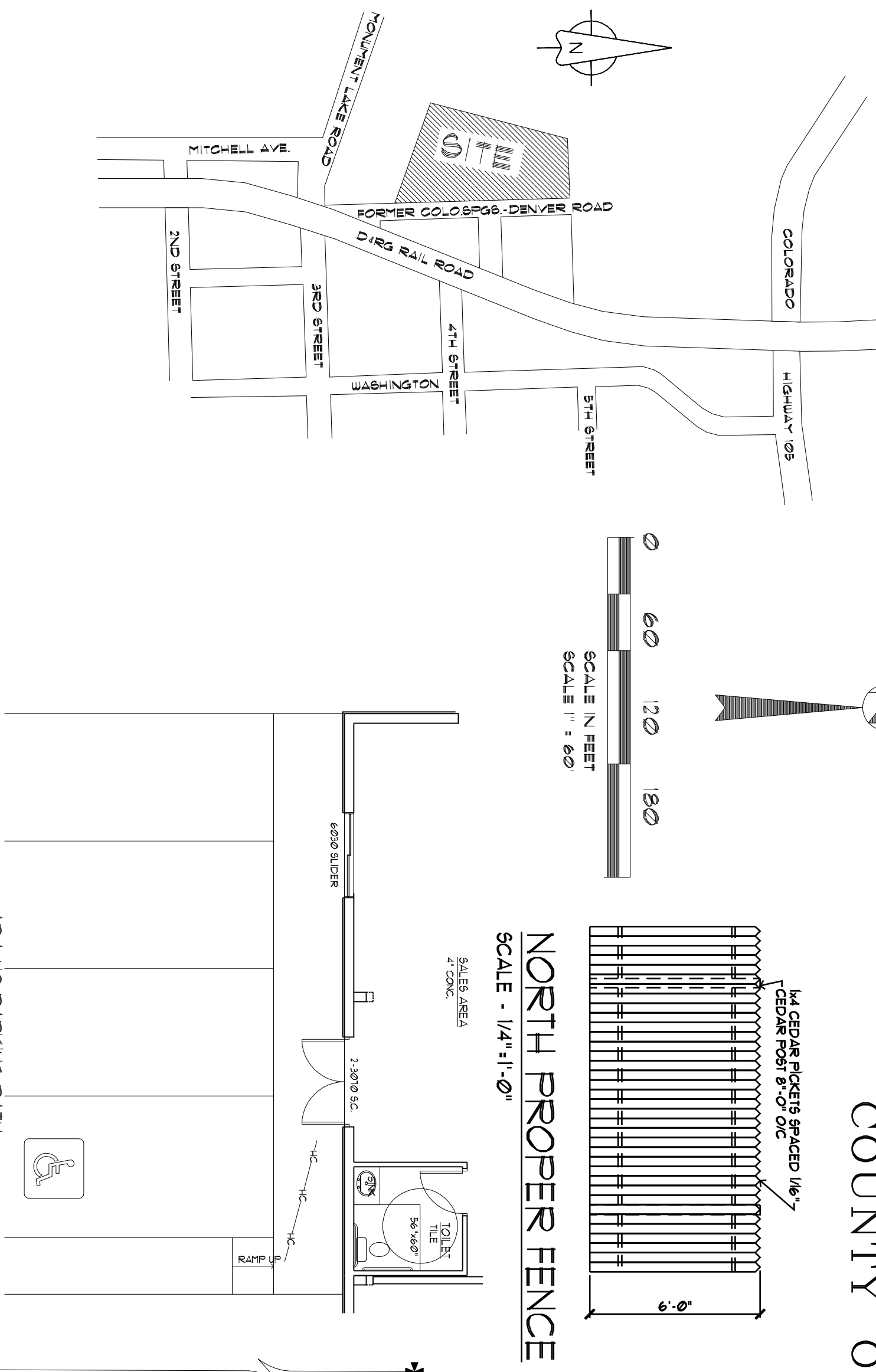


MONUMENT SMALL ENGINE STORAGE SITE DEVELOPMENT PLAN

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)



