

# 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.:

4233000027

## 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:

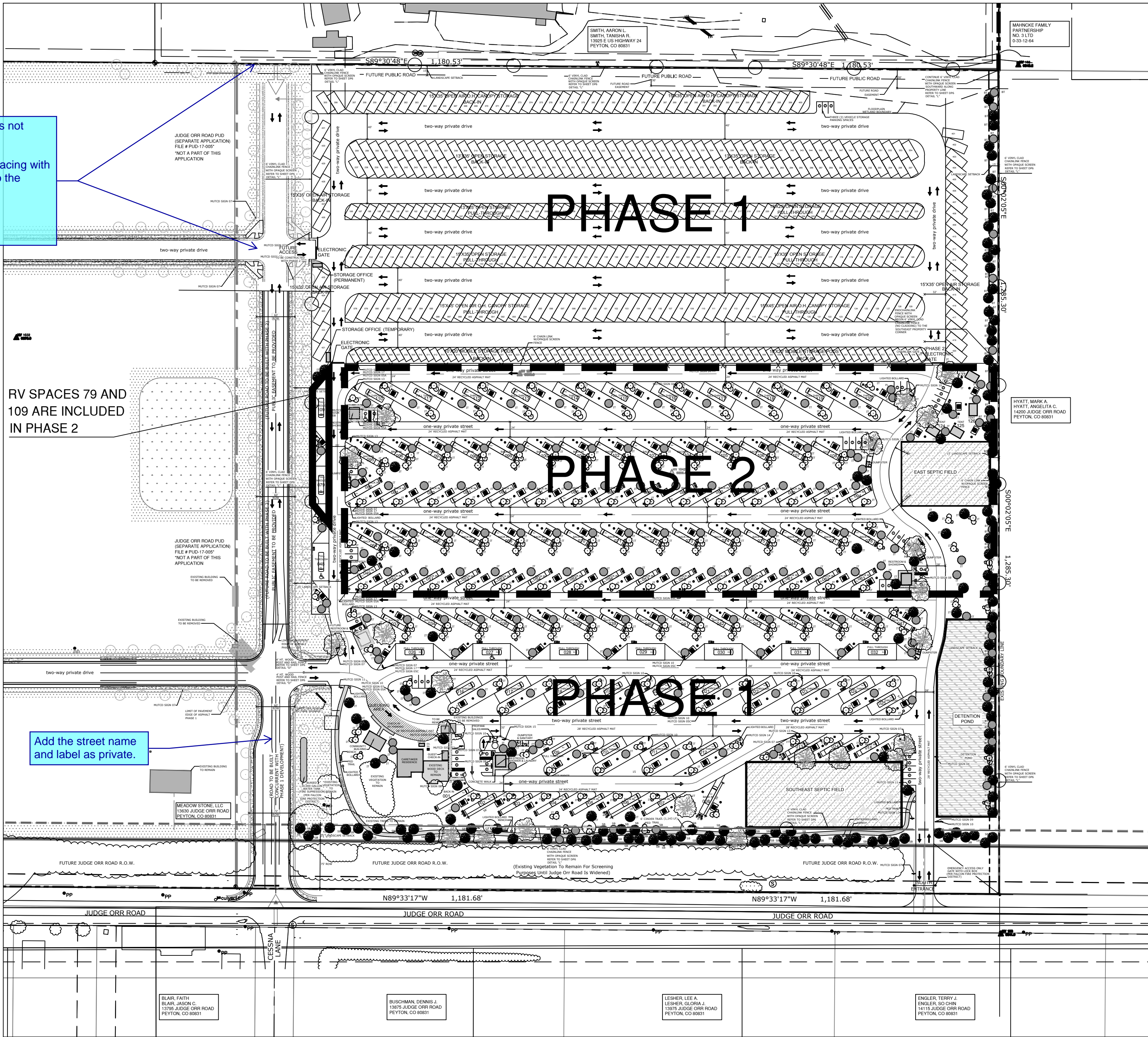
THE RVP DISTRICT IS INTENDED TO ACCOMMODATE  
RECREATIONAL VEHICLE PARKS, WHICH ARE SITES  
USED FOR TEMPORARY LOCATION OF OCCUPIED  
RECREATIONAL VEHICLES. THESE FACILITIES COVER  
A RANGE OF SHORT OVERNIGHT STOPS TO LONGER  
DESTINATION TYPE STAYS OF SEVERAL DAYS OR  
WEEKS.

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:



Add the street name  
and label as private.

## 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:

Blair, Faith & Jason C.	13795 Judge Orr Road	TSN 43050005022
Buschman, Dennis J.	13875 Judge Orr Road	TSN 43040001001
Leshner, Lee A. & Gloria J.	13975 Judge Orr Road	TSN 43040001002
Engler, Terry J. & So Chin	14115 Judge Orr Road	TSN 43040001003
Hyatt, Mark A. & Angelita C.	14200 Judge Orr Road	TSN 42330000028
Mahncke Family Partnership No. 3 Ltd.	33-12-64	TSN 42330000012
Smith, Aaron L. & Tanisha R.	13925 E. Highway 24	TSN 42330001001
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



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	COVER
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DP4	FINAL DEVELOPMENT PLAN LANDSCAPE	4
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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	8.49 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>

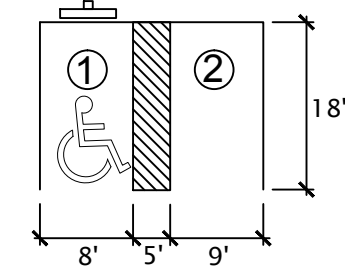
\*The Parking Space area is included in Road R.O.W.  
Gross AC

