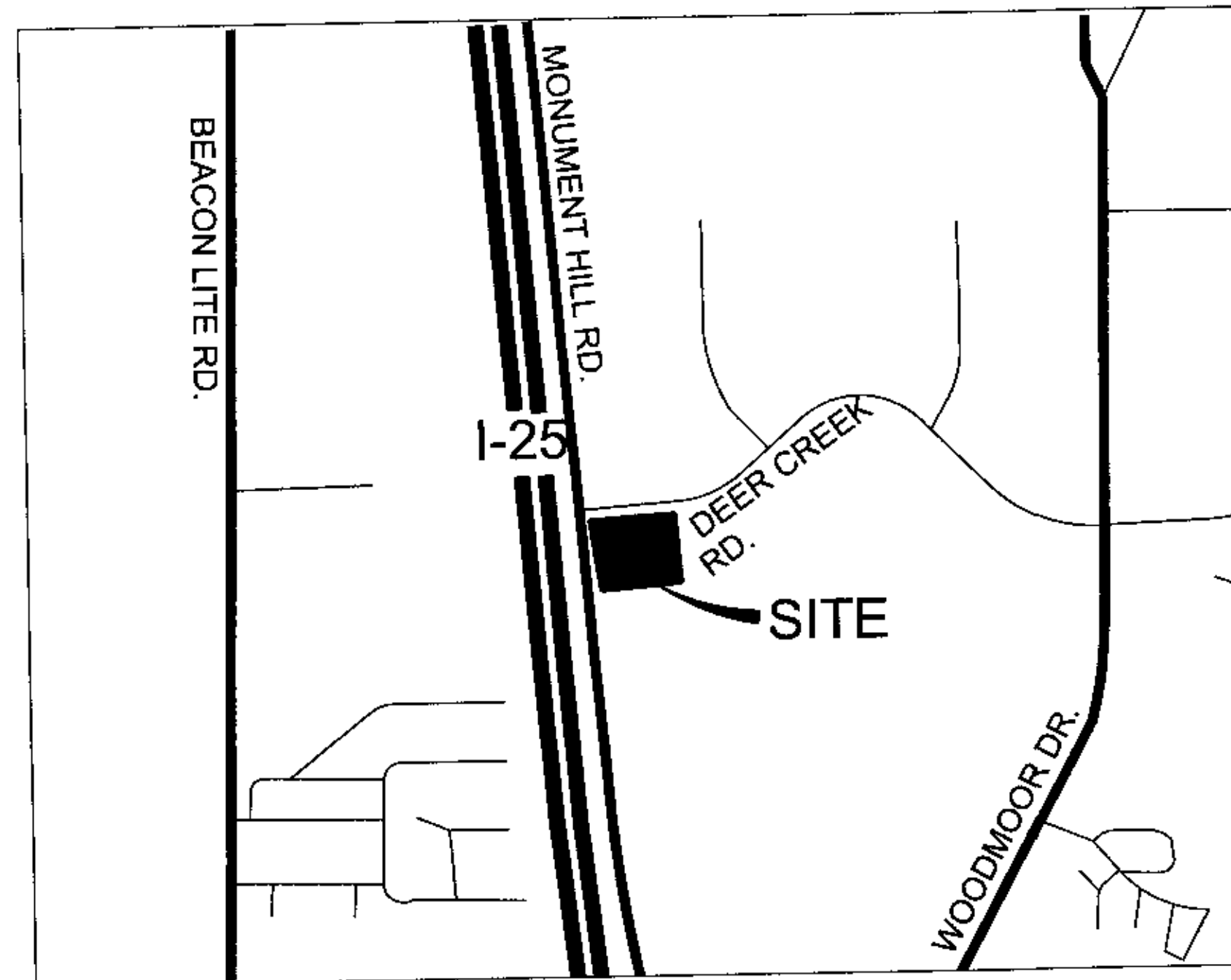


SITE DEVELOPMENT PLAN MONUMENT HILL BUSINESS PARK

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.

Alternative landscaping plan approved to reduce landscaping along Monument Hill Road due to ROW acquisition by El Paso County Public Works.

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.

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

Approved

By: Craig Dossey, Executive Director
Date: 03/15/2018



El Paso County Planning & Community Development

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

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

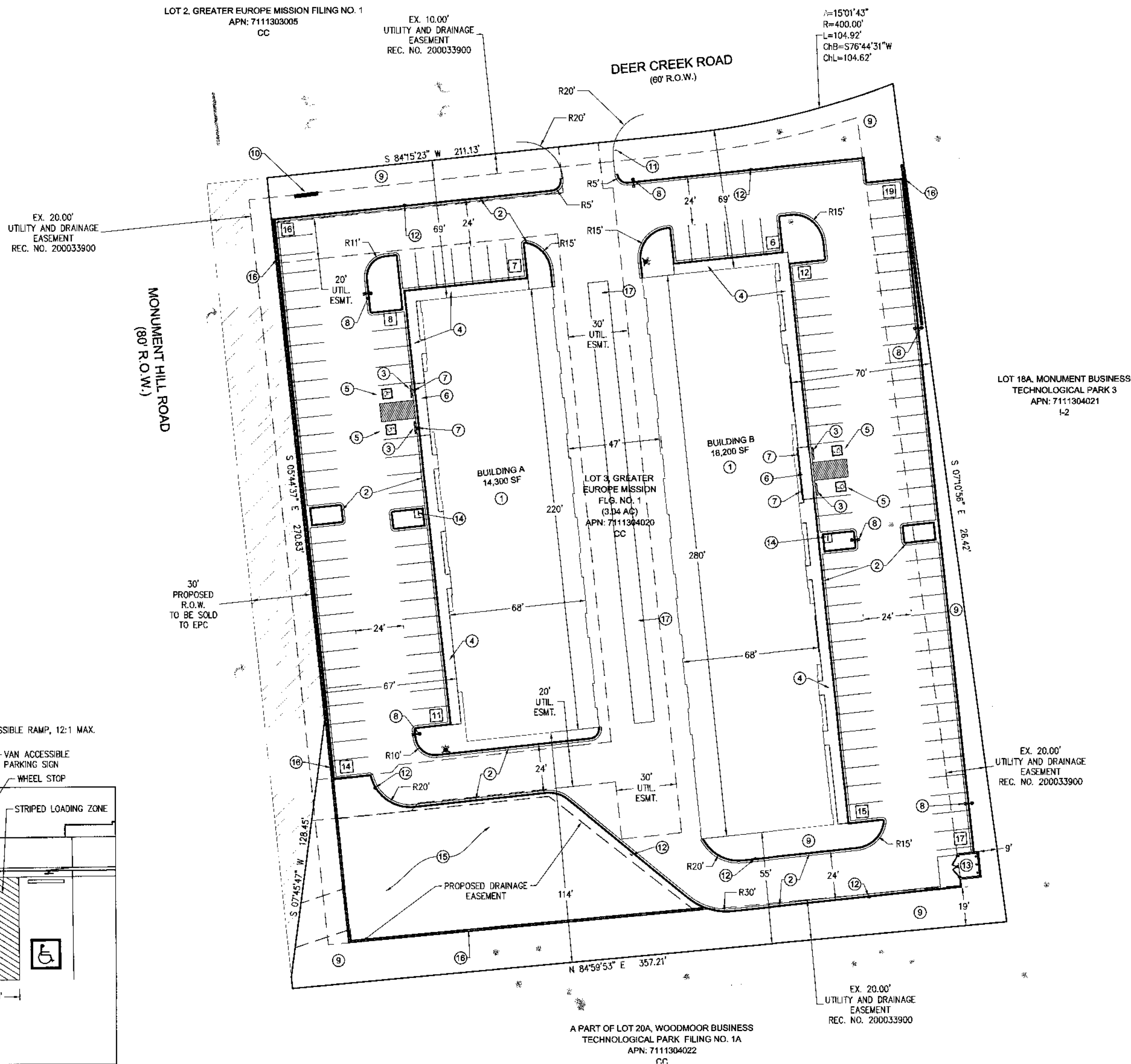
SHEET

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:

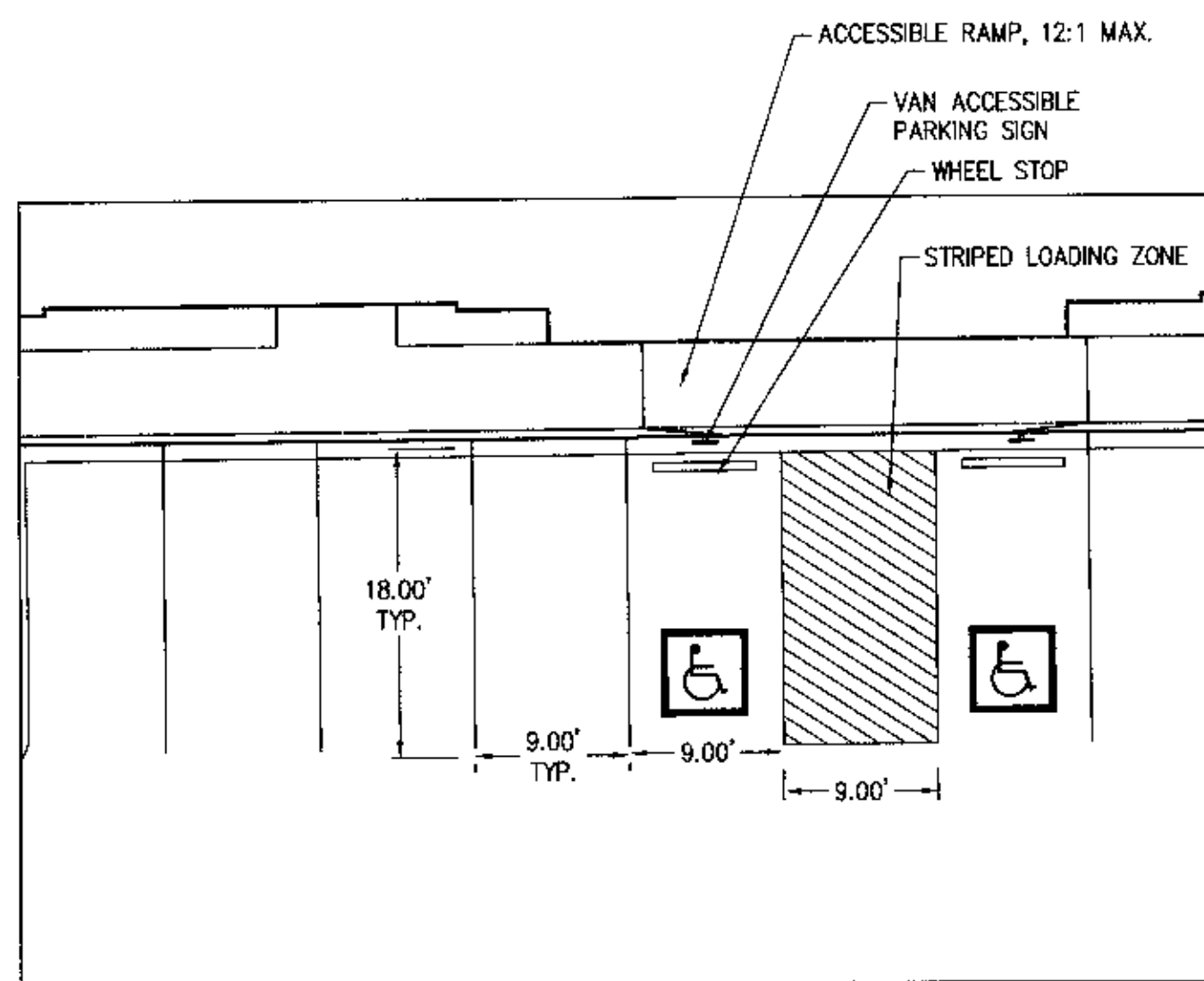
SOUTHEASTERLY CORNER OF LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 200033900 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER BEING A 1-1/2" ALUMINUM CAP STAMPED "LS 17502". ASSUMED ELEVATION = 7109.89'

PROJECT BASIS OF BEARING:

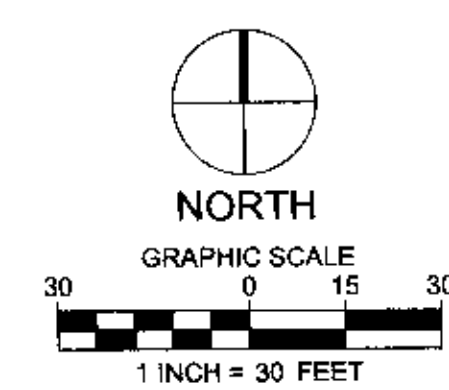
BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 200033900 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER BEING MONUMENTED BY AN ALUMINUM CAP STAMPED "LS 38252" AT THE NORTH AND A 1-1/2" ALUMINUM CAP STAMPED "LS 17502"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



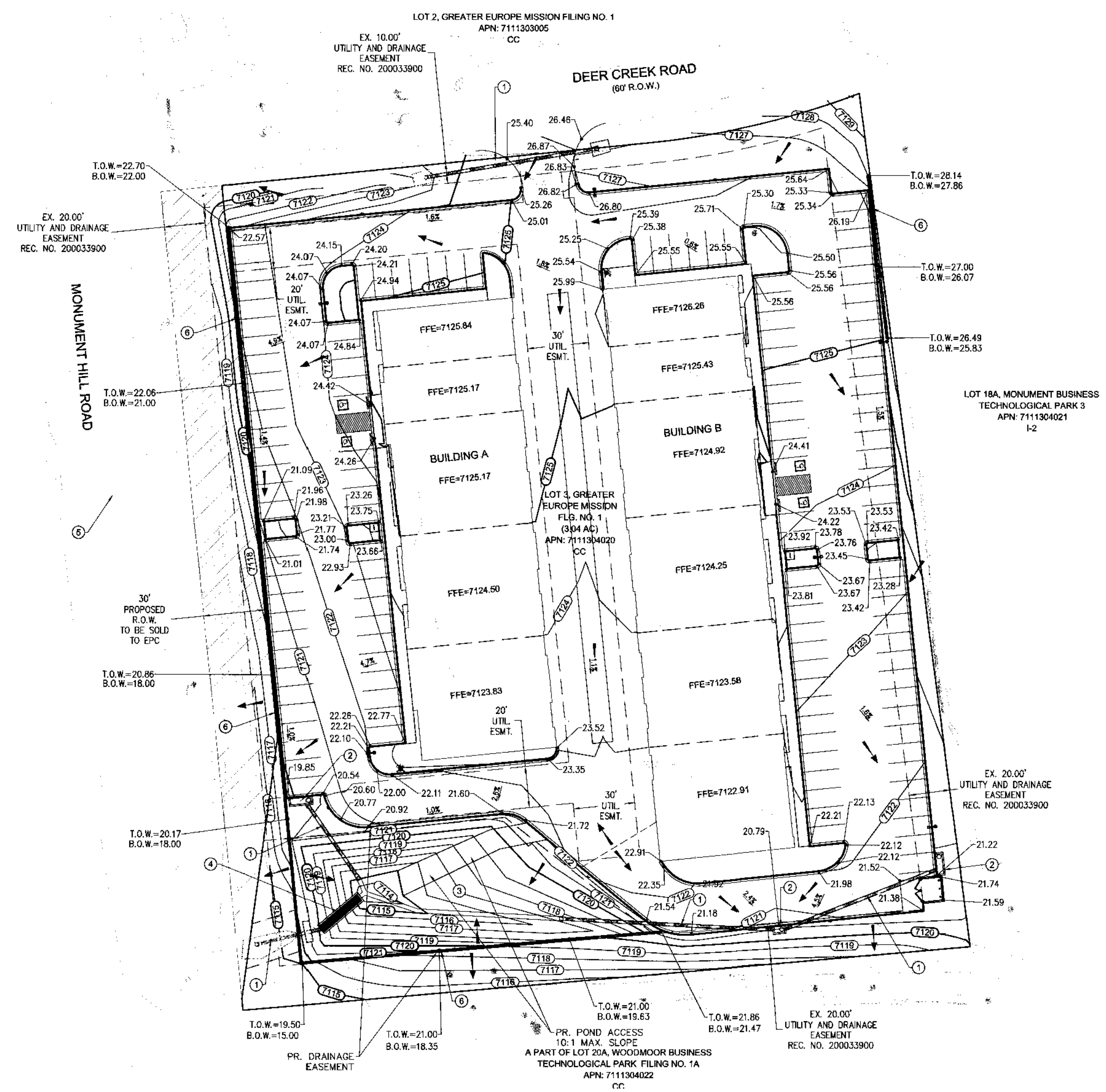
DATE OF ISSUE: 10-18-17
SCALE: N/A
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ARCHITECTURE
8089 B. LINCOLN STREET
SUITE 201
LITTLETON, CO 80122
(720) 779-2801

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
---	EASIMENT	---
---	PROPERTY LINE	---
---	SITE PROPERTY LINE	---
---	R.O.W. LINE	---
---	SITE ROAD LINE	---
---	SIGHT TRIANGLE	---
---	SECTION LINE	---
---	SECTION CORNER	---
---	BENCHMARK	---
EC	ELECTRICAL CONDUIT	---
IC	IRRIGATION CONDUIT	---
GAS	GAS LINE	---
---	UNDERGROUND TELEPHONE	---
FO	FIBER OPTIC	---
CTV	UNDERGROUND CABLE	---
F	FIRE LINE	---
---	WATER FITTING	---
---	FIRE HYDRANT	---
W	WATER MAIN	---
6" W	6" WATER MAIN	---
8" W	8" WATER MAIN	---
12" W	12" WATER MAIN	---
16" W	16" WATER MAIN	---
24" W	24" WATER MAIN	---
W	WATER METER	---
W	WATER SERVICE	---
W	WATER VALVE	---
IR	IRRIGATION PIPE	---
---	TRANSFORMER	---
UGE	UNDERGROUND ELECTRIC	---
OHE	OVERHEAD ELECTRIC	---
---	LOOKPOLE	---
---	PUMP POLE	---
---	CULMINE	---
---	SANITARY CLEANOUT	---
---	SANITARY DRAINAGE INTERCEPTOR	---
SS	SANITARY MANHOLE	---
4" SS	4" SANITARY MANHOLE	---
6" SS	6" SANITARY MANHOLE	---
8" SS	8" SANITARY MANHOLE	---
10" SS	10" SANITARY MANHOLE	---
12" SS	12" SANITARY MANHOLE	---
15" SS	15" SANITARY MANHOLE	---
SS	SANITARY SERVICE	---
---	STORM INLET	---
---	STORM MANHOLE	---
---	STORM PIPE	---
---	BUILDING OUTLINE	---
---	BACK OF CURB	---
---	CONCRETE PATCH	---
---	EDGE OF PAVEMENT / PAW	---
---	FLOORLINE	---
---	SEWERLINE	---
---	SEWER PATCH	---
---	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	---