NORTH PROPER FENCE
SCALE - 1/4" = 1'-0"

DESCRIPTION OF RECORD: RECEPTION NUMBER 207080984

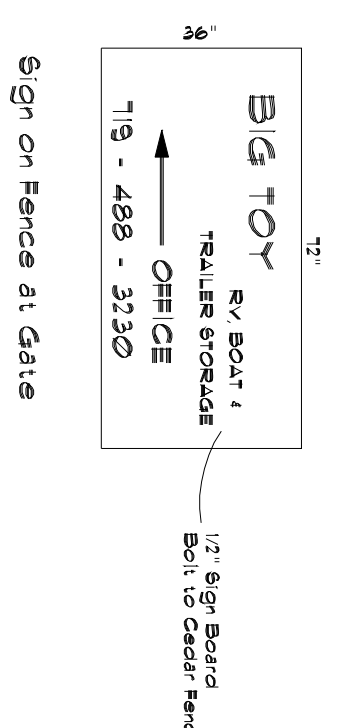
A tract of land being a portion of the Southwest Quarter of the Northeast Quarter of Section 15, Township 11 South, Range 67 West of the 6th Principal Meridian, County of El Paso, State of Colorado being described as follows:
Beginning at a point on the North Right-of-Way line of the present Colorado Springs and Denver State Highway, the said point being 266 feet Southeastly from the North and South centerline of the said Highway, 455 feet from the North Right-of-Way line of the said Highway, 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, hence, Westly at right angles to the said former Colorado Springs and Denver Road 266 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 bay = 5 spaces
Outside Vehicle Storage = 3 spaces
Total Required + Provided = 8 Spaces

Required Landscapes (Section 611E2)
Small Engine Repair - 3700 sq ft strip planting - parking + drive and 4 Demonstration Area in rear = 43500 sq ft + 5% = 2175 sq ft
Outside RV Boat and Trailer Storage = 54450 sq ft + 21% sq ft
Total Required (by use) = 4995 sq ft Provided = 4900 sq ft
Plus 10000 sq ft existing groundcover/trees in rear of new strip.

GENERAL NOTES:

- 1) Proposed groundcover is native grass. Seeding rate 125 per acre applied by aerator. All seeded areas are to receive 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 = 57,760 square feet; Area of Engine Repair Garage = 2,132 sq ft; Landscapes = 2680 square feet.
- 4) Soler powered low voltage light at gate. No other lighting proposed.