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

### Parking Data:

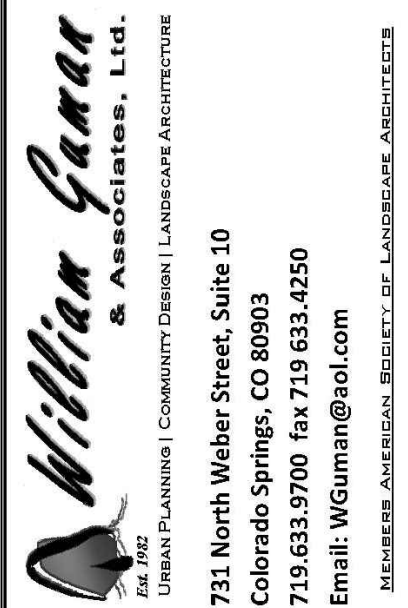
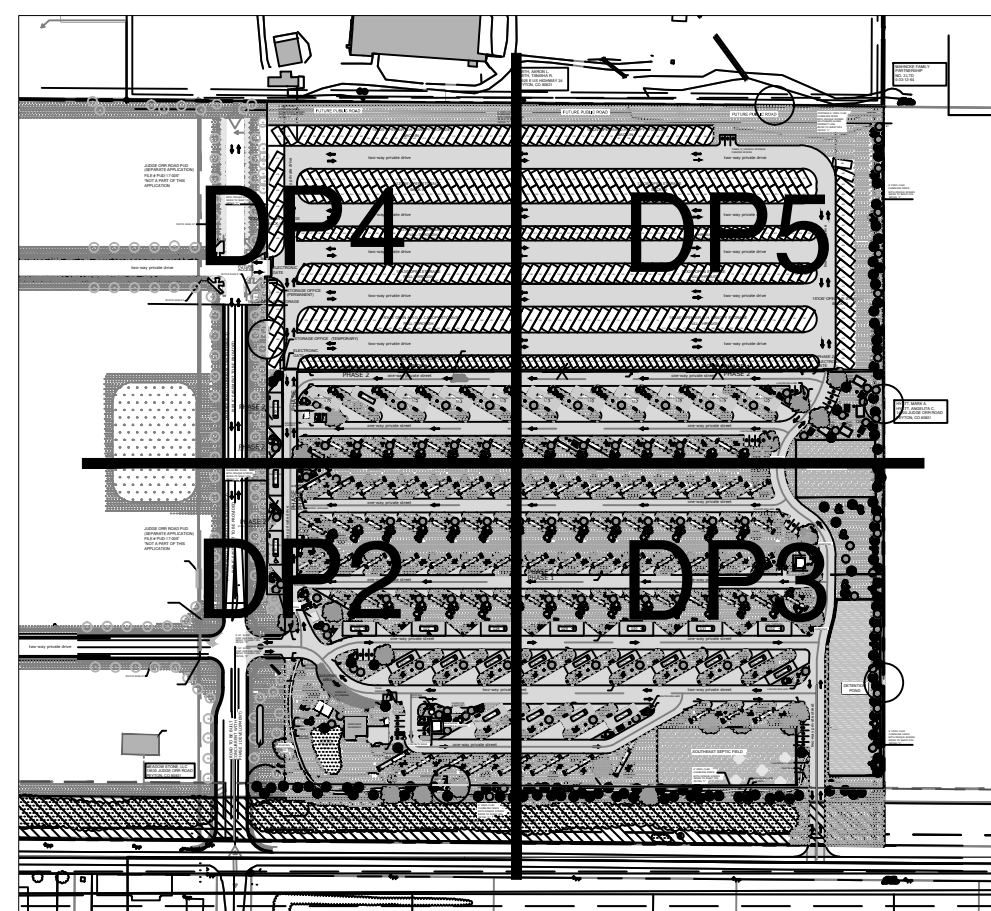
120 Total RV Spaces
40 Standard Parking Spaces
4 Handicap Parking Spaces
3 Vehicle Storage Parking Spaces

### Parking Detail:



- 1 Handicap Parking Space
- 2 Standard Parking Space

## 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

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



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.

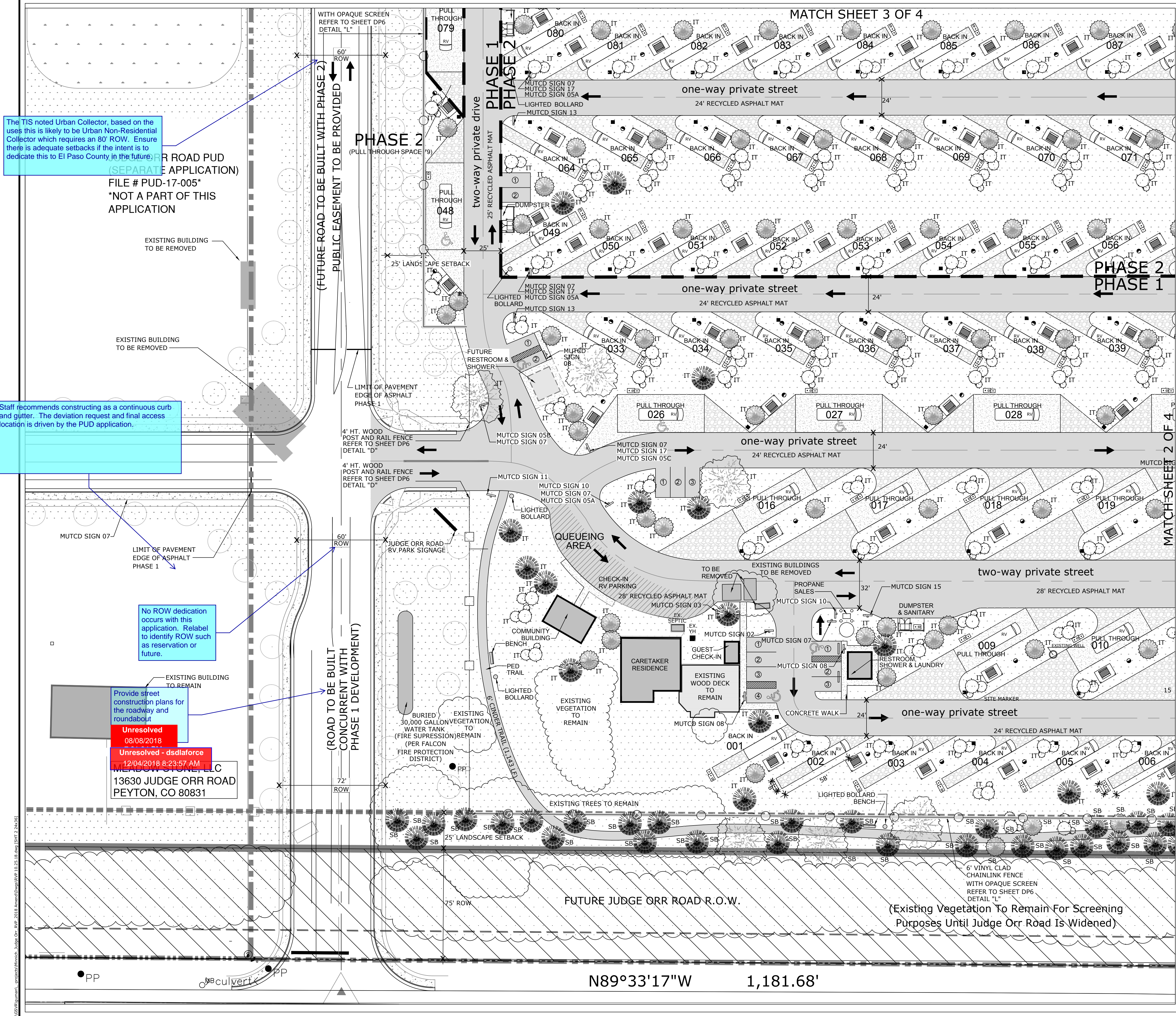
JUDGE ORR ROAD PUD  
(SEPARATE APPLICATION)  
FILE # PUD-17-005\*  
\*NOT A PART OF THIS APPLICATION

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

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

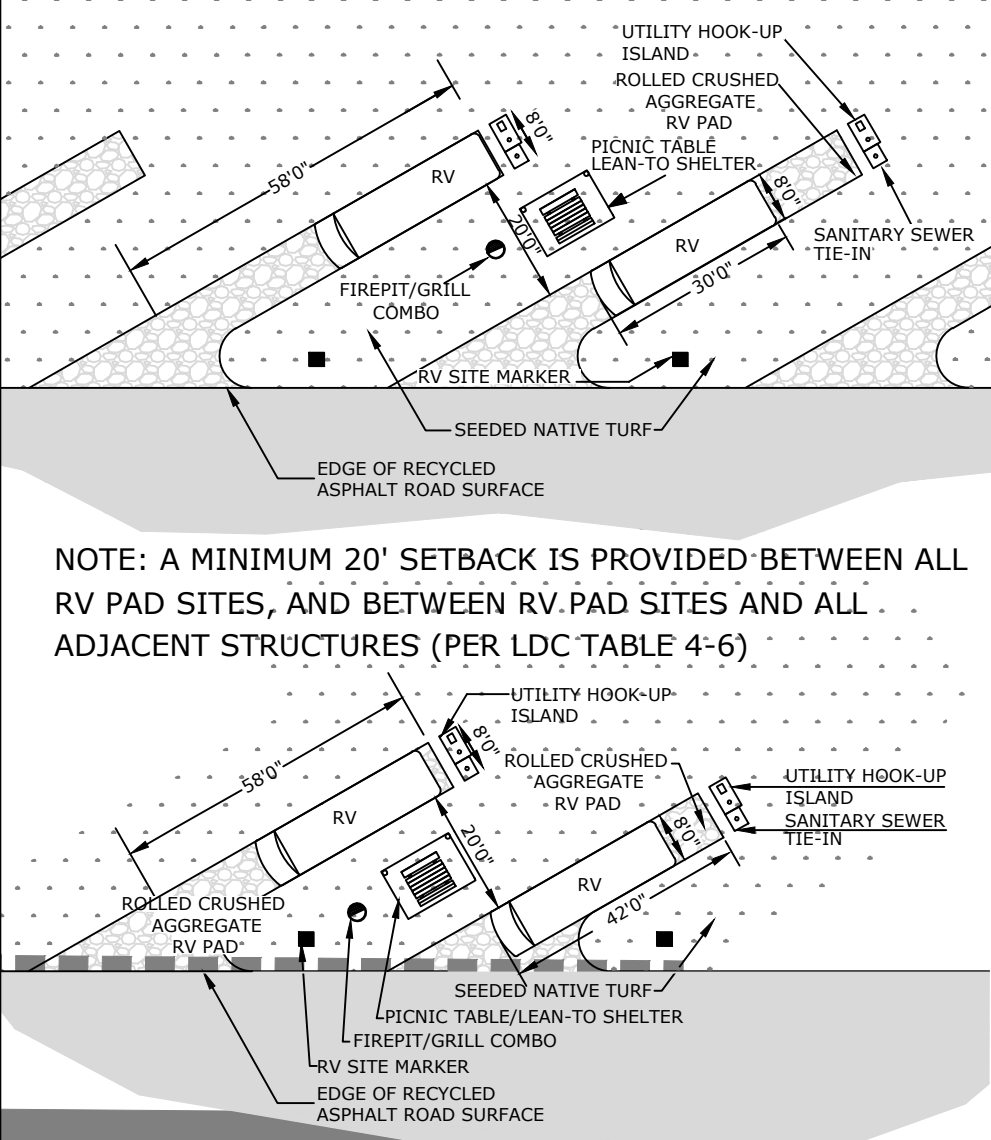
Provide street construction plans for the roadway and roundabout

Unresolved  
08/08/2018  
Unresolved - dsdlaforce  
12/04/2018 8:23:57 AM  
MEADOW STONE, LLC  
13630 JUDGE ORR ROAD  
PEYTON, CO 80831

