

MATERIAL NOTES

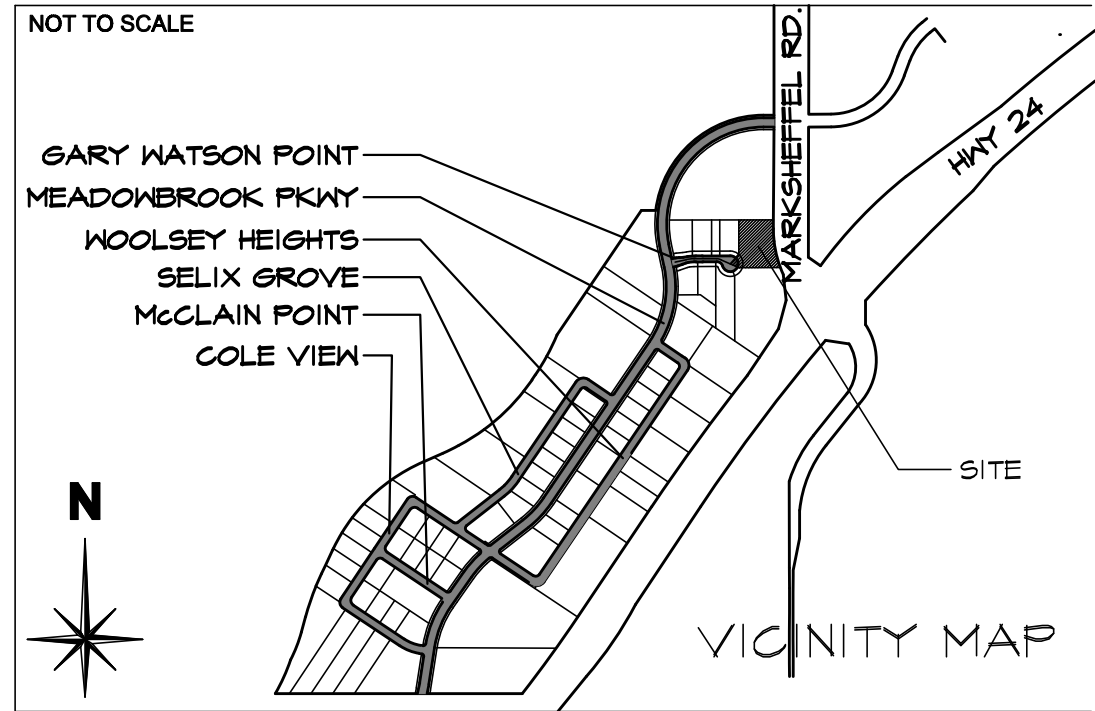
VERIFY ROCK TYPE, COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SUBMIT SAMPLES TO OWNER AS REQUIRED.

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.

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.



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
GARY WATSON PT MARKSWEILER RD	PRIVATE DRIVE PRIVATE ARTERIAL	0/10 FT 25/25	N/A 314	0/10 FT 1/20 FT	0/10 16/10 - ALTERNATIVE COMPLIANCE REQUEST

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/16 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	2/3 LENGTH OF FRONTAGE (FT.)
20	2/2	GARY WATSON PT	15 LF
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ./PROV.		
5/5	3/5		

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.			
NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
55,428 SF	NON-RESIDENTIAL	2,776/280 SF	6/4
SHRUB SUBSTITUTES (50%) REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN		PERCENT GROUND PLANE VEG. REQ./PROV.
20/20	IL		50%/50%

LANDSCAPE BUFFERS AND SCREENS (LS)				
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE: ---	SETBACK BUFFER REQ. / PROV./FENCE	BUFFER TREES (1/20') REQ./PROV. - NA	EVERGREEN TREES (1/3) REQ./PROV. - NA
OPAQUE FENCE REQUIREMENT: FENCE FOR BUFFER REQUIREMENT AS SHOWN ON SOUTH BUFFER				

PLANT SCHEDULE

Symbol	Abbr.	Botanical Name	Common Name	Mature WidthX HT.	Planting Size
DECIDUOUS TREES:					
	GTSB MS	2 1 Gleditsia triacanthos 'Spring Snow'	Skyline or Shademaster Honeylocust	30'X25' 15'X15'	1-1/2"cal. 1-1/2"cal.
DECIDUOUS SHRUBS:					
	PFG SJ	6 3 Potentilla fruticosa 'Gold Finger' Spiraea japonica 'Majic Carpet'	Gold Finger Potentilla Majic Carpet, Spirea	4-5' x 3-4' 1-2' x 1-2'	#5 cont. #5 cont.
ORNAMENTAL GRASSES:					
	CA	8 Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'	#1 cont.
NOTE: QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.					

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Seed Grass Mix 'A'. Refer to notes Submit sample to Owner for approval.	4,024 SF
	Rock: River Rock-Blue Gray, 1.5" Diameter (with weed barrier) Submit sample to Owner for approval.	2,405 SF
	Protect Existing Landscape. Re-seed construction areas as required	
NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER 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 5' 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 3' 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, SCHEDULING, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM, OR FOR ANY OTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANY OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD. STE 207  
COLORADO SPRINGS, CO 80918  
Phone 719-477-1646  
Fax 719-586-1122



CLAREMONT BUSINESS PARK - 2

FILING NO. 1, LOT 5

GARY WATSON POINT

COLORADO SPRINGS, 80915

EL PASO COUNTY, CO

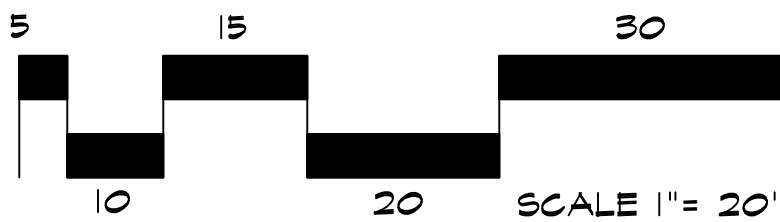
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PREPARED FOR:  
HAMMERS CONSTRUCTION

NOT FOR CONSTRUCTION

JOB NUMBER	924-20
REVISIONS	
ORIGINAL DATE	06-12-20
DRAWN BY:	JM
DESCRIPTION:	LANDSCAPE PLAN
SHEET NO.	L1.1

LANDSCAPE PLAN - LOT 5



Know what's below.  
Call before you dig.

