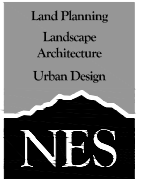
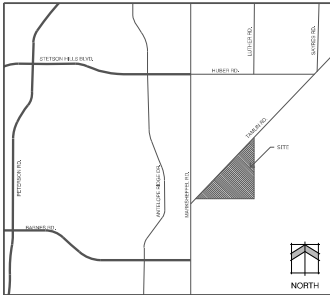


TAMLIN ROAD STORAGE

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

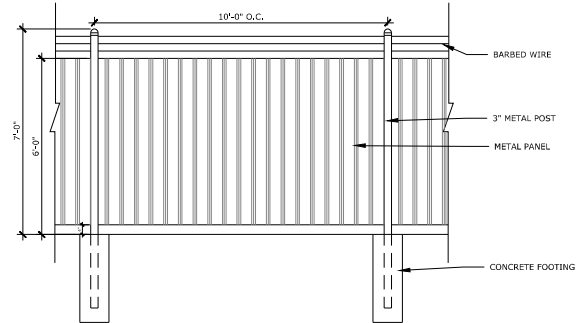


VICINITY MAP



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 C&D-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	



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

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 193.32 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY;

THENCE CONTINUE ON THE LAST MENTIONED COURSE FOR 1107.25 FEET; NORTH 00 DEGREES 21 MINUTES 38 SECONDS WEST FOR 1275.97 FEET; SOUTH 40 DEGREES 04 MINUTES 56 SECONDS WEST ON THE SOUTHEASTERN RIGHT OF WAY OF TAMLIN ROAD (FORMERLY MARKSIEFFEL ROAD) FOR 844.91 FEET; SOUTH 44 DEGREES 00 MINUTES 00 SECONDS WEST ON THE SOUTHEASTERN RIGHT OF WAY FOR 885.00 FEET; TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

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

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

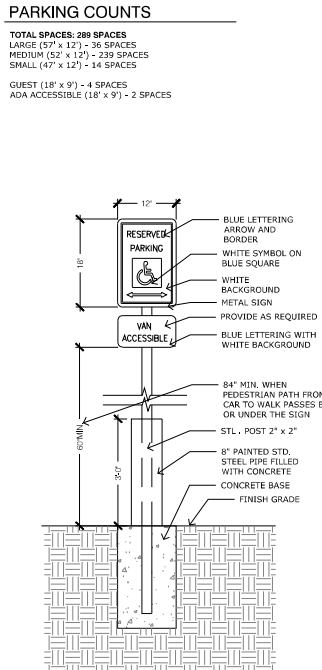
FLOODPLAIN STATEMENT: THIS SITE, 0 TAMLIN ROAD IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C05450 AND 08041C05430, EFFECTIVE DECEMBER 7TH, 2015.

AVIGATION EASEMENT

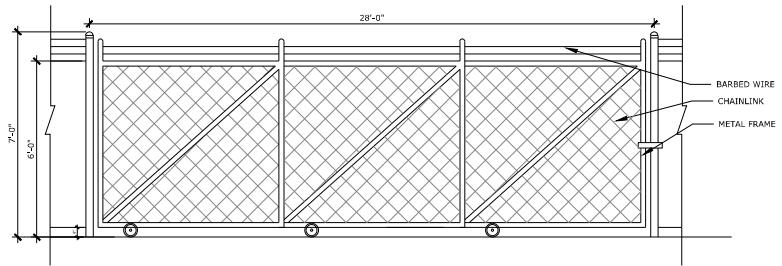
THIS PLATTED PROPERTY IN ITS ENTIRETY IS SUBJECT TO AN AVIGATION EASEMENT FOR PUBLIC AVIGATION PURPOSES, SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 207095753 OF THE RECORDS OF EL PASO COUNTY, COLORADO. 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

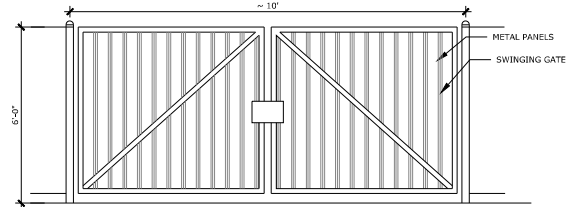
- Sheet 1 of 4: Cover Sheet
- Sheet 2 of 4: Site Development Plan
- Sheet 3 of 4: Landscape Plan
- Sheet 4 of 4: Landscape Notes & Details



X ADA SIGN
SCALE: N.T.S.



2 ROLLING GATE
SCALE: N.T.S.



3 TRASH ENCLOSURE
SCALE: N.T.S.

TAMLIN ROAD RV & BOAT STORAGE

5080 Tamlin Rd.

DATE: 08-01-19
PROJECT PGR: A. BARLOW
PREPARED BY: S. GORME

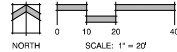
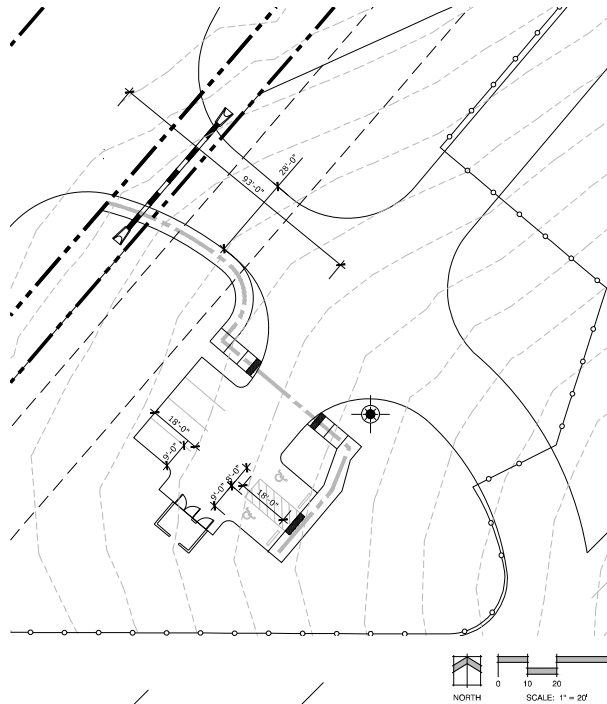
DATE	BY	DESCRIPTION
1.10.20	AP	PER COUNTY COMMENTS AND ADDING PARKING
6.4.20	AP	PER COUNTY COMMENTS

COVER SHEET

1
1 OF 4
PPR1945

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



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-D
USE: SINGLE FAMILY RES. WAREHOUSE STORAGE, WELL AND SEPTIC
OWNER: STEPHON HILLS PROPERTY OWNER LLC, C/O ANDASOL MGMT INC

ZONE: COUNTY RR-4 CAD-D
USE: RELIGIOUS WORSHIP
OWNER: PEOPLES UNITED METHODIST CHURCH

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

ZONE: COUNTY RR-4 CAD-D
USE: SINGLE FAMILY RES., W/NO. AND SEPTIC
OWNER: CLESZEK, GERALD M & SHARON A

ZONE: CITY R-1-R1-6/CR RS CR S
USE: AGRICULTURE
OWNER: BUI NO 2 LLC

ZONE: CITY RR CR AD
USE: POLITICAL SUBDIVISION
OWNER: CHEYENNE WATER & SANITATION DIST

ZONE: CITY R-1-R1-6/CR RS CR S
USE: AGRICULTURE
OWNER: BUI NO 2 LLC

PHASE 1
11.9 AC

SMALL BACK-IN SPACE

MEDIUM BACK-IN SPACE

LARGE BACK-IN SPACE

10' LANDSCAPE SETBACK
25' BUILDING SETBACK

GRAVEL DRIVE
20' PARKING LOT LIGHT
GUEST PARKING
ASPHALT TRASH ENCLOSURE
PRESERVATION ROW 15' OFFSET

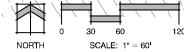
10' x 4' E.L.C. PIPING EXHIBIT 6-2019-38

10' x 4' E.L.C. PIPING EXHIBIT 6-2019-38

ZONE: CITY RR-1-ACR RS CR S
USE: AGRICULTURE
OWNER: BUI NO 2 LLC

50' RESIDENT ZONE DISTRICT SETBACK

N 89° 12' 34" W 885.00'



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.

DATE: 08-01-19
PROJECT PGR: A. BARLOW
PREPARED BY: S. SORME

DATE	BY	DESCRIPTION
1.10.20	AP	PER COUNTY COMMENTS AND ADDING PHASES
6.4.20	AP	PER COUNTY COMMENTS

SITE DEVELOPMENT PLAN

2

2 OF 4

PPR1945

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
LANDSCAPE PLAN

LANDSCAPE SETBACKS

Street Name or Zone Boundary	Street Classification	Width (in Ft.)	Linear Footage	Tree/Foot Required	No. of Trees Risk/Prov.
Tamlin Road	Collector	12' / 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
578,501 S.F.	9%	52,065 / 100,000	117.7
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
100 / 100	0 / 0	I	75% / 75%

Motor Vehicle Lots

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Vehicle Lot Frontage	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
1 / 1 (300)				

Landscape Buffer & Screens

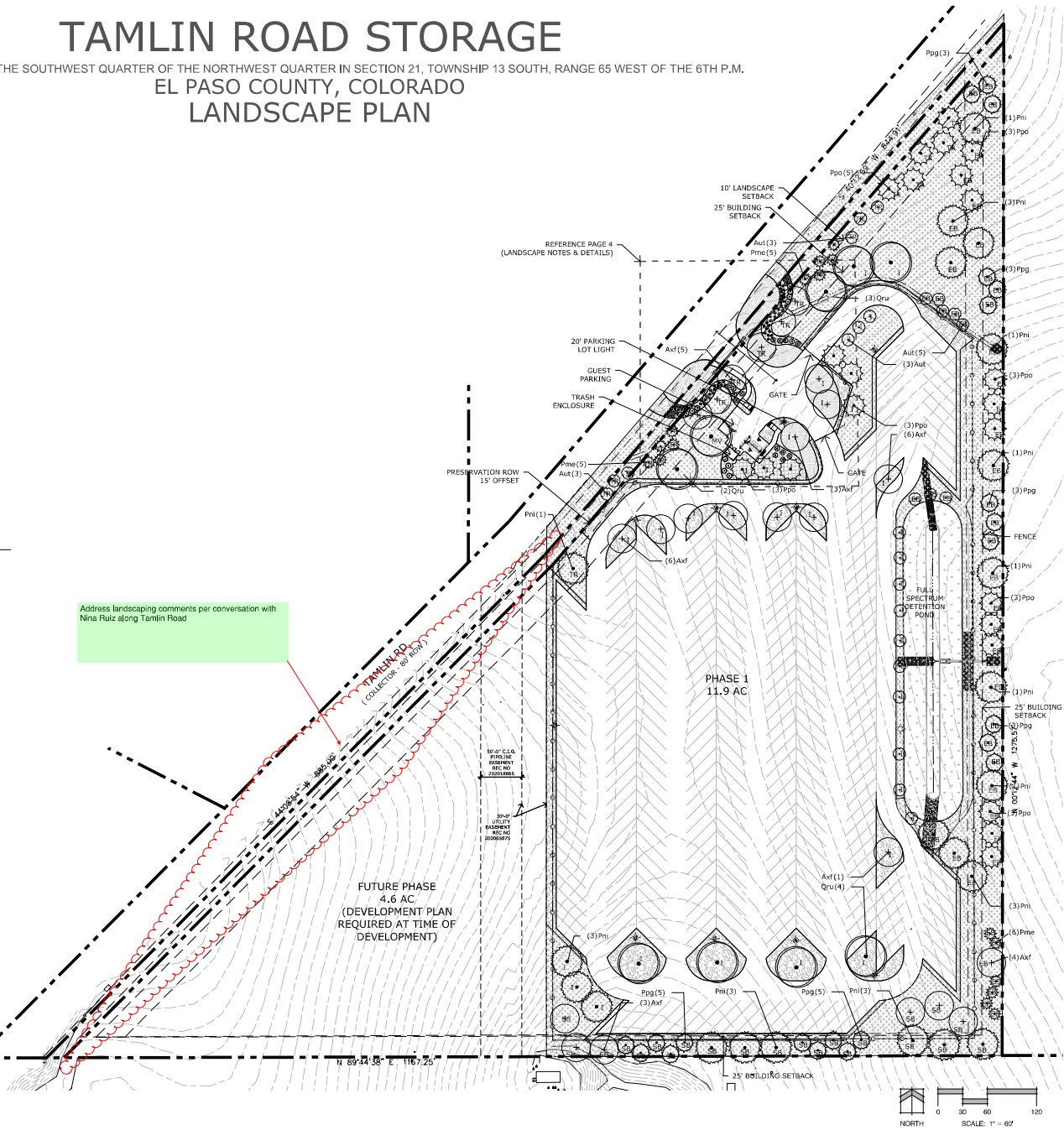
Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req. (1/71) / Prov.
East Boundary	15' / 15'	1252'	51' / 51'	17' / 42'
South Boundary	15' / 15'	832'	33'	8' / 16'
Length of 6' Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.		
1180' / 1180'	B	75% / 100%		
530' / 530'	B	75% / 100%		

PLANT SCHEDULE

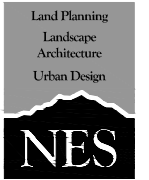
TREES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.	KEY
Axf	24	Acer x Freemanii / Autumn Blaze Maple	50'	35'	3" Cal.	B&B	S
Aut	27	Amandanchier utahensis / Utah Serviceberry	15'	15'	2" Cal.	B&B	
Ppa	22	Pinus pungens / Cobra / Colorado Blue Spruce	60'	25'	8" HT	B&B	6785
Phi	22	Pinus nigra / Austrian Black Pine	60'	40'	8" HT	B&B	25678A
Ppa	23	Pinus ponderosa / Ponderosa Pine	70'	30"	8" HT	B&B	25780
Pine	16	Pseudotsuga mertensii / Douglas Fir	70'	15'	8" HT	B&B	46785
Qru	9	Quercus rubra / Red Oak	60'	50"	3" Cal.	B&B	45
SHRUBS	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.	KEY
Aii	18	Artemisia filifolia / Sano Sagebrush	5'	3"	5 GAL.	CONT.	1239D
Spa	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% Reid Canarygrass -25% Improved Meadow Brome -25% Garrison Creeping Foxtail -5% Climax Timothy
	ROCK MULCH 3/4" Cinnamon Granite
	WOOD MULCH Gonilla Hair Cedar
	SOD Pawnee Buttes Seed Inc. - Native Lawn Mix -Buffalograss -Blue Grama



Address landscaping comments per conversation with Nina Ruiz along Tamlin Road



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TAMLIN ROAD RV & BOAT STORAGE
5080 Tamlin Rd.

DATE: 08-01-10
PROJECT PGR: A. BARLOW
REVISIONS BY: S. HORN

DATE	BY	DESCRIPTION
1-10-20	AP	PER COUNTY COMMENTS AND JUDICIAL FILING
6-4-20	AP	PER COUNTY COMMENTS

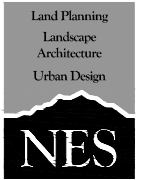
LANDSCAPE PLAN

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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

LANDSCAPE NOTES & DETAILS



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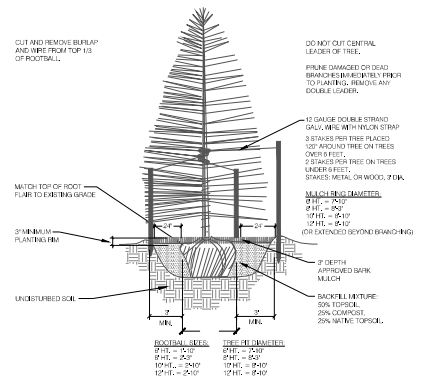
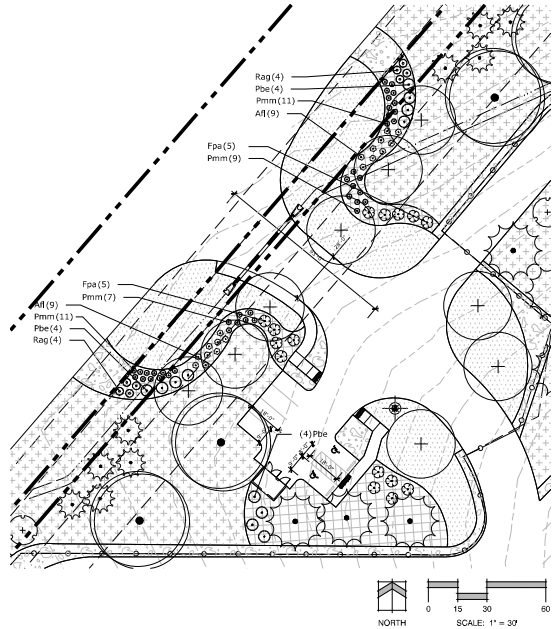
LANDSCAPE NOTES

- 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 6" OF SOIL. FOR PLANTING PIT ALIGNMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.
 RECOMMENDED SOIL AMENDMENT:
 TRI-MIX III as supplied by CSC Sand
 *to be applied as backfill in planting area.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GRATESLATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TIMINGHART 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 SOO 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.
- SOO TO BE TALL FESCUE BLEND.
- NO SOO SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILES TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADERS 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, SOO, OR SEED AREAS.
- COBBLE: 2-3" CRIBLE CRACK ONE, AT 3-4" DEPTH. AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" CHANKON GRANITE. AT 2-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOO, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOO AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A NEEDED STRIP, WITHOUT STEEL EDGING.
- SEE "SOLID STEEL EDGING TO BE: "DORADO" (1/2" 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 VARY ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

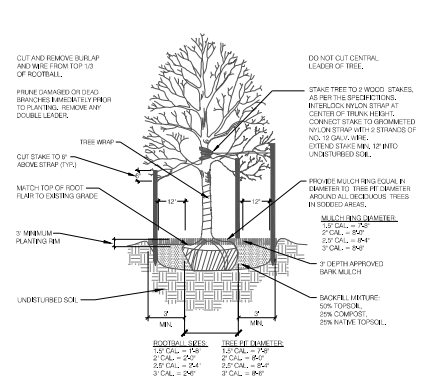
HATCH LEGEND

- NATIVE SEED**
 Pawnee Buttes Seed Inc. - Low Grow Native Mix
 -Idaho Fescue
 -Sambrooks Bluegrass
 -Rocky Mountain Fescue
 -Big Bluegrass
- DEFENTION MIX**
 Arkansas Valley - Detention Mix
 -45% Reed Canarygrass
 -25% Improved Meadow Brume
 -25% Garrison Creeping Foxtail
 -5% Climax, Timothy
- ROCK MULCH**
 3/4" Chankon Granite
- WOOD MULCH**
 Gorilla Hair Cedar
- SOO**
 Pawnee Buttes Seed Inc. - Native Lawn Mix
 -Buffalograss
 -Blue Grama

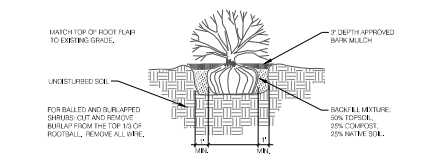
SHRUB BED PLAN BLOW UP



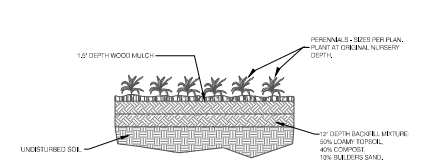
1 CONIFEROUS TREE PLANTING DETAIL
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2 DECIDUOUS TREE PLANTING DETAIL
 SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL
 SCALE: NOT TO SCALE



4 PERENNIAL / GROUNDCOVER PLANTING
 SCALE: NOT TO SCALE

TAMLIN ROAD
 RV & BOAT STORAGE
 5080 Tamlin Rd.

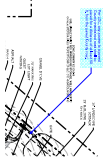
DATE: 08-01-10
 PROJECT NO.: A. BARLOW 3.10-996
 PREPARED BY:

DATE	BY	DESCRIPTION
1.10.20	AP	PER COUNTY COMMENTS AND ADJUSTING PLANTING
6.4.20	AP	PER COUNTY COMMENTS

LANDSCAPE NOTES & DETAILS

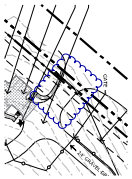
Site Development Plan_v3 redlines.pdf Markup Summary

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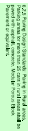
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Author: Daniel Torres
Date: 6/24/2020 1:29:35 PM
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Per LDC, any access to a paved County maintained road shall be paved for a distance of at least 50 ft. from the paved County road.



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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.



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