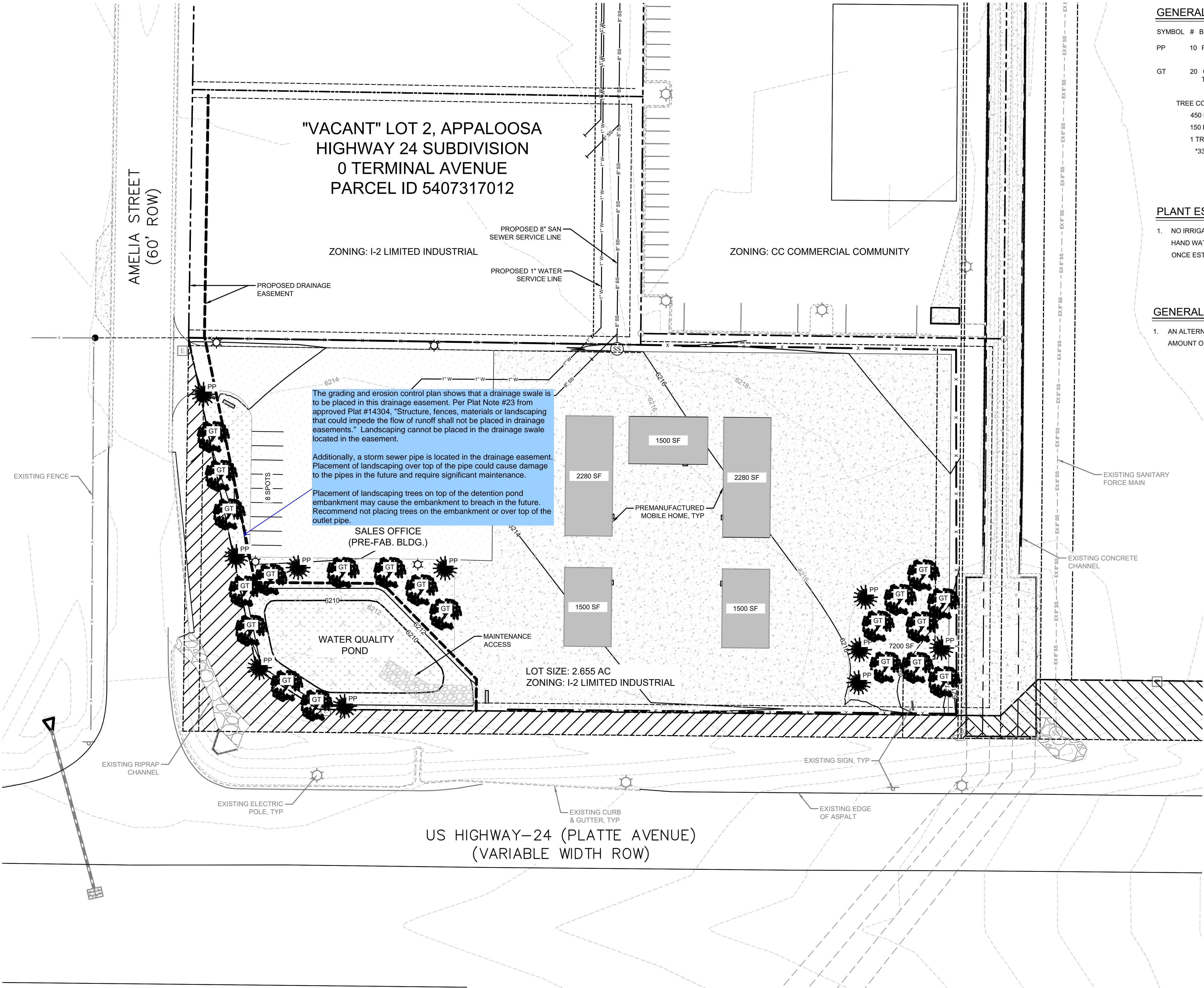


SEEGER HOMES INC. - SALES OFFICE

SITE DEVELOPMENT PLANS  
LOT 3, APPALOOSA HIGHWAY 24 SUBDIVISION



"VACANT" LOT 2, APPALOOSA  
HIGHWAY 24 SUBDIVISION  
0 TERMINAL AVENUE  
PARCEL ID 5407317012

ZONING: I-2 LIMITED INDUSTRIAL

ZONING: CC COMMERCIAL COMMUNITY

The grading and erosion control plan shows that a drainage swale is to be placed in this drainage easement. Per Plat Note #23 from approved Plat #14304, "Structure, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements." Landscaping cannot be placed in the drainage swale located in the easement.

Additionally, a storm sewer pipe is located in the drainage easement. Placement of landscaping over top of the pipe could cause damage to the pipes in the future and require significant maintenance.

Placement of landscaping trees on top of the detention pond embankment may cause the embankment to breach in the future. Recommend not placing trees on the embankment or over top of the outlet pipe.

