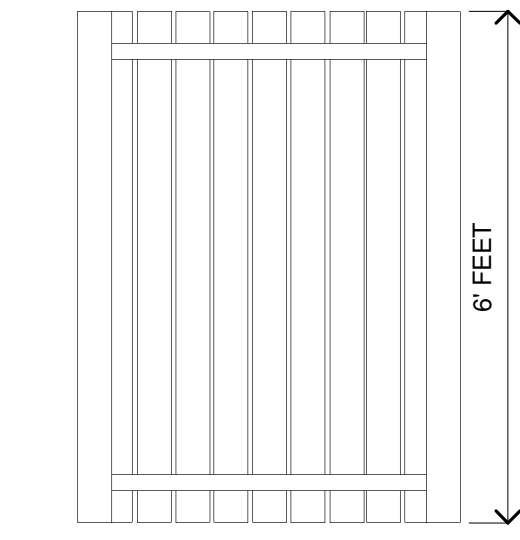


TYPICAL SITE DIMENSIONS

NOT TO SCALE



PRIVACY 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.
 - ALL ROCK WILL HAVE COMMERCIAL GRADE LANDSCAPE FABRIC UNDERNEATH.
 - ALL WOOD MULCH AREAS WILL BE APPLIED A MINIMUM OF 4" THICK WITH NO LANDSCAPE FABRIC APPLIED UNDERNEATH.
 - ALL PLANTINGS WILL BE ON AN IN-GROUND IRRIGATION SYSTEM SO THAT ALL PLANTS WILL BE ADEQUATELY WATERED.

- ROADBASE PATHWAYS ARE TO BE APPLIED TO ALLOW FOR PAVERS OR FLAGSTONE TO BE ADDED AT A LATER DATE.
- 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.

CALCULATIONS:

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

INTERNAL PLANTING:	
NET SITE AREA -	265,808 SF
MINIMUM INTERNAL AREA -	5.0%
REQUIRED / PROVIDED	13,290 / 25,300 SF
INTERNAL TREES	530 / 185
REQUIRED / PROVIDED	

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)

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) = 3

PROPOSED SITE (HARD-SIDED) = 9

PROPOSED Shared BATHROOMS = 6

PROPOSED BATHROOM TOTAL = 6

PROPOSED SEPTIC & LEACH FIELD = 1

PROPOSED GRAVEL DRIVEWAY = 13,800 SQ FT

PROPOSED GRASS PARKING = 2,458 SQ FT

PROPOSED PARKING SPOTS = 14

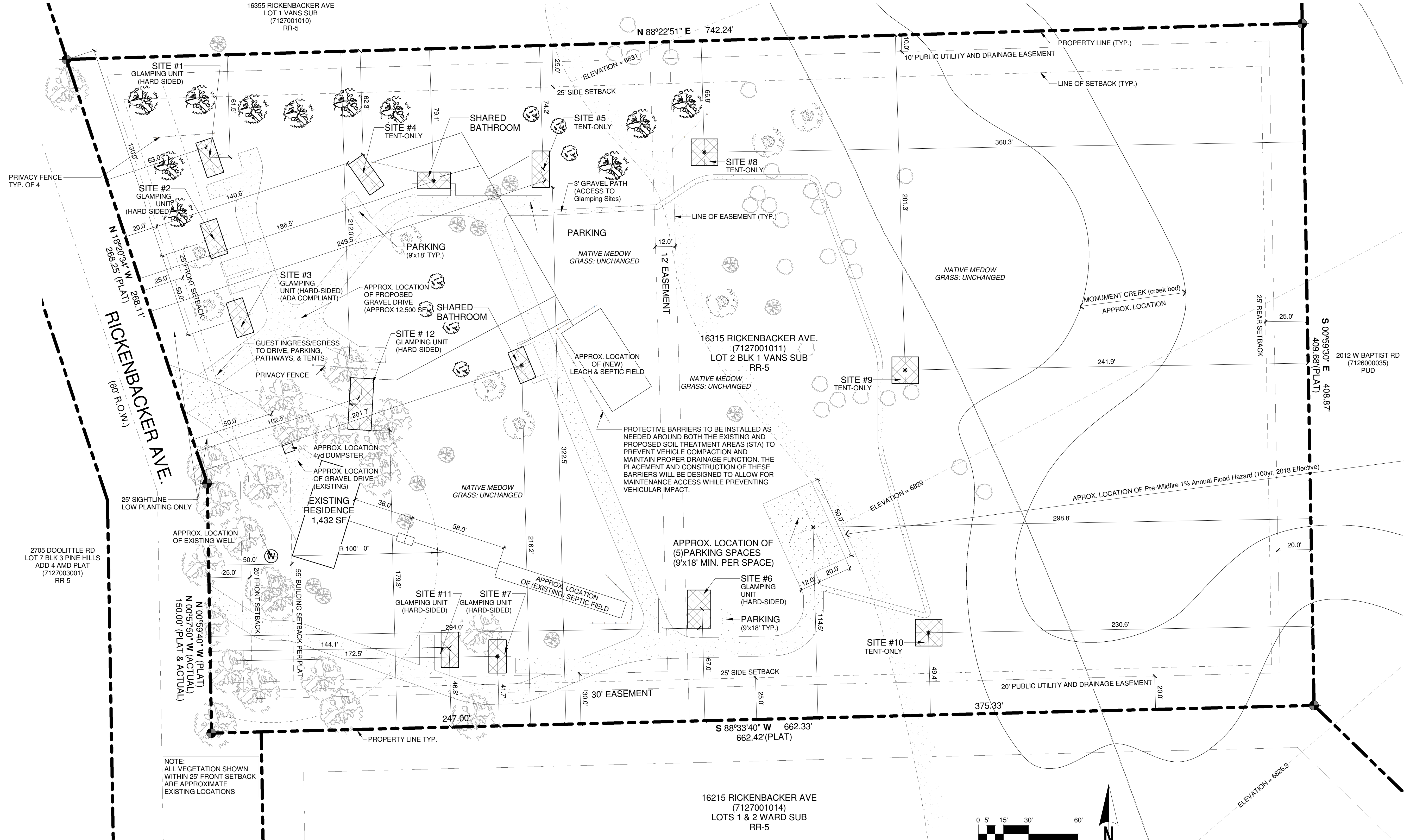
PROPOSED GRAVEL PATHWAY = 1,520 SQ FT

PROPOSED PRIVACY FENCING = 80 LF

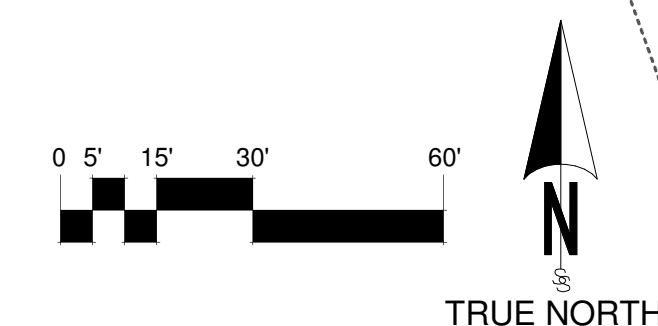
- NOTES:**
- PER ECM SECTION 1.7.1.B.5, RESIDENTIAL LOTS IMPERVIOUS ARE MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE REFERENCED ECM SECTION. IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS 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 PRR2443. THE REMAINING FEES WILL BE DUE AT THE TIME OF PERMIT SUBMITTAL OF PRR2443.
 - AN ADA-COMPLIANT UNIT 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 DESIGNED 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.

FILE NO.
PPR2443

MONUMENT GLAMPING SITE
16315 RICKENBACKER AVE.
MONUMENT, CO 80132



NOTE: ALL VEGETATION SHOWN WITHIN 25' FRONT SETBACK ARE APPROXIMATE EXISTING LOCATIONS



SITE PLAN

1" = 30'-0"