

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

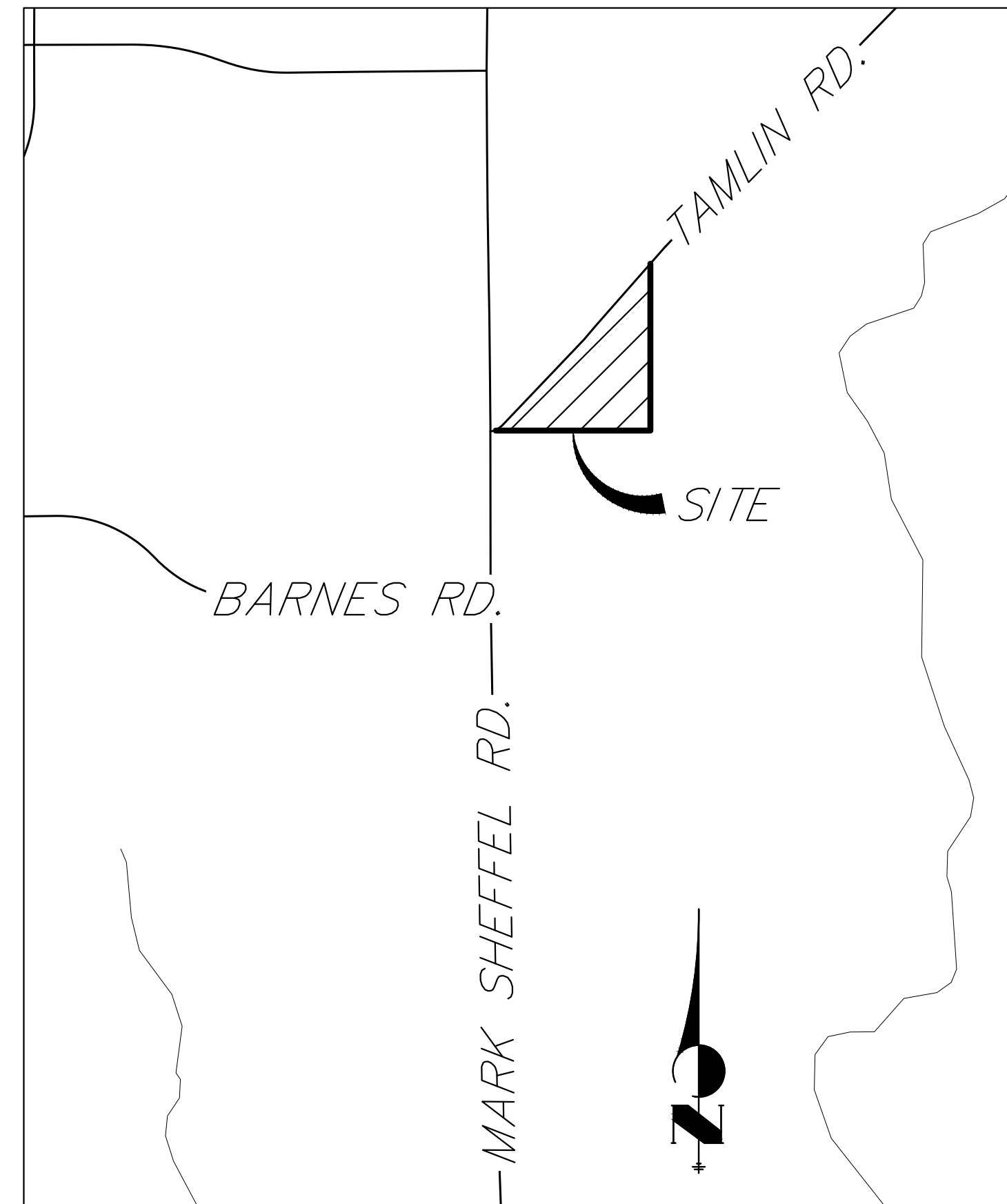
- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- WITHIN THE 50' RESIDENTIAL ZONE DISTRICT SETBACK, STORED VEHICLES SHALL NOT EXCEED THE HEIGHT OF THE FENCE.

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.

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
 Centennial 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



Know what's below.
 Call before you dig.

RV STORAGE PROJECT TAMLIN ROAD

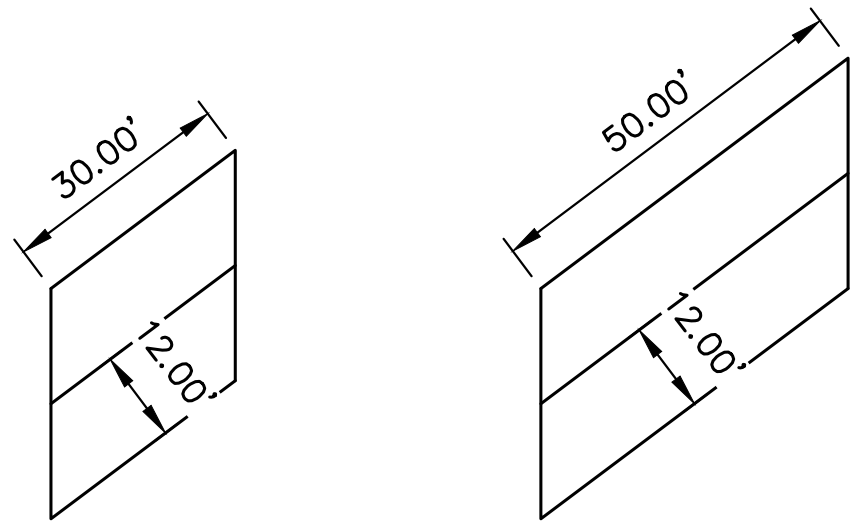
5080 TAMLIN ROAD

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

SITE PLAN

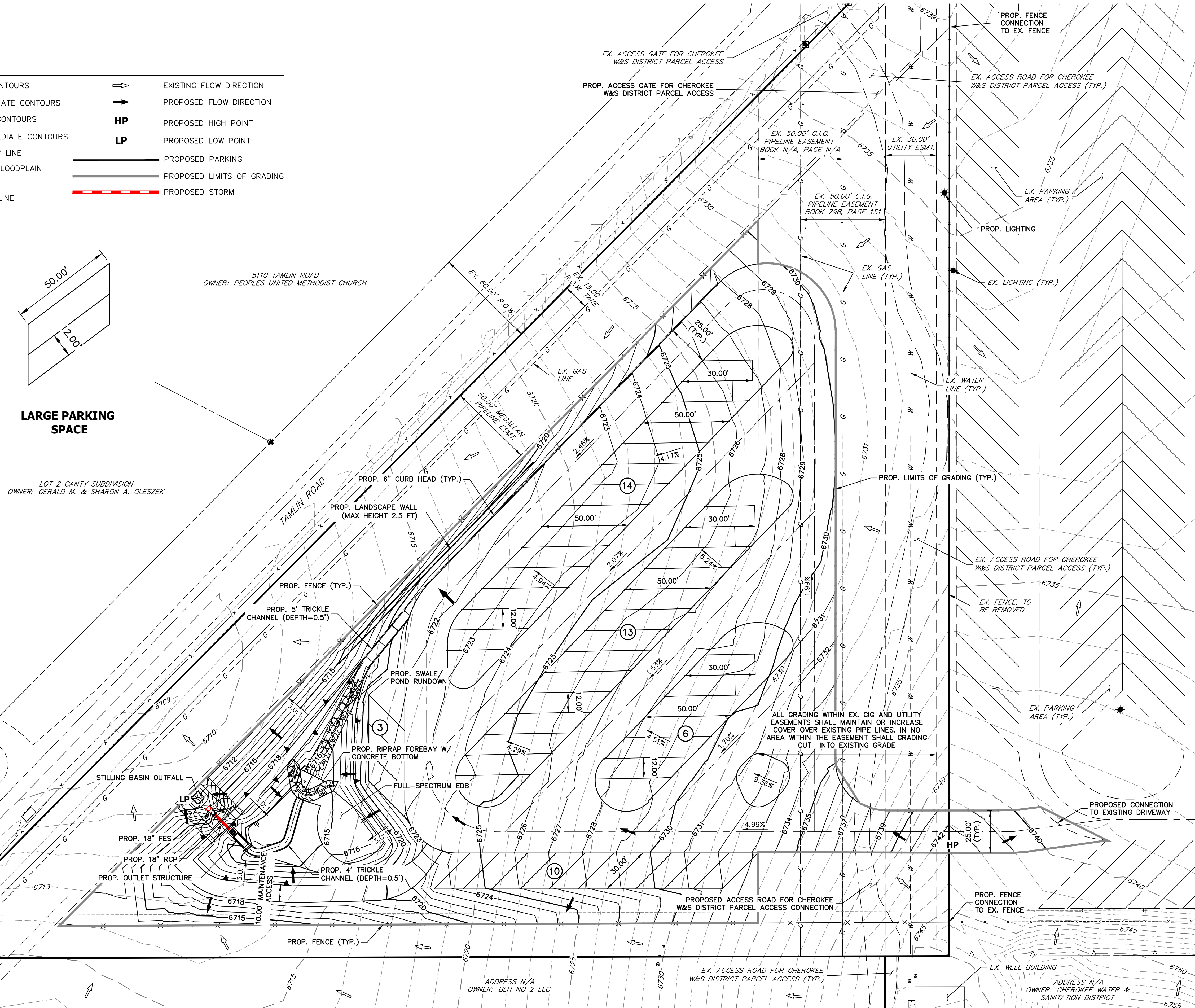
LEGEND

- | | | | |
|-------------|--------------------------------|-----------|----------------------------|
| ---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 |
| ---100YR--- | EXISTING 100-YR FLOODPLAIN | --- | PROPOSED LIMITS OF GRADING |
| --- | PROPOSED ROW | --- | PROPOSED STORM |
| --- | PROPOSED CENTERLINE | --- | |
| --- | PROPOSED SWALE | --- | |



MEDIUM PARKING SPACE

LARGE PARKING SPACE



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57 NEWPORT CIRCLE UNIT B
COLORADO SPRINGS, CO 80906
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NO.	REVISION	BY	DATE

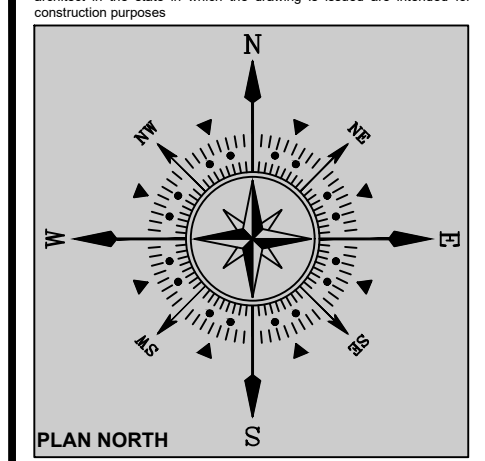
H-SCALE	1"=30'
V-SCALE	N/A
DATE	09/25/24
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	

RV STORAGE PROJECT TAMLIN ROAD SITE PLAN
SHEET 2 OF 2
JOB NO. 25305.00



Know what's below.
Call before you dig.

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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

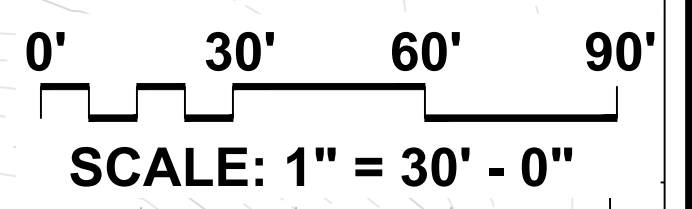
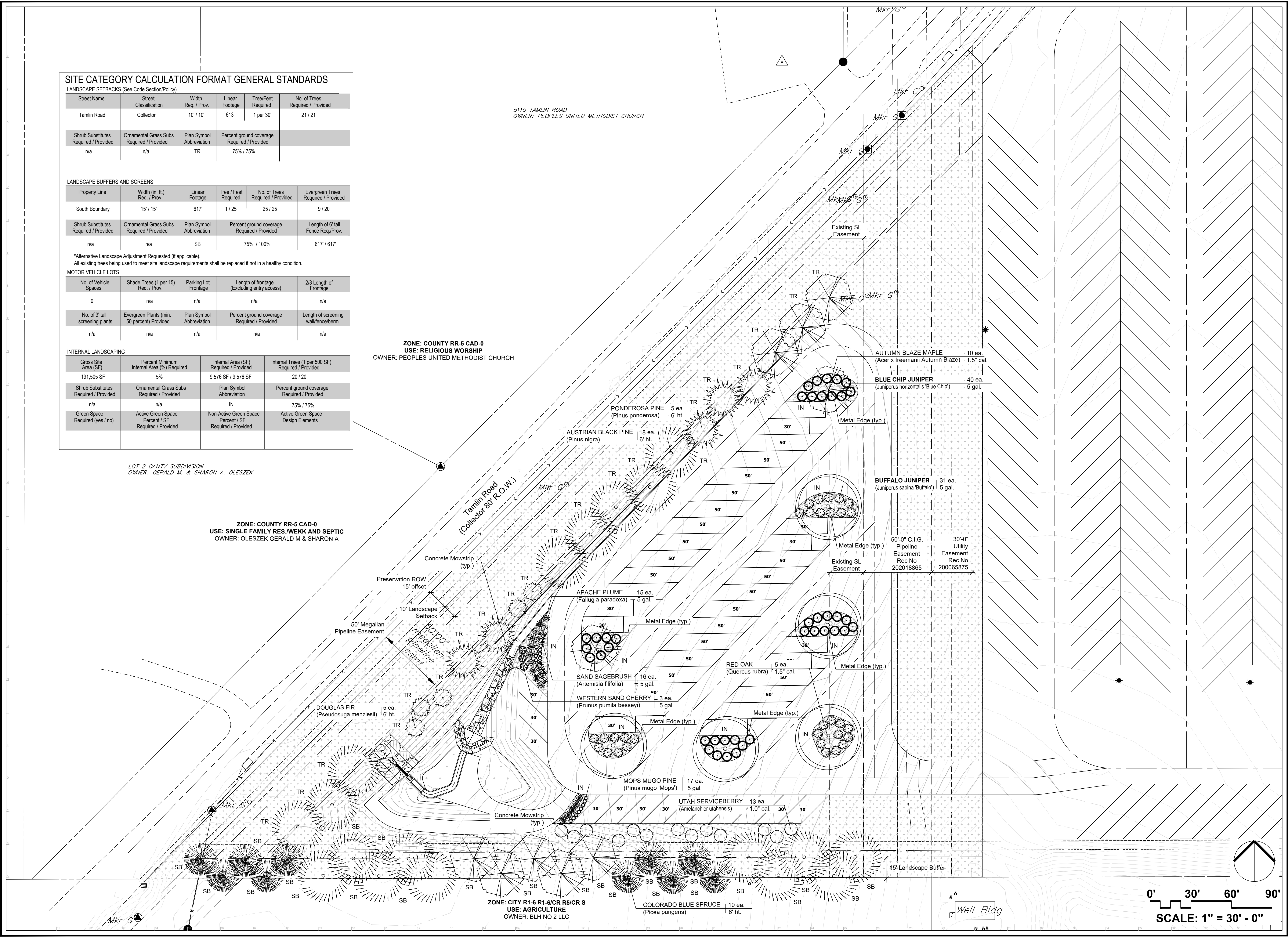
ZONE: COUNTY RR-5 CAD-0
 USE: SINGLE FAMILY RES./WEKK AND SEPTIC
 OWNER: OLESZEK GERALD M & SHARON A

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

5110 TAMLIN ROAD
 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



Well Bldg

