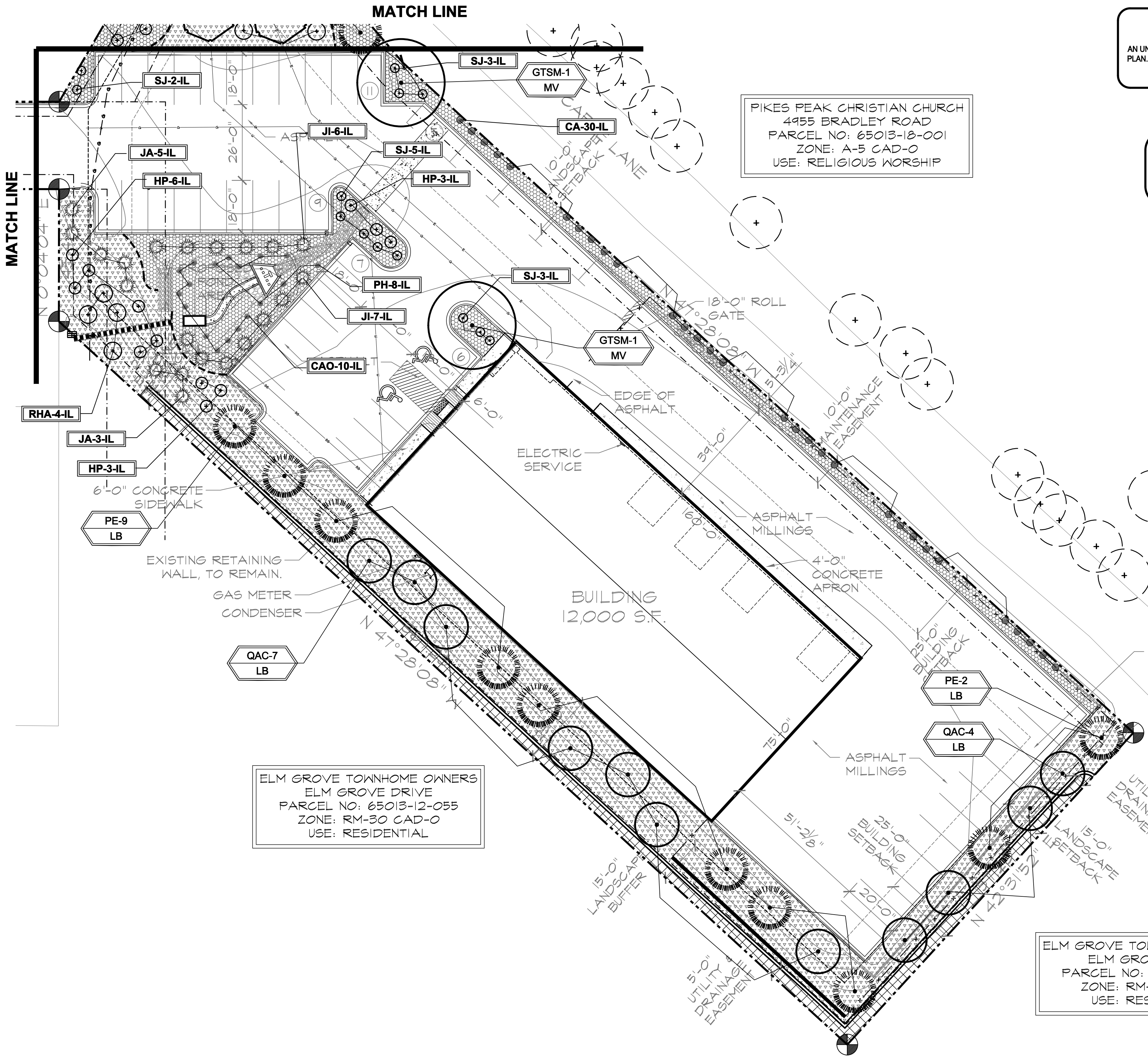


LANDSCAPE PLAN - AREA 'A'



IRRIGATION SYSTEM DESCRIPTION NOTE
AN UNDERGROUND IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AS REQUIRED PER PLAN. IRRIGATION SYSTEM TO BE DESIGN/BUILD. AS-BUILT PLAN SHALL BE PROVIDED TO OWNER ONCE INSTALLATION IS COMPLETE AND APPROVED.

LAYOUT NOTE
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 MAY REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

PLANT SCHEDULE						
Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Wdth/Hght	Size
EVERGREEN TREES:						
	PE	16	Pinus edulis	Pinyon Pine	15'X15'	B&B 6' ht.
DECIDUOUS TREES:						
	GTSM	2	Gleditsia triacanthos 'Shademaker'	Shademaker Honeylocust	30'X25'	1-1/2" cal.
	CH	2	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn	15'X15'	1-1/2" cal.
	QAC	11	Quercus alba 'Crimson Spire'	Crimson Spire Oak	15' x 45'	1-1/2" cal.
EVERGREEN SHRUBS:						
	JL	13	Juniperus sabina	Buffalo Juniper	6-8' x 12-18"	5 gal
	JA	14	Juniperus chinensis 'Armstrong'	Armstrong Juniper	3-4' x 3-4'	5 gal.
DECIDUOUS SHRUBS:						
	SJ	13	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	1-2' x 1-2'	#1 CONT.
	HP	19	Hesperaloe parviflora	Red Yucca	2-4' / 2-4'	#1 CONT.
	RHA	11	Rhus aromatica 'Gro-Low'	Sumac Gro-Low	5-7' x 2-3'	#1 CONT.
ORNAMENTAL GRASSES:						
	CA	30	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' / 2-3'	#1 CONT.
	CAO	10	Oryzopsis hymenoides	Indian Ricegrass	1-3' / 2-3'	#1 CONT.
	PH	8	Sporobolus cryptandrus	Sand dropseed	1-3' / 2-3'	#1 CONT.

NOTE: ALL QUANTITIES SHALL BE PER PLAN. LEGEND SF ARE FOR REFERENCE ONLY.

GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	APPROX. SF
	Arkansas Tan Rock Cobble: 4-8" Diameter (with weed barrier)	10,897 SF
	River Rock: 2-4" Diameter, 4" DEPTH (with weed barrier)	8,425 SF
	4-8" Dia. Arkansas Tan Cobble	

NOTE: ALL QUANTITIES SHALL BE PER PLAN. LEGEND SF ARE FOR REFERENCE ONLY.

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.

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 100PSI. 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 16-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE
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CITY STAMP

NOT FOR CONSTRUCTION	JOB NUMBER	992-21
	REVISIONS	
	ORIGINAL DATE	6-8-21
	DRAWN BY	
	DESCRIPTION	LANDSCAPE PLAN - AREA A
	SHEET NO.	L1.1

SMITH PLUMBING & HEATING

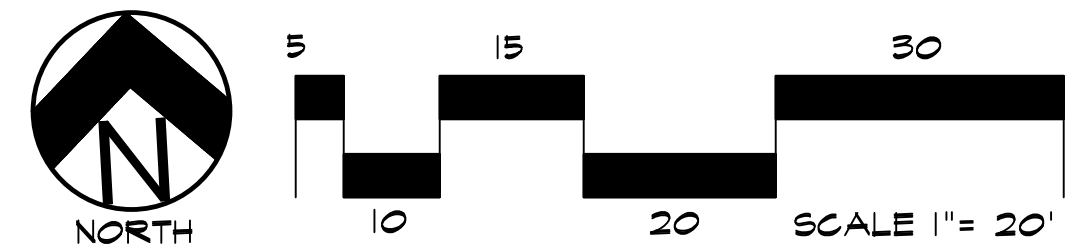
1875 MAIN STREET
EL PASO COUNTY, COLORADO

PREPARED FOR:
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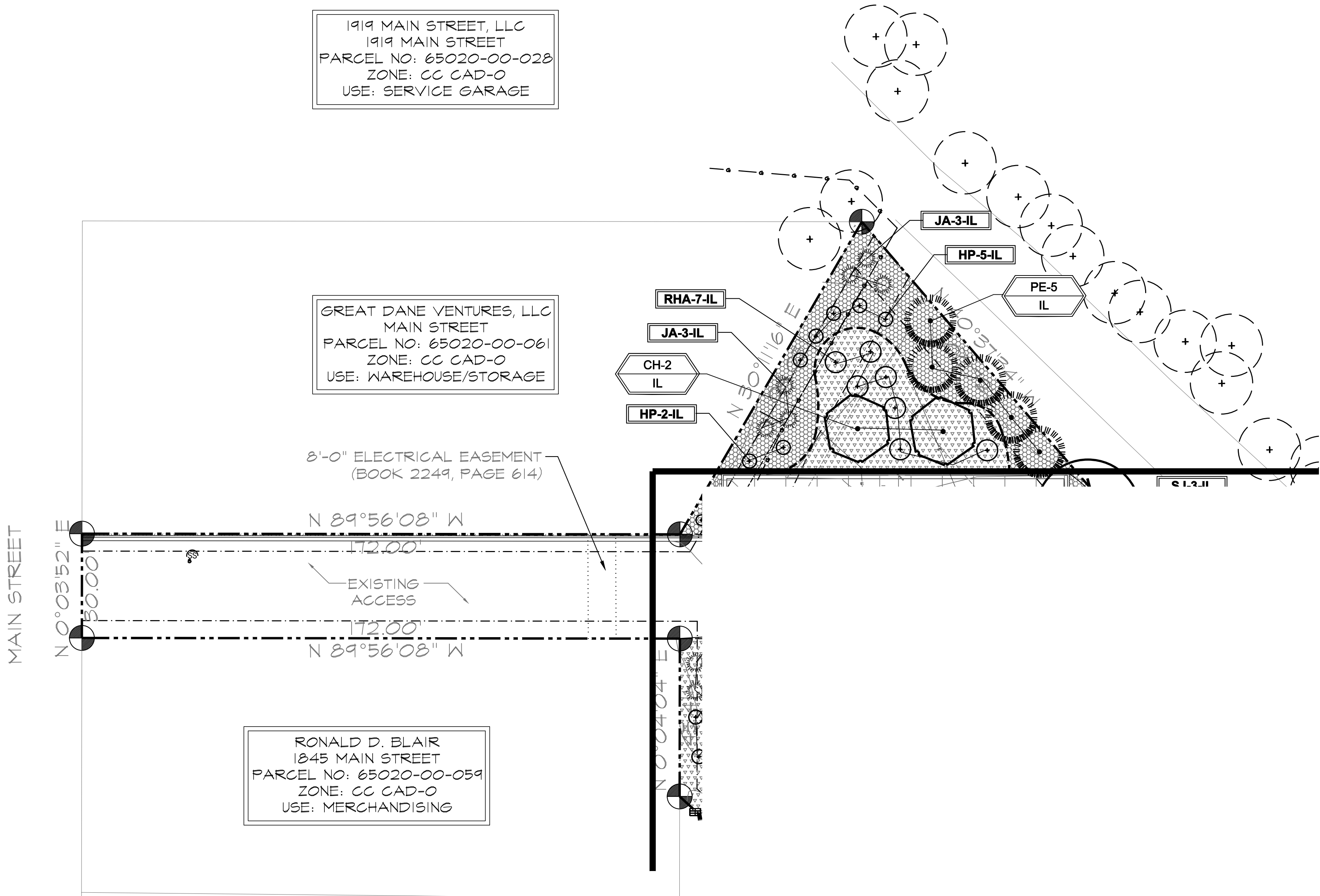


HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

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COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-466-1122



LANDSCAPE PLAN - AREA 'B'



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
MAIN STREET	NON-ARTERIAL	6'	30	1/30 FT	1/0 (LIMITED AREA)
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)		
43	2/2	N/A	N/A		
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.				
0/0	0/0				
INTERNAL LANDSCAPING (IL)					
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.					
NET SITE AREA (SF) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)		
70,567 SF	NON-RESIDENTIAL	3,529 SF/ 3,700 SF	7/7		
SHRUB SUBSTITUTES 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.	BUFFER TREES (1/25) REQ./PROV.	EVERGREEN TREES (1/3) REQ./PROV.	
SOUTHEAST	158 LF	15/15	6/6	2/3	
SOUTHWEST	387 LF	15/15	15/15	5/8	

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		DRAWN BY	
		DESCRIPTION	LANDSCAPE PLAN - AREA B
		SHEET NO.	L1.2

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