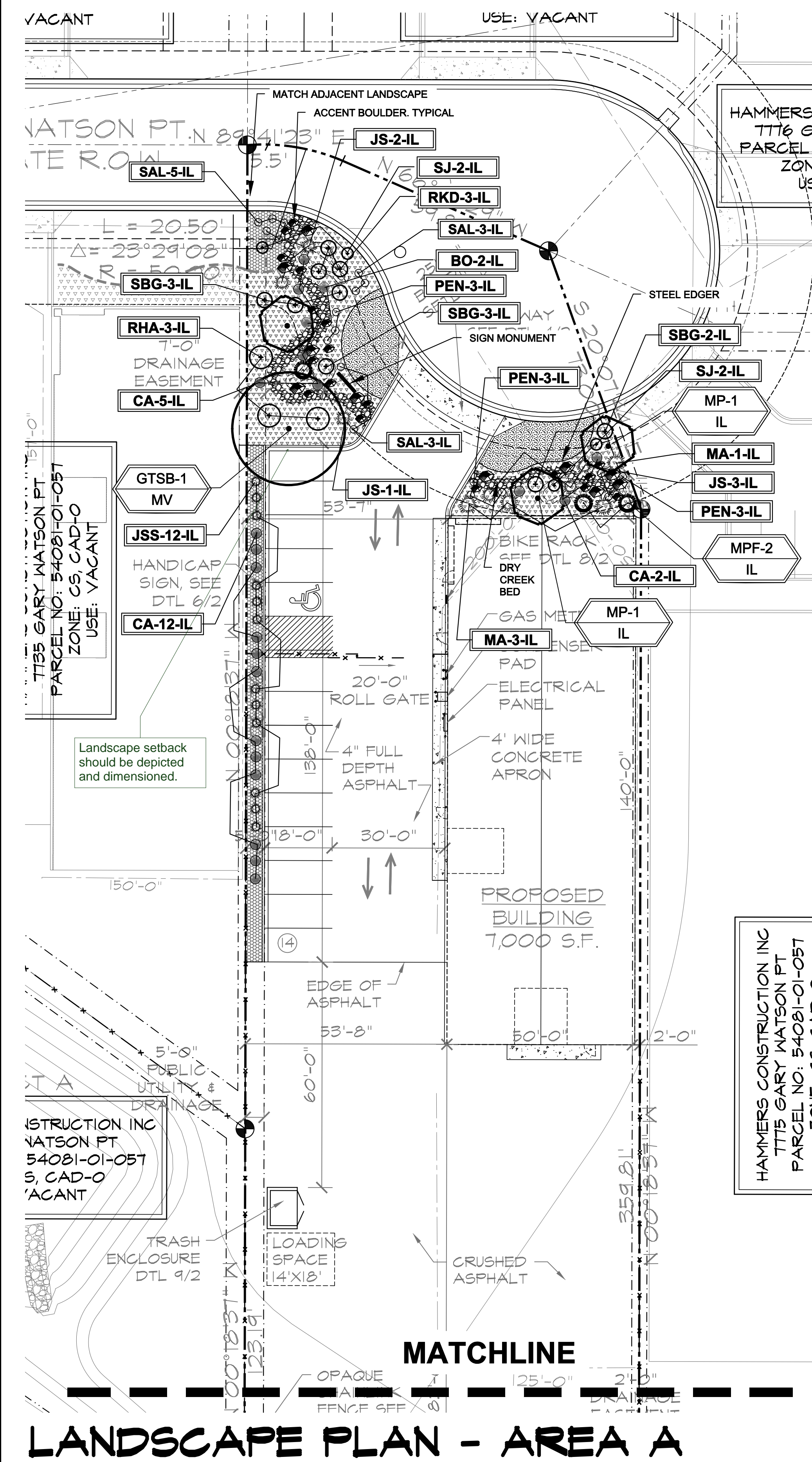


IRRIGATION SYSTEM NOTE
 NOTE: IRRIGATION SYSTEM TO BE DESIGN/BUILD FOR ALL PLANTING AREAS WITH DRIP FOR ALL PLANTS. COORDINATE WITH GENERAL CONTRACTOR AND OWNER.



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

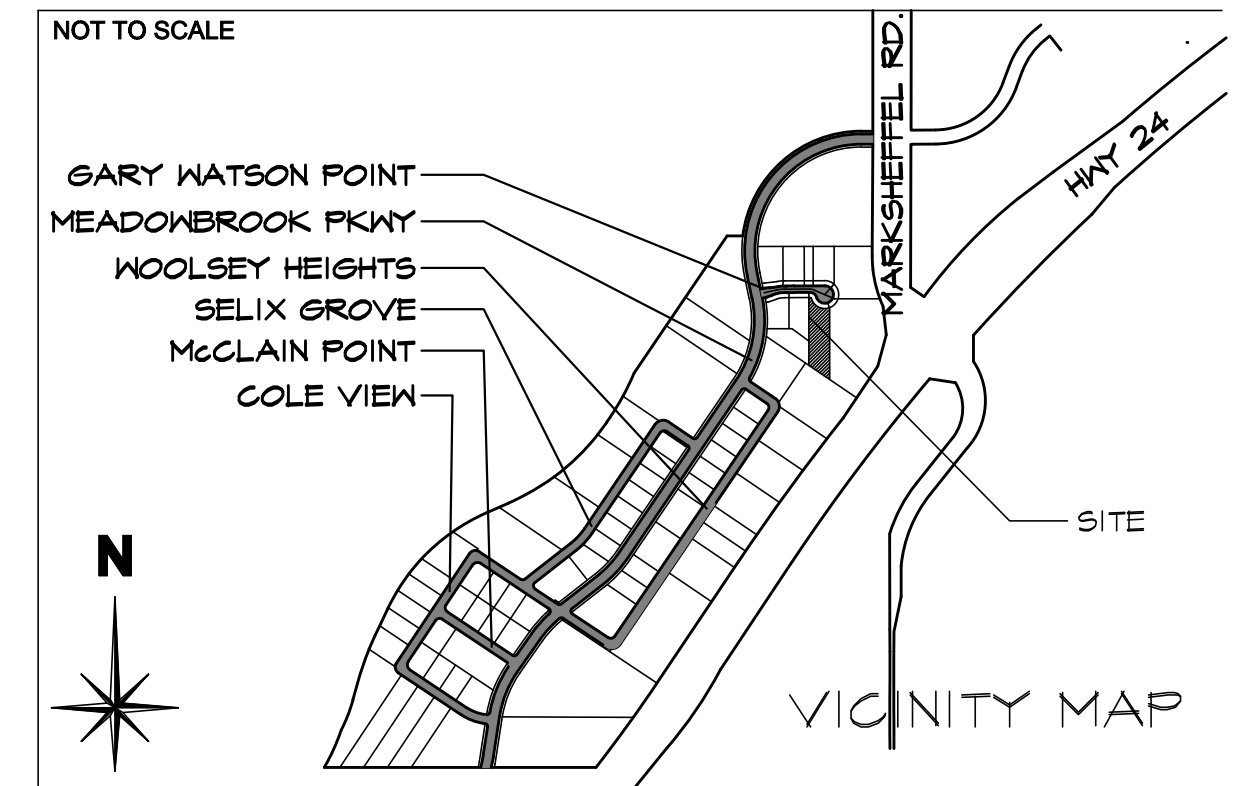
LAYOUT NOTES
 CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
[Symbol]	Kentucky Bluegrass Sod	610 SF
[Symbol]	Arkansas Tan Rock: 1.5" Diameter (with weed barrier) Submit sample to Owner for approval.	780 SF
[Symbol]	Denver Granite Rock: 3/4" Diameter (with weed barrier) Submit sample to Owner for approval.	1903 SF
[Symbol]	Arkansas Tan Rock Cobble: 2-4" Diameter (with weed barrier) Submit sample prior to ordering material	425 SF
[Symbol]	Edger: 4-8" Dia. Arkansas Tan Cobble.	
[Symbol]	Accent Boulders: Denver Granite	

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.

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	0/0 FT	N/A	0/0 FT	0/0

A Non-Arterial road requires 10 feet Depth of Roadway Landscaping Area and 1 tree per 30 Trees/Linear Foot of Frontage.

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/8 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE (6)	2/3 LENGTH OF FRONTAGE (FT)
14	1/1	N/A	0

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 (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
21,722 SF	NON-RESIDENTIAL	2,050/2,100 SF	3/3

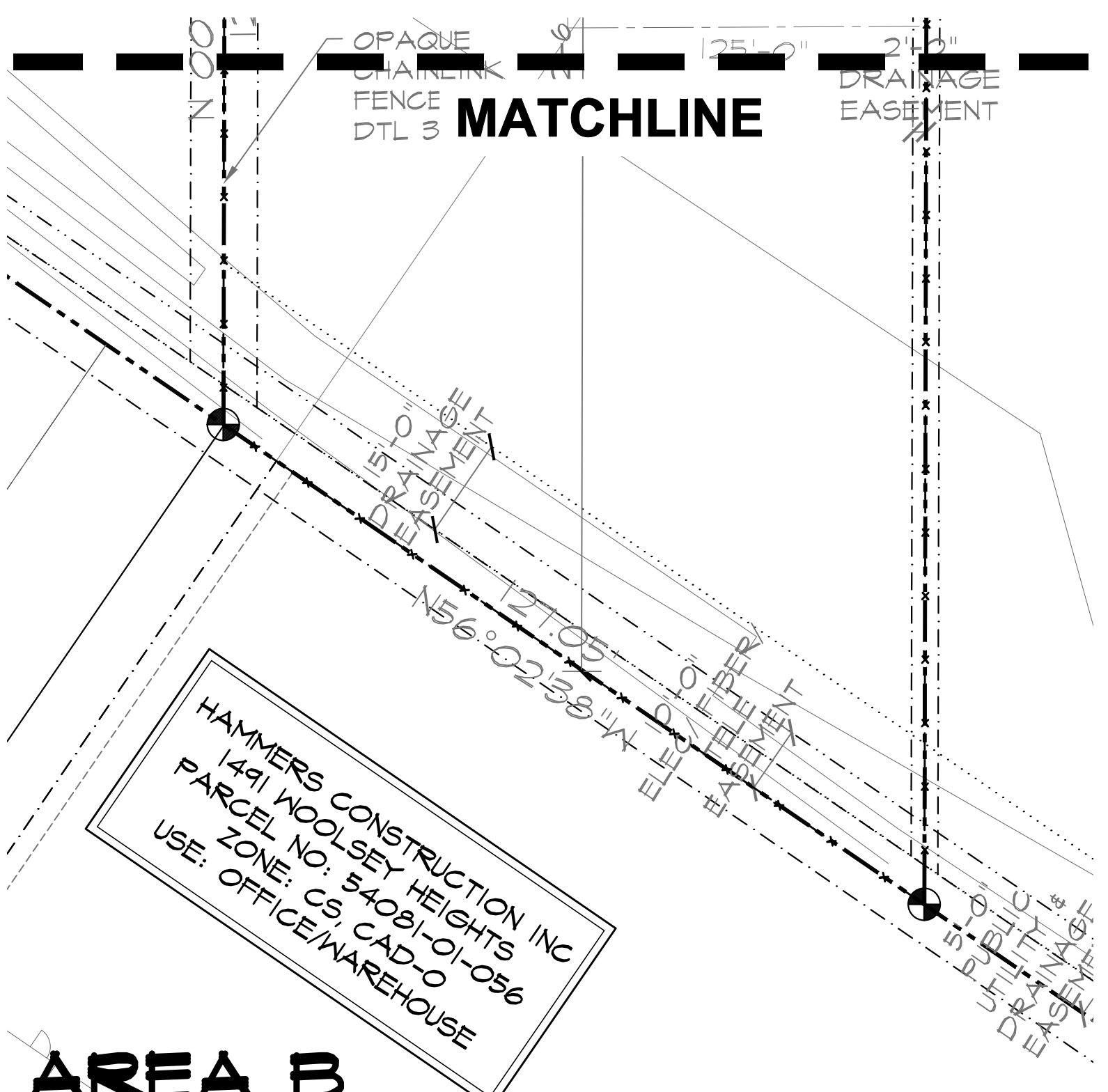
LANDSCAPE BUFFERS AND SCREENS (LS)			
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE: ---	SETBACK BUFFER REQ. / PROV. FENCE	EVERGREEN TREES (1/3) REQ./PROV. - NA

OPAQUE FENCE REQUIREMENT: FENCE FOR BUFFER REQUIREMENT AS SHOWN ON SOUTH BUFFER

PLANT SCHEDULE

Symbol	Abbr.	QTY.	Botanical Name	Common Name	WATER USE	Mature Planting Size	Size
EVERGREEN TREES:						W X HT	B & B
[Symbol]	PPF	3	Pinus pungens Fastigiata Wells	Blue Totem	MED	4' x 12'	6' ht
DECIDUOUS TREES:							
[Symbol]	GTSB	1	Gleditsia triacanthos inermis	Thornless Honeylocust Skyline OR Shademaster	MED	30'-40'	1-1/2" cal.
[Symbol]	MP	3	Malus 'Profusion'	Profusion Crabapple	MED	15x15'	1-1/2" cal.
EVERGREEN SHRUBS:							
[Symbol]	JSS	12	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	MED	2-4' x 15-20'	Container
[Symbol]	JS	6	Pinus pungens 'Glaucia Globosa'	Globe Blue Spruce	MED	5-6' x 3-5'	# 5
[Symbol]	MA	4	Mahonia aquifolium compacta	Compact Oregon Grape Holly	MED	3-4' x 2-3'	# 5
DECIDUOUS SHRUBS:							
[Symbol]	RHA	3	Rhus aromatica 'Gro-low'	Sumac Gro-Low	LOW	5-7' x 2'	# 5
[Symbol]	RKD	3	Rosa x double knockout 'Radikko'	Double Knockout Rose	MED	3-4' x 3-4'	# 5
[Symbol]	SBG	6	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	MED	3-4' x 2-3'	# 5
[Symbol]	SJ	4	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spiraea	MED	1-2' x 1-2'	# 5
ORNAMENTAL GRASSES:							
[Symbol]	CA	20	Calamagrostis acutiflora 'Overdam'	Overdam Feather Reed Grass	MED	1-3' / 2-3'	1 GAL.
[Symbol]	BO	2	Bouteloua gracilis 'blond ambition'	Blonde Ambition Grass	MED	2' x 2-3'	1 GAL.
PERENNIALS:							
[Symbol]	PEN	9	Penstemon pinifolius	Pineleaf Penstemon	LOW	12"x12"	1 GAL.
[Symbol]	SAL	11	Salvia nemorosa 'May Night'	May Night Salvia	LOW	24 x 24"	1 GAL.

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 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 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, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANY OTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER 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 - 2-1, LOT 3
 7755 GARY WATSON POINT
 COLORADO SPRINGS, 80915
 EL PASO COUNTY, CO

PREPARED FOR:
 HAMMERS CONSTRUCTION

NOT FOR CONSTRUCTION

JOB NUMBER	975-21
REVISIONS	
ORIGINAL DATE	2-19-21
DRAWN BY:	JM
DESCRIPTION:	LANDSCAPE PLAN
SHEET NO.	L1.1



