Provide separate plans for the site plan, the landscape plan, the sign plan, floor plan and the lighting plan.

Must submit landscape plan, see section 6.2.2

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

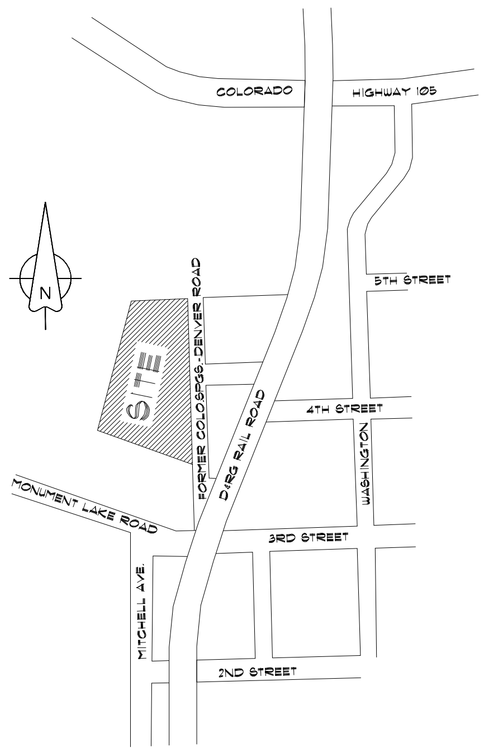
MONUMENT SMALL ENGINE STORAGE

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

Must submit a lighting plan. please see chapter 6.2.3.

VICINITY MAP
(no scale)



6.2.2 C(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 tree location requirement when there are not spaces and a single drive aisle. Where a parking lot is islands shall be required.

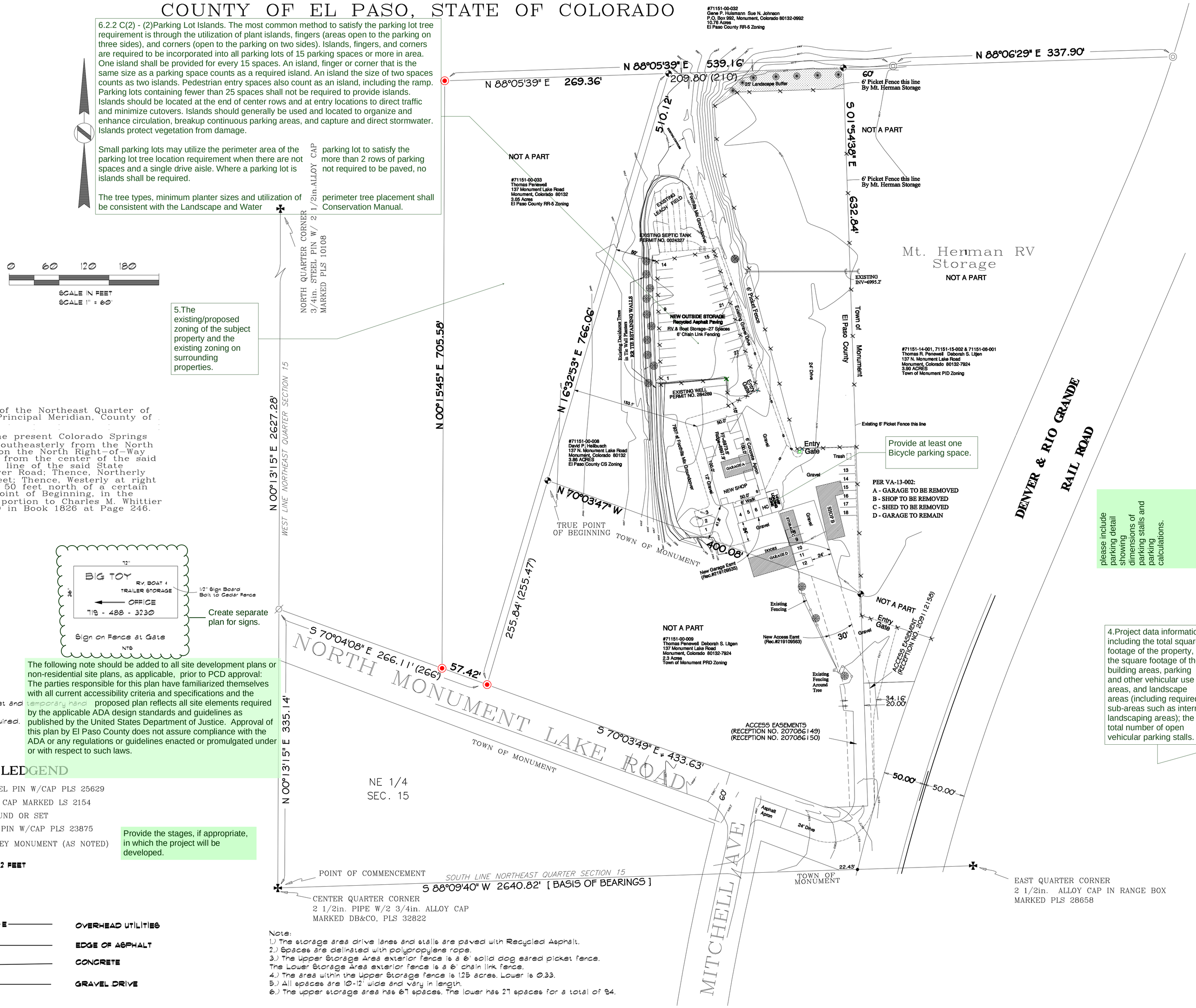
parking lot to satisfy the more than 2 rows of parking not required to be paved, no

The tree types, minimum planter sizes and utilization of be consistent with the Landscape and Water

perimeter tree placement shall Conservation Manual.

0 60 120 180
SCALE IN FEET
SCALE 1" = 60'

5.The existing/proposed zoning of the subject property and the existing zoning on surrounding properties.



Provide at least one Bicycle parking space.

PER VA-13-002:
A - GARAGE TO BE REMOVED
B - SHOP TO BE REMOVED
C - SHED TO BE REMOVED
D - GARAGE TO REMAIN

please include parking detail showing dimensions of parking stalls and parking calculations.

4.Project data information including the total square footage of the property, the square footage of the building areas, parking and other vehicular use areas, and landscape areas (including required sub-areas such as internal landscaping areas); the total number of open vehicular parking stalls.

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 is Provided
Comment: Both the RV & MC Bays are occasional use.

Required Landscape: (Section 6.2.2.E2)
Repair Garage--5000 sf shop building + parking & drives=34,597sf.
@ 5% = 1730 sf. required.
Outside RV, Boat and Trailer Storage =68,825sf @5%= 3442 sf req'd.
Total Required (by use) = 5172 sf.
Landscape area provided = 7937 sf above top wall behind shop plus
2601 sf (exist'g) along the north line of the upper storage lot = 10538 sf.

Create separate plan for signs.

GENERAL NOTES:

1.) Proposed Groundcover is native grass. Seeding rate 10# per acre applied by spreader. All seeded areas are to recieve erosion control blanket and irrigation until established.
2.) Trees shown along the north fence are evergreen. Total of 11 trees are required.
3.) Area of RV Storage = 52,760 square feet: Area of Engine Repair gar. D 1232 s.f: Landscape = 2,880 square feet.
4.) Solar powered low wattage light at gate. No other lighting proposed.

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 temporary hand 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.

6.2.2 (E)Internal Landscaping. The following internal landscaping is required: (2)Requirements for Non-Residential Uses. The following internal landscaping is required for non-residential uses.(a)Minimum Required Internal Landscaped Area. A minimum of 5% of the lot or parcel shall be landscaped.(b)Minimum Number of Trees in Landscaped Area. A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

3.75 Acres = 163,350 SqFt
5% = 8,168 SqFt of required landscaping
17 trees required

(b)Minimum Cover of Internal Landscape Area. The internal landscape area shall consist of a minimum of 50% ground cover by living plant materials. The Landscape and Water Conservation Manual provides guidance for planting near foundations.

LINE & SYMBOL LEGEND

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

MONUMENT LEGEND

- 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

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

Provide the stages, if appropriate, in which the project will be developed.

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 1.25 acres. Lower is 0.33.
5.) All spaces are 10-12' wide and vary in length.
6.) The upper storage area has 67 spaces. The lower has 27 spaces for a total of 94.

REVISIONS	BY

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STATE OF COLORADO
ROBERT J. MAIXNER
32915
LICENSED ARCHITECT
09 / 24 / 2019

SQUARE FOOTAGE
Garage 5000 SF

INDEX
SD Site Plan
A1 Floor Plans
A2 Elevations

DRAWN RJM
CHECKED RJM
DATE 09 / 05 / 2019
JOB NO. 17-144
SHEET NO. SD