

El Paso County
Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
Attn: Mike Hrebenar

June 27, 2019

RE: 4-Way Ranch Metropolitan District
Lift Station
Administrative Plot Plan – Landscape Letter

Mr. Hrebenar:

This letter is to address the landscaping requirements and provisions for the project listed above.

The proposed project is for a new wastewater lift station to serve development within 4-Way Ranch.

The existing site does not have any above-grade or any other improvements. Currently, no landscaping exists, and the site is mainly covered with native grasses.

The intent of the Owner (4WRMD) is to install xeric/low-water landscaping for the new facility. The area of the site and proposed landscaping is as follows:

- Net Site Area (sans future R.O.W.): 27,402 s.f.
- % Minimum Internal Area Required: 5%
- % Internal Area Provided: 5%
- Internal Landscaping Required: 1,370 s.f.
- Internal Landscaping Provided: 1,383 s.f.
- % Ground Plant Vegetation Required/Provided: 75% / 77%
- Internal Tress Required/Provided: 3/3
- Roadway Landscaping Trees Required/Provided: 7/7
- Roadway Landscaping Depth Required/Provided: 10 ft / 10 ft

Enclosed are pictures depicting the proposed xeric/low-water landscaping for this project.

The site does not border any existing roadways, although future development will border the site to the south with a right-of-way.

Proposed initial access will be via Stapleton Drive, and eventually via future roadways as development nears the site. Proposed landscaping will face the future roadway to the south and west of the site.

Per the proposed figures above, we feel that the landscaping requirements are met for this project.

Sincerely,
JDS-Hydro Consultants, Inc.



Ryan Mangino, P.E.

4-WAY RANCH METROPOLITAN DISTRICT – LIFT STATION
SITE LANDSCAPING



GOLDSTAR POTENTILLA



RUBBER RABBITBRUSH



MOUNTAIN MAHOGANY



LITTLE BLUESTEM