

CODE REQUIREMENTS NOTE

Requesting approval for alternative landscape plan for Lot 2 based on the following points.

- Waive all landscape requirements due to the existing industrial use and adjacent industrial use to the north and east.
- The property to the west and south is screened with 6' ht. vinyl fence.

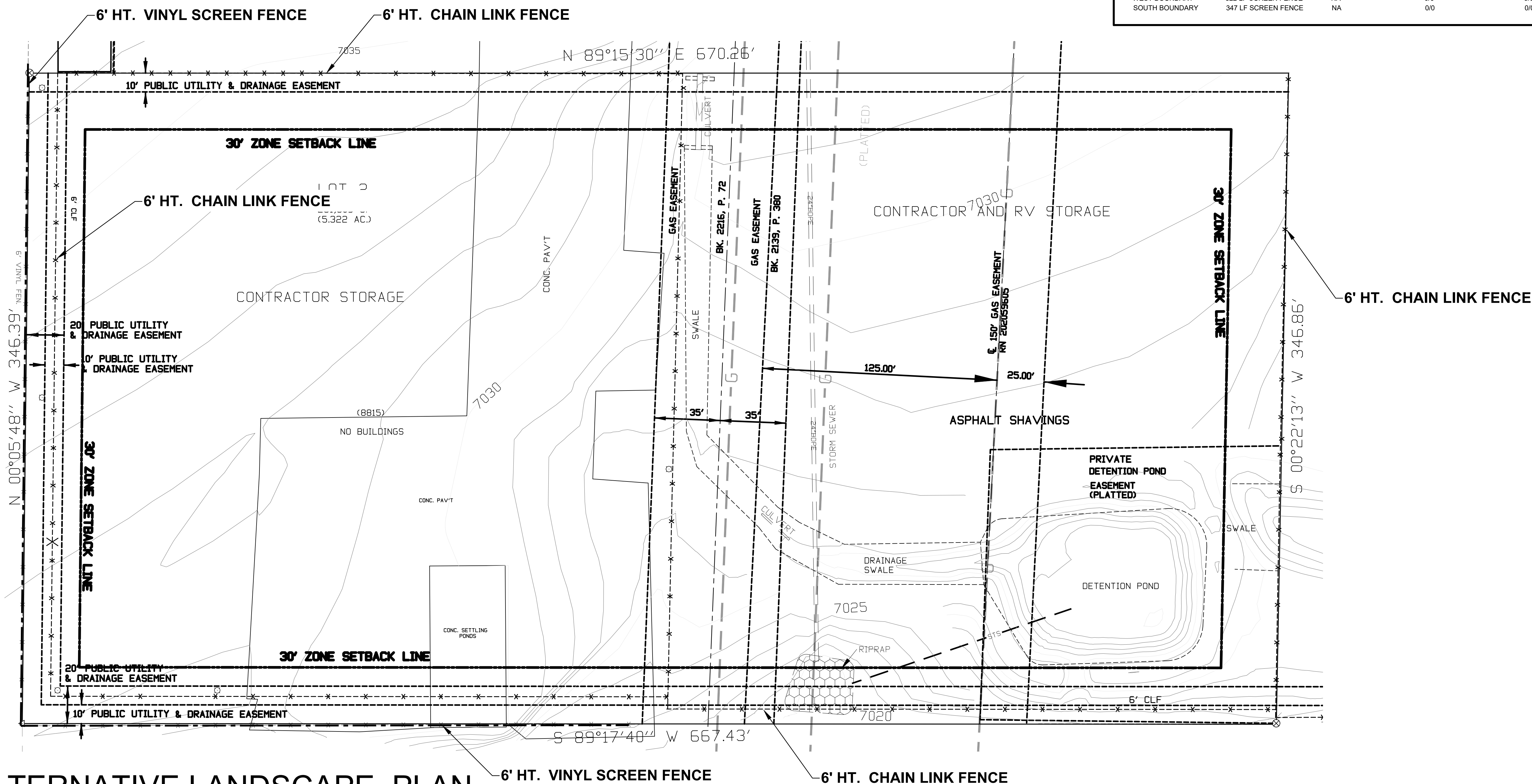
CODE REQUIREMENTS

LANDSCAPE SETBACKS (LS) (ALTERNATIVE LANDSCAPE PLAN)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
NA	NA	NA	NA	NA	NA

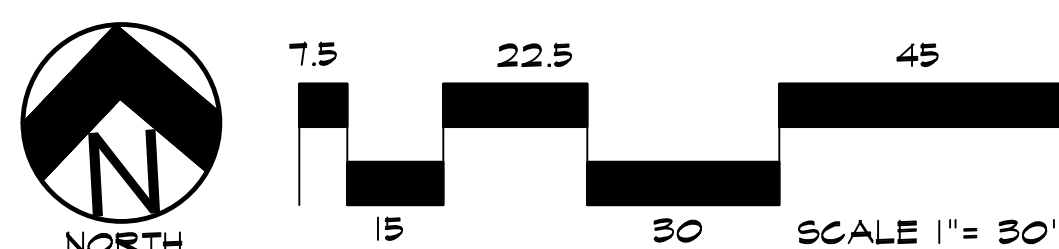
MOTOR VEHICLE LOTS (MV) (ALTERNATIVE LANDSCAPE PLAN)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	2/3 LENGTH OF FRONTAGE (FT)
NA	NA	NA	NA
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.		
NA	NA		

INTERNAL LANDSCAPING (IL) (ALTERNATIVE LANDSCAPE PLAN)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.			
NET SITE AREA (SF) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
NA	NA	NA	NA
SHRUB SUBSTITUTES REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
NA	NA	NA	

LANDSCAPE BUFFERS AND SCREENS (LB) (ALTERNATIVE LANDSCAPE PLAN)				
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROV.	BUFFER TREES (1/25) REQ./PROV.	EVERGREEN TREES (1/3) REQ./PROV.
WEST BOUNDARY	322 LF SCREEN FENCE	NA	0/0	0/0
SOUTH BOUNDARY	347 LF SCREEN FENCE	NA	0/0	0/0



ALTERNATIVE LANDSCAPE PLAN



UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODE AND ALL SHRUBS TO BE LOCATED MINIMUM 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE. REFER TO LOCAL CODES.

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 ANY OTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5550 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-568-1122



8815 HOT MIX HEIGHTS

LOT 2 BARBARICK SUB.

COLORADO SPRINGS, CO 80911

EL PASO COUNTY

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PREPARED FOR:

CITY STAMP

FOR COUNTY APPROVAL ONLY

JOB NUMBER	965-20
REVISIONS	
ORIGINAL DATE	12-22-20
DRAWN BY	JM
DESCRIPTION	LANDSCAPE PLAN
SHEET NO.	L1.1

NOT FOR CONSTRUCTION



12-22-20

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

RE: Alternative Landscape Plan Request

Location: 8815 Hot Mix Heights, Lot 2, Barbarick sub. El Paso County

On behalf of the owner, we are requesting approval for alternative landscape plan for Lot 2 based on the following points.

- Waive all landscape requirements due to the existing industrial use and adjacent industrial use to the north and east.
- The property to the west and south is screened with 6' ht. vinyl fence.

Thank you for your consideration in this matter.

John MacKay, PLA
Higher Ground Designs, Inc.