

# VENTURE ON VENETUCCI

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

### FINAL LANDSCAPE PLAN

#### LANDSCAPE NOTES

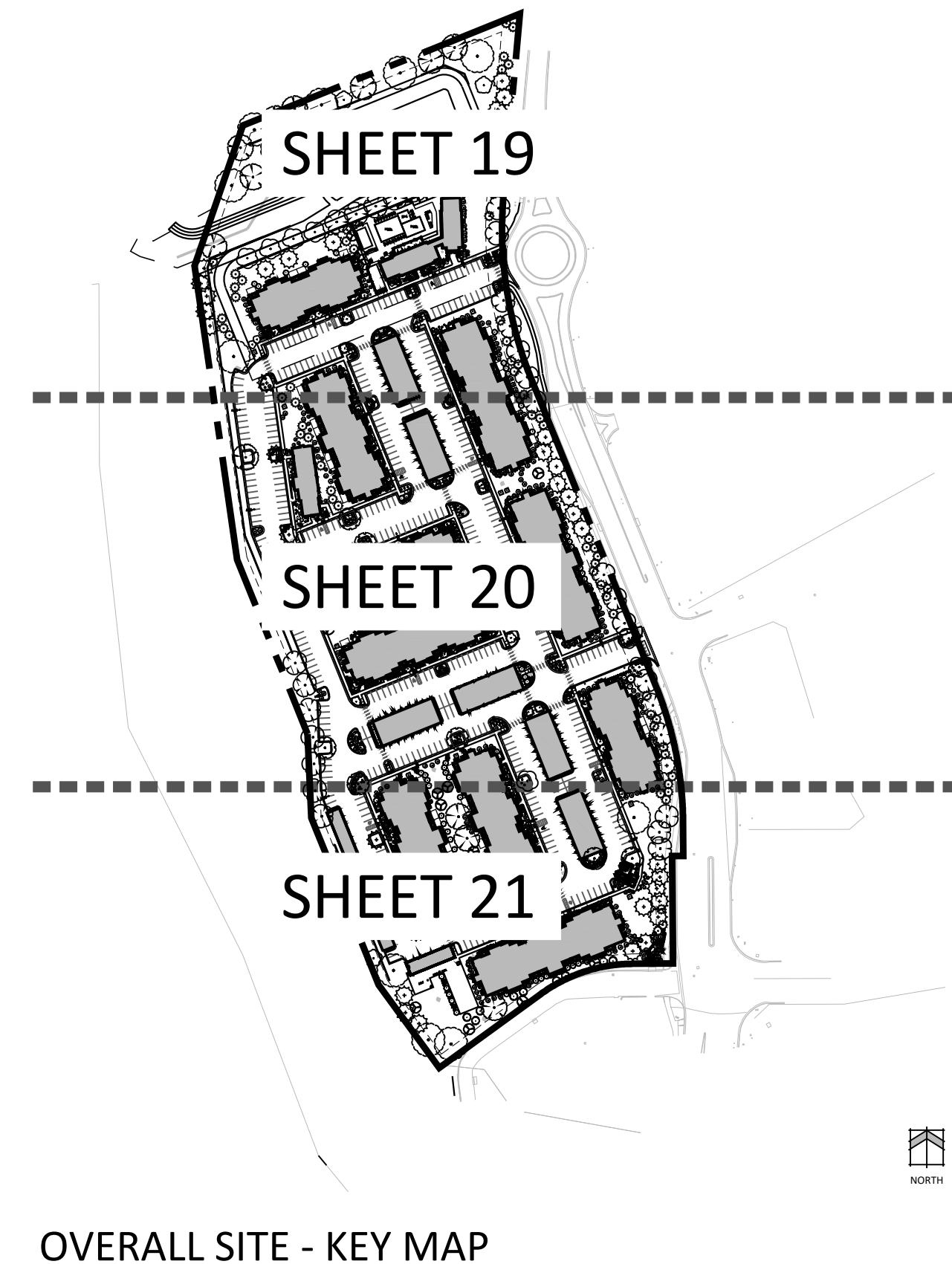
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL 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.
- 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.
- 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.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- 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 SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- DECORATIVE ROCK MULCH: 3/4" XXXXXXXXXXXX, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL DECORATIVE ROCK MULCH AREAS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- 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.

#### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
<b>DECIDUOUS TREES</b>							
	Cs	5	Catalpa speciosa / Northern Catalpa	50'	30'	1.5" Cal.	B&B
	Co	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
	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
	Tr	9	Tilia tomentosa / Silver Linden	50'	40'	2.5" Cal.	B&B
<b>EVERGREEN TREES</b>							
	Ppb	10	Picea pungens 'Baby Blueeyes' / Baby Blue Eyes Spruce	30'	15'	6' HT	B&B
	Ped	64	Pinus edulis / Pinon Pine	25'	20'	6'	B&B
	Ppo	36	Pinus ponderosa / Ponderosa Pine	65'	30'	6'	B&B
<b>ORNAMENTAL TREES</b>							
	Ao	7	Aesculus glabra / Ohio Buckeye	30'	30'	1.5" Cal.	B&B
	As	31	Amelanchier alnifolia / Serviceberry	20'	12'	#5 CONT.	CONT
	Fne	84	Forestiera neomexicana / New Mexican Privet	12'	8'	5 GAL	CONT
	Mp	21	Malus x 'Prairifire' / Prairifire Crab Apple	20'	20'	1.5" Cal.	B&B
<b>DECIDUOUS SHRUBS</b>							
	Bg	49	Berberis thunbergii 'Golden Rocket' / Golden Rocket Japanese Barberry	4'	2.5'	5 GAL	CONT
	Cf	210	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood	4'	4'	5 GAL	CONT
	Ena	99	Ericameria nauseosa / Rubber Rabbitbrush	5'	5'	5 GAL	CONT
	Fpa	41	Fallugia paradoxa / Apache Plume	6'	6'	5 GAL	CONT
	Pmo	65	Physocarpus monogynus / Mountain Ninebark	4'	4'	5 GAL	CONT
<b>EVERGREEN SHRUBS</b>							
	Jbc	105	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8'	5 GAL	CONT
	Jsg	161	Juniperus x media 'Sea Green' / Sea Green Juniper	6'	8'	5 GAL	CONT
	Pmb	38	Pinus mugo 'Big Tuna' / Big Tuna Mugo Pine	8'	6'	5 GAL	CONT
	Yel	11	Yucca elata / Soaptree Yucca	15'	5'	5 GAL	CONT
<b>ANNUALS/PERENNIALS</b>							
	Ka	120	Kniphofia x 'Alcazar' / Alcazar Red Hot Poker	2'	2'	#1 CONT	CONT
	Pa2	154	Perovskia atriplicifolia / Russian Sage	3.5'	3.5'	5 GAL	CONT
	Rp	103	Ratibida pinnata / Yellow Coneflower	4'-6'	1.5'	#1 CONT	CONT
	Rfu	27	Rudbeckia fulgida / Black-Eyed Susan/Coneflower	2'	2'	1 GAL	CONT
	Sa	138	Sedum x 'Autumn Fire' / Autumn Fire Sedum	2'	1.5'-2'	#3 CONT	CONT
	Ygl	64	Yucca glauca / Soapweed	4'	4'	1 GAL	CONT
<b>ORNAMENTAL GRASSES</b>							
	Cb	336	Calamagrostis brachytricha / Korean Feather Reed Grass	4'	3'	1 GAL	CONT
	Sh	129	Sporobolus heterolepis / Prairie Dropseed	2.5'	2.5'	#3 CONT	CONT

#### 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



#### LANDSCAPE REQUIREMENTS

##### Landscape Setbacks

See Code Section 6.2.2.B.1

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

← add adj street to south

##### Internal Landscaping

See Code Section 6.2.2.E

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required/Provided	Internal Trees (1/500 SF) Required/Provided
706,948 SF	15%	106,042 / 106,042	213/213
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	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

(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 1/3 of the trees shall be evergreen trees.

← address alternative why this is not needed...use the wide open pace channels near by perhaps or fencing to be the alternative

← buffer from commercial?

← complete this table



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

Tel. 719.471.0073  
Fax 719.471.0267

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## VENTURE ON VENETUCCI

MULTI-FAMILY

VENETUCCI BLVD

OTHER INFO

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

#### ENTITLEMENT

DATE: BY: DESCRIPTION:

#### LANDSCAPE NOTES & SCHEDULES

# 18

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# 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

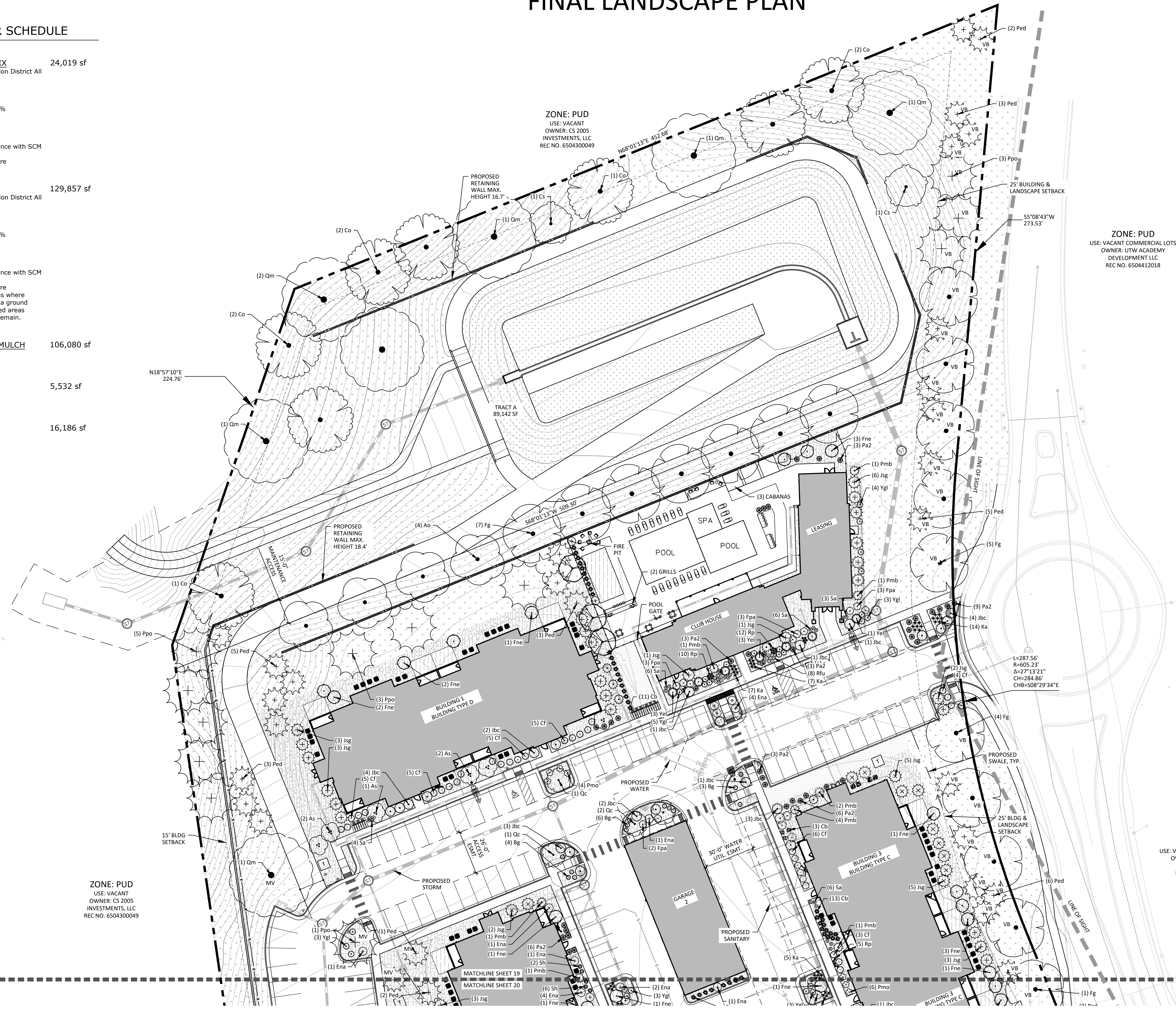
**DETECTION SEED MIX** 24,019 sf  
 El Paso County Conservation District All Purpose Mix  
 Big Bluestem - 20%  
 Blue Grama - 10%  
 Green Needlegrass - 10%  
 Western Wheatgrass - 20%  
 Sideoats Grama - 10%  
 Switchgrass - 10%  
 Prairie Sandreed - 10%  
 Yellow Indiangrass - 10%  
 Seeding will be in compliance with SCM Ch. 5  
 Hydroseed @ 19.3 PLS/acre

**NATIVE SEED MIX** 129,857 sf  
 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.

**DECORATIVE ROCK MULCH** 106,080 sf

**ARTIFICIAL TURF** 5,532 sf

**TURF SOD** 16,186 sf  
 Kentucky Bluegrass Blend



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**VENTURE ON VENETUCCI**

MULTI-FAMILY

VENETUCCI BLVD

OTHER INFO

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

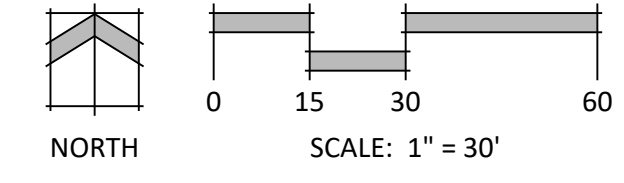
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FINAL LANDSCAPE PLAN

# 19

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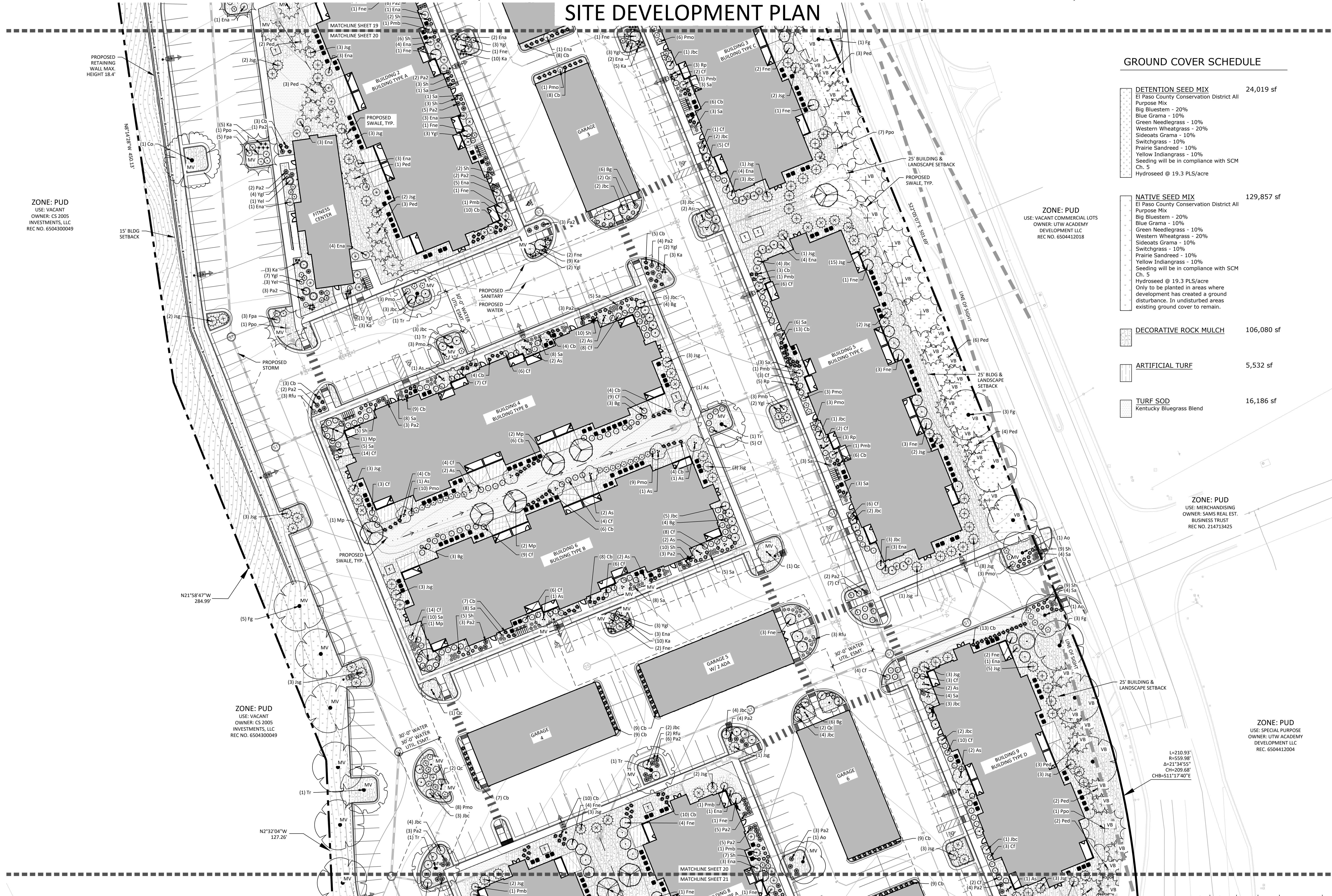
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# VENTURE ON VENETUCCI

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

## SITE DEVELOPMENT PLAN



### GROUND COVER SCHEDULE

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	<b>TURF SOD</b> Kentucky Bluegrass Blend	16,186 sf

ZONE: PUD  
USE: VACANT  
OWNER: CS 2005 INVESTMENTS, LLC  
REC NO. 6504300049

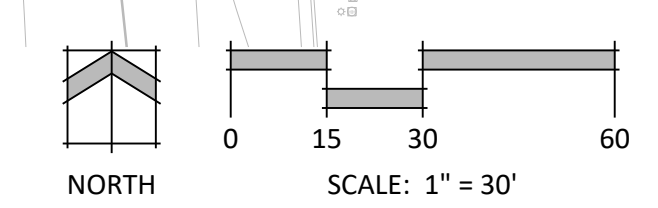
ZONE: PUD  
USE: VACANT COMMERCIAL LOTS  
OWNER: UTW ACADEMY DEVELOPMENT LLC  
REC NO. 6504412018

ZONE: PUD  
USE: MERCHANDISING  
OWNER: SAMS REAL EST. BUSINESS TRUST  
REC NO. 214713425

ZONE: PUD  
USE: VACANT  
OWNER: CS 2005 INVESTMENTS, LLC  
REC NO. 6504300049

ZONE: PUD  
USE: SPECIAL PURPOSE  
OWNER: UTW ACADEMY DEVELOPMENT LLC  
REC. 6504412004

L=210.93'  
R=559.98'  
Δ=21°34'55"  
CH=209.68'  
CB=511°17'40"E



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### VENTURE ON VENETUCCI

MULTI-FAMILY  
VENETUCCI BLVD  
OTHER INFO

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PROJECT MGR: PROJECT MGR  
PREPARED BY: J. SMITH

### ENTITLEMENT

DATE: BY: DESCRIPTION:

### FINAL LANDSCAPE PLAN

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20 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

