

# 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



**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  
719.528.8300

**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:**

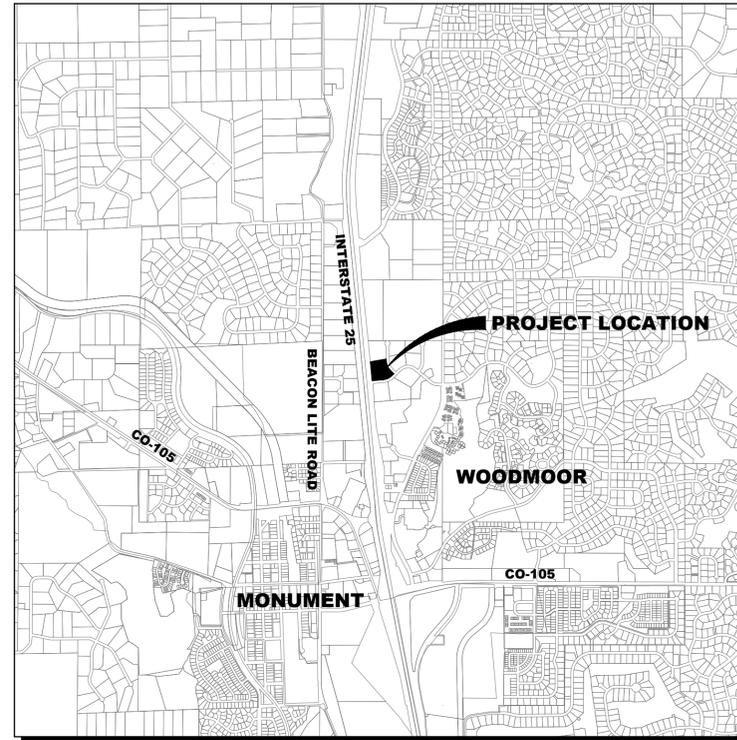
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.  
11140 E. WOODMEN ROAD  
FALCON, CO 80831  
719.495.2263

**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'



**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.

**PROPERTY STATISTICS:**

PLANNING	EXISTING/ALLOWED		PROVIDED
	CC (COMMERCIAL COMMUNITY)	CC (COMMERCIAL COMMUNITY)	CC (COMMERCIAL 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			I-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

**SHEET INDEX**

- 1 CS COVER SHEET
- 2 SP SITE AND UTILITY PLAN
- 3 GR GRADING PLAN
- 4 L1 SITE LANDSCAPE PLAN
- 5 L2 LANDSCAPE DETAILS
- 6 BD 1 BUILDING ELEVATIONS
- 7 BD 2 OFFICE FLOOR PLANS
- 8 BD 3 STORAGE BUILDINGS
- 9 E-1 ELECTRICAL PHOTOMETRIC PLAN



Update to current PPR File # 20-005 on all affected sheets.

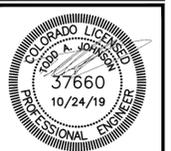
PCD FILE NO. PPR1919

REV. NO.	DESCRIPTION	DATE
1	VALUE ENGINEERING & PIKE PEAK BUILDING REVISIONS	12/08/2019
2	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:

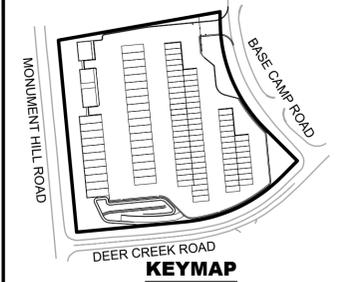
CHKD:

DATE: 10/24/2019

SHEET NUMBER

CS

1 OF 9



**UTILITY PLAN LEGEND:**

- STORM SEWER
- STRUCTURE DESIGNATION
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- ADA ROUTE

**PARKING STATISTICS:**

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

BASE CAMP ROAD LLC  
18925 BASE CAMP ROAD, MONUMENT, CO 80132  
(REC. NO. 205173984 - PARCEL NO. 711130203)

**KEYNOTES:**

- 1 ENTRY GATE
- 2 ENTRY GATE KEY PAD
- 3 2 STORY OFFICE
- 4 DISPLAY BUILDING (30'X30') W/ 2 PARKING SPACES
- 5 DISPLAY BUILDING (30'X40') W/ 2 PARKING SPACES
- 6 6" CURB AND GUTTER (SPILL)
- 7 6" CURB AND GUTTER (CATCH)
- 8 NOT USED
- 9 9'X19' ADA PARKING STALL
- 10 5' SIDEWALK (UNLESS NOTED OTHERWISE)
- 11 LANDSCAPE AREA
- 12 STOP SIGN
- 13 DETENTION POND
- 14 RETAINING WALLS
- 15 4' TRICKLE CHANNEL
- 16 POND FOREBAY
- 17 TYPE M - BURIED RIP RAP
- 18 POND MAINTENANCE ACCESS
- 19 CDOT - TYPE 3 W-BEAM GUARDRAIL
- 20 6 FOOT CHAIN LINK FENCE
- # PARKING COUNT
- 1 1" SADDLE TAP & CORP. STOP
- 2 PROPOSED FIRE HYDRANT
- 3 8"X6" TEE (FIRE HYDRANT ASSEMBLY)
- 4 8" GATE VALVE
- 5 CURB STOP
- 6 12"X12"X2" PRECAST CONC BLOCK & VALVE CAN
- 7 12" PVC STORM PIPE - ASTM 3034
- 8 12" NYLOPLAST - STANDARD GRATE (H-20 RATED)

**SITE PLAN NOTES:**

1. ALL RADIAL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED
2. ALL HORIZONTAL DIMENSIONS ARE TO FLOWLINE AND BUILDING EDGE UNLESS OTHERWISE NOTED

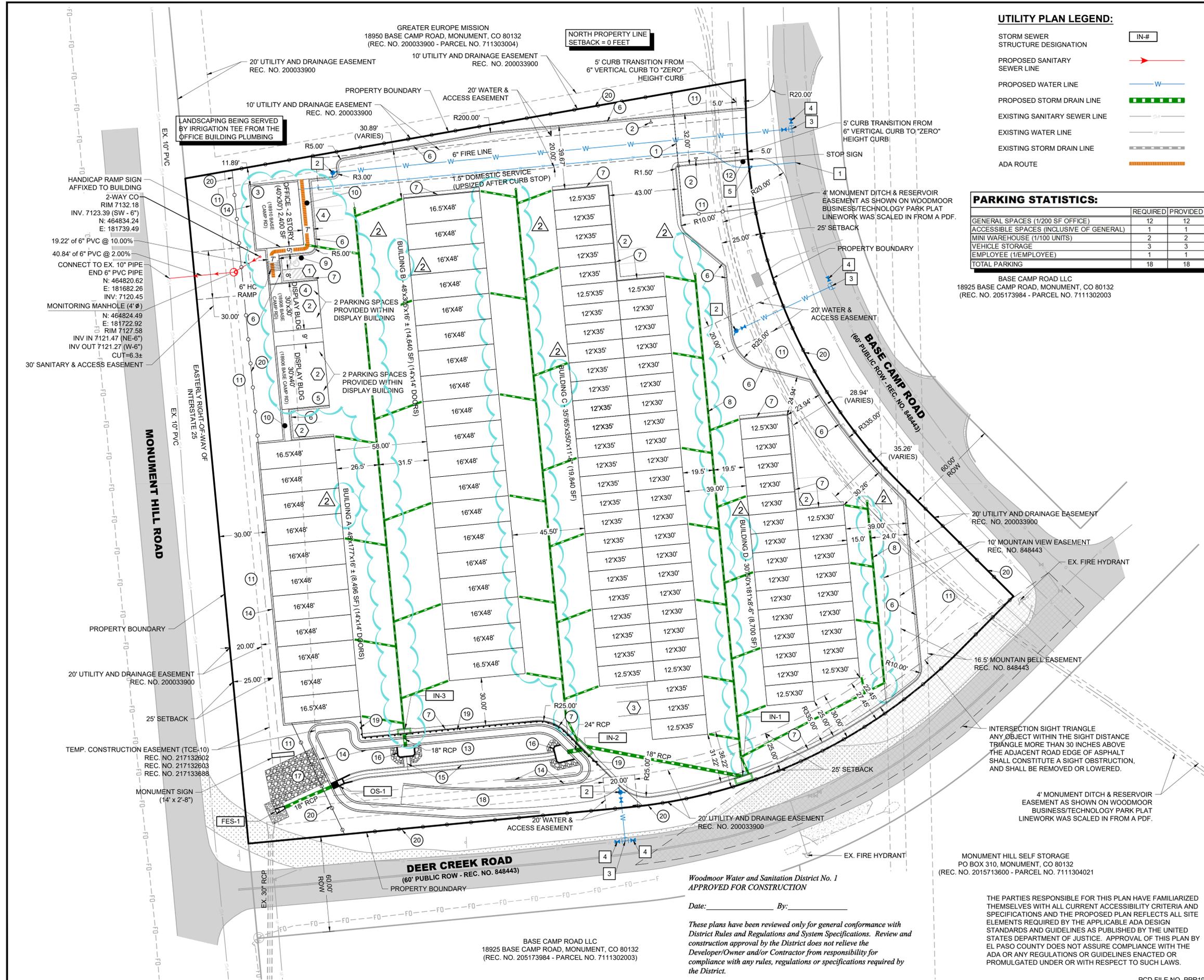
**UTILITY PLAN NOTES:**

1. ALL 6" WATER TO BE PVC UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
3. ALL FIRE HYDRANT LATERALS SHALL BE DIP.



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

SHEET NUMBER  
**SP**  
2 OF 9



Woodmoor Water and Sanitation District No. 1  
APPROVED FOR CONSTRUCTION

Date: \_\_\_\_\_ By: \_\_\_\_\_

These plans have been reviewed only for general conformance with District Rules and Regulations and System Specifications. Review and construction approval by the District does not relieve the Developer/Owner and/or Contractor from responsibility for compliance with any rules, regulations or specifications required by the District.

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.

GREATER EUROPE MISSION  
18950 BASE CAMP ROAD, MONUMENT, CO 80132  
(REC. NO. 200033900 - PARCEL NO. 711303004)

2-WAY CO RIM 7132.18  
INV. 7123.39 (SW - 6")  
N: 464834.24  
E: 181739.49

19.22' of 6" PVC @ 10.00%  
40.84' of 6" PVC @ 2.00%  
CONNECT TO EX. 10" PIPE  
END 6" PVC PIPE  
N: 464820.62  
E: 181682.26  
INV: 7120.45

MONITORING MANHOLE (4" Ø)  
N: 464824.49  
E: 181722.92  
RIM 7127.58  
INV IN 7121.47 (NE-6")  
INV OUT 7121.27 (W-6")  
CUT=6.3±

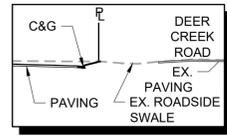
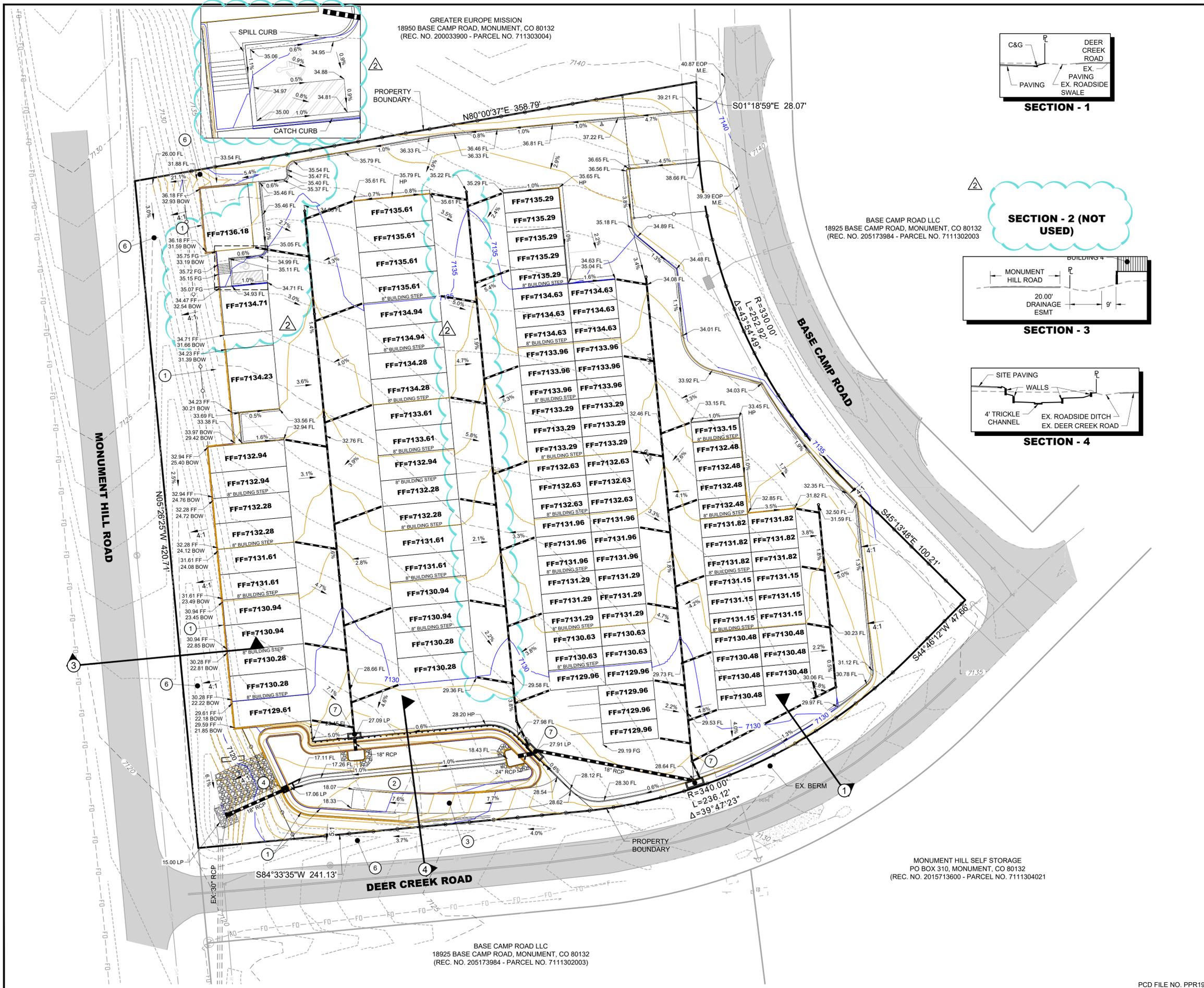
BASE CAMP ROAD LLC  
18925 BASE CAMP ROAD, MONUMENT, CO 80132  
(REC. NO. 205173984 - PARCEL NO. 711130203)

MONUMENT HILL SELF STORAGE  
PO BOX 310, MONUMENT, CO 80132  
(REC. NO. 2015713600 - PARCEL NO. 7111304021)



1" = 30' (HORIZONTAL)

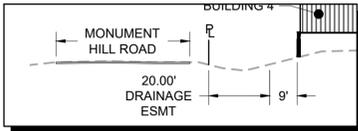
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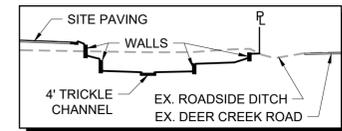
SECTION - 1



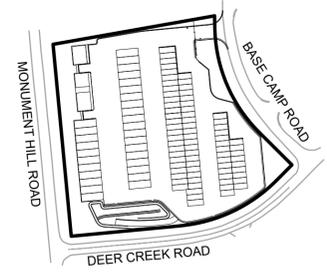
SECTION - 2 (NOT USED)



SECTION - 3



SECTION - 4



KEYMAP

**KEYNOTES:**

- ① RETAINING WALLS
- ② DETENTION POND
- ③ DETENTION POND MAINTENANCE ACCESS
- ④ OUTLET STRUCTURE
- ⑤ NOT USED
- ⑥ DRAINAGE SWALE
- ⑦ STORM INLET

**LEGEND:**

- LP = LOW POINT
- HP = HIGH POINT
- FL = FLOW LINE
- TOW = TOP OF WALL
- BOW = FINISHED GRADE AT BOTTOM FACE OF WALL
- FF = FINISHED FLOOR
- FG = FINISHED GROUND
- 100' PROPOSED MAJOR CONTOUR
- 100' PROPOSED MINOR CONTOUR
- 100' EXISTING MAJOR CONTOUR
- 100' EXISTING MINOR CONTOUR

TERRA FORMA SOLUTIONS

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SITE DEVELOPMENT PLAN  
**MONUMENT STEEL STRUCTURES**  
 GRADING PLAN  
 18910 BASE CAMP ROAD  
 MONUMENT, COLORADO



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

SHEET NUMBER  
**GR**  
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