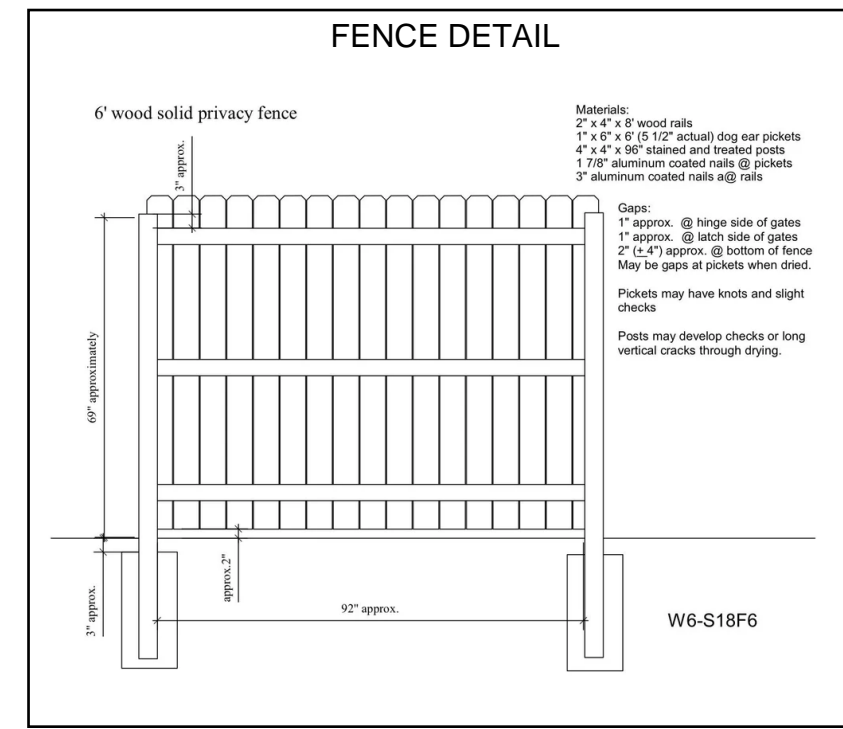
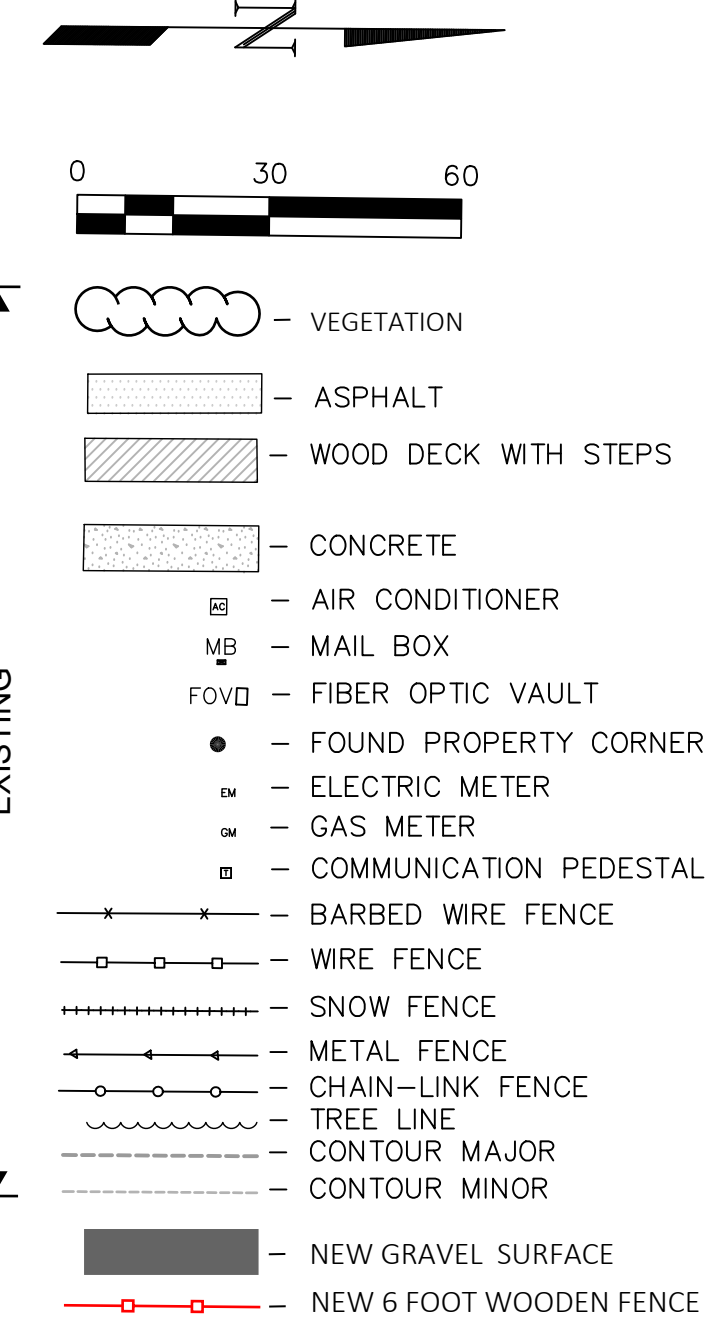
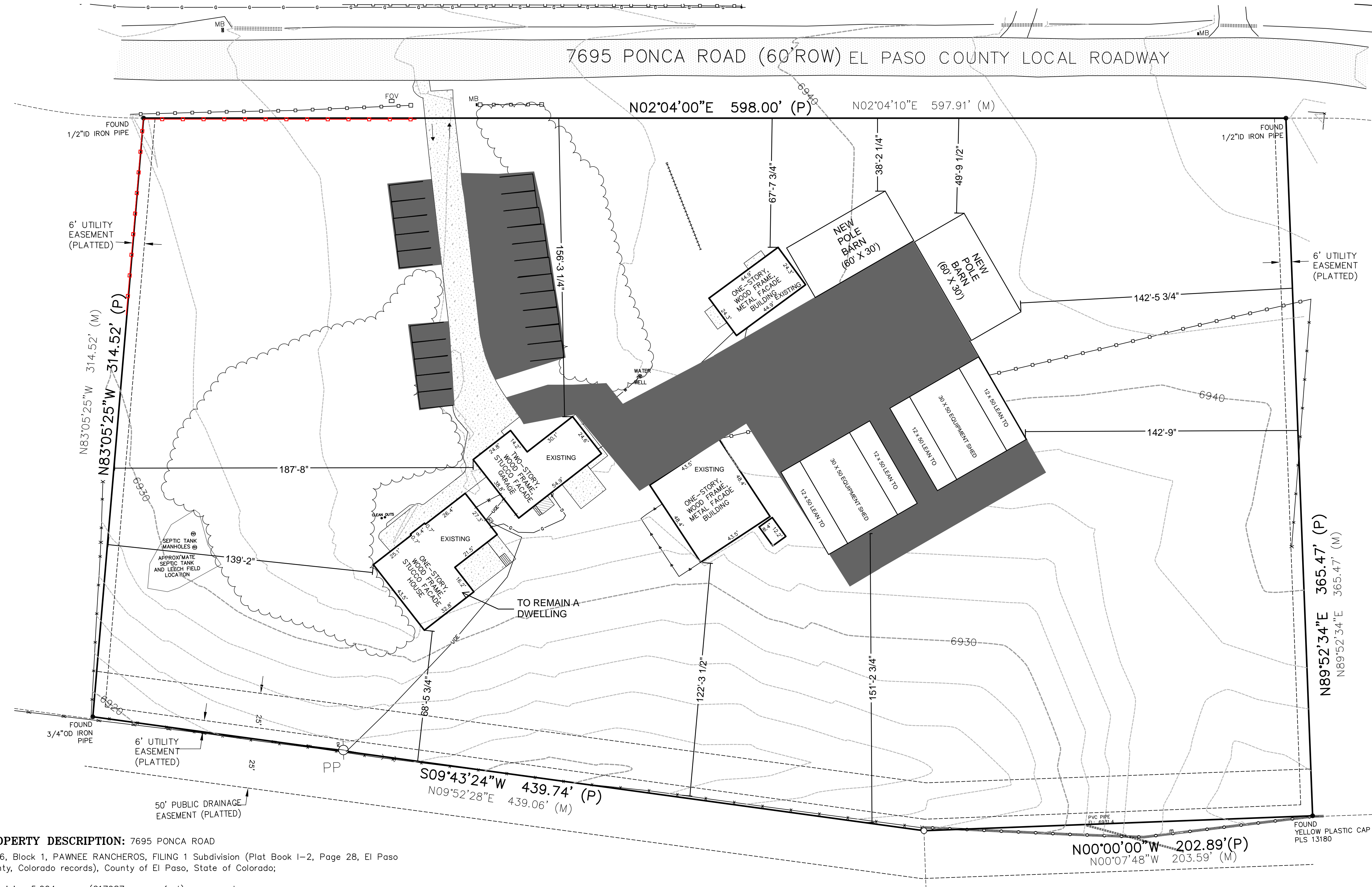
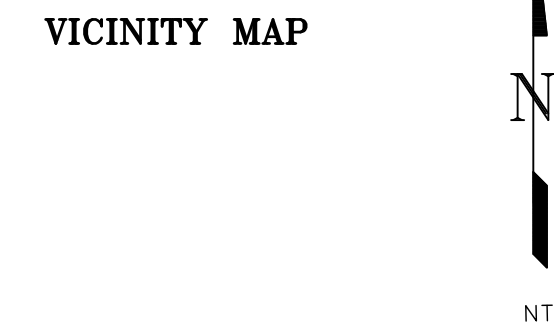
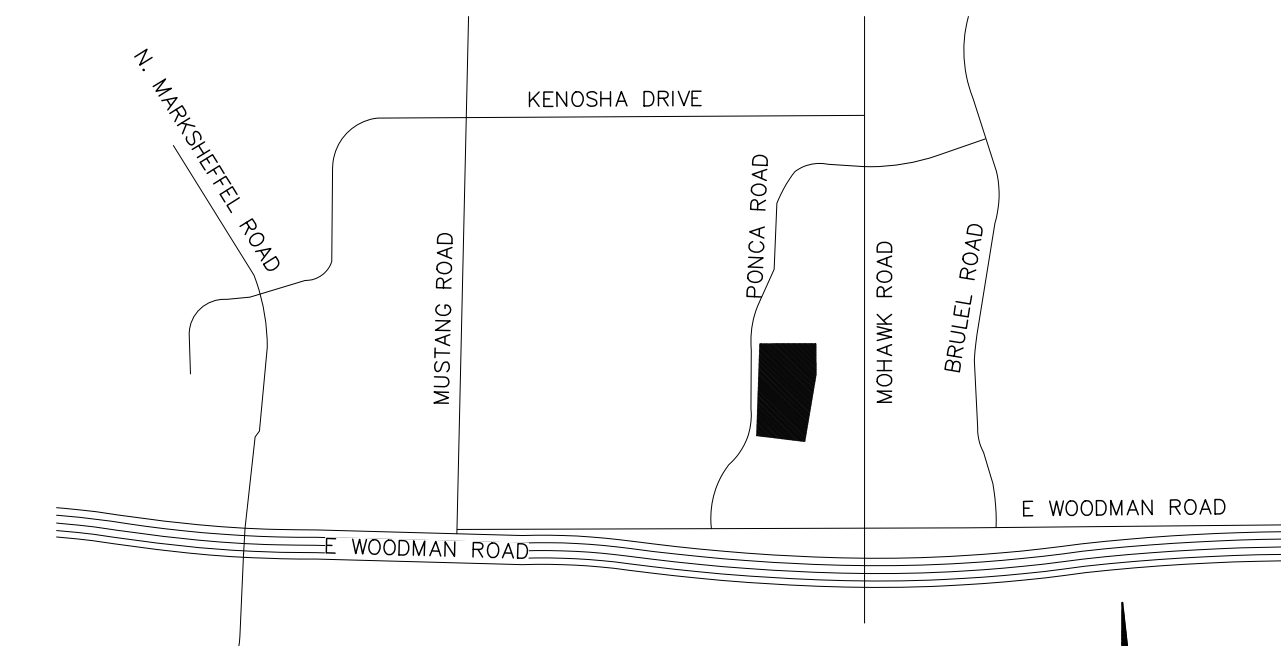


TURF MASTER SUBSTITUTE LANDSCAPE DESIGN



SUBSTITUTE LANDSCAPE REQUEST	
LDC REQUIREMENT	SUBSTITUTE
ONE TREE PER 15 PARKING SPACES WITHIN AN ISLAND	THERE ARE WELL OVER 100 EXISTING TREES AND SHRUBS ON THE PROPERTY. IN PLACE OF ISLANDS, THE EXISTING VEGETATION WILL REMAIN TO SCREEN THE PARKING FROM VIEW.
BUFFER BETWEEN NON-RESIDENTIAL USE AND RESIDENTIAL USE WITH ONE TREE FOR EVERY 25 FEET AND A PRIVACY FENCE	THERE ARE WELL OVER 100 EXISTING TREES AND SHRUBS ON THE PROPERTY, EXCEEDING THE TREE COUNT REQUIREMENT WHICH WOULD BE REQUIRED ALONG THE PROPERTY LINE. THE BUILDINGS HAVE BEEN ORIENTED TO SCREEN THE USE FROM THE VIEW OF THE ADJACENT PROPERTIES MORE EFFECTIVELY THAN A PRIVACY FENCE ALONG THE PERIMETER.



GENERAL NOTES
 PROPERTY ADDRESS: 7695 PONCA RD
 PARCEL NUMBER: 5304005005
 ZONING: RR-5
 LOT SIZE: 5 AC
 TOTAL BUILDING SF: 16,095 SF
 LOT COVERAGE: 7%

PARKING REQUIREMENT:
 1 space per 750 SF
 SF of use: 14,502 SF
 Total parking required: 19 spaces

PARKING PROVIDED: 19 spaces

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

2. FEMA 100-YR FLOODPLAIN IS NOT WITHIN THE PROPERTY.

3. SEE VA248 FOR BOARD OF COUNTY COMMISSIONER APPROVAL OF THE VARIANCE OF USE.

NO.	REVISION/ISSUE	DATE

OWNER:
 Sand Prairie LLC
 7695 Ponca Road
 Colorado Springs, CO 80908
 (719) 290-7709
 medelback@outlook.com



PROJECT NO.	SHEET
DATE	
PREPARED	APPROVED
	CAD

PROPERTY DESCRIPTION: 7695 PONCA ROAD
 Lot 6, Block 1, PAWNEE RANCHEROS, FILING 1 Subdivision (Plat Book 1-2, Page 28, El Paso County, Colorado records), County of El Paso, State of Colorado;
 Containing 5.004 acres (217987 square feet), more or less.