

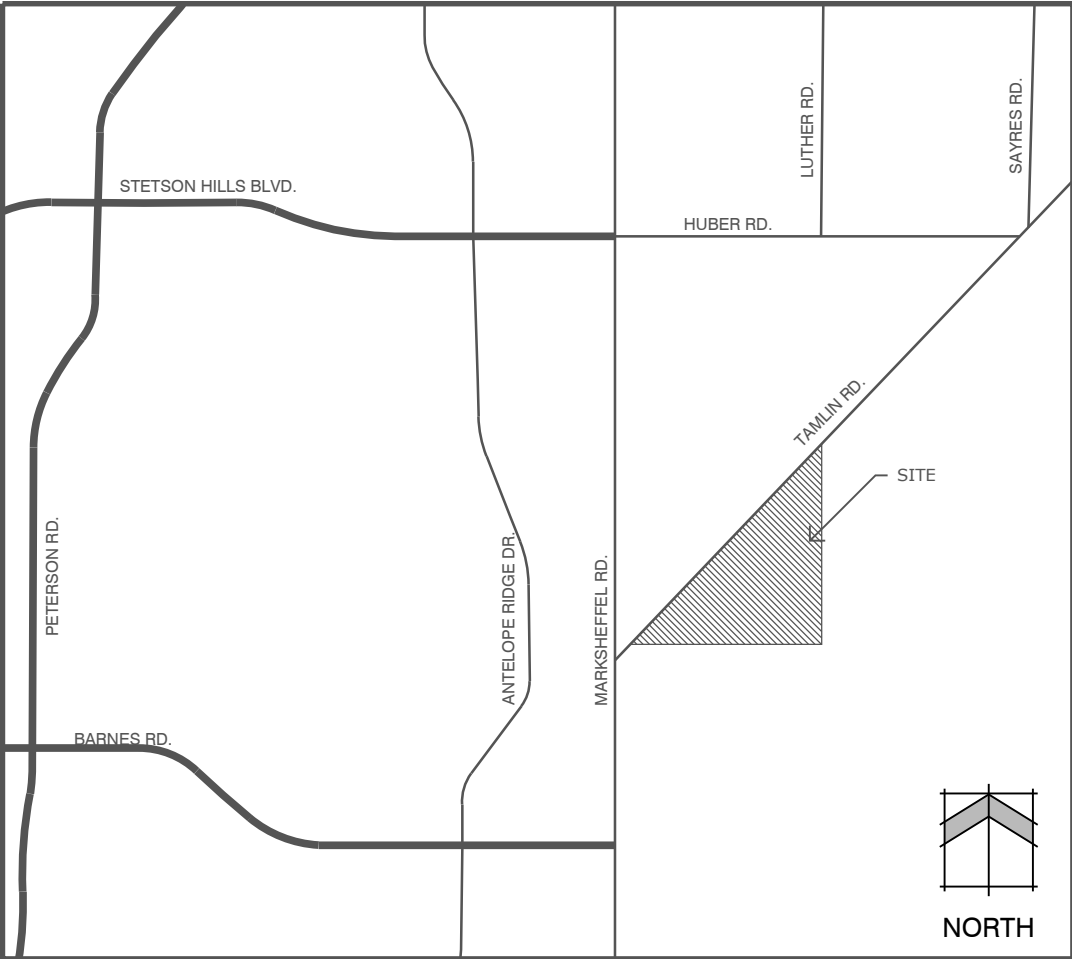
TAMLIN ROAD STORAGE

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

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'

