

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 JANUARY 2025

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

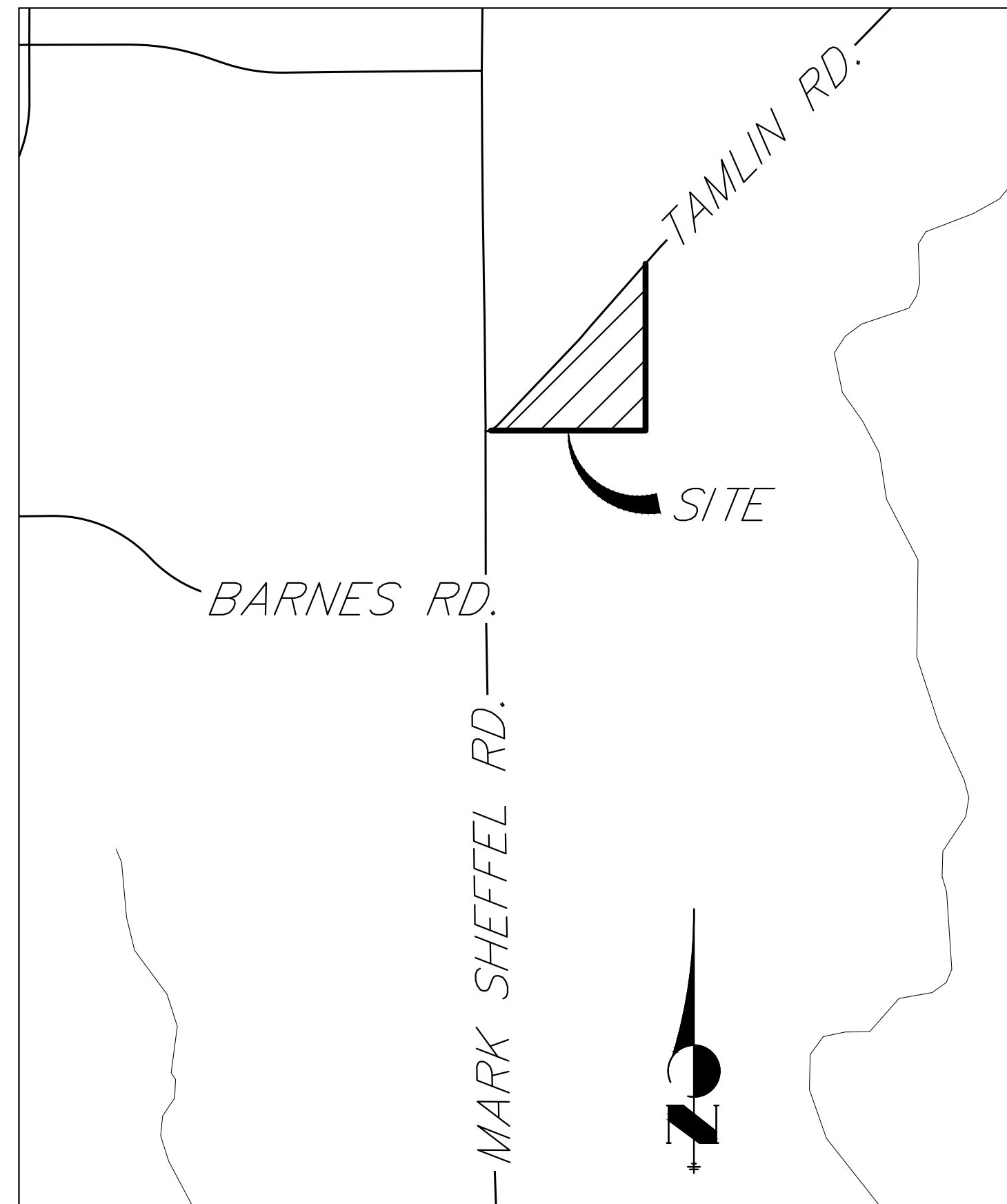
- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- WITHIN THE 50' RESIDENTIAL ZONE DISTRICT SETBACK, STORED VEHICLES SHALL NOT EXCEED THE HEIGHT OF THE FENCE.

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



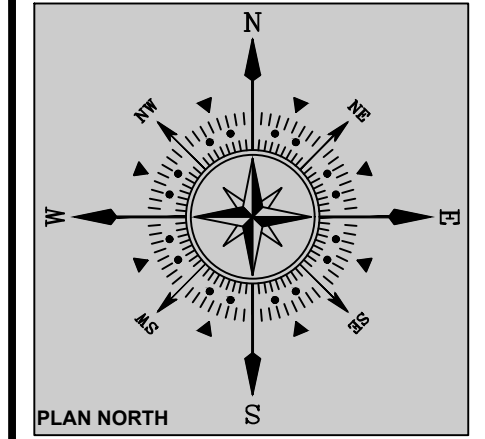
Central 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

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

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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.



PROJECT NAME: TAMLIN RV STORAGE
 PROJECT ADDRESS: 5080 TAMLIN ROAD
 COLORADO SPRINGS, COLORADO 80923
 TSN: 5321002001
 CURRENT ZONING: COMMUNITY SERVICES (CS)
 SITE AREA: 3.45 ACRES
 PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE PREPARED: AUG 28, 2024
 DESIGNED BY: GEM
 CHECKED BY: WFG
 REVISIONS:
 DATE BY: DESCRIPTION:
 1/2/25 GEM COMMENTS

NOTES:
 SHEET TITLE:
 LANDSCAPE PLAN
 PLAN SCALE: 1"=30'-0"
 SHEET NO.
 LS1.0
 1 OF 2 SHEETS
 REVIEWING ARCHITECT FILE NO.
 PPR2437

SITE CATEGORY CALCULATION FORMAT GENERAL STANDARDS

LANDSCAPE SETBACKS (See Code Section/Policy)

Street Name	Street Classification	Width 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

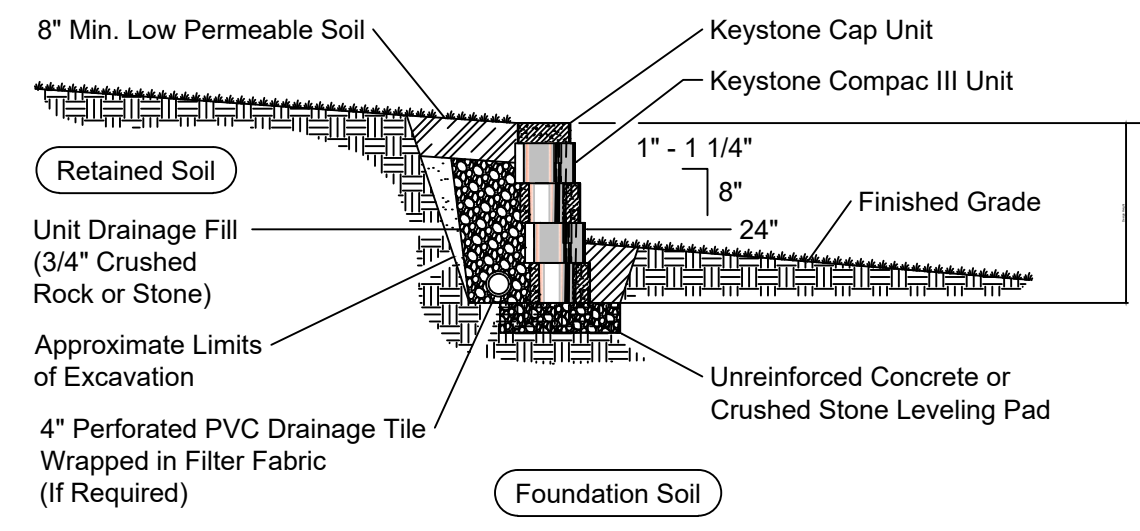
No. of 3' tall screening plants	Evergreen Plants (min. 50 percent) Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided	Length of screening wall/fence/berm
n/a	n/a	n/a	n/a	n/a

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

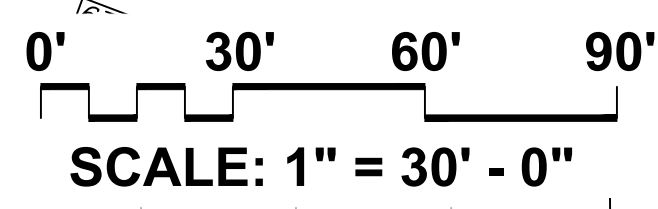
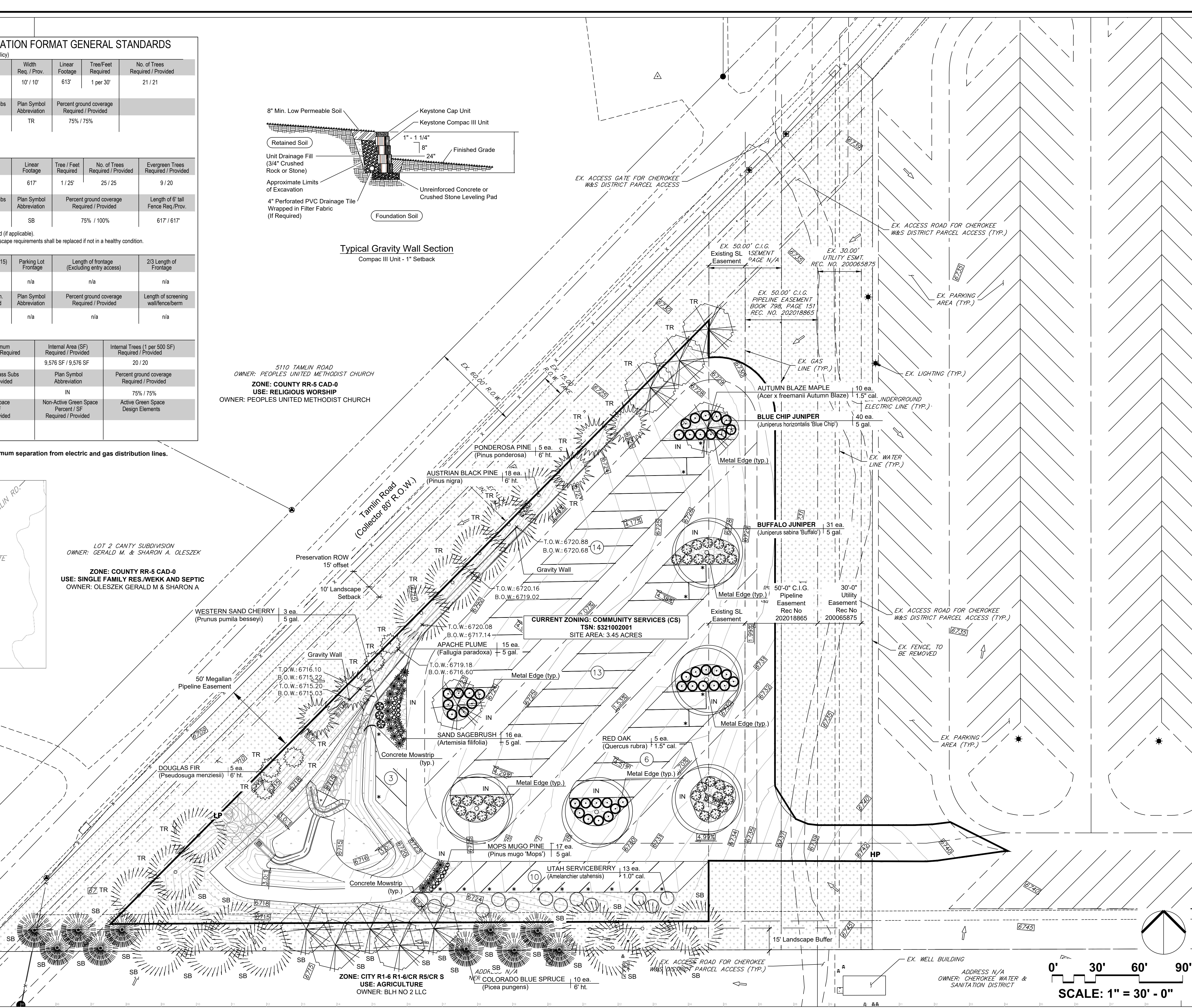
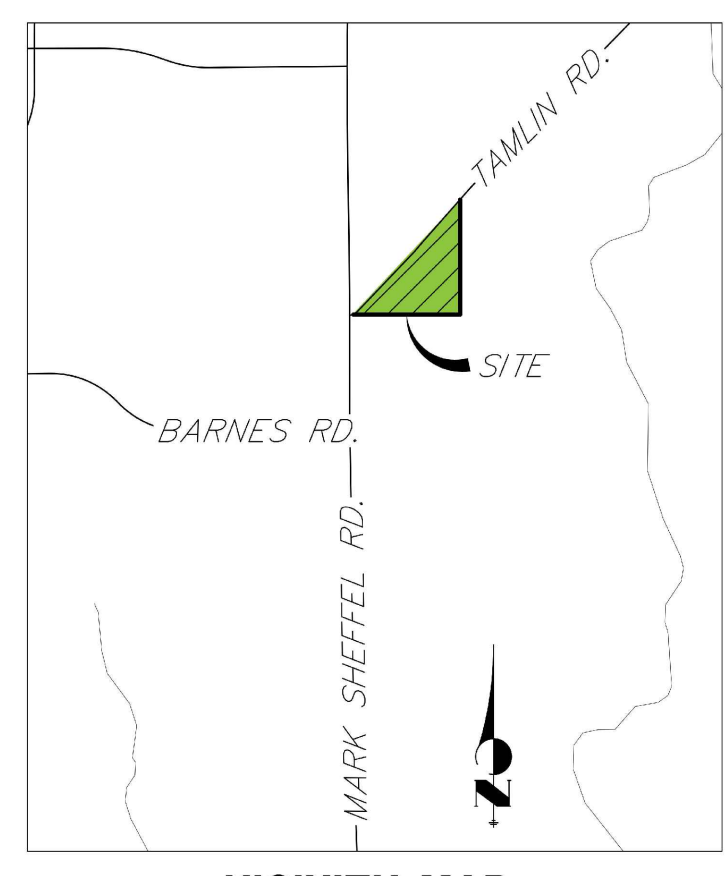


