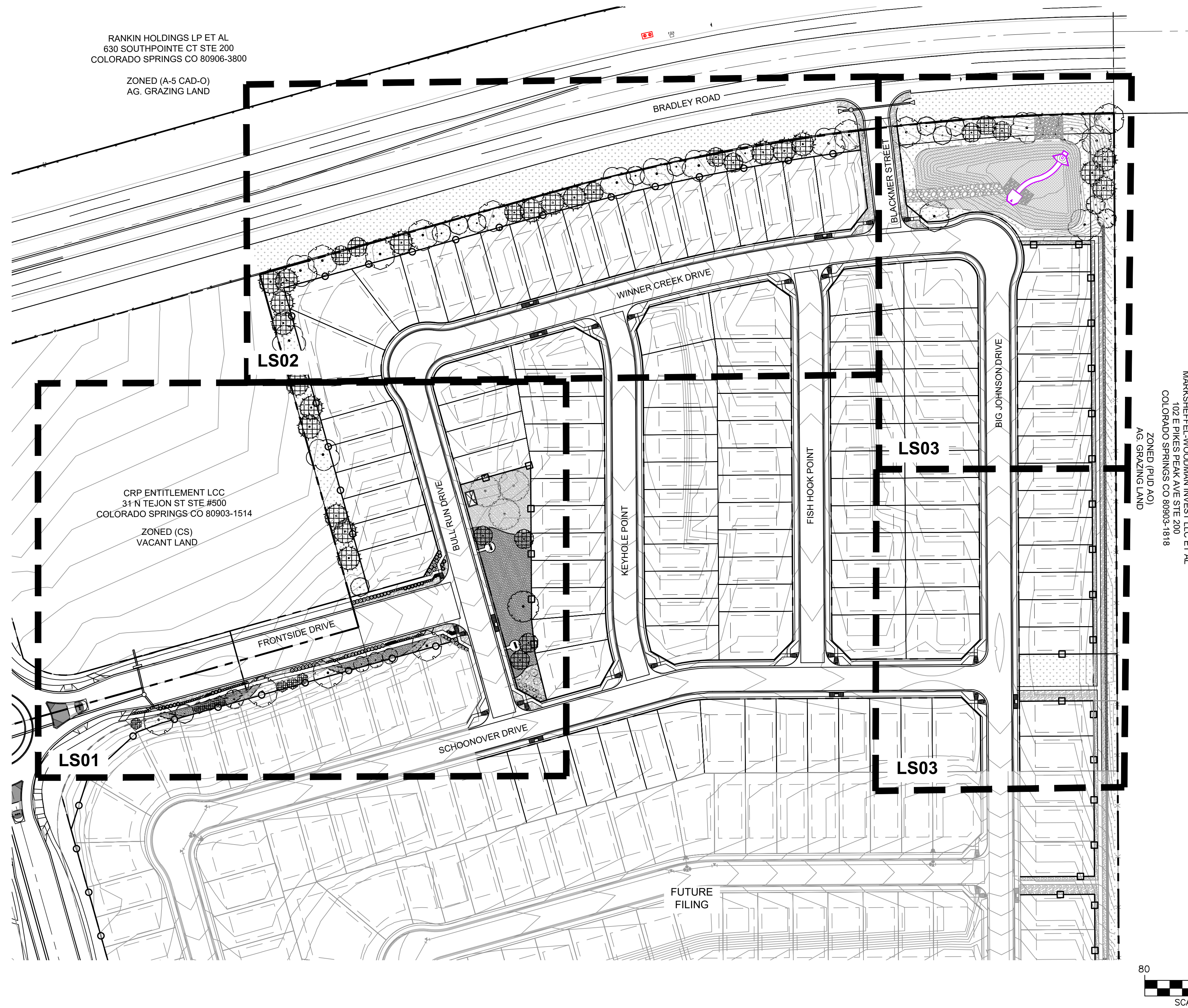


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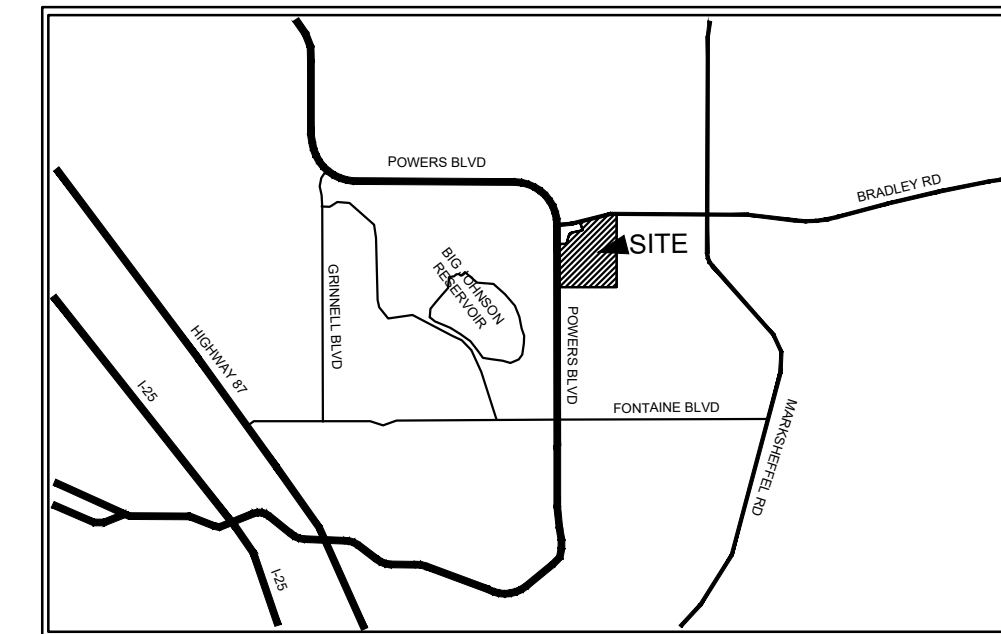
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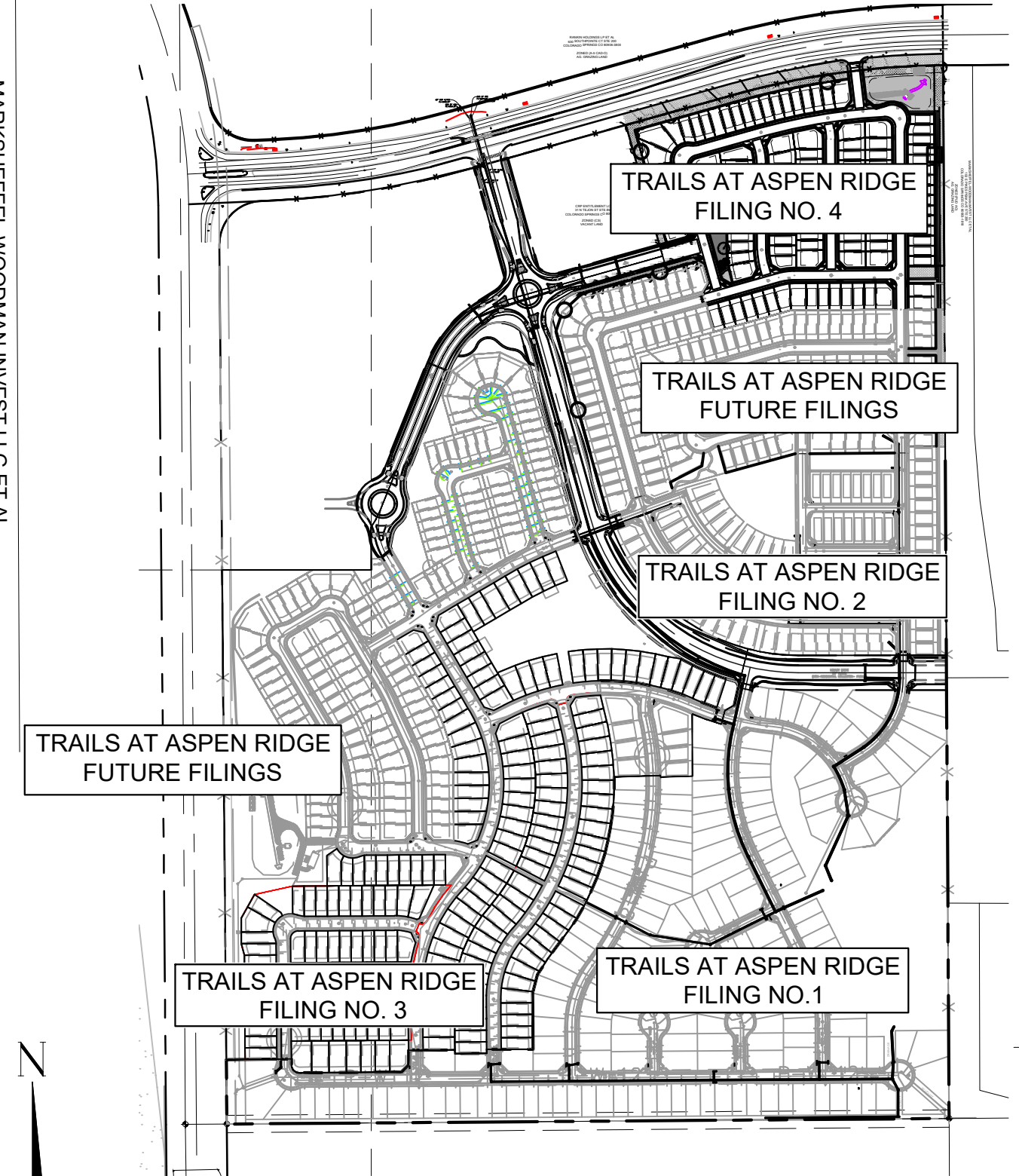
LANDSCAPE CONSTRUCTION DOCUMENTS



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

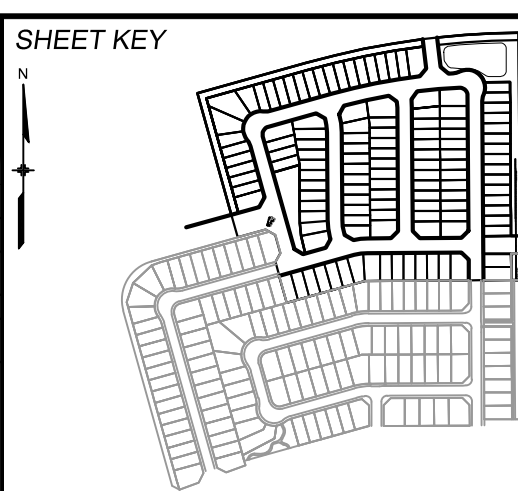
LANDSCAPE ARCHITECT
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2435 RESEARCH PKWY STE 300
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CIVIL ENGINEER
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SHEET INDEX :

DESCRIPTION	NUMBER	TITLE
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LANDSCAPE PLAN	2	LS01
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LANDSCAPE PLAN	4	LS03
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S86°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)

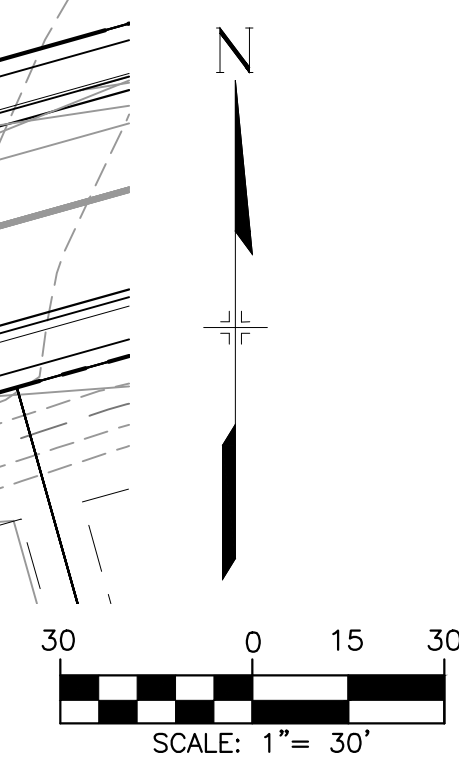
PREPARED BY:



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

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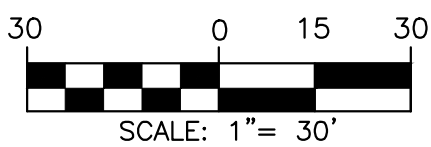
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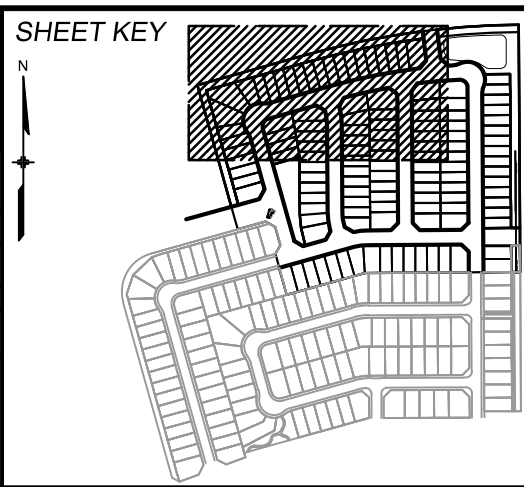
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LEGEND



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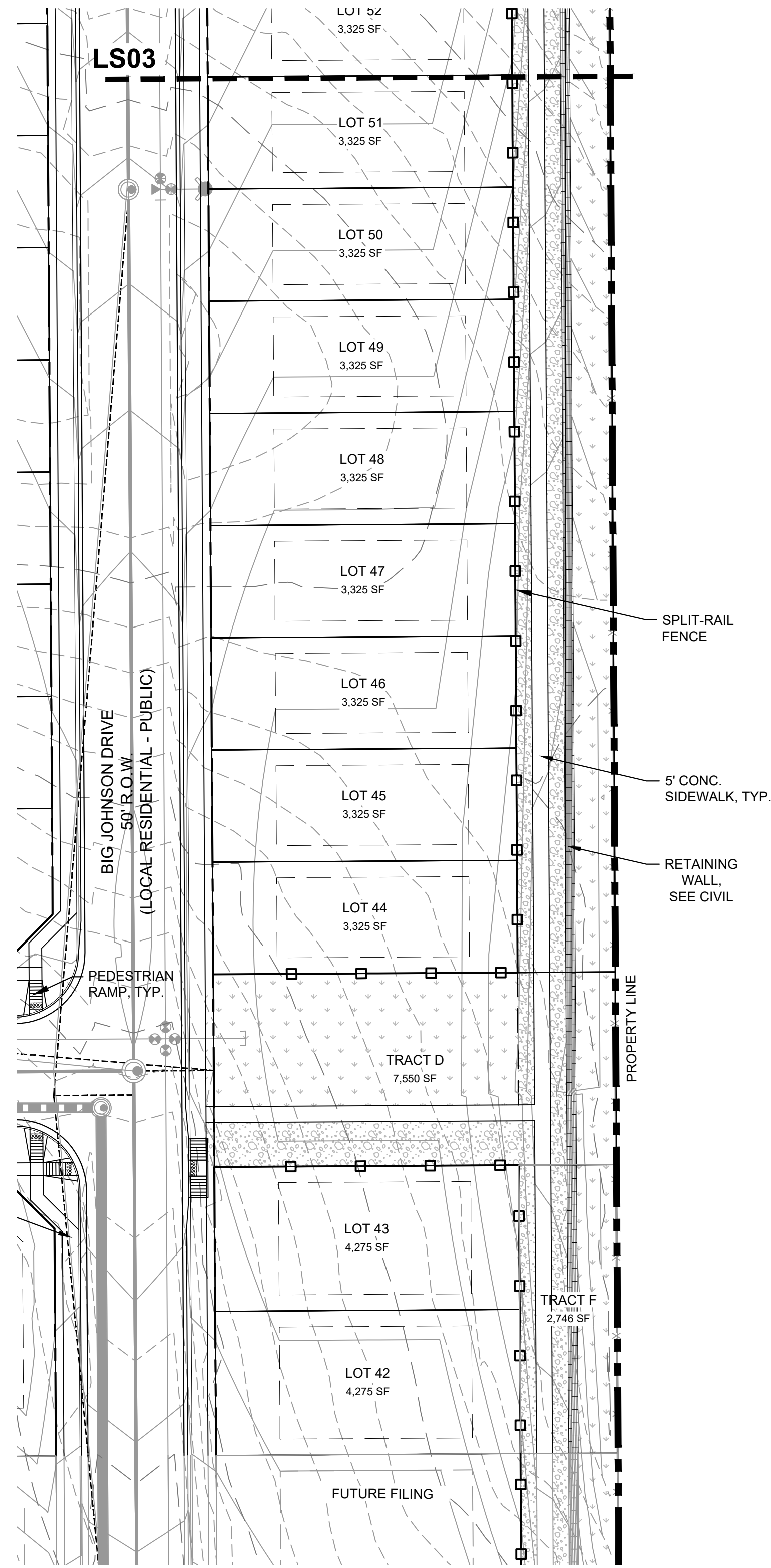
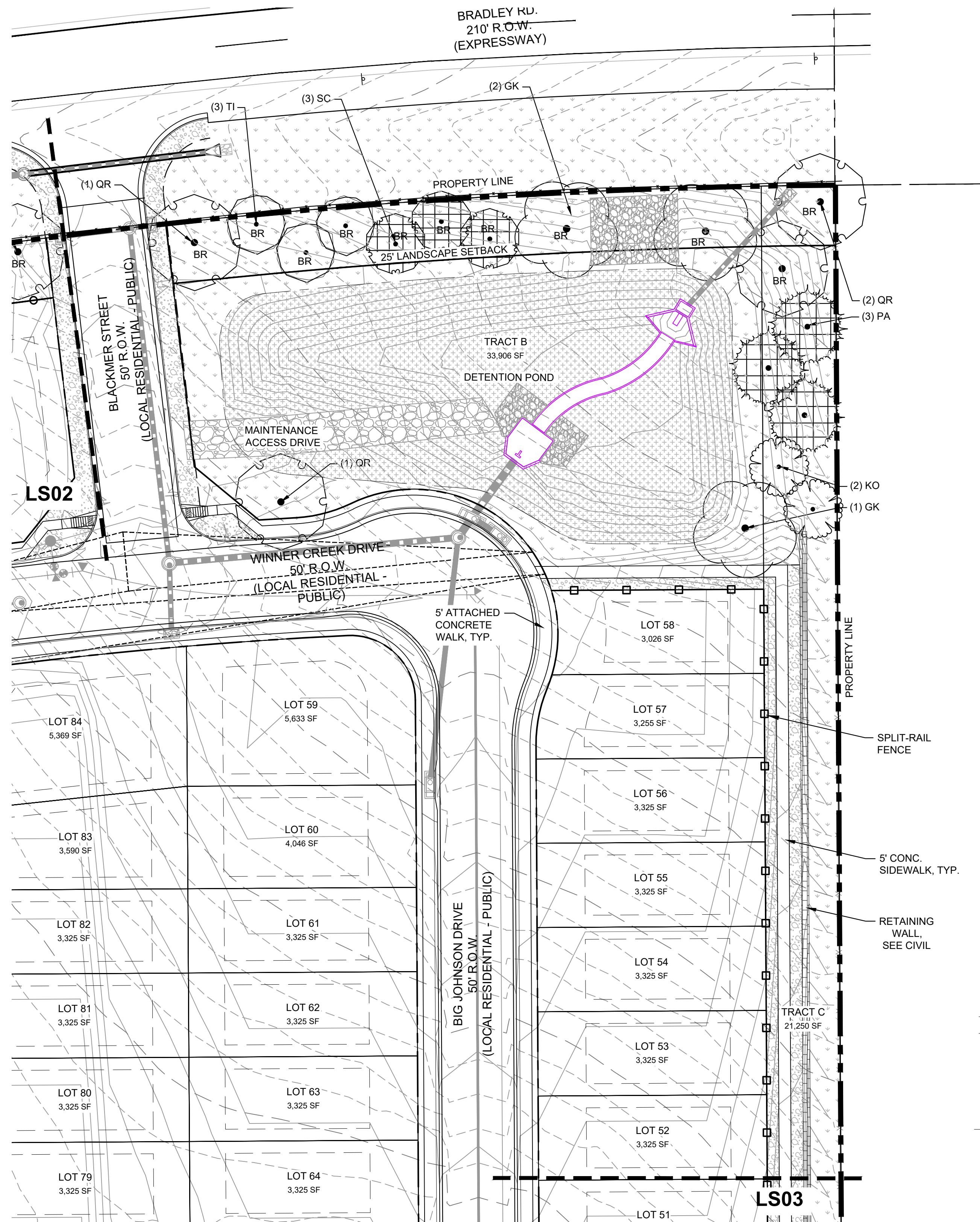


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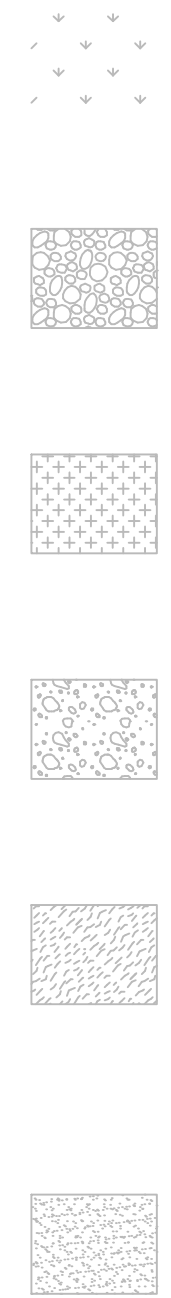
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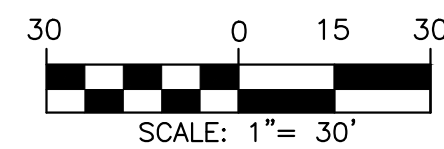
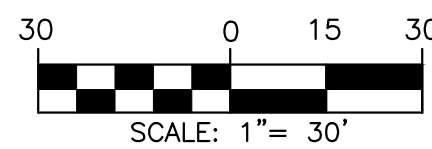
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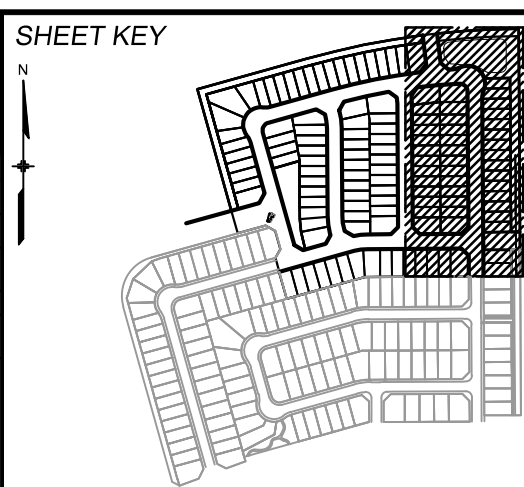
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SPLIT-RAIL FENCE
5' CONC. SIDEWALK, TYP.
RETAINING WALL, SEE CIVIL



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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
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TRAILS AT ASPEN RIDGE					
FILING 4					
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PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	NM	4	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL.	B&B	40'	40'
	GK	10	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50'	40'
	QR	13	QUERCUS RUBRA RED OAK	2" CAL.	B&B	60'	40'
	TI	11	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.
	PE	7	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'
	PA	20	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	50'	35'
	SC	13	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	40'	25'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	KO	3	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1.5" CAL.	B&B	25'	25'
	SS	3	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	1.5" CAL.	B&B	20'	20'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CCB	60	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	#5 CONT.	CONT.	3'	2'
	CTT	18	COTONEASTER ADPRESSUS 'TOM THUMB' EARLY COTONEASTER	#5 CONT.	CONT.	1.5'	3'
	PAR	56	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	#3 CONT.	CONT.	3'	3'
	PRB	14	PRUNUS BESSEYI SAND CHERRY	#5 CONT.	CONT.	5'	5'
	RHA	2	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5 CONT.	CONT.	2'	6'
	RMF	26	ROSA MEIDILAND SERIES 'FIRE' FIRE MEIDILAND ROSE	#5 CONT.	CONT.	2'	5'
	RMW	28	ROSA MEIDILAND SERIES 'WHITE' WHITE MEIDILAND ROSE	#5 CONT.	CONT.	1.5'	5'
	SHP	3	SYRINGA X HYACINTHIFLORA 'POCAHONTAS' POCAHONTAS LILAC	#5 CONT.	CONT.	10'	10'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JSA	35	JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER	#5 CONT.	CONT.	1'	5'

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% SIDEOATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	10 PLS/ACRE	HYDROSEED
80% NATIVE FOOTHILLS NATIVE 20% ROCKY MOUNTAIN WILDFLOWER	PAWNEE BUTTE SEED	SWITCHGRASS ARIZONA FESCUE BIG BLUESTEM SLENDER WHEATGRASS WESTERN WHEATGRASS YELLOW INDIANGRASS BLUE GRAMA BLUEBUNCH WHEATGRASS INDIAN RICEGRASS LITTLE BLUESTEM SANDOATS GRAMA VARIOUS WILDFLOWERS	PER SUPPLIER RECOMMENDATION	HYDROSEED

LANDSCAPE REQUIREMENTS

STREET NAME OR ZONE BOUNDARY:	FRONTSIDE DR.	BRADLEY RD.
ZONE DISTRICT BOUNDARY:	NO	NO
STREET CLASSIFICATION:	NON-ARTERIAL	RURAL MINOR ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	20' / 20'
LINEAR FOOTAGE:	580'	1069'
TREE/FEET REQUIRED:	1/ 30 LF	1/ 25 LF
NUMBER OF TREES REQUIRED/PROVIDED:	20 / 16	43 / 43
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	40 / 40+	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	FS	BR
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/100%	75%/100%

GENERAL NOTES

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE INTERNAL 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 PLANTS' 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

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.

2. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.

3. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.

4. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.

5. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.

6. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.

7. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.

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.

8. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.

9. STRAW CRIMPING: TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.

10. HYRDO-MULCHING (BASE BID): ORGANIC TACKIFIER SHALL BE USED. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.

11. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURERS' RECOMMENDATIONS.

12. IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.

13. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDED 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 No. 5

Know what's below. Call before you dig.

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION					BY
REVISIONS							
COMPUTER FILE MANAGEMENT							
FILE NAME: S:\21.886.038 (Trails F6)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\LS01.dwg							
CTB FILE: Matrix(black).ctb							
PLOT DATE: August 26, 2021 2:33:22 PM							
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.							

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. SA 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:

FOR AND ON BEHALF OF

MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

DESIGNED BY: ##

SCALE

DATE ISSUED: AUGUST 20, 2021

DRAWING No. LS04

DRAWN BY: ##

HORIZ

N/A

CHECKED BY: ##

VERT

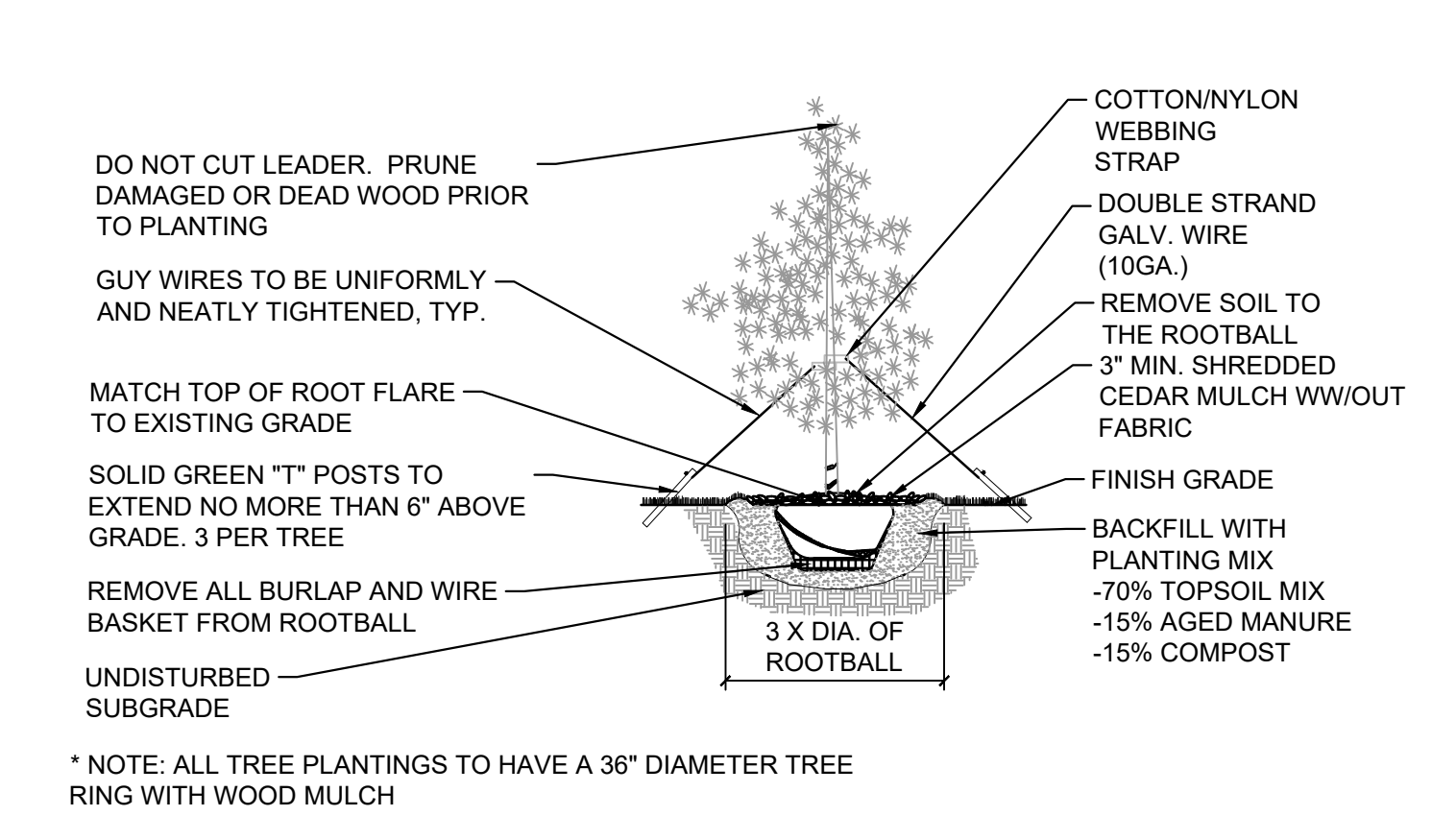
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SHEET 5 OF 6

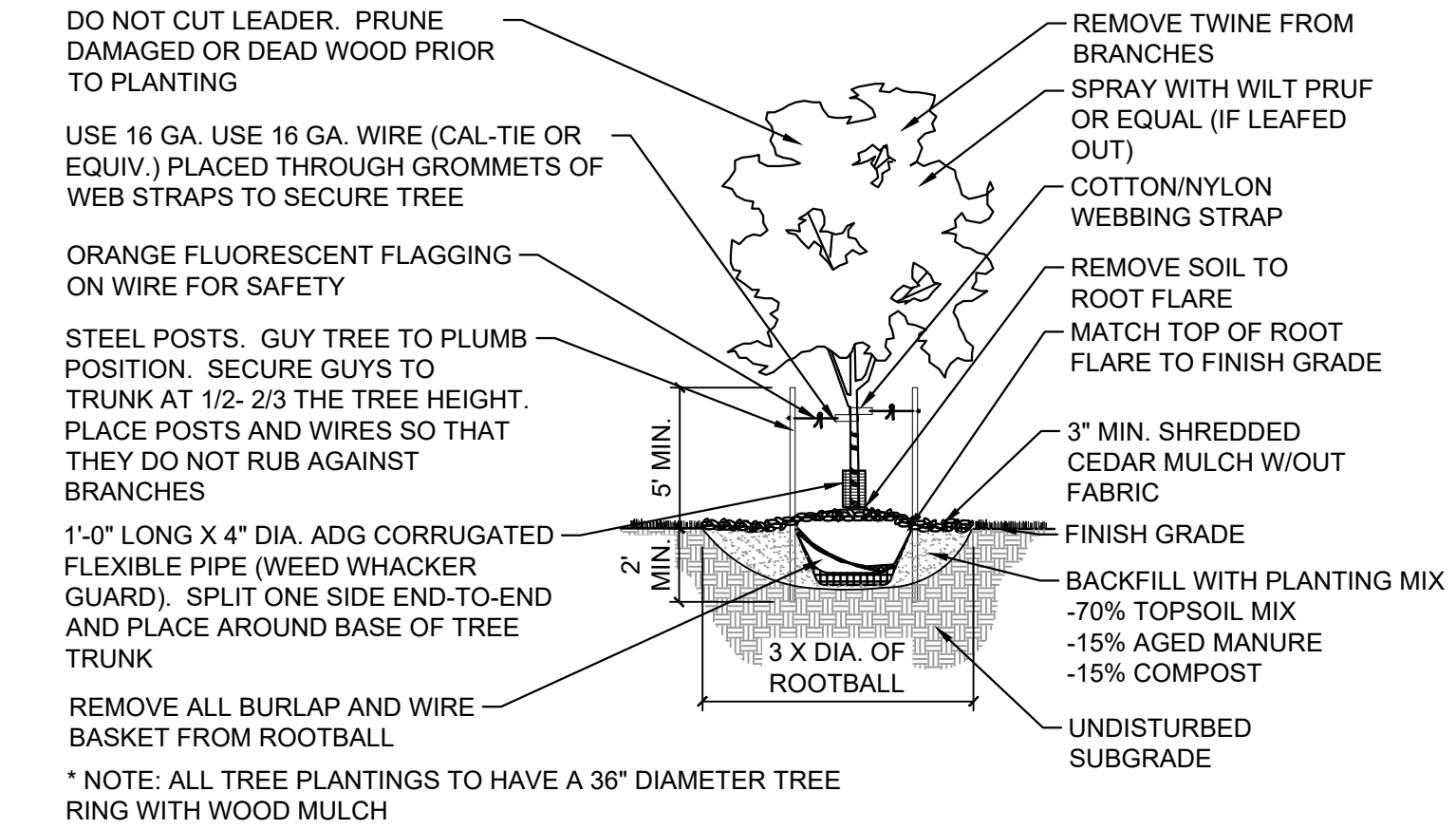
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FILING 4

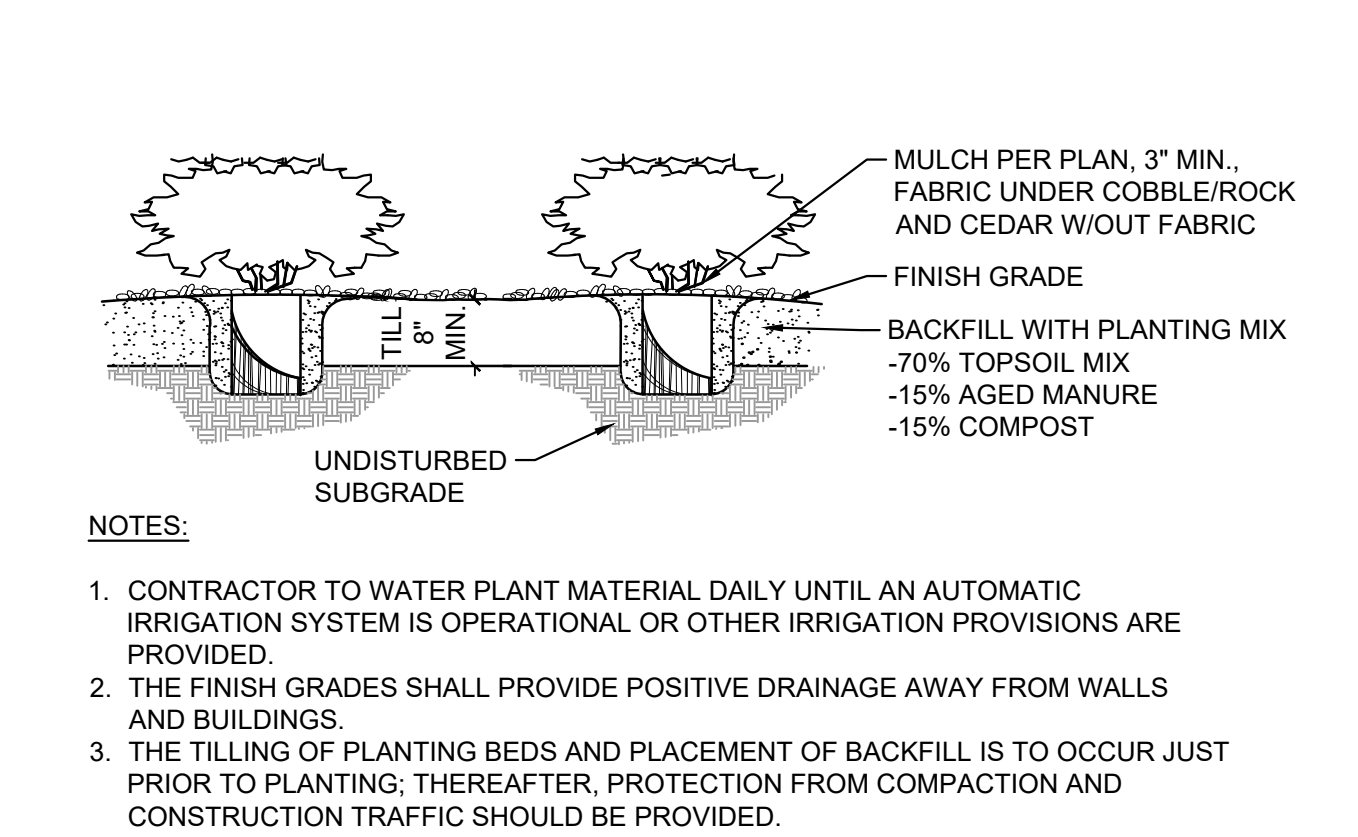
LANDSCAPE NOTES



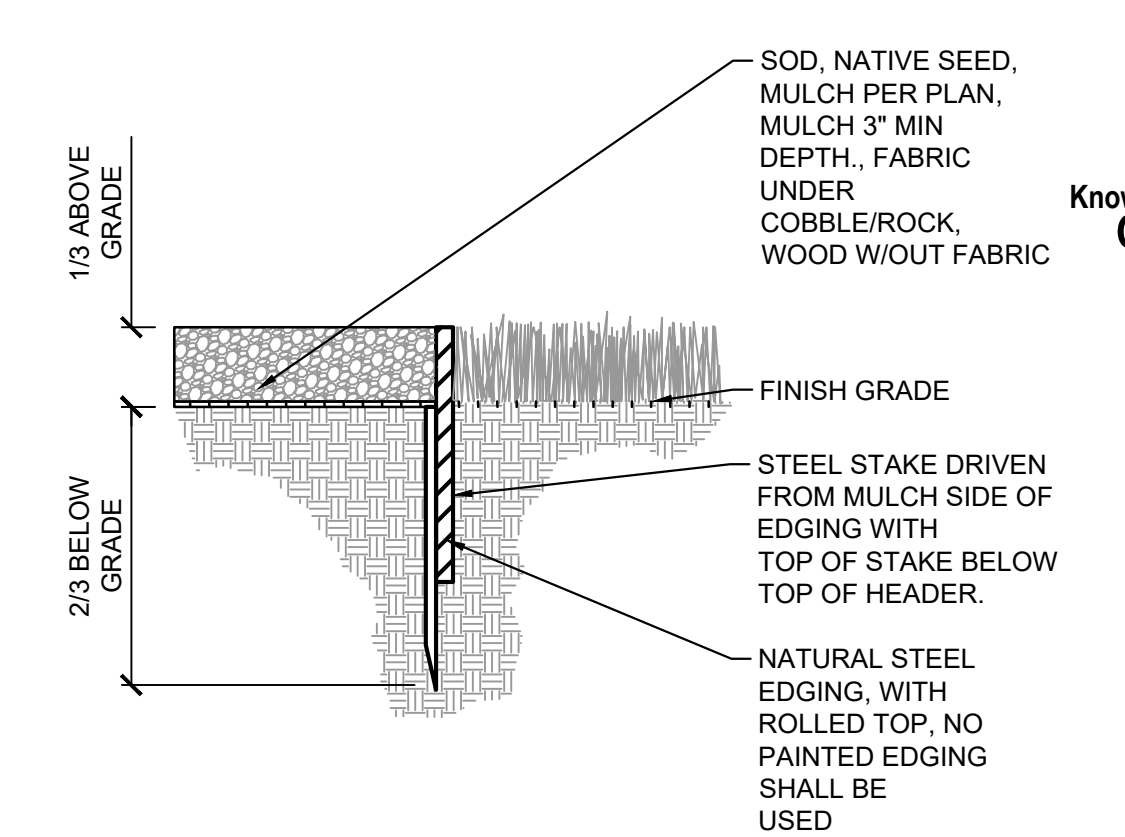
1 EVERGREEN TREE
NTS MS-STD-LS-02



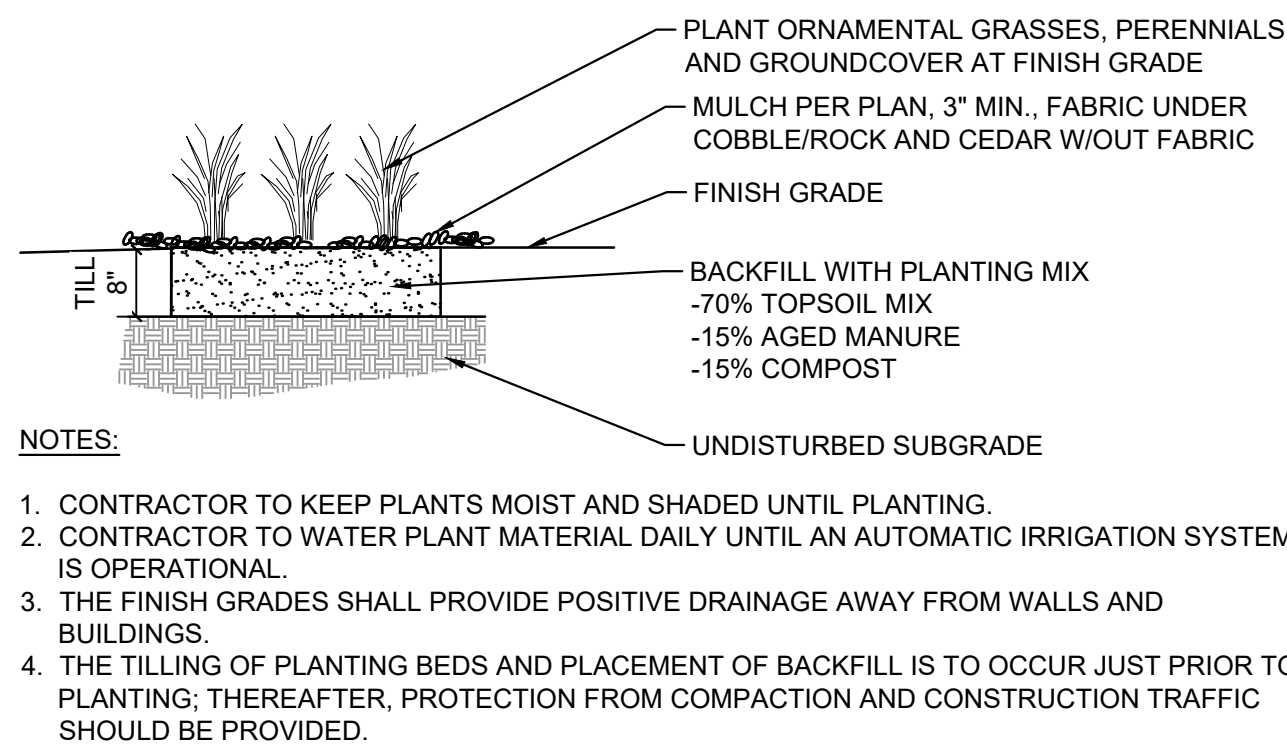
2 DECIDUOUS TREE
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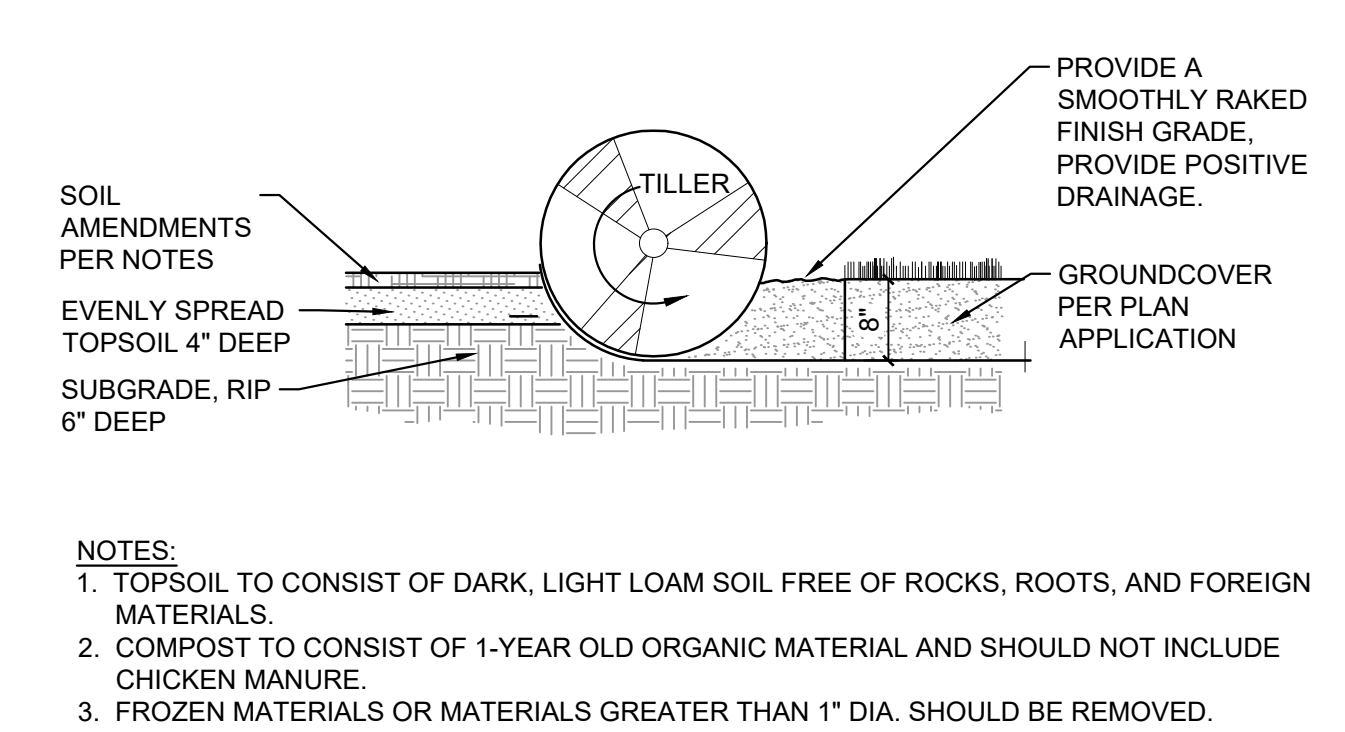
3 SHRUBS
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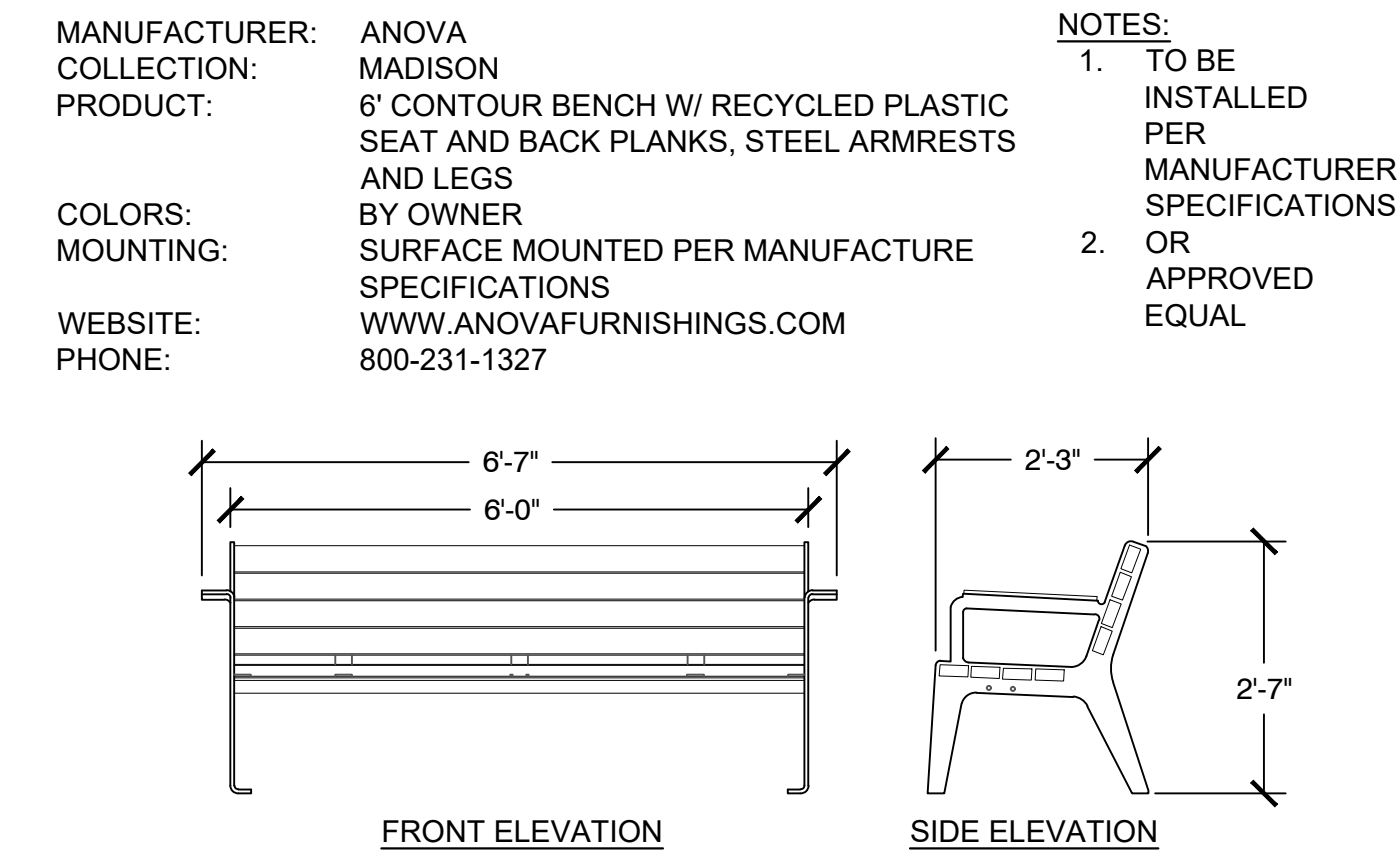
4 STEEL EDGING
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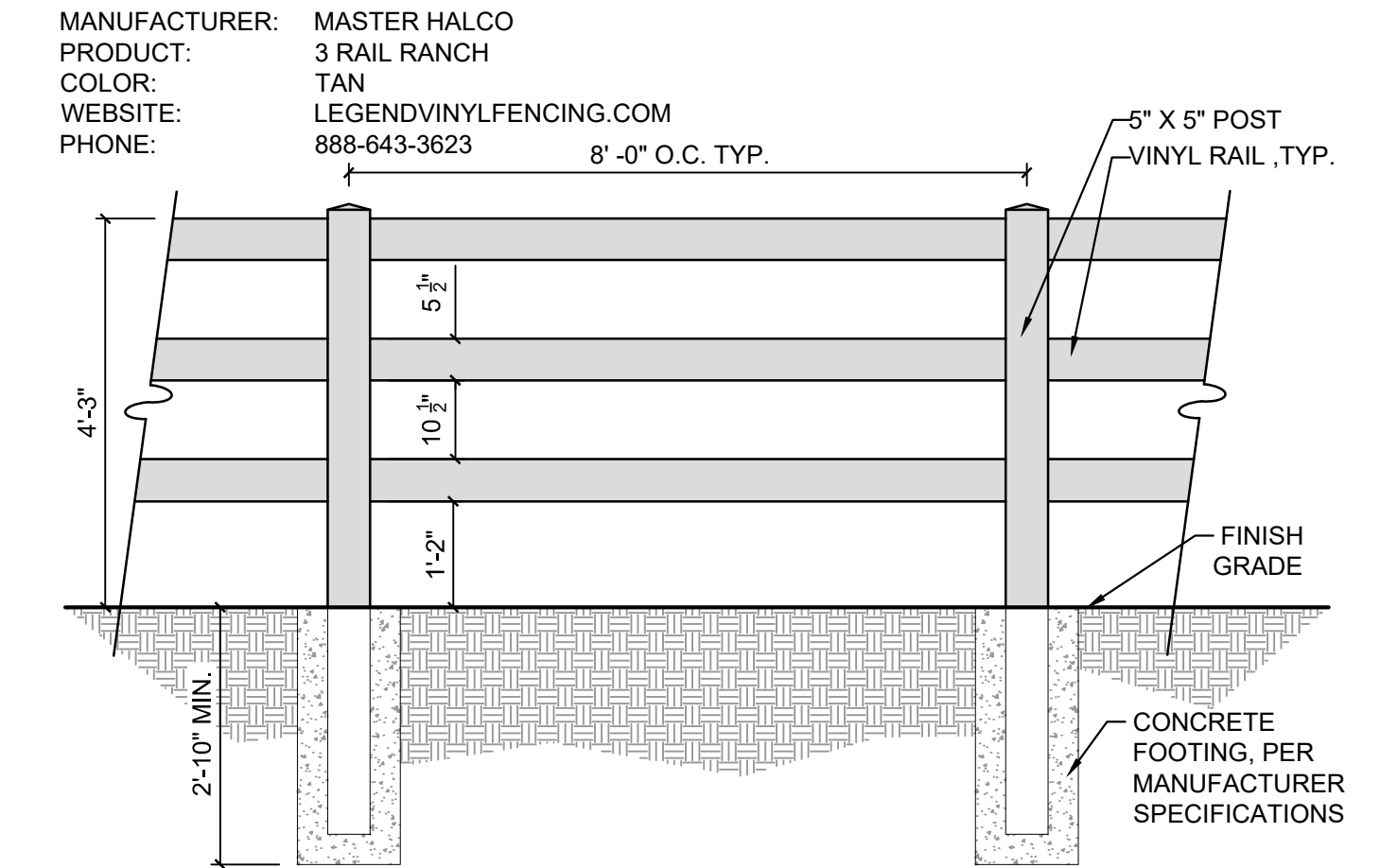
5 GRASSES AND PERENNIALS
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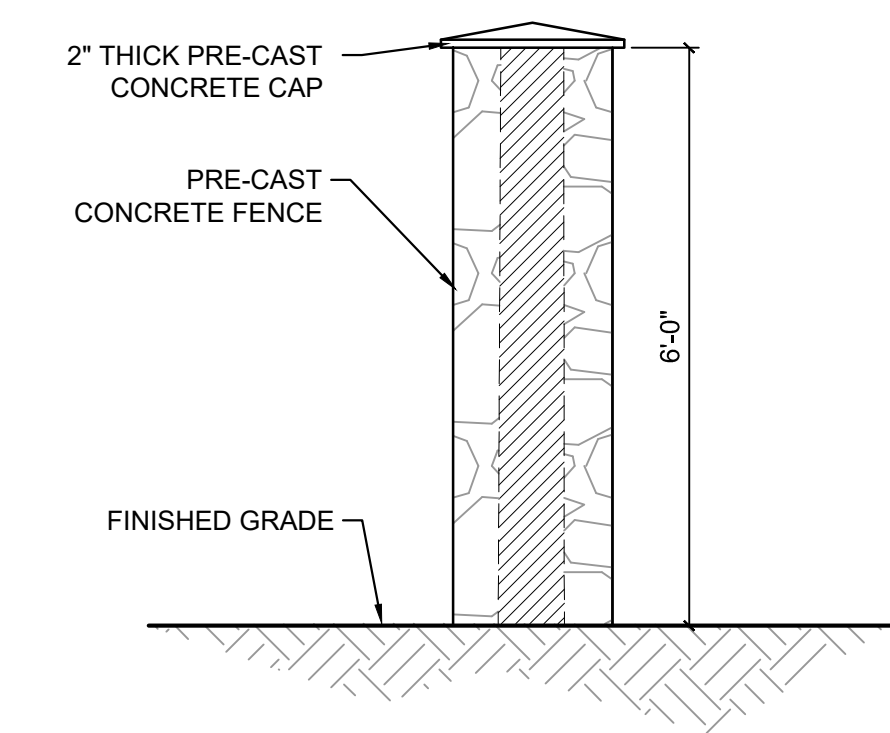
6 SOIL PREP FOR ALL AREAS
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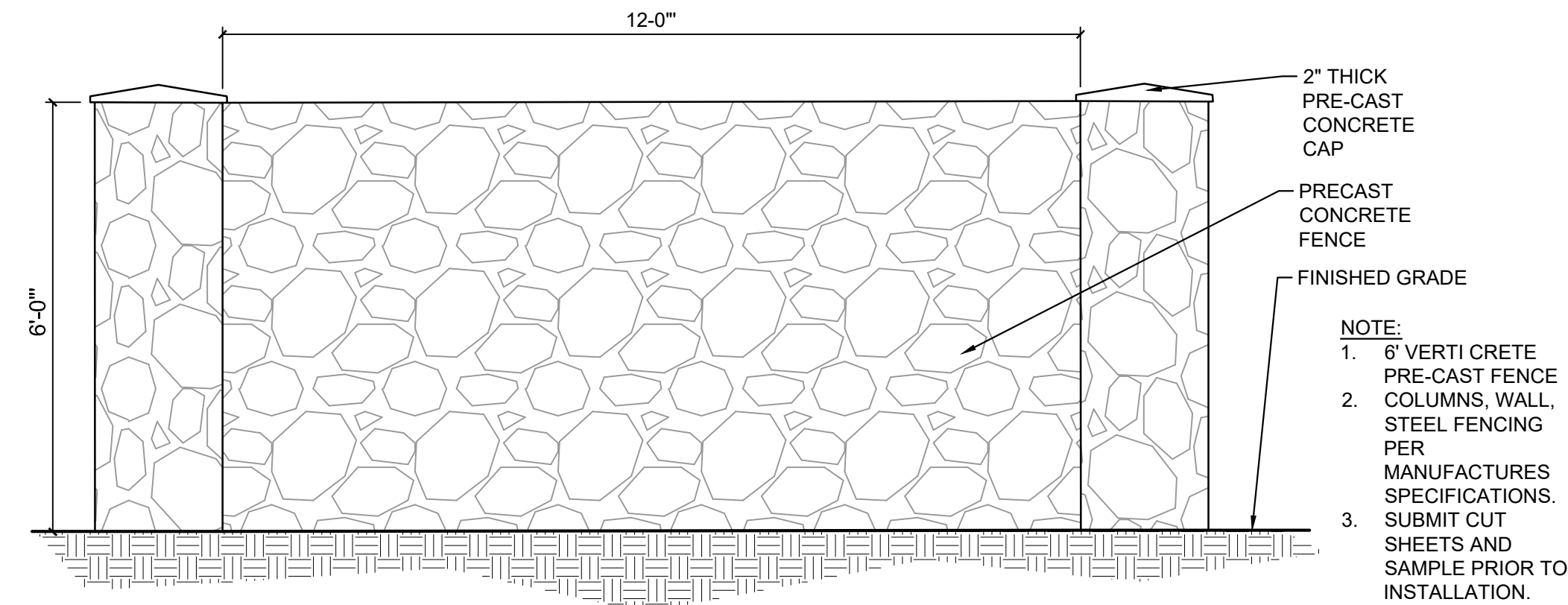
7 BENCH- MADISON W/BACK
NTS MS-TAR-04



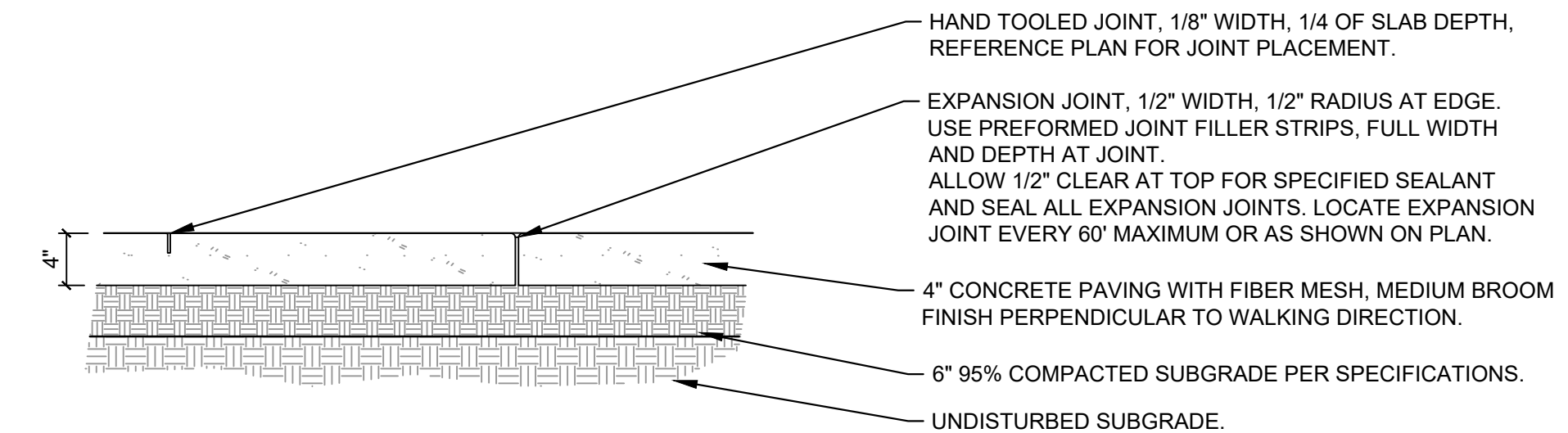
8 VINYL SPLIT RAIL FENCE
NTS MS-TAR-17



9 6' CONCRETE NOISE WALL SECTION
NTS



10 6' CONCRETE NOISE WALL ELEVATION
NTS MS-TAR-19



11 4" CONCRETE
NTS MS-STD-PV-04

REFERENCE DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	</
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