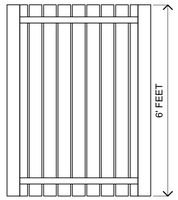
PHASING NOTE:

- THE INSTALLATION OF ADDITIONAL UNITS SHALL BE PHASED BASED ON FUNDING AVAILABILITY.
- THE SITE DEVELOPMENT PLAN SHALL IDENTIFY THE TOTAL NUMBER OF UNITS PERMITTED, WHILE ALLOWING FOR PHASED IMPLEMENTATION.
- THE OWNER SHALL NOT BE CONSIDERED IN VIOLATION OF THE APPROVED SITE DEVELOPMENT PLAN SOLELY BECAUSE ALL APPROVED UNITS HAVE NOT YET BEEN INSTALLLED, PROVIDED THAT THE COMPLETED PHASES COMPLY WITH ALL APPLICABLE REQUIREMENTS AND APPROVED SITE CONDITIONS.
- THE DEVELOPMENT WILL BE COMPLETED IN TWO PHASES.
- SITES 4, 5, 7, 8, 9, 10, 11, AND 12 ARE INCLUDED WITHIN PHASE 1.
- SITES 1, 2, 3, AND, 6 ARE INCLUDED IN PHASE 2.
- THERE SHALL BE NO INITIATION OF CONSTRUCTION, OR USE OF SITES WITHIN PHASE 2 UNTIL THE APPLICABLE ROAD IMPACT FEE FOR PHASE 2 HAS BEEN PAID.
- CLOUDED IMPROVEMENTS LABELED WITH THE SYMBOL (2) ARE INCLUDED IN PHASE 2.
- ALL UNITS WILL BE PLACED WITHIN THE SITE PLOTS AS IDENTIFIED ON THE MAP.



PROTECTIVE FENCE

NOT TO SCALE

LANDSCAPING INFORMATION:

NOTES:

- LANDSCAPING SHOULD BE CAREFULLY MANAGED TO MINIMIZE IRRIGATION. IRRIGATION SHOULD BE LIMITED TO THE MINIMUM AMOUNT SUFFICIENT TO MAINTAIN VEGETATION. APPLICATION OF MORE WATER WILL INCREASE LIKELIHOOD OF SLAB AND FOUNDATION MOVEMENT AND ASSOCIATED DAMAGE. LANDSCAPING AREAS SHOULD BE ADEQUATELY SLOPED TO DIRECT FLOW AWAY FROM THE BUILDING AND IMPROVEMENTS. AREA DRAINS CAN BE USED TO DRAIN AREAS THAT CANNOT BE PROVIDED WITH ADEQUATE SLOPE.
- SOIL IS A NATURAL, SILTY TO SANDY. TOPSOIL CAN BE MIXED WITH CLEAN FILL SOILS AT A RATIO OF 15:1 (FILL:TOPSOIL.)
- ALL PROPOSED PLANT QUANTITY AND QUANTITIES ARE APPROXIMATE AND SHOULD BE CONFIRMED BY INSTALLER BEFORE INSTALLATION OCCURS.
- REVISED CLOUDED SITE SCREENING LOCATIONS HAVE BEEN LABELED WITH THE (2) SYMBOL.
- CRUSHED ASPHALT PATHWAYS ARE TO BE APPLIED TO ALLOW FOR PAVERS OR FLAGSTONE TO BE ADDED AT A LATER.
- SOIL AMENDMENTS FOR THE PLANTINGS SHOULD BE A COMPOST AND PEAT, OR COMPOST AND MANURE MIX.
- ALL NEW PLANTINGS WILL BE PLANTED IN EXISTING MEADOW GRASS WITH A 3'-0" DIA MULCH RING AROUND BASES.
- NEW TREES SHALL BE INSTALLED IN LOCATIONS INDICATED.
- OWNER MAY SUBSTITUTE EQUIVILANT TREE SPECIES, SUBJECT TO AVAILABILITY AND SUITABILITY FOR SITE'S CLIMATE, SOIL CONDITIONS, AND GROWING ENVIRONMENT.
- TREE SUBSTITUTIONS SHALL MAINTAIN COMPARABLE SIZE MATURITY, CANOPY COVERAGE, AND INTENDED LANDSCAPE FUNCTION.

