

UTILITY PLAN LEGEND:

| | |
|------------------------------|------|
| STORM SEWER | IN-# |
| STRUCTURE DESIGNATION | |
| PROPOSED SANITARY SEWER LINE | → |
| PROPOSED WATER LINE | —W— |
| PROPOSED STORM DRAIN LINE | —S— |
| EXISTING SANITARY SEWER LINE | —SS— |
| EXISTING WATER LINE | —W— |
| EXISTING STORM DRAIN LINE | —SD— |

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 |



KEYNOTES:

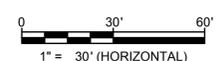
- 1 ENTRY GATE
 - 2 ENTRY GATE KEY PAD
 - 3 2 STORY OFFICE
 - 4 DISPLAY BUILDING (30'X30') W/ 2 PARKING SPACES
 - 5 DISPLAY BUILDING (30'X40') W/ 2 PARKING SPACES
 - 6 6" CURB AND GUTTER (SPILL)
 - 7 6" CURB AND GUTTER (CATCH)
 - 8 4' CROSSPAN
 - 9 9'X19' ADA PARKING STALL
 - 10 5' SIDEWALK
 - 11 LANDSCAPE 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
- # 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
12"X12"X2" PRECAST CONC BLOCK & VALVE CAN

SITE PLAN NOTES:

- ALL RADIAL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED
- ALL HORIZONTAL DIMENSIONS ARE TO FLOWLINE AND BUILDING EDGE UNLESS OTHERWISE NOTED

UTILITY PLAN NOTES:

- ALL 8" WATER TO BE PVC UNLESS OTHERWISE NOTED.
- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
- ALL FIRE HYDRANT LATERALS SHALL BE DIP.



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.

TERRA FORMA SOLUTIONS

| REV. NO. | DESCRIPTION | DATE |
|----------|-------------|------------|
| 1 | | 06/11/2019 |

MONUMENT STEEL STRUCTURES

SITE AND UTILITY PLAN

18910 BASE CAMP ROAD
MONUMENT, COLORADO

PROJ NO: SSA

ENG:

CHKD:

DATE: 04/15/2019

SHEET NUMBER

SP

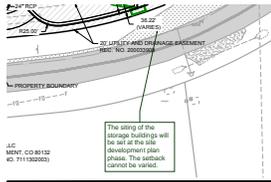
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BASE CAMP ROAD LLC
18925 BASE CAMP ROAD, MONUMENT, CO 80132
(REC. NO. 205173984 - PARCEL NO. 7111302003)

The siting of the storage buildings will be set at the site development plan phase. The setback cannot be varied.

Site Plan_v2-redline.pdf Markup Summary

dskendall (1)



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The siting of the storage buildings will be set at the site development plan phase. The setback cannot be varied.