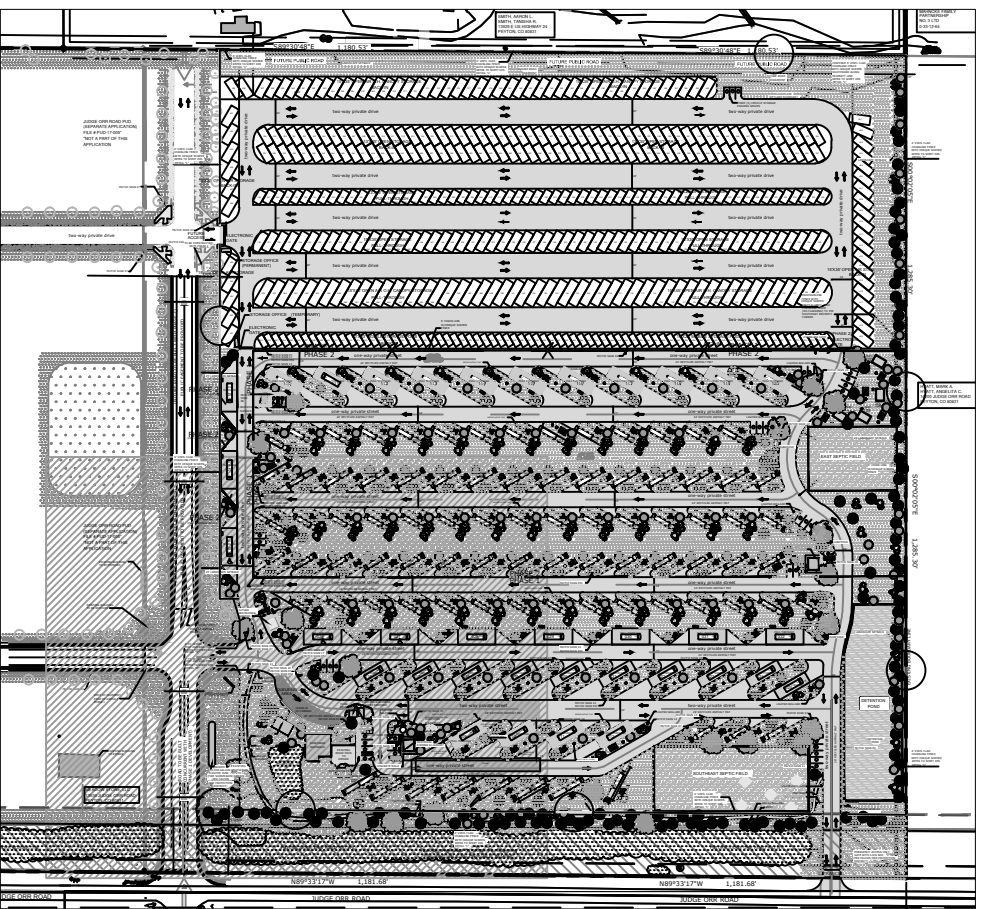


DATA TABLE	
RV PARK SITE AREA	(1,376,860 SF / 31.59 AC)
6" TRAIL (CINDER)	(1,142 LF / 6,852 SF)
3/8" MINUS RED OR WHITE ROAD BASE	(1,142 LF / 6,852 SF)
REVEGETATED TURF (SERVICE/SETBACK AREAS)	(127,195 SF / 2.92 AC)
REVEGETATED TURF (OPEN/REC SPACE)	(676,051 SF / 15.52 AC)
DETENTION POND	(27,309 SF / 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	(58,831 SF / 1.35 AC)
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)	
6" HT CHAINLINK FENCE (PLAIN)	
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	

TYPICAL RV PAD SITE SPACING  
SCALE: 1" = 30'



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)



NORTH  
SCALE: 1" = 30' - 0"

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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

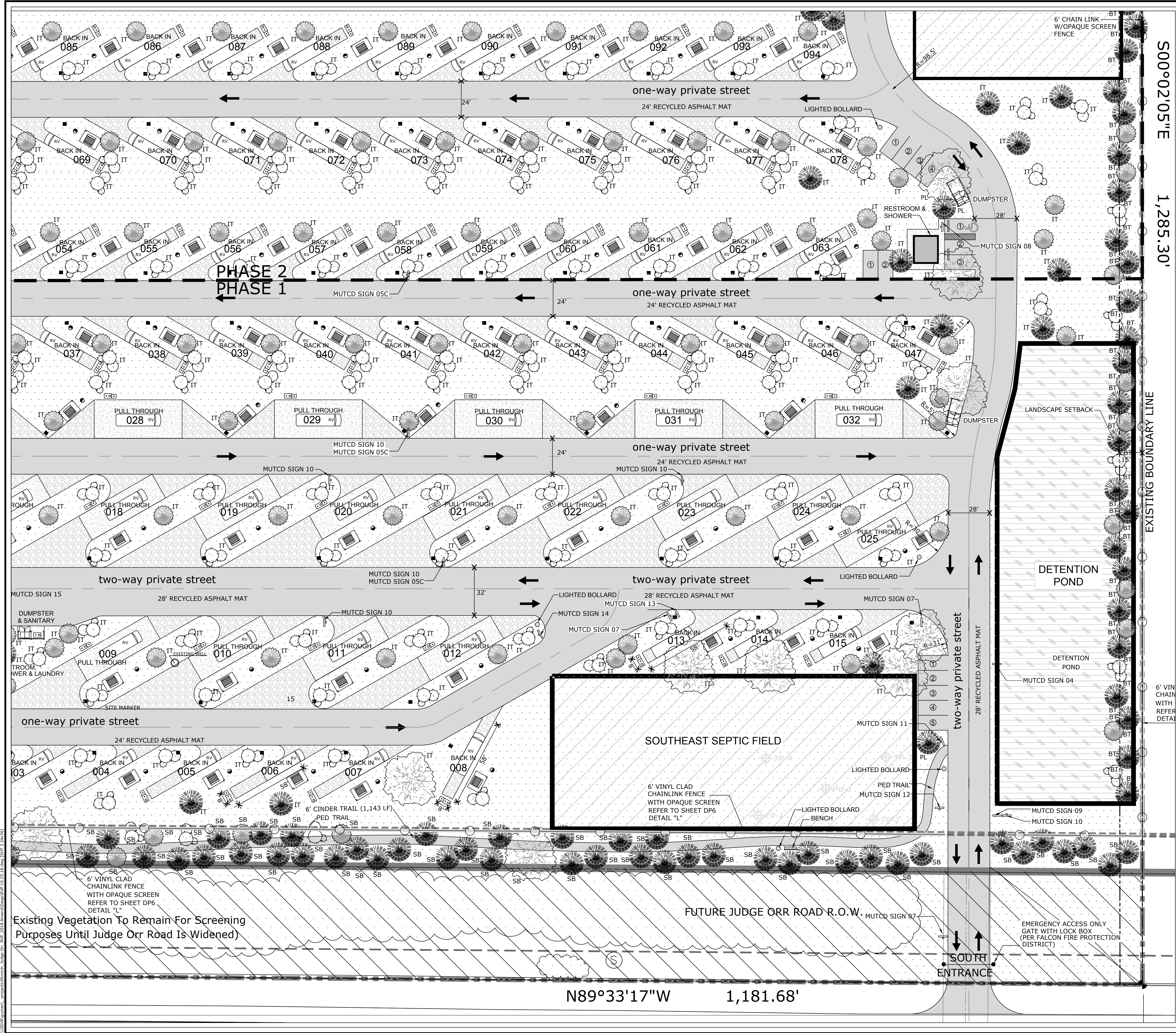
SHEET NO.

