

- LEGEND:**
- PROPOSED DECIDUOUS TREE (NATIVE PLUM)
 - PROPOSED CONIFEROUS TREE (PINON PINE)
 - PROPOSED DECIDUOUS SHRUB
 - PROPOSED CONIFEROUS SHRUB
 - NATIVE SEED MIX FOR RAIN GARDENS (SEE TABLE B-3)

COVERAGE DATA

PAVEMENT (PRIVATE STREET)	7,140 SF	(13.5%)
PAVEMENT (STORAGE)	38,704 SF	(73.3%)
LANDSCAPING	6,959 SF	(13.2%)
TOTAL AREA	52,803 SF	(100.0%)

= 1.21± ACRES

INTERNAL LANDSCAPING

TOTAL AREA	52,803 SF
INTERNAL LANDSCAPING REQUIRED	2,640 SF (5.0%)
LANDSCAPING PROVIDED	6,959 SF (13.2%)

TREES REQUIRED 1/500SF 4 EA + 12 SHRUBS
 TREES PROVIDED 4 EA + 12 SHRUBS
 ALONG SELIX GROVE AS ALTERNATIVE LANDSCAPING

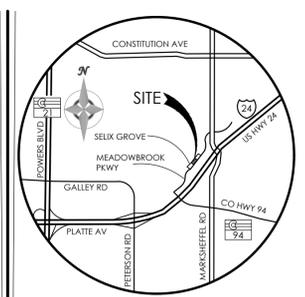
ROADWAY LANDSCAPING

TOTAL FRONTAGE (MEADOWBROOK PKWY)	300 LF
REQUIRED TREES: 1/30 FT	10 EA
PROVIDED TREES	10 EA

SELIX GROVE - ALTERNATIVE LANDSCAPING REQUESTED

NOTES

HAND WATER OF ALL TREES/SHRUBS BY OWNER.



VICINITY MAP
NOT TO SCALE

BENCHMARK
ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON THE CSU FIMS NETWORK (INGVD29).

BASIS OF BEARINGS: THE BASIS OF ALL BEARINGS SHOWN ON THIS DRAWING IS THE NORTH LINE OF MEADOWBROOK PARKWAY BEARING 53°55'12"W.

Table B-3. Native seed mix for rain gardens

Common Name	Scientific Name	Variety	PLS ² lbs per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Ariba	3	
Little bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage ¹	Artemisia frigida			2
Blue aster ¹	Aster laevis			4
Blanket flower ¹	Gaillardia aristata			8
Prairie coneflower ¹	Ratibida columnifera			4
Purple prairieclover ¹	Dalea (Petalostemum) purpurea			4
Sub-Totals:			27.5	22
Total lbs per acre:				28.9

¹ Wildflower seed (optional) for a more diverse and natural look.
² PLS = Pure Live Seed.

CLIMATE ZONE: PLAINS
PLANT COMMUNITIES: PRAIRIE/SEMIARID SHRUBLANDS

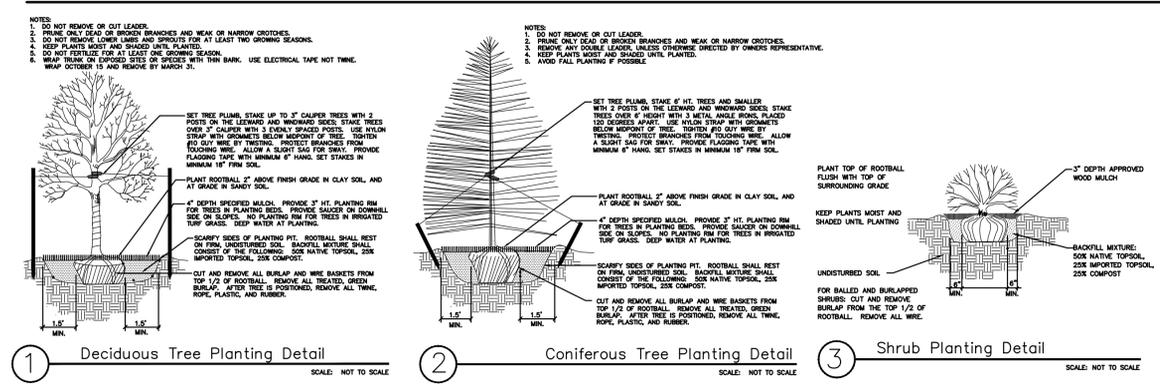
PLANT SCHEDULE

ABBREV.	QTY.	BOTANICAL NAME	COMMON NAME	APP. B KEY	MATURE WIDTH	PLANTING SIZE
TREES						
PLUM	6	Prunus americana	Plum: Native	234567DA	10'	1-1/2' cal.
PINE	8	Pinus edulis	Pinon: Pine	1256D	12'	1-1/2' cal.
SHRUBS						
JM	18	Juniperus x media and cvs.	Juniper: Pfizer, Old Gold	DA	Varies	5 gal.
EL	27	Eurotia lanata	Winterfat	1235D	1-2'	5 gal.

GENERAL LANDSCAPE NOTES

- ALL PARKING LOT PLANTING ISLANDS SHALL BE EXCAVATED TO A 30" DEPTH AND FILLED WITH IMPORTED TOPSOIL.
- ALL AREAS LABELED "TURF" ARE TO BE KENTUCKY BLUEGRASS SOD.
- ALL AREAS LABELED "MAINTAINED GRASS" ARE TO RECEIVE ARKANSAS VALLEY SEED CO. "NATURE'S CHOICE MIX" (70% FAIRWAY CRESTED WHEATGRASS, 15% HARD FESCUE, 10% VANTAGE PERENNIAL RYEGRASS, 5% KENTUCKY BLUEGRASS). SEEDING RATE IS TO BE 4 LBS. PER 1000 S.F. TO BE APPLIED BY A TWO-STEP HYDRO-MULCH PROCEDURE.
- ALL AREAS LABELED "NATIVE PRAIRIE GRASSES" ARE TO RECEIVE A CDOT "PLAINS" MIX AS PER CDOT STANDARDS. 16 LBS. PER ACRE TO BE APPLIED PER CDOT STANDARDS.
- ALL PLANTING BEDS LABELED "WOOD MULCH" ARE TO RECEIVE 3" DEPTH "CASCADE CEDAR" SHREDDED WOOD MULCH.
- ALL PLANTING BEDS LABELED "ROCK COVER" ARE TO RECEIVE 1-1/2" "RIVER ROCK" 3" DEPTH OVER LANDSCAPE FABRIC.
- EXISTING SOIL IN ALL SOD, MAINTAINED GRASS, AND PLANTING BED AREAS IS TO BE AMENDED WITH 3 CU. YDS./ 1000 S.F. OF TRI-MIX II (C & C SAND) TILLED INTO TOP 4" OF SOIL.
- SOD AREAS ARE TO BE SPRAY IRRIGATED. MAINTAINED GRASS TO BE SPRAY IRRIGATED SEPARATELY FROM SOD. ALL SHRUBS AND PERENNIALS TO BE DRIP IRRIGATED.
- ALL TREES TO HAVE 3 LBS. NITROGEN PER 1000 SQ. FT. ADDED. USE THE DRIP LINE OF TREES TO CALCULATE THE SQ. FT. TREES SHALL ALSO RECEIVE 4 LBS. OF PHOSPHOROUS PER 1000 SQ. FT. AND 1 LBS. OF POTASSIUM PER 1000 SQ. FT.
- ALL SEEDED AND SOD AREAS TO HAVE 1 LB. NITROGEN, 4 LBS. PHOSPHOROUS, AND 1 LBS. POTASSIUM PER 1000 SQ. FT. ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. ALSO ADD 1 LB. NITROGEN PER 1000 SQ. FT. IN MID TO LATE JUNE AND IN EARLY TO MID AUGUST.
- EXISTING TOPSOIL IS TO BE STOCKPILED ON SITE AND USED TO ESTABLISH FINAL GRADES IN LANDSCAPE AREAS.
- STEEL EDGING TO BE 12 GAUGE DARK GREEN COATED EDGING. EDGING IS TO BE SECURELY STAKED AND TOP OF EDGING IS TO BE 1/2" TO 1" ABOVE SURROUNDING GRADE. EDGING IS ALSO TO HAVE RUBBER EDGING CAP ADJACENT TO ALL TURF AREAS.
- PROPOSED SLOPES ARE NOT TO BE GREATER THAN 4:1 IN LANDSCAPE AREAS.
- EXISTING TREES IN ALL SOD, MAINTAINED GRASS, AND PLANTING BED AREAS IS TO BE MARKED "EXIST" ON THE PLAN. NONE OF THESE TREES ARE IN ACTIVE CONSTRUCTION AREAS AND THEREFORE REQUIRE NO PROTECTION MEASURES. TREES TO BE RETAINED WILL BE MARKED WITH FLAGGING AND LABELED "SAVE".

PLANTING DETAILS



MVE ENGINEERS SURVEYORS

1903 Icterye street, suite 200
80509 colorado springs co
719.638.5736

REVISIONS

DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____
 AS-BUILTS BY _____
 CHECKED BY _____

GULFEAGLE SUPPLY

LANDSCAPE PLAN

MVE PROJECT 61078
 MVE DRAWING -DEV-LP

JUNE 28, 2019
 SHEET 1 OF 1