

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS (or Double Frontage Lot Streetcases)						
Street Name or Zone Boundary (elev.)	Street or Zone Boundary Classification	Setback Width (ft.) Req./Prov.	Prop. Line Dimension	Driveway Width	Req. Landscape Dimension (928.99')	
VOLLMER ROAD	NON-ARTERIAL ADJ. TO RESIDENTIAL	15' / 15'	928.99	24'	929'	
Tree/Foot Req.	No. of Trees Req./Prov.	Evergreen Trees Req.(33%) / Prov.	Ornamental Grass Substitutes Required / Provided	Shrub Substitutes Required / Provided	Percent Ground Plane Veg. Req. / Provided	
1 / 15'	62 / 62	21 / 22	n/a	n/a	75% / 78% (483 shrubs provided)	

INTERNAL LANDSCAPING (POND)			
Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
280,025 SF (6.8428 ac)	5%	14,001 / 25,226 (8%)	30 / 0*
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
n/a	0 / 300		75%/75%

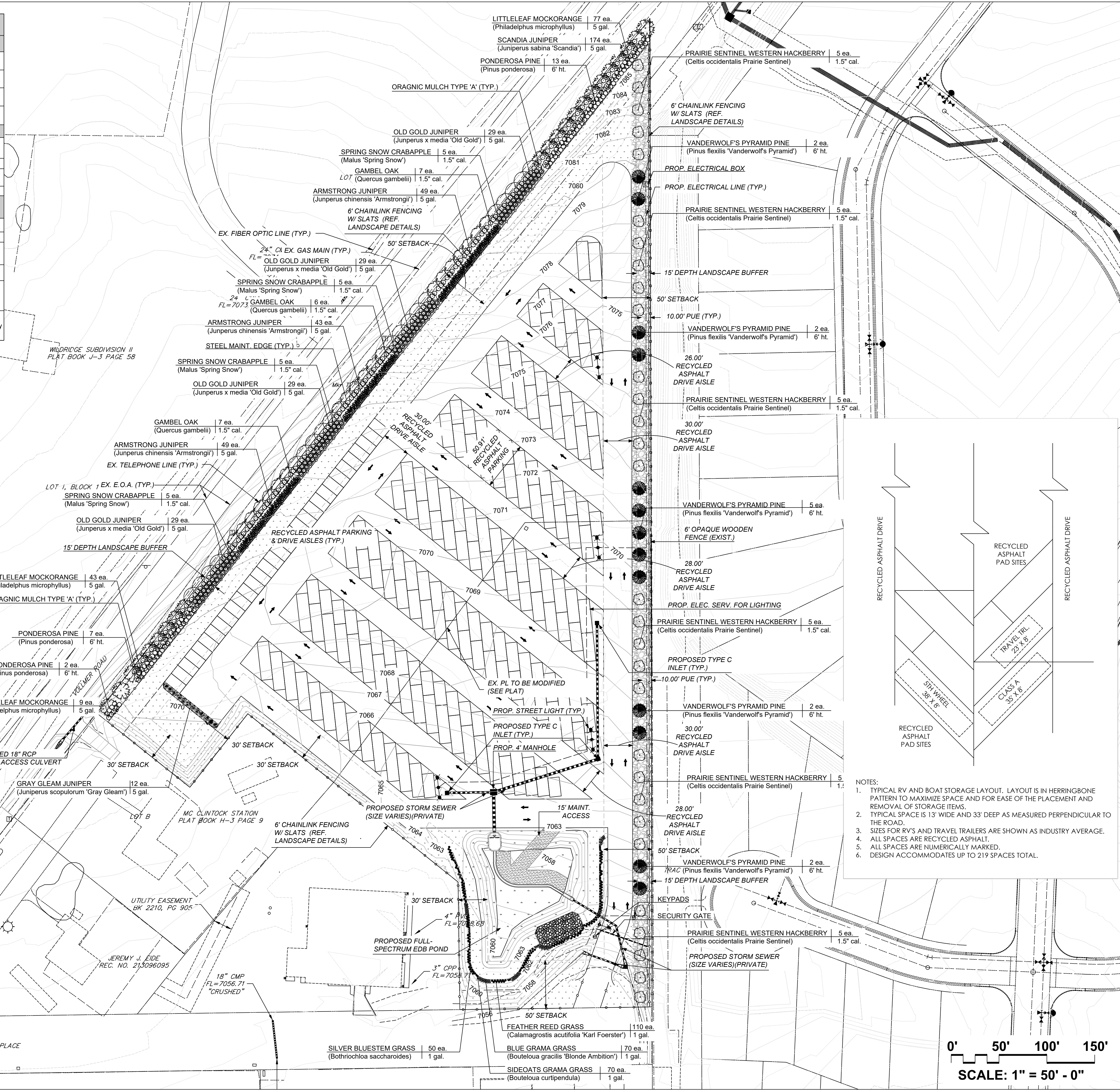
LANDSCAPE SETBACKS (Adjacent to Residential)			
Property Line	Adjacent Zoning	Buffer Depth Required	Length of Buffer
East	RS-5000	15'	523'
No. of Trees Req./Prov. (1/25 linear feet)	Evergreen Trees Req.(33%) / Prov.		6' Opaque Fence Required/Prov.**
21 / 21	7 / 7		yes

* We are requesting PCD Director's relief regarding the internal tree requirement. There is no water source to provide establishment and necessary irrigation to sustain landscaping within the site. The site is a storage facility, not an RV park so no relief provided by tree canopy would be of benefit. EPC LDC 6.2.2 (G)(1)(f)(i)

** There is an existing, 6' tall vinyl opaque fence a few feet east, and parallel to, our east property line providing visual buffer between our I-2 use and the neighboring RS-5000 residential. There is a proposed chain link fence on our side of the property located approximately 2 feet from and running parallel to the existing fence. The gap is to provide for maintenance.

NOTE : ALL NEWLY INSTALLED LANDSCAPE MATERIAL WILL BE HAND WATERED UNTIL ITS ESTABLISHMENT. NO WATER EXISTS ON-SITE.

VICINITY MAP

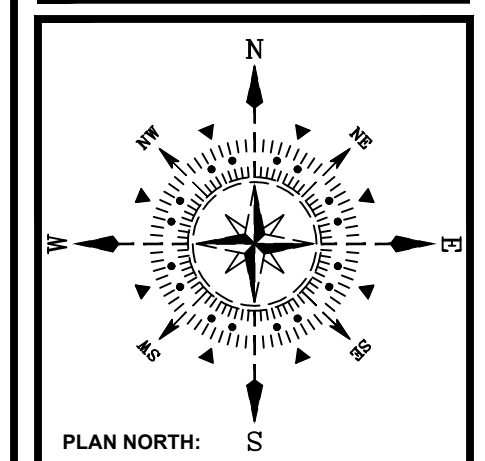


William Guman & Associates, Ltd.
 LANDSCAPE ARCHITECTURE
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ONLY DRAWINGS BEARING THE ORIGINAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



PROJECT NAME: VOLLMER ROAD RV AND BOAT STORAGE
OWNER: SCOTT BELLKNAP scott.bellknap@yahoo.com
PROJECT ADDRESS: 8815 VOLLMER ROAD
COLORADO SPRINGS, CO 80908
PROJECT DESCRIPTION: LANDSCAPE PLAN

DATE: 07/4/2022
DESIGNED BY: Ed Morgan
CHECKED BY: Bill Guman

REVISIONS:	DATE:	BY:	DESCRIPTION:
R1	10/28/2022	GEM	1) RESPOND TO INITIAL COUNTY COMMENTS
R2	11/22/2022	GEM	2) RESPOND TO SECOND ROUND OF COUNTY COMMENTS
R3	05/15/2023	GEM	3) REVISE PER NEW SITE PLAN
R4	11/22/2023	GEM	4) RESPOND TO THIRD ROUND OF COUNTY COMMENTS

NOTES:

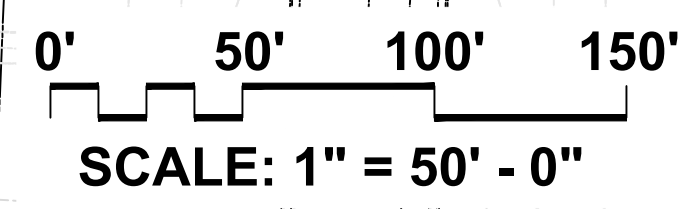
- TYPICAL RV AND BOAT STORAGE LAYOUT. LAYOUT IS IN HERRINGBONE PATTERN TO MAXIMIZE SPACE AND FOR EASE OF THE PLACEMENT AND REMOVAL OF STORAGE ITEMS.
- TYPICAL SPACE IS 13' WIDE AND 33' DEEP AS MEASURED PERPENDICULAR TO THE ROAD.
- SIZES FOR RV'S AND TRAVEL TRAILERS ARE SHOWN AS INDUSTRY AVERAGE.
- ALL SPACES ARE RECYCLED ASPHALT.
- ALL SPACES ARE NUMERICALLY MARKED.
- DESIGN ACCOMMODATES UP TO 219 SPACES TOTAL.

