

RV STORAGE PROJECT TAMLIN ROAD

5080 TAMLIN ROAD
 LOCATED IN SECTION 21, TOWNSHIP13S, RANGE 65W OF THE 6TH P.M.,
 COUNTY OF EL PASO, STATE OF COLORADO

SITE PLAN SEPTEMBER 2024

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 89 DEGREES 35 MINUTES 44 SECONDS EAST, ON THE EAST-WEST CENTER LINE THEREOF FOR 153.32 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY;

THENCE CONTINUE ON THE LAST-MENTIONED COURSE FOR 1167.25 FEET; NORTH 00 DEGREES 21 MINUTES 38 SECONDS WEST FOR 1275.57 FEET; SOUTH 40 DEGREES 04 MINUTES 05 SECONDS WEST ON THE SOUTHEASTERLY RIGHT OF WAY OF TAMLIN ROAD (FORMERLY MARKSHEFFEL ROAD) FOR 844.91 FEET; SOUTH 44 DEGREES 00 MINUTES 00 SECONDS WEST ON THE SOUTHEASTERLY RIGHT OF WAY FOR 885.00 FEET, TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- WITHIN THE 30' RESIDENTIAL ZONE DISTRICT SETBACK, STORED VEHICLES SHALL NOT EXCEED THE HEIGHT OF THE FENCE.

ADA NOTE:

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.

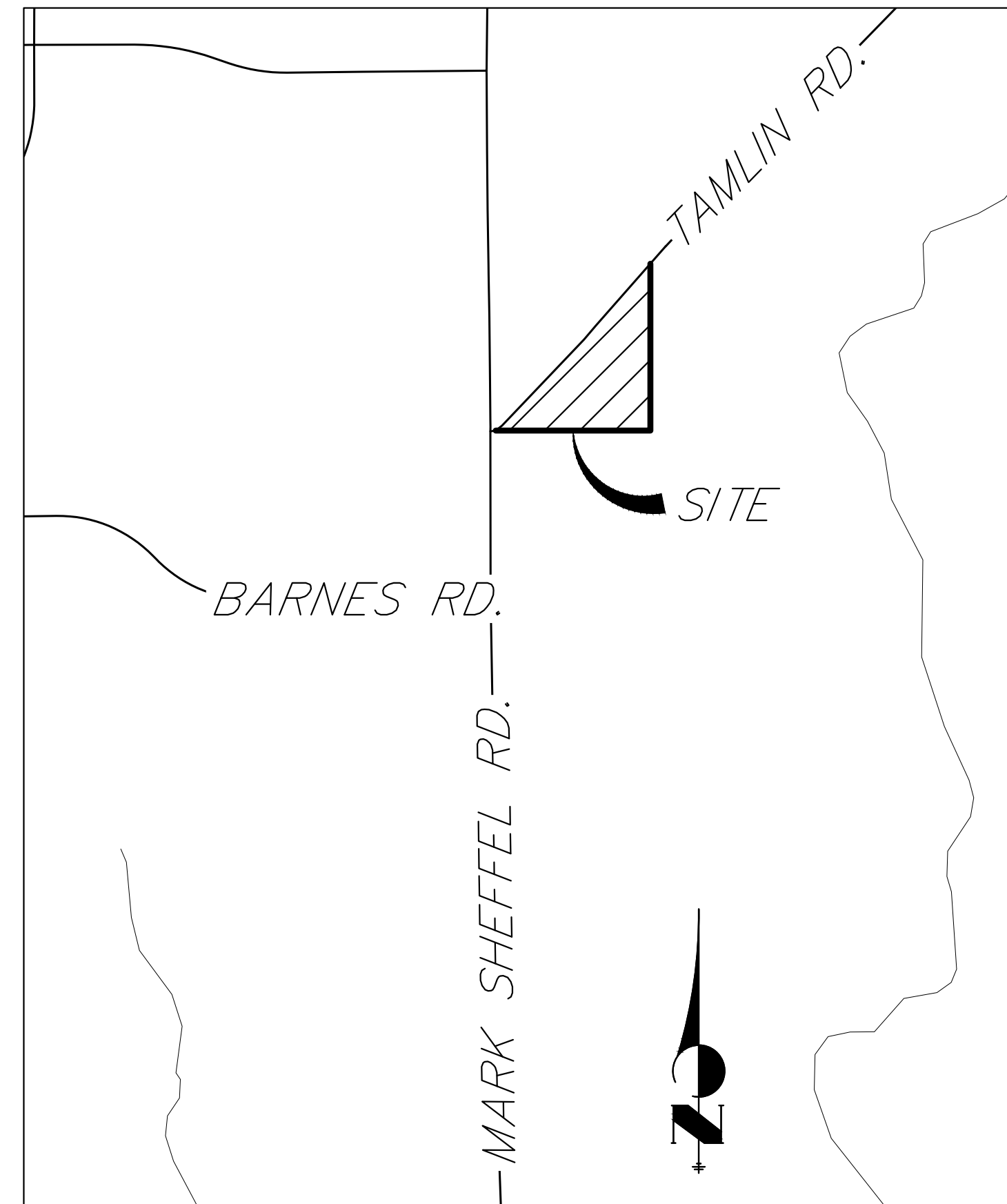
FEMA FLOODPLAIN NOTE:

FLOODPLAIN STATEMENT: THIS SITE, 5080 TAMLIN ROAD IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0543G, EFFECTIVE DECEMBER 7TH, 2018.

