

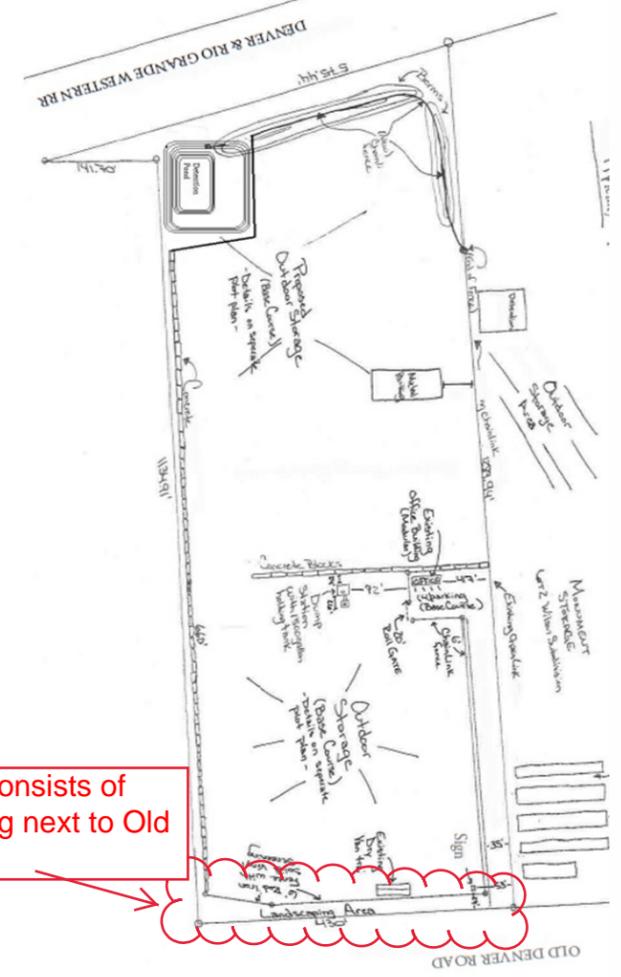


# LANDSCAPE PLAN: 16140 Old Denver Road

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.

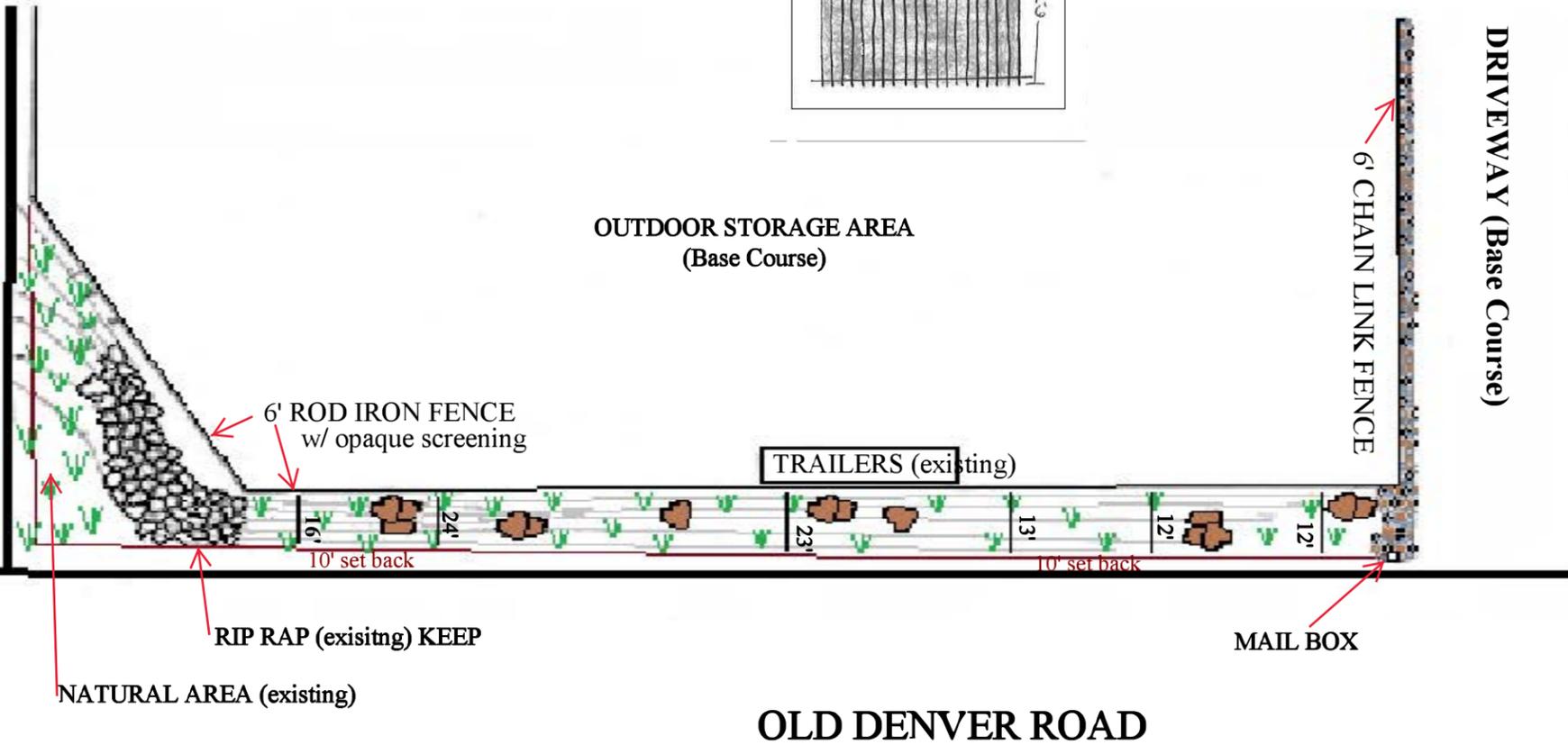
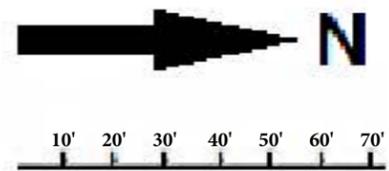
ROADWAY LANDSCAPING			
<b>Street Name:</b> Old Denver Road	<b>Street Classification:</b> Public	<b>Setback Width Req. / Prov.:</b> 10' / 10'	<b>Linear Footage:</b> 430'
<b>Tree/Feet Required:</b> -	<b>No. of Trees Req. / Prov.:</b> 0 / 0	<b>Shrub and Orn. Grass Substitutes:</b> -	<b>Percentage Ground Place Veg. Req. / Prov.:</b> 75% / 80%
<b>High Water-Use Turf %:</b> 0%	<b>Decorative Boulders:</b> 11-14 Boulders		
LANDSCAPE BUFFERS & SCREENS			
<b>Street Name:</b> Old Denver Road	<b>Width (in. ft.) Req. / Prov.:</b> - / -	<b>Linear Footage:</b> 430' including driveway	<b>Buffer Trees Req. / Prov.:</b> - / -
			<b>Length of 6 ft Opaque Structure Req. / Prov.:</b> 380' / 400'

Please Note: There is a shortage of room and water for trees. Shrubs were declined early in the planning process. So we installed opaque fencing.



