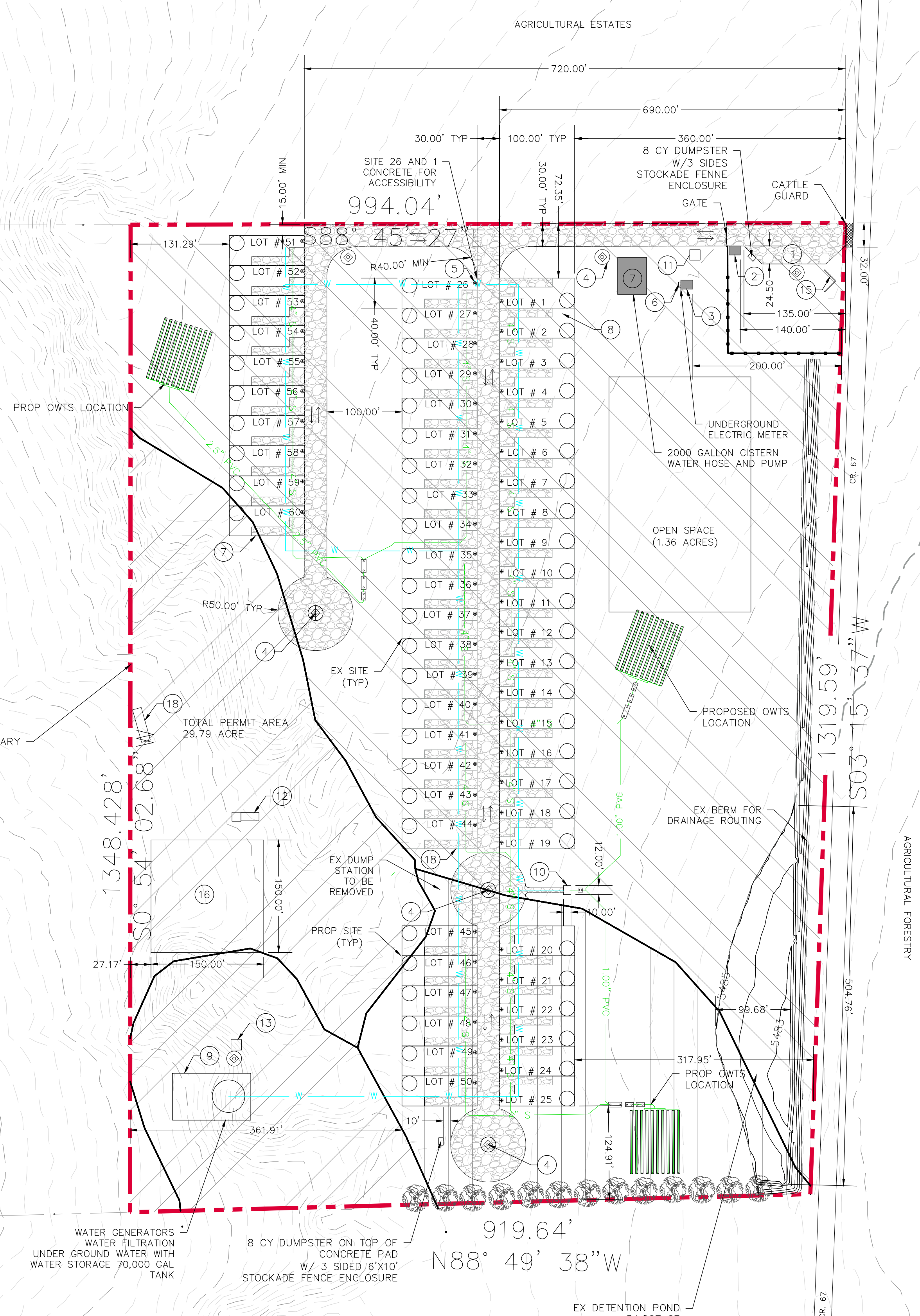


SPECIAL REVIEW USE PERMIT FOR PHANTOM CANYON RV RANCH
MAJOR MODIFICATIONS FOR TRAVEL TRAILER CAMPGROUND.



SPECIAL REVIEW USE PERMIT FOR RV RANCH SITE PLAN

LEGEND

--- PROPERTY BOUNDARY

--- PROP FENCE

--- PROP WATER LINE

--- PROP 1.00" SANITARY LINES

--- PROP 2.50" SANITARY LINES

⊙ PROP LIGHTS

▢ PROP CATTLE GUARD

▨ SOIL RATING B

▩ SOIL RATING C

▧ SOIL RATING D

▣ PROPOSED 4" RECYCLED ASPHALT

▭ PROP LOTS

ABBREVIATIONS:
 APPROX = APPROXIMATE
 ASPH = ASPHALT
 EL = ELEVATION
 ELEC = ELECTRIC
 EX = EXISTING
 LF = LINEAR FEET
 MIN = MINIMUM
 NTS = NOT TO SCALE
 PL = PROPERTY LINE
 PROP = PROPOSED
 R = RADIUS
 SF = SQUARE FEET
 YP = TYPICAL
 WL = WATER LINE

SUMMARY OF NRCS WEB SOIL SURVEY BY MAP UNIT- FREMONT COUNTY AREA, COLORADO (CO637)

| MAP UNIT SYMBOL | MAP UNIT NAME | RATING | ARCRES IN AOI | PERCENT OF AOI |
|-----------------------------------|--|--------|---------------|----------------|
| 65 | MANVEL SILTY LOAM, 0 TO 2 PERCENT SLOPES | B | 4.8 | 15.90% |
| 68 | MANZANOLA LOAM, 1 TO 5 PERCENT SLOPES | C | 17.6 | 60.10% |
| 71 | MIDWAY CLAY LOAM, 3 TO 15 PERCENT SLOPES | D | 4.7 | 15.40% |
| 108 | SHINGLE LOAM, 3 TO 20 PERCENT SLOPES | D | 2.69 | 8.60% |
| TOTAL FOR AREA OF INTEREST | | | 29.79 | 100.00% |

PROPOSED AND EXISTING CONSTRUCTION

| NUMBER | DESCRIPTION | RELATIVE LOCATION | TYPE | # OF ITEMS | AREA |
|--------|--|----------------------------------|----------|-------------------|----------------|
| 2 | OFFICE SHED | NORTHEAST CORNER | EXISTING | 1 | 180 SF |
| 3 | MAINTENANCE & STORAGE | NORTHEAST CORNER | EXISTING | 1 | 192 SF |
| 4 | LIGHT 16' TALL | NORTHEAST CORNER | PROPOSED | 6 | N/A |
| 5 | LOW TO THE GROUND SOLAR LIGHTS | AT EVERY SITE | PROPOSED | 60 | N/A |
| 6 | 2 CHEM BATHROOM | NORTHEAST CORNER | EXISTING | 1 | 70 SF |
| 9 | CISTERN | NORTHEAST CORNER | PROPOSED | 1 | 2000 SF |
| 10 | UNISEX BATHROOM W/ SHOWER | CENTRAL | PROPOSED | 1 | 120 SF |
| 11 | WATER STORAGE AND GENERATORS | SOUTH CENTRAL | EXISTING | 1 | N/A |
| 12 | RANCH STORAGE | CENTRAL | EXISTING | 1 | 408 SF |
| 13 | SHEDS | NORTHEAST CORNER & SOUTH CENTRAL | PROPOSED | 2 | 196 SF |
| 15 | ILLUMINATED SIGN 20' TALL & 20' WIDE WITH SOLAR FLOOD LIGHTS | NOURTH EAST | PROPOSED | 1 | N/A |
| 16 | STORAGE AREA FOR MAINTENANCE EQUIPMENT & MATERIALS | SOUTH WEST | PROPOSED | 1 | 22500 SF |
| 17 | FIRE PITS | EVERY UNIT | PROPOSED | 60 | N/A |
| | | | | TOTAL AREA | 3363 SF |

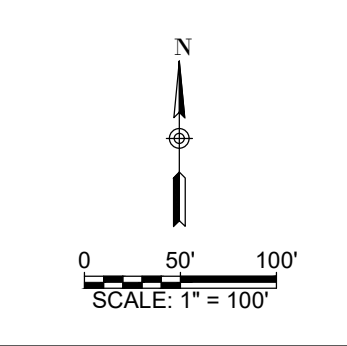
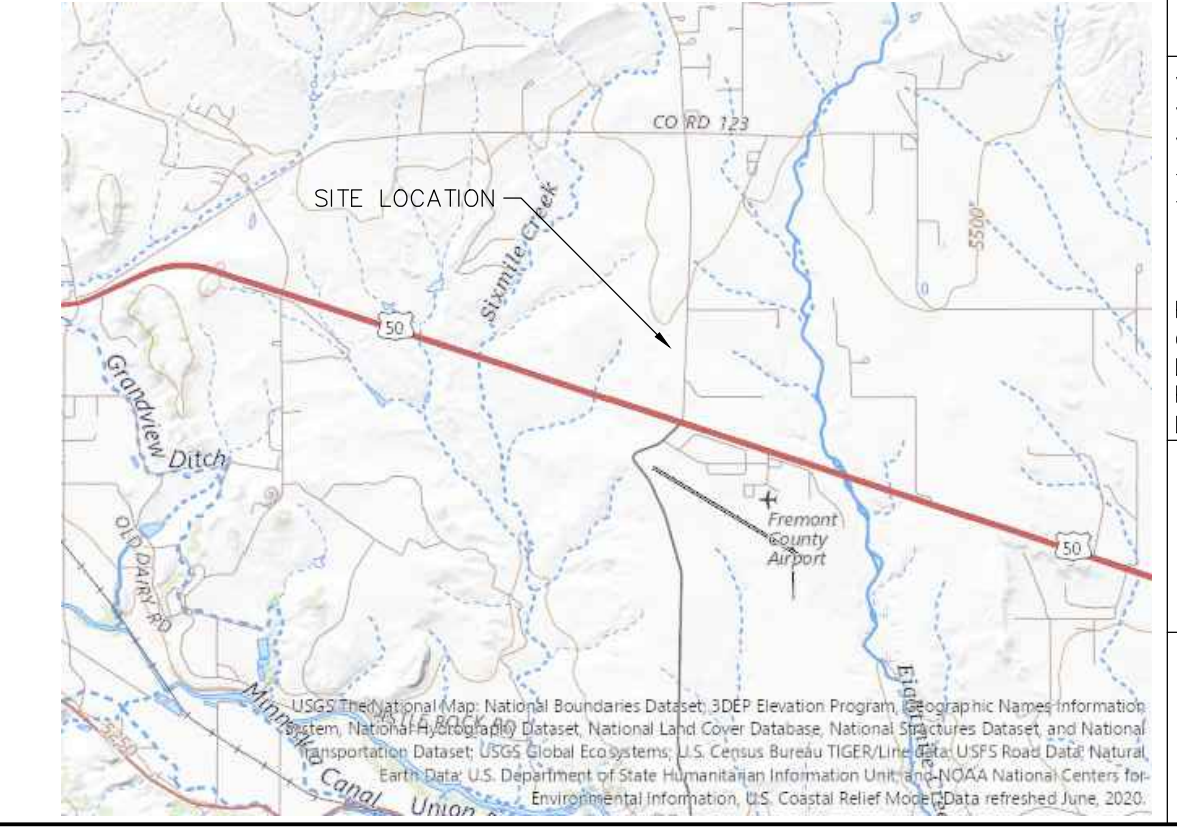
PROPOSED AND EXISTING RECYCLED ASPHALT, ROADWAYS AND PARKING AREAS

| NUMBER | DESCRIPTION | RELATIVE LOCATION | TYPE | # OF ITEMS | AREA |
|--------|--------------------------------------|-------------------|----------|-------------------|------------------|
| 1 | RECYCLED ASPHALT FOR CHECK IN AREA | NORTH EAST CORNER | PROPOSED | 1 | 2646.80 |
| 7 | RECYCLED ASPHALT PAD FOR RV LOT | CENTRAL | PROPOSED | 20 | 21600.00 |
| 8 | RECYCLED ASPHALT PAD FOR SECURITY RV | CENTRAL | EXISTING | 2 | 2160.00 |
| 14 | ROADWAYS | CENTRAL | PROPOSED | 1 | 93905.92 |
| 18 | RECYCLED ASPHALT PAD FOR RV LOT | NORTHERN CENTRAL | EXISTING | 38 | 41040.00 |
| | | | | TOTAL AREA | 161352.72 |

- NOTES:
- LEGAL DESCRIPTION: NW 1/4, LAYING WEST OF HWY 67, SECTION 33, TOWNSHIP 18 SOUTH, RANGE 69 WEST OF THE 67th M. FREMONT COUNTY, STATE OF COLORADO
 - 29.79 ACRE PROPERTY
 - THIS PROPERTY IS ZONED AGRICULTURAL FORESTRY
 - THE ADJOINING PROPERTIES TO THE WEST, SOUTH, AND EAST ARE ZONED AGRICULTURAL FORESTRY AND TO THE NORTH ZONED AGRICULTURAL ESTATES.
 - THE TALLEST STRUCTURE ON SITE WILL BE THE SIGN WHICH IS 20' HIGH.
 - PROPERTY IS NOT IN A FEMA DESIGNATED FLOOD ZONE.
 - NO LOADING/UNLOADING ZONE IS PROPOSED
 - A 8 CY DUMPSTER WILL BE LOCATED ON THE NORTH EAST SIDE OF THE PROPERTY AND ON SOUTH CENTRAL SIDE OF THE PROPERTY
 - LIGHTING SYMBOL IS DISPLAYED ON THE LEGEND
 - NO PEDESTRIAN AREAS AND WALKWAYS ARE PROPOSED
 - THERE WILL BE AN OPEN SPACE OF 1.36 ACRE IN THE NORTHEAST PORTION OF THE PROPERTY
 - NO STRUCTURE WILL BE ATTACHED TO A RECREATIONAL VEHICLE OR PLACED IN A MANNER THAT WOULD PREVENT OR HINDER THE IMMEDIATE REMOVAL OF A RECREATIONAL VEHICLE
 - ALL RECYCLED ASPHALT AREAS TO BE A MINIMUM OF 4" THICK.
 - ADA NOT INCLUDED PER DIRECTION OF DIRECTOR GARRET IN MEETING ON APRIL 29.
 - 2.07 ACRES PER SITE ARE PROPOSED
 - NO STRUCTURES WILL BE ATTACHED TO A RECREATIONAL VEHICLE OR PLACED IN A MANNER THAT WOULD PREVENT OR HINDER THE IMMEDIATE REMOVAL OF THE RECREATIONAL VEHICLE.
 - INTERIOR ROADWAYS AND SIDEWALKS ARE MAINTAINED BY ON SITE STAFF TO PROVIDE A SAFE DRIVING AND WALKING SURFACE AND LIMIT POLLUTION AS NEEDED.
 - OPERATIONAL CHARACTERISTICS AND DETAILS INCLUDING FIRE PROTECTION, WEED CONTROL, REFUSE PLAN AND CODE REQUIREMENTS CAN BE FOUND IN THE SRU FILE 20-001 MAINTAINED IN THE DEPARTMENT OF PLANNING AND ZONING AT 615 MACON AVENUE, ROOM 210, CANON CITY, CO 81212.
 - THE UNISEX BATHROOM THAT WILL INCLUDE A SHOWER WILL SERVE AS THE REQUIRED SERVICE BUILDING. THE STRUCTURE WILL BE ADEQUATELY EQUIPPED WITH FLUSH-TYPE TOILETS FIXTURES AND LAVATORIES.
 - ALL CHEMICAL TOILETS WILL BE REMOVED UPON COMPLETION OF THE BATHROOMS.

DIMENSION REQUIREMENTS

| LOCATION | REQUIRED | PROPOSED |
|---|----------|----------|
| CAMPSITE TO PUBLIC HIGHWAY RIGHT OF WAY | 25FT | 317.95FT |
| CAMPSITE TO PROPERTY LINE ABUTTING UPON A HIGHWAY | 25FT | 317.95FT |
| CAMPSITES PER ACRE | 25 | 9 |
| TURN AROUND WIDTHS | 50FT | 50FT |
| ROAD WIDTHS ENTRANCE ROAD | 24FT | 30FT |
| ROAD WIDTHS TWO LANE TRAFFIC | 20FT | 30FT |
| RV'S SIDE BY SIDE | 10FT | 16FT |
| RV'S PARKED END TO END | 10FT | 30FT |



3 ROCKS ENGINEERING
 425 Main Street, Suite 19
 Canon City, CO 81212
 719.430.5333
 www.3rocksen지니어링.com

FOR MUNICIPAL USE:

PHANTOM CANYON RV RANCH FOR TRAVEL TRAILER CAMPGROUND

505 COUNTY RD 67 PENROSE, CO 81240

ISSUED FOR REVIEW

V1.0-5/20/2021
 V2.0-6/29/2021
 V3.0-07/09/2021

PROJECT ENG: AWE
 QA/QC: PB
 Drawn by: JG
 Proj # 21-014
 Date: 5/14/2021

SITE PLAN

C1/1

Home