DP2

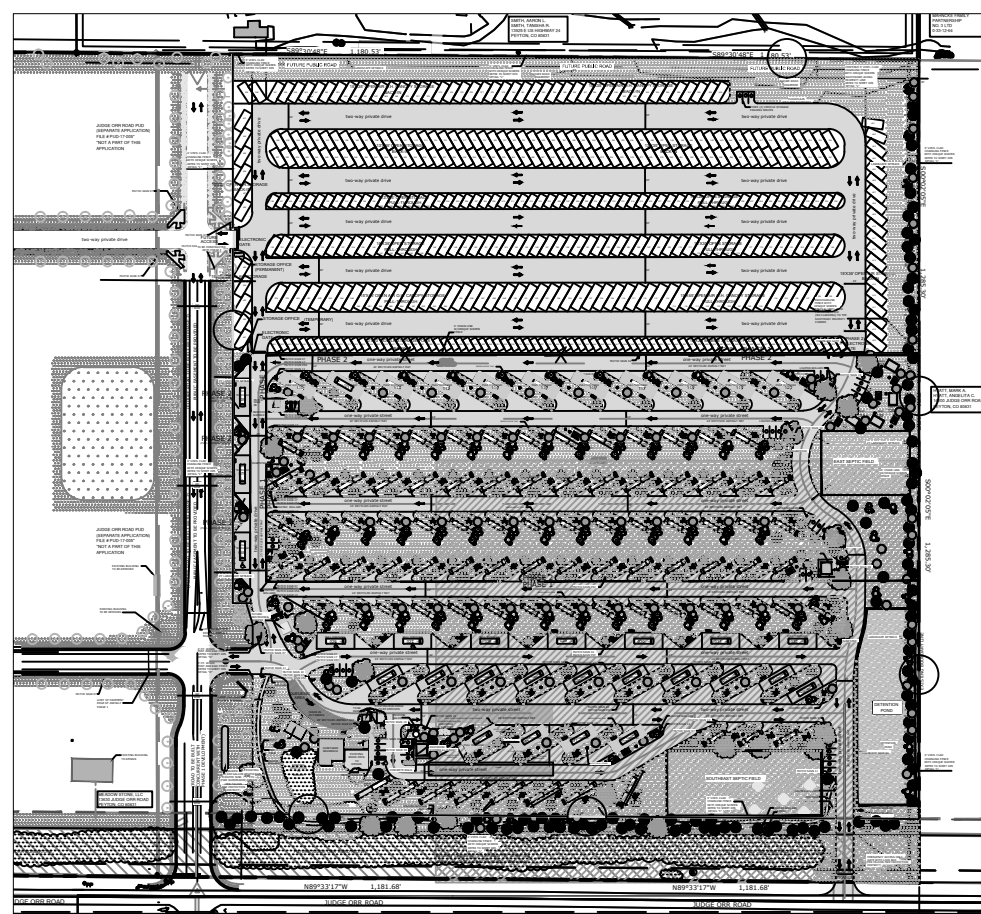
2 OF 7 SHEETS

File number: PPR-16-040





DATA TABLE	
	RV PARK SITE AREA (1,376,800 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 (58,831 SF / 1.35 AC)
	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
	PONDEROSA PINE
	RIO GRANDE COTTONWOOD
	CLUMP QUAKING ASPEN



0' 30' 60' 90'  
SCALE: 1" = 30' - 0"

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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

