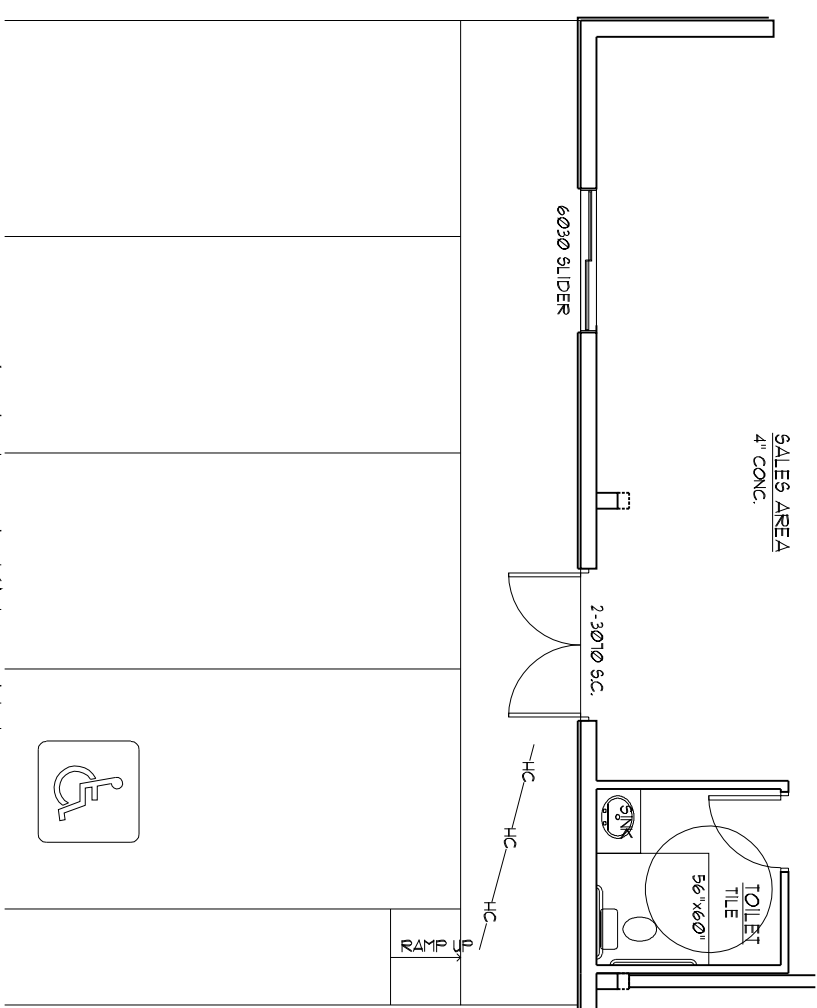
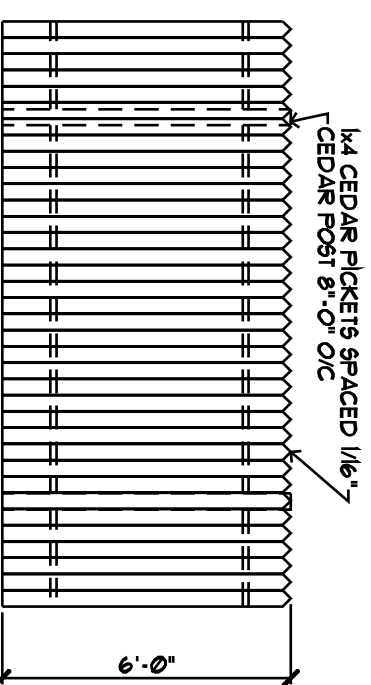
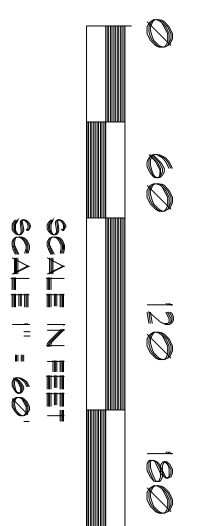
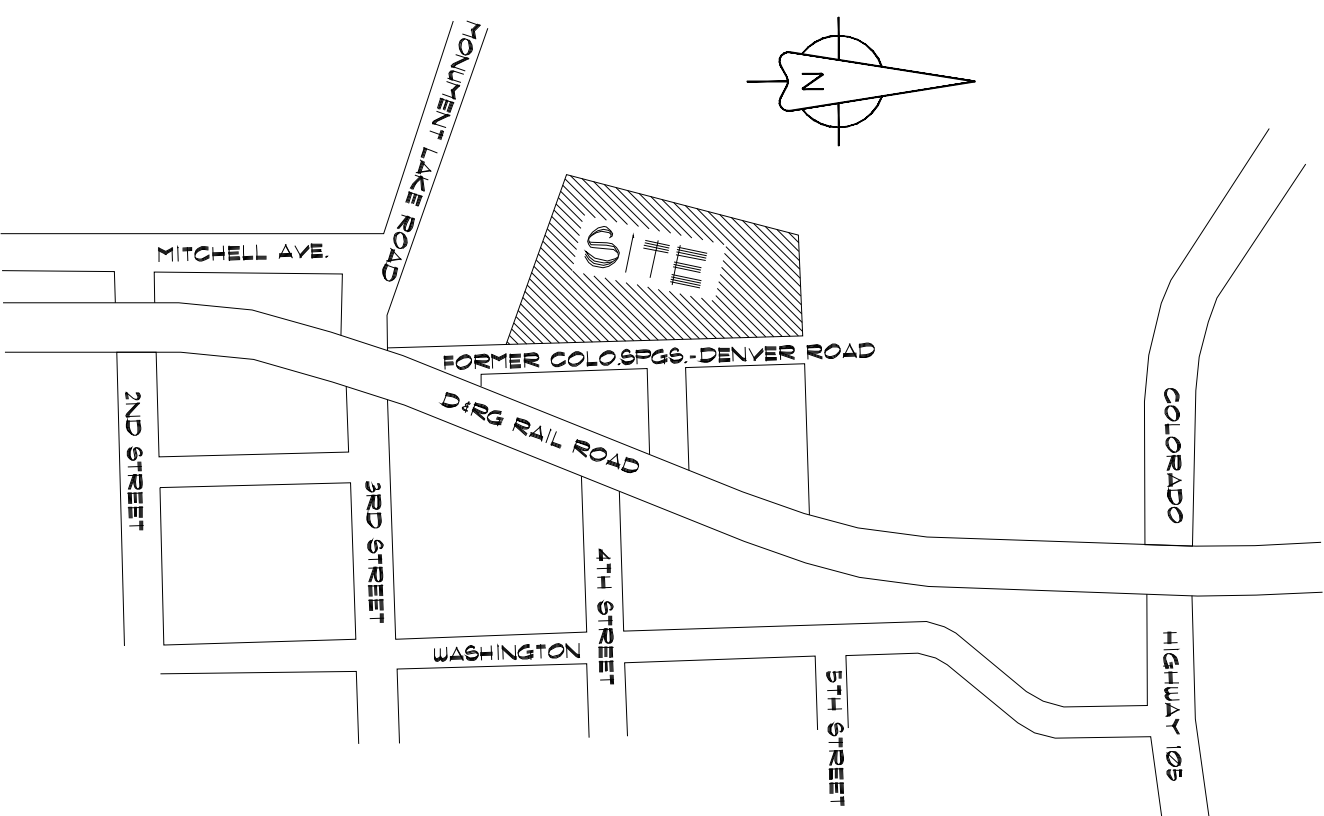


