

PROJECT NAME: STAGECO DRAINAGE IMPROVEMENTS
DRAWN BY: OBERING, WURTH & ASSOCIATES
PROJECT NO. 18020 UPDATED VERSION: 5/1/2019 8:31 AM

DEVELOPMENT PLAN NOTES

- PROJECT NAME & DESCRIPTION: AKERS SUB1 LOT 8 - CONSTRUCT A 285' X 290' PAVED STORAGE YARD IN SUPPORT OF THE EXISTING ABC SUPPLY BUILDING.
- OWNER:

ABC SUPPLY - COLORADO SPRINGS, CO
2675 AKERS DR
COLORADO SPRINGS, CO 80922-1502
PHONE: (719) 380-9911
FAX: (719) 380-990
- APPLICANT:

OBERING, WURTH & ASSOCIATES
CONSULTING CIVIL ENGINEERS
PROFESSIONAL LAND SURVEYORS
1042 ELKTON DRIVE
COLORADO SPRINGS, COLORADO
PHONE (719) 531-6200 - FAX (719) 531-6266
OWACIVIL1@MINDSPRING.COM
- TOTAL DEVELOPMENT PLAN AREA: 9.33 ACRES.
- SITE ADDRESS: 2675 AKERS DR, COLORADO SPRINGS, CO 80922-1502
- TAX SCHEDULE NUMBER: AP #53320-02-014
- NAME OF MASTER PLAN AND CITY FILE NO.: N/A
- NAME OF CONCEPT PLAN AND CITY FILE NO.: N/A
- ACCORDING TO FIRM MAP NUMBER 08041C0756-F (EFFECTIVE DATE MARCH 17, 1997), THE PROJECT SITE IS NOT WITHIN A FLOODPLAIN.
- THE EXISTING LAND CONTAINS A BUILDING, PAVED PARKING AND LOADING AREAS, DIRT AREAS AND GRASSED AREAS.
- PROPOSED LAND USAGE:

LAND USAGE	TOTAL AREA (SF)	TOTAL AREA (AC)	COVERAGE (%)
EXISTING BUILDING FOOTPRINT	35,000	0.80	9%
PROPOSED ASPHALT STORAGE YARD	83,377	1.91	21%
PARKING, CIRCULATION, AND LOADING	53,671	1.23	13%
PROPOSED STORMWATER POND	12,000	0.28	3%
OPEN SPACE GRASSED AREAS	222,366	5.10	55%
TOTAL	406,415	9.33	100%

- EXISTING EASEMENTS: 10' UTILITY EASEMENT (PLATTED) ALONG BOTH SIDE LOT LINES AND BACK LOT LINE.
- PROPOSED EASEMENTS: NONE

DEVELOPMENT PLAN NOTES (CONTINUED)

- PARKING INFORMATION:

REFERENCE	PARKING SPACE REQUIREMENTS		TOTAL		ADA	
	USABLE FLOOR AREA (SF)	REQUIREMENT (SPACE/SF)	SPACES REQUIRED	SPACES PROVIDED	SPACES REQUIRED	SPACES PROVIDED
INDUSTRIAL	30,800	1/750	42			
PROFESSIONAL OFFICE	4,200	1/300	14			
TOTAL			56	62	3	3

- GEOLOGIC HAZARD DISCLOSURE STATEMENT: N/A
- ADDITIONAL SPECIFIC USE STANDARDS: N/A
- APPROVED VARIANCES: N/A
- ZONE DISTRICT: ZONE MAP 533.32 INDICATES THE PARCEL TO BE ZONED "M" (INDUSTRIAL). SPECIAL DISTRICT: ACCORDING TO THE CITY MAP DATED 5/27/16 THE SITE IS NOT LOCATED IN THE ANY SPECIAL DISTRICTS
- MAINTENANCE OF COMMON AREAS BY NONE
- APPROXIMATE SCHEDULE OF DEVELOPMENT: FALL 2019
- PUBLIC FACILITIES: NONE.
- PUD PROJECT: N/A
- RESIDENTIAL PROJECT: N/A
- NON-RESIDENTIAL PROJECT:
 - LAND USE TYPE: M (INDUSTRIAL)
 - FRONT YARD SETBACK 15'
 - SIDE YARD SETBACK 15'
 - REAR YARD SETBACK 15'
 - MAXIMUM LOT COVERAGE 40%
- MAXIMUM BUILDING HEIGHT 34.3', (50' MAXIMUM ALLOWED)
- 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.

LOT 8 AKERS ACRES

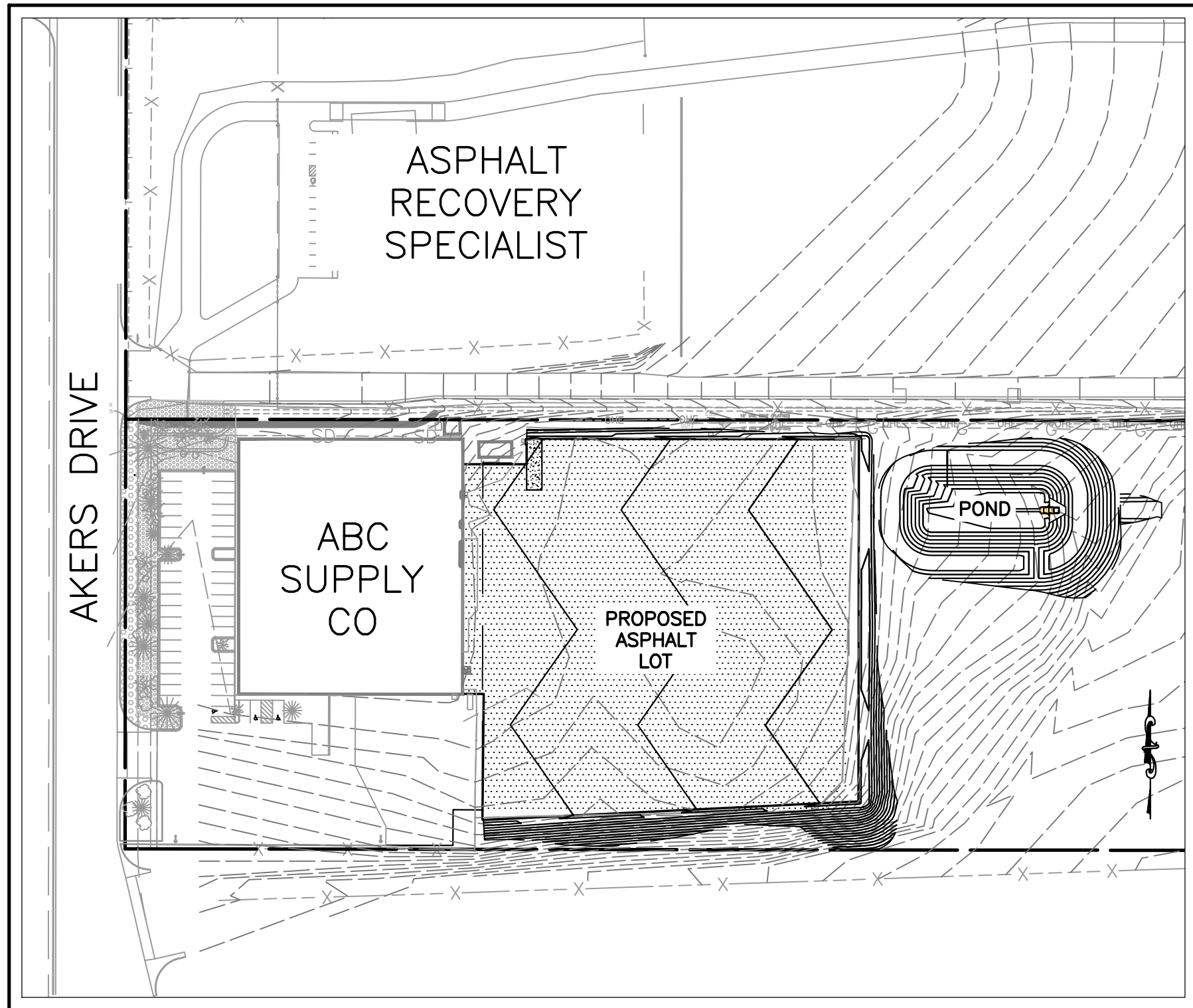
EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN DRAWINGS



VICINITY MAP

NTS



LOCATION MAP



OWNER/APPLICANT
ABC SUPPLY - COLORADO SPRINGS, CO
2675 AKERS DR
COLORADO SPRINGS, CO 80922-1502
P: (719) 380-9911
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CONSULTANT/ENGINEER

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SHEET INDEX

- | | | |
|---|-----|-----------------------|
| 1 | SD1 | COVER |
| 2 | SD2 | SITE DEVELOPMENT PLAN |

This approval includes the request for alternative landscaping pursuant to Section 6.2.2.A.4 of the Code.

CONDITION: the pond embankment may not be constructed until the geotechnical report has been submitted and approved by PCD.

Approved

By: Craig Dossey, Executive Director
Date: 07/16/2019



El Paso County Planning & Community Development

ISSUED FOR REVIEW
WEDNESDAY, MAY 01, 2019

REVIEWED FOR CONSTRUCTION:

BY

DATE

SCALE:
HORIZONTAL: NOTED
VERTICAL:

BENCHMARK:

REVISIONS:

NO.	DATE	DESCRIPTION	BY

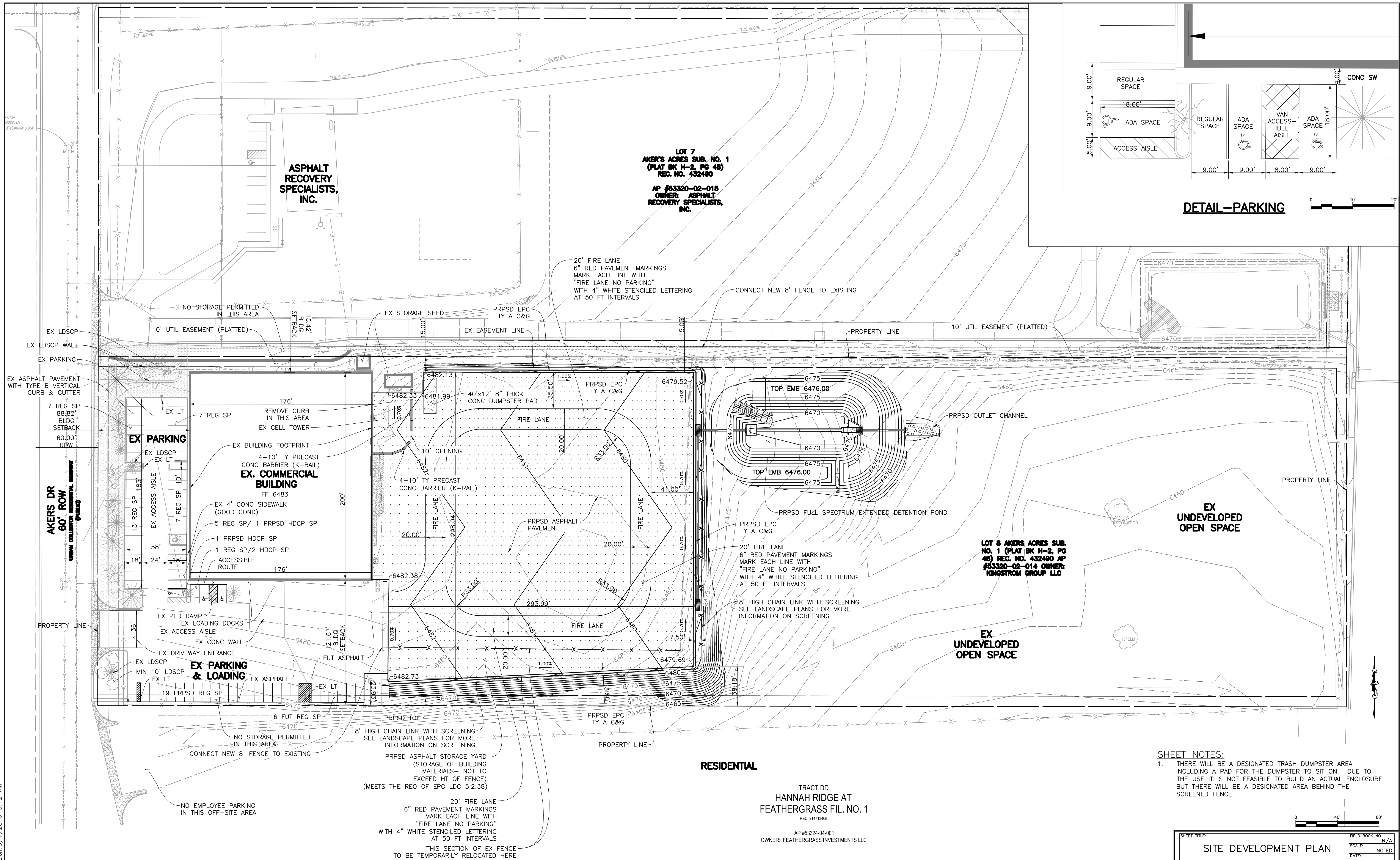
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PCD FILE NO. PPR 1848



Know what's below.
Call before you dig.

SHEET TITLE: SITE DEVELOPMENT PLAN COVER & NOTES		FIELD BOOK NO. N/A
PROJECT: LOT 8 AKERS ACRES COLORADO SPRINGS, COLORADO GRADING & DRAINAGE IMPROVEMENTS		SCALE: NOTED
PREPARED BY: Obering, Wurth & Associates Consulting Civil Engineers Professional Land Surveyors		DATE:
1042 Elkton Drive Colorado Springs, Colorado Phone (719) 531-6200 - Fax (719) 531-6266 E-mail Address: owacivil1@mindspring.com		DESIGNED BY: CLD
		CHECKED BY: RGO
		DRAWN BY: CLD
		PROJECT NO. 18022
		SHEET NO. SD1
		OF 2 SHEETS



SHEET NOTES:

1. THERE WILL BE A DESIGNATED TRASH DUMPSTER AREA INCLUDING A PAD FOR THE DUMPSTER TO SIT ON. DUE TO THE USE IT IS NOT FEASIBLE TO BUILD AN ACTUAL ENCLOSURE BUT THERE WILL BE A DESIGNATED AREA BEHIND THE SCREENED FENCE.

SHEET TITLE: SITE DEVELOPMENT PLAN		FIELD BOOK NO. N/A
SCALE: NOTED		DATE: NOTED
PROJECT: LOT 8 AKER'S ACRES COLORADO SPRINGS, COLORADO GRADING & DRAINAGE IMPROVEMENTS		DESIGNED BY: CLD
PREPARED BY: Obering, Wurth & Associates Consulting Civil Engineers Professional Land Surveyors		CHECKED BY: RGO
1042 Elkton Drive Colorado Springs, Colorado Phone (719) 531-6200 - Fax (719) 531-6266 E-mail Address: owacivil@mindspring.com		DRAWN BY: RGO
PROJECT NO. 18022		SHEET NO. SD2
		OF 2 SHEETS

REVIEWED FOR CONSTRUCTION:

BY

DATE

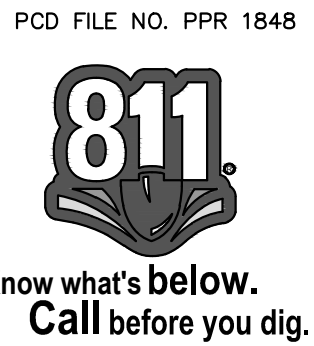
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VERTICAL:

BENCHMARK:

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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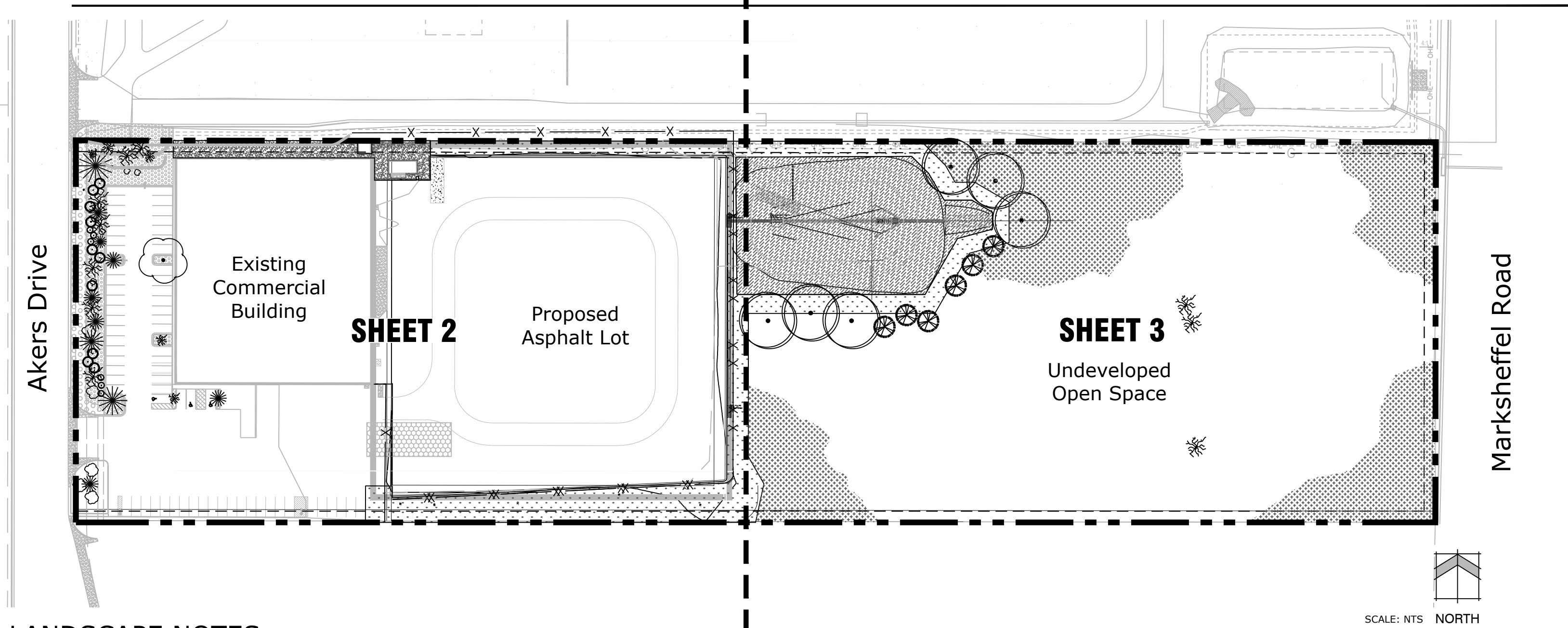
PCD FILE NO. PPR 1848

ABC SUPPLY

EL PASO COUNTY, COLORADO

FINAL LANDSCAPE PLAN

KEY MAP



LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- 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

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 LOW GROW MIX FROM ARKANSAS VALLEY SEED CO.
- 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 DRAWING.
- 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 OR SEED AREAS.
- ROCK: ROCK MULCH TO BE 1.5" APACHE PINK SUPPLIED BY C&C SAND CO. TO MATCH EXISTING ON SITE, 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.
- ALTERNATIVE COMPLIANCE FOR THE LANDSCAPE ADDRESSES THE DEVELOPED PORTION OF THE PROPERTY WITH THIS APPROVAL. FUTURE USE CHANGES AND DEVELOPMENT APPLICATIONS OF THE UNDEVELOPED PORTIONS OF THE PROPERTY WILL BE SUBJECT TO THE SPECIFIC LANDSCAPE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE UNDER SECTION 6.2.2.

SCHEMATIC LANDSCAPE DIAGRAM

ABC SUPPLY
Climate Zone

Foothills Foothills & Plains Plains

Plant Communities

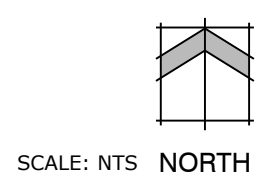
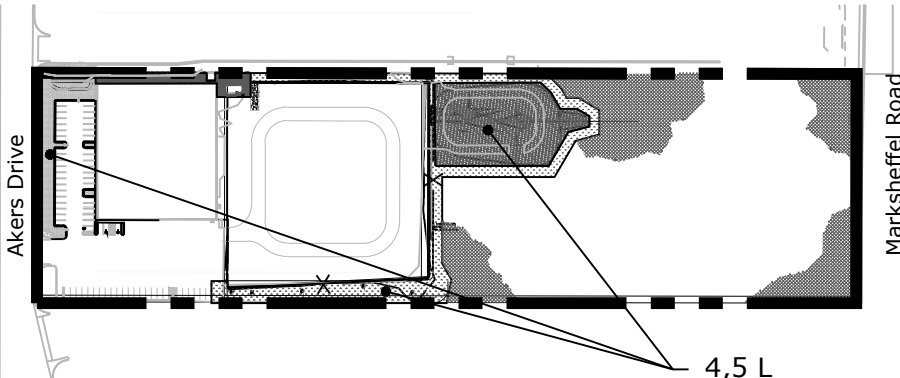
(Labeled by numbers on diagram)

- Semiarid Shrublands
- Pinon-Juniper Woodlands
- Prairie
- Lower Elevation Riparian
- Foothill Shrublands
- Ponderosa Pine Forest
- Upper Elevation Riparian
- Douglas-Fir Forest

Hydrozones

(Labeled by letters on diagram)

V = Very Low (0" to 7" / year)
L = Low (7" to 15" / year)
M = Moderate (15" to 25" / year)
H = High (more than 25" / year)



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE
Co	1	Celtis occidentalis / Common Hackberry	55'	40'	2" Cal.
Cc	3	Crataegus crus-galli / Cockspur Hawthorn	30'	20'	2" Cal.
Pp	6	Pinus edulis / Pinon Pine	20'	20'	6' HT
Pf	10	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	25'	10'	6' HT
Pa	6	Populus angustifolia / Narrowleaf Poplar	60'	50'	2" Cal.
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE
Jb	6	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	6"	5 GAL

GROUND COVER LEGEND

	EXISTING NATIVE
	NATIVE SEED Low Grow Mix Arkansas Valley Seed Co.
	ROCK MULCH 1.5" Apache Pink to match existing on site Supplied by C&C Sand Co.
	CUSTOM STORMWATER QUALITY MIX Per County Standards
	EXISTING APACHE PINK ROCK MULCH
	EXISTING RIVER ROCK COBBLE
	PROPOSED ASPHALT
	EXISTING SHRUB
	EXISTING EVERGREEN
	EXISTING DECIDUOUS

LANDSCAPE CODE REQUIREMENTS

Internal Landscaping

Site Area (SF) *	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided *	Internal Trees (1/500 SF) Required / Provided
184,049 S.F. *	5%	9,202 / 222,366 *	19 / 19 (7 Existing)
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
-- / --	-- / --	(I)	75% / 75%

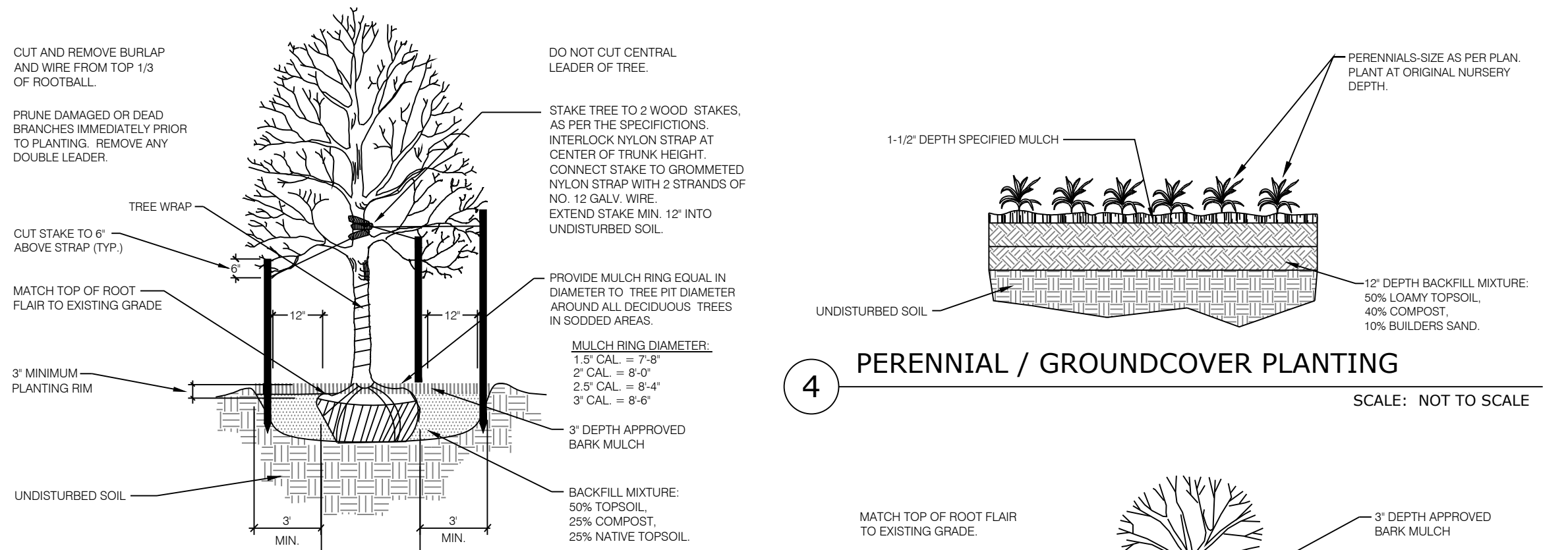
Landscape Buffers and Screens

Street Name or Property Line (Elev.)	Min. Width (in Ft.) Req. / Provided	Linear Footage	Buffer Trees (1/15) Required / Provided	Evergreen Trees Req. (33%) / Provided
West Boundary (WB)	15'/15'	338'	23 / 23 (13 Existing)	16 / 18 (8 Existing)
Shrub Substitutes Required/Provided	Length of 6' Opaque Structure Req./Prov			
--/--	---/---			

Motor Vehicle Lots

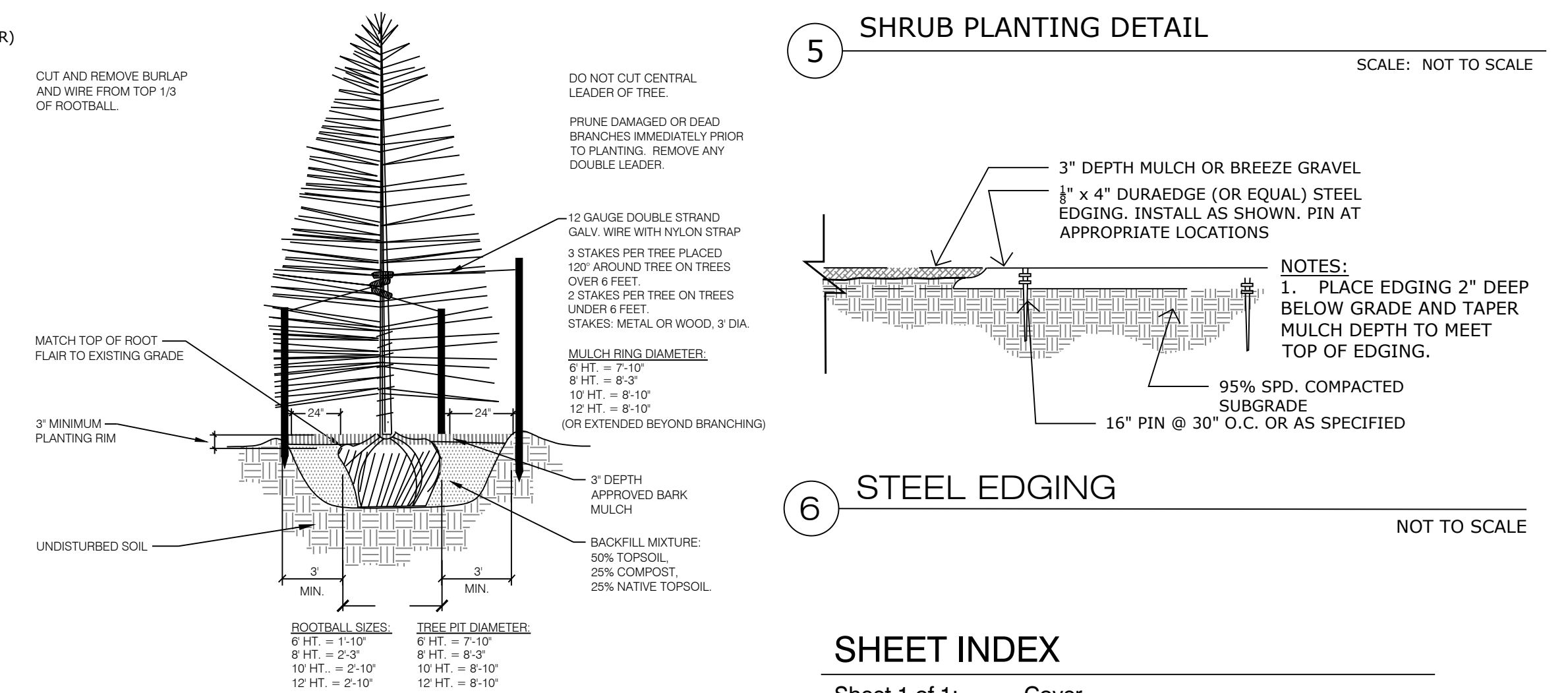
No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
67	5 / 5 (MV)	295'	254'	170'
Min. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.
14 / 14 (8 Existing)	7 / 14 (8 Existing)	130'	--	75% / 75%

* Calculation excludes undeveloped open space (Reference Landscape Note #18)



2 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



6 STEEL EDGING

NOT TO SCALE

SHEET INDEX

Sheet 1 of 1:	Cover
Sheet 2 of 2:	Final Landscape Plan
Sheet 3 of 3:	Final Landscape Plan

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Landscape
Architecture
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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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ABC SUPPLY

2675 AKERS DRIVE
COLORADO SPRINGS, CO 80922

DATE: 04.11.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

FINAL LANDSCAPE PLAN

LS1

1 OF 3

ABC SUPPLY
EL PASO COUNTY, COLORADO
FINAL LANDSCAPE PLAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE
Co	1	Celtis occidentalis / Common Hackberry	55'	40'	2" Cal.
Cc	3	Crataegus crus-galli / Cockspur Hawthorn	30'	20'	2" Cal.
Pp	6	Pinus edulis / Pinon Pine	20'	20'	6" HT
Pf	10	Pinus flexilis 'Vanderwolf' s Pyramid / Vanderwolf' s Pyramid Pine	25'	10'	6" HT
Pa	6	Populus angustifolia / Narrowleaf Poplar	60'	50'	2" Cal.
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE
Jb	6	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	6"	5 GAL.

GROUND COVER LEGEND

	EXISTING NATIVE
	NATIVE SEED Low Grow Mix Arkansas Valley Seed Co.
	ROCK MULCH 1.5" Apache Pink to match existing on site Supplied by C&C Sand Co.
	CUSTOM STORMWATER QUALITY MIX Per County Standards
	EXISTING APACHE PINK ROCK MULCH
	EXISTING RIVER ROCK COBBLE
	PROPOSED ASPHALT
	EXISTING SHRUB
	EXISTING EVERGREEN
	EXISTING DECIDUOUS

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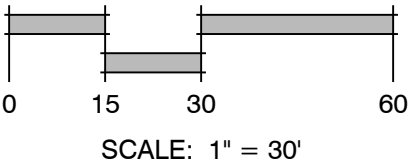
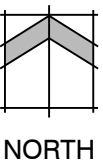
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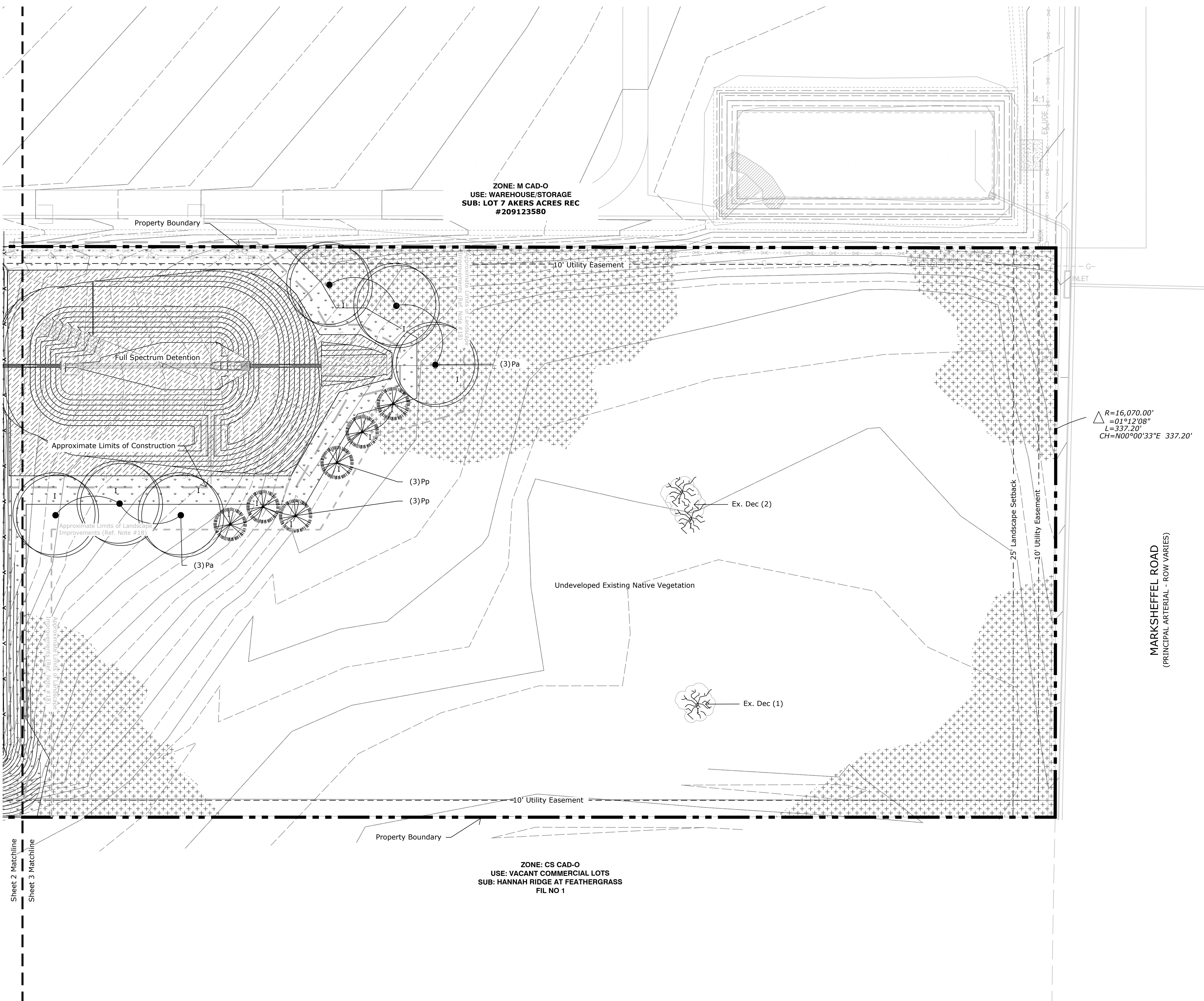
DATE: 04.11.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

FINAL LANDSCAPE PLAN

LS2
2 OF 3



ABC SUPPLY
EL PASO COUNTY, COLORADO
FINAL LANDSCAPE PLAN



PLANT SCHEDULE

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1.5" Apache Pink to match existing on site
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- CUSTOM STORMWATER QUALITY MIX
Per County Standards
- EXISTING APACHE PINK
ROCK MULCH
- EXISTING RIVER ROCK
COBBLE
- PROPOSED ASPHALT
- EXISTING SHRUB
- EXISTING EVERGREEN
- EXISTING DECIDUOUS

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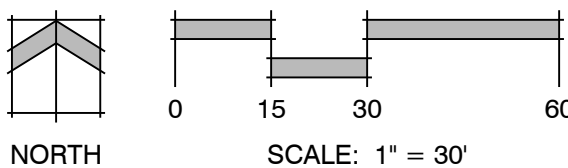
2675 AKERS DRIVE
COLORADO SPRINGS, CO 80922

PROJECT INFO
DATE: 04.11.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

DATE: BY: DESCRIPTION:

FINAL LANDSCAPE PLAN

LS3
3 OF 3



April 11, 2019

Nina Ruiz, Planner II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: REQUEST FOR LANDSCAPE ALTERNATIVE COMPLIANCE
Cherry Creek Systems Site Development Plan Amendment (PPR1848) - ABC Supply

Dear Nina:

This amendment to the Site Development Plan for Cherry Creek Systems is for the allowance of an outside storage use. The request for the use change is only for the accessory use of an outside storage requiring pavement improvements and subsequent drainage facilities. The request for a use change triggers the requirement for the submittal of a formal landscape plan for the site.

For the reasons stated below, we request Alternative Compliance from the following landscape requirements tied to the requested use change:

REQUEST:	#1
CODE SECTION:	6.2.2.A.2b
REQUIREMENT:	New Use Established or Use Changed. Landscaping areas shall conform to this Section for a new building or use of previously vacant land, uses in an enlarged building, and all uses in a building when any use is changed that requires a change of occupancy to be approved by the Building Department or by the PCD.
PROPOSAL:	Proposal is to bring the current development landscaping improvements up to code and to be tied to the developed improvements only and existing landscape code requirements for such.
JUSTIFICATION:	The proposed improvements intend to only improve the outside storage area surface treatments and needed drainage upgrades largely within the confines of the existing development. This development is primarily located on the western half of the property an average of 600' away from the east parcel boundary which is undeveloped native open space. This tied with the opaque fence and proposed landscape improvements provide adequate buffering from adjacent uses. It is proposed that all landscaping be for the developed portion of the lot only with any future development landscaping triggered by future improvements or site development requests.

If you have any questions please contact me at 719.471.0073 or jromero@nescolorado.com.

Jon Romero, PLA

Associate
NES, Inc.