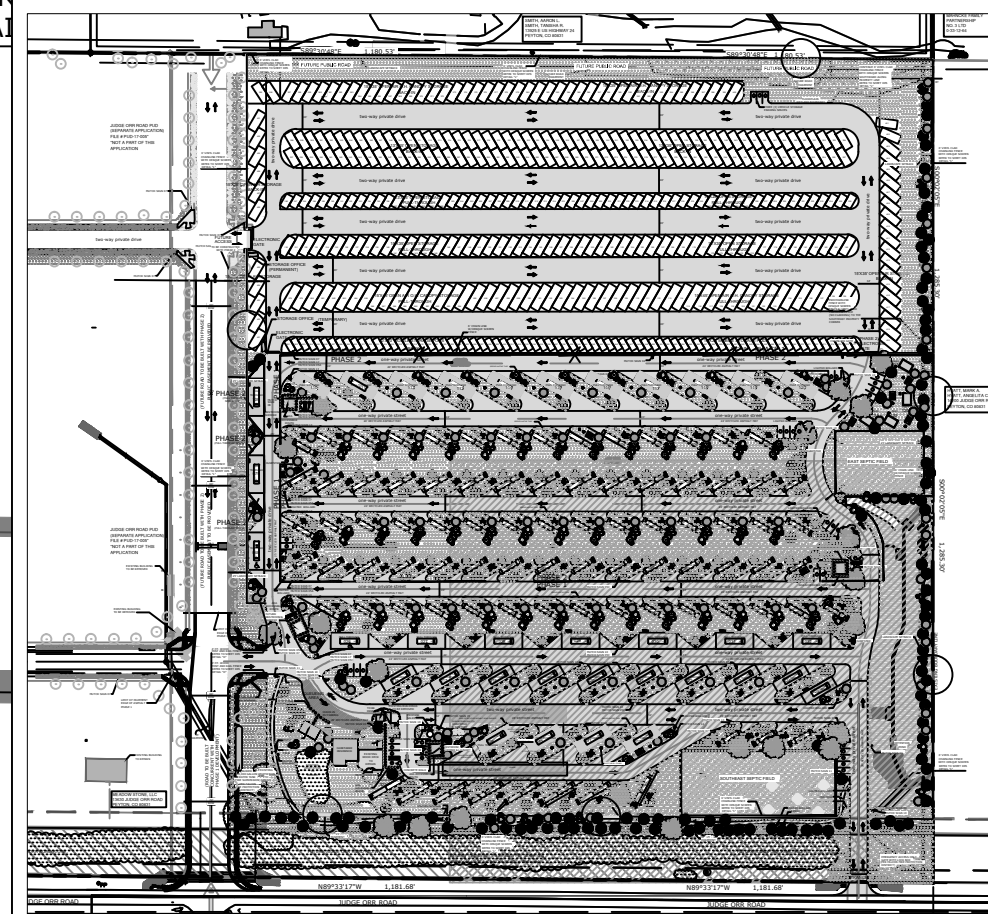


DATA TABLE	
RV PARK SITE AREA	(1,376,860 SF / 31.59 AC)
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JUDGE ORR ROAD RV PARK AND STORAGE

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	GEN/WFG	REVISED SITE LAYOUT

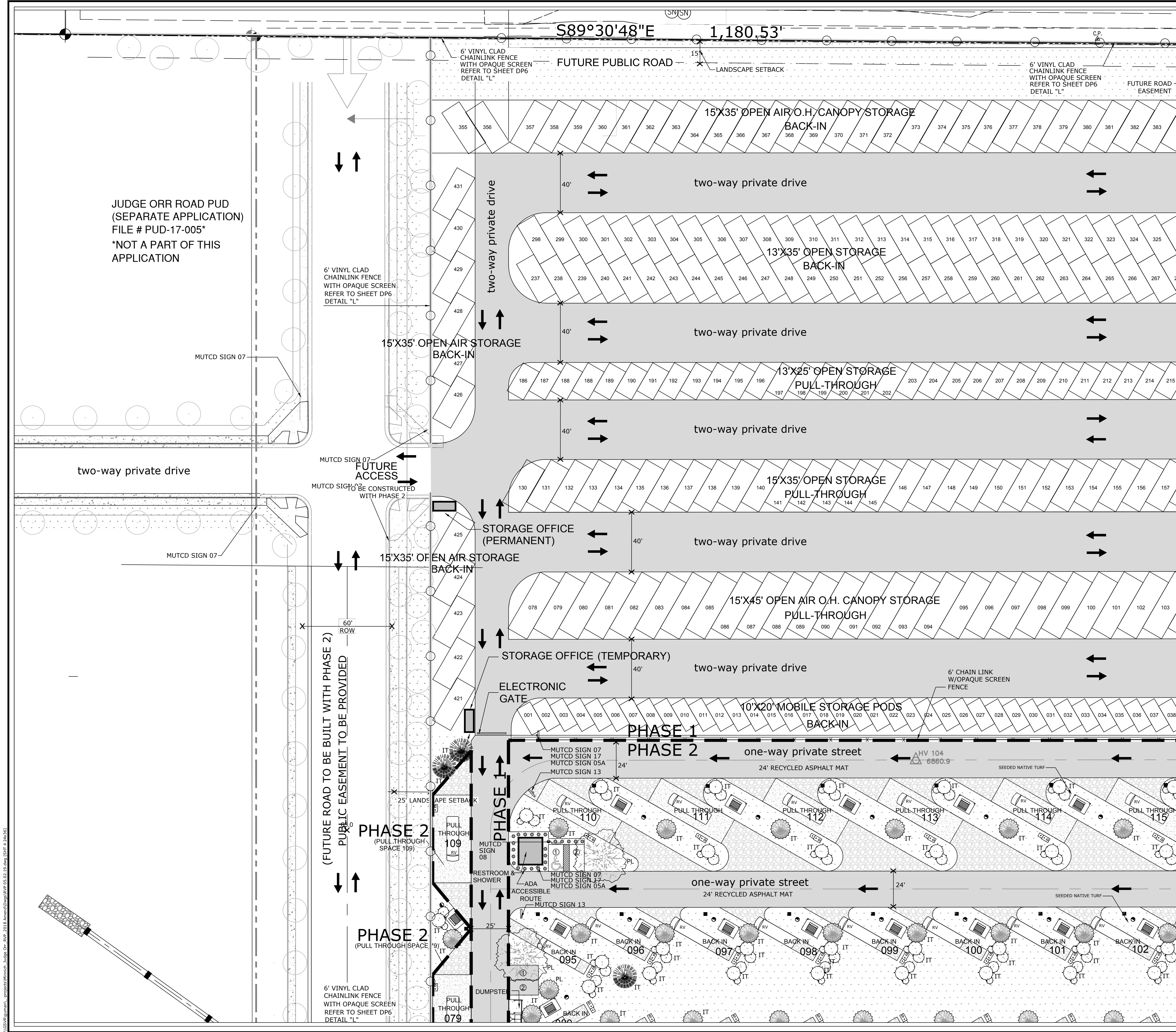
SITE DEVELOPMENT PLAN
LANDSCAPE

SHEET NO.

DP3

3 OF 7 SHEETS

File number: PPR-16-040



DATA TABLE

RV PARK SITE AREA (1,376,860 SF / 31.59 AC)	REVEGETATED TURF (SERVICE/SETBACK AREAS) (127,195 SF / 2.92 AC)
6\"/>	REVEGETATED TURF (OPEN/REC SPACE) (676,051 SF / 15.52 AC)
DETENTION POND (27,309 SF / 6.3 AC)	RECYCLED ASPHALT PAVEMENT (48,090 SF / 11.04 AC)
AGGREGATE SURFACE 3/4\"/>	CONCRETE PAVING (56,831 SF / 1.35 AC)
ADA ACCESSIBLE ROUTE	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\"/>
6\"/>	4\"/>
EXISTING TREE GROVE TO REMAIN	44 PARKING SPACES
44 PARKING SPACES	PINON PINE
PINON PINE	PONDEROSA PINE
PONDEROSA PINE	RIO GRANDE COTTONWOOD
RIO GRANDE COTTONWOOD	CLUMP QUAKING ASPEN

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

SCALE: 1" = 30' - 0"

NORTH

JUDGE ORR ROAD RV PARK AND STORAGE

14010 Judge Orr Road | Peyton, CO 80831

SITE DEVELOPMENT PLAN

DATE: 07/25/2018

DRAWN: GEM

CHECKED: WFG

REVISIONS:

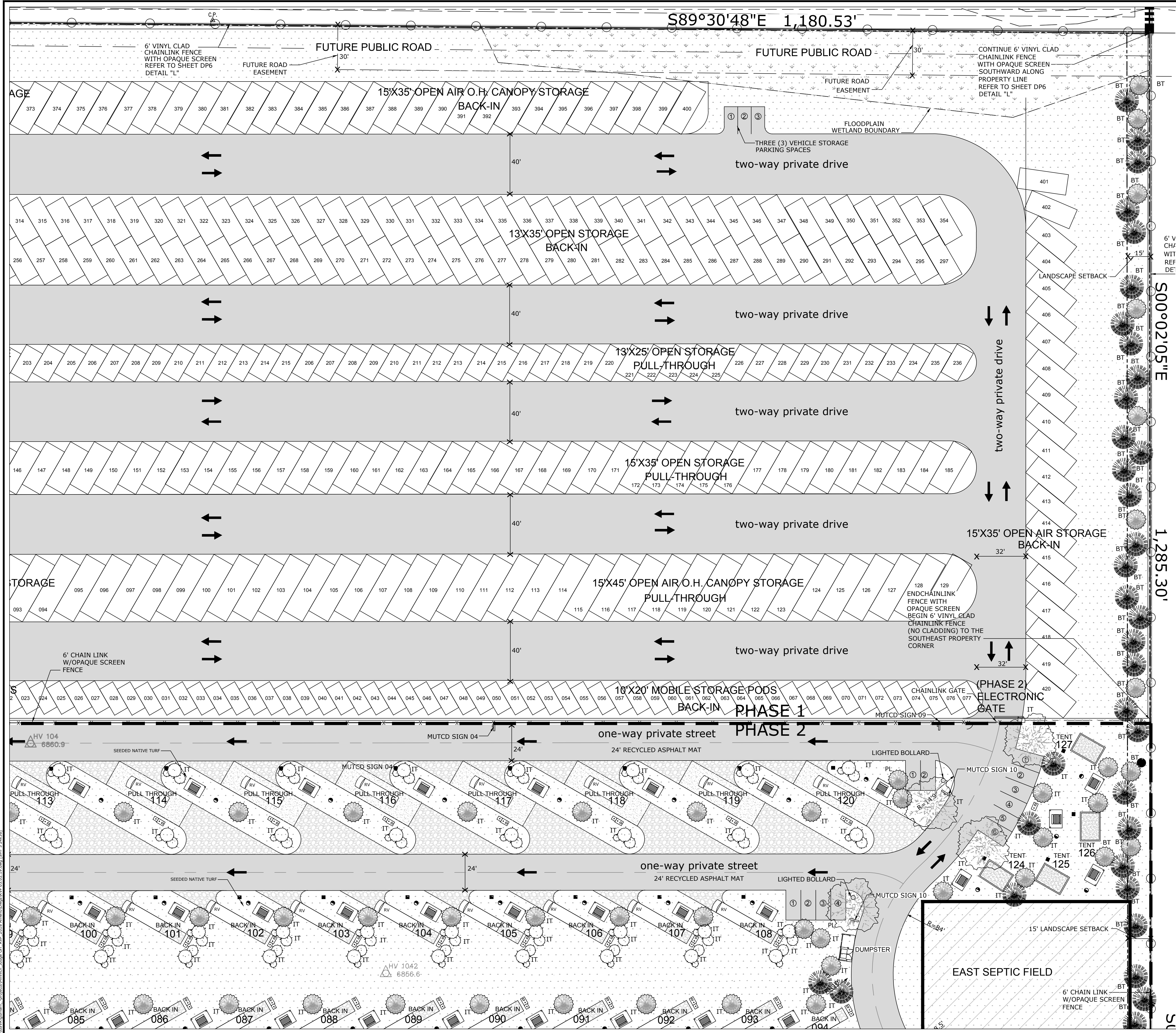
DATE:	BY:	COMMENTS:
07/25/18	GEM/WFG	REVISED SITE LAYOUT

SITE DEVELOPMENT PLAN LANDSCAPE

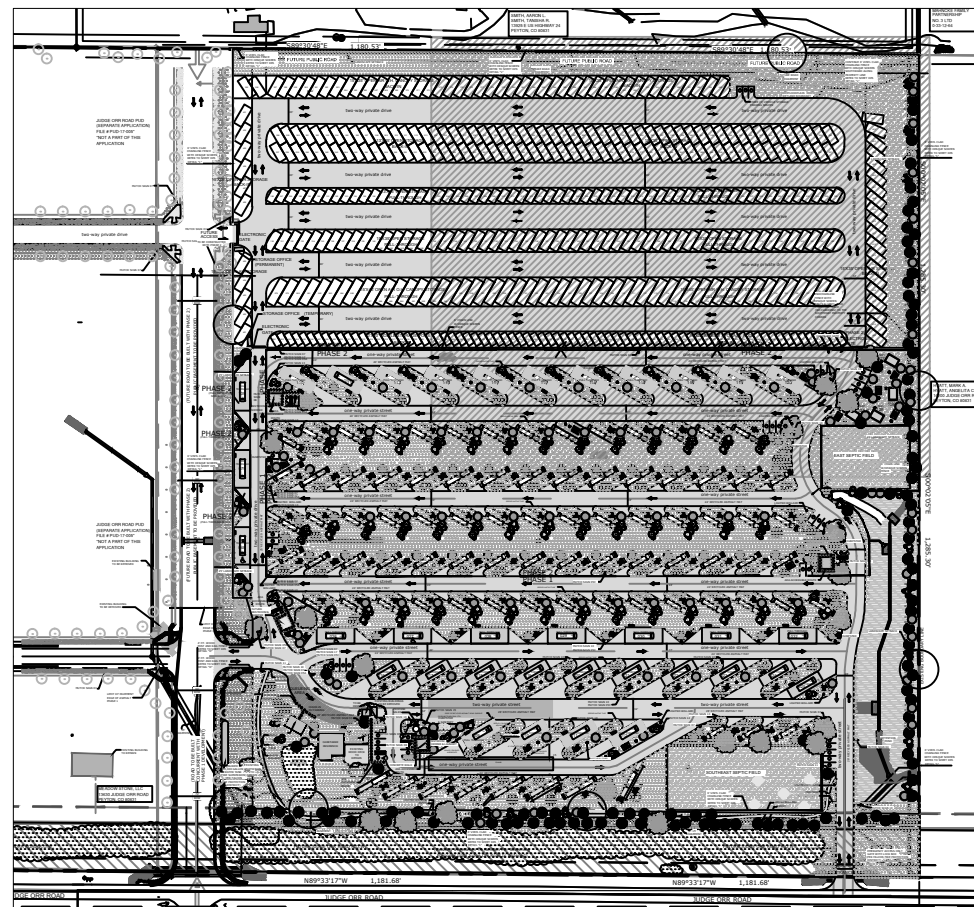
SHEET NO. **DP4**

4 OF 7 SHEETS

File number: PPR-16-040



DATA TABLE	
RV PARK SITE AREA (1,376,880 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 / 6.3 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 (56,831 SF / 1.35 AC)	
ADA ACCESSIBLE ROUTE	
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	
6" HT CHAINLINK FENCE (OPAQUE SCREEN)	
4" HT WOOD POST AND RAIL FENCE	
EXISTING TREE GROVE TO REMAIN	
44 PARKING SPACES	
PINON PINE	
PODEROSA PINE	
RIO GRANDE COTTONWOOD	
CLUMP QUAKING ASPEN	



William Guman & Associates, Ltd.
URBAN PLANNING | COMMUNITY DESIGN | 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.
DP5
5 OF 7 SHEETS
File number: PPR-16-040



* Note existing trees to remain.

INTERNAL LANDSCAPING	
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LANDSCAPE BUFFERS & SCREENS				
Item	Description	Quantity	Unit	Notes
1	Planting of native shrubs (e.g., Yucca, Agave)	100	plants	For windbreak and erosion control
2	Installation of gabion walls	50	linear feet	Along the perimeter of the site
3	Planting of trees (e.g., Palo Verde, Mesquite)	50	trees	For shade and windbreak
4	Installation of sand dune fencing	200	linear feet	To protect dune area from trampling
5	Planting of native grasses (e.g., Paspalum)	1000	squares	For stabilization of dune area

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THIS LANDSCAPE PLAN IS FOR DEVELOPMENT SUBMITTAL PURPOSES ONLY.

LANDSCAPE SCHEDULE:

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