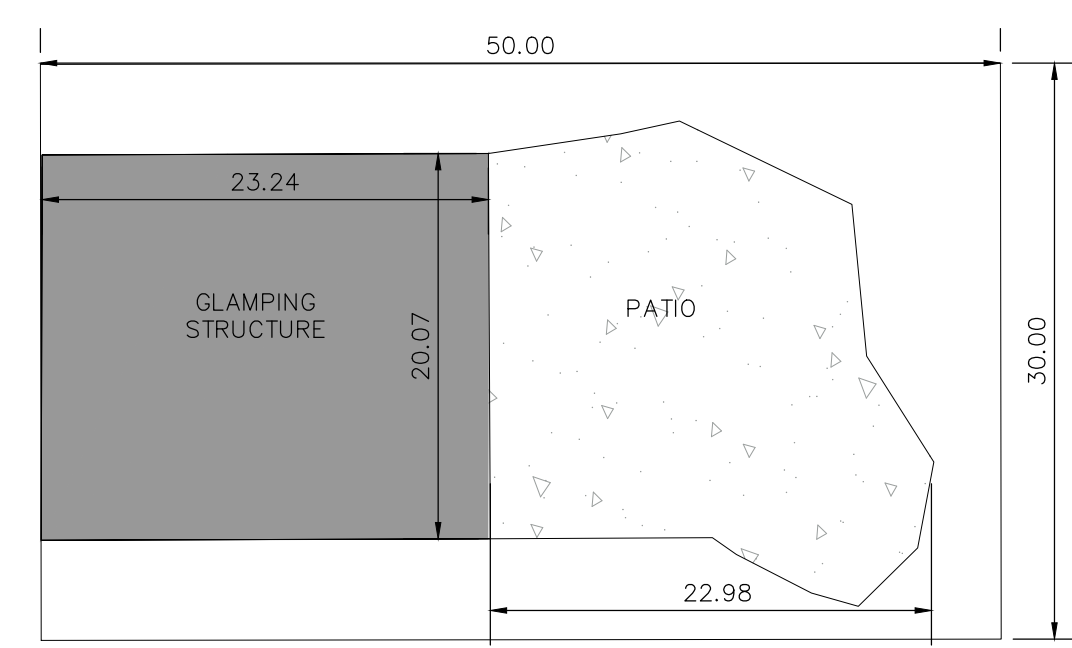




GLAMPING SITE DETAIL VIEW

GLAMPING STRUCTURE IS 467 SQ. FT.
 PATIO IS 437 SQ. FT.
 TOTAL SITE AREA IS 1500 SQ. FT.



LEGEND

- PROP WATER
- PROP 4" SAN/SWR
- DRY GULCH FLOWLINE
- PROPERTY BOUNDARY
- PROPOSED ROAD
- ELECTRIC UTILITY OVERHEAD
- ELEC PROP UNDERGROUND
- SOIL #36
- SOIL #50
- SOIL #98
- SOIL #100
- PROPOSED 6" GRAVEL

SUMMARY BY MAP UNIT - FREMONT COUNTY AREA, COLORADO (CO637)

MAP UNIT SYMBOL	MAP UNIT NAME	RATING	ACRES IN AOI	PERCENT OF AOI
54	FORT COLLINS LOAM, COOL, 2 TO 5 PERCENT SLOPES	B	0.54	3.44%
50	KIM LOAM, COOL, 3 TO 8 PERCENT SLOPES	B	5.38	34.00%
98	ROYGORGE VERY GRAVELLY SANDY CLAY LOAM, 25 TO 50 PERCENT SLOPES	D	7.09	44.79%
100	SEDILLO COBBLY SANDY LOAM, 4 TO 25 PERCENT SLOPES	B	2.82	17.78%
TOTAL FOR AREA OF INTEREST			15.84	100.00%

NUMBER	DESCRIPTION	PROPOSED AND EXISTING CONSTRUCTION	TYPE	# OF ITEMS	AREA (SF)
2	GLAMPING SITE	VARIES	PROPOSED	8	12000
3	RESIDENCE W/ SEPARATE GARAGE	NORTHEAST CORNER	EXISTING	1	5371.59
TOTAL AREA					101371.59

ROADWAYS AND PARKING AREAS

NUMBER	DESCRIPTION	REALITIVE LOCATION	TYPE	# OF ITEMS	AREA (SF)
1	GRAVEL GLAMPING ROADS & PARKING	NORTH WEST	PROPOSED	2	32646
4	RESIDENCE ROAD	EAST	EXISTING	1	7929
5	11'x18' ADA PARKING STALL	NORTH WEST	PROPOSED	1	198
TOTAL AREA					40773

DIMENSION REQUIREMENTS

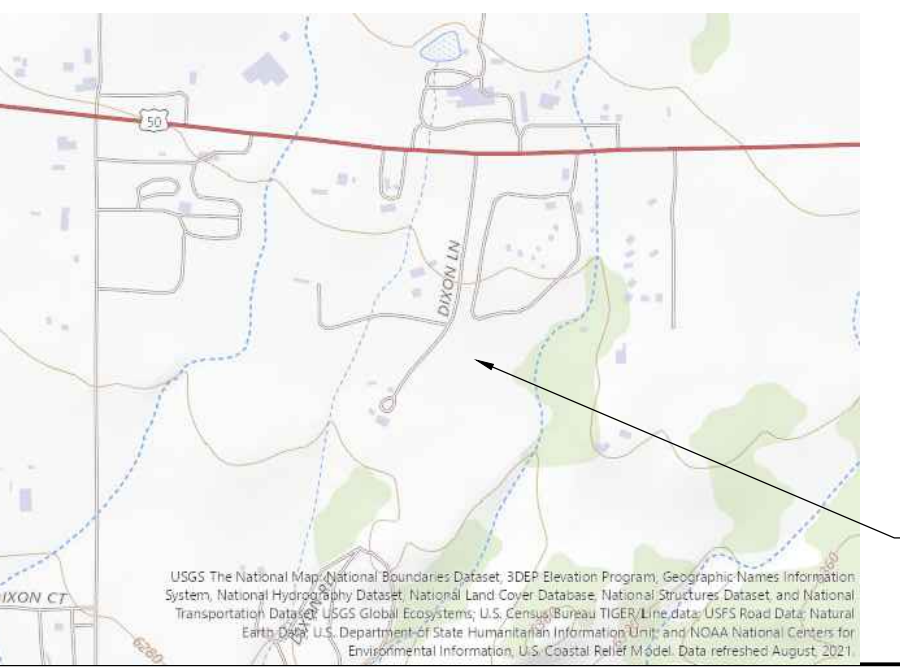
LOCATION	REQUIRED	PROPOSED
CAMPSITE TO PUBLIC HIGHWAY RIGHT OF WAY	25FT	318FT
CAMPSITE TO PROPERTY LINE ABUTTING UPON A HIGHWAY	25FT	318FT
CAMPSITE PER ACRE	25	2
TURN AROUND WIDTHS	40FT	40FT
ROAD WIDTH ENTRANCE ROAD	32FT	30FT
ROAD WIDTH TWO LANE TRAFFIC	20FT	24FT

- NOTES**
- GENERAL NOTES**
 - THE PROPOSED USE IS TRAVEL TRAILER PARK & CAMPGROUND.
 - SURVEY INFORMATION PROVIDED BY RED ROCKS LAND SURVEYING, LLC.
 - THE PROPERTY IS 16.16 ACRES. THE SPECIAL REVIEW USE APPLICATION IS FOR THE ENTIRE PROPERTY.
 - THIS PROPERTY IS ZONED AGRICULTURAL RURAL.
 - THE SURROUNDING PROPERTIES ARE ZONED AGRICULTURAL RURAL. THE PROPERTY OWNED BY ECHOLAND LLC TO THE NORTH IS ZONED TIP & CO.
 - THE TALLEST STRUCTURE ON SITE IS THE EXISTING HOUSE WHICH IS ESTIMATED TO BE 20' TALL.
 - PROPERTY IS NOT IN A FEMA DESIGNATED FLOOD ZONE.
 - NO LOADING/UNLOADING ZONE IS PROPOSED.
 - RECYCLING AND TRASH CAN BE PLACED AROUND THE PROPERTY AND HOUSEKEEPING WILL COLLECT AND DISPOSE OF TRASH DAILY. TRASH WILL BE DISPOSED OF IN THE LARGER DUMPSTERS AT ECHO CANYON RAFTING EXPEDITIONS.
 - MINIMAL WAY FINDING LIGHTING IS TO BE CONSISTENT WITH THE CURRENT OPERATIONS AND MAINTAIN A NATURAL CAMPING ATMOSPHERE. NO OUTSIDE LIGHTING IS PROPOSED. ANY LIGHTING WILL BE SHIELDED AND POINTING DOWN. DARK SKIES ARE A GUIDING PRINCIPAL OF ECHO CANYON.
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 - SPECIFIC OPERATIONAL CHARACTERISTICS AND DETAILS INCLUDING FIRE PROTECTION, WEED CONTROL, REFUSE PLAN AND CODE REQUIREMENTS CAN BE FOUND IN THE SRU FILE 21-004 MAINTAINED IN THE DEPARTMENT OF PLANNING AND ZONING AT 615 MACON AVENUE, ROOM 210, CAÑON CITY, CO 81212.
 - APPROXIMATE SHAPE OF PATIO SHOWN. ACTUAL PATIO SHAPE TO BE DETERMINES IN THE FIELD.
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 - 2 SITES PER ACRE

LEGAL DESCRIPTION:
 LOT 1, EMJ BOUNDARY LINE ADJUSTMENT

COUNTY OF FREMONT
 STATE OF COLORADO
 16.16 ACRES ACCORDING TO ASSESSOR'S GIS DATA.

PARCEL # 170-792-05



3 ROCKS ENGINEERING
 430 Main Street
 Cañon City, CO 81212
 719.430.5333
 www.3rocksengineering.com

FOR MUNICIPAL USE:

SPECIAL REVIEW USE PERMIT FOR ECHOLAND LLC FOR TRAVEL TRAILER PARK & CAMPGROUND

PRELIMINARY
 NOT FOR CONSTRUCTION

V1.0-07/24/2021
 V2.0-10/06/2021

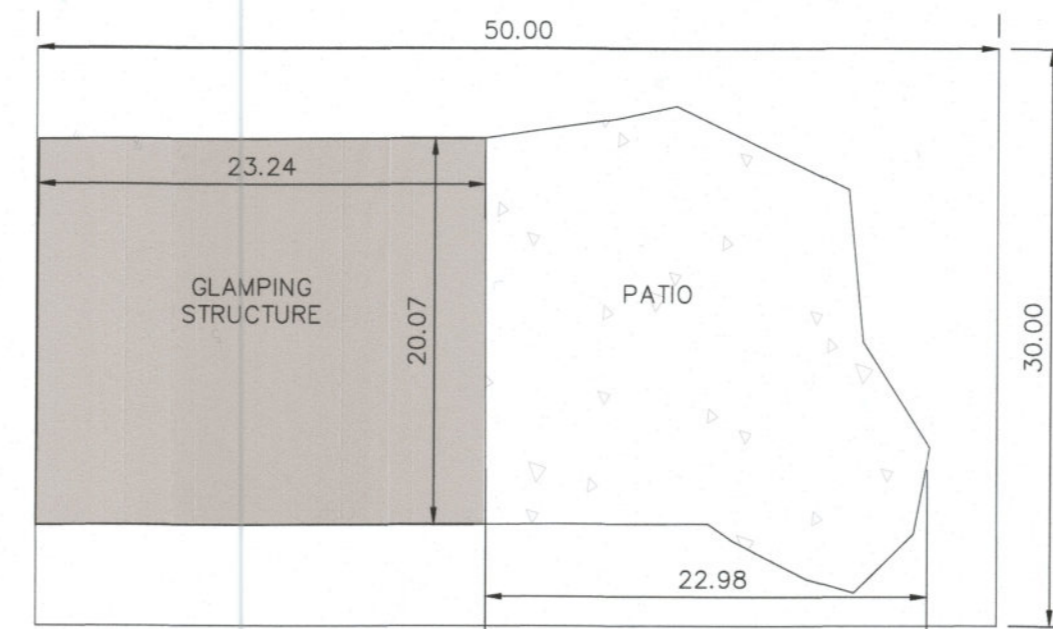
PROJECT ENG: AWE
 QA/QC: AWE
 Drawn by: PFG
 Prj # 21.032
 Date: 07/16/2021

SRU SITE PLAN

C1/1

GLAMPING SITE DETAIL VIEW

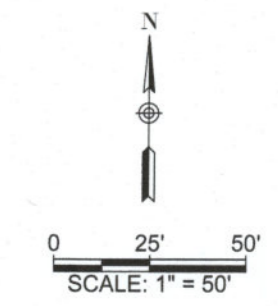
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Fremont County
 OCT 14 2021
 Planning & Zoning



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