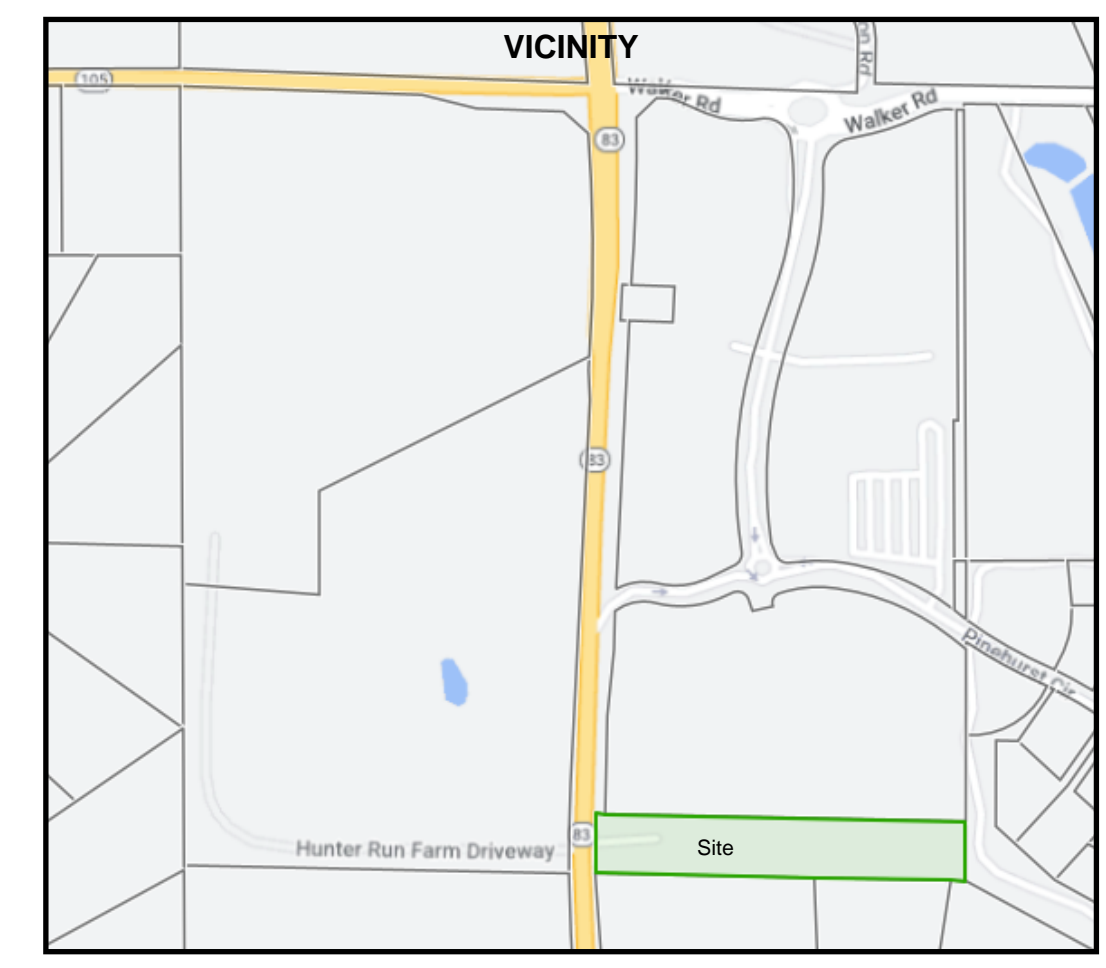
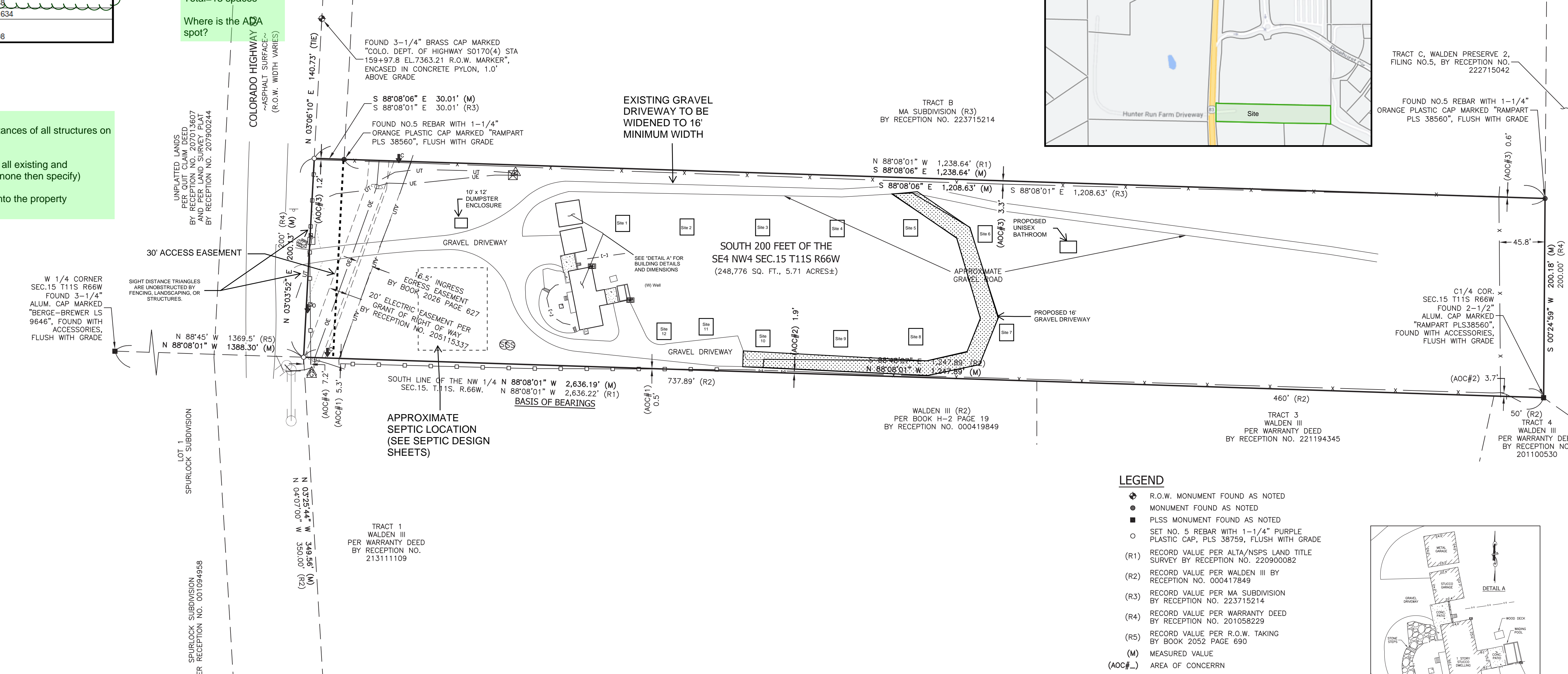


LEGAL	S 200 FT OF SE4NW4 SEC 15-11-66
PARCEL NO.	EX. 05 A TO HWY 611500009
OWNER	MICAH JEUB
CONTACT	(719) 749-8892 MICAHJEUB@GMAIL.COM
ZONING	RR-5
LAND USE	RECREATION CAMP
AREA	5.95
LOT COVERAGE	2.80%
PARKING REQUIREMENT	ONE PER UNIT, TWELVE UNITS PROPOSED, TWELVE PARKING SPACES REQUIRED.
PARKING PROVIDED	TWELVE SPACES (1 ADA)
GROSS BUILDING SQ FT	6,883
OPEN SPACE SQ FT	254,634
IMPERMEABLE SQ FT	5,598

Please update parking county to reflect 12 spaces and 1 ADA space
Total=13 spaces
Where is the ADA spot?

Unresolved:
- Please include setback distances of all structures on the property
- Location and dimensions of all existing and proposed signage on site (if none then specify)
- Traffic ingress and egress into the property

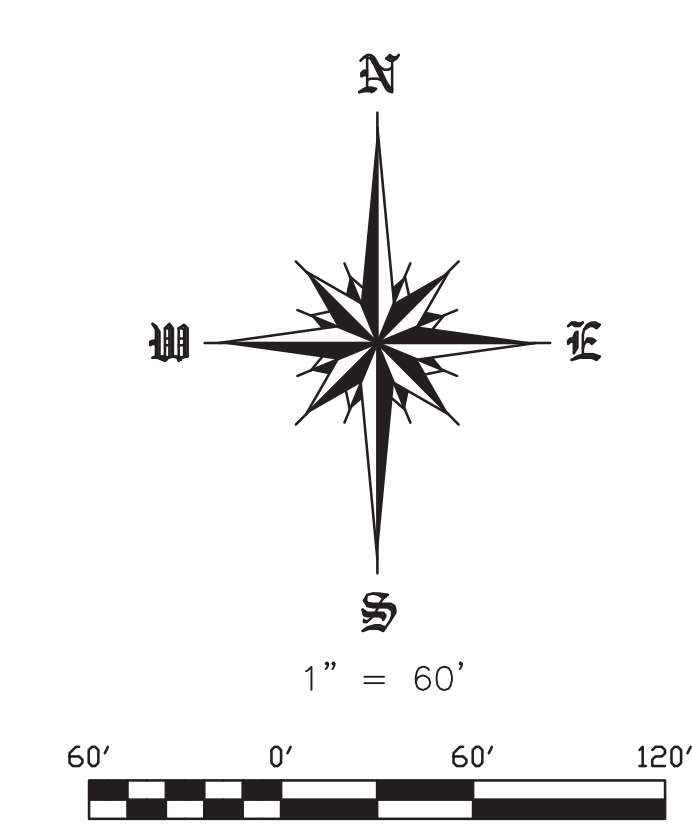
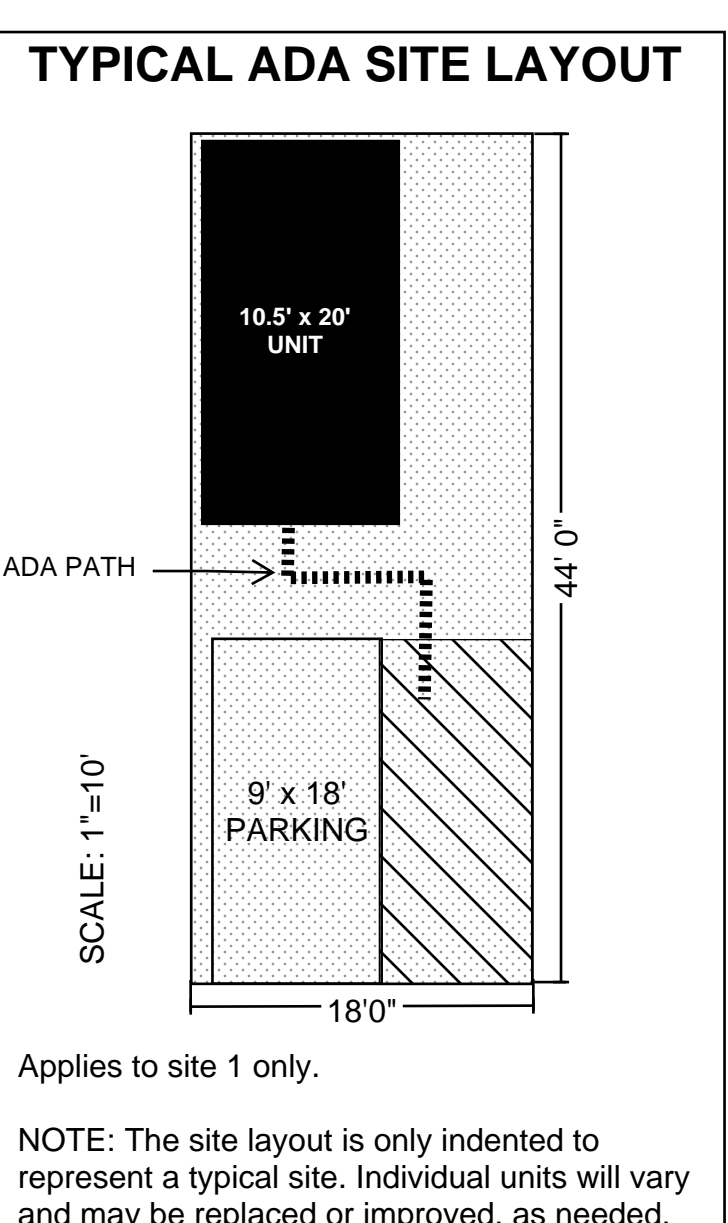
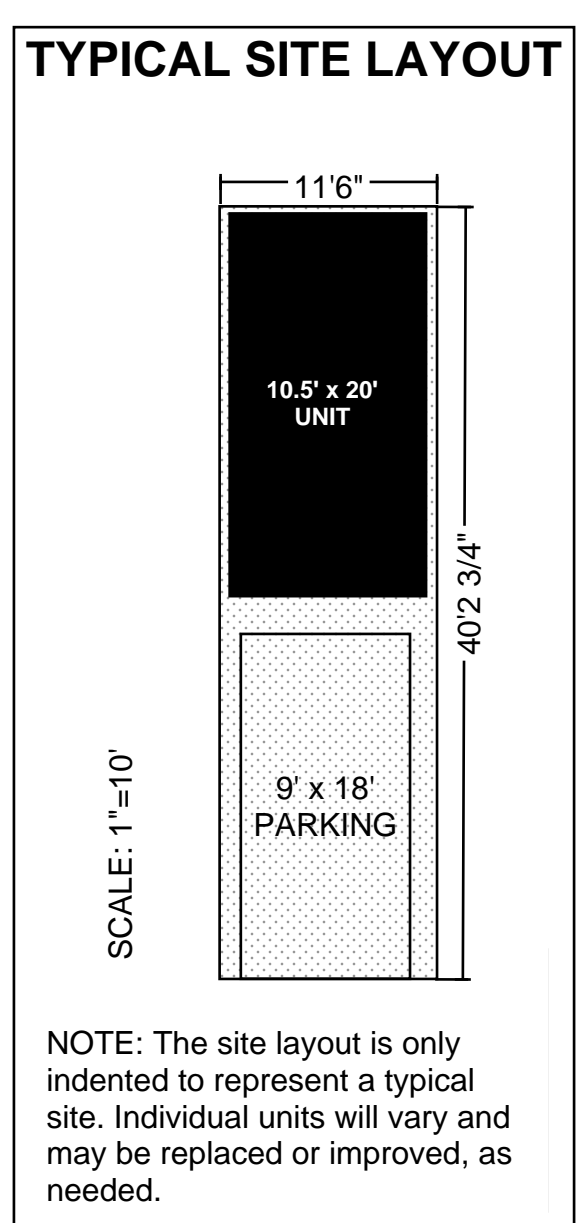
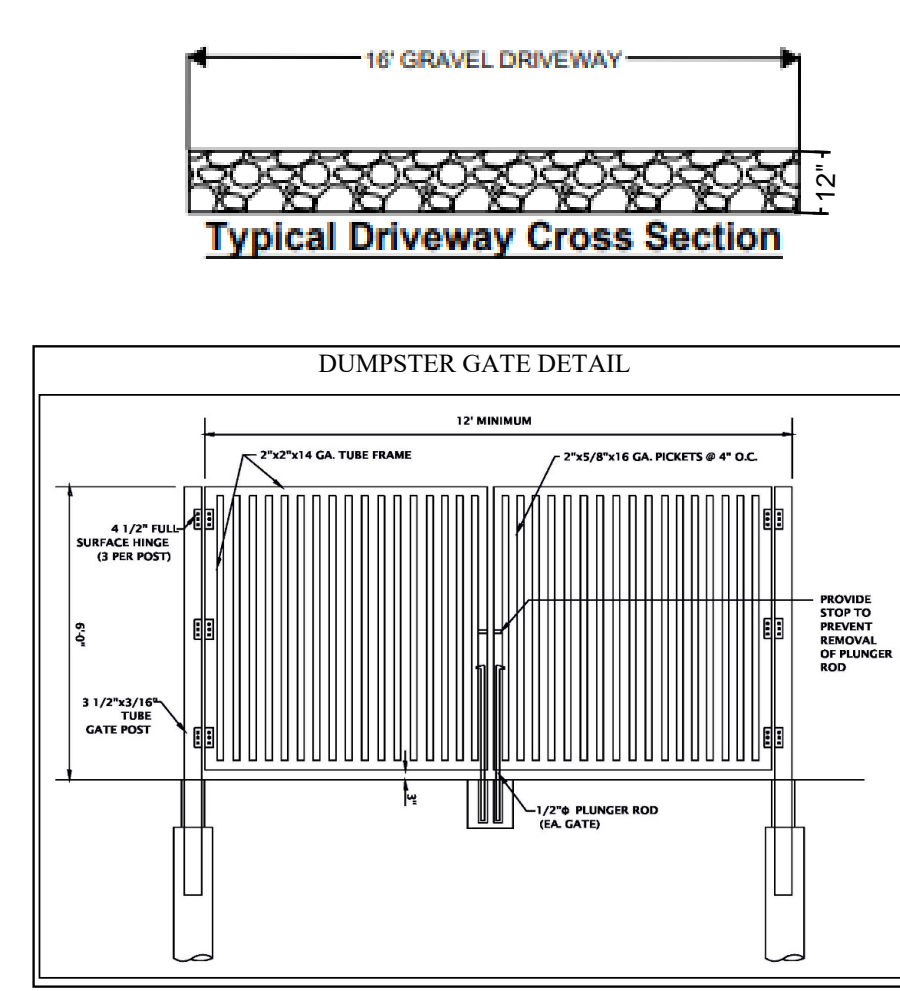
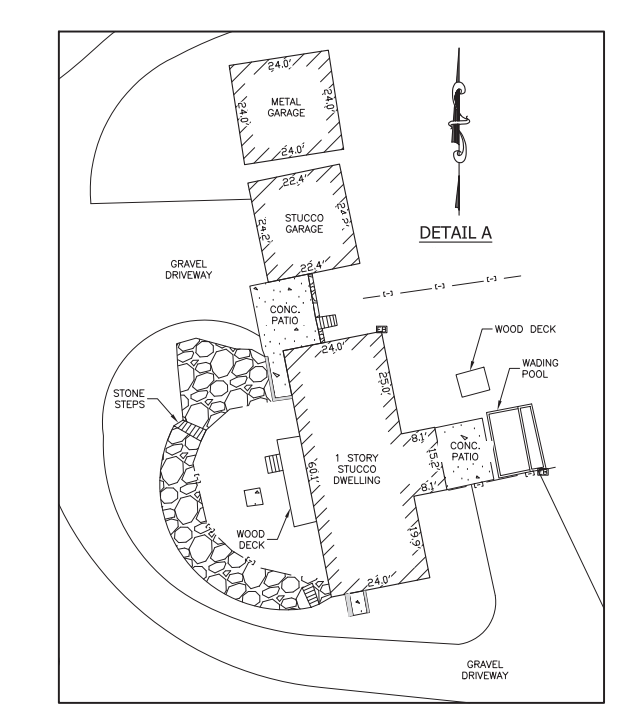


- GENERAL NOTES
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 - FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
 - UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.
 - THE DEVELOPMENT PLAN REFLECTS PHASE 1 OF 2 PHASES ASSOCIATED WITH SPECIAL USE APPROVAL AL2318. EACH PHASE WILL INCLUDE 12 SITES. THE SPECIFIC STYLE ON EACH SITE MAY CHANGE (TEMPORARY STRUCTURES), HOWEVER NO UNIT MAY BE INSTALLED REQUIRING A BUILDING PERMIT WITHOUT PRIOR APPROVAL FROM PIKES PEAK REGIONAL BUILDING AND EL PASO COUNTY PLANNING.

PERCENTAGE OF TREE COVERAGE: 70%

APPLICANT/PLAN PREPARER:
VERTEX CONSULTING SERVICES
CONTACT: NINA RUIZ
719-733-8605
nina.ruiz@vertexcos.com

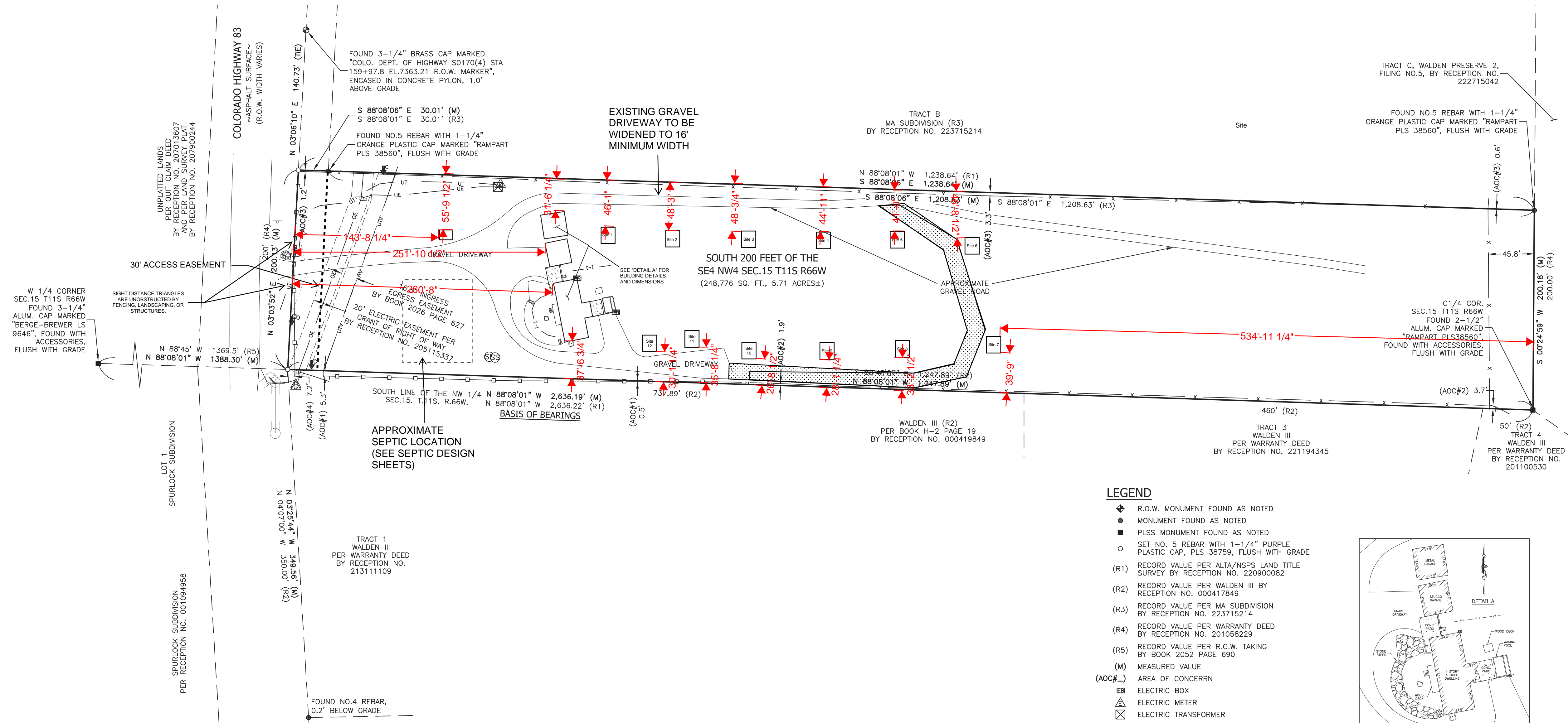
- LEGEND
- R.O.W. MONUMENT FOUND AS NOTED
 - MONUMENT FOUND AS NOTED
 - PLSS MONUMENT FOUND AS NOTED
 - SET NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, PLS 38759, FLUSH WITH GRADE
 - (R1) RECORD VALUE PER ALTA/NSPS LAND TITLE SURVEY BY RECEPTION NO. 220900082
 - (R2) RECORD VALUE PER WALDEN III BY RECEPTION NO. 000417849
 - (R3) RECORD VALUE PER MA SUBDIVISION BY RECEPTION NO. 223715214
 - (R4) RECORD VALUE PER WARRANTY DEED BY RECEPTION NO. 201058229
 - (R5) RECORD VALUE PER R.O.W. TAKING BY BOOK 2052 PAGE 690
 - (M) MEASURED VALUE
 - (AOC#) AREA OF CONCERN
 - ELECTRIC BOX
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - UTILITY POLE
 - GUY WIRE
 - SEPTIC TANK MANHOLE
 - TELEPHONE PEDESTAL
 - UNDERGROUND FIBER OPTIC SIGN
 - UNDERGROUND CABLE SIGN
 - GAS METER
 - STORM CULVERT INLET
 - FENCE POST
 - MAILBOX
 - UNDERGROUND GAS LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND CABLE LINE
 - BARBED-WIRE FENCE
 - WOOD FENCE
 - SPLIT-RAIL FENCE
 - CONCRETE SURFACE
 - BLOCK WALL
 - ROCK WALL
 - BREAK SYMBOL



MICAH JEUB
GLAMPING II
SITE DEVELOPMENT PLAN

VERTEX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO.	PPR2433	SHEET	1
DATE	08/14/24	APPROVED	
PREPARED	NRR	CAD	



GENERAL NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION 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 OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
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APPLICANT/PLAN PREPARER:
 VERTEX CONSULTING SERVICES
 CONTACT: NINA RUIZ
 719-733-8605
 nina.ruiz@vertexcso.com

NO.	REVISION/ISSUE	DATE

MICAH JEUB
 GLAMPING II
 SITE DEVELOPMENT PLAN



PROJECT NO. PPR2433	SHEET 2
DATE 08/14/24	APPROVED CAD
PREPARED NRR	APPROVED CAD

- LEGEND**
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 - MONUMENT FOUND AS NOTED
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 - ⊞ FENCE POST
 - ⊞ MAILBOX
 - UG UNDERGROUND GAS LINE
 - UT UNDERGROUND TELEPHONE LINE
 - UE UNDERGROUND ELECTRIC LINE
 - UV UNDERGROUND CABLE LINE
 - X BARBED-WIRE FENCE
 - (-) WOOD FENCE
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 - CONCRETE SURFACE
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