MONUMENT SMALL ENGINE STORAGE

SITE DEVELOPMENT PLAN

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 Southeastly from the North line of the said Section 15 as measured on the North Right-of-Way line of the said Highway 465 feet to the former Colorado Springs and Denver Road; thence, Northerly along the former Colorado Springs and Denver Road 800 feet; thence, Westerly at right angles to the said former Colorado Springs and Denver Road 100 feet to the point of Beginning; 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 day + 5 spaces
Outside Vehicle Storage: = 3 spaces
Total Required + Provided: = 8 Spaces

Required Landscaping: (Section 67E2)
Small Engine Repair: - 5000 sq ft shop building, parking, drives and
Demolition Area: in rear = 43500 sq ft @ 5% = 2175 sq ft
Outside RV Boat and Trailer Storage: = 54450 sq ft = 2723 sq ft
Total Required (by use): = 4898 sq ft Provided = 4900 sq ft
Plus 10000 sq ft existing groundcover/vegetation in rear of new shop.

GENERAL NOTES:

- Proposed groundcover is native grass seedling rate 105 per acre application specified. All seeded areas are to receive erosion control blankets and temporary hand irrigation until established.
- Trees shown along the north fence are evergreen. Total of 11 trees are required.
- Area of RV Storage = 52760 square feet. Area of Engine Repair Gar. = 1232 sq ft. Landscape = 2680 square feet.
- Soiler powered low voltage light at gate. No other lighting proposed.

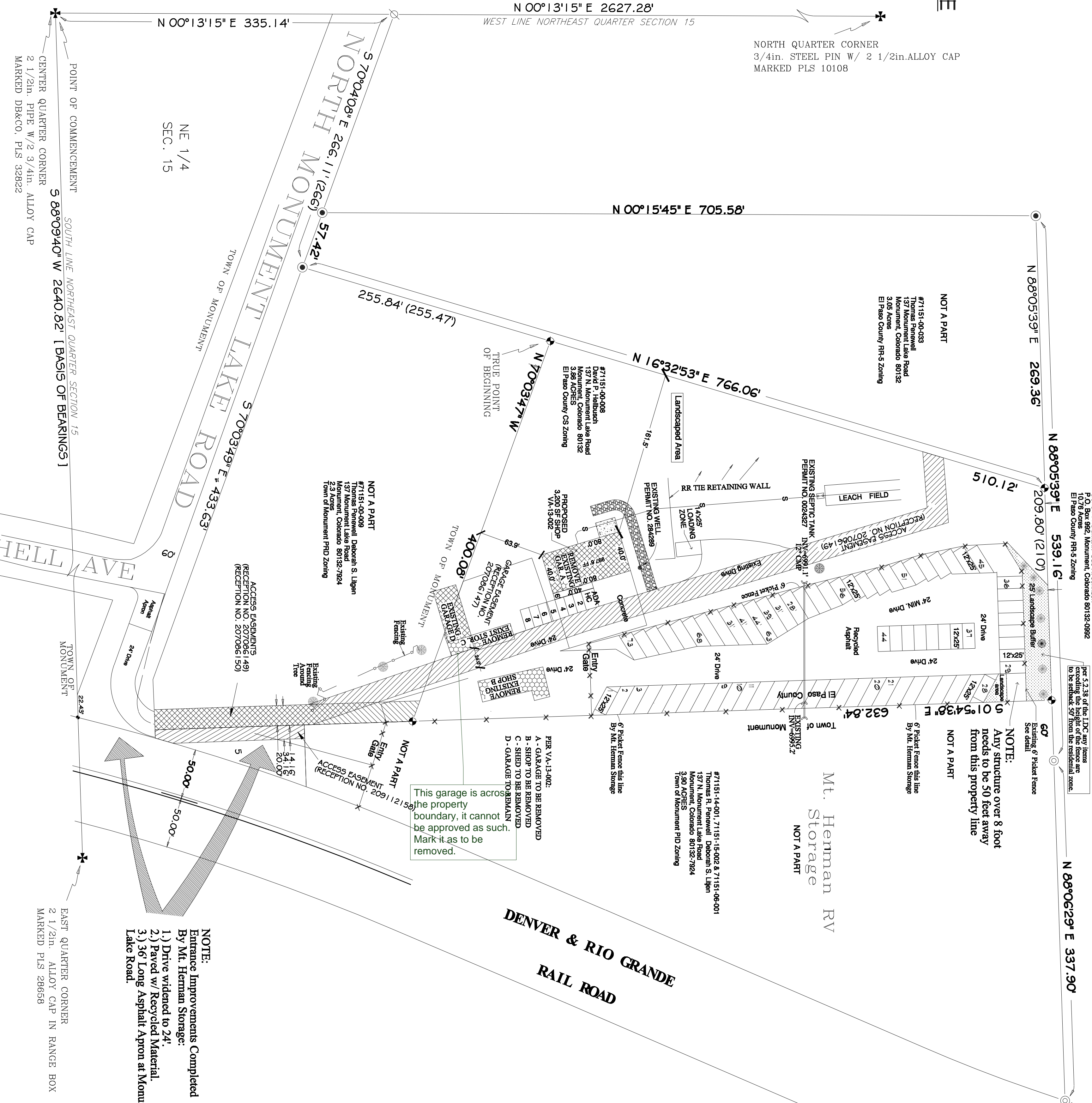
The parties responsible for this plan have familiarized themselves with all current, applicable codes and regulations and have prepared this plan in accordance with the requirements of the State of Colorado and the United States Department of Justice. Approval of this plan by El Paso County does not constitute a warranty or a guarantee of any kind. The parties responsible for this plan are not responsible for any regulations or guidelines enacted or promulgated after the date of preparation of this plan.

LINE & SYMBOL LEGEND

- WELL - PERMIT NO. 284283
- SEPTIC TANK - PERMIT NO. 0024321
- GUY ANCHOR
- ⊗ FINE HYDRANT
- ⊕ ELECTRIC UTILITY
- ☎ TELEPHONE UTILITY
- ⊔ SIGNAL
- GUARD POST
- ⊗ POWER POLE
- ⊕ GAS RISER
- ⊙ TREE

MONUMENT LEDGEND

- FOUND 5/8th. STEEL PIN W/CAP PLS 25629
 - ⊙ FOUND 1in. ALLOY CAP MARKED LS 2154
 - ⊗ NO MONUMENT FOUND OR SET
 - ⊕ SET 5/8th. STEEL PIN W/CAP PLS 23875
 - ⊕ FOUND PLSS SURVEY MONUMENT (AS NOTED)
- CONTOUR INTERVAL = 2 FEET
DATA: NAVD83
- OVERHEAD UTILITIES
 - EDGE OF ASPHALT
 - CONCRETE
 - GRAVEL DRIVE

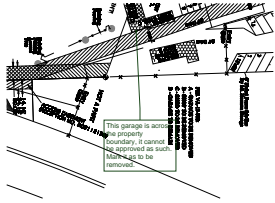


- NOTE:**
- The storage area drive lanes and aisles are paved with Recycled Asphalt.
 - Spaces are delineated with polypropylene rope.
 - The storage area exterior fence is a 6' solid dog eared picket fence.
 - The area within the storage fence is 17 acres.
 - All spaces are 12' wide and vary in length.
 - A maximum of 13 storage spaces are proposed.

	<p>RJM Designs Robert J. Maixner Architect</p> <p>89 Wedgfield Drive, Hilton Head Island, S.C. 29926 (719) 660-6183 maxarc@comcast.net</p>	<p>MONUMENT SMALL ENGINE STORAGE 131 N. Monument Lake Road, Monument, CO 80132 David Hallbusch Office: (719) 413-1981</p>
<p>DATE: 12 / 07 / 2011 SHEET NO: 11-1144</p>	<p>06 / 11 / 2016 SCALE FOOTAGE: 3/8" = 1'-0"</p>	<p>REVISIONS 06 / 11 / 2016</p>

Markup Summary

dskendall (1)



Subject: Callout
Page Label: 1
Author: dskendall
Date: 8/6/2018 1:47:12 PM
Color: ■

This garage is across the property boundary, it cannot be approved as such. Mark it as to be removed.