

Explanation of Sunn Ranch Yurt Site Plan

Access:

A description of access (RCR 56) is provided in the site plans by CT Design and Development. Although not labeled, the plat clearly shows the driveway to the yurt from RCR 56. The second plat picture is zoomed in and shows the property line on Sunn Ranch on RCR 56. Farther West the property line turns due south which is shown on the first plat. The driveway was constructed many years ago for access to camping trailers. The drive has sufficient water drainage on each side to prevent potential erosion and driveway damage.

Bathhouse:

Subsequent to the original site plans, a small 8x8 ft bathhouse with vault toilet and direct line propane shower was constructed adjoining the southeast corner of the yurt deck. The bathhouse is accessible by two steps from the main yurt deck to a landing deck in front of bathhouse. Bathhouse door swings outward on from left to right on landing deck. In order to comply with environmental health regulations the vault toilet has been removed and the hole filled. The shower has been disconnected from the water source. The plan is to install a flush toilet in the same location once an approved WWTS is constructed, at which point the shower will also be reconnected. Until then the bathhouse is utilized to store camping gear. **A picture is provided to show the location of bathhouse on site.**

Parking Areas:

Parking is just east of the yurt behind the water tank. It's a flat surface and there is never more than two (usually one) vehicle (s) parked there. A UTV and small Kubota tractor and a few implements when not in use are parked on the south side of the yurt. **Addressing parking corrections and updates in another attached document.**

Snow Storage:

Because the property isn't accessed beyond mid-November and because there are no adjacent adjoining properties that might be adversely affected by snow removal there isn't a need for snow storage. In the event of early snow, it is simply pushed to the sides of the parking areas and driveway with the Kubota tractor and snowblade.

Sanitation Facilities:

As mentioned, plans are underway for a WWTS. In the meantime a porta-potty is on site, adjacent to the bathhouse (picture provided)

Utilities:

Sunn Ranch is completely “off-the-grid”. The nearest electrical lines are more than five miles away. Power is provided to the yurt for lights and cellphone charges, etc. via a solar system, lithium ion battery bank, and inverter. (Pictures provided). A 110-gallon propane tank installed and serviced by Mountain West Propane supplies a vent-free wall space heater and propane range. Both the space heater and range were installed according to specifications and certified by Mountain West Propane. (picture provided)

Water bodies, drainages, and ditches:

The Dry Fork of the Elkhead traverses Sunn Ranch south of RCR 56. It poses no threat to yurt access. South of The Dry Fork of the Elkhead, an irrigation ditch easement is owned and maintained by Smith Rancho. It traverses Sunn Ranch providing irrigation to a hayfield east and south of the property. The irrigation ditch provides no threat to yurt access or the property.

Easements, building envelopes, and minimum setbacks:

N/A The drawing on the site plan of the yurt and deck is accurate and to scale. The yurt is a 30ft. in diameter attached to a 36 x 34ft. deck. I reduced the deck by 2 feet on the west and east sides. That leaves three feet clearance of deck space at the narrowest juncture on the north and south facing decks and two feet on the west and east facing deck. The deck is enclosed by a safety fence on the north, south and west facing sides to prevent injury from falling.

Location, width, and surface of all sidewalks and trails:

N/A

Location and type of proposed landscaping and/or screening:

Sunn Ranch possessed an approved well-water permit from the Colorado Division of Water Resources. Landscaping plans are presently inconclusive but will be developed once drilling is completed. Approval for irrigating 1 acre of landscaping was approved as part of the application. The plan is to plant fir trees and pines for along the driveway for wind protection and concealment. (well water permit application attached)

Location, width, and surface of all existing and proposed access roads and drives:

The existing driveway from RCR 56 to the yurt is shown on the site plans (but not labeled). It is 12 feet wide and with a compacted rock surface. As mentioned above, sufficient drainage composed of larger rocks are adjacent to both sides of the drive to mitigate damage to the driveway from erosion.