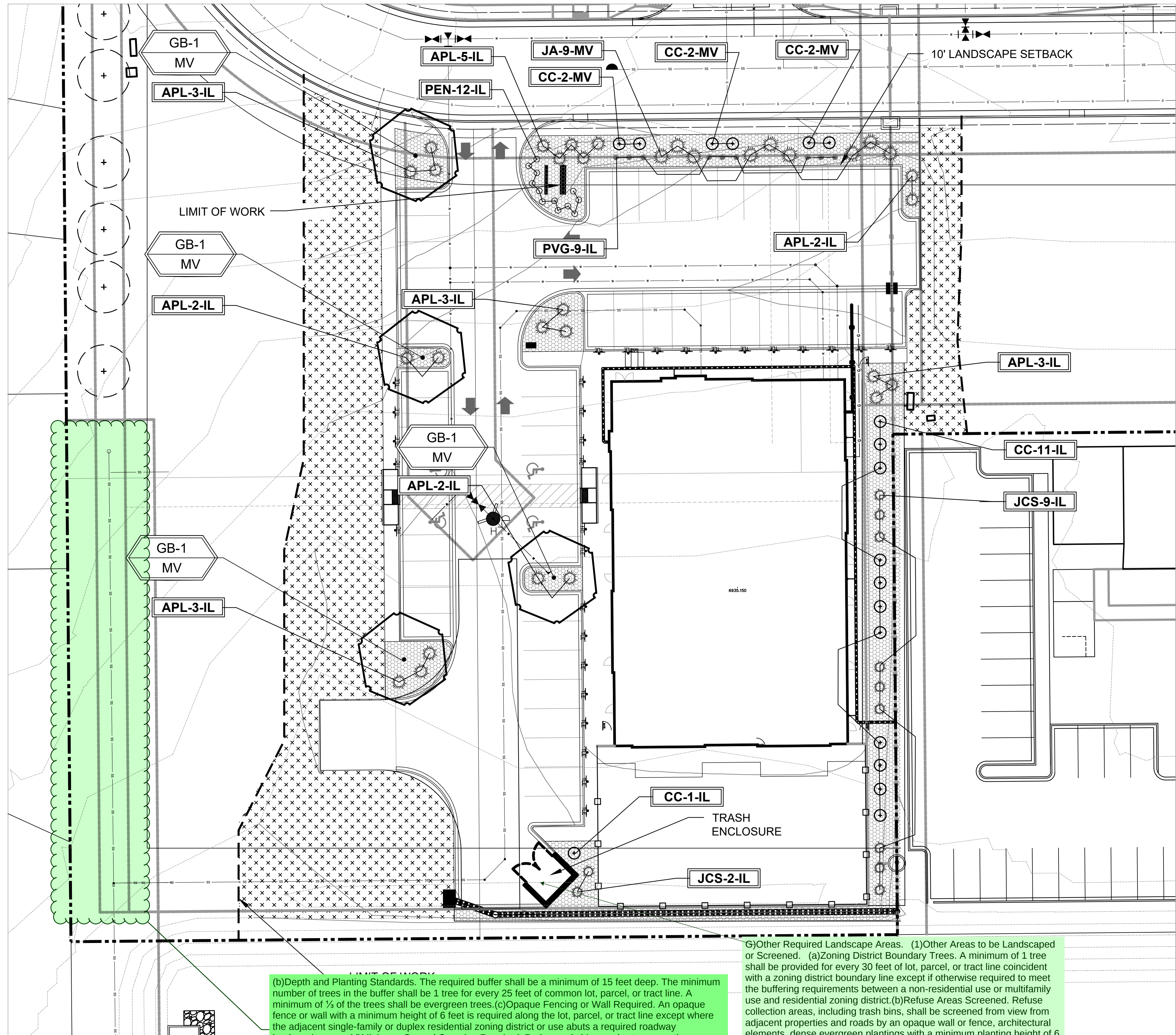
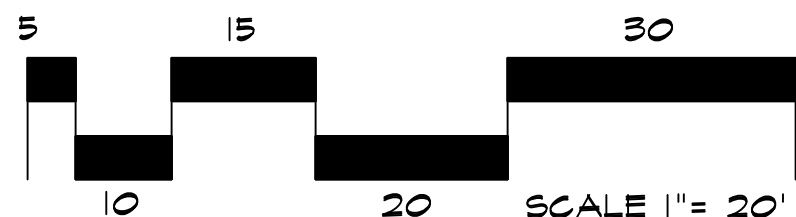




LANDSCAPE PLAN



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 COUNTY UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COUNTY UTILITIES CONSTRUCTION STANDARD DRAWINGS CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

UTILITIES NOTE

(b)Depth and Planting Standards. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 25 feet of common lot, parcel, or tract line. A minimum of 1/4 of the trees shall be evergreen trees.(c)Opaque Fencing or Wall Required. An opaque fence or wall with a minimum height of 6 feet is required along the lot, parcel, or tract line except where the adjacent single-family or duplex residential zoning district or use abuts a required roadway landscaping area.(d)Minimum Ground Covering Required. Bark, wood chips, rock, stone, or other natural/synthetic landscape material shall be used as a non-living ground cover. Areas of a required buffer not covered in approved non-living ground cover material shall be covered in a living plant material.

(g)Other Required Landscape Areas. (1)Other Areas to be Landscaped or Screened. (a)Zoning District Boundary Trees. A minimum of 1 tree shall be provided for every 30 feet of lot, parcel, or tract line coincident with a zoning district boundary line except if otherwise required to meet the buffering requirements between a non-residential use or multifamily use and residential zoning district.(b)Refuse Areas Screened. Refuse collection areas, including trash bins, shall be screened from view from adjacent properties and roads by an opaque wall or fence, architectural elements, dense evergreen plantings with a minimum planting height of 6 feet, or berms with dense plantings creating an opaque appearance with a minimum height of 6 feet.

CODE REQUIREMENTS

LANDSCAPE SETBACKS (LB)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
BENT GRASS MARKET VIEW PRIVATE DRIVE		N/A		N/A	0/0

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)	2/3 LENGTH OF FRONTAGE (FT)
52	4/4	BENT GRASS	121 LF	16 LF
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.			
14/4	1/1			

INTERNAL LANDSCAPING (IL)				
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE (LANDS). INTERNAL LANDSCAPE AREA IS CALCULATED USING THE ENTIRE LOT. MAXIMUM OF 50% OF REQUIRED TREES MAY BE SUBSTITUTED WITH 10 SHRUBS.				
NET SITE AREA (SQ)	PERCENT MINIMUM	INTERNAL AREA (SQ) REQ./PROV.	INTERNAL TREES (1/500 SQ)	INTERNAL TREES (1/500 SQ) (EXCLUDING DRIVEWAYS)
49,436 SF	NON-RESIDENTIAL	2,471/2,482 SF	5/10	
SHRUB SUBSTITUTES REQ./PROV.		INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
50/50		IL	50%/50%	

LANDSCAPE BUFFERS AND SCREENS (LB) NOT REQUIRED			
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER (B') REQ. / PROV.	BUFFER TREES (1/10') REQ./PROV.

PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Size w x h	B & B Planting Size
DECIDUOUS TREES:						
GB	GB	4	Gymnocladus dioicis 'Expresso'	Expresso Kentucky Coffeetree	30'x40'	1-1/2"cal.
EVERGREEN SHRUBS:						
APL	APL	23	Archostaphylos coloradoensis 'Panchito'	Panchito Manzanita	36"x24"	5 gal.
JA	JA	9	Juniperus chinensis 'Armstrong'	Armstrong Juniper	3-4' x 3-4'	5 gal.
JCS	JCS	11	Juniperus x chinensis 'Spartan'	Spartan Juniper	3-4' x 12-15'	5 gal.
DECIDUOUS SHRUBS:						
CC	CC	18	Caryopteris x clandonensis 'Drk Knt'	Dark Knight Blue Mist Spirea	2' x 2-4'	5 gal.
ORNAMENTAL GRASSES:						
PVG	PVG	9	Panicum virgatum 'Shenandoah'	Shenandoah Grass	2' x 4-5'	1 gal.
PERENNIALS:						
PEN	PEN	12	Penstemon pinifolius	Pineleaf Penstemon	12"x12"	1 gal.

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
	Clear Creek Rock: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material	6,670 SF
	Non-irrigated Native Seed Grass - Mix 'A'	11,735 SF

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.

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.

DOCUMENT NOTE

RESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SOURCES 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

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11659 BENT GRASS MARKET VIEW
THE LEARNING EXPERIENCE CHILD CARE
FALCON CO, EL PASO COUNTY, CO

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PREPARED FOR:

NOT FOR CONSTRUCTION

JOB NUMBER	1348-26
REVISIONS	
ORIGINAL DATE	8-11-26
DRAWN BY	JM
DESCRIPTION	LANDSCAPE PLAN
SHEET NO.	L1.1