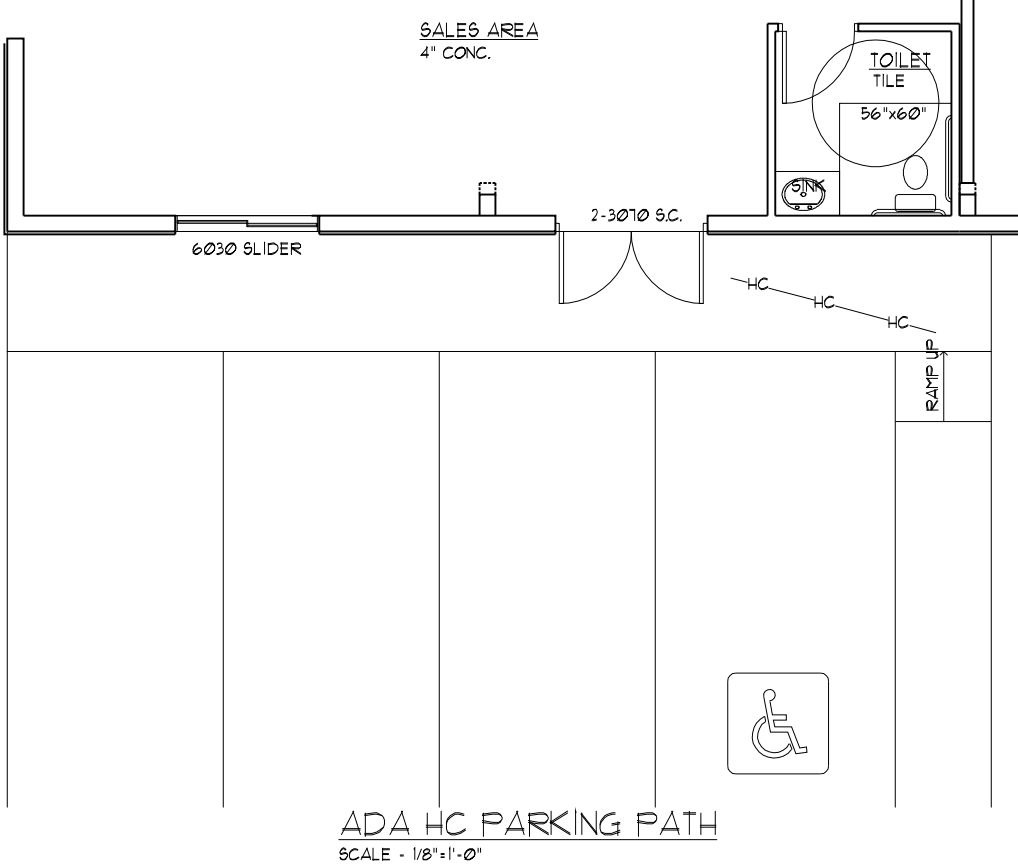
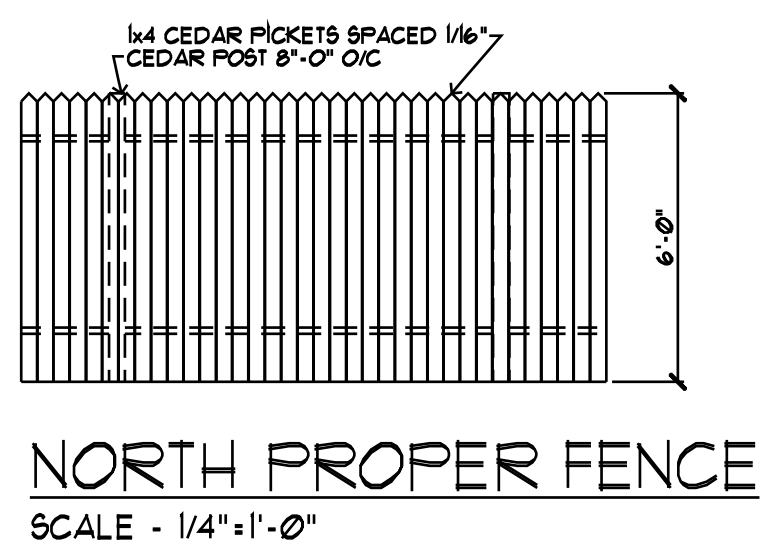
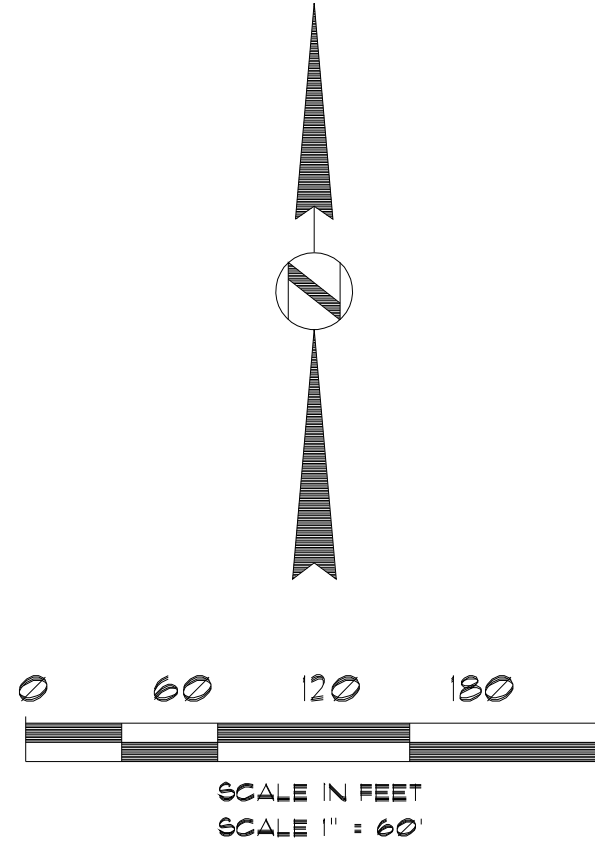
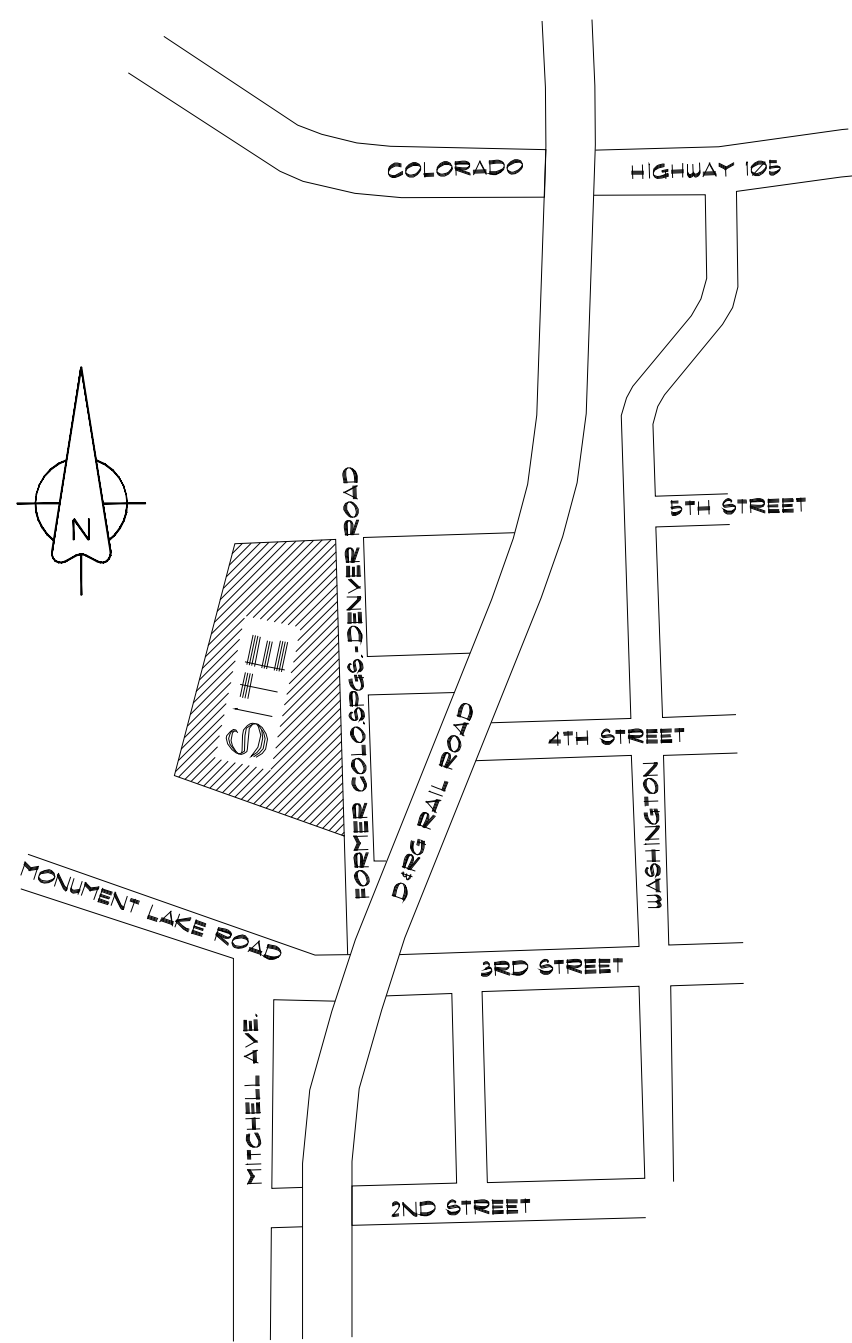


