IGHTING INFORMATION:

1. GLAMPING SITES
   - Placement: Each glamping site will have no more than two LED lanterns, likely positioned near the entrance and central area of the site.
   - Type: Low-intensity, warm white (2700K) LED lanterns.
   - Intensity: Each lantern will emit no more than 100 lumens.
   - Compliance: Lanterns will use full cutoff designs to prevent light spillover and will be shielded. Light fixtures will be positioned no more than 4 feet off the ground to align with residential lighting standards.

MBOL

2. STRING LIGHTS
   - Placement: String lights will be installed around the perimeter of each tent or structure, with no more than 10 lumens per bulb.
   - Type: Low-intensity, warm white (2700K) LED string lights.
   - Spacing: Bulbs will be spaced approximately 6 inches apart.
   - Compliance: String lights will be shielded and directed downward to minimize upward light spill and glare. Efforts will be made to ensure that string lights do not exceed the 0.1-foot candle requirement at

MBOL

SYMBOL

4. SHARED BATHROOMS
   - Placement: LED lights will be installed around communal areas, such as the fire pit, dining area, and restrooms, with no more than **200 lumens per light.**
   - Type: Medium-intensity, warm white (2700K) LED lights.
   - Spacing: Lights will be spaced approximately 15 feet apart to ensure safety and visibility.
   - Compliance: Fixtures will be full cutoff and shielded, directed downwards to prevent light pollution. Light levels at the property boundaries will be designed to remain under 0.1 foot-candles.

MINIMIZING LIGHT POLLUTION
- Shielding: All lighting fixtures will be equipped with shields to direct light downward, preventing light spillover and minimizing glare.
- Timersand Sensors: Non-security lighting will be equipped with timers or motion sensors to reduce usage during non-operating hours. Security lighting will use motion sensors to ensure it is only activated when needed.
- ColorTemperature: Warm white lighting (2700K) will be used throughout to reduce blue light emissions, which can disrupt wildlife and human sleep patterns.

COMPLIANCE WITH REGULATIONS
- This lighting plan complies with El Paso County's lighting regulations, aiming to meet the requirement of no more than 0.1 foot-candles at property boundaries. All fixtures will be full cutoff, shielded, and use warm white lighting to minimize light pollution. Given the minimal-impact nature of glamping and its compatibility with the surrounding residential areas, this plan ensures that lighting is non-intrusive and in harmony with the environment

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 CLAY 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 3 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:
GRAVEL PATH PER PLAN

VICINITY MAP:



SITE INFORMATION:

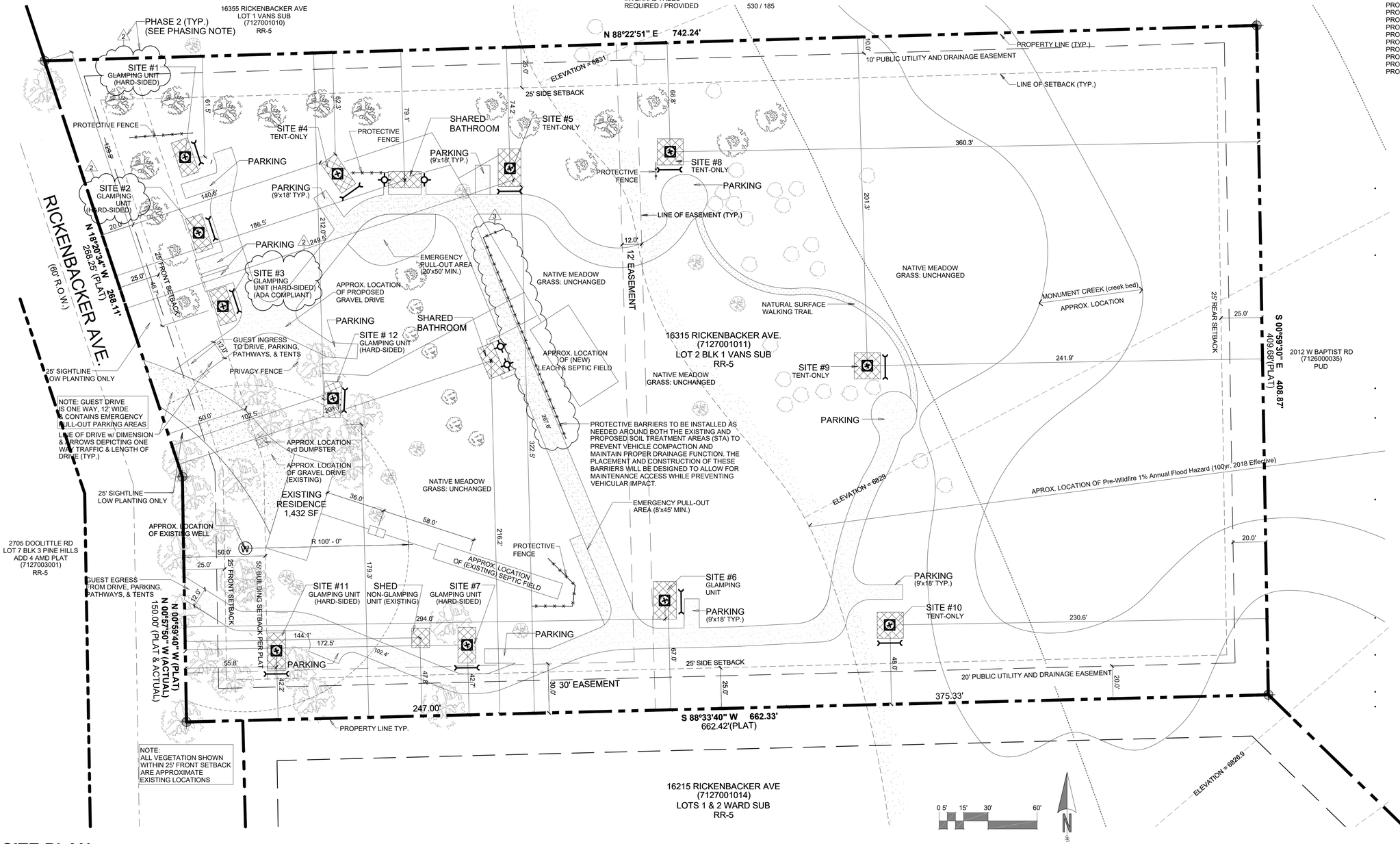
ADDRESS
16315 RICKENBACKER AVE.
MONUMENT, CO 80132

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 -	1,432 SQ FT
DRIVE UNDER GARAGE -	480 SQ FT
PROPOSED Sites -	3,134 SQ FT
PROPOSED BATHROOMS -	210 SQ FT
TOTAL:	5,590 SQ FT
LOT COVERAGE =	2.0 %
OPEN SPACE =	98.0 %
IMPERMEABLE SPACE =	2.0 %
LANDSCAPING =	5.0 %
ZONING =	RR-5
PLAT No =	8851
PARCEL ID =	7127001011
PROPOSED STRUCTURES & ELEMENTS:	
PROPOSED Sites =	12
PROPOSED Shared BATHROOM =	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 PARKING (VEHICLES) =	12
PROPOSED GRAVEL PATHWAY =	1,520 SQ FT
PROPOSED PRIVACY FENCING =	80 LF



SITE PLAN

1" = 30'-0"

MONUMENT GLAMPING LIGHTING PLAN

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MONUMENT, CO 80132