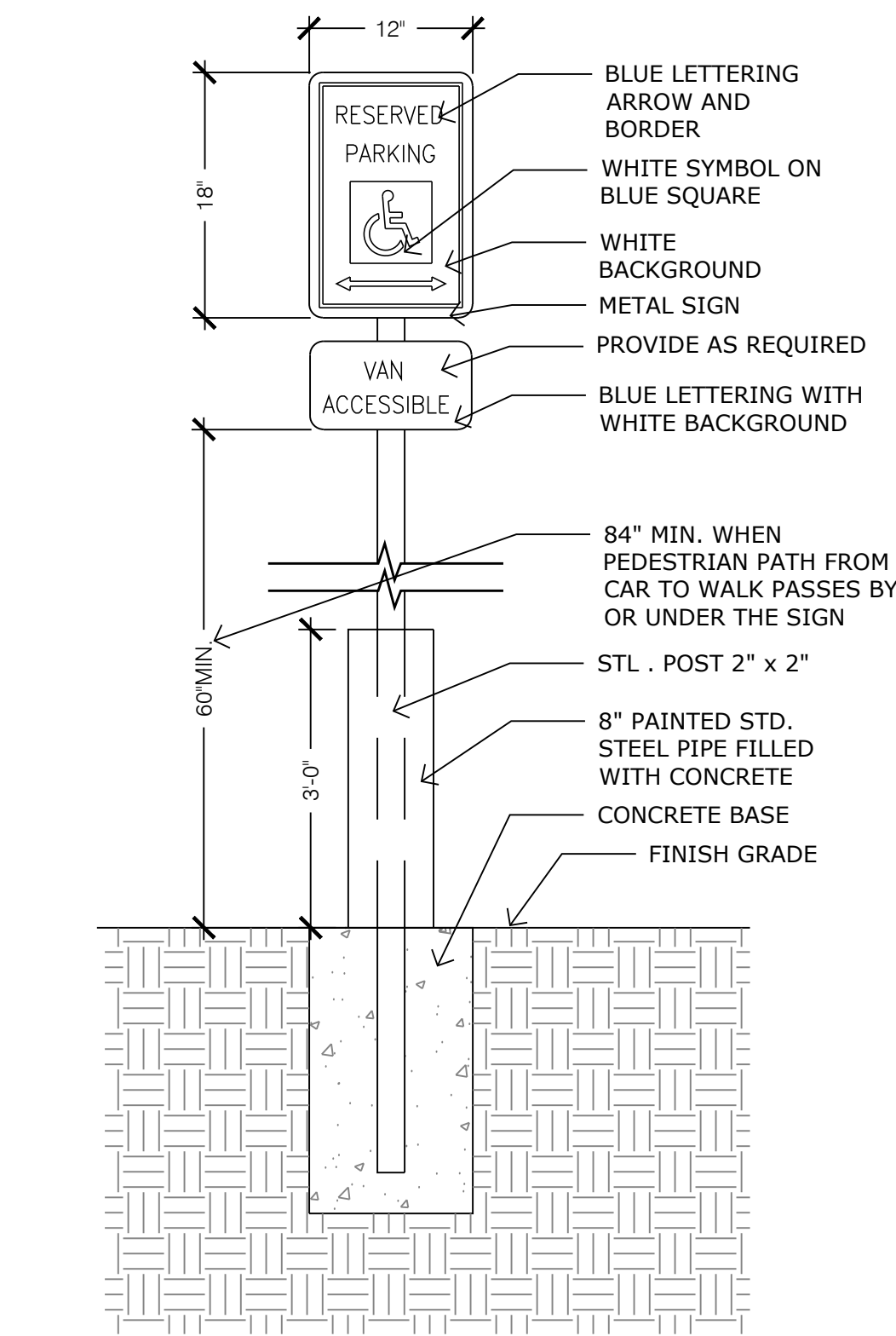
Landscape Buffers/Setbacks:
-Tamlin Rd. 10'
-East Boundary 15'
-South Boundary 15'

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

PARKING COUNTS

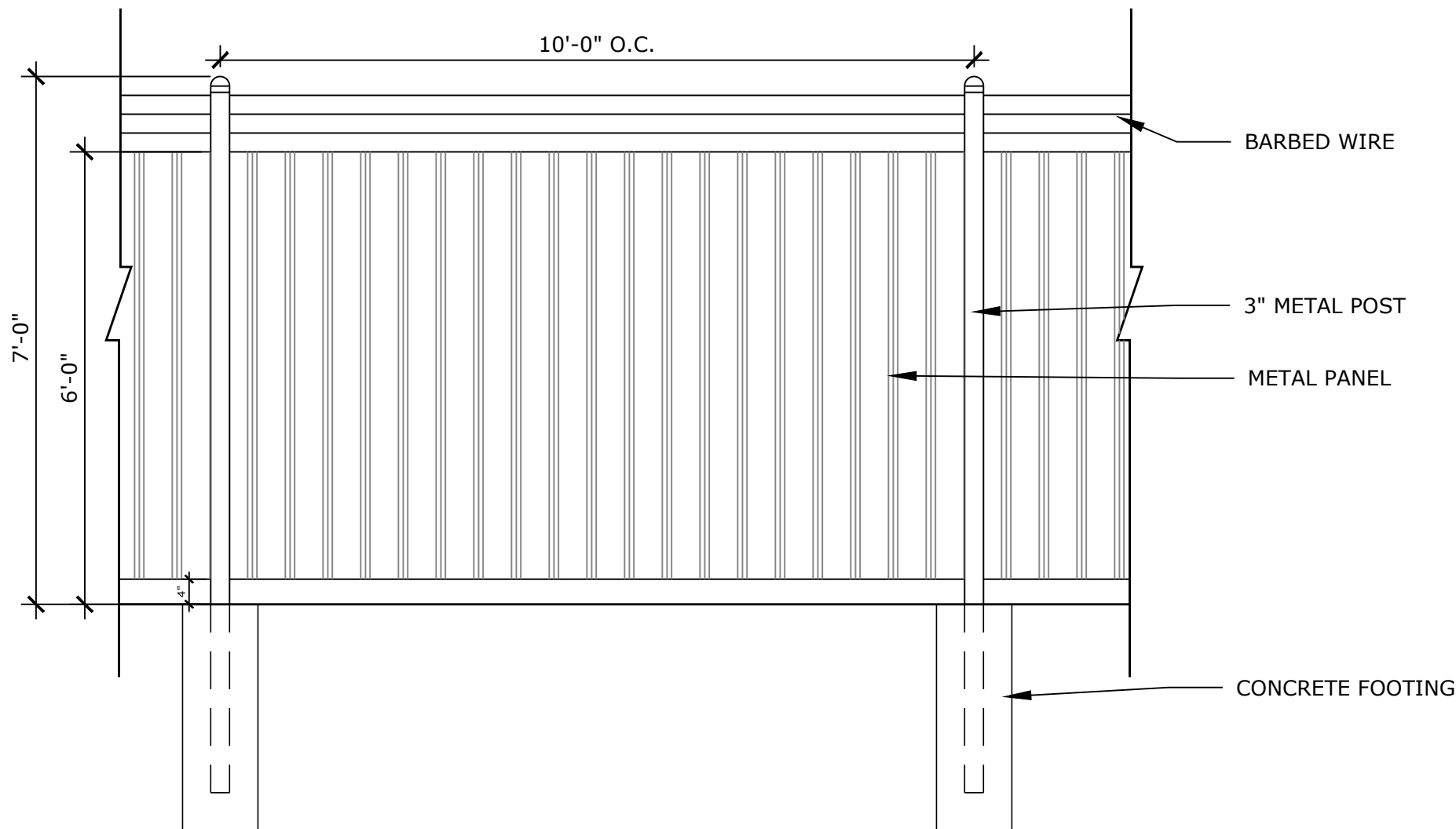
TOTAL SPACES: 289 SPACES
LARGE (57' x 12') - 36 SPACES
MEDIUM (52' x 12') - 239 SPACES
SMALL (47' x 12') - 14 SPACES

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



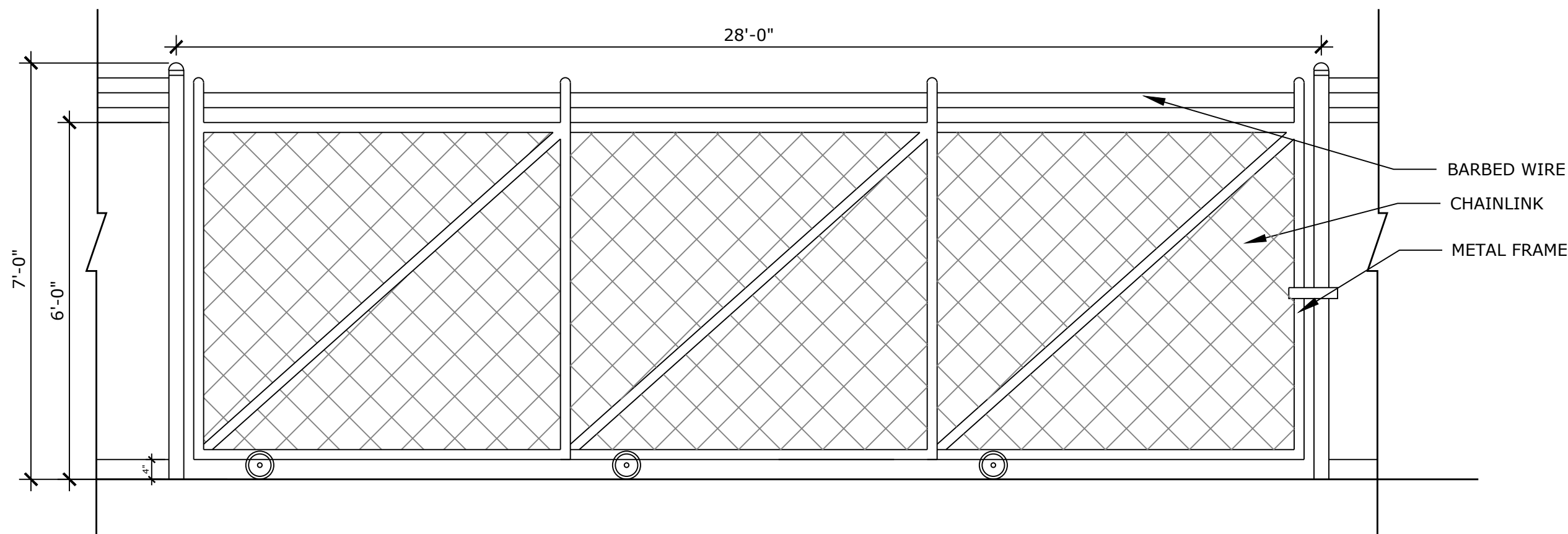
ADA SIGN

SCALE: --



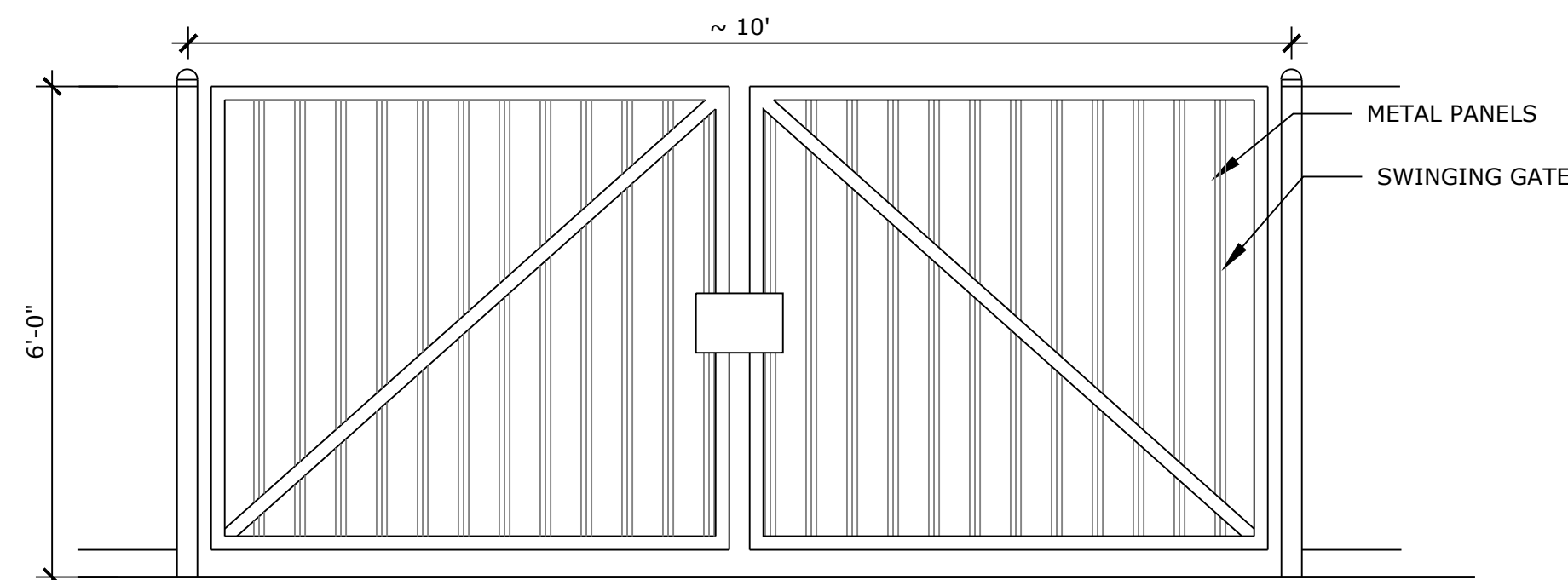
FENCE AND TRASH ENCLOSURE DETAIL

SCALE: N.T.S.



ROLLING GATE

SCALE: N.T.S.



TRASH ENCLOSURE

SCALE: N.T.S.

Land Planning

Landscape

Architecture

Urban Design

NES

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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TAMLIN ROAD RV & BOAT STORAGE

5080 Tamlin Rd.

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

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

COVER SHEET

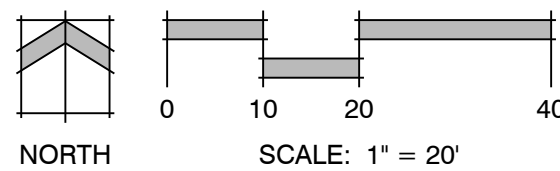
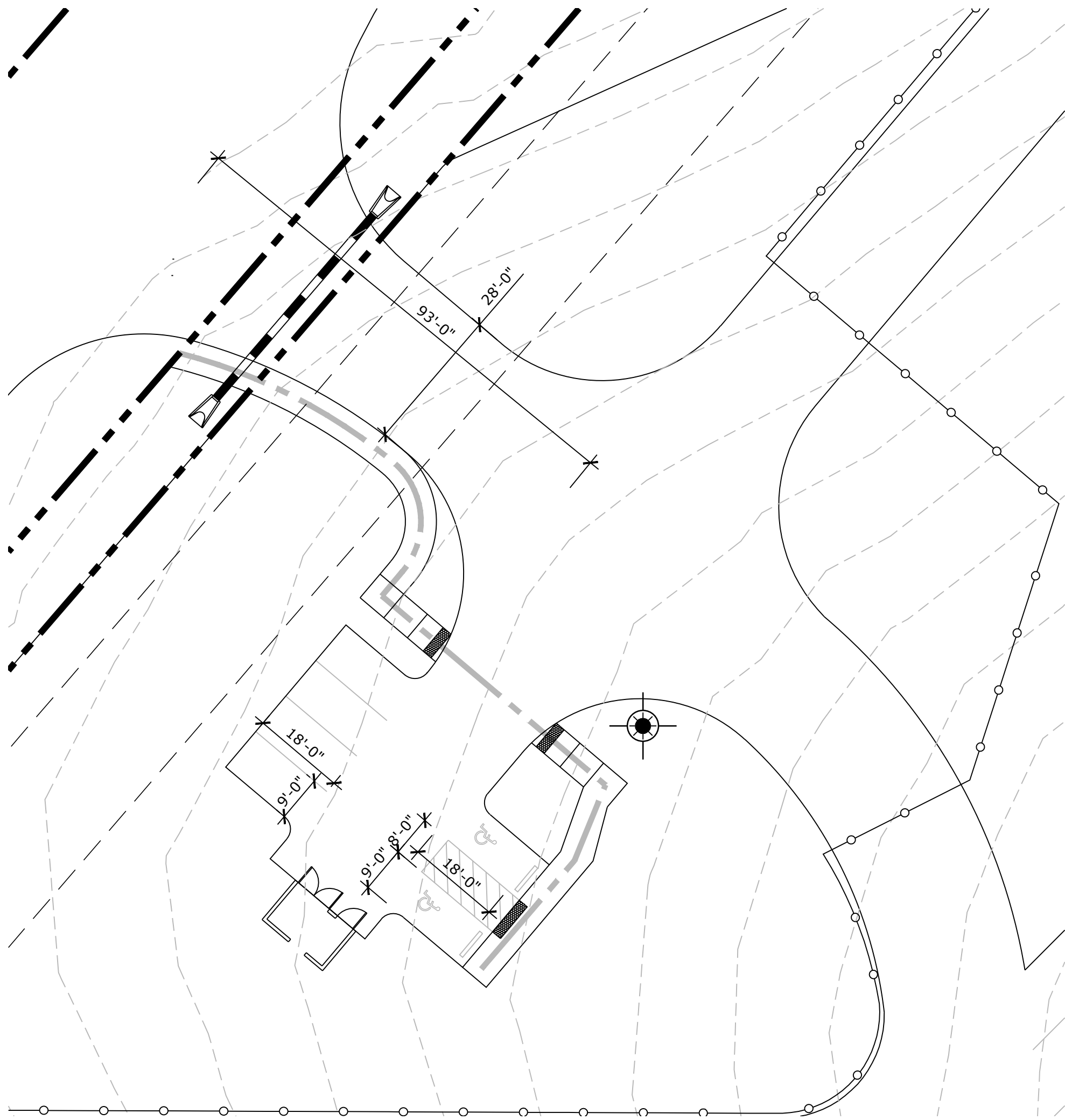
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PPR1945

TAMLIN ROAD STORAGE

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

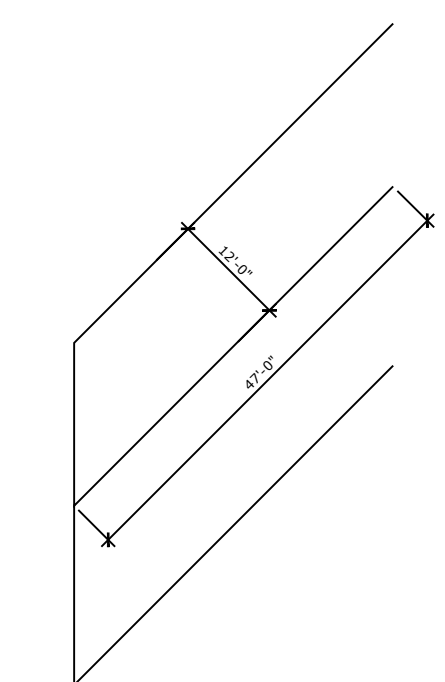
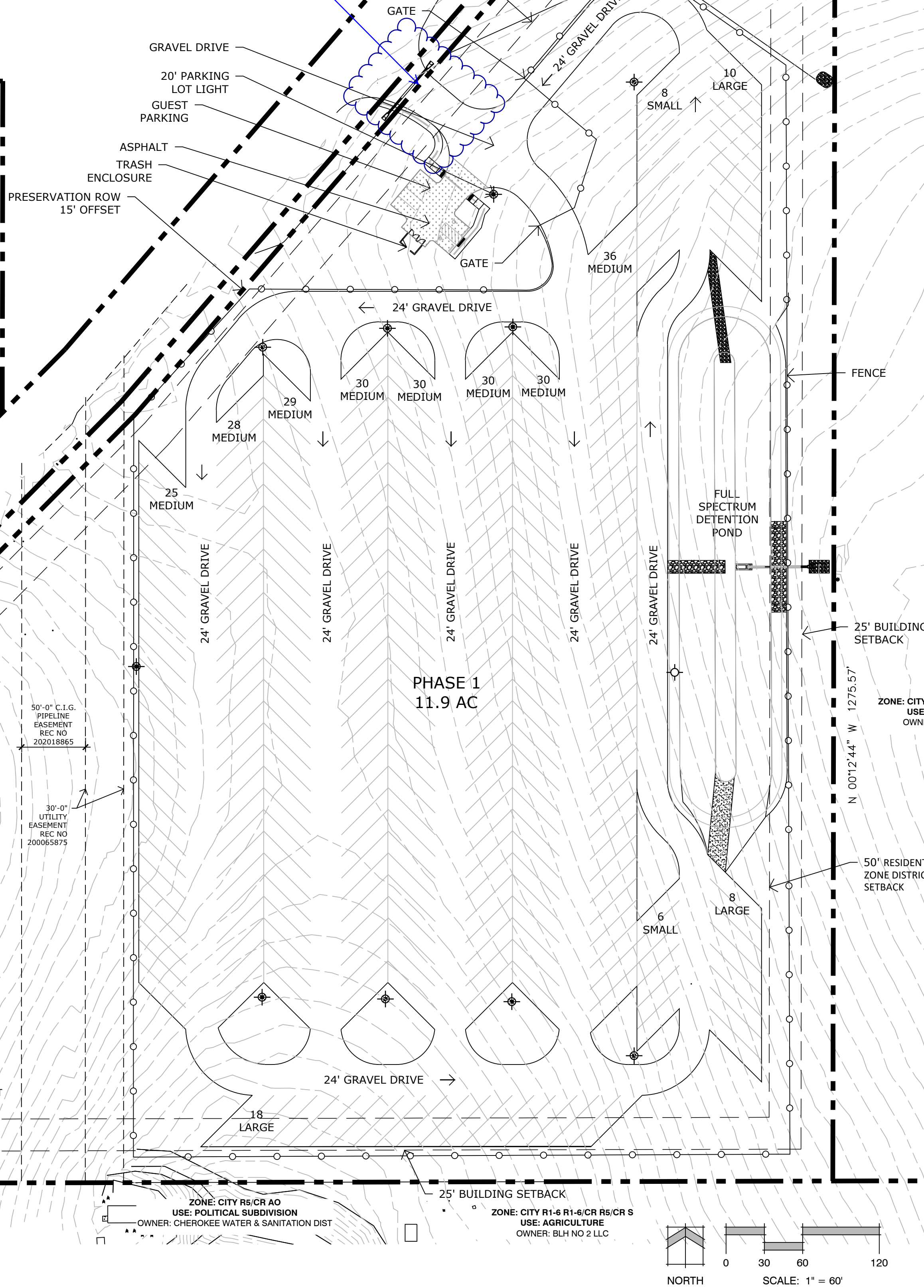


ZONE: COUNTY RR-5 CAD-O
USE: RELIGIOUS WORSHIP
OWNER: PEOPLES UNITED METHODIST CHURCH

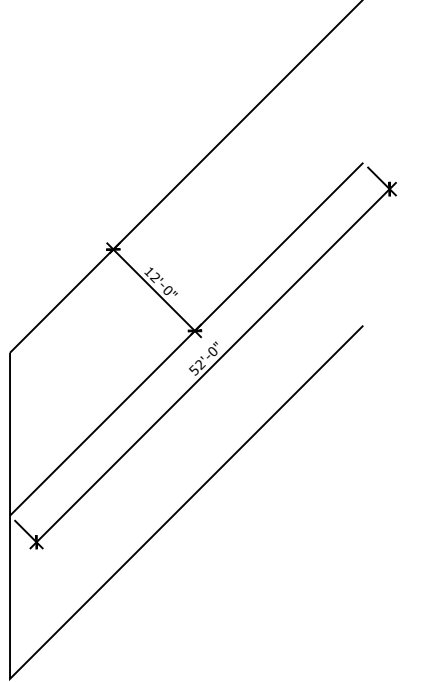
6.2.5 Paving Design Standards: Paving in Rural areas.
Parking areas for more than 25 cars in rural areas shall be
paved with asphalt, concrete, Modular Porous Block
Pavement or equivalent.

Per LDC, any access to a paved
County maintained road shall be
paved for a distance of at least 50
ft. from the paved County road.

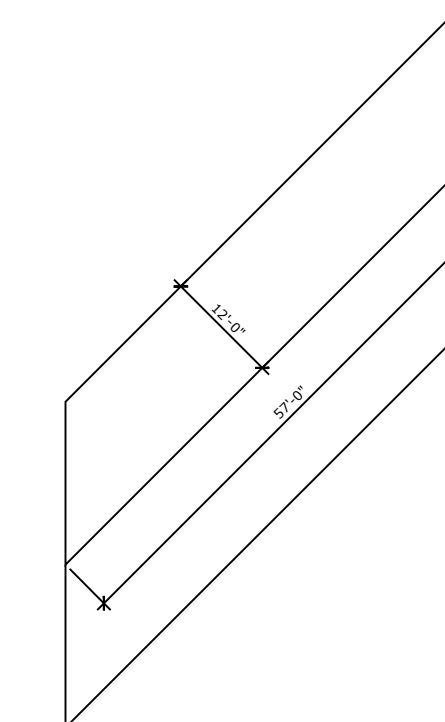
ZONE: COUNTY CC CAD-O
USE: SINGLE FAMILY RES, WAREHOUSE/STORAGE, WELL AND SEPTIC
OWNER: STETSON HILLS PROPERTY OWNER LLC, C/O ANDASOL MGMT INC



SMALL BACK-IN SPACE



MEDIUM BACK-IN SPACE



LARGE BACK-IN SPACE

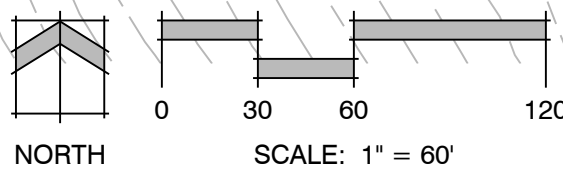
ZONE: COUNTY RR-5 CAD-O
USE: SINGLE FAMILY RES. / WELK AND SEPTIC
OWNER: OLESZEK GERALD M & SHARON A

FUTURE PHASE
4.6 AC
(DEVELOPMENT PLAN
REQUIRED AT TIME OF
DEVELOPMENT)

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



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BY: AP
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SITE DEVELOPMENT PLAN

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OF 4

PPR1945

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EL PASO COUNTY, COLORADO

LANDSCAPE PLAN

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 (Tamlin Rd.)	Length of Frontage (excluding driveways)	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

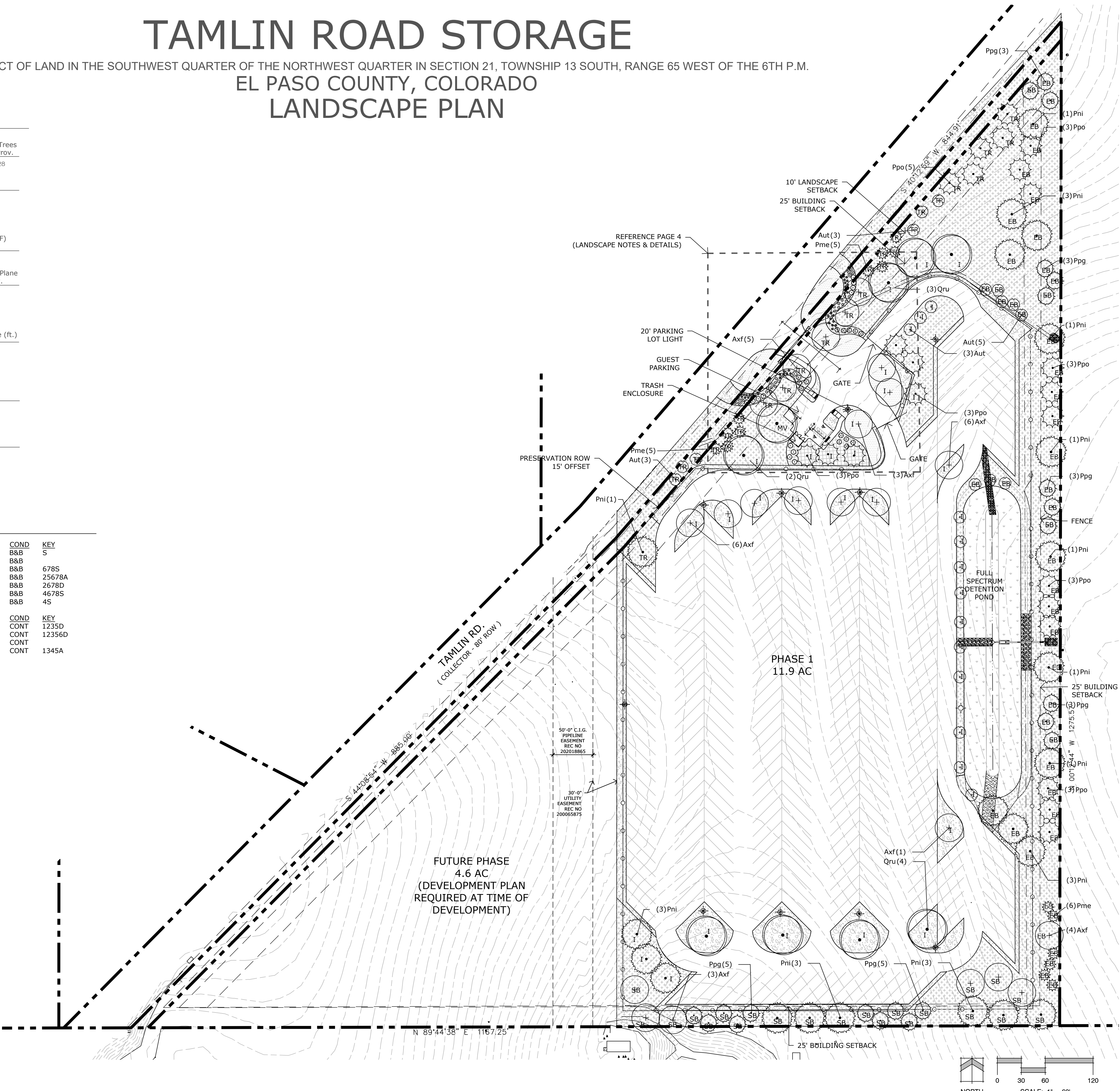
Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
1183 / 1183	EB	75% / 100%
539 / 539	SB	75% / 100%

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Axf	24	Acer x freemanii / Autumn Blaze Maple	50'	35'	3" Cal.	B&B	S
Aut	27	Amelanchier utahensis / Utah Serviceberry	15'	15'	2" Cal.	B&B	
Ppg	22	Picea pungens 'Glauca' / Colorado Blue Spruce	60'	25'	8" HT	B&B	678S
Pni	22	Pinus nigra / Austrian Black Pine	60'	40'	8" HT	B&B	25678A
Ppo	23	Pinus ponderosa / Ponderosa Pine	70'	30'	8" HT	B&B	2678D
Pme	16	Pseudotsuga menziesii / Douglas Fir	70'	15'	8" HT	B&B	4678S
Qru	9	Quercus rubra / Red Oak	60'	50'	3" Cal.	B&B	4S
SHRUBS	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Afi	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	20	Prunus besseyi / Sand Cherry	6'	6'	5 GAL	CONT	1345A

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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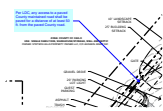
LANDSCAPE PLAN


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PPR1945

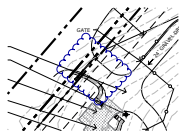
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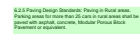



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Per LDC, any access to a paved County maintained road shall be paved for a distance of at least 50 ft. from the paved County road.



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