

SITE 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

Chain link w/screening is not typically considered 100% screened. Please provide additional details on the material to be used or revise the fencing material.

Please add ADA note and ADA route (can be separate sheet)

PROPERTY OWNER:

PRAIRIE STONE LLC
9476 DAKOTA DUNES LAKE
PEYTON, CO 80831-4138

Unresolved
08/08/2018

PREPARED BY:

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

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

STREET ADDRESS AND LEGAL DESCRIPTION:

14010 JUDGE ORR ROAD
PEYTON, CO 80831

SW4SW4 SEC 33-12-64 TOG 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	35.03	100.00%
Total:	35.03	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 STOPS TO LONGER DESTINATION TYPE STAYS OF SEVERAL DAYS OR WEEKS.

- COMMUNITY BUILDING
- EMERGENCY FACILITY, PUBLIC
- INERT MATERIAL DISPOSAL SITE - MINOR
- PUBLIC BUILDING, WAY OR SPACE
- PUBLIC PARK AND OPEN SPACE
- RELIGIOUS INSTITUTION
- TINY HOUSE, RECREATIONAL VEHICLE PARK

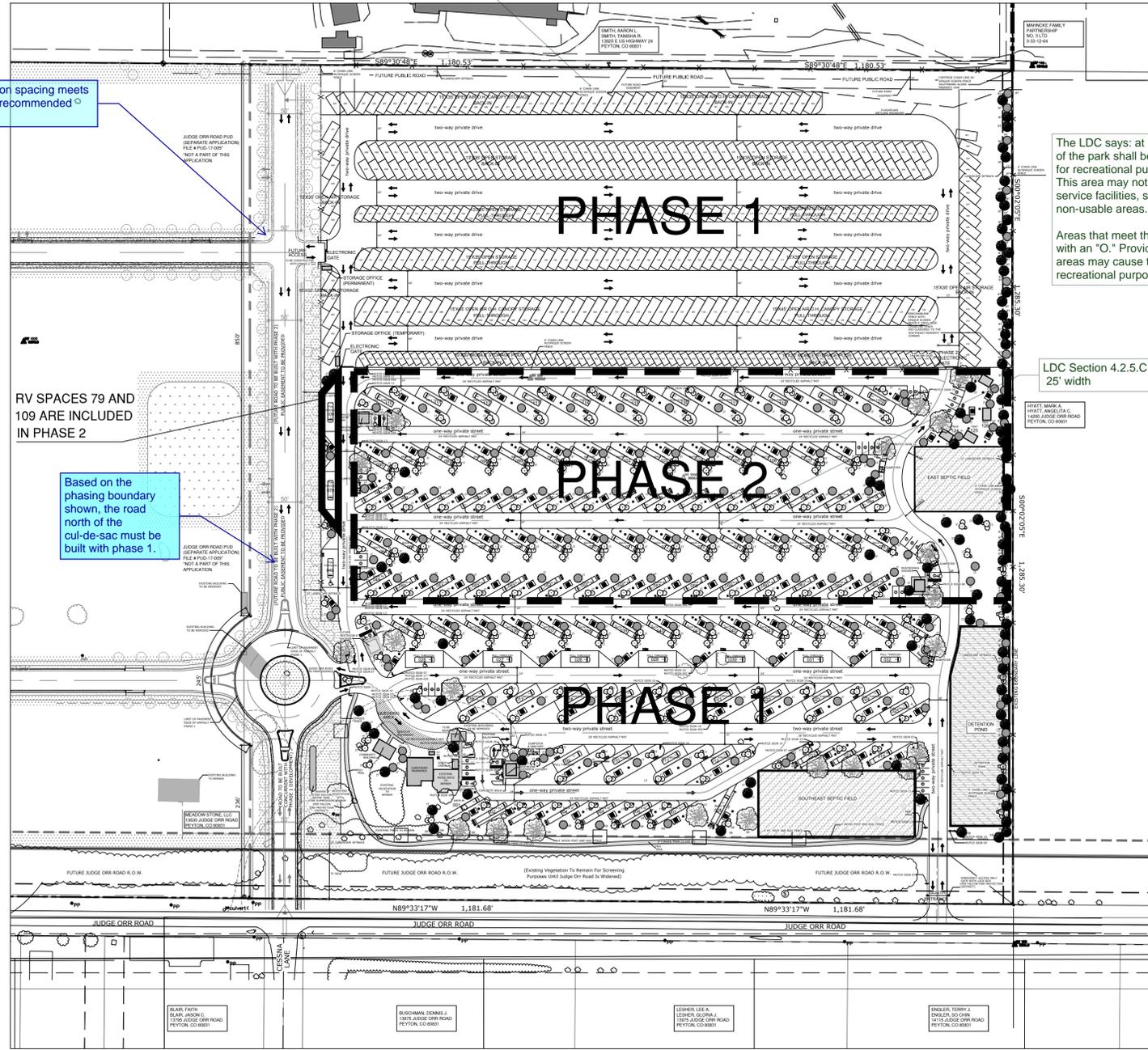
ADDITIONAL REQUESTED USES:

- LAUNDROMAT (RV PARK GUESTS ONLY)
- RECREATIONAL VEHICLE AND BOAT STORAGE
- FUEL SALES AND STORAGE (RV PROPANE SALES ONLY)
- CONVENIENCE STORE (RV SUPPLIES)
- CARETAKER'S QUARTERS

VICINITY MAP:



LDC amendment to allow for this anticipated 8/14



The LDC says: at least 8% of the total area of the park shall be set aside as open space for recreational purposes for RV park users. This area may not include area reserved for service facilities, setback, or other non-usable areas.

Areas that meet this requirement are shown with an "O." Providing amenities to other areas may cause them to be considered for recreational purposes.

LDC Section 4.2.5.C.6 requires 25' width

RV SPACES 79 AND 109 ARE INCLUDED IN PHASE 2

Based on the phasing boundary shown, the road north of the cul-de-sac must be built with phase 1.

RV Space Phasing Data:

Phase	RV Spaces	Acres
Phase 1	120	8.36
Phase 2	48	26.67

Parking Data:

120 Total RV Spaces
40 Standard Parking Spaces
4 Handicap Parking Spaces

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

Adjacent Property Owners:

Name	Address	TSN
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
Engler, Terry J. & So Chin	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
Smith, Aaron L. & Tanisha R.	13925 E. Highway 24	TSN 4233001001
Meadow Stone LLC	13630 Judge Orr Road	TSN 4200000249

Site Density

TOTAL SITE ACREAGE	35.03 AC.
OCCUPIED RV ACREAGE (120 SPACES)	3.16 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	12.96 AC.
DRAINAGE & BUFFER TRACTS ACREAGE	6.27 AC.
OPEN SPACE ACREAGE	8.49 AC.
NET DENSITY (LESS DEDICATED R.O.W. AND OPEN SPACE)	8.84 RVS*/AC.
GROSS DENSITY	3.43 RVS*/AC.

* RVS - RECREATIONAL VEHICLE SPACES

DRAWING INDEX

ABBR.	SHEET	COVER
DP1	FINAL DEVELOPMENT PLAN COVER	COVER
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DP7	FINAL DEVELOPMENT PLAN LANDSCAPE DETAILS	7

Site Data (Overall):

Land Use	Gross AC	%
Ocupied RV (120 Spaces)	3.16 AC.	9.0%
Open Air Storage (225 Spaces)	2.49 AC.	7.1%
Covered Storage Pad (128 Spaces)	1.14 AC.	3.3%
Pods (76 Pods)	.52 AC.	1.5%
Total Storage Spaces: 429 Spaces		
Total RV Spaces: 120 Spaces		
Total Tent Spaces: 4 Spaces		
Standard Parking Spaces: 40 Spaces		
Handicap Parking Spaces: 4 Spaces		
Land Use Subtotal:	7.31 AC.	20.9%
Useable Open Space	8.49 AC.	24.2%
Drainage & Buffer Tracts	6.27 AC.	17.9%
Subtotal:	22.07 AC.	63.0%
Road R.O.W.:	12.96 AC.	37.0%
Total:	35.03 AC.	100%

*The Parking Space area is included in Road R.O.W. Gross AC

Site Data phase 1:

Land Use	Gross AC	%
Ocupied RV (48 Spaces)	1.61 AC.	6.0%
Open Air Storage (225 Spaces)	2.49 AC.	9.4%
Covered Storage Pad (128 Spaces)	1.14 AC.	4.3%
Pods (76 Pods)	.52 AC.	1.9%
Total Storage Spaces: 429 Spaces		
Total RV Spaces: 48 Spaces		
Total Tent Spaces: 0 Spaces		
Standard Parking Spaces: 15 Spaces*		
Handicap Parking Spaces: 2 Spaces*		
Land Use Subtotal:	5.76 AC.	21.6%
Useable Open Space	3.59 AC.	13.5%
Drainage & Buffer Tracts	5.77 AC.	21.6%
Subtotal:	15.12 AC.	56.7%
Road R.O.W.:	11.55 AC.	43.3%
Total:	26.67 AC.	100%

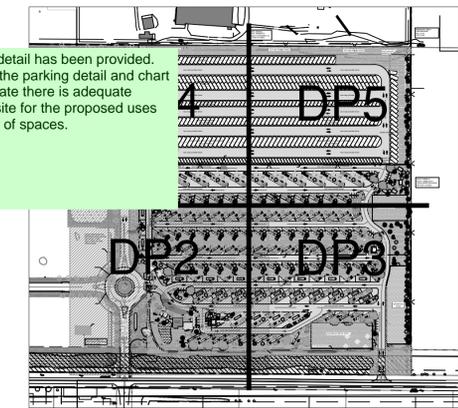
*The Parking Space area is included in Road R.O.W. Gross AC

Site Data phase 2:

Land Use	Gross AC	%
Ocupied RV (72 Spaces)	1.55 AC.	18.5%
Open Air Storage (0 Spaces)	NA	
Covered Storage Pad (0 Spaces)	NA	
Pods (0 Pods)	NA	
Total Storage Spaces: 0 Spaces	NA	
Total RV Spaces: 72 Spaces		
Total Tent Spaces: 4 Spaces**		
Standard Parking Spaces: 25 Spaces*		
Handicap Parking Spaces: 2 Spaces*		
Land Use Subtotal:	1.55 AC.	18.5%
Useable Open Space	4.90 AC.	58.6%
Drainage & Buffer Tracts	0.50 AC.	6.0%
Subtotal:	6.95 AC.	83.1%
Road R.O.W.:	1.41 AC.	16.9%
Total:	8.36 AC.	100%

*The Parking Space area is included in Road R.O.W. Gross AC
**The Tent Space area is included in Useable Open Space Gross AC

SHEET KEY



William Guman & Associates, Ltd.
Landscape Architecture
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
719.633.9700 fax 719.633.4250
Email: WGuman@waf.com

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JUDGE ORR ROAD RV PARK AND STORAGE

14010 Judge Orr Road | Peyton, CO 80831

SITE DEVELOPMENT PLAN

DATE: 07/25/18
DRAWN: WFG GEM
CHECKED: WFG

REVISIONS:

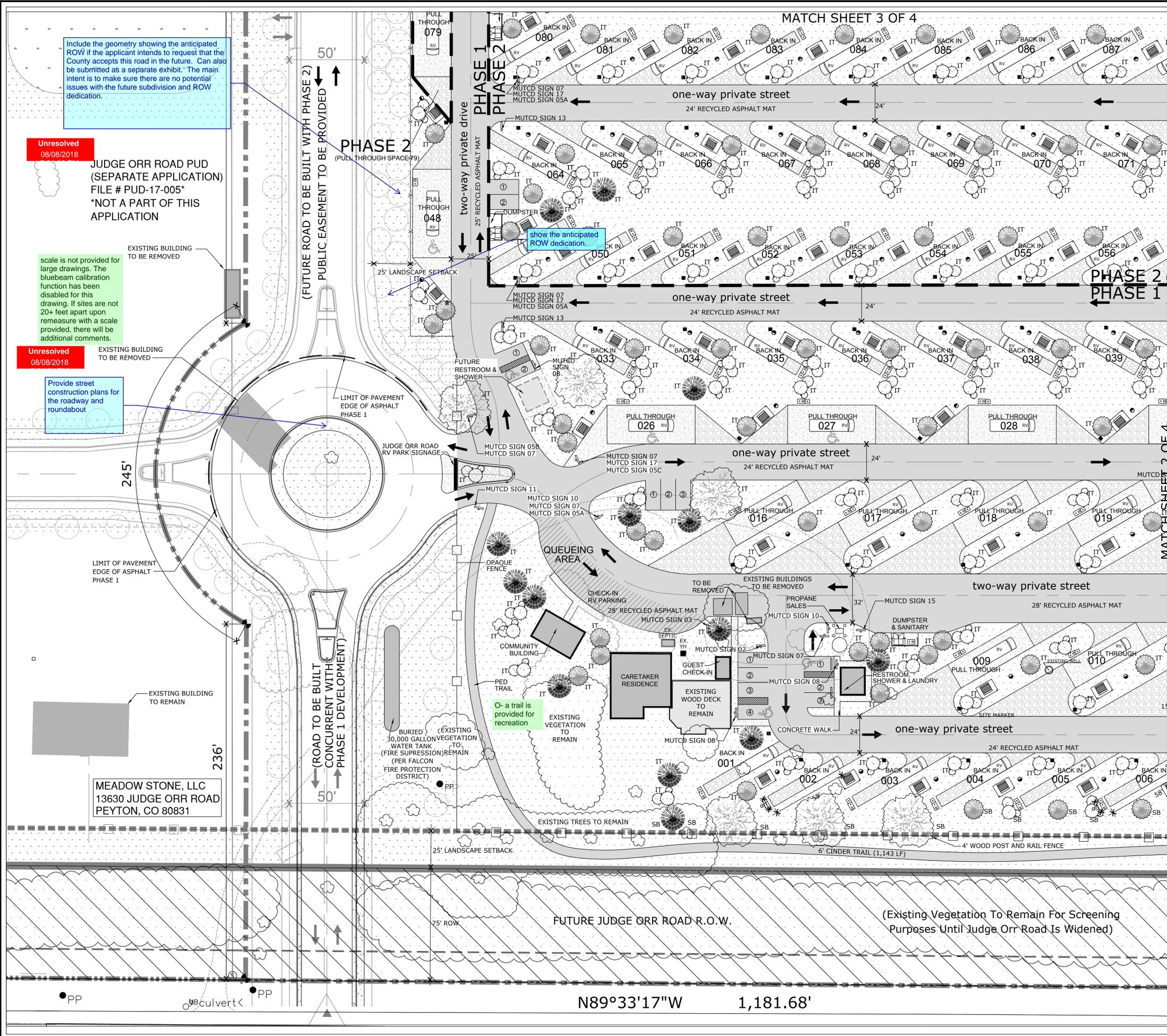
DATE:	BY:	COMMENTS:
07/25/18	GEM/WFG	REVISED SHEET LABELS

SITE 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 accepts 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.

Unresolved 08/08/2018
 JUDGE ORR ROAD PUD (SEPARATE APPLICATION) FILE # PUD-17-005*
 *NOT A PART OF THIS APPLICATION

scale is not provided for large drawings. The bluebeam calibration function has been disabled for this drawing. If sites are not 20+ feet apart upon remeasure with a scale provided, there will be additional comments.

Unresolved 08/08/2018
 Provide street construction plans for the roadway and roundabout

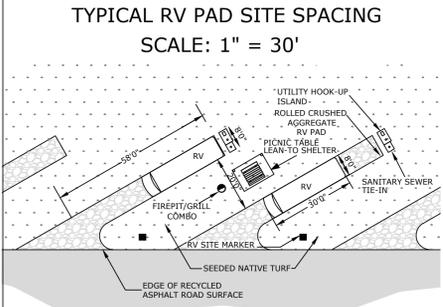
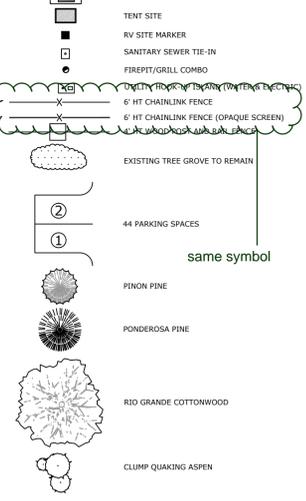
show the anticipated ROW dedication.

O-a trail is provided for recreation

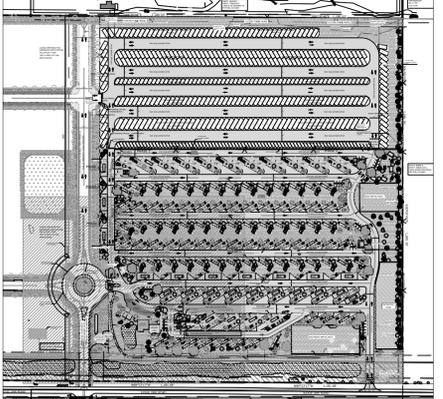
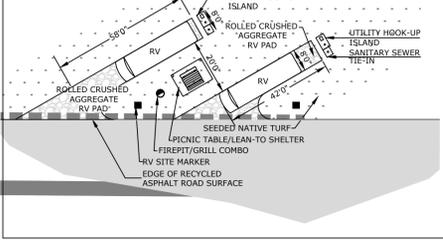
MEADOW STONE, LLC
 13630 JUDGE ORR ROAD
 PEYTON, CO 80831

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	(1,142 LF / 6,852 SF)
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 / 1.10 AC)
AGGREGATE SURFACE	3/4" CRUSHED RIVER RUN ROCK (201,454 SF / 4.62 AC)
CONCRETE PAVING	(58,831 SF / 1.35 AC)



NOTE: A MINIMUM 20' SETBACK IS PROVIDED BETWEEN ALL RV PAD SITES, AND BETWEEN RV PAD SITES AND ALL ADJACENT STRUCTURES (PER LDC TABLE 4-6)



William Gunnar & Associates, Ltd.
 URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
 731 North Weber Street, Suite 10
 Colorado Springs, CO 80903
 719.639.9700 fax 719.633.4250
 Email: Wgunnar@aol.com
 LICENSE: MEASURER, ARCHITECT, PROJECT, D.C. LANDSCAPE ARCHITECTURE

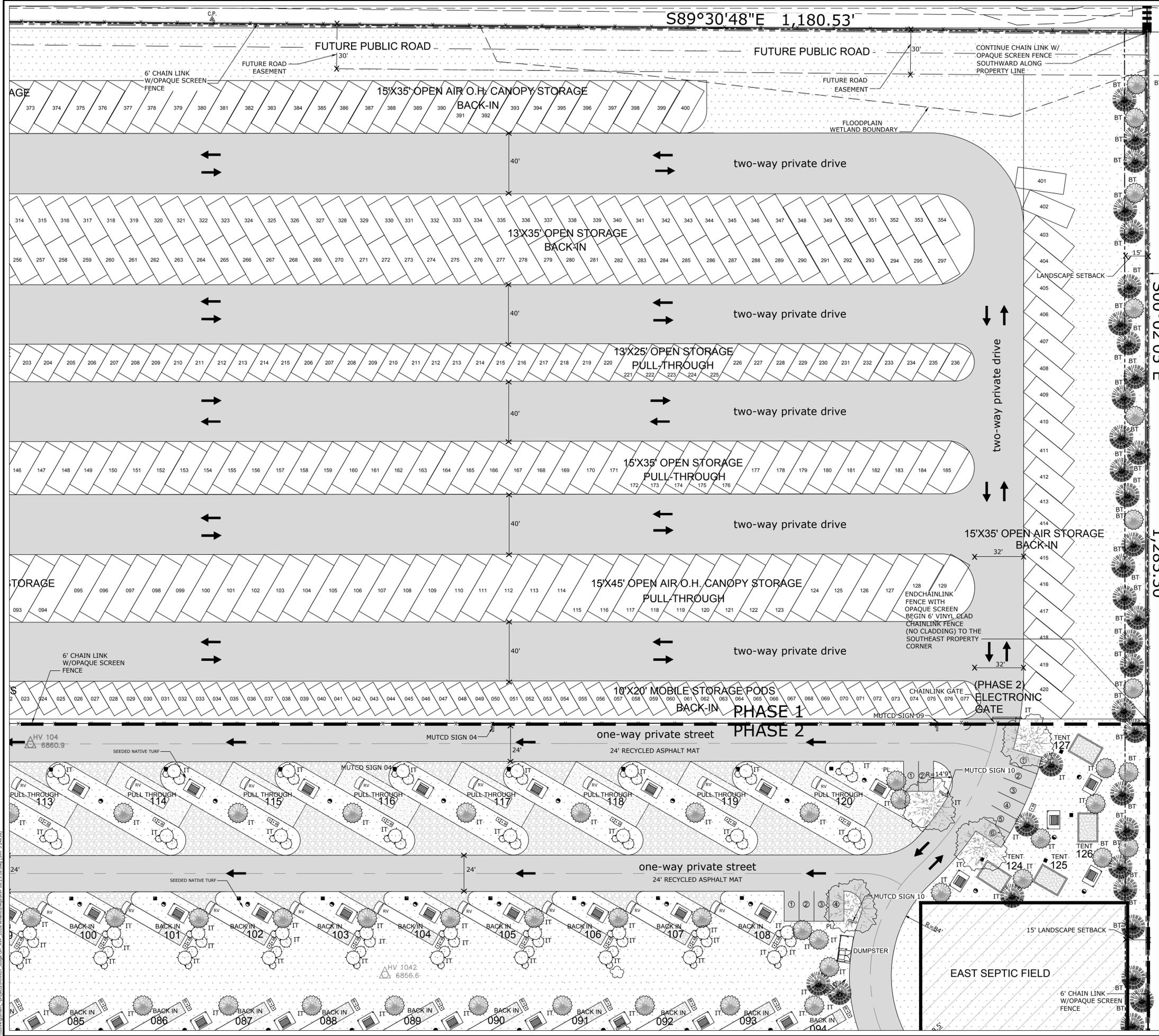
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JUDGE ORR ROAD RV PARK AND STORAGE
 14010 Judge Orr Road | Peyton, CO 80831
 SITE DEVELOPMENT PLAN

DATE: 07/25/2018
 DRAWN: WFG/GEM
 CHECKED: WFG

REVISIONS:		
DATE:	BY:	COMMENTS:
07/25/18	GEM/WFG	REVISED SITE LAYOUT

SITE DEVELOPMENT PLAN
 LANDSCAPE
 SHEET NO.
DP2
 2 OF 7 SHEETS
 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
 719.632.9700 fax 719.632.4250
 Email: Wguman@waf.com
 MESSER, JAMESON, DIRECTOR OF LANDSCAPE ARCHITECTURE

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JUDGE ORR ROAD RV PARK AND STORAGE

