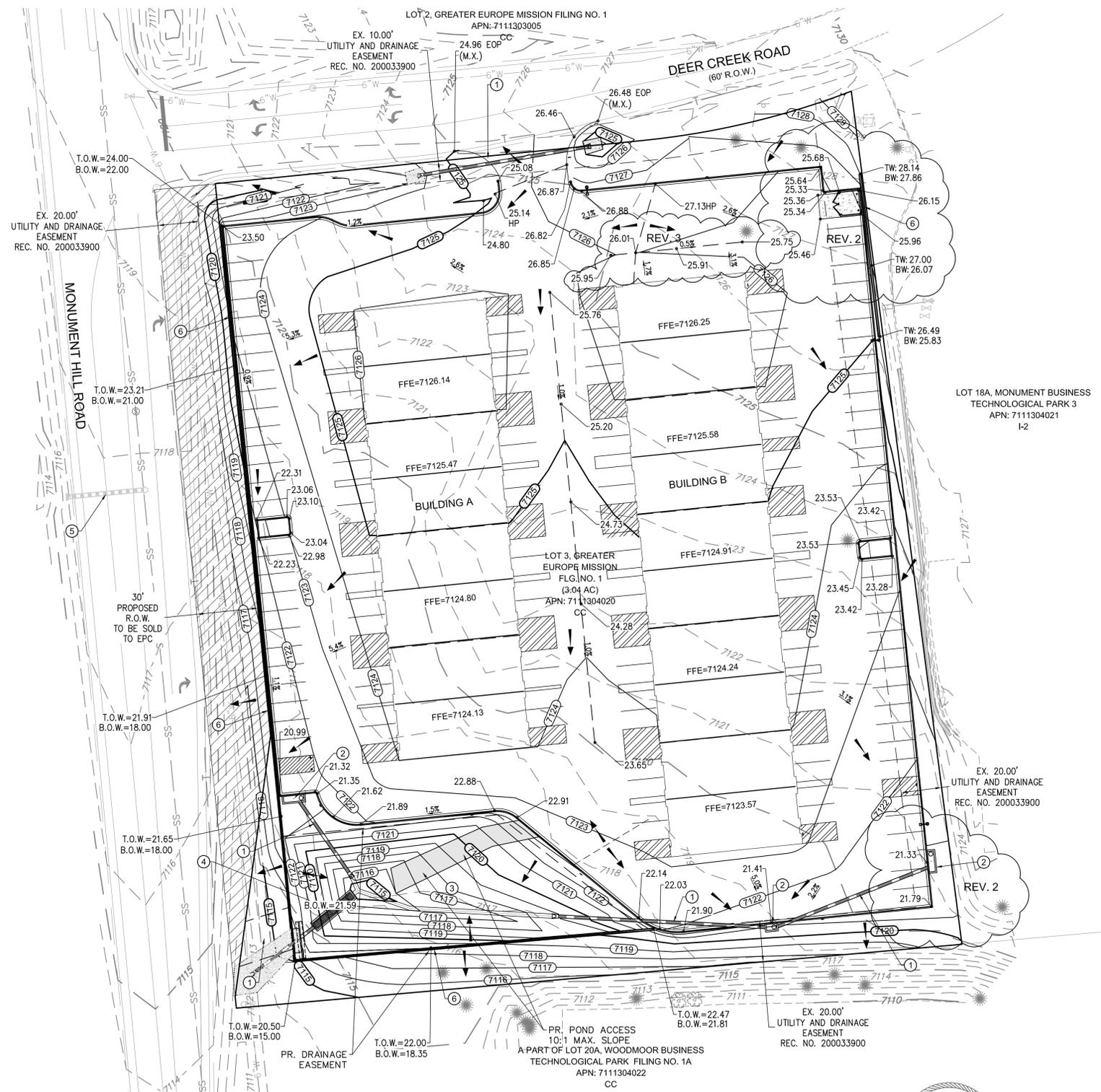


SITE DEVELOPMENT PLAN MONUMENT HILL BUSINESS PARK

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
	EASEMENT	
	PROPERTY LINE	
	SITE PROPERTY LINE	
	R.O.W. LINE	
	SITE R.O.W. LINE	
	SIGHT TRIANGLE	
	SECTION LINE	
	SECTION CORNER	
	BENCHMARK	
	ELECTRICAL CONDUIT	
	IRRIGATION CONDUIT	
	GAS LINE	
	UNDERGROUND TELEPHONE	
	FIBER OPTIC	
	UNDERGROUND CABLE	
	FIRE LINE	
	WATER FITTING	
	FIRE HYDRANT	
	WATER MAIN	
	6" WATER MAIN	
	8" WATER MAIN	
	12" WATER MAIN	
	16" WATER MAIN	
	24" WATER MAIN	
	WATER METER	
	WATER SERVICE	
	WATER VALVE	
	IRRIGATION PIPE	
	TRANSFORMER	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	LIGHTPOLE	
	POWER POLE	
	GUYWIRE	
	SANITARY CLEANOUT	
	SANITARY GREASE INTERCEPTOR	
	SANITARY MAIN	
	4" SANITARY MAIN	
	6" SANITARY MAIN	
	8" SANITARY MAIN	
	10" SANITARY MAIN	
	12" SANITARY MAIN	
	15" SANITARY MAIN	
	SANITARY MANHOLE	
	SANITARY SERVICE	
	STORM INLET	
	STORM MANHOLE	
	STORM PIPE	
	BUILDING OUTLINE	
	BACK OF CURB	
	CONCRETE HATCH	
	EDGE OF PAVEMENT / PAN	
	FLOWLINE	
	SIDEWALK HATCH	
	PAVEMENT MARKING	
	TRAFFIC SIGN	
	BOLLARD	
	BARBED WIRE FENCE	
	CHAIN LINK FENCE	
	SPLIT RAIL FENCE	
	WOOD FENCE	
	LIGHT POLE	
	RETAINING WALL	
	MONUMENT SIGN	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	MAJOR CONTOUR	
	MINOR CONTOUR	



LEGAL DESCRIPTION:

LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1

PROJECT BENCHMARK:

SOUTHEASTLY 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

REV. 3 08-03-20
REV. 2 4-22-20 - RELO TRASH ENCL.
REV. 04-06-20

DATE OF ISSUE: 09-18-18
SCALE: N/A
DRAWN BY: AT
CHECKED BY: AT



SHEET

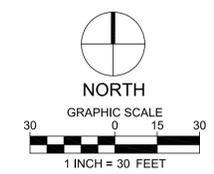
3 OF 8

GRADING PLAN

RECORD DRAWINGS



PREPARED UNDER THE DIRECT SUPERVISION OF
KELLY B. KELLY, P.E. COLORADO LICENSE #1587
FOR AND ON BEHALF OF KELLY DEVELOPMENT SERVICES, LLC
11/09/2020



LEGAL DESCRIPTION:

LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1

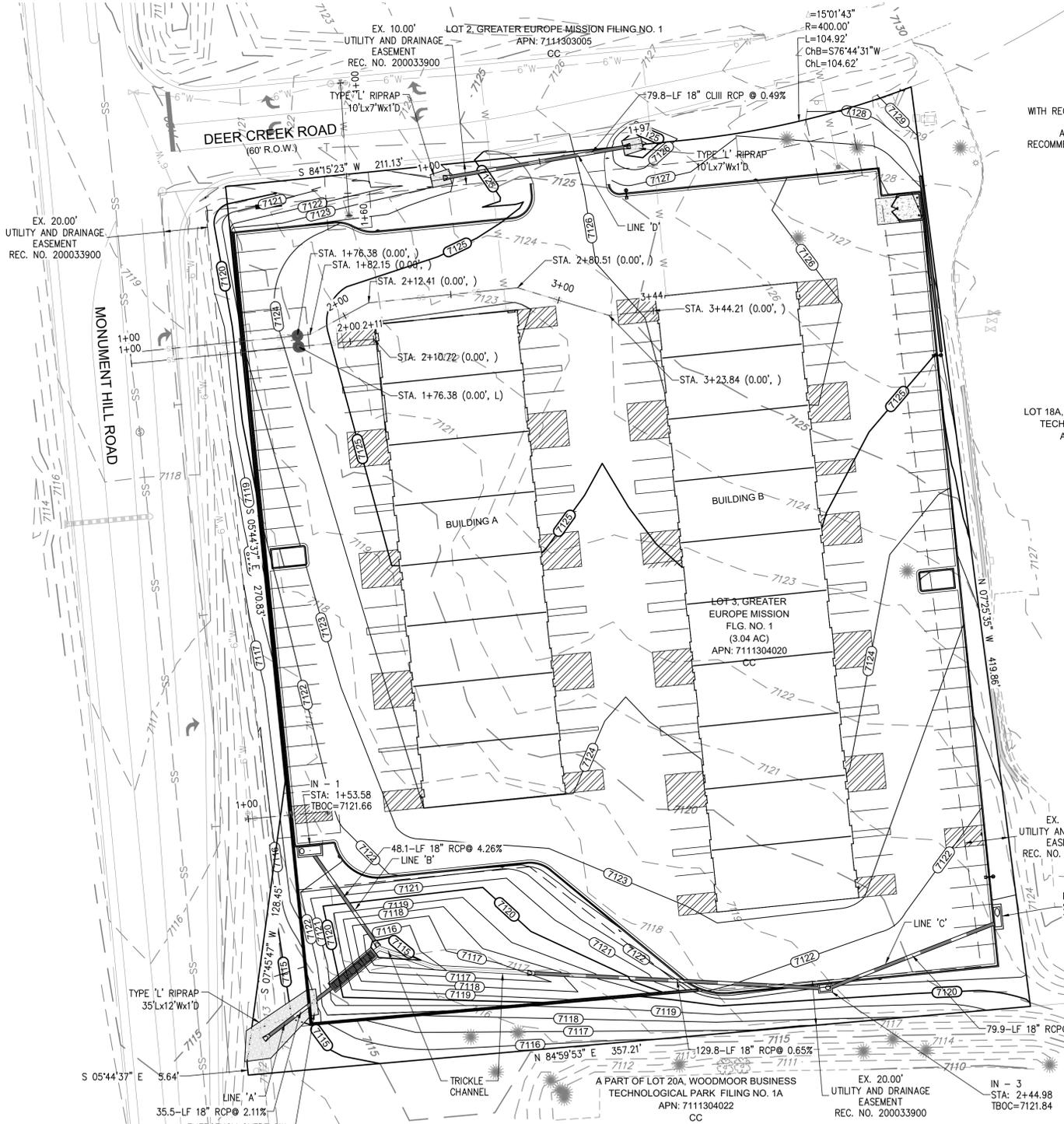
PROJECT BENCHMARK:

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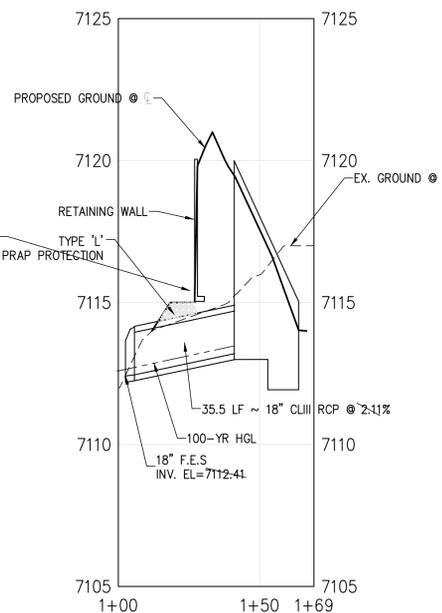
PROJECT BASIS OF BEARING:

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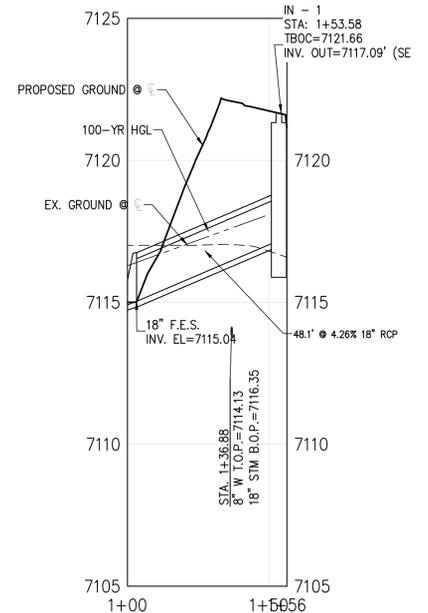
NOTE: ALL STORM SEWER IS PRIVATE.



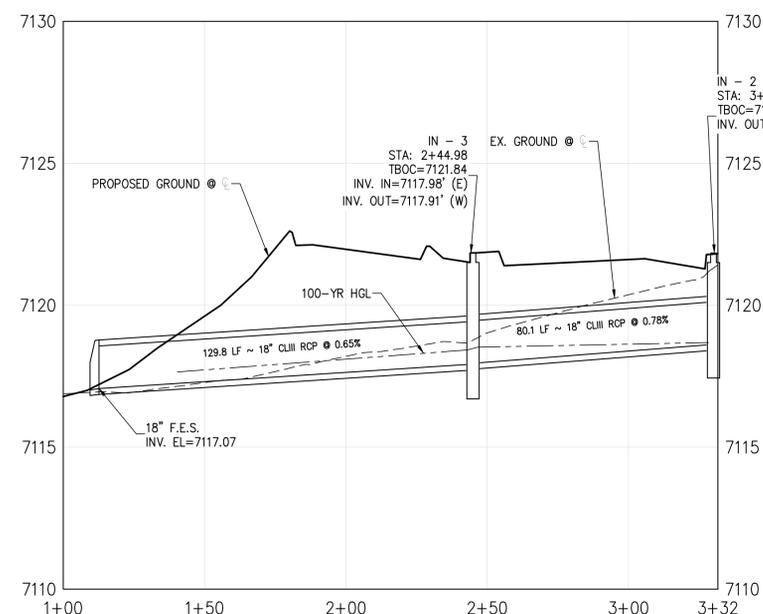
A GEOTECHNICAL ANALYSIS AND REPORT SHALL BE PREPARED WITH RECOMMENDATIONS FOR THE RETAINING WALL FOUNDATION PREPARATION AND EMBANKMENT CONSTRUCTION. THIS ANALYSIS SHALL BE CONDUCTED AND SUBMITTED TO THE COUNTY PRIOR TO RETAINING WALL CONSTRUCTION. RECOMMENDATIONS FROM THE REPORT SHALL BE INCORPORATED IN THE RETAINING WALL AND EMBANKMENT DESIGN AND CONSTRUCTION.



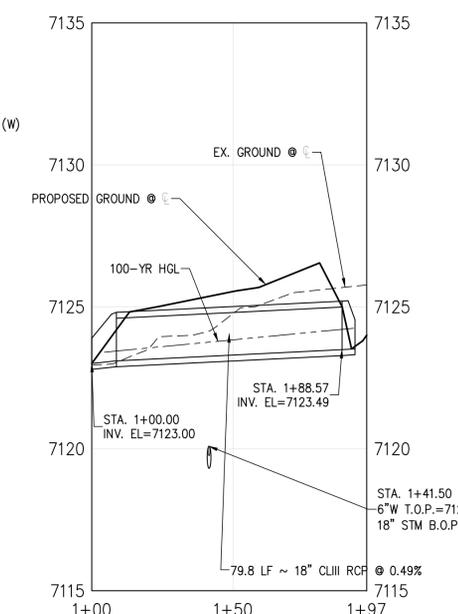
STORM SEWER LINE 'A' - PROFILE (PRIVATE)



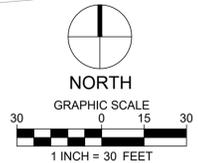
STORM SEWER LINE 'B' - PROFILE (PRIVATE)



STORM SEWER LINE 'C' - PROFILE (PRIVATE)



STORM SEWER LINE 'D' - PROFILE (PRIVATE)



RECORD DRAWINGS

MONUMENT HILL BUSINESS PARK

LOT 3, GREATER EUROPE MISSION FILING NO. 1
EL PASO COUNTY, CO

STORM SEWER PLAN AND PROFILE

KELLY DEVELOPMENT SERVICES, LLC

9301 SCRUB OAK DR
LONE TREE, CO 80124
303-888-6338
greg@kellydev.com

SHEET NUMBER

C1.4

SHEET 4

PROJECT NUMBER
1704.01

CAUTION NOTICE TO CONTRACTORS

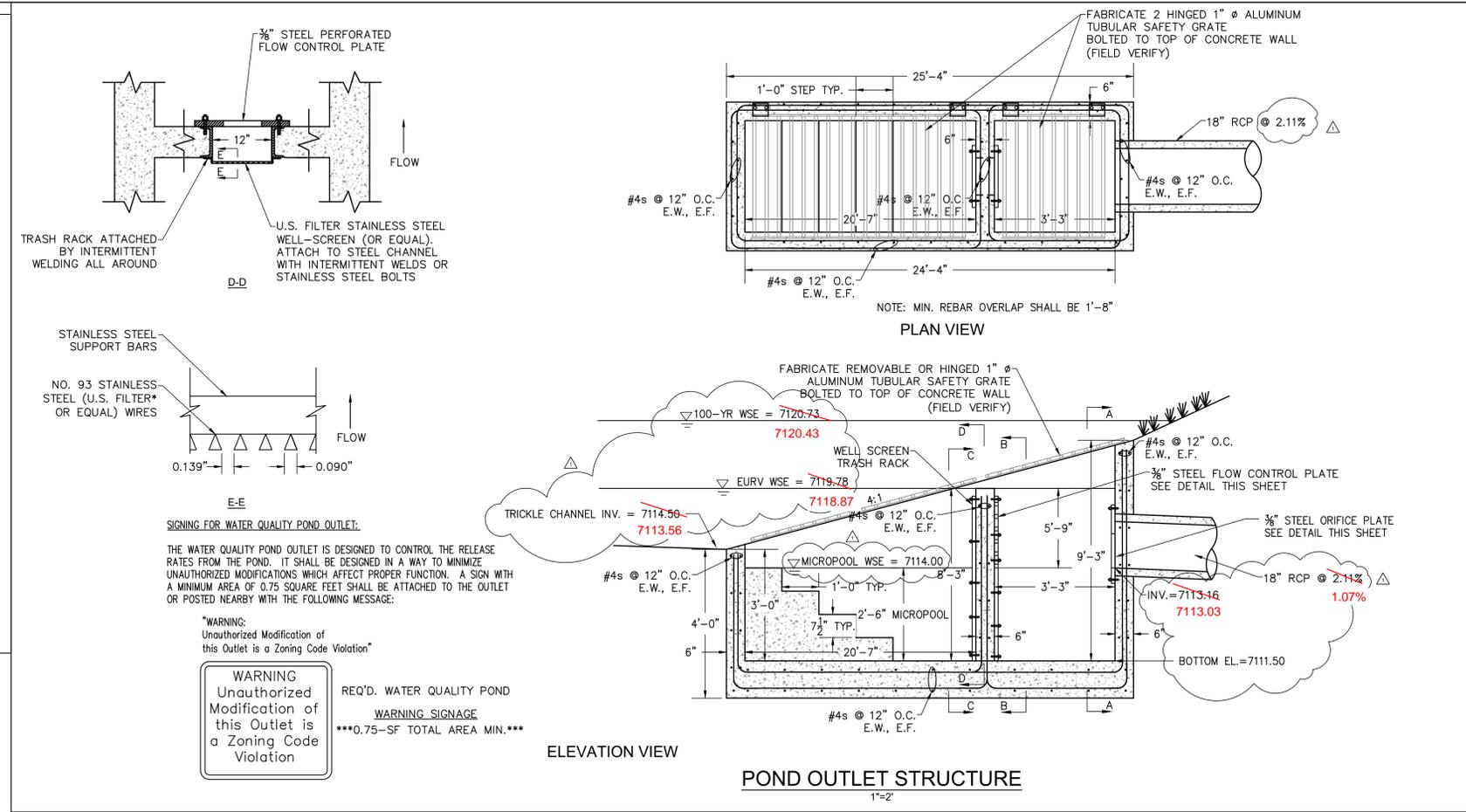
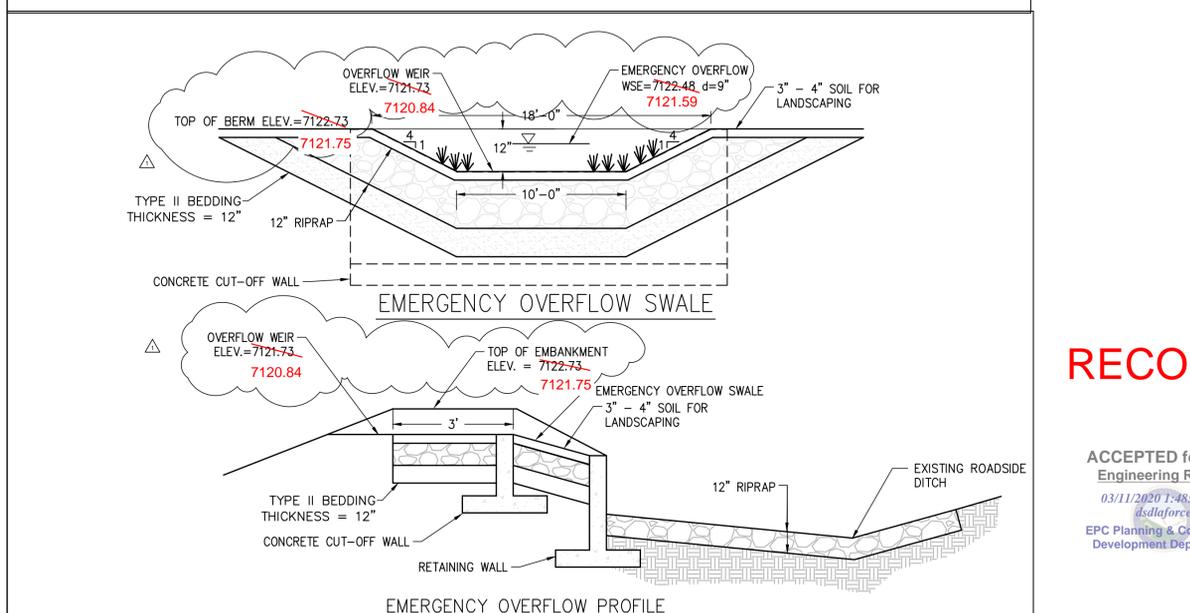
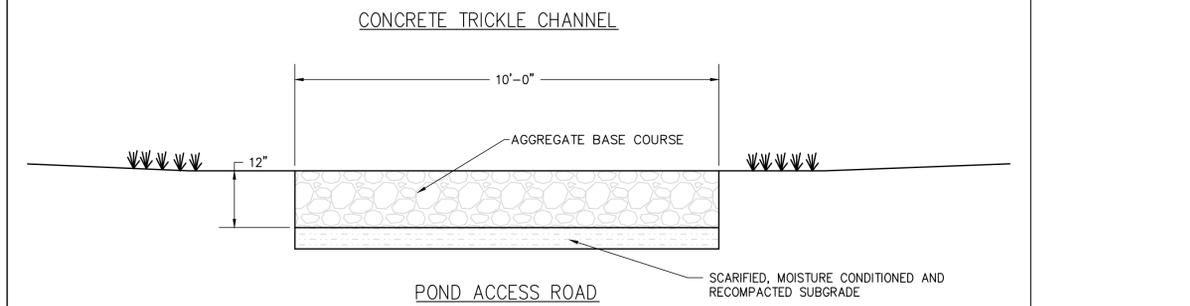