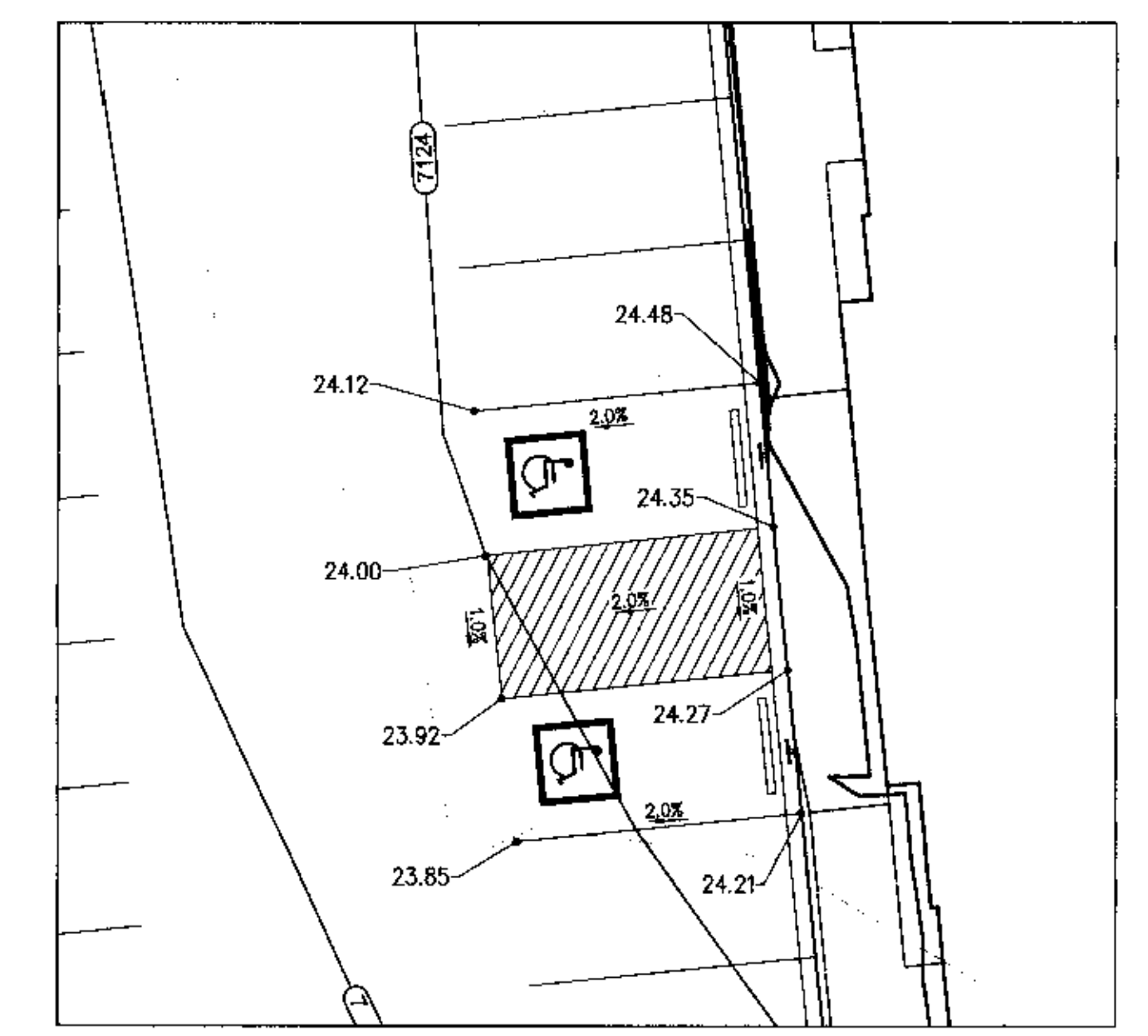


LEGAL DESCRIPTION:
LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1

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:
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- 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



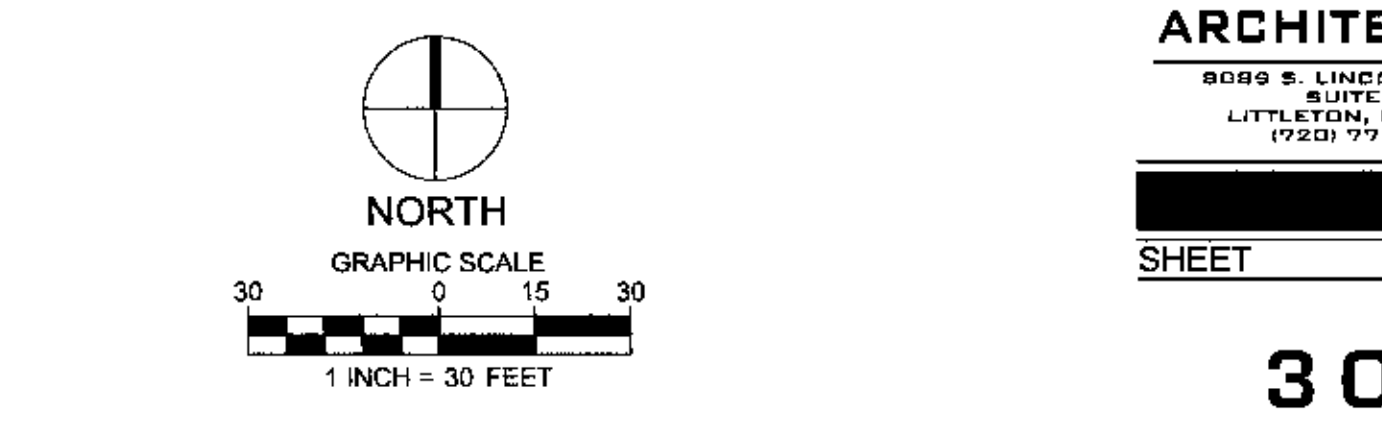
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SCALE: N/A
DRAWN BY: AT
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ARCHITECTURE
8099 S. LINCOLN STREET
SUITE 201
LITTLETON, CO 80122
(970) 793-9801

SHEET

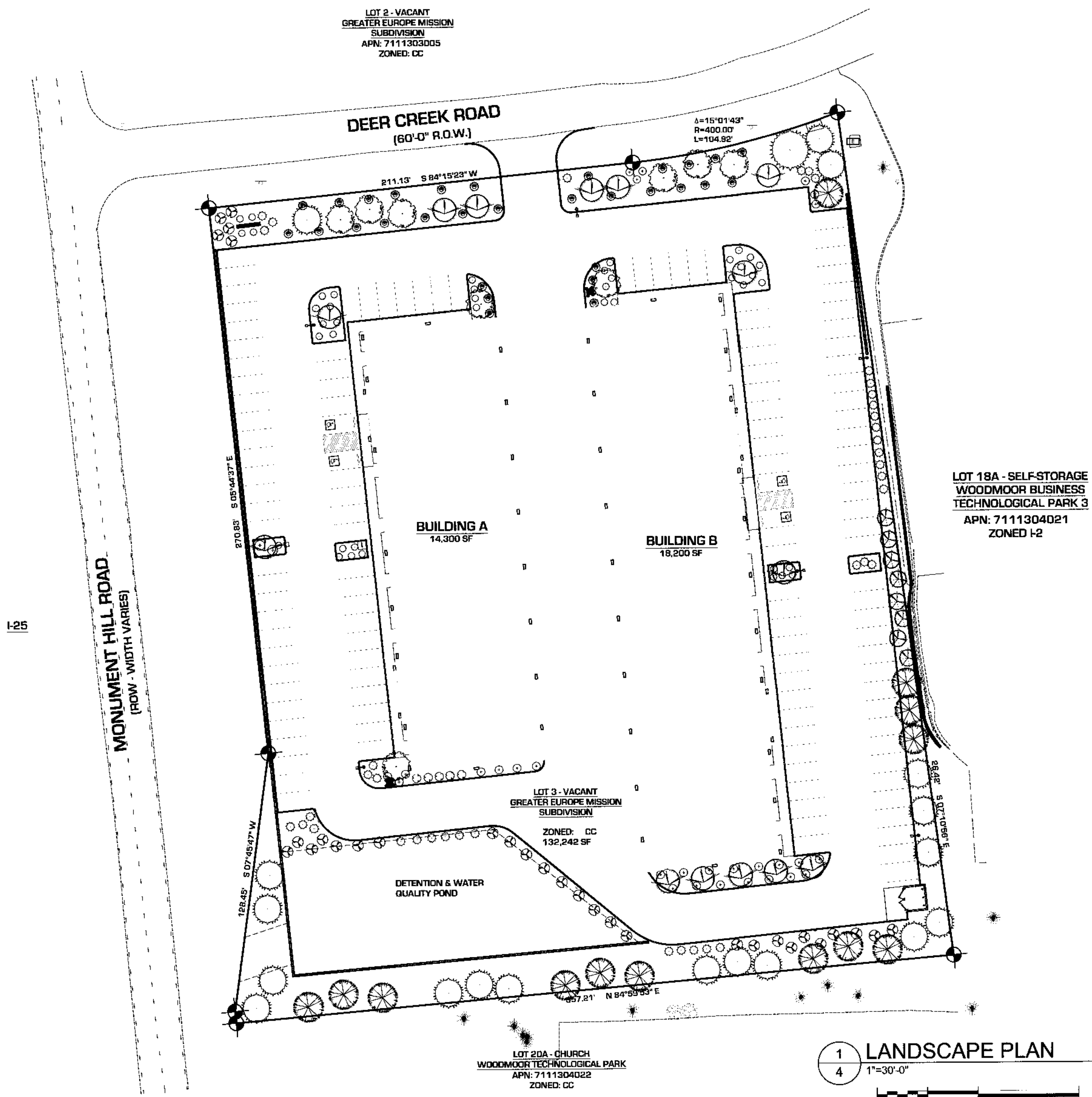
3 OF 8

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
LANDSCAPERS
CONTRACTORS**

PHIL HOFF 303.210.6561
JEN THOMAS 303.210.6573

NOTE: Alternative landscaping plan approved based upon EPC Public Works project to expand Monument Hill Road. In place of providing a 20 foot buffer with 1 tree per 25 feet long Monument Hill Road the applicant is providing additional shrubbery and trees throughout the remainder of the project.

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

ARCHITECTURE

8009 S. LINCOLN HWY
SUITE 201
LITTLETON, CO 80122
(720) 773-2801

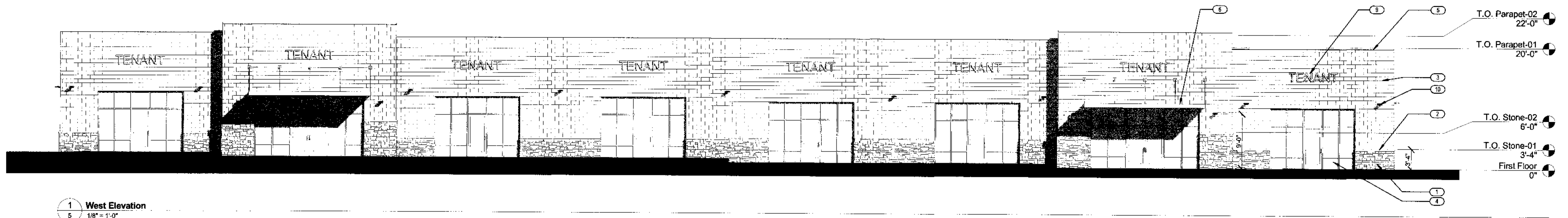
SHEET
4 of 8
LANDSCAPE PLAN

1 LANDSCAPE PLAN
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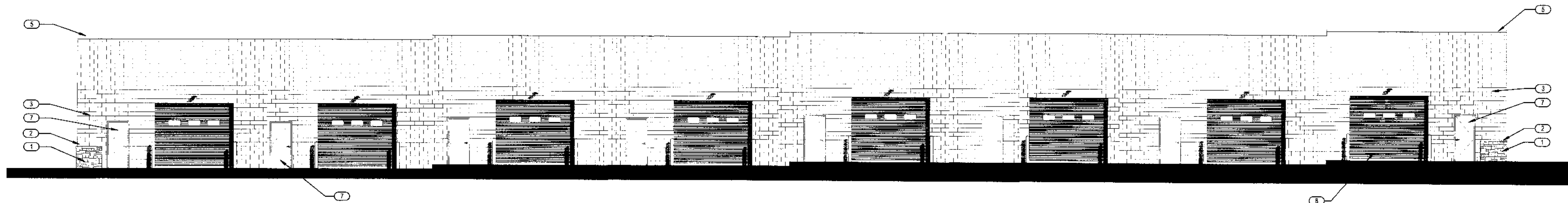


SITE DEVELOPMENT PLAN MONUMENT HILL BUSINESS PARK

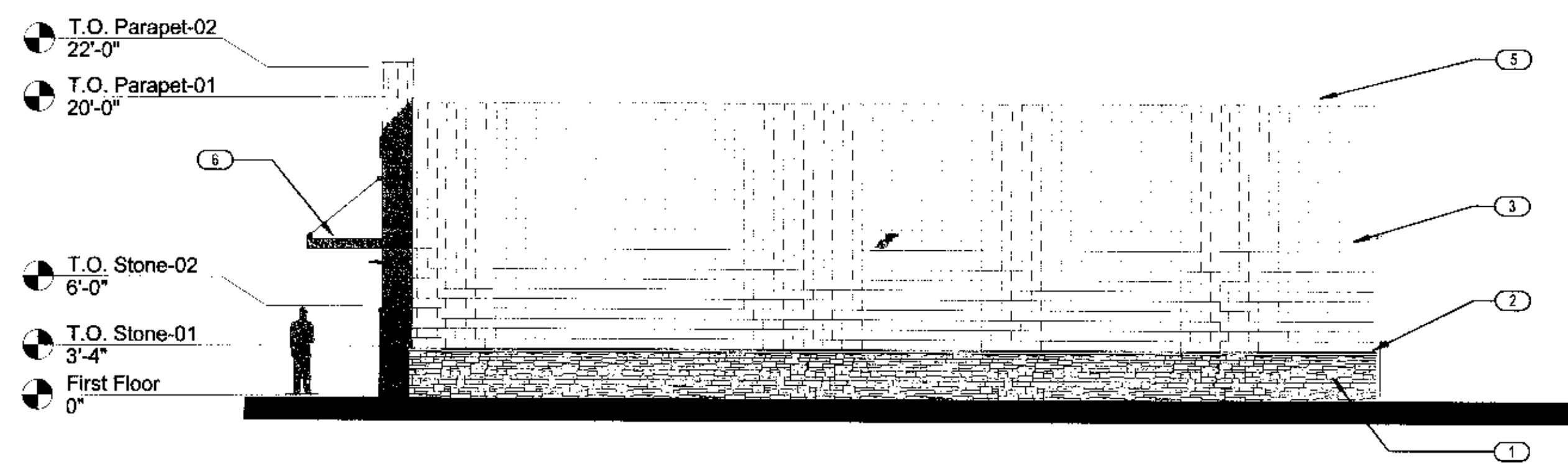
LOT 3, GREATER EUROPE MISSION SUB FILING NO 1
LOCATED IN THE SW 1/4 SECTION 11, T. 11S., R 67 W., 6TH P.M.
EL PASO COUNTY, COLORADO
APN: 7111304020



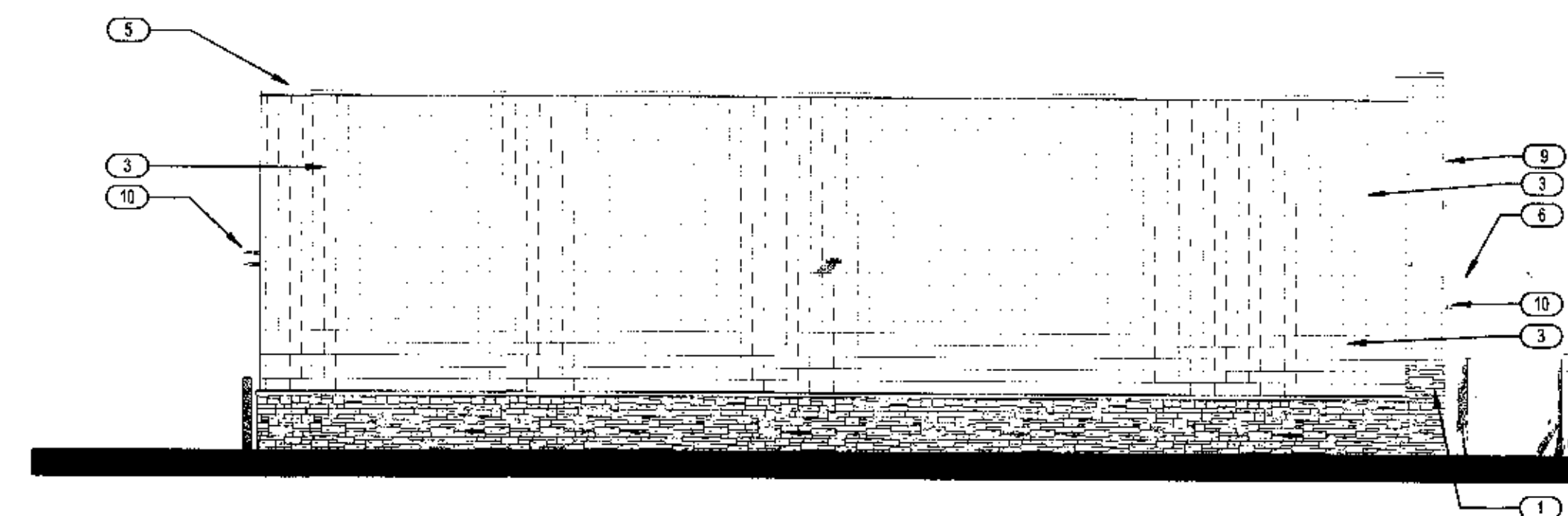
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1/8" = 1'-0"



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 WATERSHILL, COLOR: NATURAL.
3	SPLIT FACED CARU 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

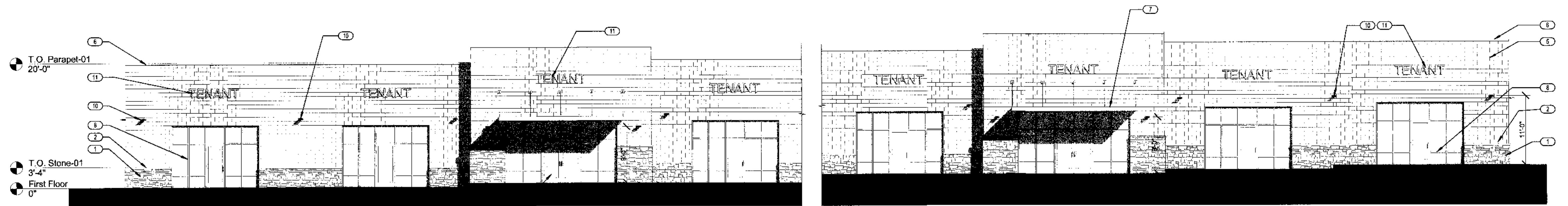
SHEET

5 OF 8

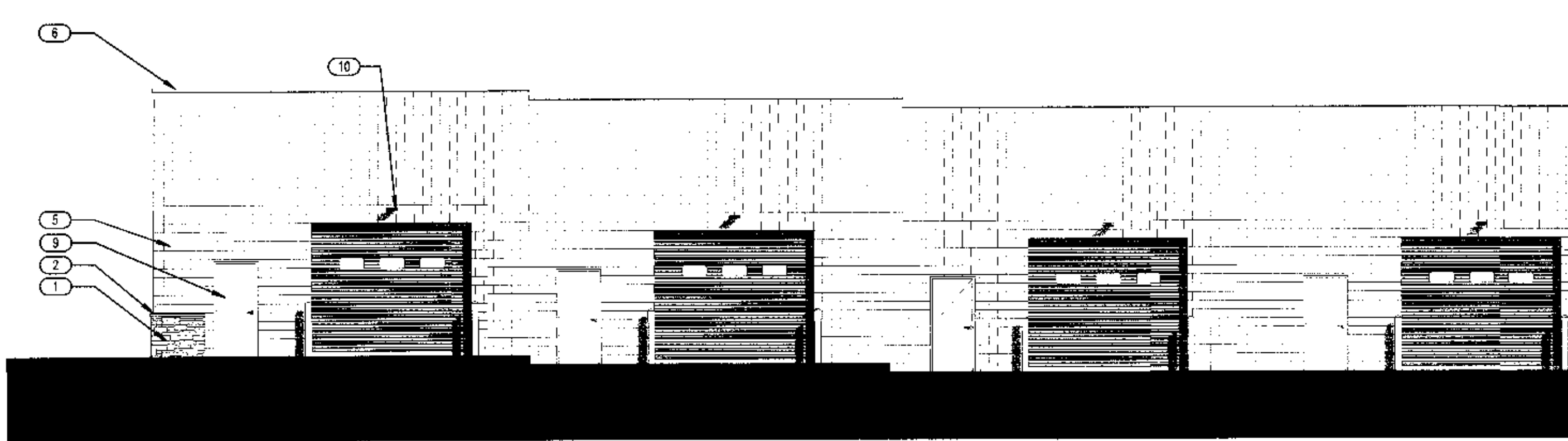
EXTERIOR
ELEVATIONS

SITE DEVELOPMENT PLAN MONUMENT HILL BUSINESS PARK

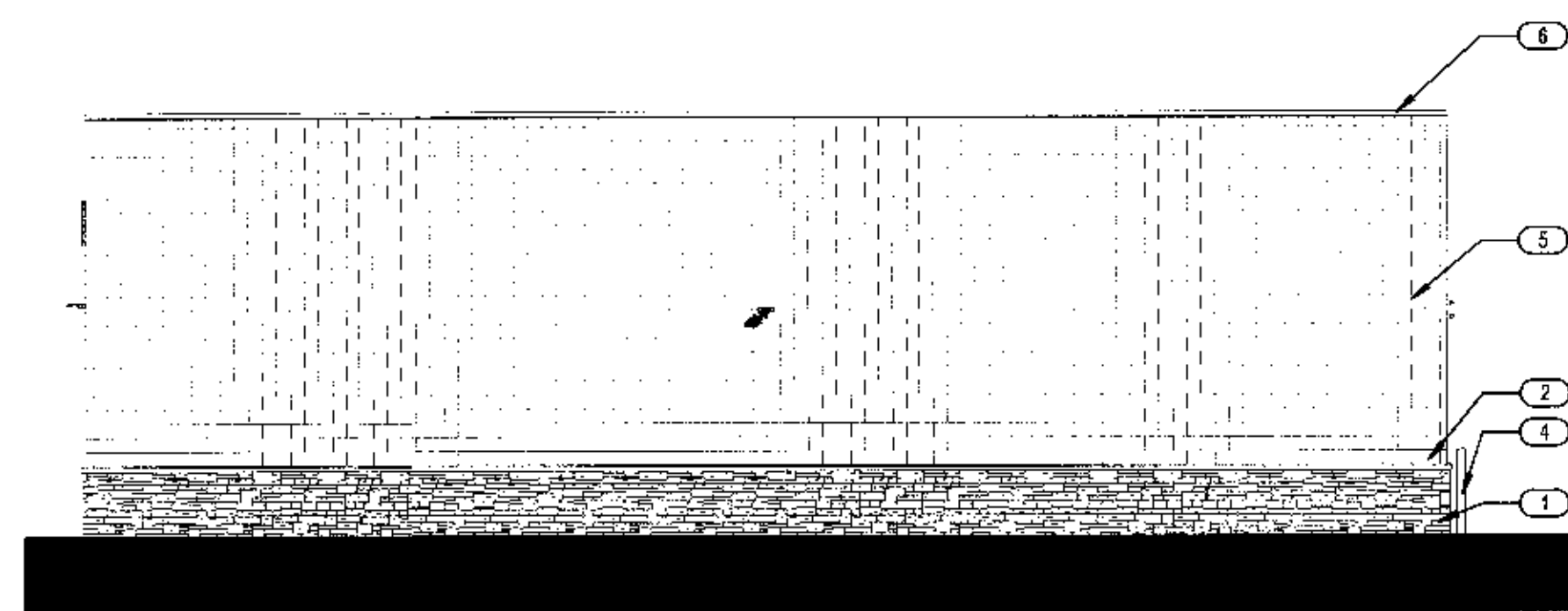
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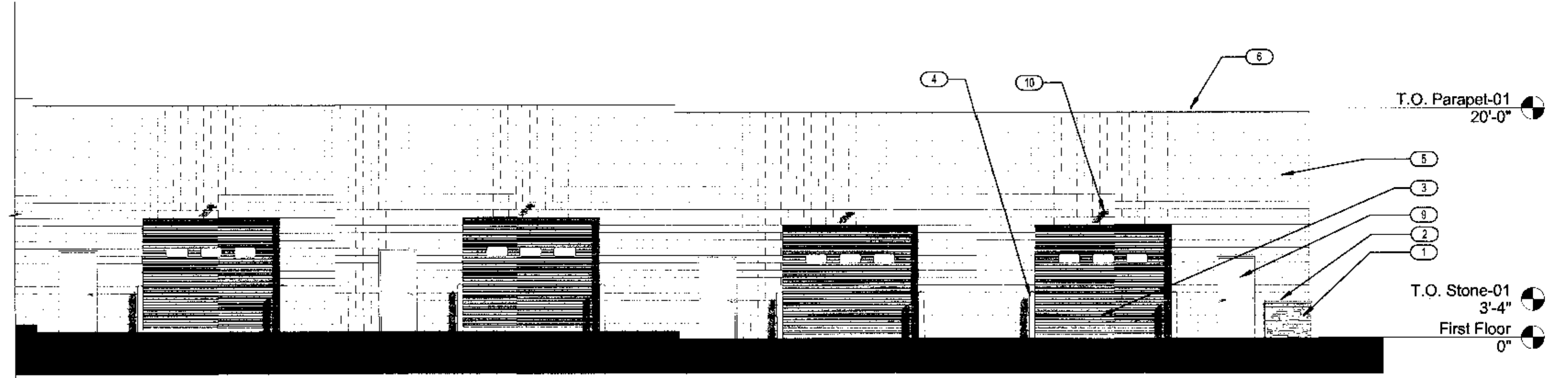
1 East Elevation
1/8" = 1'-0"



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

PROJECT NUMBER
6102-15

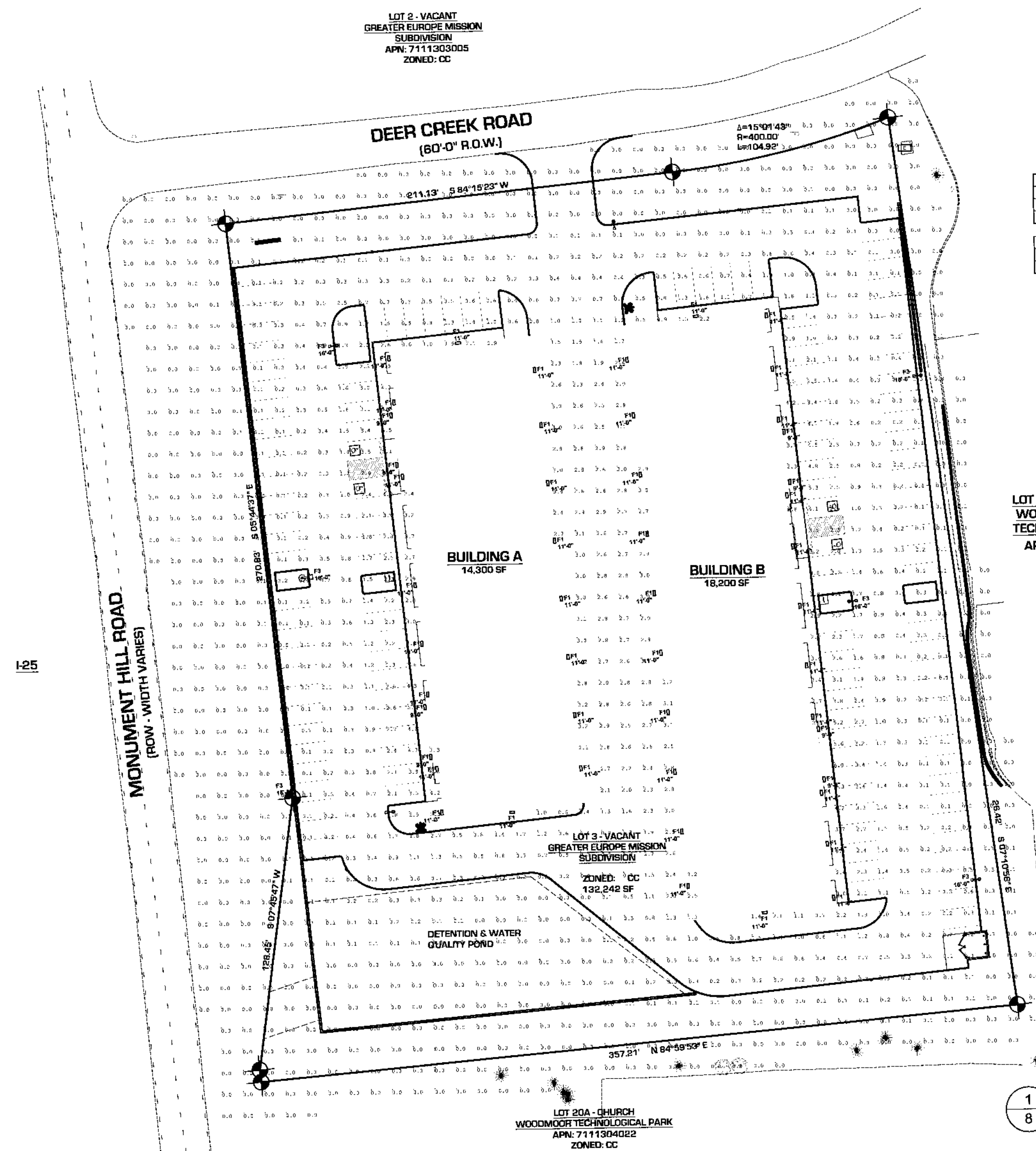
SHEET

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
F1	50	F1	SINGLE	N.A.	1.000	DSXW1 LED 10C 530 50K T3M MVOLT	2172
F3	6	F3	SINGLE	N.A.	1.000	DSXWPM LED 10C 350 30K T4M MVOLT	1357

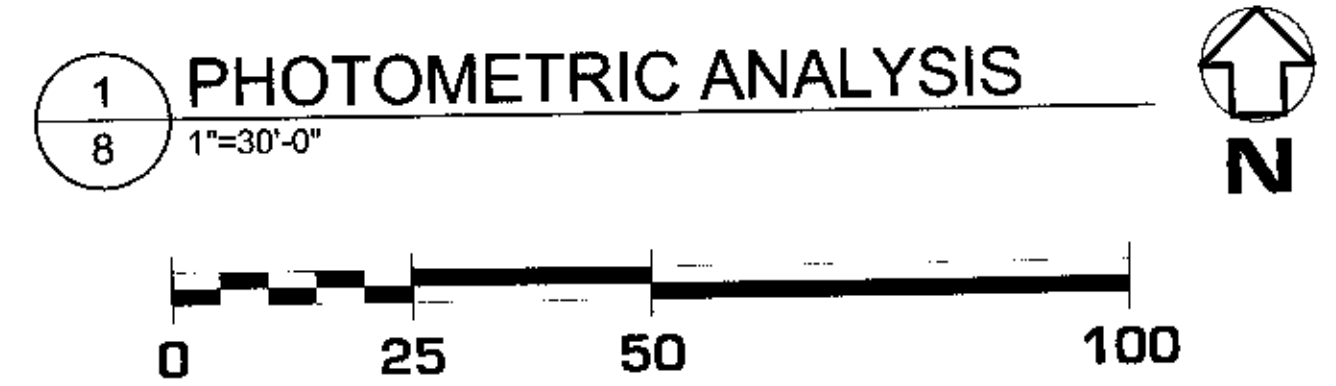
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
Entire Site	Illuminance	Fc	0.67	9.1	0.0	N.A.	N.A.	9.10

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

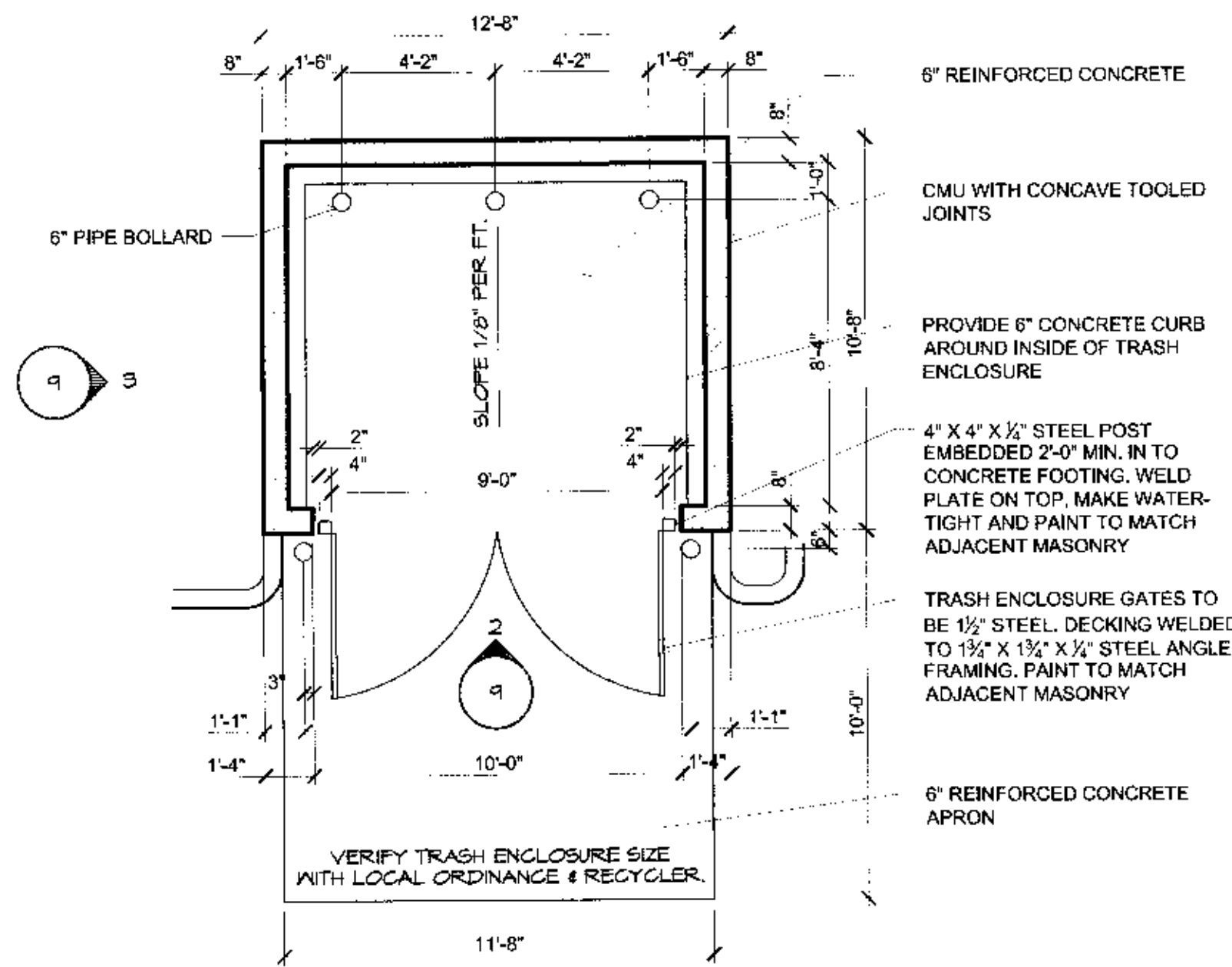
ARCHITECTURE
8099 S. LINCOLN STREET
SUITE 201
LITTLETON, CO 80120
1720-773-9801

SHEET
7 of 8
PHOTOMETRIC ANALYSIS

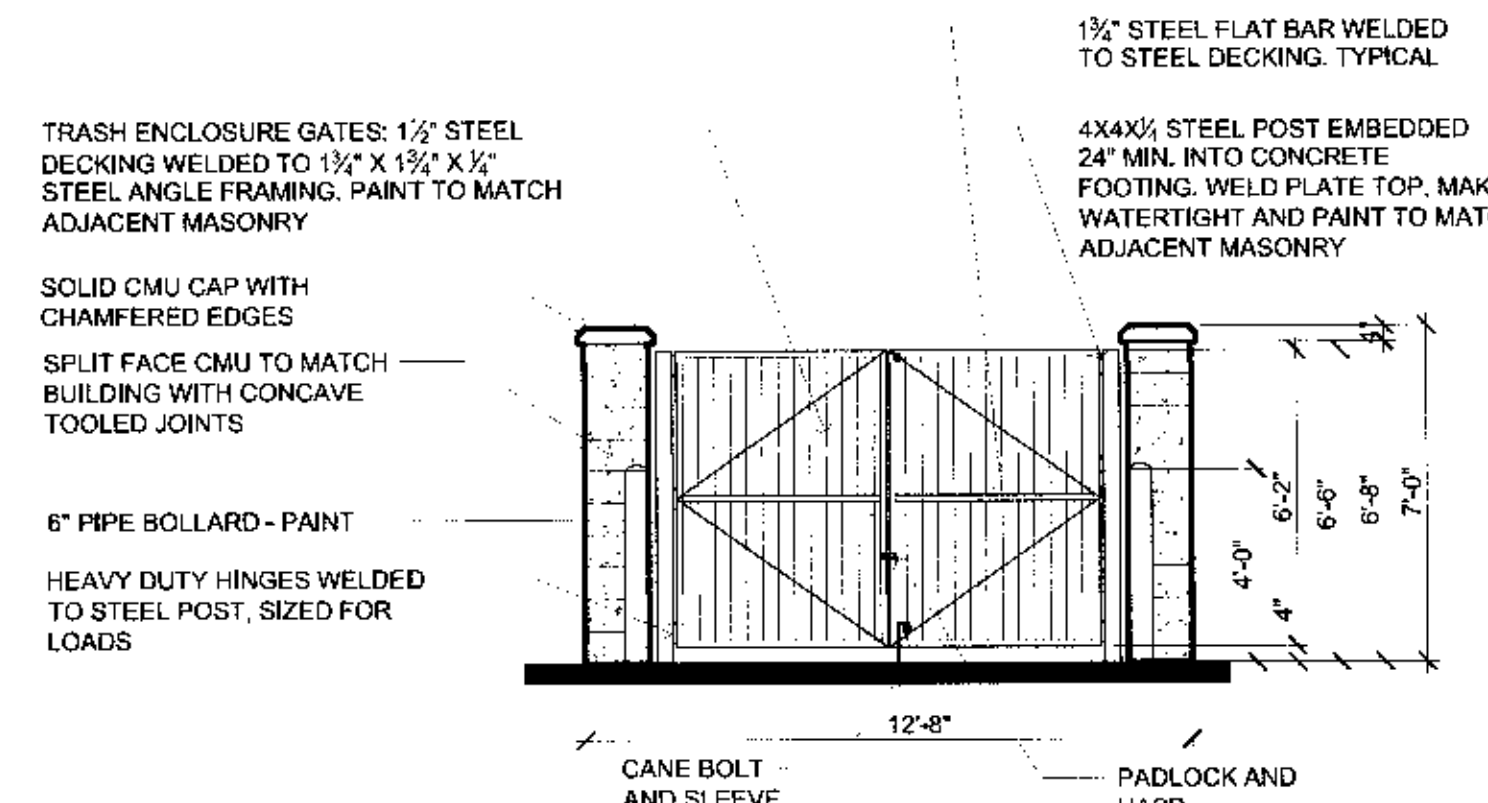


SITE DEVELOPMENT PLAN MONUMENT HILL BUSINESS PARK

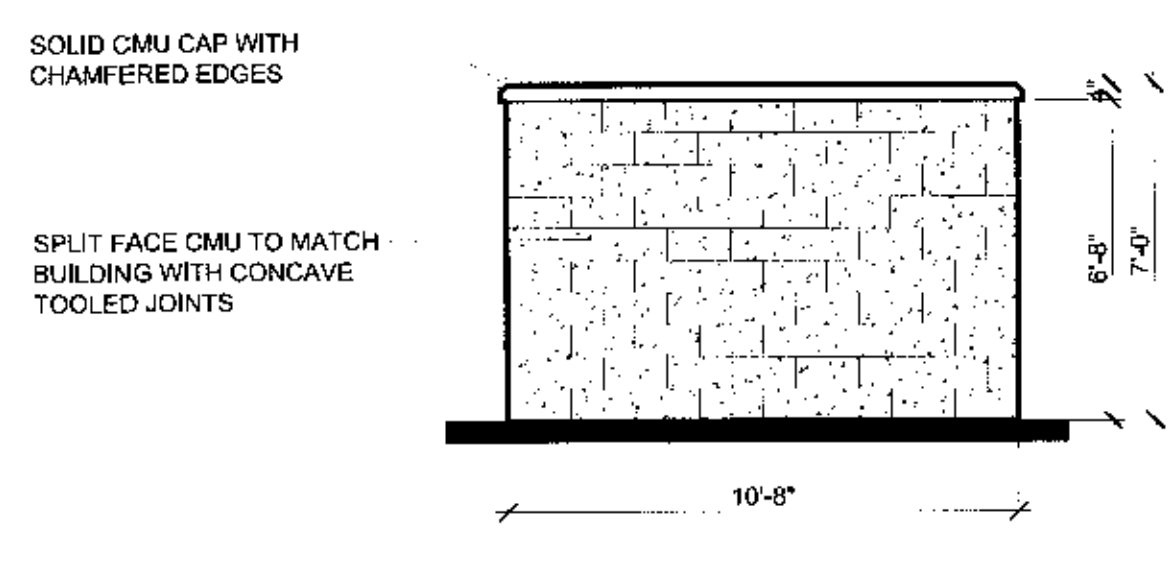
LOT 3, GREATER EUROPE MISSION SUB FILING NO 1
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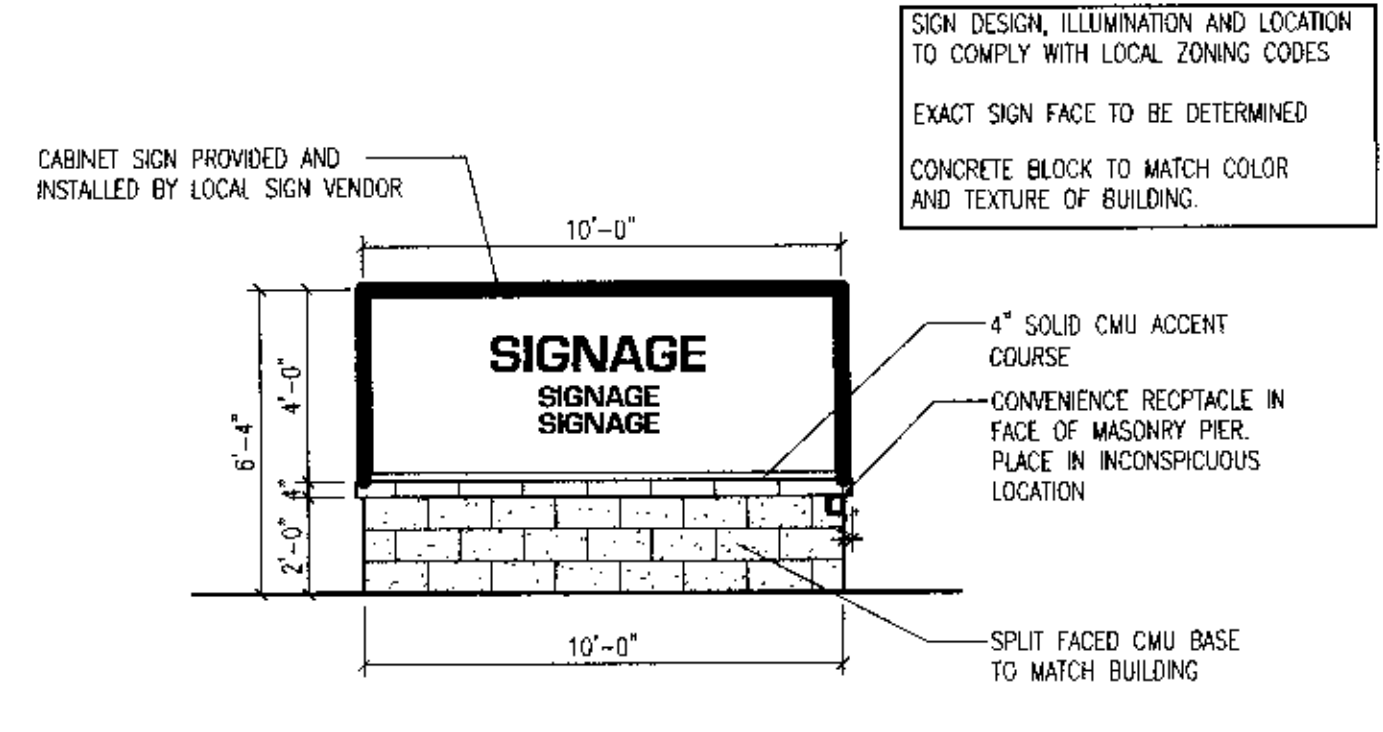
1 Trash Enclosure Plan
1/4" = 1'-0"



