

# 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 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:

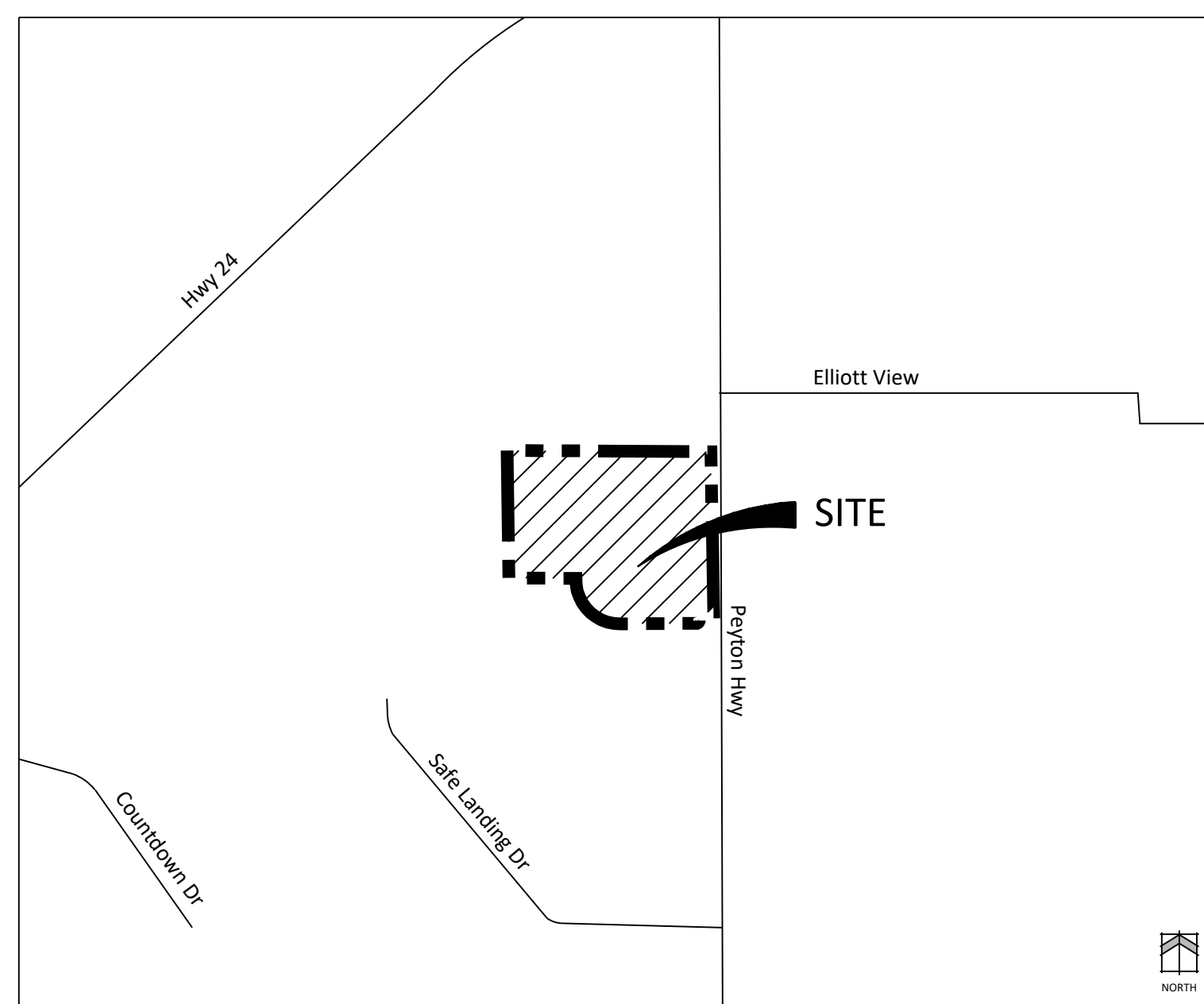
1. S89°55'26"W A DISTANCE OF 53.39 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.20 FEET, A CENTRAL ANGLE OF 78°31'53" AND AN ARC LENGTH OF 96.22 FEET, TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL 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. 219594938 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:	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'

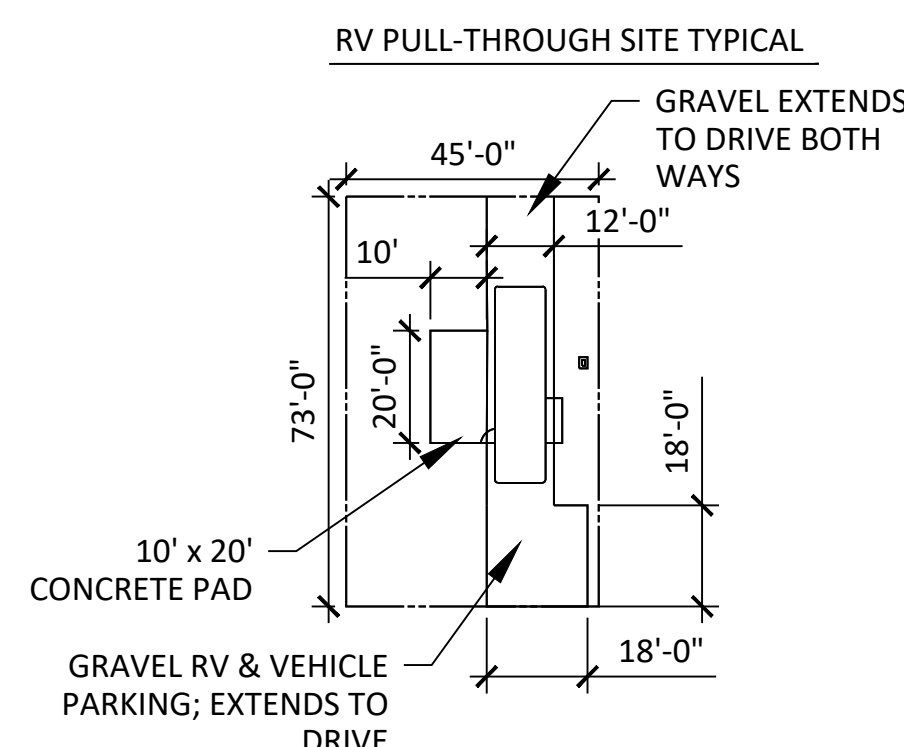
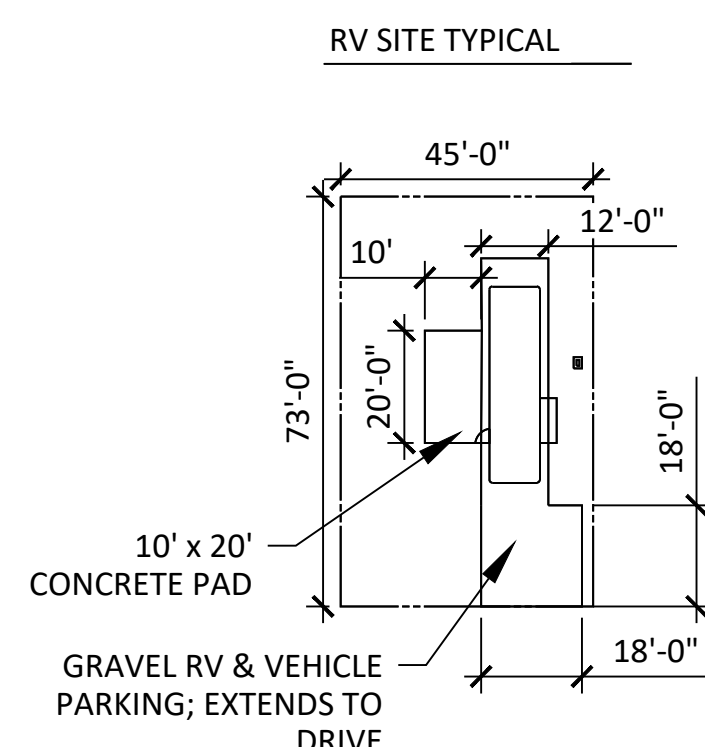
#### LAND USE DATA TABLE

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

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



**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 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

**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

**Clerk and Recorder Certification**  
 State of Colorado )  
 ) ss.  
 El Paso County )

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

#### 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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Sheet 15 of 17:	Building Elevations
Sheet 16 of 17:	Lighting Plan
Sheet 17 of 17:	Lighting Cutsheets



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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## 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

# 1

1 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: SINGLE FAMILY RESIDENCE  
TSN: 3207000011



N.E.S. Inc.  
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Colorado Springs, CO 80903

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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

### SITE DEVELOPMENT PLAN

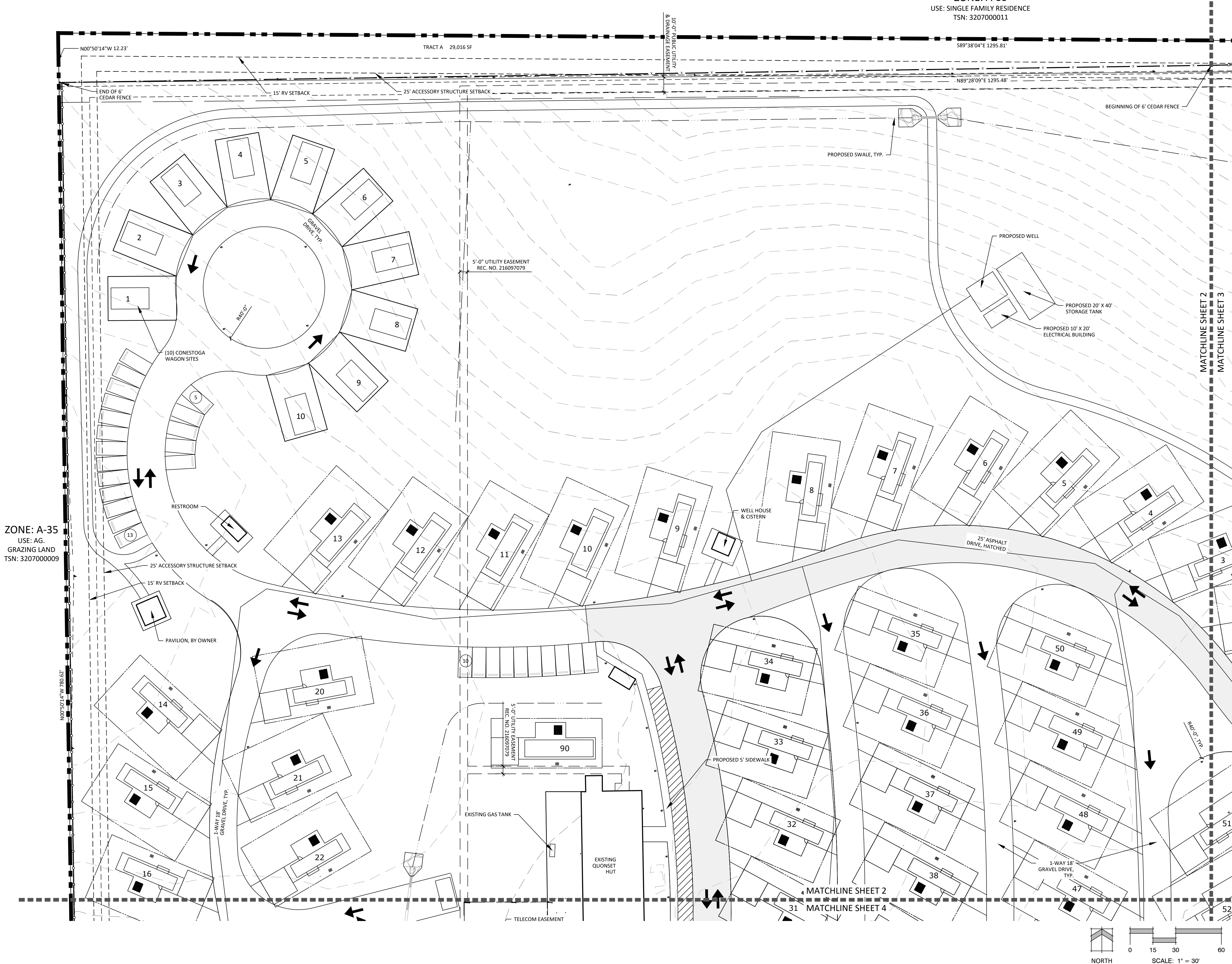
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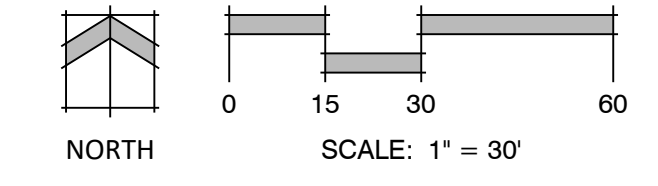
2 OF 17

SHEET NUMBER

PLAN FILE #



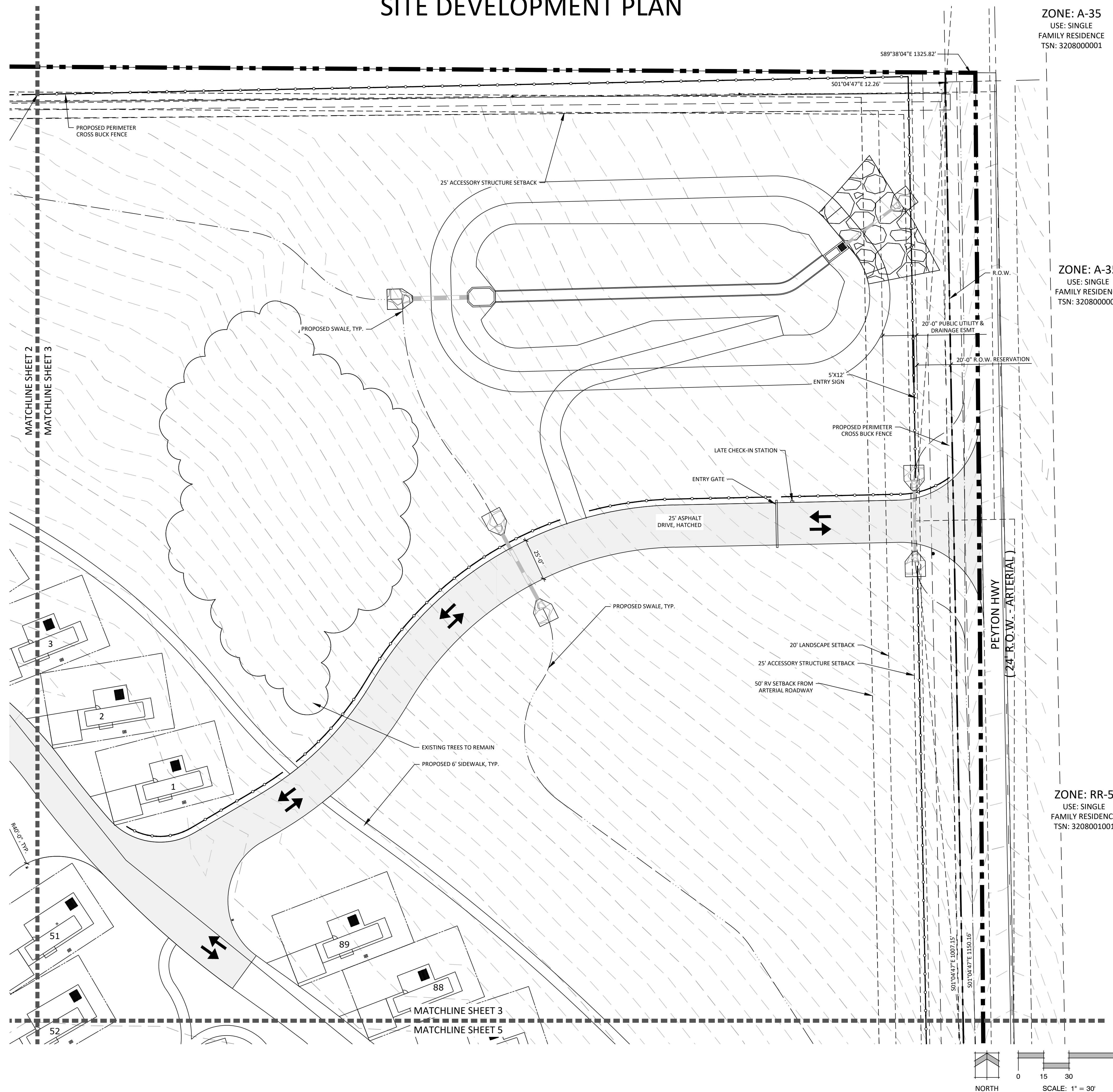
ZONE: A-35  
USE: AG,  
GRAZING LAND  
TSN: 3207000009



P:\Scott and Debra Smith\Longhorn Acres\Drawings\Planning\DR\1303\_LV\_RVP\_SDP.dwg [RVP PLAN\_1] 9/16/2024 9:38:20 AM jsmith

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SITE DEVELOPMENT 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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619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

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Fax 719.471.0267

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FINAL LANDSCAPE PLAN

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

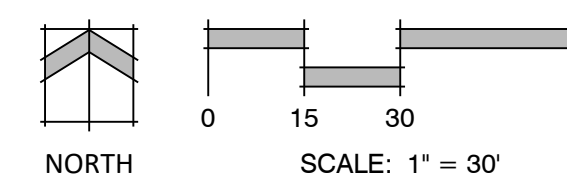
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### SITE DEVELOPMENT PLAN