CALCULATIONS:

SCREENING PLANTING:

• FRONTAGE ROAD -	417 LF
• TREES REQUIRED / PROVIDED -	14 / 14 TREES
• ADJACENT PROPERTY FRONTAGE -	560 LF
• ADJACENT PROPERTY SCREENING - REQUIRED / PROVIDED	374 / 390 LF

INTERNAL PLANTING:

• NET SITE AREA =	265,808 SF
• MINIMUM INTERNAL AREA	5.0%
• INTERNAL AREA (SF) REQUIRED / PROVIDED	13,290 / 25,300 SF
• INTERNAL TREES REQUIRED / PROVIDED	530 / 185

VEGETATION SYMBOLS:

- EXISTING PINES
- EXISTING UPRIGHT JUNIPERS
- EXISTING GAMBLE OAK CLUSTER (5-8 TREES PER)
- NEW AUSTRIAN PINE
- NEW CURLY LEAF MAHOGANY
- NEW HACKBERRY

OWNER INFORMATION:

NAME:
CHRISTOPHER JEUB
WENDY JEUB

ADDRESS:
16315 RICKENBACKER AVE.
MONUMENT, CO 80132

PHONE:
(719) 660-5781

EMAIL:
chrisjeub@gmail.com

GUEST INFORMATION:

SIGNAGE :
6'x24" DESIGNATION SIGNS PROVIDED

PARKING ACCESS ROAD:
INGRESS/EGRESS OFF EXISTING DRIVE

TENT ACCESS:
EVERY TENT SITE HAS ITS OWN DESIGNATED PARKING. PARKING SPOT INDICATED ARE APPROXIMATE.

VICINITY MAP:



SITE INFORMATION:

ADDRESS
16315 RICKENBACKER AVE.
MONUMENT, CO 80132

LEGAL
LOT 2 BLK 1 VANS SUB

OWNER
CHRISTOPHER JEUB
WENDY JEUB

SITE DATA

LOT SIZE =	280,526.4 SQ FT
BUILDING FOOTPRINT:	
EXISTING RESIDENCE - (DRIVE UNDER GARAGE)	1,432 SQ FT
PROPOSED HARD-SIDED UNITS -	2,340 SQ FT
PROPOSED "SHARED BATHROOMS" -	420 SQ FT
TOTAL:	4,192 SQ FT
LOT COVERAGE =	2 %
OPEN SPACE =	98 %
IMPERMEABLE SPACE =	2 %
LANDSCAPING =	5 %
ZONING =	RR-5
PLAT No =	8851
PARCEL ID =	7127001011

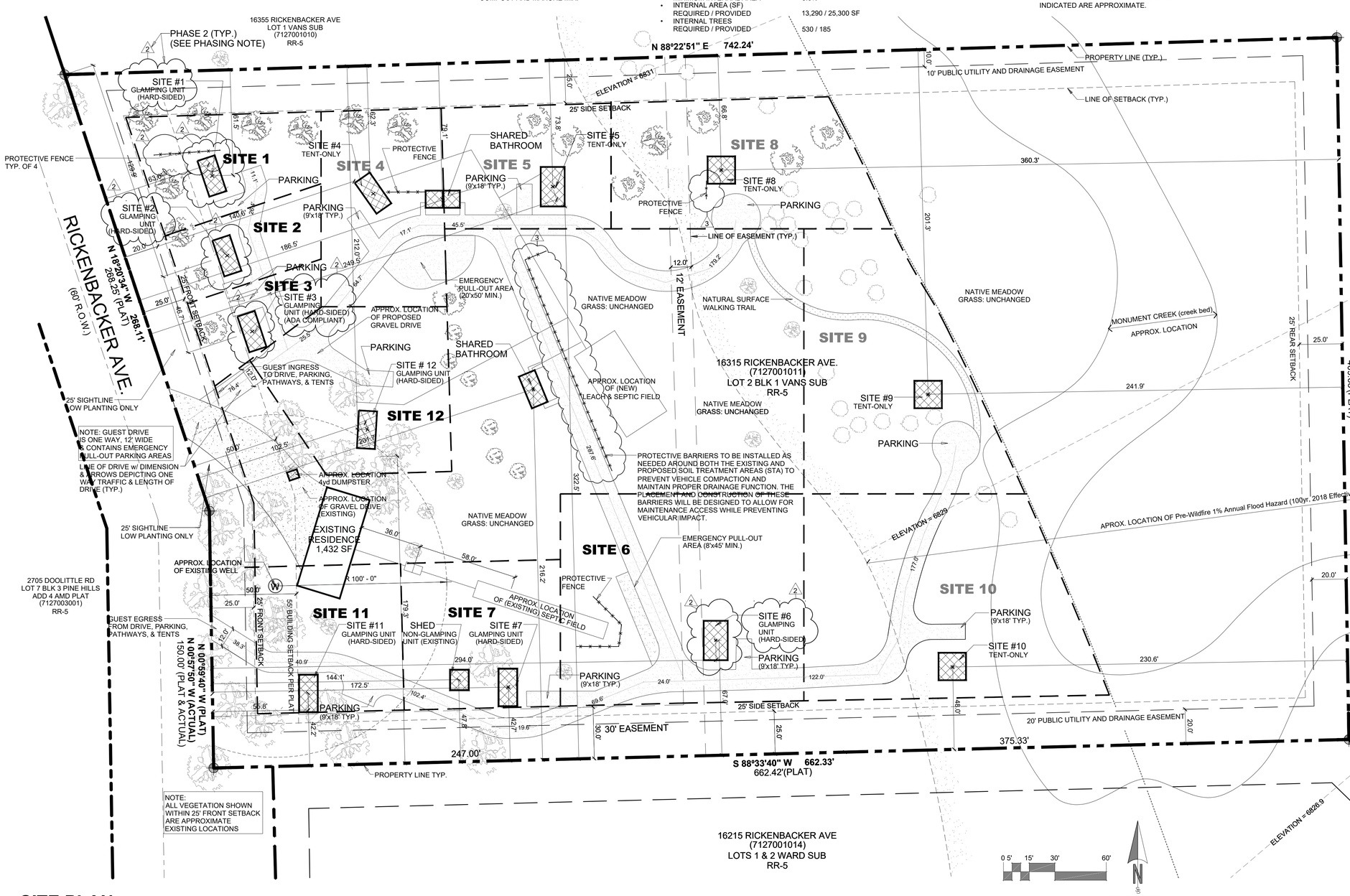
PROPOSED STRUCTURES & ELEMENTS:	
PROPOSED SITES TOTAL	12
PROPOSED SITE - (TENT-ONLY) =	5
PROPOSED SITE (HARD-SIDED) =	7
PROPOSED Shared BATHROOMS =	2
PROPOSED BATHROOM TOTAL =	9
PROPOSED SEPTIC & LEACH FIELD =	1
PROPOSED GRAVEL DRIVE =	13,800 SQ FT
PROPOSED GRAVEL PARKING =	2,000 SQ FT
PROPOSED GRAVEL PULL-OUT AREA =	720 SQ FT
PROPOSED PARKING SPOTS =	12
PROPOSED GRAVEL PATHWAY =	1,520 SQ FT
PROPOSED PRIVACY FENCING =	80 LF

PARKING TABLE:

PARKING REQUIREMENT	PARKING PER UNIT =	1
	UNITS PROPOSED =	12
	PARKING REQUIRED =	12
PARKING PROVIDED		12

NOTES:

- PER ECM SECTION I.7.1.B.5, RESIDENTIAL LOTS IMPERVIOUS ARE MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE REFERENCED ECM SECTION. IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
- "THE OWNER AGREES, ON BEHALF OF THEMSELVES AND ANY DEVELOPER OR BUILDER SUCCESSORS, THAT THEY SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 24-377) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE A TITLE SEARCH WOULD REVEAL THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY. NOTE: ROAD IMPACT FEES FOR EIGHT (8) GLAMPING SITES HAVE ALREADY BEEN PAID UNDER PPR2253. THE REMAINING FEES WILL BE DUE AT THE TIME OF PERMIT SUBMITTAL OF PPR2443.
- AN ADA-COMPLIANT UNIT (SITE 3) WILL BE INCLUDED PER THE LETTER OF INTENT (LOI) AND WILL MEET ALL ACCESSIBILITY REQUIREMENTS AT THAT TIME.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS. THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE U.S. DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER SUCH LAWS.
- PER SECTION 1.15 OF THE LAND DEVELOPMENT CODE DEFINES "RECREATION CAMP" AS: "A PLACE USED AS A DESTINATION POINT FOR VISITORS, FOR VACATIONING OR OTHER RECREATIONAL PURPOSES WHICH MAY INCLUDE PERMANENT STRUCTURES AND TEMPORARY FACILITIES SUCH AS TENTS OR YURTS FOR THE USE OF GUESTS WHICH FACILITIES MAY CONTAIN COOKING FACILITIES AND ARE USED FOR TEMPORARY OCCUPANCY (NOT TO EXCEED 30 CONSECUTIVE DAYS OR A TOTAL OF 90 DAYS IN 1 CALENDAR YEAR). THIS TERM SHALL NOT BE INTERPRETED TO INCLUDE HOTELS, MOTELS, RESTAURANTS, AND THEATERS BUT WOULD INCLUDE LAND USES COMMONLY CONSIDERED AS CAMPGROUNDS, DUDE RANCHES, RESORTS OR RETREATS."
- INTERNAL DRIVEWAY ALIGNMENT, CIRCULATION, AND WIDTH WILL MEET ALL REQUIREMENTS OF MONUMENT FIRE. ADDITIONAL DETAIL WILL BE INCLUDED IN THE SITE DEVELOPMENT PLAN APPLICATION.
- ALL SITES ARE DEIGNED TO ACCOMMODATE TEMPORARY CAMPING FACILITIES FOR OVERNIGHT ACCOMMODATION PURSUANT TO THE LAND DEVELOPMENT CODE DEFINITION OF RECREATION CAMP.
- ALL COUNTY, STATE, AND FEDERAL REGULATIONS WILL BE FOLLOWED.
- THE APPLICANT WILL PROVIDE PROOF OF EL PASO COUNTY PUBLIC HEALTH APPROVAL OF ONSITE WASTEWATER TREATMENT SYSTEM(S) ADEQUATE TO SERVE THE PROPOSED NUMBER OF UNITS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN.



SITE PLAN

1" = 30'-0"

FILE NO
PPR244

MONUMENT GLAMPING SITE

16315 RICKENBACKER AVE.
MONUMENT, CO 80132