

# TAMLIN ROAD STORAGE

## EL PASO COUNTY, COLORADO

### COVER SHEET

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.



NLS, Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nlsco.com

TAMLIN ROAD  
RV & BOAT  
STORAGE  
5080 Tamlin Rd.

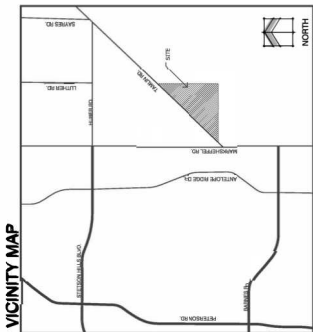
DATE: 08.01.19  
PROJECT NO: A-18000  
DRAWN BY: J. BROWN

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COVER SHEET

1 OF 4  
PPR1945



#### LEGAL DESCRIPTION

SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. DISSECTED AS FOLLOWS:  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, THENCE NORTH 89 DEGREES 30 MINUTES 38 SECONDS WEST FOR 279.87 FEET; SOUTH 45 DEGREES 04 (FORMERLY 45 DEGREES) WEST FOR 84.81 FEET SOUTH 14 DEGREES 00 MINUTES 00 WEST FOR 183.2 FEET TO THE POINT OF BEGINNING; COUNTY OF EL PASO, STATE OF COLORADO.

#### GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL HAVE FALL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.

#### ADA NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH THE ADA REQUIREMENTS FOR ACCESSIBILITY 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 AND THE UNITED STATES DEPARTMENT OF JUSTICE. 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 IS WITHIN A FLOODPLAIN AS SHOWN ON THE FEMA FLOODPLAIN INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C02A0, EFFECTIVE DECEMBER 7TH, 2018.

#### AVIGATION EASEMENT

THIS PLATTED PROPERTY, IN ITS ENTIRETY IS SUBJECT TO AN AVIGATION EASEMENT AS SHOWN ON THE PLAT. THE EASEMENT SHALL BE CONSIDERED A PUBLIC AVIGATION AND SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDING THE AVIGATION EASEMENT IN THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE IMPEDED 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: Fencing
- Sheet 4 of 4: Landscape Notes & Details

#### SITE DATA

OWNER: CAM Properties LLC  
2746 Beressa Valley Road  
Colorado Springs, CO 80903

Tax ID Number: 5321002001  
Site Area: 11.9 Acres (PHASE 1 ONLY)  
Current Zoning: R-10  
Existing Use: Vacant  
Proposed Use: Boat & RV Storage  
Development Schedule: Fall 2019

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

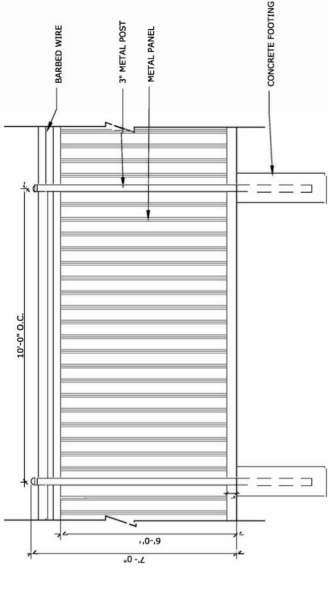
Landscape Buffers/Setbacks:  
- Tamlin Rd. 10'  
- East Boundary 15'  
- South Boundary 15'

Lot Coverage:  
-(60%) Impervious  
-(40%) Landscape

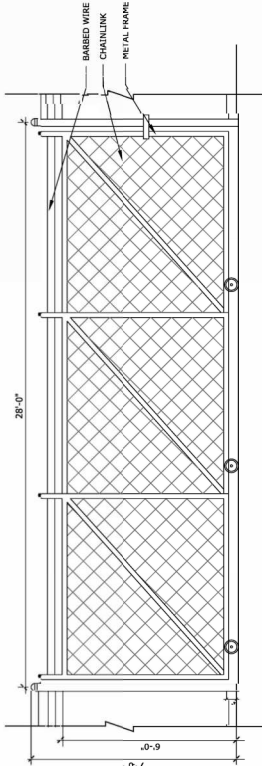
Provide parking detail for small, medium and large spaces

#### PARKING COUNTS

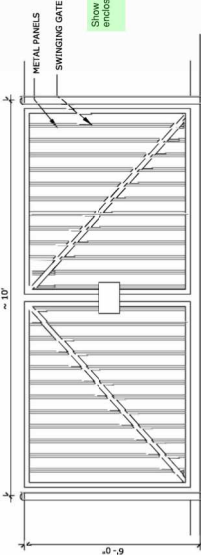
TOTAL SPACES: 208 SPACES  
SMALL (5' X 8') - 14 SPACES  
MEDIUM (5' X 12') - 339 SPACES  
LARGE (8' X 12') - 14 SPACES  
GUEST (18' X 9') - 4 SPACES  
ADA ACCESSIBLE (18' X 9') - 2 SPACES



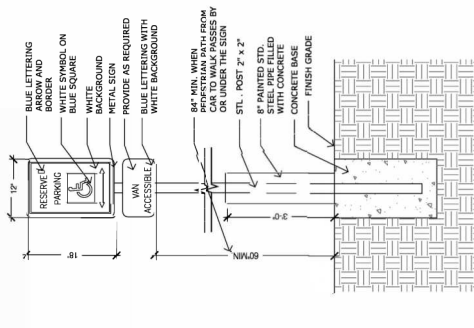
FENCE SCALE: N.T.S.



ROLLING GATE SCALE: N.T.S.



TRASH ENCLOSURE SCALE: N.T.S.



ADA SIGN SCALE: --

# 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

## SITE PLAN



NLS, Inc.  
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www.nlsconsulting.com

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TAMLIN  
ROAD  
RV & BOAT  
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5080 Tamlin Rd.

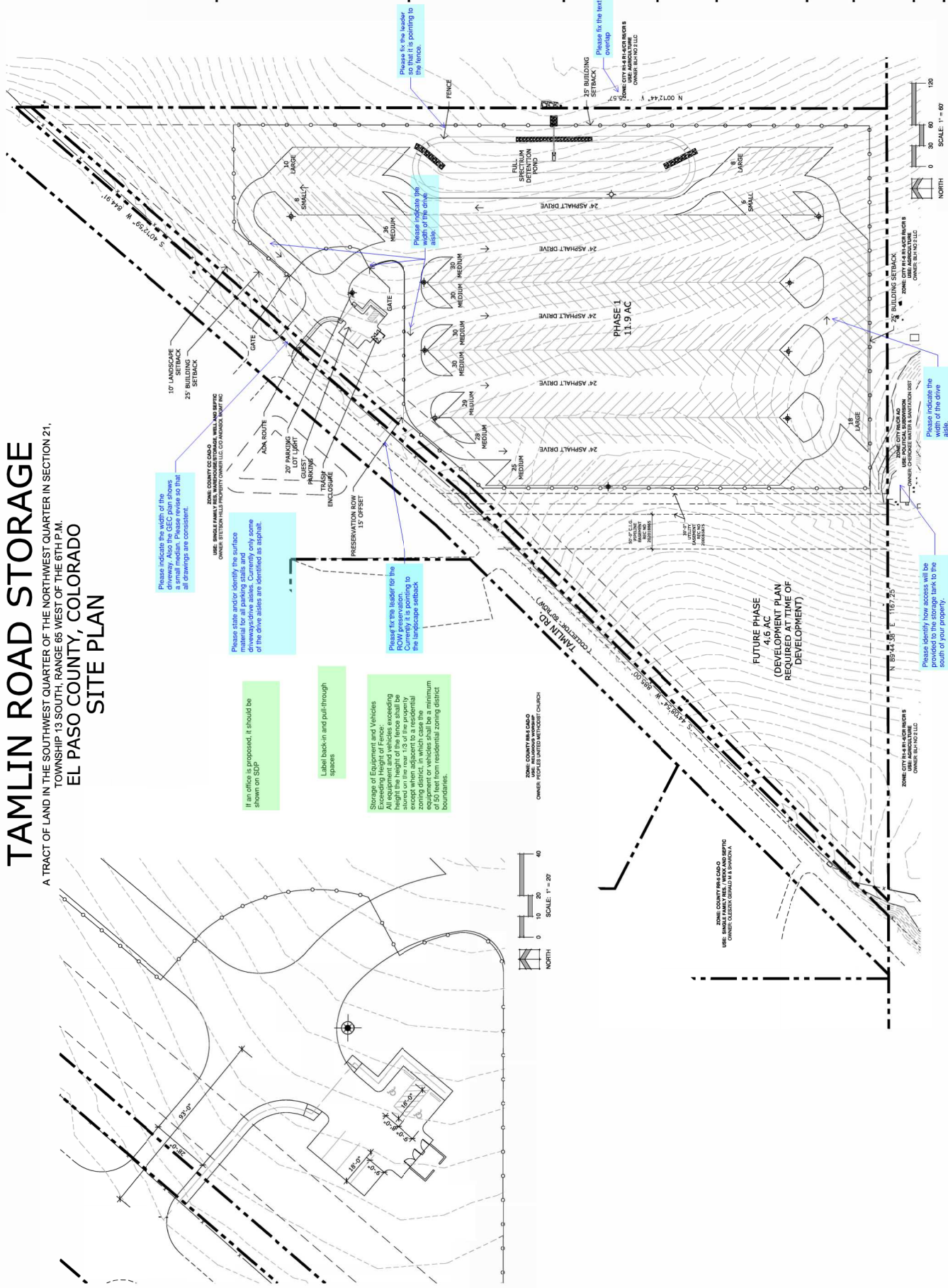
DATE: 08-01-19  
PROJECT NO.: A-18000  
DRAWING NO.: 19-0000

DATE	BY	DESCRIPTION
1.10.20	AP	APR AND ACCORDING PARKING

SITE  
DEVELOPMENT  
PLAN

2  
2 OF 4

PPR1945



Please indicate the width of the driveway. Also the GEC plan shows a small median. Please revise so that all drawings are consistent.

PLEASE VERIFY FC-2000  
OWNER: SINGLE FAMILY RES. W/POOL/SPRINKLER, WELL AND SEPTIC  
OWNER: SPECTRUM DEFLECTION FIELDS  
OWNER: BLU NO. 2 LLC

Please state and/or identify the surface material of the driveway/drive aisle. Currently only some of the drive aisles are identified as asphalt.

Label back-in and pull-through spaces

Storage of Equipment and Vehicles Exceeding Height of Fence: Exceeding height of fence shall be stored on the rear 75% of the property and shall be screened by a minimum of 50 feet from residential zoning district boundaries.

Please fix the leader for the landscape setback. Currently it is pointing to the landscape setback

Please fix the leader for the fence. Currently it is pointing to the fence.

Please fix the text. Some CITY #14-R-200-R-2008 owners BLU NO. 2 LLC

Please identify how access will be provided to the site. Link to the south of your property.

SCALE: 1" = 60'

NORTH



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Tel. 719.471.0073  
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www.neslandscape.com

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# TAMLIN ROAD RV & BOAT STORAGE

5080 Tamlin Rd.

DATE: 08-01-19  
PROJECT: TAMLIN ROAD  
DRAWN BY: A. KAWO  
CHECKED BY: J. BROWN

DATE	BY	DESCRIPTION
1.10.20	AP	AS BUILT AND CONSTRUCTION

## LANDSCAPE PLAN

3 OF 4

PPR1945

# TAMLIN ROAD STORAGE

## EL PASO COUNTY, COLORADO

### LANDSCAPE PLAN

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.

It appears that these 6' tall shrubs are within the eight foot distance. Please relocate them. Note that this landscaping within the ROW shown requires a site plan approved by the County Engineer. Staff recommends that the landscaping be limited to within your property lines to avoid any future distance concerns and avoids an agreement.

REFERENCE PAGE 4 (LANDSCAPE NOTES & DETAILS)

Landscaping should be on the exterior of the fencing to meet the intent and purpose of the landscape and buffering of the LCO.  
Landscaping should be provided around entire parcel.

#### LANDSCAPE SETTINGS

Street Name or Subdivision	Width (in Ft.)	Length	Transit/Highway	No. of Trees
Tamlin Road	19'-0"	811'	1,250'	28 / 28

Shrub Substitutes: Ornamental Grass Sacs, Saturated Plant, Abr., Percent Ground Plane Required / Provided / Approved / Prohibited Vg., Reg. / Prohibited 75% / 75%

#### Internal Landscaping

Internal Area (SF)	Percent Minimum	Internal Area (SF)	Internal Trees (17500 SF)
516,007 SF	5%	25,803 SF / Divided	81 / 81

#### Motor Vehicle Lots

Shade Trees (1715 spaces)	Vehicle Lot	Length of Frontage	Percent Ground Plane
8	1.1 (1/4) (1/4)	20' Parking Lot (1/4)	75% / 100%

#### Landscaping Buffer & Screens

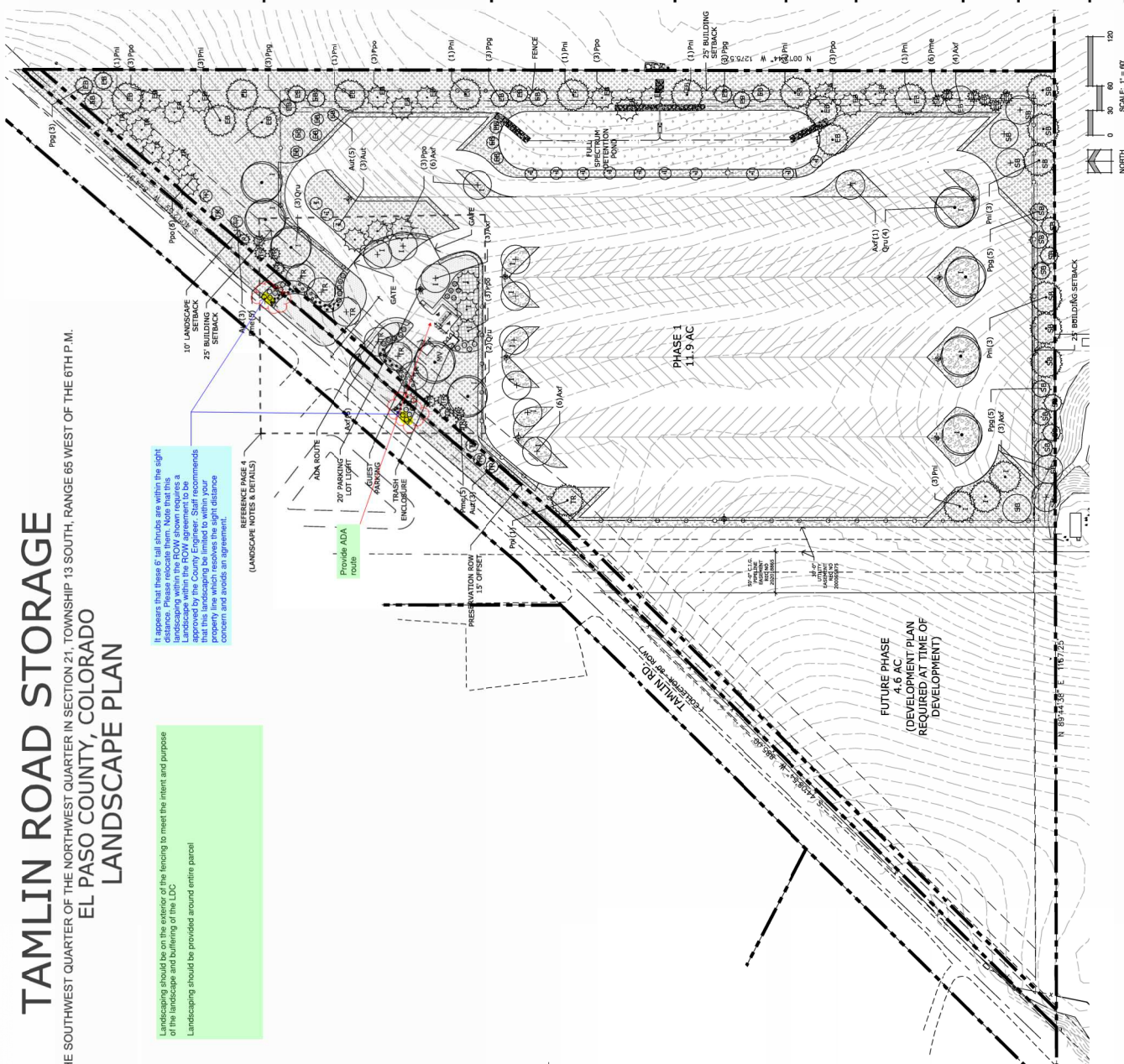
Property Line	Length of Frontage	Percent Ground Plane
South Boundary	115 / 15	75% / 100%
East Boundary	59 / 51	75% / 100%

#### PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
AA	24	Acer X. Freemanii / Autumn Blaze Maple	50'	35"	3" Cal.	BBB	S
AP	25	Acer X. Fraxinifolius / Fraxinifolius Maple	50'	35"	3" Cal.	BBB	S
AP	22	Pinus nigra / Austrian Black Pine	60'	25"	8" HT	BBB	25978A
AP	22	Pinus nigra / Austrian Black Pine	60'	40"	8" HT	BBB	25978A
AP	16	Pseudotsuga menziesii / Douglas Fir	70'	15"	8" HT	BBB	40785S
AP	9	Quercus rubra / Red Oak	60'	50"	3" Cal.	BBB	45

#### HATCH LEGEND

- NATIVE SEED: Prewire Bullets Seed Inc. - Low Grow Native Mix
- DETERMENT MIX: 40% Native Valley - Deciduous Mix, 25% Improved Meadow Biome, 25% Improved Meadow Biome, 25% Climate, Timothy
- ROCK MULCH: 3/4" Cinnamon Granite
- WOOD MULCH: 2" Cinnamon Cedar
- SOIL: Prewire Bullets Seed Inc. - Native Lawn Mix



# TAMLIN ROAD STORAGE

## EL PASO COUNTY, COLORADO

### LANDSCAPE NOTES & DETAILS

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.



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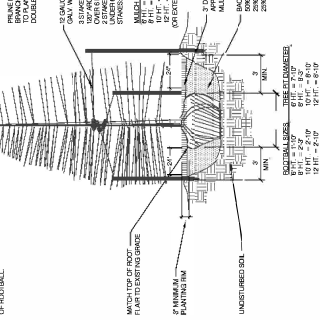
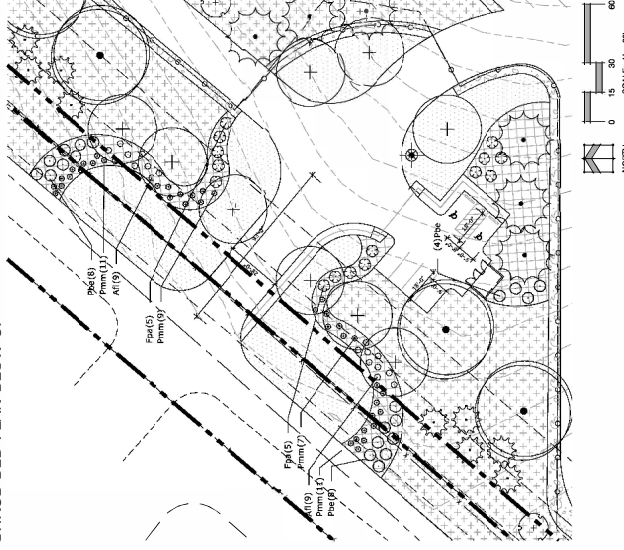
#### LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST" OR APPROVED EQUAL, OR BLENDING THIS AREA. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) OR APPROVED EQUAL. INCORPORATE 1 CUBIC YARD/1000 SF AREA OF PERMANENTLY AVAILABLE PHOSPHORUS FERTILIZER. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.  
RECOMMENDED SOIL AMENDMENT:  
- 10% Nitro-Lite as supplied by J.C. Spivey
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS UNLESS OTHERWISE SPECIFIED.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- SEED MIXES SHALL BE APPLIED TO ALL SEED AREAS UNLESS OTHERWISE SPECIFIED.
- ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM. AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL IRRIGATE ALL TREE, SHRUB, AND GRASS COVER PLANTINGS, AND SHAW ALL TALL FESCUE 500 AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL SOIL TO BE TALL FESCUE BLEND.
- NO 500 SHALL BE PLANTED IN EXCESS OF 61 GROWTH/PLANTING AS AVAILABLE. TILL INTO TOP 4" OF SOIL.
- FOR GRASSES REFER TO CULTIVATION DRAWINGS.
- ALL TREES AND SHRUBS SHALL BE PLANTED WITHIN 3 FEET OF ANY FESCUE INTERMIX.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHROUD OR CLEAR WOOD MULCH UNLESS OTHERWISE SPECIFIED.
- COARSE 3/4" DIRT OR COARSE SAND, 12" DEPTH AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL CORNER AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOIL, SEED, AND ALTERNATIVE TURF. STEEL EDGING TO BE 2" HIGH, 2" WIDE, AND 1/4" THICK. ALL EDGING SHALL BE A HORIZONTAL STIFF, WITHOUT STEEL LUGS.
- SOIL TO BE PLANTED TO BE 100% ORGANIC. USE 2" THICK WOOD CHIP MULCH OR BROWN DARK GREEN COLOR, WITH 1/4" DEPTH AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE PLAN SHALL BE AT THE CONTRACTOR'S RISK.
- THESE PLANS AND SOIL COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION OF OCCUPANCY.
- ALL TREES TO BE SPRAWLED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, VARIETY AND SITE CONDITIONS.

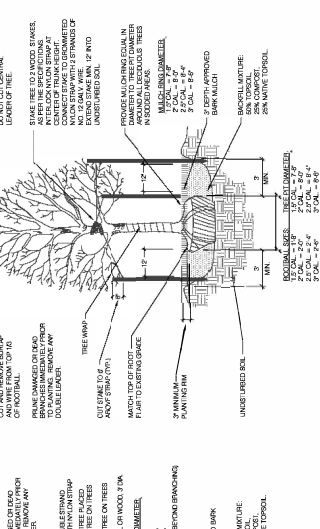
#### HATCH LEGEND

- NATIVE SEEDS**
- Idaho Fescue
  - Red Top Fescue
  - Big Bluegrass
- PERENNIAL MIX**
- 45% Reed Canarygrass
  - 25% Grasses
  - 5% Cimex, Timothy
- ROCK MIX (S)**
- 3/4" Gornston Granite
- WOOD MULCH**
- Gornston Hair Color
- SOIL**
- Nutrient Status Seed Inc. - Low Grow Native Mix
  - Nutrient Status Seed Inc. - Native Lawn Mix
  - Nutrient Status Seed Inc. - Native Lawn Mix
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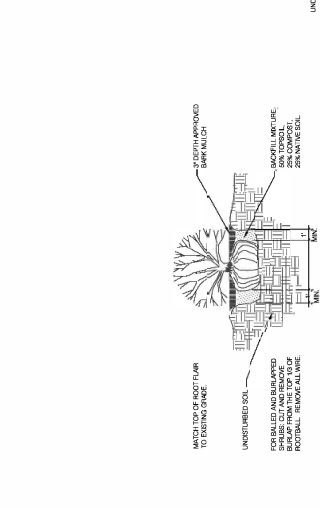
#### SHRUB BED PLAN BLOW UP



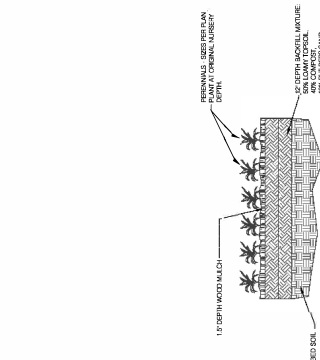
1 CONIFEROUS TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



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

TAMLIN ROAD  
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5080 Tamlin Rd.

DATE: 08-01-19  
PROJECT WORK: A. BARNBY  
DESIGNED BY: J. GARDNER

LANDSCAPE NOTES & DETAILS  
4 OF 4  
PPR1945