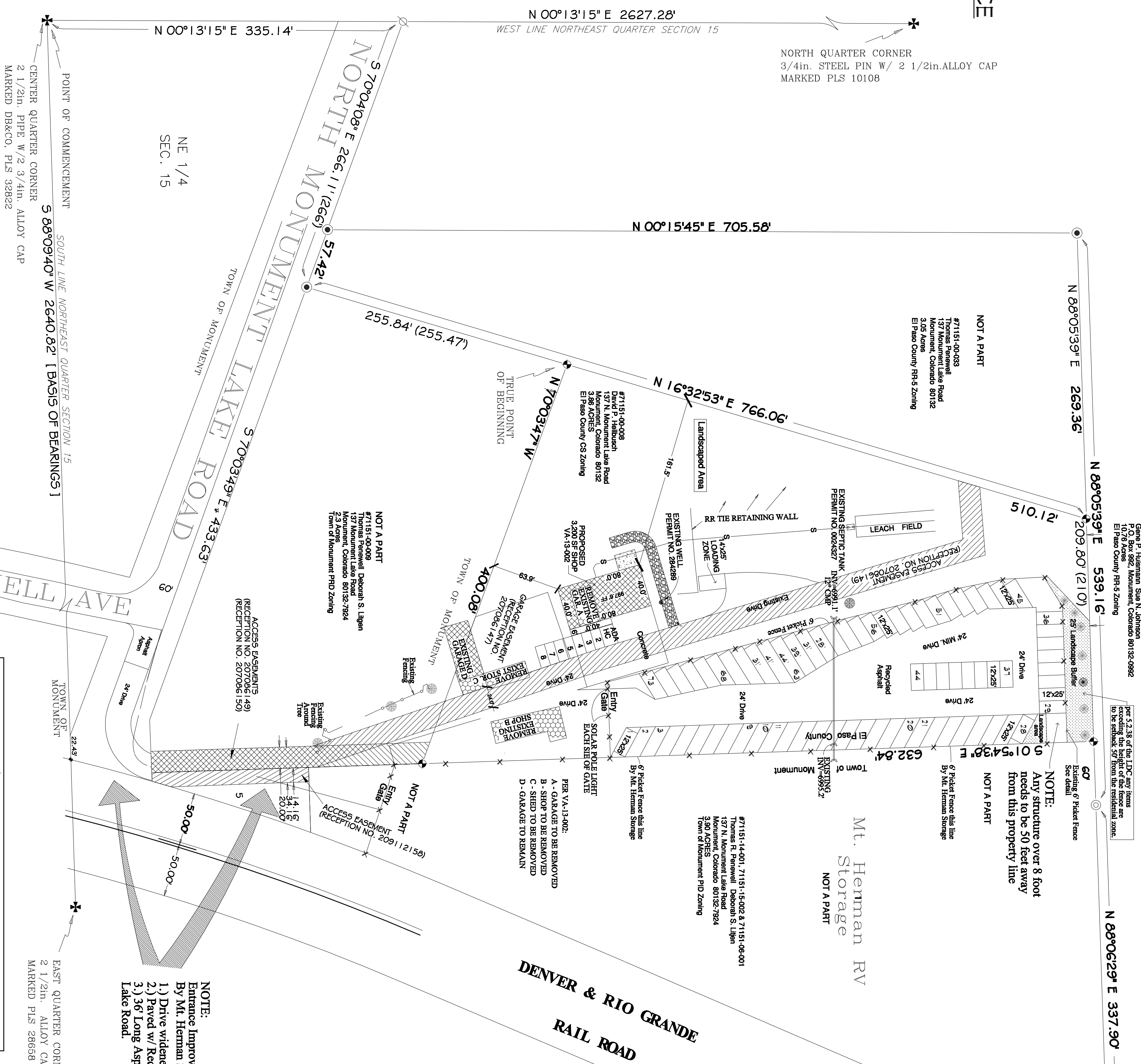
LINE & SYMBOL LEGEND

- Well - Permit No. 284293
- Septic Tank - Permit No. 0004231
- Gate 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 256293
 - Found 1in. Alloy Cap Marked LS 2154
 - No Monument Found or SFT
 - SFT 5/8in. Steel Pin w/ CAP PLS 23875
 - Found PLS Survey Monument (AS NOTED)
- CONTOUR INTERVAL = 2 FEET
DATE - NOV08

- Oversized 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 polycarbonate rope.
3) The Storage Area exterior fence is a solid dog eared picket fence.
4) The area within the Storage fence is 11.7 acres.
5) All spaces are 12' wide and vary in length.
6) A maximum of 13 storage spaces are proposed.

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

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. 107088411.

Add PPR-18-013

 STATE OF COLORADO ROBERT J. MAIXNER ARCHITECT 89 Wedgfield Drive, Hilton Head Island, S.C. 29926 (719) 660-6183 maxarc@cox.net	MONUMENT SMALL ENGINE STORAGE 137 N. Monument Lake Road, Monument, CO 80132 David Hallbusch Office: (719) 413-1981	06 / 11 / 2016 08 / 11 / 2016	06 / 11 / 2016 08 / 11 / 2016	06 / 11 / 2016 08 / 11 / 2016
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