

### GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
[Symbol]	Seed Mix 'A': Refer to Notes	11,640 SF
[Symbol]	Rock: Arkansas Tan, 1.5" Diameter (with weed barrier) Submit sample to Owner for approval.	2,907 SF
[Symbol]	Rock: Denver Granite, .75" Diameter (with weed barrier) Submit sample to Owner for approval.	4,242 SF

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN. VERIFY ROCK TYPE, COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SUBMIT SAMPLES TO OWNER AS REQUIRED.

### LANDSCAPE SETBACKS (LS)

STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIED
WOOLSEY HTS	NON-ARTERIAL	10'/0 FT	195	1/30 FT	6/6
MEADOWBROOK PKWY	NON-ARTERIAL EXPRESSWAY	10'/0 FT	215	1/30 FT	7/7
		20'/0 FT	235	1/30 FT	10/10

### MOTOR VEHICLE LOTS (MV)

NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/8" SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE (FT.)	FRONTAGE (FT.)	2/3 LENGTH OF FRONTAGE (FT.)
34	2/2	300/36	156 FT	111 FT
		SOULSSEE SOUTH PROPERTY	155 FT	104 FT

### INTERNAL LANDSCAPING (IL)

NET SITE AREA (SF) (LESS PUBLIC RIGHTS)	PERCENT PERIMETER INTERNAL AREA (1%)	INTERNAL AREA (SF)	INTERNAL TREES (1/8" DB) (EXCLUDING DRIVEWAYS)
21555 SF	NON-RESIDENTIAL	6378 SF / 1000 SF	13/13
		INTERNAL PLANT ADDR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/0		IL	50%/50%

### LANDSCAPE BUFFERS AND SCREENS (LB)

STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROV. FENCE	BUFFER TREES (1/8") REQ./PROV. - NA	EVERGREEN TREES (1/3") REQ./PROV. - NA

### CODE REQUIREMENTS

### PLANT SCHEDULE

Symbol	Abbr.	Botanical Name	Common Name	Mature Width X HT.	Planting Size
<b>DECIDUOUS TREES:</b>					
[Symbol]	GT	Gleditsia triacanthos	Skyline or Shademaster Honeylocust	30'X25'	1-1/2" cal. B & B
[Symbol]	MS	Malus 'Spring Snow'	Spring Snow Crabapple	15'X15'	1-1/2" cal. B & B
<b>EVERGREEN TREES:</b>					
[Symbol]	JC	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	6-8' x 12-15'	6" ht. B & B
<b>EVERGREEN SHRUBS:</b>					
[Symbol]	JJ	Juniperus sabinia 'Sierra Spreader'	Sierra Spreader Juniper	6-8' x 12-18'	#5 cont
[Symbol]	JA	Juniperus sabinia Tamariscifolia	Tamarix Juniper	6-8' x 4-6'	#5 cont
<b>DECIDUOUS SHRUBS:</b>					
[Symbol]	SBG	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	3-4' x 2-3'	#5 cont
[Symbol]	SJ	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spiraea	1-2' x 1-2'	#5 cont
[Symbol]	PO	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	2-4' x 2-4'	#5 cont

NOTE: QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

### IRRIGATION SYSTEM NOTE

NOTE: IRRIGATION SYSTEM TO BE DESIGN/BUILD FOR ALL PLANTING AREAS WITH DRIP FOR ALL PLANTS. COORDINATE WITH GENERAL CONTRACTOR AND OWNER.

### LAYOUT NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

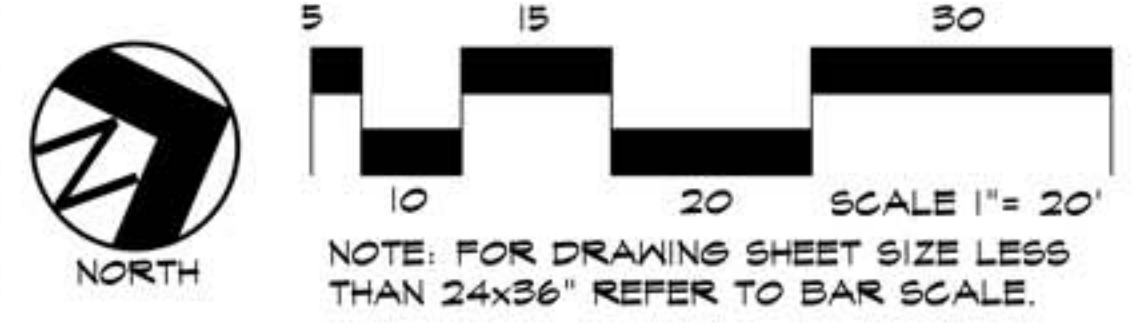
### UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 8" 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 EL PASO COUNTY. ALL SHRUBS TO BE LOCATED 2' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

### 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.

### LANDSCAPE PLAN - AREA 'A'



**HIGHER GROUND DESIGNS, INC.**  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD. STE 207  
COLORADO SPRINGS, CO 80918  
Phone 719-477-1646  
Fax 719-268-1122



1495 WOOLSEY HEIGHTS  
CLAREMONT BUSINESS PARK, LOT 2  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, CO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

PREPARED FOR:  
HAMMERS CONSTRUCTION

JOB NUMBER: 818-18

REVISIONS:

DATE	PER	COMMENTS
04-10-19	PER	COMMENTS
06-27-19	PER	COMMENTS
08-01-19	PER	COMMENTS
08-22-19	PER	COMMENTS

ORIGINAL DATE: 01-07-19

DRAWN BY: JM

DESCRIPTION: LANDSCAPE PLAN

SHEET NO. L1.1

9 OF 16

