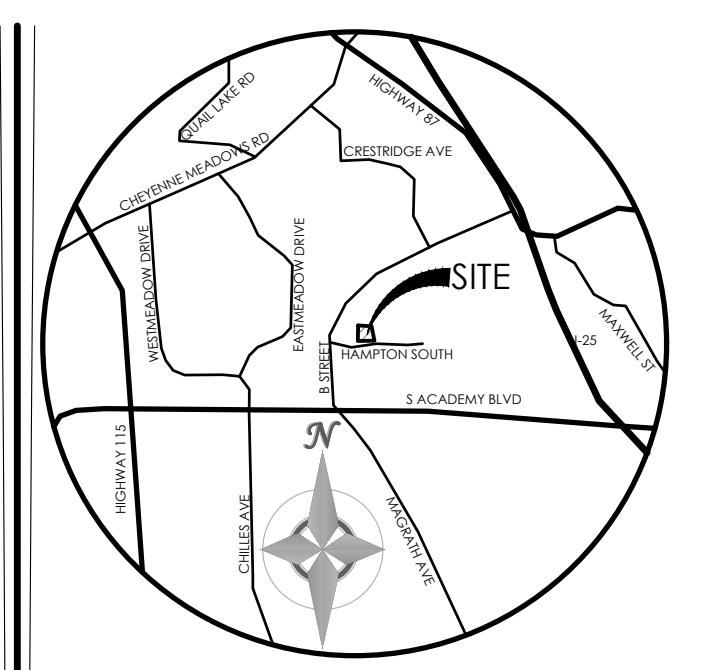




- LEGEND:**
- EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - PROPOSED CONIFEROUS TREE
 - LANDSCAPE EDGING
 - ROCK COVER (SEE NOTES)
 - NON-IRRIGATED NATIVE PRAIRIE GRASSES (SEE NOTES)

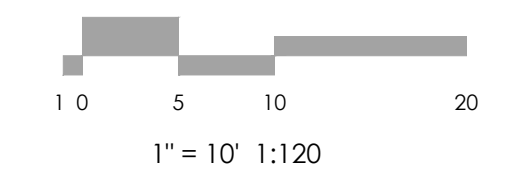
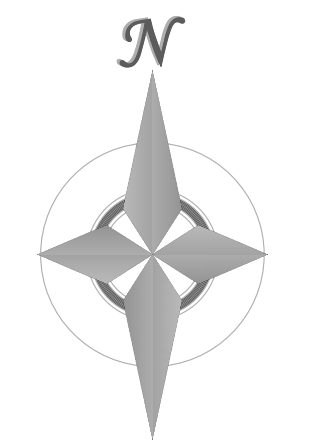
- NOTES**
- IRRIGATION OF ALL LANDSCAPE AREAS BY OWNER.
- COVERAGE DATA**
- | | | |
|-------------------------|------------------|-------------------------------|
| RESIDENTIAL BUILDING | 6,528 SF | (29.4%) |
| PAVEMENT (PARKING/WALK) | 10,512 SF | (47.3%) |
| LANDSCAPING | 5,176 SF | (23.3%) |
| TOTAL AREA | 22,216 SF | (100.0%) = 0.51± ACRES |
- INTERNAL LANDSCAPING**
- | | |
|-------------------------------|-------------------|
| TOTAL AREA | 22,216 SF |
| INTERNAL LANDSCAPING REQUIRED | 3,332 SF (15.0%) |
| LANDSCAPING PROVIDED | 5,176 SF (23.3%) |
- TREES REQUIRED 1/500SF: 7 EA
 TREES PROVIDED: 7 EA
- REQUIRED LIVE GROUND COVER: 3,882 SF (75.0%)
 LIVE GROUND COVER PROVIDED: 4,587 SF (88.6%)
- ROADWAY LANDSCAPING**
- | | |
|-------------------------|--------|
| TOTAL FRONTAGE | 140 LF |
| REQUIRED TREES: 1/30 FT | 5 EA |
| PROVIDED TREES | 5 EA |

Only 2 internal trees have been provided.



VICINITY MAP
NOT TO SCALE

BENCHMARK



MVE, INC.
ENGINEERS / SURVEYORS

1903 Library Street, Suite 200, Colorado Springs, CO 80909 719.635.5736

REVISIONS

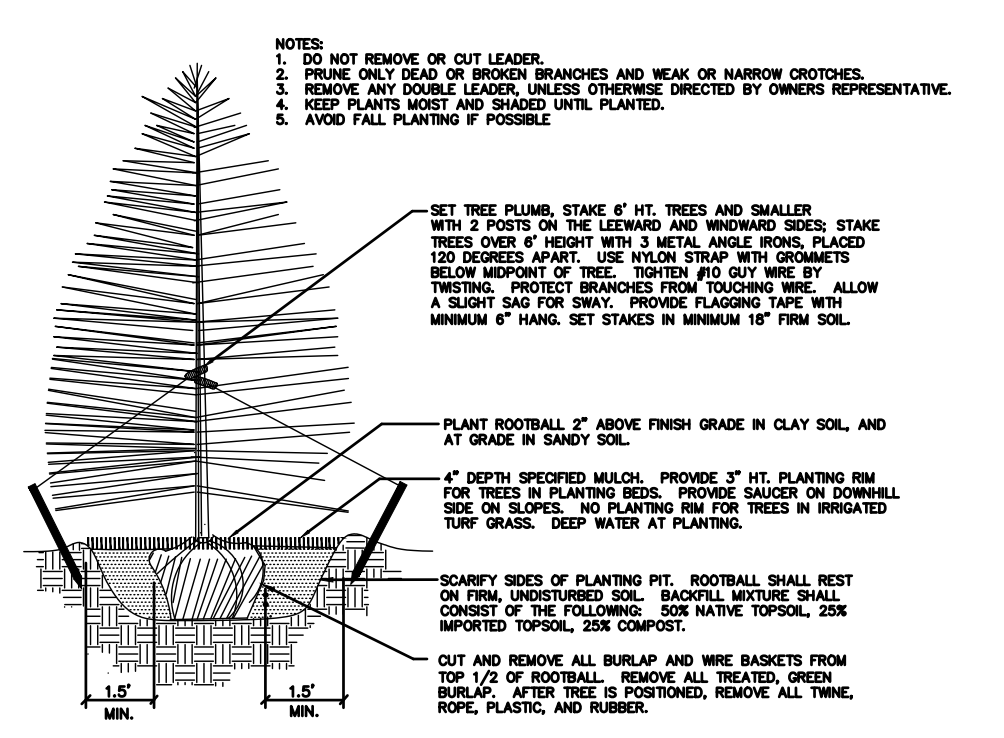
DESIGNED BY _____
 DRAWN BY _____
 AS-BUILTS BY _____
 CHECKED BY _____

BUNTING MULTIFAMILY
 SITE DEVELOPMENT PLAN
 LANDSCAPING
 PLAN

LS-1 MVE PROJECT 61072
 MVE DRAWING-LANDSCAPING

AUGUST 22, 2017
 SHEET 1 OF 1

PLANTING DETAILS



1 Coniferous Tree Planting Detail
SCALE: NOT TO SCALE

CLIMATE ZONE: PLAINS
PLANT COMMUNITIES: PLAINS & LOWER ELEVATION RIPARIAN
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 (G & 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 TO BE RETAINED AND INCORPORATED INTO SITE LANDSCAPING ARE LABELED "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".

PLANT SCHEDULE

ABBREV.	QTY.	BOTANICAL NAME	COMMON NAME	APP. B KEY	MATURE WIDTH	PLANTING SIZE
TREES						
BP	10	Pinus aristata	Pine: Bristlecone	45678DA	15'	1-1/2" cal.

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