

All Planning Comments Addressed with latest submission. CH

PROPOSED
FINISHING WALL
EXISTING
TRANSFORMER

MATCH INTO
SIDEWALK
FOUND ORANGE PLASTIC CAP
RAMPART PLS 26965
FLUSH WITH GROUND

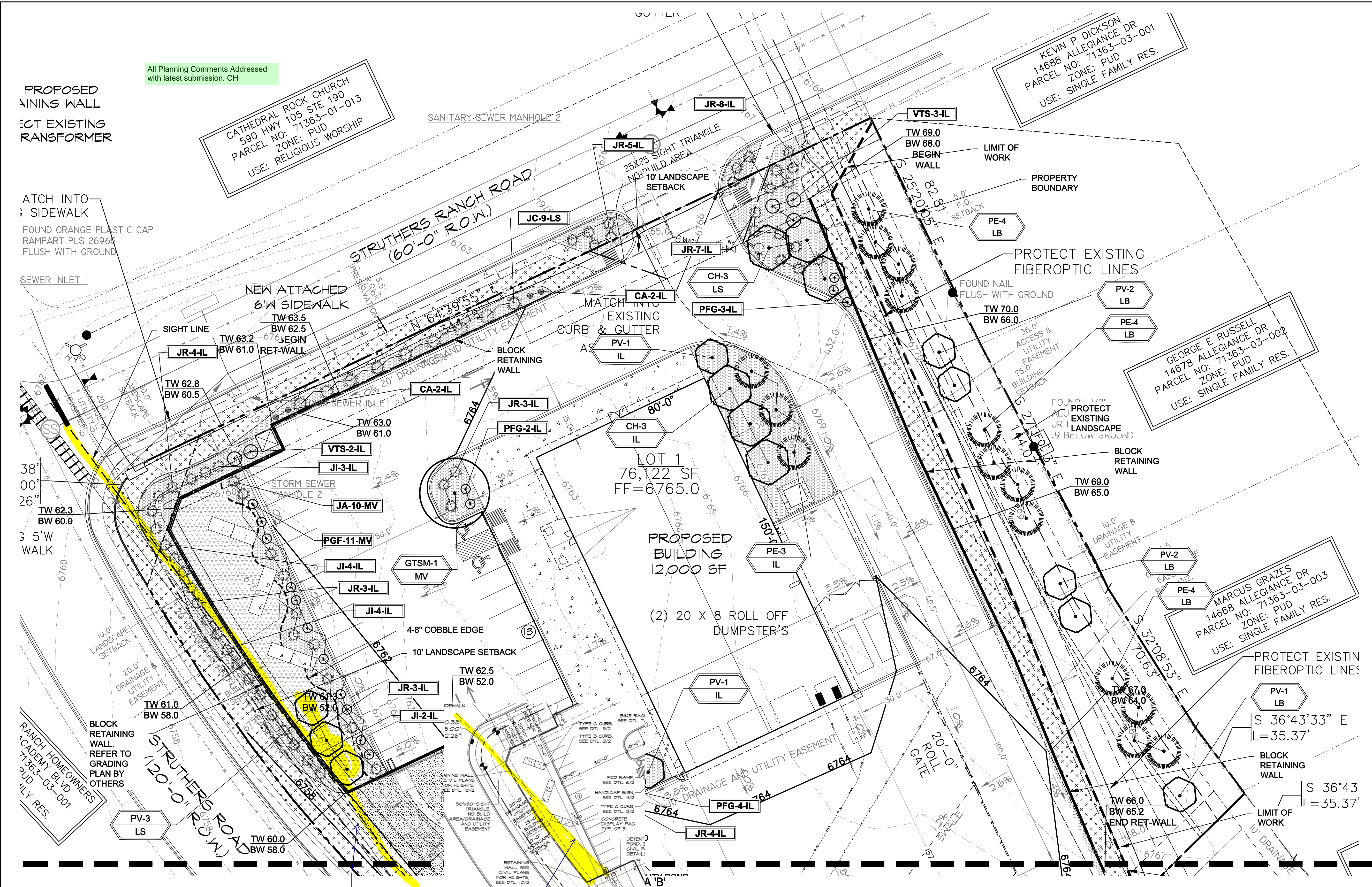
SEWER INLET 1

CATHEDRAL ROCK CHURCH
590 HWY 105 STE 190
PARCEL NO: 71363-01-013
ZONE: PUD
USE: RELIGIOUS WORSHIP

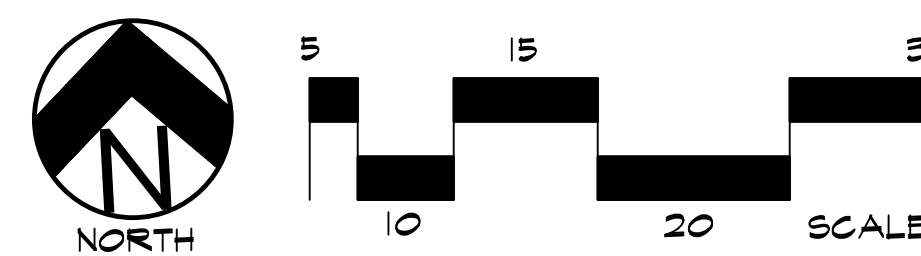
KEVIN P DICKSON
14688 ALLEGIANCE DR
PARCEL NO: 71363-03-001
ZONE: PUD
USE: SINGLE FAMILY RES.

GEORGE E RUSSELL
14678 ALLEGIANCE DR
PARCEL NO: 71363-03-002
ZONE: PUD
USE: SINGLE FAMILY RES.

MARCUS GRAZES
14668 ALLEGIANCE DR
PARCEL NO: 71363-03-003
ZONE: PUD
USE: SINGLE FAMILY RES.



LANDSCAPE PLAN AREA A



Review #2: The line of sight shown on the landscape plan is incorrect. Per the TIS the required line of sight is 590 ft while the current landscape plan is showing 354 ft. Coordinate with the Traffic Engineer and Civil Engineer for the line of sight layout. Keep in mind that within the sight triangle objects must be less than 30 inches relative to the flowline elevation of the adjacent roadway.

Review #3: Unresolved. Update the line of sight to match the site plan. Based on the site plan the three deciduous trees appears to be located in the sight triangle and must be relocated.

LAYOUT NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS 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 160PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATION 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 9' 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

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PPR 2248

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-468-1122
jmac@highergrounddesigns.com



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

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PREPARED FOR:
HAMMERS CONSTRUCTION

For Approval Only

NOT FOR CONSTRUCTION	JOB NUMBER	1088-22
	REVISIONS	
	11-23-22	PER COMMENTS
	2-21-23	PER COMMENTS
ORIGINAL DATE	J. MACKAY	
DRAWN BY	8-15-22	
DESCRIPTION	FINAL LANDSCAPE PLAN - AREA A	
SHEET NO.	L1.1	

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 STRUTHERS RANCH ROAD	ARTERIAL	10/10 FT	445	1/30 FT	15/15
12/12 (9 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	35 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 REQ./PROV.			
128,266 SF	NON-RESIDENTIAL	6,404 SF/6.5%			
SHRUB SUBSTITUTES (50%) REQ./PROV.	INTERNAL PL. DENOTED ON				
50/50	IL				
LANDSCAPE BUFFERS AND SCREENS (LB)					
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE: ---	SETBACK BUF REQ. / PROV.			
EAST	334	15/15'			

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Review #3: Unresolved. Update the line of sight to match the site plan. Based on the site plan the evergreen trees appear to be located in the sight triangle and must be relocated.

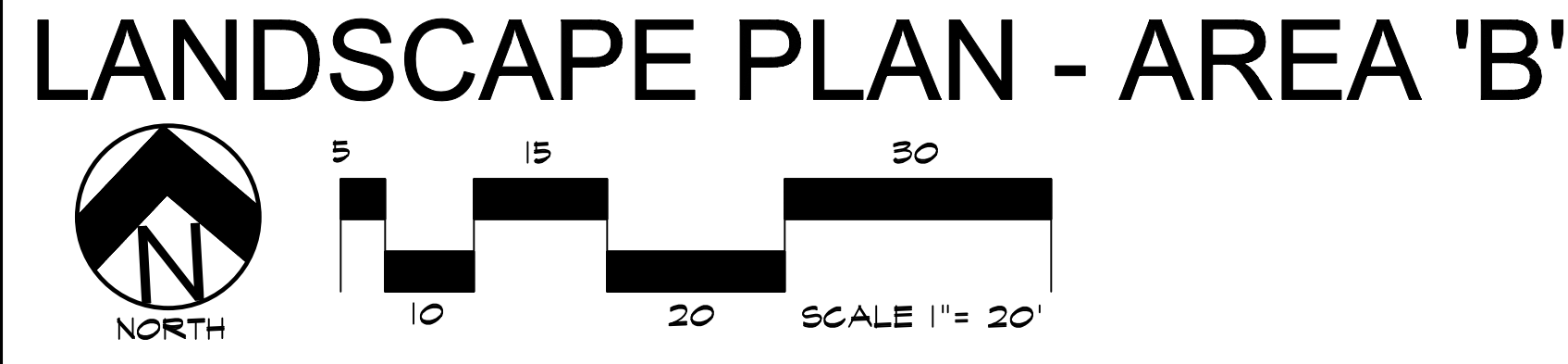
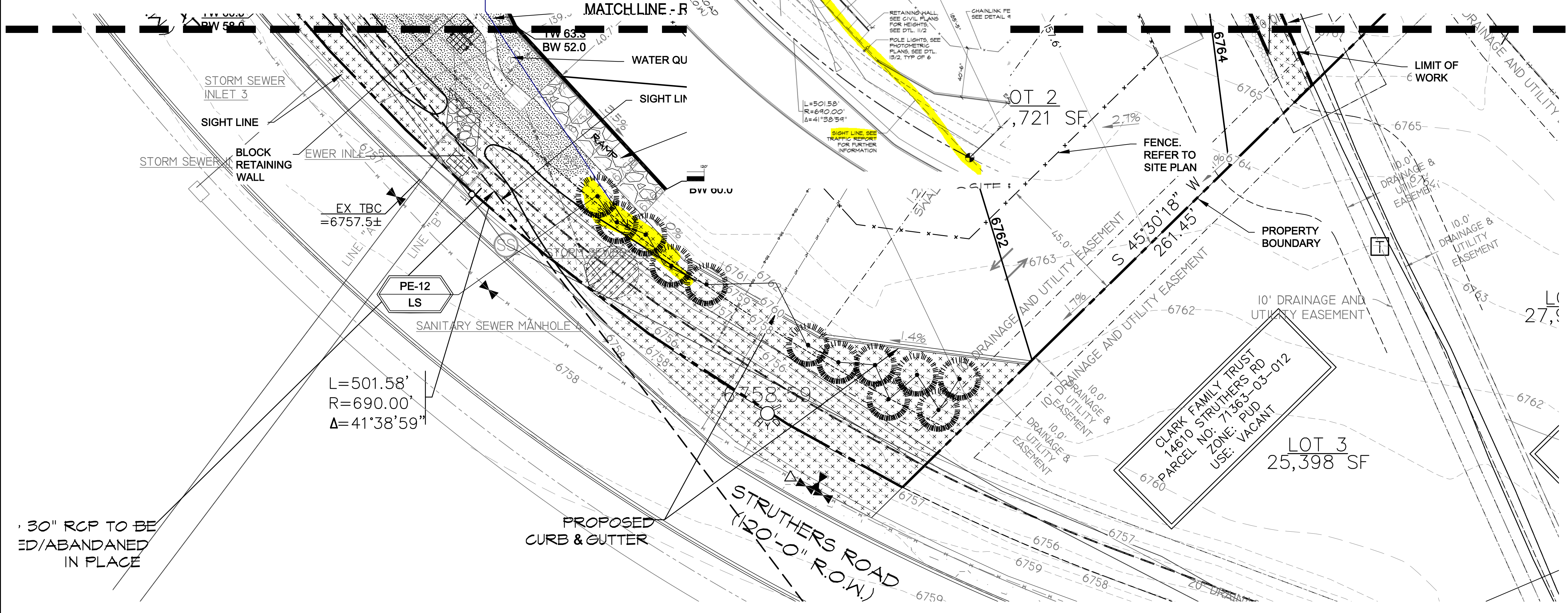
PLANT SCHEDULE						
Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Size w x h	B & B Planting Size
DECIDUOUS TREES:						
	GTSM	2	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'x25'	1-1/2" cal.
	CH	6	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn	15'x 15'	1-1/2" cal.
	PV	10	Prunus virginiana 'Sucker Punch'	Sucker Punch Canada Red Cherry	15'x 15'	1-1/2" cal.
EVERGREEN TREES:						
	PE	27	Pinus edulis	Pinyon Pine	15'x15'	6' ht.
EVERGREEN SHRUBS:						
	JA	10	Juniperus chinensis 'Armstrong'	Armstrong Juniper	3-4' x 3-4'	5 gal.
	JJ	13	Juniperus sabinus	Buffalo Juniper	6-8' x 12-18"	5 gal.
	JR	36	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	6-8' x 6-8"	5 gal.
	JC	9	Juniperus x chinensis 'Spartan'	Spartan Juniper	3-4' x 12-15'	5 gal.
DECIDUOUS SHRUBS:						
	PFG	23	Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla	4-5' x 3-4'	5 gal.
	VTS	5	Viburnum trilobum 'Spring Green'	Spring Green Compact Viburnum	3-5' x 2-3'	5 gal.
GRASS:						
			Feather Reed Grass		1-3' x 2-3'	#1 CONT.

GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	APPROX. SF
	Denver Granite Rock: 3/4" Diameter (with weed barrier) OR approved equal	10,067 SF
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier) OR approved equal	2,877 SF
	Non-Irrigated Native Seed Grass: Refer to Mix 'A'	3,153 SF
	Non-Irrigated Native Seed Grass: Refer to Mix 'B'	19,263 SF
	Protect Existing Landscape. Re-seed as required	
	Steel Edger. See notes	507 LF
	4-8" Dia. Cobble Edge between rock types	135 LF
	Remove Existing Tree	

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.



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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.

UTILITIES NOTE

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DRAWN BY	8-15-22	
DESCRIPTION	FINAL LANDSCAPE PLAN - AREA B	
SHEET NO.	L1.2	

HIGHER GROUND DESIGNS, INC.
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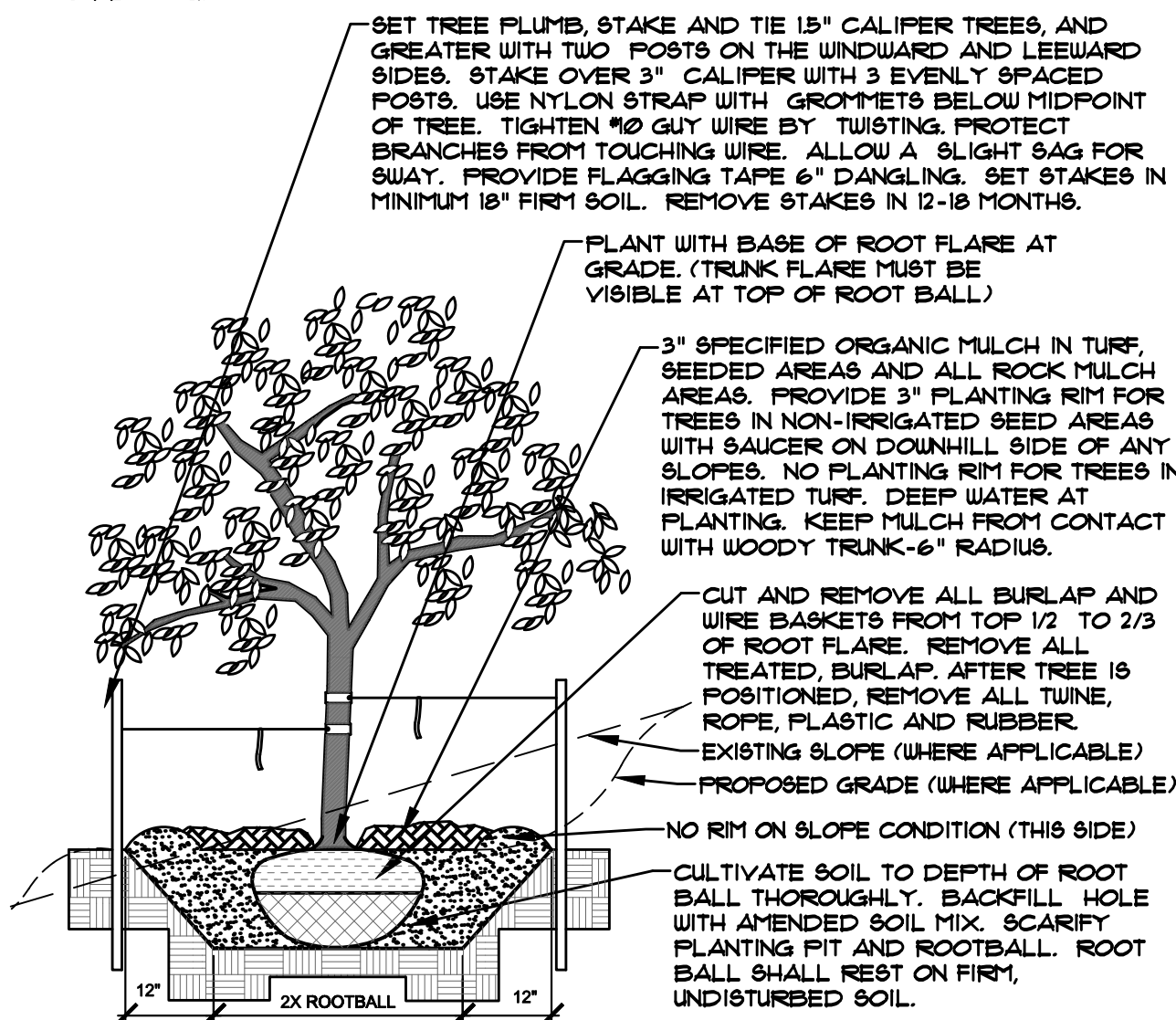
STRUTHERS RANCH POLARIS
 847 STRUTHERS RANCH ROAD
 LOTS 1-2, STRUTHERS RANCH SUB. FIL. NO. 4
 EL PASO COUNTY

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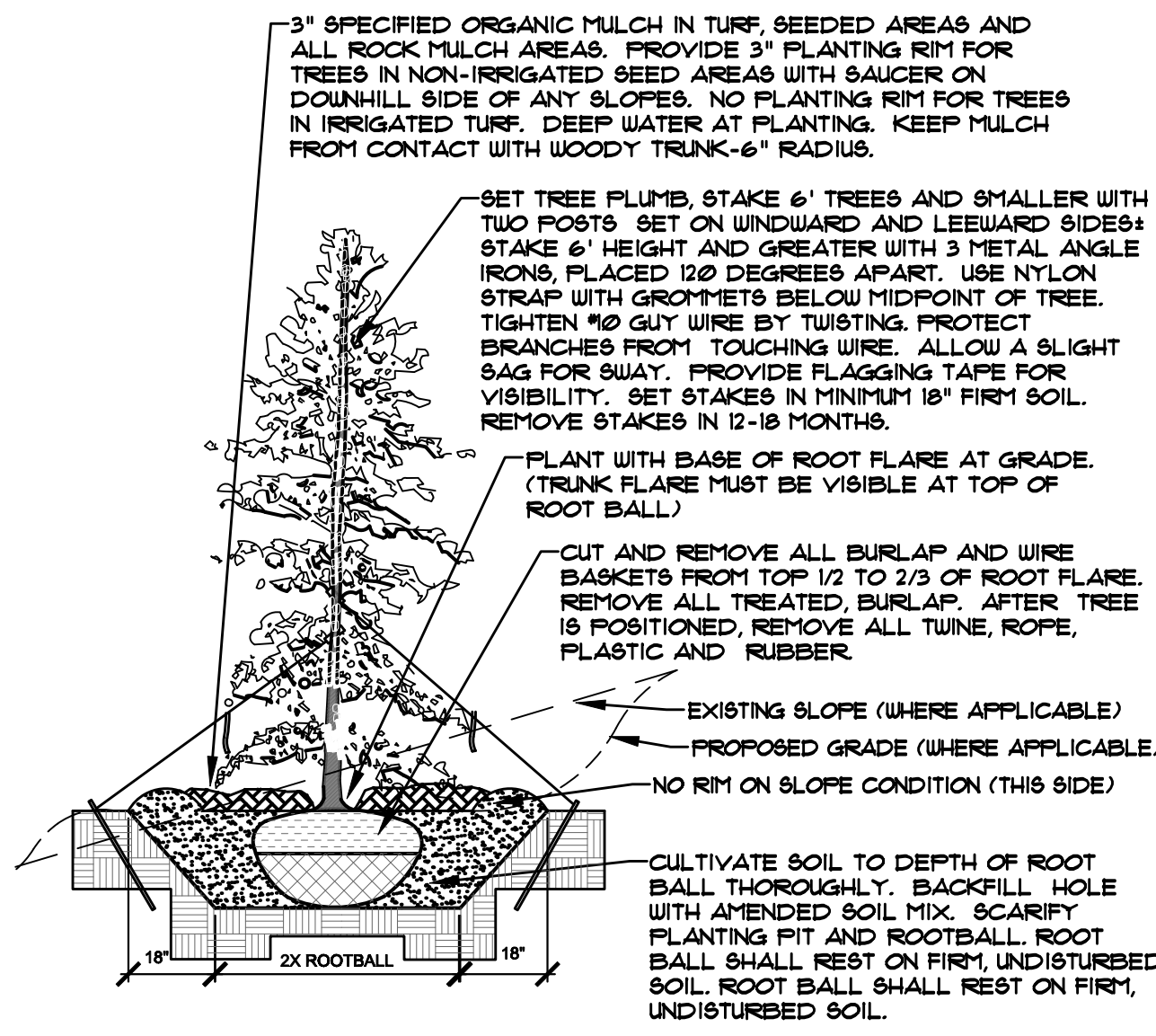
For Approval Only

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUENE. UNWRAP OCTOBER 15 AND REMOVE BY MARCH 31.
 - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



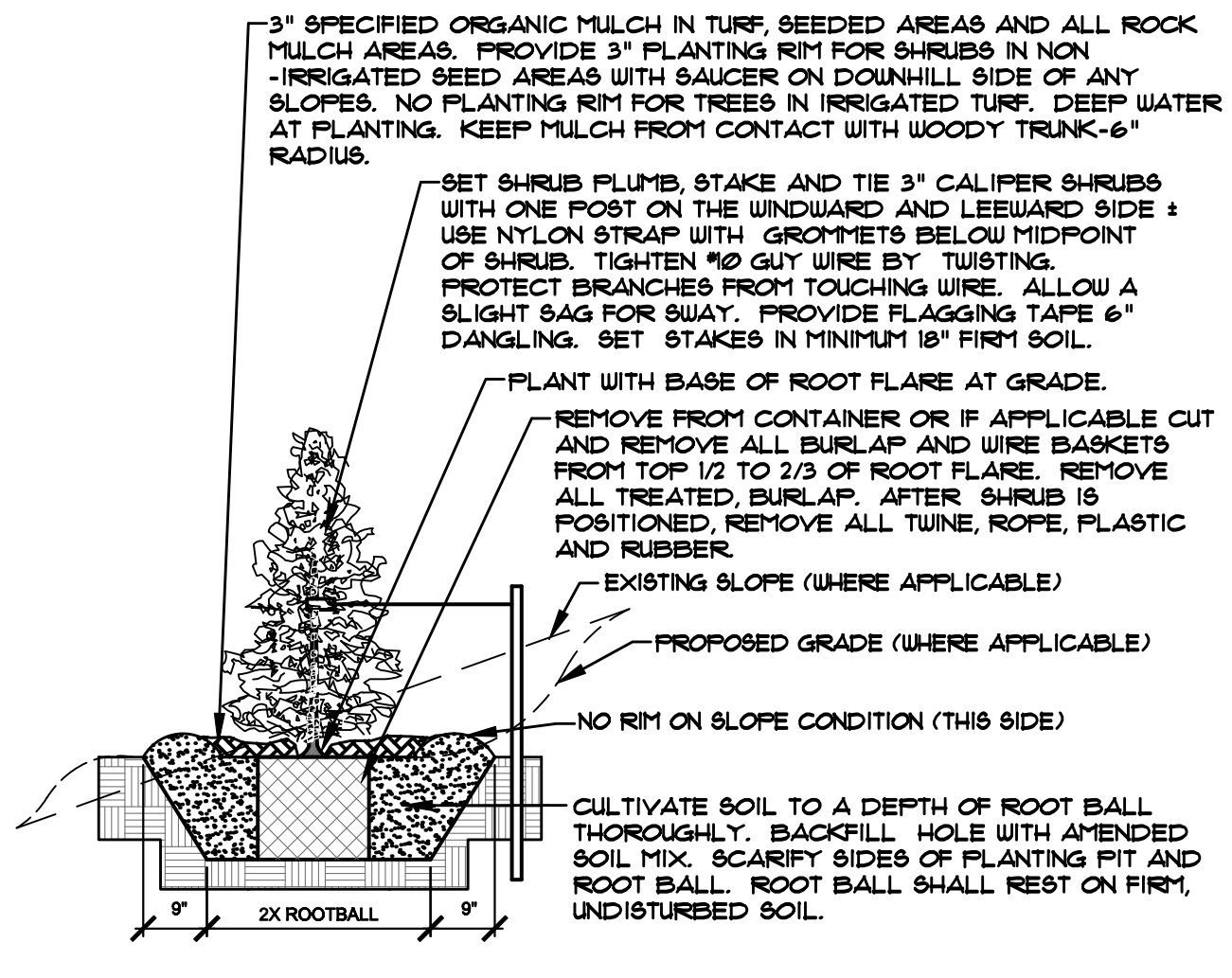
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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 - FINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET).



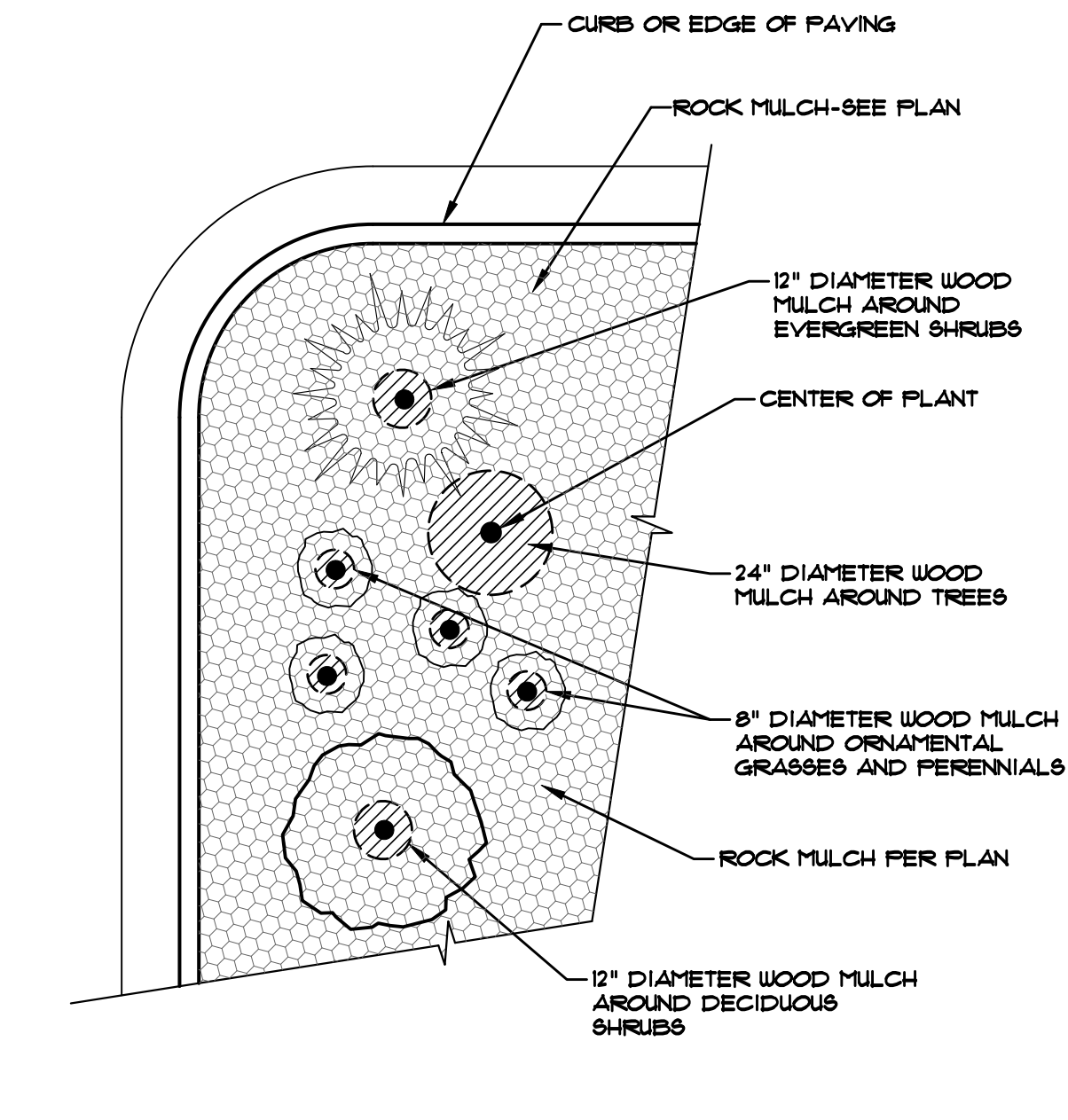
B EVERGREEN TREE PLANTING DETAIL
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 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1\"/>



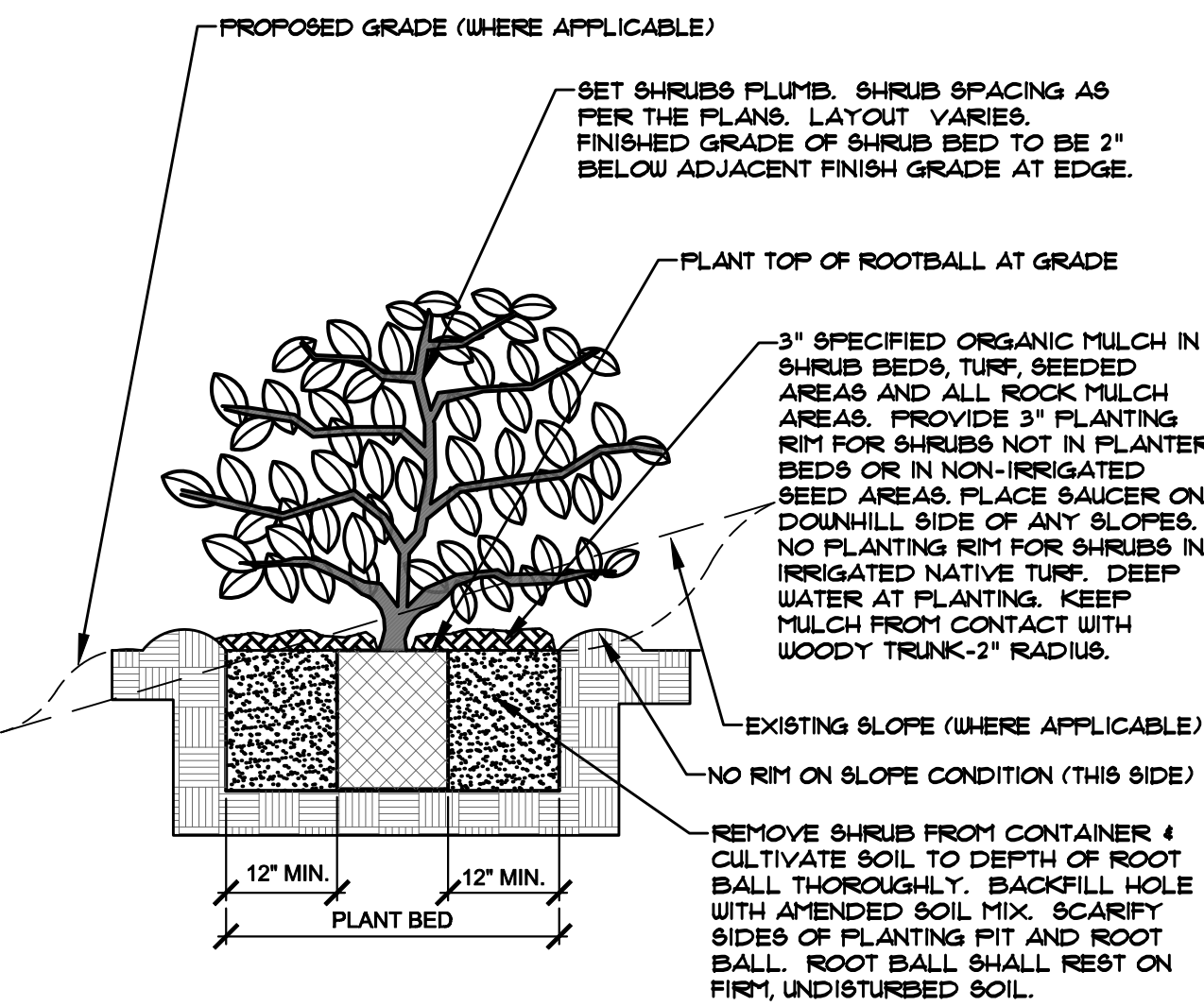
C UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2\"/>