MONUMENT SMALL ENGINE STORAGE SITE DEVELOPMENT PLAN

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

Approved
By: Craig Dossey, Executive Director
Date: 08/23/2018
El Paso County Planning & Community Development

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 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 Northeastly from the center of the said line of the said State Highway, and 366 feet Northeastly from the center of the said line of the said State Highway, Thence, Southeastly 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 151.0 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 622.02)
Small Engine Repair - 3200 sq ft shop building + parking + drives and a Demonstration Area in rear = 43500 sq ft ± 5% = 2175 sq ft.
Outside RV, Boat and Trailer Storage = 54450 sq ft ± 2123 sq ft.
Total Required (by use) = 49950 sq ft, Provided = 49200 sq ft
Plus 10000 sq ft of existing groundcover/trees in rear of new shop.

GENERAL NOTES:

- 1) Proposed groundcover is native grass. Seeding rate 10# per acre applied by spreader. All seeded areas are to receive erosion control blankets 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. = 1232 sq ft; Landscape = 2,680 square feet.
- 4) Solar powered low wattage light at gate. No other lighting proposed.

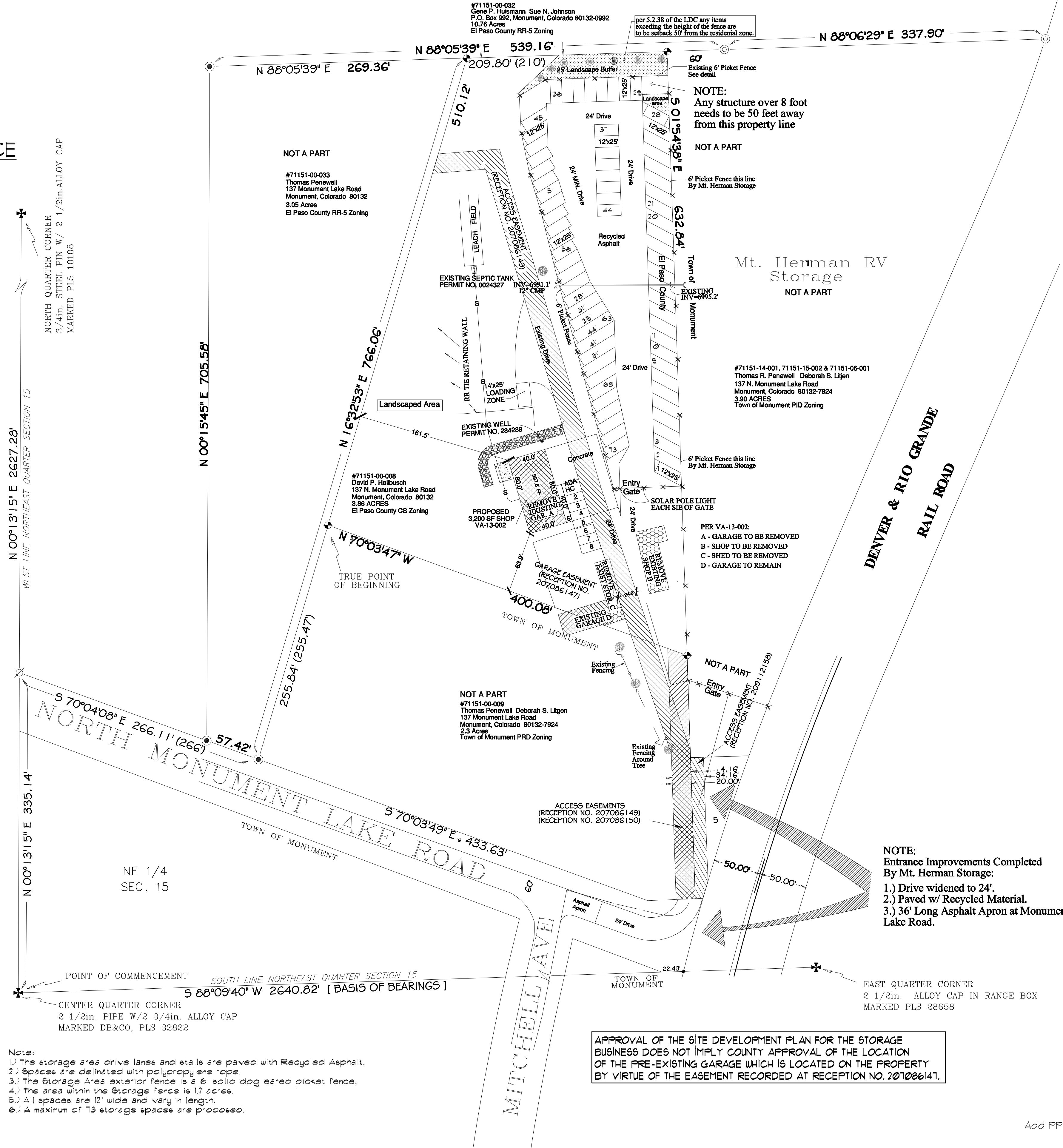
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated prior to or with respect to such law.

