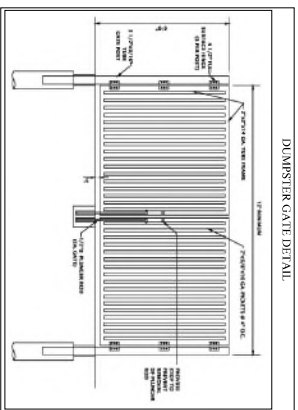
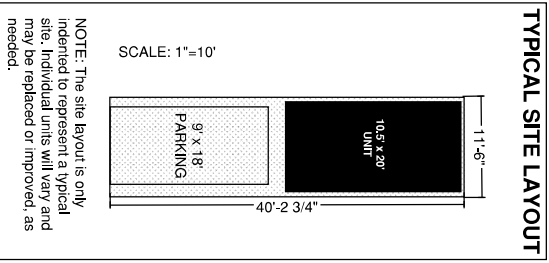


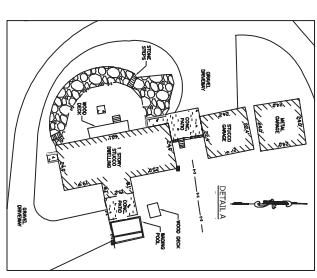
SUBSTITUTE LANDSCAPE PLAN

FORESTED AREA COMPRISED PRIMARILY OF PONDEROSA PINE. TREES ARE TO REMAIN WITH THE EXCEPTION OF A FEW TREES 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.



LEGEND

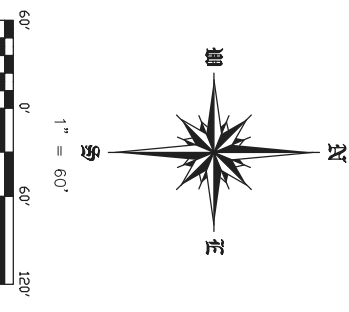
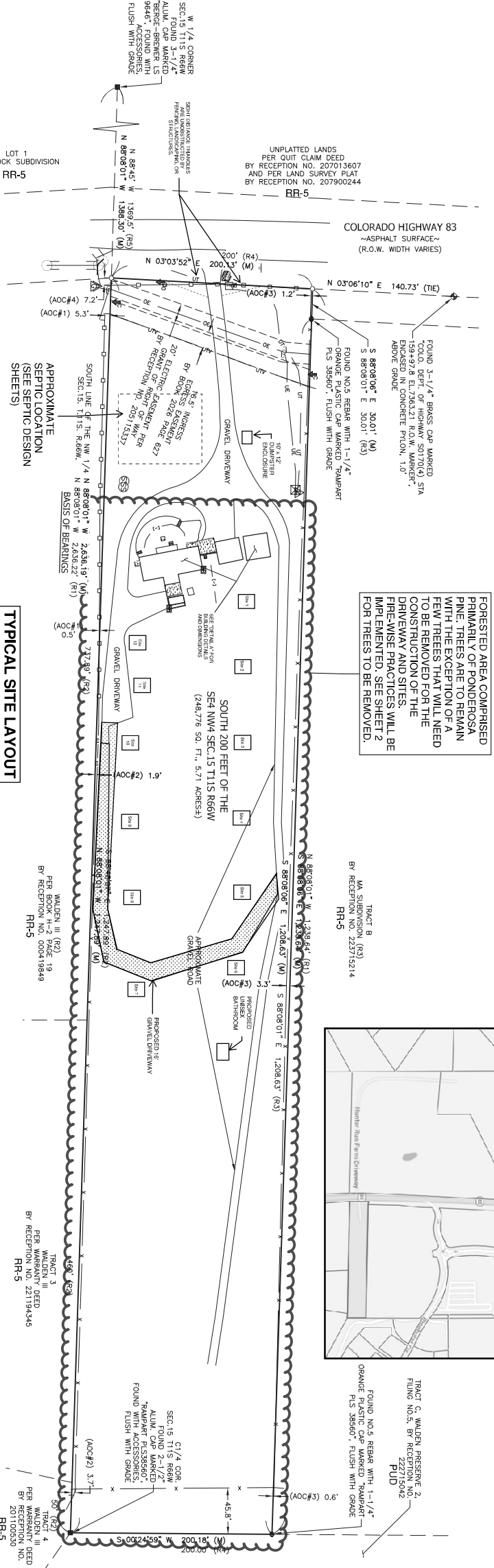
- ◆ R.O.W. MONUMENT FOUND AS NOTED
- ◆ MONUMENT FOUND AS NOTED
- ◆ PLASS MONUMENT FOUND AS NOTED
- SET NO. 5 REBAR WITH 1-1/4" PIPE
- PLASTIC CAP, PLS 38759, FLUSH WITH GRADE
- (R1) RECORD VALUE PER ALTA/NSPS LAND TITLE SURVEY BY RECEPTION NO. 220900082
- (R2) RECORD VALUE PER WALDEN III BY RECEPTION NO. 000417249
- (R3) RECORD VALUE PER MA SUBDIVISION RECORD VALUE NO. 2235214 DEED BY RECEPTION NO. 2070598229
- (R4) 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 PEGS/VAL
- ⊠ UNDERGROUND FIBER OPTIC SIGN
- ⊠ GAS WELTER
- ⊠ STORM CULVERT INLET
- ⊠ FENCE POST
- ⊠ MALBOOX
- ⊠ 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



LEGAL	S 300 FT OF SE 1/4 SEC 15-11-66
PARCEL NO.	5215000009
OWNER	MICHAEL JEBUB
CONTACT	(719) 749-8892 MICHAELJEBUB@GMAIL.COM
ZONING	RR-5
LAND USE	RECREATION CAMP
AREA	5.95
LOT COVERAGE	2.80%

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

FOUND NO. 5 REBAR WITH 1-1/4"
ORANGE PLASTIC CAP MARKED "TAMPART"
PLUS 38660" FLUSH WITH GRADE



GENERAL NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND POSSED ACCURATE AND UNDISPUTED PLAT 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 PASSED UNDER FEDERAL OR STATE 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. 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:
VERTIX CONSULTING SERVICES
CONTACT: NINA RUIZ
719-733-8605
nina.ruiz@verticxcs.com

NO.	REVISION/ISSUE	DATE

MICAH JEBUB
GLAMPING II
SITE DEVELOPMENT PLAN

VERTIX
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 NRR
PREPARED NRR	CAD



TREES TO BE REMOVED
FOR DRIVEWAY
CONSTRUCTION