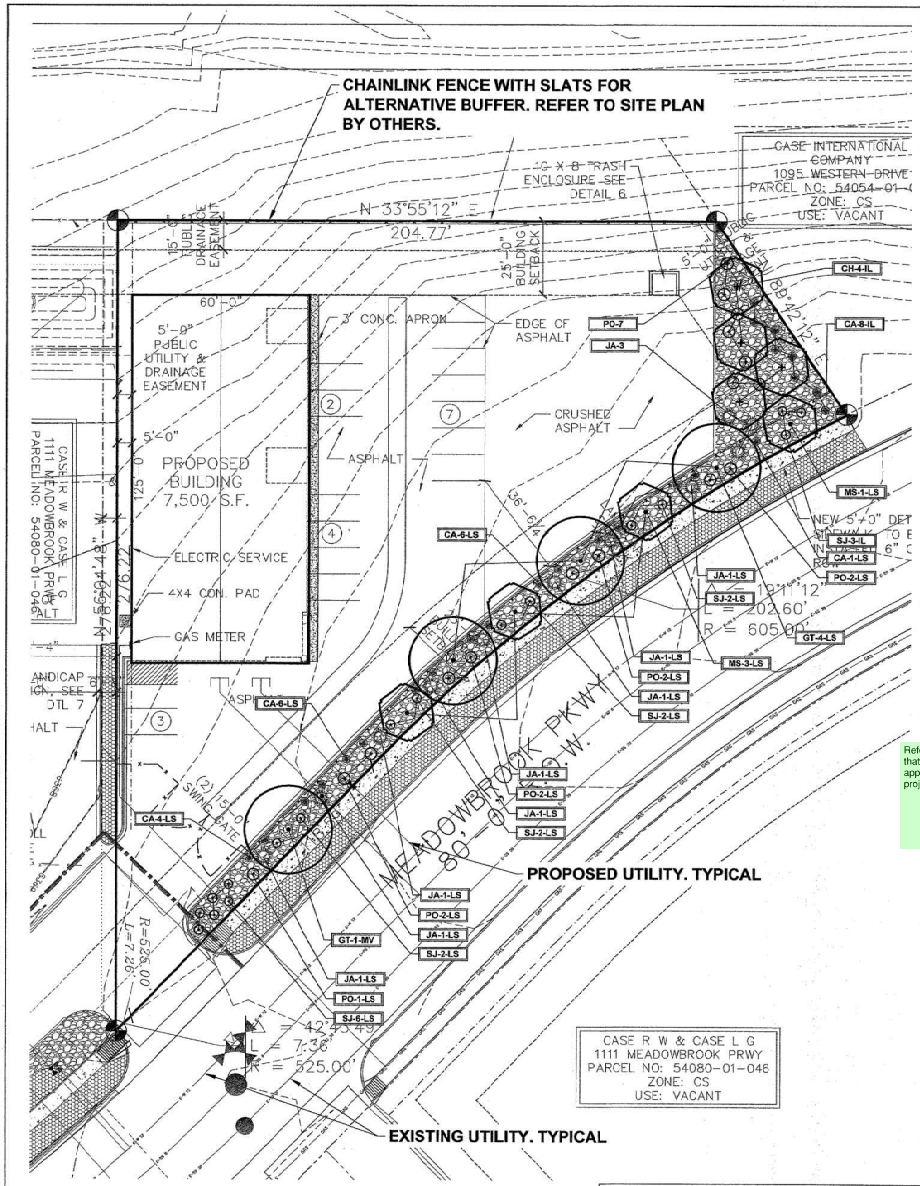


LANDSCAPE PLAN

NORTH

SCALE 1"= 20'

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.

Reference PPR1834 - State that there will no change to approved landscaping per that project

LANDSCAPE SETBACKS (LS)

STREET NAME OR ZONE BOUNDARY (E./EV.)	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	1/30 FT	10/7	30/30

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)
15	1/1	NA	NA
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 5%/PROV.		
NA	NA		

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 (1/400 SF) (EXCLUDING DRIVEWAYS)
37,500 SF	NON-RESIDENTIAL	1695/1900	4/4
SHRUB SUBSTITUTES (50%) REQ/PROV.		INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0		IL	50%/60%

LANDSCAPE BUFFERS AND SCREENS (LS)

STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE: 134 LF NORTH	SETBACK BUFFER REQ. /PROV.-FENCE	BUFFER TREES (1/20) REQ./PROV. - NA	EVERGREEN TREES (1/3) REQ./PROV. - NA

OPAQUE FENCE REQUIREMENT: 6' HT. CHAINLINK FENCE WITH PVC SLATS ALONG ENTIRE NORTH BOUNDARY FOR BUFFER REQUIREMENT
ALTERNATIVE BUFFER: NO TREES, WITH SCREEN FENCE AS NOTED

CODE REQUIREMENTS

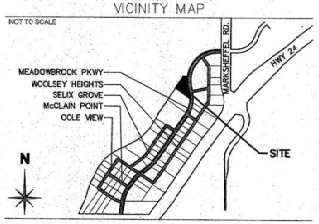
PLANT SCHEDULE

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

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

VICINITY MAP

NOT TO SCALE



GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Blue/Gray River Rock: 2-4" Diameter (with weed barrier) Verify Rock Type with Owner. Submit sample to Owner.	4,288 SF
	Denver Granite: 1.5" Diameter (with weed barrier) Verify Rock Type with Owner. Submit sample to Owner.	2,201 SF

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 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. 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 CODE AND ALL SHRUBS TO BE LOCATED MINIMUM 5' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE. REFER TO LOCAL CODES.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OWNER FIRM IN THIS ACCURINT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

811 Know what's below. Call before you dig.

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5330 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719.477.1645
Fax 719.268.4122

HIGHER GROUND DESIGNS

PAD-3
CLAREMONT BUSINESS PARK
1190 MEADOWBROOK PKWY
COLORADO SPRINGS, CO
EL PASO COUNTY, COLORADO

PREPARED FOR: HAMMERS CONSTRUCTION

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

APPROVED FOR CONSTRUCTION
DATE: DEC 2 1 2018

NOT FOR CONSTRUCTION

JOB NUMBER 778-18

REVISIONS	
9-10-18	PCR COMMENTS
10-18-18	PCR COMMENTS

ORIGINAL DATE 7-2-18
DRAWN BY JM
DESCRIPTION LANDSCAPE PLAN
SHEET NO. 6 OF 10