

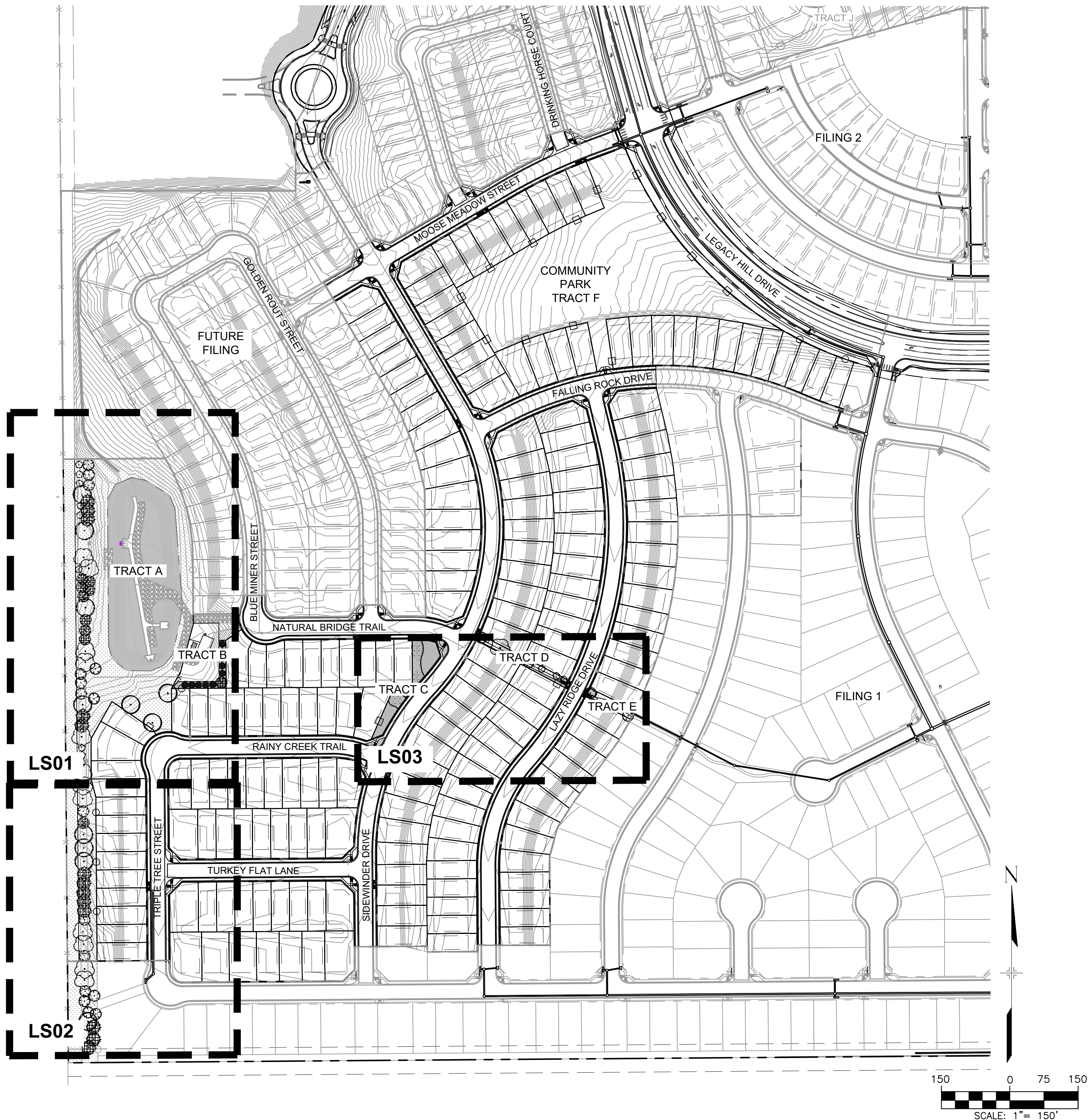


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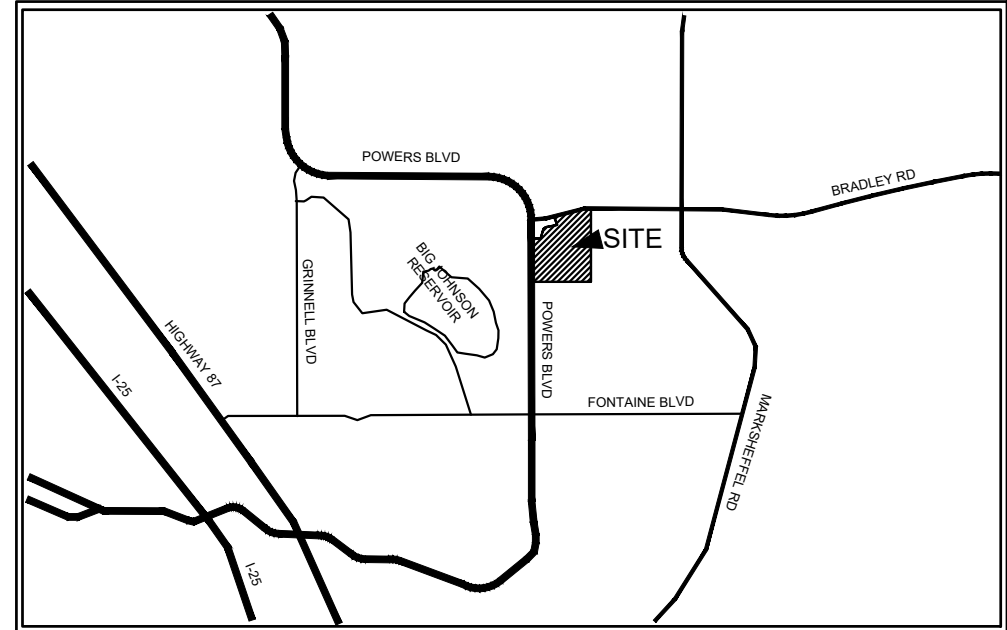
# TRAILS AT ASPEN RIDGE FILING NO. 3

EL PASO COUNTY, COLORADO

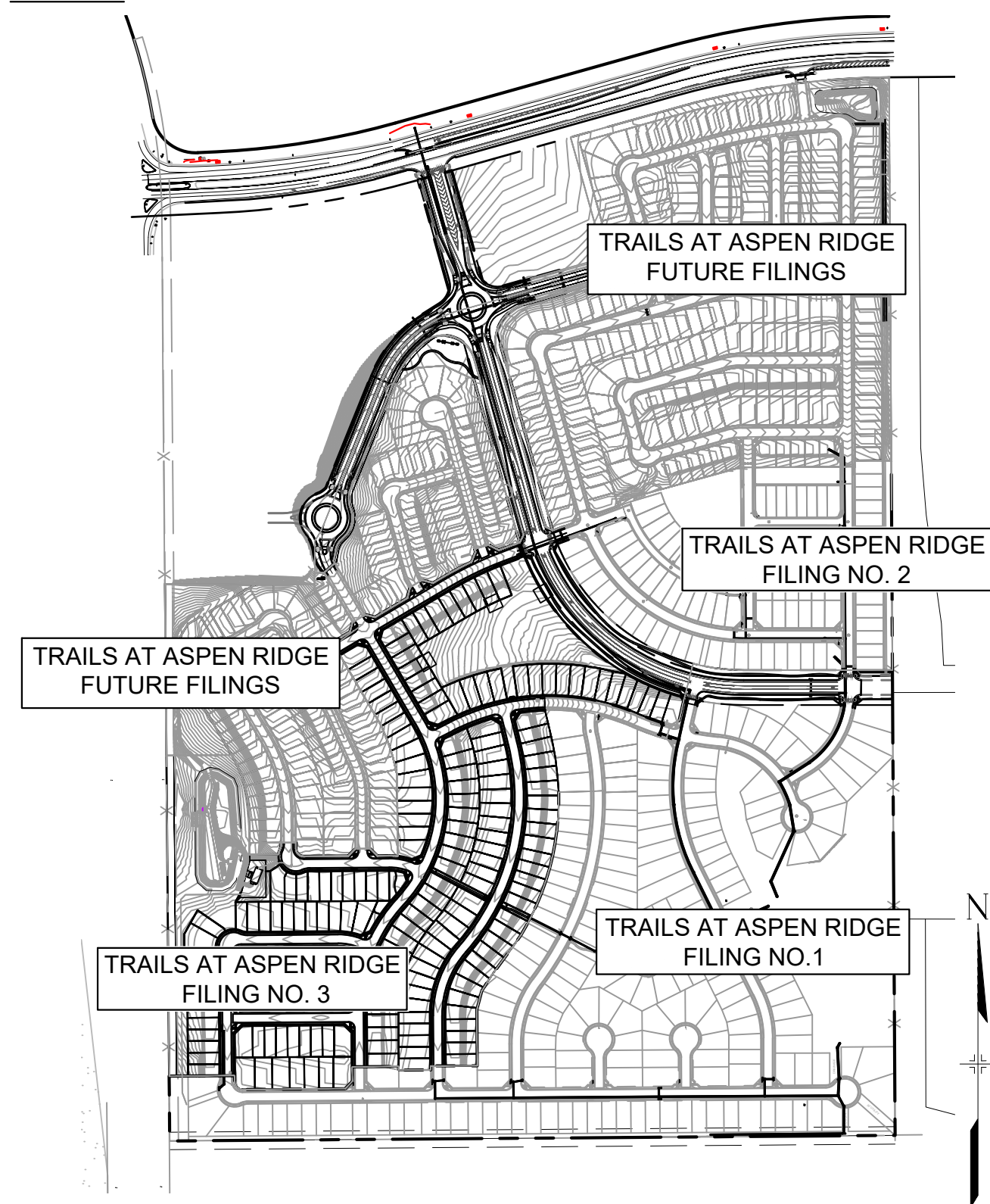
## LANDSCAPE CONSTRUCTION DOCUMENTS



VICINITY MAP



SITE MAP



### PROJECT TEAM

**OWNER/DEVELOPER**  
COLA, LLC  
555 MIDDLE CREEK PARKWAY, STE 380  
COLORADO SPRINGS, CO 80921  
PHONE: (719)459-0807

**APPLICANT**  
MATRIX DESIGN GROUP  
2435 RESEARCH PKWY STE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719)575-0100

**LANDSCAPE ARCHITECT**  
MATRIX DESIGN GROUP  
2435 RESEARCH PKWY STE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719)575-0100

**CIVIL ENGINEER**  
MATRIX DESIGN GROUP  
2435 RESEARCH PKWY STE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719)575-0100

### SHEET INDEX :

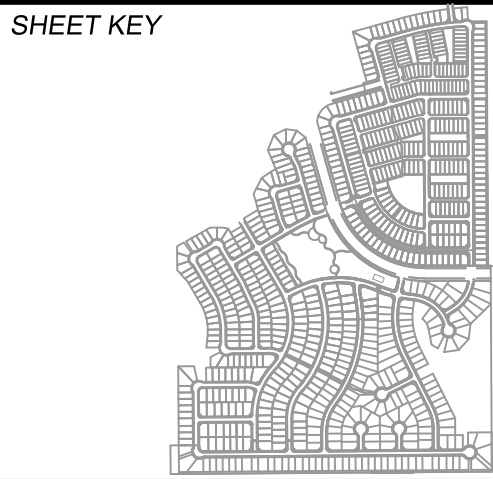
DESCRIPTION	NUMBER	TITLE
COVER	1	CV01
LANDSCAPE PLAN	2	LS01
LANDSCAPE PLAN	3	LS02
LANDSCAPE PLAN	4	LS03
LANDSCAPE NOTES	5	LS04
LANDSCAPE DETAILS	6	LS05

PCD FILING NO.: SF-21-022

REFERENCE DRAWINGS	##	##	##	##
X-Title-GEC	##	##	##	##
X-886-PR-LA - F3 - STREETSCAPE	##	##	##	##
X-886-PR-SITE - F3	##	##	##	##
X-886-PR-SITE	##	##	##	##
X-886-PR-SITE - F6	##	##	##	##
X-886-PR-SITE - F5	##	##	##	##
X-886-PR-SITE - F4	##	##	##	##
X-886-EX-BASE	##	##	##	##
X-886-EX-SURVEY	##	##	##	##
X-886-PR SITE F1	##	##	##	##
X-886-PR SITE F2	##	##	##	##
886-PR Legacy Drive-Roundabout	##	##	##	##
886-PR Legacy Drive	##	##	##	##
X-886-TOPOLJA	##	##	##	##
X-886-UTILITIES-LA	##	##	##	##
X-886-PR-SITE - F7	##	##	##	##
X-886-PR-WTR-F3	##	##	##	##
X-886-PR-WTR-F3	##	##	##	##
X-886-PR-WTR-F3	##	##	##	##

No.	DATE	DESCRIPTION	BY
REVISIONS			

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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 1/2" AULM. CAP PLS 10377)

PREPARED BY:



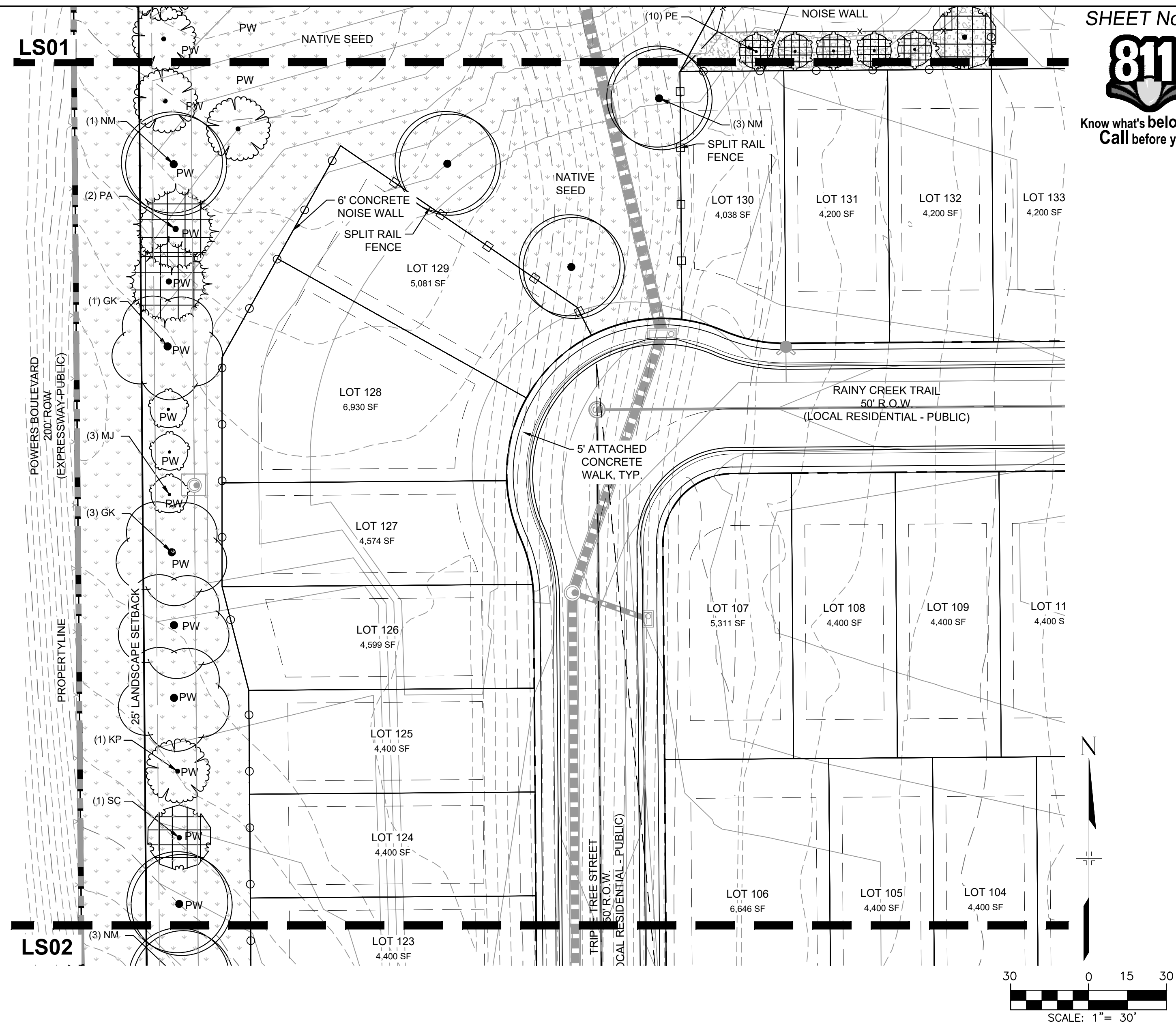
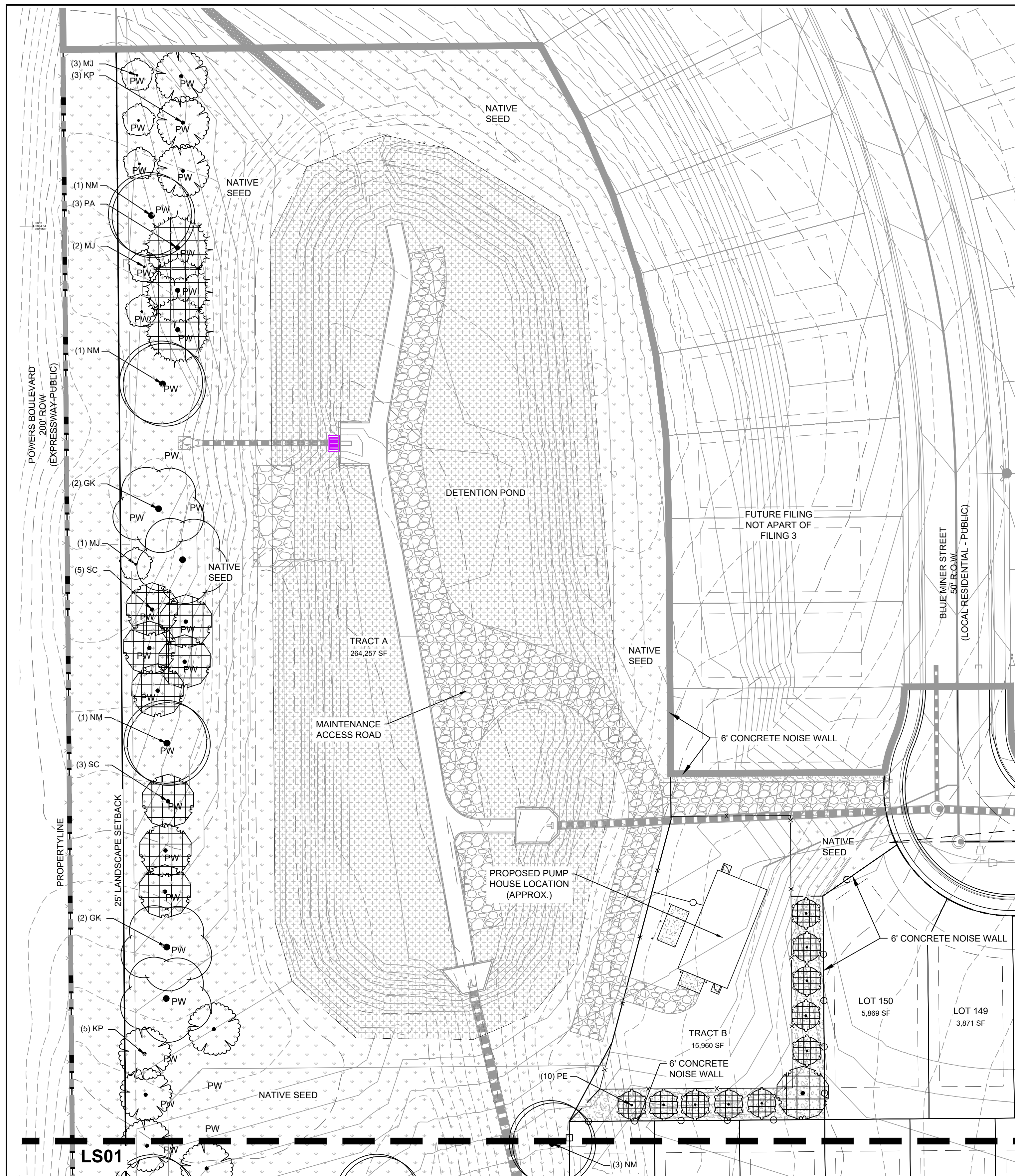
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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 20.886.028

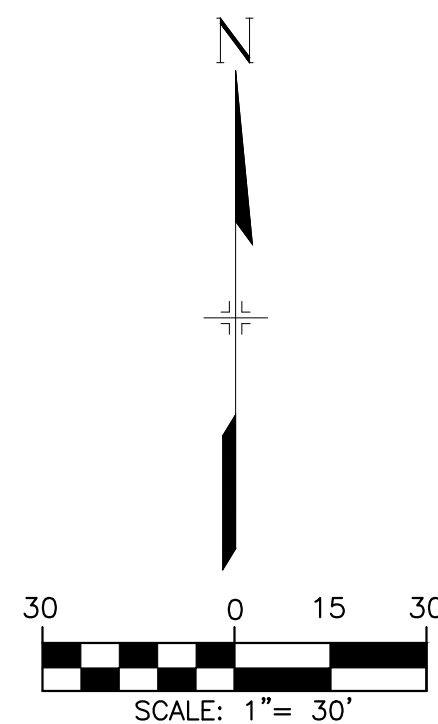
TRAILS AT ASPEN RIDGE					
FILING NO. 3 STREETSCAPE					
COVER					
DESIGNED BY:	SC	SCALE	DATE ISSUED:	AUGUST 2021	
DRAWN BY:	SC	HORIZ	###	DRAWING No.	
CHECKED BY:	JA	VERT.	###	1 OF 6	
SHEET				CV01	



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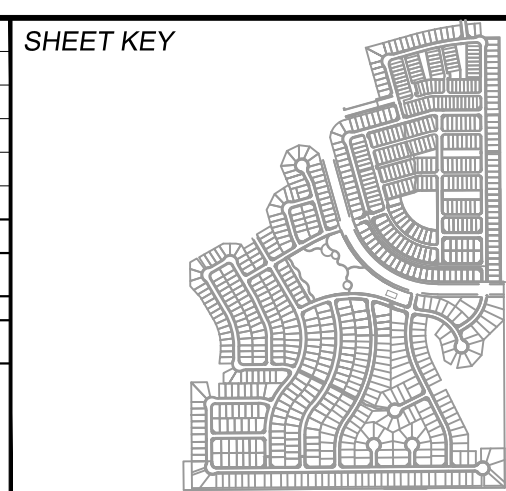
## LEGEND

- SOD  
3-WAY FESCUE/BUEGRASS  
OR APPROVED EQUAL
- NATIVE SEED-LOW  
MIX NAME: LOW GROW NATIVE  
SUPPLIER: PAWNEE BUTTE  
OR APPROVED EQUAL
- 1 1/2" ROCK  
TYPE: DESERT SAND RIVER  
SUPPLIER: C & C SAND  
OR APPROVED EQUAL
- NATIVE SEED- DETENTION  
MIX NAME: EL PASO COUNTY  
CONSERVATION DISTRICT  
ALL-PURPOSE MIX



PCD FILING NO.: SF-21-022

REFERENCE DRAWINGS			
X-Title-GEO X-886-PR-LA - F3 - STREETSCAPE X-886-PR-SITE - F3 X-886-PR-SITE X-886-PR-SITE - F6 X-886-PR-SITE - F5 X-886-PR-SITE - F4 X-886-EX-BASE X-886-EX-SURVEY X-886-PR SITE F1 X-886-PR SITE F2 886-PR Legacy Drive-Roundout 886-PR Legacy Drive X-886-TORP-LA X-886-UTILITIES-LA X-886-PR-SITE - F7 X-886-PR-WTR X-886-PR-WTR-F3 X-886-PR-WTR-F4			
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PREPARED BY:



SEAL

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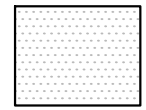
TRAILS AT ASPEN RIDGE			
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LANDSCAPE PLAN			
DESIGNED BY:	SC	SCALE	DATE ISSUED:
DRAWN BY:	SC	HORIZ	AUGUST 2021
CHECKED BY:	JA	VERT.	SHEET
			2 OF 6
			DRAWING No. LS01



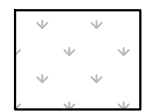


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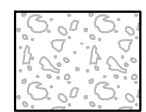
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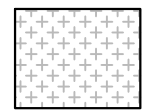
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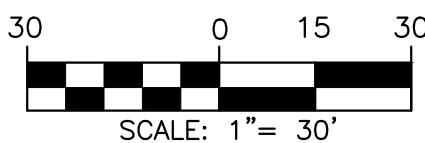
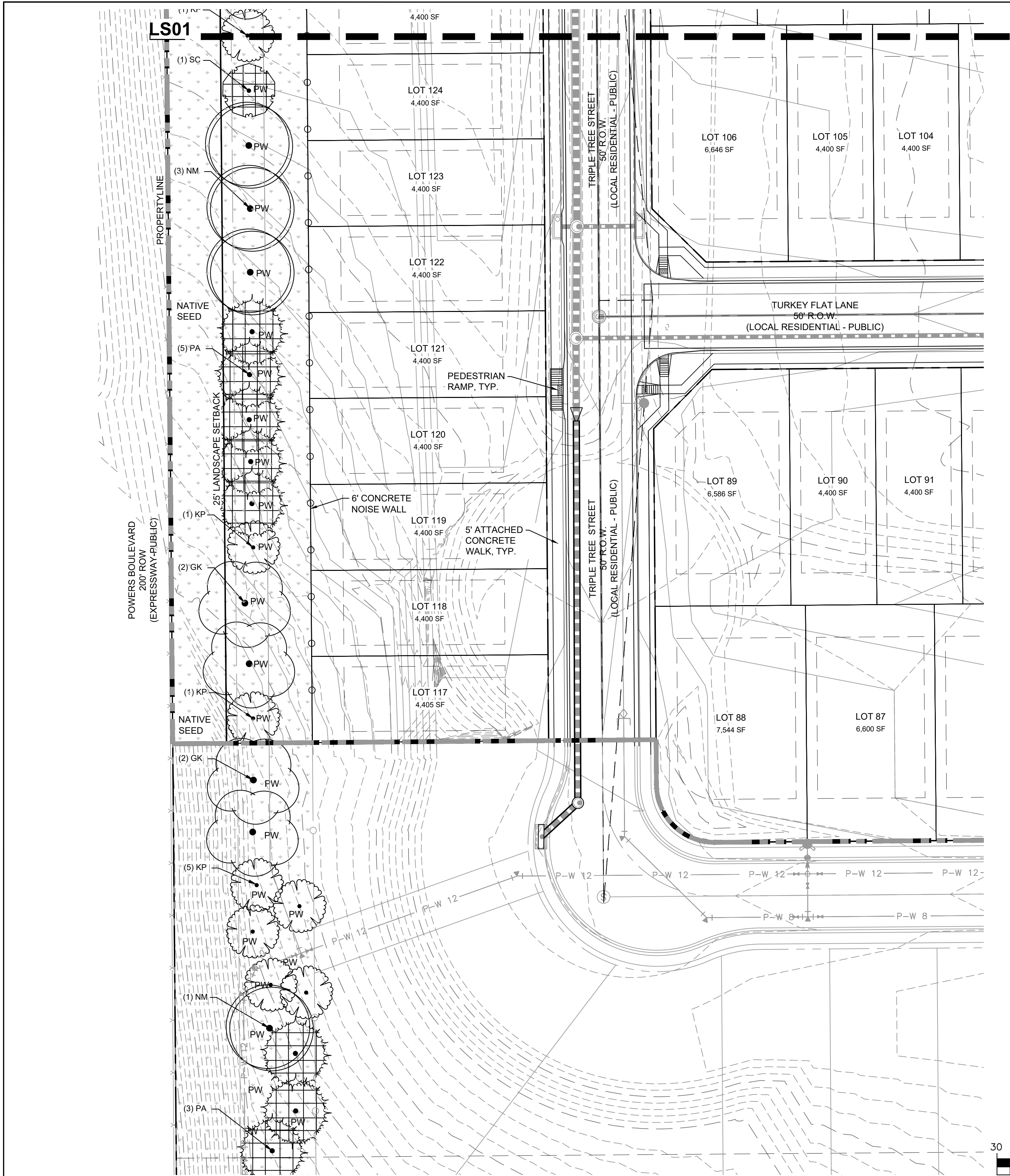
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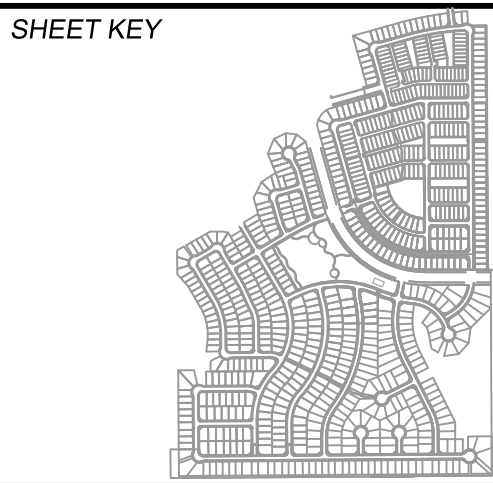


NATIVE SEED- DETENTION  
MIX NAME: EL PASO COUNTY  
CONSERVATION DISTRICT  
ALL-PURPOSE MIX



PCD FILING NO.: SF-21-022

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LANDSCAPE PLAN			
DESIGNED BY:	SC	SCALE	DATE ISSUED:
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CHECKED BY:	JA	VERT. N/A	SHEET
			3 OF 6
			DRAWING No. LS02





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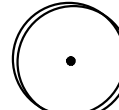
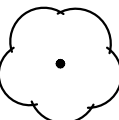
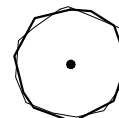
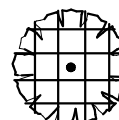
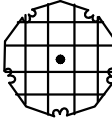




## LANDSCAPE REQUIREMENTS

STREET NAME OR ZONE BOUNDARY:	<b>POWERS BLVD.</b>
ZONE DISTRICT BOUNDARY:	NO
STREET CLASSIFICATION:	FREEWAY
SETBACK DEPTH REQUIRED/PROVIDED:	25' / 25'
LINEAR FOOTAGE:	1,325'
TREE/FEET REQUIRED:	1/ 20 LF
NUMBER OF TREES REQUIRED/PROVIDED:	67 / 67
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	PW
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/100%

## PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	NM	11	ACER PLATANOIDES NORWAY MAPLE	2" CAL.	B&B	40'	40'
	GK	13	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50'	40'
	TI	1	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B	40'	25'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	PP	5	PICEA PUNGENS COLORADO SPRUCE	6' HT.	B&B	50'	25'
	PE	10	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'
	PA	13	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	50'	35'
	SC	10	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	40'	25'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AG	5	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL.	B&B	20'	15'
	KP	21	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1.5" CAL.	B&B	25'	25'
	MJ	14	MALUS X 'RED JEWEL' CRAB APPLE	1.5" CAL.	B&B	15'	15'

## SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	APPLICATION RATE	APPLICATION METHOD
LOW GROW NATIVE	PAWNEE BUTTE SEED	ARIZONA FESCUE SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	PER SUPPLIER RECOMMENDATION	HYDROSEED
EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE MIX		20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDEOTS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	10 PLS/ACRE	HYDROSEED

## GENERAL NOTES

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE INTERVAL TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT.
2. 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.
3. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
4. 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.
5. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
6. 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.
7. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
8. QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
9. 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.
10. 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.
11. 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.
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.
14. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPE.

### TREE AND SHRUB PLANTING NOTES

1. 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. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
10. 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.
11. 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-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
12. 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.

## SODDING AND SEEDING NOTES

- 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 SEEDDED 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 SEEDDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
  - A. 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.
  - B. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
  - C. 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. HYDRD-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 SEEDDED 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 SEEDDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
13. APPROVAL OF SEEDDED 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 SEEDDED 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.

### SOIL AMENDMENT NOTES

1. 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.
2. CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER THE SOILS ANALYSIS.
3. FERTILIZER RECOMMENDATIONS:

## NITRATE:

- FOR HIGH MAINTENANCE TURF: ADD 1 LB N/1,000 SQ.FT IN EACH OF 4 APPLICATIONS; (1) MID-MARCH, (2) MAY-TO-MID-JUNE, (3) MID-AUG-TO MID-SEPT., (4) AND EARLY OCT. TO EARLY NOV.
- FOR LOW MAINTENANCE TURF: REDUCE APPLICATIONS (1) AND (2) TO 1/2 LB N/1,000 SQ.FT; APPLICATION (4) IS OPTIONAL.
- FOR SHRUB BEDS: ADD 3 LBS N/ 1,000 SF. WHEN CALCULATING FERTILIZER RATES TAKE THE AMOUNT OF N NEEDED AND DIVIDE BY THE % IN FERTILIZER.
- FOR EACH 1 LB OF N NEEDED, APPLY 2 LB UREA, OR 5 LB AMMONIUM SULFATE, OR 3 3/4 LB (27-3-4) LAWN FERTILIZER PER 1,000 SQ.FT.
- THE NUMBER OF NITROGEN APPLICATIONS CAN BE REDUCED OR DELAYED IF TURF GROWTH IS VIGOROUS IN THE SPRING.

PHOSPHORUS: ADD 4 LBS/ 1,000 SF

POTASSIUM: ADD 2 LBS/ 1,000 SF. CAN BE ADDED AS PART OF COMPOSTED MANURE.

ZINC: ADD 4 OZ. OF ZN PER 1,000 SF

IRON: ADD 2 OZ. OF IRON (FE) PER 1,000 SF AS IRON CHELATE.

**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

### 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

PREFI MINARY

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:  
DRAWN BY:  
CHECKED BY:

SC	SCALE	
SC	HORIZ.	N/A
JA	VERT.	N/A

DATE ISSUED: AUGUST 2021

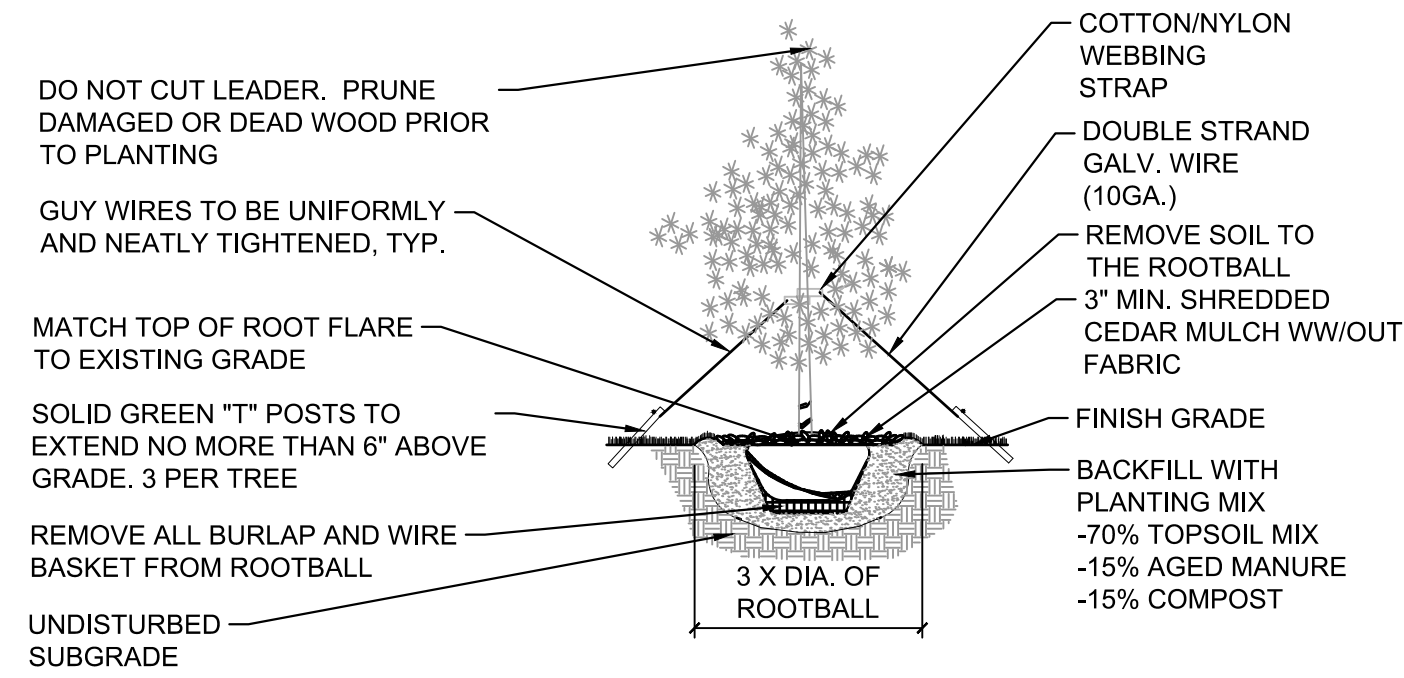
SHEET 5 OF 6

WING No.  
LS04





Know what's below.  
Call before you dig.

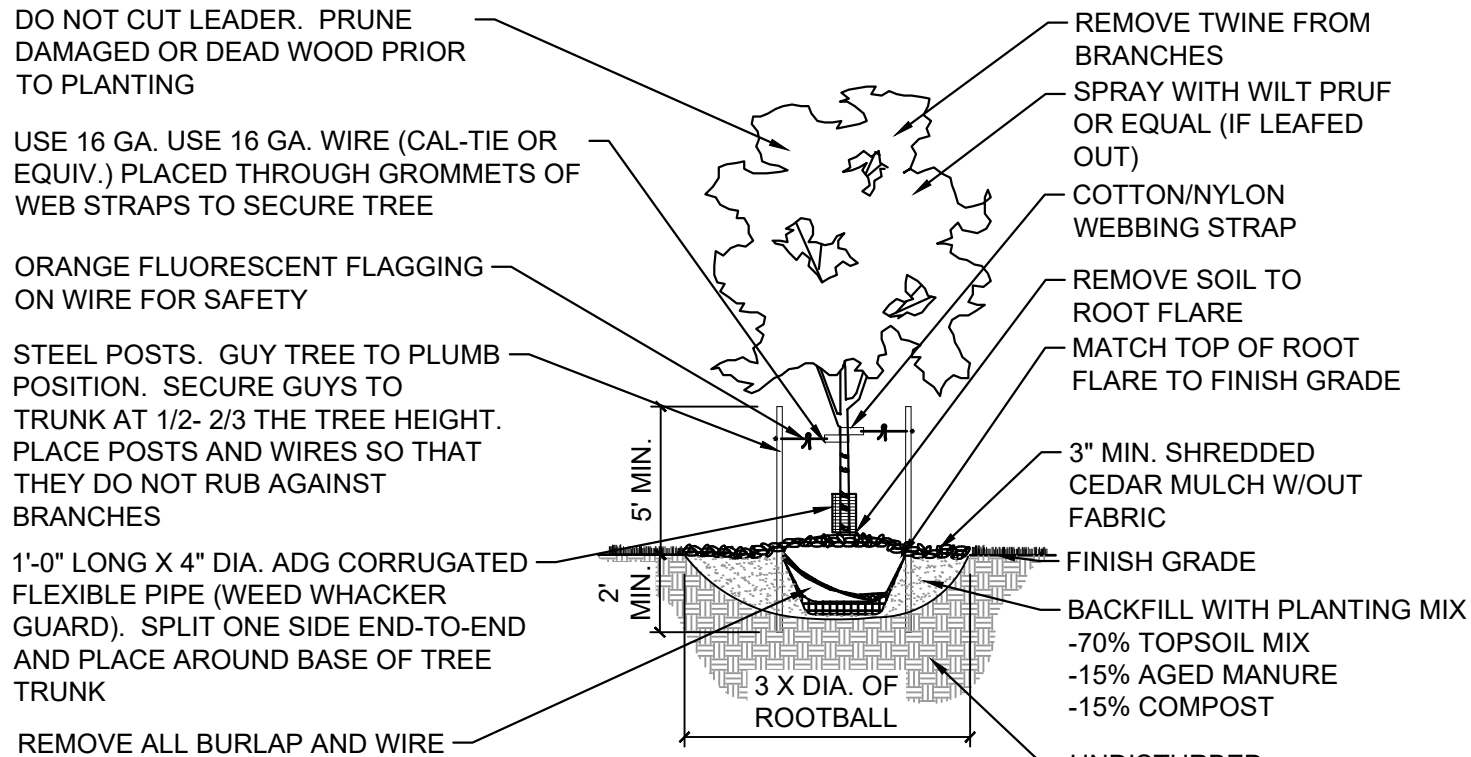


\* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

1 EVERGREEN TREE

NTS

MS-STD-LS-02

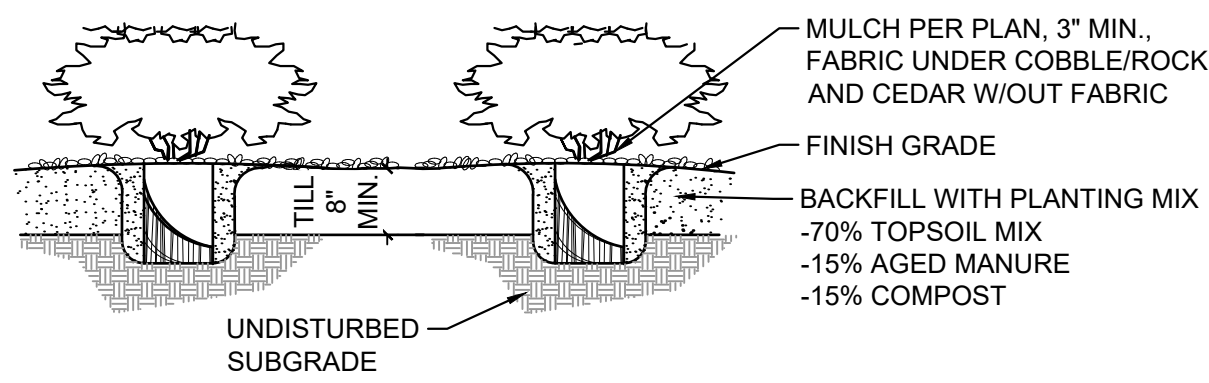


\* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

2 DECIDUOUS TREE

NTS

MS-STD-LS-01



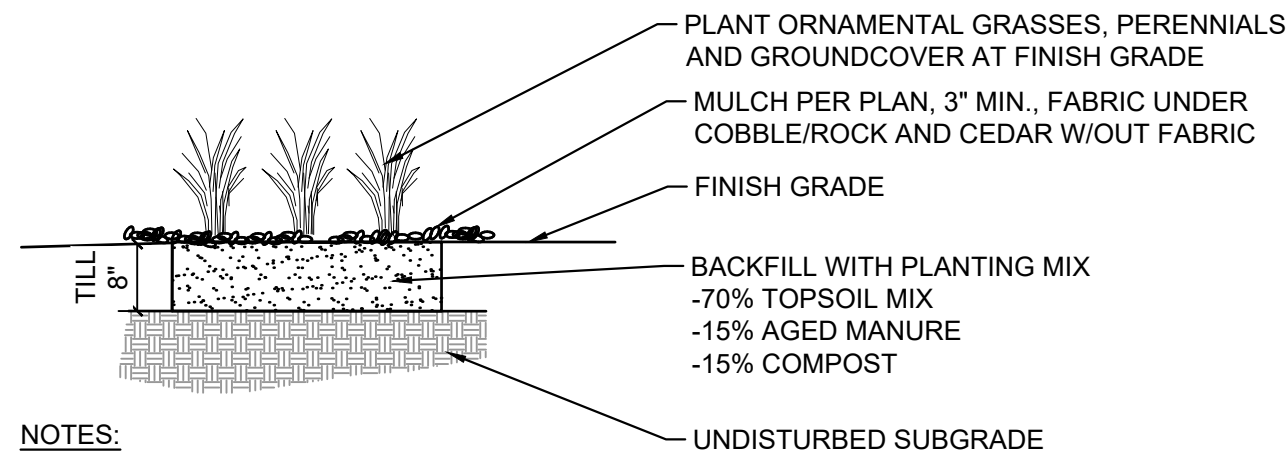
NOTES:

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.

3 SHRUBS

NTS

MS-STD-LS-03



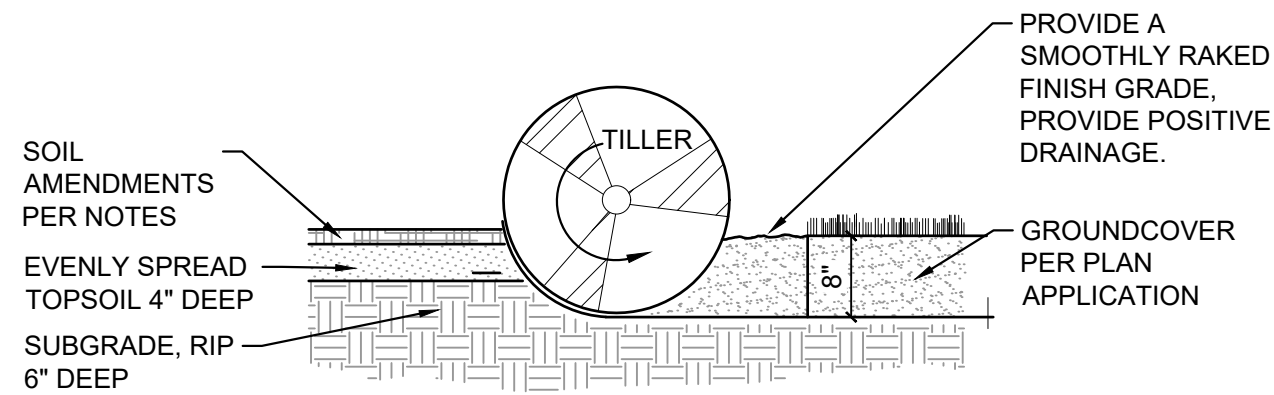
NOTES:

1. CONTRACTOR TO KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
3. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
4. 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.

4 GRASSES AND PERENNIALS

NTS

MS-STD-LS-04



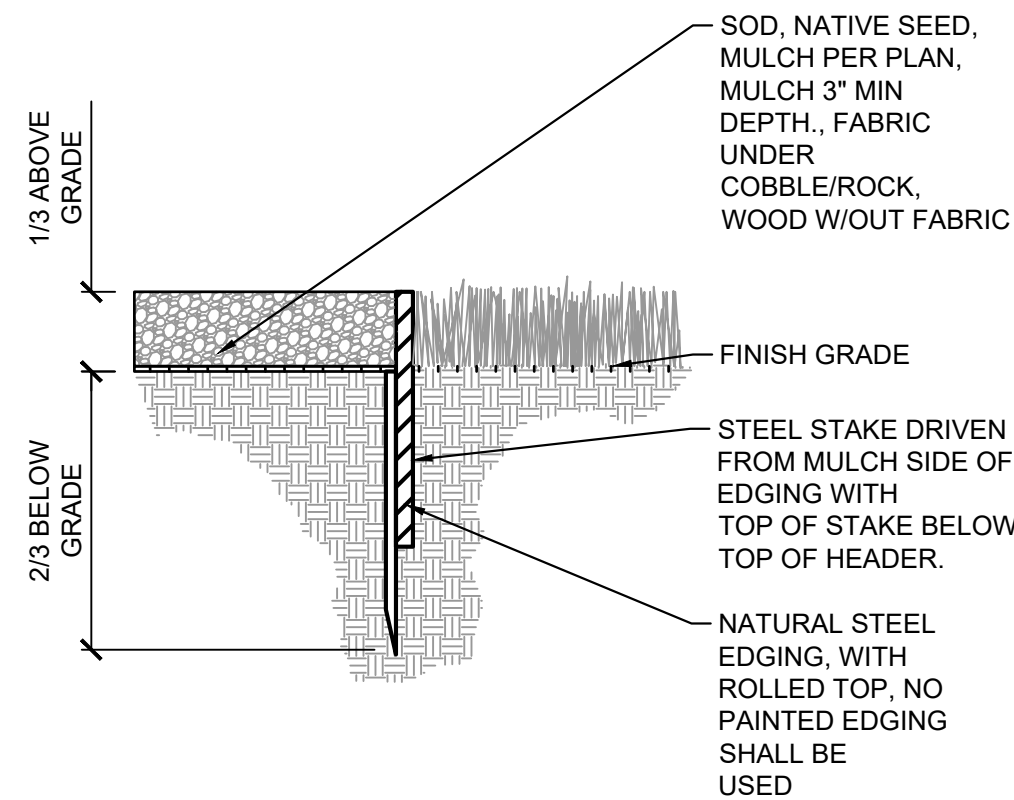
NOTES:

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.

5 SOIL PREP FOR ALL AREAS

NTS

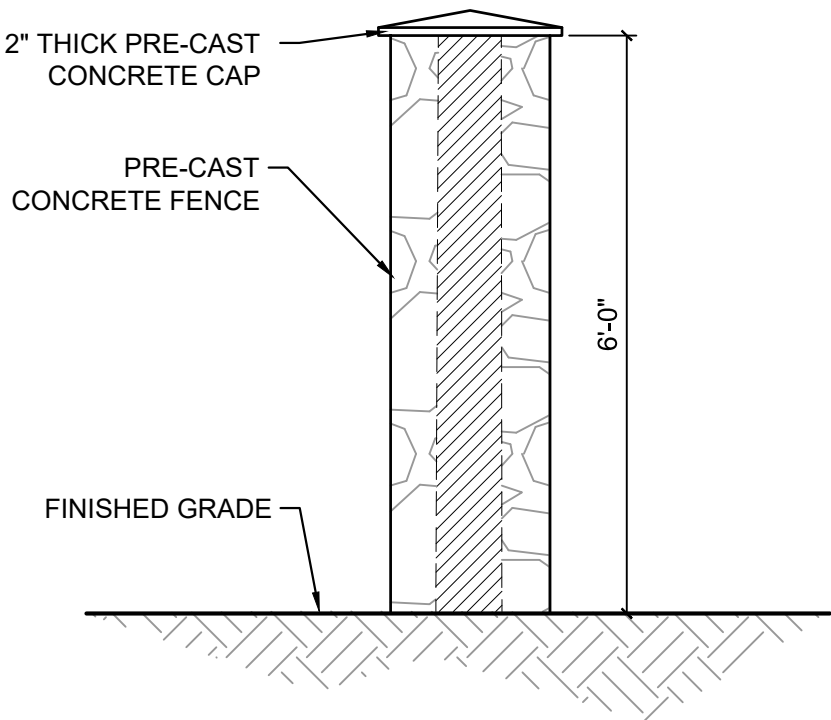
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6 STEEL EDGING

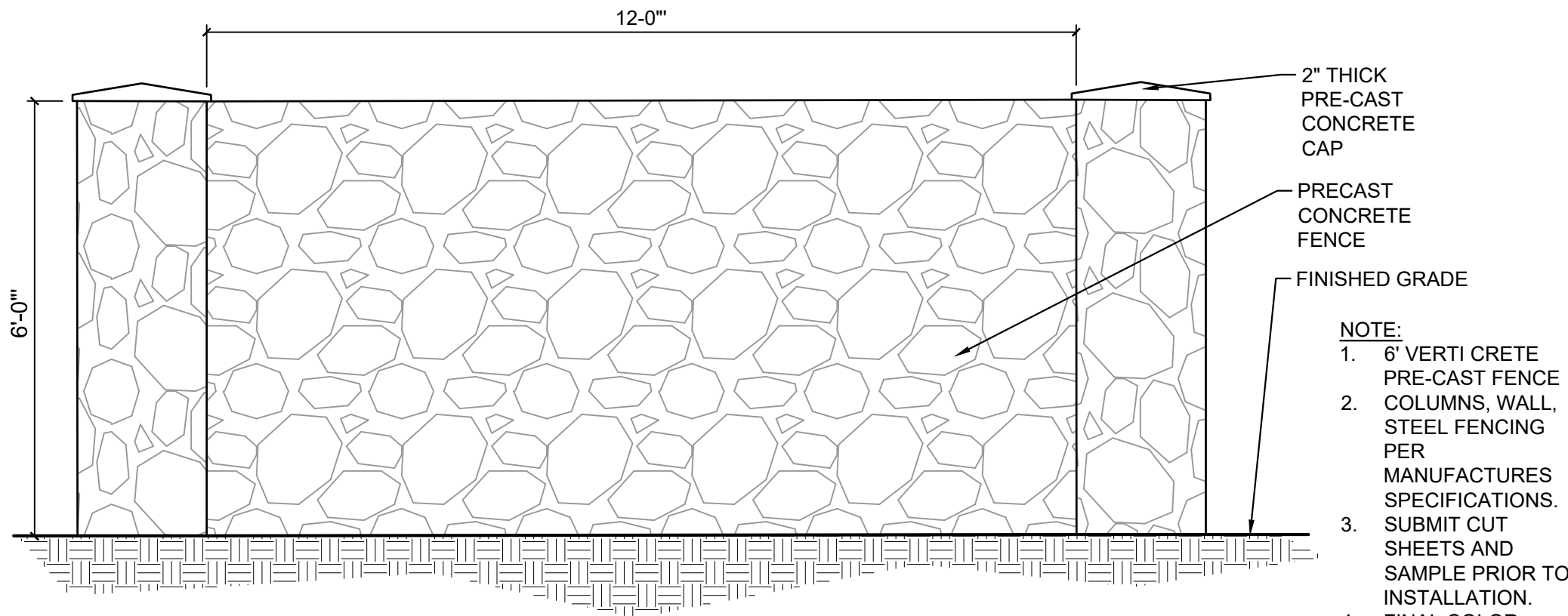
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7 6' CONCRETE NOISE WALL SECTION

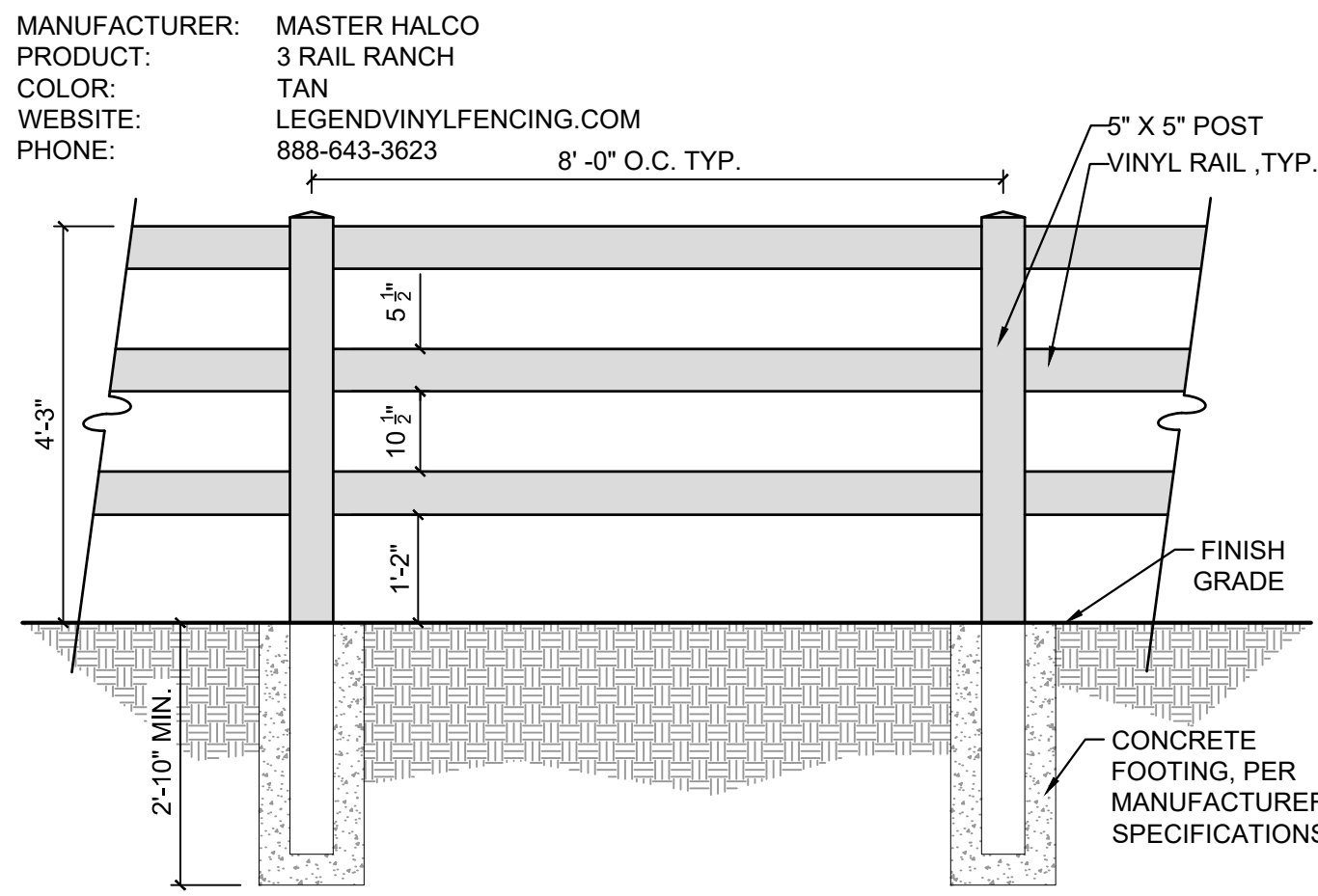
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8 6' CONCRETE NOISE WALL ELEVATION

NTS

MS-TAR-19



9 VINYL SPLIT RAIL FENCE

NTS

MS-TAR-17

PCD FILING NO.: SF-21-022

REFERENCE DRAWINGS				BY
	No.	DATE	DESCRIPTION	
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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

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PREPARED BY:



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 NO. 3 STREETSCAPE				
LANDSCAPE DETAILS				
DESIGNED BY: SC	SCALE	DATE ISSUED:	AUGUST 2021	DRAWING No.
DRAWN BY: SC	HORIZ. N/A			
CHECKED BY: JA	VERT. N/A	SHEET	6 OF 6	LS05