

## LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS: (SEE CODE SECTION 320 & 317):

STREET NAME OR ZONE BOUNDARY:	STREET CLASSIFICATION:	SETBACK DEPTH REQUIRED/PROVIDED:	LINEAR FOOTAGE:	TREE/FEET REQUIRED:	NO. OF TREES REQ./PROV.:
N. MARKSHEFFEL RD.	PRINCIPAL ARTERIAL	25' / 25'	1,168'	1/20	58/ 61
SHRUB SUBSTITUTES REQ./PROV.:	ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.:	SETBACK PLANT ABBR. ON PLAN		PERCENT GROUND PLANE VEG. REQ./PROV.:	
0 / 0	0 / 0	MK		75% / 87%	

EXCLUDES SIDEWALKS PER 7.4-317-B-5 (TYP)

LANDSCAPE SETBACKS: (SEE CODE SECTION 320 & 317):

STREET NAME OR ZONE BOUNDARY:	STREET CLASSIFICATION:	SETBACK DEPTH REQUIRED/PROVIDED:	LINEAR FOOTAGE:	TREE/FEET REQUIRED:	NO. OF TREES REQ./PROV.:
COW POKE RD.	NON-ARTERIAL	10' / 10'	*891'	1/30	30/ 30
SHRUB SUBSTITUTES REQ./PROV.:	ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.:	SETBACK PLANT ABBR. ON PLAN		PERCENT GROUND PLANE VEG. REQ./PROV.:	
0 / 0	0 / 0	CP		75% / 87%	

LANDSCAPE BUFFERS AND SCREENS: (SEE CODE SECTION 323 & 317):

STREET NAME OR PROPERTY LINE:	BUFFER DEPTH REQUIRED/PROVIDED:	LINEAR FOOTAGE:	BUFFER TREES (1/20') REQ./PROV.:	EVERGREEN TREES 50% REQ./PROV.:
NORTH BOUNDARY	15' / 15'	*305	15 / 15	8 / 8
WEST BOUNDARY	15' / 15'	1,329'	67 / 67	34 / 40
LENGTH OF 6' OPAQUE SCREEN REQ./PROV.:	BUFFER TREE ABBR. ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.:		* NUMBER/CALCULATION EXCLUDES UTILITY EASEMENT SQFT AREA
450' / 1,329'	NB / WB	75% / 100% / 75% / 100%		

INTERNAL LANDSCAPING: (SEE CODE SECTION 322 & 317):

NET SITE AREA:	PERCENT MIN. INTERNAL AREA:	INTERNAL AREA (SF) REQ./PROV.:	INTERNAL TREES (1/500 SF) REQ./PROV.:
*420,628 SF *9.66 AC	15%	NA	NA
SHRUB SUBSTITUTES REQ./PROV.:	ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.:	INTERNAL PLANT ABBR. ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.:
0 / 0	0 / 0	NA	75% / 100%

\* NUMBER/CALCULATION EXCLUDES UTILITY EASEMENT SQFT AREA

MOTOR VEHICLE LOTS: (SEE CODE SECTION 321 & 317):

NO. OF VEHICLE SPACES PROVIDED:	SHADE TREES 1 PER 15 SPACES REQ./PROV.:	VEHICLE LOT FRONTAGES:	LENGTH OF FRONTAGE (EXCLUDING DRIVEWAYS):	2/3 LENGTH OF FRONTAGE (FT.):
36 SURFACE SPACES	3 REQ./ 3 PROV.	MARKSHEFFEL RD.	30'	20'
LENGTH OF SCREEN WALL OR BERM PROV.:	MIN. 3' SCREENING PLANTS REQ./PROV.:	EVERGREEN PLANTS 50% REQ./PROV.:	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.:
20'	0 / 0	0 / 0	MV	75% / 75%

## SCHEMATIC LANDSCAPE DIAGRAM:

Climate Zone (From Figure 4 of Landscape Policy Manual) - Circle One:

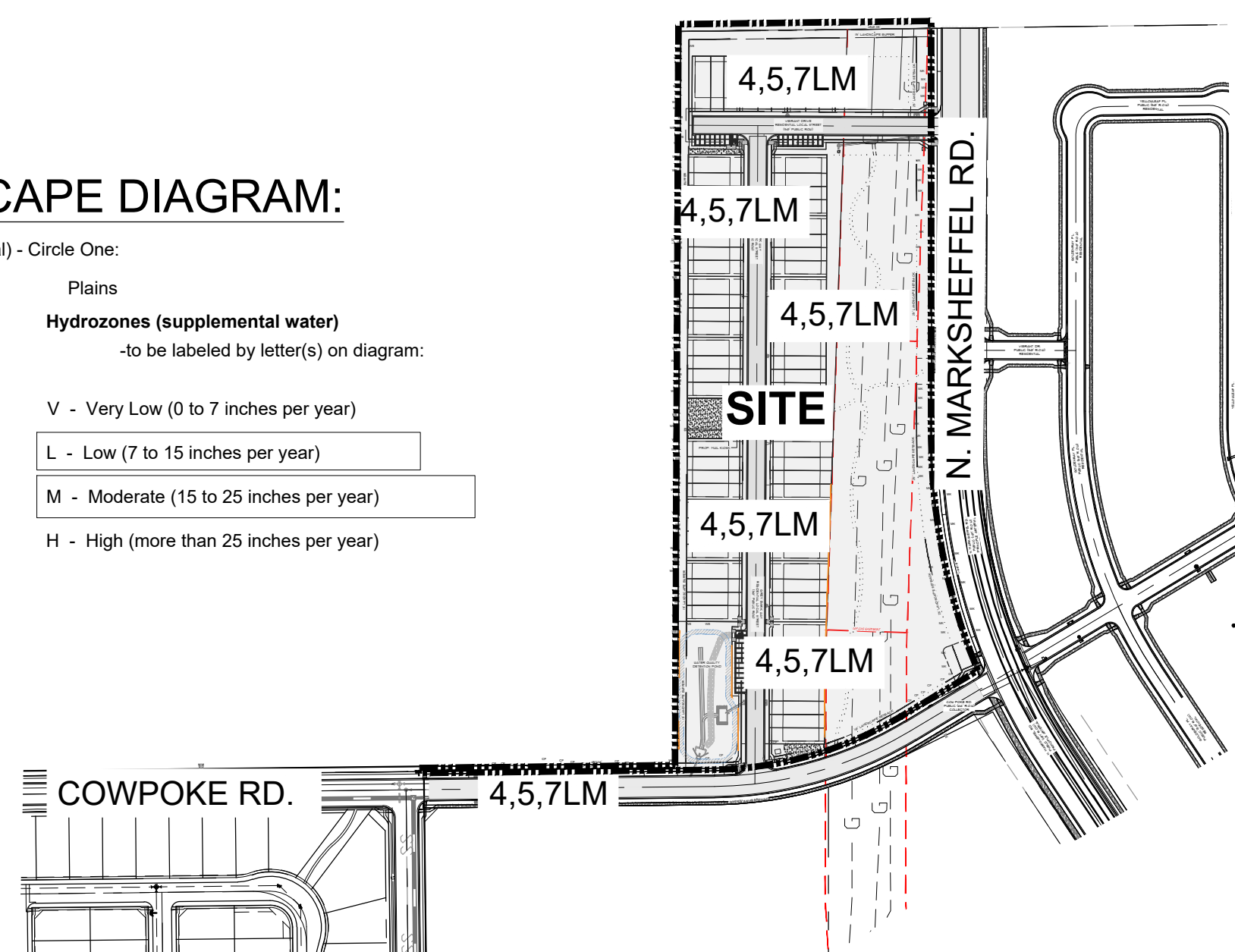
Foothills  Foothills & Plains  Plains

Plant Communities - to be labeled by number(s) on diagram:

- 1 - Semiarid Shrublands
- 2 - Pinon-juniper woodlands
- 3 - Prairie
- 4 - Lower Elevation Riparian
- 5 - Foothill Shrublands
- 6 - Ponderosa Pine Forest
- 7 - Upper Elevation Riparian
- 8 - Douglas-fir Forest

Hydrozones (supplemental water) - to be labeled by letter(s) on diagram:

- V - Very Low (0 to 7 inches per year)
- L - Low (7 to 15 inches per year)
- M - Moderate (15 to 25 inches per year)
- H - High (more than 25 inches per year)

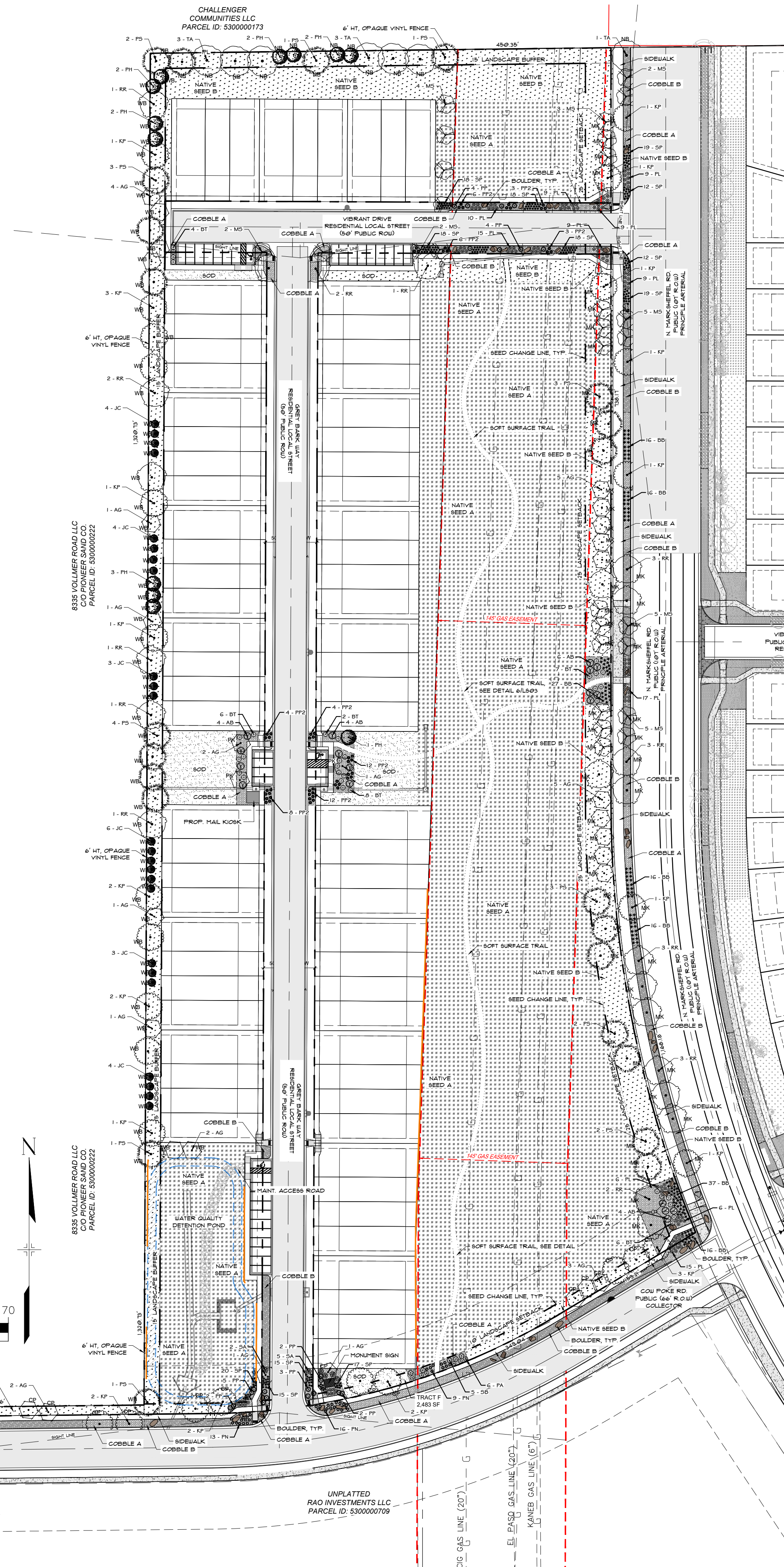


# ASPEN MEADOWS

FILING 2 - FINAL LANDSCAPE PLAN  
COLORADO SPRINGS, CO

## SHEET INDEX:

LS01	TITLE SHEET, REQUIREMENTS & DIAGRAM
LS02	LANDSCAPE NOTES
LS03	LANDSCAPE DETAILS
LS04	LANDSCAPE PLAN & SCHEDULE
LS05	LANDSCAPE PLAN & SCHEDULE



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



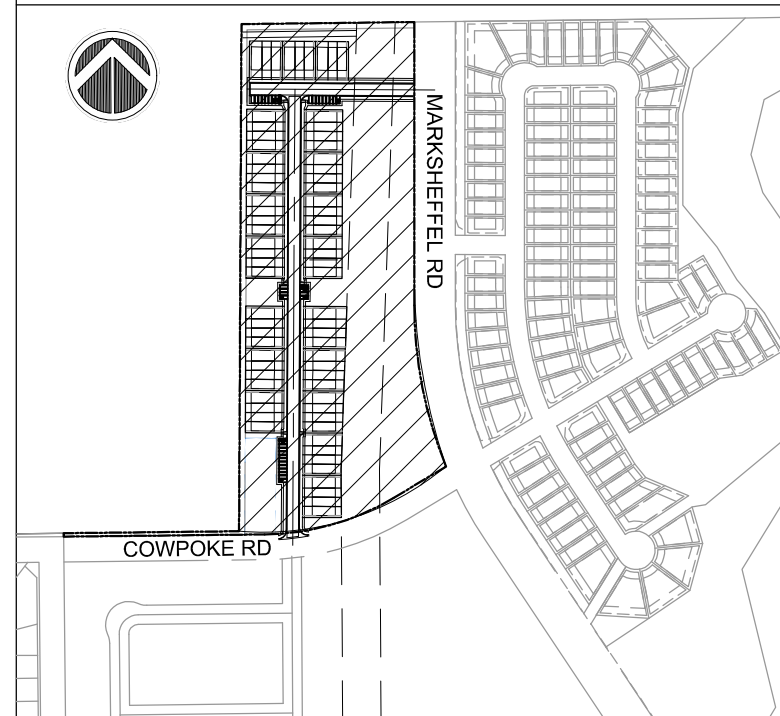
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(719) 459-0807



VICINITY MAP:



PROJECT:

ASPEN MEADOWS FILING 2  
FINAL LANDSCAPE PLAN

MARCH 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.886.034

DRAWN BY: SC

CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE:

LANDSCAPE  
COVER SHEET

LS01

SHEET 10 OF 14

CITY FILE NO:



**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 A 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.
- 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.
- 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 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 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:**

- 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.
- ALL COMMON LANDSCAPE AND STREETScape PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- 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.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IRRIGATION PLANS TO BE SUBMITTED PRIOR TO BUILDING PERMIT ISSUANCE.

**SOILS: (IN PROGRESS)**

- PER THE COLORADO SPRINGS GENERAL VEGETATION AND SOIL ASSOCIATION MAP, THE SITE CONSISTS OF SANDY PLAINS.
- A SOILS ANALYSIS WAS PROVIDED BY COLORADO STATE UNIVERSITY EXTENSION OFFICE ILLUSTRATING SOIL AMENDMENT RECOMMENDATIONS FOR TURF GRASS, TREES, SHRUBS, AND PERENNIAL AREAS.
- 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.

**SOIL AMENDMENTS:**  
(\*NA = NOT APPLICABLE)

GROUND PLANE TREATMENT	CLASS 1 OM AMENDMENT: OM	NITROGEN = 4.4 PPM	PHOS. (P205) = 25.6 PPM	POTASSIUM = 144.5 PPM	OTHER = (K, Zn, Fe, Mn, B, Cu)	FERTILIZER	EC/SALT /PH	ROTOTILL DEPTH
SODDED TURFGRASS	NA	1 LB/ 1000 SF	NA	2 lbs / 1000 SF	NA	SEE BELOW	N/A	6" MIN.
SEEDED AREAS NATIVE SEED	NA	1 LB/ 1000 SF	NA	2 lbs / 1000 SF	NA	SEE BELOW	N/A	6" MIN.
TREES	3 CU YDS/ 1000 SF	3 LB/ 1000 SF	NA	2 lbs / 1000 SF	NA	SEE BELOW	N/A	6" MIN.
SHRUBS	3 CU YDS/ 1000 SF	3 LB/ 1000 SF	NA	2 lbs / 1000 SF	NA	SEE BELOW	N/A	6" MIN.

**FERTILIZER ADDITIONS:**

- NITRATE: FOR EACH 1 LB OF N NEEDED, APPLY 3.75 LB (27-3-4) FERTILIZER PER 1000 SQ.FT.
- 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.
- THE NUMBER OF NITROGEN APPLICATIONS CAN BE REDUCED OR DELAYED IF TURF GROWTH IS VIGOROUS IN THE SPRING.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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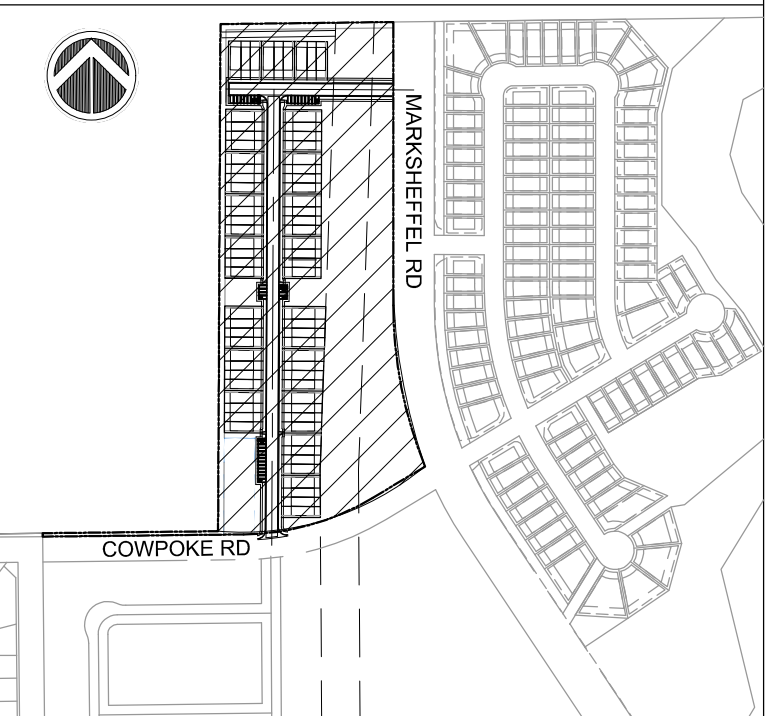
OWNER/DEVELOPER:

COLA, LLC

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VICINITY MAP:



PROJECT:

ASPEN MEADOWS FILING 2  
FINAL LANDSCAPE PLAN

MARCH 2021

REVISION HISTORY:

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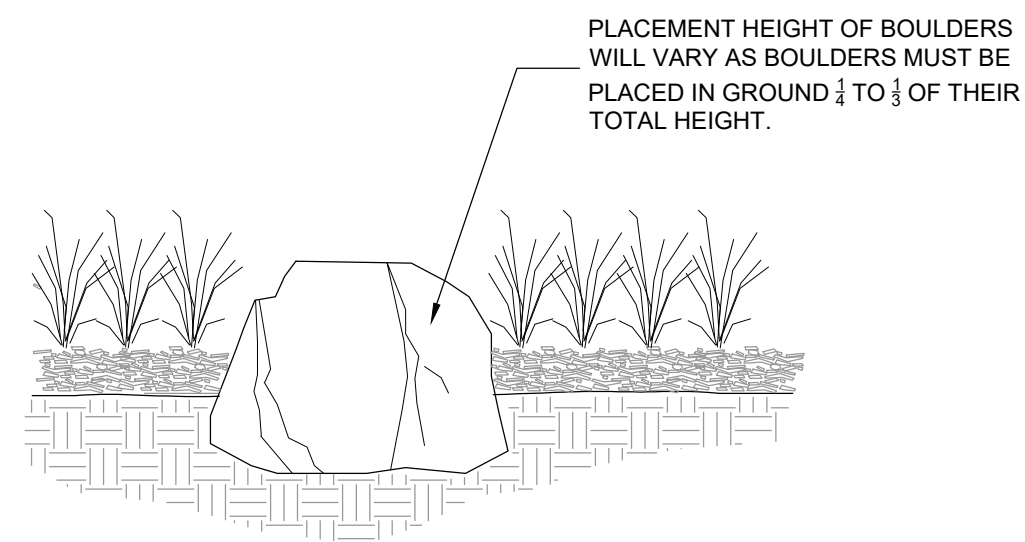
LANDSCAPE  
NOTES

LS02

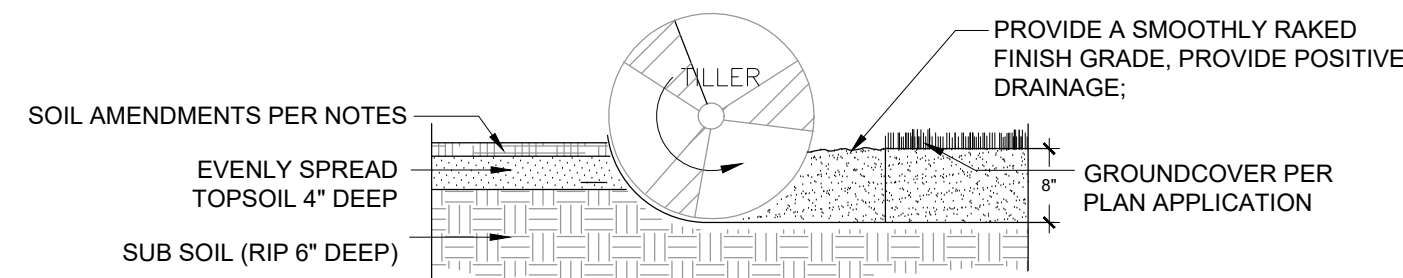
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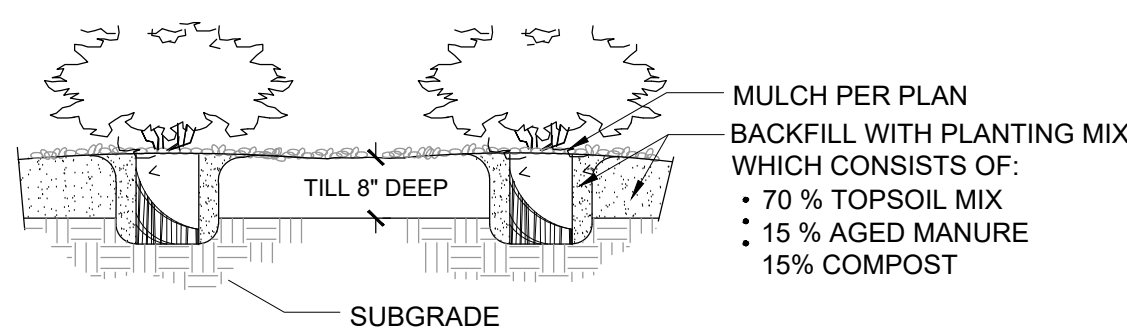


**1 BOULDERS**  
NTS



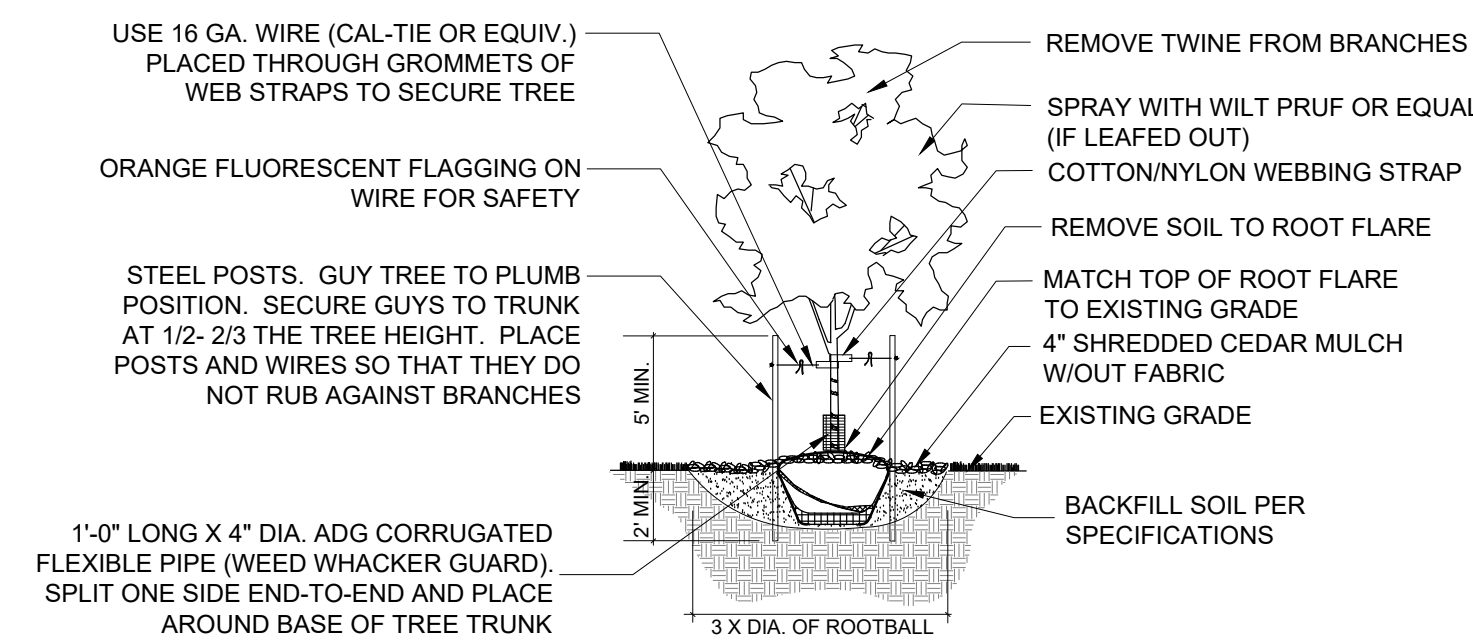
- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
  2. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
  3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

**2 SOIL PREP FOR ALL AREAS**  
PLANTING DETAIL NTS



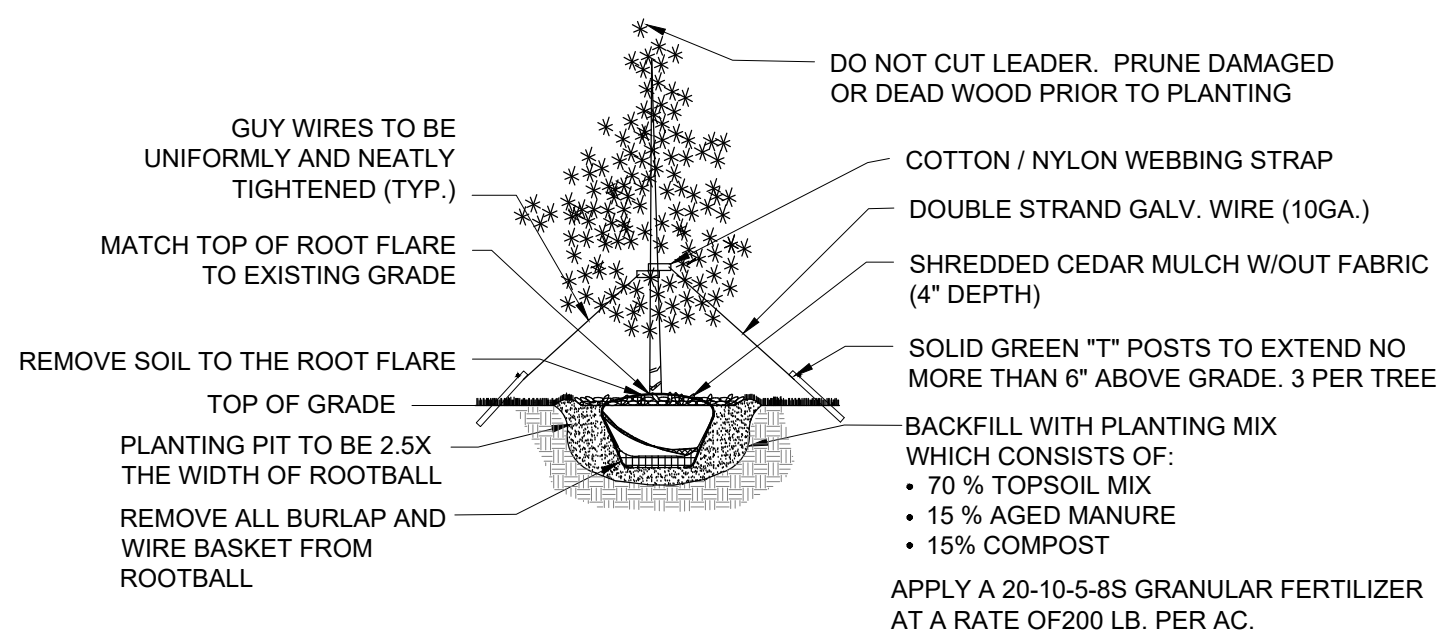
- NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
  2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
  3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO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

**3 SHRUBS**  
PLANTING DETAIL NTS



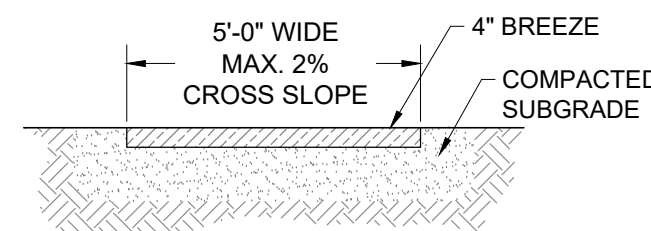
\* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

**4 DECIDUOUS TREE**  
PLANTING DETAIL NTS

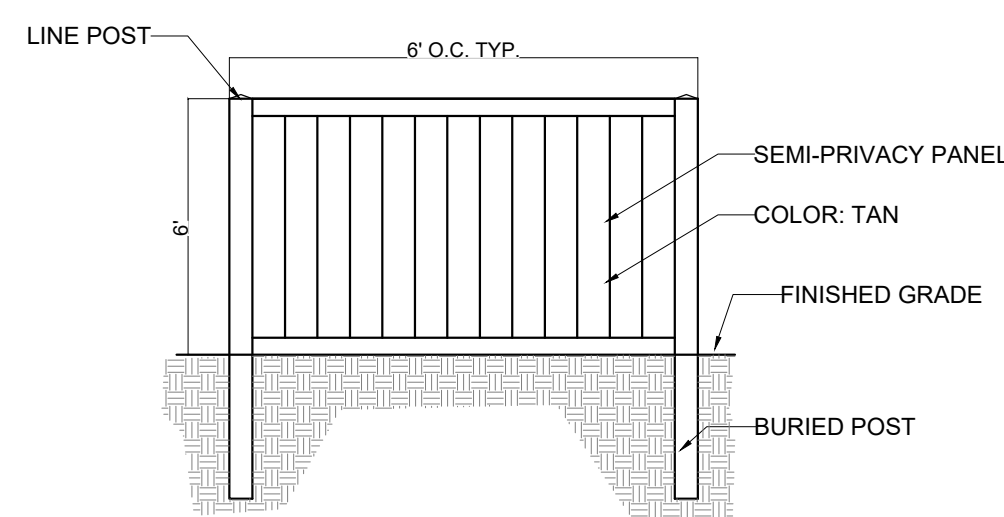


\* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

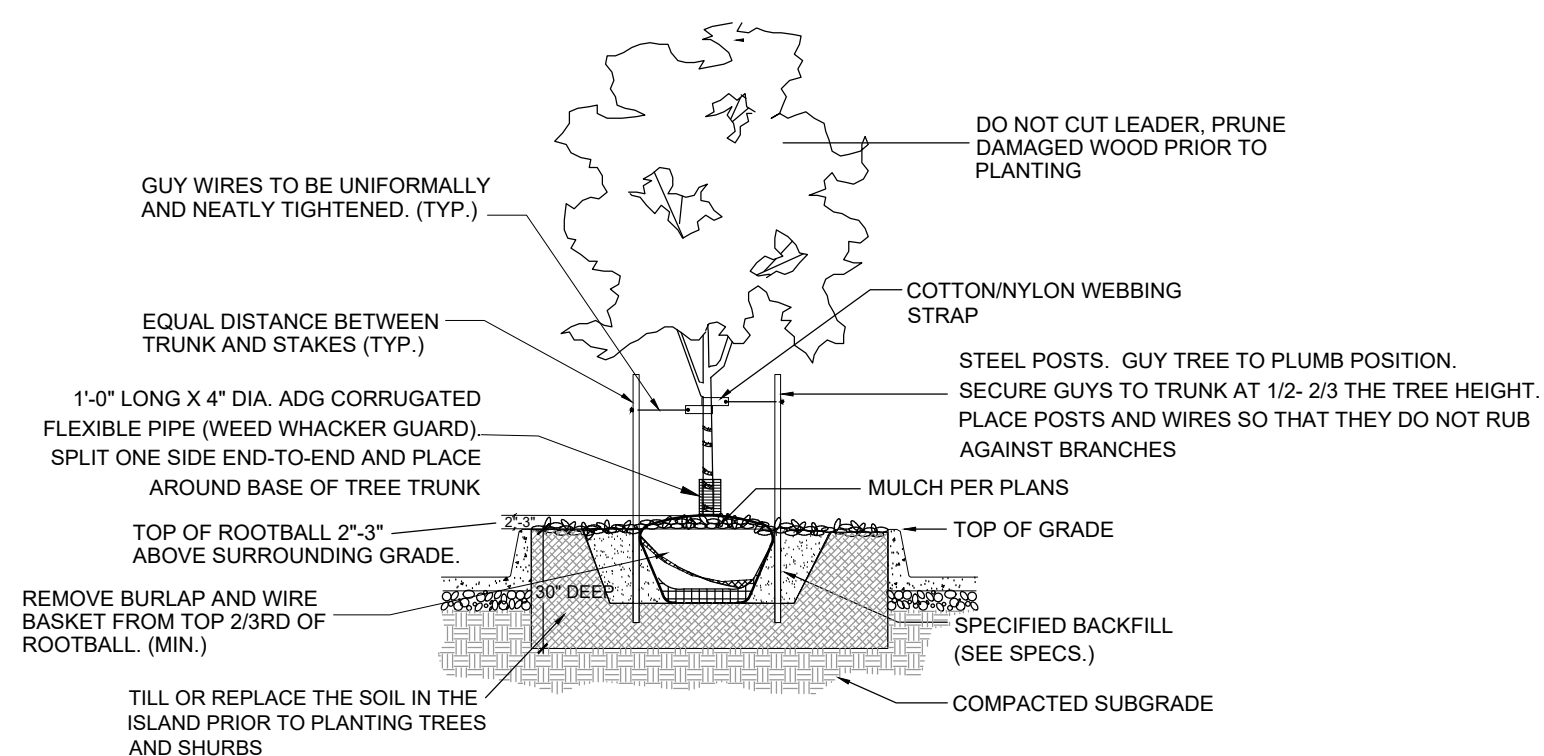
**5 EVERGREEN TREE**  
PLANTING DETAIL NTS



**6 SOFT SURFACE TRAIL**  
NTS

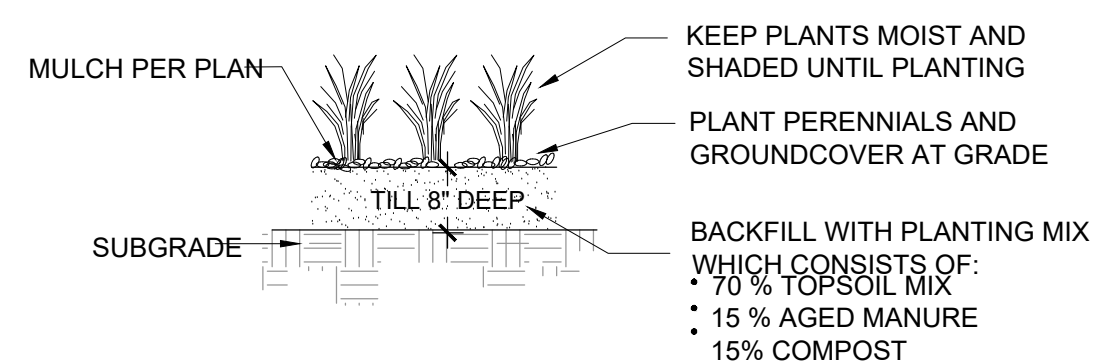


**7 6' HT. VINYL FENCE**  
NTS



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

**8 PARKING LOT ISLAND**  
PLANTING DETAIL NTS



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

**9 GRASSES AND PERENNIALS**  
PLANTING DETAIL NTS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

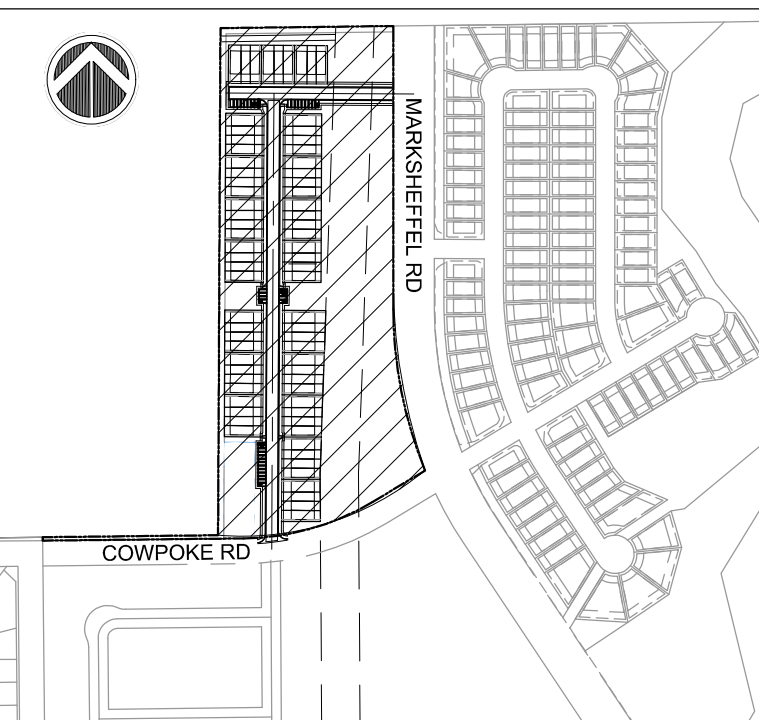
OWNER/DEVELOPER:

COLA, LLC

555 MIDDLE CREEK PARKWAY, SUITE 380  
COLORADO SPRINGS, CO 80921  
(719) 459-0807



VICINITY MAP:



PROJECT:

ASPEN MEADOWS FILING 2  
FINAL LANDSCAPE PLAN

MARCH 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.886.034

DRAWN BY: SC

CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE:

LANDSCAPE  
DETAILS

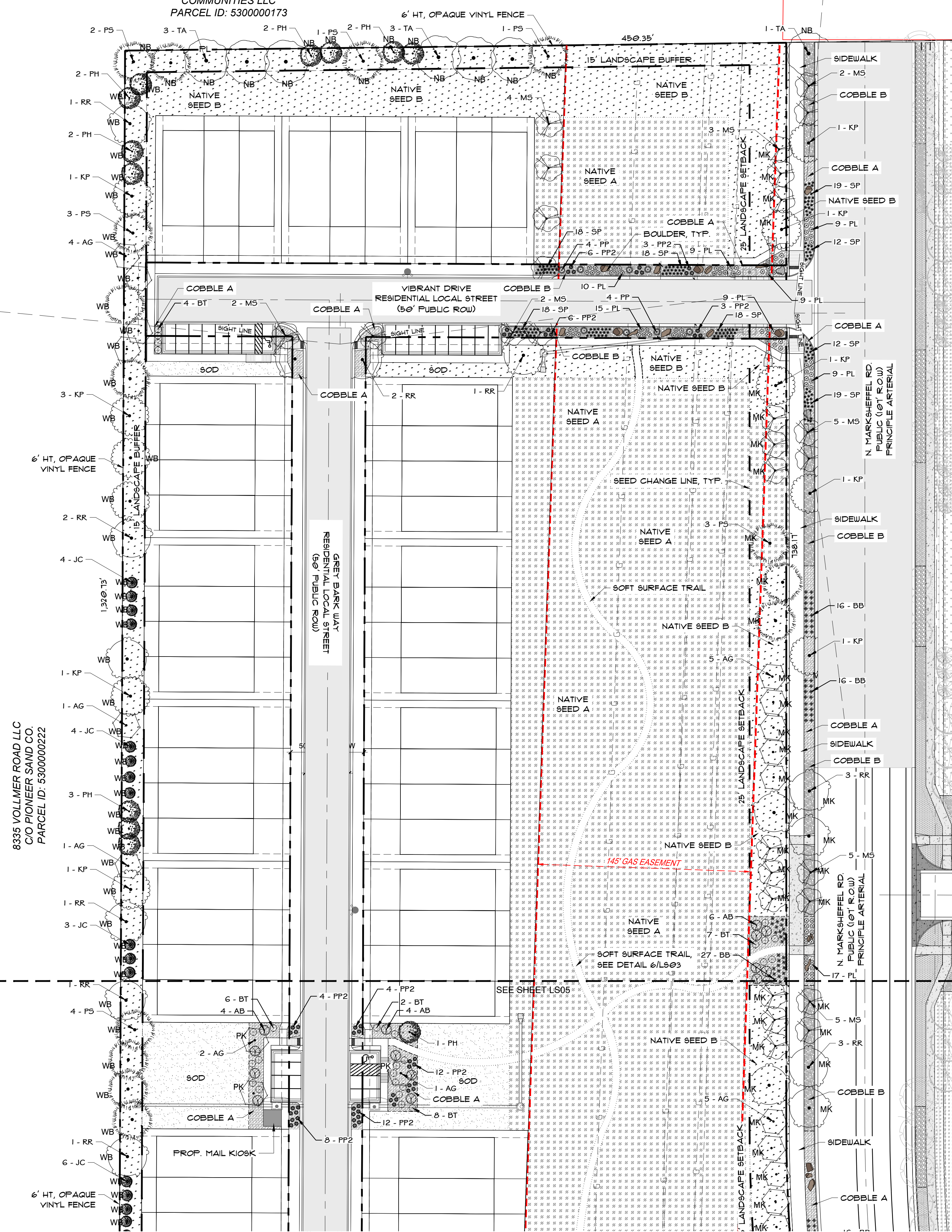
LS03

SHEET 12 OF 14

CITY FILE NO:



CHALLENGER COMMUNITIES LLC  
PARCEL ID: 5300000173

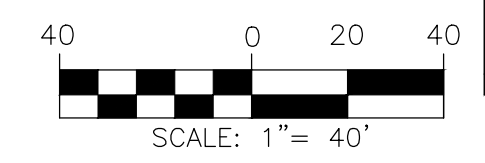


1 NORTH SITE PLAN  
1" = 40'

TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	KEY	MAT. W.	MAT. HT.
	AG	32	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL.	B&B	4578S	15'-20"	15'-25"
	KP	30	NOELRUTERIA PANICULATA GOLDEN RAIN TREE	2.5" CAL.	B&B	S	20'-30"	20'-30"
	MS	28	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL.	B&B	467S	15'-20"	15'-20"
	RR	26	ROBINIA PSEUDOACACIA 'PURPLE ROBE' PURPLE ROBE LOCUST	2" CAL.	B&B	45DA	20'-30"	20'-30"
	TA	7	TILIA AMERICANA AMERICAN LINDEN	2.5" CAL.	B&B	4S	20'-30"	20'-30"
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	KEY	MAT. W.	MAT. HT.
	JC	30	JUNIPERUS SCOPULORUM 'COLOGREEN' COLOGREEN JUNIPER	6" HT.	B&B	126678D	6'-8"	15'-20"
	PH	12	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6" HT.	B&B	678S	12'-15"	20'-25"
	PS	23	PINUS SYLVESTRIS SCOTCH PINE	6" HT.	B&B	5678S	20'-30"	30'-50"
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	KEY	MAT. W.	MAT. HT.
	AB	18	ACER GINNALA 'BAILEY COMPACT' BAILEY COMPACT AMUR MAPLE	7 GAL.	POT	457A	6'-8"	6'-8"
	BT	33	BERBERIS X 'TARA' TM EMERALD CAROUSEL BARBERRY	3 GAL.	POT	45A	4'-5"	4'-5"
	PA	6	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	3 GAL.	POT	12D	3'-4"	3'-4"
	PL	130	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	3 GAL.	POT	12D	2'-3"	2'-3"
	PP	22	PRUNUS BESSEYI 'P011S' TM PAWNEE BUTTES SAND CHERRY	3 GAL.	POT	1345A	4'-5"	1'-2"
	SA	7	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	3 GAL.	POT	457SA	3'-5"	3'-5"
	SB	5	SYRINGA X 'BLOOMERANG' BLOOMERANG SERIES LILAC	7 GAL.	B&B	478A	4'-5"	4'-5"
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	KEY	MAT. W.	MAT. HT.
	BB	144	BOULEDOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	3 GAL.	POT	1235D	2'-3"	4'-6"
	PP2	54	PANICUM VIRGATUM 'PRAIRIE SKY' PRAIRIE SKY SWITCH GRASS	3 GAL.	POT	12346D	2'-3"	3'-4"
	PN	38	PENNISETUM ALOPECUROIDES 'GINGER LOVE' GINGER LOVE FOUNTAIN GRASS	3 GAL.	POT	A	2'-3"	2'-3"
	SP	219	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' PRAIRIE BLUES LITTLE BLUESTEM	3 GAL.	POT	1235D	1'-2"	1'-2"

**TOTAL TREES ON SITE: 188**  
 TOTAL SHADE TREES - 123      TOTAL SIGNATURE SHADE TREES - 86      % SIGNATURE SHADE TREES (60% REQ.) - 70% PROVIDED  
 TOTAL EVERGREEN TREES - 65      TOTAL SIGNATURE EVERGREEN TREES - 65      % SIGNATURE EVERGREEN TREES (60% REQ.) - 100% PROVIDED  
 TOTAL SHRUBS/ORN. GRASSES - 455      TOTAL SIGNATURE SHRUBS/ORN. GRASSES - 417      % SIGNATURE SHRUBS (60% REQ.) - 92%

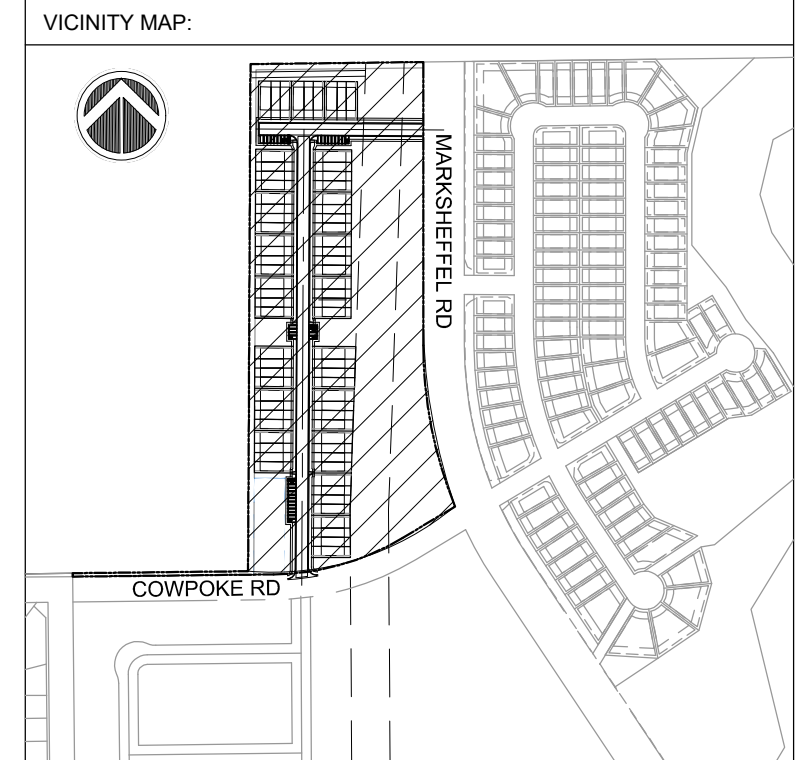
SYMBOL/SITE CALLOUT	NOTES
SOD	SOD, TO BE 3-WAY BLUEGRASS BLEND OR APPROVED EQUAL. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
NATIVE SEED A	NATIVE SEED A: To be PAWNEE BUTTES INC. Low Grow Native Mix consisting of (25%) Idaho Fescue; (25%) Sandberg Bluegrass; (25%) Rocky Mountain Fescue; and (25%) Canby Bluegrass. Install per seed supplier specifications. Submit cut-sheet for approval prior to installation.
NATIVE SEED B	NATIVE SEED B: To be pre-blended Arkansas Valley Seed "Dryland Pasture Mix" seed blend installed per supplier's specifications. Submit cut sheet for review and approval prior to installation. Apply to all disturbed areas unless otherwise noted.
WOOD MULCH	SHREDDED WOOD MULCH: To be organic shredded cedar wood mulch installed to a depth of 4" in all tree rings. Submit sample for approval prior to installation.
COBBLE A	COBBLE A: 2" - 4" in size, color Grey Rose Cobblestone installed depth varies. Install on fabric weed barrier per specifications. Submit sample for approval prior to installation.
COBBLE B	COBBLE B: 5" - 12" in size, color Grey Rose Cobblestone installed depth varies. Install on fabric weed barrier per specifications. Submit sample for approval prior to installation.
STEEL EDGE	STEEL EDGE: Steel edge to be Duraedge 3/4" thick x 5" wide rolled top steel edge. Color to be 'Green' install per manufacturer's specifications.
BOULDERS	BOULDERS: to be a color to match / coordinate with the Grey Rose Cobblestone. Size to be 1'-4" and vary in size. Install per detail.



CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

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

**COLA**  
 Colorado Land Acquisition



PROJECT:  
**ASPEN MEADOWS FILING 2  
 FINAL LANDSCAPE PLAN**

MARCH 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
 PROJECT NO: 21.886.034  
 DRAWN BY: SC  
 CHECKED BY: JA  
 APPROVED BY: JA  
 SHEET TITLE:

**FINAL LANDSCAPE PLAN**

**LS04**

**SHEET 13 OF 14**

CITY FILE NO:



PLANT SCHEDULE										
TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	KEY	MAT. W.	MAT. HT.		
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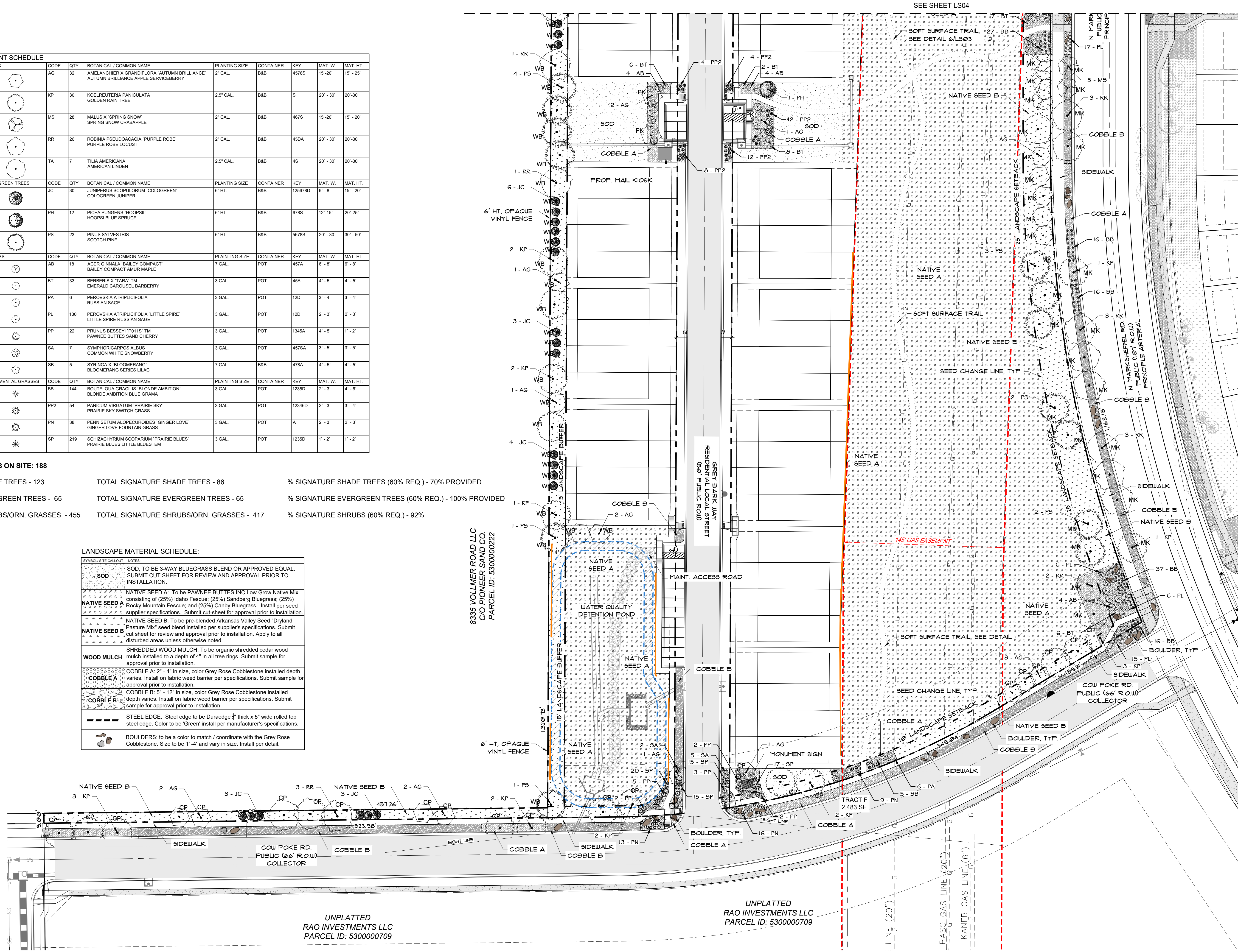
% SIGNATURE SHADE TREES (60% REQ.) - 70% PROVIDED

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% SIGNATURE SHRUBS (60% REQ.) - 92%

LANDSCAPE MATERIAL SCHEDULE:

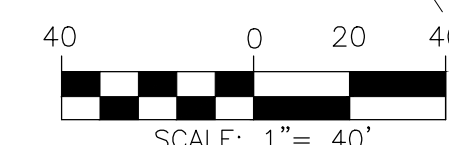
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1 SOUTH SITE PLAN  
1" = 40'

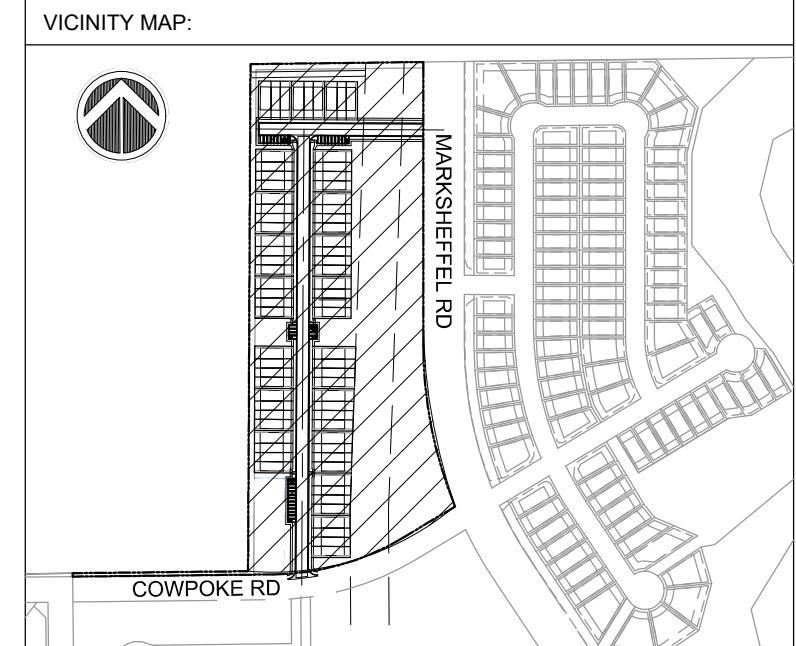
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RAO INVESTMENTS LLC  
PARCEL ID: 530000709

UNPLATTED  
RAO INVESTMENTS LLC  
PARCEL ID: 530000709



CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 459-0208

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



PROJECT:  
ASPEN MEADOWS FILING 2  
FINAL LANDSCAPE PLAN

MARCH 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
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CHECKED BY: JA  
APPROVED BY: JA  
SHEET TITLE:

FINAL LANDSCAPE PLAN

LS05  
SHEET 14 OF 14

CITY FILE NO:

FILE LOCATION: S:\21.886.034 (ASPEN MEADOWS TOWNHOMES)\00 DWG\0104 PLAN SETS\CONSTRUCTION PLANS\LANDSCAPE\LS01.DWG