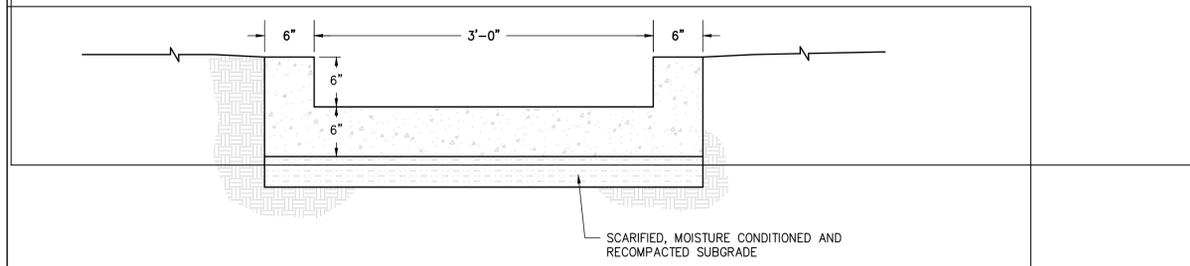
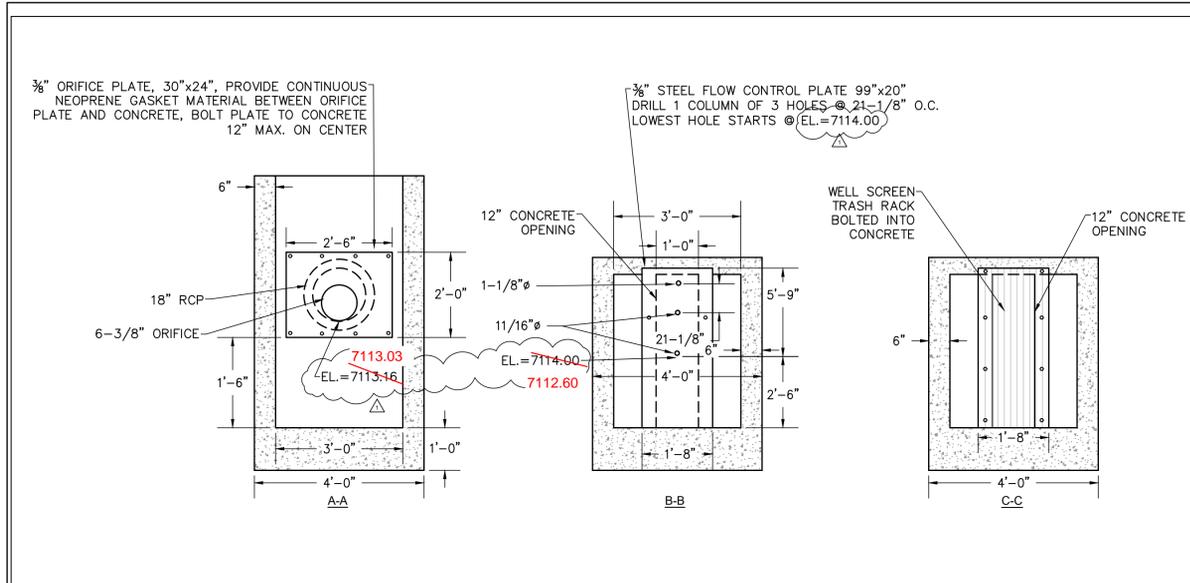
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST 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 RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

PREPARED FOR:

HOVER ARCHITECTURE
TROY KIRSCHMAN
8089 S. LINCOLN ST., SUITE 201
LITTLETON, CO 80122
PH: 720-773-2801
FAX:

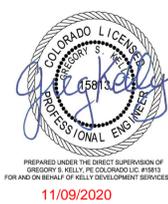
#	DATE	REVISION DESCRIPTION	BY

project no.	1508.01	drawn by	
date		designed by	
dwg.		approved by	

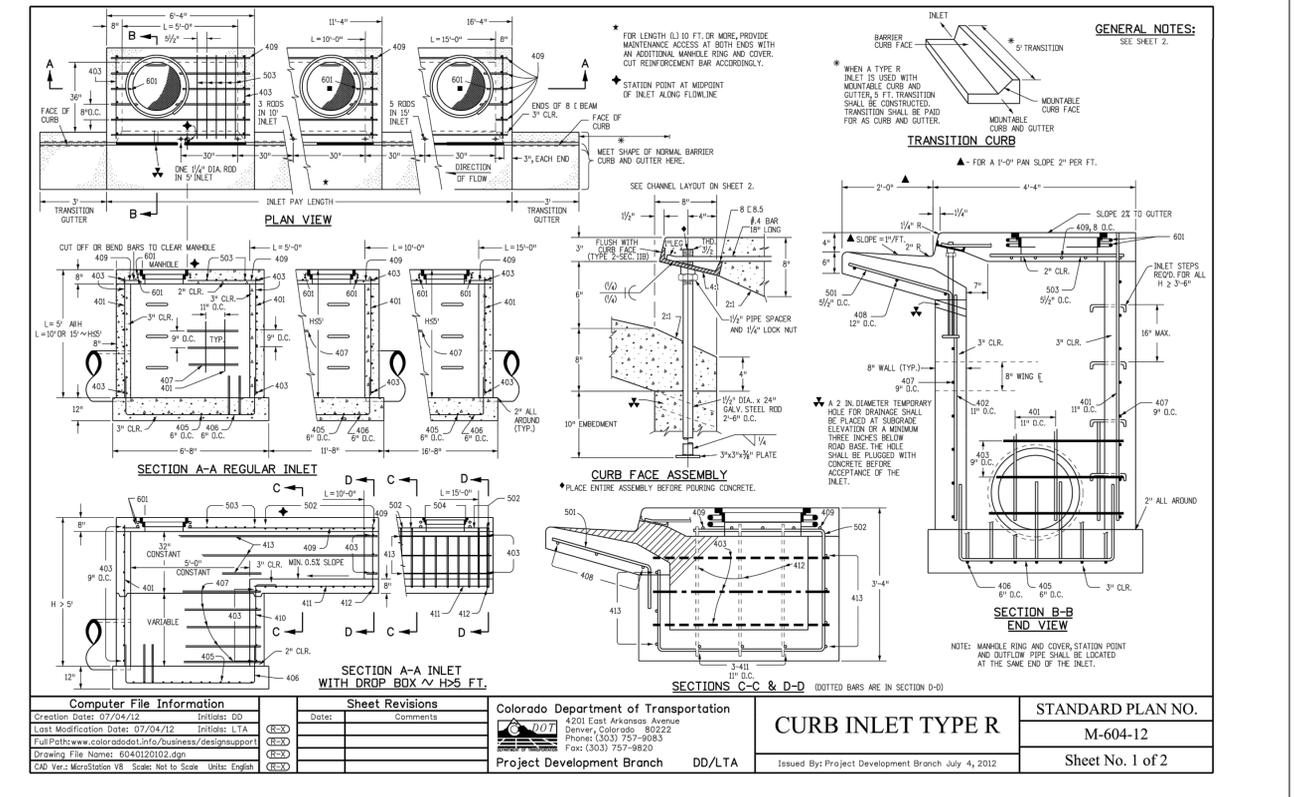


RECORD DRAWINGS

ACCEPTED for FILE
Engineering Review
03/11/2020 1:48:00 PM
dsdlaforce
EPC Planning & Community
Development Department



11/09/2020



COLORADO 811
NEW AROUND CALL BEFORE YOU DIG

CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST 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 RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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HOVER ARCHITECTURE
TROY KIRSCHMAN
8089 S. LINCOLN ST., SUITE 201
LITTLETON, CO 80122
PH: 720-773-2801
FAX:

#	DATE	REVISION DESCRIPTION	BY
1	01/28/20	REVISE STRUCTURE & WEIR ELVs. PER REVISED GRADING	GK

project no. 1508.01

date

dwg.

drawn by

designed by

approved by

MONUMENT HILL BUSINESS PARK

LOT 3, GREATER EUROPE MISSION FILING NO. 1
EL PASO COUNTY, CO

STORM SEWER CONSTRUCTION DETAILS

KELLY DEVELOPMENT SERVICES, LLC

9301 SCRUB OAK DR
LONE TREE, CO 80124
303-888-6338
greg@kellydev.com

SHEET NUMBER
C1.5
SHEET 5
PROJECT NUMBER
1704.01