

UNPLATTED
53070-00-072
ELDEN L HEDBURG
7420 TEMPLETON GAP ROAD
COLORADO SPRINGS, CO 80922

UNPLATTED
53070-00-089
GREENBRIAR ASSOCIATION
100 E. SAINT VRAIN ST, STE 300
COLORADO SPRINGS, CO 80903

UNPLATTED
53070-001-017
RICHARD & DELORES SCHUBERT
7415 TEMPLETON GAP ROAD
COLORADO SPRINGS, CO 80922

UNPLATTED
60653070-00-090
GREENBRIAR II
c/o SALLY CHRISTIANSEN
1221 N. CASCADE AVE
COLORADO SPRINGS, CO 80903

UNPLATTED
53070-00-027

Approved

By: Craig Dossey, Executive Director

Date: 05/24/2017

El Paso County Planning & Community Development



PPR-05-033 allows for existing uses on site. The new use proposed is indoor RV storage with no alterations to the site other than the construction of the new building.

CITY - PBC/NP
UNPLATTED

CITY - M1/PBC/NP
UNPLATTED

PBC
UNPLATTED
53070-00-028

PLANT LIST

Trees					
Code Name	Common Name	Scientific Name	Planting Size	Width	Quantity
Qruu	Northern red oak	Quercus rubra	1 1/2" - Cal	47.00	5
Acgi	Amur maple	Acer ginnala	1 1/2" - Cal	25.00	3
Pthi	Austrian pine	Pinus nigra	6"	47.00	3
Ptpe	Ponderosa pine	Pinus ponderosa	6"	40.00	5
Shrubs					
Prci	Purpleleaf sand cherry	Prunus cistena	5-Gal	8.00	11
Mmp	Mops Mugo Pine	Pinus mugo 'Mops'	5-Gal	3.00	19
Ornamental Grasses					
Bog	Blue Oat Grass	Helictotrichon sempervirens	1-Gal	3.00	20

GENERAL LANDSCAPE NOTES:

1. THE LANDOWNER IS RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE PLAN AS ORIGINALLY APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT OR SUBSEQUENTLY AMENDED.
2. THE LANDOWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF LANDSCAPING, INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING.
3. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN APPROVED BY THE PLANNING DEPARTMENT. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON BUT, IN ANY EVENT, SUCH REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING ONE YEAR.
4. SEEDING AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX SQUARE INCHES AFTER GERMINATION.

SITE CATEGORY CALCULATIONS:

ZONING
PBC

LOT AREA
9.36 AC

BLDG. AREA
3,212 S.F.

PARKING AREA
6,756 S.F.

LANDSCAPE SETBACKS (OR DOUBLE FRONTAGE LOT STREETSCAPES)

STREET NAME OR ZONE BOUNDARY (FEET)	STREET CLASSIFICATION	MIN (IN FT)	REQ./PROV.	LINEAR FOOTAGE	REQ./PROV.	NO. OF TREES REQUIRED	REQ./PROV.
TEMPLETON GAP	MAJOR ARTERIAL	25'/25'	25'	1/20'		13/6+ SHRUBS	

SHRUB SUBSTITUTES
REQUIRED/PROVISED
50/50

STREET ARTERIAL PERIODS GRADING PLANE
DECIDED ON PLAN
REQ. REQ./PROVISED
75%/85%

INTERNAL LANDSCAPING

NET SITE AREA (S.F.) (LESS PUBLIC R.O.B.)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (S.F.) REQ./PROV.	INTERNAL TREES (1000 S.F.) REQ./PROV.
40,766 S.F.	COMMERCIAL 5%	2,038 S.F./15,959 S.F.	4/4

LANDSCAPE BUFFERS & SCREENS

STREET NAME OR PROPERTY LINE (FEET)	MIN (IN FT)	LINEAR FOOTAGE	BARRIER TREES (1/15) REQ./PROV.	EVERGREEN TREES (1/30) REQ./PROV.
SOUTH PROPERTY LINE	15'/15'	84 FT.	6/4+ FENCE	2/3

LENGTH OF 6 FT. CRUISE
STRUCTURE REQ./PROV.
84'/218'

BARRIER TREE HGB.
DECIDED ON PLAN
REQ. REQ./PROV.
75%/100%

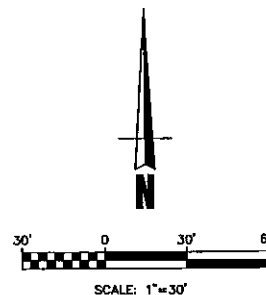
VICINITY MAP
N.T.S.

KEYED NOTES:

1. STEEL EDGE TYPICAL REF: DETAIL F/L2-2.
2. SHREDDED CEDAR WOOD MULCH
3. COBBLE MULCH REF: DETAIL D&E/L2-2.
4. TYPICAL SHRUB PLANTING REF: DETAIL C/L2-2.
5. TYPICAL DECIDUOUS TREE PLANTING REF: DETAIL A/L2-2.
6. TYPICAL EVERGREEN TREE PLANTING REF: DETAIL B/L2-2.

RECOMMEND SOIL AMENDMENT:

TRI-MIX III AS SUPPLIED BY C&C SAND (OR APPROVED EQUAL)
-TO BE APPLIED AS BACKFILL IN PLANTING AREAS



GENERAL LANDSCAPE NOTES:

1. PLANT QUANTITY AND SUBSTITUTION: IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANTING PLAN SHALL GOVERN. THE MINIMUM ACCEPTABLE SIZES OF PLANTS MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION SHALL CONFORM TO THE PLANTING SIZES AS SPECIFIED IN THE PLANTING TABLE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
2. ACCEPTABLE PLANT MATERIAL: ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE "COLORADO NURSERY ASSOCIATION" AND THE "AMERICAN STANDARD OF NURSERY STOCK." ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL INJURIES, AND HAVE ADEQUATE ROOT SYSTEMS. TREES SHALL BE FULLY BRANCHED IN PROPORTION TO WIDTH AND HEIGHT AND HAVE A RELATIVELY STRAIGHT TRUNK WITH A CENTRAL LEADER. THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES TO 6 FEET ABOVE FINISH GRADE. ALL TREES, SHRUBS, AND GROUND COVERS SHALL BE INSTALLED PER PLANTING DETAILS. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
3. SOIL AMENDMENTS: ALL PLANTING AREAS AND TURF AREAS SHALL BE AMENDED AS FOLLOWS:
- 3 CUBIC YARDS PER 1000 S.F. OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST.
NITROGEN 0 LBS/ACRE
PHOSPHORUS (P205) 0 LBS/ACRE
POTASSIUM (K2O) 0 LBS/ACRE
SULFUR (S04-S) 0 LBS/ACRE
LIME 0 LBS/ACRE
- ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.
4. SEEDING TURF: ALL SEEDING OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
5. IRRIGATION: ALL TREES, SHRUBS, AND GROUND COVERS SHALL BE IRRIGATED BY AN AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR SHUTOFF DEVICE. ALL TURF AREAS TO BE IRRIGATED BY UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM ALSO EQUIPPED WITH A RAIN SENSOR AUTOMATIC SHUTOFF DEVICE.
6. ORGANIC MULCH: ALL PLANTING AREAS FOR TREES, SHRUBS, GROUNDCOVERS AND ORNAMENTAL GRASSES SHALL BE MULCHED WITH A (3") DEPTH, A 36" DIAMETER OF 3" DEPTH WOOD MULCH SHALL BE PROVIDED AT BASE OF ALL TREES IN TURF AREAS. MULCH SHALL BE FIBROUS IN NATURE, NOT CHIPPED OR IN CHUNKS, AND WATERED IN AFTER INSTALLATION. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH!
7. INORGANIC MULCH: THE TYPE OF INORGANIC MULCH AS SPECIFIED WITHIN THE KEYED NOTES ON THE LANDSCAPE PLAN SHALL BE APPLIED AT A STANDARD DEPTH OF 3"-4" OVER GEO-TEXTILE FILTER FABRIC. FILTER FABRIC SHALL BE WOVEN NEEDLE PUNCHED POLYPROPYLENE (DEWITT OR EQUIVALENT), OVERLAP ENDS 3", TURN DOWN EDGES 6".
8. LANDSCAPE BOULDERS: ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM, NATIVE MOSS ROCK BOULDERS UNLESS OTHERWISE SPECIFIED.
9. STEEL EDGE: ALL EDGER SHALL BE 3/16" X 4" RYERSON OR PRO STEEL. EDGER WITH 16" STAKES AT 30" O.C., COLOR SHALL BE GREEN.
10. INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
11. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OWNER:
T-GAP STORAGE
CARL GOTTSBUHET
7345 TEMPLETON GAP ROAD
COLORADO SPRINGS, CO 80922

DEVELOPER:
CARL GOTTSBUHET
7345 TEMPLETON GAP ROAD
COLORADO SPRINGS, CO 80922

CITY FILE NO: _____

FINAL LANDSCAPE PLAN

TEMPLETON GAP STORAGE
FINAL LANDSCAPE PLAN
L1-2

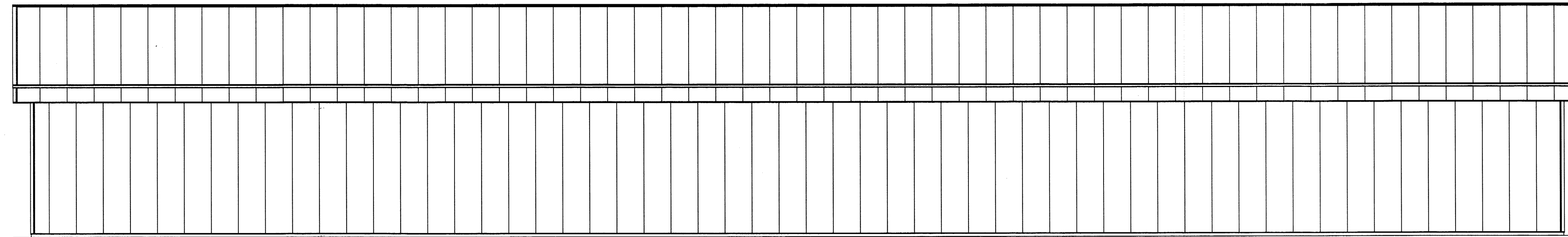
PROJECT NO. 03073.1
Drawn By: JAR
Checked By: JFB
Date: 7-26-05
Sheet: 2 of 4



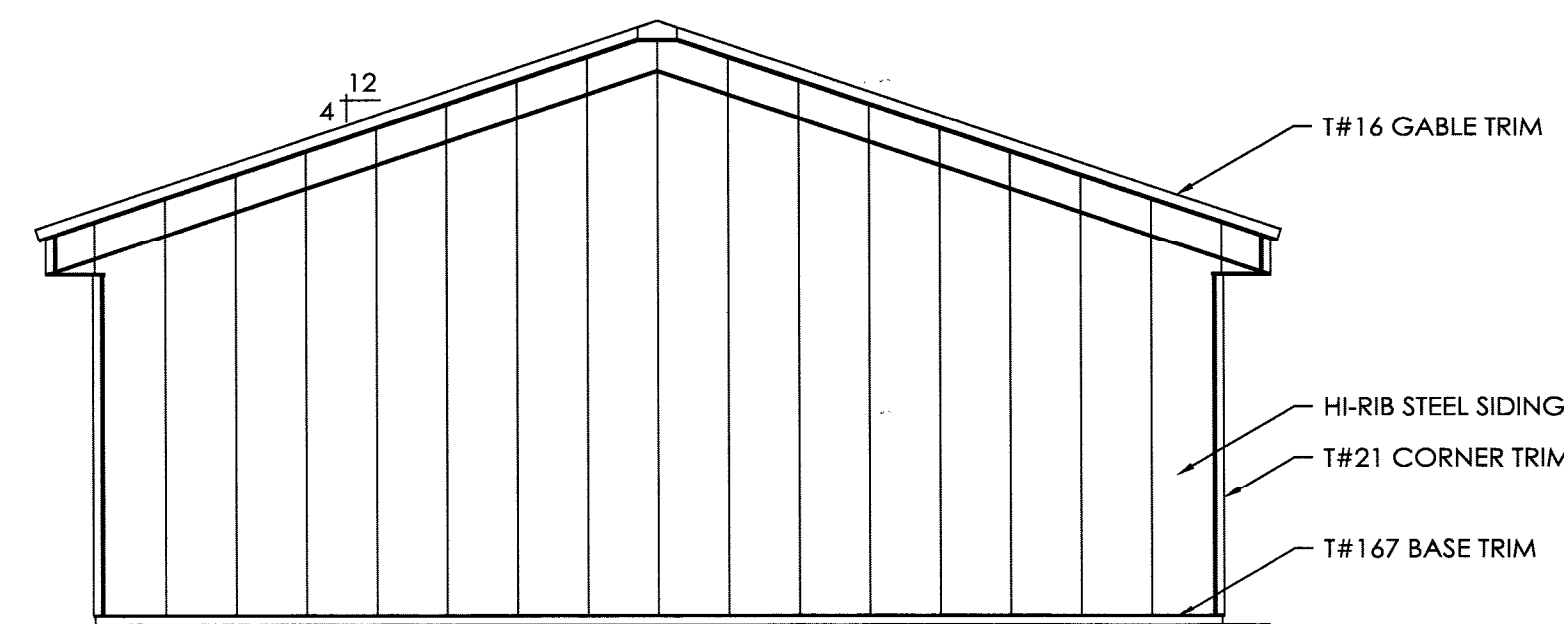
REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	Layout Changes	JAR	8-25-05

DESIGN AND EXPLANATORY NOTES

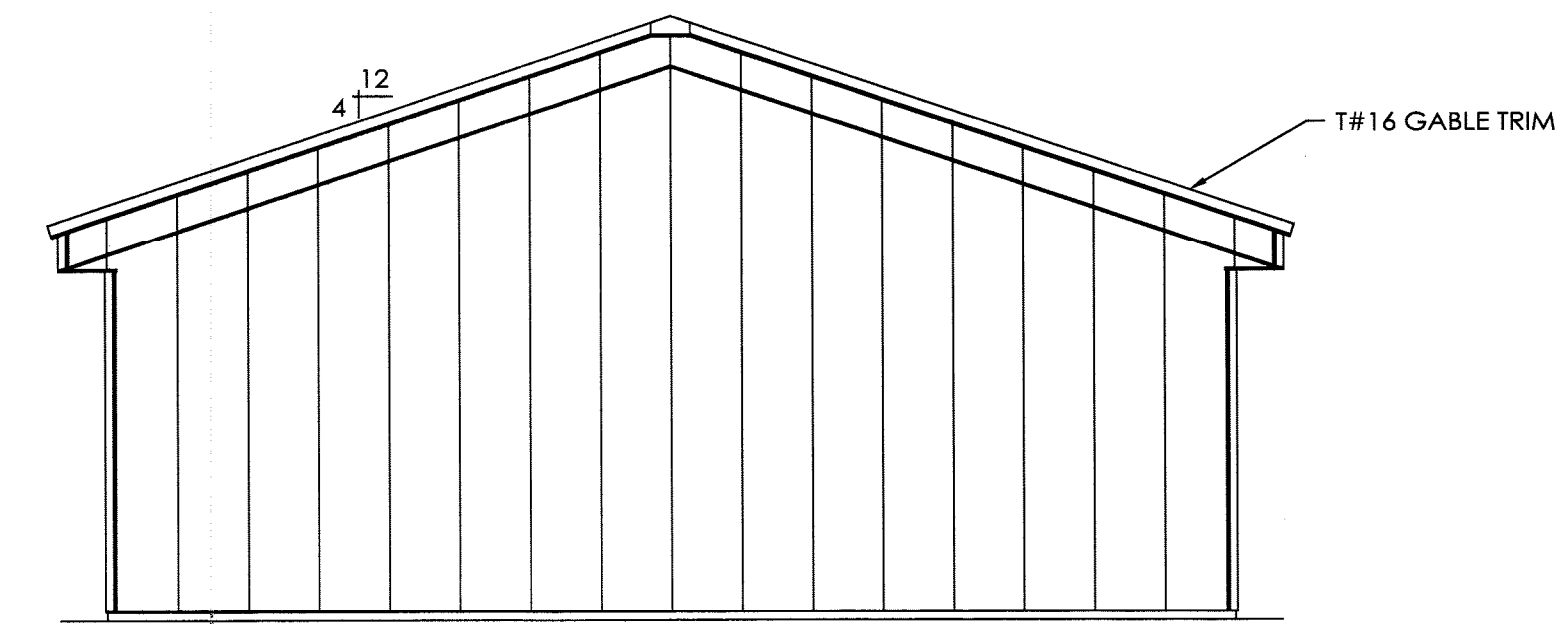
1.) EXTERIOR DOOR AND WINDOW LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE NAILERS AND ARE TO THE CENTER OF THE DOOR AND WINDOW UNITS. VERIFY ALL DOOR, WINDOW, SKYLIGHT AND SIDELIGHT LOCATIONS WITH THE OWNER.



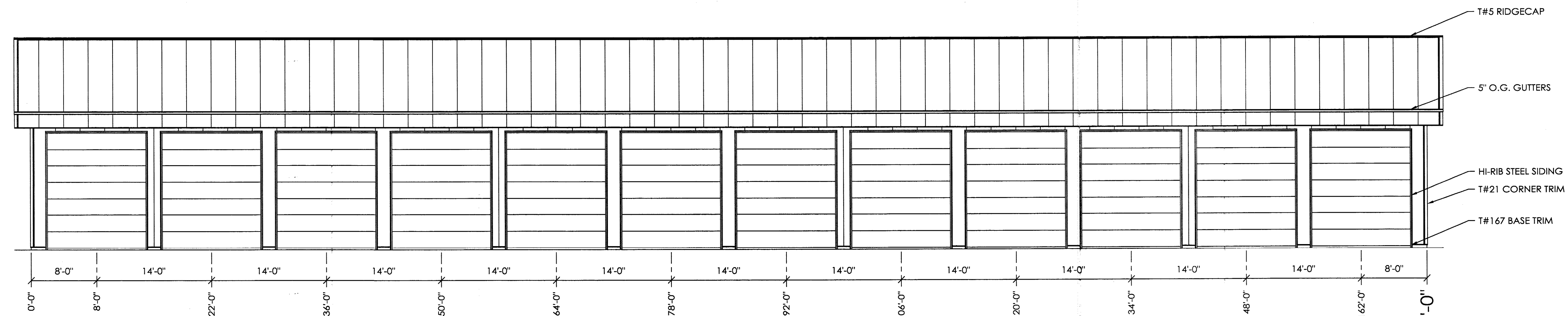
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

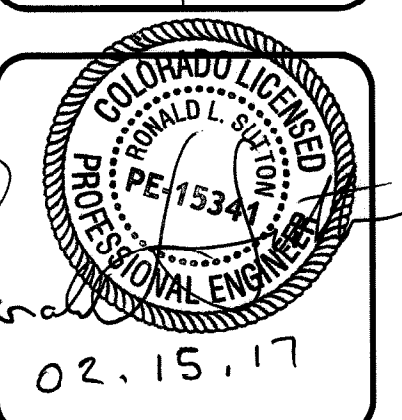


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COLORADO SPRINGS, CO
JOB NO.
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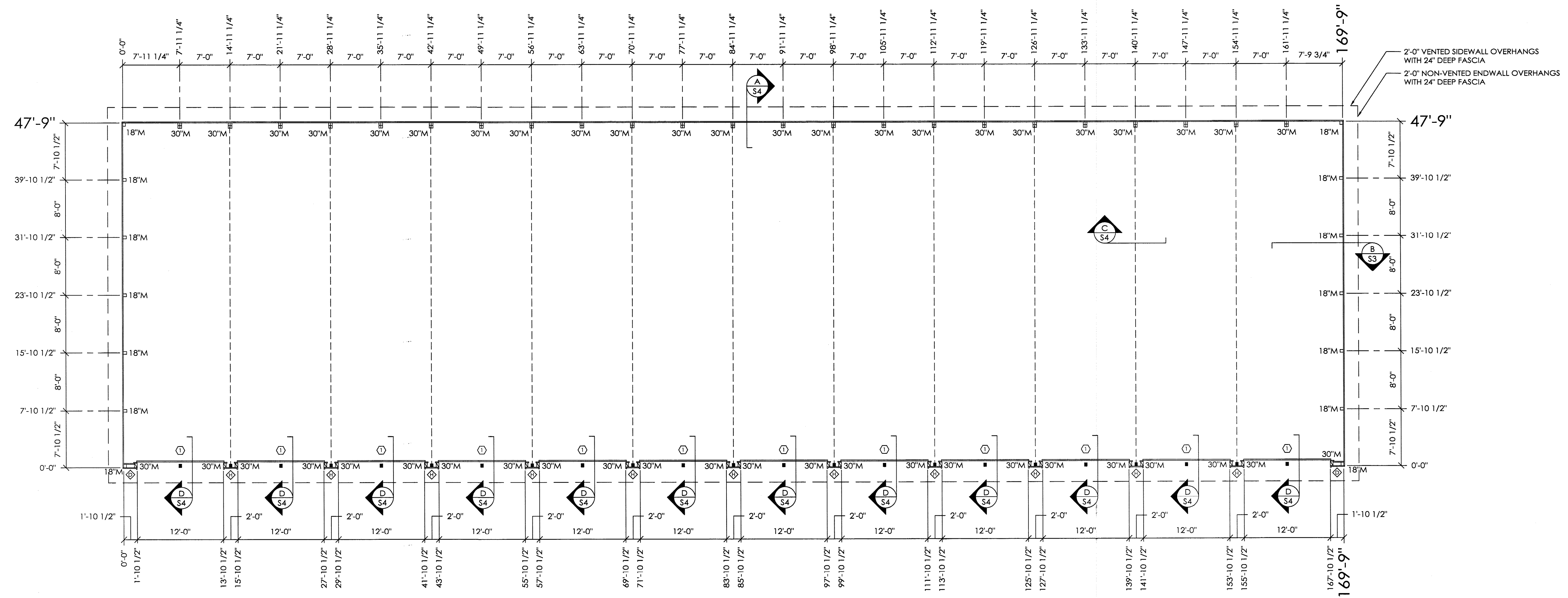
T-GAP STORAGE
COLORADO SPRINGS, CO

ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORRISON, IL 61550
PHONE NUMBER: 309-263-4105

DRAWN BY:	MILICH
DATE:	1/26/2017
CHECKED BY:	B. HUGHEY
DATE:	2/6/2017
REVISED DATE:	----
REVISED DATE:	----
REVISED DATE:	----



SCALE: AS NOTED
SHEET NO.
S3 OF S5



COLUMN PLAN

SCALE: 1" = 4'

N

COLUMN PLAN LEGEND

- - 3-2x6 LAMINATED COLUMN LOCATION
- - 3-2x8 LAMINATED COLUMN LOCATION
- - 4-2x10 LAMINATED COLUMN LOCATION
- - HEADERED TRUSS LOCATION
- ⊙ - (12) 12'-2" x 14'-1" OVERHEAD DOORS
- ⊙ - DOUBLE 3/4" OSB SHEARWALL LOCATION (SEE DETAILS ON SHEET S5)
- ⊙ - CONTINUE OVERHEAD DOOR HEADER THROUGH THESE BAYS
- 18" - 18" DIAMETER FOOTING WITH 4" TO BOTTOM OF 21" THICK CONCRETE PAD (2500 PSI MINIMUM), 20" BELOW BOTTOM OF PRECAST CONCRETE COLUMN AROUND EXPOSED REBAR CAGE AND 3/4"x1/4" THREADED ROD WITH AN ADDITIONAL MINIMUM 1" ABOVE BOTTOM OF PRECAST CONCRETE COLUMN. PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.
- 30" - 30" DIAMETER FOOTING WITH 4" TO BOTTOM OF 21" THICK CONCRETE PAD (2500 PSI MINIMUM), 20" BELOW BOTTOM OF PRECAST CONCRETE COLUMN AROUND EXPOSED REBAR CAGE AND 3/4"x1/4" THREADED ROD WITH AN ADDITIONAL MINIMUM 1" ABOVE BOTTOM OF PRECAST CONCRETE COLUMN. PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.

T-GAP STORAGE
COLORADO SPRINGS, CO

CO
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DRAWN BY:	MILICH
DATE:	1/26/2017
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