LINE & SYMBOL LEGEND

- ⊕ WELL - PERMIT NO. 284289
- ⊞ SEPTIC TANK - PERMIT NO. 0024321
- ⊙ GUY ANCHOR
- ⊕ FIRE HYDRANT
- ⊞ ELECTRIC UTILITY
- ⊞ TELEPHONE UTILITY
- ⊞ SIGNAGE
- ⊕ GUARD POST
- ⊞ POWER POLE
- ⊞ GAS RISER
- ⊕ TREE

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
- E — E — OVERHEAD UTILITIES
- EDGE OF ASPHALT
- CONCRETE
- GRAVEL DRIVE



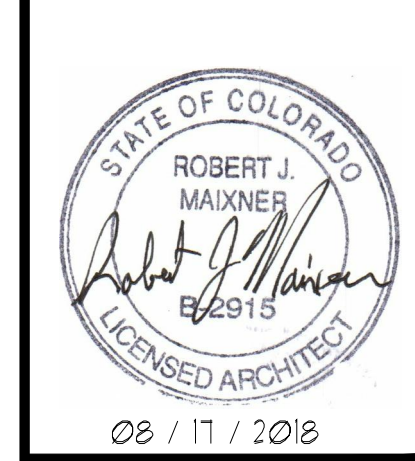
Note:
1) The storage area drive lanes and stalls are paved with Recycled Asphalt.
2) Spaces are delineated with polypropylene rope.
3) The Storage Area exterior fence is a 6' solid dog eared picket fence.
4) The area within the Storage fence is 1.7 acres.
5) All spaces are 12' wide and vary in length.
6) A maximum of 73 storage spaces are proposed.

APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE STORAGE BUSINESS DOES NOT IMPLY COUNTY APPROVAL OF THE LOCATION OF THE PRE-EXISTING GARAGE WHICH IS LOCATED ON THE PROPERTY BY VIRTUE OF THE EASEMENT RECORDED AT RECEPTION NO. 207086147.

REVISIONS	BY
06 / 11 / 2018	
08 / 11 / 2018	

MONUMENT SMALL ENGINE STORAGE
131 N. Monument Lake Road, Monument, CO 80132
David Hallbusch OFFICE: (719) 473-1951

RJM Designs
Robert J. Maixner
Architect
88 Wedgfield Drive, Hilton Head Island, SC 29926
(719) 660-6185 max@rjcdesign.com



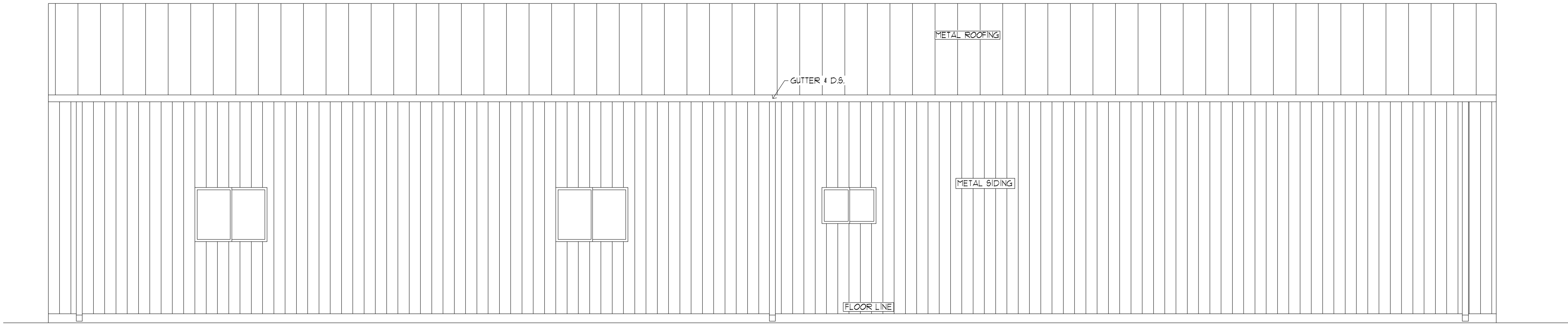
SQUARE FOOTAGE	
Floor Plan	3200 SF

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SD1	Site Plan
SD2	Letter 4 Picture of Light
A1	Floor Plan
A2	Elevations

DRAWN	RJM
CHECKED	RJM
DATE	12 / 10 / 2017
JOB NO.	17-144
SHEET NO.	

