

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

271151-04-002 S.A. N. LARSEN
P.O. Box 282 Tulsa, OK 74103-0022

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 Right-of-Way line of the said Colorado Springs and Denver State Highway, and 366 feet Northeastly from the center of the said line of the said Colorado Springs and Denver State Highway; thence, Southeasterly along the North Right-of-Way line of the said State Highway, Section 15, Township 7S, Range 70E, Tenth Principal Meridian, to the intersection of the said line with the line of the Colorado Springs and Denver Road 900 feet; thence, Westerly at right angles 210 feet to a point approximately 10 feet West and 50 feet north of a certain monument known as the "Old Colorado City Monument"; thence, Northerly along the line of the Colorado Springs and Denver Road to Charles M. Whittier's Tombstone Monument, El Paso County, Colorado. Except that portion to Charles M. Whittier's Tombstone Monument, El Paso County, Colorado. Recorded September 27, 1960 in Book 1826 at Page 246.

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Total Required & Provided (includes HC)

Comment: Both the RV & MC Bayes are occasional use

BIG TOY
RV BOAT
TRAILER STORAGE
OFFICE

12' Sign Board
Bolt to Cedar Fence

Repair Garage--50000 of shop building + parking + drives=34,597

Outside RV, Boat and Trailer Storage = 68.8256' @ 95% = 3442.6' req'd

Sign on Fence at Gate

1) 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

2.) Theee show the north face are everywhere. Total of 11 theee are required.

[illegible][illegible]

MONUMENT LEDGEND

- W** WELL - PERMIT NO 284296
S SEPTIC TANK - PERMIT NO. 0074321
GUY ANCHOR
FIRE HYDRANT
ELECTRIC UTILITY
TELEPHONE UTILITY
SIGNAGE
GUARD POST
POWER POLE
GAS RISER
TREE
FOUND 3/4" DIA. STEEL PIN W/CAP PLS 238765
FOUND 1in. ALLOY CAP MARKED LS 2154
NO MONUMENT FOUND OR SET
SET 5/8in. STEEL PIN W/CAP PLS 238765
FOUND PLSS SURVEY MONUMENT (AS NOTED)
CONTOUR INTERVAL : 2 FEET
DATUM : NAVD86
OVERHEAD
EDGE OF
CONCRETE
GRAVEL




Note: The storage device and status are provided with Recycled Aluminum.

3.) The Upper Storage Area exterior fence is a 6' solid corrugated picket fence

4.) The area within the upper storage fence is 1.25 acres. Lower is 0.33

6.) The upper storage area has 67 spaces. The lower has 27 spaces for a total of 94.

<div>INDEX</div> <div>50 Site Plan All Floor Plans A2 Elevations</div>		<div>SQUARE FOOTAGE</div> <div>09 / 74 / 109</div> <div></div> <div>09 / 74 / 109</div> <div>Garage 5,000 sf</div>	<div>Robert J Maixner</div> <div>ARCHITECT</div> <div>cell 719-660-6183 maxarciec@aol.com</div>	<div>MONUMENT SMALL ENGINE STORAGE</div> <div>137 N. Monument Lake Road, Monument, CO 80132</div> <div>David Hallbusch Office: (719) 471-1937</div>															
<div>SD</div>		<div>TABLE</div> <table><tr><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td>09 / 05 / 2019</td><td>RJM</td><td>CHECKED</td></tr><tr><td>DATE</td><td>RJM</td><td>DRAWN</td></tr><tr><td>11-144</td><td>JOS</td><td>ADDED</td></tr><tr><td>SHEET NO.</td><td></td><td></td></tr></table>	DATE	BY	DESCRIPTION	09 / 05 / 2019	RJM	CHECKED	DATE	RJM	DRAWN	11-144	JOS	ADDED	SHEET NO.				
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