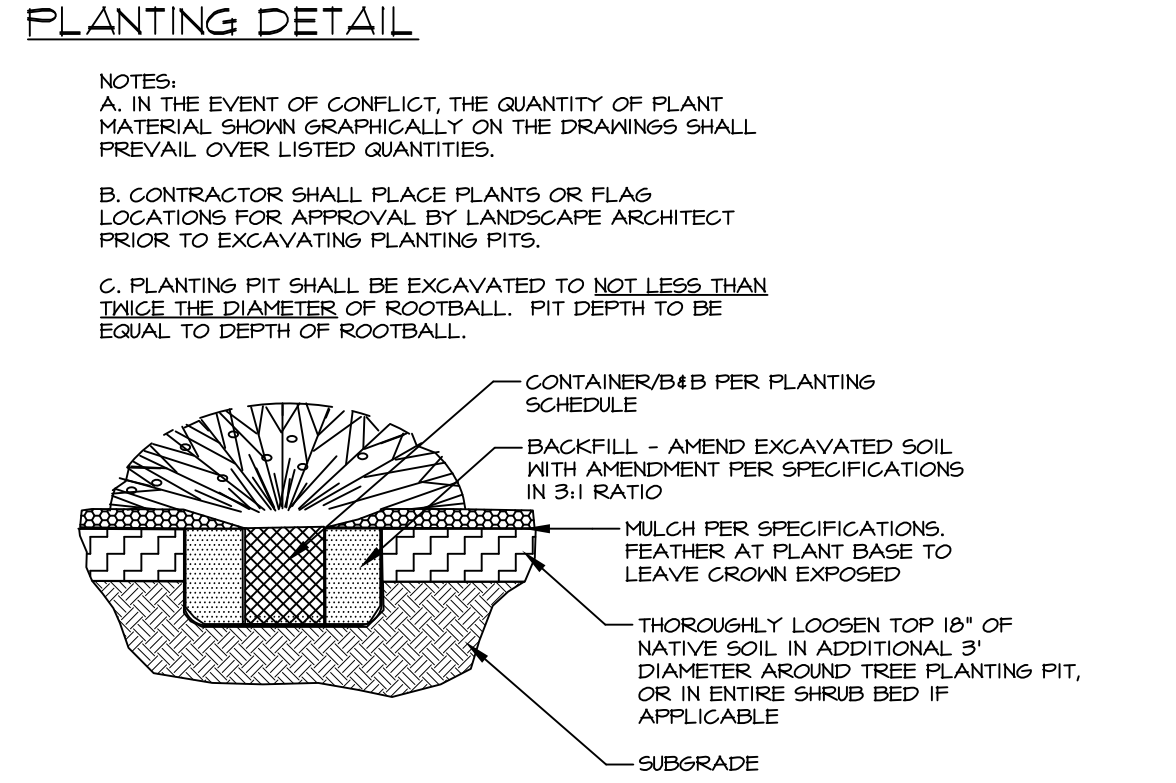


- ### HATCH SCHEDULE
- PBSI NATIVE PRAIRIE MIX, AS SUPPLIED BY PAWNEE BUTTES SEED INC., OR APPROVED EQUAL:
 - BLUE GRAMMA 29%
 - BUFFALOGRASS 10%
 - GREEN NEEDLEGRASS 20%
 - SIDEOATS GRAMA 20%
 - WESTERN WHEATGRASS 20%
 - SAND DROPSEED 1%
 - 2-4" WASHED RIVER COBBLE, 4" DEPTH, 2' WIDE BORDER AROUND BUILDING FOUNDATION, AND AT ENTRANCE DRIVE CULVERT OUTFALL
 - 4" ROLLTOP STEEL EDGE BLACK OR GREEN
 - ORGANIC BARK MULCH - 3" DEPTH MIN. ALL SHRUB BEDS NOT OTHERWISE TREATED WITH COBBLE.

