

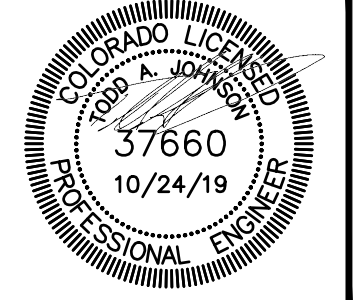
SITE DEVELOPMENT PLAN

LOT 2, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

REV. NO.	DESCRIPTION	DATE
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2	VALUE ENGINEERING & PIKE PEAK BUILDING REVISIONS	02/13/2020
1	LANDSCAPE AND HANDICAP REVISIONS	10/24/2019

SITE DEVELOPMENT PLAN
MONUMENT STEEL STRUCTURES
COVER SHEET
18910 BASE CAMP ROAD
MONUMENT, COLORADO



PROJ NO: SSA
ENG :
CHKD:
DATE: 10/24/2019

SHEET NUMBER
CS
1 OF 9

PROJECT CONTACTS:

OWNER:

STEEL STRUCTURES AMERICA INC.
3635 E. COVINGTON AVE.
POST FALLS, ID 83854
866.290.3471

MUNICIPALITY:

EL PASO COUNTY
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
719.520.6300

CIVIL ENGINEER:

TERRA FORMA SOLUTIONS
CONTACT: TODD JOHNSON, PE
9984 QUINTERO STREET
COMMERCE CITY, CO 80022
303.257.7653

GEO-TECH:

CTL THOMPSON INC.
5170 MARK DABLING BLVD
COLORADO SPRINGS, CO 80918
719.528.6300

LANDSCAPE:

TIM DUNN DESIGN
LANDSCAPE ARCHITECTURE
6948 DAVENTY PLACE
CASTLE PINES, CO 80108
720.350.2411

FIRE DISTRICT:

TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT
16055 OLD FOREST POINT, SUITE 103
MONUMENT, CO 80132
719.484.0911

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE. SUITE 1
LITTLETON, CO 80122
303.713.1898

WATER / SEWER:

WOODMOOR WATER AND SANITATION DISTRICT
1845 WOODMOOR DRIVE
MONUMENT, CO 80132
719.488.2525

GAS:

BLACK HILLS ENERGY
1515 WYNKOOP ST #500
DENVER, CO 80202
888.890.5554

ELECTRIC:

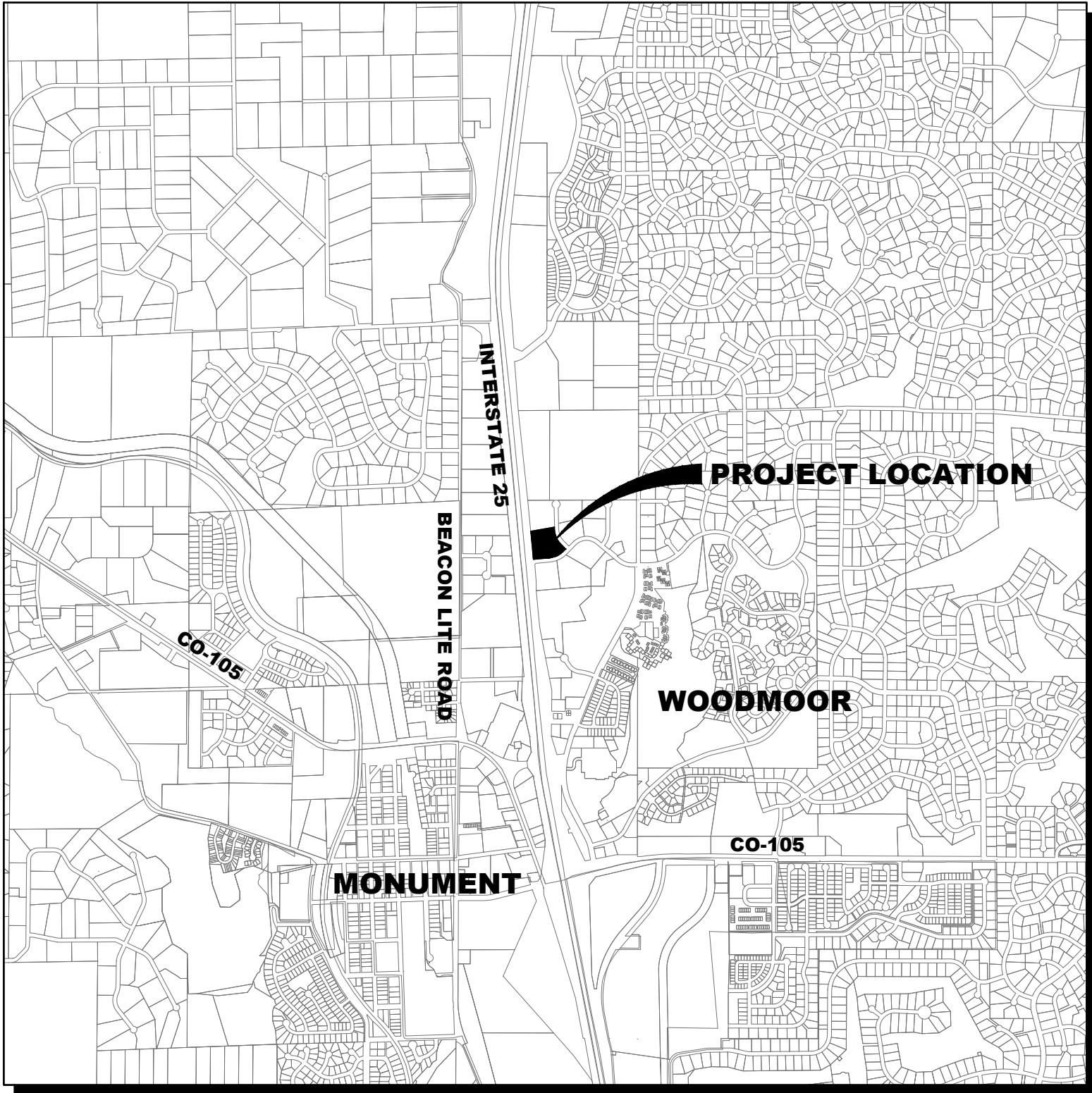
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
11140 E. WOODMEN ROAD
FALCON, CO 80831
719.495.2283

TELEPHONE:

CENTURY LINK
9 SUNCREST ROAD
PALMER LAKE, CO 80133
719.270.1653

ARCHITECT:

STEEL STRUCTURES AMERICA INC.
3635 E. COVINGTON AVE.
POST FALLS, ID 83854
866.290.3471



VICINITY MAP
1"=2000'



PROPERTY STATISTICS:

PLANNING	EXISTING/ALLOWED	PROVIDED
ZONING	CC (COMERCIAL COMMUNITY)	CC (COMERCIAL COMMUNITY)
NET AREA (AC)	4.001	4.001
GROSS FLOOR AREA (GFA) (SF)	N/A	56,176
FLOOR AREA RATIO (FAR)	N/A	0.32
MAXIMUM BUILDING HEIGHT (FT)	45	20' - 4"
OCCUPANCY	N/A	B-1 OFFICES
ACCESSORY OCCUPANCY	N/A	S-1 STORAGE / M-RETAIL
CONSTRUCTION TYPE		II-B (NON-SPRINKLERED)
SETBACKS		
FRONT (FT)	25	>25
SIDE (FT)	25	>25 (NORTH = 0)
REAR (FT)	25	>25

BUILDING STATISTICS:

	UNITS	AREA (SF)
OFFICE (2 FLOORS AT 1200 SF)	~	2,400
DISPLAY BUILDING (30'X40')	~	1,200
DISPLAY BUILDING (30'X30')	~	900
STORAGE BUILDING 1	24	8,700
STORAGE BUILDING 2	52	19,840
STORAGE BUILDING 3	19	14,640
STORAGE BUILDING 4	11	8,496
GROSS FLOOR AREA (GFA)	106	56,176

PARKING STATISTICS:

	REQUIRED	PROVIDED
GENERAL SPACES (1/200 SF OFFICE)	12	12
ACCESSIBLE SPACES (INCLUSIVE OF GENERAL)	1	1
MINI WAREHOUSE (1/100 UNITS)	2	2
VEHICLE STORAGE	3	3
EMPLOYEE (1/EMPLOYEE)	1	1
TOTAL PARKING	18	18

PROJECT DESCRIPTION:

TO CONSTRUCT AN OFFICE BUILDING, TWO DISPLAY BUILDINGS, AND FOUR MINI STORAGE / RV STORAGE BUILDINGS AT LOT 2, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1.

NO PHASING OF IMPROVEMENTS IS PROPOSED.

BENCHMARK:

NGS CONTROL POINT T 395 BEING A STANDARD NGS STEEL ROD IN A LOGO MONUMENT BOX LOCATED 20 MILES NORTH OF COLORADO SPRINGS ON THE EAST SIDE OF I-25, 1,200 FEET NORTH OF THE WEIGH STATION BUILDING, AND 20.5 FEET EAST OF THE EASTERLY EDGE OF OIL OF THE NORTHBOUND LANES OF I-25.

ELEVATION = 7111.32 (NAVD88)

LEGAL DESCRIPTION:

PER LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. SC55073096-3, WITH AN EFFECTIVE DATE OF OCTOBER 2, 2018 AT 5:00 P.M.:

LOT 2, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

BASIS OF BEARINGS:

THE WESTERLY BOUNDARY LINE OF LOT 2, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR WITH A RED PLASTIC CAP STAMPED "AZTEC PLS 38256", ASSUMED TO BEAR NORTH 05°26'25" WEST.

FLOOD ZONE:

THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08041C0276G, MAP REVISED DECEMBER 7, 2018.

SHEET INDEX

- CS COVER SHEET
- SP SITE AND UTILITY PLAN
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- L1 SITE LANDSCAPE PLAN
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