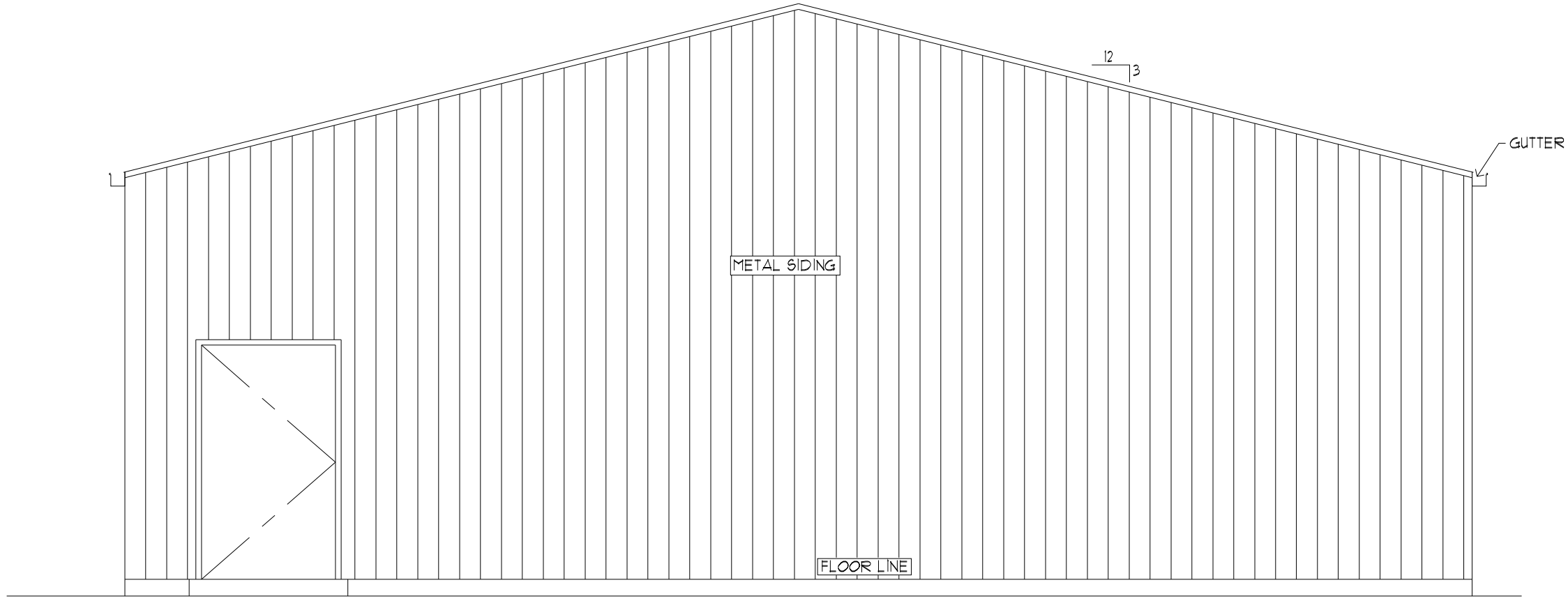
SD1

FUTURE BUILDING ELEVATIONS



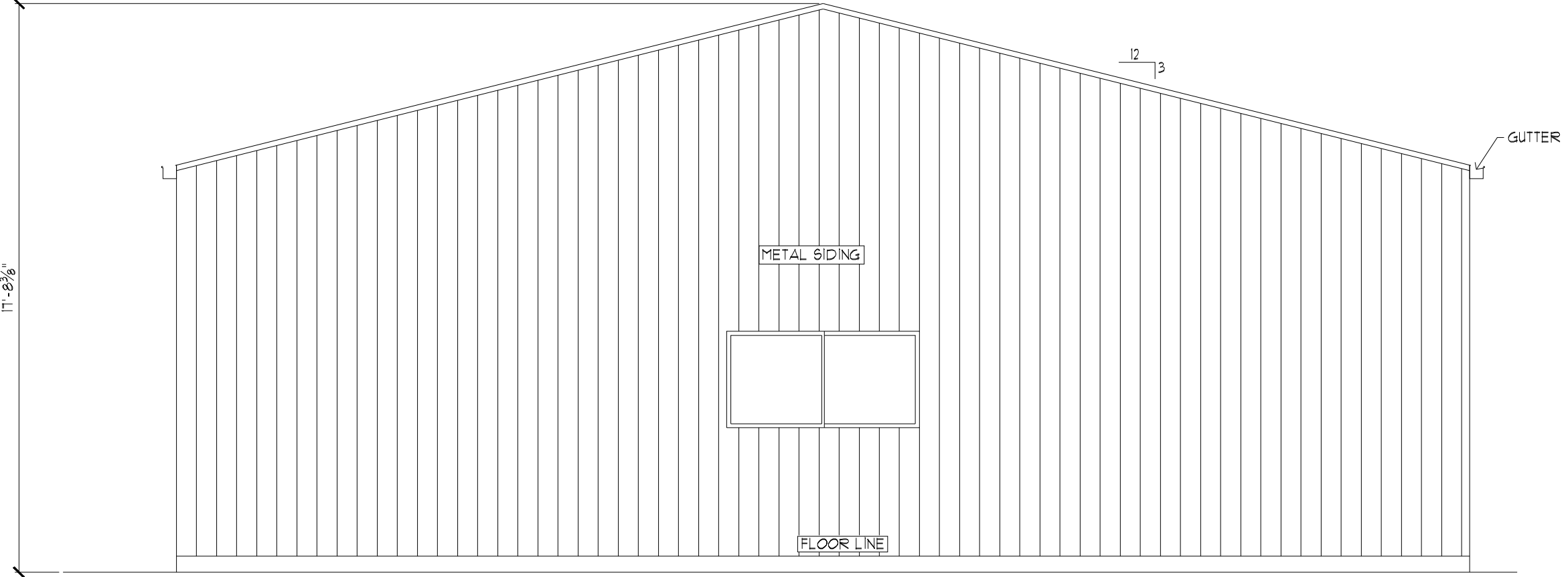
WEST ELEVATION

SCALE: 1/4"=1'-0"



