

VENTURE ON VENETUCCI

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

SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, RECORDS OF EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER OF SAID SECTION 4, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP, 0.1 FEET ABOVE GRADE, STAMPED "ASC 1999 PLS 28651", WHENCE THE EAST QUARTER CORNER OF SAID SECTION 4, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP IN RANGE BOX, STAMPED "ASC 1999 PLS 28651, BEARS N 01°01'43" W, FOR A DISTANCE OF 2633.35 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE N 73°56'11" W, A DISTANCE OF 2734.78 FEET TO THE NORTHEAST CORNER OF LOT 1, SOUTH ACADEMY HIGHLANDS FILING NO. 4 AS RECORDED AT RECEPTION NO. 222714970 IN THE RECORDS OF EL PASO COUNTY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE COINCIDENT WITH THE NORTH LINE AND EXTENSION THEREOF OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:

1) S 89°29'47" W, A DISTANCE OF 62.20 FEET;

2) ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 35°30'48", A RADIUS OF 238.00 FEET, AN ARC LENGTH OF 147.52 FEET; AND A CHORD BEARING AND DISTANCE OF S 71°44'24" W, 145.17 FEET;

3) S 53°58'59" W, A DISTANCE OF 190.82 FEET;

THENCE N 36°03'36" W, A DISTANCE OF 155.64 FEET;

THENCE N 21°58'50" W, A DISTANCE OF 272.69 FEET;

THENCE N 02°31'59" W, A DISTANCE OF 127.26 FEET;

THENCE N 21°58'47" W, A DISTANCE OF 284.99 FEET;

THENCE N 08°14'28" W, A DISTANCE OF 450.13 FEET;

THENCE N 18°57'10" E, A DISTANCE OF 224.76 FEET;

THENCE N 65°01'15" E, A DISTANCE OF 452.74 FEET TO A POINT ON THE WEST LINE OF TRACT B, SOUTH ACADEMY HIGHLANDS FILING NO. 2 AS RECORDED AT RECEPTION NO. 216713726 IN SAID RECORDS;

THENCE COINCIDENT WITH SAID WEST LINE THE FOLLOWING TWO (2) COURSES:

1) S 05°08'13" W, A DISTANCE OF 273.60 FEET;

2) ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27°13'22", A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 287.45 FEET; AND A CHORD BEARING AND DISTANCE OF S 08°28'27" E, 284.75 FEET TO A POINT ON THE WEST LINE OF TRACT A, SOUTH ACADEMY HIGHLANDS FILING NO. 1 AS RECORDED AT RECEPTION NO. 214713425 IN SAID RECORDS;

THENCE COINCIDENT WITH THE WEST LINE OF SAID TRACT A AND EXTENSION THEREOF S 22°05'08" E, A DISTANCE OF 501.71 FEET TO A POINT ON THE WEST LINE OF VENETUCCI BOULEVARD AS DEDICATED IN SAID SOUTH ACADEMY HIGHLANDS FILING NO. 1;

THENCE COINCIDENT WITH SAID WEST LINE THE FOLLOWING FOUR (4) COURSES:

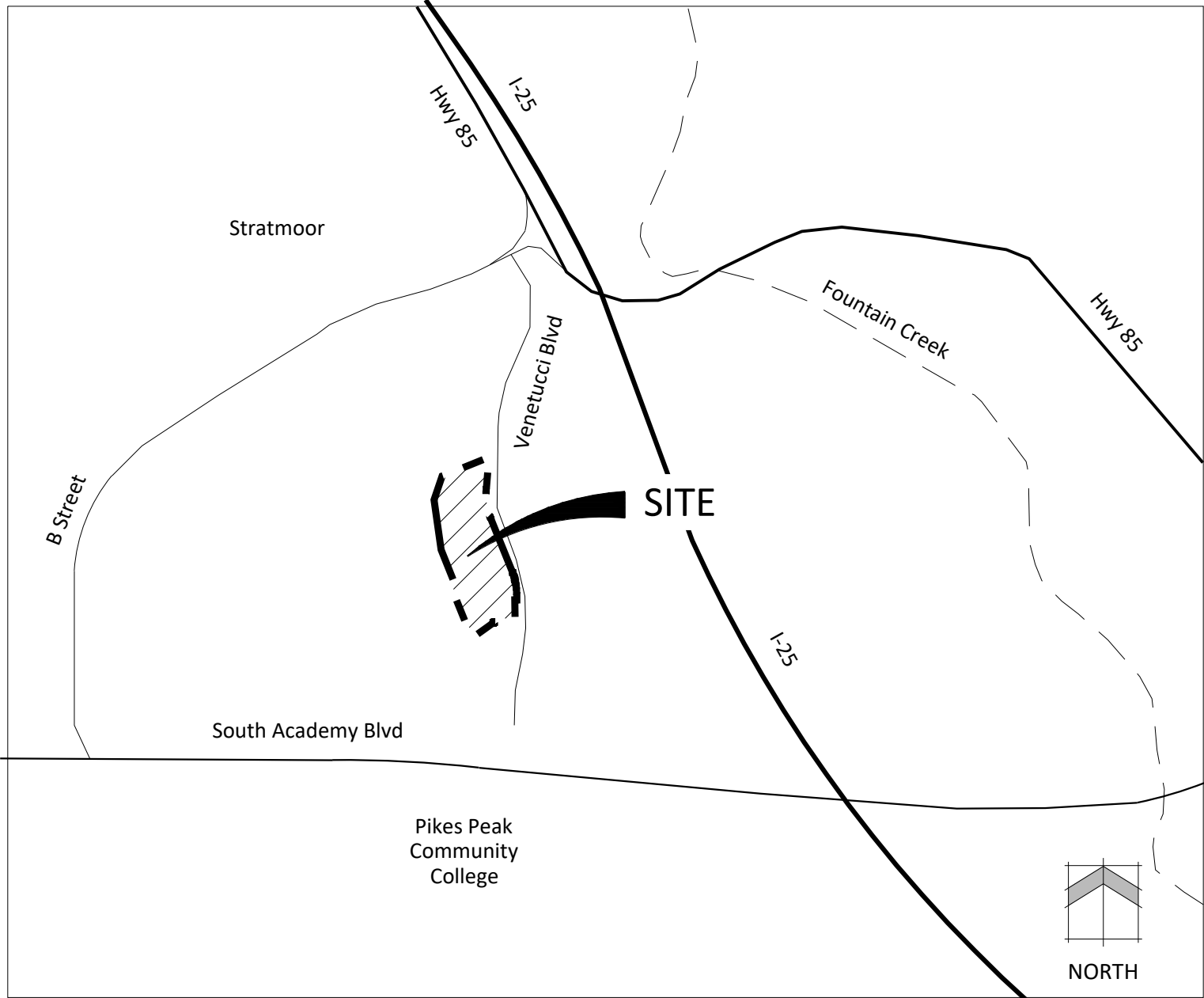
1) ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 21°34'55", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 210.94 FEET; AND A CHORD BEARING AND DISTANCE OF S 11°17'40" E, 209.69 FEET;

2) S 00°30'10" E, A DISTANCE OF 51.78 FEET;

3) S 89°29'47" W, A DISTANCE OF 17.00 FEET;

4) S 00°30'13" E, A DISTANCE OF 162.77 FEET TO THE POINT OF BEGINNING.

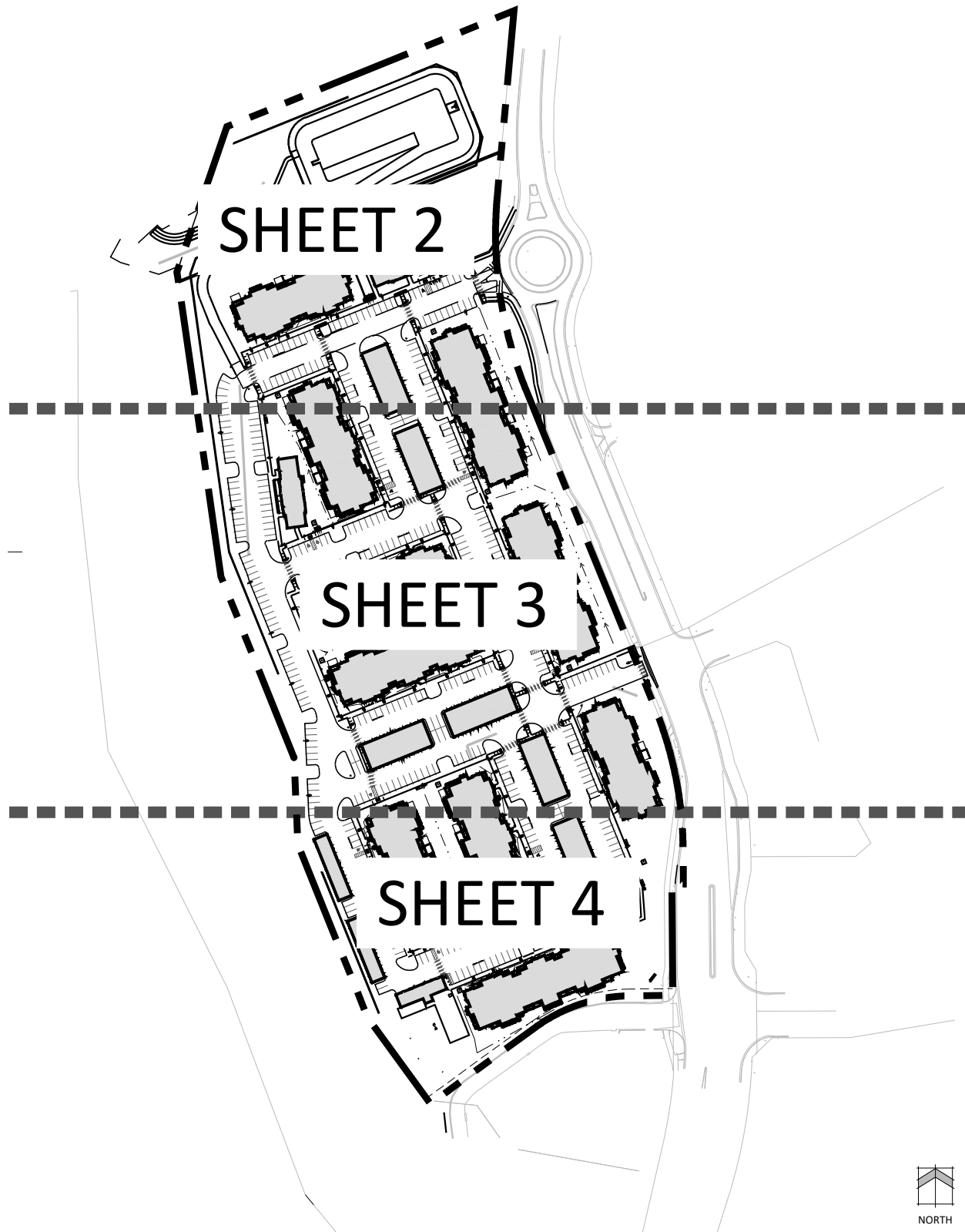
CONTAINING A CALCULATED AREA OF 706,978 SQUARE FEET OR 16.2300 ACRES, MORE OR LESS.



