

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.

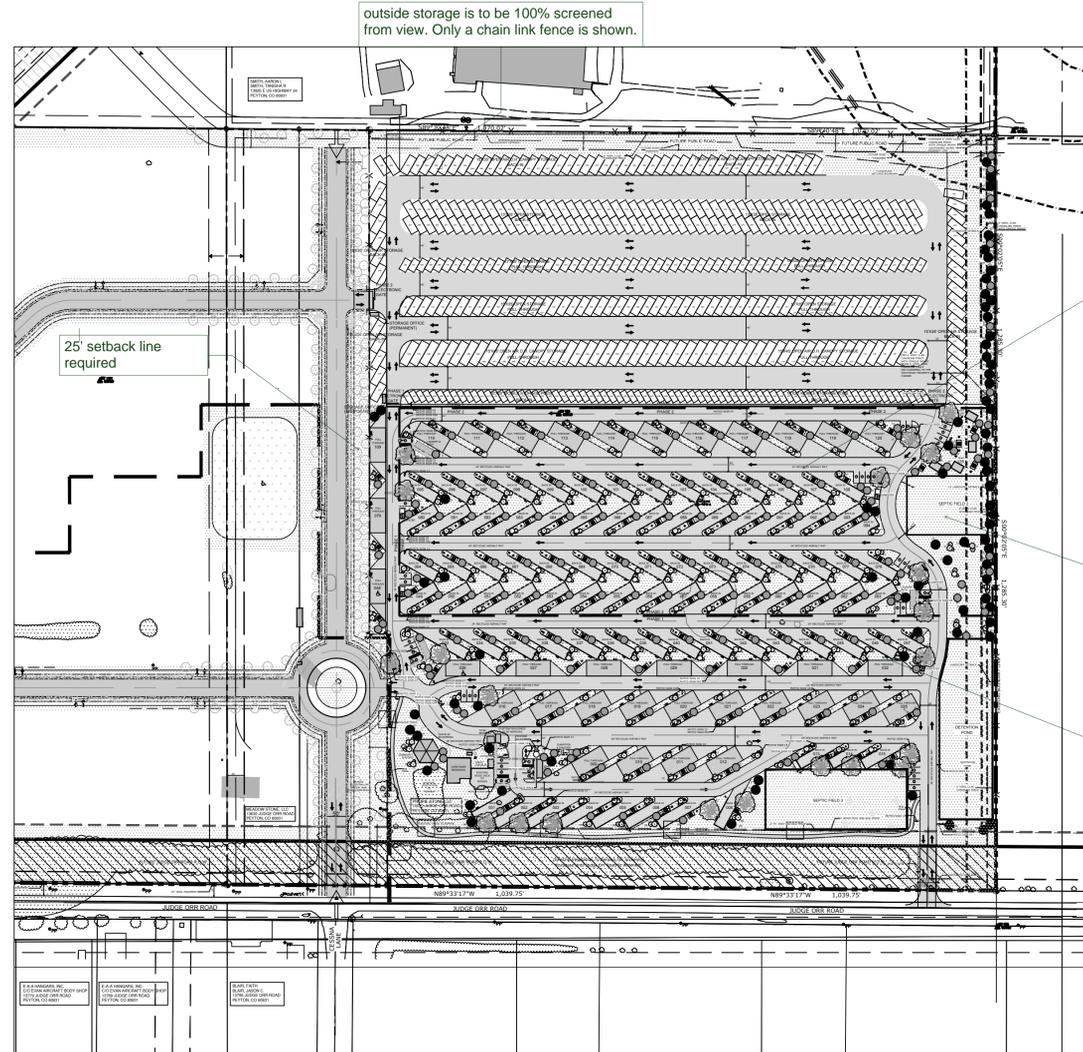
- COMMUNITY BUILDING
- EMERGENCY FACILITY
- PUBLIC BUILDING, WAY OR SPACE
- RESTROOM AND SHOWER FACILITY
- SECURITY GUARD HOUSE
- PRIVATE TOWER

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)
- TRUCK AND RECREATIONAL VEHICLE REPAIR GARAGE
- 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.

25' setback line required

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

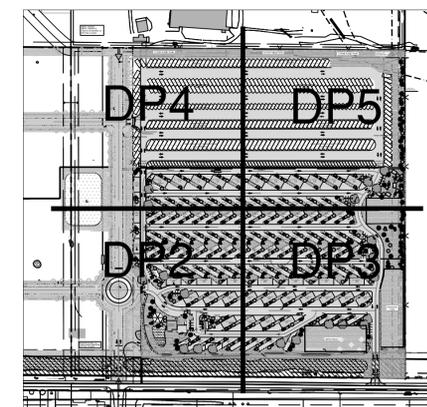
Site Data:

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
DRAWN: WFG GEM
CHECKED: WFG

