

MATERIAL NOTES

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

LAYOUT NOTES

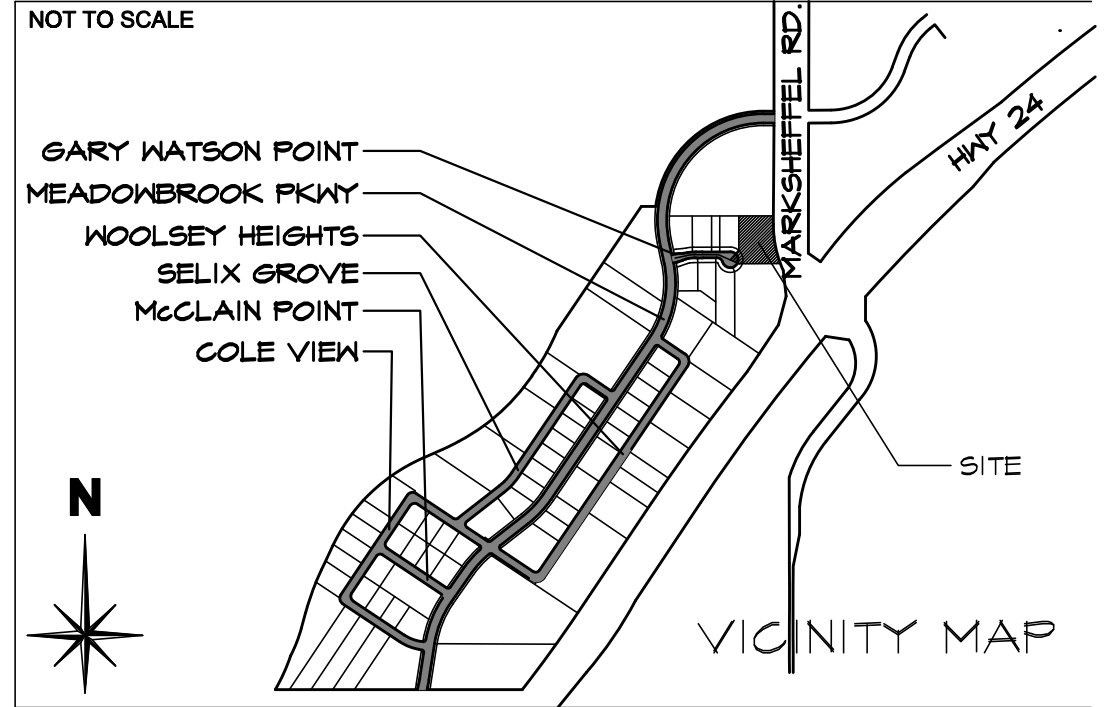
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

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.

GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.



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	PRIVATE DRIVE	0/10 FT	N/A	0/10 FT	0/10
MARKSHEFFEL RD	MAJOR ARTERIAL	25/25	314	1/20 FT	16/10 - ALTERNATE LANDSCAPE PLAN

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE (S)	2/3 LENGTH OF FRONTAGE (FT.)
15	2/2	GARY WATSON PT	15 LF
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.		
5/6	3/6		

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA IS CALCULATED USING THE ENTIRE LOT. MAXIMUM OF 50% OF REQUIRED TREES MAY BE SUBSTITUTED WITH 10 SHRUBS. FOR EACH TREE REQUIRED.			
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	2,776/2,800 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	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 Width X HT.	Planting Size
DECIDUOUS TREES:					
●	GTSB	2	Gleditsia triacanthos	Skyline or Shademaster Honeylocust	30'X25'
●	MS	4	Malus 'Spring Snow'	Spring Snow Crabapple	15'X15'
EVERGREEN SHRUBS:					
●	JL	6	Juniperus x chinensis 'Sea Green'	Sea Green Juniper	6-8' x 4'
DECIDUOUS SHRUBS:					
●	PFG	6	Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla	4-5' x 3-4'
●	SJ	6	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	1-2' x 1-2'
ORNAMENTAL GRASSES:					
●	CA	8	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'
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
XXXX	Seed Grass Mix 'A'. Refer to notes Submit sample to Owner for approval.	4,024 SF
XXXX	Rock: River Rock-Blue Gray, 1.5" Diameter (with weed barrier) Submit sample to Owner for approval.	2,405 SF
XXXX	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

RESPECTIVE 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 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.

PCD FILE NO. PPR2031

HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD. STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-536-1122



CLAREMONT BUSINESS PARK - 2

FILING NO. 1, LOT 5

GARY WATSON POINT

COLORADO SPRINGS, 80915

EL PASO COUNTY, CO

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

PREPARED FOR:
HAMMERS CONSTRUCTION

JOB NUMBER
924-20

REVISIONS	
10-29-20	PER COMMENTS
1-29-21	PER COMMENTS

ORIGINAL DATE 06-12-20

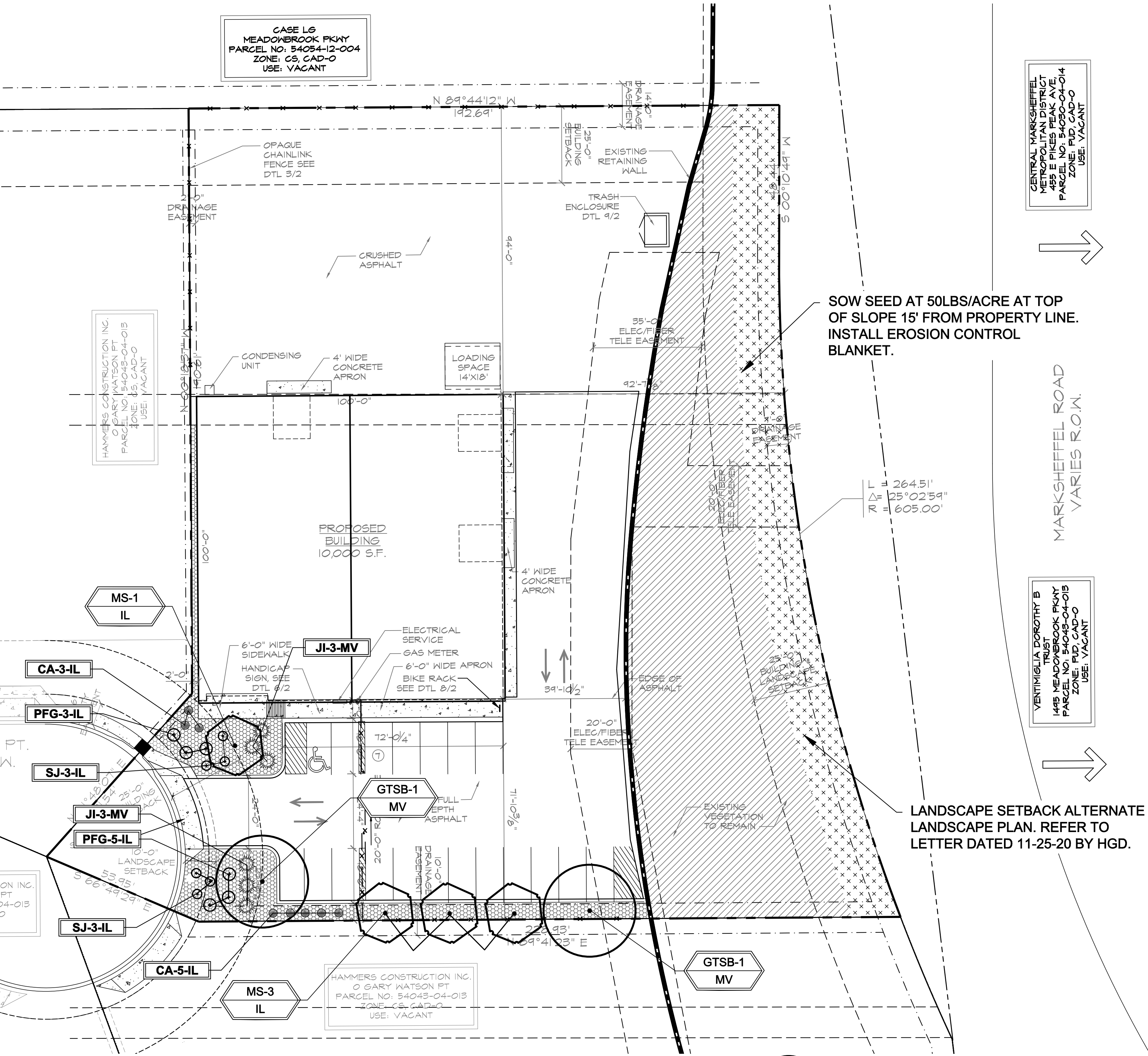
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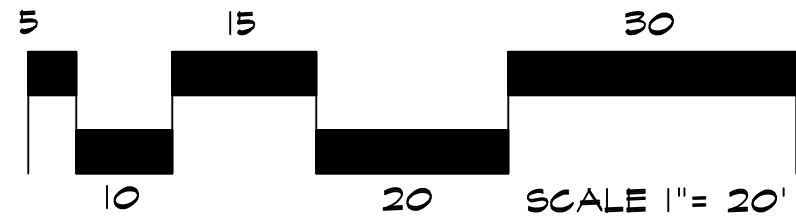
LANDSCAPE PLAN

SHEET NO.
L1.1

NOT FOR CONSTRUCTION



LANDSCAPE PLAN - LOT 5



Know what's below.
Call before you dig.

