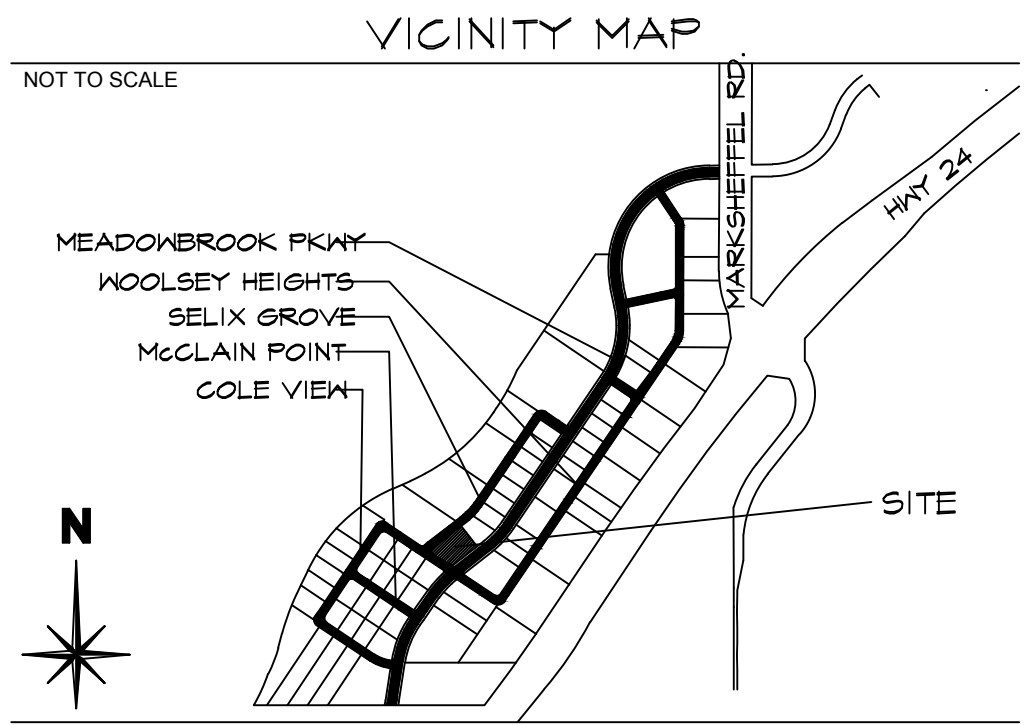


**MATERIAL NOTES**

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.



This is deficient.

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
SELIX GROVE	NON-ARTERIAL	10/10 FT	165	1/30 FT	5/4
MEADOWBROOK	NON-ARTERIAL	10/10 FT	182	1/30 FT	6/6
COLE VIEW	NON-ARTERIAL	10/10 FT	176	1/30 FT	4/4

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/8 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	2/3 LENGTH OF FRONTAGE (FT.)
10/8	1/1	--	24 LF

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)
42,114	NON-RESIDENTIAL	2,106/2026	42

LANDSCAPE BUFFERS AND SCREENS (LB)			
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			

**CODE REQUIREMENTS**

PLEASE NOTE: ALL LANDSCAPING IS EXISTING AS SHOWN AND WE WILL ADD 1 TREE FOR THE EXTRA PARKING SPACES SHOWN ON THE PLANS

**PLANT SCHEDULE**

Symbol	Abbr.	Botanical Name	Common Name	Mature Width X HT.	Planting Size
<b>EVERGREEN TREES:</b>					
●	PP	Pinus ponderosa	Ponderosa Pine	20'x45'	6' ht.
●	JC	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	6-8' x 12-15'	4-6' ht.
<b>DECIDUOUS TREES:</b>					
○	GTSB	Gleditsia triacanthos	Skyline or Shademaster Honeylocust	30'X25'	1-1/2" cal.
○	MS	Malus 'Spring Snow'	Spring Snow Crabapple	15'X15'	1-1/2" cal.
○	QR	Quercus alba Q. robur 'Crimschmidt'	Crimson Spire Oak	15' x 45'	1-1/2" cal.
<b>EVERGREEN SHRUBS:</b>					
●	JL	Juniperus sabinia 'Sierra Spreader'	Sierra Spreader Juniper	6-8' x 12-18"	#5 cont
●	JA	Juniperus sabinia Tamariscifolia	Tamarix Juniper	6-8' x 4-6'	#5 cont
●	MA	Mahonia aquifolium compacta	Compact Oregon Grape Holly	3-4' x 2-3'	#5 cont
●	PO	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	2-4' x 2-4'	#5 cont
<b>DECIDUOUS SHRUBS:</b>					
●	CR	Cornus stolonifera 'Redtwig'	Red Twig Dogwood	6-10' x 8-10'	#5 cont
●	SBG	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3-4' x 2-3'	#5 cont
●	SJ	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	1-2' x 1-2'	#5 cont
<b>ORNAMENTAL GRASSES/PERENNIALS:</b>					
●	CA	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'	#1 cont.
●	HEM	Hemerocallis 'Red Magic'	Red Magic Daylily	18" x 12"	#1 CONT.

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
●	Seed Mix 'A': Refer to Notes	3,074 SF
■	Rock: Denver Granite, 1.5" Diameter (with weed barrier) Submit sample to Owner for approval.	6,724 SF
■	Rock: Denver Granite, 1.5" Diameter (with weed barrier) Submit sample to Owner for approval.	1,376 SF

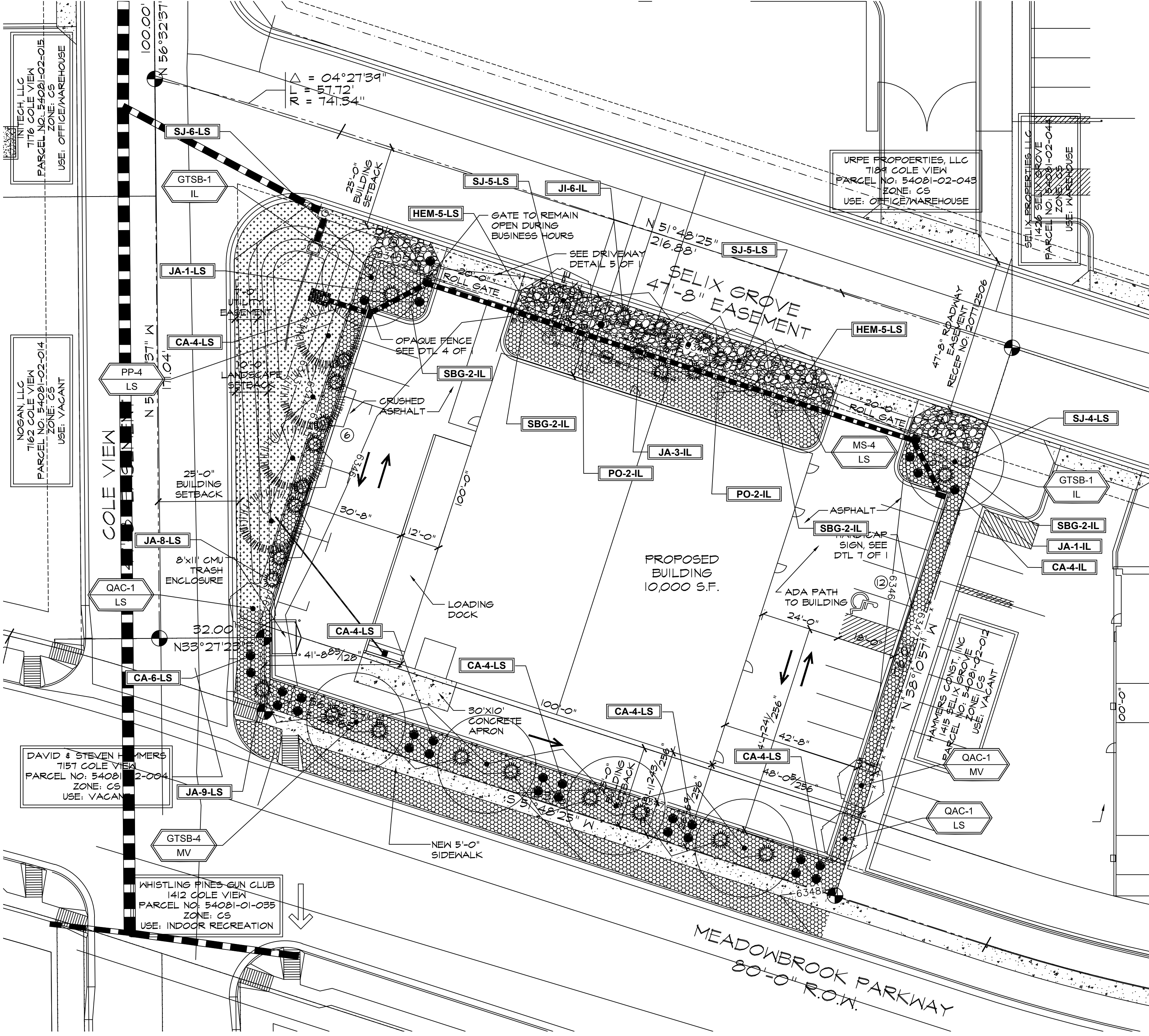
NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

**UTILITIES NOTE**

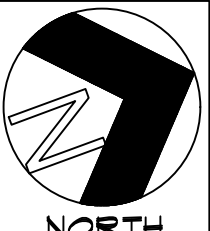
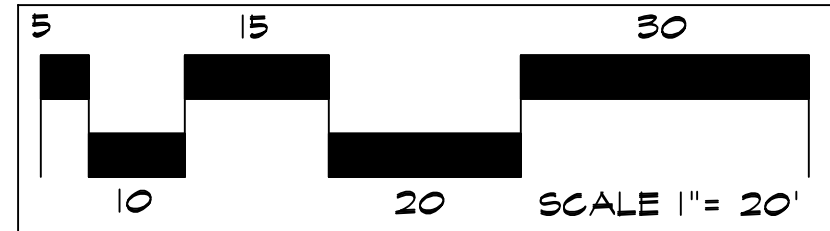
VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10" FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS 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 ANY OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.



**LANDSCAPE PLAN**



**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.

**HIGHER GROUND DESIGNS, INC.**  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
 5530 NORTH ACADEMY BLVD., ATE. 207  
 COLORADO SPRINGS, CO 80918  
 Phone 719-477-1646  
 Fax 719-568-1122



**CBP 9-2 CLAREMONT BUSINESS PARK 1405 SELIX GROVE COLORADO SPRINGS, CO**

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

PREPARED FOR:  
Hammers Construction, Inc.

**NOT FOR CONSTRUCTION**

JOB NUMBER	740-18
REVISIONS	
ORIGINAL DATE	3-12-18
DRAWN BY	JJM
DESCRIPTION	LANDSCAPE PLAN
SHEET NO.	6 OF 10

COUNTY FILE NO. PPR-19-026



# Landscape\_v2-redline.pdf Markup Summary

---

dskendall (1)

---

This is deficient.

This is deficient.

TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
130 FT	5/4
130 FT	6/6
130 FT	4/4

**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dskendall  
**Date:** 7/2/2019 3:51:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**