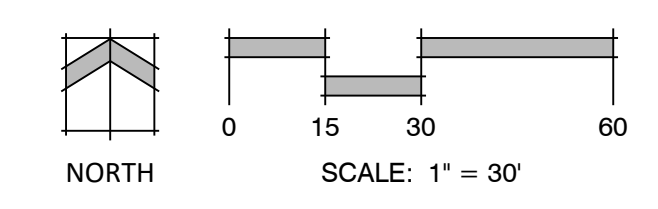
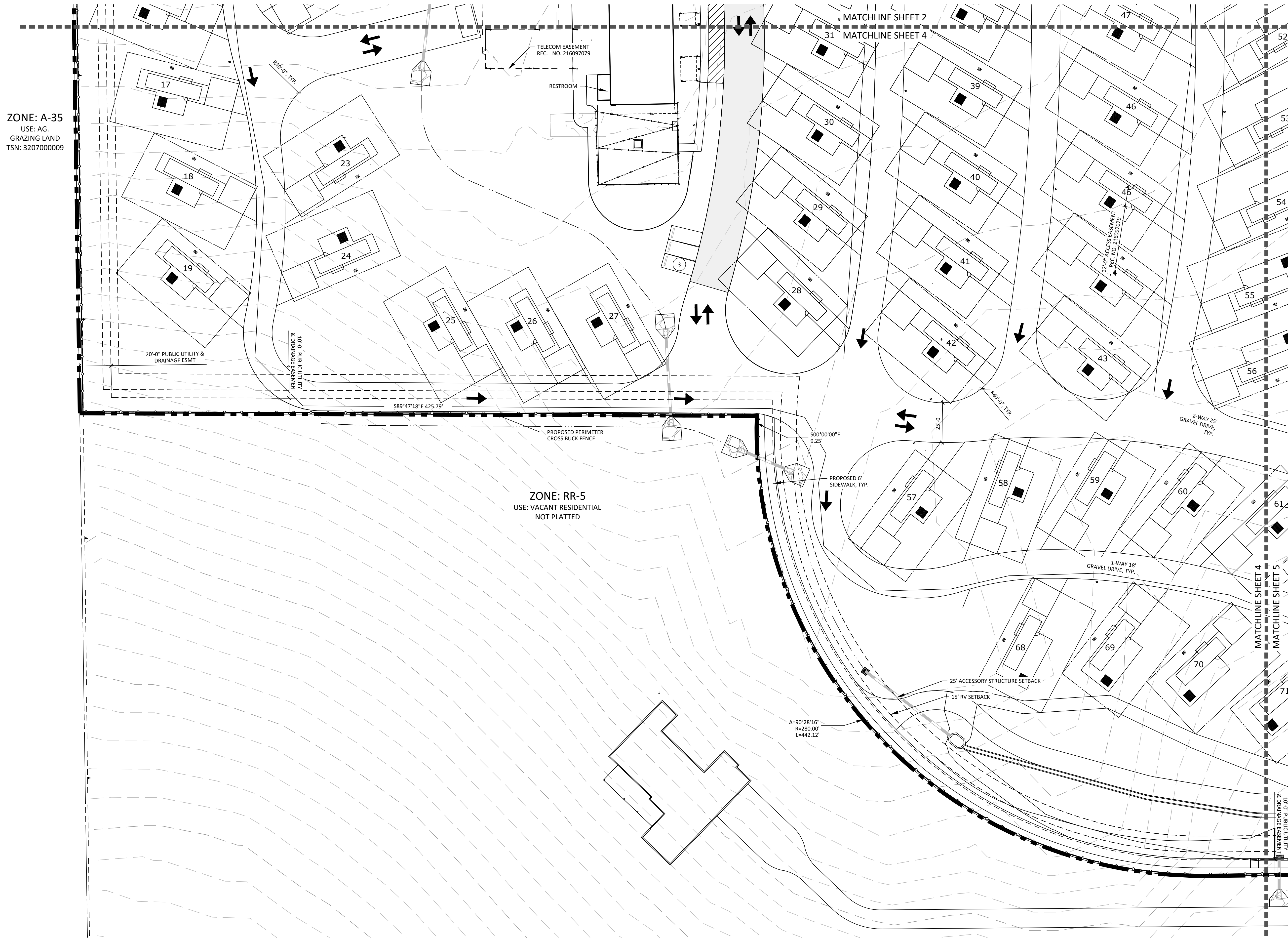
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SITE DEVELOPMENT PLAN



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619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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PROJECT INFO  
DATE: 9/13/2024  
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PREPARED BY: J. SMITH

STAMP

### SITE DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:

### SITE DEVELOPMENT PLAN

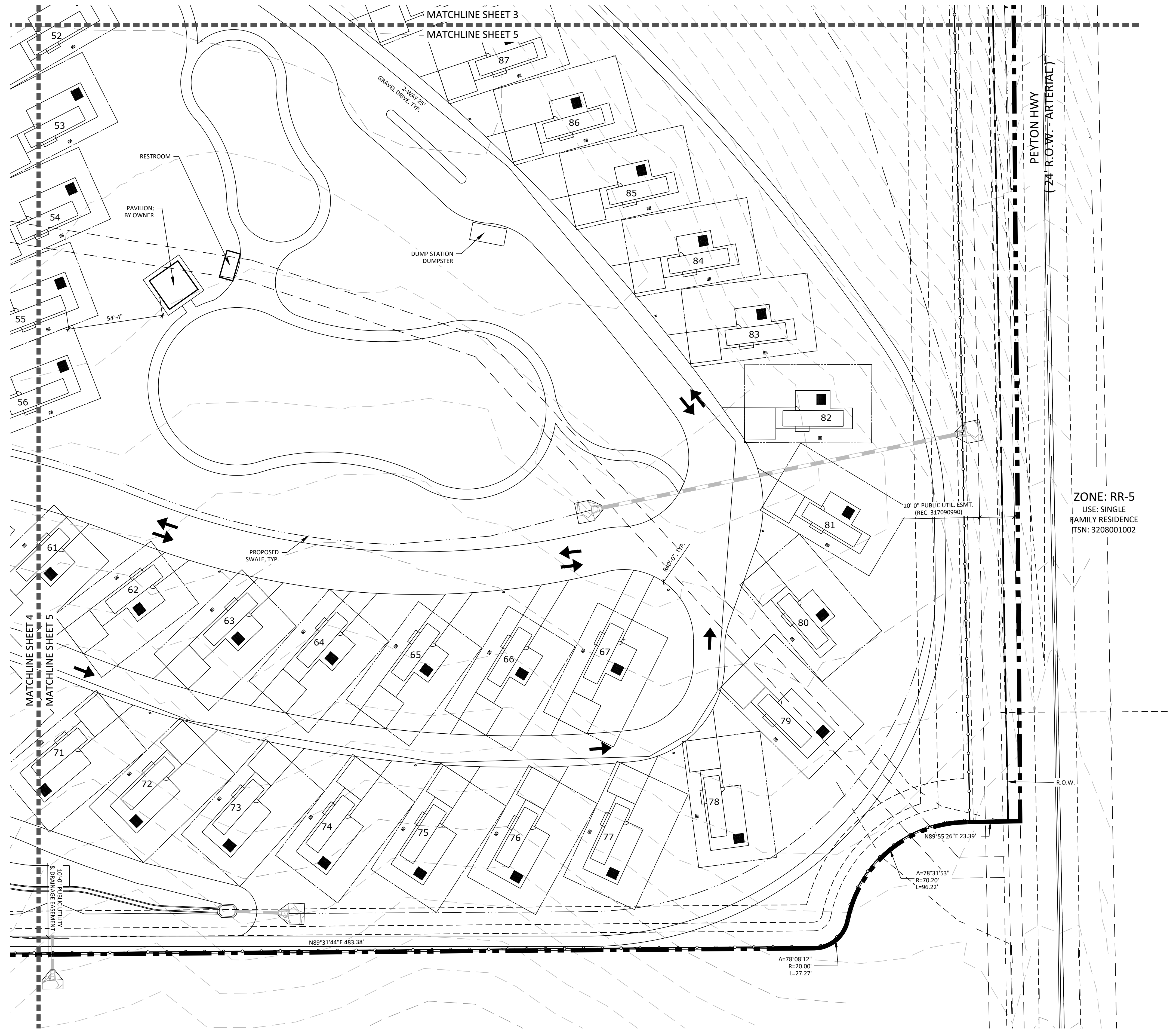
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4 OF 17

SHEET NUMBER

# 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



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
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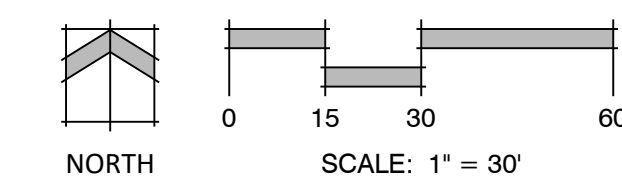
### SITE DEVELOPMENT PLAN

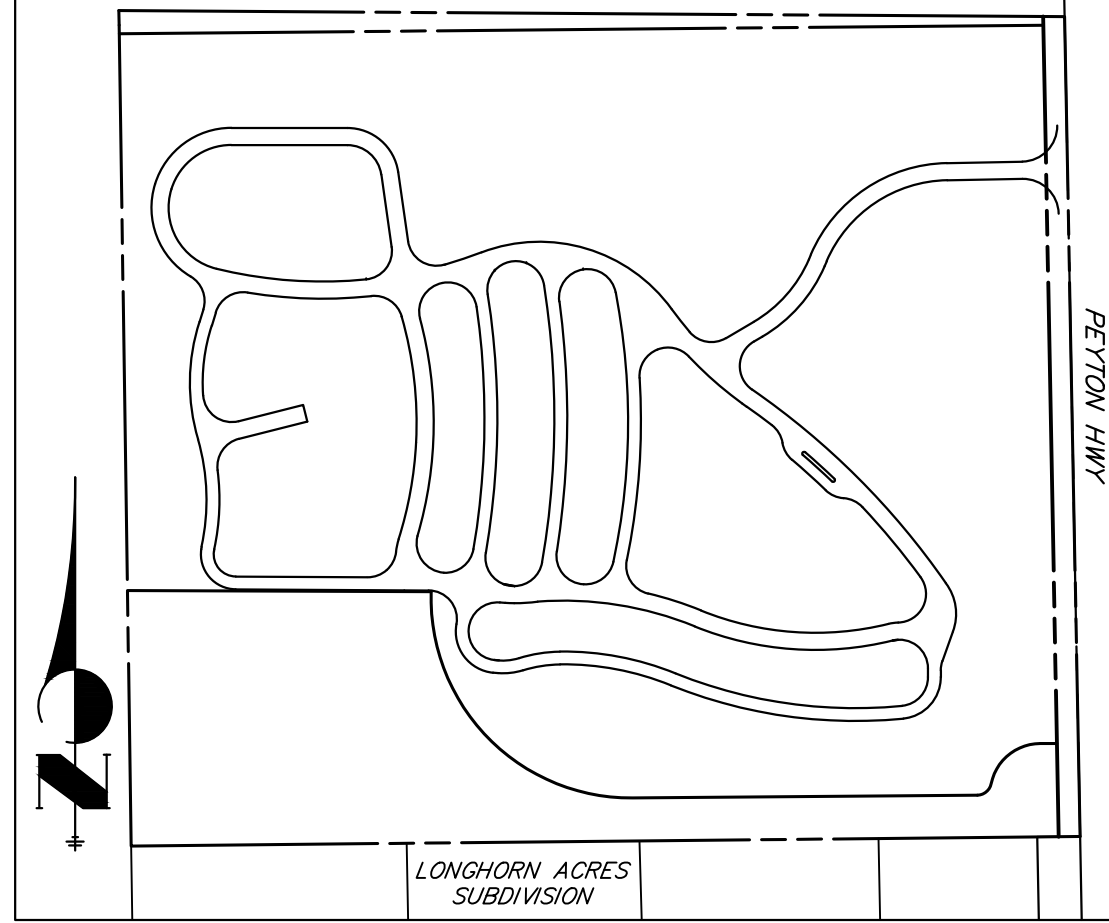
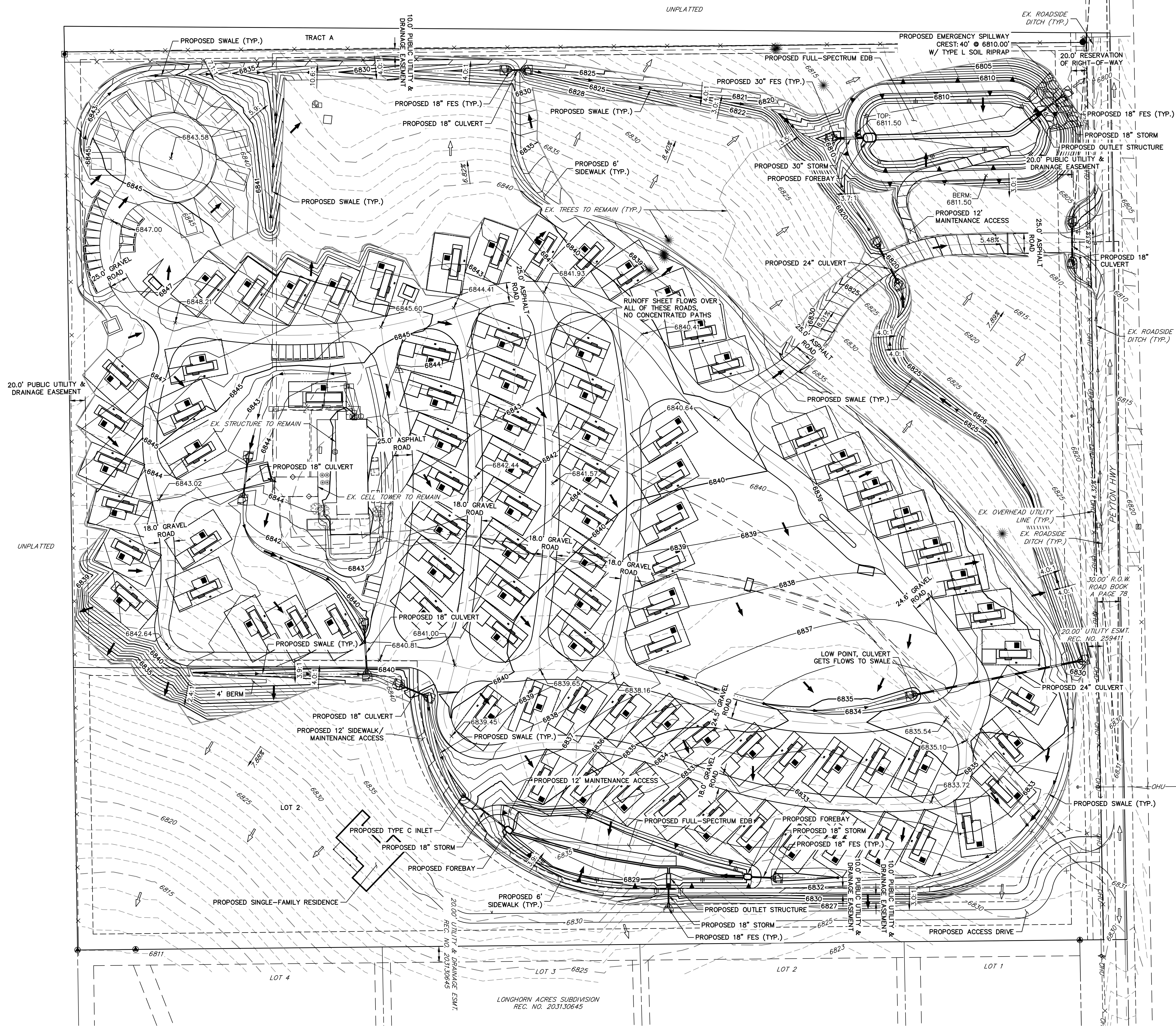
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### SITE DEVELOPMENT PLAN

5

5 OF 17



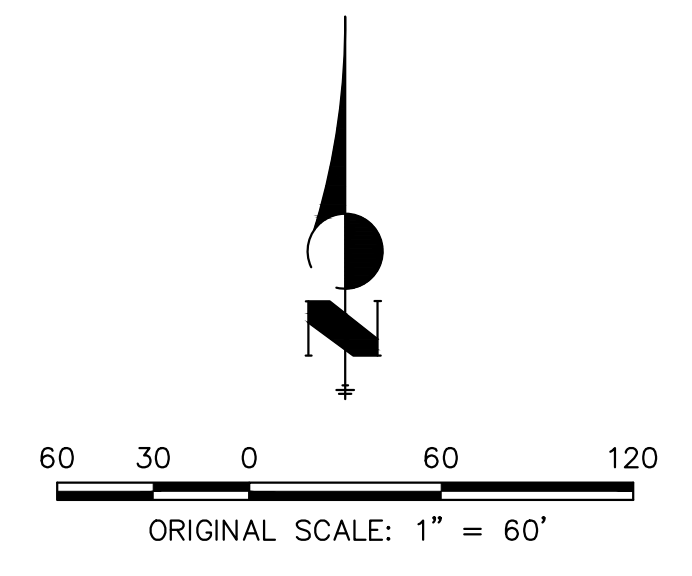


**LEGEND**

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

<b>EXISTING</b>	<b>PROPOSED</b>
LOW POINT/HIGH POINT	L.P./H.P.
FLOW DIRECTION & SLOPE	(2.0)%
FLOW DIRECTION ARROW	
EXISTING FLOW DIRECTION ARROW	
LIMITS OF GRADING	



UNPLATTED

PREPARED FOR  
**SCOTT SMITH**  
 1172 GREENLAND FOREST DRIVE  
 MONUMENT, CO 80106  
 719-499-7764  
 SCOTT@YISMITH.COM

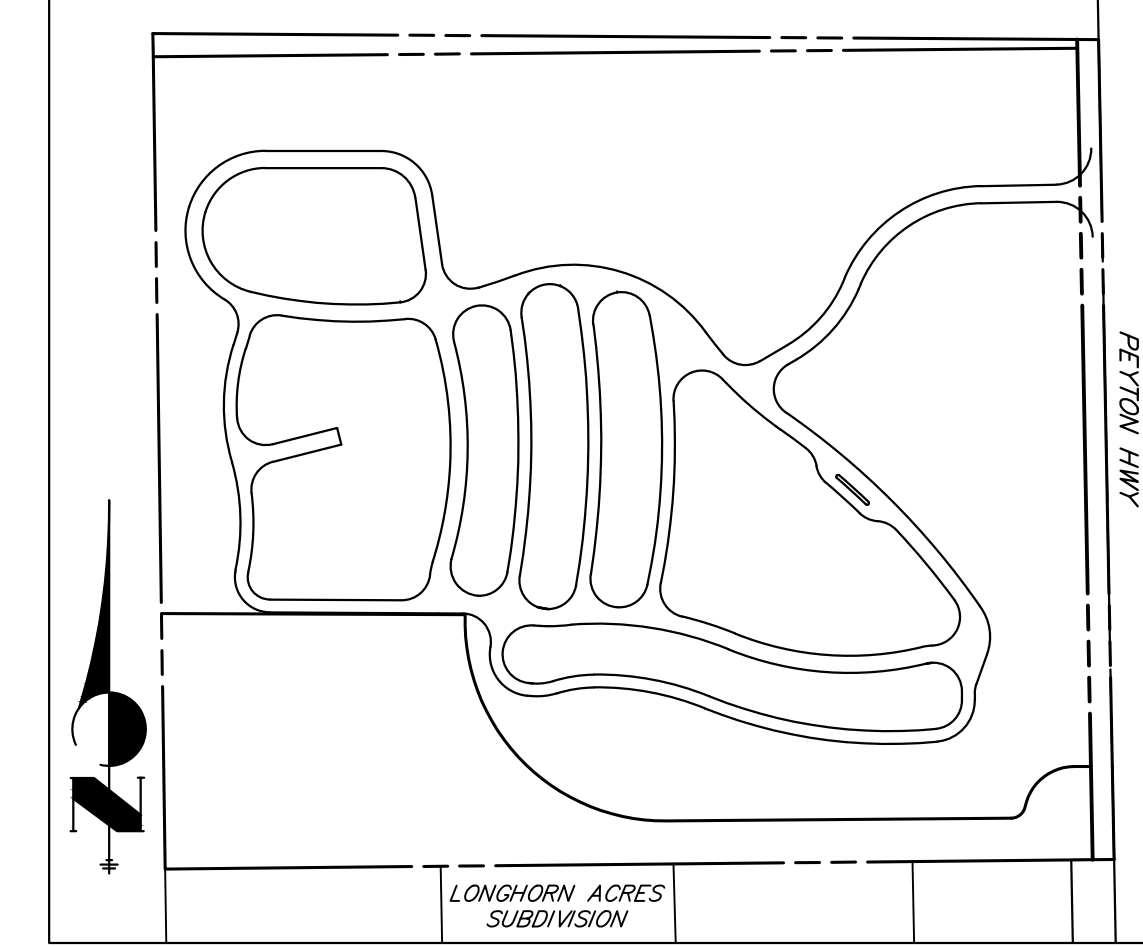
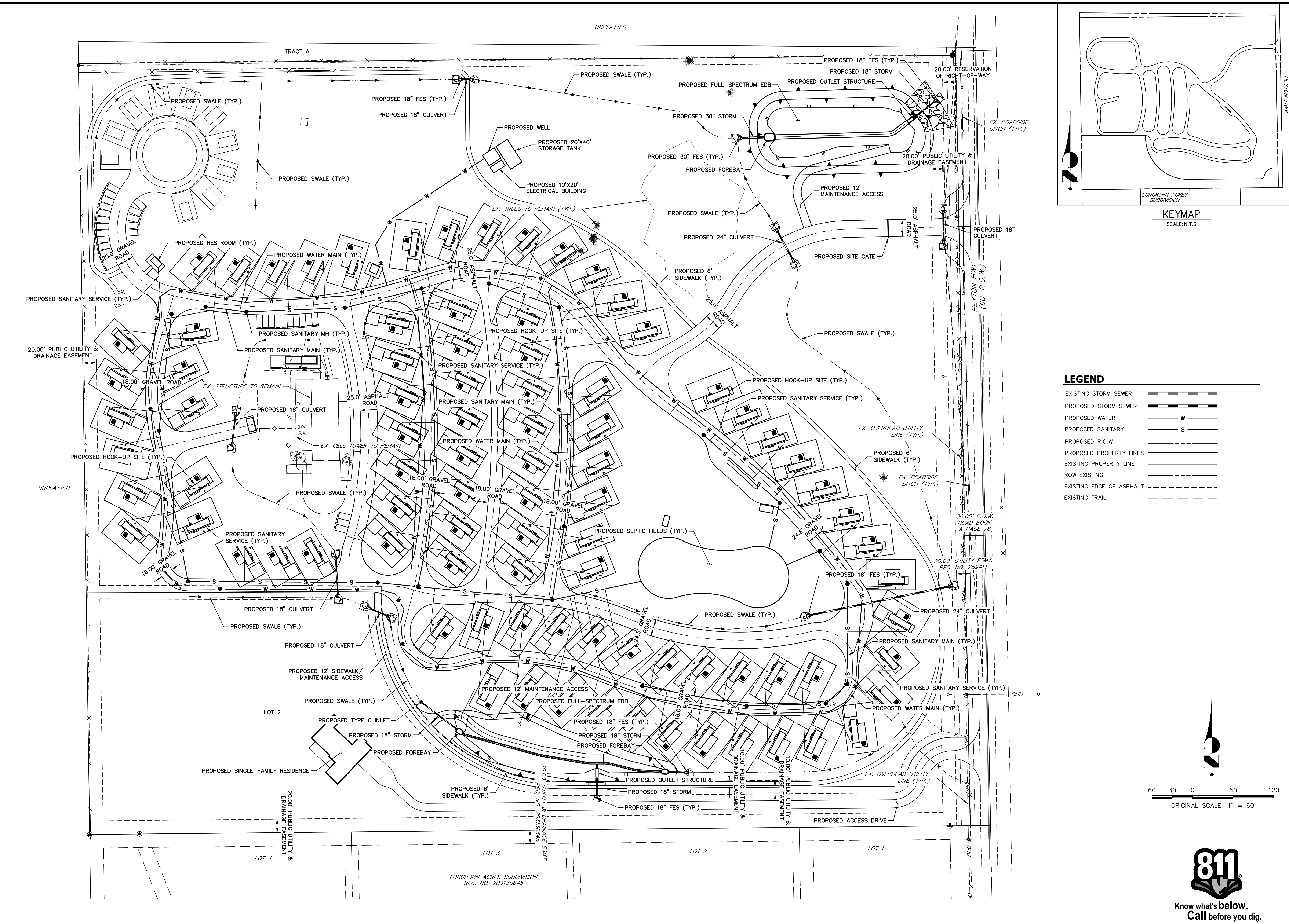
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-8888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

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  
 SHEET 6 OF 17  
 JOB NO. 25228.00

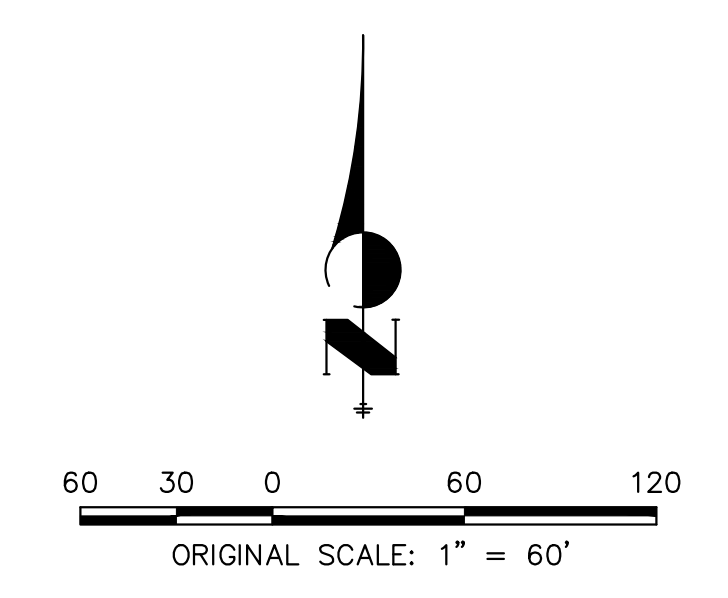




KEYMAP  
SCALE: N.T.S.

**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  
**SCOTT SMITH**  
1172 GREENLAND FOREST DRIVE  
MONUMENT, CO 80106  
719-499-7764  
SCOTT@YISMITH.COM

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-583-2583  
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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



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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

#### 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
<b>DECIDUOUS TREES</b>							
	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
<b>EVERGREEN TREES</b>							
	Ped	47	Pinus edulis / Pinon Pine	25'	20'	6"	B&B
	Ppo	118	Pinus ponderosa / Ponderosa Pine	65'	30'	6"	B&B
<b>ORNAMENTAL TREES</b>							
	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
<b>SHRUBS</b>							
	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
<b>DECIDUOUS SHRUBS</b>							
	Ena	24	Ericameria nauseosa / Rubber Rabbitbrush	5'	5'	5 GAL	CONT
<b>ORNAMENTAL GRASSES</b>							
	Cb	44	Calamagrostis brachytricha / Korean Feather Reed Grass	4'	3'	1 GAL	CONT

#### GROUND COVER 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>880,146 sf</b>
	<b>ROCK MULCH</b> - 3/4" Desert Sand River	<b>7,904 sf</b>
	<b>COBBLE</b> - 2-4" River Rock	<b>1,250 sf</b>
	<b>LOW GROW MIX</b> - 23% Western Wheatgrass - 18% Blue Grama - 15% Buffalo Grass - 13% Sideoats Grama - 12% Sheep Fescue - 10% Green Needlegrass - 5% Sand Dropseed	<b>20,552 sf</b>
	<b>WOOD MULCH</b>	<b>4,757 sf</b>
	<b>CRUSHED BREEZE</b> - Saddleback Swirl Breeze	<b>19,853 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.) 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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PLANNED LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

## 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

STAMP

### FINAL LANDSCAPE PLAN

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

ISSUE / REVISION

### FINAL LANDSCAPE NOTES & SCHEDULES

SHEET TITLE

# 8

8 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  
FINAL LANDSCAPE PLAN

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

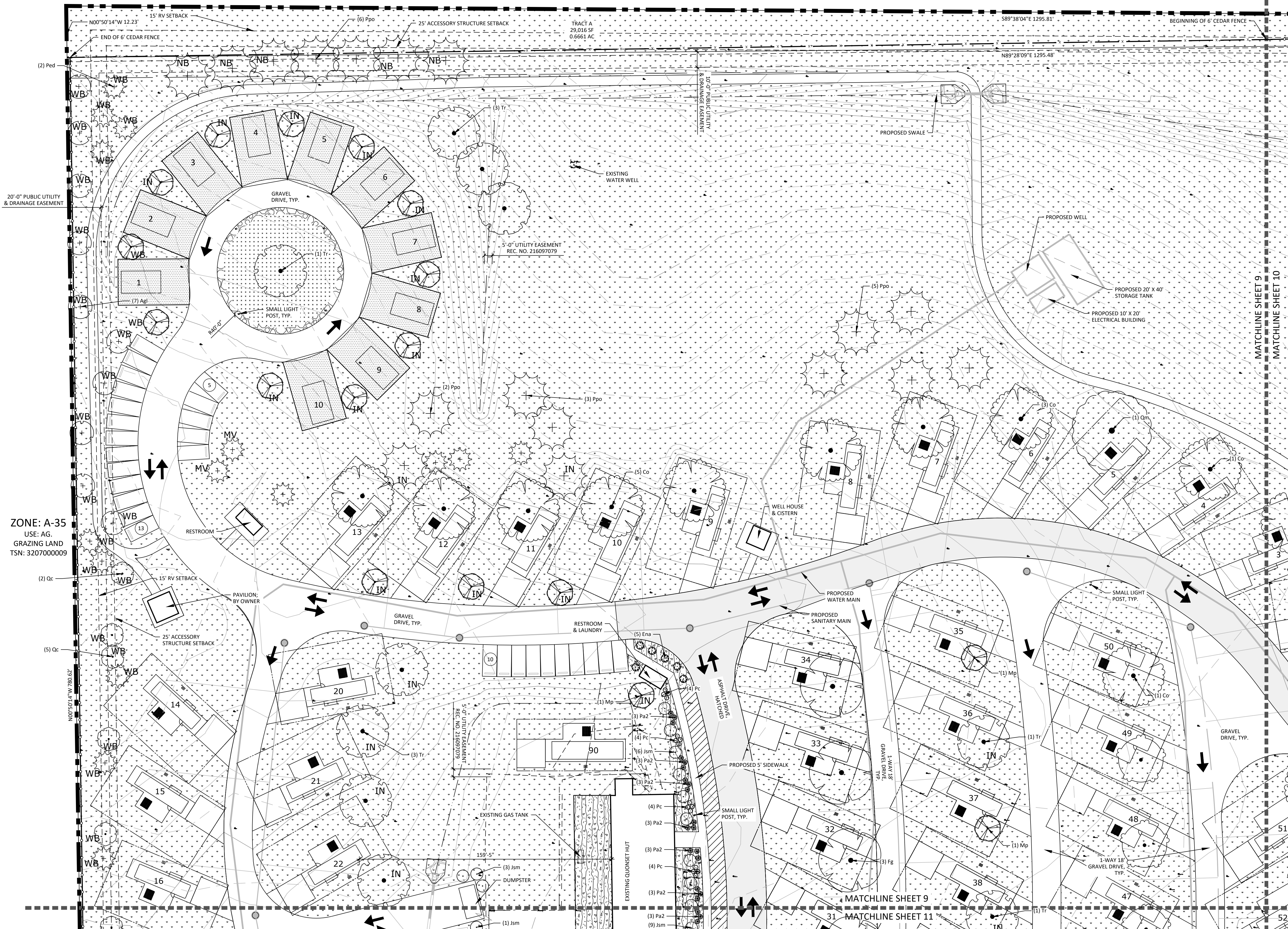


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ZONE: A-35  
USE: AG.  
GRAZING LAND  
TSN: 3207000009

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

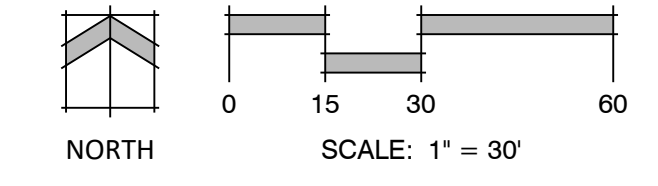
12960 N Peyton Hwy  
Peyton, CO 80831

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

FINAL  
LANDSCAPE  
PLAN

FINAL  
LANDSCAPE  
PLAN

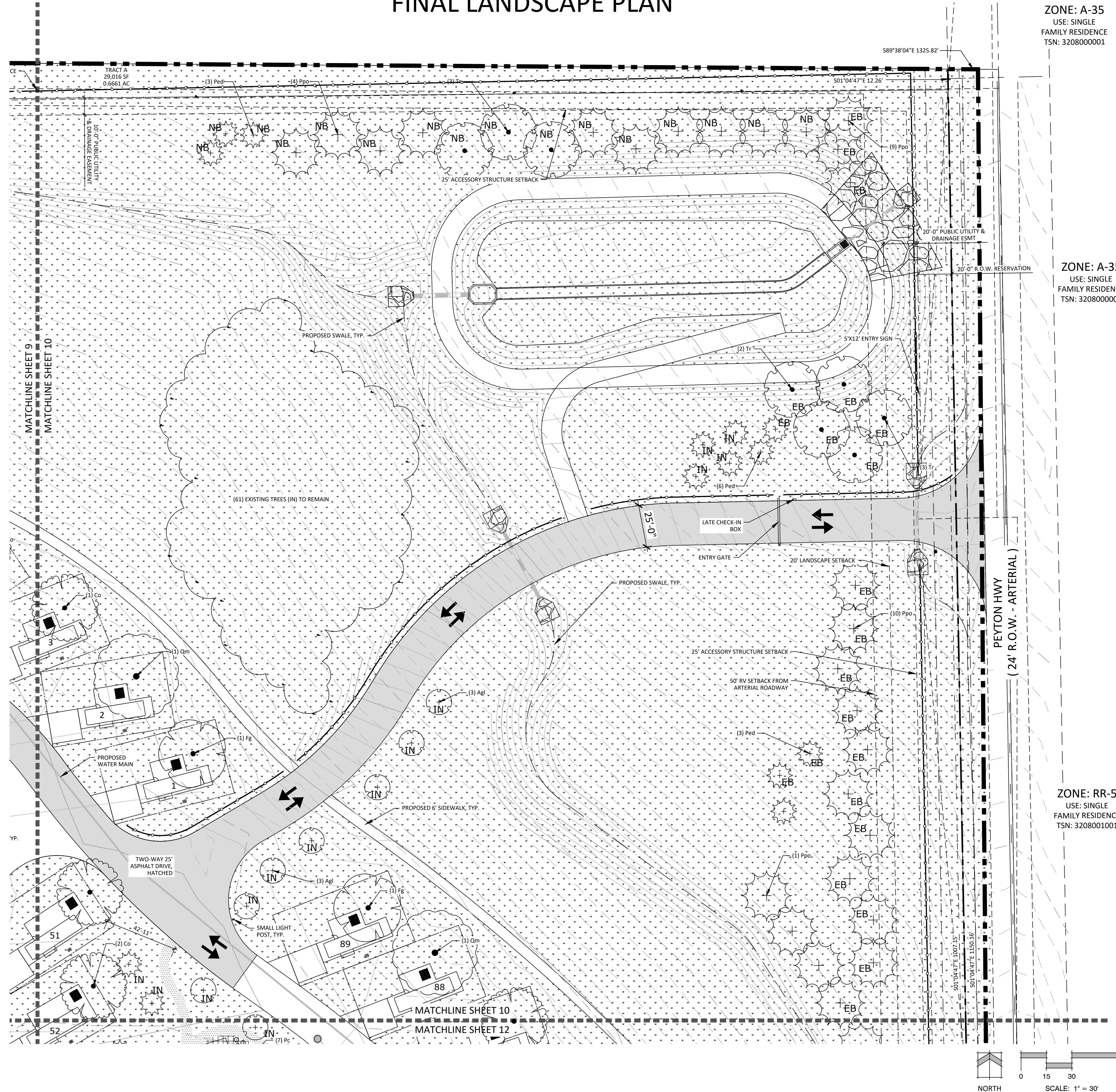
9  
OF 17



P:\Scott and Dickie\Smith\Laughlin Acres\Drawings\Lazy Y\RVB\_RVP\_FINAL.dwg (LS PLAN) 1 9/16/2024 9:26:20 AM 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



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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## 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

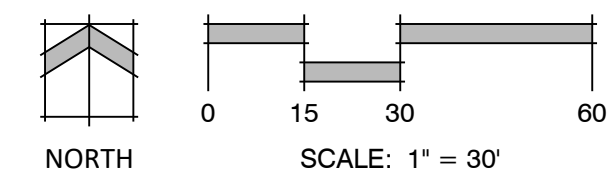
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DATE:	BY:	DESCRIPTION:

### FINAL LANDSCAPE PLAN

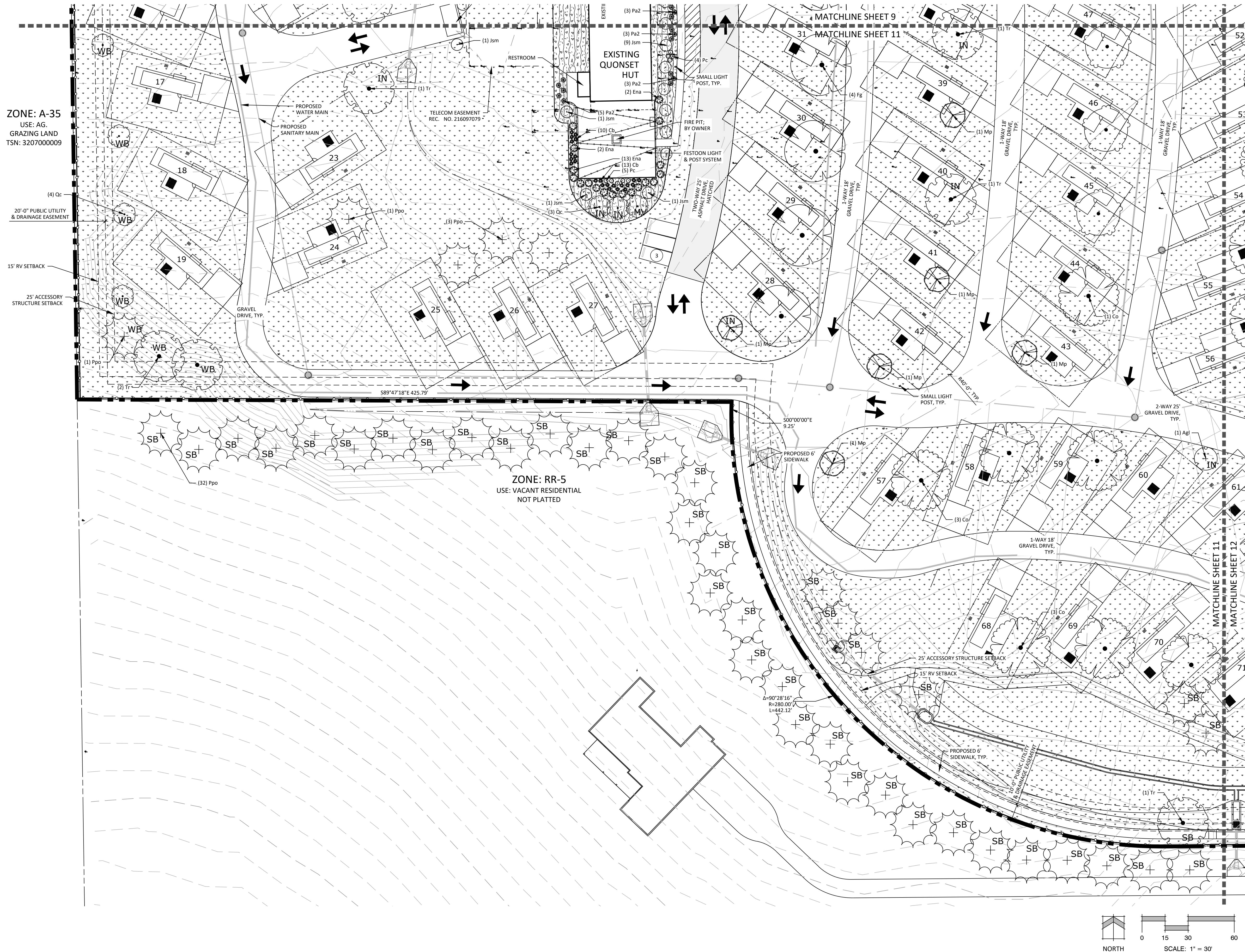
# 10

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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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

11  
11 OF 17

P:\Scott and Dickie Smith\Longhorn Acres\Drawings\Lazy Y\RV\RV\_FINAL.dwg (LS PLAN 3) 9/16/2024 9:26:40 AM 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  
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

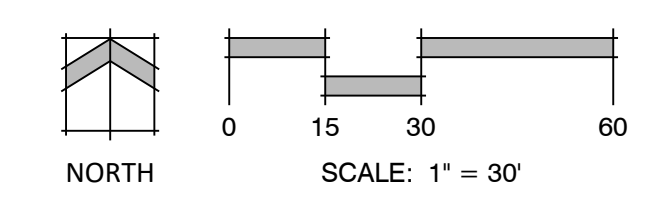
DATE: 9/13/2024  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

FINAL  
LANDSCAPE  
PLAN

DATE:	BY:	DESCRIPTION:

FINAL  
LANDSCAPE  
PLAN

12  
12 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

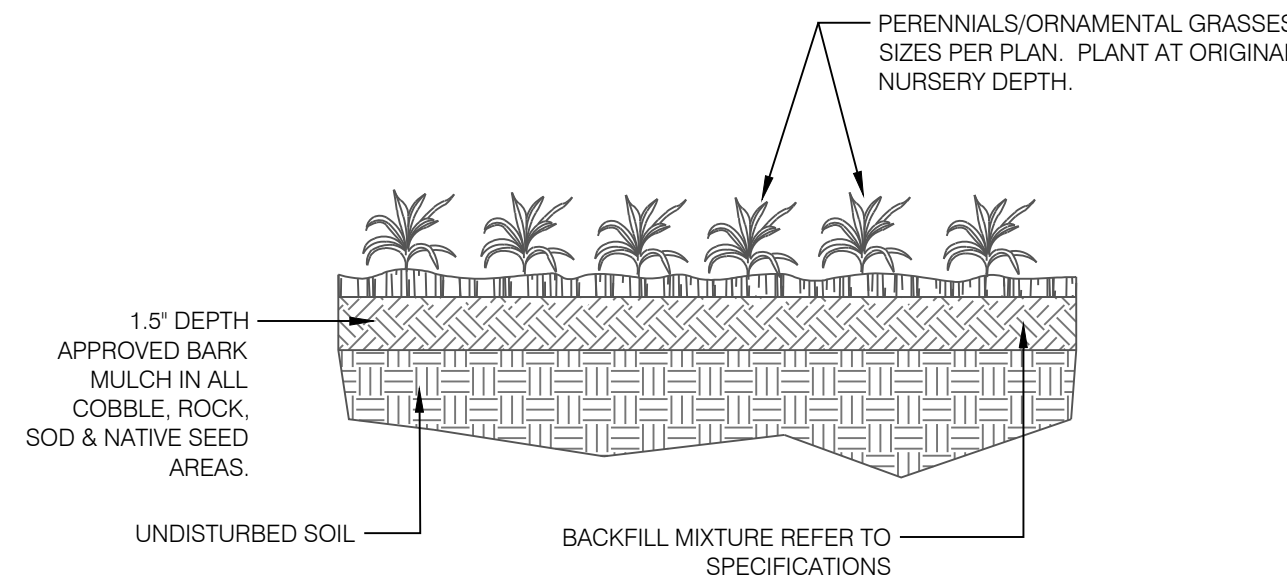
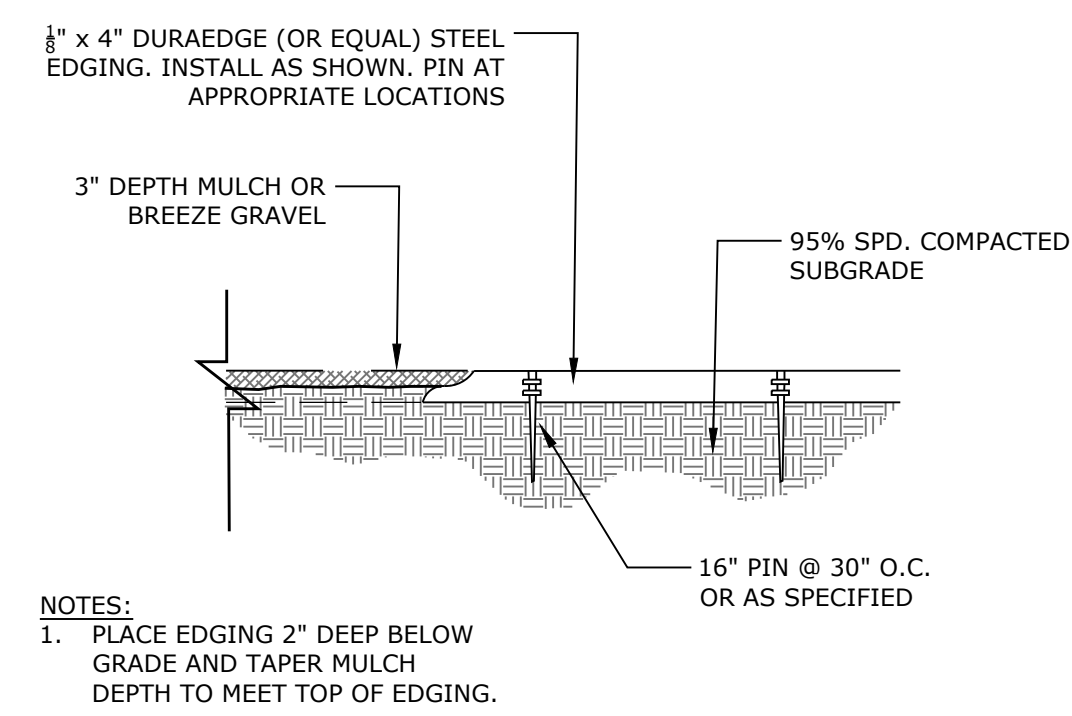
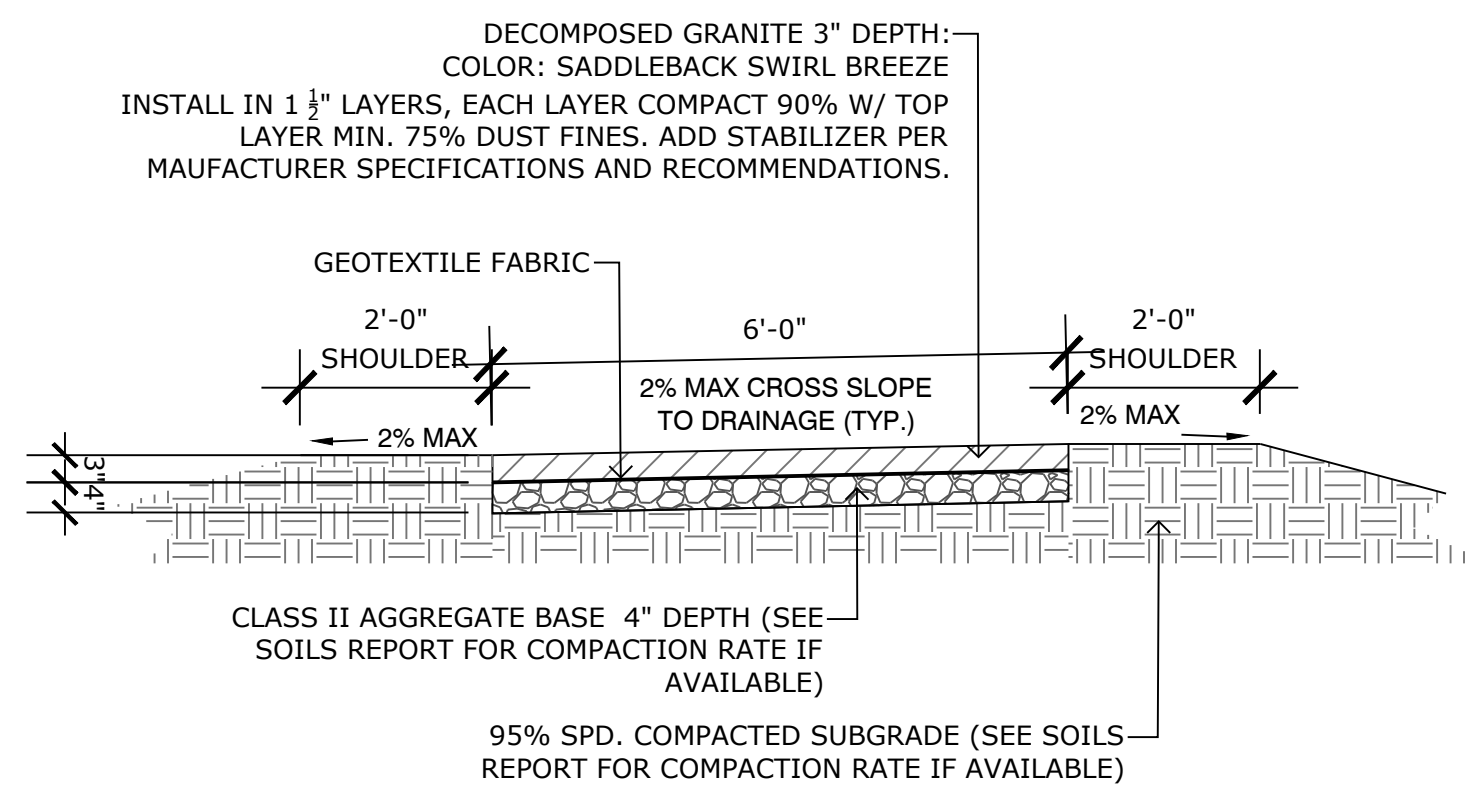


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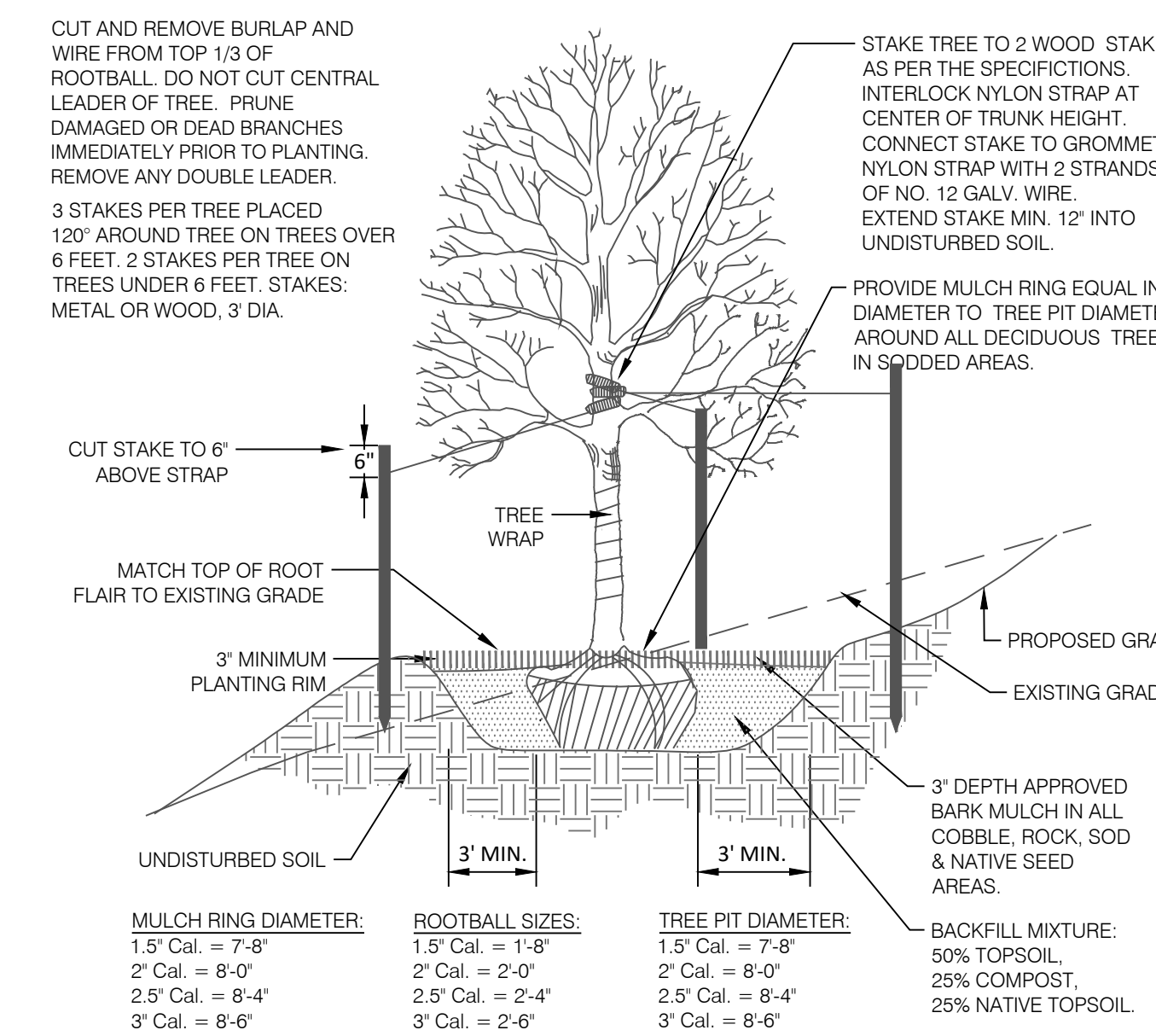
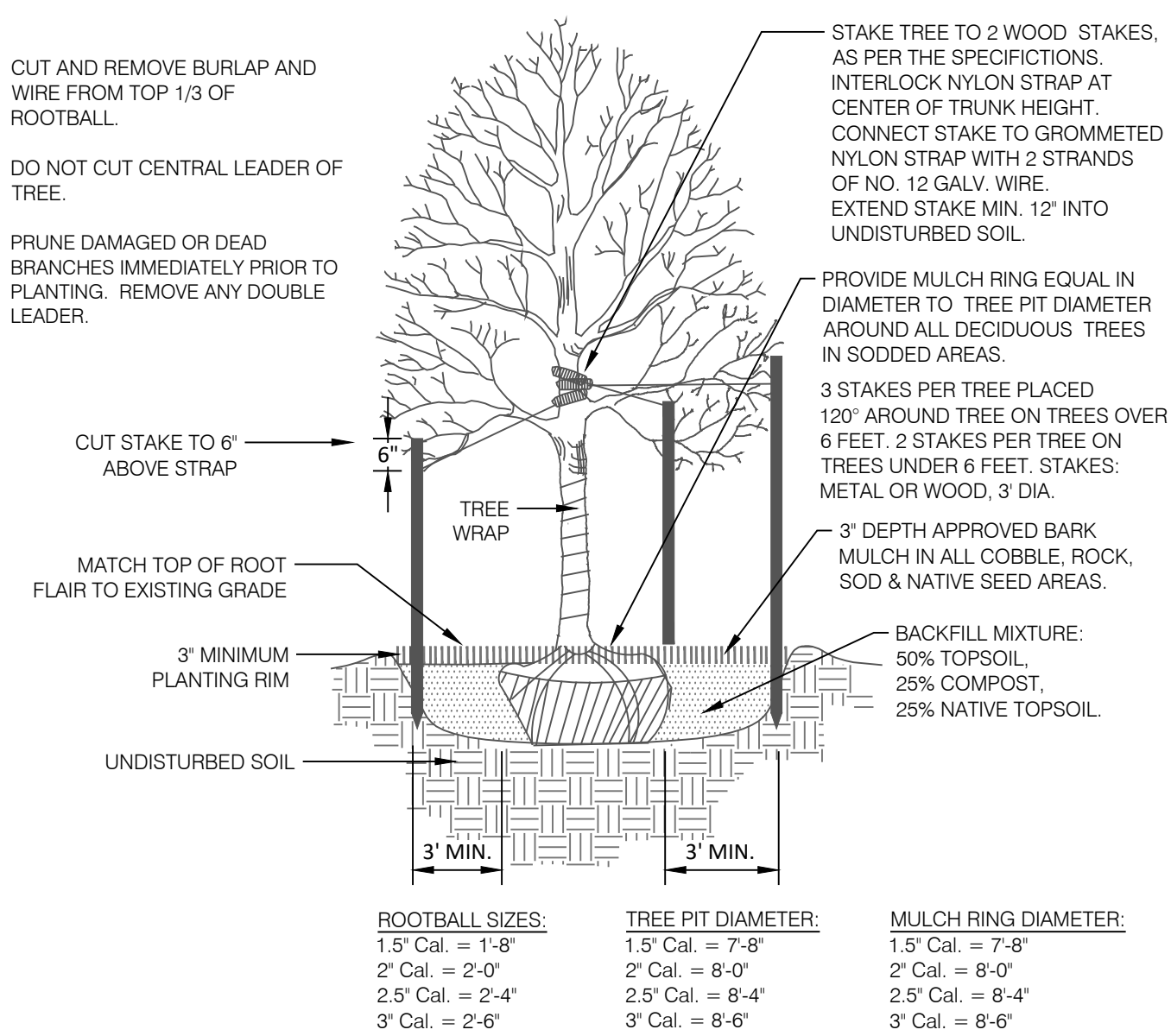
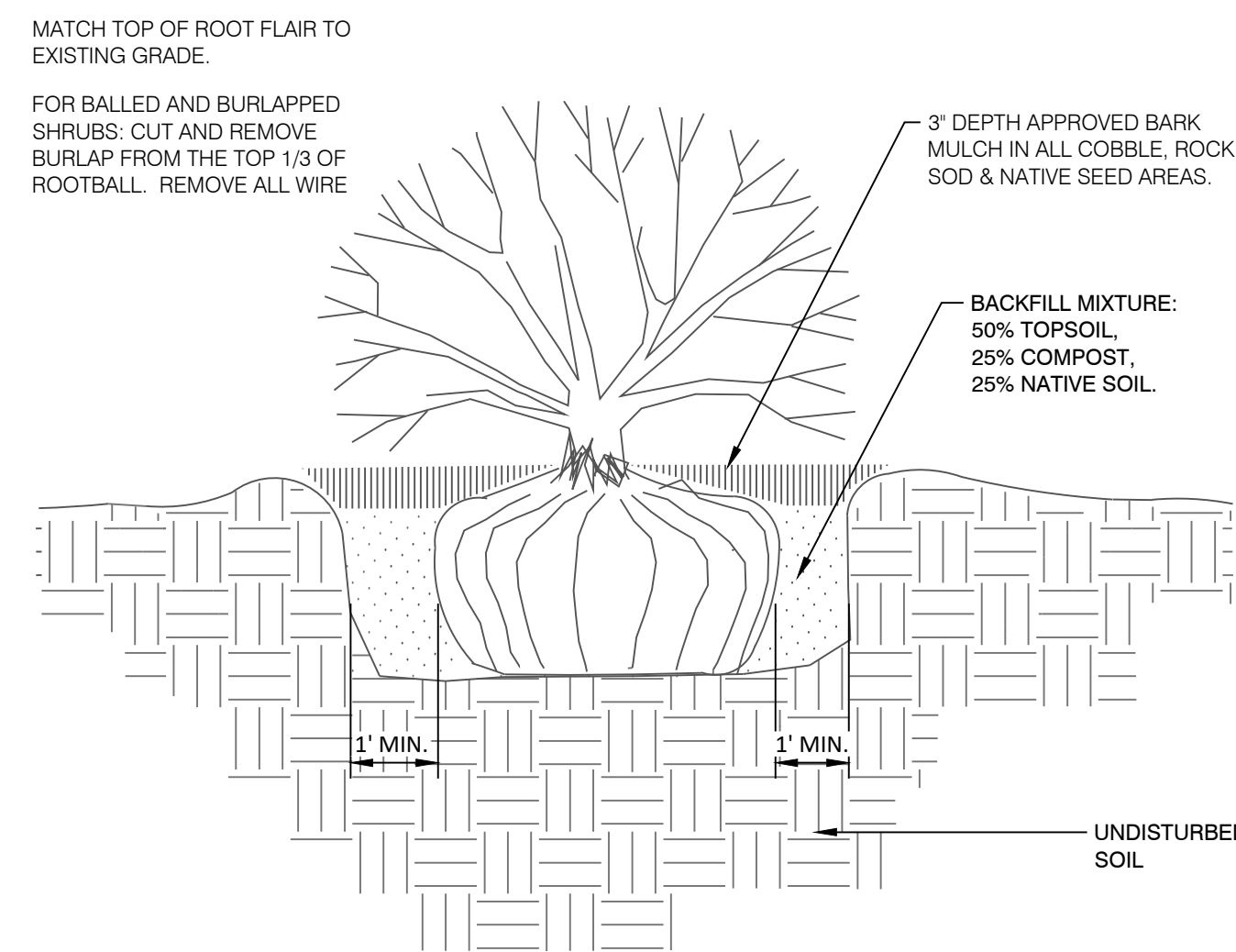


NOTES:  
1. PLACE EDGING 2" DEEP BELOW GRADE AND TAPER MULCH DEPTH TO MEET TOP OF EDGING.

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

**2** STEEL EDGING  
N.T.S.

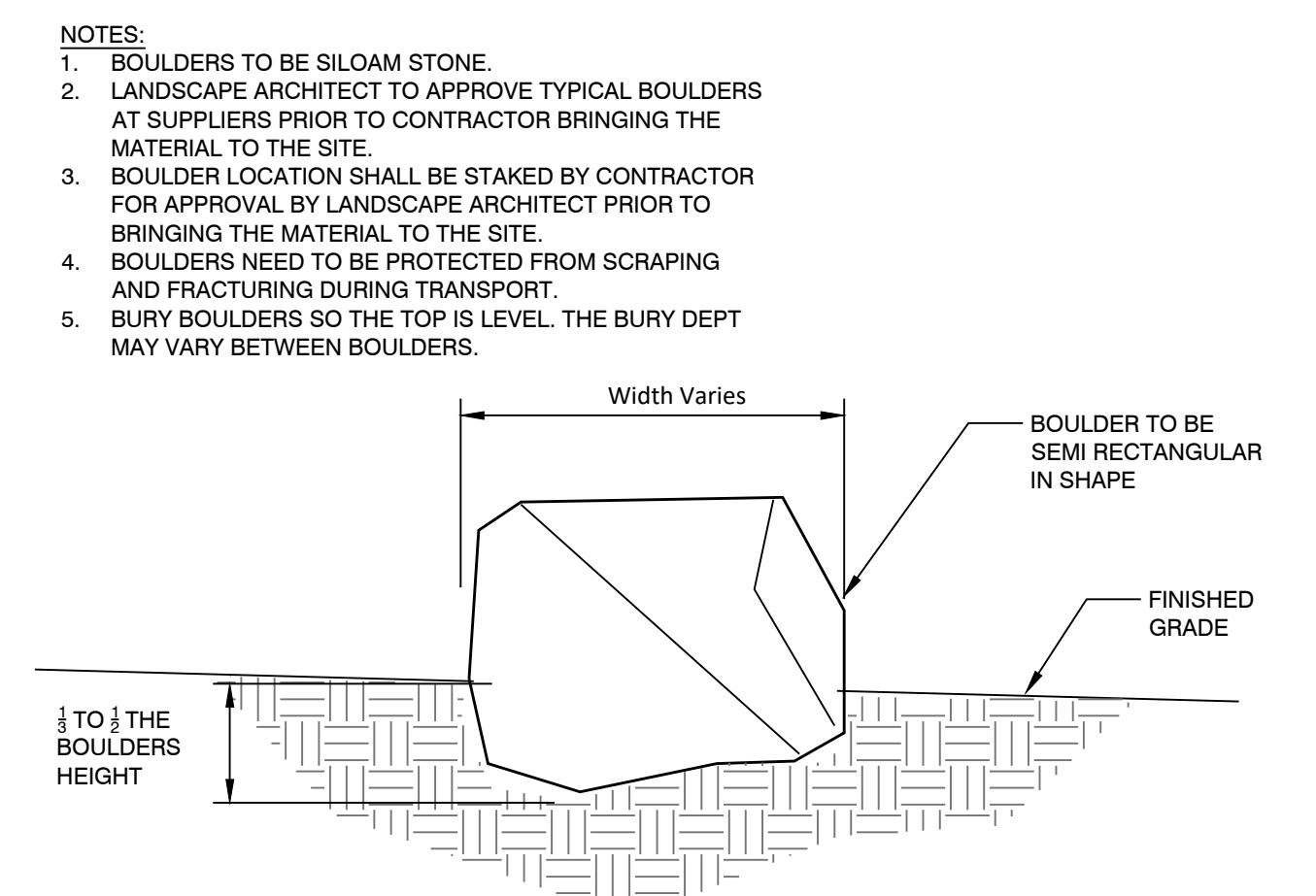
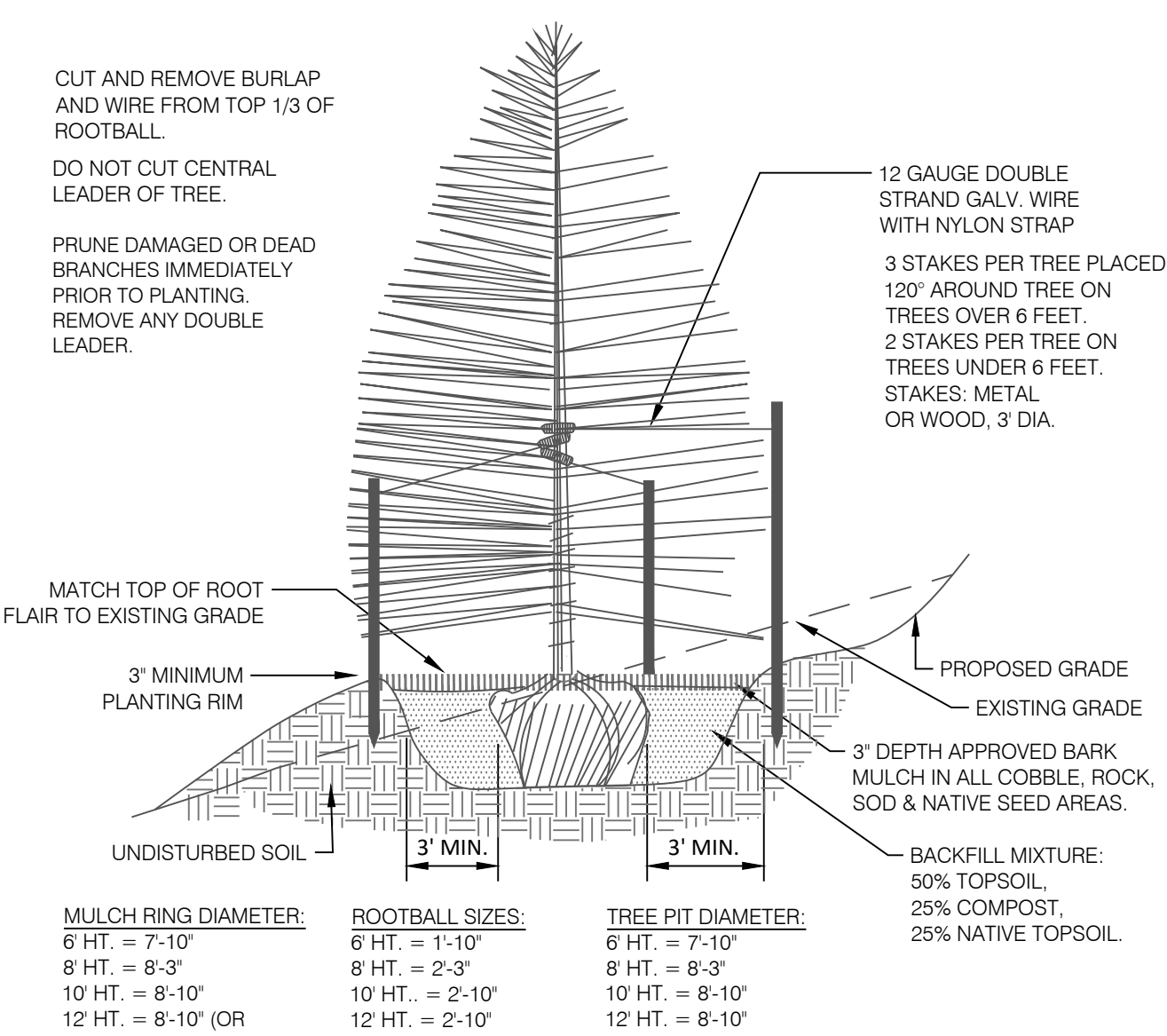
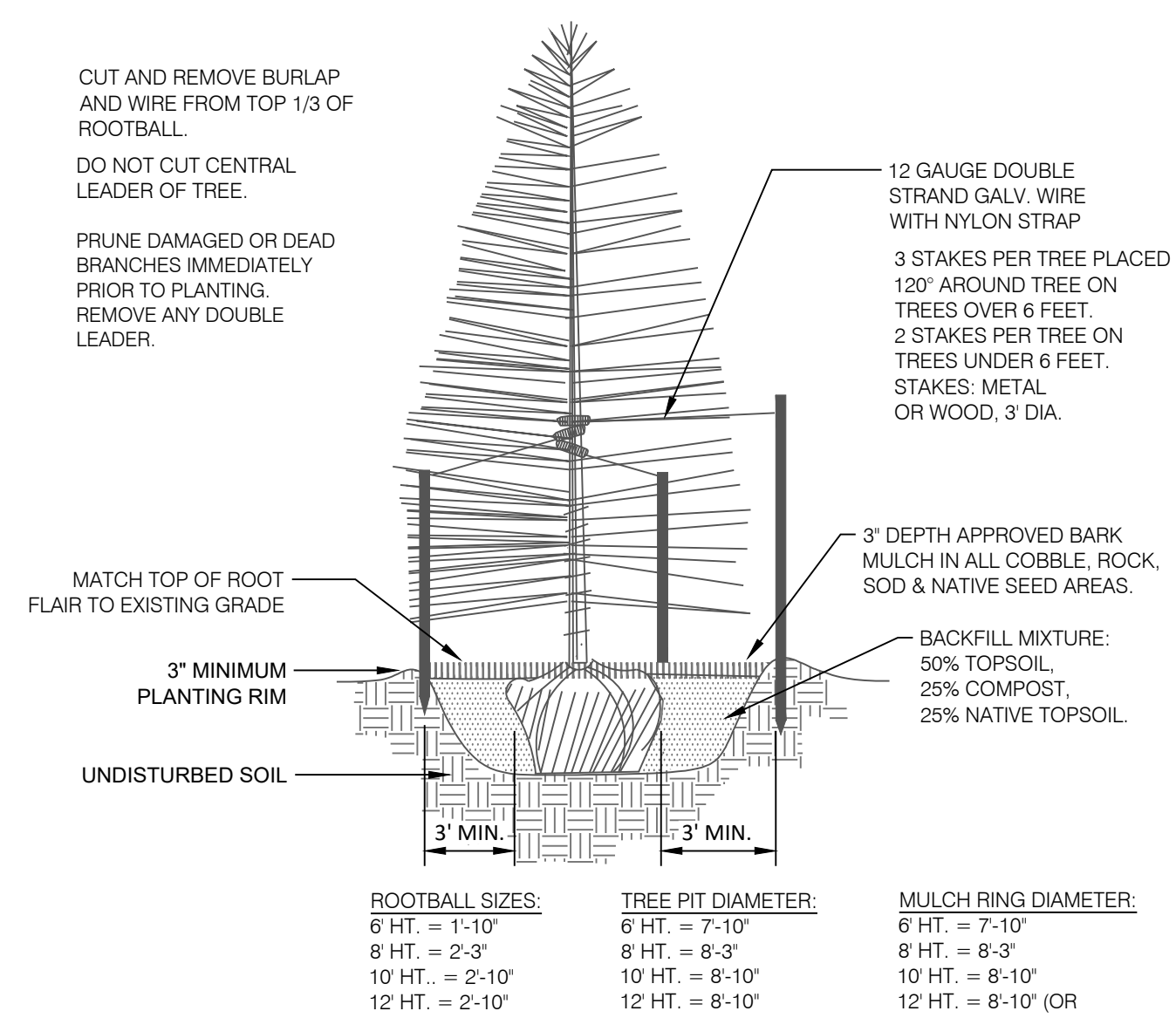
**3** PERENNIAL / ORNAMENTAL GRASS PLANTING  
N.T.S.



**4** SHRUB PLANTING DETAIL  
N.T.S.

**5** DECIDUOUS TREE PLANTING DETAIL  
N.T.S.

**6** DECIDUOUS TREE PLACEMENT ON SLOPE  
N.T.S.



**7** CONIFEROUS TREE PLANTING DETAIL  
N.T.S.

**8** CONIFEROUS TREE PLACEMENT ON SLOPE  
N.T.S.

**9** LANDSCAPE BOULDER  
N.T.S.

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:

### LANDSCAPE & SITE DETAILS

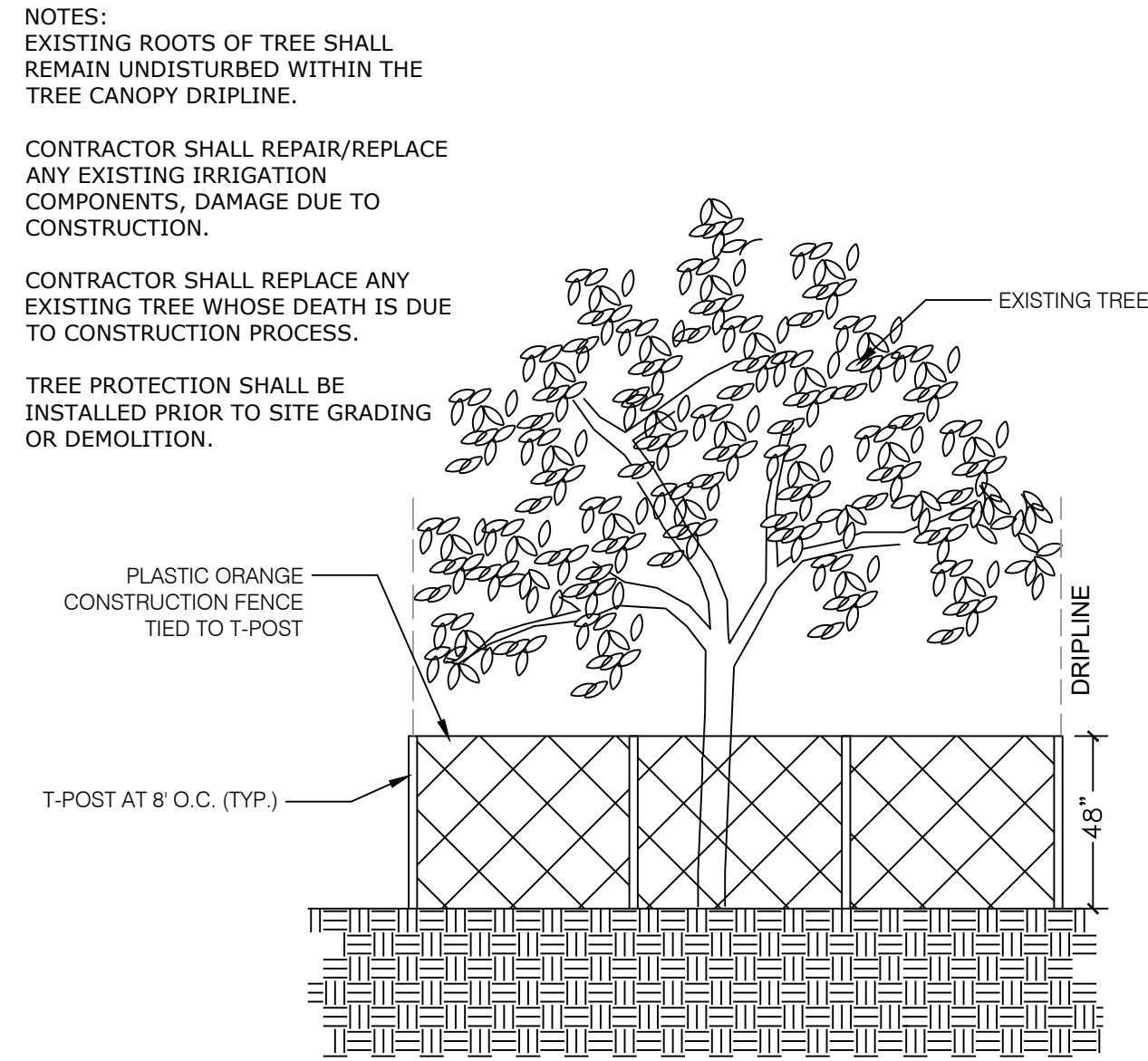
**13**  
13 OF 17

SHEET NUMBER

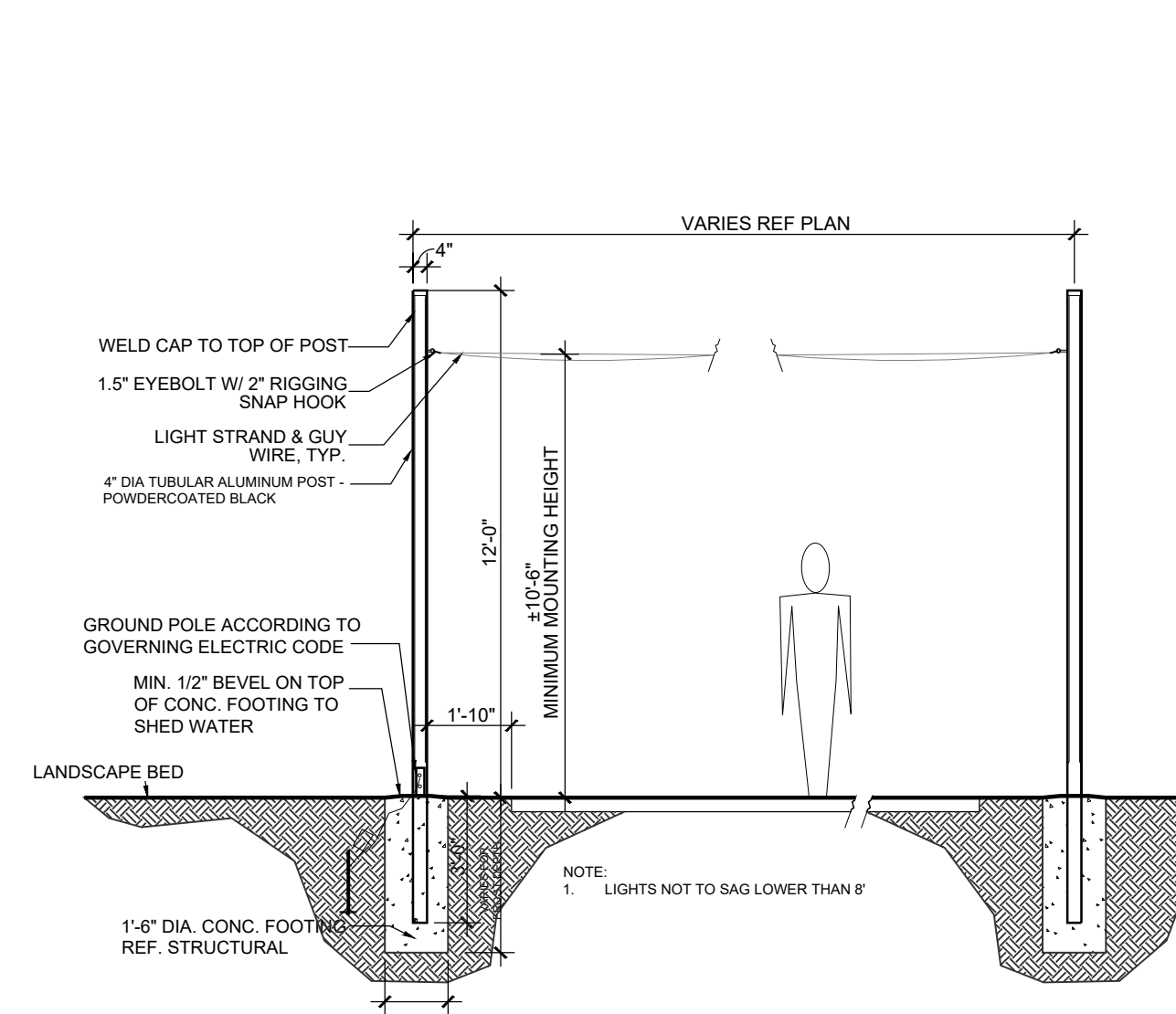
P:\Scott and Dickie Smith\Laughlin Acres\Drawings\Lazy Y\Rockin' J RVP\_ELP.dwg (LS & SITE DETAILS) 1 - 9/16/2024 9:27:09 AM jsmith

# LAZY Y ROCKIN' J RVP

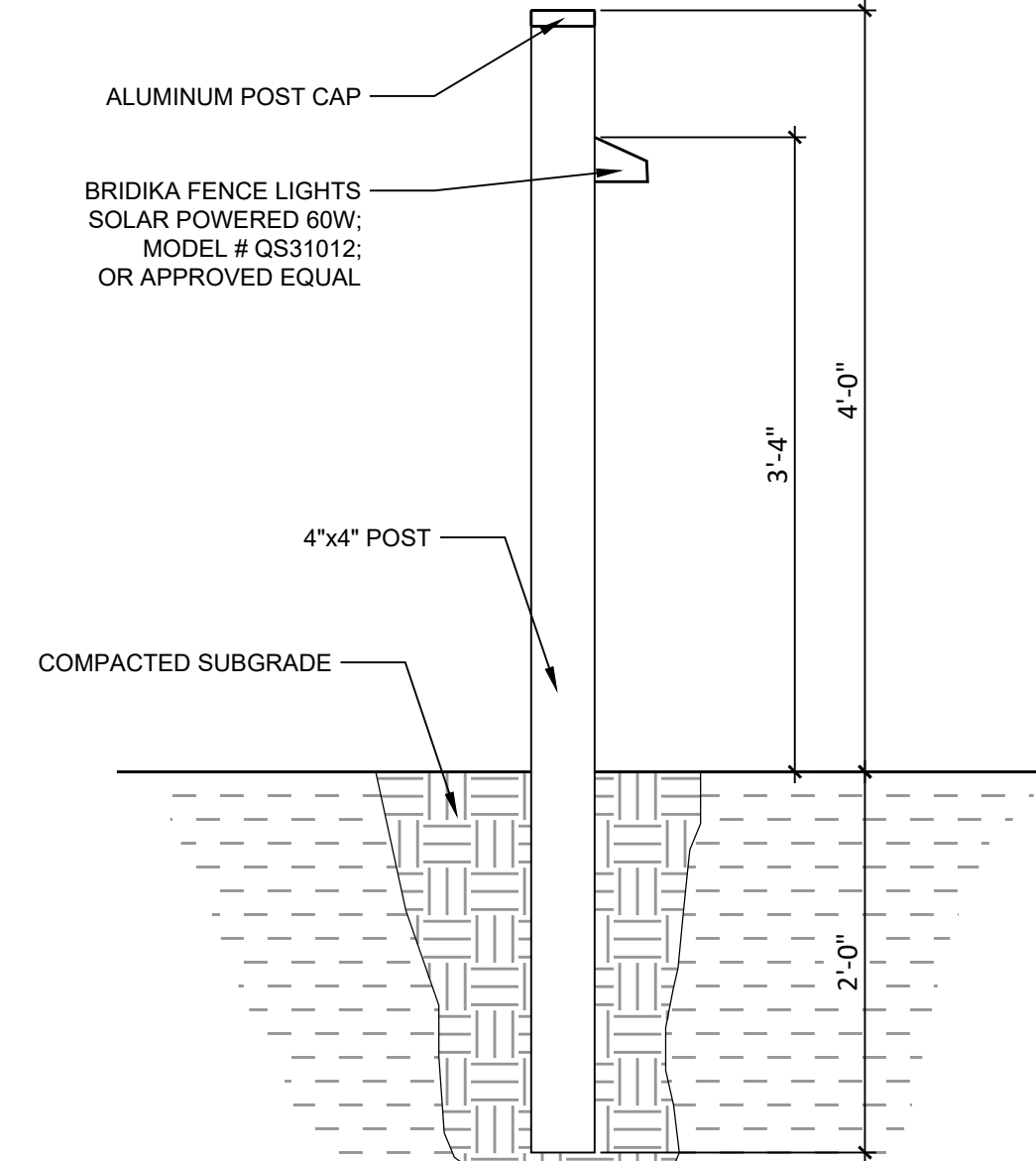
## SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO FINAL LANDSCAPE PLAN



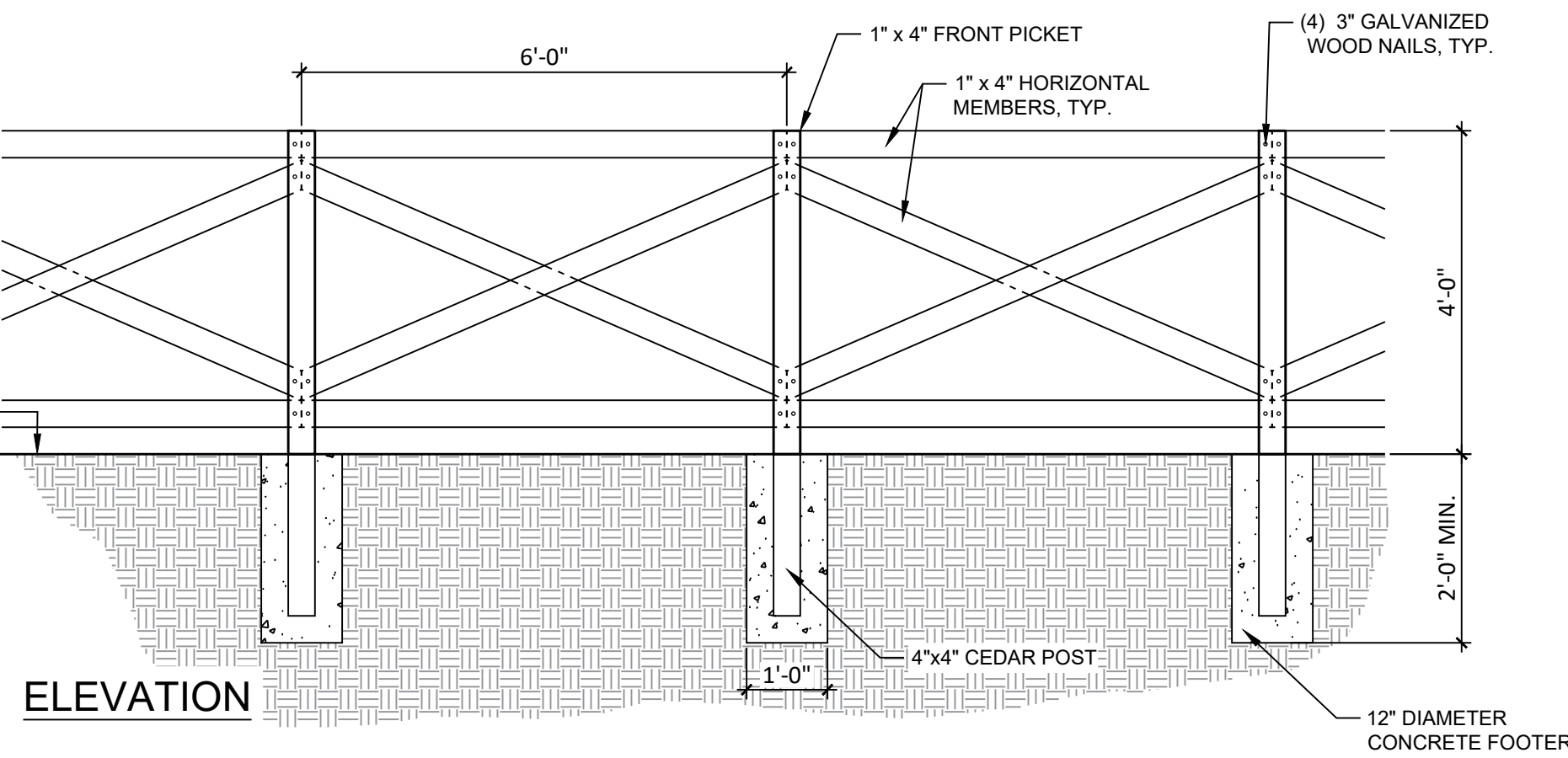
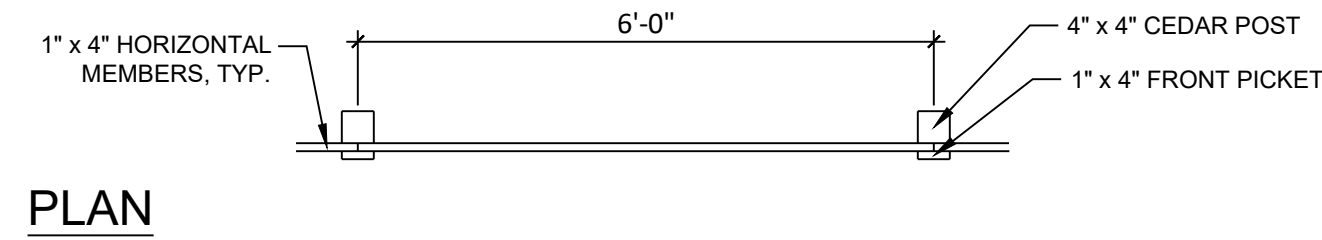
**1** EXISTING TREE PROTECTION DETAIL  
N.T.S. 329343-11



**2** STRING LIGHTS  
NTS P-TT-43

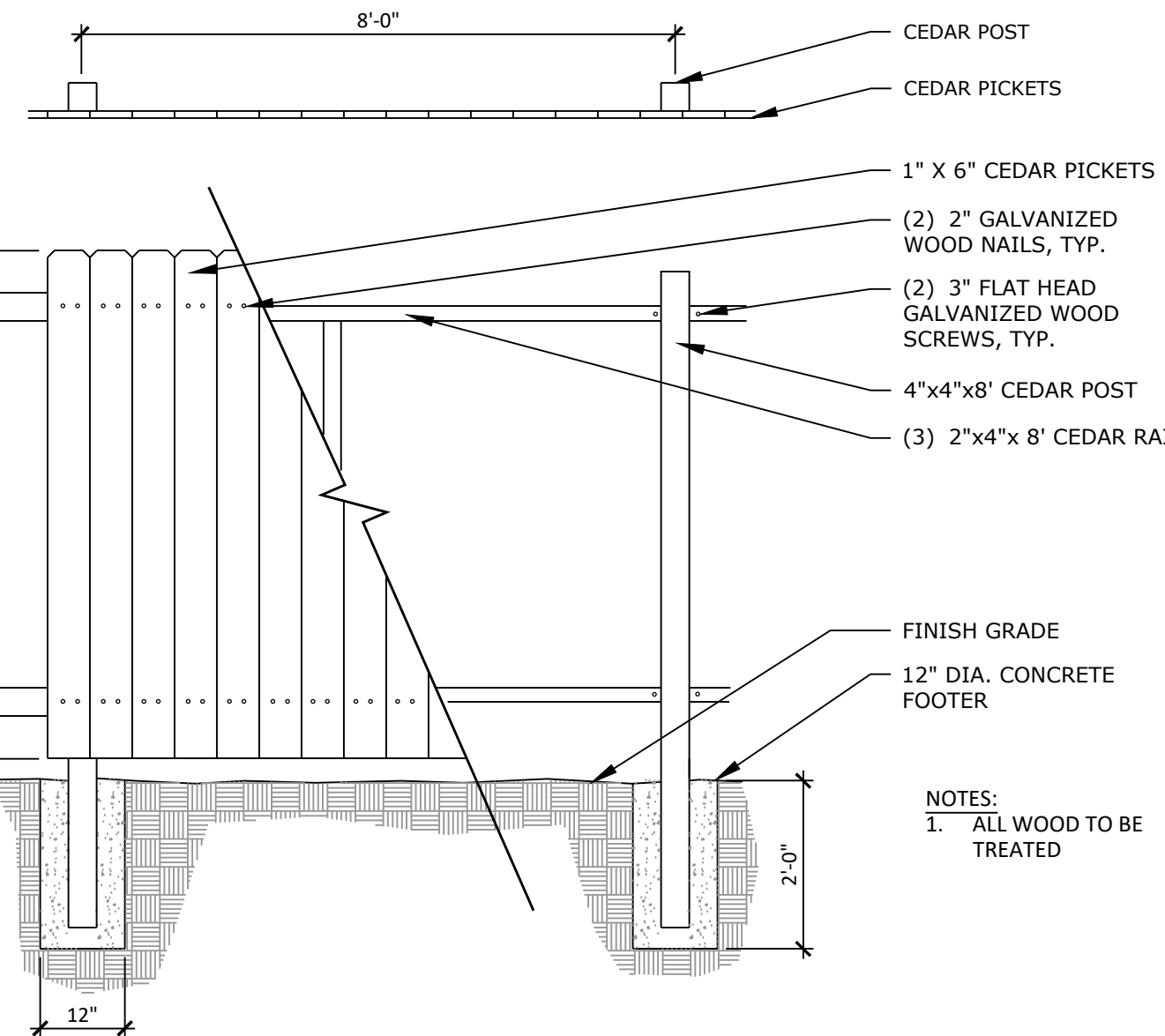


**3** POST WITH SOLAR LIGHT  
1" = 1'-0" 265623-01



**4** CEDAR CROSS BUCK FENCE  
N.T.S. 323129.13-29

OR APPROVED EQUAL



**5** 6' OPAQUE CEDAR FENCE W/ WOOD POSTS  
1/2" = 1'-0" 323129-01

P:\Scott and Dacie Smith\Longhorn Acres\Drawings\Lazy Y RVP\LP\_01.dwg [LS & SITE DETAILS.2] 9/16/2024 9:27:05 AM jsmith



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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

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

STAMP

### FINAL LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:

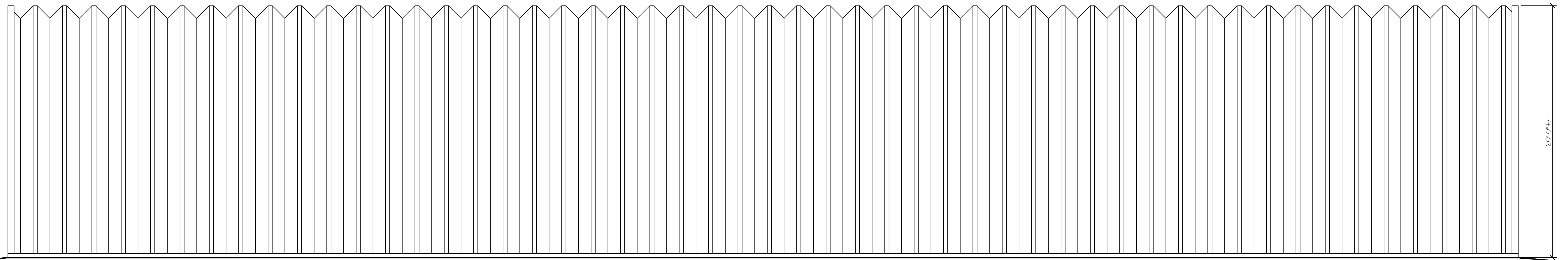
### LANDSCAPE & SITE DETAILS

14

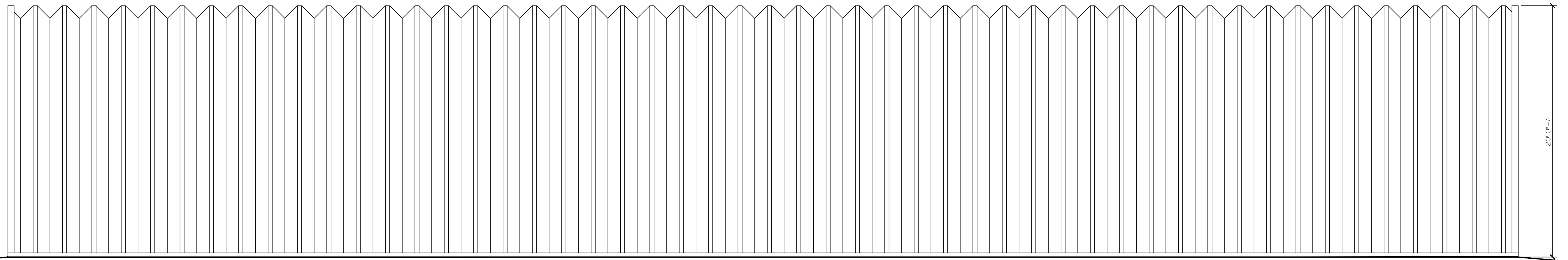
14 OF 17

SHEET NUMBER

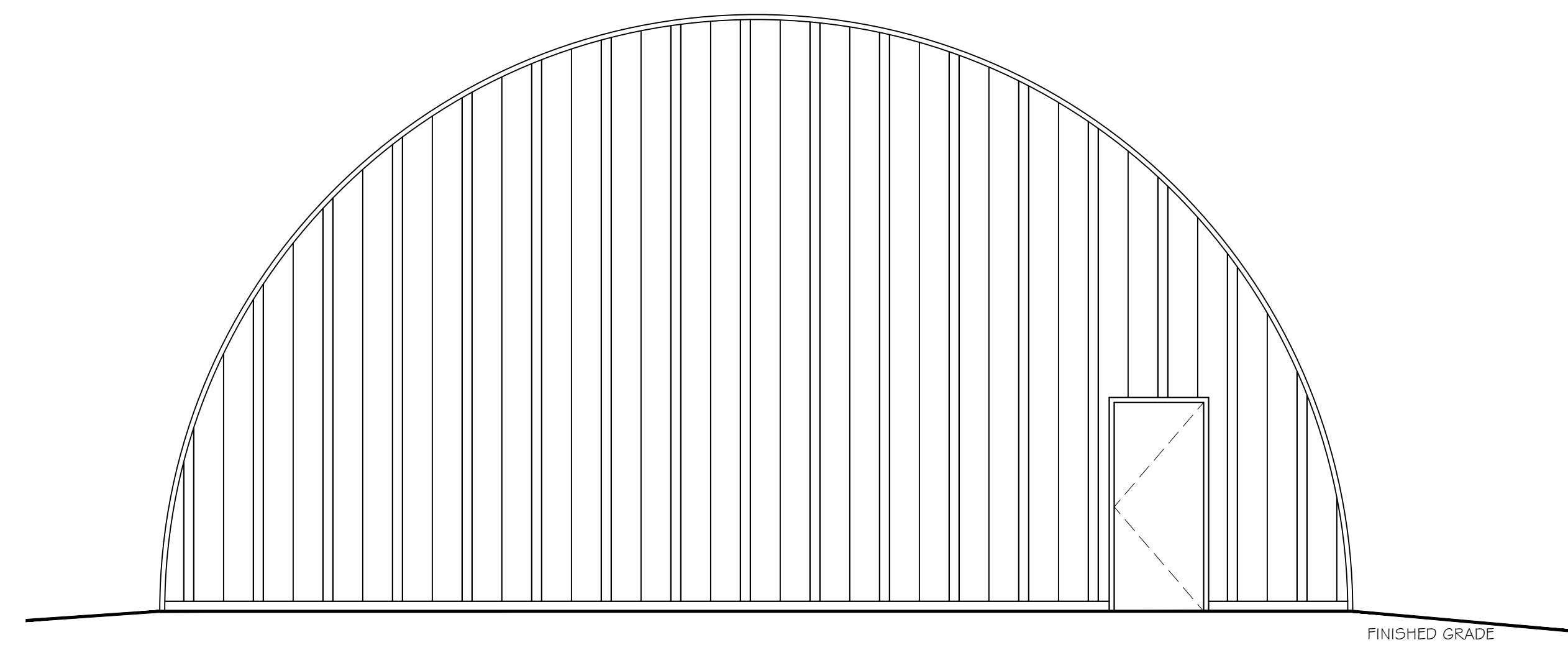
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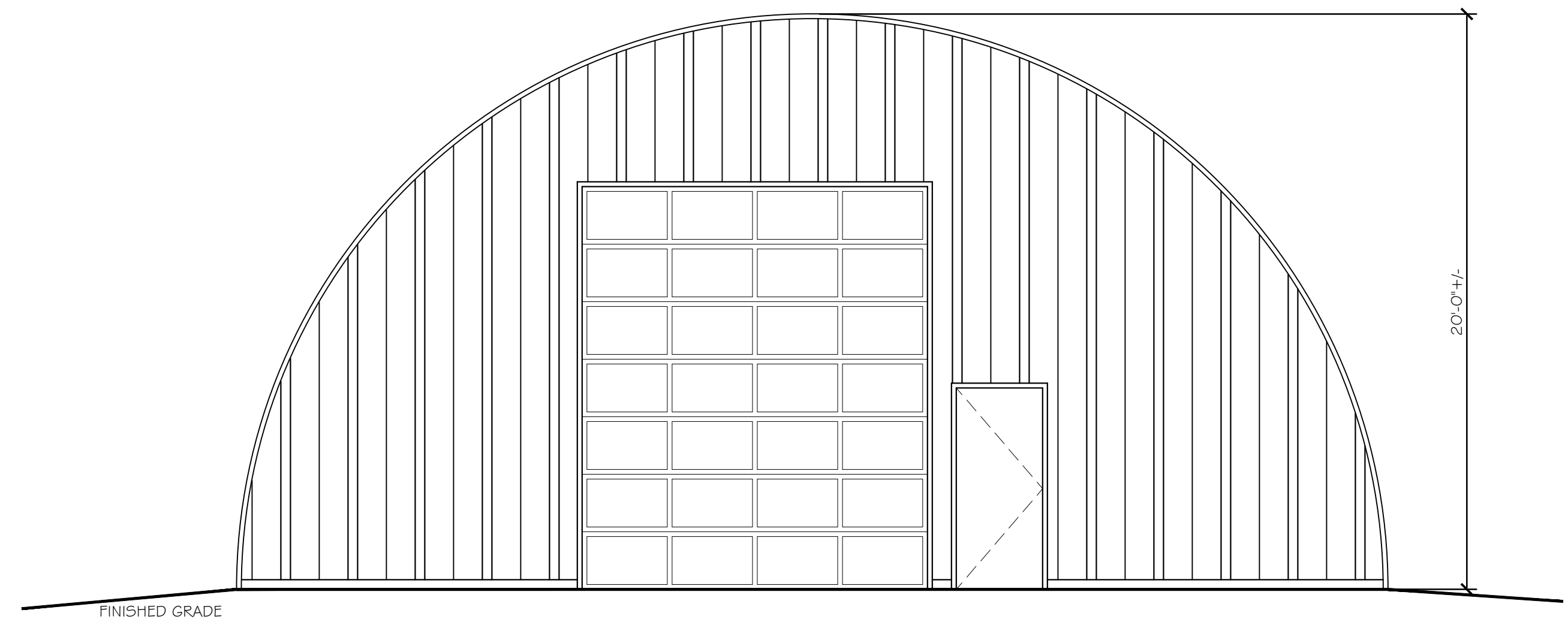
**WEST ELEVATION**  
SCALE 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"

**QUONSET HUT IMPROVEMENT**

12960 N. PEYTON HWY.  
PEYTON, COLORADO 80831

**ELEVATIONS**

REVISION SCHEDULE	
NO.	DATE

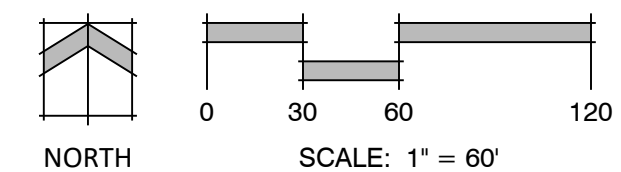
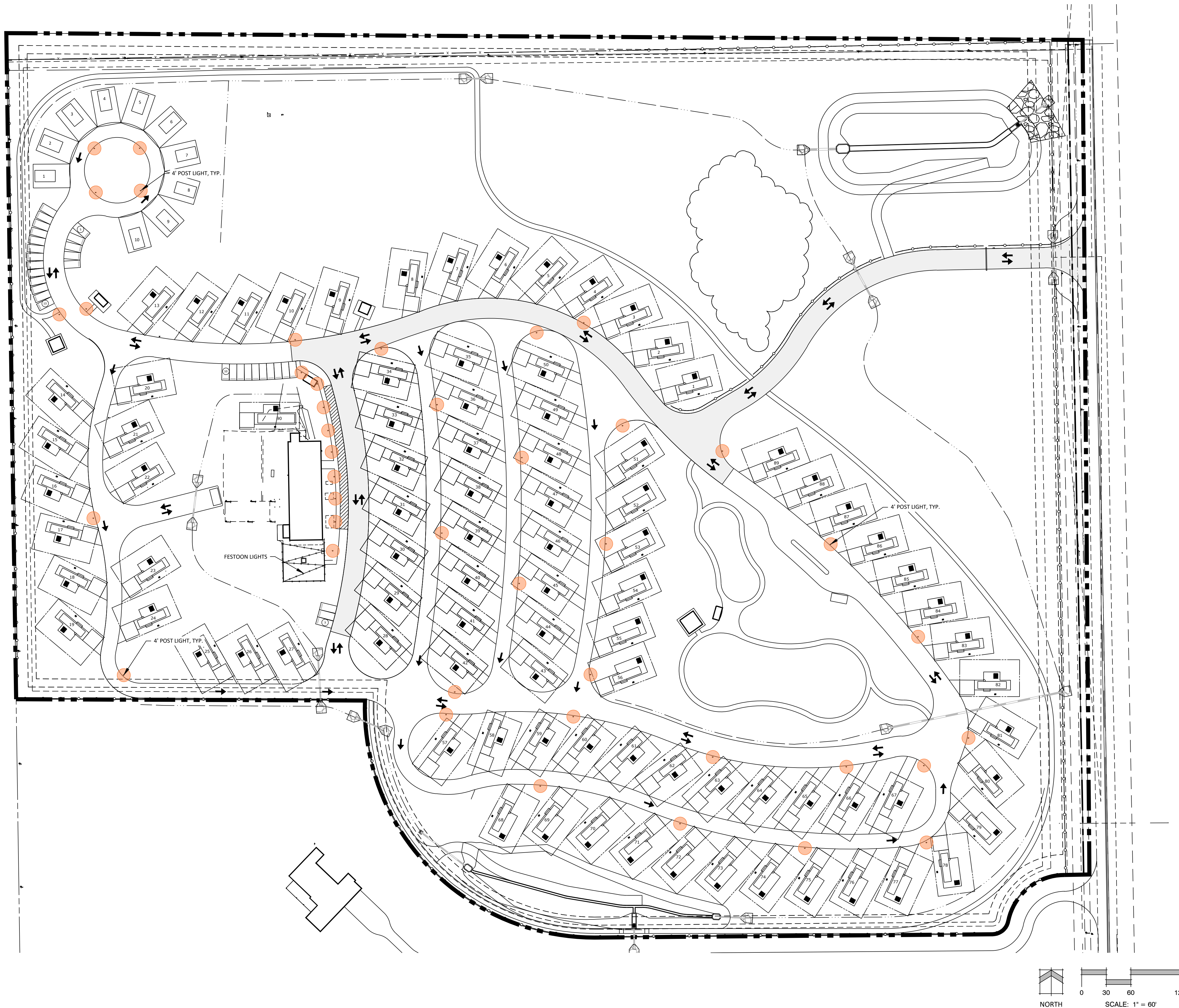
DATE	DESCRIPTION
09-03-24	

**SHEET**  
15 of 17

**A2.0**

# 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



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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:

LIGHTING PLAN

16

16 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

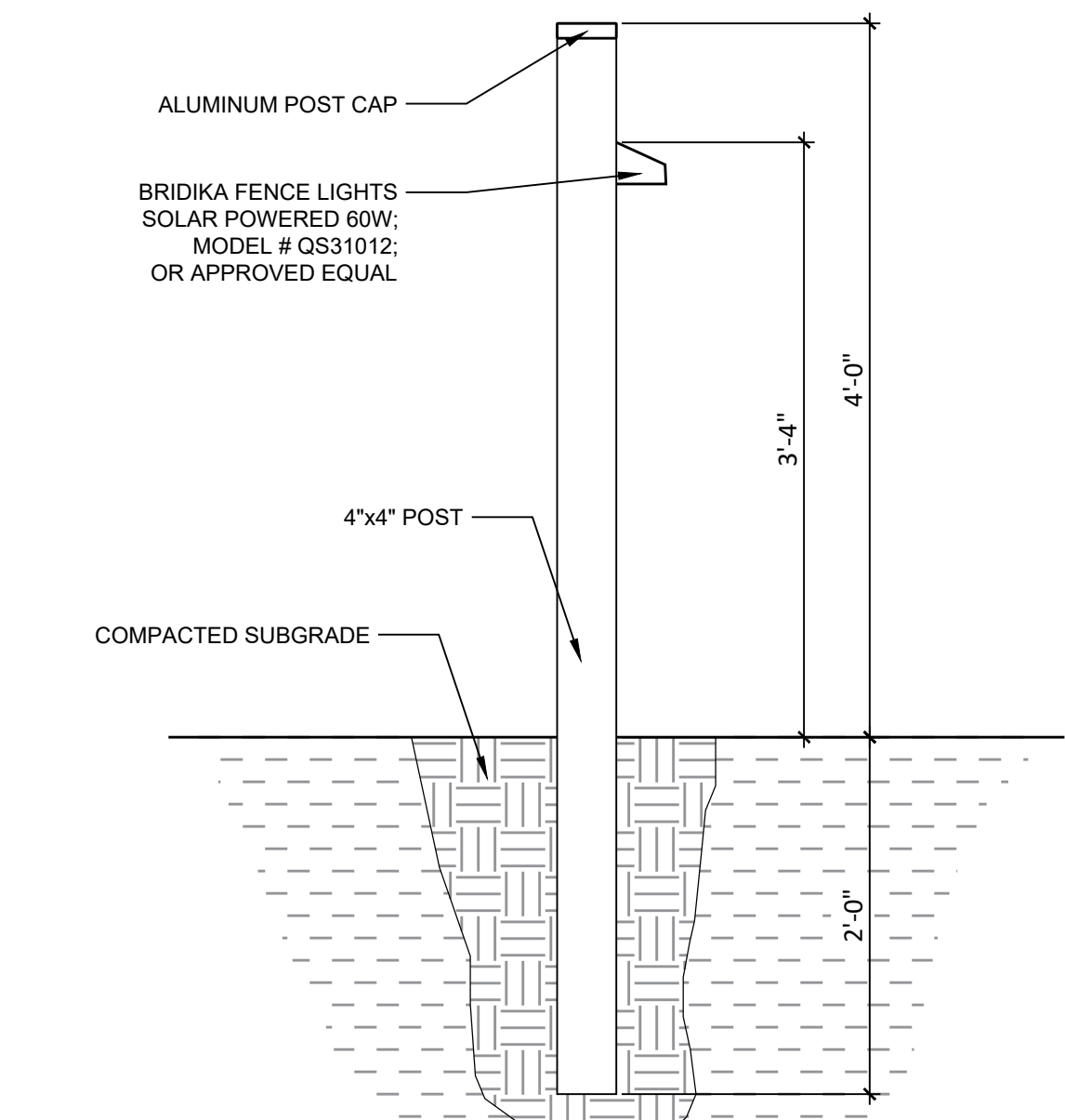


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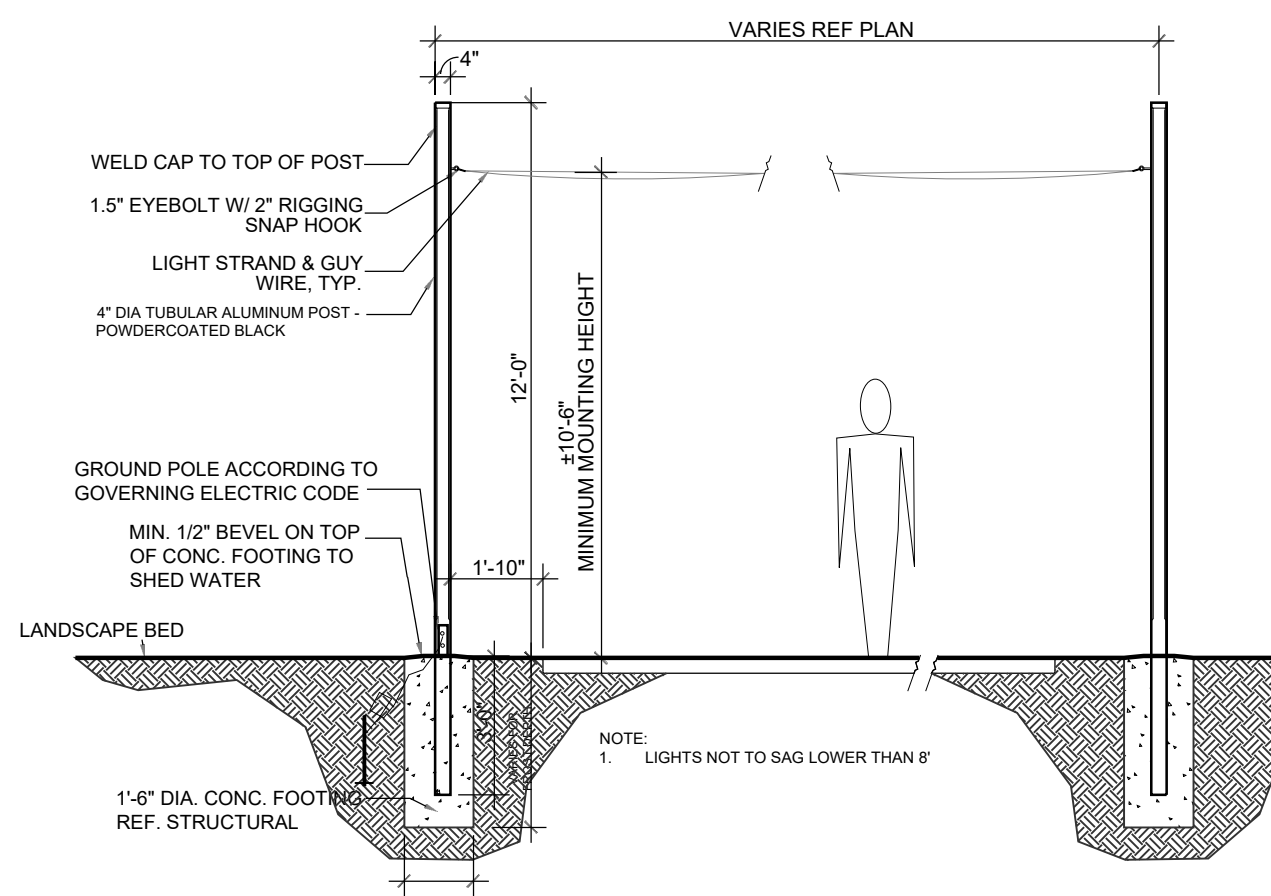
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1 POST WITH SOLAR LIGHT  
1" = 1'-0" 265623-01




2 STRING LIGHTS  
NTS P-TT-43

## BRIDIKA SOLAR LIGHT | MODEL # QS31012



Technical Details	
Model	QS31012
Series Name	BridiKa
Product Description	2.25 x 4 FT 12.5 FT
Item Weight	4.9 lbs/ft
Light Type	Solar Power
Shade Color	Black
Shade Material	PS6070
Shade Type	Solar
Style	Modern
Brand	BridiKa
Color	Black & Silver
Special Features	Memory Function, Auto-Over Charging Light, Photocell, Light Sensor, Solar Panel, Outdoor Use, IP67, Powder Coated Steel, Backlight, Frost-Resistant
Light Source Type	LED
Material	Aluminum, Acrylonitrile Butadiene Styrene
Recommended Use (For Product)	Indoor, Outdoor, Deck, Patio, Outdoor use only. Please Read Manual.
Power Source	Solar Powered
Shape	Square
Connector Type	Push Button
Number of Light Sources	1
Connectivity Technology	USB
Recommended Components	Shade and Post
Warranty	3 Year
RoHS Compliant	Yes
Material Type	Plastic/Metal
Mounting Type	Push Button
Material	PS6070
Number of Items	1
Lighting Method	Energy
Control Method	Touch
Indoor/Outdoor Usage	Outdoor
Material Color (For Product)	Black/Silver
Water Resistance Level	Waterproof
Installation Type	Plug and Play
Number of Pieces	1
Finish	Matte
Voltage	1.2 Volts
Brightness	67 Lumens
Efficiency	100%
IPC	17000012012
Manufacturer	BridiKa
Part Number	QS31012
Quantity of Orange	One
Item Model Number	QS31012
Series	2.25 x 4 ft 12.5 ft (includes shade and post)
Product Name	Post
Special Features	Memory Function, Auto-Over Charging Light, Photocell, Light Sensor, Solar Panel, Outdoor Use, IP67, Powder Coated Steel, Backlight, Frost-Resistant
Material	Aluminum
Material Included?	Yes
Material Weight	4.9 lbs/ft
Material Finish	Solar Powered
Color Temperature	3000 Kelvin

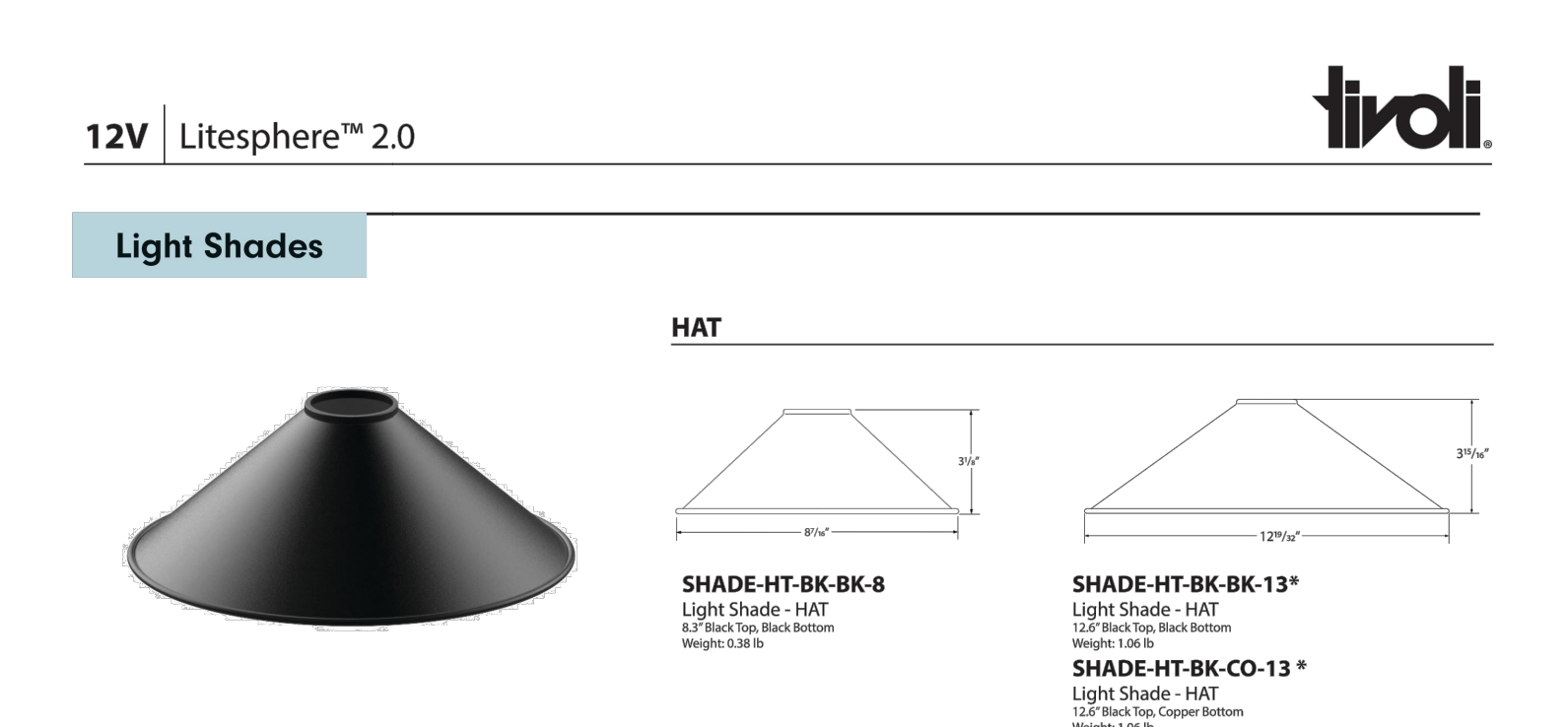


**12V Litesphere™ 2.0**

Project: \_\_\_\_\_ Type: \_\_\_\_\_

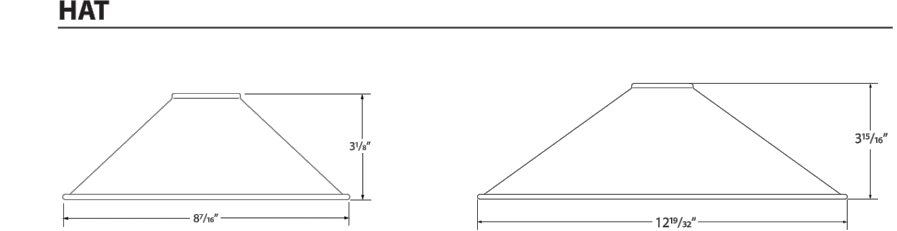
### Product Features

- 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




**12V Litesphere™ 2.0**

### Light Shades



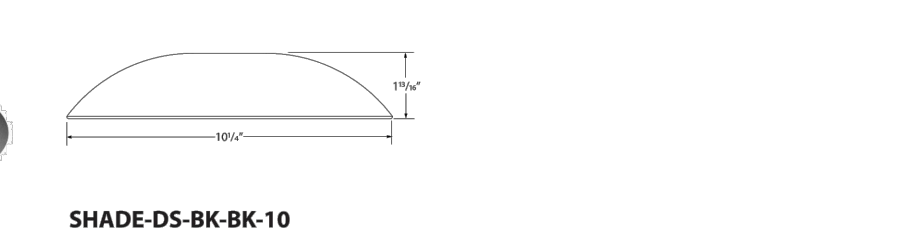
**SHADE-HT-BK-BK-8**  
Light Shade - HAT  
8.2" Black Top, Black Bottom  
Weight: 0.36 lb



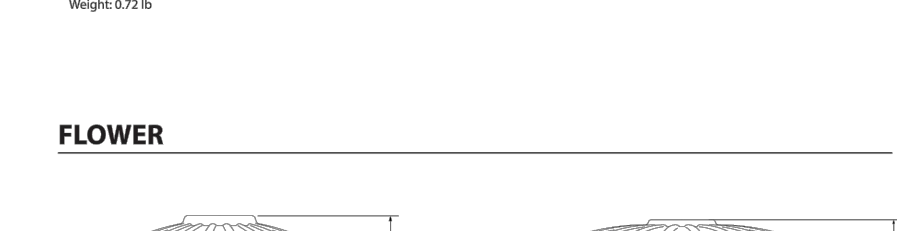
**SHADE-HT-BK-BK-13\***  
Light Shade - HAT  
12.2" Black Top, Black Bottom  
Weight: 1.05 lb

**SHADE-HT-BK-CO-13\***  
Light Shade - HAT  
12.2" Black Top, Copper Bottom  
Weight: 1.05 lb

\*Consult factory for lead time and MOQ



**SHADE-DS-BK-BK-10**  
Light Shade - DISH  
10.2" Black Top, Black Bottom  
Weight: 0.72 lb



**SHADE-FL-BK-BK-10**  
Light Shade - FLOWER  
14.8" Light Shade, Black Top, Black Bottom  
Weight: 1.16 lb

**SHADE-FL-BK-BK-13**  
Light Shade - FLOWER  
13.8" Light Shade, Black Top, Black Bottom  
Weight: 1.16 lb

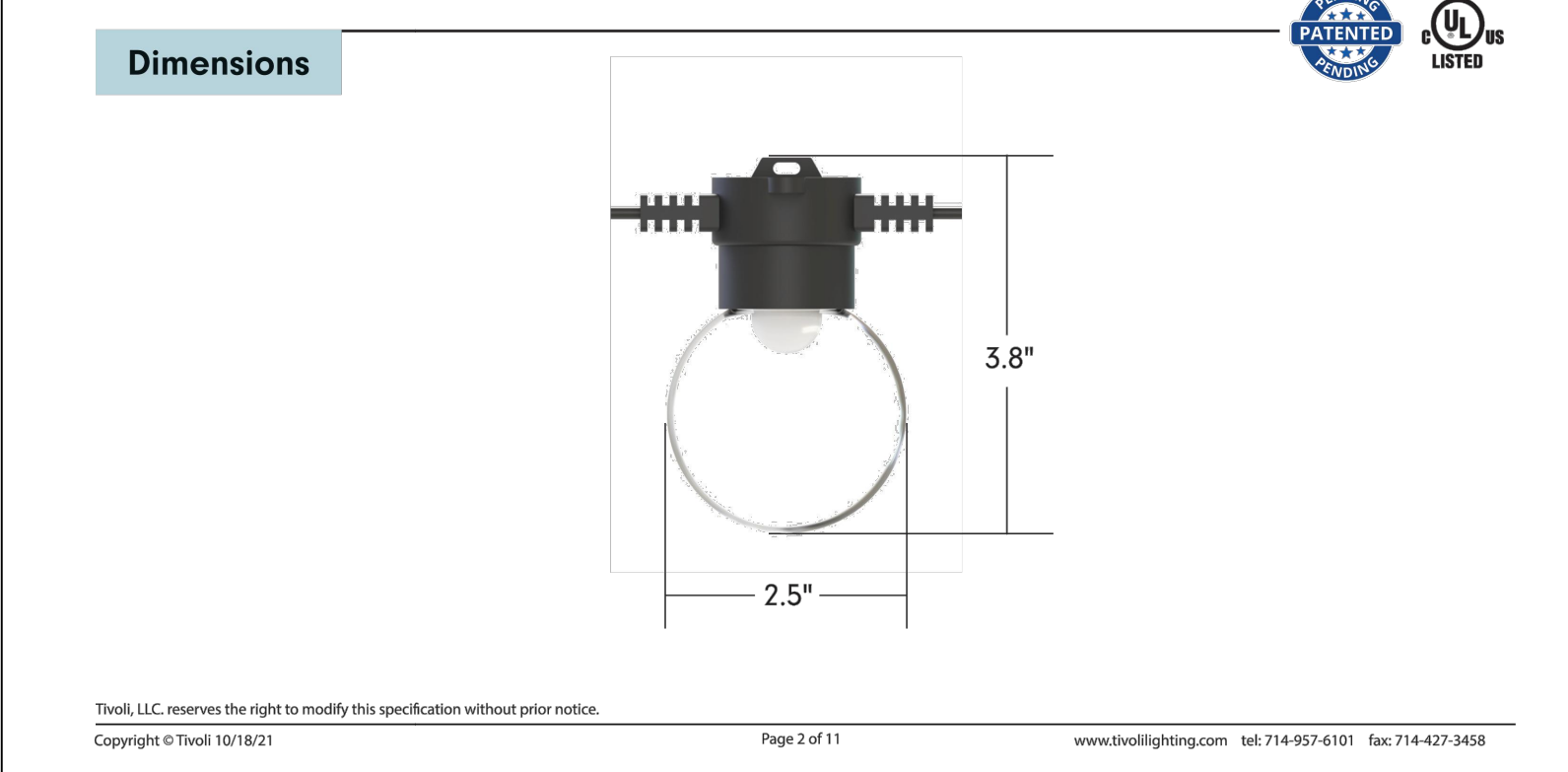
### Accessories

**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

### Dimensions



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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

## SITE DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:

## LIGHTING CUTSHEETS

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