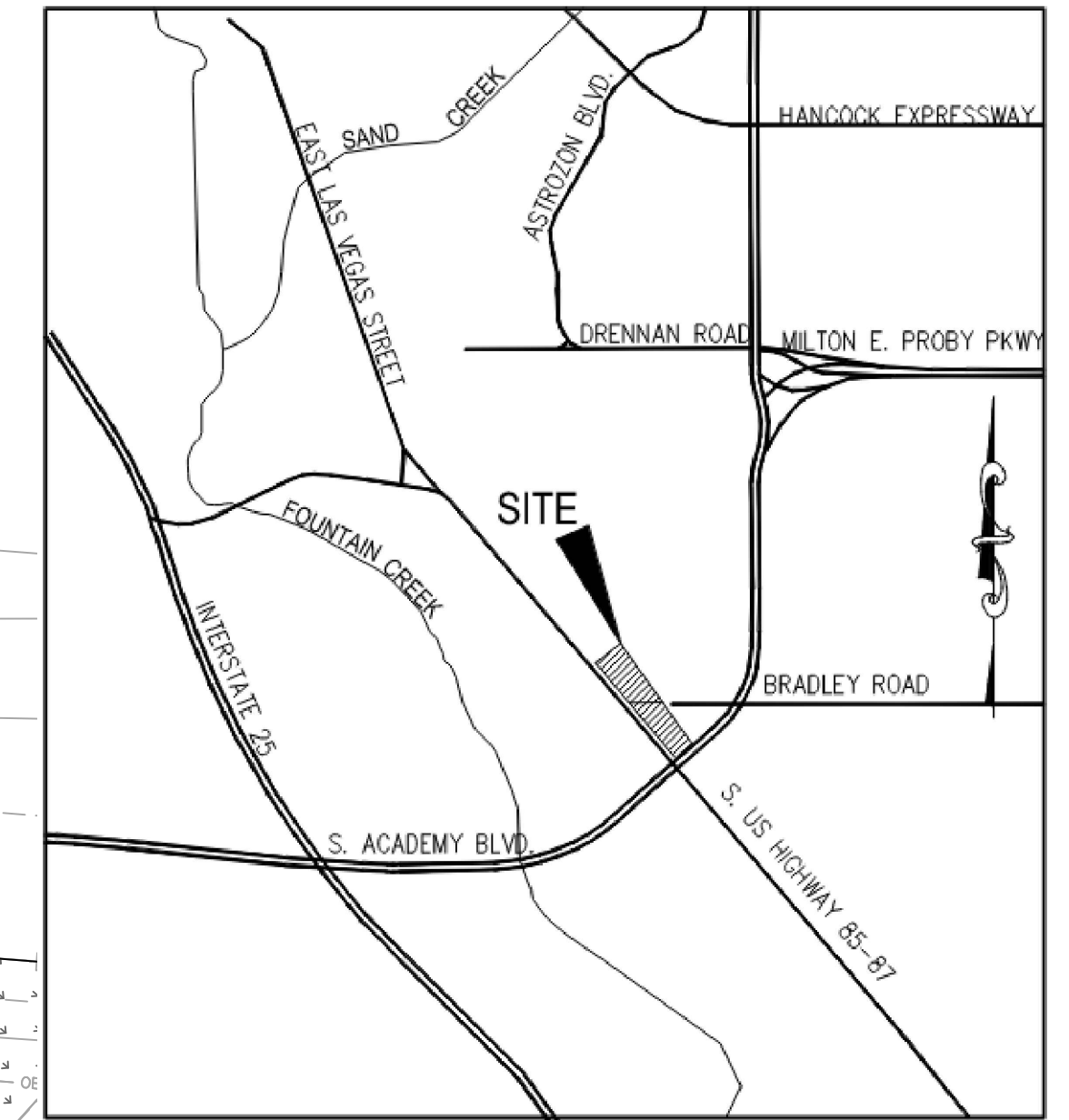
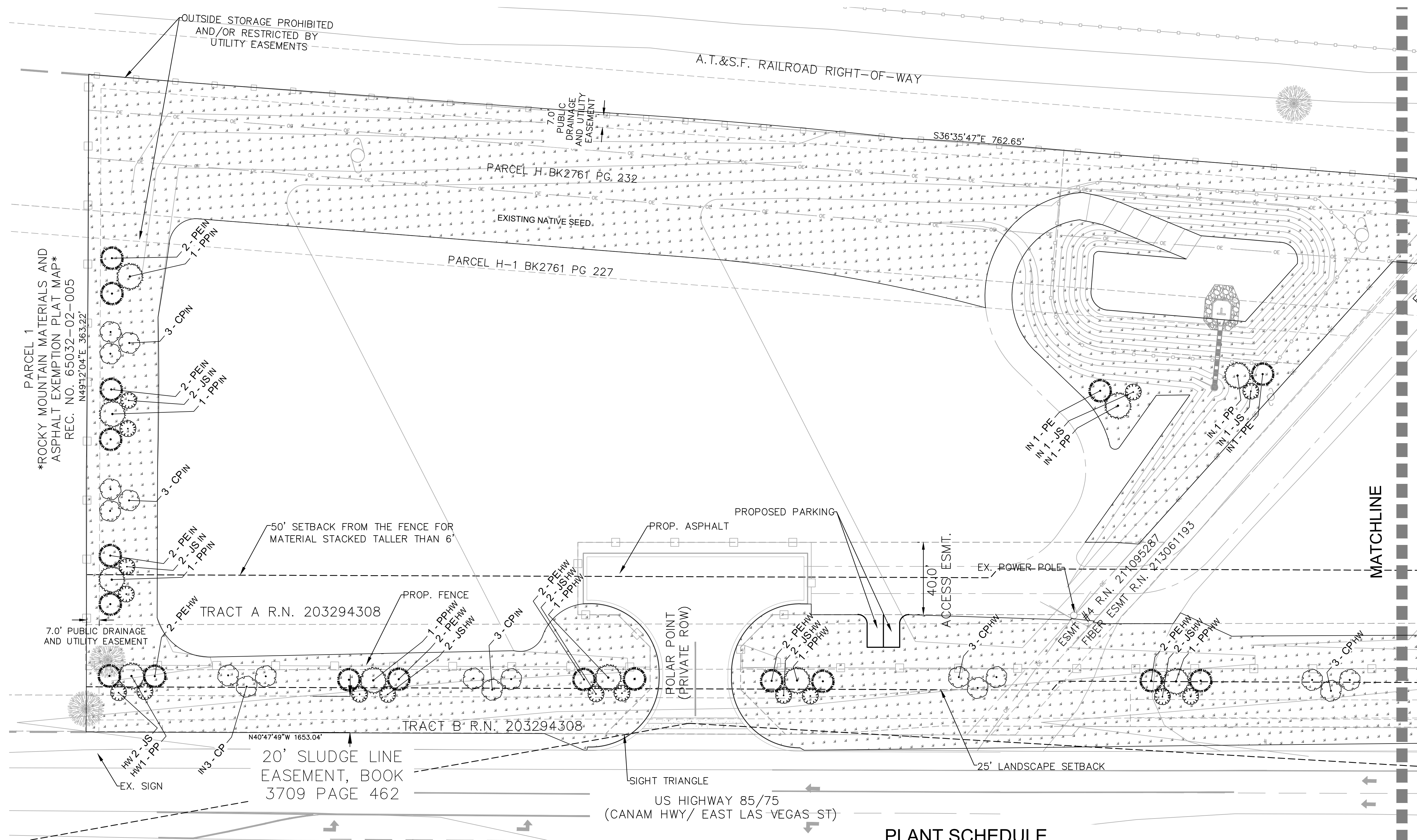


BRADLEY POINT FILING NO. 1- DRY SUBDIVISION LANDSCAPE PLAN



VICINITY MAP
N.T.S.

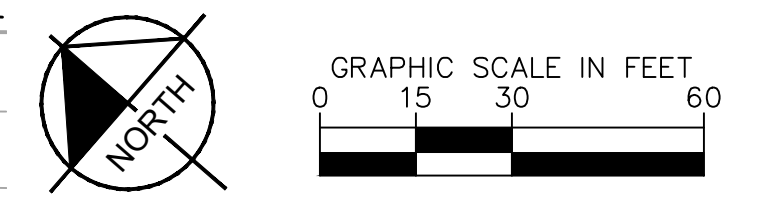


LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	HWY 85-87	SOUTH BNDY	EAST BNDY	NORTH BNDY
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO
STREET CLASSIFICATION:	EXPRESSWAY	N/A	N/A	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	N/A	N/A	N/A
LINEAR FOOTAGE:	1375'	256'	1372'	363'
TREE PER FEET REQ.:	1 TREE PER 20 LF	N/A	N/A	N/A
NUMBER OF TREES REQ. / PROV.:	68 / 68	N/A	N/A	N/A
EVERGREEN TREES REQ. / PROV.:	N/A	N/A	N/A	N/A
SHRUB SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.:	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	HW	N/A	N/A	N/A
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%	N/A	N/A	N/A

INTERNAL LANDSCAPING	
GROSS SITE AREA:	303,830 SF (6.97 AC)*
PERCENT MINIMUM INTERNAL AREA:	6%
INTERNAL LANDSCAPE AREA REQ. / PROV.:	15,1915 SF / 160,063 SF
TREE PER FEET REQ.:	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.:	31 / 31*
SHRUB SUBSTITUTES REQ. / PROV.:	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%

*NOTE: TOTAL GROSS SITE AREA IS 424,013SF. GROSS SITE AREA SHOWN ABOVE HAS HAD THE TOTAL SF ENCOMPASSED BY THE OVERHEAD POWERLINE EASEMENT (120,183SF) DEDUCTED FROM IT. (424,013SF - 120,183SF = 303,830SF) SEE ALTERNATIVE LANDSCAPE REQUEST.

Review these figures

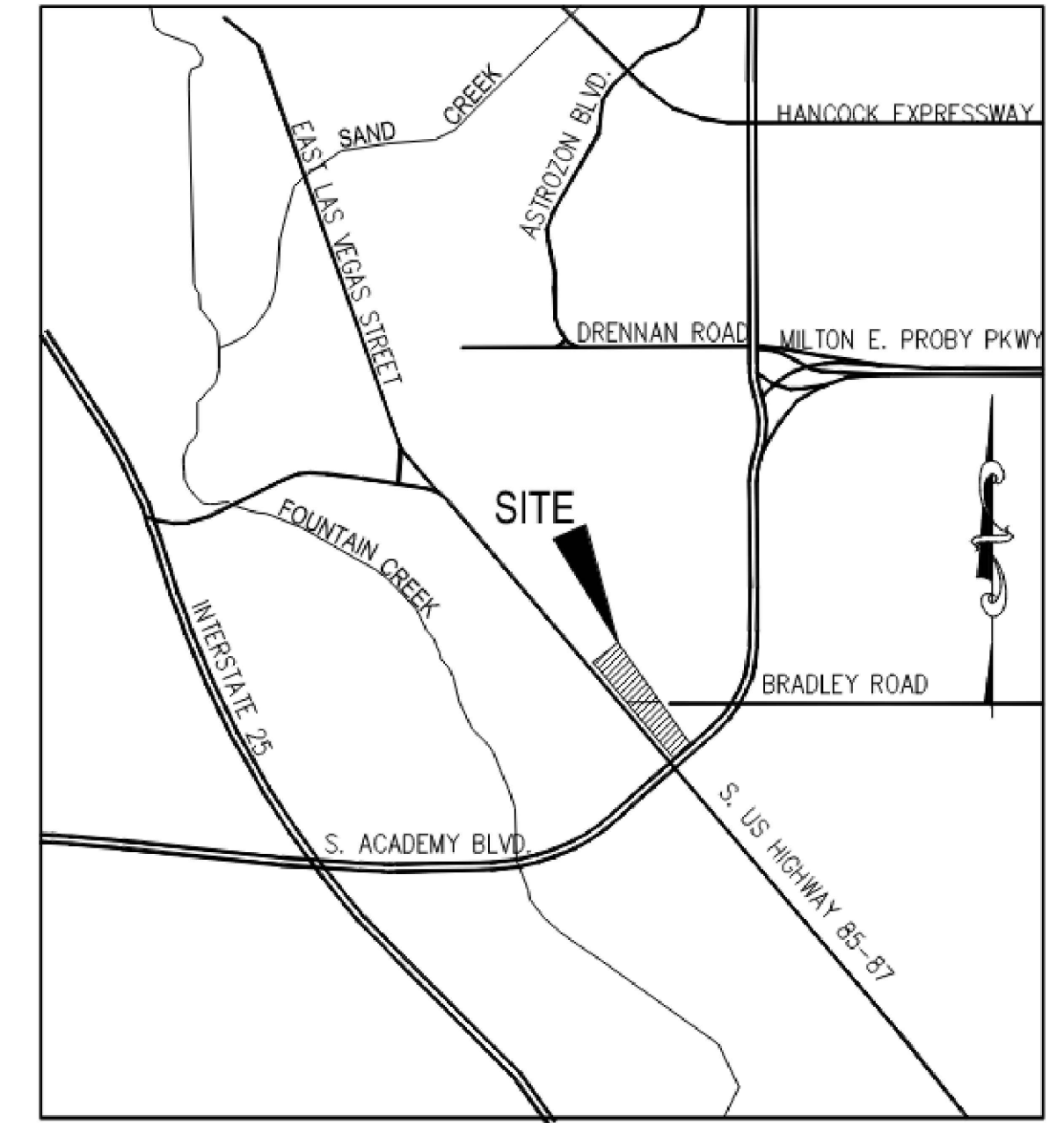


PLANT SCHEDULE

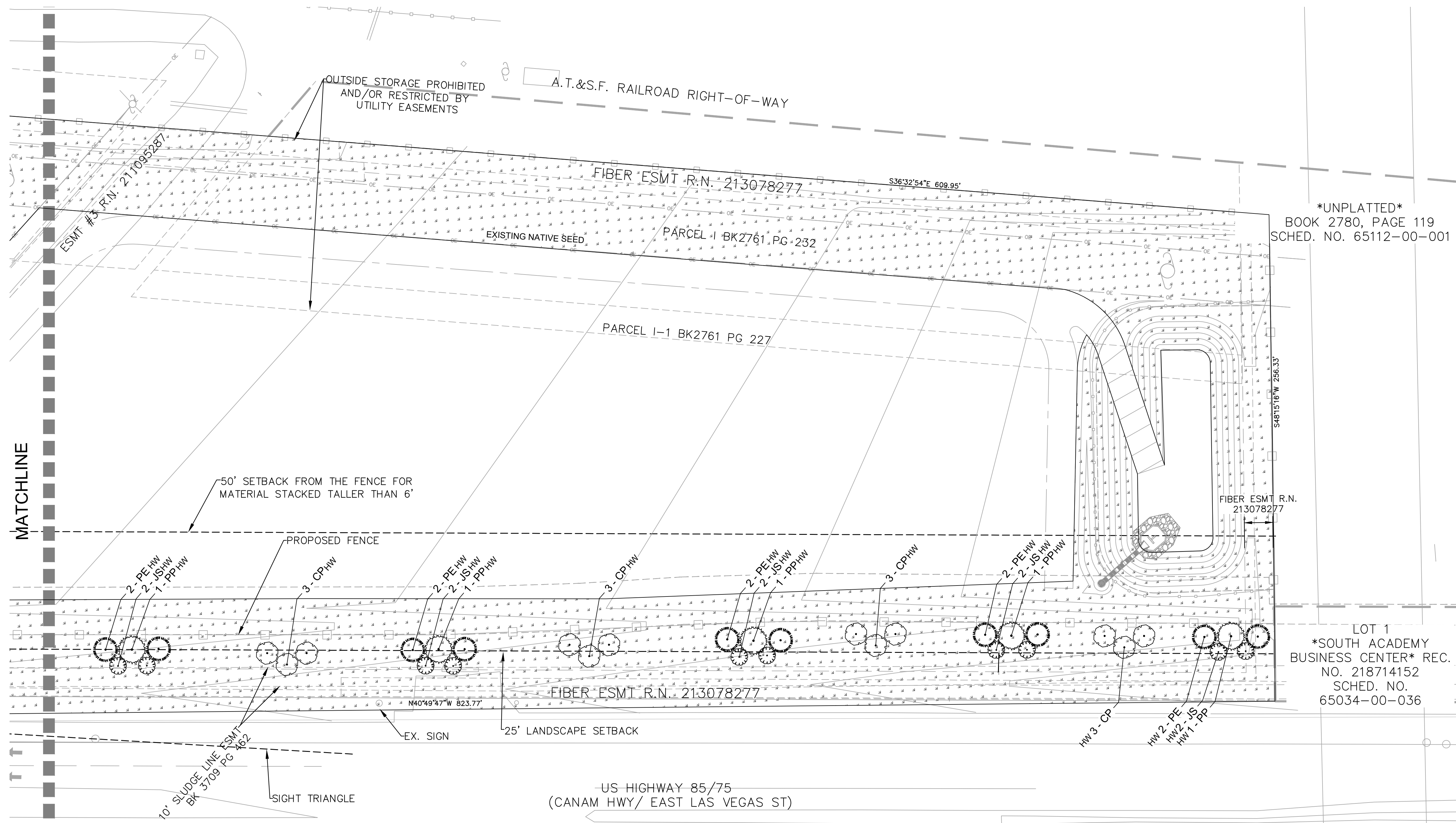
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
DECIDUOUS TREES								
CP	CP	30	CRATAEGUS PHAENOXYRUM	WASHINGTON HAWTHORN	B & B	1.5" CAL MIN	15'-20'	20'-25'
EVERGREEN TREES								
JS	JS	20	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	8'-12'	20'-30'
PE	PE	40	PINUS EDULIS	PINON PINE	B & B	6' HGT.	15'-20'	20'-30'
PP	PP	15	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HGT.	30'-40'	60'+
GROUND COVERS								
SEED	SEED	201,989 SF	EPC LOW GROW MIX		SEED	21 LBS / ACRE		

Per the updated Landscape Code Section 6.2.2.G.1.e.ii for Outside Storage Area Landscaping Requirements, the site-specific landscaping shall reflect a combination of berms, shrubs, trees, fences or walls. Please replace some trees with shrubs. Per Section 6.2.2.F.1.d. Evergreen and deciduous shrubs, where required, shall be 5-gallon size.

BRADLEY POINT FILING NO. 1- DRY SUBDIVISION LANDSCAPE PLAN



VICINITY MAP
N.T.S.



UNPLATTED
BOOK 2780, PAGE 119
SCHD. NO. 65112-00-001

LOT 1
*SOUTH ACADEMY
BUSINESS CENTER* REC.
NO. 218714152
SCHD. NO.
65034-00-036

LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	HWY 85-87	SOUTH BNDY	EAST BNDY	NORTH BNDY
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO
STREET CLASSIFICATION:	EXPRESSWAY	N/A	N/A	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	N/A	N/A	N/A
LINEAR FOOTAGE:	1375'	256'	1372'	363'
TREE PER FEET REQ.:	1 TREE PER 20 LF	N/A	N/A	N/A
NUMBER OF TREES REQ. / PROV.:	68 / 68	N/A	N/A	N/A
EVERGREEN TREES REQ. / PROV.:	N/A	N/A	N/A	N/A
SHRUB SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.:	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	HW	N/A	N/A	N/A
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%	N/A	N/A	N/A

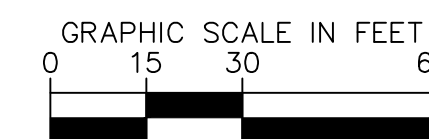
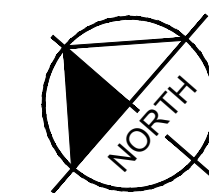
INTERNAL LANDSCAPING	
GROSS SITE AREA:	303,830 SF (6.97 AC)*
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.:	15,191.5 SF / 160,063 SF
TREE PER FEET REQ.:	1 TREE PER 500 SF *
INTERNAL TREES REQ. / PROV.:	15,191.5 SF / 160,063 SF *
SHRUB SUBSTITUTES REQ. / PROV.:	31 / 31*
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%

*NOTE: TOTAL GROSS SITE AREA IS 424,013SF. GROSS SITE AREA SHOWN ABOVE HAS HAD THE TOTAL SF ENCOMPASSED BY THE OVERHEAD POWERLINE EASEMENT (100,183SF) DEDUCTED FROM IT. (424,013SF - 100,183SF = 303,830SF) SEE ALTERNATIVE LANDSCAPE REQUEST.

Review these figures

PLANT SCHEDULE

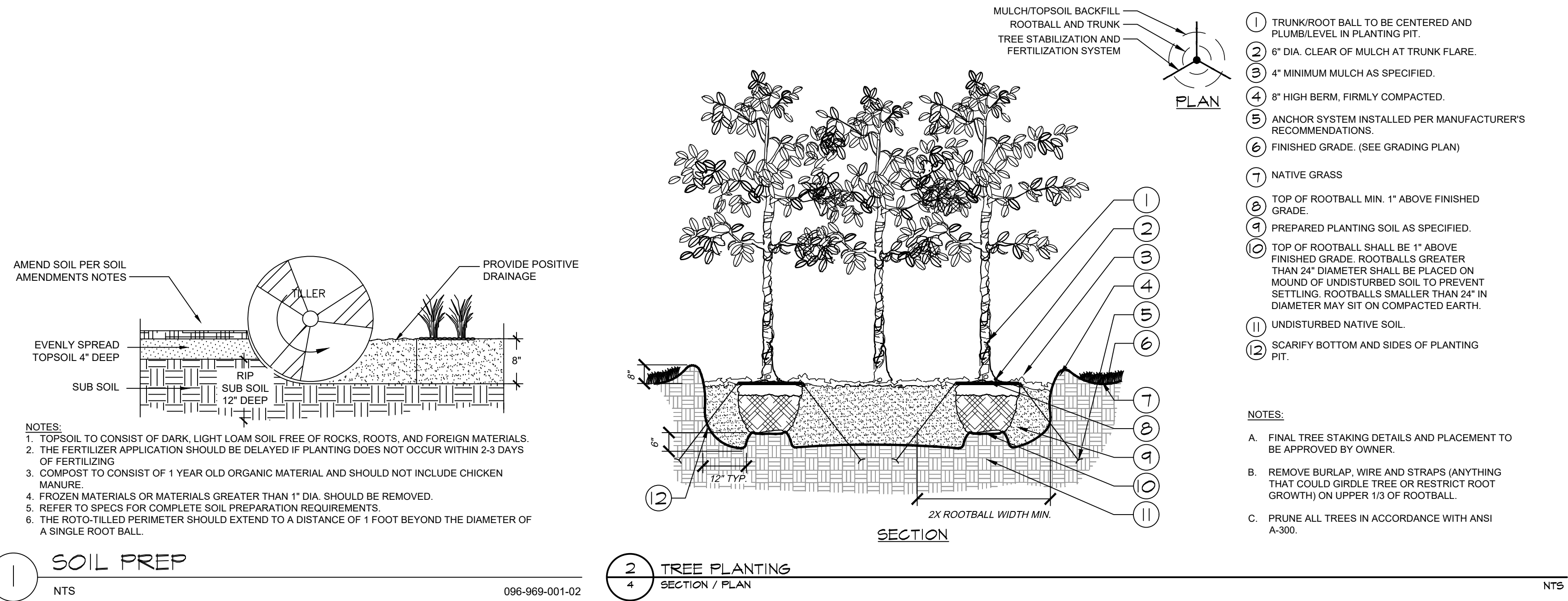
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT	
DECIDUOUS TREES									
	CP	30	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	B & B	1.5" CAL MIN	15'-20'	20'-25'	
EVERGREEN TREES									
	JS	26	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	8'-12'	20'-30'	
	PE	28	PINUS EDULIS	PINON PINE	B & B	6' HGT.	15'-20'	20'-30'	
	PP	15	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HGT.	30'-40'	60'+	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.	SPACING
	SEED	191,989 SF	EPC LOW GROW MIX		SEED	21 LBS / ACRE			



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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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BRADLEY POINT FILING NO. 1- DRY SUBDIVISION LANDSCAPE PLAN



1 SOIL PREP
NTS

2 TREE PLANTING
SECTION / PLAN
4

096-969-001-02

NTS

Table B. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season/Form	% of Mix	Pounds PLS	Pounds PLS	Pounds PLS
				• Irrigated broadcast • Irrigated hydroseeded (80 seeds/sq ft)	• non-irrigated broadcast • non-irrigated hydroseeded • irrigated drilled (40 seeds/sq ft)	• non-irrigated drilled (20 seeds/sq ft)
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Blue Grama	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Sideoats Grama	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green Needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Western Wheatgrass	<i>Pascopyrum smithii</i>	Cool, sod	20	12.0	6.0	3.0
Sand Dropseed	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42.0	21.0	10.3

NATIVE SEED INSTALLATION AND MAINTENANCE

- A. NATIVE SEED ESTABLISHMENT**
- ALL AREAS WITH NATIVE LAWN MIX (SEED)** SHALL RECEIVE 3 CUBIC YARD OF ORGANIC MATTER PER 1000 SQ. FT. PRIOR TO SEEDING. THE CONTRACTOR SHALL PROVIDE A DELIVERY RECEIPT AND/OR PROOF OF ORGANIC MATTER DELIVERY TO THE LANDSCAPE ARCHITECT FOR THE PROJECT RECORDS.
 - ALL NATIVE SEED AREAS** SHALL HAVE SOIL TILLED TO A DEPTH OF 8-INCHES, PRIOR TO AND WITHIN TWO-WEEKS OF SEEDING. THIS SHALL BE CONDUCTED TO ELIMINATE COMPACTED SOILS AND REMOVE EXISTING VEGETATION.
 - CONTRACTOR SHALL INSTALL NATIVE SEED MIXES VIA DRILL SEEDING AT THE RATES DESCRIBED IN THE PLANT SCHEDULE. HYDROSEEDING AND BROADCAST SEEDING ARE NOT PERMITTED.
 - NATIVE SEED MIXES SHALL BE INSTALLED ONCE NIGHTTIME TEMPERATURES CONSISTENTLY EXCEED 60 DEGREES. (ESTIMATED MID-JUNE)
 - CHEMICAL METHODS OF WEED CONTROL ARE PROHIBITED DURING THE FIRST GROWING SEASON. CARE SHOULD BE TAKEN TO ELIMINATE WEEDS DURING TILLING PRIOR TO INSTALLATION. SELECTIVE MANUAL OR MECHANICAL WEED CONTROL/REMOVAL SHALL BE PROVIDED DURING THE FIRST YEAR ESTABLISHMENT PERIOD.
- B. NATIVE LAWN MIX MAINTENANCE**
- ONCE ESTABLISHED, **ALL AREAS WITH NATIVE LAWN MIX** SHALL BE MOWED ONCE PRIOR TO SPRING GREENING UP (FEBRUARY TO MARCH), A SECOND MOWING SHALL BE SCHEDULED AFTER INITIAL SPRING GROWTH AND GREENING UP (LATE JUNE TO EARLY JULY). NATIVE LAWN MIX SHALL NOT RECEIVE REGULAR MOWING THROUGHOUT THE REMAINDER OF THE GROWING SEASON. MOW DECK HEIGHT SHALL BE SET TO 4" MINIMUM.
 - AFTER ESTABLISHMENT, **ALL AREAS WITH NATIVE LAWN MIX** SHALL MAINTAIN A REGULAR WATERING SCHEDULE THROUGHOUT AT LEAST THE SECOND GROWING SEASON. PROVIDE APPROXIMATELY ¾" TO 1" OF PRECIPITATION EVERY 7 TO 10 DAYS.
 - APPLY ½ LB. OF NITROGEN PER 1000 SQ. FT. ANNUALLY IN MID-JUNE.

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Kimley»Horn

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LANDSCAPE DETAILS
SHEET 04 OF 04

LANDSCAPE PLAN - PCID FILE NO. PPR243

BRADLEY POINT FILING No 1

Minor Site Commercial Development Plan

ALTERNATIVE LANDSCAPE REQUEST

March 26, 2024

Parcel ID No.: 6503400040 (4.61 AC) & 6503400038 (4.89 AC)
Combined Parcel Acreage: 9.5 AC
Zone District: M (Industrial)

Project Address: 4245 and 4265 Polar Point

Site Location: The 9.5-acre site is located north of the intersection formed by Highway 85/87 and South Academy Boulevard.

- A. LUR [Section 6.2.2.A.4](#), states that “The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided the proposed landscaping meets the **purposed standards** and promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section.
- a. **The Request No. 1:** The proposal is to reduce the total site area being considered as part of the required *Minimum Internal Landscape* area calculations (6.2.2.E.2) for *Non-Residential Use*. The request is to calculate the overall site minus the internal site encumbered by the large existing utility easement on the north side of the site. See that site exhibit.
- i. The total gross site area is 424,013 SF.
 - ii. The adjusted net internal area is 303,830 SF (Minus the Easement, 120,183 SF)
 1. Minus the no-build/use zone with the existing large utilities easement.
 - iii. Proposed adjusted total internal trees proposed (31 trees)
- iv. **Justification:**
1. The use and zoning is light industrial and consists of dry material storage yard. The site is greatly impacted by a number of major utility facilities and easements. The subject north CSU overhead easements are a no build/ no use area and will remain native grass. No trees are allowed either. See the site plan attached.
 2. The storage area is fenced in with a 6’ solid screen fence per code. There are no views of the internal storage area and limits the value of on-site internal landscape investment.
 3. While the site is larger in nature, the request will recognize the proposed disturbed and allowable and useable area of the site. The proposal will address the functional areas to calculate the landscape area.
 4. Again, there are no proposed buildings on the site. The adjacent uses are industrial and the railroad.

b. **The Request No. 2:** The proposal is to relocate a number of the required internal landscape trees to the street frontage. The relief request is for sections (6.2.2.E.3) regarding *Standards for Required Internal Landscape Areas*.

i. **Justification:**

- ii. Due to the nature of the shipping and storage activities within the internal area of the site, the site operations require flexibility for trucks and lading on the site. While some of the internal trees will be located within the fenced or screened in internal area. The alternative planting areas will support the success of the proposed trees. The proposal is to locate 6-trees within the street frontage, while maintaining 25 trees within a few isolated areas within the internal parts of the site. The additional trees along the street will **enhance community image** per the objectives of the LDC 6.2.2.A and break up the massing of the screen fence.
1. Enhance the street frontage with additional trees.
 2. The additional frontage trees will soften the mass of the solid screen fencing.
 3. The plantings will add to the overall character of the industrial environment.

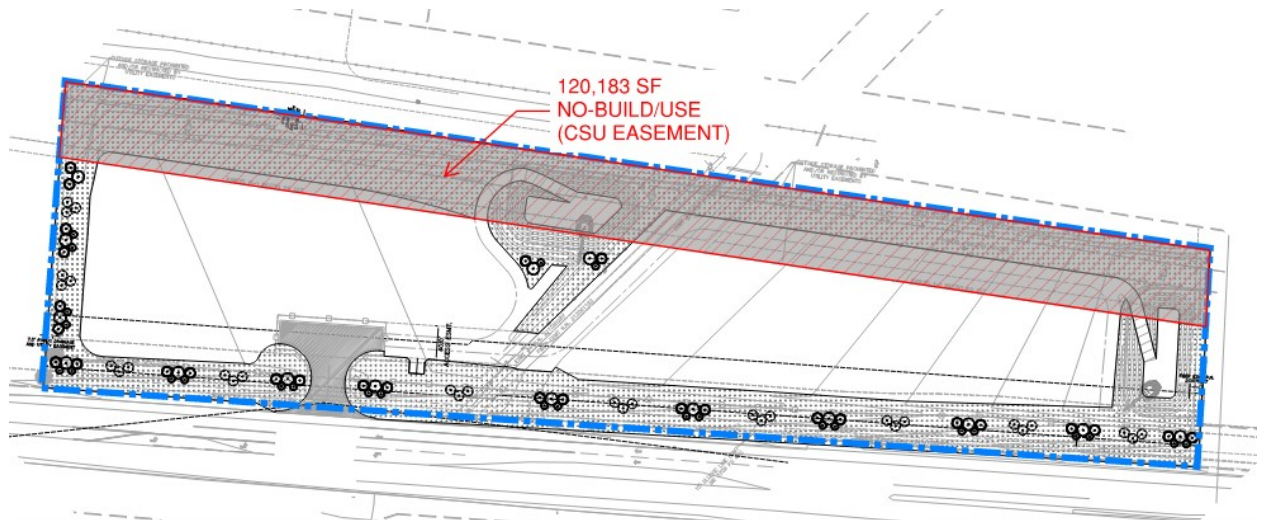


Figure 1, Site