

# 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

### PROPERTY OWNER:

PRAIRIE STONE LLC  
9476 DAKOTA DUNES LAKE  
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 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%
<b>Total:</b>	<b>35.03</b>	<b>100.00%</b>

### 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.

1. COMMUNITY BUILDING
2. EMERGENCY FACILITY, PUBLIC
3. INERT MATERIAL DISPOSAL SITE - MINOR
4. PUBLIC BUILDING, WAY OR SPACE
5. PUBLIC PARK AND OPEN SPACE
6. RELIGIOUS INSTITUTION
7. TINY HOUSE, RECREATIONAL VEHICLE PARK

### 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. CARETAKER'S QUARTERS

### VICINITY MAP:



Review 3: Either remove this access or add a note that this access is not being approved as part of this site development plan.

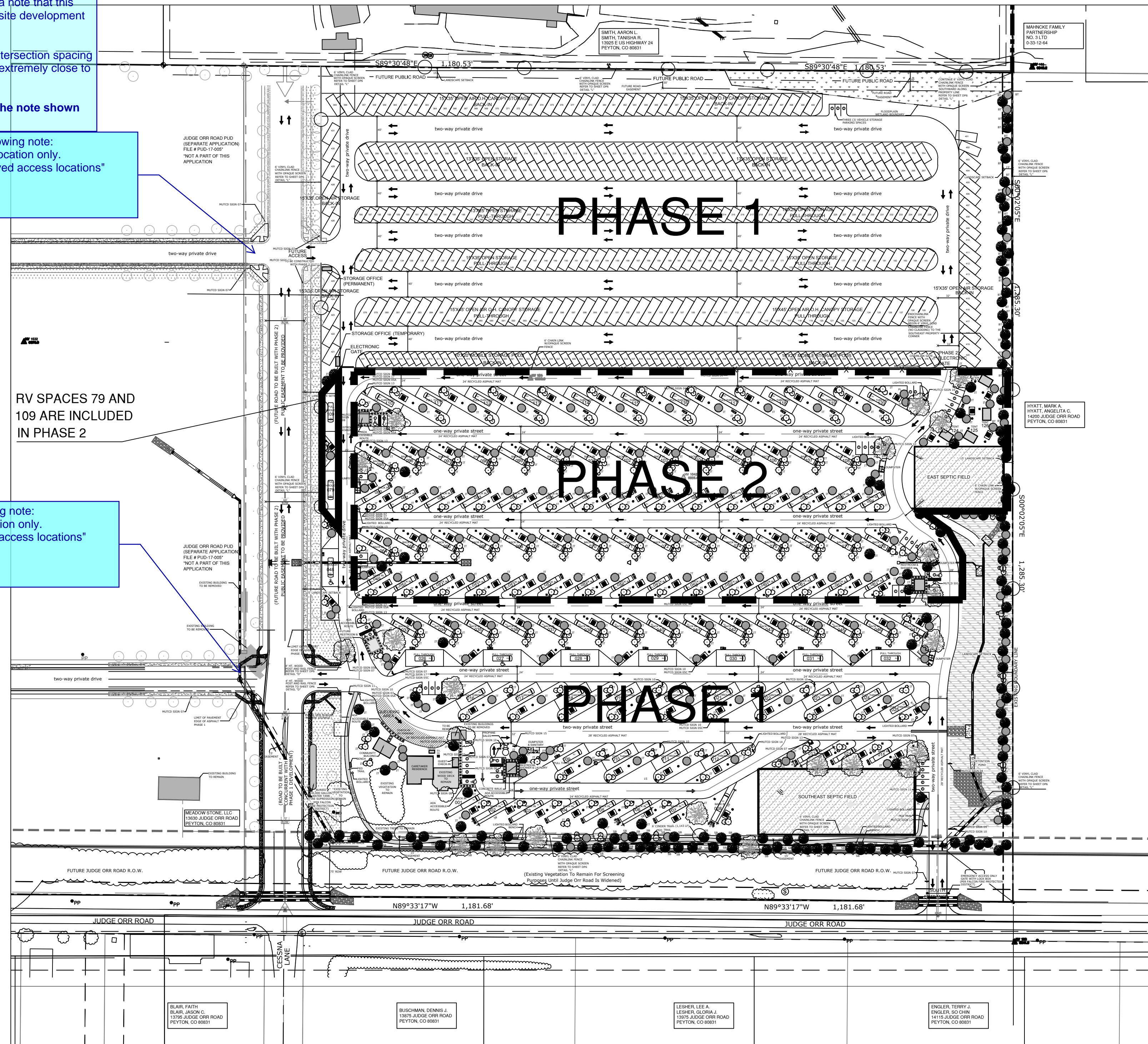
The applicant should consider appropriate intersection spacing with the PUD. As shown this intersection is extremely close to the future road shown on the AMP.

Review 5: Unresolved. Applicant to add the note shown below.

Insert the following note: "Conceptual location only. Not an approved access locations"

Insert the following note: "Conceptual location only. Not an approved access locations"

RV SPACES 79 AND 109 ARE INCLUDED IN PHASE 2



### Americans with Disabilities Act (ADA) Site Accessibility:

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

### 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

### 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

### 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	6.67 AC.
OPEN SPACE ACREAGE	8.09 AC.
NET DENSITY (LESS DEDICATED R.O.W. AND OPEN SPACE)	8.58 RVS*/AC.
GROSS DENSITY	3.43 RVS*/AC.

\* RVS - RECREATIONAL VEHICLE SPACES

NORTH NOT TO SCALE

### RV Space Phasing Data:

Phase 1	Phase 2
48 RV Spaces	72 RV Spaces
26.67 Acres	8.36 Acres

### DRAWING INDEX

ABBR.	DESCRIPTION	SHEET
DP1	FINAL DEVELOPMENT PLAN COVER	COVER
DP2	FINAL DEVELOPMENT PLAN LANDSCAPE	2
DP3	FINAL DEVELOPMENT PLAN LANDSCAPE	3
DP4	FINAL DEVELOPMENT PLAN LANDSCAPE	4
DP5	FINAL DEVELOPMENT PLAN LANDSCAPE	5
DP6	FINAL DEVELOPMENT PLAN LANDSCAPE DETAILS	6
DP7	FINAL DEVELOPMENT PLAN LANDSCAPE DETAILS	7

### Site Data (Overall):

Land Use	Gross AC	%
Occupied 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: 43 Spaces		
Handicap Parking Spaces: 4 Spaces		
<b>Land Use Subtotal:</b>	<b>7.31 AC.</b>	<b>20.9%</b>
Useable Open Space	8.09 AC.	23.1%
Drainage & Buffer Tracts	6.67 AC.	19.0%
<b>Subtotal:</b>	<b>22.07 AC.</b>	<b>63.0%</b>
<b>Road R.O.W.:</b>	<b>12.96 AC.</b>	<b>37.0%</b>
<b>Total:</b>	<b>35.03 AC.</b>	<b>100%</b>

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

### Site Data phase 1:

Land Use	Gross AC	%
Occupied RV (48 Spaces)	1.61 AC.	6.0%
Open Air Storage (225 Spaces)	2.49 AC.	9.2%
Covered Storage Pad (128 Spaces)	1.14 AC.	4.2%
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: 18 Spaces*		
Handicap Parking Spaces: 2 Spaces*		
<b>Land Use Subtotal:</b>	<b>5.76 AC.</b>	<b>21.3%</b>
Useable Open Space	3.59 AC.	13.2%
Drainage & Buffer Tracts	6.17 AC.	22.8%
<b>Subtotal:</b>	<b>15.52 AC.</b>	<b>57.3%</b>
<b>Road R.O.W.:</b>	<b>11.55 AC.</b>	<b>42.7%</b>
<b>Total:</b>	<b>27.07 AC.</b>	<b>100%</b>

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

### Site Data phase 2:

Land Use	Gross AC	%
Occupied RV (72 Spaces)	1.55 AC.	19.5%
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*		
<b>Land Use Subtotal:</b>	<b>1.55 AC.</b>	<b>19.5%</b>
Useable Open Space	4.50 AC.	56.5%
Drainage & Buffer Tracts	0.50 AC.	6.3%
<b>Subtotal:</b>	<b>6.55 AC.</b>	<b>82.3%</b>
<b>Road R.O.W.:</b>	<b>1.41 AC.</b>	<b>17.7%</b>
<b>Total:</b>	<b>7.96 AC.</b>	<b>100%</b>

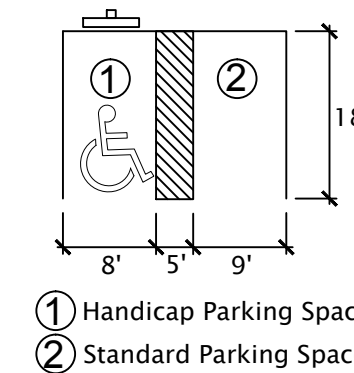
\*The Parking Space area is included in Road R.O.W. Gross AC

\*\*The Tent Space area is included in Useable Open Space Gross AC

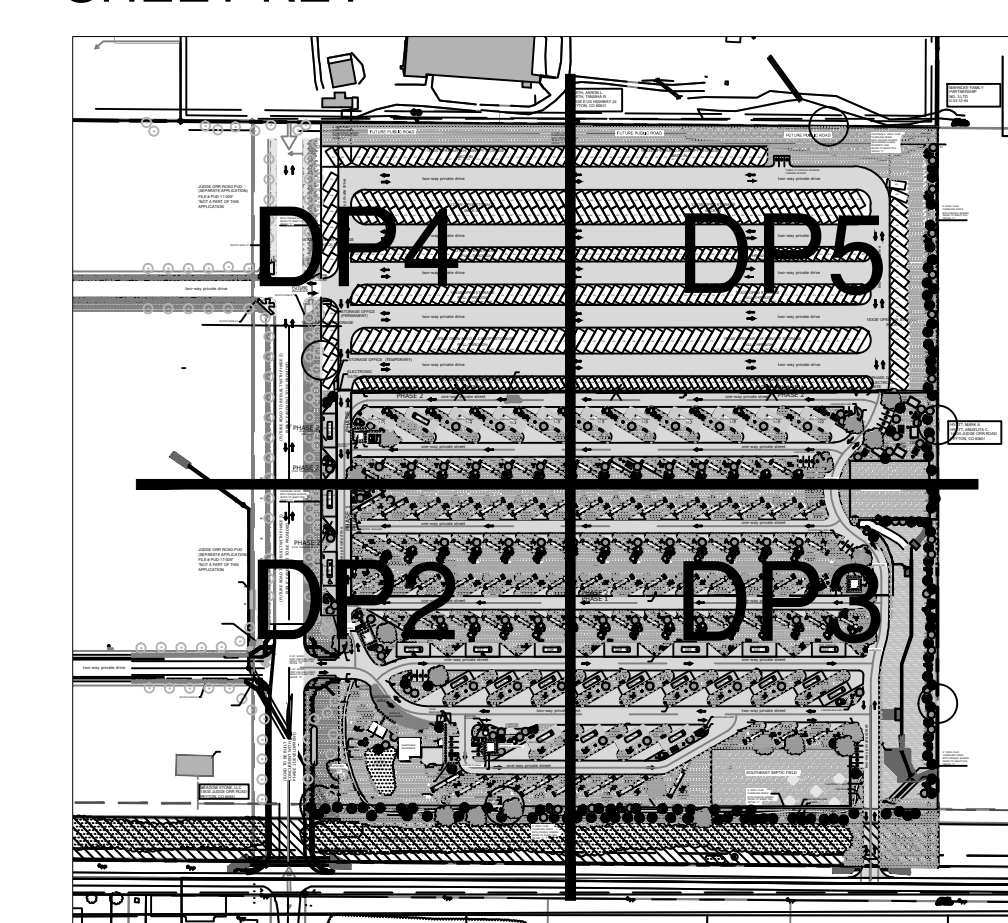
### Parking Data:

120 Total RV Spaces
40 Standard Parking Spaces
4 Handicap Parking Spaces
3 Vehicle Storage Parking Spaces

### Parking Detail:



### SHEET KEY



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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

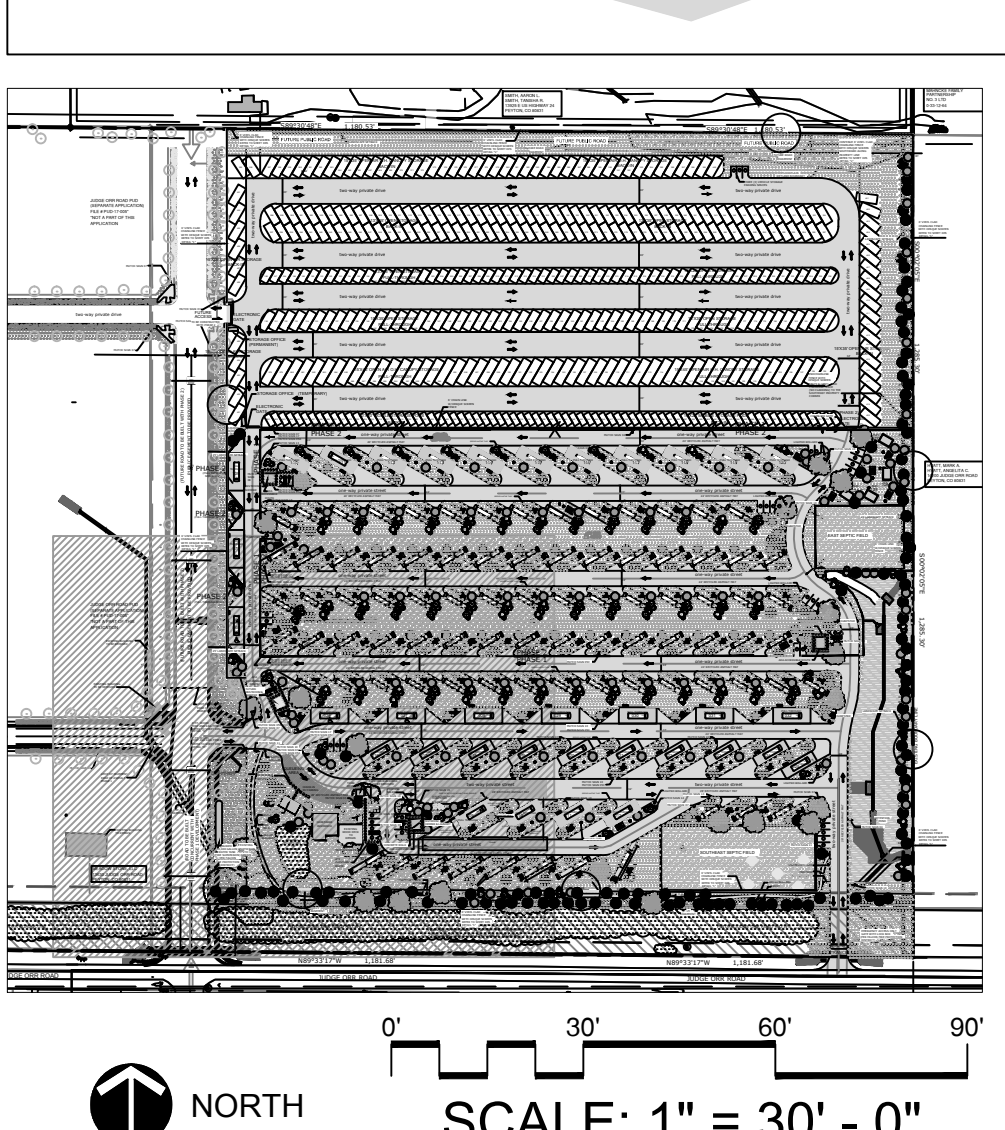
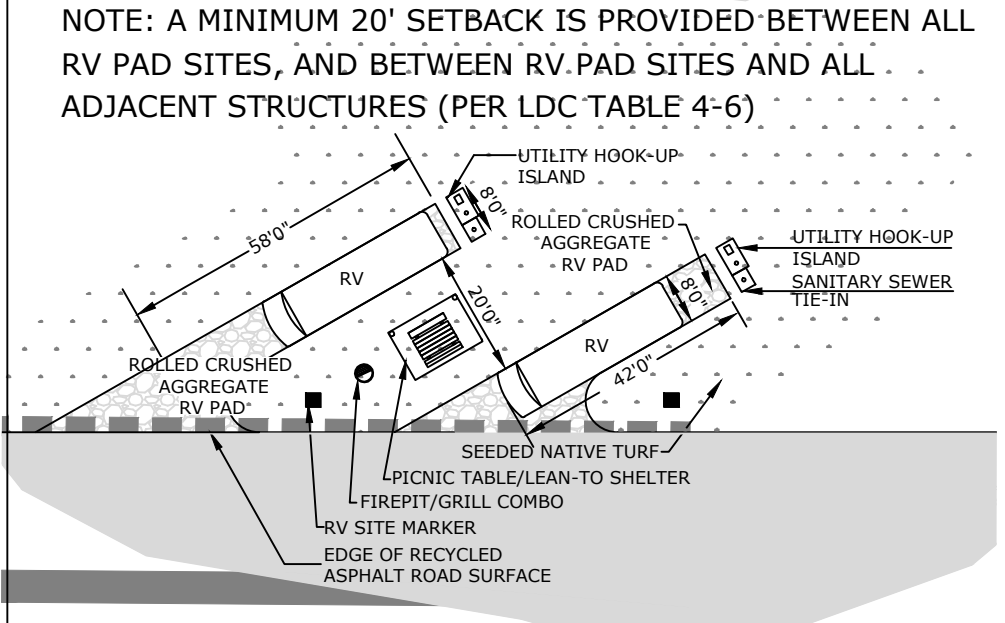
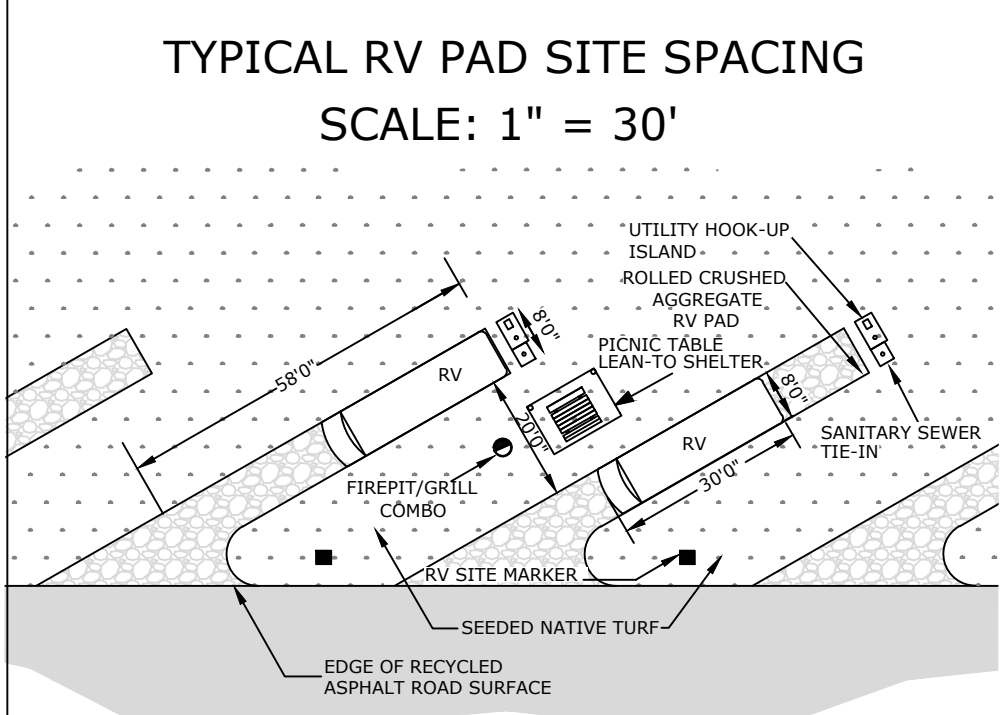
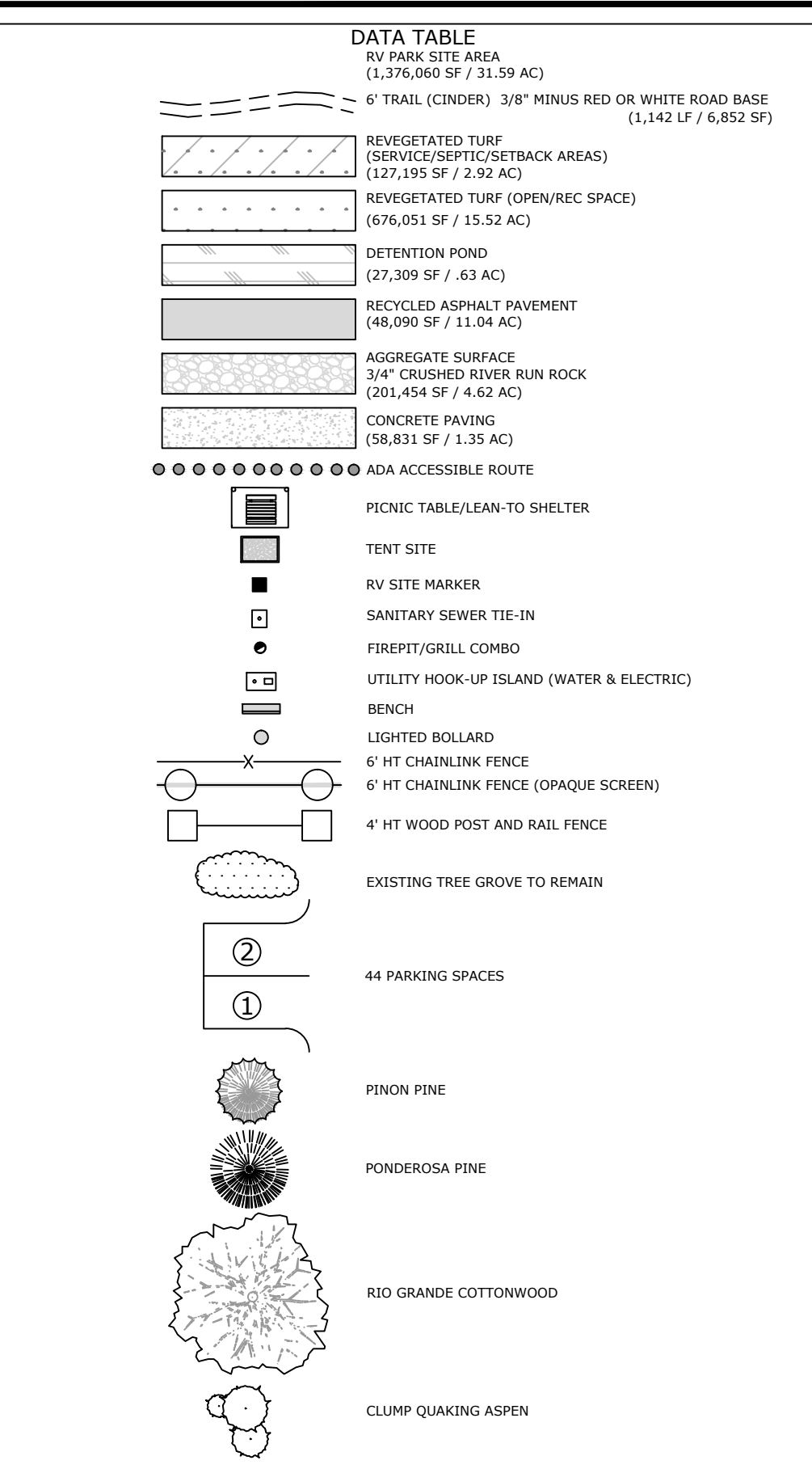
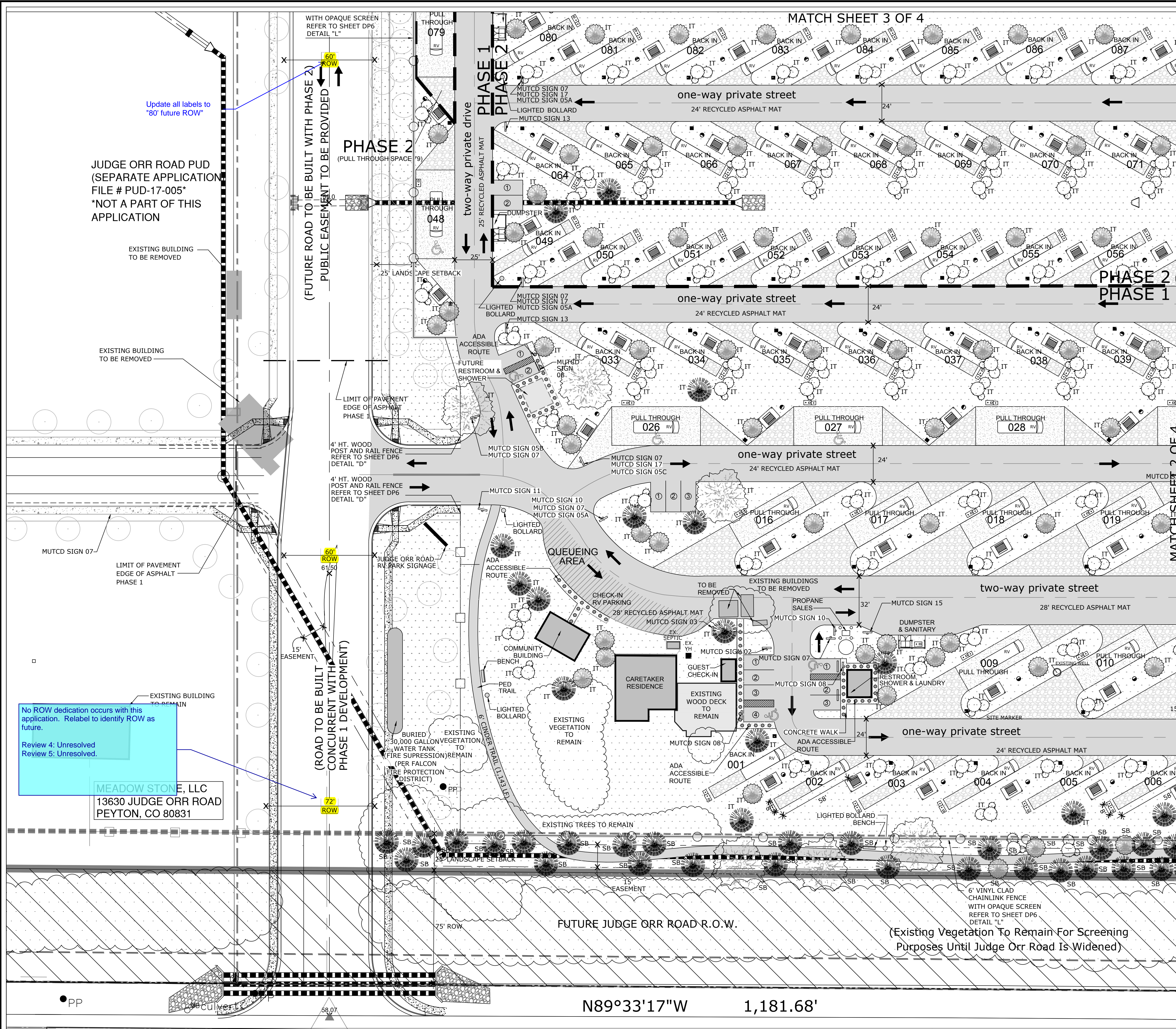
DATE:	BY:	COMMENTS:
07/25/18	GEM/WFG	REVISED SITE LAYOUT

SITE DEVELOPMENT PLAN COVER

SHEET NO.  
**DP1**  
1 OF 7 SHEETS

File number: PPR-16-040





**William Gunnar & 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: Wgunnar@wi.com  
 MESSER, JASBERGER, ROBERTS, DICK, LANDSCAPE ARCHITECTS

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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

No ROW dedication occurs with this application. Relabel to identify ROW as future.  
 Review 4: Unresolved  
 Review 5: Unresolved.

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

JUDGE ORR ROAD PUD (SEPARATE APPLICATION FILE # PUD-17-005)\*  
 \*NOT A PART OF THIS APPLICATION

EXISTING BUILDING TO BE REMOVED

LIMIT OF PAVEMENT EDGE OF ASPHALT PHASE 1

EXISTING BUILDING TO REMAIN

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

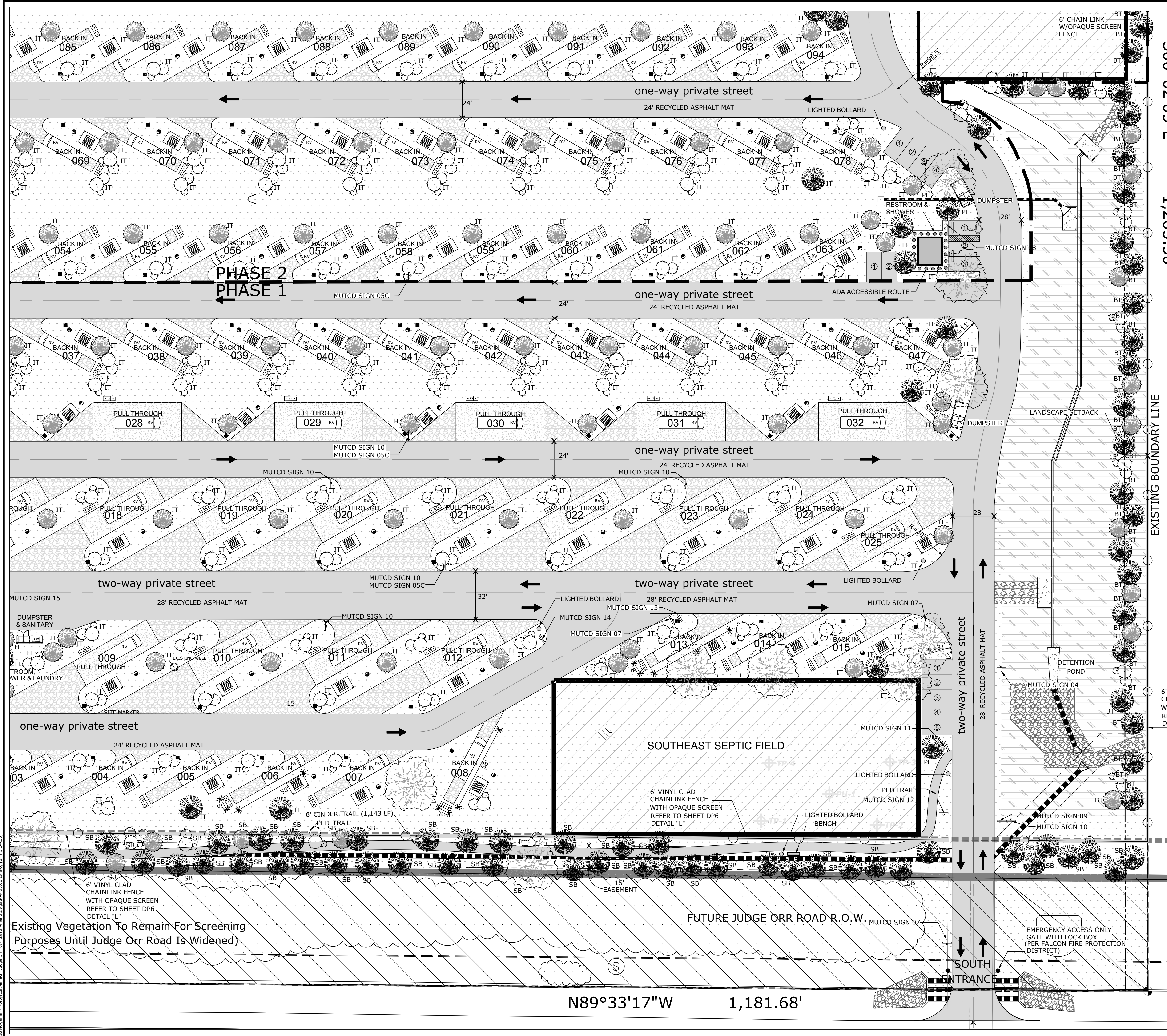
PHASE 2 (PULL THROUGH SPACE '9)

(ROAD TO BE BUILT CONCURRENT WITH PHASE 1 DEVELOPMENT)

N89°33'17"W 1,181.68'

NORTH  
 SCALE: 1" = 30' - 0"





500°02'05"E  
1,285.30'

