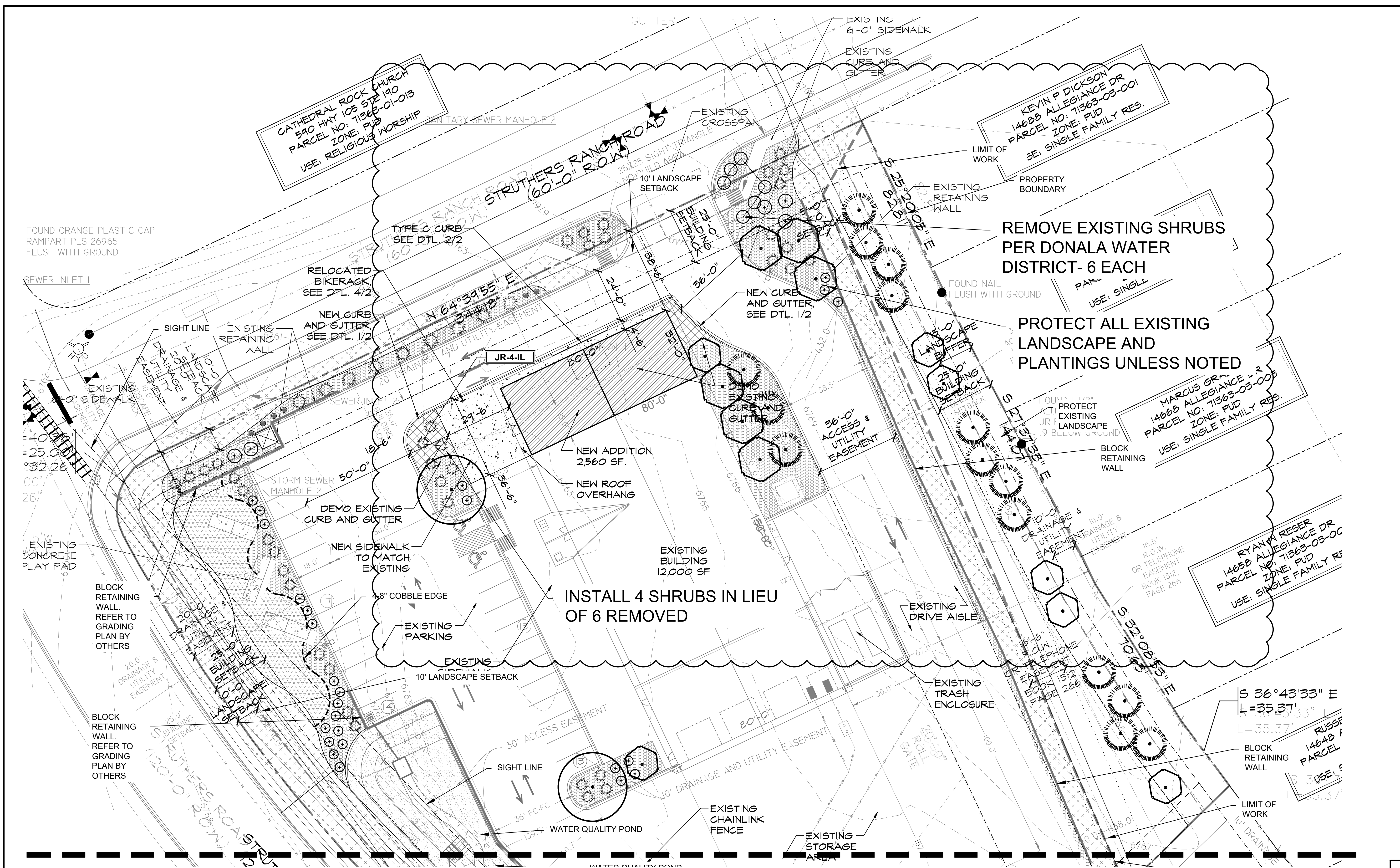
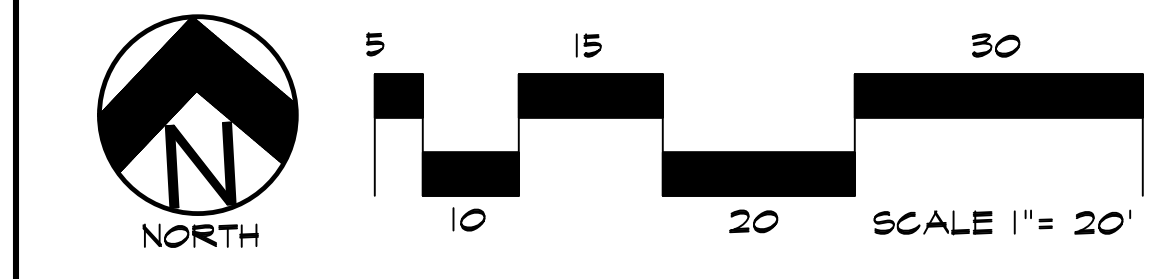




LANDSCAPE PLAN - AREA 'A'



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 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 COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

IRRIGATION SYSTEM NOTE
NOTE: PER EL PASO COUNTY LANDSCAPE CODE NO IRRIGATION SYSTEM REQUIRED. IRRIGATION SYSTEM FOR PLANTINGS WILL BE INSTALLED. REFER TO PLAN BY HGD, INC.

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 ANY OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

COUNTY FILE NO. PPR-263

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
jmacKay@highergrounddesigns.com

HIGHER GROUND DESIGNS

STRUTHERS RANCH ROAD
847 STRUTHERS RANCH ROAD
LOTS 1-2, STRUTHERS RANCH SUB. FIL. NO. 4
EL PASO COUNTY

PREPARED FOR:
HAMMERS CONSTRUCTION

APPROVED
Plan Review
05/04/2025 2:29 PM
EPC Planning, Community Development Department

NOT FOR CONSTRUCTION

JOB NUMBER
1305-25

REVISIONS	PER	COMMENTS
3-12-26	PER	COMMENTS
4-16-26	PER	COMMENTS

ORIGINAL DATE
JM

DRAWN BY
12-12-25

DESCRIPTION
FINAL LANDSCAPE PLAN - AREA A

SHEET NO.
L1.1

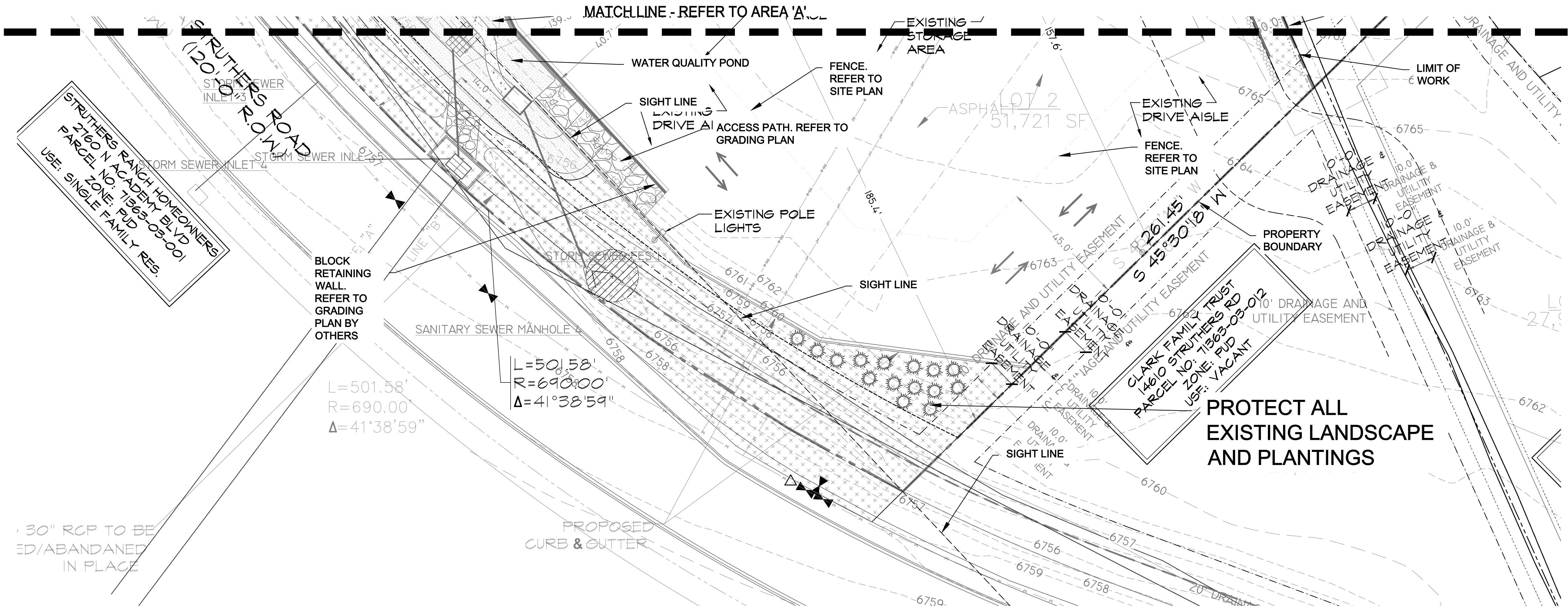
For Approval Only

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
STRUTHERS ROAD	ARTERIAL	10/10 FT	445	1/30 FT	15/15 UPRIGHT EVERGREEN TREES
STRUTHERS RANCH ROAD	ARTERIAL	10/10 FT	345	1/30 FT	12/12 (5 UPRIGHT EVERGREEN TREES)
MOTOR VEHICLE LOTS (MV)					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	FRONTAGE (FT.)	2/3 LENGTH OF FRONTAGE (FT.)	
29	2/2	INDUSTRY	143 LF	95 LF	
MIN. 3' HT. SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.				
20/20	10/10				
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)		
128,066 SF	NON-RESIDENTIAL	6,404 SF/16,500 SF	13/3		
SHRUB SUBSTITUTES (50%) REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN		PERCENT GROUND PLANE VEG. REQ./PROV.		
50/50	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	
EAST	334	15/15'	17/17	6/12	

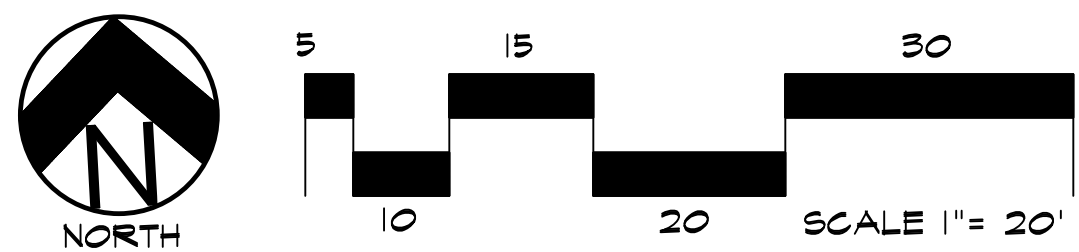
PLANT SCHEDULE						
Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Size w x h	B & B Planting Size
DECIDUOUS TREES:						
	GTSM		Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'x25'	1-1/2" cal.
	CH		Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn	15'X 15'	1-1/2" cal.
	PV		Prunus virginiana 'Sucker Punch'	Sucker Punch Canada Red Cherry	15'X 15'	1-1/2" cal.
EVERGREEN TREES:						
	PE		Pinus edulis	Pinyon Pine	15'x15'	6' ht.
	JC		Juniperus x chinensis 'Spartan'	Spartan Juniper	3-4' x 12-15'	5 gal.
EVERGREEN SHRUBS:						
	JA		Juniperus chinensis 'Armstrong'	Armstrong Juniper	3-4' x 3-4'	5 gal.
	JL		Juniperus sabinia	Buffalo Juniper	6-8' x 12-18"	5 gal.
	JR	4	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	6-8' x 6-8"	5 gal.
DECIDUOUS SHRUBS:						
	PFG		Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla	4-5' x 3-4'	5 gal.
	VTS		Viburnum trilobum 'Spring Green'	Spring Green Compact Viburnum	3-5' x 2-3'	5 gal.
ORNAMENTAL GRASSES:						
	CA		Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'	#1 CONT.
NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.						

GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	APPROX. SF
	Denver Granite Rock: 3/4" Diameter (with weed barrier) OR approved equal	540 SF
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier) OR approved equal	EXISTING
	Non-Irrigated Native Seed Grass: Refer to Mix 'A'	EXISTING
	Non-Irrigated Native Seed Grass: Refer to Mix 'B'	EXISTING
	Steel Edger. See notes	EXISTING
	4-8" Dia. Cobble Edge between rock types	EXISTING
NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.		

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.	



LANDSCAPE PLAN - AREA 'B'



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 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 COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

IRRIGATION SYSTEM NOTE
NOTE: PER LANDSCAPE CODE NO IRRIGATION SYSTEM REQUIRED FOR NATIVE GRASS SEED AREAS IF PLANTED IN LATE FALL OR EARLY SPRING. INSTALL DRIP IRRIGATION SYSTEM FOR PROPOSED TREES AND SHRUBS.

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.

COUNTY FILE NO. PPR-263

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
jmcay@highergrounddesigns.com

HIGHER GROUND DESIGNS

STRUTHERS RANCH POLARIS
847 STRUTHERS RANCH ROAD
LOTS 1-2, STRUTHERS RANCH SUB. FIL. NO. 4
EL PASO COUNTY
PREPARED FOR:
HAMMERS CONSTRUCTION

NOT FOR CONSTRUCTION

JOB NUMBER
1305-25
REVISIONS
3-12-26 PER COMMENTS
ORIGINAL DATE
JM
DRAWN BY
12-12-25
DESCRIPTION
FINAL LANDSCAPE PLAN - AREA B
SHEET NO.
L1.2