

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.

Please note that the landscaping standards required per Chapter 6 for all land uses are different from the intent/requirements of landscape buffering standards for adjacent uses (for outdoor storage requirements per Ch.5).

Please also note that the authority for the Director to approve an alternative landscape plan shall not allow for the Director to eliminate the requirement for landscaping or to diminish the total landscape area required by the landscape requirements in Ch. 6.

Please add landscaping to the site and/or adequately justify how the alternative landscaping plan meets the purpose of the code and promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of the landscape requirements of Ch. 6. Please also add this justification information for alternative landscape plan in your letter of intent. The surrounding uses being industrial

Please also note that if no landscaping is requested at all, then that is considered a landscape waiver rather than an alt. landscaping plan. Landscape waivers require Board of County Commissioner approval. As such, please consider identifying the existing landscaping on site and proposing some type of landscaping entry feature, using xeriscape techniques if you'd like.

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) VEG. 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

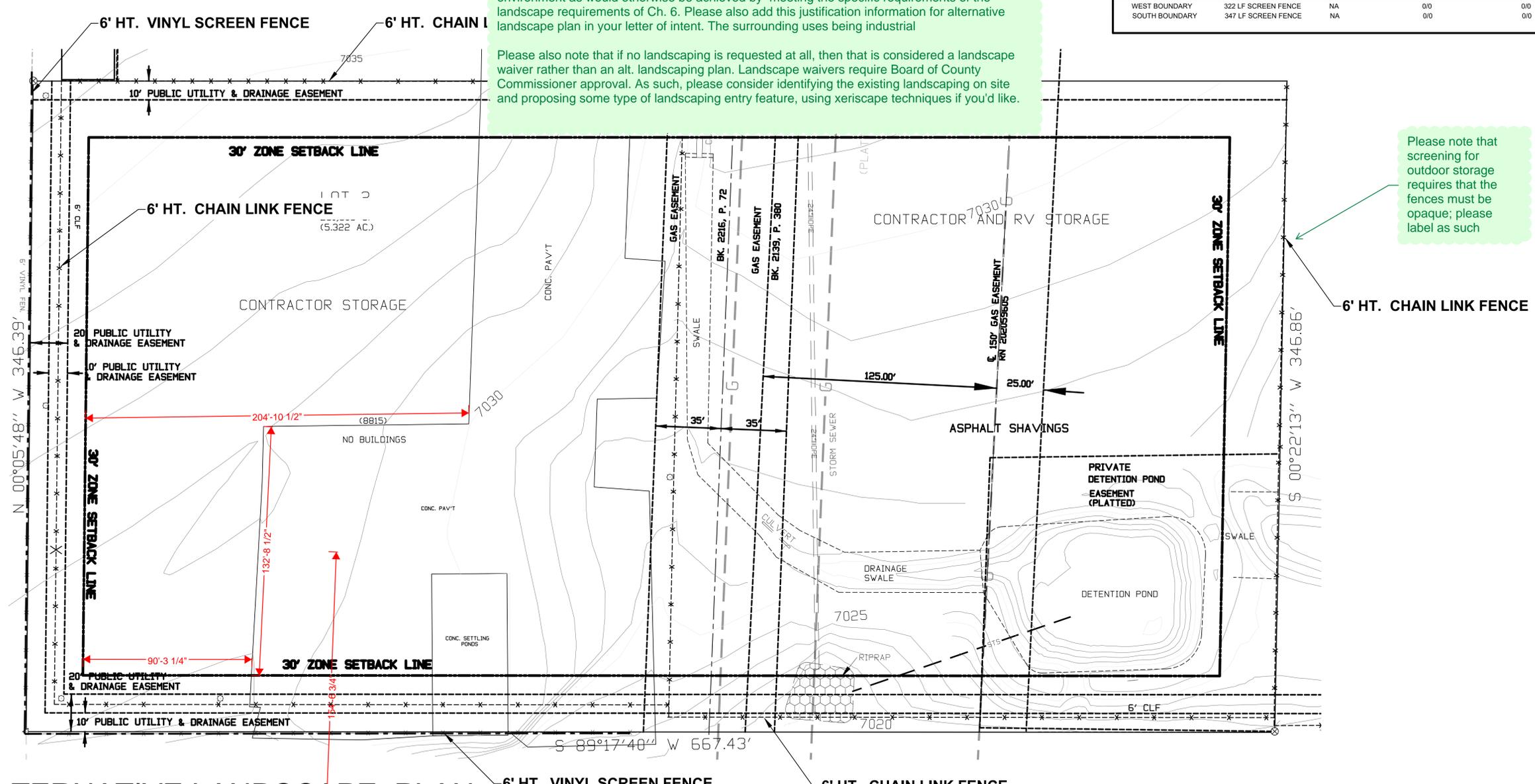
HIGHER GROUND DESIGNS, INC.
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
 5550 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-477-1646
 Fax 719-568-1122



8815 HOT MIX HEIGHTS
 LOT 2 BARBARICK SUB.
 COLORADO SPRINGS, CO 80911
 EL PASO COUNTY

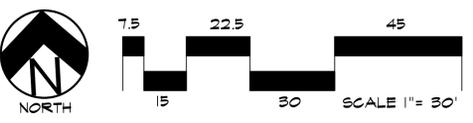
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE AUTHORIZATION OF HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE NOT FOR CONSTRUCTION.

PREPARED FOR:



Please note that screening for outdoor storage requires that the fences must be opaque; please label as such

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

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.

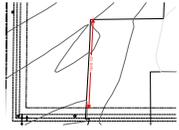
- Waive all landscape requirements due to the existing industrial use and adjacent industrial use to the north and east.
- The property to the west and south is screened with 6' ht. vinyl fence.

Thank you for your consideration in this matter.

John MacKay, PLA
Higher Ground Designs, Inc.

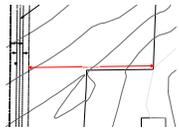
Landscape Plan_V1.pdf Markup Summary

Sophie Kiepe (6)



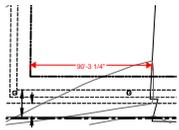
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132'-8 1/2"



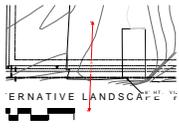
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204'-10 1/2"



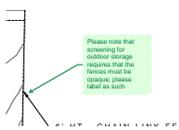
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90'-3 1/4"



Subject: Length Measurement
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154'-6 3/4"



Subject: Callout
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Author: Sophie Kiepe
Date: 1/21/2021 3:56:20 PM
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Please note that screening for outdoor storage requires that the fences must be opaque; please label as such



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