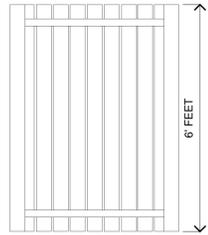


TYPICAL SITE DIMENSIONS

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 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)
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	4
PROPOSED BATHROOM TOTAL	6
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	14
PROPOSED GRAVEL PATHWAY	1,520 SQ FT
PROPOSED PRIVACY FENCING	80 LF

PARKING TABLE:

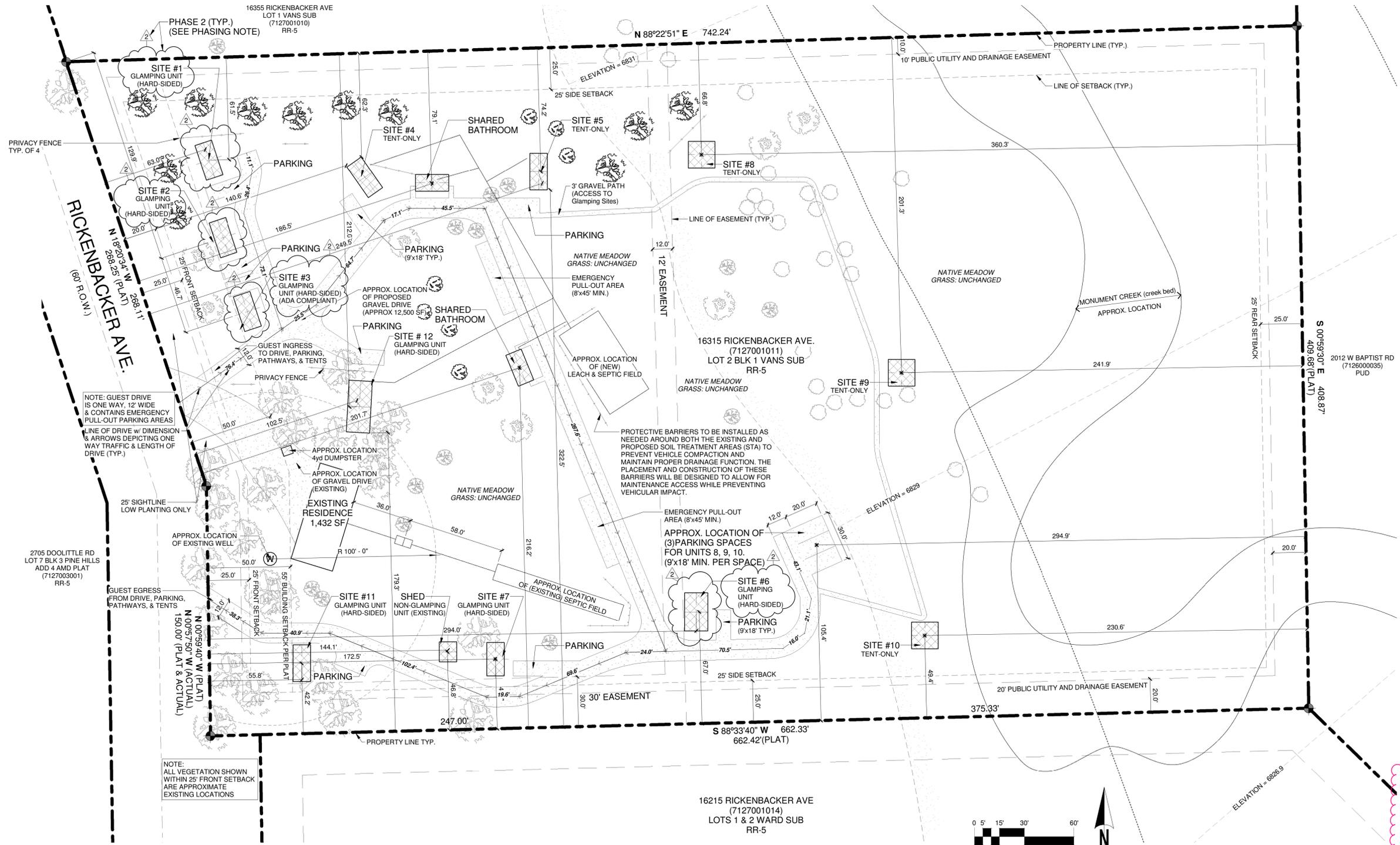
PARKING REQUIREMENT	PARKING PER UNIT = 1	UNITS PROPOSED = 12
	PARKING REQUIRED = 12	
PARKING PROVIDED		12

NOTES:

- PER ECM SECTION 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 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 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.

PHASING NOTE:

- 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 ARE INCLUDED IN PHASE 2.

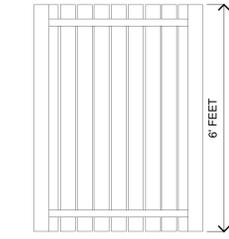


SITE PLAN

1" = 30'-0"

FILE NO.
PPR2443

MONUMENT GLAMPING SITE
16315 RICKENBACKER AVE.
MONUMENT, CO 80132



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:

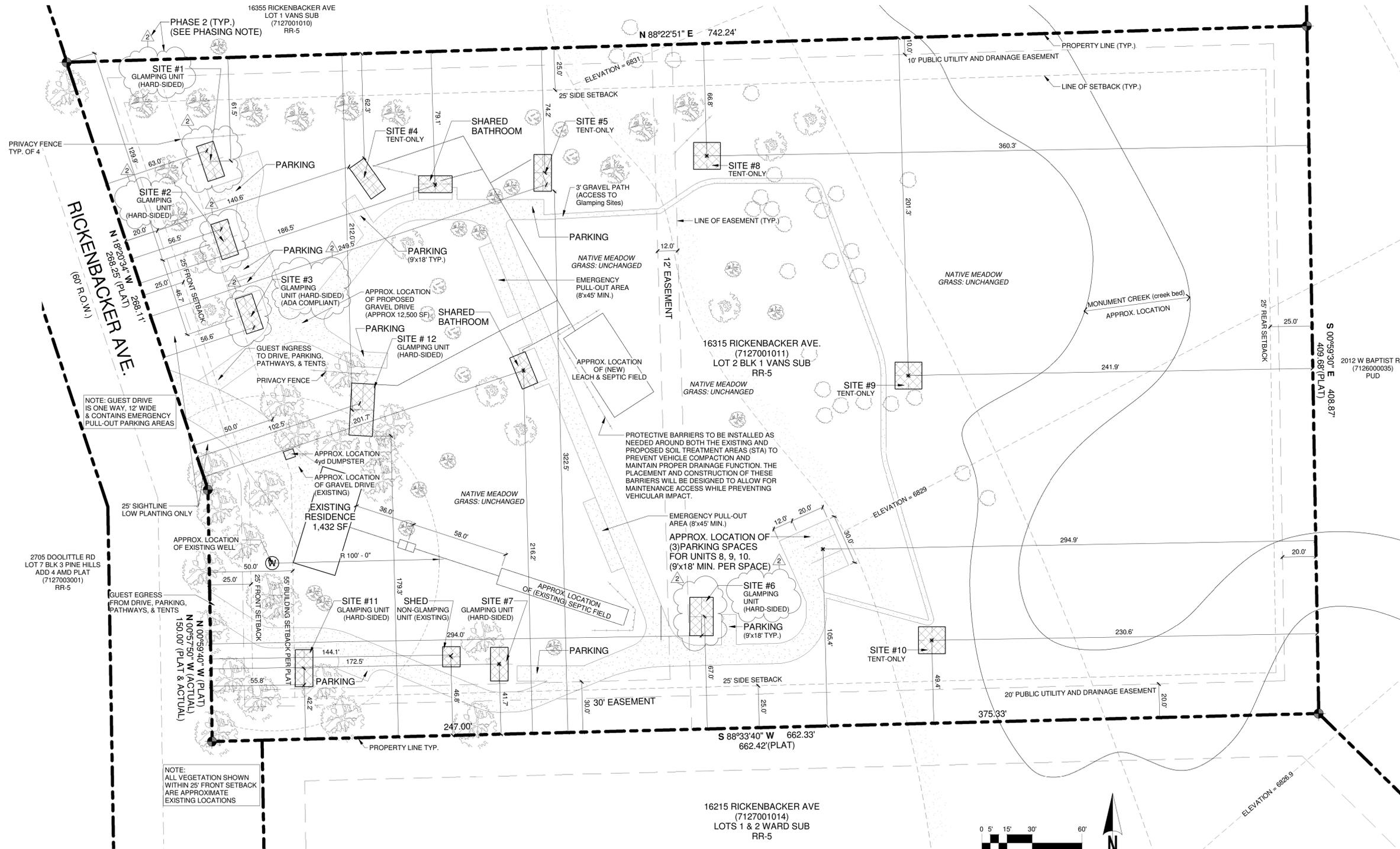
GRAVEL PATH PER PLAN

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



NOTES:

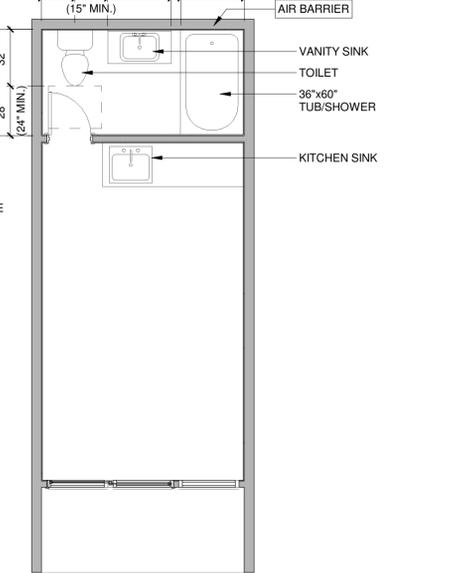
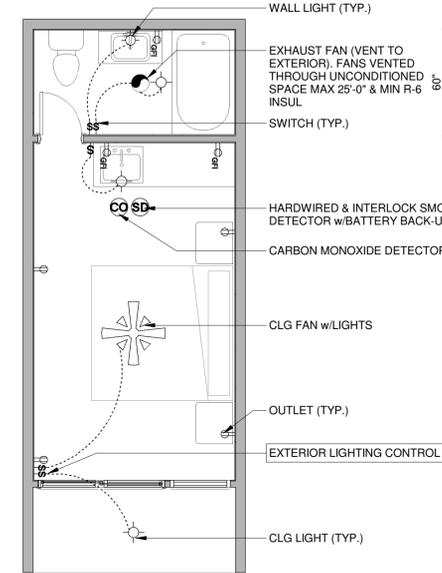
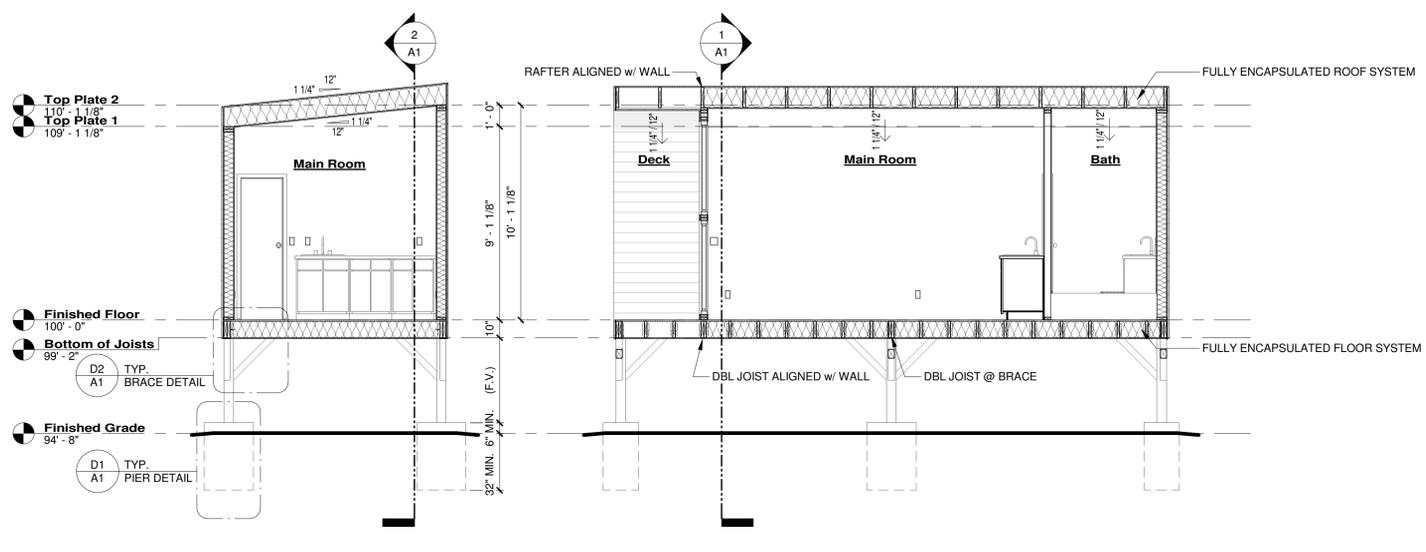
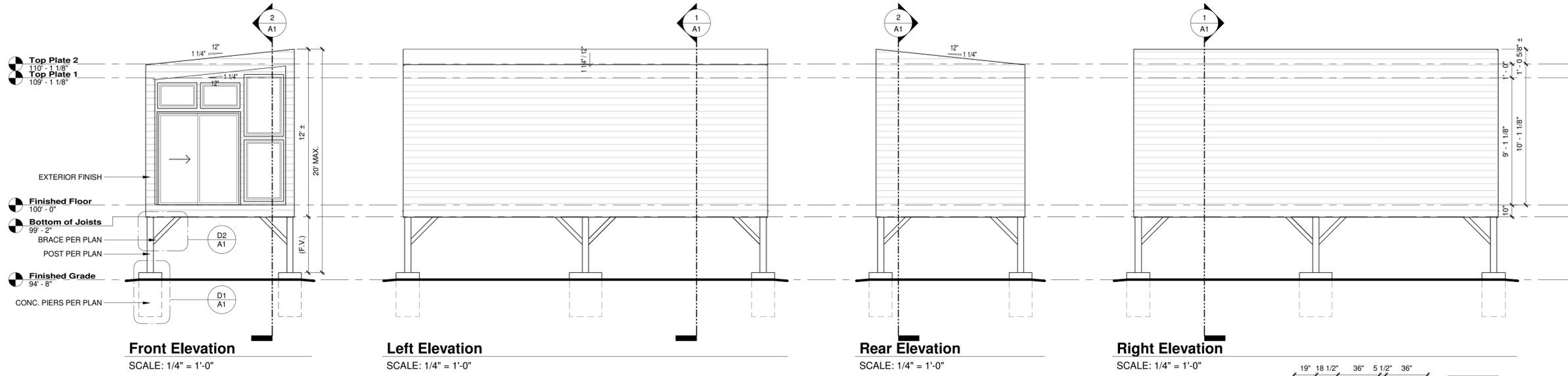
- PER ECM SECTION I.7.1.B.5, RESIDENTIAL LOTS IMPERVIOUS ARE MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE REFERENCED ECM SECTION. IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.

PHASING NOTE:

- 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.

FILE NO.
PPR2443

MONUMENT GLAMPING LANDSCAPE PLAN
16315 RICKENBACKER AVE.
MONUMENT, CO 80132



- GENERAL NOTES**
- FINISHED AREA: 231 SF
 - COVERED DECK AREA: 42 SF
 - BUILDING FOOTPRINT: 273 SF
 - BUILDING HEIGHT: 12'±
 - (SEE ELEVATION) (20' MAX)
- ALL WALLS HEIGHTS PER PLAN
 - ALL DOORS ARE LABELED IN FEET & INCHES. (EG. 3068 = 3'-0" WIDE, 6'-8" HIGH)
 - ALL WINDOWS ARE LABELED IN INCHES (EG. 34"x36" = 34" WIDE, 36" HIGH) & WINDOW OPERATION & WINDOW HEADER HEIGHT
- 01 = CABINETS DESIGN TBD
- R1 = ROOF: Composite asphalt shingle (Class A fire rating) on underlayment and 7/16" sheathing over 2x rafter framing system. Insulation per IECC
 - F1 = FRAMED FLOOR SYSTEM: 2x8 wood joists on 2x framing system. Refer to Floor Framing Plans. Fire protection of floors per IRC R302.13.
 - W1 = EXTERIOR WALL: 2x6 wood studs 16" O.C., double top plates w/ 48" minimum laps. Exterior solidly sheathed. Insulation, vapor barrier (warm side). Finish interior face w/ 1/2" gypsum board. Exterior face, 7/16" OSB sheathing.
 - W2 = FOUNDATION SYSTEM: Post to concrete foundation. Foundation excavation is required to be observed by a licensed engineer prior to setting forms

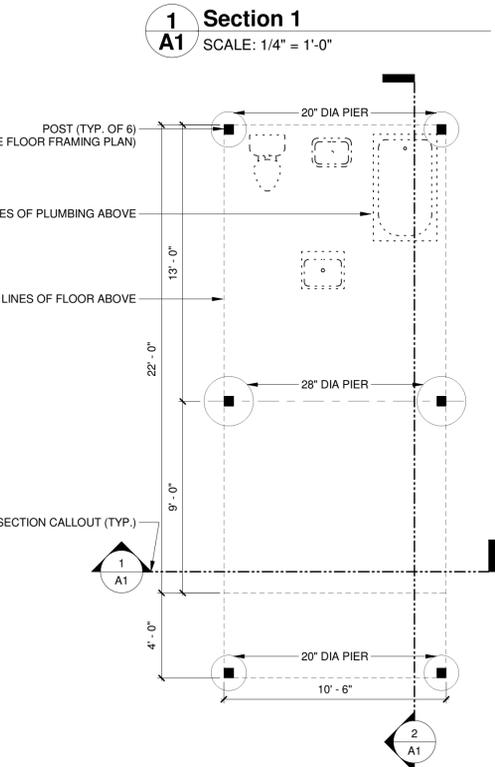
- ELECTRICAL NOTES**
- ALL ELECTRICAL WORK TO MEET OR EXCEED ALL LOCAL CODES.
 - BRANCH RECEPTACLES CIRCUIT, LIGHTS CEILING FANS & SMOKE DETECTORS SERVING BEDROOMS TO BE ARC-FAULT CIRCUIT INTERRUPTERS.
 - PROVIDE (2) DEDICATED 20 AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN.
 - PROVIDE A DEDICATED 20 AMP BRANCH CIRCUIT TO SERVICE THE REQUIRED BATHROOM OUTLETS.
 - LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES TO BE LABELED "SUITABLE FOR DAMP LOCATIONS".
 - ALL INCANDESCENT LIGHT FIXTURES RECESSED INTO INSULATED CEILING SHALL BE I.C. RATED BY UL OR OTHER APPROVED AGENCY.
 - ALL EXTERIOR OUTLET CIRCUITS ARE TO BE GFCI PROTECTED.
 - OCCUPANCY SENSORS TO BE INSTALLED PER 2021 IECC R404.2
 - EXTERIOR LIGHTING CONTROLS PER 2021 IECC R404.3

PLUMBING NOTES

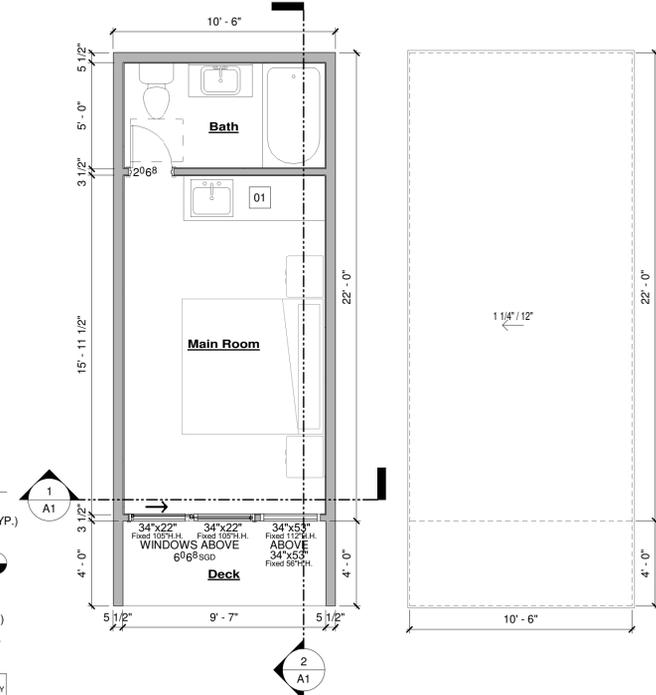
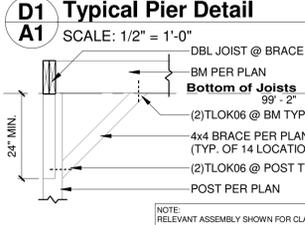
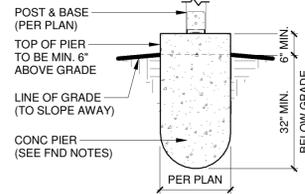
- ALL PLUMBING WORK TO MEET OR EXCEED ALL LOCAL CODES.
- ALL FIXTURES TO BE NRTL LISTED.
- MAXIMUM WATER SUPPLY FIXTURE UNITS PER WATER PIPE SIZE

PIPE SIZE UNITS	FIXTURE UNITS
1/2"	3
3/4"	9.5
1"	32

- HOT WATER PIPE INSULATION PER IECC R403.5.2



- FOUNDATION NOTES**
- SOIL BEARING: 1500 PSF MIN. (ASSUMED)
 - CONCRETE TO BE 3000 PSI NORMAL WEIGHT, AIR ENTRAINED, TYPE II SULFATE RESISTANT
 - FOUNDATION EXCAVATION IS REQUIRED TO BE OBSERVED BY A LICENSED ENGINEER PRIOR TO SETTING FORMS.
 - INSTALL ALL COLUMN ANCHORS PER MFG. SEE MAIN LEVEL FLOOR FRAMING PLAN FOR COLUMN ANCHOR TYPE AND LOCATION
 - ALL GRADES SHALL SLOPE AWAY FROM ANY STRUCTURE A MINIMUM OF 5% OR 6" IN 10' AND SHALL CONFORM TO ALL REQUIREMENTS INDICATED BY LICENSED ENGINEER OBSERVING EXCAVATION. STEP FOUNDATION AS PER GRADE CONDITIONS.



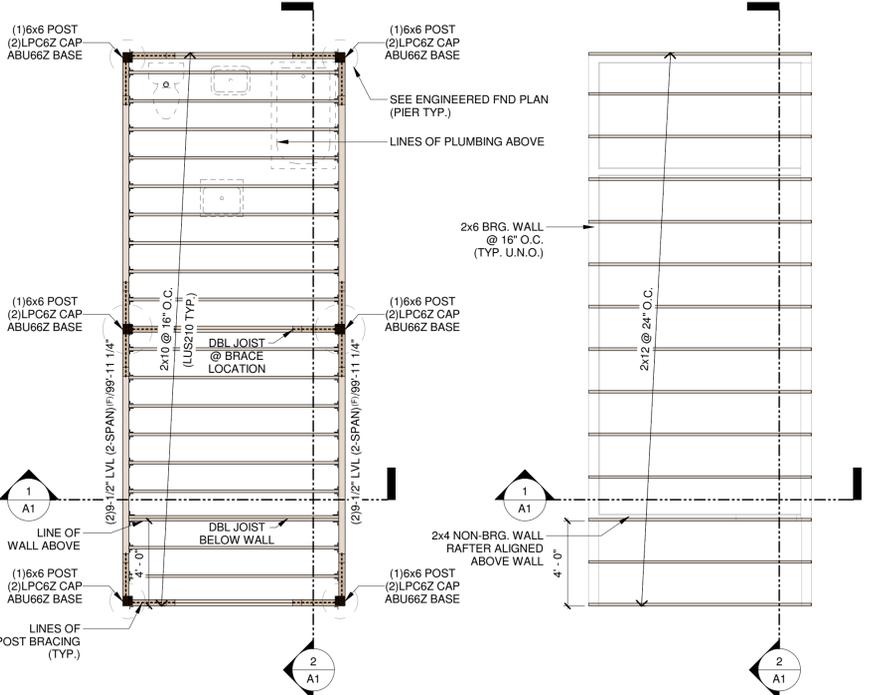
LOADING INFORMATION

2021 IRC
2023 PRRBC

LOAD TYPE	WIND LOAD	ROOF LOADS	FLOOR LOADS
WIND LOAD:	130 MPH (Ultimate) EXPOSURE 'C'	LIVE LOAD= 40# PSF DEAD LOAD= 15# PSF	LIVE LOAD= 40# PSF DEAD LOAD= 10# PSF

- FRAMING NOTES**
- U.N.O. ALL FLOOR JOISTS ARE 2x10 DF #2 @ 16" O.C. w/LUS210 OR LUC210Z (TYP.) - INSTALL PER MANUFACTURERS RECOMMENDATIONS
 - ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING & MECHANICAL INSTALLATION
 - ROOF FRAMING SHALL BE IN ACCORDANCE WITH IRC SECTION R802 WOOD ROOF FRAMING
 - U.N.O. ALL ROOF RAFTERS ARE 2x12 DF#2 OR BETTER.
 - PROVIDE 1-H2.5T CLIP PER PLY @ EACH RAFTER BRG POINT @ EACH END OF RAFTER NOT UTILIZING OTHER ANCHORS: U.N.O.
 - BIRD MOUTH CUT (TYP. U.N.O.) PER R802.7

- WALL BRACING INFORMATION**
- UNLESS NOTED OTHERWISE: REFERENCE R602.10.4 ALL EXTERIOR WALLS WILL BE DONE AS PER THE WALL BRACING METHOD CS-WSP (CONTINUOUS SHEATHING STRUCTURE) WITH 7/16" OSB SHEATHING. APA RATED STRUCTURAL 2416
- CONNECTION CRITERIA:**
8d COMMON (2 1/2"x0.113") NAILS @ 6" SPACING (PANEL EDGES) AND @ 12" SPACING (INTERMEDIATE SUPPORTS) OR 16ga. x1 3/4" STAPLES, AT 3" SPACING (PANEL EDGES) AND 6" SPACING (INTERMEDIATE SUPPORTS).



CONTRACTOR/OWNER:
CHRIS JEUB
16315 RICKENBACKER AVE,
MONUMENT, CO 80132
719-660-5781
chrisjeub@gmail.com

PROJECT NAME:
10.5x22 TINY HOME
PROJECT ADDRESS:
16315 RICKENBACKER AVE,
MONUMENT, CO 80132

FILE NO.
PPR2443

NOT FOR CONSTRUCTION

REVISIONS:

NUMBER	DATE

ARCHITECTURAL:
DRAWN BY: LR
PROJECT # 072024101
PLOT: 3/2/2025 12:29:31 PM

ELEVATIONS,
SECTIONS, PLAN &
STRUCTURAL
SHEET
A1
OF 1 SHEETS

LIGHTING INFORMATION:

- ENTRANCE AND ACCESS ROADS**
 - Placement: LED path lights will be installed along the main entrance and access roads, with no more than 50 lumens per light.
 - Type: Low-intensity, warm white (2700K) LED lights will be used to minimize blue light emissions and reduce glare.
 - Spacing: Lights will be spaced approximately 10 feet apart, ensuring safe navigation for vehicles and pedestrians without creating excessive brightness.
 - Compliance: Fixtures will be full cutoff to prevent upward light distribution and shielded to minimize light spillover beyond the paths.
- 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.
- 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 the property line.

- 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.
 - Timers and 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.
 - Color Temperature: 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 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
- 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

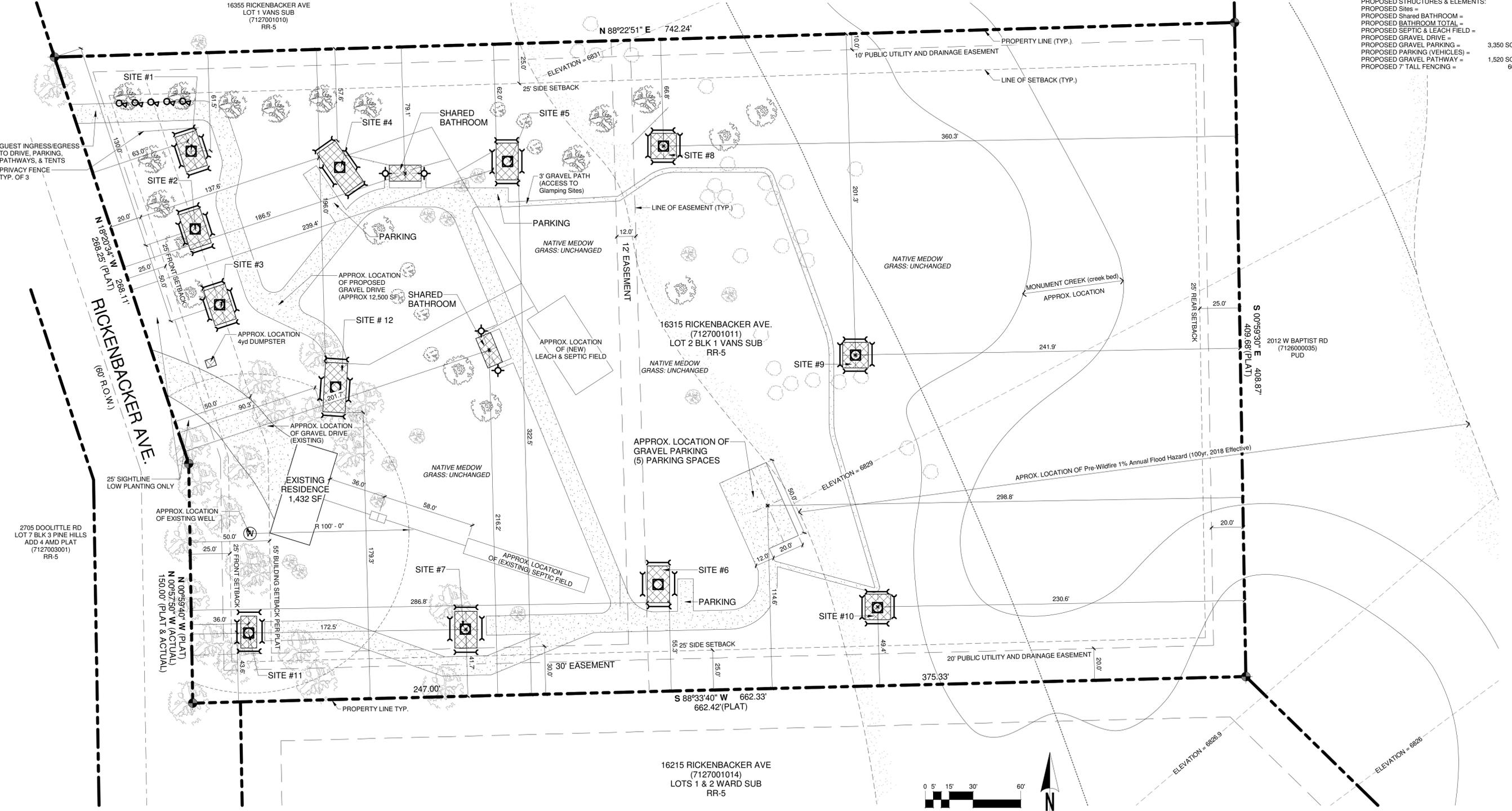
TOTAL: 5,590 SQ FT

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 = 4
- PROPOSED BATHROOM TOTAL = 4
- PROPOSED SEPTIC & LEACH FIELD = 1
- PROPOSED GRAMPING DRIVE = 1
- PROPOSED GRAVEL PARKING = 3,350 SQ FT
- PROPOSED PARKING (VEHICLES) = 7
- PROPOSED GRAVEL PATHWAY = 1,520 SQ FT
- PROPOSED 7' TALL FENCING = 60 LF



SITE PLAN

1" = 30'-0"

MONUMENT GLAMPING LIGHTING PLAN
16315 RICKENBACKER AVE.
MONUMENT, CO 80132

Letter of Intent for Site Development Plan

Chris Jeub

16315 Rickenbacker Avenue
Monument, CO 80132
719-660-5781
chrisjeub@gmail.com

July 29, 2024

Revised 9/20/24, 11/13/24, 1/31/25, 3/6/25, 3/14/25, 4/10/25

El Paso County Planning and Community Development Department

2880 International Circle
Colorado Springs, CO 80910

RE: File No. PPR2443 (Site Development Plan - Monument Glamping I)

Purpose and Scope

This letter serves as the Letter of Intent for the Site Development Plan of Monument Glamping I. The purpose of this plan is to outline the development of our glamping site located at 16315 Rickenbacker Avenue, Monument, CO, and ensure it aligns with the El Paso County zoning and development regulations.

Project Description

Monument Glamping I is an existing recreation camp operating on a 6.44-acre property zoned RR-5 (Residential Rural). The site development plan includes:

1. **Expansion of Glamping Sites:** The number of sites is being increased from 8 sites to 12 in this SDP with hard-sided and tent sites designated.
2. **Infrastructure Enhancements:** Installation of high-quality opaque screening for privacy and an improved layout for optimal site utilization.
3. **Sanitation Facilities:** Expansion and enhancement of onsite wastewater treatment facilities to accommodate the increased number of sites.
4. **Access and Transportation:** Continued use of Rickenbacker Avenue for site access with internal driveways providing access to individual glamping sites.

Goals and Compliance

The primary goal of this site development plan is to provide a unique, low-impact recreational experience while maintaining harmony with the surrounding rural residential area. Our development will:

- **Maintain Aesthetic Value:** Implementing opaque screening and strategic site placement to ensure privacy and maintain the natural beauty of the area.
- **Support Local Tourism:** Expanding accommodations to attract more visitors, thereby supporting local businesses and tourism in El Paso County.

Compliance with Zoning and Development Regulations

- **Zoning:** The project complies with the RR-5 zoning regulations, which allow for recreation camps with special use approval AL2321 (approved June 2024).
- **Sanitation:** The expansion of the onsite wastewater treatment system will comply with El Paso County Public Health requirements.
- **Access and Transportation:** Adequate access will be provided via existing roads without causing traffic congestion or hazards.
- **Environmental Impact:** The project will not negatively impact air, water, light, or noise pollution, adhering to all local, state, and federal regulations.

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.

In summary, the Site Development Plan for Monument Glamping I aims to provide high-quality, sustainable outdoor recreation in alignment with the county's development goals. We are committed to enhancing the local tourism infrastructure while preserving the rural character of our property.

Thank you for considering our application. We look forward to your positive response and are available for any further information or site visits as required.

Sincerely,

Chris Jeub
Owner, Monument Glamping I
16315 Rickenbacker Avenue
Monument, CO 80132

719-660-5781
chrisjeub@gmail.com