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 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 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%
Total:	**35.03**	**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 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:

NORTH

NORTH NOT TO SCALE

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.

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

RV Space Phasing Data:

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

Adjacent Property Owners:

Blair, Faith & Jason C.	13795 Judge Orr Road	TSN 4305005022
Buschman, Dennis J.	13875 Judge Orr Road	TSN 4304001001
Lesher, 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

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

DRAWING INDEX

ABBR.		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		
Land Use Subtotal:	7.31 AC.	20.9%
Useable Open Space	8.49 AC.	24.2%
Drainage & Buffer Tracts	6.27 AC.	17.9%
Subtotal:	22.07 AC.	63.0%
Road R.O.W.:	12.96 AC.	37.0%
Total:	**35.03 AC.**	**100%**

*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*		
Land Use Subtotal:	5.76 AC.	21.6%
Useable Open Space	3.59 AC.	13.5%
Drainage & Buffer Tracts	5.77 AC.	21.6%
Subtotal:	15.12 AC.	56.7%
Road R.O.W.:	11.55 AC.	43.3%
Total:	**26.67 AC.**	**100%**

*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*		
Land Use Subtotal:	1.55 AC.	18.5%
Useable Open Space	4.90 AC.	58.6%
Drainage & Buffer Tracts	0.50 AC.	6.0%
Subtotal:	6.95 AC.	83.1%
Road R.O.W.:	1.41 AC.	16.9%
Total:	**8.36 AC.**	**100%**

*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

U:\GUM\guman_projects\Patrick Judge Orr RVP 2018 Amend\Dwgs\RVP 10.25.18.dwg [SHEET 1]

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)
- 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
- 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

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)

0' 30' 60' 90'

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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

MATCH SHEET 1 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)
- 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
- 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

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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

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)
- 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
- 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

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DATE:	BY:	COMMENTS:
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SITE DEVELOPMENT PLAN LANDSCAPE

SHEET NO.
DP4
4 OF 7 SHEETS

File number: PPR-16-040

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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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07/25/18	GEM/WFG	REVISED SITE LAYOUT

SITE DEVELOPMENT PLAN LANDSCAPE

SHEET NO.

DP5

5 OF 7 SHEETS

File number: PPR-16-040

REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH WILT PRUF OR EQUAL (IF LEAFED OUT).

ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.

SET TREE VERTICAL, STAKE UP TO 3" CALIPER TREES WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES OVER 3" CALIPER WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE WITH MINIMUM 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-18 MONTHS OF PLANTING.

TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL. POSITION ROOT FLARE AT GRADE.

4" DEPTH OF SPECIFIED MULCH. PROVIDE A 3' DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RIM FOR TREES LOCATED IN TURF AREAS.

SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL. POSITION ROOT FLARE AT GRADE.

4" DEPTH OF SPECIFIED MULCH. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE LANDSCAPE FABRIC UNDER MULCH.

PROVIDE A 6' DIAMETER MULCH RING WITH A 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE 6" RIM ON DOWNHILL SIDE ON SLOPES. NO RIM FOR TREES IN IRRIGATED TURF AREAS.

ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.

SET TREE VERTICAL, STAKE TREES SMALLER THAN 6' WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES 6' HEIGHT AND GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-18 MONTHS OF PLANTING.

SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

C SITE MARKER
NOT TO SCALE

TAYLOR FENCE COMPANY (719) 576-1626 1410 DUSTRY DR., COLORADO SPGS., 80905 6' HT., CHAIN LINK FENCE WITH SLATS (OR EQUAL)

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

COLUMBIA CASCADE COMPANY (503) 223-1157 1300 S.W. 6TH AVE., STE 310, PORTLAND, OR 97201 TIMBERFORM ARBOR TABLES, MODEL # 2242-6 PICNIC TABLE WITH SEATS. (OR EQUAL)

E WOODEN PICNIC TABLE
NOT TO SCALE

COLUMBIA CASCADE COMPANY (503) 223-1157 1300 S.W. 6TH AVE., STE 310, PORTLAND, OR 97201 TIMBERFORM ARBOR TABLES, MODEL # 2241-6 ACCESSIBLE PICNIC TABLE WITH SEATS. (OR EQUAL)

