

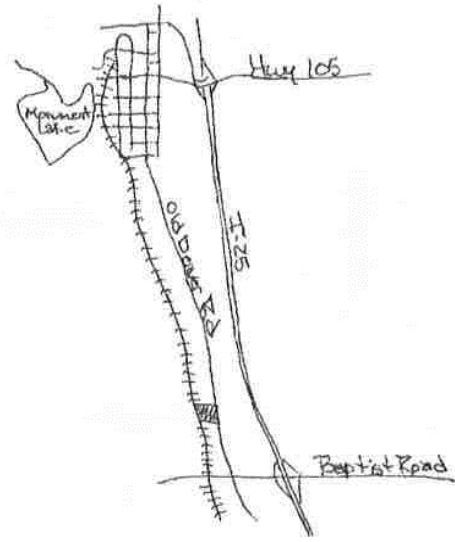
PLOT PLAN

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

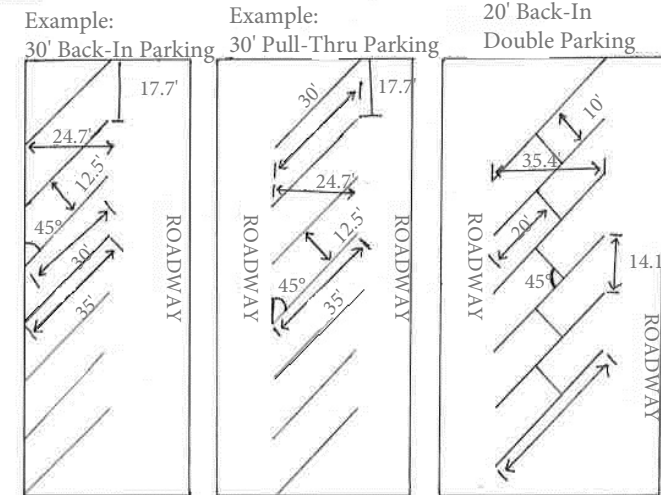
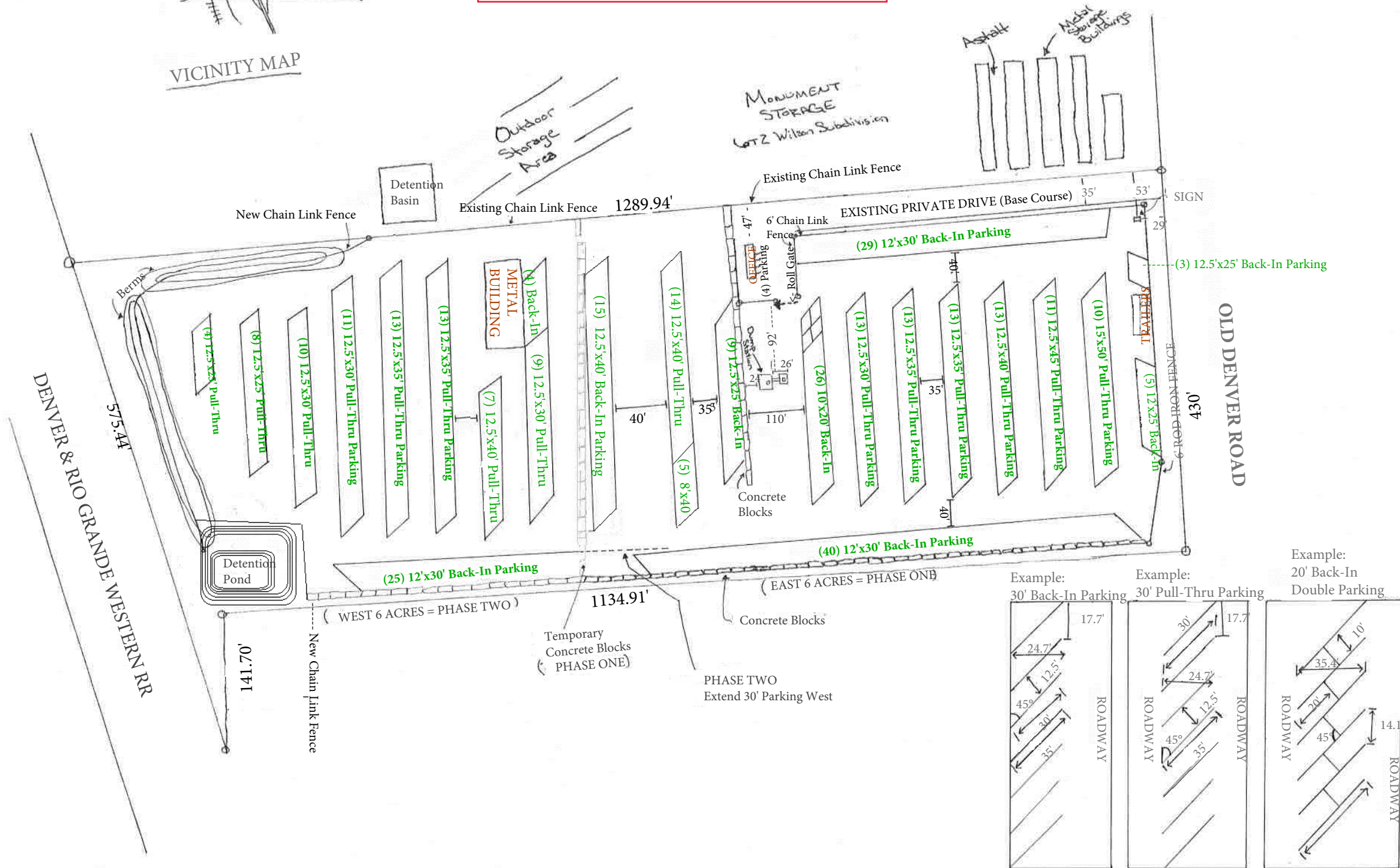
**PARKING DETAILS and INTERNAL
DETAILS FOR PHASE ONE and PHASE
TWO**

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.

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.



VICINITY MAP



* 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

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ROADWAY LANDSCAPING

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

High Water-Use Turf %:
0%

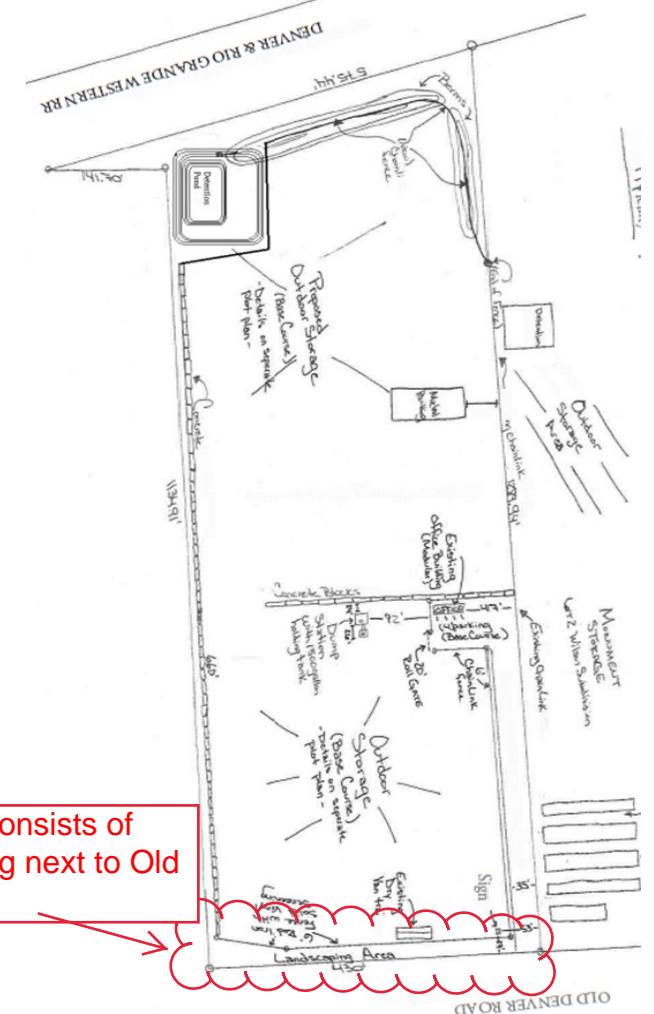
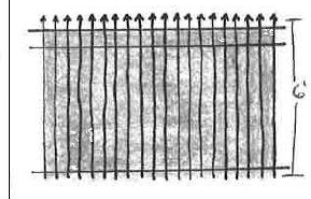
Decorative Boulders:
11-14 Boulders

LANDSCAPE BUFFERS & SCREENS

Street Name: Old Denver Road	Width (in. ft.) Req. / Prov.: - / -	Linear Footage: 430' including driveway	Buffer Trees Req. / Prov.: - / -	Length of 6 ft Opaque Structure Req. / Prov.: 380' / 400'
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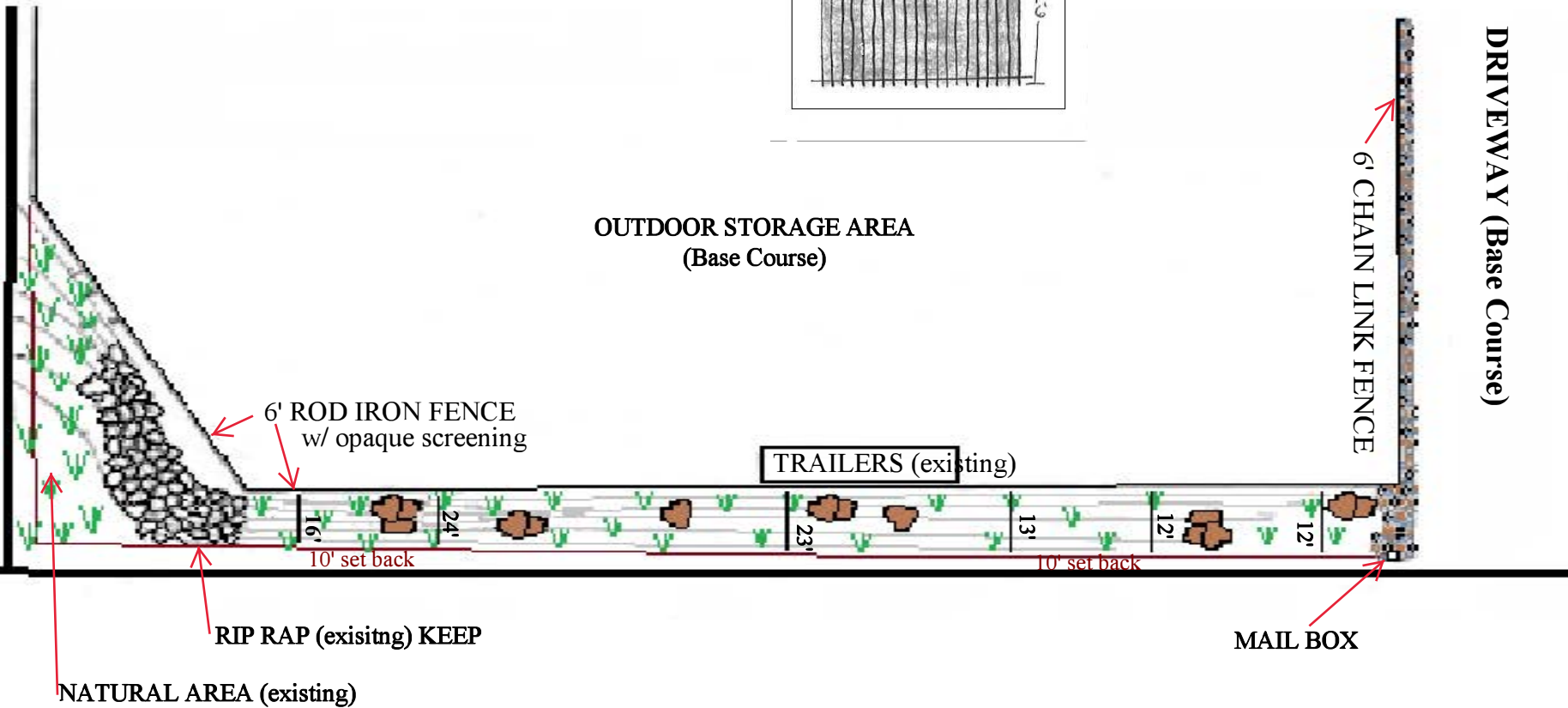
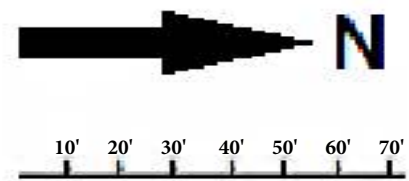
Please Note: There is a shortage of room and water for trees. Shrubs were declined early in the planning process. So we installed opaque fencing.

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



DRIVEWAY (Base Course)

OUTDOOR STORAGE AREA (Base Course)

OLD DENVER ROAD

Existing Landscaping:

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

Required Landscaping:

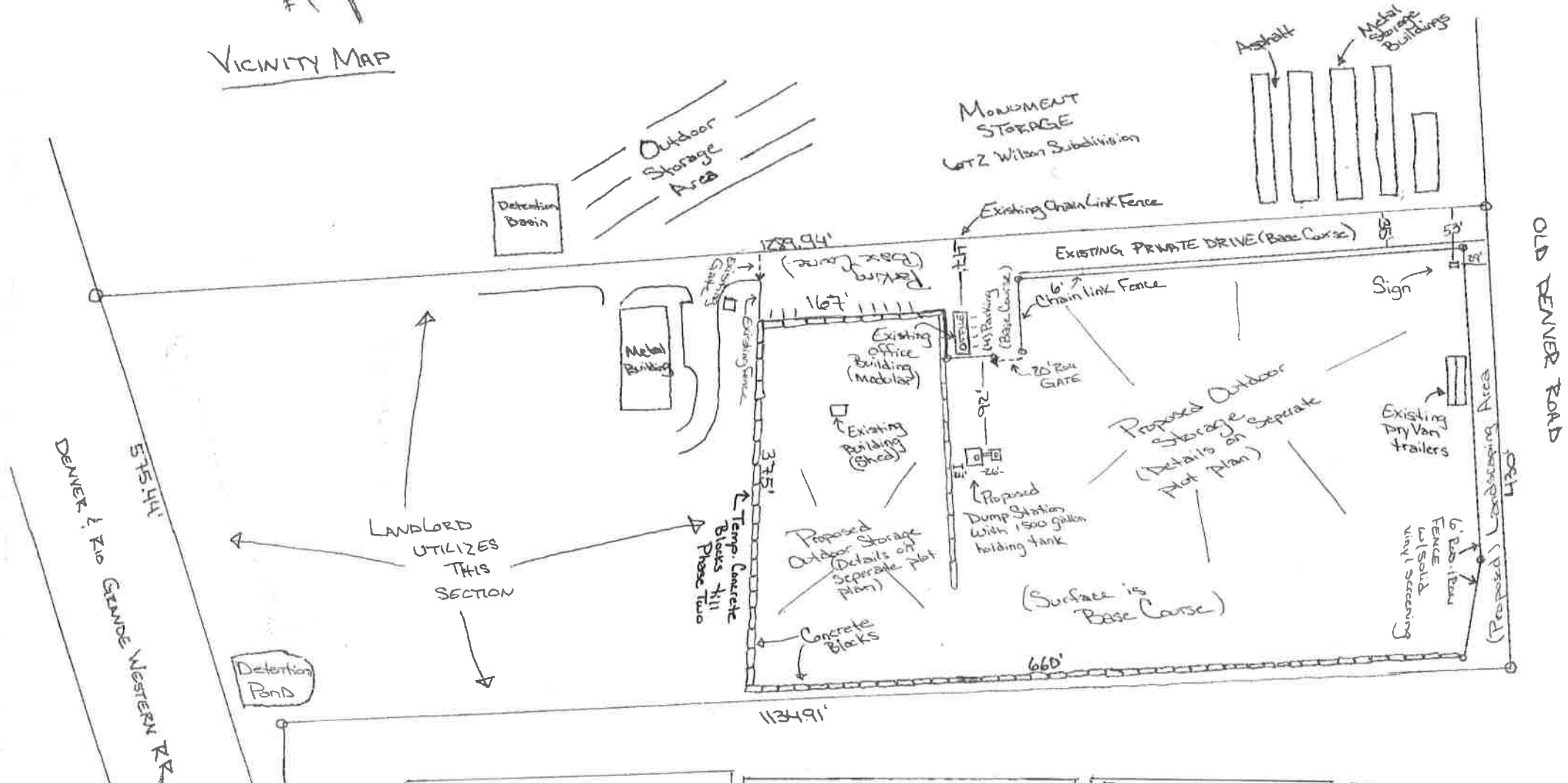
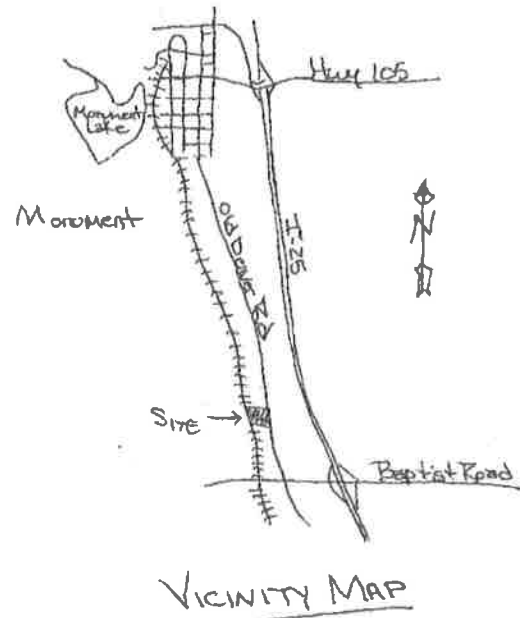
- Approximately 5-6 lbs of El Paso grass seed needs to be sowed into the area along the Rod Iron Fence and Old Denver Road.
- 11-14 Moss Rock / Onyx Boulders need to be placed sporadically throughout the natural grass area.
- Approximately 21 tons of Cobblestone needs to be placed along the chain link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

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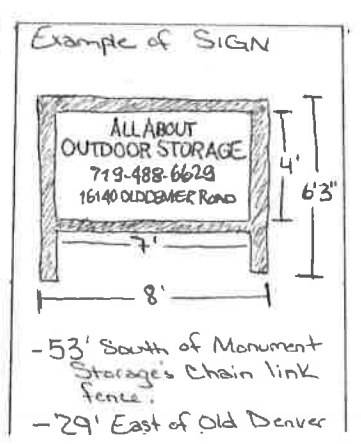
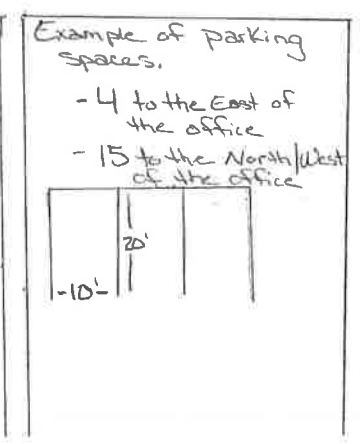
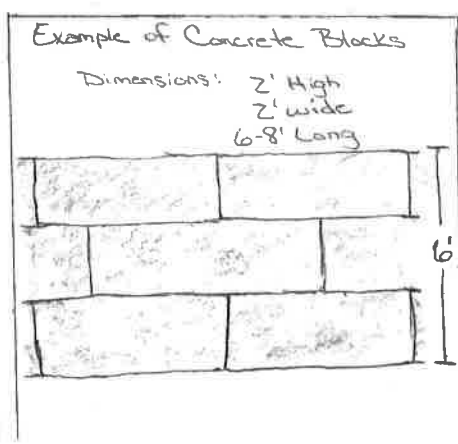
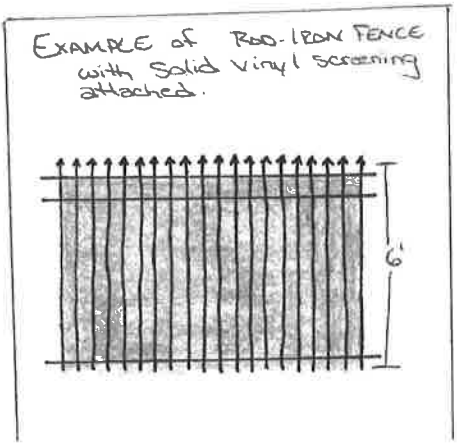
PLOT PLAN

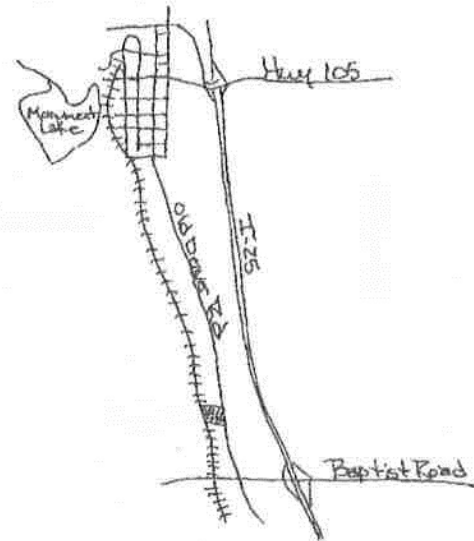
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PHASE ONE



- 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





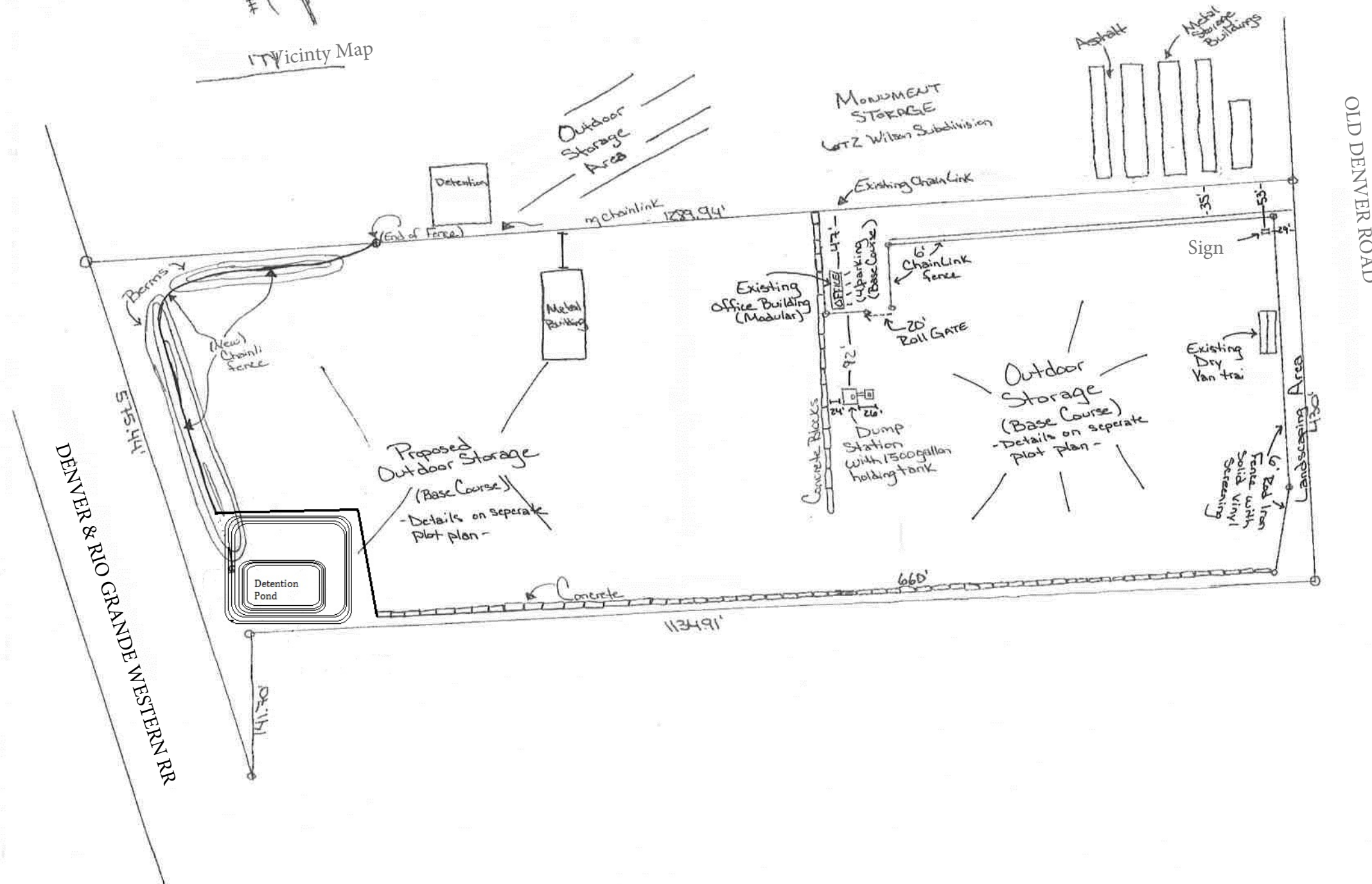
Vicinity Map

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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