Add CIG Gas condition notes from PCD file PPR1945 on Site Dev Plan

Add note on Site Development Plan that PCD File PPR1945 contains the original site development plan approval.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



VICINITY MAP

SCALE: 1"=1000'

Add note stating: The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

SHEET INDEX

- 1 - COVER SHEET
- 2 - SITE PLAN
- LS1.0-LS2.0 - LANDSCAPE PLAN

SITE DATA

OWNER (CONTINGENT)/DEVELOPER: TAMLIN STORAGE, LLC
 57 NEWPORT CIRCLE UNIT B
 COLORADO SPRINGS, CO 80919
 PARKER SAMELSON (719) 659-7126

TAX ID NUMBER: 5321002001
 SITE AREA: 3.45 ACRES
 CURRENT ZONING: COMMUNITY SERVICES (CS)
 EXISTING USE: VACANT
 PROPOSED USE: RV STORAGE EXPANSION
 DEVELOPMENT SCHEDULE: SUMMER 2025
 BUILDING SETBACKS: TAMLIN RD. 25'
 SOUTH BOUNDARY 25'
 LANDSCAPE BUFFERS/SETBACKS: TAMLIN RD. 10'
 SOUTH BOUNDARY 15'
 LOT COVERAGE: 55% IMPERVIOUS
 45% LANDSCAPE

PARKING DATA

PROPOSED TOTAL PARKING SPACES: 46
 LARGE (50'x12') - 23 SPACES
 MEDIUM (30'x12') - 23 SPACES
 EXISTING TOTAL PARKING SPACES: 289
 LARGE (57'x12') - 36 SPACES
 MEDIUM (52'x12') - 239 SPACES
 SMALL (47'x12') - 14 SPACES
 GUEST (18'x9') - 4 SPACES
 ADA ACCESSIBLE (18'x9') - 2 SPACES

Add Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
 TAMLIN STORAGE LLC
 57 NEWPORT CIRCLE UNIT B
 COLORADO SPRINGS, CO 80906
 PARKER SAMELSON
 (719) 659-7126

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

RV STORAGE PROJECT
 TAMLIN ROAD
 COVER SHEET



Know what's below.
 Call before you dig.

Add case number PPR2437

RV STORAGE PROJECT TAMLIN ROAD

5080 TAMLIN ROAD

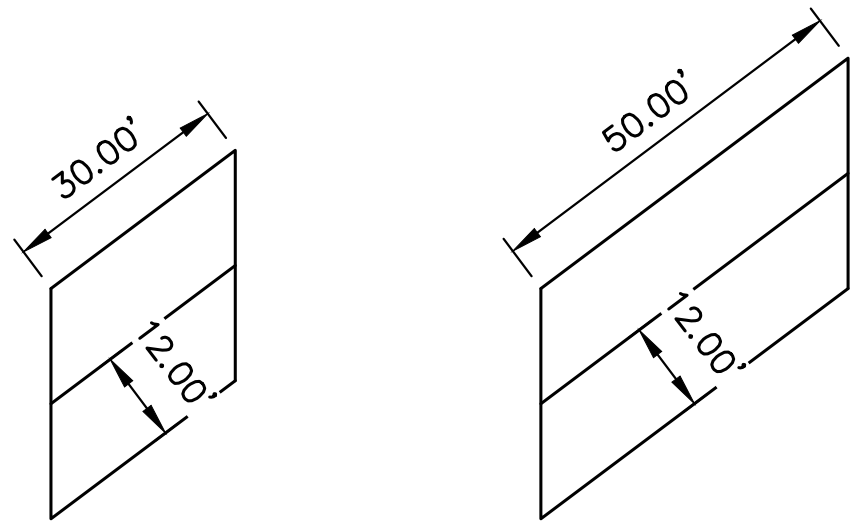
LOCATED IN SECTION 21, TOWNSHIP 13S, RANGE 65W OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

SITE PLAN

LEGEND

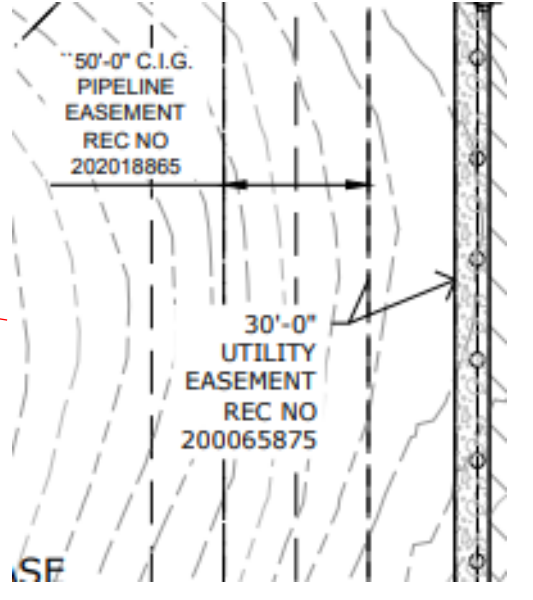
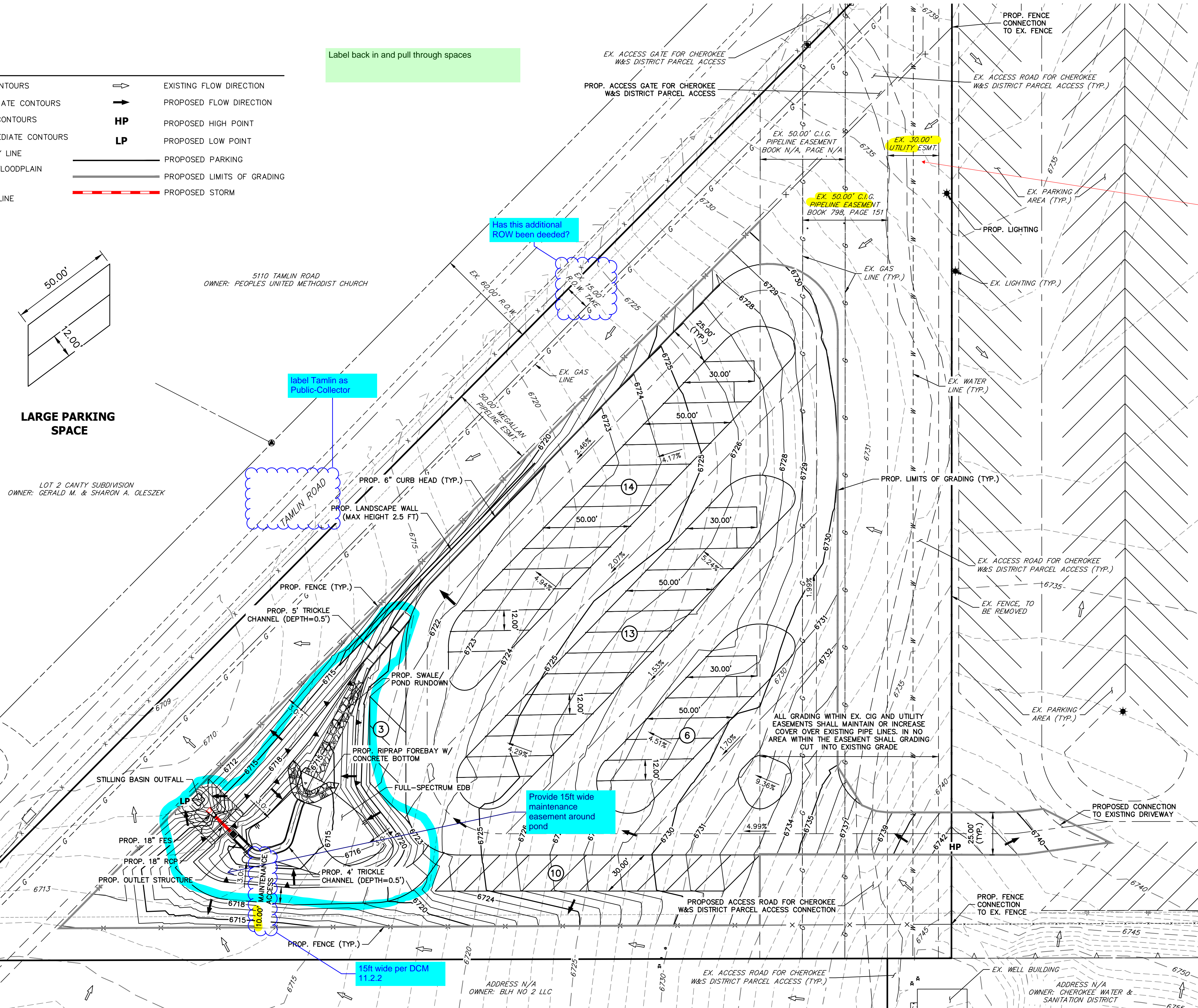
---6100---	EXISTING INDEX CONTOURS	⇨	EXISTING FLOW DIRECTION
---6095---	EXISTING INTERMEDIATE CONTOURS	➔	PROPOSED FLOW DIRECTION
---6095---	PROPOSED INDEX CONTOURS	HP	PROPOSED HIGH POINT
---6100---	PROPOSED INTERMEDIATE CONTOURS	LP	PROPOSED LOW POINT
---	EXISTING PROPERTY LINE	---	PROPOSED PARKING
---	EXISTING 100-YR FLOODPLAIN	---	PROPOSED LIMITS OF GRADING
---	PROPOSED ROW	---	PROPOSED STORM
---	PROPOSED CENTERLINE		
---	PROPOSED SWALE		

Label back in and pull through spaces



MEDIUM PARKING SPACE

LARGE PARKING SPACE



Add Rec #

Add case number PPR2437

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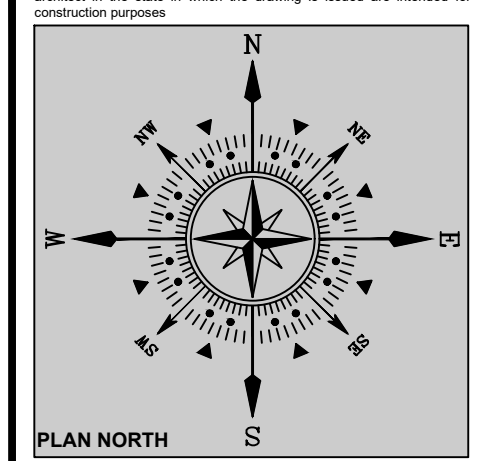
Know what's below.
Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR TAMLIN STORAGE LLC 57 NEWPORT CIRCLE UNIT B COLORADO SPRINGS, CO 80906 PARKER SAMUELSON (719) 659-7126	J.R. ENGINEERING A Westman Company Centennial 300-740-0888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com
RV STORAGE PROJECT TAMLIN ROAD SITE PLAN	SHEET 2 OF 2 JOB NO. 25305.00

NO.	REVISION	DATE
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H-SCALE	1"=30'
V-SCALE	N/A
DATE	09/25/24
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	

©2024 This drawing is an instrument of service and as such remains the exclusive property of William Gamar & Associates, Ltd. whether work for which it was prepared is executed or not. Reproduction or modification of this drawing without prior consent from Gamar is prohibited under all applicable intellectual property laws.
 This drawing is preparatory to the record of a certified, quantified plan which can be determined graphically and shall prevail over schematic, verbal, or printed quantities. Field changes made without prior approval by the Recording Agency of the record drawing may result in delay of final assistance and/or issuance of a certificate of occupancy where applicable.
 Only drawings which bear the official stamp of the licensed landscape architect in the state in which the drawing is issued are intended for construction purposes.



PLAN NORTH

PROJECT NAME: TAMLIN RV STORAGE
 PROJECT ADDRESS: 5080 TAMLIN ROAD, COLORADO SPRINGS, COLORADO 80923
 PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE PREPARED: AUG 28, 2024
 DESIGNED BY: GEM
 CHECKED BY: WFG

REVISIONS:	DATE:	BY:	DESCRIPTION:

NOTES:

SHEET TITLE:
 LANDSCAPE PLAN

PLAN SCALE: 1"=30'-0"

SHEET NO.

LS1.0

1 OF 2 SHEETS

REVIEWING AGENCY FILE NO.

SITE CATEGORY CALCULATION FORMAT GENERAL STANDARDS

LANDSCAPE SETBACKS (See Code Section/Policy)

Street Name	Street Classification	Width (in. ft.) Req. / Prov.	Linear Footage	Tree/Foot Required	No. of Trees Required / Provided
Tamlin Road	Collector	10' / 10'	613'	1 per 30'	21 / 21

Shrub Substitutes Required / Provided	Ornamental Grass Subs Required / Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided
n/a	n/a	TR	75% / 75%

LANDSCAPE BUFFERS AND SCREENS

Property Line	Width (in. ft.) Req. / Prov.	Linear Footage	Tree / Feet Required / Provided	No. of Trees Required / Provided	Evergreen Trees Required / Provided
South Boundary	15' / 15'	617'	1 / 25'	25 / 25	9 / 20

Shrub Substitutes Required / Provided	Ornamental Grass Subs Required / Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided	Length of 6' tall Fence Req./Prov.
n/a	n/a	SB	75% / 100%	617' / 617'

*Alternative Landscape Adjustment Requested (if applicable).
 All existing trees being used to meet site landscape requirements shall be replaced if not in a healthy condition.

MOTOR VEHICLE LOTS

No. of Vehicle Spaces	Shade Trees (1 per 15) Req. / Prov.	Parking Lot Frontage	Length of frontage (Excluding entry access)	2/3 Length of Frontage
0	n/a	n/a	n/a	n/a

No. of 3' tall screening plants	Evergreen Plants (min. 50 percent) Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided	Length of screening wall/fence/berm
n/a	n/a	n/a	n/a	n/a

INTERNAL LANDSCAPING

Gross Site Area (SF)	Percent Minimum Internal Area (%) Required	Internal Area (SF) Required / Provided	Internal Trees (1 per 500 SF) Required / Provided
191,505 SF	5%	9,576 SF / 9,576 SF	20 / 20

Shrub Substitutes Required / Provided	Ornamental Grass Subs Required / Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided
n/a	n/a	IN	75% / 75%

Green Space Required (yes / no)	Active Green Space Percent / SF Required / Provided	Non-Active Green Space Percent / SF Required / Provided	Active Green Space Design Elements

LOT 2 CANTY SUBDIVISION
 OWNER: GERALD M. & SHARON A. OLESZEK

ZONE: COUNTY RR-5 CAD-0
 USE: SINGLE FAMILY RES./WEKK AND SEPTIC
 OWNER: OLESZEK GERALD M & SHARON A

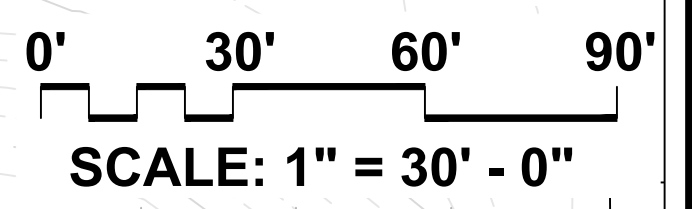
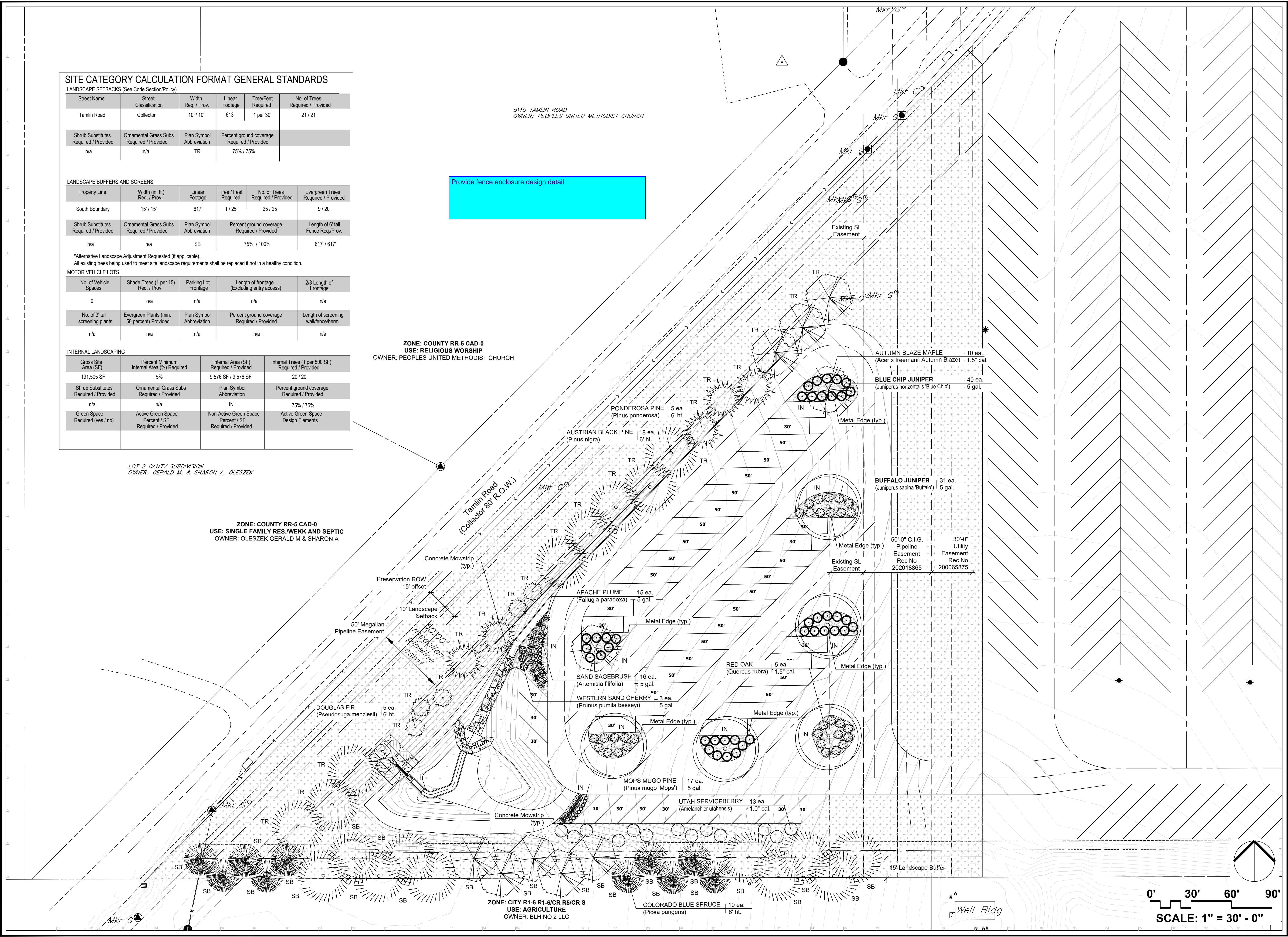
Provide fence enclosure design detail

5110 TAMLIN ROAD
 OWNER: PEOPLES UNITED METHODIST CHURCH

ZONE: COUNTY RR-5 CAD-0
 USE: RELIGIOUS WORSHIP
 OWNER: PEOPLES UNITED METHODIST CHURCH

Tamlin Road
 (Collector 80' R.O.W.)

ZONE: CITY R1-6 R1-6/CR R5/CR S
 USE: AGRICULTURE
 OWNER: BLH NO 2 LLC



Add case number PPR2437

LANDSCAPE SCHEDULE (Outlying Areas):
Planting Schedule:

TREES							
SYMBOL	QTY.	KEY	DROUGHT TOLERANT DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	5	[RO]		RED OAK (Quercus rubra)	40-60' 40-60'	1.0' cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	10	[AM]		AUTUMN BLAZE MAPLE (Acer x Freeman Autumn Blaze)	40-60' 30-40'	1.0' cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	13	[UT]		UTAH SERVICEBERRY (Amelanchier alabamica)	10-12' 8-10'	1.0' cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	18	[AU]		AUSTRIAN BLACK PINE (Pinus nigra)	40-60' 30-40'	6" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	5	[PO]		PONDEROSA PINE (Pinus ponderosa)	40-60' 30-40'	6" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	5	[DO]		DOUGLAS FIR (Pseudotsuga menziesii)	40-60' 15-20'	6" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	10	[CO]		COLORADO BLUE SPRUCE (Picea pungens 'Glauca')	40-60' 20-30'	6" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size

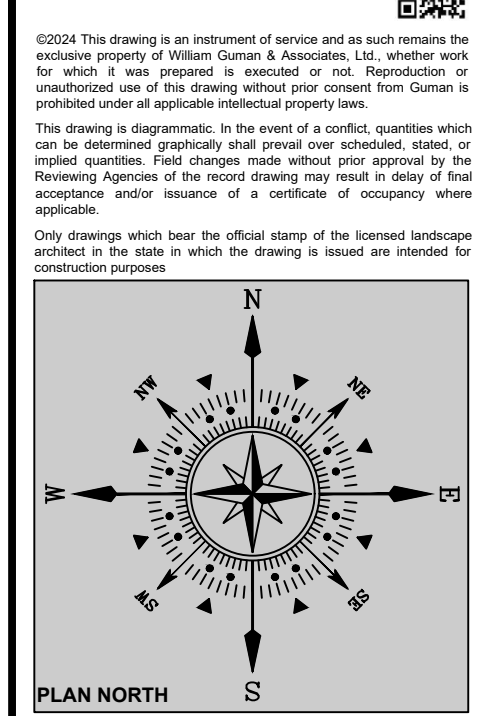
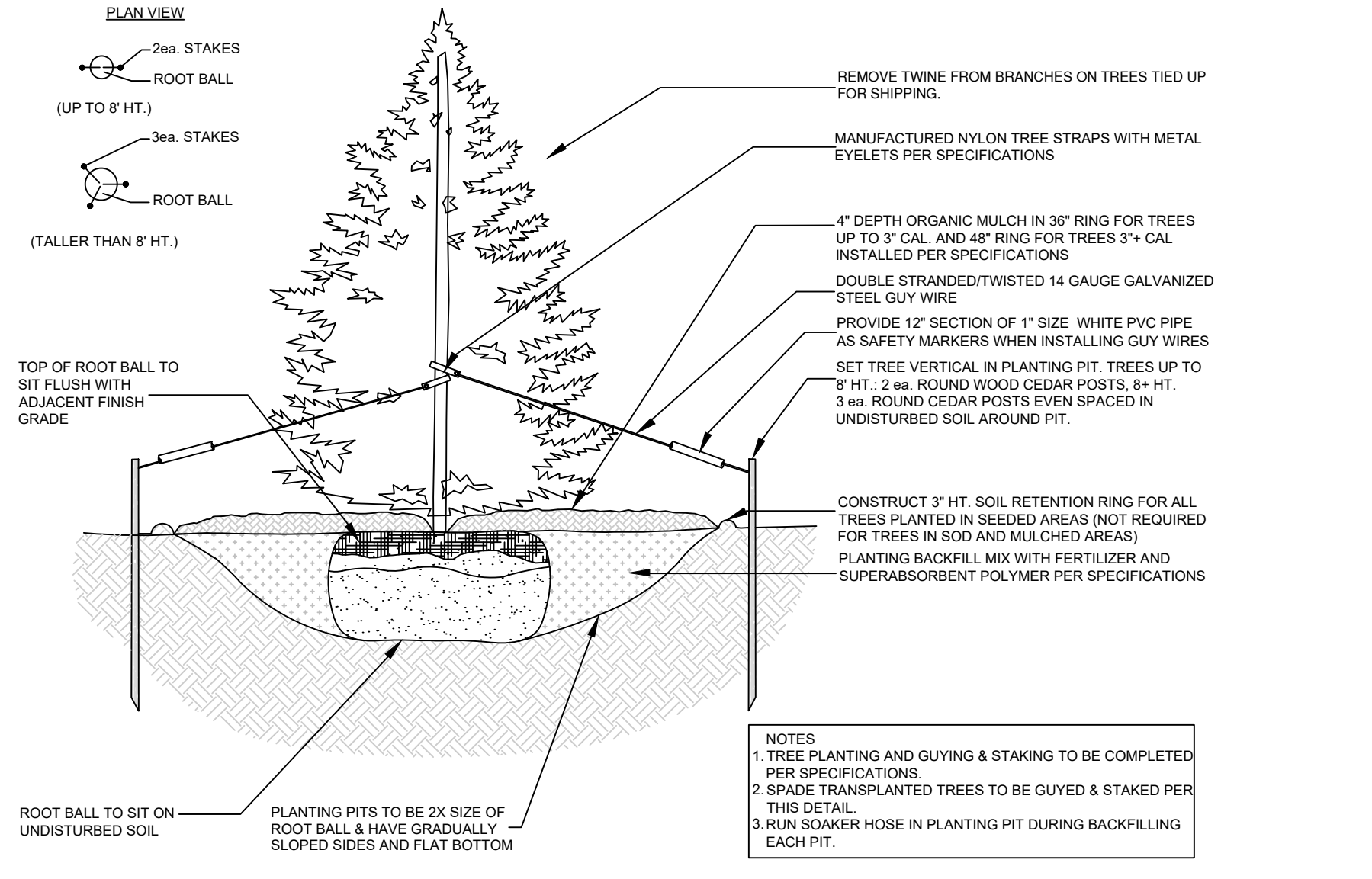
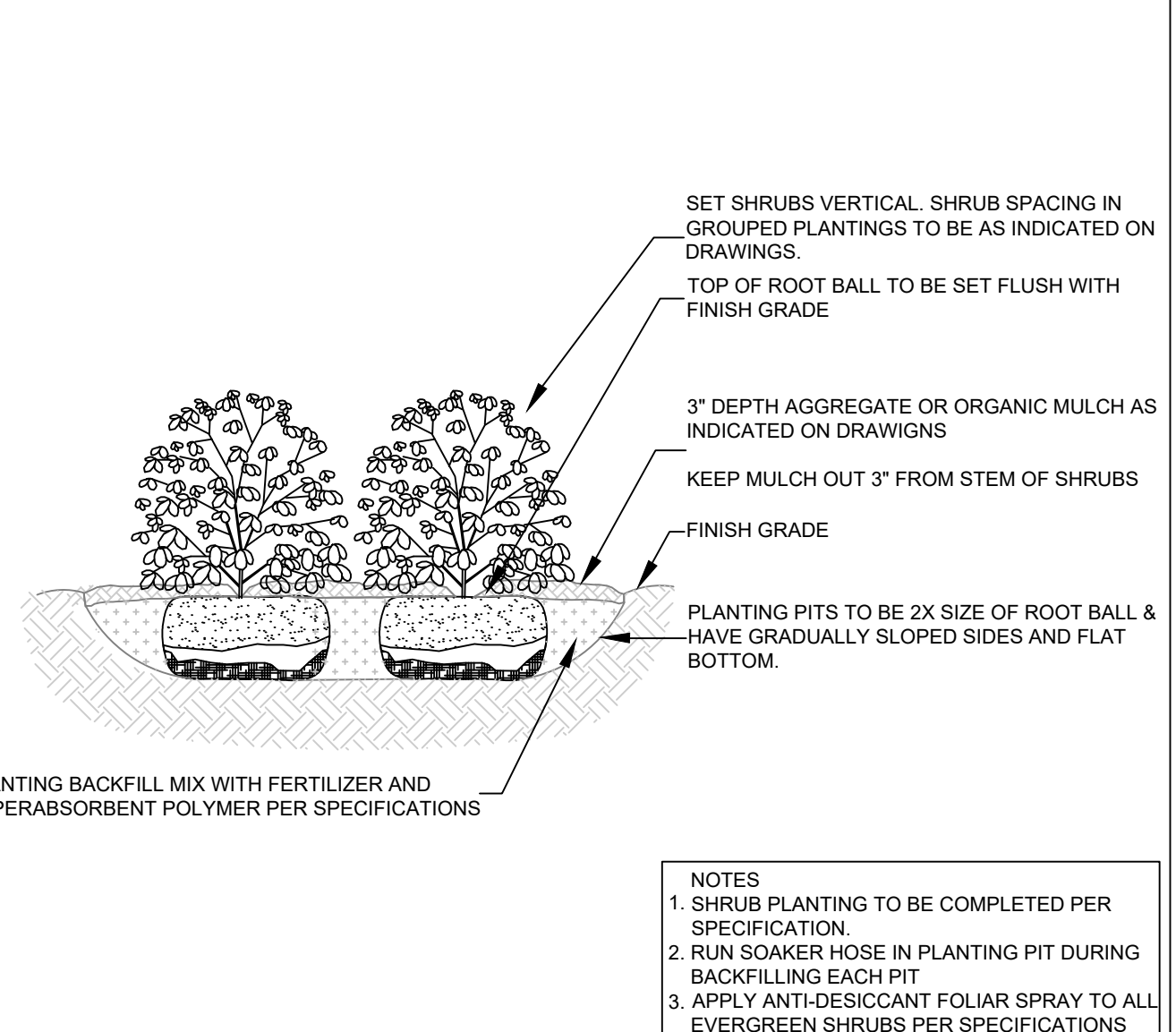
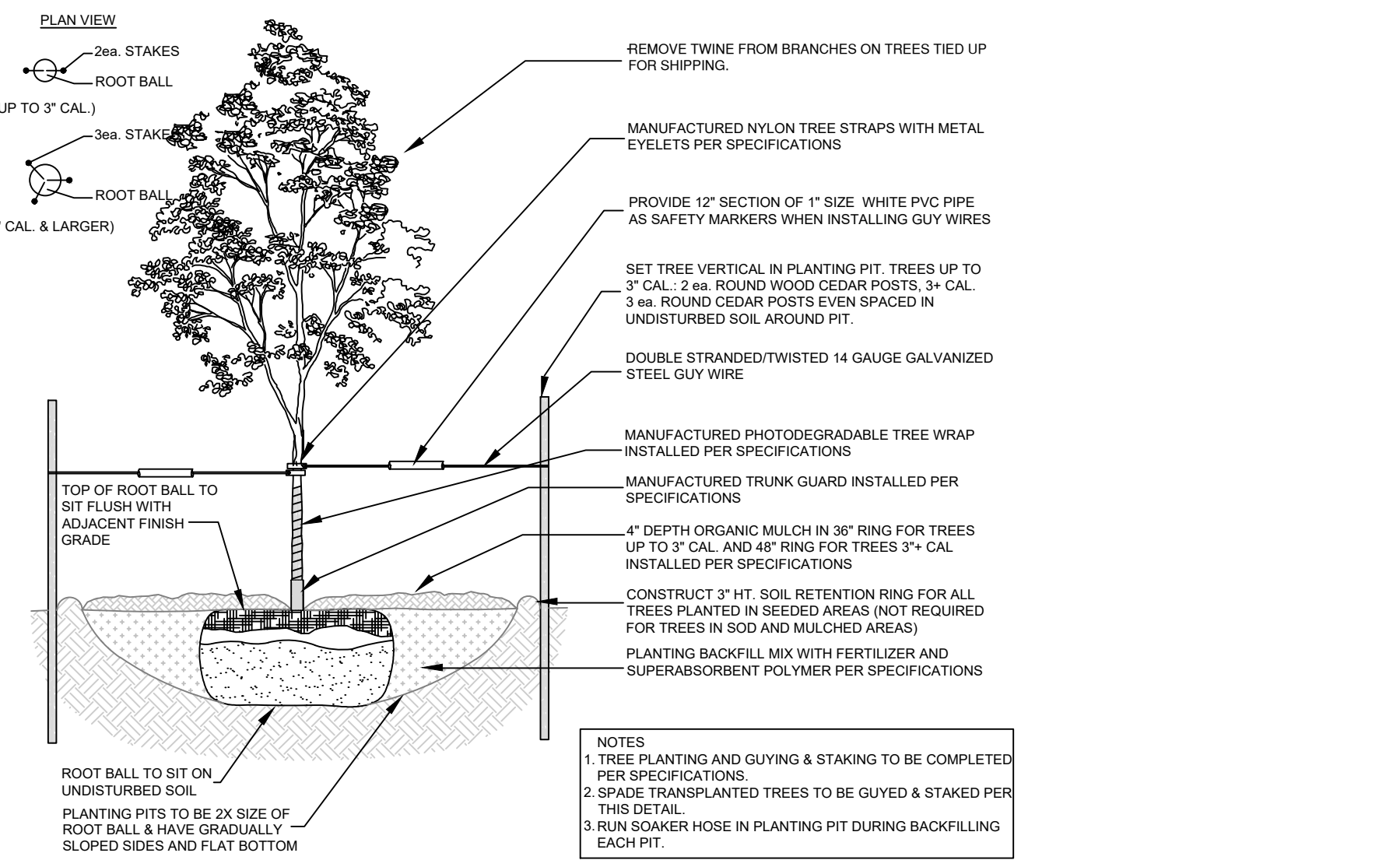
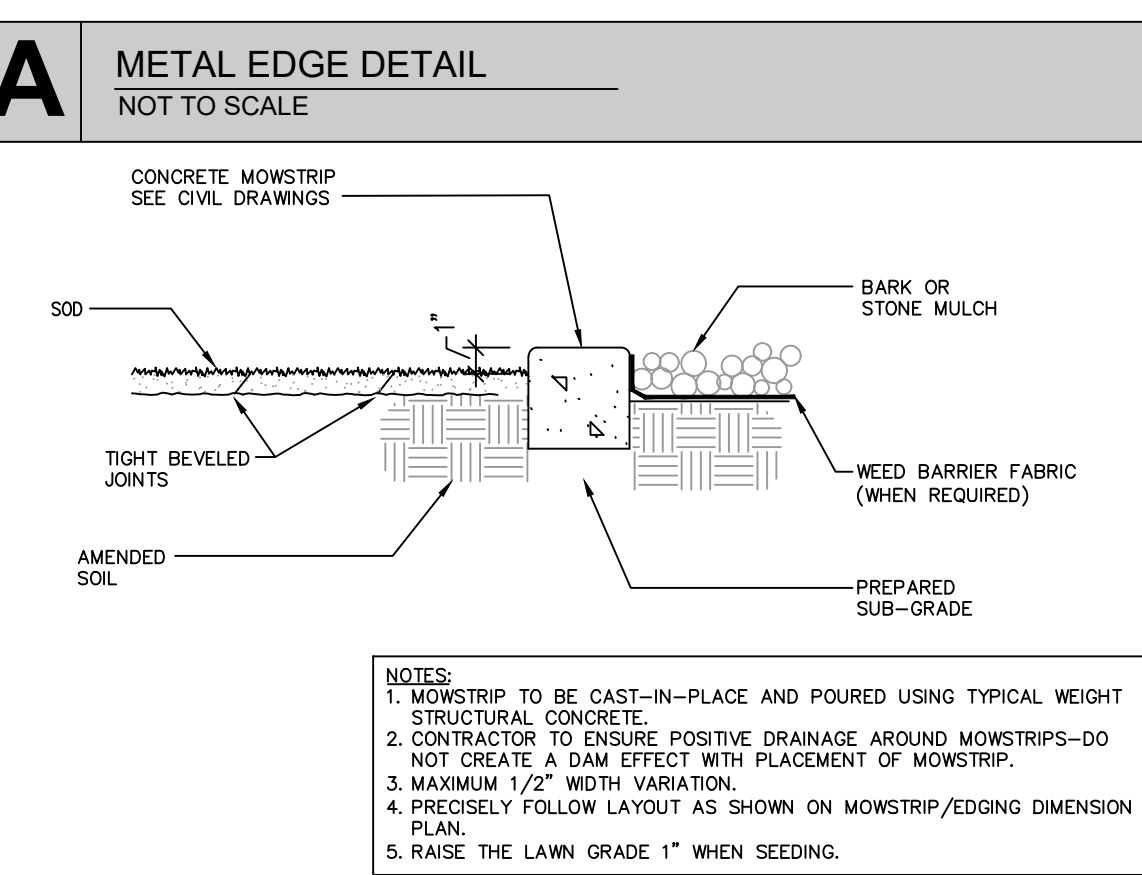
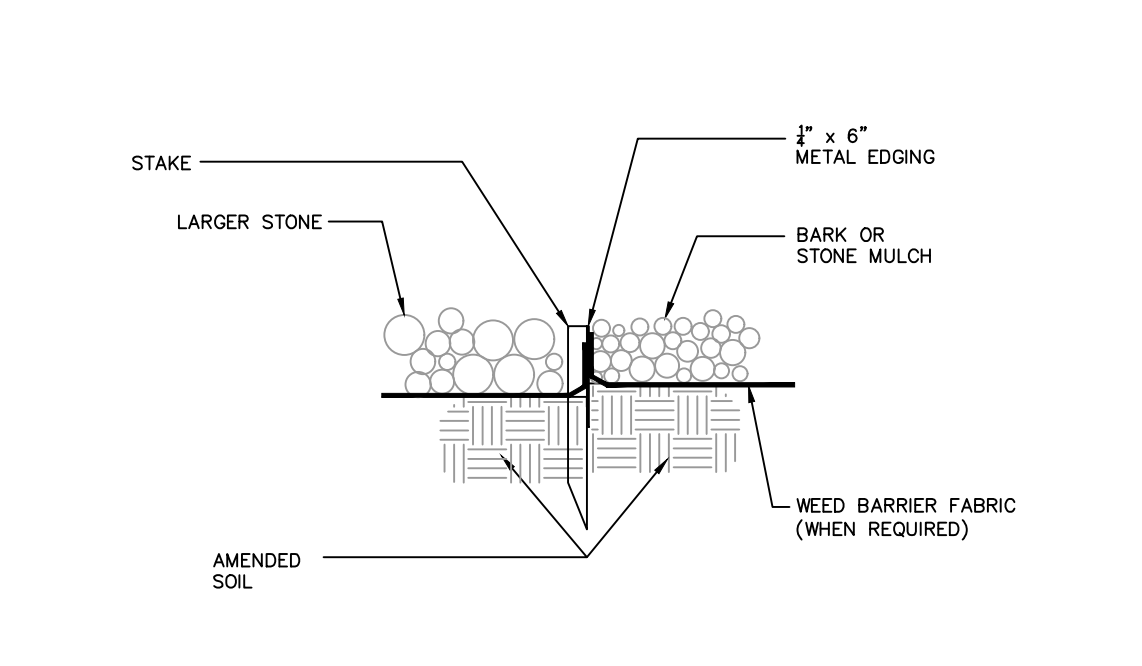
SHRUBS							
SYM.	QTY.	KEY	DROUGHT TOLERANT DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	16	[SS]		SAND SAGEBRUSH (Artemisia filifolia)	1-5' 2-3'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	15	[AP]		APACHE PLUME (Plouage parviflora)	3-6' 3-4'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	17	[MO]		MOPS MUGO PINE (Pinus mugo 'Mops')	2-3' 2-3'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	3	[CH]		WESTERN SAND CHERRY (Prunus pumila betacea)	4-7' 4-6'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	40	[BJ]		BLUE CHIP JUNIPER (Juniperus horizontalis 'Blue Chip')	10-12' 6-8'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	31	[BU]		BUFFALO JUNIPER (Juniperus sibirica 'Buffalo')	12-18' 6-8'	5 gal.	Container 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
	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, Colorado Springs, CO] AREA : 537 SQUARE FEET.
	NATIVE SEED (PAWNEE BUTTES SEED INC.-LOW GROW NATIVE MIX); [IDAHO FESCUE, SANDBERG BLUEGRASS, ROCKY MOUNTAIN FESCUE, BIG BLUEGRASS] AREA : 104,806 SQUARE FEET.
	DETENTION MIX (ARKANSAS VALLEY - DETENTION MIX); [45% REED CANARYGRASS, 25% IMPROVED MEADOW BROME, 25% GARRISON CREEPING FOXTAIL, 5% CLIMAX, TIMOTHY] AREA : 5,816 SQUARE FEET.
	ROCK MULCH: 3/4" CIMARRON GRANITE. AREA : 5,866 SQUARE FEET.

LANDSCAPE NOTES:

- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND VERIFYING ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC. WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
- CONTRACTOR TO UTILIZE STOCKPILE TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
- CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS.
 - IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES
 - NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
 - NEW SEEDED TURF AREAS; 30' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES. EMITTERS FOR ALL SHRUBS
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
- 2"x4" GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDDED TURF AREAS. PIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.
- ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE GROUND COVER AREAS).
- PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.



PROJECT NAME: **TAMLIN RV STORAGE**
PROJECT ADDRESS: **5080 TAMLIN ROAD**
COLORADO SPRINGS, COLORADO 80923

PROJECT DESCRIPTION: **DEVELOPMENT PLAN**

DATE PREPARED: **AUG 28, 2024**
DESIGNED BY: **GEM**
CHECKED BY: **WFG**
REVISIONS:
DATE: BY: DESCRIPTION:

NOTES:

DATE	BY	DESCRIPTION

SHEET TITLE:
LANDSCAPE DETAILS

PLAN SCALE: **1"=20'0"**

SHEET NO.
LS2.0

2 of 2 SHEETS

APPROVAL:

REVIEWING AGENCY FILE NO.