SUBSTITUTE LANDSCAPE PLAN

GENERAL NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS 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.

2. WITHIN SITE BOUNDARIES.

3. FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.

4. THE DEVELOPMENT PLAN REFLECTS PHASE 1 OF 2 PHASES ASSOCIATED WITH SPECIAL USE APPROVAL A251-B. EACH PHASE WILL INCLUDE 12 SITES.

PERCENTAGE OF TREE COVERAGE: 70%

VICINITY

LEGEND

- R.O.W. MONUMENT FOUND AS NOTED
- 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. 226900062
- (R2) RECORD VALUE PER WA SUBDIVISION BY RECEPTION NO. 223715214
- (R3) RECORD VALUE PER WALDEN III BY RECEPTION NO. 00447849
- (R4) RECORD VALUE PER WARRANTY DEED BY RECEPTION NO. 201058229
- (R5) RECORD VALUE PER R.O.W. TAKING BY BOOK 2052 PAGE 660
- (M) MEASURED VALUE
- (AOC#) AREA OF CONCERN
- TELEPHONE PEDESTAL
- GUY WIRE
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- GAS METER
- SEPTIC TANK MANHOLE
- STORM CULVERT INLET
- UNDERGROUND CABLE SIGN
- UNDERGROUND FIBER OPTIC SIGN
- 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

TYPICAL SITE LAYOUT

SCALE: 1"=10'

10.5' x 20' UNIT

9' x 18' PARKING

11'-6"

40'-2 3/4"

NOTE: The site layout is only intended to represent a typical site. Individual units will vary and may be replaced or improved, as needed.

DUMPSTER GATE DETAIL

COLORADO HIGHWAY 83
~ASPHALT SURFACE~
(R.O.W. WIDTH VARIES)

SPURLOCK SUBDIVISION
PER RECEPTION NO. 001094958

LOT 1
SPURLOCK SUBDIVISION
RR-5

UNPLATTED LANDS
PER QUIT CLAIM DEED
BY RECEPTION NO. 207013607
AND PER LAND SURVEY PLAT
BY RECEPTION NO. 207900244
RR-5

SOUTH 200 FEET OF THE
SE¼ NW¼ SEC.15 T11S R66W
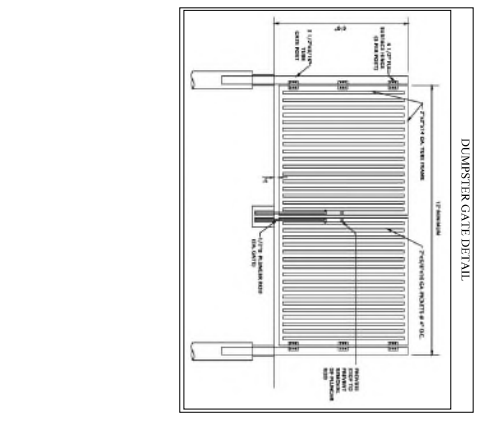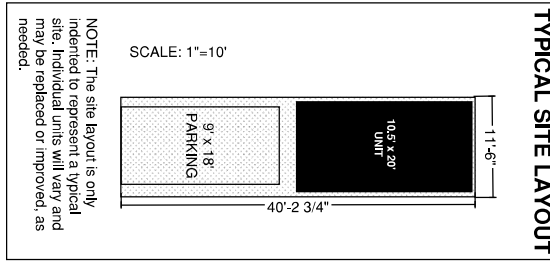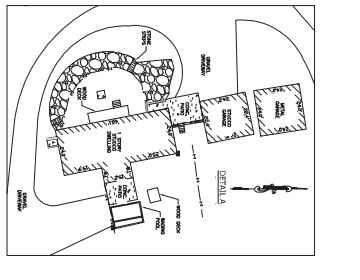(248,776 SQ. FT., 5.71 ACRES±)

APPROXIMATE SEPTIC LOCATION (SEE SEPTIC DESIGN SHEETS)

FORESTED AREA COMPRISED PRIMARILY OF PONDEROSA PINE. TREES ARE TO REMAIN WITH THE EXCEPTION OF A FEW TREEES THAT WILL NEED TO BE REMOVED FOR THE CONSTRUCTION OF THE DRIVEWAY AND SITES. FIRE-WISE PRACTICES WILL BE IMPLEMENTED. SEE SHEET 2 FOR TREES TO BE REMOVED.

1" = 60'

60'   0'   60'   120'

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

MICAH JEUB GLAMPING II
SITE DEVELOPMENT PLAN

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

NO.	REVISION/ISSUE	DATE

Please make image color and trees to be removed in red
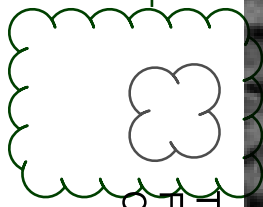
TREES TO BE REMOVED FOR DRIVEWAY CONSTRUCTION