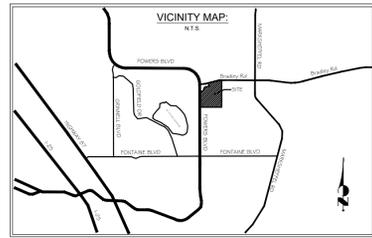


SHEET INDEX:

- 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 COSTA EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS 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
DECIDUOUS TREES							
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
EVERGREEN TREES							
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
SHRUBS							
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	3-4'	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
ORNAMENTAL GRASSES							
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 tenuissima	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./PROV.	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:



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KEY MAP:

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
 COVER SHEET**

LS01

SHEET 1 OF 8

PCD FILE NO.:

FILE LOCATION: S:\20.886.028\TRAILS MAJOR AMEND\10.DWG\104.PLAN.SET\SP.PUD\SP.AMENDMENT.PLAN\LS01.DWG

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

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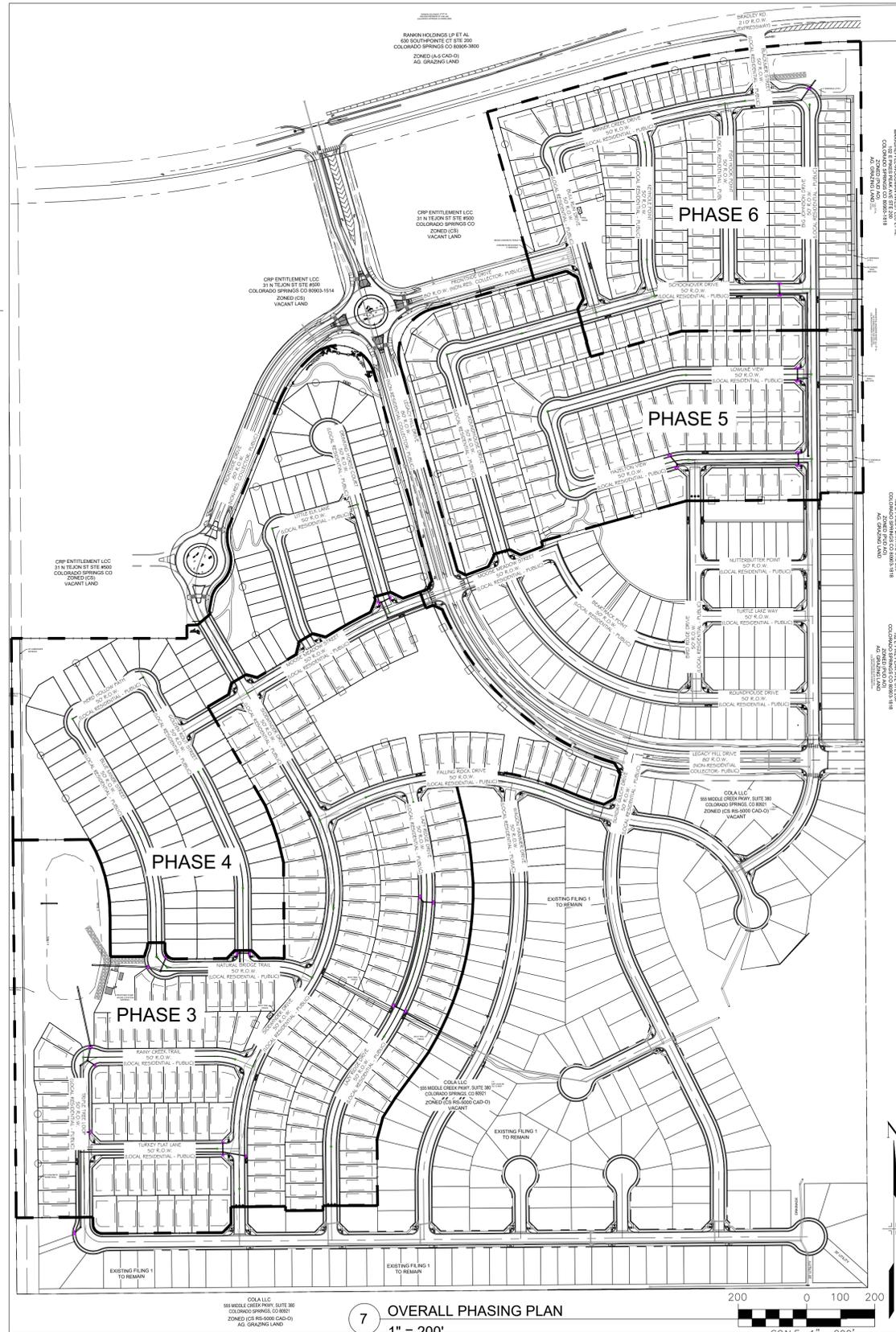


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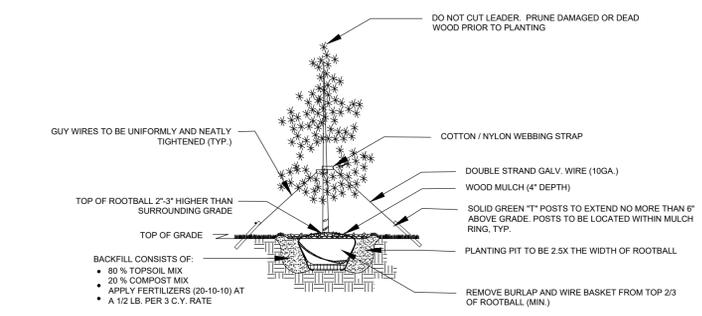
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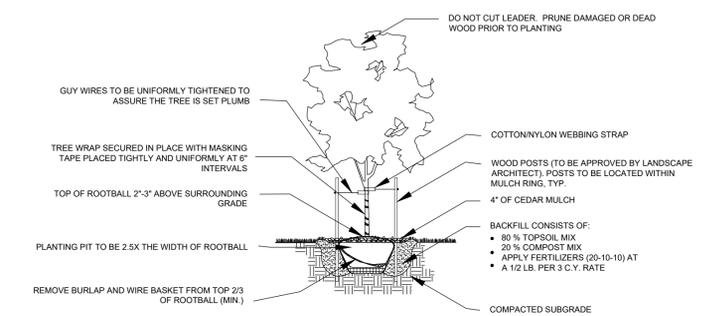
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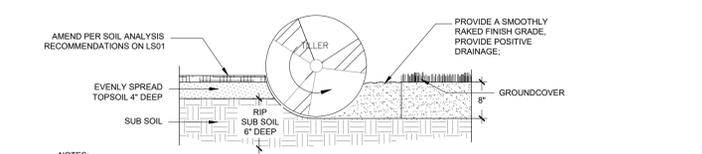
7 OVERALL PHASING PLAN
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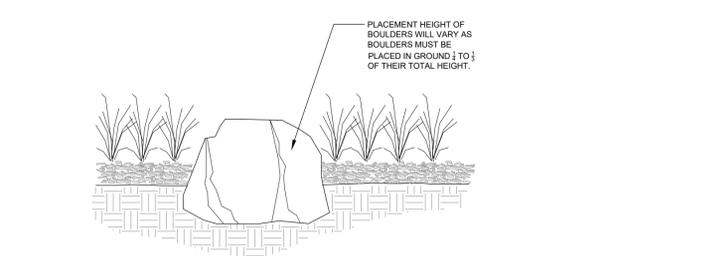
1 EVERGREEN TREE PLANTING DETAIL NTS



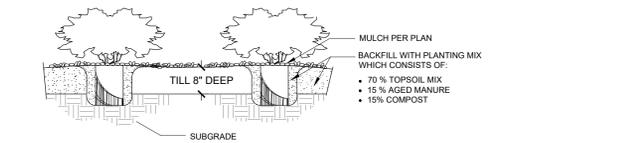
2 DECIDUOUS TREE PLANTING DETAIL NTS



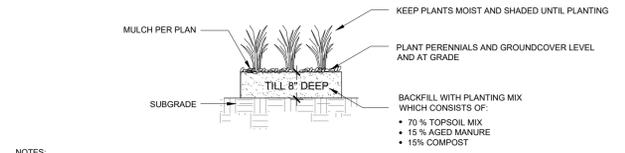
3 SOIL PREP- ALL AREAS PLANTING DETAIL NTS



4 BOULDERS INSTALLATION DETAIL NTS



5 SHRUBS PLANTING DETAIL NTS



6 GRASSES AND PERENNIALS PLANTING DETAIL NTS

FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMEND\100 DWG\104 PLAN SET\SP\SP MAJOR AMENDMENT PLANS\LS01.DWG

KEY MAP:

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0		FIRST CITY SUBMITTAL	

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CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE:

LANDSCAPE
 DETAILS & SHEET
 INDEX

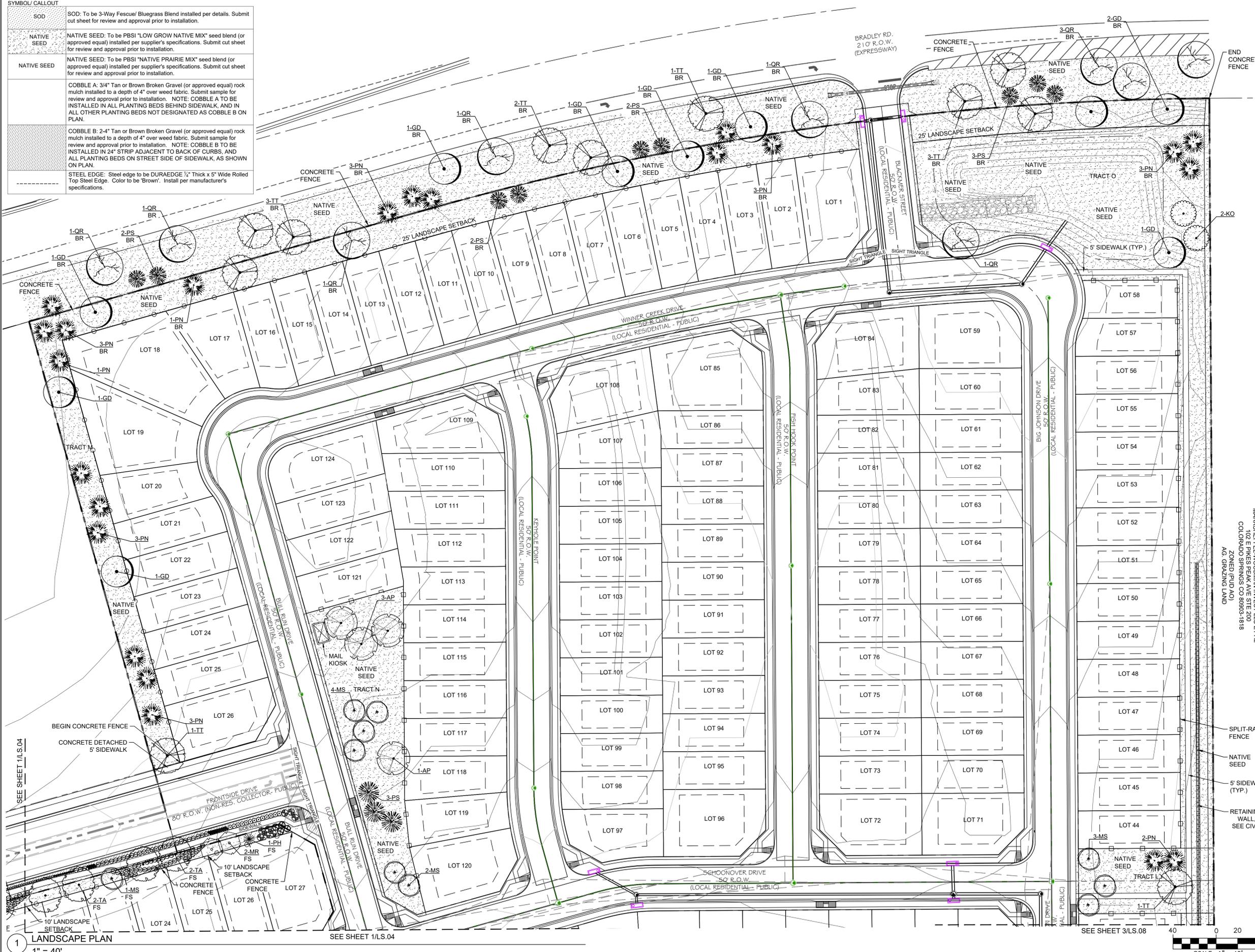
LS02

SHEET 2 OF 8

PCD FILE NO.:

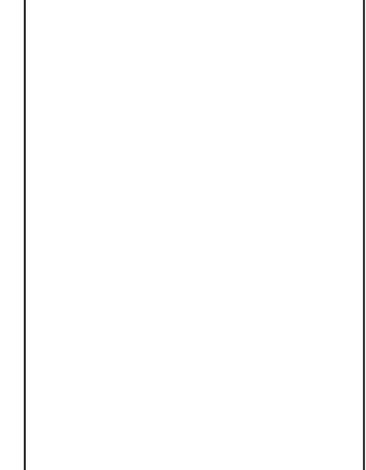
LANDSCAPE MATERIAL SCHEDULE:

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: 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: 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: 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: 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 to be DURAEDEGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.



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 102 E Pikes Peak Ave STE 200
 COLORADO SPRINGS CO 80903-1818
 ZONED (PUD AO)
 AG GRAZING LAND

SCALE: 1" = 40'

LANDSCAPE PLAN

LS03

SHEET 3 OF 8

PCD FILE NO.:

FILE LOCATION: S:\20 886 028 TRAILS PUDSP MAJOR AMENDMENT\10 DWG\104 PLAN SET\SP\SP AMENDMENT PLAN\LS03.DWG

SEE SHEET 1/LS.04
 LANDSCAPE PLAN
 1" = 40'

SEE SHEET 1/LS.04

SEE SHEET 3/LS.08

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

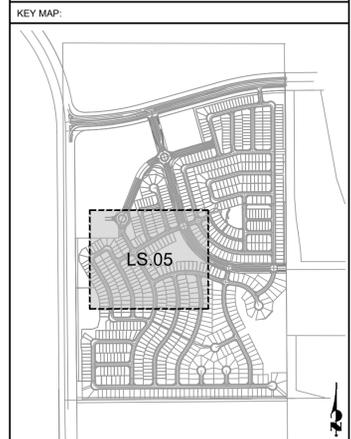
	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: To be PBSI "LOW GROW NATIVE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: 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: 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: 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 to be DURAEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.

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
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

LS05
SHEET 5 OF 8

PCD FILE NO.:

FILE LOCATION: S:\20 886 028 TRAILS MAJOR AMEND\100 DWG\104 PLAN SET\SP\SUBP AMENDMENT PLANS\LS1.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.
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	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 to be DURAEDGE 1/4" Thick x 5" 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
LS06
 SHEET 6 OF 8

1 LANDSCAPE PLAN
 1" = 40'

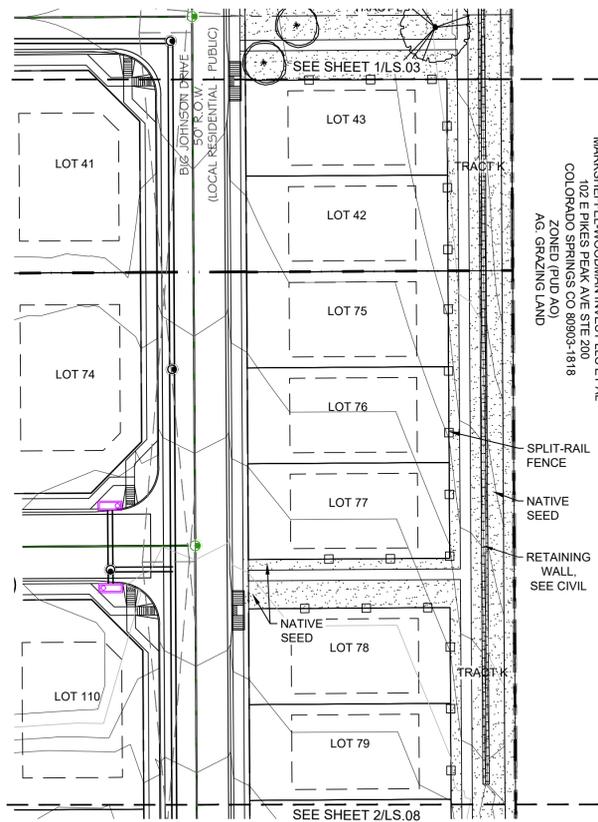
2 LANDSCAPE PLAN
 1" = 40'



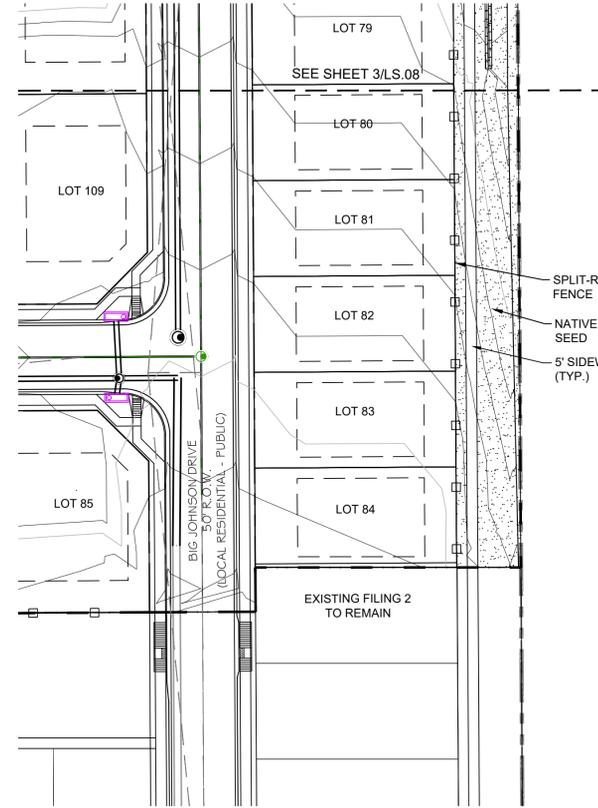
PCD FILE NO.:

LANDSCAPE MATERIAL SCHEDULE:

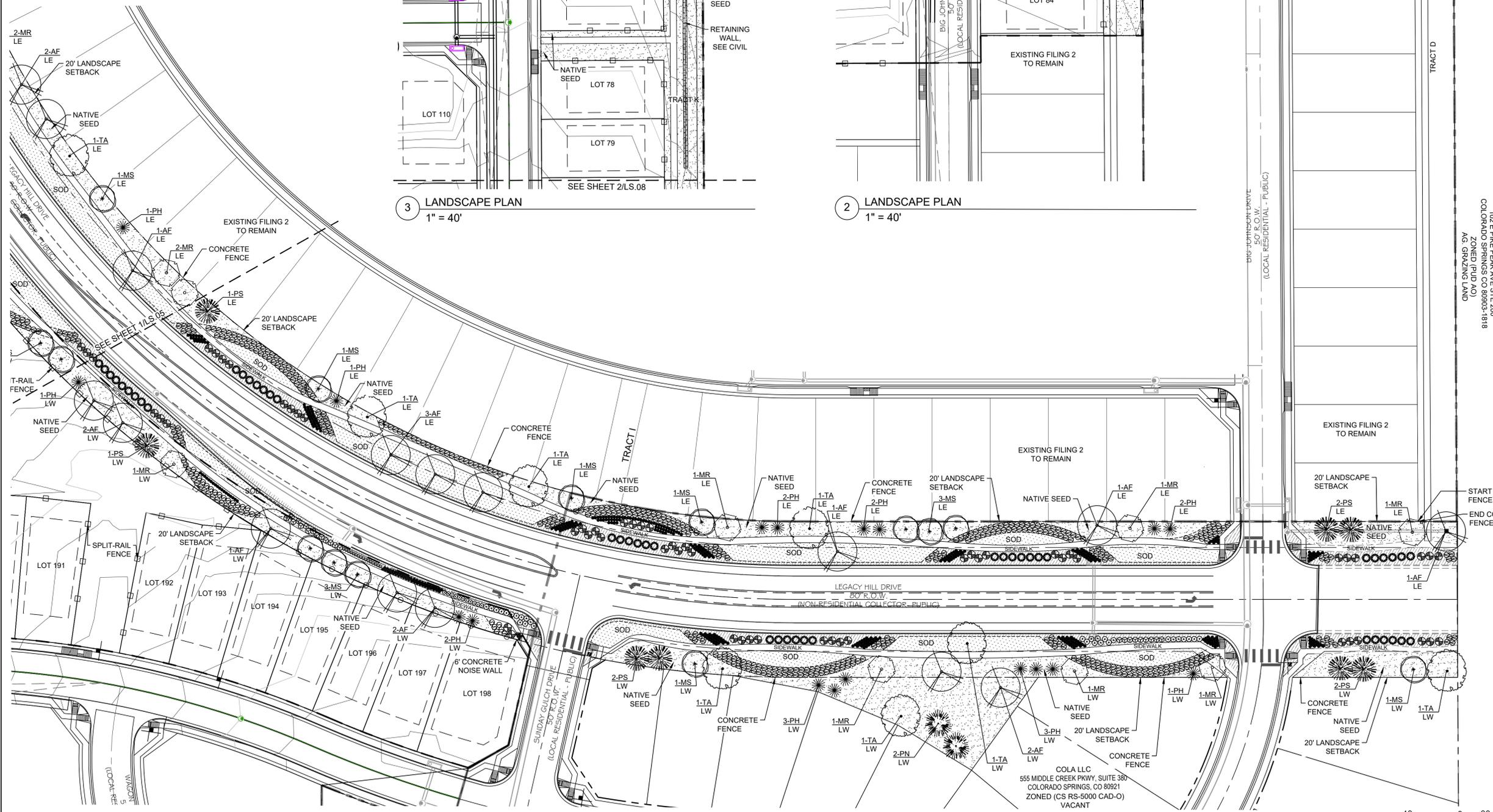
SYMBOL / CALLOUT	SOD
	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: To be PBSI "LOW GROW NATIVE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
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3 LANDSCAPE PLAN
1" = 40'



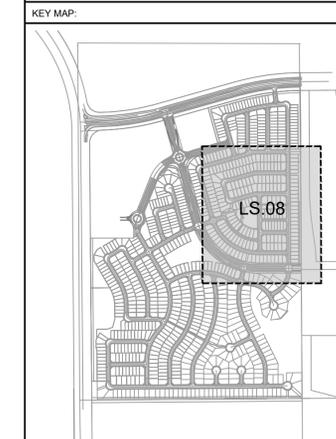
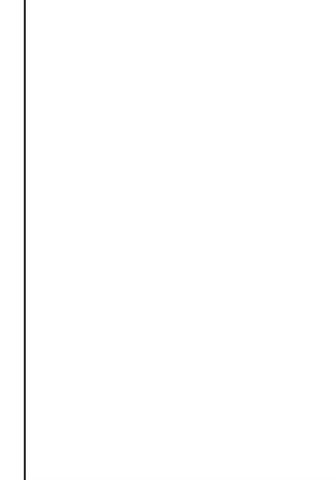
2 LANDSCAPE PLAN
1" = 40'



1 LANDSCAPE PLAN
1" = 40'

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

EL PASO COUNTY, CO
FEBRUARY 2021

REVISION HISTORY:

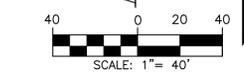
NO.	DATE	DESCRIPTION	BY
0		FIRST COUNTY SUBMITTAL	

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\AMENDMENT PLANS\LS1.DWG