F HANDICAP ACCESSIBLE WOODEN PICNIC TABLE
NOT TO SCALE

LONE STAR GRILLZ (936) 344-6151: DEEP BOWL ROUND FIRE PIT WITH GRILL 42" DIAMETER, 9" DEEP BOWL, 12" HEIGHT ADJUSTABILITY (OR EQUAL)

G BARBECUE GRILL
NOT TO SCALE

SITE CATEGORY CALCULATIONS - LANDSCAPING

LANDSCAPE SETBACKS

Street Name or Zone Boundary (elev.)	Street or Zone Boundary Classification (= '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	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan*	Percent Ground Plane Veg. Req. / Provided
NA / NA	NA / NA	SB	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 (s)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)
44	3 / 8	NA	NA	NA

Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req.(50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan*	Percent Ground Plane Veg. Req. / Provided
NA	50% / 50%	NA	PL	NA / NA

INTERNAL LANDSCAPING

Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
961,369 s.f.	5%	48,068 / 369,824	97/ 383

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan*	Percent Ground Plane Veg. Req. / Provided
NA	NA	IT	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 6 ft. Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan*	Ground Plane % Veg. Req. / Provided
436' / 436'	BT	NA

OVERALL TOTAL TREES (Required/Provided):	187/ 484
OVERALL TOTAL SHRUB SUSTITUTIONS (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 SUBSANTIALLY 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 - SEEDED 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
TREES						
	168	PN	**PINON PINE** (Pinus edulis)	20-30' 15-20'	6' ht.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	145	PO	**PONDEROSA PINE** (Pinus ponderosa)	60-80' 30-40'	6' ht.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	21	CO	**RIO GRANDE COTTONWOOD** (Populus deltoides wislizeni)	40-80' 40-80'	2.0" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	203	AS	**CLUMP QUAKING ASPEN** (Populus tremuloides Clump)	20-50' 20-30'	15 Gal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size

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]
	SEEDED TURF (Temporary Irrigation): NATIVE SEED BLEND EQUAL TO CARE FREE MIX [30% CHEWINGS FERSCUE, 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 36.88 PLS LBS./ACRE RATE. CARDNO SEEDS, INC., WALKERTON, IN www.cardnonativeplantnursery.com]

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

SIGNAGE KEY

SIGN NUMBER	SHAPE & TEXT	SIZE	MUTCD NUMBER EQUIVALENT	MOUNTING	SIGN NUMBER	SHAPE & TEXT	SIZE	MUTCD SIGN NUMBER	MOUNTING
01	KEEP RIGHT	12"x 18"	R6-2	n	09	SPEED LIMIT 15	12"x 18"	R2-1	n
02	STOP	18"x 18"		n	10		12"x 18"	R7-8	n
02A				n	11	No Vehicles Pick Up/Drop Only	12"x 18"		n
03	ATTENTION	12"x 18"		n	12	EMERGENCY EXIT ONLY	12"x 18"		n
04	R	18"x 18"	R8-3A	n	13	DO NOT DO NOT ENTER	12"x 18"	2B-37	n
05A	EXIT	12"x 6"		n	14	NO NON ENTRY	18"x 18"	R5-1	n
05B	EXIT	12"x 6"		n	15	NO SMOKING	12"x 18"		n
05C	EXIT	12"x 18"		n	16	NO NON ENTRY	18"x 18"	R5-5	n
07	STOP	30"x 30"	R1-1	n	17		12"x 18"	2C-47	n
08	RESERVED PARKING	12"x 18"	R7-8	n					

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

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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 DETAILS

SHEET NO.
DP6
6 OF 7 SHEETS

File number: PPR-16-040

LICDS/Projects/Peyton/Judge Orr RVP 2018 Amend/Dwgs/DP6 10-25-18.dwg [SHT 6 24x36]

A CESSNA DRIVE / HONEYWOOD POINT WEST
NOT TO SCALE

DETAIL 1
NO SCALE

B SANITARY DUMPING STATION ELEVATION (BASE)
NOT TO SCALE

C SANITARY DUMPING STATION ELEVATION (SIDE)
NOT TO SCALE

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

DETAIL 2
NO SCALE

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

F DOCKLOCKER WITH ENERGYMATE (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

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	GEM/WFG	REVISED SITE LAYOUT

SITE DEVELOPMENT PLAN LANDSCAPE DETAILS

SHEET NO.
DP7
7 OF 7 SHEETS

File number: PPR-16-040