

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

GENERAL NOTES

- This site, 5202 HIGHWAY 85-87 is not a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0744G AND 08041C0763G, effective December 7, 2018.
- 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.

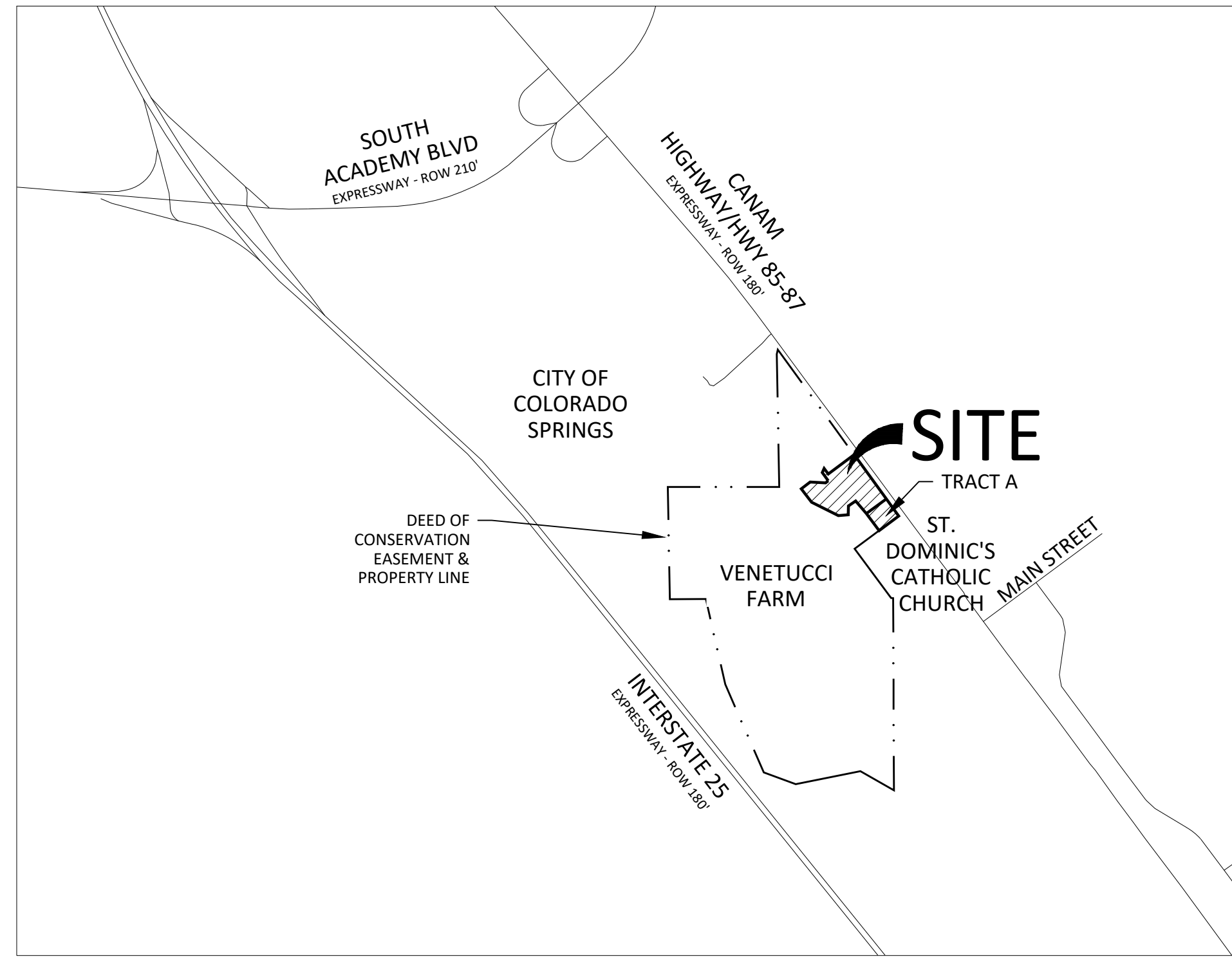
LEGAL DESCRIPTION

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and those portions of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11 lying West of the Colorado Springs and Pueblo Highway, and that portion of the NW $\frac{1}{4}$ of Section 14 lying North and East of the following described line: Beginning at a point on the North line of said Section 14 a distance of 422.6 feet East of the Northwest corner thereof; thence South 11°53' East 1031.9 feet; thence South 22°37' East 1131 feet; thence South 68°49' East 403.8 feet; thence North 79°34' East, 776.4 feet; thence South 59°36' East 458.48 feet; thence South along the East line of said NW $\frac{1}{4}$ - 376.34 feet to the Southeast corner of the NW $\frac{1}{4}$ of said Section 14; all being in Township 15 South, Range 66 West of the 6th P.M., El Paso County, Colorado. Excepting therefrom those tracts conveyed in deeds recorded February 10, 2004, at Reception No. 204023409; February 20, 2004 at Reception No. 204023383; and also excepting therefrom that four-acre tract conveyed by deed recorded February 27, 2006 at Reception No. 206028784 of the recorded of the El Paso County Clerk and Recorder, County of El Paso, State of Colorado.

CONTAINING APPROXIMATE AREA: 187.23 AC

TRACT A ST DOMINIC'S CATHOLIC CHURCH (USE ALLOWED PER MOU DATED 2015)
 CONTAINING APPROXIMATE AREA: 4.24 AC

VICINITY MAP



SITE DATA

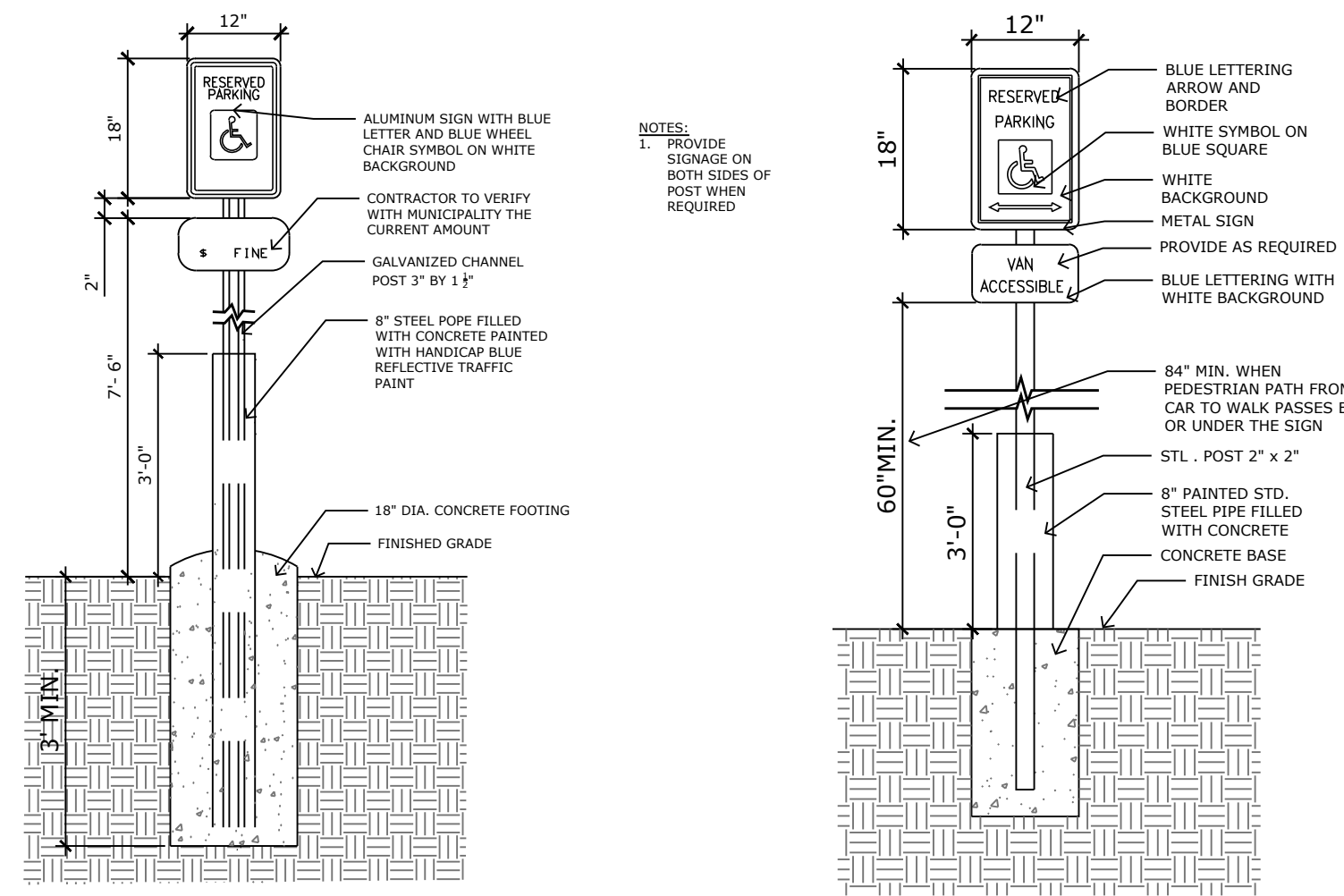
Tax ID Number:	6511300008, 651132001
Total Area:	191.47 AC (10.12 AC (440,827 SQ. FT.) -Special Use Permit Area)
Development Schedule:	Summer 2022
Current Zoning:	A5
Current Use:	Agriculture
Proposed Use:	Agriculture & Business Event Center Special Use (440,827 Sq. Ft.)
Building Setbacks:	
Front (East):	25 FT
Side:	25FT
Rear (West):	25FT
Landscape Setbacks:	
East (Can Am Highway - Principal Arterial):	25 FT
North & South:	N/A
West (I-25 - Freeway - Expressway):	N/A
Parking:	
Formula:	Auditorium or similar place of Public Assembly (1sp per 100 SQ. FT.)
Required:	81 sp (8,053 SQ. FT./100 SQ. FT.)
Provided:	91 sp.
ADA Formula:	4 spaces required per 76-100 spaces
Required:	4 sp.
Provided:	4 sp. (incl. 1 van)

PROJECT TEAM

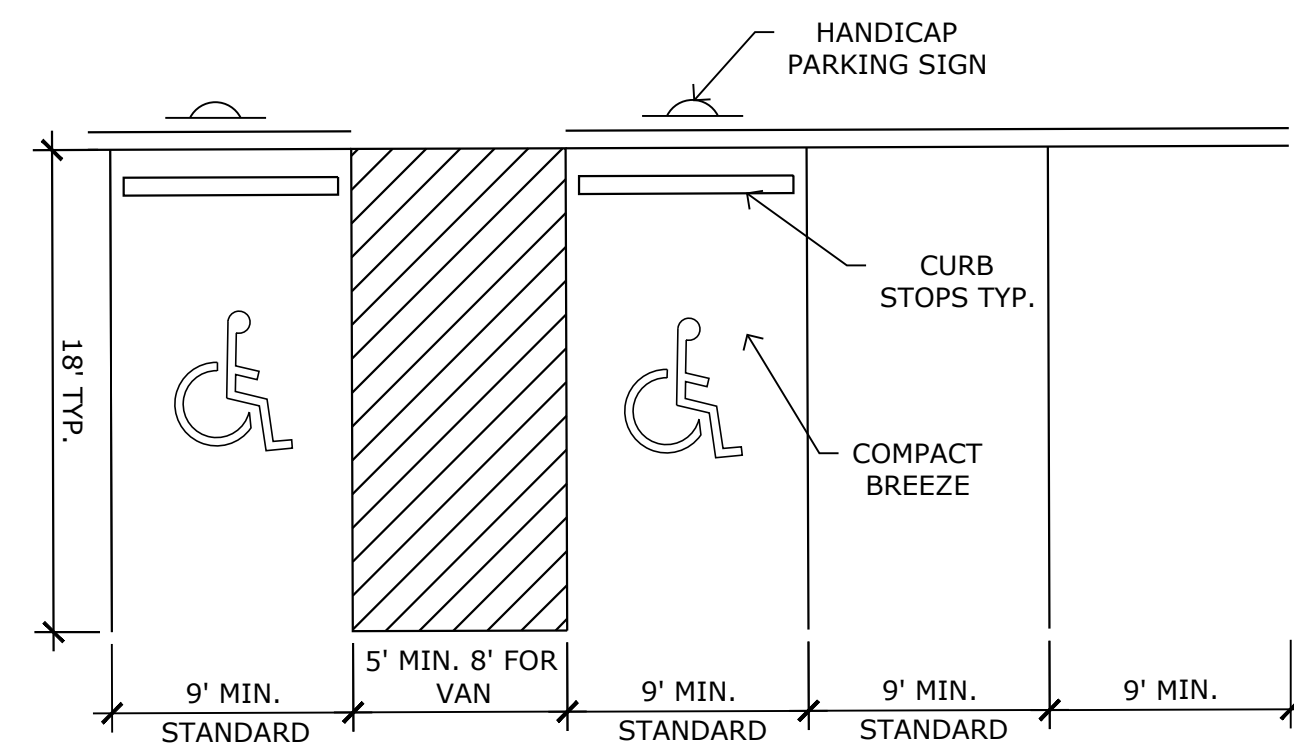
OWNER/APPLICANT:	Pikes Peak Community Foundation 102 S. TEJON ST. #530 Colorado Springs, CO 80903
LAND PLANNER:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

SHEET INDEX

Sheet 1 of 9:	Cover Sheet
Sheet 2 of 9:	Site Plan
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Sheet 5 of 9:	Traffic Circulation Plan
Sheet 6 of 9:	Landscape Notes and Details
Sheet 7 of 9:	Landscape Plan Business Event Center
Sheet 8 of 9:	Overall Landscape Plan
Sheet 9 of 9:	Adjacent Property owner map



1 ADA/VAN ACCESSIBLE PARKING SIGNS



2 ADA & STANDARD PARKING STALL LAYOUT



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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



DATE:	BY:	DESCRIPTION:
06.10.22	JS	COUNTY COMMENTS

COVER SHEET

1

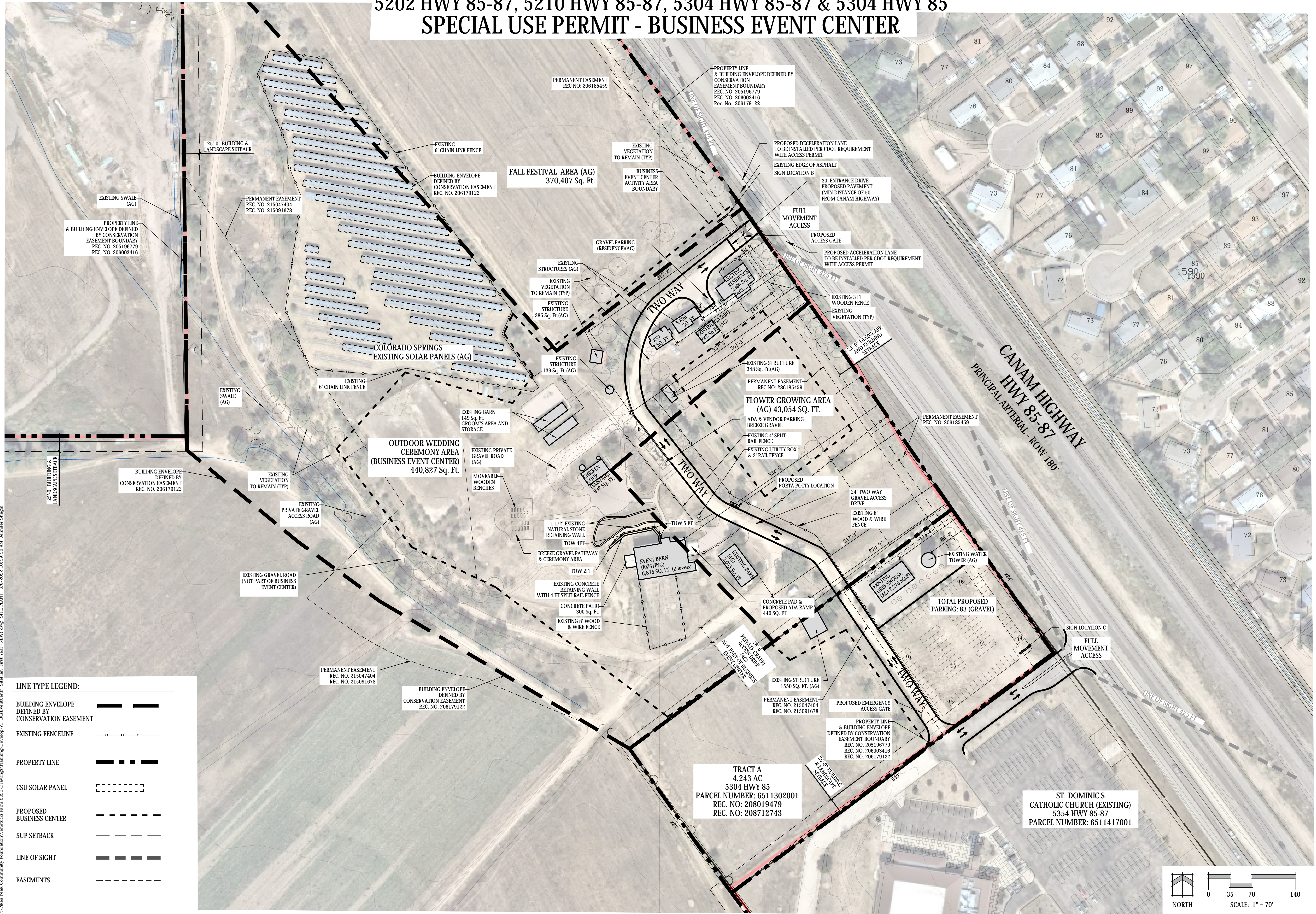
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PPR 21-053
 AL 21-015

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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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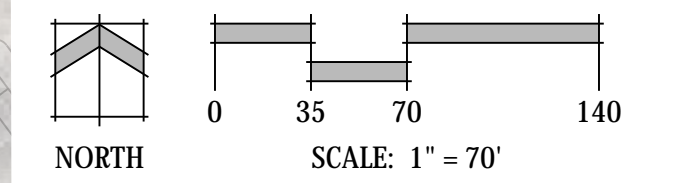
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SITE PLAN

