

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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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 plan 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 1995" 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°55'28"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°31'44"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. 216054536 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

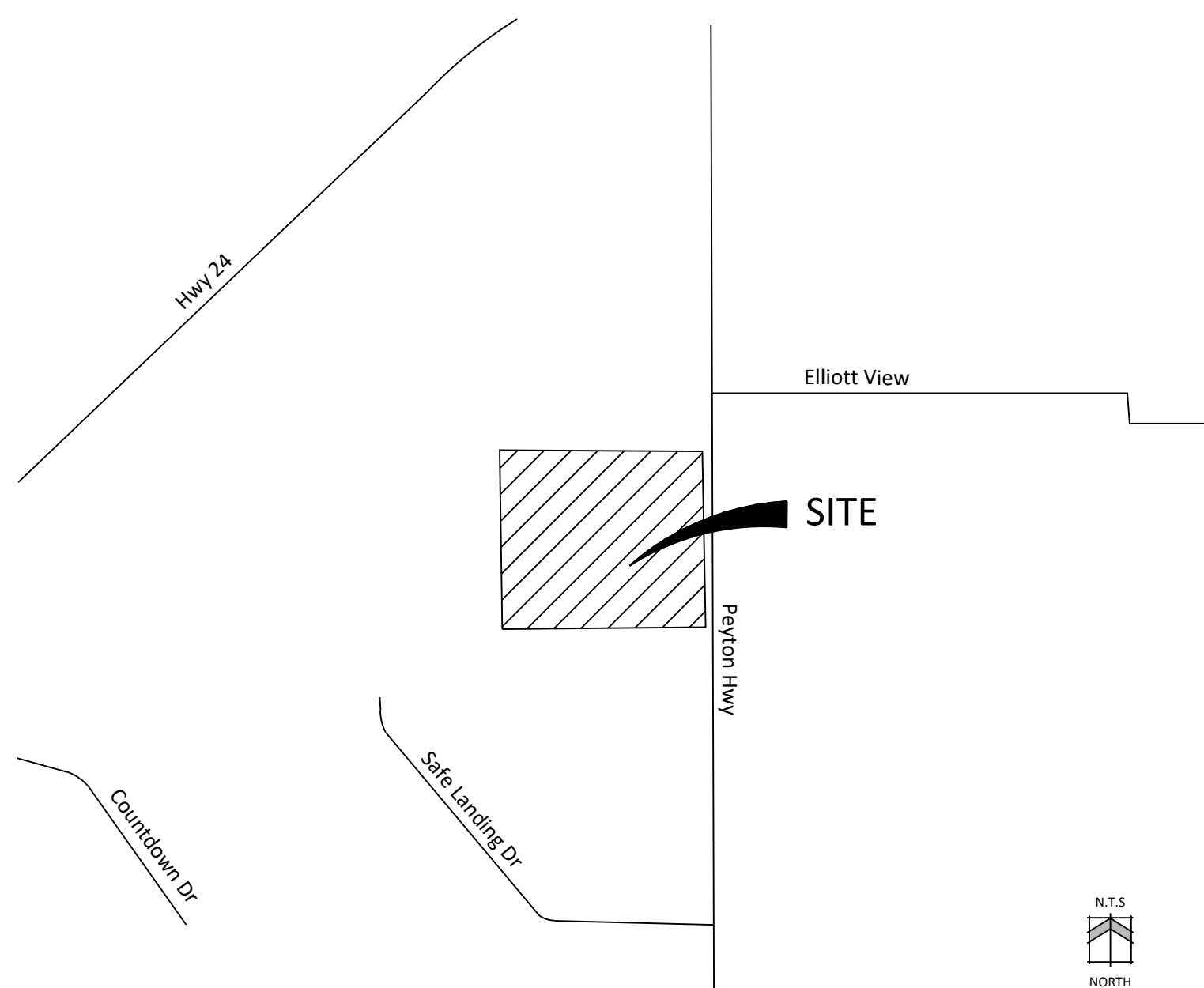
- N00°50'14"W A DISTANCE OF 792.84 FEET;
- N01°08'36"W A DISTANCE OF 20.31 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID PROPERTY;

THENCE ON SAID NORTHERLY LINE, S89°38'04"E A DISTANCE OF 1,325.82 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE ON SAID EAST LINE, S01°04'47"E A DISTANCE OF 1,019.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,310,976 SQUARE FEET OR 30.0959 ACRES.

VICINITY MAP



SITE DATA

Tax ID Number:	3007000007
Total Area:	30.0959 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

Lazy Y Rockin' J RVP

12960 N Peyton Hwy
Peyton, CO 80831

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

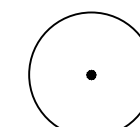
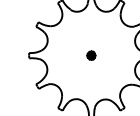
RVP SITE PLAN

DATE:	BY:	DESCRIPTION:

COVER

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1 OF 2

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)

It appears that 2-way drives are paved and one-way drives are gravel. Is this roundabout area proposed to be gravel and then transition to paved. Recommend hatching areas that are paved and those that are gravel for clarity.

Include percentage of open space as required in Chapter 4



Coordinate with the traffic engineer regarding recommendations for the gate location to ensure queue of vehicles does not block Peyton Highway. Additionally, comments have been provided on the TIS to provide an autoturn exhibit and provide radii recommendations for the driveway.

locate Entry Sign outside of the ROW

Please identify the width and the driveway surface material.

FYI: Analysis of the spillway, roadside ditch, downstream facilities etc. and the spillways proximity to the existing and future roadway width shall be provided with the drainage report to be submitted. Recommend relocating the pond further away from the ROW.

Per previous early assistance meetings ROW dedication of 50' from centerline of the roadway is needed (20' if there is an existing 60' for the roadway) as Peyton Highway has a MTCPL minor arterial classification.

Remove existing gravel road



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12960 N PEYTON HWY
EL PASO COUNTY, COLORADO

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

RVP SITE PLAN

SITE PLAN

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2 OF 2

P:\Scott and Diane Smith\Longhorn Acres\Drawings\Planning\GPA_RVP_2023\2023-4-31-28.plt [Smith]