

Distance ?

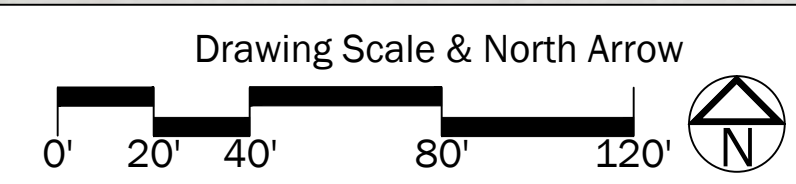
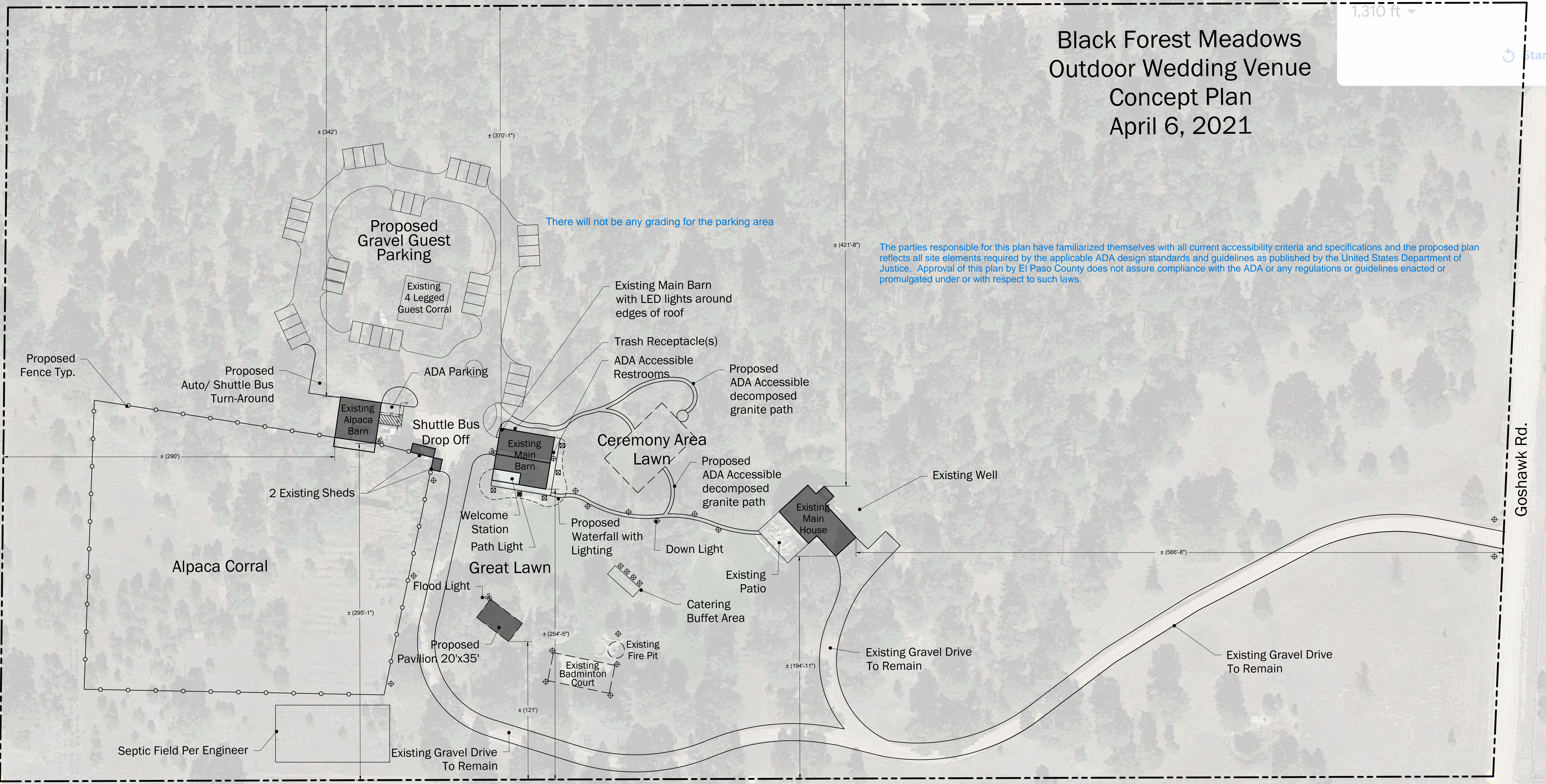
1,310 ft

Start

# Black Forest Meadows Outdoor Wedding Venue Concept Plan April 6, 2021

There will not be any grading for the parking area

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan 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.



**Approved**  
 By: Kevin Mastin  
 Date: 07/14/2022  
 El Paso County Planning & Community Development



PCD File No. PPR-21-049  
 PCD File No. VA-21-001

### planting notes

- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED EXCEPT IF PROOF IS SUBMITTED THAT ANY SPECIFIED PLANT IS NOT OBTAINABLE WITHIN A 100 MILE RADIUS OF THE PROJECT. LANDSCAPE ARCHITECT WILL CHARGE OWNER/CONTRACTOR FOR ALL TIME SPENT SOURCING PLANTS. IMMEDIATELY UPON AWARD OF THE CONTRACT, THE CONTRACTOR SHALL LOCATE, ORDER AND PURCHASE/HAVE FIELD, ALL SPECIFIED PLANTS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN PLANT COUNTS AND AREA TAKE-OFFS.
- PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
- AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE WILL HAVE AN IDENTIFICATION TAG WITH NUMBERS CORRELATING TO COMMON AND BOTANICAL PLANT NAMES.
- THE CONTRACTOR SHALL PROVIDE 1000 GAL. FT. OF CLASS 1 COMPOST OVER ALL NEW SHRUB AREAS. POTENTIAL TO A DEPTH OF 6".
- WATED PLANT MATERIAL SHALL NOT BE PLANTED.
- PLANTS SHALL BE PROTECTED AGAINST HEAT, SUN, WIND, FROST AND PHYSICAL DAMAGE WHILE BEING HELD AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN ONE DAY.
- PLANTS SHALL BE ACCOMMODATED FOR THE CONDITIONS OF THEIR ULTIMATE LOCATION.
- PLANT ROOT BALL SHALL NOT BE DAMAGED DURING TRANSPORTATION OR PLANTING.
- ALL ROCK AND DEBRIS 1"++ SHALL BE REMOVED FROM PLANTING AREAS.
- SOIL PREPARATION SHALL BE BASED ON SOIL ANALYSIS TO BE DONE BY CONTRACTOR.
- CONTRACTOR TO SUBMIT ALL AMENDMENT QUANTITY RECEIPTS TO OWNER FOR APPROVAL AT THE TIME OF AMENDING.
- CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL AND MULCH.
- CIRCULAR ROOT SYSTEMS OF CONTAINER STOCK SHALL BE SCARIFIED ON THE SIDES PRIOR TO PLANTING.
- PLANTING DEPTHS FOR TREES AND SHRUBS SHALL BE NO LESS THAN TWICE THE DIAMETER AND THE SAME DEPTHS FOR SPECIES.
- CONTRACTOR SHALL FERTILIZE ALL PLANTS AS NECESSARY. FERTILIZERS CONTAINING IRON SHALL BE KEPT OFF ALL HARDSCAPE. PROVIDE OWNER WITH RECEIPTS FOR FERTILIZER TYPE AND QUANTITY USED.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTED AREAS IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE INSTALLATION PERIOD.
- CONTRACTOR TO REPLACE ANY PLANT (NEW OR EXISTING) WHICH IS DAMAGED DUE TO HIS NEGLIGENCE.
- PLANTS MAY BE REJECTED AT ANY TIME BY THE OWNER DUE TO CONDITION, FORM OR DAMAGE.
- LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL TREES, SHRUBS, VINES, AND PERENNIALS PRIOR TO PLANTING.
- 48 HOURS PRIOR TO PLANTING, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER.
- ALL PLANTS ARE TO BE GUARANTEED FOR 365 DAYS. ANY PLANT NOT IN HEALTHY CONDITION DURING THE ONE-YEAR-WARRANTY PERIOD SHALL BE REPLACED IN A TIMELY MANNER, FREE OF CHARGE TO THE OWNER.
- WHERE RABBITS, VOLES OR GOPHERS ARE PRESENT, LOWER SHRUB BRANCHES TO BE PROTECTED WITH 1/2"X1/2" WMM GAGES.
- DIP-BITTERS SHALL BE INSTALLED FOR EACH PLANT, AND SHALL HAVE APPROPRIATE GPH FOR CONSIDERATIONS BASED ON EACH PLANT'S SPECIFIC WATER NEEDS AND SUNSHADE.
- IRRIGATION LINES AND TUBING SHALL BE SECURELY PINNED TO THE GROUND AND FULLY COVERED BY MULCH TO PREVENT THEIR DISLOGGING BY WILDLIFE OR VENUE GUESTS.
- BULBS ARE TO BE ADDED BY THE OWNER. BULB FOLIAGE SHOULD NOT BE REMOVED UNTIL FULLY BROWN. PLANTING DEPTH VARIES BY SPECIES. FERTILIZE PER SUPPLIERS RECOMMENDATIONS.