EXISTING BOUNDARY LINE

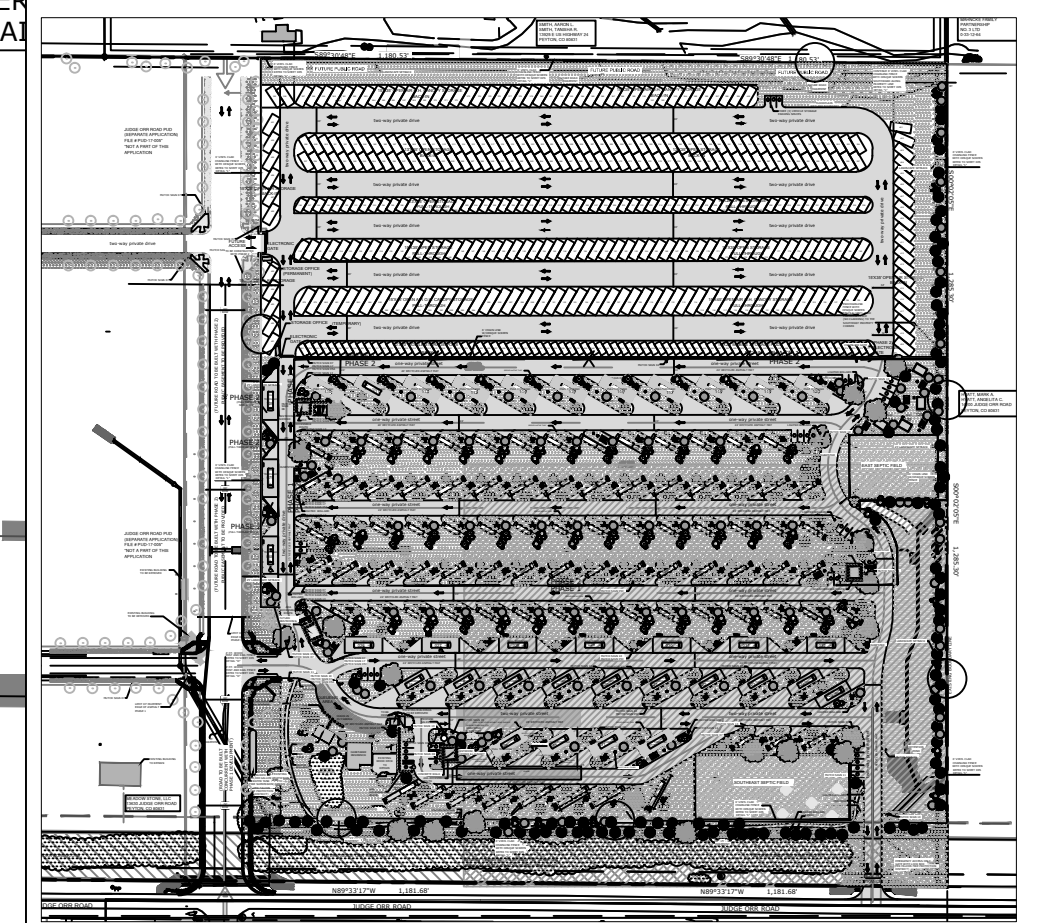
6' VIN CHAIN WITH REFER DETAIL

**DATA TABLE**

- RV PARK SITE AREA (1,376,000 SF / 31.59 AC)
- 6" TRAIL (CINDER) 3/8" MINUS RED OR WHITE ROAD BASE (1,142 LF / 6,852 SF)
- REVEGETATED TURF SERVICE/SEPTICSETBACK AREAS (127,195 SF / 2.92 AC)
- REVEGETATED TURF (OPEN/REC SPACE) (676,051 SF / 15.52 AC)
- DETENTION POND (27,309 SF / 0.63 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 (56,831 SF / 1.35 AC)
- ADA ACCESSIBLE ROUTE

**LEGEND**

- PICNIC TABLE/LEAN-TO SHELTER
- TENT SITE
- RV SITE MARKER
- SANITARY SEWER TIE-IN
- FIREPIT/GRILL COMBO
- UTILITY HOOK-UP ISLAND (WATER & ELECTRIC)
- BENCH
- LIGHTED BOLLARD
- 6" HT CHAINLINK FENCE (OPAQUE SCREEN)
- 4" HT WOOD POST AND RAIL FENCE
- EXISTING TREE GROVE TO REMAIN
- 44 PARKING SPACES
- PINON PINE
- PONDEROSA PINE
- RIO GRANDE COTTONWOOD
- CLUMP QUAKING ASPEN



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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:**

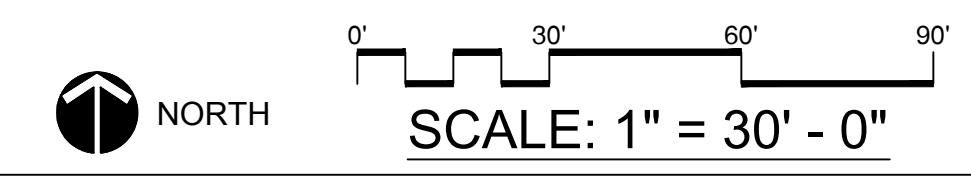
DATE:	BY:	COMMENTS:
07/25/18	GEM/WFG	REVISED SITE LAYOUT

**SITE DEVELOPMENT PLAN LANDSCAPE**

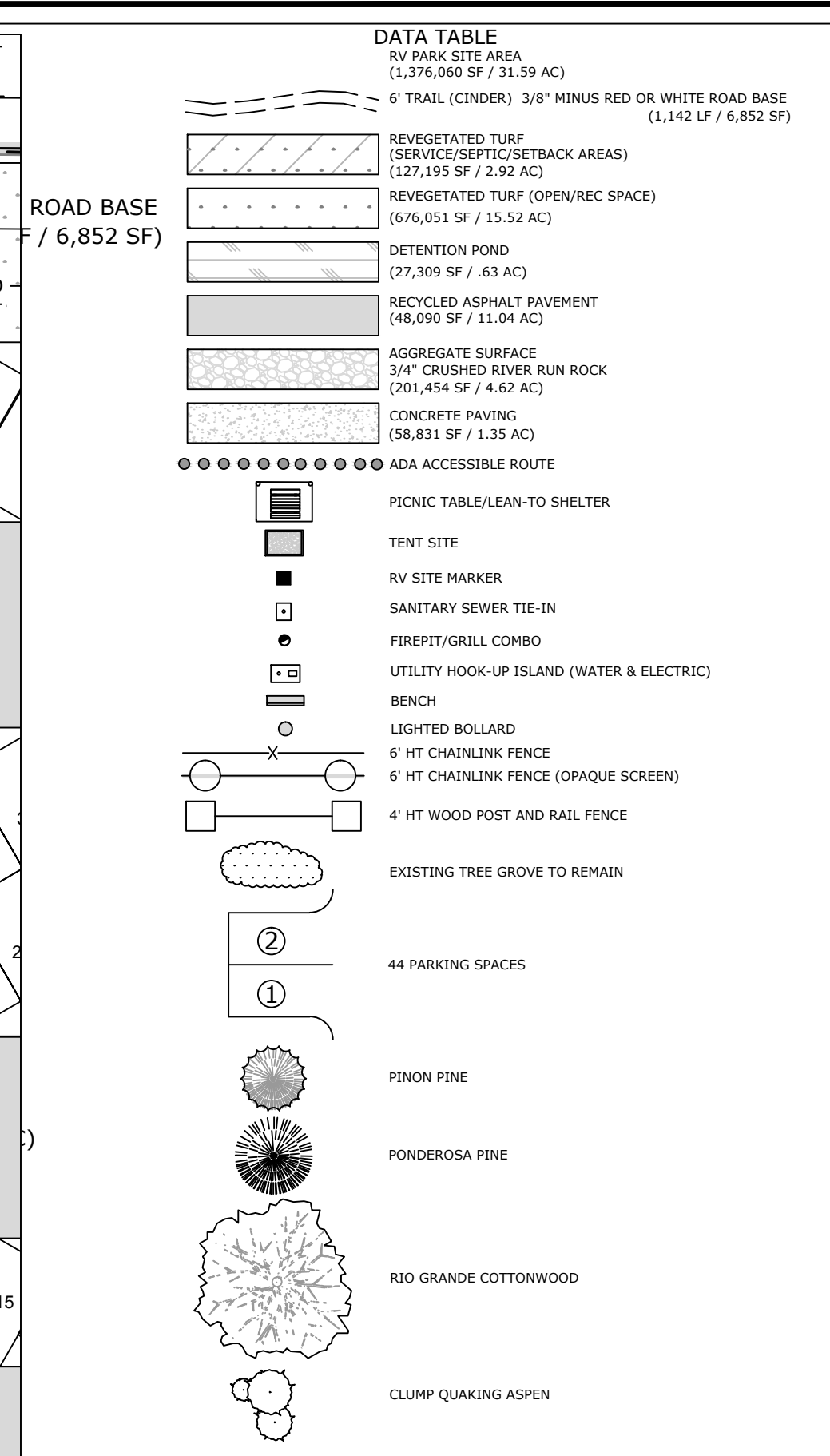
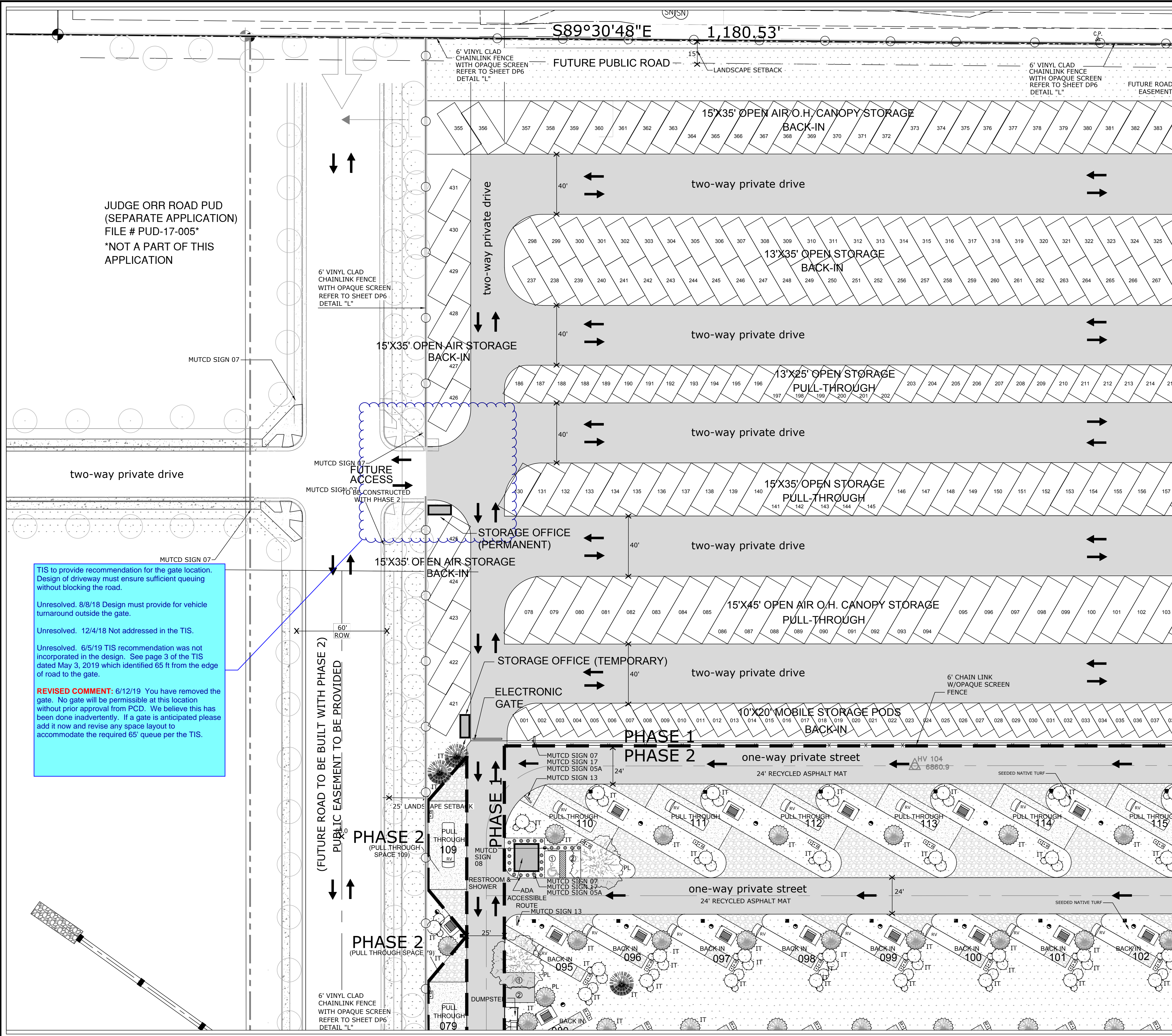
SHEET NO. **DP3** 3 OF 7 SHEETS

File number: PPR-16-040

N89°33'17"W 1,181.68'







JUDGE ORR ROAD PUD  
(SEPARATE APPLICATION)  
FILE # PUD-17-005\*  
\*NOT A PART OF THIS  
APPLICATION

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

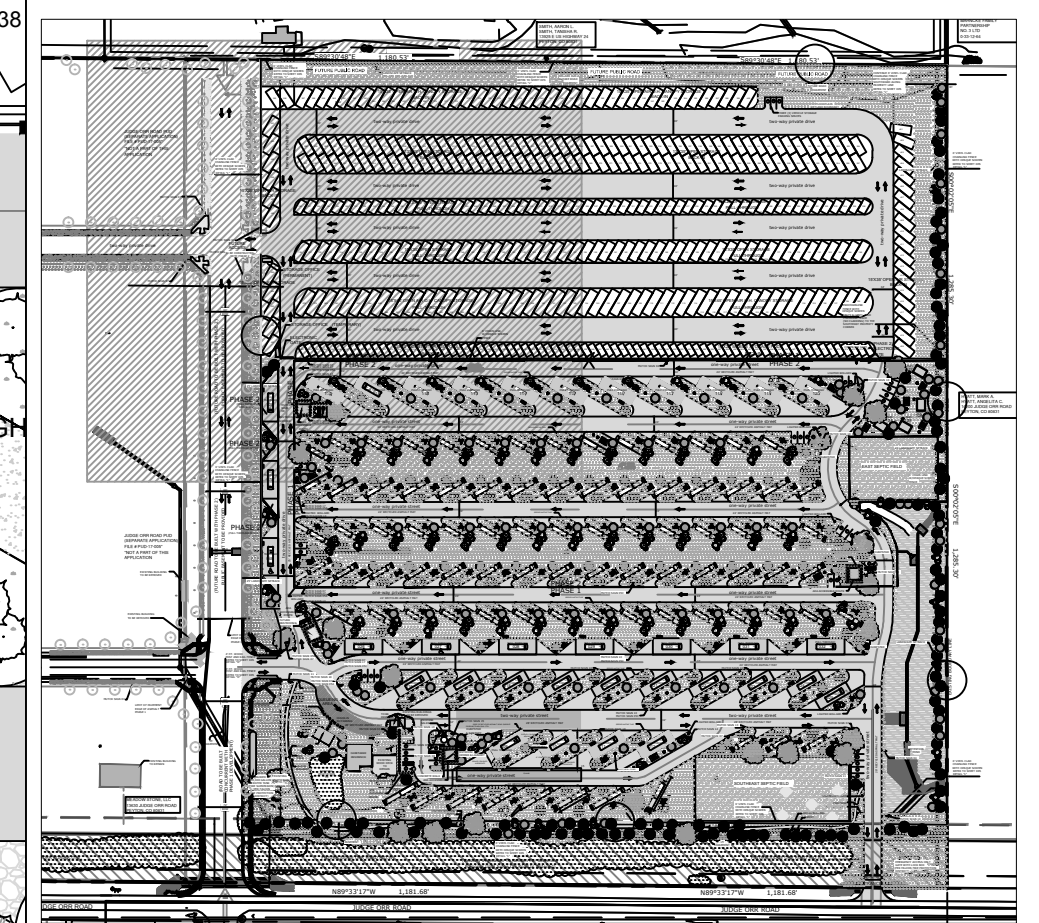
Unresolved. 8/8/18 Design must provide for vehicle turnaround outside the gate.

Unresolved. 12/4/18 Not addressed in the TIS.

Unresolved. 6/5/19 TIS recommendation was not incorporated in the design. See page 3 of the TIS dated May 3, 2019 which identified 65 ft from the edge of road to the gate.

**REVISED COMMENT:** 6/12/19 You have removed the gate. No gate will be permissible at this location without prior approval from PCD. We believe this has been done inadvertently. If a gate is anticipated please add it now and revise any space layout to accommodate the required 65' queue per the TIS.

MATCH SHEET 4 OF 4



**William Guman & Associates, Ltd.**  
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 MESSER, AUSTRIAN, ROBERT, D.C. LANDSCAPE ARCHITECTS

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SITE DEVELOPMENT PLAN

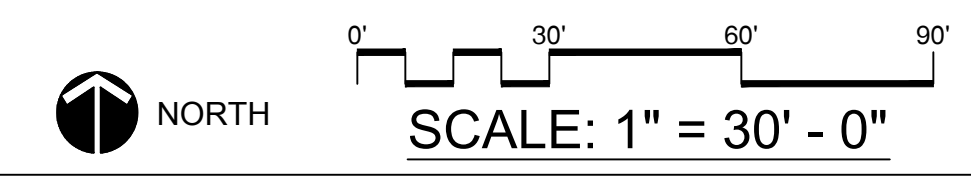
DATE:	07/25/2018
DRAWN:	GEM
CHECKED:	WFG

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

SITE DEVELOPMENT PLAN  
LANDSCAPE

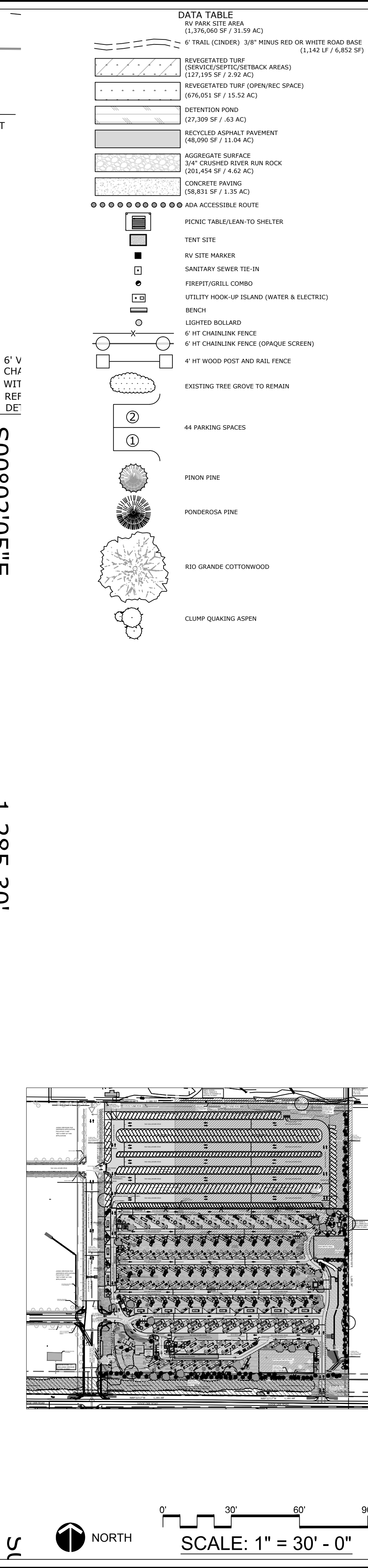
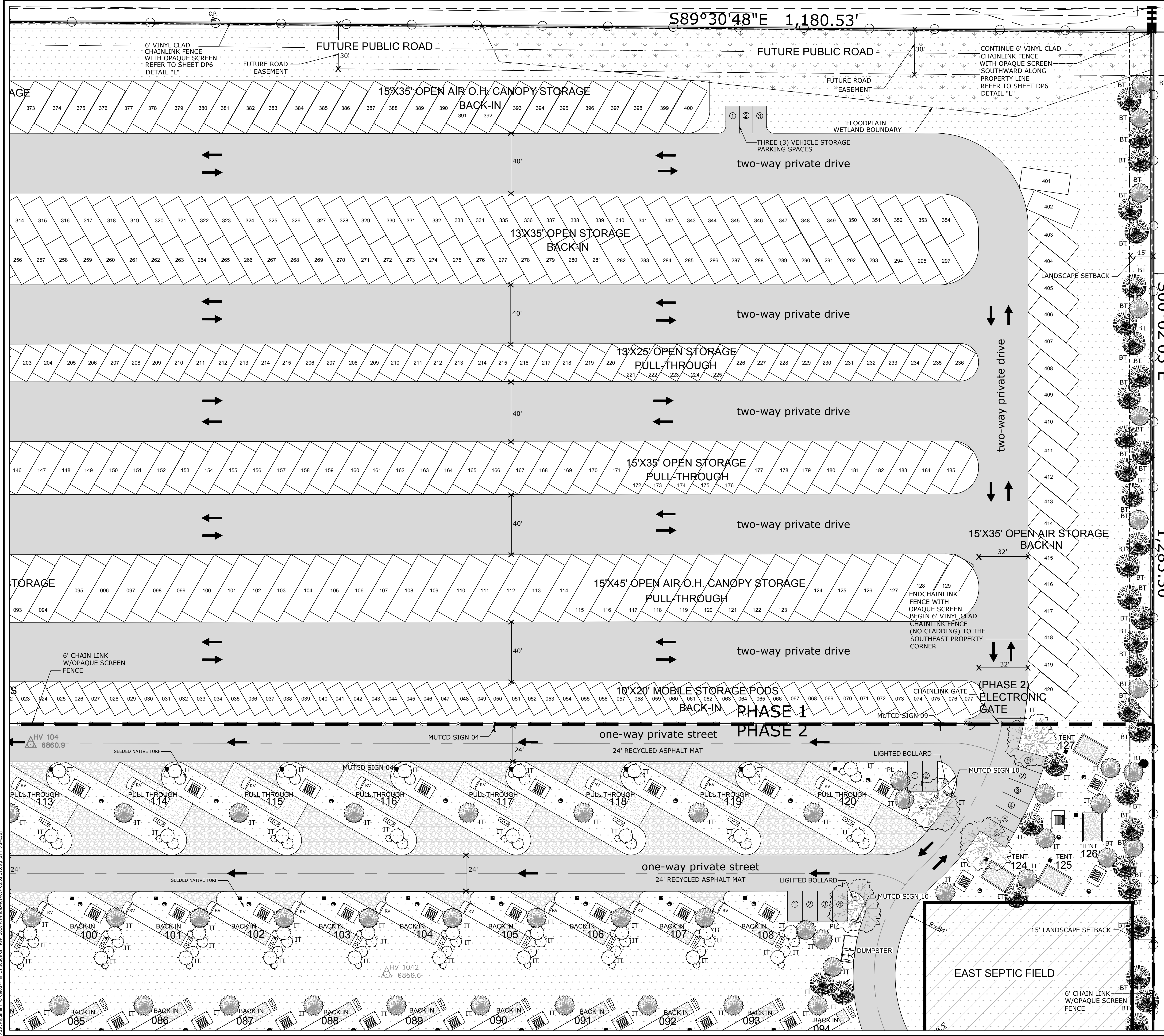
SHEET NO.  
**DP4**  
4 OF 7 SHEETS

File number: PPR-16-040





MATCH SHEET 3 OF 4



**DATA TABLE**

- RV PARK SITE AREA (1,376,000 SF / 31.59 AC)
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 MESSER, JAMESON, DIRECTOR OF LANDSCAPE ARCHITECTURE

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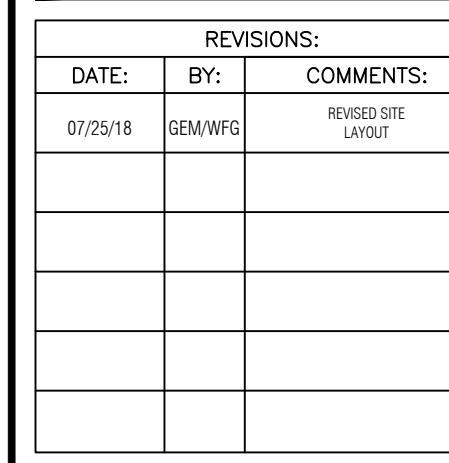
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DATE: 07/25/2018  
 DRAWN: WFG GEM  
 CHECKED: WFG

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

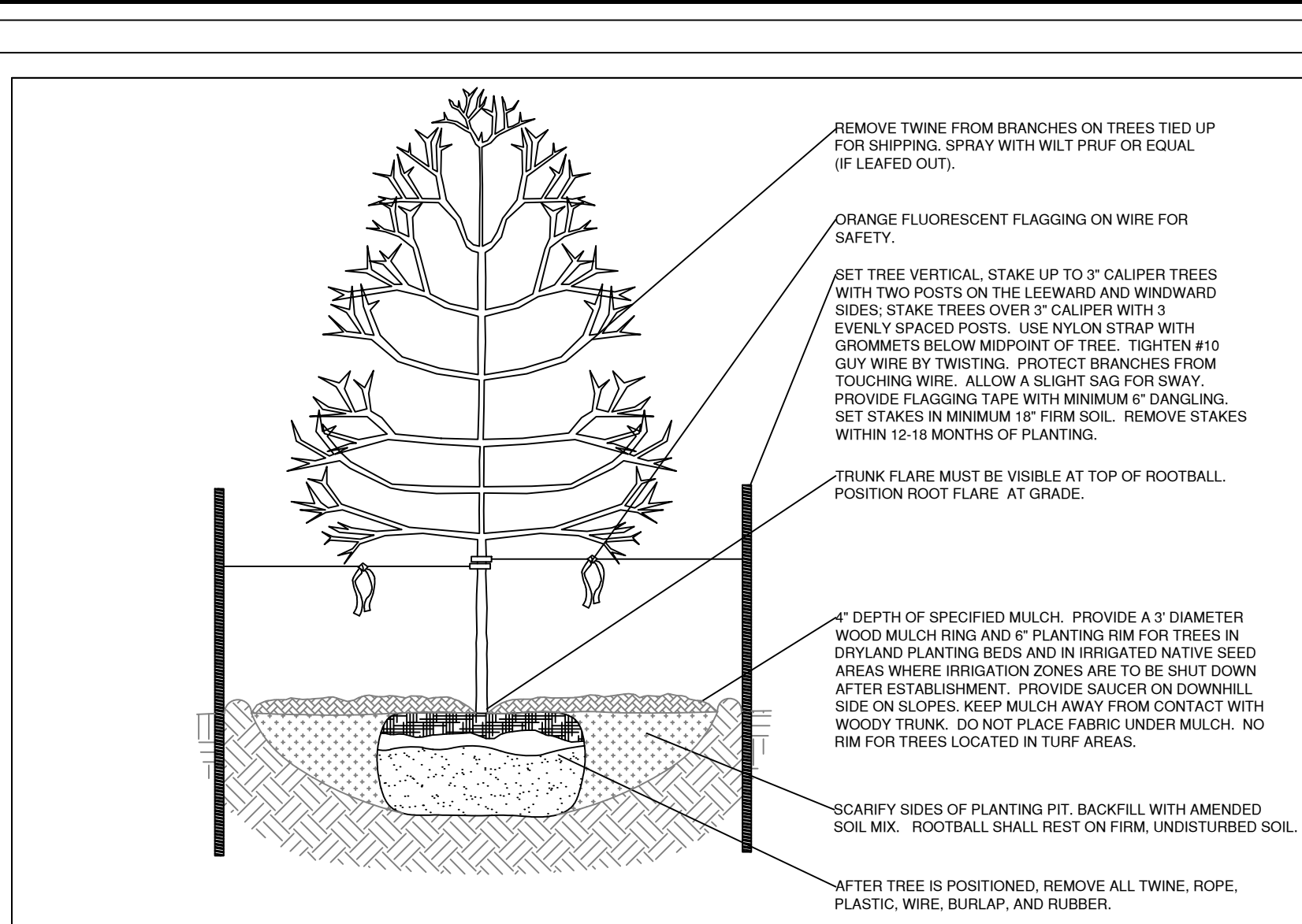


SITE DEVELOPMENT PLAN  
 LANDSCAPE

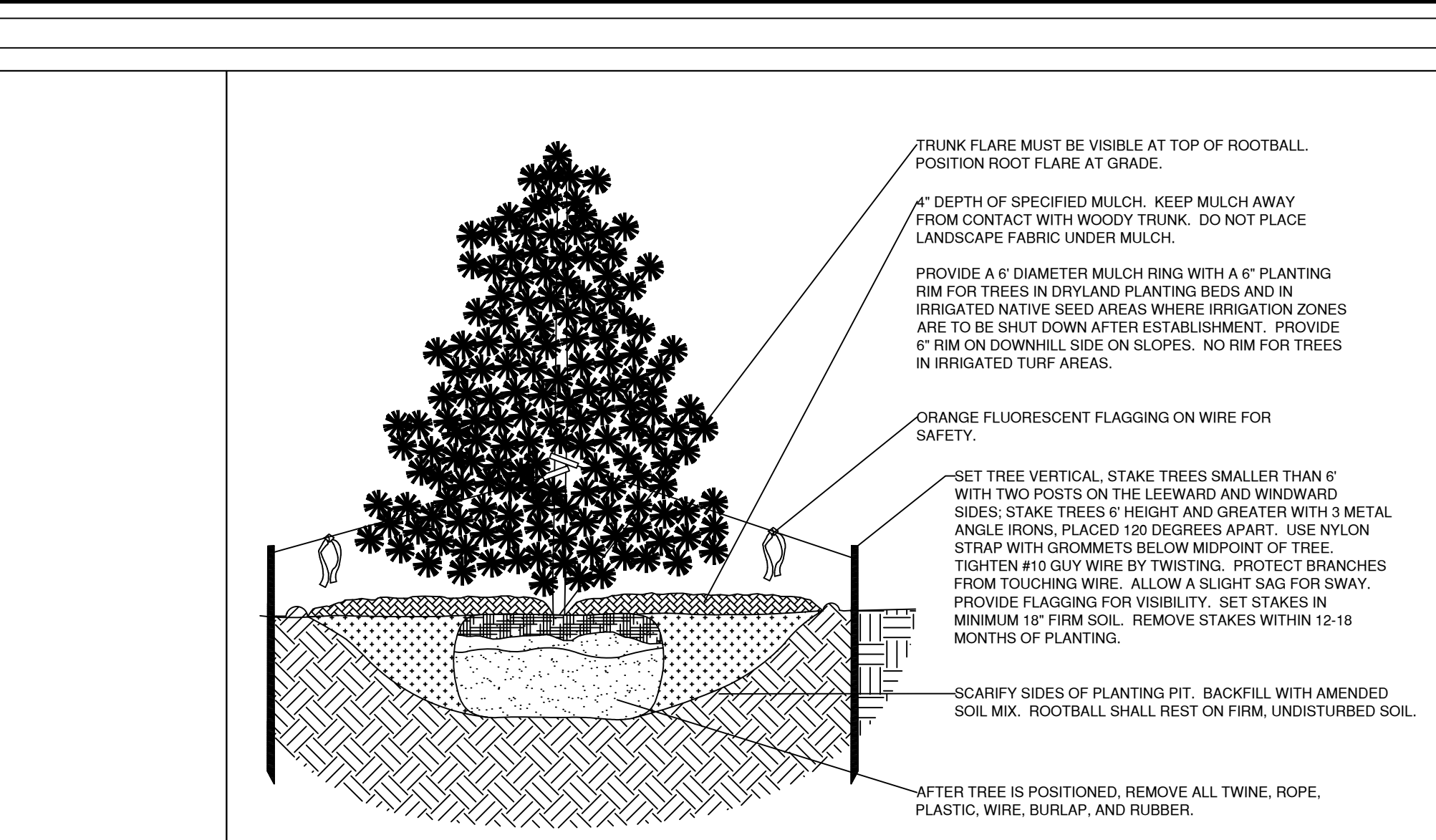
SHEET NO.  
**DP5**  
 5 OF 7 SHEETS

File number: PPR-16-040

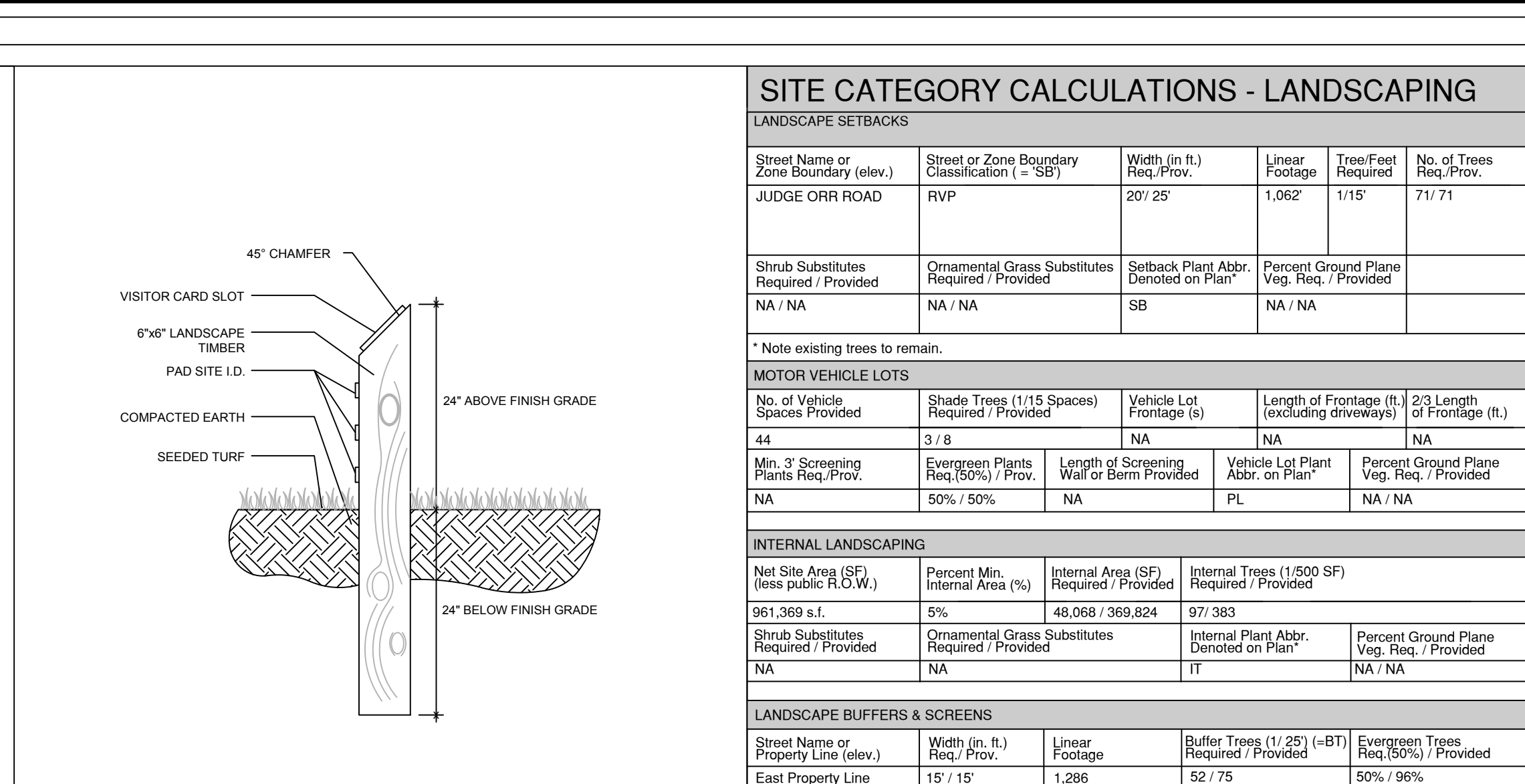




**A DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



**B EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE



**C SITE MARKER**  
NOT TO SCALE



**D 4\"/>**



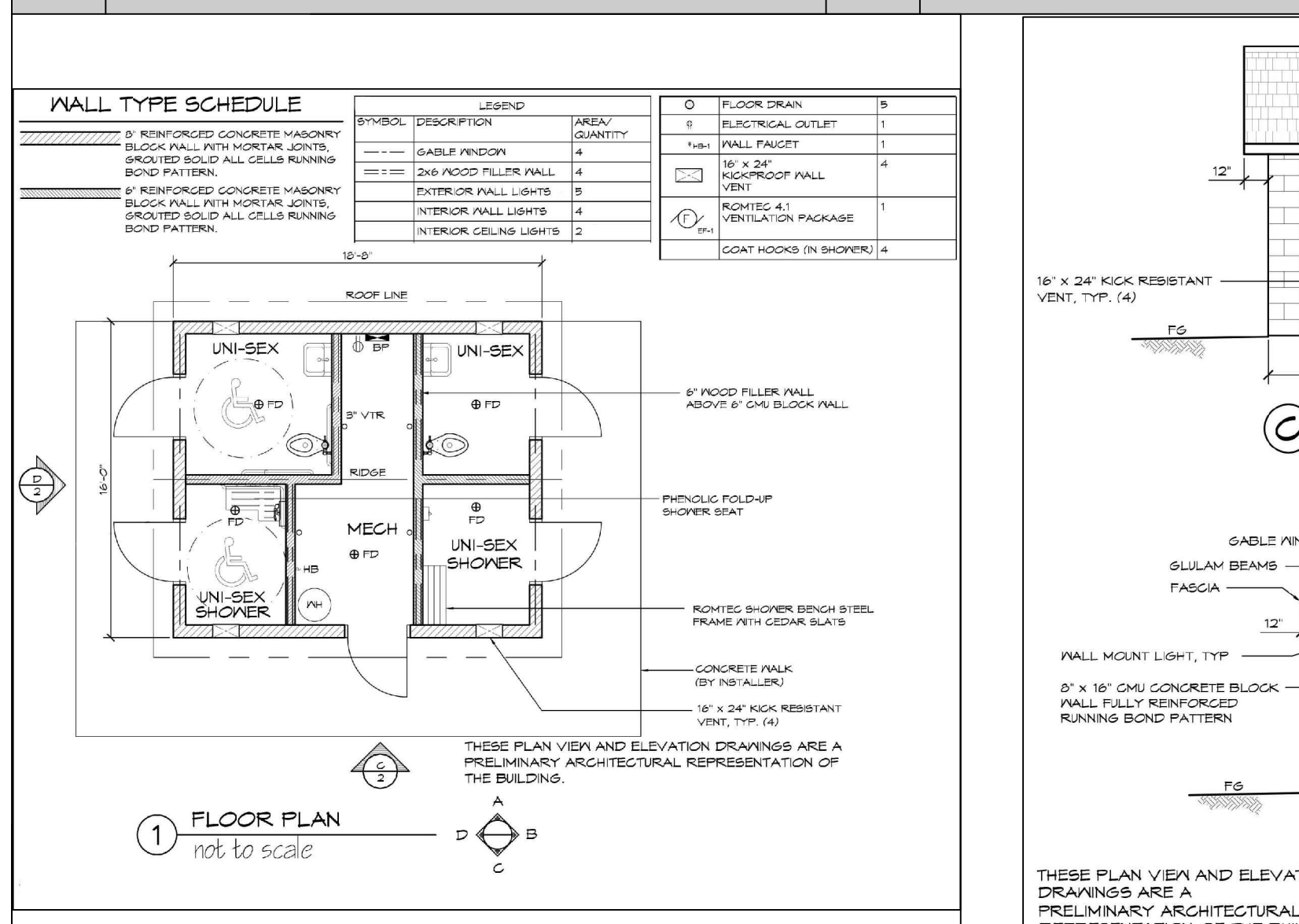
**E WOODEN PICNIC TABLE**  
NOT TO SCALE



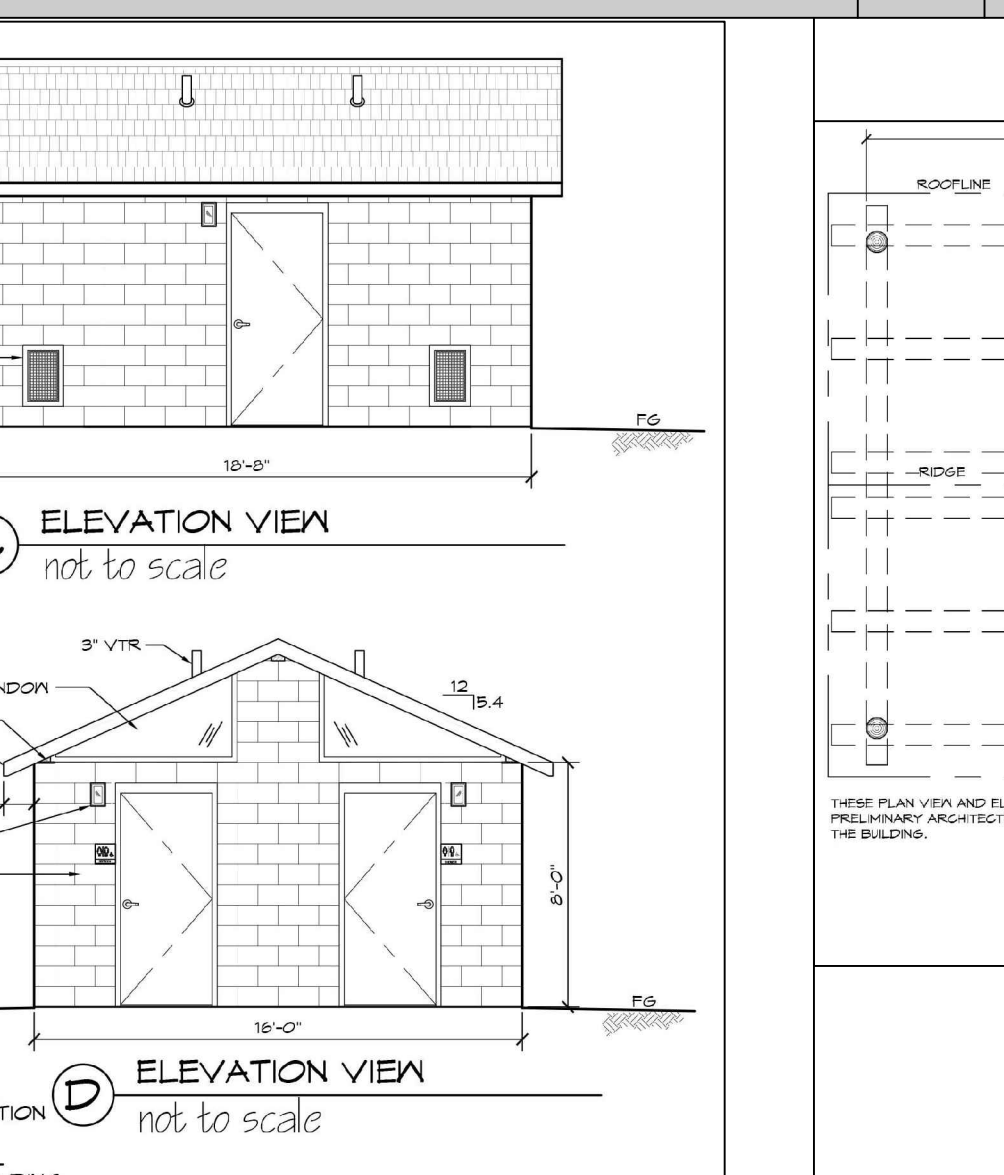
**F HANDICAP ACCESSIBLE WOODEN PICNIC TABLE**  
NOT TO SCALE



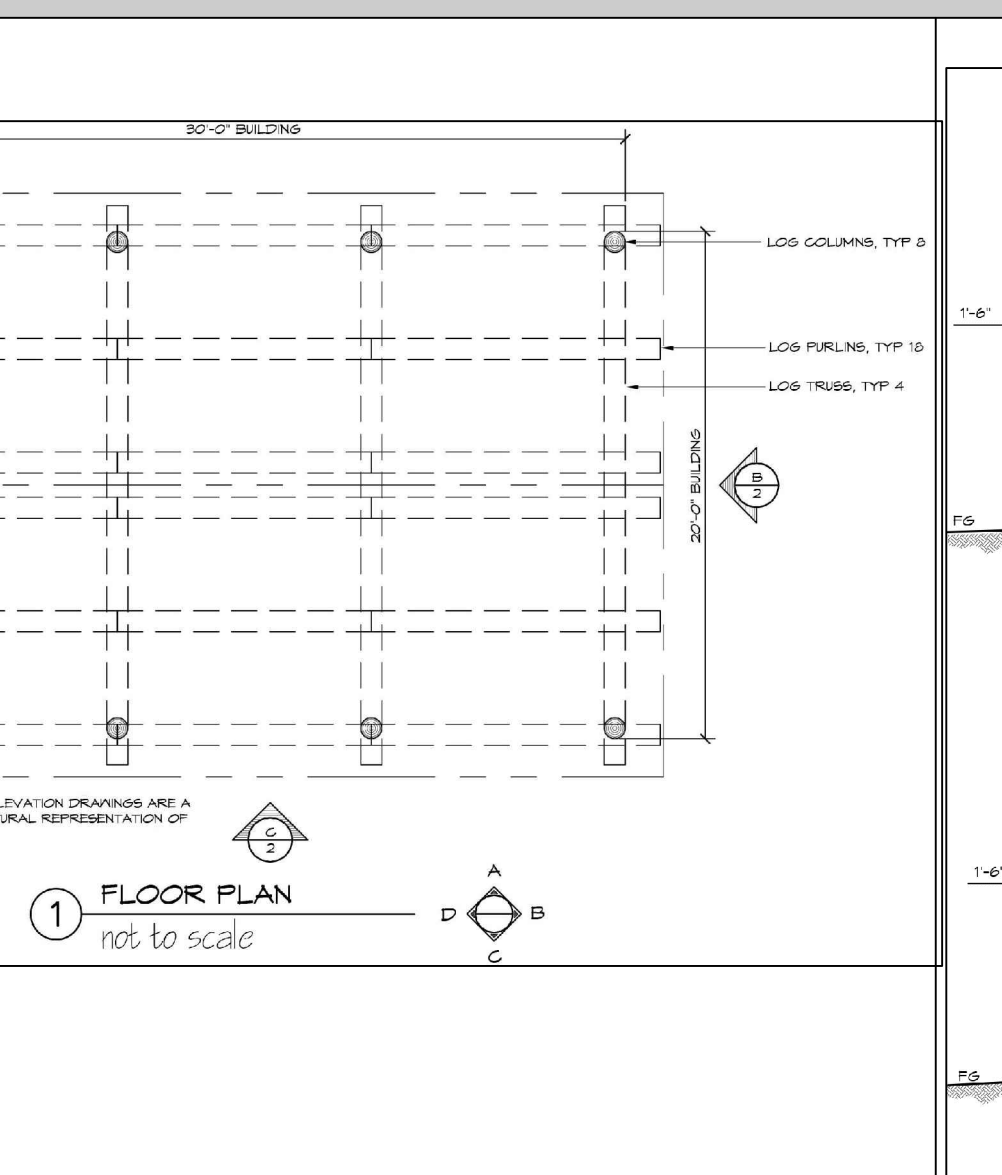
**G BARBECUE GRILL**  
NOT TO SCALE



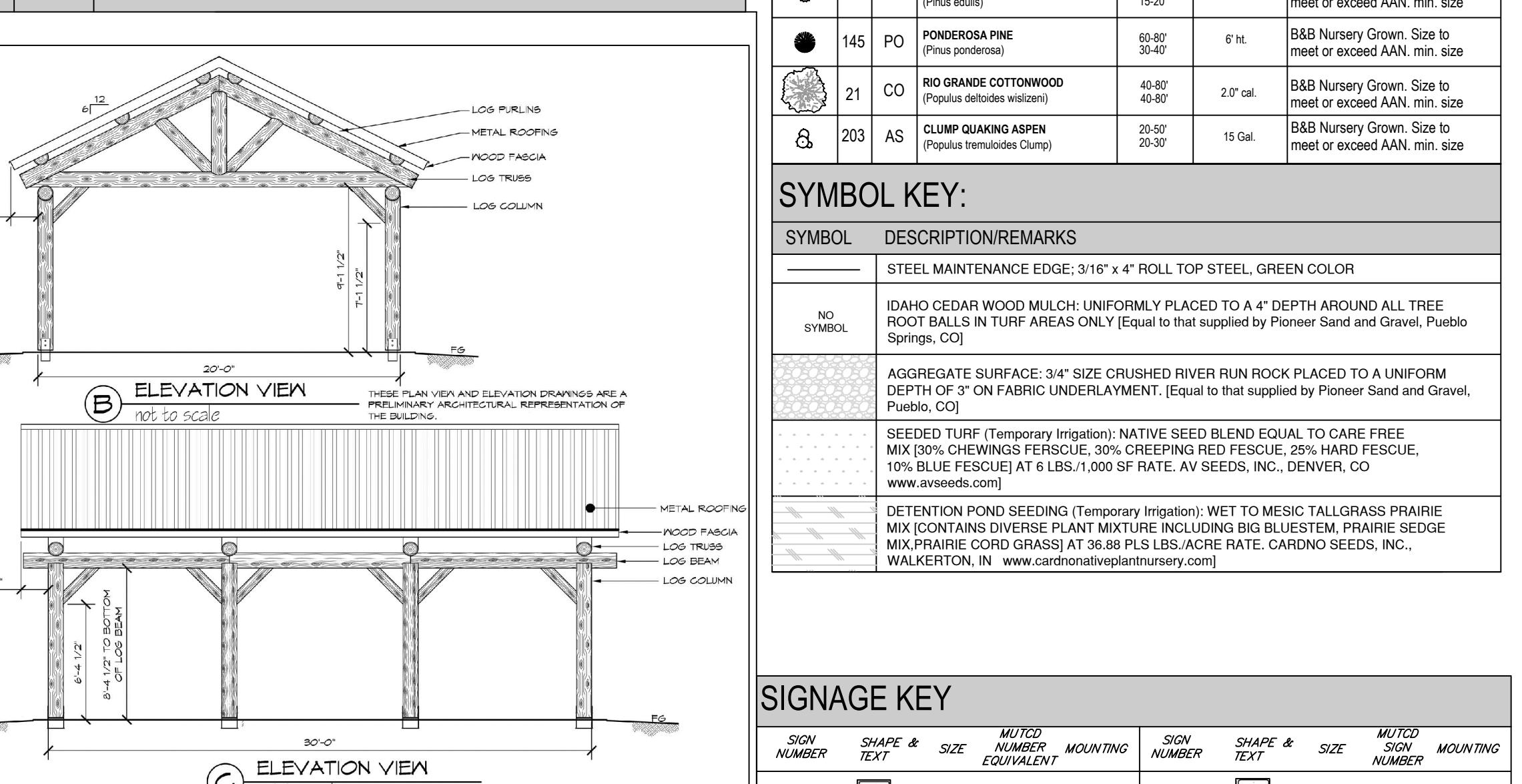
**H RESTROOM & SHOWER FLOOR PLAN**  
NOT TO SCALE



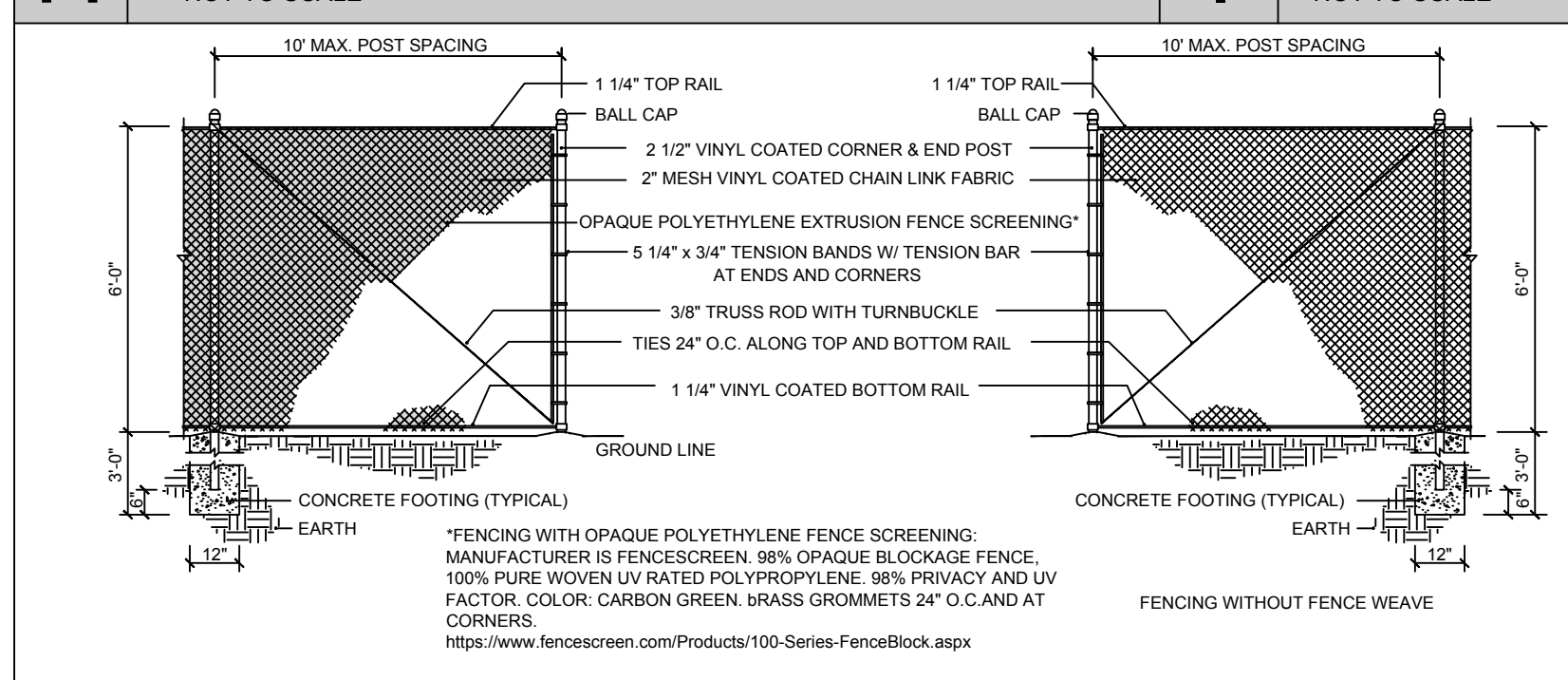
**I RESTROOM & SHOWER ELEVATION**  
NOT TO SCALE



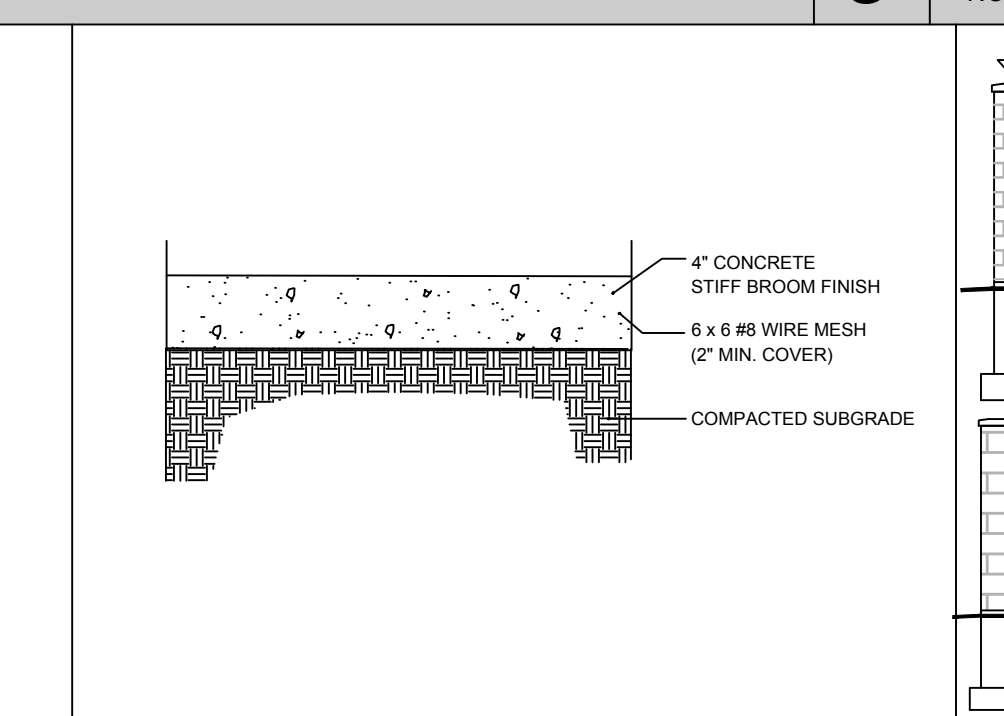
**J COMMUNITY BUILDING FLOOR PLAN**  
NOT TO SCALE



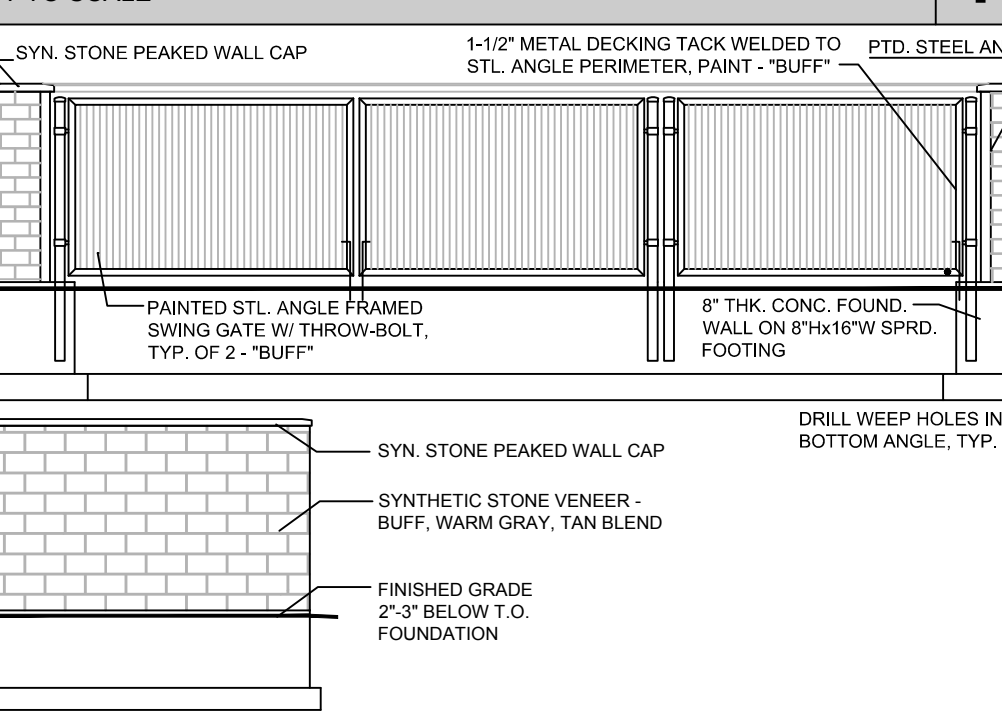
**K COMMUNITY BUILDING ELEVATION**  
NOT TO SCALE



**L CHAIN LINK FENCE**  
NOT TO SCALE



**M 4\"/>**



**N TRASH ENCLOSURE**  
NOT TO SCALE



**O PICNIC STRUCTURE**  
NOT TO SCALE

**SITE CATEGORY CALCULATIONS - LANDSCAPING**

LANDSCAPE SETBACKS					
Street Name or Zone Boundary (elev.)	Street or Zone Boundary Classification (1 = SB)	Width (in ft.) Req./Prov.	Linear Footage	Tree Feet Required	No. of Trees Req./Prov.
JUDGE ORR ROAD	RVP	20' / 25'	1,062'	1/15'	71 / 71

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

INTERNAL LANDSCAPING				
Net Site Area (SF) (less R.G.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 / 393	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'	1,286'	52 / 75	50% / 96%

Length of 8 ft. Opaque Structure Req. / Prov.		Buffer Tree Abbr. Denoted on Plan	Ground Plane % Veg. Req. / Provided
436' / 436'	BT	NA	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	PNON	PINON PINE (Pinus edulis)	20-37 / 15-20'	6\"/>	
145	PO	POND	PONDEROSA PINE (Pinus ponderosa)	60-87 / 30-40'	6\"/>	
21	CO	COGR	RIO GRANDE COTTONWOOD (Populus deltoides wislizeni)	40-87 / 40-87'	2\"/>	
203	AS	CLUM	CLUMP QUAKING ASPEN (Populus tremuloides Damp)	20-57 / 20-37'	15 gal.	

**SYMBOL KEY:**

SYMBOL	DESCRIPTION/REMARKS
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 Springs, CO)
	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 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 SEEDING (Temporary Irrigation): WET TO MESIC TALLGRASS PRAIRIE MIX (CONTAINS DIVERSE PLANT MIXTURE INCLUDING BIG BLUESTEM, PRAIRIE SEDGE MIX, PRAIRIE CORD GRASS) AT 38.88 LBS./ACRE RATE. CARDNO SEEDS, INC., WALKERTON, IN www.cardnovegetation.com

**SIGNAGE KEY**

SIGN NUMBER	SHAPE & TEXT	SIZE	MOUNTING	MOUNTED SIGN NUMBER	SHAPE & TEXT	SIZE	MOUNTING
01	KEEP OFF	12" x 18"	R6-2	09	ENTER 15	12" x 18"	R2-1
02	STOP	18" x 18"		10	EXIT	12" x 18"	R7-8
02A				11	No Vehicles	12" x 18"	
03	ATTENTION	12" x 18"		12	ONLY	12" x 18"	
04	R	18" x 18"	R8-3A	13	NO NO	12" x 18"	R8-37
05A	EXIT	12" x 6"		14	NO	18" x 18"	R5-1
05B	EXIT	12" x 6"		15	NO	12" x 18"	
05C	EXIT	12" x 18"		16	NO	18" x 18"	R5-5
07	STOP	30" x 30"	R1-1	17	EXIT	12" x 18"	R9-47
08		12" x 18"	R7-8				



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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:

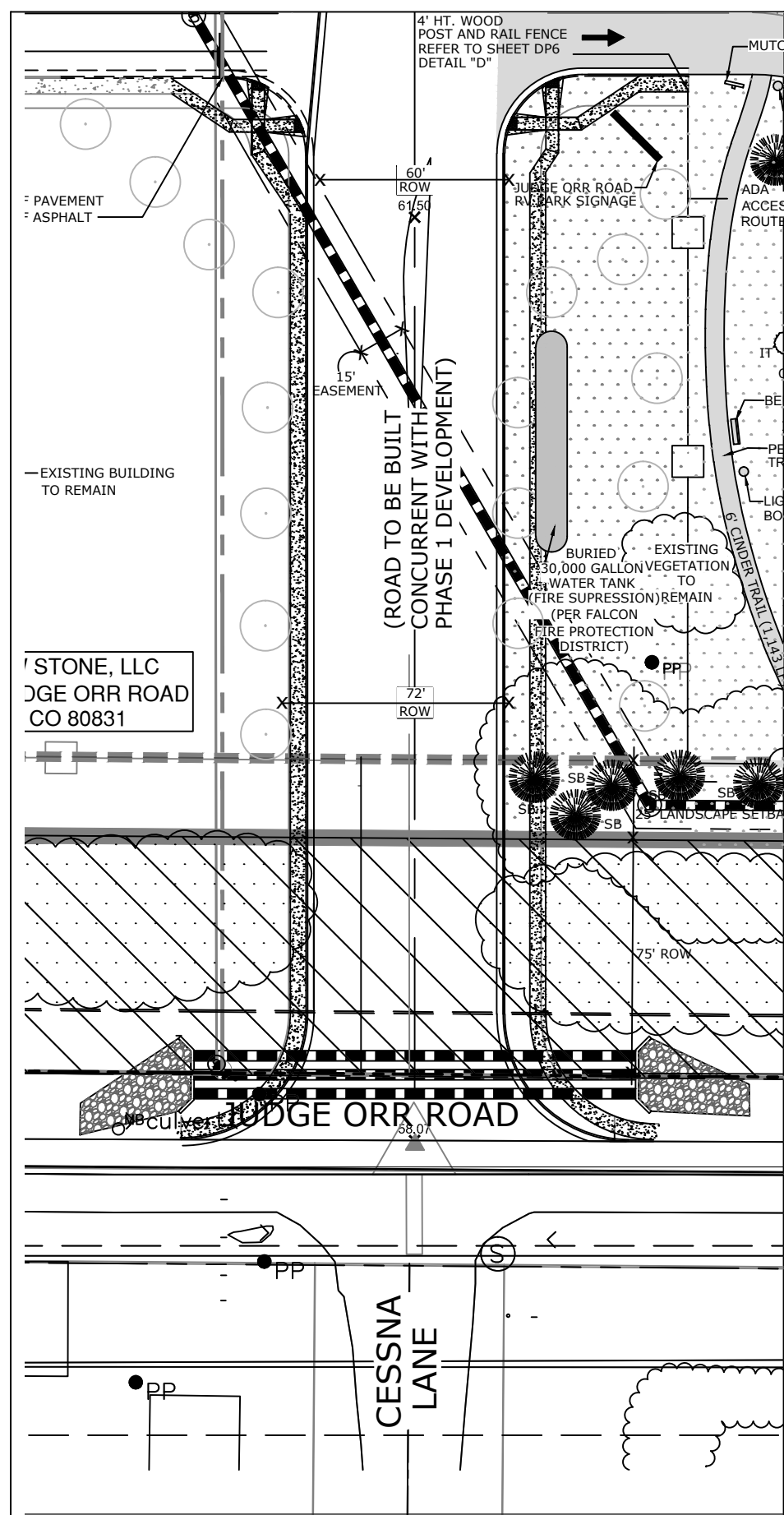
DATE:	BY:	COMMENTS:
07/25/18	GEM/WFG	REVERSE SIDE LAYOUT

