

VENETUCCI FARMS

A PORTION OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 11 AND A PORTION OF THE NW $\frac{1}{4}$ OF SECTION 14, EL PASO, COUNTY

5202 HWY 85-87, 5210 HWY 85-87, 5304 HWY 85-87 & 5304 HWY 85

SPECIAL USE PERMIT - BUSINESS EVENT CENTER

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.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES AND GREATER.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- 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.
- 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.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" SADDLEBACK SWIRL GRANITE C&C SAND, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- 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.
- EXISTING TREES ON SITE WILL BE PRESERVED AND UTILIZED TOWARDS TREE REQUIREMENTS WHERE POSSIBLE.

Landscape Setbacks & Buffers

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.	No. of Evergreen Trees Req. (1/3)/ Prov.
CanAm Highway	Principal Arterial	25'	2,439	1 / 20'	122/122(58 Existing)	41/41

Street Name or Zone Boundary	Shrub Substitutes Required / Provided	Width (in Ft.) Req./Prov.	Percent Ground Plane Veg. Req. / Provided
CanAm Highway	--/--	25'	75% / 75%


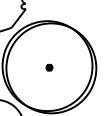




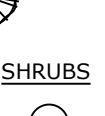
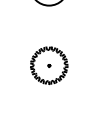
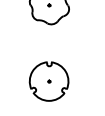
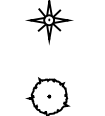
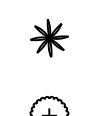
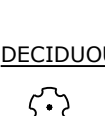

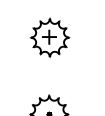








Internal Landscaping

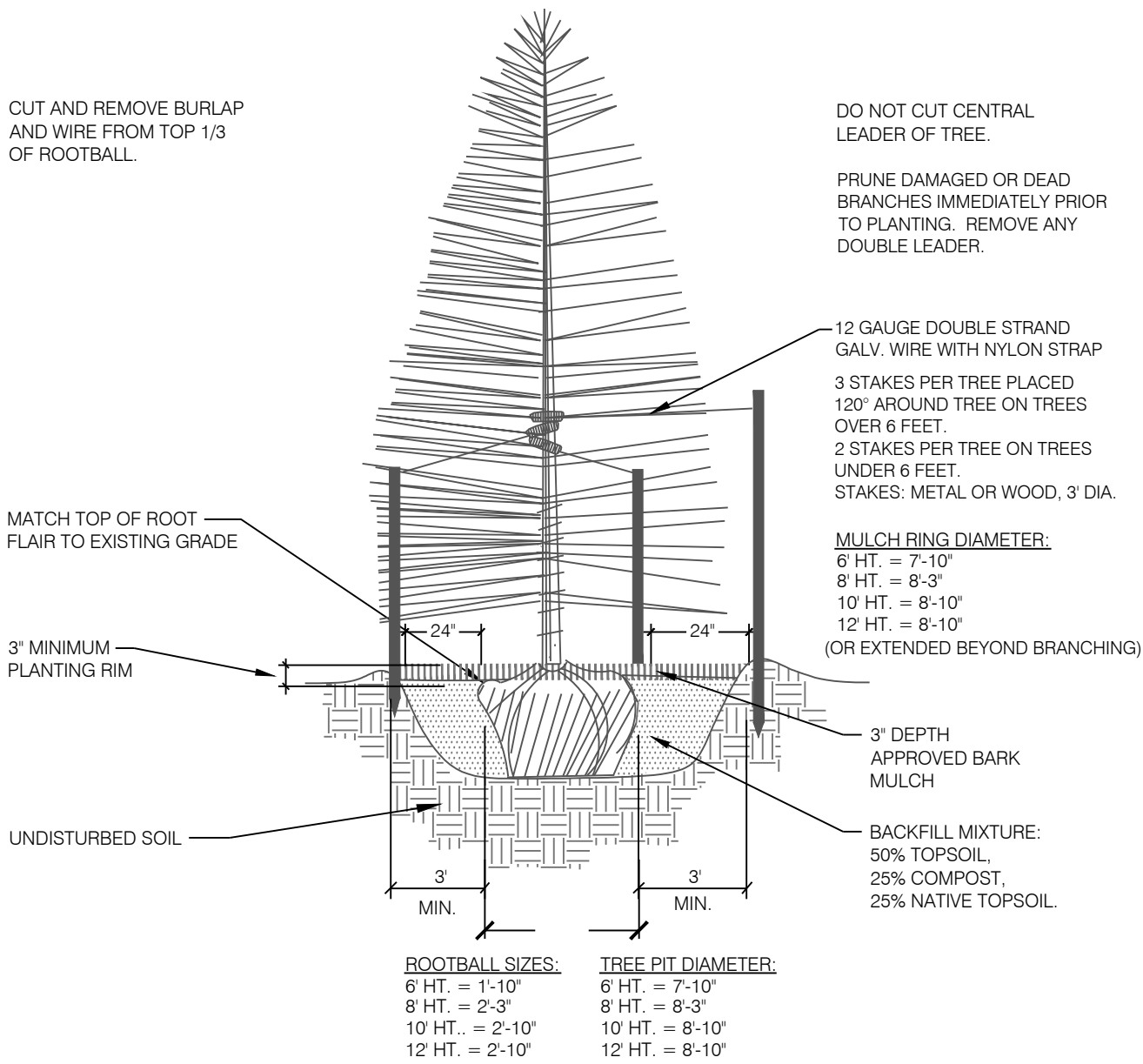
Net Site Area	Percent Minimum Internal Area (%)	Internal Area Required / Provided	Internal Trees (1/500 SF) Required/Provided
101,521 SQ. FT.	5%	5,076 / 61,556	10 / 10

Motor Vehicle Lots

No. of Vehicle Spaces provided	Shade Trees (1/15 Spaces) Required/Provided	Vehicle Lot Frontages	2/3 Length of Frontage (FT)
91	6 / 6	72	48 FT
Min 3' Screening Required/Provided	Length of Screening Wall or Berm Provided	Percent Ground Plane Veg. Req./Prov.	
16/16'	N/A	75 % / 75%	

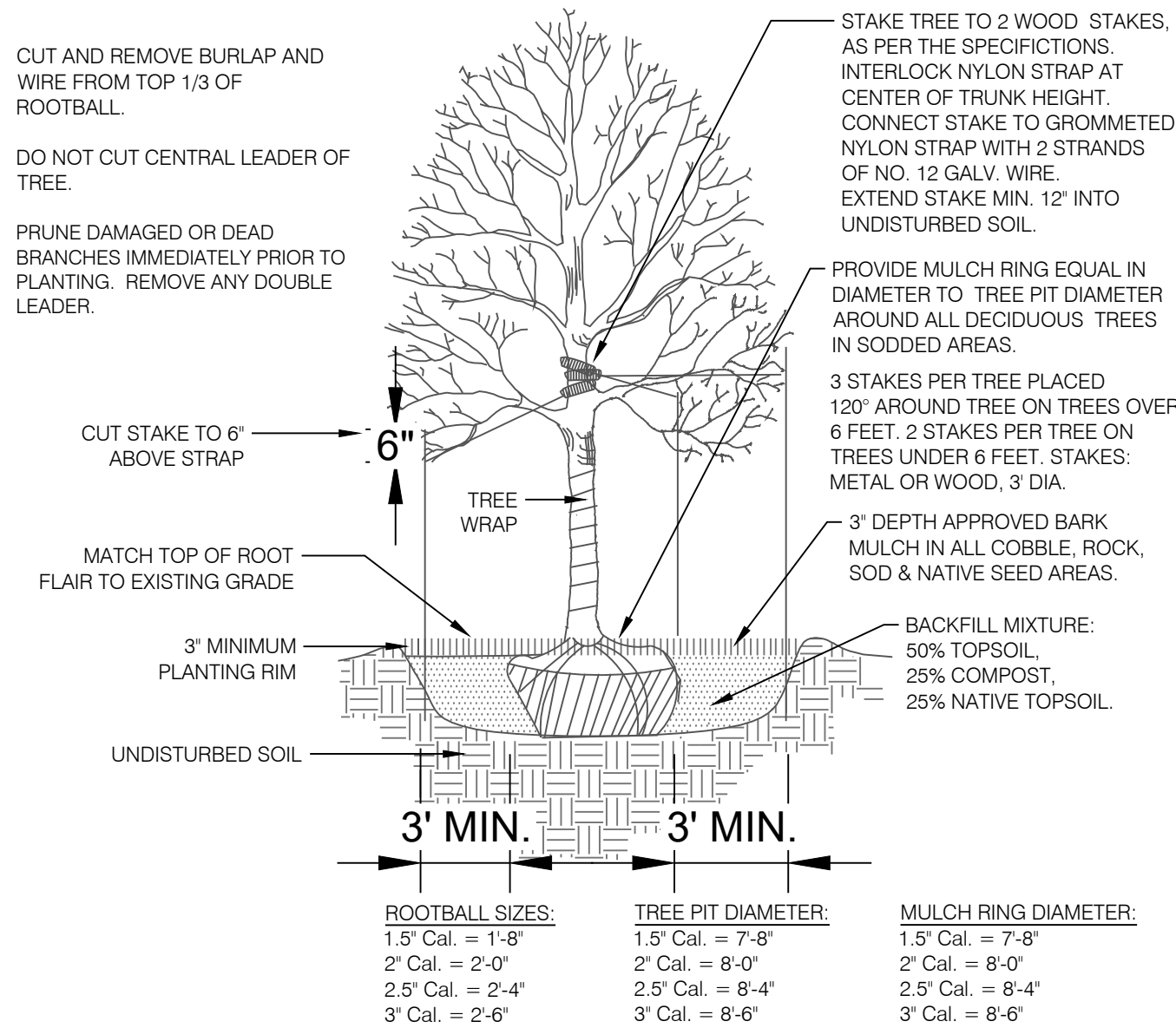
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ap	16	Acer platanoides 'Cleveland' / Cleveland Norway Maple	40'	30'	1.5" Cal.	B&B
	Gt	4	Gleditsia triacanthos inermis / Thornless Honey Locust	60'	50'	1.5" Cal.	B&B
	Qr	8	Quercus robur petraea / English Oak	70'	70	1.5" Cal.	B&B
	Ta	9	Tilia americana / American Linden	70'	50'	1.5" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Jw	26	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	15'	6'	6" HT	B&B
	Pp	15	Picea pungens 'Glaucia' / Colorado Blue Spruce	60'	20'	6" HT	B&B
	Pn	1	Pinus nigra nigra / Austrian Black Pine	60'	40'	6" HT	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ms	6	Malus x 'Spring Snow' / Spring Snow Crabapple	25'	20'	1" Cal.	B&B
