

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%
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
- 6' Privacy Fence

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 =	
OPEN SPACE =	2.0%
IMPERMEABLE SPACE =	98.0%
LANDSCAPING =	2.0%
ZONING =	RR-5
PLAT No =	8851
PARCEL ID =	7127001011

PROPOSED STRUCTURES & ELEMENTS:

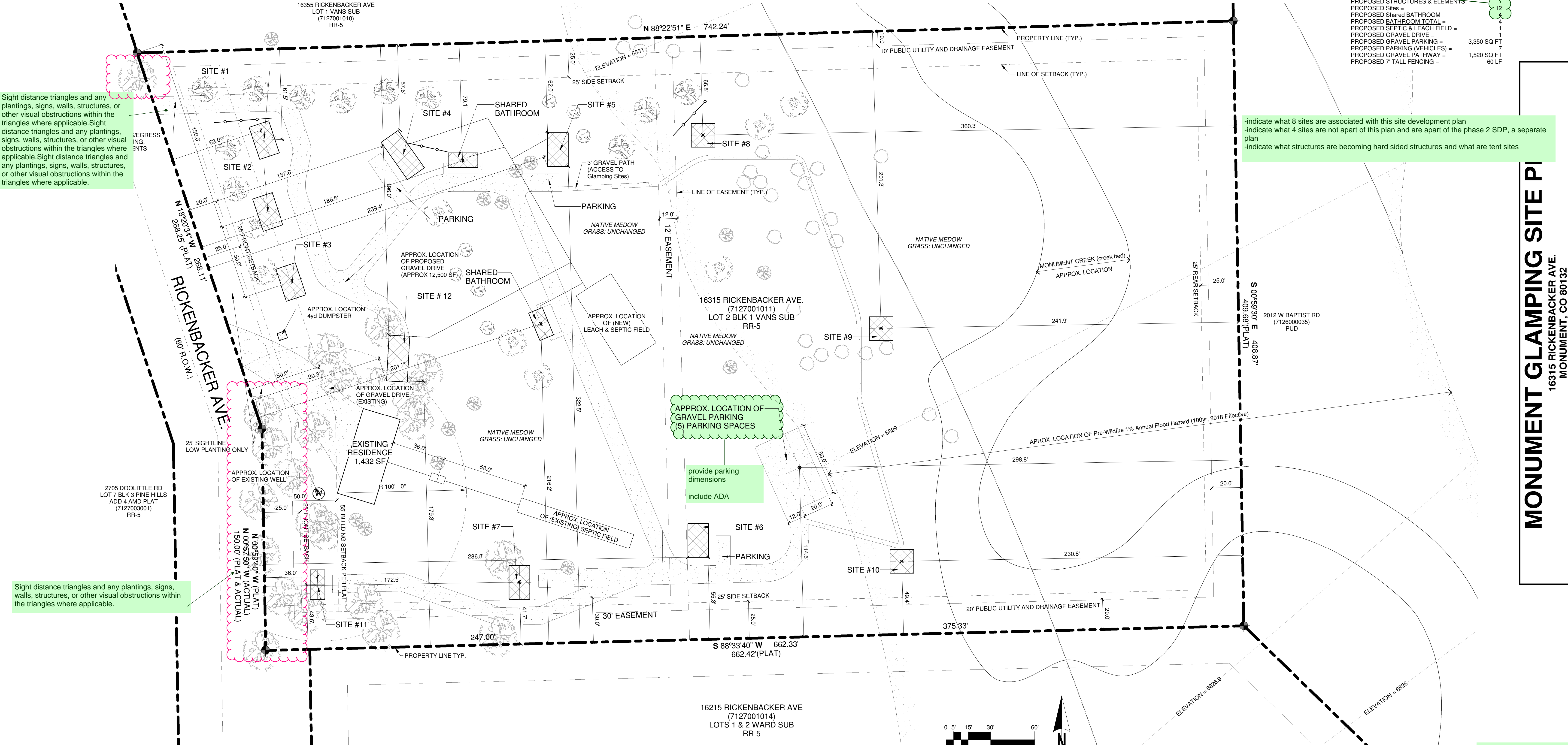
PROPOSED Sites =	12
PROPOSED Shared BATHROOM =	4
PROPOSED BATHROOM TOTAL =	4
PROPOSED SEPTIC & LEACH FIELD =	1
PROPOSED GRAVEL DRIVE =	1
PROPOSED GRAVEL PARKING =	3,350 SQ FT
PROPOSED PARKING (VEHICLES) =	7
PROPOSED GRAVEL PATHWAY =	1,520 SQ FT
PROPOSED 7' TALL FENCING =	60 LF

Sight distance triangles and any plantings, signs, walls, structures, or other visual obstructions within the triangles where applicable.

adjust this number to 8

-indicate what 8 sites are associated with this site development plan
-indicate what 4 sites are not apart of this plan and are apart of the phase 2 SDP, a separate plan
-indicate what structures are becoming hard sided structures and what are tent sites

MONUMENT GLAMPING SITE PI
16315 RICKENBACKER AVE.
MONUMENT, CO 80132



SITE PLAN

1" = 30'-0"

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