

Landscape Plan

We are requesting an alternative landscaping plan since we are not adding any significant landscaping projects to the property, and the property already complies with EPC Landscape Standards.

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.

The event space for the agritainment use is not the entire 830 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.

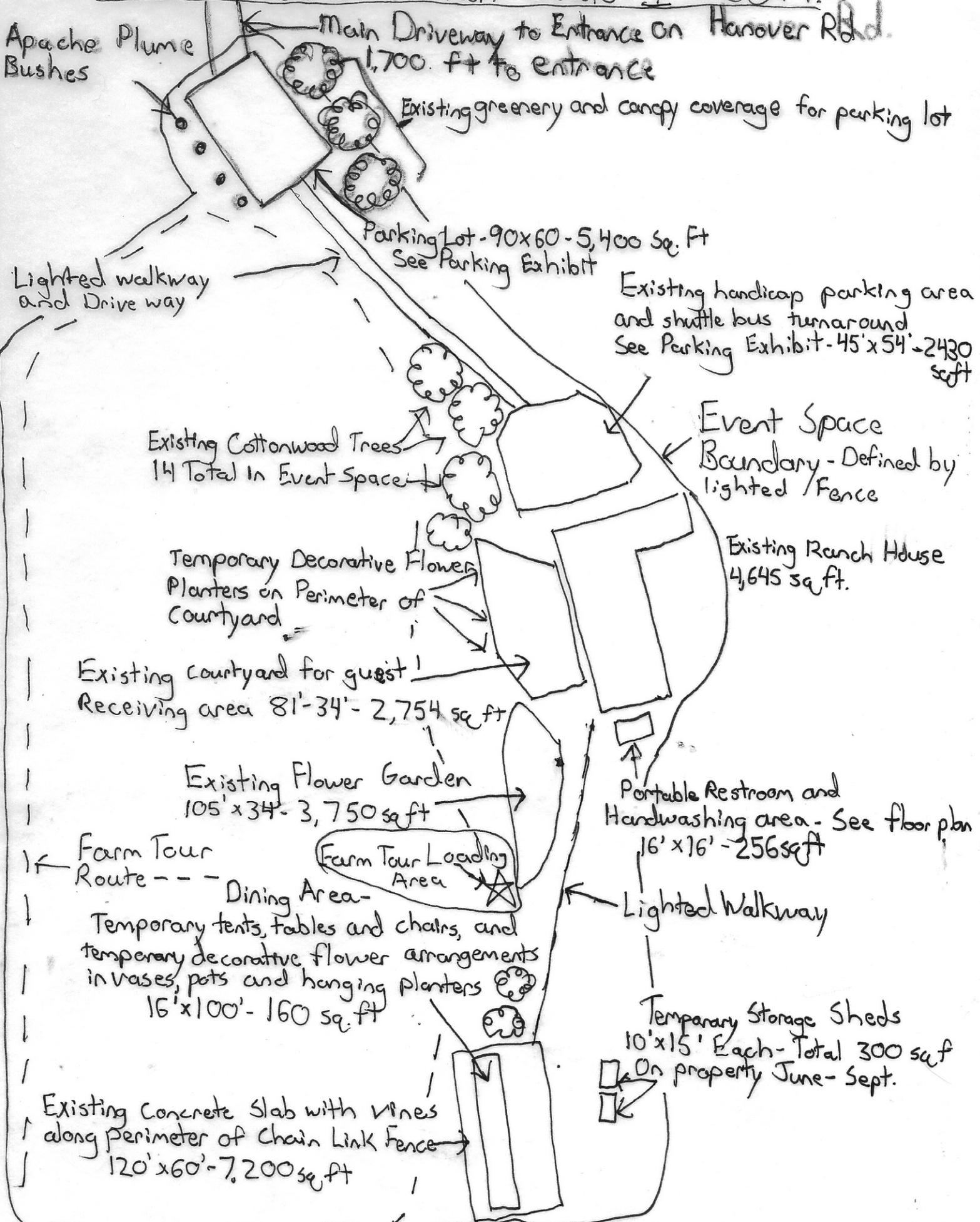
Portable Trash Cans will be used during events. All refuse will be hauled off the property at the end of an event and disposed of at a Bestway Transfer Site in Colorado Springs.

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.

No new walls or fences will be added as a result of the proposed use.

Per EPC standards no buffer is needed since the property does not share a boundary with a residential zoning district.

Event Space Site Plan - Scale: 1" = 80ft.



Apache Plume Bushes

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

Existing greenery and canopy coverage for parking lot

Parking Lot - 90x60 - 5,400 sq. ft
See Parking Exhibit

Lighted walkway and Drive way

Existing handicap parking area and shuttle bus turnaround
See Parking Exhibit - 45'x54' - 2430 sqft

Existing Cottonwood Trees
14 Total In Event Space

Event Space Boundary - Defined by lighted Fence

Temporary Decorative Flower Planters on Perimeter of Courtyard

Existing Ranch House
4,645 sq. ft.

Existing courtyard for guest!
Receiving area 81'-34' - 2,754 sq ft

Existing Flower Garden
105'x34' - 3,750 sq ft

Portable Restroom and Handwashing area - See floor plan
16'x16' - 256 sq ft

Farm Tour Route - - -

Farm Tour Loading Area

Dining Area -

Temporary tents, tables and chairs, and temporary decorative flower arrangements in vases, pots and hanging planters
16'x100' - 160 sq. ft

Lighted Walkway

Temporary Storage Sheds
10'x15' Each - Total 300 sq ft
On property June - Sept.

Existing Concrete Slab with vines along perimeter of Chain Link Fence
120'x60' - 7,200 sq ft