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

Specifications Luminaire
Width: 13-3/4"
Depth: 10"
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.

Model	Power	Beam Angle	Mounting	Options
DSKW1 LED	100W	120°	Flush	None
DSKW2 LED	150W	120°	Flush	None
DSKW3 LED	200W	120°	Flush	None

Option	Description
SP	Single fixture
DF	Double fixture
IS	Intersecting
SP	Spigot support

Accessories
DSKWB1: Back box with 120V/277V/347V options.
DSKWB2: Back box with 120V/277V/347V options and emergency battery.
DSKWB3: Back box with 120V/277V/347V options, emergency battery, and photocell.



D-Series Pole Mount LED Area Luminaire

Specifications Luminaire
EPA: 0.8 ft
Width: 13-3/4"
Length: 11.8"
Height: 6"
Weight: 16.03 lbs

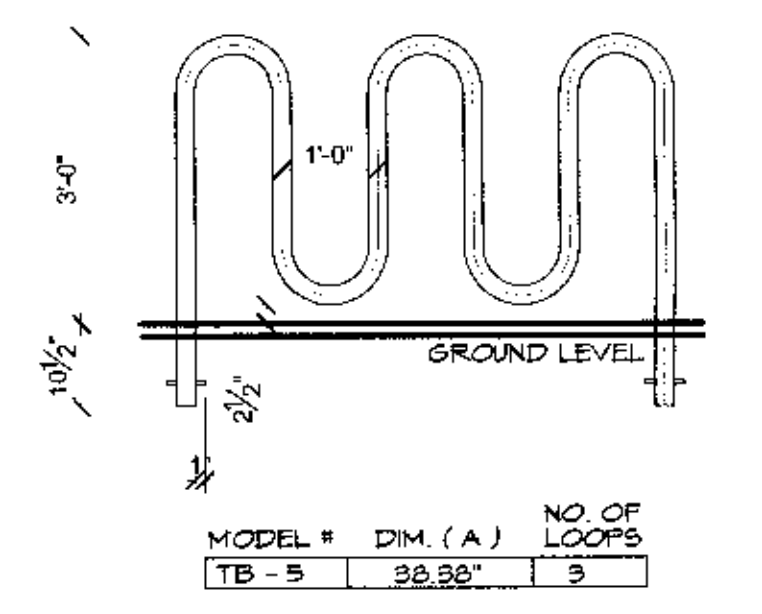
Introduction
The D-Series Pole Mount Luminaire is a stylish, fully integrated LED solution for area and site applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

Model	Power	Beam Angle	Mounting	Options
DSKWP1 LED	100W	120°	Flush	None
DSKWP2 LED	150W	120°	Flush	None
DSKWP3 LED	200W	120°	Flush	None

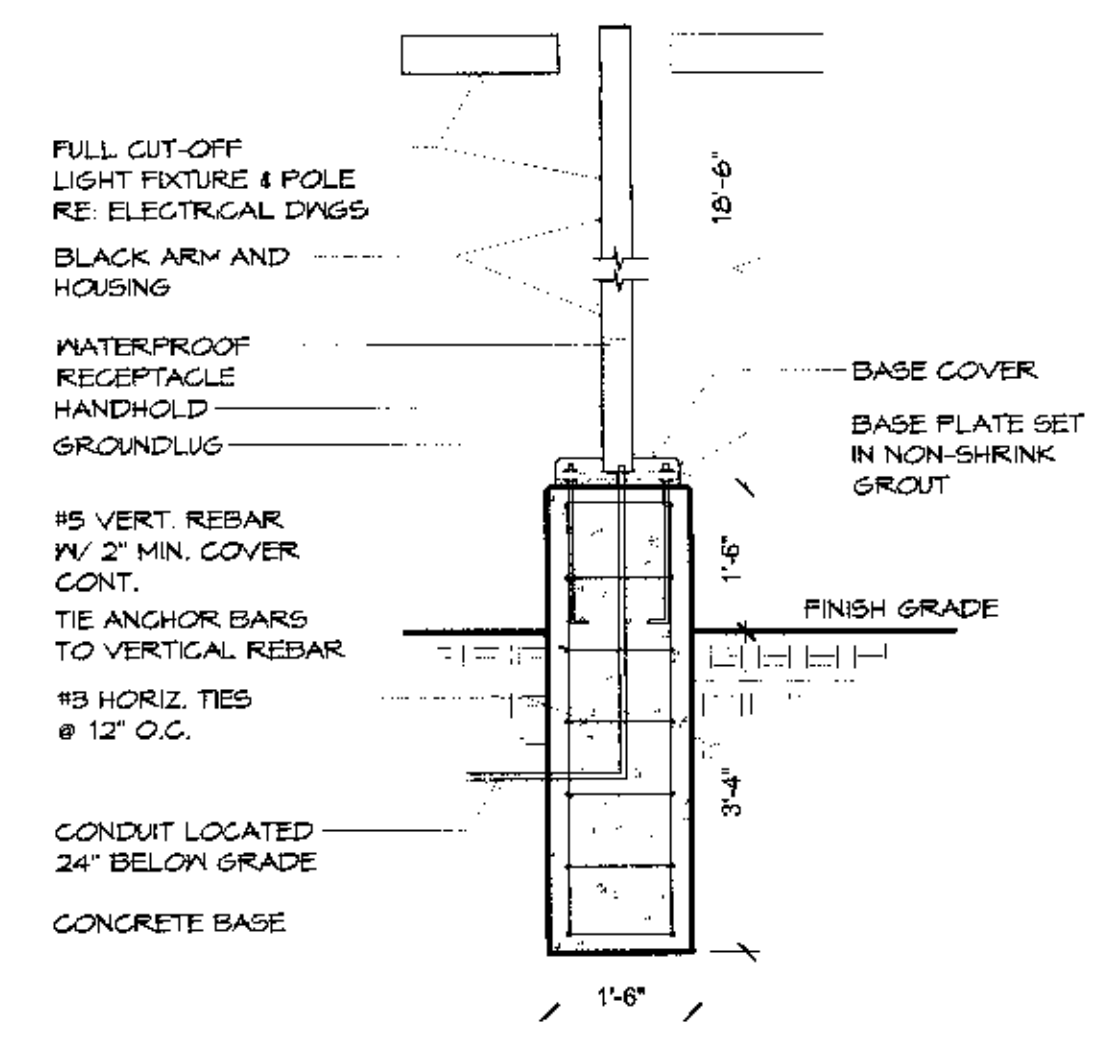
Option	Description
SP	Single fixture
DF	Double fixture
IS	Intersecting
SP	Spigot support

Accessories
DSKWB1: Back box with 120V/277V/347V options.
DSKWB2: Back box with 120V/277V/347V options and emergency battery.
DSKWB3: Back box with 120V/277V/347V options, emergency battery, and photocell.

CREATIVE PIPE TB - SERIES BIKE RACKS



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



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

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SITE DETAILS AND LIGHT FIXTURES