

Site Development Plan

FINAL DEVELOPMENT PLAN

JUDGE ORR ROAD RV PARK AND STORAGE

TOWNSHIP: 12 SW4 SW4 SEC 33-12-64 TOG WITH THE ELY 20.0 FT OF THE SE4SE4 SEC 32-12-64: EL PASO COUNTY, COLORADO

NOTE: Staff anticipates the resubmittal being very different from what is shown in the redlines. There may be additional comments and redlines as a result. Consult the LDC for all requirements and consult staff if there is uncertainty.

PROPERTY OWNER:

PRAIRIE STONE LLC
9478 DAKOTA DUNES LANE
PEYTON, CO 80831-4138

PREPARED BY:

WILLIAM GUMAN & ASSOCIATES, LTD.
731 NORTH WEBER STREET
COLORADO SPRINGS, CO 80903

STREET ADDRESS AND LEGAL DESCRIPTION:

14010 JUDGE ORR ROAD
PEYTON, CO 80831

SW4SW4 SEC 33-12-64 WITH THE ELY 20.0 FT OF THE SE4SE4 SEC 32-12-64

SCHEDULE NO.:

423300027

EXISTING ADJACENT ROAD DATA:

| Road Name | Width | Classification / Surface |
|------------------|-------|--------------------------|
| Judge Orr Road | 40.0' | Major Arterial / Asphalt |
| State Highway 24 | 40.0' | State Highway / Asphalt |
| Cessna Drive | 25.0' | Local / Asphalt |

SITE DATA:

| Land Use | Gross AC | % |
|---------------|--------------|----------------|
| Vacant | 31.59 | 100.00% |
| Total: | 31.59 | 100.00% |

ZONING:

THE PROPERTY IS ZONED RV-P: RECREATIONAL VEHICLE PARK.

ALLOWED USES PER LDC CHAPTER 5:

THE RVP DISTRICT IS INTENDED TO ACCOMMODATE RECREATIONAL VEHICLE PARKS, WHICH ARE SITES USED FOR TEMPORARY LOCATION OF OCCUPIED RECREATIONAL VEHICLES. THESE FACILITIES COVER A RANGE OF SHORT OVERNIGHT STAYS TO LONGER DESTINATION TYPE STAYS OF SEVERAL DAYS OR WEEKS.

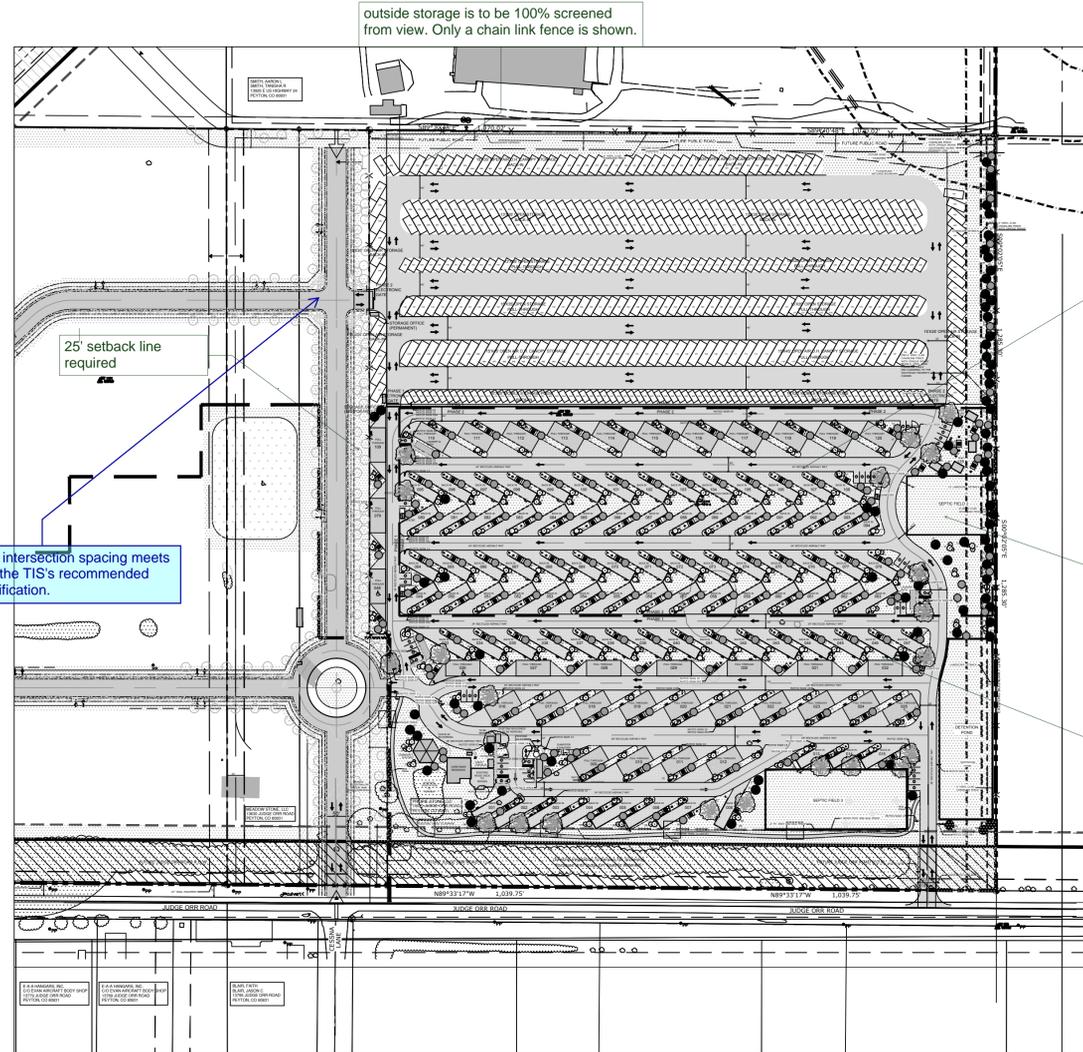
1. COMMUNITY BUILDING
2. EMERGENCY FACILITY
3. PUBLIC BUILDING, WAY OR SPACE
4. RESTROOM AND SHOWER FACILITY
5. SECURITY GUARD HOUSE
6. PRIVATE TOWER

ADDITIONAL REQUESTED USES:

1. LAUNDROMAT (RV PARK GUESTS ONLY)
2. RECREATIONAL VEHICLE AND BOAT STORAGE
3. FUEL SALES AND STORAGE (RV PROPANE SALES ONLY)
4. CONVENIENCE STORE (RV SUPPLIES)
5. TRUCK AND RECREATIONAL VEHICLE REPAIR GARAGE
6. CARETAKER'S QUARTERS

The LDC does not provide the allowance for additional uses not allowed within the zoning district to be allowed with a site development plan approval. This use is not allowed.

VICINITY MAP:



outside storage is to be 100% screened from view. Only a chain link fence is shown.

Make sure the intersection spacing meets the criteria for the TIS's recommended roadway classification.

This section of the LDC has been amended.

Site Density

| | |
|--|---------------|
| TOTAL SITE ACREAGE | 31.59 AC. |
| OCCUPIED RV ACREAGE (120 SPACES) | 6.17 AC. |
| OPEN AIR STORAGE PAD ACREAGE (225 SPACES) | 2.49 AC. |
| COVERED STORAGE PAD ACREAGE (128 SPACES) | 1.14 AC. |
| POD ACREAGE (76 PODS) | .52 AC. |
| R.O.W. ACREAGE | 11.04 AC. |
| DRAINAGE & BUFFER TRACTS ACREAGE | 2.92 AC. |
| OPEN SPACE ACREAGE | 7.31 AC. |
| NET DENSITY (LESS DEDICATED R.O.W. AND OPEN SPACE) | 9.29 D.U./AC. |
| GROSS DENSITY | 3.89 D.U./AC. |

These are RV's and not dwelling units.

LDC Section 4.2.5.C.6 requires ROW 25'

Proposed Road Data (All roads are 'private' unless otherwise noted)

| Road Name | Width | Classification / Surface | Road Name | Width | Classification / Surface |
|----------------------|-------|-------------------------------|-----------|-------|-------------------------------|
| Honeywood Point West | 30.0' | Local Residential / Concrete | (Unnamed) | 35.0' | Local Residential / Aggregate |
| RV Park View | 28.0' | Local Residential / Asphalt | (Unnamed) | 35.0' | Local Residential / Aggregate |
| RV View | 28.0' | Local Residential / Asphalt | (Unnamed) | 40.0' | Local Residential / Aggregate |
| Honeywood Point East | 28.0' | Local Residential / Asphalt | (Unnamed) | 35.0' | Local Residential / Aggregate |
| RV Park Point | 24.0' | Local Residential / Asphalt | (Unnamed) | 28.0' | Local Residential / Aggregate |
| RV Park Grove | 24.0' | Local Residential / Asphalt | | | |
| RV Park Heights | 24.0' | Local Residential / Asphalt | | | |
| Storage Yard Heights | 28.0' | Local Residential / Asphalt | | | |
| (Unnamed)* | 40.0' | Local Residential / Aggregate | | | |
| (Unnamed) | 40.0' | Local Residential / Aggregate | | | |

*Note: Unnamed roads only provide access to storage units, and are never adjacent to habitation.

remove shading to make drawing clear.

Existing Adjacent Road Data

| Road Name | Width | Classification / Surface |
|------------------|-------|--------------------------|
| State Highway 24 | 40.0' | State Highway / Asphalt |
| Judge Orr Road | 40.0' | Major Arterial / Asphalt |
| Cessna Drive | 25.0' | Local / Asphalt |

It is difficult to see the phasing schedule. Please add a sheet that includes just the phasing with a chart outlining the units/acreage

DRAWING INDEX

| ABBR. | SHEET |
|-------|--|
| DP1 | FINAL DEVELOPMENT PLAN COVER |
| DP2 | FINAL DEVELOPMENT PLAN LANDSCAPE COVER |
| DP3 | FINAL DEVELOPMENT PLAN LANDSCAPE |
| DP4 | FINAL DEVELOPMENT PLAN LANDSCAPE |
| DP5 | FINAL DEVELOPMENT PLAN LANDSCAPE |
| DP6 | FINAL DEVELOPMENT PLAN LANDSCAPE DETAILS |
| DP7 | FINAL DEVELOPMENT PLAN LANDSCAPE DETAILS |

NORTH NOT TO SCALE

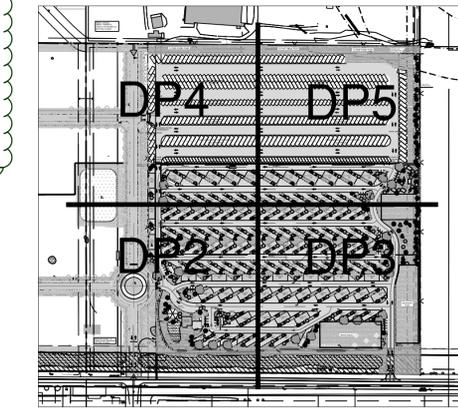
Site Data:

| Land Use | Gross AC | % |
|----------------------------------|------------------|--------------|
| Occupied RV (120 Spaces) | 6.17 AC. | 19.5% |
| Open Air Storage (225 Spaces) | 2.49 AC. | 7.9% |
| Covered Storage Pad (128 Spaces) | 1.14 AC. | 3.6% |
| Pods (76 Pods) | .52 AC. | 1.6% |
| Land Use Subtotal: | 10.32 AC. | 32.6% |
| Useable Open Space | 7.31 AC. | 23.1% |
| Drainage & Buffer Tracts | 2.92 AC. | 9.3% |
| Subtotal: | 10.23 AC. | 32.4% |
| Road R.O.W.: | 11.04 AC. | 35.0% |
| Total: | 31.59 | 100% |

Please add in a chart with the phasing data as well.

No parking detail has been provided. No parking table has been provided. Please add the parking detail and chart to demonstrate there is adequate parking on site for the proposed uses and number of spaces.

SHEET KEY



Adjacent Property Owners:

| | | |
|---------------------------------------|----------------------|----------------|
| Blair, Faith & Jason C. | 13795 Judge Orr Road | TSN 4305005022 |
| Buschman, Dennis J. | 13875 Judge Orr Road | TSN 4304001001 |
| Leshner, Lee A. & Gloria J. | 13975 Judge Orr Road | TSN 4304001002 |
| Cisneros, Aloida M. | 14115 Judge Orr Road | TSN 4304001003 |
| Hyatt, Mark A. & Angelita C. | 14200 Judge Orr Road | TSN 4233000028 |
| Mahncke Family Partnership No. 3 Ltd. | 33-12-64 | TSN 4233000012 |
| Sun Prairie Land LLC | 13925 E. Highway 24 | TSN 4233001001 |
| Meadow Stone LLC | 13630 Judge Orr Road | TSN 4200000249 |



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JUDGE ORR ROAD RV PARK AND STORAGE
14010 Judge Orr Road | Peyton, CO 80831
FINAL DEVELOPMENT PLAN

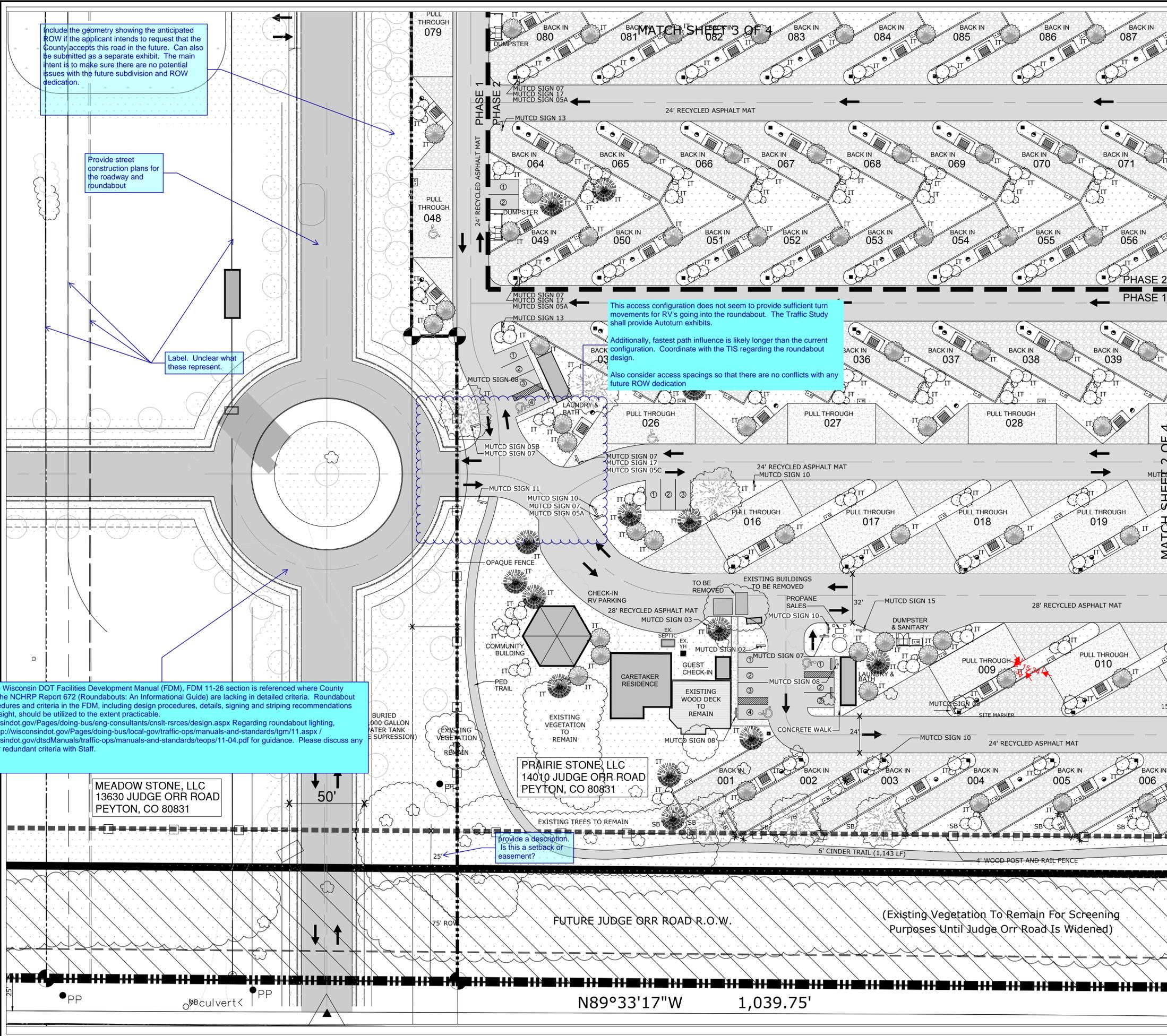
DATE: 05/22/18
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CHECKED: WFG

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| DATE: | BY: | COMMENTS: |
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FINAL DEVELOPMENT PLAN COVER
SHEET NO.
DP1
1 OF 7 SHEETS

File number: PPR-16-040



Include the geometry showing the anticipated ROW if the applicant intends to request that the County accept this road in the future. Can also be submitted as a separate exhibit. The main intent is to make sure there are no potential issues with the future subdivision and ROW dedication.

Provide street construction plans for the roadway and roundabout

Label. Unclear what these represent.

This access configuration does not seem to provide sufficient turn movements for RV's going into the roundabout. The Traffic Study shall provide Autoturn exhibits.

Additionally, fastest path influence is likely longer than the current configuration. Coordinate with the TIS regarding the roundabout design.

Also consider access spacings so that there are no conflicts with any future ROW dedication

Revise. The Wisconsin DOT Facilities Development Manual (FDM), FDM 11-26 section is referenced where County criteria and the NCHRP Report 672 (Roundabouts: An Informational Guide) are lacking in detailed criteria. Roundabout design procedures and criteria in the FDM, including design procedures, details, signing and striping recommendations and lines of sight, should be utilized to the extent practicable.
<http://wisconsin.gov/Pages/doing-business/consultants/cnsl-rsces/design.aspx> Regarding roundabout lighting, reference <http://wisconsin.gov/Pages/doing-business/local-government/traffic-operations/manuals-and-standards/tgm/11.aspx> / <http://wisconsin.gov/dtsdManuals/traffic-operations/manuals-and-standards/teops/11-04.pdf> for guidance. Please discuss any conflicting or redundant criteria with Staff.

MEADOW STONE, LLC
13630 JUDGE ORR ROAD
PEYTON, CO 80831

PRAIRIE STONE, LLC
14010 JUDGE ORR ROAD
PEYTON, CO 80831

provide a description. Is this a setback or easement?

FUTURE JUDGE ORR ROAD R.O.W.

(Existing Vegetation To Remain For Screening Purposes Until Judge Orr Road Is Widened)

N89°33'17"W 1,039.75'

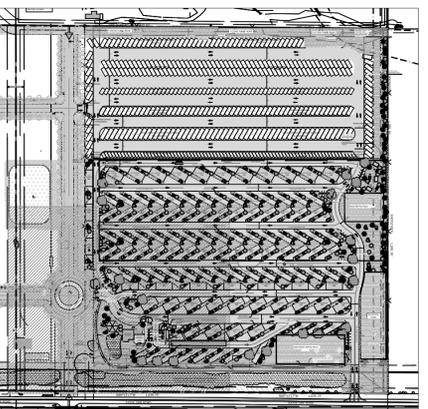
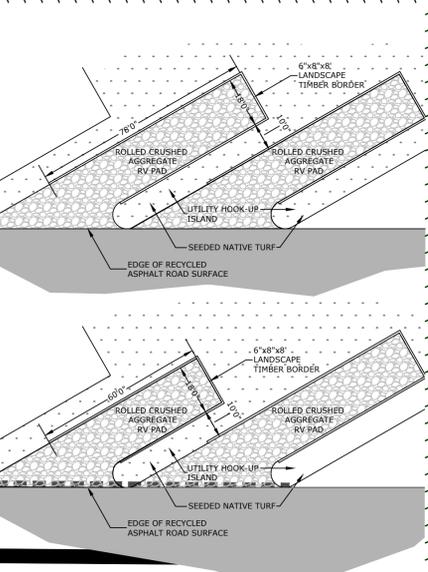
DATA TABLE

| | |
|--|---------------------------|
| RV PARK SITE AREA | (1,376,000 SF / 31.59 AC) |
| 6" TRAIL (CINDER) | (1,142 LF / 6,852 SF) |
| 3/8" MINUS RED OR WHITE ROAD BASE | (127,195 SF / 2.92 AC) |
| REVEGETATED TURF (SERVICE/SETBACK AREAS) | (127,195 SF / 2.92 AC) |
| REVEGETATED TURF (OPEN/REC SPACE) | (676,051 SF / 15.52 AC) |
| DETENTION POND | (27,309 SF / .63 AC) |
| RECYCLED ASPHALT PAVEMENT | (48,090 SF / 11.04 AC) |
| AGGREGATE SURFACE | (201,454 SF / 4.62 AC) |
| 3/4" CRUSHED RIVER RUN ROCK | (201,454 SF / 4.62 AC) |
| CONCRETE PAVING | (58,831 SF / 1.35 AC) |

| | |
|--------------------------------------|----------|
| PICNIC TABLE/LEAN-TO SHELTER | [Symbol] |
| TENT SITE | [Symbol] |
| RV SITE MARKER | [Symbol] |
| YARD HYDRANT | [Symbol] |
| FIRE/GRILL COMBO | [Symbol] |
| ELECTRIC CONNECTION | [Symbol] |
| 6" HT CHAINLINK FENCE | [Symbol] |
| 6" HT CHAINLINK FENCE (OPAQUE WEAVE) | [Symbol] |
| 4" HT WOOD POST AND RAIL FENCE | [Symbol] |
| EXISTING SMALL TREE GROVE TO REMAIN | [Symbol] |
| 46 PARKING SPACES | [Symbol] |
| 120 OCCUPIED RV PAD SITES | [Symbol] |
| 225 OPEN AIR STORAGE PADS | [Symbol] |
| 128 COVERED STORAGE PADS | [Symbol] |
| 76 POD SITES | [Symbol] |
| PINON PINE | [Symbol] |
| PONDEROSA PINE | [Symbol] |
| RIO GRANDE COTTONWOOD | [Symbol] |
| CLUMP QUAKING ASPEN | [Symbol] |

What is this?

The spaces do not meet the setback requirements of the
File number: PPR-16-040



William Guman & Associates, Ltd.
URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
719.633.9700 fax 719.633.4250
Email: Wguman@wi.com
REGISTERED ARCHITECT, REGISTERED LANDSCAPE ARCHITECT

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14010 Judge Orr Road | Peyton, CO 80831
FINAL DEVELOPMENT PLAN

DATE: 05/22/2018
DRAWN: WFG GEM
CHECKED: WFG

| REVISIONS: | | |
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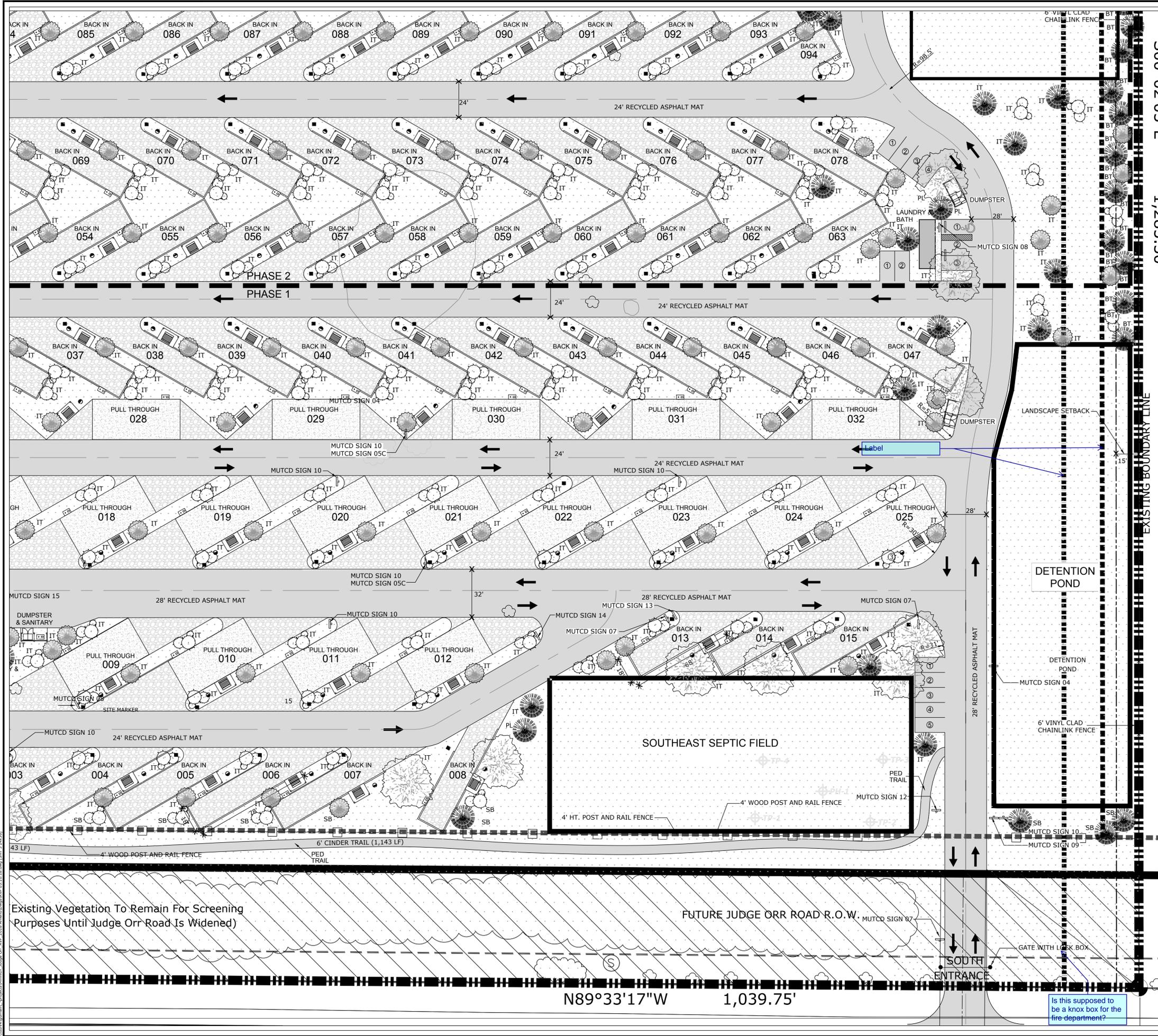
FINAL DEVELOPMENT PLAN
LANDSCAPE

SHEET NO.

DP2

2 OF 7 SHEETS

MATCH SHEET 1 OF 4

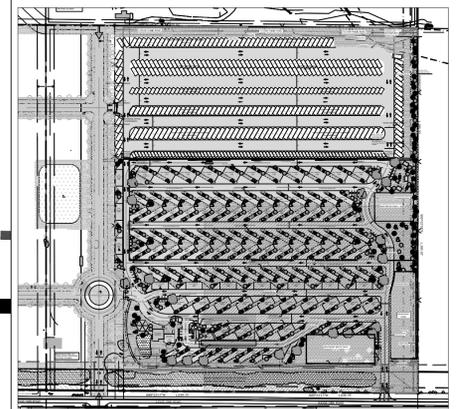


500°02'05"E
1,285.30'

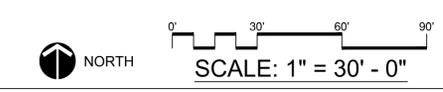
DATA TABLE

| | |
|---|---|
| RV PARK SITE AREA | (1,376,060 SF / 31.59 AC) |
| 6" TRAIL (CINDER) | 3/8" MINUS RED OR WHITE ROAD BASE (1,142 LF / 6,852 SF) |
| REVEGETATED TURF (SERVICE/SEPTIC/SETBACK AREAS) | (127,195 SF / 2.92 AC) |
| REVEGETATED TURF (OPEN/REC SPACE) | (676,051 SF / 15.52 AC) |
| DETENTION POND | (27,309 SF / .63 AC) |
| RECYCLED ASPHALT PAVEMENT | (48,090 SF / 11.04 AC) |
| AGGREGATE SURFACE | 3/4" CRUSHED RIVER RUN ROCK (201,454 SF / 4.62 AC) |
| CONCRETE PAVING | (58,831 SF / 1.35 AC) |

- PICNIC TABLE/LEAN-TO SHELTER
- TENT SITE
- RV SITE MARKER
- YARD HYDRANT
- FIREPIT/GRILL COMBO
- ELECTRIC CONNECTION
- 6' HT CHAINLINK FENCE
- 6' HT CHAINLINK FENCE (OPAQUE WEAVE)
- 4' HT WOOD POST AND RAIL FENCE
- EXISTING SMALL TREE GROVE TO REMAIN
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JUDGE ORR ROAD RV PARK AND STORAGE
 14010 Judge Orr Road | Peyton, CO 80831
 FINAL DEVELOPMENT PLAN

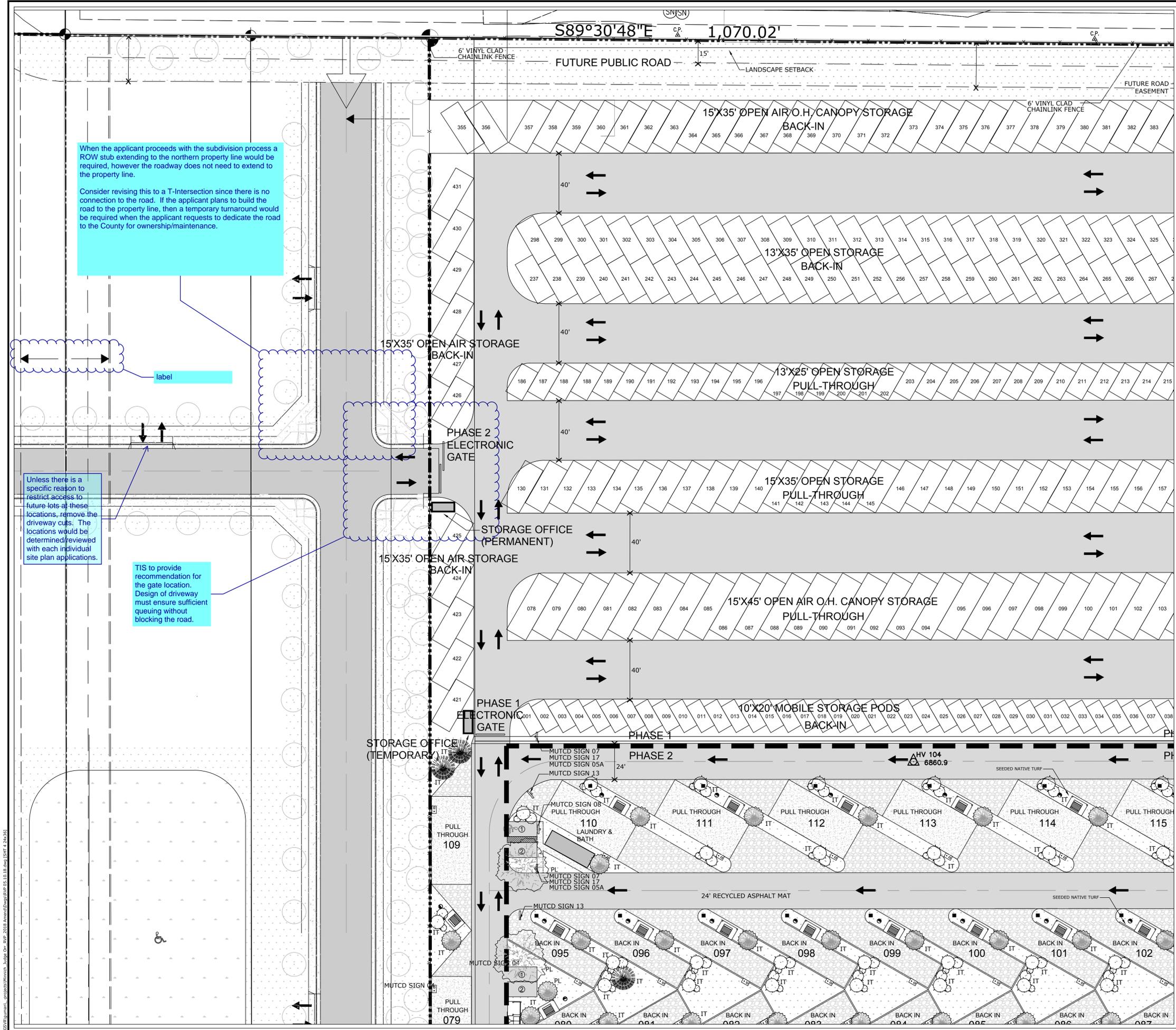
DATE: 05/22/2018
 DRAWN: WFG GEM
 CHECKED: WFG

REVISIONS:

| DATE: | BY: | COMMENTS: |
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FINAL DEVELOPMENT PLAN
 LANDSCAPE
 SHEET NO.
DP3
 3 OF 7 SHEETS

Is this supposed to be a knock box for the fire department?



When the applicant proceeds with the subdivision process a ROW stub extending to the northern property line would be required, however the roadway does not need to extend to the property line.

Consider revising this to a T-Intersection since there is no connection to the road. If the applicant plans to build the road to the property line, then a temporary turnaround would be required when the applicant requests to dedicate the road to the County for ownership/maintenance.

Unless there is a specific reason to restrict access to future lots at these locations, remove the driveway cuts. The locations would be determined/reviewed with each individual site plan applications.

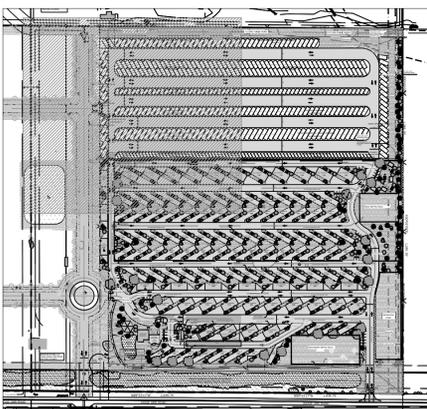
TIS to provide recommendation for the gate location. Design of driveway must ensure sufficient queuing without blocking the road.

DATA TABLE

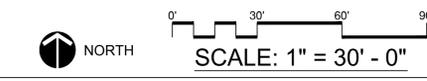
| | |
|---|--|
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- RIO GRANDE COTTONWOOD
- CLUMP QUAKING ASPEN

MATCH SHEET 4 OF 4



File number: PPR-16-040



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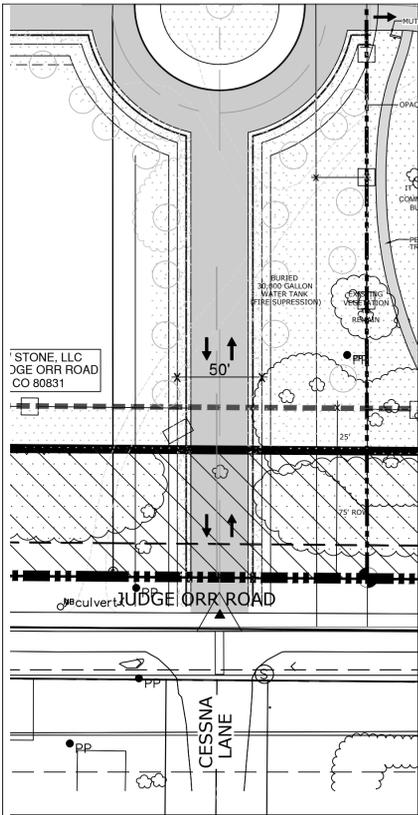
JUDGE ORR ROAD RV PARK AND STORAGE
 14010 Judge Orr Road | Peyton, CO 80831
 FINAL DEVELOPMENT PLAN

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| DATE: | 05/22/2018 |
| DRAWN: | GEM |
| CHECKED: | WFG |

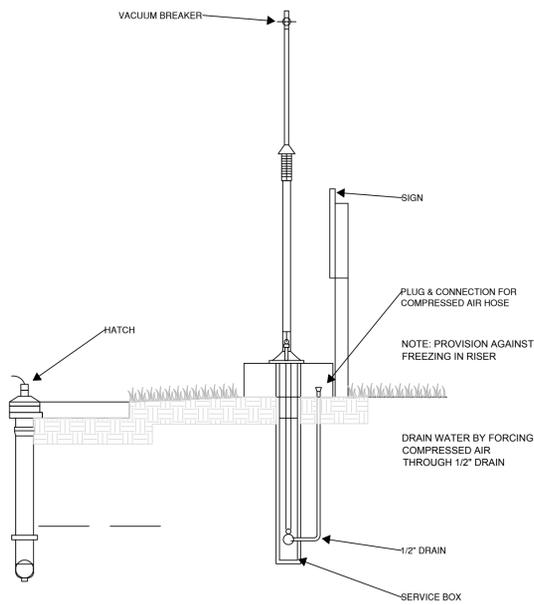
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| DATE: | BY: | COMMENTS: |
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FINAL DEVELOPMENT PLAN
 LANDSCAPE

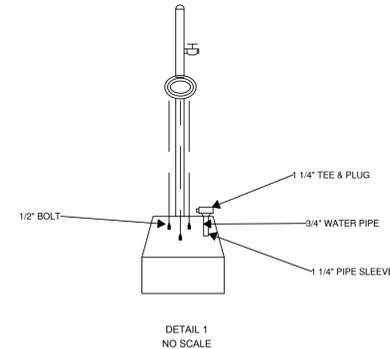
SHEET NO. **DP4**
 4 OF 7 SHEETS



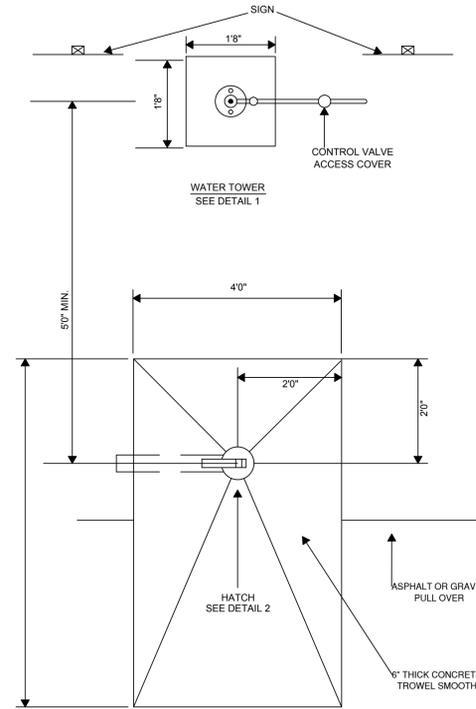
A CESSNA DRIVE / HONEYWOOD POINT WEST
NOT TO SCALE



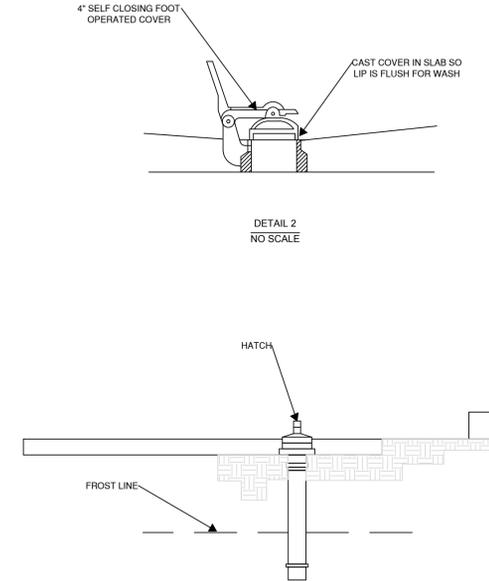
B SANITARY DUMPING STATION ELEVATION (SIDE)
NOT TO SCALE



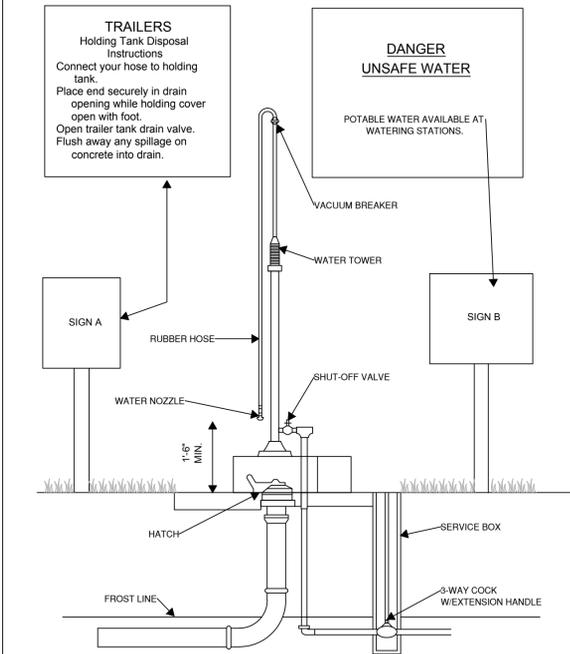
C SANITARY DUMPING STATION ELEVATION (BASE)
NOT TO SCALE



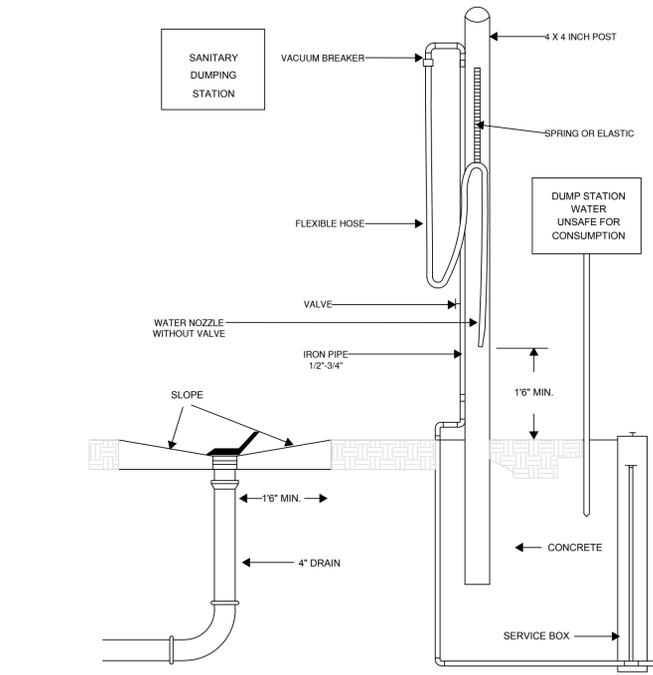
D SANITARY DUMPING STATION ELEVATION (PLAN)
NOT TO SCALE



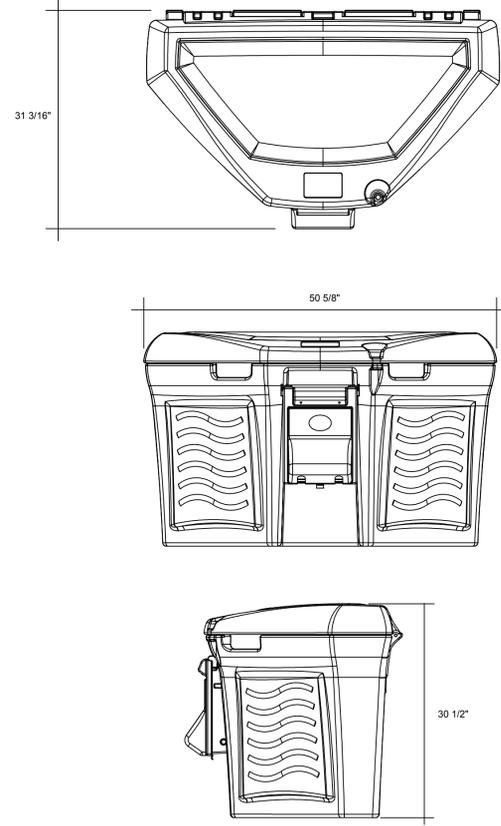
E SANITARY DUMPING STATION ELEVATION (HATCH DETAIL)
NOT TO SCALE



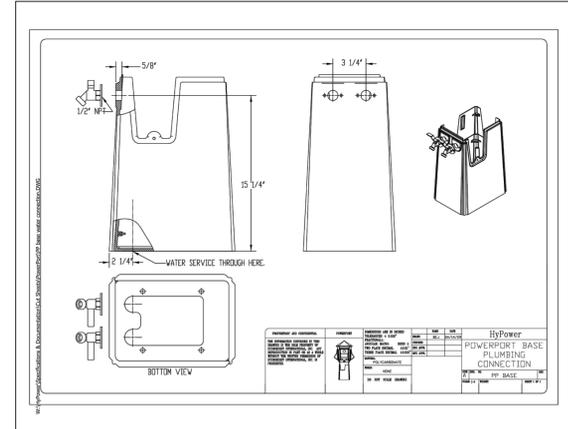
F SANITARY DUMPING STATION ELEVATION (FRONT)
NOT TO SCALE



G SANITARY DUMPING STATION ELEVATION (FRONT)
NOT TO SCALE



H DOCKLOCKER WITH ENERGMATE (powerpedestal.com) (or equal)
NOT TO SCALE



William Guman & Associates, Ltd.
URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
731 North Weber Street, Suite 10
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719.633.9700 fax 719.633.4250
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REGISTERED ARCHITECT, REGISTERED LANDSCAPE ARCHITECT

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JUDGE ORR ROAD RV PARK AND STORAGE
14010 Judge Orr Road | Peyton, CO 80831
FINAL DEVELOPMENT PLAN

DATE: 05/22/2018
DRAWN: WFG GEM
CHECKED: WFG

| REVISIONS: | | |
|------------|-----|-----------|
| DATE: | BY: | COMMENTS: |
| | | |
| | | |

FINAL DEVELOPMENT PLAN
LANDSCAPE DETAILS

SHEET NO.
DP7
7 OF 7 SHEETS