Landscaping Area consists of roadway landscaping next to Old Denver Road

- RIP RAP:** Red & Grey Granite Angular Rocks Approx. 5-24" in size
- BOULDER:** Combination of Moss Rock & Quartzite 18-72" in size
- COBBLESTONE:** Reddish/Brown 2-8" in size
- NATURAL GRASS SEED**  
El Paso Grass Seed



### Existing Landscaping:

- Rip Rap on South East corner
- Natural area on South East corner
- Mail Box

### Required Landscaping:

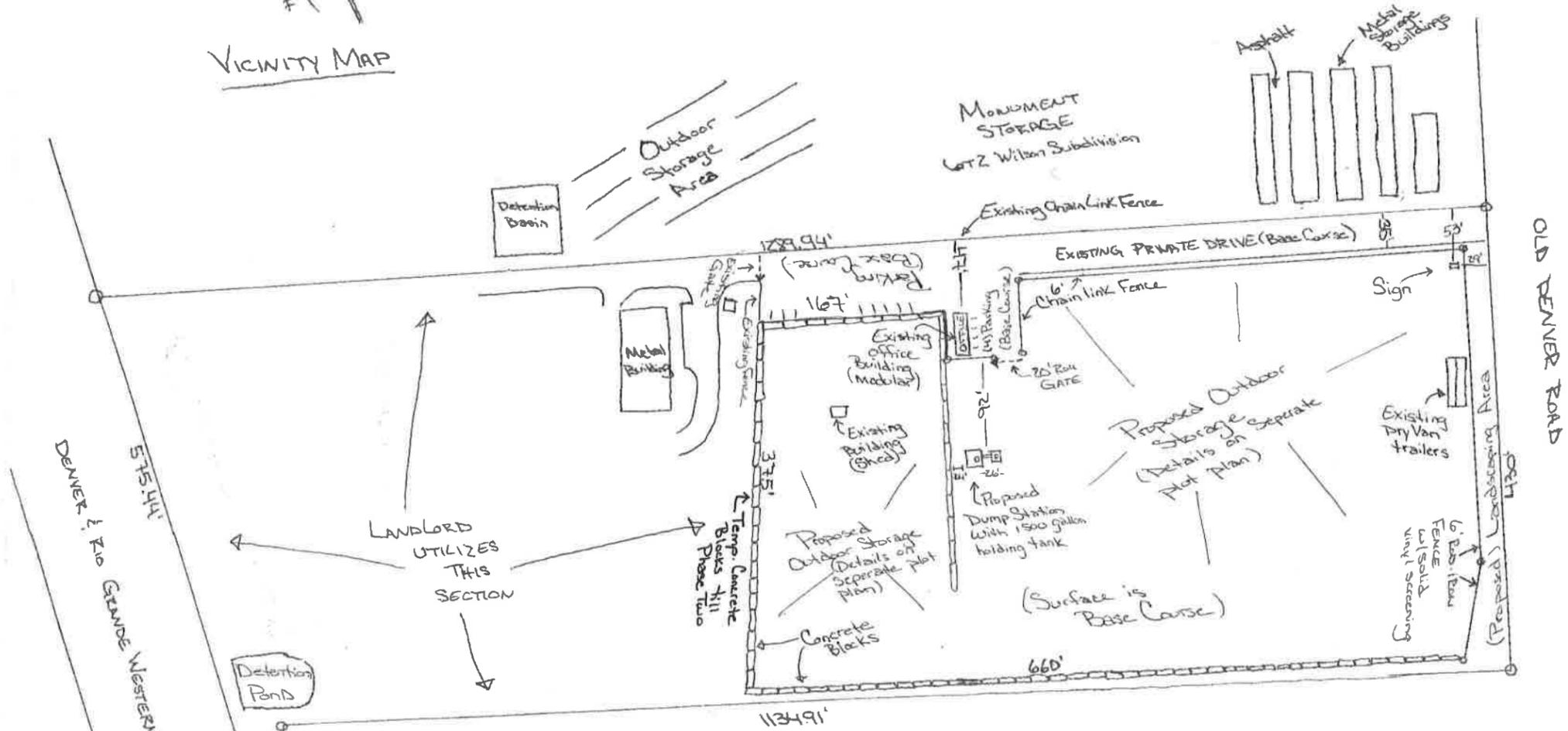
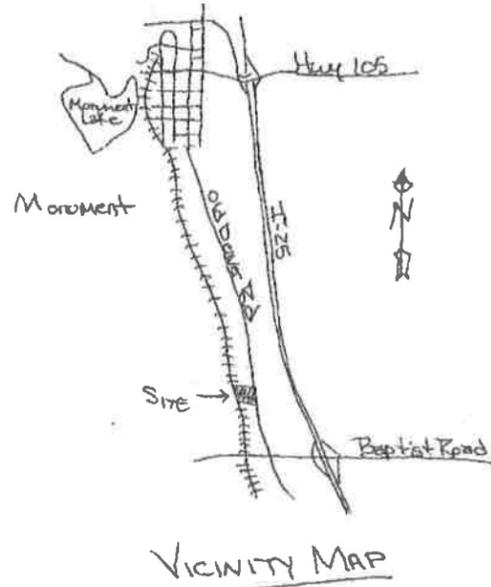
- Approximately 5-6 lbs of El Paso grass seed needs to be sowed into the area along the Rod Iron Fence and Old Denver Road.
- 11-14 Moss Rock / Onyx Boulders need to be placed sporadically throughout the natural grass area.
- Approximately 21 tons of Cobblestone needs to be placed along the chain link fence to create a 2 foot border along the driveway and then extend around the mail box along the driveway.

