

**HATCH SCHEDULE**

PBSI NATIVE PRAIRIE MIX AS SUPPLIED BY PAMNIE BUTTES SEED INC., OR APPROVED EQUAL:

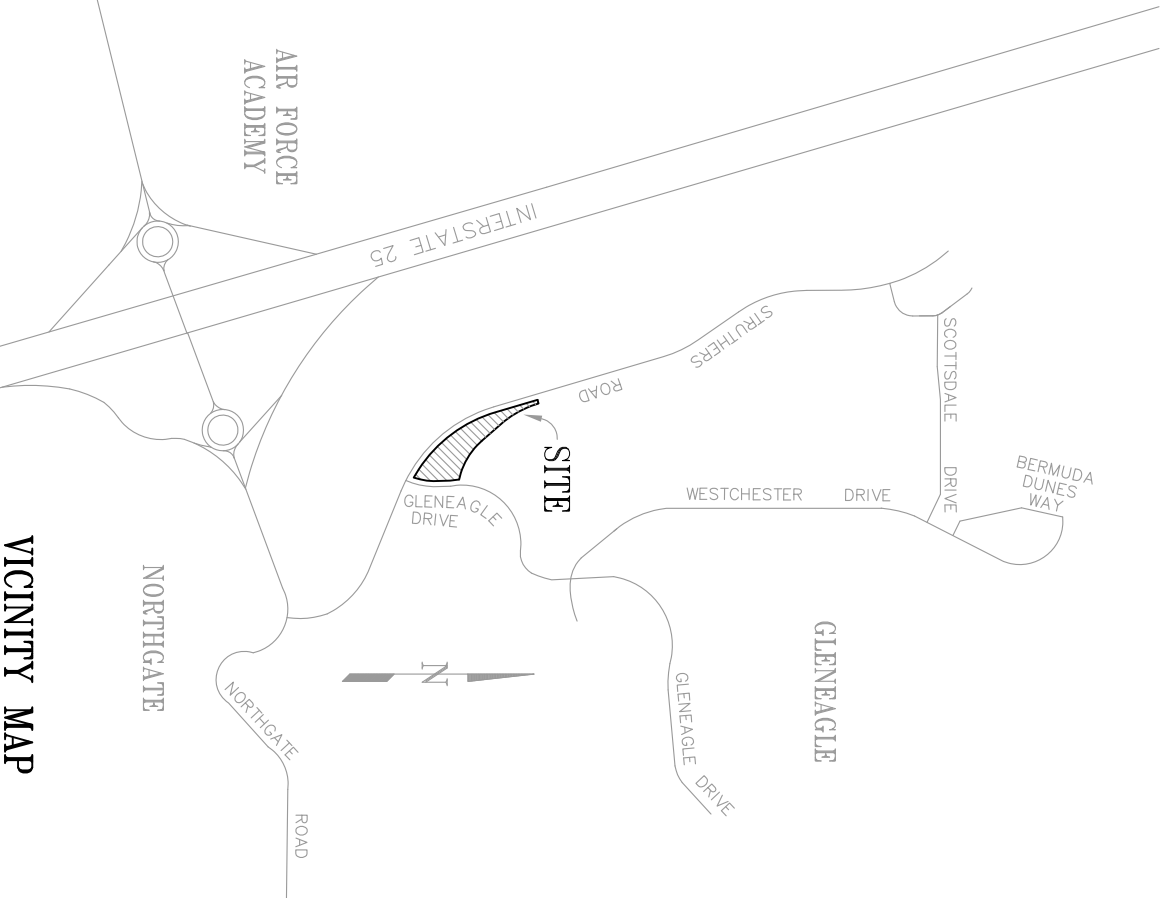
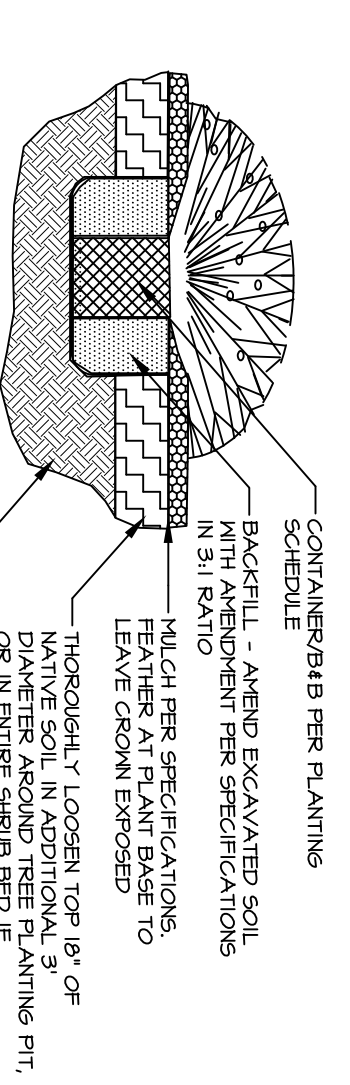
BLUE GRAMA	29%
BUFFALOGRASS	10%
GREEN NEDEGRASS	20%
SIDCOATS GRAMA	20%
WESTERN WHEATGRASS	20%
SAND DROPPED	1%

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.

