



**EL PASO COUNTY**

**COLORADO**

COMMISSIONERS:  
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LONGINOS GONZALEZ, JR. (VICE CHAIR)

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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 14, 2020

Nina Ruiz  
Project Manager  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: The Trails at Aspen Ridge Filing No. 1 Final Plat (SF-19-002) - FEE ADJUSTMENT**

Hello Nina,

When developing the Trails at Aspen Ridge Filing No. 1 Park Lands Agreement, Parks staff was notified by the applicant's representative that the number of dwelling units noted on the Subdivision Review Form was inaccurate at 180 units, and instead should be updated to reflect 181 units. This mistake was due to a discrepancy between the applicant's Letter of Intent and the Final Plat. The Subdivision Review Form has been updated to reflect the proper dwelling unit count, and the Recommended Motion, originally endorsed in November 2019 by the Park Advisory Board, has been updated in the language below and shown in **bold**. Furthermore, Parks staff acknowledges the execution of the Trails at Aspen Ridge Filing No. 1 Park Lands Agreement for the development of a neighborhood park, which was approved by the Board of County Commissioners on February 4, 2020, and therefore negates the assessment of urban park fees, as outlined in the Park Lands Agreement (see attached).

The original application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on November 13, 2019:

*"This is a request for approval by Stantec on behalf of COLA, LLC, for The Trails at Aspen Ridge Filing No. 1 Final Plat, consisting of **181** residential single-family lots on 55.82 acres. This proposed subdivision is within the boundaries of the Springs East at Waterview Preliminary Plan, which was endorsed by the Park Advisory Board in December 2017. The site of Filing No. 1 Final Plat is located outside of the adjacent Trails at Aspen Ridge PUD Development Plan and is not required to conform to the provisions of that PUD plan. Zoned RS-5000, the site is located southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir.*

*The 2013 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 on the west side of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road approximately 0.45 mile north*

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COLORADO SPRINGS, CO 80903  
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*of the project site. Dedicated public right-of-ways already exist along the proposed bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.*

*When the Springs East at Waterview Preliminary Plan was endorsed by the Park Advisory Board on December 13, 2017, staff encouraged the developer to explore more robust and unique multi-generational urban park opportunities in the form of neighborhood pocket parks, trails, open space, outdoor exercise zones, or other recreational amenities. The final approved Preliminary Plan showed three separate tracts (Tracts B, C, D) as dedicated to neighborhood parks and/or open space. In the current Filing No. 1 Final Plat, former Tracts C and D have been absorbed into Tract A, which is designated as a stormwater detention facility. Tract H (formally Tract D) does not have a formal designation and has been reduced in size by half. As such, no parks or trails are shown in the current Filing No. 1 Final Plat.*

*In their Letter of Intent for The Trails at Aspen Ridge Preliminary Plan, the applicant proposed the following:*

*“various types of recreational amenities to include active and passive open space areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 6-acre central park site.”*

*Furthermore, Filing No. 1 Final Plat Tracts Note states the following:*

*“Tracts A thru P are to be owned and maintained by the Waterview II Metropolitan District for the purposes of open space, drainage, mail kiosk, trails, parks, and utilities.”*

*Lastly, the current Filing No. 1 Final Plat Letter of Intent states:*

*“The application is in general conformance with the County Master Plan and previous County approvals; in this case, the Waterview Sketch Plan and Waterview East Preliminary Plan.”*

*In order to provide easily accessible recreational opportunities for its residents and to be wholly consistent with prior development plan approvals, El Paso County staff recommends that the developer reestablish one of the previously planned neighborhood parks within the boundary of the current filing. Although Filing No. 1 Final Plat is located near the 6-acre park site and is connected to the Trails at Aspen Ridge community via sidewalks and a proposed neighborhood trail network, as shown and designated in the Trails at Aspen Ridge PUD Development Plan, the reestablishment of one of the neighborhood park sites would allow for a recreational facility within walking distance for the residents of Filing No. 1. Staff further recommends that the applicant show the reestablished park and neighborhood trails on the Final Plat.*

*As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication.*

**Recommended Motion: Filing No. 1 Final Plat**

*Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Trails at Aspen Ridge Filing No. 1 Final Plat includes the following condition: (1) in order to provide consistency with prior development plan approvals, staff recommends the reestablishment of one of the neighborhood parks as shown in the Preliminary Plan, and that this park and neighborhood trail system be shown on the Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the total amount of **\$82,536** and urban park fees in the total amount of **\$52,128**. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the Final Plat."*

Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



**City of Colorado Springs**

**City of Colorado Springs**

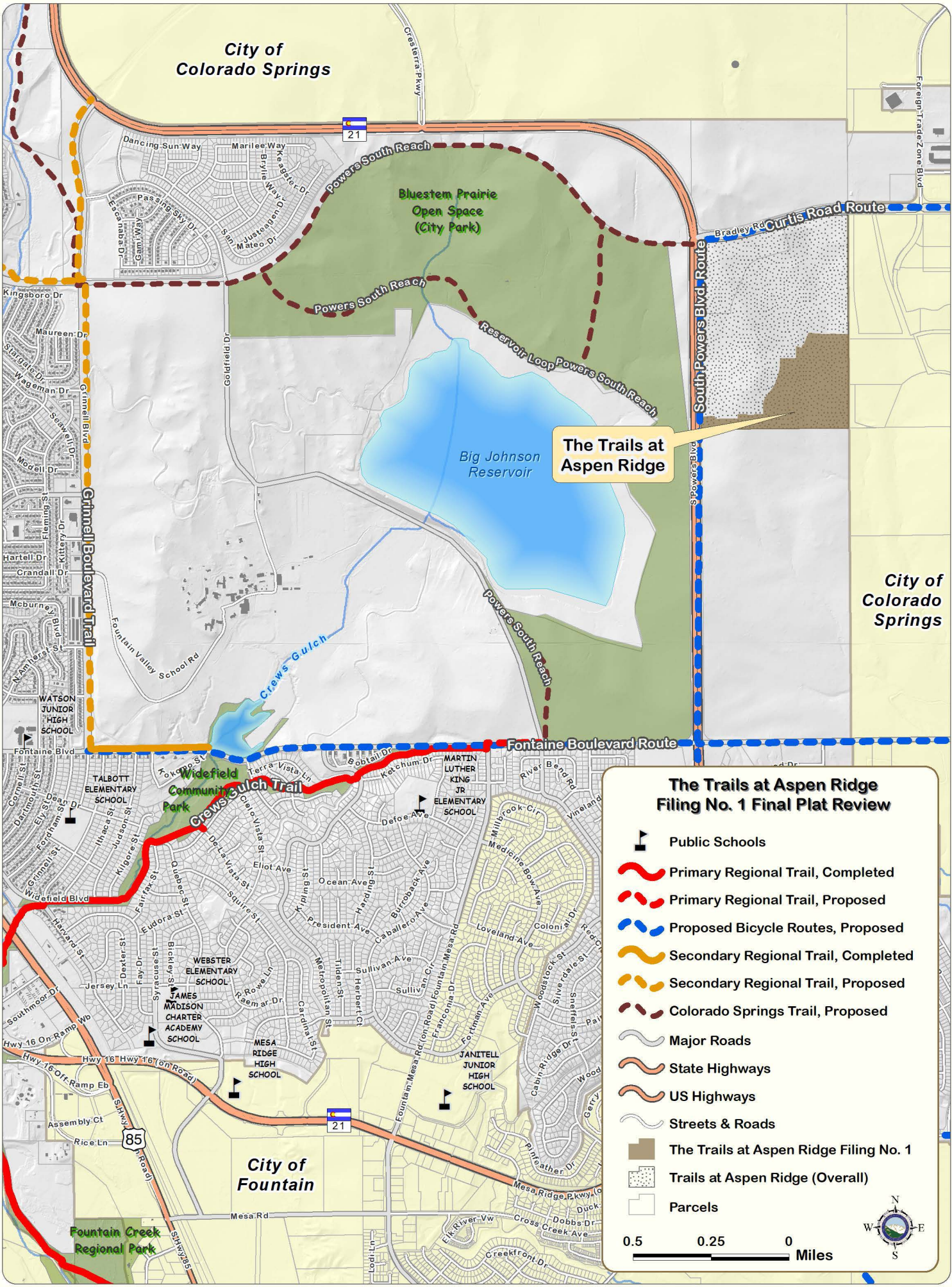
**City of Fountain**

**The Trails at Aspen Ridge**

**The Trails at Aspen Ridge Filing No. 1 Final Plat Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  US Highways
-  Streets & Roads
-  The Trails at Aspen Ridge Filing No. 1
-  Trails at Aspen Ridge (Overall)
-  Parcels

0.5 0.25 0 Miles



**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Community Outreach - Environmental Services  
 Veterans Services - Recreation / Cultural Services

**Fee Adjustment:**  
 February 14, 2020

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

<b>Name:</b>	The Trails at Aspen Ridge Filing No. 1 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-19-002	<b>Total Acreage:</b>	55.82
		<b>Total # of Dwelling Units:</b>	181
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	8.11
COLA, LLC	Stantec	<b>Regional Park Area:</b>	4
555 Middle Creek Parkway	5725 Mark Dabling Boulevard	<b>Urban Park Area:</b>	4
Suite 380	Suite 190	<b>Existing Zoning Code:</b>	RS-5000
Colorado Springs, CO 80921	Colorado Springs, CO 80919	<b>Proposed Zoning Code:</b>	RS-5000

**REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

**LAND REQUIREMENTS**

**Regional Park Area: 4**

0.0194 Acres x 181 Dwelling Units = 3.511  
**Total Regional Park Acres: 3.511**

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 4**

Neighborhood: 0.00375 Acres x 181 Dwelling Units = 0.68  
 Community: 0.00625 Acres x 181 Dwelling Units = 1.13  
**Total Urban Park Acres: 1.81**

**FEE REQUIREMENTS**

**Regional Park Area: 4**

\$456 / Dwelling Unit x 181 Dwelling Units = \$82,536  
**Total Regional Park Fees: \$82,536**

**Urban Park Area: 4**

Neighborhood: \$113 / Dwelling Unit x 181 Dwelling Units = \$20,453  
 Community: \$175 / Dwelling Unit x 181 Dwelling Units = \$31,675  
**Total Urban Park Fees: \$52,128**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Trails at Aspen Ridge Filing No. 1 Final Plat includes the following condition: (1) in order to provide consistency with prior development plan approvals, staff recommends the reestablishment of one or more of the neighborhood parks as shown in the Preliminary Plan, and that these parks and neighborhood trail system be shown on the Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the total amount of \$82,536 and urban park fees in the total amount of \$52,128. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the Final Plat.

Park Advisory Board Recommendation: **Originally Endorsed 11/13/2019**



Boc

Chuck Broerman  
02/05/2020 09:38:06 AM  
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El Paso County, CO



220016485

**RESOLUTION NO. 20-51**

**BOARD OF COUNTY COMMISSIONERS  
COUNTY OF EL PASO, STATE OF COLORADO**

**RESOLUTION TO APPROVE A PARK LANDS AGREEMENT BETWEEN  
COLA, LLC, dba ASPEN VIEW HOMES, AND EL PASO COUNTY  
FOR TRAILS AT ASPEN RIDGE FILING NO. 1**

**WHEREAS**, a Park Lands Agreement has been proposed between COLA, LLC, dba Aspen View Homes, ("Property Owner") and El Paso County ("County"); and

**WHEREAS**, pursuant to the requirements of the El Paso County Land Development (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for Trails at Aspen Ridge Filing No. 1 to be \$52,128; and

**WHEREAS**, the Property Owner provided a Landscape Plan outlining the development of an urban park featuring a playground, landscaping, irrigation, picnic table, benches, shade structure, and concrete surface trails to be installed within Tract A of Trails at Aspen Ridge Filing No. 1, which will provide urban recreation opportunities for residents living within Trails at Aspen Ridge Filing No. 1 and the public; and

**WHEREAS**, the County desires to grant the Property Owner \$52,128 in Urban Park Credits, provided that the Property Owner installs improvements of an equal or greater value to certain parcels identified as Tract A in Trails at Aspen Ridge Filing No. 1, which will provide urban recreation opportunities for residents living in Trails at Aspen Ridge Filing No. 1 and the public; and

**WHEREAS**, the El Paso County Park Advisory Board unanimously endorsed the Park Land Agreement at their meeting on January 8, 2020; and

**WHEREAS**, the Board of County Commissioners has reviewed and supports the proposed Park Lands Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, the Board of County Commissioners of El Paso County, Colorado, hereby approves the attached Park Lands Agreement and authorizes the Chairperson to execute all required documents.

**DONE THIS 4<sup>th</sup> DAY OF FEBRUARY, 2020** at Colorado Springs, Colorado.

**ATTEST:**

By: \_\_\_\_\_

County Clerk and Recorder



**BOARD OF COUNTY COMMISSIONERS OF  
EL PASO COUNTY, COLORADO**

By: \_\_\_\_\_

Chair

**PARK LANDS AGREEMENT**  
**TRAILS AT ASPEN RIDGE FILING NO. 1**

THIS PARK LANDS AGREEMENT (“the Agreement”) is made and entered into this 4<sup>th</sup> day of February, 2020, by and between COLA, LLC., dba ASPEN VIEW HOMES (“Property Owner”) and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO (“County”).

**RECITALS**

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 168 acres, known formally as Springs East at Waterview, and known and described currently as Trails at Aspen Ridge, which was approved for development by the Board of County Commissioners of El Paso County on February 12, 2019.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of the Trails at Aspen Ridge platted as Trails at Aspen Ridge Filing No. 1 (the "Property") for development of 181 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2020.

C. Pursuant to the requirements of the El Paso County Land Development Code (the “Code”), the El Paso County Community Services Department estimates the Urban Park Fees for the Trails at Aspen Ridge Filing No. 1 to be \$52,128.

D. The County desires to grant the Property Owner \$52,128 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the “Park Improvements”) of an equal or greater value to those certain parcels identified as Tract A in the Trails at Aspen Ridge Filing No. 1 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around the Trails at Aspen Ridge Filing No. 1.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as the Trails at Aspen Ridge Filing No. 1 Final Plat, Tract A, located west of the intersection of Falling Rock Drive and Big Johnson Drive. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban park improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$52,128.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for the Trails at Aspen Ridge Filing No.1.
- d. The Park Improvements shall include but are not limited to the Trails at Aspen Ridge Filing No. 1 Park, including sod, trees, shrubs, irrigation, playground equipment, and picnic tables for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$52,128 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within the Trails at Aspen Ridge until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Springs East at Waterview Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the Park Improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the Property Owner for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park Improvements. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

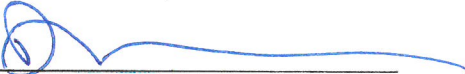
4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.




IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.


BOARD OF COUNTY COMMISSIONERS  
EL PASO COUNTY, COLORADO

COLA, LLC., dba ASPEN VIEW HOMES

By:   
Chair

By:   
Timothy Buschar, Director of Land  
Acquisition and Site Development

ATTEST:

  
Clerk & Recorder



APPROVED AS TO FORM:

  
County Attorney's Office

## **TRAILS AT ASPEN RIDGE**

### **Filing 1 Park: Parks Land Agreement**

**December 18, 2019**

**Owner/ Applicant:** COLA LLC  
555 Middle Creek Parkway, Suite 380  
Colorado Springs, CO 80921

**Planner/ Landscape Architect:** Matrix Design Group  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920

**Tax Schedule No:** 5500000412

#### **Site Location, Size, Zoning:**

The Trails at Aspen Ridge Filing 1 Final Plat is a proposed single family subdivision and is within the boundaries of the originally approved Waterview East Preliminary Plan, a proposed mixed use development on 195.25 acres. The proposal is for 181 single family (RS-5000) lots on approximately 56 acres. As part of the Filing 1 Final Plat application currently under review with El Paso County Planning and Community Development, an 8.3-acre tract has been set aside in the southeast corner of the project intended to be used as a detention facility and a park site for the community.

The owner, COLA LLC, would like to request consideration of a Parks Lands Agreement in conjunction with El Paso County for credit towards the Urban Park Fees in the amount of \$52,128.00 for 181 proposed single family detached units. As illustrated on the drawings provided to Park's staff the proposed park includes a play structure, picnic table with shade pavilion, concrete walkways providing pedestrian access through the community, sodded and seeded turf areas, landscaping and irrigation. The estimated cost of construction for this park is approximately \$310,000 which far exceeds the Urban Park Fees that would be required at time of building permit. This pocket park will be installed by the developer as part of the Filing 1 construction. The pocket park and associated amenities will be owned and maintained by the Waterview II Metropolitan District.

## Trails at Aspen Ridge - Filing 1 Pocket Park

Opinion of Probable Construction Cost

Item	Description	Quantity	Unit	Unit price	Total Price
1	Play Equipment incl. Bench (Assorted Varieties)	1	EA \$	52,000.00	\$ 52,000
2	Shade Structure & Picnic Table	1	EA \$	20,000.00	\$ 20,000
3	Playground Soft Surfacing Material (Wood Chips)	1,773	SF \$	5.00	\$ 8,865
4	Deciduous Trees, 2.5" cal.	32	EA \$	400.00	\$ 12,800
6	Evergreen Trees, 6' ht.	40	EA \$	400.00	\$ 16,000
7	Ornamental Trees, 1.5" cal.	16	EA \$	325.00	\$ 5,200
8	Ornamental Trees, 6' ht	32	EA \$	375.00	\$ 12,000
9	Shrubs, 5 gal.	50	EA \$	50.00	\$ 2,500
10	Ornamental Grass, 5 gal.	12	EA \$	40.00	\$ 480
11	Perennials, 1 gal.	-	EA \$	20.00	\$ -
12	Turfgrass Sod	9,713	SF \$	0.50	\$ 4,857
13	Native Seed Mix A	20,991	SF \$	0.60	\$ 12,595
14	Native Seed Mix B	126,402	SF \$	0.60	\$ 75,841
15	Fine Grade / Soil Prep	19,000	SF \$	0.50	\$ 9,500
16	Weed Barrier Fabric	5,000	SF \$	0.25	\$ 1,250
17	Cobble A Mulch, 4" depth 3/4" gravel (5,000 SF)	90	TON \$	46.00	\$ 4,140
18	Wood Mulch, 4" depth	10	CY \$	78.00	\$ 780
19	Steel Edger	125	LF \$	3.00	\$ 375
20	Irrigation (Playground Area)	9,713	SF \$	0.90	\$ 8,742
21	Irrigation (Temp for Native See Area)	147,393	SF \$	0.20	\$ 29,479
22	Boulders, 1 to 3 ton	15	TON \$	250.00	\$ 3,750
	<b>Subtotal Landscaping</b>				<b>\$ 281,153</b>
<b>B</b>	<b>CONTINGENCY</b>				
	Construction Cost Contingency			10.0%	\$ 28,115
<b>C</b>	<b>GRAND TOTAL</b>				<b>\$ 309,268</b>

**PLANT SCHEDULE:**

SYMBOL	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
Deciduous	CO	7	<i>Celtis occidentalis</i>	WESTERN HACKBERRY	40-50'	50-60'	2.5" Caliper	B&B
	GTS	6	<i>Gleditsia triacanthos 'Inermis Skyline'</i>	SKYLINE HONEYLOCUST	30-40'	40-50'	2.5" Caliper	B&B
	AC	17	<i>Amelanchier canadensis</i>	MULTI-STEM SHADBLOW SERVICEBERRY	15-25'	15-25'	6" HT	B&B
	AG	15	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	AUTUMN BRILLIANCE SERVICEBERRY	15-25'	15-25'	6" HT	B&B
	GD	7	<i>Gymnocladia dioica 'Espresso'</i>	KENTUCKY COFFEE TREE	20-50'	40-50'	2.5" Caliper	B&B
	KO	9	<i>Koelerutaria paniculata</i>	GOLDENRAIN TREE	20-30'	20-30'	2.5" Caliper	B&B
	MRJ	7	<i>Malus 'Red Jewel'</i>	RED JEWEL CRABAPPLE	15-20'	15-20'	2.0" Caliper	B&B
	QR	3	<i>Quercus rubra</i>	NORTHERN RED OAK	40-50'	40-50'	2.5" Caliper	B&B
	TT	9	<i>Tilia tomentosa 'Sterling Silver'</i>	STERLING SILVER LINDEN	30-40'	40-50'	2.0" Caliper	B&B
Evergreen	PE	16	<i>Pinus edulis</i>	PINION PINE	10-20'	20-30'	6" HT	B&B
	PN	21	<i>Pinus nigra</i>	AUSTRIAN PINE	30-40'	40-60'	6" HT	B&B
	BS	3	<i>Picea pungens glauca</i>	COLORADO BLUE SPRUCE	20-30'	40-60'	6" HT	B&B
SHRUBS	MR	12	<i>Maihania repens</i>	CREeping GRAPE HOLLY	1-2'	1-2'	5 gal.	Container Grown
	PA	10	<i>Perovskia atriplicifolia</i>	RUSSIAN SAGE	3-4'	3-4'	5 gal.	Container Grown
	RR	12	<i>Rosa x. Ruby Voodoo</i>	RUBY VOODOO ROSE	5-6'	6-8'	5 gal.	Container Grown
	SH	16	<i>Syringa x. hyacinthiflora 'Peachontias'</i>	HYBRID RED SINGLE LILAC	8-12'	8-12'	5 gal.	Container Grown
GRASSES	BG	6	<i>Bouteloua gracilis 'Blonde Ambition'</i>	BLONDE AMBITION GRASS	1-2'	2-3'	1 gal.	Container Grown
	NT	6	<i>Nassella tenuissima</i>	MEXICAN FEATHER GRASS	1-2'	2-3'	1 gal.	Container Grown

**LANDSCAPE MATERIAL SCHEDULE:**

SYMBOL / CALL OUT	DESCRIPTION
SOD	SOD: To be 3-Way Fescue Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
SEED A	SPECIES: BOTANICAL <i>Bouteloua gracilis 'Hachita'</i> SPECIES: COMMON Blue Grama, Hachita PLS RATES (PER ACRE) 22.5 % SPECIES (IN MIX) 15 SPECIES: BOTANICAL <i>Bouteloua dactyloides 'Sundancer'</i> SPECIES: COMMON Buffalo Grass, Sundancer (PLS RATES) 127.5 % SPECIES (IN MIX) 85
SEED B	SPECIES: BOTANICAL <i>Bouteloua gracilis 'Hachita'</i> SPECIES: COMMON Blue Grama, Hachita PLS RATES (PER ACRE) 13.5 % SPECIES (IN MIX) 45 SPECIES: BOTANICAL <i>Bouteloua dactyloides 'Sundancer'</i> SPECIES: COMMON Buffalo Grass, Sundancer PLS RATES (PER ACRE) 6 % SPECIES (IN MIX) 20 SPECIES: BOTANICAL <i>Koeleria macrantha</i> SPECIES: COMMON Prairie Junegrass PLS RATES (PER ACRE) 3 % SPECIES (IN MIX) 10 SPECIES: BOTANICAL <i>Pascopyrum sibiricum 'Arriba'</i> SPECIES: COMMON Western Wheatgrass, Arriba PLS RATES (PER ACRE) 7.5 % SPECIES (IN MIX) 25
COBBLE A	COBBLE A: COTTONWOOD BREEZE (or approved equal) rock mulch installed to a depth of 3" over weed fabric. Submit sample for review and approval prior to installation.
COBBLE B	COBBLE B: 3/4" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 3" over weed fabric. Submit sample for review and approval prior to installation.
COBBLE C	COBBLE C: 1.5" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 3" over weed fabric. Submit sample for review and approval prior to installation.
STEEL EDGE	STEEL EDGE: Steel edge to be DURAREDGE 1/4" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.
MOSS ROCK BOULDER	MOSS ROCK BOULDER: Install per detail 3A-S2 SIZES ARE APPROXIMATE: 1/3 TO BE 2' X 3' 1/3 TO BE 3' X 4' 1/3 TO BE 3.5' X 5'

TRAILS AT ASPEN RIDGE  
EL PASO COUNTY, COLORADO  
FILING 1 PARK

CONSULTANT:  
LANDSCAPE ARCHITECT CIVIL ENGINEER

**Matrix**  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920  
Phone: 719-575-6100  
Fax: 719-575-0208

PROJECT:  
TRAILS AT ASPEN RIDGE  
FILING 1

EL PASO COUNTY  
OCTOBER 2019

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

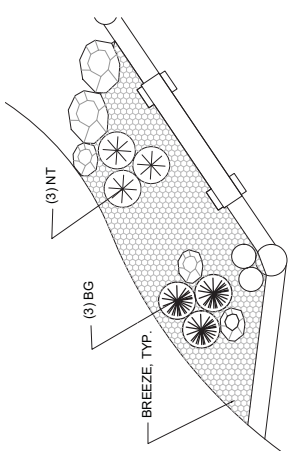
PCD FILE:  
ISSUE: NOVEMBER, 2019

95% CHECK SET  
- NOT FOR  
CONSTRUCTION

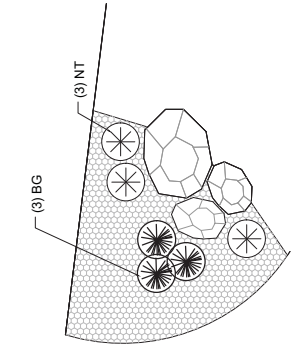
DRAWING INFORMATION:  
PROJECT NO.: 19.886.008  
DRAWN BY: SC  
CHECKED BY: JA  
APPROVED BY: JA  
SHEET TITLE: CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN

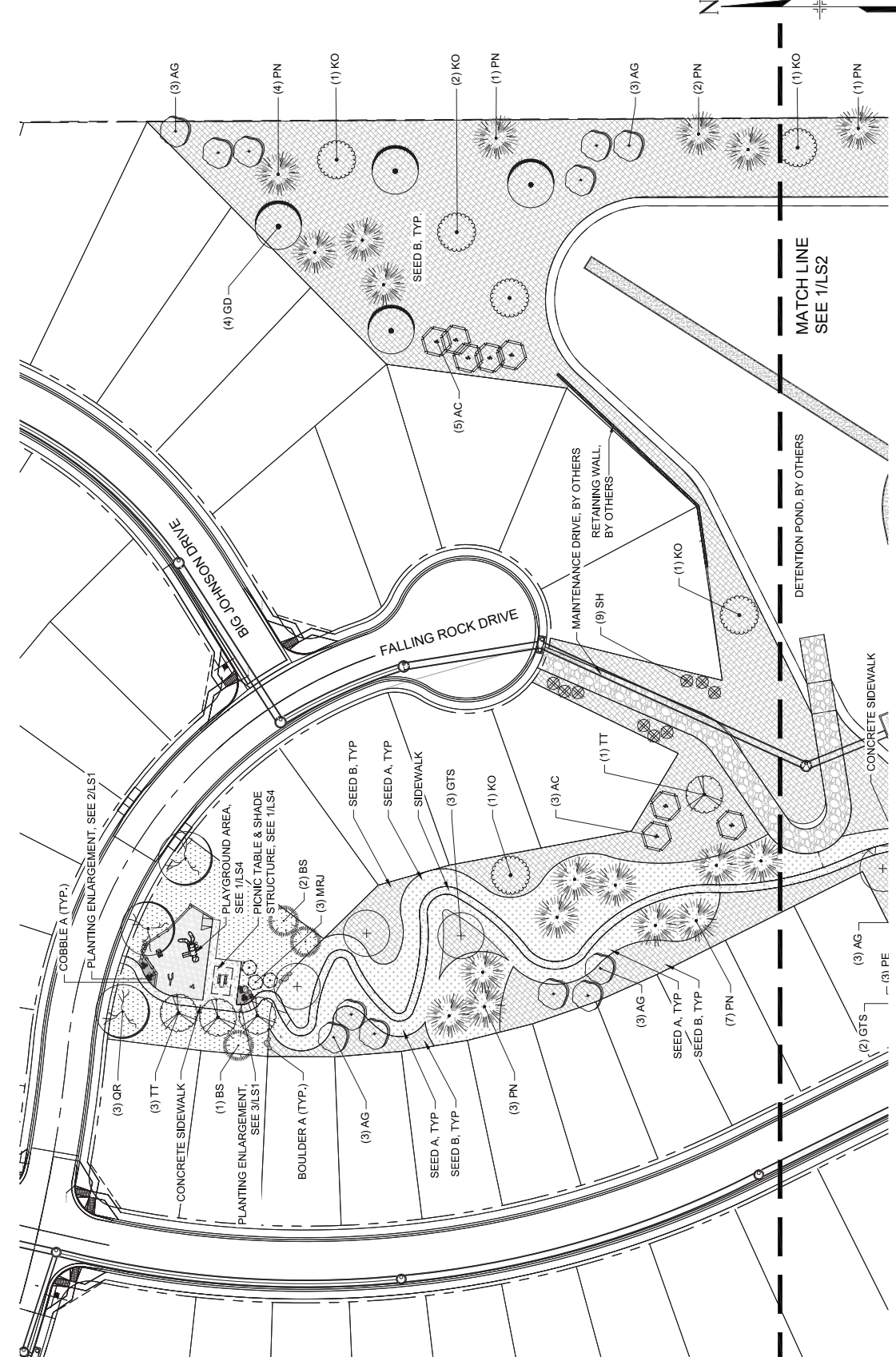
LS1  
SHEET 1 OF 6



3 PLANTING PLAN ENLARGEMENT  
NTS



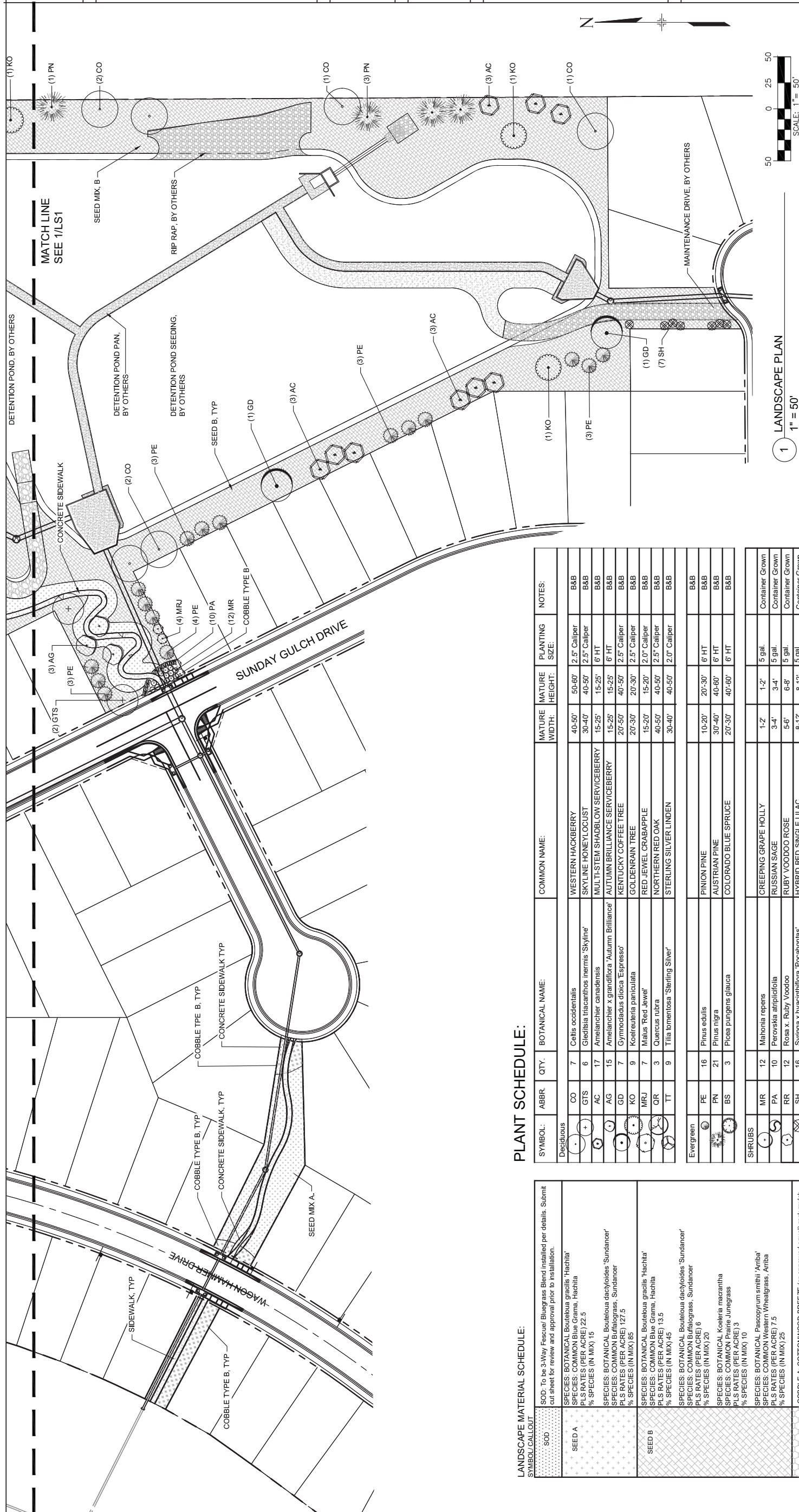
2 PLANTING PLAN ENLARGEMENT  
NTS



1 PLANTING PLAN  
1" = 50'







PLANT SCHEDULE:

SYMBOL	ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	MATURE HEIGHT	PLANTING SIZE	NOTES	
Deciduous	CO	7	<i>Celtis occidentalis</i>	WESTERN HACKBERRY	40-50'	50-60'	2.5" Caliper	B&B	
	GTS	6	<i>Gleditsia triacanthos inermis 'Skyline'</i>	SKYLINE HONEYLOCUST	30-40'	40-50'	2.5" Caliper	B&B	
	AC	17	<i>Amelanchier canadensis</i>	MULTI-STEM SHADBLOW SERVICEBERRY	15-25'	15-25'	6" HT	B&B	
	AG	15	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	AUTUMN BRILLIANCE SERVICEBERRY	15-25'	15-25'	6" HT	B&B	
	GD	7	<i>Gymnocladia dioica 'Espresso'</i>	KENTUCKY COFFEE TREE	20-50'	40-50'	2.5" Caliper	B&B	
	KO	9	<i>Koelerutera paniculata</i>	GOLDENRAIN TREE	20-30'	20-30'	2.5" Caliper	B&B	
	MRJ	7	<i>Malus 'Red Jewel'</i>	RED JEWEL CRABAPPLE	15-20'	15-20'	2.0" Caliper	B&B	
	QR	3	<i>Quercus rubra</i>	NORTHERN RED OAK	40-50'	40-50'	2.5" Caliper	B&B	
	TT	9	<i>Tilia tomentosa 'Sterling Silver'</i>	STERLING SILVER LINDEN	30-40'	40-50'	2.0" Caliper	B&B	
	Evergreen	PE	16	<i>Pinus equilis</i>	PINION PINE	10-20'	20-30'	6" HT	B&B
		PN	21	<i>Pinus nigra</i>	AUSTRIAN PINE	30-40'	40-60'	6" HT	B&B
		BS	3	<i>Picea pungens glauca</i>	COLORADO BLUE SPRUCE	20-30'	40-60'	6" HT	B&B
SHRUBS	MR	12	<i>Mahonia repens</i>	CREeping GRAPE HOLLY	1-2'	1-2'	5 gal.	Container Grown	
	PA	10	<i>Perovskia atriplicifolia</i>	RUSSIAN SAGE	3-4'	3-4'	5 gal.	Container Grown	
	RR	12	<i>Rosa x Ruby Voodoo</i>	RUBY VOODOO ROSE	5-6'	6-8'	5 gal.	Container Grown	
	SH	16	<i>Syringa x hyacinthiflora 'Pocahontas'</i>	HYBRID RED SINGLE LILAC	8-12'	8-12'	5 gal.	Container Grown	
	BG	6	<i>Bouteloua gracilis 'Blonde Ambition'</i>	BLONDE AMBITION GRASS	1-2'	2-3'	1 gal.	Container Grown	
	NT	6	<i>Nassella tenuissima</i>	MEXICAN FEATHER GRASS	1-2'	2-3'	1 gal.	Container Grown	

