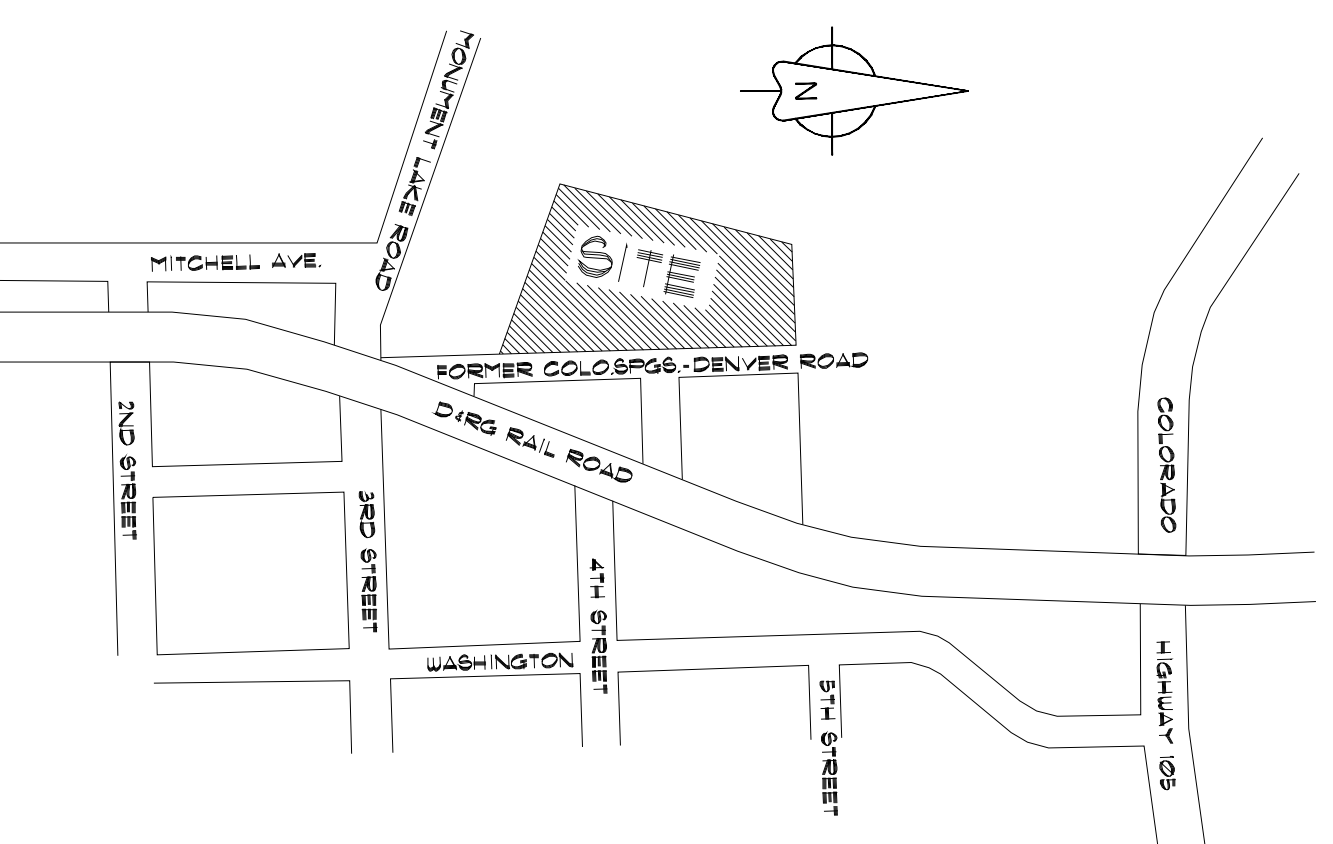
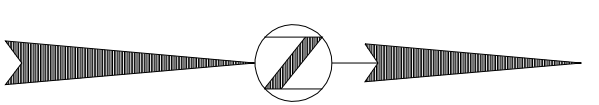
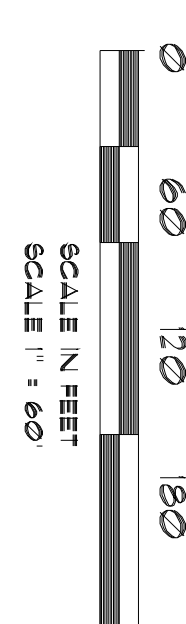
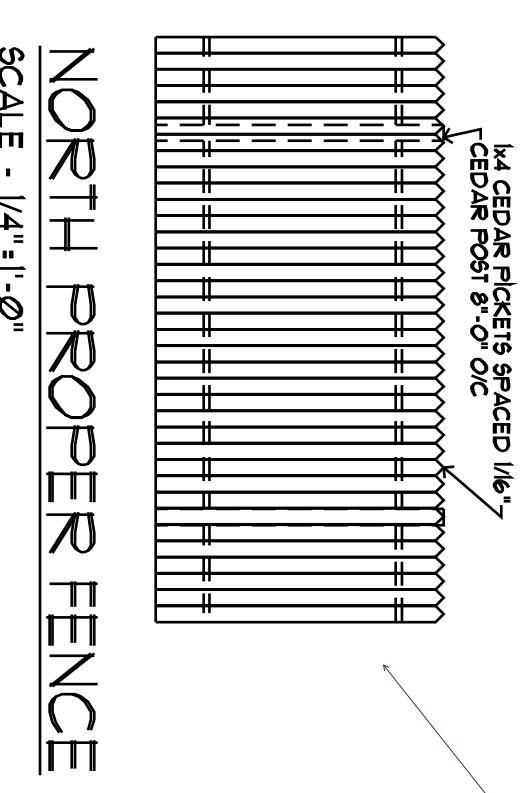


VICINITY MAP
(no scale)



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



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 Section 15, as measured on the North Right-of-Way line of the said Highway, Southeastly, 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 900 feet; Thence, Westerly at right angles to the said Highway 600 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 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 = 6 Spaces

Required Landscaping: (Section 6.2.2.2)
Small Engine Repair: 2000 sq ft of sod/culching - parking + drives and
2 Demonstration Area in rear = 45000 sq ft @ 5% = 2175 sq ft
Outside RV, Boat and Trailer Storage = 94,450 sq ft @ 7.1% = 6700 sq ft
Total Required (by user) = 4898 sq ft. Provided = 4820 sq ft
Plus 0000 sq ft existing groundcover/tree in rear of new strip.

GENERAL NOTES:

- 1) Proposed groundcover is native grass seeding rate 12# per acre applied by spreader. All seeded areas are to receive erosion control 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 157,800 sq ft. Area of Engine Repair 67,151 sq ft. Landscaping = 1680 square feet.
- 4) Soil powder for waterage light at gates. No other lighting proposed.

The parties responsible for this plan have familiarized themselves with all current, applicable laws, codes, ordinances, rules, regulations, orders, and standards of the United States Department of Justice, Approval of the 6th Principal Meridian, County of El Paso, State of Colorado, and all other applicable laws, codes, ordinances, rules, regulations, orders, and standards of the State of Colorado, and hereby certify that this plan complies with all such laws, codes, ordinances, rules, regulations, orders, and standards.

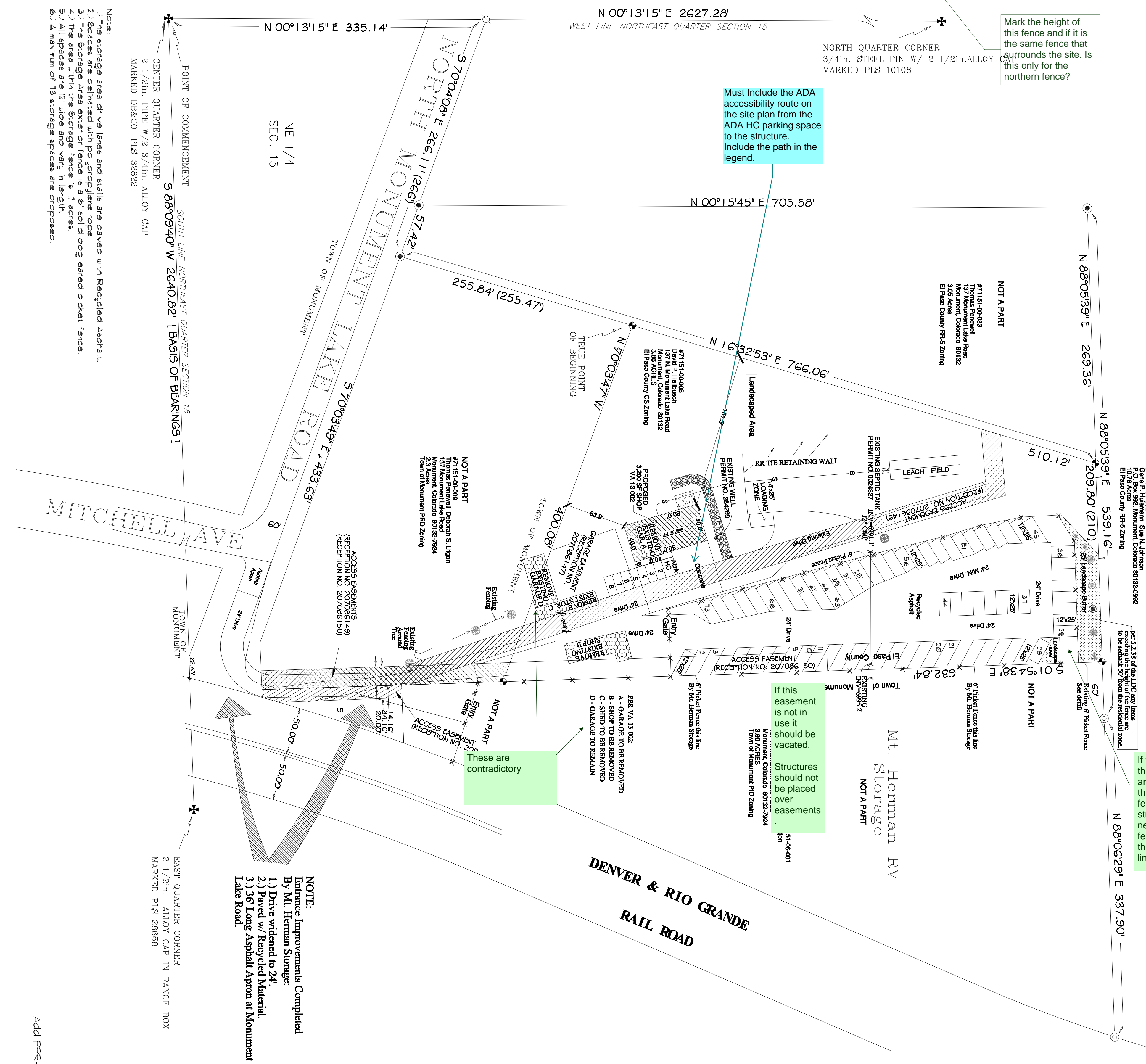
LINE & SYMBOL LEGEND

- ⊗ WELL - PERMIT NO. 284288
- ⊕ SEPTIC TANK - PERMIT NO. 0074377
- ⊙ GUY ANCHOR
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC UTILITY
- ⊕ TELEPHONE UTILITY
- ⊕ SIGNAGE
- GUARD POST
- ⊗ POWER POLE
- ⊕ GAS RISER
- ⊕ TREE

MONUMENT LEDGENG

- FOUND 5/8in. STEEL PIN W/CAP PLS 28629
- ⊙ FOUND 1in. ALLOY CAP MARKED LS 2154
- ⊘ NO MONUMENT FOUND OR SET
- ⊕ SET 5/8in. STEEL PIN W/CAP PLS 28675
- ⊕ FOUND PLS SURVEY MONUMENT (AS NOTED)

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



Must include the ADA accessibility route on the site plan from the ADA HC parking space to the structure. Include the path in the legend.

Mark the height of this fence and if it is the same fence that surrounds the site. Is this only for the northern fence?

If the height of the structures are 8 feet, and the fence is 6 feet, these structures need to be 50 feet away from this property line.

If this easement is not in use it should be vacated. Structures should not be placed over easements.

These are contradictory

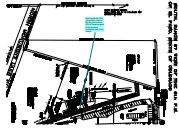
PAR. VI.1.002:
A - GARAGE TO BE REMOVED
B - SHED TO BE REMOVED
C - SHED TO BE REMOVED
D - GARAGE TO REMAIN

NOTE:
Entrance Improvements Completed
By Mt. Herman Storage:
1) Drive widened to 24'
2) Paved w/ Recycled Material
3) 36' Long Asphalt Apron at Monument Lake Road.

	<p style="text-align: center;">RJM Designs Robert J. Maixner Architect</p> <p style="text-align: center;">89 Wedgefield Drive, Hilton Head Island, SC. 29926 (719) 660-6183 maxarctec@aol.com</p>	<p>MONUMENT SMALL ENGINE STORAGE</p> <p>137 N. Monument Lake Road, Monument, CO 80132 David Hallbusch Office: (719) 413-1981</p>	<p>8/15/2016</p>
<p>INDEX</p> <p>SD Site Plan</p> <p>CD Civil</p> <p>CE Civil</p> <p>EL Elevations</p>	<p>SQUARE FOOTAGE</p> <p>Floor Plan 3,100 sq'</p> <p>04/16/2016</p>	<p>DESK</p> <p>RJM</p> <p>Checked</p> <p>RJM</p> <p>DATE 12/07/2017</p> <p>SHEET NO. 11-144</p>	<p>ADD PPR-16-013</p>

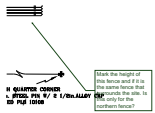
Markup Summary

dsdruiz (3)



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Author: dsdruiz
Date: 5/30/2018 12:01:15 PM
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Must Include the ADA accessibility route on the site plan from the ADA HC parking space to the structure. Include the path in the legend.



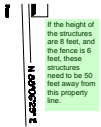
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Mark the height of this fence and if it is the same fence that surrounds the site. Is this only for the northern fence?



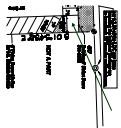
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dsdkendall (6)

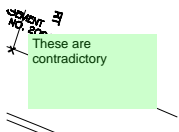


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If the height of the structures are 8 feet, and the fence is 6 feet, these structures need to be 50 feet away from this property line.

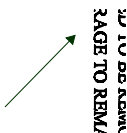


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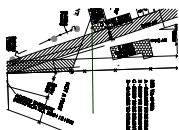


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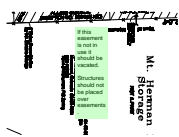
These are contradictory



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If this easement is not in use it should be vacated.

Structures should not be placed over easements.