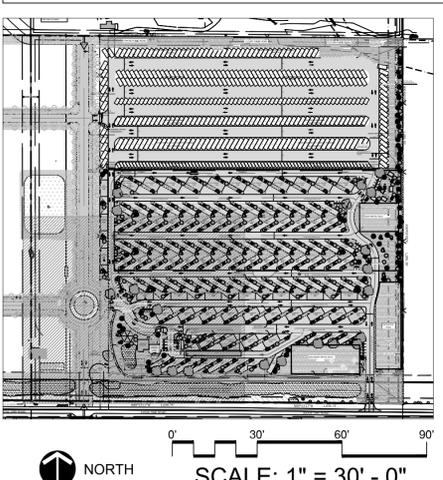
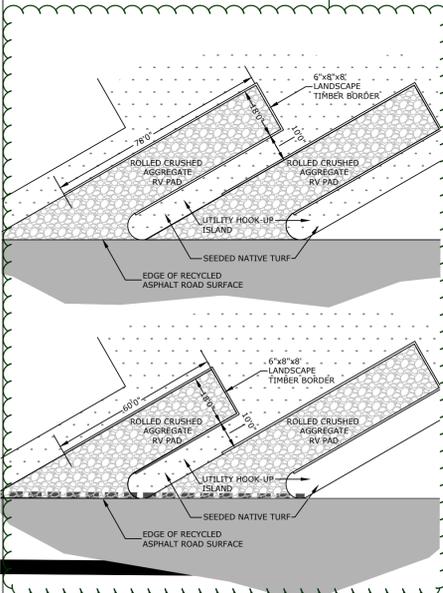
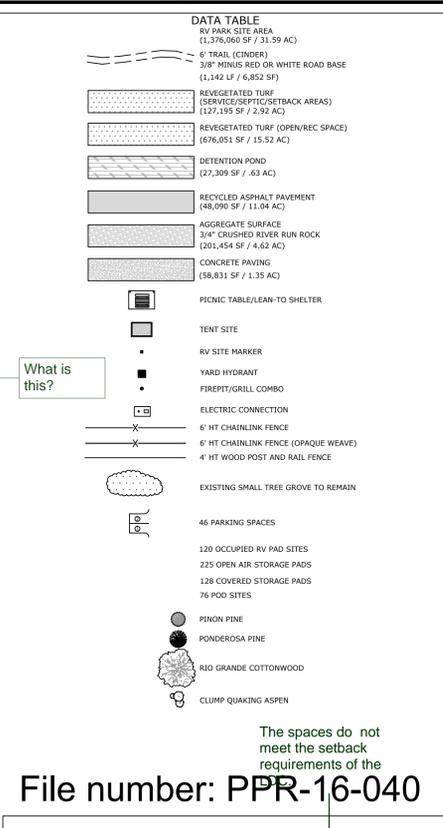
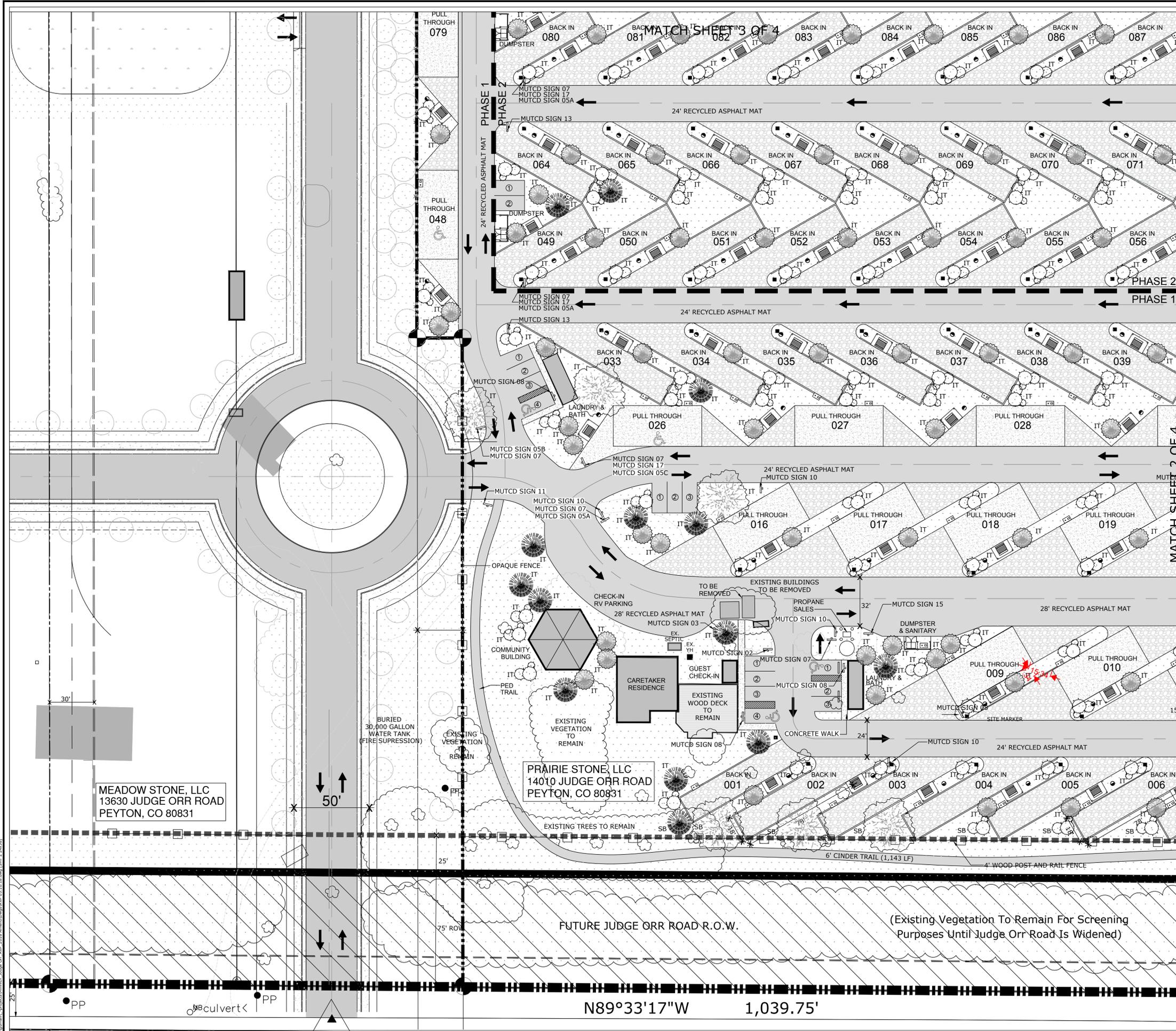
REVISIONS:

DATE:	BY:	COMMENTS:

FINAL DEVELOPMENT PLAN COVER

SHEET NO.
DP1
1 OF 7 SHEETS

File number: PPR-16-040



William Guman & Associates, Ltd.
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 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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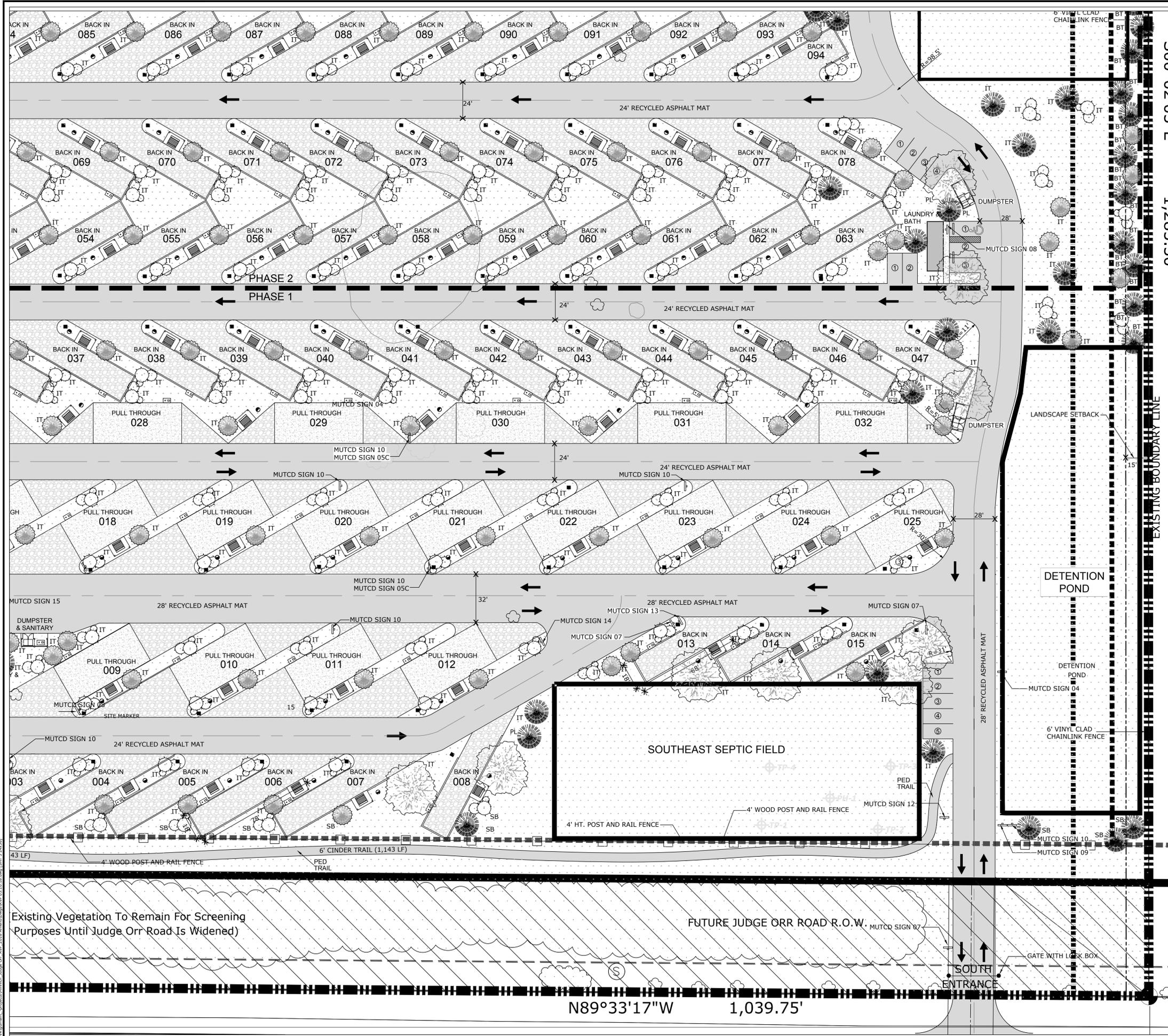
JUDGE ORR ROAD RV PARK AND STORAGE
 14010 Judge Orr Road | Peyton, CO 80831
 FINAL DEVELOPMENT PLAN

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

REVISIONS:		
DATE:	BY:	COMMENTS:

FINAL DEVELOPMENT PLAN
 LANDSCAPE
 SHEET NO.
DP2
 2 OF 7 SHEETS

MATCH SHEET 1 OF 4

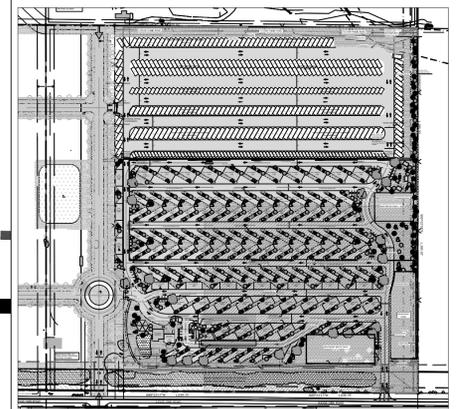


500'02'05"E
1,285.30'

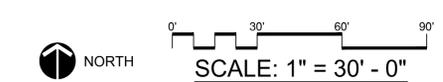
DATA TABLE

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/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
- 46 PARKING SPACES
- 120 OCCUPIED RV PAD SITES
- 225 OPEN AIR STORAGE PADS
- 128 COVERED STORAGE PADS
- 76 POD SITES
- PINON PINE
- PONDEROSA PINE
- RIO GRANDE COTTONWOOD
- CLUMP QUAKING ASPEN



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
 719.639.9700 fax 719.639.4250
 Email: Wgunnar@aol.com
 MEMBER: AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

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

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

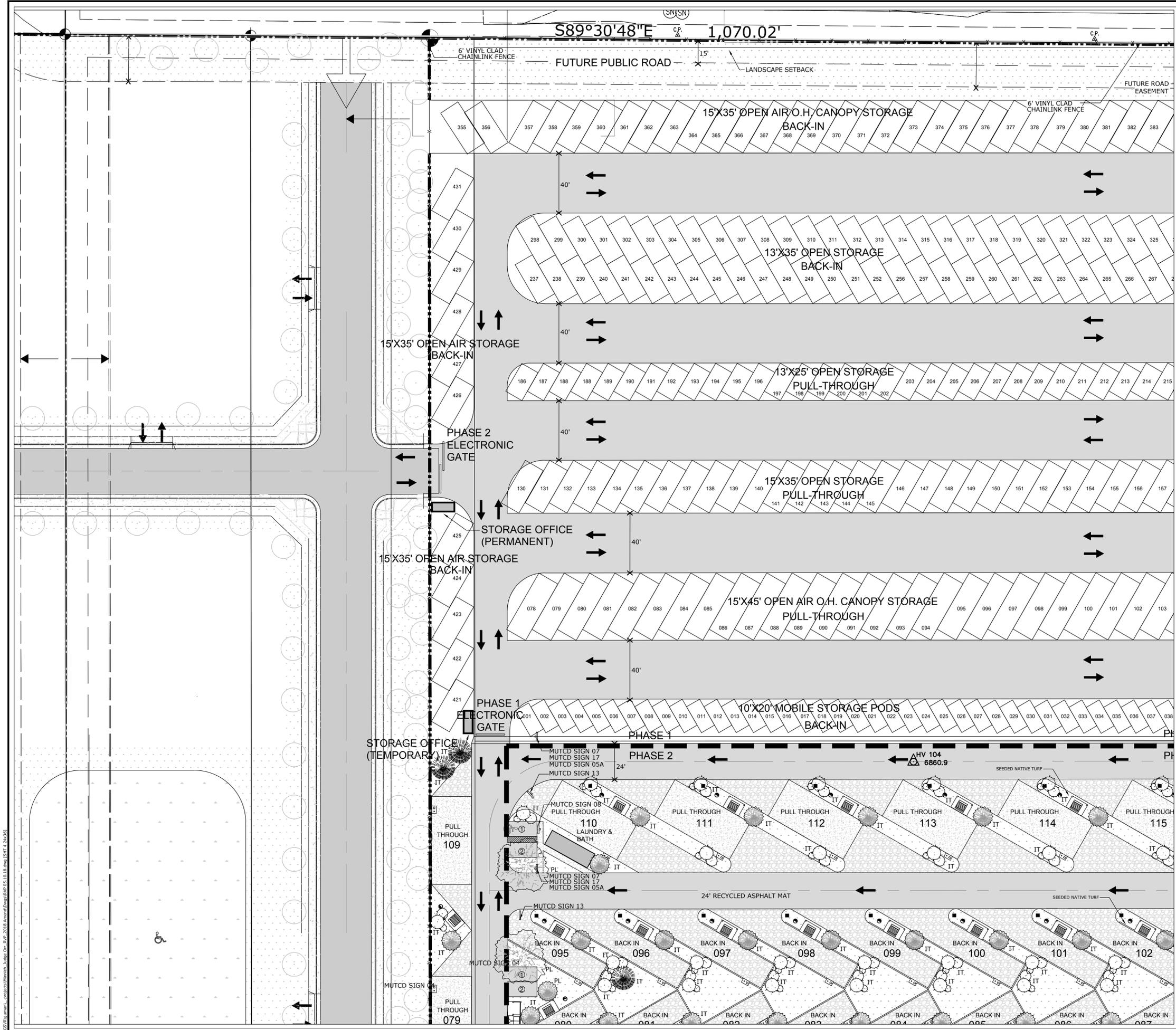
DATE:	BY:	COMMENTS:

FINAL DEVELOPMENT PLAN
 LANDSCAPE

SHEET NO.

DP3

3 OF 7 SHEETS



DATA TABLE
 RV PARK SITE AREA (1,376,060 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/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 / 1.104 AC)
 AGGREGATE SURFACE (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

46 PARKING SPACES
 120 OCCUPIED RV PAD SITES
 225 OPEN AIR STORAGE PADS
 128 COVERED STORAGE PADS
 76 POD SITES

PINON PINE
 PONDEROSA PINE
 RIO GRANDE COTTONWOOD
 CLUMP QUAKING ASPEN

MATCH SHEET 4 OF 4

File number: PPR-16-040
 NORTH
 SCALE: 1" = 30' - 0"

William Guman & Associates, Ltd.
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 731 North Weber Street, Suite 10
 Colorado Springs, CO 80903
 719.633.9700 fax 719.633.4250
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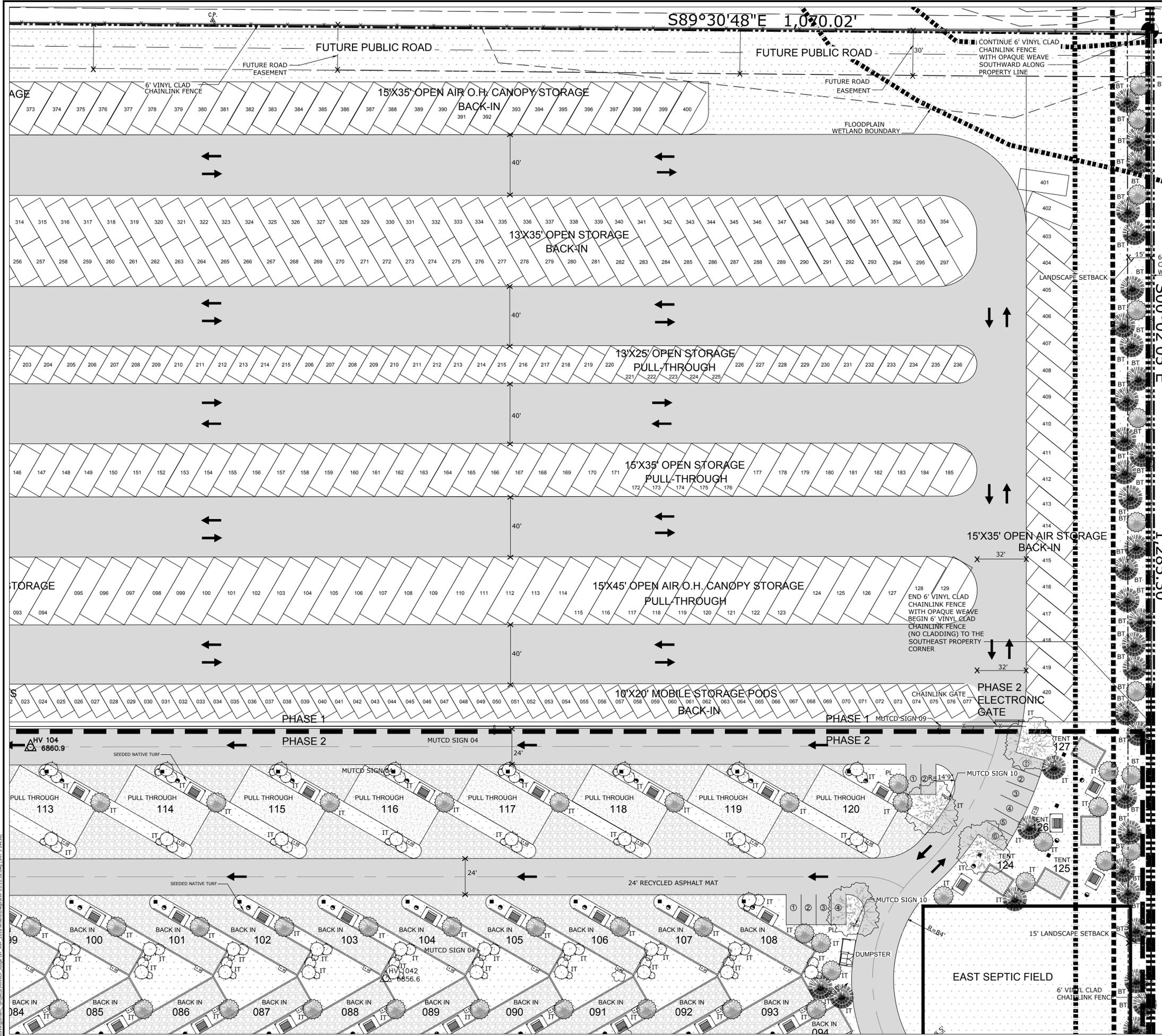
JUDGE ORR ROAD RV PARK AND STORAGE
 14010 Judge Orr Road | Peyton, CO 80831
 FINAL DEVELOPMENT PLAN

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

REVISIONS:		
DATE:	BY:	COMMENTS:

FINAL DEVELOPMENT PLAN
 LANDSCAPE
 SHEET NO.
DP4
 4 OF 7 SHEETS

MATCH SHEET 3 OF 4

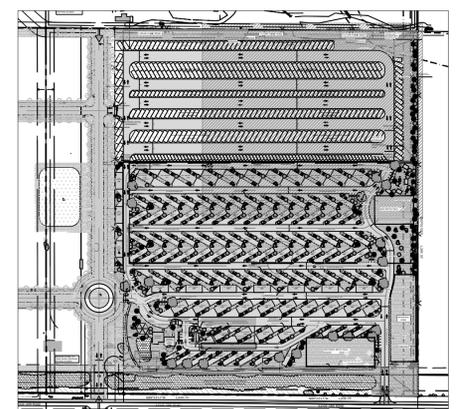


DATA TABLE

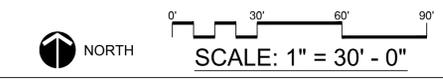
- RV PARK SITE AREA (1,376,060 SF / 31.59 AC)
- 6' TRAIL (CINDER) 3/8" MINUS RED OR WHITE ROAD BASE (1,142 LF / 6,852 SF)
- REVEGETATED TURF (SERVICE/SEPTIC/SETBACK AREAS) (127,195 SF / 2.92 AC)
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- AGGREGATE SURFACE 3/4" CRUSHED RIVER RUN ROCK (201,454 SF / 4.62 AC)
- CONCRETE PAVING (58,831 SF / 1.35 AC)

- PICNIC TABLE/LEAN-TO SHELTER
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 731 North Weber Street, Suite 10
 Colorado Springs, CO 80903
 719.633.9700 fax 719.633.4250
 Email: WGuman@wi.com
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 14010 Judge Orr Road | Peyton, CO 80831
 FINAL DEVELOPMENT PLAN

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

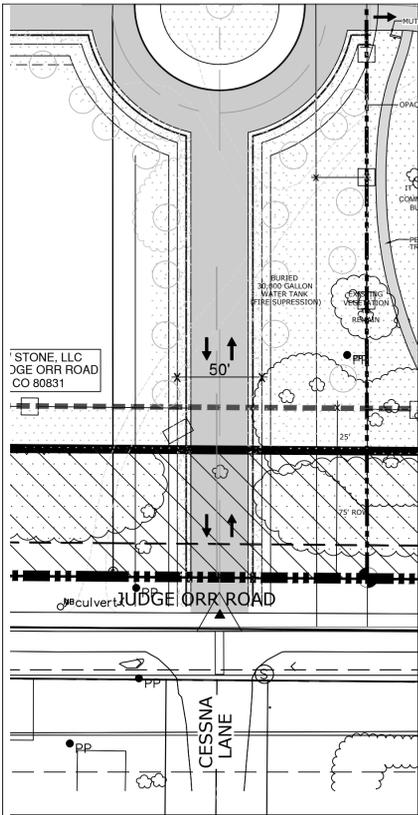
REVISIONS:		
DATE:	BY:	COMMENTS:

FINAL DEVELOPMENT PLAN LANDSCAPE

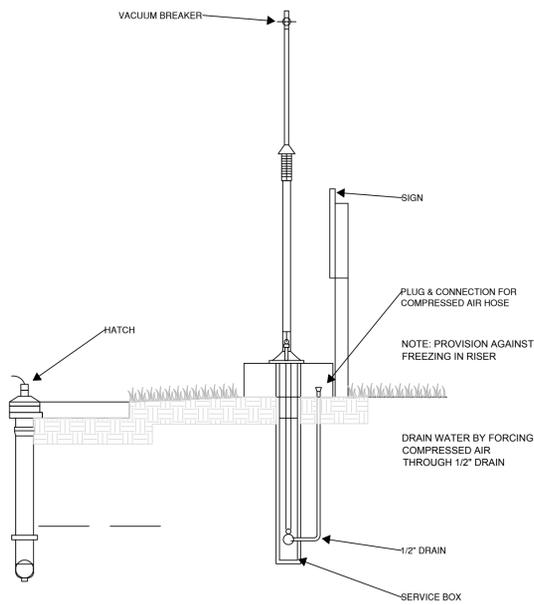
SHEET NO.

DP5

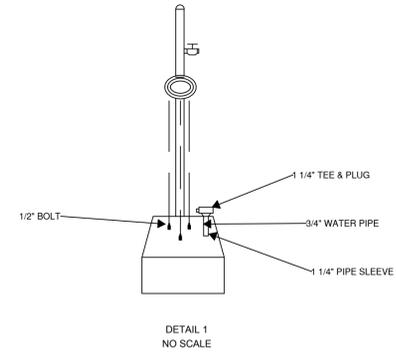
5 OF 7 SHEETS



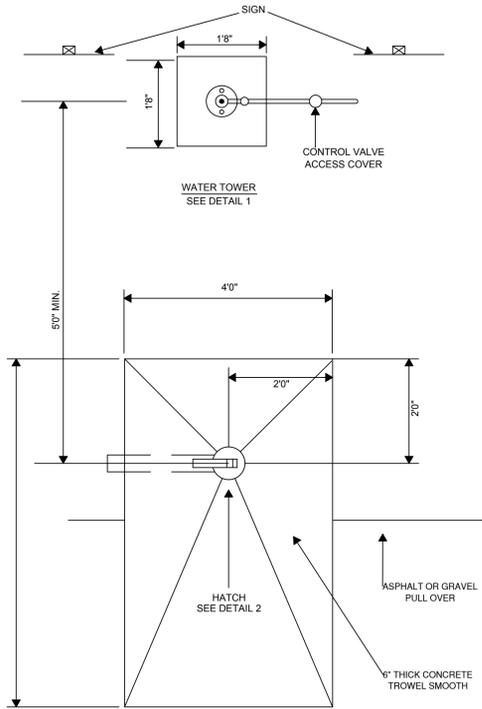
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NOT TO SCALE



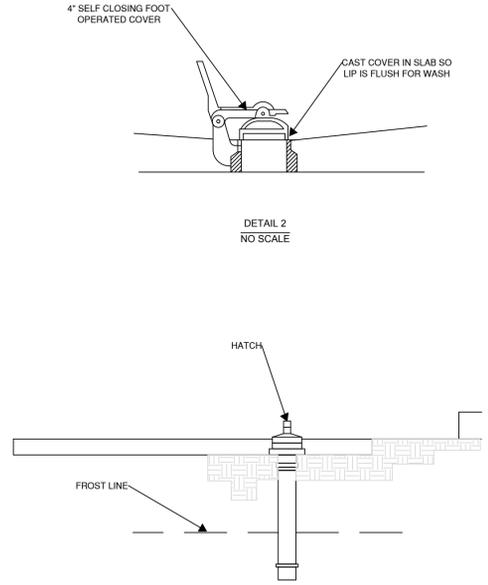
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NOT TO SCALE



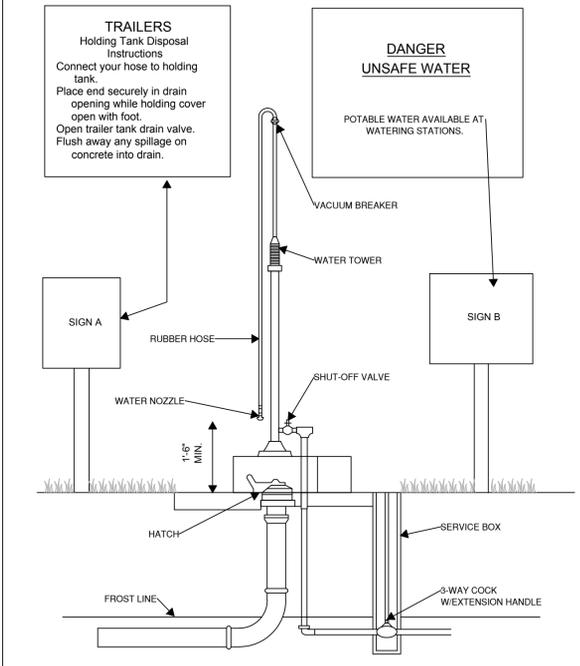
C SANITARY DUMPING STATION ELEVATION (BASE)
NOT TO SCALE



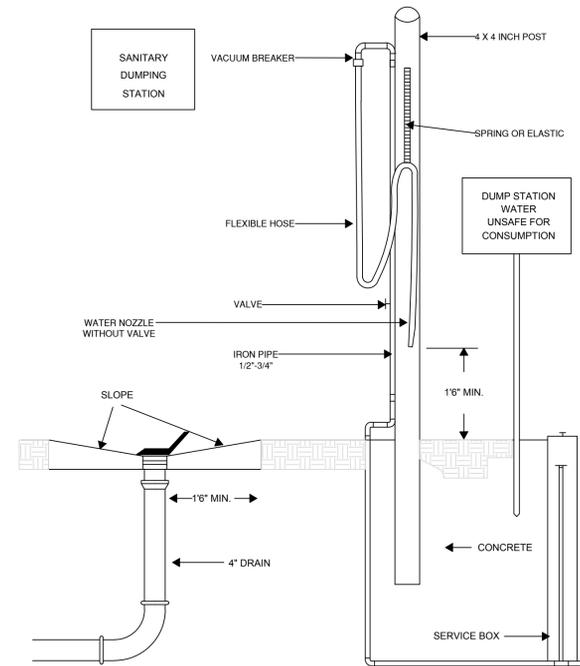
D SANITARY DUMPING STATION ELEVATION (PLAN)
NOT TO SCALE



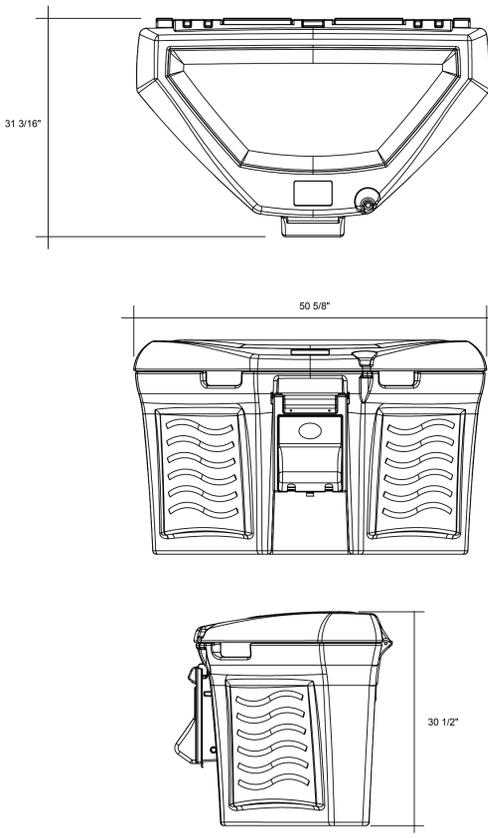
E SANITARY DUMPING STATION ELEVATION (HATCH DETAIL)
NOT TO SCALE



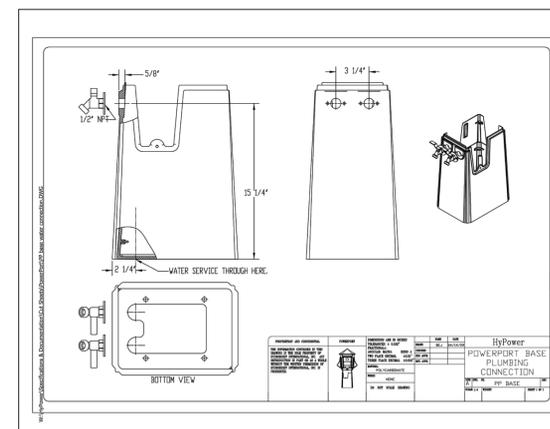
F SANITARY DUMPING STATION ELEVATION (FRONT)
NOT TO SCALE



G SANITARY DUMPING STATION ELEVATION (FRONT)
NOT TO SCALE



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



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DATE: 05/22/2018
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REVISIONS:		
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FINAL DEVELOPMENT PLAN
LANDSCAPE DETAILS

SHEET NO.

DP7
7 OF 7 SHEETS

C:\Users\guman\OneDrive\Documents\Projects\PPR-16-040\PPR-16-040.dwg (SHEET 7 OF 7)