

Ranch Landscape Evaluation and Plan
Frost Livestock Company
17825 Hanover Rd
Fountain CO 80817

Parking Lot - Since the parking lot is under 25 vehicles and will not be paved, no islands are required. The surrounding existing vegetation provides adequate canopy coverage for the lot. We will be planting Apache Plume Shrubs on the West side of the parking lot to blend that edge into the landscape and match the character of the area.

The parking lot does not need any additional landscaping for screening from adjacent roads and neighboring properties of different use. The Parking lot is .3 miles set back into the property and not visible from the adjacent road.

Event Space - The event space for the agritainment use is not the entire 1,500 acre parcel, but only the surrounding area of the Farmhouse (see Site Development Plan) This area is approximately 75,000 sq ft, with 80% (60,000 sq ft) of the area with existing landscaping. Per County requirements a minimum of 5% (3,750 sq ft) is required to be landscaped.

The internal landscape area already contains the required amount of trees. Per county requirements of one tree per 500 sq feet of minimum required landscape area (minimum required landscape area of the event space is 3.750 square feet), the parcel would need 8 trees. The parcel has 14 existing large Cottonwood Trees and numerous shrubs.

The event space already contains landscaping to provide relief from structures. The Farmhouse is covered in vines. The concrete slab for the dining area has vines growing all along the chain link fence. The portable restrooms will be placed up against the Farmhouse. The temporary storage sheds will be placed at the edge of the event space, on a grass field bordered by existing shrubs

There is an existing, productive 3,570 sq ft Flower Garden in the center of the event space.

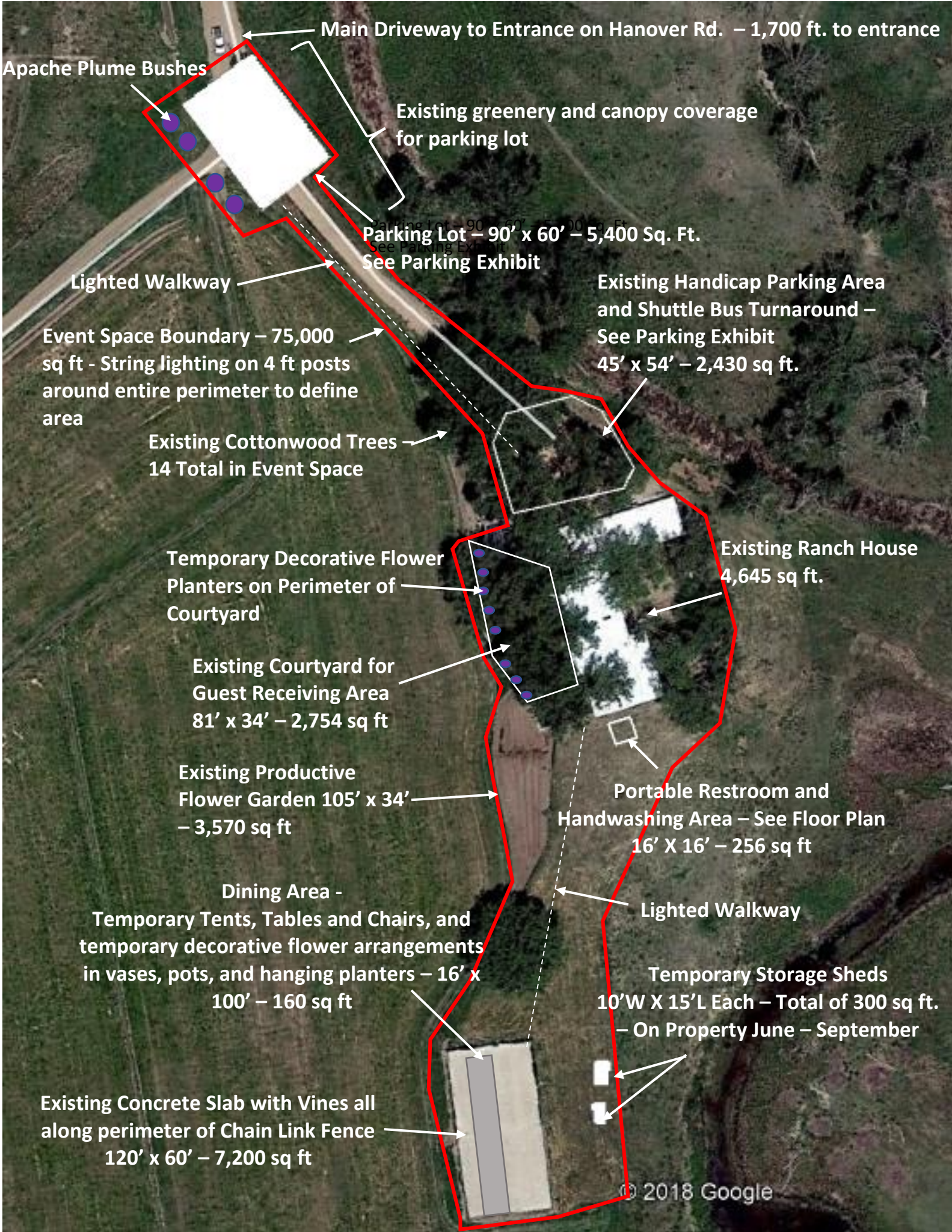
The entire event space is located more than 1,700 feet from the adjacent roadway and is not visible from the road or neighboring properties.

The ground cover of the landscaped area is 100% grass, and is mowed weekly during the event season.

Portable Trash Cans will be used during events. All refuse will be hauled off the property at the end of an event and disposed of at a Bestway Transfer Site in Colorado Springs.

We will be adding a small amount of decorative planting to add more color to the event space. This will mostly be seasonal flowering plants placed in free standing flower pots and hanging planters.

All existing fences or walls are under 7ft tall.



Main Driveway to Entrance on Hanover Rd. – 1,700 ft. to entrance

Apache Plume Bushes

Existing greenery and canopy coverage for parking lot

Parking Lot – 90' x 60' – 5,400 Sq. Ft.
See Parking Exhibit

Lighted Walkway

Existing Handicap Parking Area and Shuttle Bus Turnaround –
See Parking Exhibit
45' x 54' – 2,430 sq ft.

Event Space Boundary – 75,000 sq ft - String lighting on 4 ft posts around entire perimeter to define area

Existing Cottonwood Trees
14 Total in Event Space

Temporary Decorative Flower Planters on Perimeter of Courtyard

Existing Ranch House
4,645 sq ft.

Existing Courtyard for Guest Receiving Area
81' x 34' – 2,754 sq ft

Existing Productive Flower Garden 105' x 34' – 3,570 sq ft

Portable Restroom and Handwashing Area – See Floor Plan
16' X 16' – 256 sq ft

Dining Area -
Temporary Tents, Tables and Chairs, and temporary decorative flower arrangements in vases, pots, and hanging planters – 16' x 100' – 160 sq ft

Lighted Walkway

Temporary Storage Sheds
10'W X 15'L Each – Total of 300 sq ft.
– On Property June – September

Existing Concrete Slab with Vines all along perimeter of Chain Link Fence
120' x 60' – 7,200 sq ft