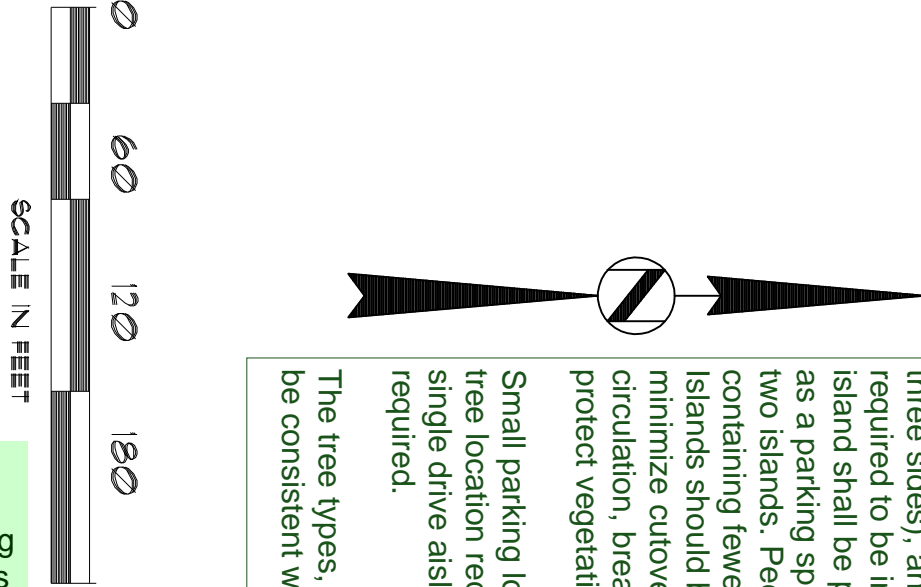
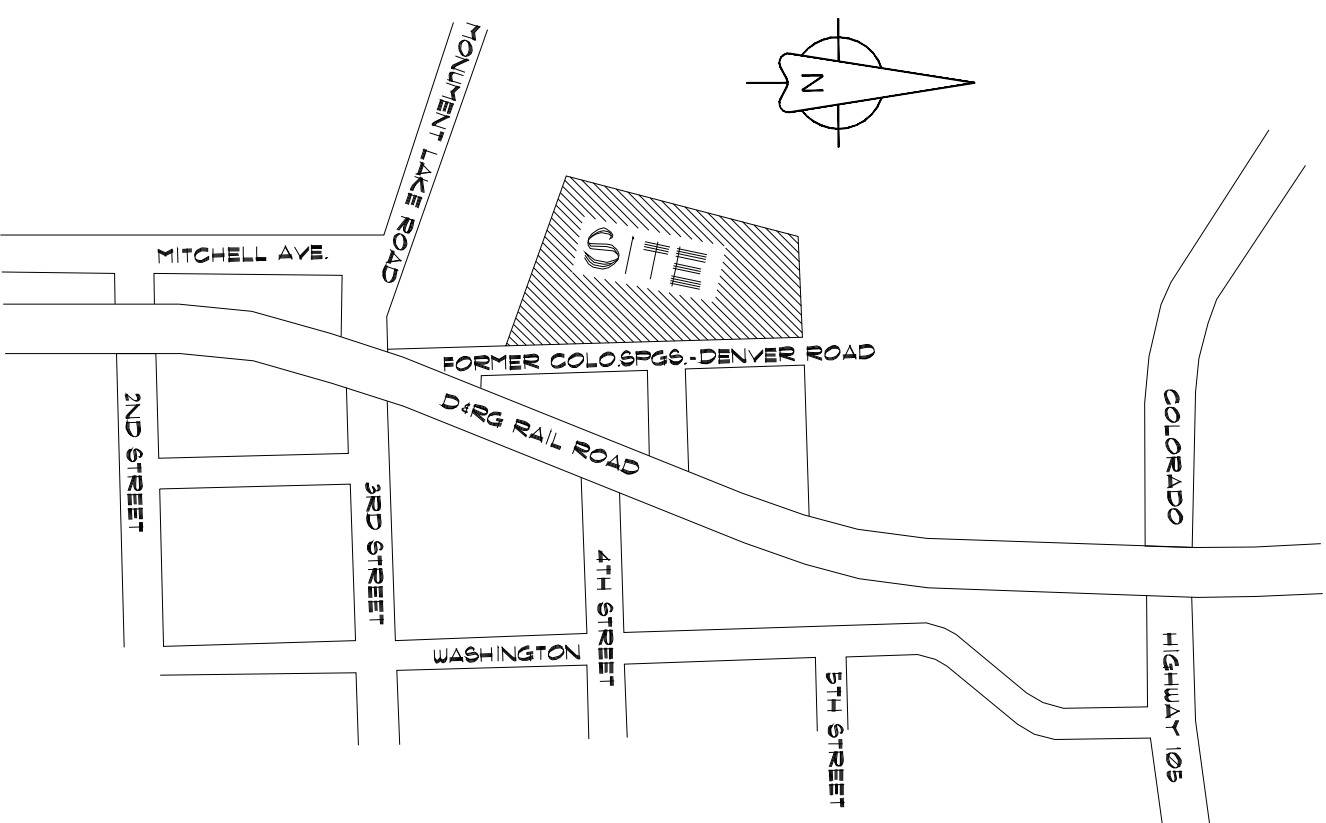


# MONUMENT SMALL ENGINE STORAGE AMENDED SITE DEVELOPMENT PLAN

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

## VICINITY MAP (no scale)



Please include parking detail showing dimensions of parking stalls and parking calculations. This plan does not use islands correctly nor does it have them landscaped. The parking lot configuration will not be approved as is. Please revise for safety and to meet the standards above. Using EDARP to review previously approved projects may be useful. PPR-20-002 is a good example of a properly planned parking lot.

6.2.2 (2) - (2) Parking Lot Islands - The most common method to satisfy the parking lot tree requirement is through the utilization of plant islands, fingers (areas open to the parking on three sides), and corners (open to the parking on two sides). Islands, fingers, and corners are required to be incorporated into all parking lots of 15 parking spaces or more in area. One island shall be provided for every 15 spaces. An island, finger or corner that is the same size as a parking space counts as a required island. An island the size of two spaces counts as two islands. Pedestrian entry spaces also count as an island, including the ramp. Parking lots containing fewer than 25 spaces shall not be required to provide islands. Islands should be located at the end of center rows and at entry locations to direct traffic and minimize cutovers. Islands should generally be used and located to organize and enhance circulation, breakup continuous parking areas, and capture and direct stormwater. Islands protect vegetation from damage.

Small parking lots may utilize the perimeter area of the parking lot to satisfy the parking lot tree location requirement when there are not more than 2 rows of parking spaces and a single drive aisle. Where a parking lot is not required to be paved, no islands shall be required.

The tree types, minimum planter sizes and utilization of perimeter tree placement shall be consistent with the Landscape and Water Conservation Manual.

### DESCRIPTION OF RECORD: RECEPTION NUMBER 207080894

A tract of land being a portion of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter 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 455 (previously known as Colorado Springs and Denver State Highway) Highway 455, on the South Right-of-Way line of the said Section 15, at a certain angle of 210 feet to a point approximately 10 feet West and 50 feet north of a certain springs, thence, South 68 degrees, more or less to the point of beginning, in the said Section 15, on the North Right-of-Way line of the said Section 15, Westerly to the point of beginning, by deed recorded September 27, 1960 in Book 1826 at Page 246, and thence, North 27 degrees, more or less to the point of beginning, 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 = 11 spaces
- (3 employees + 4 repair bays @ 3:1 RV day + 1 motorcycle bay @ 1 each)
- Outside Vehicle Storage = 1 space
- Total Required & Provided (includes 1 HC) = 18 Spaces
- Additional Loading Area and Bicycle Parking is Provided.
- Comment: Both the RV & Motorcycle Bays are occasional use.

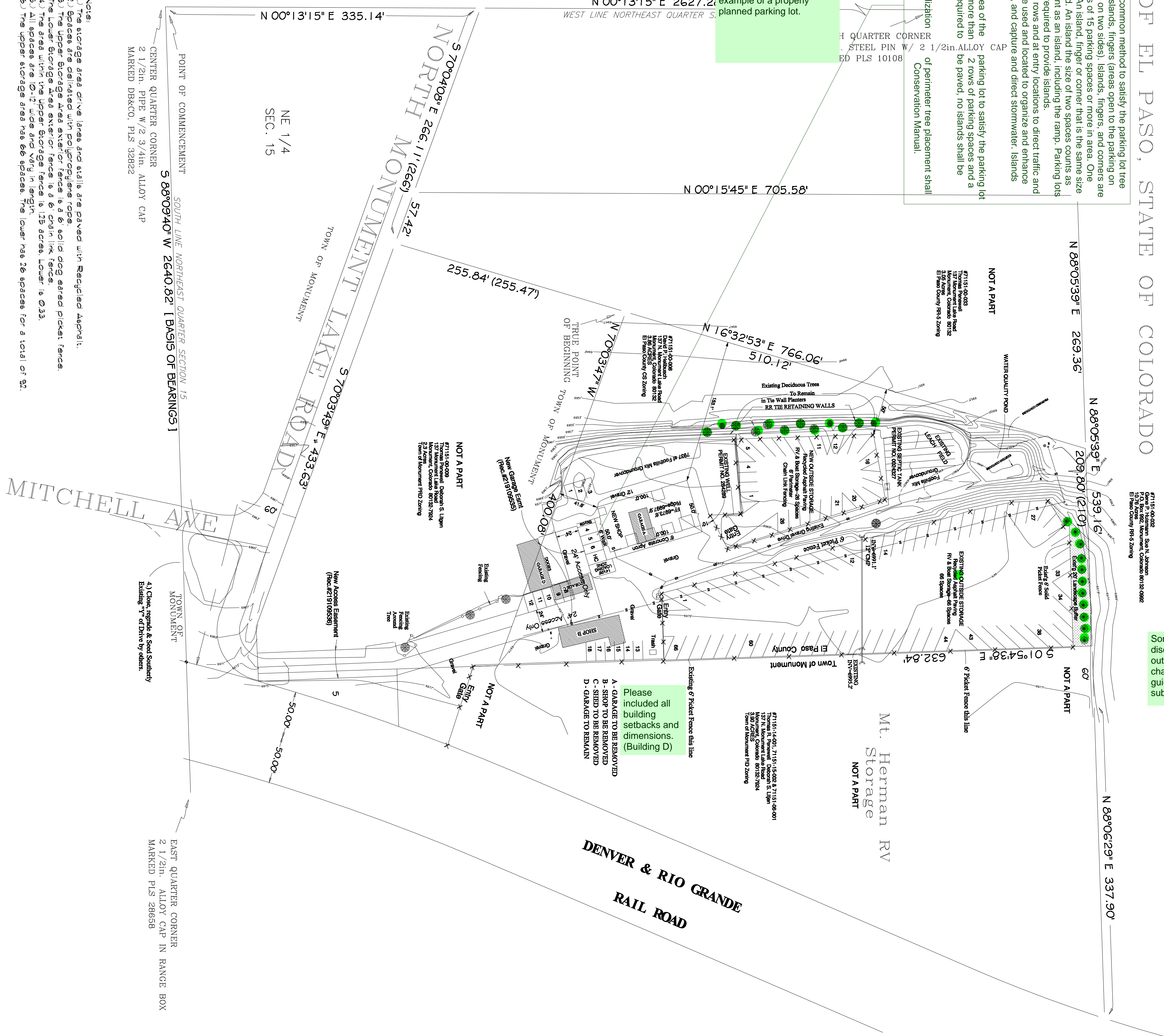
- Required Landscaping (Section 6.2.2.2)
- Repair Garage - 3000 sq ft shop building + parking + drives = 24537 sq ft
- 5% = 1226 sq ft required
- Outside RV, Boat and Trailer Storage = 66275 sq ft @ 34.27 sq ft req'd
- Total Required (by use) = 5172 sq ft
- Landscaping area provided = 1937 sq ft above top wall behind shop plus 2601 sq ft (existing) along the north line of the upper storage lot = 4538 sq ft

### GENERAL NOTES:

- 1) Proposed Groundcover is non-irrigated Arkansas Valley Grass Co. "Scottville" mix. Seeding rate 25# per acre applied by hand broadcasting. All seeded areas are to receive erosion control blankets and temporary sand irrigation until established.
- 2) Trees shown along the north fence are Pinyon Pine (Pina Edulis) & height at planting 11' trees required.
- 3) Existing trees within the retaining walls on the west side are deciduous. Species unknown.
- 4) See Final Drainage Report by MVE, Inc.
- 5) Solar powered low voltage light at upper area gate only. No other lighting proposed.

LINE & SYMBOL LEGEND	MONUMENT LEGEND
<ul style="list-style-type: none"> <li>○ WELL - PERMIT NO. 294299</li> <li>⊖ SEPTIC TANK - PERMIT NO. 00743371</li> <li>⊙ GUY ANCHOR</li> <li>⊗ FIRE HYDRANT</li> <li>⊕ ELECTRIC UTILITY</li> <li>⊖ TELEPHONE UTILITY</li> <li>⊖ SIGNAGE</li> <li>⊖ GUARD POST</li> <li>⊖ POWER POLE</li> <li>⊖ GAS RISER</li> <li>⊖ TREE</li> </ul>	<ul style="list-style-type: none"> <li>— FOUND 5/8in. STEEL PIN W/CAP PLS 296239</li> <li>— FOUND 1in. ALLOY CAP MARKED LS 2154</li> <li>— NO MONUMENT FOUND OR SET</li> <li>— SET 5/8in. STEEL PIN W/CAP PLS 238775</li> <li>— FOUND PLUS SURVEY MONUMENT (AS NOTED)</li> <li>— CONTOUR INTERVAL = 2 FEET</li> <li>— DATUM = NAVD88</li> <li>— OVERHEAD UTILITIES</li> <li>— EDGE OR ASPHALT</li> <li>— CONCRETE</li> <li>— GRAVEL DRIVE</li> </ul>

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval: 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.



Some of the larger discrepancies have been outlined but review full chapter 6 development guidelines for a full submission

Please include all building setbacks and dimensions. (Building D) A - GARAGE TO BE REMOVED B - SHED TO BE REMOVED C - SHED TO BE REMOVED D - GARAGE TO REMAIN

- Notes:
- 1) The storage area drive lanes and stalls are paved with Recycled Asphalt.
- 2) Spaces are delineated with polypropylene rope.
- 3) The upper storage area exterior fence is 6 ft solid dog eared picket fence.
- 4) The lower storage area exterior fence is 125 ft solid dog eared picket fence.
- 5) All spaces are 10' x 12' wide and vary in length.
- 6) The upper storage area has 26 spaces. The lower has 26 spaces for a total of 52.

	<p><b>Robert J. Maixner</b> ARCHITECT cell 719-660-6183 maxjarc@comcast.net</p>	<p><b>MONUMENT SMALL ENGINE STORAGE</b> 131 N. Monument Lake Road, Monument, CO 80132 David Hallbusch Office: (719) 471-1937</p>
<p>DATE: 01/16/2010</p>	<p>SCALE FOOTAGE: 50000"</p>	<p>SHEET NO: 11-144</p>
<p>SD</p>		