

1. ALL RETAINING WALLS SHALL BE LESS THAN 4.0' IN HEIGHT.
2. ALL FENCING SHALL BE LESS THAN 7' TALL.
3. DRAINAGE WILL CONFORM TO THE COUNTY APPROVED DRAINAGE REPORT.
4. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT TRAFFIC IMPACT FEES SHALL BE PAID IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 24-377), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.
5. TRASH DUMPSTERS ARE TO BE SCREENED BY A 6' HIGH, WOODEN FENCED ENCLOSURE WITH OPAQUE SCREENING.
6. ALL PARKING AND DRIVEWAY AREAS SHALL MEET H=20 LOAD SPECS.
7. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE COUNTY CODE REQUIREMENTS INCLUDING: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50, 2%) IN ALL DIRECTIONS. ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES. ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE OR BLUE. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS REQUIRED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION "VAN ACCESSIBLE", MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (12") WIDE. SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACE WITH THE BOTTOM OF THE SIGN(S) TWENTY FIVE FEET (25') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.
8. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
9. VA18 CONDITION 2: PRIOR TO SITE PLAN DEVELOPMENT APPROVAL, THE APPLICANT SHALL PROVIDE THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT WITH EVIDENCE THAT AN ACCESS PERMIT FROM THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) HAS BEEN OBTAINED FOR THE EXISTING ACCESS.
10. VA185 CONDITION 3: NO VEHICULAR TRAFFIC AND/OR PARKING OR STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS OR SUPPLIES SHALL OCCUR OVER THE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM COMPONENTS.
11. ALL RV SPOTS AND TENT SITES SHOWN ARE EXISTING.
12. PROPANE TANK TO BE MOVED TO RV SPOT NEXT TO #59, AS SHOWN.

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 24 WHENCE THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9 BEARS S36°08'W, 635', THENCE S55°22'E ON SAID EASTERLY RIGHT OF WAY LINE 605.3', THENCE N27°31'E, 722', THENCE N55°08'W, 513.8', THENCE S35°18'W, 723', TO THE POINT OF BEGINNING, EXCEPT ANY PORTION CONTAINED WITHIN US HIGHWAY 24, COUNTY OF EL PASO, STATE OF COLORADO.

ADDRESS: 10090 WEST HIGHWAY 24, GREEN MOUNTAIN FALLS, CO 80819

MAX. BUILDING HEIGHT : 50'

FRONT = 15'
SIDE* = 25'
REAR* = 25'

*WHEN ADJACENT TO A RESIDENTIAL ZONING DISTRICT, THE REAR YARD SETBACK OF THE RESIDENTIAL ZONING DISTRICT SHALL APPLY.

ASSESSORS PARCEL NO: 83092-00-011

FLOODPLAIN: ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE SUBJECT PROPER IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED ON 08041C0952G, DATED DECEMBER 7, 2018. SITE IS ZONE X.

USES: CAMPGROUND AND MOTEL SINCE 1950 AND 1947, RESPECTIVELY. (EXISTING AND PROPOSED)

AREA:
TOTAL SITE: 405,096 SF
BUILDING, EXISTING (MOTEL, SHEDS AND BATH/LAUNDRY): 8,917 SF
ASPHALT PAVING: 35,358 SF
RETAINING WALLS AND CONCRETE: 37,810 SF
TOTAL IMPERVIOUS AREA: 82,085 SF (20.2%)

OPEN SPACE: 119,908 SF (29.7%)

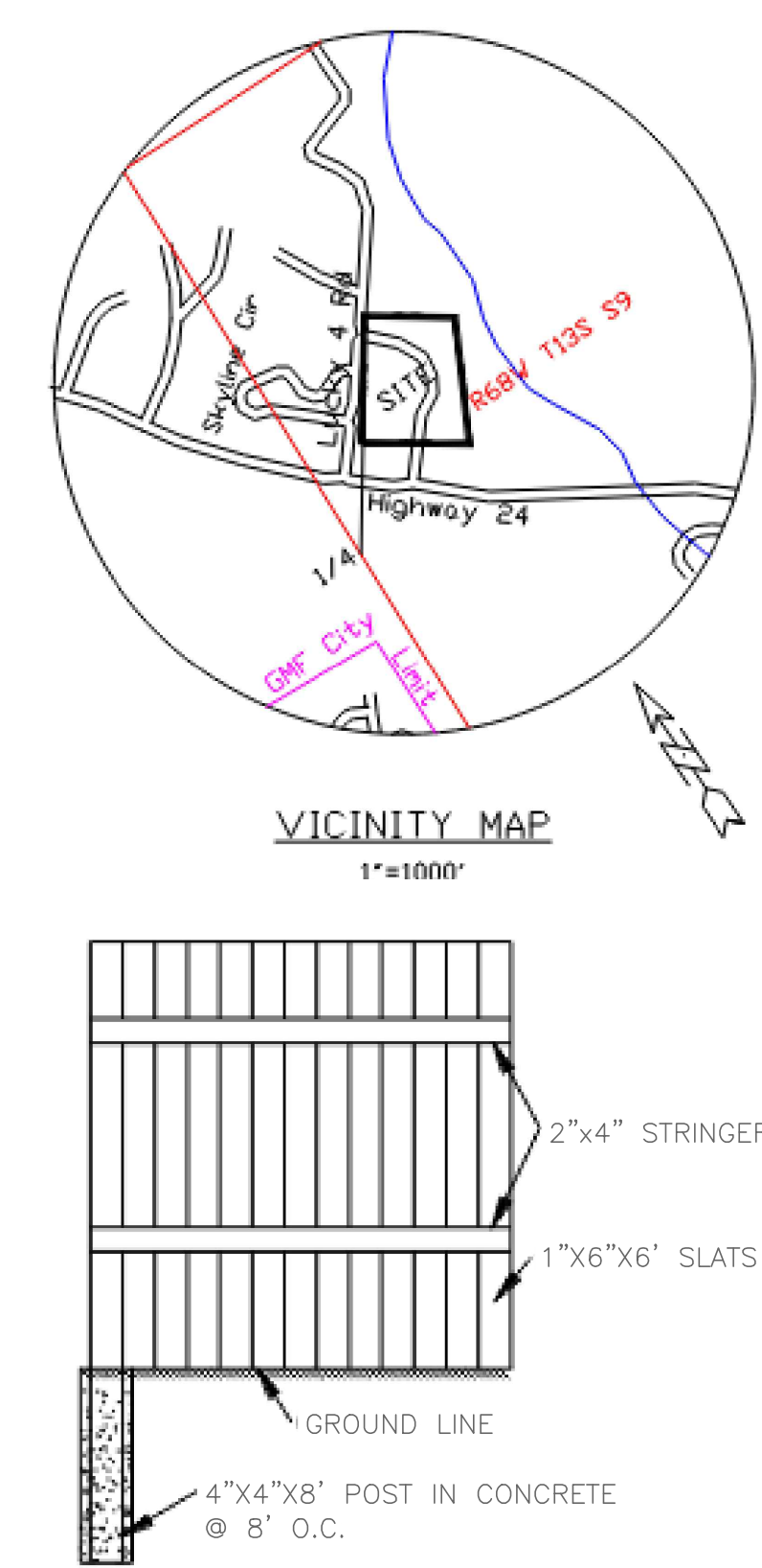
CAMPSITES/RV/TRAILER SITES = 60

TOTAL CAMPGROUND/TRAILER SITES: 203,103 SF (50.1%)
TOTAL AREA OF DISTURBANCE = 2.25 ACRES

PARKING REQUIREMENTS:
TOTAL BLDG SF = 6,757
OFFICE: 400 SF @ 1 SPACE/400 SF = 1 SPACE
ROOM @ 1 SPACE/ROOM @ 15 ROOMS = 15 SPACES
REQUIRED: 16 SPACES WITH 1 MARKED FOR HANDICAPPED PARKING TO BE VAN ACCESSIBLE
PROVIDED: 20 SPACES WITH 1 MARKED FOR HANDICAPPED PARKING TO BE VAN ACCESSIBLE

EXISTING

BOUNDARY LINE	
PROPERTY LINE	
EASEMENT LINE	
RIGHT OF WAY	
DOG PARK BOUNDARY	
EX FENCE (6" OPAQUE)	
STORM SEWER	
SWALE/WATERWAY FLOWLINE	
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
FLOW DIRECTION	
DISTURBED AREA	
ASPHALT DRIVEWAY	
DIRT/GRAVEL DRIVEWAY	
RECEIVING PERVIOUS AREA/ RUNOFF REDUCTION AREA	
SEPTIC CLEANOUT/MH	
WATER HOOK UP	
ELECTRIC HOOK UP	
LIGHT POLES	
TRASH ENCLOSURE	




SCALE: NTS

APPROVAL BLOCK

COUNTY PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

DATE

ROCKYTOP MOTEL & CAMPGROUND	JOB NO: 24032	LOCATION: EPC	<table border="1"><thead><tr><th>REV</th><th>DESCRIPTION</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	REV	DESCRIPTION	DATE																			UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR: OWNER: G & D ENTERPRISES, CORP PO BOX 215 GREEN MOUNTAIN, CO 80819 DANIEL NEWMAN (719) 684-9044 KARAN@ROCKYTOPCO.COM		AMAR E. BURG, PE 003272408 - TERRAIN@ALTERRAIN.ENG.COM	MICHAEL Q. JONES, PE 000791600 - MICHAEL@ALTERRAIN.ENG.COM
				REV	DESCRIPTION	DATE																							
SITE PLAN	DESIGN: NQJ REVIEW: REB 05/30/2025	(H-SCALE: 1" = 40')	(V-SCALE: N/A)	SHEET		1	OF	1																					