

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:

BASES 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 71698 1985" IN A RANGE BOX AND AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "CDDT LS 23381 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:

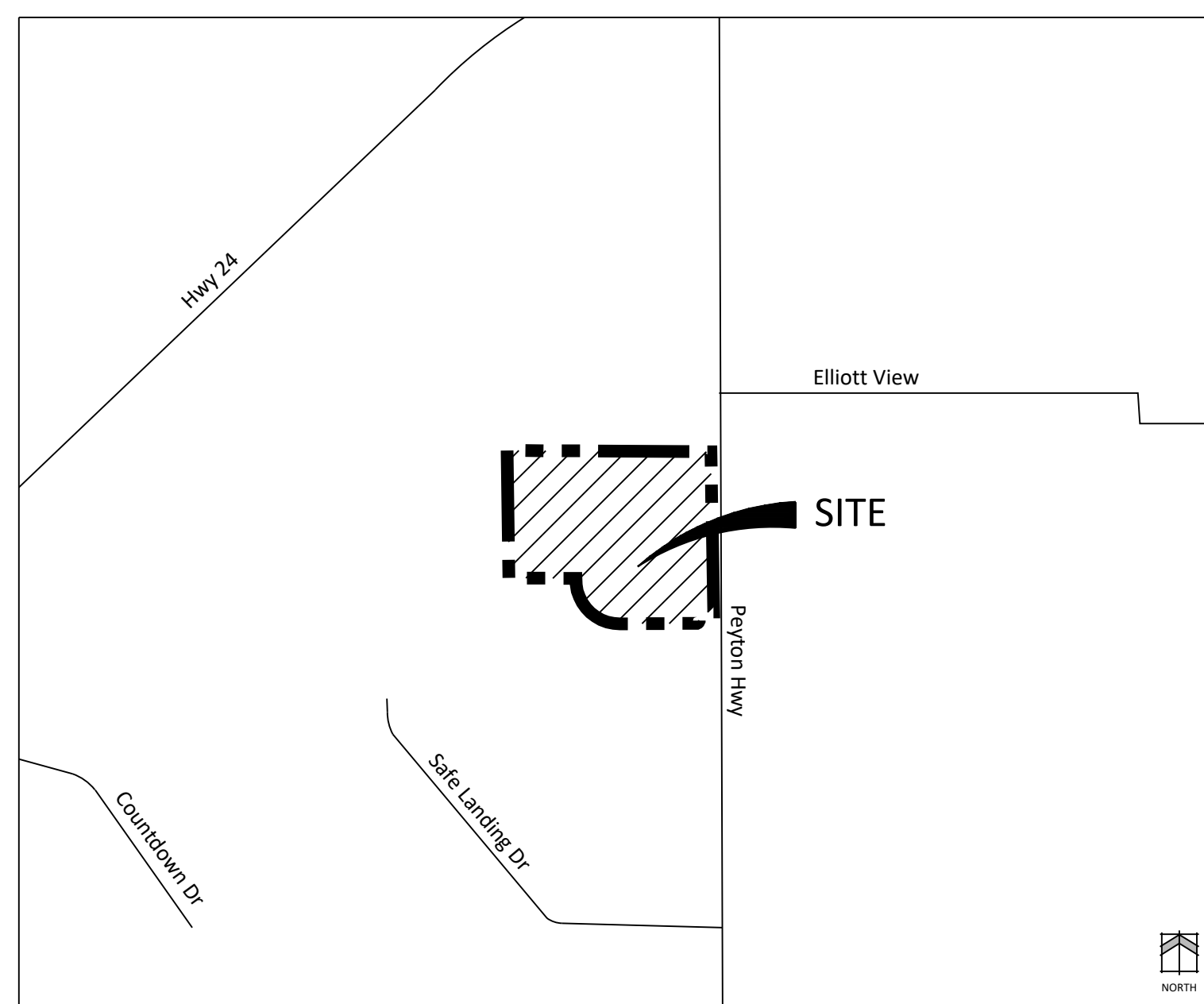
1. S89°55'26"W A DISTANCE OF 53.39 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.20 FEET, A CENTRAL ANGLE OF 78°31'53" AND AN ARC LENGTH OF 96.22 FEET, TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 78°08'12" AND AN ARC LENGTH OF 27.27 FEET, TO A POINT OF TANGENT;
4. S89°31'44"W A DISTANCE OF 483.38 FEET, TO A POINT OF CURVE;
5. 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;
6. N00°00'00"E A DISTANCE OF 9.25 FEET;
7. 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. 219594389 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

THENCE ON SAID WESTERLY LINE, N00°50'14"W A DISTANCE OF 780.62 FEET;

THENCE DEPARTING SAID WESTERLY LINE, 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:	3807000007
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'

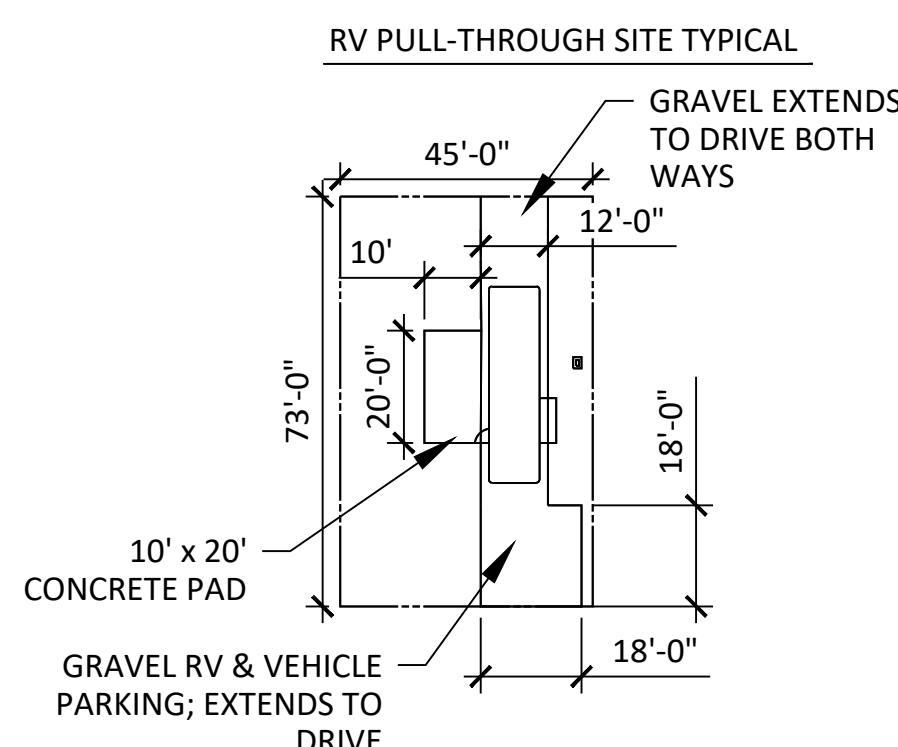
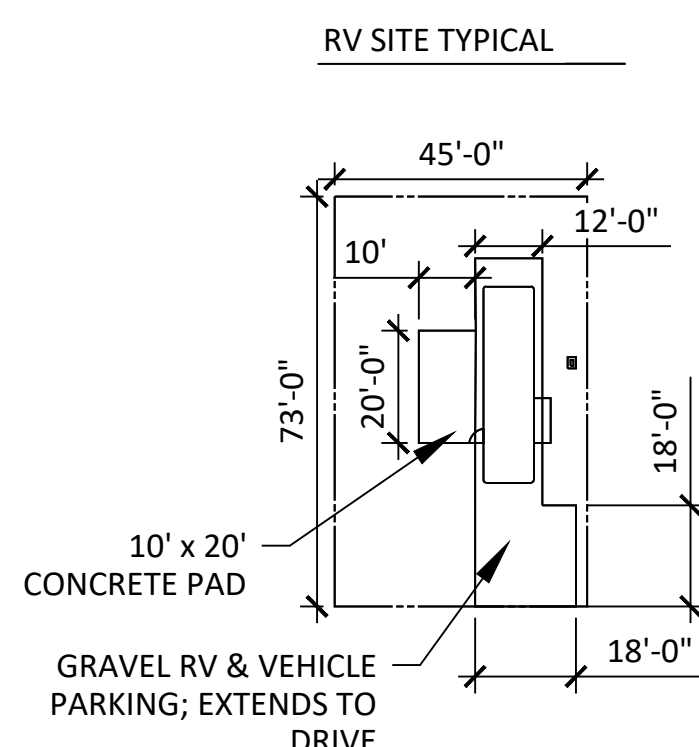
LAND USE DATA TABLE

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

1. All sidewalks shown on development plan are to be 6" concrete unless otherwise specified.
2. Facilities and common area landscape will be maintained by Lazy Y Rockin' J RV Park owners and/or management.
3. Private roads are to be paved asphalt where noted. All other drives or pull-throughs to be gravel.
4. 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



Please remove.

Ownership Certification
 Longhorn Acres Land & Cattle, LLC
 Name of Landowner

Landowner's Signature, notarized

I/we _____ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.

Notarized signature

OR Name of Attorney and registration number

Please remove.

Please remove.

County Certification
 This rezoning request to PUD has been reviewed and found to be complete and in accordance with the _____ (board resolution or motion #) _____ (date) approving the PUD and all applicable El Paso County regulations.

President, Board of County Commissioners _____ date

Director, Planning & Community Development Department _____ date

Please remove.

Please remove.

Clerk and Recorder Certification
 State of Colorado)
 El Paso County) ss.
 I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20__ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.

El Paso County Clerk and Recorder

Please remove.

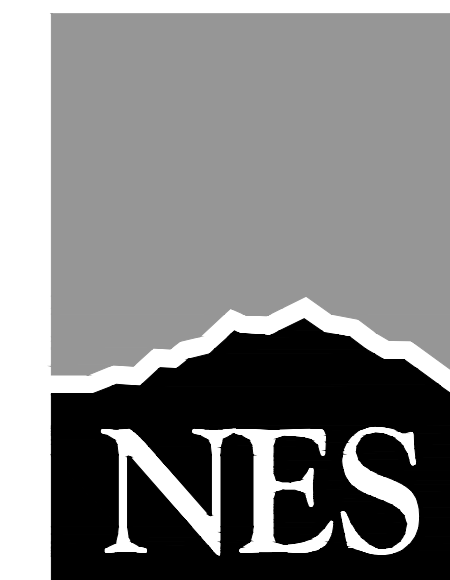
PROJECT TEAM

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

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Sheet 17 of 17:	Lighting Cutsheets

Project No. PPR 2435



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

SITE DEVELOPMENT PLAN

DATE:

BY:

DESCRIPTION:

ISSUE / REVISION

COVER

SHEET TITLE

1

1 OF 17

SHEET NUMBER

PLAN FILE #

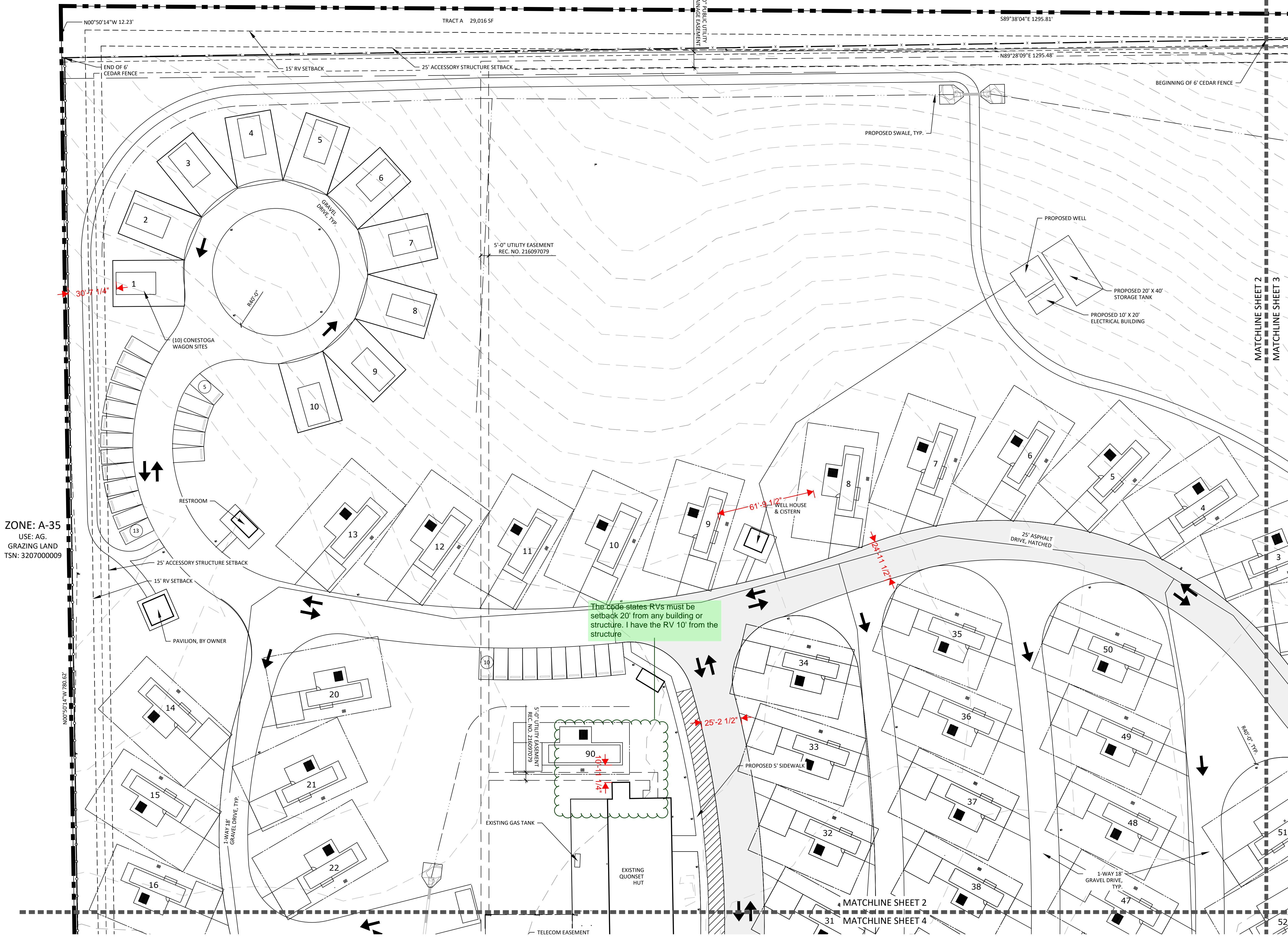
LAZY Y ROCKIN' J RVP

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

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



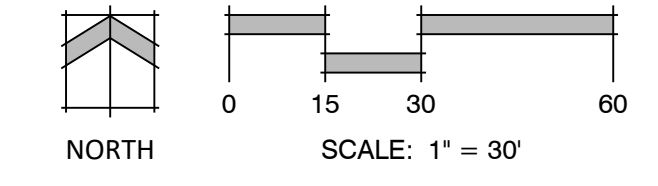
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ZONE: A-35
USE: AG, GRAZING LAND
TSN: 3207000009

MATCHLINE SHEET 2
MATCHLINE SHEET 3

MATCHLINE SHEET 2
MATCHLINE SHEET 4



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Lazy Y
Rockin' J RVP
SITE DEVELOPMENT PLAN /
FINAL LANDSCAPE PLAN

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Peyton, CO 80831

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PROJECT MGR: A. BARLOW
PREPARED BY: J. SMITH

STAMP
ISSUE INFO
SITE DEVELOPMENT
PLAN

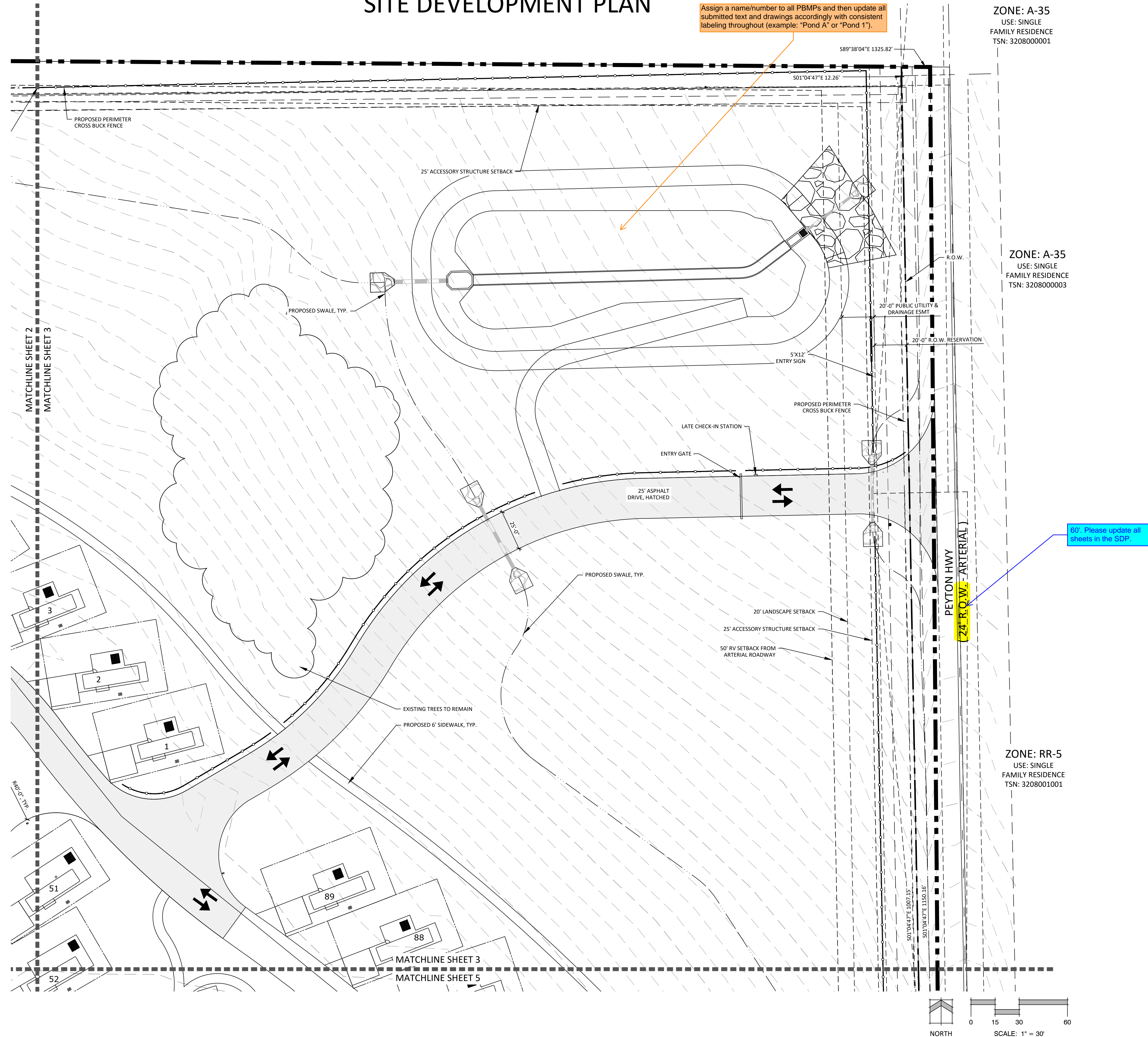
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SHEET TITLE
SITE DEVELOPMENT
PLAN

SHEET NUMBER
2 OF 17

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



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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:

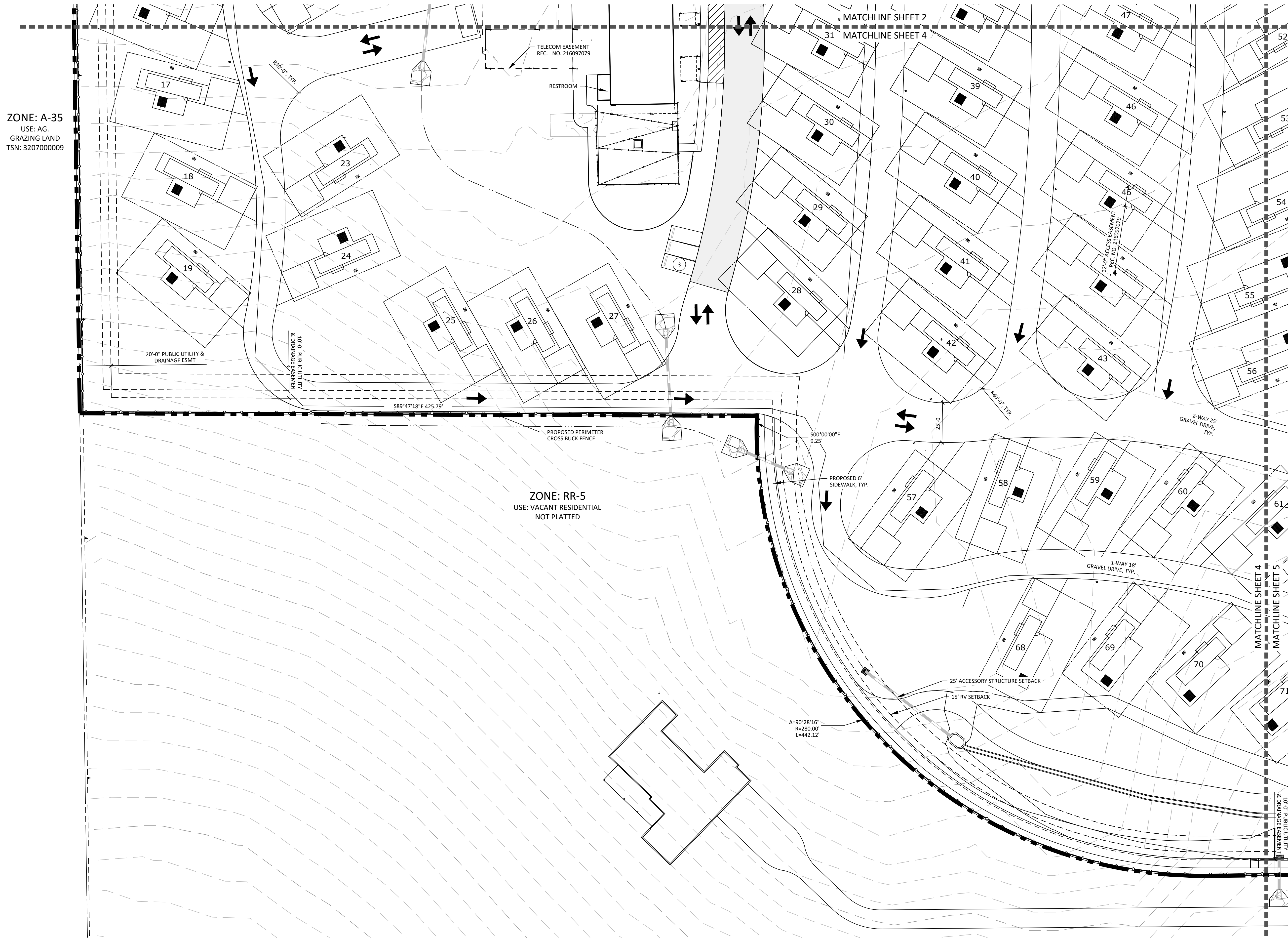
SITE DEVELOPMENT PLAN

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3 OF 17

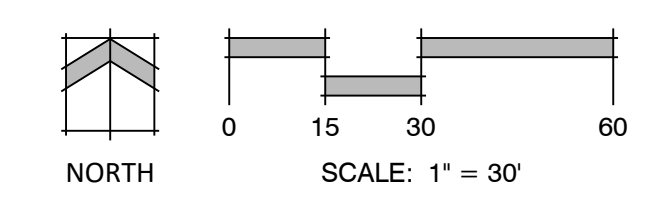
LAZY Y ROCKIN' J RVP

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



ZONE: A-35
USE: AG, GRAZING LAND
TSN: 3207000009

ZONE: RR-5
USE: VACANT RESIDENTIAL
NOT PLATTED



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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:

SITE DEVELOPMENT PLAN

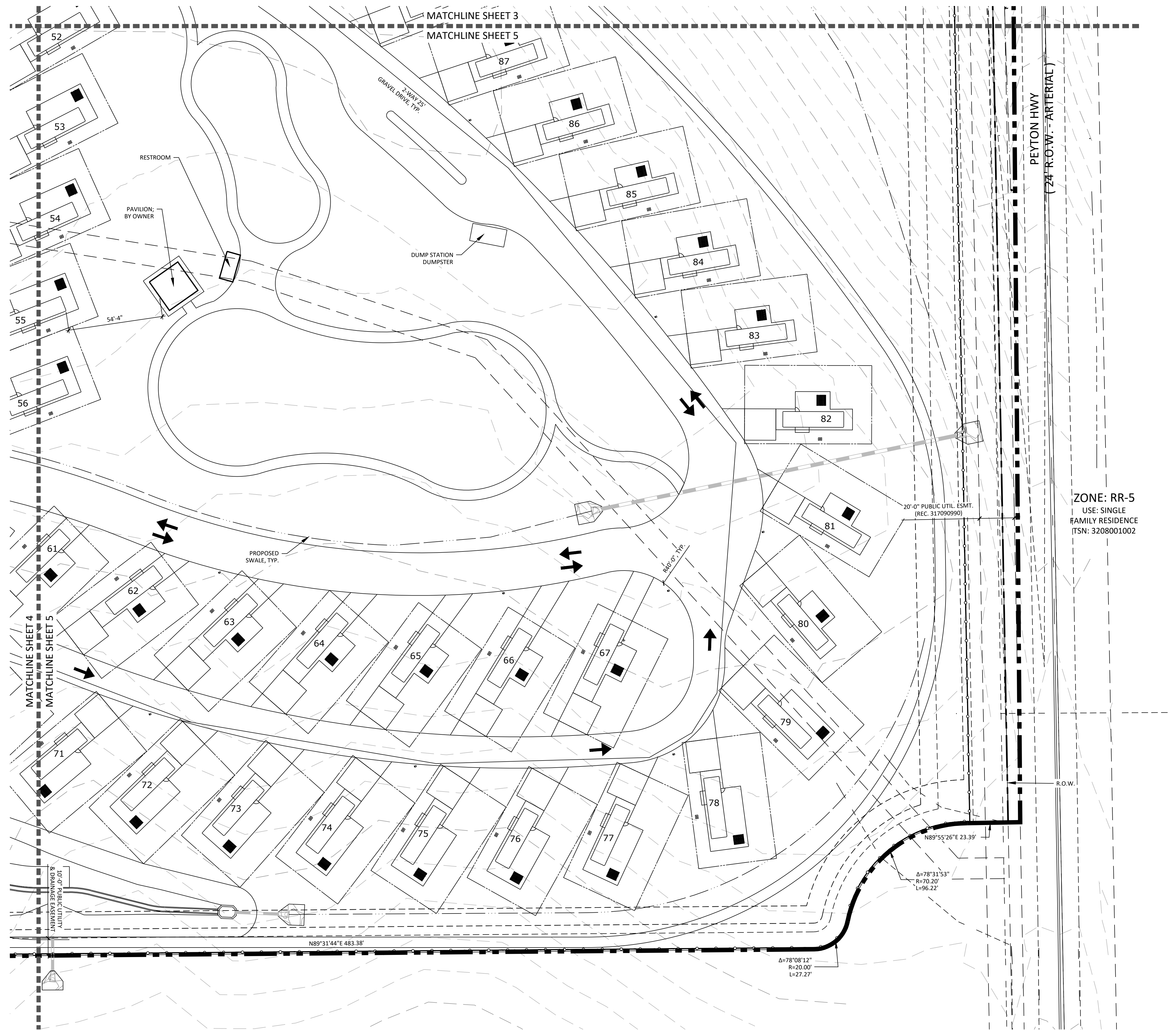
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4 OF 17

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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



ZONE: RR-5
USE: SINGLE
FAMILY RESIDENCE
ITSN: 3208001002



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Lazy Y
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SITE DEVELOPMENT PLAN /
FINAL LANDSCAPE PLAN

12960 N Peyton Hwy
Peyton, CO 80831

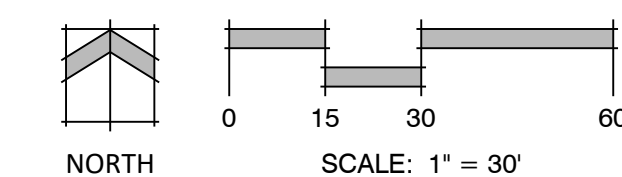
DATE: 9/13/2024
PROJECT MGR: A. BARLOW
PREPARED BY: J. SMITH

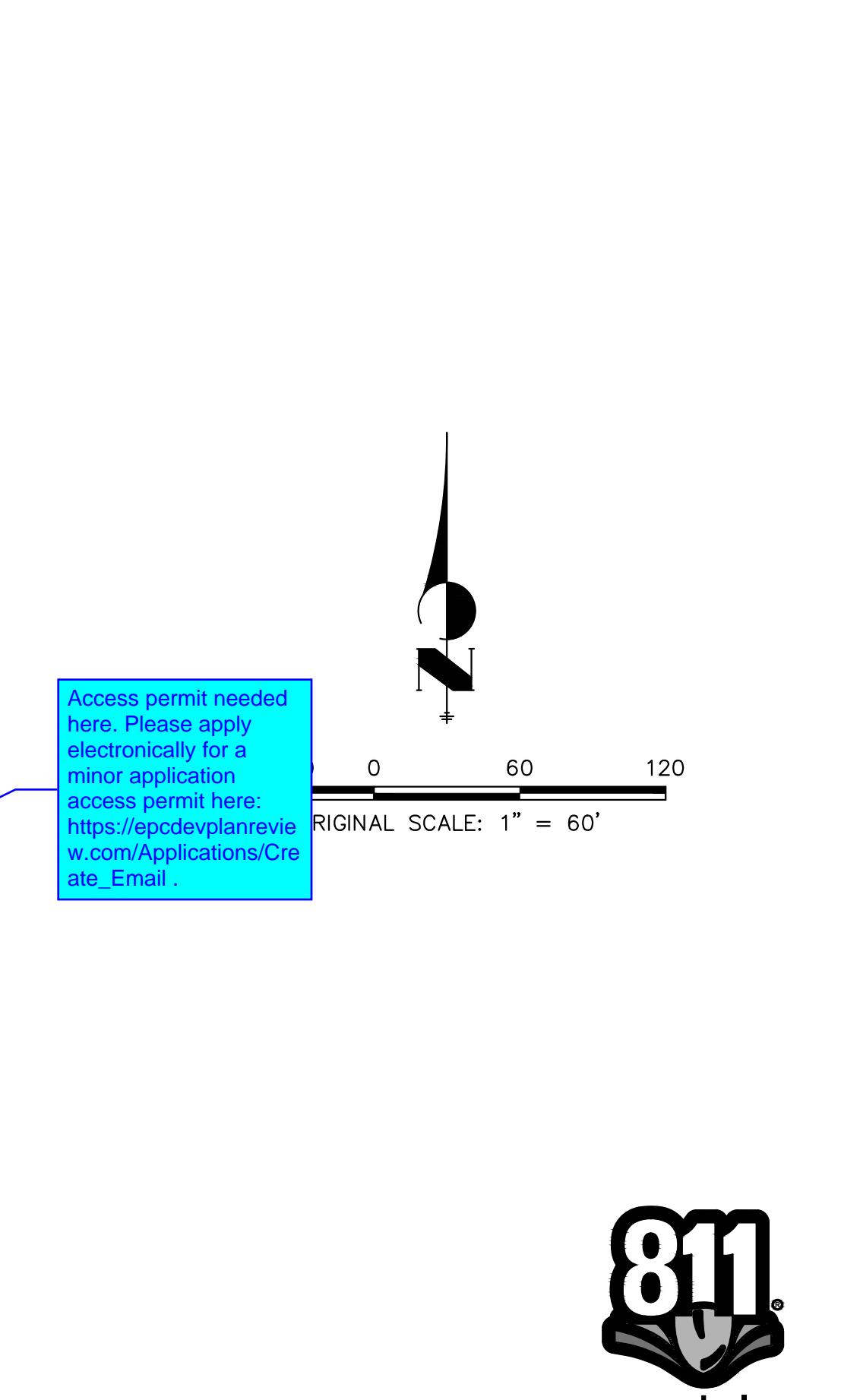
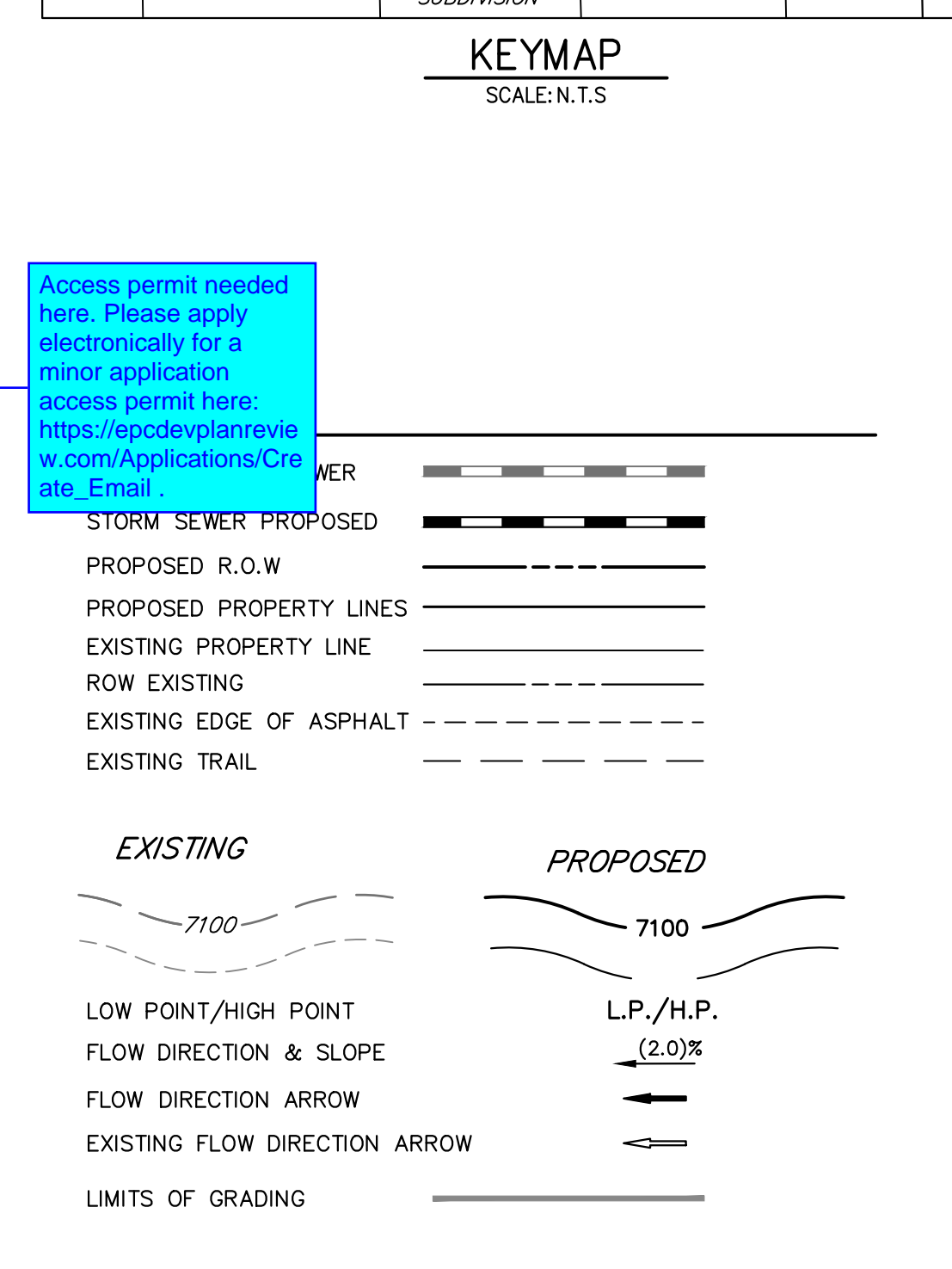
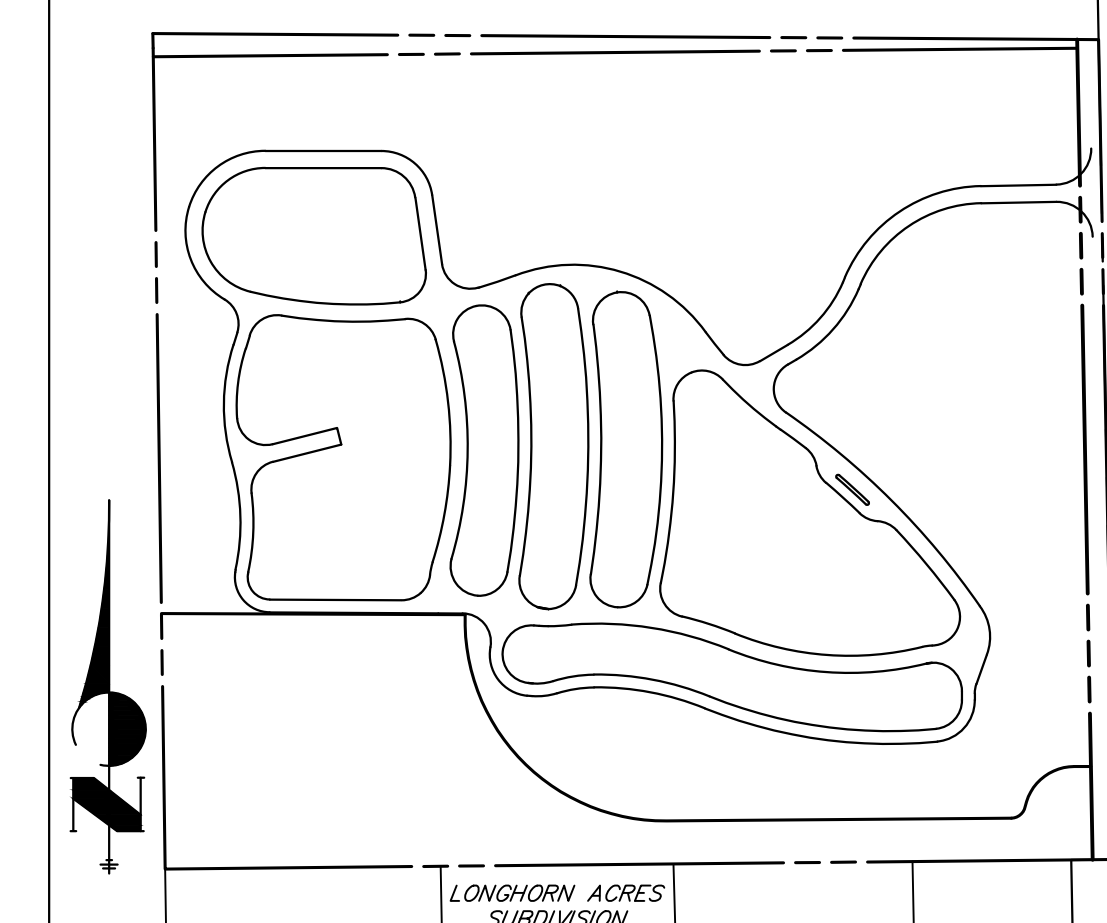
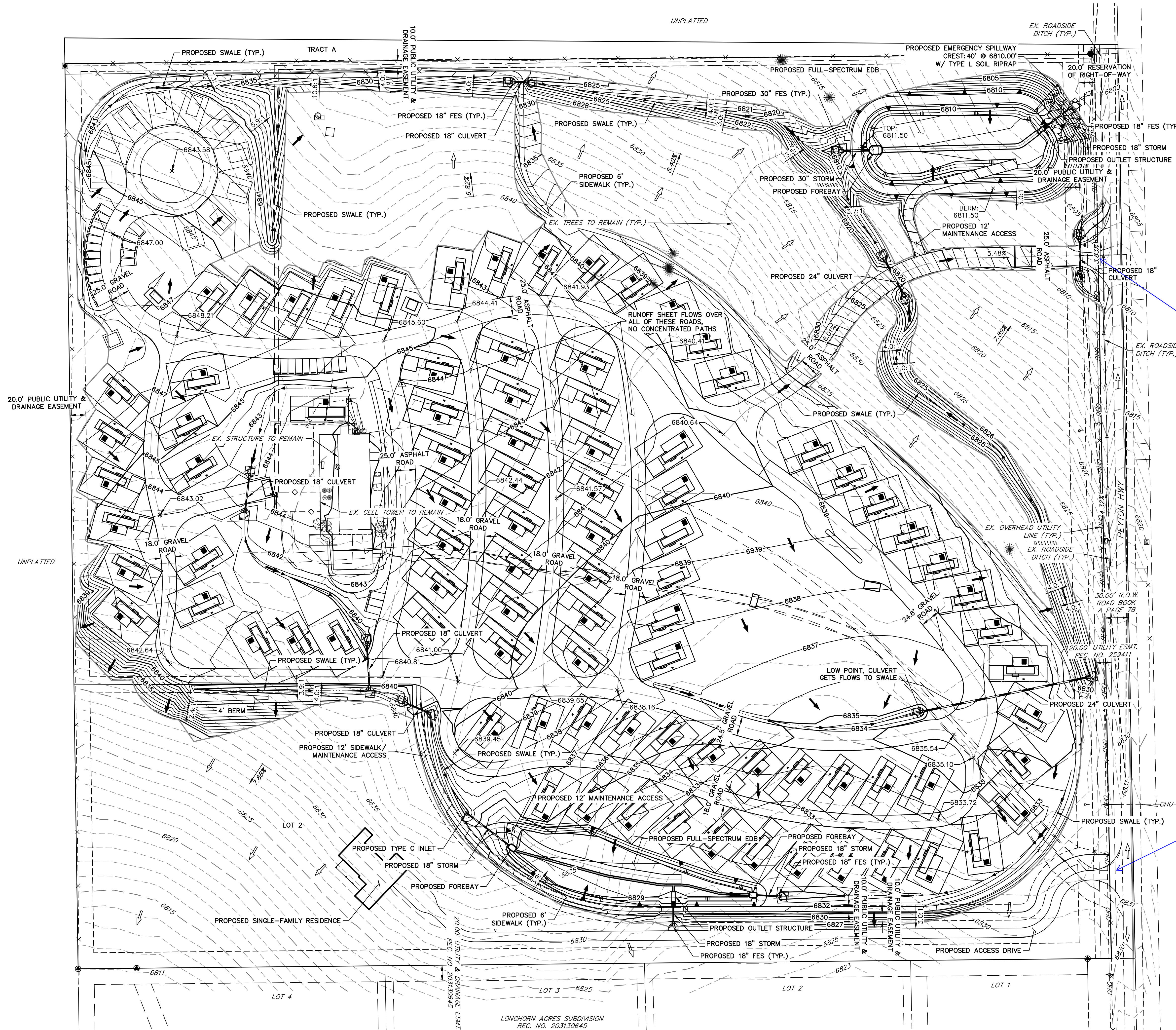
SITE
DEVELOPMENT
PLAN

SITE DEVELOPMENT
PLAN

5

5 OF 17





UNPLATTED

PREPARED FOR
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 SCOTT@YISMITH.COM

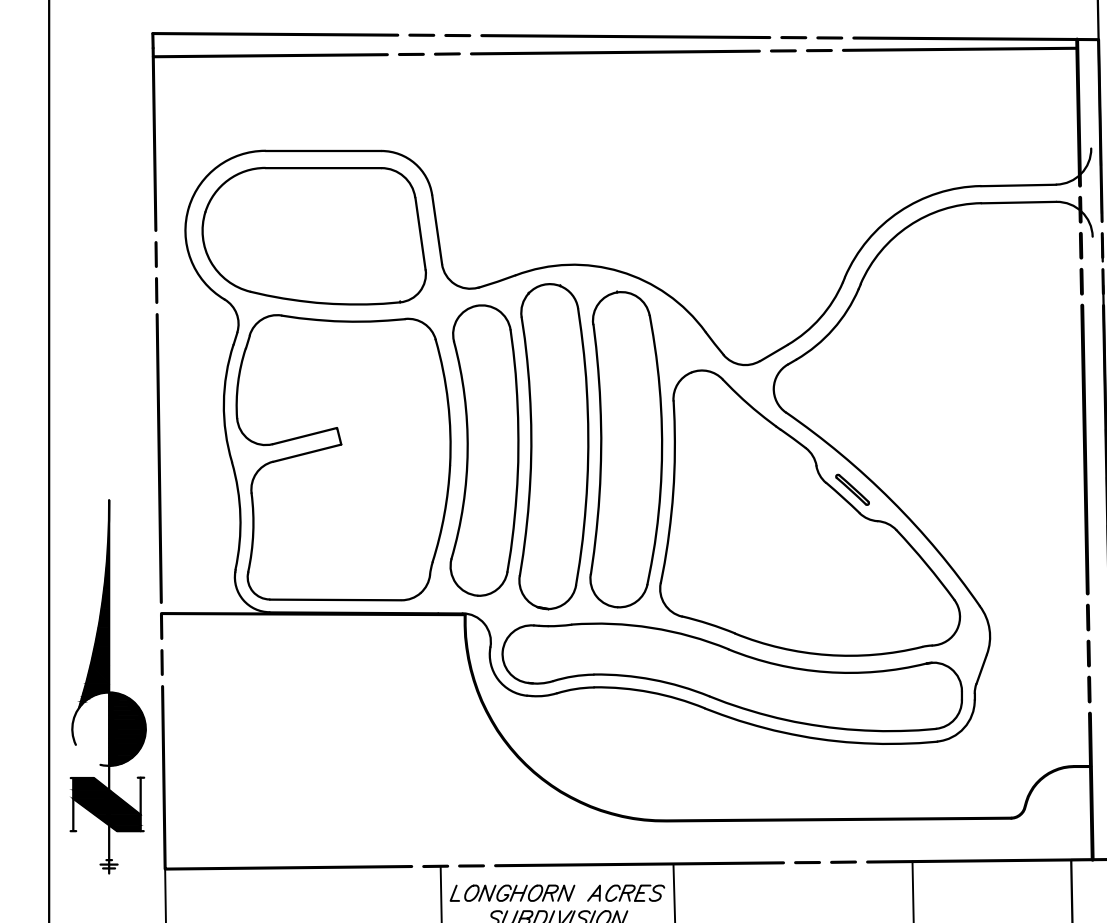
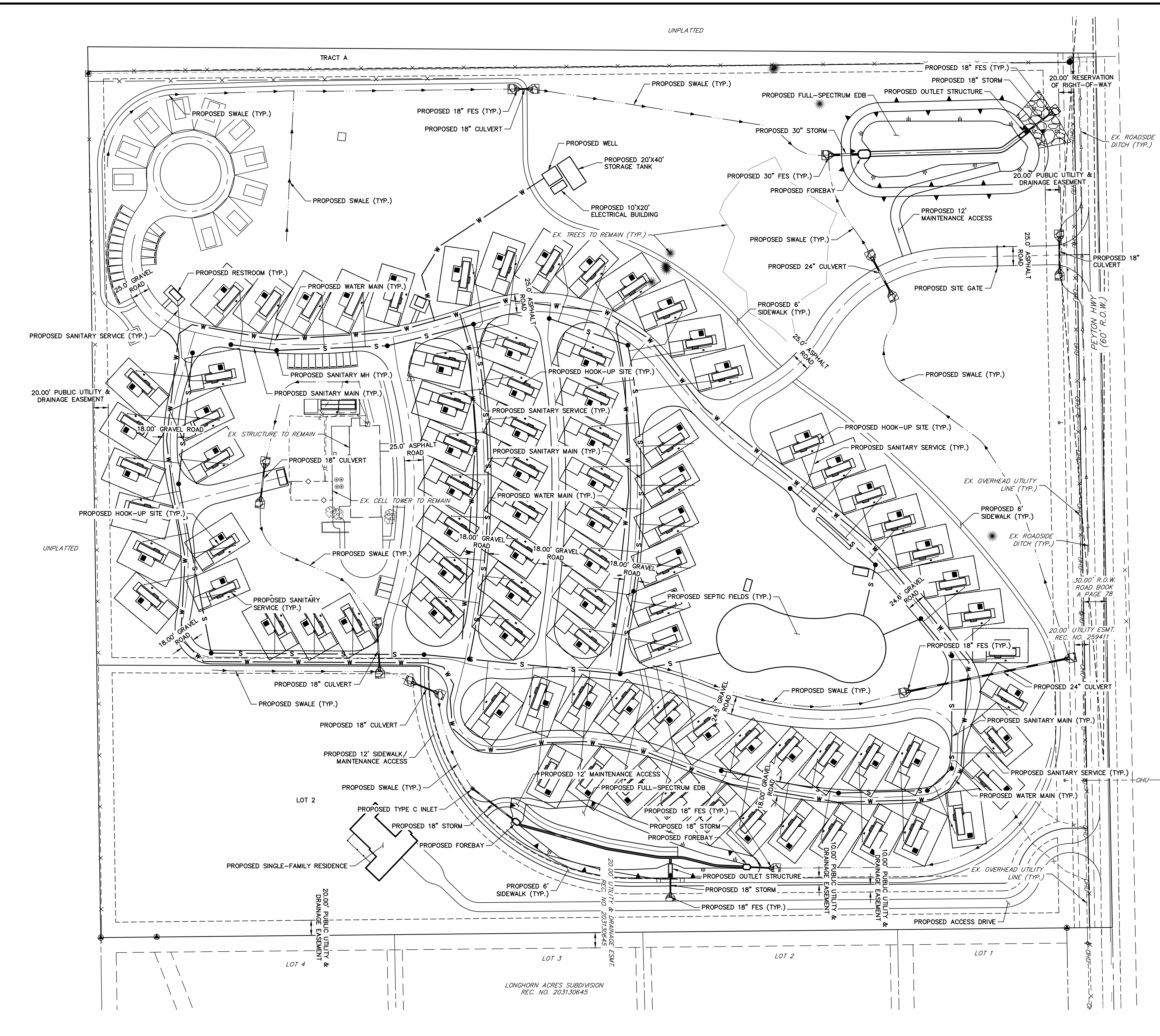
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BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	09/04/24	PAL	PAL	

