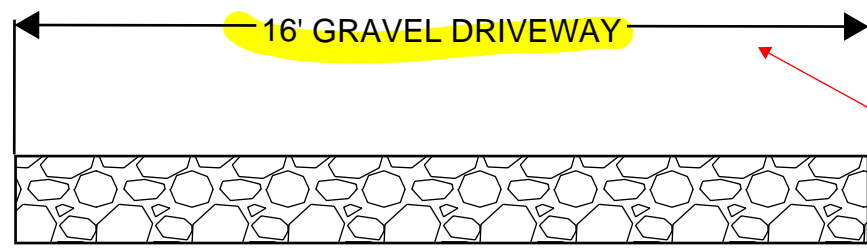


**Typical Site Dimensions**

this does not match the elevation plans that the sites can be up to 400 sq ft, please depict another layout for larger sites in addition to this

**RESPONSE:** This is a "typical" site dimension. Per the definition of a recreation camp, each of the 24 proposed spaces may be occupied by either a tent, yurt, other temporary facility, or a permanent structure.



**Typical Driveway Cross Section**

**RESPONSE:** meeting and site walk has occurred with fire. Fire requires "passable surface" sporadically, as shown. the final design will be determined at the time of the site development plan in coordination with Fire.

Update road cross section width to 20ft per FD comment.

Signage? **RESPONSE:** If signage is proposed, this will be addressed with the site development plan. note added. Please depict location and dimensions

4 shipping containers from CE23156

Please depict on site plan if they are still there or moved or being used for the rec camp business

**RESPONSE:** We have specified the spaces and are not specifying the type of unit for each space. This is the nature of a recreation camp.

**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

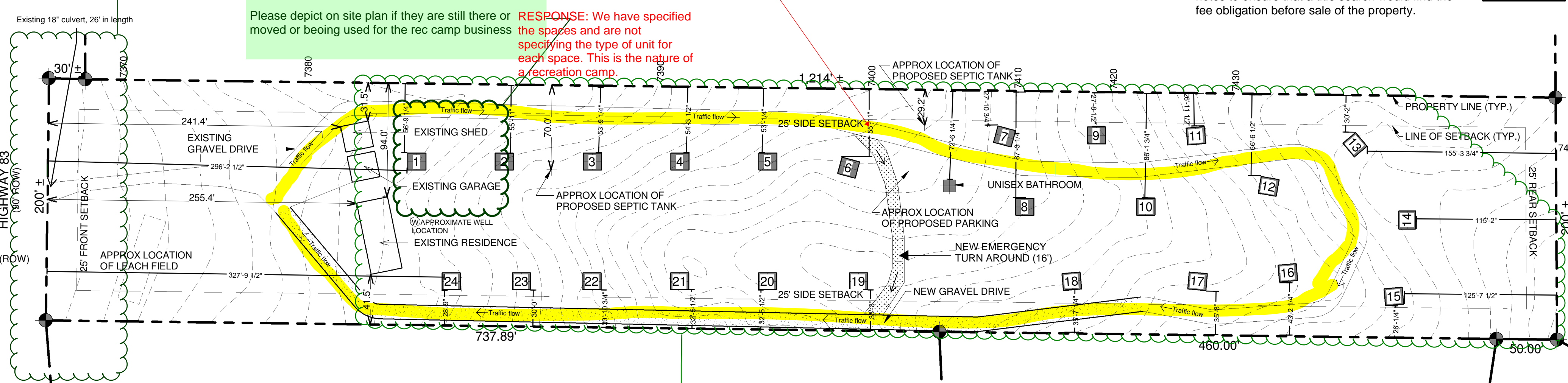
**APPLICANT:**  
CHRIS JEUB

**SITE DATA:**

LOT SIZE =	5.95 ACRES
<b>BUILDING FOOTPRINT:</b>	
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
<b>PROPOSED:</b>	
RECREATION CAMP SITES-	24
UNISEX BATHROOM	1
SEPTIC -	2
LEACH FIELD -	1
GRAVEL DRIVE -	15,000 SQ FT

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.

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



Where will parking be and how many spots?

ADA spots?  
Per the code 1 spot/ structure

**RESPONSE:** A minimum of one parking space will be included within each one of the spaces. A note has been added to indicate a detailed parking plan will be provided with the site development plan.

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.

Where is the dumpster/ garbage receptacles?

Screening?

**Response:** note added to indicate this will be determined at the site of the site development plan.

**SITE PLAN**

1" = 60'-0"

File Number:  
AL2318

TRUE NORTH