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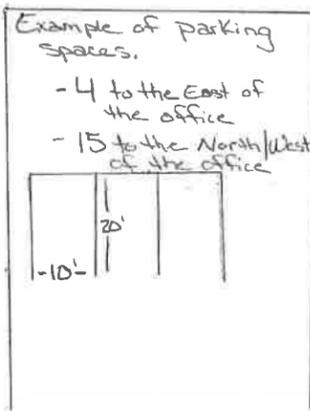
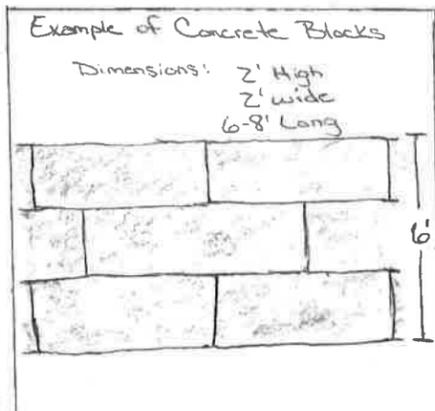
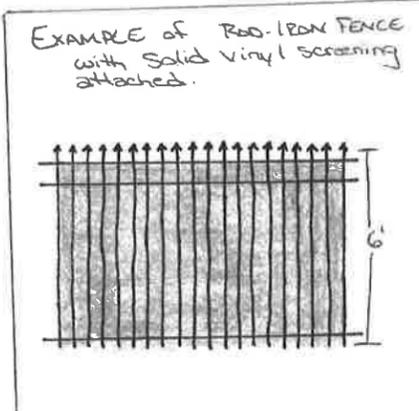
# PLOT PLAN

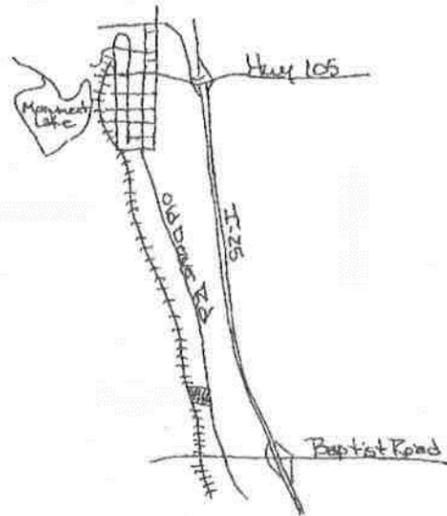
ALL ABOUT OUTDOOR STORAGE  
16140 Old Denver Road  
Monument, CO 80132

## 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





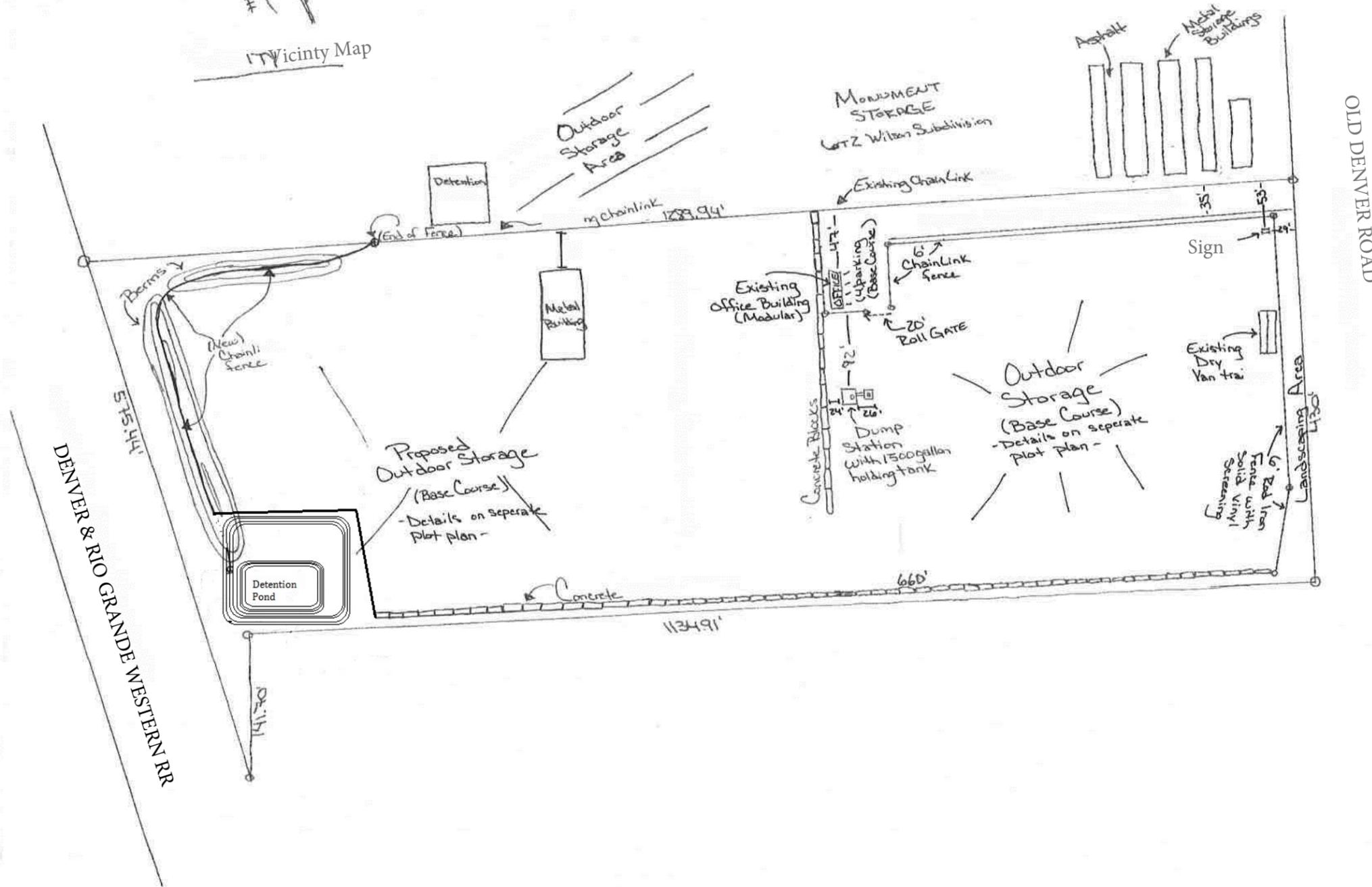
Vicinity Map

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# PLOT PLAN

ALL ABOUT OUTDOOR STORAGE  
16140 Old Denver Road  
Monument, CO 80132

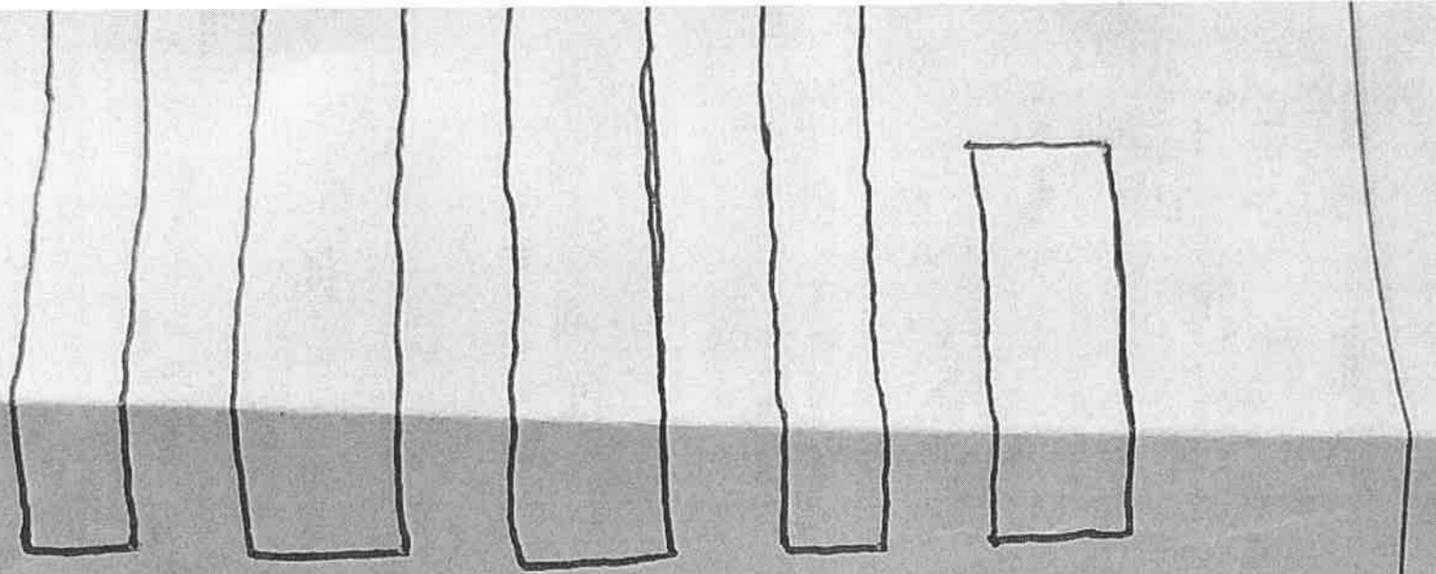
**PHASE TWO:** extend outside storage to the west side of the property



Structures to Remain:

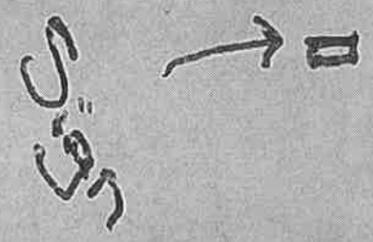
- Existing Office Trailer
  - Height: 10 feet
  - Length: 40 feet
  - Width: 12 feet
  - Used as office
- Existing Dry Van Trailers
- Existing Metal Building
  - Height: 19 feet
  - Length: 120 feet
  - Width: 60 feet

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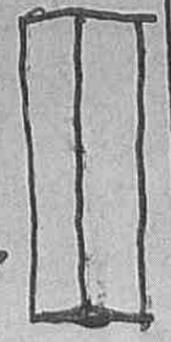


PRIVATE DRIVE (Base Course)

-35'-



cross



Existing

pan

OLD DENVER ROAD

RECEIVED NOV 30 2016 VERSION 1

**ALL ABOUT  
OUTDOOR STORAGE**

**719-488-6629**

**16140 OLD DENVER ROAD**