

# 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:

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:

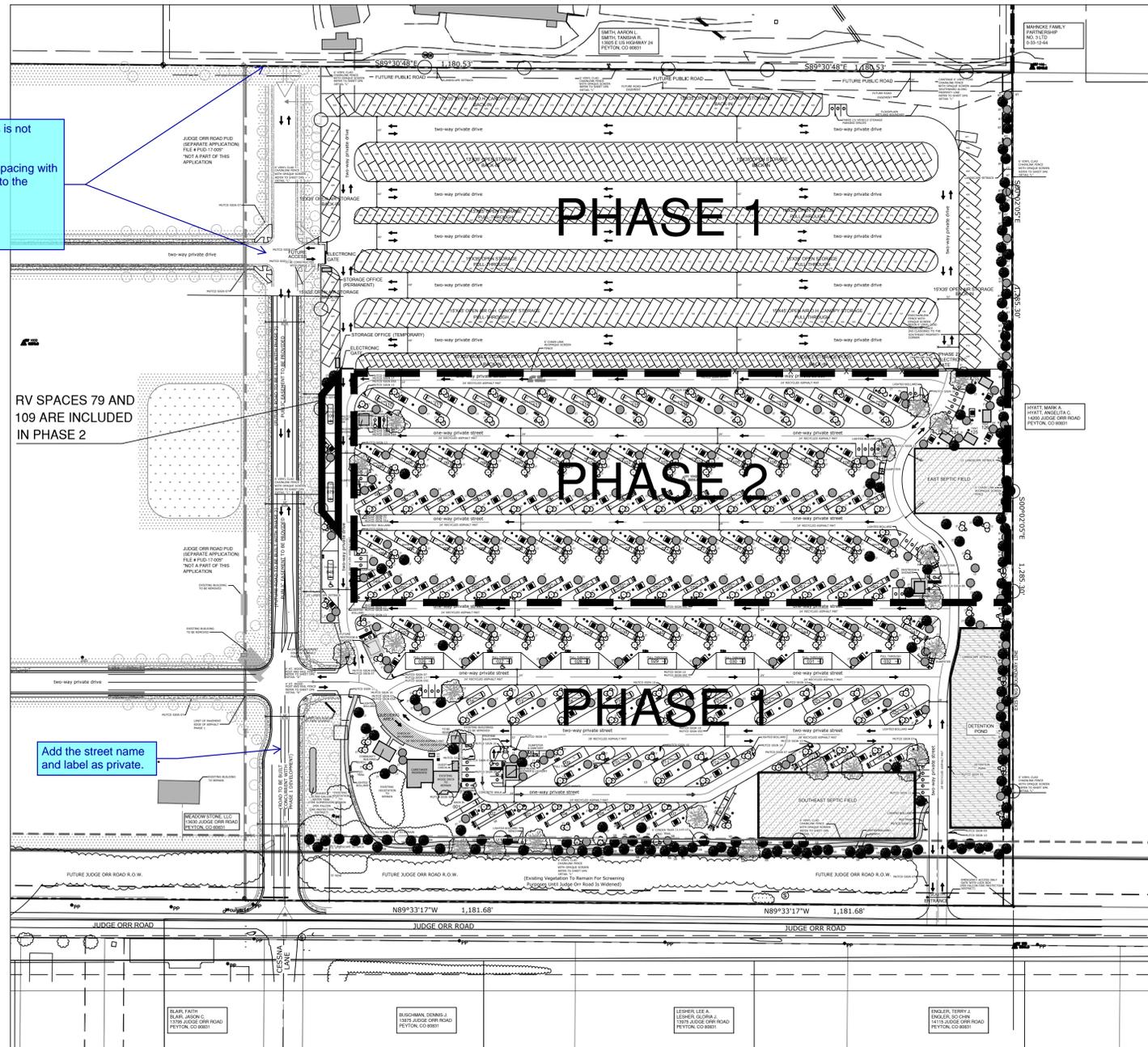
THE RVP DISTRICT IS INTENDED TO ACCOMMODATE RECREATIONAL VEHICLE PARKS, WHICH ARE SITES USED FOR TEMPORARY LOCATION OF OCCUPIED RECREATIONAL VEHICLES. THESE FACILITIES COVER A RANGE OF SHORT OVERNIGHT STOPS TO LONGER DESTINATION TYPE STAYS OF SEVERAL DAYS OR WEEKS.

