



Know what's below. Call before you dig.

# CORVALLIS FILING NO. 1

## CITY OF FOUNTAIN, COLORADO

### FINAL LANDSCAPE PLAN

### CONSTRUCTION DOCUMENTS

#### AUGUST 23, 2024

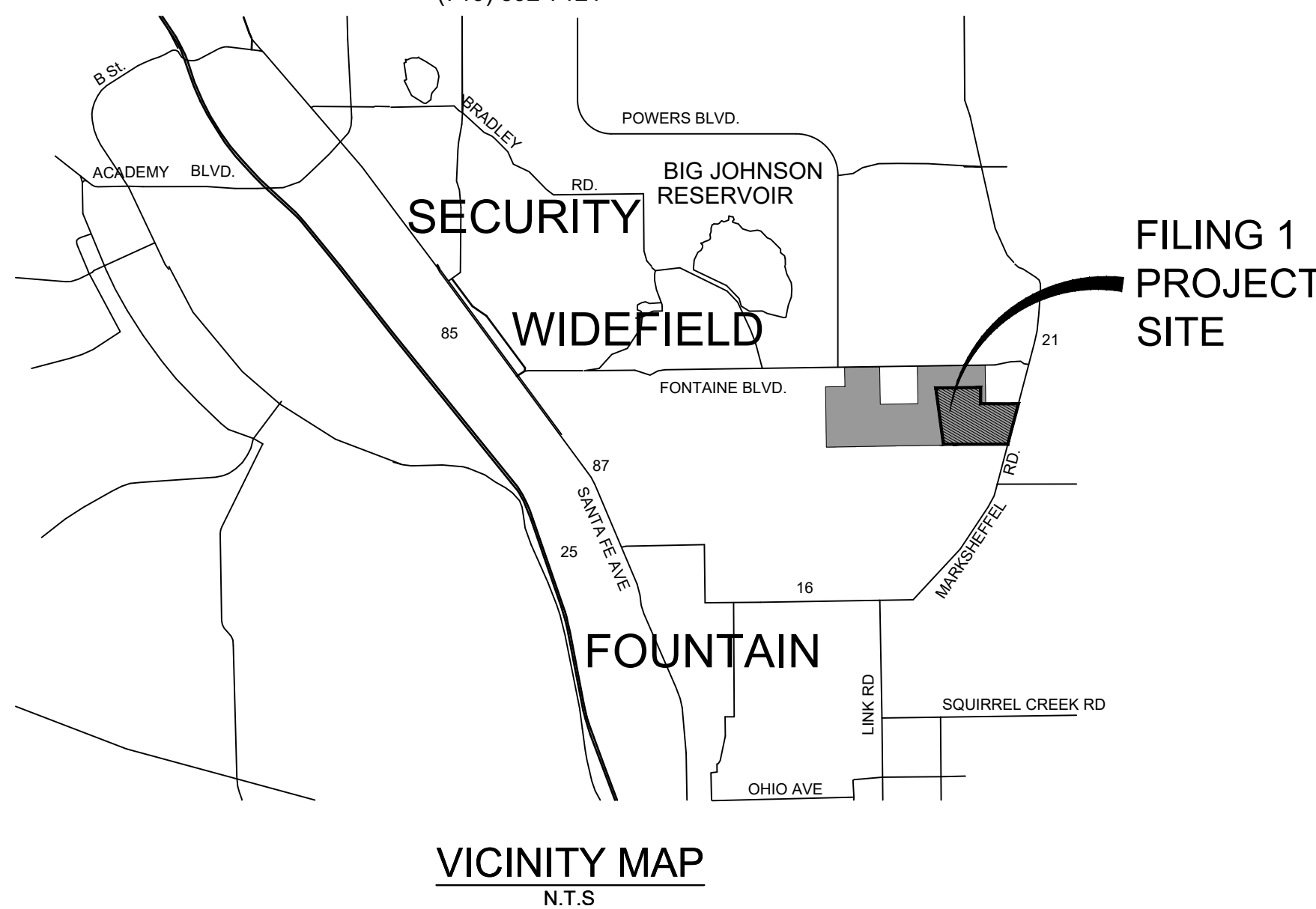
#### AGENCY CONTACTS

OWNER/DEVELOPER	CORVALLIS DEVELOPMENT COMPANY, LLC 2360 MARGAUX VALLEY WAY COLORADO SPRINGS, CO 80921 ED HOULE
CIVIL ENGINEER	MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 LUKE BONNER, (719)-575-0100
LANDSCAPE ARCHITECT	MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 ALYSSA VINCENT, (719)-575-0100
WATER & SANITARY SEWER	WIDEFIELD WATER AND SANITATION DISTRICT 8495 FONTAINE BOULEVARD COLORADO SPRINGS, CO 80925 ROBERT BANNISTER, (719) 390-7111
ELECTRIC	CITY OF FOUNTAIN ELECTRIC DEPARTMENT 6745 SOUTHMOOR DRIVE FOUNTAIN, CO 80817 (719) 322-2000
GAS	BLACK HILLS ENERGY 105 S VICTORIA AVENUE PUEBLO, CO 81003 (800) 303-0752
ENGINEERING DIVISION	CITY OF FOUNTAIN 116 SOUTH MAIN STREET FOUNTAIN, CO 80817 (719) 322-2000
DEVELOPMENT SERVICES	CITY OF FOUNTAIN 116 SOUTH MAIN STREET FOUNTAIN, CO 80817 (719) 322-2000
FIRE DEPARTMENT	FOUNTAIN FIRE DEPARTMENT 116 SOUTH MAIN STREET FOUNTAIN, CO 80911 (719) 392-7121

LANDSCAPE SITE REQUIREMENTS						
LANDSCAPE SETBACKS						
PLAN ABREV	STREET NAME/ ZONE BOUNDARY	STREET CLASSIFICATION	SETBACK DEPTH		LINEAR FOOTAGE	
			REQ.	PROV.		
LE	LORSON BLVD. EAST	MINOR ARTERIAL	15'	15'	1040' *	
LW	LORSON BLVD. WEST	MINOR ARTERIAL	15'	15'	1312' *	
RN	RIVERS BLVD. NORTH ***	COLLECTOR	10'	10'	1150' *	
RS	RIVERS BLVD. SOUTH ***	COLLECTOR	10'	10'	1080' *	
PLAN ABREV	TREE/ FEET	NO. OF TREES		SHRUB/FEET	NO. OF SHRUB	
	REQUIRED	REQ.	PROV.	REQ.	REQ.	PROV.
LE	1 / 20	52	12**	2 / 20	104	112
LW	1 / 20	66	66	2 / 20	132	226
RN	1 / 20	58	58	2 / 20	115	139
RS	1 / 20	54	54	2 / 20	108	164

\* EXCLUDES UTILITY EASEMENT CROSSINGS  
 \*\* REMAINING REQUIREMENT IS TO BE FULFILLED BY THE FUTURE DEVELOPMENT OF THE ADJACENT PARCEL. (MEASUREMENT FOR CALCULATIONS STARTS ON SOUTHEAST CORNER OF ROUNDABOUT.)  
 \*\*\* MEASUREMENT FOR REQUIREMENT STARTS EAST OF GAS EASEMENT. WEST OF GAS EASEMENT REQUIREMENTS ARE TO BE FULFILLED BY FUTURE DEVELOPMENT OF ADJACENT PARCELS.

SITE SUMMARY DATA	
FILING SIZE	52.54 ACRES
TAX SCHEDULE NUMBERS	5500000401
EXISTING LAND USE	AG. GRAZING LAND
PROPOSED LAND USE	SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING TO REMAIN	PUD
PROPOSED TOTAL UNITS	160 UNITS
OPEN SPACE AREA (EXCLUDES DETENTION)	241,384 SQ FT (5.54 AC)
DETENTION STORM WATER FACILITIES AREA	267,370 SQ FT (6.14 AC)
FUTURE DEVELOPMENT AREA	334,161 SQ FT (7.67 AC)
LANDSCAPE SETBACKS	LORSON BLVD: 15' *
	RIVERS BLVD: 10' *
	SPRING GLEN DRIVE: 10' *
	*REF GENERAL NOTE 14



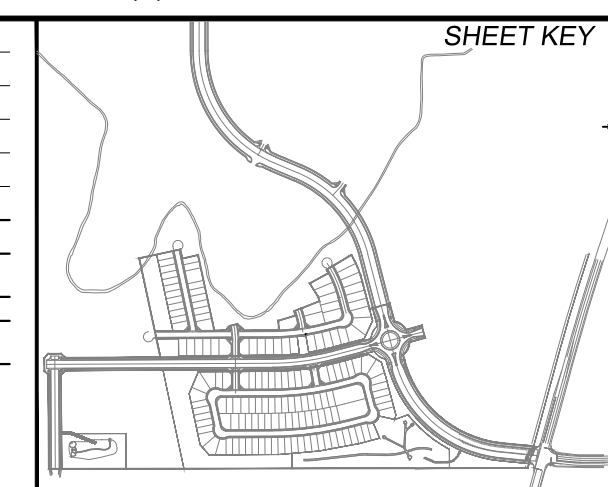
#### GENERAL NOTES

- 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.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE NOTES AND LANDSCAPE DETAILS PROVIDED APPLY FOR ENTIRE SCOPE OF WORK SHOWN ON LANDSCAPE PLANS.
- 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.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S AND CITY OF FOUNTAIN 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.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 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.
- 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 CAUSED TO UTILITIES.
- 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.
- 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.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
- THE FUTURE DEVELOPMENT OUTSIDE OF THE FILING 1 BOUNDARY THAT ARE ADJACENT TO LISTED LANDSCAPE SETBACKS SHALL BE RESPONSIBLE FOR THE REQUIREMENTS OF THE LANDSCAPE SETBACK OTHER THAN WHAT IS BEING PROVIDED WITHIN THIS PLAN SET.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE INTERNAL TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CORVALLIS METROPOLITAN DISTRICT(S) AND THEIR ASSIGNS.
- ALL STREET TREES AND LANDSCAPE IMPROVEMENTS LOCATED WITHIN THE R.O.W. WILL BE MAINTAINED BY THE CORVALLIS METROPOLITAN DISTRICT(S) AND THEIR ASSIGNS.

#### SHEET INDEX

Sheet Number	Sheet Title	Sheet Description
1	LT01	TITLE SHEET
2	SD01	AMENITY DETAILS
3	SD02	CONCEPTUAL SIGN DETAILS
4	SL01	FENCE PLAN & OVERALL AMENITY MAP
5-7	SL02-SL04	AMENITY LAYOUT PLAN
8-9	LD01-LD02	LANDSCAPE NOTES & DETAILS
10	LD03	OVERALL LANDSCAPE KEY MAP
11-22	LS01-LS12	LANDSCAPE PLAN

REFERENCE DRAWINGS	DATE	DESCRIPTION	BY
01	04/03/2026	PER CITY REVIEW COMMENTS	KM
No.	DATE	DESCRIPTION	BY
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CTB FILE: Matrix.ctb			
PLOT DATE: 4/3/2026 9:48 AM			
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**BENCHMARK**  
PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE LINE BETWEEN THE MONUMENTED NORTH LINE OF NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE WESTERLY END BY 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED JR DEVELOPERS RLS 10377 S16 S15 S21 S22 T15S, R65W 1986, AND THE EASTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED S1/4 S15, N1/4 S22 15 T15S, R65W, BEING ASSUMED TO BEAR N89°57'03"E, A DISTANCE OF 2,632.68 FEET.



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. 24.1105.012

**CORVALLIS FILING NO. 1**

CITY OF FOUNTAIN  
FINAL LANDSCAPE PLAN

**TITLE SHEET**

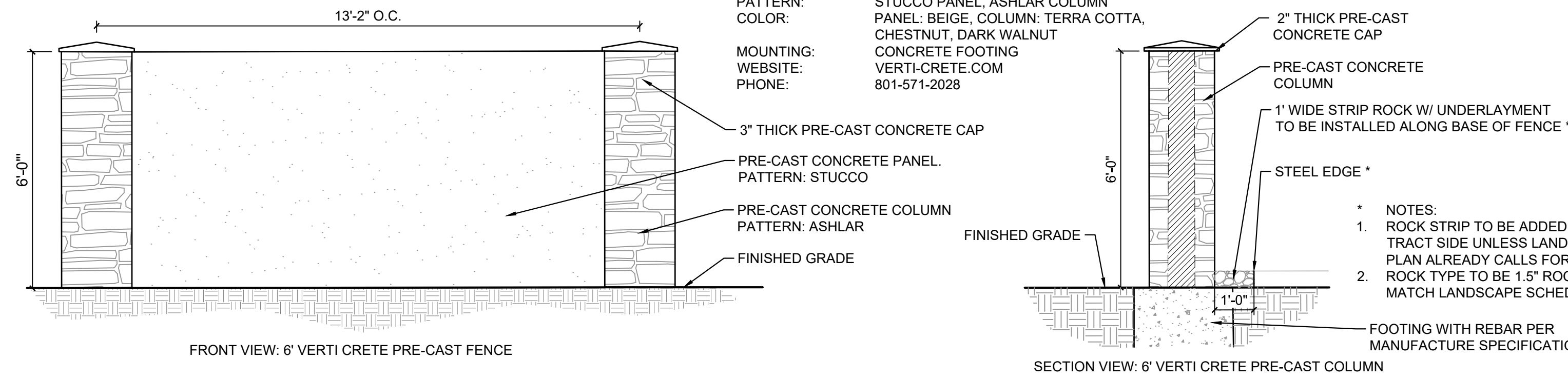
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DRAWN BY: KM/EA	HORIZ. N/A	1 OF 22	LT01
CHECKED BY: JA/AP	VERT. N/A	SHEET	



Know what's below.  
Call before you dig.

- NOTES:
1. INSTALL PER MANUFACTURES SPECIFICATIONS.
  2. FOOTINGS SHALL BE PER MANUFACTURE SPECIFICATION AND SOIL REPORT.
  3. SUBMIT CUT SHEETS AND SAMPLE PRIOR TO INSTALLATION.
  4. OR APPROVED EQUAL.

MANUFACTURER: VERTI-CRETE  
COLLECTION: PRIVACY WALLS  
PRODUCT: 6' X 12' PANELS AND 20" X 20" COLUMNS  
PATTERN: COLOR: STUCCO  
MOUNTING: 3" THICK PRE-CAST CONCRETE CAP  
WEBSITE: VERTI-CRETE.COM  
PHONE: 801-571-2028



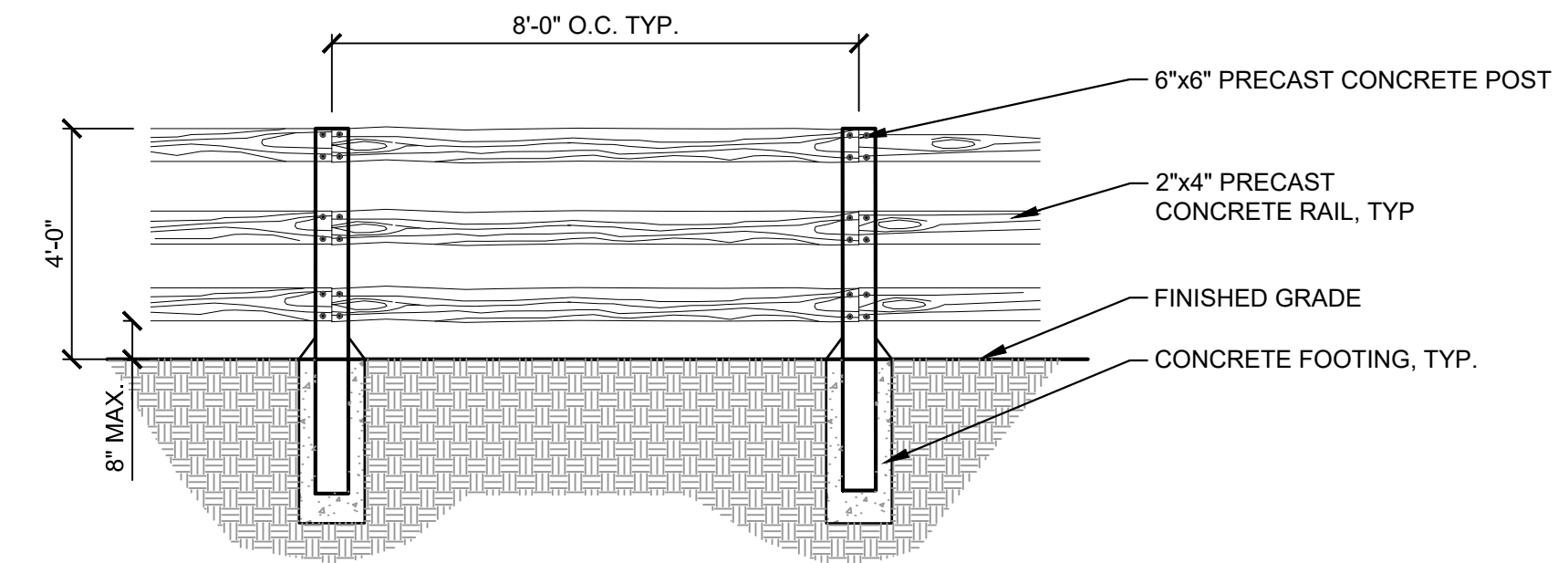
FRONT VIEW: 6' VERTI CRETE PRE-CAST FENCE

SECTION VIEW: 6' VERTI CRETE PRE-CAST COLUMN

- \* NOTES:
1. ROCK STRIP TO BE ADDED ON TRACT SIDE UNLESS LANDSCAPE PLAN ALREADY CALLS FOR ROCK.
  2. ROCK TYPE TO BE 1.5" ROCK TO MATCH LANDSCAPE SCHEDULE.

- GENERAL NOTES:
1. FENCE TO BE PROVIDED BY BUILDER OR HOME OWNER.
  2. FENCE SHALL BE LOCATED ON LOT LINES AND WITHIN SIDE YARD SETBACK AT FRONT CORNER OF HOMES FOR BACKYARD ENCLOSURE.
  3. HOME OWNER'S CONTRACTOR IS TO SUBMIT CUT SHEETS TO HOME OWNERS ASSOCIATION (HOA) OR METRO-DISTRICT FOR APPROVAL.
  4. WIRE MESH MAY BE MOUNTED ON INNER SIDE OF FENCE PER CC&R'S PROVIDED BY HOA OR METRO-DISTRICT.
  5. CONCRETE FOOTING DEPTH SHALL BE PER MANUFACTURE SPECIFICATIONS AND SOIL REPORT.
  6. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  7. ALL RAIL MUST FACE OUTWARDS TOWARD THE STREET OR ADJACENT PROPERTY.
  8. OR APPROVED EQUAL.

MANUFACTURER: DERKSON FENCING  
COLLECTION: CONCRETE  
PRODUCT: 3-RAIL  
COLOR: DARK BROWN, OR BY CC&R'S  
MOUNTING: CONCRETE FOOTING, PER MANUFACTURER SPECIFICATIONS  
WEBSITE: DERKSENFENCES.COM  
PHONE: 719-309-6513



2 CONCRETE SPLIT RAIL FENCE

NTS

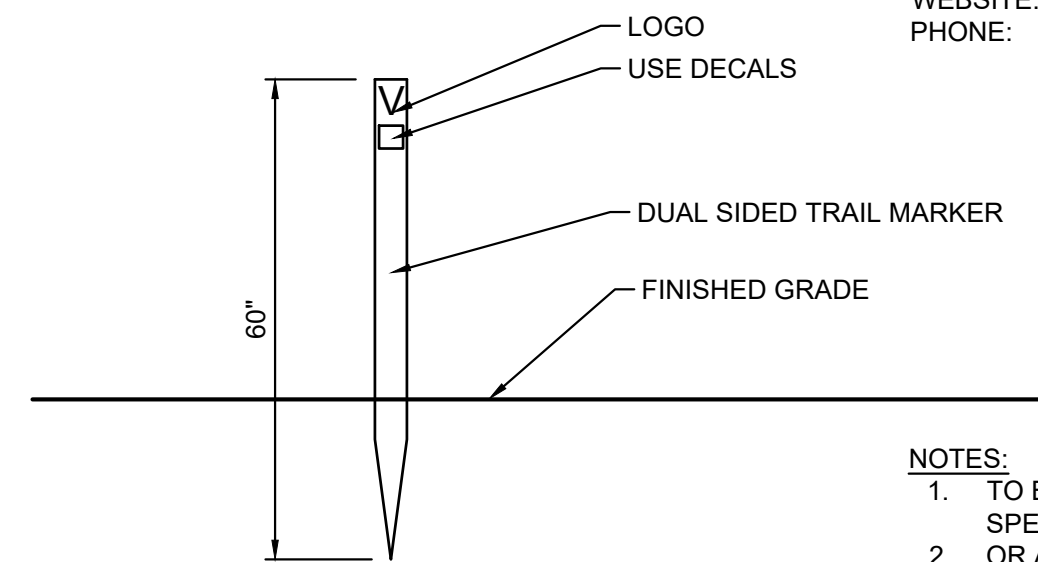
MS-PR1-COR-05

1 6' CONCRETE SCREEN WALL

NTS

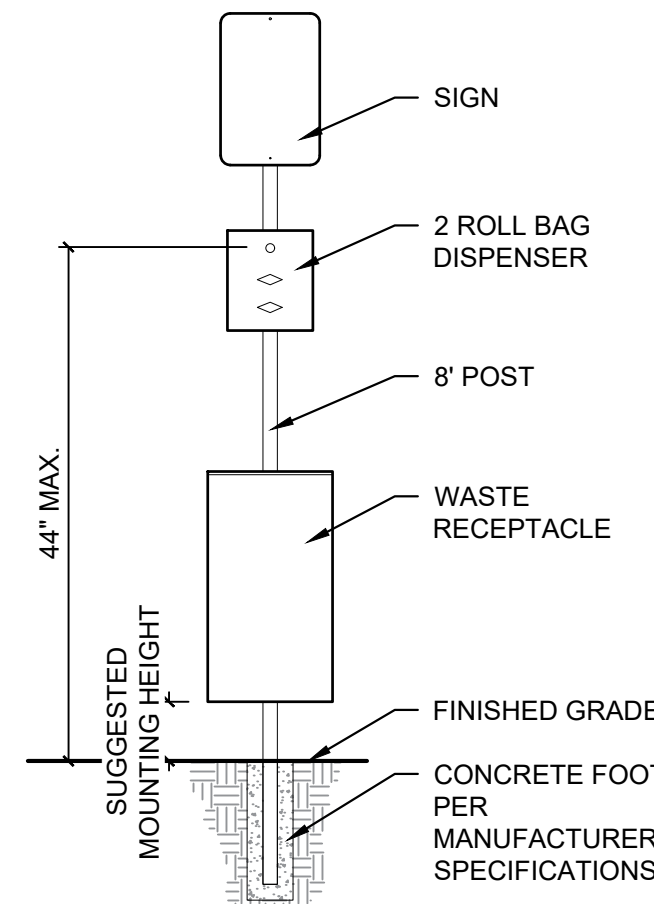
MS-PR1-COR-02

MANUFACTURER: CARSONITE COMPOSITES  
PRODUCT: DUAL SIDED MARKER  
MODEL: CIB3-060-03  
COLOR: BROWN  
MOUNTING: IN-GROUND  
WEBSITE: CARSONITE.COM  
PHONE: 1-855-577-0705



- NOTES:
1. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  2. OR APPROVED EQUAL

MANUFACTURER: TREE TOP PRODUCTS  
COLLECTION: PET WASTE DISPOSAL  
PRODUCT: PET WASTE ROLL BAD DISPOSAL SYSTEM  
MODEL: 4YR4376  
MOUNTING: IN-GROUND  
WEBSITE: TREETOPPRODUCTS.COM  
PHONE: 1-855-577-0705



- NOTES:
1. PET WASTE STATION TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  2. SUGGESTED MOUNTING HEIGHT FOR WASTE RECEPTACLE TO CONSIDER MAINTENANCE OF GROUND COVER. RECEPTACLE SHOULD NOT OBSTRUCT IRRIGATION.
  3. OR APPROVED EQUAL



MANUFACTURER: TIMBERFORM  
COLLECTION: PLAZA  
PRODUCT: 32 GAL LITTER CONTAINER, WITH DOME TOP  
MODEL: 2772-DT  
COLOR: EVERGREEN  
MOUNTING: SURFACE  
WEBSITE: COLUMBIA-CASCADE.COM  
PHONE: 1-800-547-1940

- NOTES:
1. TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
  2. OR APPROVED EQUAL.



MANUFACTURER: TIMBERFORM  
COLLECTION: GREENWAY  
PRODUCT: CONTOUR BENCH  
MODEL: 2153-6-P & 2153-6-E  
LENGTH: 6'  
COLOR: CEDAR RECYCLED PLASTIC  
MOUNTING: PER PLAN  
WEBSITE: COLUMBIA-CASCADE.COM  
PHONE: 800-547-1940

- NOTES:
1. TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
  2. OR APPROVED EQUAL

3 TRAIL INDICATOR SIGN

NTS

MS-PR1-COR-13

4 PET WASTE STATION

NTS

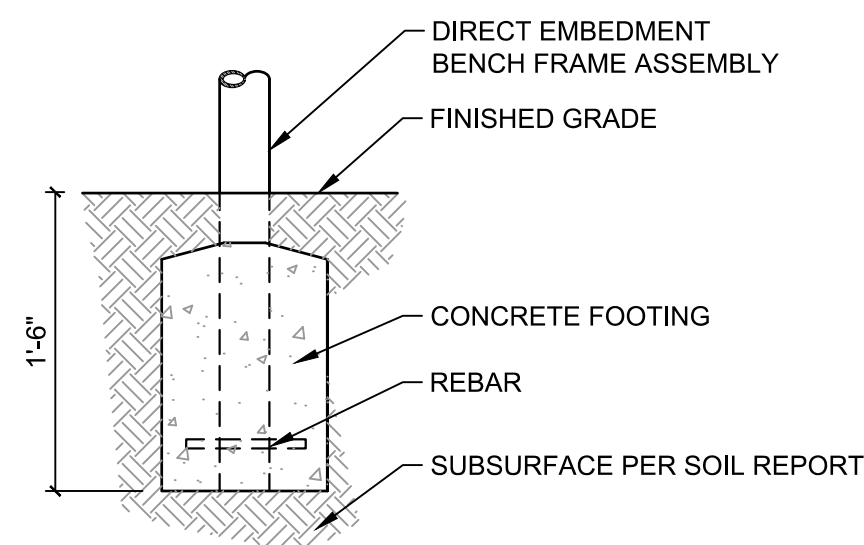
5 TRASH RECEPTACLE

NTS

6 BENCH

NTS

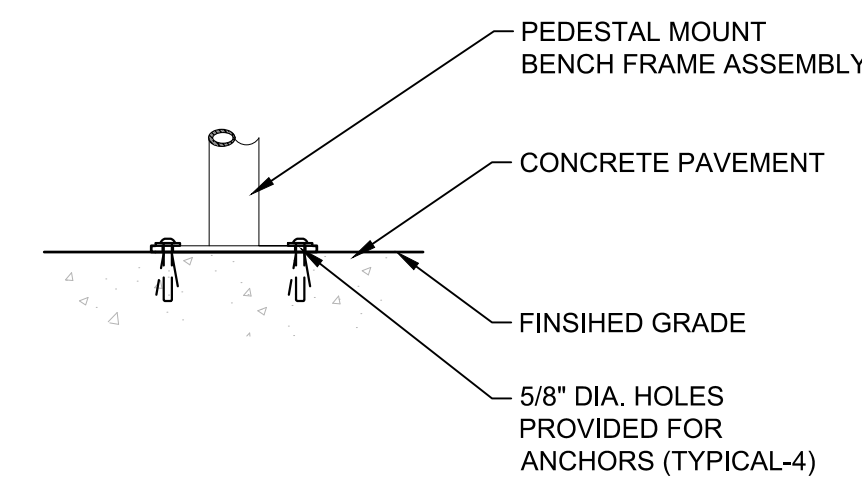
NOTE:  
INSTALL PER MANUFACTURE'S SPECIFICATIONS AND LOCAL SOIL CONDITIONS. CONSULT PROJECT STRUCTURAL ENGINEER FOR EXACT REQUIREMENTS.



7 EMBEDDED MOUNT

NTS

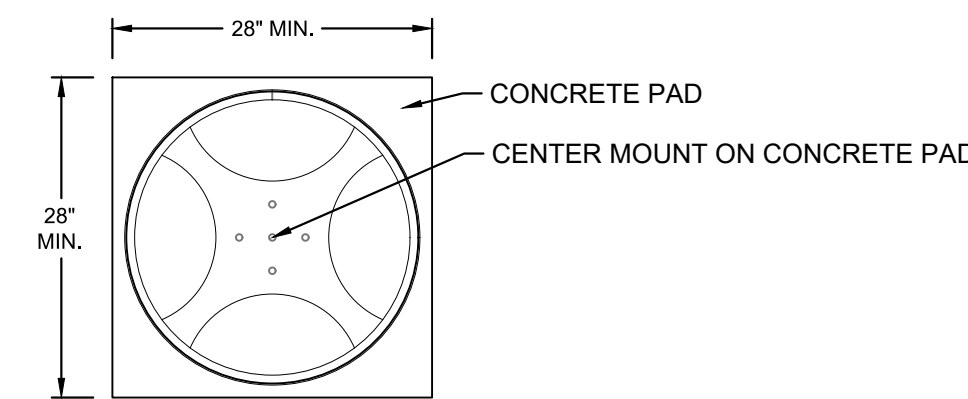
MS-PR1-COR-17



8 SURFACE MOUNT

NTS

MS-PR1-COR-18



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. DIMENSIONS SHOWN ARE SPECIFIC TO PRODUCT SELECTION. FOR SUBSTITUTIONS, CONCRETE PAD SHALL EXTEND BEYOND PERIMETER OF TRASH RECEPTACLE.
  3. CONCRETE THICKNESS AND SUBGRADE TO BE PER GEOTECH SPECIFICATIONS.

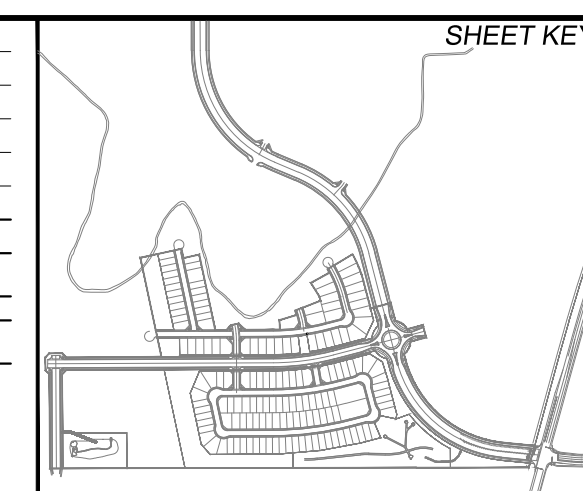
9 RECEPTACLE PAD PLAN

NTS

MS-PR1-COR-19

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BASIS OF BEARING  
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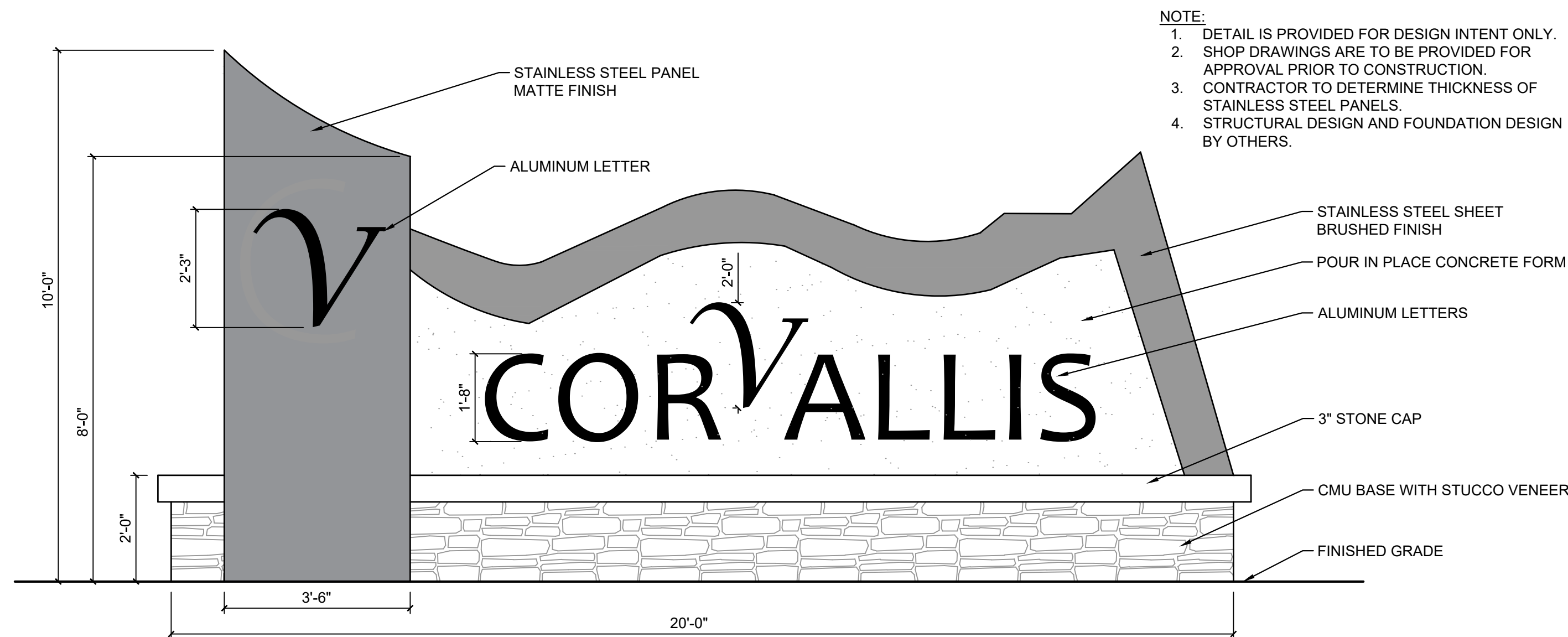
SEAL  
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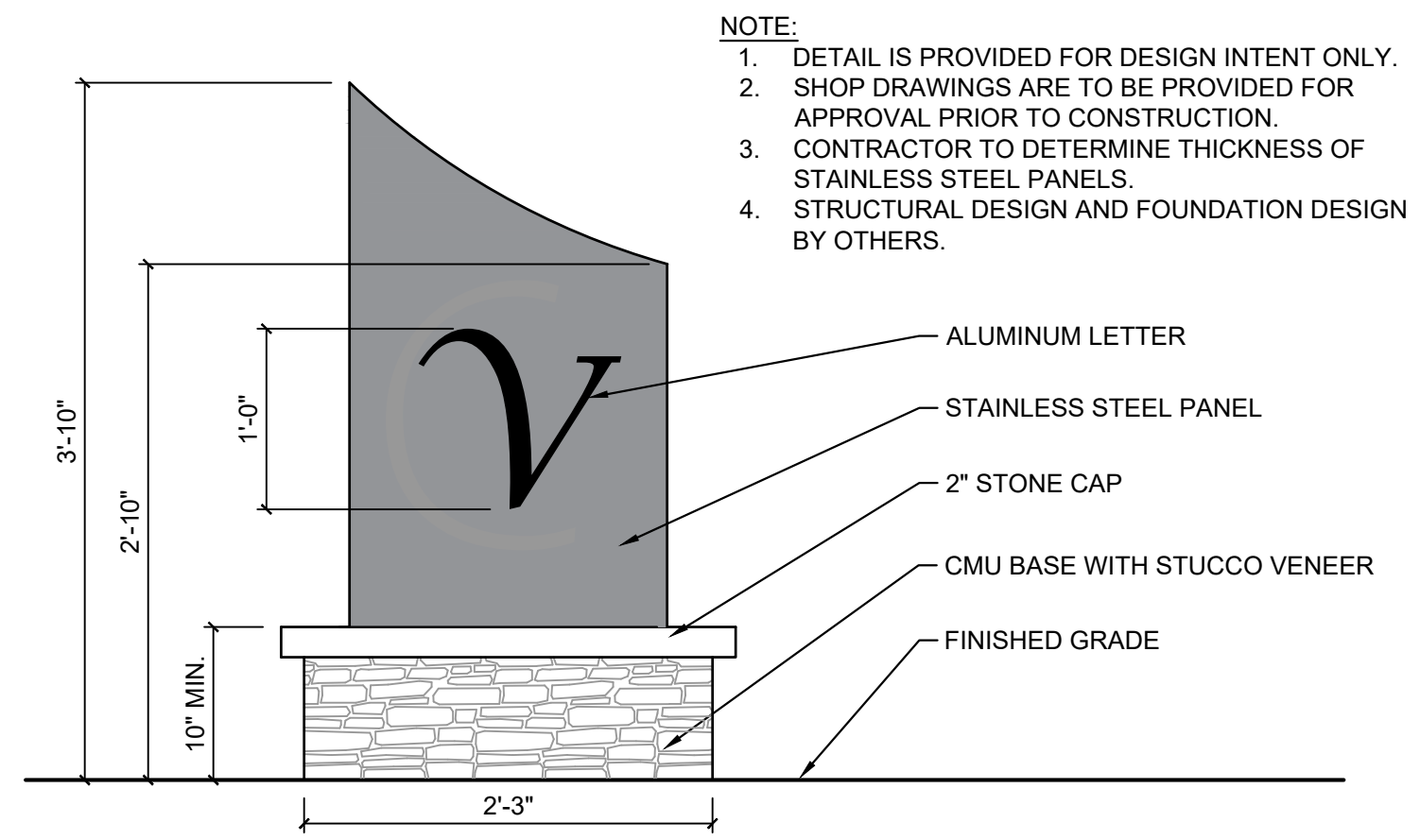
CORVALLIS FILING NO. 1			
CITY OF FOUNTAIN FINAL LANDSCAPE PLAN			
AMENITY DETAILS			
DESIGNED BY: KM	SCALE	DATE ISSUED: AUGUST 23, 2024	DRAWING No.
DRAWN BY: KM/EA	HORIZ. N/A	SHEET 2 OF 22	SD01
CHECKED BY: JA/AP	VERT. N/A		



Know what's below.  
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**NOTE:**  
 1. DETAIL IS PROVIDED FOR DESIGN INTENT ONLY.  
 2. SHOP DRAWINGS ARE TO BE PROVIDED FOR APPROVAL PRIOR TO CONSTRUCTION.  
 3. CONTRACTOR TO DETERMINE THICKNESS OF STAINLESS STEEL PANELS.  
 4. STRUCTURAL DESIGN AND FOUNDATION DESIGN BY OTHERS.



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**1 MAJOR MONUMENT SIGN ELEVATION**  
NTS

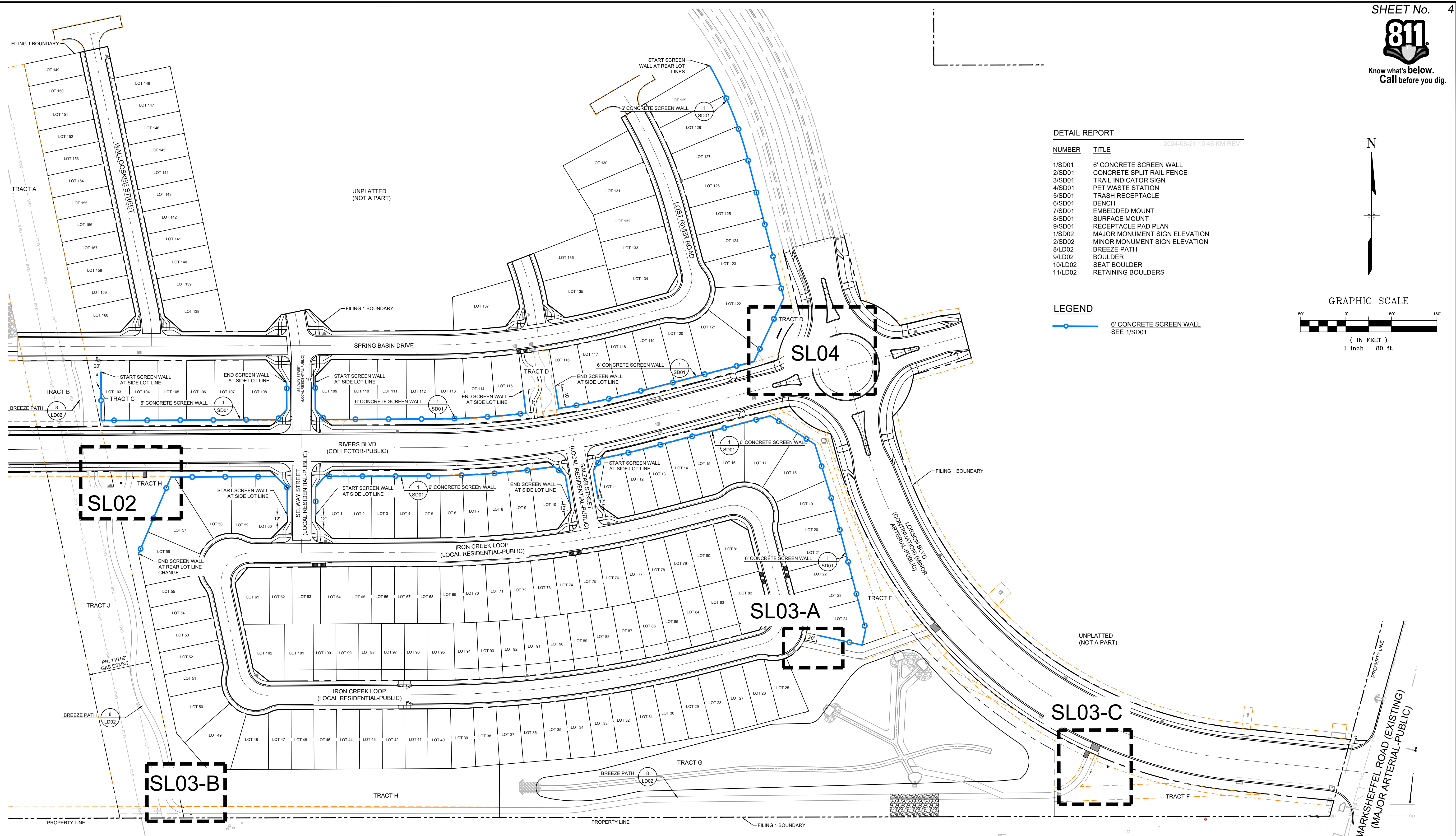
**2 MINOR MONUMENT SIGN ELEVATION**  
NTS

**NOTE:**  
 CONCEPTUAL SIGNAGE DETAILS ARE PROVIDED FOR DESIGN INTENT ONLY AND ARE NOT FOR SIGN PERMIT APPROVAL.

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				REVISIONS																						
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SHEET KEY 						BENCHMARK PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.						BASIS OF BEARING BEARINGS ARE BASED ON THE THE LINE BETWEEN THE MONUMENTED NORTH LINE OF NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE WESTERLY END BY 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED JR DEVELOPERS RLS 10377 S16 S15 S21 S22 T15S, R65W 1986, AND THE EASTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED S1/4 S15, N1/4 S22 15.T15S, R65W, BEING ASSUMED TO BEAR N89°57'03"E, A DISTANCE OF 2,632.68 FEET.						SEAL PREPARED BY: 			FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1105.012					
CORVALLIS FILING NO. 1 CITY OF FOUNTAIN FINAL LANDSCAPE PLAN CONCEPTUAL SIGN DETAILS												DESIGNED BY: KM DRAWN BY: KM/EA CHECKED BY: JA/AP			SCALE HORIZ. N/A VERT. N/A			DATE ISSUED: AUGUST 23, 2024 SHEET 3 OF 22			DRAWING No. SD02					



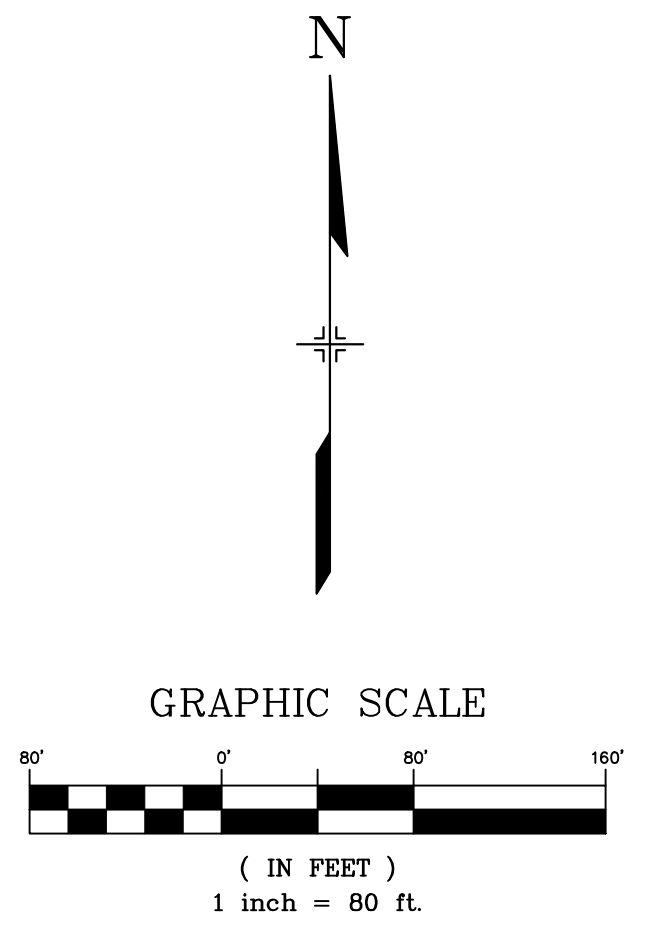
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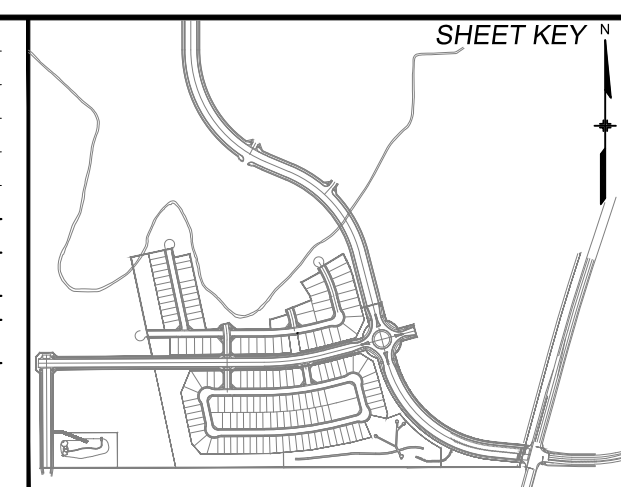
DETAIL REPORT

NUMBER	TITLE
1/SD01	6" CONCRETE SCREEN WALL
2/SD01	CONCRETE SPLIT RAIL FENCE
3/SD01	TRAIL INDICATOR SIGN
4/SD01	PET WASTE STATION
5/SD01	TRASH RECEPTACLE
6/SD01	BENCH
7/SD01	EMBEDDED MOUNT
8/SD01	SURFACE MOUNT
9/SD01	RECEPTACLE PAD PLAN
1/SD02	MAJOR MONUMENT SIGN ELEVATION
2/SD02	MINOR MONUMENT SIGN ELEVATION
8/LD02	BREEZE PATH
9/LD02	BOULDER
10/LD02	SEAT BOULDER
11/LD02	RETAINING BOULDERS

LEGEND  
 6" CONCRETE SCREEN WALL  
 SEE 1/SD01



No.	DATE	DESCRIPTION	BY
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SEAL  
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<b>CORVALLIS FILING NO. 1</b>			
CITY OF FOUNTAIN FINAL LANDSCAPE PLAN			
<b>FENCE PLAN &amp; OVERALL AMENITY MAP</b>			
DESIGNED BY: KM	SCALE: N/A	DATE ISSUED: AUGUST 23, 2024	DRAWING No. SL01
DRAWN BY: KM/EA	HORIZ: N/A	SHEET 4 OF 22	
CHECKED BY: JA/AP	VERT: N/A		



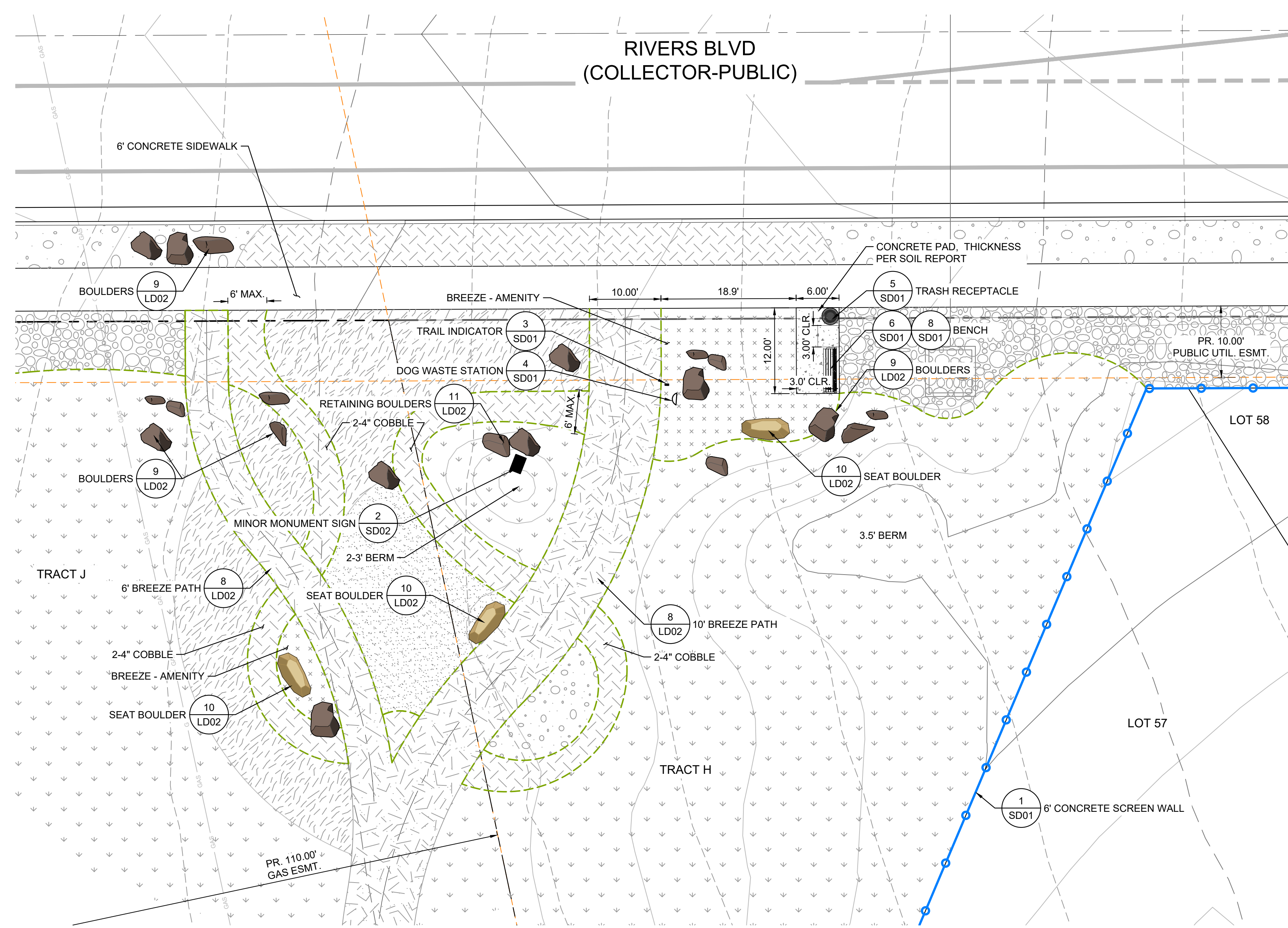
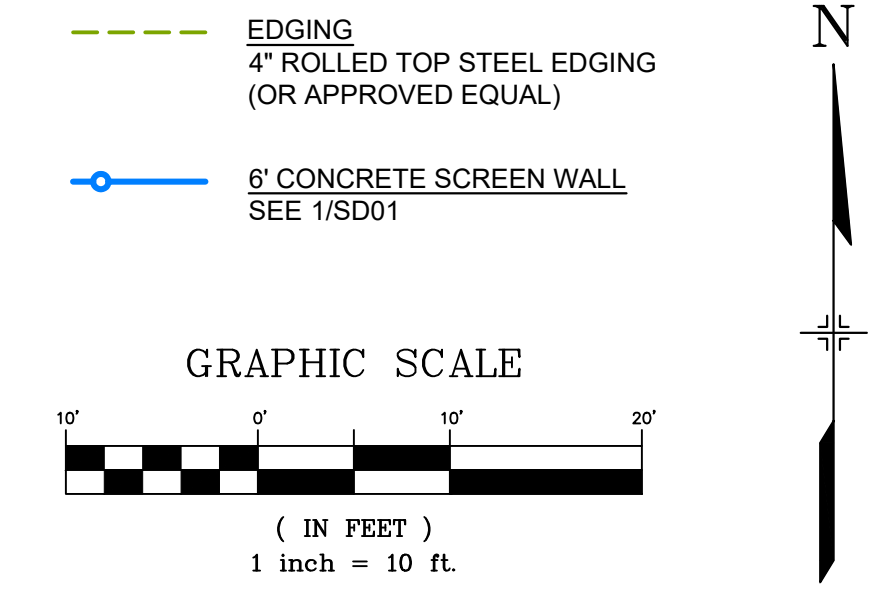
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DETAIL REPORT

NUMBER	TITLE
1/SD01	6' CONCRETE SCREEN WALL
2/SD01	CONCRETE SPLIT RAIL FENCE
3/SD01	TRAIL INDICATOR SIGN
4/SD01	PET WASTE STATION
5/SD01	TRASH RECEPTACLE
6/SD01	BENCH
7/SD01	EMBEDDED MOUNT
8/SD01	SURFACE MOUNT
9/SD01	RECEPTACLE PAD PLAN
1/SD02	MAJOR MONUMENT SIGN ELEVATION
2/SD02	MINOR MONUMENT SIGN ELEVATION
8/LD02	BREEZE PATH
9/LD02	BOULDER
10/LD02	SEAT BOULDER
11/LD02	RETAINING BOULDERS

LEGEND

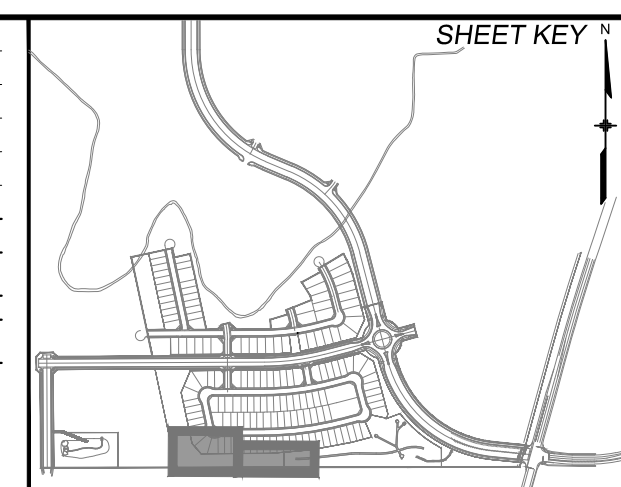
- NATIVE LAWN GRASS  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
- NATIVE SEED-W/WILDFLOWERS  
MIX NAME: 50% PBSI NATIVE PRAIRIE  
GRASS AND 50% PBSI NATIVE  
PRAIRIE WILDFLOWER MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
- NATIVE SEED  
MIX NAME: PBSI FOOTHILLS NATIVE  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
- 4-8" COBBLE  
TYPE: 4-8" ARKANSAS TAN RIVER  
ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8"  
(OR APPROVED EQUAL)
- 2-4" COBBLE  
TYPE: 2-4" ARKANSAS TAN RIVER  
ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN.  
(OR APPROVED EQUAL)
- 1 1/2" ROCK  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- BREEZE - AMENITY  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- BREEZE - PATH  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- GRANITE BOULDERS  
LOCAL FROM ON SITE OR ROYAL GRANITE  
(OR APPROVED EQUAL)  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
- SILOAM BOULDERS  
SILOAM CUT TAN BUFF BOULDERS (OR  
APPROVED EQUAL)  
-HEIGHT: 2' MIN. - 3' MAXIMUM  
-DEPTH: 2' MINIMUM  
-LENGTH: 4' MINIMUM  
-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL



REFERENCE DRAWINGS			
X-104-EX-UTIL			
X-104-216-PR-LS-PHASE-1			
X-104-216-PR-SITE-F1			
X-104-216-PR-UTILITIES-F1			
X-Title			
X-104-216-PR-LS-F1			
X-104-216-LA-TOPO			
X-104-216-PR-LS-F1_BP			

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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CTB FILE:	Matrix.ctb		
PLOT DATE:	4/3/2026 10:19 AM		
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**BENCHMARK**  
PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE THE LINE BETWEEN THE MONUMENTED NORTH LINE OF NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE WESTERLY END BY 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED JR DEVELOPERS RLS 10377 S16 S15 S21 S22 T15S, R65W 1986, AND THE EASTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED S1/4 S15, N1/4 S22 15.T15S, R65W, BEING ASSUMED TO BEAR N89°57'03"E, A DISTANCE OF 2,632.68 FEET.

PREPARED BY:

SEAL

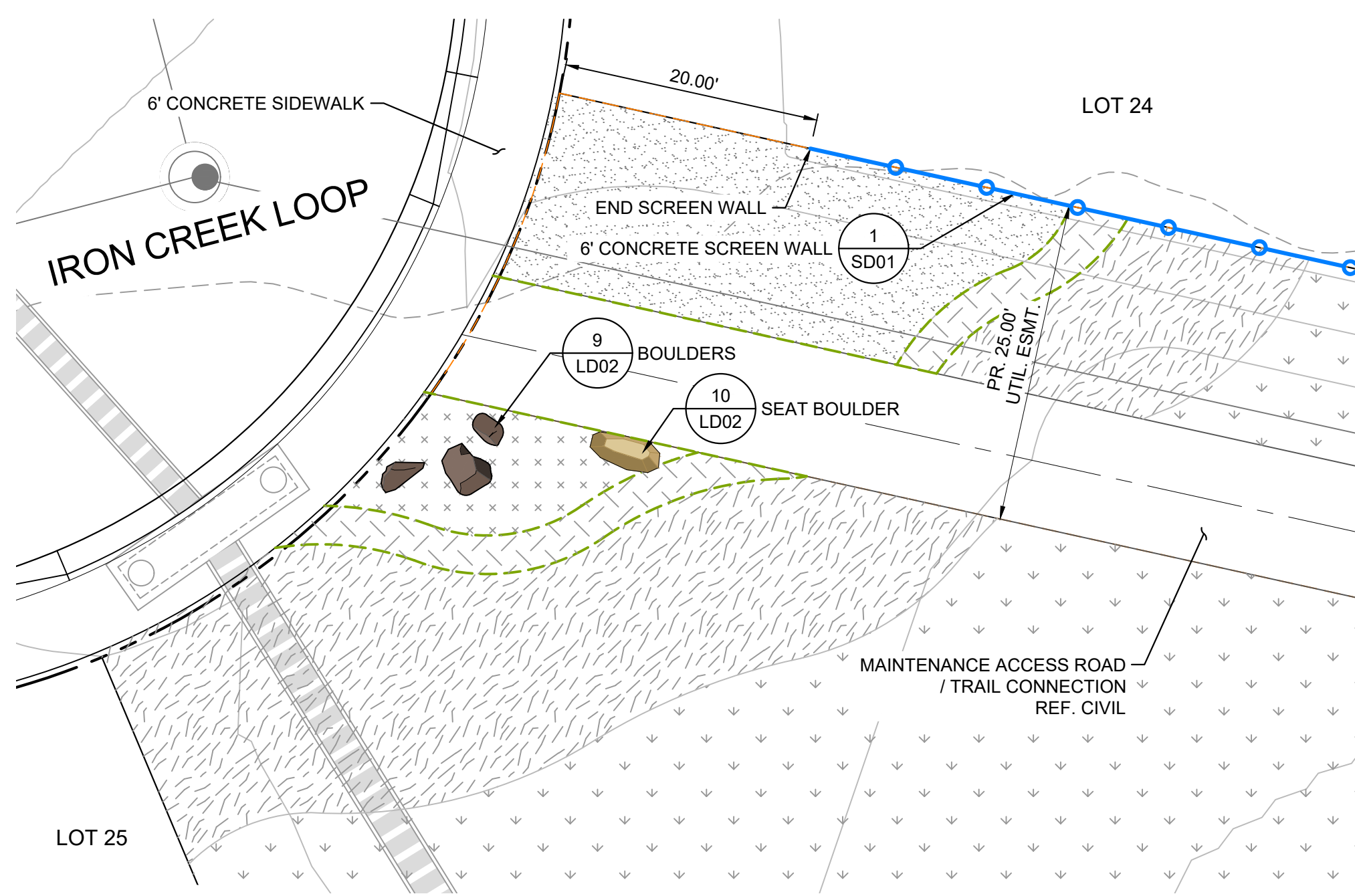
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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 23.104.216

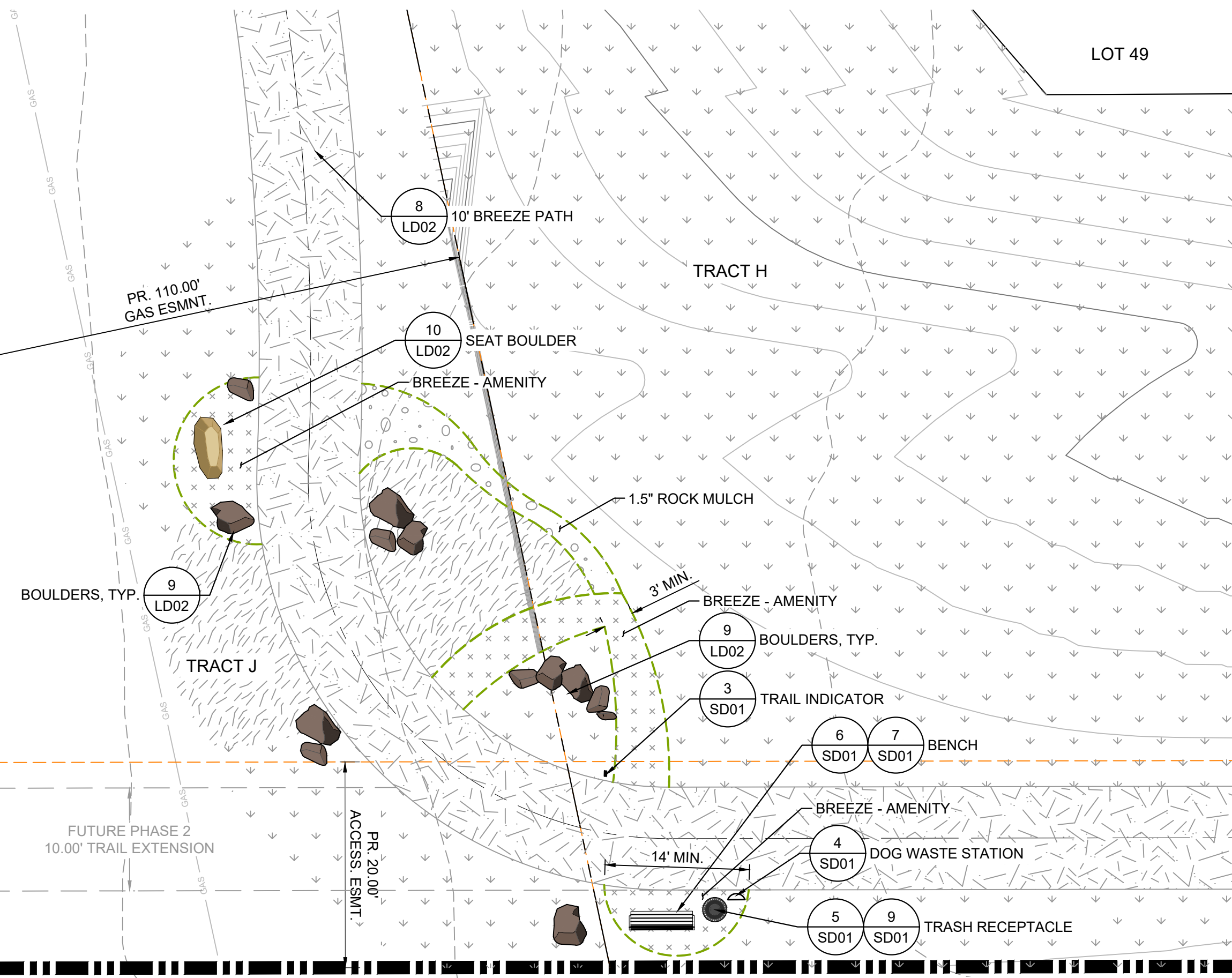
<b>CORVALLIS FILING NO. 1</b>			
CITY OF FOUNTAIN FINAL LANDSCAPE PLAN			
AMENITY LAYOUT PLAN			
DESIGNED BY:	KM	SCALE	DATE ISSUED:
DRAWN BY:	KM/EA	HORIZ	AUGUST 23, 2024
CHECKED BY:	JA/AP	VERT.	SHEET
			5 OF 22
DRAWING No.			SL02



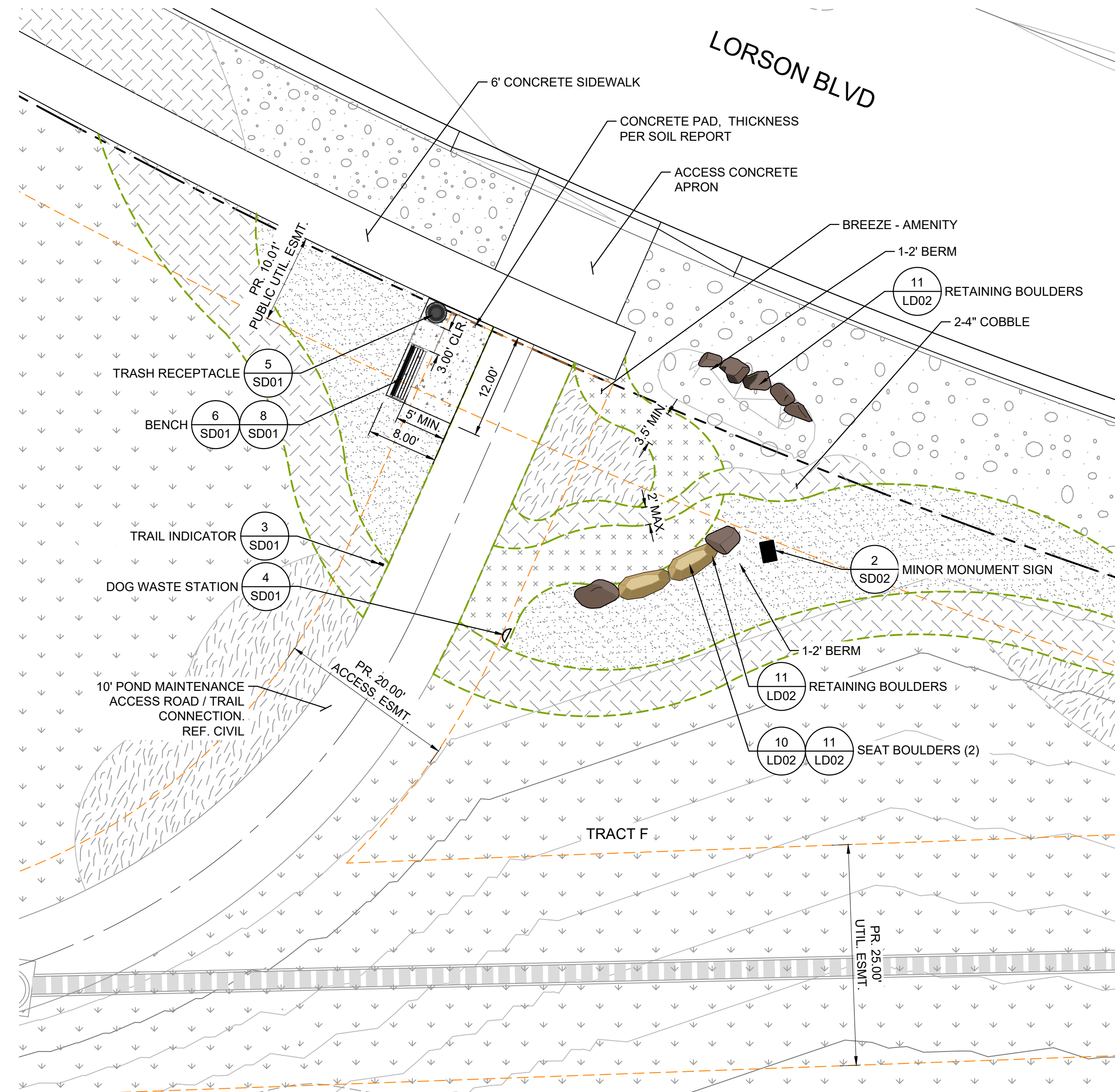
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SL03-A



SL03-B



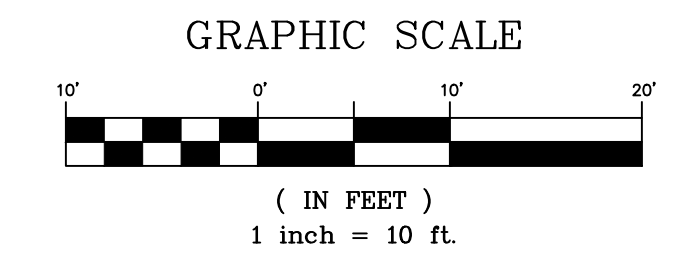
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DETAIL REPORT

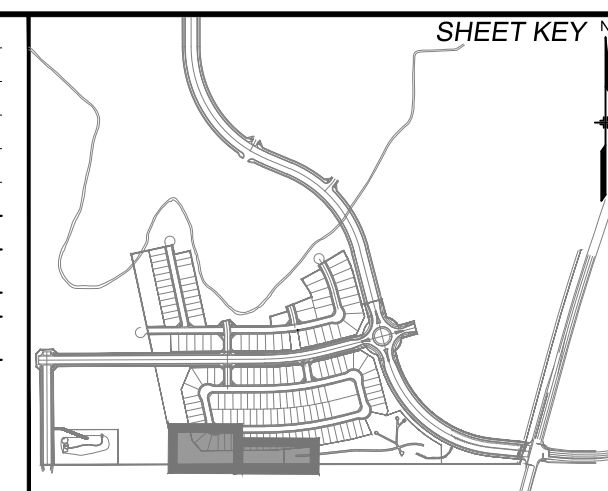
NUMBER	TITLE
1/SD01	6' CONCRETE SCREEN WALL
2/SD01	CONCRETE SPLIT RAIL FENCE
3/SD01	TRAIL INDICATOR SIGN
4/SD01	PET WASTE STATION
5/SD01	TRASH RECEPTACLE
6/SD01	BENCH
7/SD01	EMBEDDED MOUNT SURFACE MOUNT
8/SD01	RECEPTACLE PAD PLAN
9/SD01	MAJOR MONUMENT SIGN ELEVATION
1/SD02	MINOR MONUMENT SIGN ELEVATION
2/SD02	BREEZE PATH
8/LD02	BOULDER
9/LD02	SEAT BOULDER
10/LD02	SEAT BOULDER
11/LD02	RETAINING BOULDERS

LEGEND

- NATIVE LAWN GRASS  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
- NATIVE SEED-W/WILDFLOWERS  
MIX NAME: 50% PBSI NATIVE PRAIRIE GRASS AND 50% PBSI NATIVE PRAIRIE WILDFLOWER MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
- NATIVE SEED  
MIX NAME: PBSI FOOTHILLS NATIVE  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
- 4-8" COBBLE  
TYPE: 4-8" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8"  
(OR APPROVED EQUAL)
- 2-4" COBBLE  
TYPE: 2-4" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN.  
(OR APPROVED EQUAL)
- 1 1/2" ROCK  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- BREEZE - AMENITY  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- BREEZE - PATH  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- GRANITE BOULDERS  
LOCAL FROM ON SITE OR ROYAL GRANITE  
(OR APPROVED EQUAL)  
-MINIMUM 2" ALL DIMENSIONS  
-MAXIMUM 5" ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
- SILOAM BOULDERS  
SILOAM CUT TAN BUFF BOULDERS (OR APPROVED EQUAL)  
-HEIGHT: 2" MIN. - 3" MAXIMUM  
-DEPTH: 2" MINIMUM  
-LENGTH: 4" MINIMUM  
-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
- EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)
- 6" CONCRETE SCREEN WALL  
SEE 1/SD01



REFERENCE DRAWINGS	DATE	DESCRIPTION	BY
X-104-EX-UTIL X-104-216-PR-S-PHASE-1 X-104-216-PR-SITE-F1 X-104-216-PR-UTILITIES-F1 X-7-Title X-104-216-PR-LS-F1 X-104-216-LA-TOPO X-104-216-PR-LS-F1_BP	01	04/03/2026	PER CITY REVIEW COMMENTS
COMPUTER FILE MANAGEMENT			
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CTB FILE: Matrix.ctb			
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**BENCHMARK**  
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**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. 24.1105.012

<b>CORVALLIS FILING NO. 1</b>			
CITY OF FOUNTAIN FINAL LANDSCAPE PLAN			
AMENITY LAYOUT PLAN			
DESIGNED BY: KM	SCALE: KM/EA	DATE ISSUED: AUGUST 23, 2024	DRAWING No. SL03
DRAWN BY: JVA/P	HORIZ: N/A	SHEET: 6 OF 22	
CHECKED BY: JVA/P	VERT: N/A		



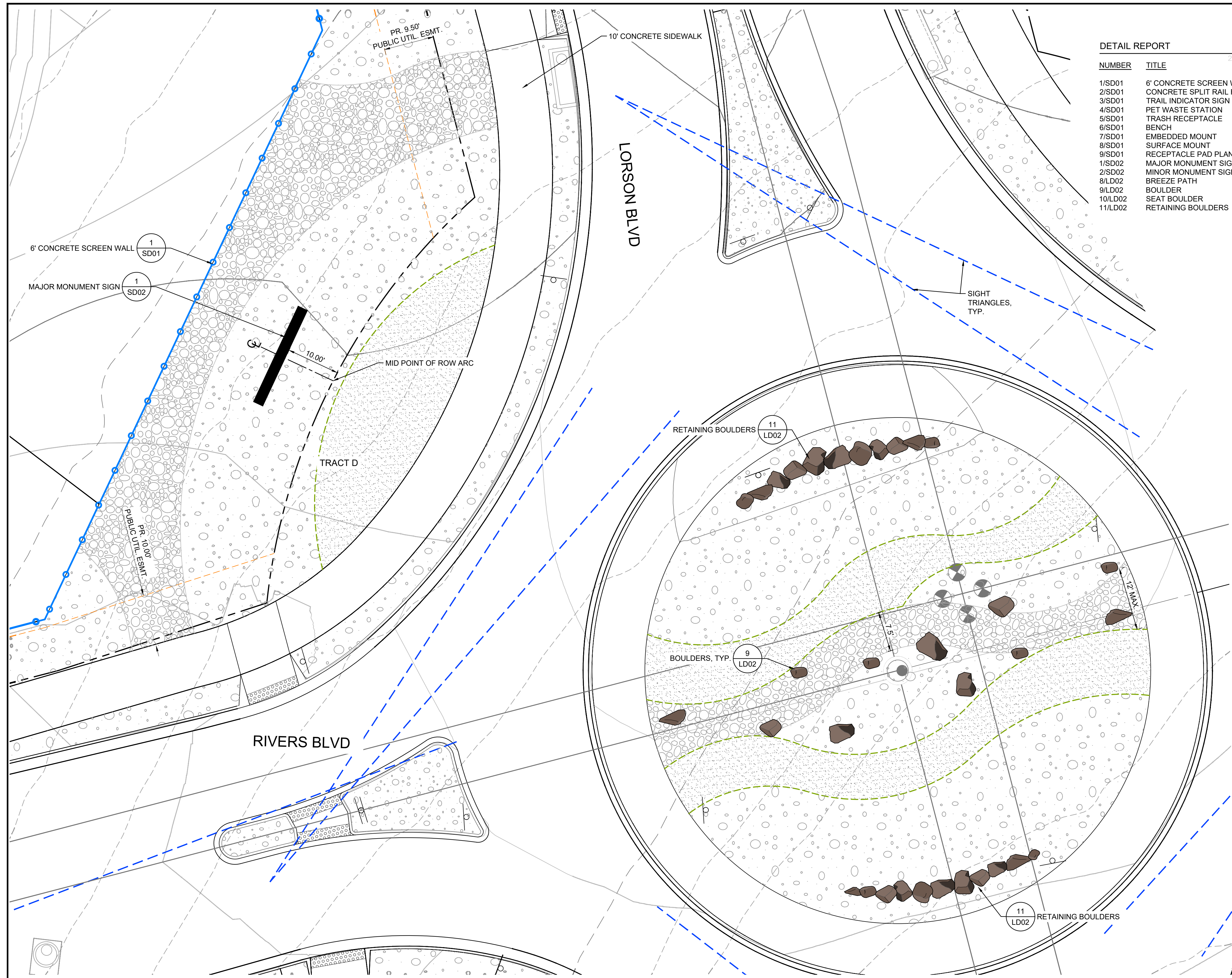
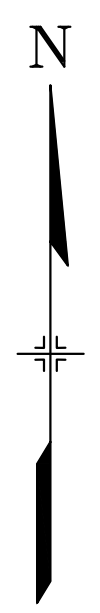
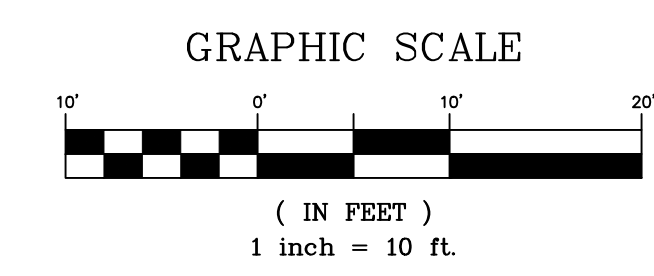
Know what's below.  
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DETAIL REPORT

NUMBER	TITLE
1/SD01	6' CONCRETE SCREEN WALL
2/SD01	CONCRETE SPLIT RAIL FENCE
3/SD01	TRAIL INDICATOR SIGN
4/SD01	PET WASTE STATION
5/SD01	TRASH RECEPTACLE
6/SD01	BENCH
7/SD01	EMBEDDED MOUNT
8/SD01	SURFACE MOUNT
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8/LD02	BREEZE PATH
9/LD02	BOULDER
10/LD02	SEAT BOULDER
11/LD02	RETAINING BOULDERS

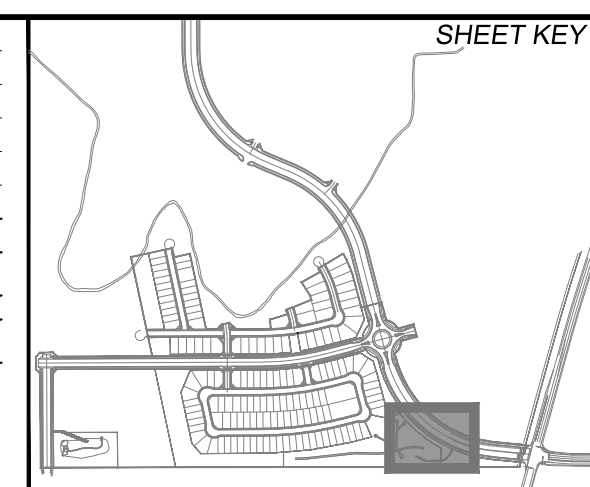
LEGEND

- NATIVE LAWN GRASS  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
- NATIVE SEED-WWILDFLOWERS  
MIX NAME: 50% PBSI NATIVE PRAIRIE  
GRASS AND 50% PBSI NATIVE  
PRAIRIE WILDLFLOWER MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
- NATIVE SEED  
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(OR APPROVED EQUAL)
- 4-8" COBBLE  
TYPE: 4-8" ARKANSAS TAN RIVER  
ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8"  
(OR APPROVED EQUAL)
- 2-4" COBBLE  
TYPE: 2-4" ARKANSAS TAN RIVER  
ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN.  
(OR APPROVED EQUAL)
- 1 1/2" ROCK  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- BREEZE - AMENITY  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- BREEZE - PATH  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- GRANITE BOULDERS  
LOCAL FROM ON SITE OR ROYAL GRANITE  
(OR APPROVED EQUAL)  
-MINIMUM 2", ALL DIMENSIONS  
-MAXIMUM 5", ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
- SILOAM BOULDERS  
SILOAM CUT TAN BUFF BOULDERS (OR  
APPROVED EQUAL)  
-HEIGHT: 2" MIN. - 3" MAXIMUM  
-DEPTH: 2" MINIMUM  
-LENGTH: 4" MINIMUM  
-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
- EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)
- 6' CONCRETE SCREEN WALL  
SEE 1/SD01
- SIGHT TRIANGLE



NO.	DATE	DESCRIPTION	BY
01	04/03/2026	PER CITY REVIEW COMMENTS	KM

COMPUTER FILE MANAGEMENT  
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**BENCHMARK**  
 PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

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PREPARED BY:

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

<b>CORVALLIS FILING NO. 1</b>			
CITY OF FOUNTAIN FINAL LANDSCAPE PLAN			
AMENITY LAYOUT PLAN			
DESIGNED BY: KM	SCALE: HORIZ N/A	DATE ISSUED: AUGUST 23, 2024	DRAWING No. SL04
DRAWN BY: KM/EA	VERT. N/A	SHEET 7 OF 22	
CHECKED BY: JA/AP			



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2026-03-23 11:49

SOIL AMENDMENT NOTES

- 1. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
2. CONTRACTOR TO APPLY TO ALL AREAS A MINIMUM OF 3 CY/ 1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO BE TYPE 1 CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
3. CONTRACTOR IS TO SUBMIT SOIL TEST FOR AN ANALYSIS WITH RECOMMENDATIONS FOR SOIL AMENDMENTS AND FERTILIZERS. RECOMMENDATIONS ARE TO BE SUBMITTED FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

TREE AND SHRUB PLANTING NOTES

- 1. ALL 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.
2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER OR OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
3. 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).
4. 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.
5. 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.
6. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
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.

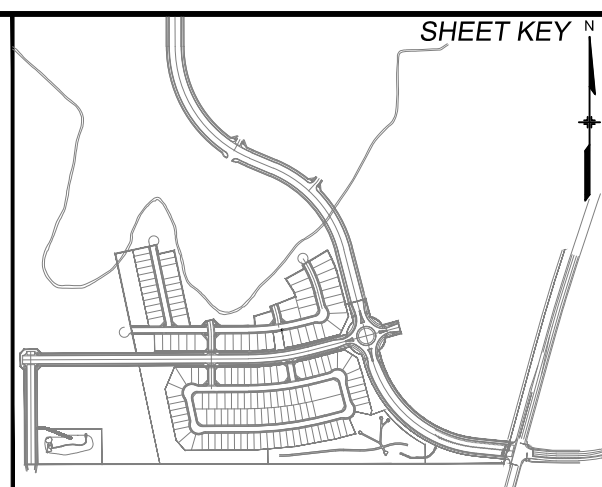
SEEDING NOTES

- 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 PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR GROUND COVER THICKNESS.
3. ALL FINISH GRADING AND REQUIRED SOIL AMENDMENTS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
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 SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
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 SEEDED 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.
D. ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
8. 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.
9. WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW 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.
A. HYRDO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
B. STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED 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.
C. ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
D. EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
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. 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/WEK 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.
12. 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 RESEEDDED 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 RESEEDDED DURING THE SAME SEASON.
13. ALL BARE AREAS TO BE RESEEDDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

PLANT SCHEDULE

Table with columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, PLANT SIZE, CONTAINER, MAT. H., MAT. W. Includes sections for Deciduous Trees, Evergreen Trees, Ornamental Trees, Deciduous Shrubs, Evergreen Shrubs, Ornamental Grasses, and Perennials.

REFERENCE DRAWINGS table with columns: No., DATE, DESCRIPTION, REVISIONS, KM, BY. Includes COMPUTER FILE MANAGEMENT section with file names and dates.



BENCHMARK
PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.
BASIS OF BEARING
BEARINGS ARE BASED ON THE THE LINE BETWEEN THE MONUMENTED NORTH LINE OF NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE WESTERLY END BY 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED JR DEVELOPERS RLS 10377 S16 S15 S21 S22 T15S, R65W 1986, AND THE EASTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED S14 S15, N1/4 S22 15.T15S, R65W, BEING ASSUMED TO BEAR N89°57'03"E, A DISTANCE OF 2,632.68 FEET.

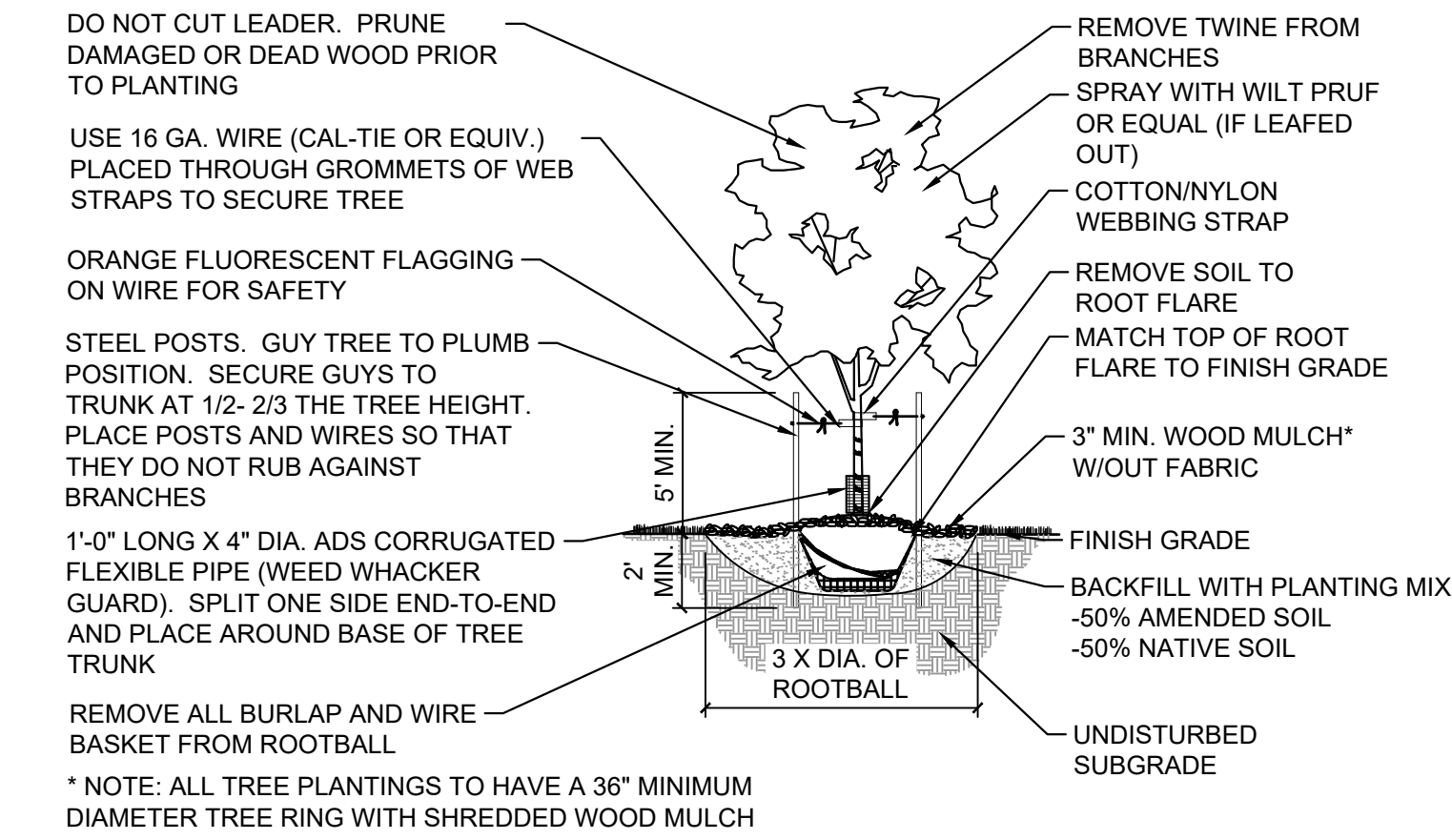


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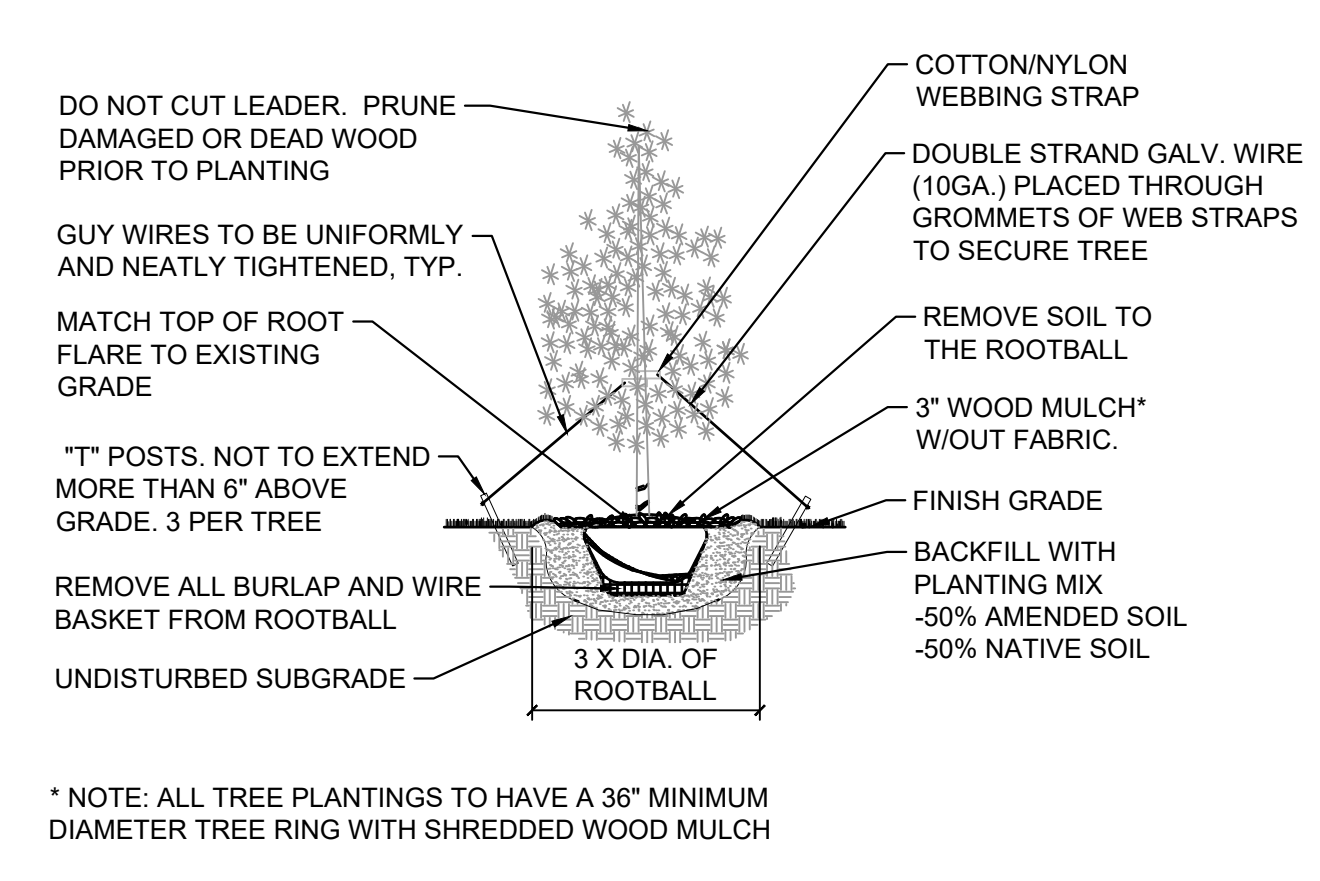
CORVALLIS FILING NO. 1
CITY OF FOUNTAIN
FINAL LANDSCAPE PLAN
LANDSCAPE NOTES & DETAILS
DESIGNED BY: KM/EA SCALE: DATE ISSUED: AUGUST 23, 2024
DRAWN BY: KM/EA HORIZ: N/A SHEET: 8 OF 22
CHECKED BY: JA/AP VERT: N/A SHEET: LD01



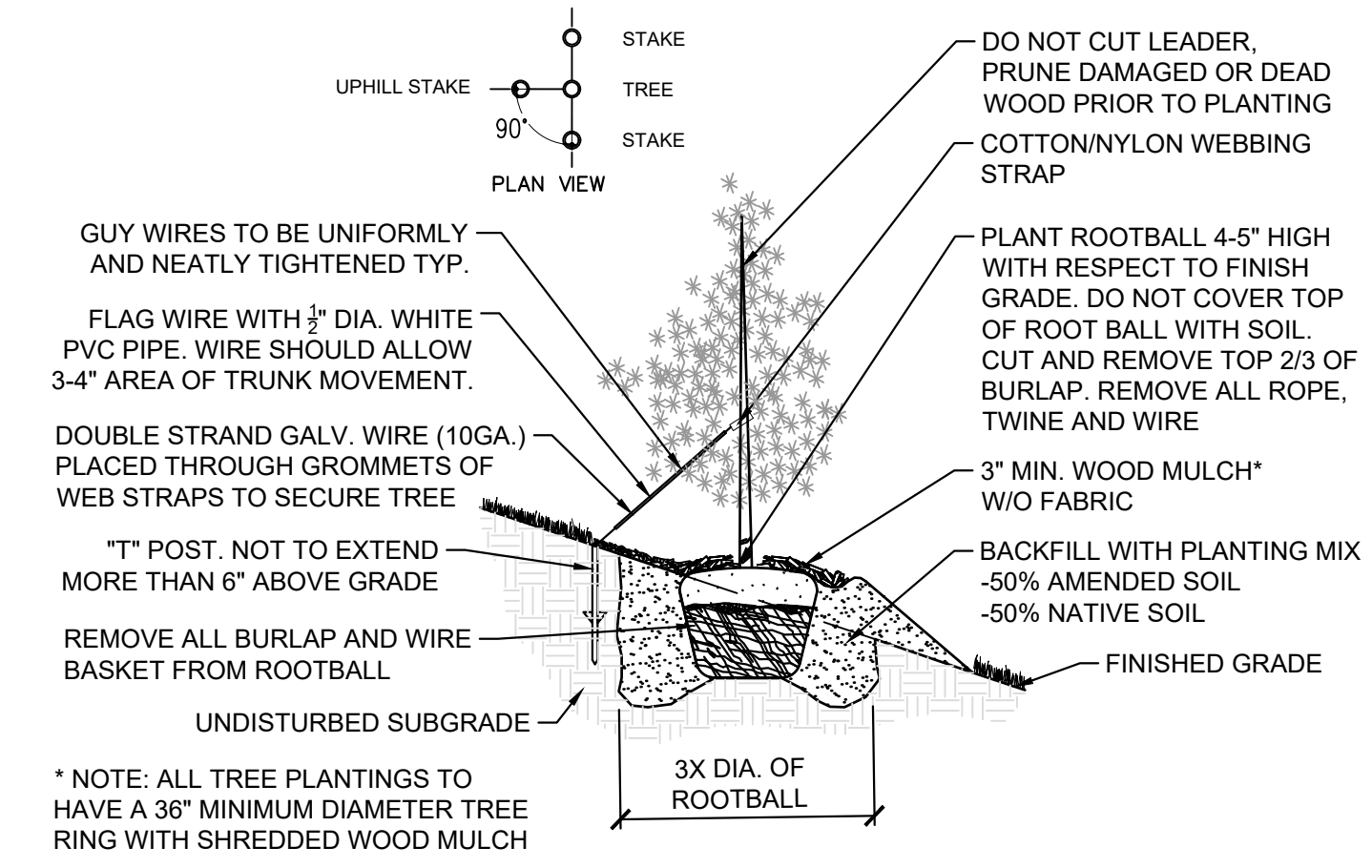
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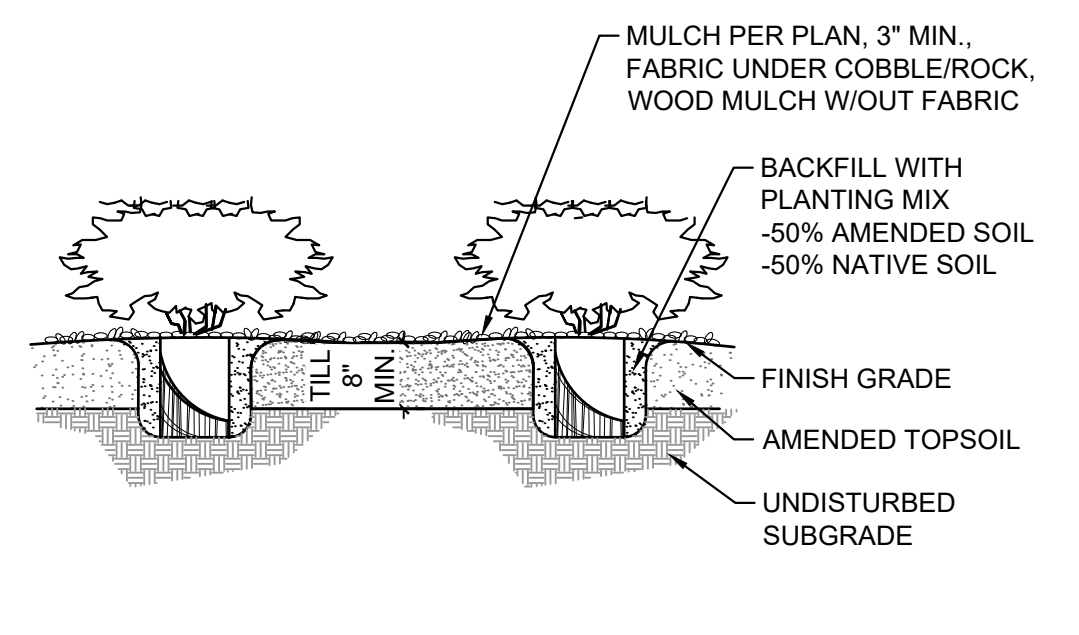
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NTS MS-STD-LS-01



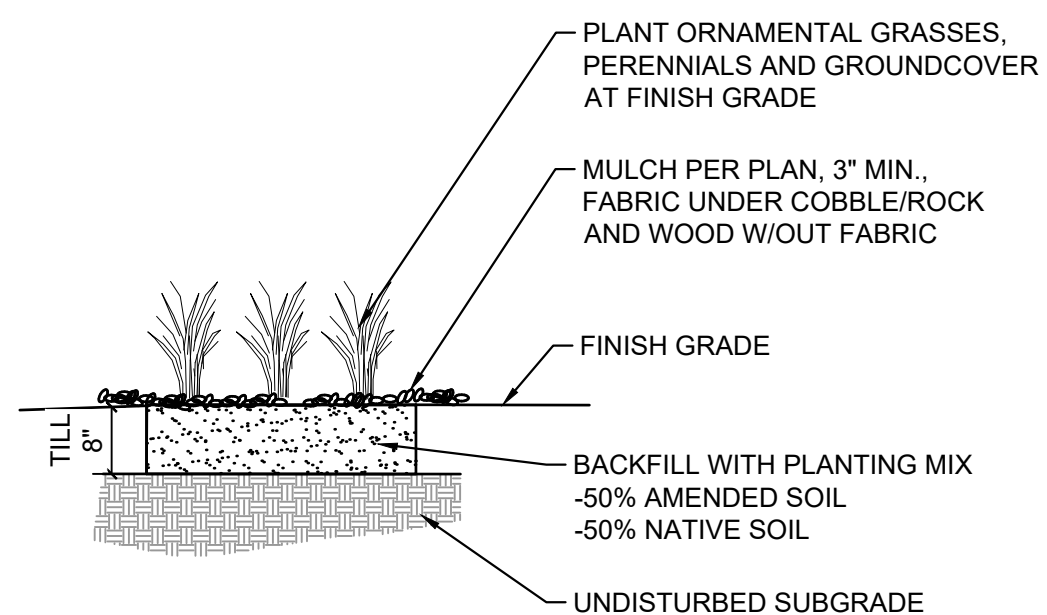
**2 EVERGREEN TREE**  
NTS MS-STD-LS-02



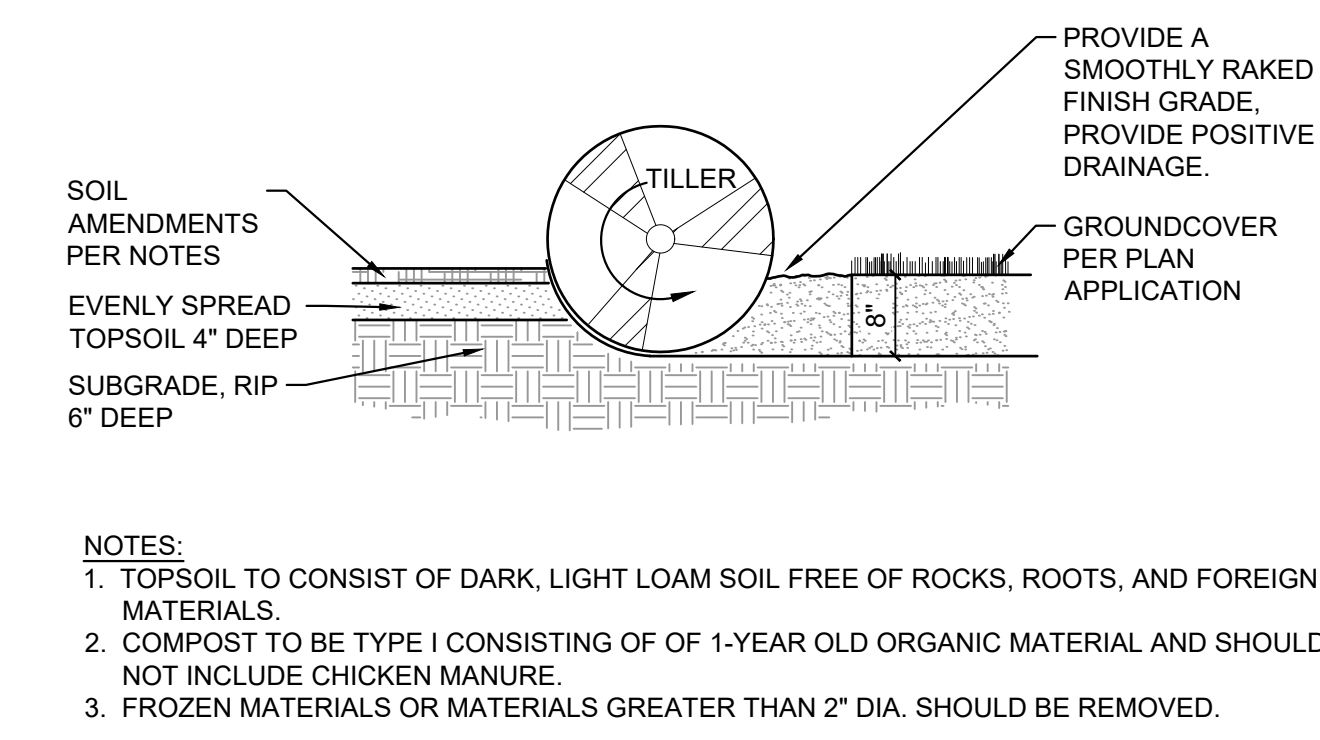
**3 EVERGREEN TREE ON SLOPE (3:1 OR STEEPER)**  
NTS MS-STD-LS-17



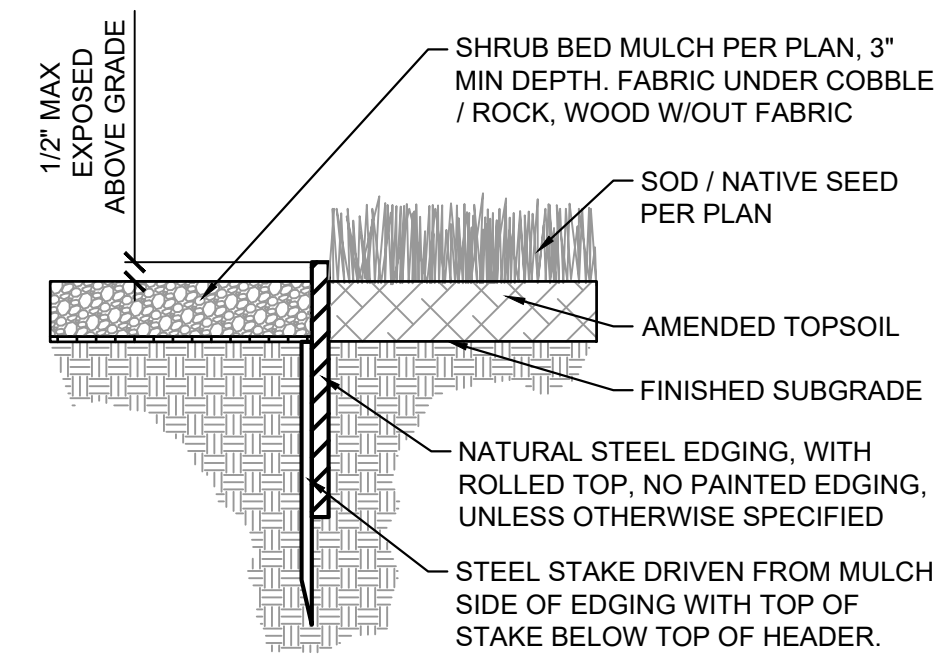
**4 SHRUBS**  
NTS MS-STD-LS-03



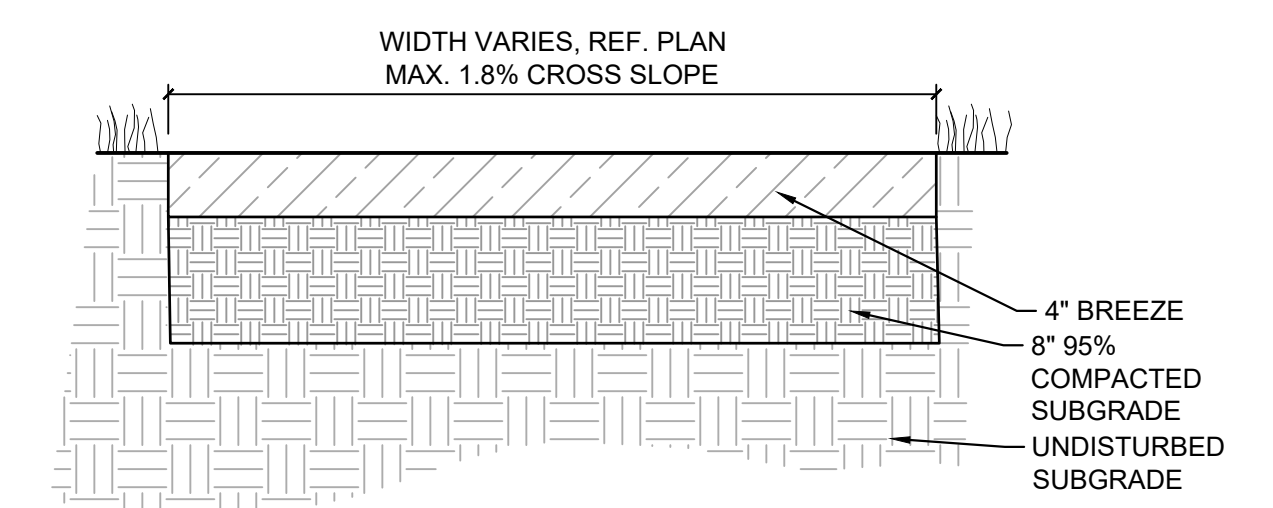
**5 GRASSES AND PERENNIALS**  
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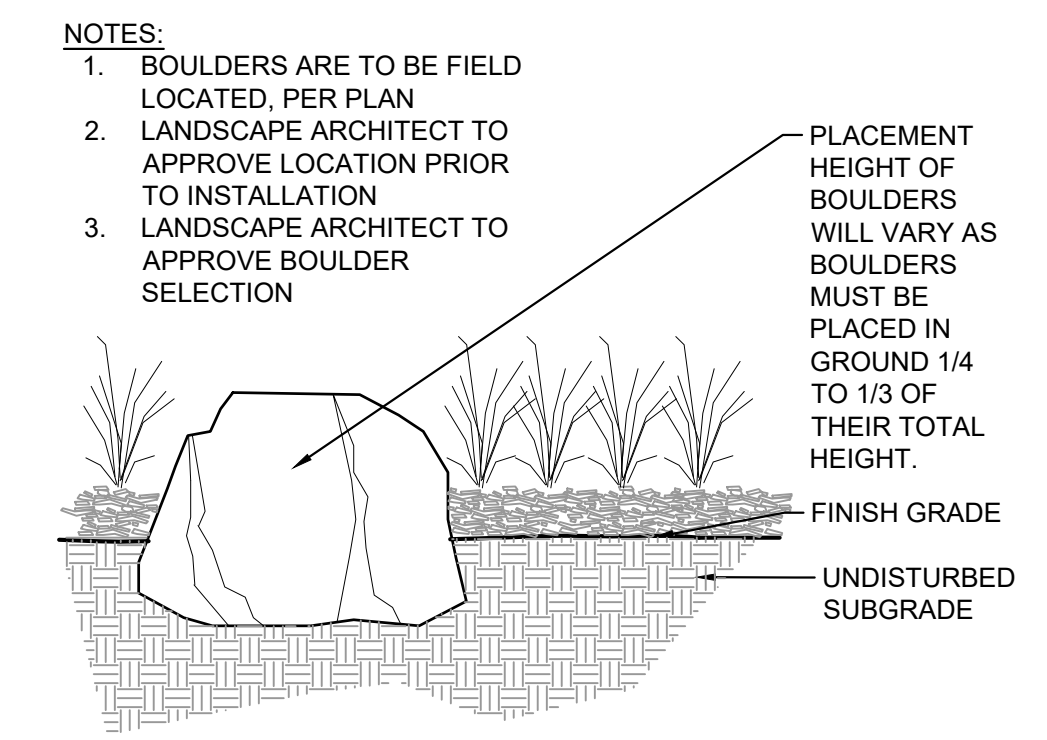
**6 SOIL PREP FOR ALL AREAS**  
NTS MS-STD-LS-05



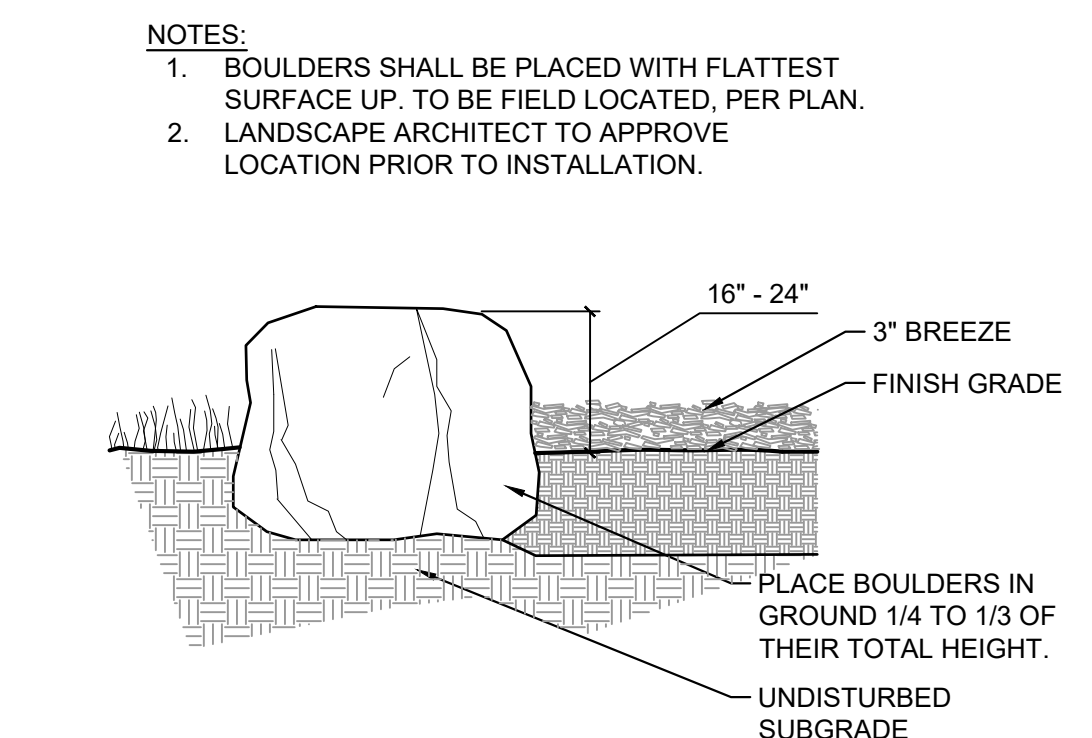
**7 STEEL EDGING**  
NTS MS-STD-LS-12



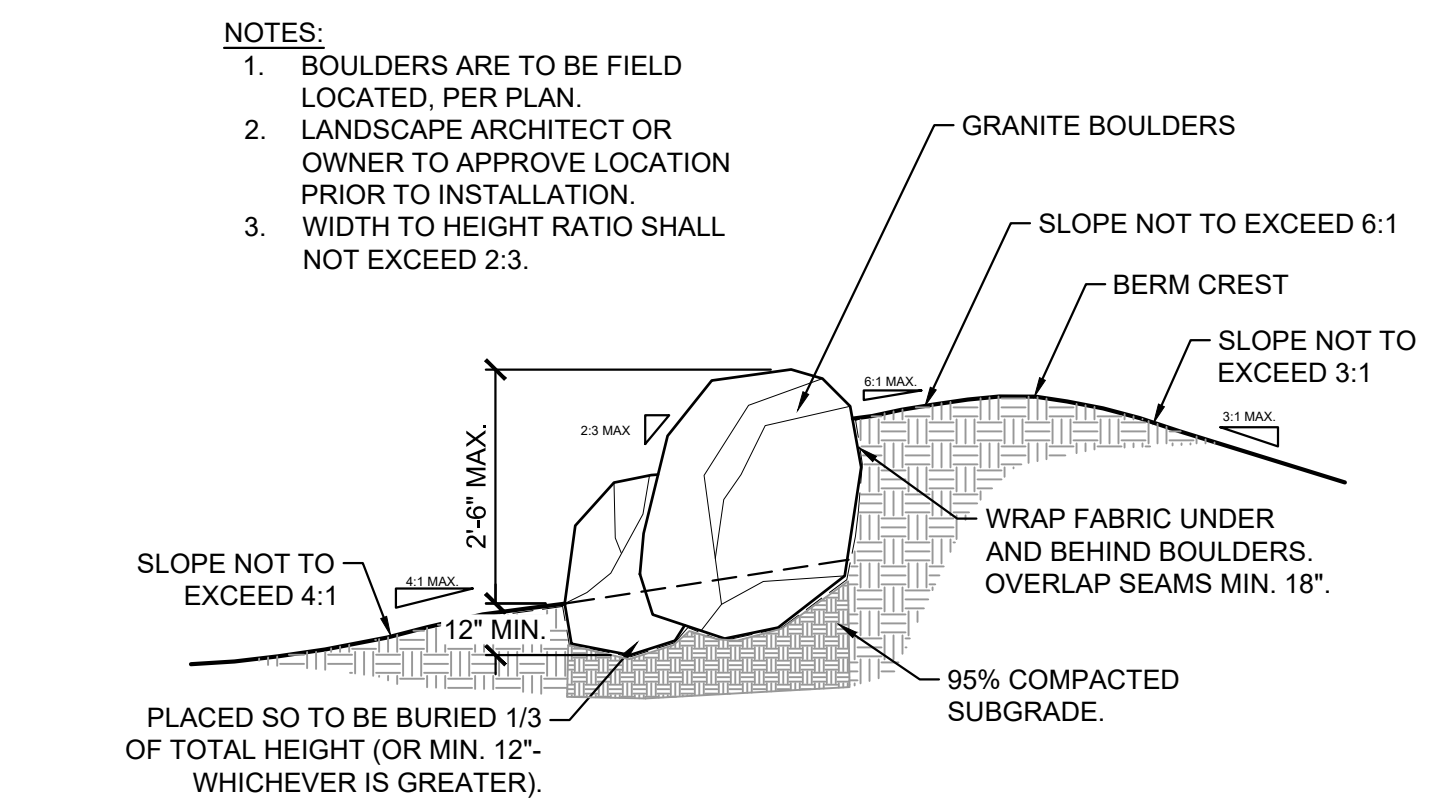
**8 BREEZE PATH**  
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**9 BOULDER**  
NTS MS-STD-LS-08



**10 SEAT BOULDER**  
NTS MS-PR1-COR-09

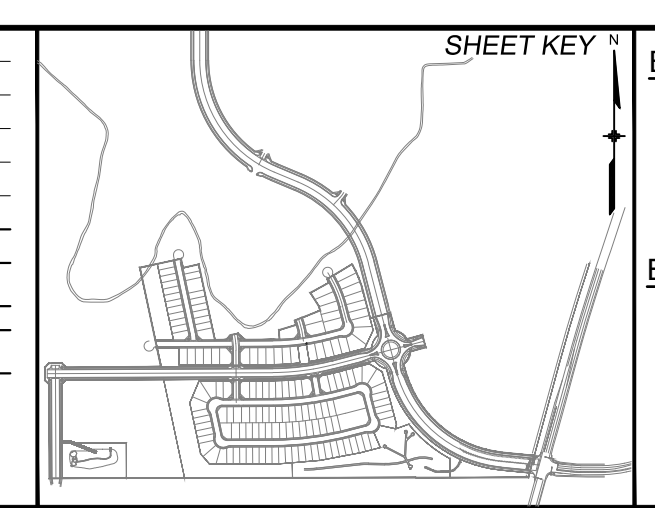


**11 RETAINING BOULDERS**  
NTS MS-PR1-COR-08

NO.	DATE	DESCRIPTION	BY
01	04/03/2026	PER CITY REVIEW COMMENTS	KM

**COMPUTER FILE MANAGEMENT**

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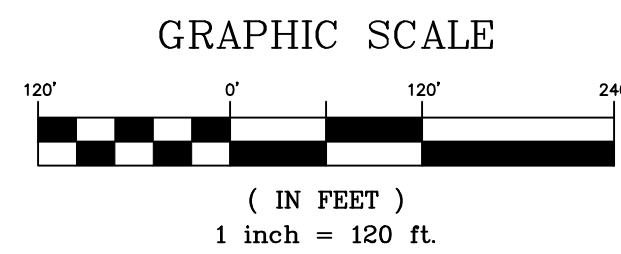
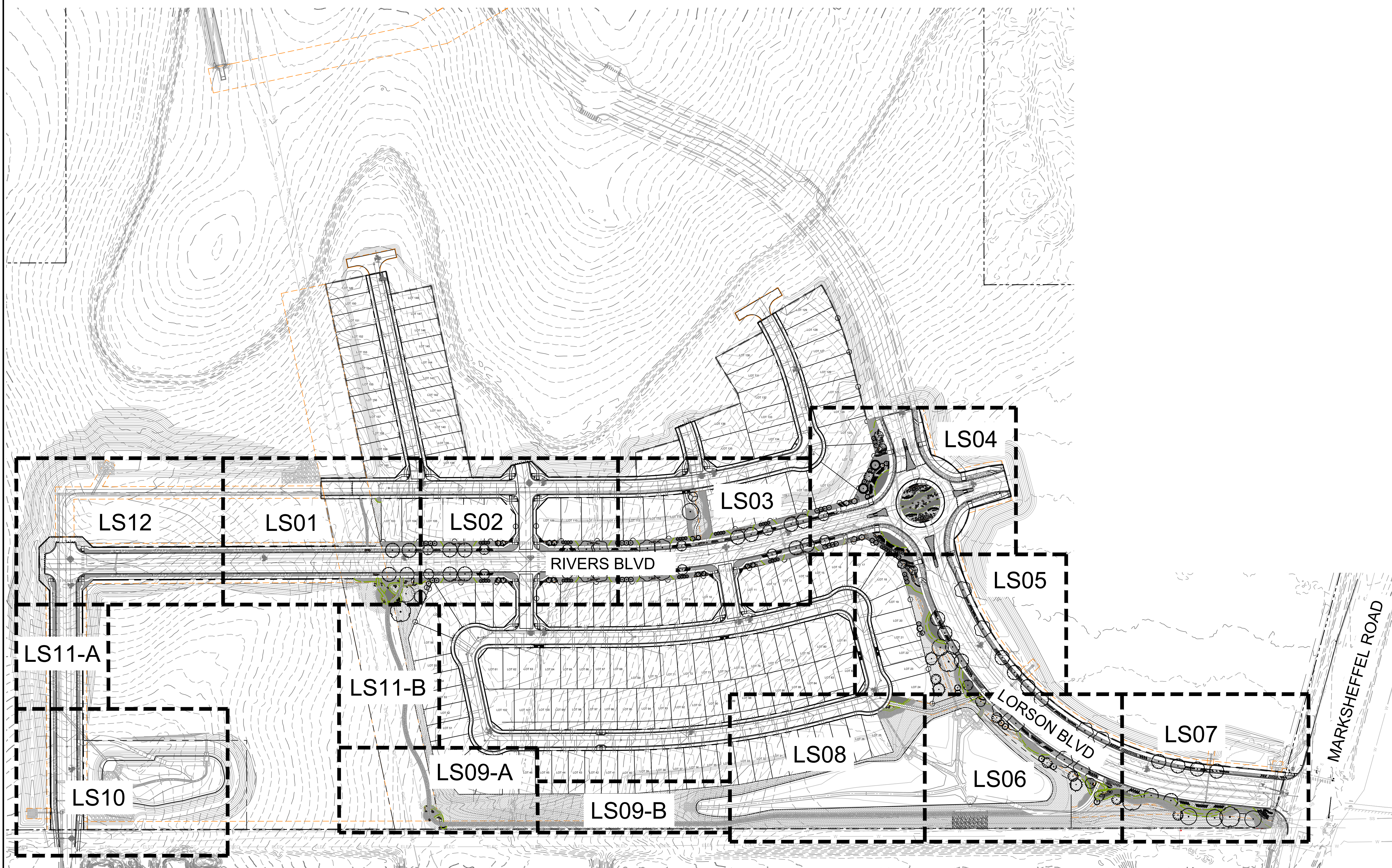
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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1105.012

<b>CORVALLIS FILING NO. 1</b>			
CITY OF FOUNTAIN FINAL LANDSCAPE PLAN			
<b>LANDSCAPE NOTES &amp; DETAILS</b>			
DESIGNED BY: KM	SCALE: N/A	DATE ISSUED: AUGUST 23, 2024	DRAWING No. LD02
DRAWN BY: KM/EA	HORIZ. VERT. N/A	SHEET 9 OF 22	



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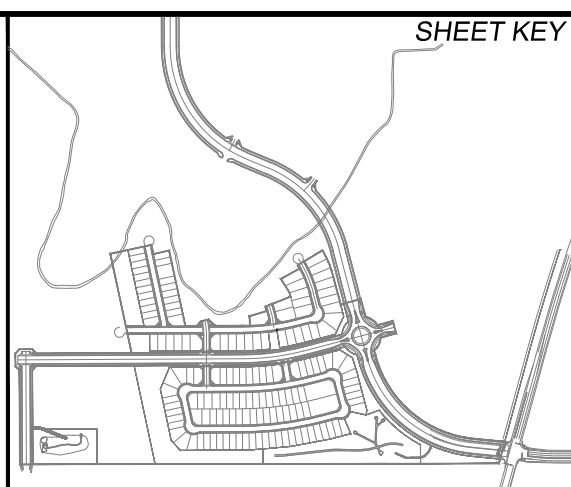
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X-706			
X-104.216-PR-LS-F1			
X-104.216-LA-TOPO			
X-104.216-PR-LS-F1_BP			

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01	04/03/2026	PER CITY REVIEW COMMENTS	KM

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SEAL

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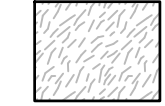
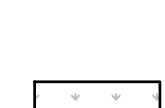









<b>CORVALLIS FILING NO. 1</b>			
CITY OF FOUNTAIN FINAL LANDSCAPE PLAN			
<b>OVERALL LANDSCAPE KEY MAP</b>			
DESIGNED BY:	KM	SCALE:	DATE ISSUED:
DRAWN BY:	KM/EA	HORIZ:	AUGUST 23, 2024
CHECKED BY:	JA/AP	VERT:	SHEET
			10 OF 22
			DRAWING No. <b>LD03</b>

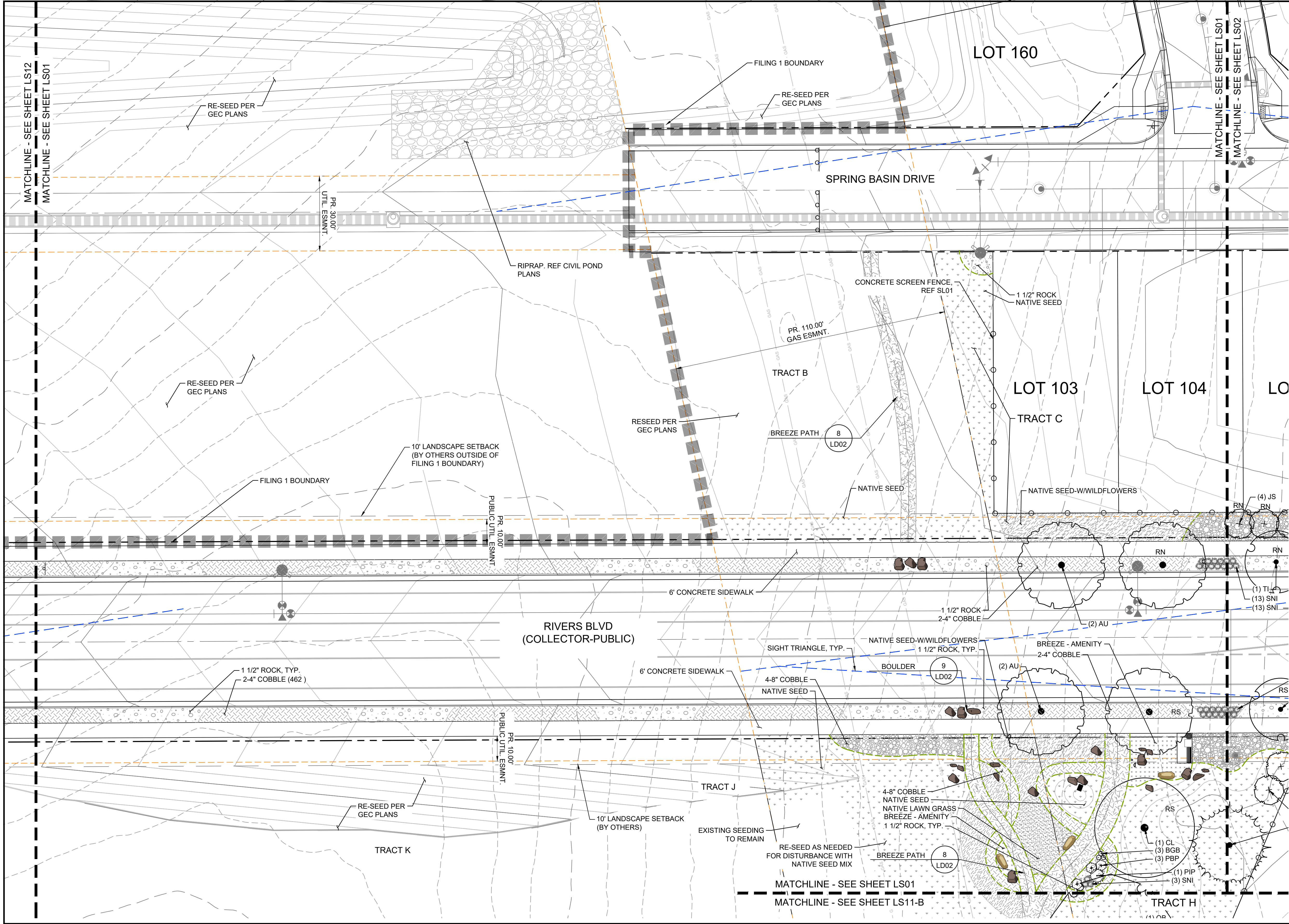
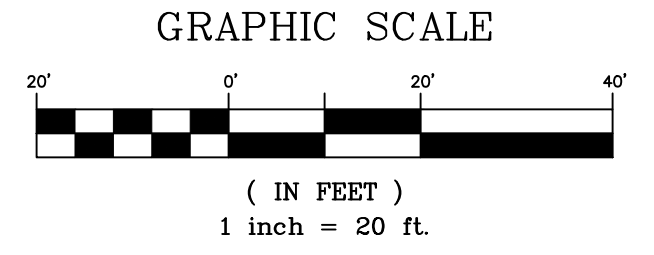


Know what's below. Call before you dig.

2023-08-31 09:40

LEGEND

-  NATIVE LAWN GRASS  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  NATIVE SEED-WILDFLOWERS  
MIX NAME: 50% PBSI NATIVE PRAIRIE GRASS AND 50% PBSI NATIVE PRAIRIE WILDFLOWER MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  NATIVE SEED  
MIX NAME: PBSI FOOTHILLS NATIVE  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  4-8" COBBLE  
TYPE: 4-8" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8"  
(OR APPROVED EQUAL)
-  2-4" COBBLE  
TYPE: 2-4" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN.  
(OR APPROVED EQUAL)
-  1 1/2" ROCK  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  BREEZE - AMENITY  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  BREEZE - PATH  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  GRANITE BOULDERS  
LOCAL FROM ON SITE OR ROYAL GRANITE  
(OR APPROVED EQUAL)  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  SILOAM BOULDERS  
SILOAM CUT TAN BUFF BOULDERS (OR APPROVED EQUAL)  
-HEIGHT: 2' MIN. - 3' MAXIMUM  
-DEPTH: 2' MINIMUM  
-LENGTH: 4' MINIMUM  
-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)
-  SIGHT TRIANGLE



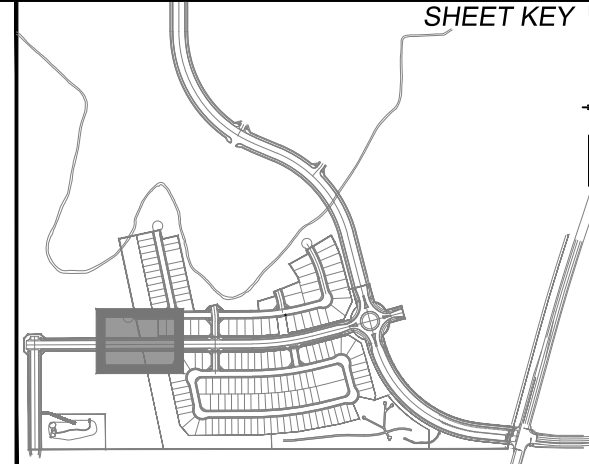
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X-769			
X-104-216-PR-LS-F1			
X-104-216-LA-TOPO			
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No.	DATE	DESCRIPTION	BY
01	04/03/2026	PER CITY REVIEW COMMENTS	KM

COMPUTER FILE MANAGEMENT	
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CTB FILE:	Matrix.ctb
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**CORVALLIS FILING NO. 1**

CITY OF FOUNTAIN  
FINAL LANDSCAPE PLAN

LANDSCAPE PLAN


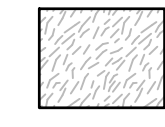
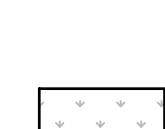



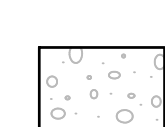





DESIGNED BY: KM	SCALE: N/A	DATE ISSUED: AUGUST 23, 2024	DRAWING No. LS01
CHECKED BY: JAVP	HORIZ. VERT. N/A	SHEET 11 OF 22	

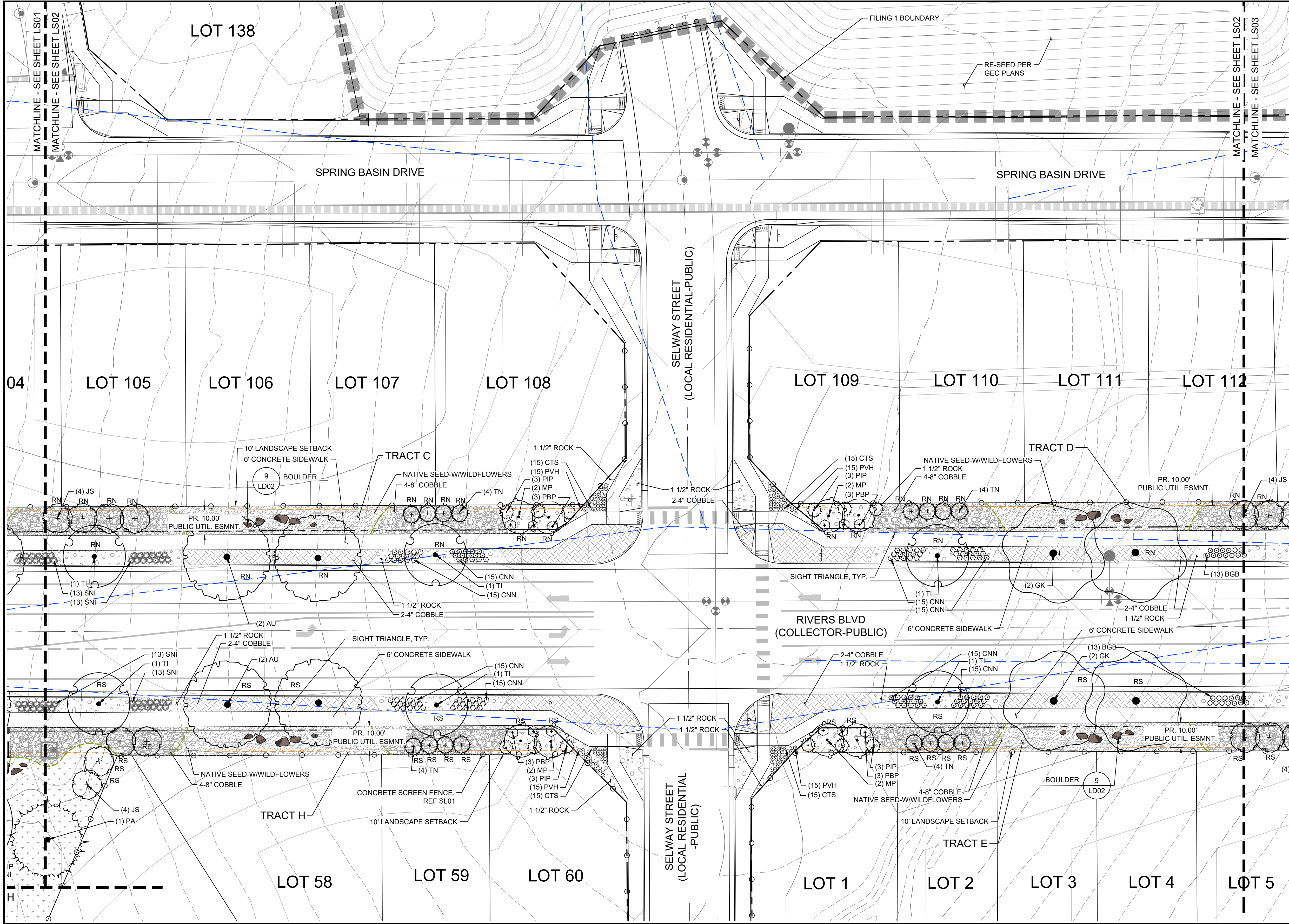
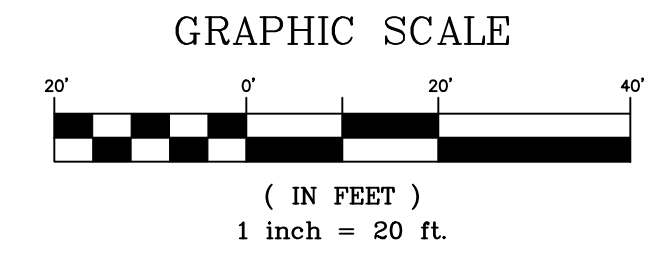


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2023-08-31 09:40

LEGEND

-  NATIVE LAWN GRASS  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  NATIVE SEED-WILDFLOWERS  
MIX NAME: 50% PBSI NATIVE PRAIRIE  
GRASS AND 50% PBSI NATIVE  
PRAIRIE WILDFLOWER MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  NATIVE SEED  
MIX NAME: PBSI FOOTHILLS NATIVE  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  4-8" COBBLE  
TYPE: 4-8" ARKANSAS TAN RIVER  
ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8"  
(OR APPROVED EQUAL)
-  2-4" COBBLE  
TYPE: 2-4" ARKANSAS TAN RIVER  
ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN.  
(OR APPROVED EQUAL)
-  1 1/2" ROCK  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  BREEZE - AMENITY  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  BREEZE - PATH  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  GRANITE BOULDERS  
LOCAL FROM ON SITE OR ROYAL GRANITE  
(OR APPROVED EQUAL)  
-MINIMUM 2"; ALL DIMENSIONS  
-MAXIMUM 5"; ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  SILOAM BOULDERS  
SILOAM CUT TAN BUFF BOULDERS (OR  
APPROVED EQUAL)  
-HEIGHT: 2" MIN. - 3" MAXIMUM  
-DEPTH: 2" MINIMUM  
-LENGTH: 4" MINIMUM  
-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)
-  SIGHT TRIANGLE



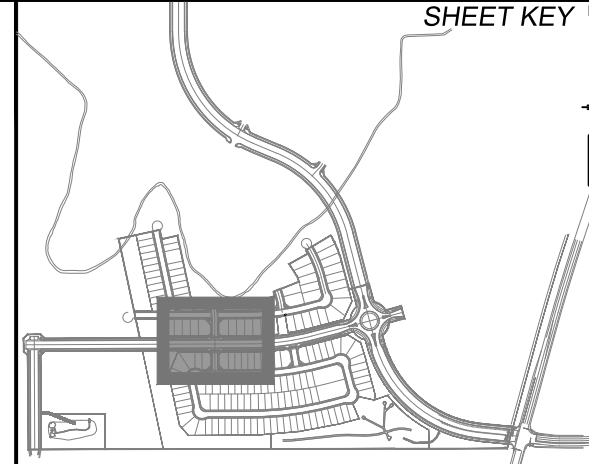
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X-716			
X-104-216-PR-LS-F1			
X-104-216-LA-TOPO			
X-104-216-PR-LS-F1_BP			

No.	DATE	DESCRIPTION	BY
01	04/03/2026	PER CITY REVIEW COMMENTS	KM

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**BENCHMARK**  
PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE THE LINE BETWEEN THE MONUMENTED NORTH LINE OF NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE WESTERLY END BY 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED JR DEVELOPERS RLS 10377 S16 S15 S21 S22 T15S, R65W 1986, AND THE EASTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED S1/4 S15, N1/4 S22 T15S, R65W, BEING ASSUMED TO BEAR N89°57'03"E, A DISTANCE OF 2,632.88 FEET.

PREPARED BY:

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

**CORVALLIS FILING NO. 1**

CITY OF FOUNTAIN  
FINAL LANDSCAPE PLAN

LANDSCAPE PLAN

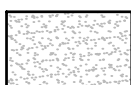
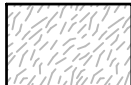










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DRAWN BY:	KM/EA	HORIZ.:	N/A				
CHECKED BY:	JAVP	VERT.:	N/A	SHEET	12	OF 22	



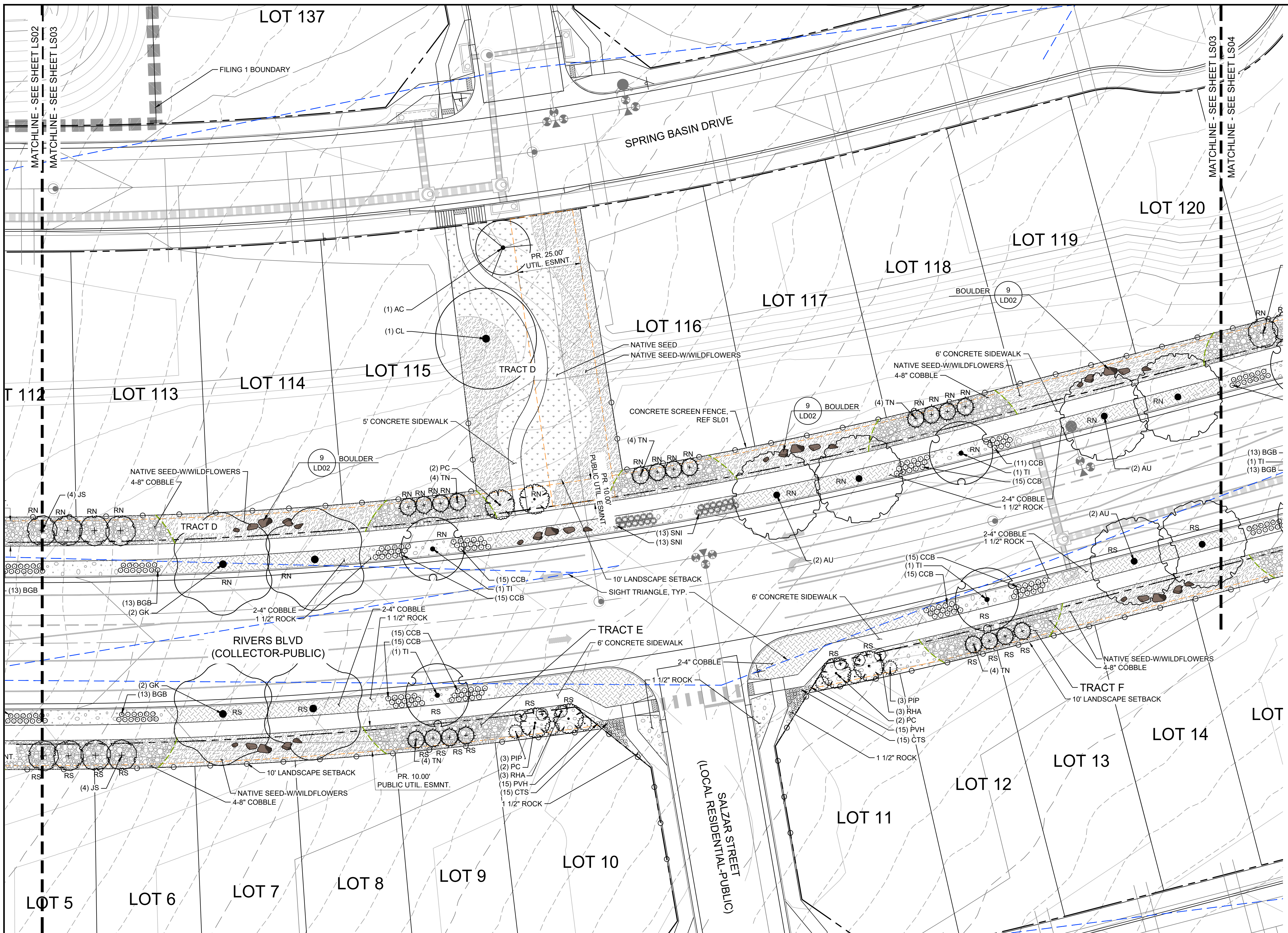
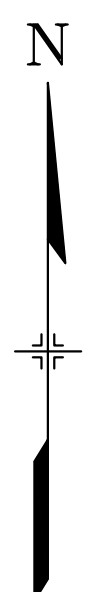
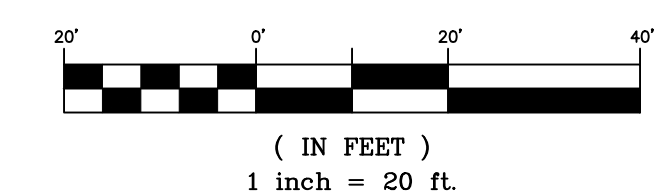
Know what's below.  
Call before you dig.

2023-08-31 09:40

LEGEND

-  NATIVE LAWN GRASS  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  NATIVE SEED-WWILDFLOWERS  
MIX NAME: 50% PBSI NATIVE PRAIRIE  
GRASS AND 50% PBSI NATIVE  
PRAIRIE WILDFLOWER MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  NATIVE SEED  
MIX NAME: PBSI FOOTHILLS NATIVE  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  4-8" COBBLE  
TYPE: 4-8" ARKANSAS TAN RIVER  
ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8"  
(OR APPROVED EQUAL)
-  2-4" COBBLE  
TYPE: 2-4" ARKANSAS TAN RIVER  
ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN.  
(OR APPROVED EQUAL)
-  1 1/2" ROCK  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  BREEZE - AMENITY  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  BREEZE - PATH  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  GRANITE BOULDERS  
LOCAL FROM ON SITE OR ROYAL GRANITE  
(OR APPROVED EQUAL)  
-MINIMUM 2", ALL DIMENSIONS  
-MAXIMUM 5", ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  SILOAM BOULDERS  
SILOAM CUT TAN BUFF BOULDERS (OR  
APPROVED EQUAL)  
-HEIGHT: 2" MIN. - 3" MAXIMUM  
-DEPTH: 2" MINIMUM  
-LENGTH: 4" MINIMUM  
-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)
-  SIGHT TRIANGLE

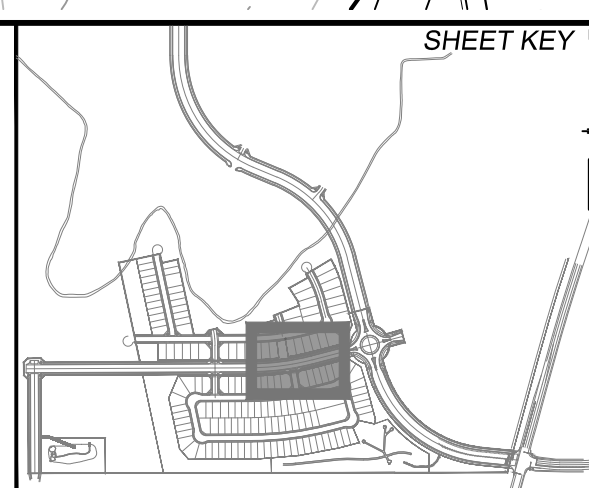
GRAPHIC SCALE



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PREPARED BY:

SEAL

**PRELIMINARY**  
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**CORVALLIS FILING NO. 1**

CITY OF FOUNTAIN  
FINAL LANDSCAPE PLAN

LANDSCAPE PLAN




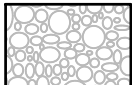








DESIGNED BY:	KM	SCALE:	N/A	DATE ISSUED:	AUGUST 23, 2024	DRAWING No.	LS03
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CHECKED BY:	JAV/P	VERT.:	N/A				

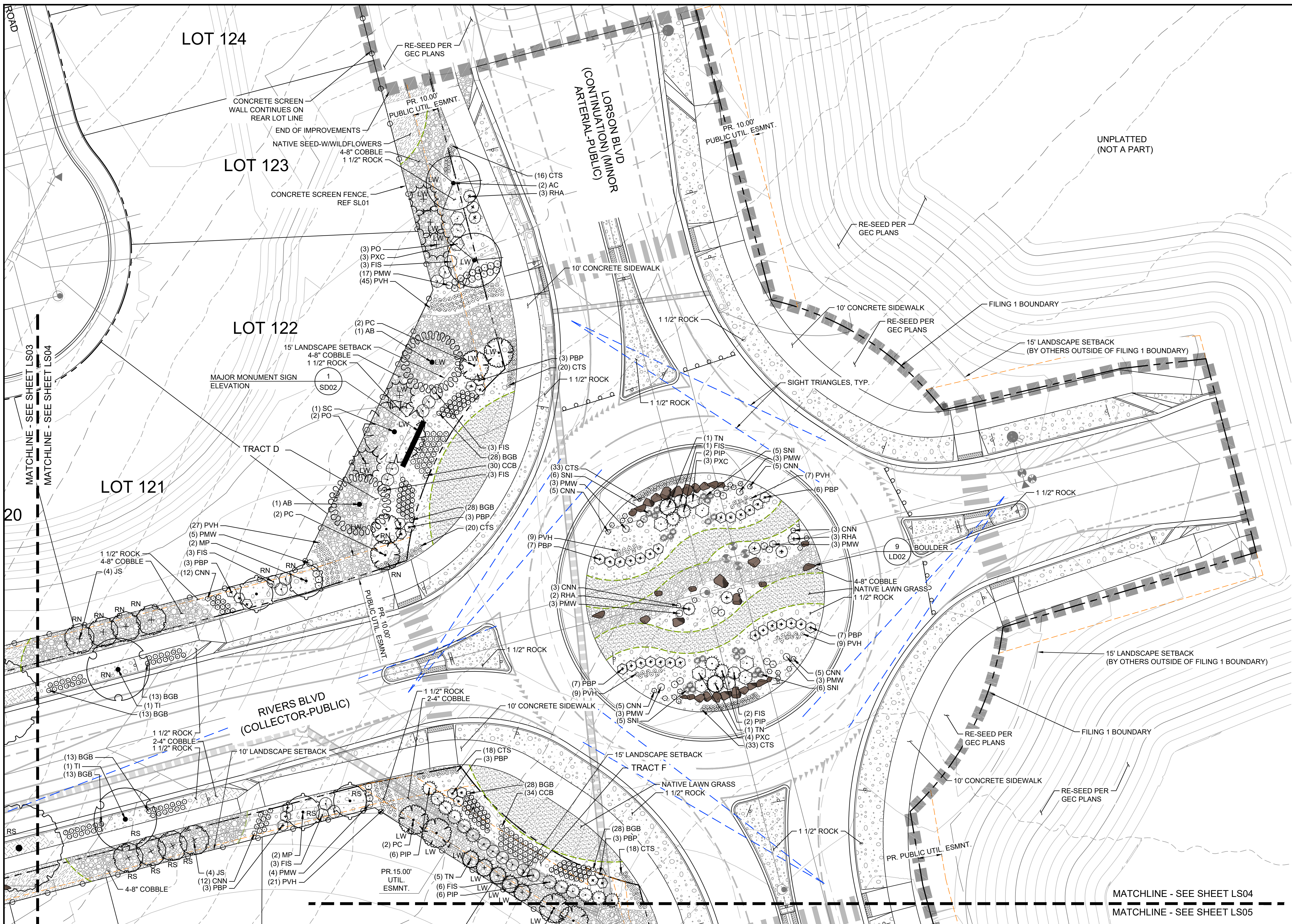
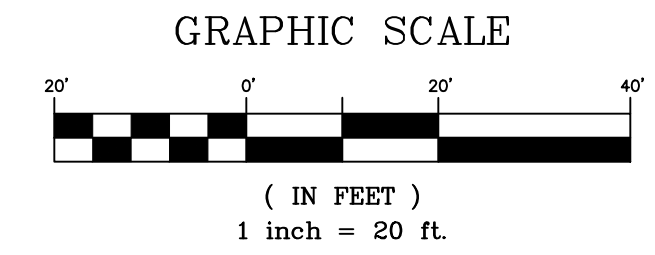


Know what's below. Call before you dig.

2023-08-31 09:40

LEGEND

-  NATIVE LAWN GRASS  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  NATIVE SEED-WILDFLOWERS  
MIX NAME: 50% PBSI NATIVE PRAIRIE GRASS AND 50% PBSI NATIVE PRAIRIE WILDFLOWER MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  NATIVE SEED  
MIX NAME: PBSI FOOTHILLS NATIVE  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  4-8" COBBLE  
TYPE: 4-8" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8"  
(OR APPROVED EQUAL)
-  2-4" COBBLE  
TYPE: 2-4" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN.  
(OR APPROVED EQUAL)
-  1 1/2" ROCK  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  BREEZE - AMENITY  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  BREEZE - PATH  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  GRANITE BOULDERS  
LOCAL FROM ON SITE OR ROYAL GRANITE  
(OR APPROVED EQUAL)  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  SILOAM BOULDERS  
SILOAM CUT TAN BUFF BOULDERS (OR APPROVED EQUAL)  
-HEIGHT: 2' MIN. - 3' MAXIMUM  
-DEPTH: 2' MINIMUM  
-LENGTH: 4' MINIMUM  
-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)
-  SIGHT TRIANGLE



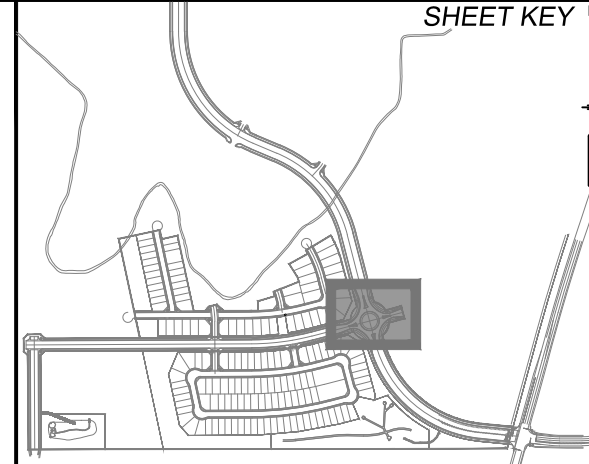
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X-716			
X-104-216-PR-LS-F1			
X-104-216-LA-TOPO			
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No.	DATE	DESCRIPTION	BY
01	04/03/2026	PER CITY REVIEW COMMENTS	KM

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PREPARED BY:

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

**CORVALLIS FILING NO. 1**

CITY OF FOUNTAIN  
FINAL LANDSCAPE PLAN

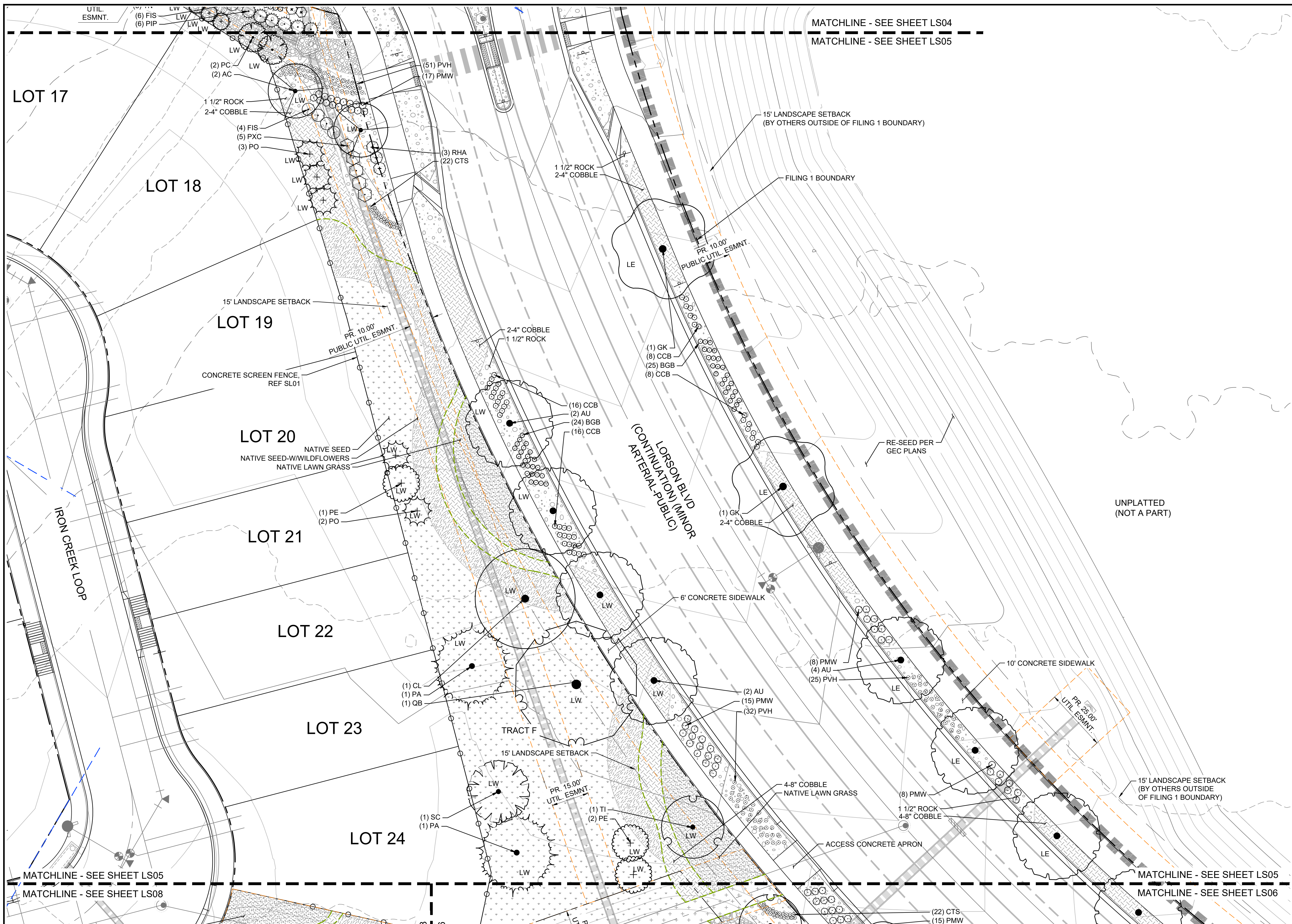
LANDSCAPE PLAN

DESIGNED BY: KM	SCALE: NA	DATE ISSUED: AUGUST 23, 2024	DRAWING No. LS04
CHECKED BY: JAVP	HORIZ. NA	SHEET 14 OF 22	



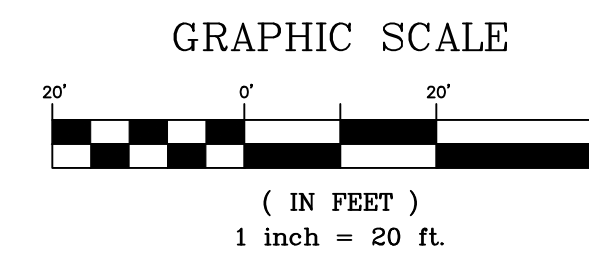
Know what's below. Call before you dig.

2023-08-31 09:40



LEGEND

- NATIVE LAWN GRASS  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED (OR APPROVED EQUAL)
- NATIVE SEED-WWILDFLOWERS  
MIX NAME: 50% PBSI PRAIRIE GRASS AND 50% PBSI NATIVE PRAIRIE WILDFLOWER MIX  
SUPPLIER: PAWNEE BUTTES SEED (OR APPROVED EQUAL)
- NATIVE SEED  
MIX NAME: PBSI FOOTHILLS NATIVE  
SUPPLIER: PAWNEE BUTTES SEED (OR APPROVED EQUAL)
- 4-8" COBBLE  
TYPE: 4-8" ARKANSAS TAN RIVER  
ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8"  
(OR APPROVED EQUAL)
- 2-4" COBBLE  
TYPE: 2-4" ARKANSAS TAN RIVER  
ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN.  
(OR APPROVED EQUAL)
- 1 1/2" ROCK  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- BREEZE - AMENITY  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- BREEZE - PATH  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- GRANITE BOULDERS  
LOCAL FROM ON SITE OR ROYAL GRANITE (OR APPROVED EQUAL)  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
- SILOAM BOULDERS  
SILOAM CUT TAN BUFF BOULDERS (OR APPROVED EQUAL)  
-HEIGHT: 2' MIN. - 3' MAXIMUM  
-DEPTH: 2' MINIMUM  
-LENGTH: 4' MINIMUM  
-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
- EDGING  
4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)
- SIGHT TRIANGLE



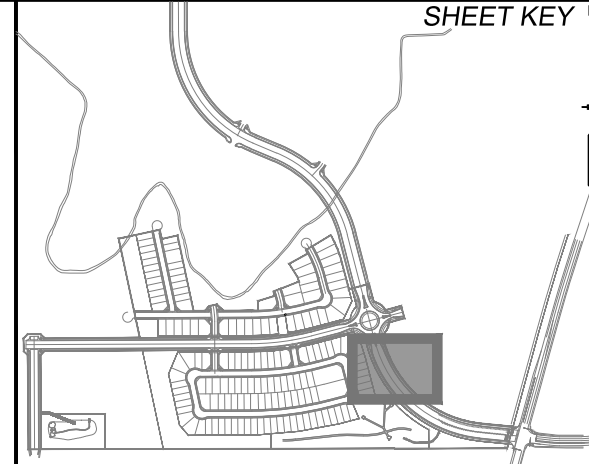
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X-709			
X-104-216-PR-LS-F1			
X-104-216-LA-TOPO			
X-104-216-PR-LS-F1_BP			

No.	DATE	DESCRIPTION	BY
01	04/03/2026	PER CITY REVIEW COMMENTS	KM

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SEAL

**PRELIMINARY**  
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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1105.012

**CORVALLIS FILING NO. 1**

CITY OF FOUNTAIN  
FINAL LANDSCAPE PLAN

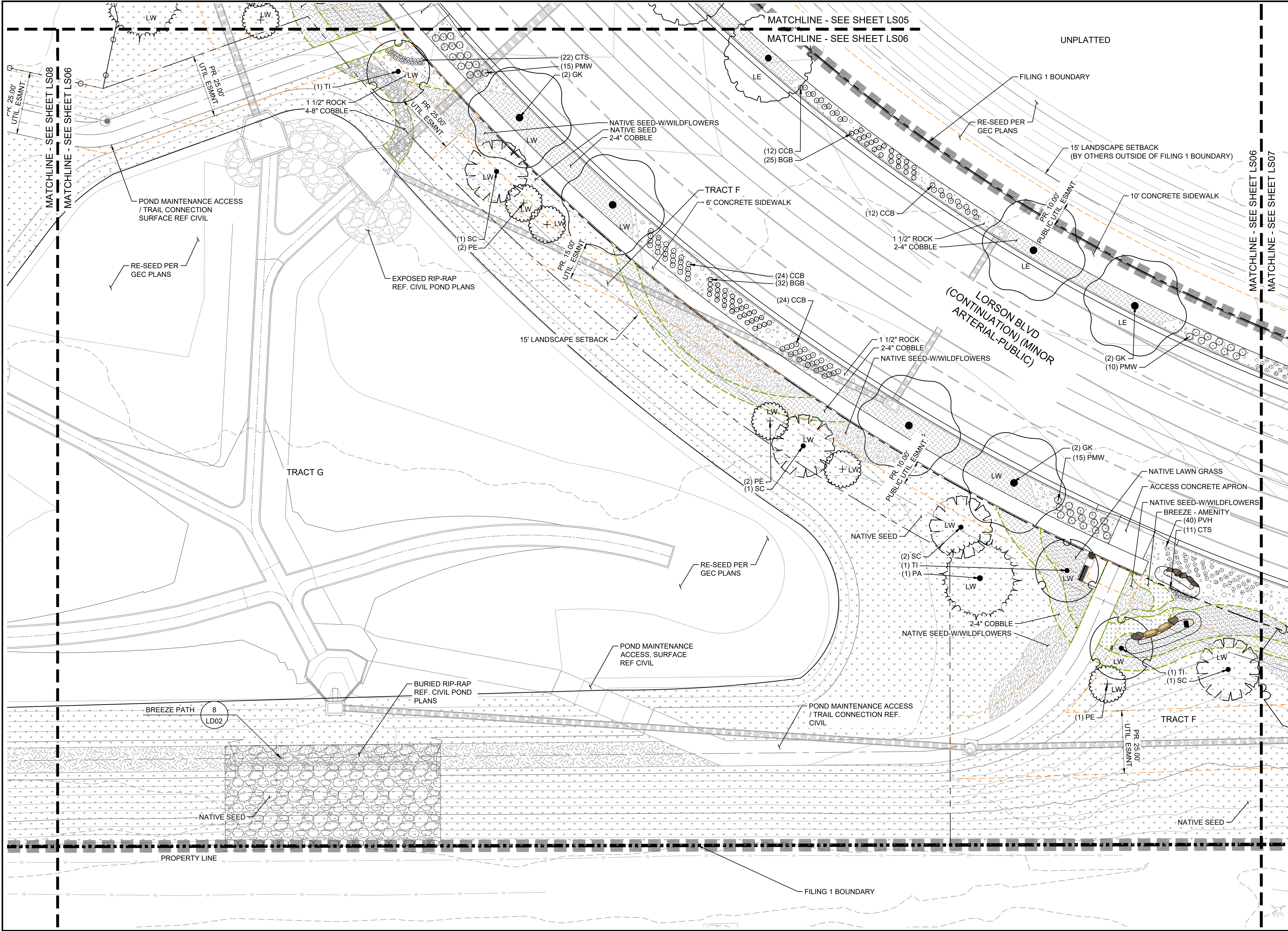
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DESIGNED BY: KM	SCALE: N/A	DATE ISSUED: AUGUST 23, 2024	DRAWING No. LS05
CHECKED BY: JAVP	HORIZ: N/A	SHEET: 15 OF 22	



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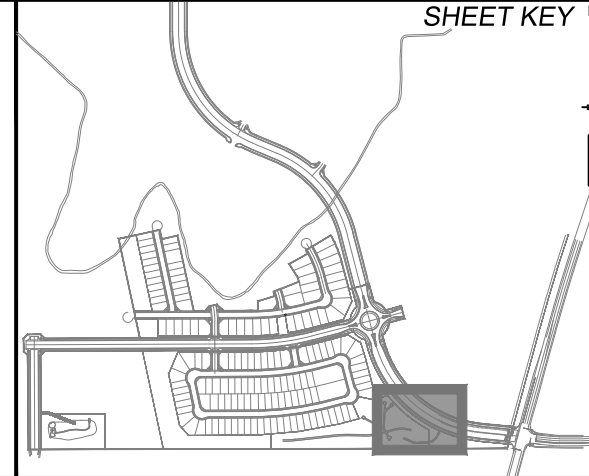
**LEGEND**

- NATIVE LAWN GRASS**  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED (OR APPROVED EQUAL)
- NATIVE SEED-W/WILDFLOWERS**  
MIX NAME: 50% PBSI NATIVE PRAIRIE GRASS AND 50% PBSI NATIVE PRAIRIE WILDFLOWER MIX  
SUPPLIER: PAWNEE BUTTES SEED (OR APPROVED EQUAL)
- NATIVE SEED**  
MIX NAME: PBSI FOOTHILLS NATIVE  
SUPPLIER: PAWNEE BUTTES SEED (OR APPROVED EQUAL)
- 4-8" COBBLE**  
TYPE: 4-8" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8"  
(OR APPROVED EQUAL)
- 2-4" COBBLE**  
TYPE: 2-4" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN  
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- 1 1/2" ROCK**  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
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- BREEZE - AMENITY**  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- BREEZE - PATH**  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
- GRANITE BOULDERS**  
LOCAL FROM ON SITE OR ROYAL GRANITE (OR APPROVED EQUAL)  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
- SILGAM BOULDERS**  
SILGAM CUT TAN BUFF BOULDERS (OR APPROVED EQUAL)  
-HEIGHT: 2' MIN. - 3' MAXIMUM  
-DEPTH: 2' MINIMUM  
-LENGTH: 4' MINIMUM  
-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
- EDGING**  
4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)
- SIGHT TRIANGLE**

**GRAPHIC SCALE**  
20' 0' 20' 40'  
( IN FEET )  
1 inch = 20 ft.

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	REVISIONS	BY
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PREPARED BY:  
**Matrix**

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

**CORVALLIS FILING NO. 1**  
CITY OF FOUNTAIN  
FINAL LANDSCAPE PLAN  
LANDSCAPE PLAN

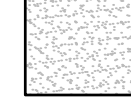
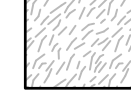

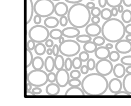

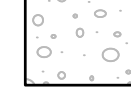






FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1105.012

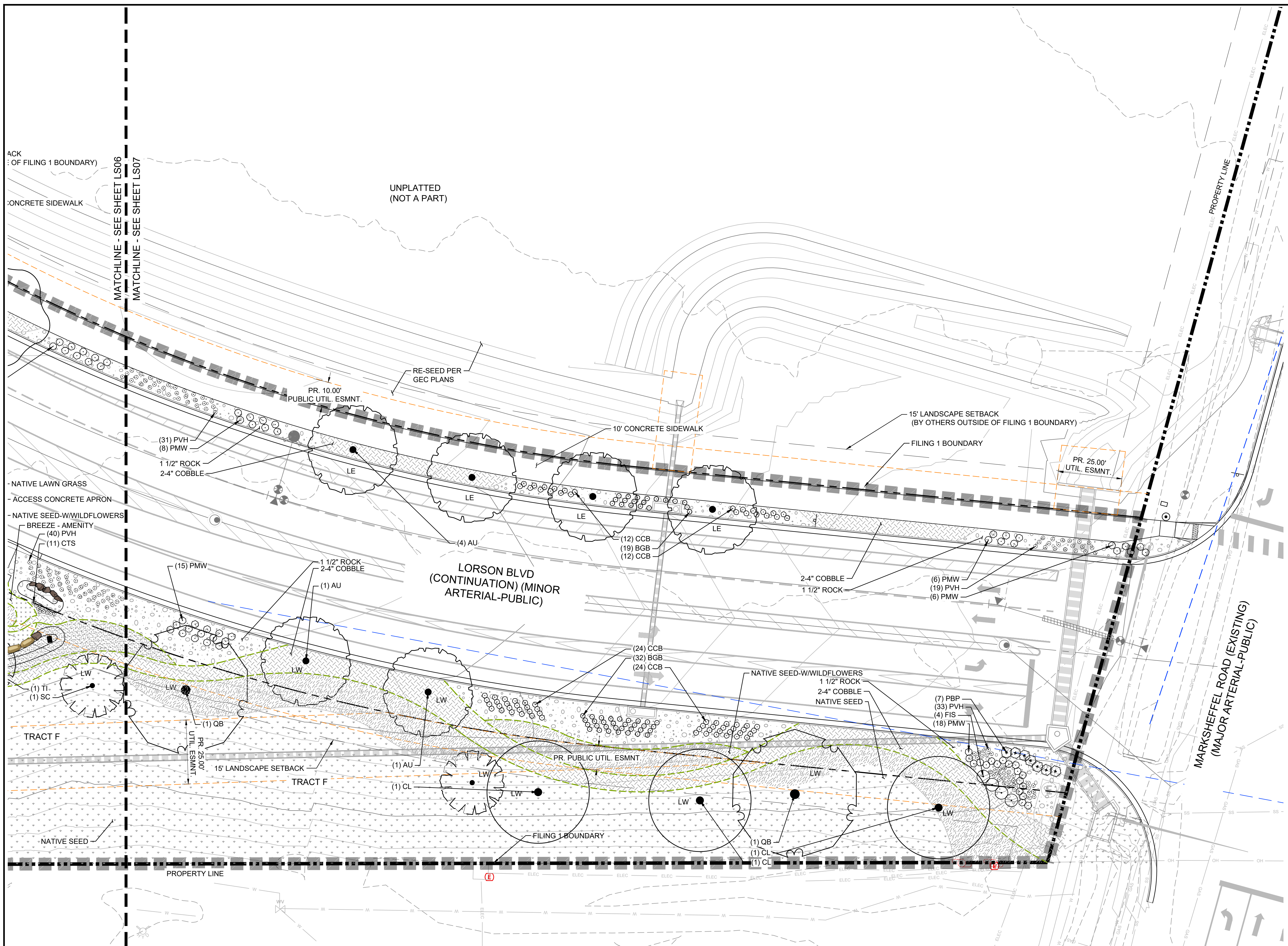
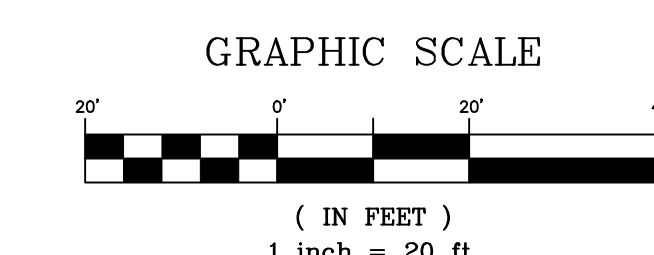
DESIGNED BY: KM	SCALE: NA	DATE ISSUED: AUGUST 23, 2024	DRAWING No. LS06
CHECKED BY: JAWP	VERT. NA	SHEET 16 OF 22	



Know what's below.  
Call before you dig.

LEGEND  
2023-08-31 09:40

-  NATIVE LAWN GRASS  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  NATIVE SEED-W/WILDFLOWERS  
MIX NAME: 50% PBSI NATIVE PRAIRIE GRASS AND 50% PBSI NATIVE PRAIRIE WILD.FLOWER MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  NATIVE SEED  
MIX NAME: PBSI FOOTHILLS NATIVE  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  4-8" COBBLE  
TYPE: 4-8" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8"  
(OR APPROVED EQUAL)
-  2-4" COBBLE  
TYPE: 2-4" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN.  
(OR APPROVED EQUAL)
-  1 1/2" ROCK  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  BREEZE - AMENITY  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  BREEZE - PATH  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  GRANITE BOULDERS  
LOCAL FROM ON SITE OR ROYAL GRANITE  
(OR APPROVED EQUAL)  
-MINIMUM 2", ALL DIMENSIONS  
-MAXIMUM 5", ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  SILOAM BOULDERS  
SILOAM CUT TAN BUFF BOULDERS (OR APPROVED EQUAL)  
-HEIGHT: 2" MIN. - 3" MAXIMUM  
-DEPTH: 2" MINIMUM  
-LENGTH: 4" MINIMUM  
-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)
-  SIGHT TRIANGLE



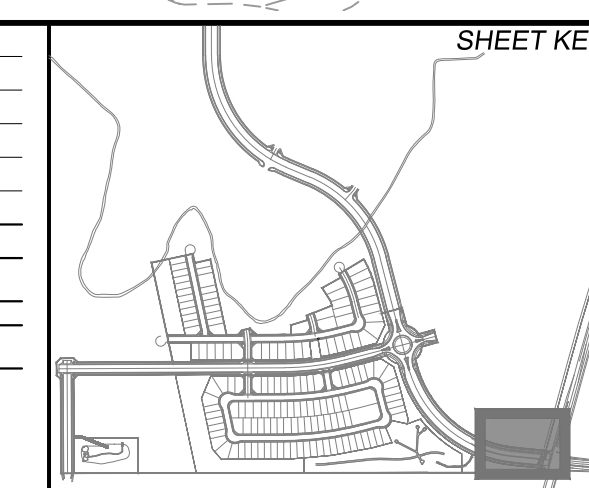
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X-104-216-PR-LS-F1			
X-104-216-LA-TOPO			
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No.	DATE	DESCRIPTION	BY
01	04/03/2026	PER CITY REVIEW COMMENTS	KM

COMPUTER FILE MANAGEMENT	
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CTB FILE:	Matrix.ctb
PLOT DATE:	4/3/2026 9:55 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



**BENCHMARK**  
PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE THE LINE BETWEEN THE MONUMENTED NORTH LINE OF NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE WESTERLY END BY 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED JR DEVELOPERS RLS 10377 S16 S15 S21 S22 T15S, R65W 1986, AND THE EASTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED S14 S15, N1/4 S22 15.T15S, R65W, BEING ASSUMED TO BEAR N89°57'03"E, A DISTANCE OF 2,632.88 FEET.



SEAL

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

**CORVALLIS FILING NO. 1**

CITY OF FOUNTAIN  
FINAL LANDSCAPE PLAN

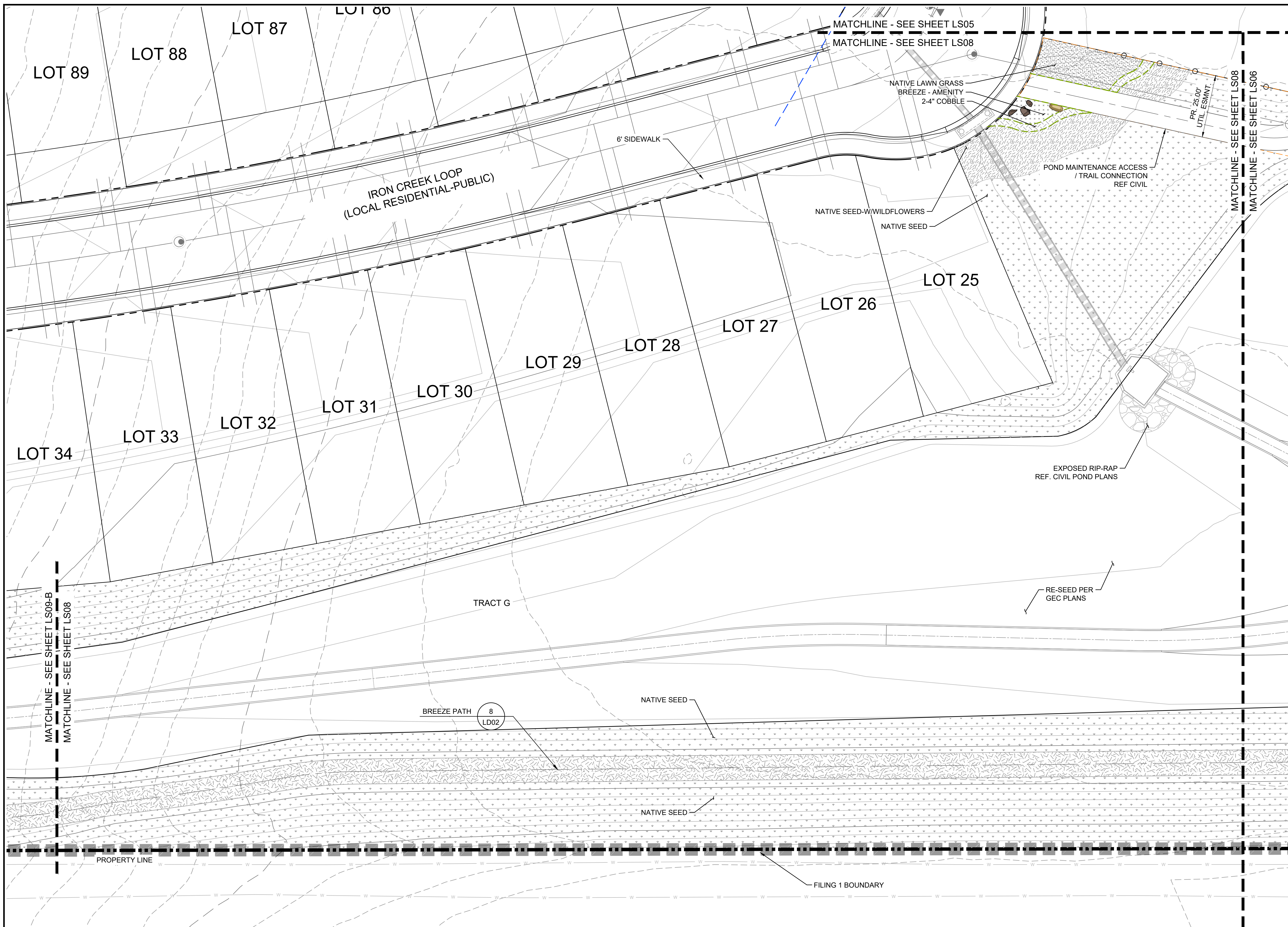
LANDSCAPE PLAN

DESIGNED BY:	KM	SCALE:	N/A	DATE ISSUED:	AUGUST 23, 2024	DRAWING No.	LS07
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CHECKED BY:	JAVP	VERT.:	N/A				

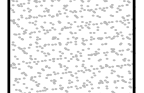





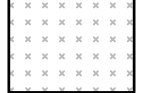




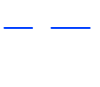


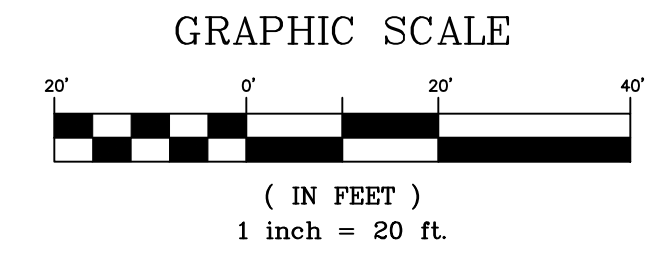
Know what's below.  
Call before you dig.

2023-08-31 09:40



LEGEND

-  NATIVE LAWN GRASS  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  NATIVE SEED-W/WILDFLOWERS  
MIX NAME: 50% PBSI NATIVE PRAIRIE  
GRASS AND 50% PBSI NATIVE  
PRAIRIE WILDFLOWER MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  NATIVE SEED  
MIX NAME: PBSI FOOTHILLS NATIVE  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  4-8" COBBLE  
TYPE: 4-8" ARKANSAS TAN RIVER  
ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8"  
(OR APPROVED EQUAL)
-  2-4" COBBLE  
TYPE: 2-4" ARKANSAS TAN RIVER  
ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN.  
(OR APPROVED EQUAL)
-  1 1/2" ROCK  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  BREEZE - AMENITY  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  BREEZE - PATH  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  GRANITE BOULDERS  
LOCAL FROM ON SITE OR ROYAL GRANITE  
(OR APPROVED EQUAL)  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  SILOAM BOULDERS  
SILOAM CUT TAN BUFF BOULDERS (OR  
APPROVED EQUAL)  
-HEIGHT: 2' MIN. - 3' MAXIMUM  
-DEPTH: 2' MINIMUM  
-LENGTH: 4' MINIMUM  
-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)
-  SIGHT TRIANGLE



REFERENCE DRAWINGS			
X-104-EX-UTIL			
X-104-216-PR-LS-PHASE-1			
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X-104-216-PR-UTILITIES-F1			
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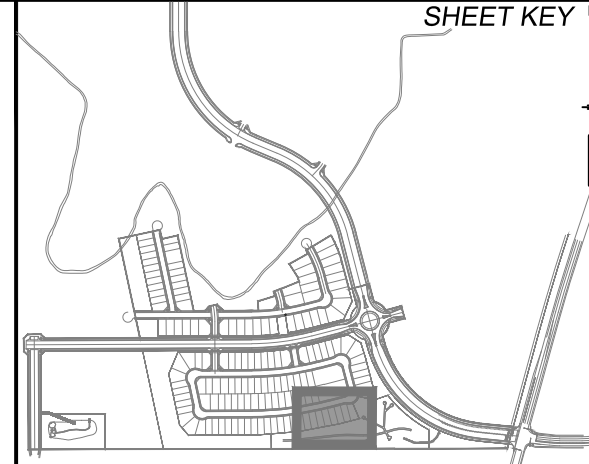
  

No.	DATE	DESCRIPTION	BY
01	04/03/2026	PER CITY REVIEW COMMENTS	KM

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 CTB FILE: Matrix.ctb  
 PLOT DATE: 4/3/2026 9:55 AM  
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**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE THE LINE BETWEEN THE MONUMENTED NORTH LINE OF NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE WESTERLY END BY 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED JR DEVELOPERS RLS 10377 S16 S15 S21 S22 T15S, R65W 1986, AND THE EASTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED S1/4 S15, N1/4 S22 15.T15S, R65W, BEING ASSUMED TO BEAR N89°57'03"E, A DISTANCE OF 2,632.68 FEET.



SEAL

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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1105.012

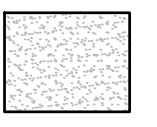
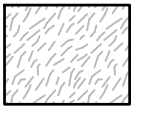

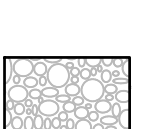




<b>CORVALLIS FILING NO. 1</b>			
CITY OF FOUNTAIN FINAL LANDSCAPE PLAN			
LANDSCAPE PLAN			
DESIGNED BY: KM	SCALE	DATE ISSUED: AUGUST 23, 2024	DRAWING No.
CHECKED BY: JAVP	HORIZ: N/A VERT: N/A	SHEET 18 OF 22	LS08





Know what's below. Call before you dig.

2023-08-31 09:40


LEGEND

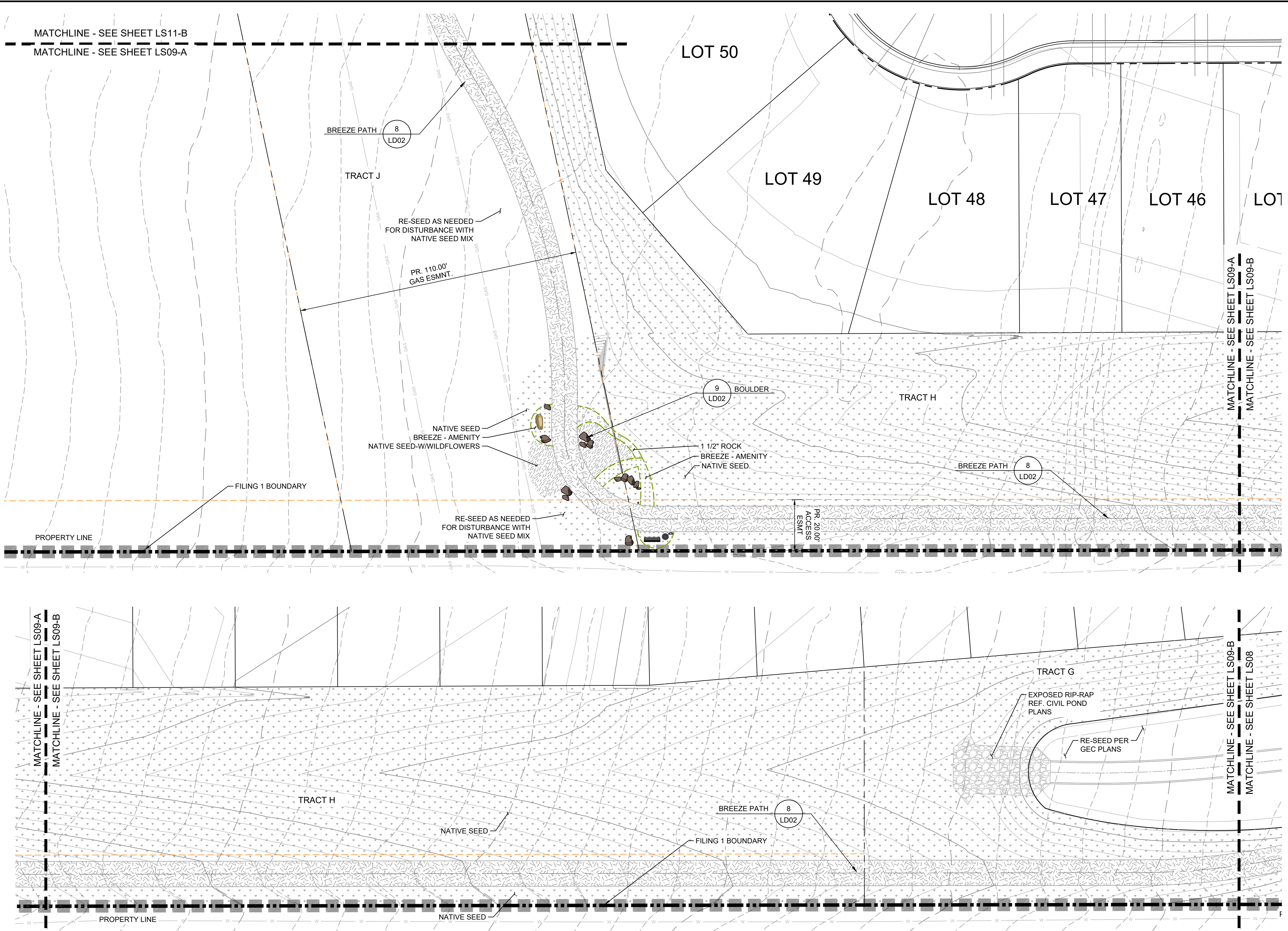
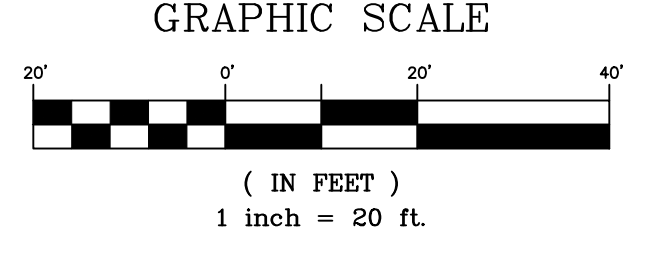
-  **NATIVE LAWN GRASS**  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  **NATIVE SEED-WWILDFLOWERS**  
MIX NAME: 50% PBSI NATIVE PRAIRIE GRASS AND 50% PBSI NATIVE PRAIRIE WILDFLOWER MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  **NATIVE SEED**  
MIX NAME: PBSI FOOTHILLS NATIVE  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  **4-8" COBBLE**  
TYPE: 4-8" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8"  
(OR APPROVED EQUAL)
-  **2-4" COBBLE**  
TYPE: 2-4" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN.  
(OR APPROVED EQUAL)
-  **1 1/2" ROCK**  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  **BREEZE - AMENITY**  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  **BREEZE - PATH**  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)

-  **GRANITE BOULDERS**  
LOCAL FROM ON SITE OR ROYAL GRANITE  
(OR APPROVED EQUAL)  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL

-  **SILOAM BOULDERS**  
SILOAM CUT TAN BUFF BOULDERS (OR APPROVED EQUAL)  
-HEIGHT: 2' MIN. - 3' MAXIMUM  
-DEPTH: 2' MINIMUM  
-LENGTH: 4' MINIMUM  
-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL

-  **EDGING**  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)

-  **SIGHT TRIANGLE**



REFERENCE DRAWINGS			
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X-104-216-PR-UTILITIES-F1			
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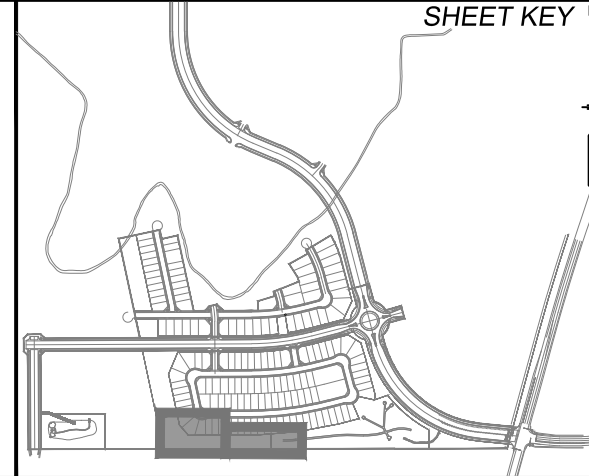
  

No.	DATE	DESCRIPTION	BY
01	04/03/2026	PER CITY REVIEW COMMENTS	KM

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PREPARED BY:

SEAL

**PRELIMINARY**  
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**CORVALLIS FILING NO. 1**

CITY OF FOUNTAIN  
FINAL LANDSCAPE PLAN

LANDSCAPE PLAN

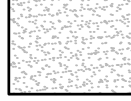
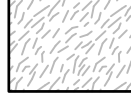
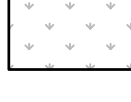
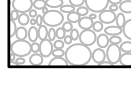

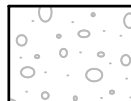






DESIGNED BY: KM	SCALE	DATE ISSUED: AUGUST 23, 2024	DRAWING No.
DRAWN BY: KM/EA	HORIZ: N/A	19 OF 22	LS09
CHECKED BY: JAVP	VERT: N/A		

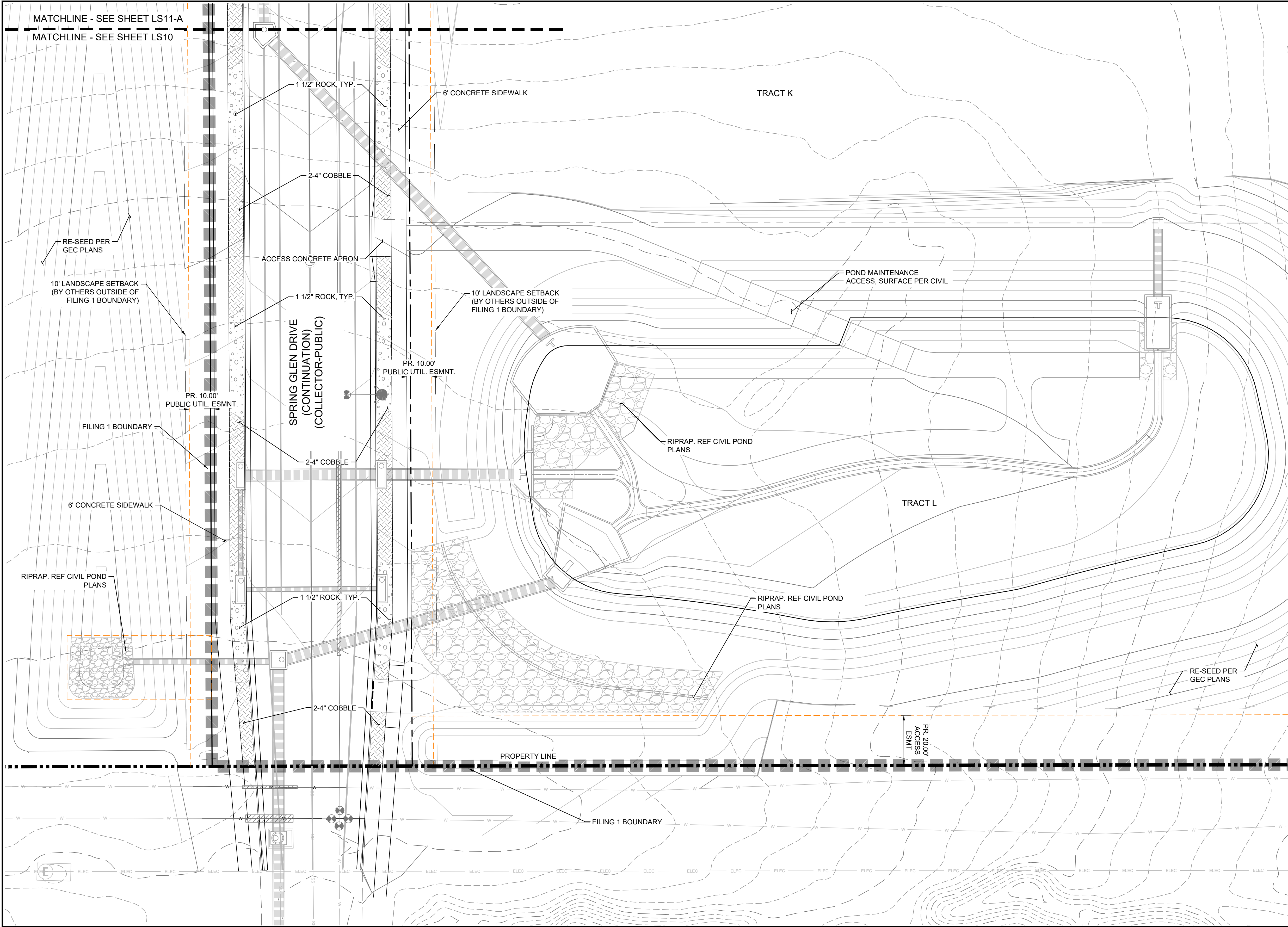
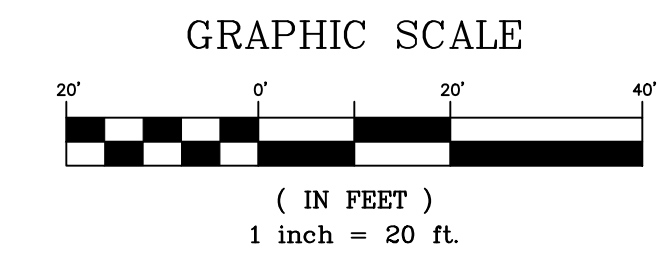


Know what's below. Call before you dig.

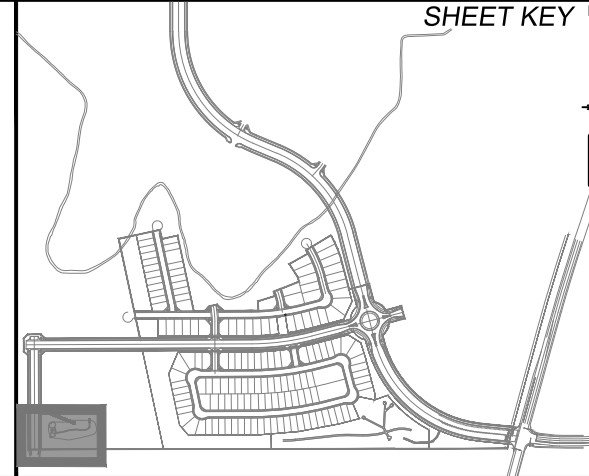
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LEGEND

-  NATIVE LAWN GRASS  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED  
(OR APPROVED EQUAL)
-  NATIVE SEED-WILDFLOWERS  
MIX NAME: 50% PBSI NATIVE PRAIRIE GRASS AND 50% PBSI NATIVE PRAIRIE WILDFLOWER MIX  
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(OR APPROVED EQUAL)
-  NATIVE SEED  
MIX NAME: PBSI FOOTHILLS NATIVE  
SUPPLIER: PAWNEE BUTTES SEED  
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-  4-8" COBBLE  
TYPE: 4-8" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8"  
(OR APPROVED EQUAL)
-  2-4" COBBLE  
TYPE: 2-4" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN.  
(OR APPROVED EQUAL)
-  1 1/2" ROCK  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
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-  BREEZE - AMENITY  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  BREEZE - PATH  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN.  
(OR APPROVED EQUAL)
-  GRANITE BOULDERS  
LOCAL FROM ON SITE OR ROYAL GRANITE  
(OR APPROVED EQUAL)  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  SILOAM BOULDERS  
SILOAM CUT TAN BUFF BOULDERS (OR APPROVED EQUAL)  
-HEIGHT: 2' MIN. - 3' MAXIMUM  
-DEPTH: 2' MINIMUM  
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-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)
-  SIGHT TRIANGLE



REFERENCE DRAWINGS	COMPUTER FILE MANAGEMENT		
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No.	DATE	DESCRIPTION	BY
01	04/03/2026	PER CITY REVIEW COMMENTS	KM
REVISIONS			



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SEAL

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

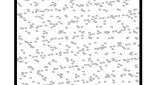
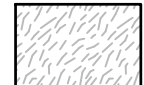

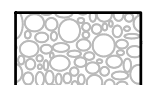
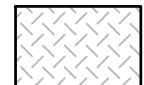


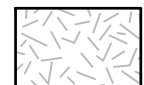




<b>CORVALLIS FILING NO. 1</b>			
CITY OF FOUNTAIN FINAL LANDSCAPE PLAN			
LANDSCAPE PLAN			
DESIGNED BY: KM	SCALE: NA	DATE ISSUED: AUGUST 23, 2024	DRAWING No. LS10
CHECKED BY: JAVP	HORIZ. VERT. NA	SHEET 20 OF 22	

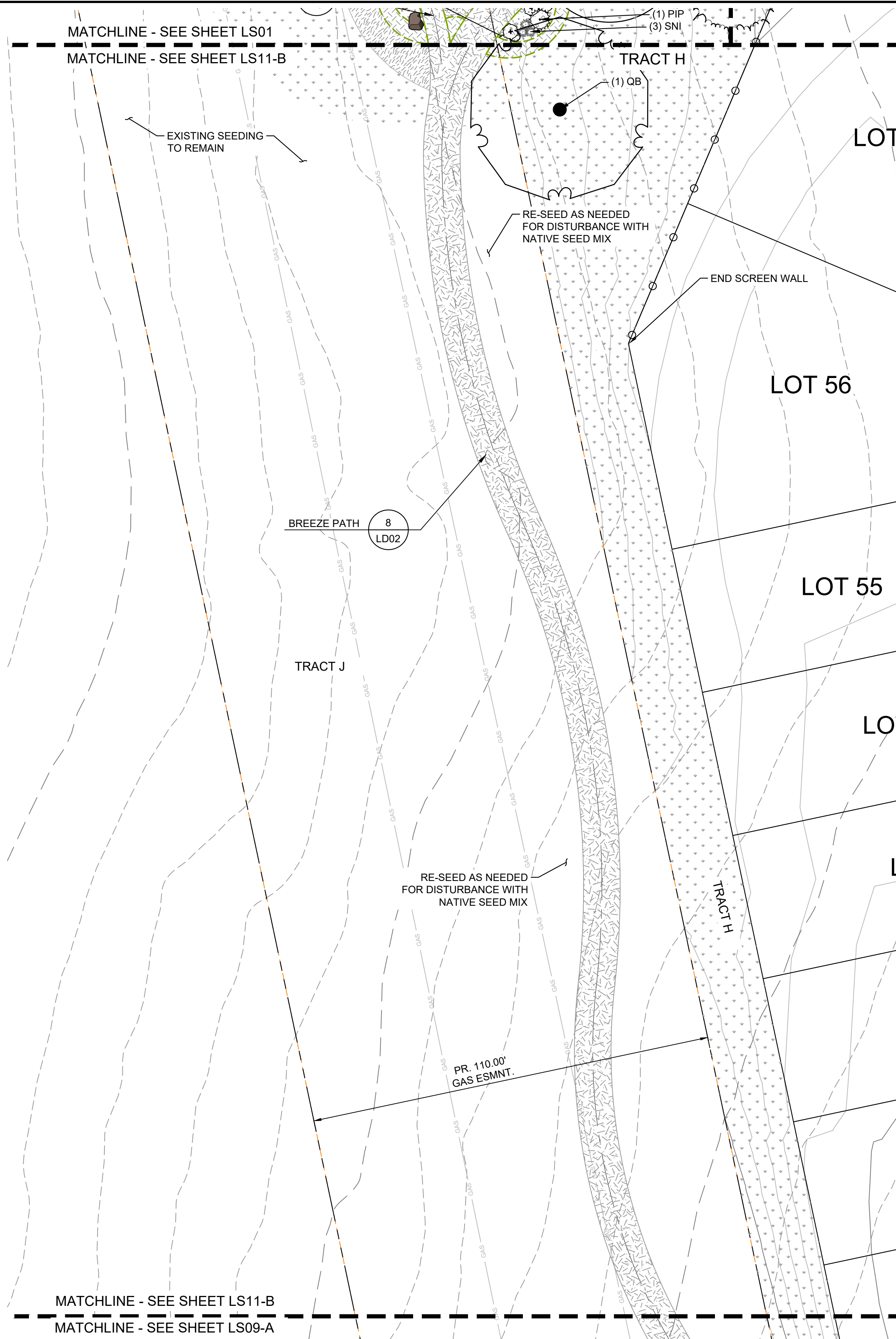
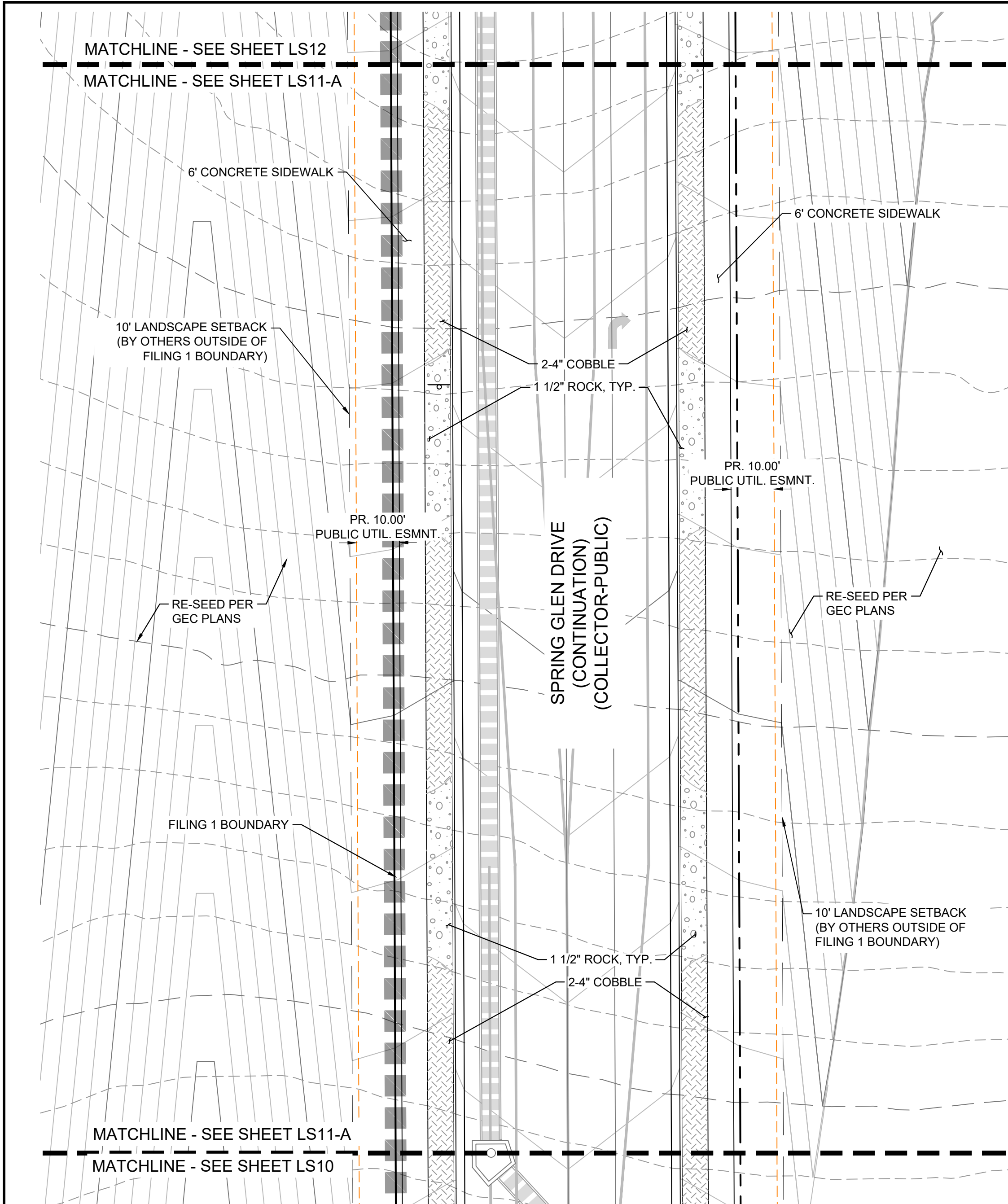
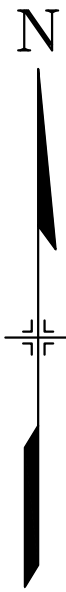
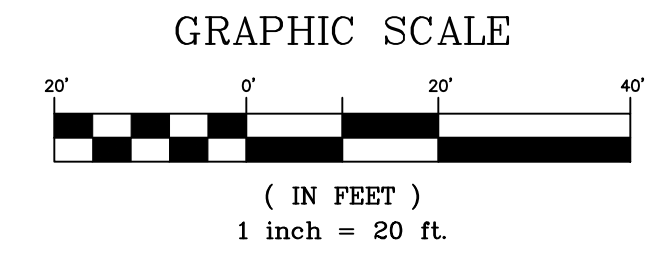


Know what's below. Call before you dig.

2023-08-31 09:40

LEGEND

-  NATIVE LAWN GRASS  
MIX NAME: PBSI NATIVE LAWN MIX  
SUPPLIER: PAWNEE BUTTES SEED (OR APPROVED EQUAL)
-  NATIVE SEED-WILDFLOWERS  
MIX NAME: 50% PBSI NATIVE PRAIRIE GRASS AND 50% PBSI NATIVE PRAIRIE WILDFLOWER MIX  
SUPPLIER: PAWNEE BUTTES SEED (OR APPROVED EQUAL)
-  NATIVE SEED  
MIX NAME: PBSI FOOTHILLS NATIVE  
SUPPLIER: PAWNEE BUTTES SEED (OR APPROVED EQUAL)
-  4-8" COBBLE  
TYPE: 4-8" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 8" (OR APPROVED EQUAL)
-  2-4" COBBLE  
TYPE: 2-4" ARKANSAS TAN RIVER ROCK  
SUPPLIER: C&C SAND  
DEPTH: 4" MIN. (OR APPROVED EQUAL)
-  1 1/2" ROCK  
TYPE: 1.5" ROYAL GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN. (OR APPROVED EQUAL)
-  BREEZE - AMENITY  
COLOR: GOLDEN SUNSET  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN. (OR APPROVED EQUAL)
-  BREEZE - PATH  
COLOR: CIMARRON GRANITE  
SUPPLIER: C&C SAND  
DEPTH: 3" MIN. (OR APPROVED EQUAL)
-  GRANITE BOULDERS  
LOCAL FROM ON SITE OR ROYAL GRANITE (OR APPROVED EQUAL)  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  SILOAM BOULDERS  
SILOAM CUT TAN BUFF BOULDERS (OR APPROVED EQUAL)  
-HEIGHT: 2' MIN. - 3' MAXIMUM  
-DEPTH: 2' MINIMUM  
-LENGTH: 4' MINIMUM  
-TOP SURFACE MUST BE LEVEL  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
-  EDGING  
4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)
-  SIGHT TRIANGLE



REFERENCE DRAWINGS			
X-104-EX-UTIL			
X-104-216-PR-LS-PHASE-1			
X-104-216-PR-SITE - F1			
X-104-216-PR-UTILITIES-F1			
X-709			
X-104-216-PR-LS-F1			
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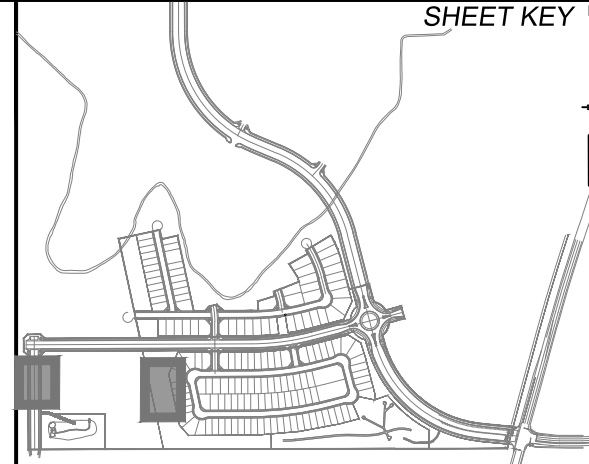
  

No.	DATE	DESCRIPTION	BY
01	04/03/2026	PER CITY REVIEW COMMENTS	KM

**COMPUTER FILE MANAGEMENT**

FILE NAME: S:\23.104.216 Corvallis Filing No. 1\500 CADD\504 Plan Sets\Construction Plans\Landscape Plans\LS01.dwg  
 CTB FILE: Matrix.ctb  
 PLOT DATE: 4/3/2026 9:57 AM  
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



**BENCHMARK**  
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SEAL

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FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 24.1105.012


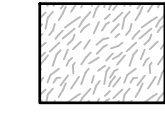
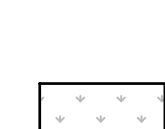



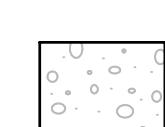





<b>CORVALLIS FILING NO. 1</b>			
CITY OF FOUNTAIN FINAL LANDSCAPE PLAN			
LANDSCAPE PLAN			
DESIGNED BY: KM	SCALE: N/A	DATE ISSUED: AUGUST 23, 2024	DRAWING No. LS11
CHECKED BY: JAVP	VERT. N/A	SHEET 21 OF 22	

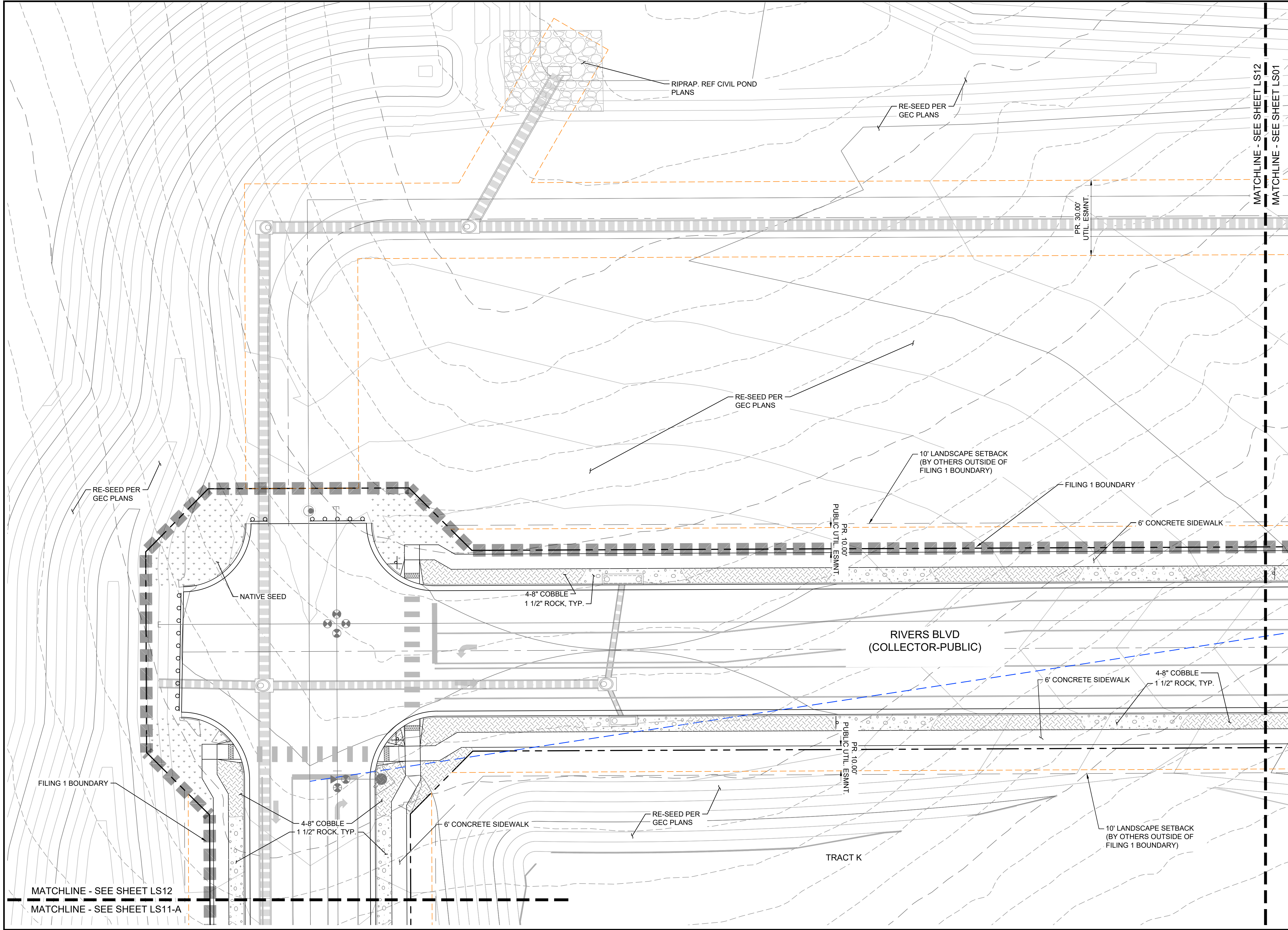
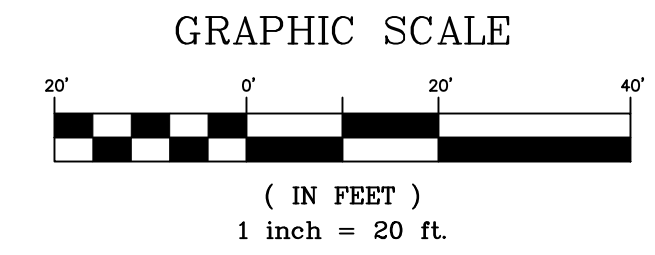


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2023-08-31 09:40

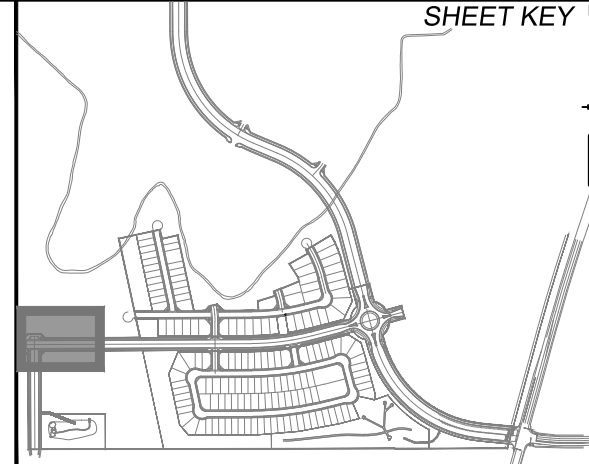
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REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	REVISIONS	BY
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CITY OF FOUNTAIN  
 FINAL LANDSCAPE PLAN

LANDSCAPE PLAN

DESIGNED BY: KM	SCALE	DATE ISSUED: AUGUST 23, 2024	DRAWING No.
CHECKED BY: JAVP	HORIZ: N/A VERT: N/A	SHEET 22 OF 22	LS12