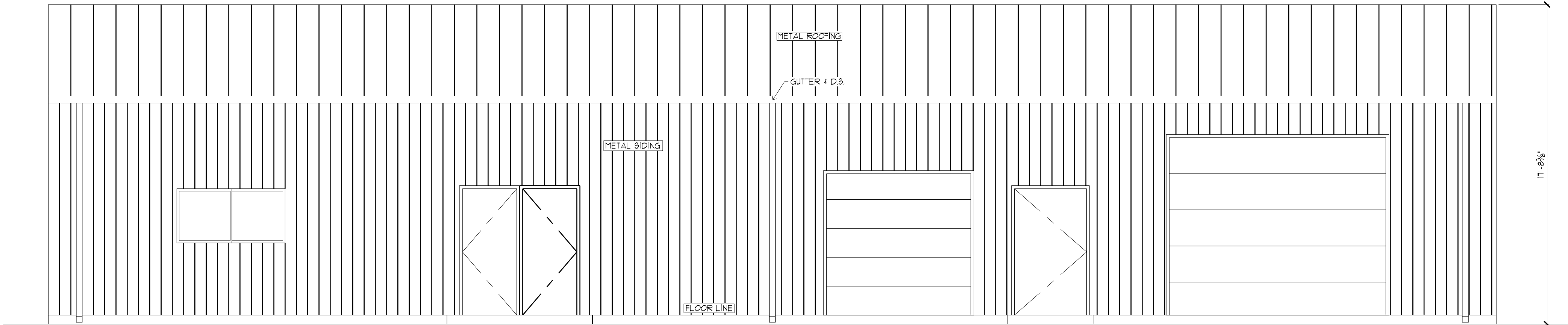
NORTH ELEVATION

SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"



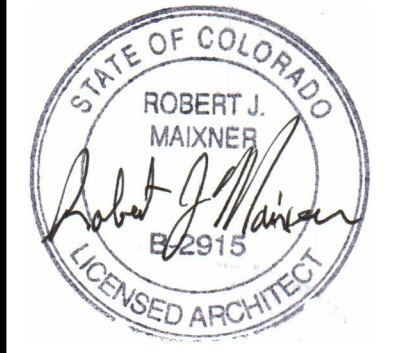
EAST ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS	BY

LANDMARK PLUMBING, HEATING
 6190 Lake Shore Court, Colorado Springs, CO 80915
 Office: (719) 473-1981 Cell: (719) 491-4954
 Warehouse Addition
 2790 Wagona Road, Colorado Springs, CO
 Lot 3 Blk. 4 Cimarron-Northwest Industrial/Faso County

Robert J. Maixner
 Architect
 89 Wedgefield Drive, Hilton Head Island, S.C. 29926
 (719) 660-6183 maxarct@aol.com



12 / 20 / 2017

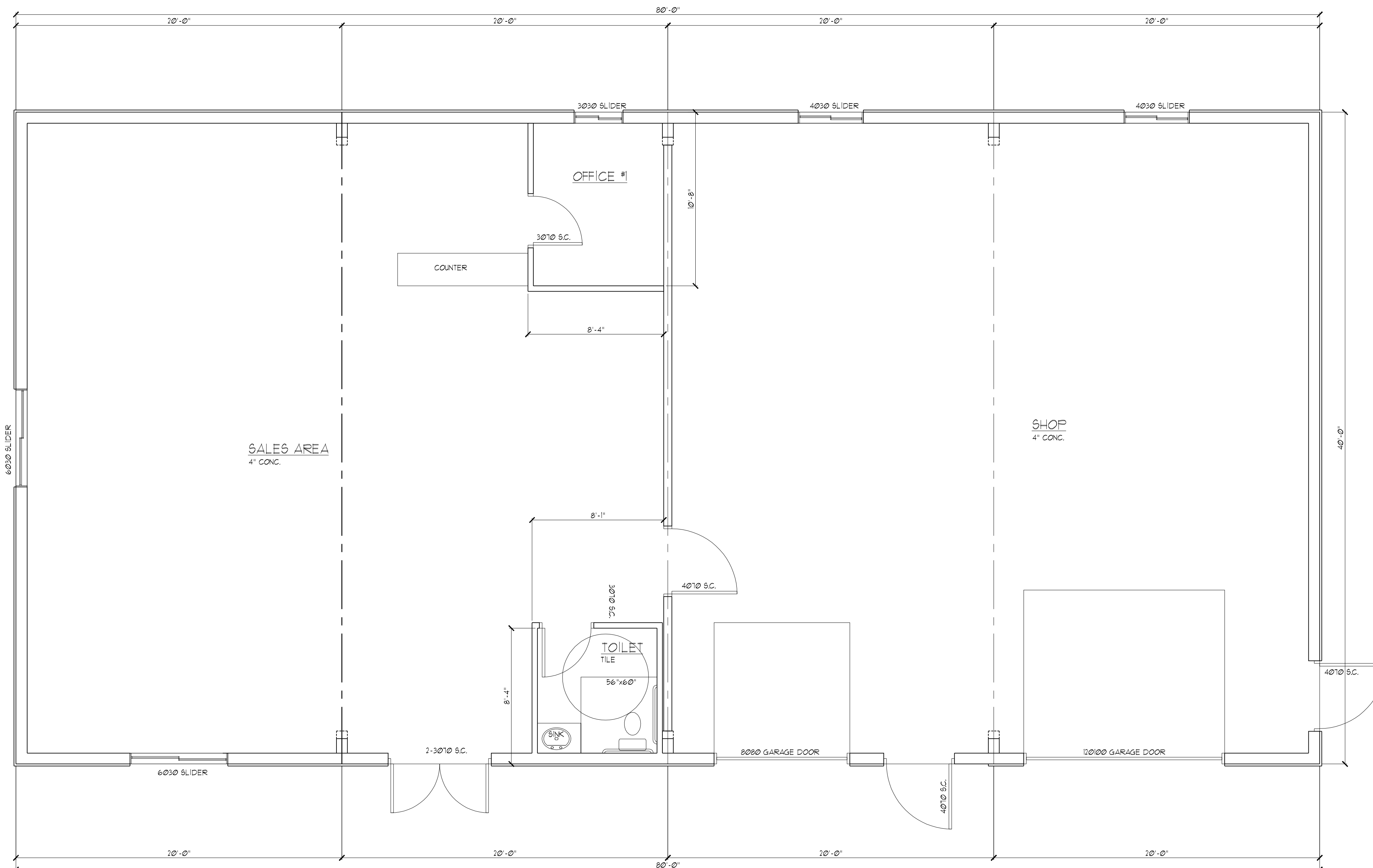
SQUARE FOOTAGE
 Floor Plan 3200 SF

INDEX

- A1 Floor Plan
- A2 Elevations

DRAWN	RJM
CHECKED	RJM
DATE	12 / 10 / 2017
JOB NO.	11-122
SHEET NO.	