LAZY Y & ROCKIN J
 PRELIMINARY GRADING PLAN

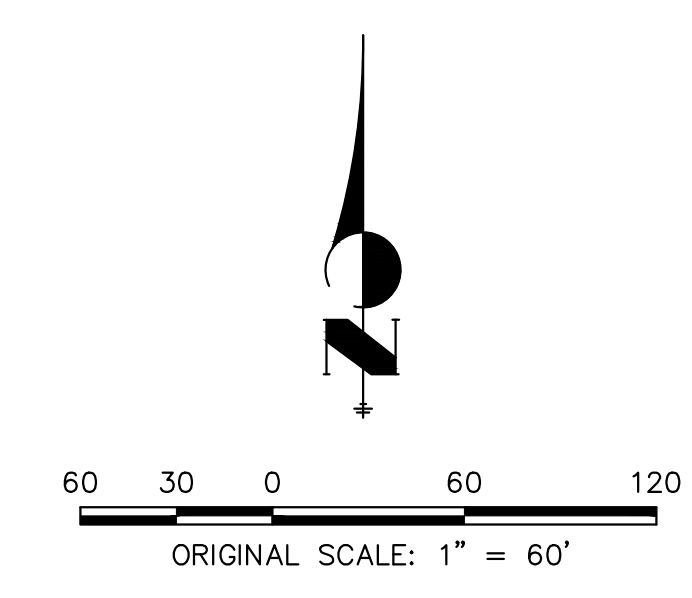




KEYMAP
SCALE: N.T.S.

LEGEND

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED WATER	
PROPOSED SANITARY	
PROPOSED R.O.W.	
PROPOSED PROPERTY LINE	
EXISTING PROPERTY LINE	
ROW EXISTING	
EXISTING EDGE OF ASPHALT	
EXISTING TRAIL	



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	09/04/24	PAL	PAL	

LAZY Y & ROCKIN J
PRELIMINARY UTILITY AND
PUBLIC FACILITIES PLAN

SHEET 7 OF 17
JOB NO. 25228.00



Know what's below.
Call before you dig.

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 SHREDED 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	9	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	30	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	118	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	32	Pinus mugo 'Compacta' / Dwarf Mugo Pine	3'	3'	5 GAL	CONT
DECIDUOUS SHRUBS							
	Ena	24	Ericameria nauseosa / Rubber Rabbitbrush	5'	5'	5 GAL	CONT
ORNAMENTAL GRASSES							
	Cb	44	Calamagrostis brachytricha / Korean Feather Reed Grass	4'	3'	1 GAL	CONT

GROUND COVER SCHEDULE

	NATIVE SEED MIX 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.	880,146 sf
	ROCK MULCH - 3/4" Desert Sand River	7,904 sf
	COBBLE - 2-4" River Rock	1,250 sf
	LOW GROW MIX • 27% Western Wheatgrass • 18% Blue Grama • 15% Buffalo Grass • 13% Sideoats Grama • 12% Sheep Fescue • 10% Green Needlegrass • 5% Sand Dropseed	20,552 sf
	WOOD MULCH	4,757 sf
	CRUSHED BREEZE - Saddleback Swirl Breeze	19,853 sf

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.) Req. / Prov.	Linear Footage	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 & SCHEDULES

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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

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

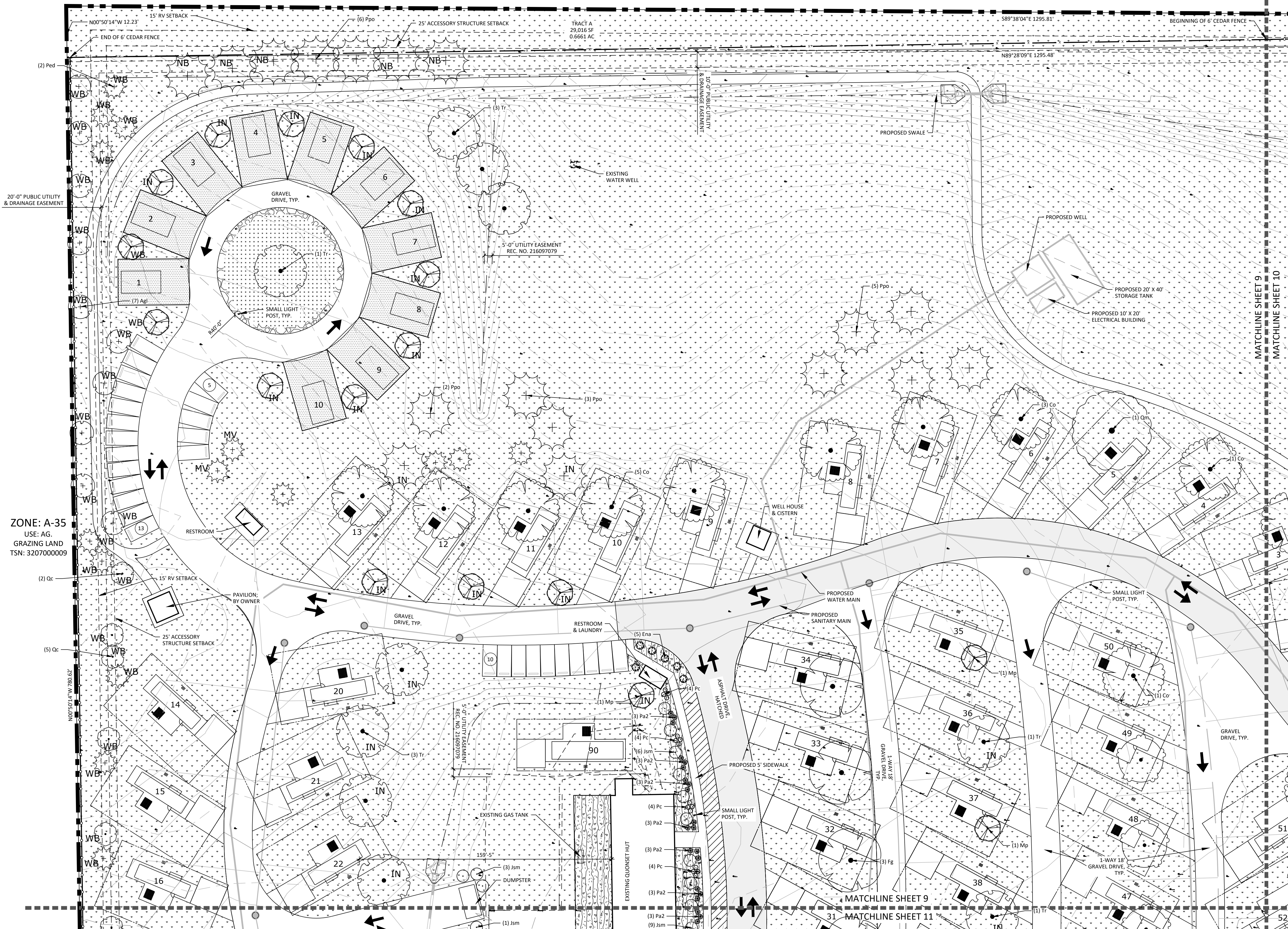


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ZONE: A-35
USE: AG, GRAZING LAND
TSN: 3207000009

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Rockin' J RVP
SITE DEVELOPMENT PLAN /
FINAL LANDSCAPE PLAN

12960 N Peyton Hwy
Peyton, CO 80831

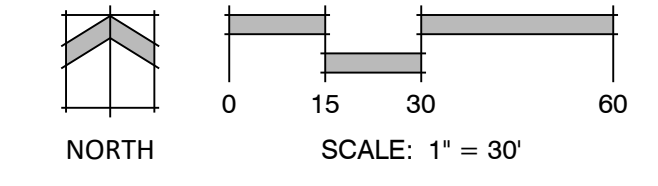
DATE: 9/13/2024
PROJECT MGR: A. BARLOW
PREPARED BY: J. SMITH

FINAL
LANDSCAPE
PLAN

DATE:	BY:	DESCRIPTION:

FINAL
LANDSCAPE
PLAN

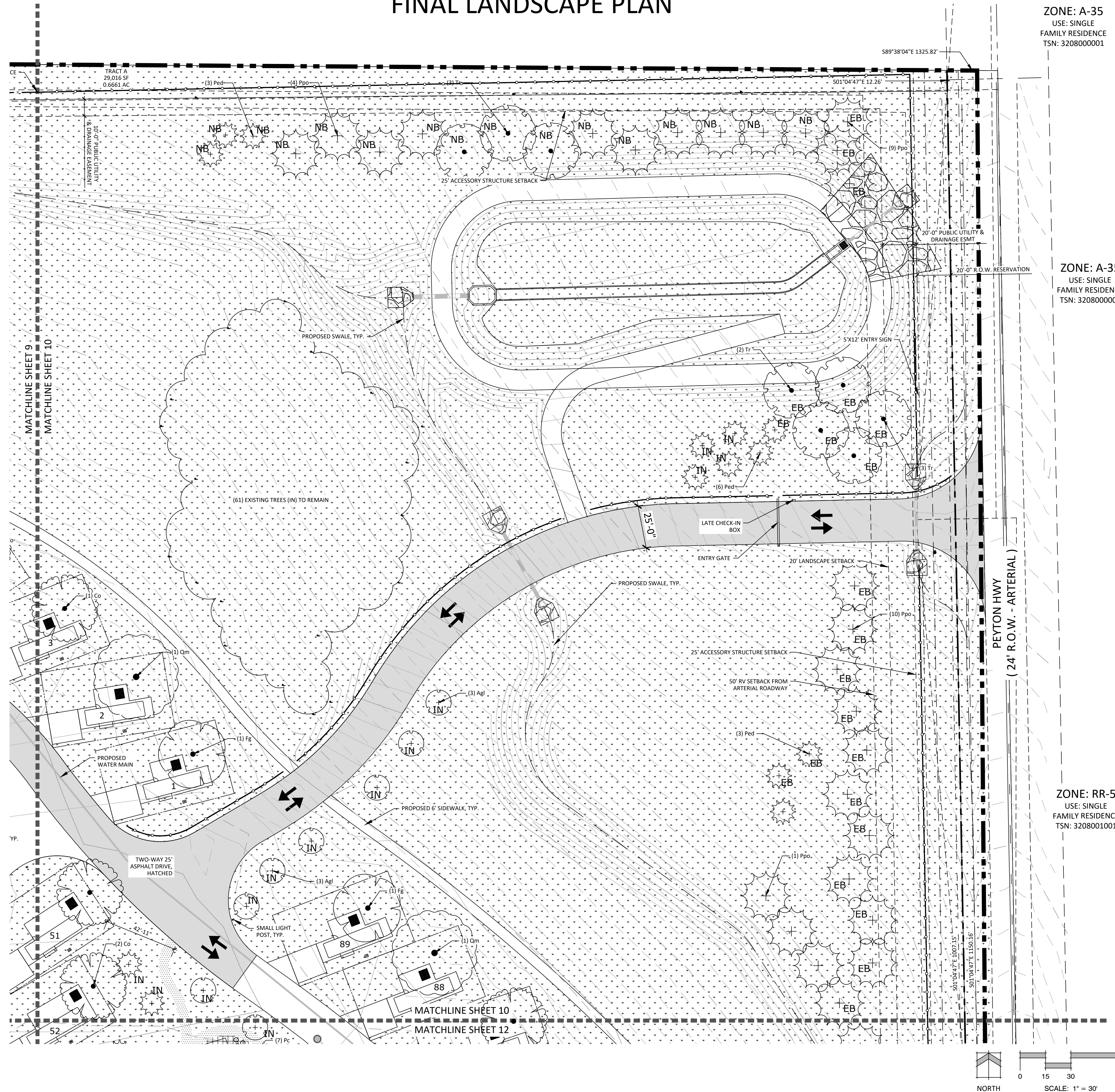
9
9 OF 17



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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



ZONE: A-35
USE: SINGLE
FAMILY RESIDENCE
TSN: 320800001

ZONE: A-35
USE: SINGLE
FAMILY RESIDENCE
TSN: 320800003

ZONE: RR-5
USE: SINGLE
FAMILY RESIDENCE
TSN: 320800101



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SITE DEVELOPMENT PLAN /
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12960 N Peyton Hwy
Peyton, CO 80831

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

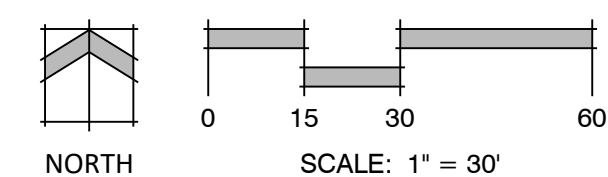
FINAL LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:

FINAL LANDSCAPE PLAN

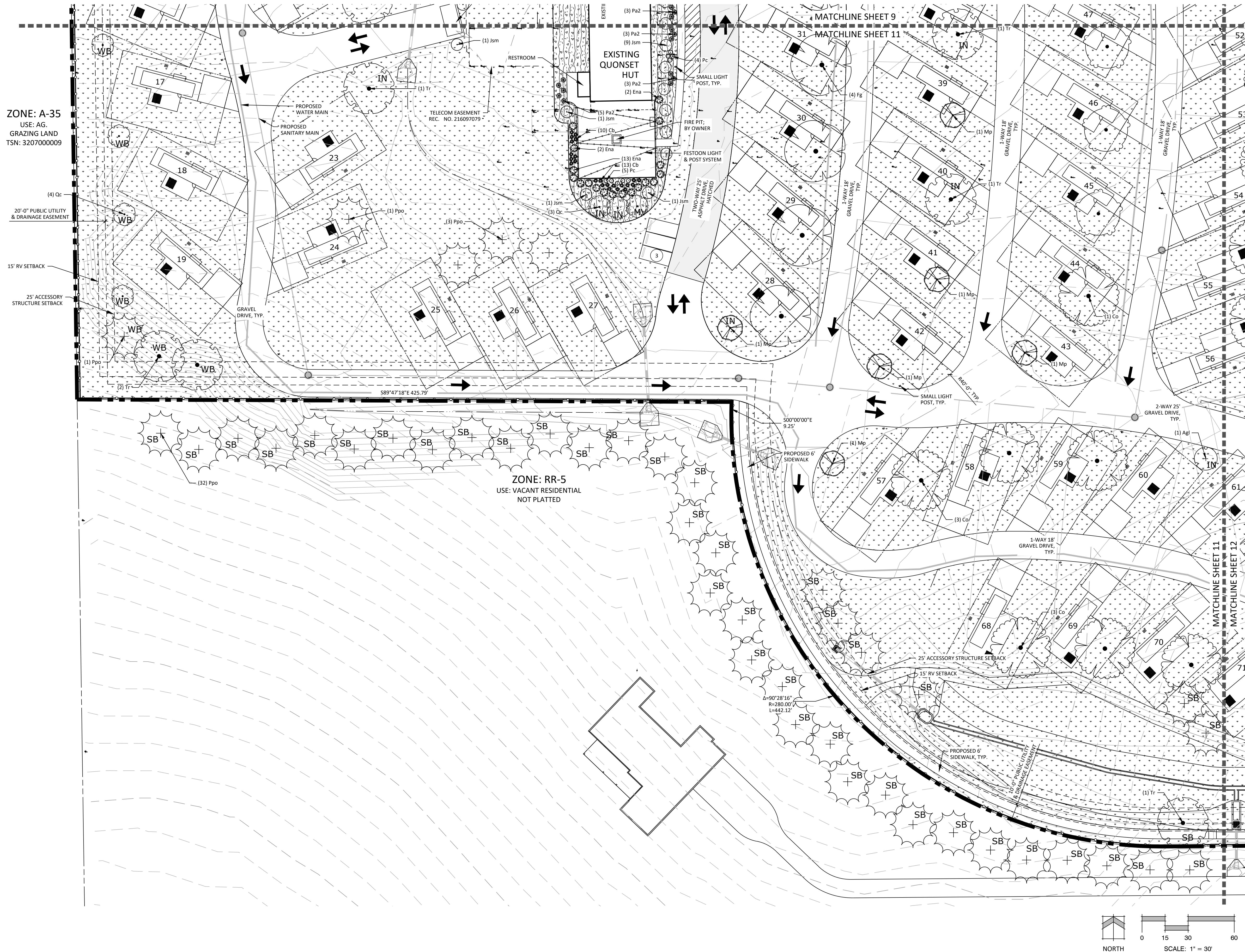
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10 OF 17



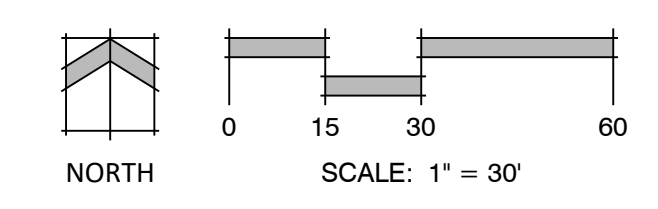
LAZY Y ROCKIN' J RVP

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



ZONE: A-35
USE: AG,
GRAZING LAND
TSN: 320700009

ZONE: RR-5
USE: VACANT RESIDENTIAL
NOT PLATTED



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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

FINAL
LANDSCAPE
PLAN

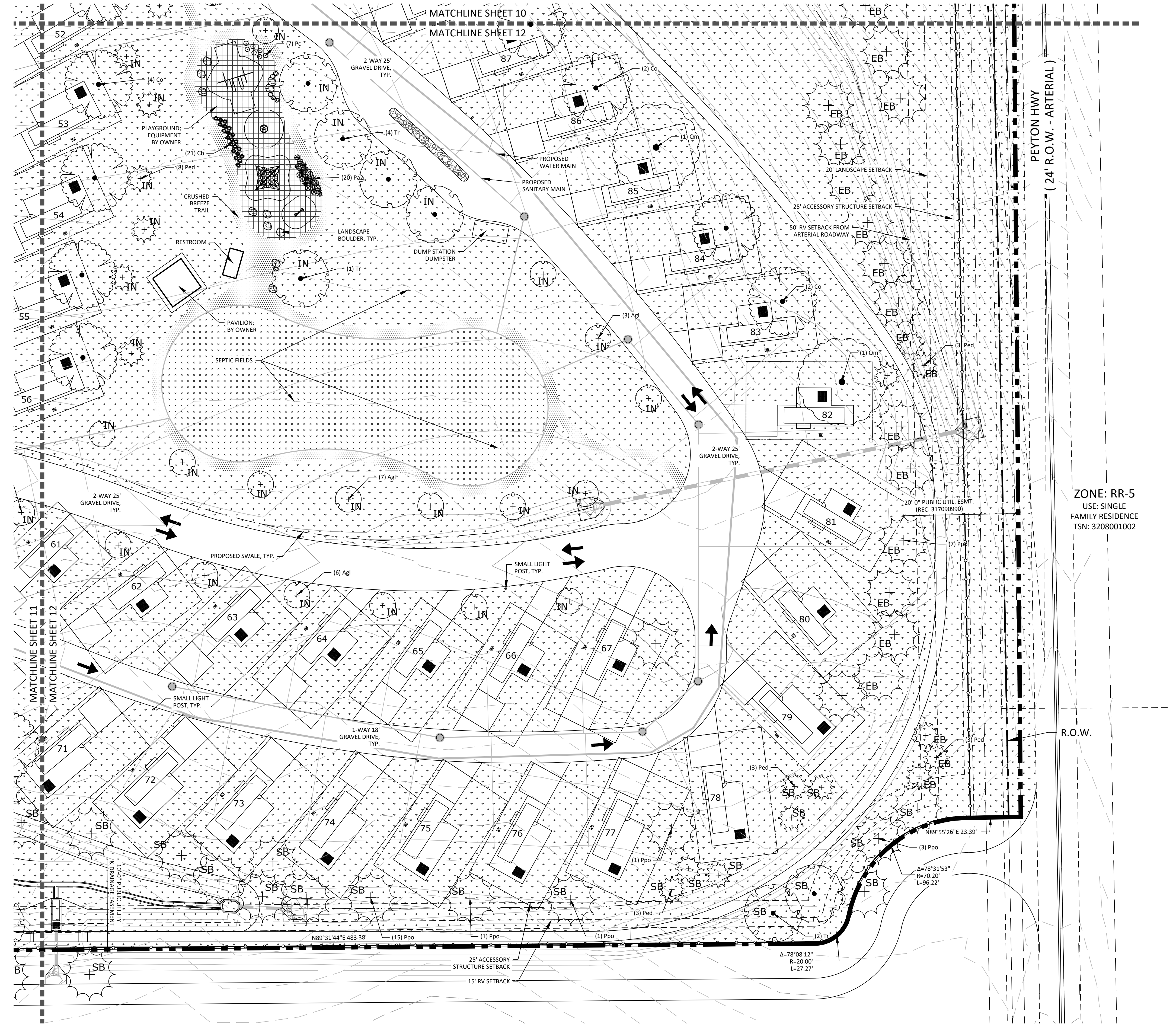
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11 OF 17

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



ZONE: RR-5
USE: SINGLE FAMILY RESIDENCE
TSN: 3208001002



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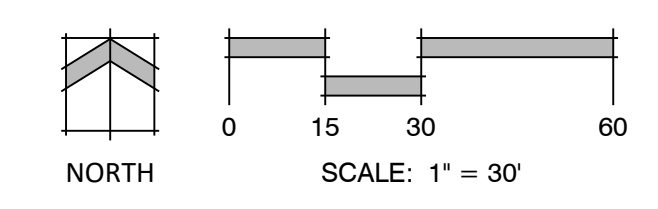
Lazy Y
Rockin' J RVP
SITE DEVELOPMENT PLAN /
FINAL LANDSCAPE PLAN
12960 N Peyton Hwy
Peyton, CO 80831

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

FINAL
LANDSCAPE
PLAN

FINAL
LANDSCAPE
PLAN

12
12 OF 17



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

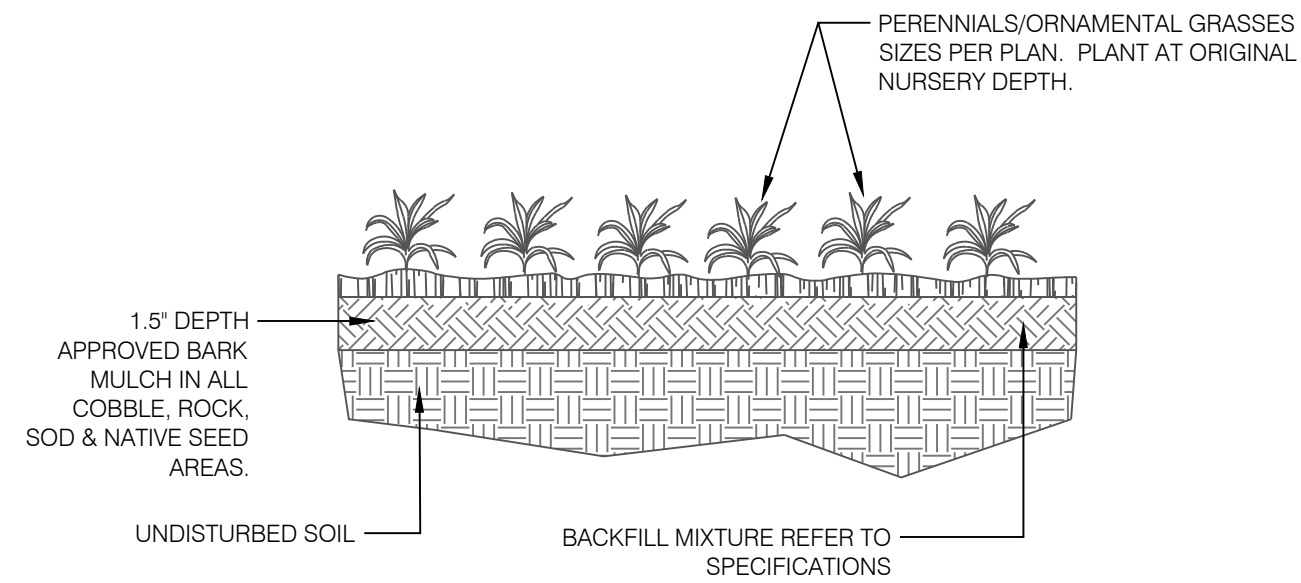
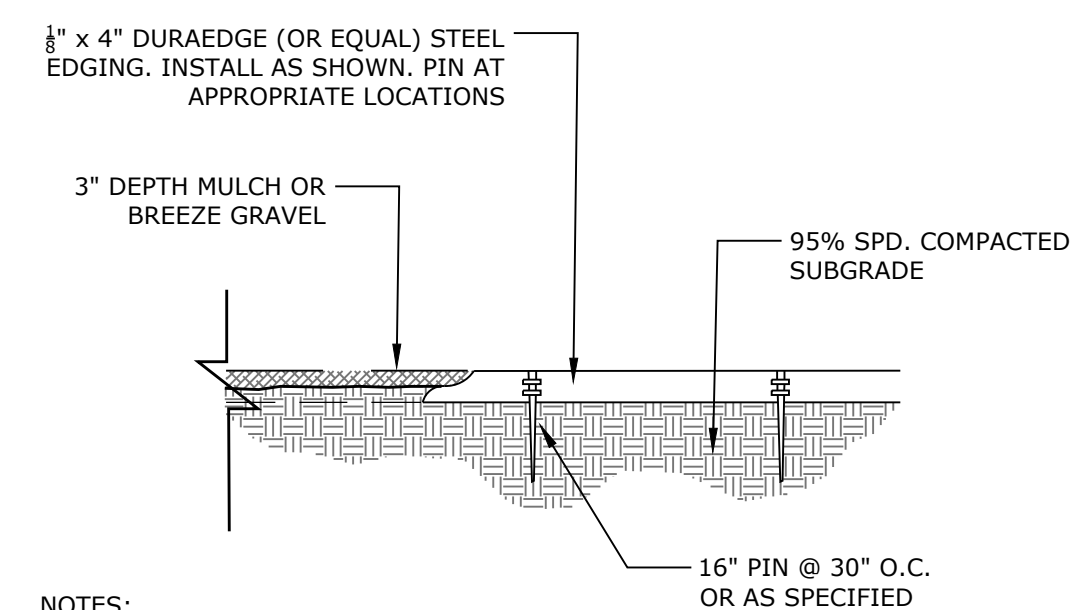
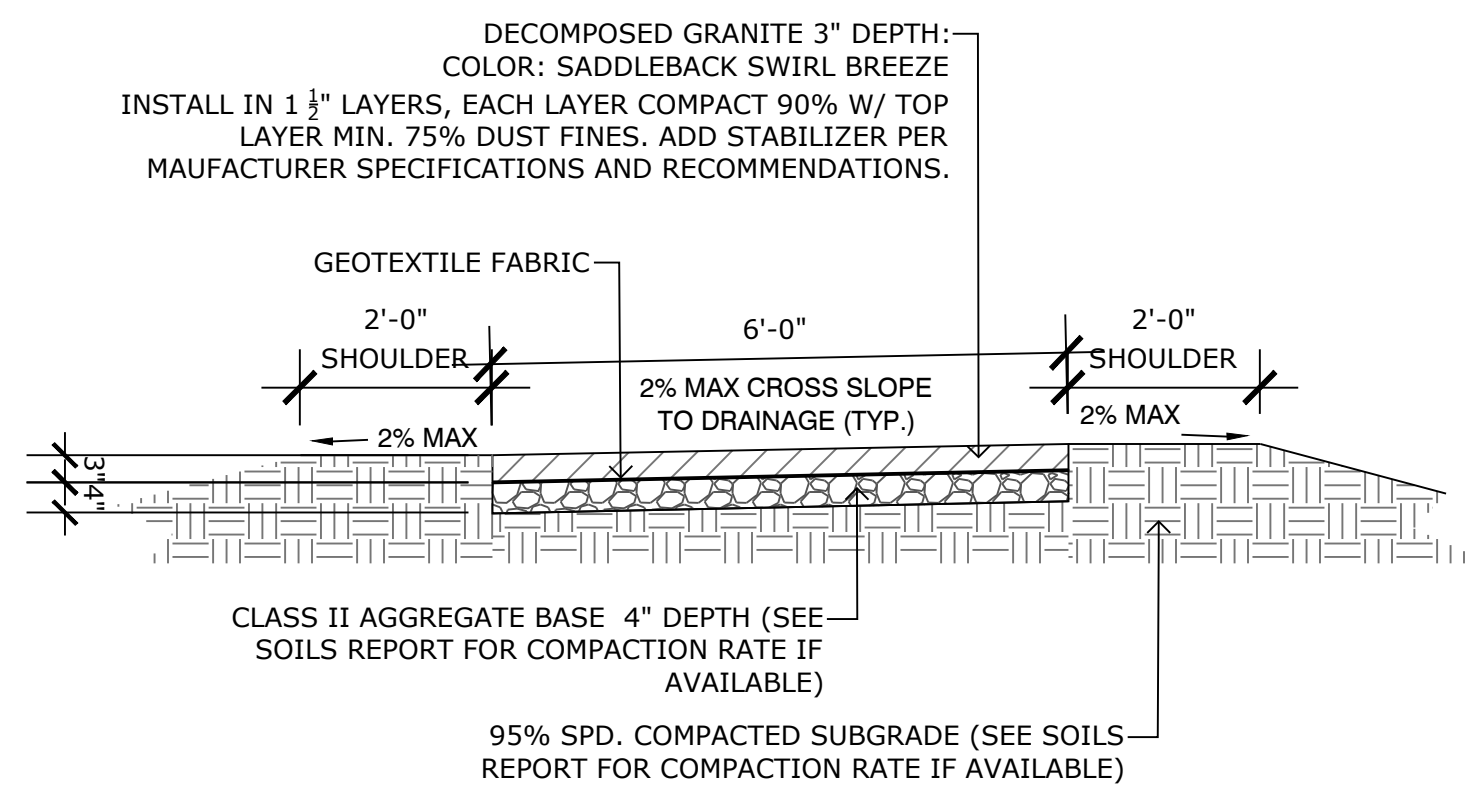


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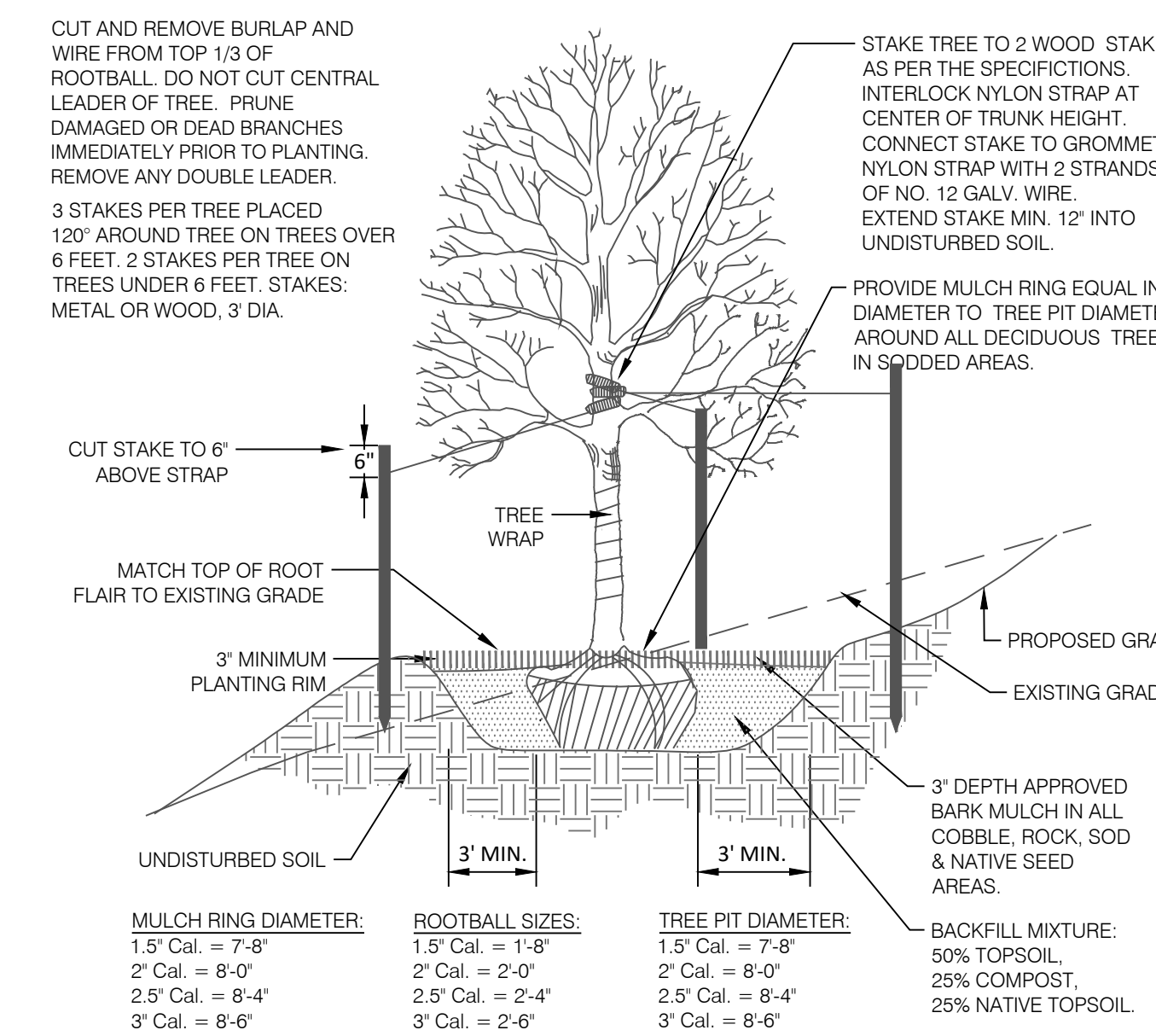
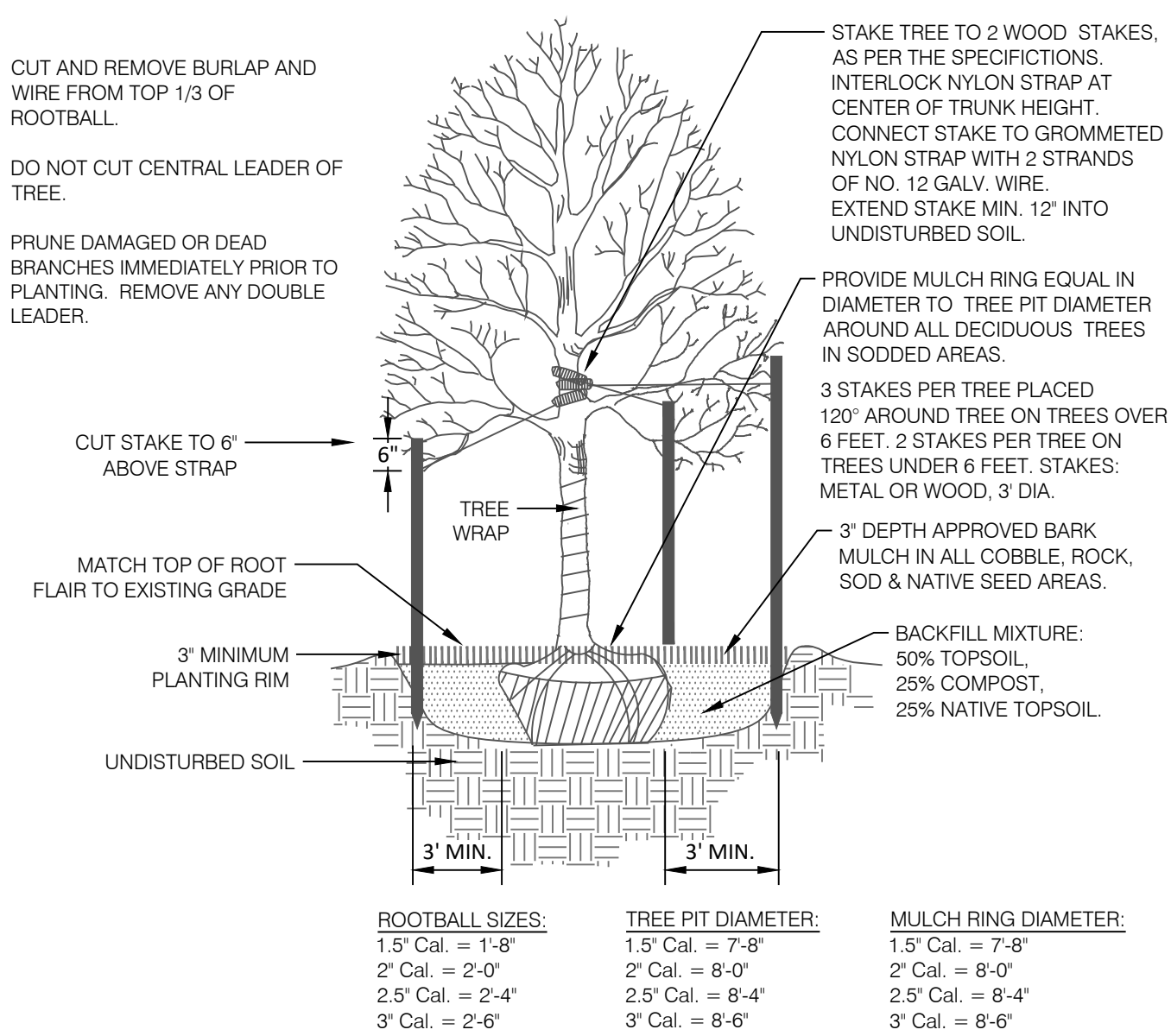
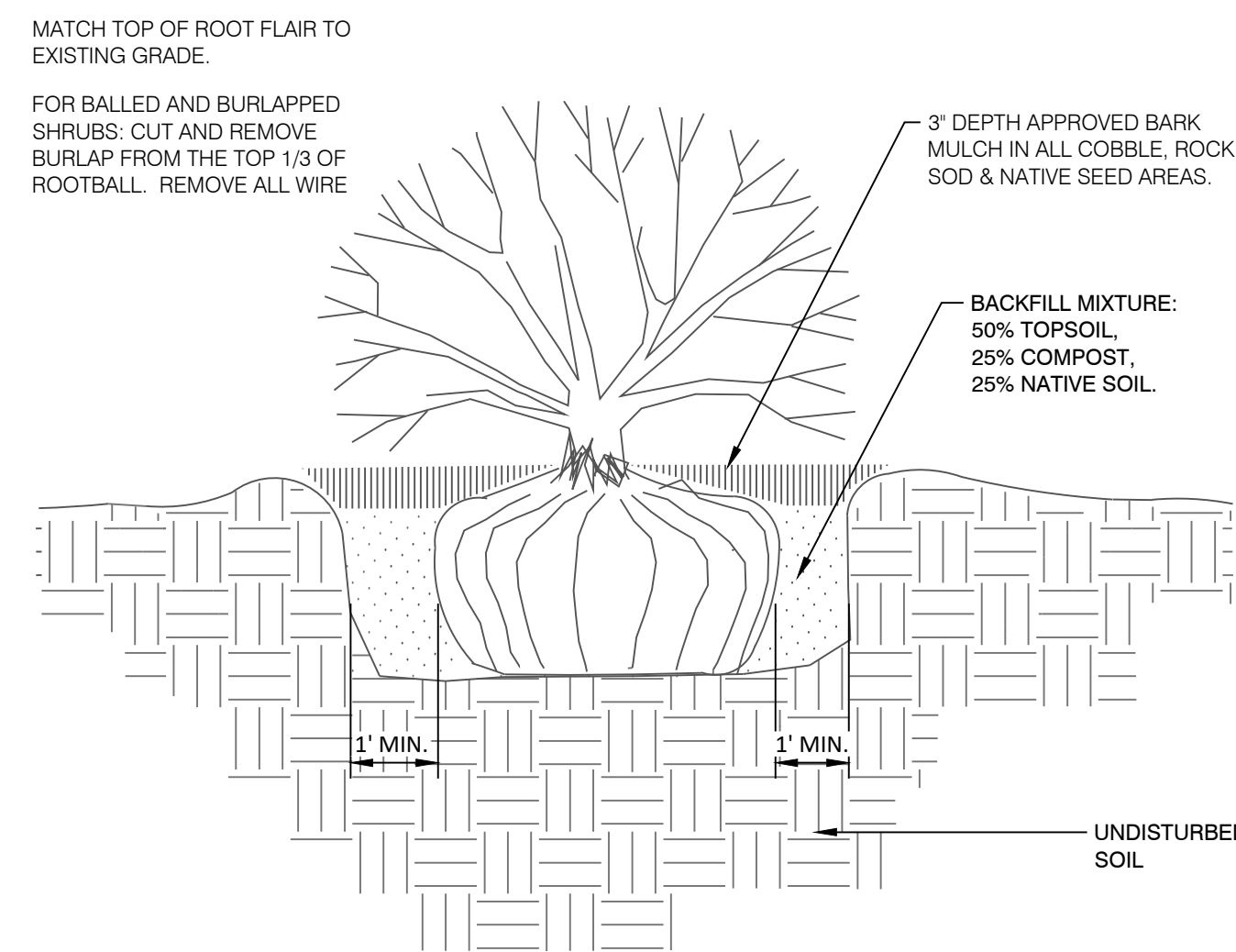


NOTES:
1. PLACE EDGING 2" DEEP BELOW GRADE AND TAPER MULCH DEPTH TO MEET TOP OF EDGING.

1 DECOMPOSED GRANITE PAVING
1" = 1'-0"

2 STEEL EDGING
N.T.S. 3210-01 329413-09

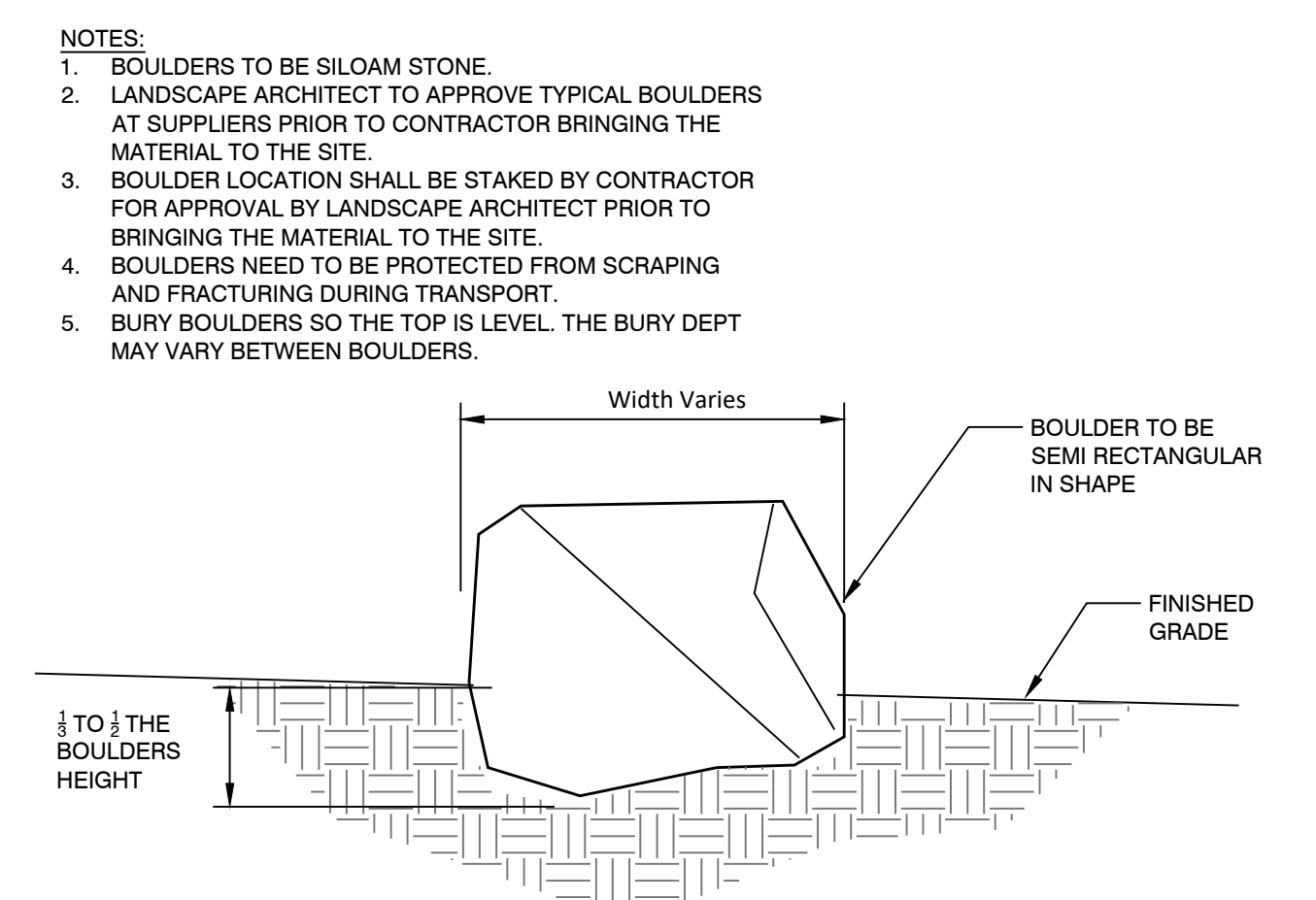
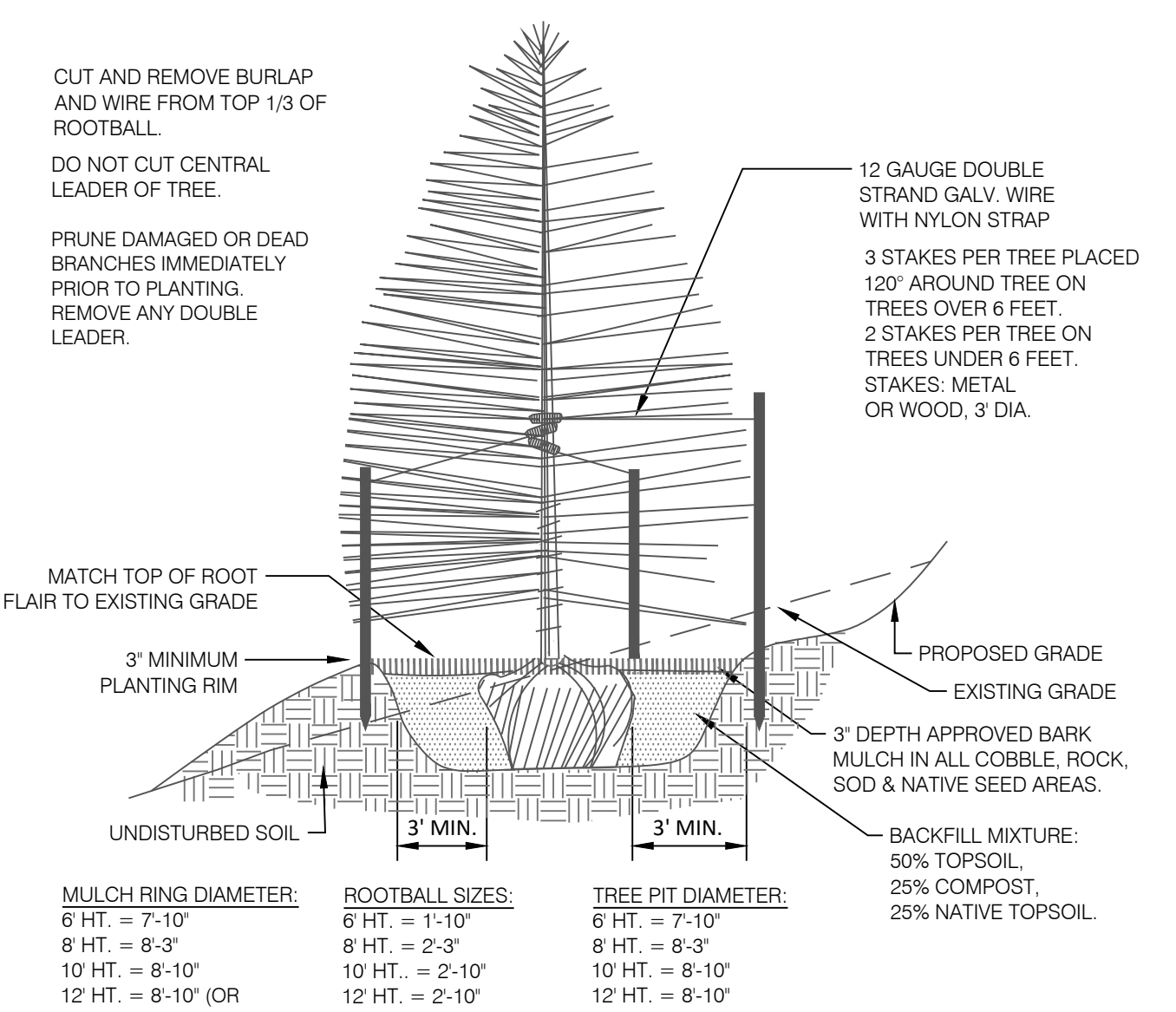
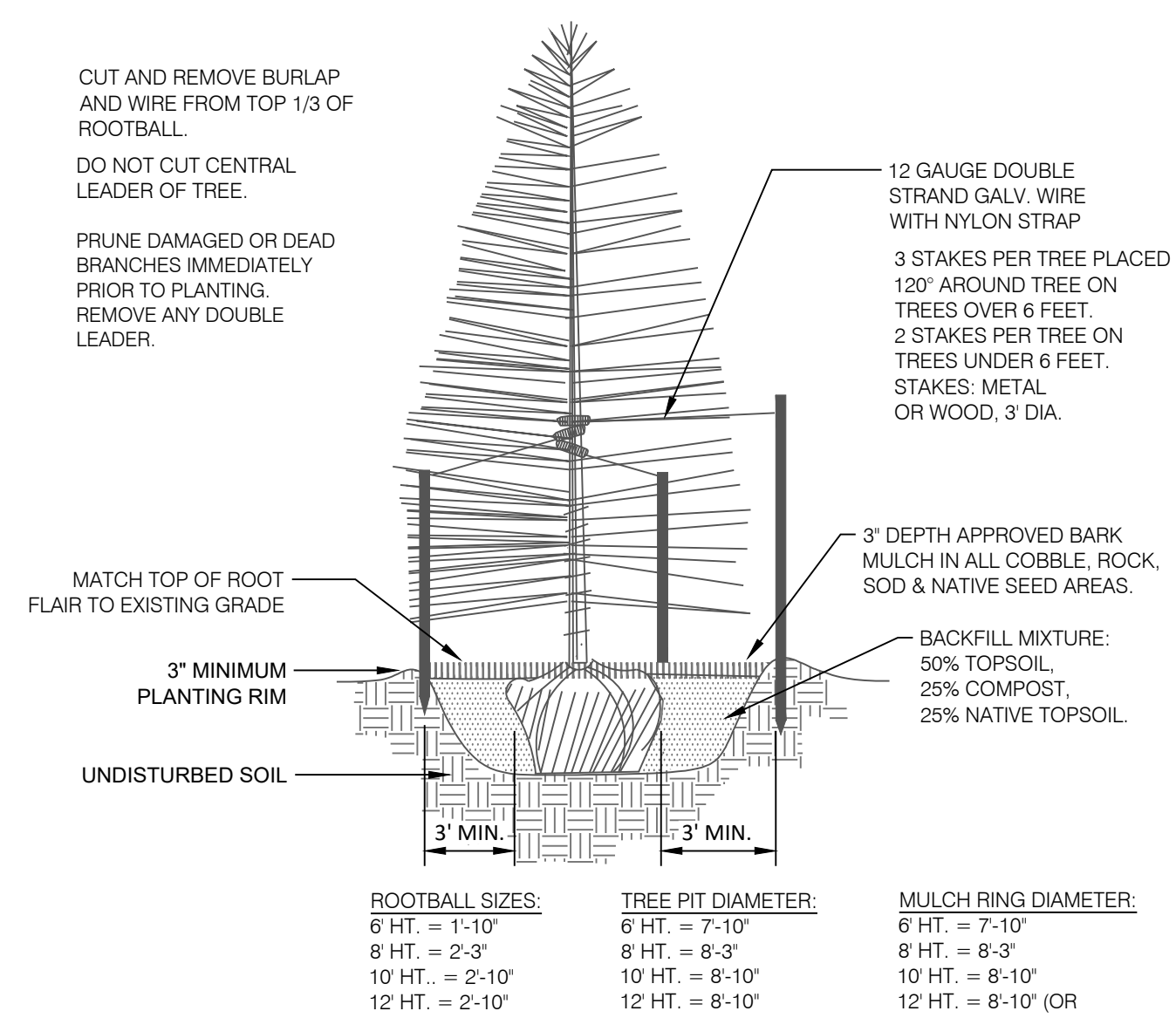
3 PERENNIAL / ORNAMENTAL GRASS PLANTING
N.T.S. 3293-04



4 SHRUB PLANTING DETAIL
N.T.S. 329333-03

5 DECIDUOUS TREE PLANTING DETAIL
N.T.S. 329343-01

6 DECIDUOUS TREE PLACEMENT ON SLOPE
N.T.S. 329343-05



7 CONIFEROUS TREE PLANTING DETAIL
N.T.S. 329343-02

8 CONIFEROUS TREE PLACEMENT ON SLOPE
N.T.S. 329343-06

9 LANDSCAPE BOULDER
N.T.S. 3294-08

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STAMP

ISSUE INFO

SHEET TITLE

SHEET NUMBER

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:

LANDSCAPE & SITE DETAILS

13

13 OF 17

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



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PLANNER / LANDSCAPE ARCHITECT

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SITE DEVELOPMENT PLAN /
FINAL LANDSCAPE PLAN

12960 N Peyton Hwy
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DATE: 9/13/2024
PROJECT MGR: A. BARLOW
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STAMP

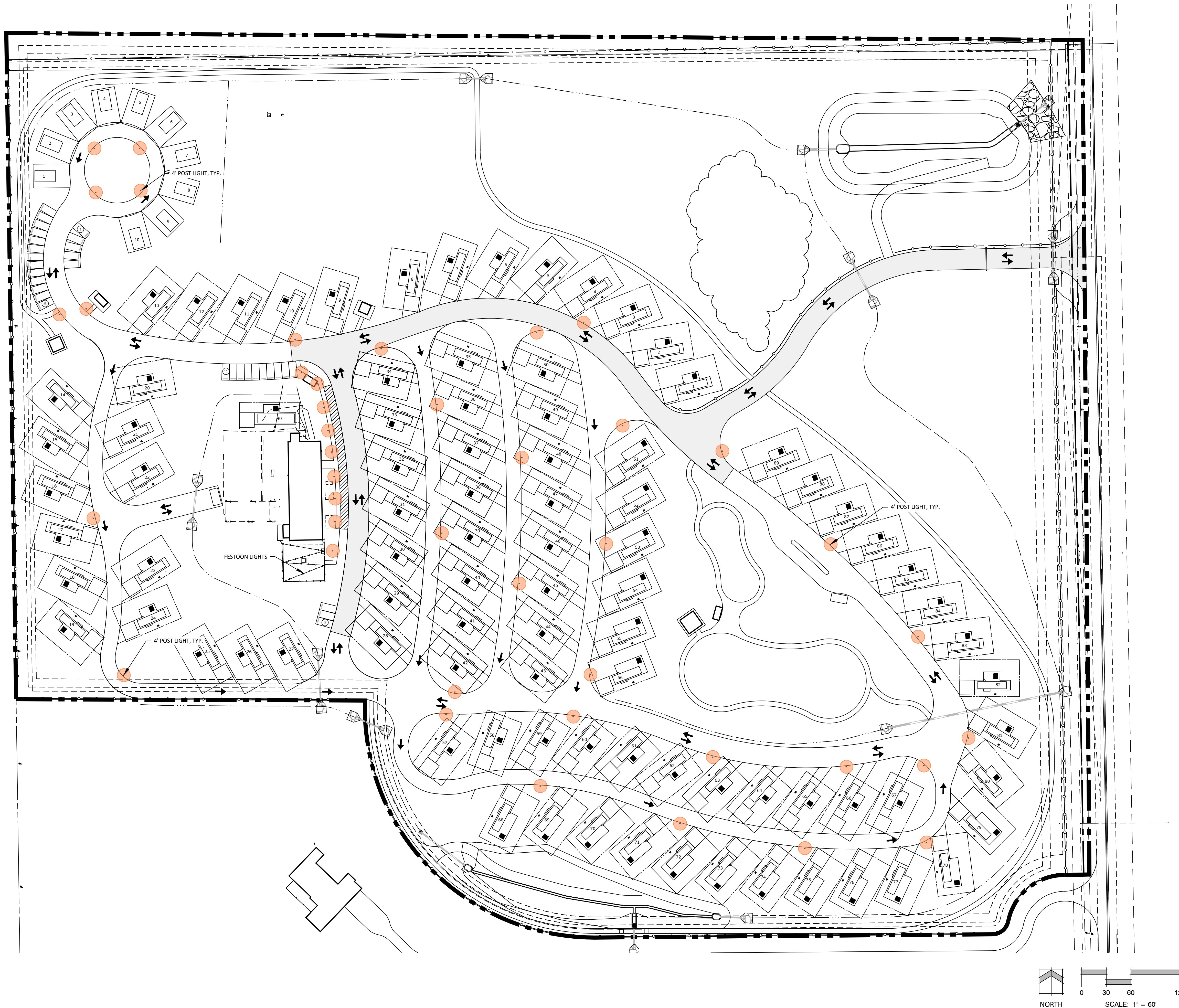
SITE
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PLAN

DATE:	BY:	DESCRIPTION:

LIGHTING PLAN

16
16 OF 17

SHEET NUMBER



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

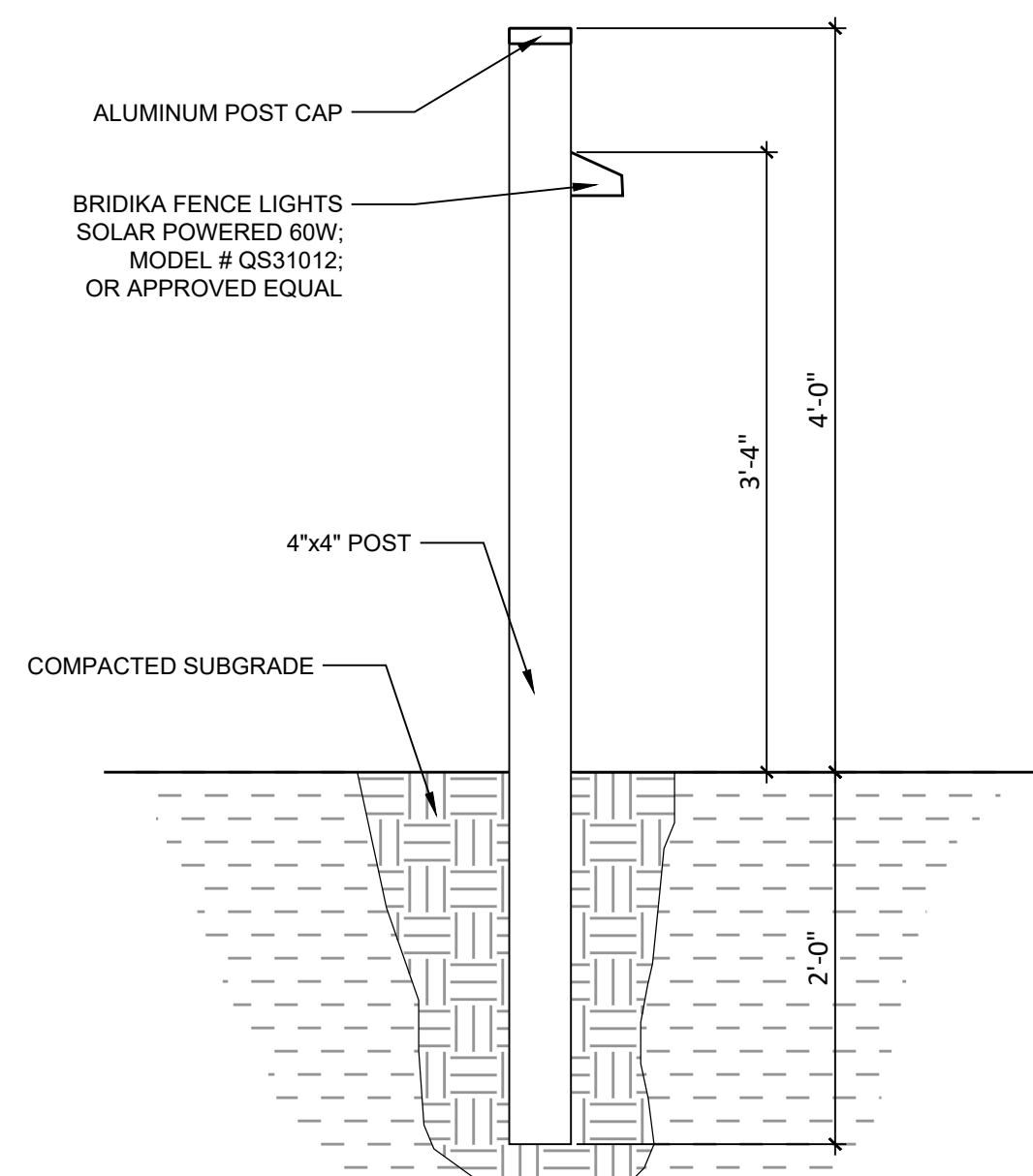


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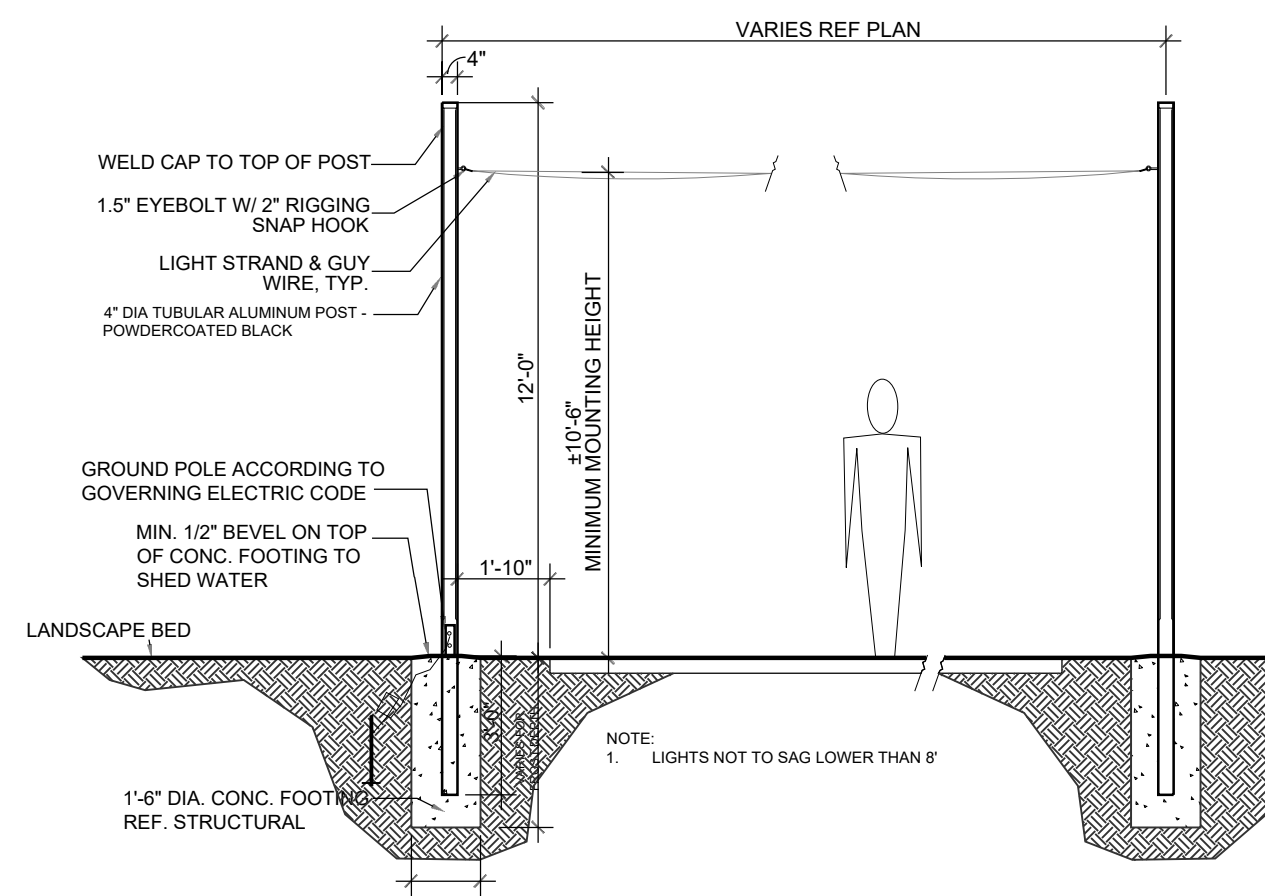
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1 POST WITH SOLAR LIGHT
1" = 1'-0"

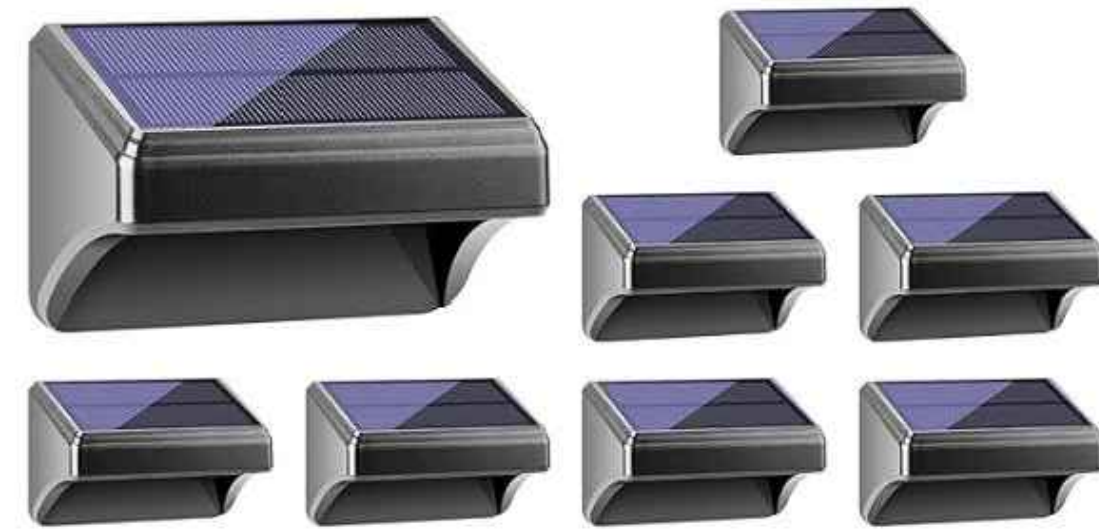
265623-01



2 STRING LIGHTS
NTS

P-TT-43

BRIDIKA SOLAR LIGHT | MODEL # QS31012

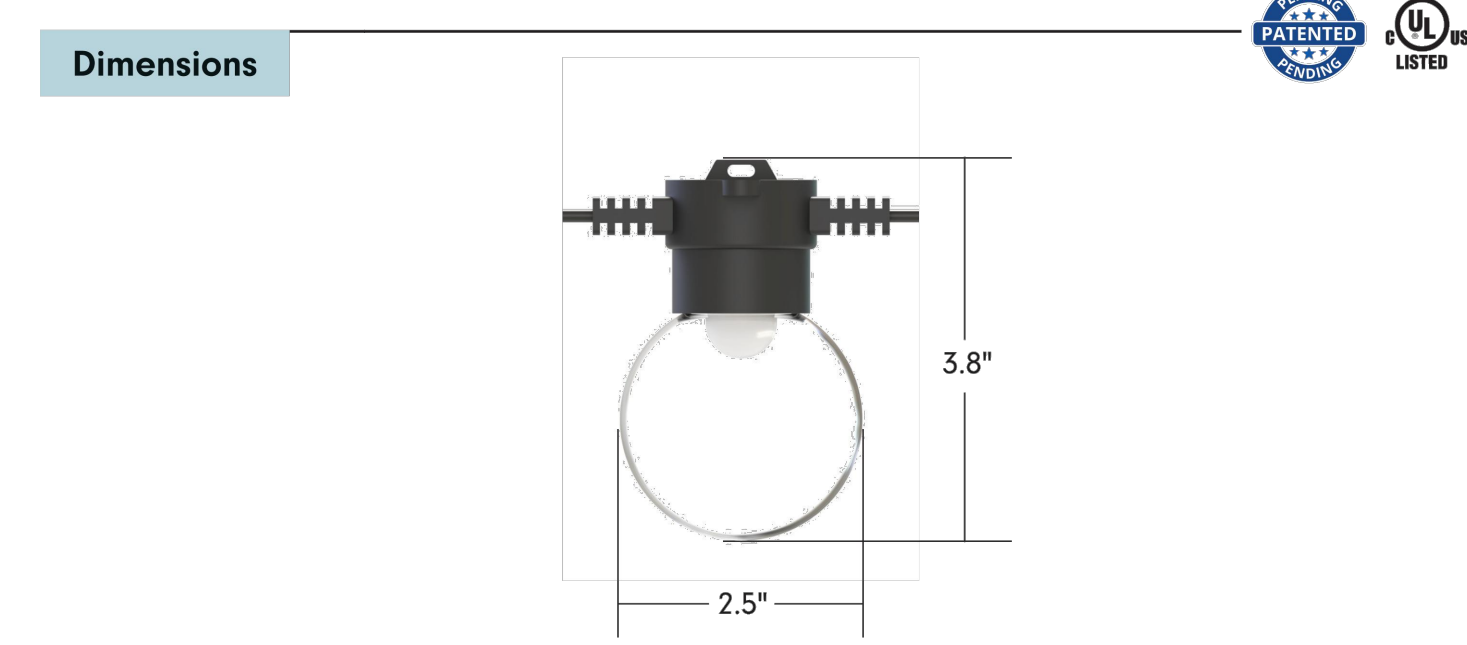


Technical Details	
Model	QS31012
Series	BRIDIKA
Product Description	2.25" x 1.75" x 2.25"
Item Weight	4.5 lbs/box
Light Type	Solar Powered
Shade Color	Black
Shade Material	PC/ABS
Shade Type	Shade
Style	Modern
Brand	BRIDIKA
Color	Black/White
Special Features	Memory Function, Auto-Off, Charging Light, Motion Sensitive, Solar Powered, 100% Recycled, Outdoor Use, 100% Recycled, Backlight, Fence Light
Light Source Type	LED
Material	Plastic, Acrylonitrile Butadiene Styrene
Recommended Use For Product	Indoor, Outdoor, Deck, Patio, Garden, and more
Power Source	Solar Powered
Shade	Shade
Connector Type	Plug and Play
Number of Light Sources	1
Connectivity Technology	USB
Material Components	Shade and Plug
Is Waterproof	Yes
Auto On/Off	Yes
Material Type	Plastic/ABS
Material	2.4 mils
Number of Items	1
Lighting Method	Energy
Control Method	Touch
Indoor/Outdoor Usage	Outdoor
Material Color (as Shipped)	Black/White
Water Resistance Level	Waterproof
Installation Type	Plug and Play
Number of Pieces	1
Dimensions	2.25" x 1.75" x 2.25"
Voltage	3.7 Volts
Brightness	40 Lumens
UL Listed	Yes
ULC	ULC00000000
Manufacturer	BRIDIKA
Part Number	QS31012
Quantity of Shade	One
Item model number	QS31012
Item Weight	4.5 lbs/box (includes shipping weight)
Product Type	Shade
Special Features	Memory Function, Auto-Off, Charging Light, Motion Sensitive, Solar Powered, 100% Recycled, Outdoor Use, 100% Recycled, Backlight, Fence Light
Item Weight	4.5 lbs/box
Material Included?	No
Indoor/Outdoor?	No
Water Resistant?	Water Resistant
Color Temperature	3000 Kelvin

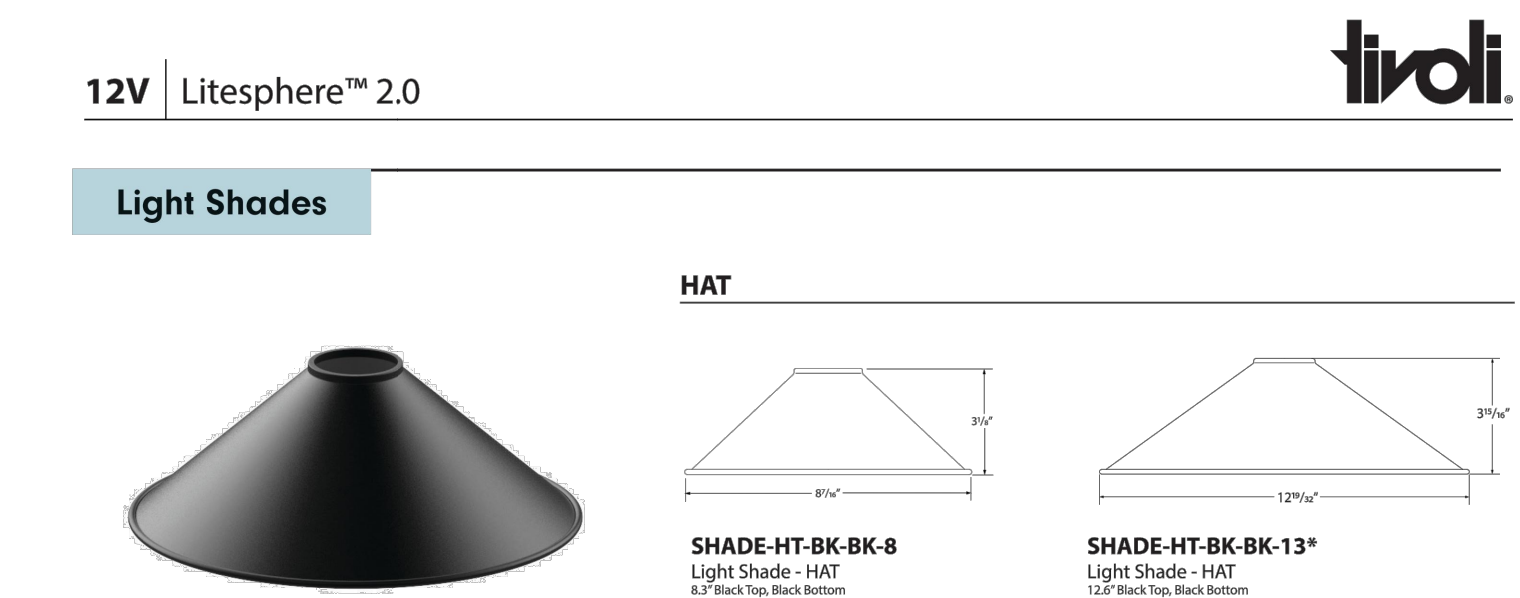


Project: _____ Type: _____

- ### Product Features
- Tivoli's next evolution of Litesphere delivers a robust specification-grade strand with factory molded standard spacing for consistent quality from start to finish
 - Litesphere 2.0 design provides optional suspended mounting or a twist-off cap for surface applications
 - 12V DC Low voltage system for long runs
 - IP67
 - cULus
 - 3 Year warranty



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- ### Accessories
- SHADE-LSZADP-XX-01** 2.0 Light Shade Adapter
X = BK (Black), WH (White)
PVC Black Adapter - Sold Individually
 - SHADE-LSZADP-XX-25** 2.0 Light Shade Adapter
X = BK (Black), WH (White)
PVC Black Adapter Kit - Sold in packs of 25
 - SHADE-LSZADP-XX-50** 2.0 Light Shade Adapter
X = BK (Black), WH (White)
PVC Black Adapter Kit - Sold in packs of 50

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PLANNER / LANDSCAPE ARCHITECT
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SHEET TITLE

Lazy Y Rockin' J RVP

SITE DEVELOPMENT PLAN / FINAL LANDSCAPE PLAN

12960 N Peyton Hwy
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DATE: 9/13/2024
PROJECT MGR: A. BARLOW
PREPARED BY: J. SMITH

SITE DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:

LIGHTING CUTSHEETS

17
17 OF 17