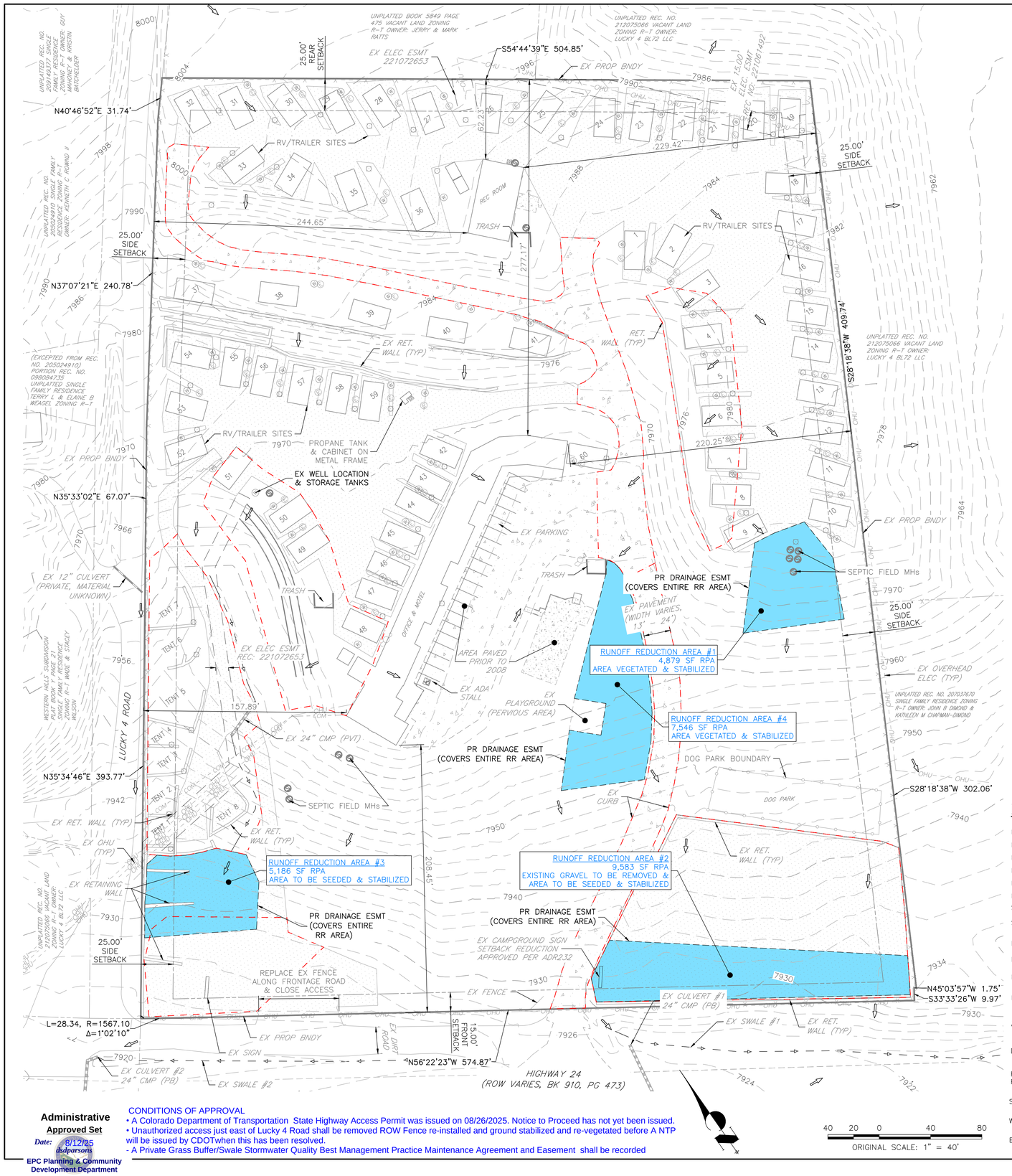


SITE PLAN NOTES

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 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.
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.

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.

UNITS OF MEASUREMENT: U.S. SURVEY FEET

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

ZONE: C2 (EXISTING AND PROPOSED)

MAX. BUILDING HEIGHT : 50'

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

*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

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%)

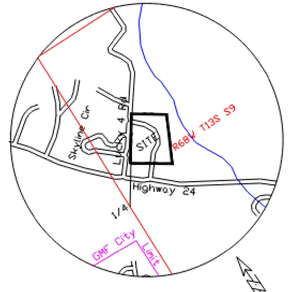
OPEN SPACE: 119,908 SF (29.7%)

CAMPSITES/RV/TRAILER SITES = 60
TENT SITES = 8
TOTAL CAMPGROUND/TRAILER SITES: 203,103 SF (50.1%)
TOTAL AREA OF DISTURBANCE = 2.25 ACRES

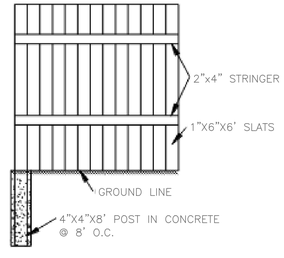
PARKING REQUIREMENTS:
TOTAL BLDG SF = 6,757
OFFICE: 400 SF @ 1 SPACE/400 SF = 1 SPACE
ROOM @ 1 SPACE/ROOM @ 15 ROOMS = 15 SPACES
REQUIRED: 16 SPACES WITH 1 MARKED FOR HANDICAPPED PARKING TO BE VAN ACCESSIBLE
PROVIDED: 20 SPACES WITH 1 MARKED FOR HANDICAPPED PARKING TO BE VAN ACCESSIBLE

LEGEND

	EXISTING
BOUNDARY LINE	
PROPERTY LINE	
EASEMENT LINE	
RIGHT OF WAY	
DOG PARK BOUNDARY	
EX FENCE (6' OPAQUE)	
STORM SEWER	
SWALE/WATERWAY FLOWLINE	
INDEX CONTOUR	6100
INTERMEDIATE CONTOUR	
FLOW DIRECTION	
DISTURBED AREA	
ASPHALT DRIVEWAY	
DIRT/GRAVEL DRIVEWAY	
RECEIVING PERVIOUS AREA/ RUNOFF REDUCTION AREA	
SEPTIC CLEANOUT/MH	S
WATER HOOK UP	W
ELECTRIC HOOK UP	E
LIGHT POLES	
TRASH ENCLOSURE	



VICINITY MAP
1"=1000'



TRASH PAD FENCE
SCALE: NTS

811 Know what's below. Call before you dig.

Administrative
Approved Set
Date: 8/12/25
dsdparsons
EPC Planning & Community Development Department

CONDITIONS OF APPROVAL
• A Colorado Department of Transportation State Highway Access Permit was issued on 08/26/2025. Notice to Proceed has not yet been issued.
• Unauthorized access just east of Lucky 4 Road shall be removed ROW Fence re-installed and ground stabilized and re-vegetated before A NTP will be issued by CDOTwhen this has been resolved.
- A Private Grass Buffer/Swale Stormwater Quality Best Management Practice Maintenance Agreement and Easement shall be recorded

APPROVAL BLOCK
COUNTY PLANNING & COMMUNITY DEVELOPMENT DIRECTOR — DATE

COUNTY FILE NO: PPR2140

ALL TERRAIN ENGINEERING
AUTHORIZED @ 2025/2027, PE
530 341 1668 - AUTHORIZEDTERRAINENG@GMAIL.COM
FINAL E. BARTLE, PE
303.577.8668 - EBARTLE@ALLTERRAINENG.COM

UNTIL SUCH TIME AS THESE DRAWIGS 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

REV	DESCRIPTION	DATE

JOB NO: 24032
LOCATION: EPC

ROCKYTOP MOTEL & CAMPGROUND

SITE PLAN

DESIGN: NQJ
REVIEW: REB
05/30/2025

H-SCALE: 1" = 40'
V-SCALE: N/A

SHEET 1 OF 1