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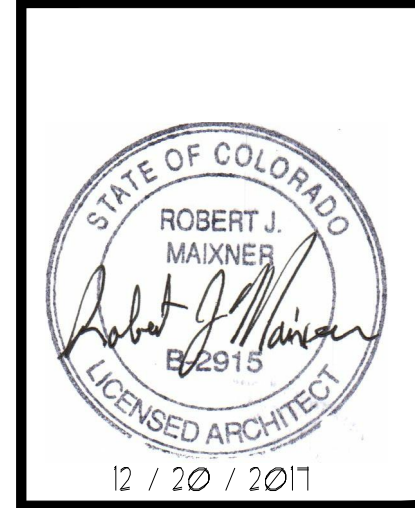


FUTURE BUILDING FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS	BY

LANDMARK PLUMBING, HEATING
6190 Lake Shore Court, Colorado Springs, CO 80915
Office: (719) 413-1981 Cell: (719) 491-4954
Warehouse Addition
2790 Wąyrocka Road, Colorado Springs, CO
Lot 3 Elk 4 Cimarron-Northwest Industrial/Faso County

Robert J. Maixner
Architect
88 Wedgefield Drive, Hilton Head Island, S.C. 29926
(719) 660-6183 maxarctec@aol.com



SQUARE FOOTAGE
Floor Plan 3200 SF

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A2	Elevations

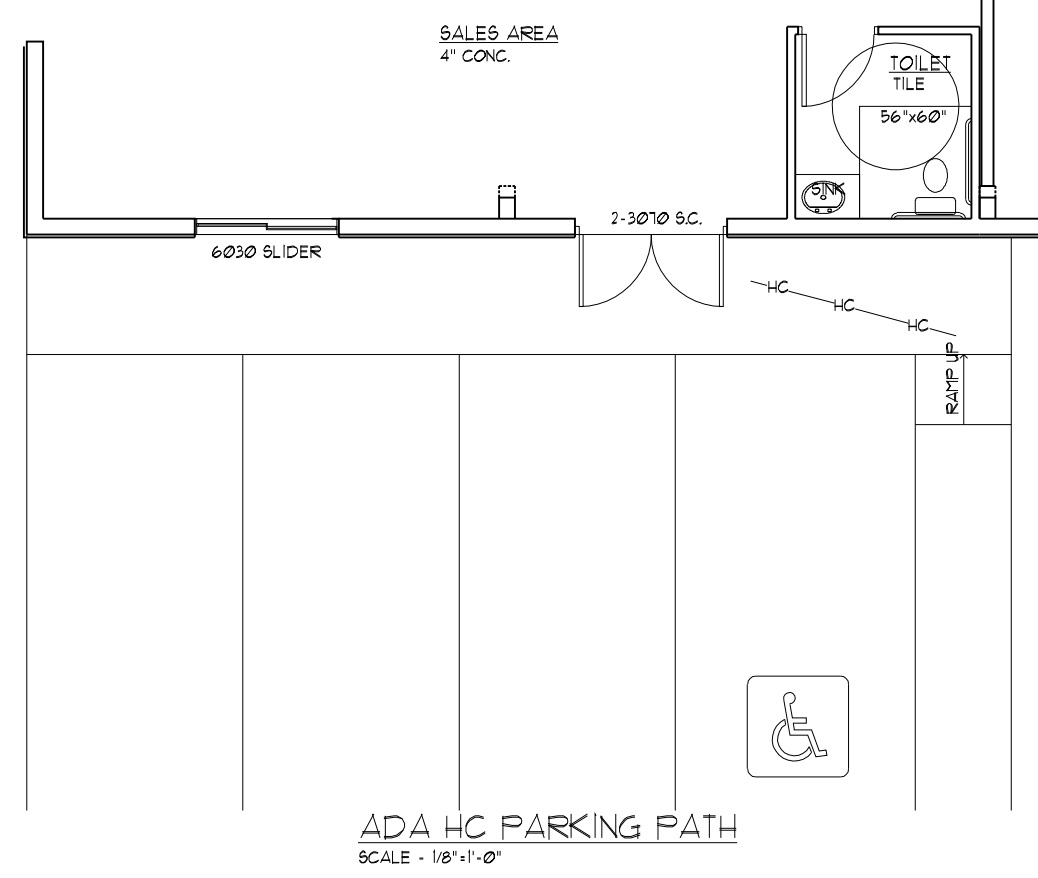
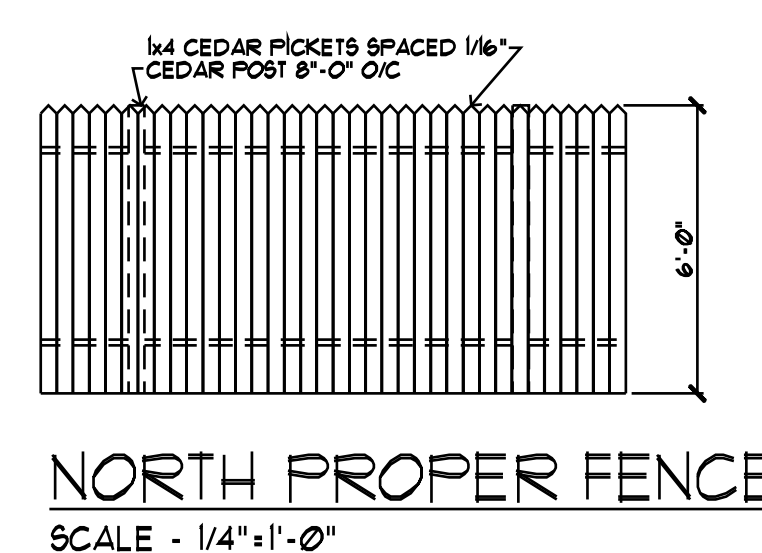
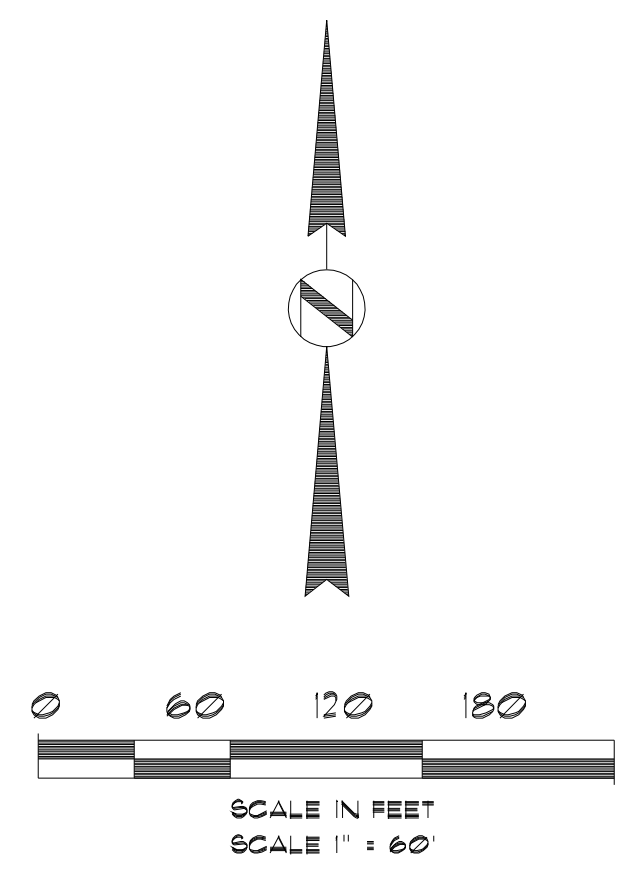
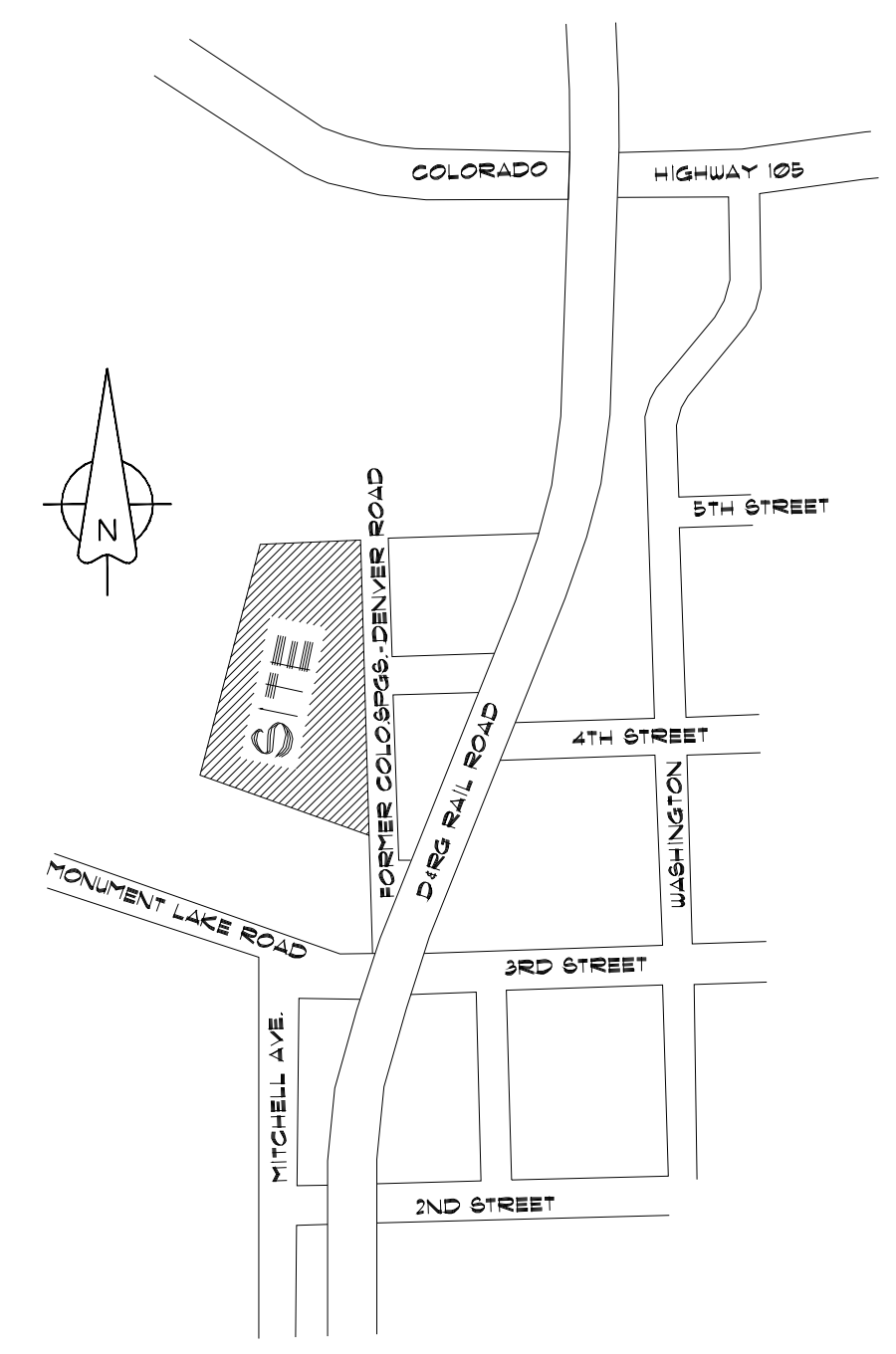
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JOB NO.	17-122
SHEET NO.	

A = 1

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TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M.
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VICINITY MAP
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Outside RV, Boat and Trailer Storage = 54450 sf = 2723 sf.
Total Required (by use) = 4920 sf. Provided = 4920 sf.
Plus 10000 sf of existing groundcover/trees in rear of new shop.

GENERAL NOTES:

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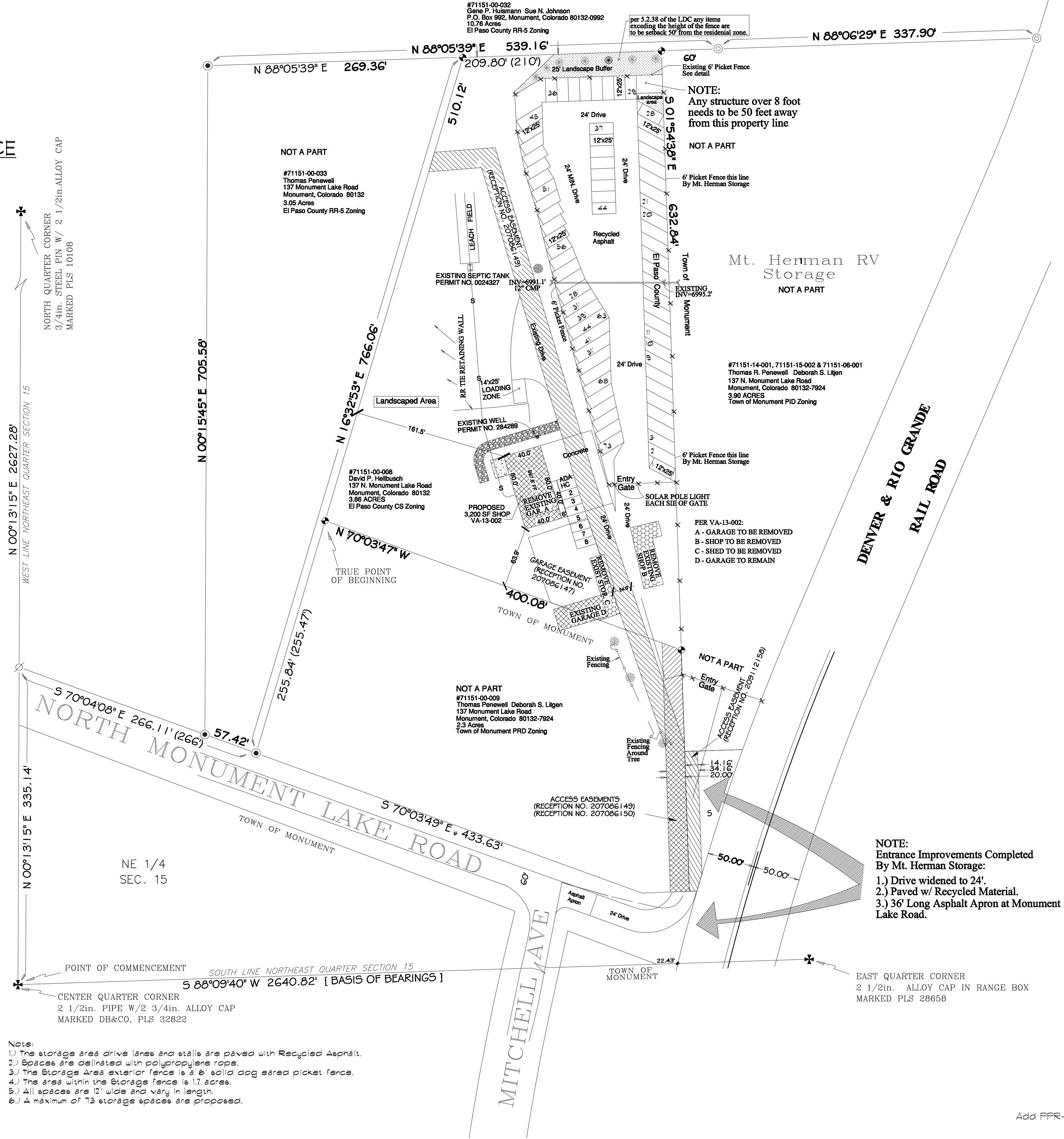
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- ⊕ WELL - PERMIT NO. 284289
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 - ⊗ FOUND PLSS SURVEY MONUMENT (AS NOTED)
- CONTOUR INTERVAL = 2 FEET
DATUM - NAVD83
- E — E — OVERHEAD UTILITIES
 - EDGE OF ASPHALT
 - CONCRETE
 - GRAVEL DRIVE

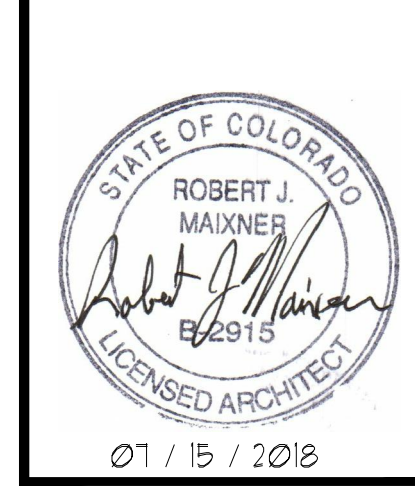


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REVISIONS	BY
06 / 11 / 2018	
07 / 15 / 2018	

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David Hellbusch Office: (719) 473-1951

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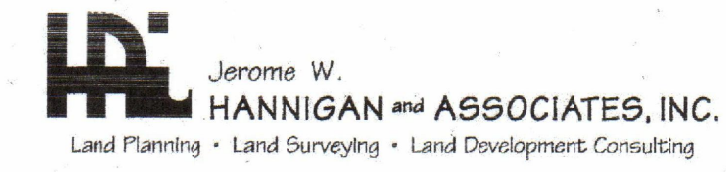


SQUARE FOOTAGE
Floor Plan 3200 SF

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SD1 Site Plan
SD2 letter 4 Picture of Light
A1 Floor Plan
A2 Elevations

DRAWN: RJM
CHECKED: RJM
DATE: 12 / 10 / 2017
JOB NO: 17-144
SHEET NO:

SD1



Len Kendall, Planner I
 El Paso County Development Services Department
 2880 International Circle Suite 110
 Colorado Springs, Colorado 80910

July 10, 2018
 Re: Monument Small Engine Storage
 Site Development Plan
 H&A Job No. 17-002

Dear Len,

Per our telephone conversation today, I am sending this letter to request a waiver of the usual Lighting requirements for this Site Development Plan because the owner proposes no exterior lighting beyond the two low watt solar powered lights mounted on top of the gate posts at the entry to the storage yard. A photograph showing one of those lights is attached to the Site Plan.

Sincerely,

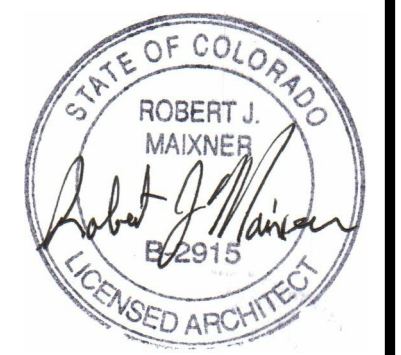
J.W. Hannigan
 Jerome W. Hannigan, PP,PLS
 Jerome W. Hannigan and Associates, Inc.

19360 Spring Valley Road, Monument, CO 80132 • 719-481-8292 • 303-660-8262 • Fax 719-481-8071

REVISIONS	BY
06 / 11 / 2018	
07 / 15 / 2018	

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07 / 15 / 2018

SQUARE FOOTAGE
 Floor Plan 3200 SF

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 S01 Site Plan
 S02 letter 4 Picture of Light
 A1 Floor Plan
 A2 Elevations

DRAWN
 RJM
 CHECKED
 RJM
 DATE
 12 / 10 / 2017
 JOB NO.
 17-144
 SHEET NO.

SD2