



6-15-22

El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

RE: Alternate Landscape Plan Request

Location: PTEC James Irwin Charter Schools, 2460 Waynoka Place, Colorado Springs, El Paso County

On behalf of Bucher Design Group, we are requesting approval for alternate landscape plan for this lot based on the following points.

Requirements and Alternate Plan

Landscape Setback: Powers Blvd.

- Expressway: 25' Setback required and provided
- 1,050 LF, 52 trees required - 18 trees existing = 36 deficient
- Protect existing shrubs: 60 along frontage
- Propose no additional trees or shrubs

Landscape Setback: Waynoka Place

- Non-Arterial: 10 Setback required and provided
- 909 LF, 31 trees required - 8 provided = 23 deficient
- Propose no additional trees or shrubs

Internal Landscape

- Area: $343,855 \text{ sf site} / 5\% = 17,193$ landscape area required and provided
- Trees: 35 required, 13 provided = 22 deficient
- Propose no additional trees or shrubs
- Shrubs: Protect all existing shrubs (approx.40)

Parking area for north lot only

- 238 spaces, 16 trees required - 11 trees existing = 5 deficient
- Propose no additional trees or shrubs
- Parking space screening: no plantings or berms proposed

Justification for Alternate Plan

- This project is for interior remodel and change of use and no exterior work other than ADA upgrades are proposed

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- The existing landscape consists of rock/wood mulch and native grass with enhanced landscape along Powers Blvd.
- The existing landscape is in good condition with minimal weed and debris
- The charter school proposes no new landscaping to maintain low water use
- The existing irrigation system is operational and will be used to maintain the existing plantings
- The parking spaces south of the building are not needed to meet the parking requirements
- The charter school funding strategy focuses on the interior remodel

Thank you for your consideration in this matter.

John MacKay, PLA

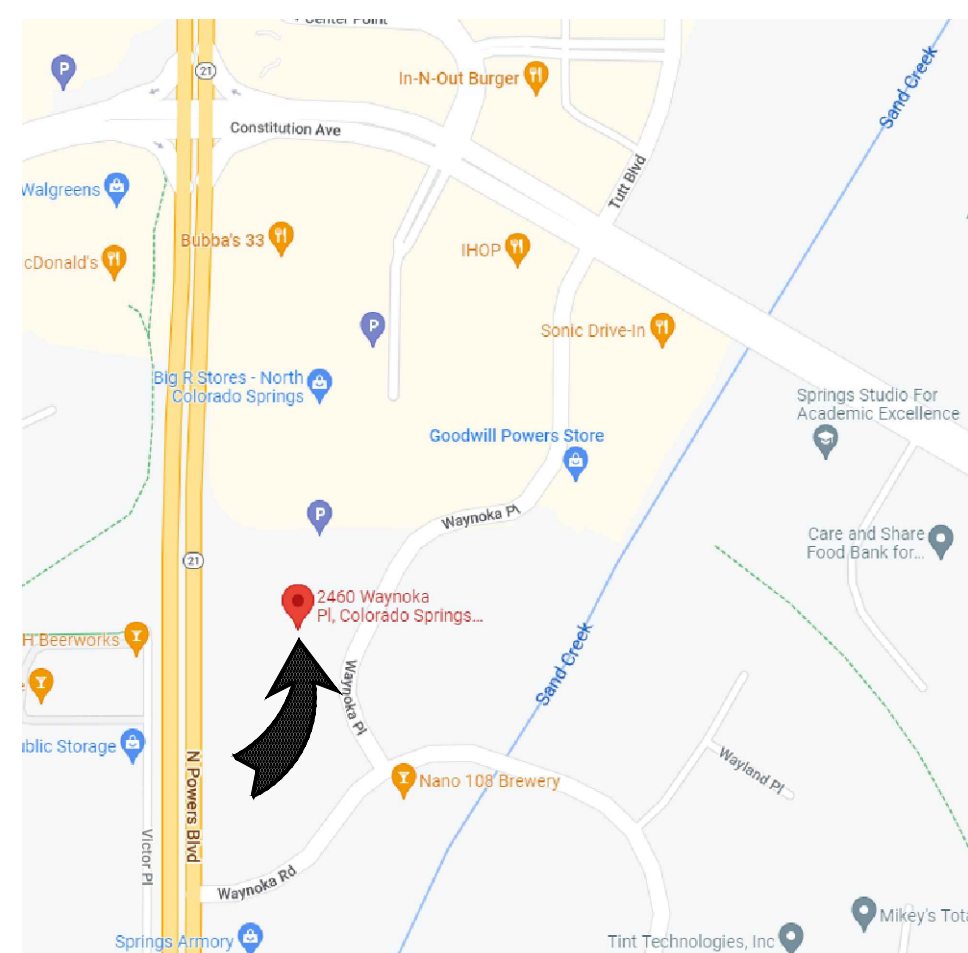
2460 WAYNOKA PLACE
COLORADO SPRINGS, CO 80915

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Brian K. Bucher, AIA
Architect
CO license no. C-4889

PTEC
JAMES IRWIN
CHARTER
SCHOOLS

AO
Of

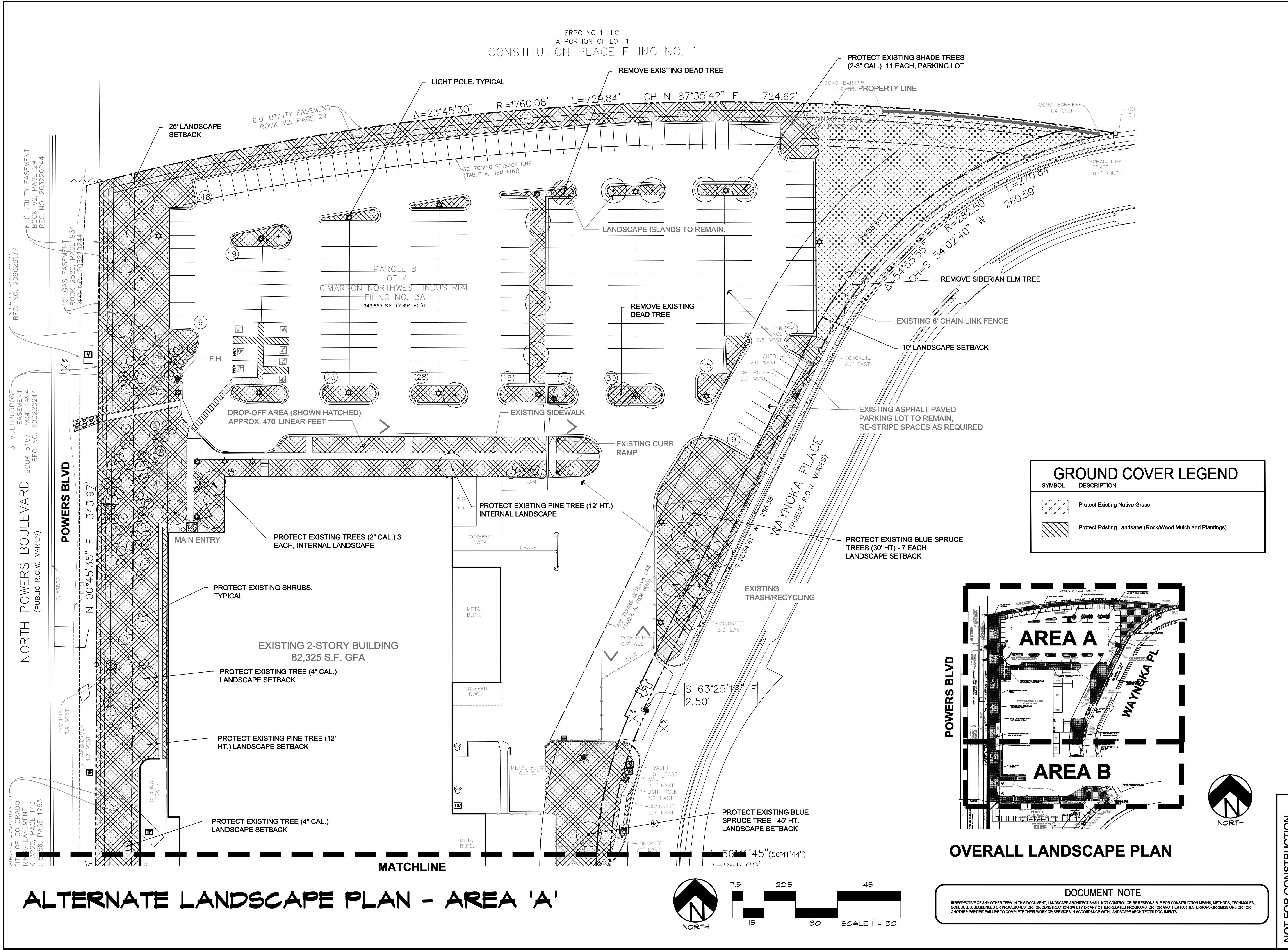
VICINITY MAP
NO SCALE

SHT. #	DESCRIPTION
A0	COUNTY OTC SITE PLAN
L11	ALTERNATE LANDSCAPE PLAN - AREA A
L12	ALTERNATE LANDSCAPE PLAN - AREA B

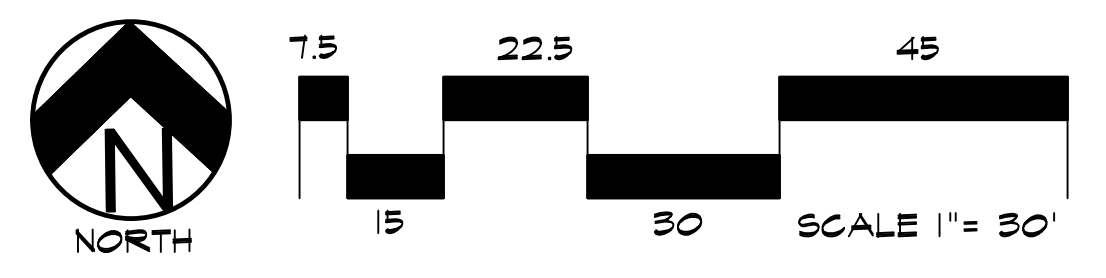
CONSTRUCTION TYPE:	I-B
SPRINKLER SYSTEM:	YES
FIRE ALARM SYSTEM:	YES
EXISTING OCCUP. GROUP:	B/ F-1
PROPOSED OCCUP. GROUP:	E (EDUCATION)
TOTAL BUILDING AREA:	1ST FLOOR = 82,325 SF 2ND FLOOR = 5,282 SF TOTAL AREA = 87,607 SF
(EXIST) BUILDING HEIGHT:	2 STORES IS ALLOWED PER IBC TABLE 504.4 30' EGV ALLOWED PER IBC TABLE 504.3
ALLOWABLE AREA:	SINGLE OCCUPANT, MULTI-STORY BLDG (PER IBC 506.2.3) E- BASIC, SPRINKLERED = 43,500 SF INCREASE FOR FRONTAGE: MINIMUM YARD DISTANCE = 48' 7.5% FACTOR USED (43,500(14500 X 0.75)) X 2 = 108,750 SF PER FLOOR ALLOWED

<p>ARCHITECT BUCHER DESIGN STUDIO, INC. BRIAN K. BUCHER, AIA, NCARB 12325 ORACLE BLVD., SUITE 101 COLORADO SPRINGS, CO 80921 (719) 484-0480</p>	<p>MPE ENGINEER CHAVEZ, TIFFANY, AND AYERS 611 N. NEVADA AVE., STE 4 COLORADO SPRINGS, CO 80903 (719) 636-0021</p>
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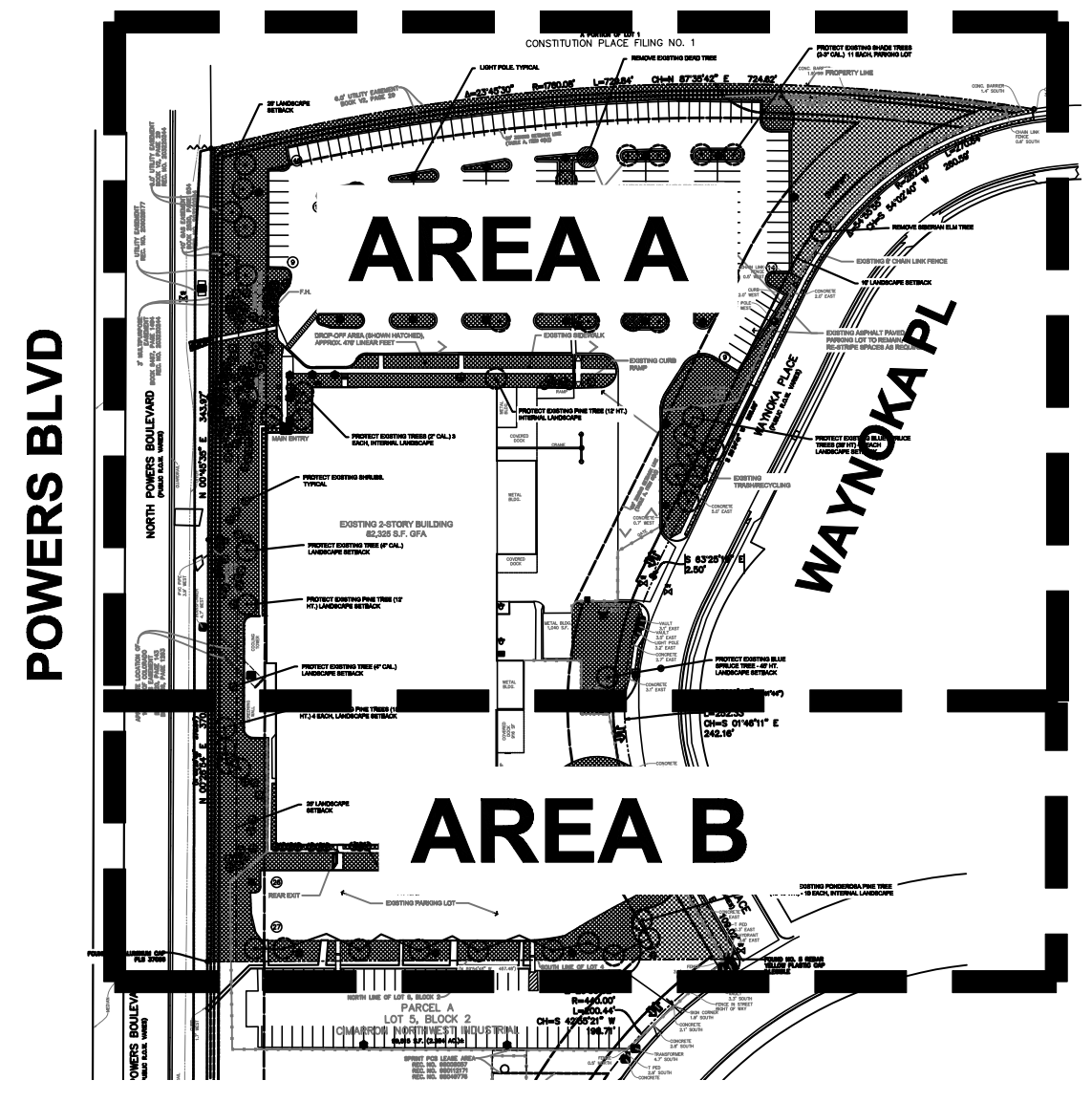
1. Common access drive shall be for the common use of all users, public and private, and owners of the development.
2. Applicable Codes: 2017 Pikes Peak Regional Building Code (PPRBC)
2015 International Building Code (IBC)
2020 National Electrical Code (NEC)
2018 International Plumbing Code (IPC)
2015 International Mechanical Code (IMC)
2015 International Energy Conservation Code (IECC)
2009 ICC / ANSI 117.1 Accessibility Standard
2015 International Fire Code (IFC)
3. Reference, discrepancies and omissions: These notes shall apply to all drawings unless otherwise shown or noted. Features of construction shown are typical and they shall apply generally throughout similar conditions. In the event of omissions, their construction shall be similar to conditions shown and detailed.
4. All work and materials shall be in full accordance with the rules and regulations of the Applicable Codes noted above, and all local codes and ordinances. Nothing in these plans is to be construed to permit work not conforming to these codes.
5. Dimensions:
 - a. Do not scale these drawings.
 - b. Contractor to verify overall building layout dimensions prior to construction.
 - c. Unless otherwise indicated, dimensions shown are to face of concrete, face masonry, face of stud lines; or, in case of steel construction, to the center line of member.
6. Upon completion of each sub-contractor's work, remove all waste, debris, excess materials, tools and equipment from the premises. Leave entire structure and involved portions of the site in a neat, clean and acceptable condition.
7. All roofing and flashing materials shall be installed to form a waterproof system per the applicable codes
8. Lathing, plastering and drywall construction, shall be in full accordance with the HANDBOOK OF RECOMMENDED SPECIFICATIONS FOR LATHING, FURRING AND PLASTERING of the National Foundation for Lathing and Plastering, Inc.
9. Site is not within a FEMA designated floodplain per flood map 08041C0751G, effective 12/7/2018



ALTERNATE LANDSCAPE PLAN - AREA 'A'



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Protect Existing Native Grass
	Protect Existing Landscape (Rock/Wood Mulch and Plantings)



OVERALL LANDSCAPE PLAN

DOCUMENT NOTE
IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTY'S ERRORS OR OMISSIONS OR FOR ANOTHER PARTY'S FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

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Phone 719-477-1646
Fax 719-266-1122

HIGHER GROUND DESIGNS

PTEC
JAMES IRWIN CHARTER SCHOOLS
2460 WAYNOKA PLACE
COLORADO SPRINGS, EL PASO COUNTY, CO

PREPARED FOR:
BUCHER DESIGN STUDIO

NOT FOR CONSTRUCTION	JOB NUMBER 1090-22
	REVISIONS
	ORIGINAL DATE 6-15-22
	DRAWN BY: JM
	DESCRIPTION: ALTERNATE LANDSCAPE PLAN
	SHEET NO. L1.1



GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	APPROX. SF
	Protect Existing Native Grass	19,505 SF
	Protect Existing Landscape (Rock/Wood Mulch and Plantings)	85,675 SF

DOCUMENT NOTE

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NOT FOR CONSTRUCTION

JOB NUMBER	1090-22
REVISIONS	
ORIGINAL DATE	6-15-22
DRAWN BY:	JM
DESCRIPTION:	ALTERNATE LANDSCAPE PLAN
SHEET NO.	L1.2

C

PIEC
JAMES IRWIN CHARTER SCHOOLS
2460 WAYNOKA PLACE
COLORADO SPRINGS, EL PASO COUNTY, CO

PREPARED FOR:
BUCHER DESIGN STUDIO

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