

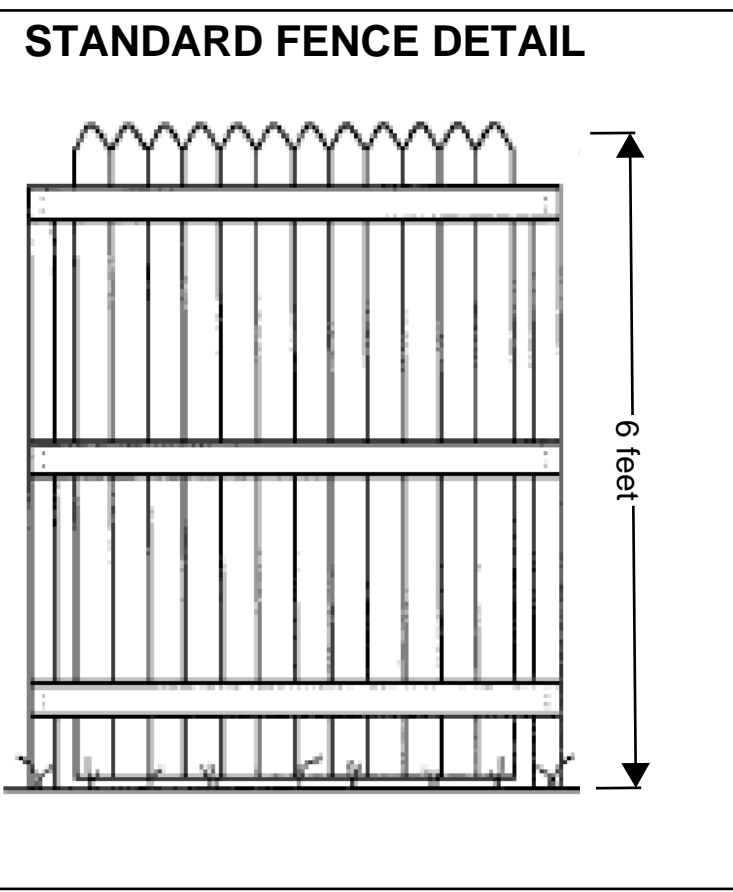
RESPONSE: The type of structure will not be included, as the nature of a recreation camp is that the structures are temporary. A note has been added to reflect this.

A typical site dimension has been added along with a note identifying that the limits of the space will be further defined with the site development plan.

Please include:
 -what type of structure each site is
 -what is the sq footage of each site
 -where is the RV that has been on the previous reviews?

Please submit a secondary driveway access permit for the new driveway. Instructions will be provided in the EDARP review comment.

RESPONSE: the secondary driveway permit will be submitted at the time of the site developed plan application.



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 -	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
- 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 =	2.0%
OPEN SPACE =	98.0%
IMPERMEABLE SPACE =	2.0%
LANDSCAPING =	54.3%
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 =	1,500 SQ FT
PROPOSED 7' TALL FENCING =	60 LF

1432 + 480 + 3134 + 210 = 5,256
Please Revise

RESPONSE: revised per "typical"

RESPONSE: revised

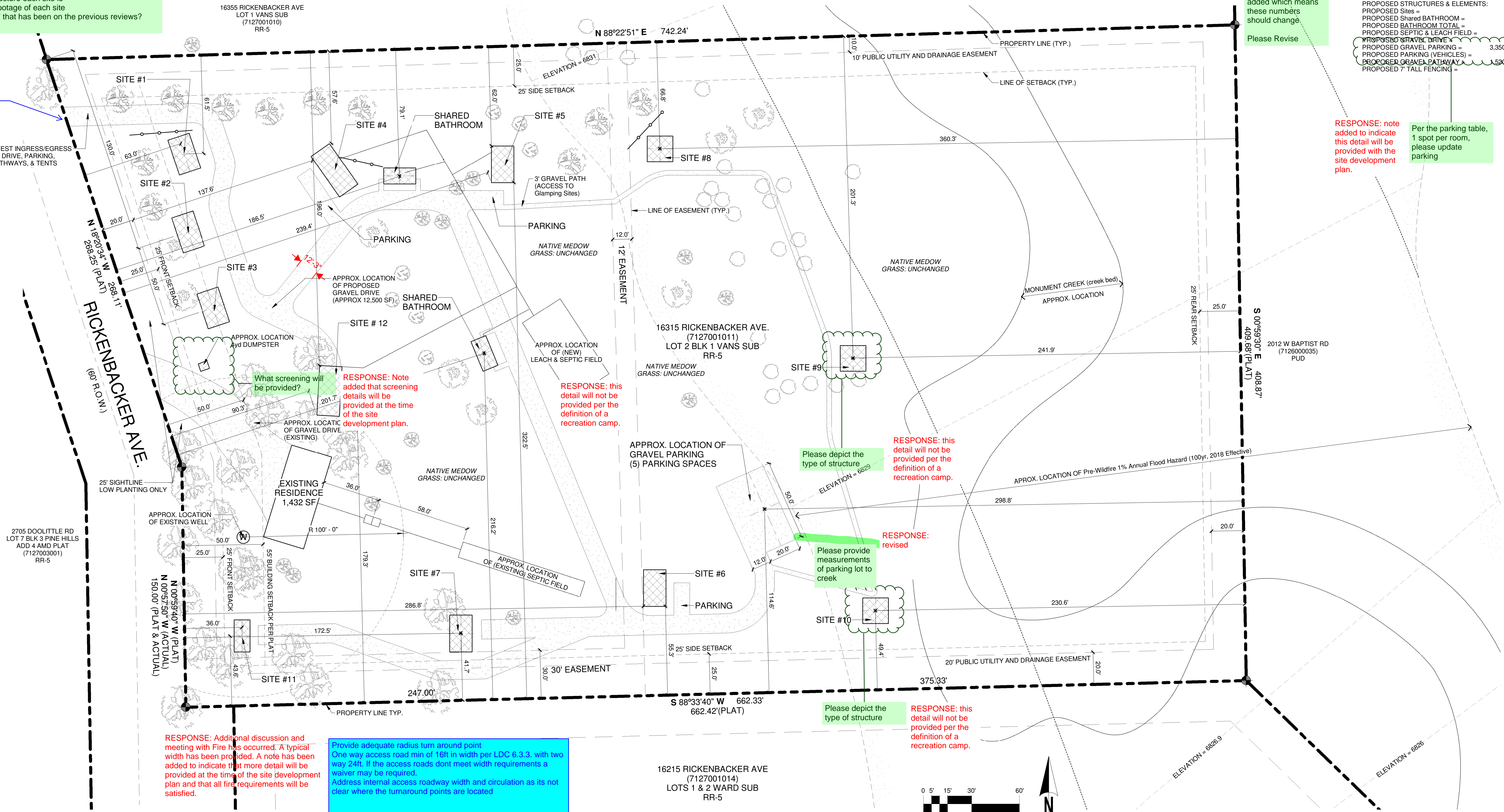
These numbers are the same as previous submittal and the proposal is asking for 4 more sites being added which means these numbers should change

Please Revise

RESPONSE: note added to indicate this detail will be provided with the site development plan.

Per the parking table, 1 spot per room, please update parking

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



RESPONSE: Additional discussion and meeting with Fire has occurred. A typical width has been provided. A note has been added to indicate that more detail will be provided at the time of the site development plan and that all fire requirements will be satisfied.

Provide adequate radius turn around point
 One way access road min of 16ft in width per LDC 6.3.3, with two way 24ft. If the access roads dont meet width requirements a waiver may be required.
 Address internal access roadway width and circulation as its not clear where the turnaround points are located

RESPONSE: this detail will not be provided per the definition of a recreation camp.

Please depict the type of structure

RESPONSE: this detail will not be provided per the definition of a recreation camp.

RESPONSE: revised

Please provide measurements of parking lot to creek

Please depict the type of structure

RESPONSE: this detail will not be provided per the definition of a recreation camp.

SITE PLAN

1" = 30'-0"

