

LAZY Y ROCKIN' J RVP

EL PASO COUNTY, COLORADO

RVP SITE PLAN



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

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www.nescolorado.com

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GENERAL NOTES

- This a Preliminary Site Plan; a Site Development Plan will be provided at a later date.
- All sidewalks shown on development plan are to be 5' concrete unless otherwise specified.
- Private roads are to be paved asphalt with concrete curbs.
- This site, 12960 N. Peyton Hwy, Peyton, CO is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0375G, effective December 7, 2015.
- 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.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENT AT THE SOUTH END BY A 3.25' ALUMINUM CAP STAMPED 'LS 17496 1985' IN A RANGE BOX AND AT THE NORTH END BY A 3.25' ALUMINUM CAP STAMPED 'CDOT LS 25381 2007' IN A RANGE BOX, BEARING S01°04'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF SAID SECTION 7, N01°04'47"W A DISTANCE OF 1,292.42 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING SEVEN (7) COURSES:

- S89°55'26"W A DISTANCE OF 53.39 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.20 FEET, A CENTRAL ANGLE OF 78°31'53" AND AN ARC LENGTH OF 96.22 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 78°08'12" AND AN ARC LENGTH OF 27.27 FEET, TO A POINT OF TANGENT;
- S89°31'14"W A DISTANCE OF 483.38 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 90°28'16" AND AN ARC LENGTH OF 442.12 FEET, TO A POINT OF TANGENT;
- N00°00'00"E A DISTANCE OF 9.25 FEET;
- N89°47'18"W A DISTANCE OF 425.79 FEET, TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 216804538 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

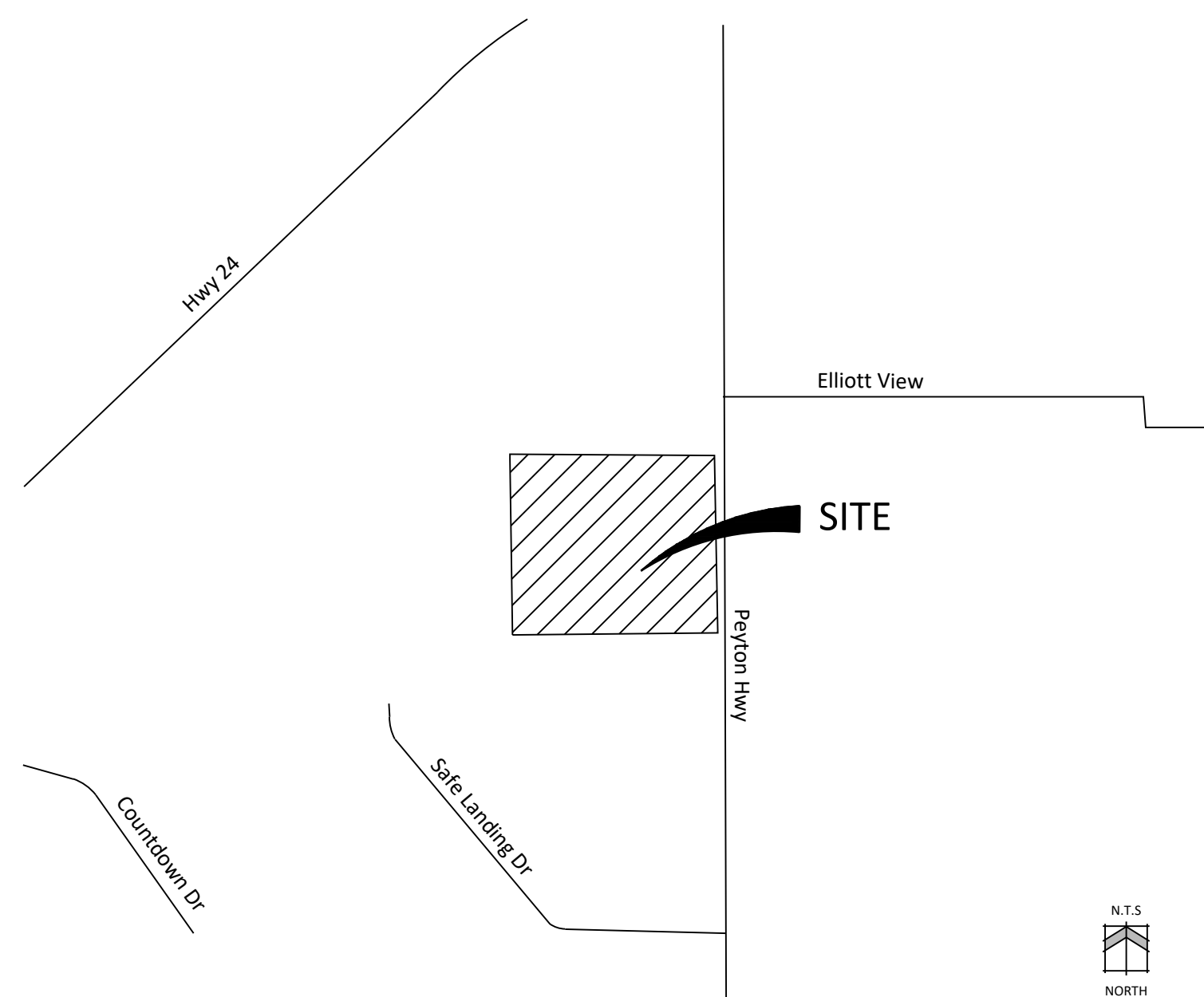
THENCE ON SAID WESTERLY LINE, N02°50'14"W A DISTANCE OF 780.62 FEET;

THENCE DEPARTING SAID WESTERLY LINE, N89°28'09"E A DISTANCE OF 1,325.49 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE ON SAID EAST LINE, S01°04'47"E A DISTANCE OF 1,007.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,281,599 SQUARE FEET OR 29.4215 ACRES.

VICINITY MAP



SITE DATA

Tax ID Number:	3007000007
Total Area:	29.4215 AC
Drainage Basin:	---
Current Zoning:	A-35
Proposed Zoning:	RVP
Current Use:	Vacant
Proposed Use:	RVP
Proposed Density:	3.3 RV/AC
Maximum Building Height:	30'
Building Setbacks:	
Front (Peyton Hwy):	25'
South:	25'
West:	25'
North:	25'
Landscape Setbacks:	
East (Peyton Hwy):	15'
South:	15'
West:	15'
North:	15'

PROJECT TEAM

OWNER:	Longhorn Acres Land & Cattle, LLC PO Box 516 Peyton, CO 80831
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
ENGINEER:	JR Engineering, LLC 5475 Tech Center Drive, Suite 235 Colorado Springs, CO 80919

SHEET INDEX

Sheet 1 of 4:	Cover
Sheet 2 of 4:	RV Park Site Plan

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12960 N Peyton Hwy
Peyton, CO 80831

DATE:	12/21/2023
PROJECT MGR:	A. BARLOW
PREPARED BY:	J. SMITH

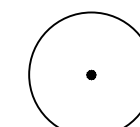
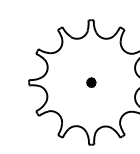
RVP SITE PLAN

DATE:	BY:	DESCRIPTION:

COVER

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PRELIMINARY PLANT SCHEDULE

-  DECIDUOUS TREE 36
-  EVERGREEN TREE 165

LANDSCAPING BUFFER PLANTING REQUIREMENTS

NORTH LANDSCAPING BUFFER - 1,295' BOUNDARY LENGTH
(REQUIRED TREES 1/25') 52 / 61 (PROVIDED)

EAST LANDSCAPING BUFFER - 1,019' BOUNDARY LENGTH
(REQUIRED TREES 1/25') 41 / 44 (PROVIDED)

SOUTH LANDSCAPING BUFFER - 1,295' BOUNDARY LENGTH
(REQUIRED TREES 1/25') 52 / 61 (PROVIDED)

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE (8%): 2.4 AC

PROVIDED OPEN SPACE: 4.9 AC

ZONE: A-35
USE: AG. GRAZING LAND



LOT 2
EXISTING ZONE: A-35
PROPOSED ZONE: RR-5
PROPOSED AREA: 5.2795 AC

LOT 4

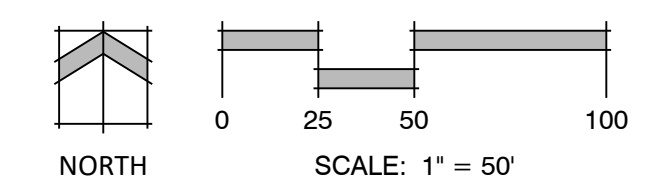
LOT 3

LOT 2

LOT 1

ZONE: RR-5
LONGHORN ACRES SUBDIVISION
REC. NO. 203130645
USE: VACANT RESIDENTIAL LOTS

ZONE: A-35
USE: SINGLE FAMILY RESIDENCE



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SITE PLAN

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