

Lighting is not required to be shown on the Special Use Site Plan. This will be a required separate sheet during review of the Site Development Plan (PPR). If you want to remove it from this page, that would be fine!

Please verify with US Forest Service (kimberly.wilkes@usda.gov) that this is allowed.

Please label

100.0'

50' BARNHIMMEL

Include linework in legend (property line, easements, setbacks)

THE LANDSCAPE PLAN BY OTHERS.
THE PATHWAY TO BE DETERMINED IN
THE PLAN ACCORDING TO BE DETERMINED
BY THE CONTRACTOR/OWNER(S). IT SHALL
MINIMIZE IMPACT TO THE SITE. ALL
WORK SHALL BE COMPLETED BY THE
OWNER(S) TO LIMIT CUT AND FILL AREAS
AND LIMIT MATERIAL AND VEHICLE
STORAGE ON THE BUILDING LOTS IN
ORDER TO MINIMIZE VEGETATION AND SITE
DISTURBANCE.
EARTH MATERIALS ARE NOT TO BE
STOCKPILED ON STREETS OR SIDEWALKS,
OR ON OR NEAR ADJACENT AREAS.
OWNER(S) IS REQUIRED TO PROVIDE
POSITIVE DRAINAGE AWAY FROM AND
AROUND STRUCTURE IN ALL DIRECTIONS.
MINIMUM DRAINAGE SHALL BE 1/4" PER
48" MAX HIGHS AND 48" -50" MIN APART
FOR 1/2" (2) OR MORE RETAINING
WALLS. EXIST, OR RETAINING WALLS SHALL
BE CONSIDERED BY A LICENSED CIVIL
ENGINEER.

- SITE IS HEAVILY TREED, BUILDING SITES TO BE IDENTIFIED TO MINIMIZE TOPOGRAPHY AND VEGETATION & GRADING DISTURBANCE.
- PRIMARY RESIDENCE
 - 2,500 SQ. FT. MAXIMUM REGISTERED.
- TYPICAL PARK MODEL 400 SF. MAXIMUM & RV'S
- 120 AMPERE SERVICE MOTOR VEHICLES (GUEST REGISTERED).
- DETACHED ACCESSORY STRUCTURE
 - 120 AMPERE SERVICE (1000 WATT) CARETAKER DWELL (4,500 SF. MAXIMUM) & BATH/SHOWER TO BE DETERMINED
- YURT
 - NON-PERMANENT SOFT SEATED STRUCTURES ON DECK WOOD PLANKS 10' X 10' MAXIMUM
 - NO RUNNING WATER OR SEWAGE SYSTEMS
- TREE HOUSE MODEL
 - NON-PERMANENT STRUCTURE SECURE TO TREE OR FLOORING NO RUNNING WATER OR SEWAGE SYSTEMS
- BATH HOUSE
 - FULL BATH STRUCTURE (10'x14')
- SHOWER HOUSE
 - FULL BATH STRUCTURE (10'x10')

EXISTING BUILDINGS TO REMAIN
PENDING DWELLING (TINY HOME MODEL) 1
NOTED ON PLAN. ACCESSORY & GUEST
STRUCTURES AS NOTED.

PROPOSED STRUCTURES & ELEMENTS

PROPOSED TINY HOMES PARK MODEL =
PROPOSED TINY HOMES / RV =
PROPOSED ACCESSORY STRUCTURE =
PROPOSED YURTS =
PROPOSED STEEL OR CABIN MODELS =
PROPOSED TRAILER / TRAILER MODELS =
PROPOSED PARKING SPOTS = 3.24
PROPOSED GRAVEL PARKWAY = 1.90
PROPOSED GRAVEL DRIVE = 1.90
PROPOSED GRAVEL PATHWAY = 1.03

PERMANENT STRUCTURE AREAS

EXISTING RESIDENCE = 5.00
EXISTING ACCESSORY BUILDING = 2.00
PROPOSED BATHROOMS = 61

Please include legend or clearly label site elements (a few examples highlighted)

Please label as:
Public minor collector, prescriptive 60'
ROW

See EDARP comment with driveway/"non-road" access Code. Minimum width is 24'.

A comment was made over the phone that there will be a reduction to the number of proposed glamping sites.

The Fire Protection District has concerns regarding parking area obstructing the emergency access road along the southern property line. They are also requesting a secondary emergency access point/ driveway - please talk with JosephSandstrom@elpasoco.com about secondary access. Emergency access needs to be provided to all glamping sites.

Minimum access width for 2 way commercial access is 25'. This will need to be revised with the Site Development Plan.

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