

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:

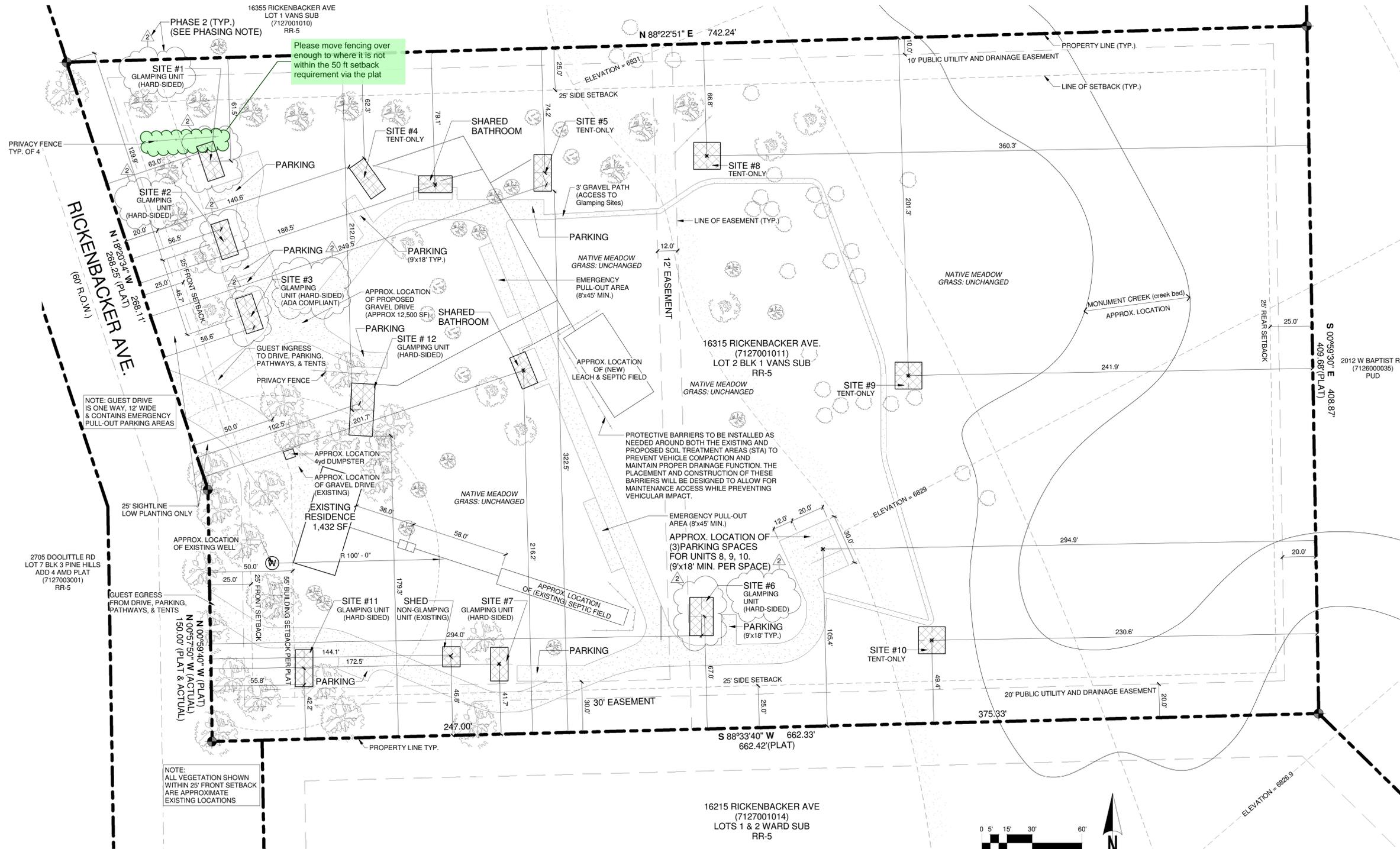
GRAVEL PATH PER PLAN

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