

LANDSCAPE PLAN

Variance of Use (VA) Request

Property: 11910 Green Acres Lane, Colorado Springs, CO 80908

Zoning: RR-5 (Residential Rural)

Lot/Parcel Size: 5.06 Acres

Legal description: Lot 2 Treasured Acres Fil No 1

Applicant/Owner: Sterling Providence, LLC

Representative: Holly Eide, [Sterlingprovidence@gmail.com](mailto:sterlingprovidence@gmail.com), 763-291-1572

Parcel/Tax Schedule No.: 5215001032

Date: March 23, 2026

Generally my comments are the same as the site plan - this should be a spacial/visual representation of the property with focus on the landscape elements. With the next submittal, plan to use the document titled "Preliminary Concept Landscape Buffer Plan" as the starting point for the landscape plan

Landscape plan is intended to demonstrate the requested variance use can meet County mitigation standards for lowering impact to surrounding residential properties. The plan preserves the existing tree line, supplements screening only where needed, identifies a 15-foot landscape buffer study area, proposes an opaque screening treatment where required, and restores disturbed ground to native low-growth cover, while leaving final measured quantities and technical details to the later Site Development Plan stage.

See separate diagram titled: *PRELIMINARY CONCEPT LANDSCAPE / BUFFER PLAN*

Preliminary Concept Landscape / Buffer Plan

Approximate concept only. Intended as a handoff base for a surveyor, planner, landscaper, landscape architect, or engineer to formally draft submittal sheets. Final tree counts, fence lengths, and disturbed-area limits to be verified.

Disturbed Areas

To reduce disturbed areas and maintain county standards of not more than 1 acre of disturbance, native low-growth seed will be added to disturbed areas shown in red around the structure and driveway to meet re-vegetation requirements and limit disturbed areas.



Preliminary Landscape / Buffer Plan

Buffering between properties currently exists by way of evergreen trees. Should more be required, landscape will adhere to meet county standards at a rate of 1 tree for every 25 feet. One-third of the trees will be evergreen.

Existing Tree Inventory

Existing trees - evergreen/deciduous. Natural buffer presently in place.



