

UNPLATTED LANDS
PER OUT CLAIM DEED
BY RECEPTION NO. 2697
AND PER LAND SURVEY PLAT
BY RECEPTION NO. 207900244

W 1/4 CORNER
SEC.15 T11S R66W
FOUND 3-1/4"
ALUM. CAP MARKED
"BERGE-BREWER LS
9646", FOUND WITH
ACCESSORIES,
FLUSH WITH GRADE

SPURLOCK SUBDIVISION
PER RECEPTION NO. 001094958

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

30' ACCESS EASEMENT

SPURLOCK SUBDIVISION

TRACT 1
WALDEN III
PER WARRANTY DEED
BY RECEPTION NO.
213111109

FOUND 3-1/4" BRASS CAP MARKED
"COLO. DEPT. OF HIGHWAY S0170(4) STA
159+97.8 EL.7363.21 R.O.W. MARKER",
ENCASED IN CONCRETE PYLON, 1.0'
ABOVE GRADE

S 88°08'06" E 30.01' (M)
S 88°08'01" E 30.01' (R3)

FOUND NO.5 REBAR WITH 1-1/4"
ORANGE PLASTIC CAP MARKED "RAMPART
PLS 38560", FLUSH WITH GRADE

20' ELECTRIC EASEMENT PER
GRANT OF RIGHT OF WAY
BY RECEPTION NO. 205113337

SOUTH LINE OF THE NW 1/4 N 88°08'01" W 2,636.19' (M)
SEC.15, T.11S, R.66W.

APPROXIMATE
SEPTIC LOCATION
(SEE SEPTIC DESIGN
SHEETS)

FOUND NO.4 REBAR,
0.2' BELOW GRADE

EXISTING GRAVEL
DRIVEWAY TO BE
WIDENED TO 16'
MINIMUM WIDTH

SOUTH 200 FEET OF THE
SE4 NW4 SEC.15 T11S R66W
(248,776 SQ. FT., 5.71 ACRES±)

TRACT B
MA SUBDIVISION (R3)
BY RECEPTION NO. 223715214

WALDEN III (R2)
PER BOOK H-2 PAGE 19
BY RECEPTION NO. 000419849

TRACT 3
WALDEN III
PER WARRANTY DEED
BY RECEPTION NO. 221194345

TRACT 4
WALDEN III
PER WARRANTY DEED
BY RECEPTION NO.
201100530

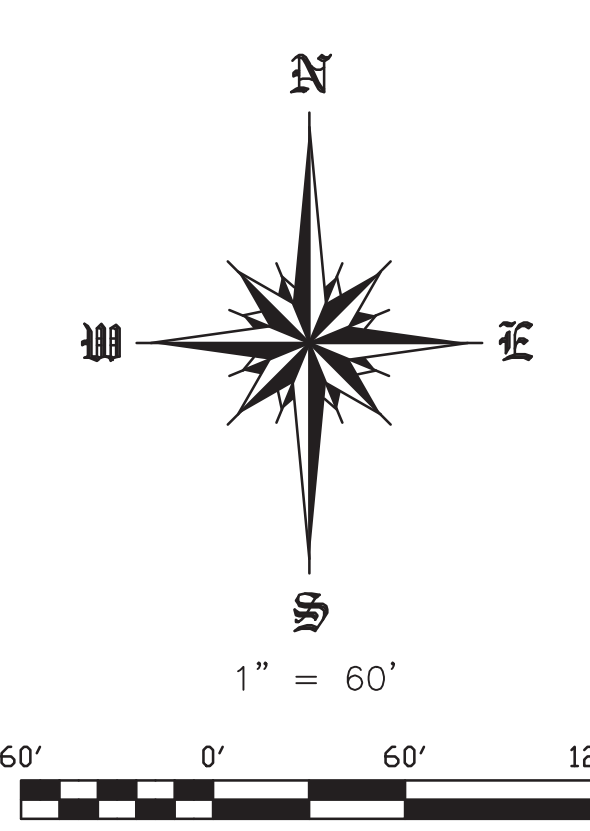
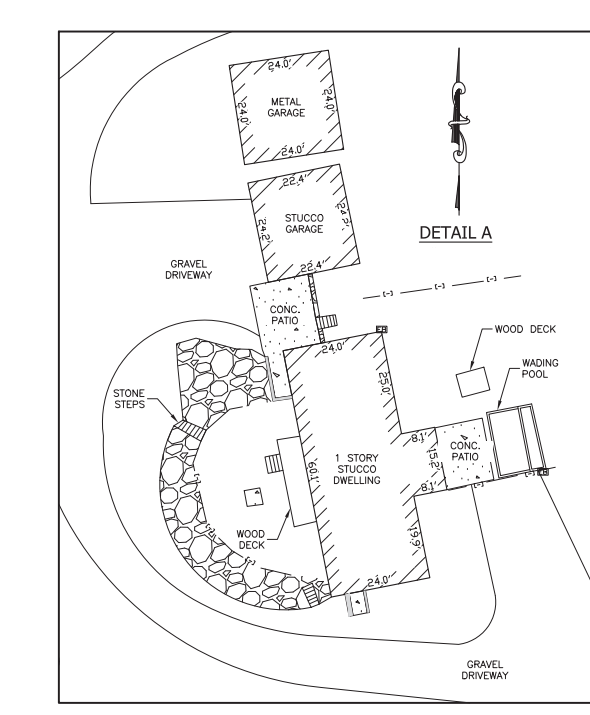
TRACT C, WALDEN PRESERVE 2,
FILING NO.5, BY RECEPTION NO.
222715042

FOUND NO.5 REBAR WITH 1-1/4"
ORANGE PLASTIC CAP MARKED "RAMPART
PLS 38560", FLUSH WITH GRADE

C1/4 COR.
SEC.15 T11S R66W
FOUND 2-1/2"
ALUM. CAP MARKED
"RAMPART PLS38560"
FOUND WITH ACCESSORIES,
FLUSH WITH GRADE

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
- UG— UNDERGROUND GAS LINE
- UT— UNDERGROUND TELEPHONE LINE
- UE— UNDERGROUND ELECTRIC LINE
- UV— UNDERGROUND CABLE LINE
- X— BARBED-WIRE FENCE
- |— WOOD FENCE
- |— SPLIT-RAIL FENCE
- |— CONCRETE SURFACE
- |— BLOCK WALL
- |— ROCK WALL
- |— BREAK SYMBOL



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.
2. FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
3. 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 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:
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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