GENERAL LANDSCAPE NOTES:

SYMBOL	#	BOTANICAL NAME	COMMON NAME	PLANTING SIZE/CONTAINER	COMMENTS
PP	10	PICEA PUNGENS	BLUE SPRUCE	6'-8" HEIGHT/ BALLED, BURLAPPED	GUY AND STAKE
GT	20	GLEDITSIA TRIACANTHOS	HONEYLOCUST	3" CALIPER/ BALLED, BURLAPPED	GUY AND STAKE

TREE COUNT CALCULATIONS:  
450 LF FRONTAGE OFF HIGHWAY 24 (1 TREE PER 20 FEET) = 23 TREES  
150 LF FRONTAGE OFF AMELIA ST. (1 TREE PER 30 FEET) = 5 TREES  
1 TREE PER 15 PARKING SPACES (21 SPACES) = 2 TREES  
\*33% OF TREES PLANTED SHALL BE EVERGREEN TREES  
TOTAL # TREES REQUIRED = 30 TREES (10 EVERGREEN)

PLANT ESTABLISHMENT NOTES:

- NO IRRIGATION PIPING IS PROPOSED FOR THE PLANT MATERIAL TO BE INSTALLED. OWNER SHALL HAND WATER ALL PLANT MATERIAL AS REQUIRED FOR PLANT ESTABLISHMENT (40-DAYS TYPICAL). ONCE ESTABLISHED, OWNER SHALL WATER PLANTS PER PLANT SURVIVAL REQUIREMENTS.

GENERAL NOTES:

- AN ALTERNATE REQUEST LETTER HAS BEEN ISSUED TO INSTALL CLUMPS OF TREES EQUAL TO THE AMOUNT OF TOTAL REQUIRED TREES TO BE INSTALLED IN LIEU OF TREES ALONG ENTIRE FRONTAGE.

PROJECT NO: 04-18-0012  
DRAWN: C. BURBA  
DESIGNED: C. BURBA  
APPROVED: C. BURBA  
QA/QC: J. MOORE

OWNER: SEEGER HOMES  
COLORADO SPRINGS, CO

SHEET NO: L-01  
DATE: 10/25/18  
PAGE NO: 1 OF 1

FORSGREN Associates, Inc.  
56 Inverness Drive East, Suite 112, Englewood, CO 80112  
PH: 720.214.5884 FAX: 720.000.0000

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Forsgren Associates, LLC  
56 Inverness Drive East, Suite 112  
Englewood, CO 80128  
(720) 214-5884

October 30, 2018

**El Paso County – Request for Alternate for Seeger Homes Sales Office**

RE: Landscaping Plan Redlines and Alterations

This letter addresses the comments made by the El Paso County regarding landscaping requirements and proposed alternatives for Lot 3 in Appaloosa Highway 24 Subdivision. It presents an argument as to why an alternate is requested for an alternative landscaping arrangement deviating from the standards, as are presented in section 6.2.2, Chapter 6 of the El Paso County Land Development Code. Discussed herein is a description of the intent of the property and importance of maintaining visibility to the site, confirmation that the variation provides adequate landscaping in a different configuration, and a discussion of the various reasons an alternate is being requested for this development.

The site consists of a single lot, with a permanent sales office being installed at the northwest corner of Lot 3 in Appaloosa Highway 24 Subdivision with an area to the east designated for various modular home placement for customer viewing. In order to address all parking, access, and utility requirements for the site, the site was designed as was submitted to El Paso County. The southwest corner of the site is designated for detention and water quality and will be constructed by others. A grass lined swale shall be installed at the southern end of the site to divert water collected to the west and into the proposed detention pond. A swale along the northern edge of the site shall be installed by others to divert water to the west. Landscaped areas are provided at the southeast corner of the site, around the detention facility, and along the frontage of Amelia Street.

The intent of the location selected by the Owner of Lot 3 in Appaloosa Highway 24 Subdivision is to provide adequate line of sight to the property for potential customers. Having the premanufactured mobile homes be in plain view to passers-by is essential to increase interest in the homes being provided and increase the successfulness of the business. As shown in Chapter 6, Table 6-1 of the El Paso County Land Development Code, a tree is required per 20 linear foot of frontage for an expressway/principal arterial roadway (Highway 24) and every 30 feet for a non-arterial roadway (Amelia St). Approximately 450 lineal feet of frontage is along Highway 24 and approximately 150 lineal feet of frontage is along Amelia St. If a tree were to be placed as described in Table 6-1, the total number of trees along the frontages of the property would be equal to 30, with 1/3 of these being evergreen trees.

In lieu of planting a tree every 20 or 30 feet along the respective frontages, we propose clustering the required number of trees in the landscape area at the southeast corner of the site. This will provide some screening from Highway 24, but will still allow for adequate views of the premanufactured mobile homes while including an appropriate amount of trees and landscaping on-site. The arrangement shown on the Landscape Plan also provides visibility to all existing or proposed signs. Per section 6.2.2(2) of the El Paso County Land Development Code, it is allowable to cluster trees along the frontage.

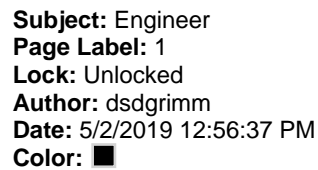
Forsgren Associates, Inc, on behalf of Seeger Homes, formally requests a variance for an alternate landscaping plan, as is presented in section 6.2.2, Chapter 6 of the El Paso County Land Development Code based on the information provided above.

Please let me know if you have any questions.

Sincerely,  
Forsgren Associates, Inc

Conner Burba, P.E.  
Project Engineer

The grading and erosion control plan shows that a drainage swale is to be placed in this drainage easement. Per Plat Note #23 from



Placement of landscaping trees on top of the detention pond embankment may cause the embankment to breach in the future. Recommend not placing trees on the embankment or over top of the outlet pipe.