

# LAZY Y ROCKIN' J RVP

## SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

### SITE DEVELOPMENT PLAN

#### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE EAST LINE OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENT AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "LS 17498 1985" IN A RANGE BOX AND AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "CDOT LS 25381 2007" IN A RANGE BOX, BEARING S01°04'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF SAID SECTION 7, N01°04'47"W A DISTANCE OF 1,292.42 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING SEVEN (7) COURSES:

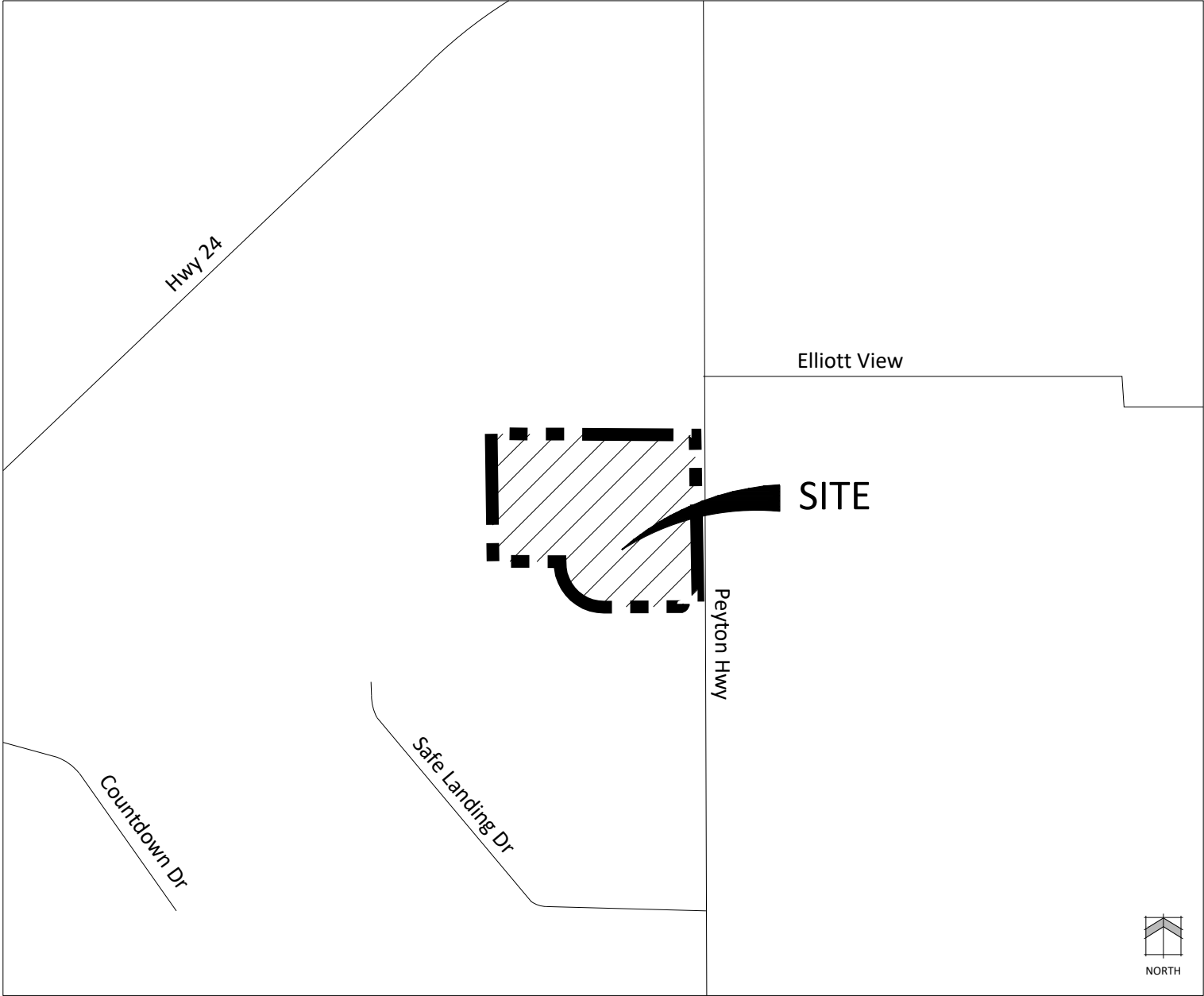
- S89°55'26"W A DISTANCE OF 53.39 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.20 FEET, A CENTRAL ANGLE OF 78°31'53" AND AN ARC LENGTH OF 96.22 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 78°08'12" AND AN ARC LENGTH OF 27.27 FEET, TO A POINT OF TANGENT;
- S89°31'44"W A DISTANCE OF 483.38 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 90°28'16" AND AN ARC LENGTH OF 442.12 FEET, TO A POINT OF TANGENT;
- N00°00'00"E A DISTANCE OF 9.25 FEET;
- N89°47'18"W A DISTANCE OF 425.79 FEET, TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 216054538 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY LINE, N00°50'14"W A DISTANCE OF 780.82 FEET;

THENCE DEPARTING SAID WESTERLY LING, N89°28'09"E A DISTANCE OF 1,325.49 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE ON SAID EAST LINE, S01°04'47"E A DISTANCE OF 1,007.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,281.599 SQUARE FEET OR 29.4215 ACRES.



VICINITY MAP

#### SITE DATA

Tax ID Number:	3207000007
Total Area:	29.4215 AC
Drainage Basin:	---
Current Zoning:	RVP
Current Use:	Storage/Warehouse & Telecommunication
Proposed Use:	RV Park
Proposed Density:	3.3 RV/AC
Maximum Building Height:	30'
Building Setbacks:	
Front (Peyton Hwy):	25'
South:	25'
West:	25'
North:	25'
Landscape Setbacks:	
East (Peyton Hwy):	20'

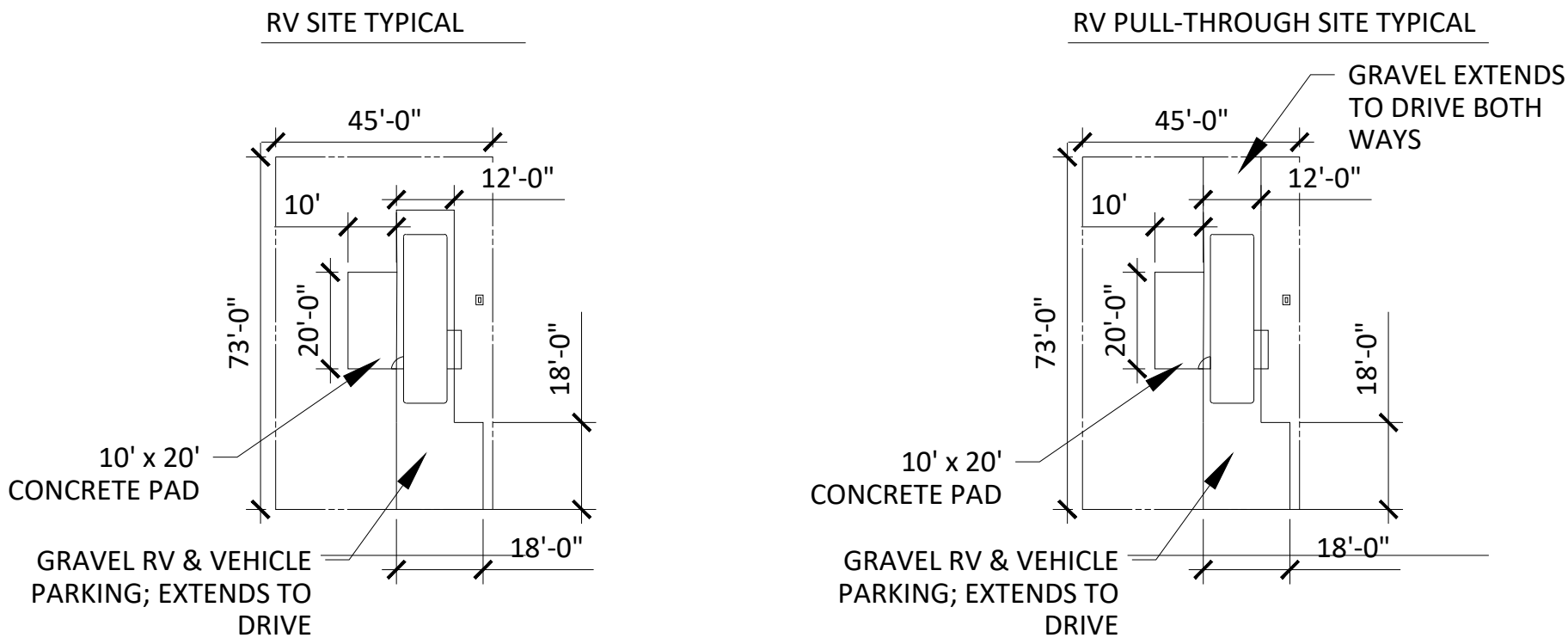
#### LAND USE DATA TABLE

LAND USE	NET DENSITY	UNITS	AREA	% OF LAND
RVP	3.3 RV/AC	725 Lots	--	--
ROAD	N/A	N/A	40,090 SF	3%
OPEN SPACE	N/A	N/A	11.65 AC	39%
BUILDINGS	N/A	N/A	5,313 SF	<1%
IMPERMEABLE SURFACE	N/A	N/A	10,427 SF	<1%

#### GENERAL NOTES

- All sidewalks shown on development plan are to be 6" concrete unless otherwise specified.
- Facilities and common area landscape will be maintained by Lazy Y Rockin' J RV Park owners and/or management.
- Private roads are to be paved asphalt where noted. All other drives or pull-throughs to be gravel.
- This site, 12960 N Peyton Hwy, Peyton Colorado 80831 is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0375G, effective December 7, 2018.

TRACT	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	0.6661 AC	Landscaping	Longhorn Acres Land & Cattle, LLC	Longhorn Acres Land & Cattle, LLC

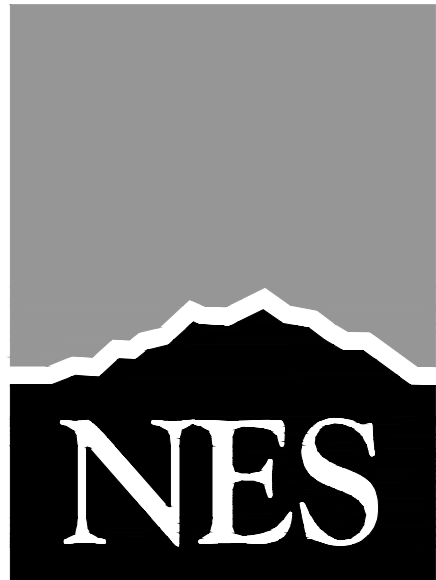


#### PROJECT TEAM

OWNER:	Longhorn Acres Land & Cattle, LLC PO Box 516 Peyton, CO 80831
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
ENGINEER:	JR Engineering, LLC 5475 Tech Center Drive, Suite 235 Colorado Springs, CO 80919

#### SHEET INDEX

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## Lazy Y Rockin' J RVP

### SITE DEVELOPMENT PLAN / FINAL LANDSCAPE PLAN

12960 N Peyton Hwy  
Peyton, CO 80831

DATE: 9/13/2024  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

### SITE DEVELOPMENT PLAN

DATE: BY: DESCRIPTION:

#### COVER

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P:\Scott and Doree Smith\Longhorn Acres\Drawings\LA\Act\Y\ELR\Q3\_RVP\_ELP.dwg [NOTES & SCHEDULES] 3/13/2025 3:30:45 PM jsmith

# LAZY Y ROCKIN' J RVP
















## SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

### FINAL LANDSCAPE PLAN








#### LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" DESERT SAND RIVER, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- NATIVE SEED TO ONLY BE PLANTED WHERE SOIL DISTURBANCE HAS OCCURRED DURING DEVELOPMENT.

#### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES							
	Cs	5	Catalpa speciosa / Northern Catalpa	50'	30'	1.5" Cal.	B&B
	Co	28	Celtis occidentalis / Common Hackberry	50'	50'	1.5" Cal.	B&B
	Fg	8	Fraxinus pennsylvanica / Green Ash	60'	40'	1.5" Cal.	B&B
	Qm	5	Quercus macrocarpa / Burr Oak	60'	60'	1.5" Cal.	B&B
	Qc	12	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	40'	15'	1.5" Cal.	B&B
	Tr	29	Tilia americana 'Redmond' / Redmond American Linden	50'	40'	2.5" Cal.	B&B
EVERGREEN TREES							
	Ped	47	Pinus edulis / Pinon Pine	25'	20'	6"	B&B
	Ppo	114	Pinus ponderosa / Ponderosa Pine	65'	30'	6"	B&B
ORNAMENTAL TREES							
	Agl	35	Acer glabrum / Rocky Mountain Maple	20'	15'	1.5" Cal.	B&B
	Mp	23	Malus x 'Prairifire' / Prairifire Crab Apple	20'	20'	1.5" Cal.	B&B
SHRUBS							
	Jsm	22	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	15'	8"	6"	CONT
	Pa2	49	Perovskia atriplicifolia / Russian Sage	3.5'	3.5'	5 GAL	CONT
	Pc	67	Pinus mugo 'Compacta' / Dwarf Mugo Pine	3'	3'	5 GAL	CONT
DECIDUOUS SHRUBS							
	Era	20	Ericameria nauseosa / Rubber Rabbitbrush	5'	5'	5 GAL	CONT
ORNAMENTAL GRASSES							
	Cl	44	Calamagrostis brachytricha / Korean Feather Reed Grass	4'	3'	1 GAL	CONT

#### CONCEPT PLANT SCHEDULE

	<b>NATIVE SEED MIX</b> • El Paso County Conservation District All Purpose Mix • Big Bluestem - 20% • Blue Grama - 10% • Green Needlegrass - 10% • Western Wheatgrass - 20% • Sideoats Grama - 10% • Switchgrass - 10% • Prairie Sandreed - 10% • Yellow Indiangrass - 10% • Seeding will be in compliance with SCM • Ch. 5 • Hydroseed @ 19.3 PLS/acre • Only to be planted in areas where development has created a ground disturbance. In undisturbed areas existing ground cover to remain.	<b>639,250 sf</b>
	<b>ROCK MULCH</b> • 3/4" Desert Sand River	<b>7,796 sf</b>
	<b>COBBLE</b> • 2-4" River Rock	<b>295 sf</b>
	<b>LOW GROW MIX</b> • 27% Western Wheatgrass • 18% Blue Grama • 15% Buffalo Grass • 13% Sideoats Grama • 12% Sheep Fescue • 10% Green Needlegrass • 5% Sand Dropseed	<b>4,070 sf</b>
	<b>WOOD MULCH</b>	<b>4,757 sf</b>
	<b>CRUSHED BREEZE</b> • Saddleback Swift Breeze	<b>20,736 sf</b>
	<b>DETENTION SEED MIX</b> • El Paso County Conservation District All Purpose Mix • Big Bluestem - 20% • Blue Grama - 10% • Green Needlegrass - 10% • Western Wheatgrass - 20% • Sideoats Grama - 10% • Switchgrass - 10% • Prairie Sandreed - 10% • Yellow Indiangrass - 10% • Seeding will be in compliance with SCM • Ch. 5 • Hydroseed @ 19.3 PLS/acre	<b>42,843 sf</b>

#### LANDSCAPE REQUIREMENTS

##### Landscape Setbacks

See Code Section 6.2.2.B.1

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
EAST (Peyton Hwy)	MINOR ARTERIAL	20' / 20'	1,019'	1 / 25'	41 / 41
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
x / x	x/x	EB	75% / 75%		

##### Internal Landscaping

See Code Section 6.2.2.E

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
1,281,600 SF	8%	64,080 / 507,753	129/129 (61 EXISTING, 68 PROPOSED)
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
0 / 0	0 / 0	IN	75% / 75%

##### Motor Vehicle Lots

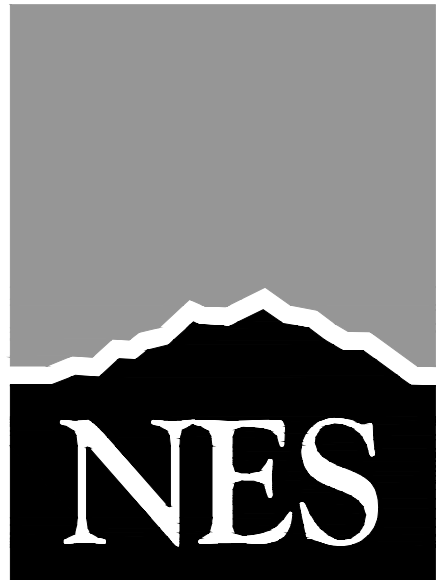
See Code Section 6.2.2.C.1

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Plant Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)
31	3 / 3	MV	----	--
2/3 Length of Frontage (ft.)	Length of Screening Wall or Berm Provided	Min. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Percent Ground Plane Veg. Req. / Prov.
--	--	-- / --	-- / --	75% / 75%

##### Landscape Buffer & Screens

See Code Section 6.2.2.D.1

Street Name or Property Line	Width (in Ft.)	Linear Req. Prov.	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req. (33%) / Prov.
NORTH	15' / 15'	1,295'	22 / 22	8 / 8
EAST (Peyton Hwy)	15' / 15'	1,019'	41 / 41	14 / 14
SOUTH	15' / 15'	1,507'	61 / 61	18 / 18
WEST	15' / 15'	813'	32 / 32	11 / 11
Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.		
1295' / 755'	NB	75% / 100%		
-- / --	--	75% / 100%		
-- / --	--	75% / 100%		
-- / --	--	75% / 100%		



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## Lazy Y Rockin' J RVP

### SITE DEVELOPMENT PLAN / FINAL LANDSCAPE PLAN

12960 N Peyton Hwy  
Peyton, CO 80831

DATE: 9/13/2024  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

### FINAL LANDSCAPE PLAN

DATE: BY: DESCRIPTION:

### FINAL LANDSCAPE NOTES & SECHEDULES

# 8

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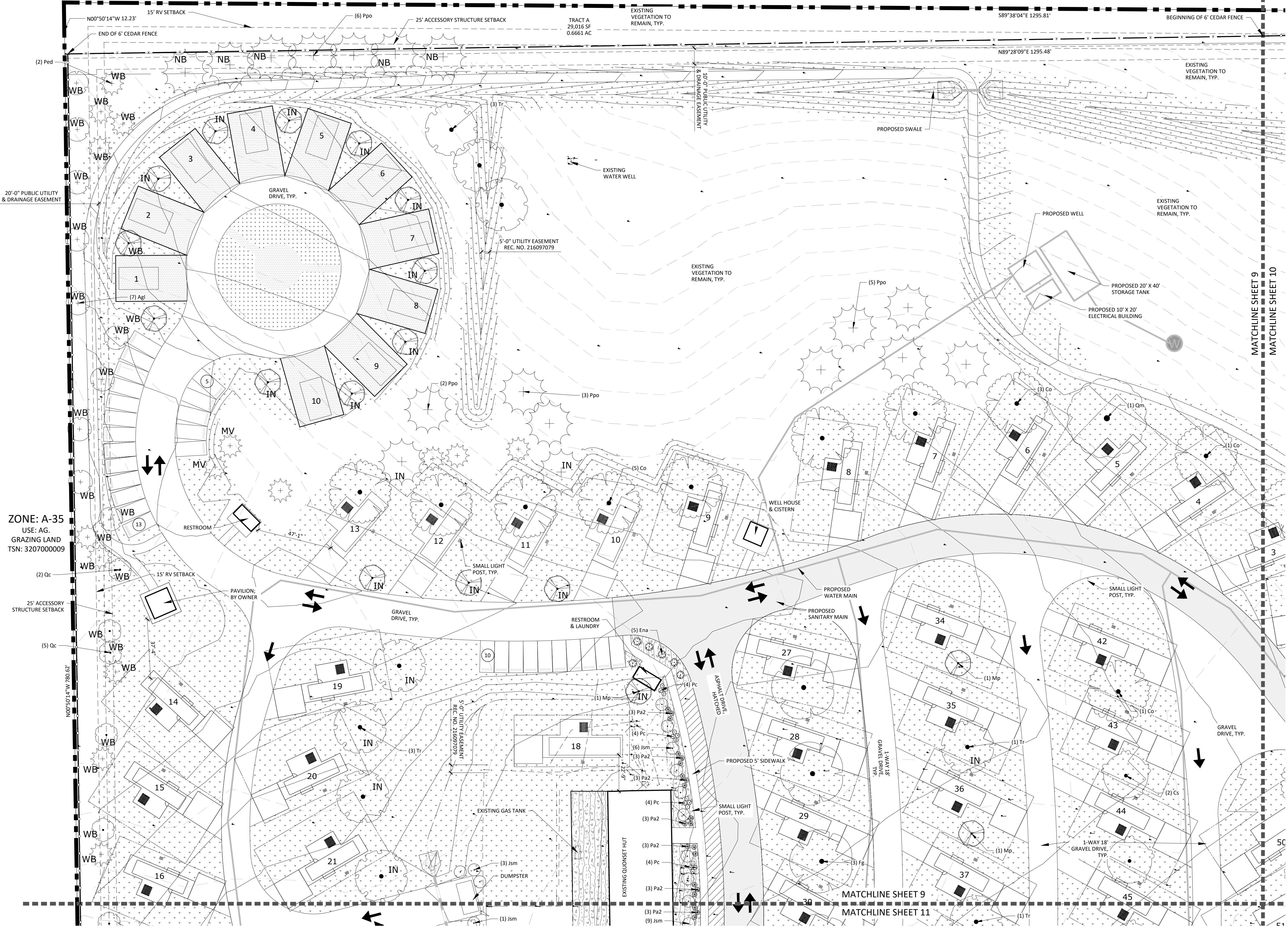
PPR 2435