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

DATE: 07/25/2018
 DRAWN: WFG GEM
 CHECKED: WFG

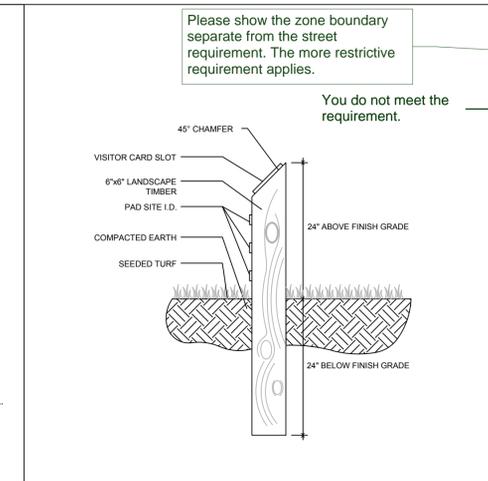
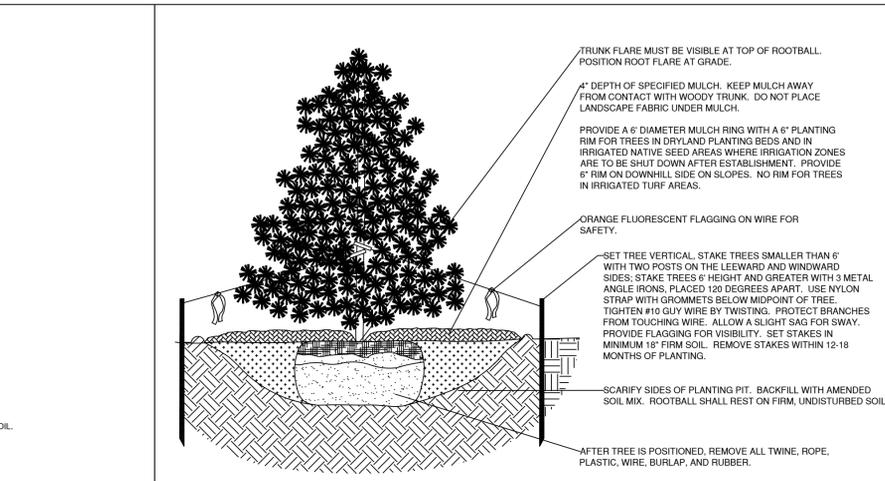
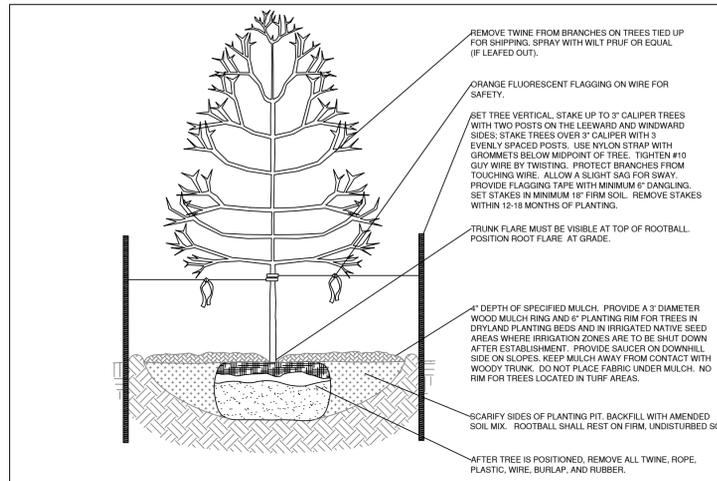
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07/25/18	GEM/WFG	REVISED SITE LAYOUT

SITE DEVELOPMENT PLAN LANDSCAPE

SHEET NO. **DP5**
 5 OF 7 SHEETS

File number: PPR-16-040

LDC (1) requires a 6' fence or landscaping



SITE CATEGORY CALCULATIONS - LANDSCAPING

LANDSCAPE SETBACKS

Street Name or Zone Boundary (elev.)	Street or Zone Boundary Classification (S - SB)	Width (in ft.) Req./Prov.	Linear Footage	Tree Foot. Req./Prov.	Shrub Subst. Req./Prov.
JUDGE ORR ROAD	RVP	20' / 25'	1,062'	1/30'	35' / 17'

Shrub Substitutes Required / Provided: NA / NA
Ornamental Grass Substitutes Required / Provided: NA / NA
Setback Plant Abbr. Denoted on Plan: SB
Percent Ground Plane Veg. Req. / Provided: NA / NA

* Note existing trees to remain.

MOTOR VEHICLE LOTS

No. of Vehicle Spaces Provided	Shade Trees (1/15 Spaces) Required / Provided	Vehicle Lot Frontage (ft.)	Length of Frontage (ft.) (excluding driveway)	2/3 Length of Frontage (ft.)
44	3 / 8	NA	NA	NA

Min. 3' Screening Plants Req./Prov. Evergreen Plants Req./Prov. Length of Screening Wall or Berm Provided Length of Plant Abbr. on Plan Percent Ground Plane Veg. Req. / Provided

NA 50% / 50% NA PL NA / NA

INTERNAL LANDSCAPING

Net Site Area (SF) (less Imperv. R.S.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided	Percent Ground Plane Veg. Req. / Provided
961,269 s.f.	5%	48,069 / 369,824	97 / 304	NA / NA

Shrub Substitutes Required / Provided: NA / NA
Ornamental Grass Substitutes Required / Provided: NA / NA
Internal Plant Abbr. Denoted on Plan: IT
Percent Ground Plane Veg. Req. / Provided: NA / NA

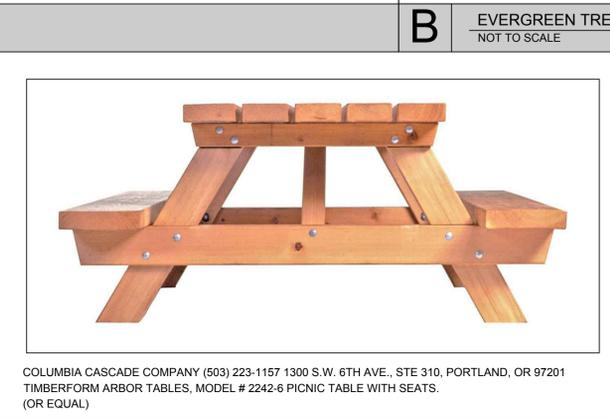
LANDSCAPE BUFFERS & SCREENS

Street Name or Property Line (elev.)	Width (in ft.) Req./Prov.	Linear Footage	Buffer Trees (1/25' (-BT) Required / Provided)	Evergreen Trees Req. (50%) / Provided
East Property Line	15' / 15'	1,285'	52 / 75	50% / 96%

Length of 6 ft. Opaque Structure Req. / Prov. Buffer Tree Abbr. Denoted on Plan* Ground Plane % Veg. Req. / Provided

436' / 436' BT NA

OVERALL TOTAL TREES (Required/Provided): 187 / 484
OVERALL TOTAL SHRUB SUBSTITUTIONS (Required/Provided @ 1 Tree = 10 Shrubs): N/A



NOTES:

A - THE LAND OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING AS FIRST APPROVED BY THE PLANNING DEPARTMENT OR AS SUBSEQUENTLY AMENDED.

B - REGULAR AND NORMAL LANDSCAPE MAINTENANCE SHALL INCLUDE WEEDING, IRRIGATION, FERTILIZING, AND PRUNING AND MOWING.

C - REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN APPROVED BY THE PLANNING DEPARTMENT. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON BUT IN ANY EVENT SUCH REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING ONE YEAR.

D - SEEDING AREAS SHALL HAVE NO BARE AREAS LARGER THAN ONE (1) SQUARE FOOT AFTER GERMINATION.

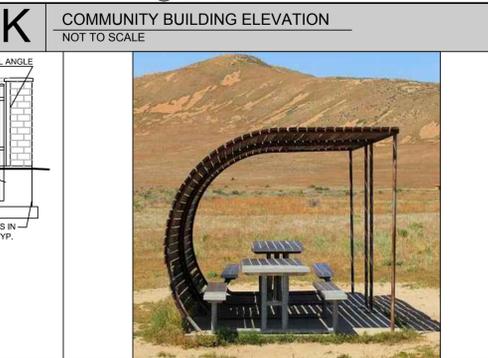
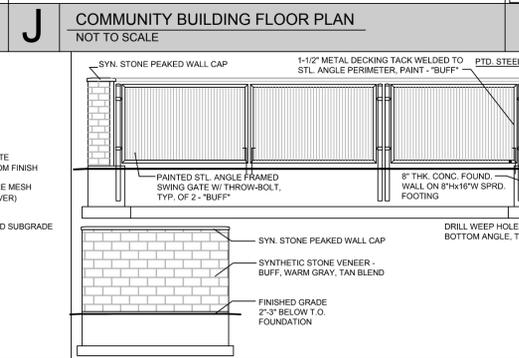
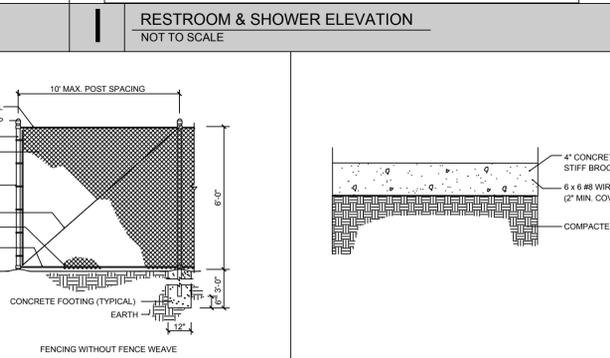
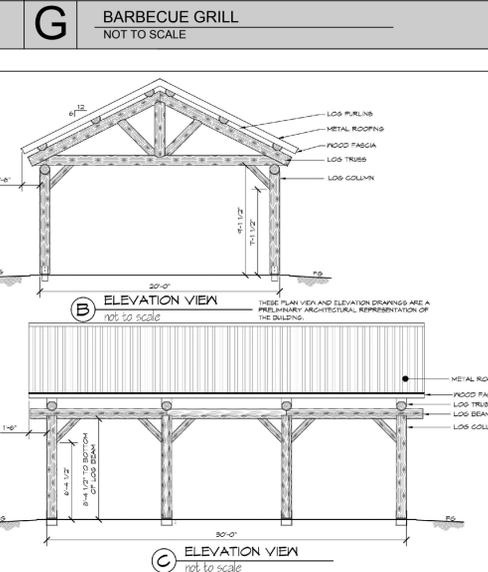
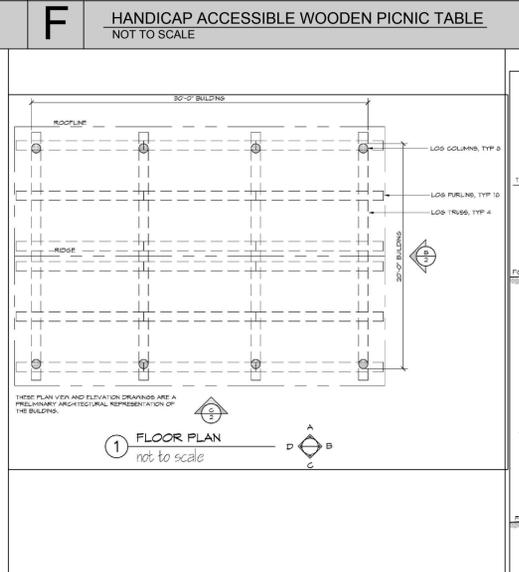
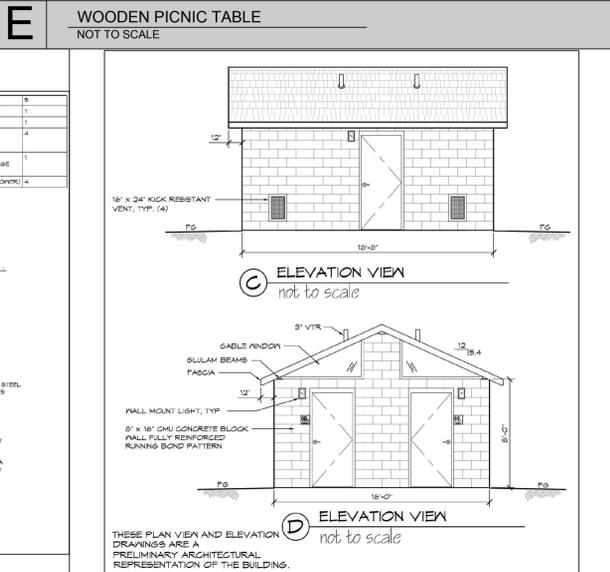
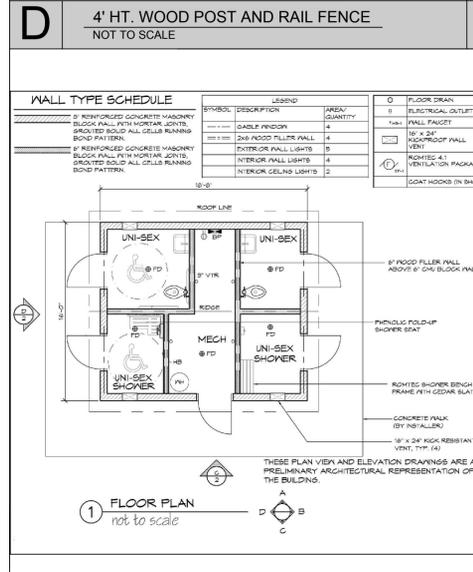
THIS LANDSCAPE PLAN IS FOR DEVELOPMENT SUBMITTAL PURPOSES ONLY
NOT INTENDED FOR CONSTRUCTION

LANDSCAPE SCHEDULE:
Planting Schedule:

SYM.	QTY.	CODE	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
168	PN		PIÑON PINE (Pinus edulis)	20-37 / 15-20'	6" ft.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
91	PO		PONDEROSA PINE (Pinus ponderosa)	60-87 / 30-40'	6" ft.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
21	CO		RO GRANDE COTTONWOOD (Populus trichocarpa)	40-87 / 40-87'	2" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
204	AS		CLUMP QUAKING ASPEN (Populus tremuloides Clump)	20-57 / 20-37'	15 Gal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size

SYMBOL KEY:

SYMBOL	DESCRIPTION/REMARKS
(Steel edge symbol)	STEEL MAINTENANCE EDGE: 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
(No symbol)	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY (Equal to that supplied by Pioneer Sand and Gravel, Pueblo, CO)
(Aggregate symbol)	AGGREGATE SURFACE: 3/4" SIZE CRUSHED RIVER RUN ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. (Equal to that supplied by Pioneer Sand and Gravel, Pueblo, CO)
(Seeding symbol)	SEEDING TURF (Temporary Irrigation): NATIVE SEED BLEND EQUAL TO CARE FREE MIX (30% CHEWINGS FESCUE, 30% CREEPING RED FESCUE, 25% HARD FESCUE, 10% BLUE FESCUE) AT 6 LBS./1,000 SF RATE. AV SEEDS, INC., DENVER, CO www.avseeds.com
(Detention pond symbol)	DETENTION POND SEEDING (Temporary Irrigation): WET TO MESIC TALLGRASS PRAIRIE MIX (CONTAINS DIVERSE PLANT MIXTURE INCLUDING BIG BLUESTEM, PRAIRIE SEDGE MIX, PRAIRIE CORD GRASS) AT 36.88 PLS./ACRE RATE. CARDNO SEEDS, INC., WALKERTON, IN www.cardnonativeplantnursery.com