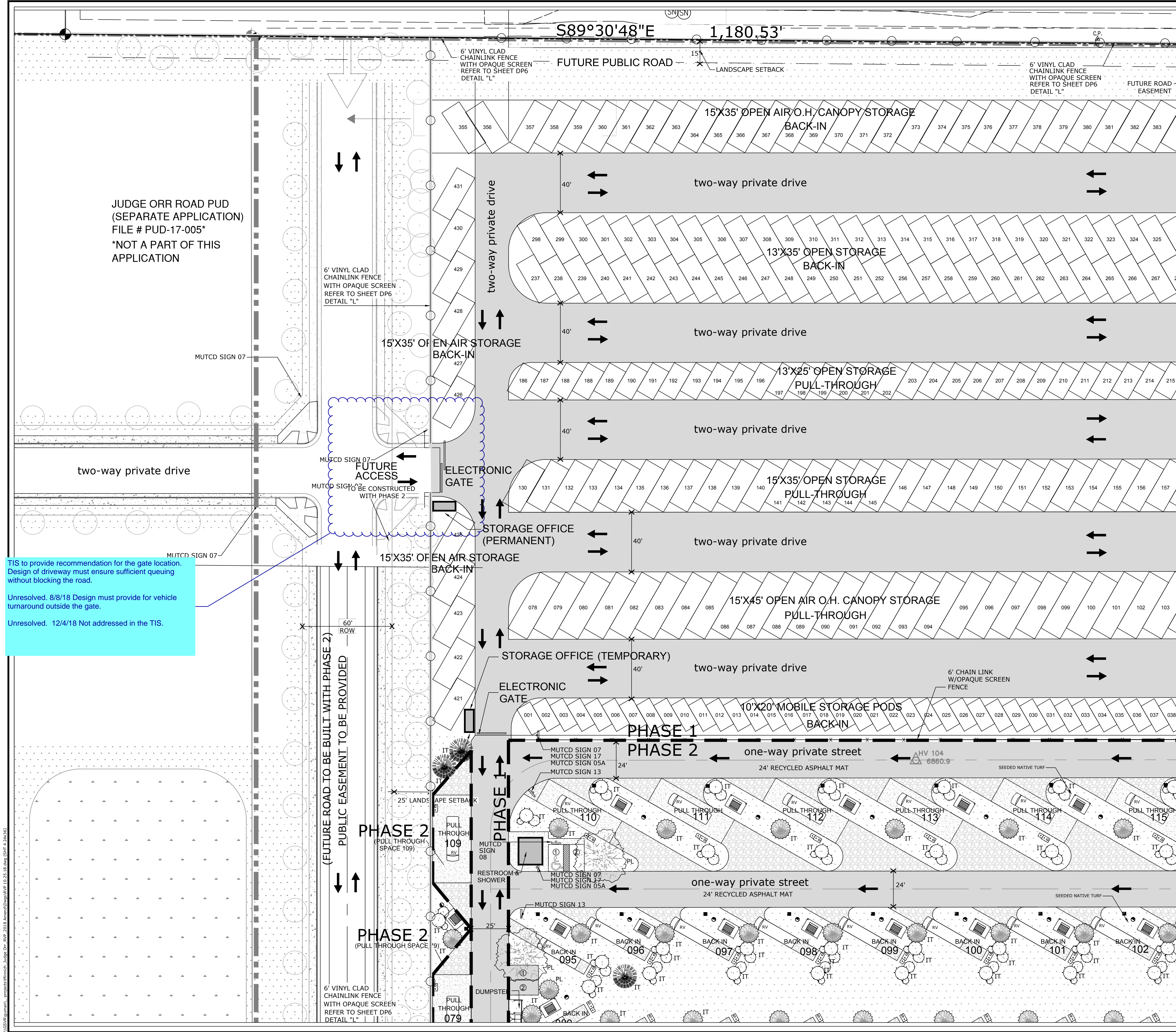
REVISIONS:		
DATE:	BY:	COMMENTS:
07/25/18	GEN/WFG	REVISED SITE LAYOUT

## SITE DEVELOPMENT PLAN LANDSCAPE

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

File number: PPR-16-040

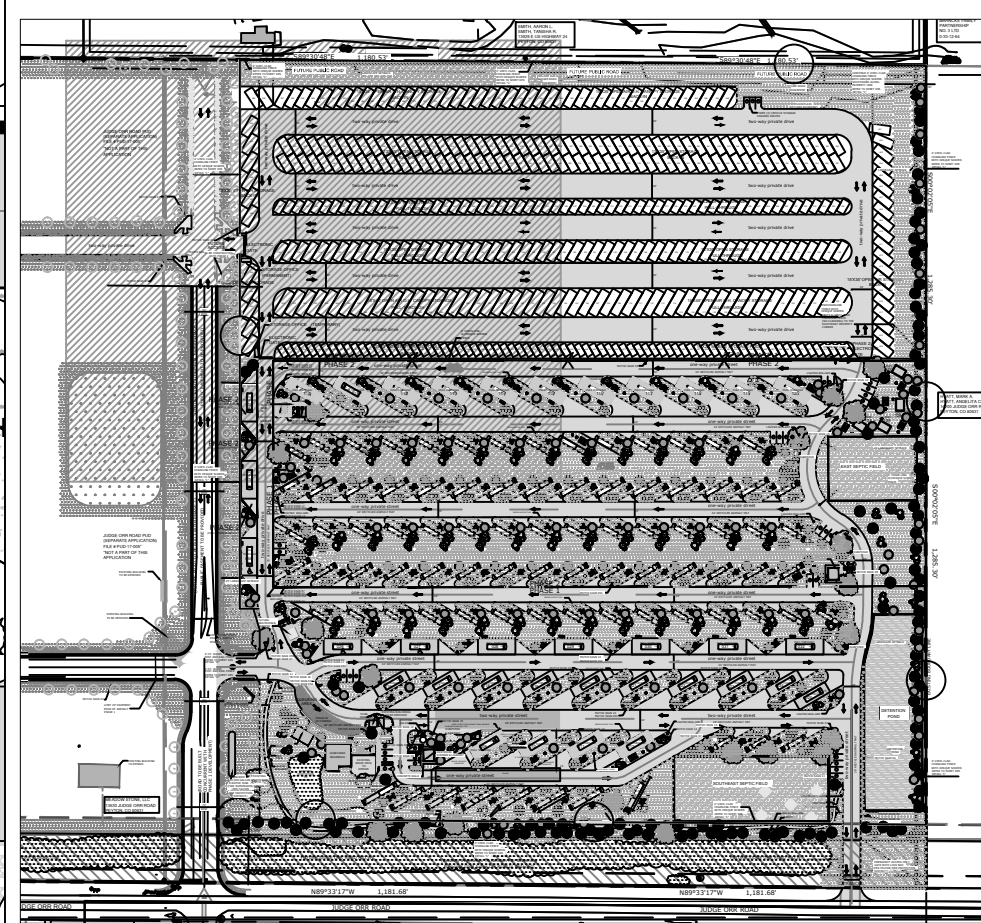




DATA TABLE

RV PARK SITE AREA	(1,376,880 SF / 31.59 AC)
6" TRAIL (CINDER)	3/8" MINUS RED OR WHITE ROAD BASE (1,142 LF / 6,852 SF)
REVEGETATED TURF (SERVICE/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	
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	
MONTEREY PINE	
RIO GRANDE COTTONWOOD	
CLUMP QUAKING ASPEN	

MATCH SHEET 4 OF 4



0' 30' 60' 90'  
SCALE: 1" = 30' - 0"

**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@aol.com](mailto:Wguman@aol.com)  
MEMBER: AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

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

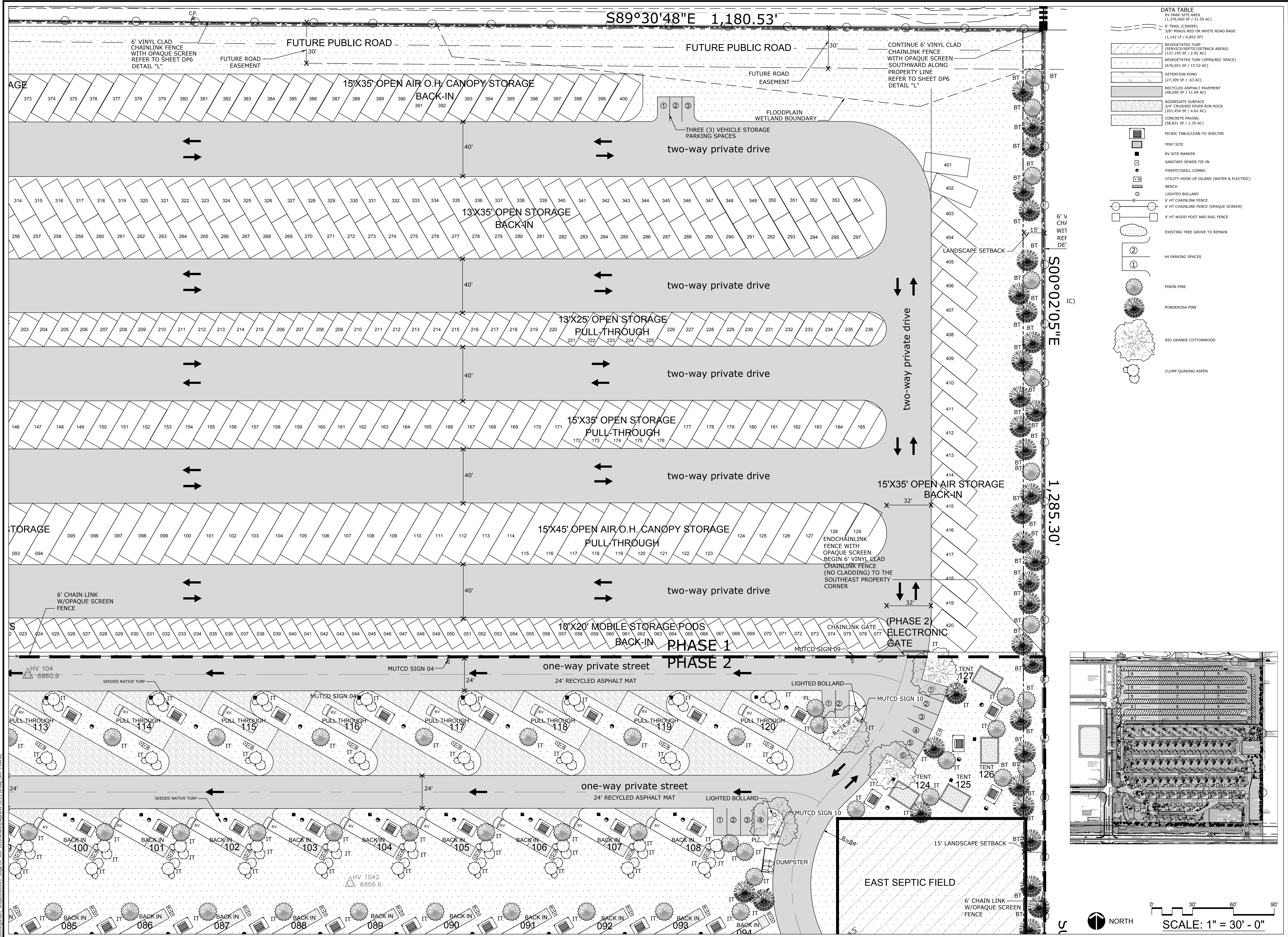
DATE:	07/25/2018
DRAWN:	GEM
CHECKED:	WFG

