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Land Planning • Land Surveying • Land Development Consulting

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LETTER OF INTENT
MONUMENT SMALL ENGINE REPAIR & STORAGE
FINAL SITE DEVELOPMENT PLAN

Monument Small Engine Repair & Storage Final Site Development Plan will allow construction of a new shop building, demolition of the existing shop building and implementation of outside storage use on approximately 1.25 acres of the 3.86 acre property. Zoning is Commercial Service. Although in the County, the property adjoins the Town of Monument on the east and south. More specifically, the property lies north of Monument Lake Road and just west of the Denver & Rio Grande Railroad in Section 15, T11S, R67W, 6th P.M.

The proposed storage use is in keeping with that same use adjoining and makes constructive use of about an acre of the unused portion of the property. All necessary utilities including a commercial use well and septic system currently serve the site and the existing business provides on site management and security during normal business hours from Monday through Saturday.

Access to the property is from the east end of Monument Lake Road near where it intersects the railroad. Easements totaling at least 34 feet in width run north approximately 150 feet through the residential parcel to the property. The short 100 foot portion of Monument Lake Road going east from Mitchell has served only to provide access to these parcels and has recently been widened, realigned and surfaced from the intersection through Mt Herman's residential parcel to their Storage business. This is the same access Monument Small Engine uses and these upgrades are sufficient for this proposed use as well. Although there are no published ITE trip generation rates for this use, when completed, this storage business is expected to add about 7.5 trips per weekday to the current 10 trips based on the traffic analysis done for Mt. Herman Storage. That number of trips is well within the capacity of the current improved access.

The area devoted to storage slopes gently down to the west, is approximately 1.25 acres in size and lies on the northern and eastern portion of the property, directly adjoining and at about the same elevation as Mt. Herman RV Storage. The drive lanes and storage stalls are paved with recycled asphalt and spaces are delineated with polypropylene rope. Approximately 70 twelve foot wide spaces are possible, ranging from 11 feet to 44 feet in length. A 6 foot high basket weave cedar fence has been placed around the storage area on this site which matches that on the Mt. Herman Storage site. The fence along the north property line is solid rather than basket weave and 25 feet south of the line allowing a significant buffer for landscape trees.

Surface drainage is handled with a detention / water quality pond at the north boundary, just south of Crystal Creek, into which it flows. Only one small solar powered light will be used at the gate.