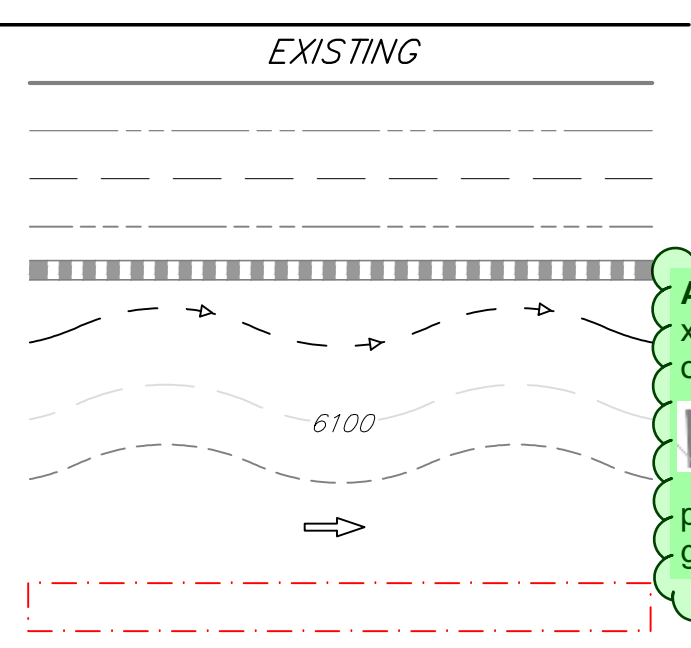


LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY
- STORM SEWER
- SWALE/WATERWAY FLOWLINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- FLOW DIRECTION
- DISTURBED AREA
- RECEIVING PERVIOUS AREA/
RUNOFF REDUCTION AREA
- SEPTIC CLEANOUT/MH
- WATER HOOK UP
- ELECTRIC HOOK UP
- LIGHT POLES



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

Add to legend:
X---X---X existing fence (type)
O---O---O existing fence (type)
trash dumpster
pavement driveway
gravel driveway

Please add the following note:
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.

SITE PLAN NOTES

- ALL RETAINING WALLS ARE LESS THAN 4.0' IN HEIGHT.

Add a note for fencing similar to the one added for retaining walls. (All fencing will be less than 7' tall.)
SITE NOTES 1-6 FROM PREVIOUS SUBMITTAL NEED TO BE ADDED AGAIN:

Site notes:
1. Trash dumpsters are to be screened by a 6' high, wooden fenced enclosure with opaque screening.
2. All parking and driveway areas are to meet H-20 load specs.
3. 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 percent) 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 reserved 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 signs between five feet (5') and seven feet (7') above the finish floor or ground surface.
4. 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.
5. All RV spots and tent sites shown are existing.
6. Propane tank to be moved to RV spot next to # 59, as shown.

ADD VA185 CONDITIONS OF APPROVAL #2 AND #3 INTO THE SITE NOTES FOR FUTURE REFERENCE.

ALL INFORMATION BELOW NEEDS TO BE ADDED AGAIN:

Legal Description:
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
And containing 9.30 acres

Units of measurement: US Survey Feet

Address: 10090 West Highway 24

Zone: C2 Existing and Proposed

Setbacks:
Front = 15'
Side = 25'
Rear = 25' Max Building Height: 50'
*The side yard setback is subject to the following restrictions: 1 Where adjacent to a residential zoning district, the setbacks of the residential zoning district shall apply; 2 If the side wall of the building is constructed of 4 hour fire rated material, a setback between buildings of 3 feet is required if the wall does not serve as a common wall where no setback is required; 3 If the side wall is not constructed of 4 hour fire rated material, the side yard setback and building separation is 5 feet.
*When adjacent to a residential zoning district the rear yard setback of the residential zoning district shall apply

Assessors' Parcel No.: 83092-00-011

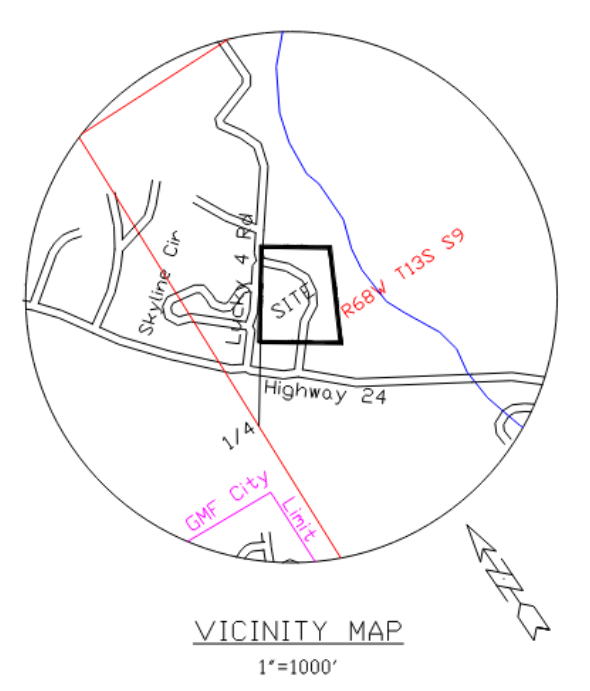
Flood plain:
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the boundary of the 100 Year Floodplain, as identified on 08041C0952 G, dated December 7, 2018. Sit

Use(s):
Campground and Motel since 1950 and 1947 respectively. Existing and Proposed

Area:
Overall: 405,108 sf 100%
Building, existing (Motel, Sheds and Bath/Laundry): 8,917 sf , 0.03
Building, proposed (Bathroom and Garage): 792 sf, 0.0002%
Asphalt Paving: 35,358 sf
Retaining Walls and Concrete: 37,810 sf
Total Impervious area: 82,877 sf 20.5%
Open Space: 119,117 sf 29.4%

Campsites / RV / Trailer Sites = 60
Tent Sites = 8
Total Campground / Trailer Sites: 203,103 SF 50.1%
Total Area of Disturbance = 0.696 Acres

Parking requirements:
Total bldg(s) sf = 6,757
Office: 400 sf @ 1 space / 400 sf = 1 space
Room @ 1 space / room @ 15 rooms sf = 15 space
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



40 20 0 40 80
ORIGINAL SCALE: 1" = 40'

COUNTY FILE NO: PPR2140

DESIGN: NQ
REVIEW: RB
05/30/2025
H-SCALE: 1" = 40'
V-SCALE: N/A
SHEET
1 OF 1