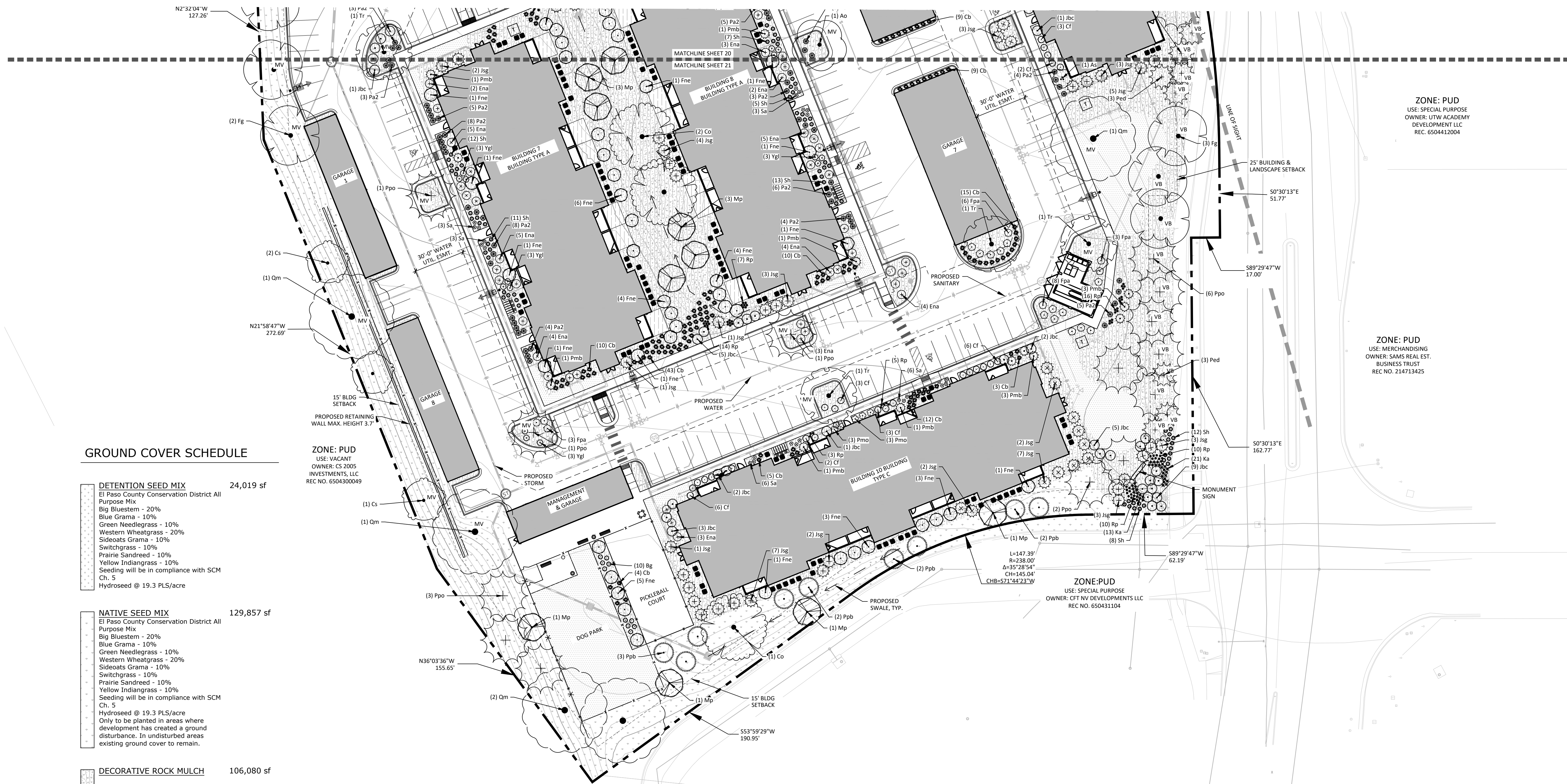


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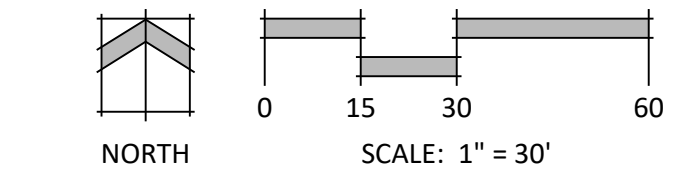
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#### GROUND COVER SCHEDULE

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	<b>ARTIFICIAL TURF</b>	5,532 sf
	<b>TURF SOD</b> Kentucky Bluegrass Blend	16,186 sf

review landscape plan checklist and add missing items please  
<https://planningdevelopment.elpaso.co.com/planning-development-form-s/#1522879386032-8c72372e-2696>



**ZONE: PUD**  
USE: SPECIAL PURPOSE  
OWNER: UTW ACADEMY DEVELOPMENT LLC  
REC. 6504412004

**ZONE: PUD**  
USE: MERCHANDISING  
OWNER: SAMS REAL EST. BUSINESS TRUST  
REC NO. 214713425

**ZONE: PUD**  
USE: SPECIAL PURPOSE  
OWNER: CFT NV DEVELOPMENTS LLC  
REC NO. 650431104

**ZONE: PUD**  
USE: SPECIAL PURPOSE  
OWNER: FRG PROPERTIES  
REC NO. 650431105

**VENTURE ON VENETUCCI**  
  
MULTI-FAMILY  
  
VENETUCCI BLVD  
  
OTHER INFO

DATE: 11/05/2024  
PROJECT MGR: PROJECT MGR  
PREPARED BY: 1. SMITH

#### ENTITLEMENT

DATE:	BY:	DESCRIPTION:

#### FINAL LANDSCAPE PLAN

21

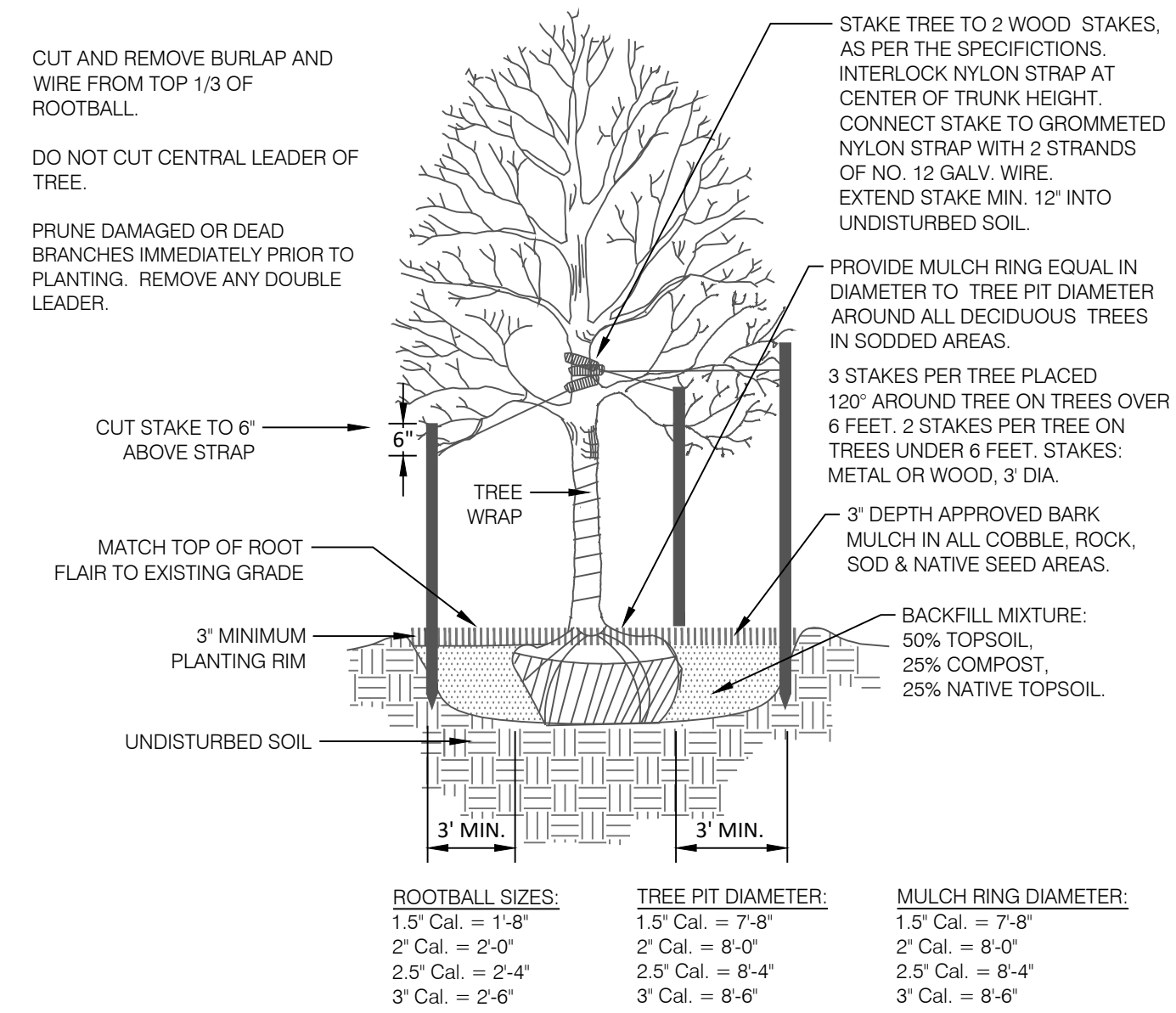
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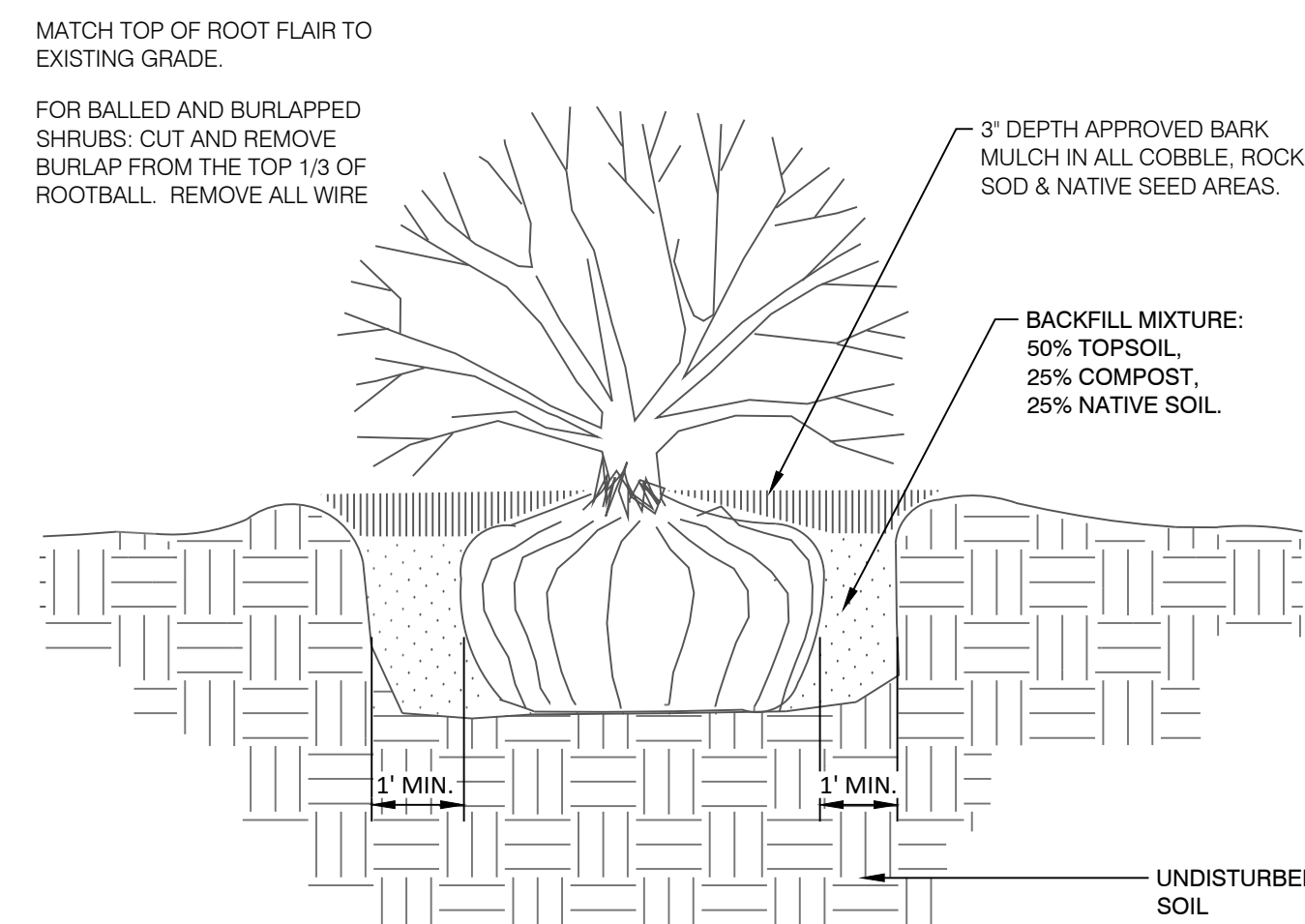
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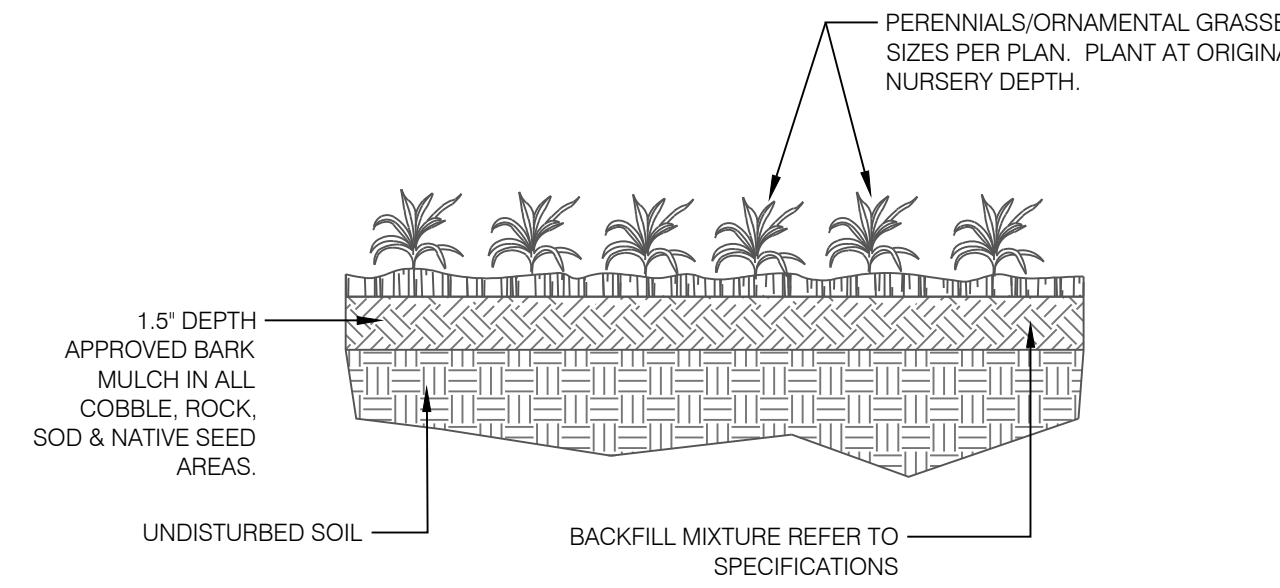
### FINAL LANDSCAPE PLAN



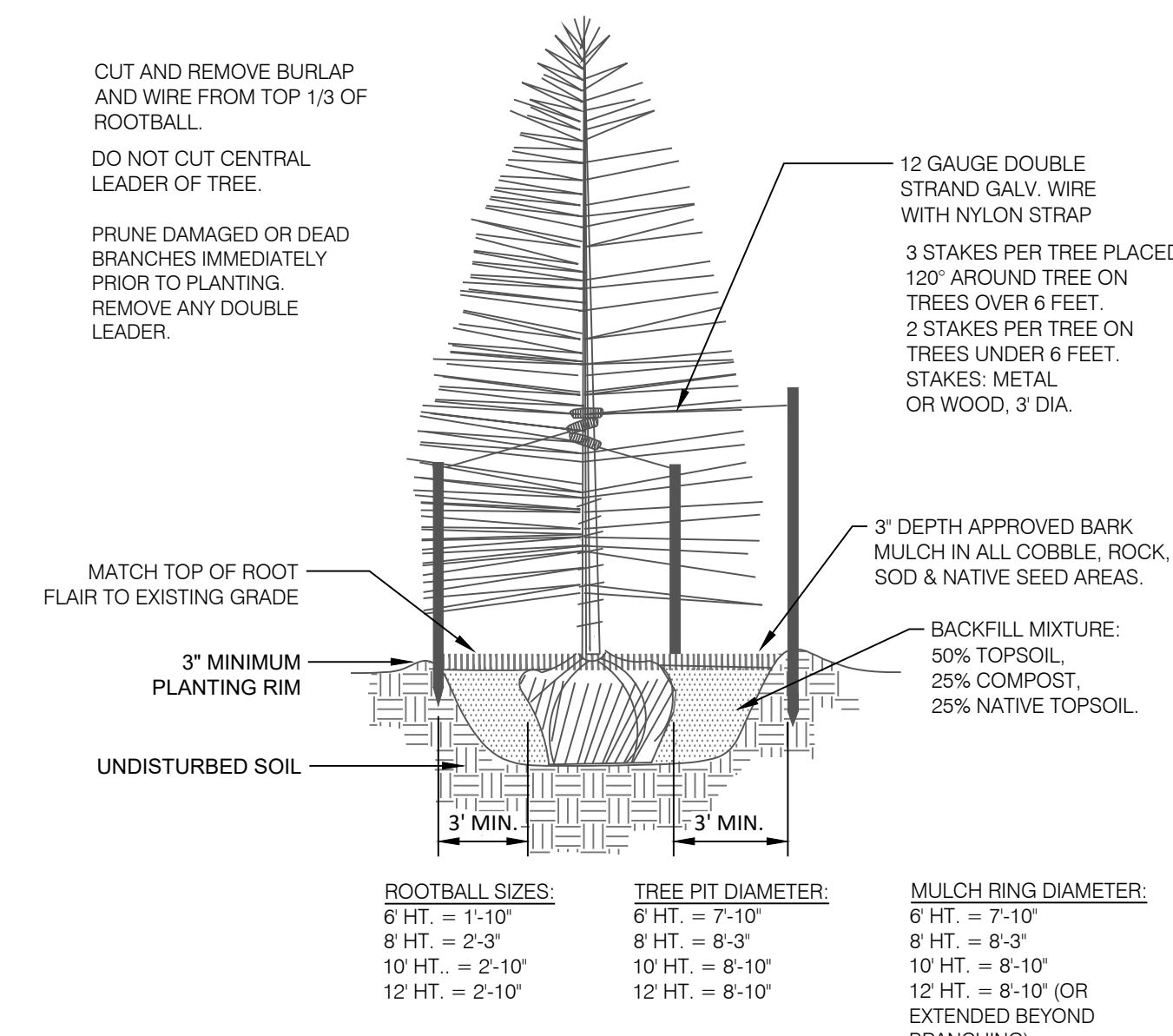
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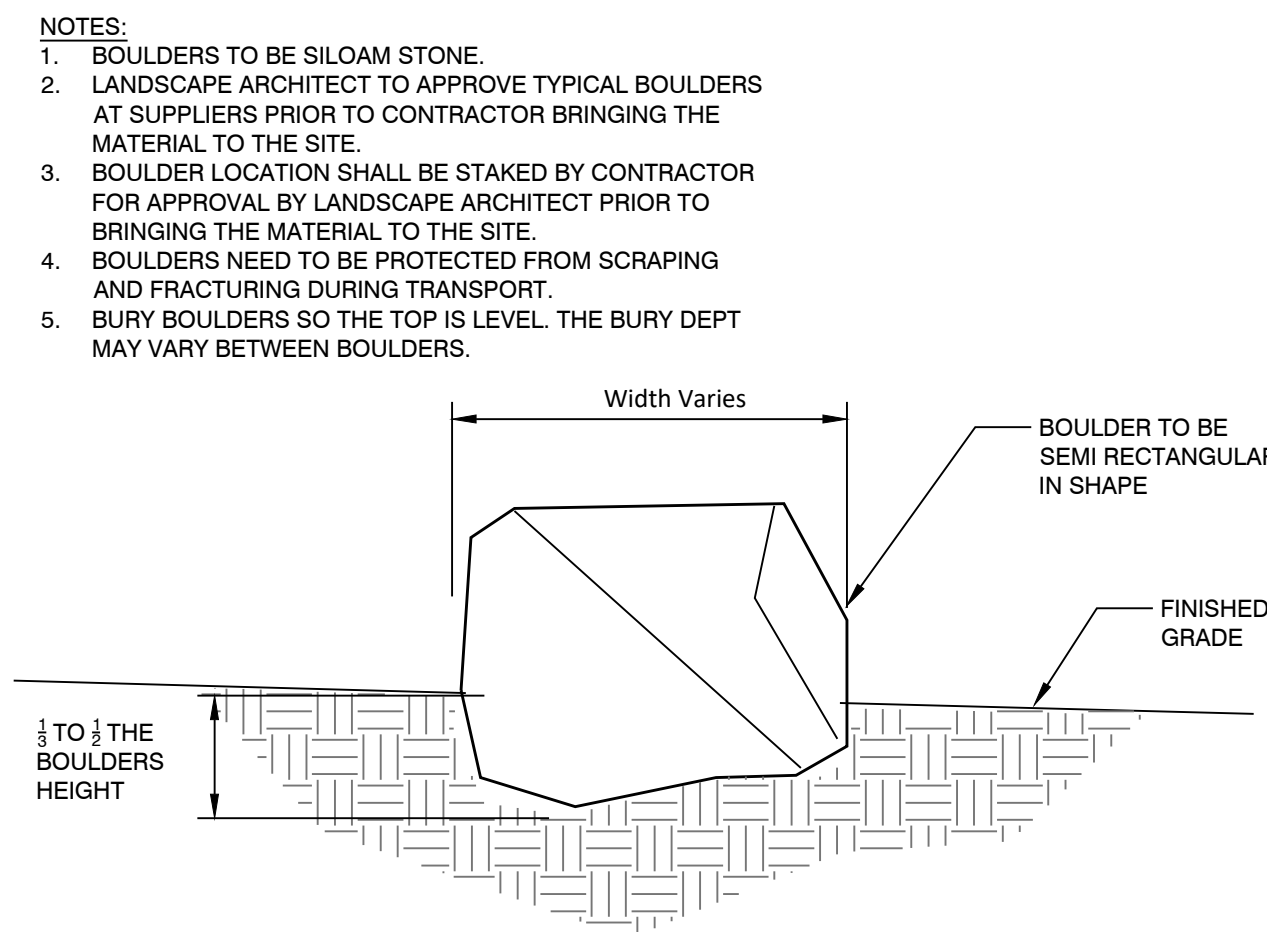
**2 SHRUB PLANTING DETAIL**  
N.T.S. 329333-03