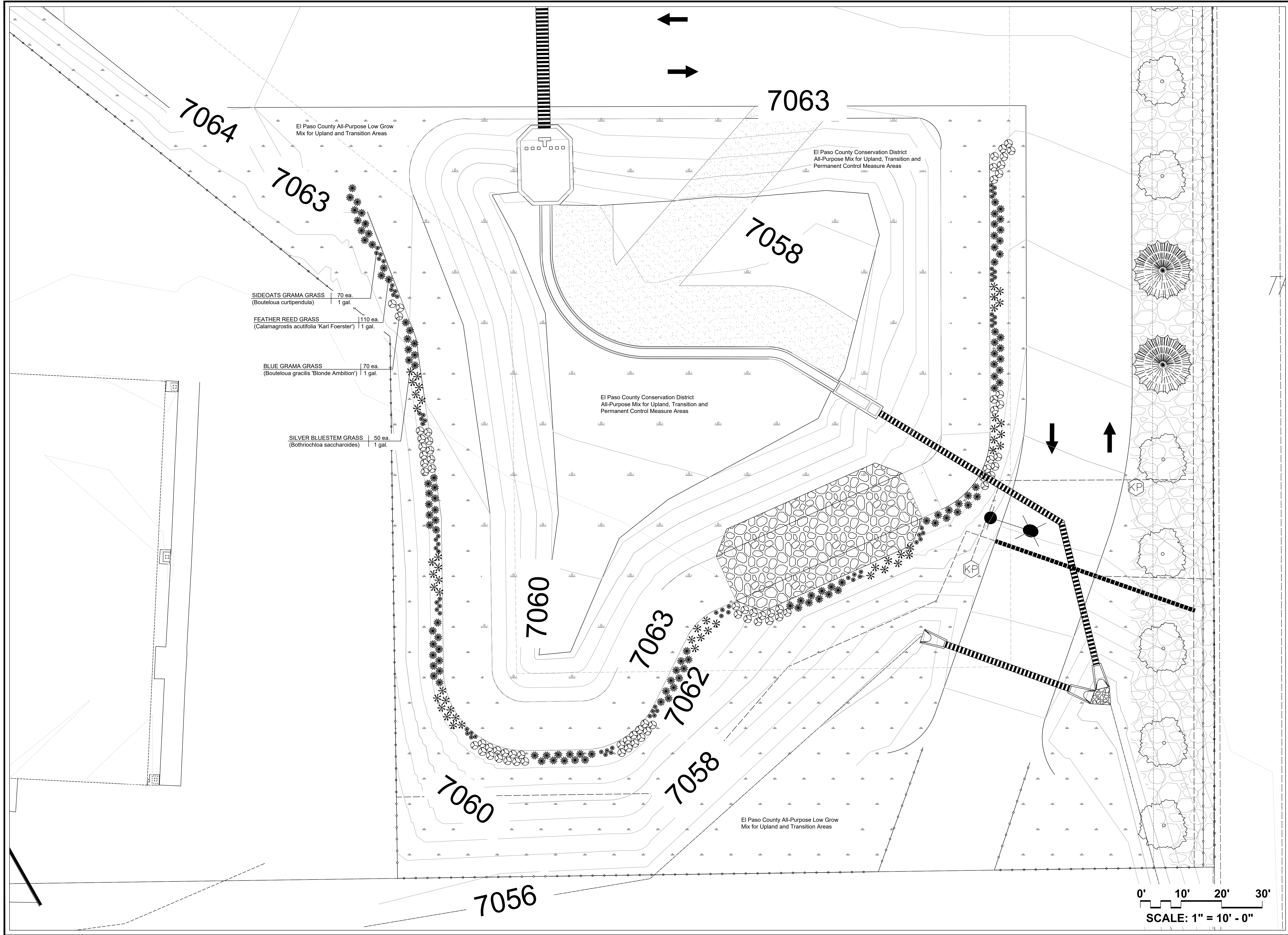
PLAN SCALE: 1" = 500' (OR AS NOTED ON PLAN)

SHEET TITLE: LANDSCAPE PLAN

SHEET NO. 1
 1 of 3 SHEETS

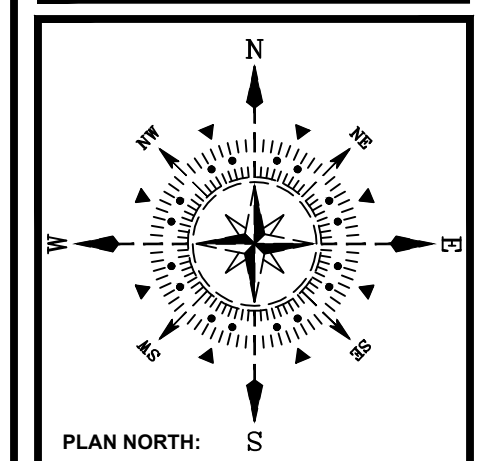
FILE NO. PPR-2245





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PROJECT DESCRIPTION: LANDSCAPE PLAN

DATE: 07/14/2022
DESIGNED BY: Ed Morgan (719) 633-9700
CHECKED BY: Bill Guman (719) 633-9700

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R4	11/22/2023	GEM	4) RESPOND TO THIRD ROUND OF COUNTY COMMENTS

NOTES:

PLAN SCALE: 1" = 10' (OR AS NOTED ON PLAN)

SHEET TITLE:
 LANDSCAPE POND AREA

SHEET NO.:
 2
 2 OF 3 SHEETS

FILE NO.:
 PPR-2245

LANDSCAPE SCHEDULE (Outlying Areas):
Planting Schedule:

QTY.	SYM.	KEY	DROUGHT TOLERANT DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
20	(JS)	(S)		SPRING SNOW CRABAPPLE (Malus Spring Snow)	10-20' 10-20'	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN, min. size
22	(PP)	(S)		PONDEROSA PINE (Pinus ponderosa)	10-20' 10-20'	6' H.	B&B Nursery Green. Size to meet or exceed AAN, min. size
20	(S)	(S)		GAMBEL OAK (Quercus gambelii)	8-12' 8-12'	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN, min. size
30	(HA)	(S)		PRAIRIE SENTINEL WESTERN HUCKLEBERRY (Cottoneaster occidentalis Prairie Sentinel)	15-20' 15-20'	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN, min. size
13	(VA)	(S)		VANDEWYLD'S PRINCE PINE (Pinus Resinosa 'Vandewyldii')	10-20' 10-20'	6' H.	B&B Nursery Green. Size to meet or exceed AAN, min. size

QTY.	SYM.	KEY	DROUGHT TOLERANT DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
116	(OG)	(S)		OLD GOLD JUNIPER (Juniperus media Old Gold)	3-4' 4-6'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
129	(MO)	(S)		LITTLELEAF MOCKORANGE (Elaeagnus umbellata)	4-6' 4-6'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
141	(AJ)	(S)		ARMSTRONG JUNIPER (Juniperus chinensis Armstrong)	3-4' 3-4'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
174	(SJ)	(S)		SCANDIA JUNIPER (Juniperus sibirica Scandia)	18-24' 4-6'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
12	(G)	(S)		GRAY GLEAM JUNIPER (Juniperus scopulorum Gray Glean)	10-15' 4-6'	#5	Container Grown. Size to meet or exceed AAN, min. size

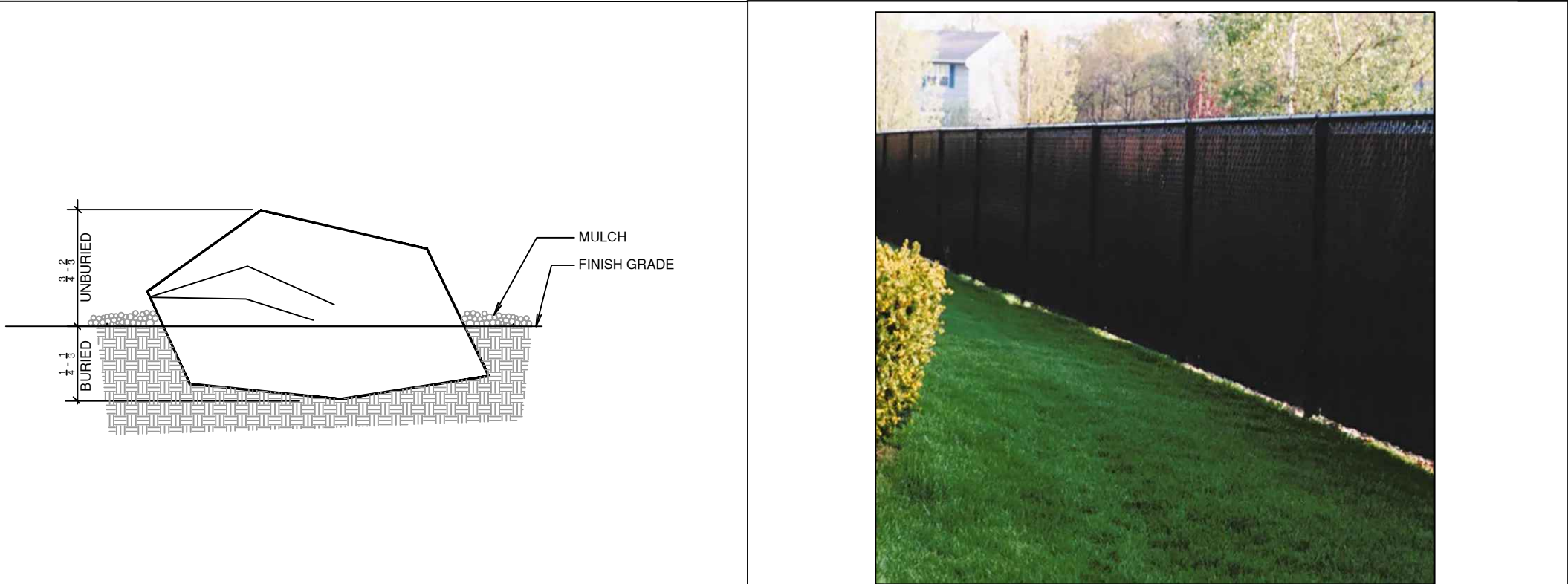
QTY.	SYM.	KEY	DROUGHT TOLERANT DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
110	(FR)	(S)		FEATHER REED GRASS (Calamagrostis canadensis Kai Foerster)	4-5' 18-24"	#1	Container Grown. Size to meet or exceed AAN, min. size
50	(SR)	(S)		SILVER BLUESTEM GRASS (Bothriochloa saccharoides)	2-3' 18-24"	#1	Container Grown. Size to meet or exceed AAN, min. size
70	(SO)	(S)		SIDE-OATS GRAMA GRASS (Bouteloua curtipendula)	8-24" 8-12"	#1	Container Grown. Size to meet or exceed AAN, min. size
70	(BG)	(S)		BLUE GRAMA GRASS (Sporobolus gracilis Bourke-Kentholer)	2-3' 1-2'	#1	Container Grown. Size to meet or exceed AAN, min. size

SYMBOL KEY:

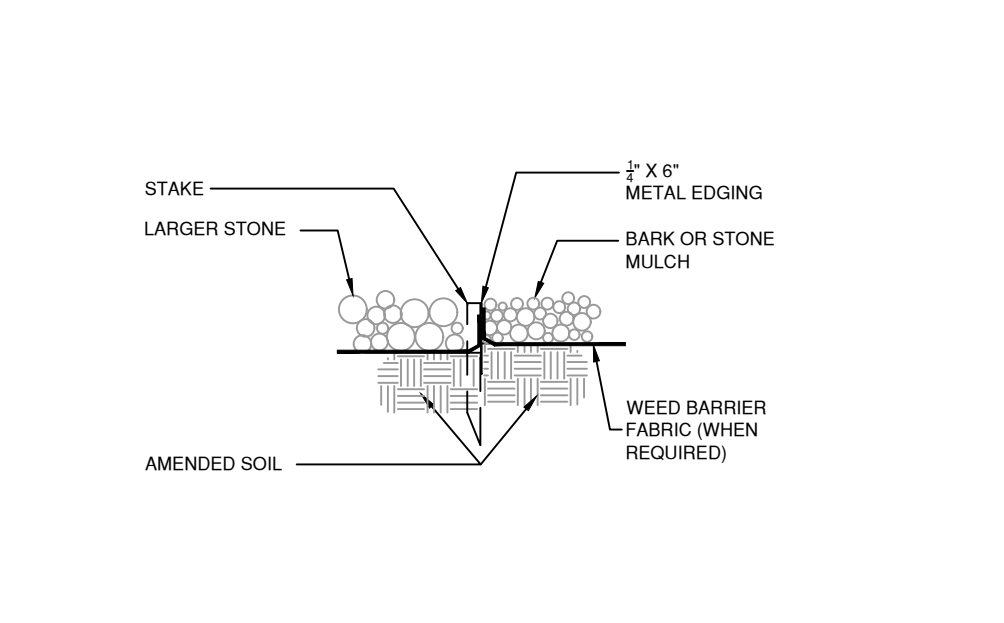
SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
	IDaho CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] TOTAL AREA = 742 SQUARE FEET
	ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] TOTAL AREA = 13,385 SQUARE FEET
	AGGREGATE 'A': 1-1/2" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] TOTAL AREA = 20,112 SQUARE FEET
	SEEDDED TURF (El Paso County Conservation District All Purpose Mix for Upland, Transition and Permanent Control Measure Areas): [20% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 10% SIDE-OATS GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% YELLOW INDIAN GRASS] Seed rate (lbs PLS/acre) : 19.3 irrigated broadcast or irrigated hydroseeded. TOTAL AREA = 11,250 SQUARE FEET
	SEEDDED TURF (El Paso County All Purpose Low Grow Mix for Upland and Transition Areas): [25% BUFFALOGRASS, 20% BLUE GRAMA, 20% SIDE-OATS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSEED] Seed rate (lbs PLS/acre) : 42 irrigated broadcast or irrigated hydroseeded. TOTAL AREA = 50,197 SQUARE FEET

LANDSCAPE NOTES:

- REFER TO SPECIFICATION SECTION 32-94-00: LANDSCAPE ACCESSORIES FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING IN THE EVENT OF A CONFLICT THE REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
- 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 WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND VERIFICATION OF 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.
- ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- 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 FRONTS: IN-LINE DRIP EMITTER RINGS FOR ALL TREES.
 - NEW SEEDDED TURF INTERIOR LANDSCAPE AREAS: 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS.
 - NEW SEEDDED 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.
- 4"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 1/2" 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 MULCH 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 PLANTED BOULDER
NOT TO SCALE



