

OWNER/APPLICANT

OWNER: BEACON LITE LLC
2910 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918
CONTACT: JOHN CLARKE
(719) 548-0600

APPLICANT: RMG-ROCKY MOUNTAIN GROUP
19375 BEACON LITE RD
COLORADO SPRINGS, CO 80132
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BEACON LITE LLC OFFICE/SELF-STORAGE/WAREHOUSE DEVELOPMENT

19375 BEACON LITE ROAD
MONUMENT, COLORADO

PROJECT INFORMATION

SITE AREA: 5.02 AC (218,671 SF)
DEVELOPMENT PLAN NAME: BEACON LITE
TAX SCHEDULE NO: 7111001002
PROPERTY ADDRESS: 19375 & 19385 BEACON LITE RD, MONUMENT, CO
LAND USE: OFFICE/SELF-STORAGE(W/ APT)/WAREHOUSE
EXISTING ZONE: CC PER EL PASO COUNTY
PROPOSED ZONE: LI per TOWN OF MONUMENT proposed Future Land Use Map 2017
LEGAL DESCRIPTION: LOT 2 SHATTUCK SUBD COLORADO SPRINGS EL PASO COUNTY, COLORADO

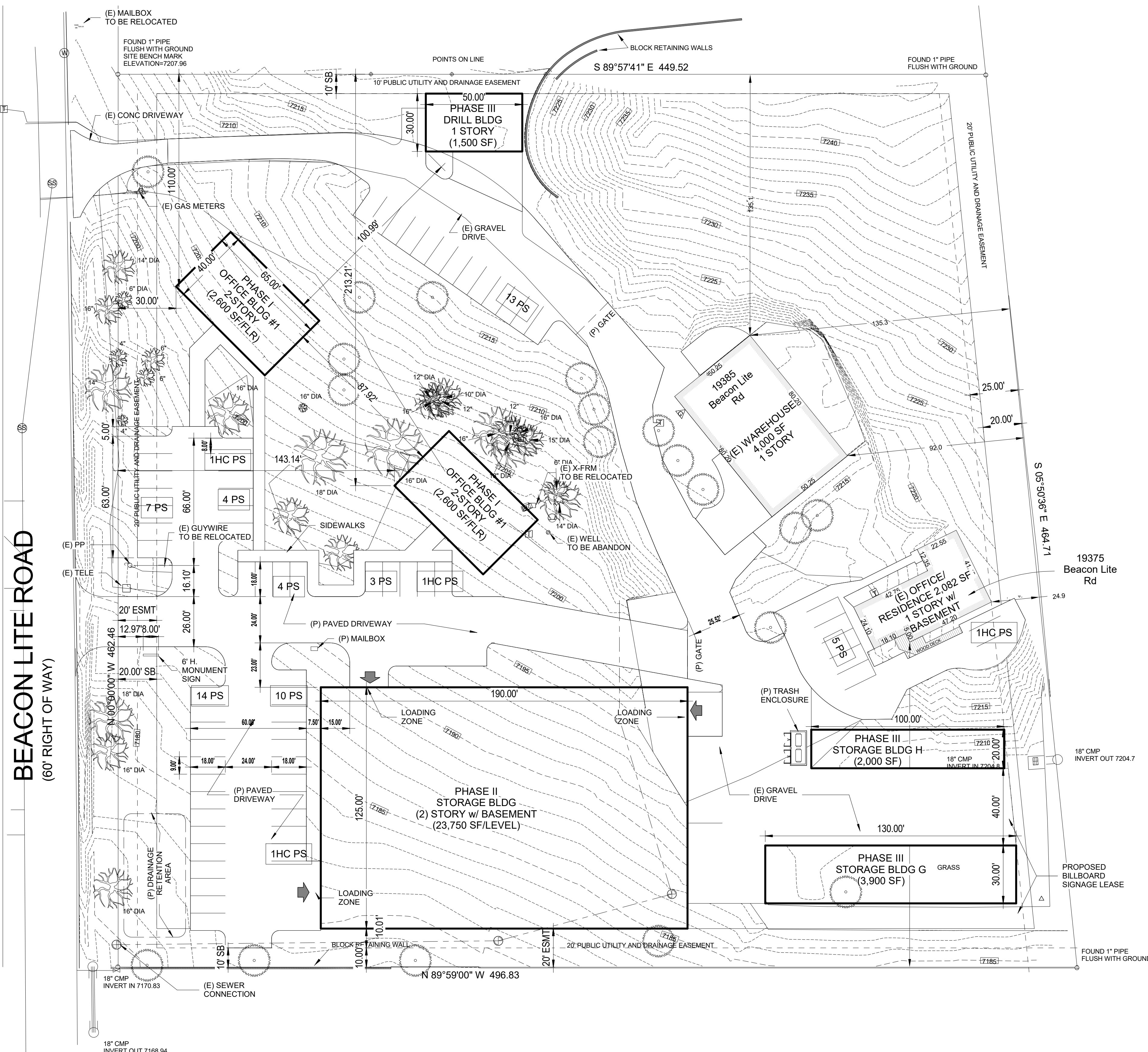
LOT COVERAGE:			
EXISTING BUILDINGS (6,082 SF)	2.8%		
PROPOSED BUILDINGS (36,350 SF)	16.6%		
TOTAL	19.4%		
PARKING ANALYSIS:	REQUIRED	PROVIDED	
EXISTING OFFICE: 2,082 SF	(1PS/300SF)	7 PS	7 PS
EXISTING WAREHOUSE: 2 EMPLOYEE	(1PS/EMPLOYEE)	2 PS	4 PS
PROPOSED OFFICE: 10,400 SF	(1PS/300SF)	35 PS	41 PS
PROPOSED SELF-STORAGE: 2 EMPLOYEE	(1.5PS/EMPLOYEE)	3 PS	3 PS
PROPOSED WAREHOUSE: 4 EMPLOYEE	(1PS/EMPLOYEE)	4 PS	4 PS

STANDARD PARKING SPACES:			
ACCESSIBLE SPACE	49 PS	59 PS	
TOTAL:	2 PS	4 PS	63 PS

PROPOSED BUILDING HEIGHT:	40 FEET
GROSS FLOOR AREA	
(E) WAREHOUSE	4000 SF
(E) RESIDENCE	2082 SF
PHASE I OFFICE (WEST)	
1ST FLOOR	2600 SF
2ND FLOOR	2600 SF
PHASE II OFFICE (EAST)	
1ST FLOOR	2600 SF
2ND FLOOR	2600 SF
PHASE II STORAGE BASEMENT	23750 SF
1ST FLOOR	23750 SF
2ND FLOOR	23750 SF
PHASE III STORAGE G	3900 SF
PHASE III STORAGE H	2000 SF
PHASE III DRILL BUILDING	1500 SF
GROSS TOTAL FLOOR AREA	95,132 SF

PAVED AREA	
EXISTING IMPERVIOUS PAVING	
(E) CONCRETE DRIVEWAY PAN	1056 SF
(E) WAREHOUSE CONCRETE @ NW	447 SF
(E) WAREHOUSE CONCRETE @ SW	833 SF
(E) RESIDENCE CONCRETE	4254 SF
TOTAL EXTG IMPERVIOUS PAVING	6860 SF
NEW IMPERVIOUS PAVING	
MAIN OFFICE DRIVE & PARKING	22913 SF
UPPER LOADING DOCK	411 SF
DRILL PAD	833 SF
SIDEWALKS	2162 SF
TOTAL NEW IMPERVIOUS PAVING	26319 SF

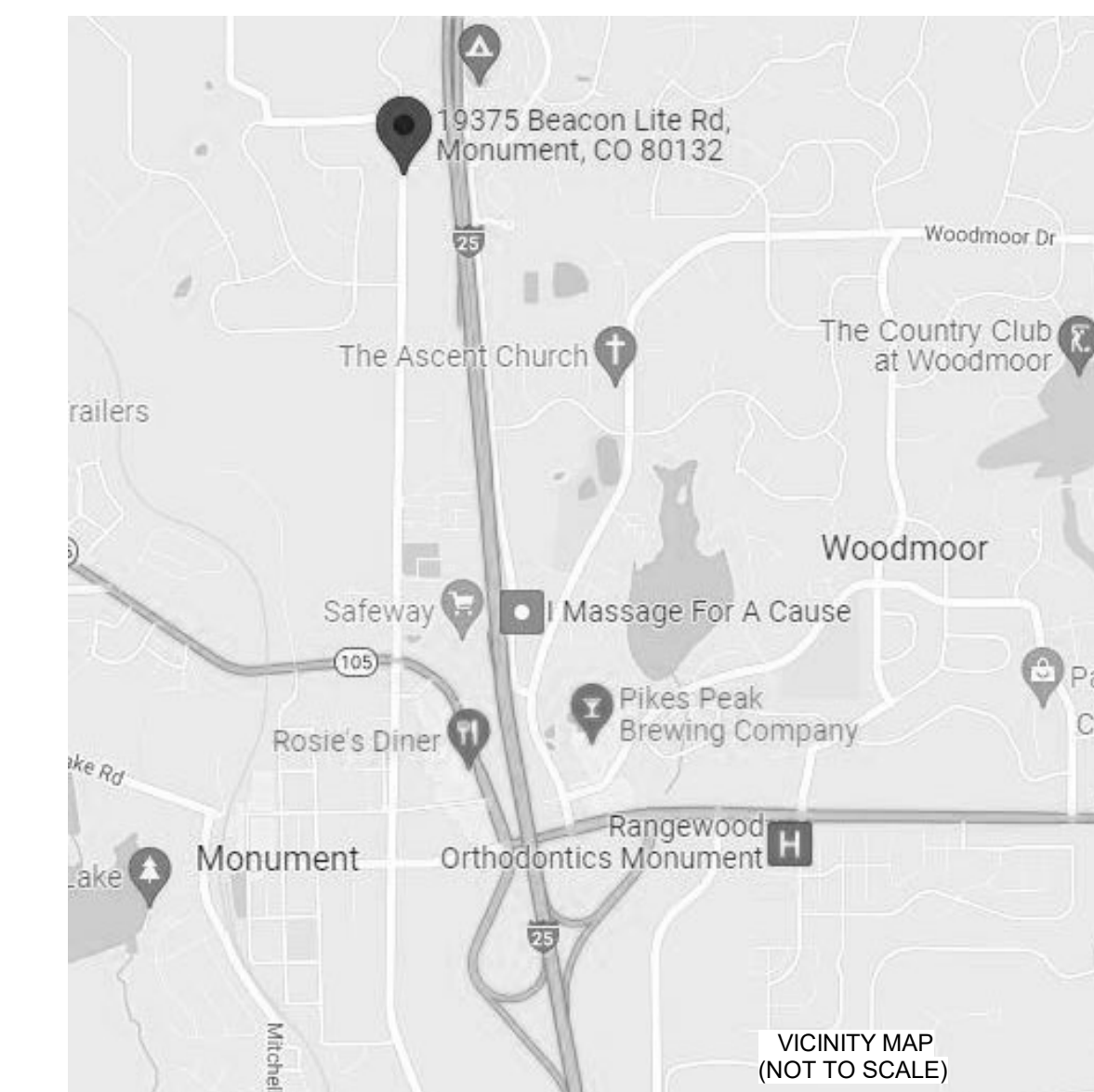
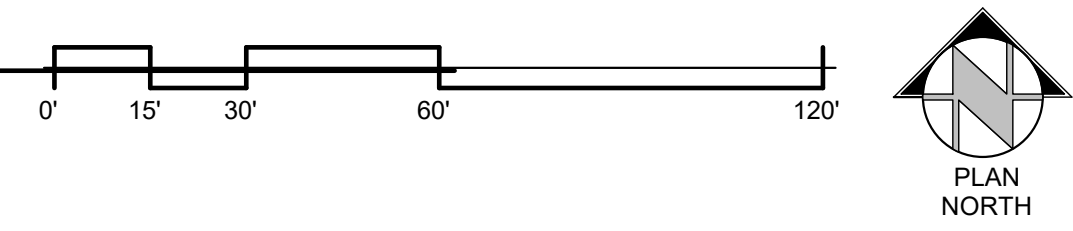
TOTAL IMPERVIOUS PAVING	32979 SF
EXISTING PERVIOUS PAVING DRIVEWAY AND PARKING	16500 SF
NEW/REVISED PERVIOUS PAVING DRIVEWAY AND PARKING	24043 SF
TOTAL IMPERVIOUS PAVING	24043 SF
BUILDING SETBACKS:	
20' FRONT	
5' SIDE	
10' REAR	
LANDSCAPE SETBACKS:	NONE
NUMBER OF RESIDENTIAL UNITS:	1 CARETAKERS RESIDENCE FOR STORAGE BUILDINGS



INTERSTATE 25

BEACON LITE ROAD
(60' RIGHT OF WAY)

1 SITE DEVELOPMENT PLAN
SCALE: 1" = 30'-0"



VICINITY MAP
12" = 1'-0"

RMG
Engineers / Architects
SOUTHERN COLORADO CO 80132
19375 BEACON LITE RD - WWW.RMGENGINEERS.COM
SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

BEACON LITE DEVELOPMENT
19375 BEACON LITE ROAD MONUMENT, CO 80132
BEACON LITE, LLC

SITE PLAN
PROJECT STATUS
CONCEPT PLAN

ARCHENG:	KEM
DRAWN:	-
CHECKED:	-
DATE:	08.01.22
#	REVISION DATE
JOB NO:	187783
SHEET NO:	CP.01