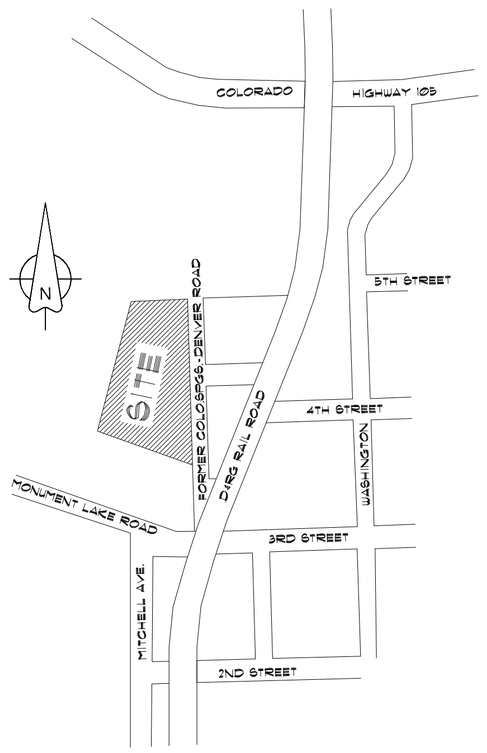
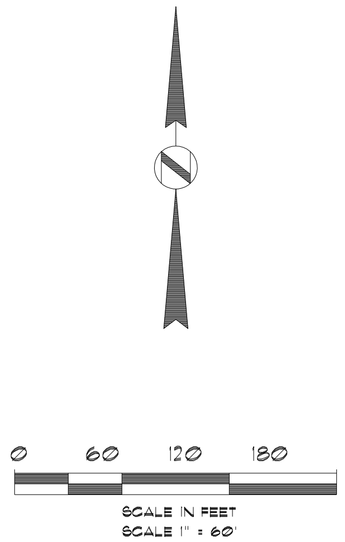
MONUMENT SMALL ENGINE STORAGE
FINAL SITE PLAN for LANDSCAPE, SIGN & LIGHTING
WITHIN A PART OF THE NORTHEAST QUARTER, SECTION 15, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M. COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP
(no scale)





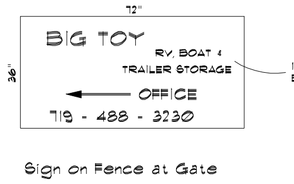
DESCRIPTION OF RECORD: RECEPTION NUMBER 207080984

A tract of land being a portion of the Southwest Quarter of the Northeast Quarter of Section 15, Township 11 South, Range 67 West of the 6th Principal Meridian, County of El Paso, State of Colorado being described as follows:

Beginning at a point on the North Right-of-Way line of the present Colorado Springs and Denver State Highway, the said point being 266 feet Southeasterly from the North and South centerline of the said Section 15 as measured on the North Right-of-Way line of the said State Highway, and 366 feet Northeasterly from the center of the said Section 15; Thence, Southeasterly on the North Right-of-Way line of the said State Highway 455 feet to the former Colorado Springs and Denver Road; Thence, Northerly along the former Colorado Springs and Denver Road 900 feet; Thence, Westerly at right angles 210 feet to a point approximately 10 feet West and 50 feet north of a certain springs; Thence, Southerly 800 feet, more or less to the point of Beginning, in the Town of Monument, El Paso County, Colorado. Except that portion to Charles M. Whittier and Hilda M Whittier by deed recorded September 27, 1960 in Book 1826 at Page 246.

Required Parking: (Table 6-2)
Repair Garage-1 space per employee & 3 spaces per bay = 5 spaces
Outside Vehicle Storage = 3 spaces
Total Required & Provided = 8 Spaces

Required Landscape: (Section 6.2.2.E.2)
Small Engine Repair--3200 s.f shop building + parking & drives and a Demonstration Area in rear = 43500 sf @ 5% = 2175 sf.
Outside RV, Boat and Trailer Storage = 54450 sf = 2723 sf.
Total Required (by use) = 4898 sf, Provided = 4900 sf
Plus 10,000 sf groundcover in rear of new shop.



Sign on Fence at Gate
NTS

GENERAL NOTES:

1.) Proposed Groundcover is native grass. Seeding rate 10# per acre applied by spreader. All seeded areas are to recieve erosion control blanket and temporary hand irrigation until established.
2.) Trees shown along the north fence are evergreen. Total of 11 trees are required.
3.) Area of RV Storage = 52,760 square feet: Area of Engine Repair gar. D 1232 s.f: Landscape = 2,680 square feet.
4.) Solar powered low wattage light at gate. No other lighting proposed.

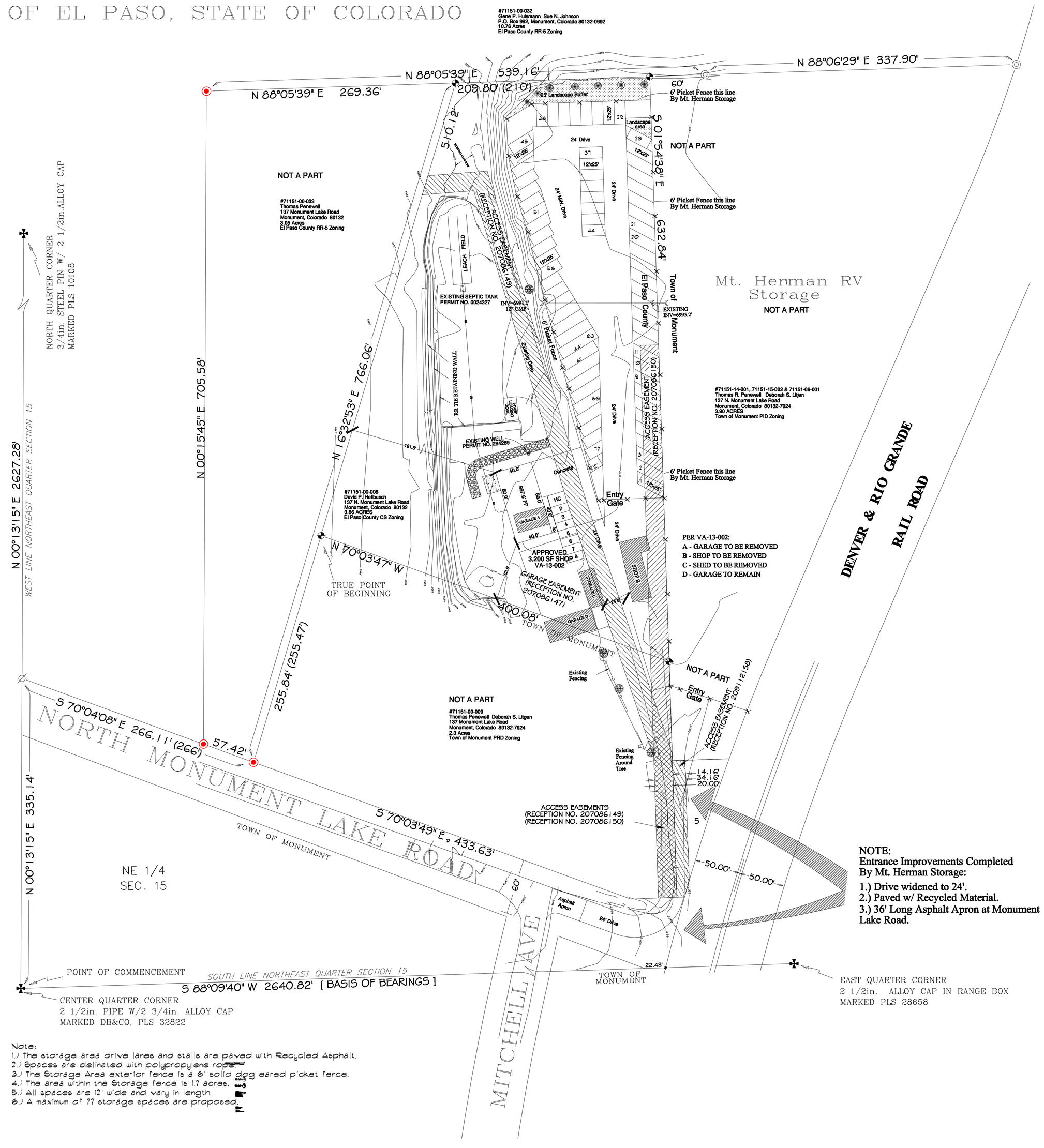
LINE & SYMBOL LEGEND

- WELL - PERMIT NO. 284289
- SEPTIC TANK - PERMIT NO. 0024327
- GUY ANCHOR
- FIRE HYDRANT
- ELEC ELECTRIC UTILITY
- TELE TELEPHONE UTILITY
- SIGNAGE
- GUARD POST
- POWER POLE
- GAS RISER
- TREE
- E E OVERHEAD UTILITIES
- EDGE OF ASPHALT
- CONCRETE
- GRAVEL DRIVE

MONUMENT LEDGEND

- FOUND 5/8in. STEEL PIN W/CAP PLS 25629
- FOUND 1in. ALLOY CAP MARKED LS 2154
- NO MONUMENT FOUND OR SET
- SET 5/8in. STEEL PIN W/CAP PLS 23875
- FOUND PLSS SURVEY MONUMENT (AS NOTED)

CONTOUR INTERVAL = 2 FEET
DATUM - NAVD88



Note:
1.) The storage area drive lanes and stalls are paved with Recycled Asphalt.
2.) Spaces are delinated with polypropylene rope.
3.) The Storage Area exterior fence is a 6' solid dog eared picket fence.
4.) The area within the Storage fence is 1.7 acres.
5.) All spaces are 12' wide and vary in length.
6.) A maximum of 77 storage spaces are proposed.

REVISIONS | BY

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STATE OF COLORADO
ROBERT J. MAIXNER
E-2915
LICENSED ARCHITECT
02 / 23 / 2018

SQUARE FOOTAGE
Floor Plan 3200 SF

INDEX
SD Site Plan
A1 Floor Plan
A2 Elevations

DRAWN RJM
CHECKED RJM
DATE 12 / 10 / 2017
JOB NO. 17-122
SHEET NO. SD