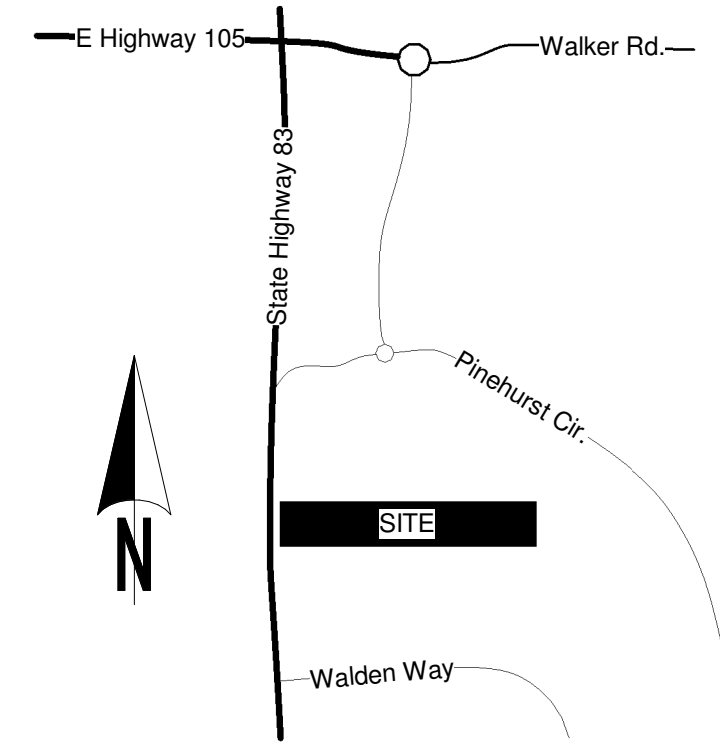


GLAMPING SHELTER (TYP. OF 24)

Add notes on SDP

A note stating: The owner agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

VICINITY MAP



Monument Glamping II:

ADDRESS:
18045 HIGHWAY 83
COLORADO SPRINGS, CO 80908

LEGAL:
S 200 FT OF SE4NW4 SEC 15-11-66 EX .05 A TO HWY

OWNER:
RANDY AMANN
LINDA AMANN

APPLICANT:
CHRIS JEUB

SITE DATA:
LOT SIZE = 5.95 ACRES
BUILDING FOOTPRINT:
EXISTING RESIDENCE - 1,440 SQ FT
EXISTING GARAGE - 528 SQ FT
EXISTING SHED - 477 SQ FT
PROPOSED GLAMPNG SHELTERS 5,040 SQ FT
7,485 SQ FT
TOTAL: 2.8 %
LOT COVERAGE = RR-5
ZONING = 6100000112
PARCEL ID =

PROPOSED:
GLAMPING SHELTERS - 24
UNISEX BATHROOM 1
SEPTIC - 2
LEACH FIELD 3
GRAVEL DRIVE - 12,000 SQ FT

Correct based on required width

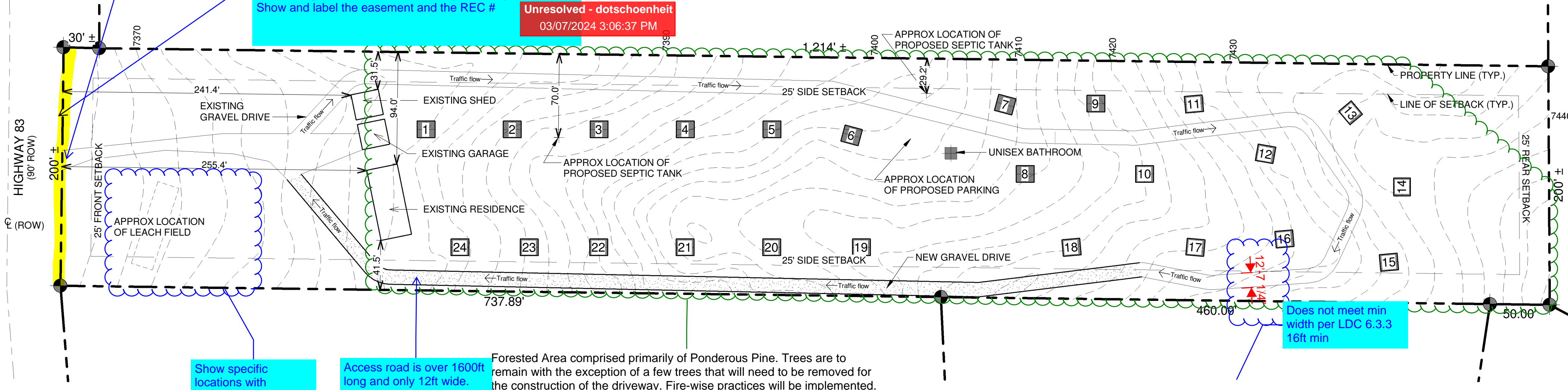
PROPOSED BUILDING FOOTPRINTS

1/4" = 1'-0"

label culvert existing or proposed

Dedication of a 30-foot access easement parallel with state highway 083A shall be established and recorded with El Paso County Provide copy of recorded document pursuant to CDOT access permit requirement. Show and label the easement and the REC #

Unresolved - dotschoenheit
03/07/2024 3:06:37 PM



Show specific locations with setbacks. The septic plan has this level of detail. Show all current and proposed

Access road is over 1600ft long and only 12ft wide. Turn outs/Turnarounds are required. Single lane access to be min 16ft See LDC 6.3.3. and FD comments. Add DF required turnaround pts and label on SDP

Forested Area comprised primarily of Ponderous Pine. Trees are to remain with the exception of a few trees that will need to be removed for the construction of the driveway. Fire-wise practices will be implemented.

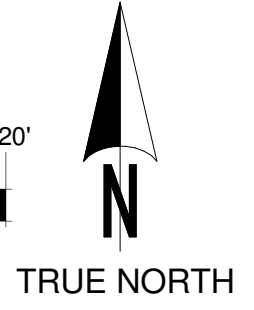
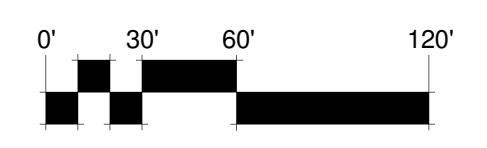
label the wellhead location

Depict access road cross section design and width

Does not meet min width per LDC 6.3.3 16ft min

SITE PLAN

1" = 60'-0"



Monument Glamping II
 18045 HIGHWAY 83, COLORADO SPRINGS, CO 80908