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.
SEED A	SPECIES: BOTANICAL <i>Bouteloua gracilis 'Hachita'</i> SPECIES: COMMON Blue Grama, Hachita PLS RATES (PER ACRE) 22.5 % SPECIES (IN MIX) 15
SEED B	SPECIES: BOTANICAL <i>Bouteloua dactyloides 'Sundancer'</i> SPECIES: COMMON Blue Grama, Sundancer PLS RATES (PER ACRE) 127.5 % SPECIES (IN MIX) 95
SEED C	SPECIES: BOTANICAL <i>Bouteloua gracilis 'Hachita'</i> SPECIES: COMMON Blue Grama, Hachita PLS RATES (PER ACRE) 13.5 % SPECIES (IN MIX) 45
SEED D	SPECIES: BOTANICAL <i>Bouteloua dactyloides 'Sundancer'</i> SPECIES: COMMON Buffalo Grass, Sundancer PLS RATES (PER ACRE) 6 % SPECIES (IN MIX) 20
SEED E	SPECIES: BOTANICAL <i>Koeleria macrantha</i> SPECIES: COMMON Prairie Junegrass PLS RATES (PER ACRE) 3 % SPECIES (IN MIX) 10
SEED F	SPECIES: BOTANICAL <i>Pascopyrum smithii 'Arriba'</i> SPECIES: COMMON Western Wheatgrass, Arriba PLS RATES (PER ACRE) 7.5 % SPECIES (IN MIX) 25
COBBLE A	COBBLE A: COTTONWOOD BREEZE (or approved equal) rock mulch installed to a depth of 3" over weed fabric. Submit sample for review and approval prior to installation.
COBBLE B	COBBLE B: 3/4" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 3" over weed fabric. Submit sample for review and approval prior to installation.
COBBLE C	COBBLE C: 1.5" DESERT SAND RIVER (or approved equal) rock mulch installed to a depth of 3" over weed fabric. Submit sample for review and approval prior to installation.
STEEL EDGE	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.
MOSS ROCK BOULDER	MOSS ROCK BOULDER: Install per detail 3LS2 SIZES ARE APPROXIMATE: 1/3 TO BE 2' X 3' 1/3 TO BE 3' X 4' 1/3 TO BE 3.5' X 5'

CONSULTANT:  
LANDSCAPE ARCHITECT CIVIL ENGINEER



2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920  
Phone: 719-575-0100  
Fax: 719-575-0208

PROJECT:  
TRAILS AT ASPEN RIDGE  
FILING 1

EL PASO COUNTY  
OCTOBER 2019  
OWNER/DEVELOPER:  
COLA, LLC  
555 MIDDLE CREEK PKWY, SUITE 380  
COLORADO SPRINGS, CO 80921  
(719) 382-9433

PCD FILE:  
ISSUE: NOVEMBER, 2019

95% CHECK SET  
- NOT FOR  
CONSTRUCTION

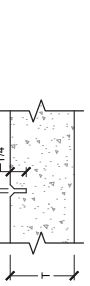
DRAWING INFORMATION:  
PROJECT NO.: 19.886.008  
DRAWN BY: SC  
CHECKED BY: JA  
APPROVED BY: JA  
SHEET TITLE: CONSTRUCTION DOCUMENTS

SITE  
DIMENSIONS,  
SITE DETAILS

LS3

SHEET 3 OF 6

HAND TOOLED JOINT ± MIN.



CONTROL JOINT:  
FOR PRIMARY TROWELING, CONCRETE  
SHALL BE SCORED WITH A STRAIGHT EDGE TO A  
DEPTH OF 1" @ 10' O.C. MAXIMUM SPACING.

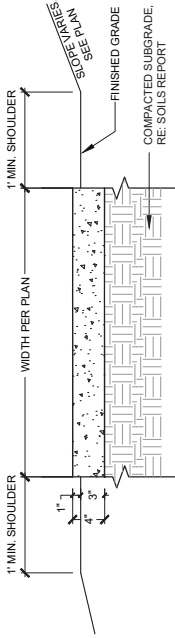
3 CONCRETE CONTROL JOINT  
NTS

18" LONG SMOOTH DOWEL  
@ 24" O.C. DOWEL DIA. = 1/8"



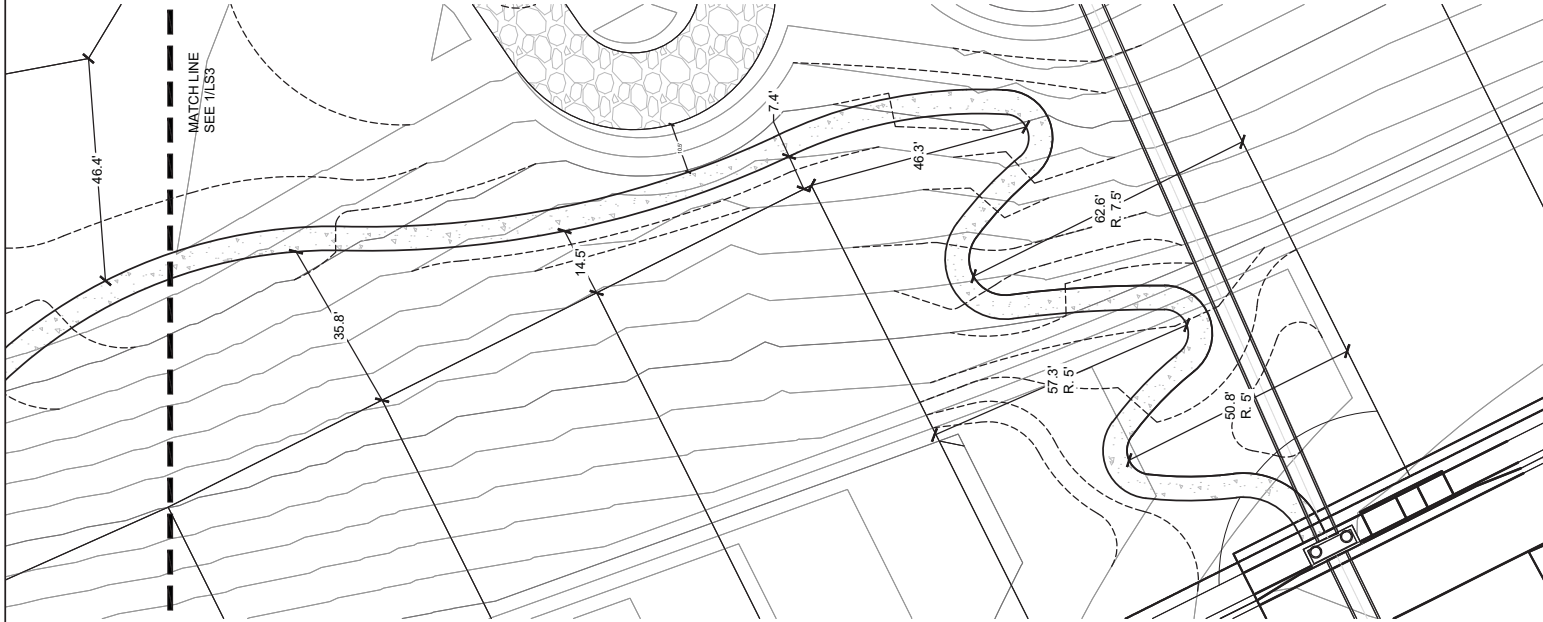
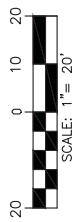
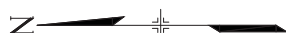
EXPANSION JOINT:  
1. CONCRETE PAVING PER PLAN  
2. POLYURETHANE CAULKING TO MATCH CONCRETE COLOR  
3. 1/2" DIA. SPEED DOWEL @ 24" O.C. SPACING  
4. ALL FINISH SURFACES TO DRAIN AT 2% CROSS SLOPE, TYPICAL  
5. 90% COMPACTED SUBGRADE

4 CONCRETE EXPANSION JOINT DETAIL  
NTS

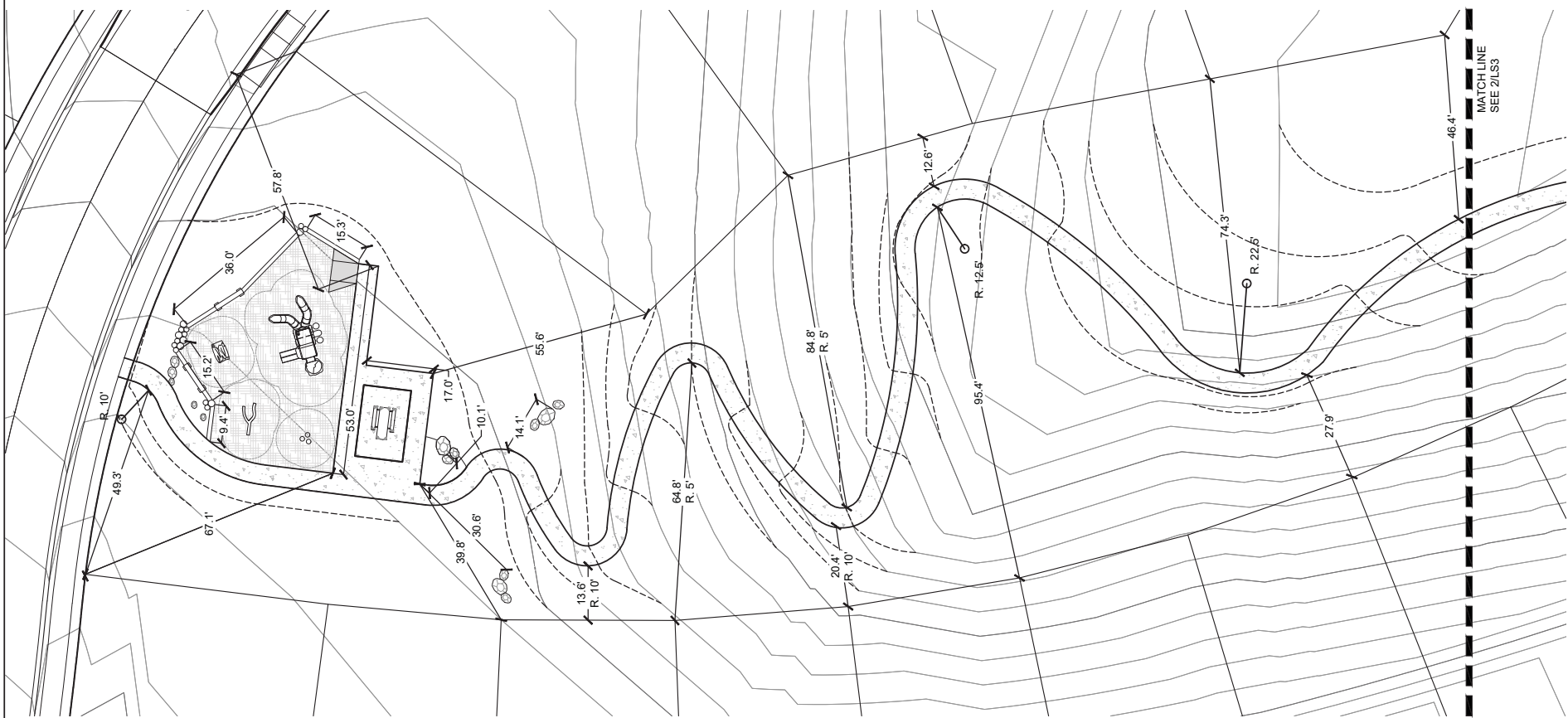


CONCRETE WALKWAYS:  
1. FINISH WITH MEDIUM BROOM FINISH  
2. ALL FINISH SURFACES TO DRAIN AT 2% CROSS SLOPE, TYPICAL  
3. 90% COMPACTED SUBGRADE

5 CONCRETE WALKWAY DETAIL  
NTS



2 SITE DIMENSIONS  
1" = 20'



1 SITE DIMENSIONS  
1" = 20'



**TRAILS AT ASPEN RIDGE**  
EL PASO COUNTY, COLORADO  
**FILING 1 PARK**

CONSULTANT:  
LANDSCAPE ARCHITECT CIVIL ENGINEER



PROJECT:  
**TRAILS AT ASPEN RIDGE**  
FILING 1

EL PASO COUNTY  
OCTOBER 2019  
OWNER DEVELOPER:  
**COLA, LLC**  
555 MIDDLE CREEK PKWY, SUITE 380  
COLORADO SPRINGS, CO 80921  
(719) 382-9433

PCD FILE:  
ISSUE: NOVEMBER, 2019

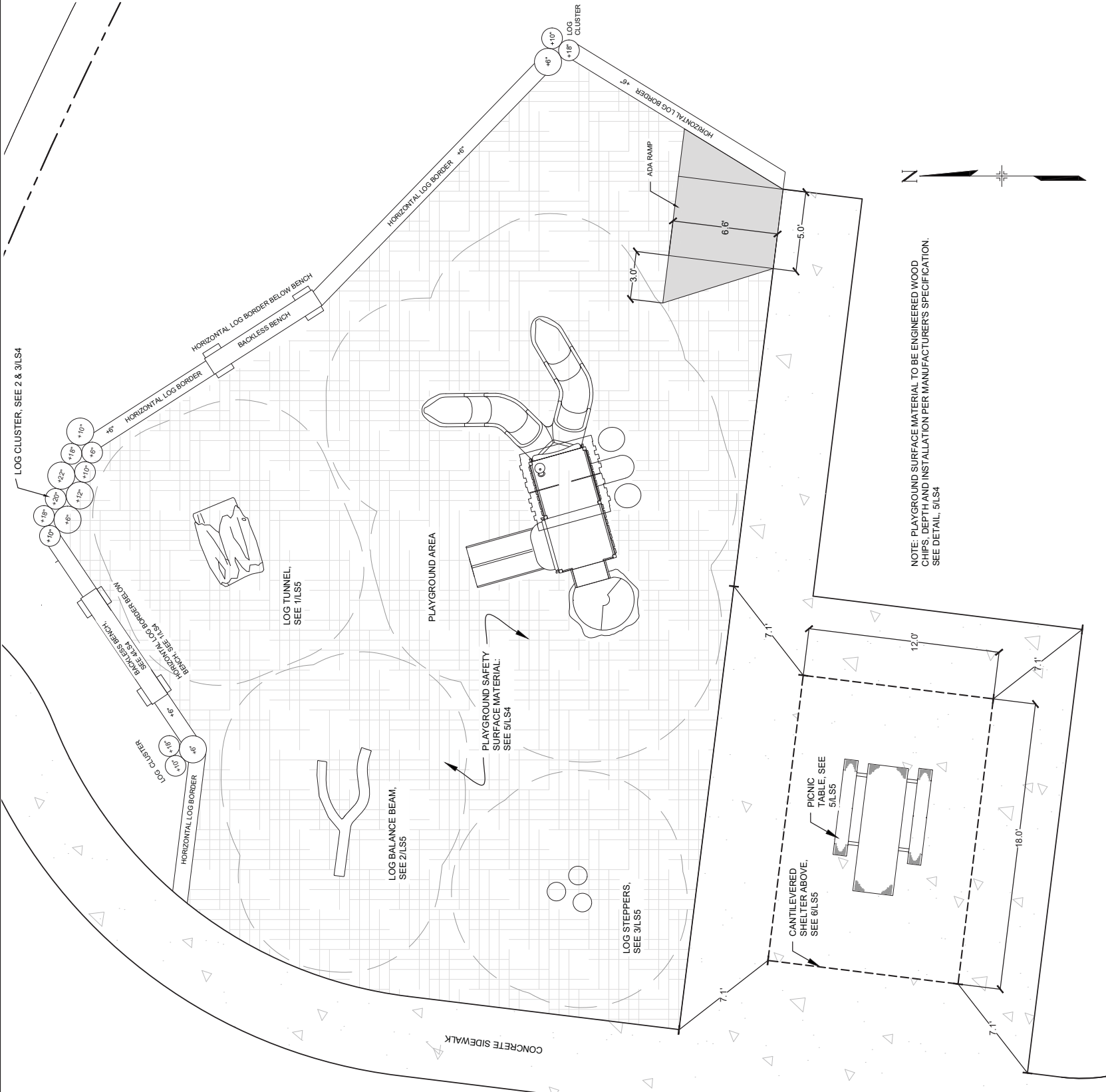
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**- NOT FOR CONSTRUCTION**

DRAWING INFORMATION:  
PROJECT NO.: 19.898.008  
DRAWN BY: SC  
CHECKED BY: JA  
APPROVED BY: JA  
SHEET TITLE: CONSTRUCTION DOCUMENTS

**PLAY AREA**  
**ENLARGEMENT,**  
**PLAYGROUND**  
**DETAILS**

**LS4**

SHEET 4 OF 6



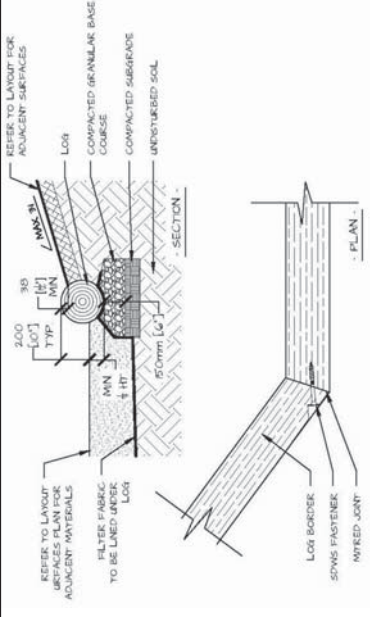
NOTE: PLAYGROUND SURFACE MATERIAL TO BE ENGINEERED WOOD CHIPS. DEPTH AND INSTALLATION PER MANUFACTURER'S SPECIFICATION. SEE DETAIL: 5L94

**1**  
**PLAY AREA ENLARGEMENT**  
3" = 10"

**PLAY AREA NOTES:**

- 1. ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

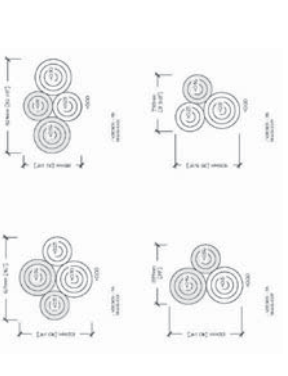
**1**  
**HORIZONTAL LOG BORDER SECTION & PLAN**  
NTS



COMPANY: NATURE'S INSTRUMENTS  
PRODUCT: HORIZONTAL LOG BORDER  
PHONE: 1-877-733-7456  
WEBSITE: WWW.NATUREINSTRUMENTS.COM  
MODEL: NI-PG-605-02

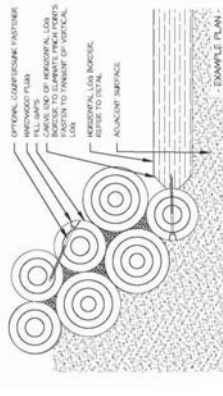
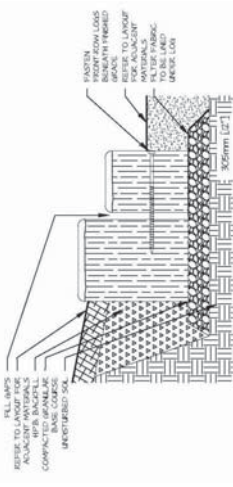
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

**2**  
**LOG CLUSTER PLAN**  
NTS



COMPANY: NATURE'S INSTRUMENTS  
PRODUCT: LOG CLUSTERS  
PHONE: 1-877-733-7456  
WEBSITE: WWW.NATUREINSTRUMENTS.COM  
MODEL: NI-PG-606-10

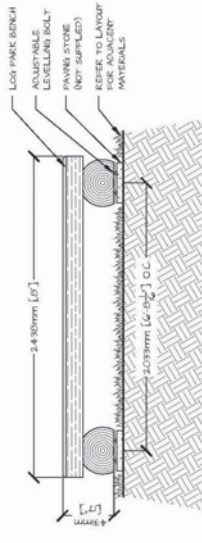
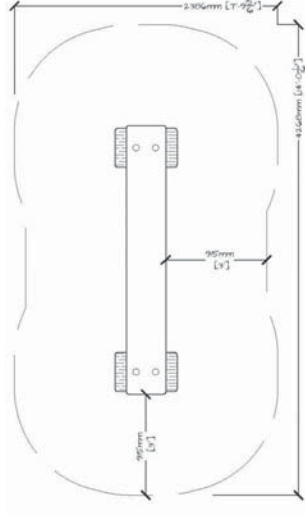
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



**3**  
**LOG CLUSTER PLANS AND SECTION**  
NTS

COMPANY: NATURE'S INSTRUMENTS  
PRODUCT: LOG CLUSTERS  
PHONE: 1-877-733-7456  
WEBSITE: WWW.NATUREINSTRUMENTS.COM  
MODEL: NI-PG-606-10

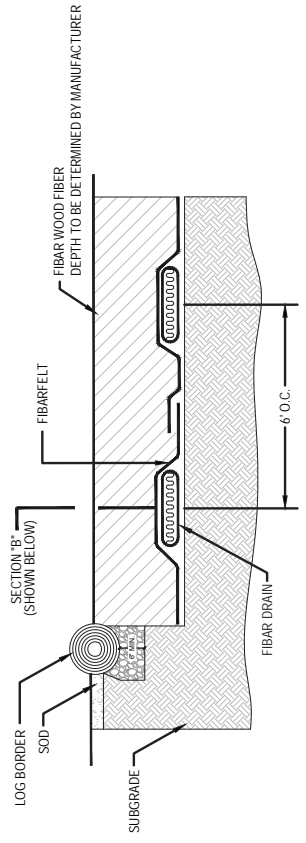
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



**4**  
**BACKLESS BENCH SECTION & PLAN**  
NTS

COMPANY: NATURE'S INSTRUMENTS  
PRODUCT: BACKLESS LOG PARK BENCH  
PHONE: 1-877-733-7456  
WEBSITE: WWW.NATUREINSTRUMENTS.COM  
MODEL: NI-PG-703-02

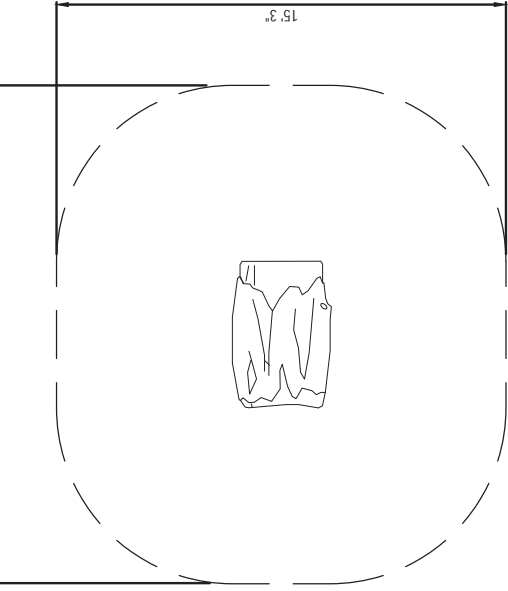
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



**5**  
**PLAYGROUND SURFACE MATERIAL DETAIL SHOWING DRAINAGE AND LOG BORDER INTERFACE**  
NTS

COMPANY: FIBAR PLAYGROUND SURFACING  
PRODUCT: ENGINEERED WOOD FIBER PLAYGROUND SURFACE MATERIAL  
PHONE: 1-800-372-2721  
WEBSITE: WWW.FIBAR.COM  
MODEL: IN GROUND INSTALLATION

NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



1 LOG TUNNEL PLAN  
NTS

COMPANY: LANDSCAPE STRUCTURES  
PRODUCT: NATURAL PLAY COMPONENTS  
PHONE: 1-888-438-6574  
WEBSITE: WWW.PLAYLSI.COM  
MODEL: #173594 PALETTE - AC

NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

COMPANY: LANDSCAPE STRUCTURES  
PRODUCT: NATURAL PLAY COMPONENTS  
PHONE: 1-888-438-6574  
WEBSITE: WWW.PLAYLSI.COM  
MODEL: #173596 PALETTE - AC

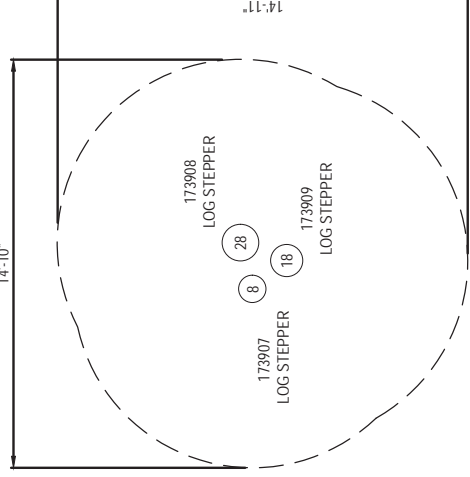
2 LOG BALANCE BEAM  
NTS

NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

COMPANY: LANDSCAPE STRUCTURES  
PRODUCT: NATURAL PLAY COMPONENTS  
PHONE: 1-888-438-6574  
WEBSITE: WWW.PLAYLSI.COM  
MODEL: #185861 PALETTE - AC

3 LOG STEPPERS  
NTS

NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



CONSULTANT:  
LANDSCAPE ARCHITECT CIVIL ENGINEER



2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920  
Phone: 719-575-0100  
Fax: 719-575-0208

PROJECT:  
TRAILS AT ASPEN RIDGE  
FILING 1

EL PASO COUNTY  
OCTOBER 2019

OWNER DEVELOPER:

COLA, LLC  
555 MIDDLE CREEK PKWY, SUITE 380  
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(719) 382-9433

PCD FILE:  
ISSUE: NOVEMBER, 2019

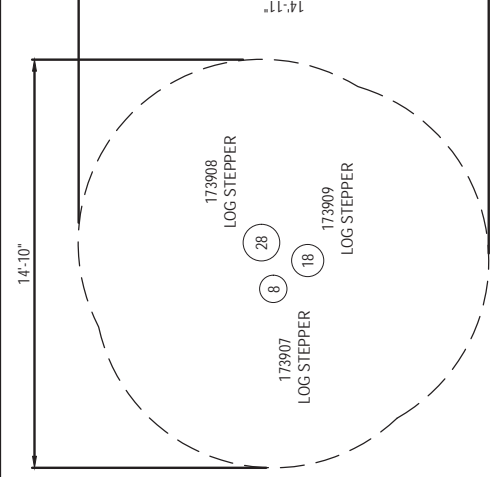
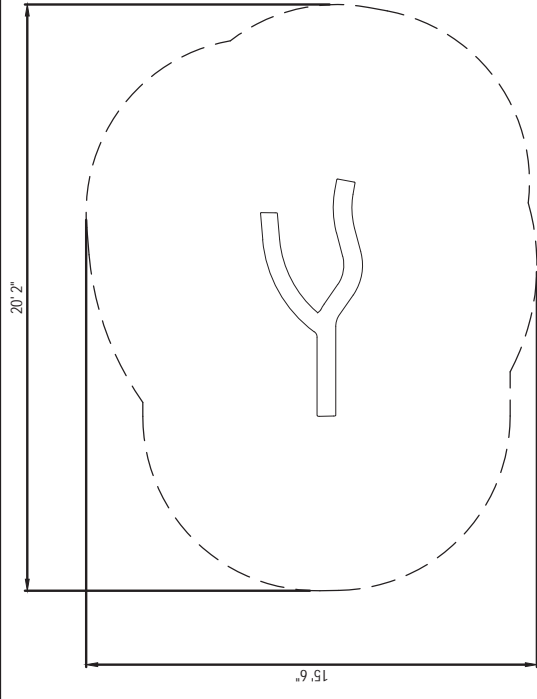
95% CHECK SET  
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CONSTRUCTION

DRAWING INFORMATION:  
PROJECT NO: 19.886.008  
DRAWN BY: SC  
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APPROVED BY: JA  
SHEET TITLE: CONSTRUCTION DOCUMENTS

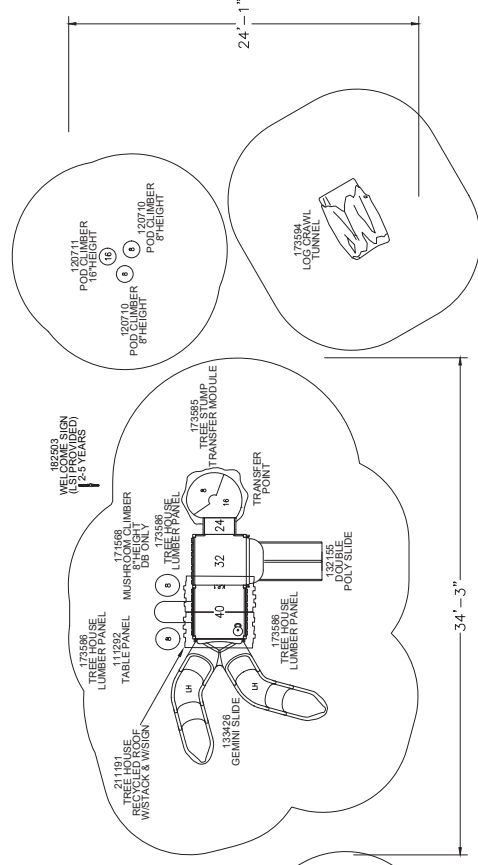
PLAYGROUND &  
PICNIC AREA  
DETAILS

LS5

SHEET 5 OF 6



Palette AC



PlayShaper...  
GS-5 J08040  
Max Fall Height: 40 inches

4 PLAY SHAPER PLAYGROUND - MODEL 3049  
NTS

COMPANY: LANDSCAPE STRUCTURES  
PRODUCT: PLAY SHAPER STRUCTURE  
PHONE: 1-888-438-6574  
WEBSITE: WWW.PLAYLSI.COM  
MODEL: CUSTOM  
COLOR: PALETTE - AC

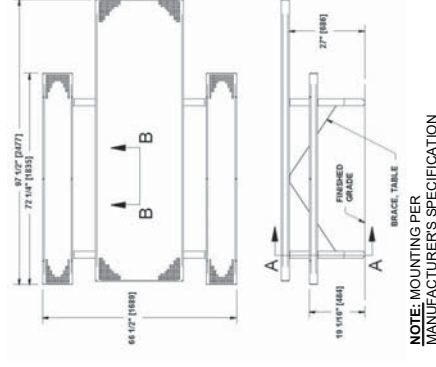
COMPANY: COVERWORK RECREATIONAL ARCHITECTURE  
PRODUCT: STEELWORK CANTILEVERED DUGOUT - 12'X18'  
PHONE: 1-800-857-8118  
WEBSITE: WWW.COVERWORK.NET  
MODEL: CD-1218-SW  
CANOPY COLOR: ROMAN BLUE  
FRAME COLOR: MATTE BLACK

NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

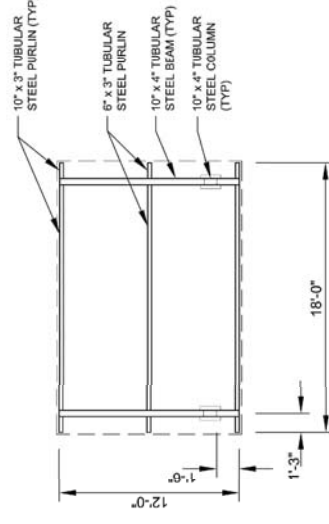
5 ADA PICNIC TABLE  
NTS

COMPANY: BCI BURKE COMPANY, LLC  
PRODUCT: 8' PVC ADA TRADITIONAL TABLE, ONE END  
PHONE: 1-888-556-2070  
WEBSITE: WWW.BCIBURKE.COM  
MODEL: 580-0226  
COLOR: BLACK

NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



NOTE: MOUNTING PER MANUFACTURER'S SPECIFICATION

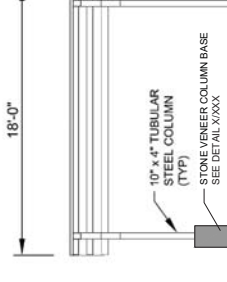
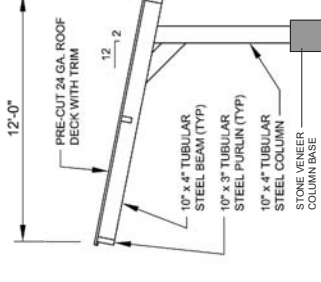


FRAMING PLAN  
SCALE: NTS

6 CANTILEVER SHELTER  
NTS

FRONT ELEVATION  
SCALE: NTS

CROSS SECTION  
SCALE: NTS





### GENERAL NOTES:

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. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. 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.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
6. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
8. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "ONE BEFORE TOLDING" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
9. 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.
10. 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.

### SHRUB/ TREE PLANTING NOTES:

1. 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.
2. 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).
3. 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.
4. 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.
5. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
6. 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.
7. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
8. IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
9. 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.
10. USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
11. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY SETTLED 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.
12. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
13. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
14. 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.
15. 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 TRANSPIRATION.
16. 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.
17. 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:

1. APPLY 4 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:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. 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.
3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS AS SPECIFIED IN THE SOIL ANALYSIS.
4. 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.
5. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
6. ALL AREAS TO BE SEED SOIL 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 IMPED 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.

7. 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.
8. 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.

9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.

10. 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.

- 10.1. 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 BIDIRECTIONAL 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.

- 10.2. 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 SEEDING SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.

- 10.2.1. 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.

- 10.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.

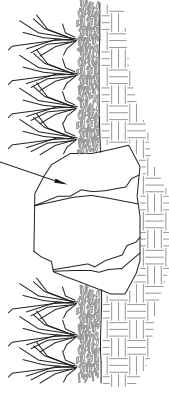
11. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.

12. 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.

13. 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 SEEDING AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.

14. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. PLANT GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEE THE SODDING OPERATION FOR 90 DAYS. UNLESS OTHERWISE SPECIFIED, SEEDING SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF SEEDING. SEEDING SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF SEEDING. ONE SQUARE METER AFTER THE SECOND GROWING SEASON FOR DRILL SEEDING 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 RESEED 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 RESEED DURING THE SAME SEASON.

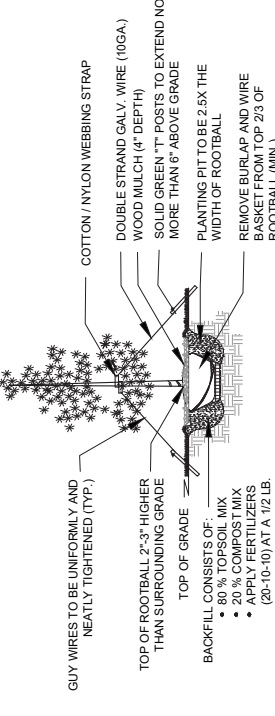
PLACEMENT HEIGHT OF BOULDERS WILL VARY AS BOULDERS BE PLACED IN GROUND 1/3 TO 2/3 OF THEIR TOTAL HEIGHT.



5 BOULDERS

NTS

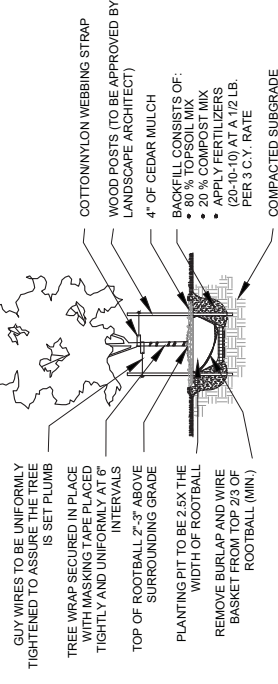
DO NOT CUT LEADER, PRUNE DAMAGED OR DEAD WOOD PRIOR TO PLANTING



1 EVERGREEN TREE PLANTING DETAIL

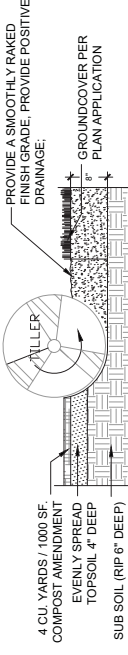
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DO NOT CUT LEADER, PRUNE DAMAGED OR DEAD WOOD PRIOR TO PLANTING



2 DECIDUOUS TREE PLANTING DETAIL

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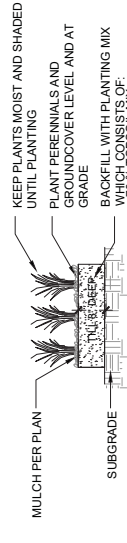


NOTES:

1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE VIRGIN WOOD FIBER MULCH.
3. FERTILIZER MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

3 SOIL PREP - ALL AREAS

NTS

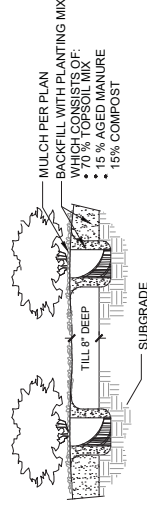


NOTES:

1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. PROTECT ALL PLANTING MATERIALS FROM COMPACTON AND CONSTRUCTION TRAFFIC TO PLANTING. THEREAFTER, PROTECTION FROM COMPACTON AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

4 GRASSES AND PERENNIALS

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 COMPACTON AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

6 SHRUBS

NTS

CONSULTANT:

LANDSCAPE ARCHITECT CIVIL ENGINEER



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PROJECT:  
TRAILS AT ASPEN RIDGE  
FILING 1

EL PASO COUNTY

OCTOBER 2019

OWNER DEVELOPER:

COLA, LLC

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PCD FILE:  
ISSUE: NOVEMBER, 2019

95% CHECK SET  
- NOT FOR  
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LANDSCAPE NOTES,  
LANDSCAPE  
DETAILS

LS6