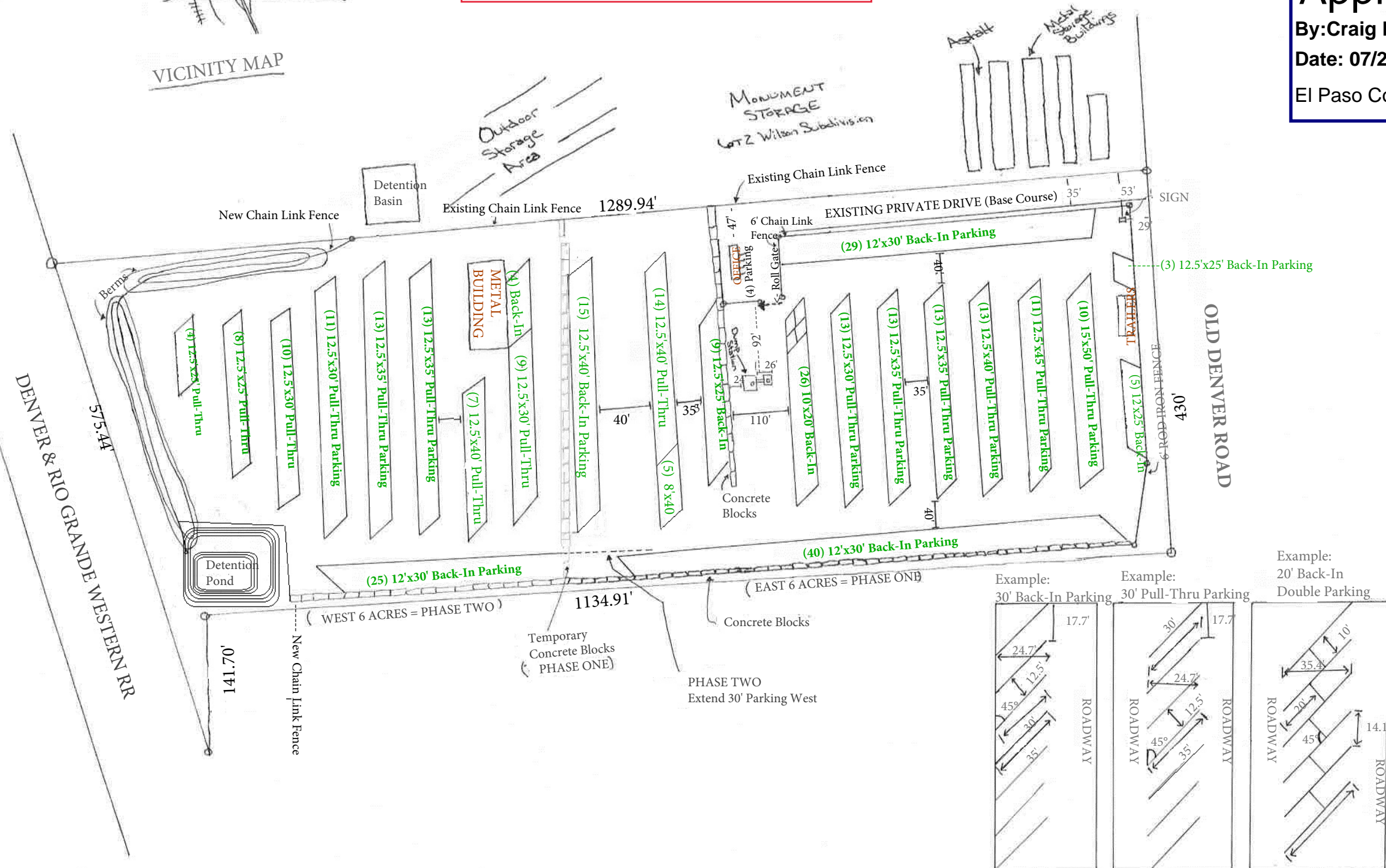




Please Note: According to the Small Business ADA Guidelines under Title I- Compliance. A business that has 14 or fewer full-time employees is exempt from being ADA compliant. We do not have any employees.

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

El Paso County Planning & Community Development



The approval includes an alternative landscape plan pursuant to Section 6.2.2.A.4 of the Land Development Code.

* Parking Spaces are indicated with 6" wide x 9" long concrete pavers. The pavers are sunken into the ground and placed in a line to the needed measured length for each parking space.

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

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

Street Name:	Street Classification:	Setback Width	Linear
Old Denver Road	Public	Req. / Prov.:	Footage:
		10' / 10'	430'
Tree/Feet	No. of Trees	Shrub and Orn.	Percentage Ground Place
Required:	Req. / Prov.:	Grass Substitutes:	Veg. Req. / Prov.:
-	0 / 0	-	75% / 80%

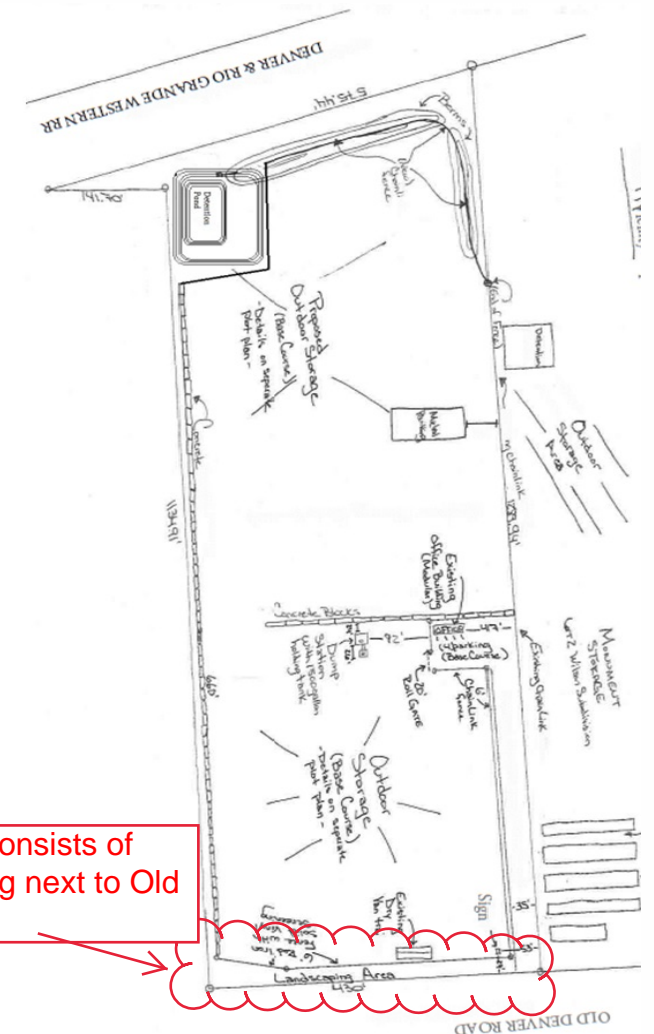
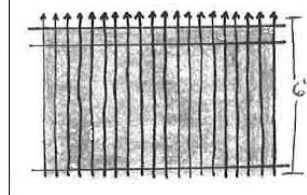
High Water-Use Turf %:	Decorative Boulders:
0%	11-14 Boulders

LANDSCAPE BUFFERS & SCREENS

Street Name:	Width (in. ft.)	Linear	Buffer Trees	Length of 6 ft Opaque
Old Denver Road	Req. / Prov.:	Footage:	Req. / Prov.:	Structure Req. / Prov.:
	- / -	430' including driveway	- / -	380' / 400'

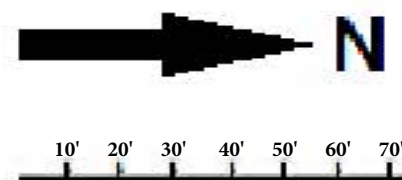
Please Note: There is a shortage of room and water for trees. Shrubs were declined early in the planning process. So we installed opaque fencing.

EXAMPLE of ROD/IRON FENCE with SOLID VINYL SCREENING ATTACHED.



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



OUTDOOR STORAGE AREA (Base Course)

DRIVEWAY (Base Course)

6' CHAIN LINK FENCE

TRAILERS (existing)

MAIL BOX

RIP RAP (existing) KEEP

NATURAL AREA (existing)

OLD DENVER ROAD

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.

A hand-drawn vicinity map. At the top left is a shaded area labeled "Monument Lake". To its right is a grid pattern. A road labeled "Highway 105" runs horizontally across the top. A road labeled "Highway 25" runs vertically down the center. A road labeled "Old Beaver Rd" runs diagonally from the top left towards the bottom. A road labeled "Baptist Road" runs horizontally across the bottom. A road labeled "Monument" runs vertically on the left side. A small square on "Old Beaver Rd" is labeled "Site" with an arrow pointing to it. A north arrow is on the right side, pointing upwards.

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

- 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

A hand-drawn map titled "Vicinity Map" showing the area around Monument Lake. The map includes Highway 105 running horizontally at the top. A grid area is located near Monument Lake. Old Dunes Rd runs vertically, intersecting Highway 105. Baptist Road runs horizontally at the bottom, intersecting Old Dunes Rd. A scale of 1:25 is indicated on Old Dunes Rd. A small shaded area is marked on Old Dunes Rd near Baptist Road.

ALL ABOUT OUTDOOR STORAGE
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- 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

PRIVATE DRIVE (Base Course)

-35'-

5'-5"

Existing

OLD DENVER ROAD

RECEIVED
NOV 30 2016

VERSION

1

ALL ABOUT OUTDOOR STORAGE

719-488-6629

16140 OLD DENVER ROAD