VICINITY MAP

GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGNAGE PLAN IS REQUIRED.
- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
- PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0743G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING INC., DATED TBD, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: [ARTIFICIAL FILL, EXPANSIVE SOILS, POTENTIALLY UNSTABLE SLOPES, LANDSLIDE SUSCEPTIBLE AREAS, LANDSLIDE DEPOSIT, AND STEEPLY DIPPING BEDROCK].
- THE PRIVATE ROADS AS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).



OVERALL SITE - KEY MAP

SITE DATA

Site Address:	Venetucci Blvd
Tax ID Number:	650430049
Total Area:	16.23 Acres
Development Schedule:	2025 - 2026
Drainage Basin:	-
Current Zoning:	RM-30
Current Use:	Vacant
Proposed Use:	Multi-Family
Units:	336
Gross Density:	20.7 DU/AC
Height Information:	
Max. Height Allowed:	40'
Max. Height Proposed:	40'-0"
Lot Coverage:	
Max. Allowed:	60%
Max Proposed:	28%
Building Setbacks:	
East (Venetucci Blvd):	25'
Side:	15'
Rear:	15'
Landscape Setbacks/Buffers:	
Venetucci Blvd:	25'
Parking Standards:	
Standard Formula:	1.5 spaces / 1-bedroom unit (132 units): 198 spaces 1.7 spaces / 2-bedroom unit (168 units): 286 spaces 2 spaces / 3-bedroom unit (36 units): 72 spaces Guest Spaces 1 space / 3 dwelling units (336 total units): 112 spaces
Standard Required:	668 spaces
Alternate Formula*:	1.72 spaces per unit*
Units:	336
Alternate Provided:	579 spaces
ADA Required/Provided:	14 / 14 (11 stalls and 3 garages)
Garage Spaces Provided:	113 spaces
Total Provided:	579 spaces
	*Approved Alternative Parking Ratio by PCD Director: 1.72 parking spaces per unit.
Bike Parking Required (5% of Standard Code Required Parking):	34
Bike Parking Provided:	36

LAND USE DATA TABLE

LAND USE	DENSITY	UNITS	AREA	% OF LAND
ROADS & ASPHALT	N/A	N/A	171,863 SF	24%
IMPERMEABLE SURFACE BUILDINGS (10)	N/A	N/A	38,481 SF	5.3%
	20.7 du/ac	336	160,749 SF	23%
DETENTION	N/A	N/A	42,531 SF	6%
OPEN SPACE	N/A	N/A	116,406 SF	16.5%
LANDSCAPING	N/A	N/A	176,948 SF	25%
TOTAL	20.7 du/ac	336	706,978 SF	100%

TRACT TABLE

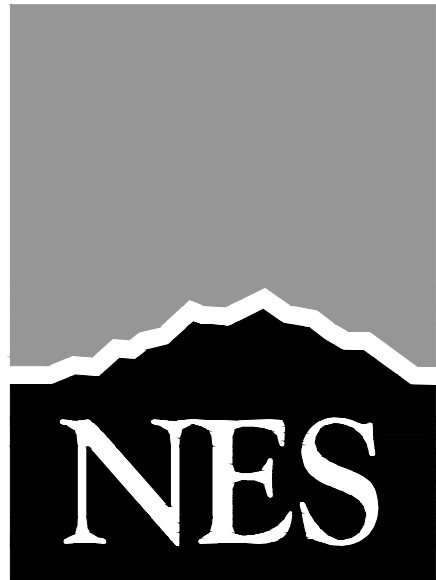
TRACT	AREA	USE	MAINTENANCE
A	85,142 SF	DETENTION, OPEN SPACE, LANDSCAPE	OWNER AND/OR THEIR ASSIGNS

PROJECT TEAM

OWNER:	CS 2005 Investments, LLC 10801 W Charleston Blvd, Suite 170 Las Vegas, NV 89135 Chad Ellington (303) 503-0116
DEVELOPER:	Thompson Thrift Residential 111 Monument Circle, Suite 1500 Indianapolis, IN 46204 Donald Dungu (463) 337-3261
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903 Kim Johnson (719) 471-0073

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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

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03/14/2025	JS	PER EPC COMMENTS

COVER SHEET

1

1 OF 43

PLAN FILE #
SHEET NUMBER
SHEET TITLE
ISSUE / REVISION
ISSUE INFO
STAMP

P:\Thompson Thirt\Venetucci Boulevard\Drawings\14-00\18\VENETUCCI\VENETUCCI - L.P.dwg (LS NOTES & SCHEDULES) 3/13/2025 1:24:44 PM jsmith

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 KENTUCKY BLUEGRASS 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" Breckstone Gold; 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.

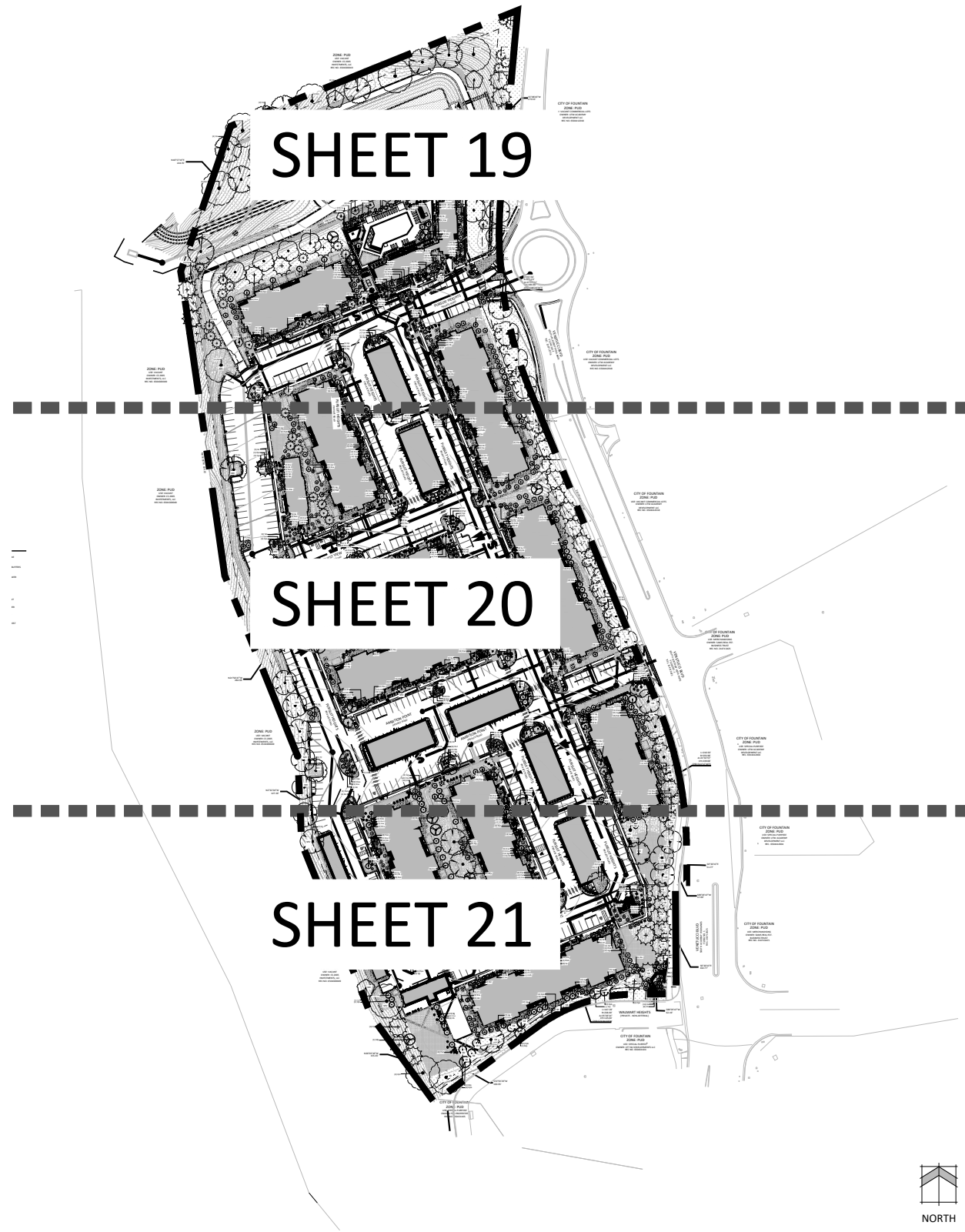
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
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	28	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	40	Amelanchier alnifolia / Serviceberry	20'	12'	#5 CONT.	CONT
	Fne	91	Forestiera neomexicana / New Mexican Privet	12'	8'	5 GAL	CONT
	Mp	22	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	223	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood	4'	4'	5 GAL	
	Ena	105	Ericameria nauseosa / Rubber Rabbitbrush	5'	5'	5 GAL	CONT
	Fpa	40	Fallugia paradoxa / Apache Plume	6'	6'	5 GAL	CONT
	Pmo	68	Physocarpus monogynus / Mountain Ninebark	4'	4'	5 GAL	CONT
EVERGREEN SHRUBS							
	Jbc	109	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8'	5 GAL	CONT
	Jsg	160	Juniperus x media 'Sea Green' / Sea Green Juniper	6'	8'	5 GAL	CONT
	Pmb	43	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	125	Kniphofia x 'Alcazar' / Alcazar Red Hot Poker	2'	2'	#1 CONT	CONT
	Pa2	159	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	155	Sedum x 'Autumn Fire' / Autumn Fire Sedum	2'	1.5'-2'	#3 CONT	CONT
	Ygl	69	Yucca glauca / Soapweed	4'	4'	1 GAL	CONT
ORNAMENTAL GRASSES							
	Cb	373	Calamagrostis brachytricha / Korean Feather Reed Grass	4'	3'	1 GAL	CONT
	Clt	1	Chasmanthium latifolium / Northern Sea Oats	3'	2'	1 GAL	CONT
	Sh	156	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	24,139 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.	112,442 sf
	DECORATIVE ROCK MULCH	121,051 sf
	WOOD MULCH	34,780 sf
	ARTIFICIAL TURF	8,621 sf
	TURF SOD Kentucky Bluegrass Blend	16,036 sf



