

CASE R W & CASE L G  
1111 MEADOWBROOK PKWY  
PARCEL NO: 54080-01-046  
ZONE: CS  
USE: VACANT

**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.

**MATERIAL NOTE**  
VERIFY ROCK TYPE, COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SUBMIT SAMPLES TO OWNER FOR APPROVAL.

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	SHRUB SUBSTITUTION REQ. PROVIDED
MEADOWBROOK	NON-ARTERIAL	10/10 FT	285	1/20 FT	107	30/30

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ. PROV.	VEHICLE LOT FRONTAGE (FT.)	25 LENGTH OF FRONTAGE (FT.)
16	1/1	NA	NA
MIN. 7 SCREENING PLANTS REQ. PROV.	EVERGREEN PLANTS REQ. PROV.	MIN. 7 SCREENING PLANTS REQ. PROV.	EVERGREEN PLANTS REQ. PROV.
NA	NA	NA	NA

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.			
NET SITE AREA (SQ. FEET)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SQ. FEET)	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
37,288 SF	NON-RESIDENTIAL	1861/100	4/4
SHRUB SUBSTITUTION (50%) REQ. PROV.	INTERNAL PLANT ABOR. DETAIL ON PLAN	PERCENT GROUND PLANE VEG. REQ. PROV.	VEG. REQ. PROV.
0	IL	50%/50%	50%/50%

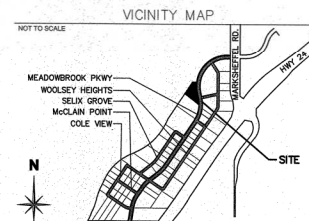
LANDSCAPE BUFFERS AND SCREENS (LB)			
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROVID. FENCE	BUFFER TREES (1/20) REQ. PROV. - NA
OPPOSITE FENCE REQUIREMENT: 8' HT. CHAINLINK FENCE WITH PVC SLATS ALONG ENTIRE NORTH BOUNDARY FOR BUFFER REQUIREMENT	134 LF NORTH	REQ. / PROVID. FENCE	REQ. PROV. - NA
ALTERNATIVE BUFFER: NO TREES WITH SCREEN FENCE AS NOTED			

## CODE REQUIREMENTS

## PLANT SCHEDULE

Symbol	Abbr.	Botanical Name	Common Name	Mature Width X HT.	Planting Size
<b>DECIDUOUS TREES:</b>					
+	GT-SB	5	Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust	30'X30'
•	MS	5	Malus 'Spring Snow'	Spring Snow Crabapple	15'X15'
•	CH	4	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn	20'X15'
<b>EVERGREEN SHRUBS:</b>					
☼	JA	11	Juniperus sabinia 'Sierra Spreader'	Sierra Spreader Juniper	6-8'X18'
<b>DECIDUOUS SHRUBS:</b>					
○	PO	16	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	3-4' x 2-3'
○	SJ	17	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spiraea	1-2' x 1-2'
<b>ORNAMENTAL GRASSES:</b>					
●	CA	24	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'

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
Blue/Gray River Rock	2-4" Diameter (with weed barrier)	4,288 SF
Verify Rock Type with Owner. Submit sample to Owner.		
Owner Gravel	1.5" Diameter (with weed barrier)	2,201 SF
Verify Rock Type with Owner. Submit sample to Owner.		

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

## 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 WILL REQUIRE APPROVAL BY EL PASO COUNTY AND CHANGE REPRESENTATIVE.

## UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. ANY CONFLICT BETWEEN THIS LOCATION AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL WALKS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL. PER LOCAL CODE AND ALL TREES TO BE LOCATED MINIMUM 7' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE. REFER TO LOCAL CODES.

## DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER NOT IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR CONSTRUCTION NEARS, METHODS, TECHNIQUES, SCHEDULES, BUDGETS OR INDEMNITIES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROVISIONS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANY OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICE IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

**HIGHER GROUND DESIGNS, INC.**  
LANDSCAPE ARCHITECTURE, PLANNING & ORIENTATION DESIGN  
5330 NORTH ACADEMY BLVD., STE. 207  
COLORADO SPRINGS, CO 80918  
TEL: 719-588-1125  
FAX: 719-588-1125

**HIGHER GROUND DESIGNS**

Do you have consent from the consultants that produced the plans?

**PAD-3**  
CLAREMONT BUSINESS PARK  
1190 MEADOWBROOK PKWY  
COLORADO SPRINGS, CO  
EL PASO COUNTY, COLORADO  
PREPARED FOR:  
HAMMERS CONSTRUCTION

**APPROVED FOR CONSTRUCTION**

DATE: OCT 2 2014

JOB NUMBER	
778-18	
REVISIONS	
8-15-18	PER COMMENTS
10-15-18	PER COMMENTS
ORIGINAL DATE	
7-2-18	
DRAWN BY	
JM	
DESCRIPTION	
LANDSCAPE PLAN	
SHEET NO.	
6 OF 10	

NOT FOR CONSTRUCTION