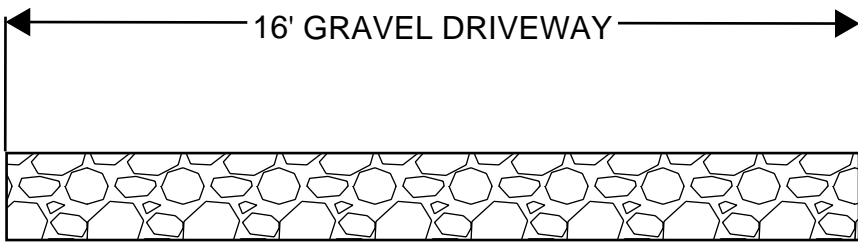


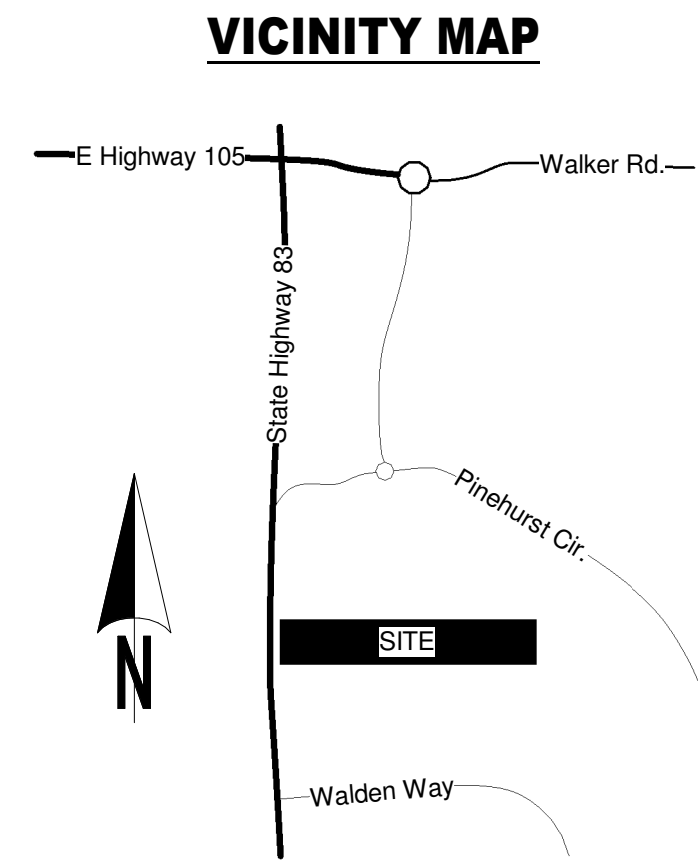
Typical Site Dimensions

NOTES

1. Any proposed signage will be depicted on 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 designed to accommodate temporary camping facilities for overnight accommodation pursuant to the Land Development Code definition of Recreation Camp.
5. A detailed parking plan demonstrating compliance with the Land Development Code will be submitted with the site development plan.
6. Dumpster location and screening will be included in the site development plan.
7. 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 sites prior to approval of the site development plan.
8. The owner agrees on behalf of him/herself and any developer or builder successors and assignees 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.
9. indicates additional passable surface a minimum of 50' x 6'. Final location and design will be completed at the time of the site development plan with coordination with Monument Fire.



Typical Driveway Cross Section



It is required at the special use stage to provide the correct documentation, remove not and supply a up to date septic permit

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

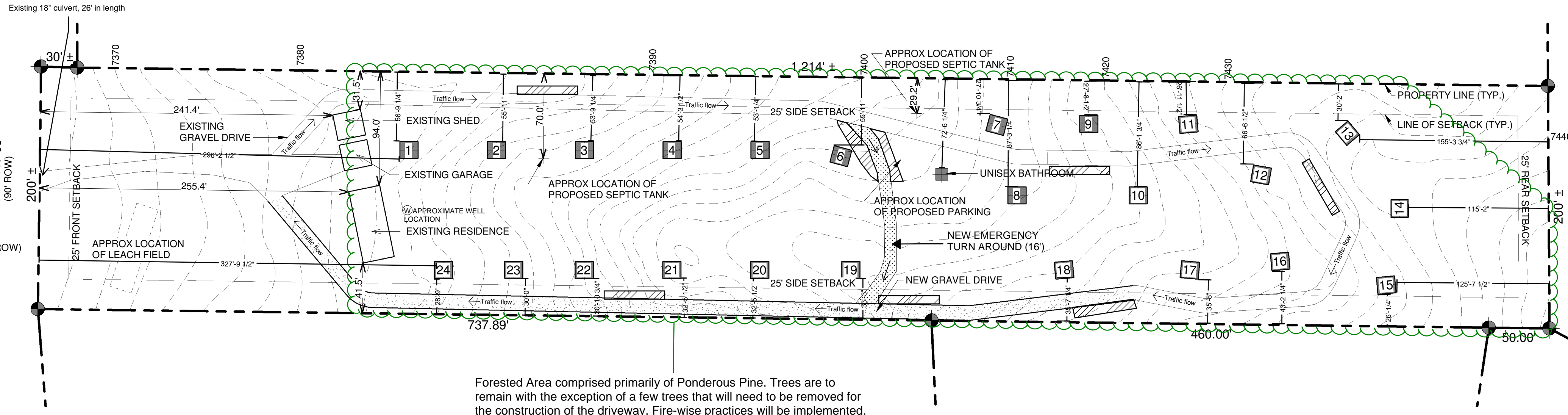
OWNER:
RANDY AMANN
LINDA AMANN

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
APPROXIMATE RECREATION CAMP SITE	5,040 SQ FT
TOTAL:	7,485 SQ FT
LOT COVERAGE =	2.8 %
ZONING =	RR-5
PARCEL ID =	6100000112
PROPOSED:	
RECREATION CAMP SITES-	24
UNISEX BATHROOM	1
SEPTIC -	2
LEACH FIELD -	1
GRAVEL DRIVE -	15,000 SQ FT

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



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.

SITE PLAN

1" = 60'-0"

