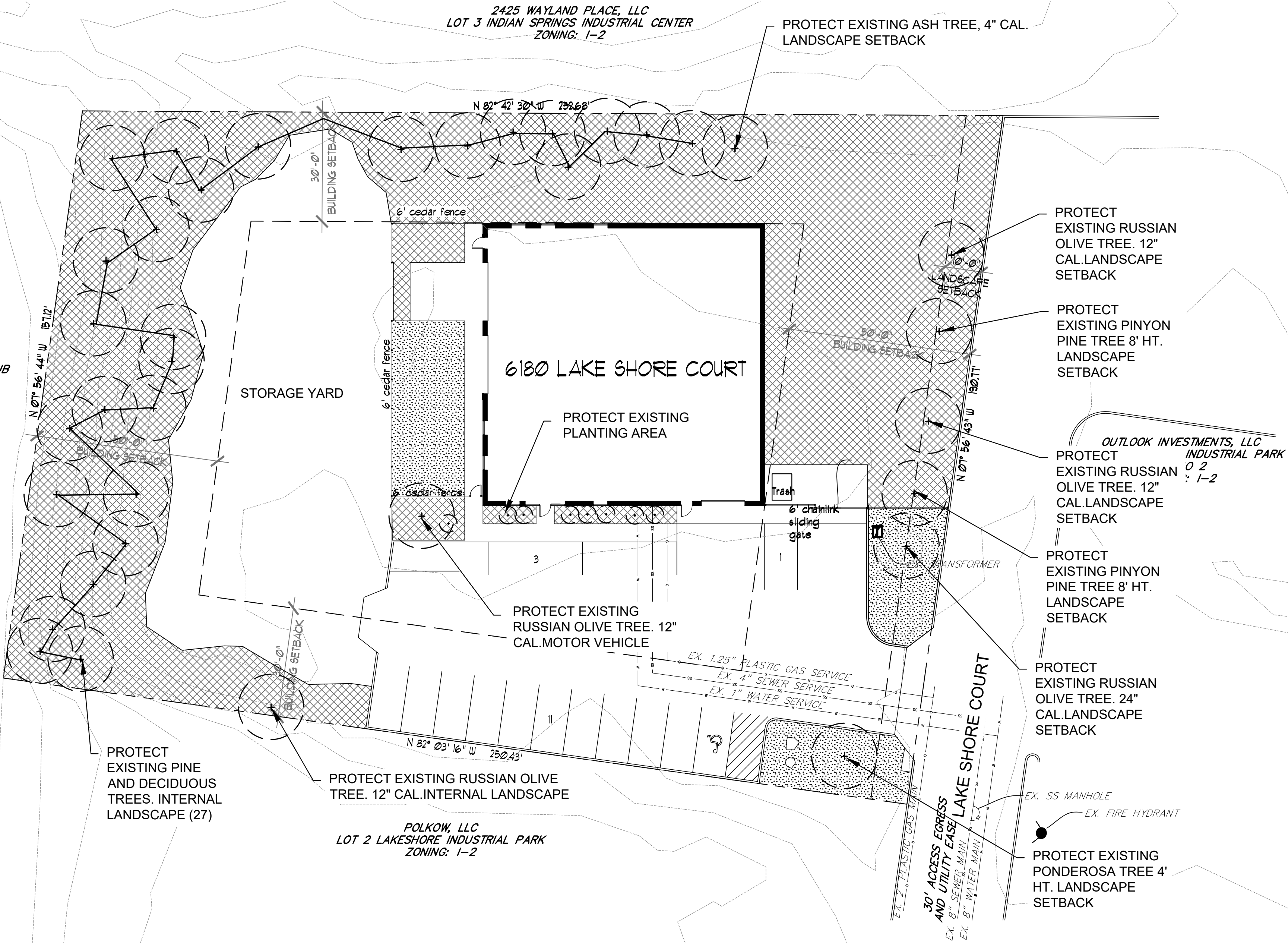


LANDSCAPE PLAN

INDUSTRIAL GROUP, LLC
IRON SERVICE CENTER SUB
ZONING: I-2

2425 WAYLAND PLACE, LLC
LOT 3 INDIAN SPRINGS INDUSTRIAL CENTER
ZONING: I-2

POLKOW, LLC
LOT 2 LAKESHORE INDUSTRIAL PARK
ZONING: I-2



CODE REQUIREMENTS

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREEFEET REQUIRED	NO. OF TREES REQ./PROVIDED
LAKE SHORE CT	NON-ARTERIAL	10/10 LF	191	130 FT	7/7

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	2/3 LENGTH OF FRONTAGE (FT)
15	1/1	NONE	NONE
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.		
NONE	NONE		

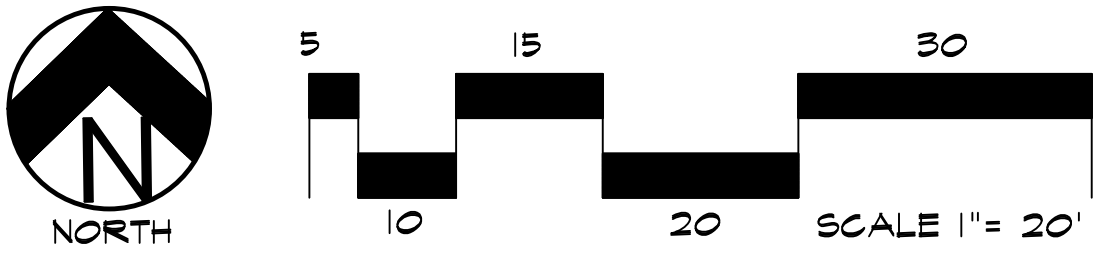
INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA IS CALCULATED USING THE ENTIRE LOT. MAXIMUM OF 50% OF REQUIRED TREES MAY BE SUBSTITUTED WITH 10 SHRUBS. FOR EACH TREE REQUIRED.			
NET SITE AREA (SF) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1500 SF) (EXCLUDING DRIVEWAYS)
43,560 SF	NON-RESIDENTIAL	2,178 SF/2,200 SF	4/28
SHRUB SUBSTITUTES (50% REQ./PROV.)		INTERNAL PLANT ABBR. 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 (1/20') REQ./PROV. - NA	EVERGREEN TREES (1/3) REQ./PROV. - NA
NONE				

GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	Protect Existing Grass
	Protect Existing Landscape (Existing native grass)

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



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.

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD, STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-288-1122



MIKEY'S TOTAL CAR CARE
6180 LAKE SHORE CT
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:

For Approval Only

NOT FOR CONSTRUCTION	JOB NUMBER	1045-21
	REVISIONS	
	ORIGINAL DATE	10-21-21
	DRAWN BY:	JM
	DESCRIPTION:	LANDSCAPE PLAN
	SHEET NO.	L1.1