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:



**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
Bushman, 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	6.27 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

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.	SHEET
DP1	FINAL DEVELOPMENT PLAN COVER
DP2	FINAL DEVELOPMENT PLAN LANDSCAPE
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

**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	8.49 AC.	24.2%
Drainage & Buffer Tracts	6.27 AC.	17.9%
<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.	9.4%
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: 18 Spaces*		
Handicap Parking Spaces: 2 Spaces*		
<b>Land Use Subtotal:</b>	<b>5.76 AC.</b>	<b>21.6%</b>
Useable Open Space	3.59 AC.	13.5%
Drainage & Buffer Tracts	5.77 AC.	21.6%
<b>Subtotal:</b>	<b>15.12 AC.</b>	<b>56.7%</b>
<b>Road R.O.W.:</b>	<b>11.55 AC.</b>	<b>43.3%</b>
<b>Total:</b>	<b>26.67 AC.</b>	<b>100%</b>

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

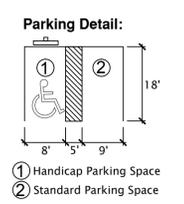
**Site Data phase 2:**

Land Use	Gross AC	%
Occupied RV (72 Spaces)	1.55 AC.	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*		
<b>Land Use Subtotal:</b>	<b>1.55 AC.</b>	<b>18.5%</b>
Useable Open Space	4.90 AC.	58.6%
Drainage & Buffer Tracts	0.50 AC.	6.0%
<b>Subtotal:</b>	<b>6.95 AC.</b>	<b>83.1%</b>
<b>Road R.O.W.:</b>	<b>1.41 AC.</b>	<b>16.9%</b>
<b>Total:</b>	<b>8.36 AC.</b>	<b>100%</b>

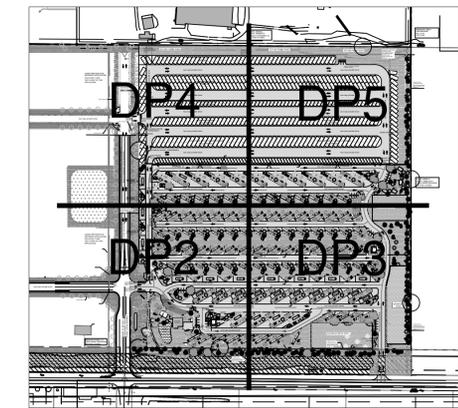
\*The Parking Space area is included in Road R.O.W. Gross AC  
\*\*The Tent Space area is included in Useable Open Space Gross AC

**Parking Data:**

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



### SHEET KEY



**William Guman & Associates, Ltd.**  
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Email: WGuman@wgi.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 SITE LAYOUT

**SITE DEVELOPMENT PLAN COVER**

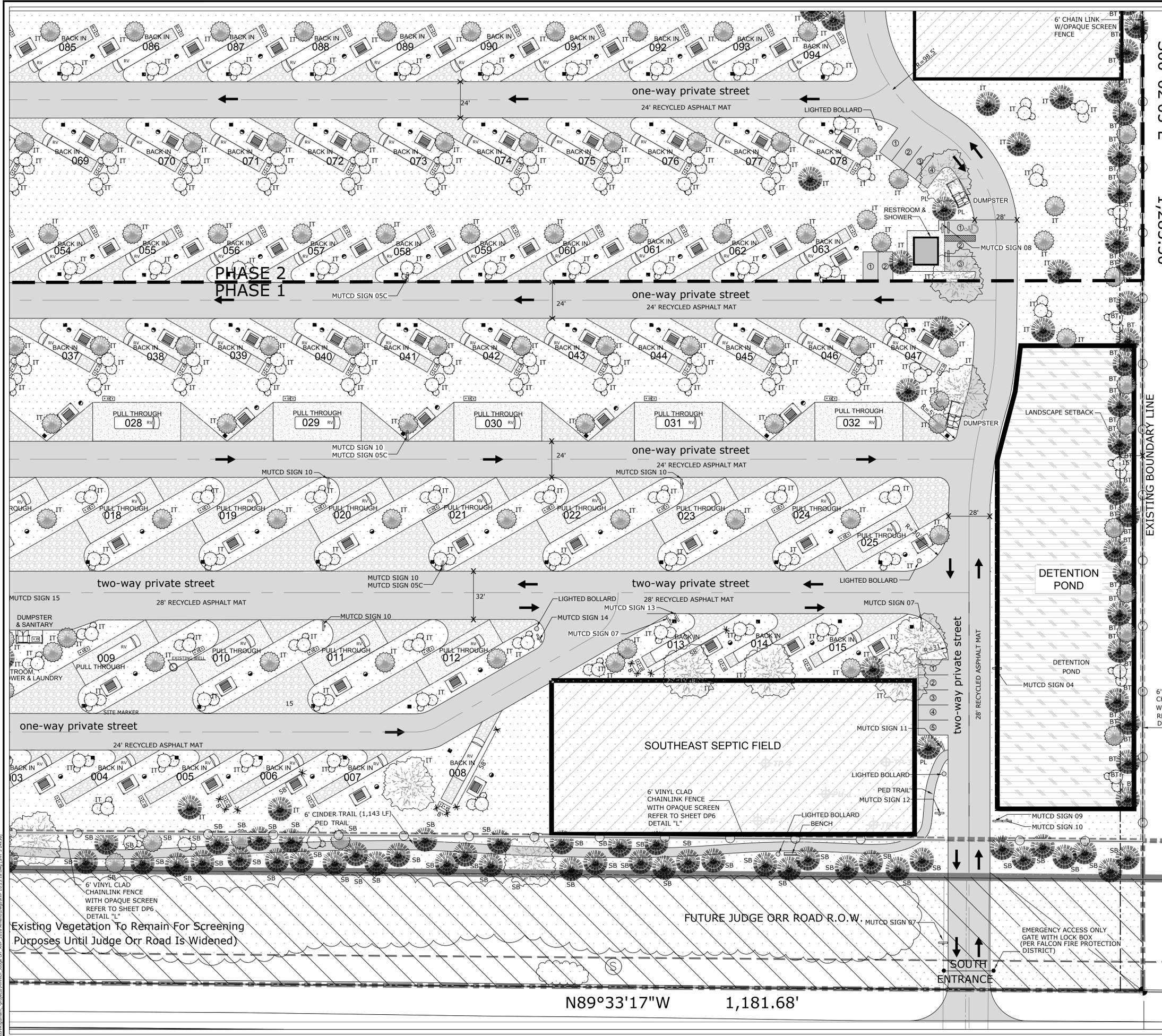
SHEET NO. **DP1**

1 OF 7 SHEETS

File number: PPR-16-040



MATCH SHEET 1 OF 4



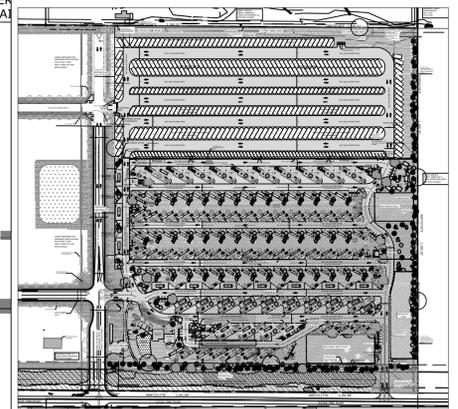
500°02'05"E  
1,285.30'

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) (1,142 LF / 6,852 SF)
- 3/8" MINUS RED W/OPAQUE SCREEN (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 / 0.63 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 (56,831 SF / 1.35 AC)
- PICNIC TABLE/LEAN-TO SHELTER
- TENT SITE
- RV SITE MARKER
- SANITARY SEWER TIE-IN
- FIRE/PIE/GRILL COMBO
- UTILITY HOOK-UP ISLAND (WATER & ELECTRIC)
- BENCH
- LIGHTED BOLLARD
- 6" HT CHAINLINK FENCE (OPAQUE SCREEN)
- 6" HT CHAINLINK FENCE (W/OPAQUE SCREEN)
- 4" HT WOOD POST AND RAIL FENCE
- EXISTING TREE GROVE TO REMAIN
- 44 PARKING SPACES
- PIÑON PINE
- PONDEROSA PINE
- RIO GRANDE COTTONWOOD
- CLUMP QUAKING ASPEN



**William Gunnar & 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

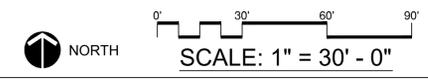
REVISIONS:		
DATE:	BY:	COMMENTS:
07/25/18	GEM/WFG	REVISED SITE LAYOUT

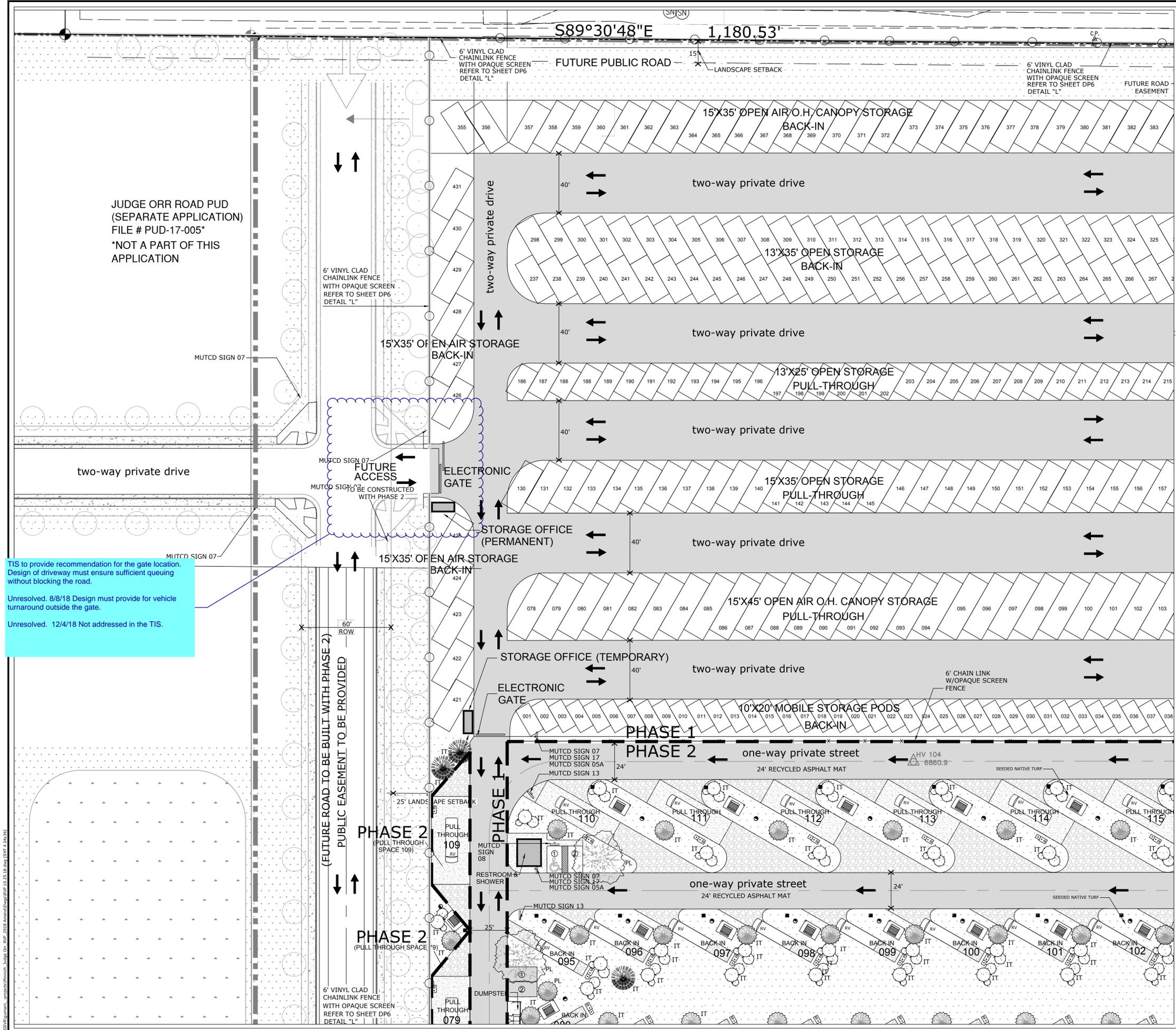
SITE DEVELOPMENT PLAN  
 LANDSCAPE

SHEET NO.  
**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.

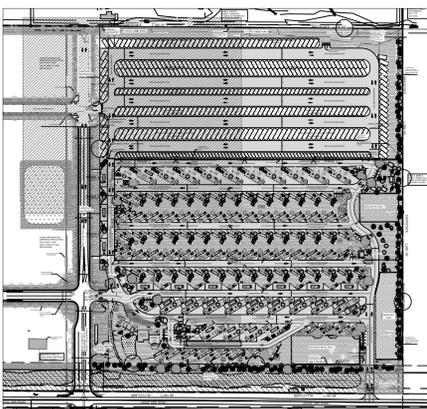
Unresolved. 8/8/18 Design must provide for vehicle turnaround outside the gate.

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

**DATA TABLE**

- RV PARK SITE AREA (1,376,000 SF / 31.59 AC)
- 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 / 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)
- PICNIC TABLE/LEAN-TO SHELTER
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- PONDEROSA PINE
- RIO GRANDE COTTONWOOD
- CLUMP QUAKING ASPEN

MATCH SHEET 4 OF 4



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REGISTERED ARCHITECT - PROJECT REG. LANDSCAPE ARCHITECT

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

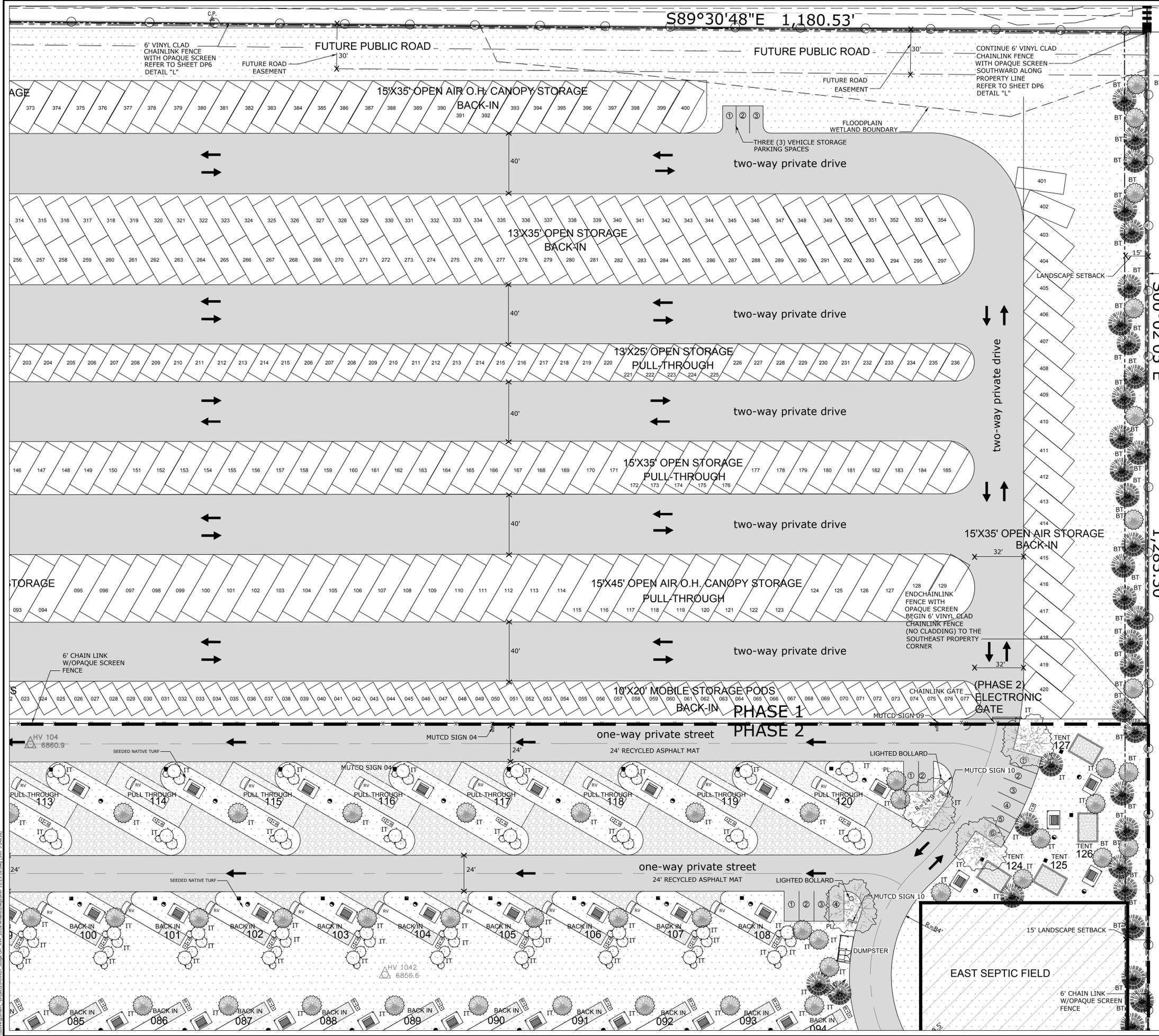
DATE: 07/25/2018  
DRAWN: GEM  
CHECKED: WFG

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



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 MESSER, JAMESON, PROJECT, INC. LANDSCAPE ARCHITECTS

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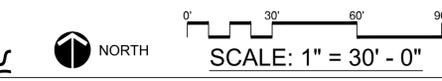
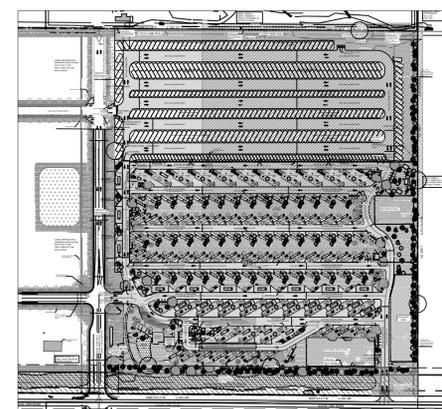
# JUDGE ORR ROAD RV PARK AND STORAGE

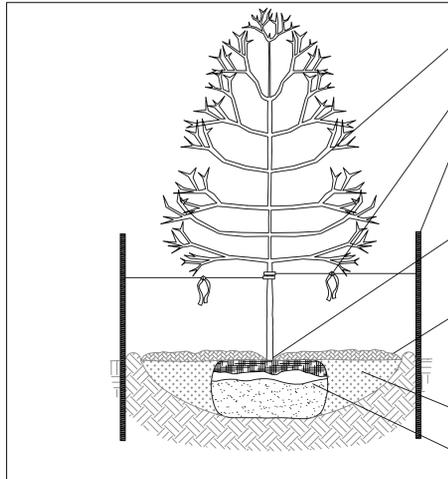
14010 Judge Orr Road | Peyton, CO 80831  
 SITE DEVELOPMENT PLAN

DATE: 07/25/2018  
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 CHECKED: WFG

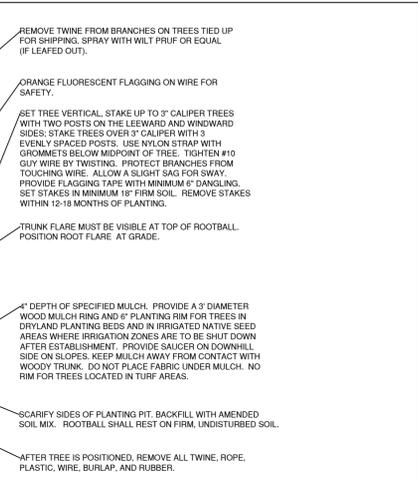
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DATE:	BY:	COMMENTS:
07/25/18	GEM/WFG	REVISED SITE LAYOUT

SITE DEVELOPMENT PLAN  
 LANDSCAPE  
 SHEET NO.  
**DP5**  
 5 OF 7 SHEETS  
 File number: PPR-16-040

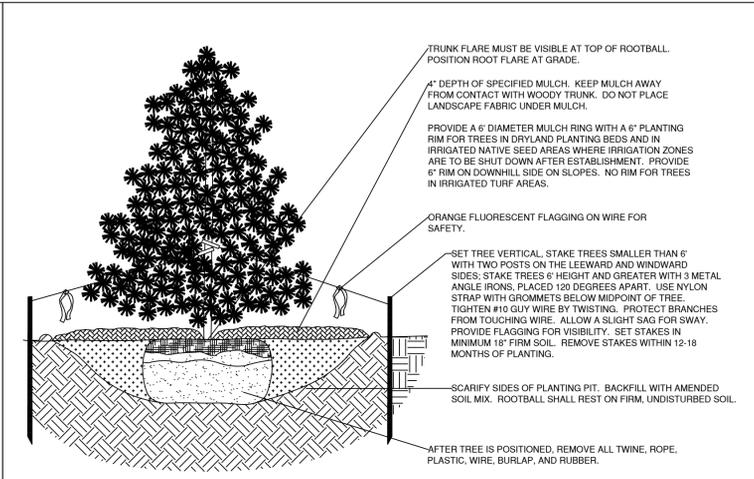




**A DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



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



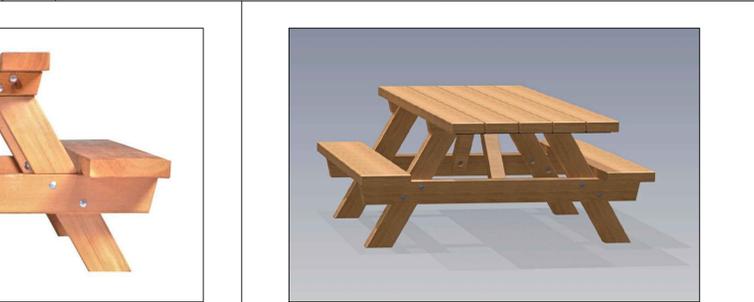
**C SITE MARKER**  
NOT TO SCALE



**D 4" HT. WOOD POST AND RAIL FENCE**  
NOT TO SCALE



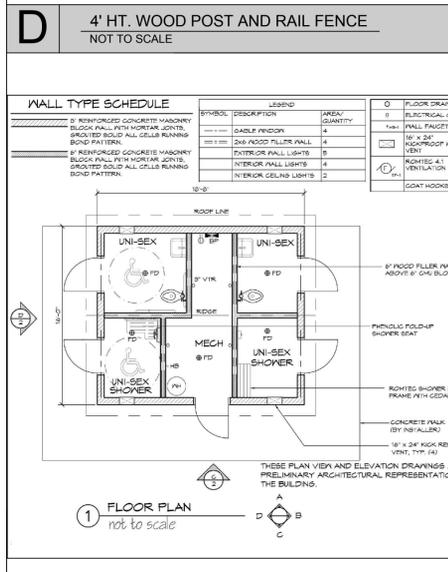
**E WOODEN PICNIC TABLE**  
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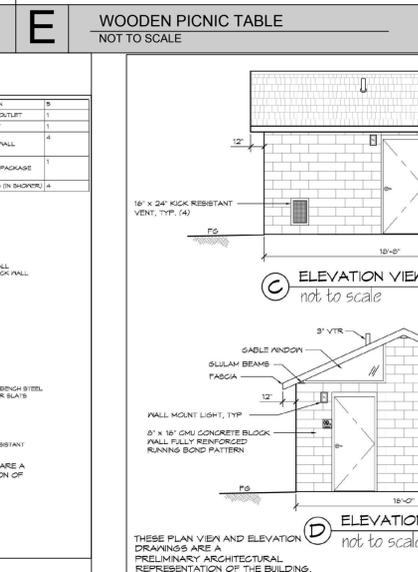
**F HANDICAP ACCESSIBLE WOODEN PICNIC TABLE**  
NOT TO SCALE



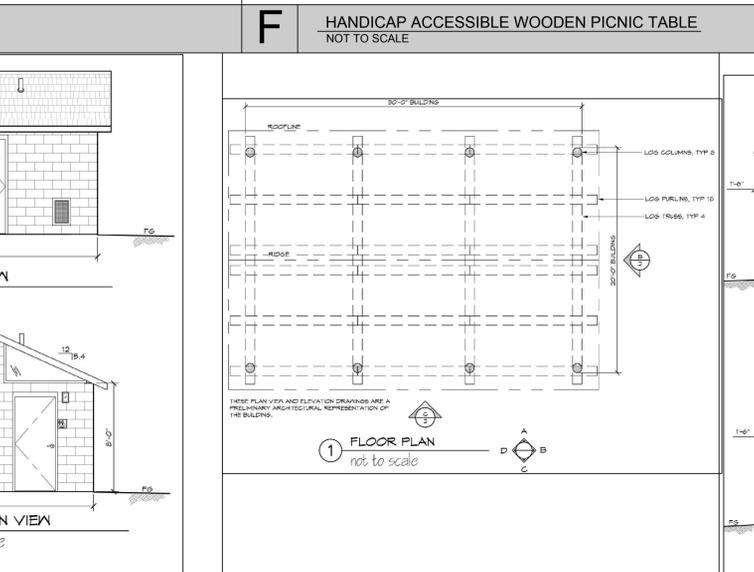
**G BARBECUE GRILL**  
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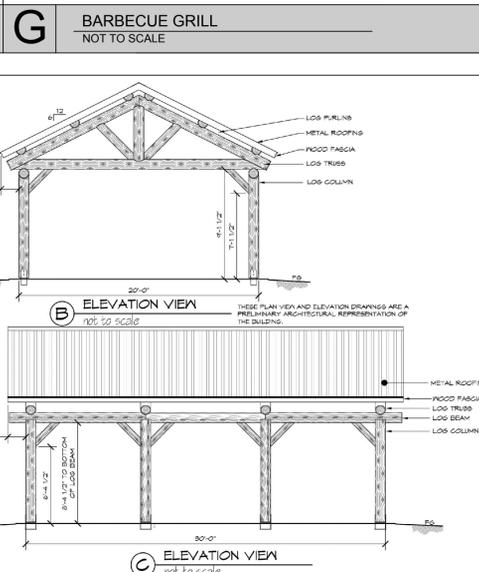
**H RESTROOM & SHOWER FLOOR PLAN**  
NOT TO SCALE



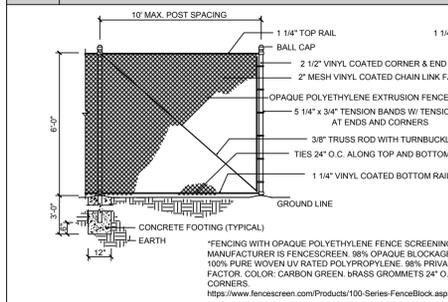
**I RESTROOM & SHOWER ELEVATION**  
NOT TO SCALE



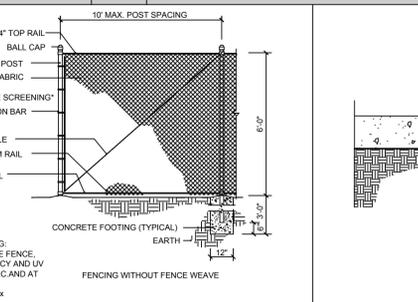
**J COMMUNITY BUILDING FLOOR PLAN**  
NOT TO SCALE



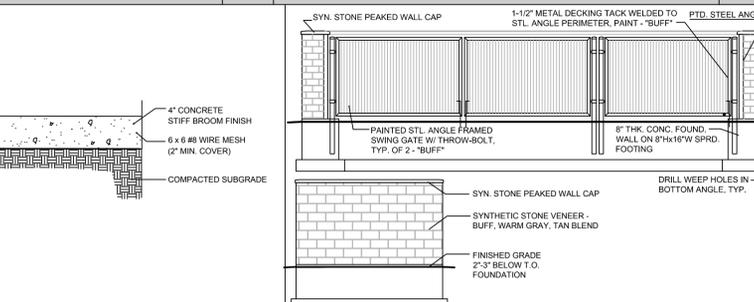
**K COMMUNITY BUILDING ELEVATION**  
NOT TO SCALE



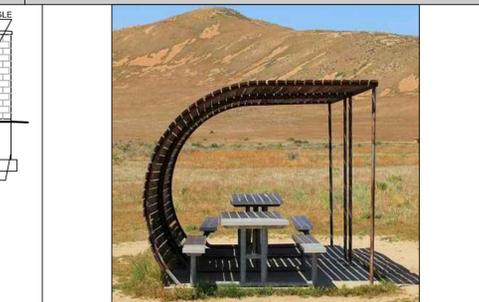
**L CHAIN LINK FENCE**  
NOT TO SCALE



**M 4" CONCRETE SIDEWALK**  
NOT TO SCALE



**N TRASH ENCLOSURE**  
NOT TO SCALE



**O PICNIC STRUCTURE**  
NOT TO SCALE

**SITE CATEGORY CALCULATIONS - LANDSCAPING**

Street Name or Zone Boundary	Street or Zone Boundary Classification	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	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
NA / NA	NA / NA	SB	NA / NA

No. of Vehicle Spaces Provided	Shade Trees (1.15 Spaces Req./Provided)	Vehicle Lot Frontage (ft.)	Length of Frontage (ft.) (excluding driveway)	2/3 Length of Frontage (ft.)
44	3 / 8	NA	NA	NA

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

Street Name or Property Line (elev.)	Width (in ft.) Req./Prov.	Linear Footage	Buffer Trees (1/25' (-BT) Required / Provided)	Evergreen Trees Req. / Provided
East Property Line	15' / 15'	1,286'	52 / 75	50% / 96%

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" H.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
145	PO		PONDEROSA PINE (Pinus ponderosa)	68-87 / 30-40'	6" H.	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
203	AS		CLUMP QUAKING ASPEN (Populus tremuloides ssp. clump)	20-37 / 20-37'	15 Gal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size

**SYMBOL KEY:**

SYMBOL	DESCRIPTION/REMARKS
(Line)	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)
(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)
(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
(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 38.88 LBS./ACRE RATE. CARDNO SEEDS, INC., WALKERTON, IN www.cardnonativeplantnursery.com

**SIGNAGE KEY**

SIGN NUMBER	SHAPE & TEXT	SIZE	MOUNTING	REVISIONS	DATE	BY	COMMENTS
01	KEEP RIGHT	12" x 18"	R2-2	09	01/25/18	GEN/WFG	REVERSE SIDE LABEL
02	STOP	18" x 18"	R7-8	10			
02A		12" x 18"	R2-1	11			
03	ATTENTION	12" x 18"	R7-8	12			
04	NO PARKING	18" x 18"	R8-3A	13			
05A	EXIT	12" x 6"	R5-1	14			
05B	EXIT	12" x 6"	R5-1	15			
05C	EXIT	12" x 18"	R5-5	16			
07	STOP	30" x 30"	R1-1	17			
08	STOP	12" x 18"	R7-8	17			



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

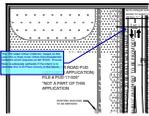
DATE: 07/25/2018  
DRAWN: WFG/GEM  
CHECKED: WFG

REVISIONS:
DATE: BY: COMMENTS:
01/25/18 GEN/WFG REVERSE SIDE LABEL



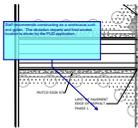
# Markup Summary

dsdlaforce (9)



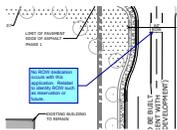
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 12/3/2018 5:21:32 PM  
**Color:** ■

The TIS noted Urban Collector, based on the uses this is likely to be Urban Non-Residential Collector which requires an 80' ROW. Ensure there is adequate setbacks if the intent is to dedicate this to El Paso County in the future.



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 12/3/2018 5:24:06 PM  
**Color:** ■

Staff recommends constructing as a continuous curb and gutter. The deviation request and final access location is driven by the PUD application.



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 12/3/2018 5:27:32 PM  
**Color:** ■

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



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 12/4/2018 8:23:43 AM  
**Color:** ■

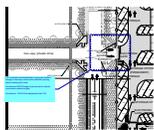
Provide street construction plans for the roadway and roundabout



**Subject:** Unresolved  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 12/4/2018 8:23:49 AM  
**Color:** ■



**Subject:** Unresolved  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 12/4/2018 8:23:59 AM  
**Color:** ■



**Subject:** Cloud+  
**Page Label:** 4  
**Author:** dsdlaforce  
**Date:** 12/4/2018 8:34:24 AM  
**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.

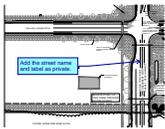
Unresolved. 12/4/18 Not addressed in the TIS.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 12/6/2018 7:18:01 AM  
**Color:** ■

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.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 12/6/2018 9:39:18 AM  
**Color:** ■

Add the street name and label as private.