

**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 -	
REQUIRED / PROVIDED	374 / 390 LF

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

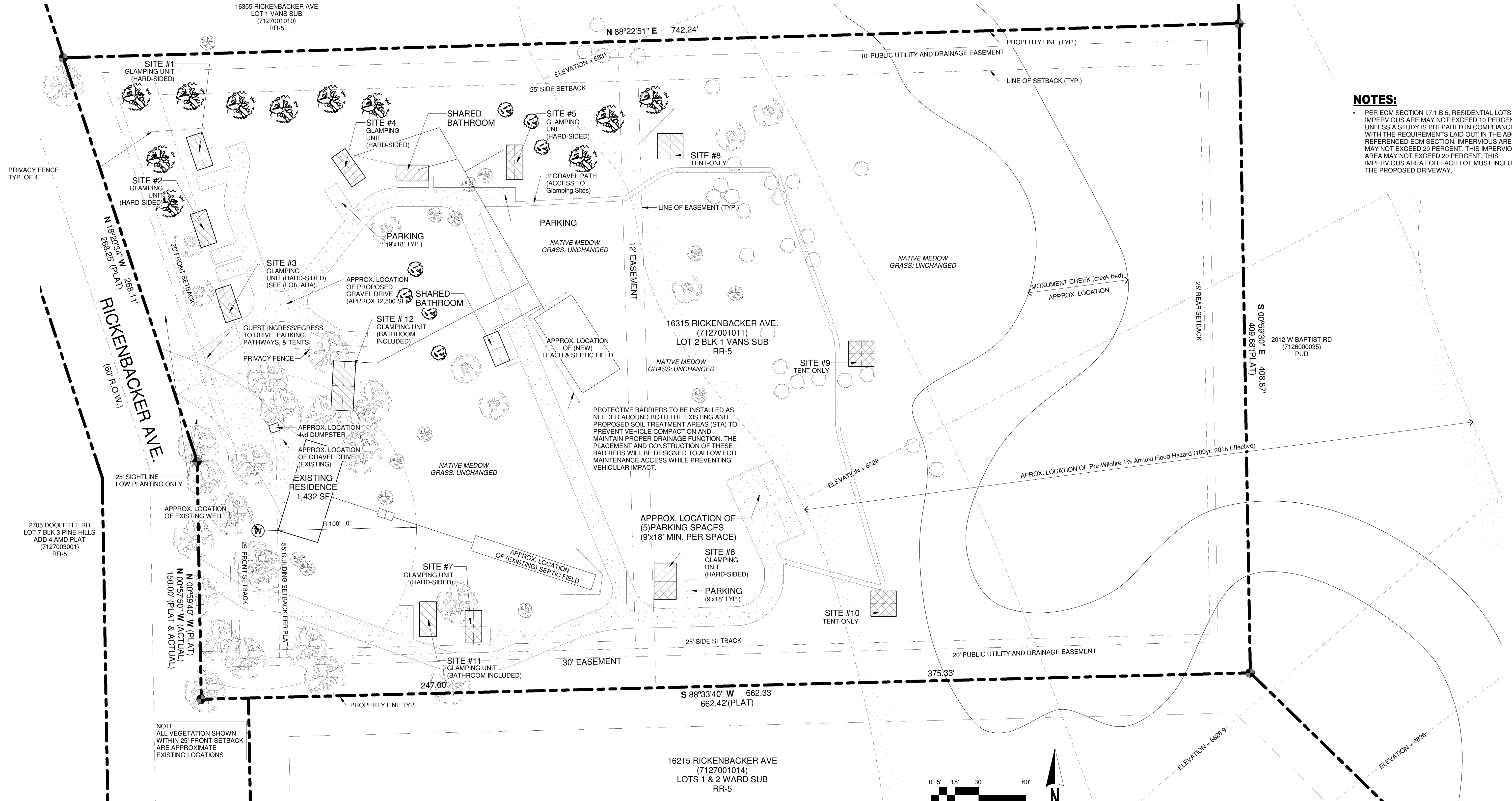
**OWNER:**  
CHRISTOPHER JEUB  
WENDY JEUB

**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

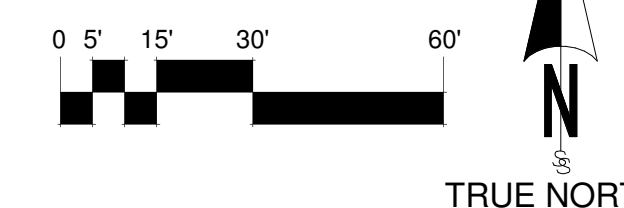
**LOT COVERAGE =** 2%  
**OPEN SPACE =** 98%  
**IMPERMEABLE SPACE =** 2%  
**LANDSCAPING =** 5%  
**ZONING =** RR-5  
**PLAT No =** 8851  
**PARCEL ID =** 7127001011



**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.

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



**LANDSCAPE PLAN**

1" = 30'-0"

**FILE NO.**  
PPR2443

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