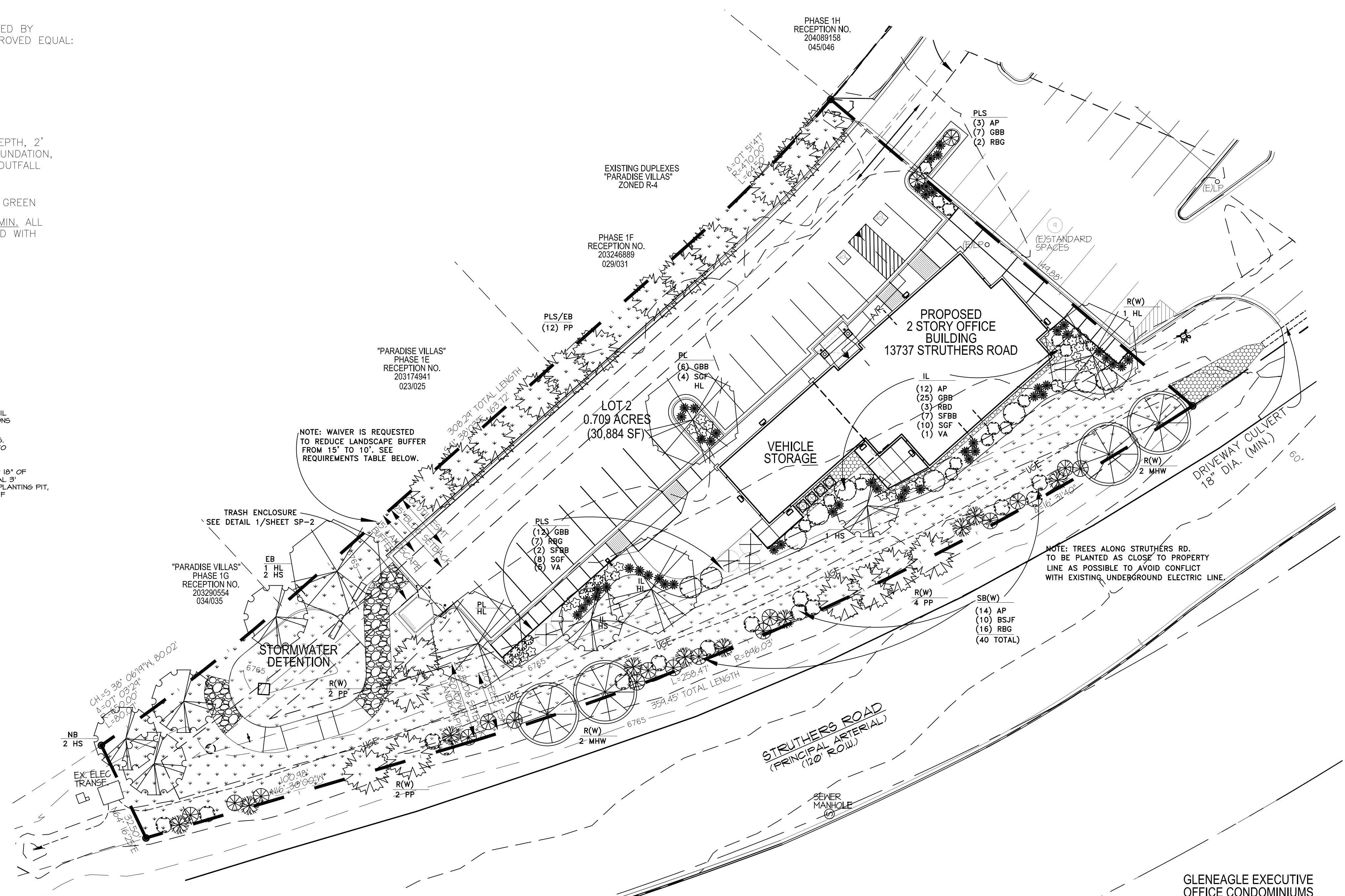


PLANT SCHEDULE

Symbol	QUAN	Common Name	Scientific Name	Size
TREES				
PP	20	Pinyon Pine	<i>Pinus edulis</i>	4' ht min
HL	5	Honeylocust 'Northern Acclaim'	<i>Gleditsia triacanthos</i> 'Northern Acclaim'	2" cal
MHW	4	Maple 'Hot Wings'	<i>Acer tataricum</i> 'Hot Wings'	1.5" cal
HS	6	Hawthorn 'Snowbird'	<i>Crataegus x mordensis</i> 'Snowbird'	1.5" cal
SHRUBS AND GRASSES				
AP	29	Apache Plume	<i>Fallugia paradoxa</i>	#5
GBB	50	Big Bluestem 'Windwalker'	<i>Andropogon gerardii</i> 'Windwalker'	#1
SFBB	9	Silver Fountain Butterflybush	<i>Buddleia alternifolia</i> 'argentea'	#5
SGF	22	Spiraea 'Goldflame'	<i>Spiraea japonica</i> 'Goldflame'	#5
VA	6	Viburnum 'Mohican'	<i>Viburnum lantana</i> 'Mohican'	#5
RBD	10	Rabbit Brush Dwarf	<i>Encameria nauseosa</i> ssp./var. <i>nauseosa</i>	#2
BSJF	10	Bluestem Joint Fir	<i>Ephedra equistina</i>	#5
RBG	18	Rabbitbrush Green	<i>Encameria nauseosa</i>	#5

- ### PLANTING AND IRRIGATION NOTES:
- HARDINESS:** ALL PLANT MATERIAL SHALL BE HARDY TO MINIMUM USDA 4 AND 7000' ELEVATION.
 - IRRIGATION:** SEEDED NATIVE GRASS AREAS SHALL BE IRRIGATED WITH SUPPLEMENTAL OVERHEAD AUTOMATIC IRRIGATION, AT RATES AS RECOMMENDED BY THE SEED SUPPLIER FOR ESTABLISHMENT, WITH SUPPLEMENTAL IRRIGATION AS NECESSARY BASED ON AVAILABLE NATURAL RAINFALL AFTER ESTABLISHMENT. SHRUBS AND TREES SHALL BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION. RATES TO BE APPROPRIATE FOR THE SIZE AND SPECIES OF PLANT MATERIAL. IRRIGATION SYSTEM SHALL INCORPORATE STATE-OF-THE-ART, WATER-SAVING DEVICE(S) SUCH AS SOIL MOISTURE SENSOR, NATURAL PRECIPITATION MONITOR, ON-LINE E.T. MONITOR, OR OTHER. SYSTEM SHALL BE MONITORED OVER TIME TO INSURE EFFICIENT FUNCTIONING. AS THEY BECOME ESTABLISHED, MATURE SIZE OF PLANT SPECIES CAN BE BALANCED WITH REDUCED WATER NEEDS OF LOW-WATER SPECIES TO REDUCE OVER-ALL WATER CONSUMPTION OF THE IRRIGATION SYSTEM.
 - NATIVE GRASS AREAS:** EXISTING 4" OF NATIVE TOPSOIL SHALL BE STOCKPILED AND CONSERVED DURING CONSTRUCTION GRADING, AND RE-APPLIED TO THE AREAS SPECIFIED FOR NATIVE GRASS SEED. DISC SOIL AND DRILL SEED APPLICATION FOR BEST RESULTS, AT RATES AS RECOMMENDED BY SEED SUPPLIER. NATIVE GRASS MAY BE MOVED IN SELECT AREAS FOR A MORE GROOMED APPEARANCE, HOWEVER NO SHORTER THAN 3-4". IF LEFT TO GROW FOR A "PRAIRIE" EFFECT, WILDFLOWERS WILL RE-SEED AND BECOME MORE ABUNDANT. MOW PRAIRIE ONCE ANNUALLY IN LATE FALL AFTER ALL PLANTS ARE DORMANT.
 - MULCH:** ALL SHRUB BEDS SHALL BE MULCHED WITH EITHER 1) 3-4" DEPTH SHREDDED BARK MULCH OR 2) 2-3" DEPTH 1/2" CRUSHED ROCK.

- ### STATEMENT OF COMPLIANCE:
- THE LANDOWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AS HEREIN APPROVED BY EL PASO COUNTY PLANNING DEPARTMENT, OR AS SUBSEQUENTLY AMENDED.
 - THE LANDOWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF THE LANDSCAPE, INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING AS DESIRED.
 - REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIAL SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN APPROVED BY THE EPC PLANNING DEPARTMENT. REPLACEMENT SHALL OCCUR IN THE CURRENT OR NEXT PLANTING SEASON BUT, IN ANY EVENT, SUCH REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT TO EXCEED ONE YEAR FROM DAMAGE.
 - SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN 6 SQUARE INCHES AFTER GERMINATION.



PLANTING PLAN SCALE: 1"=20'

LANDSCAPE REQUIREMENTS

Category	Plan Designation	Formula	site	# Req'd	# provided	Plants Provided	IRRIGATION
ROADWAY -STRUTHERS RD. (principal arterial)	R(W)	1 tree/20lf	359.45 lf	18 trees	14 trees + 40 shrubs	14 trees (decid./evergreen) + 4 tree equivalents (40 shrubs)	drip: double-ring, in-line emitters
NORTH BOUNDARY BUFFER	NB	1 tree/25'	32.50 lf	2 trees	2 trees	deciduous (evergreen not included - north and east buffers contiguous, with extra evergreens on east side)	drip: double-ring, in-line emitters
EAST BOUNDARY BUFFER (308 lf total)	EB	1 tree/25' (1/3 evgr.)	308 lf	12 trees	15 trees	3 decid. at non-paved boundary + 12 evergreen as parking screen	drip: double-ring, in-line emitters
SOUTH BOUNDARY	PLS(S)	2/3 of length	20 lf	13 lf	20 lf	massed shrubs and grasses - 3-7' ht.	
PARKING LOT	PL	1 tree/15 sp	20 spaces	2 trees	2 trees	deciduous shade trees	drip: double-ring, in-line emitters
parking lot trees	PLS(E)	2/3 of length	200 lf	132 lf	132 lf	12 pinyon pine (x 11' spread = 132 lf)	drip: double-ring, in-line emitters
screening from adjacent property (east)	PLS(W)	2/3 of length	89 lf	59 lf	81 lf	massed shrubs and grasses - 3-7' ht.	
screening from Struthers Rd. (west)							
INTERNAL LANDSCAPING	IL	5% of site sf/75% veg cover	30884 sf	1544 sf	13,200 sf	native grass mix, low water shrubs - 43% of site/75% cover	drip emitters
Vegetative cover		1 tree/500 sf req'd ls area*	1544 sf of LS	3 trees	2 trees+33 shrubs+25 grasses	2 trees/33 shrubs (3 tree eq./25 grasses (2 shrub eq.)	drip: double-ring, in-line emitters
trees		*30884 total s.f. x 0.05 = 1544 req'd ls area/500 = 3 trees					
Dumpster screening		fencing or vegetation				corrugated steel with opaque gates - detail on sheet SP-2	

Approved
 By: Craig Dossey, Executive Director
 Date: 01/03/2019
 El Paso County Planning & Community Development

LANDSCAPE ARCHITECTURE
 GARDEN DESIGN
 CONSTRUCTION SUPERVISION

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 CAGGAGE CO. 80809
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 E-MAIL: carlanderson@earthlink.net

LANDSCAPE DEVELOPMENT PLAN
 ACADEMY VILLAGE FILING NO. 3
 13725 STRUTHERS RD.
 GLEN EAGLE, EL PASO COUNTY, CO

SEAL

REVISIONS:	MARK DATE	CONTENTS	CHANGES IN RESPONSE TO COUNTY COMMENTS	REV. PER COUNTY COMMENTS
	9/13/18			
	1/2/19			

ALL DRAWN AND WRITTEN INFORMATION APPEARING IN THIS PLANSET SHALL NOT BE DUPLICATED, DISCLOSED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF CARLA ANDERSON, LANDSCAPE ARCHITECT.

SCALE:	1" = 20'
DATE:	01/03/19
PROJECT:	
DRAWN:	
CHECKED:	

SHEET TITLE
 PLANTING PLAN,
 DETAILS
 AND NOTES

SHEET
LDP
 1 OF 1