

TRAILS AT ASPEN RIDGE FILING NO. 3

COLORADO SPRINGS, COLORADO

COMMUNITY PARK FINAL LANDSCAPE PLAN

APRIL 2021

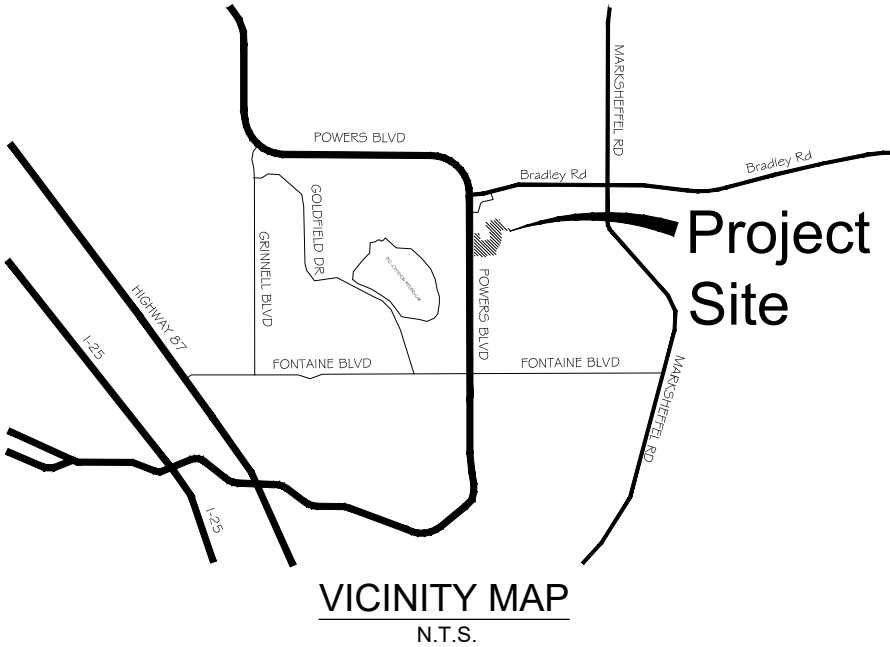
SHEET No. 01



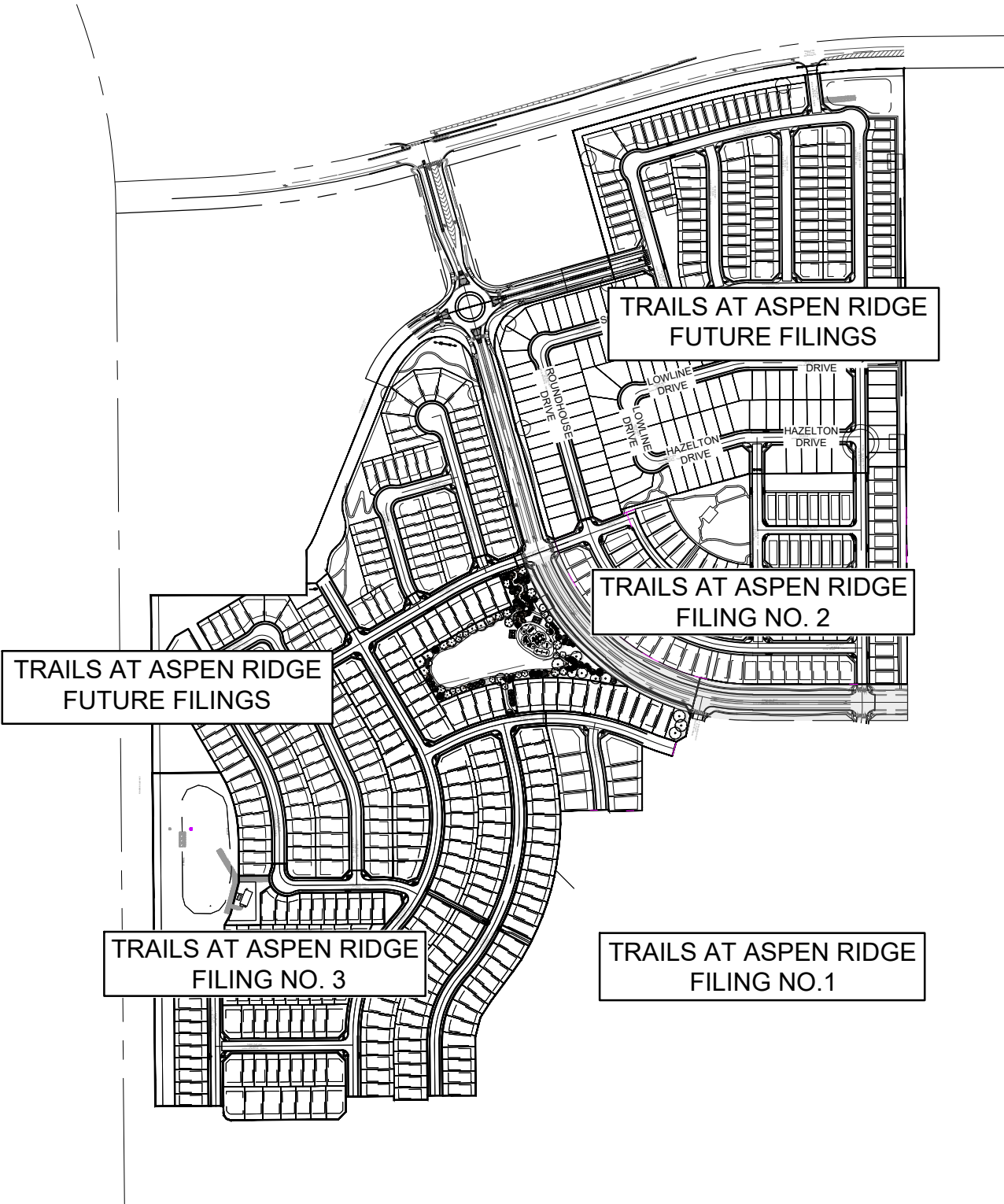
Know what's below.
Call before you dig.



1 OVERALL SITE PLAN
1" = 60'



VICINITY MAP
N.T.S.

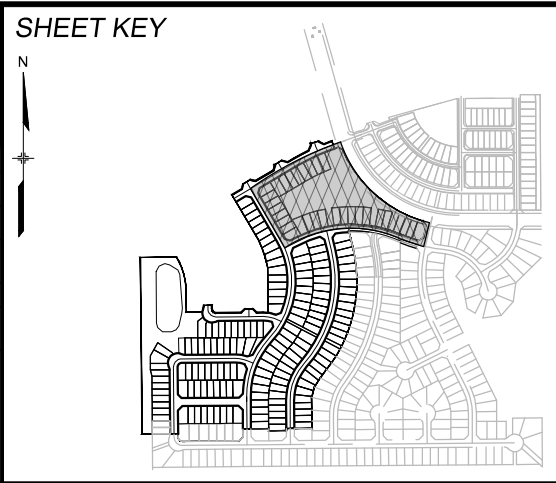


SITE MAP
1" = 500

SHEET INDEX

LS01	LANDSCAPE TITLE SHEET
LS02-03	PLANTING PLAN/SITE PLAN
LS04-06	LANDSCAPE/SITE DETAILS
LS07	LANDSCAPE NOTES, SCHEDULE & LEGEND

REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\LS01- TAR - FLP - F3 Community Park.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: April 12, 2021 10:15:55 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS 10377)



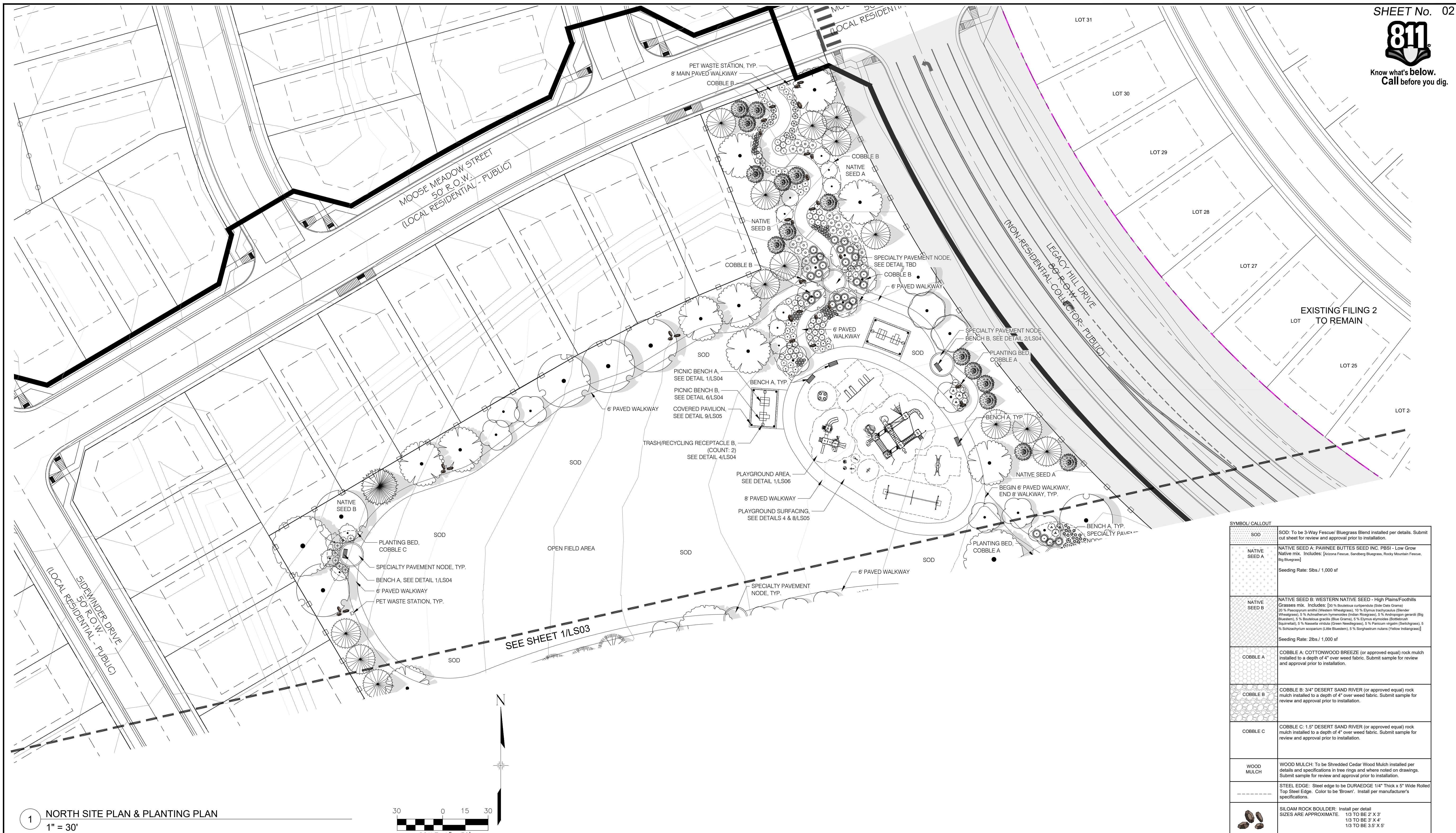
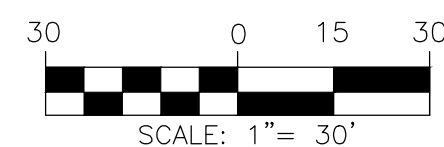
SEAL
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

TRAILS AT ASPEN RIDGE

FILING 3 COMMUNITY PARK LANDSCAPE

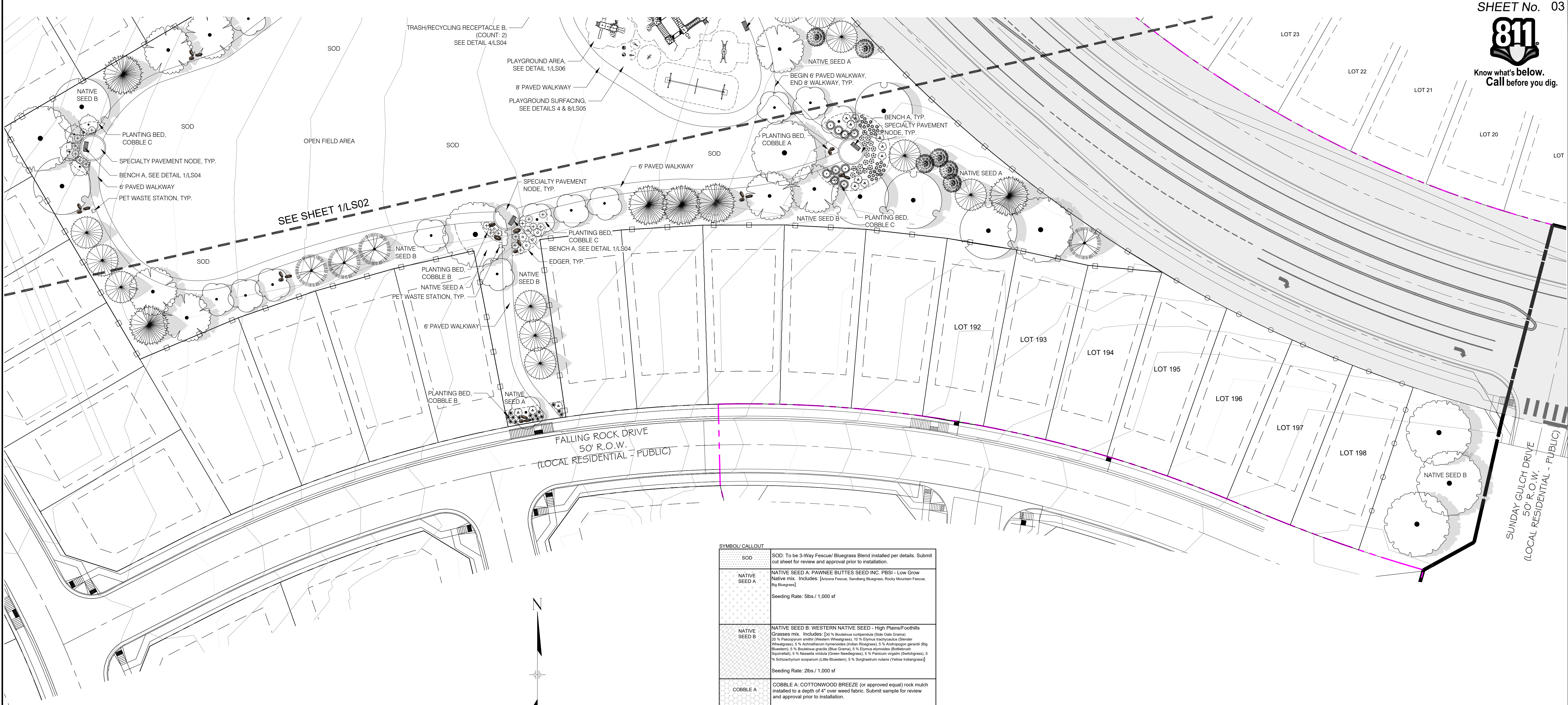
LANDSCAPE COVER SHEET

DESIGNED BY:	SC	SCALE	DATE ISSUED:	APRIL 12, 2021	DRAWING No.
DRAWN BY:	SC	HORIZ.	N/A		
CHECKED BY:	JA	VERT.	N/A	SHEET	01 OF 07
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028					LS01

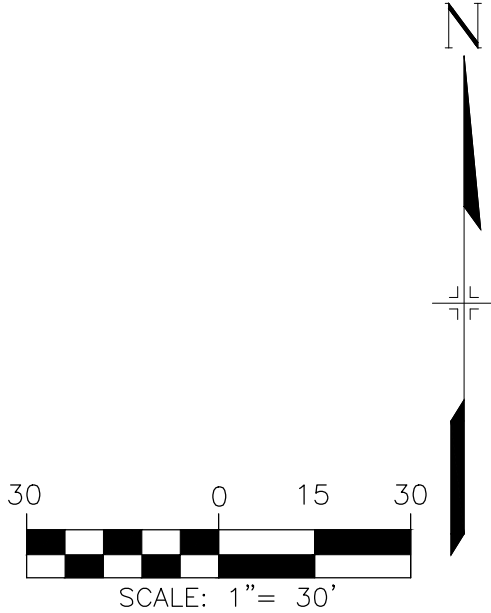
Know what's below.
Call before you dig.1 NORTH SITE PLAN & PLANTING PLAN
1" = 30'

SYMBOL/CALLOUT	
SOD	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
NATIVE SEED A	NATIVE SEED A: PAWNEE BUTTES SEED INC. PB51 - Low Grow Native mix. Includes: [Arizona Fescue, Sandberg Bluegrass, Rocky Mountain Fescue, Big Bluegrass] Seeding Rate: 5lbs / 1,000 sf
NATIVE SEED B	NATIVE SEED B: WESTERN NATIVE SEED - High Plains/Foothills Grasses mix. Includes: [10% Bouteloua curtipendula (Side Oats Grama), 20% Paspalum smithii (Western Wheatgrass), 10% Elymus trachycaulus (Slender Wheatgrass), 5% Achatherum hymenoides (Indian Ricegrass), 5% Andropogon gerardi (Big Bluestem), 5% Bouteloua gracilis (Blue Grama), 5% Elymus elymoides (Bottlebrush Scourmal), 5% Nassella viridula (Green Needlegrass), 5% Panicum virginicum (Switchgrass), 5% Schizachyrium scoparium (Little Bluestem), 5% Sorghastrum nutans (Yellow Indiangrass)] Seeding Rate: 2lbs / 1,000 sf
COBBLE A	COBBLE A: COTTONWOOD BREEZE (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation.
COBBLE B	COBBLE B: 3/4" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation.
COBBLE C	COBBLE C: 1 1/2" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation.
WOOD MULCH	WOOD MULCH: To be Shredded Cedar Wood Mulch installed per details and specifications in tree rings and where noted on drawings. Submit sample for review and approval prior to installation.
STEEL EDGE	STEEL EDGE: Steel edge to be DURAEDGE 1/4" Thick x 5" Wide Rolled Top Steel Edge. Color to be Brown. Install per manufacturer's specifications.
SILVAM ROCK BOULDER	SILVAM ROCK BOULDER: Install per detail SIZES ARE APPROXIMATE: 1/3 TO BE 2' X 3' 1/3 TO BE 3' X 4' 1/3 TO BE 3.5' X 5'

REFERENCE DRAWINGS		SHEET KEY		BENCHMARK		SEAL		TRAILS AT ASPEN RIDGE	
No.	DATE	DESCRIPTION	BY	COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD. ELEVATION - 5897.89' U.S. SURVEY FT		PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE		FILING 3 COMMUNITY PARK LANDSCAPE	
COMPUTER FILE MANAGEMENT				BASIS OF BEARING		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028		NORTH PARK SITE	
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\LS01- TAR - FLP - F3 Community Park.dwg				BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS 10377)		DESIGNED BY: SCALE: DATE ISSUED: APRIL 12, 2021 DRAWING No. LS02		DESIGNED BY: SCALE: DATE ISSUED: APRIL 12, 2021 DRAWING No. LS02	
CTB FILE: Matrix(black).ctb						HORIZ. VERT. N/A N/A		CHECKED BY: SHEET 02 OF 07	
PLOT DATE: April 12, 2021 10:16:09 AM									
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.									

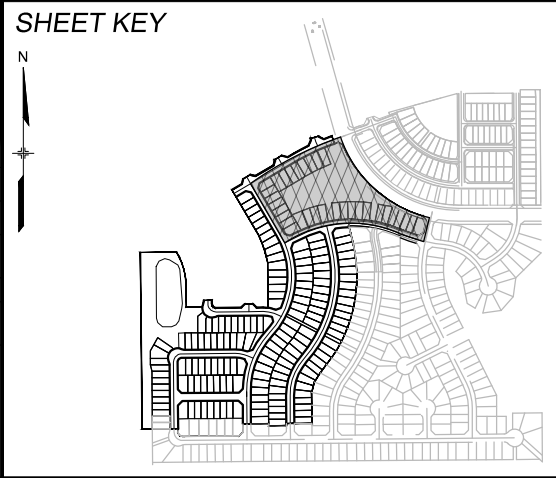


1 SOUTH SITE PLAN & PLANTING PLAN
1" = 30'



SYMBOL CALLOUT	
	SOD: To be 3-Way 'Fescue' Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED A: PAWNEE BUTTES SEED INC. PBSI - Low Grow Native mix. Includes: [Acoma Fescue, Sanberg Bluegrass, Rocky Mountain Fescue, Big Bluegrass] Seeding Rate: 5lbs / 1,000 sf
	NATIVE SEED B: WESTERN NATIVE SEED - High Plains/Foothills Grasses mix. Includes: [30 % Bouteloua curtipendula (Side Oats Grass), 20 % Panicum umbrinifolium (Western Wheatgrass), 10 % Elymus canadensis (Slender Wheatgrass), 5 % Achatherum hymenoides (Indian Rosegrass), 5 % Andropogon gerardi (Big Bluestem), 5 % Elymus glaucus (Blue Grama), 5 % Elymus elymoides (Bottlebrush Squiretail), 5 % Nassella viridula (Green Needlegrass), 5 % Panicum virgatum (Switchgrass), 5 % Schizachyrium scoparium (Little Bluestem), 5 % Sorghastrum nutans (Yellow Indiangrass)] Seeding Rate: 2lbs / 1,000 sf
	COBBLE A: COTTONWOOD BREEZE (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation.
	COBBLE B: 3/4" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation.
	COBBLE C: 1.5" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation.
	WOOD MULCH: To be Shredded Cedar Wood Mulch installed per details and specifications in tree rings and where noted on drawings. Submit sample for review and approval prior to installation.
	STEEL EDGE: Steel edge to be DURAEDGE 1/4" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.
	SILAM ROCK BOULDER: Install per detail SIZES ARE APPROXIMATE: 1/3 TO BE 2' X 3' 1/3 TO BE 3' X 4' 1/3 TO BE 3.5' X 5'

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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°15'12.3"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS 10377)

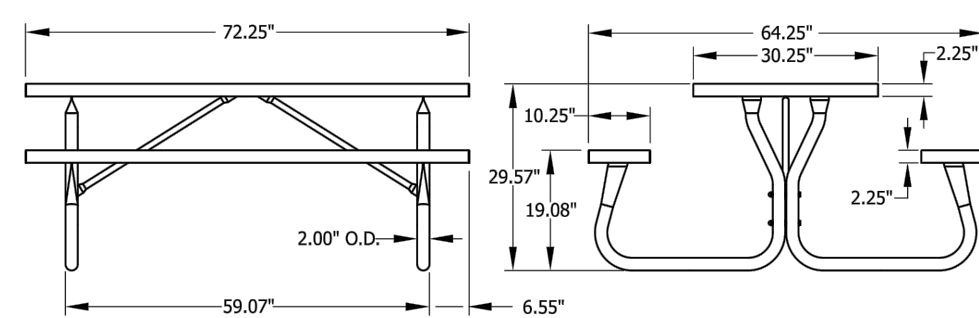
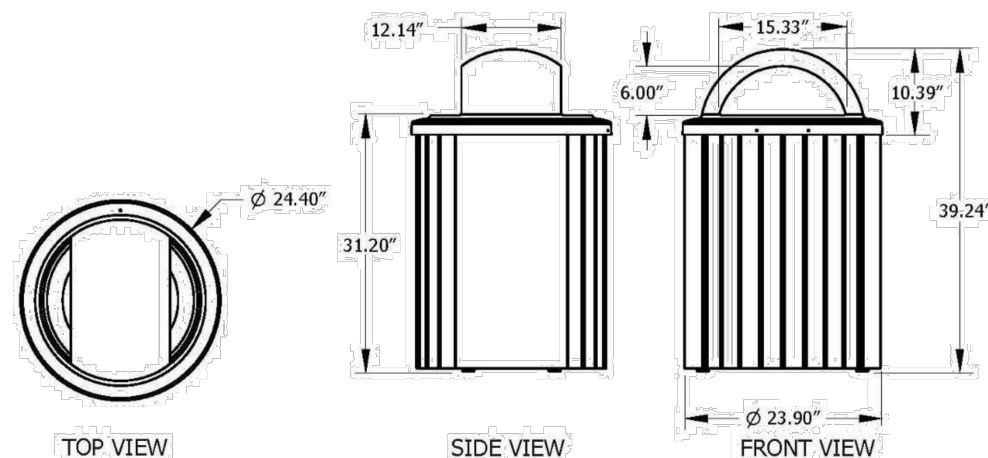


SEAL

PRELIMINARY
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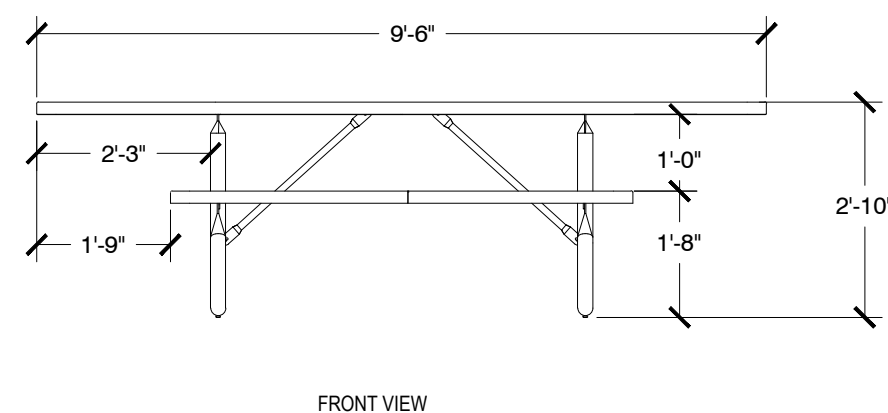
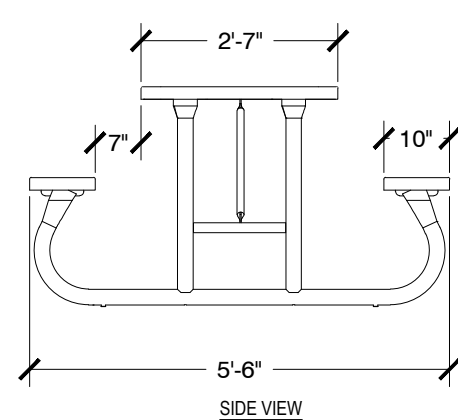
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

TRAILS AT ASPEN RIDGE					
FILING 3 COMMUNITY PARK LANDSCAPE					
SOUTH PARK SITE					
DESIGNED BY:	SC	SCALE	DATE ISSUED:	APRIL 12, 2021	DRAWING No.
DRAWN BY:	SC	HORIZ.	N/A		
CHECKED BY:	JA	VERT.	N/A	SHEET	03 OF 07
					LS03



5

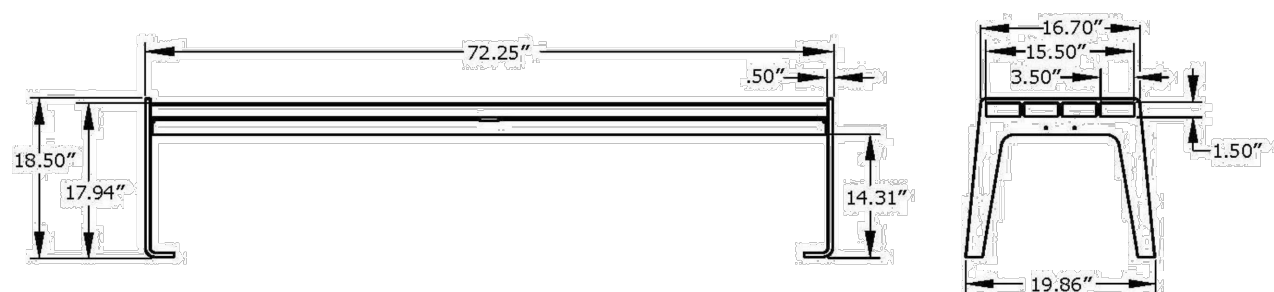
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



***NOTE: TO BE INSTALLED PER
MANUFACTURER'S SPECIFICATIONS**

1

NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

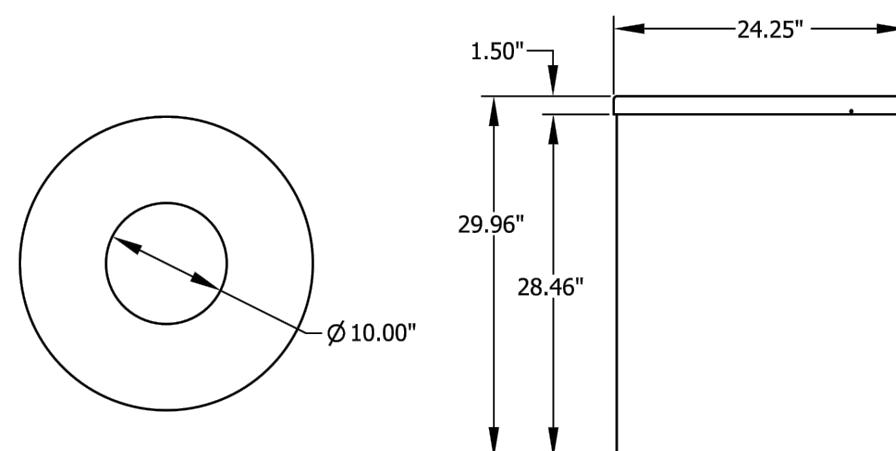


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NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

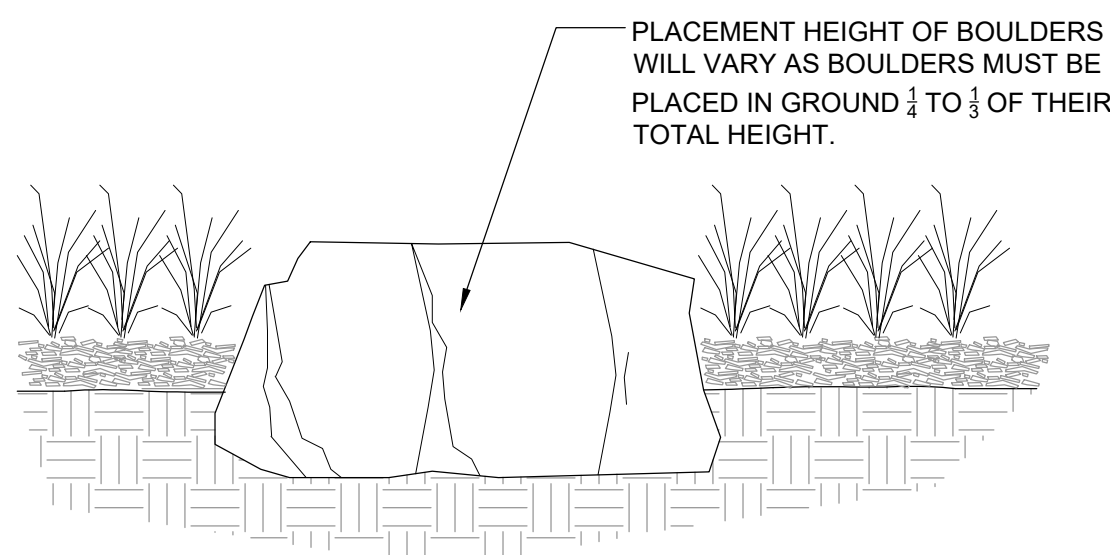
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NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



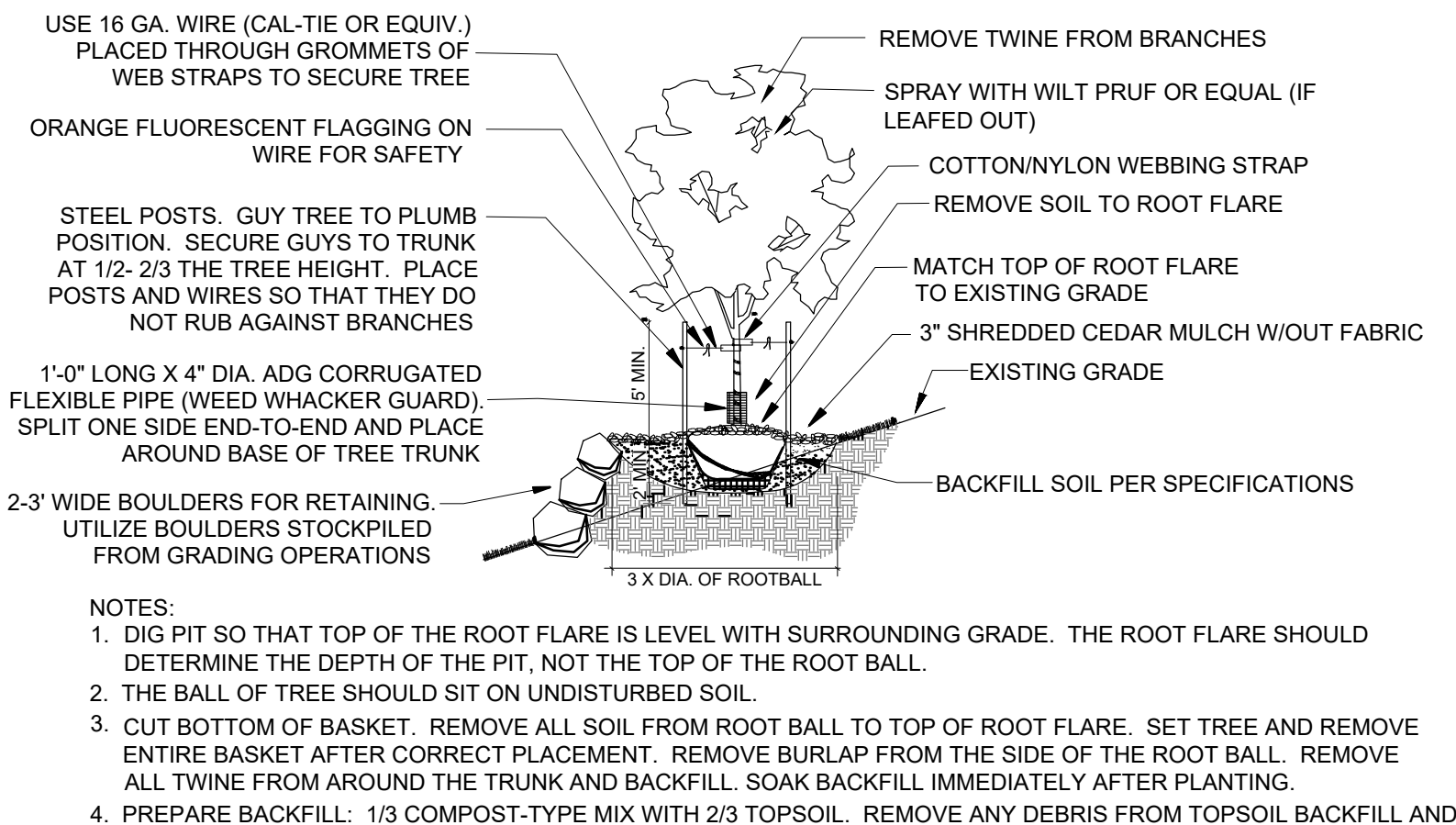
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NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



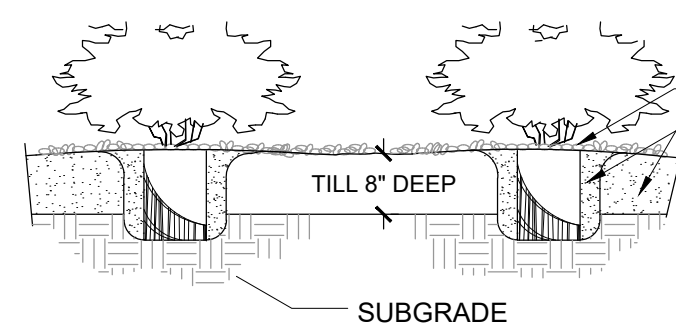
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NTS



8

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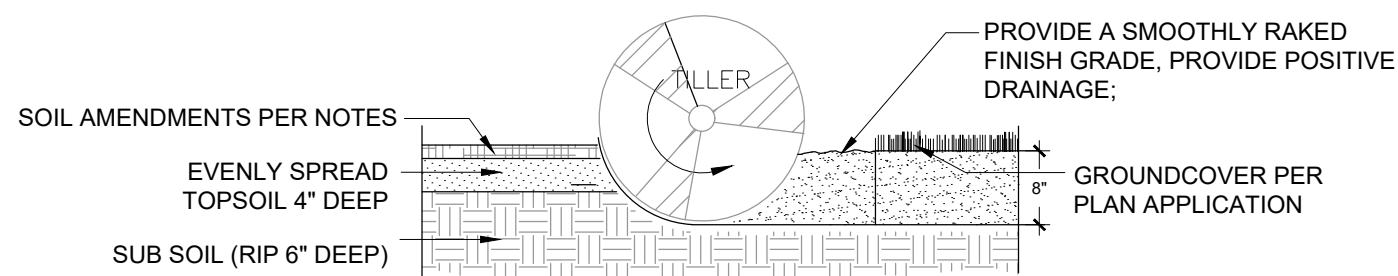
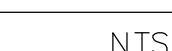


NOTES:

1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

5

PLANTING DETAIL



NOTES:

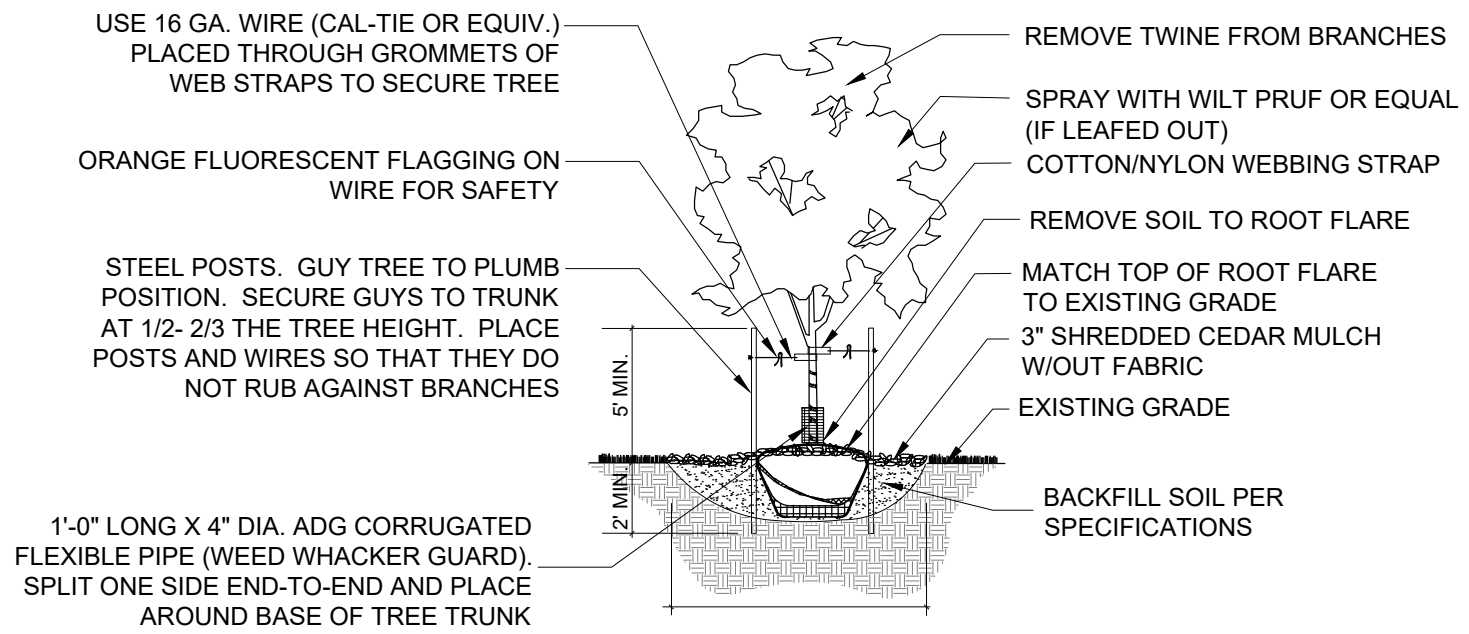
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

(10)

PLANTING DETAIL

NTS

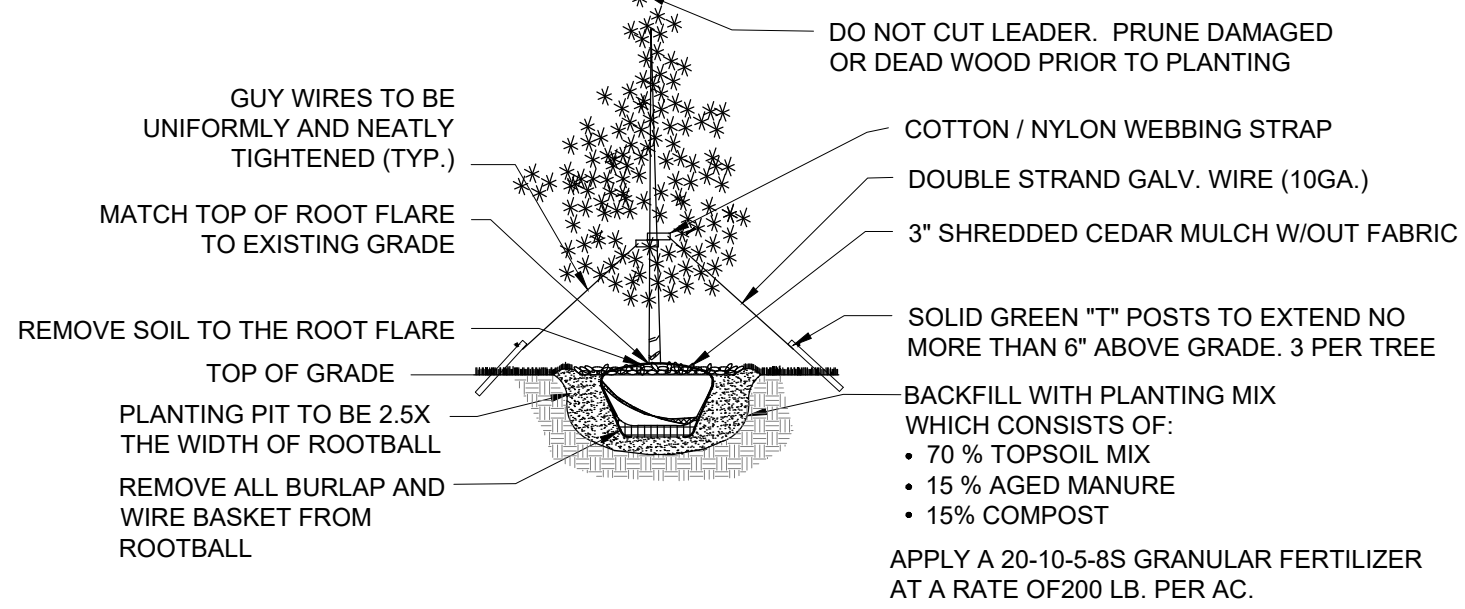
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* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

1 DECIDUOUS TREE PLANTING DETAIL

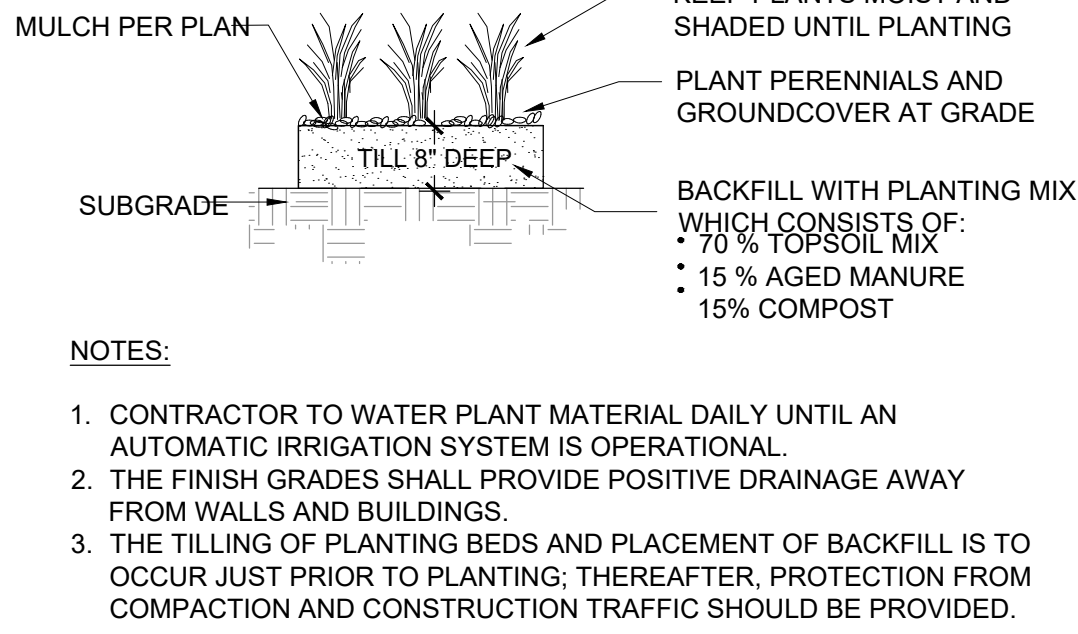
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* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

2 EVERGREEN TREE PLANTING DETAIL

NTS

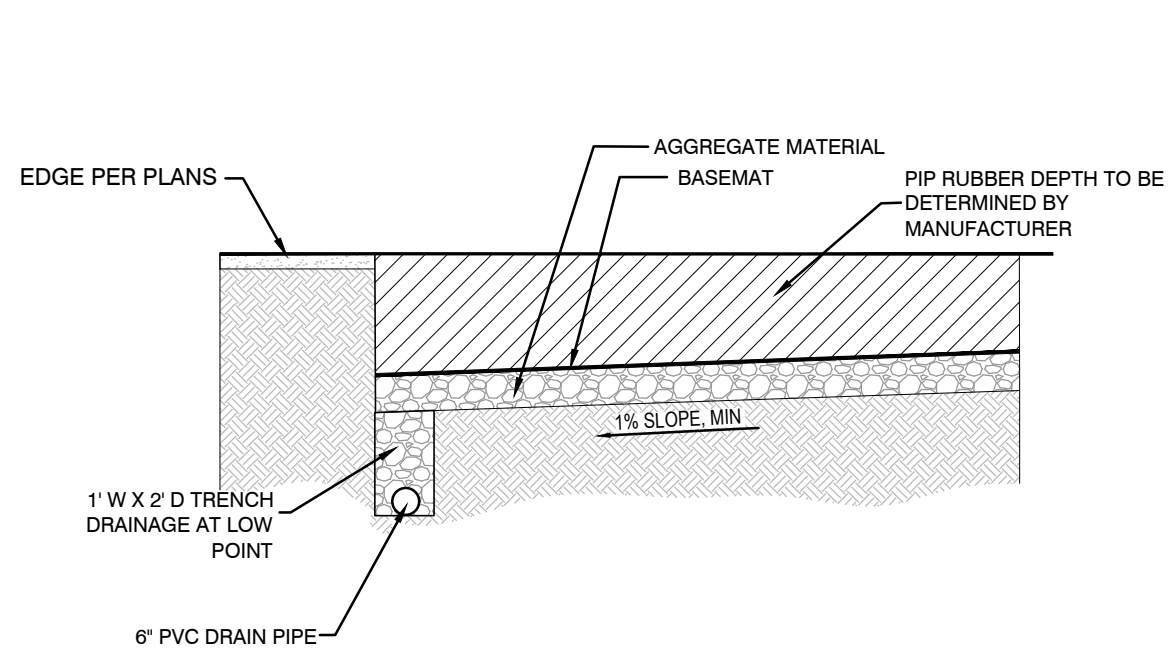


NOTES:

1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

3 GRASSES AND PERENNIALS PLANTING DETAIL

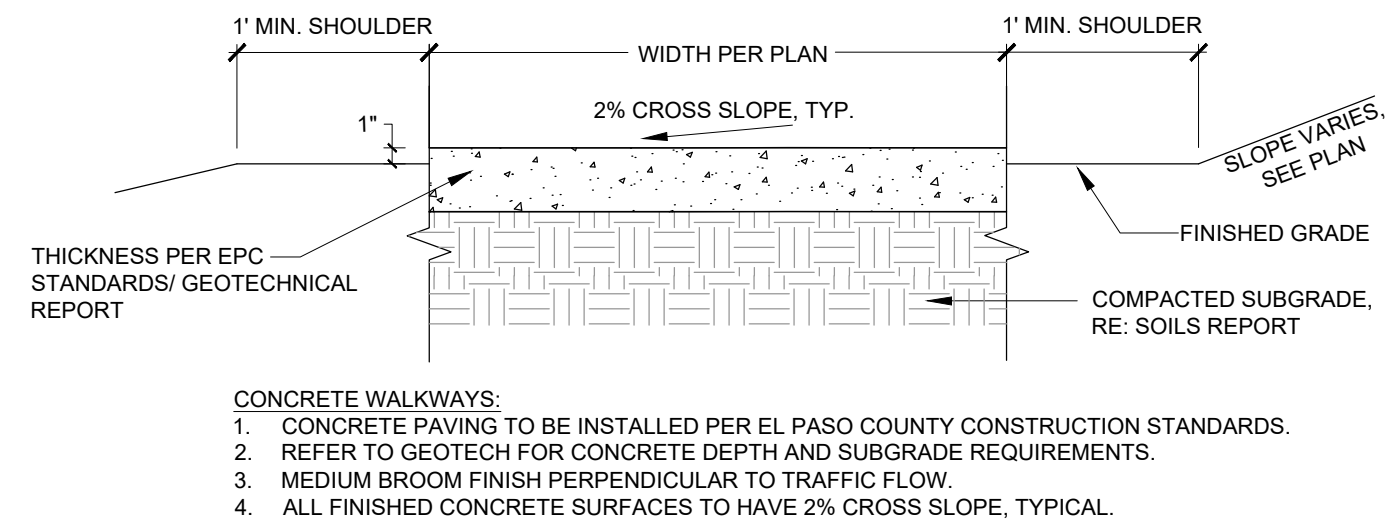
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4 PIP SURFACE DRAINAGE

NTS

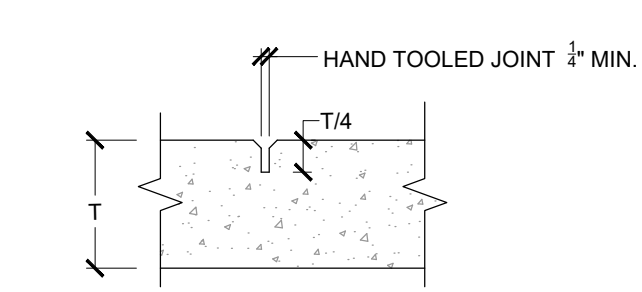
COMPANY: SURFACE AMERICA
PRODUCT: PIP RUBBER PLAYGROUND SURFACE MATERIAL
PHONE: 800-999-0555
WEBSITE: WWW.SURFACEAMERICA.COM
COLOR: BRIGHT GREEN, BEIGE
PATTERN: CUSTOM



- CONCRETE WALKWAYS:
1. CONCRETE PAVING TO BE INSTALLED PER EL PASO COUNTY CONSTRUCTION STANDARDS.
 2. REFER TO GEOTECH FOR CONCRETE DEPTH AND SUBGRADE REQUIREMENTS.
 3. MEDIUM BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW.
 4. ALL FINISHED CONCRETE SURFACES TO HAVE 2% CROSS SLOPE, TYPICAL.

5 CONCRETE WALKWAY DETAIL

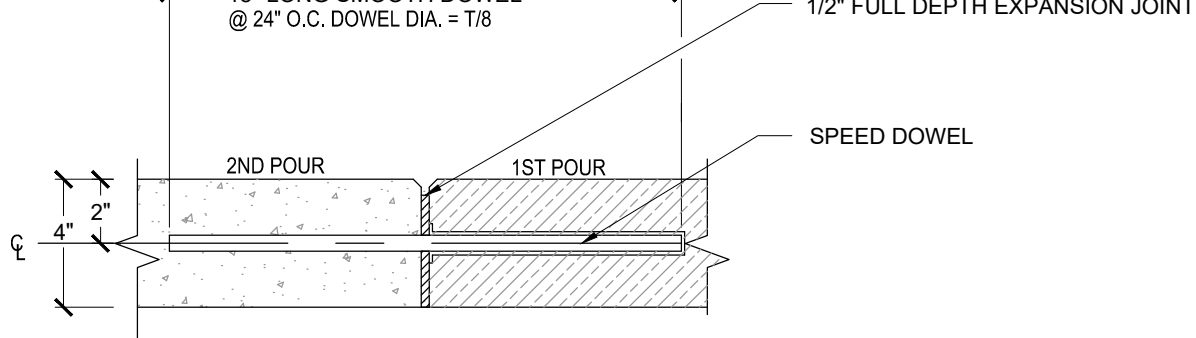
NTS



- CONTROL JOINT:
1. CONCRETE PAVING TO BE INSTALLED PER EL PASO COUNTY CONSTRUCTION STANDARDS.
 2. AFTER PRELIMINARY TROWELING, CONCRETE SHALL BE SCORED WITH A STRAIGHT EDGE TO A DEPTH OF 1" @10' O.C. MAXIMUM SPACING.

6 CONCRETE WALKWAY CONTROL JOINT DETAIL

NTS



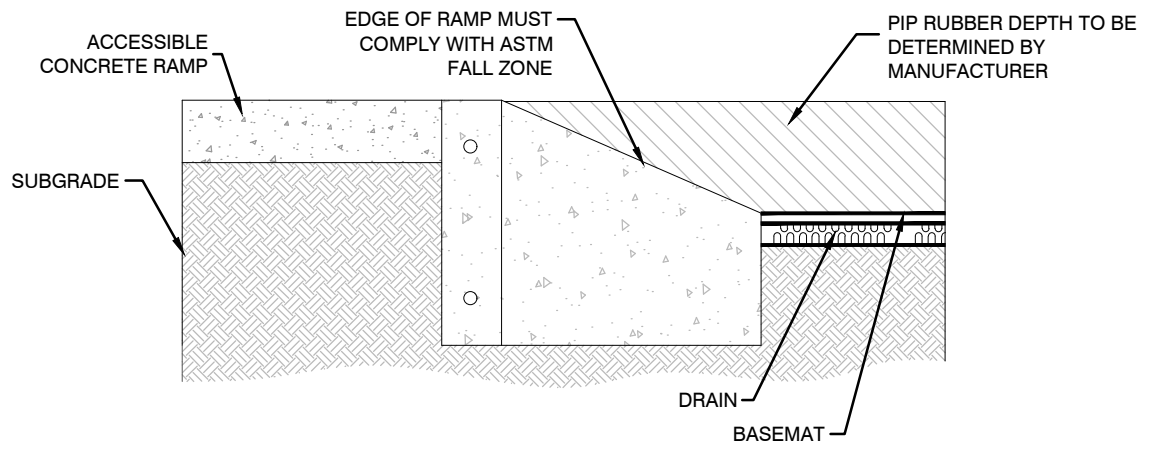
- EXPANSION JOINT:
1. CONCRETE PAVING TO BE INSTALLED PER EL PASO COUNTY CONSTRUCTION STANDARDS.
 2. POLYURETHANE CAULKING TO MATCH CONCRETE COLOR.
 3. 1/2" PREMOLD FIBER EXPASION JOINT @ 50' O.C. MAX SPACING.
 4. ALL FINISH SURFACES TO DRAIN AT 2% CROSS SLOPE, TYPICAL.
 5. 90% COMPACTED SUBGRADE

7 CONCRETE WALKWAY EXPANSION JOINT DETAIL

NTS

GENERAL SIDEWALK NOTES:

1. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO STAKE SIDEWALK LAYOUT FOR REVIEW AND APPROVAL PRIOR TO CONCRETE INSTALLATION.
2. CONCRETE SIDEWALK TO BE INSTALLED PER EL PASO COUNTY STANDARDS.
3. ALL FINISHED SIDEWALK SURFACES TO HAVE 2% CROSS SLOPE, TYPICAL.

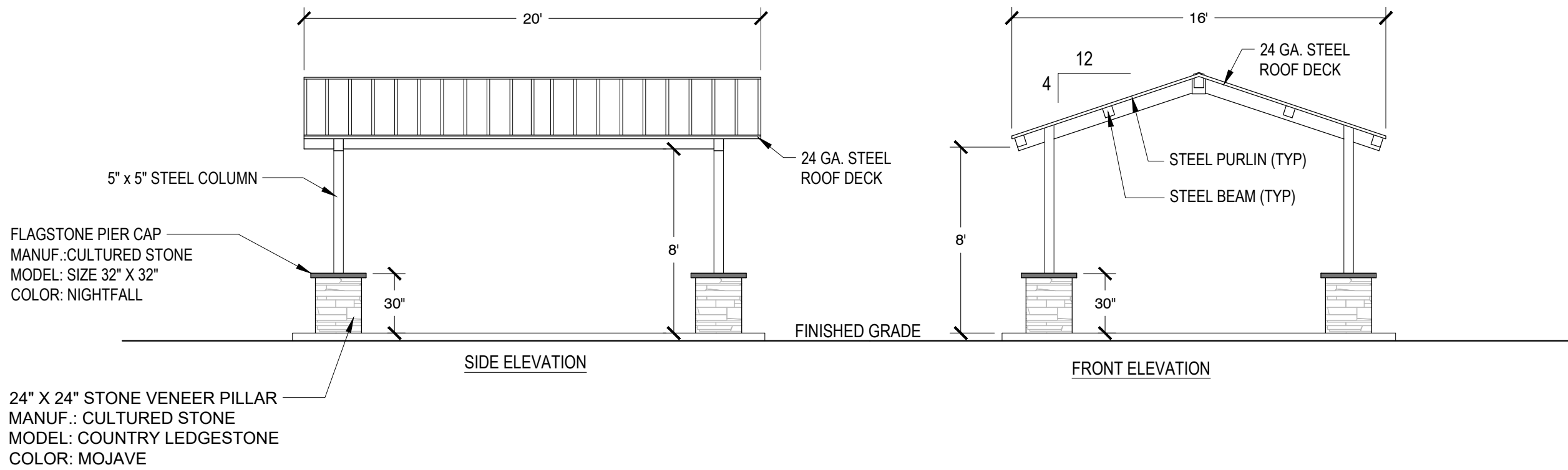


8 PIP SURFACE ADA ACCESSIBLE ENTRANCE DETAIL

NTS

GENERAL PLAY SURFACE DRAINAGE NOTES:

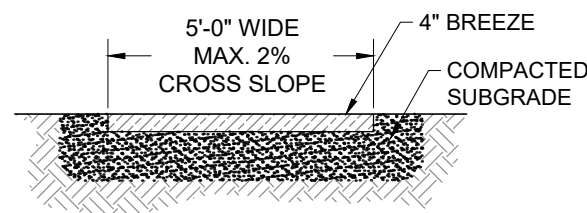
1. INSTALL DRAINAGE SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY FINISHED GRADES PRIOR TO INSTALLATION PER PIP MATERIAL DEPTH AS RECOMMENDED BY MANUFACTURER'S SPECIFICATIONS
4. PROVIDE DRAINAGE TRENCH AND PVC DRAIN PIPE AS REQUIRED FOR PROPER DRAINAGE. MA



9 COVERED PAVILION DETAIL

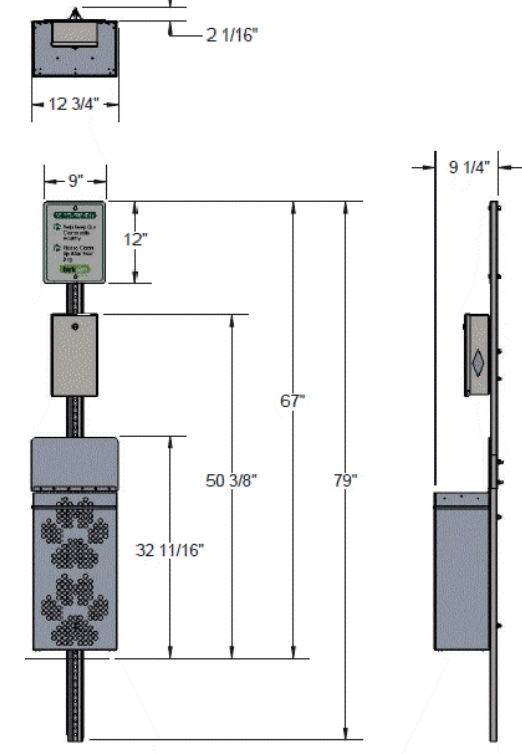
NTS

COMPANY: COVERWORX
PRODUCT: 16' X 20' ALL STEEL GABLE SHELTER
WEBSITE: WWW.COVERWORX.COM
COLORS: SLATE GRAY FRAME, SLATE GRAY ROOF
PHONE: 800-657-6118
ADDRESS: 11800 EAST 9 MILE ROAD, WARREN, MI 48089



10 BREEZE WALKWAY DETAIL

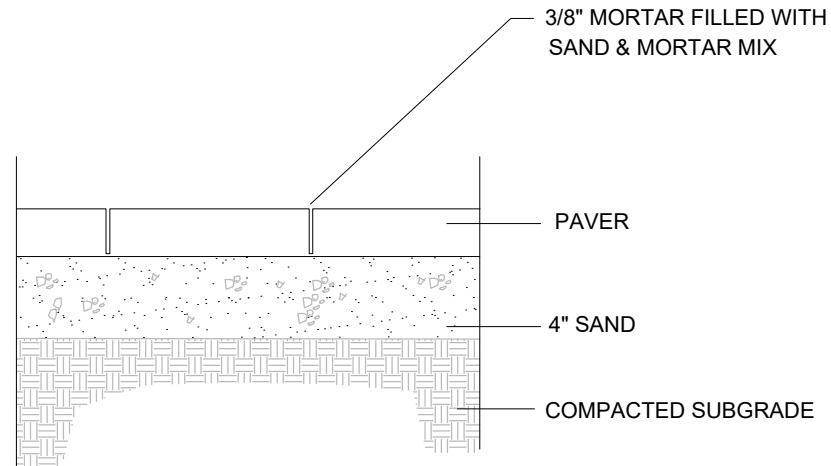
NTS



11 PET WASTE STATION

NTS

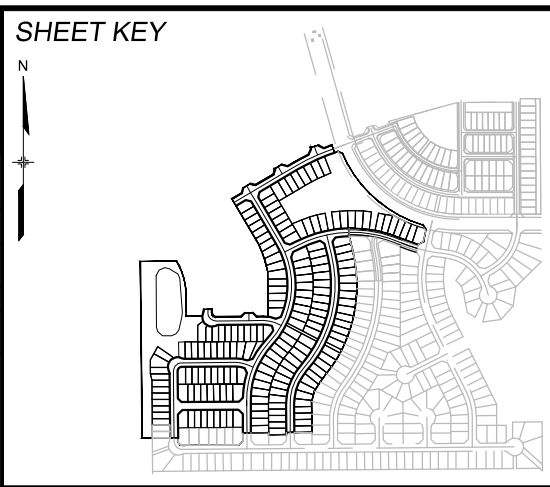
COMPANY: WORTHINGTON DIRECT
PRODUCT: PET WASTE STATION BY ULTRAPLAY
MODEL: BARK-490 STOCK # 43271
PHONE: 800-599-6636
WEBSITE: WWW.WORTHINGTONDIRECT.COM
COLOR: GREEN



12 PAVER DETAIL

NTS

REFERENCE DRAWINGS					
No.	DATE	DESCRIPTION	REVISIONS	BY	
COMPUTER FILE MANAGEMENT					
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\LS01- TAR - FLP - F3 Community Park.dwg					
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
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ELEVATION - 5897.89' U.S. SURVEY FT

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SEAL

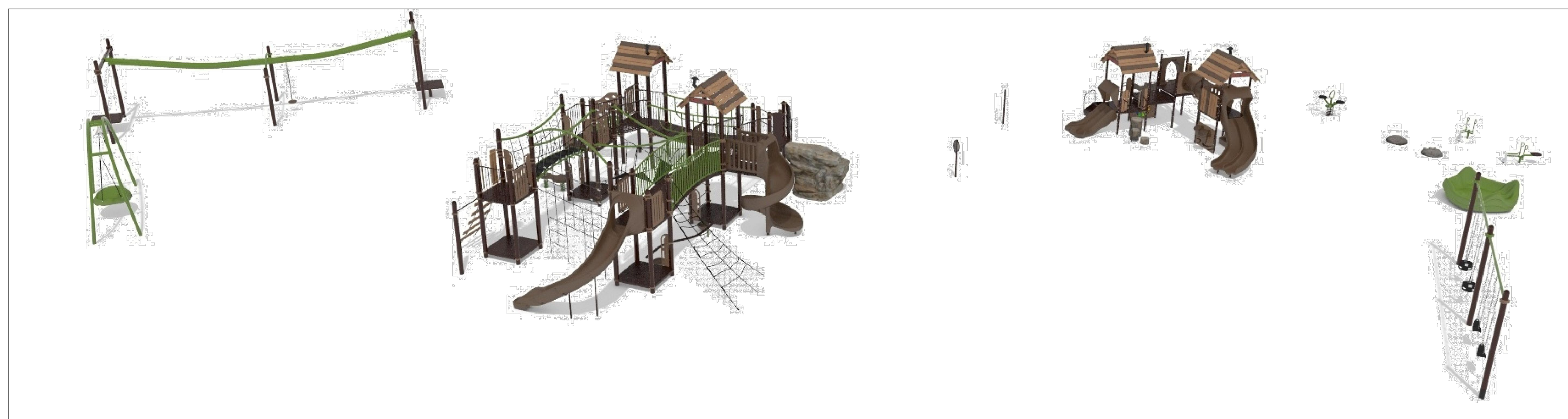
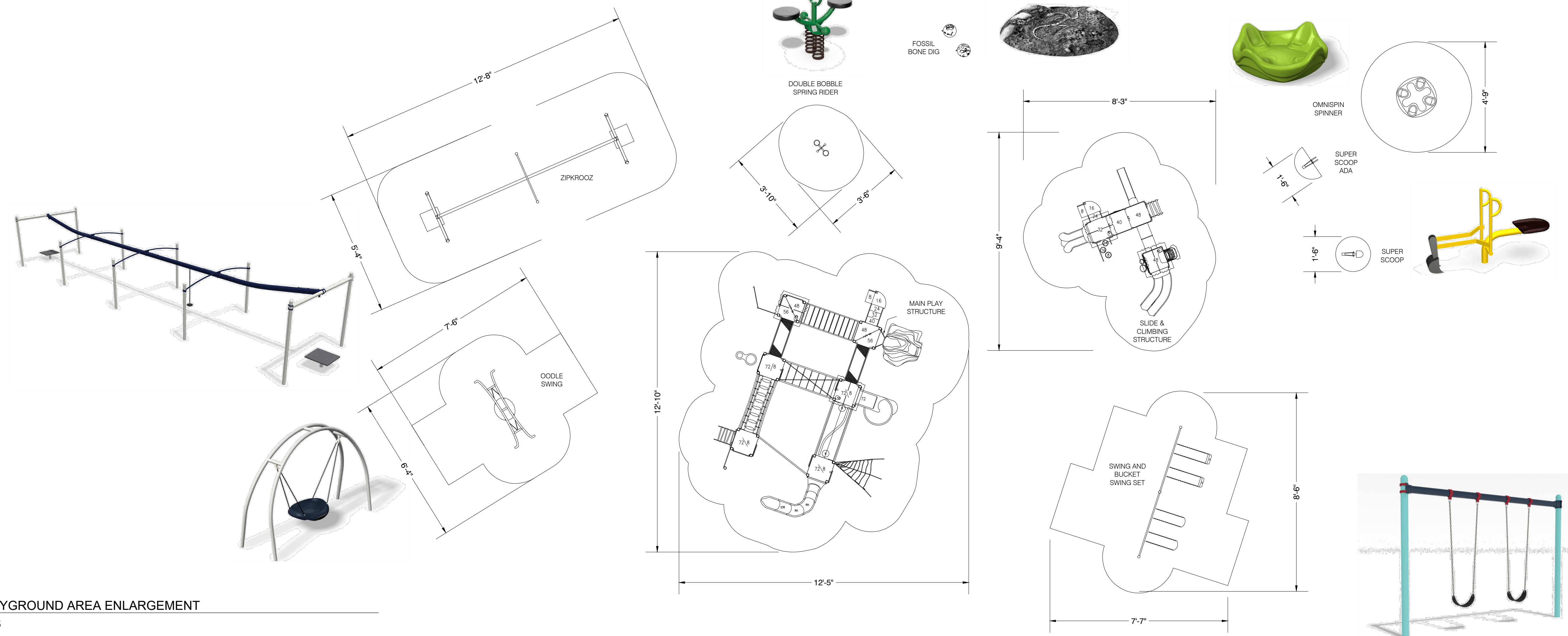
PRELIMINARY
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FOR AND ON BEHALF OF
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PROJECT No. 20.886.028

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SITE DETAILS					
DESIGNED BY:	SC	SCALE	DATE ISSUED:	APRIL 12, 2021	DRAWING No.
CHECKED BY:	JA	HORIZ. N/A	SHEET	05 OF 07	LS05



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

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

SHRUB/ TREE PLANTING NOTES:

3. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
2. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
3. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
4. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
5. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
6. PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
7. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
8. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
9. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
10. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

GENERAL NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
8. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
9. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
10. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
11. ALL COMMON LANDSCAPE AND STREETScape PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
12. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
13. A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

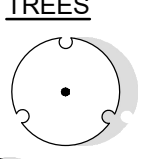

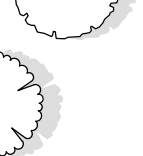
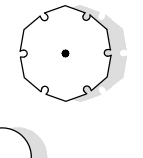

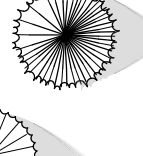
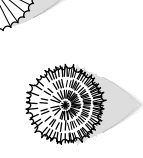
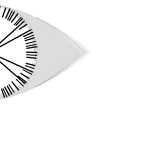
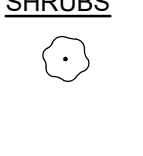
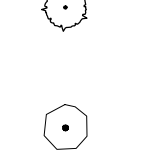
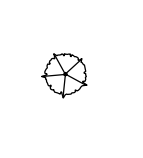
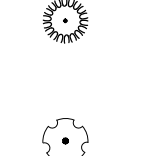
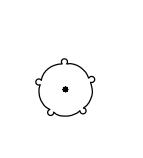


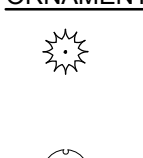
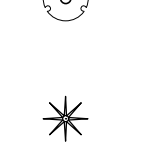
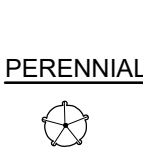

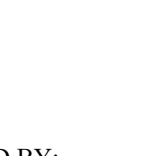


SODDING & SEEDING:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
3. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
4. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
5. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
6. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
7. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
- 7.1. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
- 7.2. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
- 7.3. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
8. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
9. STRAW CRIMPING: TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
10. HYRDO-MULCHING (BASE BID): ORGANIC TACKIFIER SHALL BE USED. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
11. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
12. IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
13. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDD DURING THE SAME SEASON.
14. ALL BARE AREAS TO BE RESEEDD WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD CITY REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

SOILS:

1. PER THE COLORADO SPRINGS GENERAL VEGETATION AND SOIL ASSOCIATION MAP, THE SITE CONSISTS OF SANDY PLAINS.
2. A SOILS ANALYSIS WAS PROVIDED BY COLORADO STATE UNIVERSITY EXTENSION OFFICE ILLUSTRATING SOIL AMENDMENT RECOMMENDATIONS FOR TURF GRASS, TREES, SHRUBS, AND PERENNIAL AREAS.
3. CONTRACT TO APPLY TO ALL AREAS 3 CY/1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AD	9	ACER PLATANOIDES 'DEBORAH' DEBORAH MAPLE	2" CAL.	B&B	30'-40'	15'-25'
	AA2	3	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY MUTLI -T	2" CAL.	B&B	15'-25'	15'-25'
	GK	7	GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE	2.5" CAL.	B&B	40'-50'	50' - 60'
	KP	13	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2.5" CAL.	B&B	20'-30'	20'-30'
	MR	5	MALUS X 'RED JEWEL' CRAB APPLE	2.5" CAL.	B&B	15'-20'	15'-20'
	MS	17	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	2" CAL.	B&B	15'-20'	15'-20'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PC	6	PICEA PUNGENS COLORADO SPRUCE	6' HT.	B&B	20'-30'	40'-60'
	PP	19	PINUS EDULIS PINON PINE	6' HT.	B&B	10'-20'	20'-30'
	PH	19	PINUS HELDREICHII BOSNIAN PINE	6' HT.	B&B	10'-12'	15' -25'
	PS	4	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	20'-30'	30'-50'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLAINTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	BC	40	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	5 GAL.	POT	1'-2'	1'-2'
	CC	22	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	5 GAL.	POT	2'-3'	3'-4'
	CT	10	COTONEASTER ADPRESSUS 'TOM THUMB' EARLY COTONEASTER	5 GAL.	POT	3'-4'	1'-2'
	PA	12	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL.	POT	3'-5'	3'-5'
	RG	33	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.	POT	6'-8'	2'-3'
	RP	23	ROSA MEIDILAND SERIES 'PEACH DRIFT' MEIDILAND ROSE	5 GAL.	POT	4'-5'	1'-2'
	SP	12	SYRINGA X HYACINTHIFLORA 'POCAHONTAS' POCAHONTAS LILAC	5 GAL.	POT	8'-12'	8'-12'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLAINTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	JA	18	JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER	5 GAL.	POT	4'-6'	1'-2'
	PC2	15	PINUS MUGO 'COMPACTA' DWARF MUGO PINE	5 GAL.	POT	5'-6'	4'-5'
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	PLAINTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	BB	96	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL.	POT	1'-2'	2'-3'
	MG	30	MISCANTHUS SINENSIS 'GRACILLIMUS' MAIDEN GRASS	1 GAL.	POT	4'-5'	4'-5'
	PH2	15	PENNISETUM ALOPECUROIDES 'HADELN' HADELN FOUNTAIN GRASS	1 GAL.	POT	2'-3'	2'-3'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	PLAINTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	EM	17	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL.	POT	2'-3'	2'-3'

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