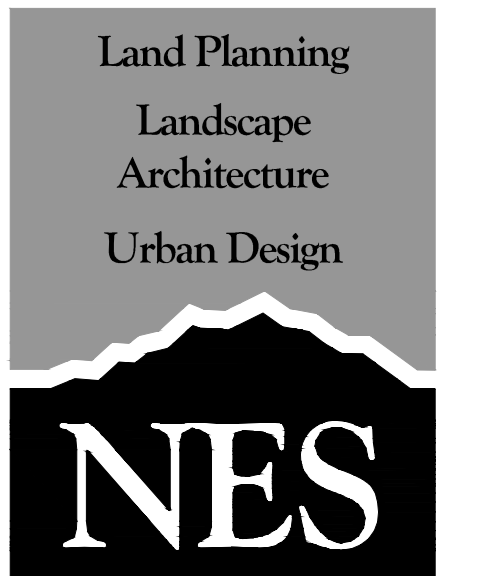


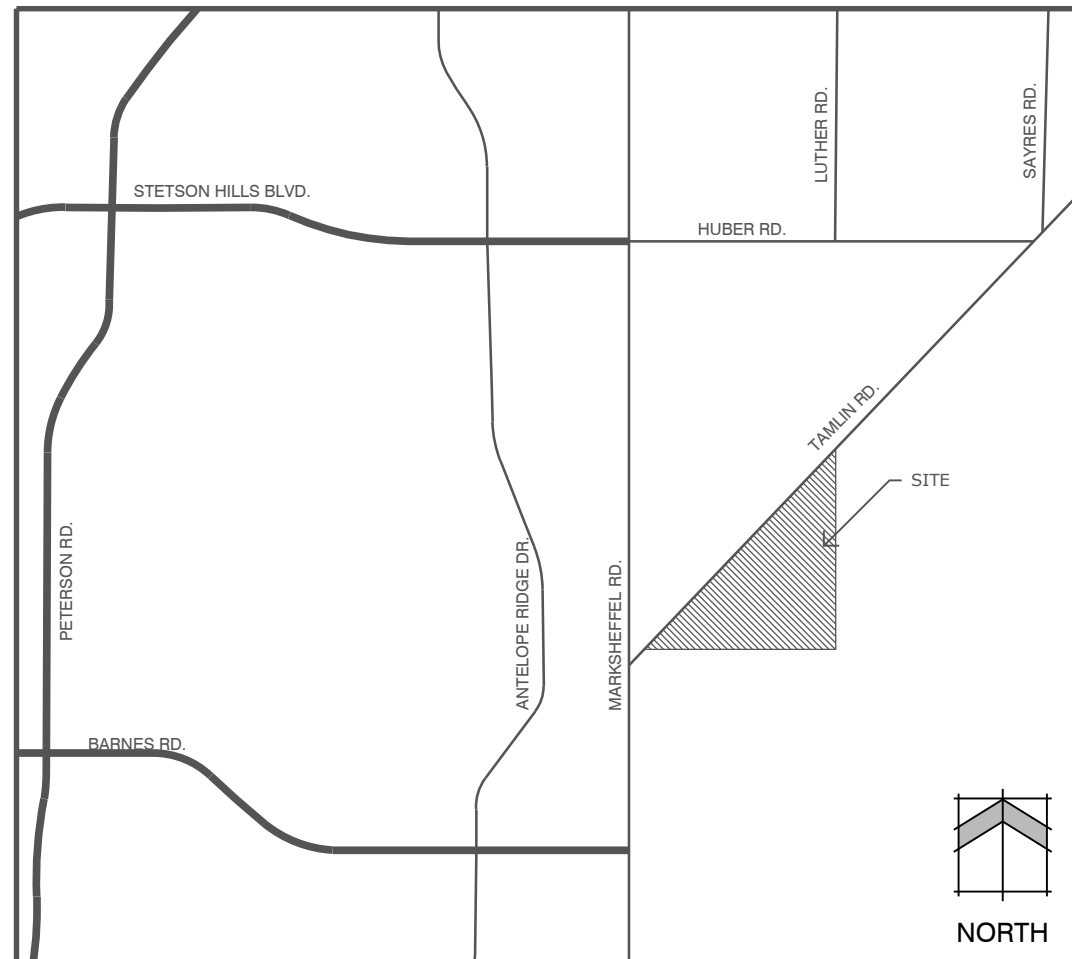
TAMLIN ROAD STORAGE

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.
EL PASO COUNTY, COLORADO
COVER SHEET



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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VICINITY MAP



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, 0 TAMLIN ROAD IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0545G AND 08041C0543G, EFFECTIVE DECEMBER 7TH, 2018.

AVIGATION EASEMENT

THIS PLATTED PROPERTY IN ITS ENTIRETY IS SUBJECT TO AN AVIGATION EASEMENT FOR PUBLIC AVIGATION PURPOSES. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 207095753 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

SHEET INDEX

Sheet 1 of 4:	Cover Sheet
Sheet 2 of 4:	Site Development Plan
Sheet 3 of 4:	Landscape Plan
Sheet 4 of 4:	Landscape Notes & Details

SITE DATA

OWNER: C&M Properties LLC
12748 Barossa Valley Road
Colorado Springs, CO. 80903

Tax ID Number: 5321002001
Site Area: 11.9 Acres (PHASE 1 ONLY)
Current Zoning: CS CAD-O
Existing Use: Vacant
Proposed Use: Boat & RV Storage
Development Schedule: Fall 2020

Building Setbacks:
-Tamlin Rd. 25'
-East Boundary 25'
-South Boundary 25'

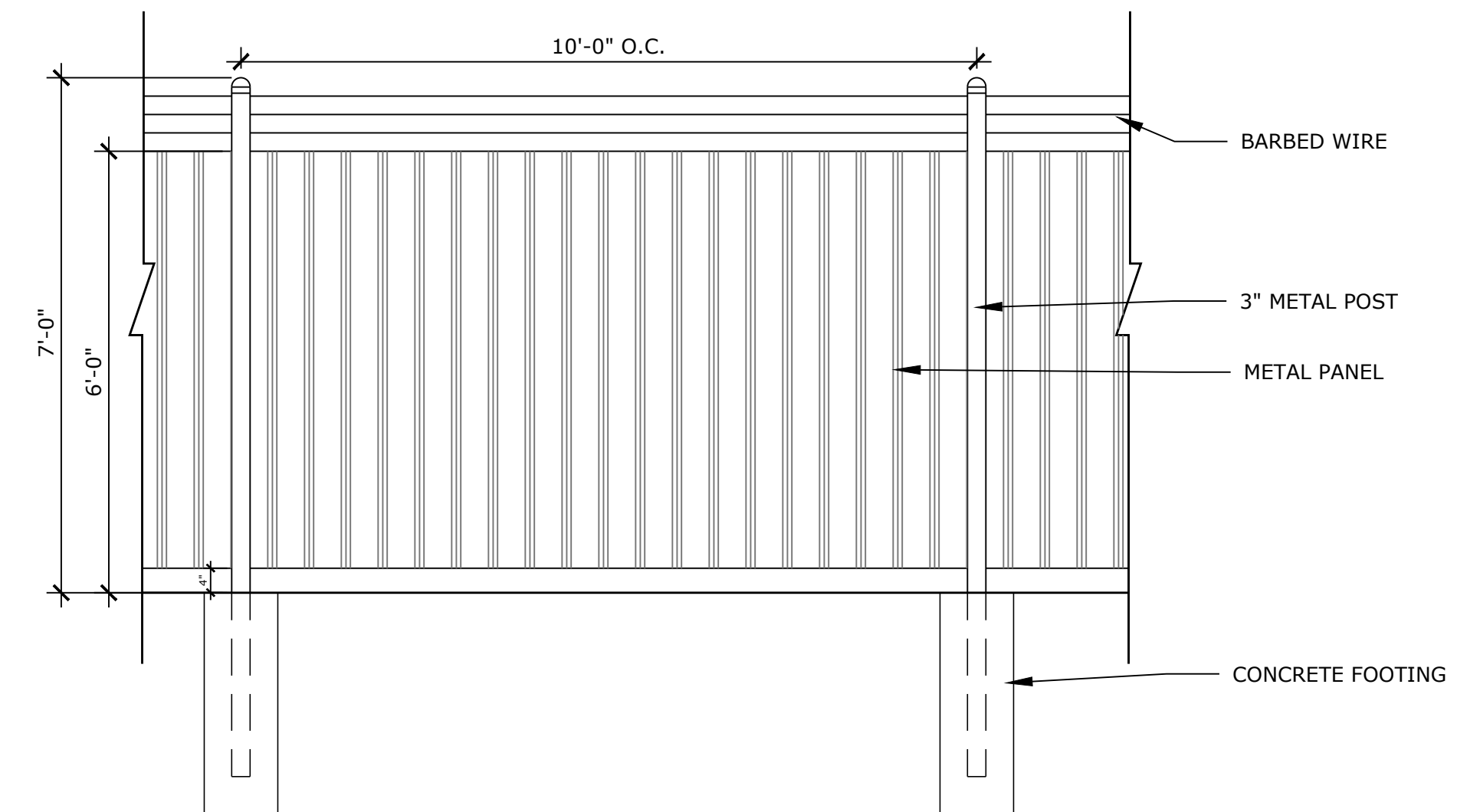
Landscape Buffers/Setbacks:
-Tamlin Rd. 10'
-East Boundary 15'
-South Boundary 15'

Lot Coverage
-(60%) impervious
-(40%) landscape

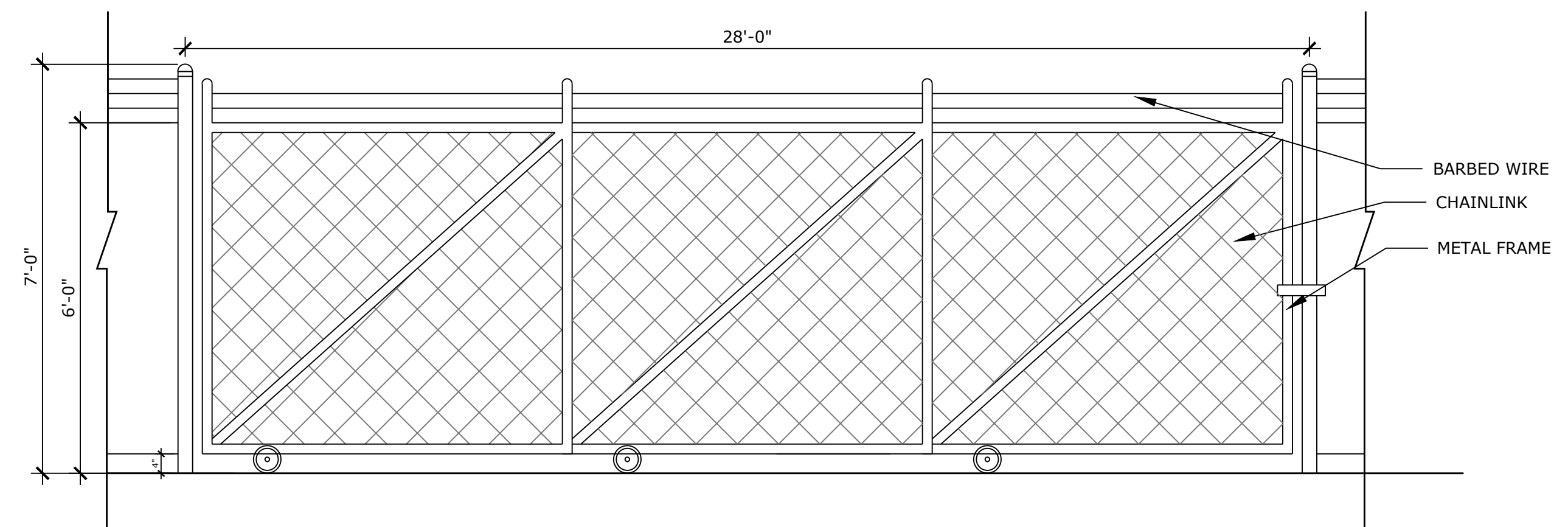
PARKING COUNTS

TOTAL SPACES: 289 SPACES
LARGE (57' x 12') - 36 SPACES
MEDIUM (52' x 12') - 239 SPACES
SMALL (47' x 12') - 14 SPACES

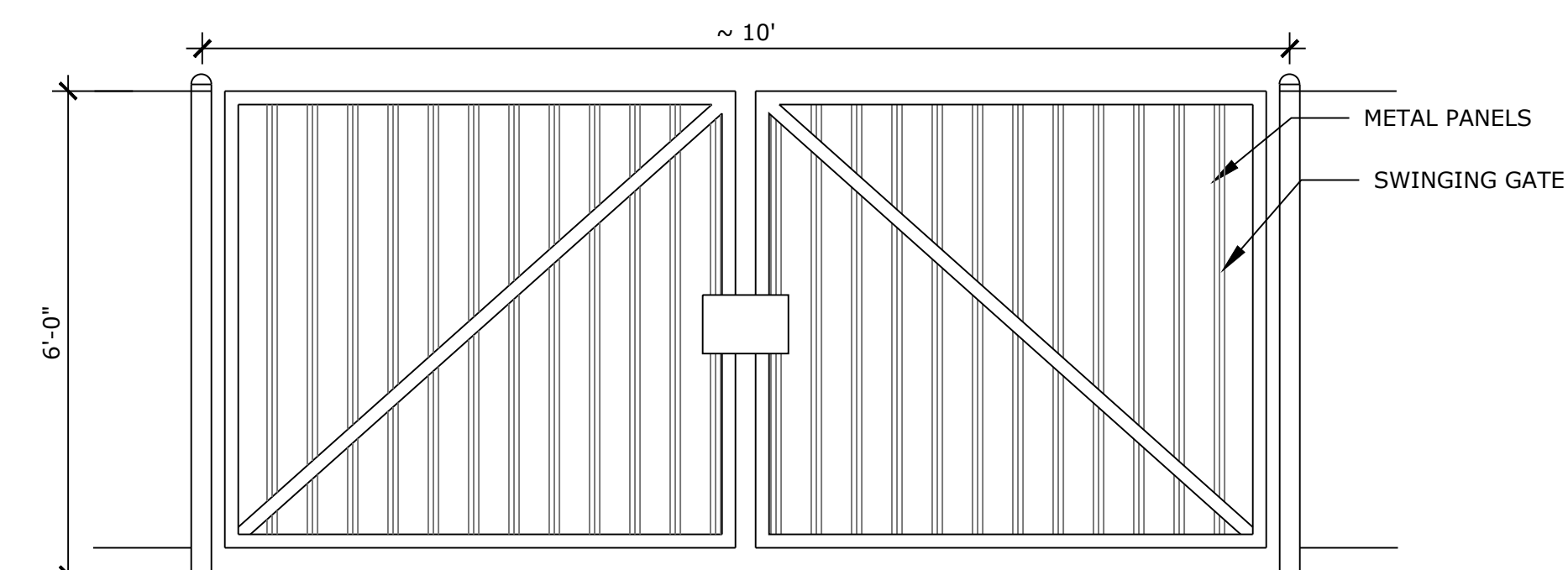
GUEST (18' x 9') - 4 SPACES
ADA ACCESSIBLE (18' x 9') - 2 SPACES



