

Street Name or Zone Boundary (elev.)	Street or Zone Boundary Classification	Setback Width (ft.) Req./Prov.	Linear Footage	Tree/Foot Req.	No. of Trees Req./Prov.
VOLLMER ROAD	NON-ARTERIAL ADJ. TO RESIDENTIAL	5' / 15'	891'	1' / 15'	60 / 60
Evergreen Trees Req.(33%) / Prov.	Ornamental Grass Substitutes Required / Provided	Shrub Substitutes Required / Provided	Percent Ground Plane Veg. Req. / Provided		
20 / 20	n/a	n/a	75% / 78%		

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
181,645 SF (4.17 ac)	5%	9,082/17,424 (9%)	18 / 0
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
n/a	n/a		75%/75%

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	

* 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.

Verify LF on plan vs. Site Plan drawing

Add a note regarding the request for PCDDirector approval of relief request or request for alternative design for internal parking lot landscaping

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

Per Landscape Checklist, provide vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.

Show on Plan:
location of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian oriented areas, vehicular drives, storm water detention areas, and other manmade elements.

Detail drawings of all required structures used for screening purposes (Example: refuse areas, equipment screening, and/or gates).

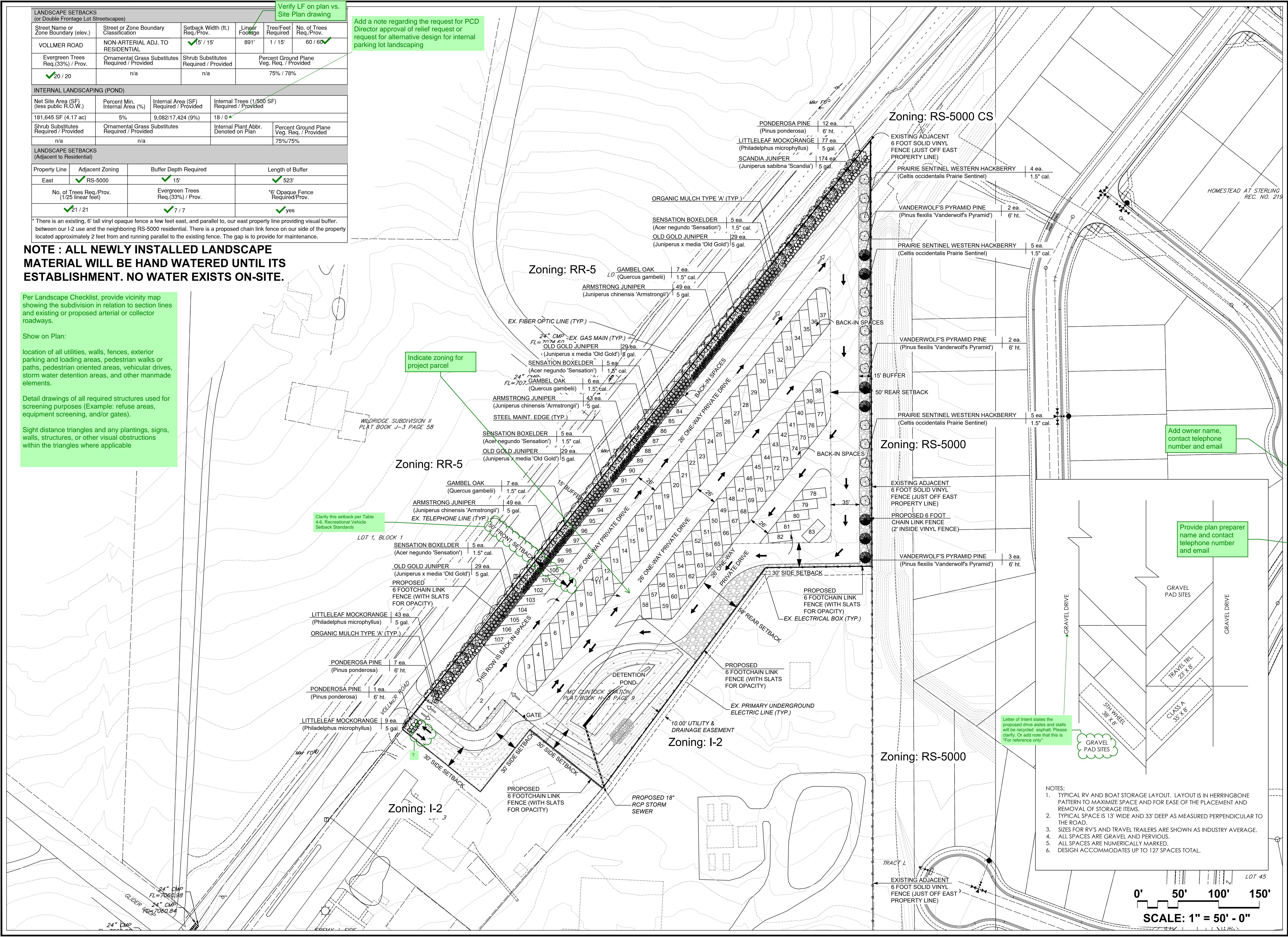
Sight distance triangles and any plantings, signs, walls, structures, or other visual obstructions within the triangles where applicable

Indicate zoning for project parcel

Clarify this setback per Table 4.5. Recreational Vehicle Setback Standards

Add owner name, contact telephone number and email

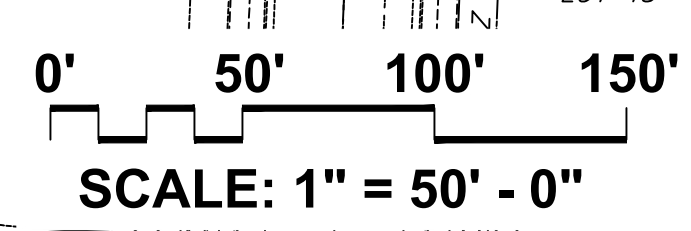
Provide plan preparer name and contact telephone number and email



Letter of Intent states the proposed drive aisles and stalls will be recycled asphalt. Please clarify. Or add note that this is "For reference only"

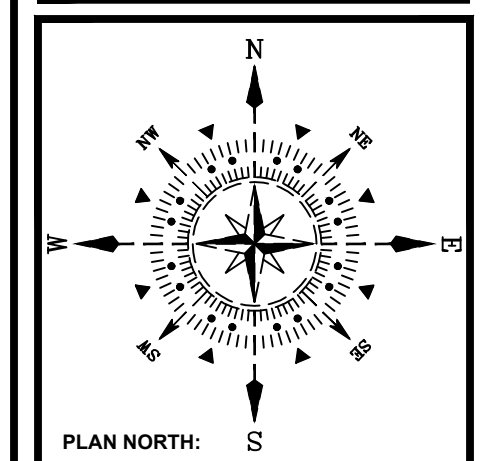
GRAVEL PAD SITES

- NOTES:
1. 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.
 2. TYPICAL SPACE IS 13' WIDE AND 33' DEEP AS MEASURED PERPENDICULAR TO THE ROAD.
 3. SIZES FOR RV'S AND TRAVEL TRAILERS ARE SHOWN AS INDUSTRY AVERAGE.
 4. ALL SPACES ARE GRAVEL AND PERVIOUS.
 5. ALL SPACES ARE NUMERICALLY MARKED.
 6. DESIGN ACCOMMODATES UP TO 127 SPACES TOTAL.



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 bill@guman.net

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VOLLMER ROAD RV AND BOAT STORAGE
8815 VOLLMER ROAD
COLORADO SPRINGS, CO 80908

PROJECT NAME: Landscape Plan
 PROJECT ADDRESS: 8815 VOLLMER ROAD, COLORADO SPRINGS, CO 80908
 PROJECT DESCRIPTION: SITE PLAN

DATE:	07/14/2022
DESIGNED:	WFG
CHECKED:	GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:

PLAN SCALE: 1" = 50' - 0" (OR AS NOTED ON PLAN)

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.
1

1 of 2 SHEETS

FILE NO. FILE#

LANDSCAPE SCHEDULE (Outlying Areas):
Planting Schedule:

TREES

QTY	SYM	KEY	DROUGHT TOLERANT / BEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD	PLANTING SIZE	NOTES
20	[BX]	[A]	☑	SEMI-TWO BOLLER (Acer negundo Seminal)	30-35' / 10-12'	1.5' cal.	B&B Nursery Crown. Size to meet or exceed AAN, min. size
20	[PY]	[A]	☑	PONDEROSA PINE (Pinus ponderosa)	40-60' / 8-12'	6' H.	B&B Nursery Crown. Size to meet or exceed AAN, min. size
20	[SO]	[A]	☑	GAMBEL OAK (Quercus gambelii)	8-22' / 8-12'	1.5' cal.	B&B Nursery Crown. Size to meet or exceed AAN, min. size
14	[HA]	[A]	☑	PRAIRIE SENTINEL WESTERN HAWKBERY (Cottoneaster occidentalis Prairie Sentinel)	15-45' / 10-12'	1.5' cal.	B&B Nursery Crown. Size to meet or exceed AAN, min. size
7	[VA]	[A]	☑	VANDEWALD'S PRINCE PALM (Pinus flexilis Vandewaldii Pyramis)	30-50' / 10-20'	6' H.	B&B Nursery Crown. Size to meet or exceed AAN, min. size

SHRUBS

QTY	SYM	KEY	DROUGHT TOLERANT / BEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD	PLANTING SIZE	NOTES
116	[OG]	[A]	☑	OLD GOLD JUNIPER (Juniperus x media Old Gold)	3-4' / 4-6'	5 gal.	Container Crown. Size to meet or exceed AAN, min. size
129	[MO]	[A]	☑	LITTLELEAF MOCKORANGE (Fuchsia microcarpa)	4-6' / 4-6'	5 gal.	Container Crown. Size to meet or exceed AAN, min. size
141	[AJ]	[A]	☑	ARMSTRONG JUNIPER (Juniperus chinensis Armstrong)	3-4' / 3-4'	5 gal.	Container Crown. Size to meet or exceed AAN, min. size
174	[SJ]	[A]	☑	SCANDIA JUNIPER (Juniperus sibirica Scandia)	18-24' / 4-6'	5 gal.	Container Crown. Size to meet or exceed AAN, min. size

GRASSES, PERENNIALS, GROUNDCOVERS

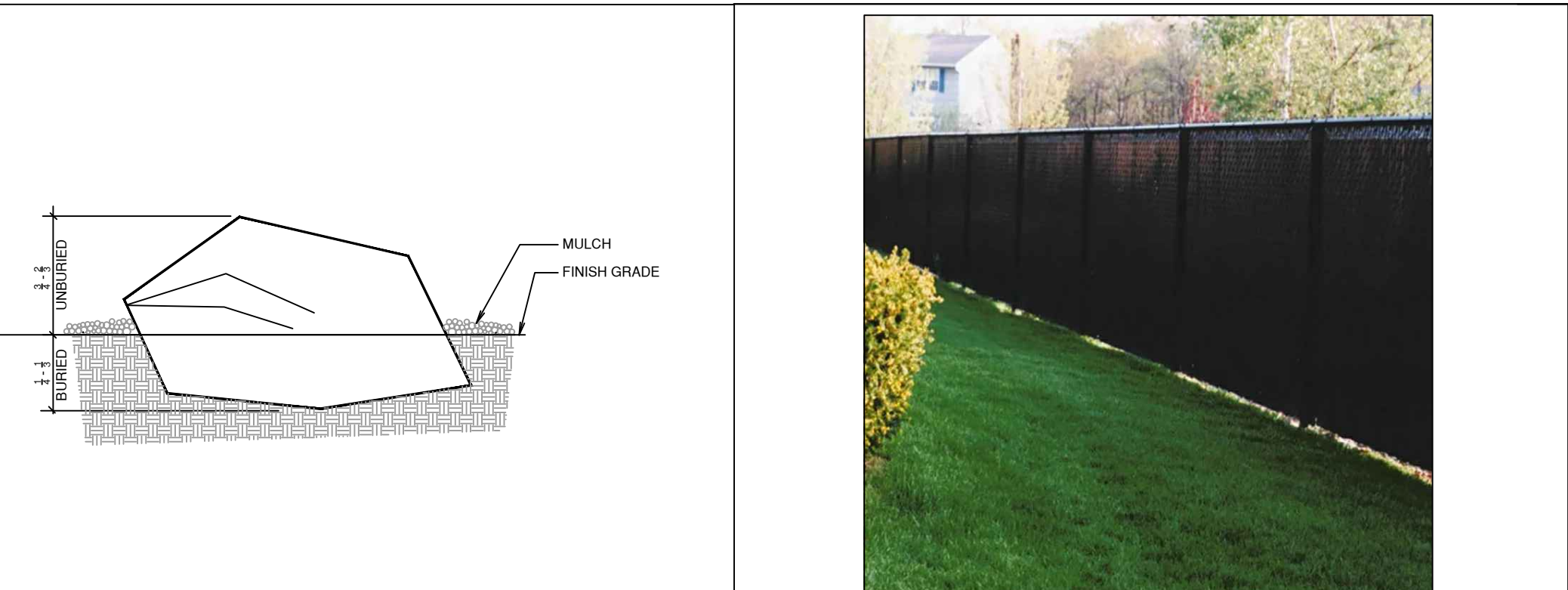
QTY	SYM	KEY	DROUGHT TOLERANT / BEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD	PLANTING SIZE	NOTES

SYMBOL KEY:

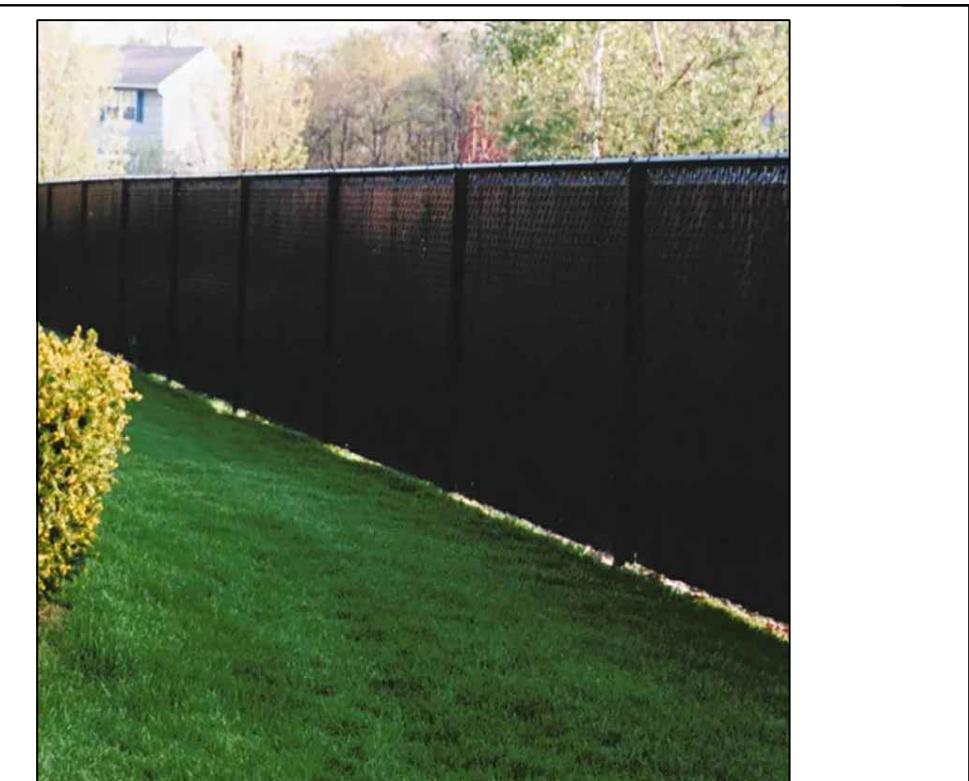
SYMBOL	DESCRIPTION/REMARKS
[Image]	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
[Image]	IDaho CEDAR WOOD MULCH; UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
[Image]	ORGANIC MULCH 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]
[Image]	NEW SOD; FESCUE/ HTN KENTUCKY BLUEGRASS 4-WAY BLEND ON PREPARED SOIL.
[Image]	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 = 12,094 SQUARE FEET
[Image]	SEEDED 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% SIDCATS 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 = 17,424 SQUARE FEET
[Image]	SEEDED TURF (El Paso County All Purpose Low Grow Mix for Upland and Transition Areas): 25% BUFFAL GRASS, 20% BLUE GRAMA, 20% SIDCATS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSEED] Seed rate (lbs PLS/acre): 42 irrigated broadcast or irrigated hydroseeded. TOTAL AREA = 4,683 SQUARE FEET
[Image]	PLANTED: BOULDERS: Equal to Sileam quarried boulders (Canon City, CO), avg. 3' width, set in grade w/ 18-24" ht. exposed above grade (Per Detail).

LANDSCAPE NOTES:

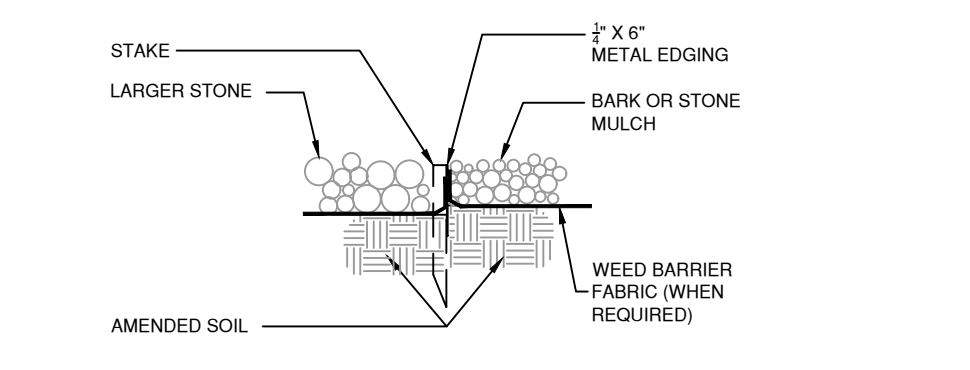
- REFER TO SPECIFICATION SECTION 32-94-00; LANDSCAPE ACCESSORIES FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING IN THE EVENT OF A CONFLICT THE REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
- DRAWINGS ARE DIAGRAMMATIC; PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES 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, 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 SEEDED 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 FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES.
 - NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS.
 - NEW SODDED 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 SEEDED 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 SEEDED 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



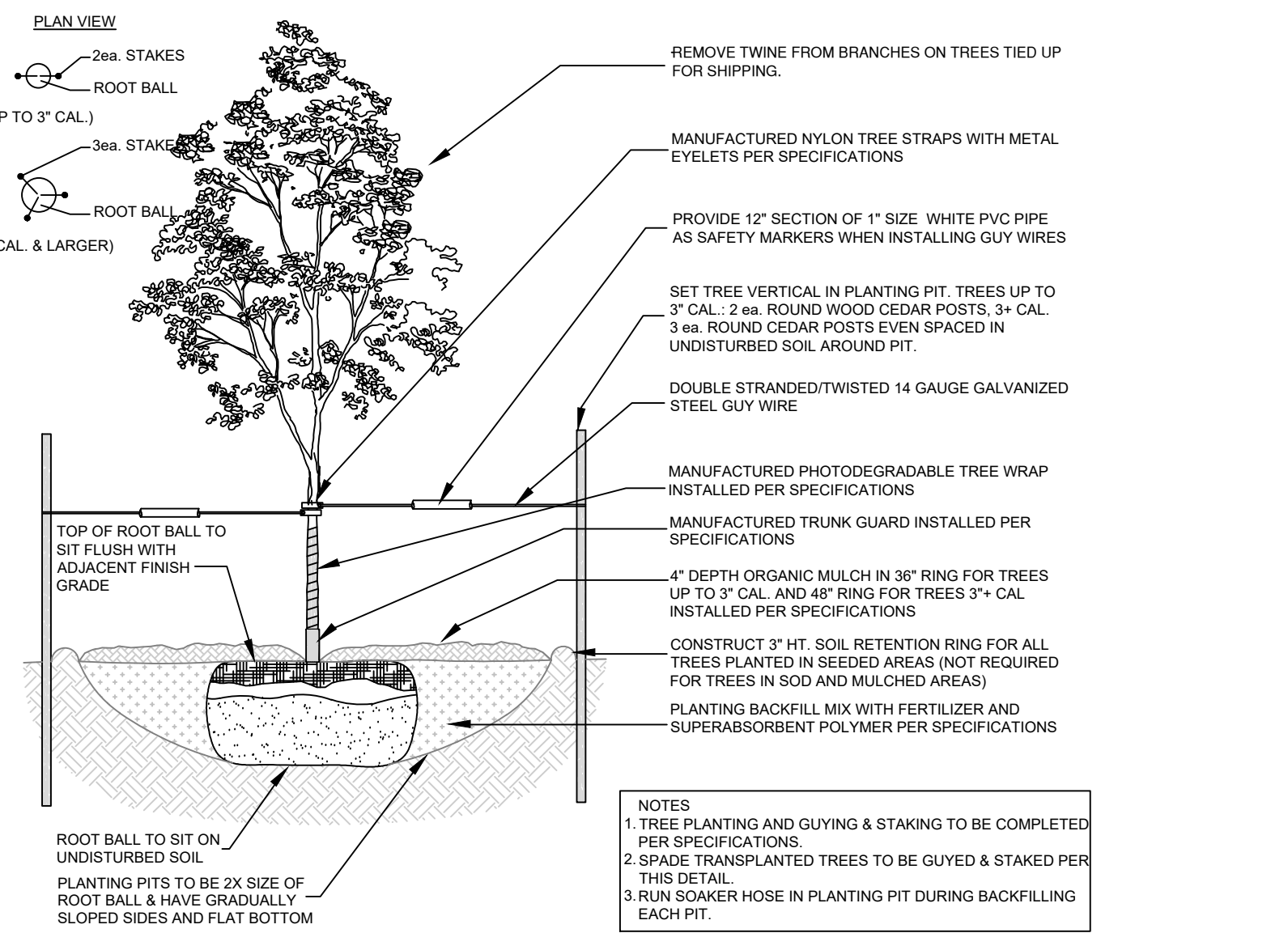
F CHAIN LINK FENCE WITH SLATS NOT TO SCALE



