

Trees need to be taken out of the right of way and planted on the property within the landscape buffer area.

Please explain. See also alternative landscape comment. Shrubs may only be replacements for trees for retail storefronts and only 1/2 of required trees may be replaced by shrubs.

SITE CATEGORY CALCULATIONS:

Landscape Setbacks

Street Name or Boundary	Street Classification	Width (in Ft.)	Linear Footage	Tree/Foot Required	No. of Trees Req./Prov.	Setback Plant Abbr. Denoted on Plan
Mesa Ridge Parkway	Principle Arterial	25' / 25'	85'	1 / 20'	5 / 5	(MR)
Wayfarer Drive	Minor Arterial	20' / 20'	175'	1 / 25'	7 / 7	(WD)

Parking

No. of Vehicles Spaces Provided	Shade Trees Required/Provided	Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
8	1 / 1	(PK)	Wayfarer Drive	20'	13'

Min. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.
3 / 3	2 / 2	-	(PS)	75% / 75%

Internal Landscaping

Net Site Area (SF) (less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
52,730 s.f.	5%	2,637 s.f. / 9,500 s.f.	6 / 0

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.)	Linear Footage	Buffer Trees (1/15') Required / Provided	Evergreen Trees Req. (1/3) / Provided
None	- / -	-	- / -	- / -

Length of 6 Ft. Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
- / -	-	- / -

* REQUEST FOR ALTERNATIVE COMPLIANCE

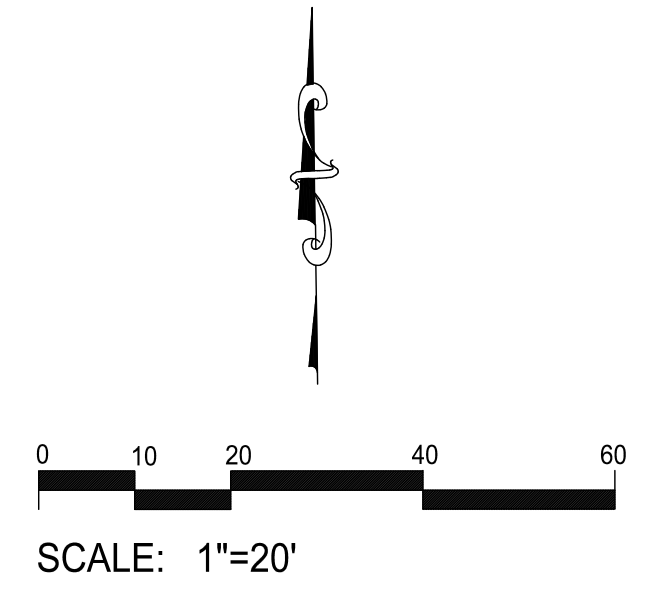
Please provide justification in letter of intent and on this plan for alternative landscaping request. If criteria in LDC Sec. 6.2.2 regarding alternative landscaping cannot be met, please revise to provide the required number of trees.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	CEL OCC	5	Celtis occidentalis	Common Hackberry	2" Cal.	B & B
	JUN SCO	3	Juniperus scopulorum	Rocky Mountain Juniper	6' HL	
	PIN EDU	3	Pinus cembroides edulis	Pinyon Pine	6' HL	B & B
	PIN PON	2	Pinus ponderosa	Ponderosa Pine	6' HL	B & B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	CAR DAR	12	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Blue Mist Shrub	5 gal	
	CER LED	2	Cercocarpus ledifolius	Curl-Leaf Mountain Mahogany	5 gal	
	CHA MIL	9	Chamaebatia millefolium	Fernbush	5 gal	
	CHR GTR	13	Chrysothamnus nauseosus graveolens	Tall Green Rabbitbrush	5 gal	
	CYT SP2	5	Cytisus purgans 'Spanish Gold'	Spanish Gold Broom	5 gal	
	FAL PAR	7	Fallugia paradoxa	Apache Plume	5 gal	
	FOR NEM	3	Forestiera neomexicana	New Mexico Privet	5 gal	
	JUN BUF	15	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal	
	PER AT2	9	Perovskia atriplicifolia	Russian Sage	5 gal	
	PIN CO2	5	Pinus mugo 'Compacta'	Dwarf Mugo Pine	5 gal	
	RHU GRO	8	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	

PROPOSED GROUND PLANE TREATMENT

- PROPOSED 1.5" 'ROYAL GRANITE' CRUSHED ROCK, 3" DEPTH, OVER DEWITT LANDSCAPE FABRIC
- PROPOSED 'CASCADE CEDAR' WOOD MULCH, 3" DEPTH (NO FABRIC BENEATH)
- PROPOSED NON-IRRIGATED NATIVE SEED WITH EROSION CONTROL BLANKET
- PROPOSED RIP-RAP (REFER TO CIVIL PLANS)
- PROPOSED COMPACTED CLASS 6 ROAD BASE, 4" DEPTH



NOT FOR CONSTRUCTION

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PROJECT FILE: Security FS4-LS.dwg

DEVELOPMENT PLAN FOR
SECURITY FIRE STATION NO. 4
 0 Mesa Ridge Parkway
 Security, CO

PROJECT NAME:

FINAL LANDSCAPE PLAN

SHEET TITLE:

REVISION DATE: September 11, 2020

REVISION NO.

STAMP:

SHEET NO. **LS-1**
 Sheet 1 of 2



Jon Walsh, Landscape Architect

September 10, 2020

This justification needs to be in letter of intent. Please review the criteria in Section 6.2.2 relating to alternative landscaping and justification requirements. Contact PCD Project Manager with questions.

Reviewing Planner
El Paso County Planning Department
2880 International Circle
Colorado Springs, CO 80910

**RE: Request for Alternative Landscape Design.
Development plan: Security Fire Station No. 4**

Dear Reviewing Planner,

The owner of this 1.2 acre vacant lot proposes to construct a new fire station for the Security community. As part of a proposed development plan a final landscape plan has been prepared that meets or exceeds most of the El Paso County landscape requirements. However, the applicant would like to request an alternative landscape design for one of the landscape requirements as stated below.

Request #1

Section: 6.2.2 (e) (2) (c) Internal Trees Replaced by Shrubs

Requirement: Up to ½ of required internal trees may be replaced by shrubs at a ratio of 10 shrubs per 1 tree.

Proposal: Allow all the required internal trees to be replaced by shrubs (6 trees to be replaced with 60+ shrubs).

Justification: The northern portion of the site has a wide sewer easement that will not allow for trees to be planted within the easement. The proposed building is sited up against this easement leaving a wide landscape area where numerous shrubs can be planted to provide an appealing landscape between the building and Wayfaring Drive. Shrubs of all different sizes and heights have been proposed in this area to create an aesthetically pleasing low water use landscape.

Thank you for your consideration of this matter. Please call if you have any questions relating to this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon C. Walsh". The signature is fluid and cursive, with a large initial "J" and "W".

Jon C. Walsh, RLA
Landscape Architect

PLANNING DEPARTMENT USE: