

P:\Thompson Thirt\Venetucci Boulevard\Drawings\14-00\15\Venetucci_PLP.dwg (LS NOTES & SCHEDULES) 11/18/2024 1:00:09 PM jsmith

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 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" 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.

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. / Provided		
x / x	x/x	VB	75% / 75%		

Internal Landscaping

See Code Section 6.2.2.E

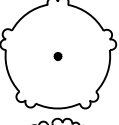


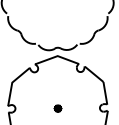
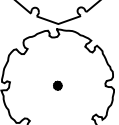

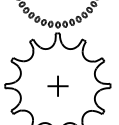
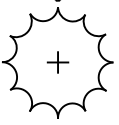

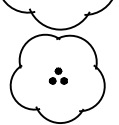
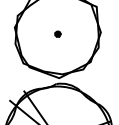

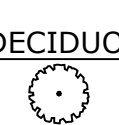
Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
706,948 SF	15%	106,042 / 106,042	213/213
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
0 / 0	0 / 0	--	75% / 75%

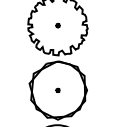
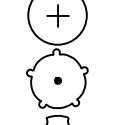

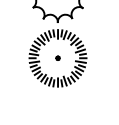

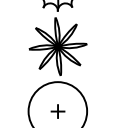
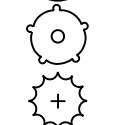

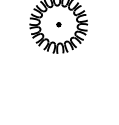


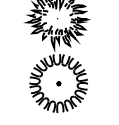

Motor Vehicle Lots

See Code Section 6.2.2.C.1


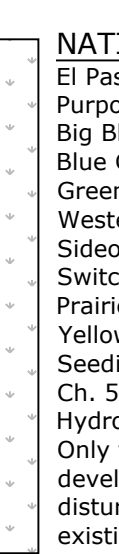



No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Plant Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)
580	39 / 39	MV	----	--
2/3 Length of Frontage (ft.)	Length of Screening Wall or Berm Provided	Min. 3' Screening Plants Req. /Prov.	Evergreen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

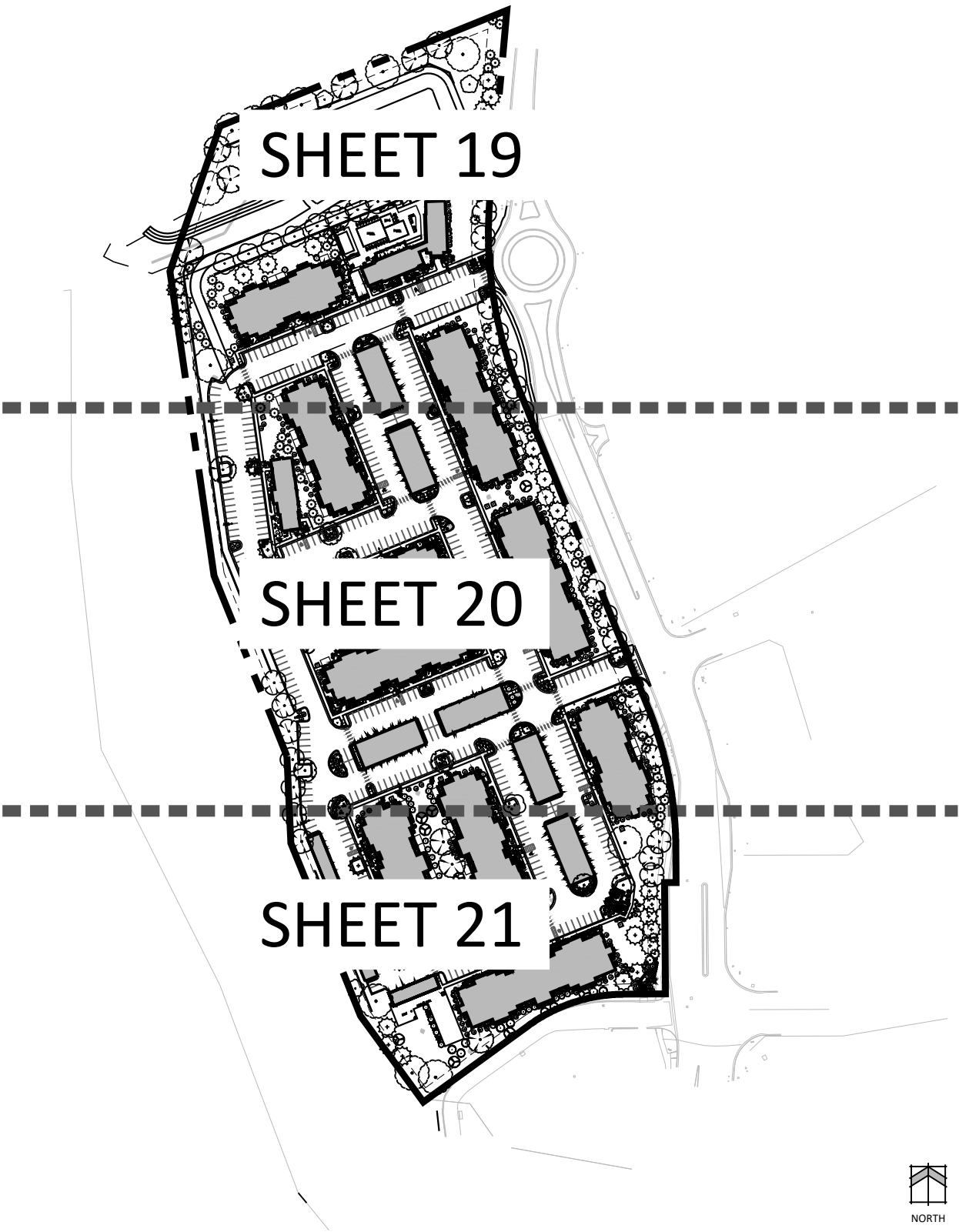
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES							
	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
EVERGREEN TREES							
	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
ORNAMENTAL TREES							
	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

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS SHRUBS							
	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	
	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
EVERGREEN SHRUBS							
	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
ANNUALS/PERENNIALS							
	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
ORNAMENTAL GRASSES							
	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



OVERALL SITE - KEY MAP



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

VENTURE ON VENETUCCI

MULTI-FAMILY

VENETUCCI BLVD

OTHER INFO

PROJECT INFO

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

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

LANDSCAPE NOTES & SCHEDULES

SHEET TITLE

SHEET NUMBER


18

18 OF 43

PLAN FILE #

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


GROUND COVER SCHEDULE

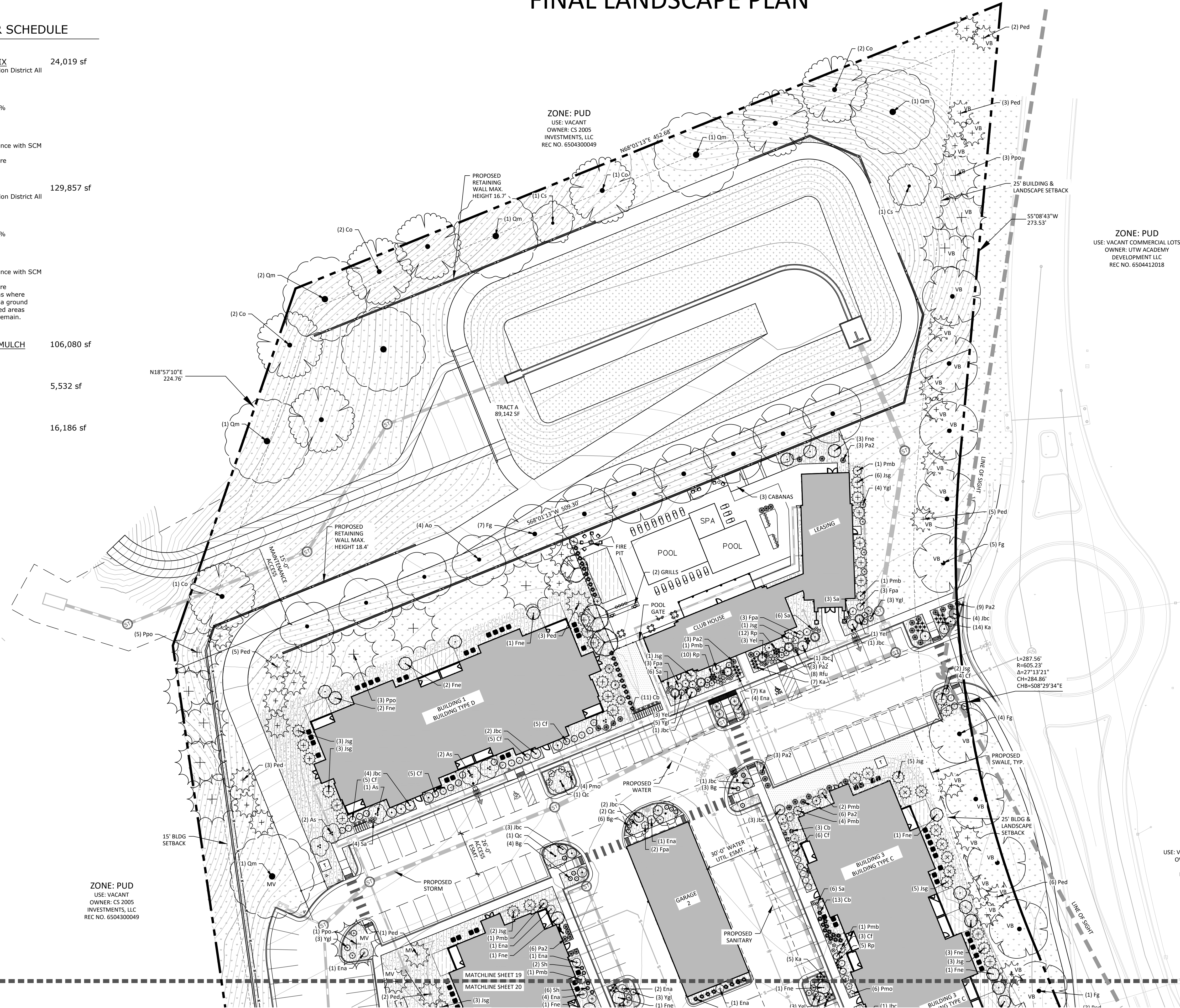
	DETENTION SEED MIX	24,019 sf
	El Paso County Conservation District All Purpose Mix	
	Big Bluestem - 20%	
	Blue Grama - 10%	
	Green Needlegrass - 10%	
	Western Wheatgrass - 20%	
	Sideoats Grama - 10%	
	Switchgrass - 10%	
	Prairie Sandreed - 10%	
	Yellow Indiangrass - 10%	
Seeding will be in compliance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

	<p>NATIVE SEED MIX</p> <p>El Paso County Conservation District All Purpose Mix</p> <ul style="list-style-type: none"> - Big Bluestem - 20% - Blue Grama - 10% - Green Needlegrass - 10% - Western Wheatgrass - 20% - Sideoats Grama - 10% - Switchgrass - 10% - Prairie Sandreed - 10% - Yellow Indiangrass - 10% <p>Seeding will be in compliance with SCM Ch. 5</p> <p>Hydrosseed @ 19.3 PLS/acre</p> <p>Only to be planted in areas where development has created a ground disturbance. In undisturbed areas existing ground cover to remain.</p>	129,857 sq
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	<u>DECORATIVE ROCK MULCH</u>	106,080 sq ft
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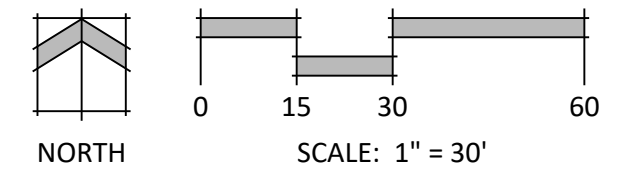
	<u>ARTIFICIAL TURF</u>	5,532 sf
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	TURF SOD Kentucky Bluegrass Blend	16,186 sf
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ZONE: PUD
USE: VACANT COMMERCIAL LOTS
OWNER: UTW ACADEMY
DEVELOPMENT LLC
REC NO. 6504412018

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OWNER: UTW ACADEMY
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VENTURE ON VENETUCCI

MULTI-FAMILY

VENETUCCI BLVD

OTHER INFO

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

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
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FINAL LANDSCAPE PLAN

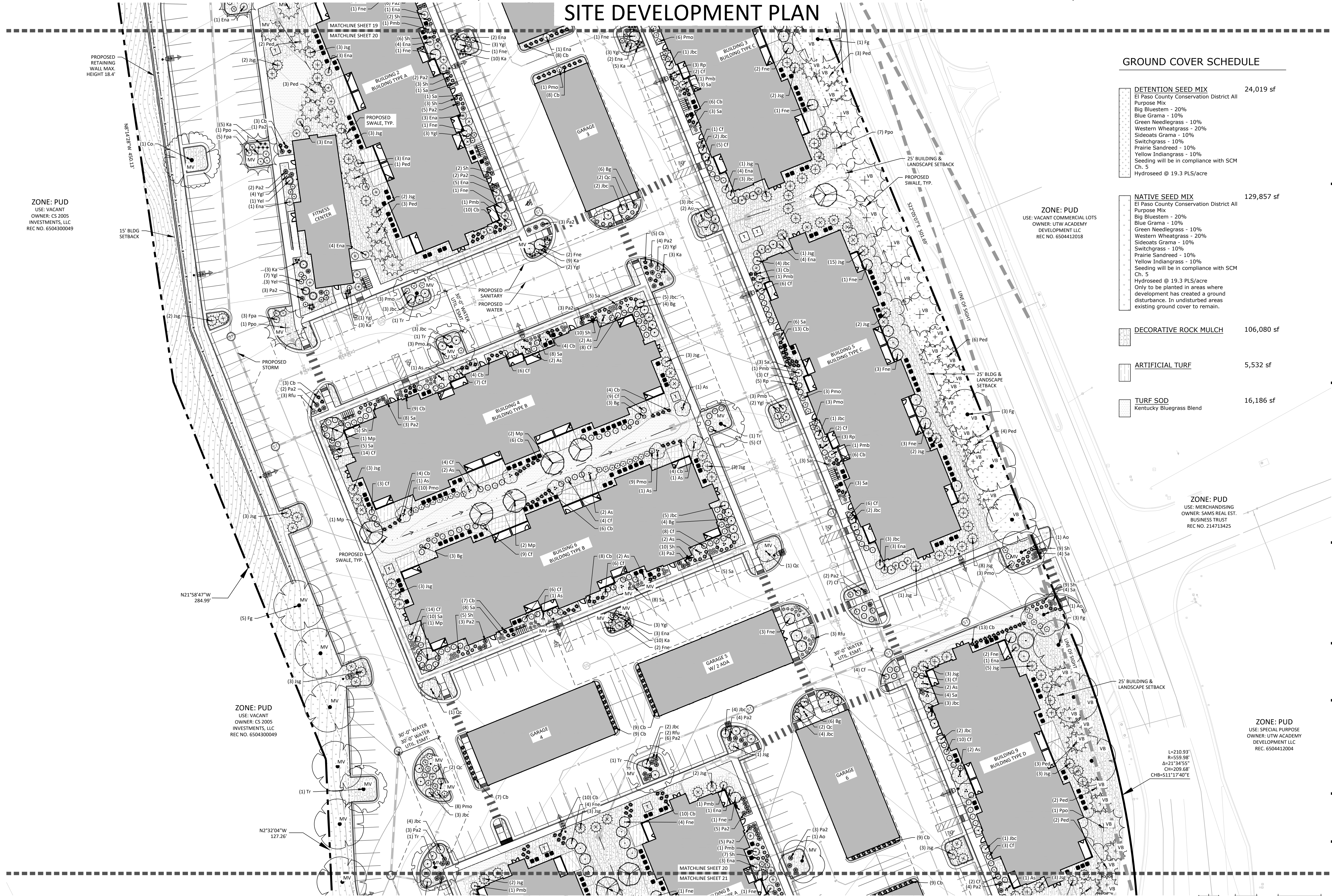
19

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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



