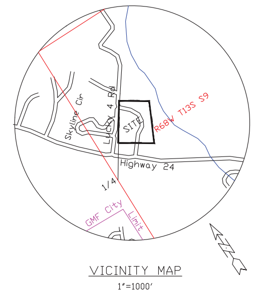
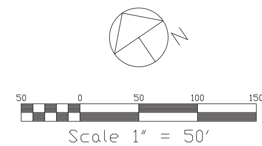


VICINITY MAP

1"=1000'



Scale 1" = 50'

- EXISTING WATER HOOK-UP
- EXISTING ELECTRIC HOOK-UP
- TRASH DUMPSTER
- PROPOSED CONCRETE PAD AT EACH CAMPSITE
- PROPOSED PRIVACY FENCE (6' OPAQUE)

CONTOUR LEGEND:

ORIGINAL CONTOURS:
1'
5'

FINISH CONTOURS:
1'
5'

Owner
Daniel Newman
G & D Enterprises, Corp.
PO Box 215
Green Mountain, CO 80819

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

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 subject property is located outside the boundary of the 100 Year Floodplain, as identified on 08041C0952 G, dated December 7, 2018. Site is in Zone X

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

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 0.002%
Campsites / RV / Trailer Sites = 60
Tent Sites = 8
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

Site notes:
1. Trash dumpsters are to be screened by a 6' high, wooden fenced enclosure.
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 sign(s) 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 tens sites shown are existing
6. Propane tank to be moved to RV spot next to # 59, as shown.
7. RV spot 60 moved to east end of hotel as shown.
8. Sheds and bath house relocated as shown on plan

Site drainage:
Drainage will conform to the County approved drainage report.

Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
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Olliewatts@aol.com
Celebrating 42 years in Business

County File No.: PPR2140

DRAWN BY: O.E. WATTS DATE: 8-16-21 DWG. NO.: 19-5341-06 TOPOGRAPHY BY: CITY FIMS 6-12-19 SURVEY INFORMATION BY: RAMPART JOB NO. 18384	APPROVED BY: PROJ. NO. DWG.	REVISIONS 8-16-21 UPDATED DEW 12-30-21 REVISED PER COUNTY REVIEW COMMENTS DEW 4-13-21 REVISED PER COUNTY REVIEW COMMENTS DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT ROCKY TOP MOTEL & CAMPGROUND PART NW1/4 SECTION 9, T.13S., R.68W., 6TH P.M. EL PASO COUNTY	SHT. NAME DEVELOPMENT PLAN SHT. NO. 1 OF 1