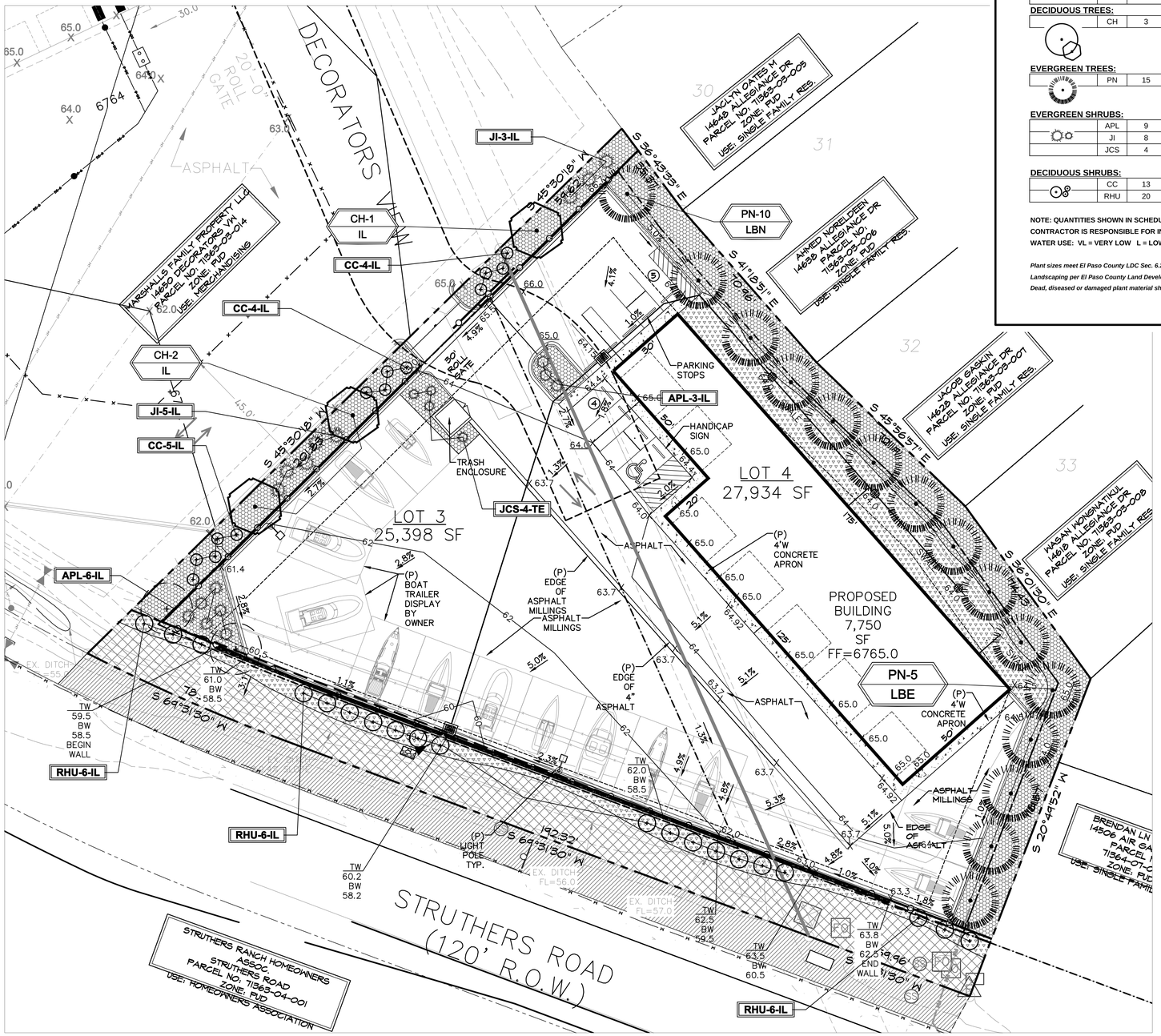


ALTERNATIVE LANDSCAPE PLAN

PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Size Ht. x W.	Planting Size	Water Use	Condition
DECIDUOUS TREES:								
	CH	3	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	20-25' x 20-25'	1-1/2" cal.	L	B&B
EVERGREEN TREES:								
	PN	15	Pinus nigra	Austrian Pine	40-60' x 25-35'	6' ht.	M	B&B
EVERGREEN SHRUBS:								
	APL	9	Arctostaphylos x coloradensis 'Panchito'	Panchito Manzanita	18-30" x 3-5'	#5	L	Container
	JI	8	Juniperus sabina 'Sierra Spreader'	Sierra Spreader Savin Juniper	12-18" x 6-8'	#5	L	Container
	JCS	4	Juniperus chinensis 'Spartan'	Spartan Juniper	15-20' x 3-5'	#5	L	Container
DECIDUOUS SHRUBS:								
	CC	13	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Blue Mist Spirea	2-3' x 2-3'	#5	L	Container
	RHU	20	Rhus aromatica	Fragrant Sumac	4-6' x 6-8'	#5	L	Container

NOTE: QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY.
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.
WATER USE: VL = VERY LOW L = LOW M = MEDIUM

Plant sizes meet El Paso County LDC Sec. 6.2.2.F.1 minimums: deciduous shade tree 1-1/2" cal., ornamental tree 1" cal., evergreen tree 6' ht. (pinyon / upright juniper 4'), shrubs 5 gal., groundcovers / vines 1 gal. All trees B&B. Landscaping per El Paso County Land Development Code Sec. 6.2.2 and the Landscaping and Planting Manual (11/23 rev.). No invasive species or nonfunctional turf per C.R.S. 37-60-135 (HB25-1113), where applicable. Dead, diseased or damaged plant material shall be replaced with the same or similar species and size within 6 months (LDC 6.2.2). Landscaping shall not exceed 8" ht. within 3' of fire hydrants.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Clear Creek Rock: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material	7,558 SF
	Blue-Grey River Rock: 2-4" Diameter (with weed barrier) Submit sample to owner prior to ordering material	4,568 SF
	Protect Existing Native Grass	5,080 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.

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 8' 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 LOCAL CODES. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
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COLORADO SPRINGS, CO 80921
EL PASO COUNTY

PREPARED FOR:
HAMMERS CONSTRUCTION

For Approal Only

NOT FOR CONSTRUCTION

JOB NUMBER 1357-26
REVISIONS
ORIGINAL DATE 10-29-26
DRAWN BY JMM
DESCRIPTION LANDSCAPE PLAN
SHEET NO. L1.1

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC) , 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO JOB SITE.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

ALL EDGING SEPARATING GRASS AND ROCK/MULCH AREAS TO BE GREEN PRO-STEEL OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +\- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. NO EDGING BETWEEN ROCK MULCHES.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS. ORGANIC MULCH TO BE 'CASCADE SHREDDED CEDAR' WITH NO LANDSCAPE FABRIC AND 3" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 50% NATIVE ON-SITE SOIL, AND 50% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL)

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST PREEN WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED PLANTING AREAS:

A. IF UNDISTURBED RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

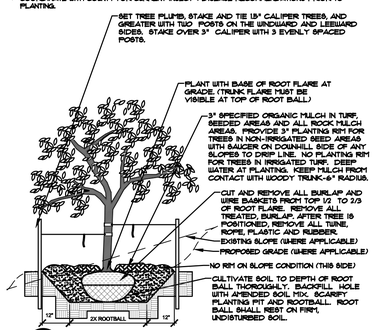
IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

ONE-YEAR WARRANTY

AS AGREED WITH OWNER, CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM.
REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

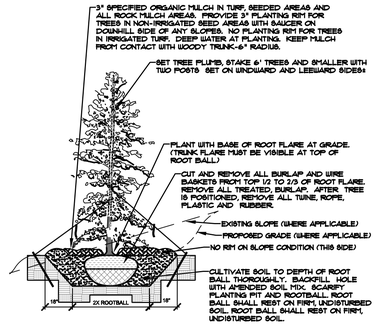
THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

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 BACK FILL SHALL BE 30% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
- DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
- COORDINATE WITH COUNTY FOR CURRENT INSECT + DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



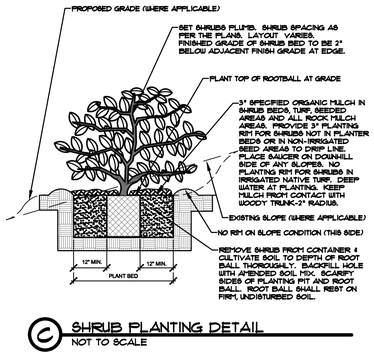
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- 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 30% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



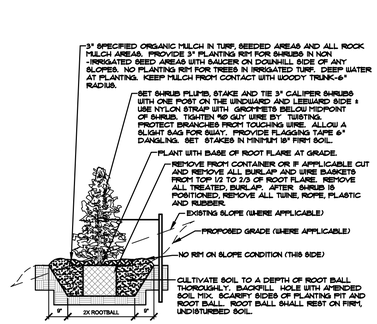
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACK FILL SHALL BE 30% 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" DEEP. PLANT IMMEDIATELY.



C SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- 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 30% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND (CONTAINER PLANTS ONLY) 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" DEEP. PLANT IMMEDIATELY. (CONTAINER PLANTS ONLY)



D UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

EL PASO COUNTY LANDSCAPE REQUIREMENTS

RMCP - PHASE 2 NEW BUILDING | 14605 Struthers Road, El Paso County, CO | Lot 4 Struthers Ranch Sub. Fil. No. 4 | Parcel 71363-03-013 | Zone: PUD

Lot 53,333 SF (1.22 AC) | Retail / Showroom (boat sales) | Building 7,750 SF | 9 parking spaces | Site Plan dated 10-15-26 | El Paso County LDC Sec. 6.2.2 & Landscaping and Planting Manual (11/23)

GENERAL REQUIREMENTS (Sec. 6.2.2.F & G; C.R.S. 37-60-135 / HB25-1113)

Requirement	Required	Provided
Living ground cover in required landscape areas at maturity - balance bark/rock; no bare areas (6.2.2.F.2)	30% min.	30%
Xeric plantings between lot line and curb (6.2.2.G.1.d)	Yes	Yes
Nonfunctional turf, nonfunctional artificial turf or invasive species (HB25-1113, eff. 1-1-2026)	None	None

HB25-1113 applies to commercial, institutional, industrial, common-interest community, R.O.W., median, parking lot and multifamily (13+ units) property; functional recreation turf permitted.

LANDSCAPE SETBACKS (LS) (Sec. 6.2.2.B, Table 6-1)

Street Name	Street Classification	Width Req. (FT)	Width Prov. (FT)	Frontage (LF)	Rate 1 Tree / __ LF	Trees Req.	Trees Prov.	Evergreen Req. (1/3)*	Ground Plane Living Cover Req./Prov.	Plant Abbr.
STRUTHERS ROAD	Minor Arterial	20	20	330.54	25	13	0	N.A.	30% / 30%	LSS

ALT. PLAN

MOTOR VEHICLE LOTS (MV) (Sec. 6.2.2.C)

Parking Lot	Spaces Provided	Rate 1 Tree / __ Spaces	Shade Trees Req.	Shade Trees Prov.	Islands Req. (1 / 15 sp.)	Islands Prov.	Lot Frontage (LF, excl. drives)	Screen Req. (2/3 of frontage, LF)	Screen Prov. (LF)	Screen Ht. 3' min. Req./Prov.	Plant Abbr.
PARKING / BOAT DISPLAY	9	15	N.A.	N.A.	N.A.	N.A.	330.54	220	220-WALL	3' / 3'	MV

INTERNAL LANDSCAPING (IL) (Sec. 6.2.2.E)

Use / Area Basis	Site Area (SF, entire lot less public R.O.W.)	Min. Internal Area %	Internal Area Req. (SF)	Internal Area Prov. (SF)	Rate 1 Tree / __ SF	Trees Req.	Trees Prov.	Shrub Subs. Req. (10 #5 / tree, 50% max.)	Shrub Subs. Prov.	Living Ground Cover Req./Prov.	Plant Abbr.
NONRESIDENTIAL (RETAIL)	53,333	5%	2,667		500	5	3	20	20	50% / 50%	IL

LANDSCAPE BUFFERS AND SCREENS (LB) (Sec. 6.2.2.D)

Property Line / Street	Buffer Type	Width Req. (FT)	Width Prov. (FT)	Length (LF)	Rate 1 Tree / __ LF	Trees Req.	Trees Prov.	Evergreen Req. (1/3)	Evergreen Prov.	Living Ground Cover Req./Prov.	Plant Abbr.
NORTHEAST P.L. (SINGLE-FAMILY	D.2	15	15	252.95	25	10	10	3	10	NA	LBN
EAST P.L. (SINGLE-FAMILY)	D.2	15	15	118.67	25	5	5	2	5	NA	LBE

Buffer Fence / Wall	Fence Ht. Req.	Fence Ht. Prov.	Fence Type
NORTHEAST P.L. (SINGLE-FAMILY	6' min.	Verify	Existing wood fence - verify 6' ht. and opaque; replace / extend if not
EAST P.L. (SINGLE-FAMILY)	6' min.	Verify	Existing wood fence - verify 6' ht. and opaque; replace / extend if not

REFUSE, LOADING & OUTSIDE STORAGE SCREENING (Sec. 6.2.2.G.1.b, c, f)

Location	Opaque Wall / Fence Req./Prov.	Screen Ht. Req.	Screen Ht. Prov.	Screen Method	
TRASH ENCLOSURE (DTL 9/2)	Yes / Yes	6' min.	10'	Opaque wall / fence or dense evergreens / berm, 6' min. ht.	
BOAT / TRAILER DISPLAY	TBD	6' min.*	0	*If PCD treats display as outside storage: 100% opaque at maturity (PCD approval)	

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