



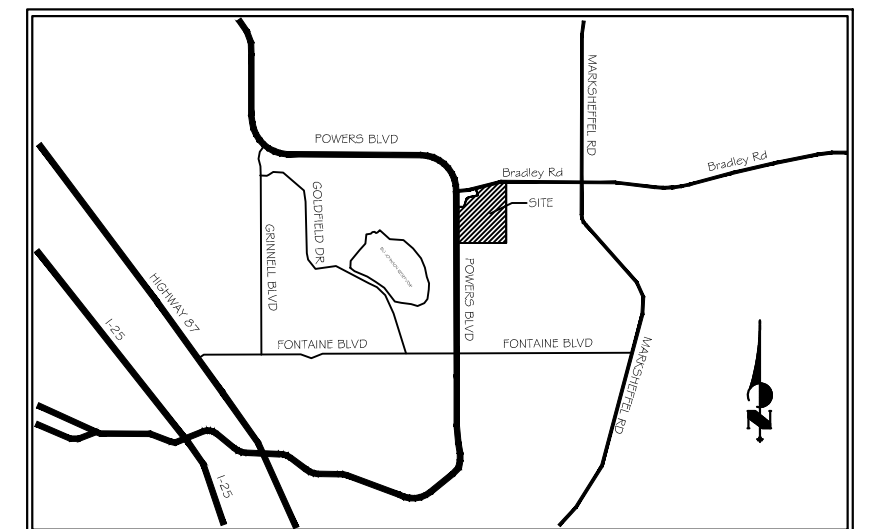
Know what's below.
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TRAILS AT ASPEN RIDGE

FILING 2 POCKET PARK

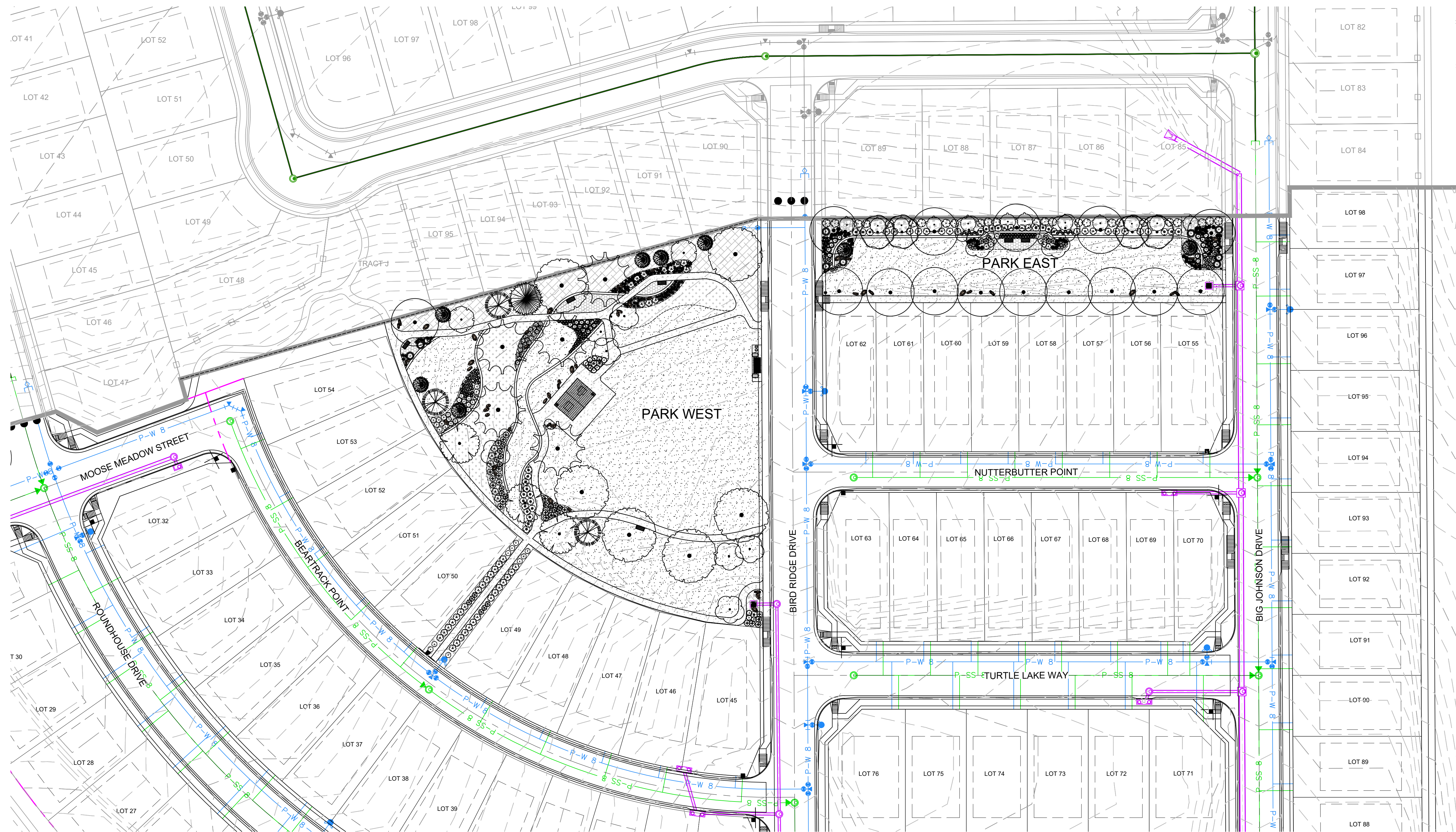
A TRACT OF LAND LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

VICINITY MAP



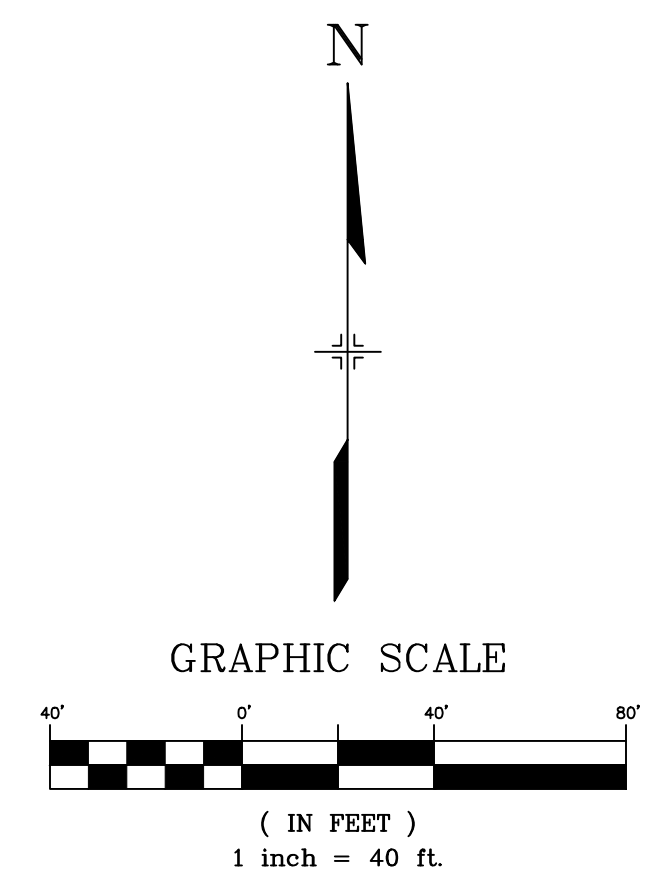
SHEET INDEX:

- LS01 LANDSCAPE PLAN TITLE SHEET & OVERALL MAP
- LS02 WEST POCKET PARK
- LS03 EAST POCKET PARK
- LS04-05 LANDSCAPE & SITE DETAILS
- LS06 LANDSCAPE NOTES

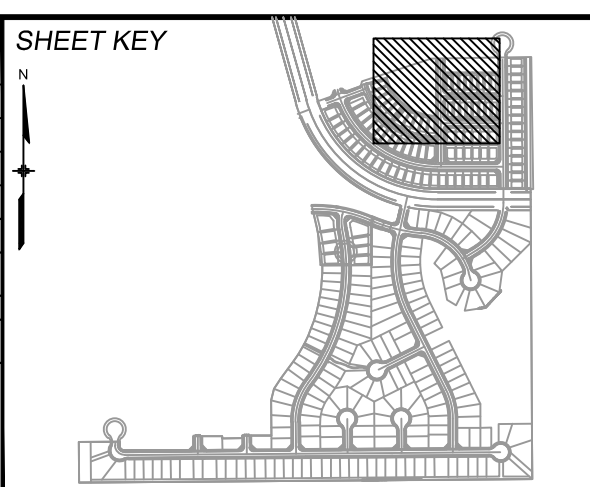


1 SITE LOCATION PLAN
1" = 40'

N



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\LS01.dwg				
PLOT DATE: February 26, 2021 10:28:17 AM				
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL
PRELIMINARY
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TRAILS AT ASPEN RIDGE				
FILING NO. 2				
POCKET PARK OVERALL SITE				
DESIGNED BY: JA	SCALE: 1" = 40'	DATE ISSUED: FEBRUARY 2021	DRAWING No. LS01	
CHECKED BY: JA	VERT. N/A	SHEET 1 OF 6		

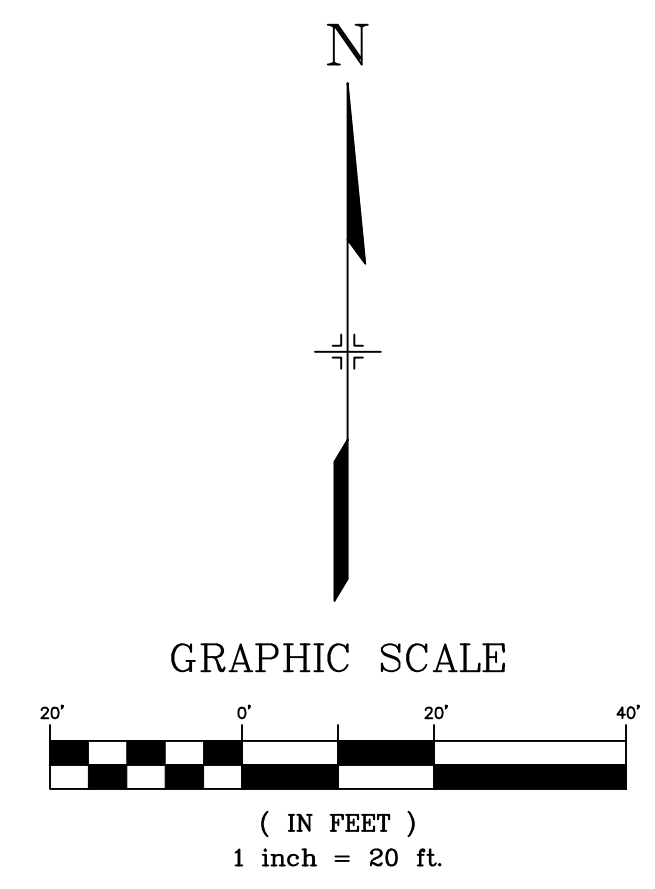


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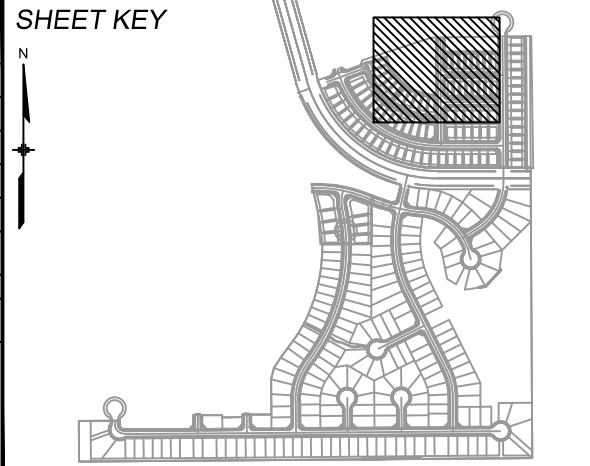
SYMBOL/CALLOUT	DESCRIPTION
	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	SHREDDED CEDAR WOOD MULCH TO BE USED IN TREE RINGS PER DETAIL. INSTALL TO DEPTH OF 4".
	NATIVE SEED A: PAWNEE BUTTES SEED INC. PBSI - Low Grow Native mix. Includes: [Arizona Fescue, Sandberg Bluegrass, Rocky Mountain Fescue, Big Bluegrass] Seeding Rate: PER SEED SUPPLIER RECOMMENDATION
	NATIVE SEED B: WESTERN NATIVE SEED - High Plains/Foothills Grasses mix. Includes: [30% Bouteloua outrepida (Sole Oats Grama), 20% Pascopyrum smithii (Western Wheatgrass), 10% Elymus trachycalyx (Slender Wheatgrass), 5% Achatherum hymenoides (Indian Ricegrass), 5% Andropogon gerardi (Big Bluestem), 5% Bouteloua gracilis (Blue Grama), 5% Elymus elymoides (Bottlebrush Squarreltail), 5% Nassella viridula (Green Needlegrass), 5% Panicum virginum (Switchgrass), 5% Schizachyrium scoparium (Little Bluestem), 5% Sorghastrum nutans (Yellow Indiangrass)] Seeding Rate: PER SEED SUPPLIER RECOMMENDATION
	COBBLE A: COTTONWOOD BREEZE (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation.
	COBBLE B: 3/4" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation.
	COBBLE C: 1.5" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation.
	STEEL EDGE: Steel edge to be DURAEDEGE 1/4" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.
	SILLOAM BOULDER: Install per detail SIZES ARE APPROXIMATE: 1/3 TO BE 2' X 3' 1/3 TO BE 3' X 4' 1/3 TO BE 3.5' X 5'

	FIRE HYDRANT, TYP. REF. CIVIL
	UTILITY EASEMENT, TYP. REF. CIVIL
	PROPERTY LIMIT LINE
	LANDSCAPE BUFFER/ SETBACK LINE
	EXISTING GRAVEL WALL BACKFILL TO REMAIN
	CONCRETE SIDEWALK, REF. CIVIL



1 WEST LOT: SITE PLAN & PLANTING PLAN
1" = 20'

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A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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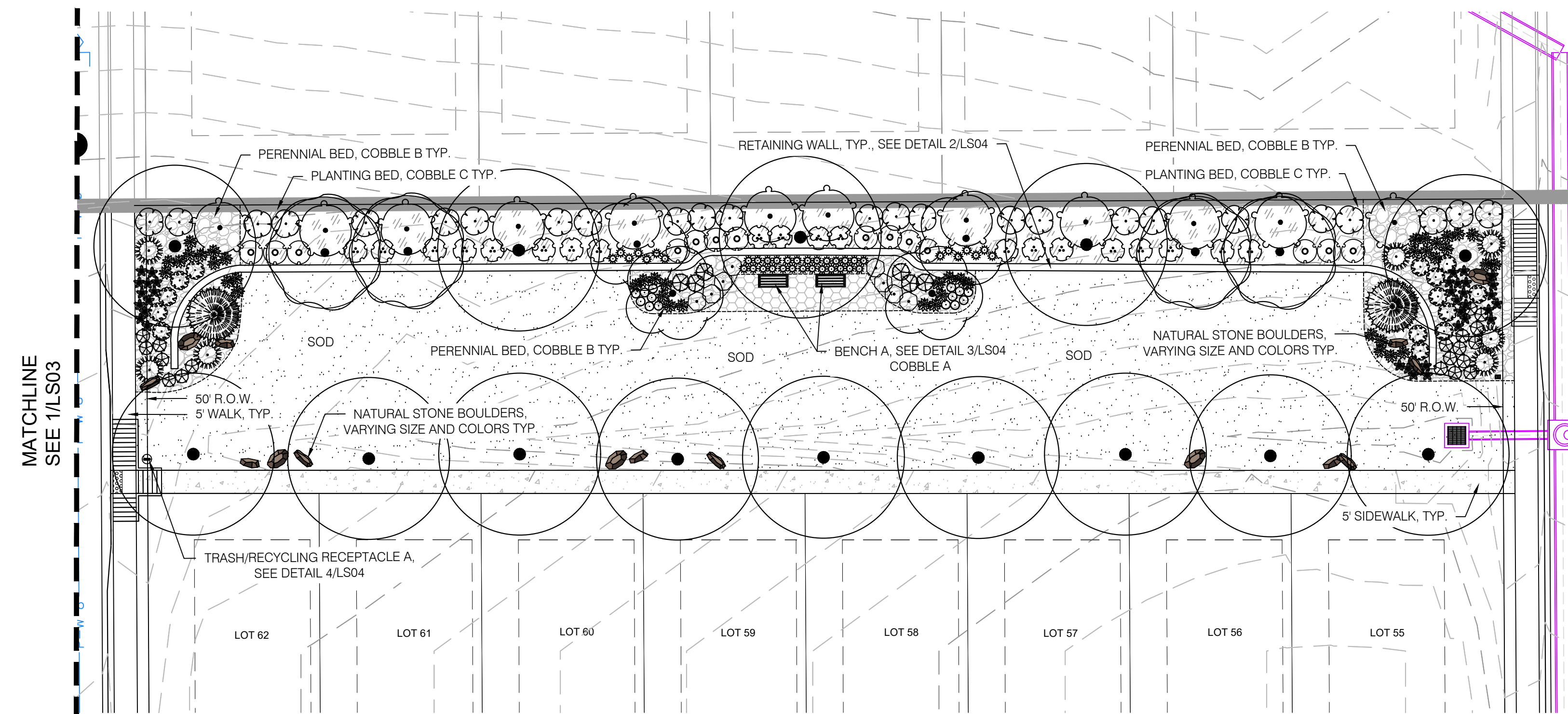
PREPARED BY:
Matrix

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TRAILS AT ASPEN RIDGE				
FILING NO. 2				
WEST PARK DESIGN				
DESIGNED BY: JA	SCALE: 1" = 20'	DATE ISSUED: FEBRUARY 2021	DRAWING No. LS02	
DRAWN BY: SC	HORIZ: N/A	SHEET: 2 OF 6		
CHECKED BY: JA	VERT: N/A			

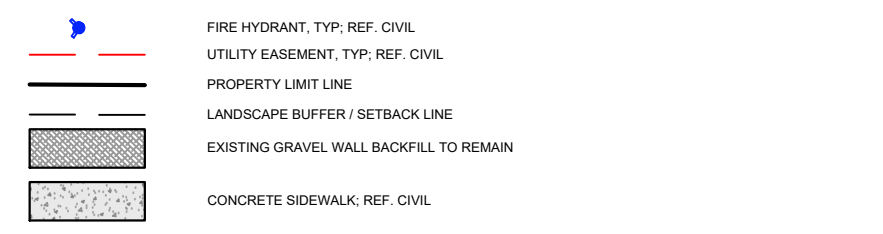


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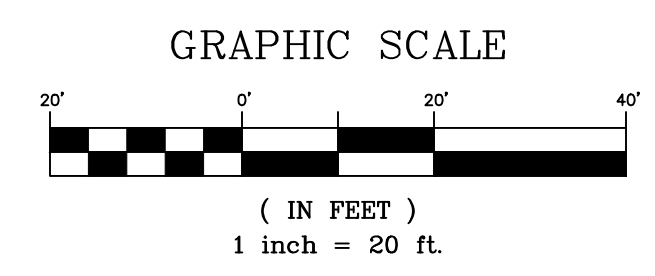
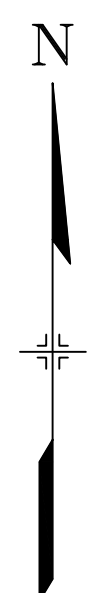


1 EAST LOT: SITE PLAN & PLANTING PLAN
1" = 20'

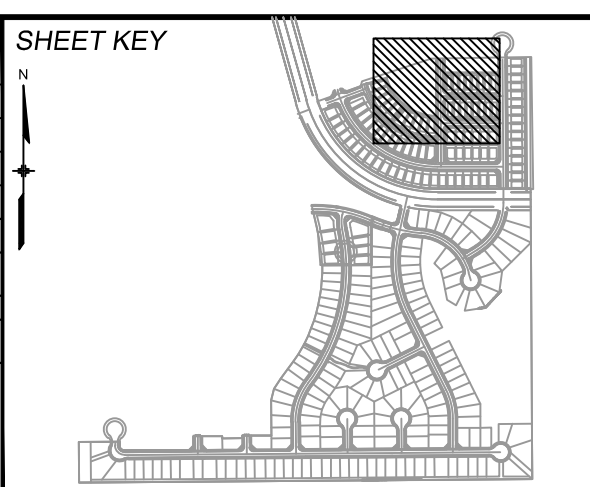
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PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AA	15	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2.5" CAL.	B&B	15'-25'	40'-50'
	AA2	4	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY MUTLI - T	2" CAL.	B&B	15'-25'	15'-25'
	GK	6	GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE	2.5" CAL.	B&B	40'-50'	50'-60'
	KP	3	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2.5" CAL.	B&B	20'-30'	20'-30'
	MR	2	MALUS X 'RED JEWEL' CRAB APPLE	2.5" CAL.	B&B	15'-20'	15'-20'
	MS	11	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	2" CAL.	B&B	15'-20'	15'-20'
	TW	5	TILIA AMERICANA 'WANDELL' LEGEND AMERICAN LINDEN	2.5" CAL.	B&B	30'-40'	40'-50'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PC	1	PICEA PUNGENS COLORADO SPRUCE	6" HT.	B&B	20'-30'	40'-60'
	PH	8	PINUS HELDREICHII BOSNIAN PINE	6" HT.	B&B	10'-12'	15'-25'
	PS	3	PINUS SYLVESTRIS SCOTCH PINE	6" HT.	B&B	20'-30'	30'-50'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	CC	11	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	5 GAL.	POT	2'-3'	3'-4'
	CT	27	COTONEASTER ADPRESSUS 'TOM THUMB' EARLY COTONEASTER	5 GAL.	POT	3'-4'	1'-2'
	PA	26	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL.	POT	3'-5'	3'-5'
	PB	26	PRUNUS BESSEYI SAND CHERRY	5 GAL.	POT	4'-6'	4'-6'
	RG	10	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.	POT	6'-8'	2'-3'
	RF	11	ROSA MEIDLAND SERIES 'FIRE' FIRE MEIDLAND ROSE	5 GAL.	POT	4'-5'	18"-24"
	RW	21	ROSA X 'MEICOUBLAN' WHITE MEIDLAND	5 GAL.	POT	4'-6'	1'-2'
	SE	25	SAMBUCUS NIGRA 'EVA' TM BLACK LACE ELDERBERRY	7 GAL.	POT	4'-6'	4'-6'
	SP	12	SYRINGA X HYACINTHIFLORA 'POCAHONTAS' POCAHONTAS LILAC	5 GAL.	POT	8'-12'	8'-12'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	JA	22	JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER	5 GAL.	POT	4'-6'	1'-2'
	PC2	64	PINUS MUGO 'COMPACTA' DWARF MUGO PINE	5 GAL.	POT	5'-6'	4'-5'
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	BB	112	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL.	POT	1'-2'	2'-3'
	MG	32	MISCANTHUS SINENSIS 'GRACILLIMUS' MAIDEN GRASS	1 GAL.	POT	4'-5'	4'-5'
	PH2	45	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	POT	2'-3'	2'-3'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AL	89	AGASTACHE RUPESTRIS 'LICORICE MINT' HYSSOP	1 GAL.	POT	2'-3'	2'-3'
	EM	19	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL.	POT	2'-3'	2'-3'
	ET	14	ECHINACEA PURPUREA 'TIKI TORCH' PURPLE CONEFLOWER	1 GAL.	POT	1'-2'	2'-3'
	SR	43	SALVIA VERTICILLATA 'WHITE RAIN' LILAC SAGE	1 GAL.	POT	2'-3'	2'-3'



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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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PREPARED BY:
Matrix