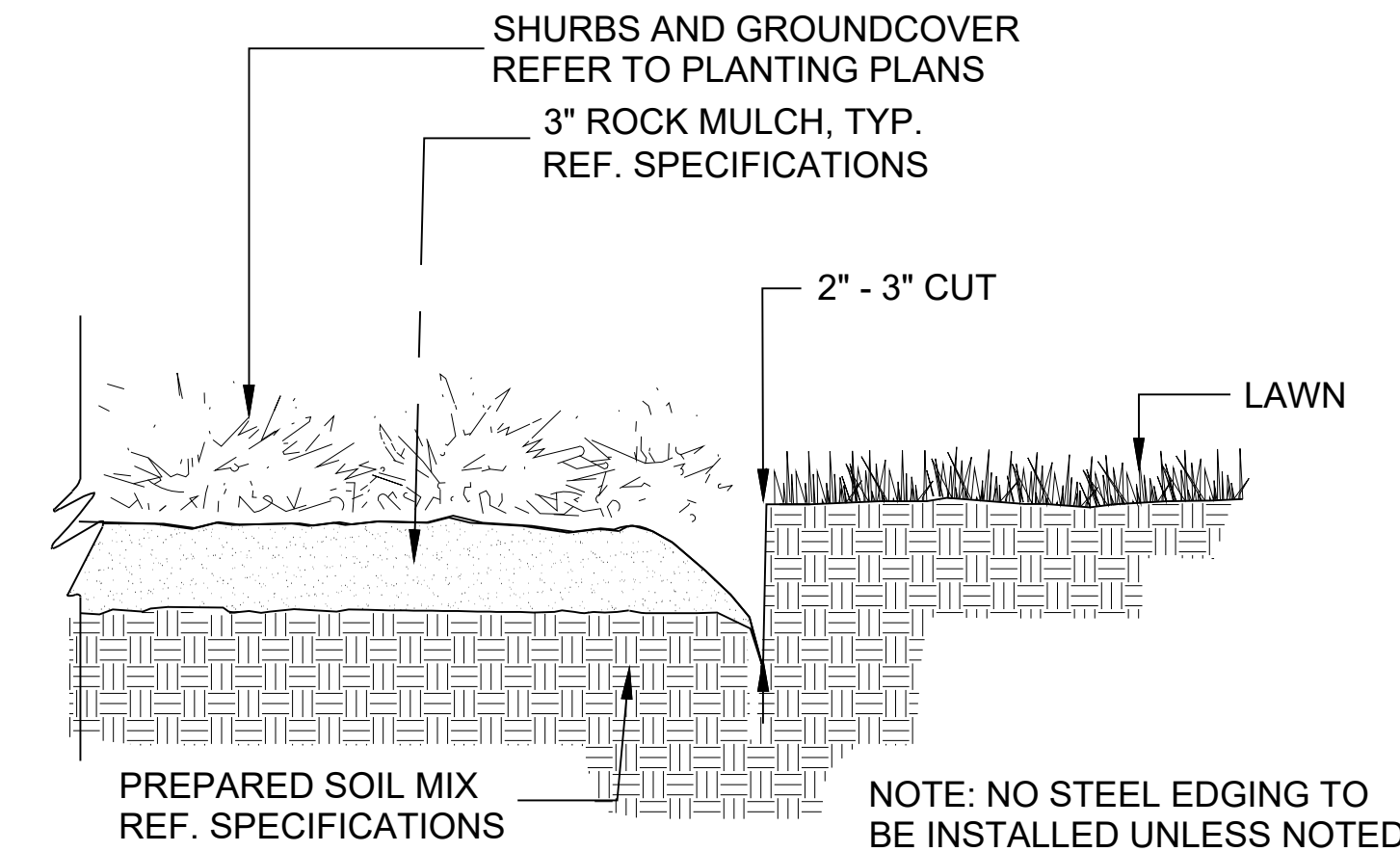
**3 PERENNIAL / ORNAMENTAL GRASS PLANTING**  
N.T.S. 3293-04



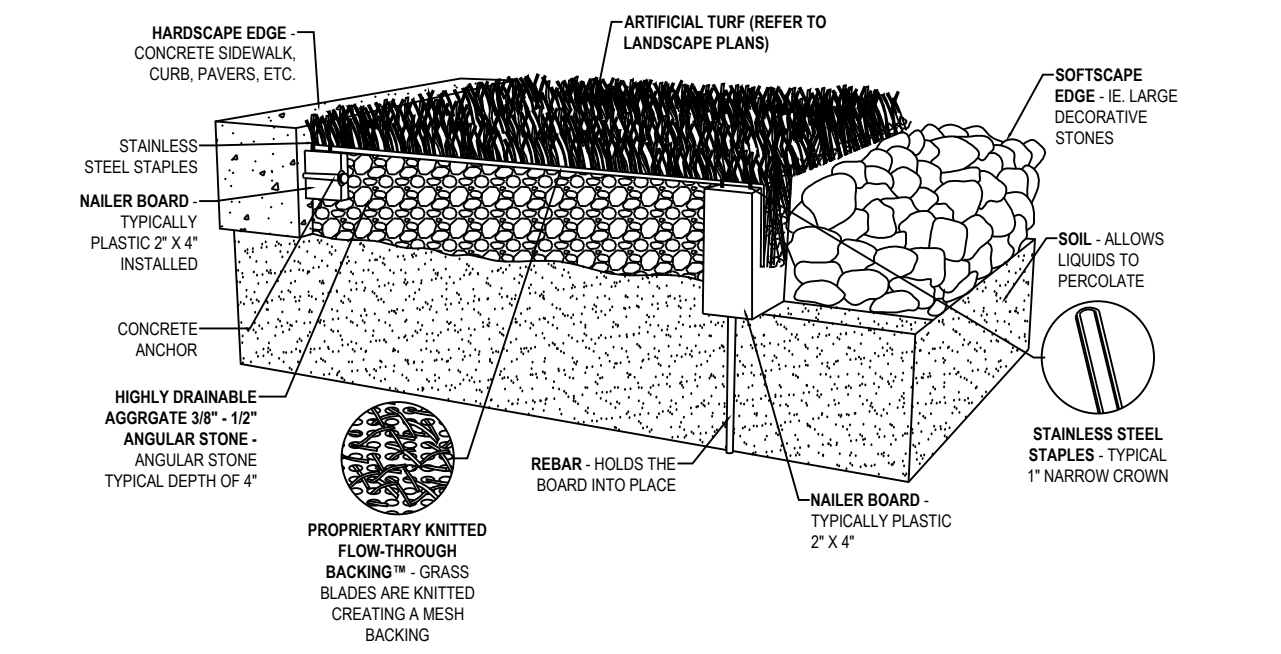
**4 CONIFEROUS TREE PLANTING DETAIL**  
N.T.S. 329343-02



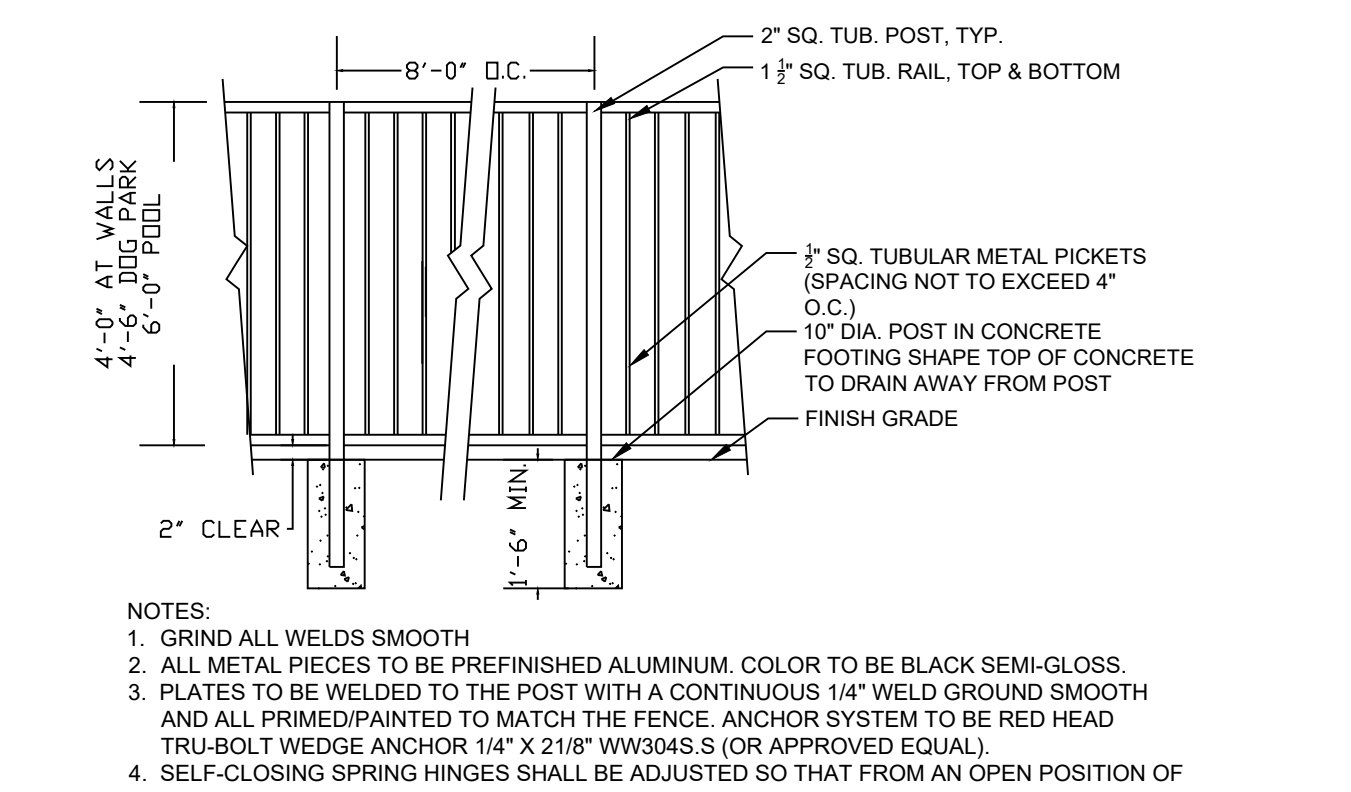
**5 LANDSCAPE BOULDER**  
N.T.S. 3294-08



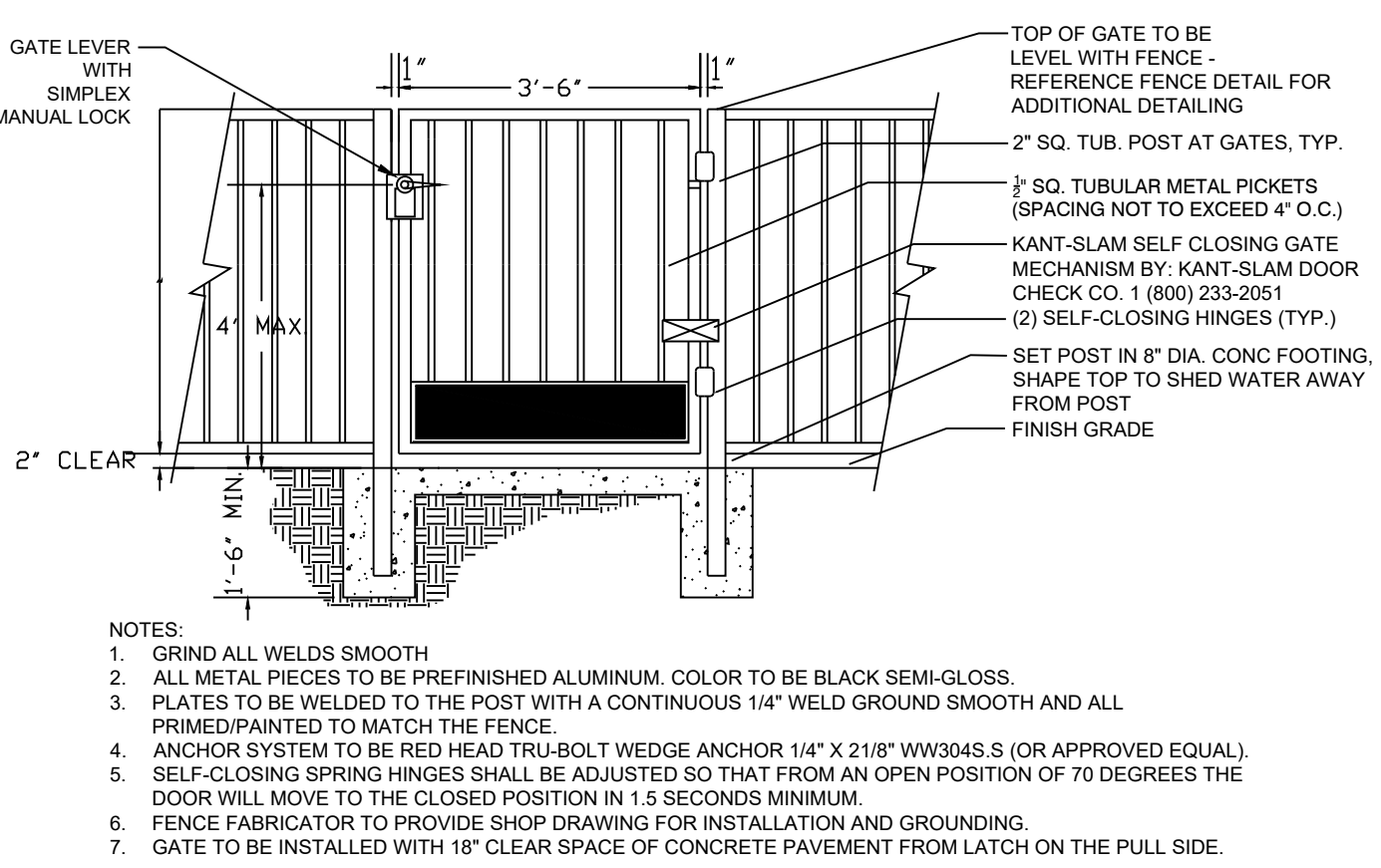
**6 BED EDGE**  
NTS P-TT-22



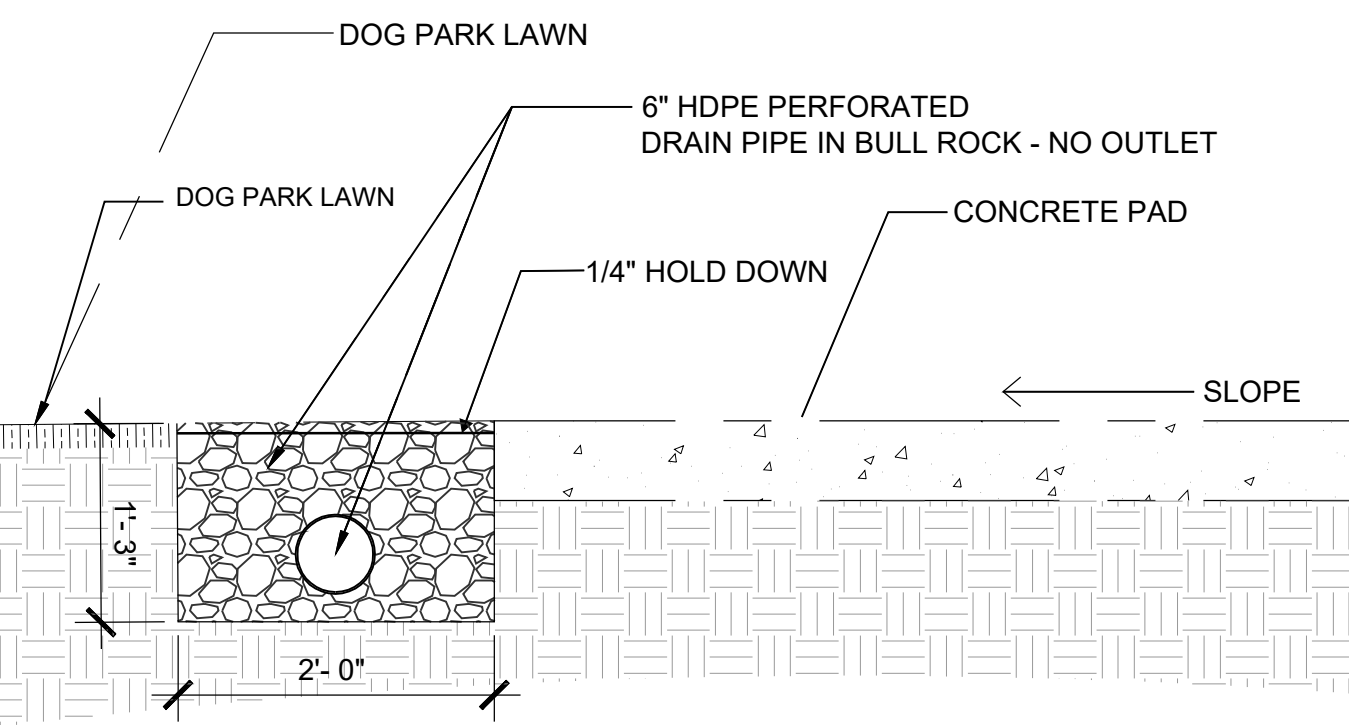
**7 ARTIFICIAL TURF**  
NTS P-TT-32



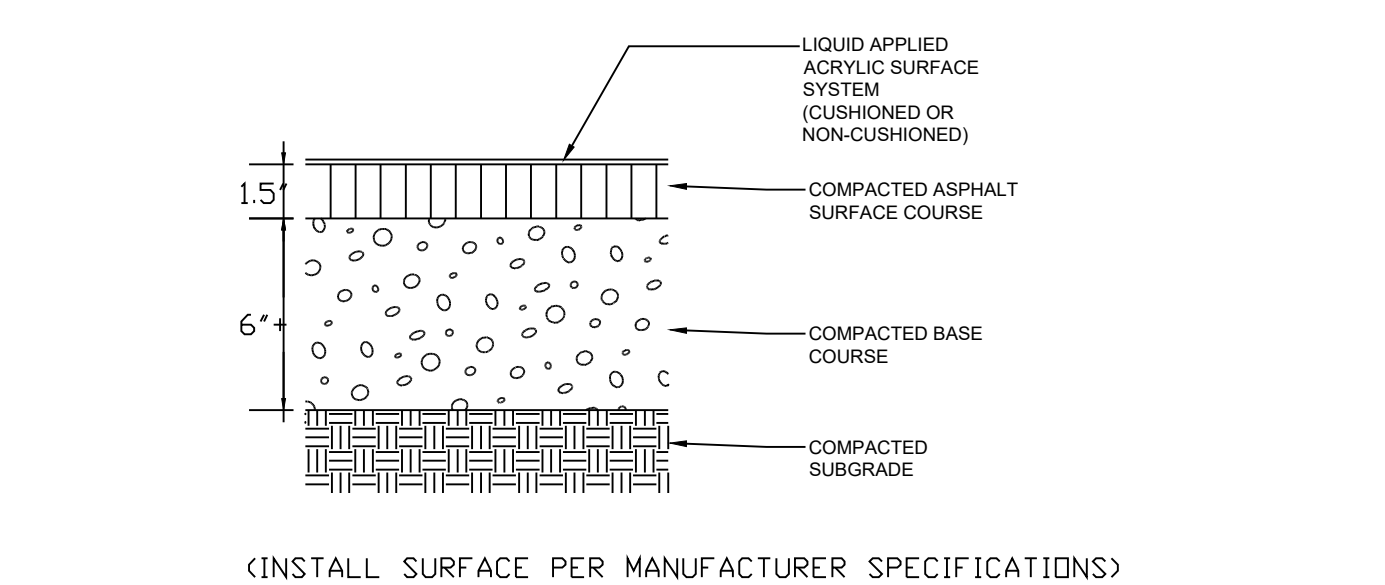
**8 FENCING**  
NTS P-TT-24



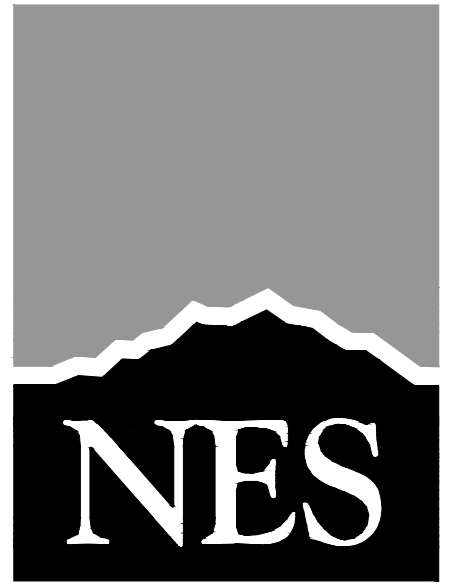
**9 GATE DOG PARK**  
NTS P-TT-13



**10 DOG PARK DRAINAGE**  
NTS P-TT-31



**11 PICKLEBALL - ASPHALT COURT DESIGN**  
NTS P-TT-26



**N.E.S. Inc.**  
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**VENTURE ON VENETUCCI**

**MULTI-FAMILY**

VENETUCCI BLVD

OTHER INFO

DATE: 11/05/2024  
PROJECT MGR: PROJECT MGR  
PREPARED BY: 1. SMITH

**ENTITLEMENT**

DATE: BY: DESCRIPTION:

**LANDSCAPE DETAILS**

**22**

22 OF 43

P:\Thompson\Thur\Venetucci\Drawings\A-Vector\Final\Venetucci\_FLP.dwg [LIS DETAILS...]

PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH  
STAMP  
ISSUE / REVISION  
SHEET TITLE  
SHEET NUMBER  
PLAN FILE #



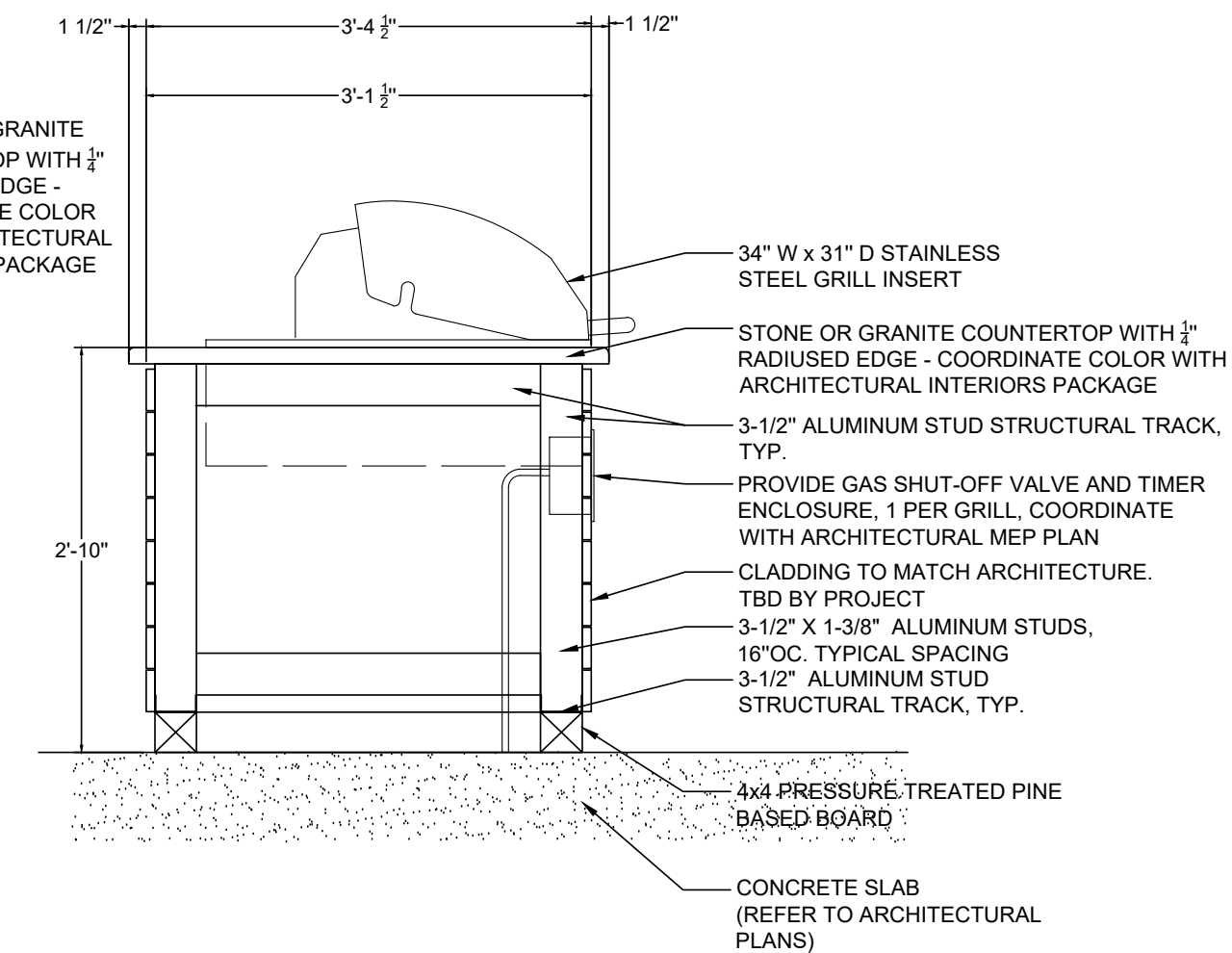
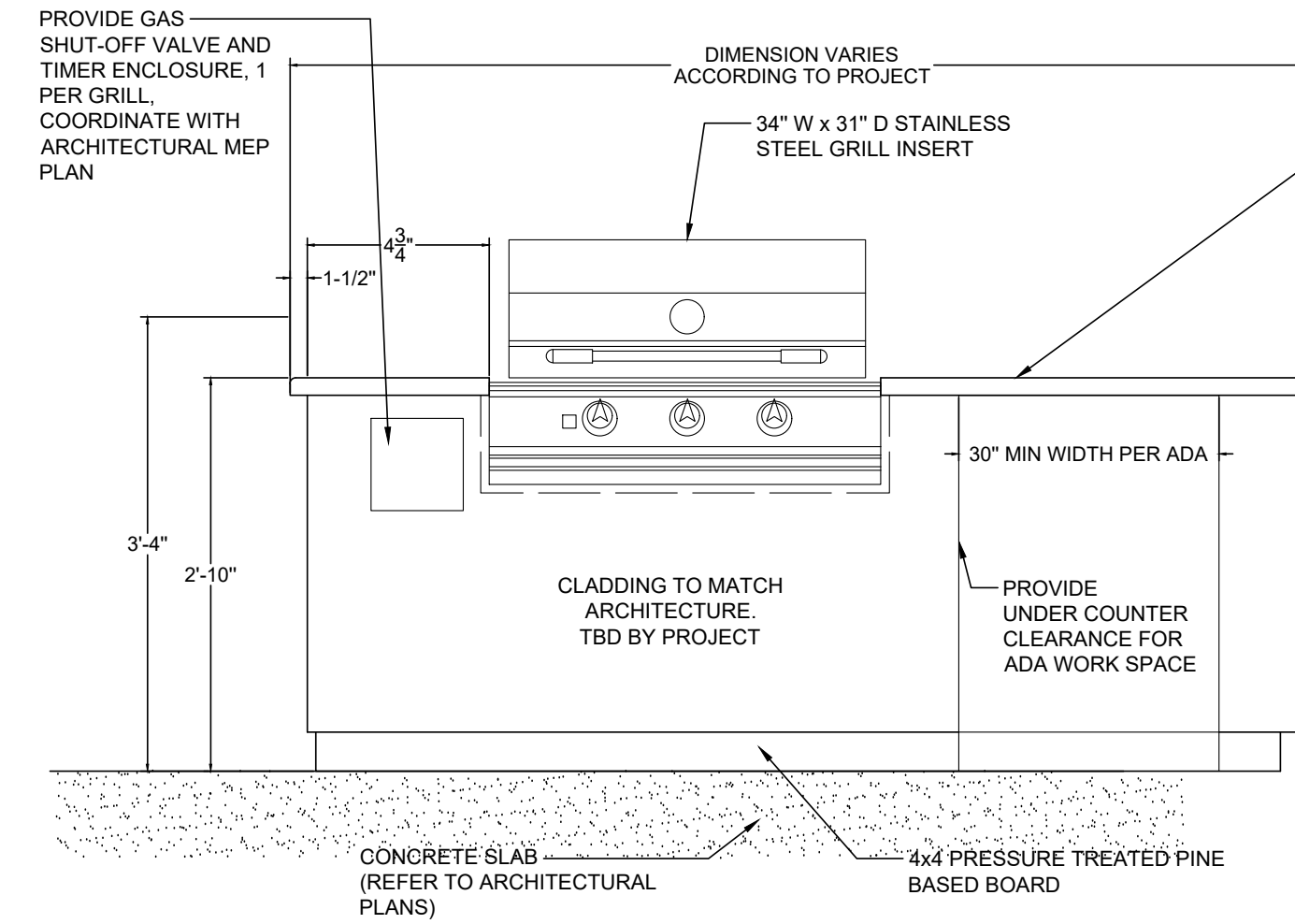
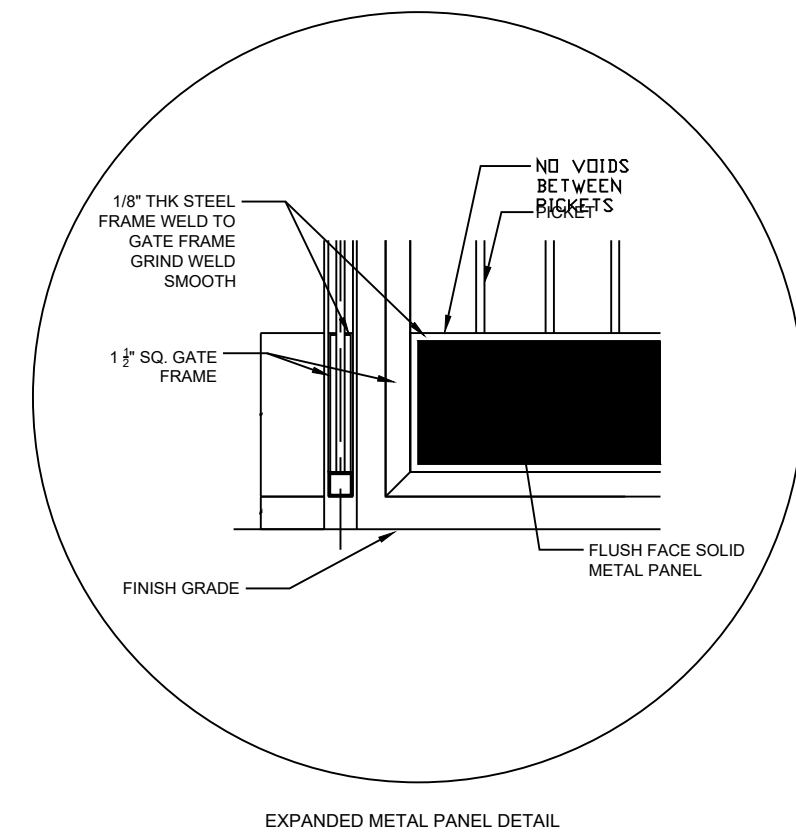
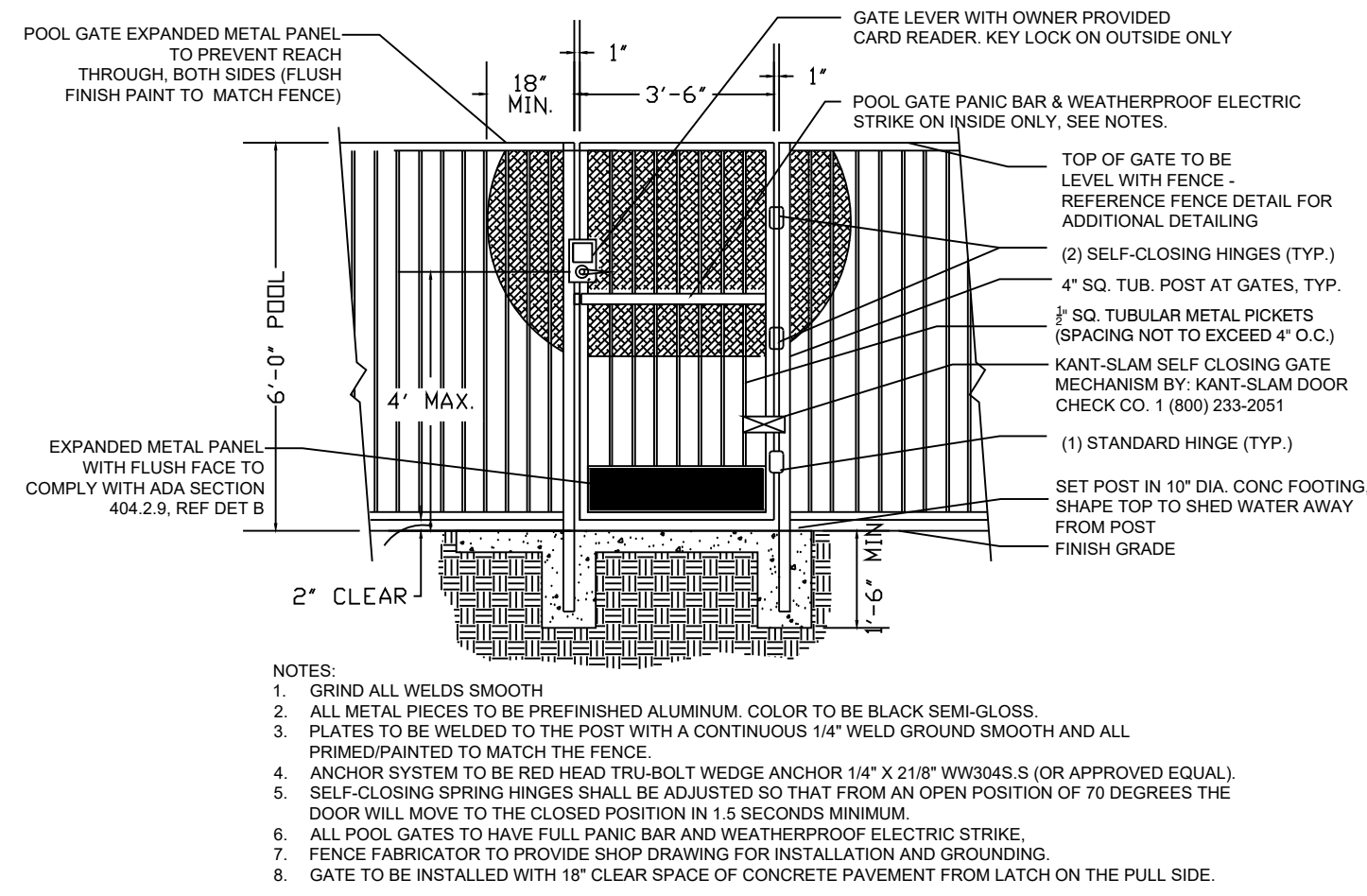
# VENTURE ON VENETUCCI

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

### FINAL LANDSCAPE PLAN

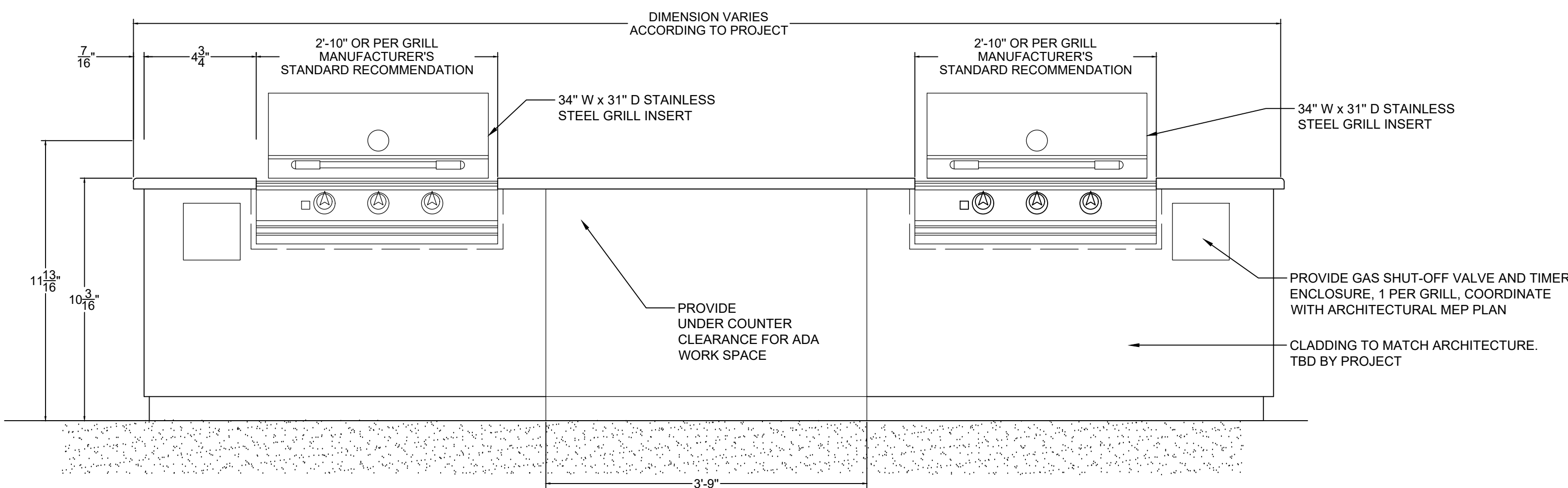


N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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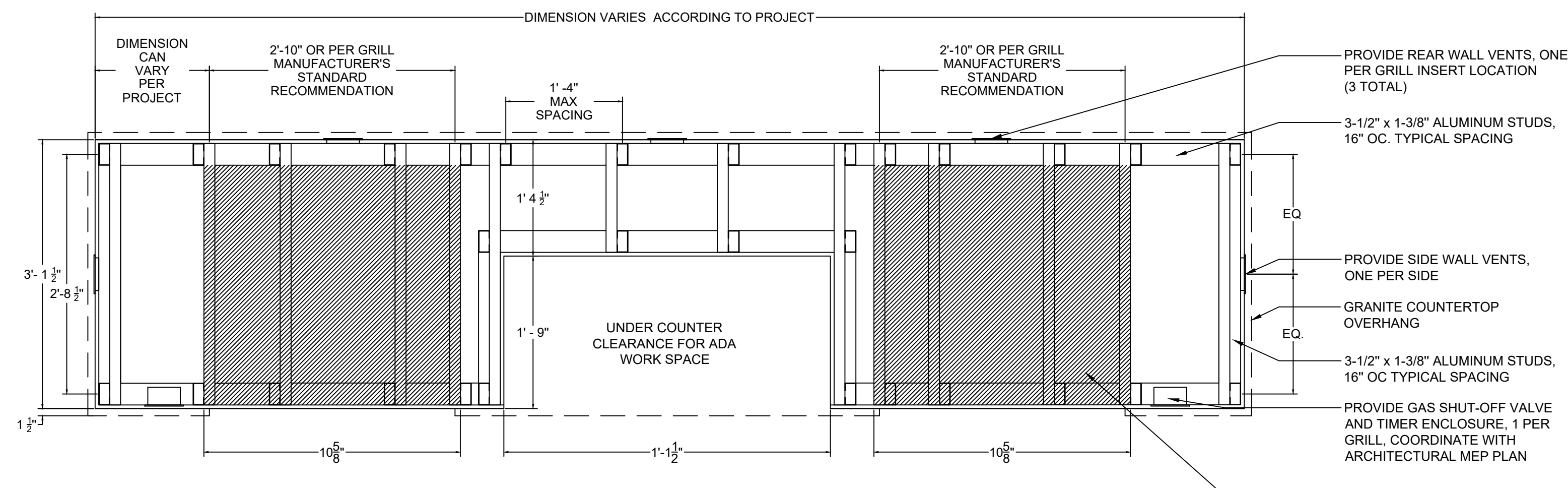


**1 POOL GATE**  
NTS P-TT-35

**2 GRILL STATION**  
NTS P-TT-61



**3 GRILL STATION**  
NTS P-TT-61



**4 GRILL STATION**  
NTS 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'	<a href="https://www.landscapesbyforeverlawn.com/solutions/foreverlawn-select/">https://www.landscapesbyforeverlawn.com/solutions/foreverlawn-select/</a>
ARTIFICIAL TURF (DOG PARKS AND PRIVATE YARDS)	CLASSIC +	K9GRASS BY FOREVER LAWN	PRIMARY: SUMMER GREEN SECONDARY: TURF GREEN		SHEET X 'ARTIFICIAL TURF'	<a href="https://k9grass.com/solutions-we-offer/architectural-spec/">https://k9grass.com/solutions-we-offer/architectural-spec/</a>

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

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

## VENTURE ON VENETUCCI

MULTI-FAMILY

VENETUCCI BLVD

OTHER INFO

DATE: 11/05/2024  
PROJECT MGR: PROJECT MGR  
PREPARED BY: 1. SMITH

## ENTITLEMENT

DATE: BY: DESCRIPTION:

## LANDSCAPE DETAILS

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