SIGNAGE KEY

SIGN NUMBER	SHAPE & TEXT	SIZE	MOUNTING	MITOS SIGN NUMBER	SHAPE & TEXT	SIZE	MOUNTING	MITOS SIGN NUMBER
01	KEEP OFF	12" x 18"	R-2	09	EXIT	12" x 18"	R-2-1	09
02	STOP	18" x 18"		10	EXIT	12" x 18"	R-7-8	10
02A				11	No Vehicle	12" x 18"		11
03	ATTENTION	12" x 18"		12	OBSCURE	12" x 18"		12
04	R	18" x 18"	R8-34	13	NO WALK	12" x 18"	R8-37	13
05A	EXIT	12" x 6"		14	NO WALK	18" x 18"	R5-1	14
05B	EXIT	12" x 6"		15	NO WALK	12" x 18"		15
05C	EXIT	12" x 18"		16	NO WALK	18" x 18"	R5-5	16
07	STOP	30" x 30"	R1-1	17	EXIT	12" x 18"	R2-47	17
08	EXIT	12" x 18"	R7-8					

William Ganan & Associates, Ltd.
LANDSCAPE ARCHITECTURE
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
719.639.9700 fax 719.639.4250
Email: Wganan@aol.com
REGISTERED ARCHITECT, REGISTERED LANDSCAPE ARCHITECT

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

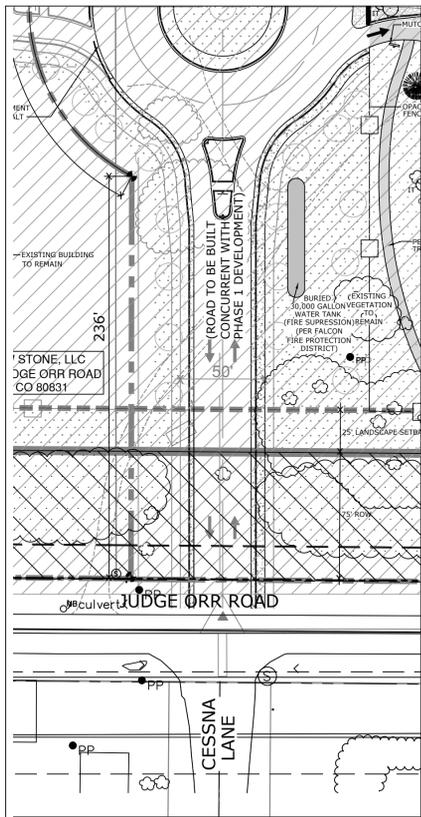
DATE: 07/25/2018
DRAWN: WFG GEM
CHECKED: WFG

REVISIONS:

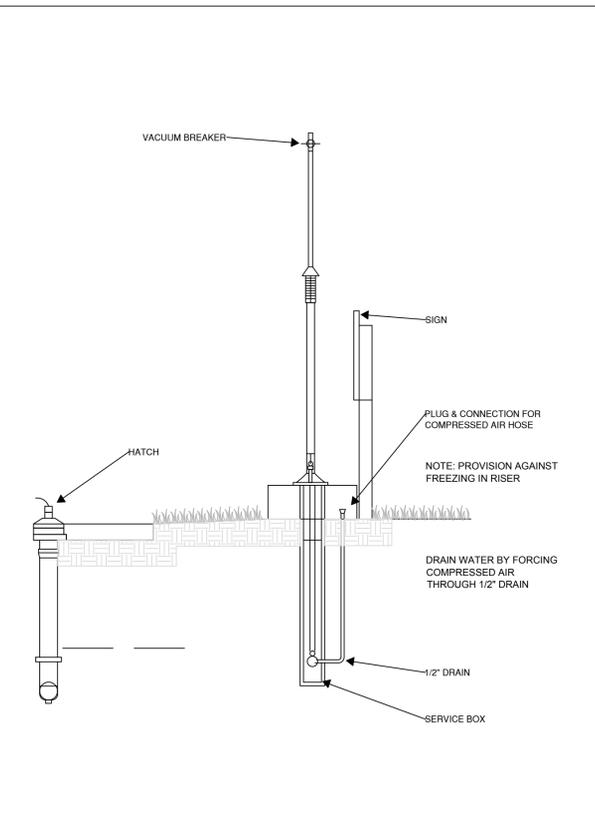
DATE:	BY:	COMMENTS:
07/25/18	GEM/WFG	REVERSE SIDE LAYOUT

SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS
SHEET NO.
DP6
6 OF 7 SHEETS
File number: PPR-16-040

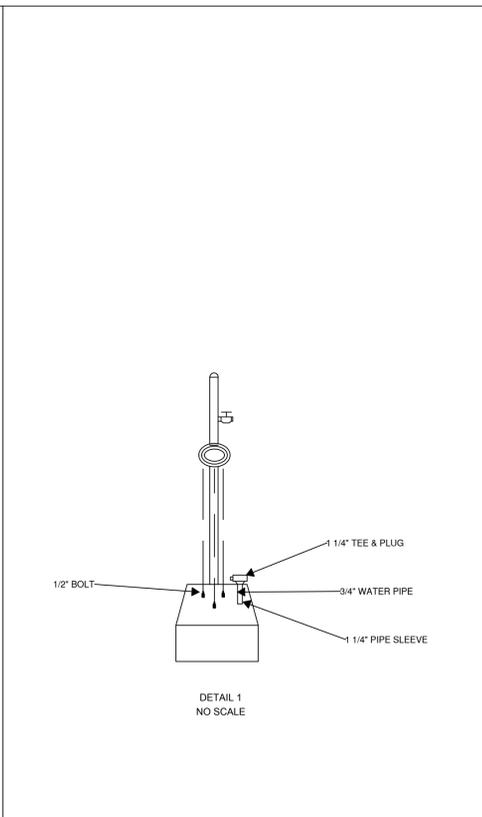
CG:\gumant\projects\16040\16040.dwg, PPR-16-040.dwg, 07/25/18, 10:46 AM [DWT: 2/24/2018]



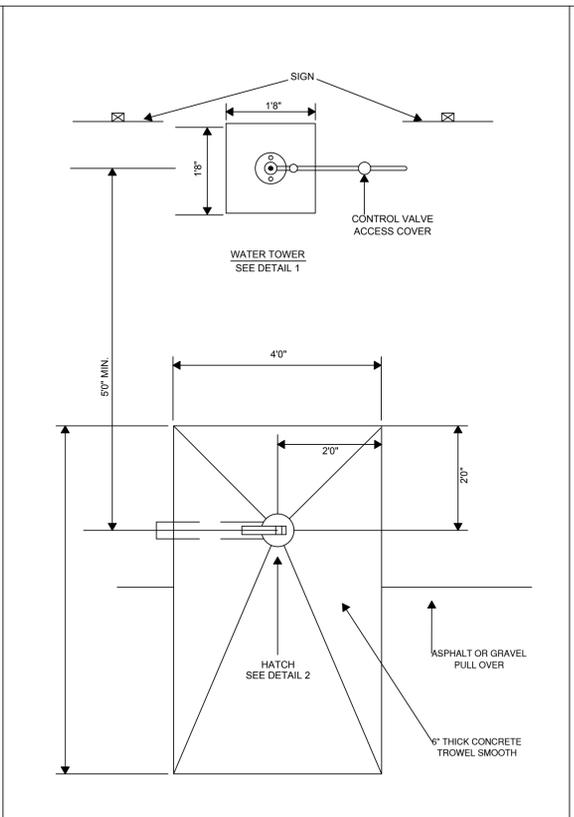
A CESSNA DRIVE / HONEYWOOD POINT WEST
NOT TO SCALE



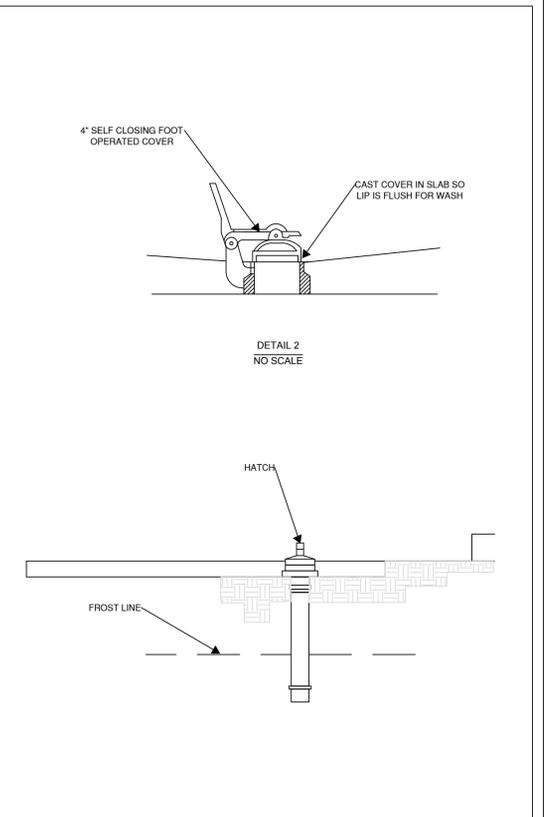
B SANITARY DUMPING STATION ELEVATION (SIDE)
NOT TO SCALE



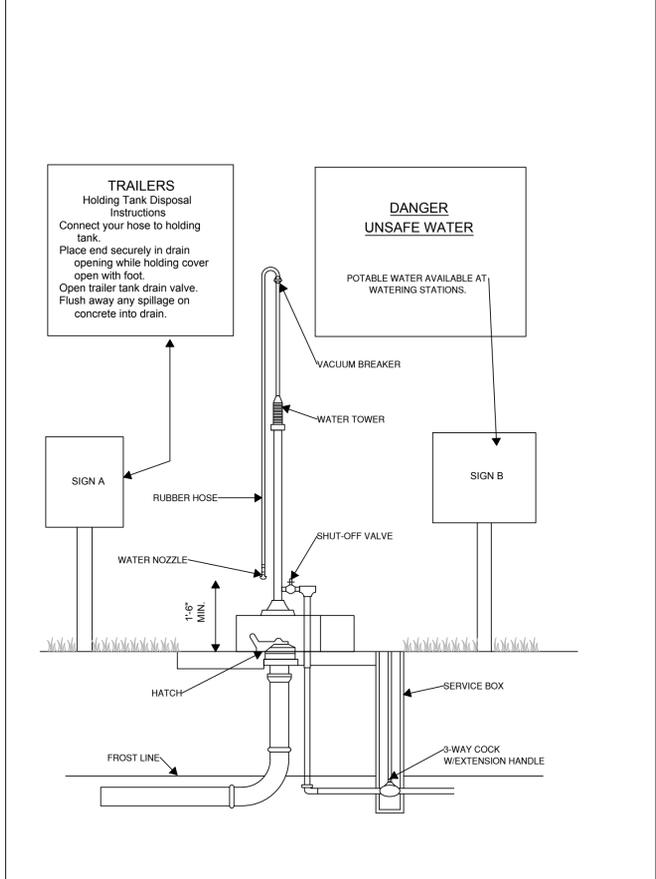
C SANITARY DUMPING STATION ELEVATION (BASE)
NOT TO SCALE



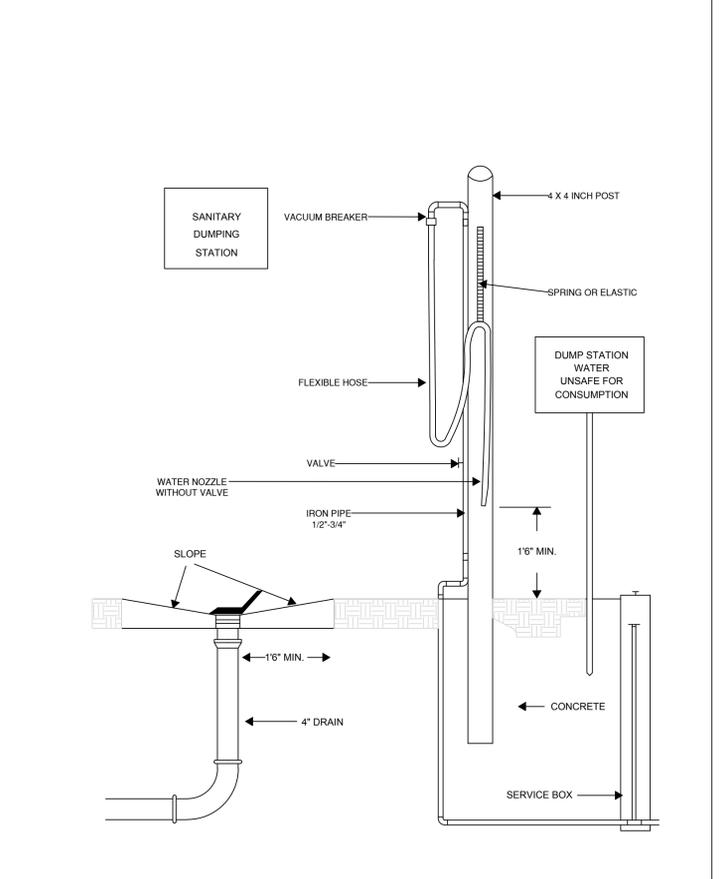
D SANITARY DUMPING STATION ELEVATION (PLAN)
NOT TO SCALE



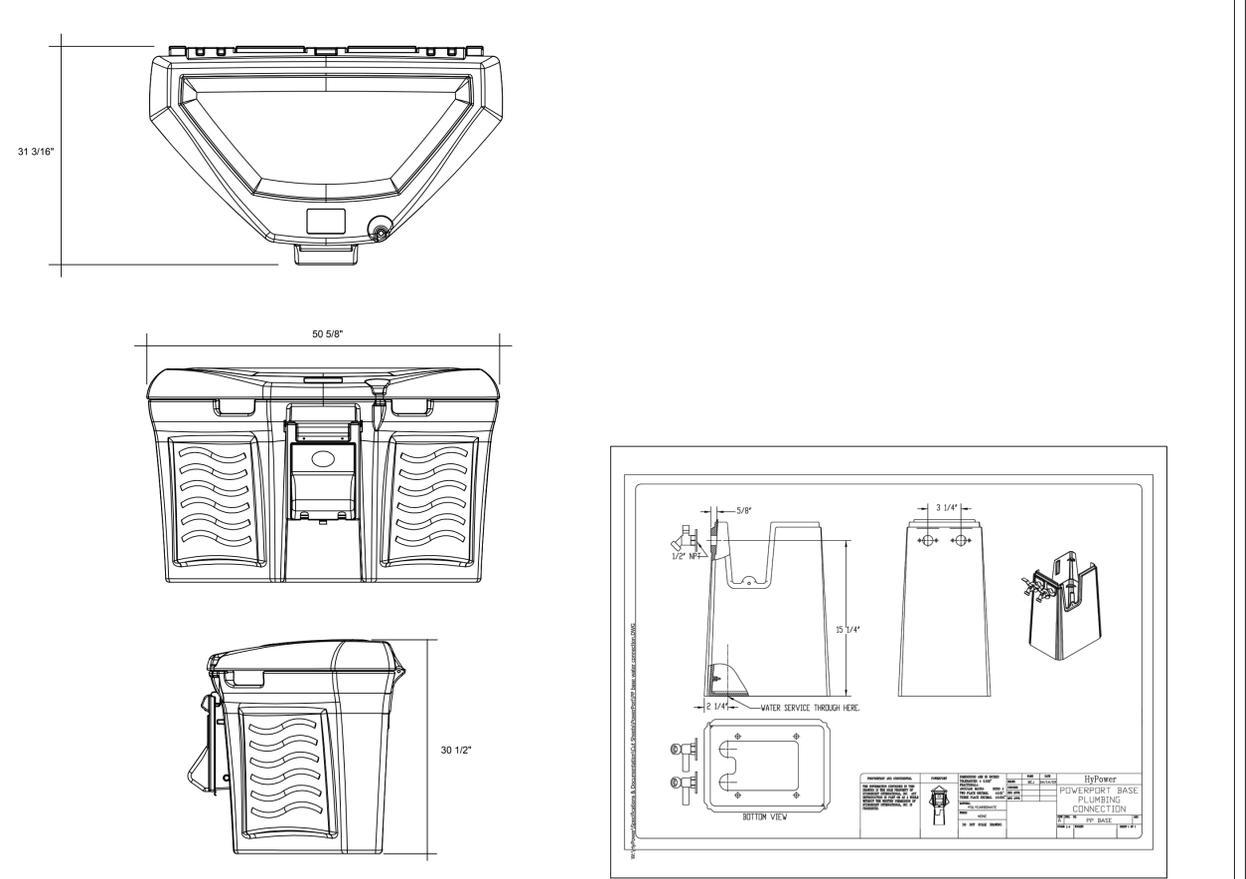
E SANITARY DUMPING STATION ELEVATION (HATCH DETAIL)
NOT TO SCALE



F SANITARY DUMPING STATION ELEVATION (FRONT)
NOT TO SCALE



G SANITARY DUMPING STATION ELEVATION (FRONT)
NOT TO SCALE



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

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@wafco.com
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JUDGE ORR ROAD RV PARK AND STORAGE
14010 Judge Orr Road | Peyton, CO 80831
SITE DEVELOPMENT PLAN

DATE: 07/25/2018
DRAWN: WFG GEM
CHECKED: WFG

REVISIONS:		
DATE:	BY:	COMMENTS:
07/25/18	GEM/WFG	REVISED SITE LAYOUT

SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS
SHEET NO.

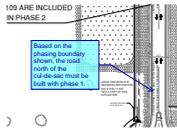
DP7
7 OF 7 SHEETS

File number: PPR-16-040

C:\Users\wguman\OneDrive\Documents\Projects\PPR-16-040\PPR-16-040.dwg (07/25/2018 10:25:18 AM) (SHEET 7 OF 7)

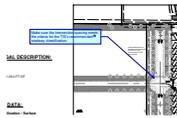
Markup Summary

dsdlaforce (11)



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 8/8/2018 7:15:15 PM
Color: ■

Based on the phasing boundary shown, the road north of the cul-de-sac must be built with phase 1.



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 8/8/2018 7:15:30 PM
Color: ■

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

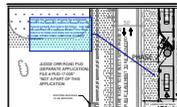
Unresolved
08/08/2018
7:15:38 PM

Subject: Unresolved
Page Label: 1
Author: dsdlaforce
Date: 8/8/2018 7:15:38 PM
Color: ■



Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 8/8/2018 7:20:05 PM
Color: ■

show the anticipated ROW dedication.

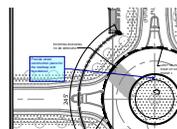


Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 8/8/2018 7:21:00 PM
Color: ■

Include the geometry showing the anticipated ROW if the applicant intends to request that the County accepts 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.

Unresolved
08/08/2018
7:21:08 PM

Subject: Unresolved
Page Label: 2
Author: dsdlaforce
Date: 8/8/2018 7:21:08 PM
Color: ■

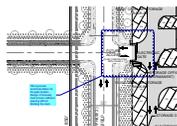


Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 8/8/2018 7:21:21 PM
Color: ■

Provide street construction plans for the roadway and roundabout

Unresolved
08/08/2018
7:21:24 PM

Subject: Unresolved
Page Label: 2
Author: dsdlaforce
Date: 8/8/2018 7:21:24 PM
Color: ■

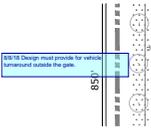


Subject: Cloud+
Page Label: 4
Author: dsdlaforce
Date: 8/8/2018 7:23:12 PM
Color: ■

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

Unresolved
08/08/2018

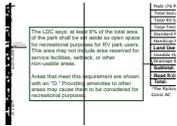
Subject: Unresolved
Page Label: 4
Author: dsdlaforce
Date: 8/8/2018 7:23:24 PM
Color: ■



Subject: Text Box
Page Label: 4
Author: dsdlaforce
Date: 8/8/2018 7:24:31 PM
Color: ■

8/8/18 Design must provide for vehicle turnaround outside the gate.

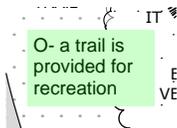
dsdruiz (13)



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 8/9/2018 10:29:56 AM
Color: ■

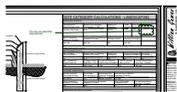
The LDC says: at least 8% of the total area of the park shall be set aside as open space for recreational purposes for RV park users. This area may not include area reserved for service facilities, setback, or other non-usable areas.

Areas that meet this requirement are shown with an "O." Providing amenities to other areas may cause them to be considered for recreational purposes.



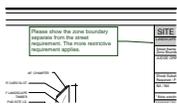
Subject: Text Box
Page Label: 2
Author: dsdruiz
Date: 8/9/2018 10:35:36 AM
Color: ■

O- a trail is provided for recreation



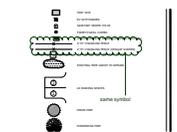
Subject: Cloud+
Page Label: 6
Author: dsdruiz
Date: 8/9/2018 11:47:53 AM
Color: ■

You do not meet the requirement.



Subject: Callout
Page Label: 6
Author: dsdruiz
Date: 8/9/2018 11:51:54 AM
Color: ■

Please show the zone boundary separate from the street requirement. The more restrictive requirement applies.



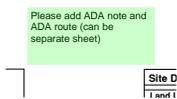
Subject: Cloud+
Page Label: 2
Author: dsdruiz
Date: 8/9/2018 11:56:51 AM
Color: ■

same symbol



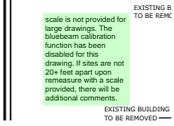
Subject: Text Box
Page Label: 1
Author: dsdruiz
Date: 8/9/2018 11:59:32 AM
Color: ■

No parking detail 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.



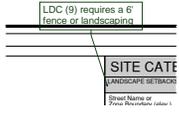
Subject: Text Box
Page Label: 1
Author: dsdruiz
Date: 8/9/2018 12:05:26 PM
Color: ■

Please add ADA note and ADA route (can be separate sheet)



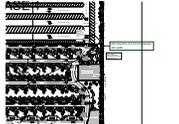
Subject: Text Box
Page Label: 2
Author: dsdruiz
Date: 8/9/2018 12:14:59 PM
Color: ■

scale is not provided for large drawings. The bluebeam calibration function has been disabled for this drawing. If sites are not 20+ feet apart upon remeasure with a scale provided, there will be additional comments.



Subject: Callout
Page Label: 6
Author: dsdruiz
Date: 8/9/2018 12:34:37 PM
Color: ■

LDC (9) requires a 6' fence or landscaping



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 8/9/2018 9:41:04 AM
Color: ■

LDC Section 4.2.5.C.6 requires 25' width



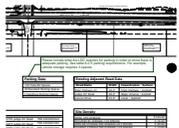
Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 8/9/2018 9:52:07 AM
Color: ■

Chain link w/screening is not typically considered 100% screened. Please provide additional details on the material to be used or revise the fencing material.



Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 8/9/2018 9:54:24 AM
Color: ■

LDC amendment to allow for this anticipated 8/14



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 8/9/2018 9:59:47 AM
Color: ■

Please include what the LDC requires for parking in order to show there is adequate parking. See table 6-2 for parking requirements. For example, vehicle storage requires 3 spaces