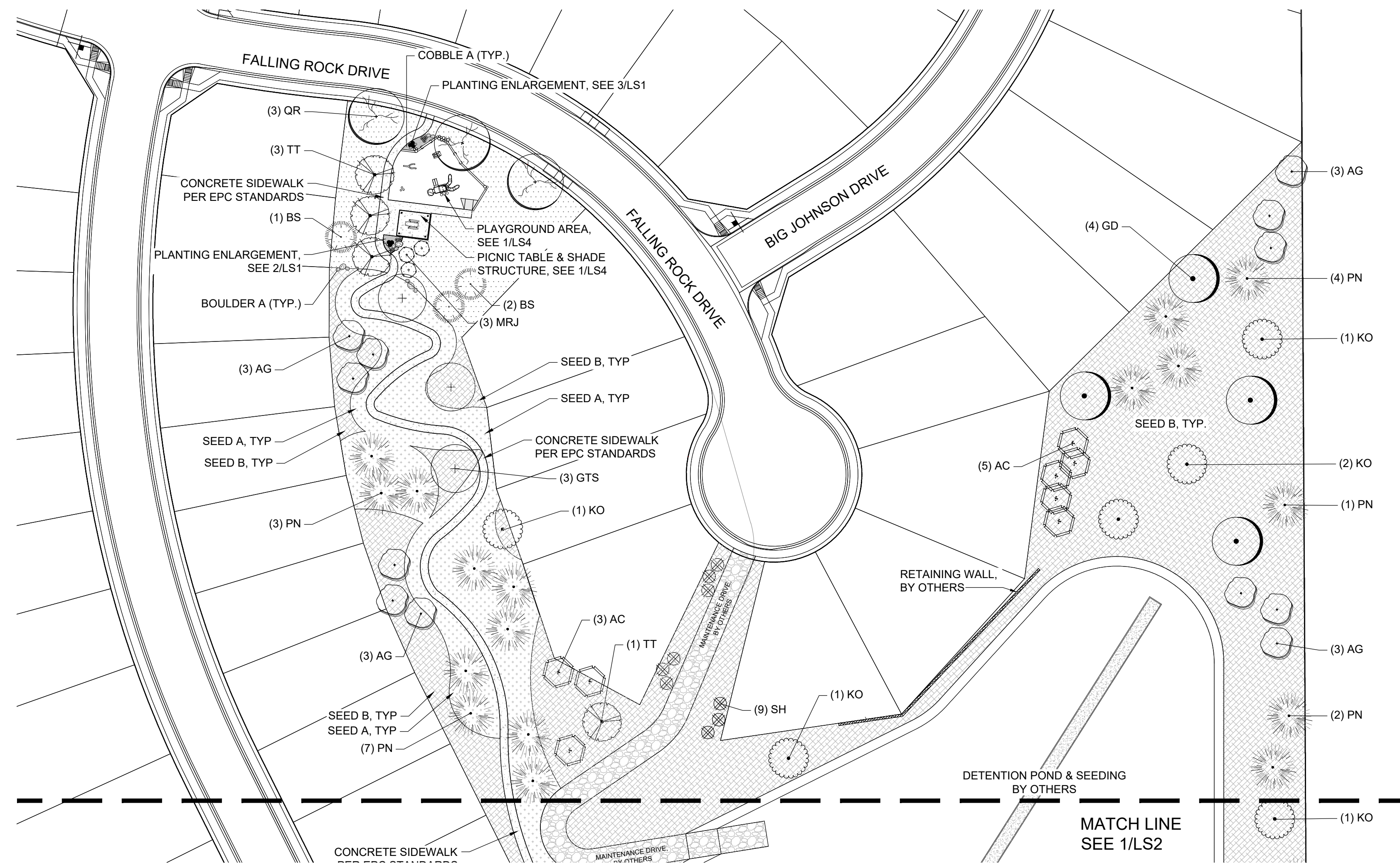


PLANT SCHEDULE:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
Deciduous								
	CO	7	<i>Celtis occidentalis</i>	WESTERN HACKBERRY	40-50'	50-60'	2.5" Caliper	B&B
	GTS	6	<i>Gleditsia triacanthos inermis</i> 'Skyline'	SKYLINE HONEYLOCUST	30-40'	40-50'	2.5" Caliper	B&B
	AC	17	<i>Amelanchier canadensis</i>	MULTI-STEM SHADBLOW SERVICEBERRY	15-25'	15-25'	6' HT	B&B
	AG	15	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	15-25'	15-25'	6' HT	B&B
	GD	7	<i>Gymnocladus dioica</i> 'Espresso'	KENTUCKY COFFEE TREE	20'-50'	40'-50'	2.5" Caliper	B&B
	KO	9	<i>Koeleria paniculata</i>	GOLDENRAIN TREE	20'-30'	20'-30'	2.5" Caliper	B&B
	MRJ	7	<i>Malus</i> 'Red Jewel'	RED JEWEL CRABAPPLE	15-20'	15-20'	2.0" Caliper	B&B
	QR	3	<i>Quercus rubra</i>	NORTHERN RED OAK	40-50'	40-50'	2.5" Caliper	B&B
	TT	9	<i>Tilia tomentosa</i> 'Sterling Silver'	STERLING SILVER LINDEN	30-40'	40-50'	2.0" Caliper	B&B
Evergreen								
	PE	16	<i>Pinus edulis</i>	PINION PINE	10-20'	20'-30'	6' HT	B&B
	PN	21	<i>Pinus nigra</i>	AUSTRIAN PINE	30'-40'	40-60'	6' HT	B&B
	BS	3	<i>Picea pungens glauca</i>	COLORADO BLUE SPRUCE	20'-30'	40'-60'	6' HT	B&B
SHRUBS								
	MR	12	<i>Mahonia repens</i>	CREeping GRAPE HOLLY	1-2'	1-2'	5 gal.	Container Grown
	PA	10	<i>Perovskia atriplicifolia</i>	RUSSIAN SAGE	3-4'	3-4'	5 gal.	Container Grown
	RR	12	<i>Rosa x Ruby Voodoo</i>	RUBY VOODOO ROSE	5-6'	6-8'	5 gal.	Container Grown
	SH	16	<i>Syringa x hyacinthiflora</i> 'Pocahontas'	HYBRID RED SINGLE LILAC	8-12'	8-12'	5 gal.	Container Grown
GRASSES								
	BG	6	<i>Bouteloua gracilis</i> 'Blonde Ambition'	BLONDE AMBITION GRASS	1-2'	2-3'	1 gal.	Container Grown
	NT	6	<i>Nassella tenuissima</i>	MEXICAN FEATHER GRASS	1-2'	2-3'	1 gal.	Container Grown

LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/ CALLOUT	DESCRIPTION
	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	SPECIES: BOTANICAL Bouteloua gracilis 'Hachita' SPECIES: COMMON Blue Grama, Hachita PLS RATES (PER ACRE) 22.5 % SPECIES (IN MIX) 15 SPECIES: BOTANICAL Bouteloua dactyloides 'Sundancer' SPECIES: COMMON Buffalograss, Sundancer PLS RATES (PER ACRE) 127.5 % SPECIES (IN MIX) 85
	SPECIES: BOTANICAL Bouteloua gracilis 'Hachita' SPECIES: COMMON Blue Grama, Hachita PLS RATES (PER ACRE) 13.5 % SPECIES (IN MIX) 45 SPECIES: BOTANICAL Bouteloua dactyloides 'Sundancer' SPECIES: COMMON Buffalograss, Sundancer PLS RATES (PER ACRE) 6 % SPECIES (IN MIX) 20 SPECIES: BOTANICAL Koeleria macrantha SPECIES: COMMON Prairie Junegrass PLS RATES (PER ACRE) 3 % SPECIES (IN MIX) 10 SPECIES: BOTANICAL Pascopyrum smithii 'Arriba' SPECIES: COMMON Western Wheatgrass, Arriba PLS RATES (PER ACRE) 7.5 % SPECIES (IN MIX) 25
	COBBLE A: COTTONWOOD BREEZE (or approved equal) rock mulch installed to a depth of 3" over weed fabric. Submit sample for review and approval prior to installation.
	COBBLE B: 3/4" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 3" over weed fabric. Submit sample for review and approval prior to installation.
	COBBLE C: 1.5" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 3" over weed fabric. Submit sample for review and approval prior to installation.
	WOOD MULCH: To be Shredded Cedar Wood Mulch installed per details and specifications in tree rings and where noted on drawings. Submit sample for review and approval prior to installation.
	STEEL EDGE: Steel edge to be DURAEDEGE 1/4" Thick x 5" Wide Rolled Top Steel Edge to separate mulch beds from turf areas. Steel edge not required between different seed/ turf types. Color to be 'Green'. Install per manufacturer's specifications, submit sample for approval prior to installation.
	MOSS ROCK BOULDER: Install per detail 3/LS2 SIZES ARE APPROXIMATE. 1/3 TO BE 2' X 3' 1/3 TO BE 3' X 4' 1/3 TO BE 3.5' X 5'



1 PLANTING PLAN
1" = 50'

2 PLANTING PLAN ENLARGEMENT
NTS

3 PLANTING PLAN ENLARGEMENT
NTS

TRAILS AT ASPEN RIDGE

EL PASO COUNTY, COLORADO

FILING 1 PARK

CONSTRUCTION DRAWINGS

CONSULTANT:

LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

PROJECT:

TRAILS AT ASPEN RIDGE
FILING 1

EL PASO COUNTY

OWNER/ DEVELOPER:

COLA, LLC

555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

PCD FILE:

ISSUE: DECEMBER, 2019

DRAWING INFORMATION:

PROJECT NO: 19.886.008

DRAWN BY: SC

CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE: CONSTRUCTION DRAWINGS

LANDSCAPE
PLAN

LS1

SHEET 1 OF 6

TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
FILING 1 PARK
CONSTRUCTION DRAWINGS

CONSULTANT:
LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
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PROJECT:
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EL PASO COUNTY

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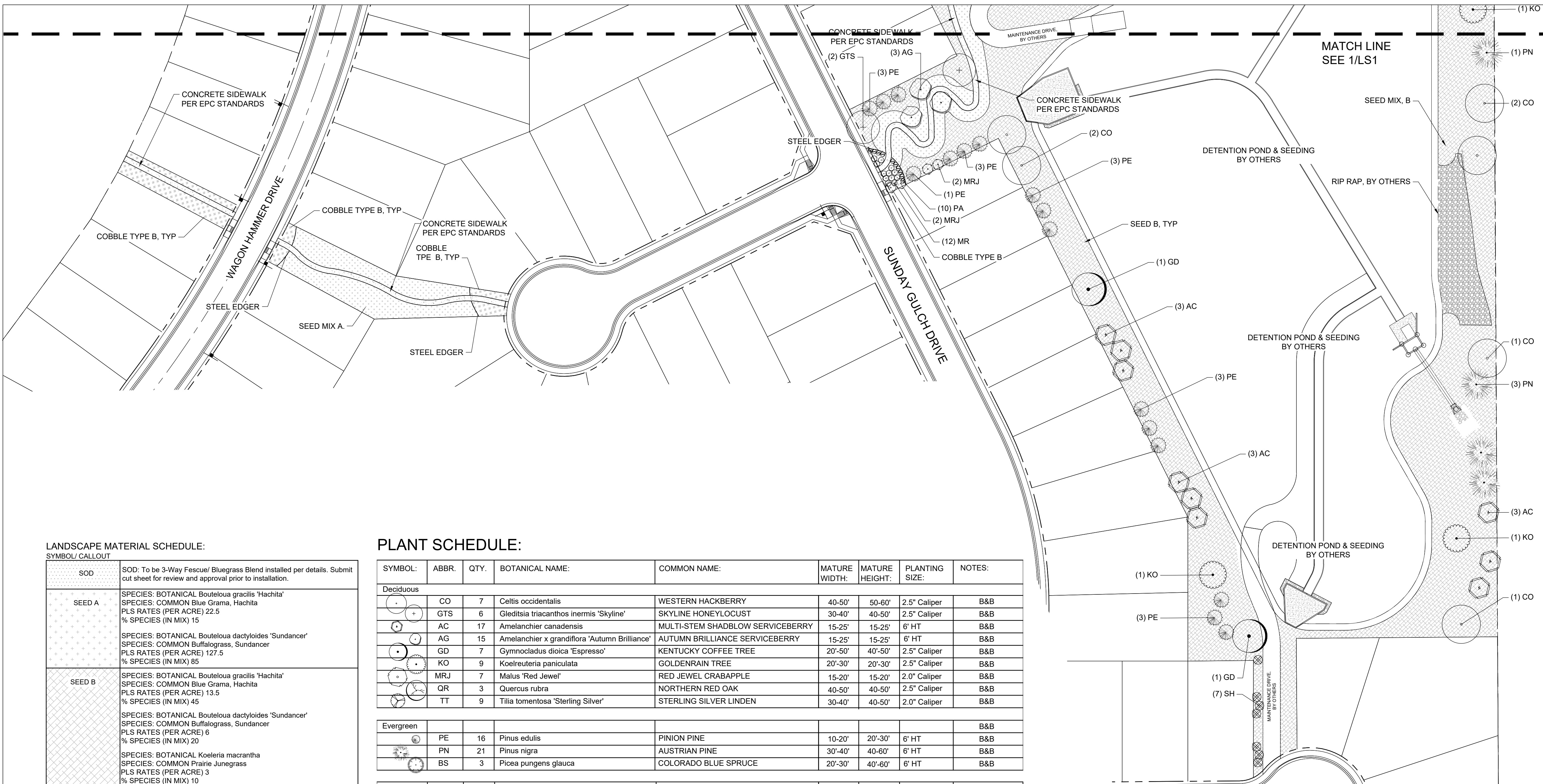
PCD FILE:
ISSUE: DECEMBER, 2019

DRAWING INFORMATION:
PROJECT NO: 19.886.008
DRAWN BY: SC
CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE: CONSTRUCTION DRAWINGS

LANDSCAPE PLAN,
PLANTING
SCHEDULE, LEGEND

LS2

SHEET 2 OF 6



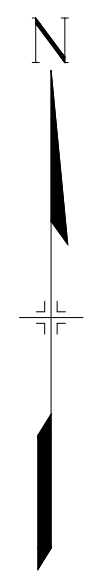
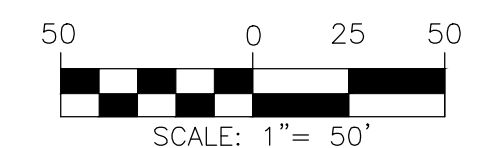
LANDSCAPE MATERIAL SCHEDULE:
SYMBOL/ CALLOUT

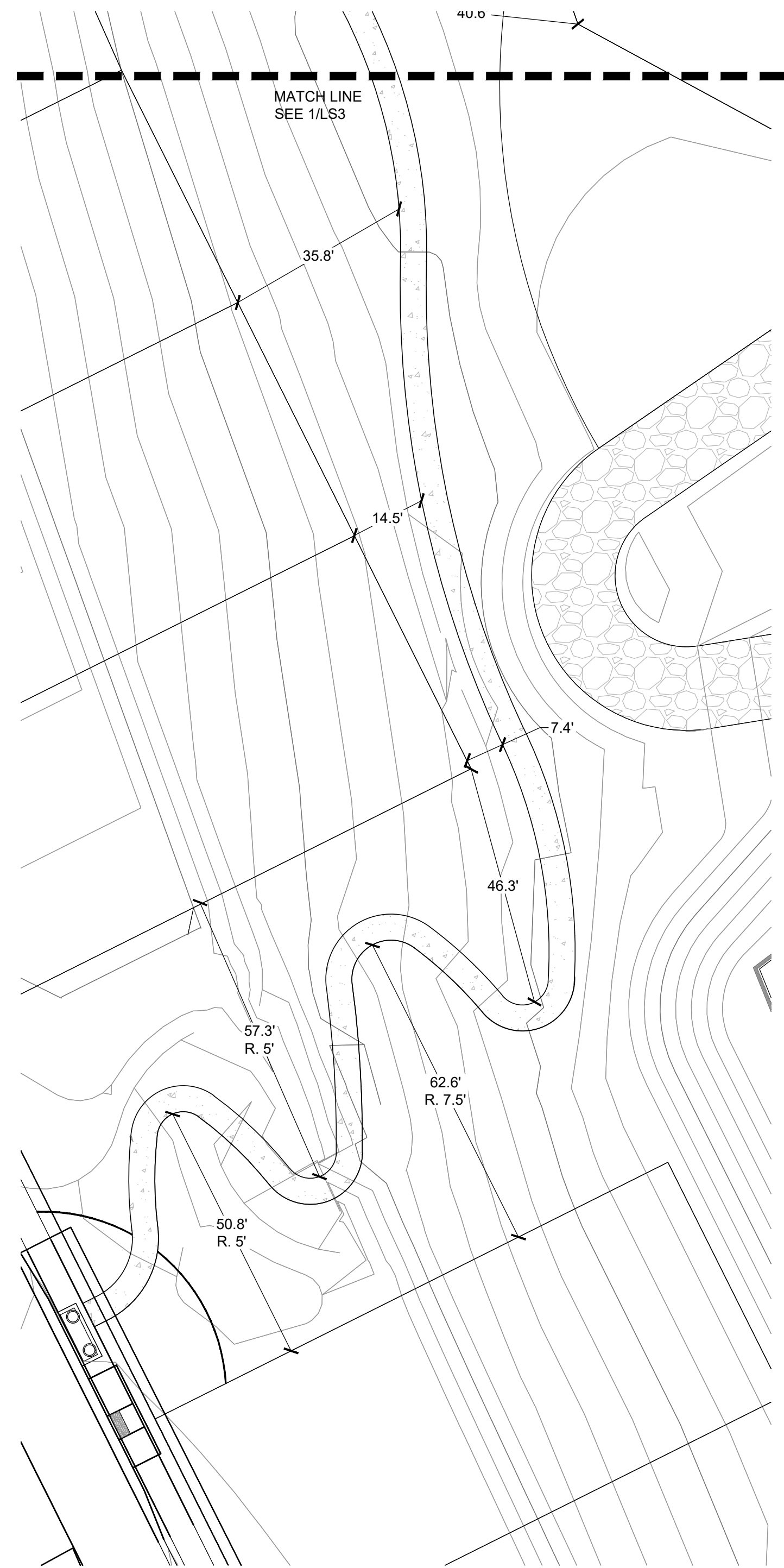
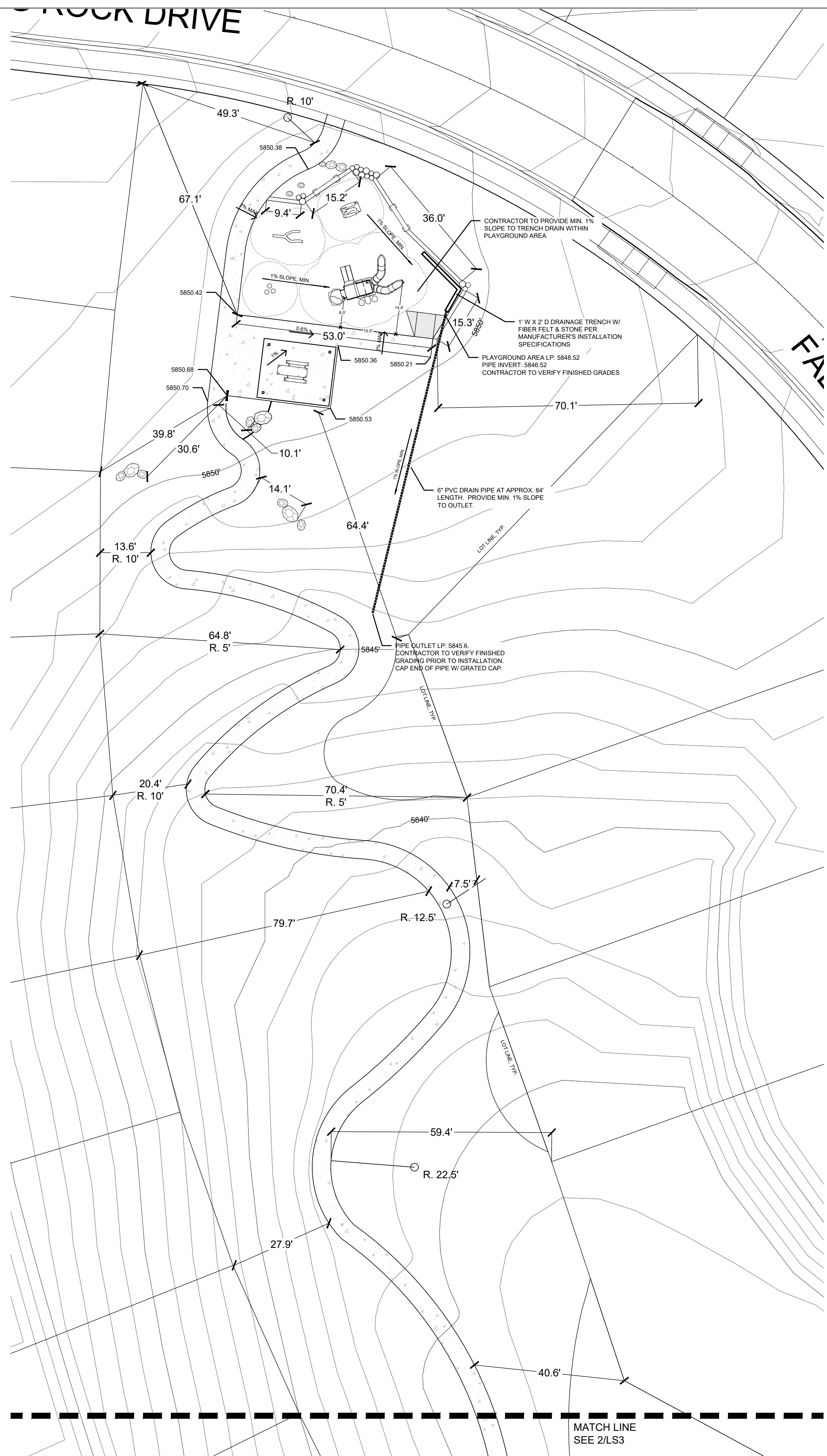
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PLANT SCHEDULE:

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	AC	17	<i>Amelanchier canadensis</i>	MULTI-STEM SHADBLOW SERVICEBERRY	15-25'	15-25'	6' HT	B&B
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	TT	9	<i>Tilia tomentosa</i> 'Sterling Silver'	STERLING SILVER LINDEN	30-40'	40-50'	2.0" Caliper	B&B
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	MR	12	<i>Mahonia repens</i>	CREEPING GRAPE HOLLY	1-2'	1-2'	5 gal.	Container Grown
	PA	10	<i>Perovskia atriplicifolia</i>	RUSSIAN SAGE	3-4'	3-4'	5 gal.	Container Grown
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	SH	16	<i>Syringa x hyacinthiflora</i> 'Pocahontas'	HYBRID RED SINGLE LILAC	8-12'	8-12'	5 gal.	Container Grown
GRASSES								
	BG	6	<i>Bouteloua gracilis</i> 'Blonde Ambition'	BLONDE AMBITION GRASS	1-2'	2-3'	1 gal.	Container Grown
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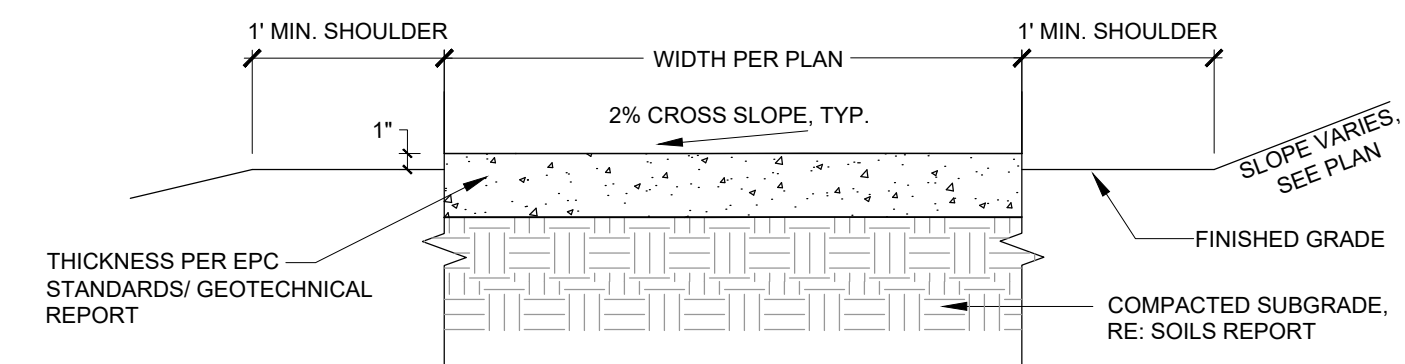
1 LANDSCAPE PLAN
1" = 50'





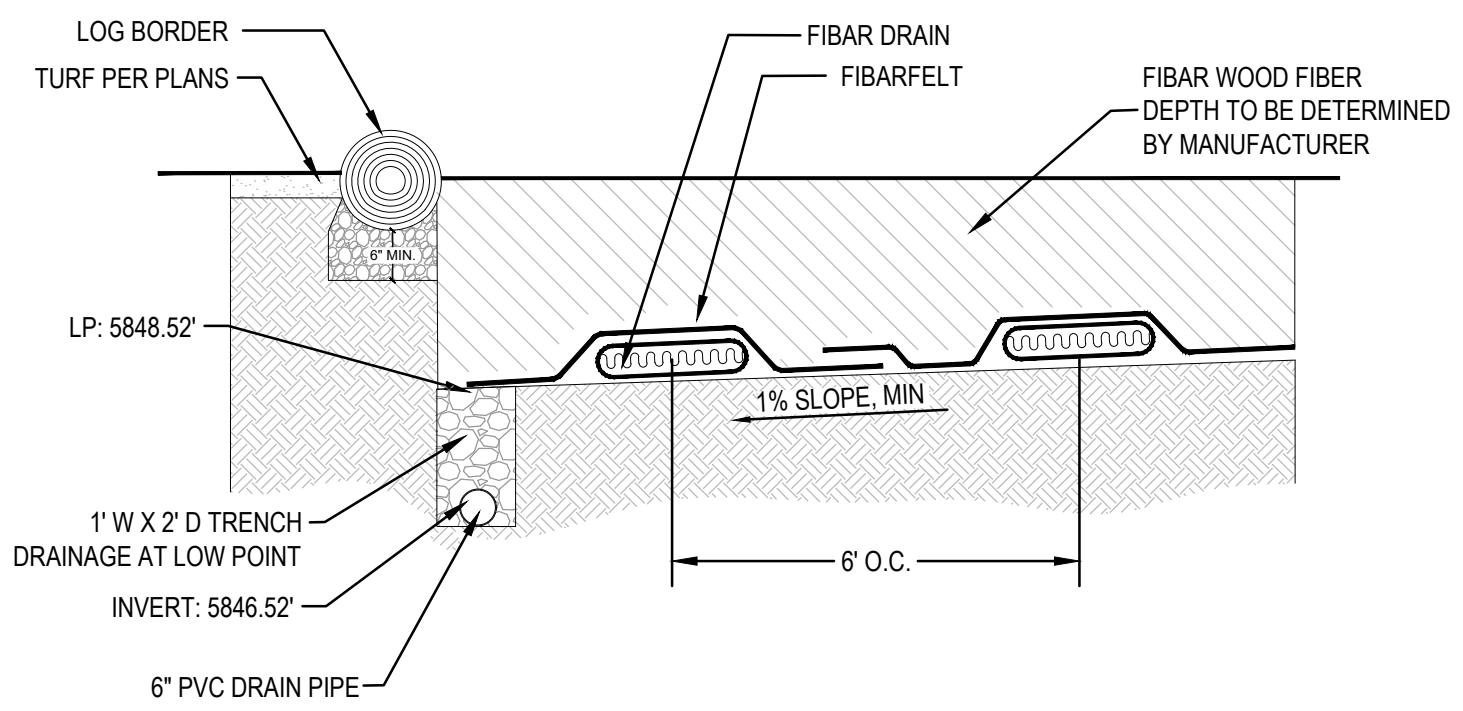
2 SITE DIMENSIONS
1" = 20'

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



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

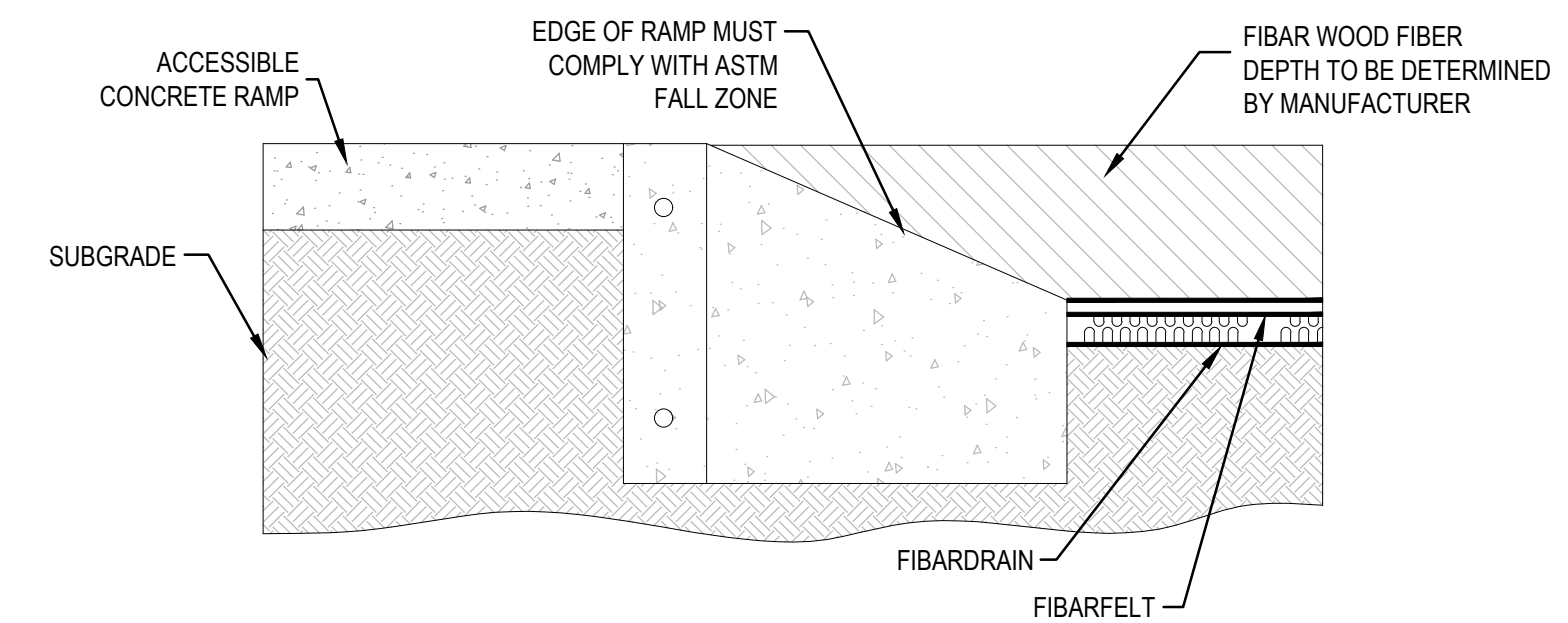
3 CONCRETE WALKWAY DETAIL
NTS



4 FIRBARSYSTEM 200 PLAYGROUND SURFACE DRAINAGE
NTS

- COMPANY:** FIRBAR PLAYGROUND SURFACING
PRODUCT: ENGINEERED WOOD FIBER PLAYGROUND SURFACE MATERIAL
PHONE: 1-800-372-2721
WEBSITE: WWW.FIBAR.COM
MODEL: FIRBAR200; FIRBAR DRAIN; FIRBARFELT OR APPROVED EQUAL

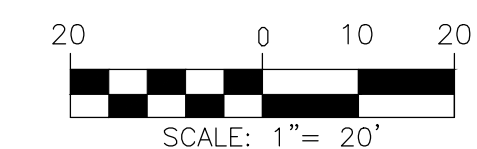
- GENERAL NOTES:**
1. INSTALL DRAINAGE SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
 2. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 3. CONTRACTOR TO VERIFY FINISHED GRADES PRIOR TO INSTALLATION PER FIRBAR WOOD CHIPS DEPTH AS RECOMMENDED PER MANUFACTURER'S SPECIFICATIONS.
 4. PROVIDE DRAINAGE TRENCH AND PVC DRAIN PIPE AS REQUIRED FOR PROPER DRAINAGE.



5 FIRBARSYSTEM ADA ACCESSIBLE ENTRANCE DETAIL
NTS

- COMPANY:** FIRBAR PLAYGROUND SURFACING
PRODUCT: ENGINEERED WOOD FIBER PLAYGROUND SURFACE MATERIAL
PHONE: 1-800-372-2721
WEBSITE: WWW.FIBAR.COM
MODEL: FIRBAR200; FIRBAR DRAIN; FIRBARFELT OR APPROVED EQUAL

- GENERAL NOTES:**
1. INSTALL DRAINAGE SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
 2. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 3. CONTRACTOR TO VERIFY FINISHED GRADES PRIOR TO INSTALLATION PER FIRBAR WOOD CHIPS DEPTH AS RECOMMENDED PER MANUFACTURER'S SPECIFICATIONS



TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
FILING 1 PARK
CONSTRUCTION DRAWINGS

CONSULTANT:
LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

PROJECT:
TRAILS AT ASPEN RIDGE
FILING 1

EL PASO COUNTY

OWNER/ DEVELOPER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

PCD FILE:
ISSUE: DECEMBER, 2019

DRAWING INFORMATION:
PROJECT NO: 19.886.008
DRAWN BY: SC
CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE: CONSTRUCTION DRAWINGS

LAYOUT PLAN

LS3

SHEET 3 OF 6

TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
FILING 1 PARK
CONSTRUCTION DRAWINGS

CONSULTANT:

LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
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PROJECT:
TRAILS AT ASPEN RIDGE
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OWNER/ DEVELOPER:
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555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

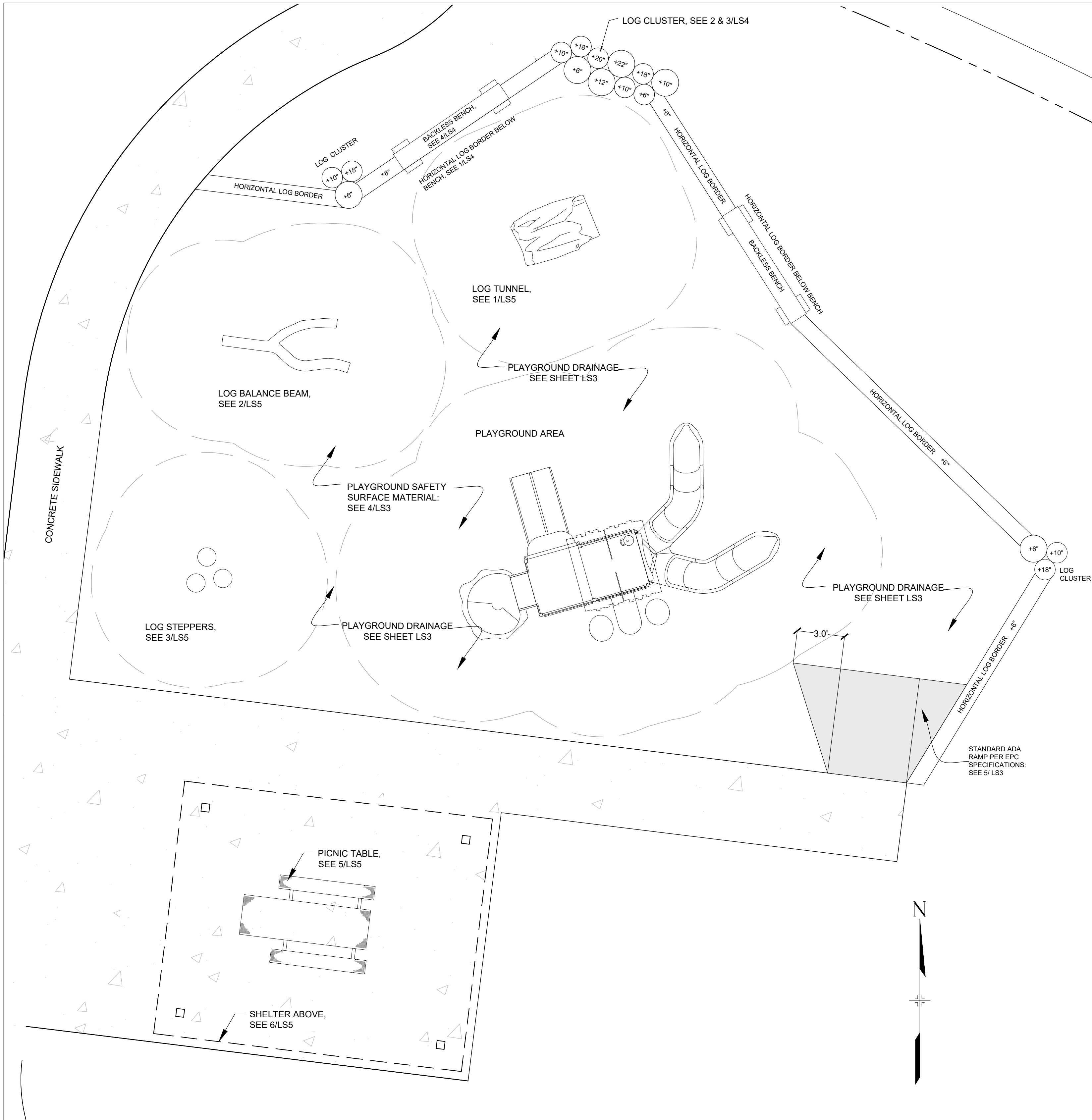
PCD FILE:
ISSUE: DECEMBER, 2019

DRAWING INFORMATION:
PROJECT NO: 19.886.008
DRAWN BY: SC
CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE: CONSTRUCTION DRAWINGS

PLAY AREA
ENLARGEMENT,
PLAYGROUND
DETAILS

LS4

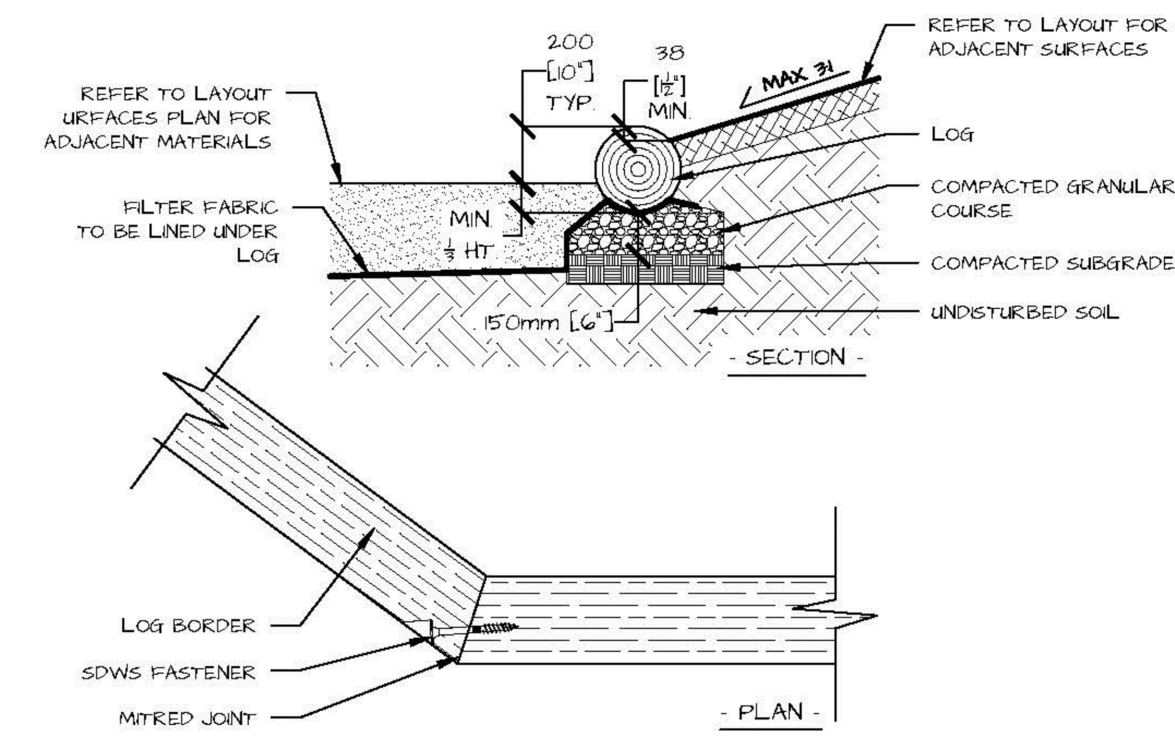
SHEET 4 OF 6



1 PLAY AREA ENLARGEMENT
3" = 1'0"

PLAY AREA NOTES:

1. ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. PLAYGROUND SURFACE MATERIAL TO BE ENGINEERED WOOD CHIPS, DEPTH AND INSTALLATION PER MANUFACTURER'S SPECIFICATION. SEE DETAIL, 4/LS4
3. CONTRACTOR TO PROVIDE PROPER DRAINAGE OF PLAYGROUND AREA PER MANUFACTURER'S SPECIFICATIONS.
4. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ALL EQUIPMENT PRIOR TO INSTALLATION.



1 HORIZONTAL LOG BORDER SECTION & PLAN
NTS

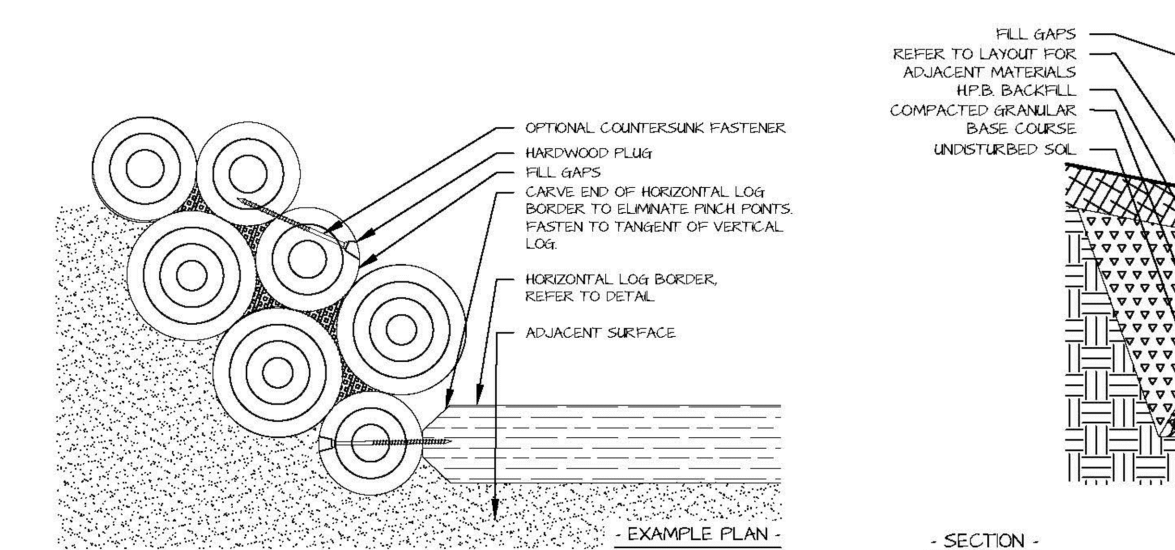
COMPANY: NATURE'S INSTRUMENTS
PRODUCT: HORIZONTAL LOG BORDER
PHONE: 1-877-733-7456
WEBSITE: WWW.NATUREINSTRUMENTS.COM
MODEL: NI-PG-605-02

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

2 LOG CLUSTER PLAN
NTS

COMPANY: NATURE'S INSTRUMENTS
PRODUCT: LOG CLUSTERS
PHONE: 1-877-733-7456
WEBSITE: WWW.NATUREINSTRUMENTS.COM
MODEL: NI-PG-606-10

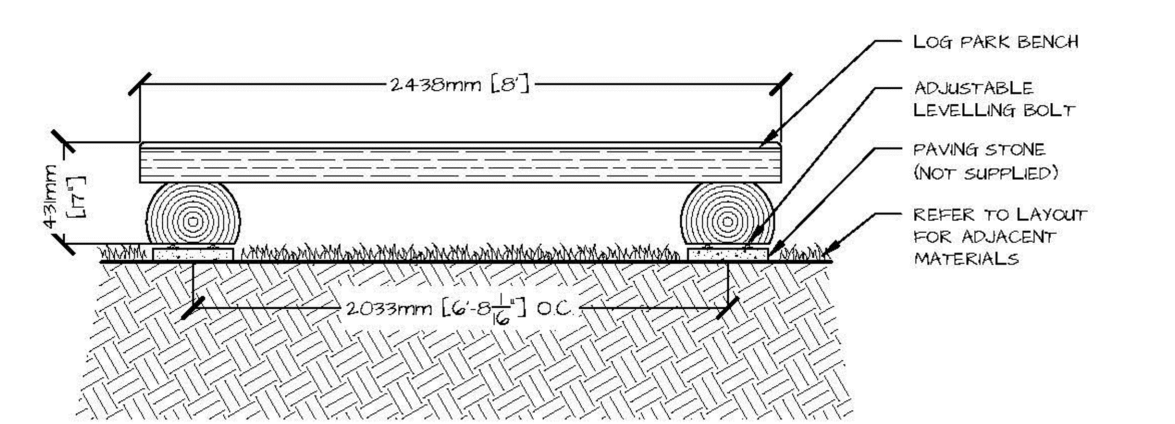
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



3 LOG CLUSTER PLANS AND SECTION
NTS

COMPANY: NATURE'S INSTRUMENTS
PRODUCT: LOG CLUSTERS
PHONE: 1-877-733-7456
WEBSITE: WWW.NATUREINSTRUMENTS.COM
MODEL: NI-PG-606-10

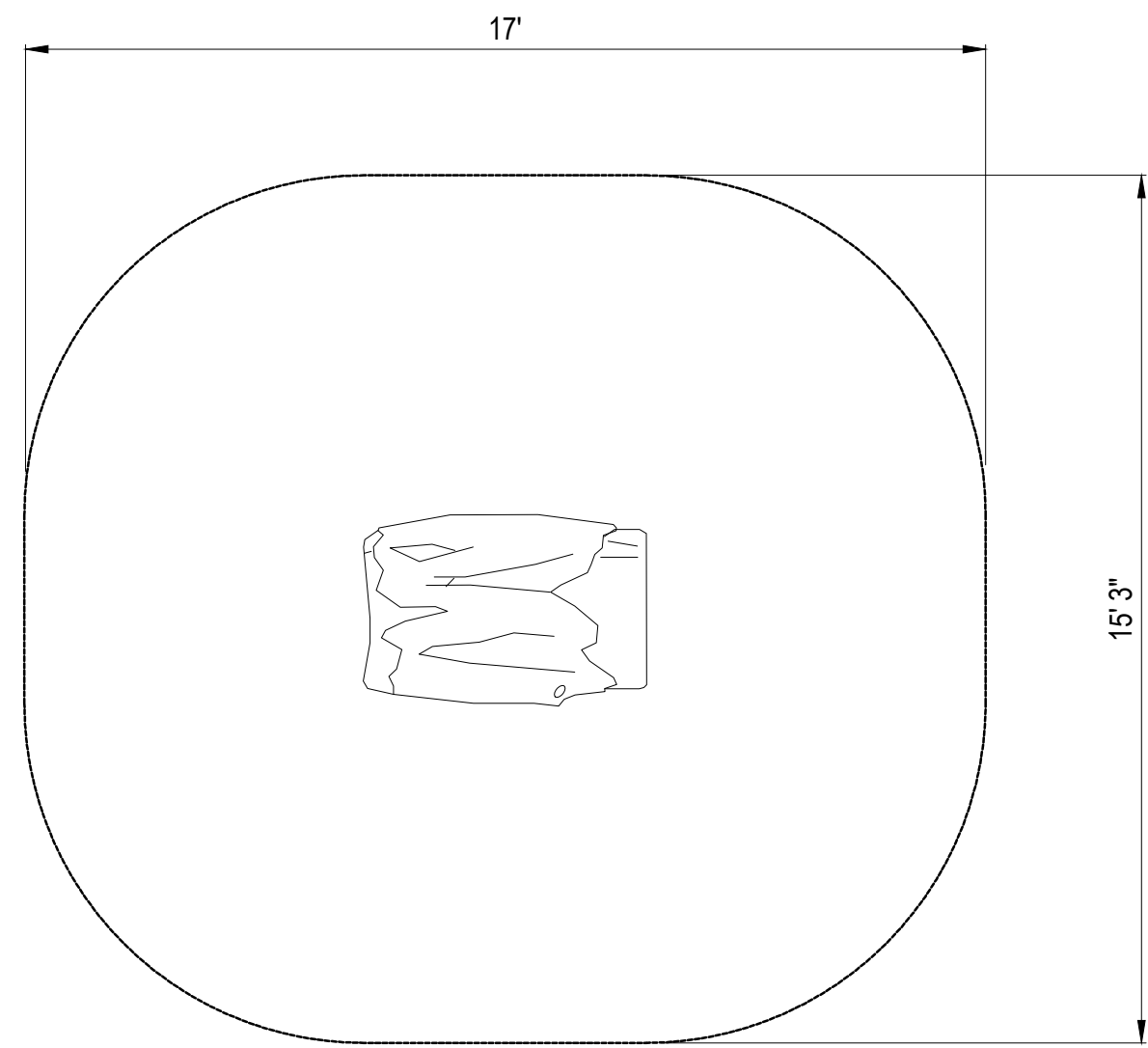
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



4 BACKLESS BENCH SECTION & PLAN
NTS

COMPANY: NATURE'S INSTRUMENTS
PRODUCT: BACKLESS LOG PARK BENCH
PHONE: 1-877-733-7456
WEBSITE: WWW.NATUREINSTRUMENTS.COM
MODEL: NI-PG-703-02

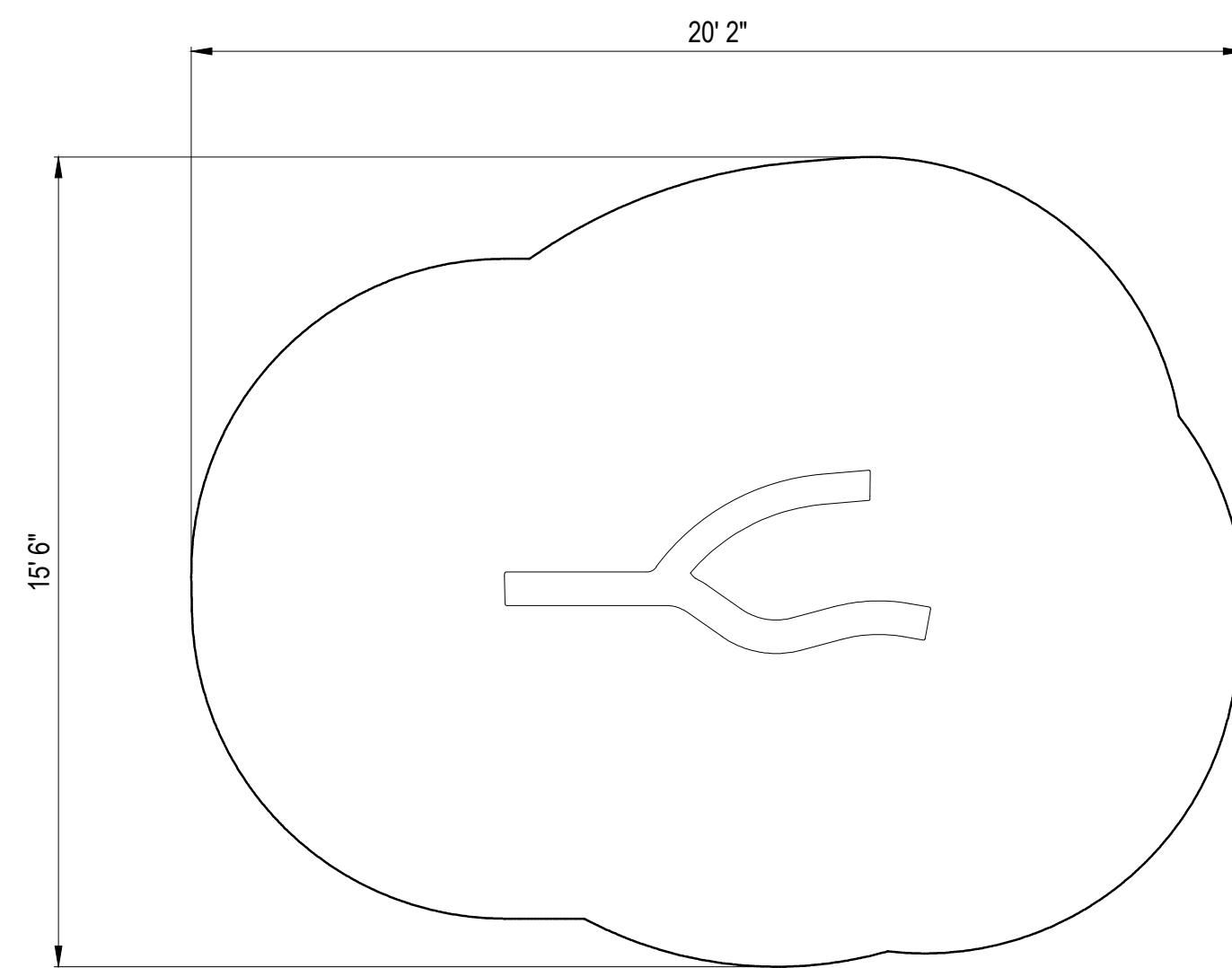
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



1 LOG TUNNEL PLAN
NTS

COMPANY: LANDSCAPE STRUCTURES
PRODUCT: NATURAL PLAY COMPONENTS
PHONE: 1-888-438-6574
WEBSITE: WWW.PLAYLSI.COM
MODEL: #173594 PALETTE - AC

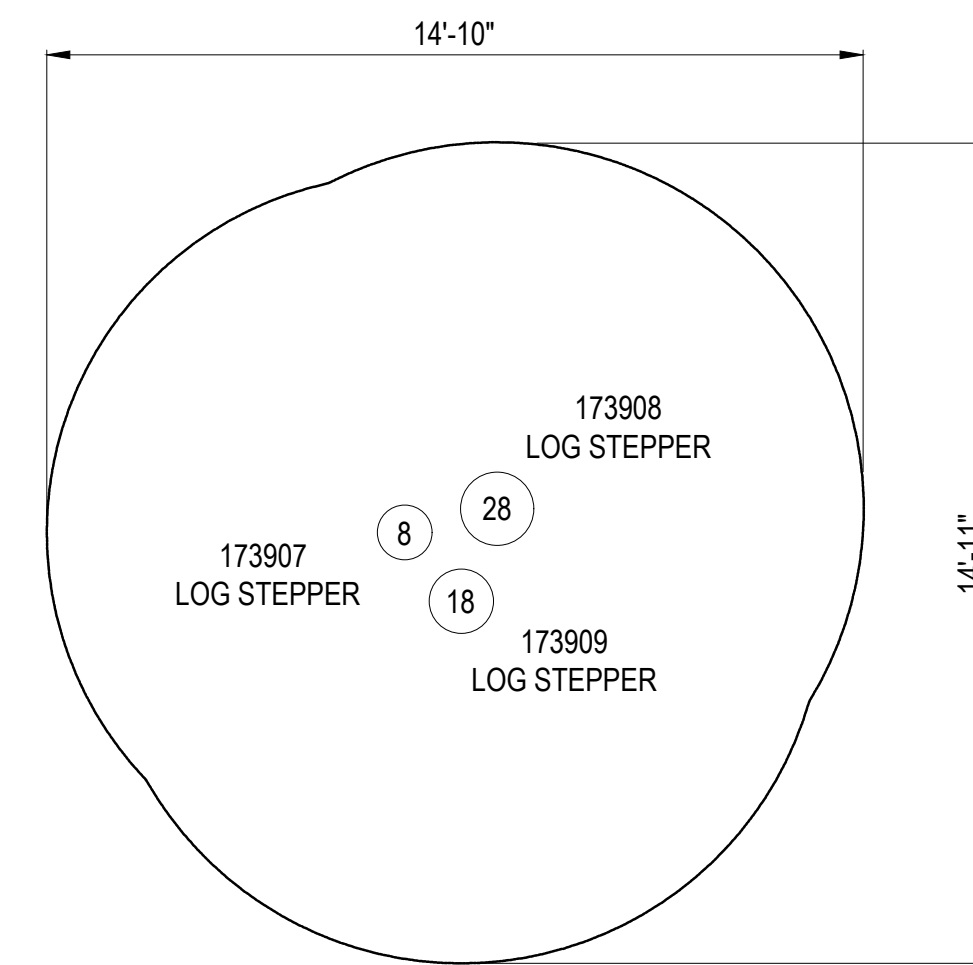
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



2 LOG BALANCE BEAM
NTS

COMPANY: LANDSCAPE STRUCTURES
PRODUCT: NATURAL PLAY COMPONENTS
PHONE: 1-888-438-6574
WEBSITE: WWW.PLAYLSI.COM
MODEL: #173596 PALETTE - AC

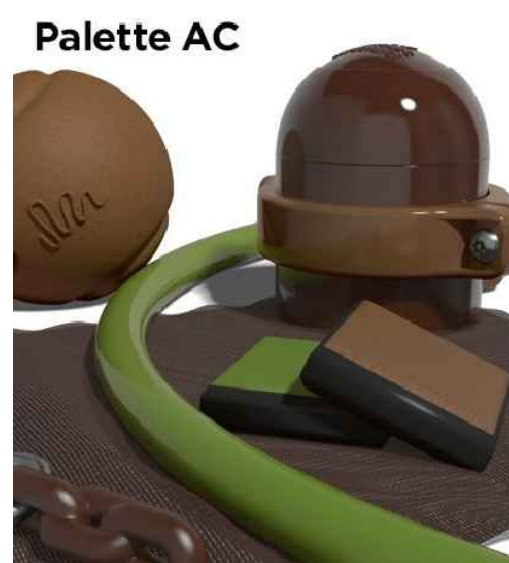
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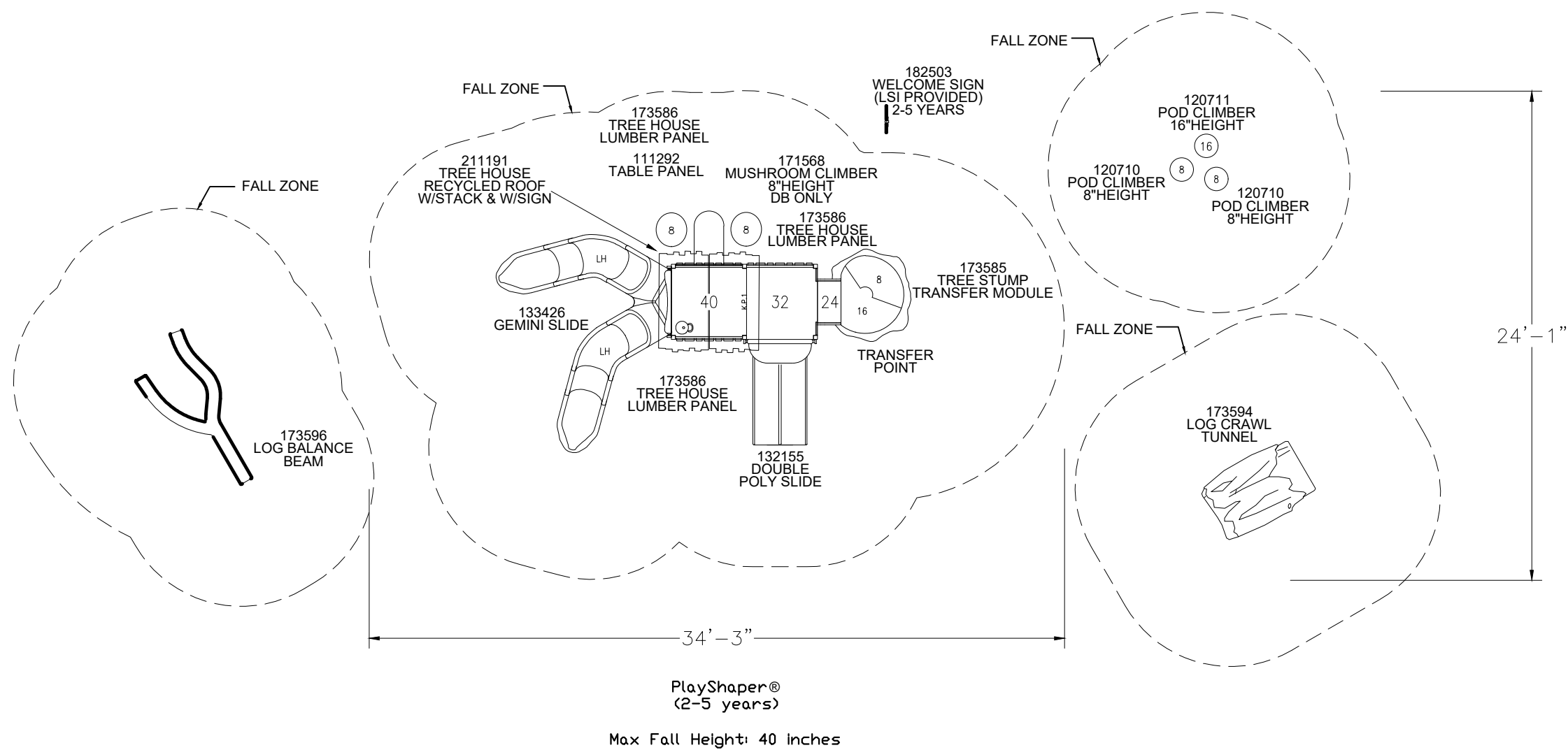
3 LOG STEPPERS
NTS

COMPANY: LANDSCAPE STRUCTURES
PRODUCT: NATURAL PLAY COMPONENTS
PHONE: 1-888-438-6574
WEBSITE: WWW.PLAYLSI.COM
MODEL: #185861 PALETTE - AC

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



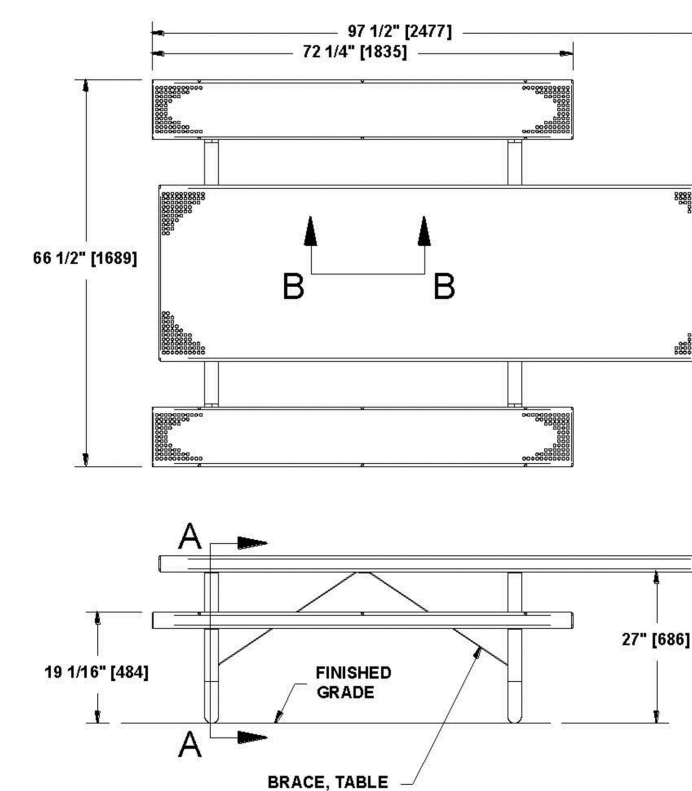
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4 PLAY SHAPER PLAYGROUND - MODEL 3049
NTS

COMPANY: LANDSCAPE STRUCTURES
PRODUCT: PLAY SHAPER STRUCTURE
PHONE: 1-888-438-6574
WEBSITE: WWW.PLAYLSI.COM
MODEL: CUSTOM
COLOR: PALETTE - AC

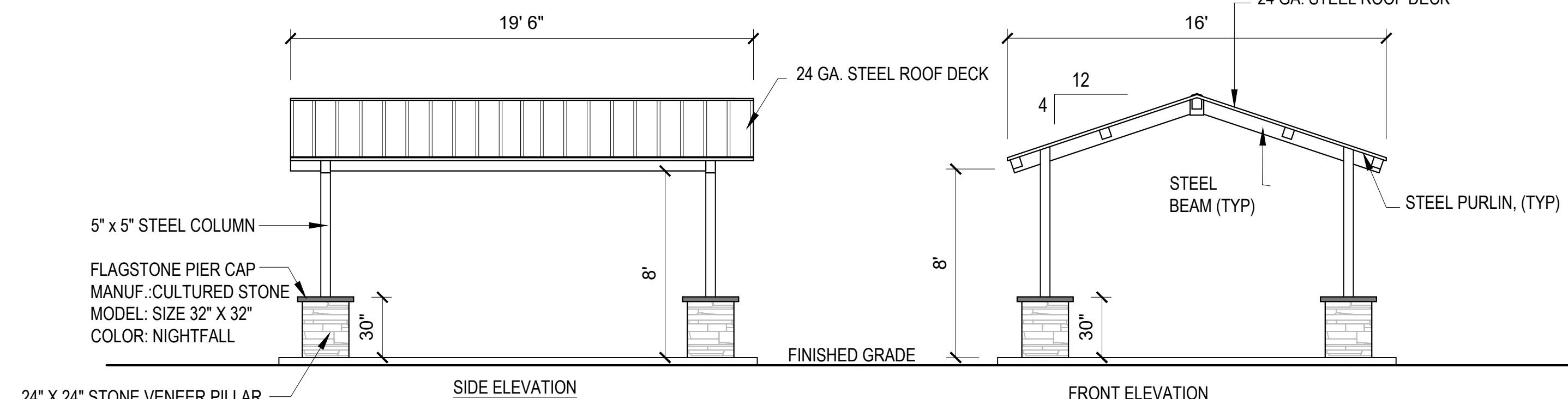
NOTE:
1. ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF ALL PLAY EQUIPMENT.



5 ADA PICNIC TABLE
NTS

COMPANY: BCI BURKE COMPANY, LLC
PRODUCT: 8" PVC ADA TRADITIONAL TABLE, ONE END
PHONE: 1-888-356-2070
WEBSITE: WWW.BCIBURKE.COM
MODEL: 580-0226
COLOR: BLACK (OR APPROVED EQUAL)

NOTE: MOUNTING PER MANUFACTURER'S SPECIFICATION



6 GABLE SHELTER
NTS

COMPANY: COVERWORX
PRODUCT: STEELWORX GABLE SHELTER 16' X 19' 6"
PHONE: 1-800-657-6118
WEBSITE: WWW.COVERWORX.COM
ROOF COLOR: SLATE GRAY
POWDER COATING (FRAME) COLOR: SLATE GRAY

COMPANY: CULTURED STONE
PHONE: 1-800-255-1727
WEBSITE: WWW.CULTUREDSTONE.COM

GENERAL NOTE:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. SUBMIT COLOR SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.
3. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
FILING 1 PARK
CONSTRUCTION DRAWINGS

CONSULTANT:
LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone: 719-575-0100
Fax: 719-575-0208

PROJECT:
TRAILS AT ASPEN RIDGE
FILING 1

EL PASO COUNTY

OWNER/ DEVELOPER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

PCD FILE:
ISSUE: DECEMBER, 2019

DRAWING INFORMATION:
PROJECT NO.: 19.886.008
DRAWN BY: SC
CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE: CONSTRUCTION DRAWINGS

PLAYGROUND &
PICNIC AREA
DETAILS

LS5

SHEET 5 OF 6

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 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 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 ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- 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.
- 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.

SODDING & SEEDING:

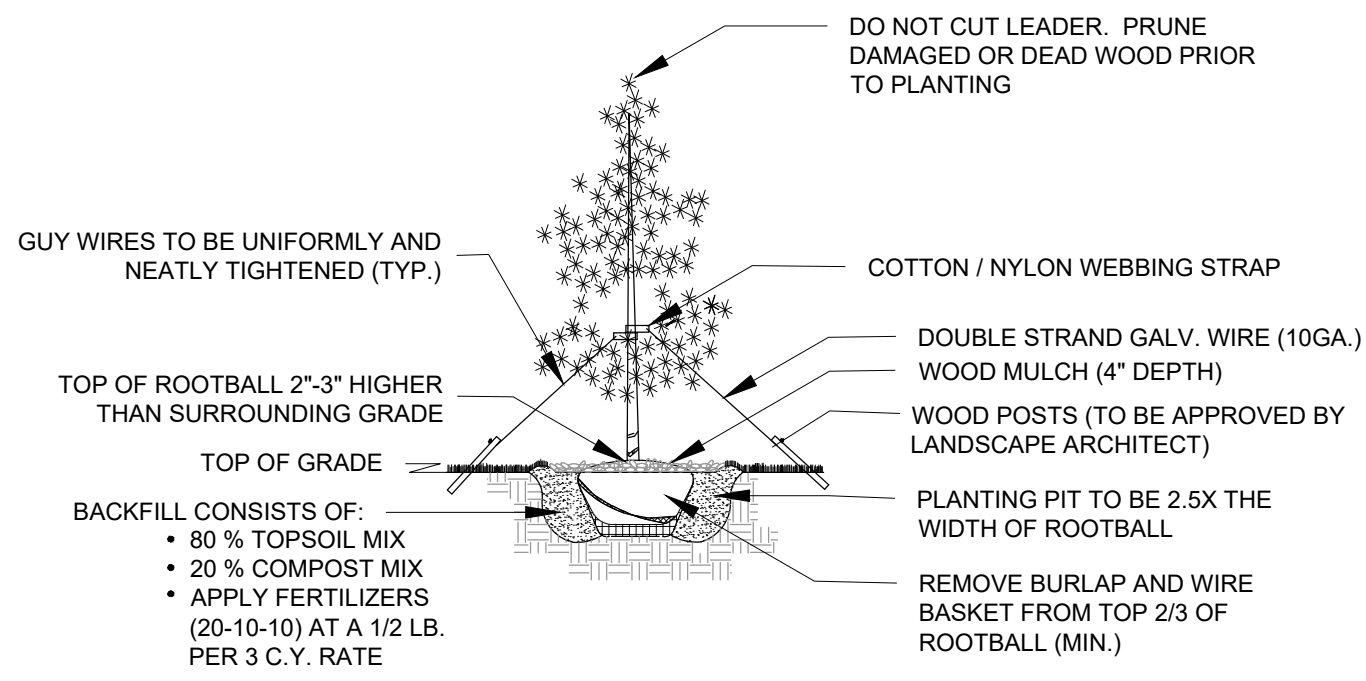
- CONTRACTOR TO WOOD STAKE NATIVE SEED AND SOD BED LINE AREAS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED IN THE SOIL ANALYSIS.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- 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.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDING AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - FOR AREAS LARGER THAN 0.1 ACRE - HYDRO-SEEDING SHALL BE USED.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- 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 WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- 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 SEEDING 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 RESEEDING 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 RESEEDING DURING THE SAME SEASON.
- IN ORDER TO MAINTAIN MOW LINES WHICH DELINEATE VARYING SPECIES OF SEED WOOD STAKES SHALL REMAIN FOR A ONE YEAR TIME FRAME (OR UNTIL SEED HAS REACHED THE PROPER GROWTH OUTLINED ABOVE). STAKING SHOULD OCCUR, ON AVERAGE, EVERY 20'. STAKING OUTLINED TO BE APPROVED BY LANDSCAPE ARCHITECT OR OTHER APPOINTED OWNER'S REPRESENTATIVE. STEEL EDGER NOT REQUIRED BETWEEN TURF TYPES.

SHRUB/ TREE PLANTING NOTES:

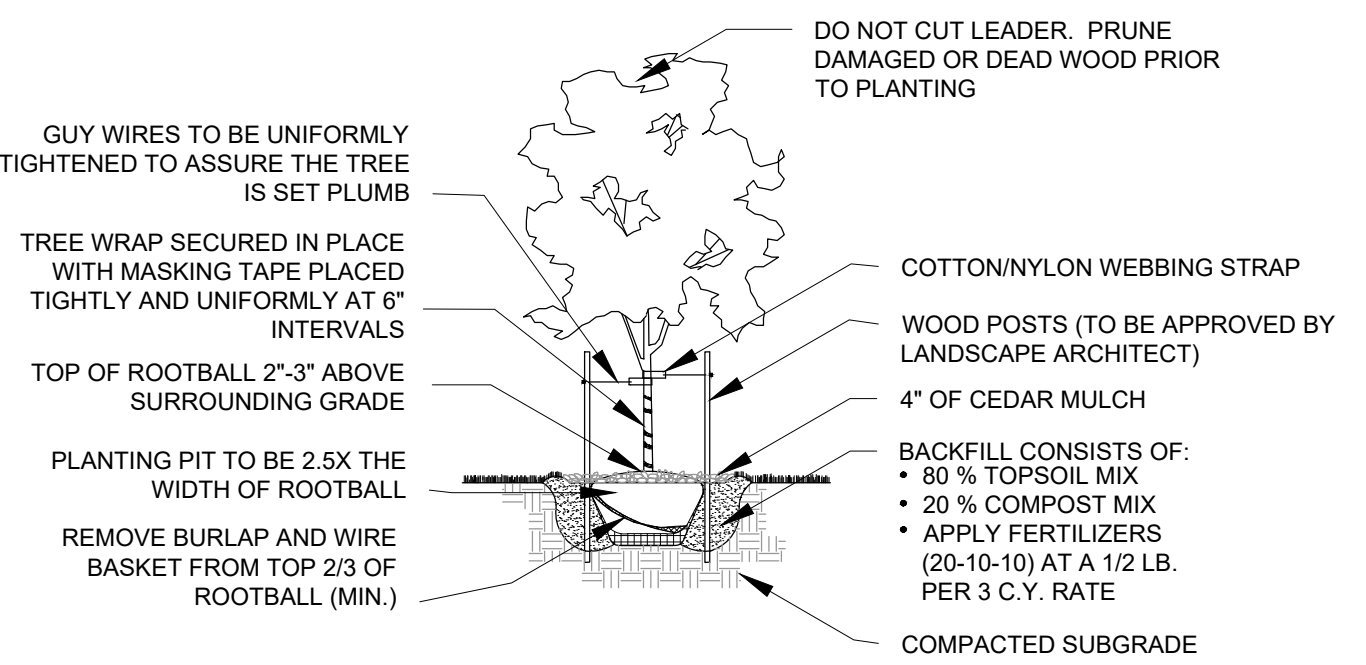
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO 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.
- 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.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
- 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.
- 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.

SOILS ANALYSIS RECOMMENDATIONS :

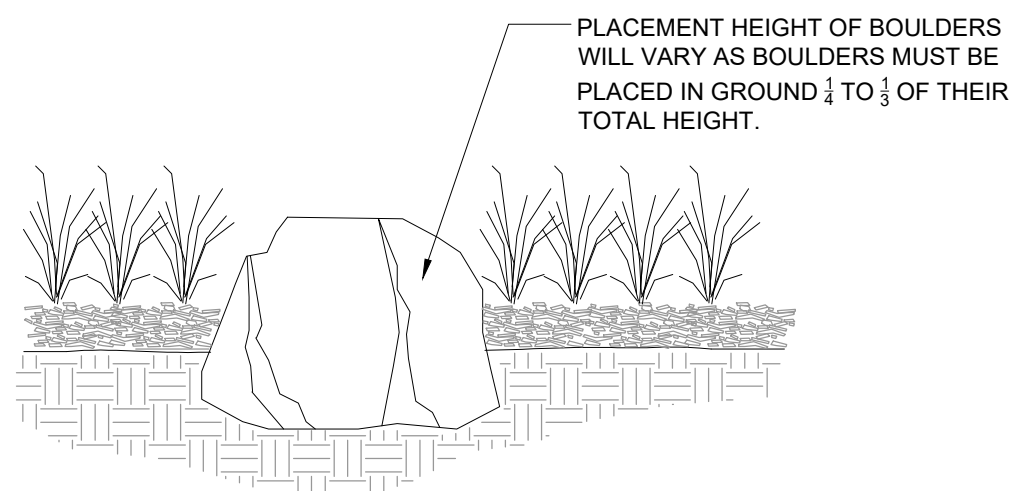
- APPLY 3 CY/ 1,000 SF ORGANIC MATTER COMPOST AMENDMENT. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.



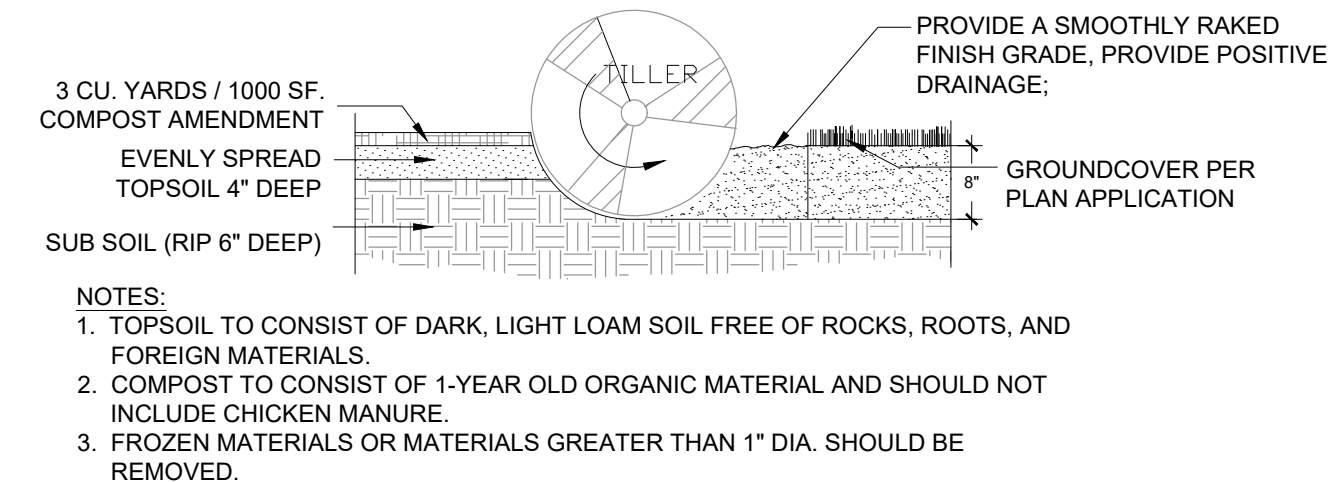
1 EVERGREEN TREE PLANTING DETAIL NTS



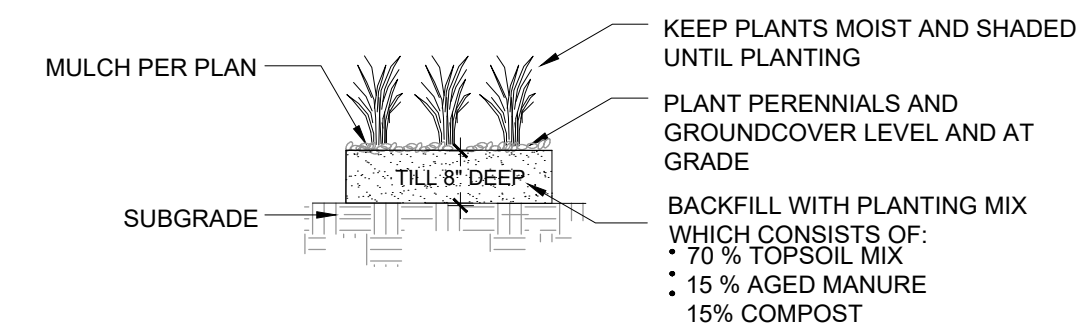
2 DECIDUOUS TREE PLANTING DETAIL NTS



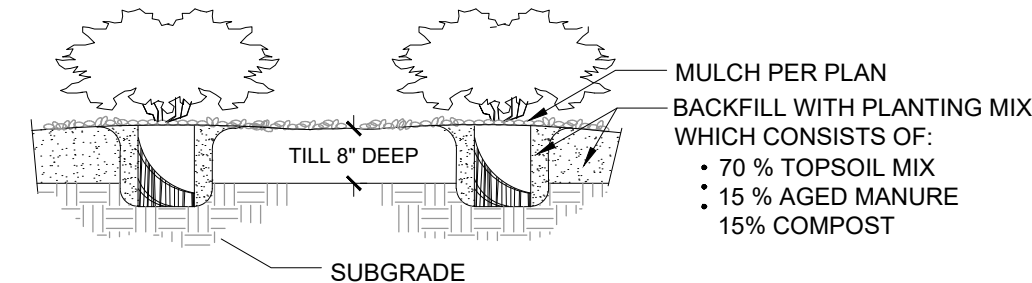
5 BOULDERS NTS



3 SOIL PREP- ALL AREAS NTS



4 GRASSES AND PERENNIALS NTS



6 SHRUBS PLANTING DETAIL NTS

TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
FILING 1 PARK
CONSTRUCTION DRAWINGS

CONSULTANT:
LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
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Phone 719-575-0100
Fax 719-575-0208

PROJECT:
TRAILS AT ASPEN RIDGE
FILING 1

EL PASO COUNTY

OWNER/ DEVELOPER:
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555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
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PCD FILE:
ISSUE: DECEMBER, 2019

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PROJECT NO: 19.886.008
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CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE: CONSTRUCTION DRAWINGS

LANDSCAPE NOTES,
LANDSCAPE
DETAILS

LS6