5110 TAMLIN ROAD
 OWNER: PEOPLES UNITED METHODIST CHURCH
ZONE: COUNTY RR-5 CAD-0
USE: RELIGIOUS WORSHIP
 OWNER: PEOPLES UNITED METHODIST CHURCH

LOT 2 CANTY SUBDIVISION
 OWNER: GERALD M. & SHARON A. OLESZEK
ZONE: COUNTY RR-5 CAD-0
USE: SINGLE FAMILY RES./WEEK AND SEPTIC
 OWNER: OLESZEK GERALD M & SHARON A

CURRENT ZONING: COMMUNITY SERVICES (CS)
TSN: 5321002001
SITE AREA: 3.45 ACRES

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

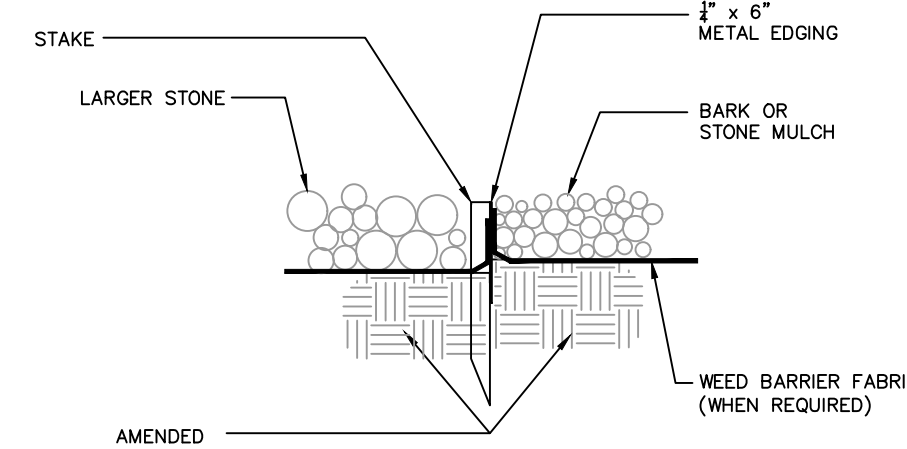
SHRUBS							
SYM.	QTY.	KEY	DROUGHT TOLERANT / DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	16	[SS]		SAND SAGEBRUSH (Artemisia filifolia)	1-5' 2-3'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	15	[AP]		APACHE PLUME (Platylophus grandis)	3-6' 3-4'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	17	[MO]		MOP'S MUGO PINE (Pinus mugo 'Mops')	2-3' 2-3'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	3	[WC]		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:

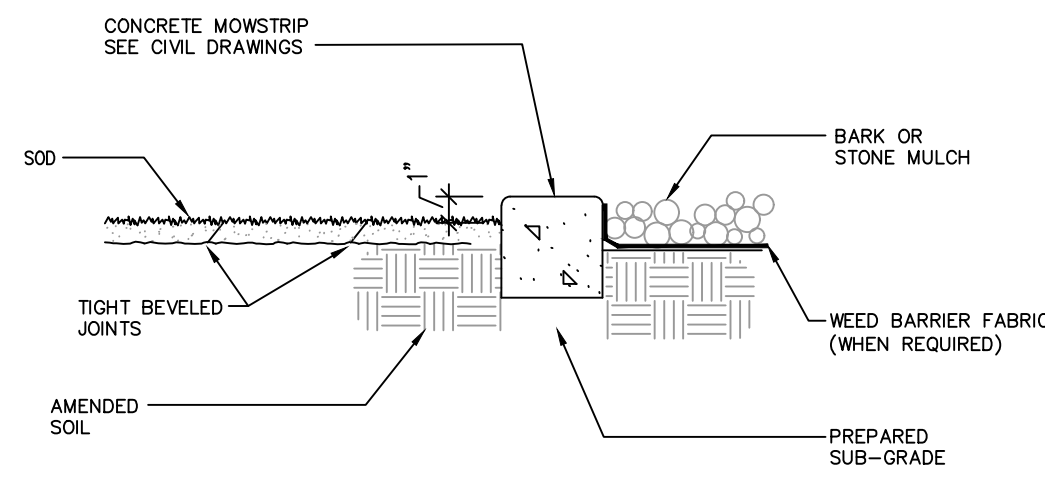
SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] AREA : 537 SQUARE FEET.
	NATIVE SEED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

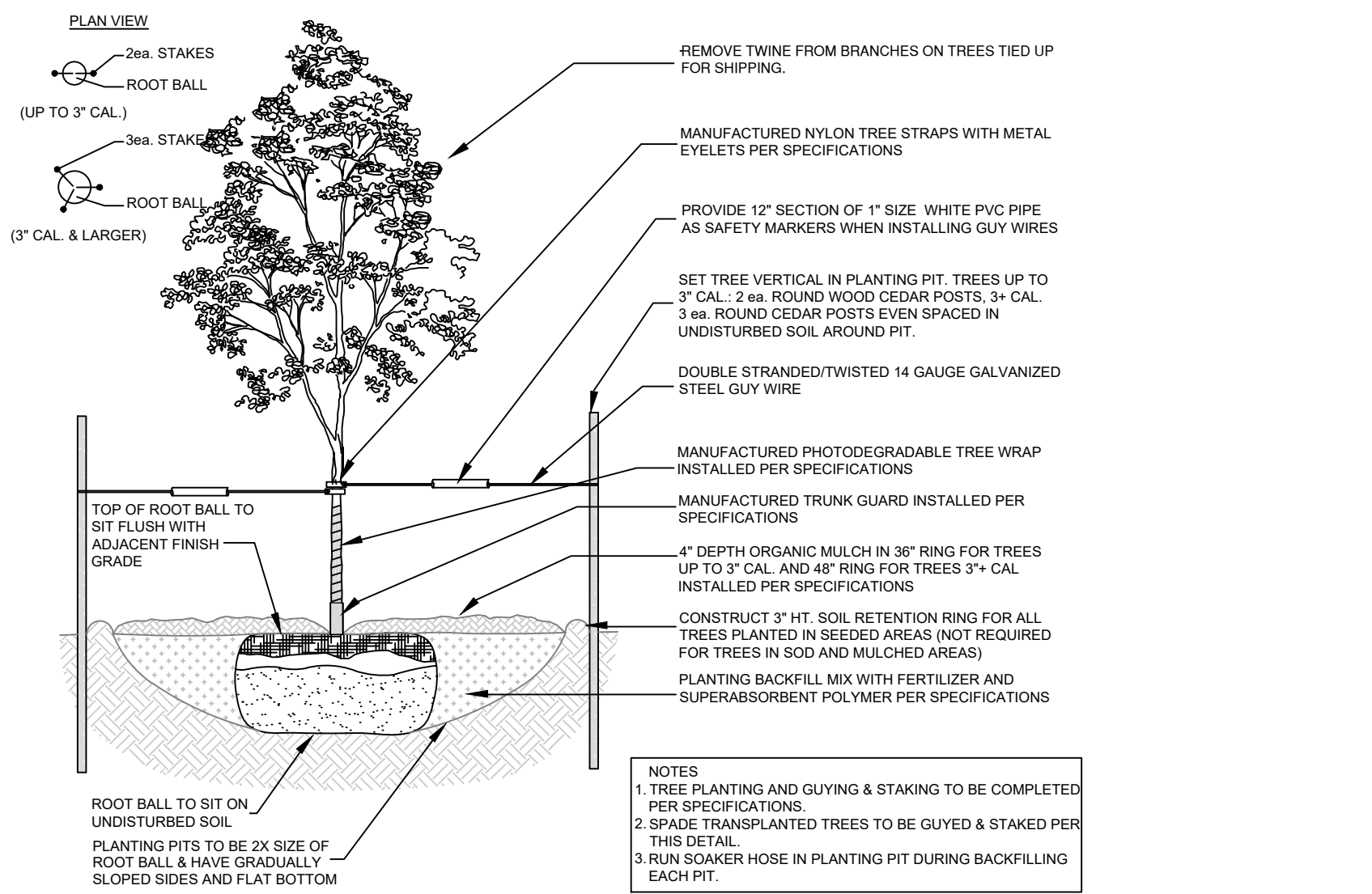


A METAL EDGE DETAIL
NOT TO SCALE

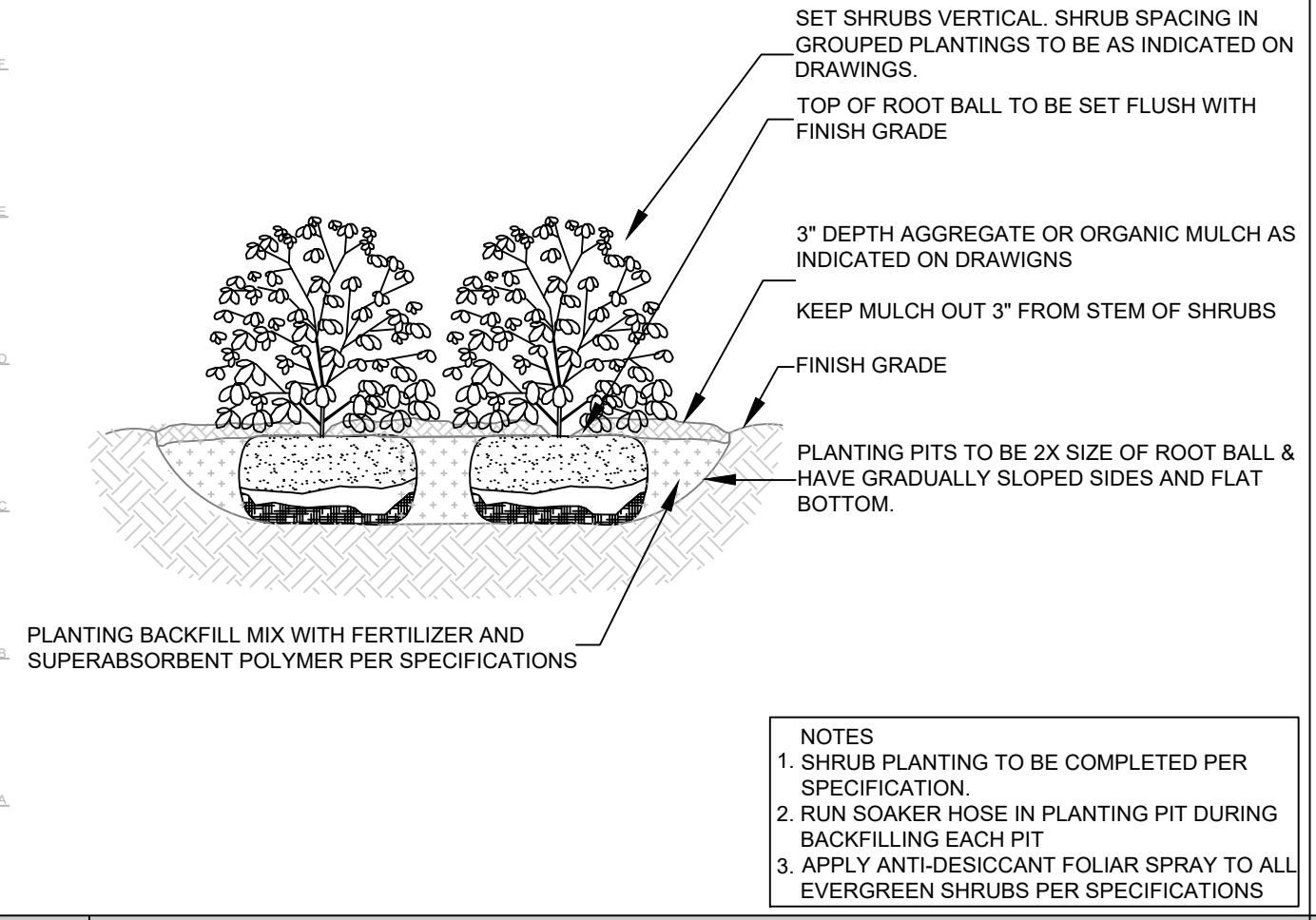


B CONCRETE MOWSTRIP
NOT TO SCALE

- NOTES:**
- MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
 - CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
 - MAXIMUM 1/2" WIDTH VARIATION.
 - PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.
 - RAISE THE LAWN GRADE 1" WHEN SEEDING.

