

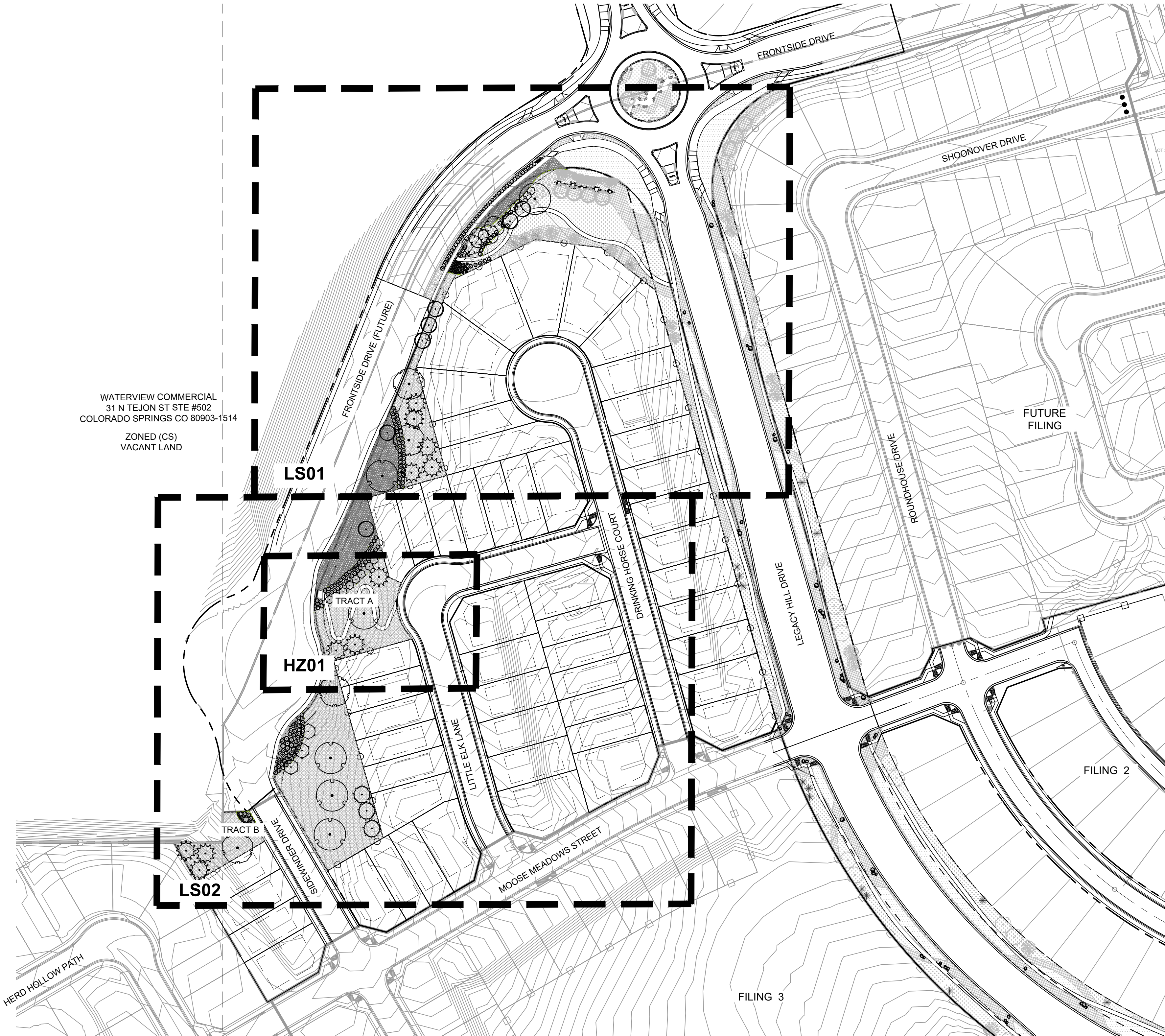


Know what's below.
Call before you dig.

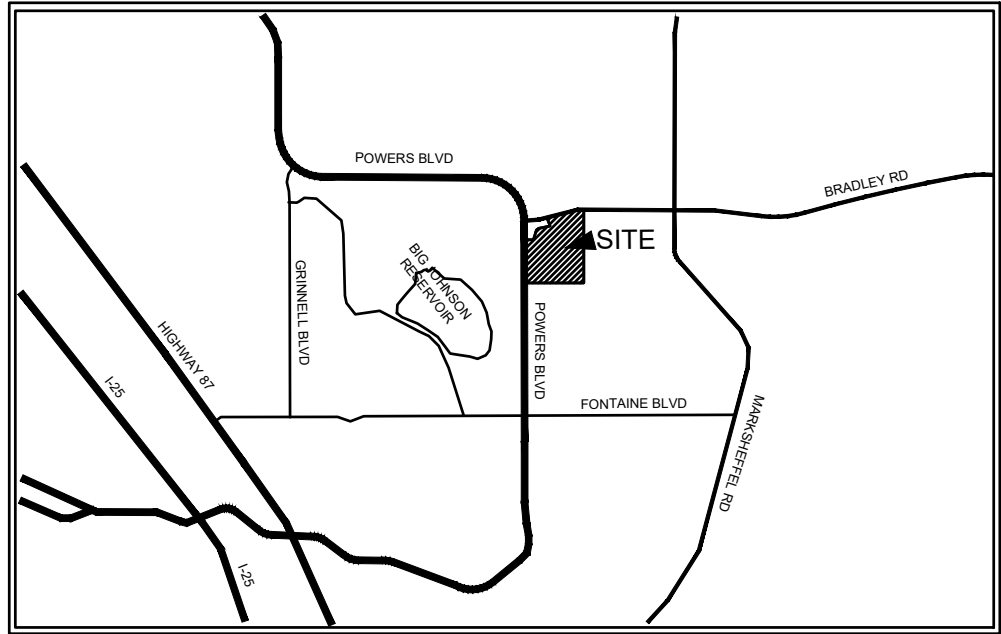
TRAILS AT ASPEN RIDGE FILING NO. 5

EL PASO COUNTY, COLORADO

LANDSCAPE PLANS



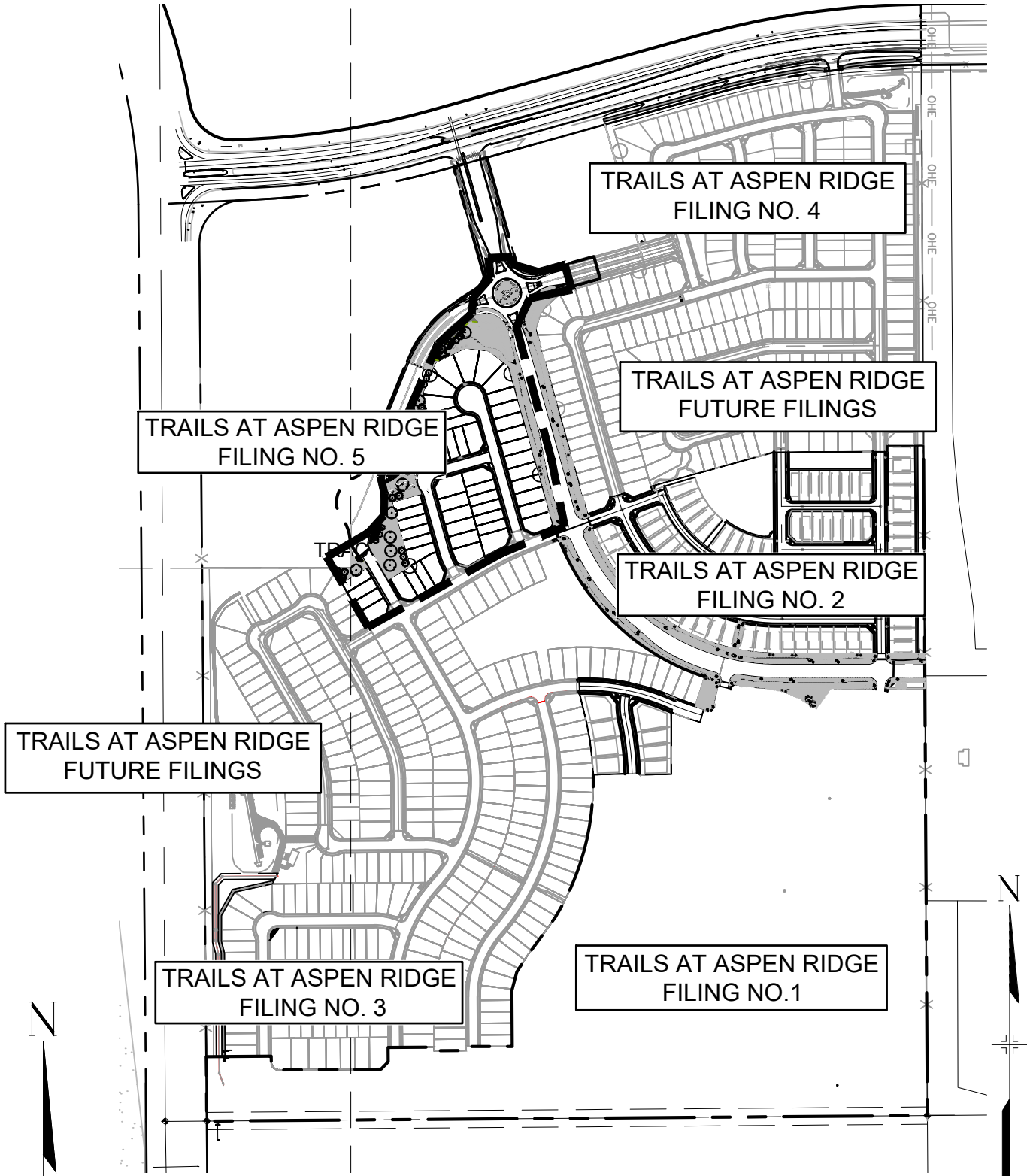
VICINITY MAP



LANDSCAPE REQUIREMENTS

STREET NAME OR ZONE BOUNDARY:	FRONTSIDE DR.
ZONE DISTRICT BOUNDARY:	NO
STREET CLASSIFICATION:	NON-ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'
LINEAR FOOTAGE:	511'
TREE/FEET REQUIRED:	1/ 30 LF
NUMBER OF TREES REQUIRED/PROVIDED:	17 /17
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	FS
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/100%

SITE MAP



PROJECT TEAM
OWNER
HUNT LB VH HOLDINGS LLC
1330 AVENUE OF THE AMERICAS, FLOOR 28
NEW YORK, NY 10019
PHONE: (731)494-4893

DEVELOPER
COLA, LLC
555 MIDDLE CREEK PARKWAY, STE 380
COLORADO SPRINGS, CO 80921
PHONE: (719)459-0807

APPLICANT
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

LANDSCAPE ARCHITECT
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

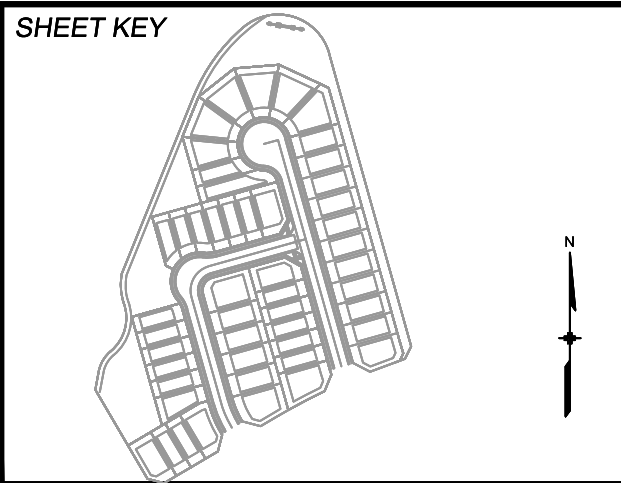
CIVIL ENGINEER
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

SHEET INDEX :

DESCRIPTION	NUMBER	TITLE
COVER	1	CV01
LANDSCAPE PLAN	2	LS01
LANDSCAPE PLAN	3	LS02
LANDSCAPE NOTES	4	LS03
LANDSCAPE DETAILS	5	LS04
HORIZONTAL CONTROL PLAN	6	HZ01

PCD FILING NO.: SF-26-XXX

REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\21.886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\LS01.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: August 12, 2026 2:51:58 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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

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

PREPARED BY:

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.886.048

TRAILS AT ASPEN RIDGE- F5					
FILING 5 LANDSCAPE PLANS					
COVER					
DESIGNED BY:	##	SCALE	DATE ISSUED:	AUGUST 14, 2026	DRAWING No.
DRAWN BY:	##	HORIZ	N/A		CV01
CHECKED BY:	##	VERT	N/A	SHEET	1 OF 6

Know what's below.
Call before you dig.

LEGEND

LOW GROW NATIVE SEED
EL PASO LOW GROW GRASS SEED MIX
-WESTERN WHEATGRASS,
BUFFALOGRASS, SHEEP FESCUE,
SIDCOATS GRAMA, GREEN
NEEDLEGRASS, BLUE GRAMA,
SAND DROPSOED
-SEED RATE: PER SEED SUPPLIES
RECOMMENDATION

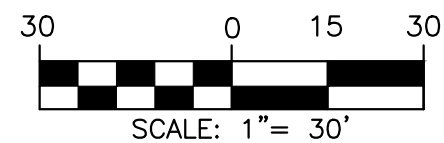
1 1/2" ROCK
TYPE: DESERT SAND RIVER
SUPPLIER: C & C SAND
OR APPROVED EQUAL

SOD
3- WAY FESCUE/BLUEGRASS
OR APPROVED EQUAL

NOTES:

1. TREES LABELED "EX" ARE EXTRA PER COUNTY
LANDSCAPE REQUIREMENTS AND WILL NOT BE
INCLUDED IN FINANCIAL ASSURANCES.

LS02



PCD FILING NO.: SF-26-XXX

REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\21.886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\LS01.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: August 12, 2026 2:52:05 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			
SHEET KEY			
BENCHMARK			
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD, ELEVATION - 5897.89' U.S. SURVEY FT			
BASIS OF BEARING			
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/2 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)			
PREPARED BY:			
SEAL			
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.048			
TRAILS AT ASPEN RIDGE- F5			
FILING 5 LANDSCAPE PLANS			
LANDSCAPE PLAN			
DESIGNED BY:	##	SCALE	DATE ISSUED: AUGUST 14, 2026
DRAWN BY:	##	HORIZ. N/A	DRAWING No. 2 OF 6
CHECKED BY:	##	VERT. N/A	SHEET
			LS01

Know what's below.
Call before you dig.

LEGEND

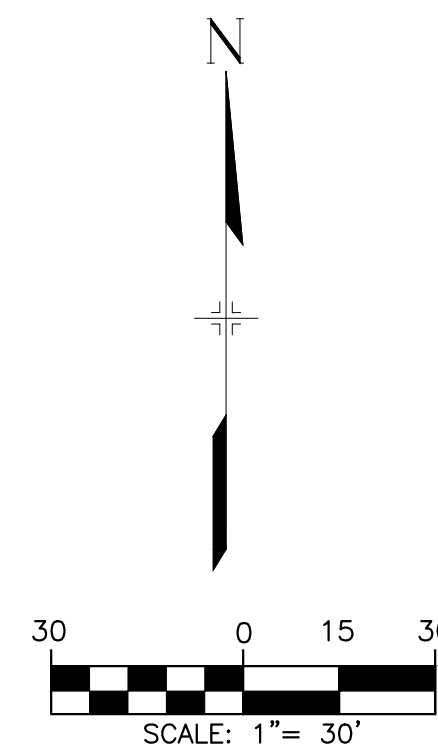
LOW GROW NATIVE SEED
EL PASO LOW GROW GRASS SEED MIX
-WESTERN WHEATGRASS, BUFFALOGRASS, SHEEP FESCUE, SIDELOATS GRAMA, GREEN NEEDLEGRASS, BLUE GRAMA, SAND DROPSEED
SEED RATE: PER SEED SUPPLIES RECOMMENDATION

1 1/2" ROCK
TYPE: DESERT SAND RIVER
SUPPLIER: C & C SAND OR APPROVED EQUAL

SOD
3- WAY FESCUE/BLUEGRASS OR APPROVED EQUAL

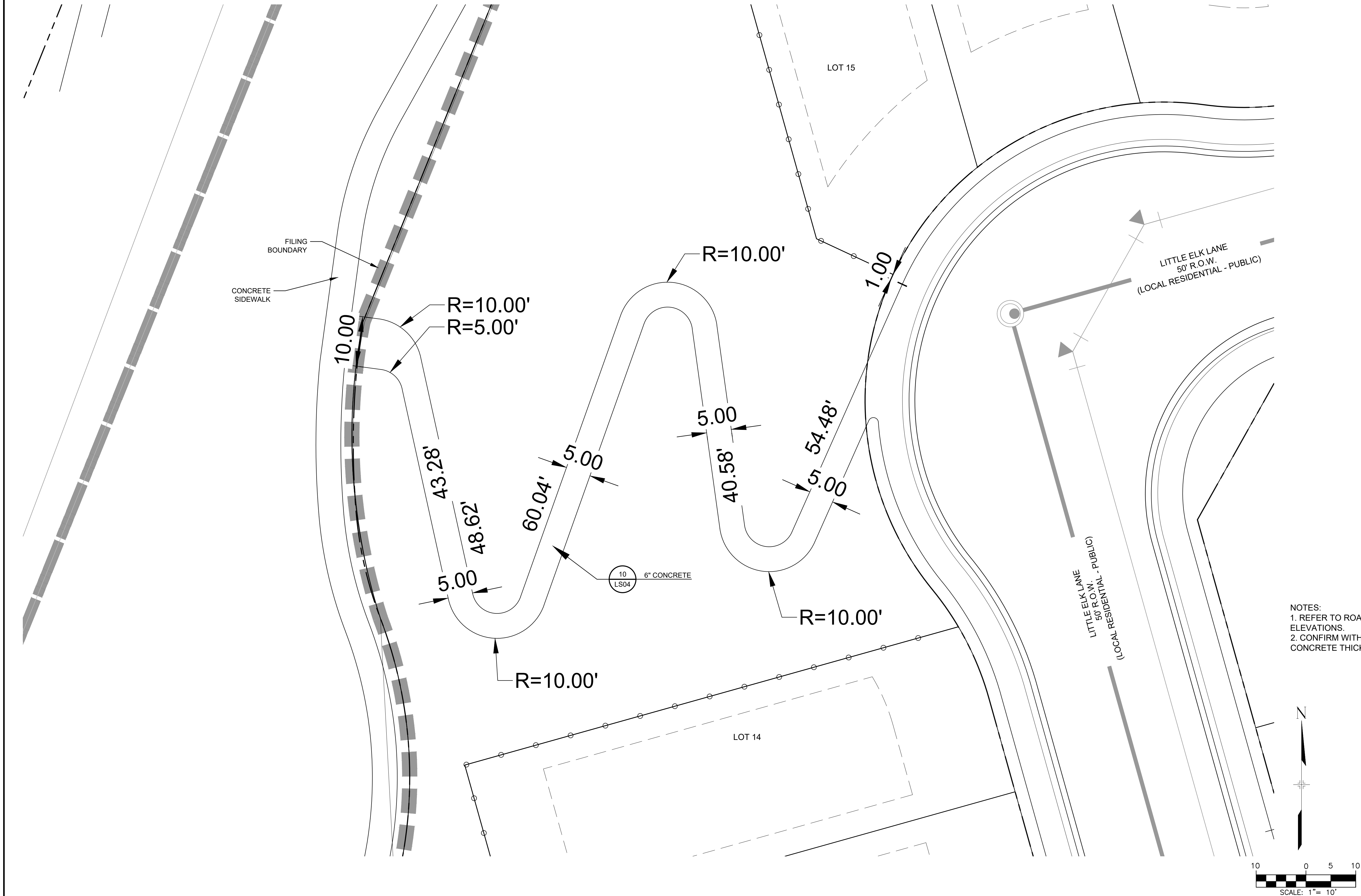
NOTES:

1. TREES LABELED "EX" ARE EXTRA PER COUNTY LANDSCAPE REQUIREMENTS AND WILL NOT BE INCLUDED IN FINANCIAL ASSURANCES.

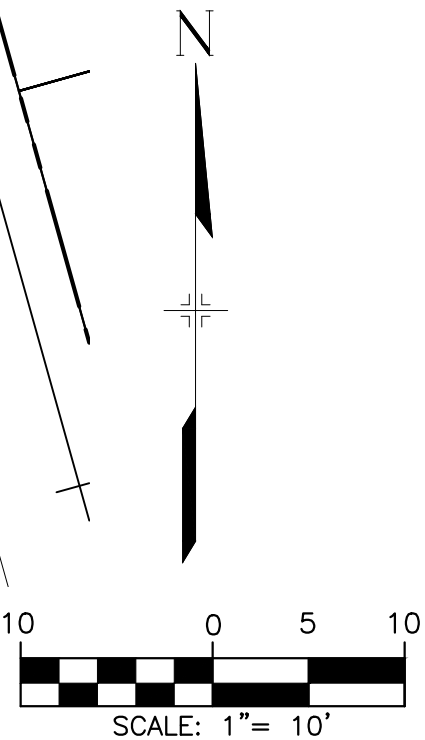


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- NOTES:
- 1. REFER TO ROAD PLANS FOR SPOT GRADE ELEVATIONS.
 - 2. CONFIRM WITH GEOTECH SOILS REPORT FOR CONCRETE THICKNESS AND SUBSURFACE.



PCD FILING NO.: SF-26-XXX

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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
DECIDUOUS TREES							
	NM	1	ACER PLATANOIDES 'DEBORAH' DEBORAH MAPLE	2" CAL.	B&B	40'	40'
	AX	7	ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2.5" CAL.	B&B	40'	20'
	GK	4	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50'	40'
	QR	5	QUERCUS RUBRA RED OAK	2" CAL.	B&B	60'	40'
EVERGREEN TREES							
	PP	3	PICEA PUNGENS COLORADO SPRUCE	6' HT.	B&B	50'	25'
	SC	11	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	40'	25'
ORNAMENTAL TREES							
	AC	4	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' CANADIAN SERVICEBERRY	2" CAL.	B&B	25'	25'
	SS	3	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	1.5" CAL.	B&B	20'	20'
DECIDUOUS SHRUBS							
	CCB	3	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	#5 CONT.	CONT.	3'	2'
	CTT	15	COTONEASTER ADPRESSUS 'TOM THUMB' EARLY COTONEASTER	#5 CONT.	CONT.	1.5'	3'
	PAR	14	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	#3 CONT.	CONT.	3'	3'
	RHA	7	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5 CONT.	CONT.	2'	6'
	RMF	133	ROSA MEIDILAND SERIES 'FIRE' FIRE MEIDILAND ROSE	#5 CONT.	CONT.	2'	5'
	RMW	9	ROSA MEIDILAND SERIES 'WHITE' WHITE MEIDILAND ROSE	#5 CONT.	CONT.	1.5'	5'
	SHP	14	SYRINGA X HYACINTHIFLORA 'POCAHONTAS' POCAHONTAS LILAC	#5 CONT.	CONT.	10'	10'
EVERGREEN SHRUBS							
	JSA	27	JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER	#5 CONT.	CONT.	1'	5'
	DMP	8	PINUS MUGO 'COMPACTA' DWARF MUGO PINE	#5 CONT.	CONT.	4'	5'
ORNAMENTAL GRASSES							
	BGB	9	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	#5 CONT.	CONT.	3'	2'
	STN	43	STIPA NEOMEXICANA NEW MEXICO FEATHERGRASS	#1 CONT.	CONT.	2'	2'
PERENNIALS							
	EPP	90	ECHINACEA PURPUREA 'POWWOW' POWWOW WILD BERRY CONEFLOWER	#1 CONT.	CONT.	1.5'	1.5'

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
3. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
4. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE COVERED PER EROSION CONTROL AND LANDSCAPE PLANS.
5. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. LANDSCAPE NOTES AND LANDSCAPE DETAILS PROVIDED APPLY FOR ENTIRE SCOPE OF WORK SHOWN ON LANDSCAPE PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
7. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/OWNER'S REPRESENTATIVE.
8. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HEREIN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
9. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT 811 OR (800) 922-1987 OR COLORADO811.ORG. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
10. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
11. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED.
12. NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED MATERIAL FROM COMMERCIAL NURSERIES AND SUPPLY YARDS. IF UNAVAILABILITY OCCURS, CONTRACTOR IS TO PROVIDE ALTERNATIVE PLANT MATERIAL SELECTION, SIMILAR IN SIZE/MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL TILLED INTO TOP EIGHT INCHES. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. AFTER TOPSOIL IS APPLIED AND AMENDED, SEED/SOD AREAS SHALL BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED.
15. WOOD BARRIER FABRIC IS REQUIRED UNDER ALL ROCK MULCH AND COBBLE AS SPECIFIED.
16. SOLID STEEL EDGING WITH ROLLED TOP TO BE INSTALLED BETWEEN ALL ROCK MULCH, WOOD MULCH, COBBLE, AND SOD/NATIVE SEED. STEEL EDGING SHALL NOT BE INSTALLED BETWEEN SOD AND NATIVE SEED AREAS UNLESS OTHERWISE SPECIFIED.
17. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
18. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT.
19. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
20. ALL PLANT MATERIAL IN HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED AS NECESSARY UNTIL PLANTED.
21. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
22. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
23. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
24. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
25. A 3' DIAMETER CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

1. ALL 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.
2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER OR OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
3. 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 NURSERY ACT).
4. 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.
5. 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.
6. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED UNDER ALL ROCK UNLESS OTHERWISE NOTED IN DETAILS.
7. 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.
8. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
9. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
10. 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.
11. 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-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPARATION.
12. 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.

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR GROUND COVER THICKNESS.
3. ALL FINISH GRADING AND REQUIRED SOIL AMENDMENTS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
4. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING PRIOR TO PLACEMENT OF SOD.
5. ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A HIGH CRIMP SEED BED. IMPORTED TOPSOIL AS APPROVED BY THE LANDSCAPE ARCHITECT, MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (2 INCHES 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.
6. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS OR AGGRESSIVE INVASIVE WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. ALL CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
7. 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 COME WITHIN THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND, MUDDY OR COVERED WITH SNOW), 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.
8. IF THE OWNER HAS AGREED TO SEEDING OUTSIDE OF THE PREFERABLE SEEDING WINDOW, THEN A FUNCTIONAL IRRIGATION SYSTEM (TEMPORARY OR OTHERWISE) MUST BE INSTALLED PRIOR TO SEEDING OPERATIONS.
9. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE. (DOUBLE THE RATE FOR BROADCAST SEEDING IF NOT SPECIFICALLY PROVIDED.)
 - A. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - B. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - C. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
 - D. ALTERNATIVE METHODS, SUCH AS HYDRO-SEEDING, TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
11. WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH AND EROSION CONTROL BLANKETS SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED WITHIN 24 HOURS OF SEEDING AND PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
 - A. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE. ORGANIC TACKIFIER SHALL BE USED ON SLOPES 3:1 AND GREATER AND APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE.
 - B. STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO HAVE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
 - C. EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
 - D. ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
12. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL, AND ACCEPT THAT THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
13. IF A WATER HOOK-UP IS AVAILABLE, A TEMPORARY ABOVE-GROUND SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEK IS RECOMMENDED DURING THE MAY-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
14. ALL BARE AREAS TO BE RESEEDDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.
15. APPROVAL OF SEEDDED 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 BY THE END OF THE FIRST FULL GROWING SEASON, THE CONTRACTOR SHALL OVERSEED DEFICIENT AREAS.
16. APPROVAL OF NATIVE GRASS SEEDDED AREAS SHALL BE BASED UPON TOTAL COVER AT THE END OF THE FIRST GROWING SEASON. NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR ESTABLISHMENT OR, WHERE NOT PROVIDED, UPLAND SEEDDED AREAS SHALL HAVE A MINIMUM OF 60% TOTAL COVER, RIPARIAN/WETLAND SEEDDED AREAS SHALL HAVE A MINIMUM OF 75% TOTAL COVER, AS DETERMINED BY THE LANDSCAPE ARCHITECT VIA OVERHEAD OCULAR ESTIMATES. THERE SHALL BE A MINIMUM OF 50% OF SPECIES SEEDDED OBSERVED, AND NO BARE AREAS EXCEEDING 100 SF AT THE END OF THE SECOND FULL GROWING SEASON.
17. IF A PARTIAL OR TOTAL SEEDING FAILURE IS OBSERVED AFTER THE END OF THE SECOND FULL GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEDED 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.

1. AT MINIMUM, ENOUGH TOPSOIL MUST BE STRIPPED AND STORED TO PROVIDE FOR AT LEAST FOUR (4) INCHES OF SPREAD TOPSOIL IN NEW LANDSCAPE AREAS. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL SHALL BE STORED IN PILES OR ROWS NO MORE THAN FOUR (4) FEET DEEP WHERE POSSIBLE; TO KEEP SOIL ORGANISMS ALIVE UNTIL THE TOPSOIL IS REINSTALLED.
2. IF SUFFICIENT TOPSOIL IS UNABLE TO BE STRIPPED, TOPSOIL WILL NEED TO BE IMPORTED.
3. AFTER TOPSOIL HAS BEEN STOCKPILED, SOIL SAMPLES ARE TO BE COLLECTED FOR FINAL SOIL AMENDMENT APPLICATION RECOMMENDATIONS. NATIVE TOPSOIL MAY NEED TO BE AMENDED OR APPROVED TOPSOIL MAY NEED TO BE IMPORTED IF EXISTING TOPSOIL ANALYSIS IS POOR.
4. ALL DISTURBED AREAS SHALL BE FREE OF SOIL CLODS, STICKS, STONES, AND DEBRIS IN EXCESS OF TWO (2) INCHES IN ANY DIMENSION, AND BE BROUGHT TO THE DESIRED GRADE AND LINE. SOIL PREPARATION FOR SEEDING SHALL NOT OCCUR WHEN SOIL IS FROZEN OR IN AN EXTREME WET OR DRY CONDITION. REFER TO SEEDING NOTES.
5. CONTRACTOR SHALL SUBMIT A LAB TEST OF COMPOST SAMPLE TO BE USED FOR APPROVAL. LAB TEST OF COMPOST SHALL BE TAKEN FROM THE SAME SOURCE THAT IS TO BE USED ON THIS PROJECT. LAB TEST SHALL BE TAKEN A MAXIMUM OF SIX (6) MONTHS PRIOR TO APPLICATION. THE COMPOST SHALL BE TESTED IN ACCORDANCE WITH THE U.S. COMPOSTING COUNCIL'S TEST METHODS FOR EXAMINING OF COMPOSTING AND COMPOST (TMECC) MANUAL.
6. APPLY TO ALL NATIVE SEED AREAS 2 CY/1,000 SF AND TO ALL OTHER PLANTING AREAS 3 CY/1,000 SF (BASE BID) MINIMUM ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE OR BIOSOLIDS.
7. APPLY 250 LBS/ AC (BASE BID) OF HUMATE SOIL CONDITIONER TOPICALLY TO NATIVE SEED AREAS AT TIME OF SEEDING.
8. CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER FINAL SOILS ANALYSIS. FINAL COMPOST AMENDMENT AND SOIL CONDITIONER APPLICATION RATES SHALL BE CONFIRMED BY THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE FROM THE RESULTS OF THE SOIL FERTILITY TESTS.

SEED MIX SCHEDULE					
MIX NAME	SUPPLIER	SPECIES	APPLICATION RATE	APPLICATION METHOD	CONDITION
EL PASO LOW GROW GRASS SEED MIX	GRANITE SEED OR APPROVED EQUAL	25% BUFFALOGRASS 20% BLUE GRAMA 29% SIDEOATS GRAMA 5% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 1% DROPSEED	42 PLS/AC HYDROSEED 21 PLS/AC DRILLED	PER SEEDING NOTES	IRRIGATED
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX (NOT USED IN THIS FILING)	GRANITE SEED OR APPROVED EQUAL	20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDEOATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	19.3 PLS/AC HYDROSEED 9.7 PLS/AC DRILLED	PER SEEDING NOTES	IRRIGATED

REFERENCE DRAWINGS					
	No.	DATE		DESCRIPTION	BY
REVISIONS					
COMPUTER FILE MANAGEMENT					
FILE NAME: S:\21.886.048 (Trails at Aspen Ridge - F5)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\LS01.dwg					
CTB FILE: Matrix(black).ctb					
PLOT DATE: August 12, 2026 2:52:21 PM					
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					

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

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

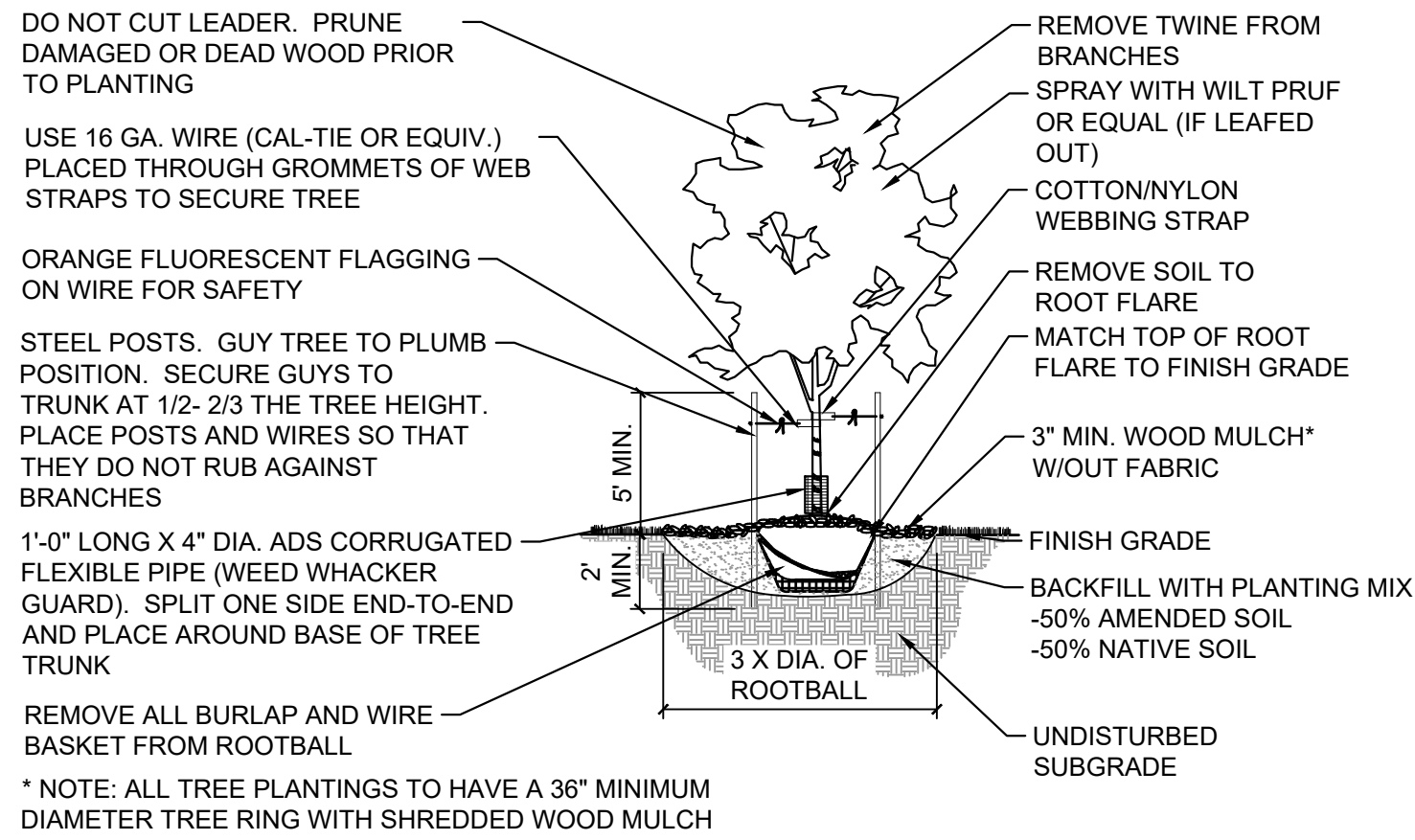


Matrix

	TRAILS AT ASPEN RIDGE- P3						
	FILING 5 LANDSCAPE PLANS						
	LANDSCAPE NOTES						
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 21.886.048	DESIGNED BY:	##	SCALE		DATE ISSUED:	AUGUST 14, 2026	DRAWING No.
	DRAWN BY:	##	HORIZ.	N/A	SHEET	5 OF 6	LS03
	CHECKED BY:	##	VERT.	N/A			



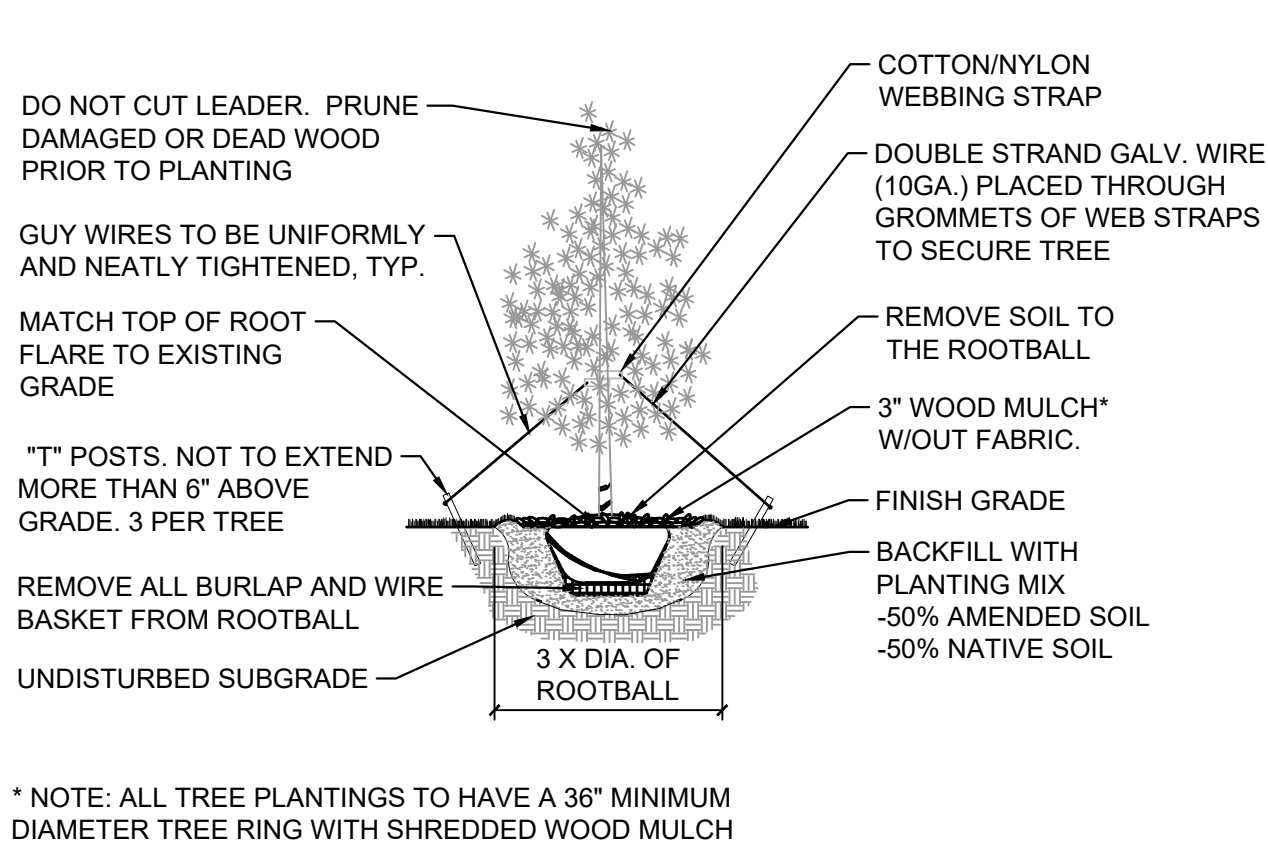
Know what's below.
Call before you dig.



1 DECIDUOUS TREE

NTS

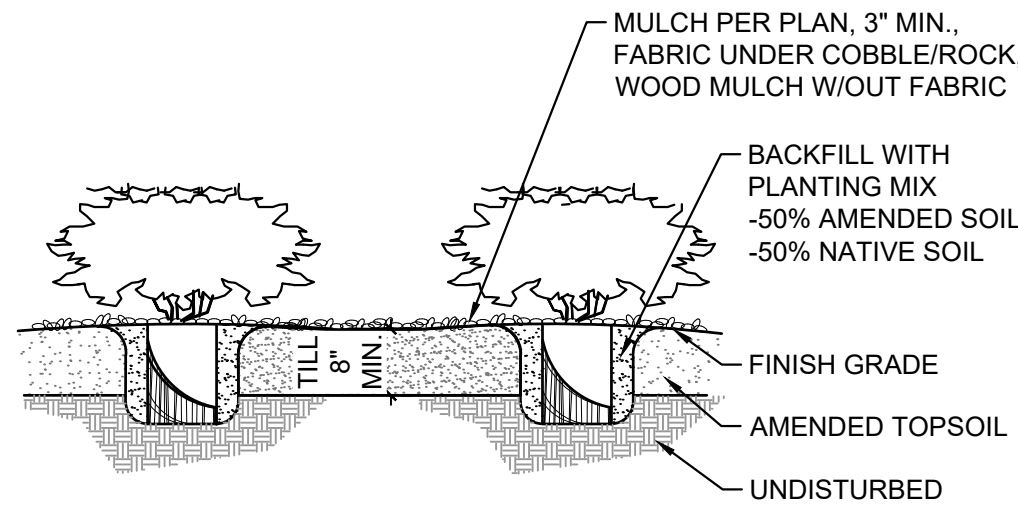
MS-STD-LS-01



2 EVERGREEN TREE

NTS

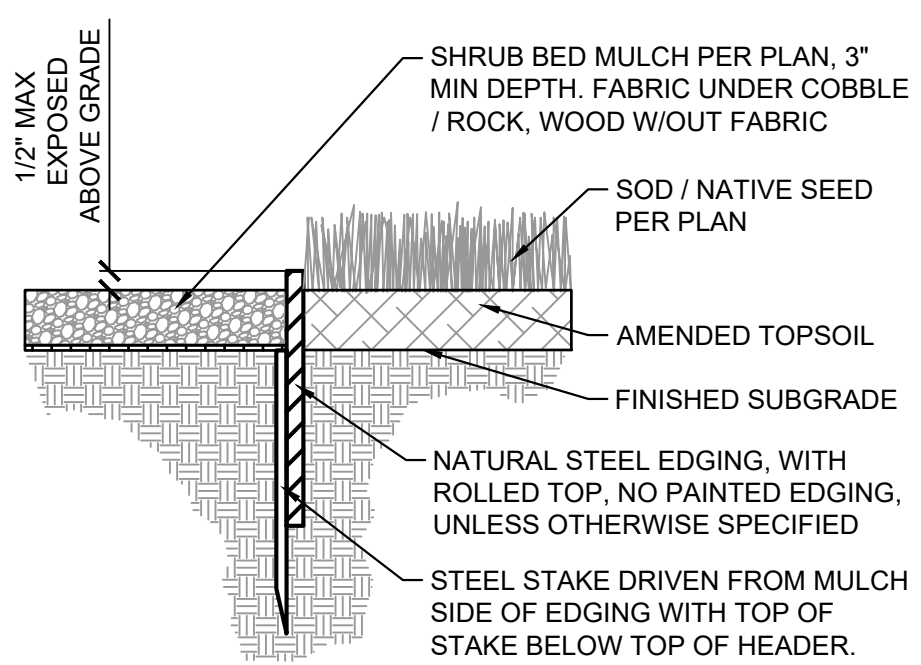
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3 SHRUBS

NTS

MS-STD-LS-03

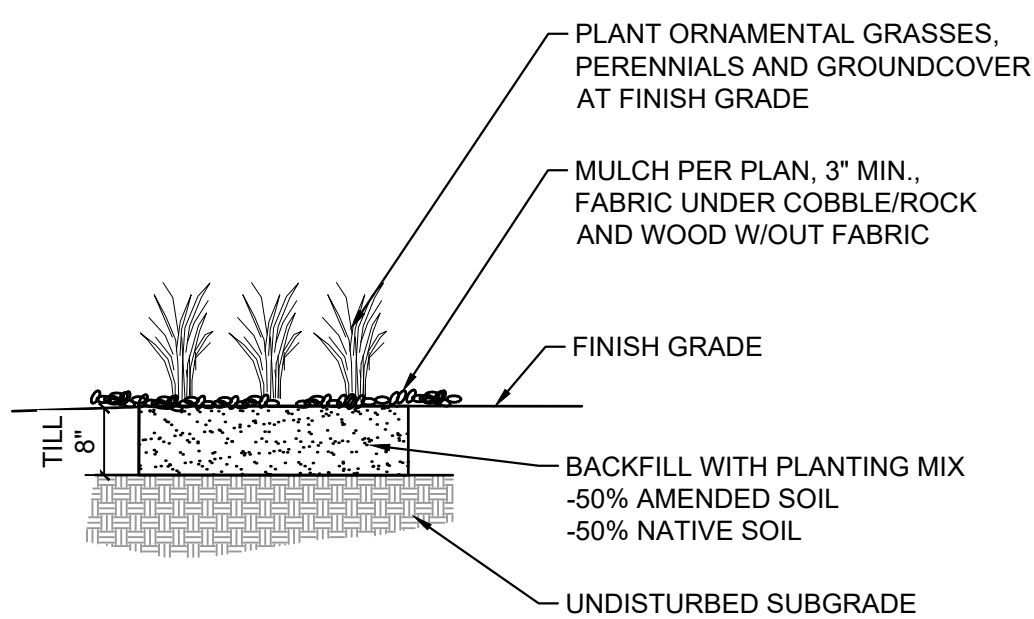


4 STEEL EDGING

NTS

MS-STD-LS-12

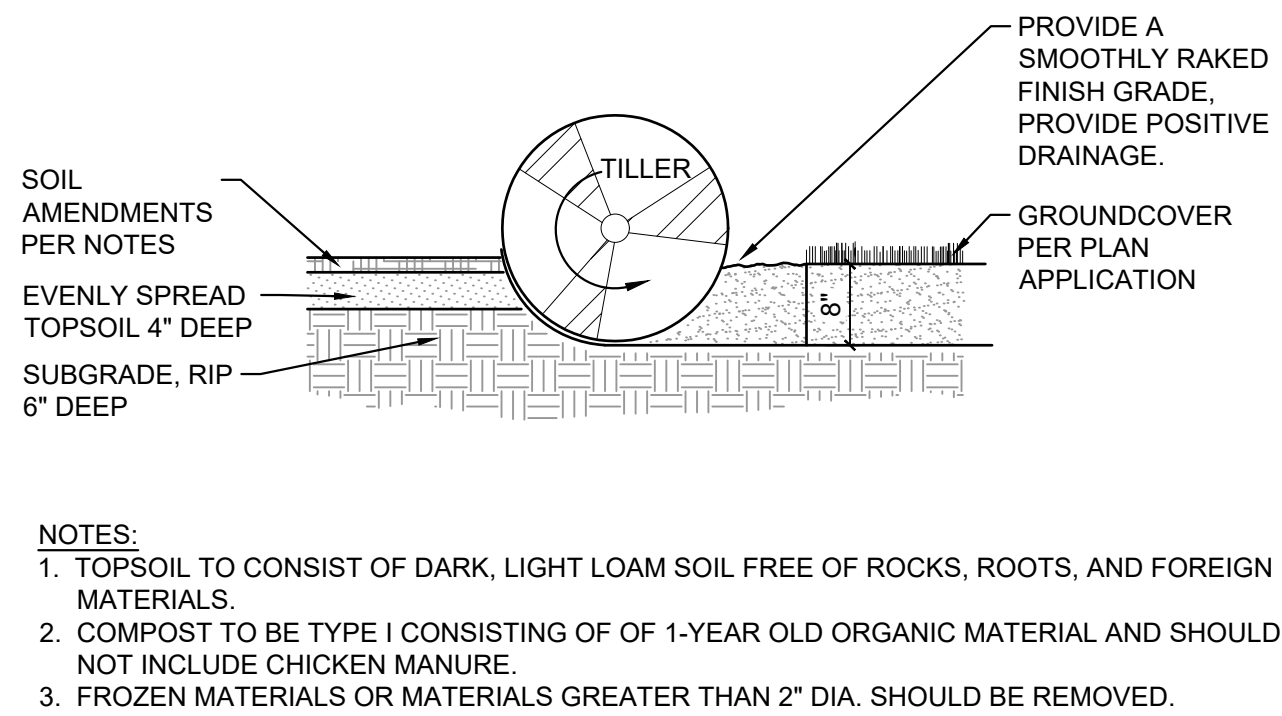
NOTE:
ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.



5 GRASSES AND PERENNIALS

NTS

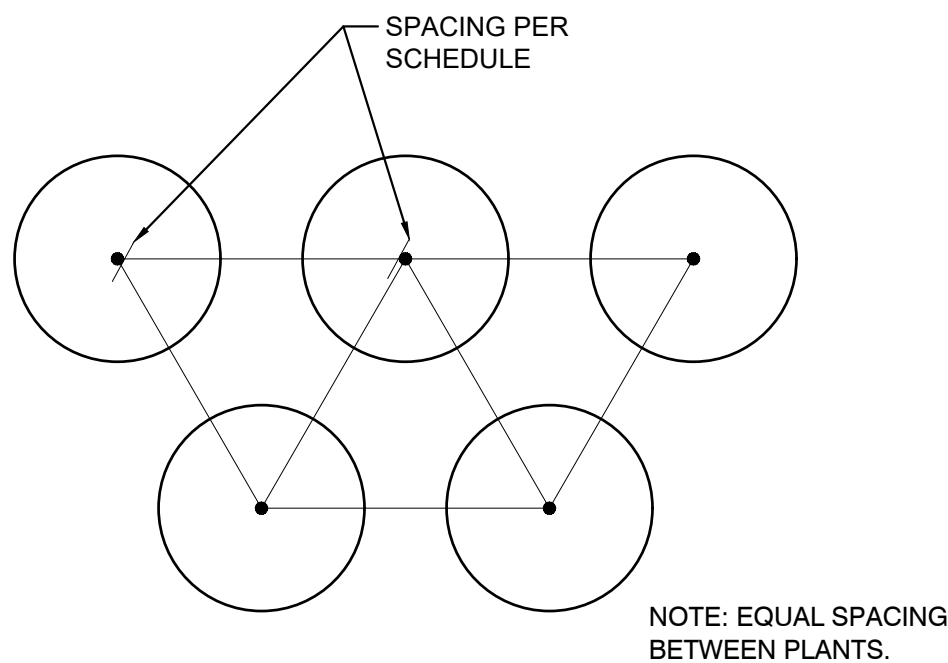
MS-STD-LS-04



6 SOIL PREP FOR ALL AREAS

NTS

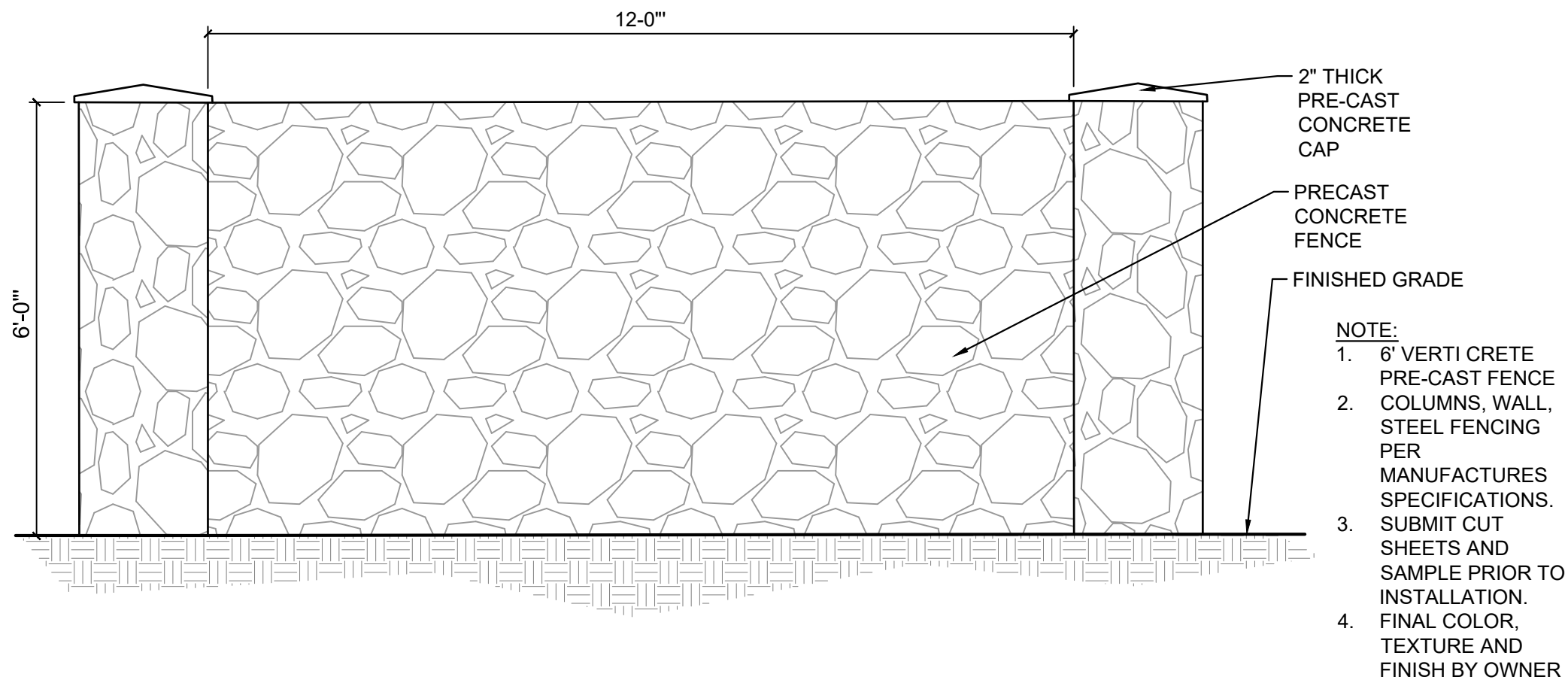
MS-STD-LS-05



7 TRIANGLE PLANT SPACING

NTS

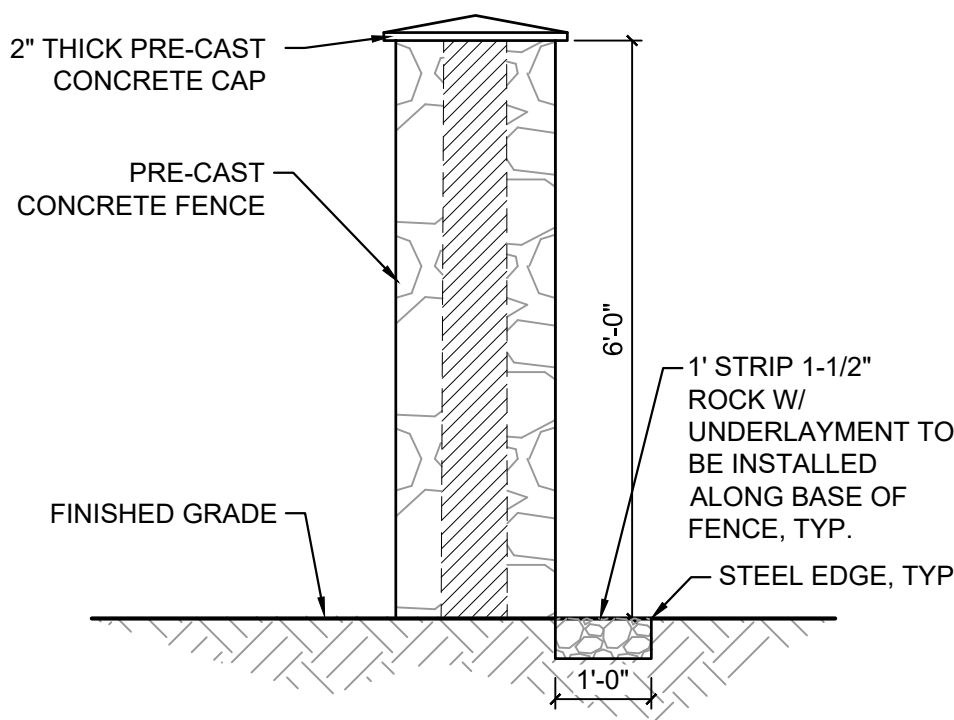
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8 6' CONCRETE NOISE WALL ELEVATION

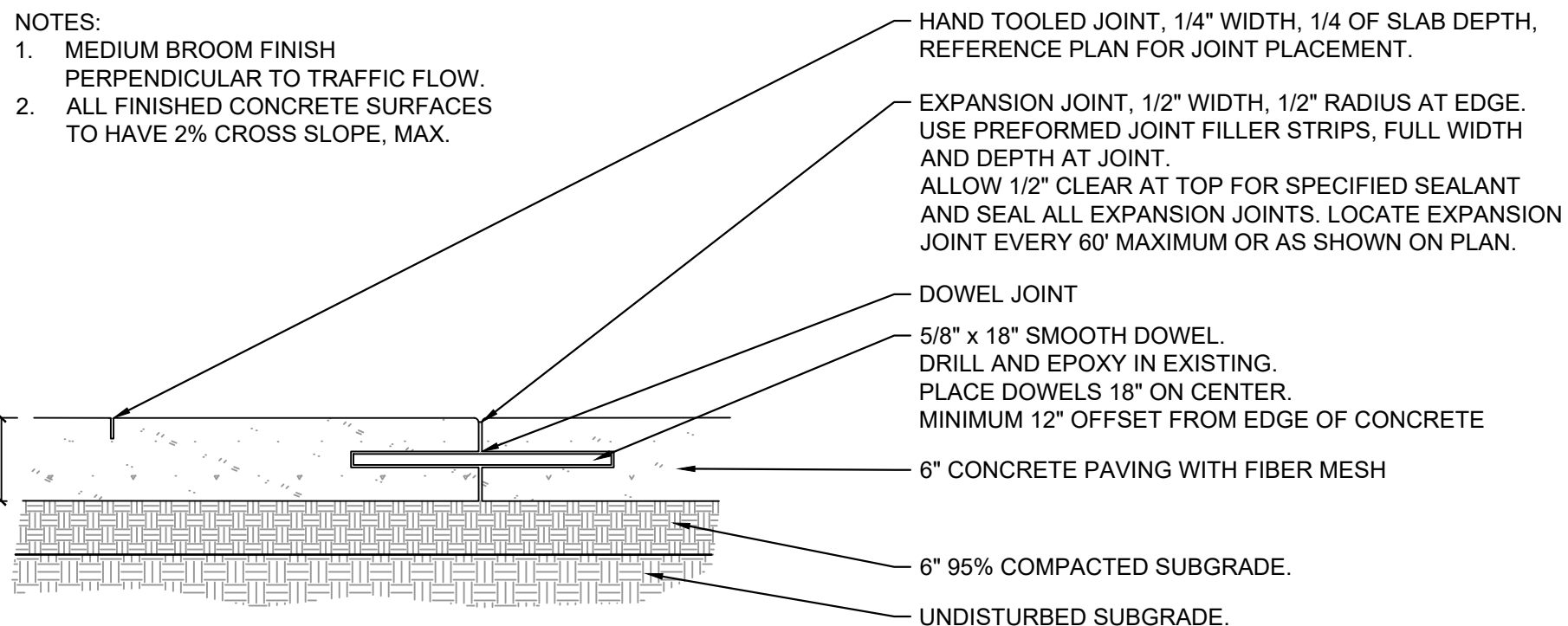
NTS

MS-TAR-19



9 6' CONCRETE NOISE WALL SECTION

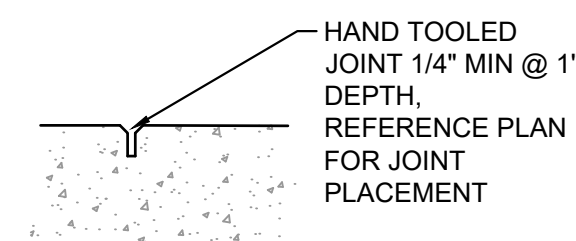
NTS



10 6' CONCRETE

NTS

MS-STD-PV-03

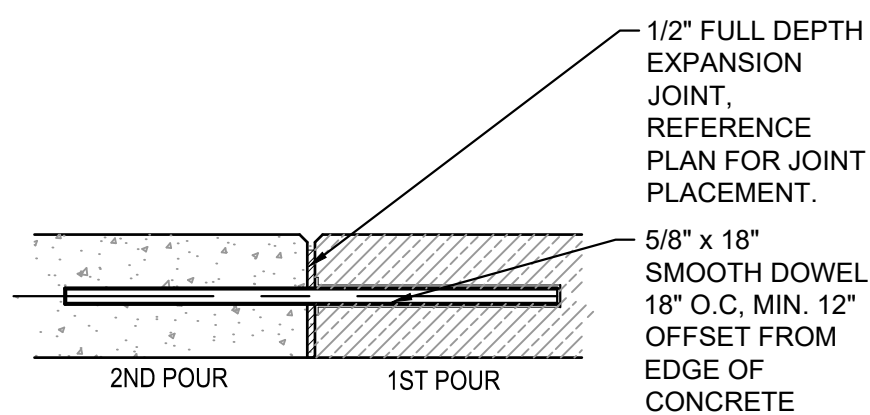


11 CONCRETE CONTROL JOINT

NTS

MS-STD-PV-06

NOTES:
1. AFTER PRELIMINARY TROWELING, CONCRETE SHALL BE SCORED WITH A STRAIGHT EDGE TO A DEPTH OF 1" @ 10' O.C. MAXIMUM OR AS SHOWN ON PLAN



NOTES:
1. POLYURETHANE CAULKING TO MATCH CONCRETE COLOR.
2. 1/2" PREMOLD FIBER EXPANSION JOINT @ 60' O.C. MAXIMUM OR AS SHOWN ON PLAN.
3. ALL FINISH SURFACES TO DRAIN AT 2% CROSS SLOPE, TYPICAL
4. 95% COMPACTED SUBGRADE

12 CONCRETE EXPANSION JOINT

NTS

MS-STD-PV-07

PCD FILING No.: SF-26-XXX

REFERENCE DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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