**PLANTING DETAIL**

NOTES:  
 A. IN THE EVENT OF CONFLICT, THE QUANTITY OF PLANT MATERIAL SHOWN GEOMETRICALLY ON THE DRAWINGS SHALL PREVAIL OVER LISTED QUANTITIES.  
 B. CONTRACTOR SHALL PLACE PLANTS OR FLAG CONTRACTOR'S OWNERS AND/OR ARCHITECT PRIOR TO EXCAVATING PLANTING PITS.  
 C. PLANTING PITS SHALL BE EXCAVATED TO NOT LESS THAN THE DIAMETER OF ROOTBALL, FIT DEPTH TO BE EQUAL TO DEPTH OF ROOTBALL.



**PLANT SCHEDULE**

Symbol	QUAN	Common Name	Scientific Name	Size
TR	20	Pinyon Pine	Pinus edulis	4" Ht min
HL	5	Honeylocust Northern Acclaim'	Gleditsia triacanthos 'Northern Acclaim'	2" cal
MW	4	Maple Hot Wings'	Acer tartarum Hot Wings'	1.5" cal
HS	6	Hawthorn Snowbird'	Crataegus x mordensis 'Snowbird'	1.5" cal

**SHRUBS AND GRASSES**

AP	29	Apache Plume	Fallugia paradoxa	#5
GBB	50	Big Bluestem Windwalker'	Andropogon gerardii 'Windwalker'	#1
SFB	9	Silver Fountain Butterflybush	Buddleia alternifolia 'argentea'	#5
SGF	22	Spiraea Goldflame'	Spiraea japonica 'Goldflame'	#5
VA	6	Viburnum Mohican'	Viburnum laniana Mohican'	#5
RBD	10	Rabbit Brush Dwarf'	Eriogonum fasciculatum 'dwarf'	#2
BSJF	10	Bluestem Joint Fir	Eriogonum fasciculatum 'dwarf'	#5
RBG	18	Rabbitbrush Green	Eriogonum fasciculatum 'dwarf'	#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 AT RATES AS RECOMMENDED FOR MAINTENANCE. IRRIGATION SHALL BE BASED ON MEASUREMENTS OF SOIL MOISTURE AND PLANT WATER STATUS. IRRIGATION SYSTEM SHALL INCORPORATE STATE-OF-THE-ART WATER-SAVING DEVICES SUCH AS SOIL MOISTURE SENSOR, NATURAL PRECIPITATION MONITOR, ON-LINE ET MONITOR, OR ESTABLISHED LANDUSE. 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 STORED AND CONSERVED DURING CONSTRUCTION GRADING, AND RE-APPLIED TO THE AREAS SPECIFIED FOR NATIVE GRASS SEED. DISC SOIL AND MULCH MAY BE MOVED IN SELECT AREAS FOR A MORE GROUNDED APPEARANCE, HOWEVER NO SHORTER THAN 3'-4". IRRIGATION SHALL BE BASED ON MEASUREMENTS OF SOIL MOISTURE AND PLANT WATER STATUS. IRRIGATION SHALL INCORPORATE STATE-OF-THE-ART WATER-SAVING DEVICES SUCH AS SOIL MOISTURE SENSOR, NATURAL PRECIPITATION MONITOR, ON-LINE ET MONITOR, OR ESTABLISHED LANDUSE. 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.
- 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.

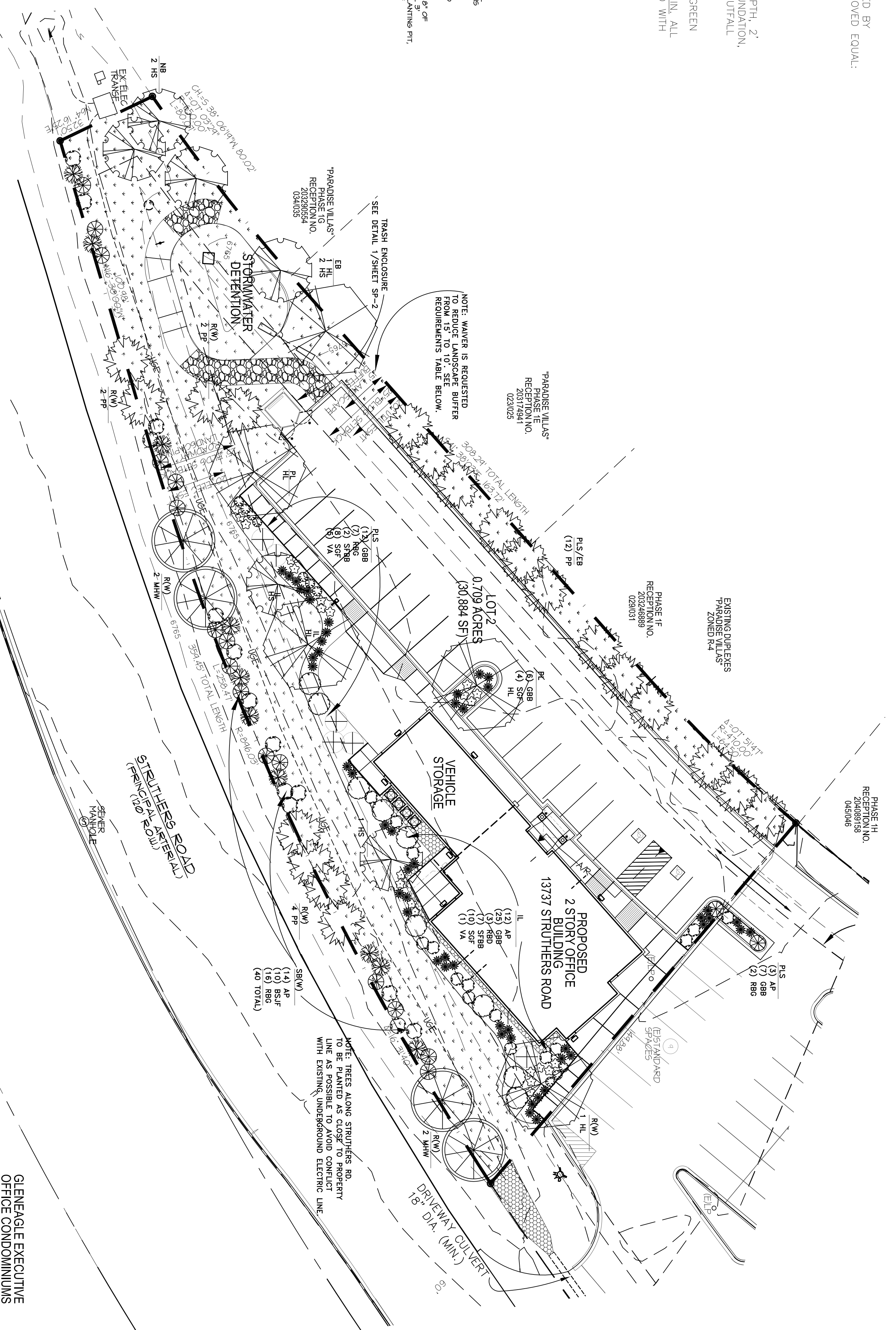
**STATEMENT OF COMPLIANCE:**

- 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. REPLACEMENT OF 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/20 lf	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' (1/2 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 BUFFER	PS(S)	2/3 of length	20 lf	13 lf	20 lf	massed shrubs and grasses - 3-7' ht.	drip: double-ring, in-line emitters
PARKING LOT	PL	1 tree/15 sp	20 spaces	2 trees	2 trees	deciduous shade trees	drip: double-ring, in-line emitters
INTERNAL LANDSCAPING	IL	5% of site at 75% veg cover	30884 sf	1544 sf	13,200 sf	native grass mix, low water shrubs - 43% of site/75% cover	drip emitters
Dumpster screening		1 tree/500 sf req'd is 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



GLEN EAGLE EXECUTIVE OFFICE CONDOMINIUMS (Reception No. 99133453) ZONED OS

COUNTY FILE NO. PPR-18-021

<p><b>SHEET TITLE</b>                  PLANTING PLAN                  DETAILS                  AND NOTES</p> <p><b>SHEET</b>                  LDP</p>	<p>DATE: 8/11/2018                  PROJECT: GLEN EAGLE EXECUTIVE OFFICE CONDOMINIUMS                  DRAWN: [Name]                  CHECKED: [Name]</p>	<p>SCALE: 1" = 20'</p>	<p>ALL DRAWING AND WRITTEN INFORMATION APPEARING ON THIS PLANSHEET SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CARLA ANDERSON.</p>	<p>SEAL: CARLA ANDERSON, CLS, LA 2563, Original Date of Licensure: 08/08/2010, LEAD ARCHITECT</p>	<p><b>LANDSCAPE DEVELOPMENT PLAN</b>                  ACADEMY VILLAGE FILING NO. 3                  13725 STRUTHERS RD.                  GLEN EAGLE, EL PASO COUNTY, CO.</p>	<p><b>Carla Anderson, ALSA</b>                  LANDSCAPE ARCHITECTURE GARDEN DESIGN CONSTRUCTION SUPERVISION</p> <p>P.O. BOX 338                  CASCADE, CO. 80809                  PHONE/FAX: (719) 681-5552                  E-MAIL: carlaanderson@earthlink.net</p>
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