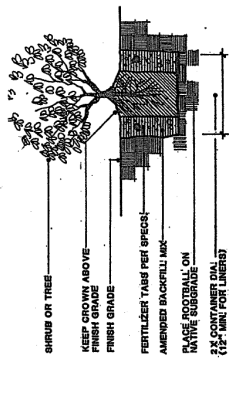
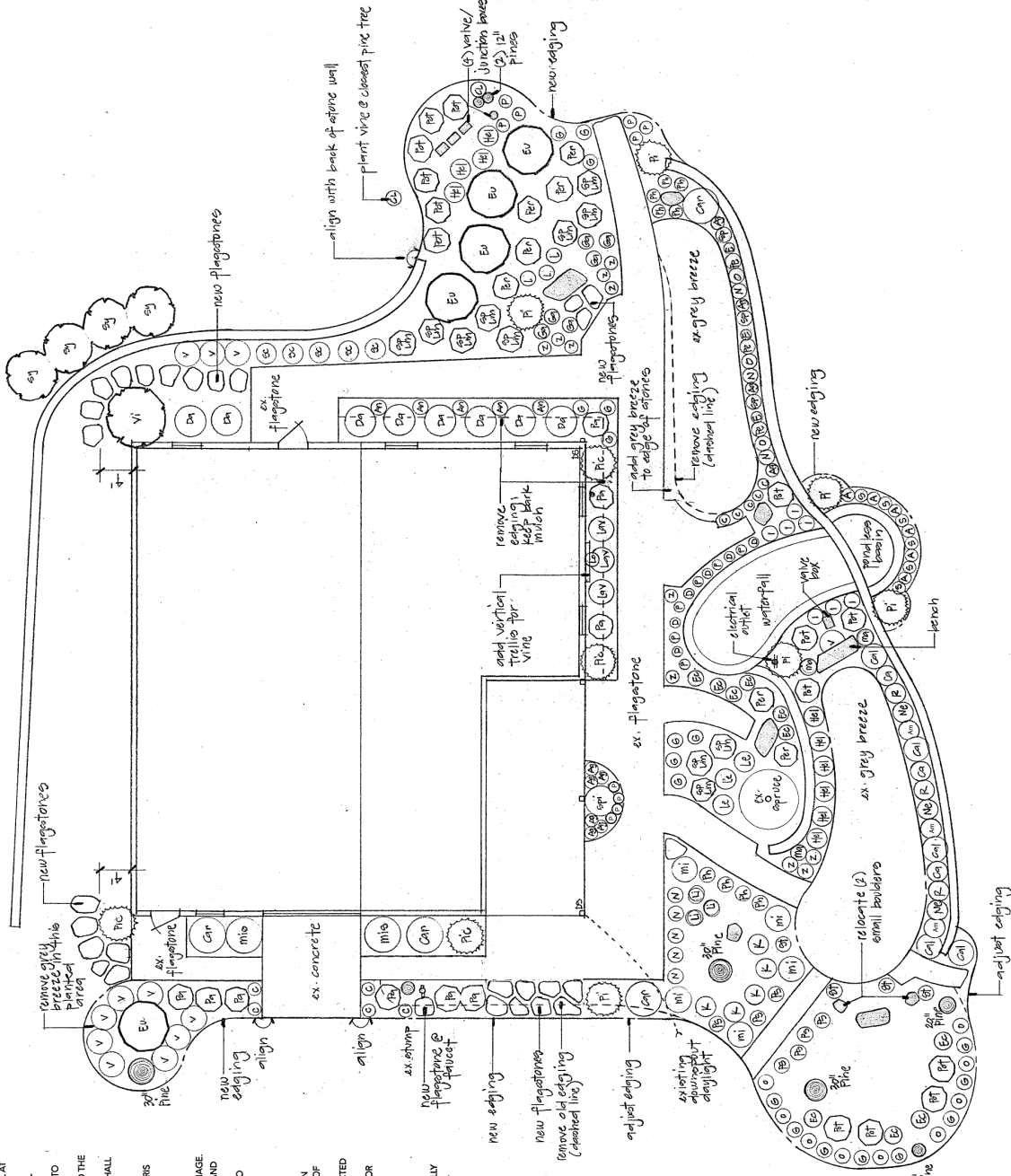
### plant legend

ABBREVIATION	SIZE	QTY	BOTANICAL COMMON NAME
Perennials/Grasses			
Ag	#1	10	Agastache Colorado / Colorado Hyssop
Au	#1	6	Aurelia Agave / Columbia
Ba	#1	5	Basilica Agave / Florida Agave
Ca	#1	5	California Invalucata / Prairie Winecup
Ce	#1	10	Centaurium tomentosum / Snow in the summer
Co	#1	10	Cochlospermum / Yellow Evening Primrose
Ec	#1	7	Epilobium / Yellow Evening Primrose
Eu	#1	18	Euonymus / Euonymus
Ha	#1	10	Halepithamnus / Blue Oat Grass
He	#1	10	Helianthus / Helianthus
Ho	#1	5	Hortensia / Hortensia
K	#1	3	Koeleria / Koeleria
Lav	#1	3	Lavandula / Provence Lavender
Lu	#1	3	Lupinus / Lupinus
Ma	#1	3	Machianthus / Machianthus
Me	#1	3	Melaleuca / Melaleuca
Mi	#1	3	Miscanthus / Miscanthus
N	#1	3	Nepeta / Nepeta
Ne	#1	3	Nepeta x Little Twist / Dwarf Geranium
Od	#1	12	Oenothera / Comanche Gambler / Yellow Evening Primrose

ABBREVIATION	SIZE	QTY	BOTANICAL COMMON NAME
Pa	#1	12	Panicum / Panicum
Pe	#1	12	Pennisetum / Pennisetum
Ph	#1	7	Phlox / Phlox
Pr	#1	9	Prinos / Prinos
R	#1	5	Rosa / Rosa
Sa	#1	5	Salix / Salix
Sc	#1	5	Schizanthus / Schizanthus
Sh	#1	12	Shrub / Shrub
Sy	#1	11	Syringa / Syringa
V	#1	3	Viburnum / Viburnum
Vi	#1	3	Vincetoxicum / Vincetoxicum
Vo	#1	3	Vononia / Vononia
Wa	#1	3	Walden / Walden
Wc	#1	3	Walden / Walden
Wd	#1	3	Walden / Walden
Wf	#1	3	Walden / Walden
Wg	#1	3	Walden / Walden
Wh	#1	3	Walden / Walden
Wi	#1	3	Walden / Walden
Wj	#1	3	Walden / Walden
Wk	#1	3	Walden / Walden
Wl	#1	3	Walden / Walden
Wm	#1	3	Walden / Walden
Wn	#1	3	Walden / Walden
Wo	#1	3	Walden / Walden
Wp	#1	3	Walden / Walden
Wq	#1	3	Walden / Walden
Wr	#1	3	Walden / Walden
Ws	#1	3	Walden / Walden
Wt	#1	3	Walden / Walden
Wu	#1	3	Walden / Walden
Wv	#1	3	Walden / Walden
Ww	#1	3	Walden / Walden
Wx	#1	3	Walden / Walden
Wy	#1	3	Walden / Walden
Wz	#1	3	Walden / Walden

ABBREVIATION	SIZE	QTY	BOTANICAL COMMON NAME
Ac	#1	2	Acacia / Acacia
Al	#1	1	Albizia / Albizia
Am	#1	1	Amelanchier / Amelanchier
Ar	#1	1	Artemisia / Artemisia
As	#1	1	Aspidistra / Aspidistra
At	#1	1	Atropa / Atropa
Ba	#1	1	Banksia / Banksia
Bb	#1	1	Banksia / Banksia
Bc	#1	1	Banksia / Banksia
Bd	#1	1	Banksia / Banksia
Be	#1	1	Banksia / Banksia
Bf	#1	1	Banksia / Banksia
Bg	#1	1	Banksia / Banksia
Bh	#1	1	Banksia / Banksia
Bi	#1	1	Banksia / Banksia
Bj	#1	1	Banksia / Banksia
Bk	#1	1	Banksia / Banksia
Bl	#1	1	Banksia / Banksia
Bm	#1	1	Banksia / Banksia
Bn	#1	1	Banksia / Banksia
Bo	#1	1	Banksia / Banksia
Bp	#1	1	Banksia / Banksia
Bq	#1	1	Banksia / Banksia
Br	#1	1	Banksia / Banksia
Bs	#1	1	Banksia / Banksia
Bt	#1	1	Banksia / Banksia
Bu	#1	1	Banksia / Banksia
Bv	#1	1	Banksia / Banksia
Bw	#1	1	Banksia / Banksia
Bx	#1	1	Banksia / Banksia
By	#1	1	Banksia / Banksia
Bz	#1	1	Banksia / Banksia

**Black Forest Meadows**  
 17104 Goshawk Rd. East  
 Colorado Springs, CO 80909



shrub planting

1st Floor  
Main Barn

Storage

Roof Line

Restroom

Restroom

Bridal Changing Room

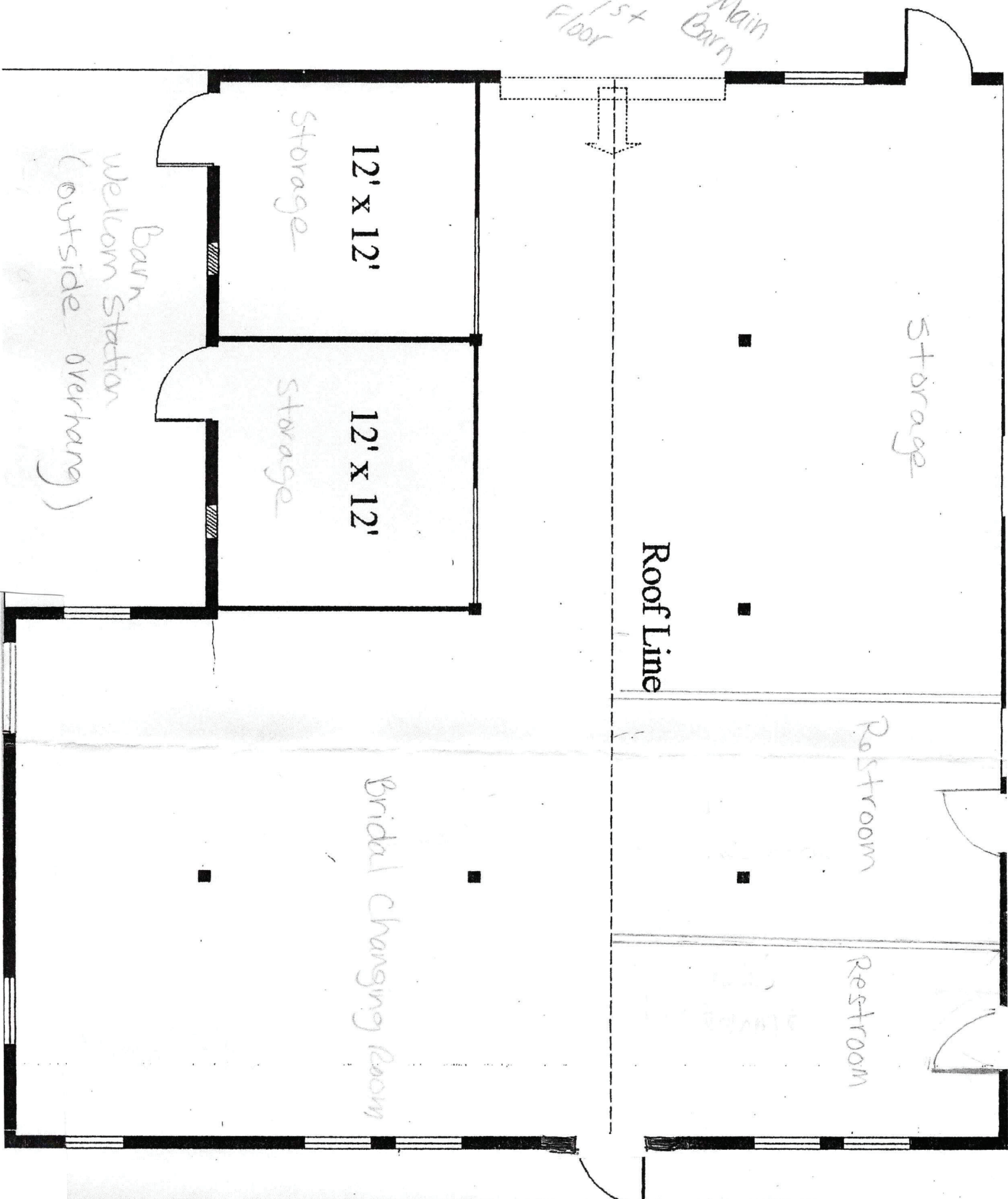
12' x 12'

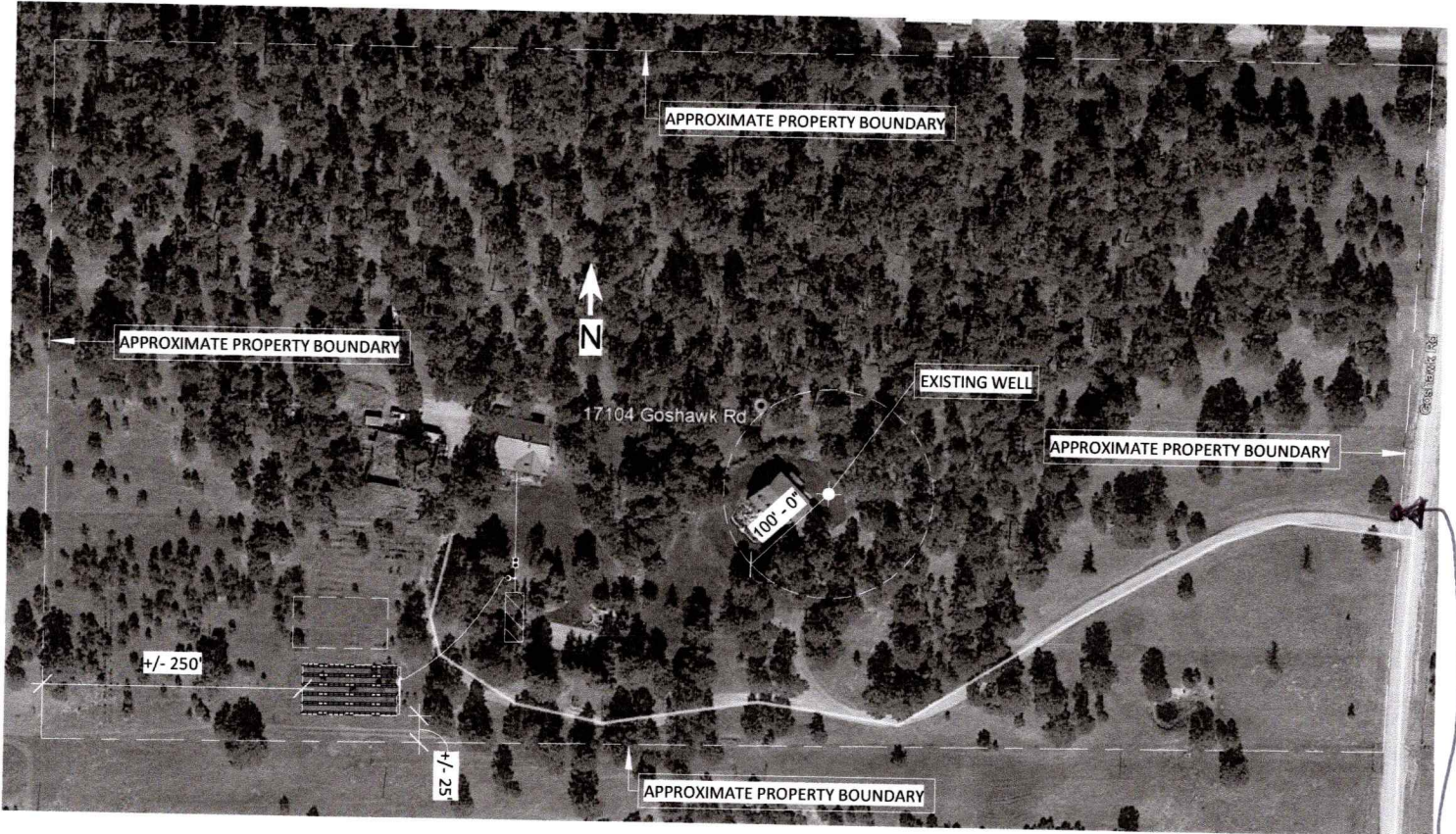
Storage

12' x 12'

Storage

Barn  
Welcome Station  
(outside overhang)





① 01 - Vicinity Map  
1" = 180'-0"

*entrance sign* →

**JDM** CONSULTING, LLC

P.O. Box 26137, Colorado Springs, CO 80936  
p. 719.251.5291 267.261.1825  
e. daniel@jdmengineers.com jared@jdmengineers.com

17104 Goshawk Rd,  
80908

OWTS Design

Vicinity Map

Project number	20-181
Date	10/19/2020
Drawn by	D.MIZICKO
Checked by	J.DUMKE

C1 of 5

Scale 1" = 180'-0"

## Installed Black Forest Meadows Sign

Goshawk Rd E



Driveway

Sign is positioned approximately 12' from both the driveway and Goshawk Rd

The sign:

- posts are 77" tall
- posts are 53" apart
- steel logo is 30" in diameter
- wood backing is 38" by 38"



A Division of Larkspur Outlet, LLC

**(303) 396-3957**

17 Commerce St.  
Colorado Springs, CO 80907

**PROJECT:**

30x50x10  
PAVILION

**PROJECT NAME:**

BLACK FOREST  
MEADOWS ALPACA

**PROJECT ADDRESS:**

17104 F GOSHAWK RD  
COLORADO SPRINGS, CO 80908

**TITLE:**

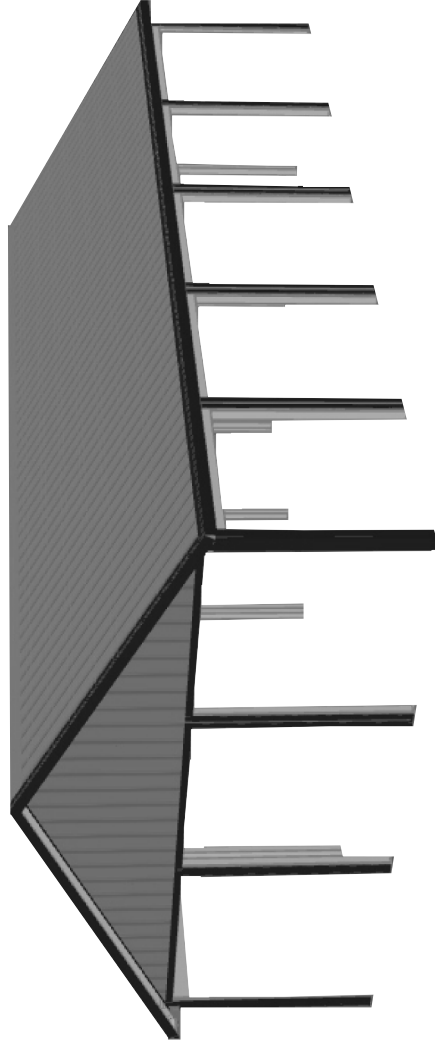
**TITLE SHEET**

**SCALE:**

NTS

**SHEET:**

**01**



GIVEN:  
Wind: 130 MPH  
Snow: 40 PSF  
Book 2015 IRC  
Min. Soil Capacity: 1,500 PSF



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PAVILION

**PROJECT NAME:**

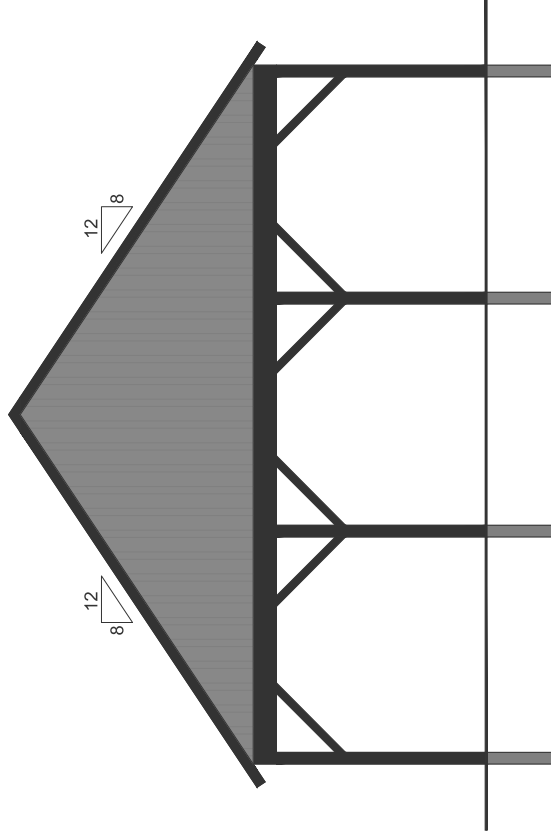
BLACK FOREST  
MEADOWS ALPACA

**PROJECT ADDRESS:**

17304 E GOSHAWK RD.  
COLORADO SPRINGS CO 80908

**TITLE:**

FRONT & BACK ELEVATION  
SCALE: 3/16"=1'-0"



SCALE: 3/16"=1'-0"

SHEET: **02**



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**(303) 396-3957**

17 Commerce St.  
Colorado Springs, CO 80907

**PROJECT:**

30x50x10  
PAVILION

**PROJECT NAME:**

BLACK FOREST  
MEADOWS ALPACA

**PROJECT ADDRESS:**

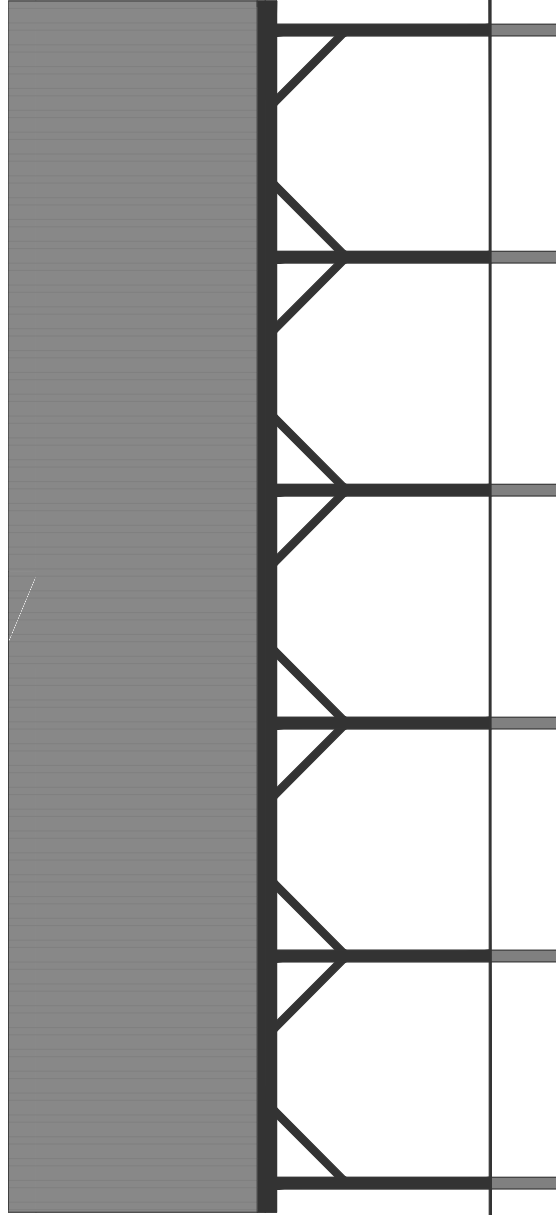
17104 E GOSHAWK RD.  
COLORADO SPRINGS, CO 80908

**TITLE:**

**RIGHT & LEFT  
ELEVATION**

**SCALE:** 3/16"=1'-0"

**SHEET:** 03



**RIGHT & LEFT ELEVATION**

**SCALE: 3/16"=1'-0"**

