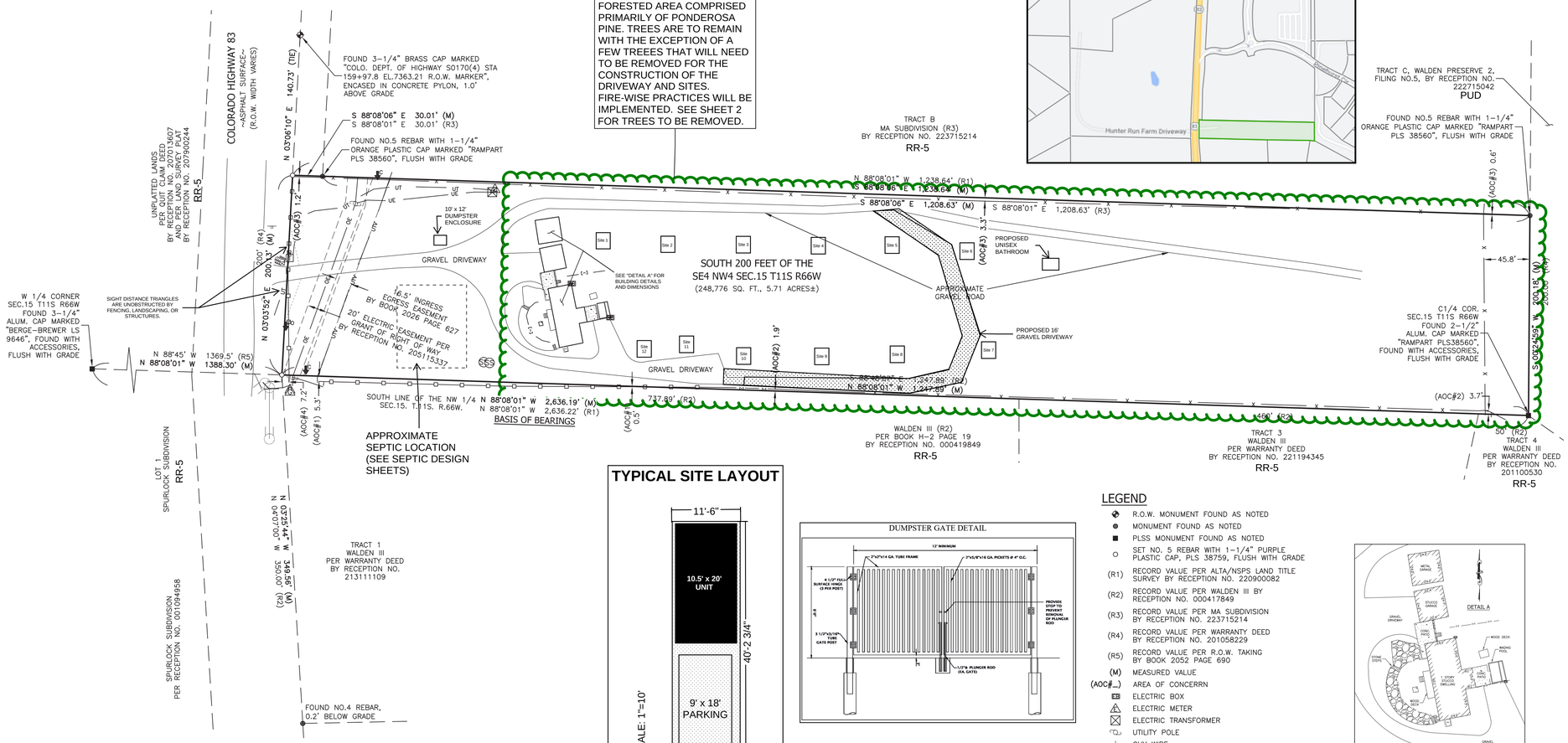
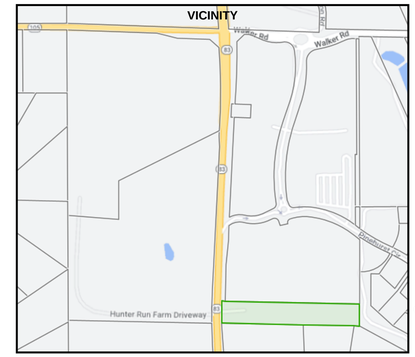
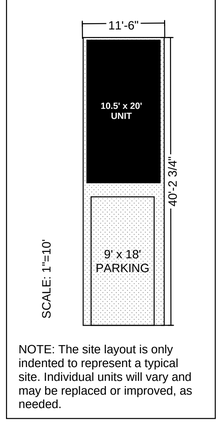
SUBSTITUTE LANDSCAPE PLAN





LEGAL	S 200 FT OF SE4NW4 SEC 15-11-66 EX .05 A TO HWY
PARCEL NO.	6115000009
OWNER	MICAH JEUB
CONTACT	(719) 749-8892 MICAHJEUB@GMAIL.COM
ZONING	RR-5
LAND USE	RECREATION CAMP
AREA	5.95
LOT COVERAGE	2.80%

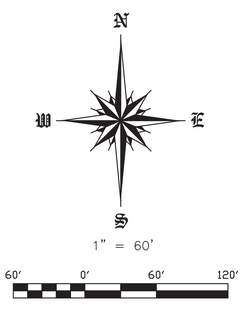
TYPICAL SITE LAYOUT



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

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 CONCERRN
- 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
- UTV — 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.

PERCENTAGE OF TREE COVERAGE: 70%

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

NO.	REVISION/ISSUE	DATE

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	
PREPARED NRR / APPROVED CAD	

TREES TO BE REMOVED
FOR DRIVEWAY
CONSTRUCTION