

Monument Glamping Site Development Plan

1. Project Overview

- **Project Name:** Monument Glamping
- **Location:** 16315 Rickenbacker Ave., Monument, CO 80132
- **Owner:** Christopher Jeub and Wendy Jeub
- **Contact Information:**
 - **Phone:** (719) 660-5781
 - **Email:** chrisjeub@gmail.com

2. Site Information

- **Address:** 16315 Rickenbacker Ave., Monument, CO 80132
- **Legal Description:** Lot 2, Block 1, Vans Subdivision
- **Lot Size:** 280,526.4 sq ft (6.44 acres)
- **Zoning:** RR-5 (Rural Residential)

3. Existing Structures

- **Existing Residence:** 1,432 sq ft
- **Drive Under Garage:** 480 sq ft

4. Proposed Structures and Elements

- **Glamping Sites:** 12 sites
 - **Sites #1-7:** 322 sq ft or 434 sq ft
 - **Sites #8-10:** 256 sq ft (canvas tent atop raised bed)
 - **Site #11:** 200 sq ft (with bathroom)
 - **Site #12:** 300 sq ft (with bathroom)
- **Shared Bathrooms:** 4 units, 210 sq ft total
- **Septic and Leach Field:** New installation
- **Gravel Drive:** 12,500 sq ft
- **Gravel Parking:** 5 parking spaces, approx. 7,520 sq ft
- **Gravel Pathway:** 3 ft wide pathways connecting sites
- **Fencing:** 7 ft tall privacy fence around sites

5. Site Layout

- **Property Lines and Setbacks:**
 - **Front Setback:** 25 ft

- Side Setback: 25 ft
- Rear Setback: 25 ft
- **Easements:**
 - 12 ft easement along Rickenbacker Ave.
 - 30 ft easement for utilities and drainage
- **Ingress/Egress:**
 - Existing gravel drive for guest access
 - Designated parking area near the entrance
- **Utilities:**
 - **Water Supply:** Existing well on site
 - **Sewage:** New septic field and leach field installation
 - **Electrical:** Connection to existing power lines

6. Landscaping Plan

- **Irrigation:** Limited to minimize water usage
- **Vegetation:**
 - Existing trees (pines, junipers, gamble oak)
 - New plantings (Austrian pine, curly leaf mahogany, hackberry)
 - Screening plantings along frontage and adjacent property lines
- **Ground Cover:**
 - Native meadow grass
 - Gravel pathways
 - Mulch rings around new plantings

7. Environmental Considerations

- **Flood Hazard:** Approximate location of pre-wildfire 1% annual flood hazard area
- **Elevation:** Ranges from 6,826 ft to 6,831 ft

8. Accessibility and Amenities

- **Pathways:** 3 ft wide gravel paths for easy access to all glamping sites
- **Lighting:** Lamp inside each tent and decorative string lights around entry doors
- **Signage:** 6"x24" designation signs for each site
- **Waste Management:** 4-yard dumpster on site for guest use

9. Compliance and Permitting

- **Zoning Compliance:** RR-5 zoning allows for the proposed development
- **Permits Required:**
 - Septic system permit
 - Building permits for shared bathrooms and any permanent structures

- Fence permit

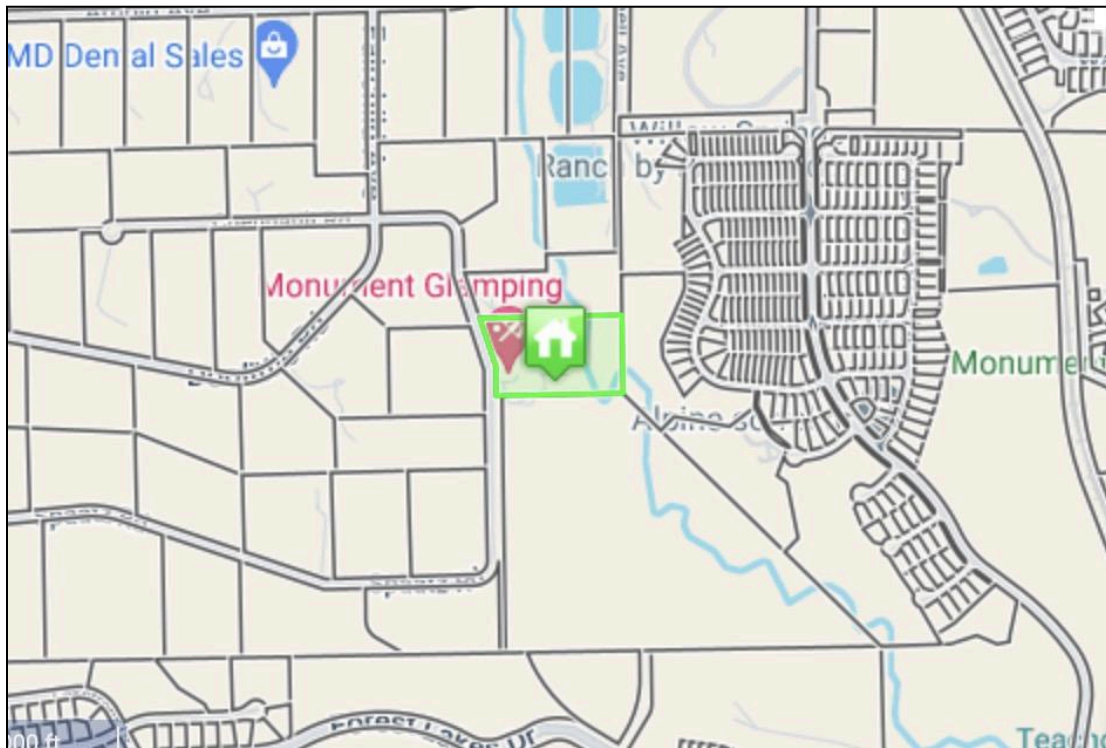
10. Phasing and Implementation

- **Phase 1:** Installation of infrastructure (gravel drive, parking, pathways, septic system)
- **Phase 2:** Construction of shared bathrooms and initial glamping sites (#1-7)
- **Phase 3:** Completion of additional glamping sites (#8-12) and landscaping

11. Site Maintenance and Management

- **Irrigation Management:** Minimal irrigation to prevent foundation movement
- **Pathway Maintenance:** Regular upkeep of gravel paths
- **Waste Management:** Routine collection and disposal of trash

12. Vicinity Map



El Paso County - Community: Property Search

Schedule Number: 7127001011



By including these elements, the Site Development Plan provides a comprehensive overview of the Monument Glamping project, ensuring that all aspects of the development are well-documented and planned for successful implementation.