SECTION 4 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO FINAL LANDSCAPE PLAN

LANDSCAPE NOTES

- 1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
 FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- 4. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- 5. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- 6. SOD TO BE TALL FESCUE BLEND.7. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- 8. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
 NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS
 FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
 DECORATIVE ROCK MULCH: 3/4" XXXXXXXXXXX AT 3-4" DEPTH. AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC
- 12. DECORATIVE ROCK MULCH: 3/4" XXXXXXXXXX, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL DECORATIVE ROCK MULCH AREAS.
- 14. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
 ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

LANDSCAPE REQUIREMENTS

Landscape Setbacks See Code Section 6.2.2.B.1

Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
PRINCIPAL ARTERIAL	25' / 25'	1,505'	1/20'	76 / 76
Ornamental Grass Sub.	Setback Plant Abbr.	Percent Gr	ound Plane	
Required / Provided	Denoted on Plan	Veg. Req. /	Provided	
x/x	VB	75% /	75%	
	Classification PRINCIPAL ARTERIAL Ornamental Grass Sub. Required / Provided	Classification Req./Prov. PRINCIPAL ARTERIAL 25' / 25' Ornamental Grass Sub. Setback Plant Abbr. Required / Provided Denoted on Plan	Classification Req./Prov. Footage PRINCIPAL ARTERIAL 25' / 25' 1,505' Ornamental Grass Sub. Setback Plant Abbr. Percent Gr. Required / Provided Denoted on Plan Veg. Req. /	Classification Req./Prov. Footage Required PRINCIPAL ARTERIAL 25' / 25' 1,505' 1 / 20' Ornamental Grass Sub. Setback Plant Abbr. Percent Ground Plane Required / Provided Denoted on Plan Veg. Req. / Provided

Internal La	ndscaping	See Code Section 6.2	2.2.E	
Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Are Required /P	` '	Internal Trees (1/500 SF) Required /Provided
706,948 SF	15%	106,042 / 1	.06,042	213/213
Shrub Substitutes Required /Provided	Ornamental Gra Required /Provi		Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
0/0	0/0			75% / 75%

Motor Vehicle Lots See Code Section 6.2.2.C.1

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required /Provided	Plant Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)
580	39 / 39	MV		
2/3 Length of Frontage (ft.)	Length of Screening Wall or Berm Provided	Min. 3' Screening Plants Req. /Prov.	Evergreen Plants Req. (50%) / Prov.	Percent Ground Plane Veg. Req. / Prov.
-		/	/	75% / 75%
update please				

complete this table

buffer from commercial?

PLANT SCHEDULE

	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>HEIGHT</u>	<u>WIDTH</u>	SIZE	CON
<u>DECIDUO</u>	US TRE	<u>ES</u>					
	Cs	5	Catalpa speciosa / Northern Catalpa	50`	30`	1.5" Cal.	B&B
	Со	12	Celtis occidentalis / Common Hackberry	50`	50`	1.5" Cal.	B&B
	Fg	33	Fraxinus pennsylvanica / Green Ash	60`	40`	1.5" Cal.	B&B
$\left(\cdot \right)$	Qm	12	Quercus macrocarpa / Burr Oak	60`	60`	1.5" Cal.	B&B
	Qc	12	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	40`	15`	1.5" Cal.	B&B
\\ \frac{\sigma_{\chi}}{\chi_{\chi}}	Tr	9	Tilia tomentosa / Silver Linden	50`	40`	2.5" Cal.	B&B
EVERGRE	EN TREI	ΞS					
00000000000000000000000000000000000000	Ppb	10	Picea pungens `Baby Blueeyes` / Baby Blue Eyes Spruce	30,	15`	6` HT	B&B
7+7	Ped	64	Pinus edulis / Pinon Pine	25`	20`	6`	B&B
+ }	Ppo	36	Pinus ponderosa / Ponderosa Pine	65`	30`	6`	B&B
ORNAMEN	ITAL TR	<u>EES</u>					
$\left(\cdot\right)$	Ao	7	Aesculus glabra / Ohio Buckeye	30`	30,	1.5" Cal.	B&B
	As	31	Amelanchier alnifolia / Serviceberry	20`	12`	#5 CONT.	CONT
\bigcirc	Fne	84	Forestiera neomexicana / New Mexican Privet	12`	8`	5 GAL	CONT
	Мр	21	Malus x `Prairifire` / Prairifire Crab Apple	20`	20`	1.5" Cal.	B&B
SYMBOL	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CON
<u>کوتک</u> ک کوتیک	<u>US SHR</u> _{Bg}	<u>UBS</u> 49	Berberis thunbergii 'Golden Rocket' / Golden Rocket Japanese Barberry	4`	2.5`	5 GAL	CONT
Source of the same	29	7,5	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood	4`	4`	5 GAL	CONT
(.)	Cf	210	Cornus stolonilera Tarrow Tri / Arctic Fire Rea Twig Dogwood	4			
\odot	Cf	210	Existencia naugossa / Dubbay Dabbithwish	L `	г`		
+	Ena	99	Ericameria nauseosa / Rubber Rabbitbrush	5`	5`	5 GAL	CONT
\times			Ericameria nauseosa / Rubber Rabbitbrush Fallugia paradoxa / Apache Plume Physocarpus monogynus / Mountain Ninebark	5` 6` 4`	5` 6` 4`	5 GAL 5 GAL	CONT CONT
+	Ena Fpa Pmo	99 41 65	Fallugia paradoxa / Apache Plume	6`	6`	5 GAL	CONT
+	Ena Fpa Pmo	99 41 65	Fallugia paradoxa / Apache Plume	6`	6`	5 GAL	CONT
+ O	Ena Fpa Pmo EN SHR	99 41 65 <u>UBS</u>	Fallugia paradoxa / Apache Plume Physocarpus monogynus / Mountain Ninebark	6` 4`	6` 4`	5 GAL 5 GAL	CONT
+ () ()	Ena Fpa Pmo EN SHR Jbc	99 41 65 <u>UBS</u> 105	Fallugia paradoxa / Apache Plume Physocarpus monogynus / Mountain Ninebark Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	6` 4` 1`	6` 4` 8`	5 GAL 5 GAL	CONT
)+(·)(·) EVERGRE • (+) (+)	Ena Fpa Pmo EN SHR Jbc Jsg	99 41 65 UBS 105 161	Fallugia paradoxa / Apache Plume Physocarpus monogynus / Mountain Ninebark Juniperus horizontalis `Blue Chip` / Blue Chip Juniper Juniperus x media `Sea Green` / Sea Green Juniper	6` 4` 1` 6`	6` 4` 8` 8`	5 GAL 5 GAL 5 GAL	CONT CONT
+ (•) (•) EVERGRE	Ena Fpa Pmo EN SHR Jbc Jsg Pmb Yel	99 41 65 UBS 105 161 38 11	Fallugia paradoxa / Apache Plume Physocarpus monogynus / Mountain Ninebark Juniperus horizontalis `Blue Chip` / Blue Chip Juniper Juniperus x media `Sea Green` / Sea Green Juniper Pinus mugo `Big Tuna` / Big Tuna Mugo Pine	6` 4` 1` 6` 8`	6` 4` 8` 8` 6`	5 GAL 5 GAL 5 GAL 5 GAL	CONT CONT CONT
+ (•) (•) EVERGRE	Ena Fpa Pmo EN SHR Jbc Jsg Pmb Yel	99 41 65 UBS 105 161 38 11	Fallugia paradoxa / Apache Plume Physocarpus monogynus / Mountain Ninebark Juniperus horizontalis `Blue Chip` / Blue Chip Juniper Juniperus x media `Sea Green` / Sea Green Juniper Pinus mugo `Big Tuna` / Big Tuna Mugo Pine	6` 4` 1` 6` 8`	6` 4` 8` 8` 6`	5 GAL 5 GAL 5 GAL 5 GAL	CONT CONT CONT
+ (•) (•) EVERGRE (•) (+) (•) (•) (•) (•) (•) (•) (•) (•) (•) (•	Ena Fpa Pmo EN SHR Jbc Jsg Pmb Yel	99 41 65 UBS 105 161 38 11 NIALS	Fallugia paradoxa / Apache Plume Physocarpus monogynus / Mountain Ninebark Juniperus horizontalis `Blue Chip` / Blue Chip Juniper Juniperus x media `Sea Green` / Sea Green Juniper Pinus mugo `Big Tuna` / Big Tuna Mugo Pine Yucca elata / Soaptree Yucca	6` 4` 1` 6` 8` 15`	6` 4` 8` 8` 6` 5`	5 GAL5 GAL5 GAL5 GAL5 GAL	CONT CONT CONT CONT
VERGRE VERGRE NNUALS	Ena Fpa Pmo EN SHR Jbc Jsg Pmb Yel /PEREN Ka Pa2	99 41 65 UBS 105 161 38 11 NIALS 120	Fallugia paradoxa / Apache Plume Physocarpus monogynus / Mountain Ninebark Juniperus horizontalis `Blue Chip` / Blue Chip Juniper Juniperus x media `Sea Green` / Sea Green Juniper Pinus mugo `Big Tuna` / Big Tuna Mugo Pine Yucca elata / Soaptree Yucca Kniphofia x 'Alcazar' / Alcazar Red Hot Poker	6` 4` 1` 6` 8` 15`	6` 4` 8` 8` 6` 5`	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 7 GAL 7 GAL 7 GAL	CONT CONT CONT CONT CONT
VERGRE NNUALS	Ena Fpa Pmo EN SHR Jbc Jsg Pmb Yel /PEREN Ka Pa2 Rp	99 41 65 UBS 105 161 38 11 NIALS 120 154 103	Fallugia paradoxa / Apache Plume Physocarpus monogynus / Mountain Ninebark Juniperus horizontalis `Blue Chip` / Blue Chip Juniper Juniperus x media `Sea Green` / Sea Green Juniper Pinus mugo `Big Tuna` / Big Tuna Mugo Pine Yucca elata / Soaptree Yucca Kniphofia x 'Alcazar' / Alcazar Red Hot Poker Perovskia atriplicifolia / Russian Sage	6` 4` 1` 6` 8` 15` 2` 3.5` 4'-6'	6` 4` 8` 8` 6` 5` 1.5`	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 7 GAL 7 GAL #1 CONT 7 GAL #1 CONT	CONT CONT CONT CONT CONT CONT
)+(•)(•) EVERGRE ANNUALS ANNUALS	Ena Fpa Pmo EN SHR Jbc Jsg Pmb Yel /PEREN Ka Pa2 Rp Rfu	99 41 65 UBS 105 161 38 11 NIALS 120 154 103 27	Fallugia paradoxa / Apache Plume Physocarpus monogynus / Mountain Ninebark Juniperus horizontalis `Blue Chip` / Blue Chip Juniper Juniperus x media `Sea Green` / Sea Green Juniper Pinus mugo `Big Tuna` / Big Tuna Mugo Pine Yucca elata / Soaptree Yucca Kniphofia x 'Alcazar' / Alcazar Red Hot Poker Perovskia atriplicifolia / Russian Sage Ratibida pinnata / Yellow Coneflower Rudbeckia fulgida / Black-Eyed Susan/Coneflower	6` 4` 1` 6` 8` 15` 2` 3.5` 4'-6' 2`	6` 4` 8` 8` 6` 5` 1.5` 2`	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 7 GAL #1 CONT 5 GAL #1 CONT 1 GAL	CONT CONT CONT CONT CONT CONT CONT CONT
VERGRE NNUALS	Ena Fpa Pmo EN SHR Jbc Jsg Pmb Yel /PEREN Ka Pa2 Rp	99 41 65 UBS 105 161 38 11 NIALS 120 154 103	Fallugia paradoxa / Apache Plume Physocarpus monogynus / Mountain Ninebark Juniperus horizontalis `Blue Chip` / Blue Chip Juniper Juniperus x media `Sea Green` / Sea Green Juniper Pinus mugo `Big Tuna` / Big Tuna Mugo Pine Yucca elata / Soaptree Yucca Kniphofia x 'Alcazar' / Alcazar Red Hot Poker Perovskia atriplicifolia / Russian Sage Ratibida pinnata / Yellow Coneflower	6` 4` 1` 6` 8` 15` 2` 3.5` 4'-6'	6` 4` 8` 8` 6` 5` 1.5`	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 7 GAL 7 GAL #1 CONT 7 GAL #1 CONT	CONT CONT CONT CONT CONT CONT
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	Ena Fpa Pmo EN SHR Jbc Jsg Pmb Yel /PEREN Ka Pa2 Rp Rfu Sa Ygl	99 41 65 UBS 105 161 38 11 NIALS 120 154 103 27 138 64	Fallugia paradoxa / Apache Plume Physocarpus monogynus / Mountain Ninebark Juniperus horizontalis `Blue Chip` / Blue Chip Juniper Juniperus x media `Sea Green` / Sea Green Juniper Pinus mugo `Big Tuna` / Big Tuna Mugo Pine Yucca elata / Soaptree Yucca Kniphofia x 'Alcazar' / Alcazar Red Hot Poker Perovskia atriplicifolia / Russian Sage Ratibida pinnata / Yellow Coneflower Rudbeckia fulgida / Black-Eyed Susan/Coneflower Sedum x 'Autumn Fire' / Autumn Fire Sedum	6` 4` 1` 6` 8` 15` 2` 3.5` 4'-6' 2` 2`	6` 4` 8` 8` 6` 5` 1.5` 1.5`	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 7 GAL #1 CONT 5 GAL #1 CONT 1 GAL #3 CONT	CONT CONT CONT CONT CONT CONT CONT CONT
)+(•)(•) EVERGRE ANNUALS ANNUALS	Ena Fpa Pmo EN SHR Jbc Jsg Pmb Yel /PEREN Ka Pa2 Rp Rfu Sa Ygl	99 41 65 UBS 105 161 38 11 NIALS 120 154 103 27 138 64	Fallugia paradoxa / Apache Plume Physocarpus monogynus / Mountain Ninebark Juniperus horizontalis `Blue Chip` / Blue Chip Juniper Juniperus x media `Sea Green` / Sea Green Juniper Pinus mugo `Big Tuna` / Big Tuna Mugo Pine Yucca elata / Soaptree Yucca Kniphofia x 'Alcazar' / Alcazar Red Hot Poker Perovskia atriplicifolia / Russian Sage Ratibida pinnata / Yellow Coneflower Rudbeckia fulgida / Black-Eyed Susan/Coneflower Sedum x 'Autumn Fire' / Autumn Fire Sedum	6` 4` 1` 6` 8` 15` 2` 3.5` 4'-6' 2` 2`	6` 4` 8` 8` 6` 5` 1.5` 1.5`	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 7 GAL #1 CONT 5 GAL #1 CONT 1 GAL #3 CONT	CONT CONT CONT CONT CONT CONT CONT CONT

(2)Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses. (a)Where Required. A buffer is required in the following situations:(i)Along the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district.(ii)Along the lot, parcel, or tract line on the multifamily use property between the multifamily use and a single-family or duplex zoning district.(iii)On the residential side of the project when use to use compatibility is a concern.(b)Depth and Planting Standards. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 25 feet of common lot, parcel, or tract line. A minimum of ½ of the trees shall be evergreen trees.

GROUND COVER SCHEDULE

	DETENTION SEED MIX El Paso County Conservation District All Purpose Mix Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 PLS/acre	24,019 sf
	NATIVE SEED MIX El Paso County Conservation District All Purpose Mix Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 PLS/acre Only to be planted in areas where development has created a ground disturbance. In undisturbed areas existing ground cover to remain.	129,857 sf
	DECORATIVE ROCK MULCH	106,080 sf
	ARTIFICIAL TURF	5,532 sf
	TURF SOD Kentucky Bluegrass Blend	16,186 sf

address alternative

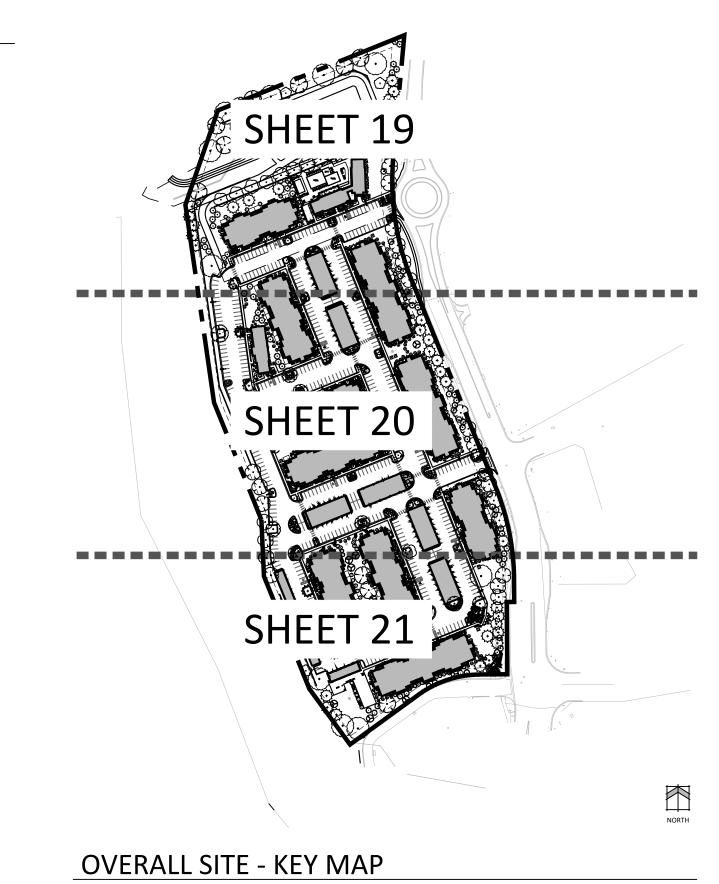
needed...use the wide

open pace channels

near by perhaps or

fencing to be the alternative

why this is not



VENTURE ON VENETUCCI

619 N. Cascade Avenue, Suite 200

Colorado Springs, CO 80903

Tel. 719.471.0073

Fax 719.471.0267

www.nescolorado.com

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MULTI-FAMILY

VENETUCCI BLVD

VEINETOCCI DEVI

OTHER INFO

OTHER INFO

DATE: 11/05/2024
PROJECT MGR: PROJECT MGR
PREPARED BY: J. SMITH

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE NOTES &

18

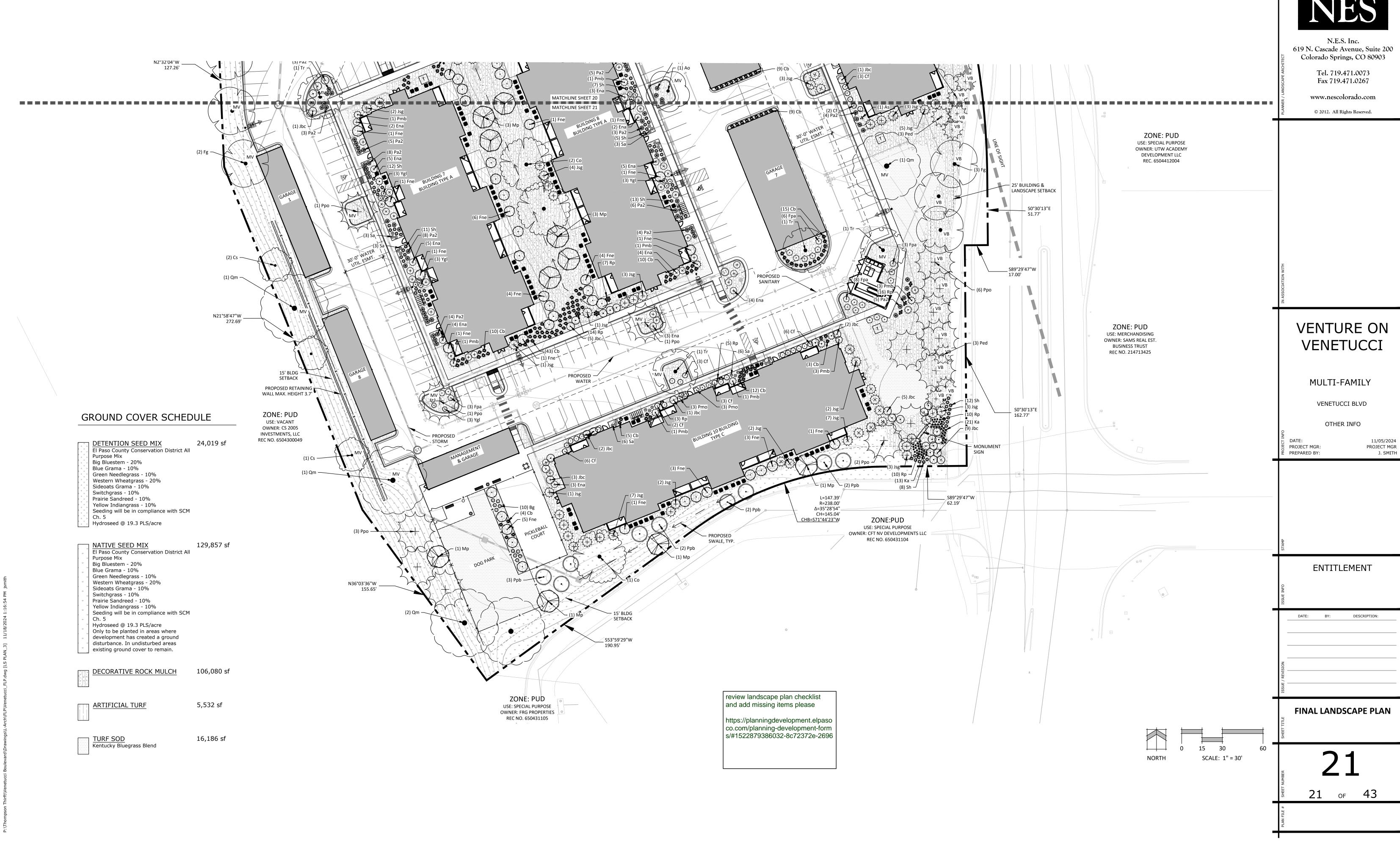
SCHEDULES

18 of 43

VENTURE ON VENETUCCI SECTION 4 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO FINAL LANDSCAPE PLAN GROUND COVER SCHEDULE DETENTION SEED MIX El Paso County Conservation District All 24,019 sf Purpose Mix Big Bluestem - 20% 619 N. Cascade Avenue, Suite 200 Blue Grama - 10% Colorado Springs, CO 80903 Green Needlegrass - 10% Western Wheatgrass - 20% ZONE: PUD Sideoats Grama - 10% Tel. 719.471.0073 USE: VACANT Switchgrass - 10% OWNER: CS 2005 Fax 719.471.0267 Prairie Sandreed - 10% INVESTMENTS, LLC Yellow Indiangrass - 10% Seeding will be in compliance with SCM www.nescolorado.com Hydroseed @ 19.3 PLS/acre © 2012. All Rights Reserved. PROPOSED RETAINING _ 25' BUILDING & NATIVE SEED MIX El Paso County Conservation District All 129,857 sf WALL MAX. LANDSCAPE SETBACK HEIGHT 16. Purpose Mix Big Bluestem - 20% __ S5°08'43"W Blue Grama - 10% Green Needlegrass - 10% ZONE: PUD Western Wheatgrass - 20% Sideoats Grama - 10% USE: VACANT COMMERCIAL LOTS Switchgrass - 10% OWNER: UTW ACADEMY Prairie Sandreed - 10% DEVELOPMENT LLC Yellow Indiangrass - 10% REC NO. 6504412018 Seeding will be in compliance with SCM Hydroseed @ 19.3 PLS/acre Only to be planted in areas where development has created a ground disturbance. In undisturbed areas existing ground cover to remain. 106,080 sf DECORATIVE ROCK MULCH N18°57'10"E 5,532 sf TURF SOD Kentucky Bluegrass Blend 16,186 sf VENTURE ON **VENETUCCI MULTI-FAMILY** VENETUCCI BLVD PROJECT MGR: CHB=S08°29'34"E **ENTITLEMENT** ZONE: PUD USE: VACANT COMMERCIAL LOTS OWNER: UTW ACADEMY DEVELOPMENT LLC REC NO. 6504412018 ZONE: PUD **USE: VACANT** OWNER: CS 2005 FINAL LANDSCAPE PLAN REC NO. 6504300049 PROPOSED -

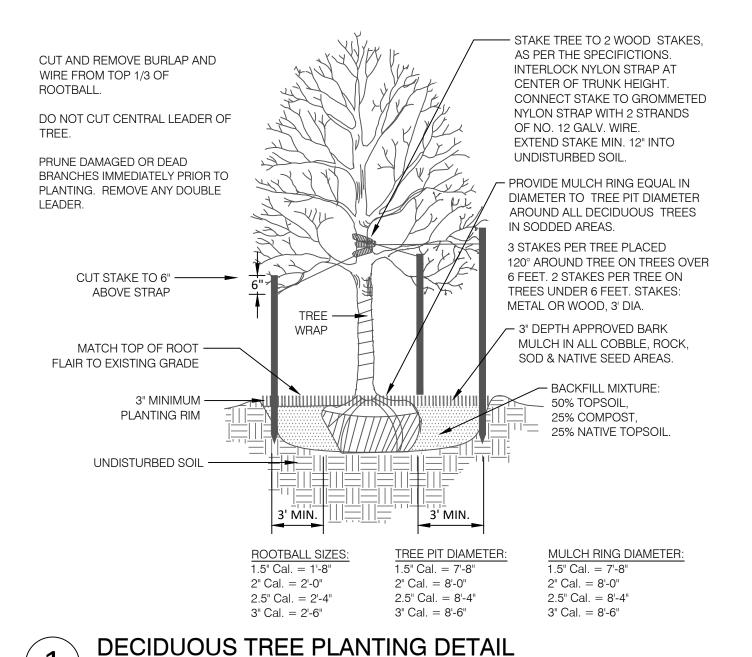
VENTURE ON VENETUCCI SECTION 4 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SITE DEVELOPMENT PLAN PROPOSED RETAINING GROUND COVER SCHEDULE Purpose Mix 619 N. Cascade Avenue, Suite 200 Big Bluestem - 20% Blue Grama - 10% Colorado Springs, CO 80903 Green Needlegrass - 10% Western Wheatgrass - 20% Tel. 719.471.0073 Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Fax 719.471.0267 Yellow Indiangrass - 10% www.nescolorado.com Seeding will be in compliance with SCM Hydroseed @ 19.3 PLS/acre © 2012. All Rights Reserved. 129,857 sf NATIVE SEED MIX **ZONE: PUD** El Paso County Conservation District All USE: VACANT **ZONE: PUD** Purpose Mix OWNER: CS 2005 Big Bluestem - 20% USE: VACANT COMMERCIAL LOTS INVESTMENTS, LLC Blue Grama - 10% OWNER: UTW ACADEMY REC NO. 6504300049 15' BLDG — SETBACK Green Needlegrass - 10% DEVELOPMENT LLC Western Wheatgrass - 20% REC NO. 6504412018 Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Hydroseed @ 19.3 PLS/acre Only to be planted in areas where development has created a ground disturbance. In undisturbed areas existing ground cover to remain. 106,080 sf DECORATIVE ROCK MULCH 5,532 sf TURF SOD Kentucky Bluegrass Blend 16,186 sf VENTURE ON VENETUCCI **MULTI-FAMILY** VENETUCCI BLVD ZONE: PUD OTHER INFO USE: MERCHANDISING OWNER: SAMS REAL EST. **BUSINESS TRUST** 11/05/2024 REC NO. 214713425 PROJECT MGR: PROJECT MGR PREPARED BY: J. SMITH N21°58'47"W **ENTITLEMENT** - 25' BUILDING & LANDSCAPE SETBACK ZONE: PUD USE: VACANT ZONE: PUD OWNER: CS 2005 INVESTMENTS, LLC USE: SPECIAL PURPOSE REC NO. 6504300049 OWNER: UTW ACADEMY DEVELOPMENT LLC REC. 6504412004 R=559.98' Δ=21°34'55" CH=209.68' FINAL LANDSCAPE PLAN 20 of 43 NORTH SCALE: 1" = 30'

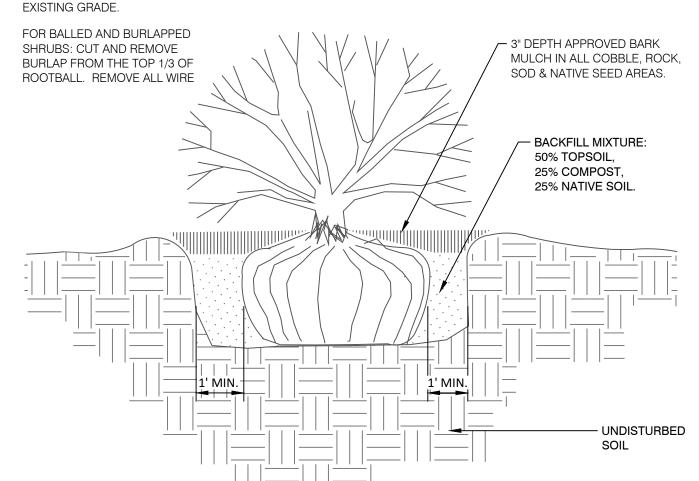
SECTION 4 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
FINAL LANDSCAPE PLAN



N.E.S. Inc.
N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

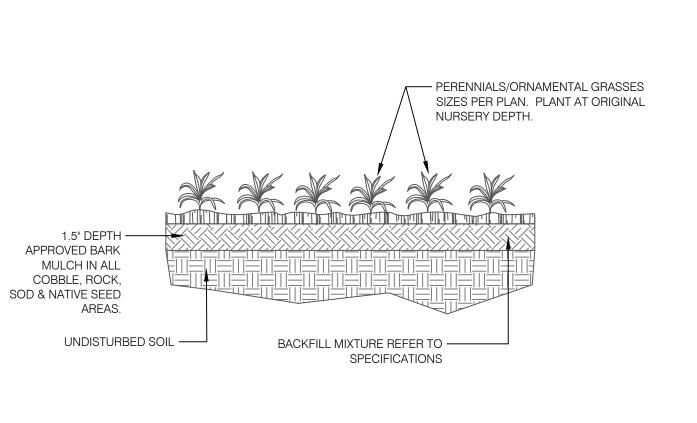
SECTION 4 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO FINAL LANDSCAPE PLAN

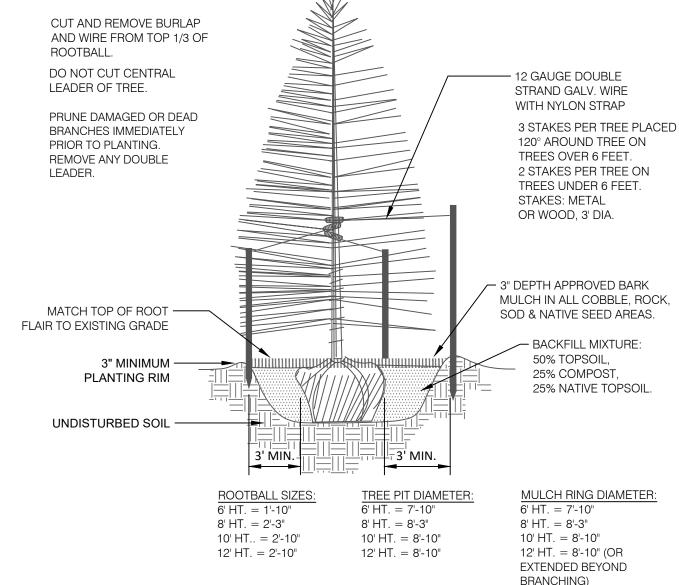




MATCH TOP OF ROOT FLAIR TO

329343-01

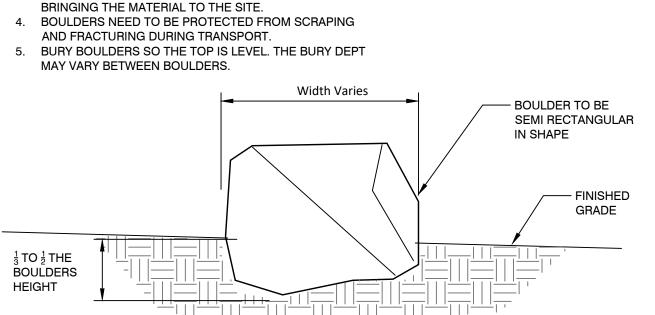


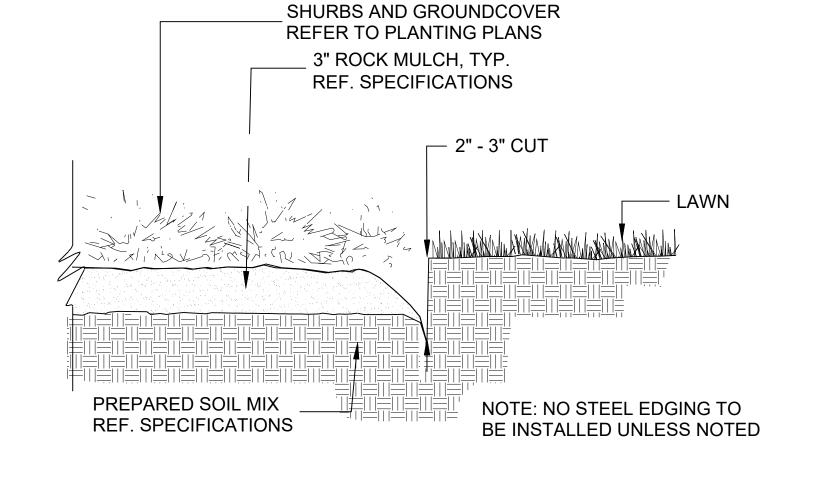










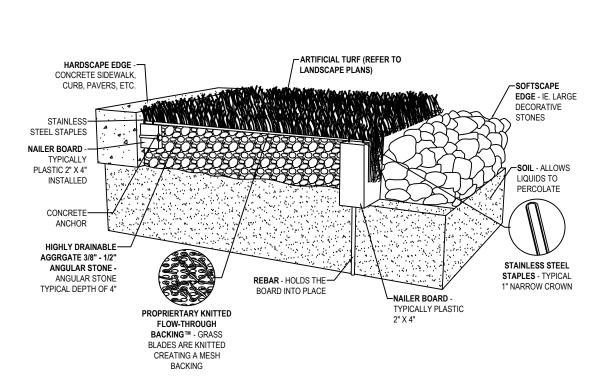


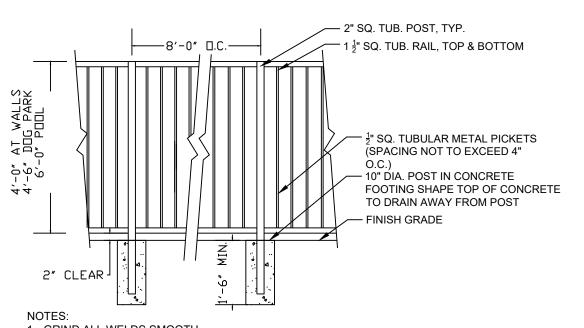
- 6" HDPE PERFORATED

-1/4" HOLD DOWN

DRAIN PIPE IN BULL ROCK - NO OUTLET

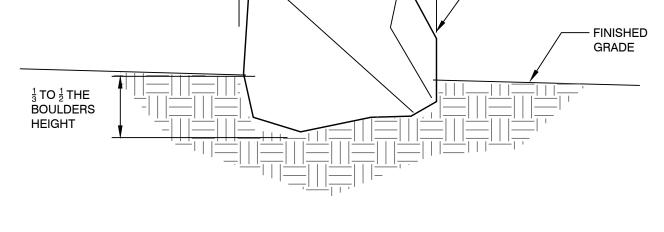
- CONCRETE PAD





1. GRIND ALL WELDS SMOOTH 2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM. COLOR TO BE BLACK SEMI-GLOSS. 3. PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL PRIMED/PAINTED TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" X 21/8" WW304S.S (OR APPROVED EQUAL). 4. SELF-CLOSING SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

P-TT-24

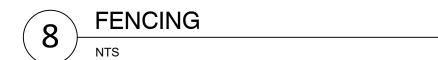


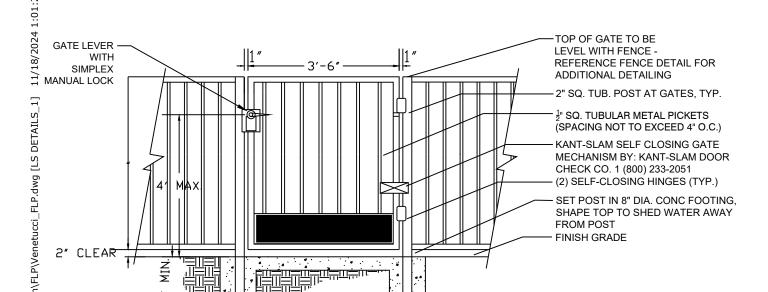


__ DOG PARK LAWN

DOG PARK LAWN







GRIND ALL WELDS SMOOTH

PRIMED/PAINTED TO MATCH THE FENCE.

GATE DOG PARK

BOULDERS TO BE SILOAM STONE.

MATERIAL TO THE SITE.

2. LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDERS

3. BOULDER LOCATION SHALL BE STAKED BY CONTRACTOR

AT SUPPLIERS PRIOR TO CONTRACTOR BRINGING THE

FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO

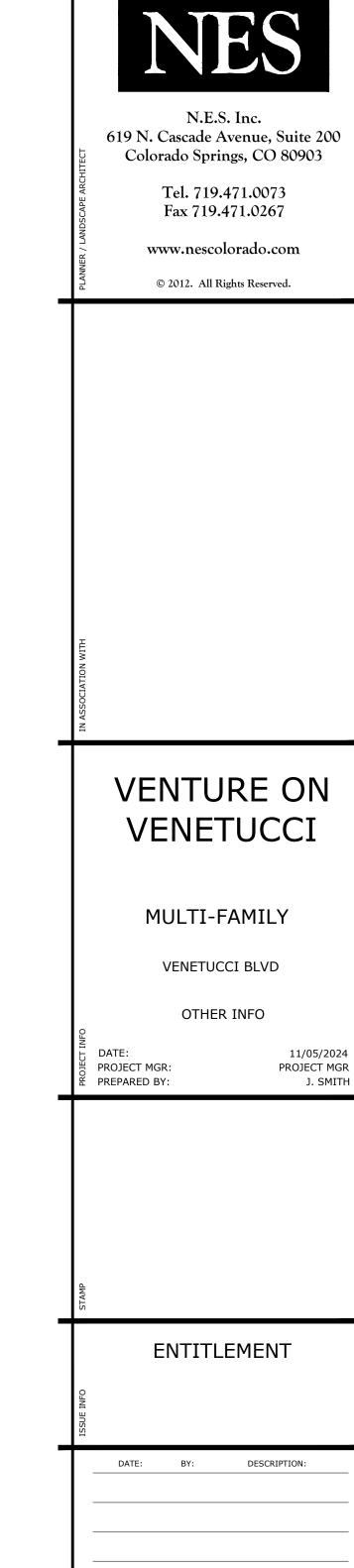
LANDSCAPE BOULDER

- ALL METAL PIECES TO BE PREFINISHED ALUMINUM. COLOR TO BE BLACK SEMI-GLOSS. 3. PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL
- 4. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" X 21/8" WW304S.S (OR APPROVED EQUAL). 5. SELF-CLOSING SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THÉ
- DOOR WILL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM 6. FENCE FABRICATOR TO PROVIDE SHOP DRAWING FOR INSTALLATION AND GROUNDING.
- 7. GATE TO BE INSTALLED WITH 18" CLEAR SPACE OF CONCRETE PAVEMENT FROM LATCH ON THE PULL SIDE.

LIQUID APPLIED ACRYLIC SURFACE SYSTEM (CUSHIONED OR NON-CUSHIONED)

(INSTALL SURFACE PER MANUFACTURER SPECIFICATIONS)

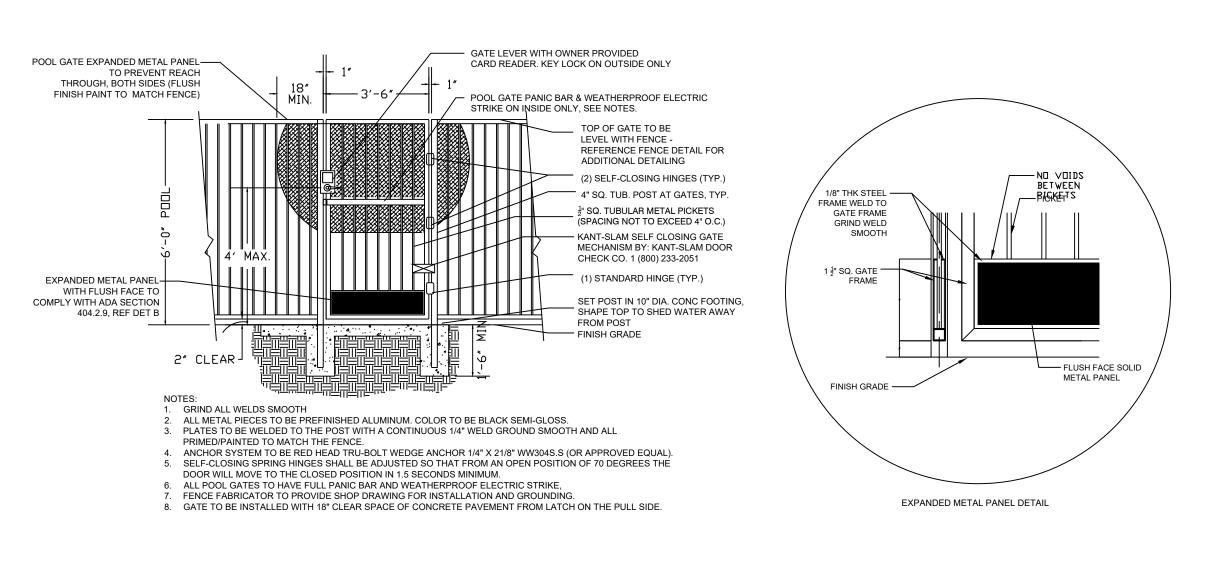
P-TT-26

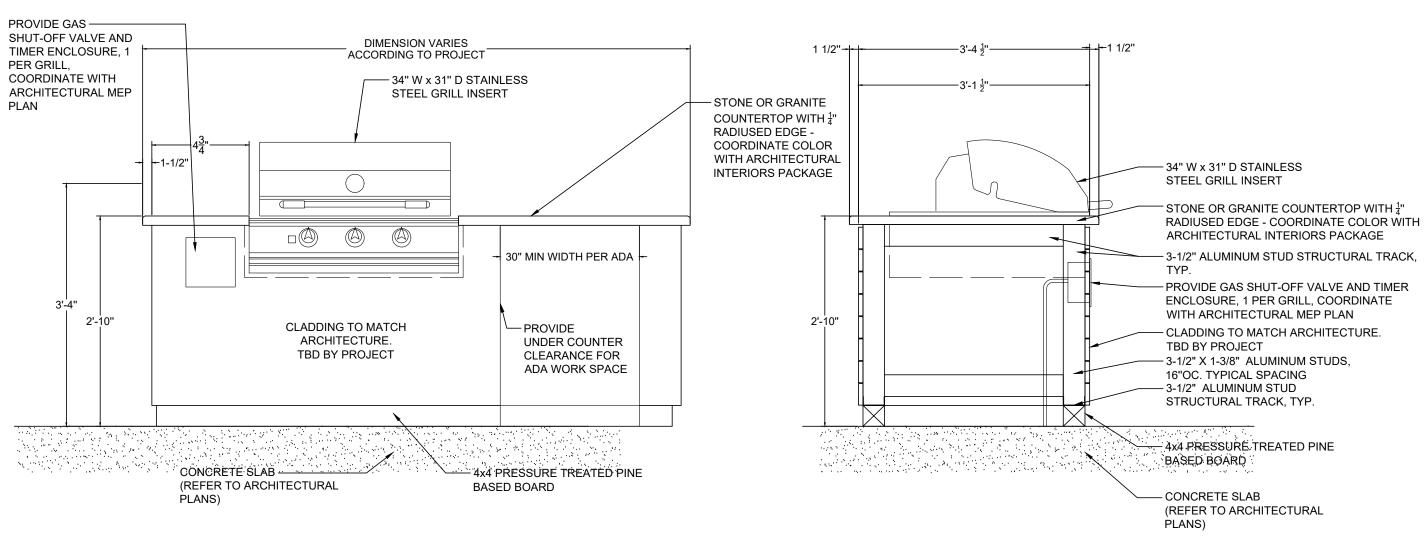


LANDSCAPE DETAILS

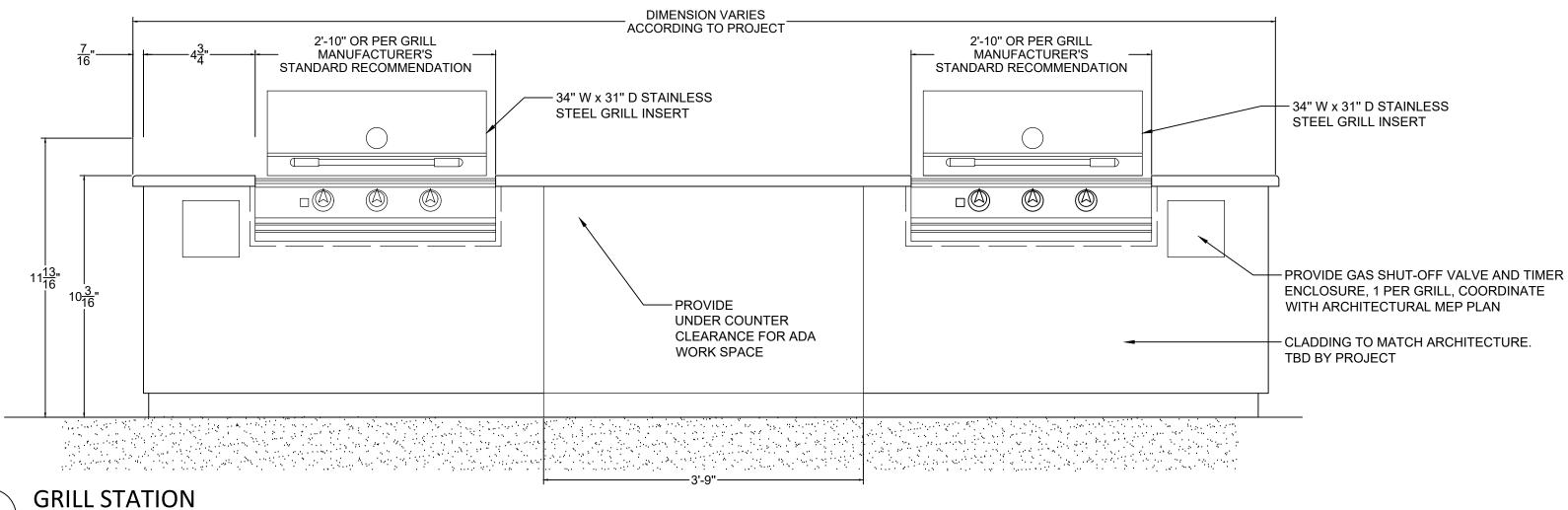
22 of 43

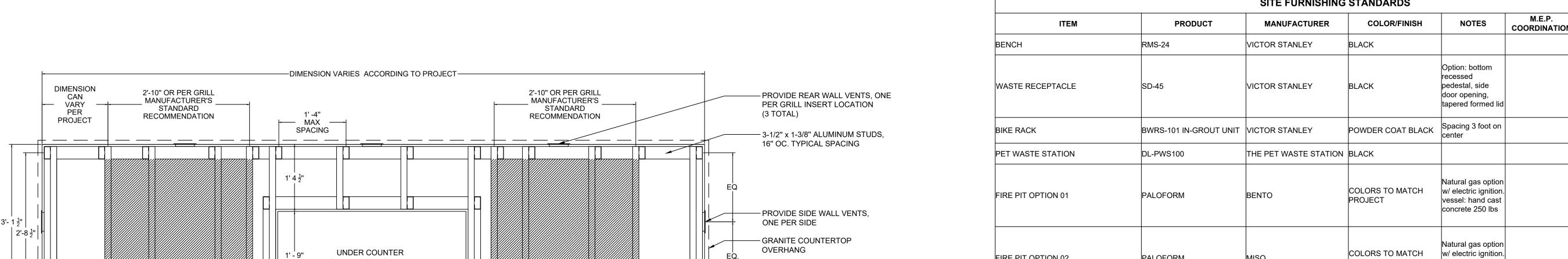
SECTION 4 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO FINAL LANDSCAPE PLAN





POOL GATE P-TT-35 **GRILL STATION** P-TT-61





P-TT-61

2024 10:32:06 AM j	CAN	2'-10" OR PER GRILL MANUFACTURER'S STANDARD RECOMMENDATION	1' -4" —— MAX —————————————————————————————————	2'-10" OR PER GRILL MANUFACTURER'S STANDARD RECOMMENDATION		PROVIDE REAR WALL VENTS, ONE PER GRILL INSERT LOCATION (3 TOTAL)
snetucci Boulevard\Drawings\L-Arch\FLP\Venetucci_FLP.dwg [LS DETAILS_2] 11/18/ L L L L L L L L L L L L	GRILL STATI	10N	1' - 9" UNDER COUNTER CLEARANCE FOR ADA WORK SPACE 1'-1\frac{1}{2}"		EQ	— PROVIDE SIDE WALL VENTS, ONE PER SIDE — GRANITE COUNTERTOP OVERHANG — 3-1/2" x 1-3/8" ALUMINUM STUDS, 16" OC TYPICAL SPACING — PROVIDE GAS SHUT-OFF VALVE AND TIMER ENCLOSURE, 1 PER GRILL, COORDINATE WITH ARCHITECTURAL MEP PLAN — LINE GRILL INSERT OPENING WITH ³ / ₄ " CEMENT BOARD, ALL SIDES
½ (4)—	TS					P-TT-61

HARDSCAPE / PAVING							
ITEM	PRODUCT	MANUFACTURER	COLOR/FINISH	NOTES	DETAIL REFERENCE	LINK	
ARTIFICIAL TURF (RESIDENT USE)	SELECT LX	LANDSCAPES BY FOREVER LAWN	PRIMARY: FIELD / OLIVE GREEN SECONDARY: TURF GREEN / DARK TAN		SHEET X 'ARTIFICIAL TURF'	https://www.landscapesbyf oreverlawn.com/solutions/f oreverlawn-select/	
ARTIFICIAL TURF (DOG PARKS AND PRIVATE YARDS)	CLASSIC +	K9GRASS BY FOREVER LAWN	PRIMARY: SUMMER GREEN SECONDARY: TURF GREEN		SHEET X 'ARTIFICIAL TURF'	https://k9grass.com/solutio ns-we-offer/architectural-sp ecs/	

		SITE FURNISHING	STANDARDS			
ITEM	PRODUCT	MANUFACTURER	COLOR/FINISH	NOTES	M.E.P. COORDINATION	LINK
BENCH	RMS-24	VICTOR STANLEY	BLACK			https://www.victorstanley.com/product/rms-24/
WASTE RECEPTACLE	SD-45	VICTOR STANLEY	BLACK	Option: bottom recessed pedestal, side door opening, tapered formed lid		https://www.victorstanley.co m/product/sd-35/
BIKE RACK	BWRS-101 IN-GROUT UNIT	VICTOR STANLEY	POWDER COAT BLACK	Spacing 3 foot on center		https://www.victorstanley.co m/product/brws-101/
PET WASTE STATION	DL-PWS100	THE PET WASTE STATION	BLACK			
FIRE PIT OPTION 01	PALOFORM	BENTO	COLORS TO MATCH PROJECT	Natural gas option w/ electric ignition. vessel: hand cast concrete 250 lbs		https://paloform.com/bento/
FIRE PIT OPTION 02	PALOFORM	MISO	COLORS TO MATCH PROJECT	Natural gas option w/ electric ignition. vessel: hand cast concrete 250 lbs		https://paloform.com/miso/

WATER FEATURES						
ITEM	PRODUCT	MANUFACTURER	COLOR/FINISH	NOTES	M.E.P. COORDINATION	LINK
PET WATER FOUNTAIN	300 SM (ADA COMPLIANT)	MOST DEPENDABLE FOUNTAINS	BLACK			https://www.mostdependable.com/product/300-sm/



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VENTURE ON **VENETUCCI**

VENETUCCI BLVD

OTHER INFO

DATE:

11/05/2024 PROJECT MGR: PROJECT MGR PREPARED BY: J. SMITH

ENTITLEMENT

LANDSCAPE DETAILS

23 of 43