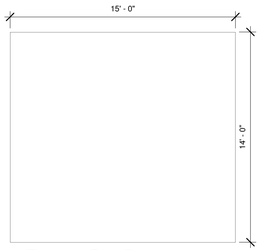
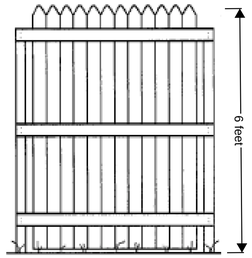


Typical Site Dimensions

STANDARD FENCE DETAIL



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
- 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%
• 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

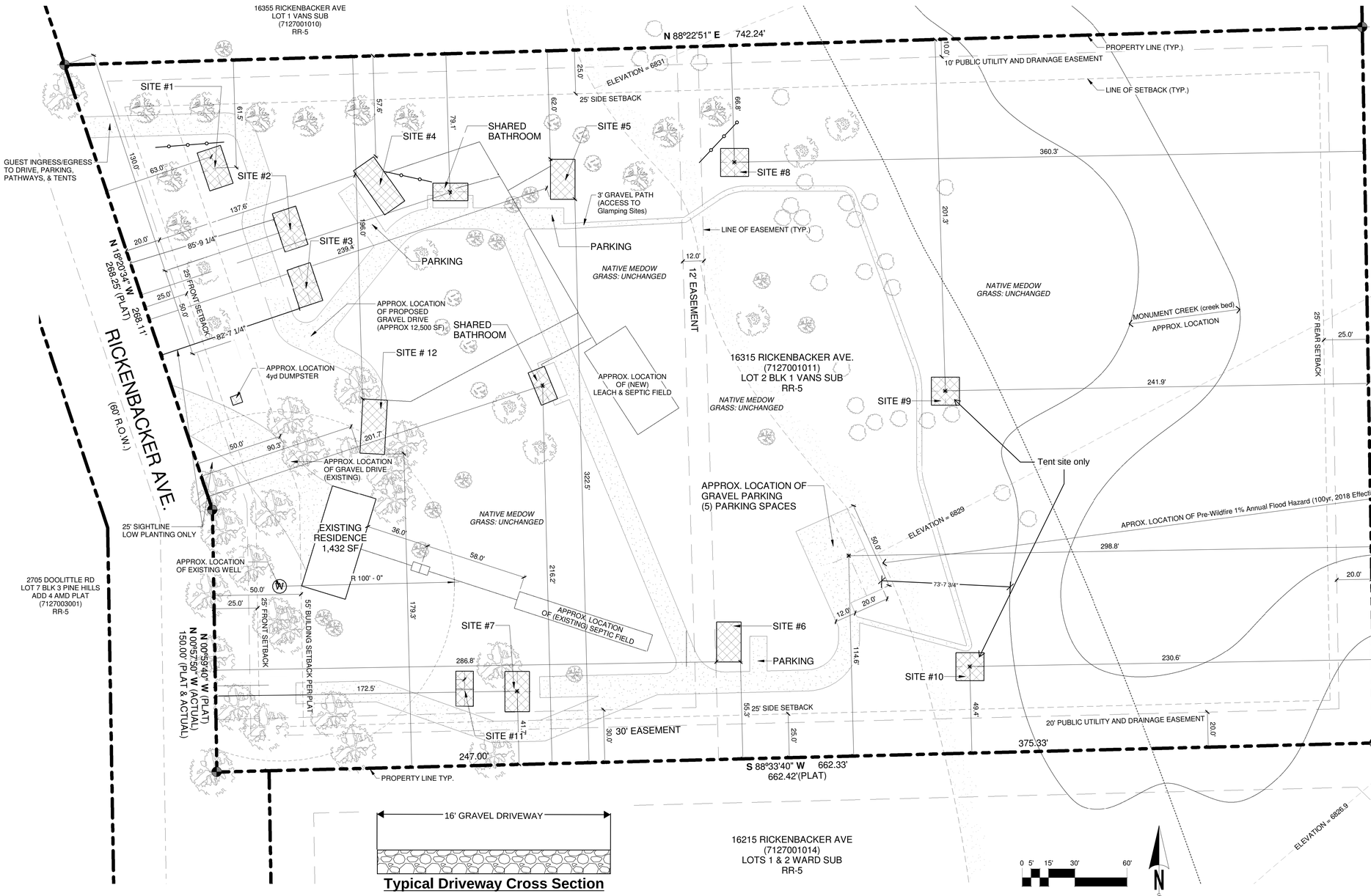
OWNER
CHRISTOPHER JEUB
WENDY JEUB

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 -	2,520 SQ FT
PROPOSED BATHROOMS -	210 SQ FT
TOTAL:	4,642 SQ FT
LOT COVERAGE =	1.7%
OPEN SPACE =	98.3%
IMPERMEABLE SPACE =	1.7%
ZONING =	RR-5
PLAT No =	8851
PARCEL ID =	7127001011

PROPOSED STRUCTURES & ELEMENTS:

PROPOSED Sites =	12
PROPOSED Shared BATHROOM =	4
PROPOSED BATHROOM TOTAL =	4



Typical Driveway Cross Section

NOTES
1. Dumpster screening detail will be provided at the time of the site development plan.
2. Internal driveway alignment, circulation, and width will meet all requirements of Monument Fire. Additional detail will be included in the site development plan application.
3. The typical site dimension provided is a typical dimension. The site development plan will further define the limits of each space.
4. All sites are deigned to accommodate temporary camping facilities for overnight accommodation pursuant to the Land Development Code definition of Recreation Camp.
5. A parking plan, demonstrating compliance with the Land Development Code, will be provided with the site development plan.
6. The total area of disturbance will be determined at the time of the site development plan.
7. The PBMP Applicability form will be completed at the time of the site development plan to determine the level of engineering documentation and drainage improvements required.
8. All County, State, and Federal regulations will be followed.
9. 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.

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."

MONUMENT GLAMPING SITE PLAN

16315 RICKENBACKER AVE.
MONUMENT, CO 80132

SITE PLAN

1" = 30'-0"