

LANDSCAPING NOTES

- SEE LANDSCAPE PLAN BY OTHERS.
- FINAL PATHWAY TO BE DETERMINED IN FIELD AS TO MINIMIZE SITE DISTURBANCE.
- FINAL LANDSCAPING TO BE DETERMINED BY THE CONTRACTOR/OWNER(S). IT SHALL MINIMIZE IMPACT TO THE SITE. ALL LANDSCAPING TO BE COMPLETED BY THE OWNER(S).
- OWNER(S) TO LIMIT CUT AND FILL AREAS AND LIMIT MATERIAL AND VEHICLE STORAGE TO THE BUILDING AREAS IN ORDER TO MINIMIZE VEGETATION AND SITE DISTURBANCE.
- EARTH MATERIALS ARE NOT TO BE STOCKPILED ON STREETS OR SIDEWALKS, BUT ON SITE OR STAGING AREAS.
- OWNER(S) IS REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM AND AROUND STRUCTURE IN ALL DIRECTIONS.
- ANY BOULDER RETAINAGE WALLS SHALL BE 48" MAX HIGH AND 48"-60" MIN APART LATERALLY IF (2) OR MORE RETAINING WALLS EXIST. OR RETAINING WALLS SHALL BE ENGINEERED BY A LICENSED CO SOILS ENGINEER.

BUILDING INFORMATION

- SITE IS HEAVILY TREED. BUILDING SITES TO BE ADJUSTED IN FIELD AS TO MINIMIZE VEGETATION & GRADING DISTURBANCE.
- 01 = PRIMARY RESIDENCE
-32'x15' TINY HOME (DMV REGISTERED).
- 02 = TINY HOME(PARK MODEL 400 SF MAXIMUM) & RVs
-NON PERMANENT. MOTOR VEHICLES (DMV REGISTERED).
- 03 = DETACHED ACCESSORY STRUCTURE
-120'x50' BARNDIMINIUM (EVENT CENTER & CARETAKER DWELLING), 4,900 SF. BEDROOM & BATH DESIGN TO BE DETERMINED
- 04 = YURT
-NON-PERMANENT SOFT SIDED STRUCTURES ON DECK WOOD PLATFORMS. 10'-20' DIAMETER STRUCTURES. NO RUNNING WATER OR SEWAGE SYSTEMS.
- 05 = TREE HOUSE MODEL
-NON-PERMANENT STRUCTURE SECURED TO TREE & OR PILLARS. NO RUNNING WATER OR SEWAGE SYSTEMS.
- 06 = BATH HOUSE
-THREE FULL BATH STRUCTURE.(16'x8')
- 07 = SINGLE SHOWER HOUSE
-FULL BATH STRUCTURE.(10'x6')

PROPOSED BUILDINGS

EXISTING BUILDINGS TO REMAIN.
PRIMARY DWELLING (TINY HOME MODEL) AS NOTED ON PLAN. ACCESSORY & GUEST STRUCTURES AS NOTED.

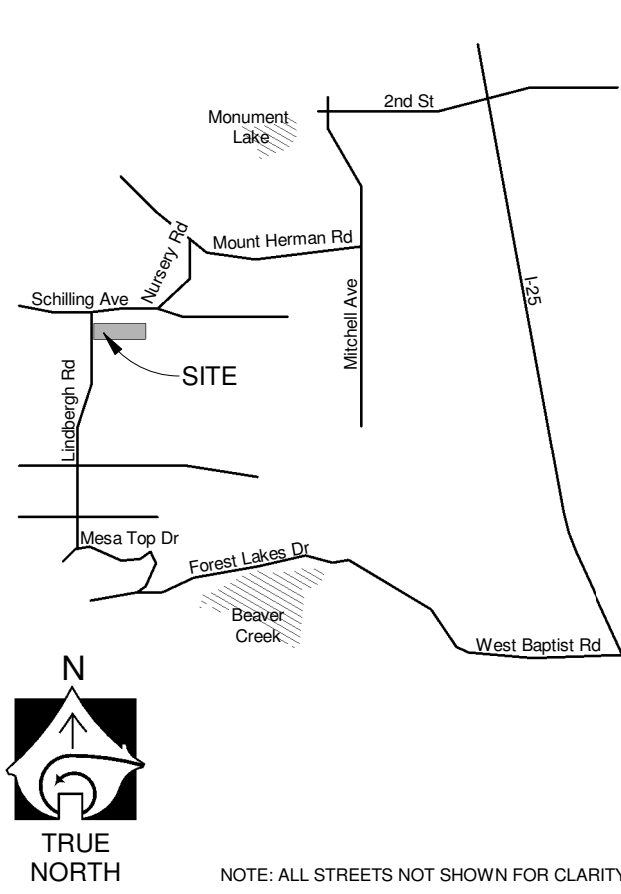
PROPOSED STRUCTURES & ELEMENTS:

PROPOSED TINY HOMES PARK MODEL =	2
PROPOSED TINY HOMES / RV =	8
PROPOSED ACCESSORY STRUCTURE =	1
PROPOSED YURTS =	10
PROPOSED STILT OR CABIN MODELS=	3
PROPOSED BATHROOMS =	12
PROPOSED PARKING SPOTS =	25
PROPOSED GRAVEL PARKING =	3,240 SF
PROPOSED GRAVEL DRIVE =	1,900 SF
PROPOSED GRAVEL PATHWAY =	9,000 SF

PERMANENT STRUCTURE AREAS:

EXISTING RESIDENCE =	400 SF
PROPOSED ACCESSORY BUILDING =	5,000 SF
PROPOSED BATHROOMS =	616 SF

VICINITY MAP



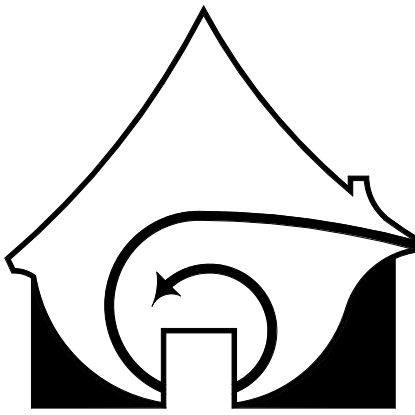
SITE INFORMATION

ADDRESS
16965 LINDBERGH RD
MONUMENT, CO 80132-8145

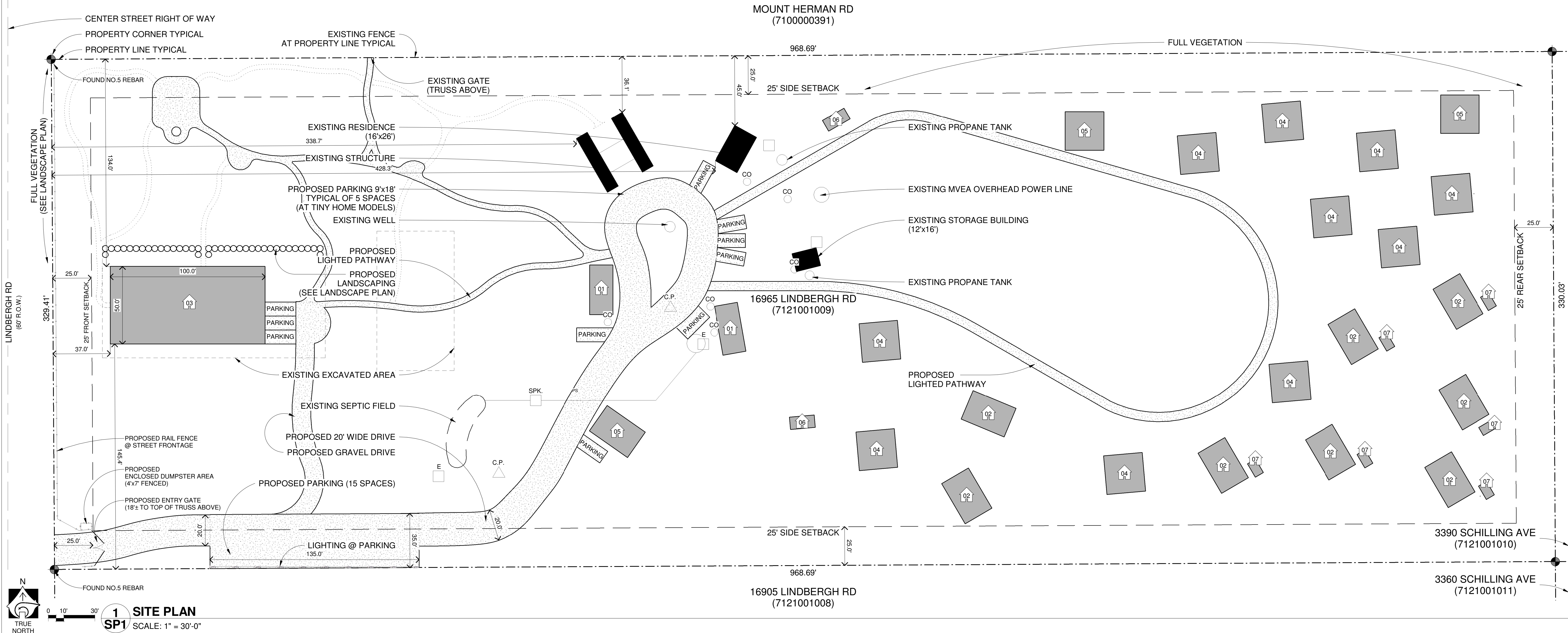
LOT LEGAL DESCRIPTION
THAT PART OF N2N2NW4SE4 LY E OF RD SEC 21-11-67

SITE DATA
LOT SIZE - 7.5 ACRES
ZONING - A-5
PARCEL ID - 7121001009
BUILDING HEIGHT - 25' MAX

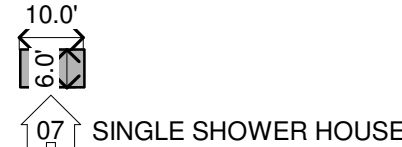
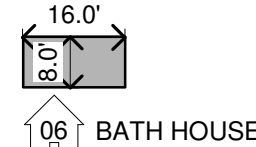
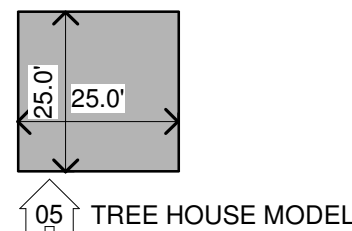
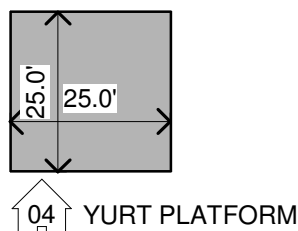
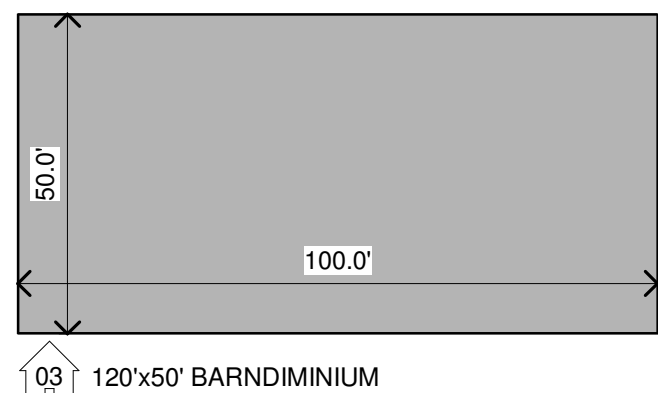
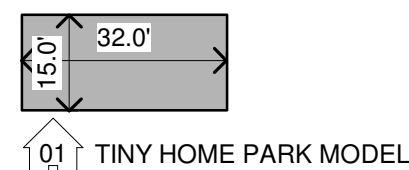
OWNER:
LIAM WYNNE
FRANCIS WYNNE
KRISTEN WYNNE



REVISIONS:	
NUMBER	DATE



1 SITE PLAN
SP1 SCALE: 1" = 30'-0"



NOTE: FOOTPRINT DIMENSIONS SHOWN ARE TYPICAL SIZE, ACTUAL SITE FOR STRUCTURE MAY VARY PER MODEL.

2 PROPOSED BUILDING SITE FOOTPRINTS
SP1 SCALE: 1" = 30'-0"

PROJECT # 1217202501
PLOT: 8/11/2026 6:12:34 AM

SITE PLAN
16965 Lindbergh Rd
SHEET
SP1
OF 1 SHEETS