



May 12, 2021

Ryan Howser
El Paso County Project Manager
2880 International Circle
Colorado Springs, CO 80910

RE: Letter of Intent – Landscape Plan for Site Development Plan Application for an Events Center at
6275 N. Meridian Road, Peyton, CO 80831
Parcel No. 4318000028
David and Cindy Smalldge

Dear Mr. Howser,

In conjunction with the Site Development Plan Letter from DK Horn Engineering & Design Inc, this letter is meant to add clarity to the intention of creating a Water-wise landscape plan that matches the existing style of the property while providing buffering and screening as required by El Paso County.

As stated in the previous letter of intent, water being a valuable and limited commodity in El Paso County with the growing population, this landscape plan is meant to take advantage of the existing wetland and meadowland. In turn, we are proposing putting the screening and buffering closer to the building and construction area to disturb as little of the existing meadows and wetlands as possible. The planting material selected was meant to enhance the feel of being surrounded by the Colorado native meadows, and tie into the existing landscape.

Due to the planned use of the proposed building, care was taken to preserve the views of Pikes Peak and the surrounding mountain range from the event center windows. As mentioned in the accompanying letter by DK Horn, trees and shrubs native and appropriate to the Front Range were selected and placed in a manner to screen the parking lot and the event center from the school and subsequently Falcon Hwy. Being the location of the new event center away and uphill from the existing Falcon Hwy, putting trees within the recommended 25' easement of Falcon Hwy would be counter-intuitive because it would not provide adequate buffering or screening. This site will not be highly visible from Meridian Road due to the existing home and landscaping blocking the views from that roadway.

To screen the parking lot from vehicles traveling west on Falcon Hwy, we have used a decorative fence (which matches the existing decorative fencing on the property) and low-water shade trees. This screening will also provide buffering from the neighboring property.

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As per the comments on sheet L104, by requiring 1 tree per 500 sf of the 5% internal landscaped area, this would require 183 trees (this is based on 5% of 41.92 acres). As mentioned above with the strain on the watershed, we do not feel it would be wise to increase the tree count more than what is required to meet the buffering and screening requirements. Especially as the existing landscape is composed of natural wetlands and grass meadow mixes. The existing wetland area composes roughly 40% of the property and will not be disturbed by the construction of the new event center, as referenced by DK Horn.

We did provide the required 20 trees per the frontage road classification of 1 tree per 20 feet but moved those trees closer to the building to provide the screen and buffering need as mentioned above. As per the LCD Section 6.2.2 "to create a positive image and visual appeal both along the road . . . and internal" has been met with the existing landscape design plan by taking advantage of Colorado appropriate plantings in their naturally clustered nature to act as buffers to the higher use school and Falcon Hwy areas.

Thank you for your consideration, please feel free to contact me with any questions or concerns.

A handwritten signature in black ink, appearing to read "Chelsea Scoggin".

Chelsea Scoggin
Owner/Designer

Owner/Applicant

David & Cindy Smallidge
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Landscape Consultant

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CS Apex Landscape Design
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- General Notes**
- ALL PROPOSED PLANTING MATERIALS AND SPECIES SHOULD BE APPROVED BY THE COLORADO DEPARTMENT OF AGRICULTURE. ALL PLANTINGS SHOULD BE CONFIRMED BY THE COLORADO DEPARTMENT OF AGRICULTURE. ALL PLANTINGS SHOULD HAVE 3 CY OF COMPOST OR 3 CY OF MULCH PER 1000 SF. ALL ROCK WILL HAVE A 1/2" MINIMUM GRADE UNDERNEATH. ALL ROCK WILL BE APPLIED A MINIMUM OF 2" UNDERNEATH. RECOMMEND USING DRIFT FABRIC UNDER ALL ROCK. ALL WOOD MULCH AREAS WILL BE APPLIED A MINIMUM OF 2" UNDERNEATH. BETWEEN DIFFERENT TYPES OF ROCK, ROCK AND TURF, ETC. A ROLLED STEEL EDGING WILL BE USED TO KEEP MATERIALS SEPARATE. ALL PLANTINGS WILL BE ON AN IN-GROUND IRRIGATION SYSTEM. ALL PLANTS WILL BE ADEQUATELY WATERED.

ID	INITIAL DESIGN	9/18/20
No.	Revision/Status	Date
CS APEX LANDSCAPE DESIGN 4903 QUAIL RD FOUNTAIN, CO 80817 (719) 344-0922 www.csapexlandscape.com		

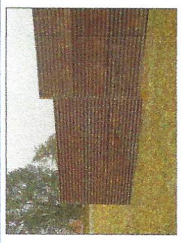
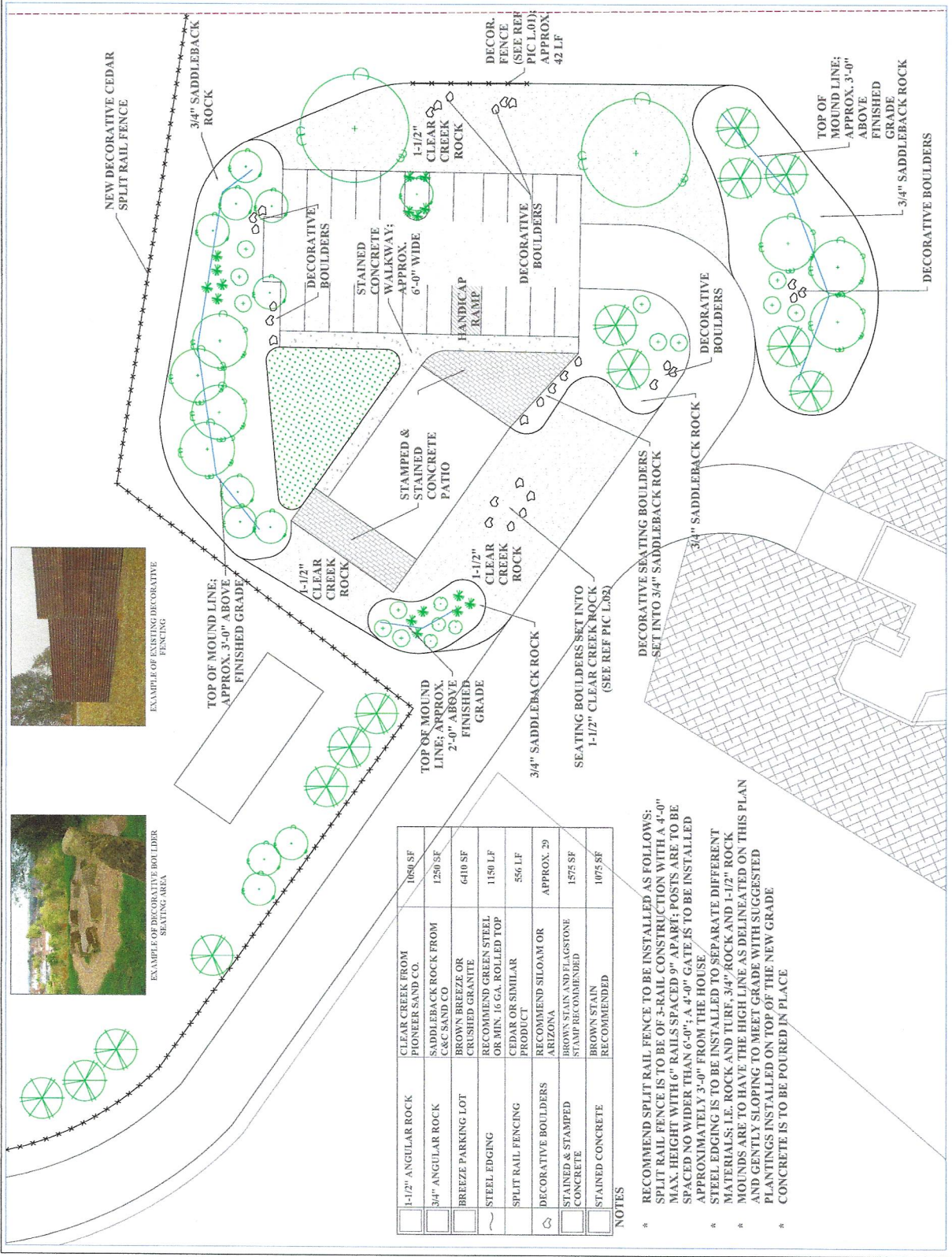
DAVE & CINDY SMALLIDGE
 11955 FALCON HWY
 COLORADO SPRINGS,
 CO

LANDSP PLAN	Sheet
5/12/2021	L102
1/16" = 1'-0"	



- General Notes**
- ALL PROPOSED QUANTITIES ARE APPROXIMATE AND SHOULD BE CONFIRMED BY THE INSTALLER BEFORE INSTALLATION OCCURS. HAVE 3 CY OF COMPOST OR SOIL IMPROVEMENT PER 1,000 SQ. FT.
 - ALL ROCK WILL HAVE LANDSCAPE FABRIC UNDERLAINING.
 - ALL ROCK WILL BE APPLIED A MINIMUM OF 3" THICK.
 - ALL ROCKS WILL BE INSTALLED WITH STABILIZER FABRIC UNDERLAINING.
 - MULCH AND MULCH AREAS WILL BE APPLIED A MINIMUM OF 4" THICK WITH NO UNDERLAINING FABRIC APPLIED.
 - BETWEEN DIFFERENT TYPES OF MATERIALS (I.E. MULCH AND ROCK), A ROLLED STEEL EDGING WILL BE USED TO KEEP MATERIALS SEPARATE.
 - ALL PLANTS WILL BE OXAN IN-GROUND IRRIGATION SYSTEM SO THAT ALL PLANTS ARE ADEQUATELY WATERED.

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DAVE & CINDY SMALLIDGE 11955 FALCON HWY COLORADO SPRINGS, CO		
PROJECT PLAN 5/12/2021		L103 1/16" = 1'-0"



EXAMPLE OF EXISTING DECORATIVE FENCING



EXAMPLE OF DECORATIVE BOULDER SEATING AREA

1-1/2" ANGULAR ROCK	CLEAR CREEK FROM PIONEER SAND CO.	1660 SF
3/4" ANGULAR ROCK	SADDLEBACK ROCK FROM C&C SAND CO.	1250 SF
BREEZE PARKING LOT	BROWN BREEZE OR CRUSHED GRANITE	6410 SF
STEEL EDGING	RECOMMEND GREEN STEEL OR MIN. 16 GA. ROLLED TOP PRODUCT	1150 LF
SPLIT RAIL FENCING	CEDAR OR SIMILAR	556 LF
DECORATIVE BOULDERS	RECOMMEND SILOAM OR ARIZONA	APPROX. 29
STAINED & STAMPED CONCRETE	BROWN STAIN AND FLAGSTONE STAMP RECOMMENDED	1575 SF
STAINED CONCRETE	BROWN STAIN RECOMMENDED	1075 SF

- NOTES**
- * RECOMMEND SPLIT RAIL FENCE TO BE INSTALLED AS FOLLOWS:
SPLIT RAIL FENCE IS TO BE OF 3-RAIL CONSTRUCTION WITH A 4'-0" MAX. HEIGHT WITH 6" RAILS SPACED 9" APART; POSTS ARE TO BE SPACED NO WIDER THAN 6'-0"; A 4'-0" GATE IS TO BE INSTALLED APPROXIMATELY 3'-0" FROM THE HOUSE.
 - * STEEL EDGING IS TO BE INSTALLED TO SEPARATE DIFFERENT MATERIALS; I.E. ROCK AND TURF, 3/4" ROCK AND 1-1/2" ROCK MOUNDS ARE TO HAVE THE HIGH LINE AS DELINEATED ON THIS PLAN AND GENTLY SLOPING TO MEET GRADE WITH SUGGESTED PLANTINGS INSTALLED ON TOP OF THE NEW GRADE.
 - * CONCRETE IS TO BE POURED IN PLACE

- General Notes
- ALL PROPOSED QUANTITIES ARE APPROXIMATE AND SHOULD BE CONFIRMED BY THE CLIENT PRIOR TO INSTALLATION OCCURS.
 - ALL PLANTINGS SHOULD HAVE 1 CY OF COMPOST OR 1/2 CY OF COMPOST PER 1,000 SF OF TURF GRASS.
 - ALL ROCK WILL HAVE A 1/2" MIN. GAP BETWEEN ROCKS AND A 1/2" MIN. GAP BETWEEN ROCKS AND LANDSCAPE FABRIC.
 - ALL ROCK WILL BE APPLIED A MINIMUM 1/2" MIN. UNDER ALL ROCK MULCH.
 - ALL WOOD MULCH AREAS WILL BE APPLIED A MINIMUM 1/2" MIN. UNDER ALL ROCK MULCH.
 - ALL LANDSCAPE FABRIC APPLIED UNDERNEATH ALL PLANTINGS AND MULCH AREAS.
 - ALL PLANTINGS WILL BE ON AN IN-GROUND IRRIGATION SYSTEM. ALL PLANTINGS WILL BE ADEQUATELY WATERED.

ID INITIAL DESIGN 9/18/20

No. _____ Revision/Issue _____ Date _____

CS APPEX LANDSCAPE DESIGN
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DAVE & CINDY SMALLIDGE
1955 FALCON HWY
COLORADO SPRINGS,
CO

PLANTING PLAN
5/12/2021
1/16" = 1'-0"

L104

