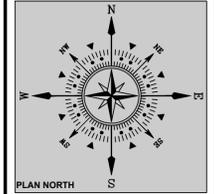


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 Only drawings which bear the official stamp of the licensed landscape architect in the state in which the drawing is issued are intended for construction purposes.



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.  
 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

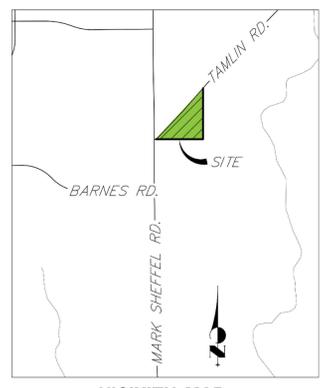
  

Shrub Substitutes Required / Provided	Ornamental Grass Subs Required / Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided
n/a	n/a	IN	75% / 75%

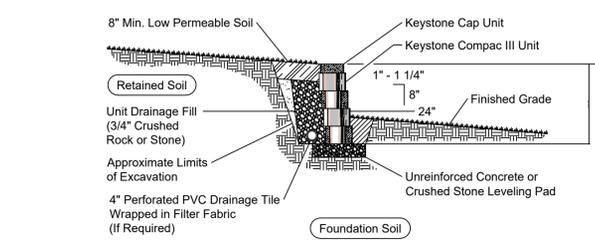
  

Green Space Required (yes / no)	Active Green Space Percent / SF Required / Provided	Non-Active Green Space Percent / SF Required / Provided	Active Green Space Design Elements

Note: Trees shall maintain a 6-foot minimum separation from electric and gas distribution lines.

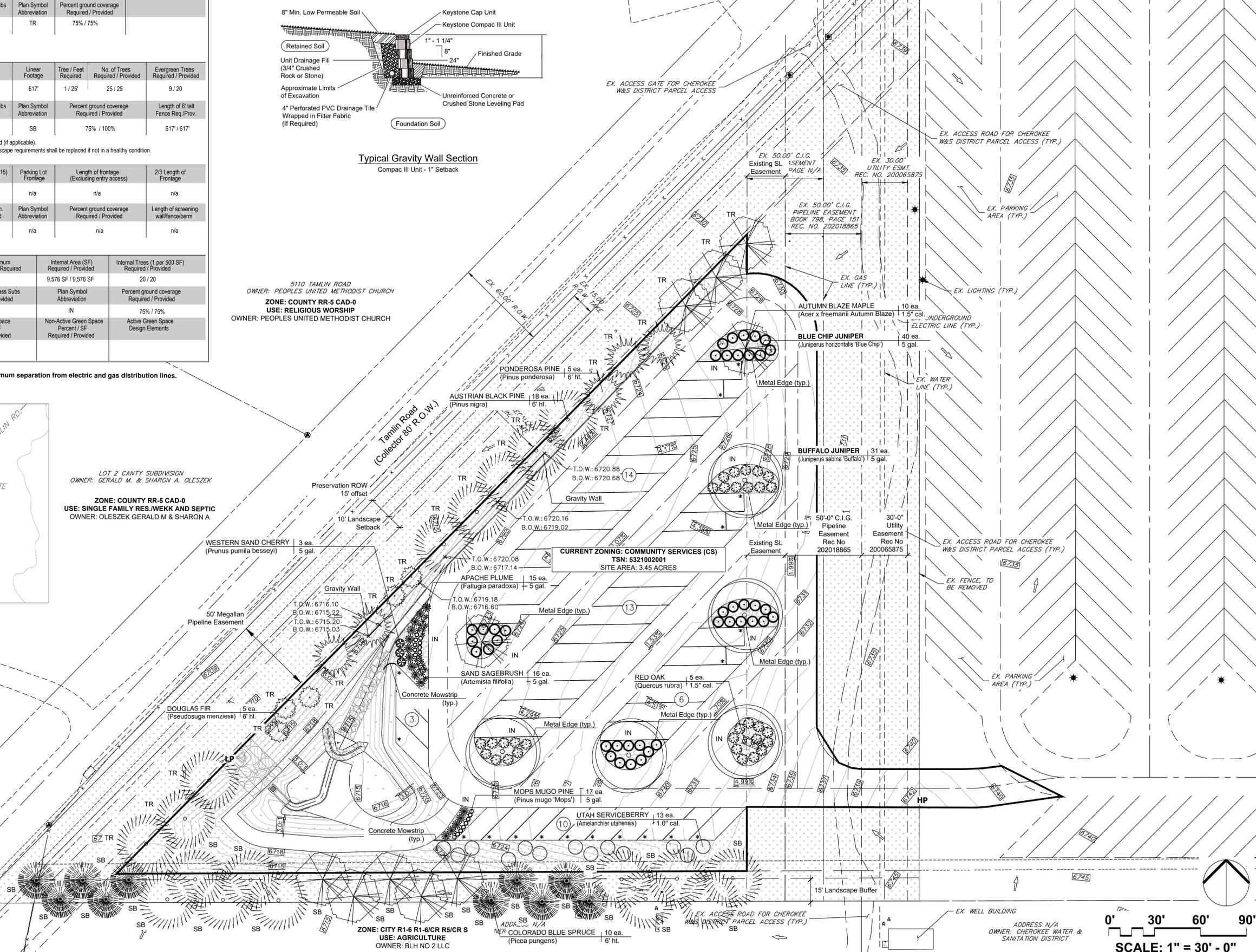


LOT 2 CANTY SUBDIVISION  
 OWNER: GERALD M. & SHARON A. OLESZEK  
 ZONE: COUNTY RR-5 CAD-0  
 USE: SINGLE FAMILY RES./WEEK AND SEPTIC  
 OWNER: OLESZEK GERALD M & SHARON A



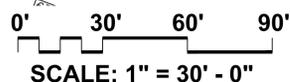
Typical Gravity Wall Section  
 Compac III Unit - 1" Setback

5110 TAMLIN ROAD  
 OWNER: PEOPLES UNITED METHODIST CHURCH  
 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

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



**LANDSCAPE SCHEDULE (Outlying Areas):**  
Planting Schedule:

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

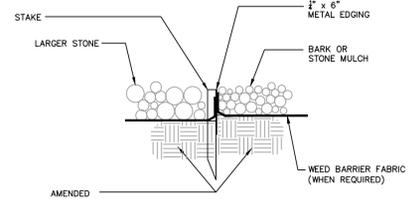
SYM.	QTY.	KEY	DROUGHT TOLERANT / DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	16	[SS]		SAND SAGEBRUSH (Artemisia filifolia)	1-5' 2-3'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	15	[AP]		APACHE PLUME (Platylophus grandis)	3-6' 2-4'	5 gal.	Container Grown.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

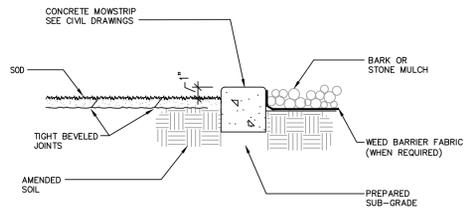
SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] AREA : 537 SQUARE FEET.
	NATIVE SEED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

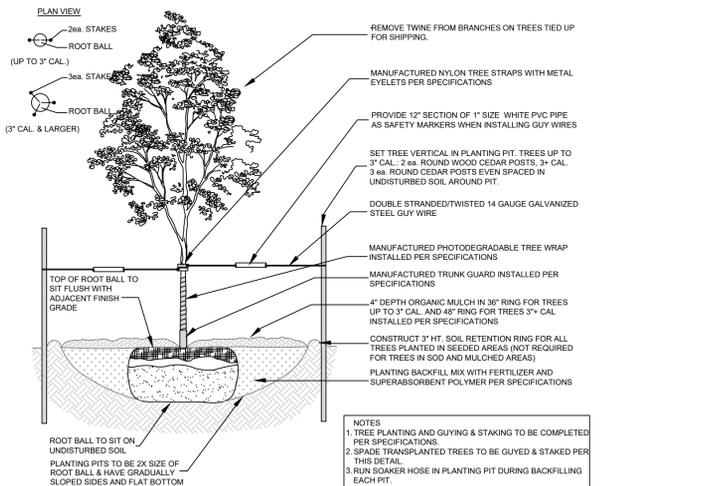


**A METAL EDGE DETAIL**  
NOT TO SCALE

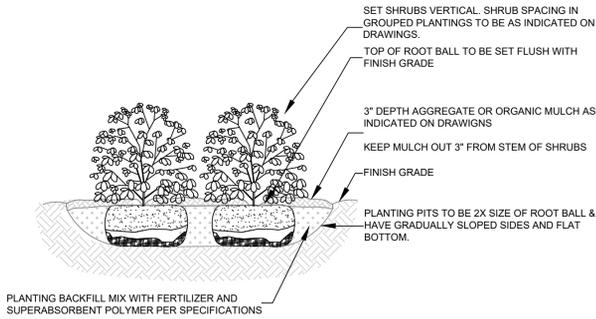


**B CONCRETE MOWSTRIP**  
NOT TO SCALE

- 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.

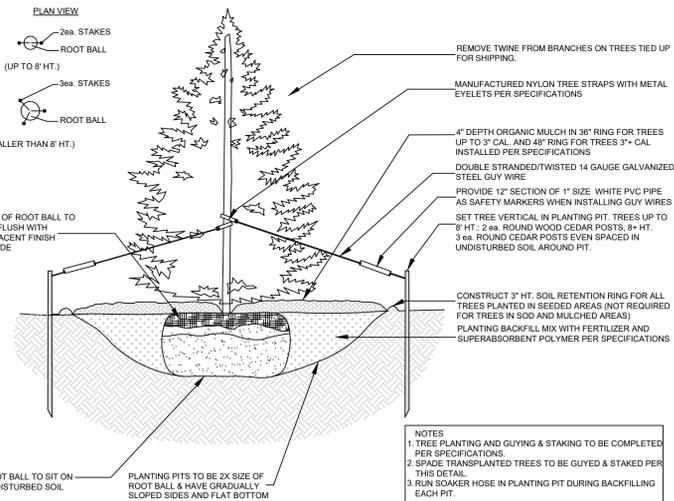


**C DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



**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

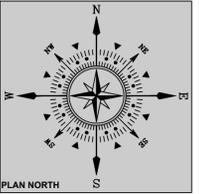


**E EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

- 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.

APPROVAL:

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

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**

2 of 2 SHEETS

REVIEWING AGENCY FILE NO.  
**PPR2437**