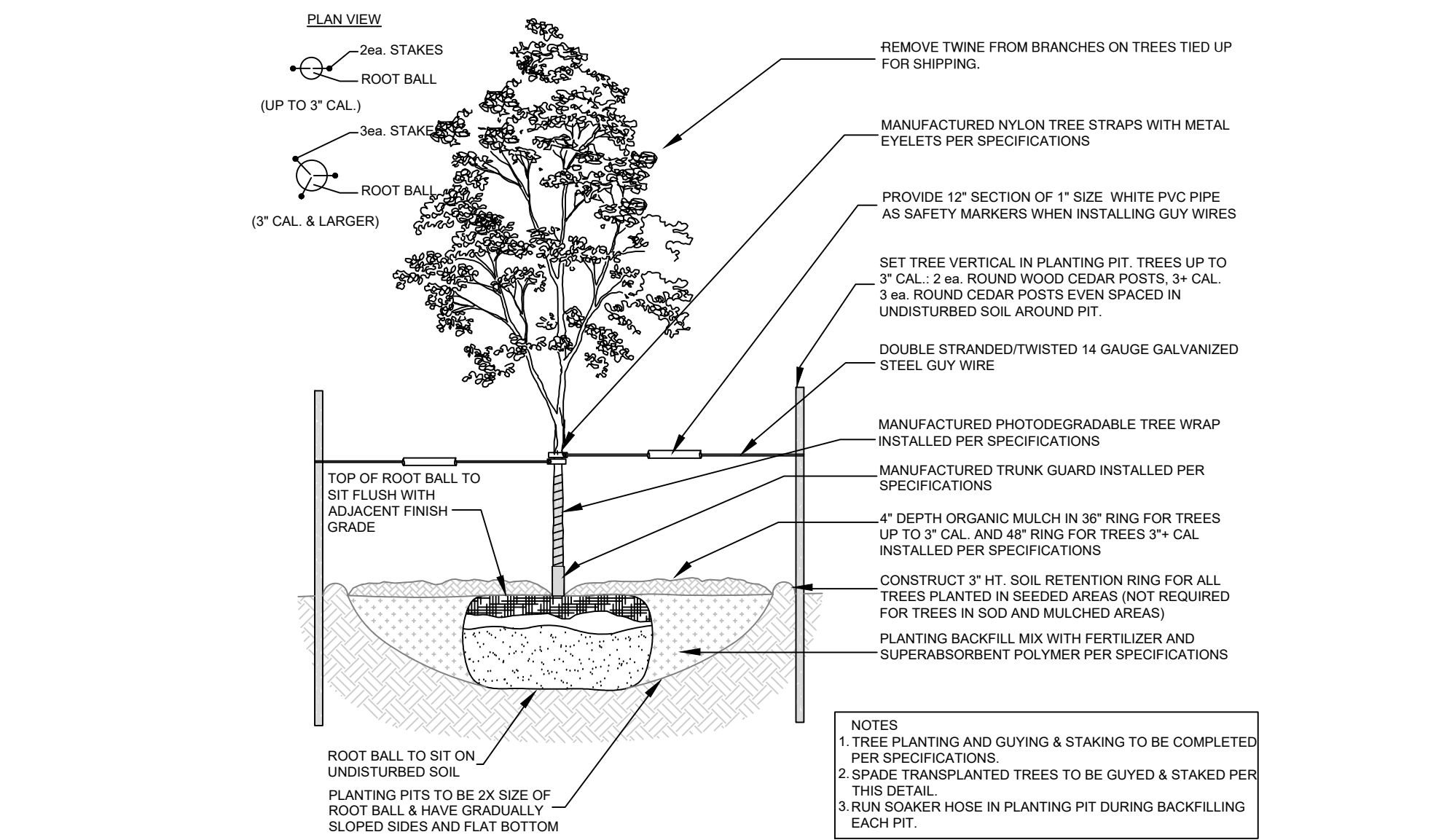
B STEEL MAINTENANCE EDGE
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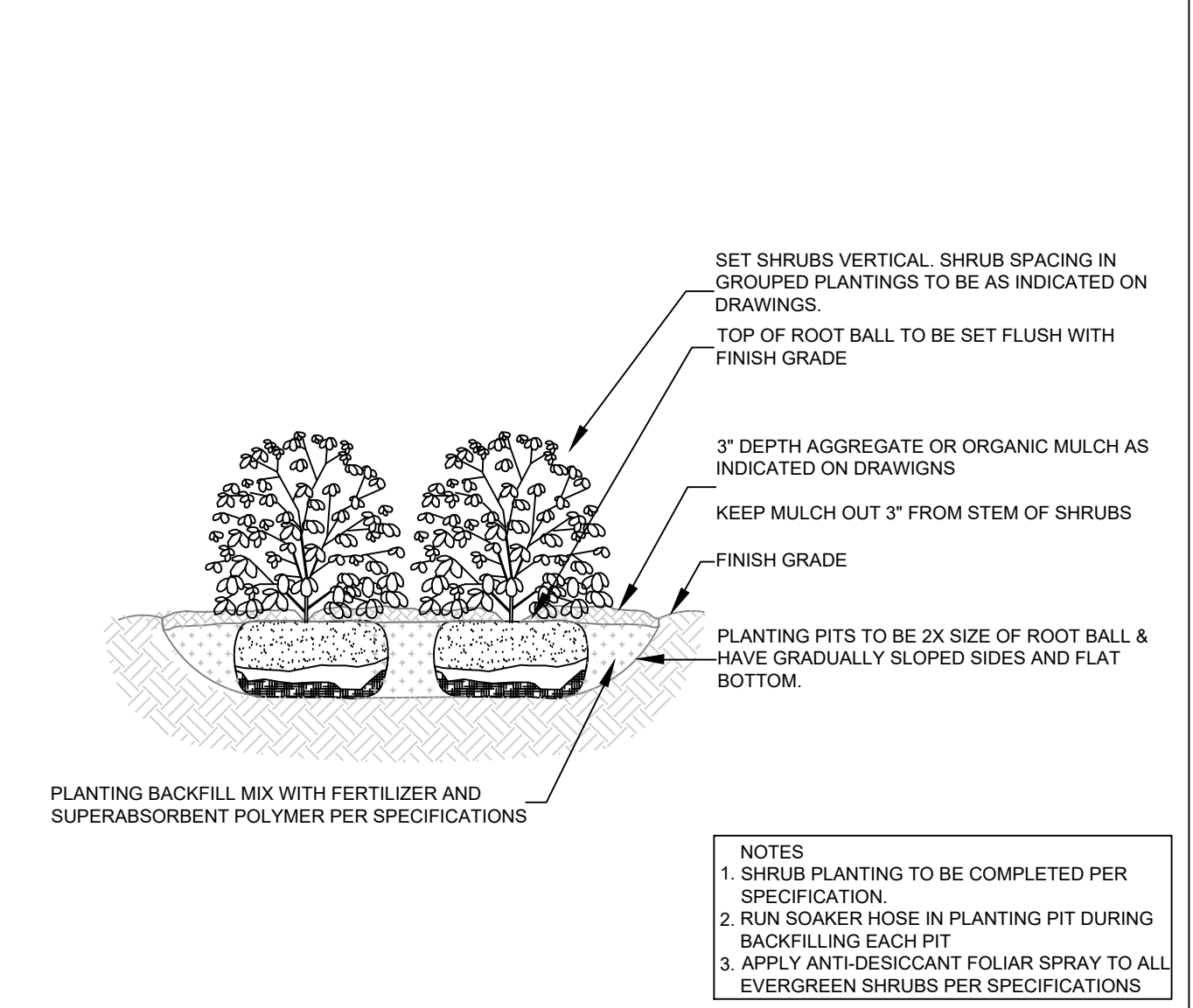
F CHAIN LINK FENCE WITH SLATS
NOT TO SCALE



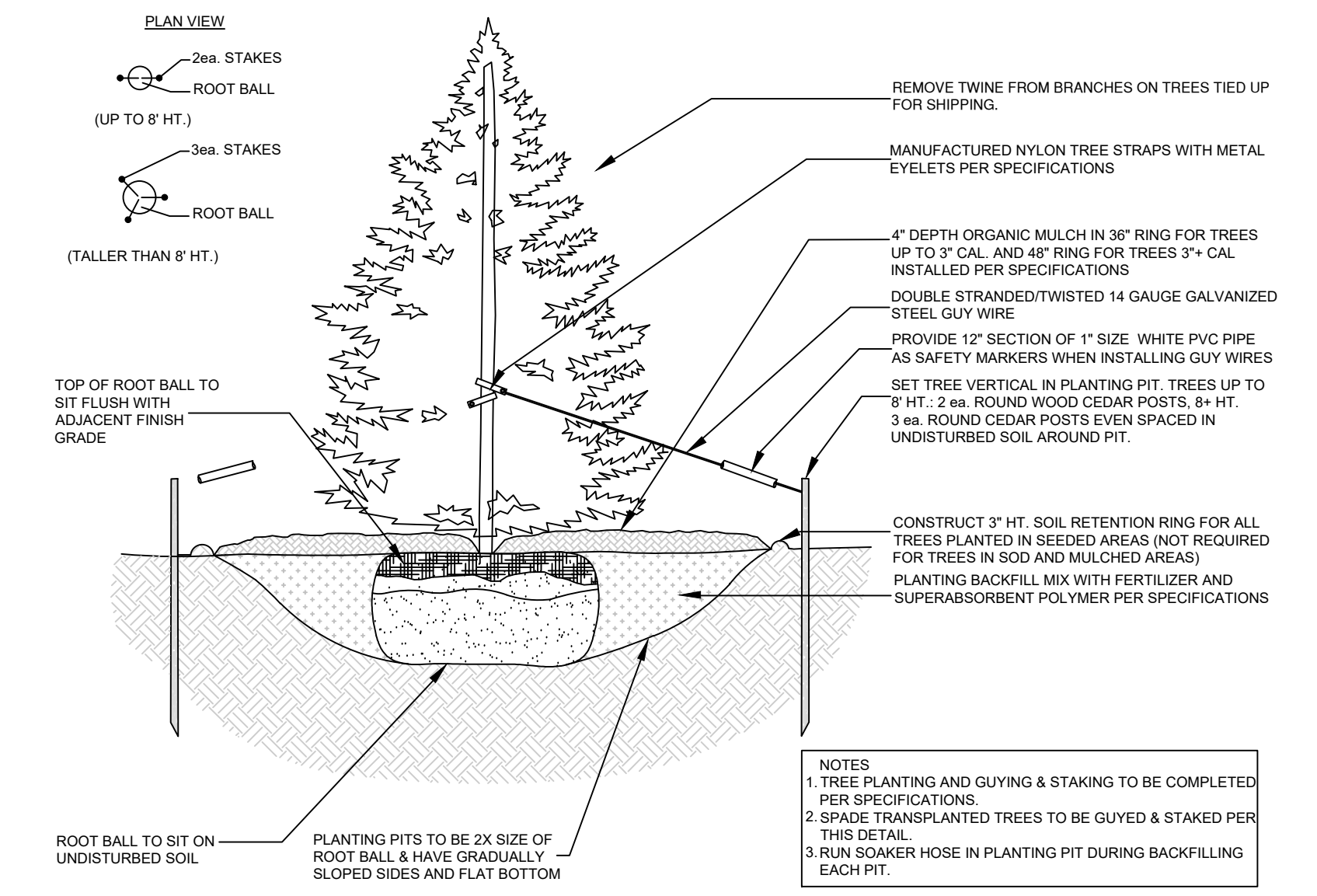
G CHAIN LINK FENCE WITH SLATS CONNECTION DETAIL
NOT TO SCALE



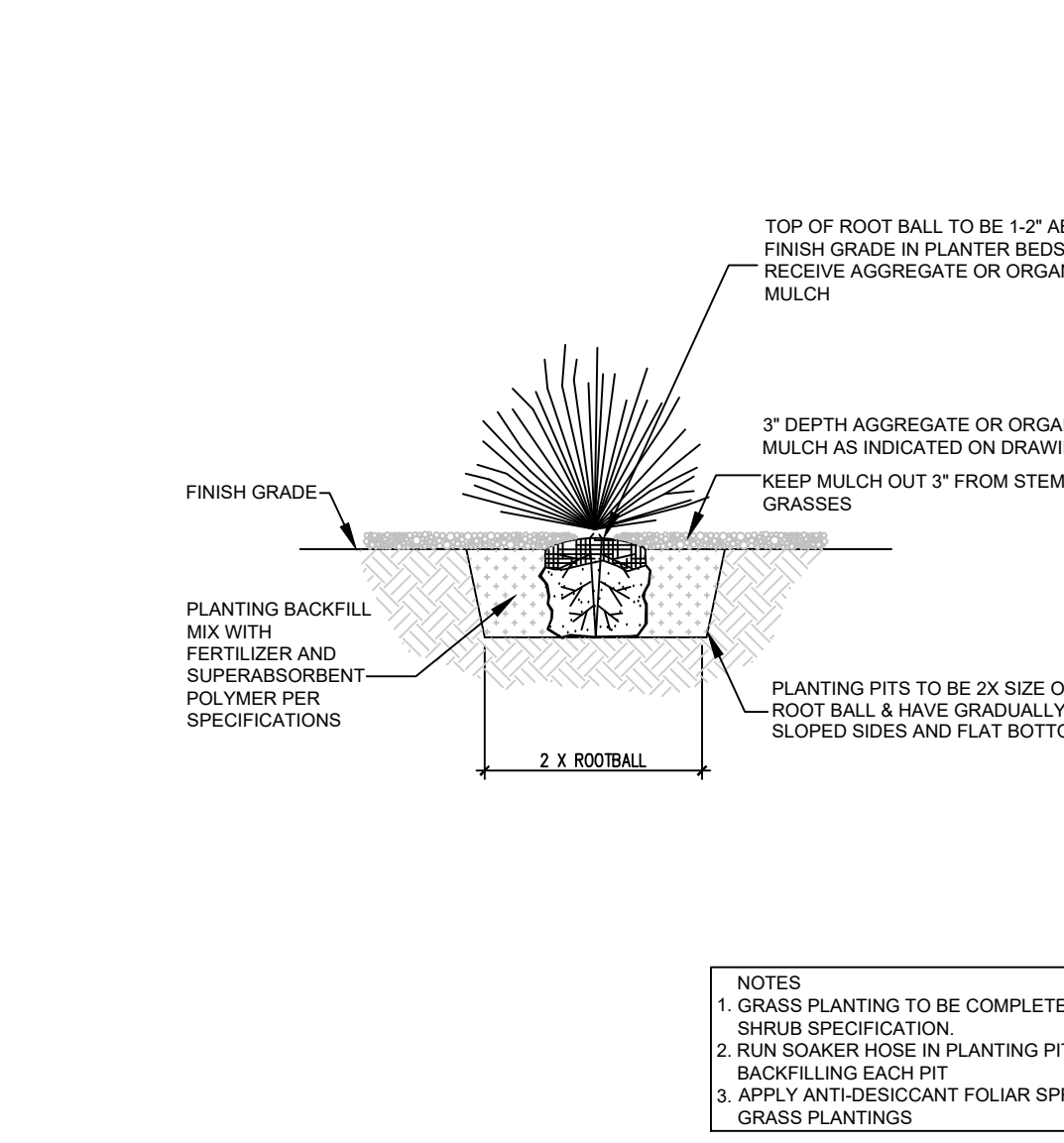
C DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



D SHRUB PLANTING DETAIL
NOT TO SCALE



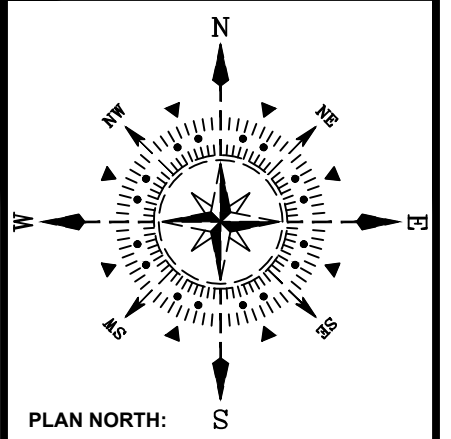
E EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



H ORNAMENTAL GRASS PLANTING DETAIL
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PLAN SCALE:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NO.
3
3 of 3 SHEETS

FILE NO.
PPR-2245