

## Director approved Substitute Landscape Plan

BISON INVESTMENT COMPANIES LLP

Mailing Address:

2875 E LAS VEGAS ST COLORADO SPRINGS CO, 80906-1596

Location:

E LAS VEGAS ST

Legal Description:

TRACT IN E2SE4 SEC 33-14-66 DESC AS FOLS: BEG AT A PT ON E LN OF SD SEC 990.00 FT S FROM NE COR THEREOF, TH S 89<39'13" W 432.35 FT, S 03<42' E 540.80 FT, S 27<30' E 430.00 FT M/L TO A PT ON N LN OF A TRACT CONV BY BK 3602-458, N 58<05'51" E 50.00 FT M/L, N 87<12'24" E 157.30 FT TO E LN OF A TRACT DESC BY BK 1787-154, TH NLY 550.00 FT M/L, ANG R 70<46' ELY 126.60 FT TO W LN OF LAS VEGAS ST, TH NWLY 350.00 FT M/L TO POB

There is not a well or water service to the property/parcel. Adding and establishing new landscaping is not possible.

We are requesting the Director to approve a substitute/alternative landscape plan. We are not impacting, removing, or damaging any existing landscape. The current and existing landscape will remain the exact same as our previous site development plan demonstrated and was approved with.

Due to the age of the property, there is established and substantial existing and naturally growing landscape. As there are no changes, additions or subtractions to existing landscape, grading, etc the existing landscape meets the landscape requirements of section 6.2.2.

This request meets all the requirements of the current criteria of 7.3.3 of the current land development code.

The current and previously approved landscape, ground cover, number of plants and trees will not be removed or impacted in any way.




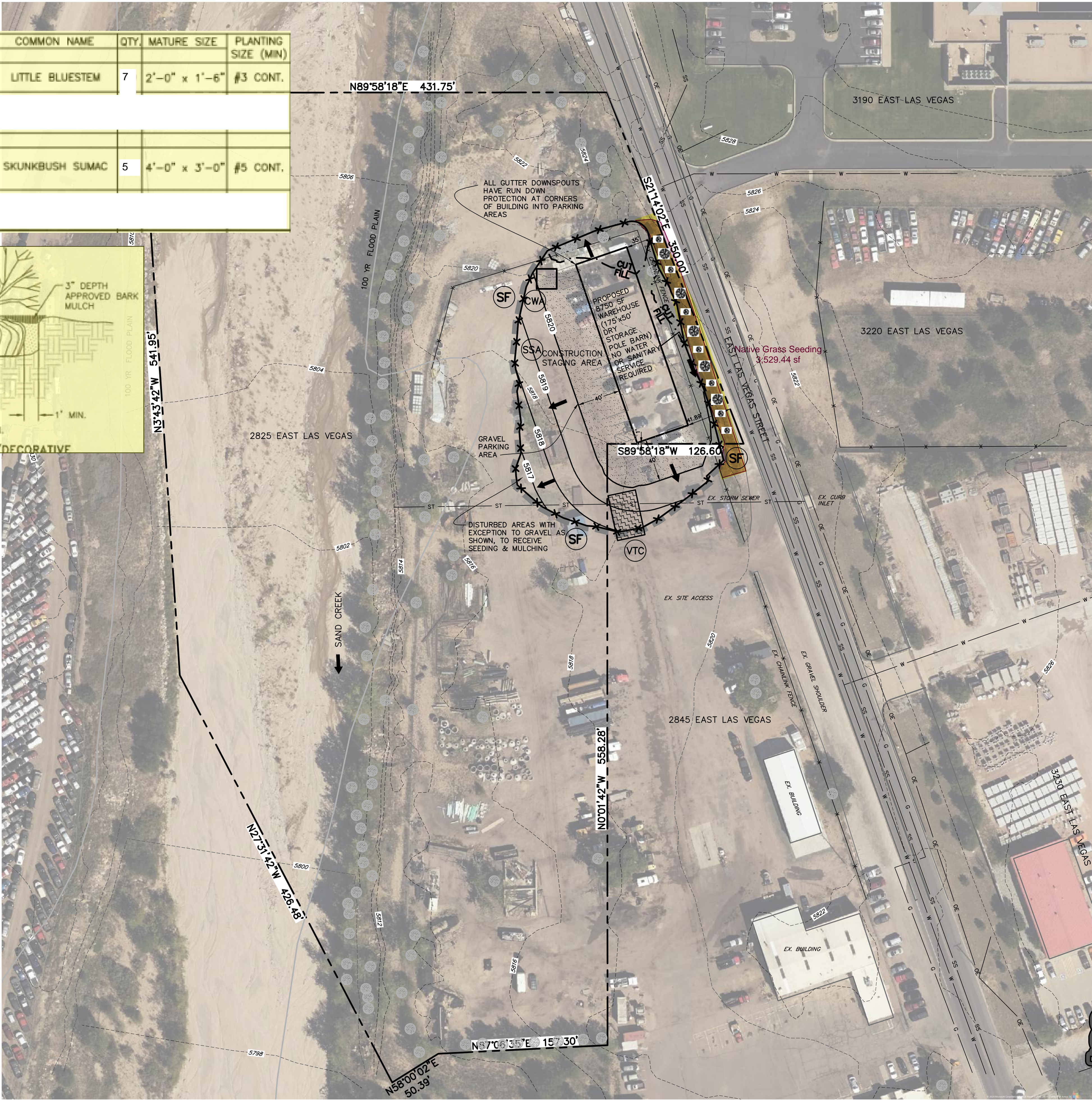
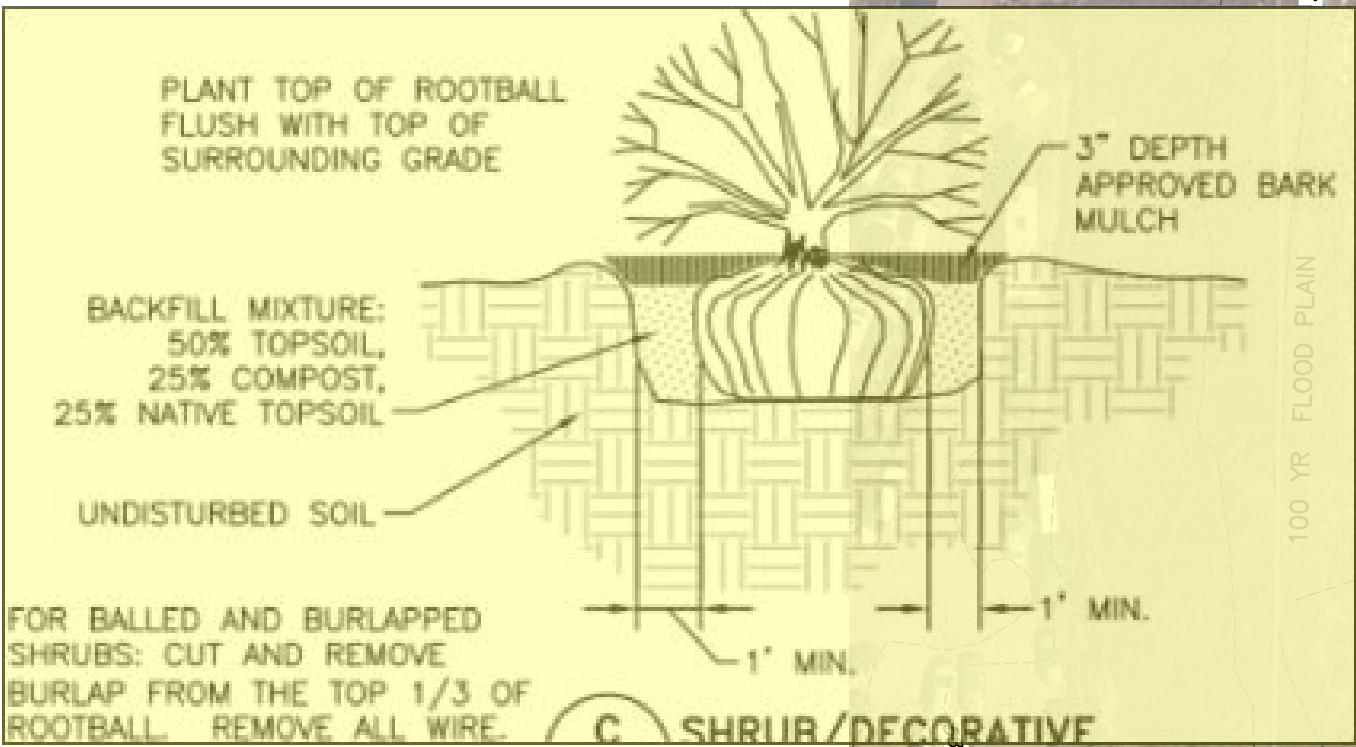
Request for a director approved landscape design

Native grass seeding and NO WATER shrubs to be added to E. Las Vegas Fence side of property.  
Property has no water source

LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	MATURE SIZE	PLANTING SIZE (MIN)
	GRASS				
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	7	2'-0" x 1'-6"	#3 CONT.

	SHRUB				
	RHUS TRILOBATA	SKUNKBUSH SUMAC	5	4'-0" x 3'-0"	#5 CONT.



- NOTES:
- REFER TO SWMP FOR NON-STRUCTURAL CONTROL MEASURES.
  - IN ADDITION TO TREES, NATIVE VEGETATION INCLUDING GRASSES/WEEDS LINE SAND CREEK.
  - NO DEDICATED ASPHALT/CONCRETE BATCH PLANTS ARE ANTICIPATED.
  - PROJECT DOES NOT RELY ON CONTROL MEASURES OWNED OR OPERATED BY ANOTHER ENTITY.
  - 3530 SF of native grass seeding to be installed between existing chain-link fence and E. Las Vegas Street ROW
  - Install of 7 Little Bluestem
  - Install of 5 skunkbush sumac

LEGEND

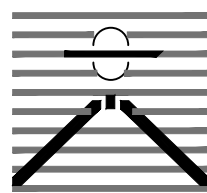
EX. INTERMEDIATE CONTOUR	5854
EX. INDEX CONTOUR	5855
EX. STORM INLET	
EX. FENCE	
EX. STORM SEWER	ST
EX. SANITARY SEWER	SS
EX. WATER LINE	W
EX. GAS MAIN	G
EX. TREE (SIZE VARIES)	
BOUNDARY LINE	
EASEMENT LINE	
LIMIT OF CONSTRUCTION/DISTURBANCE	
DIRECTION OF FLOW	
PROPOSED INTERMEDIATE CONTOUR	5822
PROPOSED INDEX CONTOUR	5820
INITIAL/INTERIM CONCRETE	CWA
WASHOUT AREA	
INITIAL/INTERIM SILT FENCE	SF
INITIAL/INTERIM STABILIZED STAGING AREA	SSA
INITIAL/INTERIM VEHICLE TRACKING CONTROL	VTC



CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

EL PASO COUNTY PCD FILE NO: PPR-2425

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers-Surveyors  
101 S. SAWATCH ST., #100  
COLORADO SPRINGS, COLORADO 80903  
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COLORADO SPRINGS • LAFAYETTE

CLIENT:



FRAZEE CONSTRUCTION CO.  
2875 E. LAS VEGAS STREET  
COLORADO SPRINGS, CO 80906

CONTACT: BOBBY FRAZEE

Landscape Plan  
**FRAZEE CONSTRUCTION**  
**WAREHOUSE**  
2825 E. LAS VEGAS STREET  
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	7/9/24
EPC COMMENTS	7/30/24

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM

FILE NAME: 21917-00EC01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.



DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: N/A

Landscape Plan

PROJECT NO. 21917-00SCV  
DRAWING NO.

SHEET: 1 OF 1