



Know what's below.
Call before you dig.

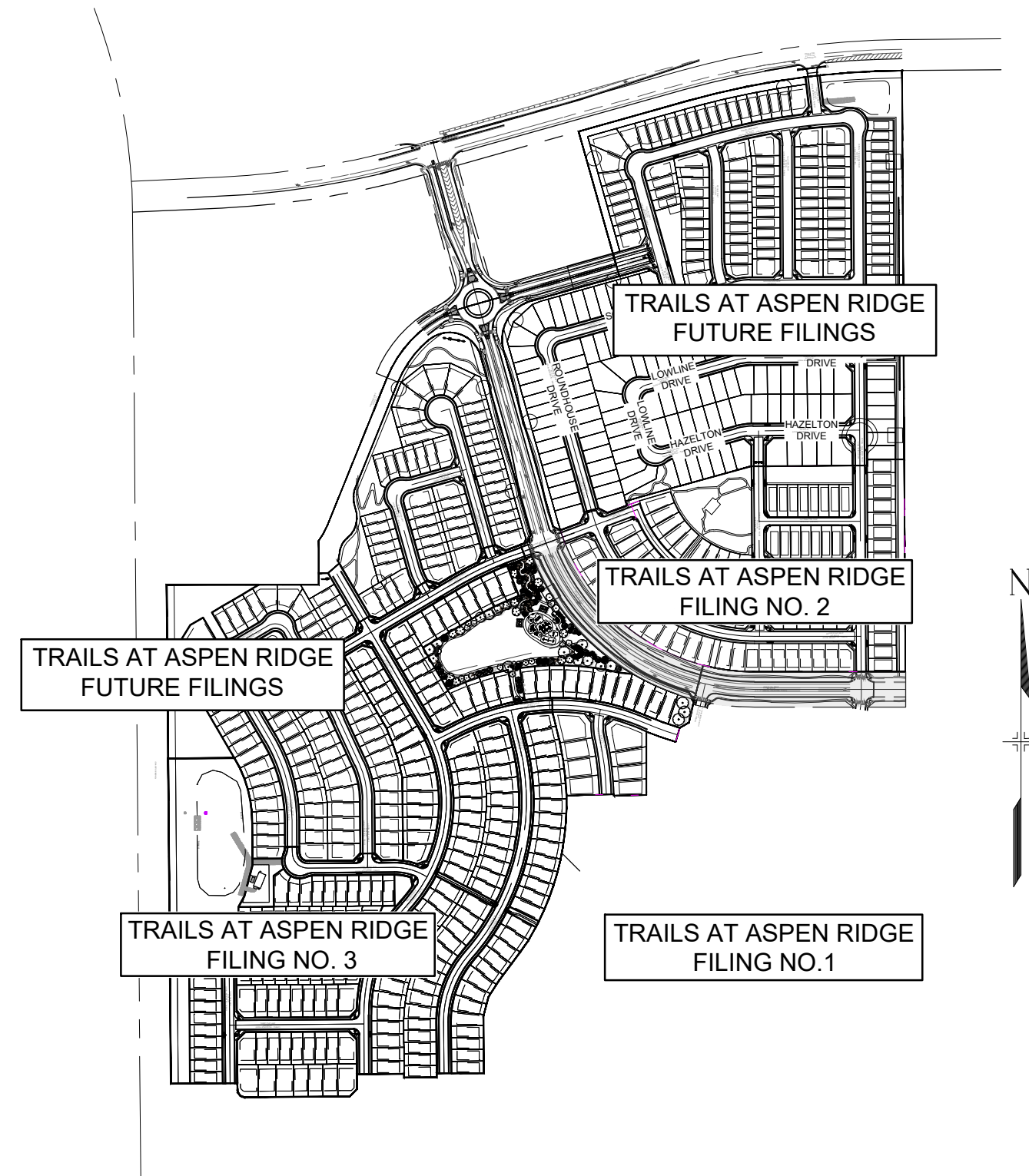
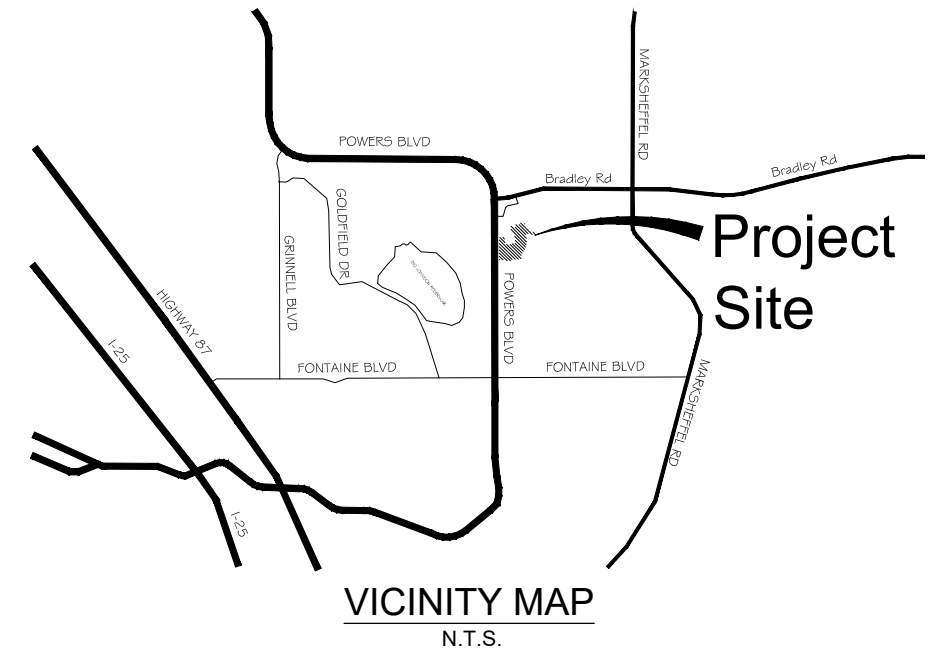
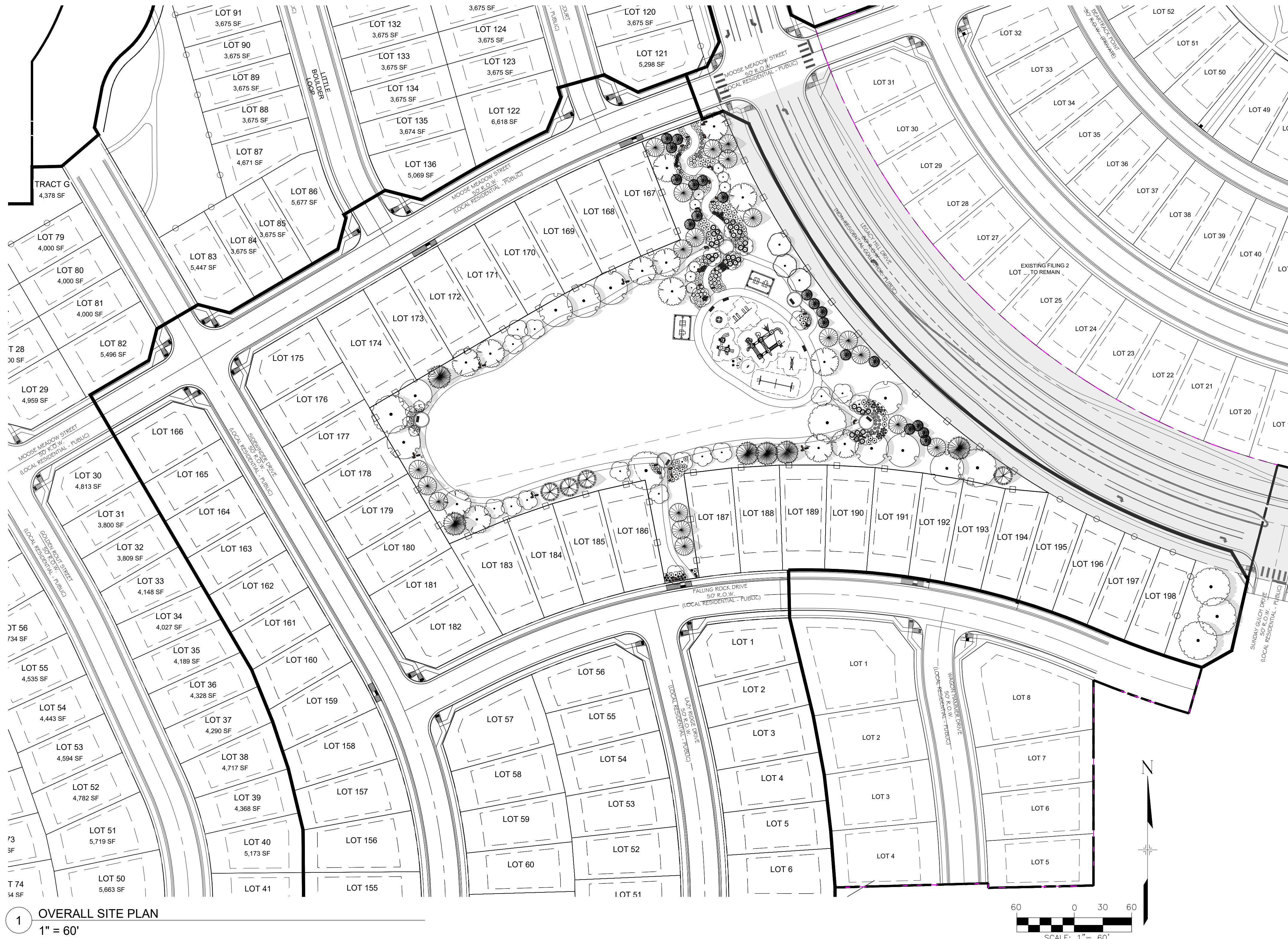
TRAILS AT ASPEN RIDGE FILING NO. 3

COLORADO SPRINGS, COLORADO

COMMUNITY PARK FINAL LANDSCAPE PLAN

APRIL 2021

Required roadway landscaping is not shown along Powers Boulevard. Please revise per Section 6 of the Land Development Code.



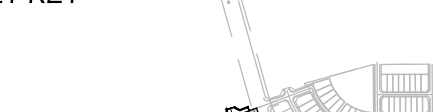

SITE MAP

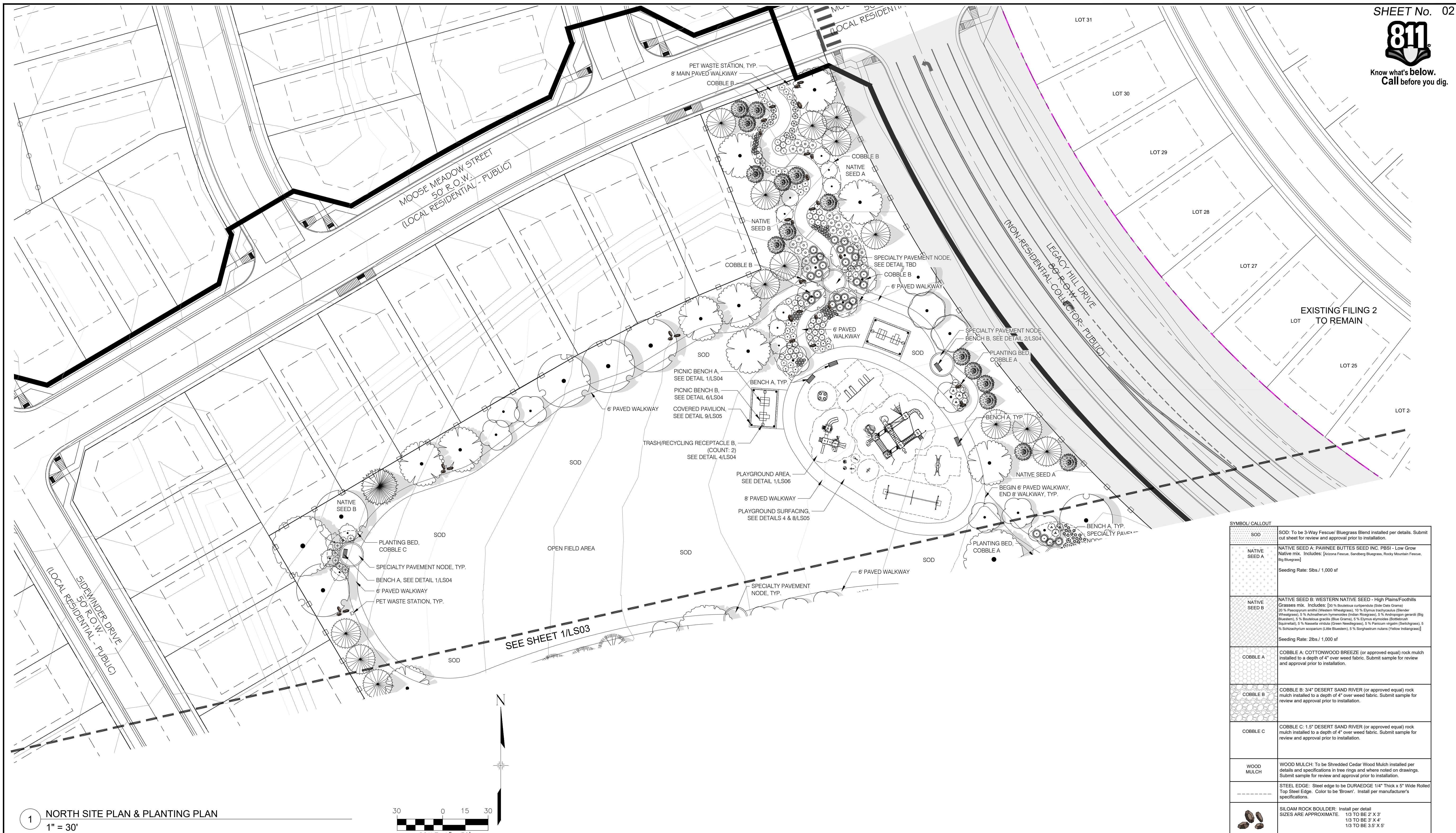
1" = 500'

SHEET INDEX

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

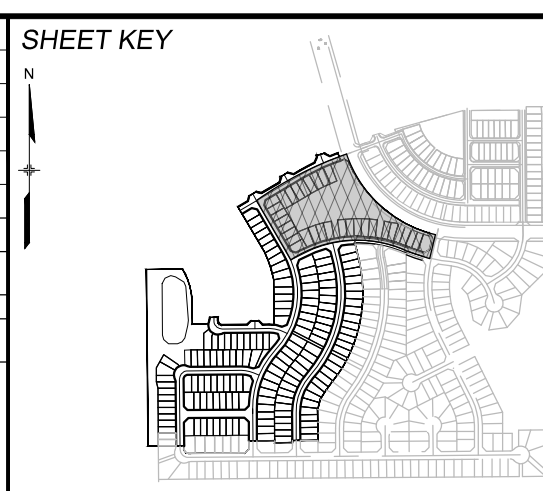
1 OVERALL SITE PLAN
1" = 60'

REFERENCE DRAWINGS				SHEET KEY			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	PREPARED BY: 	SEAL <div>PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</div>	TRAILS AT ASPEN RIDGE							
				FILING 3 COMMUNITY PARK LANDSCAPE													
				LANDSCAPE COVER SHEET													
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.																	
				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)													
								FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028									
								DESIGNED BY: SC DRAWN BY: JA CHECKED BY: SC				SCALE HORIZ. N/A VERT. N/A		DATE ISSUED: APRIL 12, 2021 SHEET 01 OF 07		DRAWING No. LS01	

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

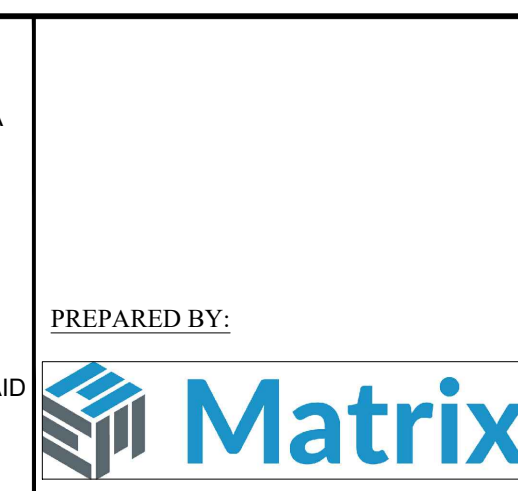
SYMBOL/CALLOUT	
SOD	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
NATIVE SEED A	NATIVE SEED A: PAWNEE BUTTES SEED INC. PB51 - Low Grow Native mix. Includes: [Arizona Fescue, Sandberg Bluegrass, Rocky Mountain Fescue, Big 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 Squinnell), 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			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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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)



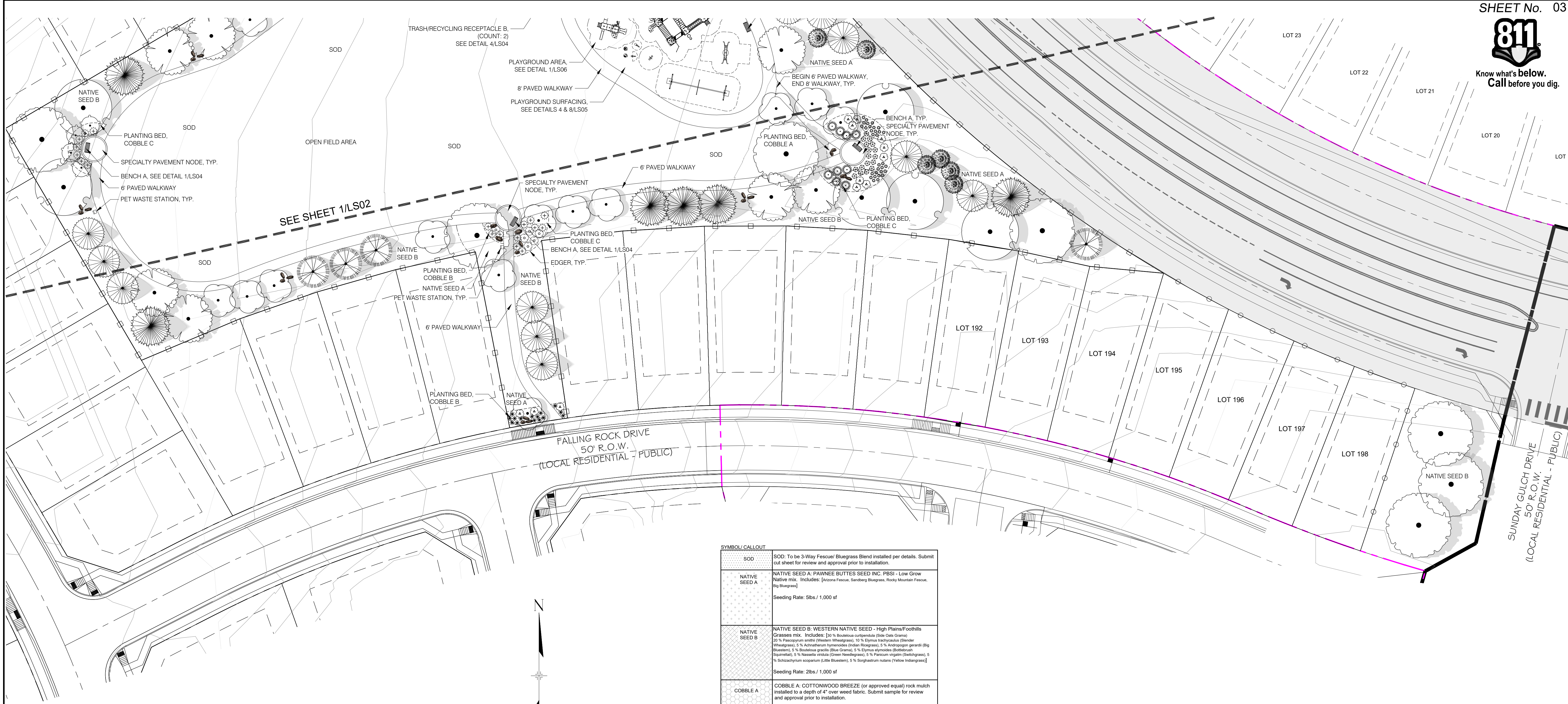
SEAL
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

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

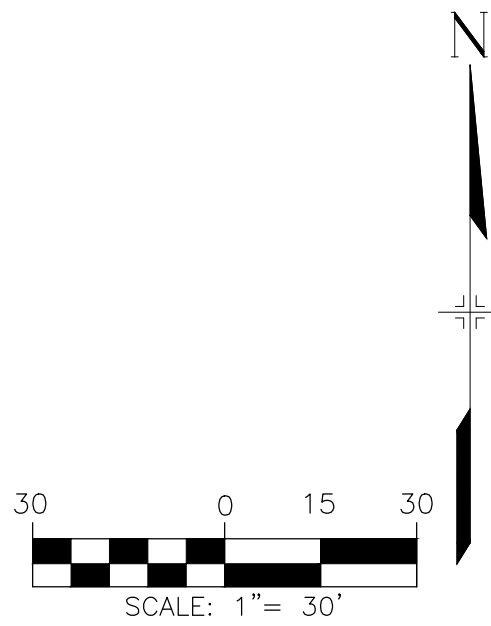
TRAILS AT ASPEN RIDGE			
FILING 3 COMMUNITY PARK LANDSCAPE			
NORTH PARK SITE			
DESIGNED BY:	SCALE	DATE ISSUED:	DRAWING No.
CHECKED BY:	HORIZ. N/A VERT. N/A	APRIL 12, 2021 SHEET 02 OF 07	LS02



Know what's below.
Call before you dig.

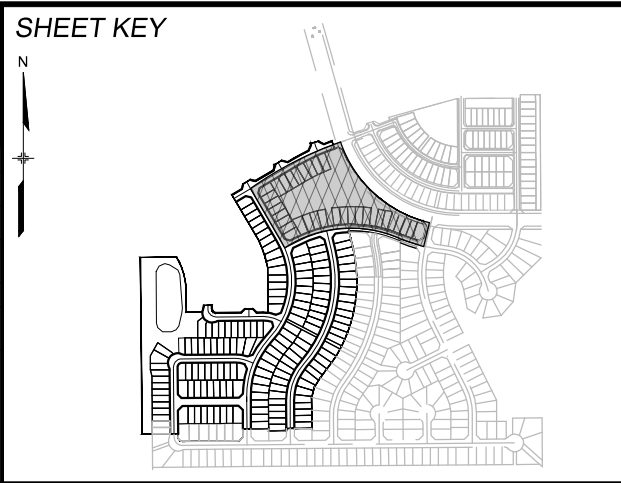


1 SOUTH SITE PLAN & PLANTING PLAN
1" = 30'



SYMBOL CALLOUT	
	SOD: To be 3-Way 'Fescue' Bluegrass Blend installed per details. Submit call 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 umbrinatum (Western Wheatgrass), 10 % Elymus trachycaulis (Slender Wheatgrass), 5 % Achatherum hymenoides (Indian Rosegrass), 5 % Andropogon gerardi (Big Bluestem), 5 % Elymus canadensis (Blue Oats), 5 % Elymus elymoides (Bottlebrush Squintgrass), 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'

REFERENCE DRAWINGS			
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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°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)

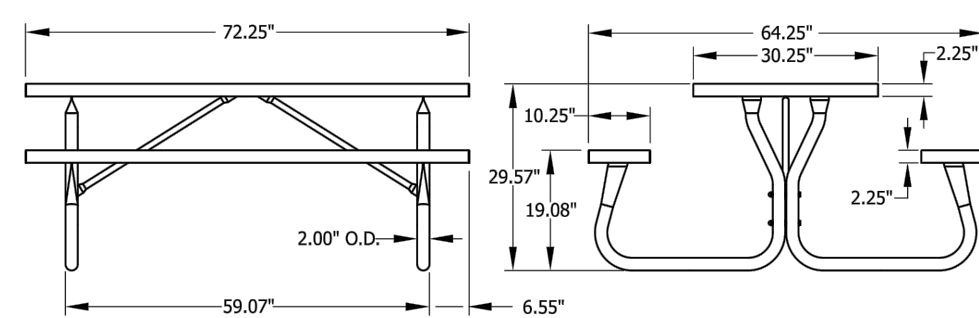
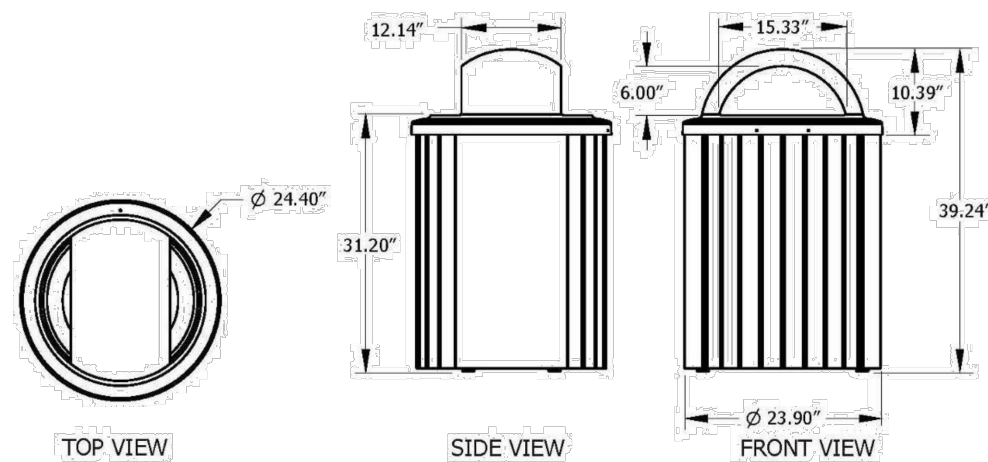


SEAL

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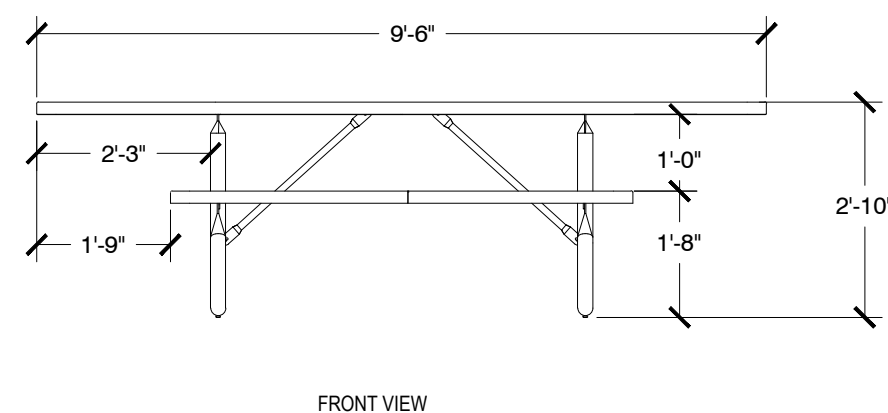
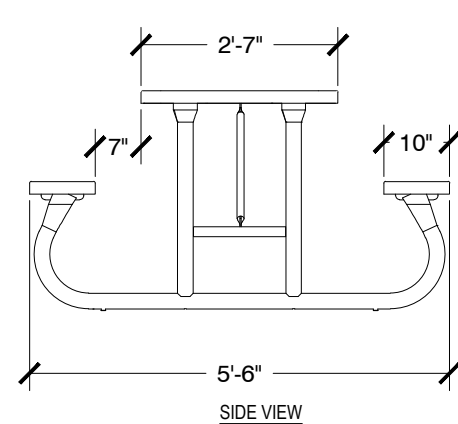
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

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

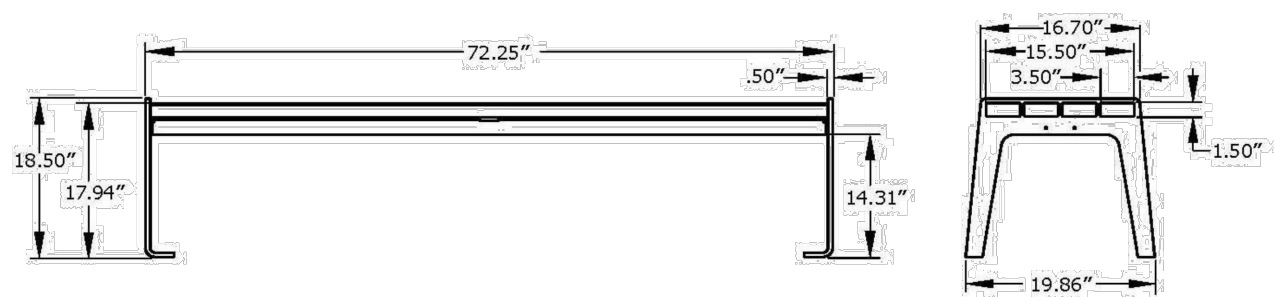
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



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

1

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

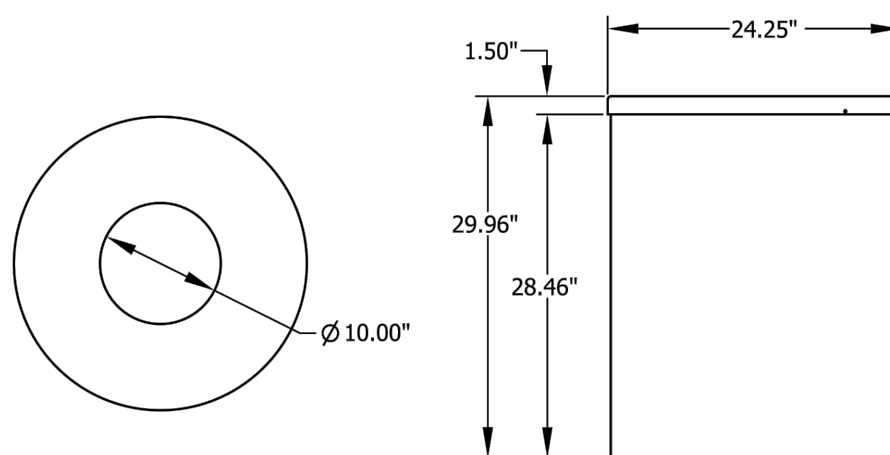


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NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

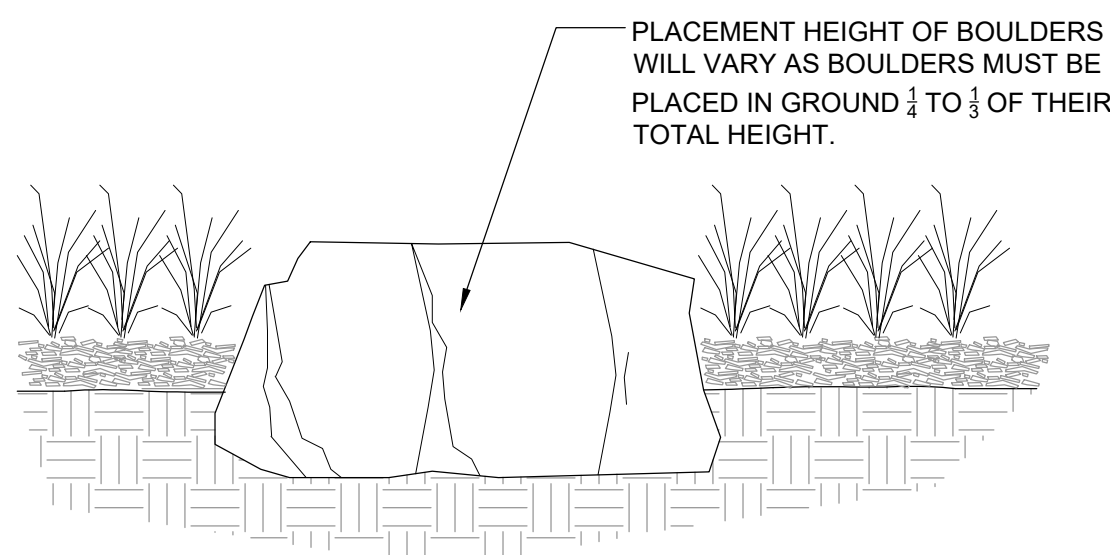
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NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



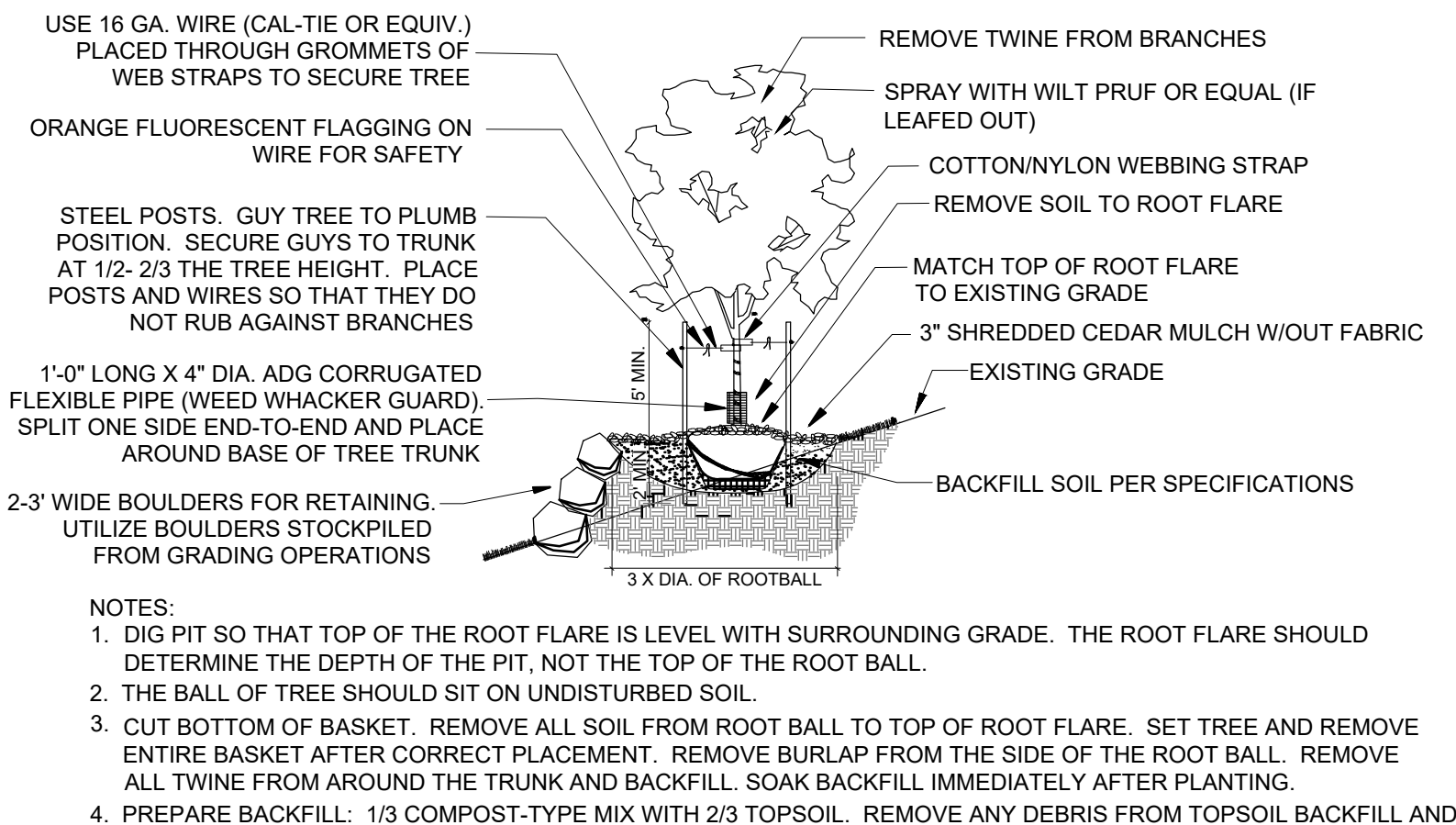
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NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



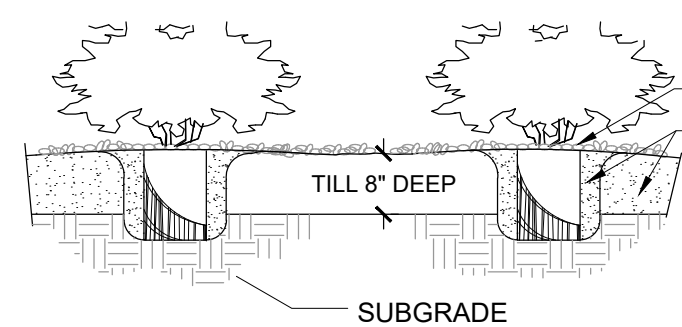
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NTS



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NTS



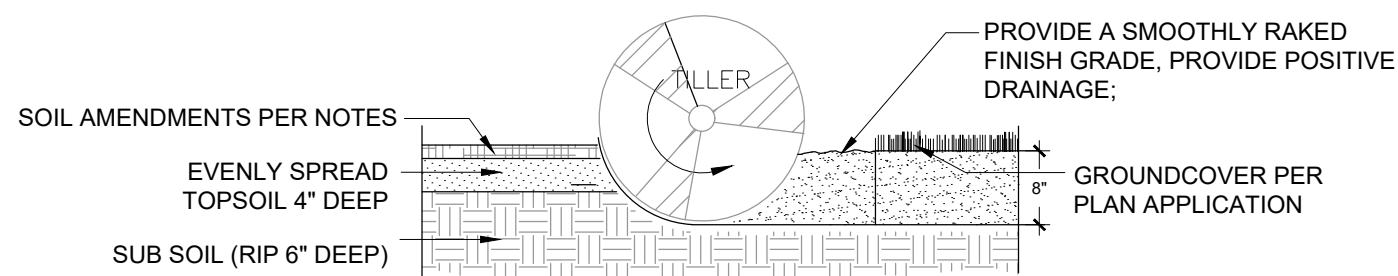
NOTES:

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.

(9)

PLANTING DETAIL

MTC



NOTES:

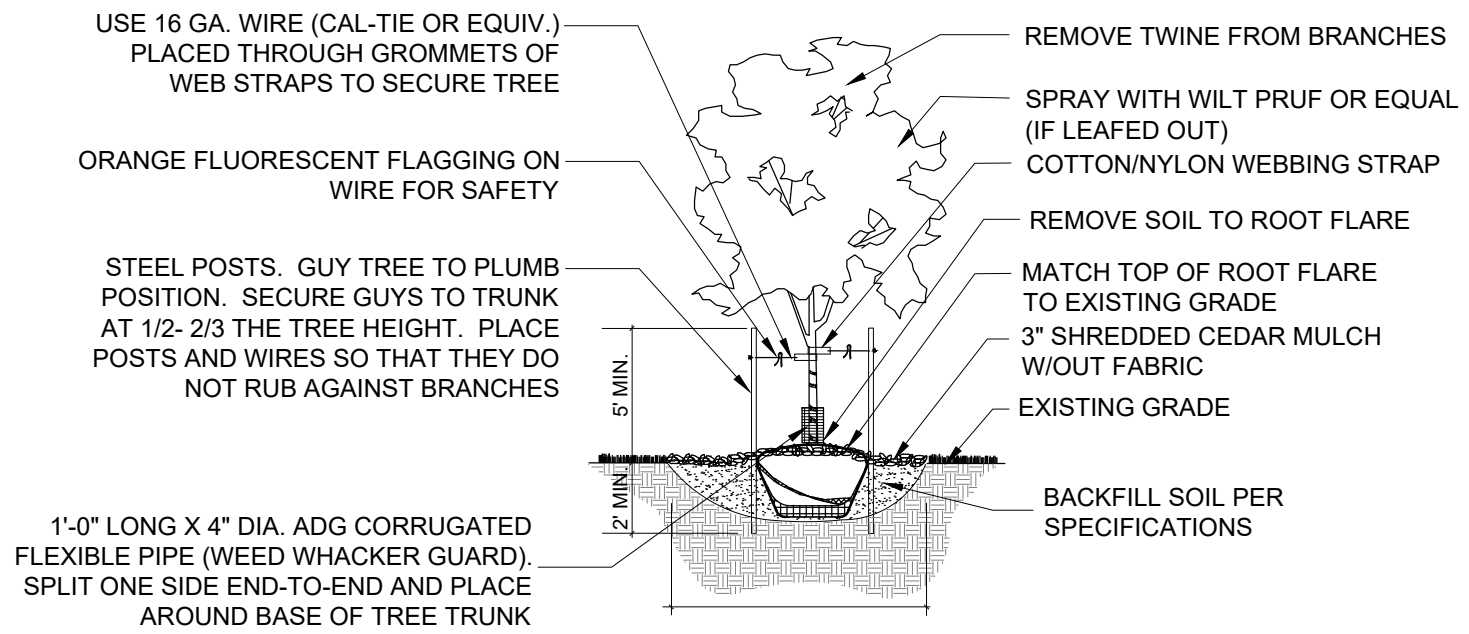
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

(10)

PLANTING DETAIL

NITC

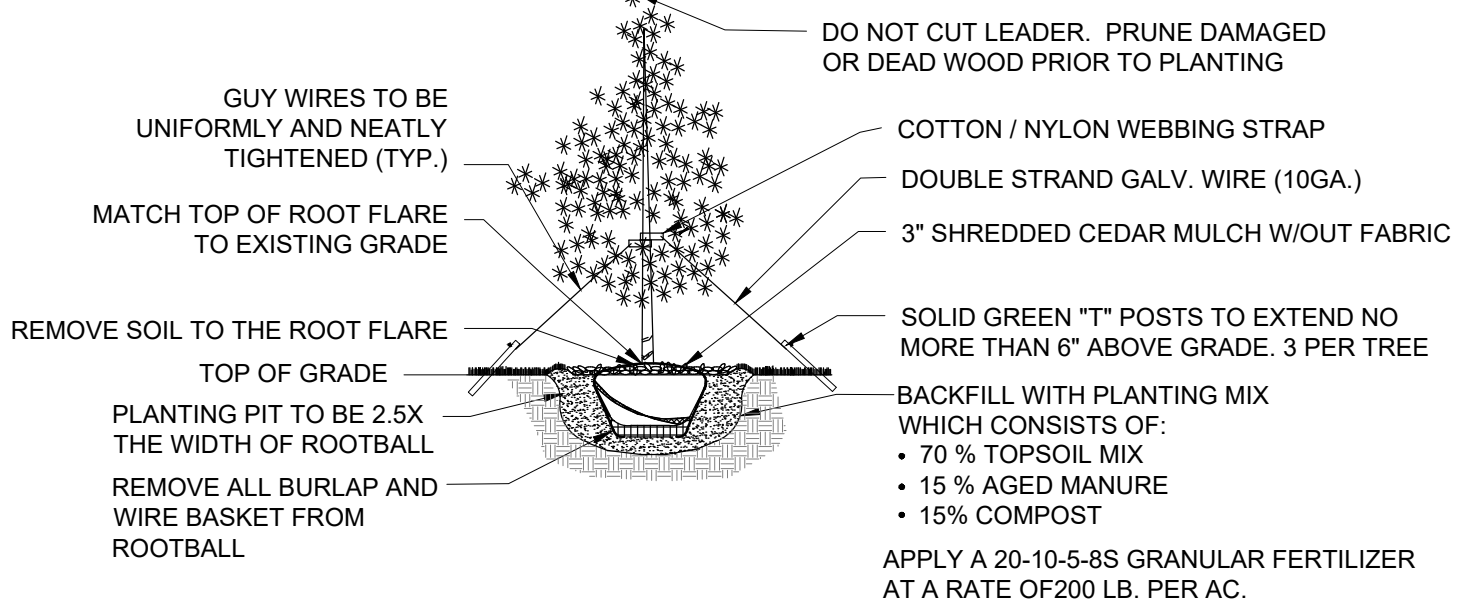
[illegible]



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

1 DECIDUOUS TREE PLANTING DETAIL

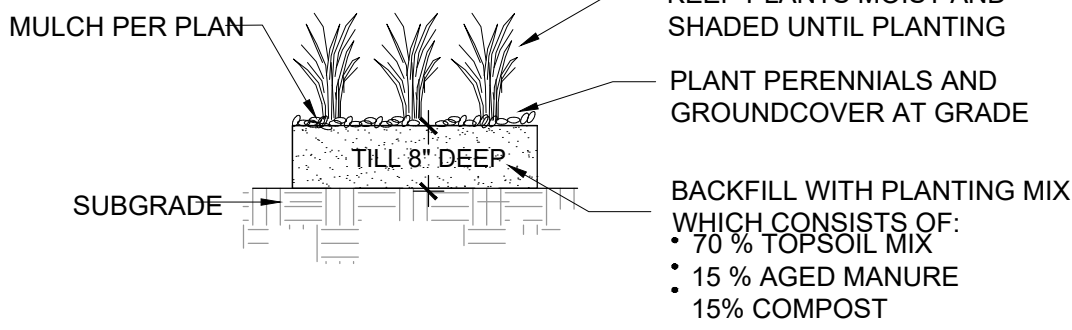
NTS



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

2 EVERGREEN TREE PLANTING DETAIL

NTS

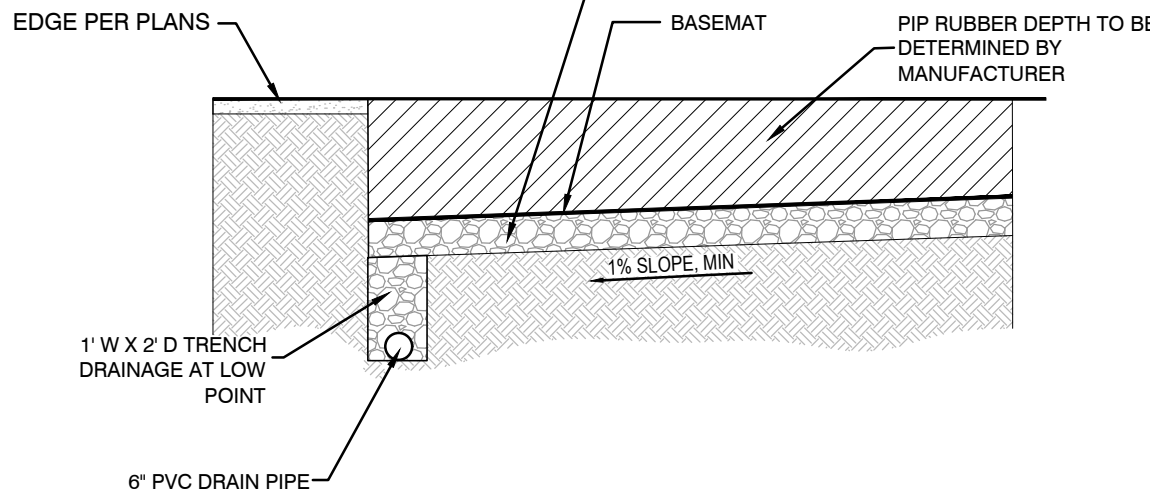


NOTES:

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

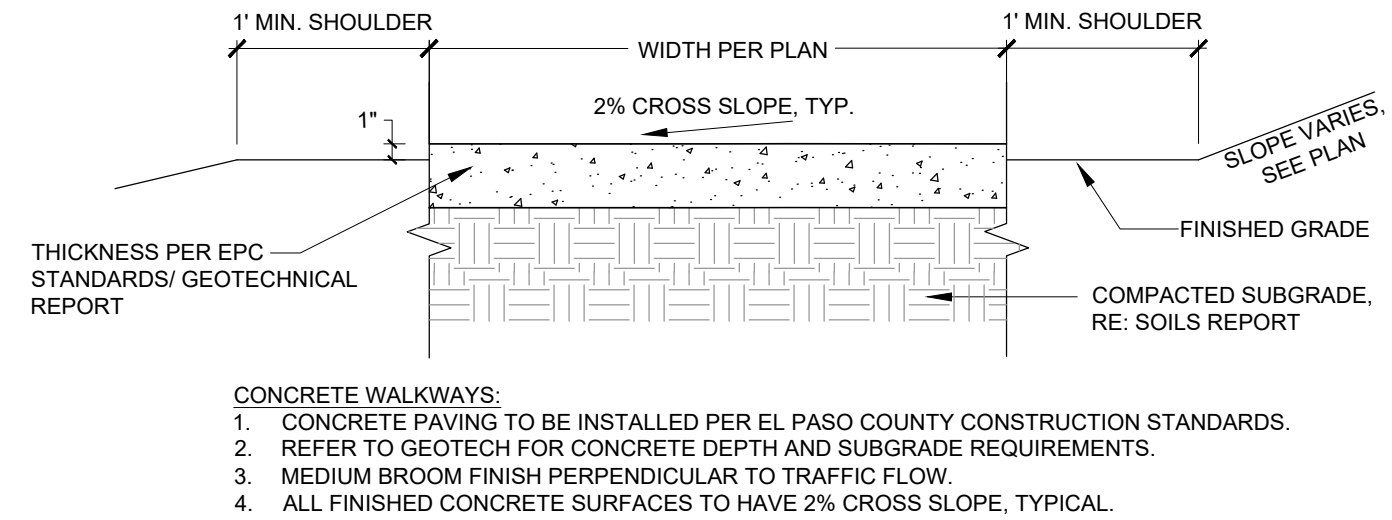
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4 PIP SURFACE DRAINAGE

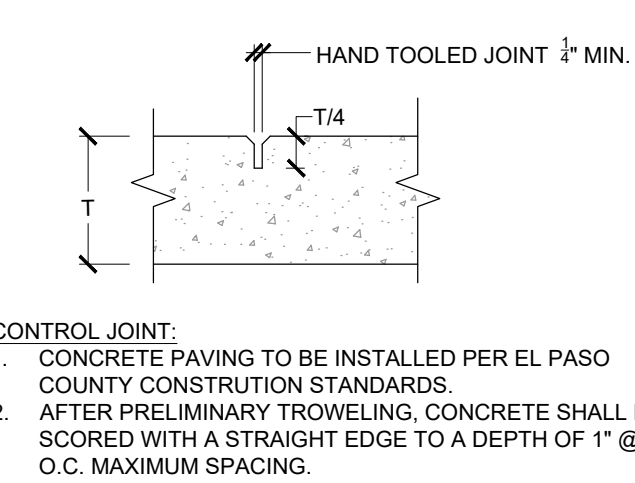
NTS

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



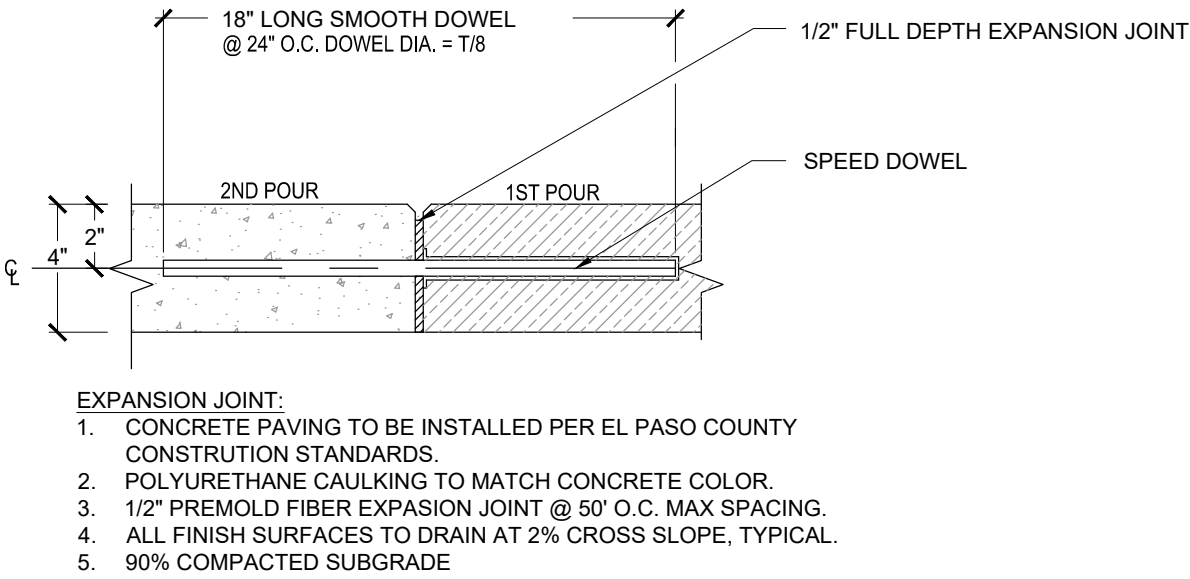
5 CONCRETE WALKWAY DETAIL

NTS



6 CONCRETE WALKWAY CONTROL JOINT DETAIL

NTS

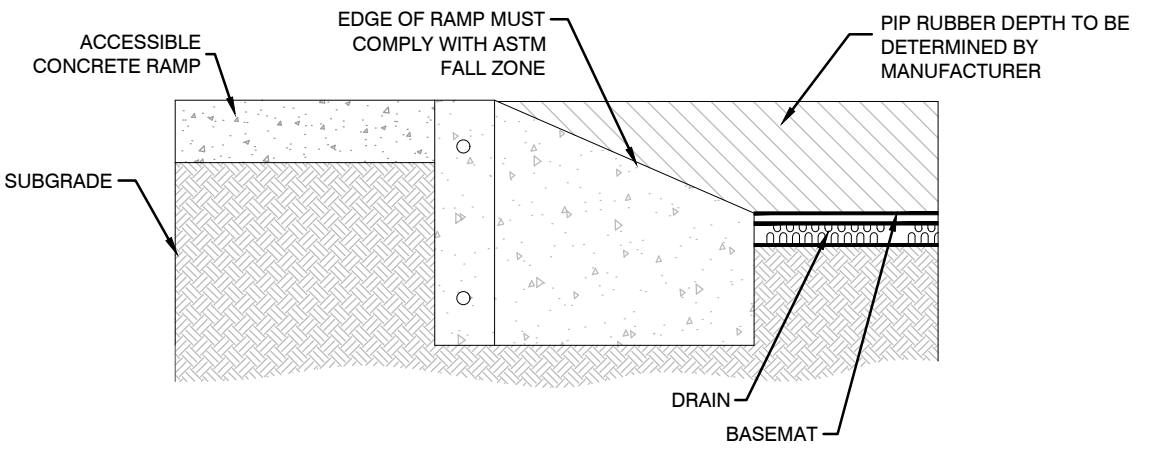


7 CONCRETE WALKWAY EXPANSION JOINT DETAIL

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.

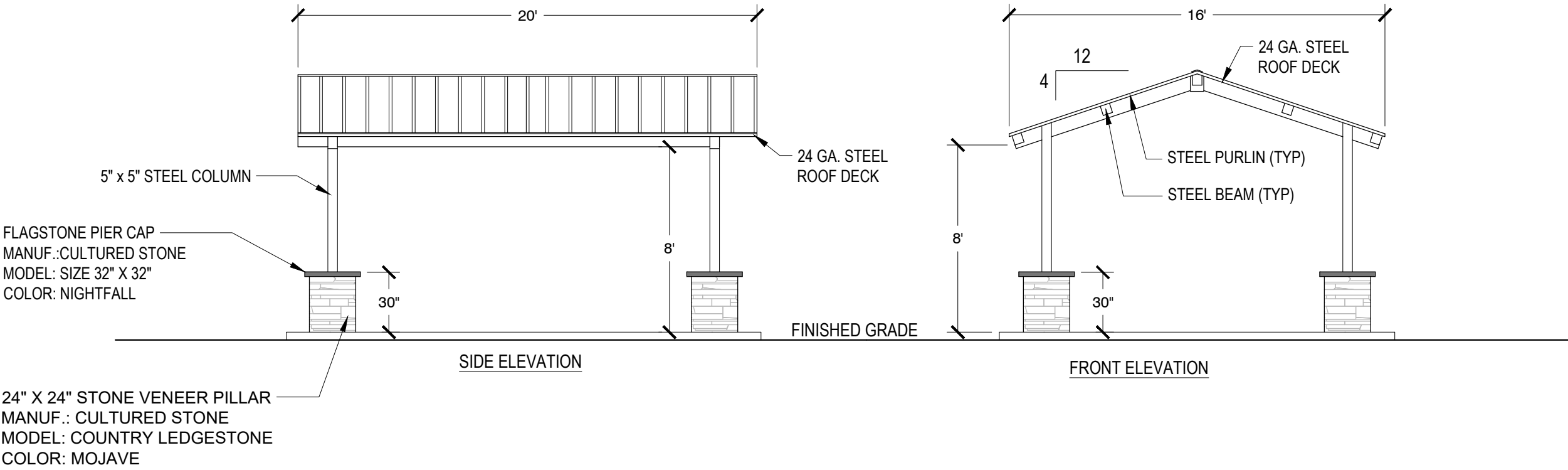


8 PIP SURFACE ADA ACCESSIBLE ENTRANCE DETAIL

NTS

GENERAL PLAY SURFACE DRAINAGE NOTES:

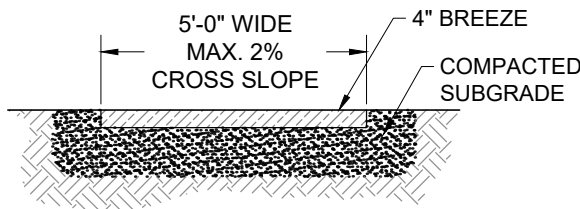
1. INSTALL DRAINAGE SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY FINISHED GRADES PRIOR TO INSTALLATION PER PIP MATERIAL DEPTH AS RECOMMENDED BY MANUFACTURER'S SPECIFICATIONS
4. PROVIDE DRAINAGE TRENCH AND PVC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



9 COVERED PAVILION DETAIL

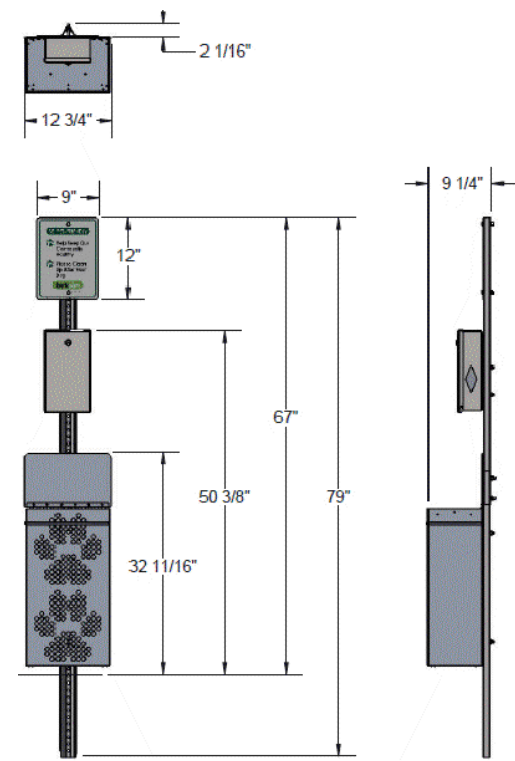
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COMPANY: COVERWORX
PRODUCT: 16' X 20' ALL STEEL GABLE SHELTER
WEBSITE: WWW.COVERWORX.COM
COLORS: SLATE GRAY FRAME, SLATE GRAY ROOF
PHONE: 800-657-6118
ADDRESS: 11800 EAST 9 MILE ROAD, WARREN, MI 48089



10 BREEZE WALKWAY DETAIL

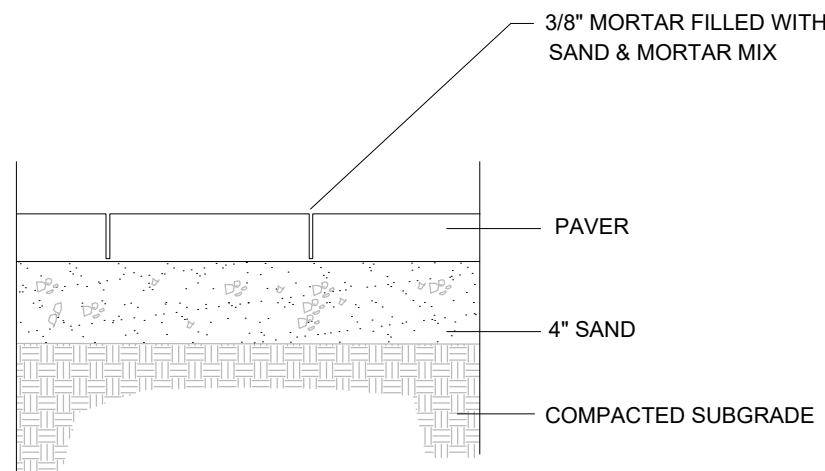
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11 PET WASTE STATION

NTS

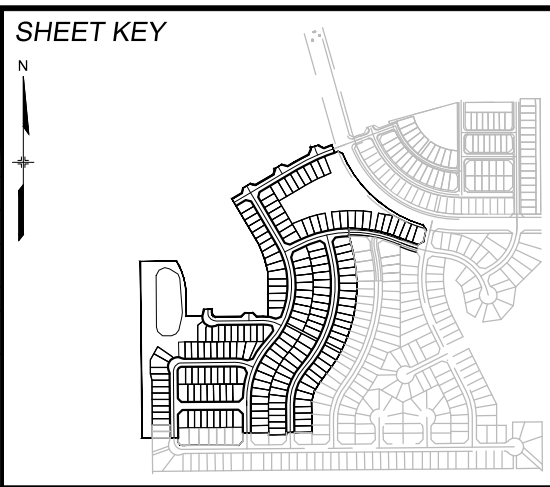
COMPANY: WORTHINGTON DIRECT
PRODUCT: PET WASTE STATION BY ULTRAPLAY
MODEL: BARK-490 STOCK # 43271
PHONE: 800-599-6636
WEBSITE: WWW.WORTHINGTONDIRECT.COM
COLOR: GREEN



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					
CTB FILE: Matrix(black).ctb					
PLOT DATE: April 12, 2021 10:16:56 AM					
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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°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)

PREPARED BY:



SEAL

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

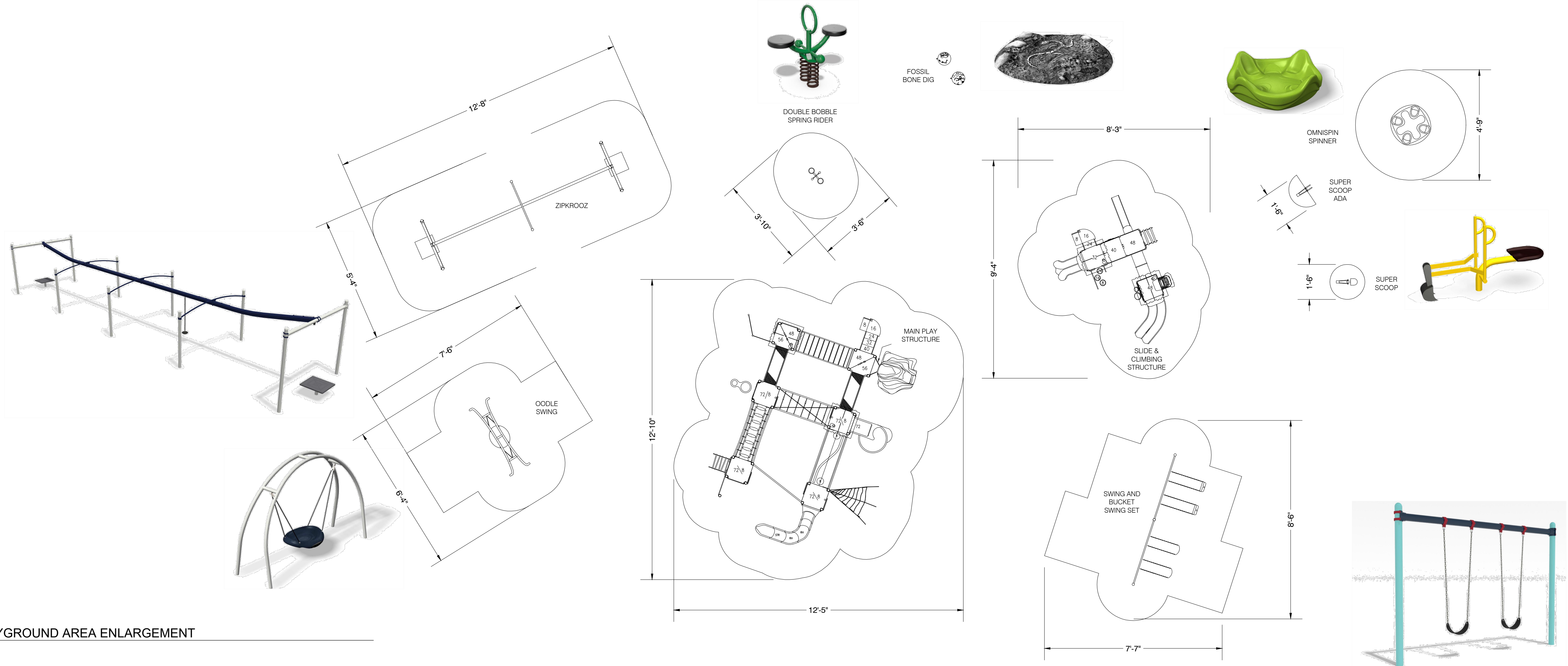
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

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

TRAILS AT ASPEN RIDGE

FILING 3 COMMUNITY PARK LANDSCAPE

SITE DETAILS



1 PLAYGROUND AREA ENLARGEMENT
NTS

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



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT: CUSTOM
COLOR: AC COLOR PROFILE
WEBSITE: WWW.PLAYSI.COM
PHONE: 888-438-6574
ADDRESS: 8131 FORNEY RD. DALLAS, TX 75227

REFERENCE DRAWINGS			<div>SHEET KEY</div> <div></div>			<div>BENCHMARK</div> <div>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</div> <div>BASIS OF BEARING</div> <div>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 3/4' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' AULM. CAP PLS 10377)</div> <div>PREPARED BY:</div> <div></div>			<div>SEAL</div> <div><div>PRELIMINARY</div><div>THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</div></div> <div>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028</div>			TRAILS AT ASPEN RIDGE				
No. DATE DESCRIPTION REVISIONS BY												FILING 3 COMMUNITY PARK LANDSCAPE				
COMPUTER FILE MANAGEMENT												PLAY AREA DETAILS				
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 10:17:08 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.												DESIGNED BY: SC DRAWN BY: SC CHECKED BY: JA			SCALE HORIZ. N/A VERT. N/A	