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

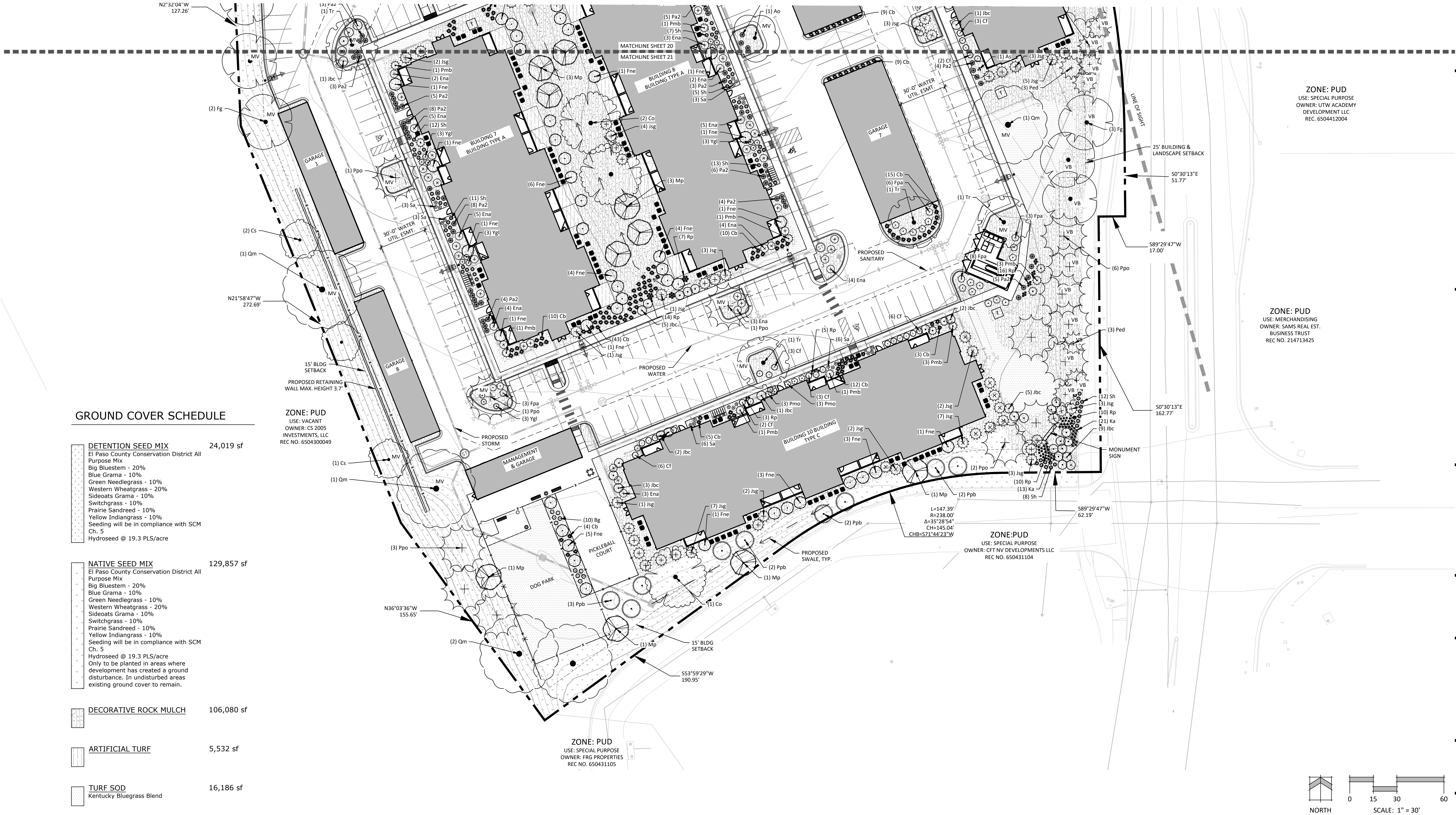


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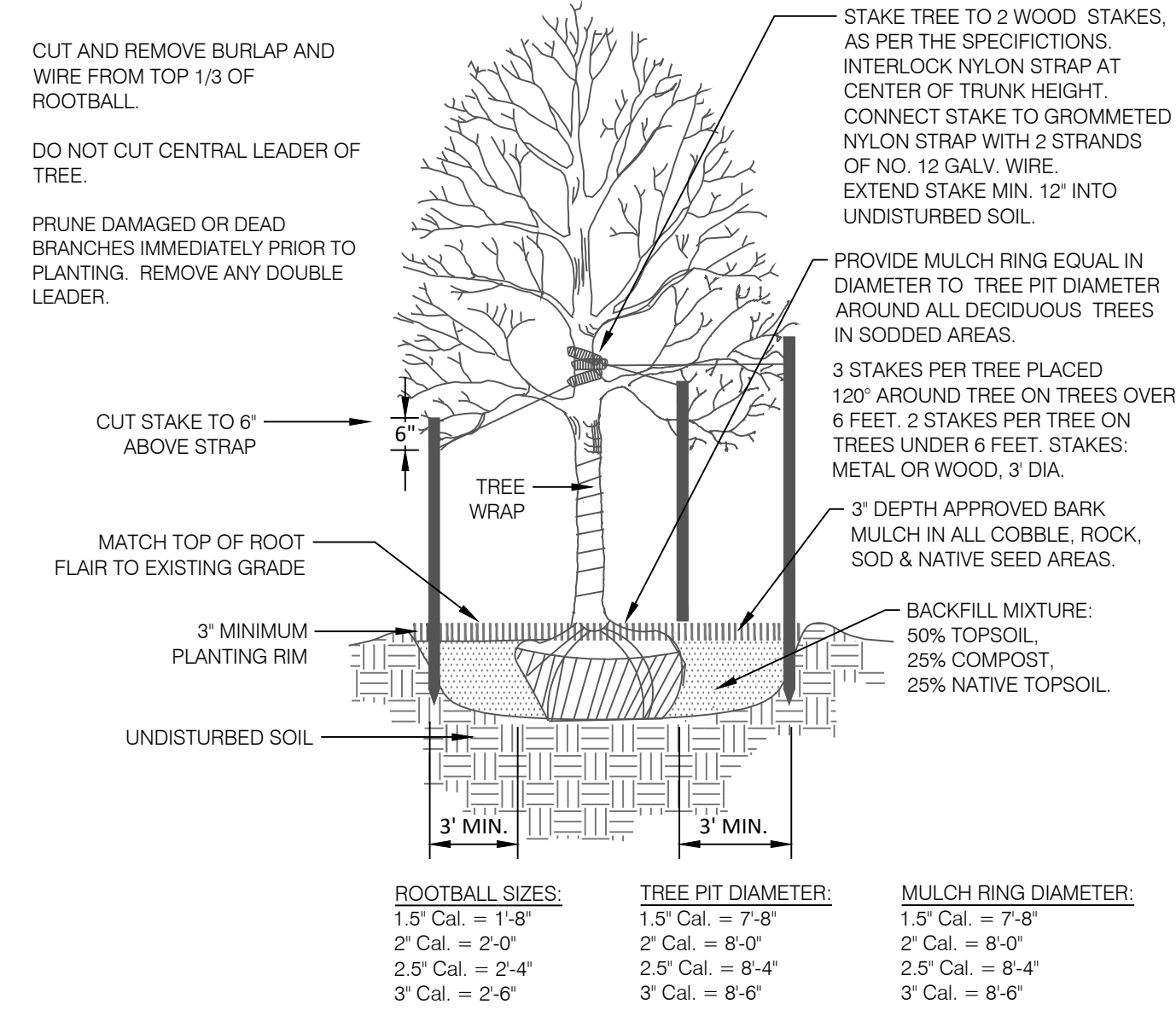
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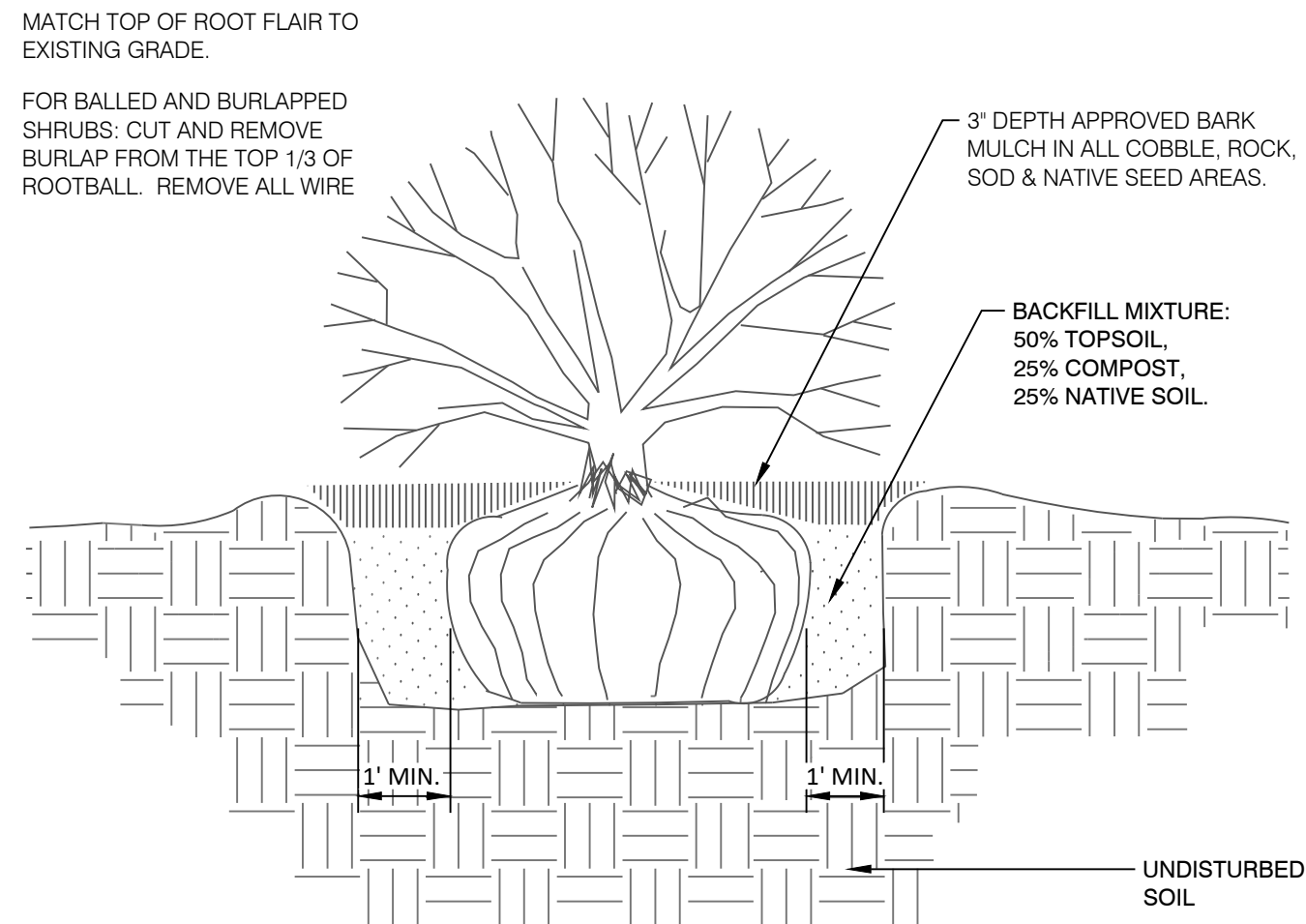
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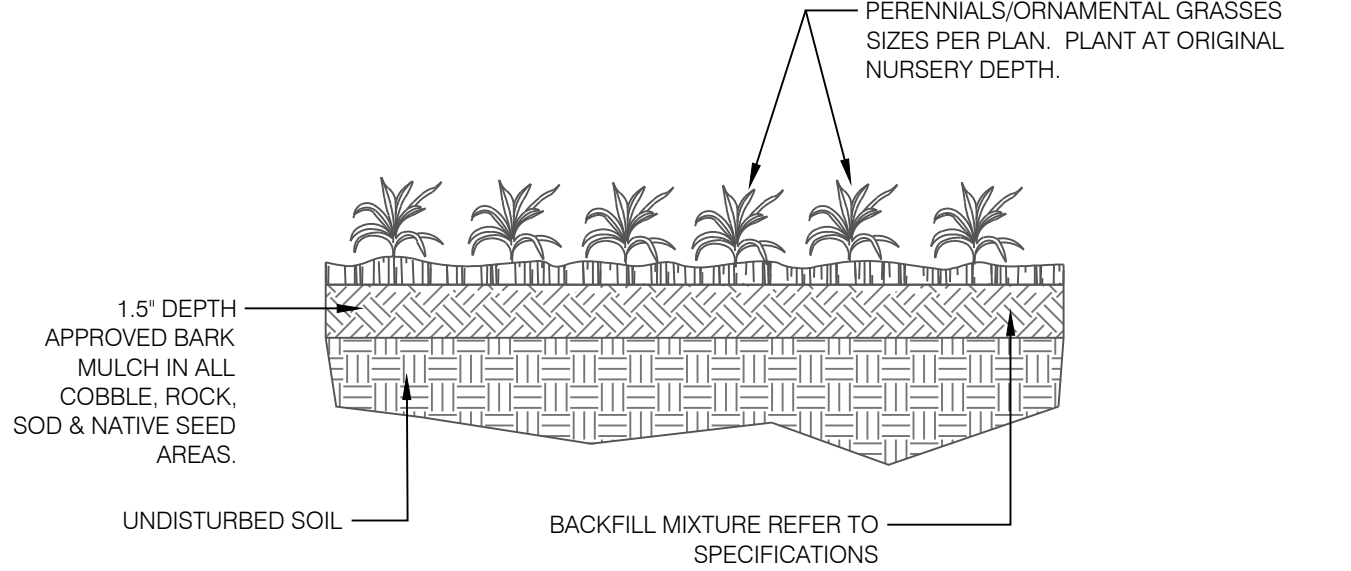
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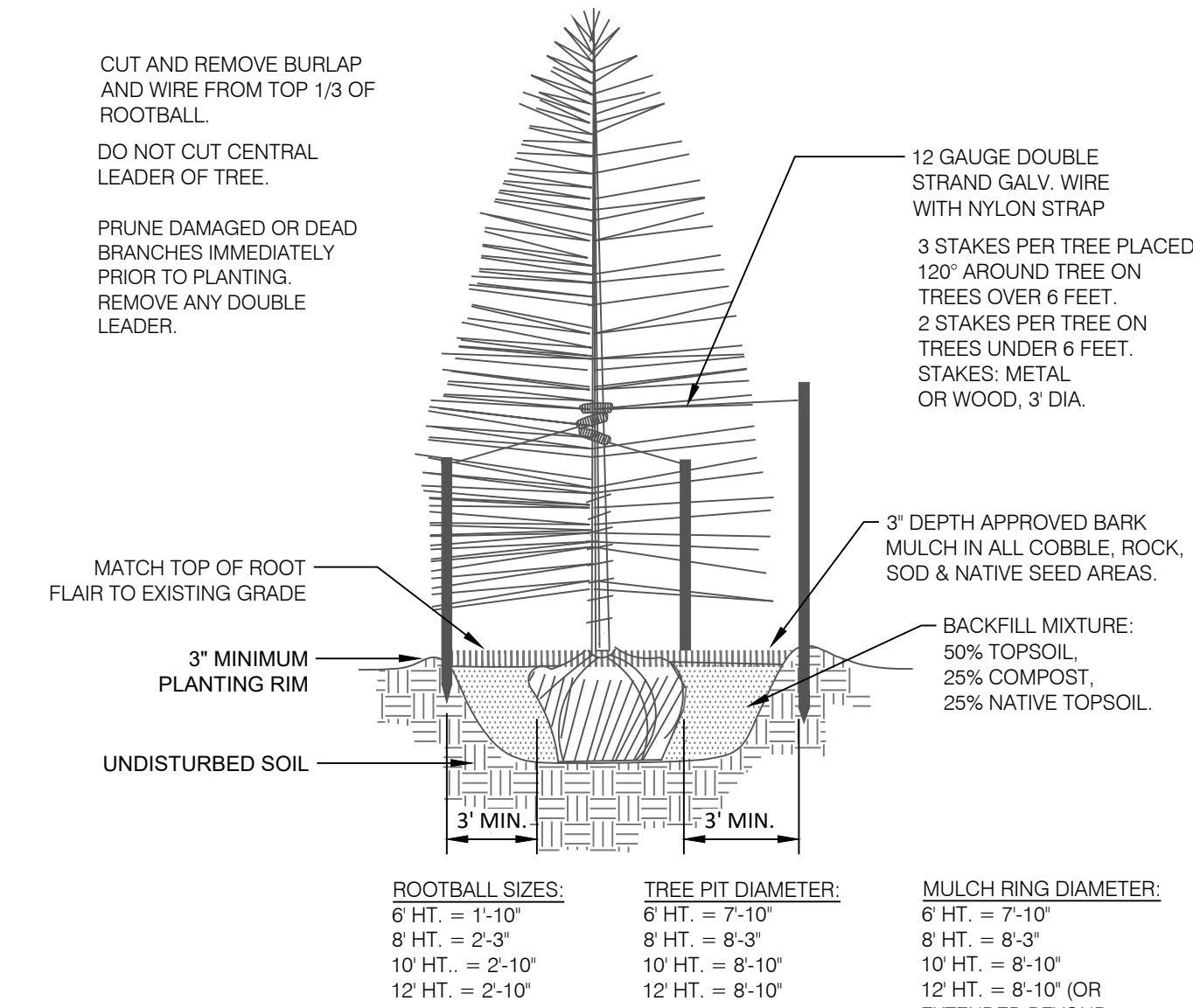