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

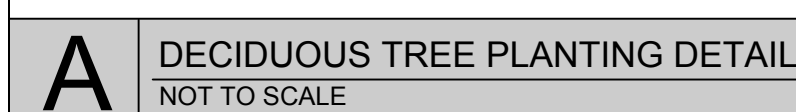
## SITE DEVELOPMENT PLAN LANDSCAPE

SHEET NO.  
**DP4**  
4 OF 7 SHEETS  
File number: PPR-16-040





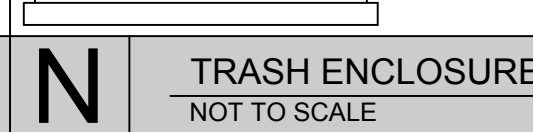
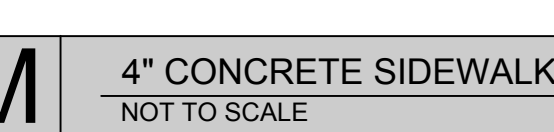
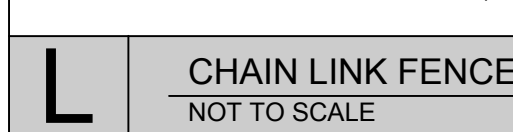
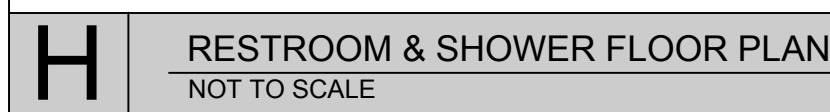
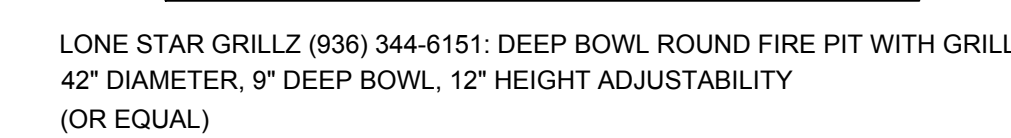
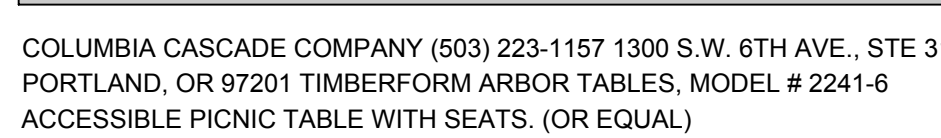
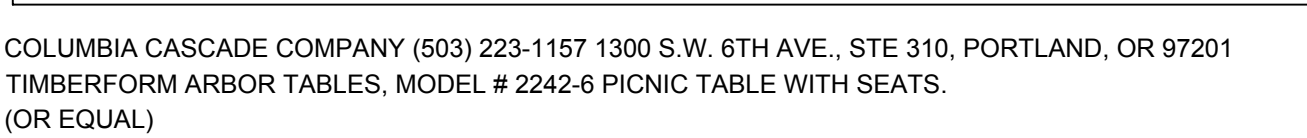
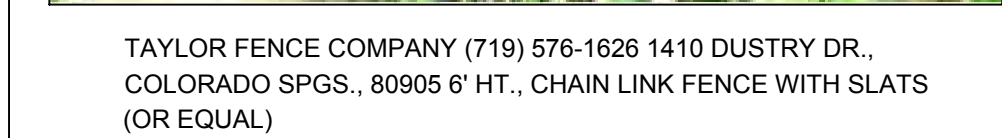