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2 OF 9

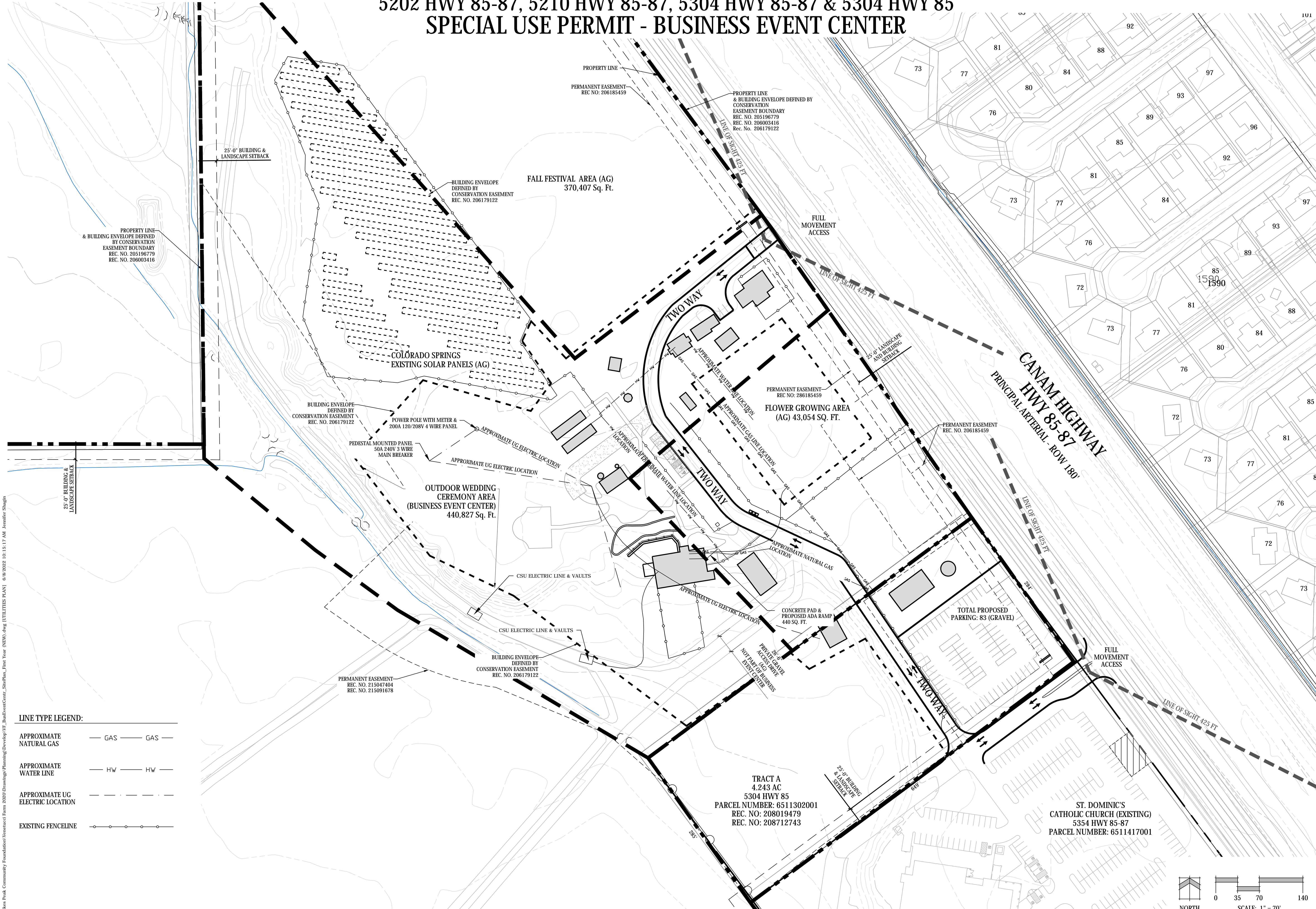
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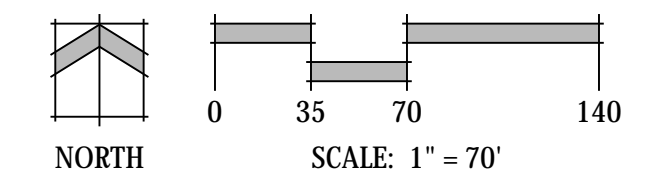
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LINE TYPE LEGEND:

APPROXIMATE NATURAL GAS	---	GAS	---	GAS
APPROXIMATE WATER LINE	---	HW	---	HW
APPROXIMATE UG ELECTRIC LOCATION	---		---	
EXISTING FENCELINE	---		---	



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UTILITIES PLAN

3

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PPR 21-053
AL 21-015

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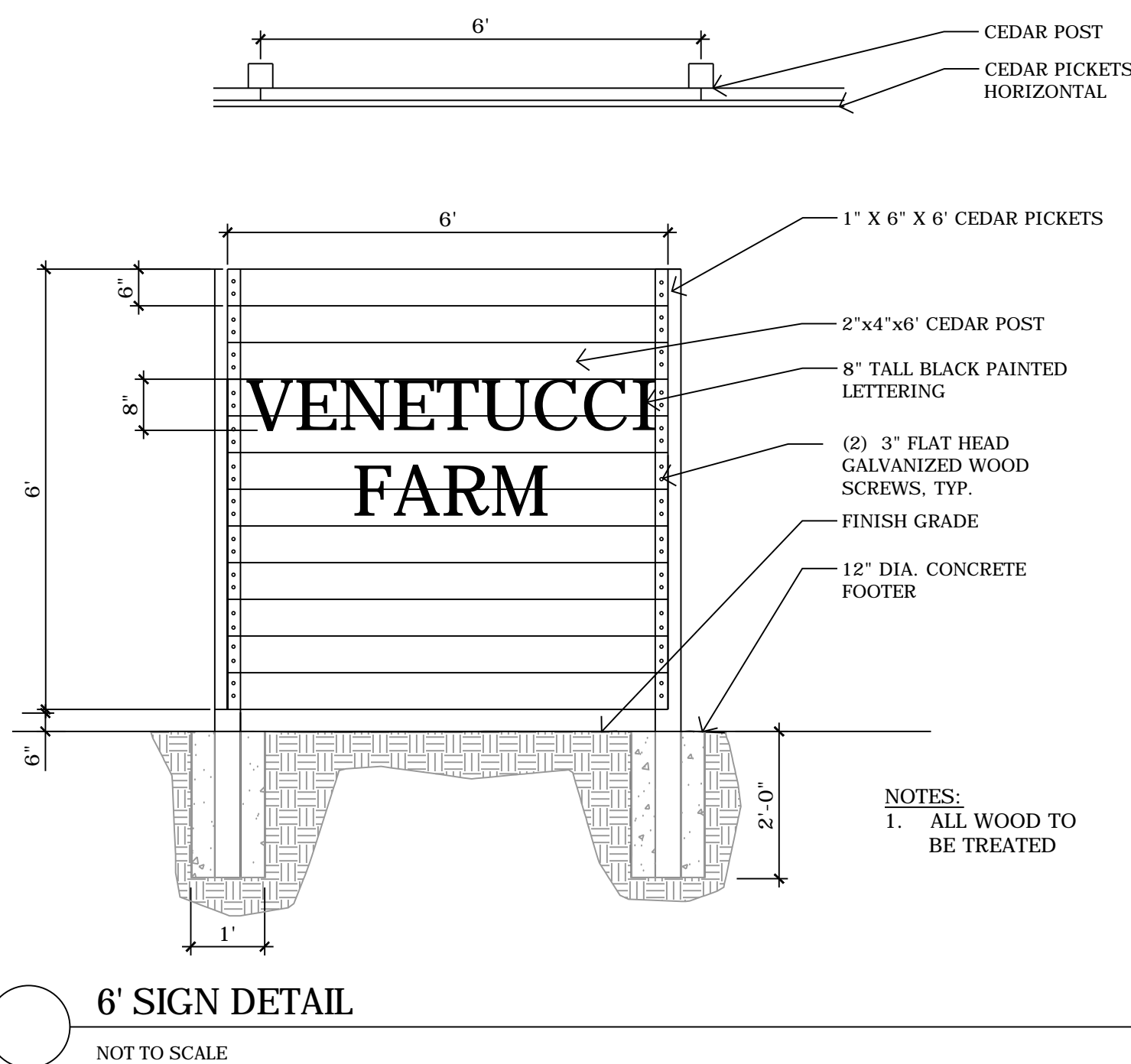
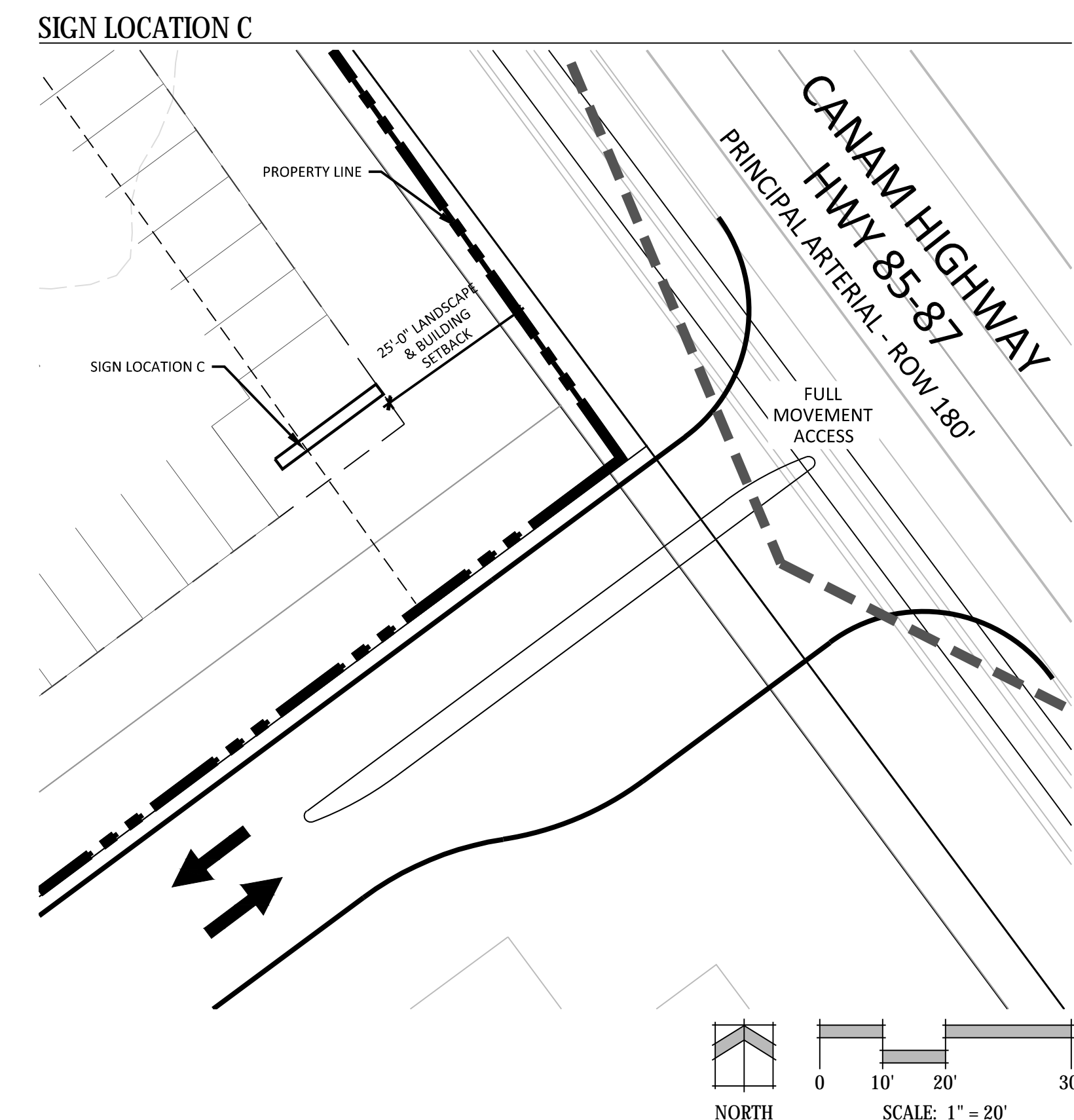
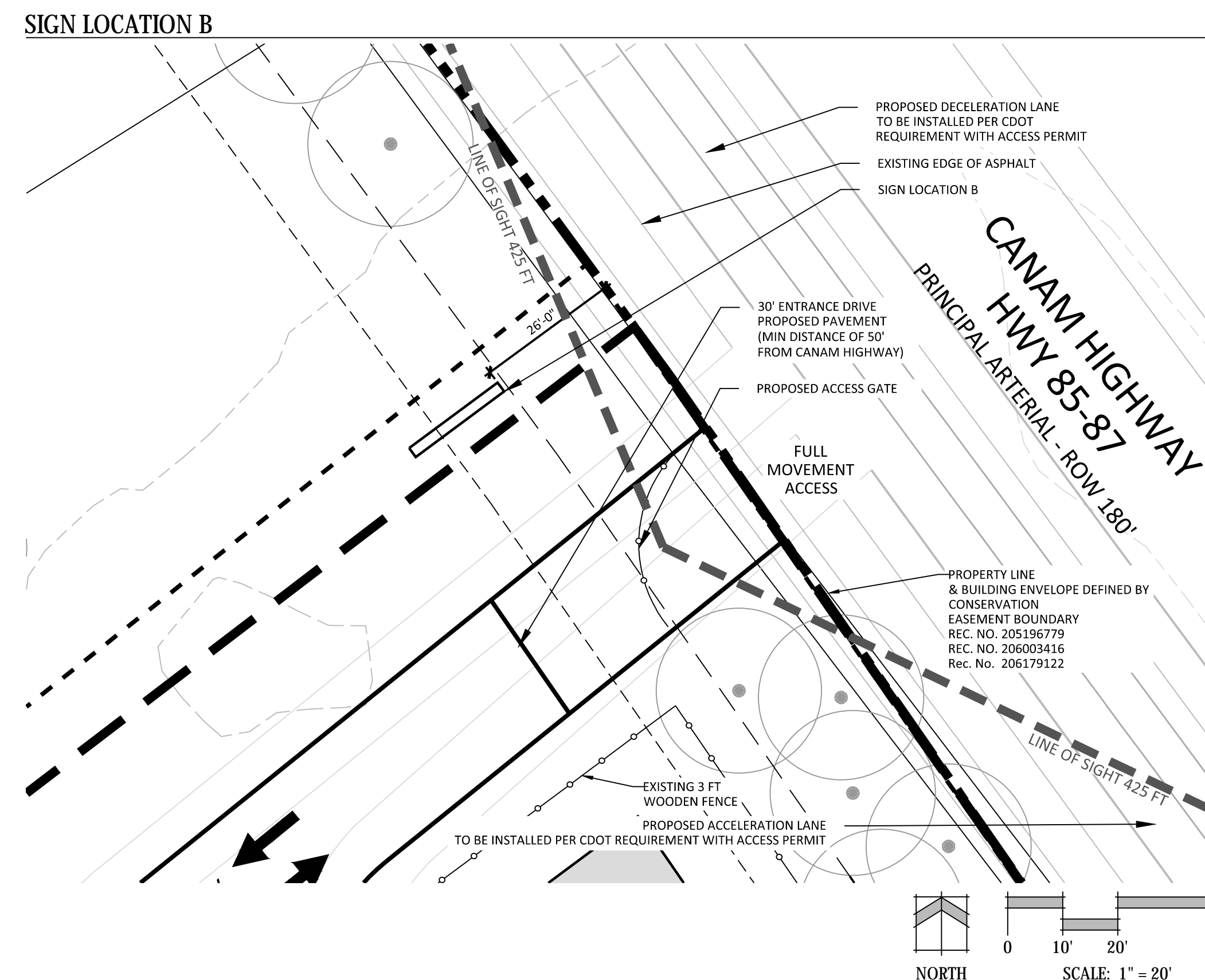
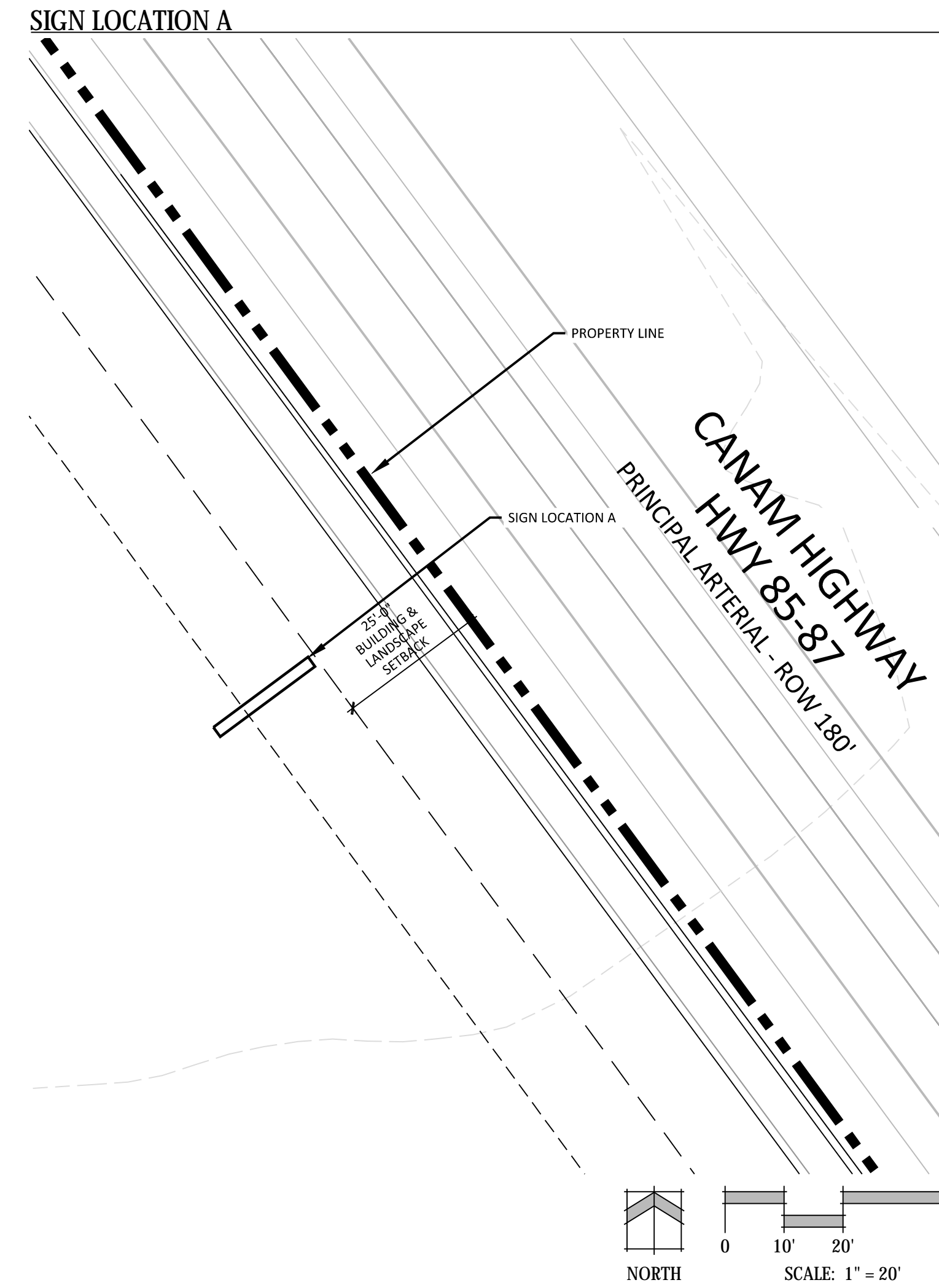
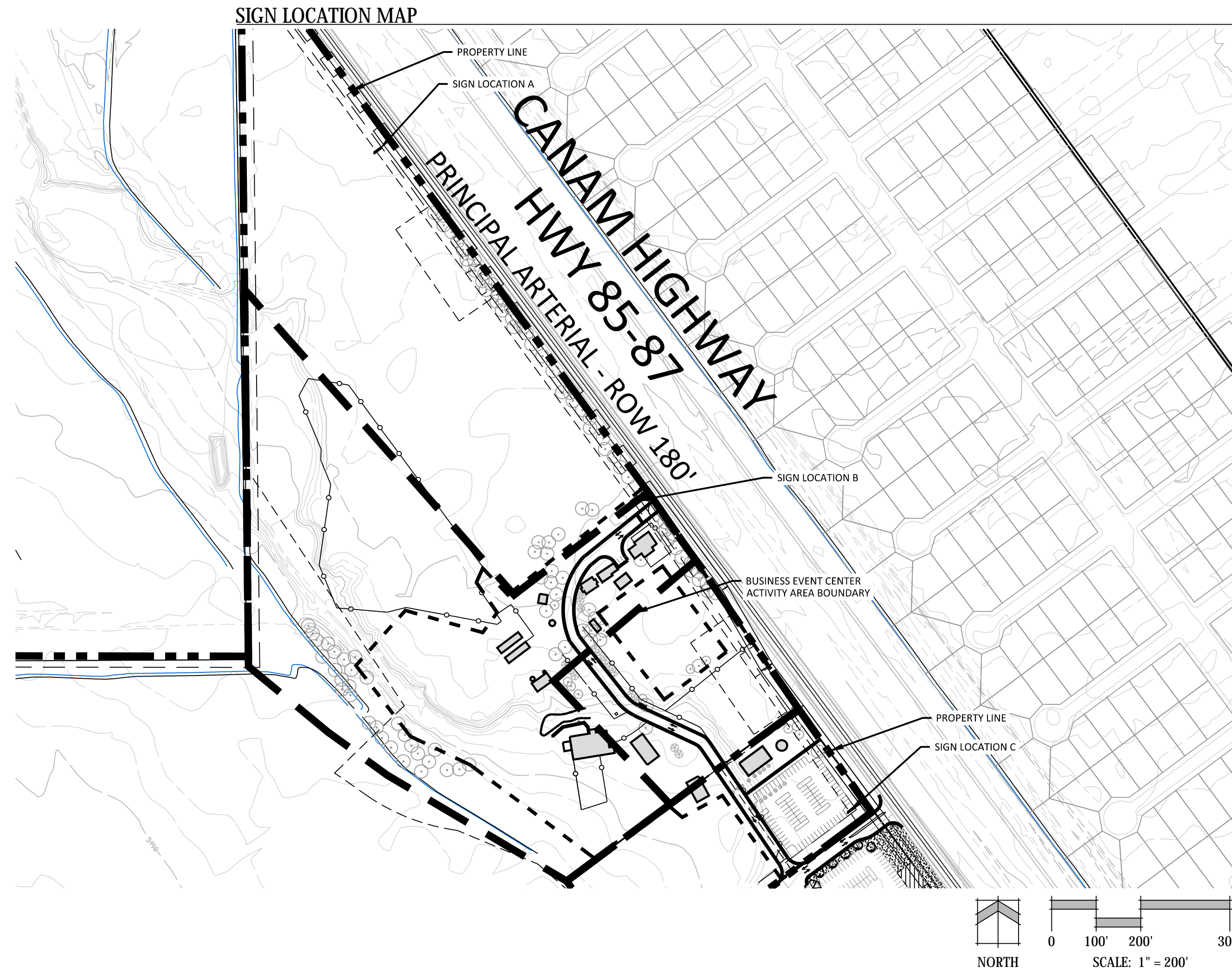


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SIGN PLAN

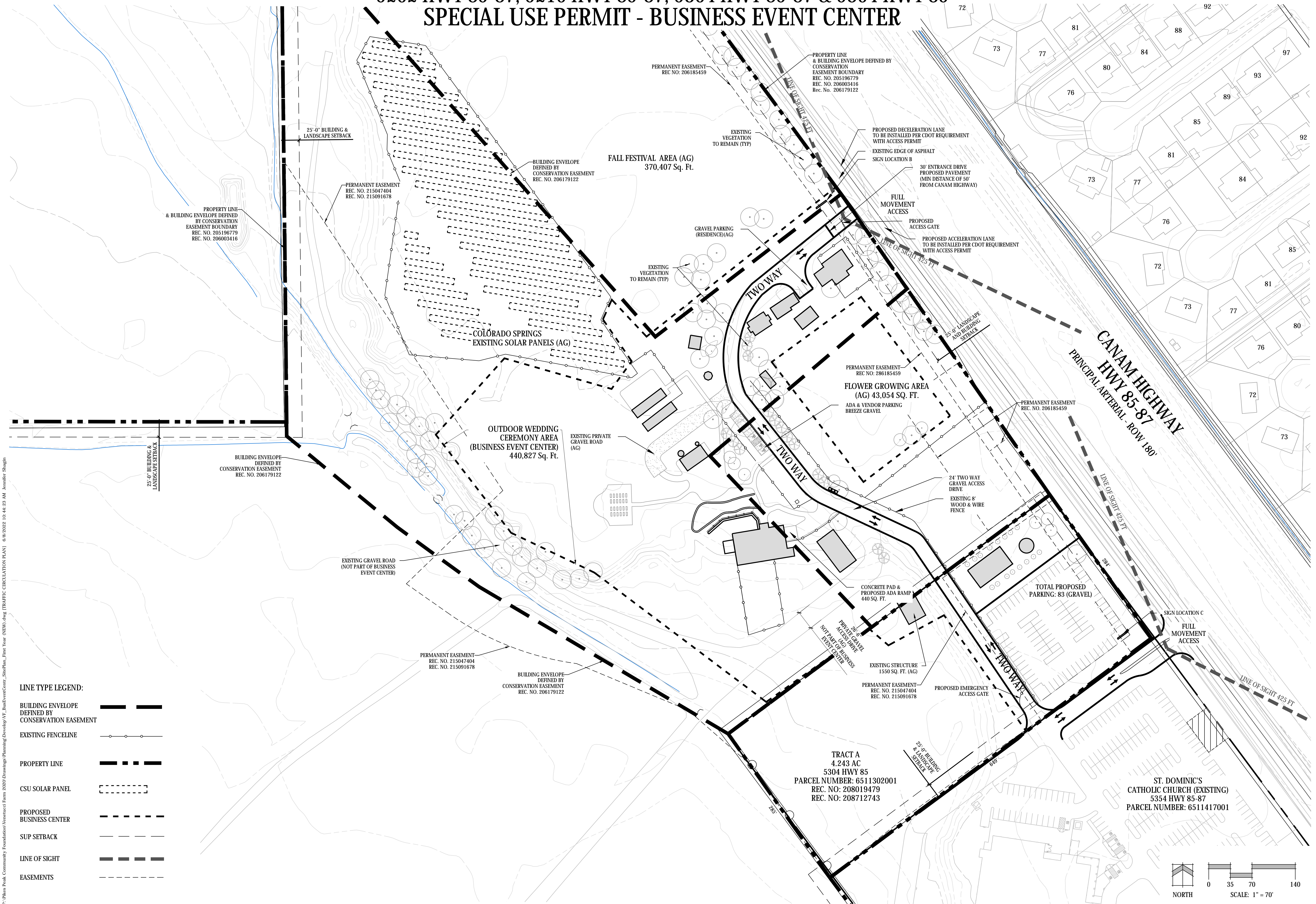
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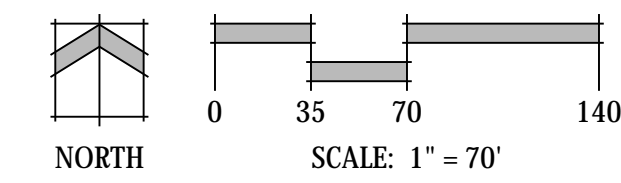
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TRAFFIC CIRCULATION PLAN

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PPR 21-053
AL 21-015

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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

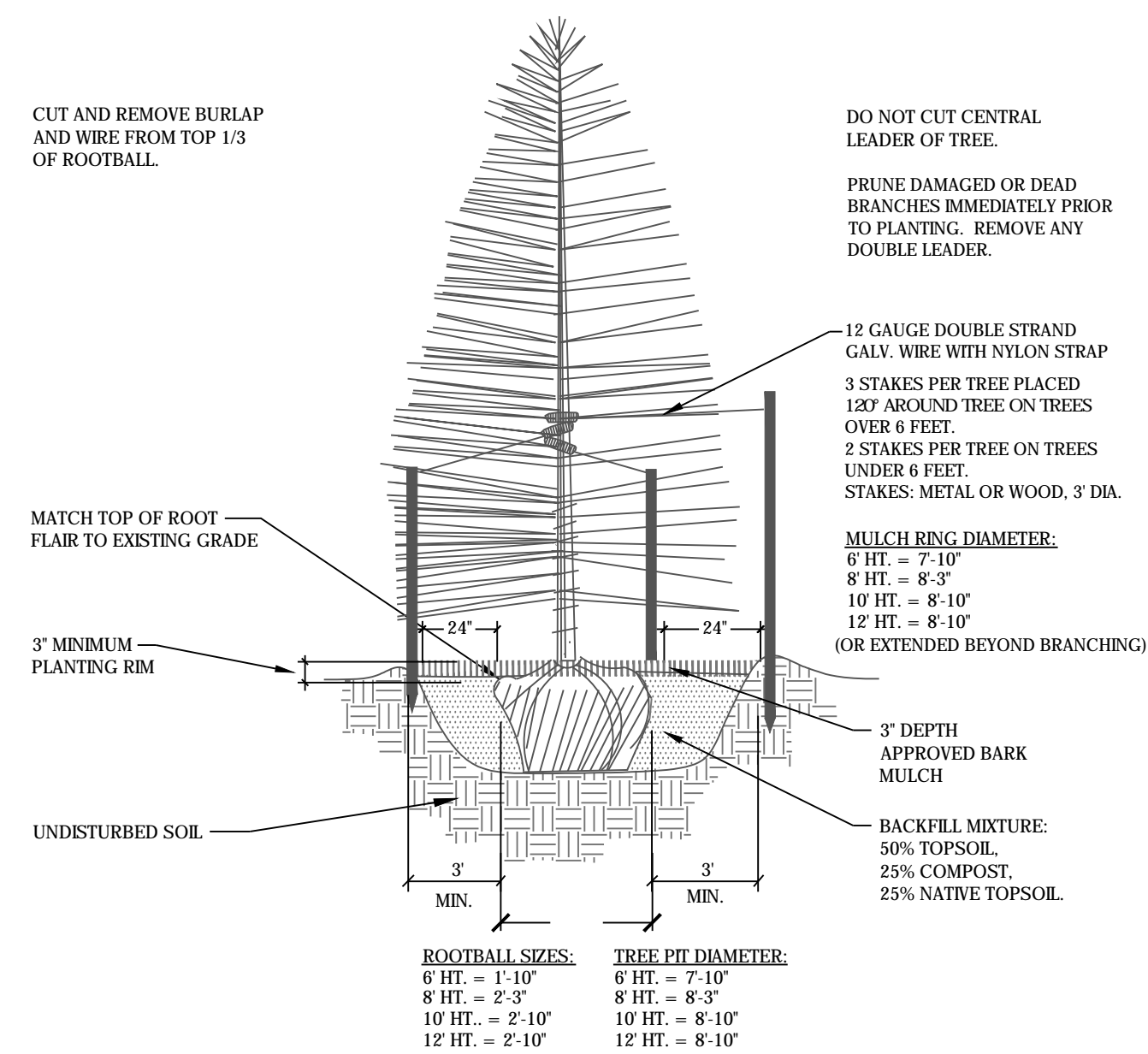
Motor Vehicle Lots

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

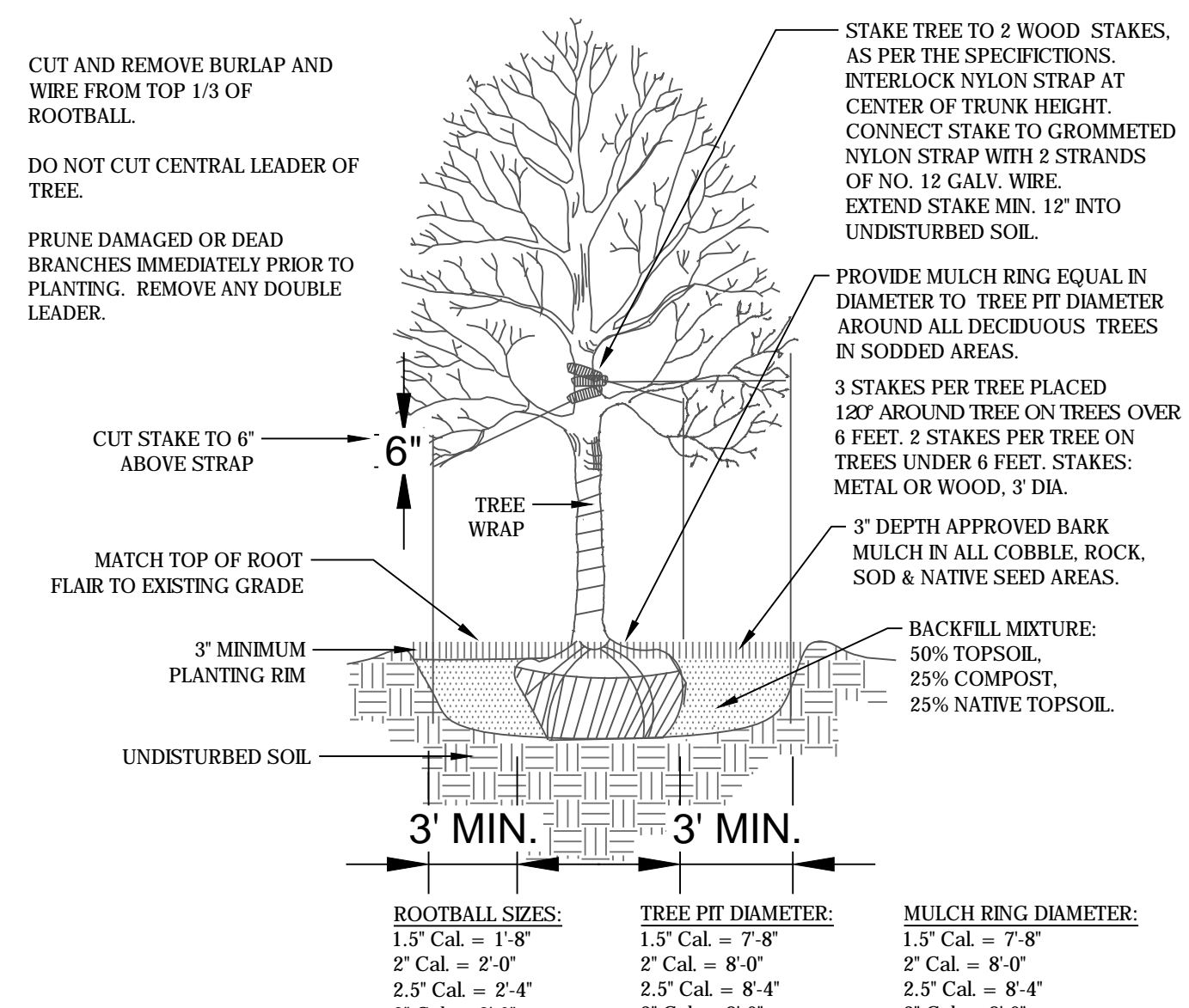
Min 3' Screening Required/Provided	Length of Screening Wall or Berm Provided	Percent Ground Plane Veg. Req./Prov.
16/16'	N/A	75% / 75%

PLANT SCHEDULE

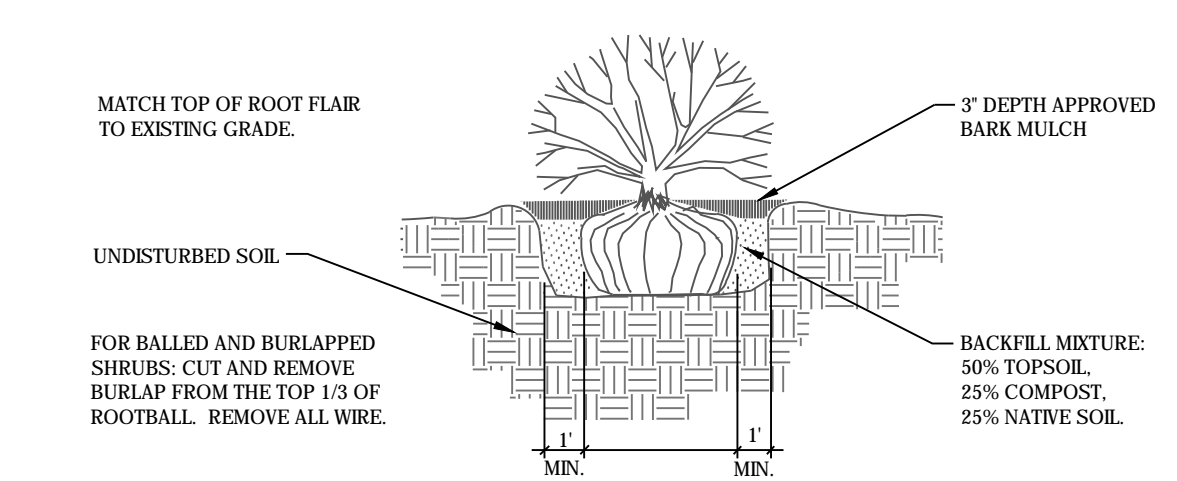
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.
Ap	16	Acer platanoides 'Cleveland' / Cleveland Norway Maple	40'	30'	1.5" Cal.	B&B	
Gt	4	Gleditsia triacanthos inermis / Thornless Honey Locust	60'	50'	1.5" Cal.	B&B	
Qr	8	Quercus robur petraea / English Oak	70'	70'	1.5" Cal.	B&B	
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 'Glauca' / 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 / Tall Blue Rabbitbrush	5'	5"	#5 CONT		
Is2	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.
Is	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 'PO11S' 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

SYMBOL	DESCRIPTION	QTY
⊙	EXISTING TREE	137
⊙	EXISTING EVERGREEN	12
⊙	FUTURE TREES	3
⊙	FOOTHILLS SEED MIX Agrimis 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	49,249 sf
⊙	ROCK MULCH PLANTING BED 0.75\"/>	



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LANDSCAPE NOTES & DETAILS

6
6 OF 9

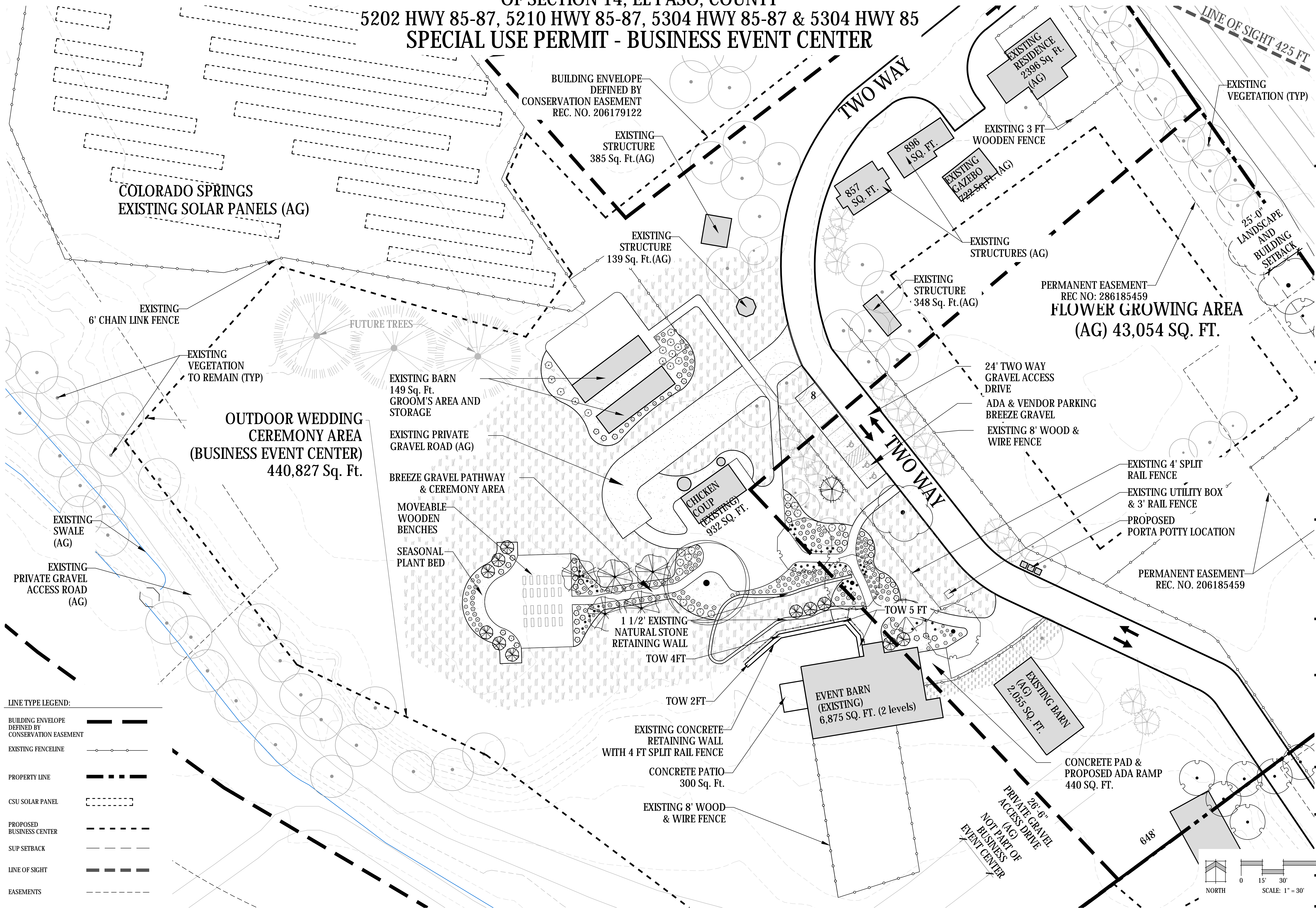
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LANDSCAPE PLAN

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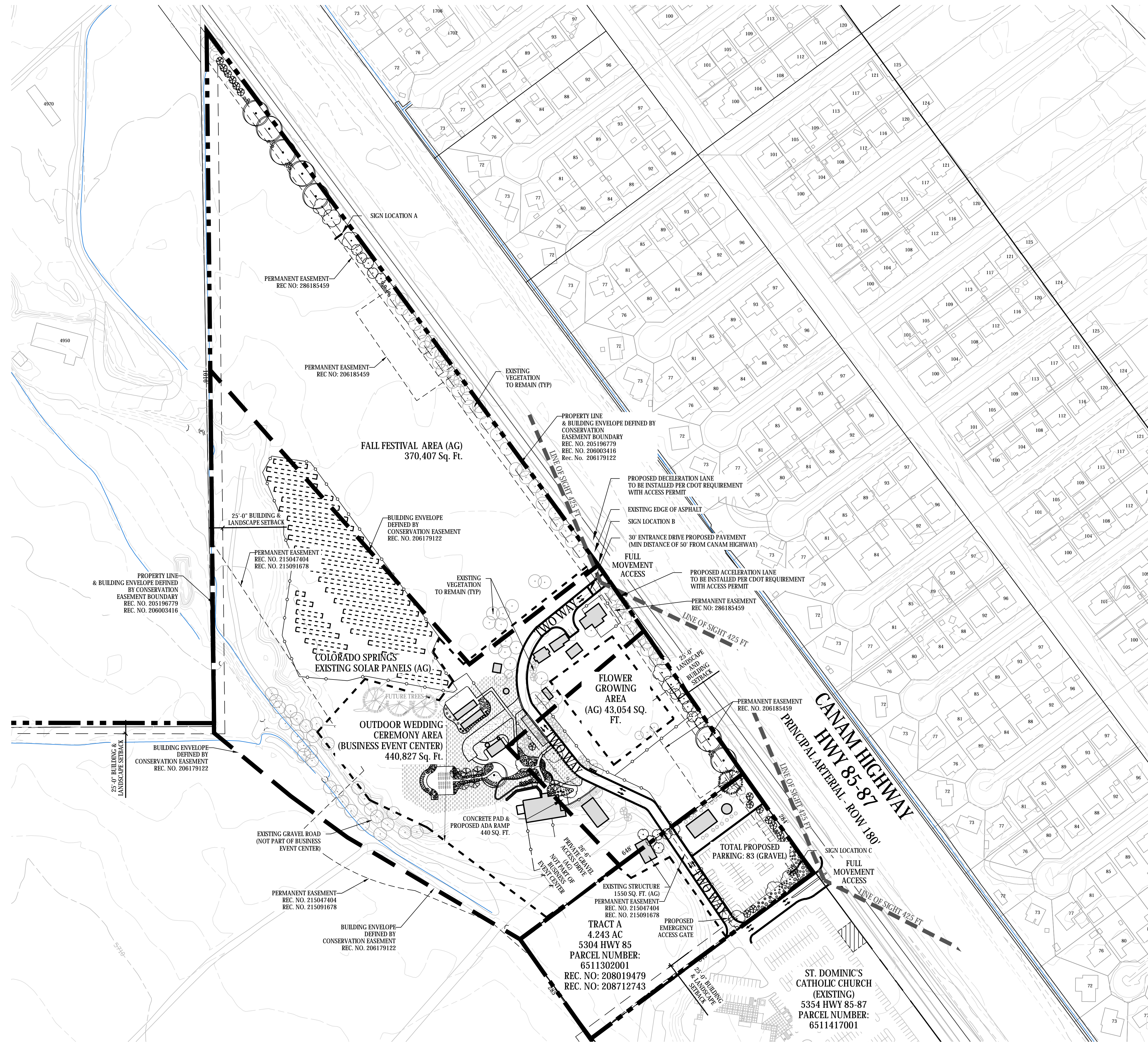
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AL 21-015

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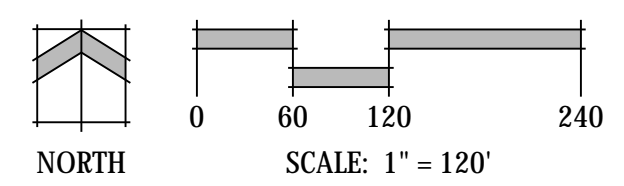
VENETUCCI FARMS

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



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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 619 N. Cascade Avenue, Suite 200
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 Tel. 719.471.0073
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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

DATE	BY	DESCRIPTION
06.10.22	JS	COUNTY COMMENTS

OVERALL LANDSCAPE PLAN

8

8 OF 9

PPR 21-053
 AL 21-015

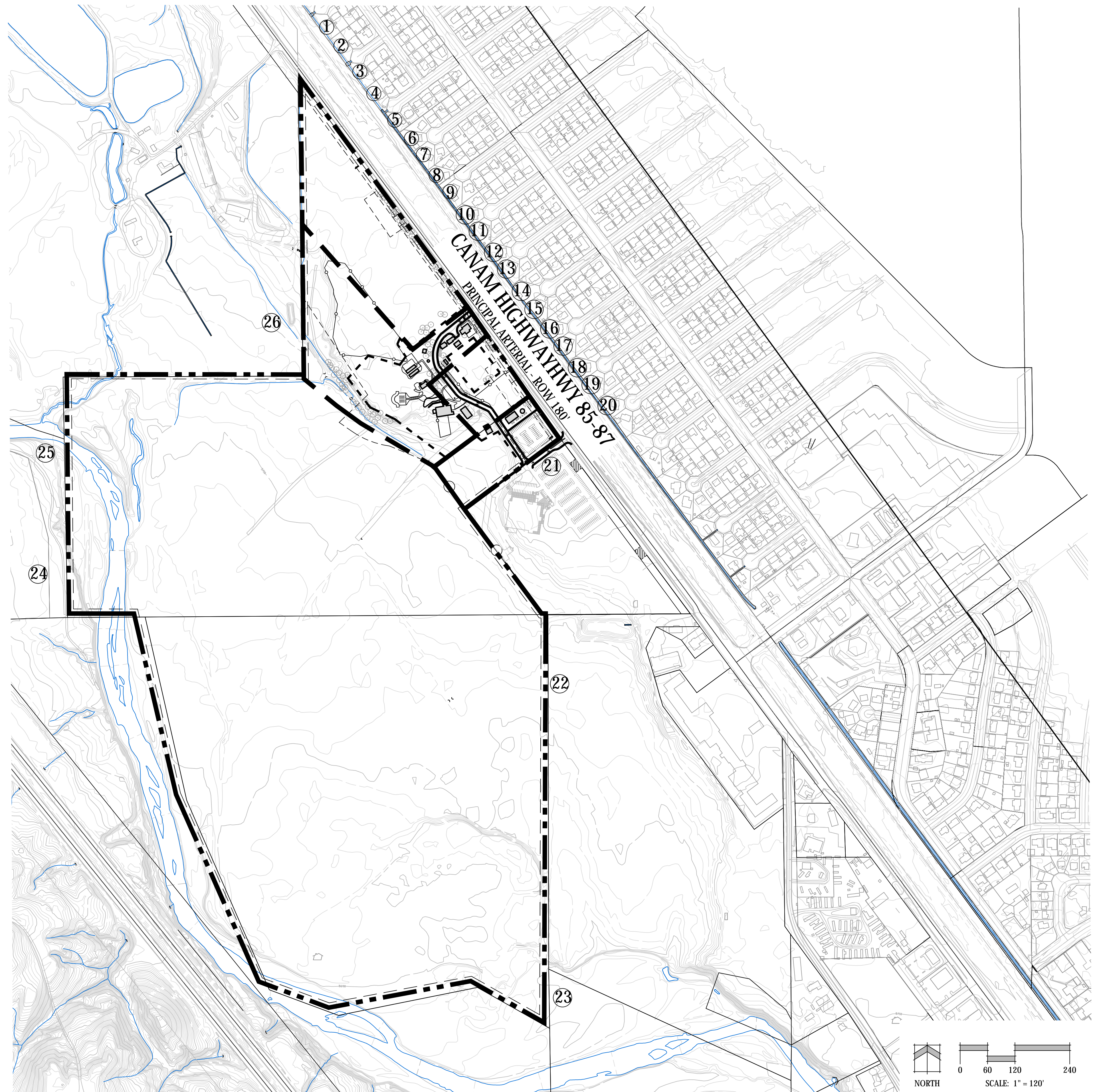
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VENETUCCI FARMS

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 5202 HWY 85-87, 5210 HWY 85-87, 5304 HWY 85-87 & 5304 HWY 85
 SPECIAL USE PERMIT - BUSINESS EVENT CENTER

ADJACENT OWNER'S TABLE

	NAME	MAILING ADDRESS	CITY, STATE, ZIP	SUBDIVISION
1	STREMPKE DANIEL, STREMPKE CYNTHIA	4025 OBERDING DR	COLORADO SPRINGS, CO, 80911-1247	SECURITY
2	HAYHURST, VINCENT G. HAYHURST MARTINA	72 COUCH CIR.	COLORADO SPRINGS, CO, 80911-1403	SECURITY
3	VIVEROS, DENISE	73 COUCH CIR	COLORADO SPRINGS, CO 80911-1403	SECURITY
4	ALLEY, KATHRYN J. FULLER, MICHEAL E	2828 N. ATLANTIC AVE. #1705	DAYTONA BEACH, FL 32118	SECURITY
5	SANDVIK, MARJORIE	73 SUMAC DR.	COLORADO SPRINGS, CO 80911-1481	SECURITY
6	SALONE VICTOR, SALONE LANIECA	72 JASPER DR.	COLORADO SPRINGS, CO 80911-1410	SECURITY
7	A & M INVESTMENT	716 CASTLE RD	COLORADO SPRINGS, CO 80904-2137	SECURITY
8	FLYNN, CHERYL B	72 LETA DR	COLORADO SPRINGS, CO 80911-1437	SECURITY
9	MARTIN MAURICE, MARTIN DONALD	73 LETA DR	COLORADO SPRINGS, CO 80911-1474	SECURITY
10	EDMAN, EARL D	429 CYPRESS DR	COLORADO SPRINGS, CO 80911-1732	SECURITY
11	EVERETT, KENNETH	73 DORIS DR	COLORADO SPRINGS, CO 80923	SECURITY
12	BRODSKY, BRENDA KAY	72 STEVEN DR.	COLORADO SPRINGS, CO 80911	SECURITY
13	SKINNER, BLAKE ALLEN, HUTCHCRAFT CHRISTINE NICOLE	73 STEVEN DR	COLORADO SPRINGS, CO 80911-1480	SECURITY
14	SECURITY WATER DISTRICT	231 SECURITY BLVD.	COLORADO SPRINGS, CO 80911-1947	SECURITY
15	WRIGHT FLOYD	73 DAVIE DR	COLORADO SPRINGS, CO 80911-1400	SECURITY
16	SNODGRASS, FABIAN, SNODGRASS OLIVIA	72 SHERRI DR.	COLORADO SPRINGS, CO 80911	SECURITY
17	HOBBS GENTRY L JR, HOBBS TERRI K, HOBBS GENTRY L	11425 SAN LUID PEAK WY	PEYTON, CO, 80831-4416	SECURITY
18	LEE-DAVIS LARIAH I	72 EVERETT DR	COLORADO SPRINGS, CO 80911-1431	SECURITY
19	CRAIN, AUSTIN BURL TRUST	4045 MANZANA CT	COLORADO SPRINGS, CO 80911-1240	SECURITY
20	HISEY, DENNIS A. HISEY, VALERIE N.	72 ROSE DR.	COLORADO SPRINGS, CO 80911-1451	SECURITY
21	DIocese OF COLORADO SPRINGS	228 N CASCADE AVE	COLORADO SPRINGS, CO 80903-1313	SECURITY
22	AVATAR RIVERBEND LP	6800 JERICHO TR #120W	SYOSSET, NY 11791-4445	UNPLATTED
23	SOUTHPARK TECHNOLOGICAL CENTER	337 E PIKES PEAK AVE STE 200	COLORADO SPRINGS, CO 80903-1939	UNPLATTED
24	CITY OF COLORADO SPRINGS	P.O. BOX 1575 MAIL CODE 455	COLORADO SPRINGS, CO 80901-1575	UNPLATTED
25	EL PASO COUNTY	200 S CASCADE AVE STE 150	COLORADO SPRINGS, CO 80903	UNPLATTED
26	CITY OF COLORADO SPRINGS	COLORADO SPRINGS, CO, 80903	COLORADO SPRINGS, CO 80903	UNPLATTED



LINE TYPE LEGEND:

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

DATE: 06.10.22
 BY: JS
 DESCRIPTION: COUNTY COMMENTS

ADJACENT PROPERTY OWNERS

9

9 OF 9

PPR 21-053
 AL 21-015

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

GENERAL NOTES

- This site, 5202 HIGHWAY 85-87 is not a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0744G AND 08041C0763G, effective December 7, 2018.
- 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.

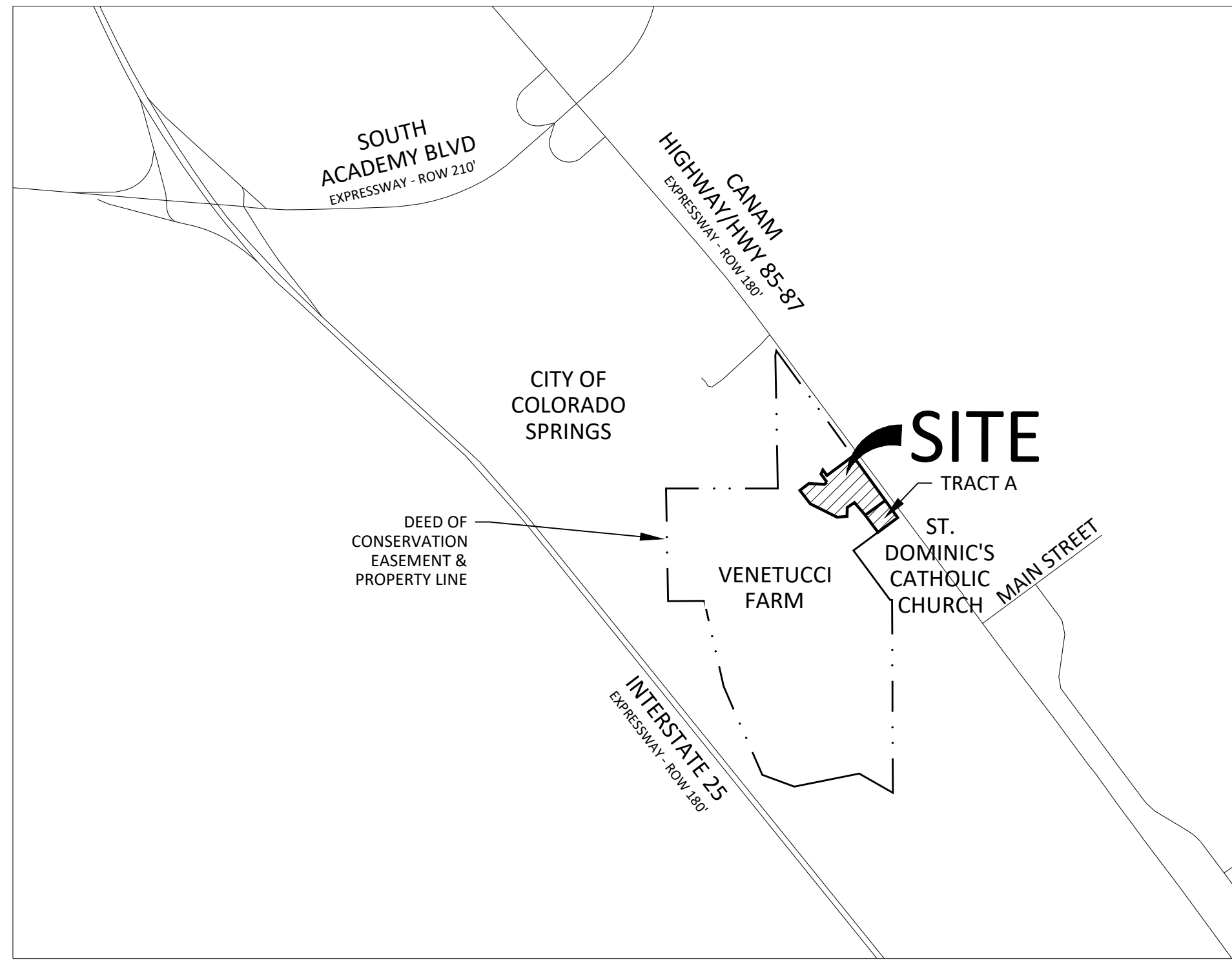
LEGAL DESCRIPTION

The SW1/4 of the SW1/4 and those portions of the E1/2 of the SW1/4 and the SE1/4 of the NW1/4 and the SW1/4 of the SE1/4 of Section 11 lying West of the Colorado Springs and Pueblo Highway, and that portion of the NW1/4 of Section 14 lying North and East of the following described line: Beginning at a point on the North line of said Section 14 a distance of 422.6 feet East of the Northwest corner thereof; thence South 11°53' East 1031.9 feet; thence South 22°37' East 1131 feet; thence South 68°49' East 403.8 feet; thence North 79°34' East, 776.4 feet; thence South 59°36' East 458.48 feet; thence South along the East line of said NW1/4 - 376.34 feet to the Southeast corner of the NW1/4 of said Section 14; all being in Township 15 South, Range 66 West of the 6th P.M., El Paso County, Colorado. Excepting therefrom those tracts conveyed in deeds recorded February 10, 2004, at Reception No. 204023409; February 20, 2004 at Reception No. 204023383; and also excepting therefrom that four-acre tract conveyed by deed recorded February 27, 2006 at Reception No. 206028784 of the recorded of the El Paso County Clerk and Recorder, County of El Paso, State of Colorado.

CONTAINING APPROXIMATE AREA: 187.23 AC

TRACT A ST DOMINIC'S CATHOLIC CHURCH (USE ALLOWED PER MOU DATED 2015)
 CONTAINING APPROXIMATE AREA: 4.24 AC

VICINITY MAP



SITE DATA

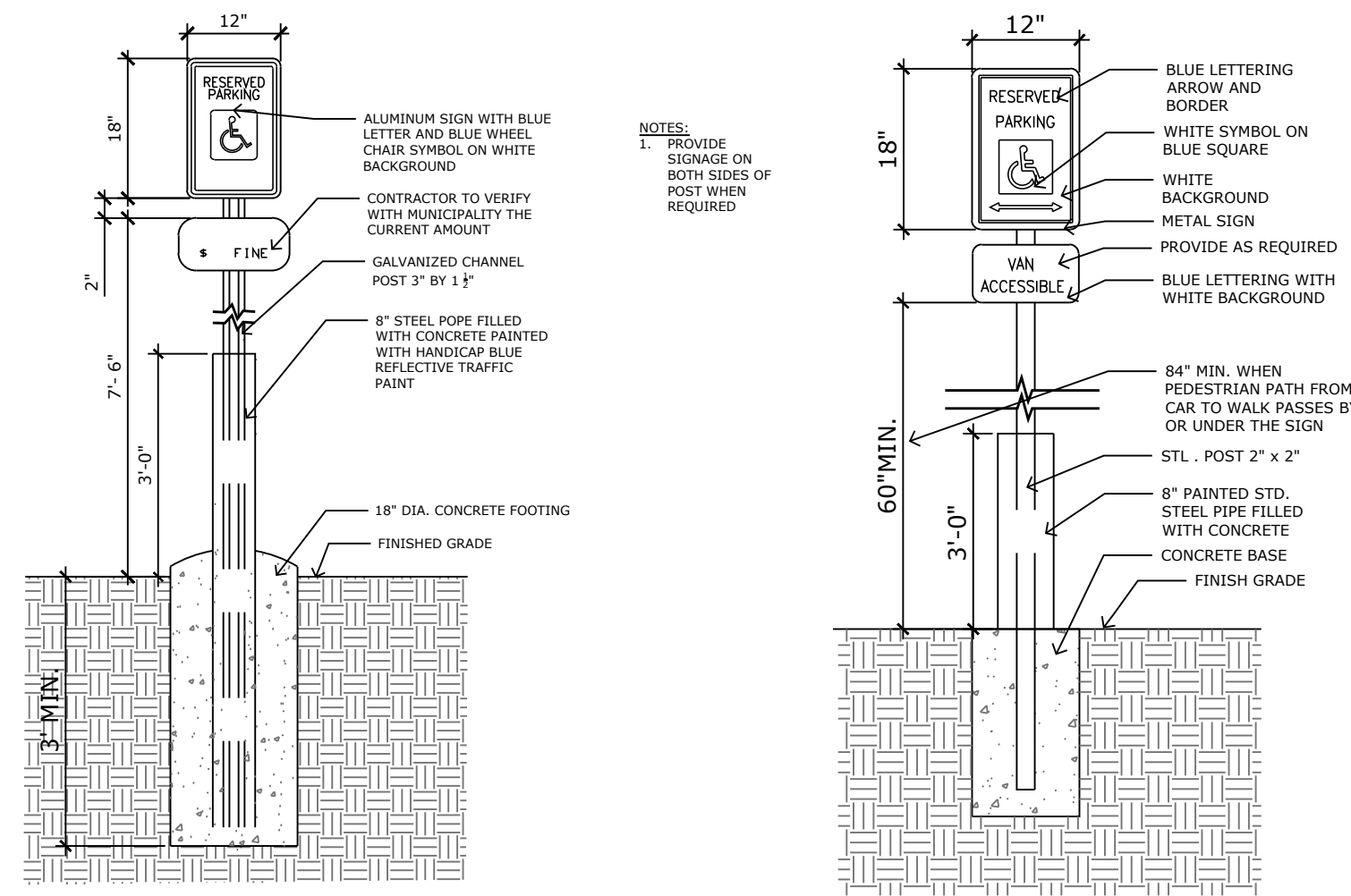
Tax ID Number:	6511300008, 651132001
Total Area:	187.23 AC (10.12 AC (440,827 SQ. FT.) -Special Use Permit Area)
Development Schedule:	Summer 2022
Current Zoning:	A5
Current Use:	Agriculture
Proposed Use:	Agriculture & Business Event Center Special Use (440,827 Sq. Ft.)
Building Setbacks:	
Front (East):	25 FT
Side:	25FT
Rear (West):	25FT
Landscape Setbacks:	
East (Can Am Highway - Principal Arterial):	25 FT
North & South:	N/A
West (I-25 - Freeway - Expressway):	N/A
Parking:	
Formula:	Auditorium or similar place of Public Assembly (1sp per 100 SQ. FT)
Required:	81 sp (8,053 SQ. FT./100 SQ. FT.)
Provided:	91 sp.
ADA Formula:	4 spaces required per 76-100 spaces
Required:	4 sp.
Provided:	4 sp. (incl. 1 van)

PROJECT TEAM

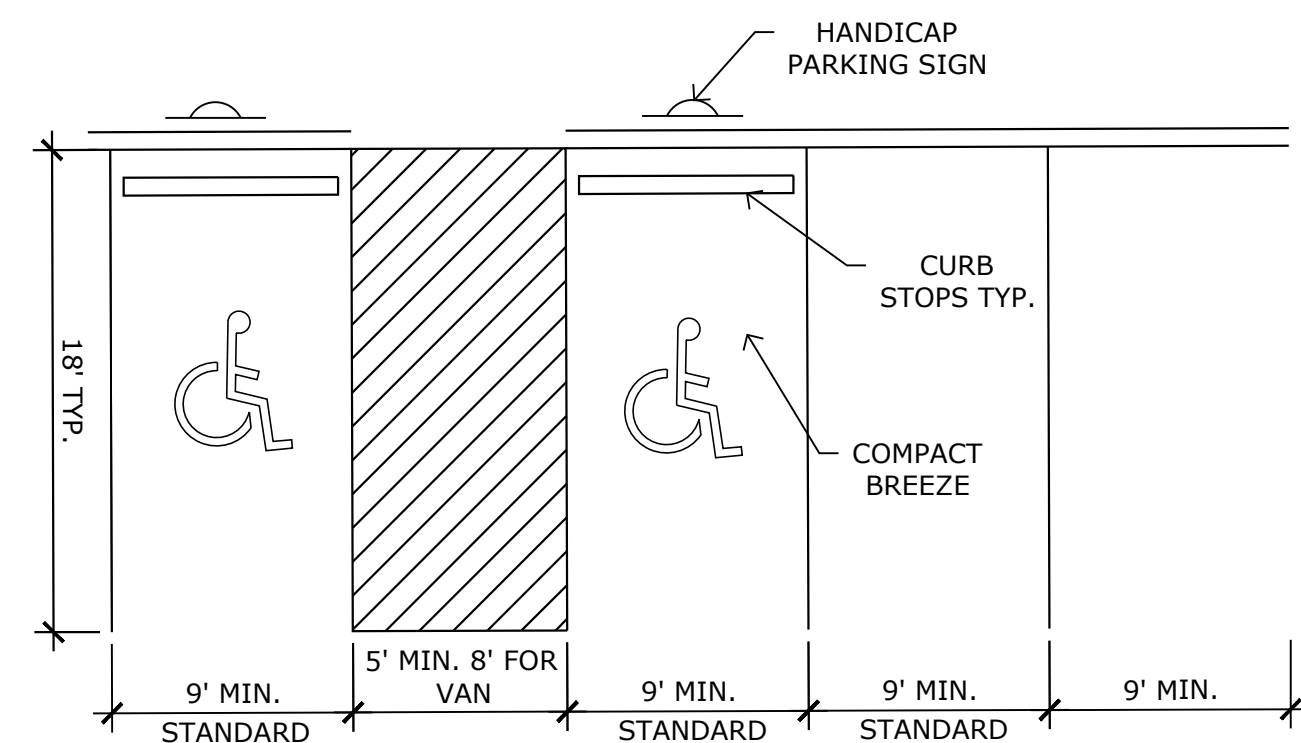
OWNER/APPLICANT:	Pikes Peak Community Foundation 102 S. TEJON ST. #530 Colorado Springs, CO 80903
LAND PLANNER:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

SHEET INDEX

Sheet 1 of 9:	Cover Sheet
Sheet 2 of 9:	Site Plan
Sheet 3 of 9:	Site Utilities Plan
Sheet 4 of 9:	Sign Plan
Sheet 5 of 9:	Traffic Circulation Plan
Sheet 6 of 9:	Landscape Notes and Details
Sheet 7 of 9:	Landscape Plan Business Event Center
Sheet 8 of 9:	Overall Landscape Plan
Sheet 9 of 9:	Adjacent Property owner map



1 ADA/VAN ACCESSIBLE PARKING SIGNS



2 ADA & STANDARD PARKING STALL LAYOUT



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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

DATE:	BY:	DESCRIPTION:
06.10.22	JS	COUNTY COMMENTS

COVER SHEET

1

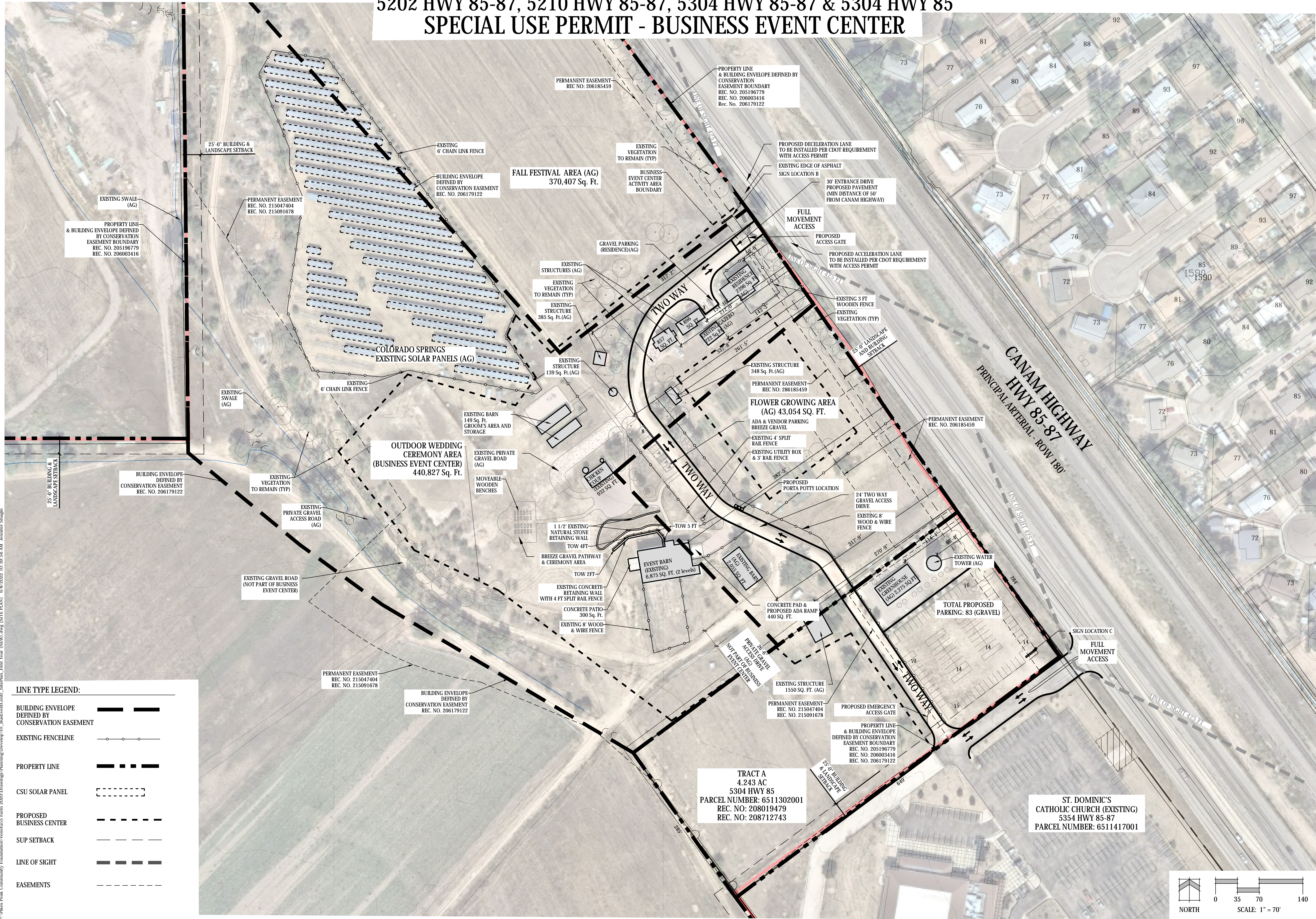
1 OF 9

PPR 21-053
AL 21-015

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SPECIAL USE PERMIT - BUSINESS EVENT CENTER



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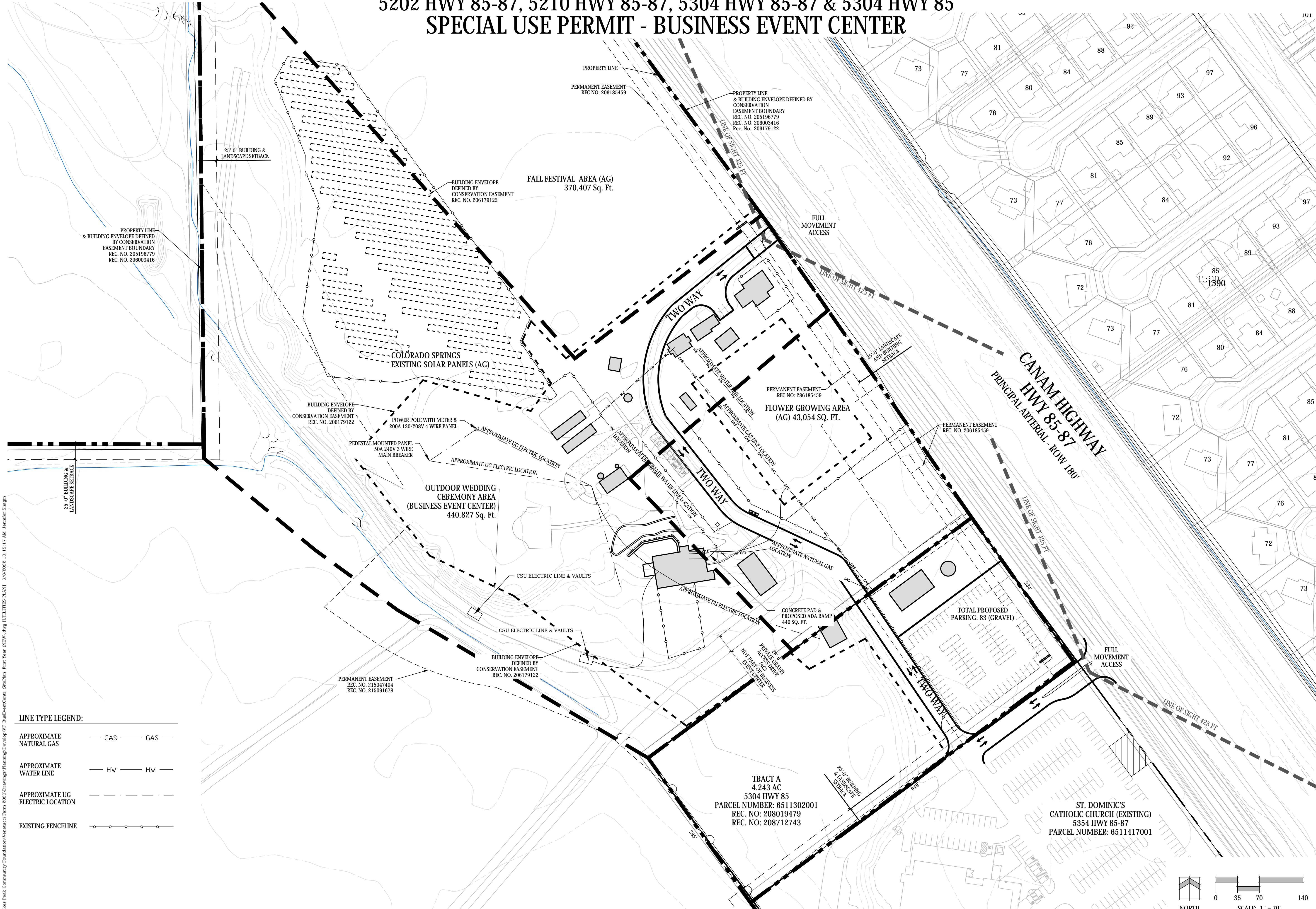
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SITE PLAN
2
2 OF 9
PPR 21-053
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VENETUCCI FARMS

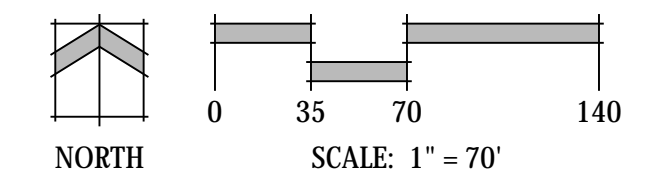
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LINE TYPE LEGEND:

APPROXIMATE NATURAL GAS	— GAS —	GAS —
APPROXIMATE WATER LINE	— HW —	HW —
APPROXIMATE UG ELECTRIC LOCATION	- - - - -	
EXISTING FENCELINE	— ○ —	



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UTILITIES PLAN

3

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AL 21-015

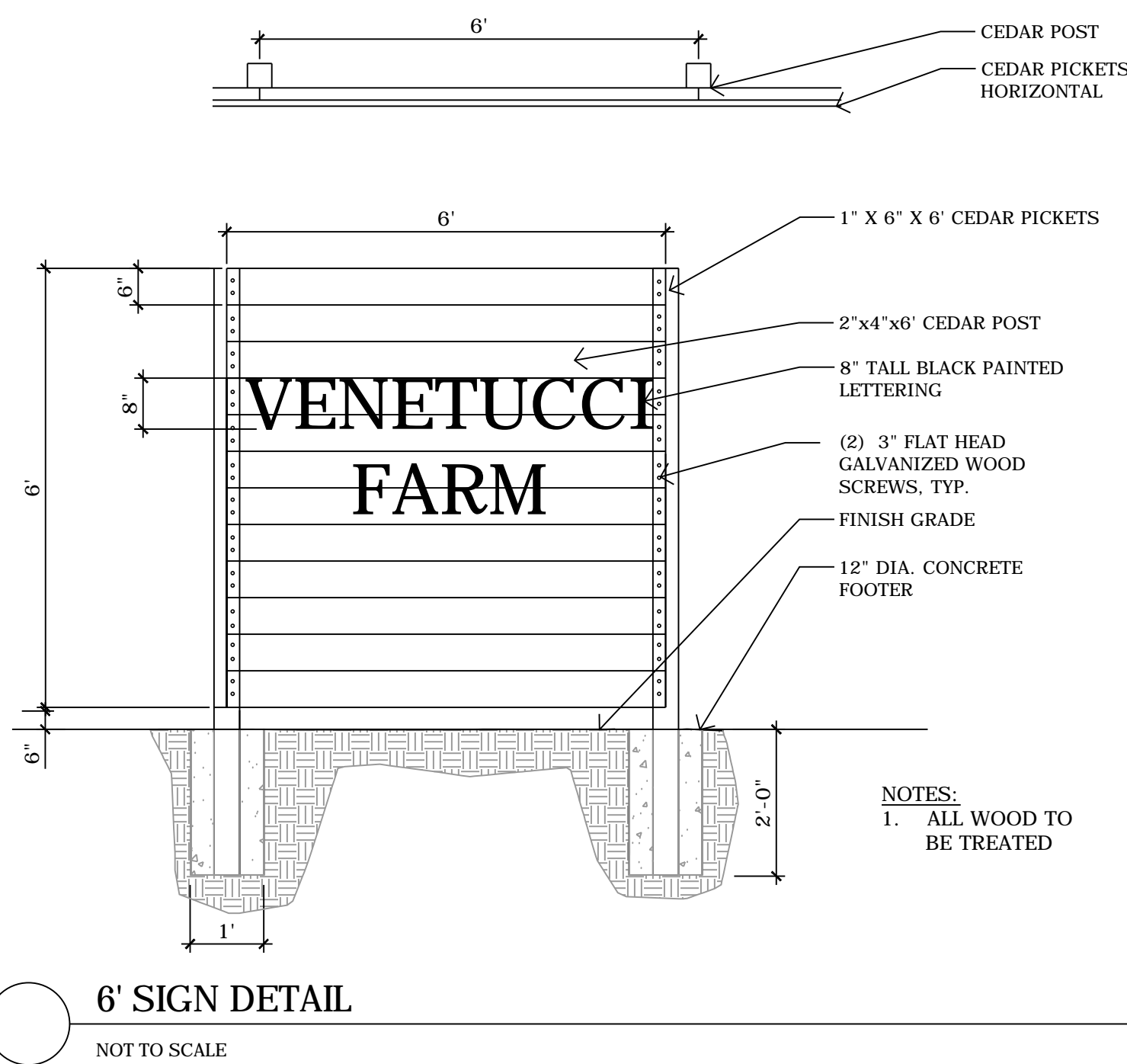
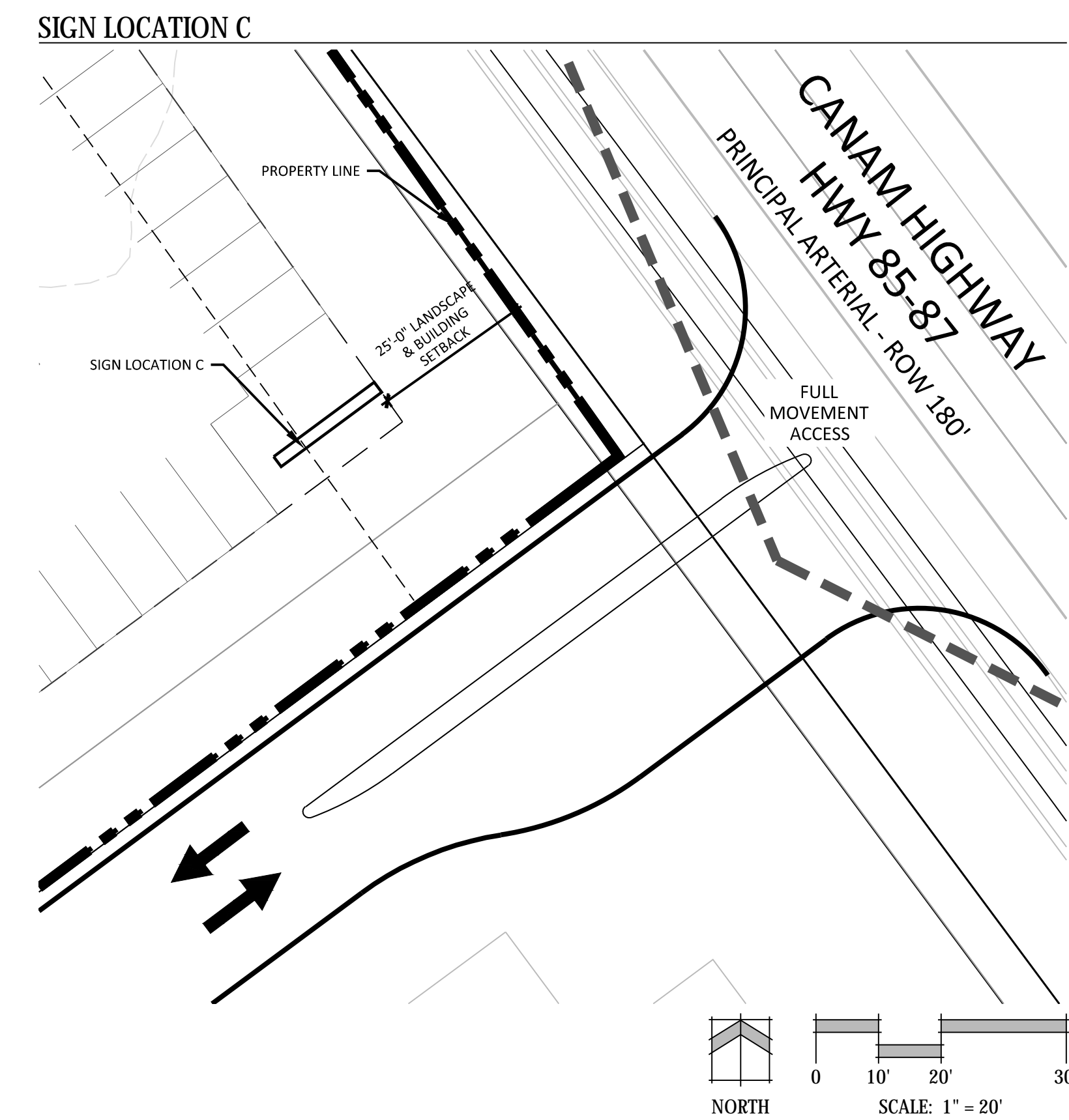
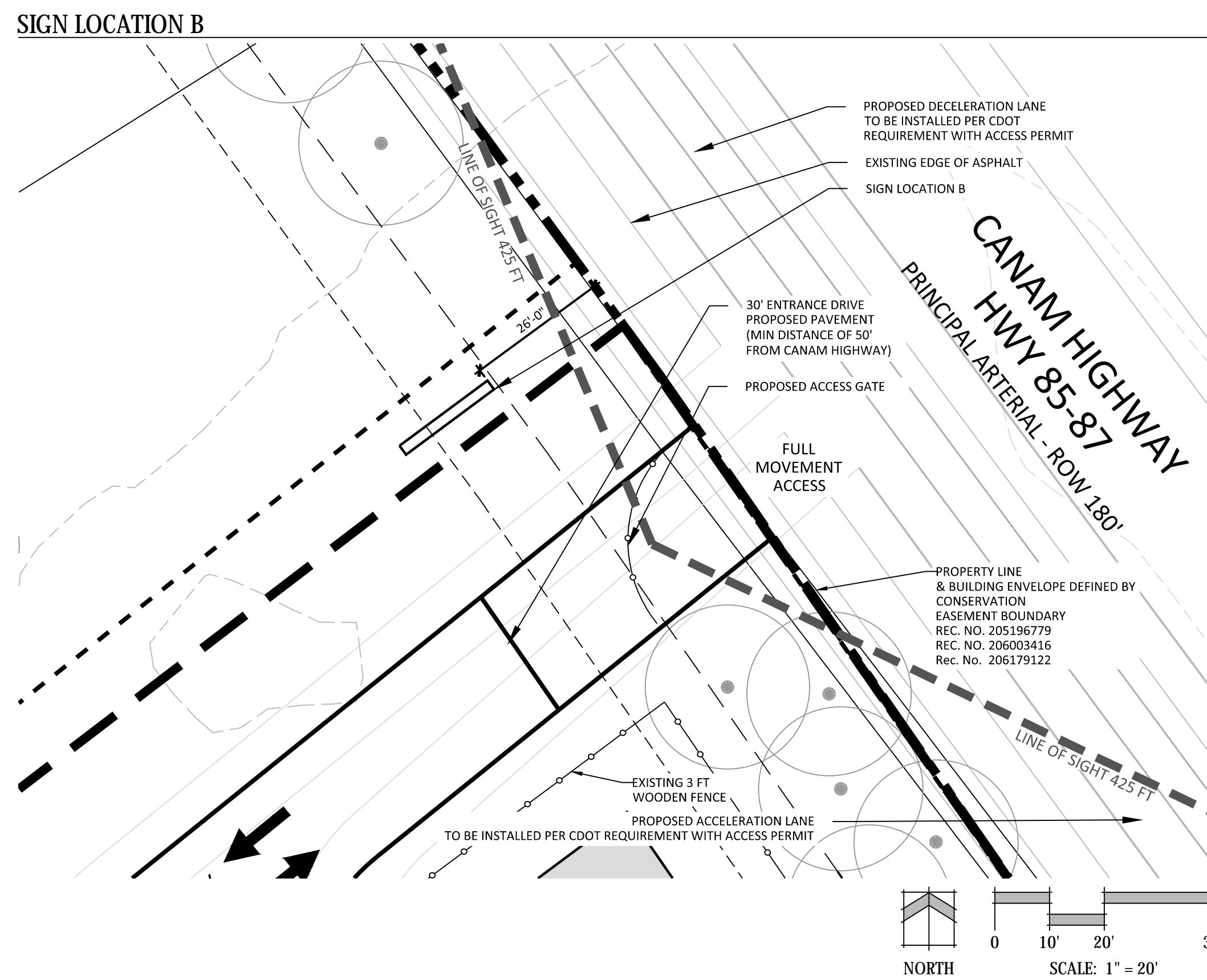
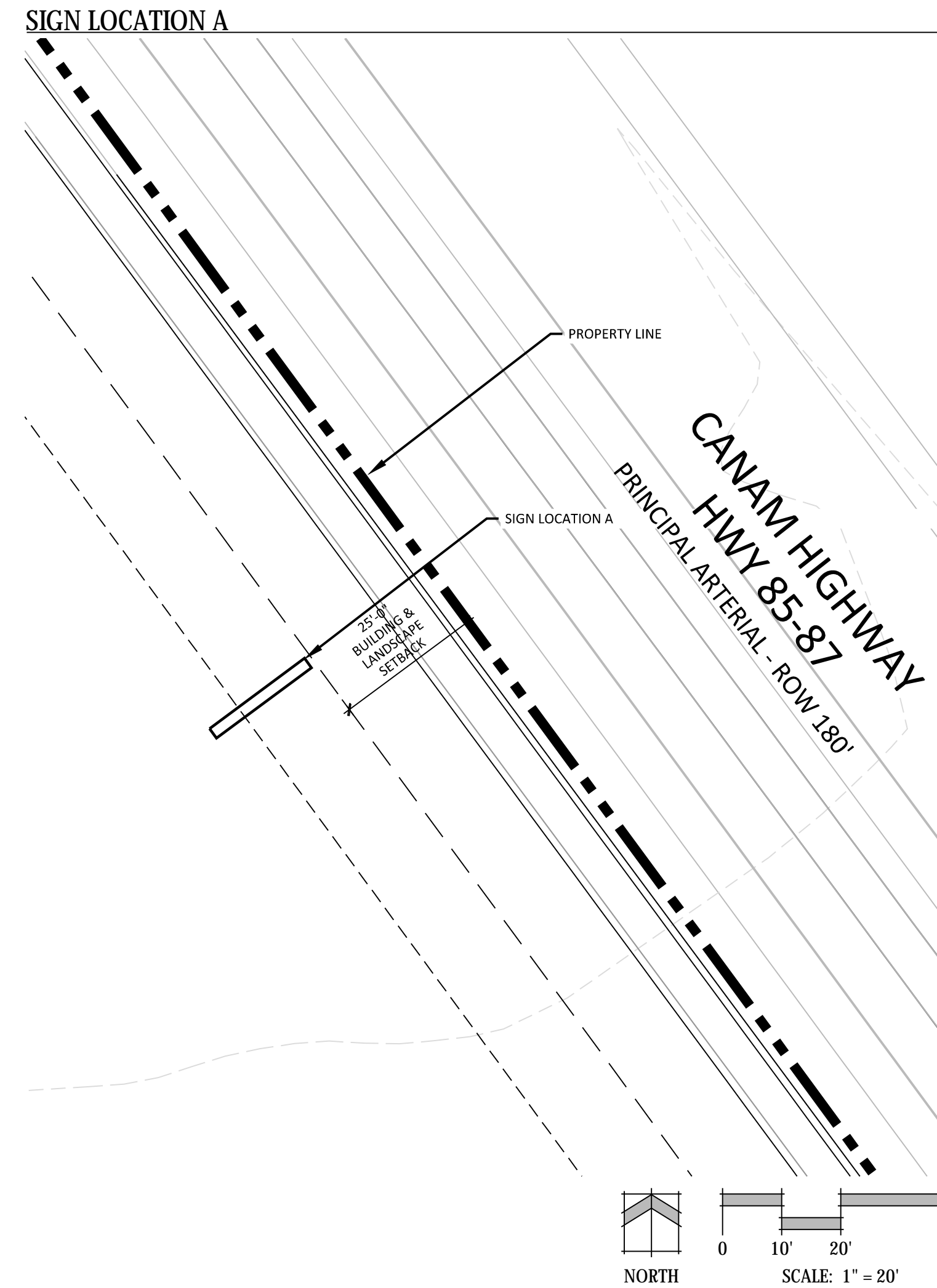
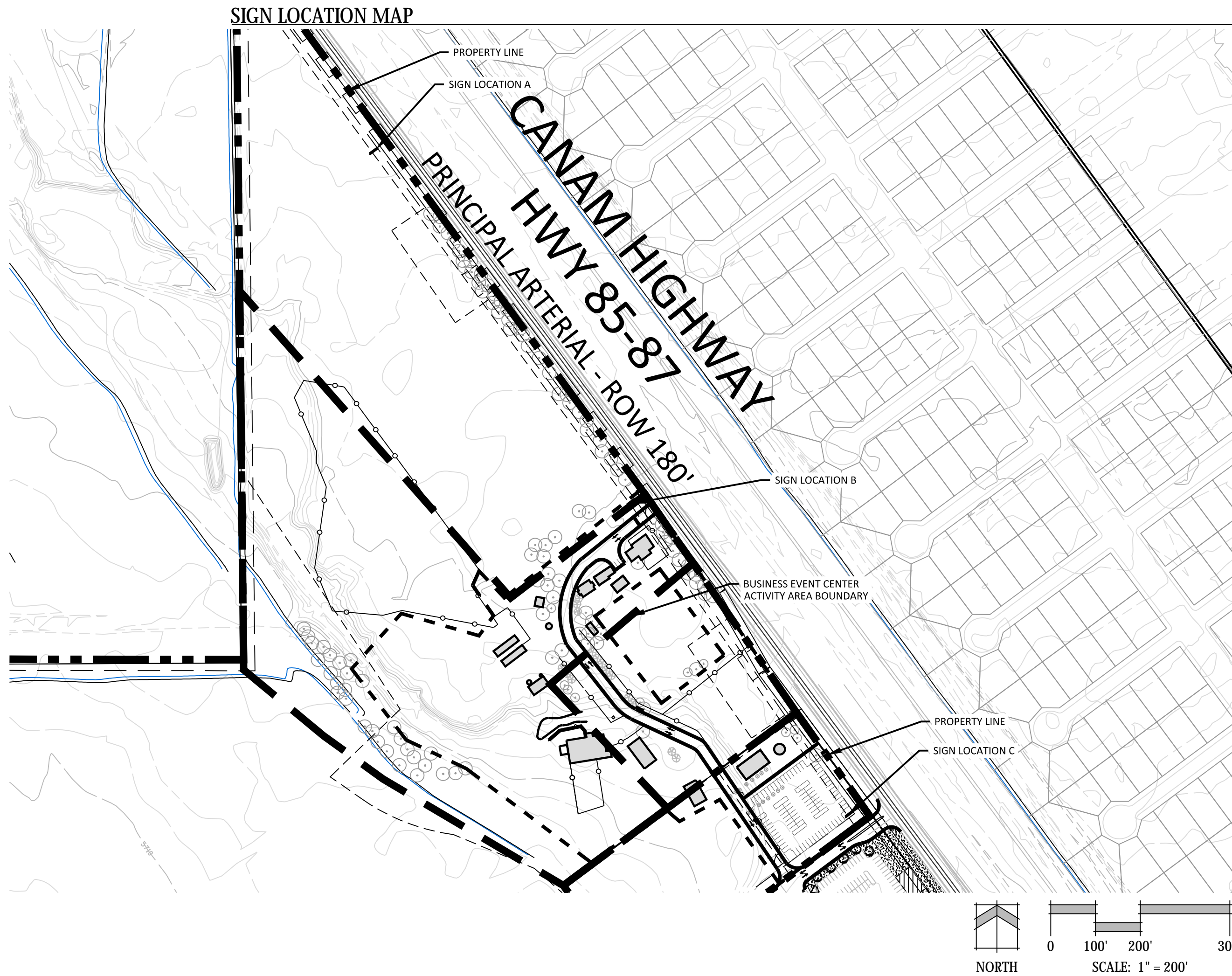
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SIGN PLAN

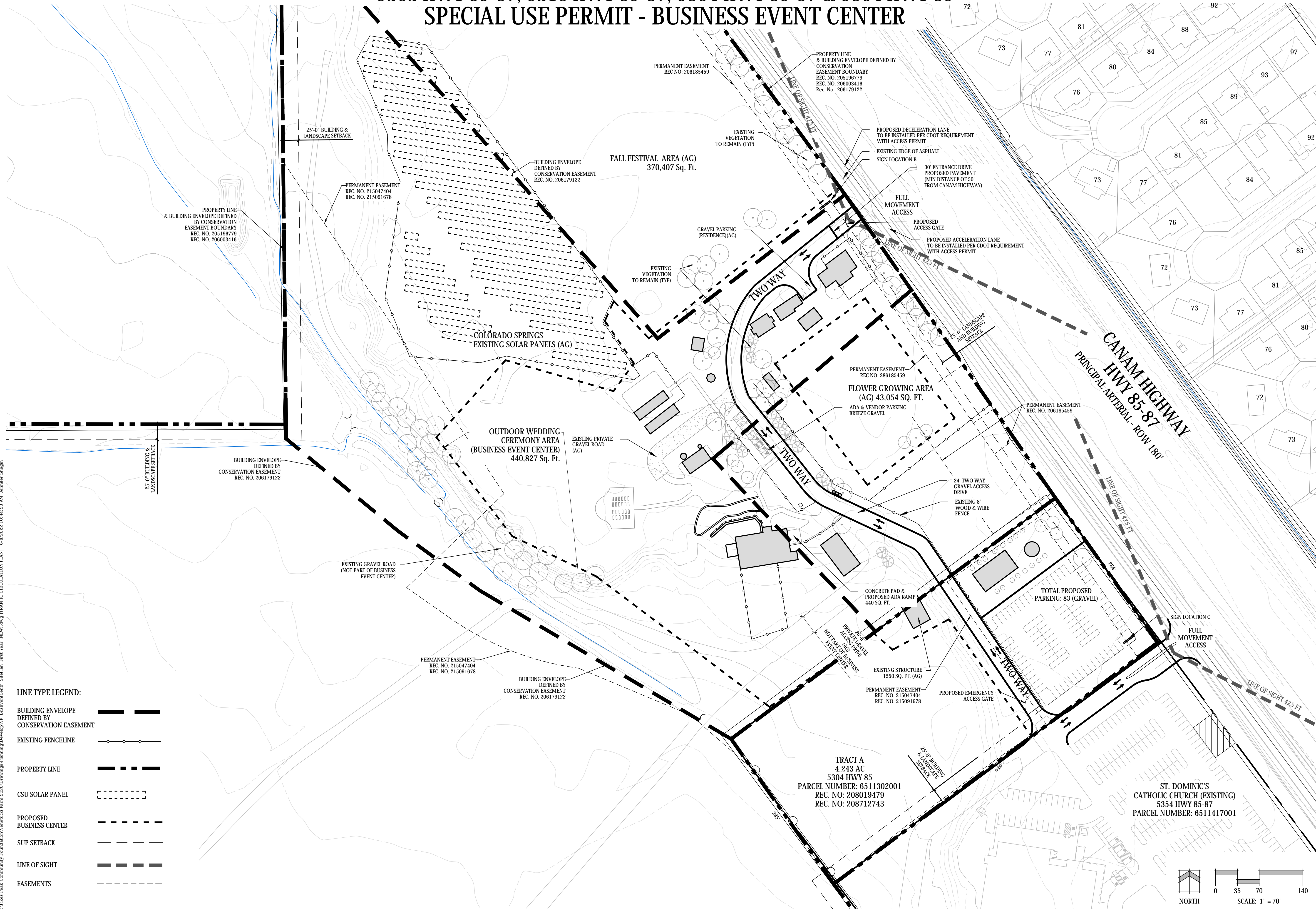
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85-87

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TRAFFIC CIRCULATION PLAN

5

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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

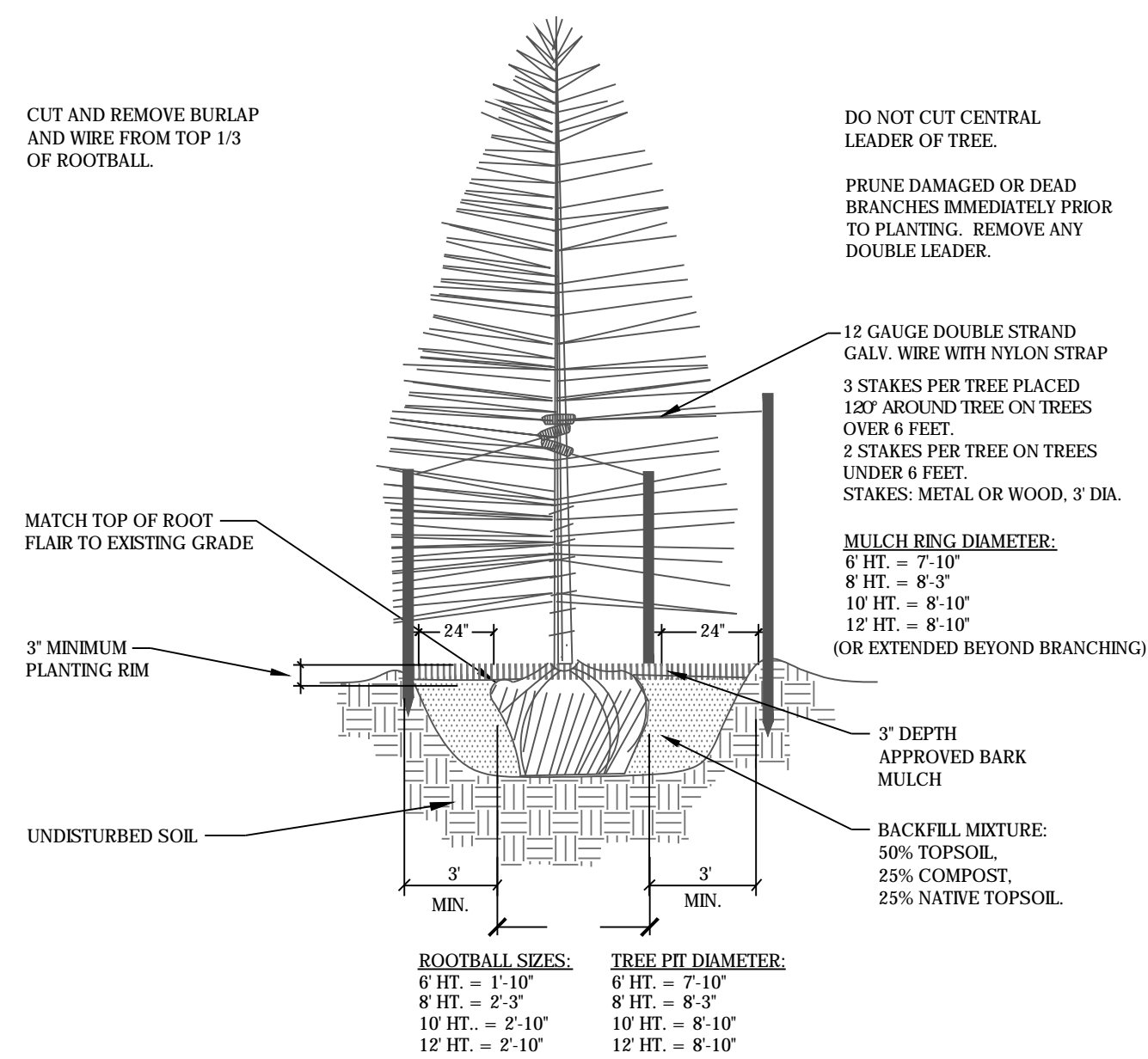
Motor Vehicle Lots

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%

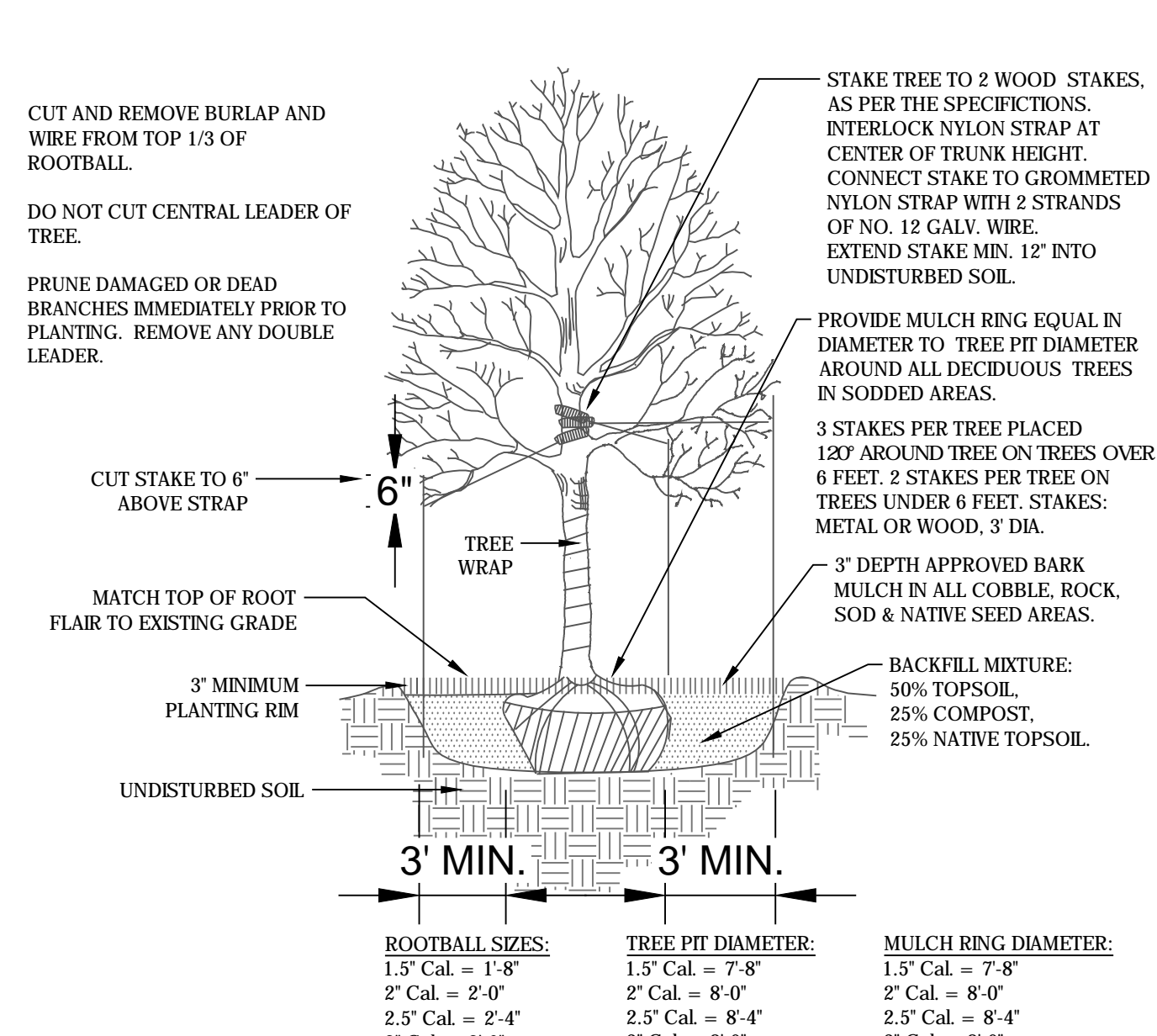
PLANT SCHEDULE

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 'Glauca' / 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 / Tall Blue Rabbitbrush	5'	5'	#5 CONT		
Is2	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
Is	137	Lavandula x intermedia 'Super' / Super Lavendin	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 'PO11S' TM / Pawnee Buttes Sand Cherry	3'	6"	#5 CONT		



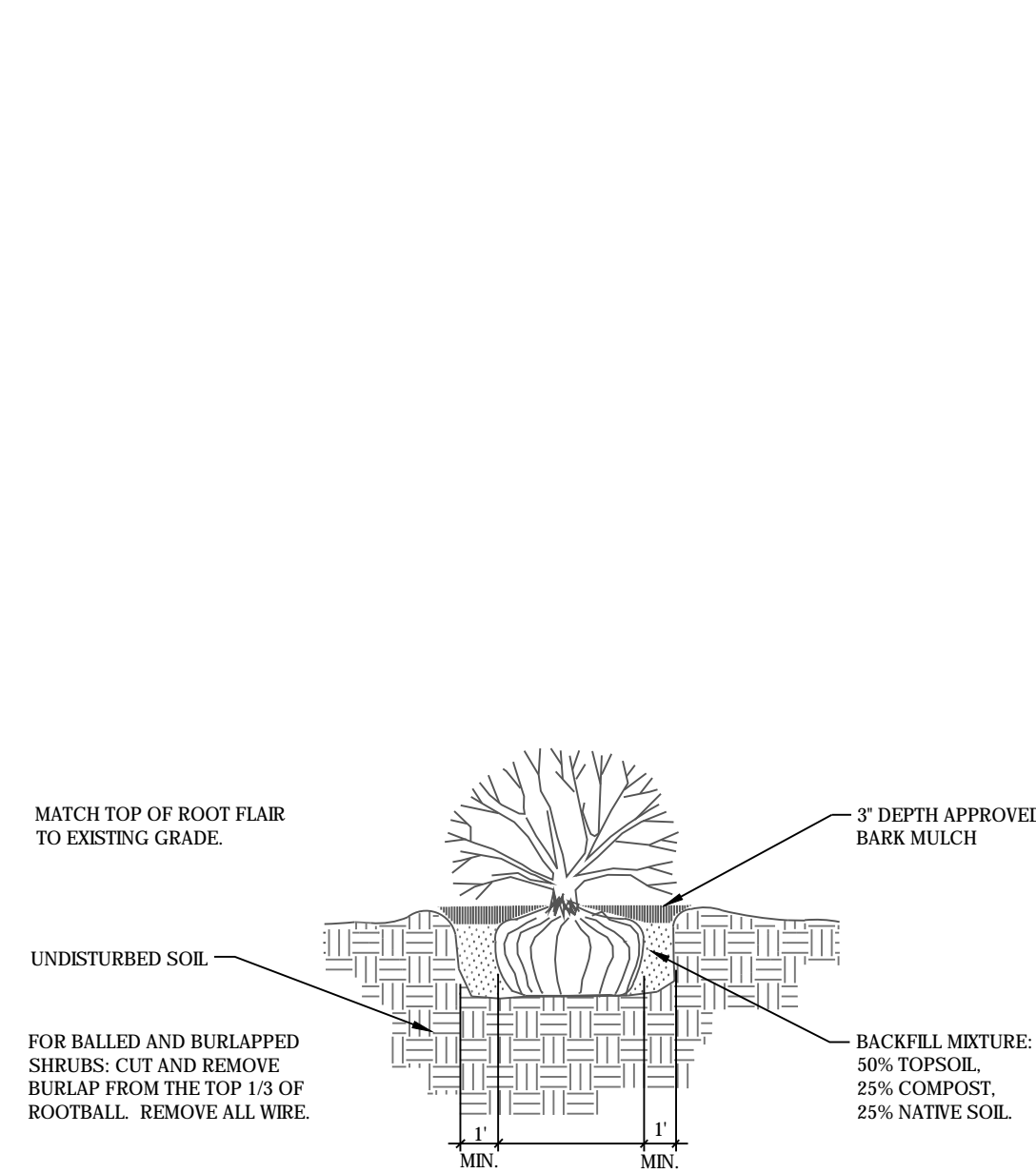
2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



3 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



4 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

CONCEPT PLANT SCHEDULE

SYMBOL	DESCRIPTION	QTY
○	EXISTING TREE	137
●	EXISTING EVERGREEN	12
○	FUTURE TREES	3
■	FOOTHILLS SEED MIX Agrimis 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	49,249 sf
■	ROCK MULCH PLANTING BED 0.75" Saddleback Swirl Granite	12,872 sf
■	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

6

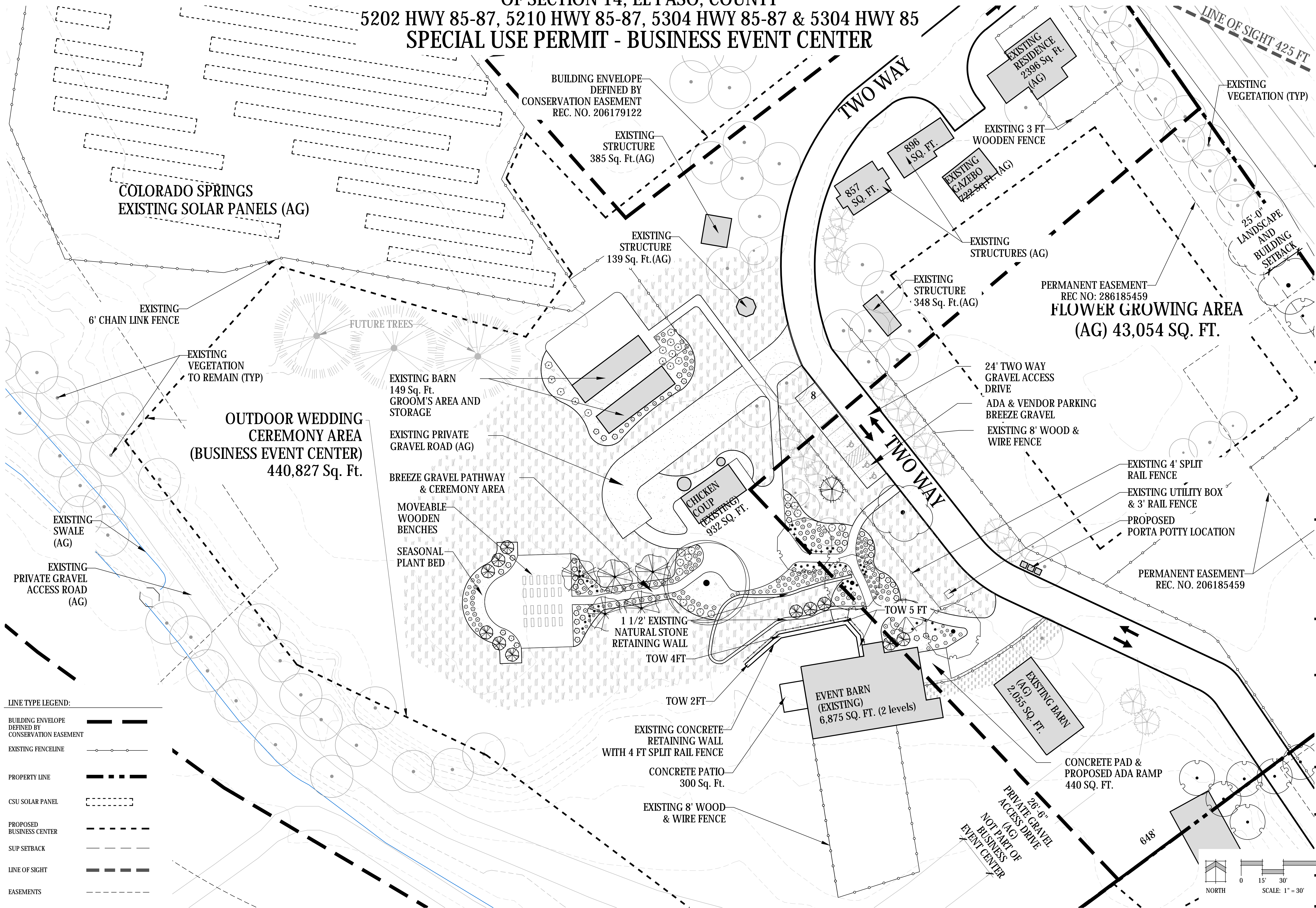
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PPR 21-053
AL 21-015

VENETUCCI FARMS

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 11 AND A PORTION OF THE NW 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



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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DATE	BY	DESCRIPTION
06.10.22	JS	COUNTY COMMENTS

LANDSCAPE PLAN

7 OF 9

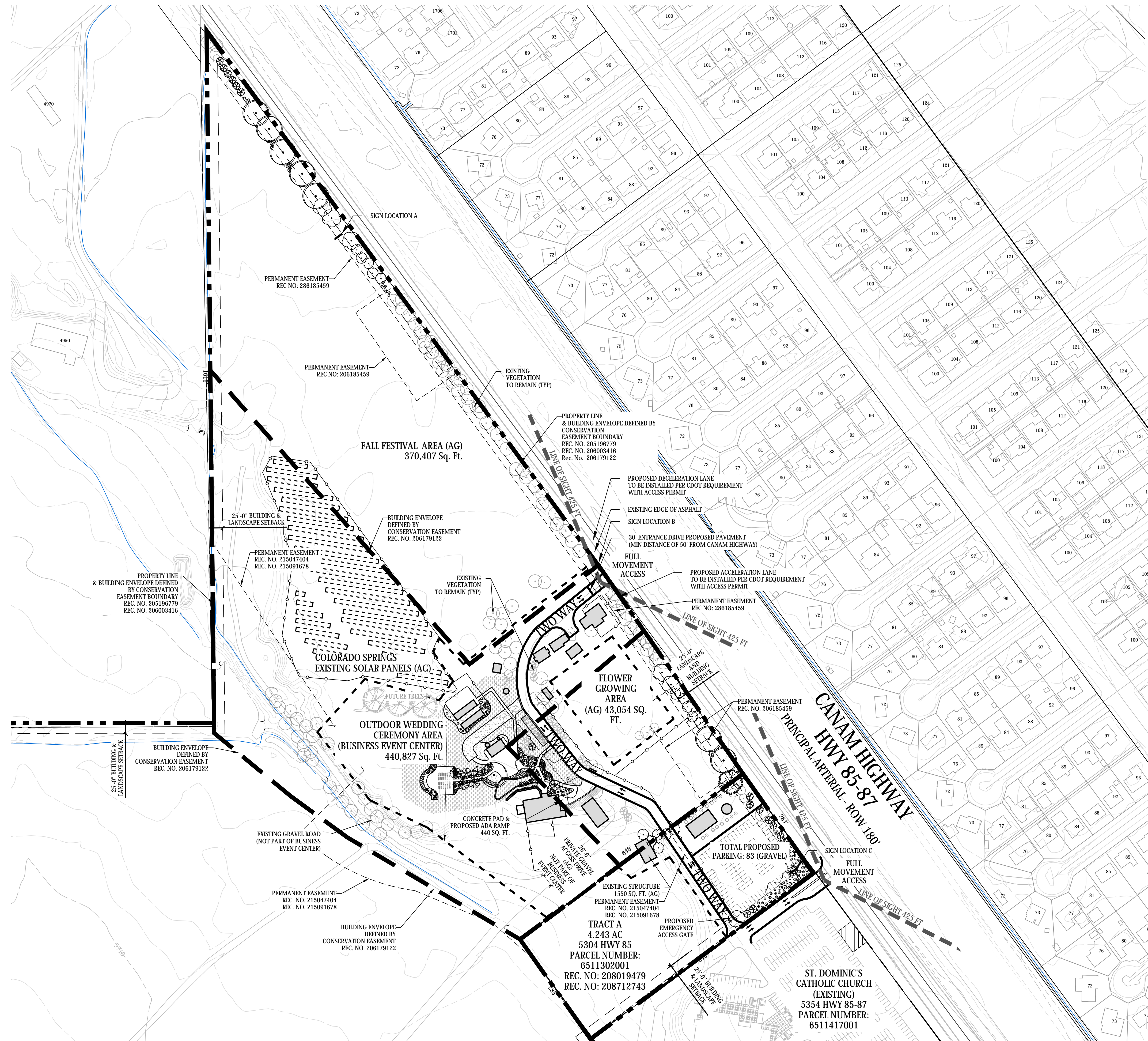
PPR 21-053
AL 21-015

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VENETUCCI FARMS

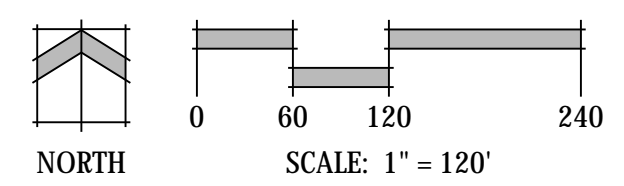
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PROPERTY LINE	— — — — —
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LINE OF SIGHT	— — — — —
EASEMENTS	- - - - -



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OVERALL LANDSCAPE PLAN

8

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PPR 21-053
AL 21-015

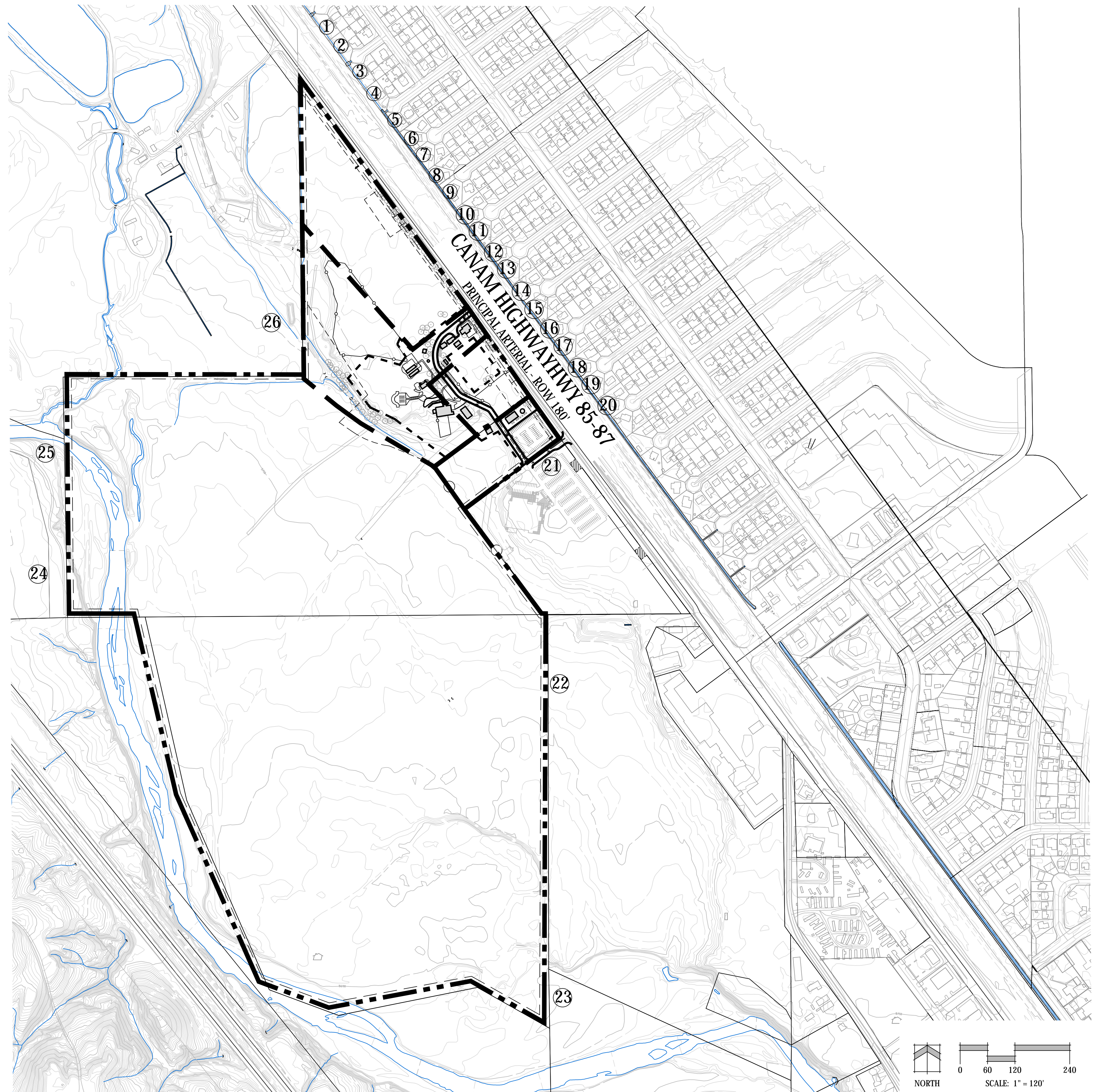
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VENETUCCI FARMS

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

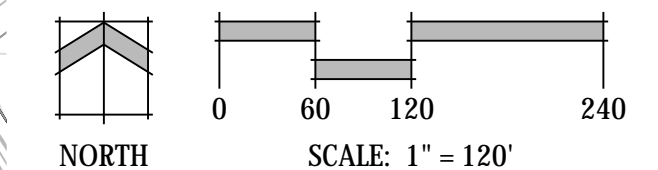
ADJACENT OWNER'S TABLE

	NAME	MAILING ADDRESS	CITY, STATE, ZIP	SUBDIVISION
1	STREMPKE DANIEL, STREMPKE CYNTHIA	4025 OBERDING DR	COLORADO SPRINGS, CO, 80911-1247	SECURITY
2	HAYHURST, VINCENT G. HAYHURST MARTINA	72 COUCH CIR.	COLORADO SPRINGS, CO, 80911-1403	SECURITY
3	VIVEROS, DENISE	73 COUCH CIR	COLORADO SPRINGS, CO 80911-1403	SECURITY
4	ALLEY, KATHRYN J. FULLER, MICHEAL E	2828 N. ATLANTIC AVE. #1705	DAYTONA BEACH, FL 32118	SECURITY
5	SANDVIK, MARJORIE	73 SUMAC DR.	COLORADO SPRINGS, CO 80911-1481	SECURITY
6	SALONE VICTOR, SALONE LANIECA	72 JASPER DR.	COLORADO SPRINGS, CO 80911-1410	SECURITY
7	A & M INVESTMENT	716 CASTLE RD	COLORADO SPRINGS, CO 80904-2137	SECURITY
8	FLYNN, CHERYL B	72 LETA DR	COLORADO SPRINGS, CO 80911-1437	SECURITY
9	MARTIN MAURICE, MARTIN DONALD	73 LETA DR	COLORADO SPRINGS, CO 80911-1474	SECURITY
10	EDMAN, EARL D	429 CYPRESS DR	COLORADO SPRINGS, CO 80911-1732	SECURITY
11	EVERETT, KENNETH	73 DORIS DR	COLORADO SPRINGS, CO 80923	SECURITY
12	BRODSKY, BRENDA KAY	72 STEVEN DR.	COLORADO SPRINGS, CO 80911	SECURITY
13	SKINNER, BLAKE ALLEN, HUTCHCRAFT CHRISTINE NICOLE	73 STEVEN DR	COLORADO SPRINGS, CO 80911-1480	SECURITY
14	SECURITY WATER DISTRICT	231 SECURITY BLVD.	COLORADO SPRINGS, CO 80911-1947	SECURITY
15	WRIGHT FLOYD	73 DAVIE DR	COLORADO SPRINGS, CO 80911-1400	SECURITY
16	SNODGRASS, FABIAN, SNODGRASS OLIVIA	72 SHERRI DR.	COLORADO SPRINGS, CO 80911	SECURITY
17	HOBBS GENTRY L JR, HOBBS TERRI K, HOBBS GENTRY L	11425 SAN LUID PEAK WY	PEYTON, CO, 80831-4416	SECURITY
18	LEE-DAVIS LARIAH I	72 EVERETT DR	COLORADO SPRINGS, CO 80911-1431	SECURITY
19	CRAIN, AUSTIN BURL TRUST	4045 MANZANA CT	COLORADO SPRINGS, CO 80911-1240	SECURITY
20	HISEY, DENNIS A. HISEY, VALERIE N.	72 ROSE DR.	COLORADO SPRINGS, CO 80911-1451	SECURITY
21	DIocese OF COLORADO SPRINGS	228 N CASCADE AVE	COLORADO SPRINGS, CO 80903-1313	SECURITY
22	AVATAR RIVERBEND LP	6800 JERICO TR #120W	SYOSSET, NY 11791-4445	UNPLATTED
23	SOUTHPARK TECHNOLOGICAL CENTER	337 E PIKES PEAK AVE STE 200	COLORADO SPRINGS, CO 80903-1939	UNPLATTED
24	CITY OF COLORADO SPRINGS	P.O. BOX 1575 MAIL CODE 455	COLORADO SPRINGS, CO 80901-1575	UNPLATTED
25	EL PASO COUNTY	200 S CASCADE AVE STE 150	COLORADO SPRINGS, CO 80903	UNPLATTED
26	CITY OF COLORADO SPRINGS	COLORADO SPRINGS, CO, 80903	COLORADO SPRINGS, CO 80903	UNPLATTED



LINE TYPE LEGEND:

BUILDING ENVELOPE DEFINED BY CONSERVATION EASEMENT	
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ADJACENT PROPERTY OWNERS

9

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PPR 21-053
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