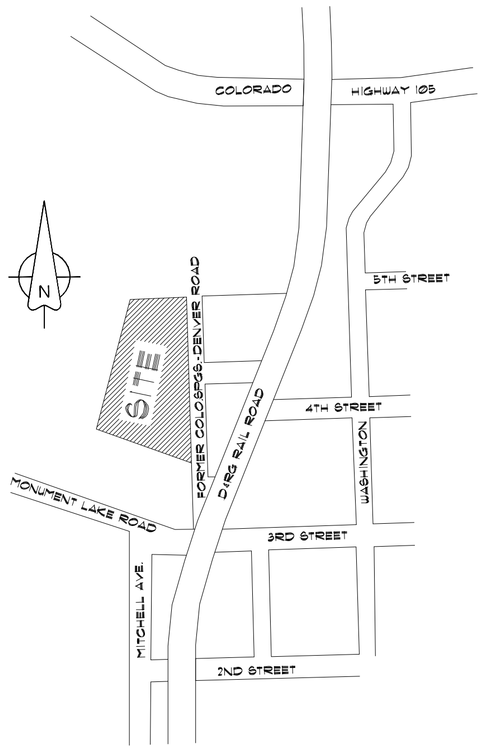
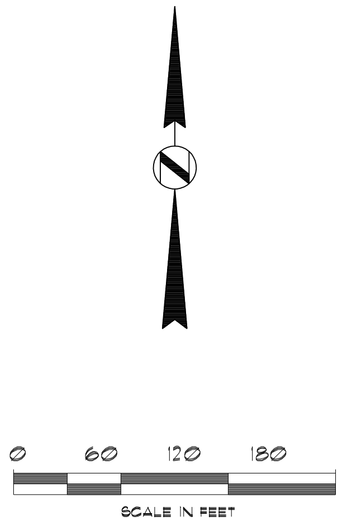
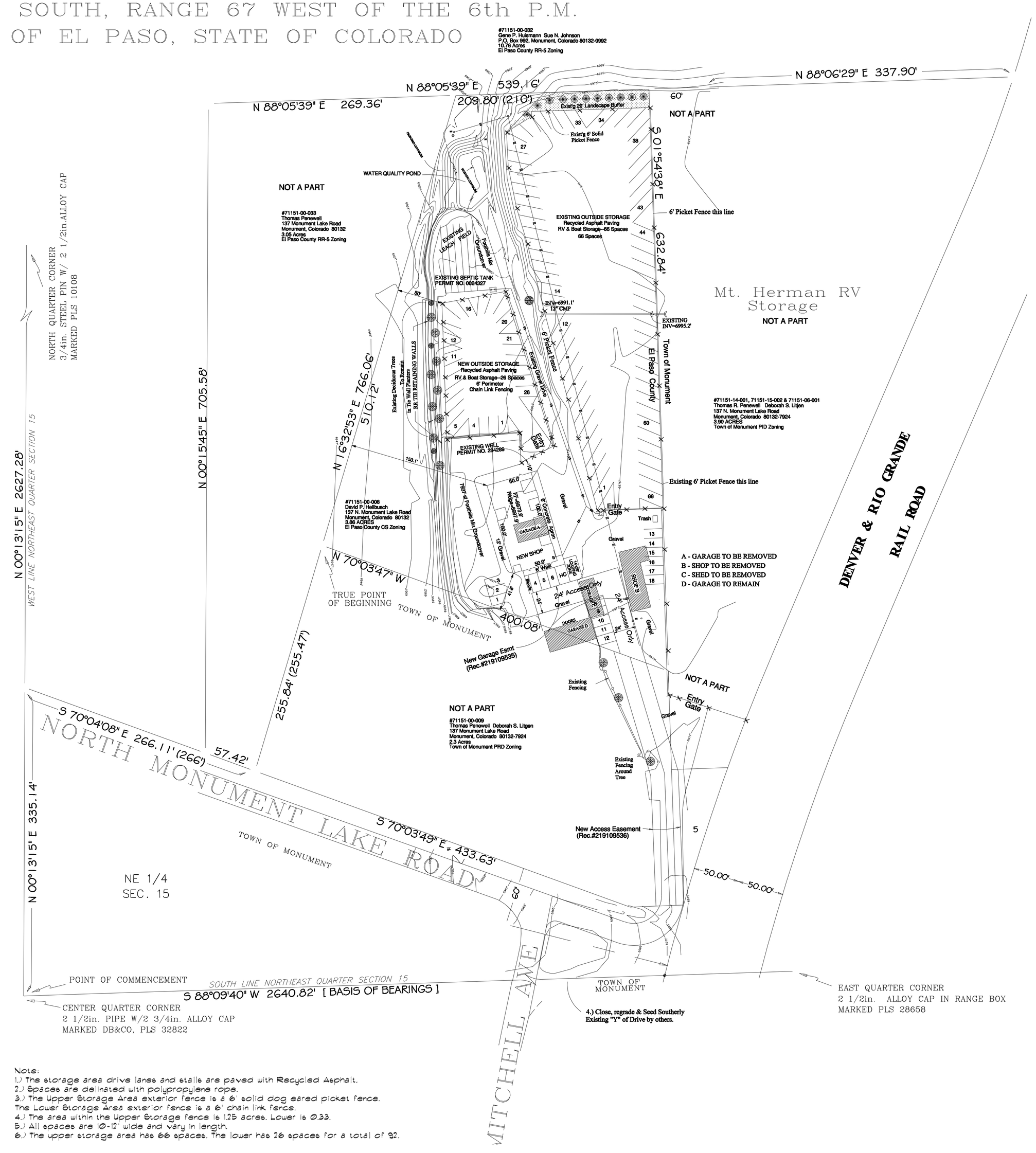
MONUMENT SMALL ENGINE STORAGE
AMENDED LANDSCAPE, SIGN & LIGHTING PLAN

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)







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 Southeasterly 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 Northeasterly from the center of the said Section 15; Thence, Southeasterly on the North Right-of-Way line of the said State Highway 455 feet to the former Colorado Springs and Denver Road; Thence, Northerly along the former 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 springs; Thence, Southerly 800 feet, more or less to the point of Beginning, in the Town of Monument, El Paso County, Colorado. Except that portion to Charles M. Whittier and Hilda 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 bay = 17 spaces
(3 employees+4 Auto repair Bays @3+1 RV bay & 1 Motorcycle Bay @ 1 each)
Outside Vehicle Storage = 1 space
Total Required & Provided (includes 1 HC) = 18 Spaces
Additionally 1 Loading Area and Bicycle Parking is Provided.
Comment: Both the RV & Motorcycle Bays are occasional use.

Sign on Fence at Gate
NTS

Required Landscape: (Section 6.2.2.E.2)
Repair Garage--5000 s.f shop building + parking & drives=34,597s.f.
@ 5% = 1730 s.f. required.
Outside RV, Boat and Trailer Storage =68,825s.f @5%= 3442 s.f req'd.
Total Required (by use) = 5172 s.f.
Landscape area provided = 7937 s.f above top wall behind shop plus
2601 s.f (exist'g) along the north line of the upper storage lot = 10,538 s.f.

GENERAL NOTES:

1.) Proposed Groundcover is non-irrigated Arkansas Valley Seed Co. "Foothills Mix". Seeding rate 25# per acre applied by hand broadcasting. All seeded areas are to recieve erosion control blanket and temporary hand irrigation until established.
2.) Trees shown along the north fence are Pinyon Pine (Pinus Edulis) 6' 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 wattage light at upper area gate only. No other lighting proposed.

LINE & SYMBOL LEGEND

- WELL - PERMIT NO. 284289
- SEPTIC TANK - PERMIT NO. 0024327
- GUY ANCHOR
- FIRE HYDRANT
- ELEC — ELECTRIC UTILITY
- TELE — TELEPHONE UTILITY
- SIGNAGE
- GUARD POST
- POWER POLE
- GAS RISER
- TREE

MONUMENT LEDGEND

FOUND 5/8in. STEEL PIN W/CAP PLS 25629
FOUND 1in. ALLOY CAP MARKED LS 2154
NO MONUMENT FOUND OR SET
SET 5/8in. STEEL PIN W/CAP PLS 23875
FOUND PLSS SURVEY MONUMENT (AS NOTED)

CONTOUR INTERVAL = 2 FEET
DATUM - NAVD88

- E — E — OVERHEAD UTILITIES
- EDGE OF ASPHALT
- CONCRETE
- GRAVEL DRIVE

Note:
1.) The storage area drive lanes and stalls are paved with Recycled Asphalt.
2.) Spaces are delinated with polypropylene rope.
3.) 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.
4.) The area within the Upper Storage fence is 1.75 acres. Lower is 0.33.
5.) All spaces are 10-12' wide and vary in length.
6.) The upper storage area has 66 spaces. The lower has 26 spaces for a total of 92.

REVISIONS	BY

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STATE OF COLORADO
ROBERT J. MAIXNER
#2915
LICENSED ARCHITECT

01 / 16 / 2020

SQUARE FOOTAGE
Garage 5,000 SF

INDEX

SD Site Plan
SD1 Landscape, Sign & Lighting
A1 Floor Plans
A2 Elevations

DRAWN	RJM
CHECKED	RJM
DATE	01 / 16 / 2020
JOB NO.	17-144
SHEET NO.	SD1