

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes)					
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/Feet 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	75% / 78%

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
298,335 SF (6.8488 ac)	5%	14,917 / 25,226 (8%)	30 / 0*
Shrub Substitutes Required / Provided		Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan
n/a		n/a	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 relief from the PCD director 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.

** 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.

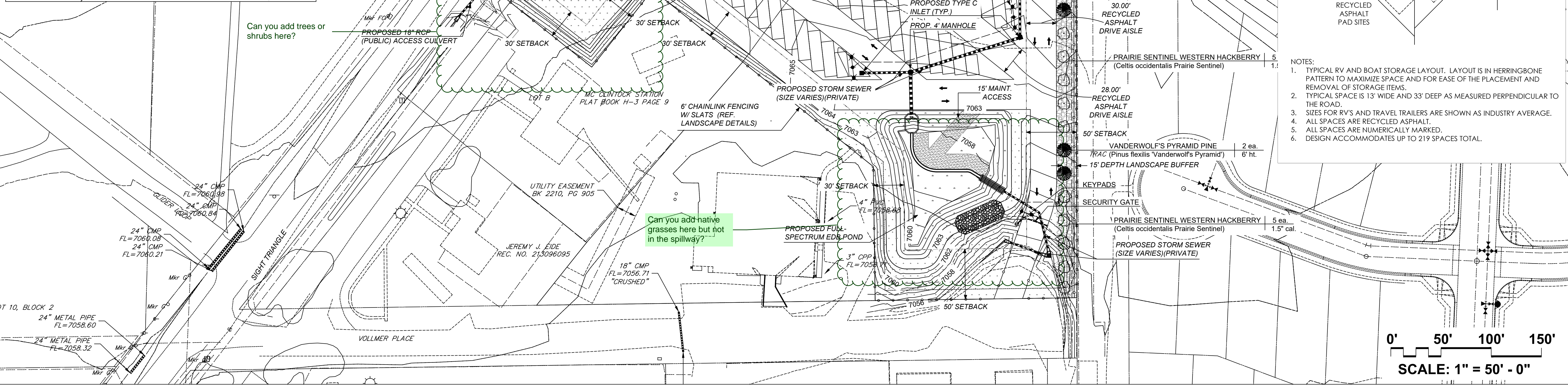
can you show how many grasses and shrubs make up the 75% ground coverage

The LDC states that the director cannot eliminate the requirement for landscaping or to diminish the total landscaped area required by the code

You are providing plantings for the buffers if you are using drought tolerant plantings there i would suggest you can also plant internally

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

VICINITY MAP



Can you add trees or shrubs here?

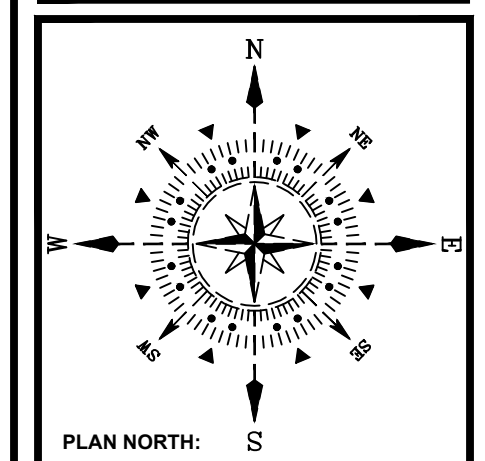
Can you add native grasses here but not in the spillway?

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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:	DESIGNED:	CHECKED:
07/14/2022	Ed Morgan ed@guman.net	Bill Guman bill@guman.net
	(719) 633-9700	(719) 633-9700

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

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

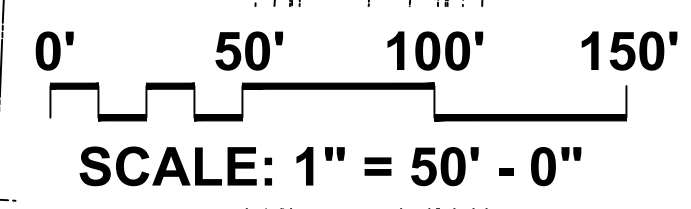
SHEET TITLE: LANDSCAPE PLAN

SHEET NO.: 1

1 of 2 SHEETS

FILE NO.: PPR-2245

- 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 RECYCLED ASPHALT.
 5. ALL SPACES ARE NUMERICALLY MARKED.
 6. DESIGN ACCOMMODATES UP TO 219 SPACES TOTAL.



LANDSCAPE SCHEDULE (Outlying Areas): Planting Schedule:

QTY.	SYM.	KEY	DROUGHT TOLERANT / DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
20	[BR]	[A]	[DR]	HEMLOCK SPRUCE (Picea canadensis)	20-30 10-12	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN. min. size.
22	[PP]	[D]	[DR]	PONDEROSA PINE (Pinus ponderosa)	10-40 30-40	6' ft.	B&B Nursery Green. Size to meet or exceed AAN. min. size.
20	[IS]	[D]	[DR]	GAMBEL OAK (Quercus gambelii)	8-20 6-12	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN. min. size.
30	[HA]	[D]	[DR]	PRAIRIE SENTINEL WESTERN HUCKLEBERRY (Catha occidentalis Pinn. Sparrow)	15-40 15-17	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN. min. size.
13	[VA]	[D]	[DR]	VAN DERWOUDE'S PRINCE OF WALES PALM (Palmier 'Van Der Woude')	10-20 15-20	6' ft.	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]	[D]	[DR]	OLD GOLD JUNIPER (Juniperus x media 'Old Gold')	3-4 4-6	5 gal.	Container Grown. Size to meet or exceed AAN. min. size.
129	[MO]	[D]	[DR]	LITTLELEAF MOCKORANGE (Fuchsia floribunda)	4-6 4-6	5 gal.	Container Grown. Size to meet or exceed AAN. min. size.
141	[AJ]	[D]	[DR]	ARMSTRONG JUNIPER (Juniperus chinensis 'Armstrong')	3-4 3-4	5 gal.	Container Grown. Size to meet or exceed AAN. min. size.
174	[SA]	[D]	[DR]	SCANDIA JUNIPER (Juniperus sabina 'Scandia')	18-24 4-6	5 gal.	Container Grown. Size to meet or exceed AAN. min. size.

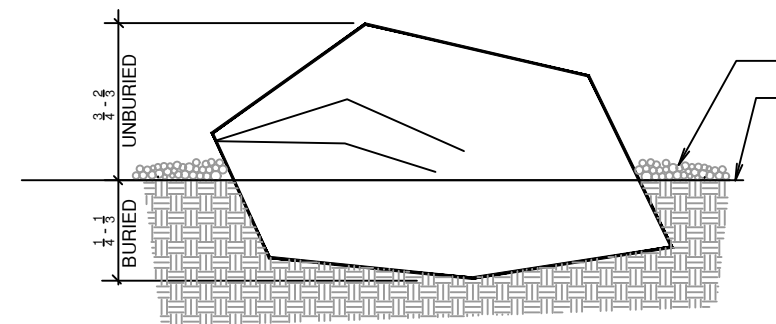
QTY.	SYM.	KEY	DROUGHT TOLERANT / DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES

SYMBOL KEY:

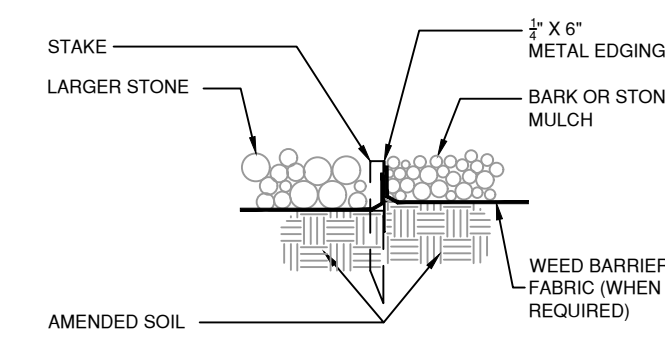
SYMBOL	DESCRIPTION/REMARKS
[STEE]	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
[NO SYM]	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] TOTAL AREA = 742 SQUARE FEET
[ORG]	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
[AGG]	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 = 19,710 SQUARE FEET
[SEED]	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% SIDINGRASS, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% YELLOW INDIAN GRASS) Seed rate (lbs PL/acre) : 19.3 irrigated broadcast or irrigated hydroseeded. TOTAL AREA = 11,250 SQUARE FEET
[SEED2]	SEEDED TURF (El Paso County All Purpose Low Grow Mix for Upland and Transition Areas): 25% BUFFALOGRASS, 20% BLUE GRAMA, 20% SIDINGRASS, 20% WESTERN WHEATGRASS, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 1% SAND DROPSEED) Seed rate (lbs PL/acre) : 42 irrigated broadcast or irrigated hydroseeded. TOTAL AREA = 35,938 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 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 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 SEEDED 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.
- 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

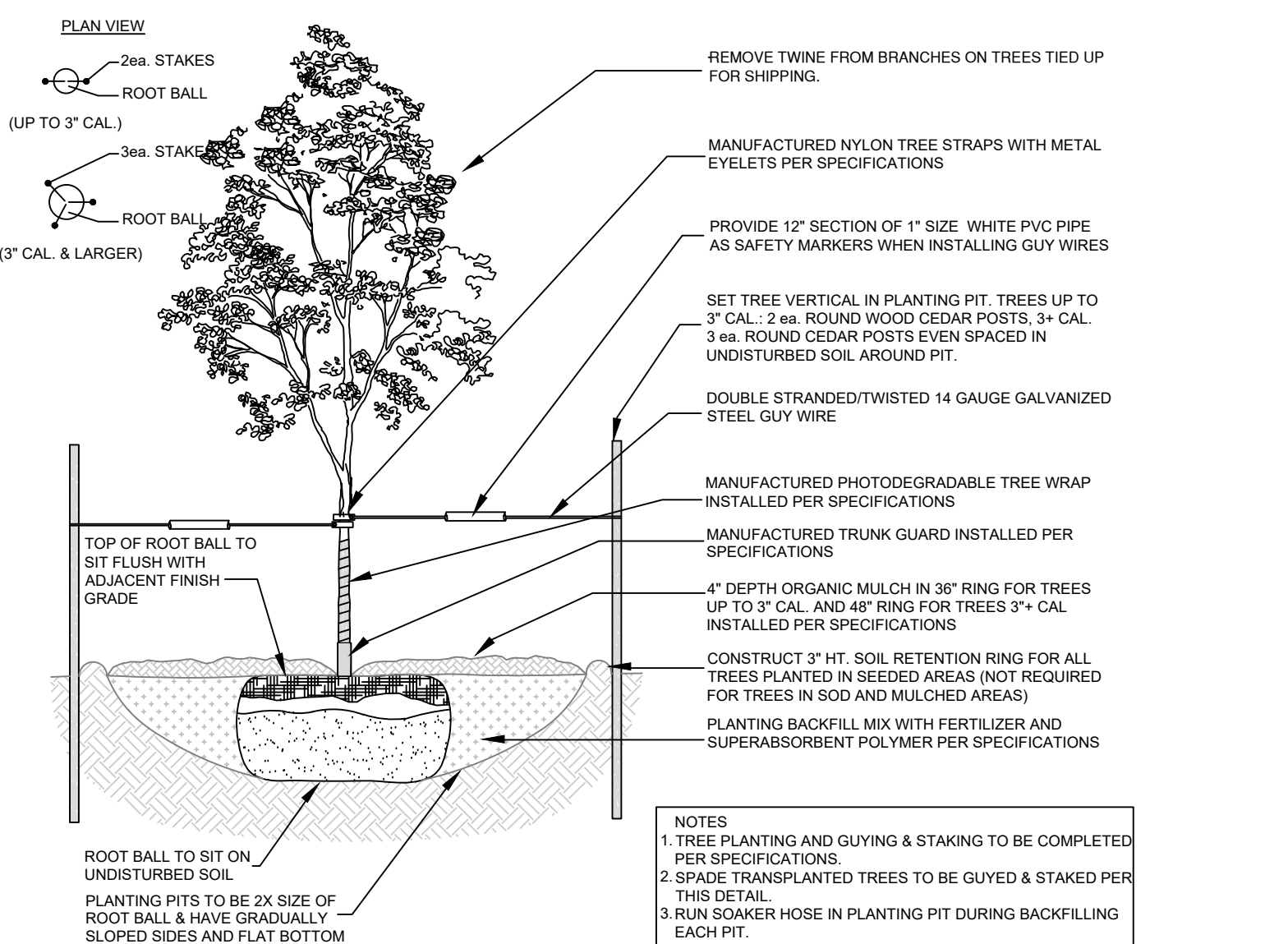


B STEEL MAINTENANCE EDGE NOT TO SCALE

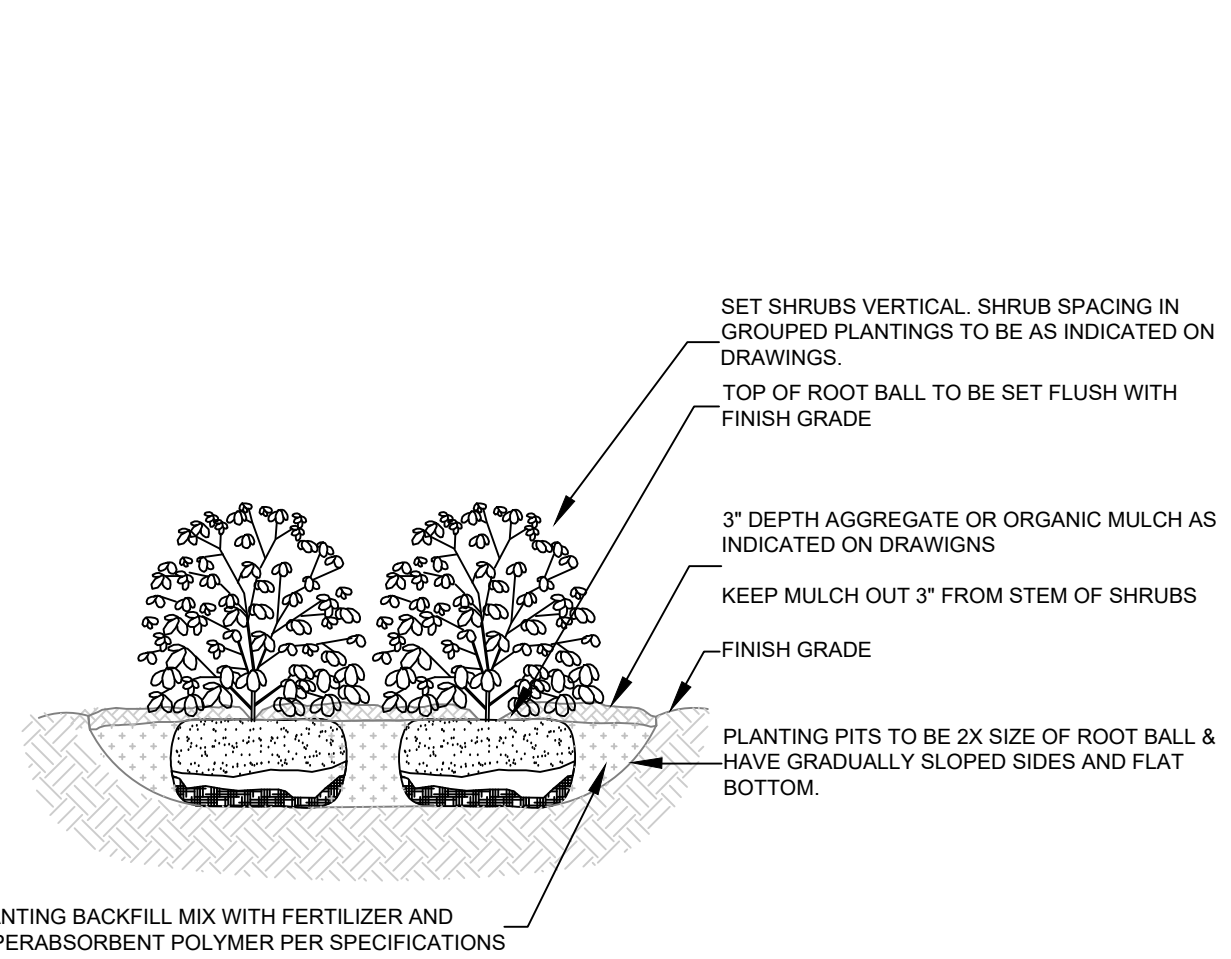
F CHAIN LINK FENCE WITH SLATS NOT TO SCALE



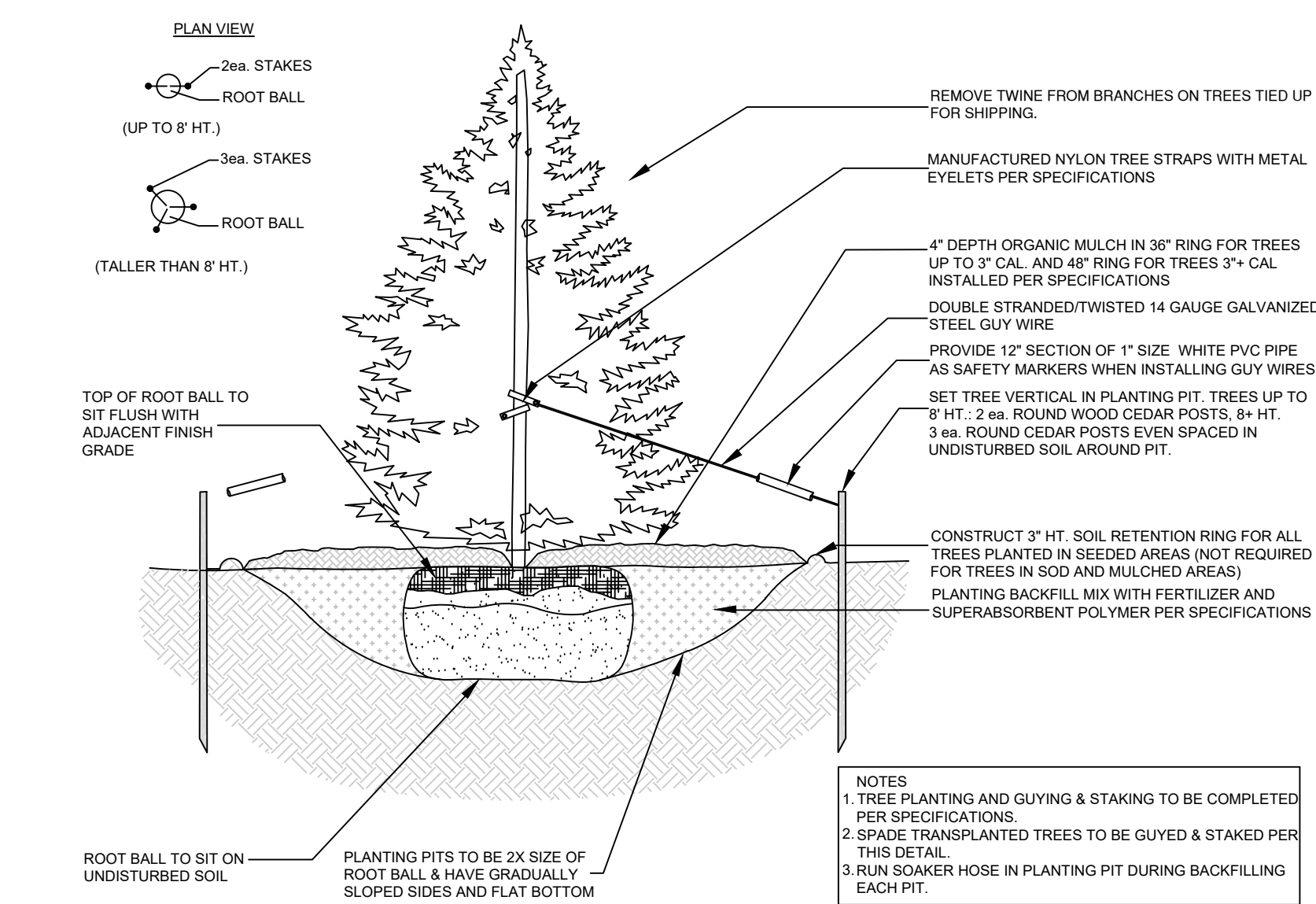
G CHAIN LINK FENCE WITH SLATS CONNECTION DETAIL NOT TO SCALE



C DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

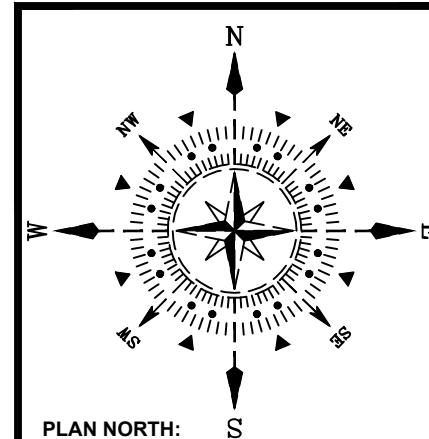


D SHRUB PLANTING DETAIL NOT TO SCALE



E EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

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

DATE: 07/14/2022
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	06/15/2023	GEM	3) REVISE TAKEOFFS BASED ON REVISED SITE PLAN

PLAN SCALE:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NO.
2
2 OF 2 SHEETS

FILE NO.
PPR-2245