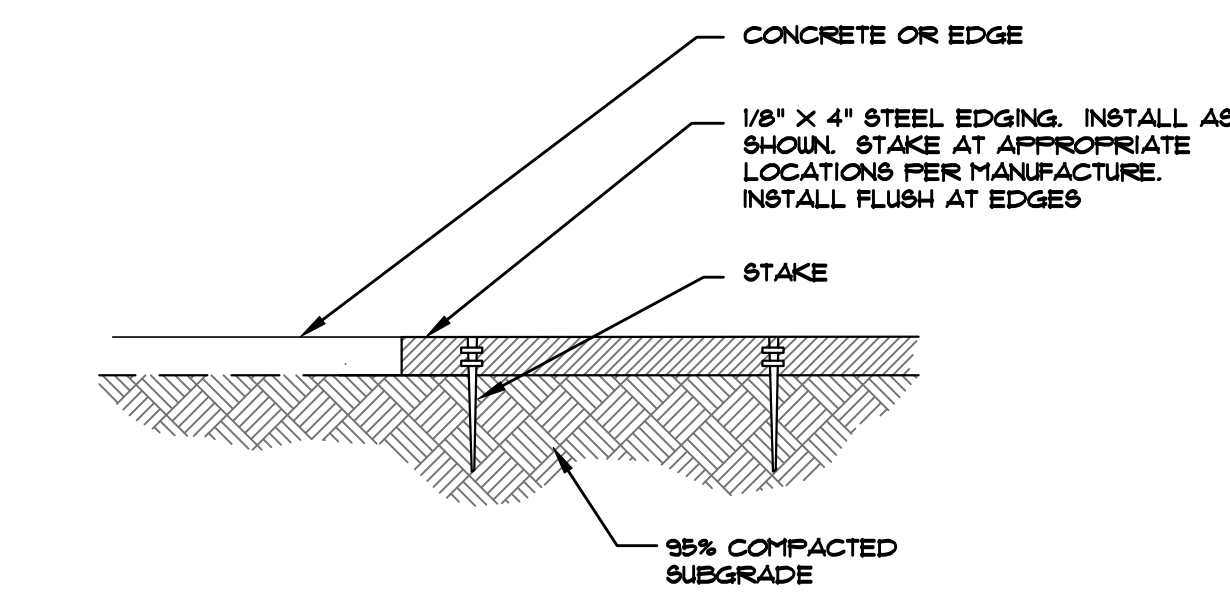


D TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE

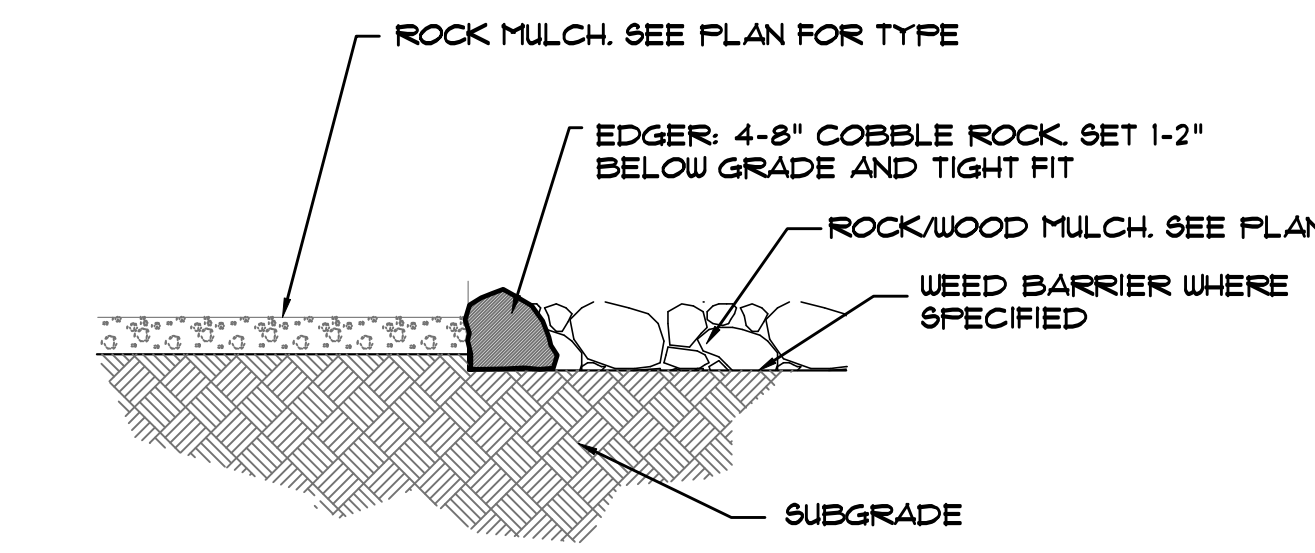
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 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT BIND AT BOTTOM OF BALL, SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1\"/>



E SHRUB PLANTING DETAIL
NOT TO SCALE



F STEEL EDGING
NOT TO SCALE



G COBBLE ROCK EDGING
NOT TO SCALE

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