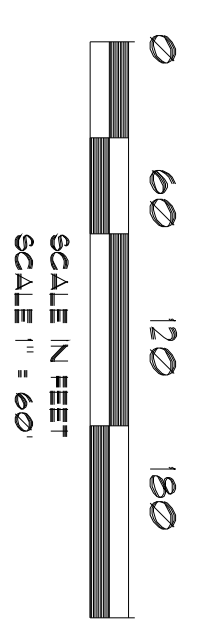
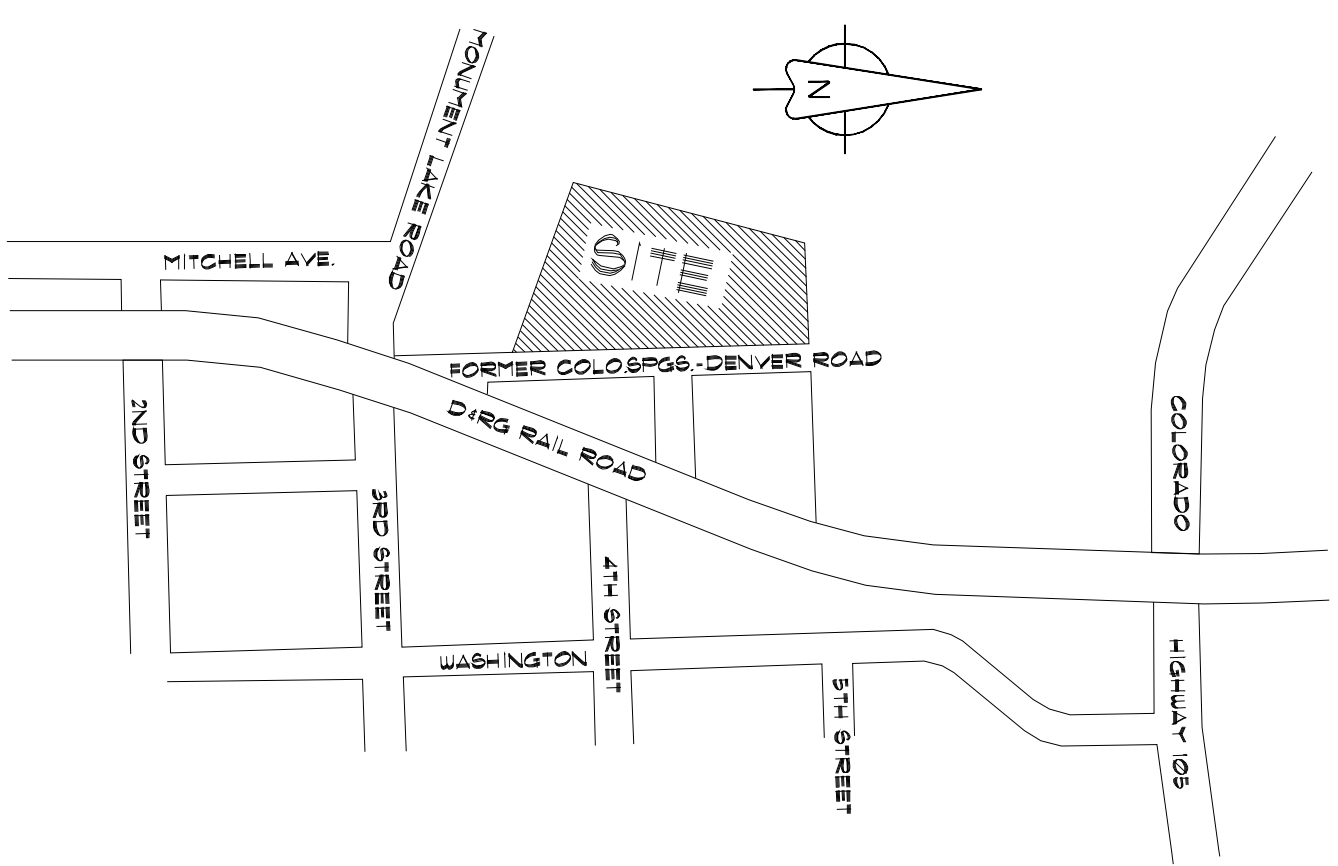


VICINITY MAP
(no scale)



MONUMENT SMALL ENGINE STORAGE FINAL SITE PLAN FOR LANDSCAPE, SIGN & LIGHTING

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

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 Section 15 as measured on the North Right-of-Way line of the said State Highway, and 366 feet Northeastly from the center of the said Highway, 57.42 feet Southeastly from the North Right-of-Way line of the said Highway, 57.42 feet Southeastly from the North Right-of-Way line of the said Highway, 210 feet to a point approximately 10 feet north and 50 feet north at right angles, thence, Southly 800 feet, more or less to the point of Beginning, in the Northeast Quarter of Section 15, Township 11 South, Range 67 West of the 6th Principal Meridian, County of El Paso, State of Colorado, as recorded September 27, 1960 in Book 1826 at Page 246 and "Hilder 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 day = 17 spaces
(3 employees + 40 repair bays @ 1 Motorcycle Bay @ 1 each)
Outside Vehicle Storage
Total Required + Provided (includes 1 HC) = 18 spaces
Additional Loading Area is Provided
Comment: Both the RV + WC Bays are occasional use.

Required Landscaping (Section 6.2.2E.2)
Repair Garage - 5000 sq ft crop building + parking + driveway 534.59 sq ft.
e 5% = 1730 sq ft. required.
Outside RV Boat and Trailer Storage = 688.55 sq ft. e 5% = 3442 sq ft. req'd.
Total Required (by use) = 5171 sq ft.
Landscape area provided = 7931 sq ft above top wall behind shop plus 2601 sq ft (existing) along the north line of the upper storage lot = 10538 sq ft.

GENERAL NOTES:

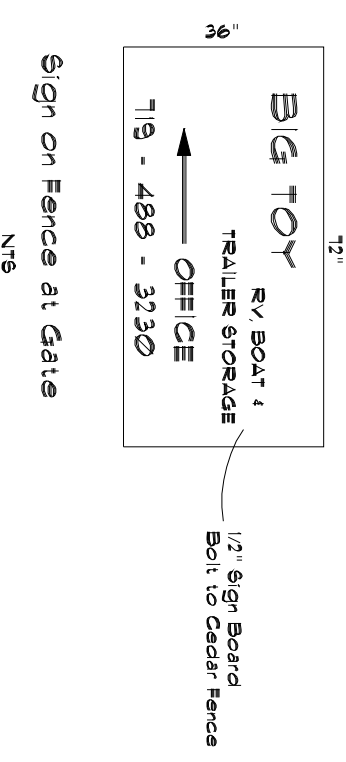
- Proposed groundcover is native grass seeding rate 10# per acre applied by spreader. All seeded areas are to receive erosion control blanket and temporary hand irrigation until established.
- Trees shown along the north fence are evergreen. Total of 11 trees are required.
- Area of RV Storage = 57,160 square feet; Area of Engine Repair gar. = 1321 sq ft; Landscape = 7,680 square feet.
- Border powered low voltage light at gate. No other lighting proposed.

LINE & SYMBOL LEGEND

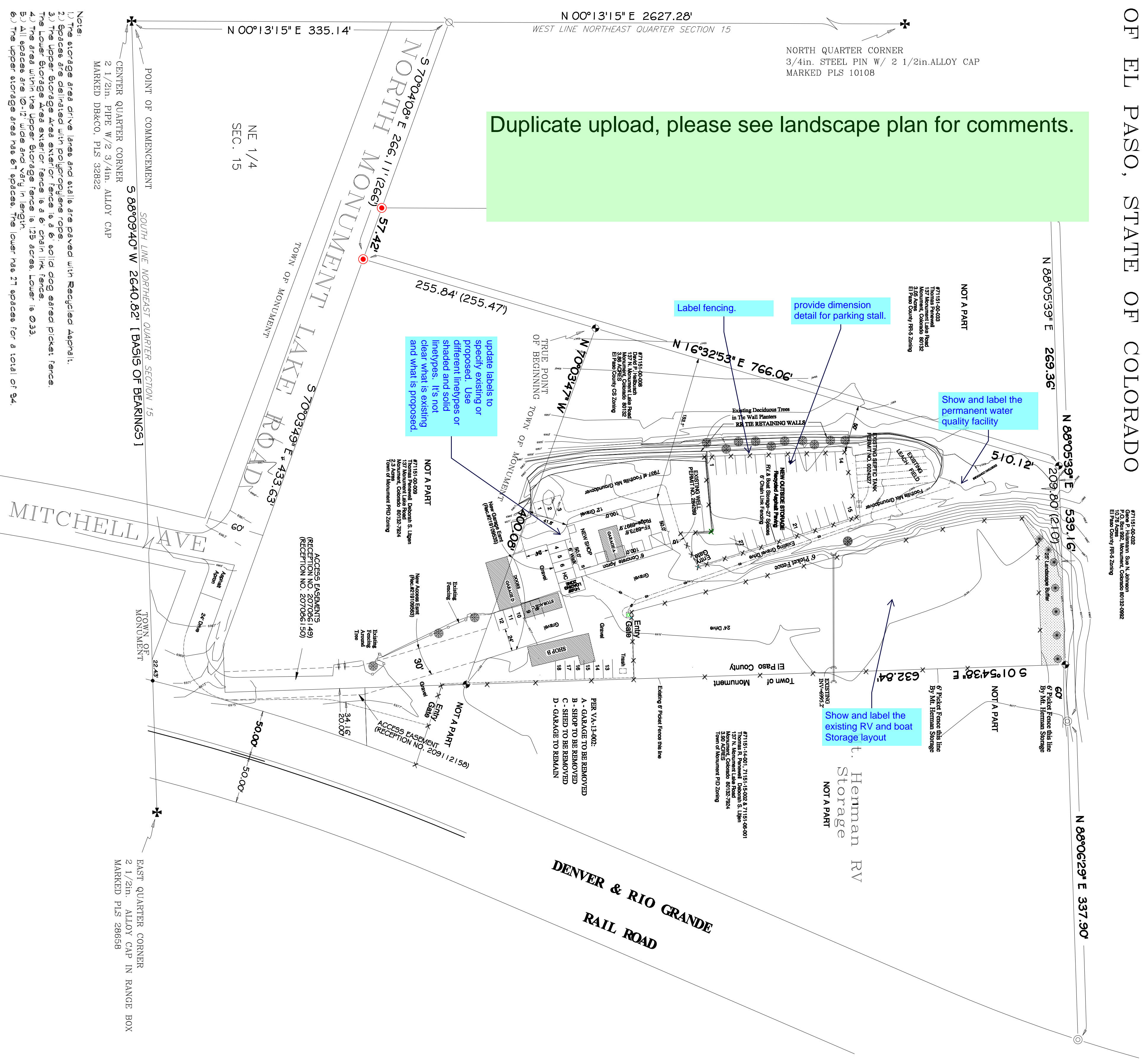
- WELL - PERMIT NO. 2842283
- SEPTIC TANK - PERMIT NO. 00242371
- GUY ANCHOR
- ⊗ FIRE HYDRANT
- ⊕ ELECTRIC UTILITY
- ⊖ TELEPHONE UTILITY
- △ SHEDDAGE
- GUARD POBRT
- ⊗ POWER POLE
- ⊕ GAS RISER
- ⊖ TREE

MONUMENT LEGEND

- FOUND 5/8th. STEEL PIN W/CAP PLS 28699
 - FOUND 1/4" ALLOY CAP MARKED LS 2154
 - ∅ NO MONUMENT FOUND OR SET
 - ⬆ SET 5/8th. STEEL PIN W/CAP PLS 23875
 - ✱ FOUND PLS SURVEY MONUMENT (AS NOTED)
- CONTOUR INTERVAL = 2 FEET
DATCH - NAVYSS
- OVERHEAD UTILITIES
 - EDGE OF ASPHALT
 - CONCRETE
 - GRAVEL DRIVE



Duplicate upload, please see landscape plan for comments.



- Notes:
- Storage areas are shown and shall be placed with Recycled Asphalt.
 - Storage areas delineated with color/reflective tape.
 - The upper storage area exterior fence is a 6' solid dog eared picket fence. The lower storage area exterior fence is a 6' chain link fence.
 - The area within the upper storage fence is 1.25 acres. Lower is 0.33.
 - All spaces are 10'-2" wide and vary in length.
 - The upper storage areas has 67 spaces. The lower has 27 spaces for a total of 94.

	<p>Robert J Maixner ARCHITECT cell 719-660-6183 maixrctec@aol.com</p>	<p>MONUMENT SMALL ENGINE STORAGE 137 N. Monument Lake Road, Monument, CO 80132 David Hallbusch Office: (719) 471-1937</p>
<p>DATE: 09/05/2019 SHEET NO: 11-144</p>	<p>COURSE FOOTAGE: 5000.0'</p>	<p>SD</p>