	Pc	11	Prunus x cistena / Purple Leaf Sand Cherry	10'	8'	1" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Am	17	Achillea millefolium / Common Yarrow	3'	2'	#1 CONT	
	Cs	16	Calamagrostis x acutiflora 'Stricta' / Karl Foerster Feather Reed Grass	5'	3'	#1 CONT	
	Dg	41	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass	3'	2.5'	#1 CONT	
	Ea	14	Ericameria nauseosa nauseosa / Tall Blue Rabbitbrush	5'	5'	#5 CONT	
	Ls2	6	Liatris spicata / Blazing Star	3'	2'	#1 CONT	
	Rw	41	Rosa woodsii / Mountain Rose	5'	4'	#5 CONT	
	Sf	41	Solidago flexicaulis / Zigzag Goldenrod	3'	2'	#1 CONT	
	St	18	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	2'	2'	#1 CONT	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ls	137	Lavandula x intermedia 'Super' / Super Lavandin	3'	3'	#5 CONT	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Jh	18	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	6"	8"	#5 CONT	
	Pt	18	Pinus mugo 'Tannenbaum' / Tannenbaum Mugo Pine	15'	6'	#5 CONT	
	Pm	13	Pinus mugo 'White Bud' / White Bud Mugo Pine	4'	3-4'	#5 CONT	
	Pb	27	Prunus besseyi 'P011S' TM / Pawnee Buttes Sand Cherry	3'	6'	#5 CONT	



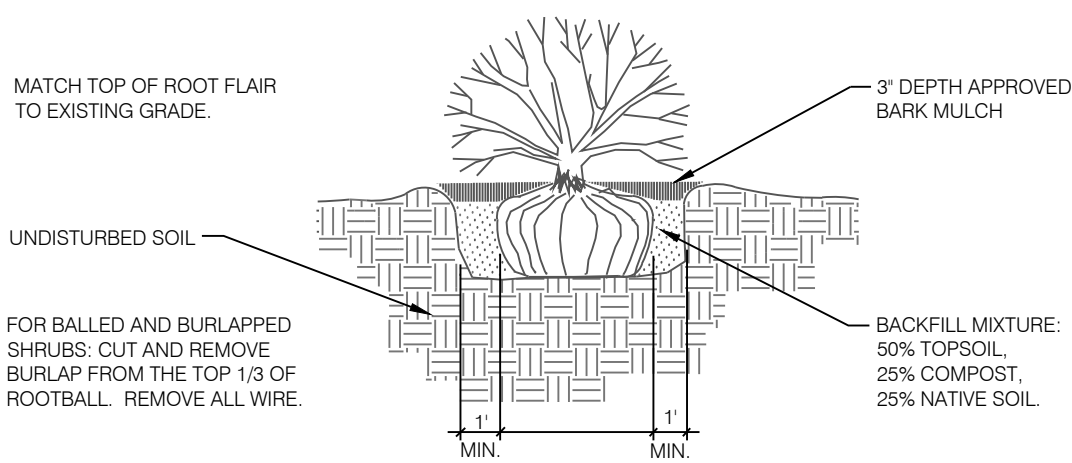
2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



3 DECIDUOUS TREE PLANTING DETAIL





NOT TO SCALE



4 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

CONCEPT PLANT SCHEDULE

EXISTING TREE	137
	
EXISTING EVERGREEN	12
	
FUTURE TREES	3
	
FOOTHILLS SEED MIX	49,249 sf
Agrostis gigantea; Redtop Liatris pycnostachya; Prairie Blazing Star Panicum virgatum; Switchgrass Sorghastrum nutans; Indiangrass Thermopsis montana; Mountain Goldenbanner Seeding Rate: 1/4 - 1/3 lb./1,000 sf	
ROCK MULCH PLANTING BED	12,872 sf
0.75" Saddleback Swirl Granite	
BREEZE	1,478 sf
	



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VENETUCCI FARMS

BUSINESS EVENT CENTER

5202 S HIGHWAY
85-87

DATE: 09.27.21
PROJECT MGR: A. BARLOW
PREPARED BY: J. SHAGIN

LANDSCAPE NOTES & DETAILS

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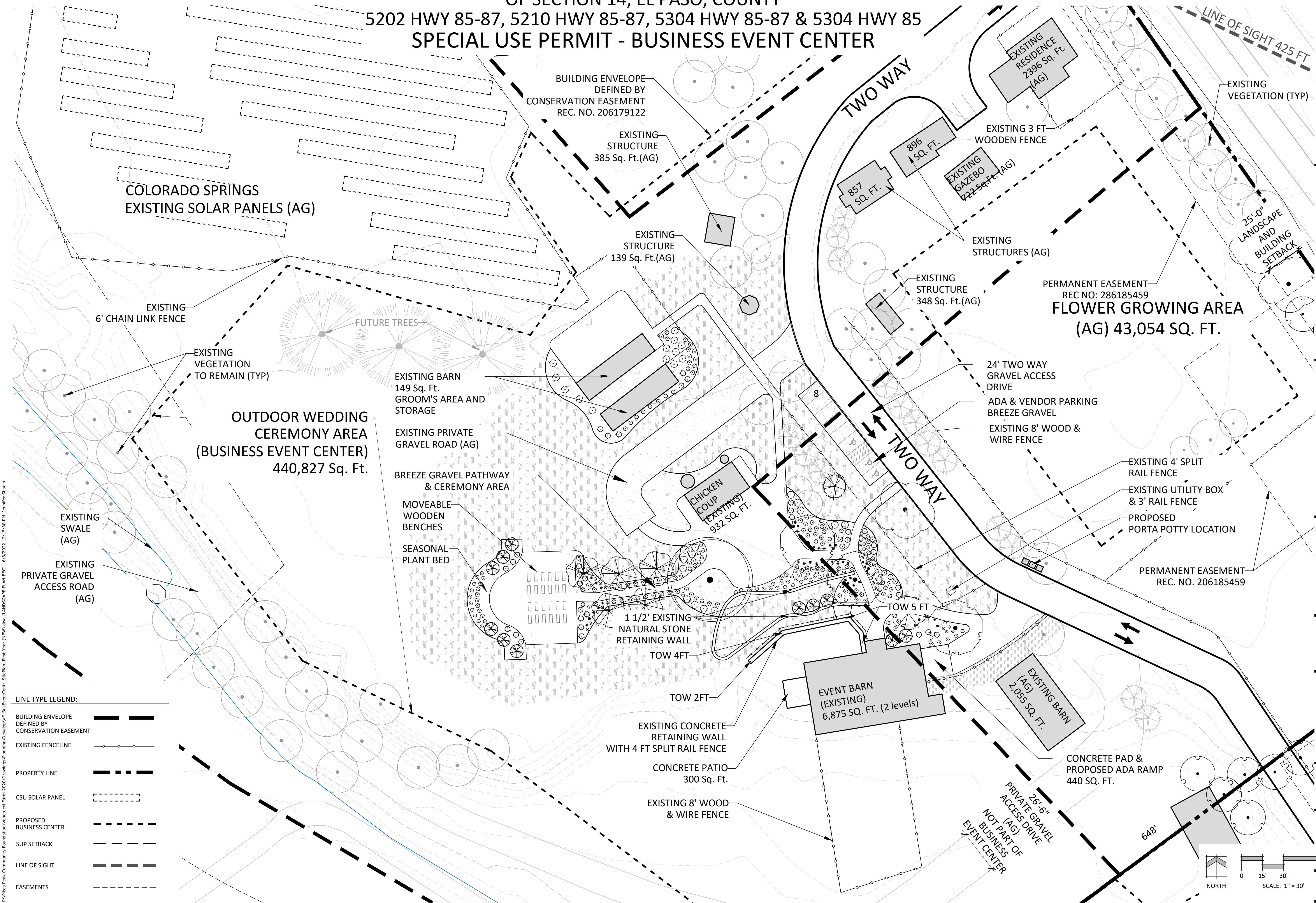
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PPR 21-053
AL 21-015

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P:\Venes Peak Community Foundation\Venetucci Farm 2020\Drawings\Planning\Development\VP_BusinessCenter_SitePlan_First Year (NEW).dwg [LANDSCAPE PLAN BEC] 8/8/2022 12:15:38 PM Jennifer Shagin

LINE TYPE LEGEND:

BUILDING ENVELOPE DEFINED BY CONSERVATION EASEMENT	
EXISTING FENCELINE	
PROPERTY LINE	
CSU SOLAR PANEL	
PROPOSED BUSINESS CENTER	
SUP SETBACK	
LINE OF SIGHT	
EASEMENTS	

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

VENETUCCI FARMS

BUSINESS EVENT CENTER
5202 S HIGHWAY 85-87

PROJECT INFO

DATE:	09.27.21
PROJECT MGR:	A. BARLOW
PREPARED BY:	J. SHAGIN

ISSUE INFO

DATE:	BY:	DESCRIPTION:
06.10.22	JS	COUNTY COMMENTS

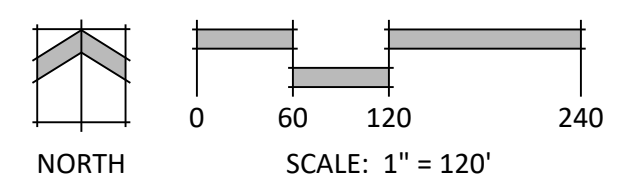
LANDSCAPE PLAN

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PPR 21-053
AL 21-015

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CENTER
5202 S HIGHWAY
85-87

DATE: 09.27.21
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DATE:	BY:	DESCRIPTION:
6.10.22	JS	COUNTY COMMENTS

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OVERALL LANDSCAPE PLAN

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PR 21-053
AL 21-015