

EXISTING 1" CRUSHED SILT/CLAY GRAVEL	EXISTING 1" BLUE GRAY RIVER ROCK	EXISTING NON-IRRIGATED NATIVE GRASS

6725 Lake Shore Court, Colorado Springs, CO
El Paso County, CO

EXISTING
LANDSCAPE
PLAN

DATE: 23 June 2020

DATE: 23 June 2020

DATE: 23 June 2020

SHEET NO. | STAMP:

12

PLEASE REFER TO ACCOMPANYING LETTER REQUESTING ALTERNATIVE LANDSCAPE DESIGN

Street Name or Boundary	Classification	Width (in Ft.) Req. Prov.	Linear Footage	Tree/Foot Required	No. of Trees to be Planted	Setback Plant Abbr. Denoted on Plan
1st St. (Main St.)	Major Arterial Street	40' (50')	6,500'	4.129'	20 (15) *	(15')

[illegible]

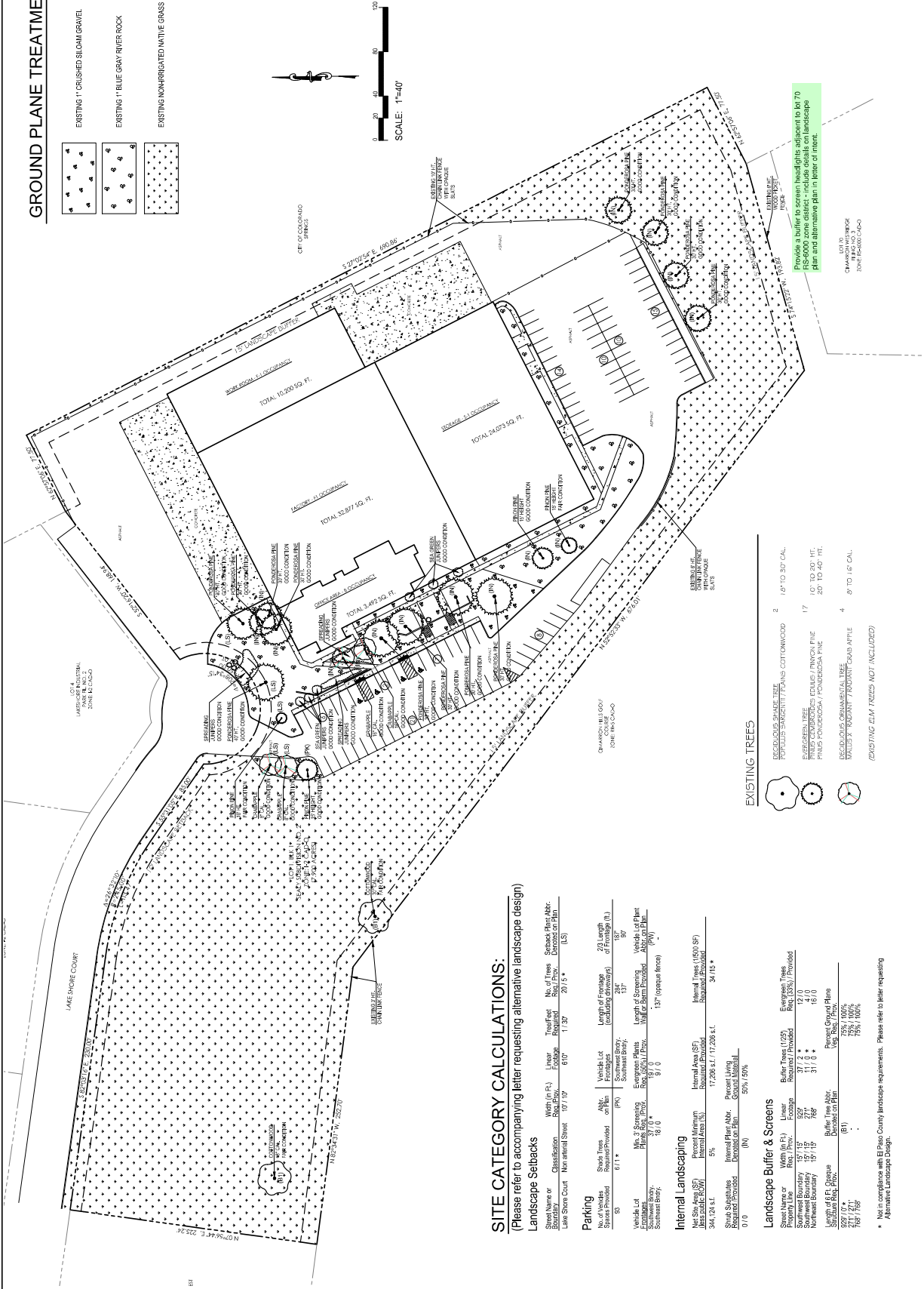
Net Site Area (SF) (less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required/Provided	Internal Trees (1500 SF) Required/Provided
344,124 s.f.	5%	17,206 s.f. / 17,206 s.f.	34 /15 *

Shrub Substitutes Required/Provided	Internal Plant Abbr. Denoted on Plan	Percent Living Ground Material	Est. / End
0.1/0	/B.H.		

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25") Required / Provided	Evergreen Trees Req. (33%) / Provided
---------------------------------	--------------------------------	-------------------	---	--

[illegible]

* Not in compliance with El Paso County landscape requirements. Please refer to letter requesting Alternative Landscape Design.



2	DECIDUOUS SHADE TREE POPULUS SARGENTII TWAINS COTTONWOOD	16" TO 30" CAL.
17	EVERGREEN TREE PICEA CANADENSIS MILUS / PINON FINE PINUS FLORENSA / POUDEROSSA FINE	10" TO 20" HT. 20" TO 40" HT.
4	DECIDUOUS ORNAMENTAL TREE MALUS "RADANT" / ROUND LEAF APPLE	8" TO 16" CAL.

(PLANTING FIRM TREES NOT INCLUDED)

EXISTING ELM TREES NOT INCLUDED



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: