

A hand-drawn map of the area around the office. The map shows a grid of parking spaces at the top, with a building labeled 'office' to its right. A road labeled 'Old State Rd' runs diagonally from the parking area towards the bottom. To the left of Old State Rd is 'Monument Lake'. To the right of Old State Rd is 'I-25'. At the bottom, 'Baptist Road' is shown intersecting with Old State Rd. A small shaded rectangular area is marked on Old State Rd near Baptist Road. The text 'parking spaces to' is partially visible at the top right.

no detail is provided.

All About Outdoor Storage
 River Road Monument, CO
 80132

**PARKING DETAILS AND
INTERNAL DETAILS FOR
PHASE ONE AND PHASE TWO**

Example: 30' Back-In Parking

Diagram showing a 30' Back-In Parking configuration. The roadway width is 17.7'. The angle of the parking space is 45°. The dimensions for the parking space are 24.7' (width), 12.5' (depth), 30' (length), and 35' (depth).

Example: 30' Pull-Thru Parking

Diagram showing a 30' Pull-Thru Parking configuration. The roadway width is 17.7'. The angle of the parking space is 45°. The dimensions for the parking space are 30' (width), 24.7' (depth), 12.5' (length), and 35' (depth).

20' Back-In Double Parking

Diagram showing a 20' Back-In Double Parking configuration. The roadway width is 14.1'. The angle of the parking space is 45°. The dimensions for the parking space are 10' (width), 35.4' (depth), 20' (length), and 45' (depth).

* Parking Spaces are outdoor, they are not car ports or covered.

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the 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 under or with respect to such laws.

LANDSCAPE PLAN

16140 Old Denver Rd.
Monument, CO
80132

PENMEABLE WEED BARRIER FABRIC.

SITE CATEGORY REQUIREMENTS					
ROADWAY LANDSCAPING (or Double Frontage Lot Streetscapes)					
Street Name or Zone Boundary (elev.)	Street Classification	Setback Width Req. / Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
COLE VIEW	PRIVATE	10' / 10'			
Shrub and Orn. Grass Substitutes	Setback Plant Abbrev. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	High Water-use Turf %		
0 / 0		75% / 75%	0%		
PARKING LOTS					
No. of Vehicle Spaces Provided	Shade Trees (1/15) Required / Provided	Vehicle Lot Frontage (s)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)	
10	0 / 0		113'	76'	
Frontage Screening Provided (LF)	Evergreen LF Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbrev. on Plan	Percent Ground Plane Veg. Req. / Provided	
85'					
INTERNAL LANDSCAPING					
Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided	Internal Trees (1/500 SF) Shrub Sub Req./Prov.	
22,024	5%	1,101 / (1,102 +)	3 / 2	10 / 10	
Internal Plant Abbrev. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided				
IN	75% / 75%				
LANDSCAPE BUFFERS & SCREENS					
Street Name or Property Line (elev.)	Width (in. ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req. (50%) / Provided	Length of 6 ft. Opaque Structure Req. / Prov.

Natural Grass
El Paso Grass Seed

RipRAP
Red-Grey granite- Angular
Approx. 5-24 inches in size

Boulders
Combination of Moss Rock & Quartzite/Onyx
Approx size: 18-72 inches

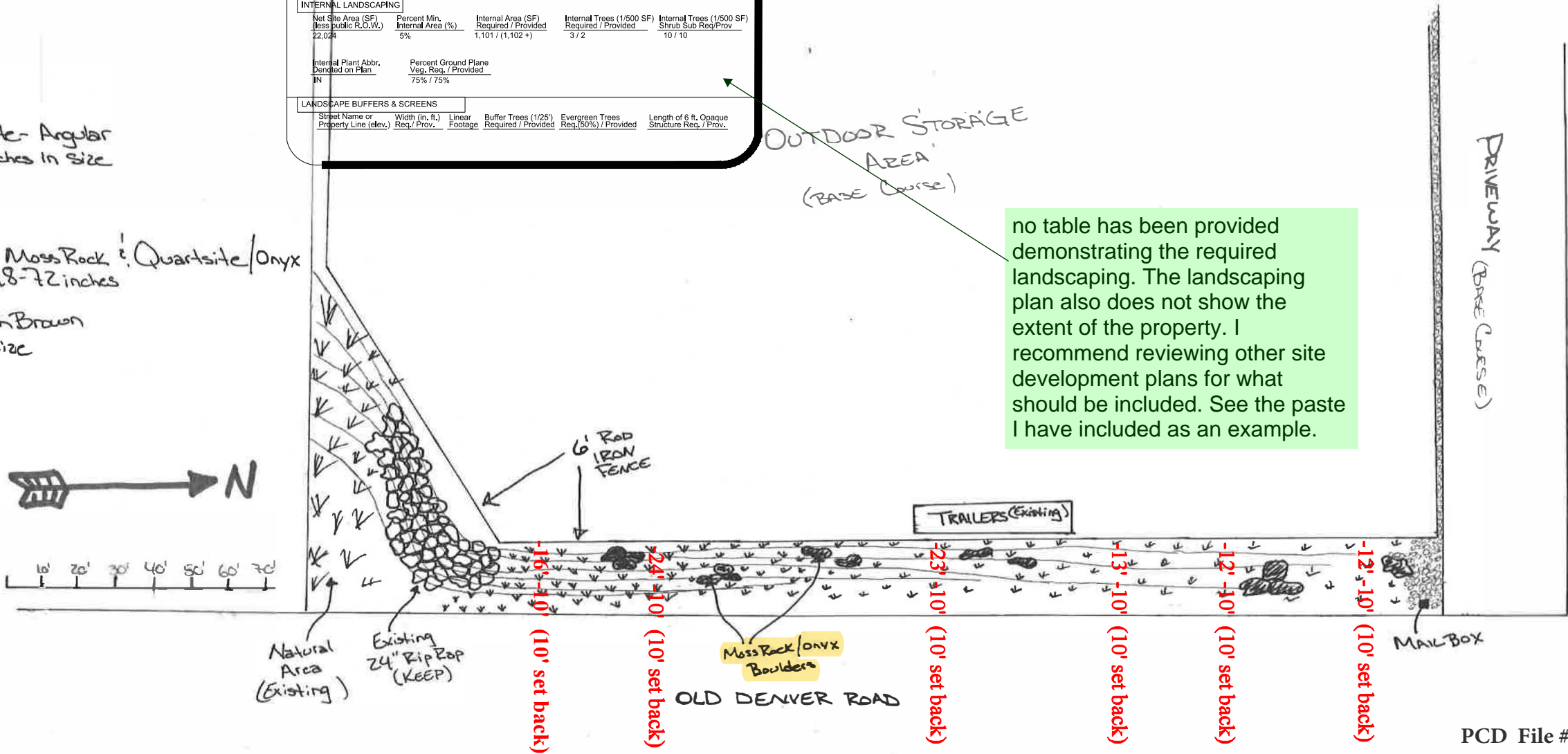
Cobblestone-Reddish Brown
2"-8" inches in size

Existing Landscaping

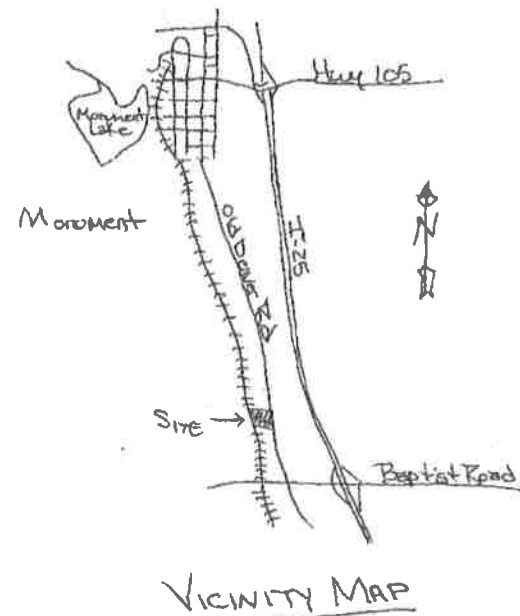
- Rip Rap on Southeast corner
- Natural area on southeast corner
- Mail Box

Required Landscaping

- Moss Rock/Onyx boulders need to be placed sporadically throughout natural grass area.
- El Paso Grass seed needs to be spread along Rod Iron fence and Old Denver Road. Some grass exists but not throughout whole area.



no table has been provided demonstrating the required landscaping. The landscaping plan also does not show the extent of the property. I recommend reviewing other site development plans for what should be included. See the paste I have included as an example.

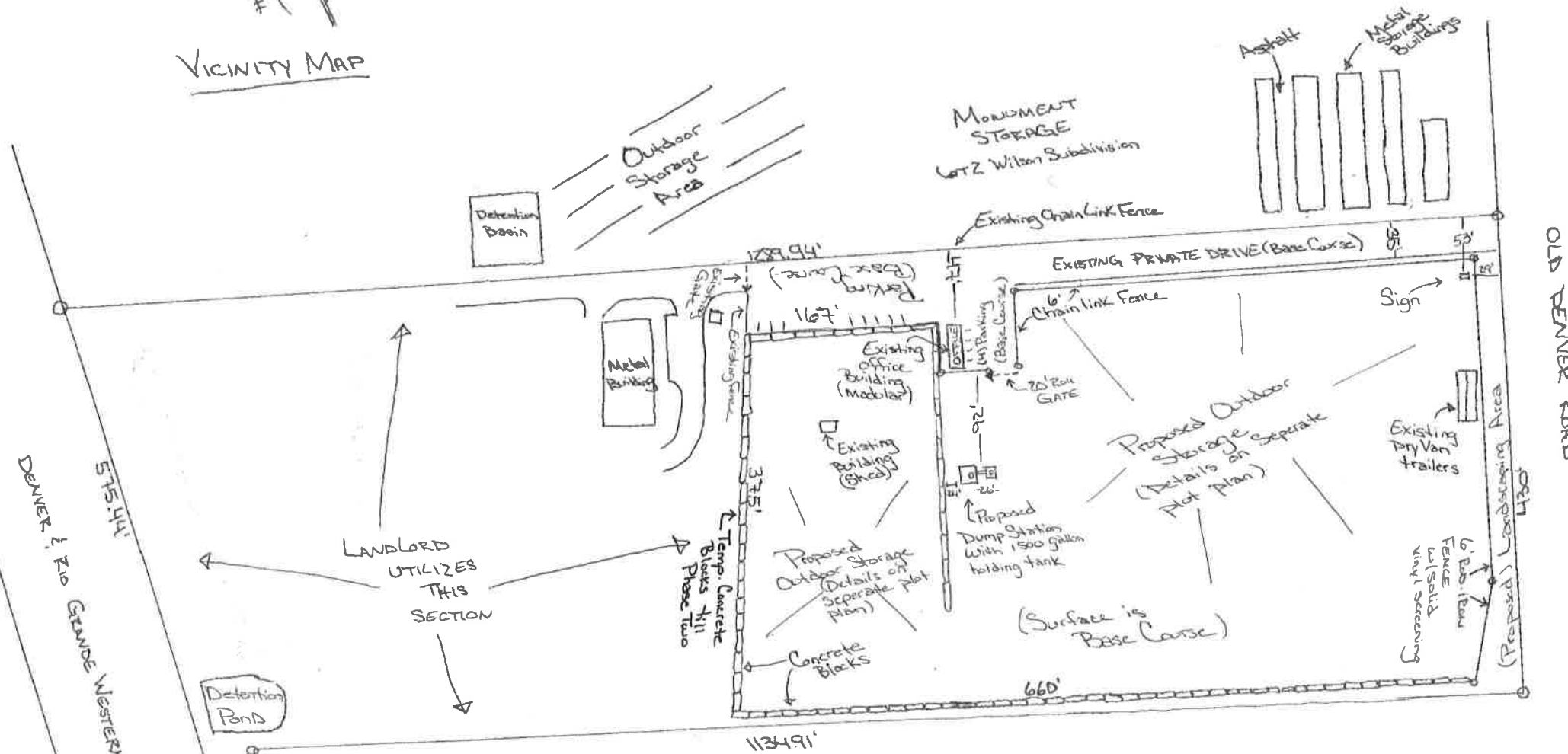


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PLOT PLAN:

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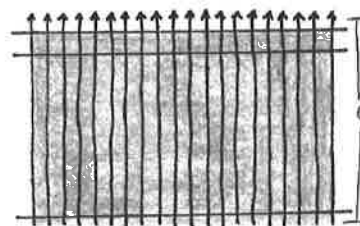
Phase One



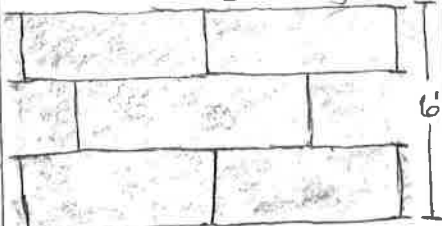
Structures to Remain:

- Existing Office (Modular) Building
 - Height: 10 feet (This is a mobile office trailer)
 - Length: 40 feet
 - Width: 12 feet
 - Used as Office with front desk located at the North end of the building.
- Existing Building (Shed)
 - Height: 10 feet (we have moved this shed off of the premises)
 - Length: 10 feet
 - Width: 15 feet
 - Used to store inventory
- Existing Dry Van Trailers

EXAMPLE of RAILROAD FENCE with Solid Vinyl screening attached.

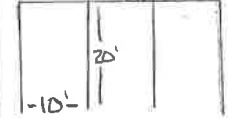


Example of Concrete Blocks
Dimensions: 2' High
2' wide
6-8' Long



Example of parking spaces.

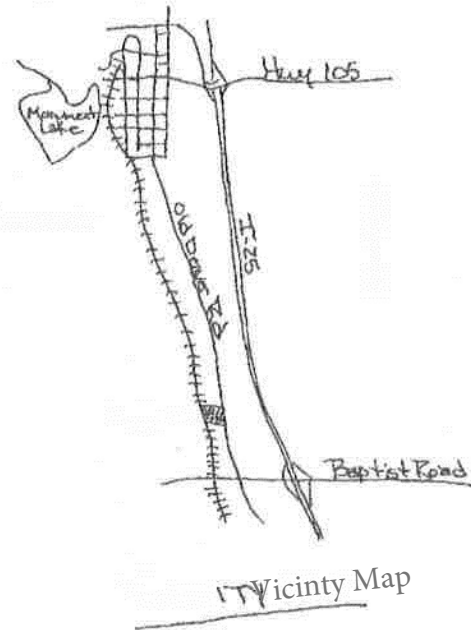
- 4 to the East of the office
- 15 to the North/West of the office



Example of SIGN



- 53' South of Monument Storage's Chain link fence.
- 29' East of Old Denver



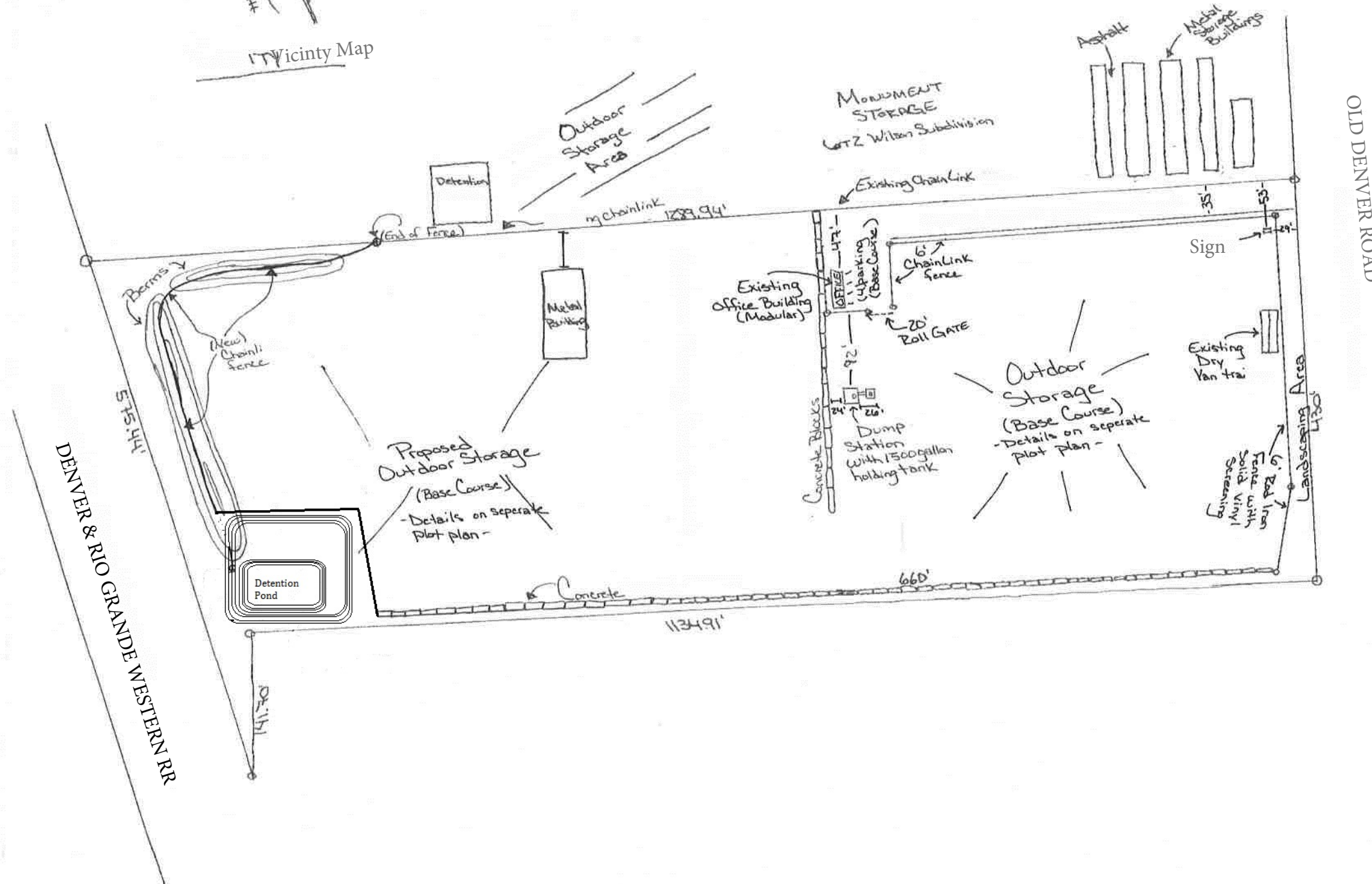
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Phase Two

Extend Outside Storage to the West Side of the property.



Structures to Remain:

- Existing Office Trailer
 - Height: 10 feet
 - Length: 40 feet
 - Width: 12 feet
 - Used as office
- Existing Dry Van Trailers
- Existing Metal Building
 - Height: 19 feet
 - Length: 120 feet
 - Width: 60 feet