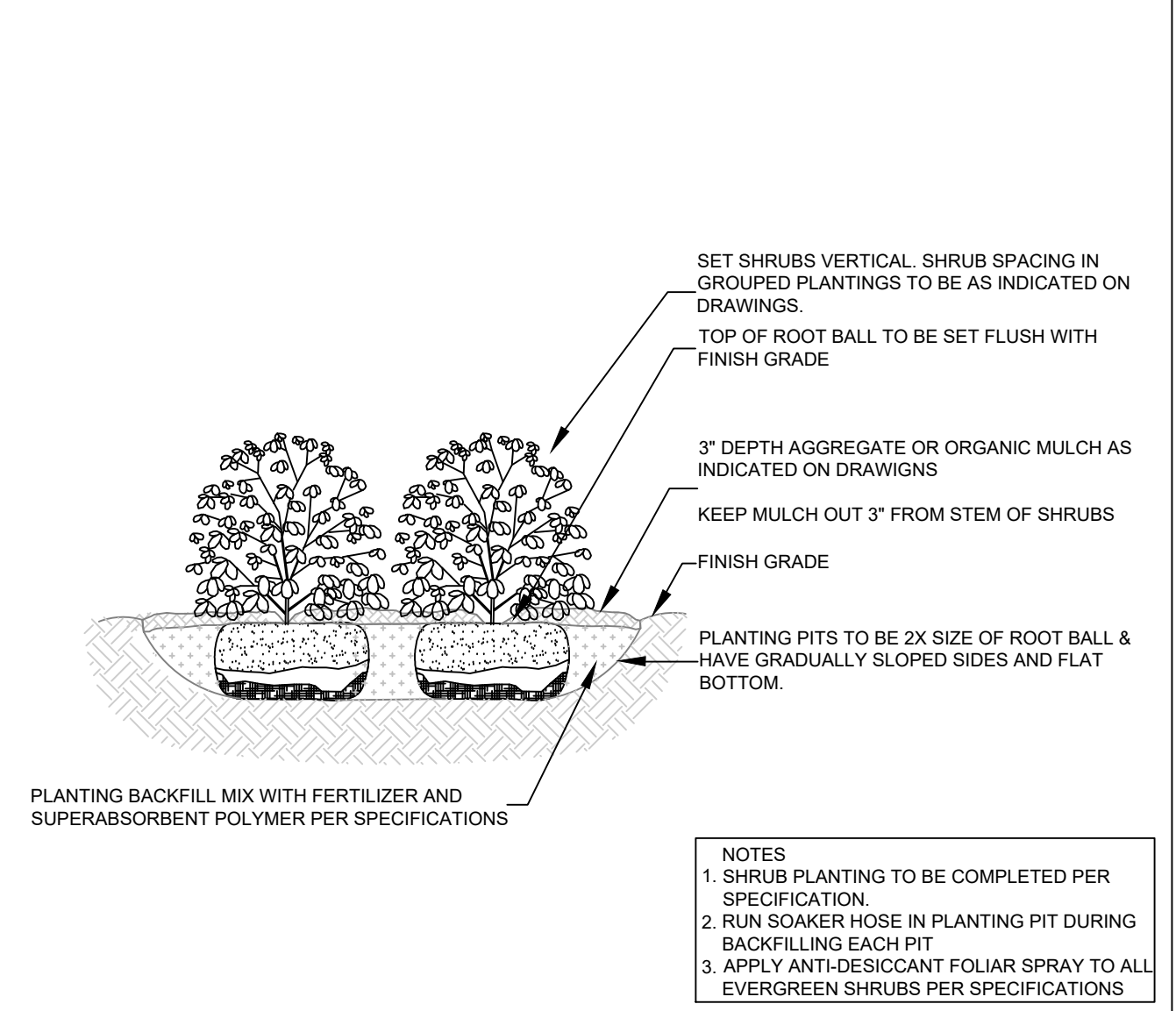
B STEEL MAINTENANCE EDGE NOT TO SCALE



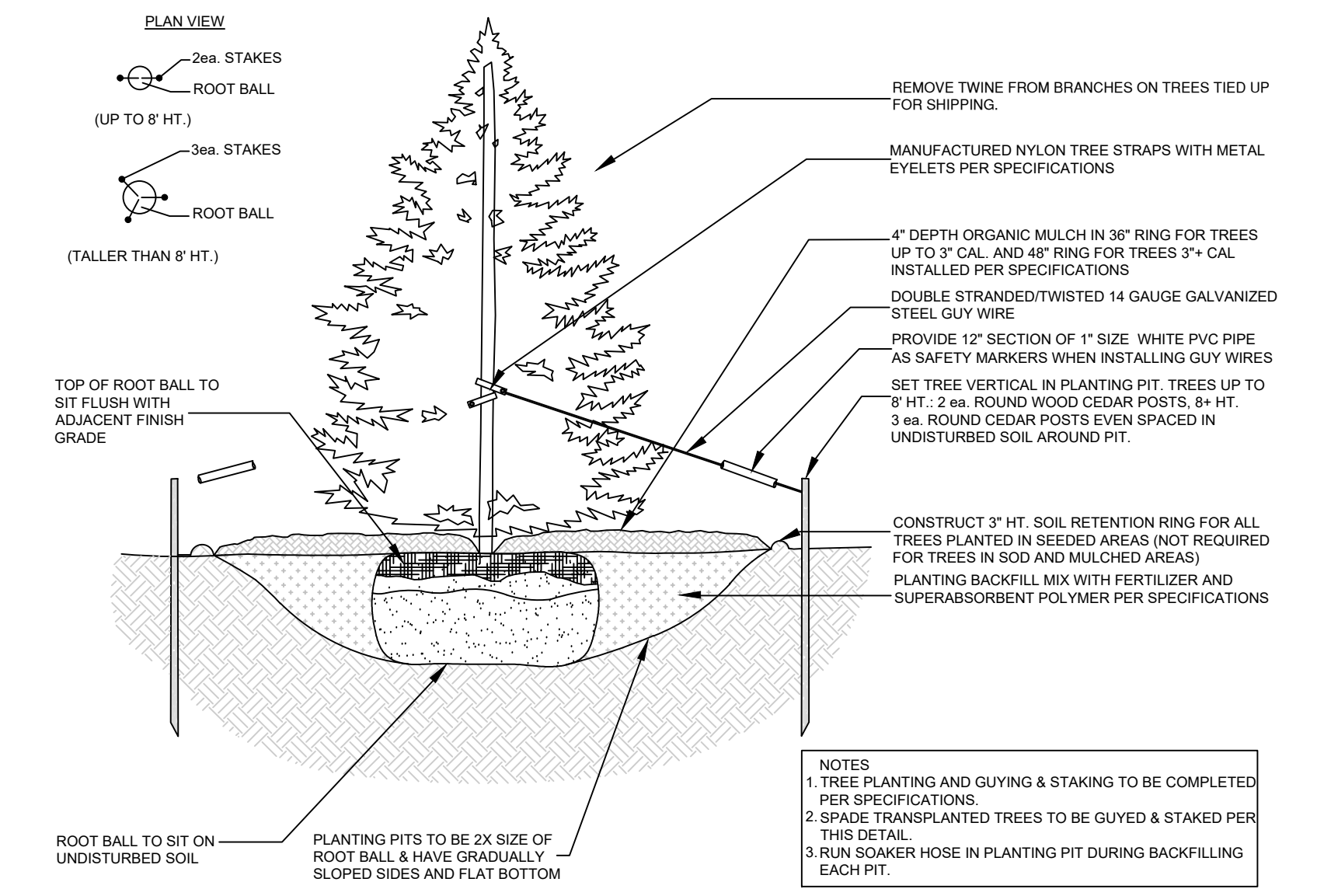
G CHAIN LINK FENCE WITH SLATS CONNECTION DETAIL NOT TO SCALE



C DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



D SHRUB PLANTING DETAIL NOT TO SCALE



E EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

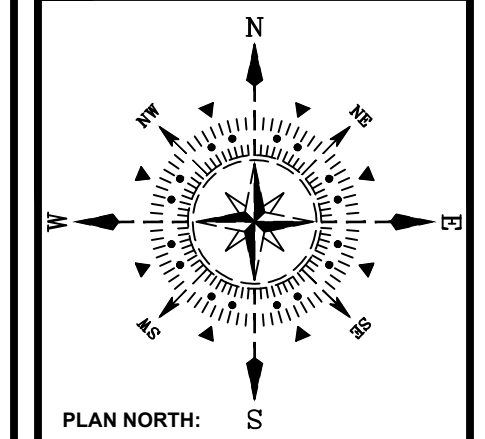
APPROVAL:

William Guman & Associates, Ltd.
LANDSCAPE ARCHITECTURE
731 North Weber Street
Colorado Springs, CO 80903
(719) 633-9700
www.GumanLtd.com
bill@guman.net

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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



PLAN NORTH:

VOLLMER ROAD RV AND BOAT STORAGE
8815 VOLLMER ROAD
COLORADO SPRINGS, CO 80908

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION: **SITE PLAN**

DATE: 07/14/2022
DESIGNED: WFG
CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NO:
2
2 OF 2 SHEETS

FILE NO:
FILE#

Landscape Plan Drawings_V1.pdf Markup Summary

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Width (ft.)	Zone	Required	Max. Tree
15'	SBP	1" 15'	30' 100'

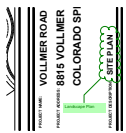
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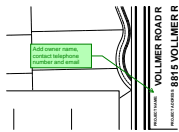
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Landscape Plan

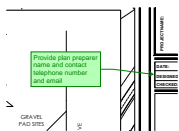
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Add owner name, contact telephone number and email

8/22/2022 11:42:38 AM (1)



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Provide plan preparer name and contact telephone number and email

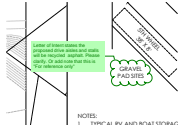
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Add a note regarding the request for PCD Director approval of relief request or request for alternative design for internal parking lot landscaping

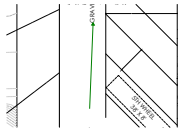
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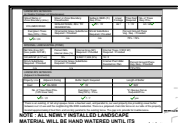
Letter of Intent states the proposed drive aisles and stalls will be recycled asphalt. Please clarify. Or add note that this is "For reference only"

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8/22/2022 4:45:44 PM (1)



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8/22/2022 4:45:53 PM (1)

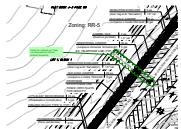
Log	Tree Foot	No. of Trees
85'	1' / 15'	60 / 60

Percent Ground Plane
Veg. Req. - Provided

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Verify LF on plan vs. Site Plan drawing

8/22/2022 5:10:11 PM (1)



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Author: Linda.Nguyen
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Clarify this setback per Table 4-6. Recreational Vehicle Setback Standards

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8/23/2022 3:44:49 PM (1)



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Page Label: 1
Author: Linda.Nguyen
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Indicate zoning for project parcel

8/23/2022 4:11:13 PM (1)



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Per Landscape Checklist, provide vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.

Show on Plan:

location of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian oriented areas, vehicular drives, storm water detention areas, and other manmade elements.

Detail drawings of all required structures used for screening purposes (Example: refuse areas, equipment screening, and/or gates).

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