OVERALL SITE - KEY MAP

LANDSCAPE REQUIREMENTS

Landscape Setbacks and Buffers

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
South (Walmart Heights)	NON-ARTERIAL	15' / 15'	400'	1 / 25'	16 / 16
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
0 / 0	0 / 0	VB	75% / 75%		
0 / 0	0 / 0	SB	75% / 75%		

Internal Landscaping

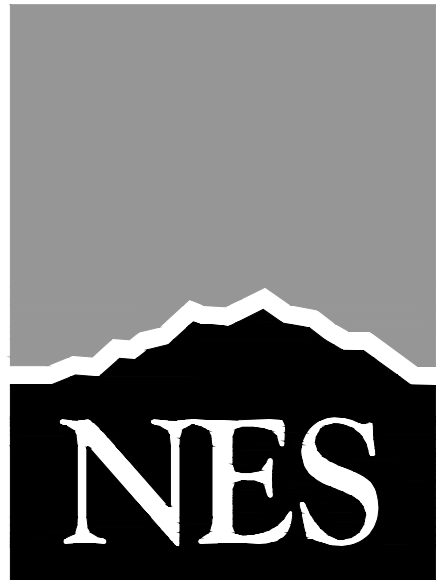
See Code Section 6.2.2.E

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)
579	39 / 39	MV	n/a	0'
2/3 Length of Frontage (ft.)	Length of Screening Wall or Berm Provided	Min. 3' Screening Plants Req. /Prov.	Evergreen Plants Veg. Req. / Prov.	Percent Ground Plane Veg. Req. / Prov.
0'	0'	0 / 0	0 / 0	75% / 75%



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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: 03/14/2025 BY: JS DESCRIPTION: PER EPC COMMENTS

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

DETENTION SEED MIX 24,139 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 112,442 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 121,051 sf

WOOD MULCH 34,780 sf

ARTIFICIAL TURF 8,621 sf

TURF SOD 16,036 sf
Kentucky Bluegrass Blend

LINE TYPE LEGEND

- PROPERTY LINE
- EASEMENTS
- SETBACKS & BUFFERS
- WATER LINE
- SANITARY SEWER
- STORM LINE
- SWALE
- FENCE
- FIRE HYDRANT
- TRANSFORMER
- CONDENSER
- SITE LIGHT POST

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

CITY OF FOUNTAIN
ZONE: PUD
USE: COMMERCIAL
OWNER: UTW ACADEMY
DEVELOPMENT LLC
REC NO. 6504412018

CITY OF FOUNTAIN
ZONE: PUD
USE: COMMERCIAL
OWNER: UTW ACADEMY
DEVELOPMENT LLC
REC NO. 6504412018



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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VENTURE ON
VENETUCCI

MULTI-FAMILY

VENETUCCI BLVD

OTHER INFO

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

ENTITLEMENT

DATE: 03/14/2025 BY: JS DESCRIPTION: PER EPC COMMENTS

FINAL LANDSCAPE PLAN

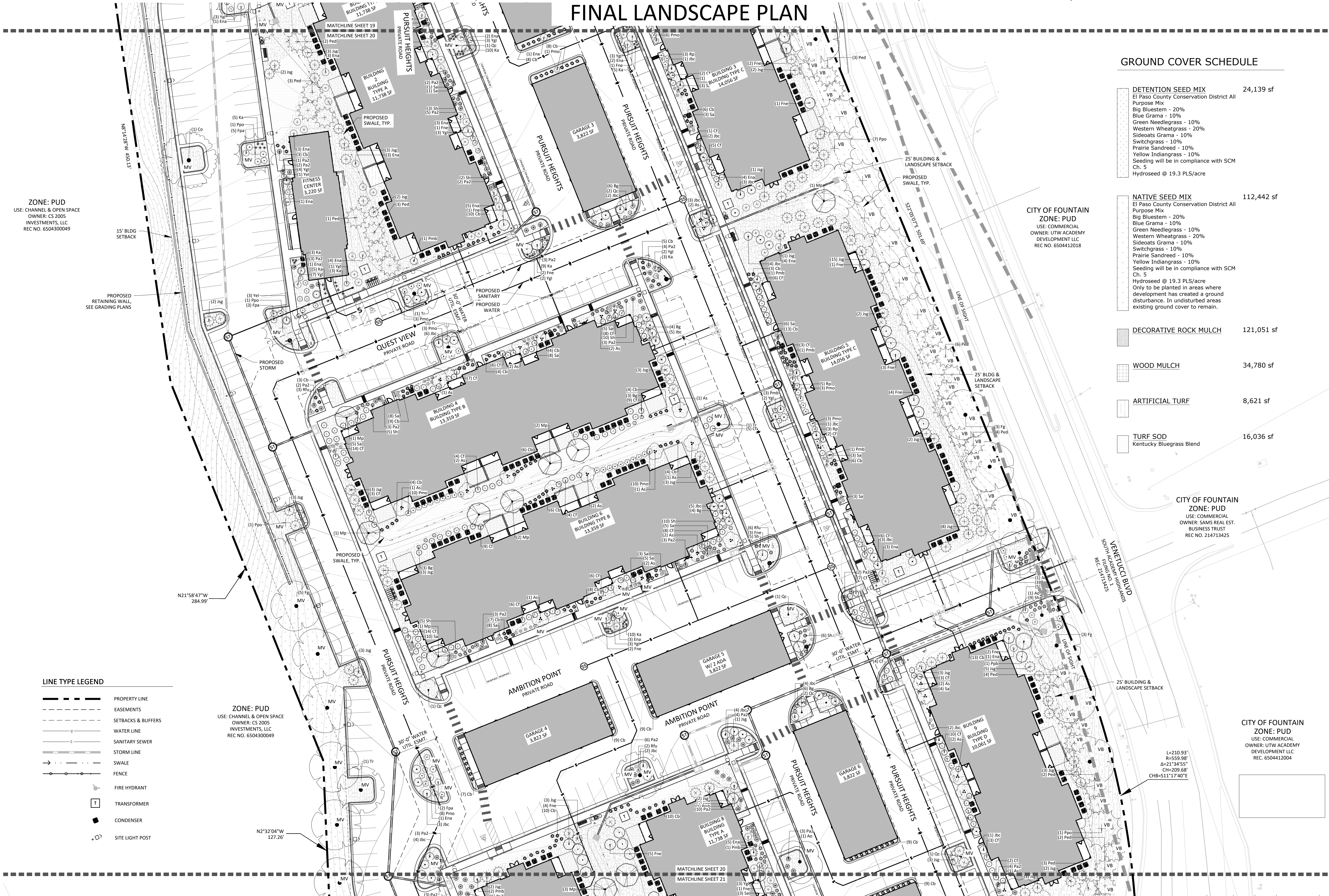
19

19 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 24,139 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 112,442 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 121,051 sf

WOOD MULCH 34,780 sf

ARTIFICIAL TURF 8,621 sf

TURF SOD 16,036 sf
Kentucky Bluegrass Blend

CITY OF FOUNTAIN
ZONE: PUD
USE: COMMERCIAL
OWNER: SAMS REAL ESTATE
BUSINESS TRUST
REC NO. 214713425

CITY OF FOUNTAIN
ZONE: PUD
USE: COMMERCIAL
OWNER: UTW ACADEMY
DEVELOPMENT LLC
REC. 6504412004

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

LINE TYPE LEGEND

- PROPERTY LINE
- EASEMENTS
- SETBACKS & BUFFERS
- WATER LINE
- SANITARY SEWER
- STORM LINE
- SWALE
- FENCE
- FIRE HYDRANT
- TRANSFORMER
- CONDENSER
- SITE LIGHT POST

ZONE: PUD
USE: CHANNEL & OPEN SPACE
OWNER: CS 2005
INVESTMENTS, LLC
REC NO. 6504300049

CITY OF FOUNTAIN
ZONE: PUD
USE: COMMERCIAL
OWNER: UTW ACADEMY
DEVELOPMENT LLC
REC NO. 6504412018

ZONE: PUD
USE: CHANNEL & OPEN SPACE
OWNER: CS 2005
INVESTMENTS, LLC
REC NO. 6504300049



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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

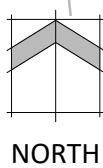
ENTITLEMENT

DATE: 03/14/2025 BY: JS DESCRIPTION: PER EPC COMMENTS

FINAL LANDSCAPE PLAN

20

20 OF 43



SCALE: 1" = 30'

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

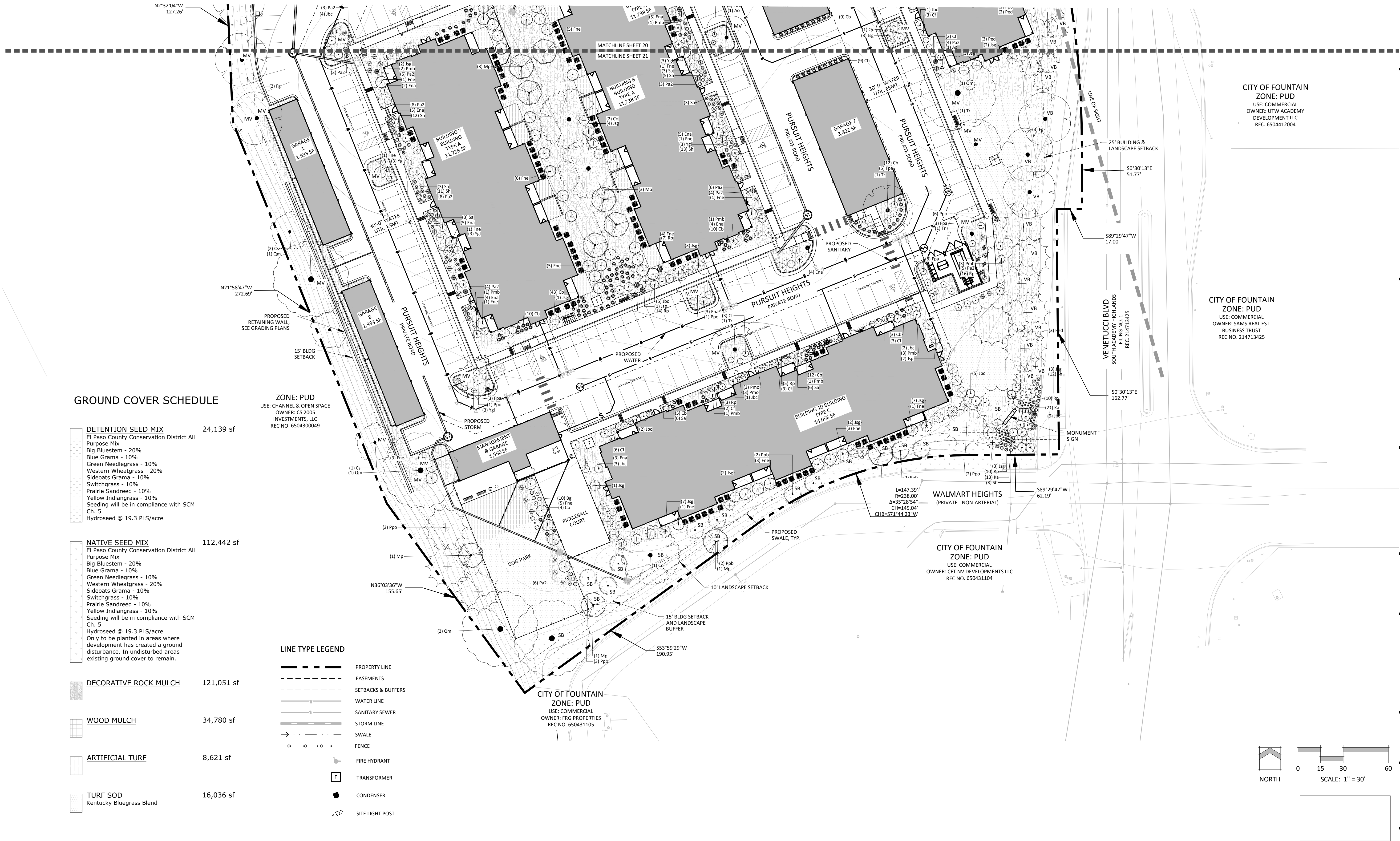


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GROUND COVER SCHEDULE

DETENTION SEED MIX 24,139 sf
El Paso County Conservation District All Purpose Mix
Big Bluestem - 20%
Blue Grama - 10%
Green Needlegrass - 10%
Western Wheatgrass - 20%
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DECORATIVE ROCK MULCH 121,051 sf

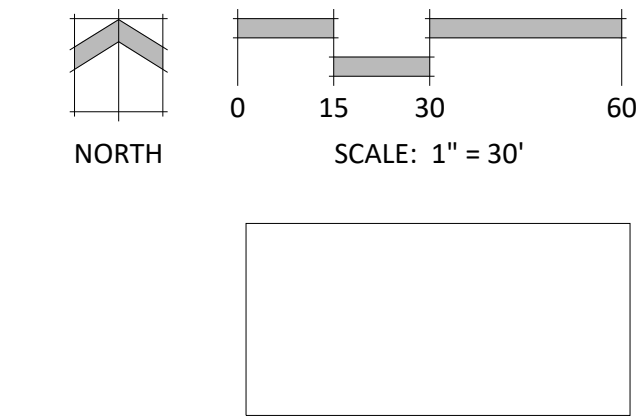
WOOD MULCH 34,780 sf

ARTIFICIAL TURF 8,621 sf

TURF SOD 16,036 sf
Kentucky Bluegrass Blend

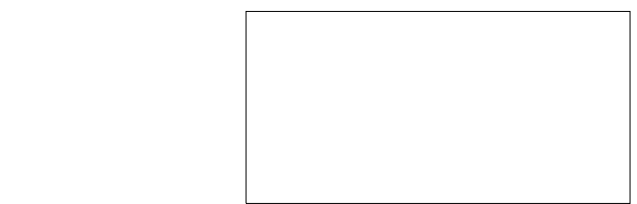
LINE TYPE LEGEND

- PROPERTY LINE
- EASEMENTS
- SETBACKS & BUFFERS
- WATER LINE
- SANITARY SEWER
- STORM LINE
- SWALE
- FENCE
- FIRE HYDRANT
- TRANSFORMER
- CONDENSER
- SITE LIGHT POST



NORTH

SCALE: 1" = 30'



CITY OF FOUNTAIN
ZONE: PUD
USE: COMMERCIAL
OWNER: UTW ACADEMY
DEVELOPMENT LLC
REC. 6504412004

CITY OF FOUNTAIN
ZONE: PUD
USE: COMMERCIAL
OWNER: SAMS REAL EST.
BUSINESS TRUST
REC. NO. 214713425

WALMART HEIGHTS
(PRIVATE - NON-ARTERIAL)
CITY OF FOUNTAIN
ZONE: PUD
USE: COMMERCIAL
OWNER: CFT NV DEVELOPMENTS LLC
REC. NO. 650431104

CITY OF FOUNTAIN
ZONE: PUD
USE: COMMERCIAL
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: J. SMITH

ENTITLEMENT

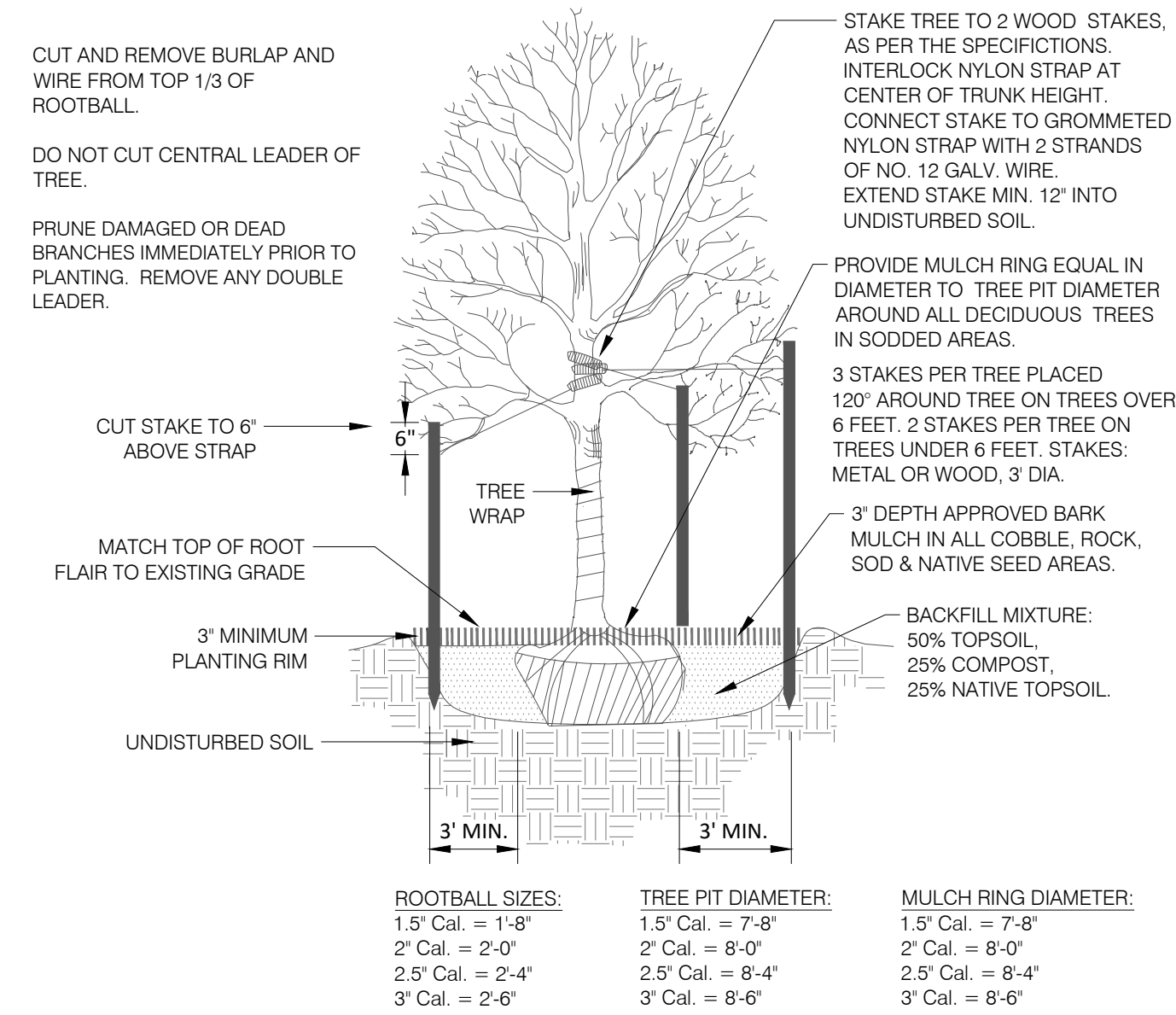
DATE: 03/14/2025
BY: JS
DESCRIPTION: PER EPC COMMENTS

FINAL LANDSCAPE PLAN

21

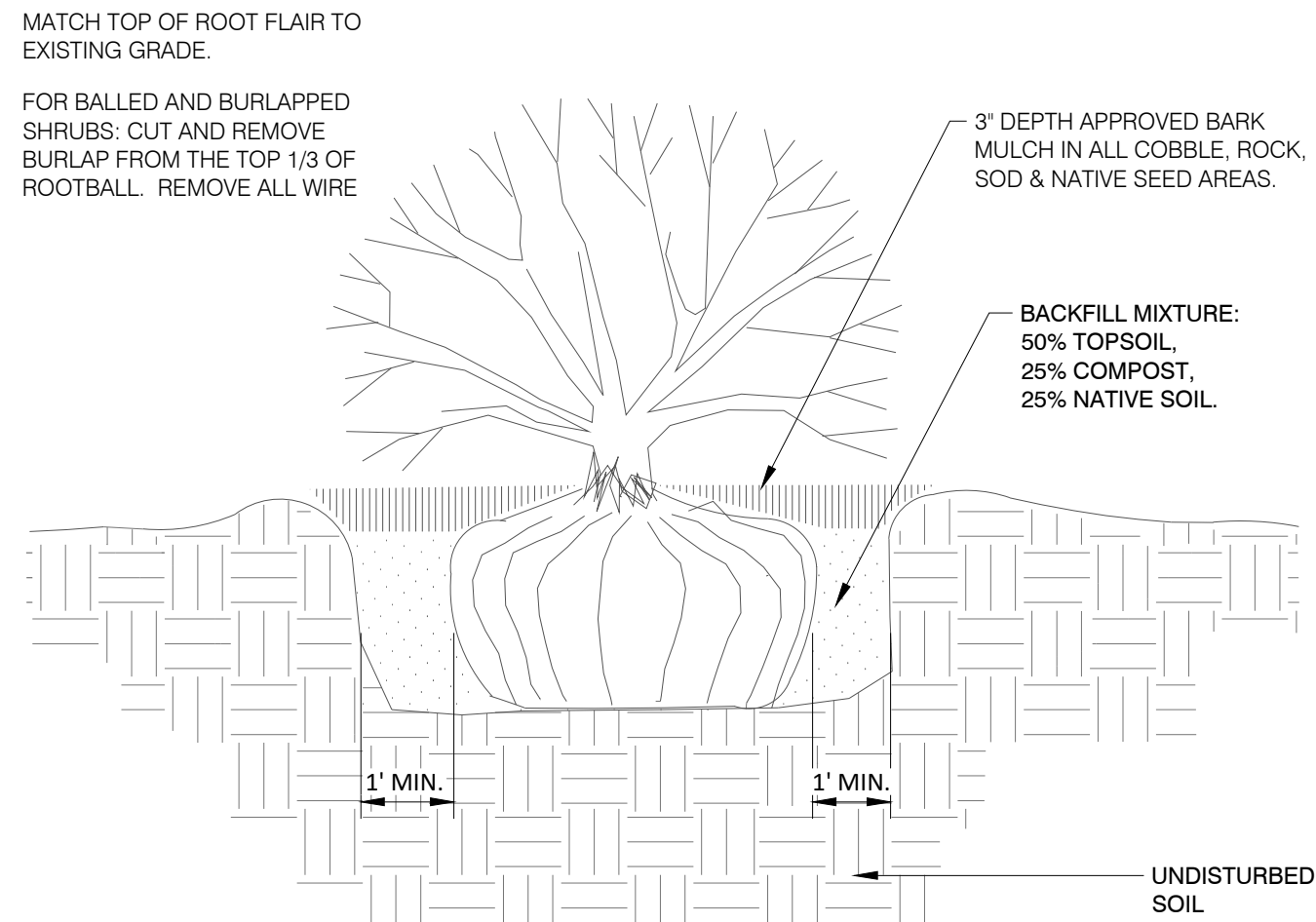
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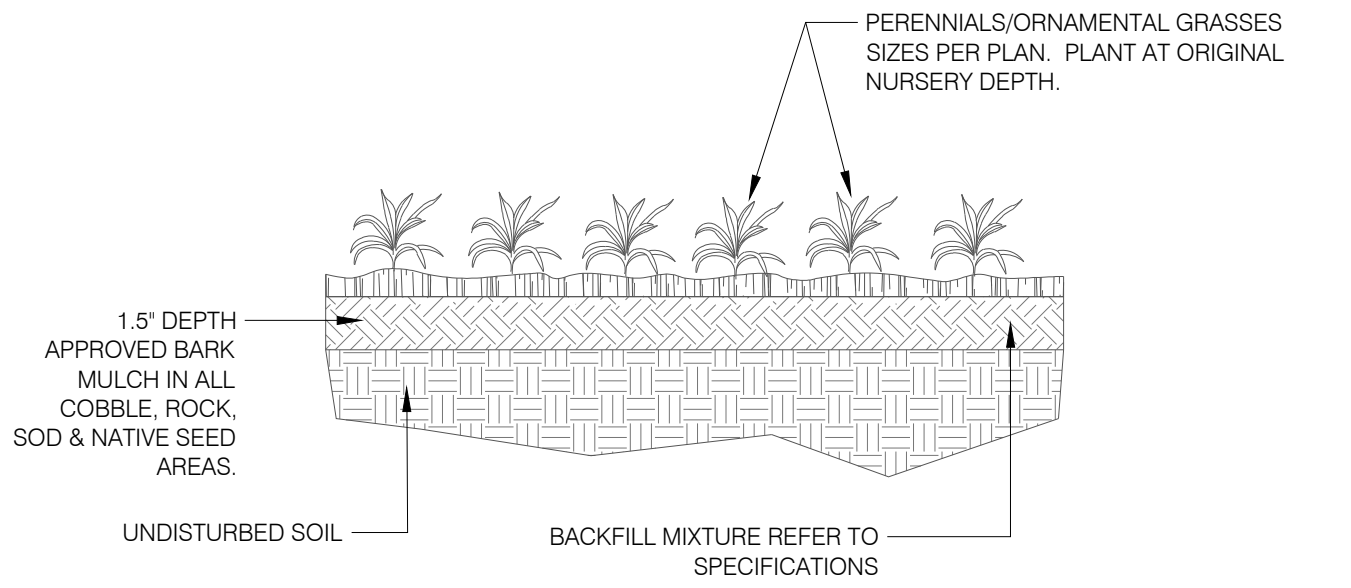
1 DECIDUOUS TREE PLANTING DETAIL

N.T.S. 329343-01



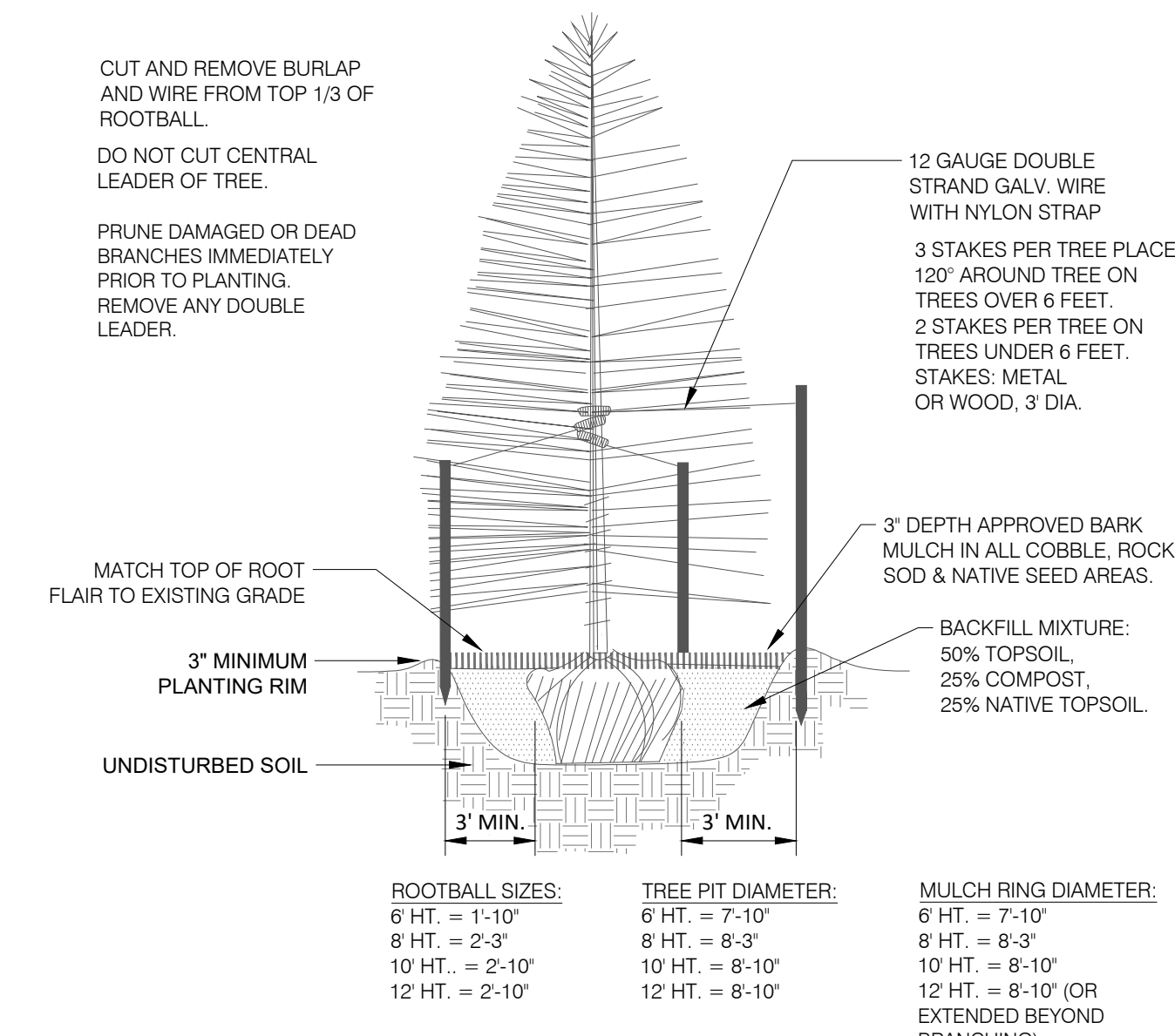
2 SHRUB PLANTING DETAIL

N.T.S. 329333-03



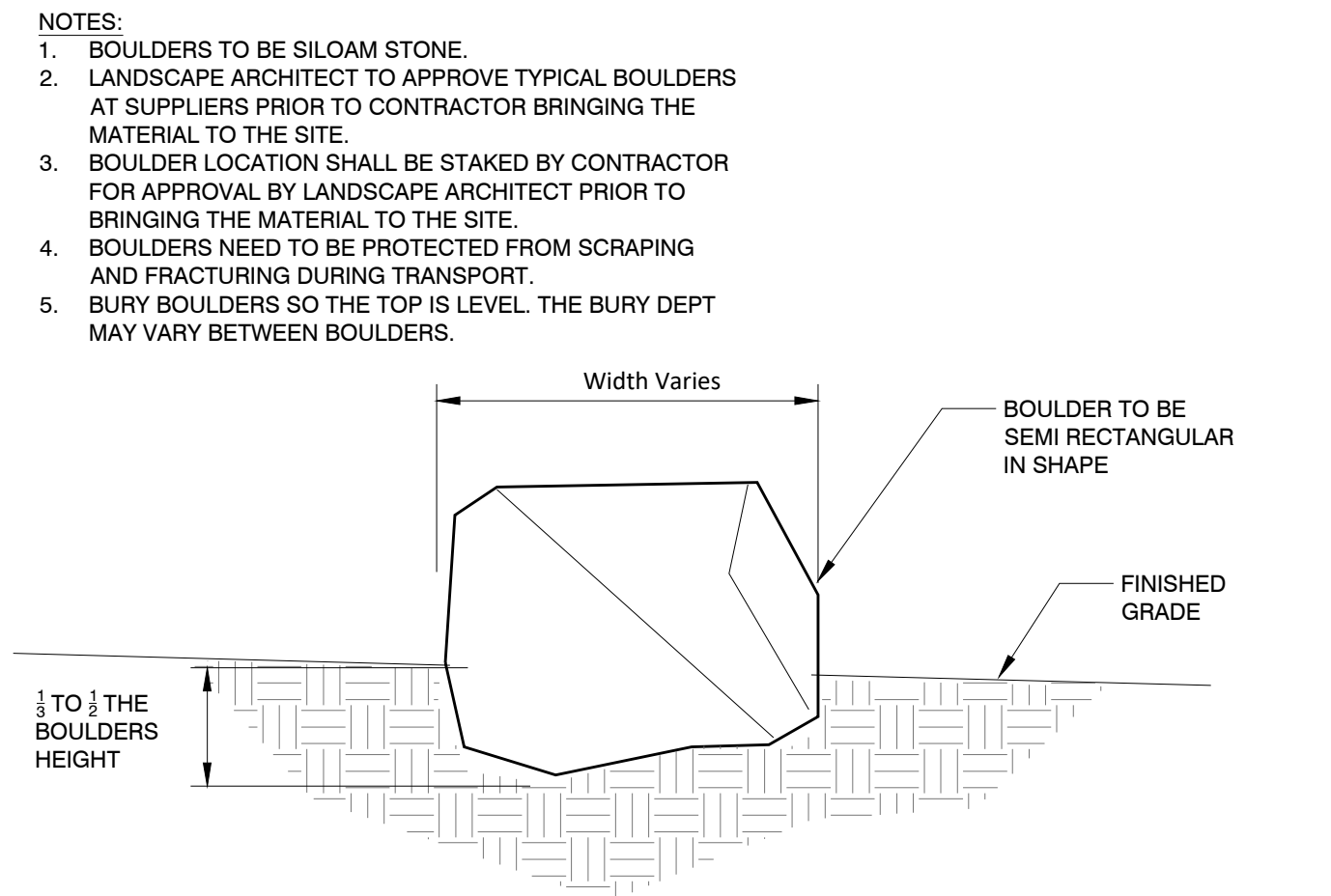
3 PERENNIAL / ORNAMENTAL GRASS PLANTING

N.T.S. 3293-04



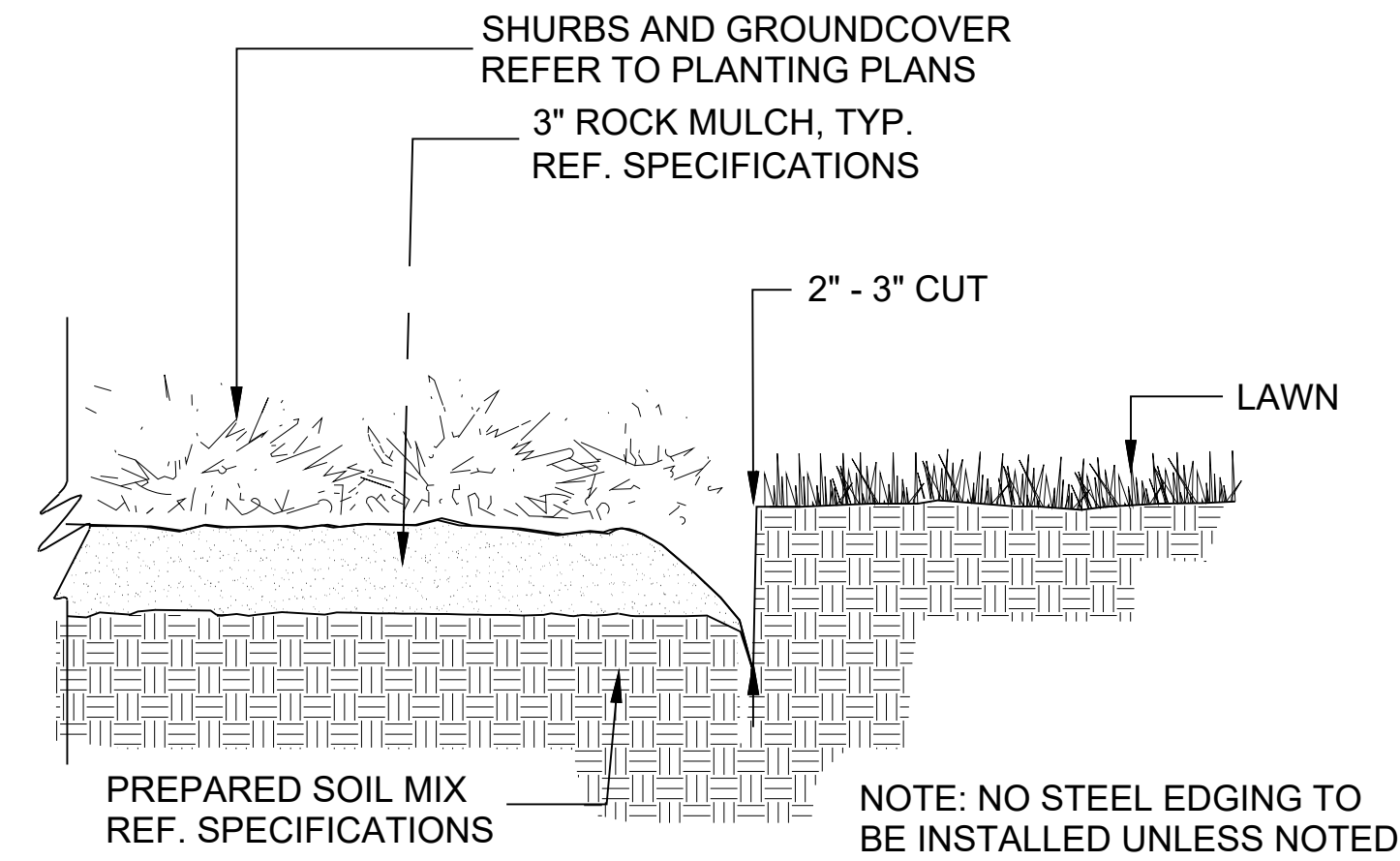
4 CONIFEROUS TREE PLANTING DETAIL

N.T.S. 329343-02



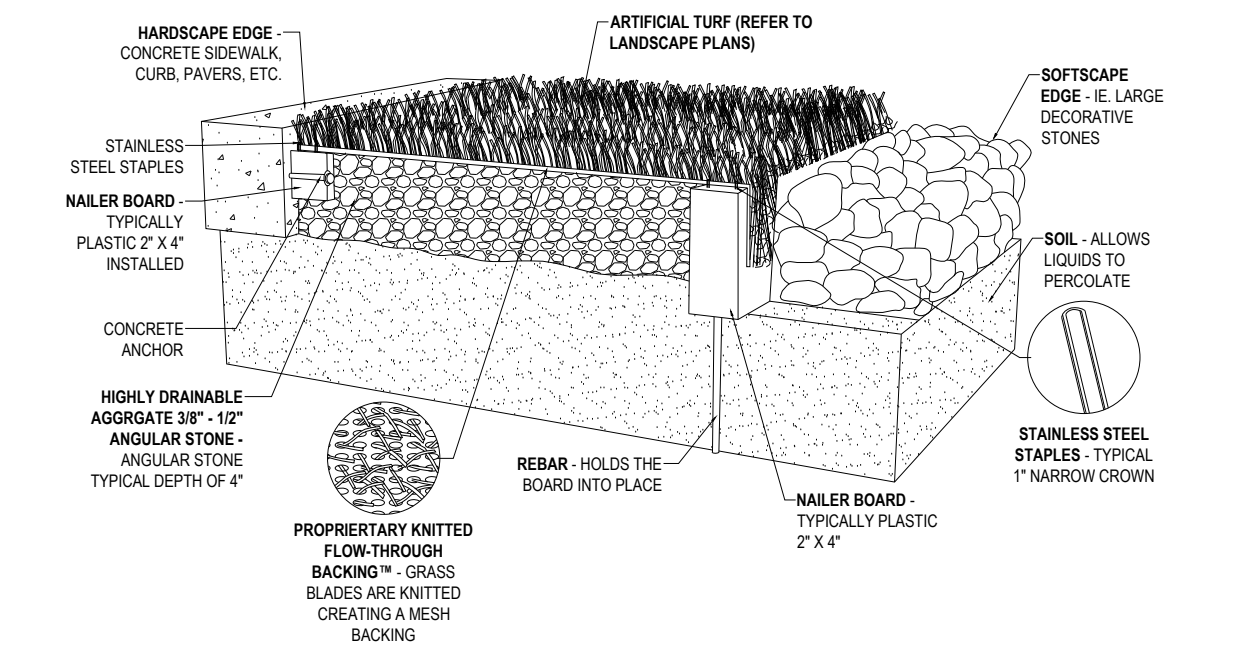
5 LANDSCAPE BOULDER

N.T.S. 3294-08



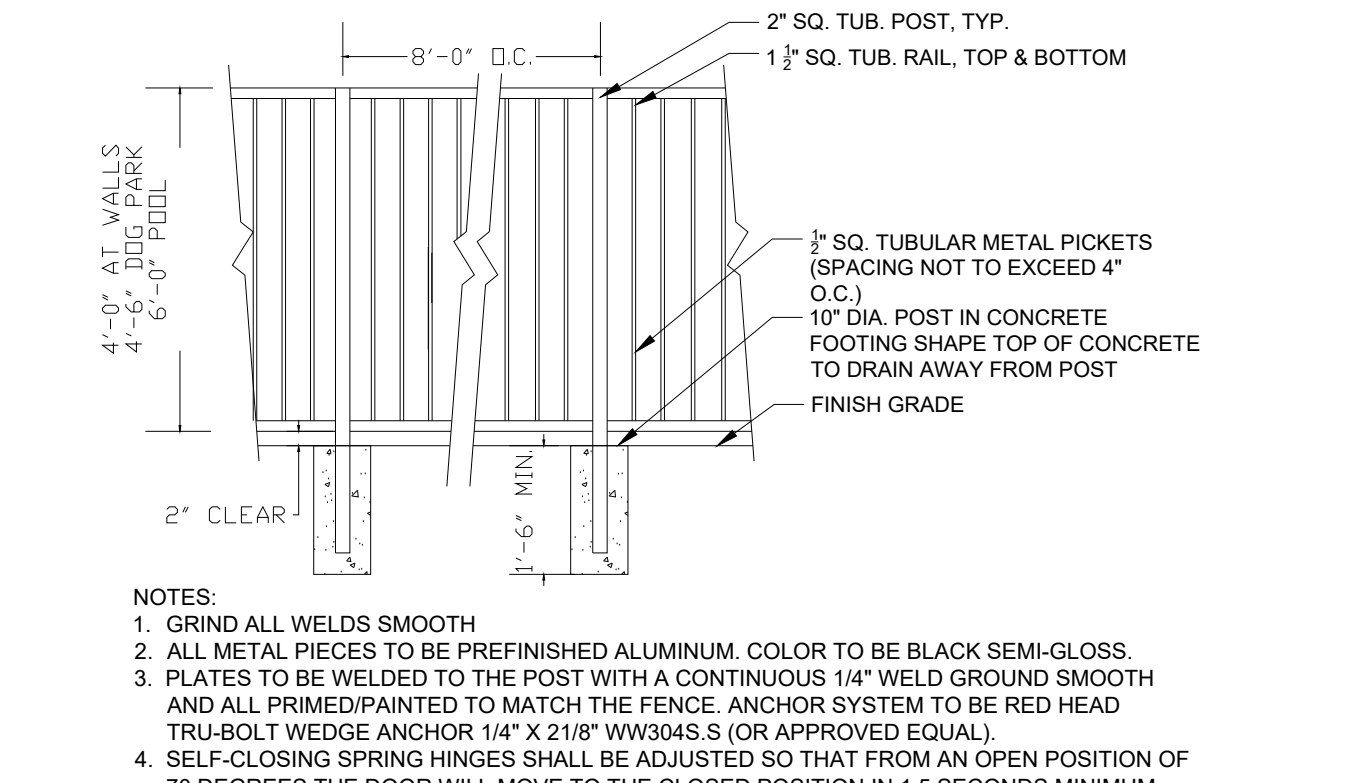
6 BED EDGE

NTS P-TT-22



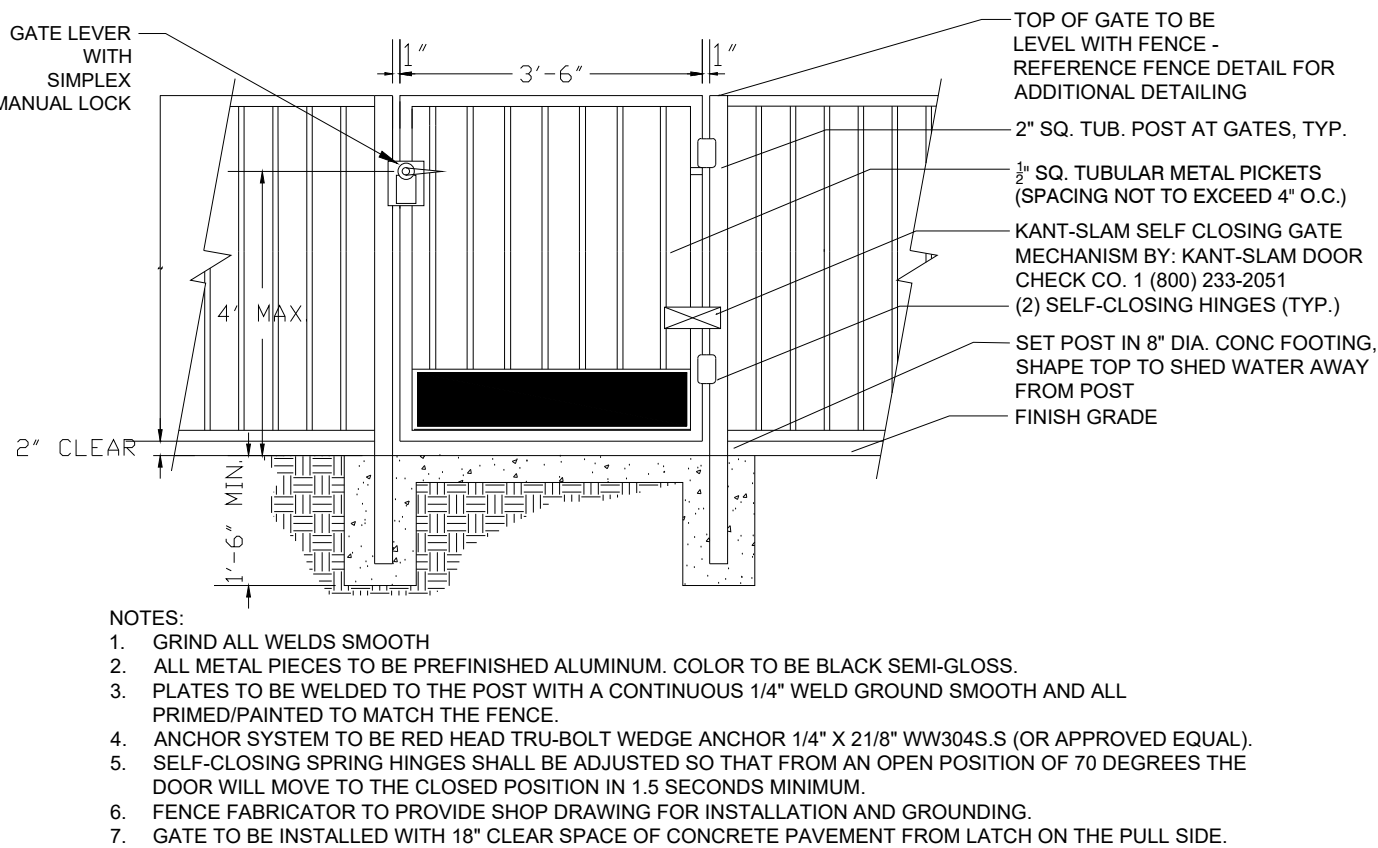
7 ARTIFICIAL TURF

NTS P-TT-32



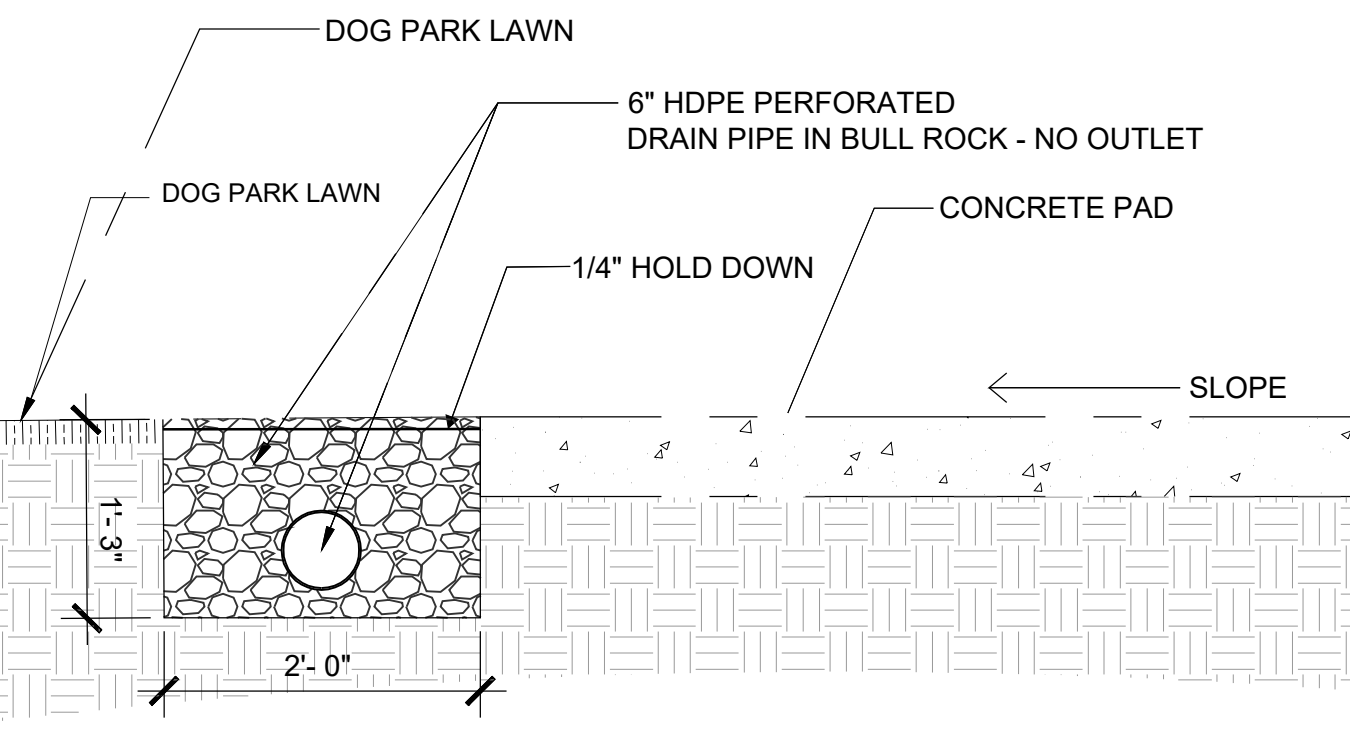
8 FENCING

NTS P-TT-24



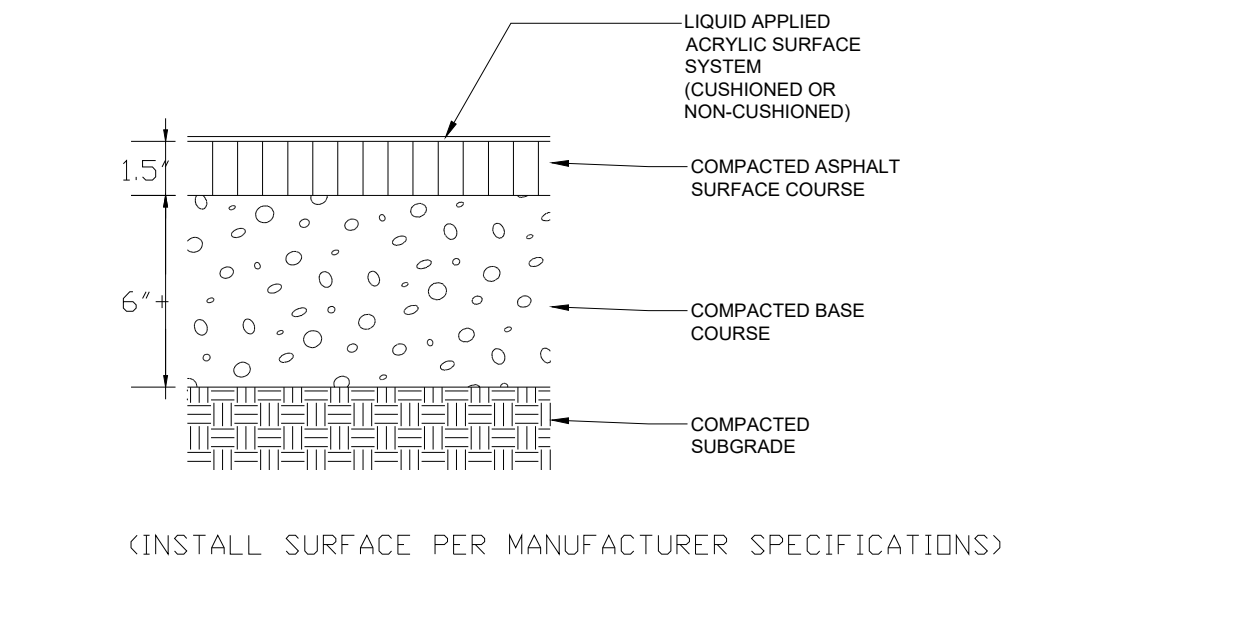
9 GATE DOG PARK

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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Colorado Springs, CO 80903

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Fax 719.471.0267

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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: 03/14/2025
BY: JS
DESCRIPTION: PER EPC COMMENTS

LANDSCAPE DETAILS

22

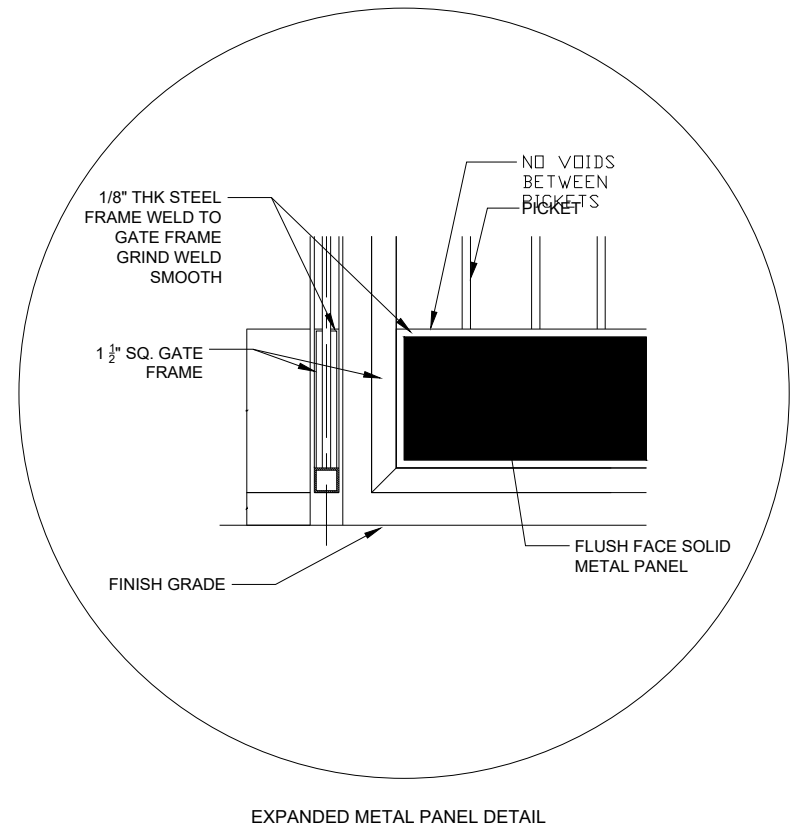
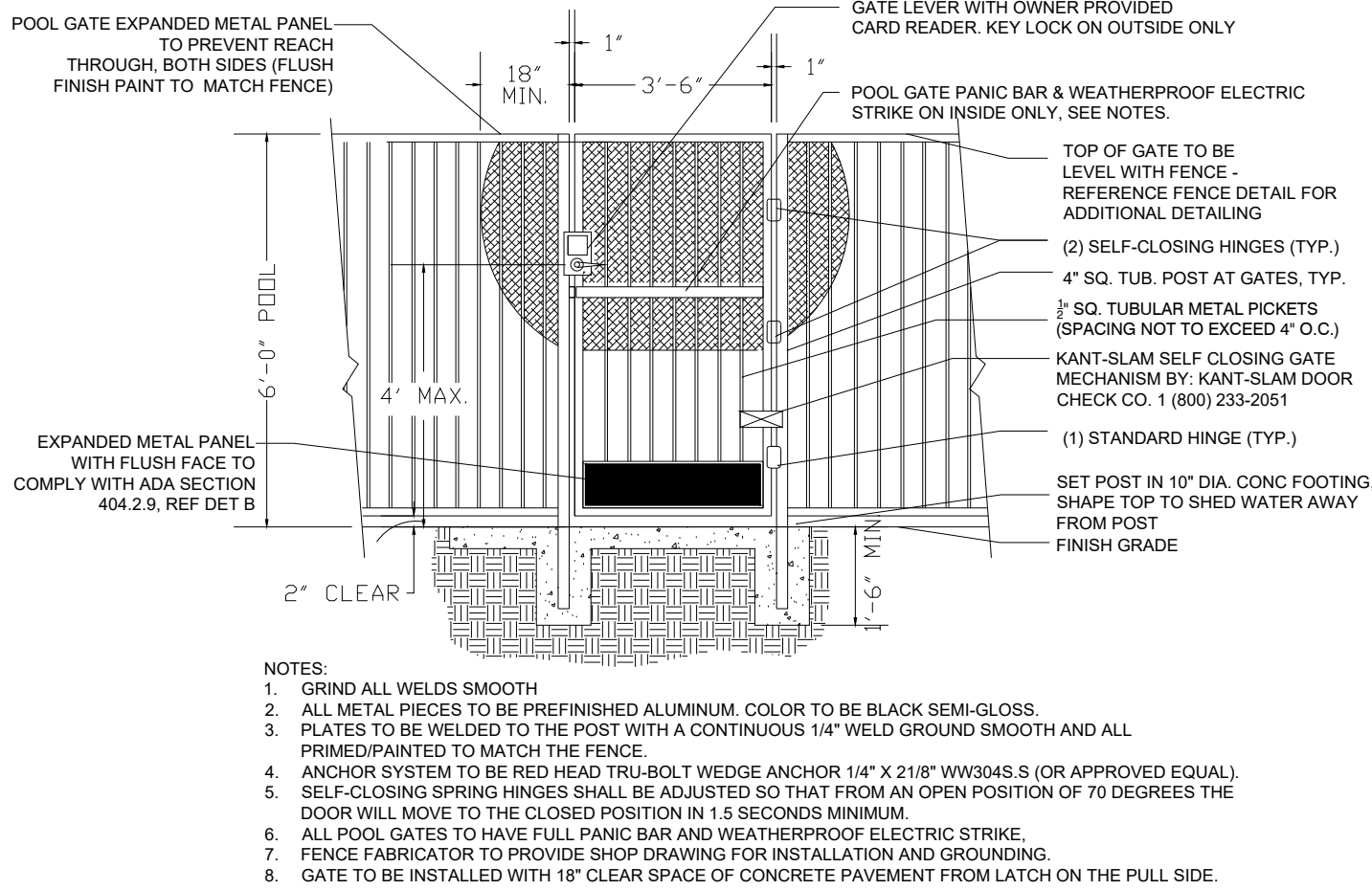
22 OF 43

PLAN FILE #

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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



1

POOL GATE

NTS

P-TT-35

2

GRILL STATION

NTS

P-TT-61



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Colorado Springs, CO 80903

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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

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
03/14/2025	JS	PER EPC COMMENTS

ISSUE / REVISION

LANDSCAPE DETAILS

SHEET TITLE

23

23 OF 43

PLAN FILE #