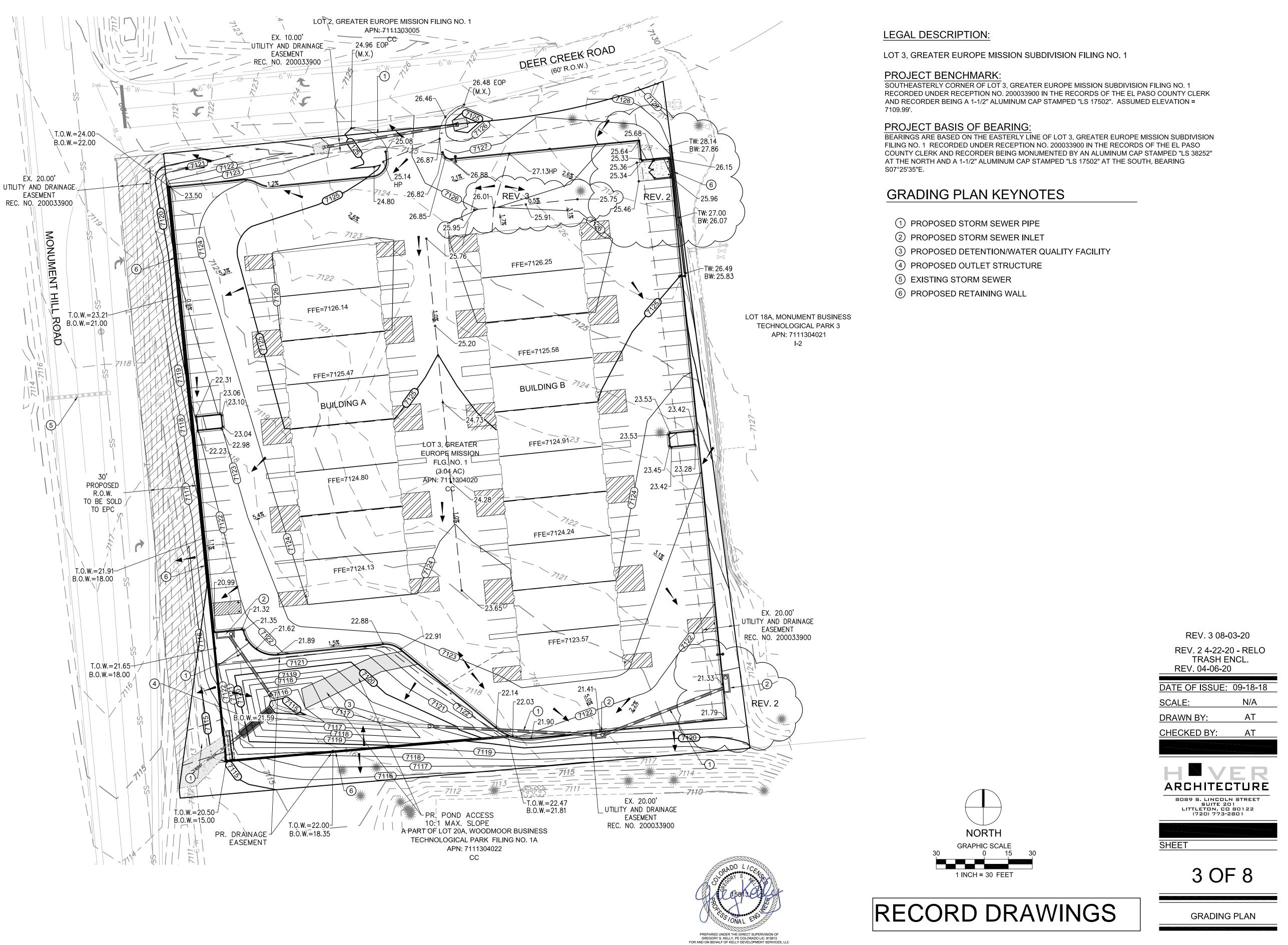
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BU EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL. INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING

AND COMMUNITY DEVELOPMENT	DIRECTOR'S DISCR	ETION.	
JENNIFER IRVINE, P.E. COUNTY ENGINEER/ECM ADMINIS			
B CO B CO CO CO CO CO CO CO CO CO CO		RECORD DRA	WINGS
FREPARED UNDER ITHE DIRECT GREGORY'S KELLY, PE COLOR FOR AND ON BEHALF OF KELLY DEVEL 11/09/202		PCD PROJEC	CT NO. PPR-17-007
S PARK			SHEET NUMBER
	KELLY DEVELOPMENT SERVICES, LLC 9301 SCRUB OAK DR LONE TREE, CO 80124 303-888-6338 greg@kellydev.com BRO JECT NUMPI		C1.0
			SHEET 1

PROJECT NUMBER 1704.01

## 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



	LEGEND	
PROPOSED		EXISTING
<u></u>		
	EASEMENT	
	PROPERTY LINE	
	SITE PROPERTY LINE	
	R.O.W. LINE	
	SITE R.O.W. LINE	
	SIGHT TRIANGLE	
	SECTION LINE	
	SECTION CORNER	
		<b>A</b>
EC	ELECTRICAL CONDUIT	
GAS	GAS LINE	GAS
GAS	UNDERGROUND TELEPHONE	UGT
F0	FIBER OPTIC	FO
CTV	UNDERGROUND CABLE	CTV
F	FIRE LINE	C T V
	WATER FITTING	
· · · · · · · · · · · · · · · · · · ·	FIRE HYDRANT	₩.
→¬¬>	WATER MAIN	W
6"W	6" WATER MAIN	6"W
8"W	8" WATER MAIN	8"W
12"W	12" WATER MAIN	12"W
16"W	16" WATER MAIN	16"W
24"W	24" WATER MAIN	24"W
WWM	WATER METER	(M)
W	WATER SERVICE	W
$\oplus$	WATER VALVE	×
——————————————————————————————————————	IRRIGATION PIPE	——————————————————————————————————————
Т	TRANSFORMER	Т
	UNDERGROUND ELECTRIC	
OHE	OVERHEAD ELECTRIC	OHE
	LIGHTPOLE	<b></b>
C)	POWER POLE	J.
	GUYWIRE	[In
0	SANITARY CLEANOUT	0
	SANITARY GREASE INTERCEPTOR	R
SS	SANITARY MAIN	— — SS— —
4"SS	4" SANITARY MAIN	0 <sup>11</sup> 00
6"SS	6" SANITARY MAIN	6"SS
	8" SANITARY MAIN	
	10" SANITARY MAIN	— — 10"SS—
	12" SANITARY MAIN	— — 12"SS—
	15" SANITARY MAIN	— — 15"SS—
ES ES	SANITARY MANHOLE	63
SS	SANITARY SERVICE	— — SS— —
	STORM INLET	$\bigcirc$

SS	SANITARY SERVICE
_	STORM INLET
(SD)	STORM MANHOLE
	STORM PIPE
	BUILDING OUTLINE
	BACK OF CURB
	CONCRETE HATCH
	EDGE OF PAVEMENT / PAN
	EDGE OF PAVEMENT / PAN FLOWLINE
	FLOWLINE
&	FLOWLINE SIDEWALK
&	FLOWLINE SIDEWALK SIDEWALK HATCH

٥	BOLLARD
—x—	BARBED WIRE FENCE
	CHAIN LINK FENCE
	SPLIT RAIL FENCE
	WOOD FENCE
œ	LIGHT POLE
	RETAINING WALL
	MONUMENT SIGN
	CONIFEROUS TREE

DECIDUOUS TR

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## PROPOSED

—\_\_X\_\_\_

COUNTY OF EL PASO, STATE OF COLORADO

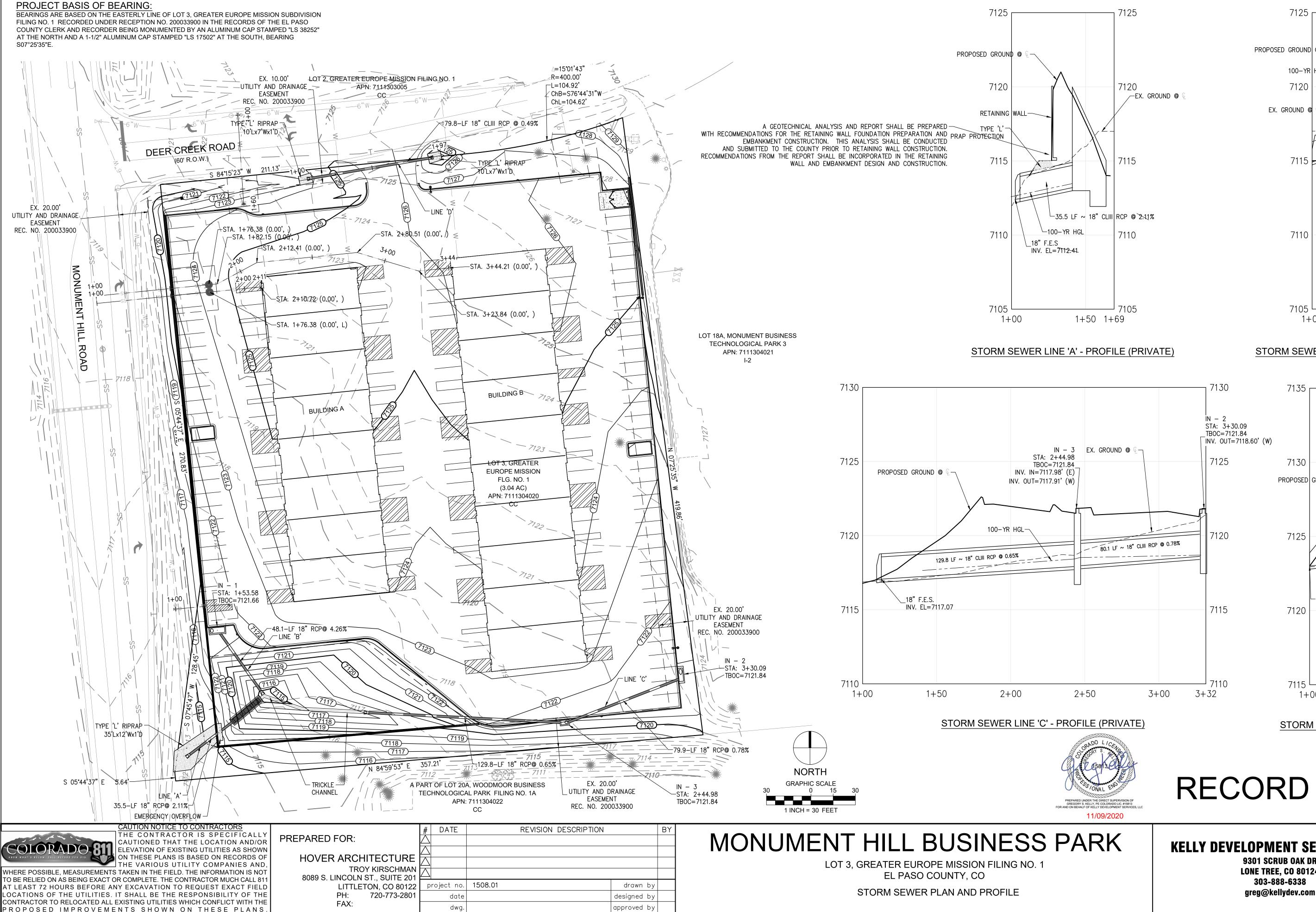
11/09/2020

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303-888-6338

SHEET NUMBER

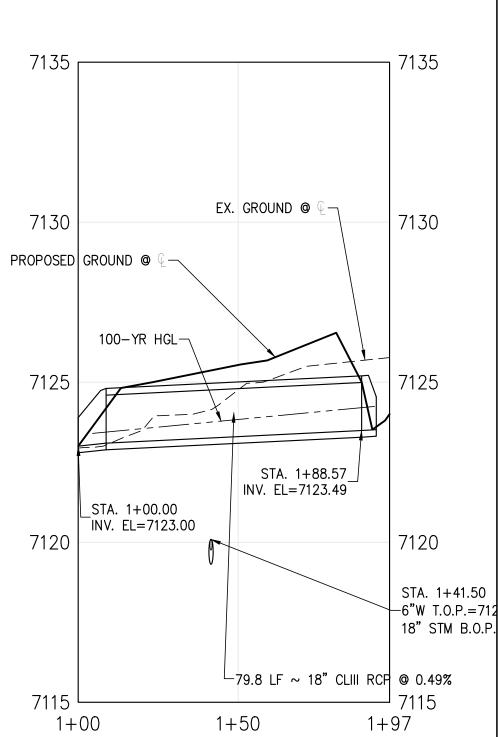
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PROJECT NUMBER

1704.01

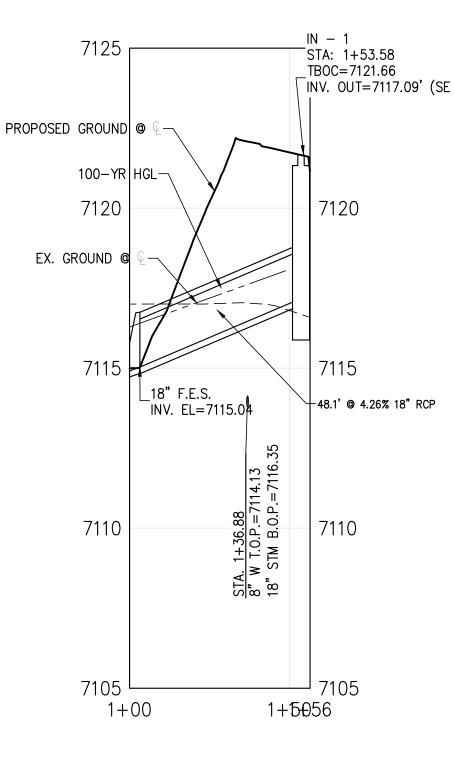
SHEET 4

# **RECORD DRAWINGS**



STORM SEWER LINE 'D' - PROFILE (PRIVATE)

## STORM SEWER LINE 'B' - PROFILE (PRIVATE)



## NOTE: ALL STORM SEWER IS PRIVATE.