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ZONE: A-35  
USE: SINGLE FAMILY RESIDENCE  
TSN: 3207000011



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FINAL  
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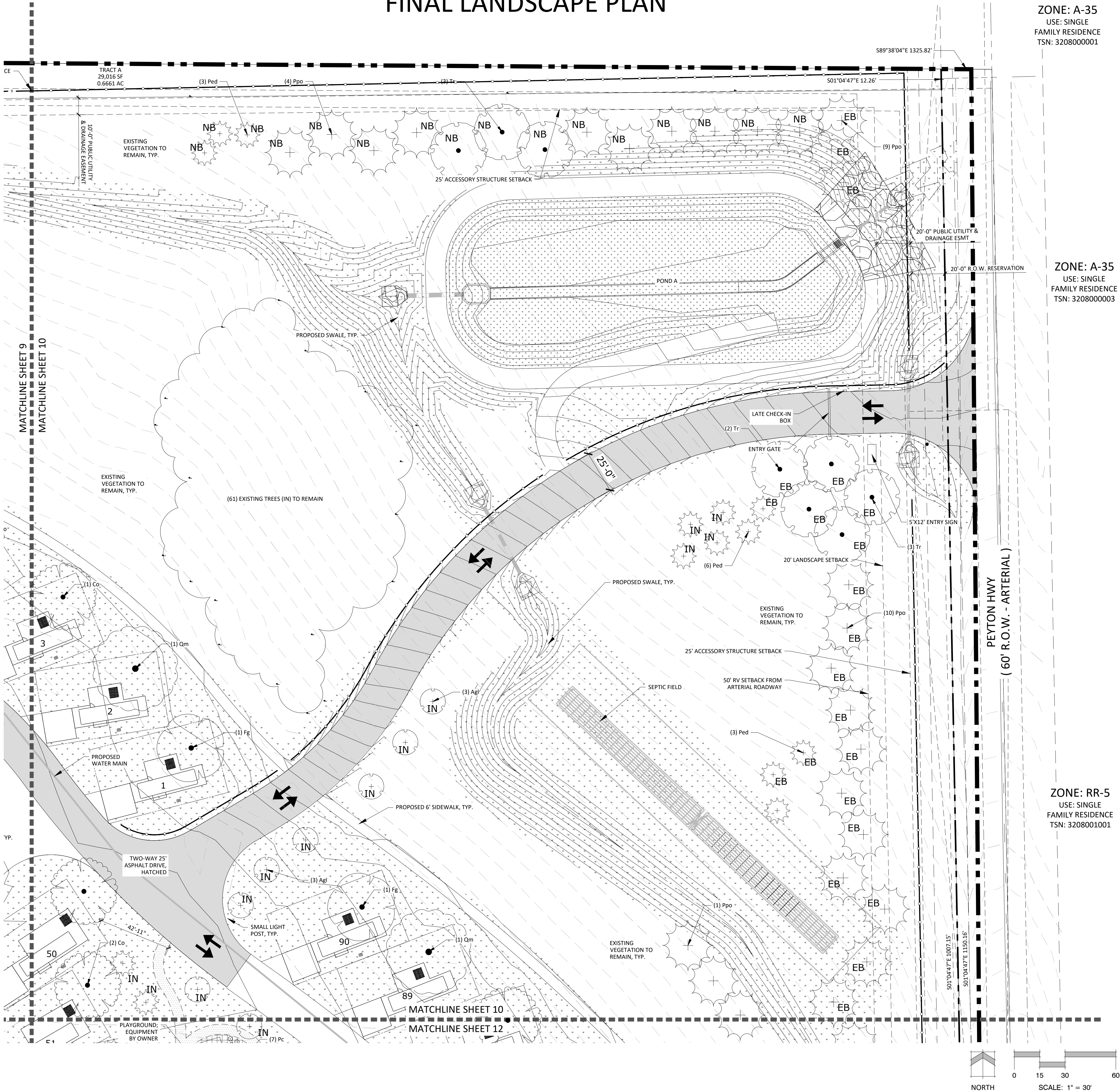
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FINAL LANDSCAPE PLAN



ZONE: A-35  
USE: SINGLE  
FAMILY RESIDENCE  
TSN: 3208000001

ZONE: A-35  
USE: SINGLE  
FAMILY RESIDENCE  
TSN: 3208000003

ZONE: RR-5  
USE: SINGLE  
FAMILY RESIDENCE  
TSN: 3208001001



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FINAL  
LANDSCAPE  
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FINAL  
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PLAN

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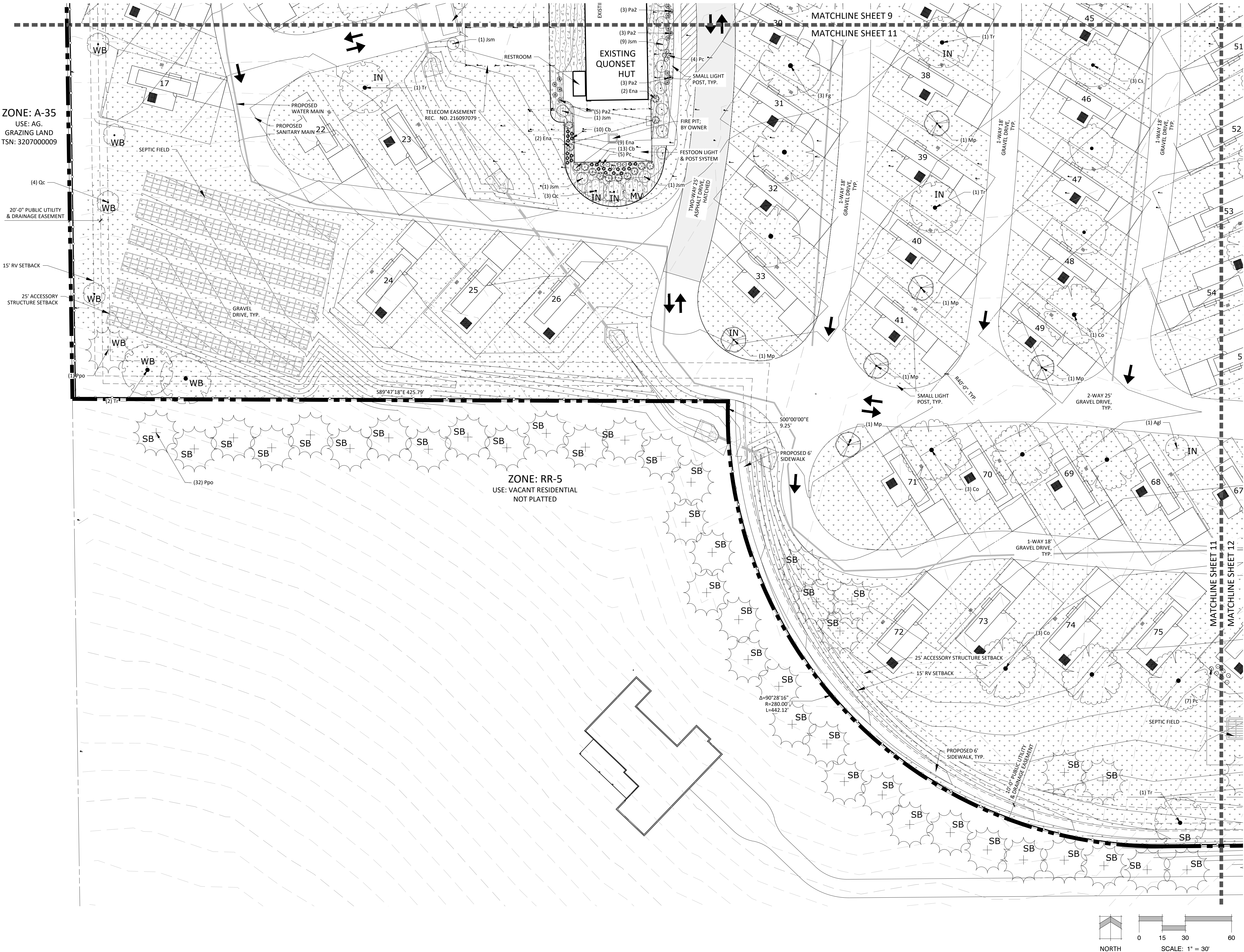
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PLAN

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SDP / FINAL LANDSCAPE PLAN



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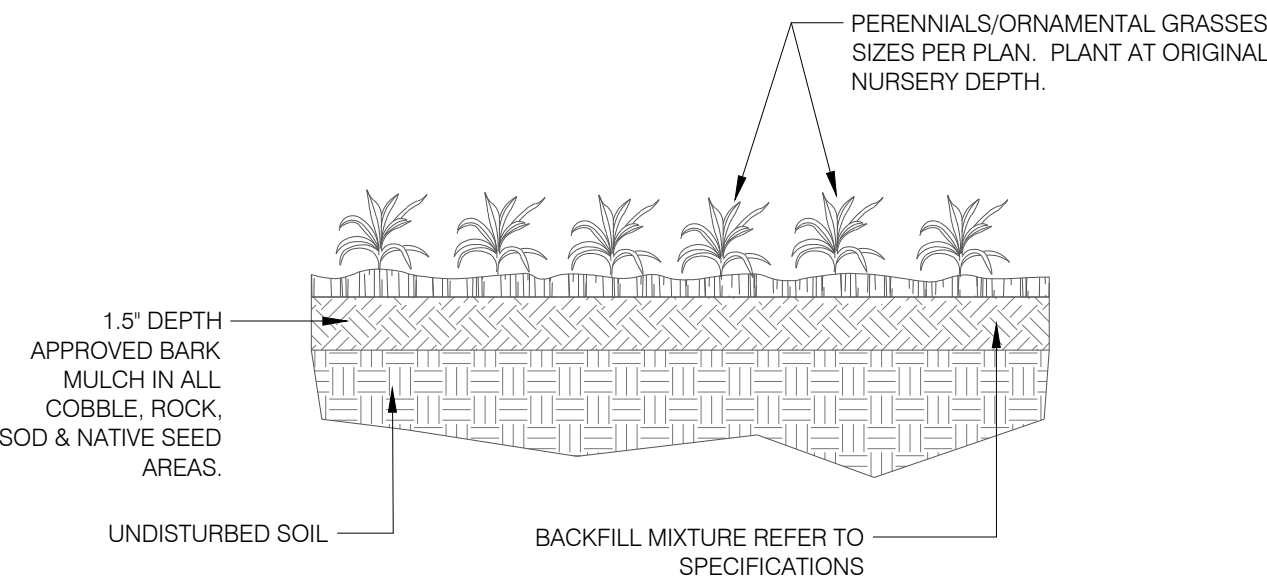
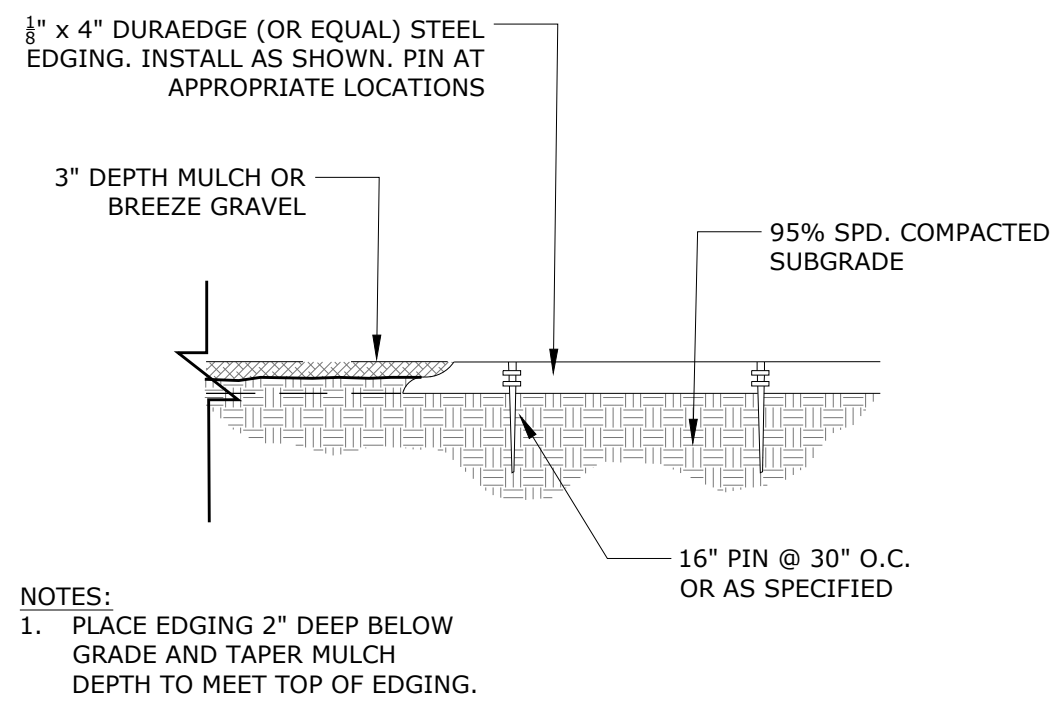
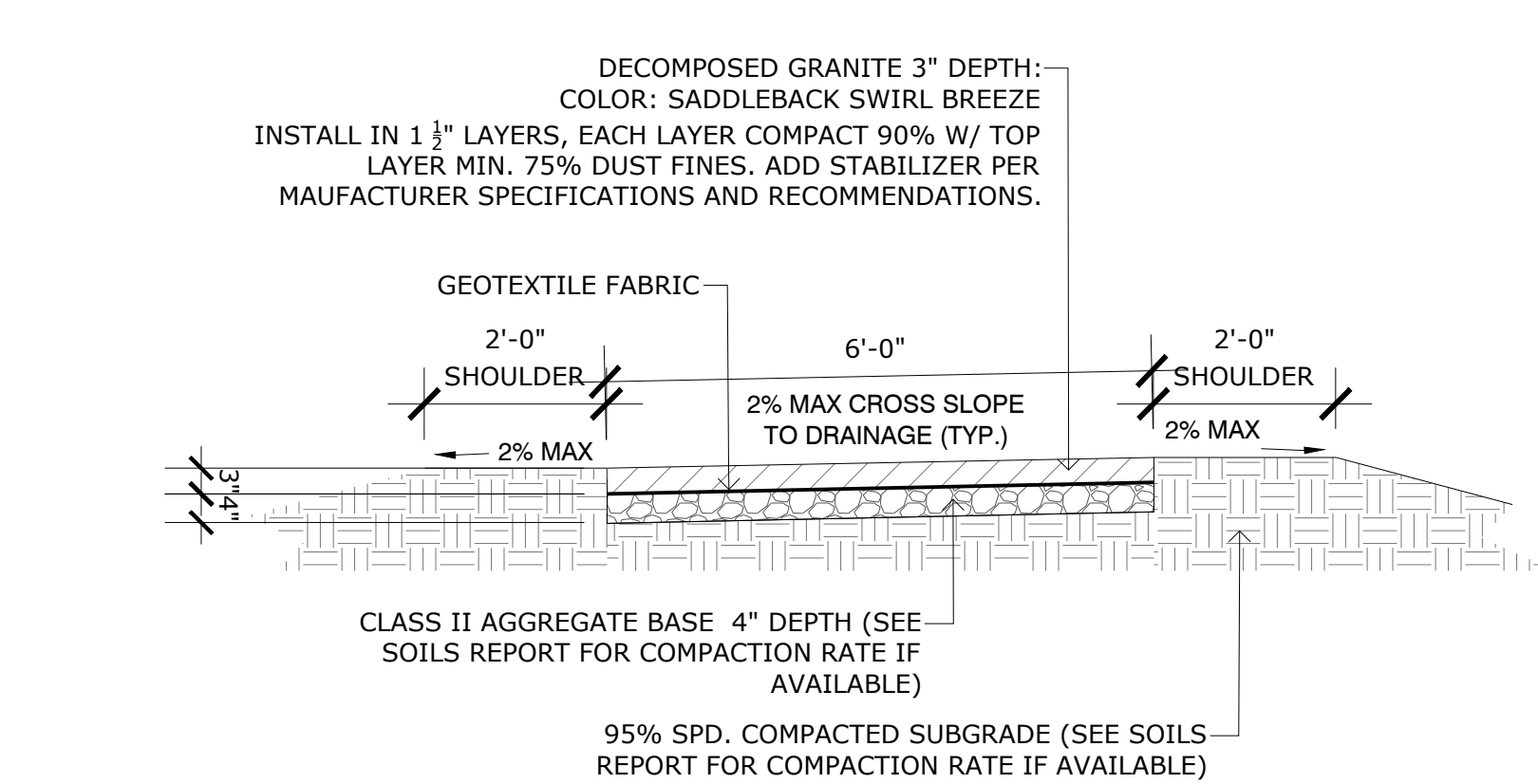
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PPR 2435

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## FINAL LANDSCAPE PLAN



### 1 DECOMPOSED GRANITE PAVING

1" = 1'-0"

3210-01

### 2 STEEL EDGING

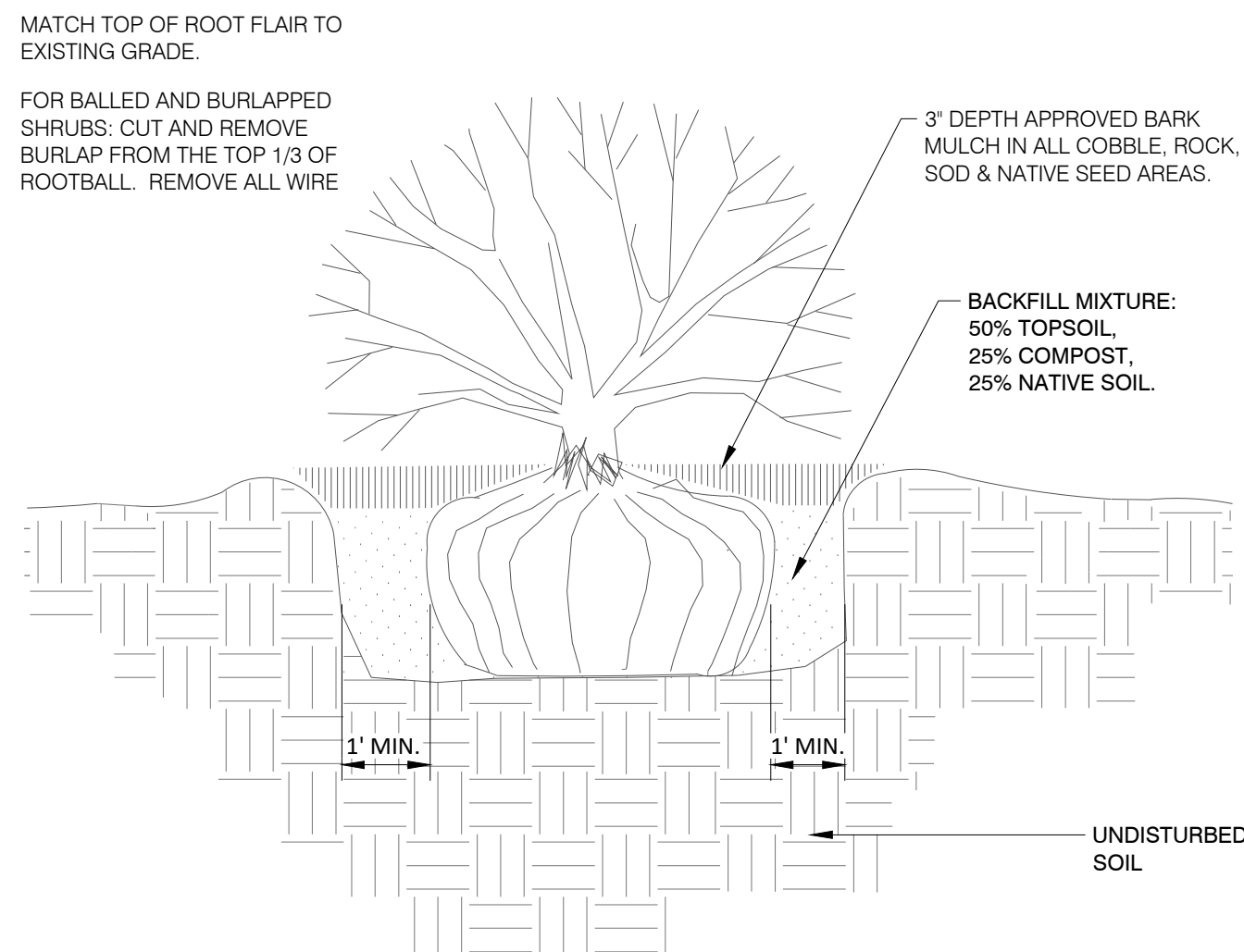
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### 3 PERENNIAL / ORNAMENTAL GRASS PLANTING

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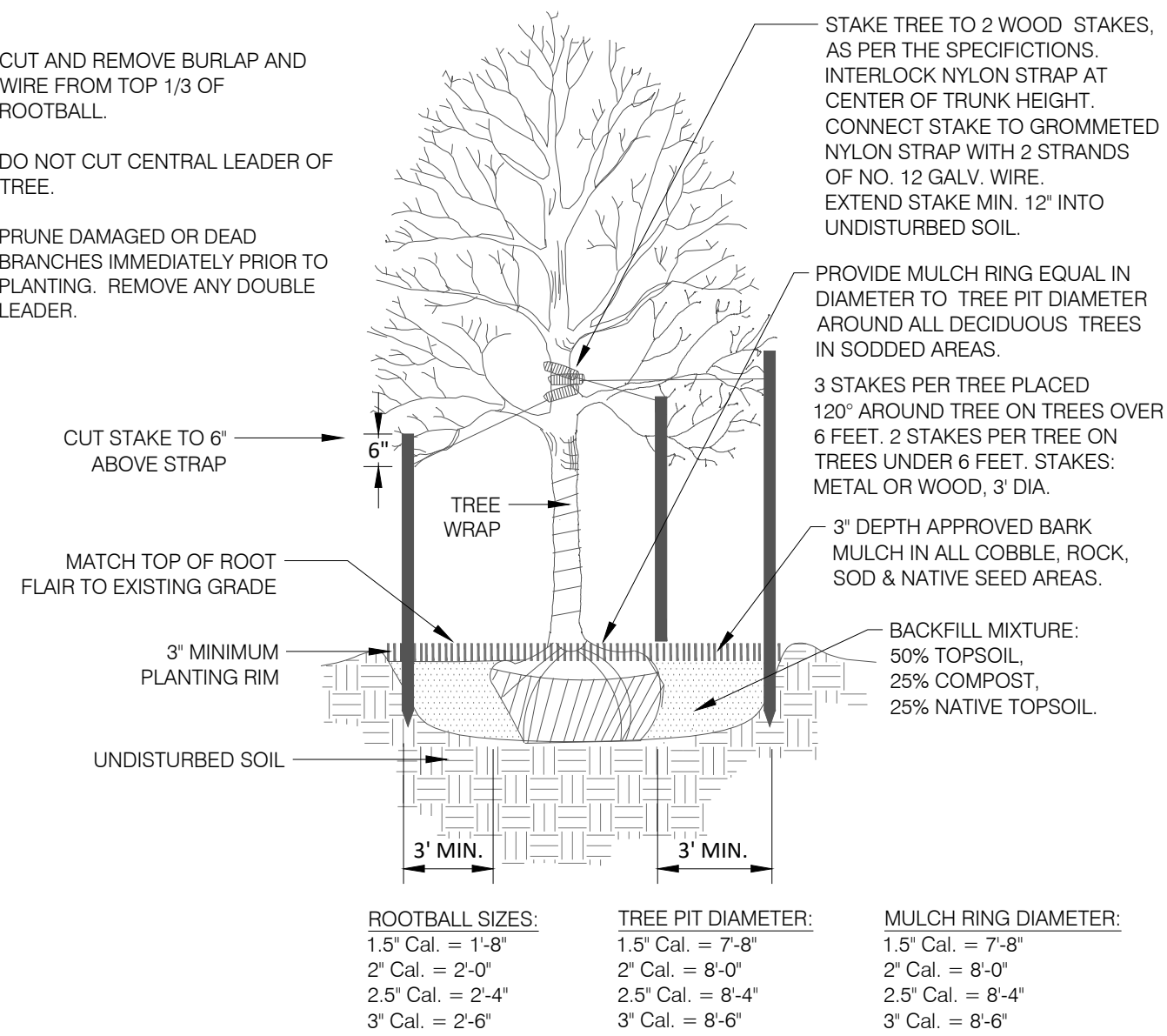
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### 4 SHRUB PLANTING DETAIL

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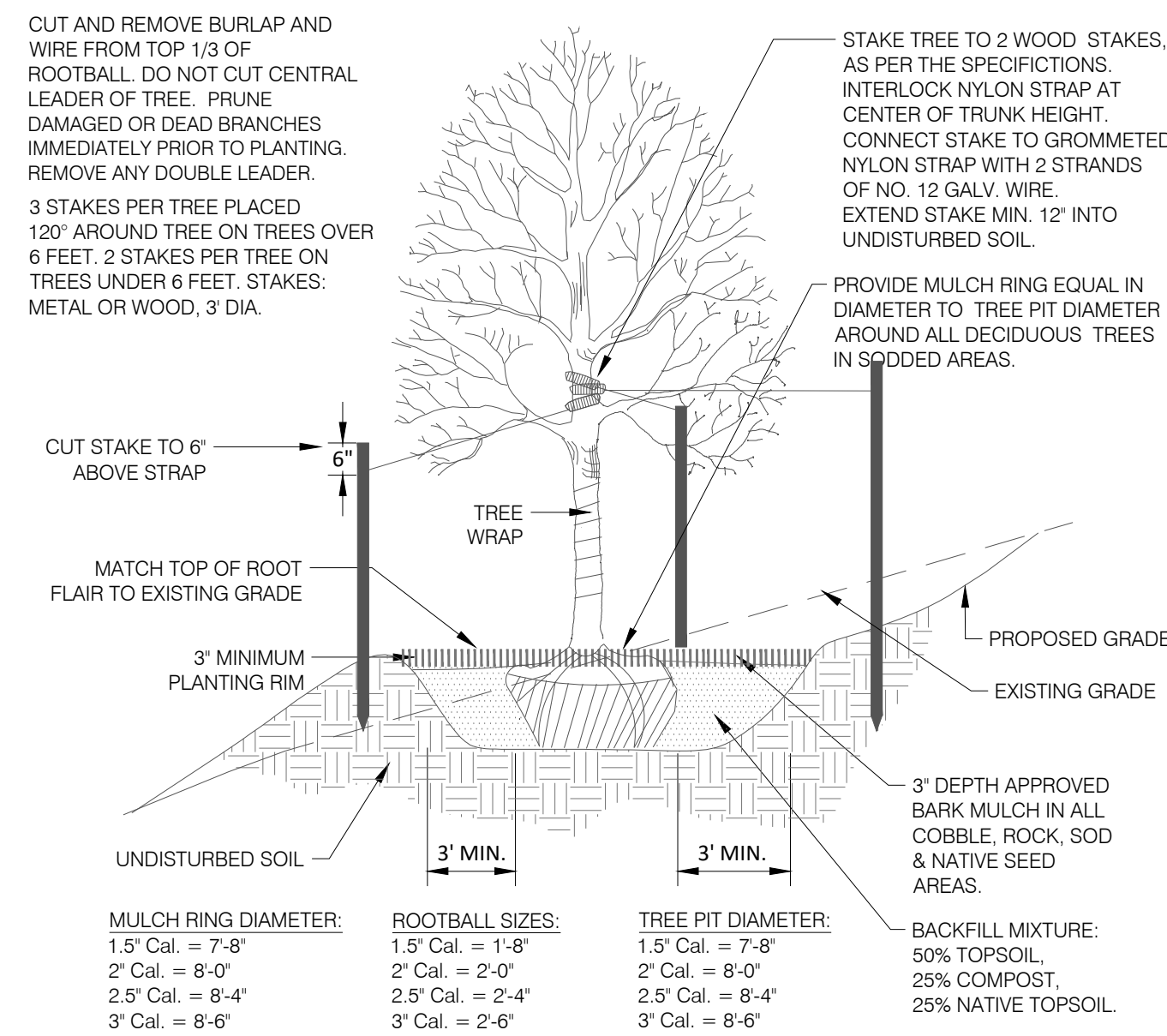
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### 5 DECIDUOUS TREE PLANTING DETAIL

N.T.S.

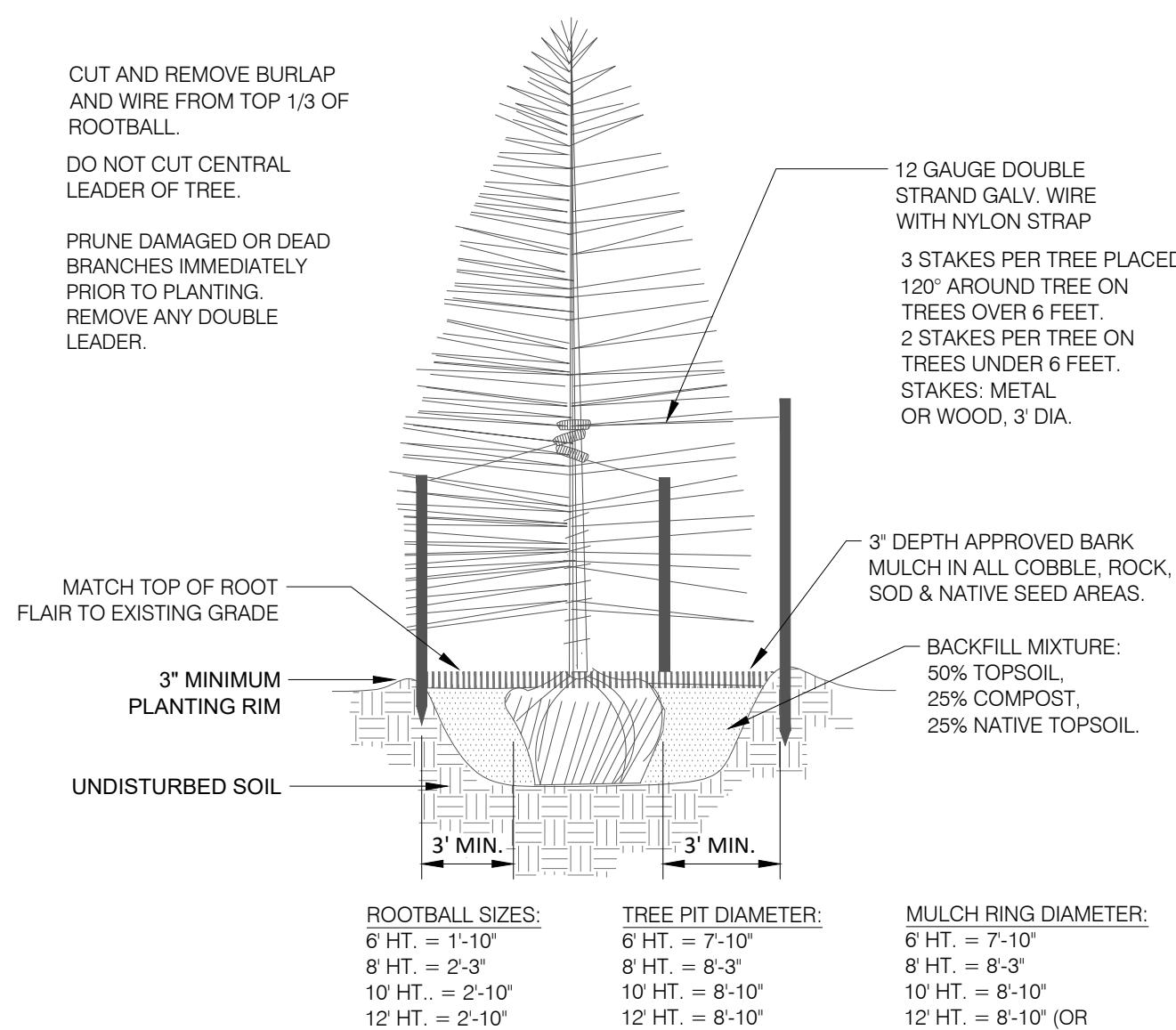
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### 6 DECIDUOUS TREE PLACEMENT ON SLOPE

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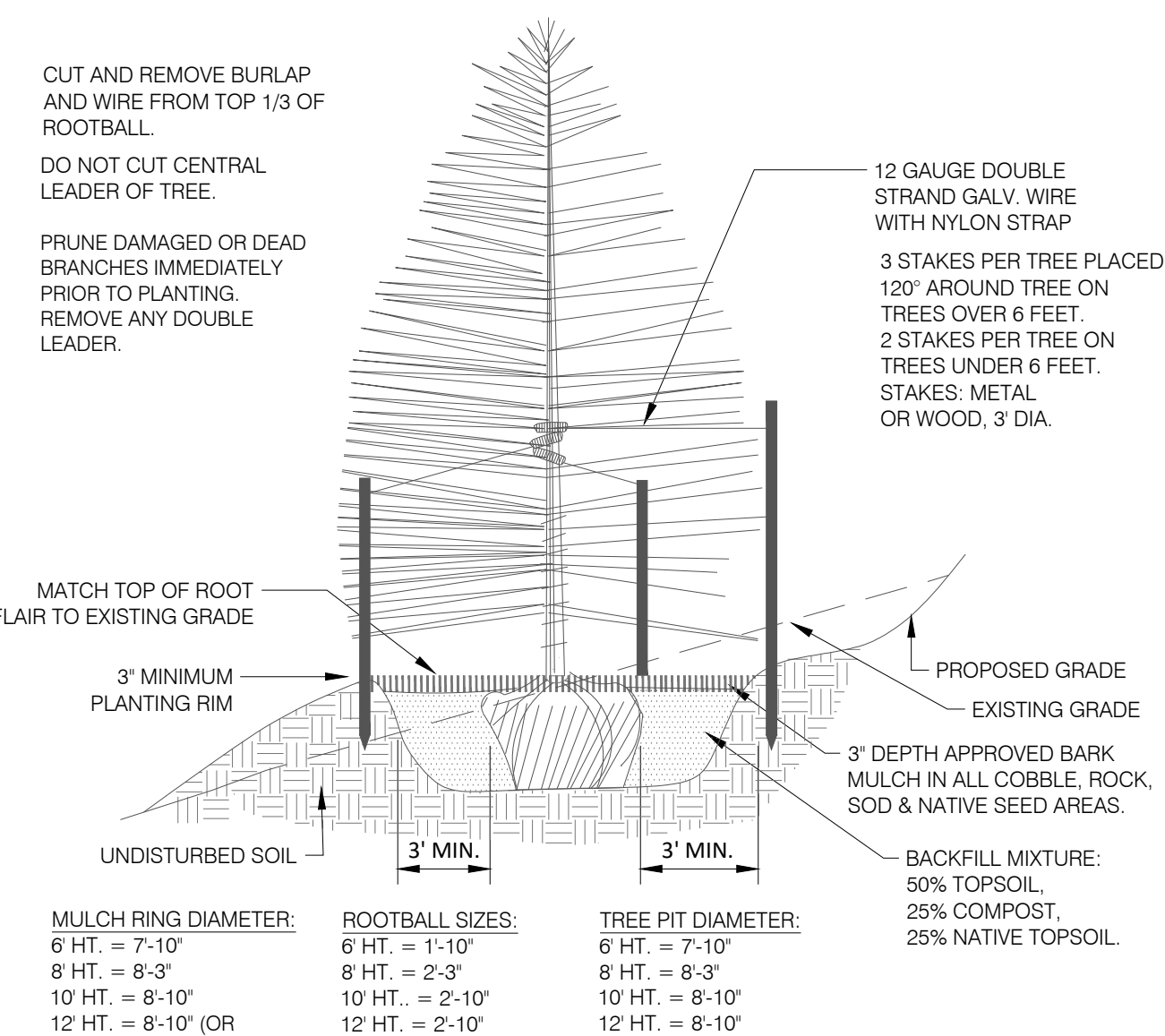
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### 7 CONIFEROUS TREE PLANTING DETAIL

N.T.S.

329343-02

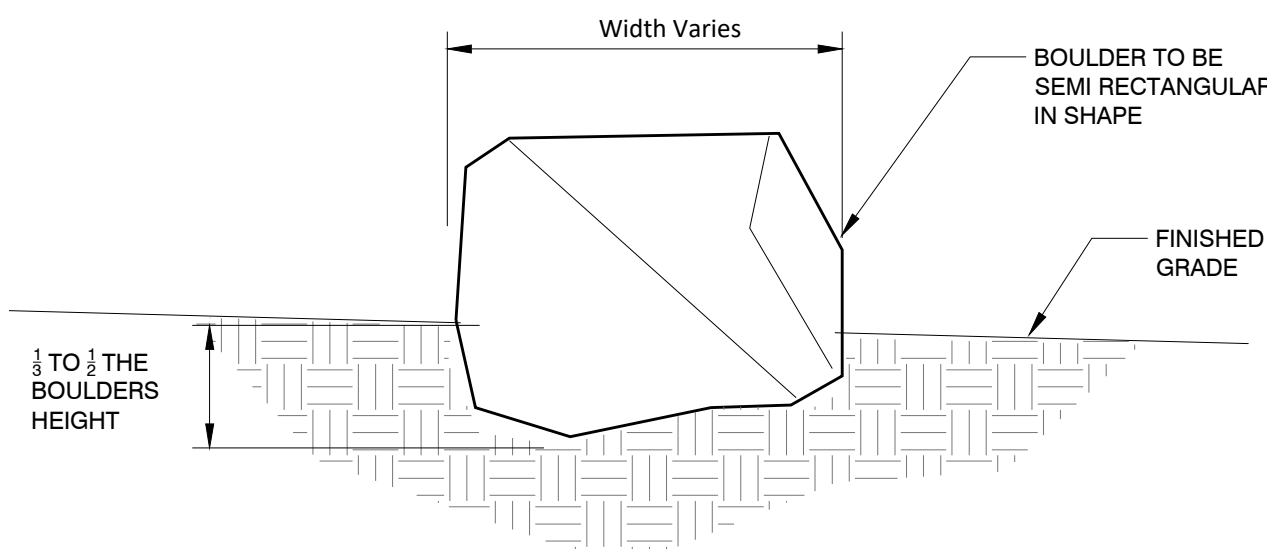


### 8 CONIFEROUS TREE PLACEMENT ON SLOPE

N.T.S.

329343-06

- NOTES:
- BOULDERS TO BE SILOAM STONE.
  - LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDERS AT SUPPLIERS PRIOR TO CONTRACTOR BRINGING THE MATERIAL TO THE SITE.
  - BOULDER LOCATION SHALL BE STAKED BY CONTRACTOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BRINGING THE MATERIAL TO THE SITE.
  - BOULDERS NEED TO BE PROTECTED FROM SCRAPING AND FRACTURING DURING TRANSPORT.
  - BURY BOULDERS SO THE TOP IS LEVEL. THE BURY DEPT MAY VARY BETWEEN BOULDERS.



### 9 LANDSCAPE BOULDER

N.T.S.

3294-08



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## Lazy Y Rockin' J RVP

### SITE DEVELOPMENT PLAN / FINAL LANDSCAPE PLAN

12960 N Peyton Hwy  
Peyton, CO 80831

PROJECT INFO

DATE: 9/13/2024  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

STAMP

### FINAL LANDSCAPE PLAN

DATE:

BY:

DESCRIPTION:

ISSUE / REVISION

### LANDSCAPE & SITE DETAILS

13

13 OF 17

PPR 2435

SHEET NUMBER

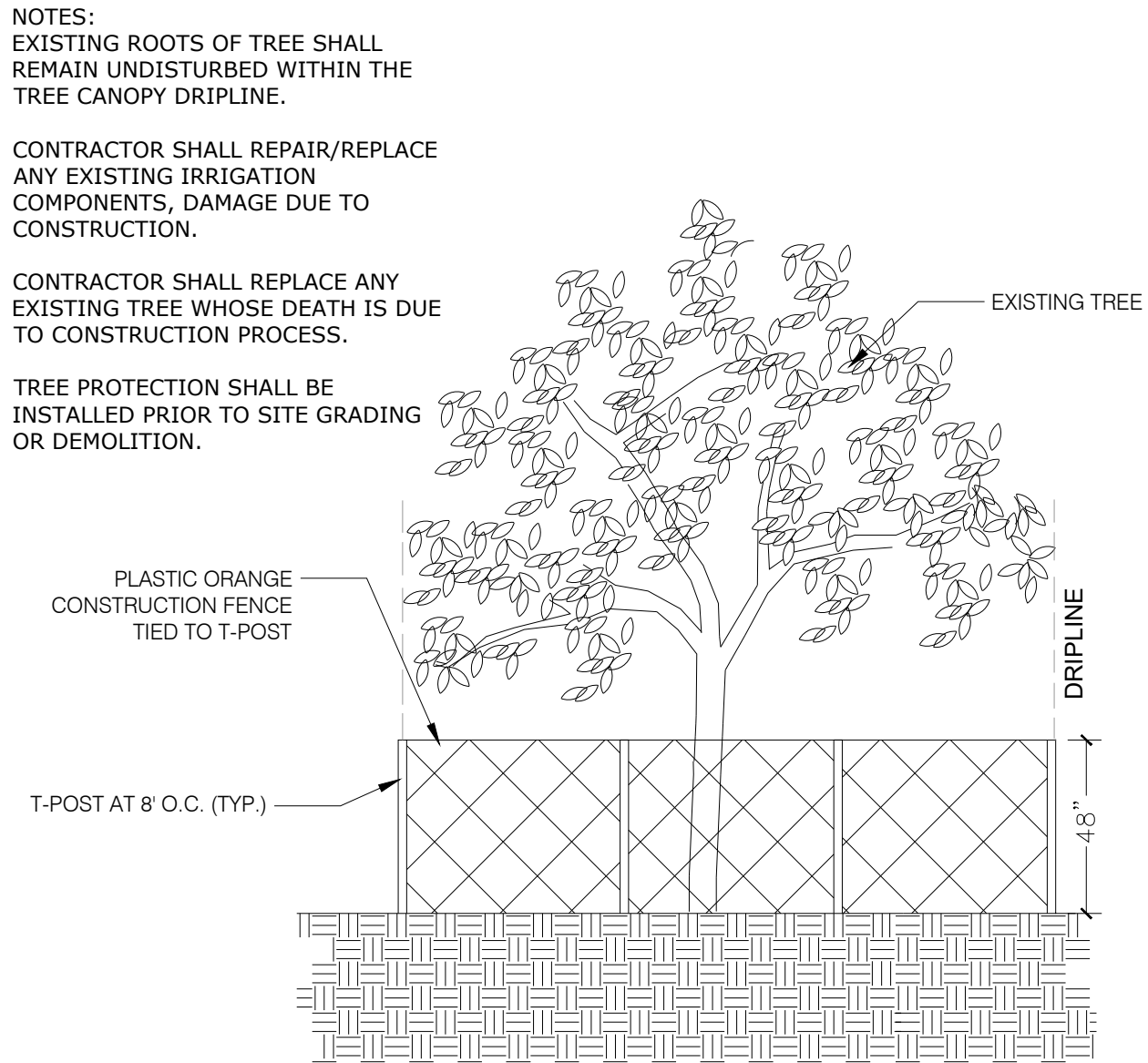
RAW FILE



LAZY Y ROCKIN' J RVP

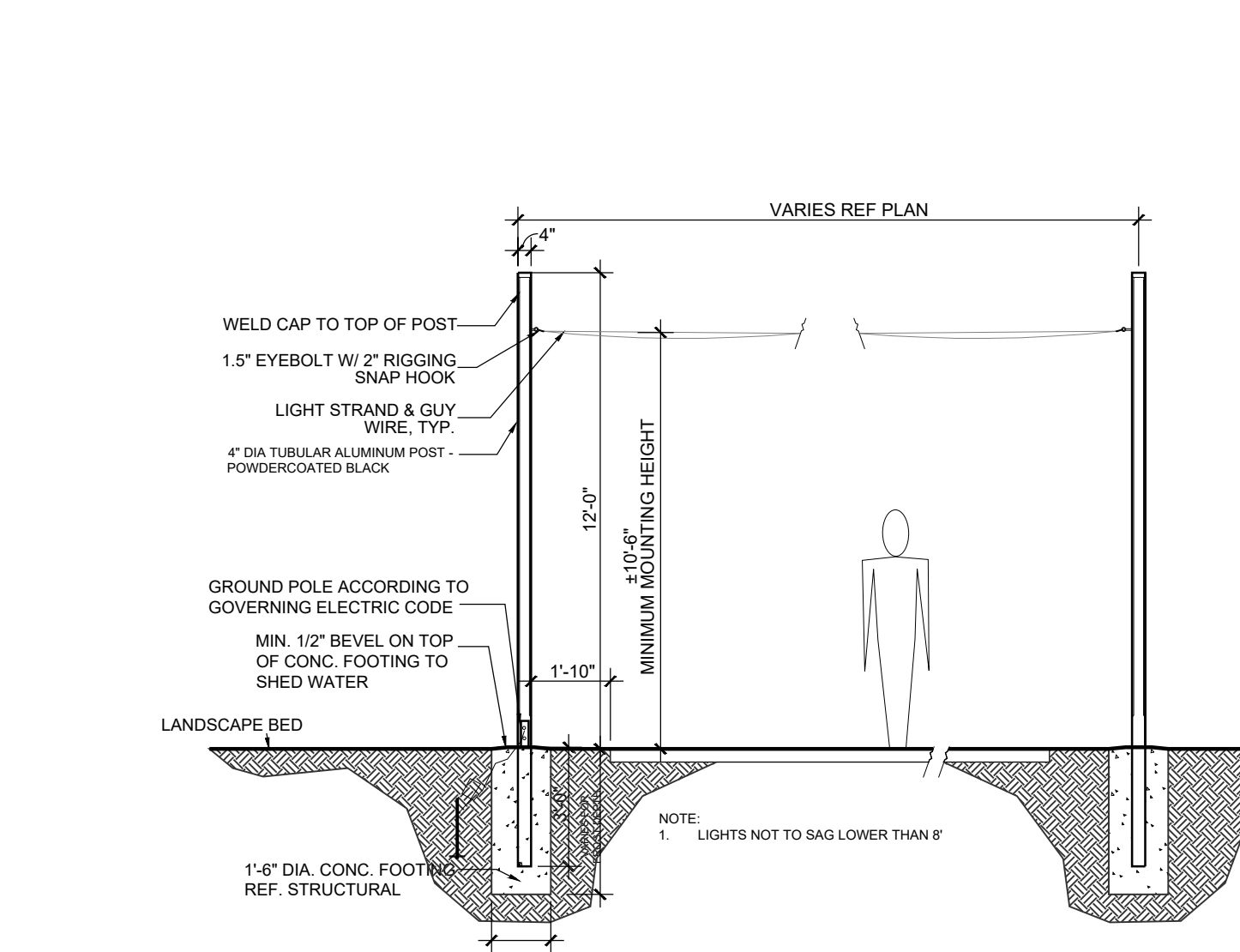
SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

FINAL LANDSCAPE PLAN



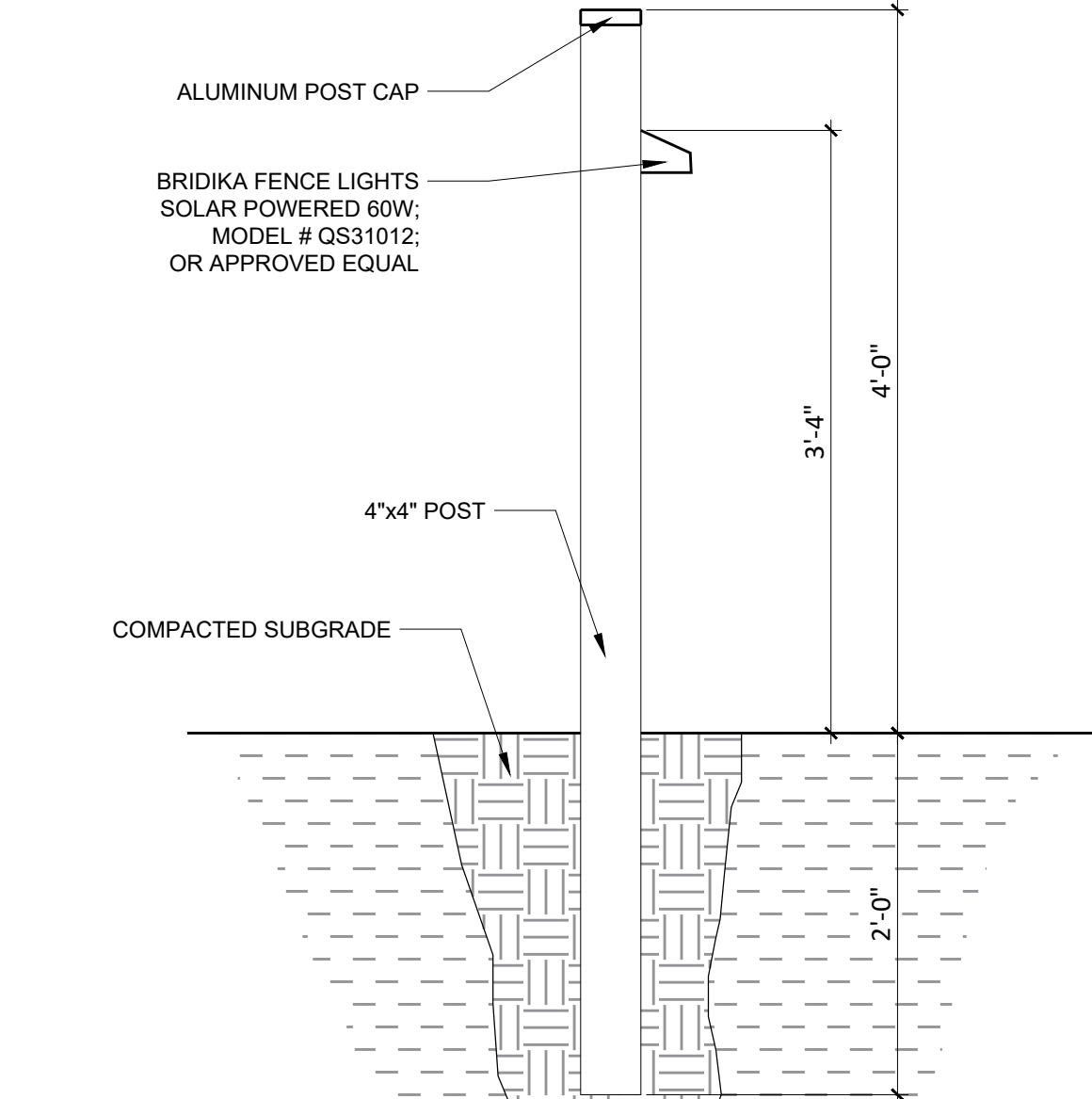
1 EXISTING TREE PROTECTION DETAIL

N.T.S. 329343-11



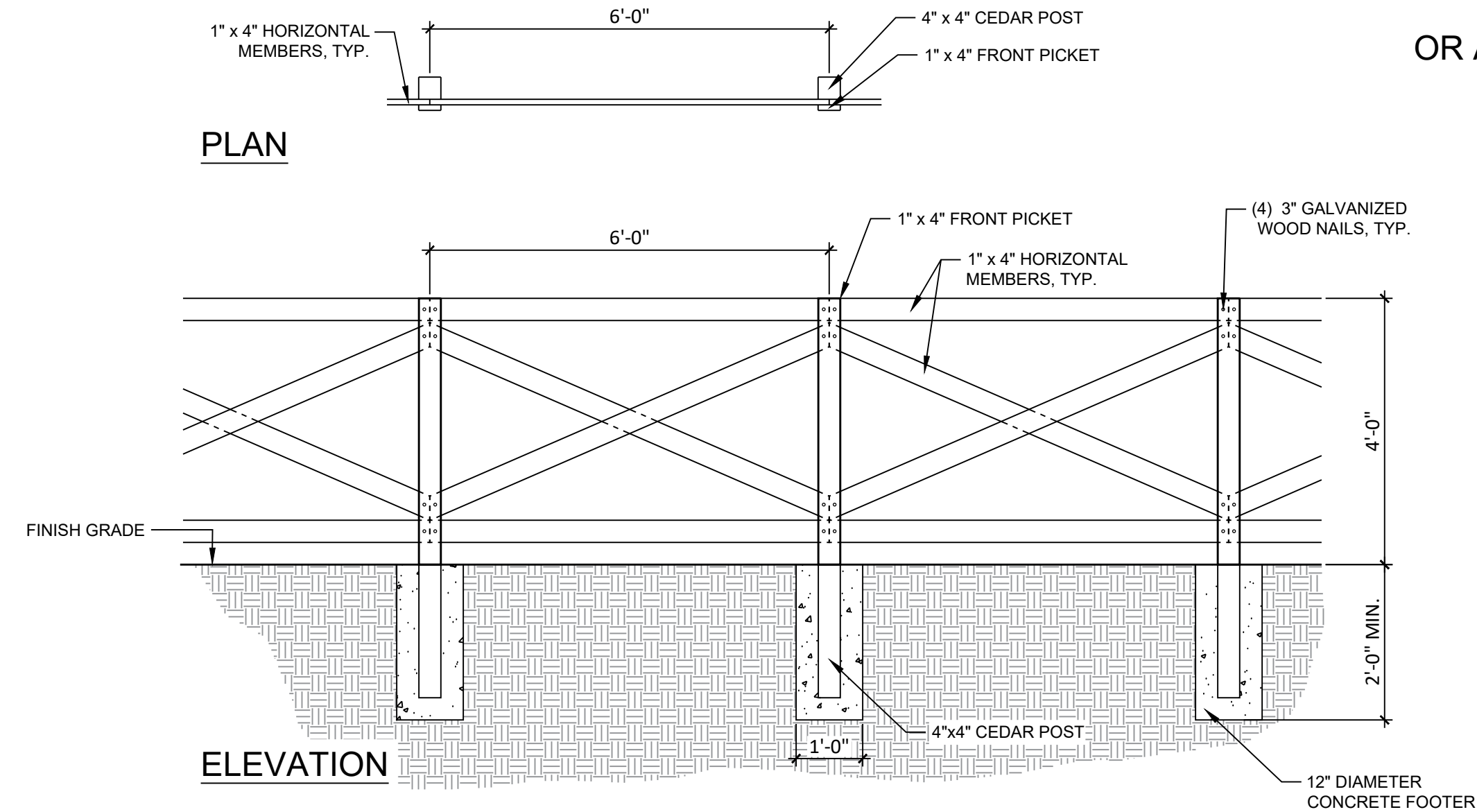
2 STRING LIGHTS

NTS P-TT-43 265623-01



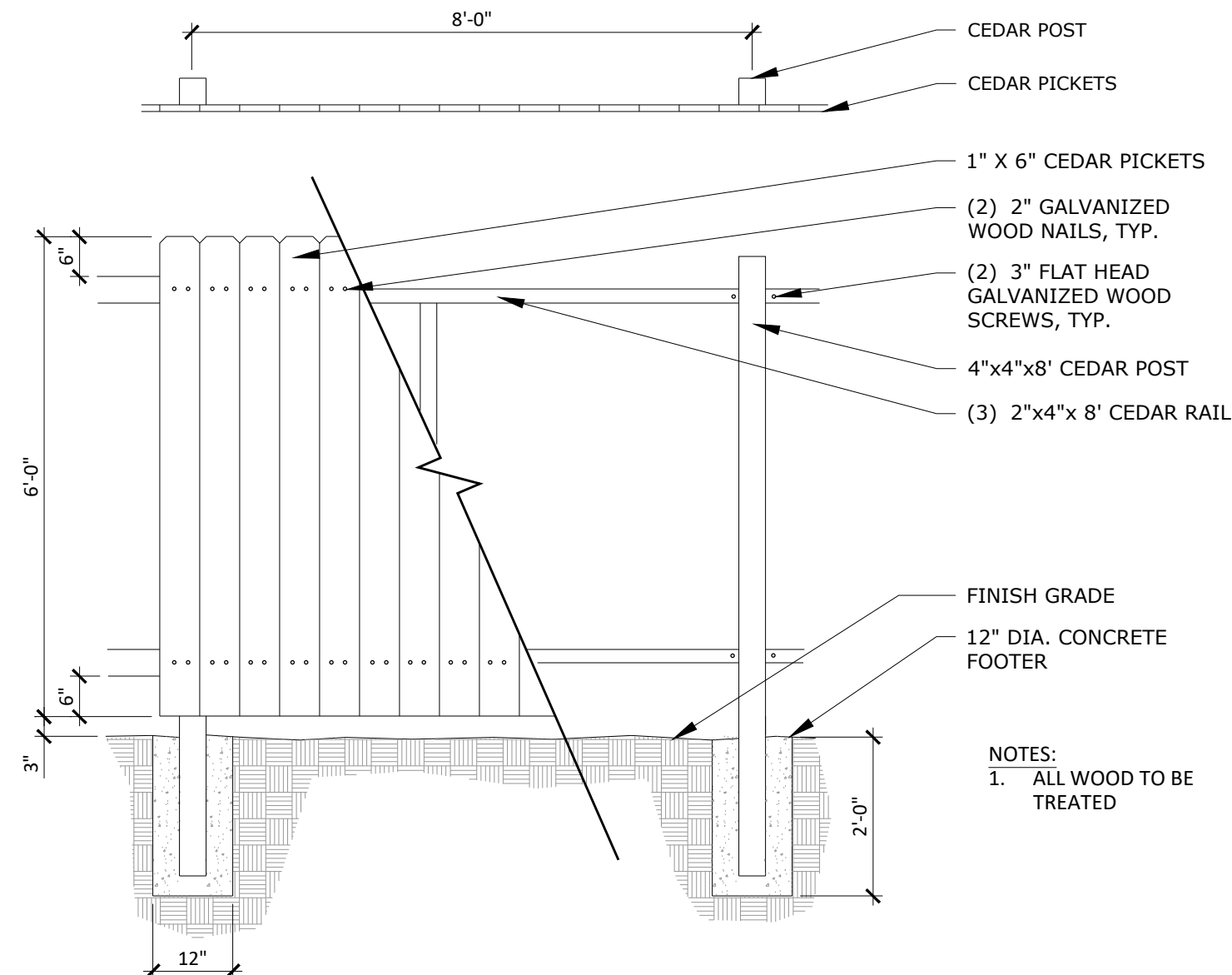
3 POST WITH SOLAR LIGHT

1" = 1'-0" 265623-01



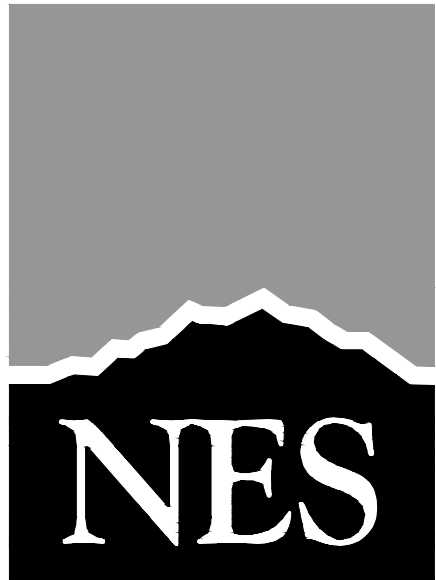
4 CEDAR CROSS BUCK FENCE

N.T.S. 323129.13-29



5 6' OPAQUE CEDAR FENCE W/ WOOD POSTS

1/2" = 1'-0" 323129-01



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FINAL  
LANDSCAPE  
PLAN

DATE:	BY:	DESCRIPTION:

LANDSCAPE &  
SITE DETAILS

14

14 OF 17

PPR 2435