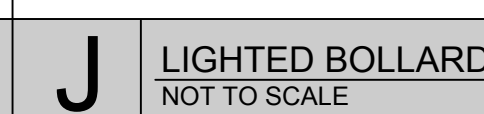
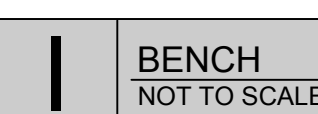
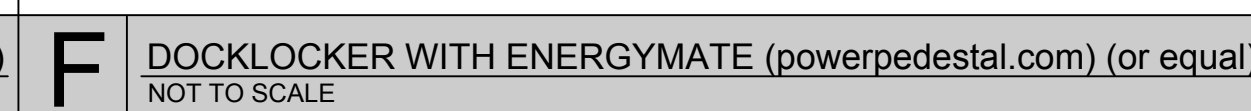
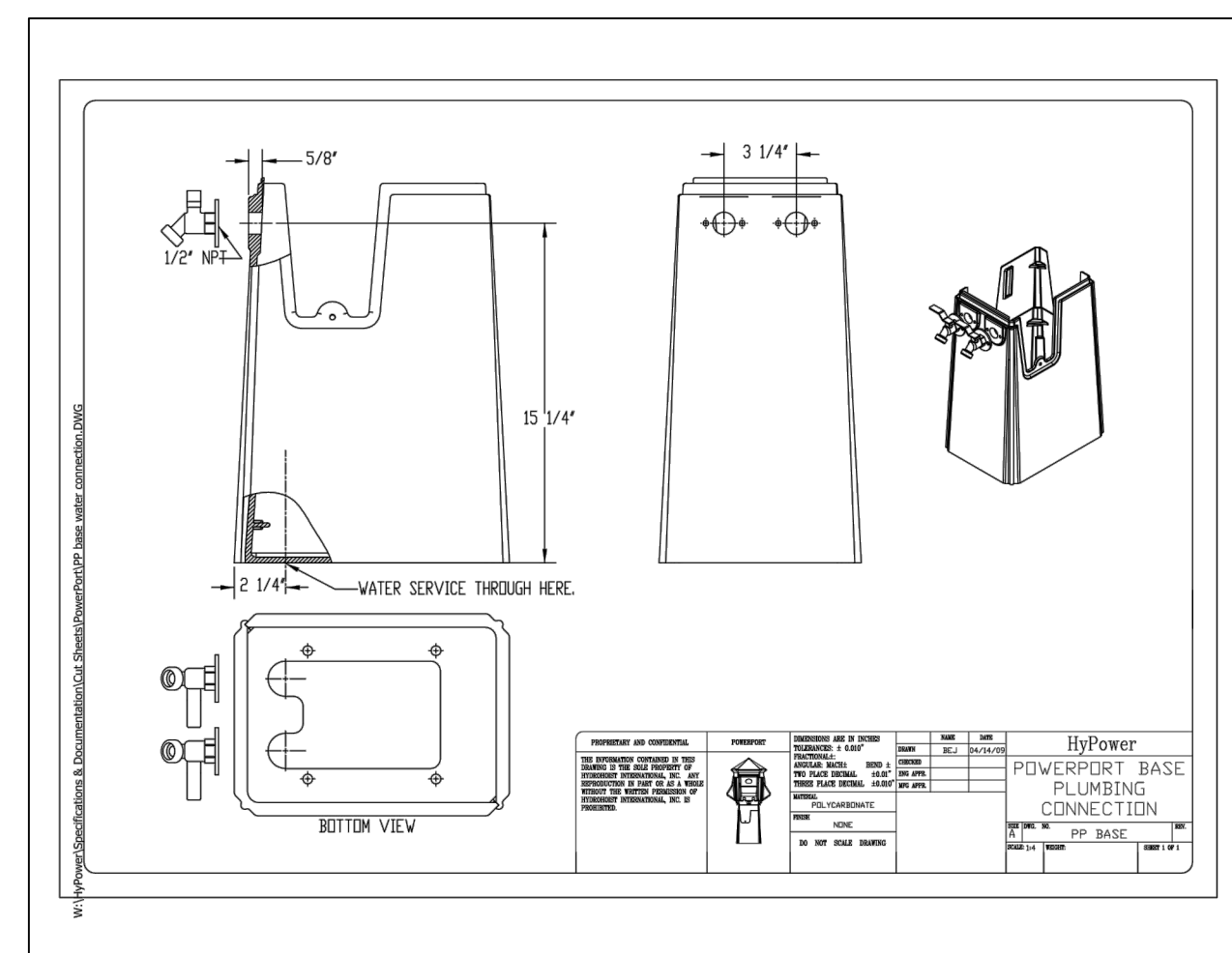
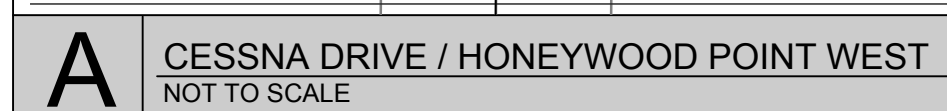
THIS LANDSCAPE PLAN IS FOR DEVELOPMENT SUBMITTAL PURPOSES ONLY  
NOT INTENDED FOR CONSTRUCTION

	1	2	3	4
1				
2				
3				
4				
5				
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7				
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SIGN NUMBER	SHAPE & TEXT	SIZE	MUTCD NUMBER EQUIVALENT	MOUNTING	SIGN NUMBER	SHAPE & TEXT	SIZE	MUTCD SIGN NUMBER	MOUNTING
01		12" x 18"	R6-2	_____	09		12" x 18"	R2-1	_____
02		18" x 18"	_____	_____	10		12" x 18"	R7-8	_____
02A	_____	_____	_____	_____	11		12" x 18"	_____	_____
03		12" x 18"	_____	_____	12		12" x 18"	_____	_____
04		18" x 18"	R8-3A	_____	13		12" x 18"	28-37	_____
05A		12" x 6"	_____	_____	14		18" x 18"	R5-1	_____
05B		12" x 6"	_____	_____	15		12" x 18"	_____	_____
05C		12" x 18"	_____	_____	16		18" x 18"	R5-5	_____
07		30" x 30"	R1-1	_____	17		12" x 18"	2C-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

[illegible]

## SITE DEVELOPMENT PLAN LANDSCAPE DETAIL

SHEET NO.

# DP7

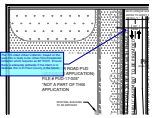
7 OF 7 SHEETS

File number: PPR-16-040



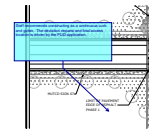
# Markup Summary

dsdlaforce (9)



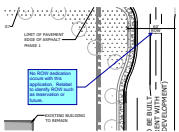
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 12/3/2018 5:21:32 PM  
**Color:** ■

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.



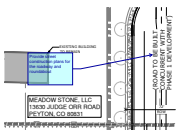
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 12/3/2018 5:24:06 PM  
**Color:** ■

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

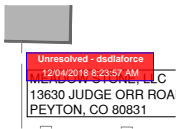


**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 12/4/2018 8:23:43 AM  
**Color:** ■

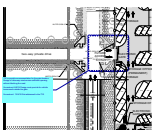
Provide street construction plans for the roadway and roundabout



**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.

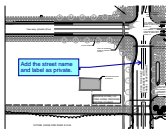


**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 12/6/2018 7:18:01 AM  
**Color:** ■

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.