



LANDSCAPE PLAN

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10" FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 5' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

NOTE: IRRIGATION SYSTEM FOR TREES TO BE DESIGN/BUILD FOR POINT SOURCE DRIP IRRIGATION FOR ALL PROPOSED TREES ONLY. COORDINATE WITH GENERAL CONTRACTOR.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

CODE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
HUT 24	EXPRESSWAY	25/25 FT	5/5	1/20 FT	25/15 (4 EXISTING)
MOTOR VEHICLE LOTS (MV)					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/6 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	3/3 LENGTH OF FRONTAGE (FT)		
20	2/2 EXISTING	NOT REQUIRED	0		
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ./PROV.				
NA	NA				
INTERNAL LANDSCAPING (IL)					
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.					
NET SITE AREA (SF) (LESS PUBLIC ROAD)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/200 SF) EXCLUDING DRIVEWAYS		
409,026 SF	NON-RESIDENTIAL	20,225 SF/1,000	40/22 EXISTING PROVIDED		
SHRUB SUBSTITUTES REQ./PROV.	INTERNAL PLANT ABBR. IDENTIFIED ON PLAN		PERCENT GROUND PLANE VEG. REQ./PROV.		
0/0	IL		50%/50%		
LANDSCAPE BUFFERS AND SCREENS (LSB)					
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER (5') REQ. / PROV.	BUFFER TREES (1/20') REQ./PROV.		
WEST BOUNDARY	634	5'/5'-20'	32/5 NEW TREES, 8 UPRIGHT EVERGREEN TREES, 13 EXISTING + 40 PROVIDED		
NORTH BOUNDARY	509	5'/5'-20'	26/5 UPRIGHT EVERGREEN TREES, 3 EXISTING + 21 PROV.		
EAST BOUNDARY	102	5'/5'-20'	36/5 TREES, 8 EXISTING + 11 PROV.		
OPAQUE FENCE, 6' FENCE PROVIDED ALONG ENTIRE WEST, NORTH, EAST BOUNDARY EXISTING CEDAR FENCE FOR BUFFER REQUIREMENT					

PLANT SCHEDULE					
Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Width/Ht. Planting Size
EVERGREEN TREES					
JC	JC	28	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	6'-8' x 12'-15' 5 gal.
PP	PP	12	Pinus ponderosa	Ponderosa Pine	20' 6" Ht.
PE	PE	6	Pinus edulis	Pinyon Pine	15'X15' 6" Ht.
DECIDUOUS TREES:					
GTSB	GTSB	9	Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust	30' 1-1/2" cal.
PV	PV	10	Prunus virginiana 'Schubert'	Canada Red Cherry	15'X15' 1-1/2" cal.

HIGD

HIGHER GROUND DESIGNS

HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

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ROCKY TOP RV PARK/CAMPGROUND

GREEN MOUNTAIN FALLS

EL PASO COUNTY, CO

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NOT FOR CONSTRUCTION

JOB NUMBER

1020-21

REVISIONS

ORIGINAL DATE

8-13-21

DRAWN BY

DESCRIPTION

LANDSCAPE PLAN

SHEET NO.

L1.1