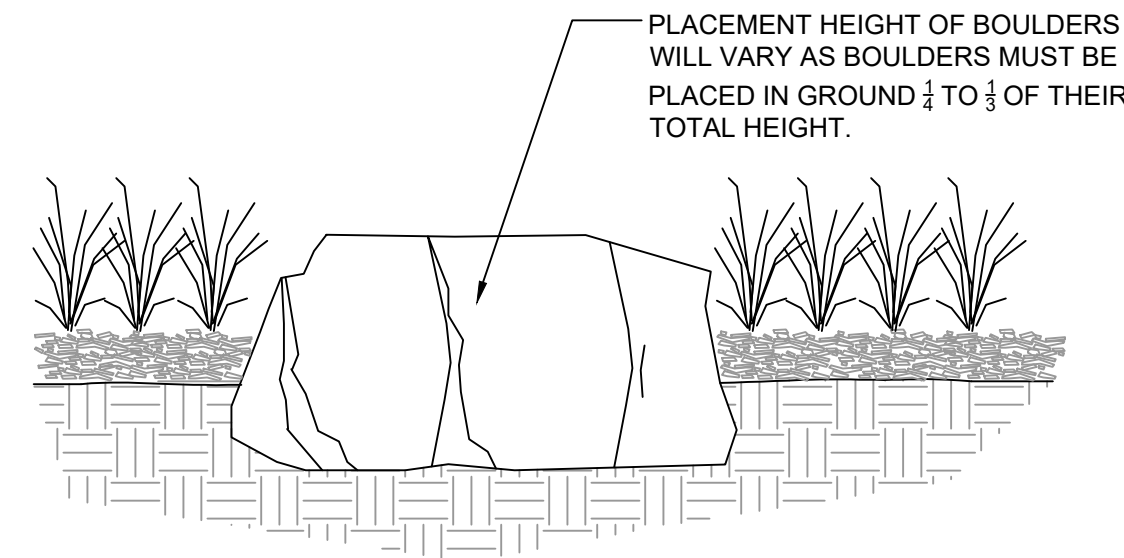
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

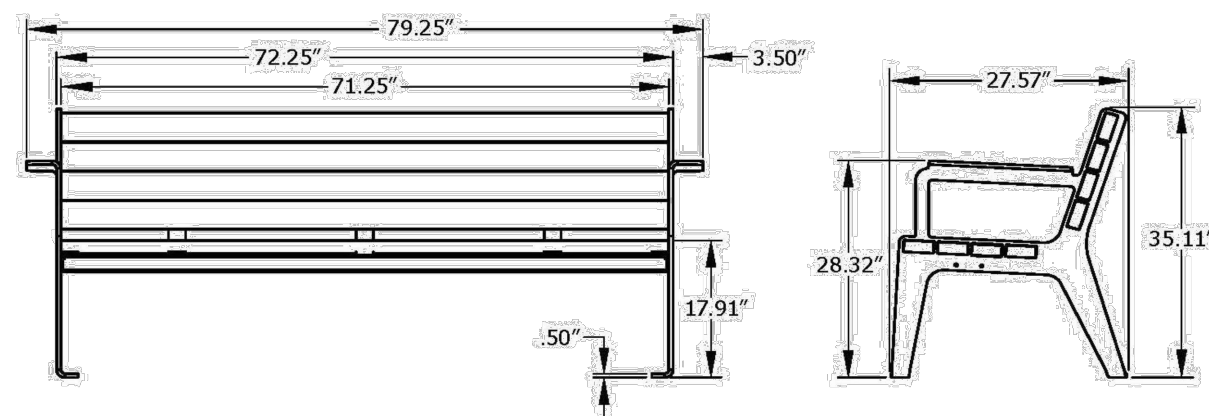
TRAILS AT ASPEN RIDGE				
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DESIGNED BY: JA	SCALE: HORIZ 1" = 20'	DATE ISSUED: FEBRUARY 2021	DRAWING No. LS03	
CHECKED BY: JA	VERT. N/A	SHEET 3 OF 6		



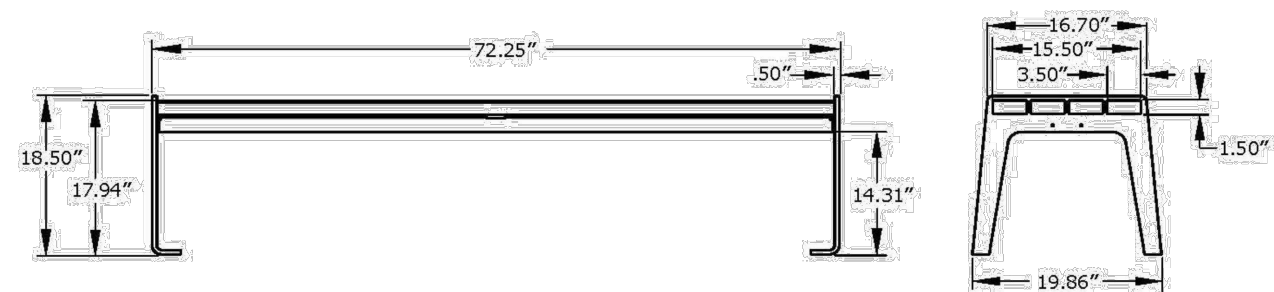
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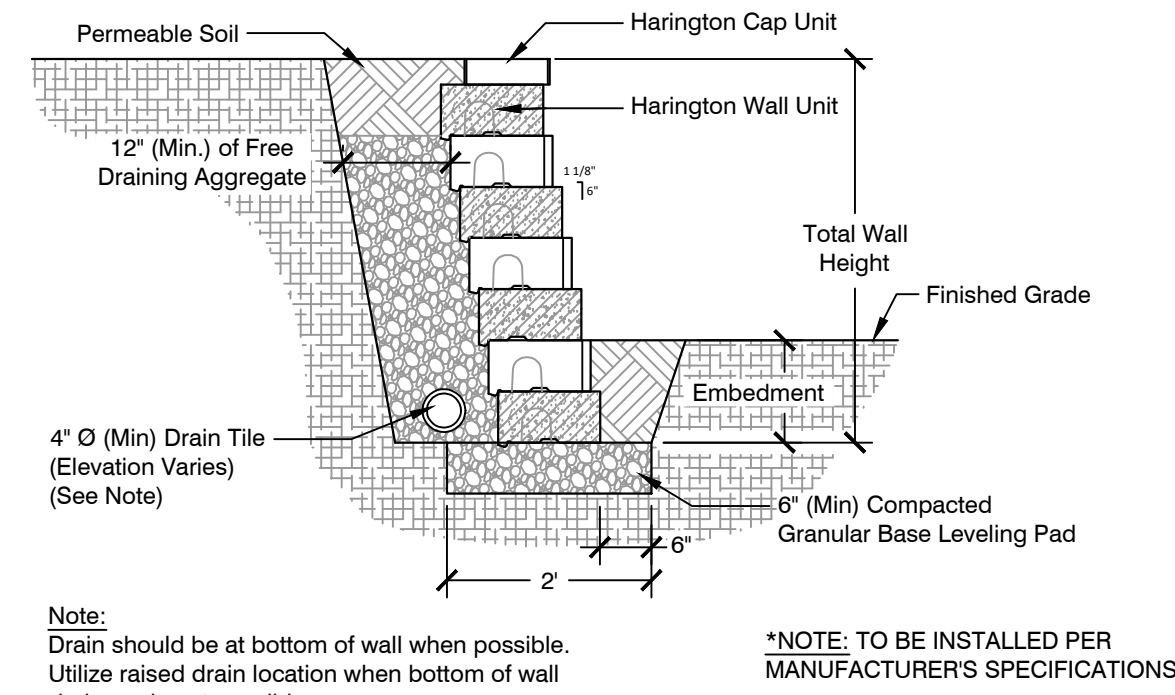
1 SILOAM ROCK BOULDERS
NTS



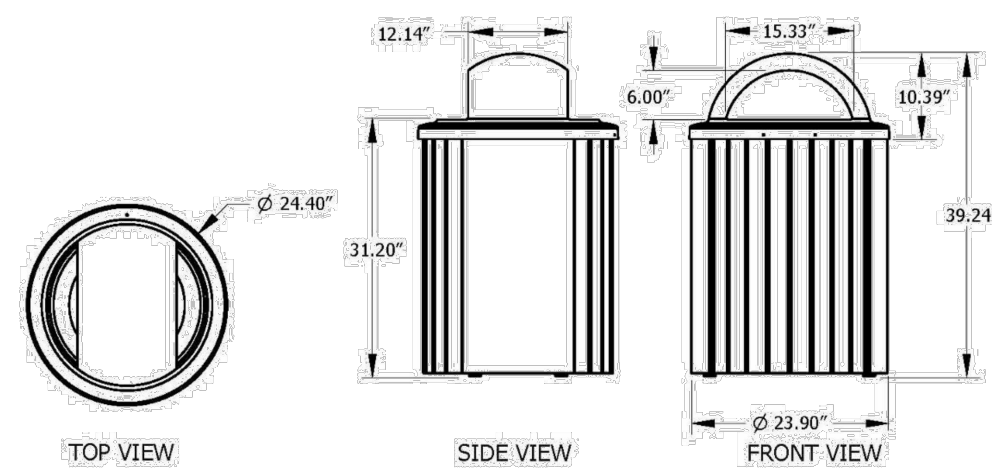
3 BENCH DETAIL - A: MADISON
NTS MANUFACTURER: ANOVA
COLLECTION: MADISON
PRODUCT: 6' CONTOUR BENCH W/ RECYCLED PLASTIC SEAT AND BACK PLANKS, STEEL ARMRESTS AND LEGS
COLORS: TBD
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327
ADDRESS: 211 N. LINDBERGH BLVD. SUITE 200, ST. LOUIS, MISSOURI 63141-7809



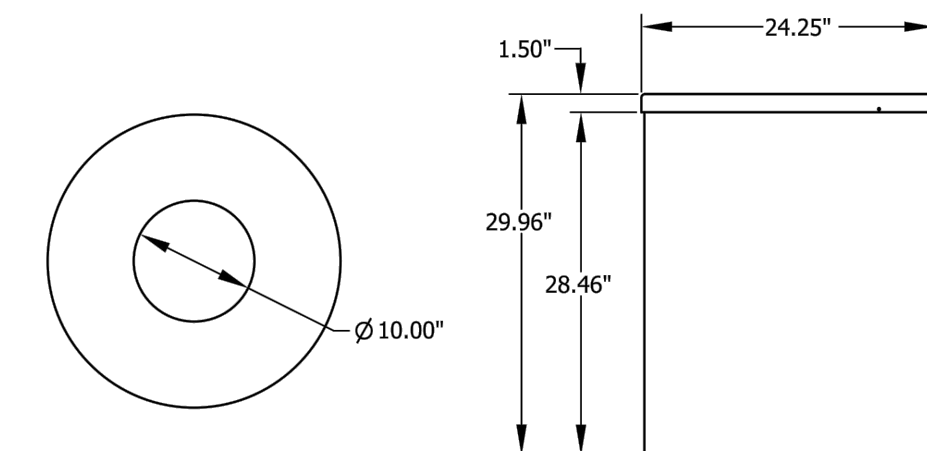
5 BENCH DETAIL - B: MADISON
NTS MANUFACTURER: ANOVA
COLLECTION: MADISON
PRODUCT: 6' FLAT BENCH W/ RECYCLED PLASTIC SEAT PLANKS, STEEL LEGS
COLORS: TBD
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327
ADDRESS: 211 N. LINDBERGH BLVD. SUITE 200, ST. LOUIS, MISSOURI 63141-7809



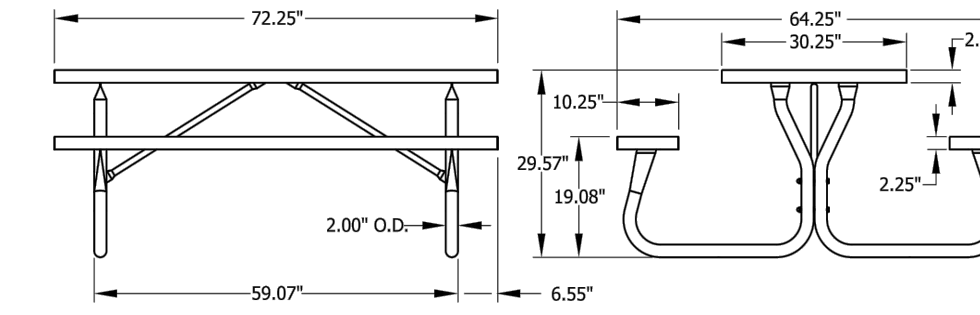
2 FREE STANDING GRAVITY RETAINING WALL DETAIL
NTS
MANUFACTURER: KEYSTONE RETAINING WALL SYSTEMS, LLC
PRODUCT: HARRINGTON 3IN 3-PC ROCKFACE
WEBSITE: WWW.KEYSTONEHARDSCAPES.COM
PHONE: 952-897-1040
ADDRESS: 4444 W 78th St, Minneapolis, MN 55435



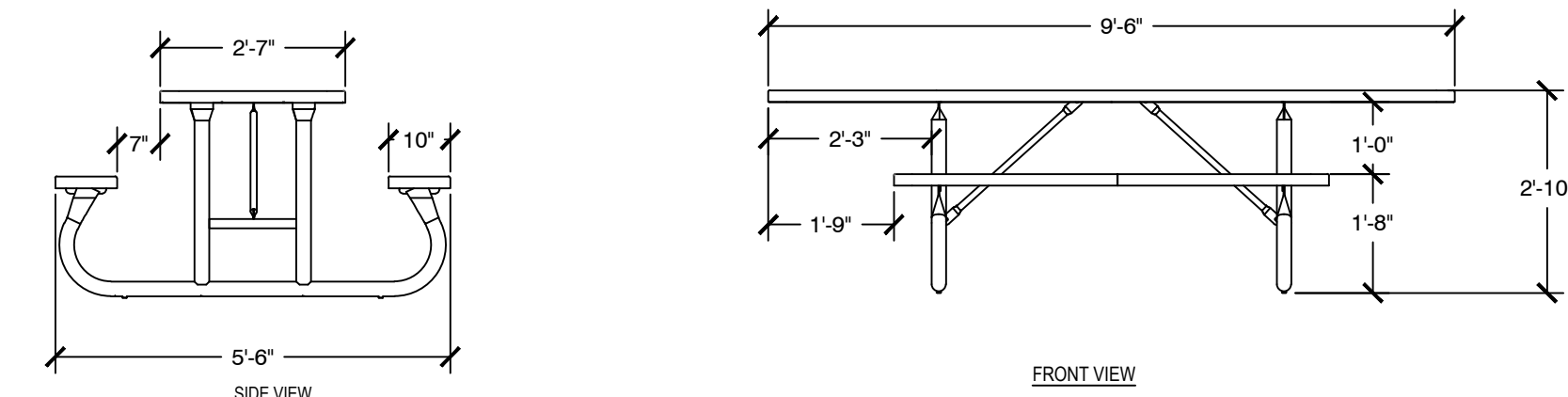
4 TRASH/RECYCLING RECEPTACLE - A: MADISON
NTS MANUFACTURER: ANOVA
COLLECTION: MADISON
PRODUCT: RECYCLED PLASTIC RECEPTACLE WITH OPEN HOOD TOP
COLOR: TBD
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327
ADDRESS: 211 N. LINDBERGH BLVD. SUITE 200, ST. LOUIS, MISSOURI 63141-7809



6 TRASH/RECYCLING RECEPTACLE DETAIL - B: RALLY
NTS MANUFACTURER: ANOVA
COLLECTION: RALLY
PRODUCT: 32 GALLON PLASTISOL COATED, PERFORATED STEEL RECEPTACLE WITH LINER AND SPUN STEEL TOP
COLOR: TBD
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327
ADDRESS: 211 N. LINDBERGH BLVD. SUITE 200, ST. LOUIS, MISSOURI 63141-7809

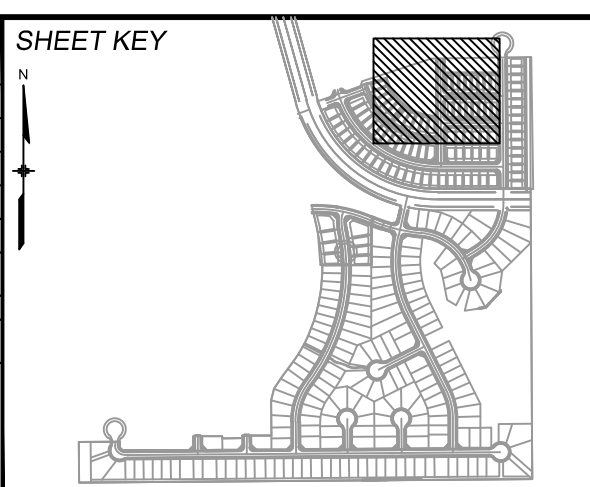


7 PICNIC BENCH DETAIL - A: RALLY
NTS MANUFACTURER: ANOVA
COLLECTION: RALLY
PRODUCT: 6' RECTANGULAR, PERFORATED STEEL, PICNIC TABLE, BENCH SEATS, TRADITIONAL SEAT EDGE, PORTABLE MOUNT
COLOR: TBD
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327
ADDRESS: 211 N. LINDBERGH BLVD. SUITE 200, ST. LOUIS, MISSOURI 63141-7809



8 ADA PICNIC BENCH DETAIL - B: RALLY
NTS MANUFACTURER: ANOVA
COLLECTION: RALLY
PRODUCT: 9' 5\"/>

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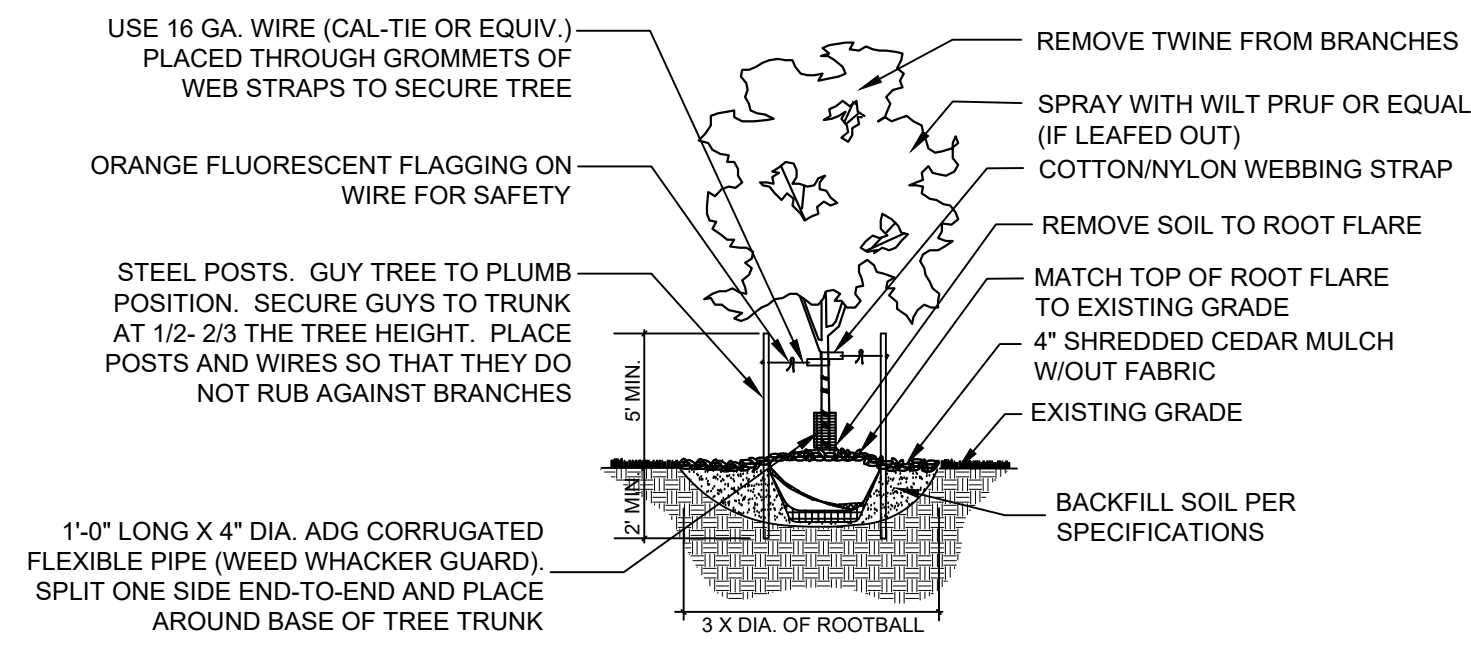
PREPARED BY:

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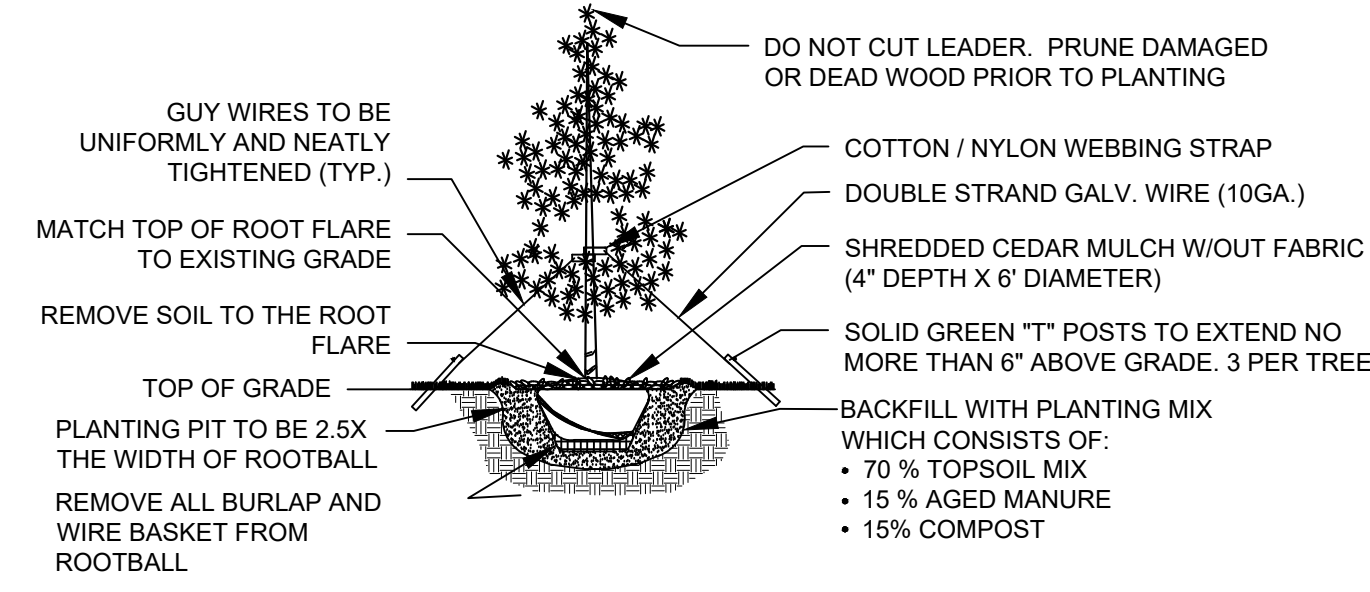
TRAILS AT ASPEN RIDGE				
FILING NO. 2				
SITE DETAILS				
DESIGNED BY: JA	SCALE	DATE ISSUED: FEBRUARY 2021	DRAWING No.	
DRAWN BY: SC	HORIZ NA		4 OF 6	LS04
CHECKED BY: JA	VERT. N/A	SHEET		



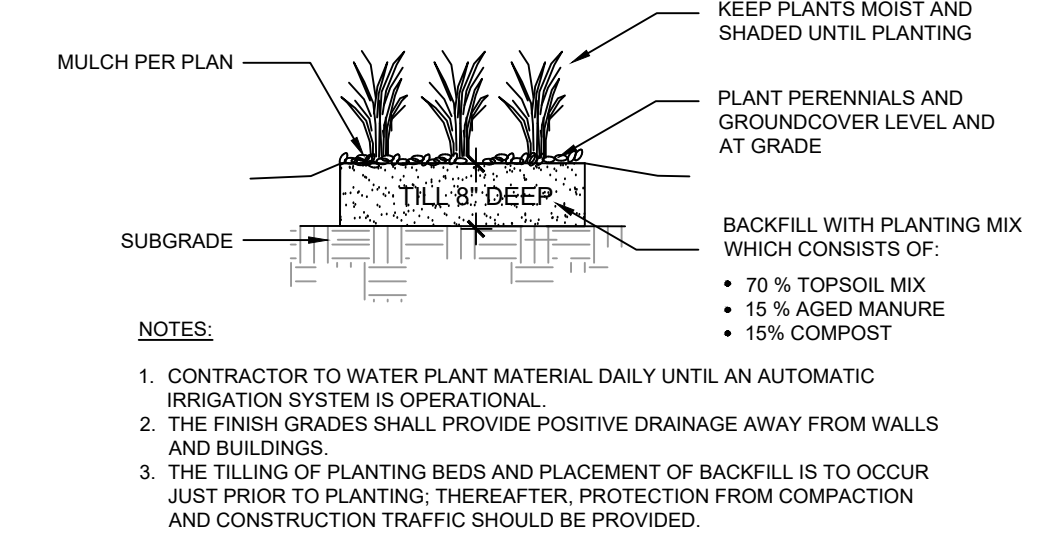
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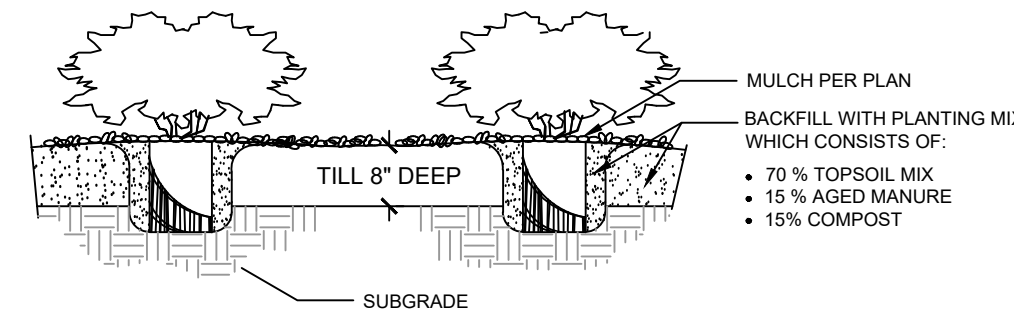
1 DECIDUOUS TREE PLANTING DETAIL NTS



2 EVERGREEN TREE PLANTING DETAIL NTS



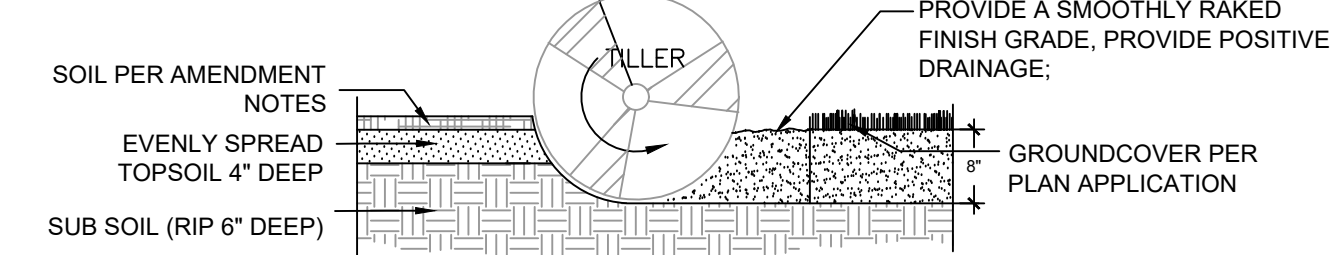
3 GRASSES AND PERENNIALS PLANTING DETAIL NTS



NOTES:

- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
- THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
- THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

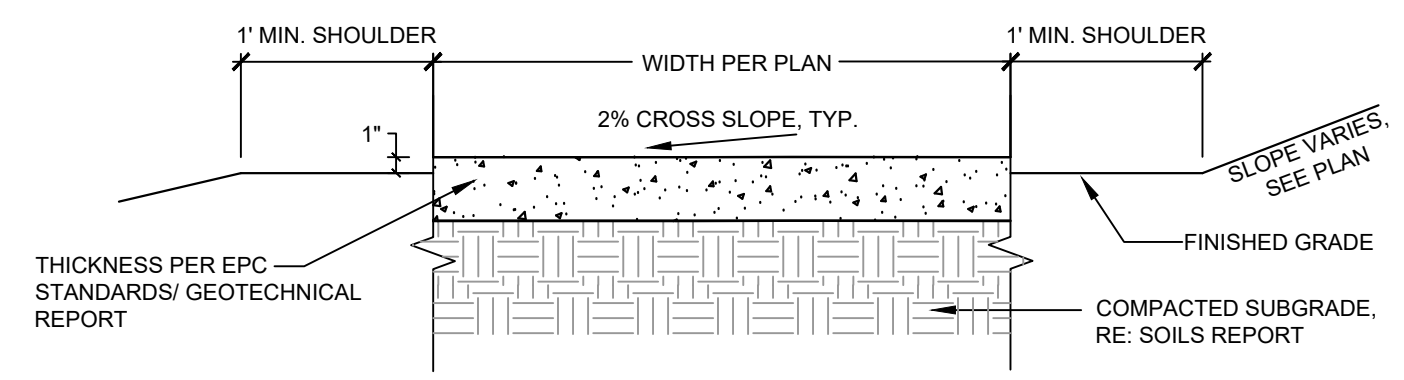
4 SHRUBS PLANTING DETAIL NTS



NOTES:

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

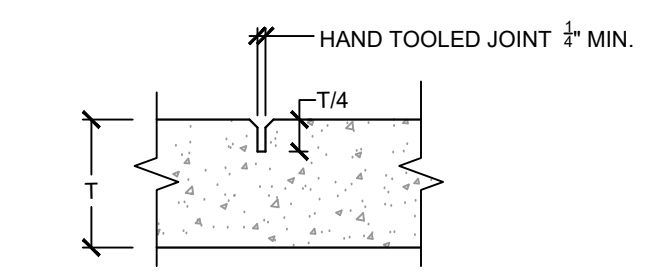
5 SOIL PREP- ALL AREAS PLANTING DETAIL NTS



CONCRETE WALKWAYS:

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

6 CONCRETE WALKWAY DETAIL NTS



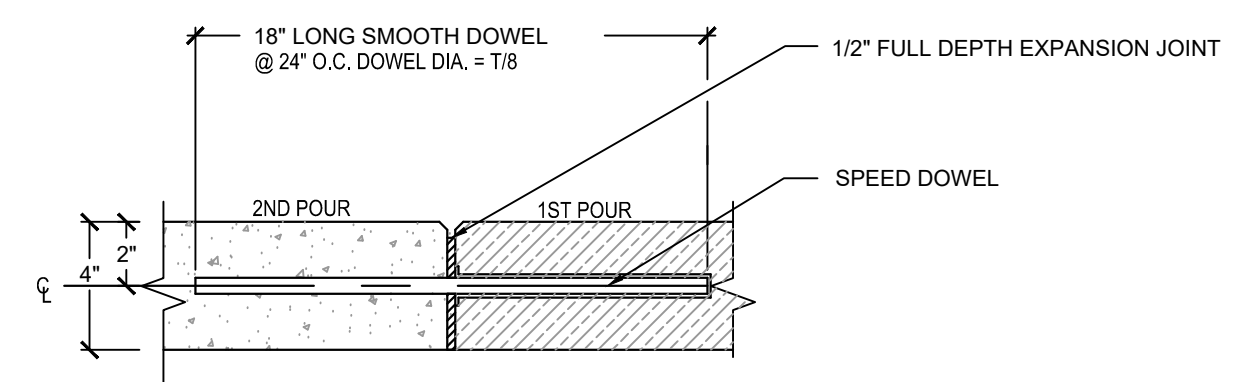
CONTROL JOINT:

- CONCRETE PAVING TO BE INSTALLED PER EL PASO COUNTY CONSTRUCTION STANDARDS.
- AFTER PRELIMINARY TROWELING, CONCRETE SHALL BE SCORED WITH A STRAIGHT EDGE TO A DEPTH OF 1" @ 10' O.C. MAXIMUM SPACING.

7 CONCRETE WALKWAY CONTROL JOINT DETAIL NTS

GENERAL SIDEWALK NOTES:

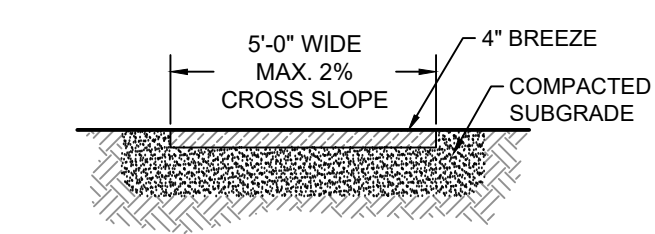
- DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO STAKE SIDEWALK LAYOUT FOR REVIEW AND APPROVAL PRIOR TO CONCRETE INSTALLATION.
- CONCRETE SIDEWALK TO BE INSTALLED PER EL PASO COUNTY STANDARDS.
- ALL FINISHED SIDEWALK SURFACES TO HAVE 2% CROSS SLOPE, TYPICAL.



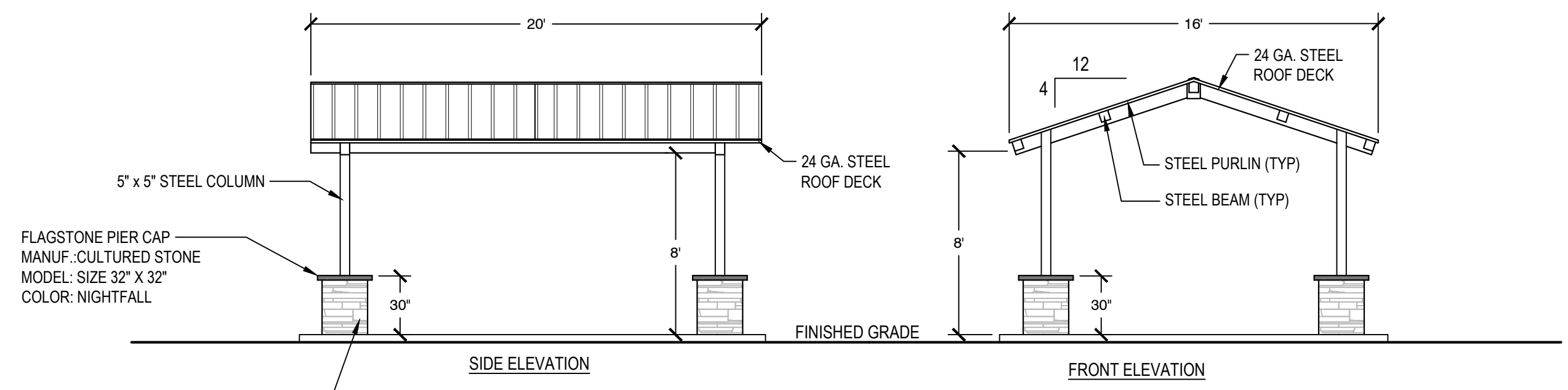
EXPANSION JOINT:

- CONCRETE PAVING TO BE INSTALLED PER EL PASO COUNTY CONSTRUCTION STANDARDS.
- POLYURETHANE CAULKING TO MATCH CONCRETE COLOR.
- 1/2" PREMOLD FIBER EXPANSION JOINT @ 50' O.C. MAX SPACING.
- ALL FINISH SURFACES TO DRAIN AT 2% CROSS SLOPE, TYPICAL.
- 90% COMPACTED SUBGRADE

8 CONCRETE WALKWAY EXPANSION JOINT DETAIL NTS



10 BREEZE WALKWAY DETAIL NTS



9 GABLE SHELTER NTS

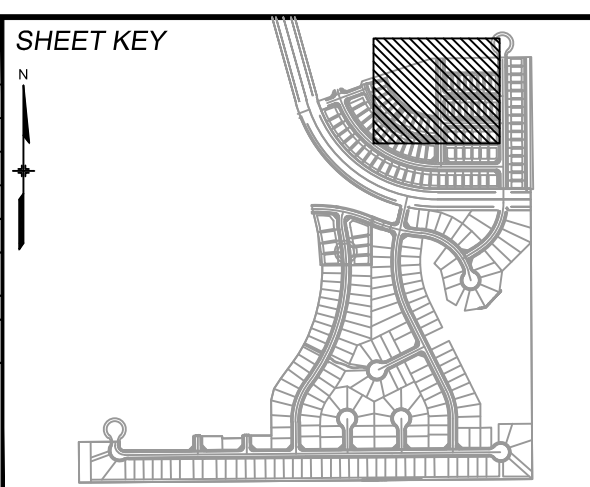
COMPANY: COVERWORX
PRODUCT: STEELWORX GABLE SHELTER 16' X 19' 6"
PHONE: 1-800-657-6118
WEBSITE: WWW.COVERWORX.COM
ROOF COLOR: SLATE GRAY
POWDER COATING (FRAME) COLOR: SLATE GRAY

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

GENERAL NOTE:

- INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- SUBMIT COLOR SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.
- SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Landscpe\LS01.dwg				
PLOT DATE: February 26, 2021 10:29:12 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTNSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

PREPARED BY:
Matrix

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. 19.886.014

TRAILS AT ASPEN RIDGE				
FILING NO. 2				
SITE DETAILS				
DESIGNED BY: JA	SCALE: NA	DATE ISSUED: FEBRUARY 2021	DRAWING No. LS05	
DRAWN BY: SC	HORIZ: NA	SHEET: 5 OF 6		
CHECKED BY: JA	VERT: N/A			



Know what's below.
Call before you dig.

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.
- 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).
- 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.
- 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.
- 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.
- 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.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- 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.
- 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-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- 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 MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- 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.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- 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.
- 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 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.
- 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.
 - 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.
 - 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.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- 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.
- 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.
- HYDRO-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.
- 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 MANUFACTURER'S RECOMMENDATIONS.
- 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.
- 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 RESEEDED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD CITY REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

GENERAL NOTES:

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE INTERNAL TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL EXISTING LANDSCAPE IMPROVEMENTS BETWEEN BACK OF CURB AND BACK OF EXISTING SIDEWALK ALONG UNION BLVD. AND POWERS BLVD. ARE OWNED AND MAINTAINED BY THE BRIARGATE CROSSING COMMERCIAL OWNERS ASSOCIATION (BCCOA, SECRETARY OF STATE OF COLORADO FILE NO. 20051107903). CONTRACTOR TO CONTACT THE BCCOA (719-260-4549) PRIOR TO CONSTRUCTION FOR COORDINATION OF LANDSCAPE INSTALLATION.
- 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.
- 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 SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

SOIL AMENDMENTS:

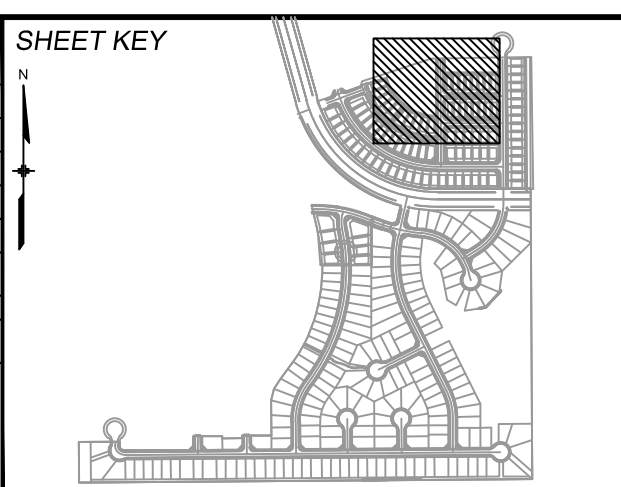
- CONTRACT TO APPLY TO ALL AREAS 3 CY/ 1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
- CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER THE SOILS ANALYSIS.
- FERTILIZER RECOMMENDATIONS:

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.

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION REVISIONS	BY
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\LS01.dwg				
CTB FILE: ---				
PLOT DATE: February 26, 2021 10:29:22 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



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

BASIS OF BEARING
 BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)

PREPARED BY:

SEAL

PRELIMINARY
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FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE					
FILING NO. 2					
LANDSCAPE NOTES					
DESIGNED BY:	JA	SCALE	DATE ISSUED:	FEBRUARY 2021	DRAWING No.
DRAWN BY:	SC	HORIZ	NA		
CHECKED BY:	JA	VERT.	N/A	SHEET	6 OF 6
					LS06