**SITE DEVELOPMENT PLAN LANDSCAPE DETAILS**  
SHEET NO.  
**DP6**  
6 OF 7 SHEETS

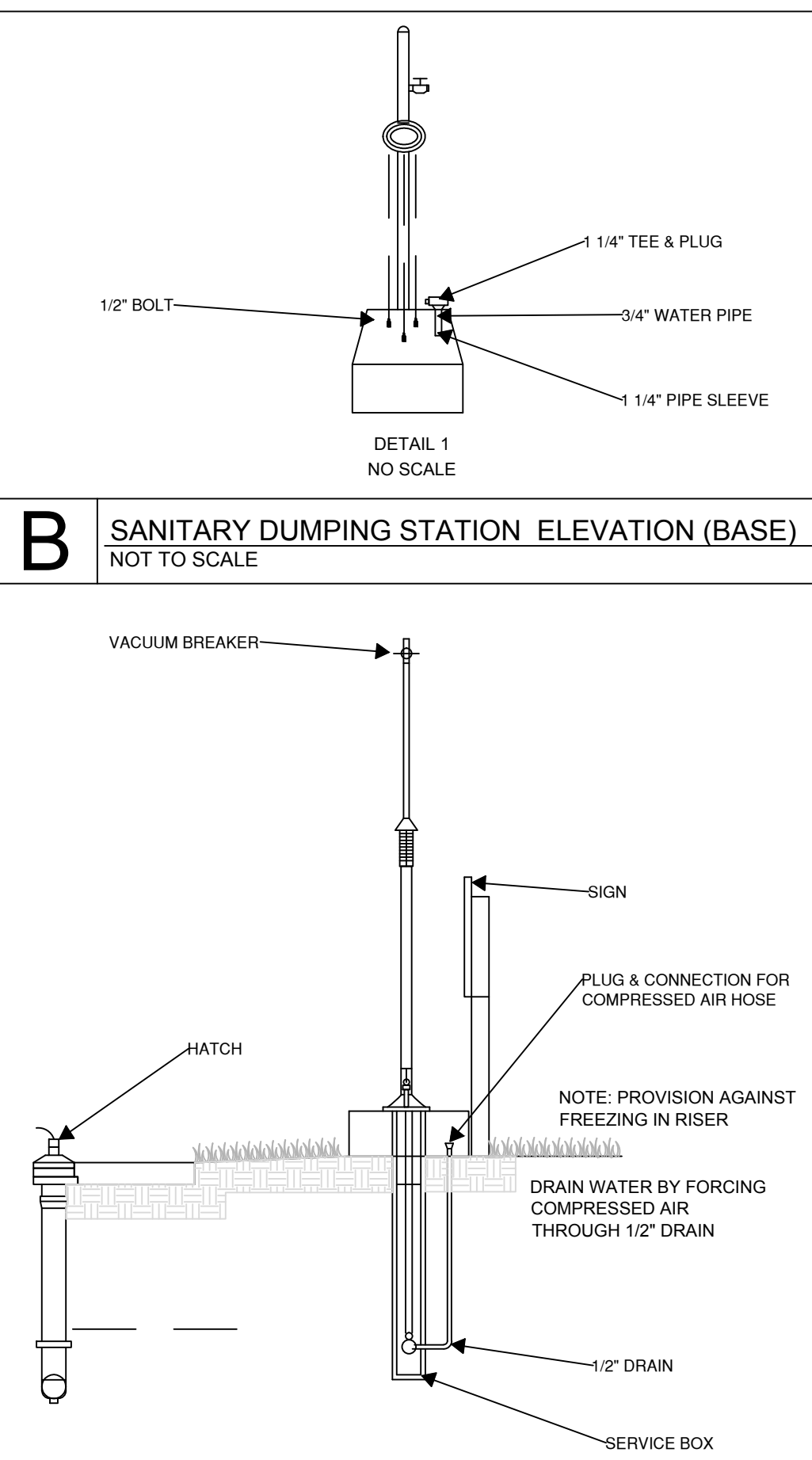
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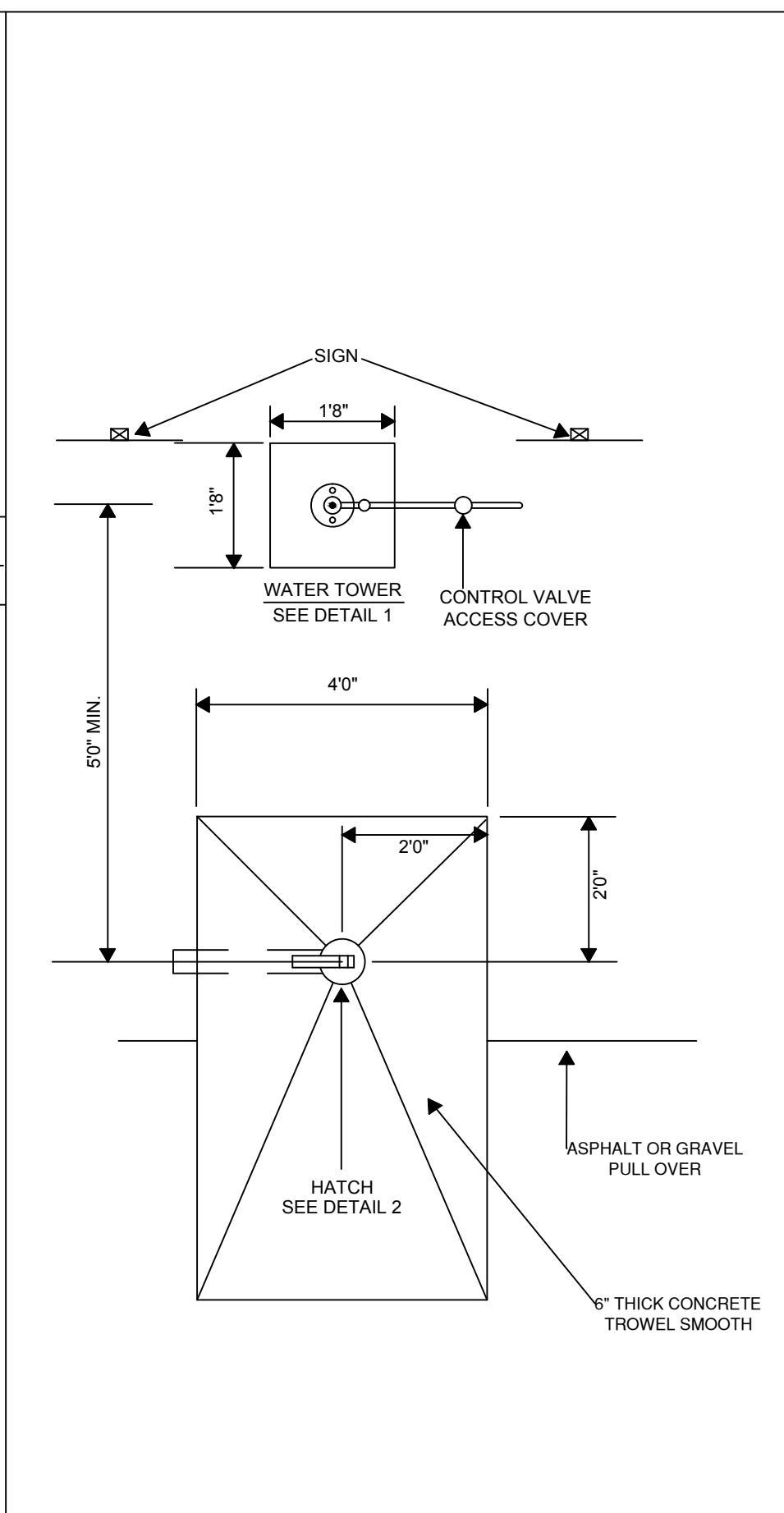




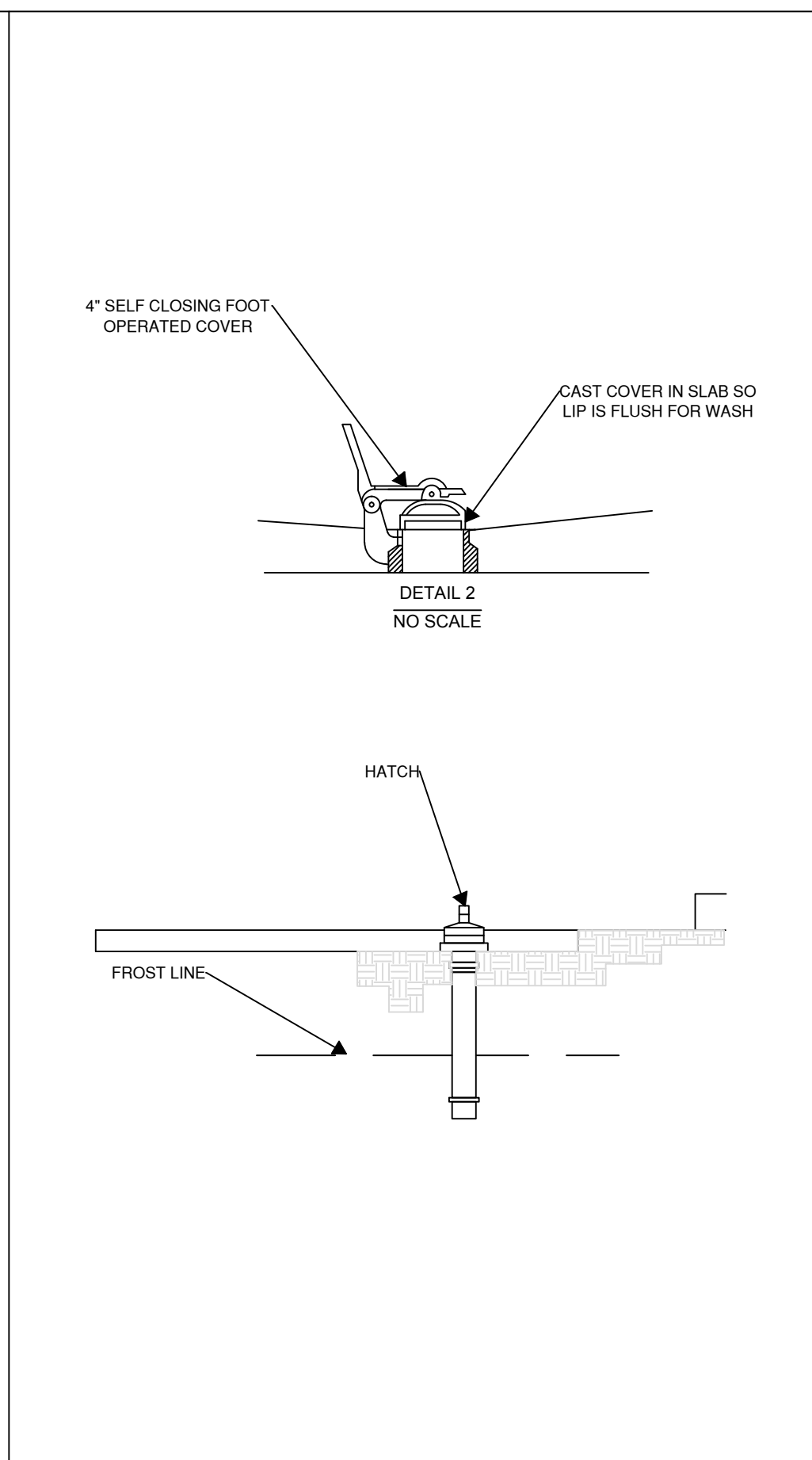
**A** CESSNA DRIVE / HONEYWOOD POINT WEST  
NOT TO SCALE



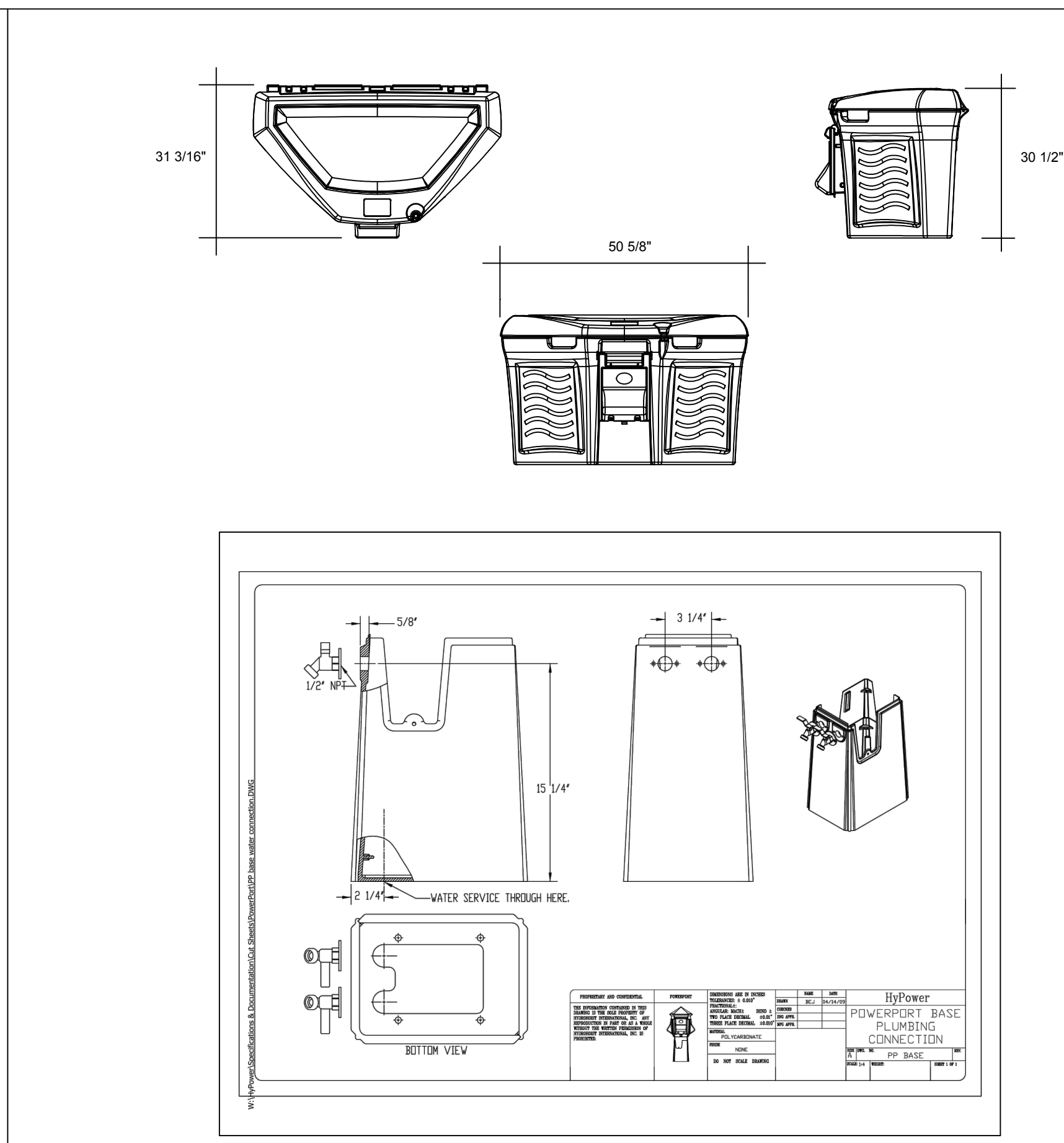
**B** SANITARY DUMPING STATION ELEVATION (BASE)  
NOT TO SCALE



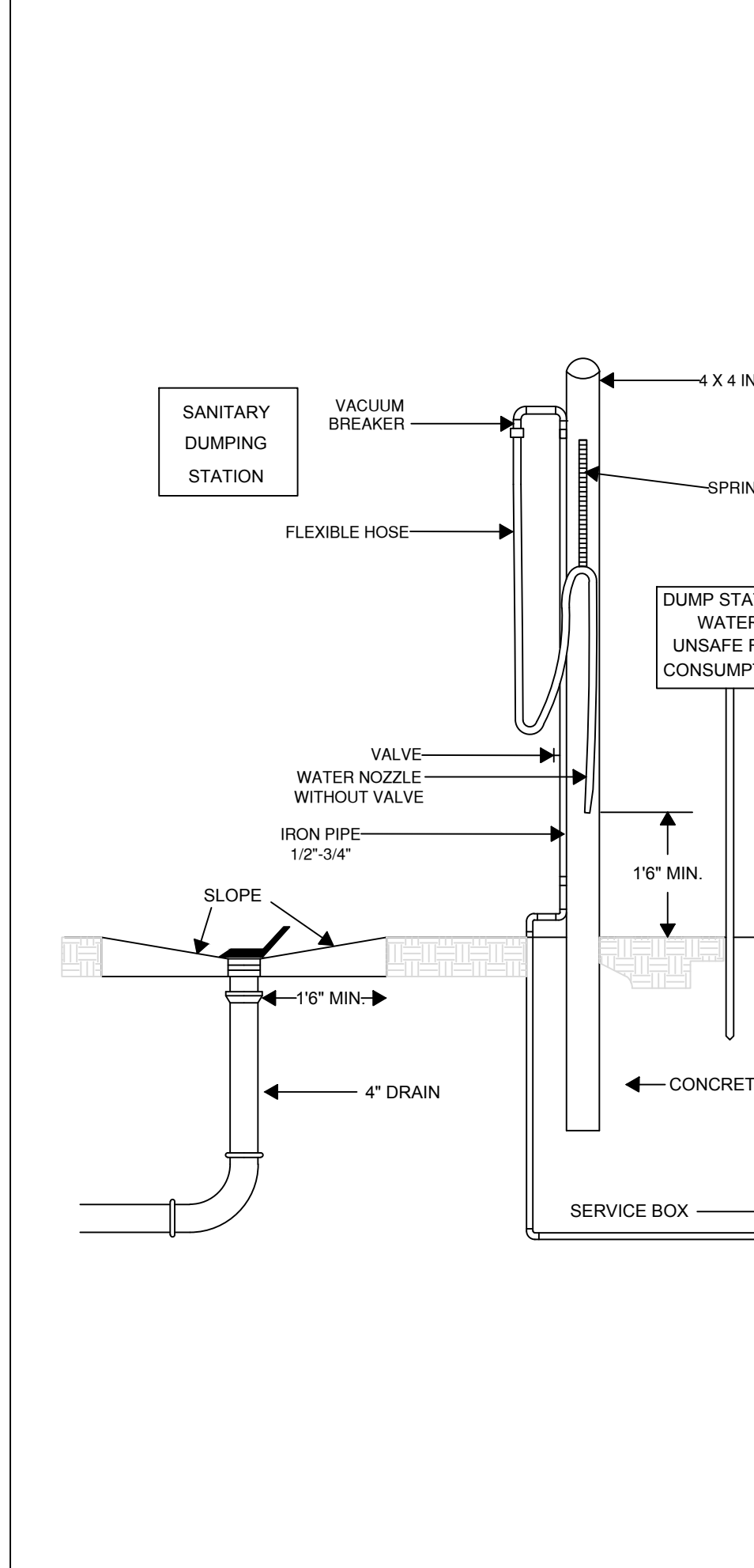
**D** SANITARY DUMPING STATION ELEV. (PLAN)  
NOT TO SCALE



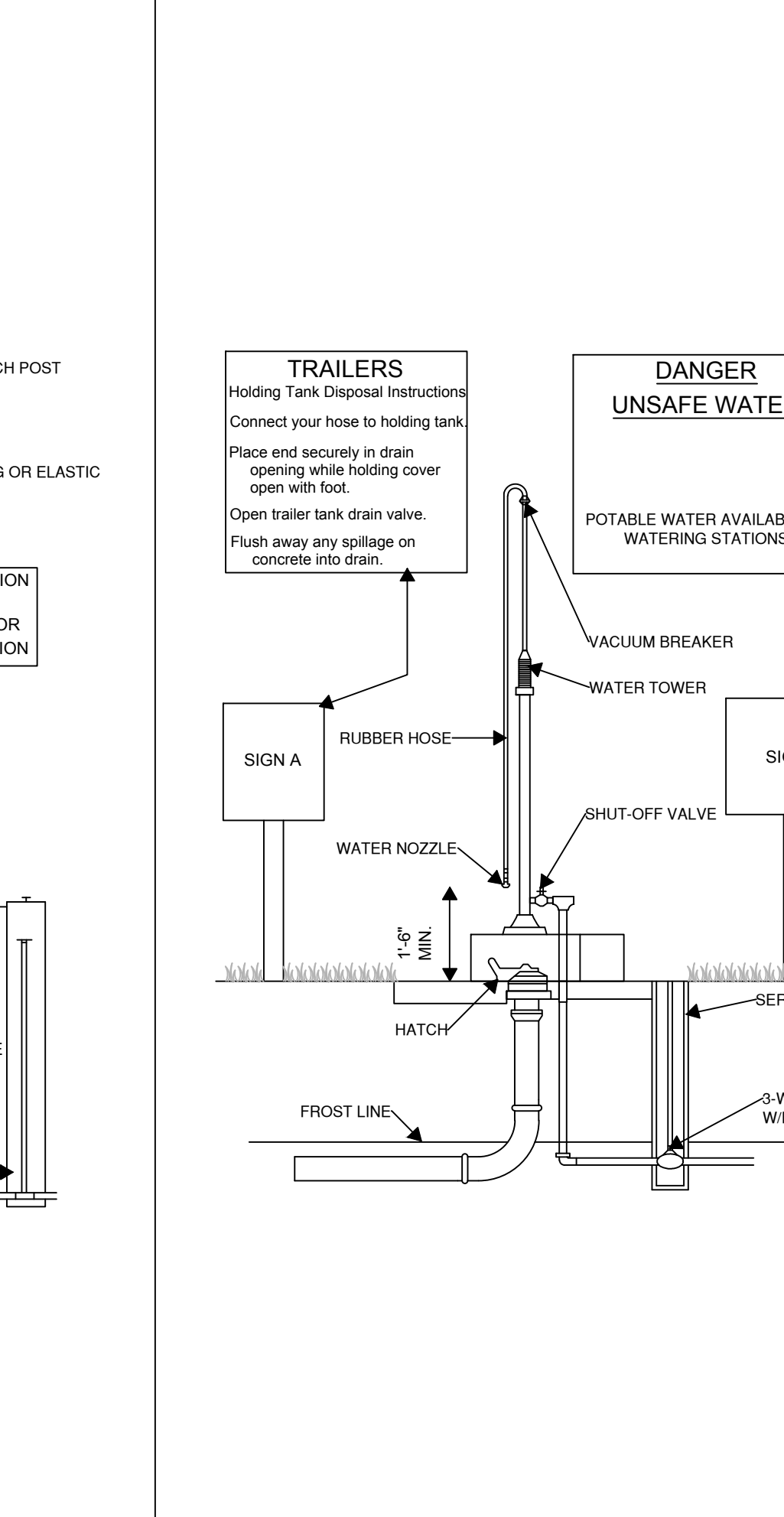
**E** SANITARY DUMPING STATION ELEV. (HATCH DET.)  
NOT TO SCALE



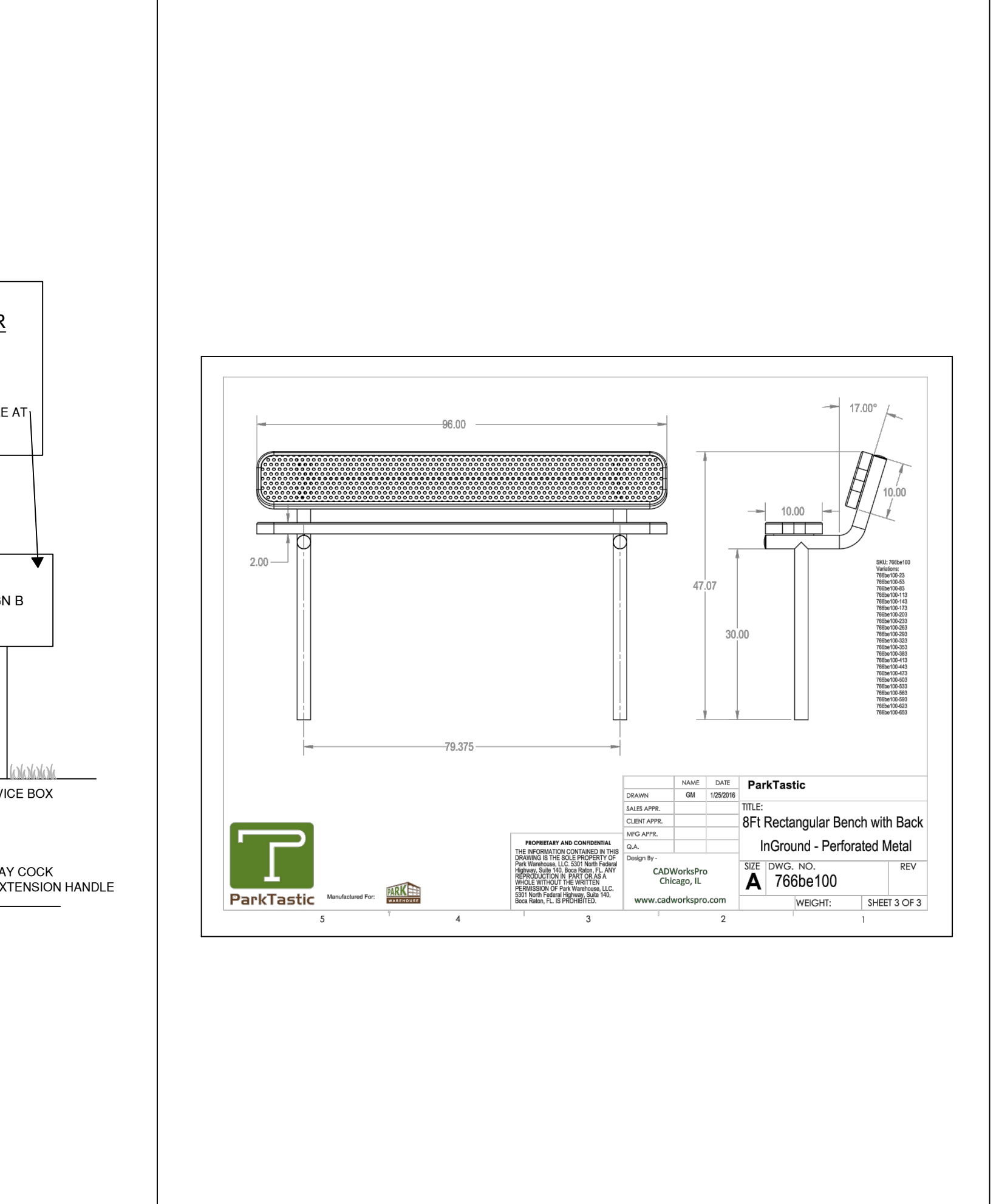
**F** DOCKLOCKER WITH ENERGIMATE (powerpedestal.com) (or equal)  
NOT TO SCALE



**G** SANITARY DUMPING STATION ELEVATION (FRONT)  
NOT TO SCALE



**H** SANITARY DUMPING STATION ELEVATION (FRONT)  
NOT TO SCALE



**I** BENCH  
NOT TO SCALE

### E-BBA Series

LED Bollard  
Replaces 100W MH

**Flexible, Durable, and Easy to Install**  
This DLC approved traditional style LED bollard has precision designed options for an optimal and even beam spread.

**Easy-to-Install**

- Mounting Plate disconnects from tube entirely
- Terminal block on mounting bracket for quick and easy connections

**Flexible Install**

- Designed to work with all RUGLO and e-conolight bollards
- The 3 anchor bolts are 120" apart in industry-standard configuration

**Durable**

- Airtight LED compartment to prevent fogging, condensation, or water build up
- UV resistant polycarbonate lens provides optimal light transmission and protection

**Recommended Use**

- Security
- Entrways
- Perimeter lighting

**Certifications**

SYEAR, UL, DLC, LED

**e-conolight** Quality Products. Affordably Priced.

### E-BBA Series

LED Bollard  
Replaces 100W MH

**Series Overview**

DIMENSIONS	PRODUCT WEIGHT	TYPICAL SPACING
36" H x 4" DIA	18 lbs.	Less than or equal to 25'

**Feature Specifications**

FEATURE	DESCRIPTION
HOUSING	Double aluminum housing
RESTRICTION BEAM ANGLE	29° spread
LENS ASSEMBLY	UV resistant polycarbonate lens
MOUNTING	Mounts using included anchor bolts. 3 ball system compatible with RUGLO and e-conolight bollards

**Electrical Performance**

OPERATING RANGE	LIFESPAN (L70 B50)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
30°C (82°F) - 50°C (122°F)	>40,000 hours	>0.9	<20%	No
INPUT VOLTAGE	100V	200V	240V	277V
Current Draw (Typical)	0.6 GA	0.35A	0.50A	0.67A

**Warranty & Certifications**

WARRANTY	UL LISTED	DLC
5 Year Limited	Yes	Yes

**Correlated Color Temperature (CCT)**

5000K COOL WHITE  
4000K NEUTRAL WHITE  
3000K WARM WHITE

**e-conolight**

**J** LIGHTED BOLLARD  
NOT TO SCALE

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# JUDGE ORR ROAD RV PARK AND STORAGE

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

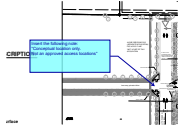
DATE: 07/25/2018  
DRAWN: WFG GEM  
CHECKED: WFG

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



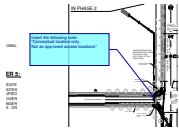
# Markup Summary

dsdlaforce (9)



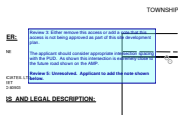
**Subject:** Callout  
**Page Index:** 1  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/10/2019 9:05:07 AM  
**Color:** ■

Insert the following note:  
"Conceptual location only.  
Not an approved access locations"



**Subject:** Callout  
**Page Index:** 1  
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**Author:** dsdlaforce  
**Date:** 6/10/2019 9:05:21 AM  
**Color:** ■

Insert the following note:  
"Conceptual location only.  
Not an approved access locations"

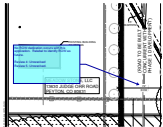


**Subject:** Text Box  
**Page Index:** 1  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/10/2019 9:06:18 AM  
**Color:** ■

Review 3: Either remove this access or add a note that this access is not being approved as part of this site development plan.

The applicant should consider appropriate intersection spacing with the PUD. As shown this intersection is extremely close to the future road shown on the AMP.

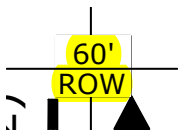
Review 5: Unresolved. Applicant to add the note shown below.



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**Author:** dsdlaforce  
**Date:** 6/12/2019 3:48:41 PM  
**Color:** ■

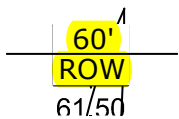
No ROW dedication occurs with this application. Relabel to identify ROW as future.

Review 4: Unresolved  
Review 5: Unresolved.



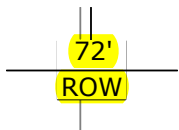
**Subject:** Highlight  
**Page Index:** 2  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/12/2019 3:49:00 PM  
**Color:** ■

60'  
ROW



**Subject:** Highlight  
**Page Index:** 2  
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**Author:** dsdlaforce  
**Date:** 6/12/2019 3:49:05 PM  
**Color:** ■

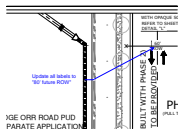
60'  
ROW



**Subject:** Highlight  
**Page Index:** 2  
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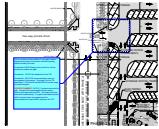
72'  
ROW





**Subject:** Callout  
**Page Index:** 2  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/12/2019 3:49:44 PM  
**Color:** ■

Update all labels to "80' future ROW"



**Subject:** Cloud+  
**Page Index:** 4  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/12/2019 3:50:20 PM  
**Color:** ■

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

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

Unresolved. 12/4/18 Not addressed in the TIS.

Unresolved. 6/5/19 TIS recommendation was not incorporated in the design. See page 3 of the TIS dated May 3, 2019 which identified 65 ft from the edge of road to the gate.

REVISED COMMENT: 6/12/19 You have removed the gate. No gate will be permissible at this location without prior approval from PCD. We believe this has been done inadvertently. If a gate is anticipated please add it now and revise any space layout to accommodate the required 65' queue per the TIS.