

**COVERAGE SUMMARY:**

Coverage	% OF TOTAL AREA
Building	20%
Skewalk/concrete	7%
Private drives and parking	38%
Pervious surface	24%
Total Development Plan Area	120,045 SF 2.758 Ac.

**DEVELOPMENT HISTORY:**

CRESTMOR PARK ADDITION (SEPTEMBER 9, 1989)  
 CPC A 68-3 CITY COUNCIL APPROVED THE RS ZONE DESIGNATION WITH THE ANNECATION ON SEPTEMBER 9, 1989 PER ORDINANCE NO. 3842.  
 AR DP 14-00468 WITHDRAWN ON FEBRUARY 24, 2015  
 AR WR 14-00469 WITHDRAWN ON FEBRUARY 24, 2015  
 CPC DP 15-00142 UNDER REVIEW  
 AR WR 15-00223 UNDER REVIEW

**PROJECT NAME & DESCRIPTION:**  
 MAGNOLIA APARTMENT COMPLEX - STUDENT HOUSING  
 34 TOTAL APARTMENTS (2- & 3-BDRM WITH COMMON SPACES)

**PROJECT OWNER / DEVELOPER:**  
 BARR HOLDINGS, LLC  
 1350 NORTHGATE ESTATES DR., SUITE 200  
 COLORADO SPRINGS, CO 80921  
 719-595-190

**CONSULTANTS:**

**PLANNER/LANDSCAPE ARCHITECTURE**  
 JONATHAN WHITTAKER,  
 YOW ARCHITECTS  
 115 S WEBER ST. #200  
 COLORADO SPRINGS, CO 80903  
 jonh@yowarch.com  
 719-578-8889, dlm@yowarch.com

**CIVIL ENGINEER**  
 JOHN RADCLIFFE, PE  
 GALLOWAY ENGINEERING  
 1755 TELESTAR DRIVE  
 COLORADO SPRINGS, CO 80920  
 719-606-7220, johnradcliffe@galloway.com

**DEVELOPMENT INFORMATION:**

SITE SIZE: 2.758 AC. (120,045 SF)  
 BUILDING FOOTPRINT: 24,844 SF  
 MAX. LOT COVERAGE: 20%  
 TOTAL BLDG. SF: 76,880 SF TOTAL  
 BUILDING #1 39,595 SF  
 BUILDING #2 16,227 SF  
 BUILDING #3 16,227 SF

**PROPOSED BLDG HEIGHT:** 33'4" MAX. (SOUTH BUILDINGS)  
 28'2" MAX. (NORTH BUILDING)

**UNIT NUMBER & TYPE:** (54) 2- & 3-BDRM UNITS, AVERAGING 1100 S.F. TARGETED AT STUDENT HOUSING. COMMON OPEN SPACE AND COMMON INTERNAL SPACE INCLUDED IN THE BUILDING

**DENSITY:** 18.59 DU/AC

**MAXIMUM BUILDING HT.:** 45'

**SETBACKS:** 20' FRONT (NORTH, EAST, AND SOUTH)  
 5' SIDE (WEST), 20' BUILDING, 10' LANDSCAPE

**LEGAL DESCRIPTION:** LOTS 4-11, BLOCK 7 CRESTMOR PARK

**ZONING:** R-5 (EXISTING), VACANT

**SITE ADDRESS:** 1185, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1199 WESTMORELAND ROAD, COLORADO SPRINGS, CO 80907

**TAX SCHEDULE NO(S):** 63293-16-001 THRU 008

**FLOODPLAIN INFORMATION:**  
 ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) 08041C0518 F. EFFECTIVE MARCH 17, 1997, THE ABOVE REFERENCED PROPERTY DOES NOT FALL INTO A FEMA-DESIGNATED FLOODPLAIN.

**PARKING:**  
 TOTAL PARKING SPACES REQUIRED: 1 PS / BEDROOM (STUDENT HOUSING)  
 (20) 2-BEDROOM UNITS PROPOSED = 40 PARKING SPACES REQUIRED  
 (34) 3-BEDROOM UNITS PROPOSED = 102 PARKING SPACES REQUIRED  
 142 TOTAL PARKING SPACES REQUIRED. (5 HANDICAP REQUIRED)

(5) HANDICAP (4%)  
 (88) STANDARD PARKING SPACES (61%)  
 (51) COMPACT PARKING SPACES (35%)  
 144 TOTAL PARKING SPACES PROVIDED

**COMMON OPEN SPACE & MAINTENANCE:**  
 ALL COMMON OPEN SPACE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER/ MANAGEMENT COMPANY.

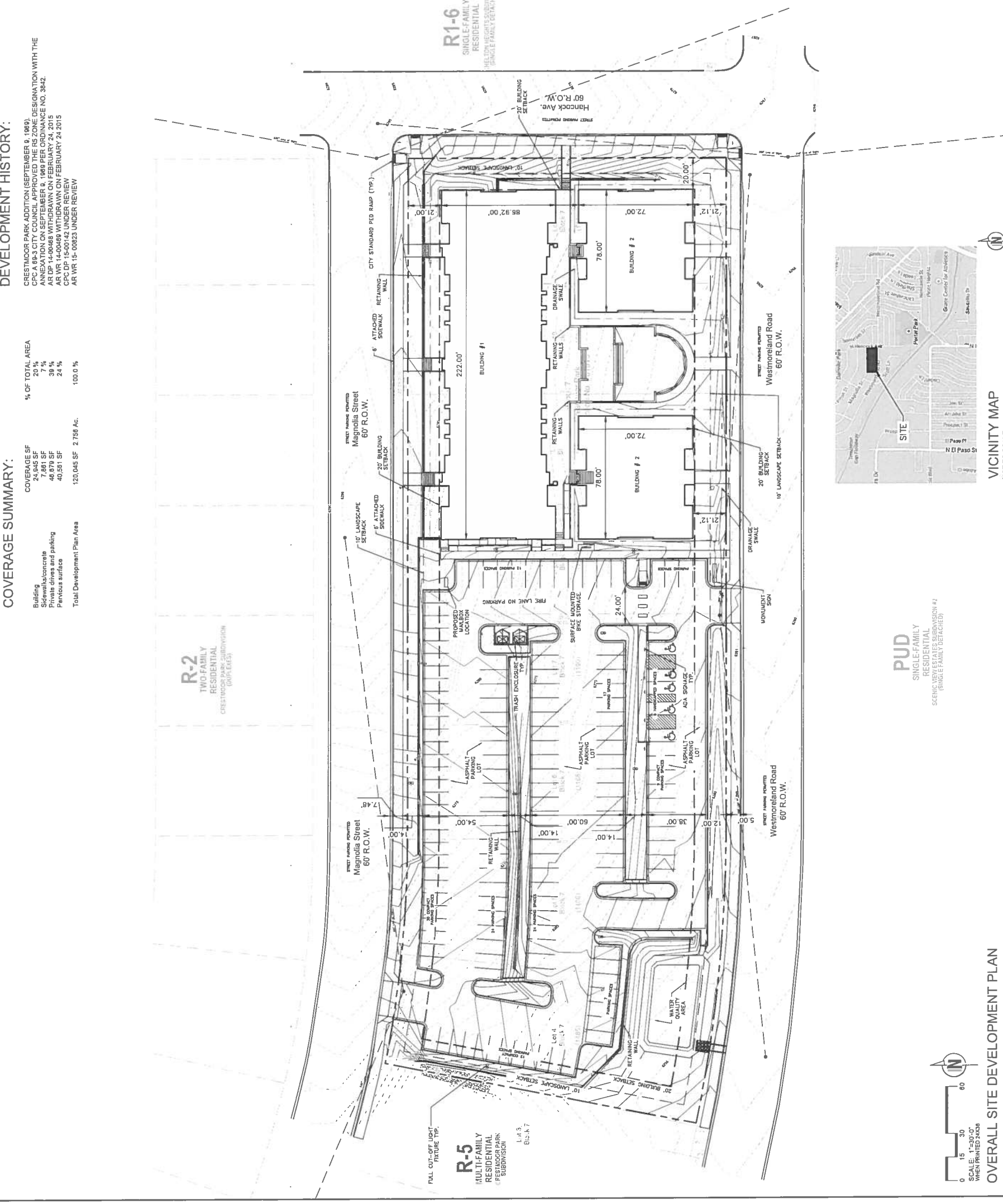
**DEVELOPMENT SCHEDULE:**  
 CONSTRUCTION IS ANTICIPATED TO BEGIN IN JUNE OF 2016 AND BE COMPLETED BY JULY 2017.

**GEOLOGIC HAZARDS:**  
 ACCORDING TO THE REPORT WRITTEN BY CIL THOMPSON DATED 7/15/15 POTENTIAL GEOLOGIC HAZARDS EXIST ON THE SITE. PLEASE REFER TO THE GEOLOGIC HAZARD REPORT FOR INFORMATION REGARDING SUBSIDENCE AND MITIGATION REQUIREMENTS FOR THE SITE.

**BUILDING NOTES:**  
 • ALL ADA-ACCESSIBLE UNITS TO BE LOCATED ON GROUND LEVEL OF BUILDINGS #1, #2 AND #3

**SHEET INDEX:**

DP-1 OF 10	OVERALL SITE DEVELOPMENT PLAN
DP-2 OF 10	SITE PLAN DETAILS
DP-3 OF 10	ACCESSIBILITY PLAN
UT-1 OF 10	UTILITY AND PUBLIC FACILITY PLAN
GR-1 OF 10	PRELIMINARY GRADING PLAN
LS-1 OF 10	FINAL LANDSCAPE PLAN
LS-2 OF 10	FINAL LANDSCAPE PLAN
LS-3 OF 10	FINAL LANDSCAPE PLAN
LS-4 OF 10	FINAL LANDSCAPE PLAN
AE-10 OF 10	ARCHITECTURAL ELEVATIONS



OVERALL SITE DEVELOPMENT PLAN  
 NOT TO SCALE

**CHALLENGER HOMES**  
 CHALLENGER COLORADO, LLC  
 1375 NORTHGATE ESTATES DRIVE  
 COLORADO SPRINGS, CO 80921  
 719-595-192

**MAGNOLIA APARTMENT COMPLEX**  
 PROJECT NAME  
 DEVELOPMENT DETAILS  
 SHEET NUMBER

**STAMPS/ENDORSEMENTS**

DATE:	09/21/16
DRAWN BY:	NF
DATE:	09/21/16
DRAWN BY:	NF
DATE:	09/21/16
DRAWN BY:	NF
DATE:	09/21/16
DRAWN BY:	NF
DATE:	09/21/16
DRAWN BY:	NF

**SUBMITTALS / REVISIONS**

DATE	TYPE	BY
12/21/2016	IF CITY REVIEW	NF
03/21/2016	IF CITY REVIEW	NF

**SHEET NUMBER**  
**DP-1**  
 1 OF 10 SHEETS  
 CITY FILE NUMBER  
 CPC DP 150142

FIGURE 1

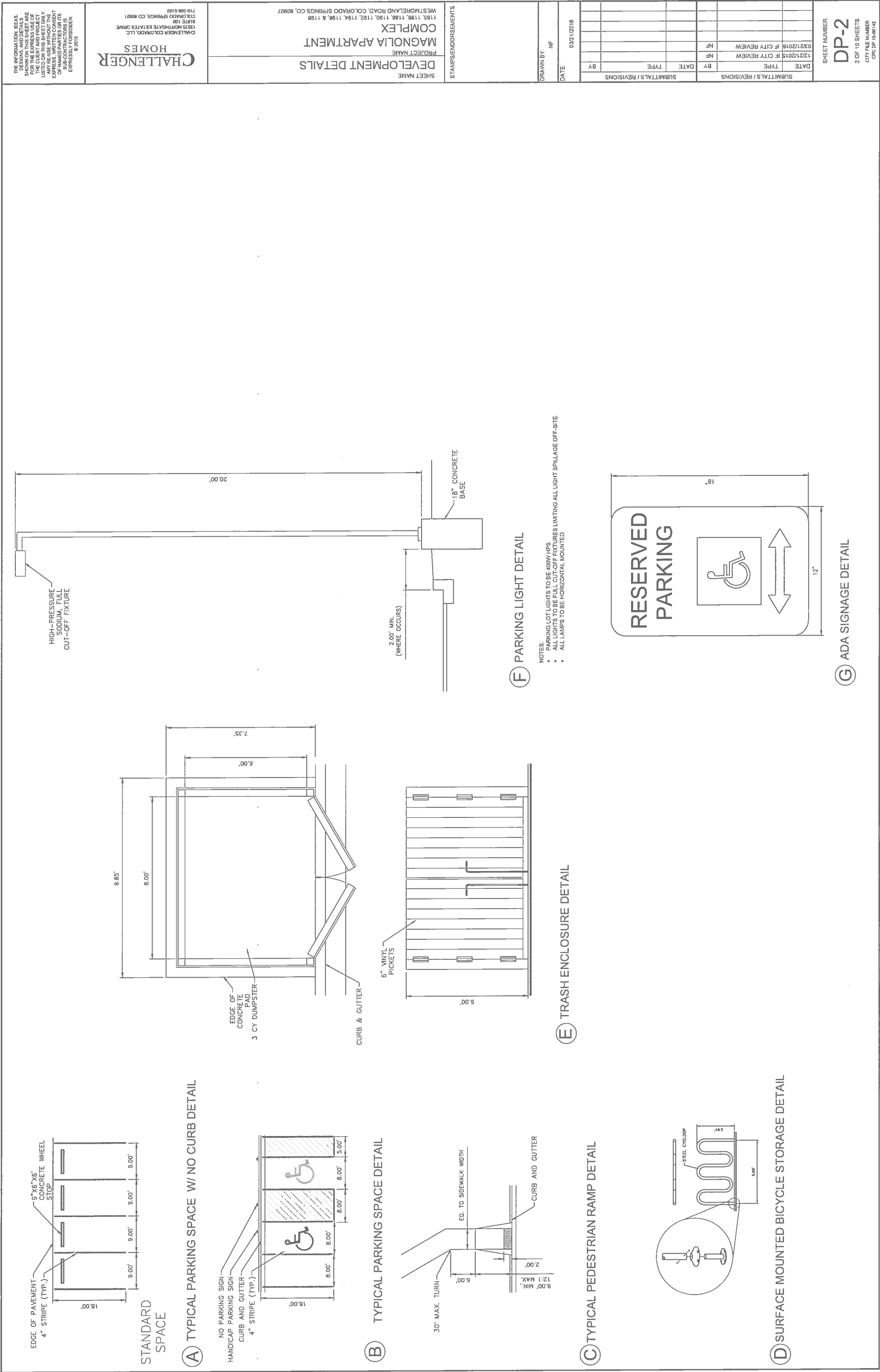


FIGURE 1

SHEET NUMBER  
**DP-3**  
 3 OF 10 SHEETS  
 CITY FILE NUMBER:  
 CPC DP 15-00142

DATE	TYPE	BY
12/21/2015	IF CITY REVIEW	NF
03/21/2016	IF CITY REVIEW	NF

DATE	TYPE	BY

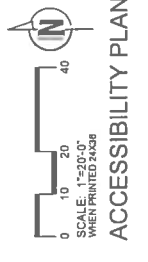
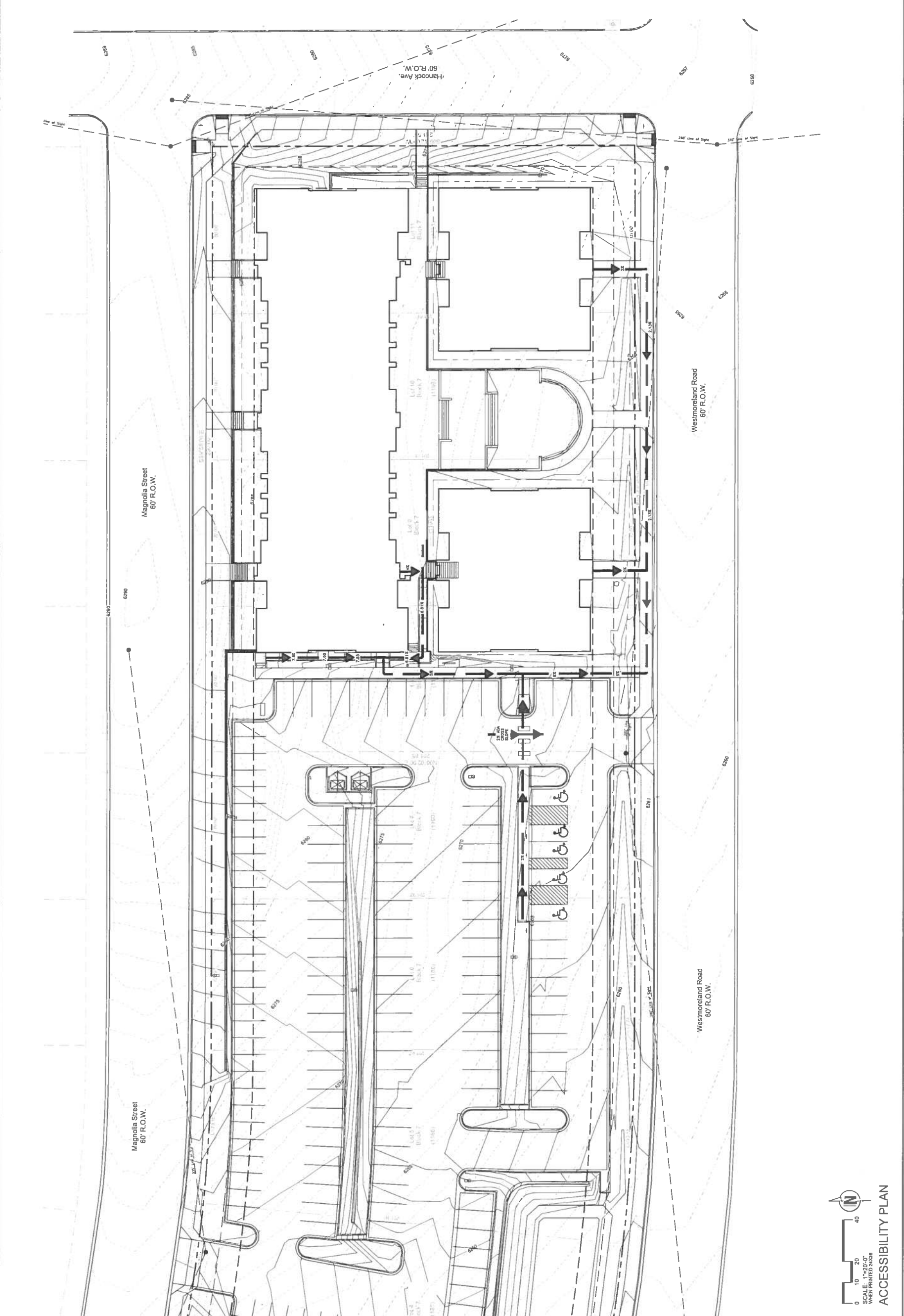
DATE 03/21/2016  
 DRAWN BY NF

STAMPEENDORSEMENTS

SHEET NAME  
**DEVELOPMENT DETAILS**  
 PROJECT NAME  
**MAGNOLIA APARTMENT**  
**COMPLEX**  
 WESTMORELAND ROAD, COLORADO SPRINGS CO, 80907  
 1185, 1198, 1198, 1190, 1192, 1194, 1196, & 1198

CHALLENGER HOMES  
 CHALLENGER COLORADO, LLC  
 1575 NORTHGATE ESTATES DRIVE  
 COLORADO SPRINGS, CO 80921  
 719-506-5185  
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THE INFORMATION, IDEAS, DESIGNS, AND DETAILS SHOWN ON THIS SHEET ARE THE PROPERTY OF CHALLENGER HOMES. THE CLIENT AND PROJECT LIMITED ON THIS SHEET ONLY. ANY REUSE OR REPRODUCTION OF THIS SHEET WITHOUT THE EXPRESS WRITTEN CONSENT OF CHALLENGER HOMES OR ITS DESIGN PARTNER, CHALLENGER ARCHITECTURE, IS EXPRESSLY PROHIBITED.



**FIGURE 1**

**MAGNOLIA APARTMENTS  
DEVELOPMENT PLAN**  
N HANCOCK AVE & WESTMORELAND  
COLORADO SPRINGS, CO

**Galloway**  
Planning, Architecture, Engineering  
1755 Teater Drive, Suite 107  
Colorado Springs, CO 80920  
719.598.5190  
www.galloway.us

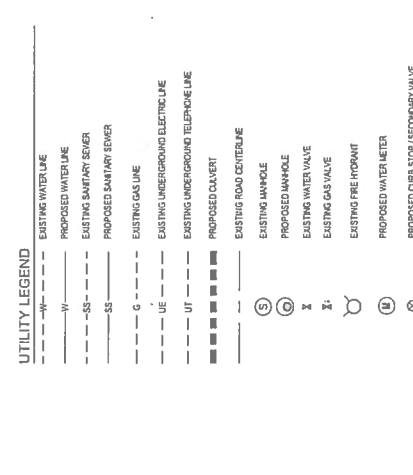
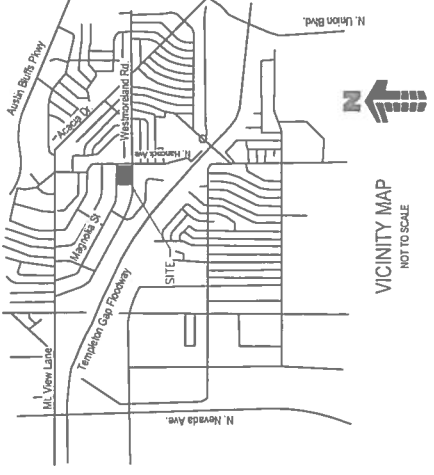
**CHALLENGER  
HOMES**  
13530 NORTHGATE ESTATES DRIVE,  
SUITE 200  
COLORADO SPRINGS, CO 80921  
719-598-5190

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND NOT BE LOANED, REPRODUCED, COPIED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. ANY VIOLATIONS OF THESE TERMS WILL BE ENFORCED AND PROSECUTED.

#	Date	Issue / Description	INT.

Project No: CL-H00008-01  
Drawn By: TAC  
Checked By: TAC  
Date: DECEMBER 2015  
SHEET TITLE:  
UTILITY AND  
PUBLIC FACILITY PLAN

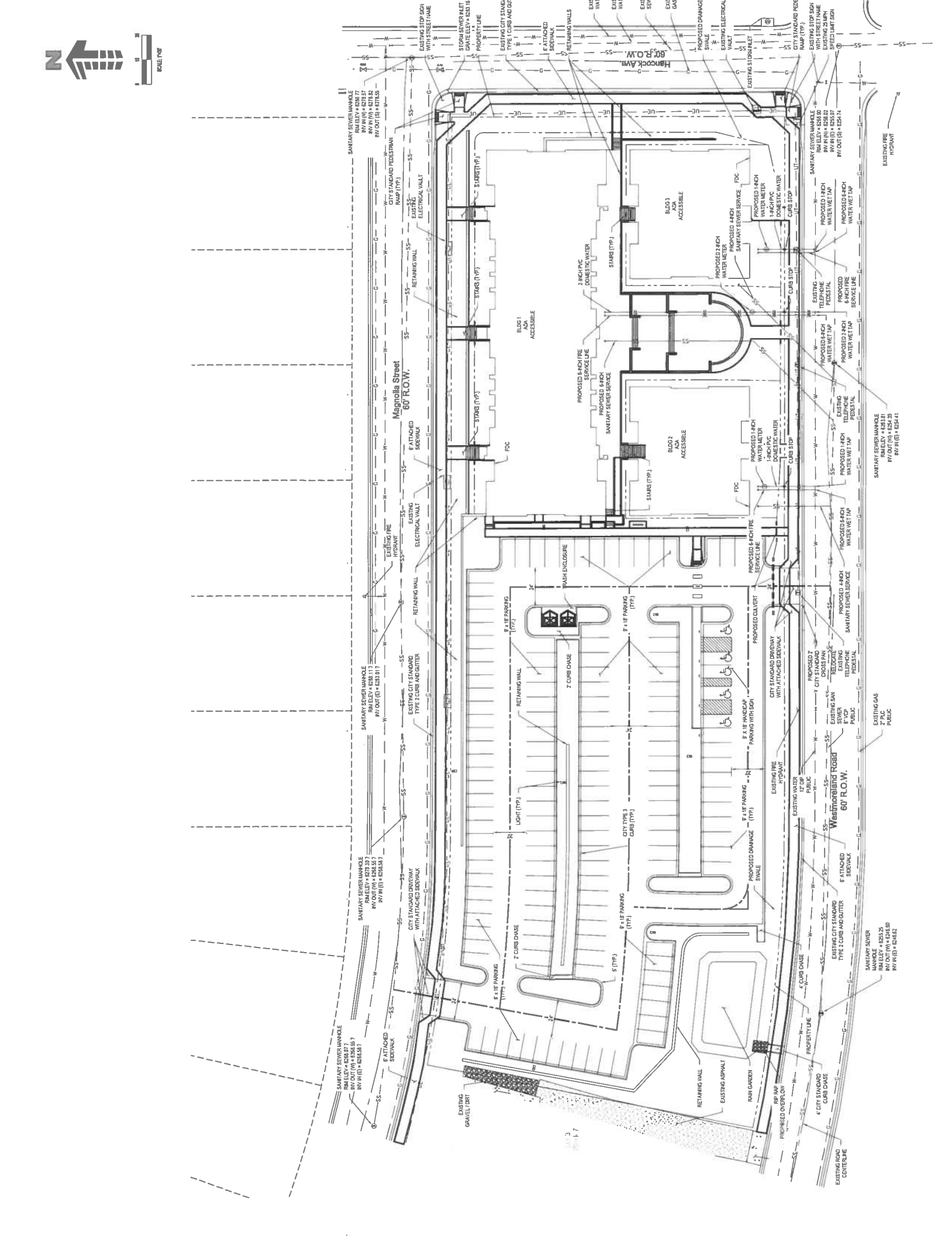
**UT-4**  
4 OF 10



**GENERAL NOTES:**  
1. ALL PROPOSED STORMWATER SERVICE SHALL BE PROVIDED TO THE PROPERTY FROM A STREET SERVICE FROM BUILDING (TYP).  
2. CONTACT THE CITY ENGINEER FOR THE SPECIFICATIONS AND STANDARDS FOR UTILITY SERVICE FROM A STREET SERVICE FROM BUILDING (TYP).

**STANDARD UTILITY NOTES:**  
1. THE DRAWING IS A PRELIMINARY UTILITY PLAN AND DOES NOT CONSTITUTE A CONTRACT. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY AND SHOULD BE VERIFIED BY FIELD SURVEY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND ANY OTHER AGENCIES.  
2. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE PROPERTY OWNER AT THE OWNER'S COST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PROPOSED UTILITIES. ANY DAMAGE TO PROPOSED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S COST.  
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND ANY OTHER AGENCIES.  
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**CAUTION - NOTICE TO CONTRACTOR**  
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND ANY OTHER AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE PROPERTY OWNER AT THE OWNER'S COST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PROPOSED UTILITIES. ANY DAMAGE TO PROPOSED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S COST.



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#	Date	Issue / Description	Init.

Project No.: CL-14-00008-01  
Drawn By: RCG  
Checked By: TAC  
Date: MARCH 2016  
**SHEET TITLE:**  
PRELIMINARY  
GRADING PLAN

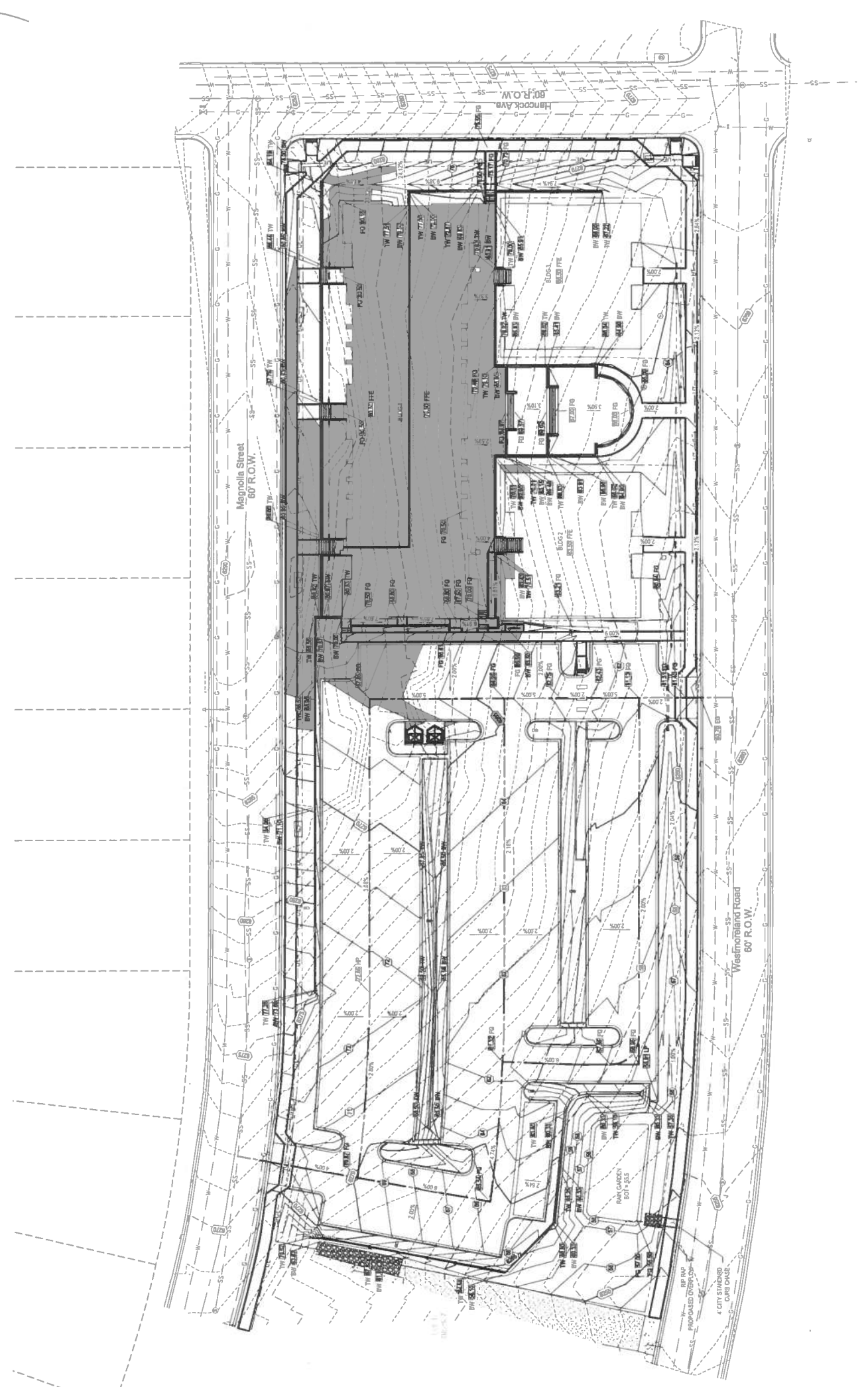
**GR-5**  
5 OF 10



**THE FLOODPLAIN INFORMATION:**  
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) 08462C011E EFFECTIVE MARCH 17, 1997, THE ABOVE REFERENCED PROPERTY DOES NOT FALL WITHIN A FEMA-DETERMINED FLOODPLAIN.

**SUPPLEMENTAL NOTES:**  
1. PROPOSED STORM AND UTILITIES ARE PUBLIC IN THE REAR OF WAY AND PRIVATE DROVE.  
2. ALL RETAINING WALLS SHOWN ARE PRELIMINARY. FINAL GRADING WILL SEEK TO AVOID RETAINING WALLS.  
3. THE LIRE SUBSEQUENCE PREPARATION PREPARED BY CIL, INC. FOR THE SITE DATED JULY 15, 2015 HAS BEEN SUBMITTED TO THE COLORADO DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION. COMMENTS WILL BE MADE UPON RECEIPT OF THE NEW LETTER FROM COA.  
4. STANDARD GRADING NOTES.

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND SEDIMENTATION CONTROL MEASURES AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL, VOLUME 1.  
2. NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING OPERATIONS SHALL BE UNDERTAKEN WITHOUT A WRITTEN GRADING, EROSION AND SEDIMENTATION CONTROL PLAN HAVING BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD). THIS REQUIREMENT DOES NOT APPLY TO THE FIRST LEVEL OF TEMPORARY EROSION CONTROL.  
3. DISTURBED AREAS SHALL BE REVEGETATED WITHIN 180 DAYS OF COMPLETION OF DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTORS AT 363-5589, 48 HOURS PRIOR TO CONSTRUCTION ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE. THIS SHALL BE CLEARED IMMEDIATELY.  
4. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO DRIFT OFF ROAD SURF OR INTO ANY OPEN WATER BODY OR RECEIVING FACILITY. WASH WATER SHALL BE COLLECTED AND STORED FOR REUSE OR DISPOSED AT A PERMITTED FACILITY.  
5. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR OTHER AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL NOT BE REMOVED UNTIL THE FINAL GRADING HAS BEEN COMPLETED. DISTURBED AREAS AND SLOPES WHICH ARE NOT AT FINAL GRADE SHALL BE REVEGETATED WITHIN 180 DAYS OF COMPLETION OF FINAL GRADING. AREAS THAT ARE NOT REVEGETATED WITHIN 180 DAYS AFTER COMPLETION OF FINAL GRADING SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.  
6. SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL NOT BE REMOVED UNTIL THE FINAL GRADING HAS BEEN COMPLETED. THESE MEASURES SHALL NOT BE REMOVED UNTIL THE FINAL GRADING HAS BEEN COMPLETED.  
7. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER OR ACCESS TO EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY UTILITY LINES.  
8. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER OR ACCESS TO EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY UTILITY LINES.  
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**CAUTION - NOTICE TO CONTRACTOR**

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND SHOULD BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, SHOWN ON THE PLANS OR NOT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY NECESSARY PERMITS PRIOR TO CONSTRUCTION.

2. WHEREAS, PROCESSES, METHODOLOGIES, AND WORKING CONDITIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORIZONTAL AND VERTICAL LOCATION OF SUCH UTILITIES AND TO PROVIDE PROTECTIVE MEASURES PRIOR TO CONSTRUCTION.

**FIGURE 1**

DISCLAIMER:  
THE INFORMATION, IDEAS,  
DESIGNS AND DETAILS  
HEREIN ARE FOR THE  
GUIDANCE OF THE CLIENT  
AND ARE NOT TO BE  
USED FOR THE EXPRESS USE OF  
THE CLIENT AND PROJECT  
WITHOUT THE WRITTEN  
CONSENT OF THE DESIGNER.  
ANY REUSE WITHOUT THE  
DESIGNER'S WRITTEN CONSENT  
IS EXPRESSLY FORBIDDEN.  
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**CHALLENGER**  
HOMES  
CHALLENGER CONCRETE, LLC  
1192, 1194, 1196, & 1198 WESTMORELAND ROAD  
COLORADO SPRINGS, CO 80907  
719-598-5182

SHEET NAME  
FINAL LANDSCAPE PLANS  
PROJECT NAME  
MAGNOLIA APARTMENTS  
STAMPEENDORSEMENTS

DRAWN BY: DTM  
DATE: 12/22/2015

DATE	TYPE	BY

SHEET NUMBER  
**LS-6**  
6 OF 10 SHEETS  
CITY FILE NUMBER

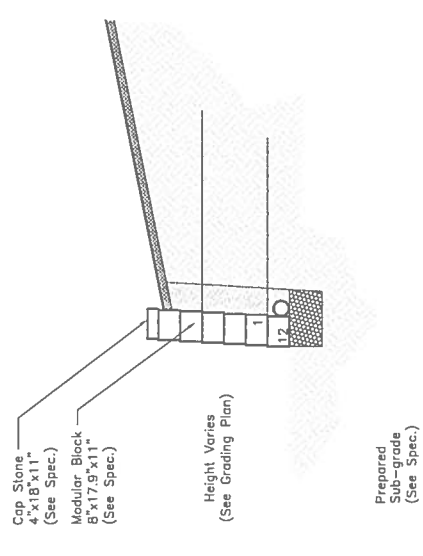
**SITE COVERAGE SUMMARY:**

Building	Coverage	% of Total Area
24,945 S.F.	20%	
7861 S.F.	7%	
Private drives/parking/service areas	46,679 S.F.	39%
Pervious surface	40,561 S.F.	34%
<b>TOTAL</b>	<b>120,045 S.F.</b>	<b>100.0%</b>

**PARKING:**  
PARKING SPACES PROVIDED: 144 (includes 5 HC spaces)

INDICATES SHRUB BEDS WITH ROCK MULCH, SHRUBS IN BEDS ARE TO HAVE AN 18" DIAMETER (OR 1/2 X ROOT BALL) WOOD MULCH RING AT THE BASE OF THE PLANT. TREES IN BEDS ARE TO HAVE A 3-4' DIAMETER (OR 2 X ROOT BALL) WOOD MULCH RING AT THE BASE OF THE TREE. SEE SHEET L-3 FOR SPECIFICATIONS AND SPECIFICATIONS OF WOOD & ROCK MULCH MATERIALS.

INDICATES NATIVE SEED AREAS IRRIGATED FOR ESTABLISHMENT PURPOSES ONLY. SEE SHEET L-3 FOR NATIVE SEED MIX.



**A**  
LS-5  
MODULAR BLOCK  
RETAINING WALL  
NTS

THIS DOCUMENT IS FOR  
CITY REVIEW AND DEVELOPMENT PLAN  
APPROVAL ONLY.

THIS DOCUMENT IS NOT A CONSTRUCTION  
DOCUMENT UNLESS STAMPED BY THE  
LANDSCAPE ARCHITECT OF RECORD

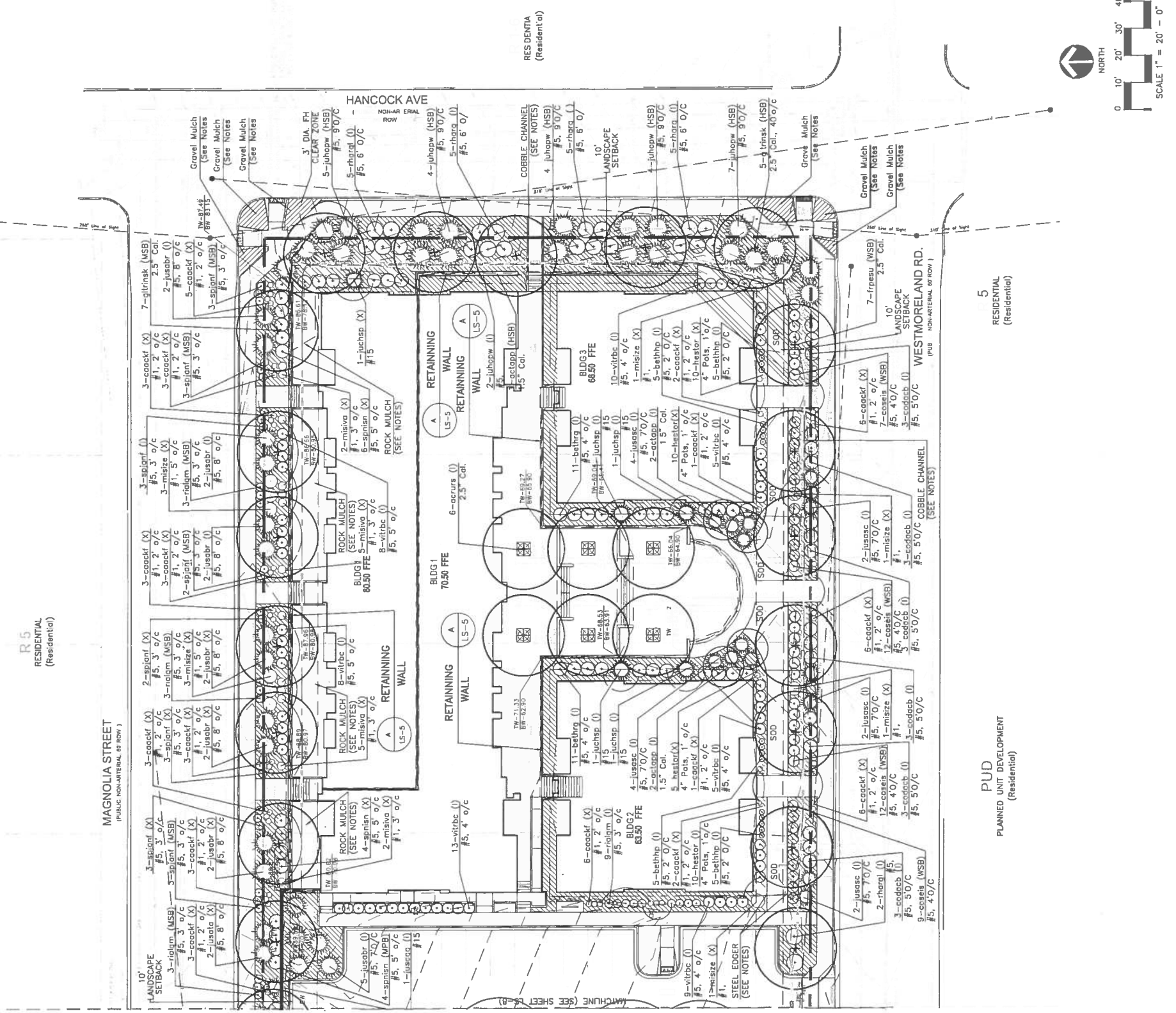
AN IRRIGATION PLAN TO BE SUBMITTED FOR  
REVIEW WITHIN 90 DAYS SUBSEQUENT TO  
RECEIVING A BUILDING PERMIT. THE PLAN MUST  
BE APPROVED PRIOR TO THE INSTALLATION OF  
ANY IRRIGATION COMPONENTS AND/OR  
ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DISCLAIMER:  
RESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT,  
DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR  
CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR  
CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM,  
OR FOR PARTIES' ERRORS OR OMISSIONS OR FOR  
ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR  
SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.

CITY STAMP

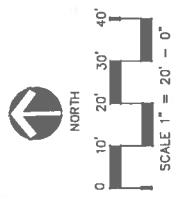
**Land Patterns, Inc.**  
Landscape Architecture  
715 STE BEER AVE  
COLORADO SPRINGS, CO 80905  
PLANNING CONSULTATION

CITY FILE NO. CPC DP 15-00142



**PUD**  
PLANNED UNIT DEVELOPMENT  
(Residential)

**5**  
RESIDENTIAL  
(Residential)



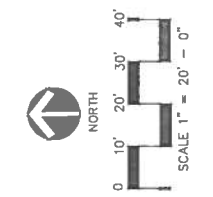
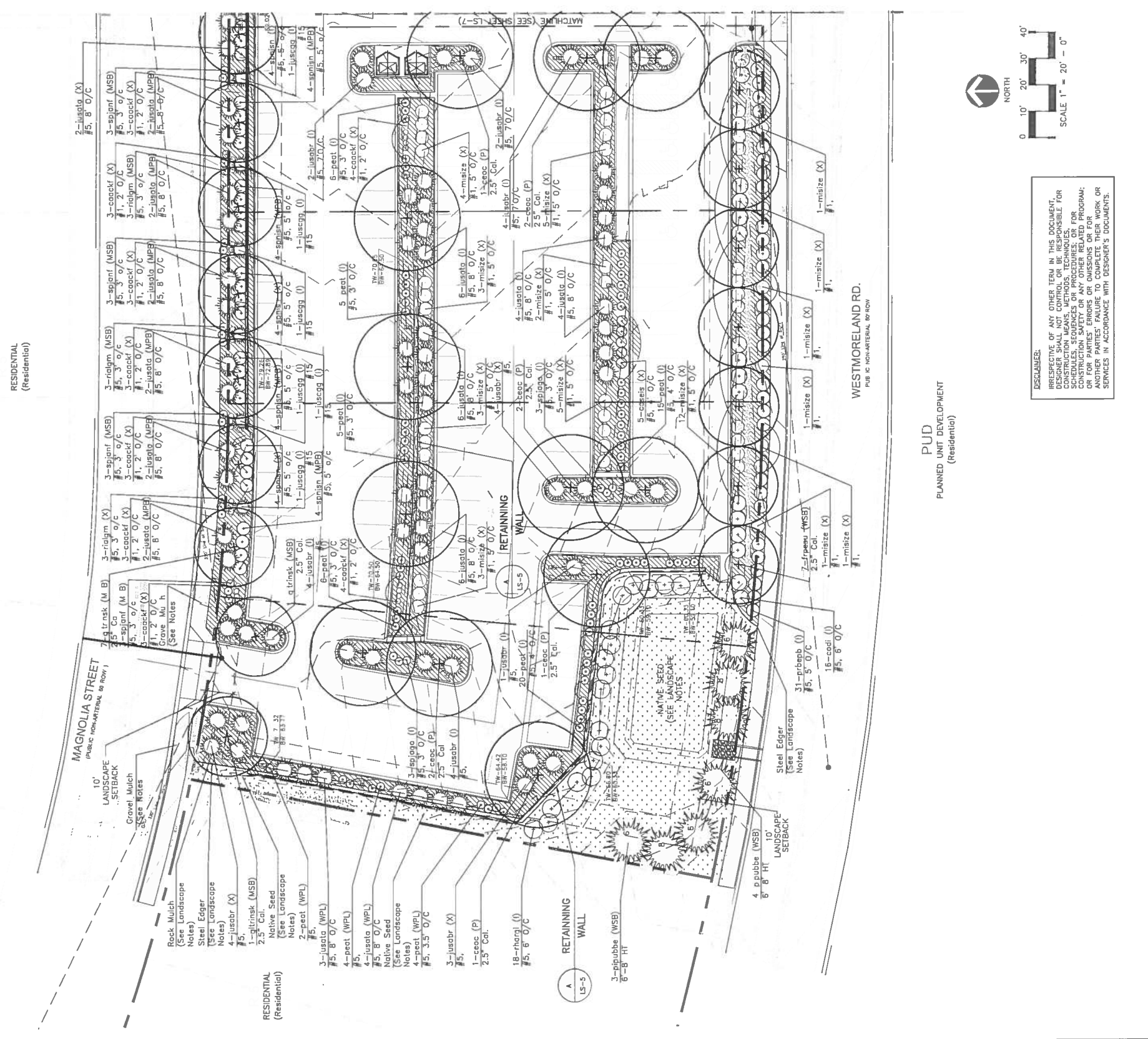
**FIGURE 1**

INDICATES SHRUB BEDS WITH ROCK MULCH. SHRUBS IN BEDS ARE TO HAVE 10" DIAMETER (OR 2" X ROOT BALL) WOOD MULCH RING AT THE BASE OF THE PLANT. TREES IN BEDS ARE TO HAVE A 3"-4" DIAMETER (OR 2" X ROOT BALL) WOOD MULCH RING AT THE BASE OF THE TREE. SEE SHEET L-3 FOR DETAILS AND SPECIFICATIONS OF WOOD & ROCK MULCH MATERIALS.

INDICATES NATIVE SEED AREAS. IRRIGATED FOR ESTABLISHMENT PURPOSES ONLY. SEE SHEET L-3 FOR NATIVE SEED MIX.

LANDSCAPE PLANT SCHEDULE

Abbr.	Qty.	Botanical Name	Common Name	App. B Key	Mature Width	Planting Size	Notes
TREES							
ecura	8	Acer rubrum Red Sunset Maple	Red Sunset Maple	S	30'-40'	2.5' cal.	
ecapp	4	Acer tomentosum Pattern Perfect Maple	Pattern Perfect Maple	457A	15'-20'	1.5' cal.	
ceca	12	Celtis occidentalis Western Hackberry	Western Hackberry	34570A	30'-60'	2.5' cal.	
fpesu	14	Quercus pennsylvanica Summit Oak	Summit Oak	2457AD	30'-40'	2.5' cal.	
ghtrnk	21	Cladonia hibernica Inermis 'Sylvia'	Sylvia Honeylocust	45A	30'-40'	2.5' cal.	
juasp	5	Juniperus chinensis Spartan Juniper	Spartan Juniper	25880A	4'-6"	6" H.L.	
juasp	5	Juniperus scopulorum 'Grey Gem'	Grey Gem Juniper	258788A	4'-6"	6" H.L.	
pbubbe	4	Physalis peruviana 'Baby Blue Eyes'	Baby Blue Eyes Spinec	678S	10'-15'	6" H.L.	
pbubbe	3	Physalis peruviana 'Baby Blue Eyes'	Baby Blue Eyes Spinec	678S	10'-15'	6" H.L.	
Percent Signature Trees (See Minimum - Policy 311.3a)							
55 = 70% Signature Trees							
76 = 70% Signature Trees							
SHRUBS							
bbshp	17	Berberis thunbergii Red Columnar Japanese Barberry	Red Columnar Japanese Barberry	45A	4'-6"	6" S	
bahg	22	Berberis thunbergii 'Rose Clay'	Rose Clay Japanese Barberry	45A	4'-6"	6" S	
caof	15	Calceolaria dioica Scarletting Calceolaria	Scarletting Calceolaria	2345A	6'-8"	6" S	
ceasc	45	Coma vertice 'Tantit'	Heart Dogwood	457S	4'-6"	6" S	
juasp	22	Juniperus horizontalis 'Prince of Wales'	Prince of Wales Juniper	2588A	8'-10'	6" S	
juasp	45	Juniperus sabbog 'Broadmoor'	Broadmoor Juniper	568A	6'-8"	6" S	
juasp	16	Juniperus sabbog 'Scedale'	Scedale Juniper	568A	4'-6"	6" S	
juasp	48	Juniperus sabbog 'Tommy'	Tommy Juniper	568A	6'-8"	6" S	
peel	67	Persea filipponica 'Hemstead'	Russian Sage Juniper	12D	3'-4"	6" S	
prasp	31	Prunella laevis 'Princess Britania'	Creeching Western Prunella	345A	4'-6"	6" S	
rhony	40	Rhus typhina 'Coccoloba'	Sumac Fragrant Sumac	23456DA	6'-8"	6" S	
rdigm	27	Ribes alpinum 'Green Mount'	Green Mount Currant	24577DA	2'-3"	6" S	
spasp	6	Spiraea japonica 'Goldflame'	Goldflame Spirea	5A	2'-3"	6" S	
spajf	34	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	5A	3'-4"	6" S	
spuln	48	Spiraea nipponica 'Sno-White'	Sno-White Spirea	5A	3'-5"	6" S	
vlhcc	58	Viburnum trilobum 'Barley Compact'	Compact American Crampheer/Josh	47A	4'-5"	6" S	
Percent Signature Shrubs (See Minimum - Policy 311.3a)							
512 = 87% Signature Shrubs							
512 = 87% Signature Shrubs							
GRASSES							
caedf	88	Colymbgetis scutifera 'Pines'	Feather Reed Grass	A	18"-24"	6"	
mlsiv	14	Muhlenbergia stenata 'Viregata'	Viregated Muhlenberg Grass	DA	2'-3"	6"	
mlsiv	33	Muhlenbergia stenata 'Zebra'	Zebra Muhlenberg Grass	DA	4'-6"	6"	
PERENNIALS							
hvsor	30	Hemerocallis 'Stella de Oro'	Deerf God Daylily		12"-18"	4" Pots	



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FIGURE 1





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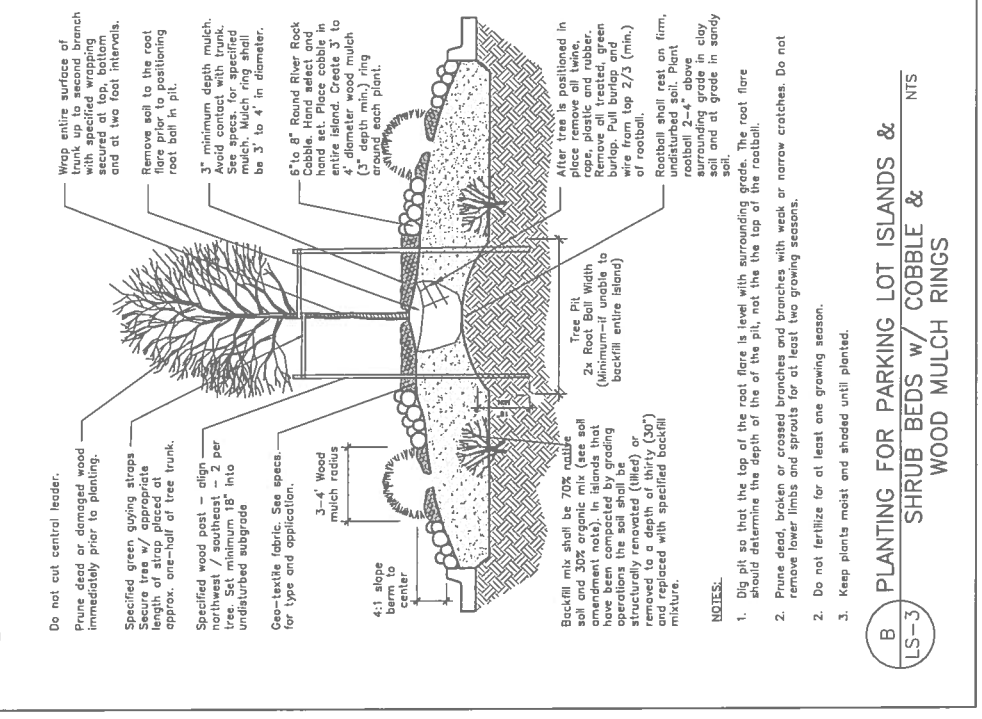
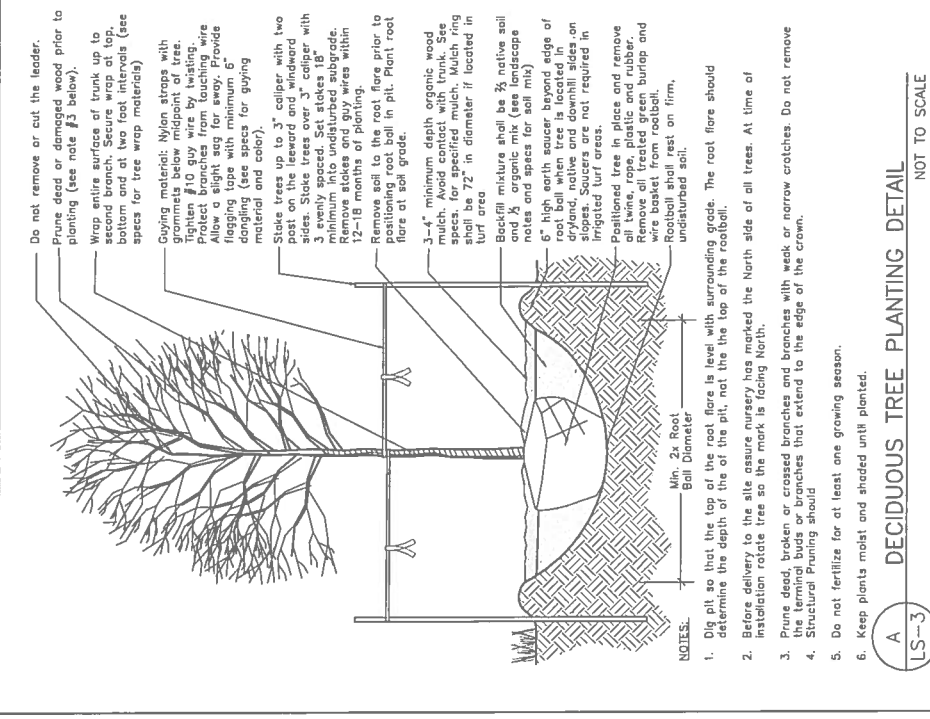
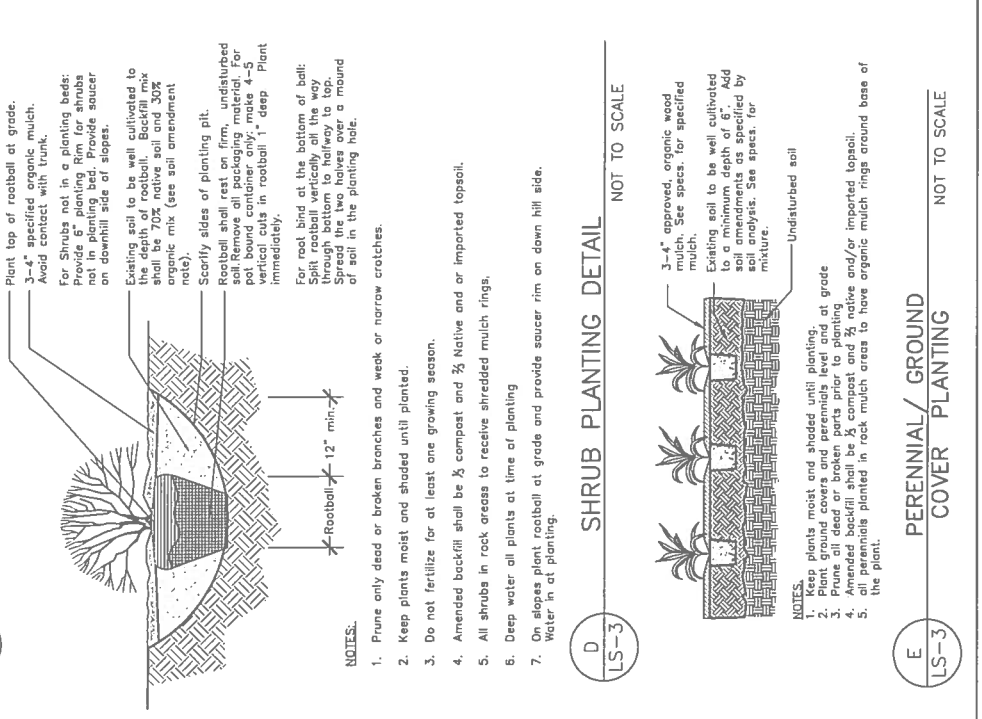
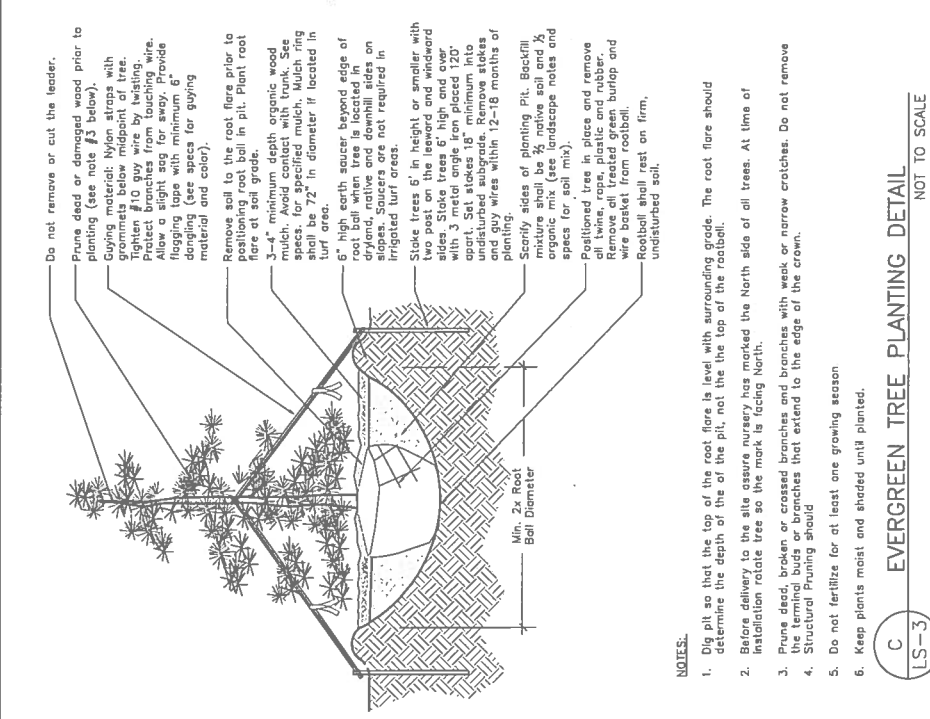
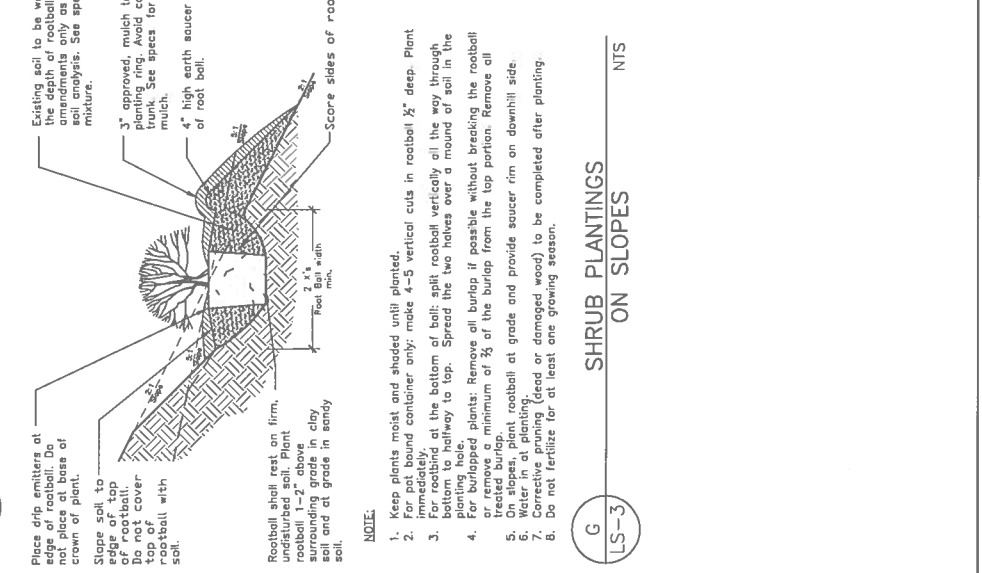
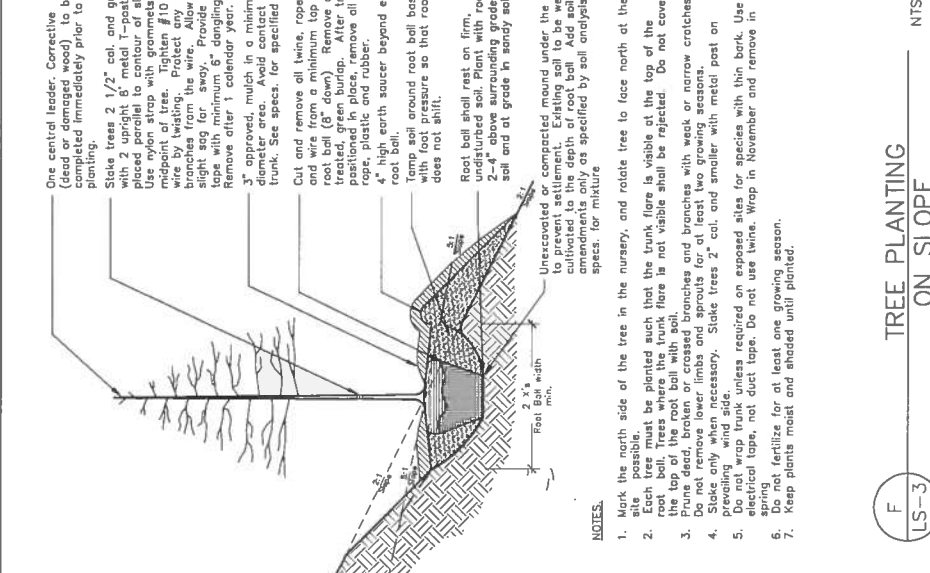
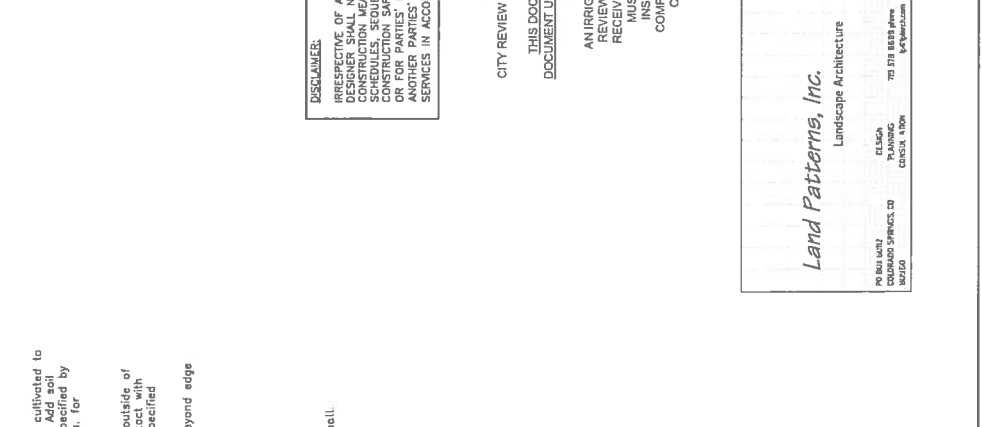


FIGURE 1