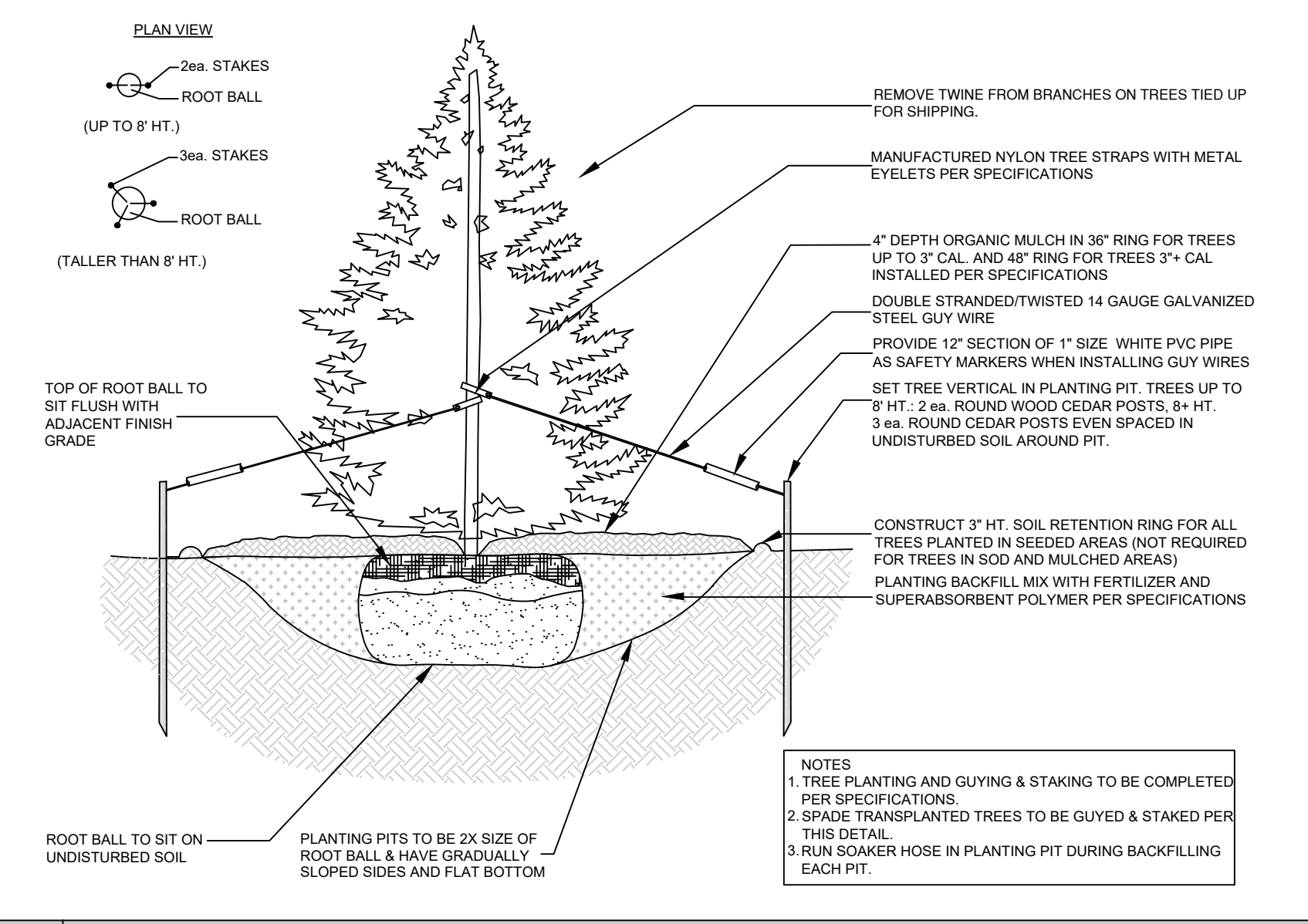


C DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



D SHRUB PLANTING DETAIL
NOT TO SCALE

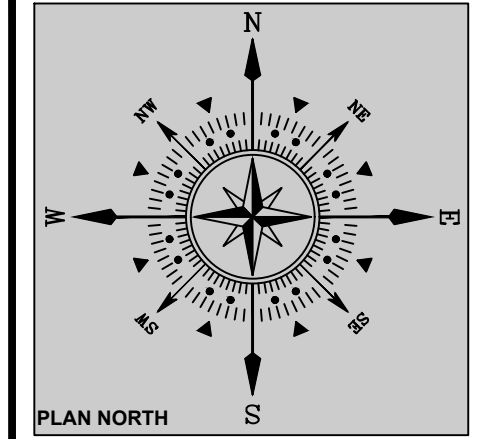
- NOTES:**
- SHRUB PLANTING TO BE COMPLETED PER SPECIFICATION.
 - RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT
 - APPLY ANTI-DESICCANT FOLIAR SPRAY TO ALL EVERGREEN SHRUBS PER SPECIFICATIONS



E EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- TREE PLANTING AND GUYING & STAKING TO BE COMPLETED PER SPECIFICATIONS.
 - SPACE TRANSPLANTED TREES TO BE GUYED & STAKED PER THIS DETAIL.
 - RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT.

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PROJECT ADDRESS: 5080 TAMLIN ROAD
COLORADO SPRINGS, COLORADO 80923
TSN: 5321002801
CURRENT ZONING: COMMUNITY SERVICES (CS)
SITE AREA: 3.45 ACRES
PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE PREPARED: AUG 28, 2024

REVISIONS:	DATE:	BY:	DESCRIPTION:
1/2/25	GEM		COMMENTS

NOTES:

SHEET TITLE:
LANDSCAPE DETAILS

PLAN SCALE: 1"=20'0"

SHEET NO.

LS2.0

APPROVAL: