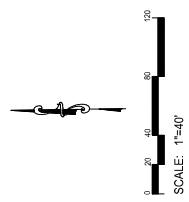
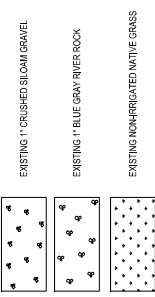
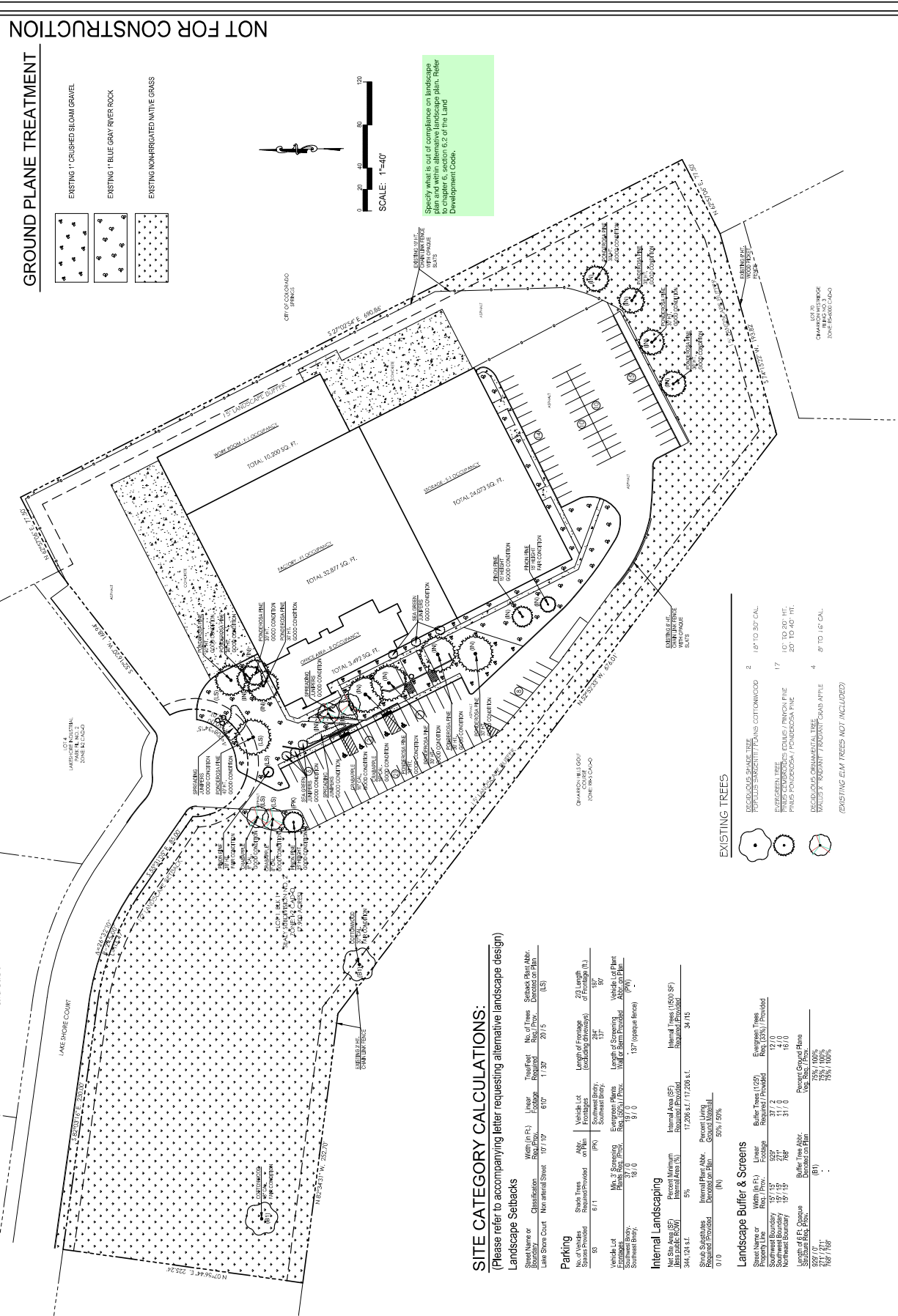





GROUND PLANE TREATMENT



Specify what is out of compliance on landscape plan and within alternative landscape plan. Refer to Chapter 6, section 6.2 of the Land Development Code.



EXISTING TREES	
	2 16" TO 30" CAL REDGUM SHAWBUT TREE POPPLE-SARGENT WHITE OAK
	17 10' TO 20' HT. 20' TO 40' HT. SP. GREEN TREE PINUS CROZIERUS (OLIVE) / PRINON FINE PINUS MONICAUT FOREGROUND PIN
	4 8' TO 12' CAL DESC. OAK VALLEY'S ORNAMENTAL TREE ORANGE APPLE

(EXISTING CAL. TREES NOT INCLUDED)

SITE CATEGORY CALCULATIONS:

(Please refer to accompanying letter requesting alternative landscape design)

Street Name or Boundary	Classification	Width (in Ft.) Req'd./Prov.	Linear Footage Required	No. of Trees Req'd./Prov.	Setback Plant Abstr. Derived on Plan
1400 Stone Court	Non arterial Street	10' / 10'	610'	1 / 20	20.15' (LS)

Parking

[illegible]

Internal Landscaping

344, 124 s.f.	5%	17,206 s.f. / 17,206 s.f.	34 / 15
Net Site Area (SF) (less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required/Provided	Internal Trees (1/500 SF) Required/Provided
344, 124 s.f.	5%	17,206 s.f. / 17,206 s.f.	34 / 15
344, 124 s.f.	5%	17,206 s.f. / 17,206 s.f.	34 / 15

Landscape Buffer & Screens

Species Name or Strat Type	Width (in Ft.) Rec./ Prov.	Linear Footage Rec./ Prov.	Built Trees (125) Rec./ Prov.	Evergreen Trees Reg. (%) / Provided Reg. (%)
Southern Boundary	16' x 15'	927'	37	12 / 0
Northeast Boundary	15' x 15'	927'	2	16 / 0
Southwest Boundary	15' x 15'	768'	31	16 / 0
Suburban Reg. Plow	Length of R.F., Dashed Line	Dashed Line Abstr. Billed Tree Plow	Pest Control Plans Veg. Rec./ Plow	75% / 100%
(B)				75% / 100%
927' / 150'				75% / 100%
768' / 150'				75% / 100%



Jon Walsh, Landscape Architect

January 30, 2020

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

RE: Request for Alternative Landscape Design. Development plan: 6725 Lake Shore Court

Dear Reviewing Planner,

The owner of this 7.9 acre lot zoned I-2 proposes a use change to the existing facility at 6725 Lake Shore Court. The change of use is the first step in the redevelopment and expansion of the facility on this property to take place in the near future. Because of this the owner would like to request that the existing landscape suffice until future additions and renovations are made to the property.

Request #1

Section: All of the landscape sections

Requirement: Numerous trees and shrubs

Proposal: Allow existing landscape to remain as is until redevelopment and building additions take place in the near future.

Justification: Because site and building renovations and additions are planned for the near future the owner would rather wait to provide any additional landscaping. Any landscape materials, irrigation, and plantings installed now may need to be removed because of site additions and renovations.

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", is written on a light yellow rectangular background.

Jon C. Walsh, RLA
Landscape Architect

PLANNING DEPARTMENT USE: