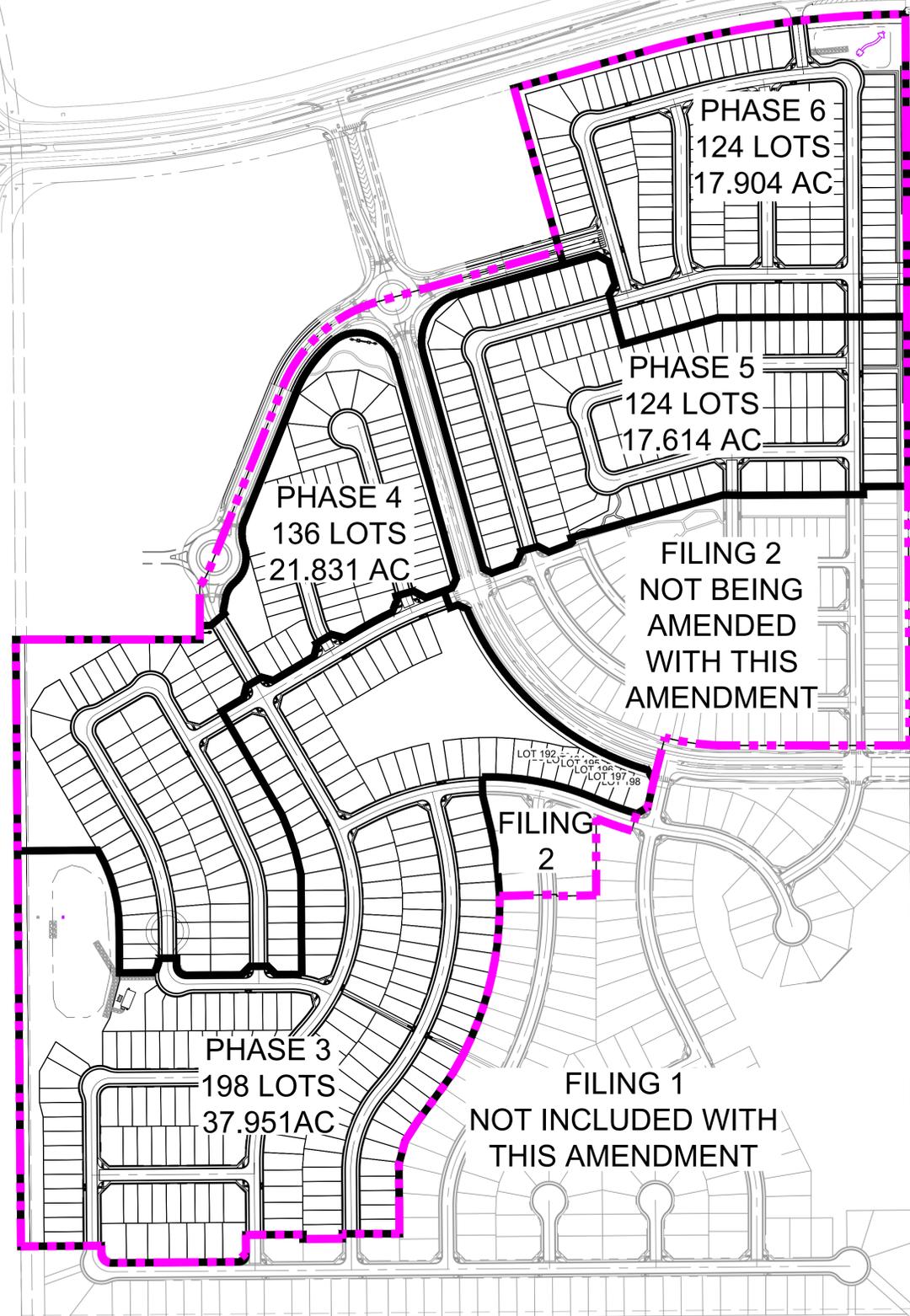
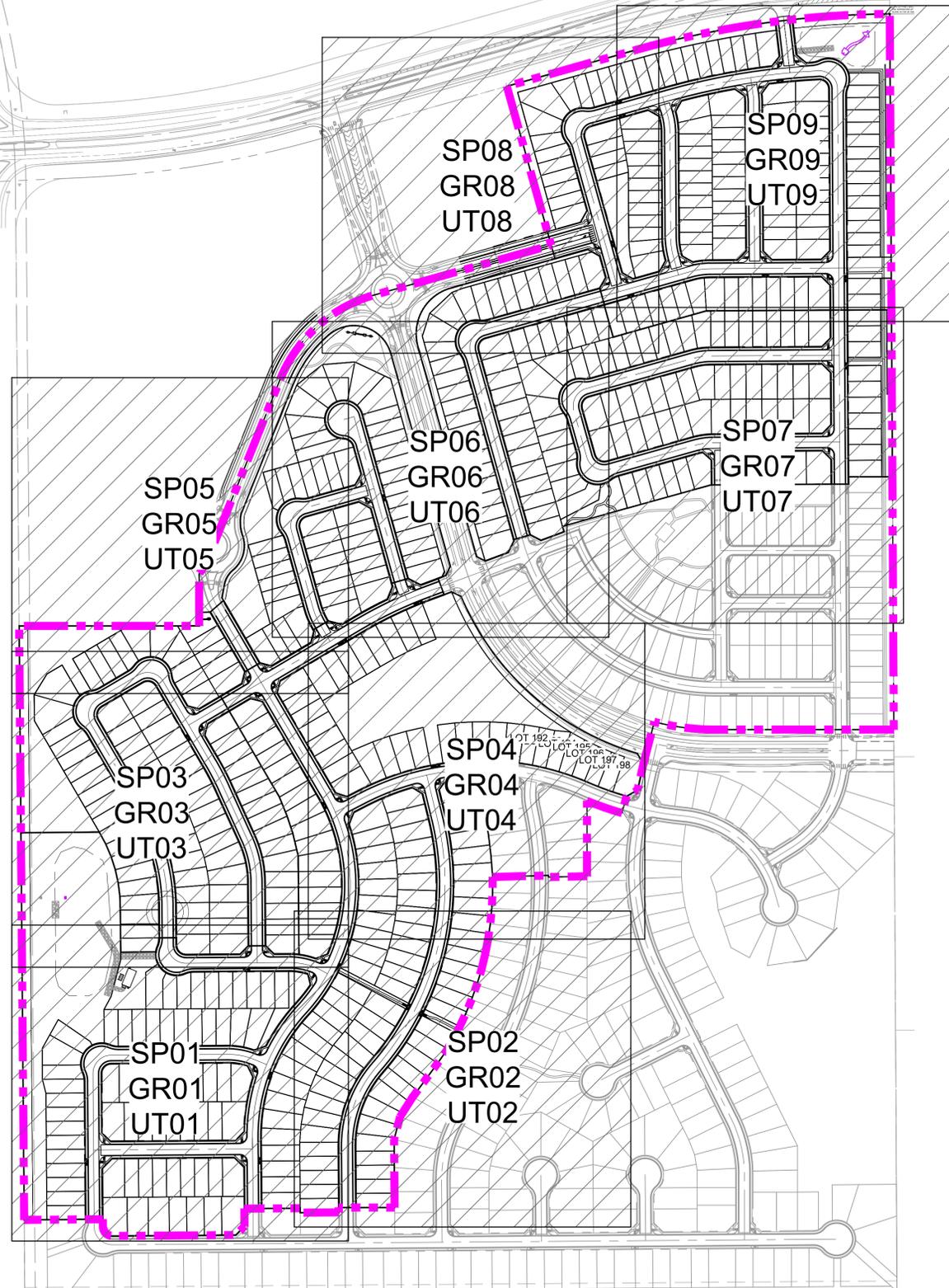
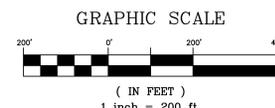




FILE LOCATION: S:\20 886\028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\DT01.DWG



- FILING PLAN AND SCHEDULE OF DEVELOPMENT:**
1. THE TRAILS AT ASPEN RIDGE IS ILLUSTRATING SIX PHASES BASED UPON COLLECTOR ROADWAYS AND PRODUCT TYPES.
  2. THE PHASE IS BASED UPON ANTICIPATED CONSTRUCTION, SEQUENCING OF ROADS AND UTILITIES; HOWEVER, TRAILS AT ASPEN RIDGE MAY BE DEVELOPED INDEPENDENT OF THE PHASE AS OUTLINED PENDING MARKET DEMAND AND ACTUAL CONSTRUCTION SCHEDULES.
  3. THE SECOND PHASE OF CONSTRUCTION IS PROJECTED TO BEGIN IN SPRING 2021.
  4. THE THIRD PHASE OF CONSTRUCTION IS PROJECTED TO BEGIN IN FALL/ WINTER 2021.



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 PKWY, SUITE 380  
 COLORADO SPRINGS, CO 80921  
 PHONE: (719) 382-9433

KEY MAP:

PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
 FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:

PROJECT NO: 20.886.028  
 DRAWN BY: LCB  
 CHECKED BY: NMS  
 APPROVED BY: NMS

SHEET TITLE:

**PUD PHASE AND KEY MAPS**

**DT01**

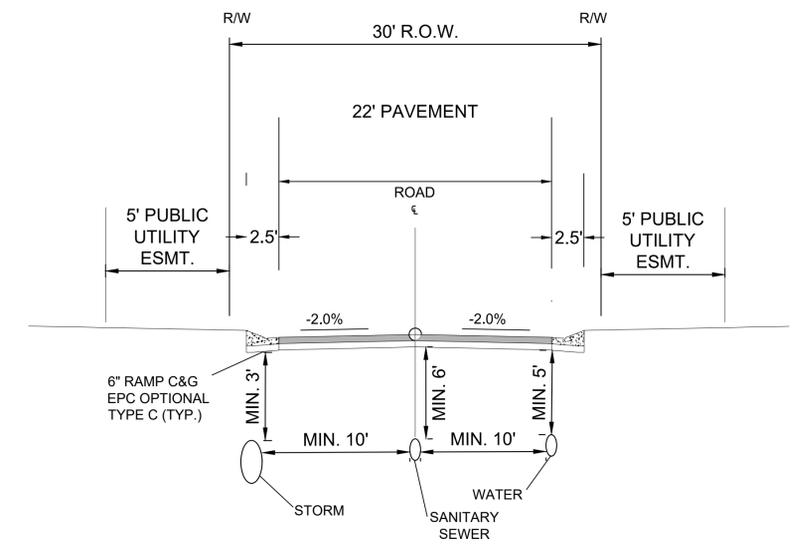
**SHEET 2 OF 34**

PCD FILE NO.:



FILING NO. 2 TO REMAIN  
 TYPICAL LOT SETBACK DIAGRAMS

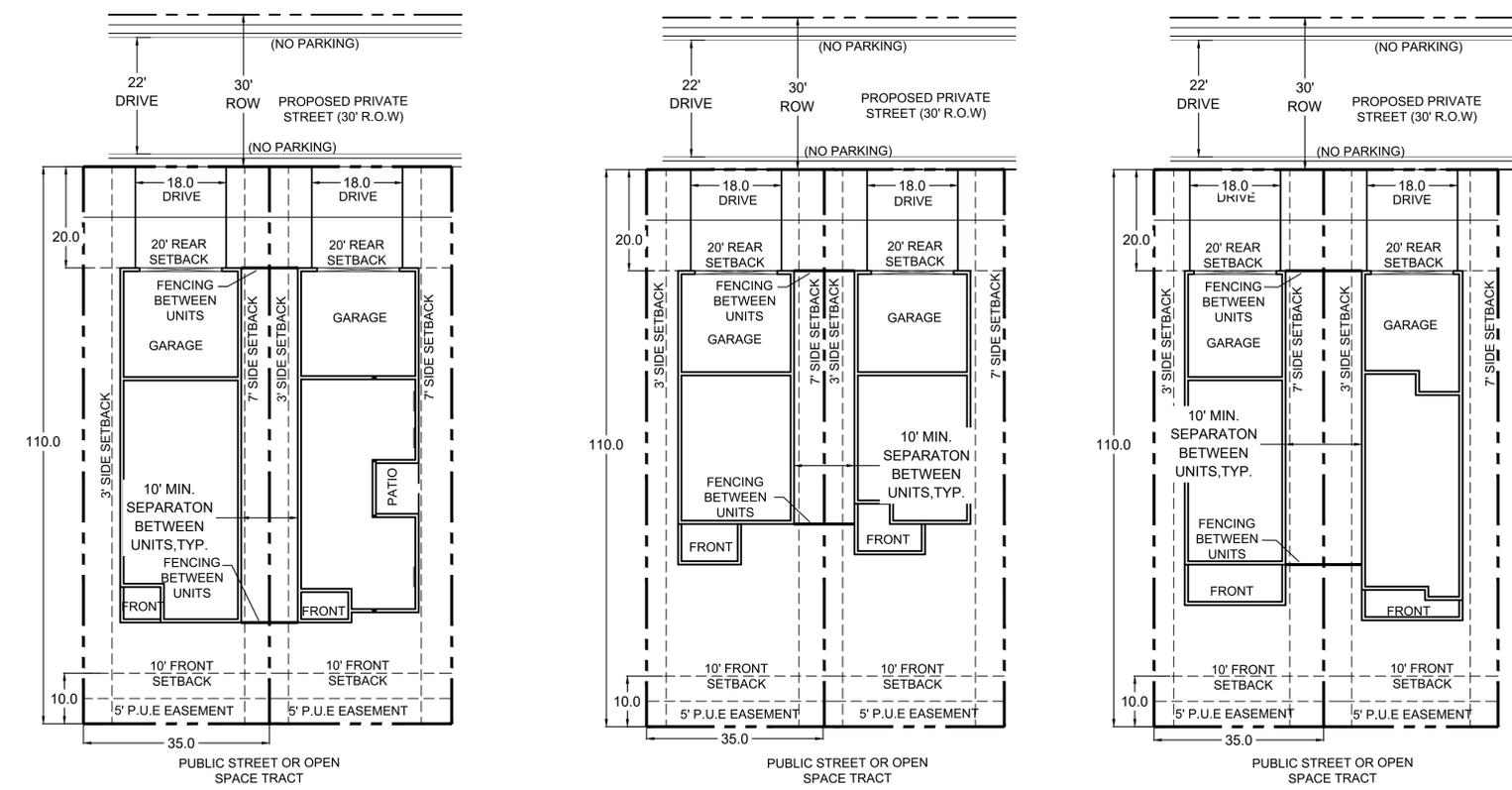
FILING NO. 2 TO REMAIN  
 TYPICAL STREET CROSS-SECTIONS



FILING NO. 2 TYPICAL SECTION  
 (PRIVATE ROADWAY)

PRIVATE STREETS

1. ALL PRIVATE STREETS AS ILLUSTRATED ON THE DRAWINGS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT.
2. ALL PRIVATE STREETS SHALL BE NAMED TO EL PASO COUNTY STANDARDS.
3. ALL PRIVATE STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS.
4. ALL HOMES SHALL BE ADDRESSED OFF THE NAMED STREET AT THE REAR OF THE HOME. ADDRESSES FOR ALL LOTS SHALL BE PLACED ON BOTH THE FRONT AND REAR OF THE BUILDING OR AS DIRECTED BY THE REGIONAL BUILDING DEPARTMENT.
5. THERE SHALL BE NO DIRECT LOT ACCESS FROM COLLECTOR STREETS AND ABOVE.
6. THERE SHALL BE NO ON-STREET PARKING PERMITTED ALONG THE PRIVATE ROADWAYS EXCEPT OFF-STREET PARKING AREAS AS SHOWN ON THE DRAWINGS.



LOT TYPICAL NOTES FOR ALL LOTS:

1. LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
2. OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
3. 5' FENCING PERMITTED BETWEEN UNITS AT THE FRONT AND REAR OF THE HOUSE ONLY. FINAL LOCATION OF FENCING TO BE DETERMINED BY INDIVIDUAL HOUSE CONFIGURATION. THERE SHALL BE NO FENCING PERMITTED WITHIN THE FRONT YARD SETBACK.
4. 10' MINIMUM SEPARATION BETWEEN MAIN HOUSE STRUCTURES.
5. 5' PUBLIC UTILITY EASEMENT TO BE PROVIDED ALONG THE FRONTS OF ALL LOTS.
6. ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
7. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

DIMENSIONAL STANDARDS FOR FILING NO. 2 LOTS

1. MINIMUM LOT AREA:  
 A. DWELLING, SINGLE FAMILY: 3,000 SF  
 B. MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM  
 C. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')  
 D. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
2. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
3. SETBACK REQUIREMENTS (SEE DETAILS):  
 FRONT: 10' BUILDING  
 SIDE: 5' PER DETAIL (10' MIN. BETWEEN BUILDINGS)  
 REAR: 20' SETBACK TO FACE OF GARAGE  
 CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')

ACCESSORY STRUCTURES:  
 THERE ARE NO ACCESSORY STRUCTURE USES PERMITTED WITHIN FILING NO. 2 LOTS

FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\104 PUDSP AMENDMENT PLANS\DT03.DWG

KEY MAP:

PROJECT:  
 TRAILS AT ASPEN RIDGE PUD/SP  
 AMENDMENT

EL PASO COUNTY, CO  
 FEBRUARY 2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

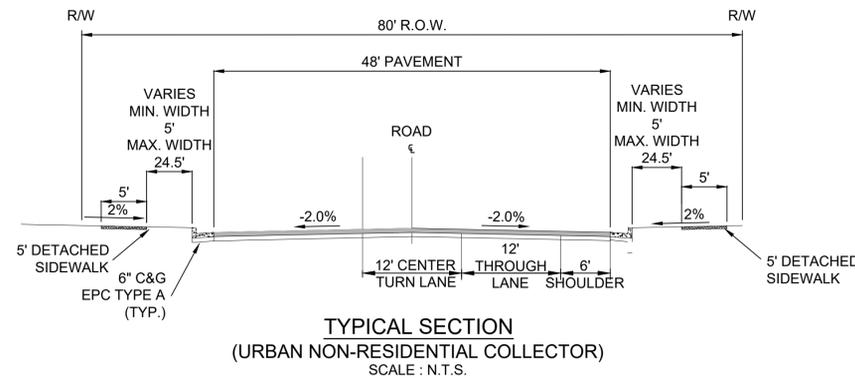
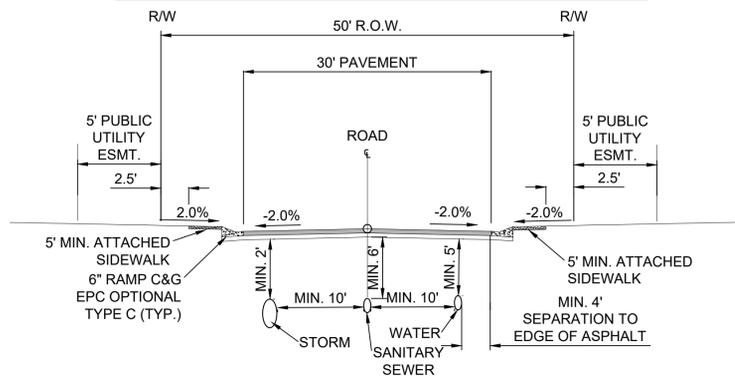
DRAWING INFORMATION:

PROJECT NO: 20.886.028  
 DRAWN BY: LCB  
 CHECKED BY: NMS  
 APPROVED BY: NMS

FILING NO. 2 PUD  
 DETAILS

DT03  
 SHEET 4 OF 34  
 PCD FILE NO.:

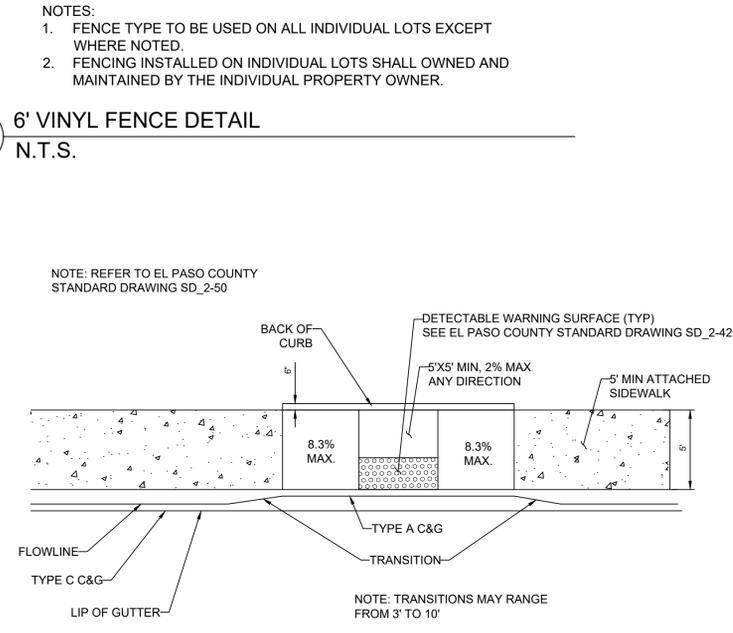
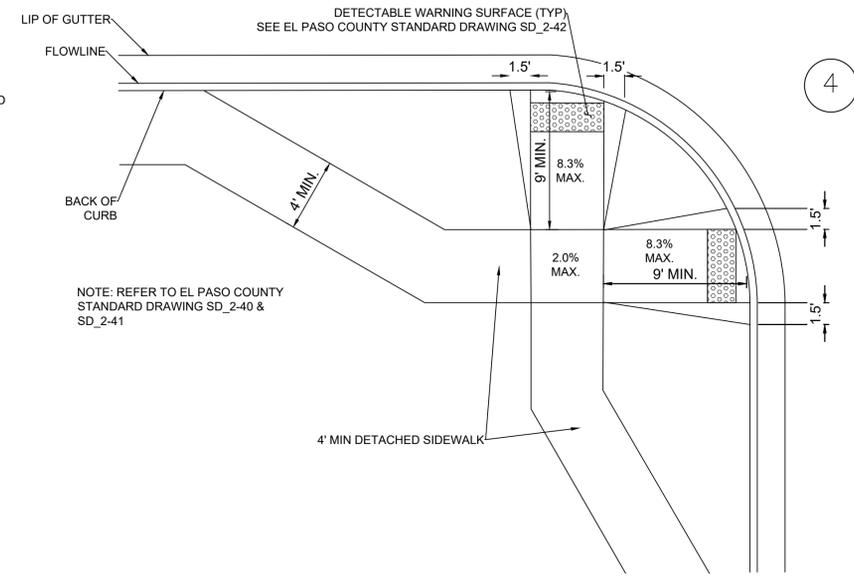
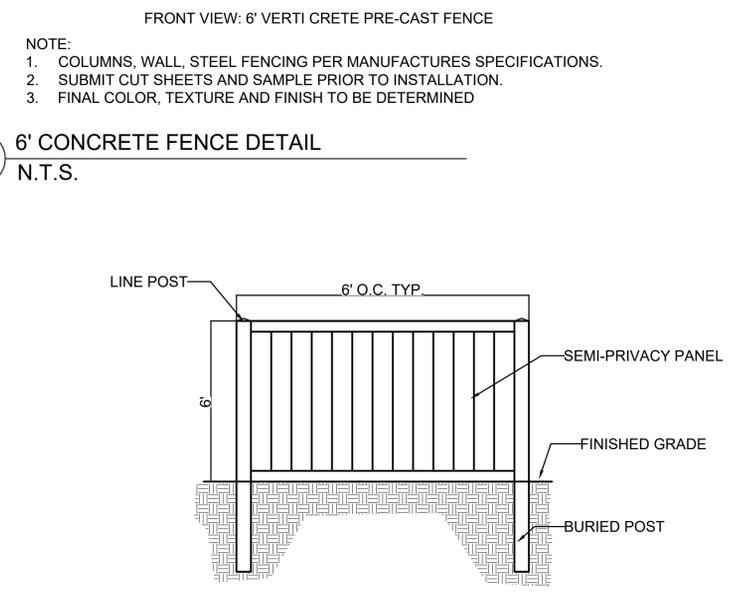
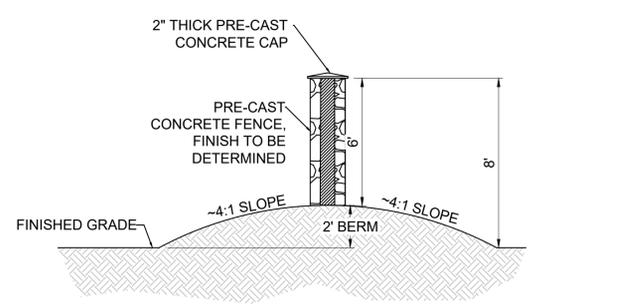
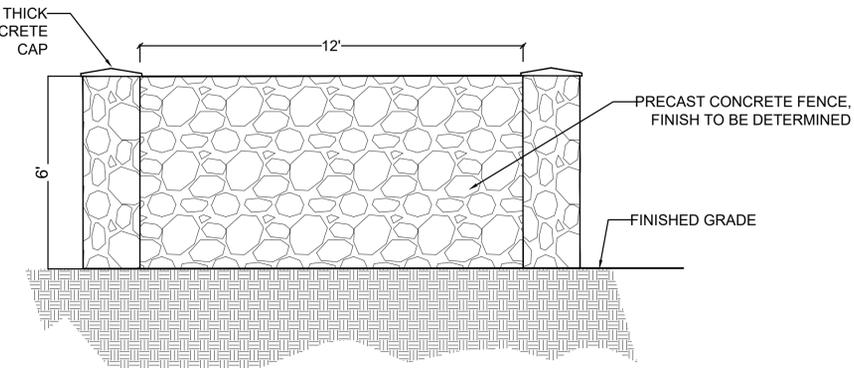
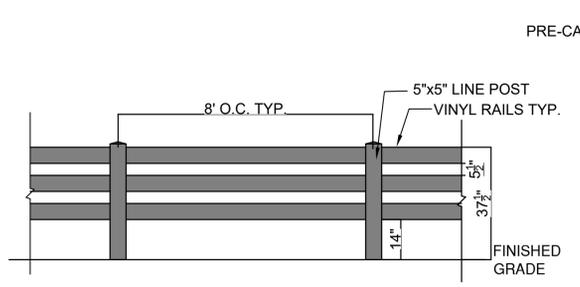
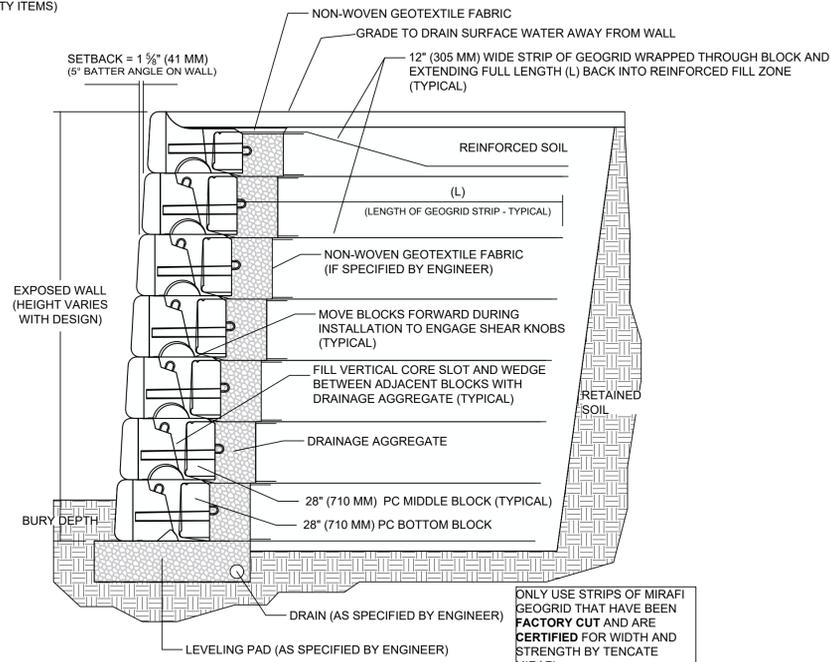
# TYPICAL STREET CROSS-SECTIONS



### PUBLIC STREETS

- ALL PUBLIC STREETS AS ILLUSTRATED ON THE DRAWINGS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
- STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL PUBLIC STREETS AS ILLUSTRATED ON THIS PLAN.
- PER THE TRAFFIC IMPACT ANALYSIS A NOISE WALL IS REQUIRED ALONG POWERS BLVD.
- URBAN LOCAL RESIDENTIAL KNUCKLE DESIGN TO BE PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL KNUCKLE DETAIL FIGURE SD 2-77.

NOTE:  
ONE DEGREE OR ZERO DEGREE BATTER ANGLE WALLS ARE AVAILABLE USING BLOCKS WITH 7 7/8" (190 MM) OR 6 3/4" (171 MM) KNOBS (SPECIALTY ITEMS)



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 PKWY, SUITE 380  
COLORADO SPRINGS, CO 80921  
PHONE: (719) 382-9433

KEY MAP:

PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:  
PROJECT NO: 20\_886.028  
DRAWN BY: LCB  
CHECKED BY: NMS  
APPROVED BY: NMS  
SHEET TITLE:

**PUD DETAILS**

**DT04**

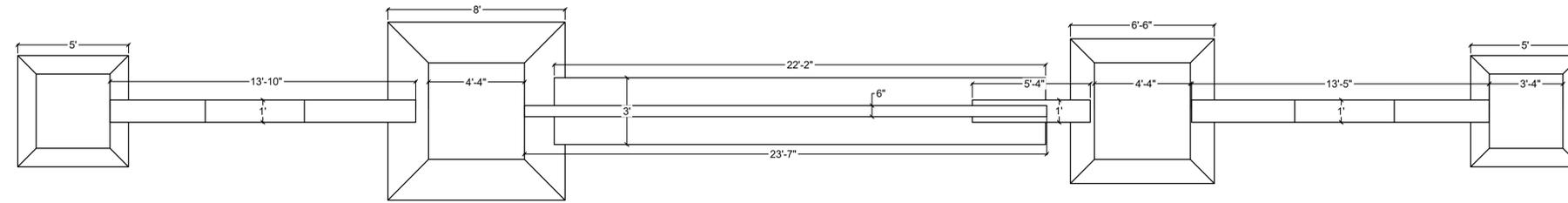
**SHEET 5 OF 34**

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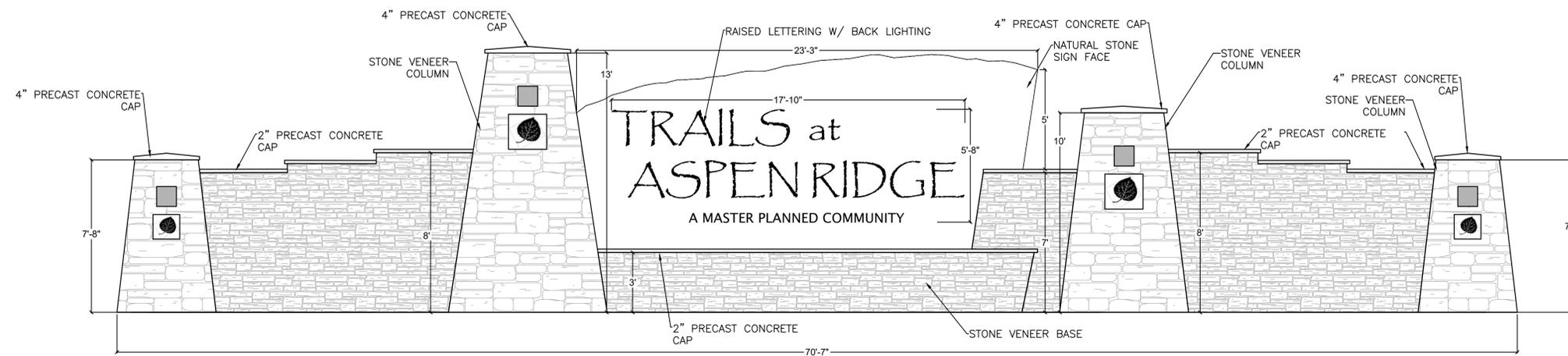
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THIS DRAWING IS FOR REFERENCE ONLY. DETERMINATION OF THE SUITABILITY AND/OR MANNER OF USE OF ANY DETAILS CONTAINED IN THIS DOCUMENT IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER OF RECORD. FINAL PROJECT DESIGNS, INCLUDING ALL CONSTRUCTION DETAILS, SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER USING THE ACTUAL CONDITIONS OF THE PROPOSED SITE.

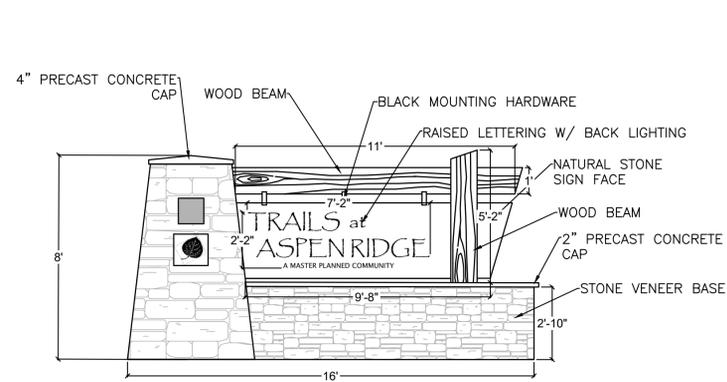
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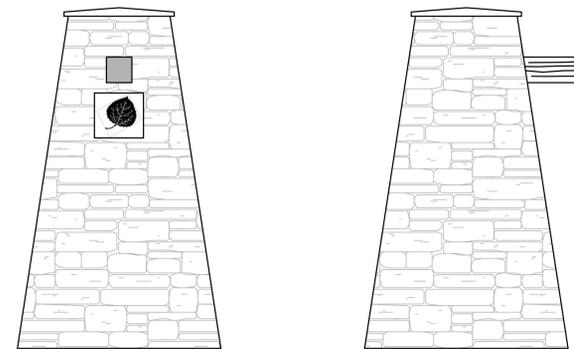
○ MAIN ENTRANCE SIGN (PLAN VIEW)  
NTS



○ MAIN ENTRANCE SIGN LOCATED IN TRACT H (FRONT VIEW)  
NTS



○ SECONDARY SIGN LOCATED IN TRACT G (FRONT VIEW)  
NTS



○ COLUMN DETAIL (FRONT AND SIDE VIEW)  
NTS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
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OWNER/DEVELOPER:

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

KEY MAP:

PROJECT:

TRAILS AT ASPENRIDGE PUD/SP  
AMENDMENT

EL PASO COUNTY, CO  
FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:

PROJECT NO: 20.886.028

DRAWN BY: LCB

CHECKED BY: NMS

APPROVED BY: NMS

SHEET TITLE:

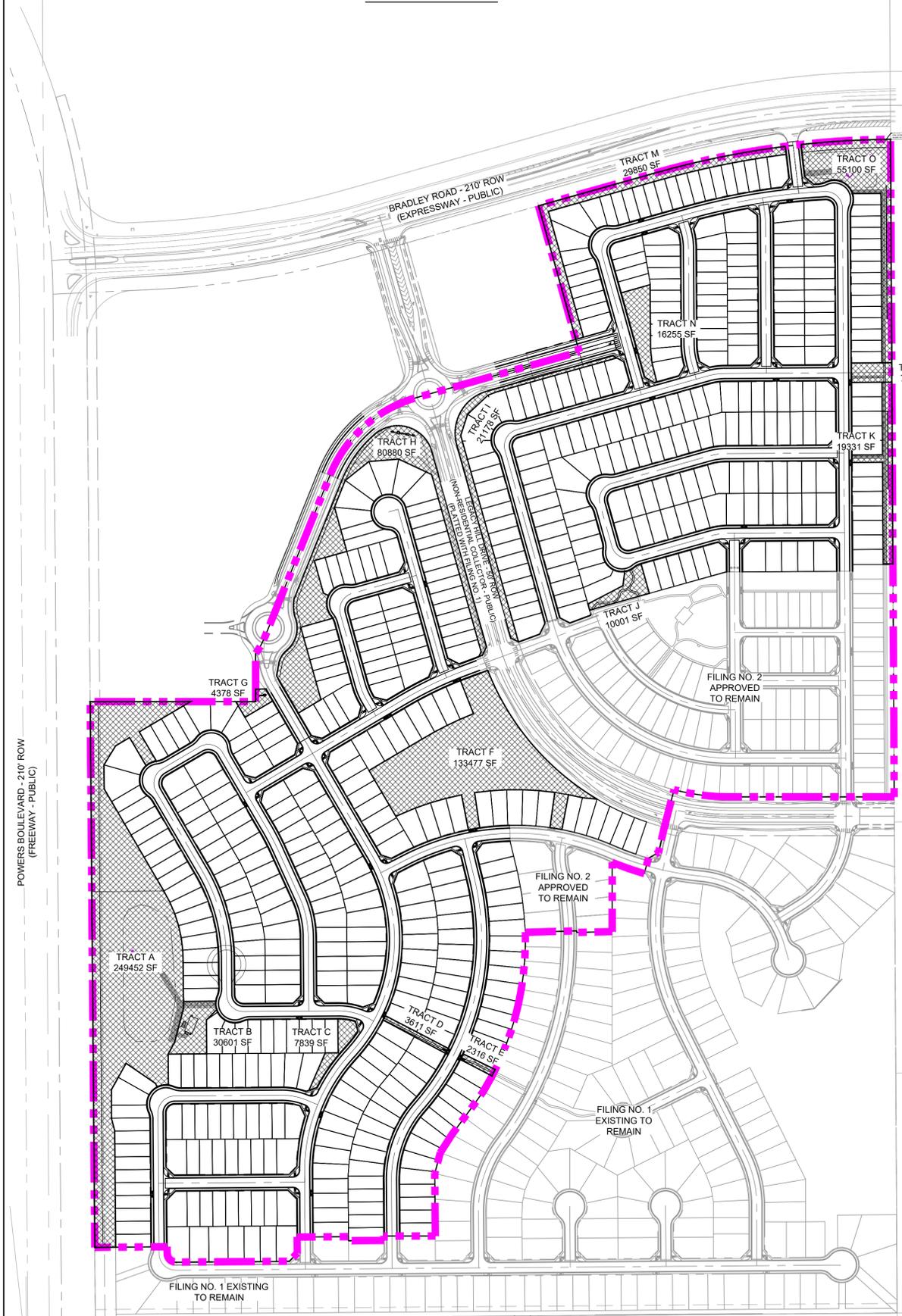
PUD DETAILS

DT05

SHEET 6 OF 34

PCD FILE NO.:

# TRACT MAP



TRACT	AREA (SQUARE FEET)	LANDSCAPE/PARK OPEN SPACE/TRAIL	MAILBOX KIOSKS	SIGNAGE/PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	WATER PUMP HOUSE FACILITY	OWNED/MAINTAINED BY
A	264,257	X		X	X	X		WATERVIEW II METRO DISTRICT
B	15,960	X		X	X	X	X	WIDEFIELD WATER & SANITATION DISTRICT
C	7,839	X	X	X	X	X		WATERVIEW II METRO DISTRICT
D	3,611	X	X	X	X	X		WATERVIEW II METRO DISTRICT
E	2,316	X	X	X	X	X		WATERVIEW II METRO DISTRICT
F	133,477	X	X	X	X	X		WATERVIEW II METRO DISTRICT
G	4,378	X		X	X	X		WATERVIEW II METRO DISTRICT
H	80,880	X		X	X	X		WATERVIEW II METRO DISTRICT
I	21,178	X		X	X	X		WATERVIEW II METRO DISTRICT
J	10,001	X	X	X	X	X		WATERVIEW II METRO DISTRICT
K	19,331	X	X	X	X	X		WATERVIEW II METRO DISTRICT
L	7,550	X	X	X	X	X		WATERVIEW II METRO DISTRICT
M	29,850	X		X	X	X		WATERVIEW II METRO DISTRICT
N	16,255	X	X	X	X	X		WATERVIEW II METRO DISTRICT
O	55,100	X	X	X	X	X		WATERVIEW II METRO DISTRICT

TOTAL TRACT AREA: 671,982 SF (15.4266 AC)

- TRACT NOTES:
1. 'X'- DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS
  2. TRACT 'L' RESERVED FOR FUTURE RIGHT-OF-WAY USE FOR POSSIBLE CONNECTION TO THE EAST. TRACT 'L' SHALL BE DEDICATED TO EL PASO COUNTY AT NO COST TO THE COUNTY AT THAT TIME THE CONNECTION IS REQUIRED. IF NO CONNECTION TO THE EAST IS REQUIRED, THIS TRACT MAY BE CONVERTED TO A LOT FOR USE AS SINGLE FAMILY RESIDENTIAL PER REVIEW AND APPROVAL OF AN AMENDED PLAT BY EL PASO COUNTY.
  3. MAIL KIOSKS SHALL NOT BE PLACED ALONG LEGACY HILL OR FRONTSIDE DRIVE FRONTAGES OR ALONG SIDEWINDER DRIVE ADJACENT TO THE ROUNDABOUT

CONSULTANTS:  
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KEY MAP:

PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
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DRAWING INFORMATION:

PROJECT NO: 20.886.028  
 DRAWN BY: LCB  
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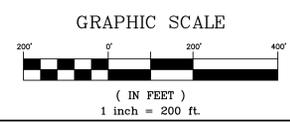
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**PUD DETAILS**

**DT06**

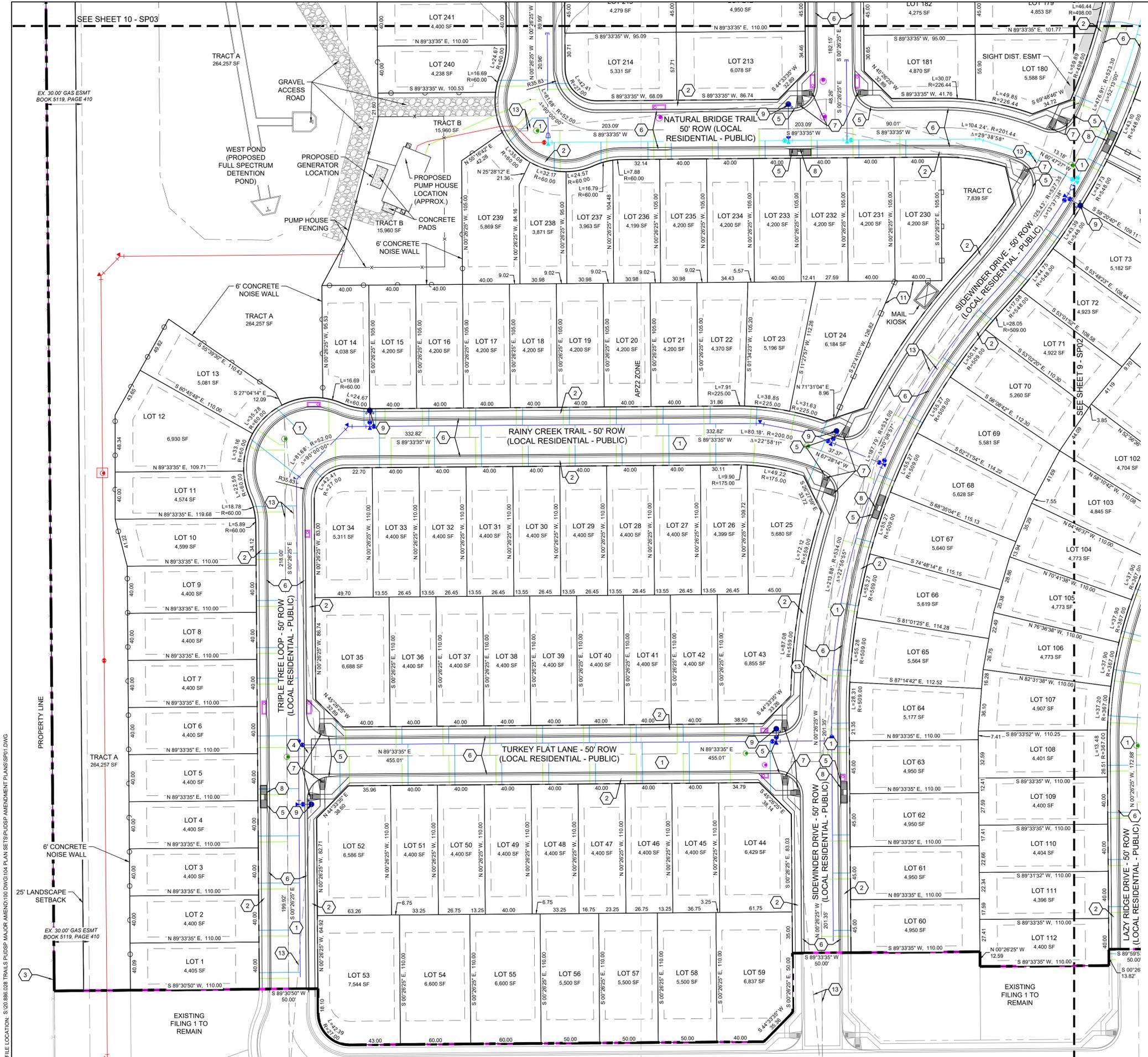
**SHEET 7 OF 34**

PCD FILE NO.:



POWERS BOULEVARD - 210' ROW (FREEWAY - PUBLIC)

FILE LOCATION: S:\20.886.028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SPUDSP AMENDMENT PLANS\DT06.DWG

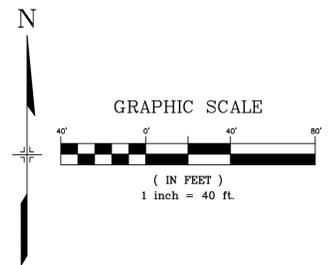


### LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (5' TYPICAL)
- 3 6' CONCRETE FENCE (SEE DT04 FOR DETAIL)
- 4 CONCRETE CROSSSPAN (6' TYPICAL)
- 5 CURB AND GUTTER (EPC TYPE A)
- 6 CURB AND GUTTER (EPC OPTIONAL TYPE C)
- 7 PEDESTRIAN CURB RAMP
- 8 PARALLEL PEDESTRIAN CURB RAMP
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 RETAINING WALL (SEE DT04 FOR DETAIL)
- 11 5' SPLIT RAIL VINYL FENCE (SEE DT04 FOR DETAIL)
- 12 5' VINYL FENCE (SEE DT04 FOR DETAIL)
- 13 SIGHT TRIANGLE

PROPOSED EASEMENT  
 LANDSCAPE SETBACK  
 PROPERTY BOUNDARY  
 SHEET MATCHLINE  
 CONCRETE FENCE  
 VINYL FENCE  
 SIGHT TRIANGLE  
 PROPOSED UTILITY STRUCTURES

NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 20'.



CONSULTANTS:  
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 2435 RESEARCH PARKWAY, SUITE 300  
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OWNER/DEVELOPER:  
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 655 MIDDLE CREEK PKWY, SUITE 380  
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PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
 FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:  
 PROJECT NO: 20\_886.028  
 DRAWN BY: LCB  
 CHECKED BY: NMS  
 APPROVED BY: NMS  
 SHEET TITLE:

## PRELIMINARY SITE PLAN

SP01  
 SHEET 8 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20\_886\_028 TRAILS PUD/SP AMENDMENT\100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\SP01.DWG

EX 30.00' GAS ESMT BOOK 5119, PAGE 410

EX 30.00' GAS ESMT BOOK 5119, PAGE 410

SEE SHEET 10 - SP03

SEE SHEET 19 - SP02



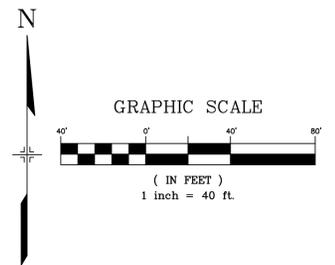


### LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (5' TYPICAL)
- 3 6" CONCRETE FENCE (SEE DT04 FOR DETAIL)
- 4 CONCRETE CROSSSPAN (6" TYPICAL)
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- 9 PROPOSED FIRE HYDRANT LOCATION
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- 11 5" SPLIT RAIL VINYL FENCE (SEE DT04 FOR DETAIL)
- 12 5" VINYL FENCE (SEE DT04 FOR DETAIL)
- 13 SIGHT TRIANGLE

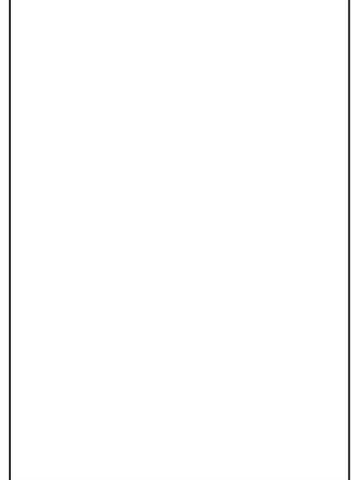
- PROPOSED EASEMENT
- LANDSCAPE SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE
- VINYL FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES

NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 20'.



CONSULTANTS:  
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DRAWING INFORMATION:  
 PROJECT NO: 20\_886.028  
 DRAWN BY: LCB  
 CHECKED BY: NMS  
 APPROVED BY: NMS  
 SHEET TITLE:

**PRELIMINARY SITE PLAN**

**SP03**

**SHEET 10 OF 34**

PCD FILE NO.:

FILE LOCATION: S:\20886\028 TRAILS PUD/SP AMENDMENT\100 DWG\104 PLAN SET\SP03.PSD/SP AMENDMENT PLANS\SP03.DWG

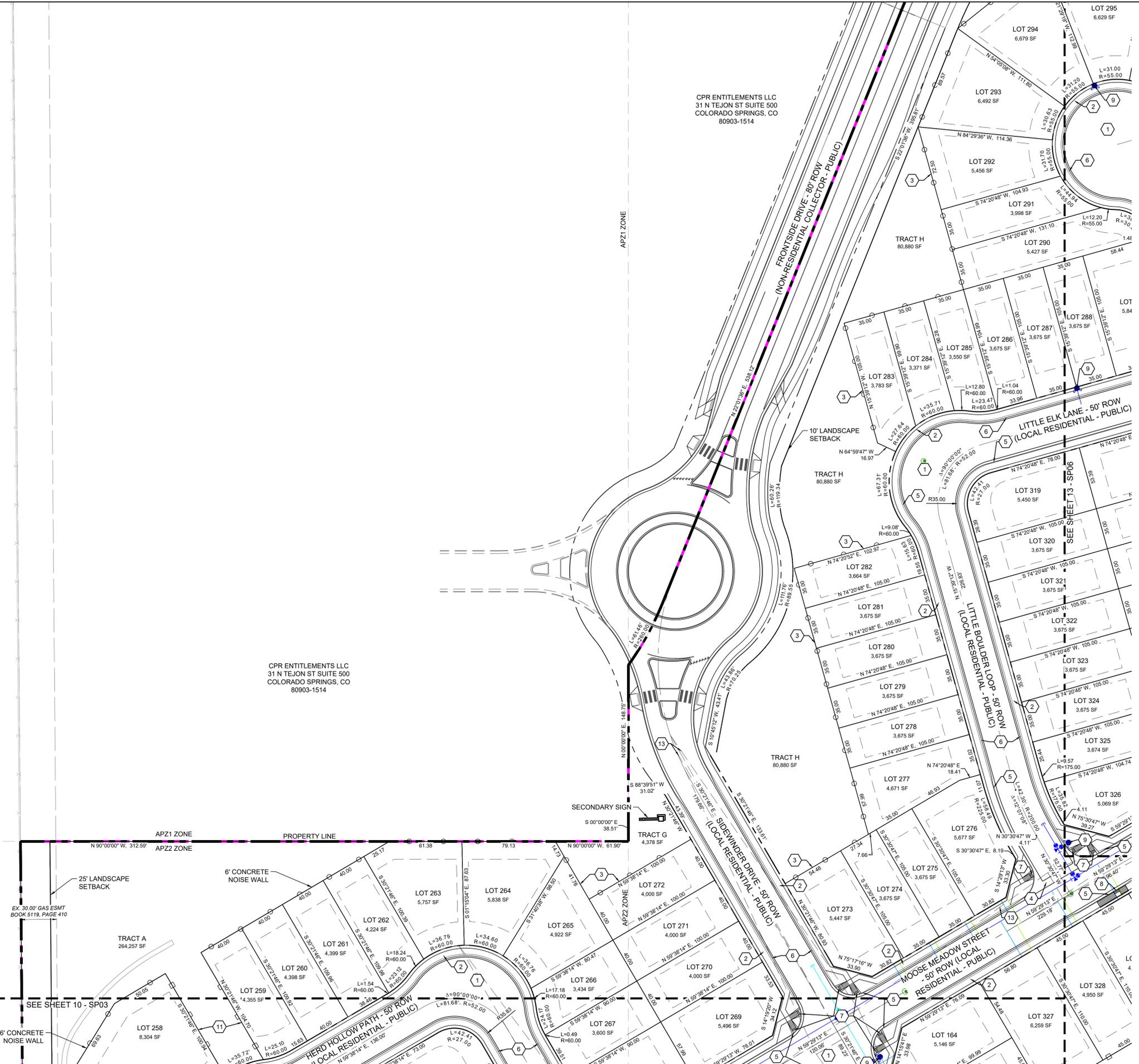
EX. 30.00' GAS ESMT BOOK 5119, PAGE 410

SEE SHEET 8 - SP01

SEE SHEET 12 - SP05



FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP5\SP5.PUDSP AMENDMENT PLANS\SP11.DWG

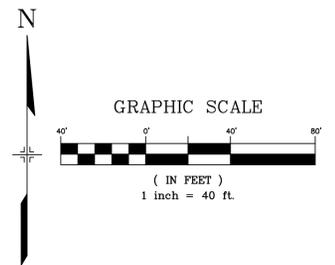


### LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (5' TYPICAL)
- 3 6' CONCRETE FENCE (SEE DT04 FOR DETAIL)
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- 12 5' VINYL FENCE (SEE DT04 FOR DETAIL)
- 13 SIGHT TRIANGLE

--- PROPOSED EASEMENT  
 - - - LANDSCAPE SETBACK  
 - - - PROPERTY BOUNDARY  
 - - - SHEET MATCHLINE  
 - - - CONCRETE FENCE  
 - - - VINYL FENCE  
 - - - SIGHT TRIANGLE

○ PROPOSED UTILITY STRUCTURES  
 NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 20'.



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 PKWY, SUITE 380  
 COLORADO SPRINGS, CO 80921  
 PHONE: (719) 382-9433



PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
 FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:  
 PROJECT NO: 20.886.028  
 DRAWN BY: LCB  
 CHECKED BY: NMS  
 APPROVED BY: NMS

SHEET TITLE:  
**PRELIMINARY SITE PLAN**  
**SP05**  
 SHEET 12 OF 34

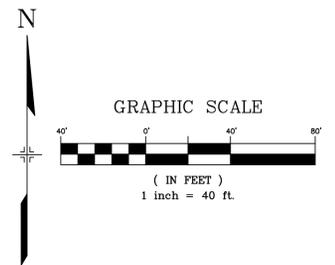
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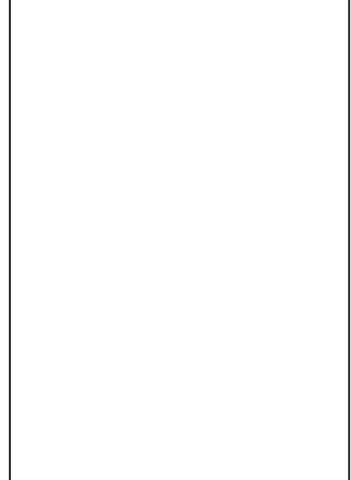
- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (5' TYPICAL)
- 3 6" CONCRETE FENCE (SEE DT04 FOR DETAIL)
- 4 CONCRETE CROSSSPAN (6" TYPICAL)
- 5 CURB AND GUTTER (EPC TYPE A)
- 6 CURB AND GUTTER (EPC OPTIONAL TYPE C)
- 7 PEDESTRIAN CURB RAMP
- 8 PARALLEL PEDESTRIAN CURB RAMP
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 RETAINING WALL (SEE DT04 FOR DETAIL)
- 11 5' SPLIT RAIL VINYL FENCE (SEE DT04 FOR DETAIL)
- 12 5' VINYL FENCE (SEE DT04 FOR DETAIL)
- 13 SIGHT TRIANGLE

--- PROPOSED EASEMENT  
 --- LANDSCAPE SETBACK  
 --- PROPERTY BOUNDARY  
 --- SHEET MATCHLINE  
 --- CONCRETE FENCE  
 --- VINYL FENCE  
 --- SIGHT TRIANGLE  
 ○ PROPOSED UTILITY STRUCTURES  
 NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 20'.



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PROJECT:

**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
 FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:

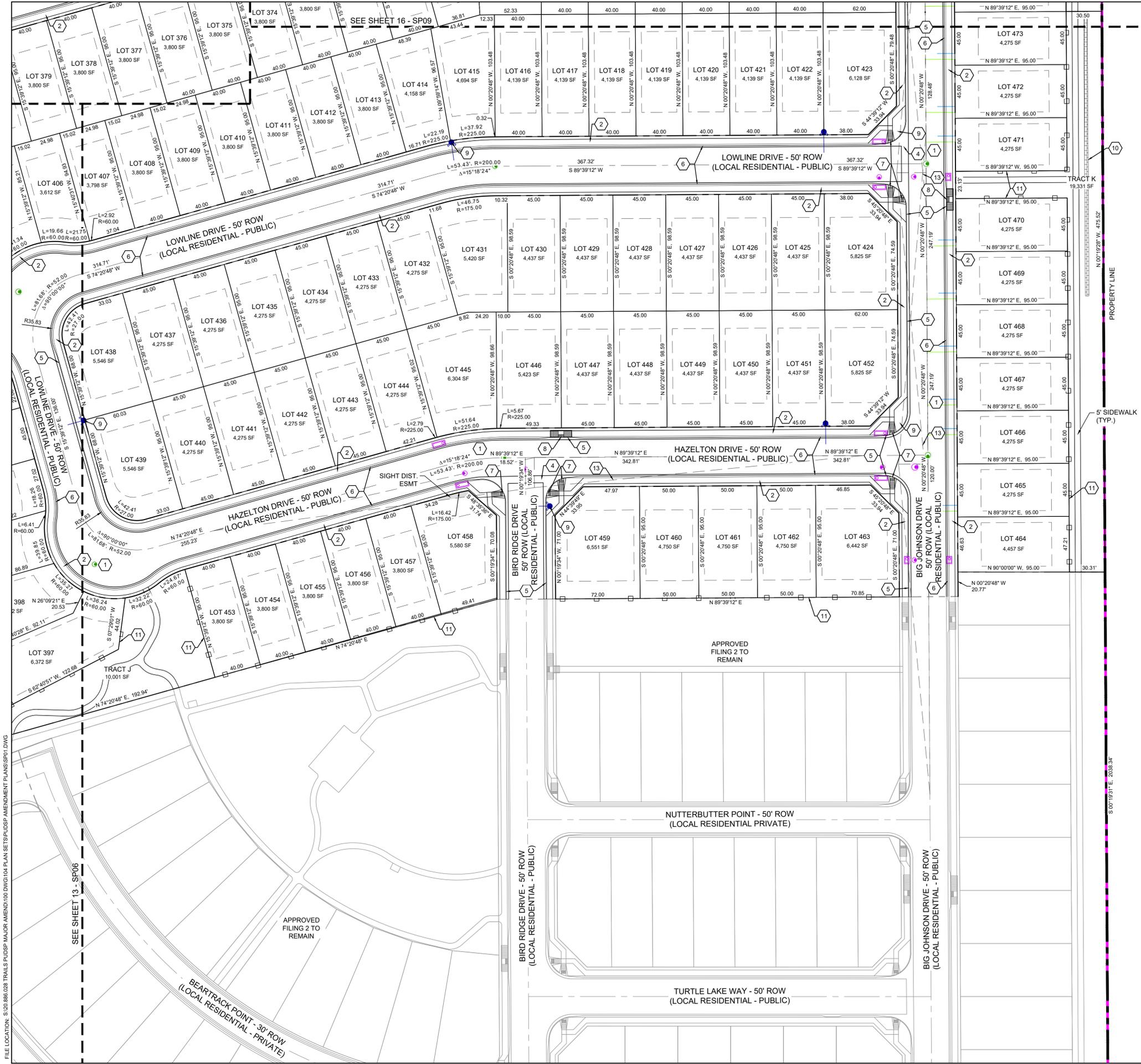
PROJECT NO: 20.886.028  
 DRAWN BY: LCB  
 CHECKED BY: NMS  
 APPROVED BY: NMS  
 SHEET TITLE:

# PRELIMINARY SITE PLAN

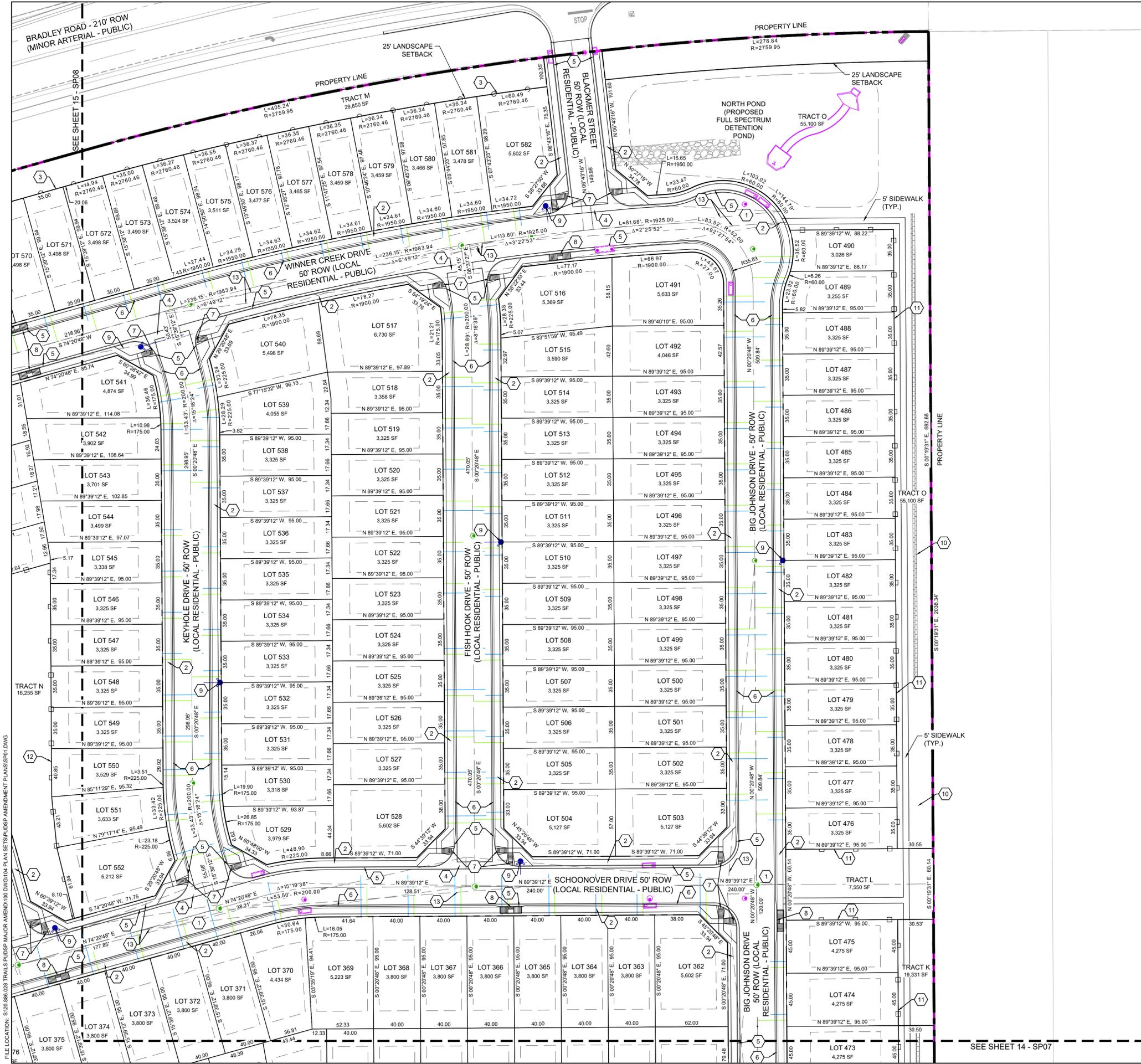
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SHEET 13 OF 34

PCD FILE NO.:





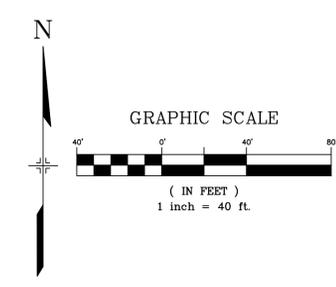


### LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE ATTACHED SIDEWALK (5' TYPICAL)
- 3 6" CONCRETE FENCE (SEE DT04 FOR DETAIL)
- 4 CONCRETE CROSSSPAN (6" TYPICAL)
- 5 CURB AND GUTTER (EPC TYPE A)
- 6 CURB AND GUTTER (EPC OPTIONAL TYPE C)
- 7 PEDESTRIAN CURB RAMP
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- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 RETAINING WALL (SEE DT04 FOR DETAIL)
- 11 5" SPLIT RAIL VINYL FENCE (SEE DT04 FOR DETAIL)
- 12 5" VINYL FENCE (SEE DT04 FOR DETAIL)
- 13 SIGHT TRIANGLE

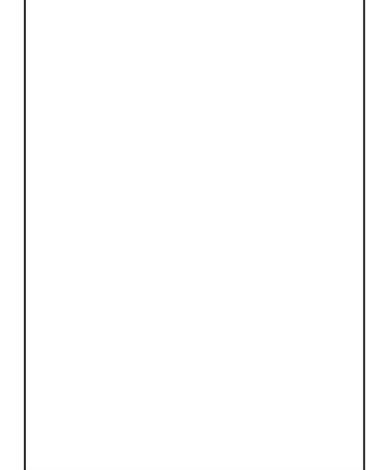
- PROPOSED EASEMENT
- LANDSCAPE SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- CONCRETE FENCE
- VINYL FENCE
- SIGHT TRIANGLE

NOTE: UNLESS OTHERWISE STATED ALL CURB RETURN RADII AT INTERSECTIONS ARE 20'.



CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
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 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
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PROJECT:

**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
 FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:

PROJECT NO: 20.886.028

DRAWN BY: LCB

CHECKED BY: NMS

APPROVED BY: NMS

SHEET TITLE:

# PRELIMINARY SITE PLAN

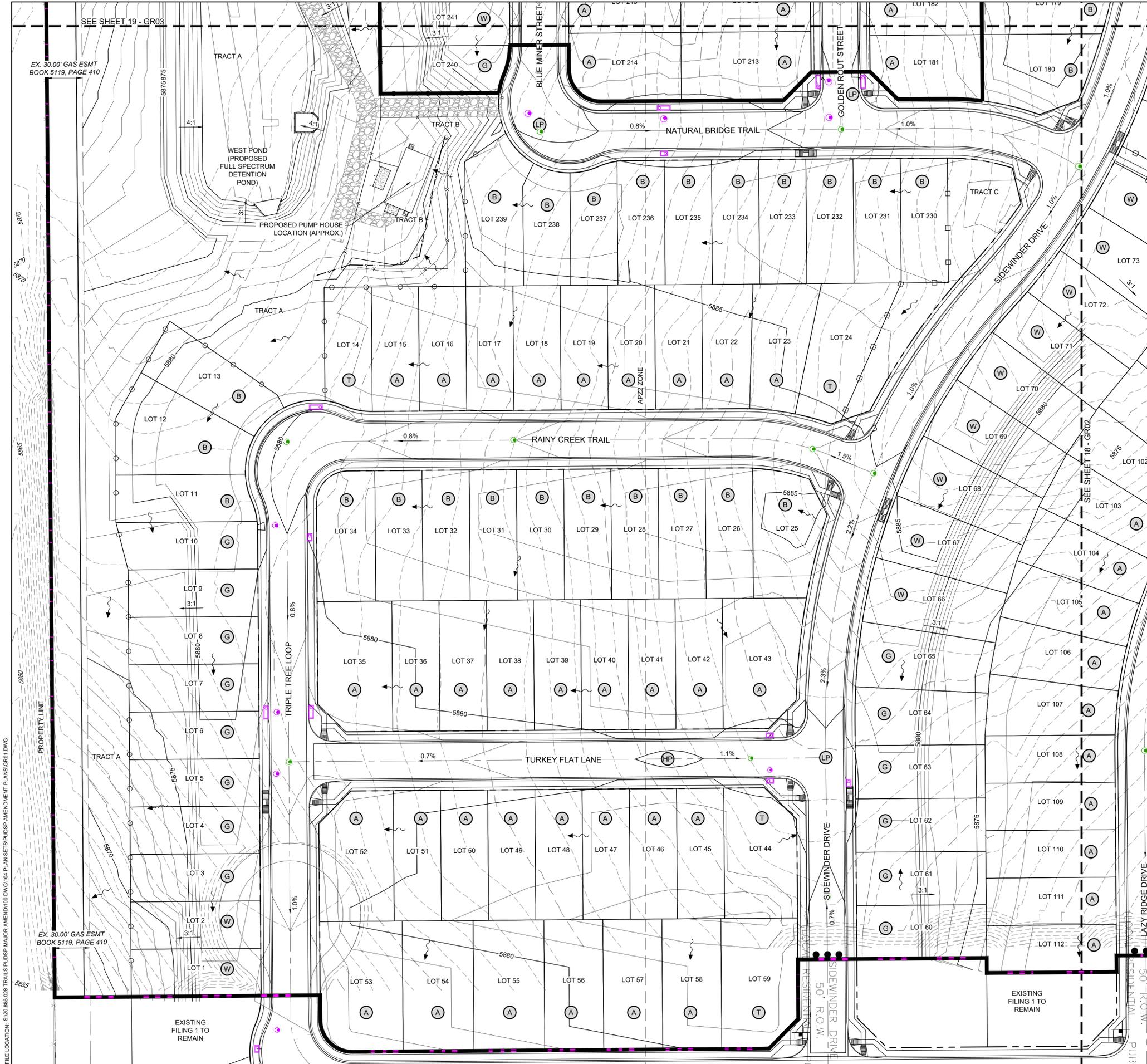
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SHEET 16 OF 34

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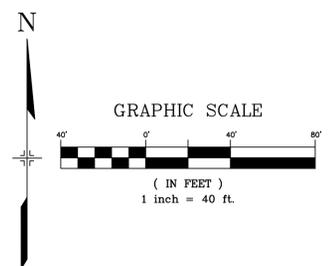
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SEE SHEET 14 - SP07



### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- OVERLAND FLOW LABEL
- LOW POINT/ HIGH POINT LABEL
- LOT TYPE (SEE SHEET DT04)
- RETAINING WALL (SEE DT04 FOR DETAIL)
- PROPOSED SWALE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PHASE BOUNDARY
- CONCRETE FENCE
- WOODEN POST FENCE
- PROPOSED UTILITY STRUCTURES



CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
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PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
 FEBRUARY 2021

REVISION HISTORY:

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DRAWING INFORMATION:  
 PROJECT NO: 20.886.028  
 DRAWN BY: LCB  
 CHECKED BY: NMS  
 APPROVED BY: NMS

SHEET TITLE:  

## PRELIMINARY GRADING PLAN

### GR01

  
 SHEET 17 OF 34  
 PCD FILE NO.:

FILE LOCATION: S:\20.886.028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\GR01.DWG

EX. 30.00' GAS ESMT BOOK 5119, PAGE 410

EX. 30.00' GAS ESMT BOOK 5119, PAGE 410

SEE SHEET 19 - GR03

SEE SHEET 18 - GR02

EXISTING FILING 1 TO REMAIN

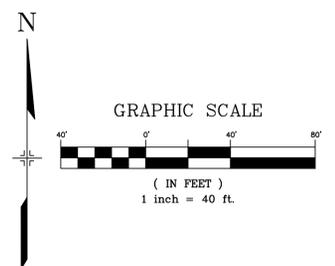
50' R.O.W. RESIDENTIAL PUBL

50' R.O.W. RESIDENTIAL PUBL



### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- OVERLAND FLOW LABEL
- LOW POINT/ HIGH POINT LABEL
- LOT TYPE (SEE SHEET DT04)
- RETAINING WALL (SEE DT04 FOR DETAIL)
- PROPOSED SWALE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PHASE BOUNDARY
- CONCRETE FENCE
- WOODEN POST FENCE
- PROPOSED UTILITY STRUCTURES



CONSULTANTS:  
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**COLA, LLC**  
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 COLORADO SPRINGS, CO 80921  
 PHONE: (719) 382-9433

KEY MAP:

PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**  
 EL PASO COUNTY, CO  
 FEBRUARY 2021  
 REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:  
 PROJECT NO: 20.886.028  
 DRAWN BY: LCB  
 CHECKED BY: NMS  
 APPROVED BY: NMS

SHEET TITLE:  
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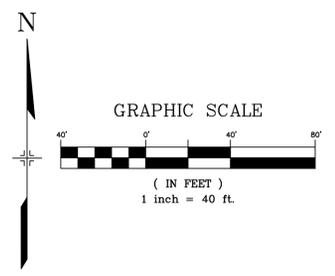
**GR02**  
 SHEET 18 OF 34  
 PCD FILE NO.:

FILE LOCATION: S:\20.886.028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\GR01.DWG



### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- OVERLAND FLOW LABEL
- LOW POINT/ HIGH POINT LABEL
- LOT TYPE (SEE SHEET DT04)
- RETAINING WALL (SEE DT04 FOR DETAIL)
- PROPOSED SWALE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PHASE BOUNDARY
- CONCRETE FENCE
- WOODEN POST FENCE
- PROPOSED UTILITY STRUCTURES



CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
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 COLORADO SPRINGS, CO 80921  
 PHONE: (719) 382-9433

KEY MAP:

PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**  
 EL PASO COUNTY, CO  
 FEBRUARY 2021

REVISION HISTORY:

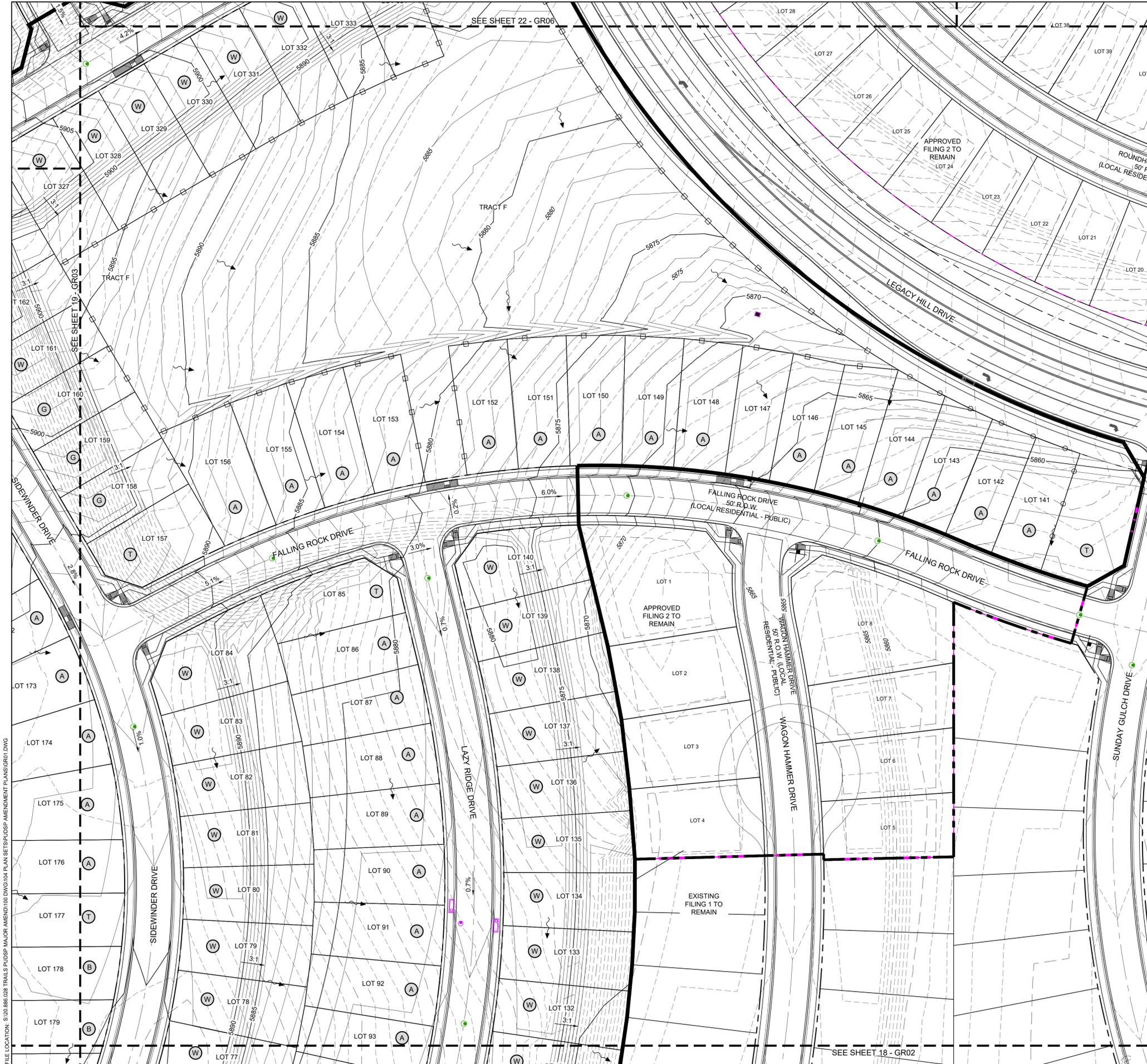
NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:  
 PROJECT NO: 20.886.028  
 DRAWN BY: LCB  
 CHECKED BY: NMS  
 APPROVED BY: NMS

SHEET TITLE:  
**PRELIMINARY GRADING PLAN**  
**GR03**  
 SHEET 19 OF 34  
 PCD FILE NO.:

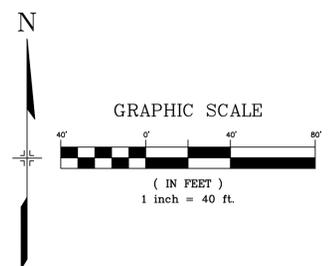
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EX. 30.00' GAS ESMT BOOK 5119, PAGE 410



### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- OVERLAND FLOW LABEL
- LOW POINT/ HIGH POINT LABEL
- LOT TYPE (SEE SHEET DT04)
- RETAINING WALL (SEE DT04 FOR DETAIL)
- PROPOSED SWALE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PHASE BOUNDARY
- CONCRETE FENCE
- WOODEN POST FENCE
- PROPOSED UTILITY STRUCTURES



CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
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OWNER/DEVELOPER:  
**COLA, LLC**  
 555 MIDDLE CREEK PKWY, SUITE 380  
 COLORADO SPRINGS, CO 80921  
 PHONE: (719) 382-9433



PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
 FEBRUARY 2021

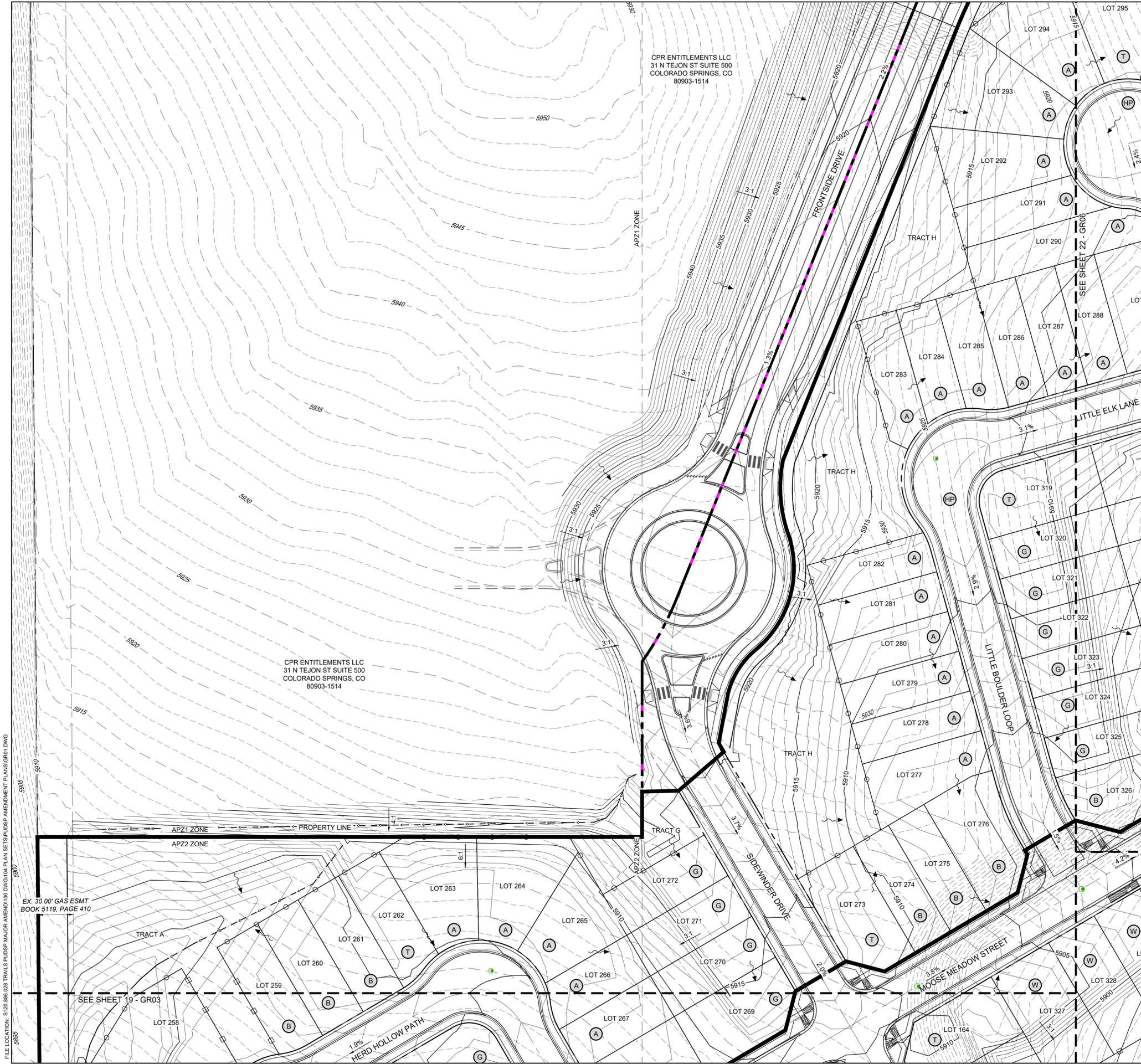
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:  
 PROJECT NO: 20.886.028  
 DRAWN BY: LCB  
 CHECKED BY: NMS  
 APPROVED BY: NMS

SHEET TITLE:  
**PRELIMINARY GRADING PLAN**  
**GR04**  
 SHEET 20 OF 34

FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SUBP AMENDMENT PLANS\GR01.DWG



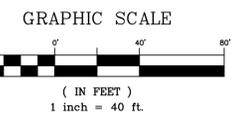
CPR ENTITLEMENTS LLC  
31 N TEJON ST SUITE 500  
COLORADO SPRINGS, CO  
80903-1514

CPR ENTITLEMENTS LLC  
31 N TEJON ST SUITE 500  
COLORADO SPRINGS, CO  
80903-1514

EX 30.00' GAS ESMT  
BOOK 5119, PAGE 410

### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- OVERLAND FLOW LABEL
- LOW POINT/ HIGH POINT LABEL
- LOT TYPE (SEE SHEET DT04)
- RETAINING WALL (SEE DT04 FOR DETAIL)
- PROPOSED SWALE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PHASE BOUNDARY
- CONCRETE FENCE
- WOODEN POST FENCE
- PROPOSED UTILITY STRUCTURES



CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
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PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP  
AMENDMENT**

EL PASO COUNTY, CO  
FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:  
PROJECT NO: 20.886.028  
DRAWN BY: LCB  
CHECKED BY: NMS  
APPROVED BY: NMS

## PRELIMINARY GRADING PLAN

**GR05**  
SHEET 21 OF 34

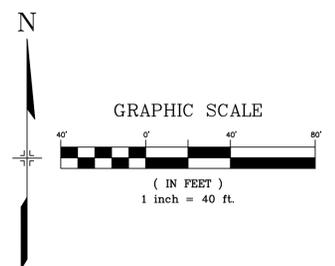
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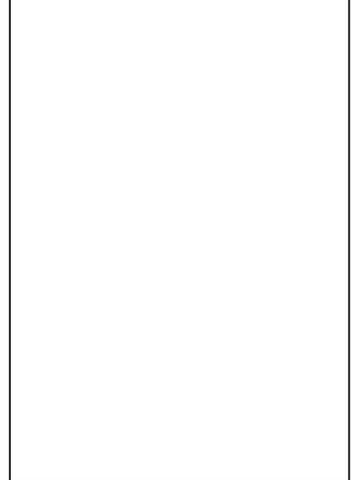
### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- OVERLAND FLOW LABEL
- LOW POINT/ HIGH POINT LABEL
- LOT TYPE (SEE SHEET DT04)
- RETAINING WALL (SEE DT04 FOR DETAIL)
- PROPOSED SWALE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
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- CONCRETE FENCE
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CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
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OWNER/DEVELOPER:  
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PROJECT:

**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
 FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/05/2021	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:

PROJECT NO:	20.886.028
DRAWN BY:	LCB
CHECKED BY:	NMS
APPROVED BY:	NMS
SHEET TITLE:	

**PRELIMINARY GRADING PLAN**

**GR06**

SHEET 22 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20886\028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SUBSP AMENDMENT PLANS\GR01.DWG

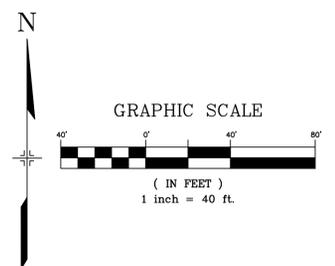






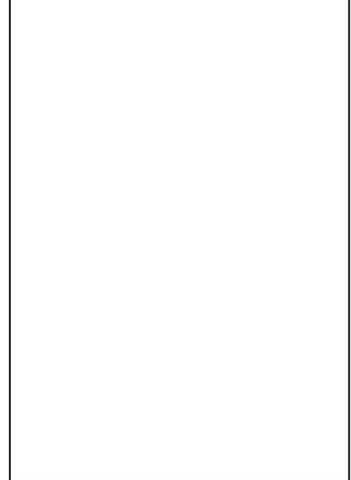
### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SLOPE LABEL
- OVERLAND FLOW LABEL
- LOW POINT/ HIGH POINT LABEL
- LOT TYPE (SEE SHEET DT04)
- RETAINING WALL (SEE DT04 FOR DETAIL)
- PROPOSED SWALE
- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PHASE BOUNDARY
- CONCRETE FENCE
- WOODEN POST FENCE
- PROPOSED UTILITY STRUCTURES



CONSULTANTS:  
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**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

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DRAWING INFORMATION:

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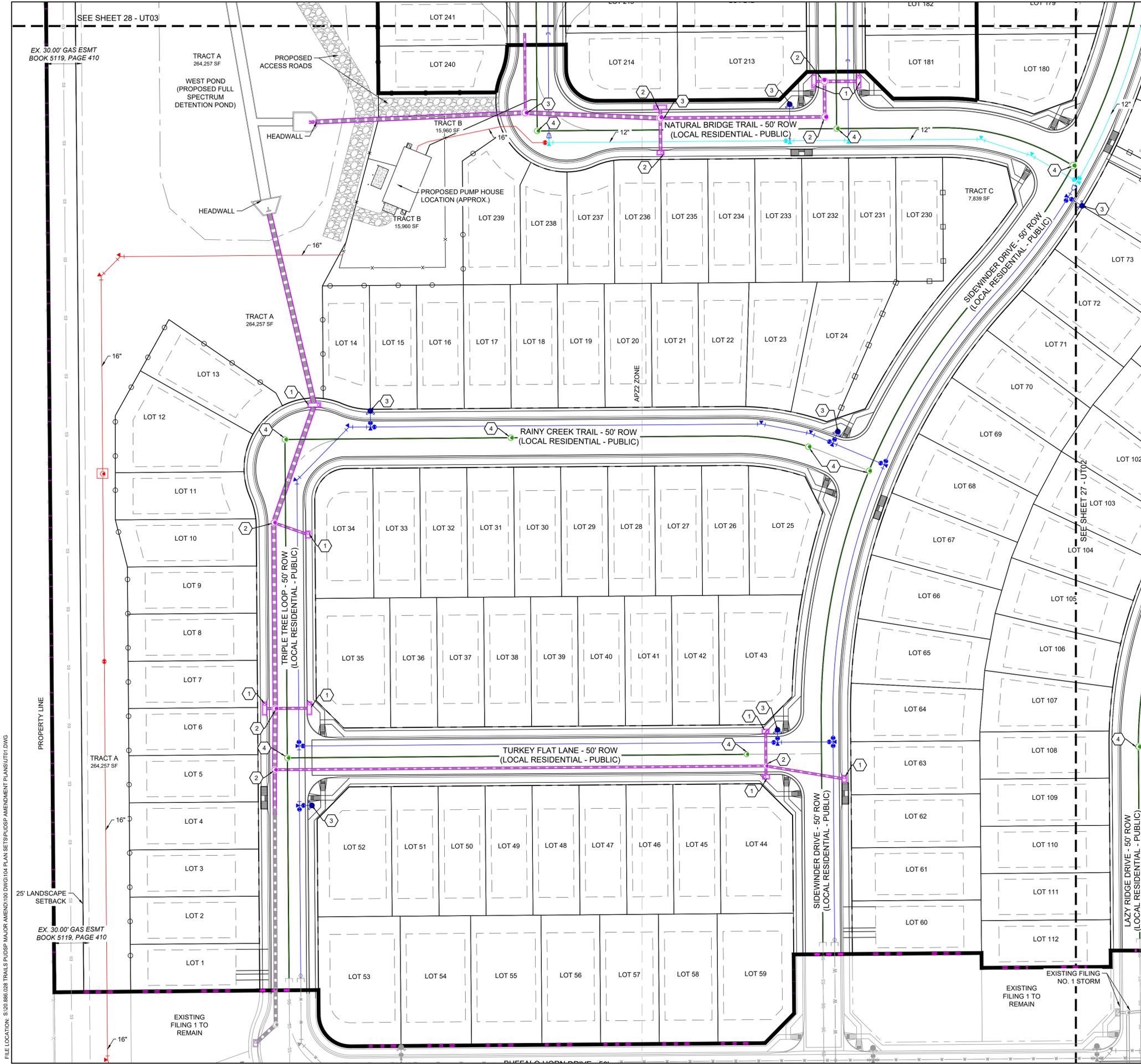
**PRELIMINARY GRADING PLAN**

**GR09**

SHEET 25 OF 34

PCD FILE NO.:

FILE LOCATION: S:\20.886.028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SUBSP AMENDMENT PLANS\GR01.DWG

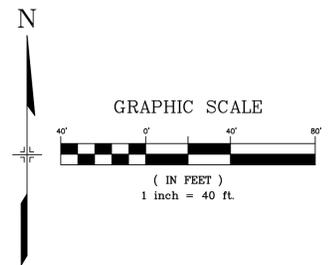


### LEGEND

- EXISTING STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLETS
- PROP. STORM MANHOLE
- EXISTING WATER MAIN
- PROP. PUBLIC PVC WATER MAIN
- PROP. FIRE HYDRANT
- EXISTING SANITARY SEWER MAIN
- PROP. PUBLIC PVC SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. EASEMENT
- BUILDING SETBACK
- VINYL FENCE (SEE DT03 FOR DETAIL)
- CONCRETE FENCE (SEE DT03 FOR DETAIL)
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PHASE BOUNDARY

NOTES:

- UNLESS OTHERWISE STATED, ALL SANITARY MAINS ARE PROPOSED AS PUBLIC.
- ALL STORM LINES SHOWN ARE HEREON PUBLIC UNLESS OTHERWISE NOTED.
- ALL STORM LINES SHALL BE HDPE OR CLASS III RCP.
- ALL WATERLINES 8" UNLESS OTHERWISE NOTED



CONSULTANTS:

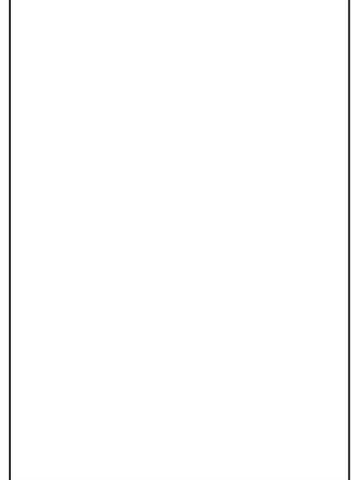
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

**Matrix**

2435 RESEARCH PARKWAY, SUITE 300  
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OWNER/DEVELOPER:

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PROJECT:

**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
 FEBRUARY 2021

REVISION HISTORY:

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DRAWING INFORMATION:

PROJECT NO: 20.886.028

DRAWN BY: LCB

CHECKED BY: NMS

APPROVED BY: NMS

SHEET TITLE:

**PRELIMINARY UTILITY PLAN**

**UT01**

**SHEET 26 OF 34**

PCD FILE NO.:

FILE LOCATION: S:\20.886.028 TRAILS PUD/SP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\UT01.DWG

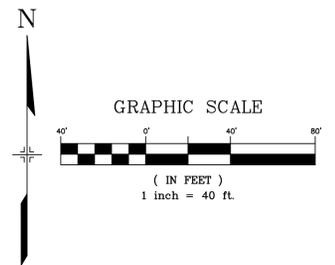


SEE SHEET 29 - UT04

### LEGEND

- EXISTING STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLETS
- PROP. STORM MANHOLE
- EXISTING WATER MAIN
- PROP. PUBLIC PVC WATER MAIN
- PROP. FIRE HYDRANT
- EXISTING SANITARY SEWER MAIN
- PROP. PUBLIC PVC SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. EASEMENT
- BUILDING SETBACK
- VINYL FENCE (SEE DT03 FOR DETAIL)
- CONCRETE FENCE (SEE DT03 FOR DETAIL)
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- SHEET MATCHLINE
- PHASE BOUNDARY

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  3. ALL STORM LINES SHALL BE HDPE OR CLASS III RCP.
  4. ALL WATERLINES 8" UNLESS OTHERWISE NOTED.



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 PKWY, SUITE 380  
 COLORADO SPRINGS, CO 80921  
 PHONE: (719) 382-9433



PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
 FEBRUARY 2021

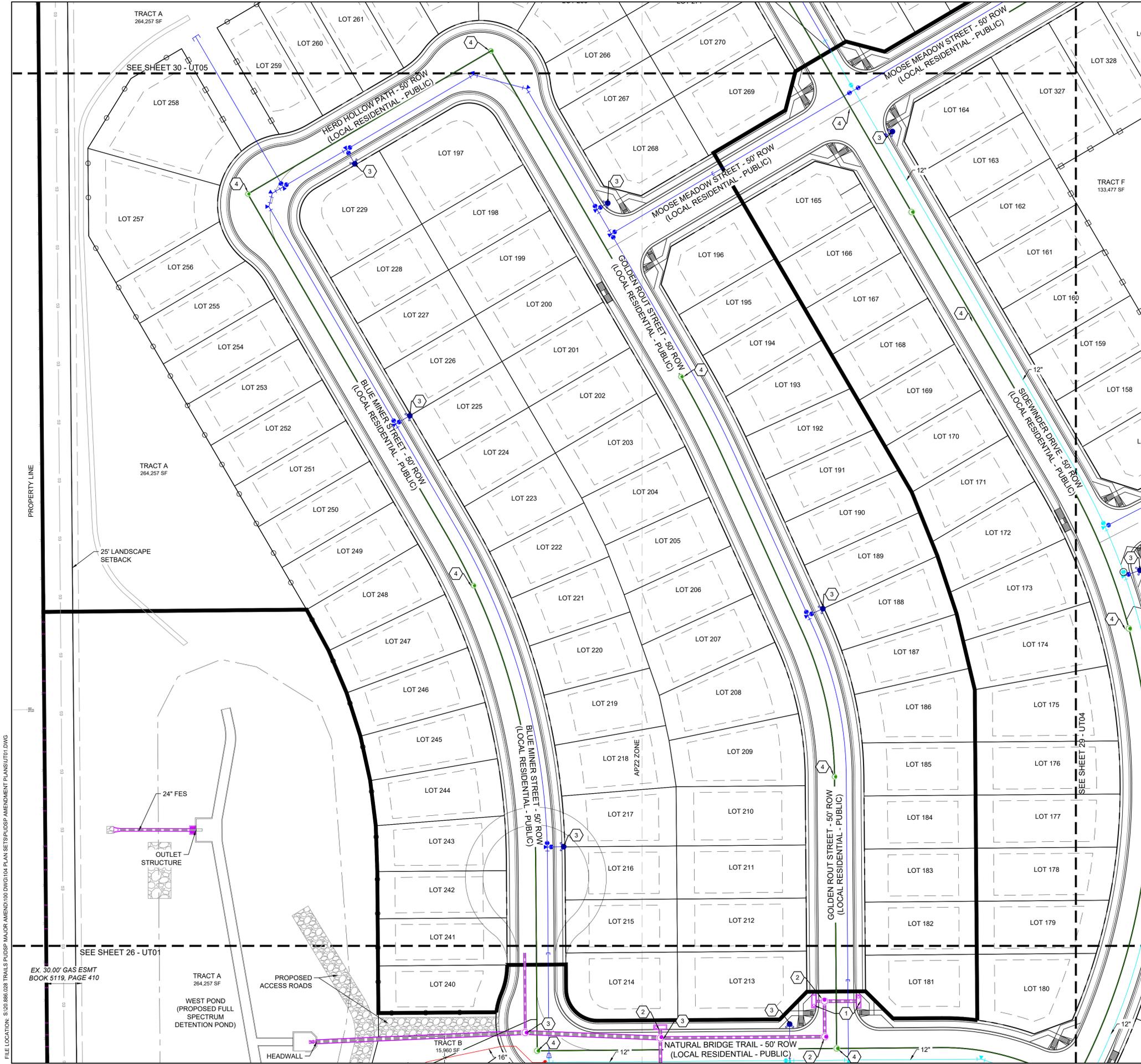
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:  
 PROJECT NO: 20.886.028  
 DRAWN BY: LCB  
 CHECKED BY: NMS  
 APPROVED BY: NMS

SHEET TITLE:  
**PRELIMINARY UTILITY PLAN**  
**UT02**  
**SHEET 27 OF 34**

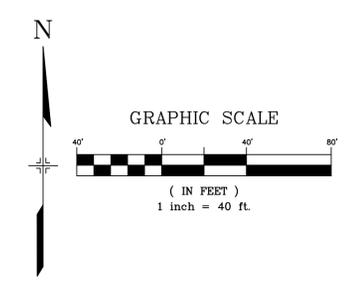
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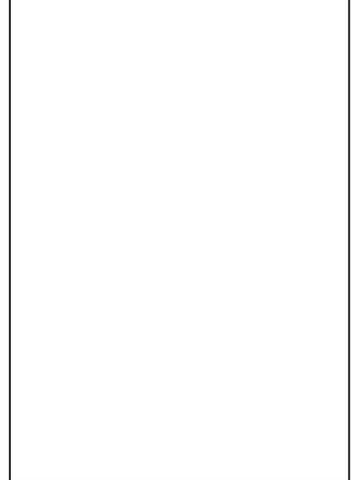
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PROJECT:

**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
 FEBRUARY 2021

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CHECKED BY: NMS

APPROVED BY: NMS

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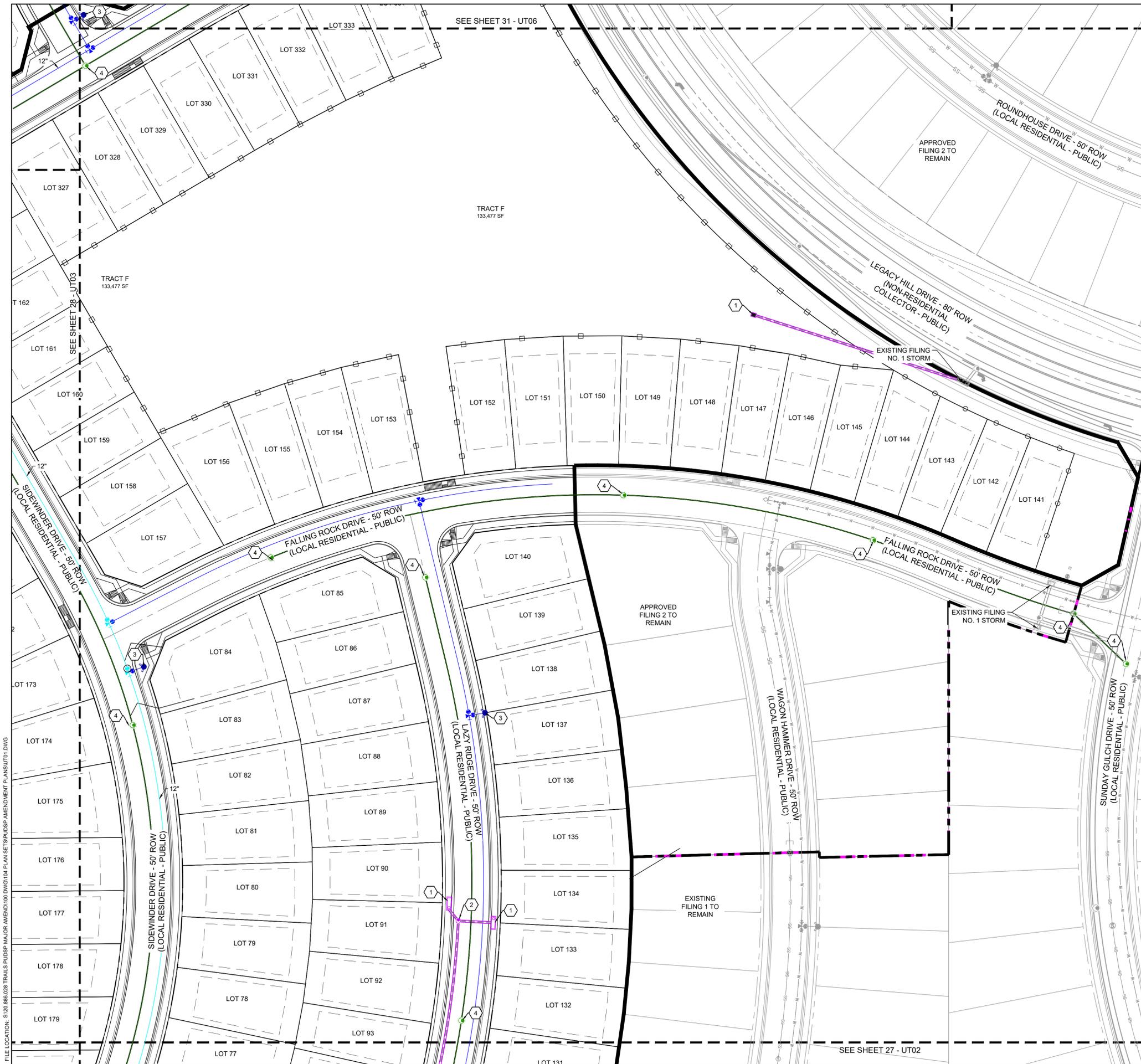
**PRELIMINARY UTILITY PLAN**

**UT03**

**SHEET 28 OF 34**

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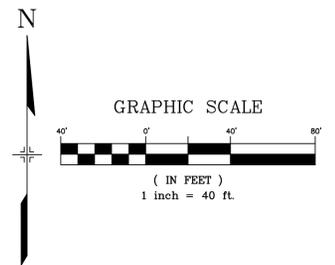
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### LEGEND

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- PROP. STORM INLETS
- PROP. STORM MANHOLE
- EXISTING WATER MAIN
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- PROP. FIRE HYDRANT
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SHEET TITLE:  

# PRELIMINARY UTILITY PLAN

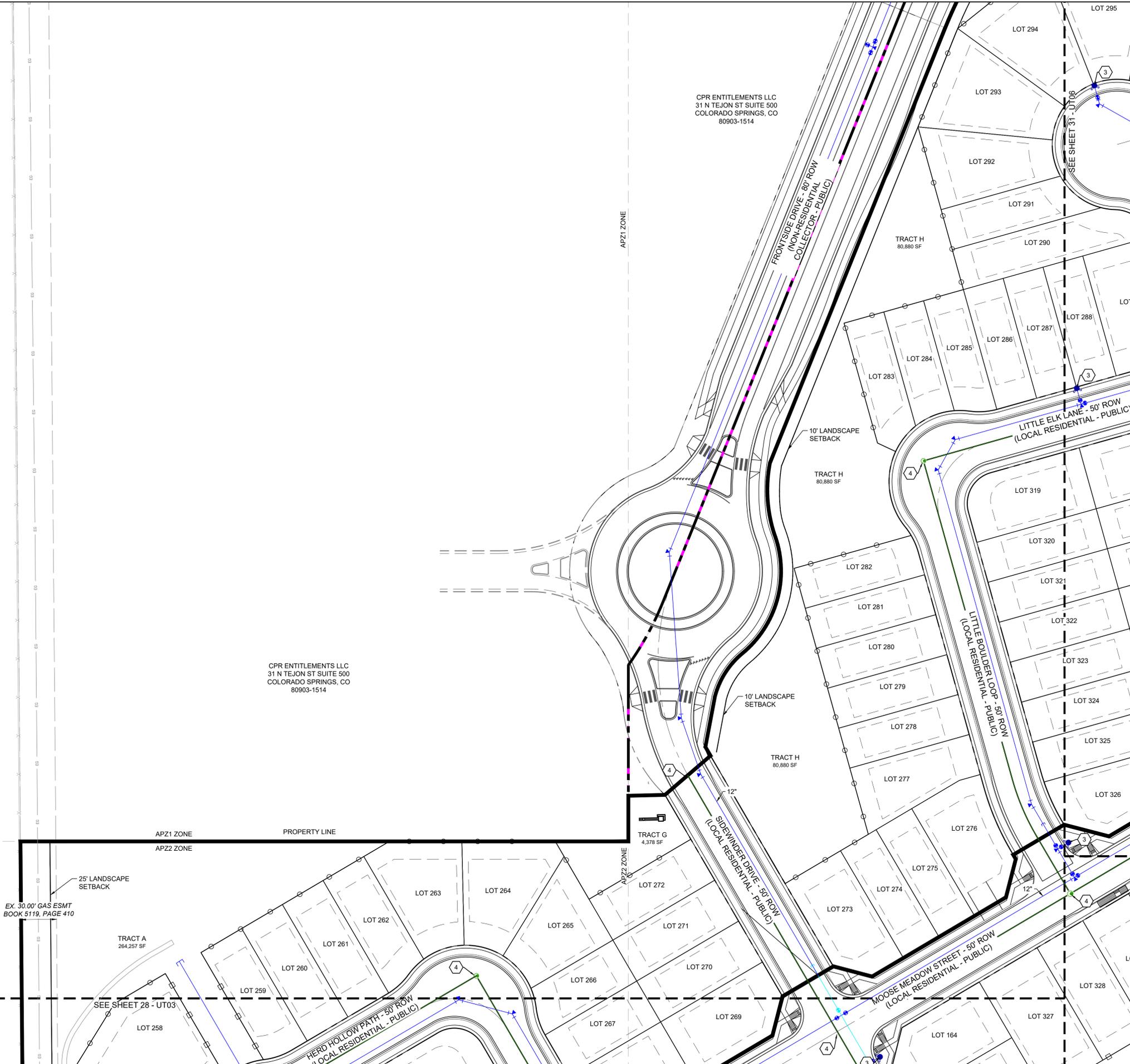
  

## UT04

  
 SHEET 29 OF 34  
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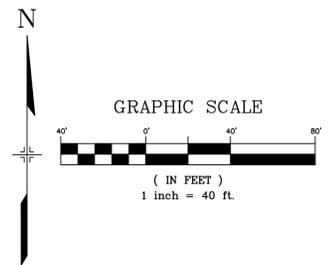
CPR ENTITLEMENTS LLC  
31 N TEJON ST SUITE 500  
COLORADO SPRINGS, CO  
80903-1514

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PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
FEBRUARY 2021

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DRAWN BY: LCB  
CHECKED BY: NMS  
APPROVED BY: NMS

SHEET TITLE:  
**PRELIMINARY UTILITY PLAN**

**UT05**

**SHEET 30 OF 34**

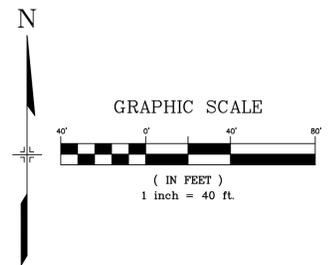
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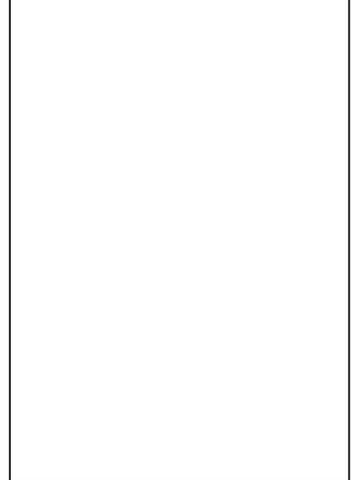
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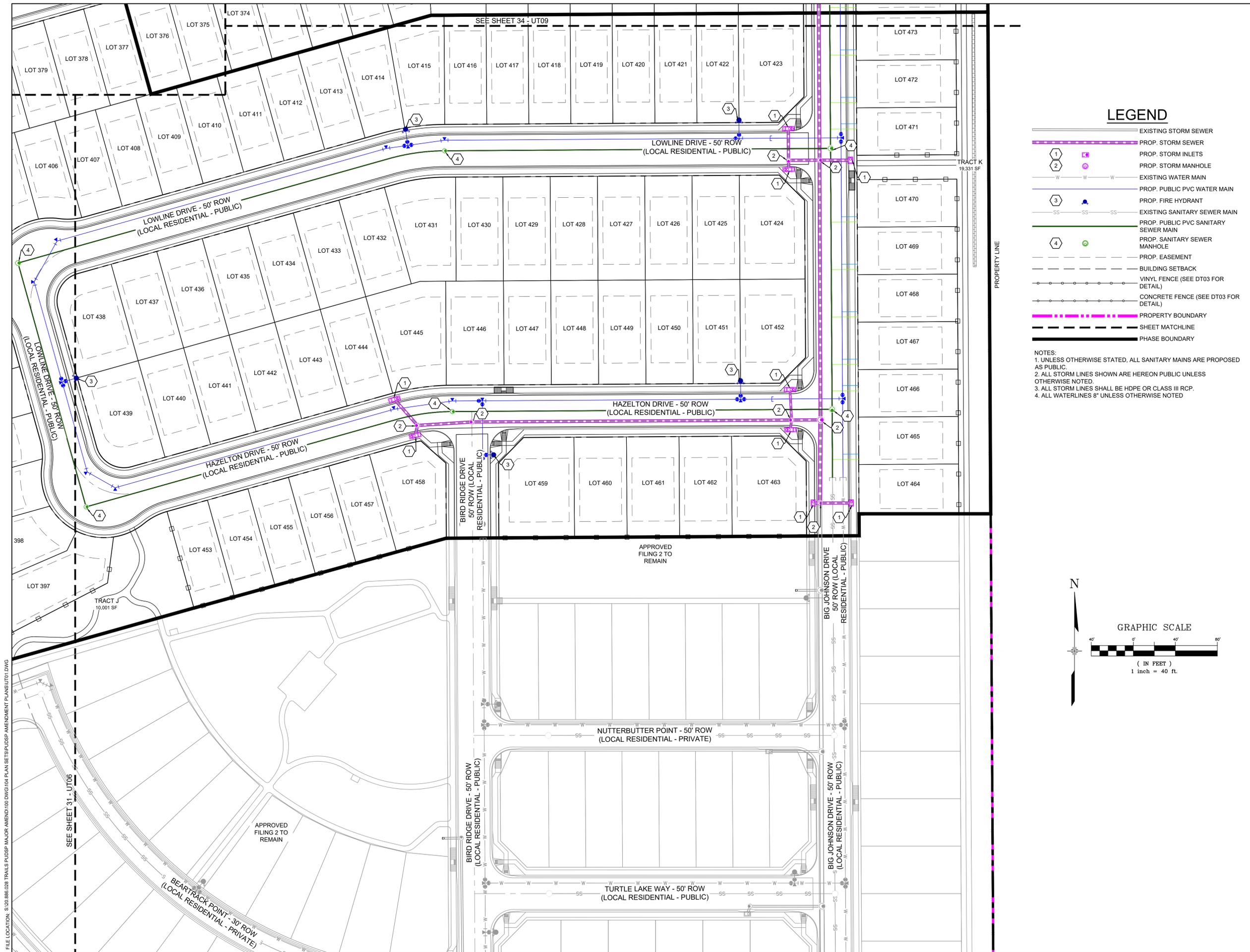
**PRELIMINARY UTILITY PLAN**

**UT06**

**SHEET 31 OF 34**

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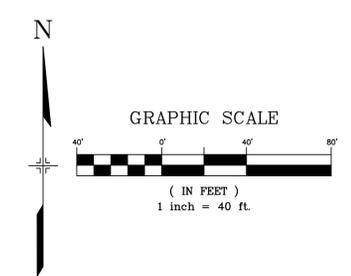
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**LEGEND**

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- PROP. STORM SEWER
- PROP. STORM INLETS
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- EXISTING WATER MAIN
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PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
 FEBRUARY 2021

REVISION HISTORY:

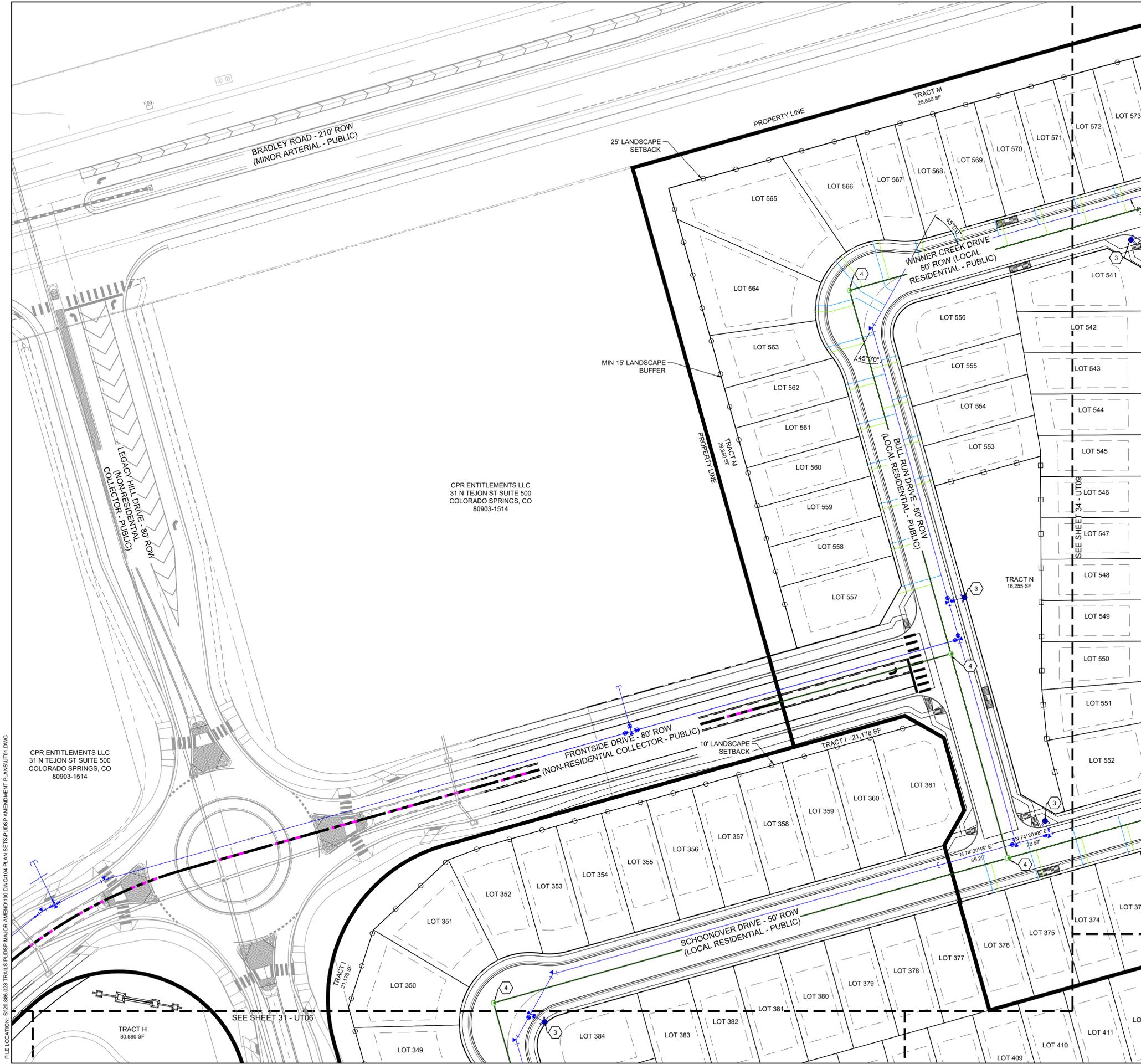
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DRAWING INFORMATION:  
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 APPROVED BY: NMS

**PRELIMINARY UTILITY PLAN**

**UT07**  
 SHEET 32 OF 34

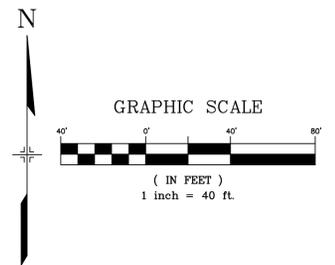
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- EXISTING WATER MAIN
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EL PASO COUNTY, CO  
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SHEET TITLE:  
**PRELIMINARY UTILITY PLAN**  
  
**UT08**  
**SHEET 33 OF 34**

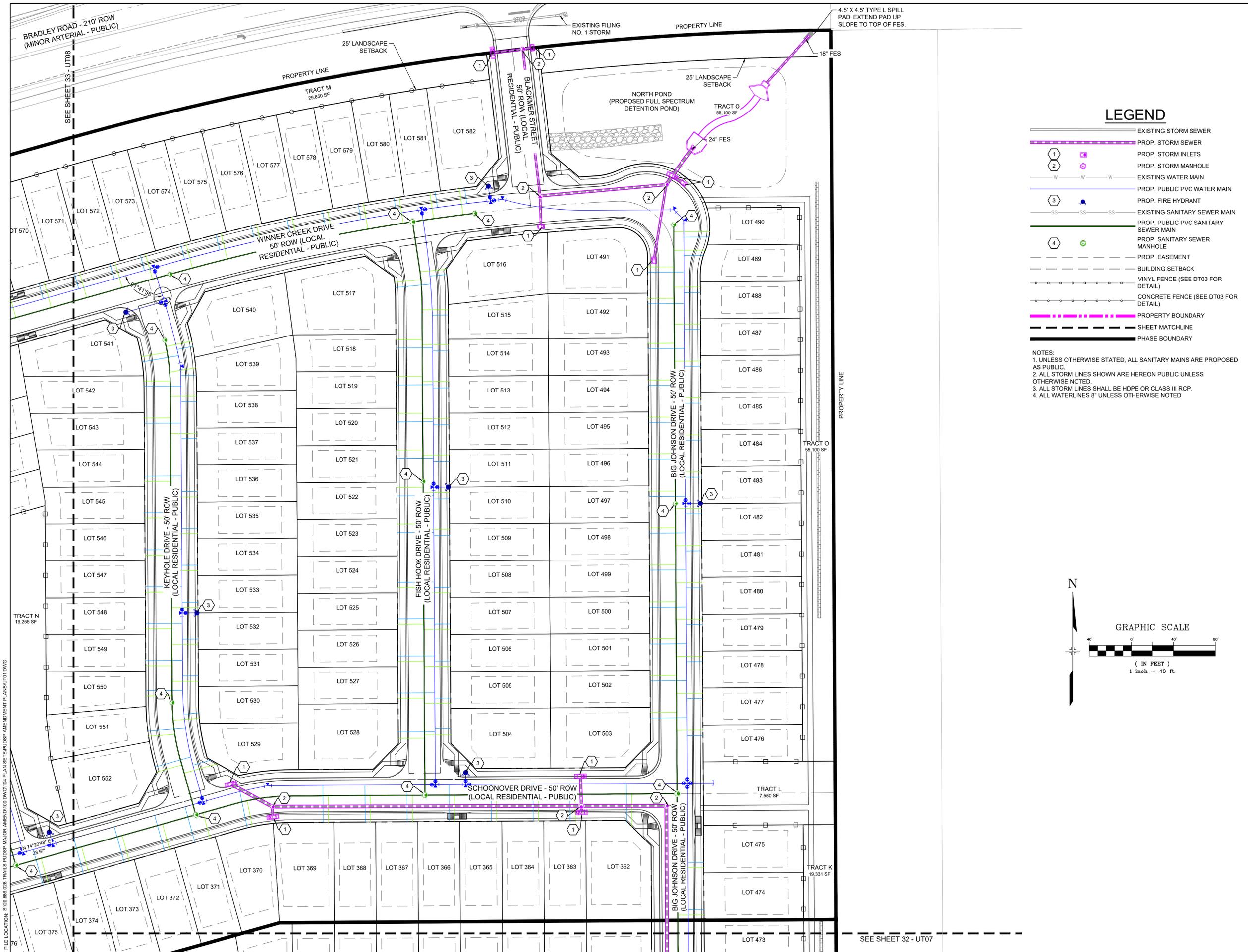
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SEE SHEET 31 - UT06

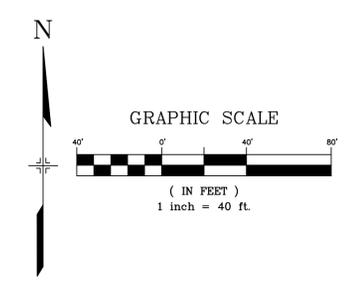
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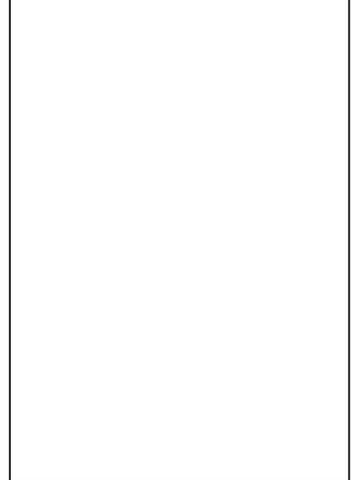
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- EXISTING WATER MAIN
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EL PASO COUNTY, CO  
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# PRELIMINARY UTILITY PLAN

UT09  
 SHEET 34 OF 34

PCD FILE NO.:

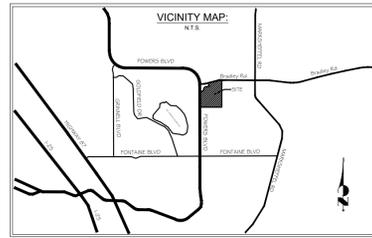
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76

SEE SHEET 32 - UT07

**SHEET INDEX:**

- LS01 LANDSCAPE PLAN TITLE SHEET
- LS02 LANDSCAPE DETAILS & OVERALL SITE PLAN
- LS03-LS08 LANDSCAPE PLAN



# TRAILS AT ASPEN RIDGE

## PUD/SP MAJOR AMENDMENT

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

**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.
- 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.
- 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.
- USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
- 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.
- 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.

**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.

**SODDING & SEEDING:**

- 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 PLANTING 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.
- 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 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 FOR REVEGETATION. AS OUTLINED BELOW, 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 WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. 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, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED 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. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
    - 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 AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. 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 WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, 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.

**PLANT LEGEND**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	MATURE HEIGHT	SIZE	NOTES
<b>DECIDUOUS TREES</b>							
AC		Amelanchier canadensis	MULTI-STEM SHADBLOW SERVICEBERRY	15-25'	40-50'	6' HT.	B&B; MULTI-STEM
AF		Acer x freemanii 'Autumn Blaze'	AUTUMN BLAZE MAPLE	15-40'	35-50'	2.5" CAL	B&B
AG		Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	15-25'	15-28'	2.5" CAL	B&B; SINGLE STEM
AP		Acer platanoides 'Deborah'	DEBORAH NORWAY MAPLE	30-40'	15-25'	2" CAL.	B&B
GD		Gymnocladus dioica	KENTUCKY COFFEE TREE	20-50'	40-50'	2.5" CAL.	B&B
KO		Koeleruteria paniculata	GOLDENRAIN TREE	20-30'	20-30'	2.5" CAL.	B&B
MR		Malus 'Red Jewel'	RED JEWEL CRABAPPLE	15-20'	15-20'	2.5" CAL.	B&B
MS		Malus 'Spring Snow'	SPRING SNOW CRABAPPLE	15-20'	15-20'	2.5" CAL.	B&B
QR		Quercus rubra	RED OAK	40-50'	40-50'	2.5" CAL.	B&B
TA		Tilia americana 'Wandell'	LEGEND AMERICAN LINDEN	30-40'	40-50'	2.5" CAL.	B&B
TT		Tilia tomentosa	STERLING SILVER LINDEN	30-40'	40-50'	2" CAL.	B&B
<b>EVERGREEN TREES</b>							
BS		Picea pungens	COLORADO BLUE SPRUCE	20-30'	40-60'	6' HT.	B&B
PE		Pinus edulis	PINYON PINE	10-20'	20-30'	6' HT.	B&B
PH		Pinus heldreichii	BOSNIAN PINE	10-12'	15-25'	6' HT.	B&B
PN		Pinus nigra	AUSTRIAN PINE	30-40'	40-60'	6' HT.	B&B
PS		Pinus sylvestris	SCOTCH PINE	20-30'	30-50'	6' HT.	B&B
<b>SHRUBS</b>							
BT		Berberis thunbergii 'Crimson Pygmy'	CRIMSON PYGMY BARBERRY	1-2'	1-2'	5 GAL.	SPACING AS SHOWN
CA		Cotoneaster adpressus 'Tom Thumb'	TOM THUMB COTONEASTER	1-2'	1-2'	5 GAL.	SPACING AS SHOWN
CC		Caryopteris x clandonensis 'Blue Mist'	BLUE MIST SPIREA	2-3'	3-4'	5 GAL.	SPACING AS SHOWN
JA		Juniperus sabina 'Arcadia'	ARCADIA JUNIPER	4-6'	1-2'	5 GAL.	SPACING AS SHOWN
PA		Perovskia atriplicifolia	RUSSIAN SAGE	3-4'	3-4'	5 GAL.	SPACING AS SHOWN
PB		Prunus besseyi	WESTERN SAND CHERRY	4-6'	4-6'	5 GAL.	SPACING AS SHOWN
RA		Rhus aromatica 'Gro-Low'	DWARF FRAGRANT SUMAC	6-8'	2-3'	5 GAL.	SPACING AS SHOWN
RC		Rosa x. Meidiland Coral	MEIDLILAND CORAL ROSE	2-3'	2-3'	5 GAL.	SPACING AS SHOWN
RF		Rosa x. Meidiland Fire	MEIDLILAND FIRE ROSE	4-5'	18-24"	5 GAL.	SPACING AS SHOWN
RS		Rosa x. Meidiland White	MEIDLILAND WHITE ROSE	4-6'	1-2'	5 GAL.	SPACING AS SHOWN
RR		Rosa x. Ruby Voodoo	RUBY VOODOO ROSE	5-6'	6-8'	5 GAL.	SPACING AS SHOWN
SH		Syringa x hyacinthiflora 'Pocahontas'	HYBRID RED SINGLE LILAC	8-12'	8-12'	5 GAL.	SPACING AS SHOWN
<b>ORNAMENTAL GRASSES</b>							
BG		Bouteloua gracilis 'Blonde Ambition'	BLONDE AMBITION GRASS	1-2'	2-3'	5 GAL.	SPACING AS SHOWN
MA		Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	4-5'	4-5'	5 GAL.	SPACING AS SHOWN
NT		Nassella tenuisima	MEXICAN FEATHER GRASS	1-2'	2-3'	5 GAL.	SPACING AS SHOWN

**LANDSCAPE SETBACKS:**

STREET NAME OR ZONE BOUNDARY:	LEGACY DR. WEST	LEGACY DRIVE EAST	FRONTSIDE DR.	POWERS BLVD.	BRADLEY RD.
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO	NO
STREET CLASSIFICATION:	NON-ARTERIAL	NON-ARTERIAL	NON-ARTERIAL	FREEWAY	RURAL MINOR ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 20'	10' / 20'	10' / 10'	25' / 25'	20' / 25'
LINEAR FOOTAGE:	2183'	2048'	1716'	1692'	1069'
TREE/FEET REQUIRED:	1/30 LF	1/30 LF	1/30 LF	1/20 LF	1/25 LF
NUMBER OF TREES REQUIRED/PROVIDED:	73 / 74	68 / 68	57 / 95	85 / 85	43 / 43
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ.PPROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	LW	LE	FS	PW	BR
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/100%	75%/100%	75%/100%	75%/100%

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 PKWY, SUITE 380  
 COLORADO SPRINGS, CO 80921  
 PHONE: (719) 382-9433

KEY MAP:

PROJECT:

TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO  
 FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:

DRAWN BY:

CHECKED BY:

APPROVED BY:

SHEET TITLE:

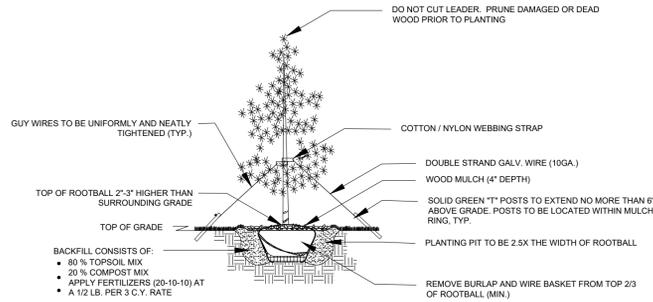
PCD FILE NO.:

# TRAILS AT ASPEN RIDGE

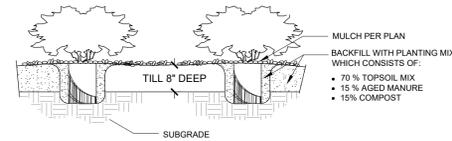
## PUD/SP MAJOR AMENDMENT

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

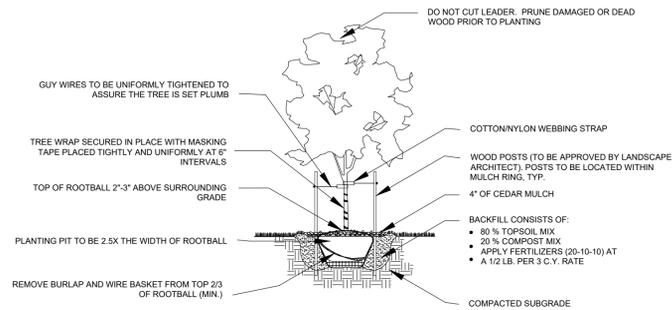
### SHEET INDEX:



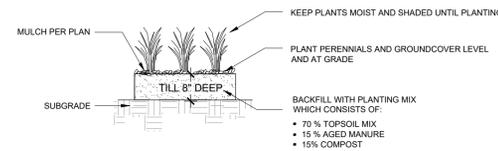
1 EVERGREEN TREE PLANTING DETAIL NTS



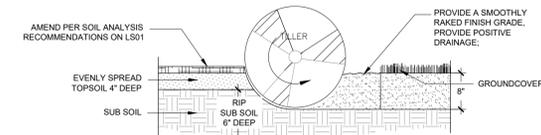
5 SHRUBS PLANTING DETAIL NTS



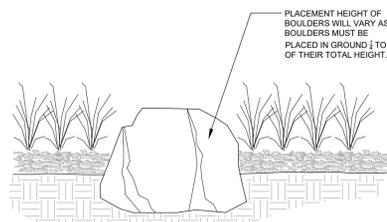
2 DECIDUOUS TREE PLANTING DETAIL NTS



6 GRASSES AND PERENNIALS PLANTING DETAIL NTS



3 SOIL PREP- ALL AREAS PLANTING DETAIL NTS



4 BOULDERS INSTALLATION 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.

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.

NOTES:  
 1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.  
 2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.  
 3. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.  
 4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1\"/>

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
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TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT

EL PASO COUNTY, CO  
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NO.	DATE	DESCRIPTION	BY
0	-	FIRST CITY SUBMITTAL	

DRAWING INFORMATION:

PROJECT NO: 20\_886.028

DRAWN BY: SJC

CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE:

LANDSCAPE  
 DETAILS & SHEET  
 INDEX

LS02

SHEET 2 OF 8

PCD FILE NO.:



CRP ENTITLEMENT LOC  
31 N TEJON ST STE #500  
COLORADO SPRINGS CO 80903-1514

ZONED (CS)  
VACANT LAND

**LANDSCAPE MATERIAL SCHEDULE:**  
SYMBOL/ CALLOUT

SOD	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED: To be PBSI "LOW GROW NATIVE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED: To be PBSI "NATIVE PRAIRIE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
COBBLE A	COBBLE A: 3/4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE A TO BE INSTALLED IN ALL PLANTING BEDS BEHIND SIDEWALK, AND IN ALL OTHER PLANTING BEDS NOT DESIGNATED AS COBBLE B ON PLAN.
COBBLE B	COBBLE B: 2-4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS, AND ALL PLANTING BEDS ON STREET SIDE OF SIDEWALK, AS SHOWN ON PLAN.
STEEL EDGE	STEEL EDGE: Steel edge to be DURAEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.



2 LANDSCAPE PLAN  
1" = 40'

1 LANDSCAPE PLAN  
1" = 40'

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**  
655 MIDDLE CREEK PKWY, SUITE 380  
COLORADO SPRINGS, CO 80921  
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**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

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PROJECT NO: 20.886.028  
DRAWN BY: SJC  
CHECKED BY: JA  
APPROVED BY: JA  
SHEET TITLE:

**LANDSCAPE PLAN**

**LS04**

SHEET 4 OF 8



FILE LOCATION: S:\2018\2021 TRAILS PUD/SP AMENDMENT\100 DWG\104 PLAN SET\PUISP AMENDMENT PLAN\LS04.DWG

PCD FILE NO.:

FILE LOCATION: S:\2018\028 TRAILS AT ASPEN RIDGE PUD\SP AMENDMENT\100 DWG\104 PLAN SET\SP\SP AMENDMENT PLANS\LS01.DWG



**LANDSCAPE MATERIAL SCHEDULE:**  
SYMBOL/ CALLOUT

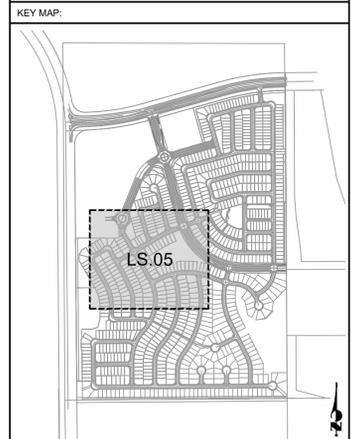
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1 LANDSCAPE PLAN  
1" = 40'



CONSULTANTS:  
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855 MIDDLE CREEK PKWY, SUITE 380  
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PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

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APPROVED BY: JA  
SHEET TITLE:

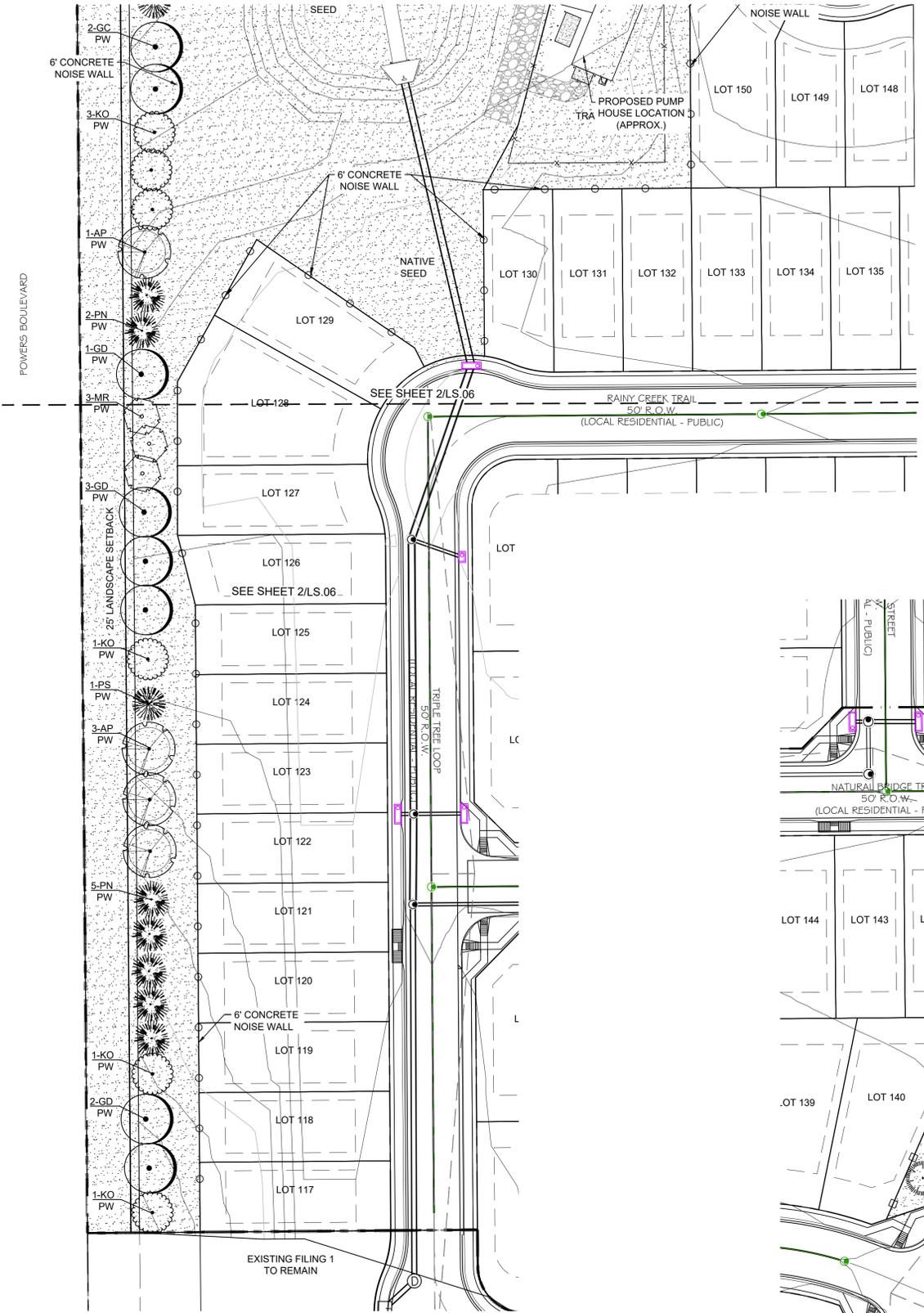
**LANDSCAPE PLAN**

**LS05**  
**SHEET 5 OF 8**

PCD FILE NO.:



FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SPUDSP AMENDMENT PLANS\LS07.DWG



**LANDSCAPE MATERIAL SCHEDULE:**

SYMBOL/CALLOUT	DESCRIPTION
SOD	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED: To be PBSI "LOW GROW NATIVE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED: To be PBSI "NATIVE PRAIRIE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
COBBLE A	COBBLE A: 3/4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE A TO BE INSTALLED IN ALL PLANTING BEDS BEHIND SIDEWALK, AND IN ALL OTHER PLANTING BEDS NOT DESIGNATED AS COBBLE B ON PLAN.
COBBLE B	COBBLE B: 2-4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS, AND ALL PLANTING BEDS ON STREET SIDE OF SIDEWALK, AS SHOWN ON PLAN.
STEEL EDGE	STEEL EDGE: Steel edge to be DURAEDEGE 1/2" Thick x 6" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.



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 PKWY, SUITE 380  
COLORADO SPRINGS, CO 80921  
PHONE: (719) 382-9433



PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**

EL PASO COUNTY, CO  
FEBRUARY 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0		FIRST COUNTY SUBMITTAL	

DRAWING INFORMATION:  
PROJECT NO: 20.886.028  
DRAWN BY: SJC  
CHECKED BY: JA  
APPROVED BY: JA  
SHEET TITLE:

**LANDSCAPE PLAN**

**LS07**

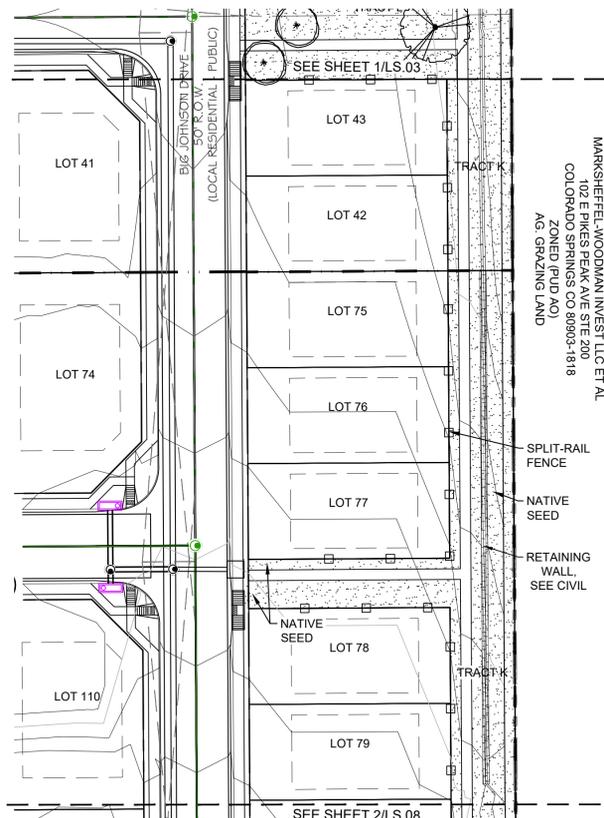
**SHEET 7 OF 8**

PCD FILE NO.:

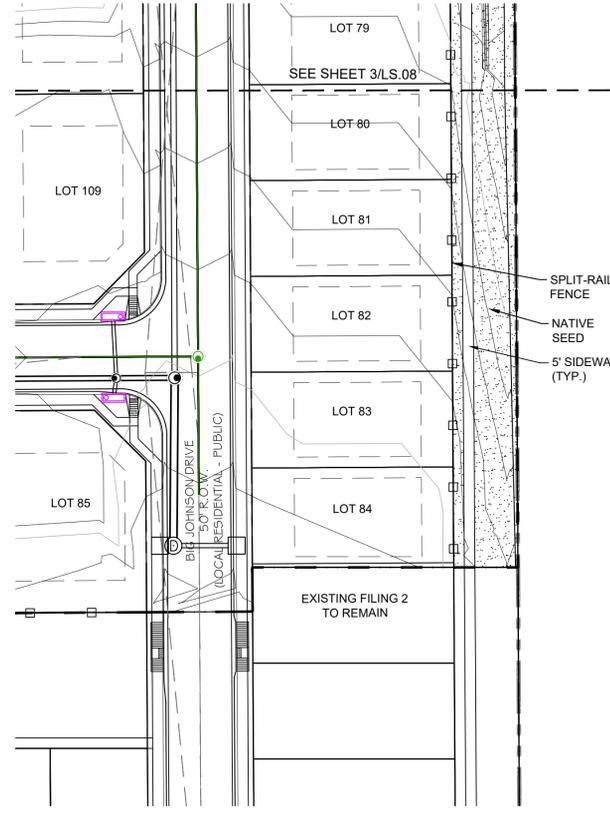


**LANDSCAPE MATERIAL SCHEDULE:**

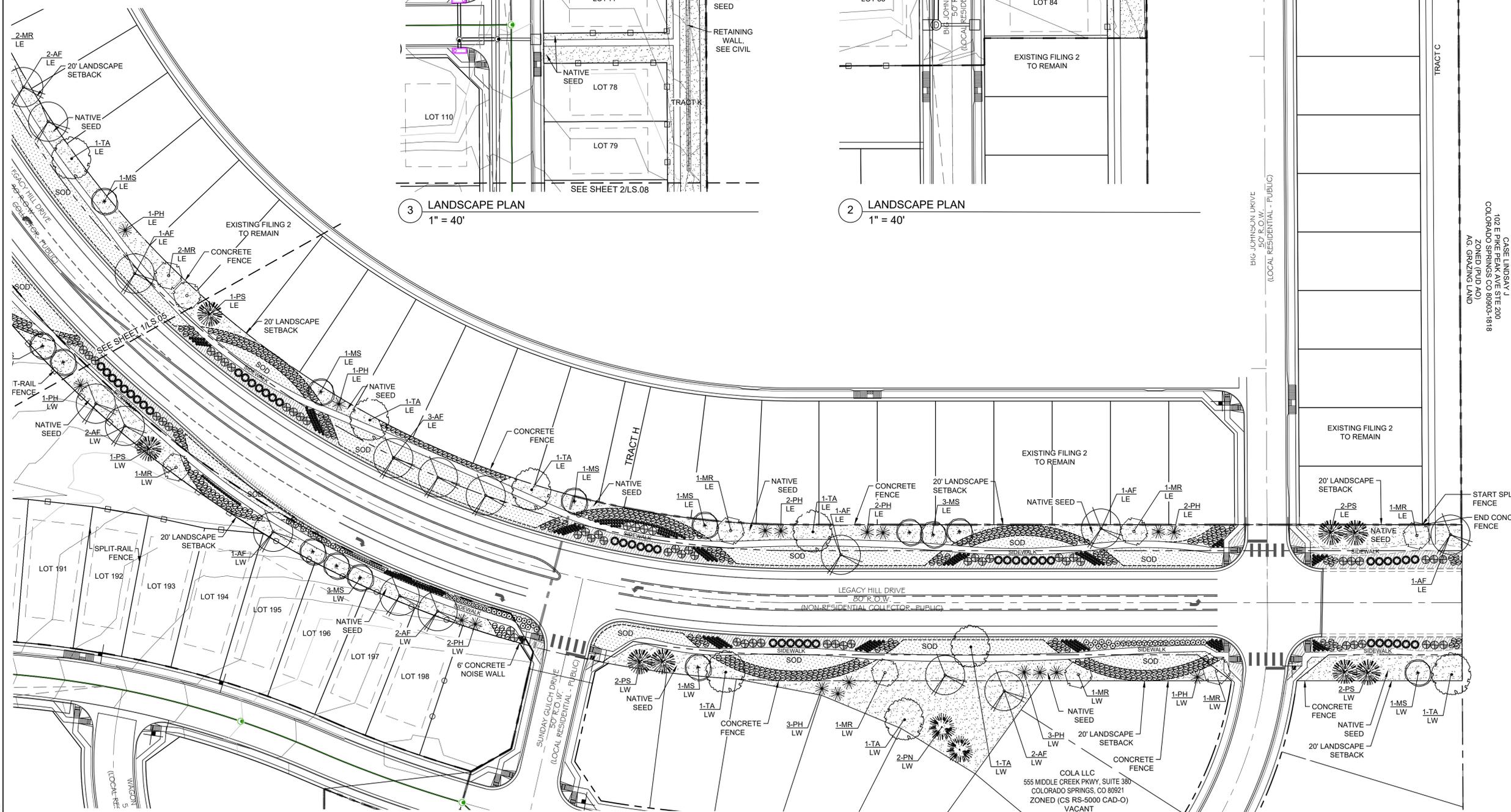
SYMBOL / CALLOUT	SOD	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED	NATIVE SEED: To be PBSI "LOW GROW NATIVE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED	NATIVE SEED: To be PBSI "NATIVE PRAIRIE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	COBBLE A	COBBLE A: 3/4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE A TO BE INSTALLED IN ALL PLANTING BEDS BEHIND SIDEWALK, AND IN ALL OTHER PLANTING BEDS NOT DESIGNATED AS COBBLE B ON PLAN.
	COBBLE B	COBBLE B: 2-4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS, AND ALL PLANTING BEDS ON STREET SIDE OF SIDEWALK, AS SHOWN ON PLAN.
	STEEL EDGE	STEEL EDGE: Steel edge to be DURAEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.



3 LANDSCAPE PLAN  
1" = 40'



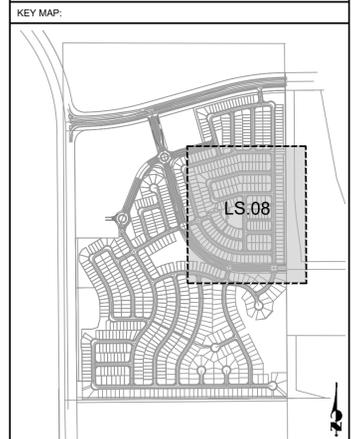
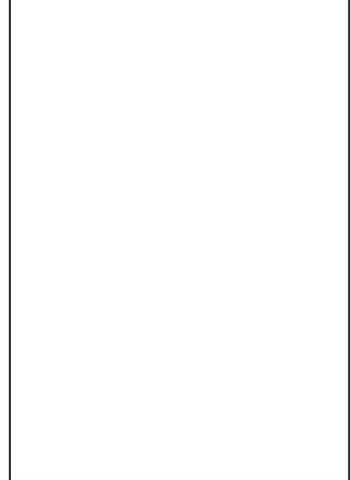
2 LANDSCAPE PLAN  
1" = 40'



1 LANDSCAPE PLAN  
1" = 40'

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
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555 MIDDLE CREEK PKWY, SUITE 380  
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PROJECT:  
**TRAILS AT ASPEN RIDGE PUD/SP AMENDMENT**  
EL PASO COUNTY, CO  
FEBRUARY 2021

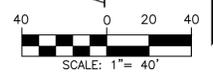
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0		FIRST COUNTY SUBMITTAL	

DRAWING INFORMATION:  
PROJECT NO: 20.886.028  
DRAWN BY: SJC  
CHECKED BY: JA  
APPROVED BY: JA  
SHEET TITLE:

**LANDSCAPE PLAN**  
  
**LS08**  
  
SHEET 8 OF 8

FILE LOCATION: S:\20.886.028 TRAILS PUD/SP AMENDMENT\100 DWG\104 PLAN SET\SP\LANDSCAPE AMENDMENT PLANS\LS08.DWG



PCD FILE NO.: