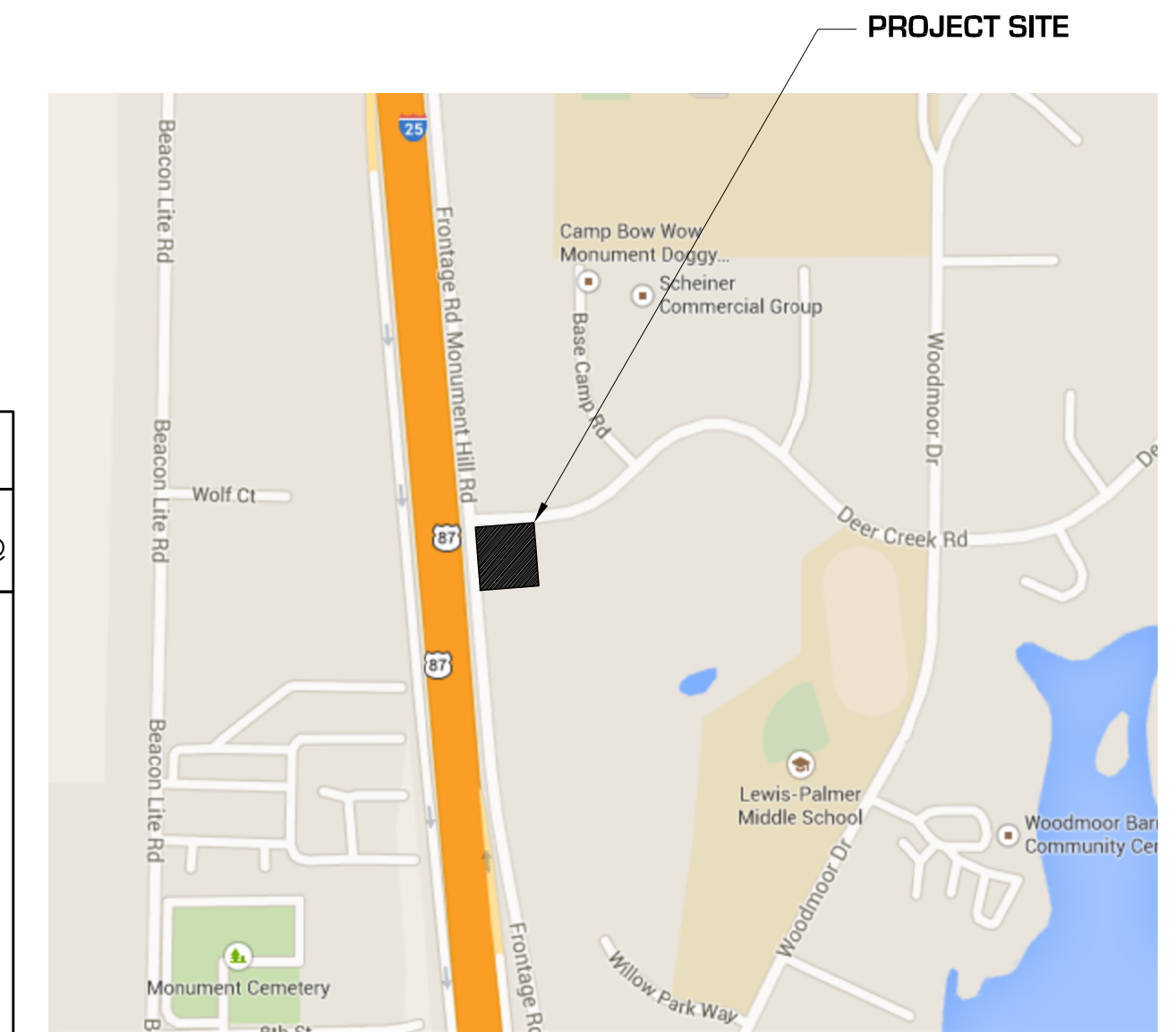


MONUMENT HILL BUSINESS PARK

LOT 3, GREATER EUROPE MISSION SUB FILING NO 1
 LOCATED IN THE SW 1/4 SECTION 11, T. 11S., R 67 W., 6TH P.M.
 EL PASO COUNTY, COLORADO
 APN: 7111304020



VICINITY MAP



1945 Deer Creek Rd (BUILDING A)

UNIT #	SF	WIDTH	DEPTH	BOTTOM OF TRUSS		w/ MEZZ (MIN. HEAD. @ MEZZ.)
				HIGH	LOW	
UNIT 101:	895	27'-8"	32'-4"	21'-0"	20'-6"	10'-6"
UNIT 102:	884	27'-4"	32'-4"	21'-0"	20'-6"	10'-6"
UNIT 103:	884	27'-4"	32'-4"	21'-8"	21'-2"	11'-2"
UNIT 104:	884	27'-4"	32'-4"	21'-8"	21'-2"	11'-2"
UNIT 105:	884	27'-4"	32'-4"	22'-4"	21'-10"	11'-10"
UNIT 106:	884	27'-4"	32'-4"	22'-4"	21'-10"	11'-10"
UNIT 107:	884	27'-4"	32'-4"	23'-0"	22'-6"	12'-6"
UNIT 108:	895	27'-8"	32'-4"	23'-0"	22'-6"	12'-6"
UNIT 109:	895	27'-8"	32'-4"	20'-6"	19'-10"	9'-10"
UNIT 110:	884	27'-4"	32'-4"	20'-6"	19'-10"	9'-10"
UNIT 111:	884	27'-4"	32'-4"	21'-2"	20'-6"	10'-6"
UNIT 112:	884	27'-4"	32'-4"	21'-2"	20'-6"	10'-6"
UNIT 113:	884	27'-4"	32'-4"	21'-10"	21'-2"	11'-2"
UNIT 114:	884	27'-4"	32'-4"	21'-10"	21'-2"	11'-2"
UNIT 115:	884	27'-4"	32'-4"	23'-6"	22'-10"	12'-10"
UNIT 116:	819	27'-8"	32'-4"	23'-6"	22'-10"	12'-10"

1925 Deer Creek Rd (BUILDING B)

UNIT #	SF	WIDTH	DEPTH	BOTTOM OF TRUSS		w/ MEZZ (MIN. HEAD. @ MEZZ.)
				HIGH	LOW	
UNIT 101:	768	28'-0"	32'-4"	21'-11"	21'-4"	11'-4"
UNIT 102:	905	28'-0"	32'-4"	21'-11"	21'-4"	11'-4"
UNIT 103:	905	28'-0"	32'-4"	22'-7"	22'-0"	12'-0"
UNIT 104:	905	28'-0"	32'-4"	22'-7"	22'-0"	12'-0"
UNIT 105:	905	28'-0"	32'-4"	23'-3"	22'-8"	12'-8"
UNIT 106:	905	28'-0"	32'-4"	23'-3"	22'-8"	12'-8"
UNIT 107:	905	28'-0"	32'-4"	23'-11"	23'-4"	13'-4"
UNIT 108:	905	28'-0"	32'-4"	23'-11"	23'-4"	13'-4"
UNIT 109:	905	28'-0"	32'-4"	24'-7"	24'-0"	14'-0"
UNIT 110:	905	28'-0"	32'-4"	24'-7"	24'-0"	14'-0"
UNIT 111:	905	28'-0"	32'-4"	25'-2"	24'-7"	14'-7"
UNIT 112:	905	28'-0"	32'-4"	25'-2"	24'-7"	14'-7"
UNIT 113:	905	28'-0"	32'-4"	24'-6"	23'-11"	13'-11"
UNIT 114:	905	28'-0"	32'-4"	24'-6"	23'-11"	13'-11"
UNIT 115:	905	28'-0"	32'-4"	23'-10"	23'-3"	13'-3"
UNIT 116:	905	28'-0"	32'-4"	23'-10"	23'-3"	13'-3"
UNIT 117:	905	28'-0"	32'-4"	23'-2"	22'-7"	12'-7"
UNIT 118:	905	28'-0"	32'-4"	23'-2"	22'-7"	12'-7"
UNIT 119:	905	28'-0"	32'-4"	22'-6"	21'-11"	11'-11"
UNIT 120:	905	28'-0"	32'-4"	22'-6"	21'-11"	11'-11"

NOTE: ALL UNITS HAVE AN OPTION TO INCLUDE AN INTERIOR MEZZANINE, NOT TO EXCEED 1/3 OF THE AREA OF THE UNIT AT THE MAIN FLOOR

SITE DATA TABLE

BLDG. FOOTPRINT:	32,500 SF (24.2%)
PARKING & DRIVEWAY:	66,024 SF (49.2%)
LANDSCAPING:	35,773 SF (26.6%)
TOTAL LOT AREA:	134,297 SF (3.083 ACRES)

PARKING TABLE

PARKING REQUIRED (1:200) (OFFICE USE = APPROX. 30% GFA):	50 SPACES
PARKING REQUIRED (1:1000) (WAREHOUSE USE = APPROX. 70% GFA):	23 SPACES
TOTAL PARKING REQUIRED:	73 SPACES
TOTAL PARKING PROVIDED:	137 SPACES
ACCESSIBLE SPACES REQUIRED:	3 SPACES
ACCESSIBLE SPACES PROVIDED:	4 SPACES

1
A1
CONCEPTUAL SITE PLAN
1"=30'-0"
N

DATE OF ISSUE: 10.22.19
 SCALE: 1"=30'-0"
 DRAWN BY: SWG
 CHECKED BY: JTK

H O V E R
ARCHITECTURE
 8920 BARRONS BLVD, SUITE 102
 HIGHLANDS RANCH, CO 80129
 (720) 773-2800

SHEET
A1
 MARKETING PLAN