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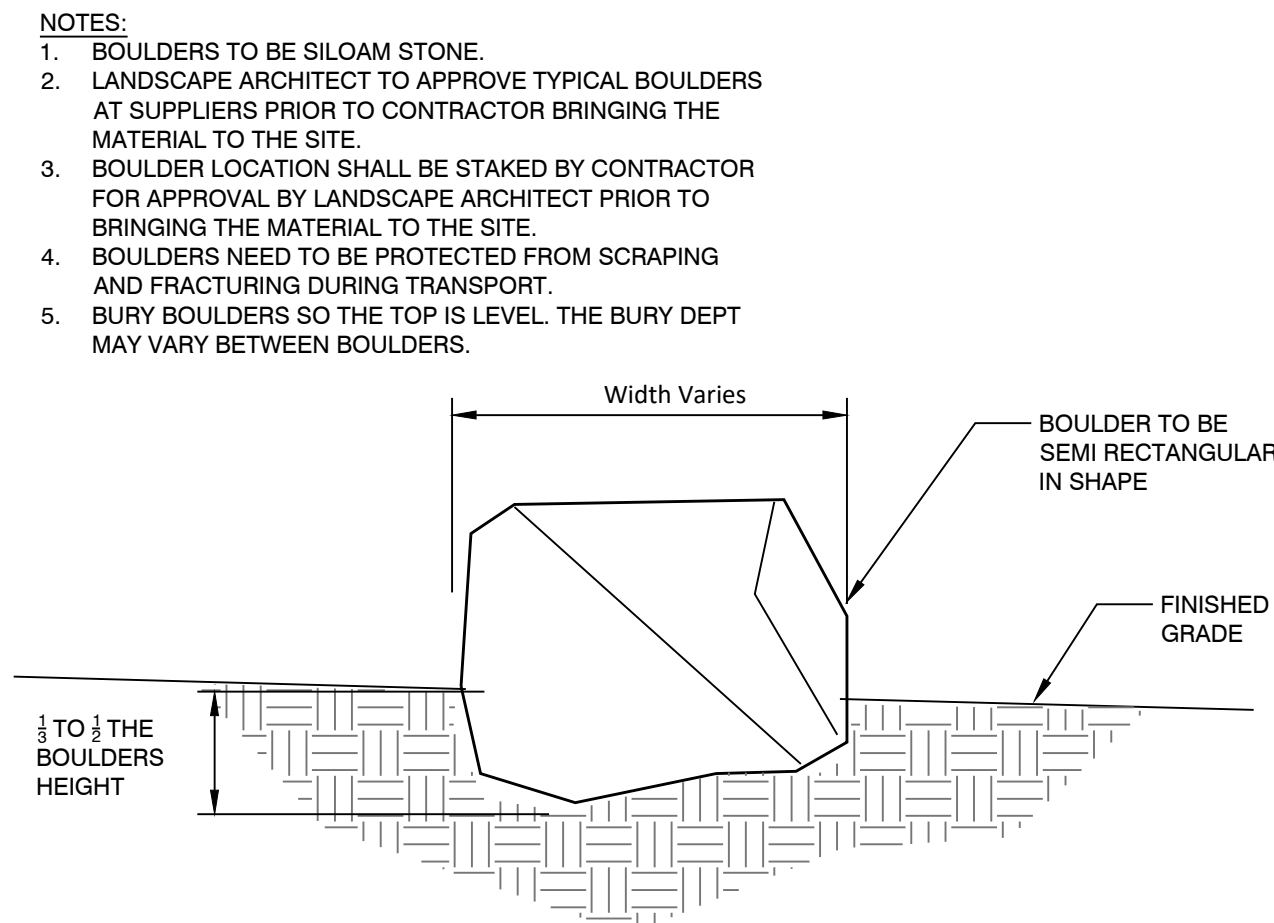
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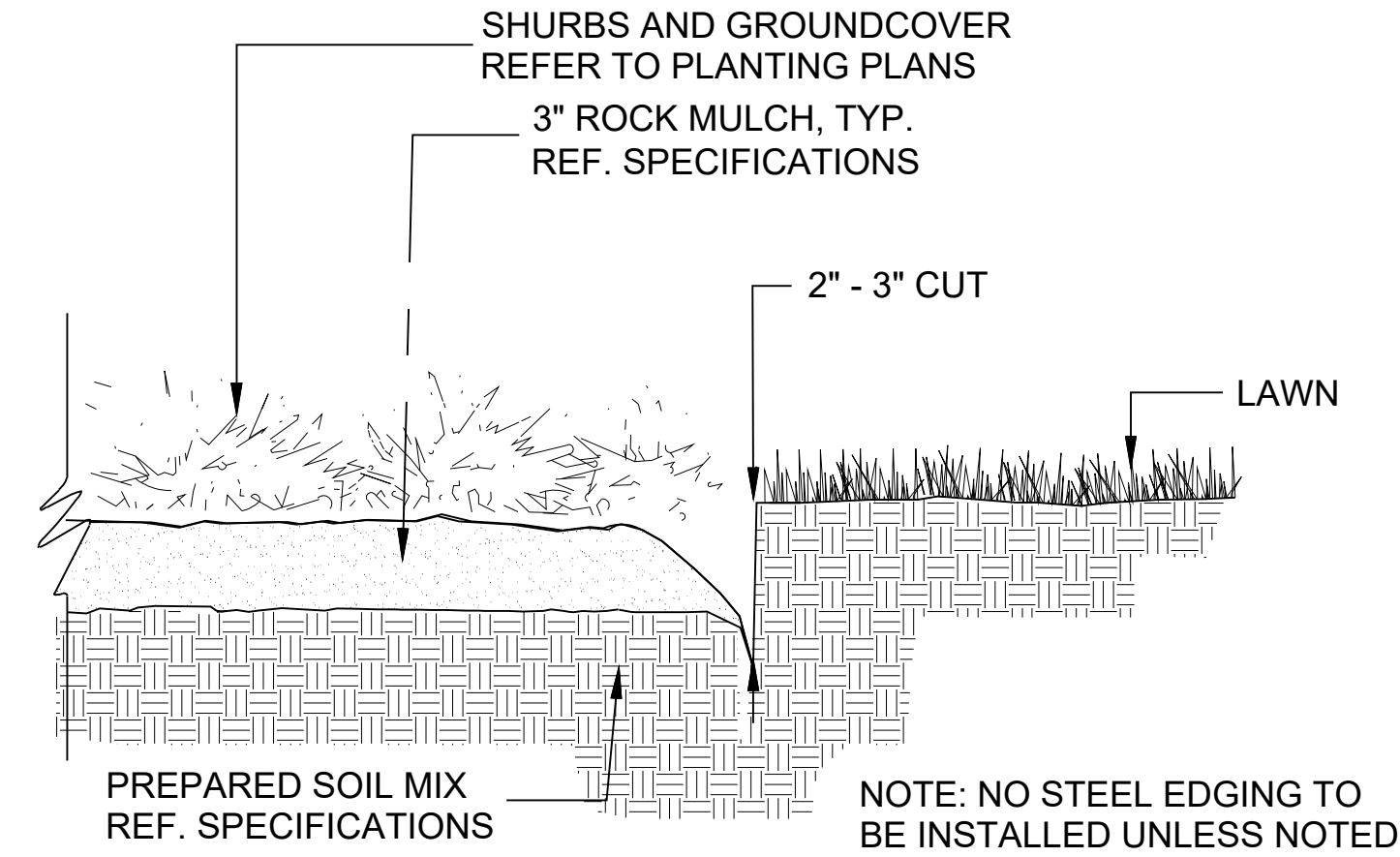
3 PERENNIAL / ORNAMENTAL GRASS PLANTING
N.T.S. 3293-04



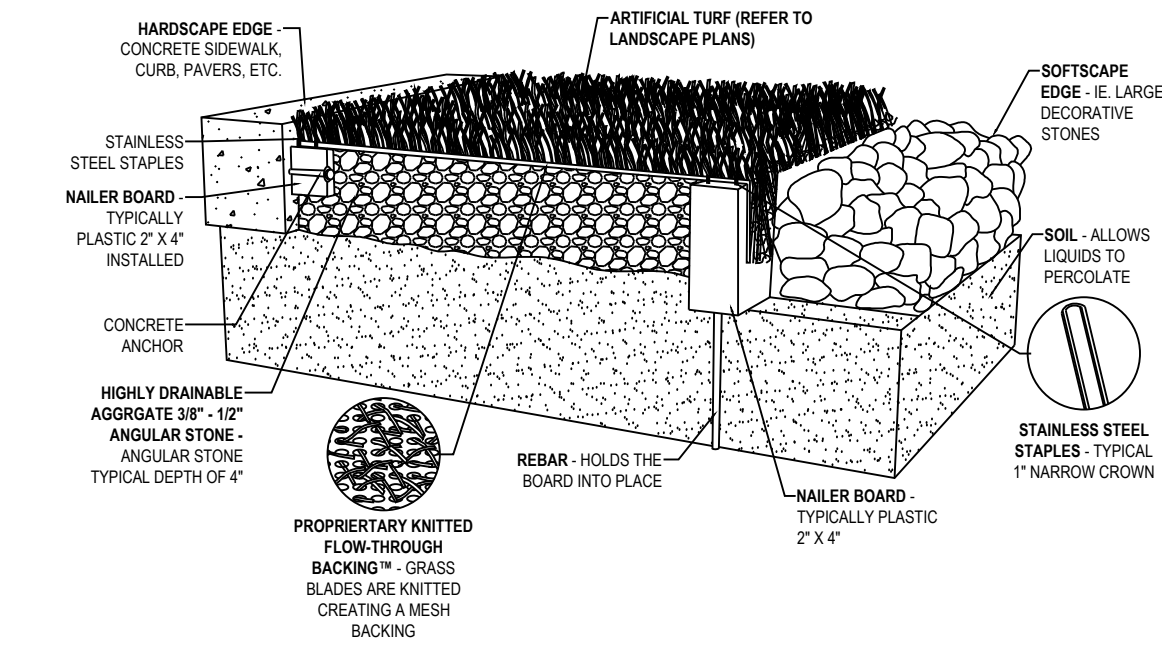
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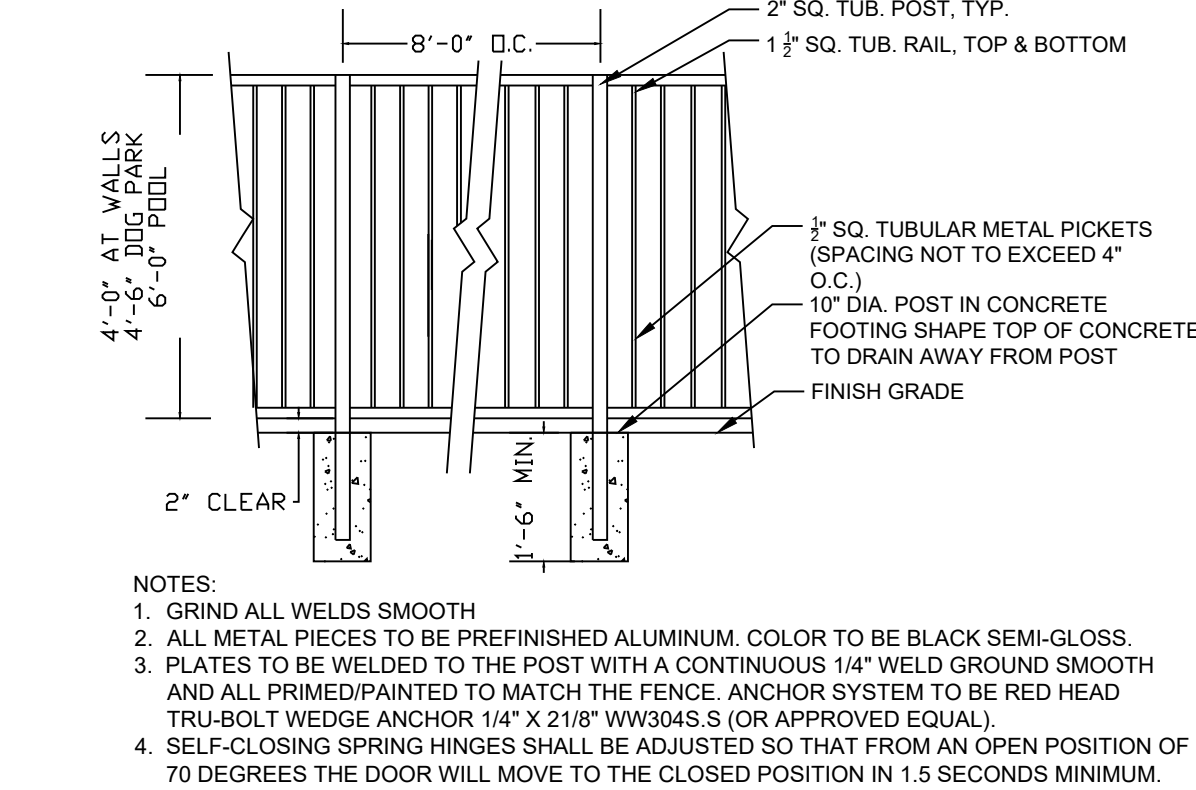
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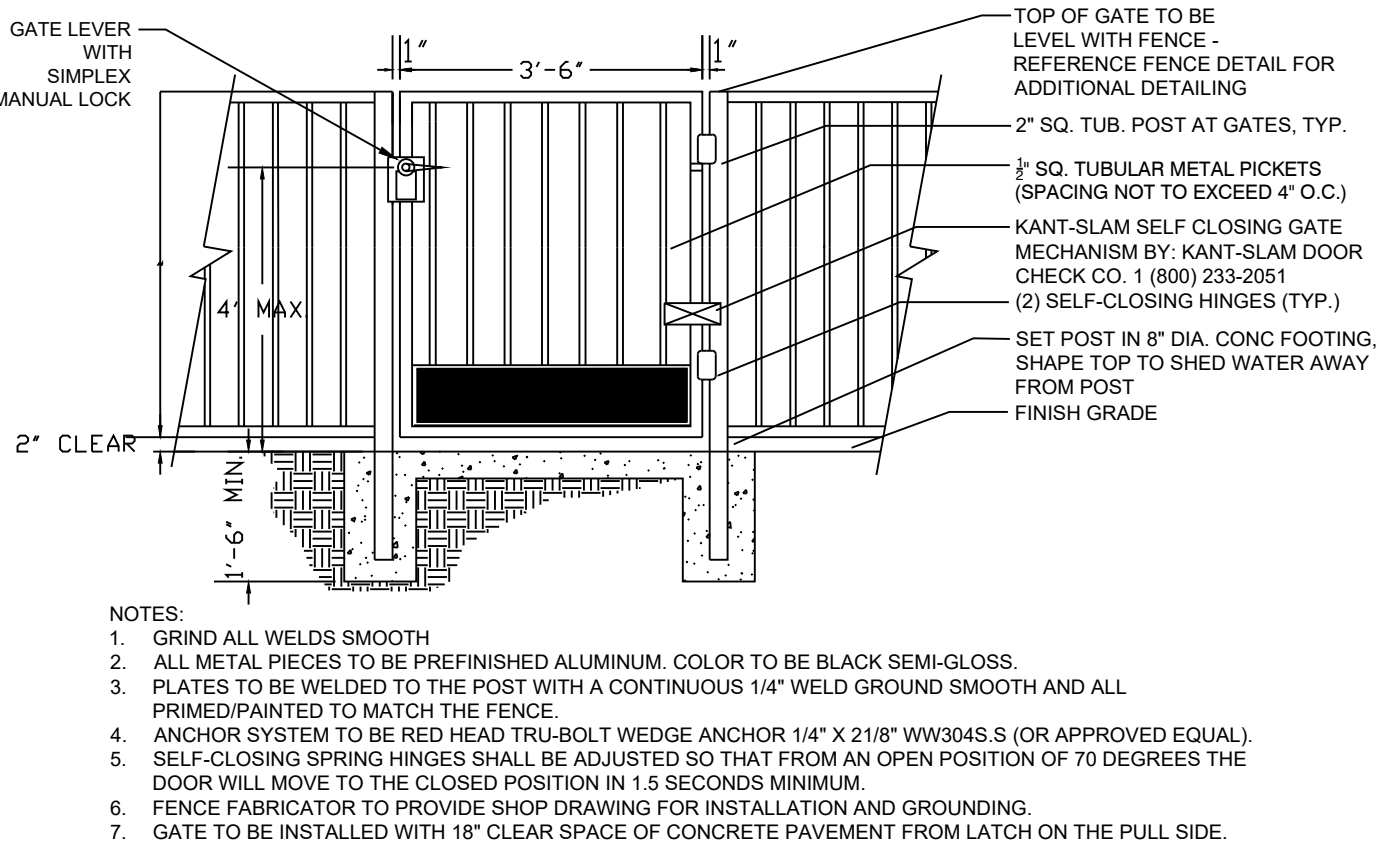
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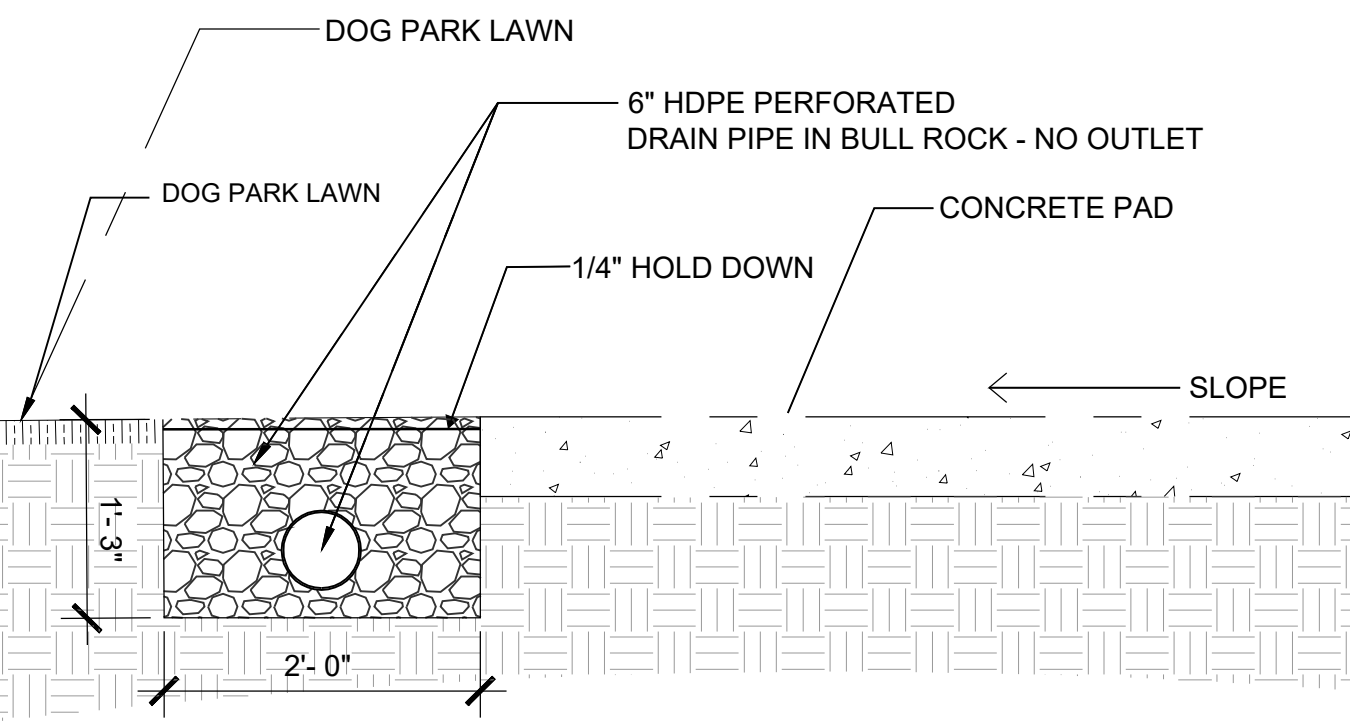
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NTS P-TT-32



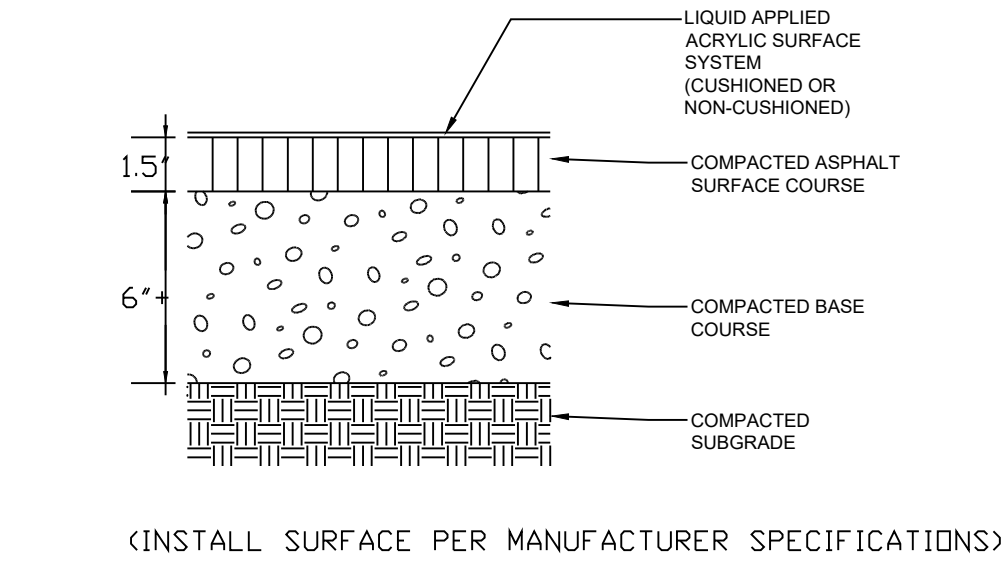
8 FENCING
NTS P-TT-24



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



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PREPARED BY: J. SMITH

STAMP

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LANDSCAPE DETAILS

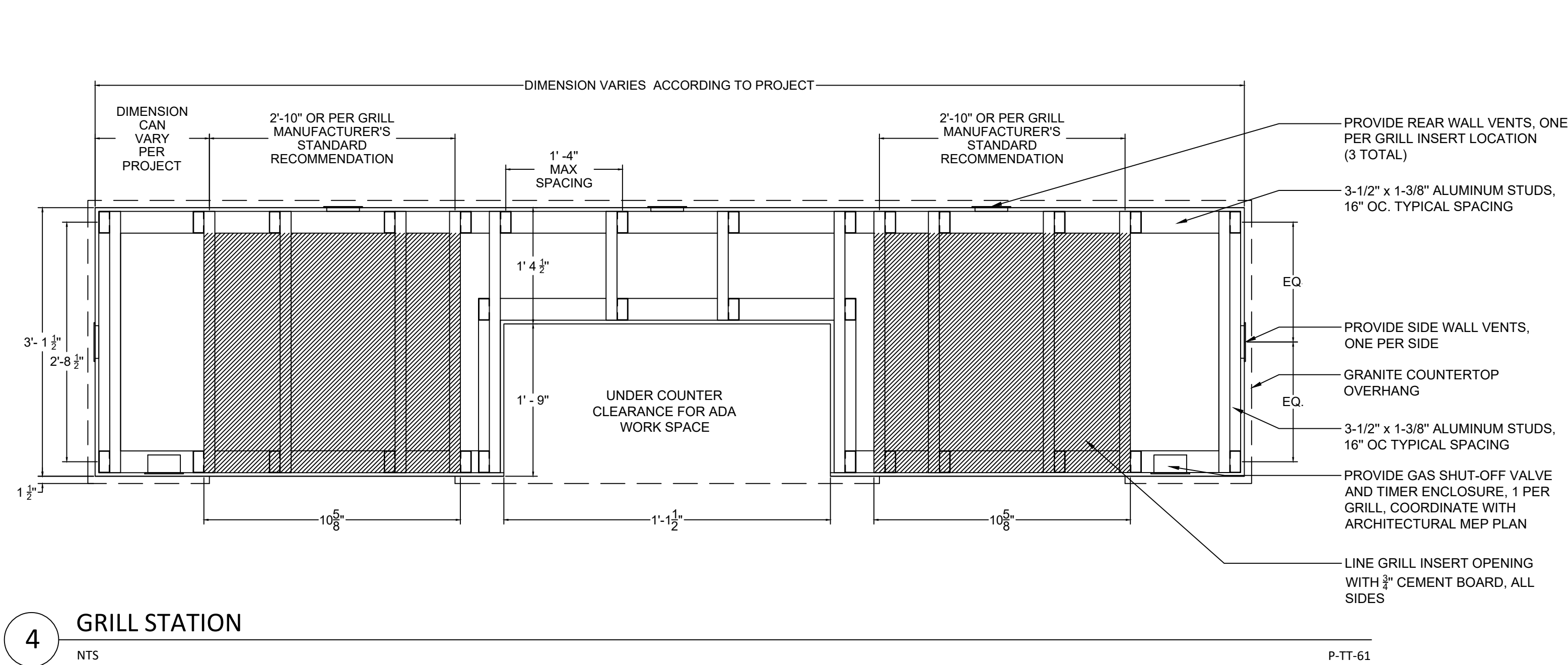
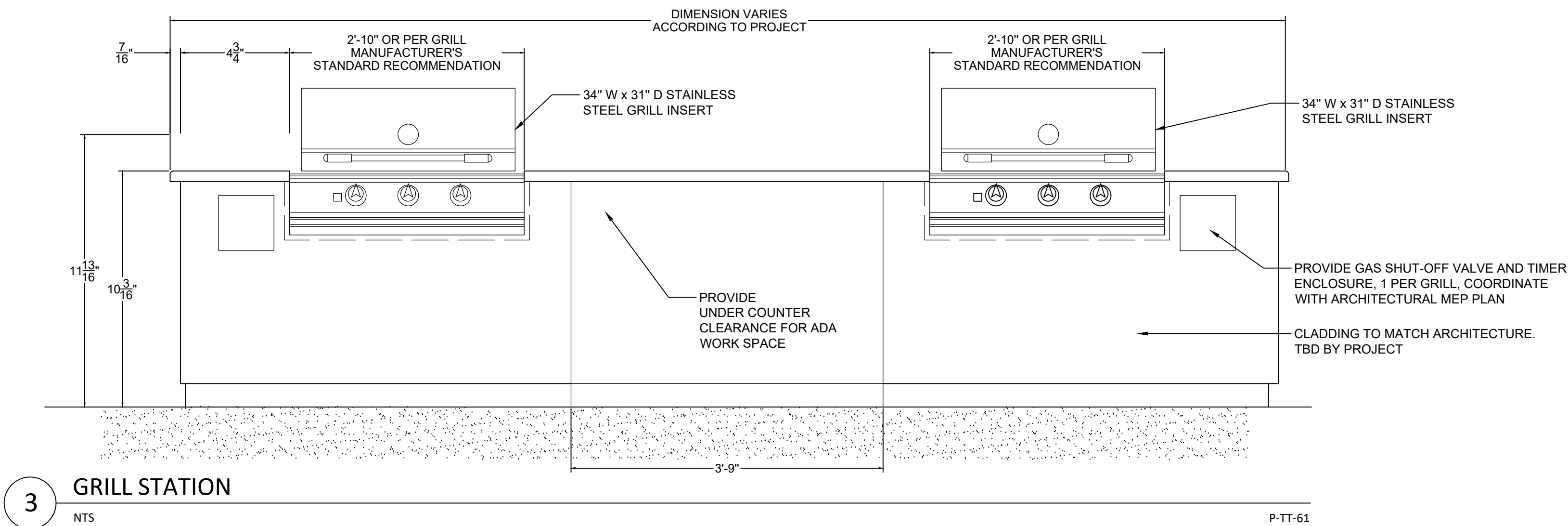
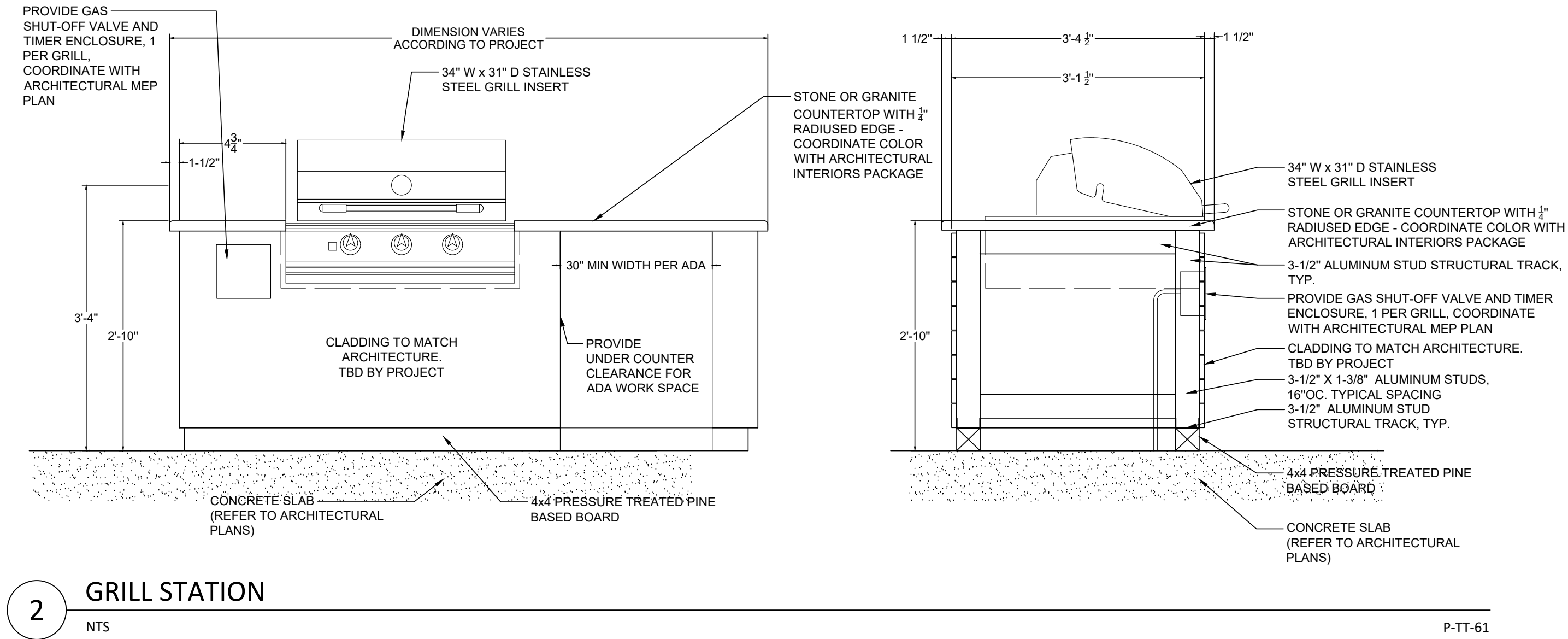
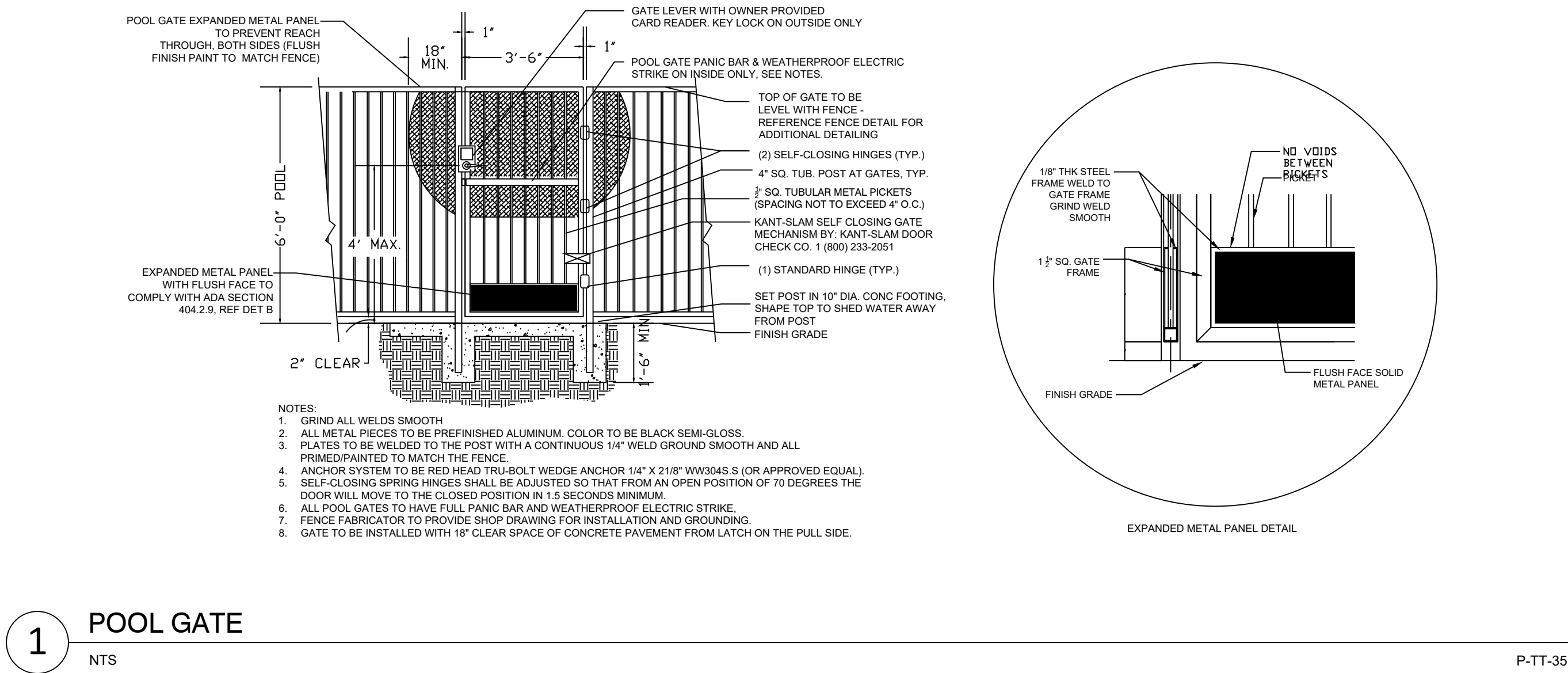
SHEET TITLE

22

22 OF 43

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



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.landscapesbyforeverlawn.com/solutions/foreverlawn-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/solutions-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.com/product/sd-35/
BIKE RACK	BWRS-101 IN-GROUT UNIT	VICTOR STANLEY	POWDER COAT BLACK	Spacing 3 foot on center	https://www.victorstanley.com/product/bwrs-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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

VENTURE ON
VENETUCCI

MULTI-FAMILY

VENETUCCI BLVD

OTHER INFO

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

STAMP

ENTITLEMENT

DATE: BY: DESCRIPTION:

DATE: BY: DESCRIPTION:

LANDSCAPE DETAILS

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PLAN FILE #