

# 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

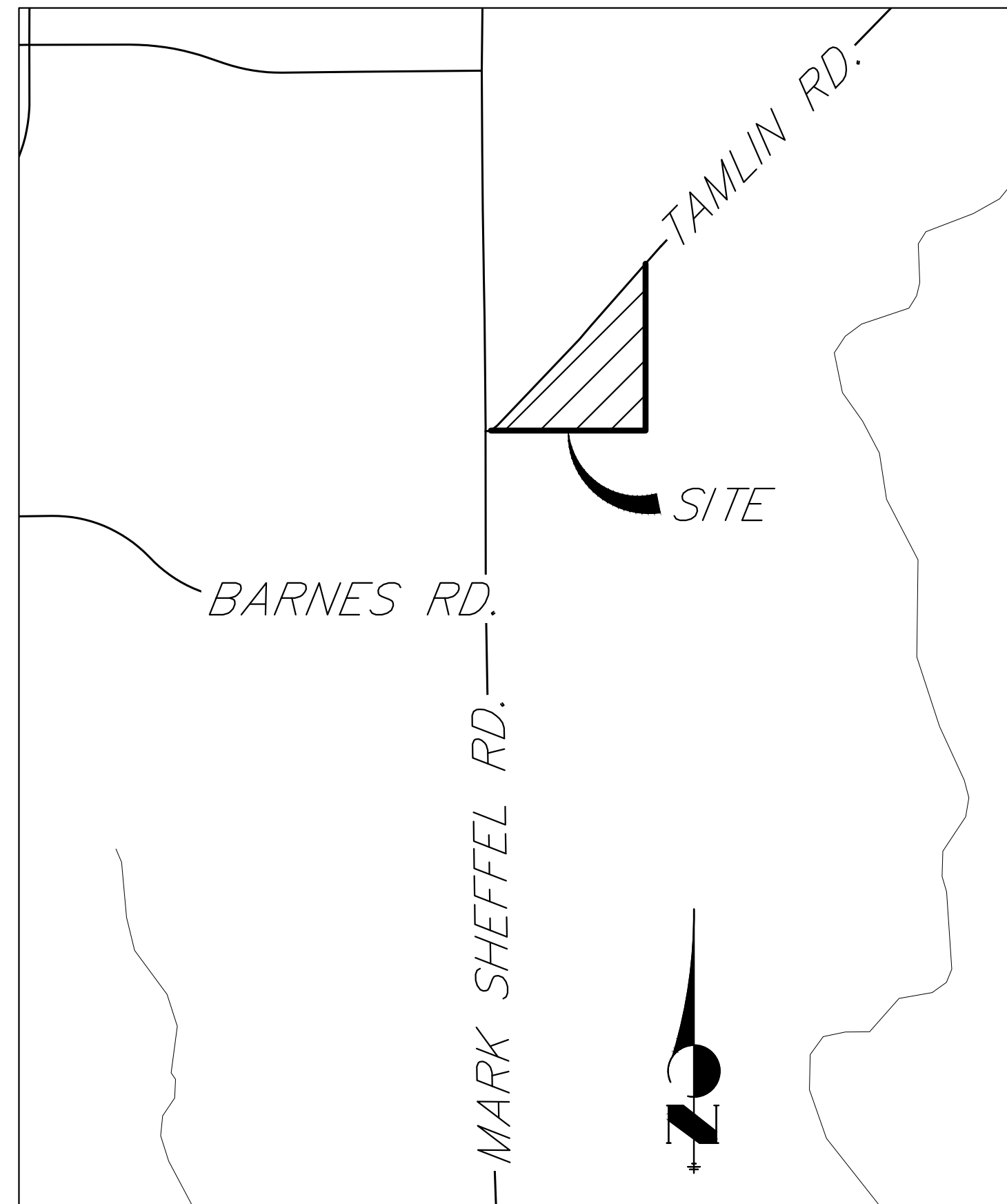
- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- WITHIN THE 50' RESIDENTIAL ZONE DISTRICT SETBACK, STORED VEHICLES SHALL NOT EXCEED THE HEIGHT OF THE FENCE.

### 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.



### VICINITY MAP

SCALE: 1"=1000'

### 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

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.



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 SAMELSON  
 (719) 659-7126

J.R. ENGINEERING  
 A Westman Company



Central 303-740-9888 • Colorado Springs 719-588-2583  
 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

SHEET 1 OF 2

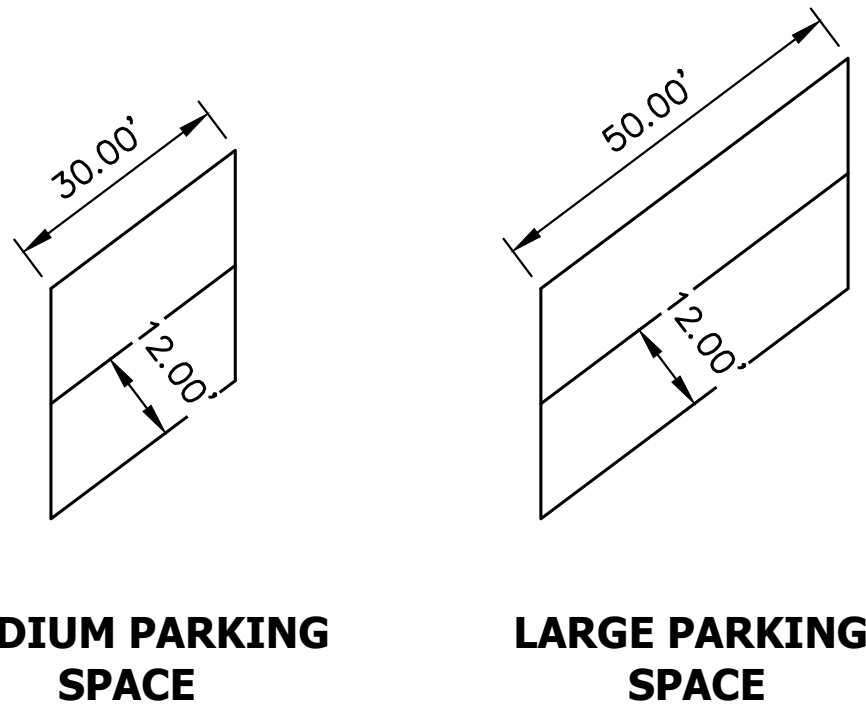
JOB NO. 25305.00

# 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**

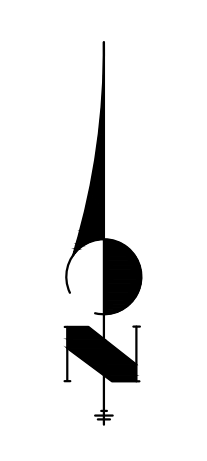
**LEGEND**

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



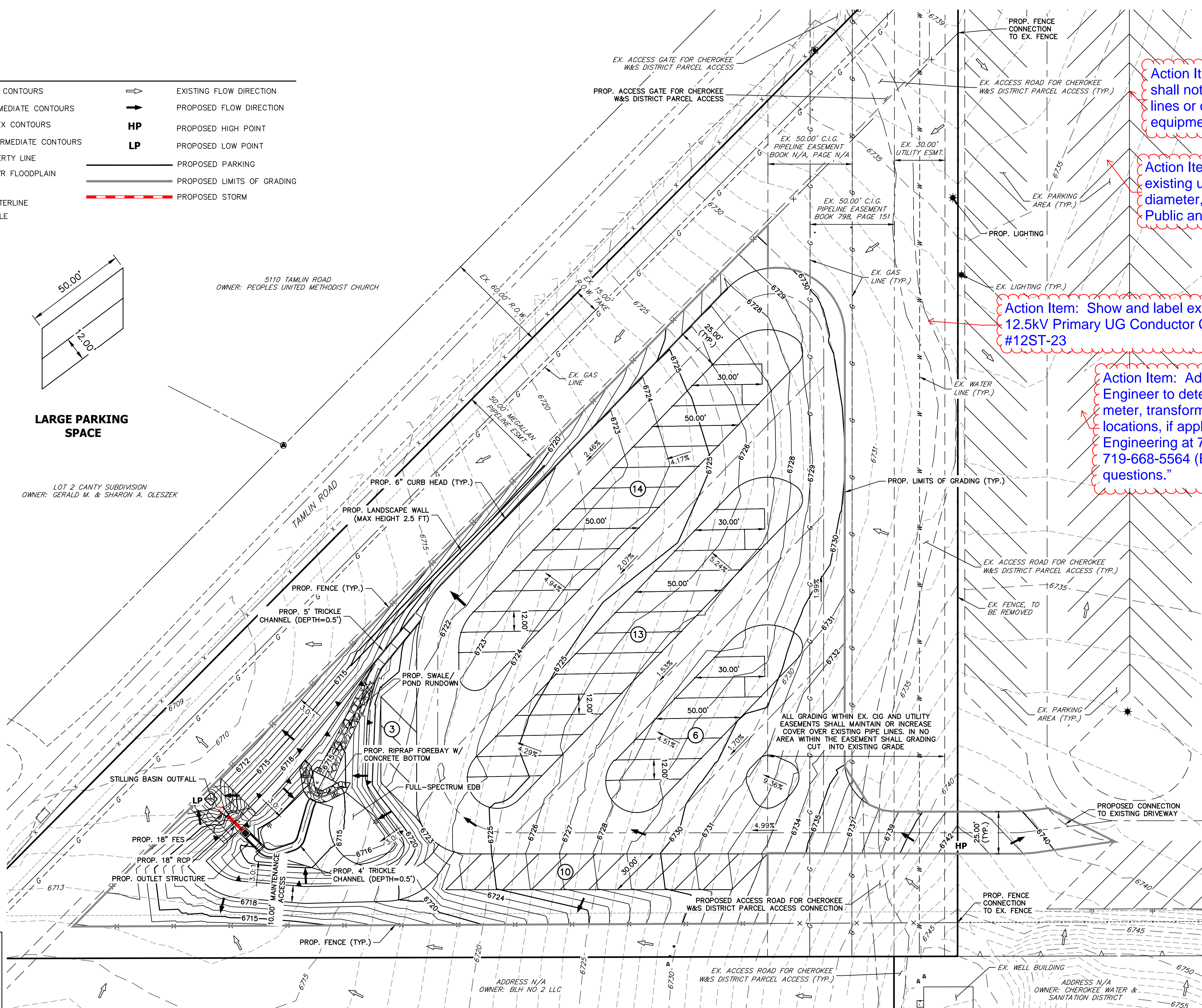
**MEDIUM PARKING SPACE**

**LARGE PARKING SPACE**



30 15 0 30 60  
 ORIGINAL SCALE: 1" = 30'

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Action Item: Add note "Fencing shall not stop access to utility lines or conflict with utility equipment."

Action Item: Show and label all existing utility service lines with diameter, material, and either Public and/or private.

Action Item: Show and label existing 12.5kV Primary UG Conductor CSU #12ST-23

Action Item: Add note "CSU Field Engineer to determine final gas/electric meter, transformer and service line locations, if applicable. Contact Field Engineering at 719-668-4985 (Gas) or 719-668-5564 (Electric) with any questions."

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PREPARED FOR  
**TAMLIN STORAGE LLC**  
 57 NEWPORT CIRCLE UNIT B  
 COLORADO SPRINGS, CO 80906  
 PARKER SAMELSON  
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**J.R. ENGINEERING**  
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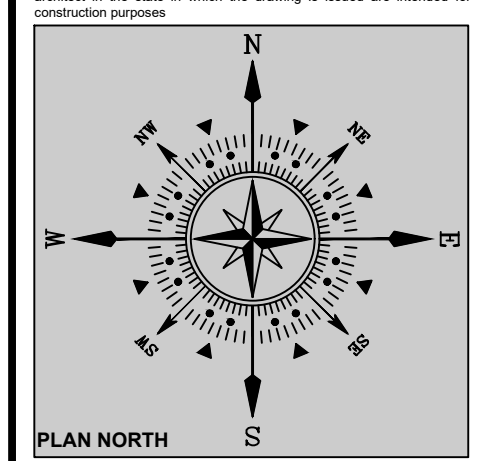
NO.	REVISION	BY	DATE

H-SCALE	1"=30'	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				09/25/24	PAL	PAL	



RV STORAGE PROJECT  
 TAMLIN ROAD  
 SITE PLAN

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 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	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

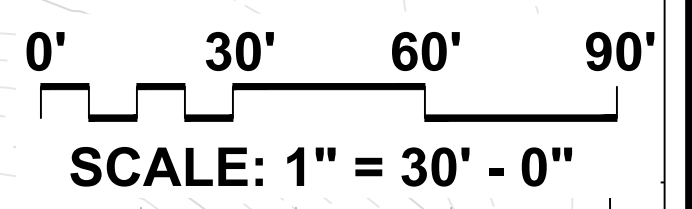
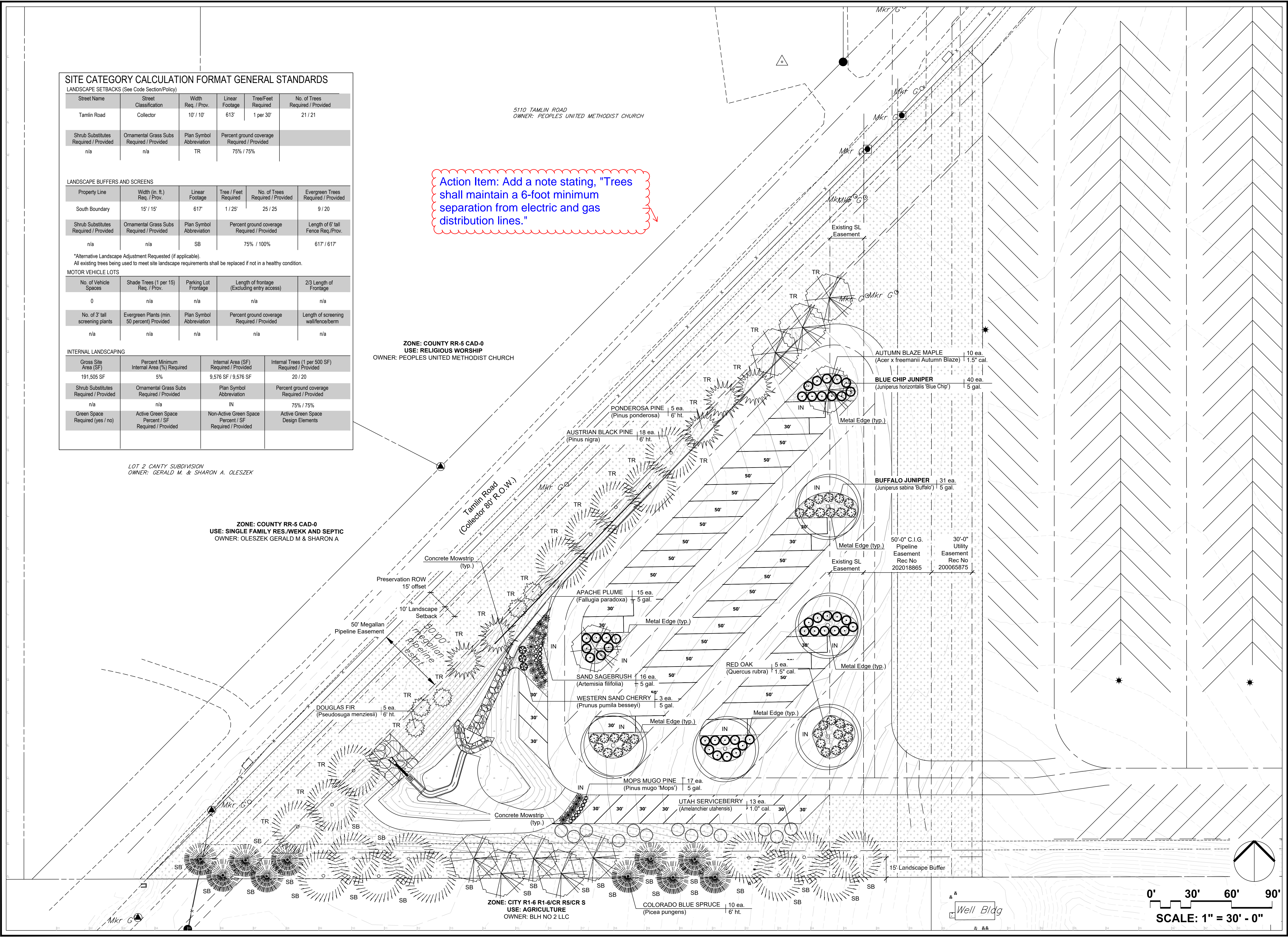
ZONE: COUNTY RR-5 CAD-0  
 USE: SINGLE FAMILY RES./WEKK AND SEPTIC  
 OWNER: OLESZEK GERALD M & SHARON A

5110 TAMLIN ROAD  
 OWNER: PEOPLES UNITED METHODIST CHURCH

Action Item: Add a note stating, "Trees shall maintain a 6-foot minimum separation from electric and gas distribution lines."

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

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



**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" H.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	5	[PO]		PONDEROSA PINE (Pinus ponderosa)	60-80' / 30-40'	6" H.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	5	[DO]		DOUGLAS FIR (Pseudotsuga menziesii)	90-100' / 15-20'	6" H.	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" H.	B&B Nursery Grown. Size to meet or exceed AAN. min. size

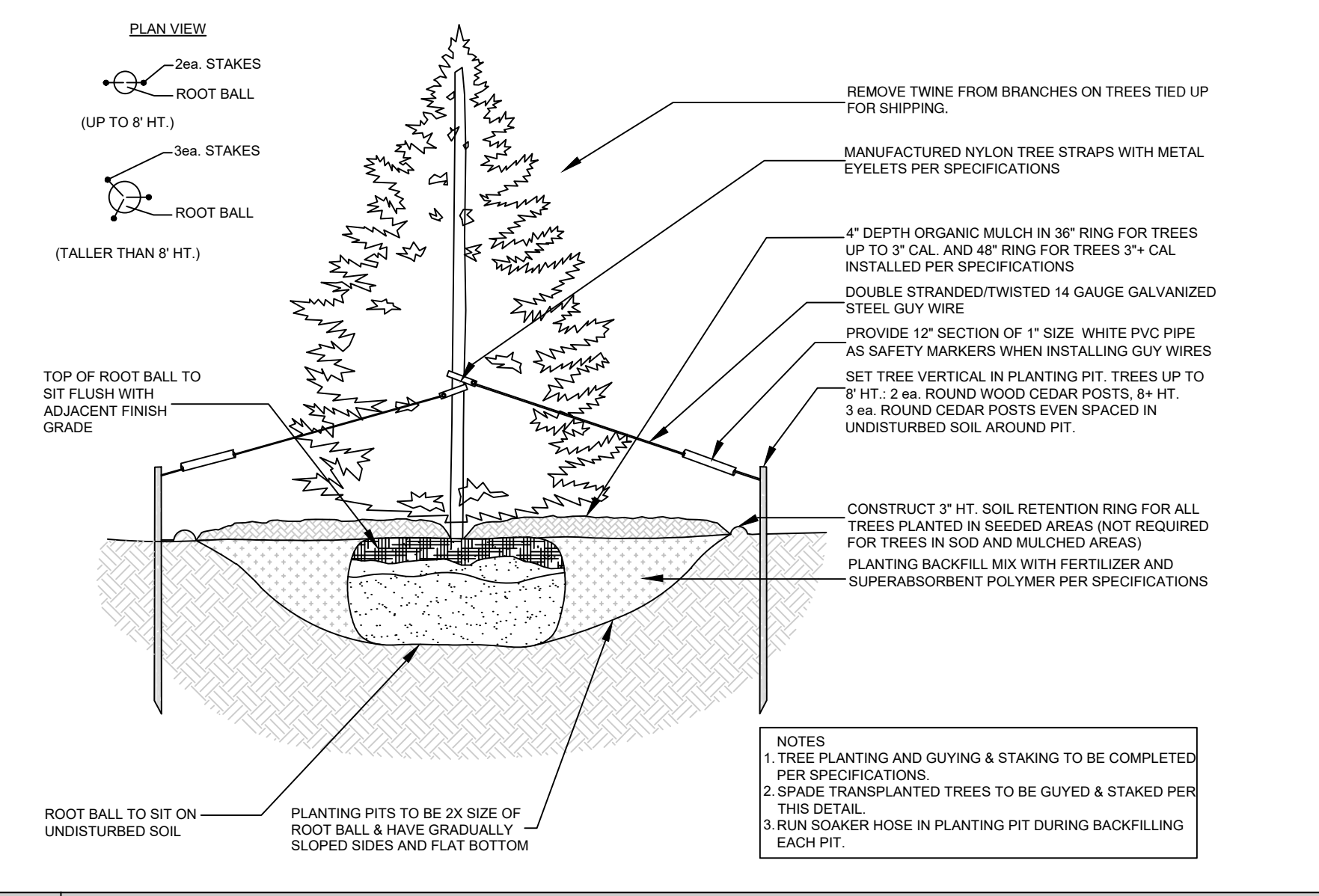
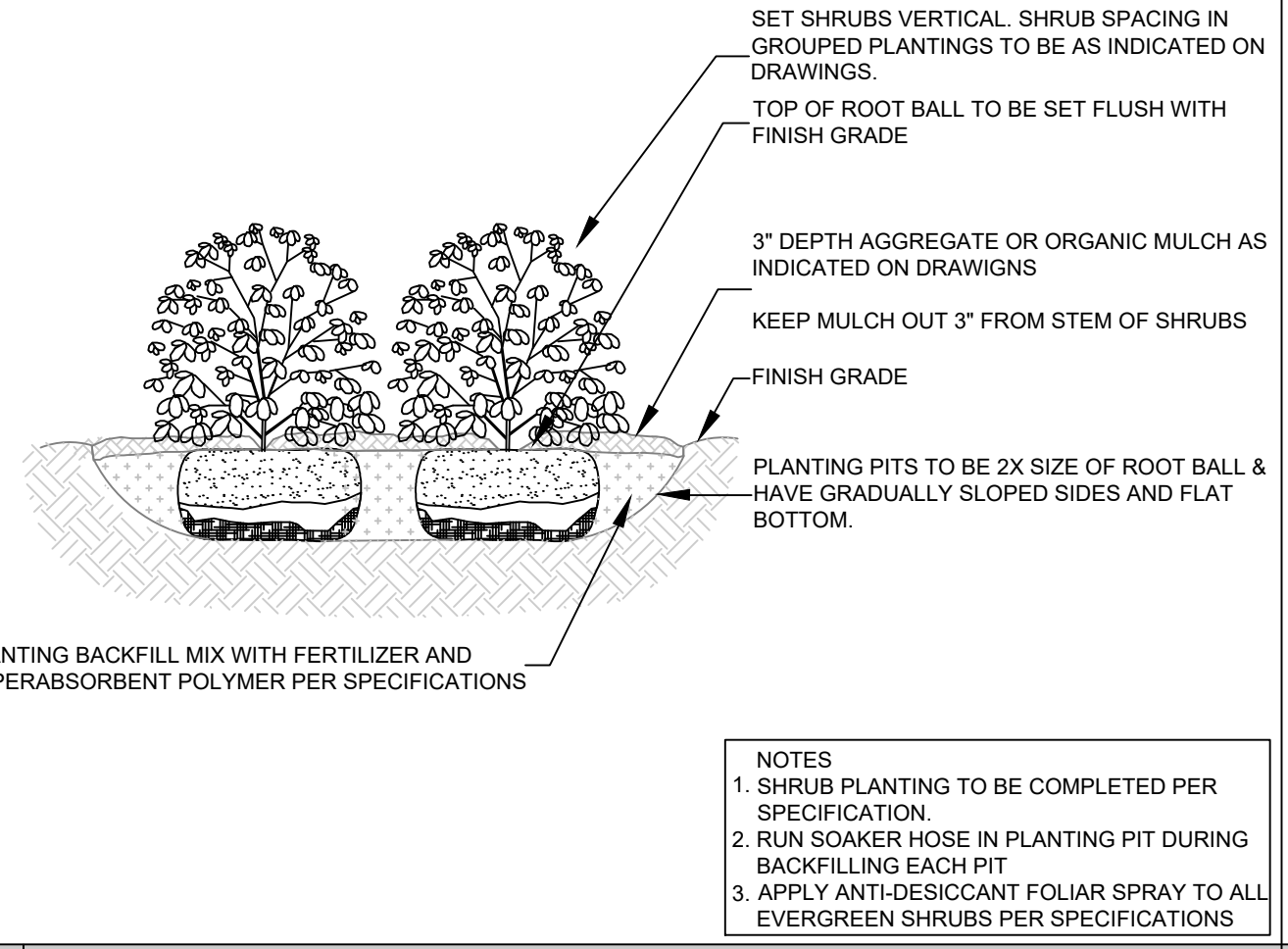
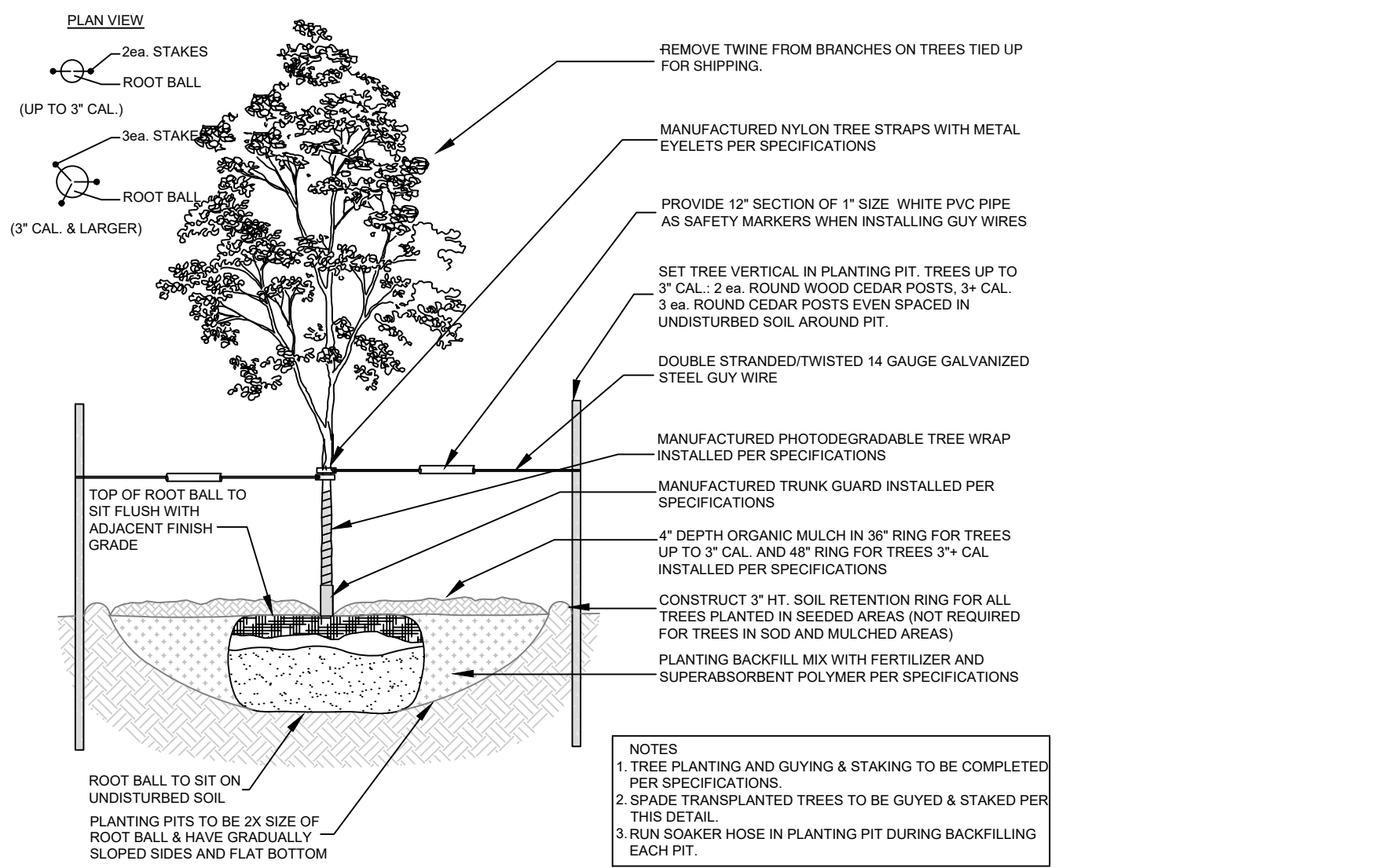
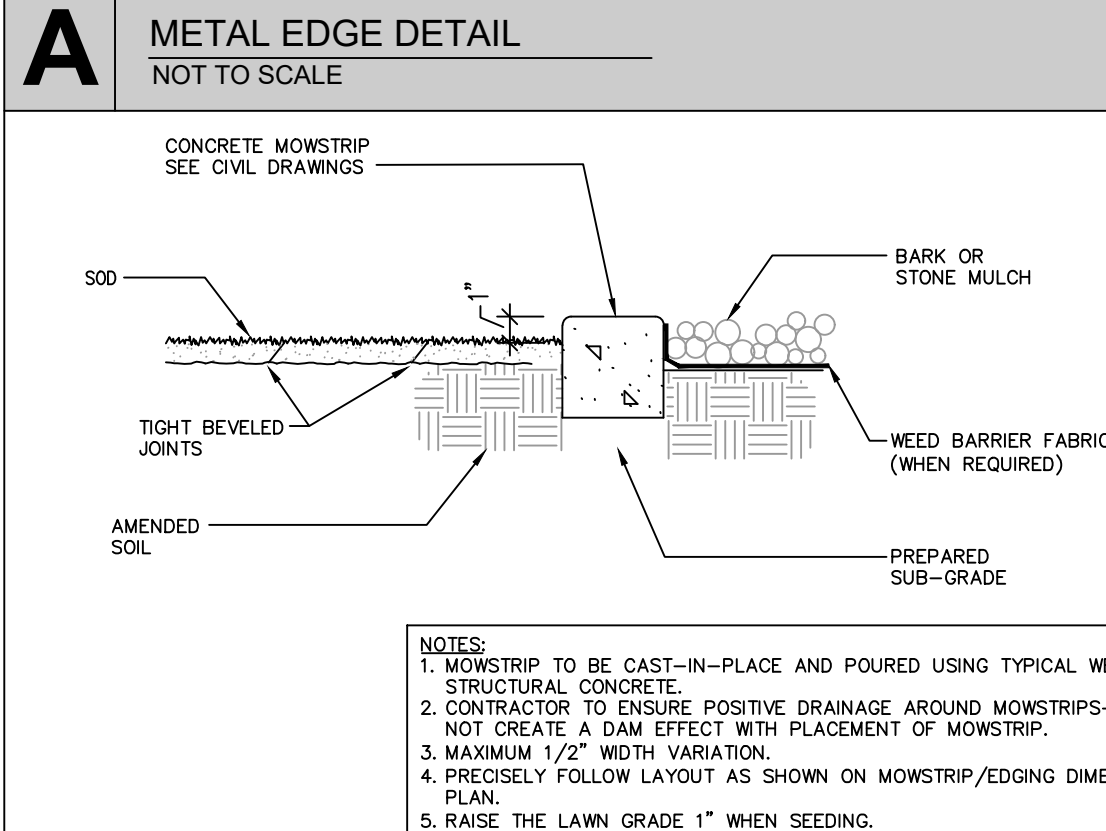
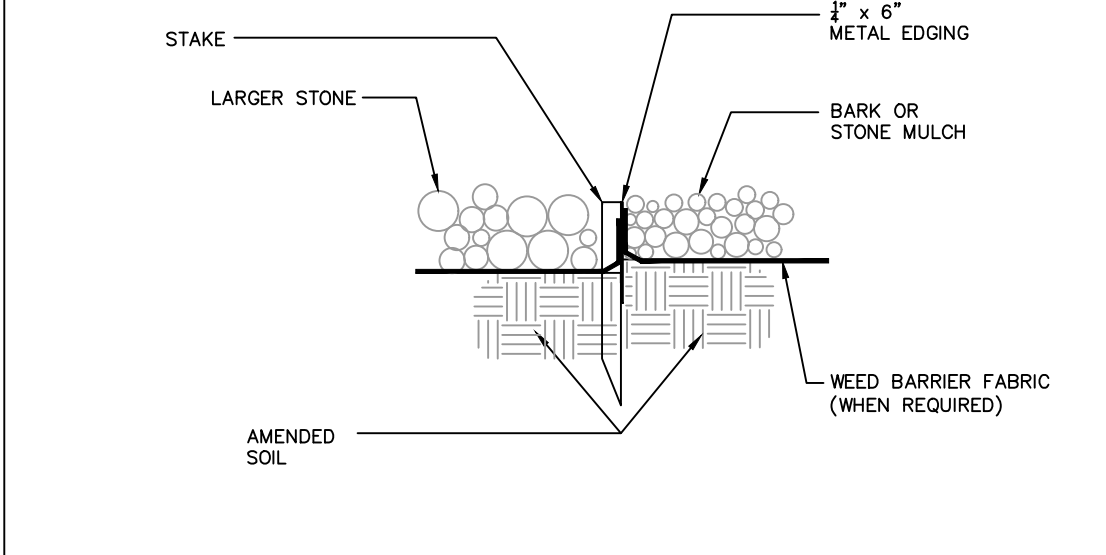
SHRUBS							
SYM.	QTY.	KEY	DROUGHT TOLERANT DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	16	[SS]		SAND SAGEBRUSH (Artemisia filifolia)	1-5' / 2-3'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	15	[AP]		APACHE PLUME (Silphium laciniatum)	3-6' / 2-4'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	17	[MO]		MOPS MUDD PINE (Pinus murrayana)	2-3' / 2-3'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	3	[CH]		WESTERN SAND CHERRY (Prunus pumila betulae)	4-7' / 4-6'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	40	[BC]		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:**

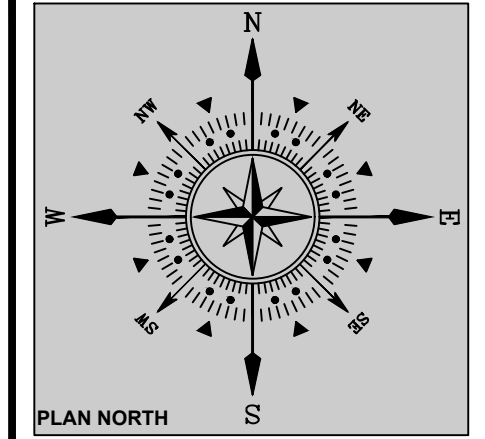
SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
	IDAHO CEDAR WOOD MULCH; UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] AREA : 537 SQUARE FEET.
	NATIVE SEED (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 SEEDED 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.
- 6"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED 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 SEEDED 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.



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PLAN NORTH

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

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

NOTES:

SHEET TITLE:  
**LANDSCAPE DETAILS**

PLAN SCALE: 1"=20'0"

SHEET NO.

**LS2.0**

2 of 2 SHEETS

REVIEWING AGENCY FILE NO.

APPROVAL: