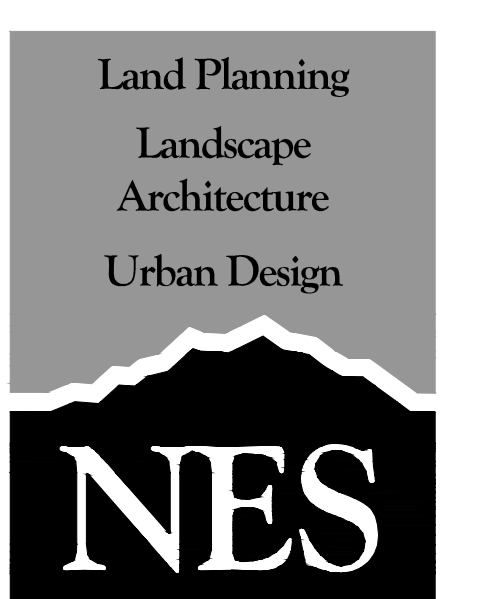


TAMLIN ROAD STORAGE

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
ALTERNATIVE LANDSCAPE PLAN



N.E.S. Inc.
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LANDSCAPE SETBACKS

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required / Prov.	No. of Trees Req. / Prov.
Tamlin Road	Collector	10' / 10'	811'	1 / 30'	28 / 16 *
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Required / 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 / 16 *

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
240 / 108 *	0 / 0	(I)	75% / 78%

Motor Vehicle Lots

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Vehicle Lot Frontages (excluding driveways)	Length of Frontage	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'	0 / 0 *	0 / 0 *
South Boundary	15 / 15	539'	0 / 0 *	0 / 0 *

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%

* PER AGREED UPON ALTERNATIVE LANDSCAPE PLAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Axf	9	Acer x freemanii / Autumn Blaze Maple	50'	35'	3" Cal.	B&B	S
Aut	3	Amelanchier utahensis / Utah Serviceberry	15'	15'	2" Cal.	B&B	
Ppo	6	Pinus ponderosa / Ponderosa Pine	70'	30'	8" HT	B&B	2678D
Pme	10	Pseudotsuga menziesii / Douglas Fir	70'	15'	8" HT	B&B	4678S
Qru	5	Quercus rubra / Red Oak	60'	50'	3" Cal.	B&B	4S
SHRUBS	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Afl	18	Artemisia filifolia / Sand Sagebrush	5'	3'	5 GAL	CONT	1235D
Fpa	15	Fallugia paradoxa / Apache Plume	6'	6'	5 GAL	CONT	12356D
Pmm	38	Pinus mugo 'Mops' / Mops Mugo Pine	3'	3'	5 GAL	CONT	
Pbe	29	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	

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

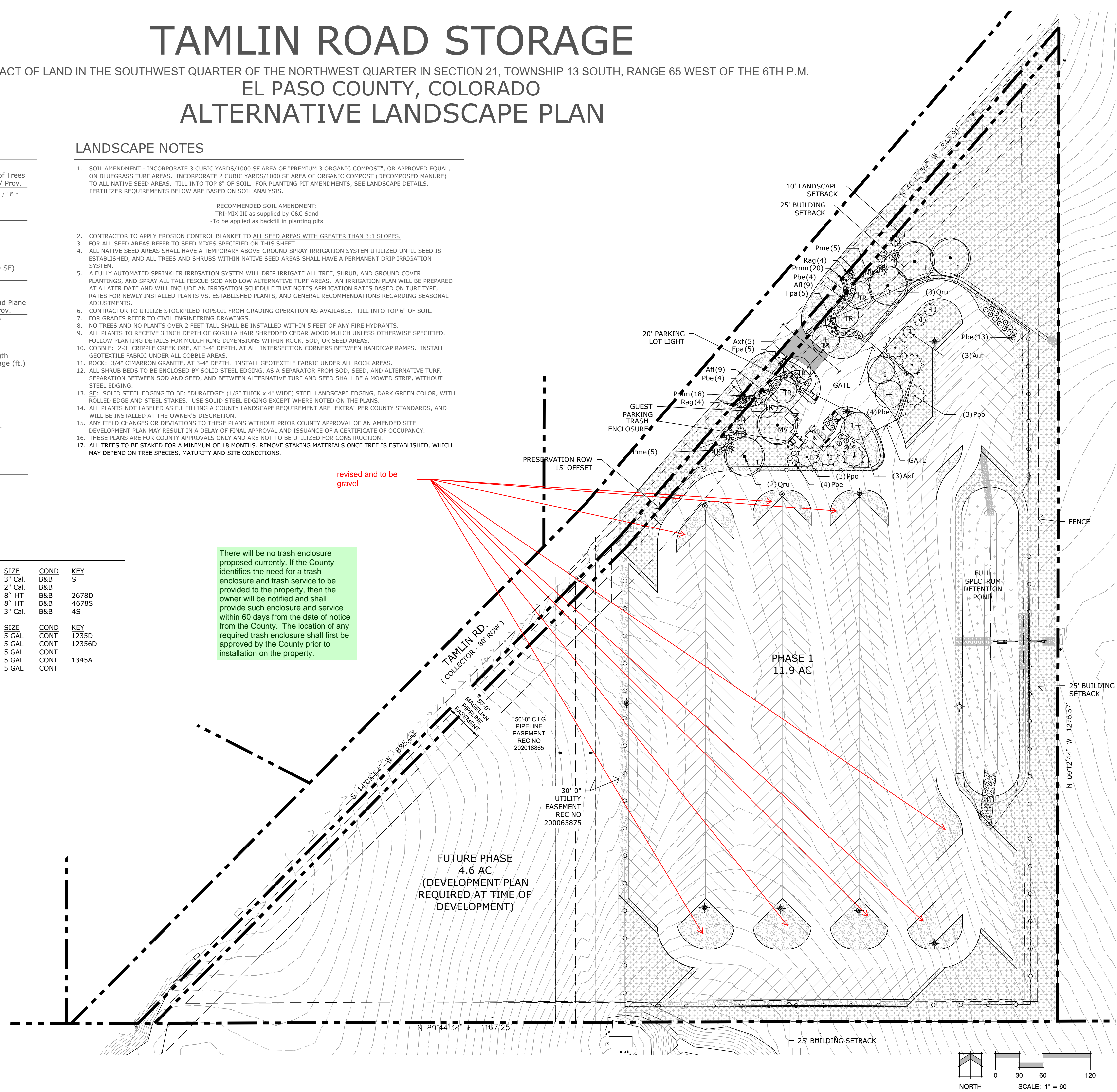
Approved
By: Craig Dossey, Executive Director
Date: 09/20/2021
El Paso County Planning & Community Development

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.
- 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 SHREDDED 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.

revised and to be gravel

There will be no trash enclosure proposed currently. If the County identifies the need for a trash enclosure and trash service to be provided to the property, then the owner will be notified and shall provide such enclosure and service within 60 days from the date of notice from the County. The location of any required trash enclosure shall first be approved by the County prior to installation on the property.



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
8.24.21	BI	ALTERNATIVE LANDSCAPE PLAN

ALTERNATIVE LANDSCAPE PLAN

3
3 OF 4

PPR1945

P:\Teddy Macdonald\Tamlin Road Drawings\Planning\Tamlin Road\Tamlin Road Storage - P.P. (dwg) [LS Plan] 8/24/2021 11:10:40 AM Item