

Please request a  
alternative parking and  
landscaping plan in the  
next letter of intent.



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**LETTER OF INTENT  
MONUMENT SMALL ENGINE REPAIR & STORAGE  
AMENDED SITE DEVELOPMENT PLAN**

Also known as Hellbusch Amended Site Development Plan, this is a request to amend the currently approved Site Plan to increase the footprint of the proposed building by 1800 square feet (to 5000 square feet) and to add a second small (about 1/3 acre) lot for outdoor RV and boat storage.

Due to the shape of the original outdoor RV storage lot, it was discovered that it was not well suited to the original plan which anticipated room for smaller RV's such as pop up campers and small boats to be located in the middle of the lot. Consequently, that area is left open and the original lot is best used for full size RV's. In order to fulfill the need for smaller unit storage, a separate lot is located on the bench to the west and below the original lot. This will make up for the spaces previously anticipated but not realized. As with the original lot, this area did not require new grading and simply had recycled asphalt millings emplaced. The lot is surrounded with a chain link fence and has the same keypad controlled gate that is used on the original lot. This lot does not have any lighting nor is any proposed. There are a number of trees and shrubs located within the railroad tie benches along the west side of the storage area providing a landscape buffer. All are proposed to remain. Currently there is one Identification / Direction sign on the south side of the existing shop. That sign will simply be placed on the existing wood fence when the building is removed. No additional signage is proposed with this amendment.

In a similar fashion, review of the approved building created questions about maximum flexibility and usefulness in the future, especially longer term. It was realized that a slightly wider and longer building would provide that flexibility. The use of the building does not change. Neither does the original plan to remove the existing shop building (B), Display Shed (C) and, of course, the building (A) currently located where the new building is to be placed. The larger building creates the need for additional parking which is accommodated and illustrated on the plan. The existing garage just south of the new building that belongs to the neighbor and encroaches into the Hellbusch property remains and is provided access via a new access easement.

Drainage will be impacted by these changes and the revised Final Drainage Report and Plan provide details of that updated design. The required Water Quality Pond has been revised and relocated slightly. It too, is illustrated on the Site Plan. Construction of the Water Quality Pond and associated swale will be completed before constructing the new building. Work is proposed to begin this spring.