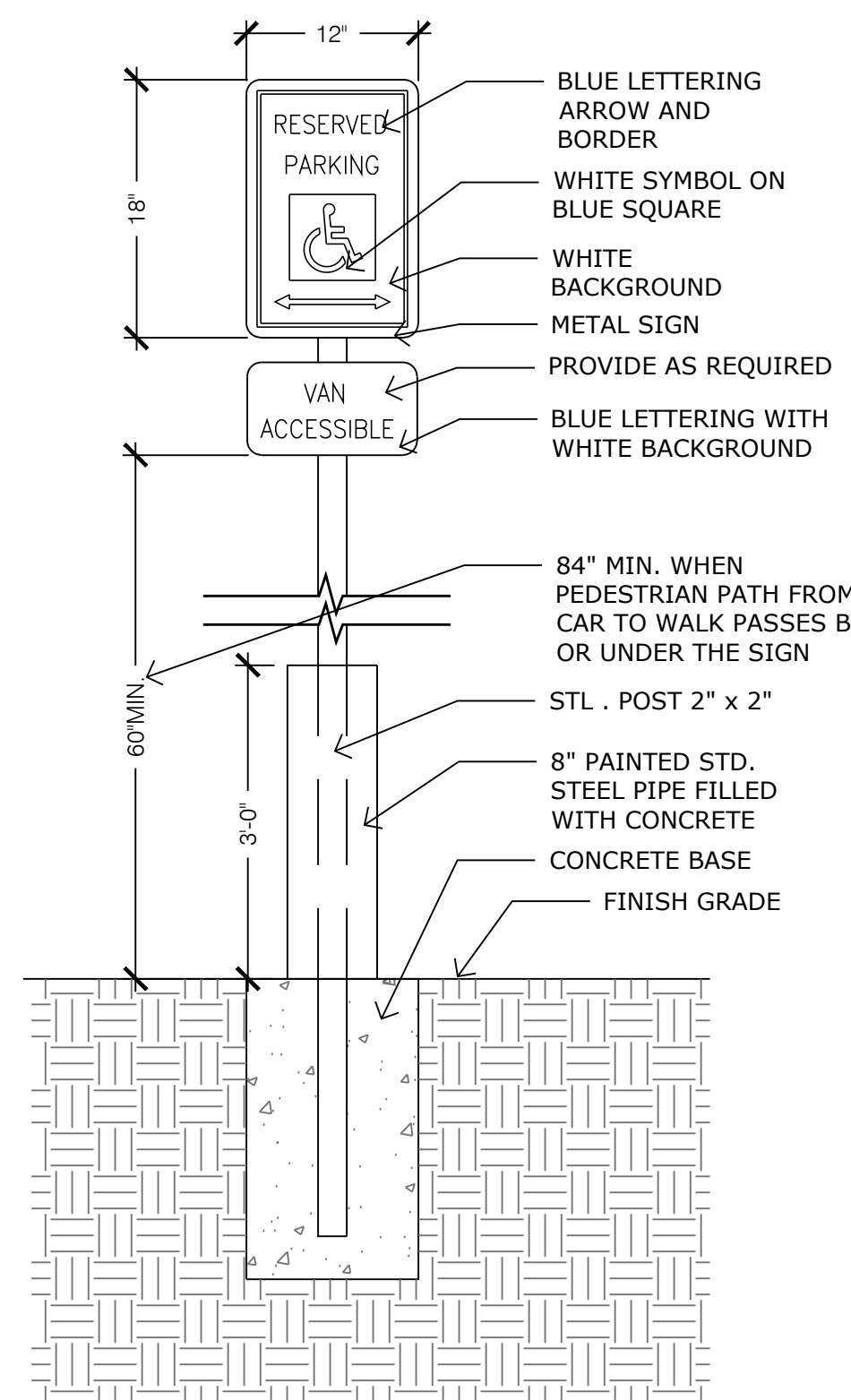
1 FENCE AND TRASH ENCLOSURE DETAIL
SCALE: N.T.S.



2 ROLLING GATE
SCALE: N.T.S.



3 TRASH ENCLOSURE
SCALE: N.T.S.



X ADA SIGN
SCALE: --

TAMLIN ROAD RV & BOAT STORAGE

5080 Tamlin Rd.

DATE: 08-01-19
PROJECT MGR: A. BARLOW
PREPARED BY: J. SENNE

DATE	BY	DESCRIPTION
1.10.20	AP	PER COUNTY COMMENTS AND ADDING PHASING
6.4.20	AP	PER COUNTY COMMENTS
7.6.20	NB	PER COUNTY COMMENTS

COVER SHEET

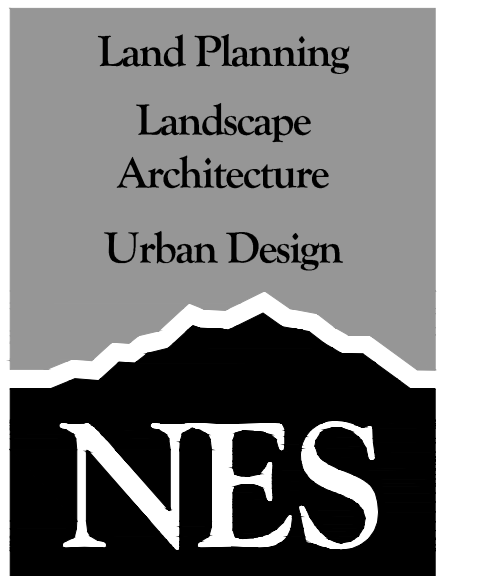
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1 OF 4

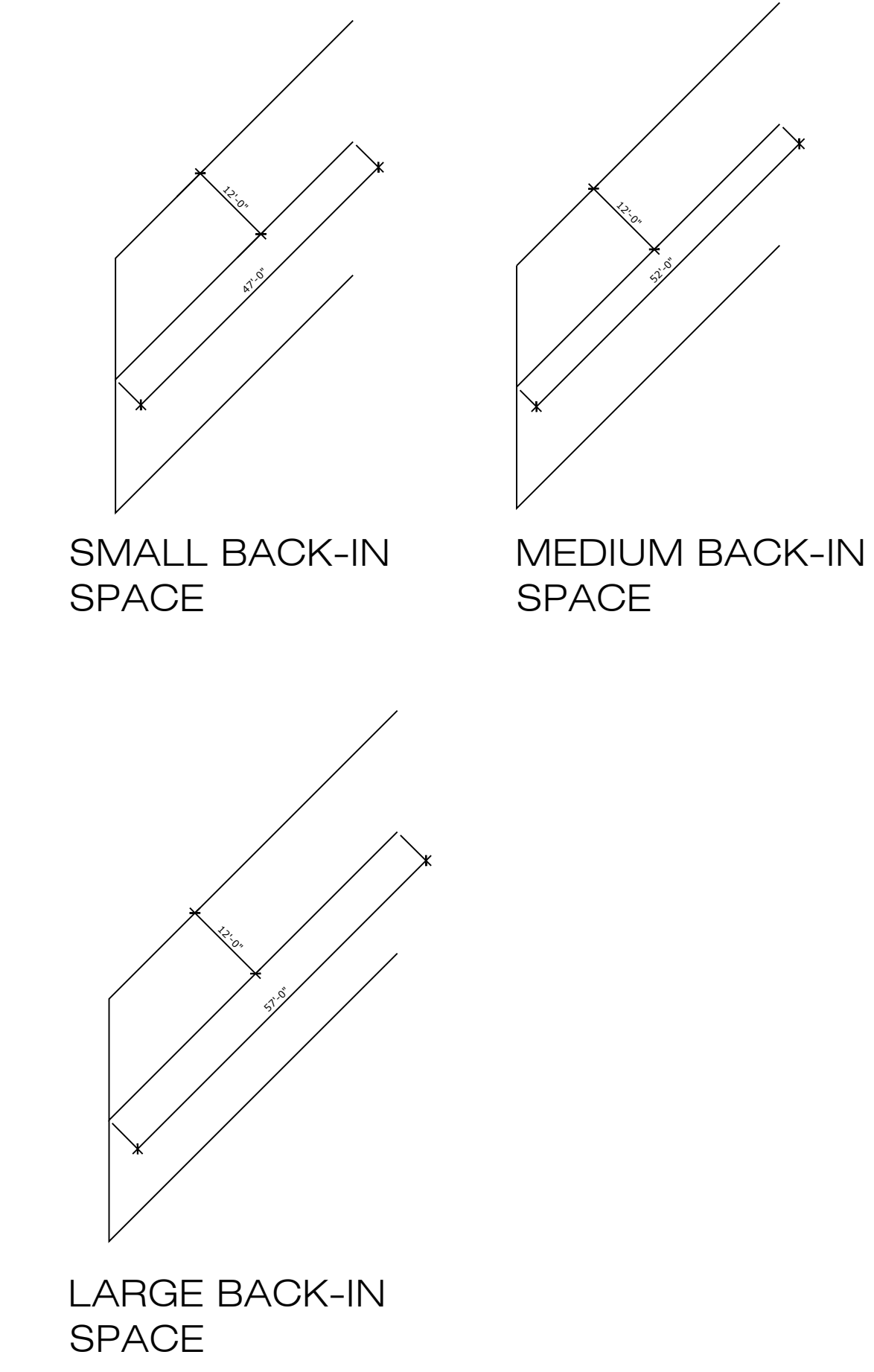
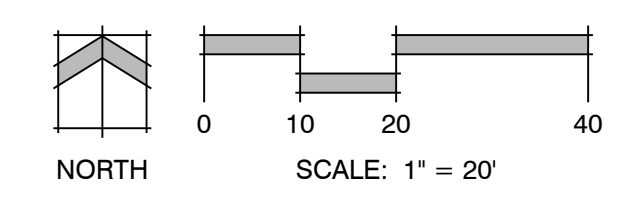
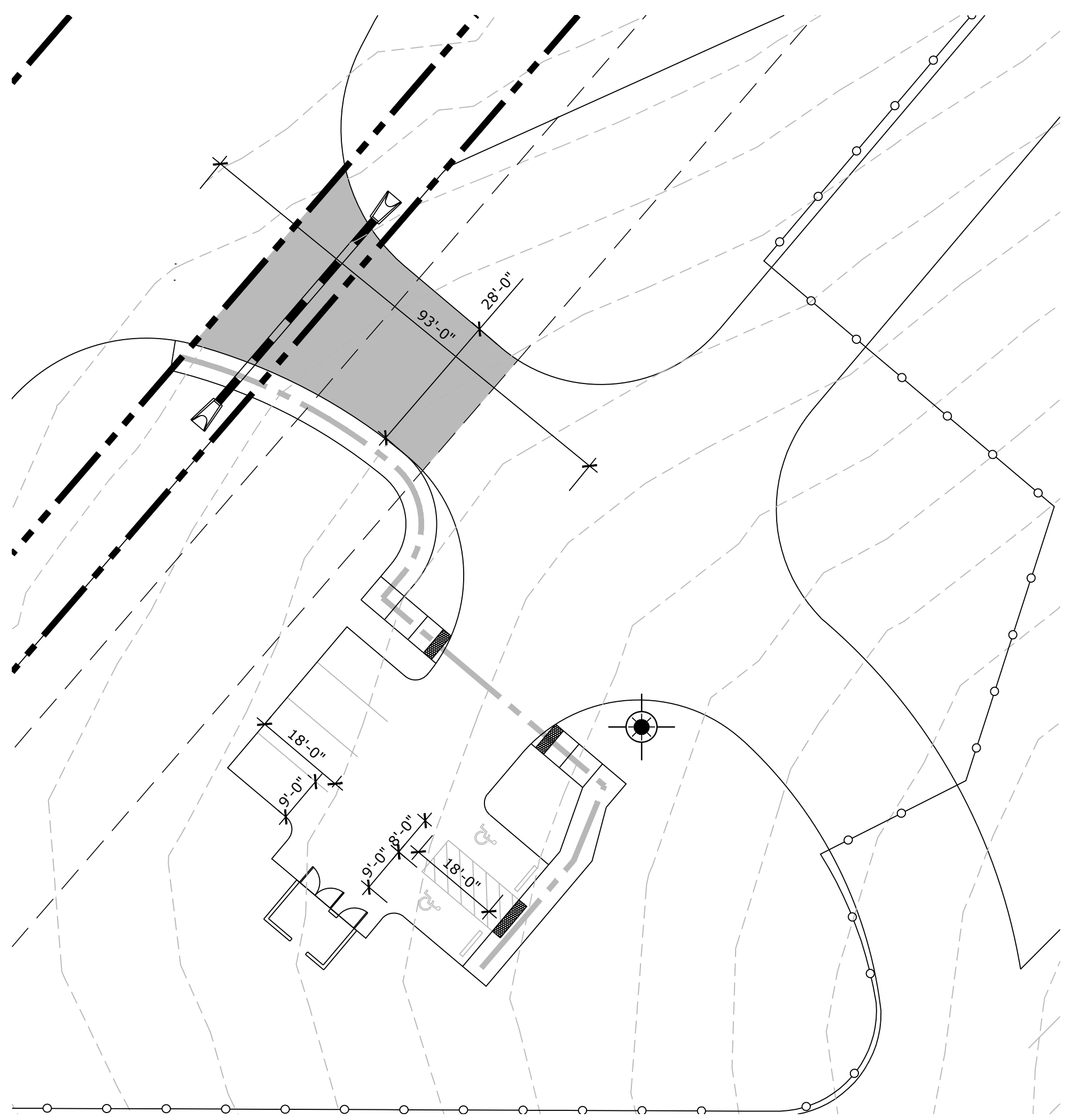
PPR1945

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TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SITE PLAN



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ZONE: COUNTY RR-6 CAD-O
USE: RELIGIOUS WORSHIP
OWNER: PEOPLES UNITED METHODIST CHURCH

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

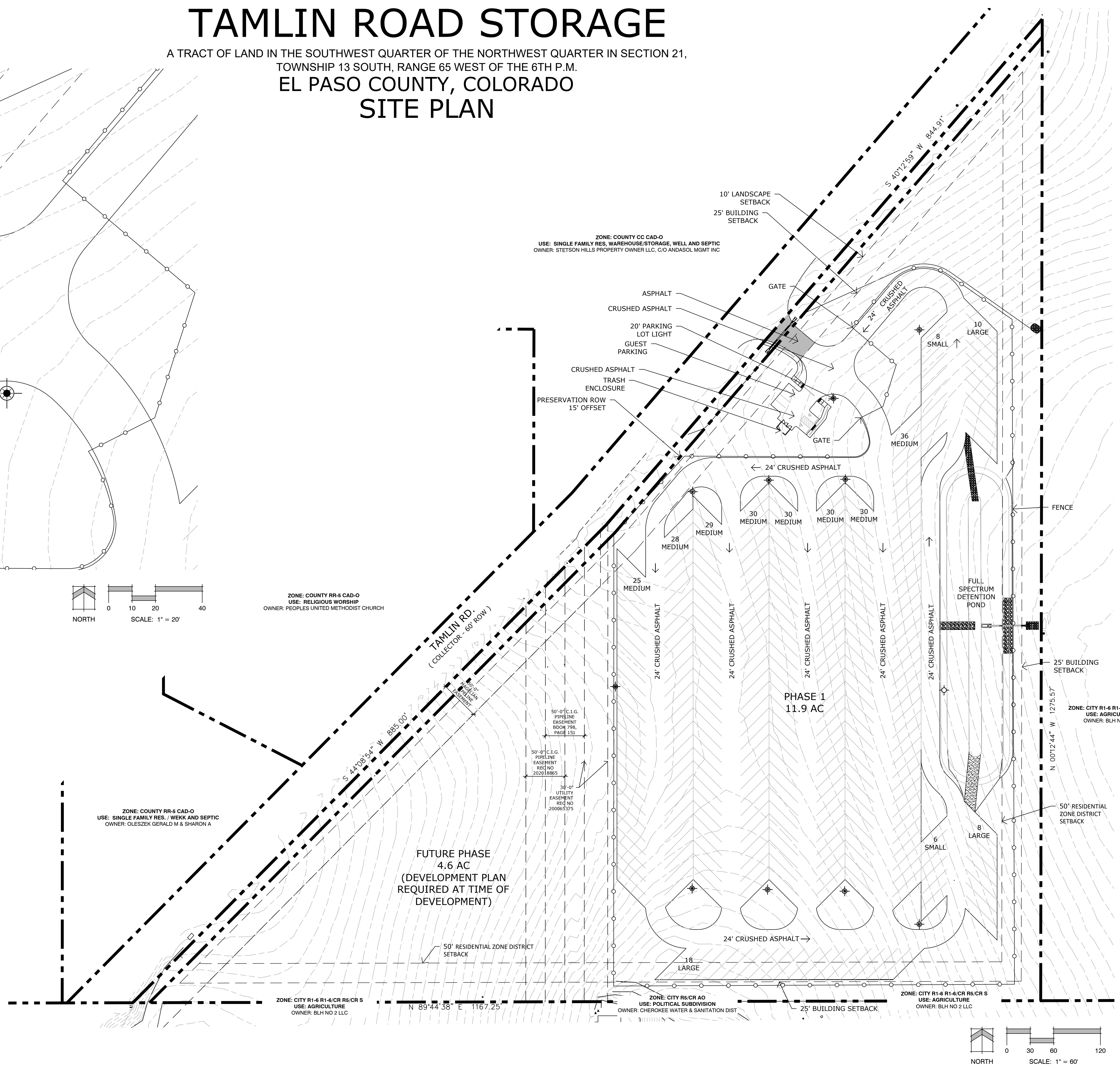
ZONE: CITY R1-6 R1-4/CR R5/CR S
USE: AGRICULTURE
OWNER: BLH NO 2 LLC

ZONE: COUNTY CC CAD-O
USE: SINGLE FAMILY RES, WAREHOUSE/STORAGE, WELL AND SEPTIC
OWNER: STETSON HILLS PROPERTY OWNER LLC, C/O ANDASOL MGMT INC

ZONE: CITY R1-6 R1-4/CR R5/CR S
USE: AGRICULTURE
OWNER: BLH NO 2 LLC

ZONE: CITY R5/CR AO
USE: POLITICAL SUBDIVISION
OWNER: CHEROKEE WATER & SANITATION DIST

ZONE: CITY R1-6 R1-4/CR R5/CR S
USE: AGRICULTURE
OWNER: BLH NO 2 LLC



TAMLIN ROAD RV & BOAT STORAGE

5080 Tamlin Rd.

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PROJECT MGR:	A. BARLOW
PREPARED BY:	J. SENNE

DATE	BY	DESCRIPTION
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6.4.20	AP	PER COUNTY COMMENTS
7.6.20	NB	PER COUNTY COMMENTS
2.3.21	AP	PER COUNTY COMMENTS

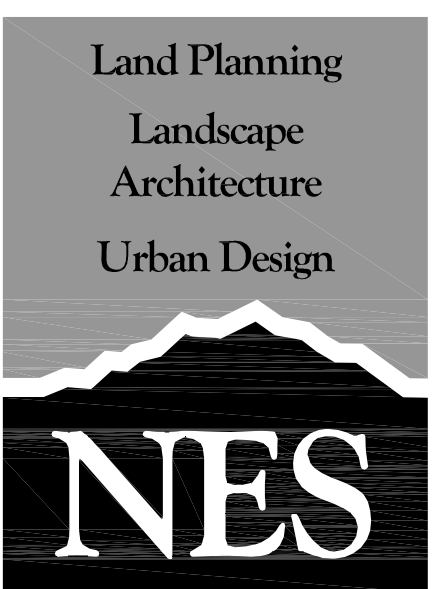
SITE DEVELOPMENT PLAN

2 OF 4
PPR1945

P:\Teddy MacDonald\Tamlin Road\Drawings\Planning\Development\Tamlin Storage_DP.dwg [SITE PLAN] 2/2/2021 2:43:26 PM aspienski

TAMLIN ROAD STORAGE

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LANDSCAPE SETBACKS

See Code Section/Policy					
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Tamlin Road	Collector	10' / 10'	811'	1 / 30	28 / 28
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
0/0	0/0	TR	75% / 75%		

Internal Landscaping

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
516,501 S.F.	5%	25,825 / 100,000+	51 / 41

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
100 / 100	0 / 0	(i)	75% / 78%

Motor Vehicle Lots

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Vehicle Lot Frontages (excl. driveways)	Length of Frontage (ft.)	2/3 Length of Frontage (ft.)
6	1 / 1 (MV)	Tamlin Rd.		

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req. (1/3) / Prov.
East Boundary	15 / 15	1252'	51 / 51	17 / 42
South Boundary	15 / 15	539'	22 / 22	8 / 16

Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
1183 / 1183	EB	75% / 100%
539 / 539	SB	75% / 100%

PLANT SCHEDULE

DECIDUOUS	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Axf	24	Acer x freemanii / Autumn Blaze Maple	50'	35'	2" Cal.	B&B	S
Aut	33	Amelanchier utahensis / Utah Serviceberry	15'	15'	2" Cal.	B&B	1257DA
Qru	9	Quercus rubra / Red Oak	60'	50'	2" Cal.	B&B	4S

EVERGREEN	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Ppg	22	Picea pungens 'Glauca' / Colorado Blue Spruce	60'	25'	6" HT	B&B	678S
Pni	22	Pinus nigra / Austrian Black Pine	60'	40'	6" HT	B&B	25678A
Ppo	23	Pinus ponderosa / Ponderosa Pine	70'	30'	6" HT	B&B	2679D
Pme	16	Pseudotsuga menziesii / Douglas Fir	70'	15'	6" HT	B&B	4678S

SHRUBS	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Afl	66	Artemisia filifolia / Sand Sagebrush	5'	3"	5 GAL	CONT	1235D
Fpa	54	Fallugia paradoxa / Apache Plume	6'	6"	5 GAL	CONT	12356D
Pmm	38	Pinus mugo 'Mops' / Mops Mugo Pine	3'	3"	5 GAL	CONT	1256D
Pbe	24	Prunus besseyi / Sand Cherry	6'	6"	5 GAL	CONT	1345A
Rag	8	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3'	4"	5 GAL	CONT	23456DA

HATCH LEGEND

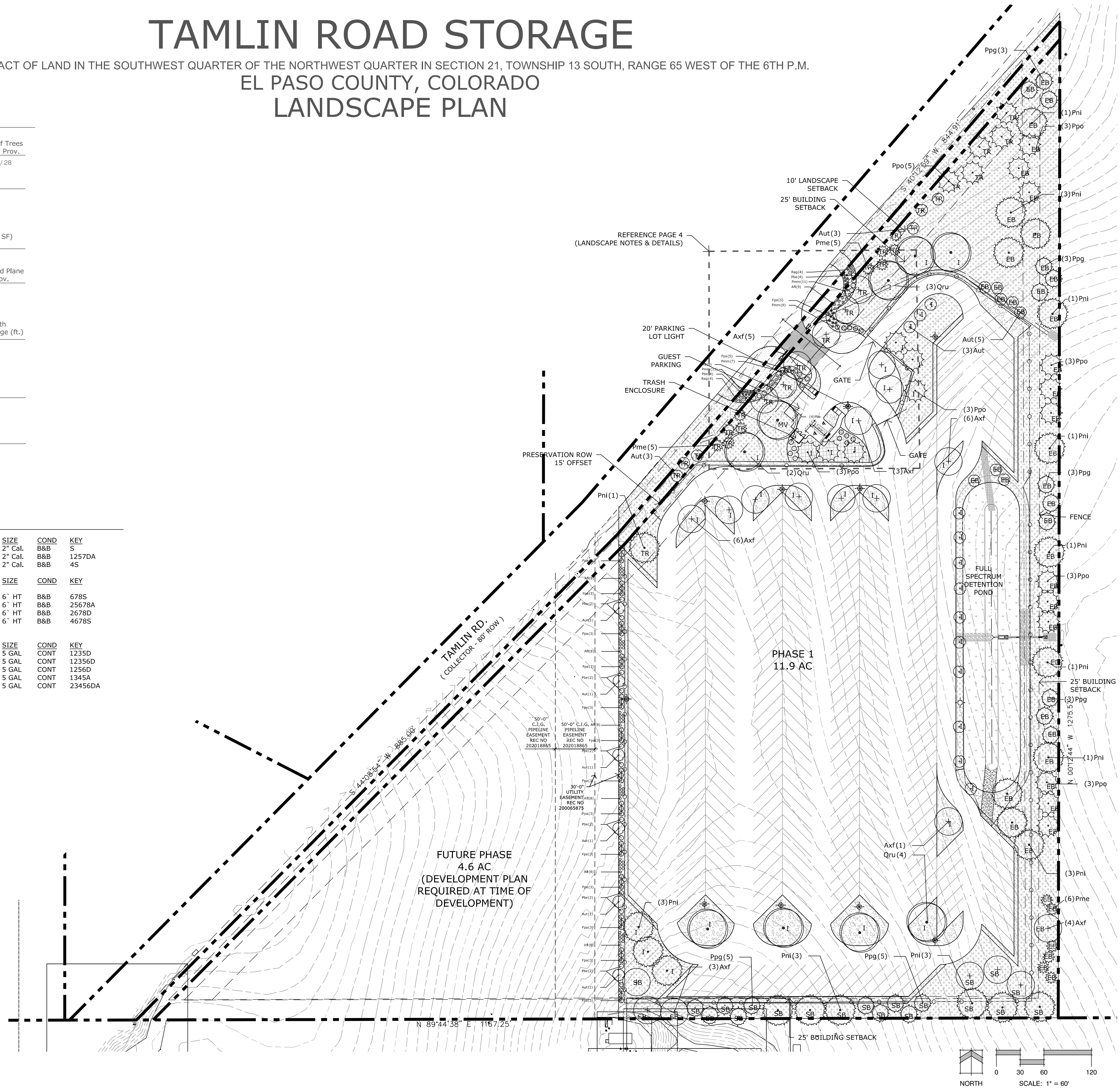
NATIVE SEED
Pawnee Buttes Seed Inc. - Low Grow Native Mix
-Idaho Fescue
-Sandberg Bluegrass
-Rocky Mountain Fescue
-Big Bluegrass

DETENTION MIX
Arkansas Valley - Detention Mix
-45% Reed Canarygrass
-25% Improved Meadow Brome
-25% Garrison Creeping Foxtail
-5% Climax, Timothy

ROCK MULCH
3/4" Cimarron Granite

WOOD MULCH
Gorilla Hair Cedar

SOD
Pawnee Buttes Seed Inc. - Native Lawn Mix
-Buffalograss
-Blue Grama



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TAMLIN ROAD RV & BOAT STORAGE

5080 Tamlin Rd.

DATE: 08-01-19
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PREPARED BY: J. SENNE

DATE:	BY:	DESCRIPTION:
1.10.20	AP	PER COUNTY COMMENTS AND ADDING PHASING
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LANDSCAPE PLAN

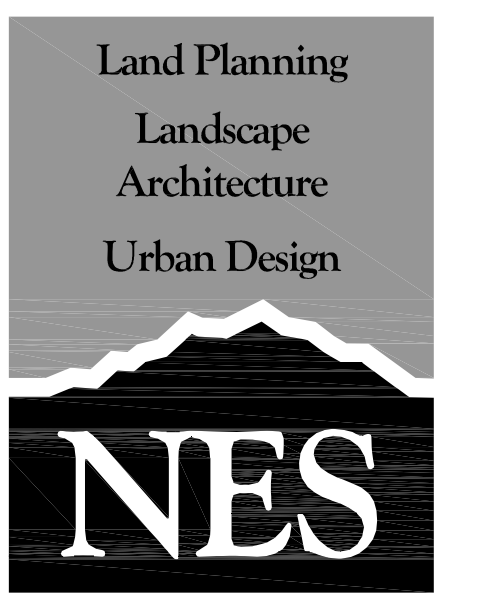
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PPR1945

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LANDSCAPE NOTES & DETAILS



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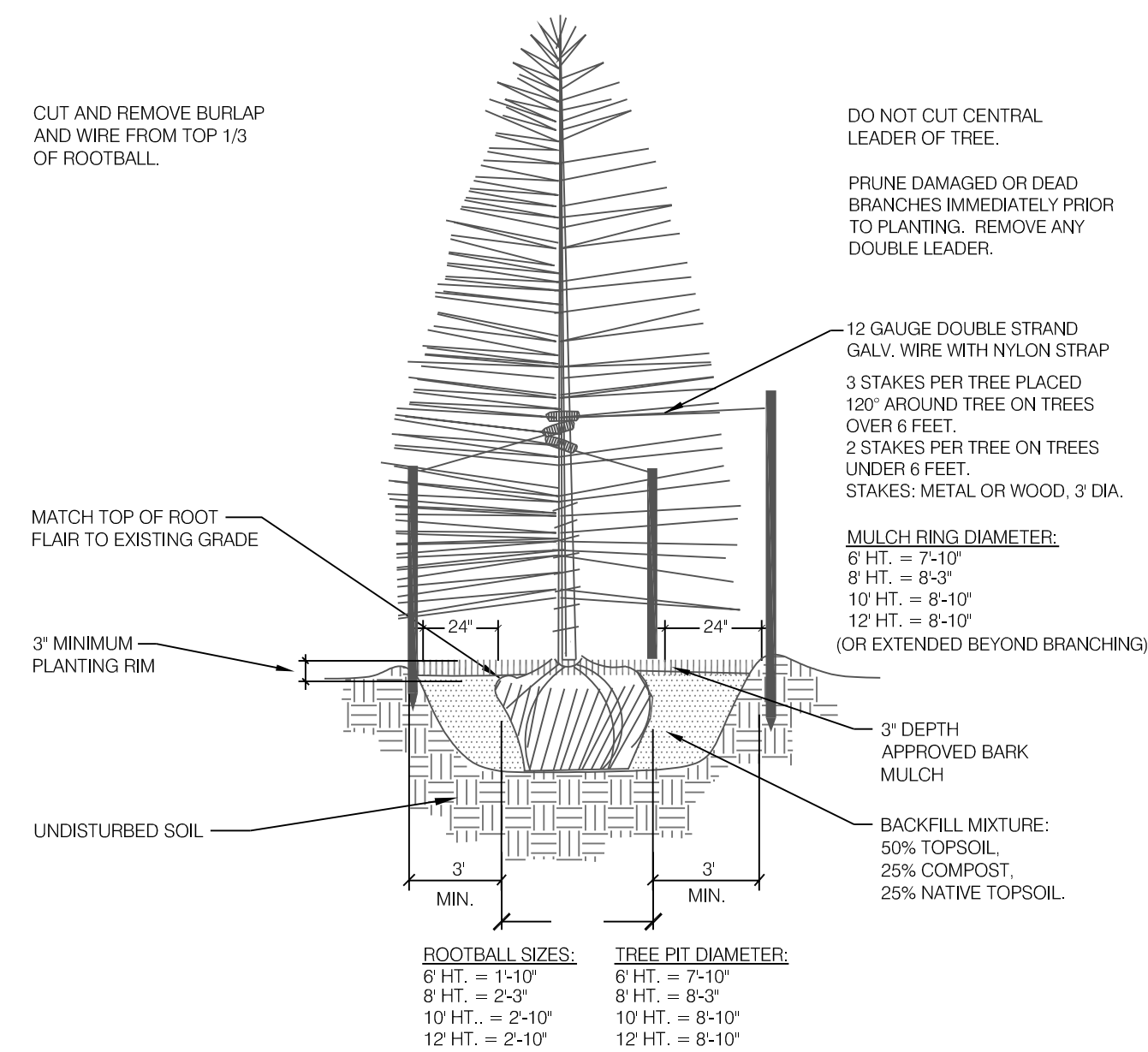
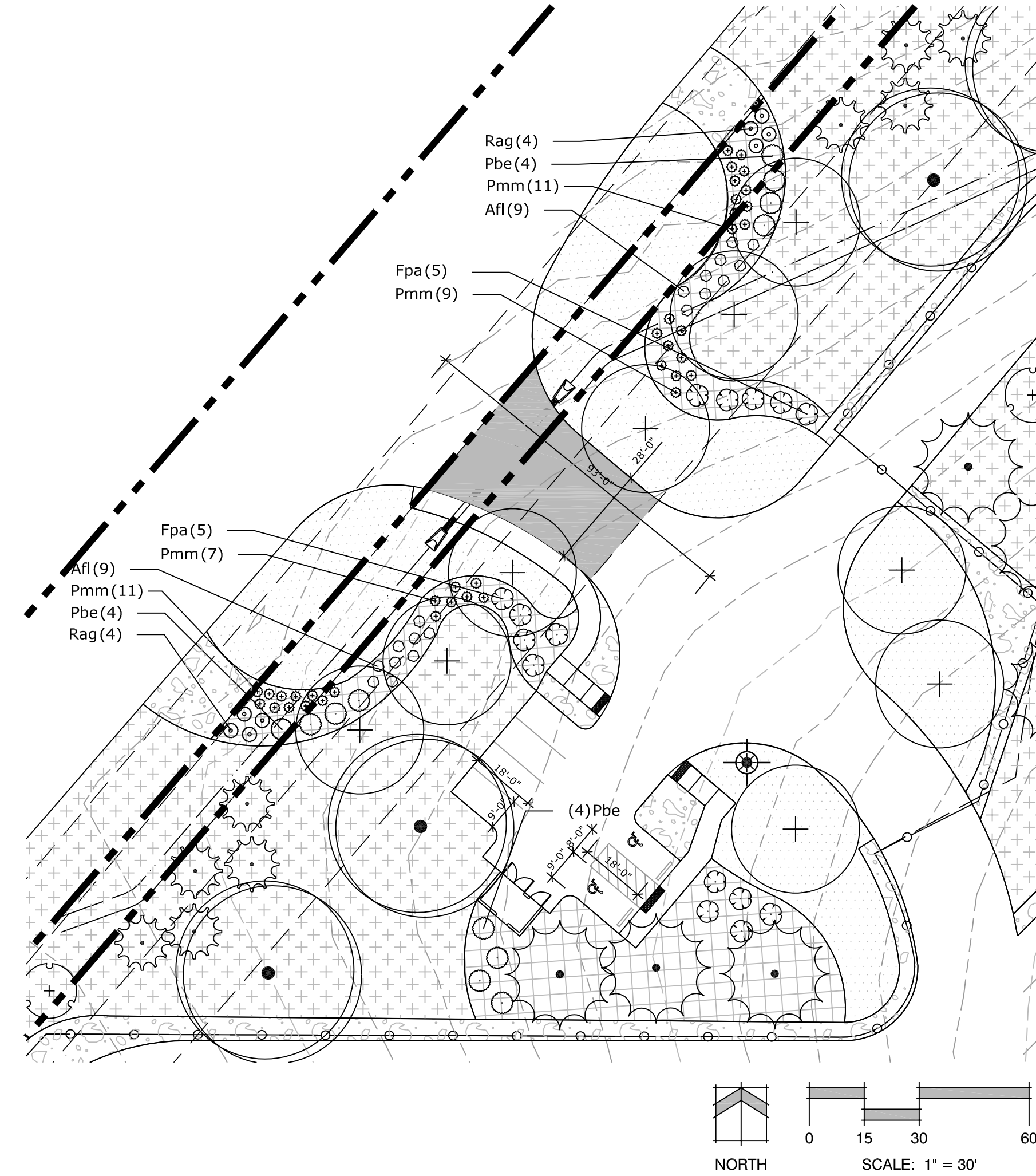
LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.
 - RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

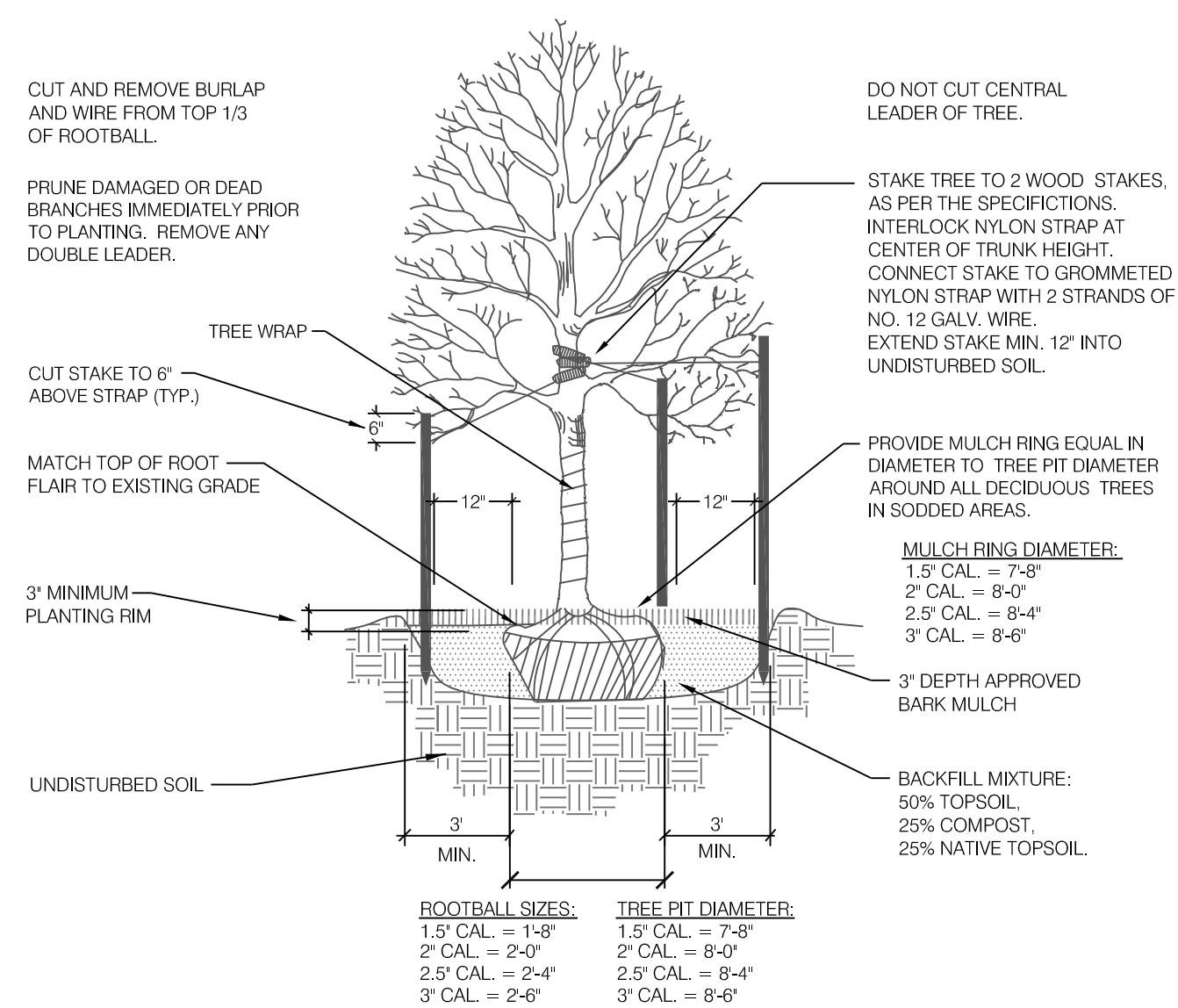
HATCH LEGEND

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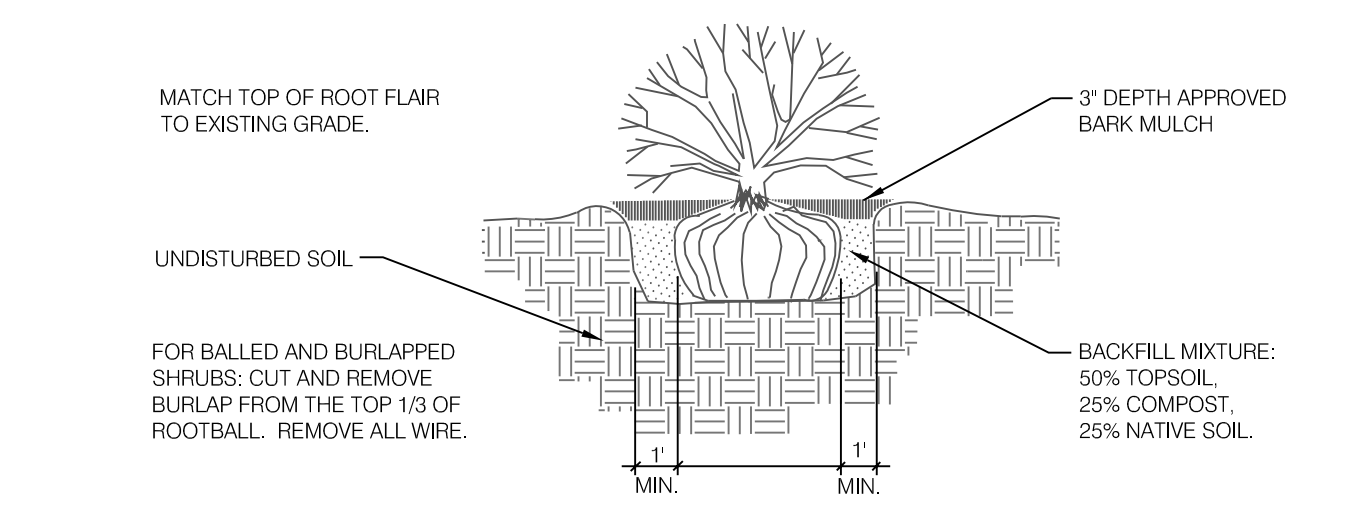
ENTRANCE PLAN



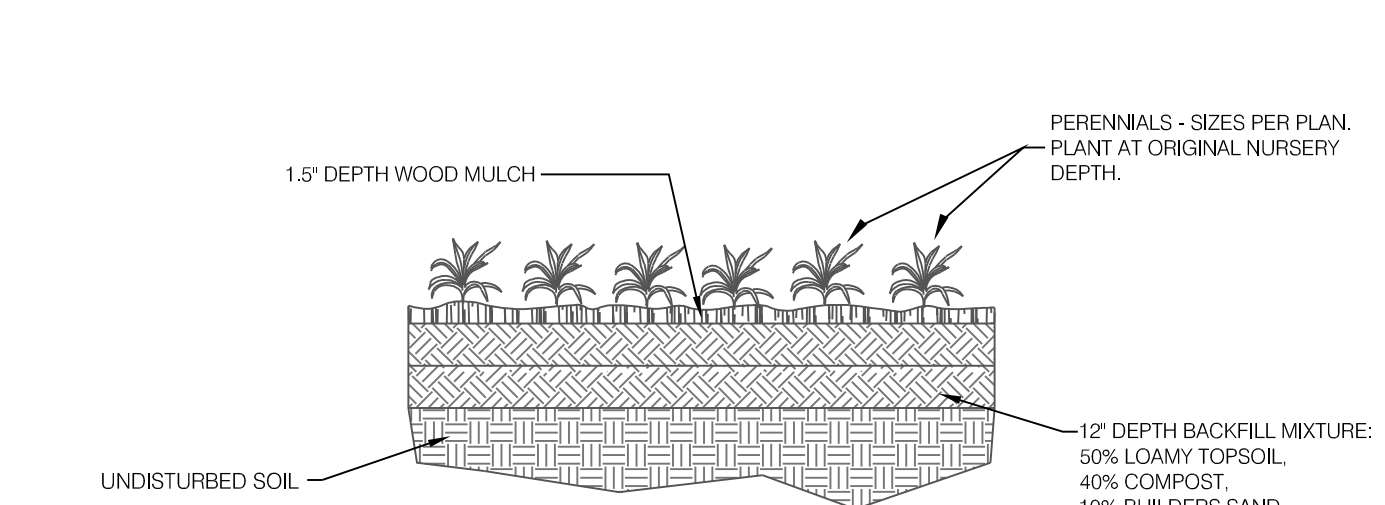
1 CONIFEROUS TREE PLANTING DETAIL SCALE: NOT TO SCALE



2 DECIDUOUS TREE PLANTING DETAIL SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL SCALE: NOT TO SCALE



4 PERENNIAL / GROUND COVER PLANTING SCALE: NOT TO SCALE

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LANDSCAPE NOTES & DETAILS

4 OF 4

PPR1945