

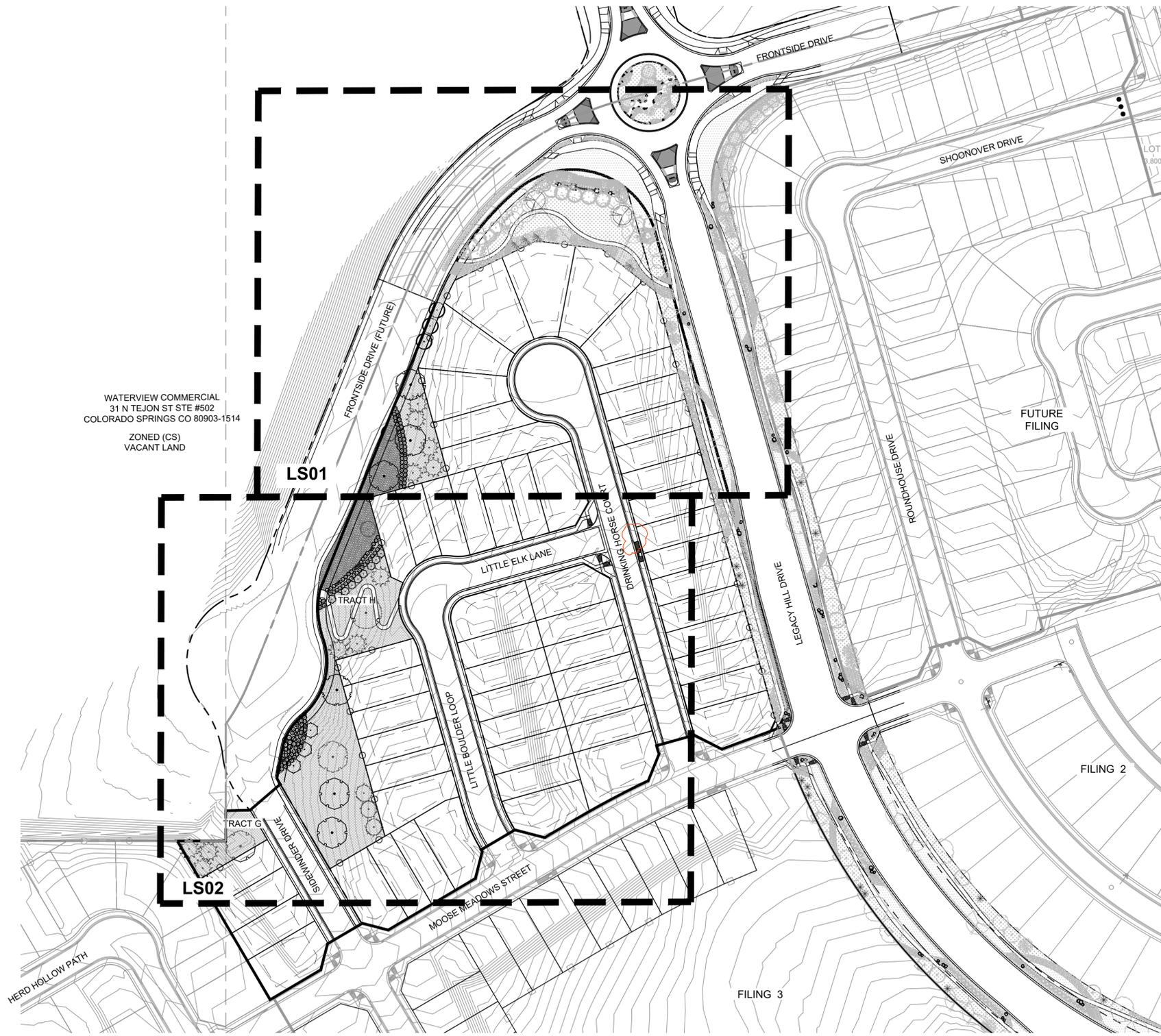


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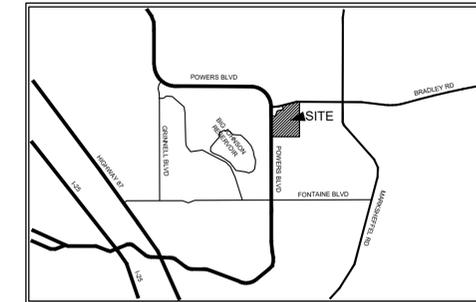
# TRAILS AT ASPEN RIDGE FILING NO. 5

EL PASO COUNTY, COLORADO

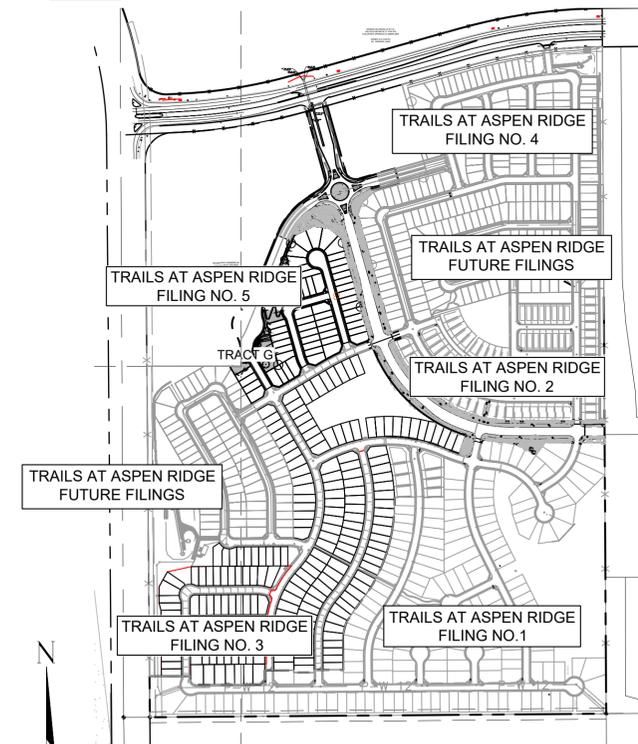
## LANDSCAPE CONSTRUCTION DOCUMENTS



VICINITY MAP



SITE MAP



**PROJECT TEAM**  
**OWNER/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

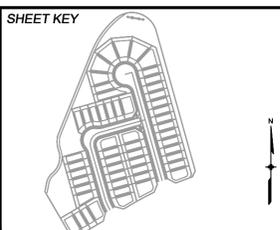
SHEET INDEX :

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



PCD FILING NO.: SF-21-XXX

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
<b>COMPUTER FILE MANAGEMENT</b>				
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: October 19, 2021 10:01:21 AM				
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**BENCHMARK**  
 COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
 A BERTSEN 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

<b>TRAILS AT ASPEN RIDGE</b>				
FILING 5				
COVER				
DESIGNED BY: ##	SCALE	DATE ISSUED:	AUGUST 20, 2021	DRAWING No.
DRAWN BY: ##	HORIZ N/A	SHEET	1 OF 5	CV01
CHECKED BY: ##	VERT. N/A			

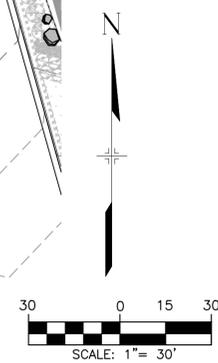


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LEGEND

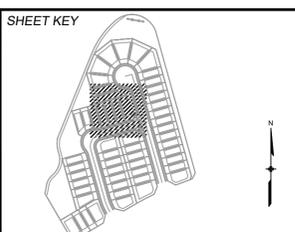
- NATIVE SEED A**  
PAWNEE BUTTE LOW GROW NATIVE MIX  
-ARIZONA FESCUE, SANDBERG BLUEGRASS, ROCKY MOUNTAIN FESCUE, BIG BLUE GRASS  
-SEED RATE: PER SEED SUPPLIES RECOMMENDATION
- 1 1/2" ROCK**  
TYPE: DESERT SAND RIVER  
SUPPLIER: C & C SAND OR APPROVED EQUAL
- SOD**  
3-WAY FESCUE/BLUEGRASS OR APPROVED EQUAL



LS02

PCD FILING No.: SF-21-XXX

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SEAL

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MATRIX DESIGN GROUP, INC.  
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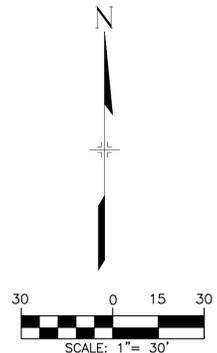
<b>TRAILS AT ASPEN RIDGE</b>				
FILING 5				
<b>LANDSCAPE PLAN</b>				
DESIGNED BY: ##	SCALE	DATE ISSUED:	AUGUST 20, 2021	DRAWING No.
DRAWN BY: ##	HORIZ N/A	SHEET	2 OF 5	LS01
CHECKED BY: ##	VERT. N/A			



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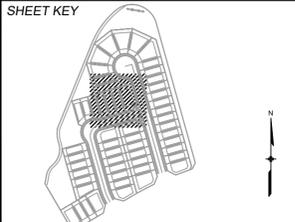


- LEGEND**
-  **NATIVE SEED A**  
PAWNEE BUTTE LOW GROW NATIVE MIX  
-ARIZONA FESCUE, SANDBERG BLUEGRASS, ROCKY MOUNTAIN FESCUE, BIG BLUE GRASS  
-SEED RATE: PER SEED SUPPLIES RECOMMENDATION
  -  **1 1/2" ROCK**  
TYPE: DESERT SAND RIVER  
SUPPLIER: C & C SAND OR APPROVED EQUAL
  -  **SOD**  
3-WAY FESCUE/BUEGRASS OR APPROVED EQUAL



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SEAL

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<b>TRAILS AT ASPEN RIDGE</b>				
FILING 5				
<b>LANDSCAPE PLAN</b>				
DESIGNED BY: ##	SCALE	DATE ISSUED:	AUGUST 20, 2021	DRAWING No.
DRAWN BY: ##	HORIZ N/A	SHEET	3 OF 5	LS02
CHECKED BY: ##	VERT. N/A			



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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%

GENERAL NOTES

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE INTERNAL TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPE.

TREE AND SHRUB PLANTING NOTES

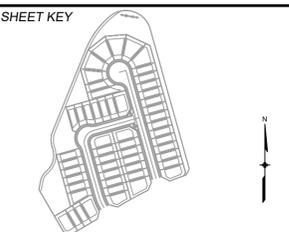
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS 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-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT 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.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AX	5	ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2.5" CAL.	B&B	40'	20'
	GK	2	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50'	40'
	QR	1	QUERCUS RUBRA RED OAK	2" CAL.	B&B	60'	40'
	TA	6	TILIA AMERICANA 'WANDELL' LEGEND AMERICAN LINDEN	2" CAL.	B&B	60'	40'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	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	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	SS	3	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	1.5" CAL.	B&B	20'	20'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	RHA	7	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5 CONT.	CONT.	2'	6'
	RMF	95	ROSA MEIDLAND SERIES 'FIRE' FIRE MEIDLAND ROSE	#5 CONT.	CONT.	2'	5'
	SHP	9	SYRINGA X HYACINTHIFLORA 'POCAHONTAS' POCAHONTAS LILAC	#5 CONT.	CONT.	10'	10'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JSA	17	JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER	#5 CONT.	CONT.	1'	5'
	DMP	8	PINUS MUGO 'COMPACTA' DWARF MUGO PINE	#5 CONT.	CONT.	4'	5'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	EPP	77	ECHINACEA PURPUREA 'POWWOW' POWWOW WILD BERRY CONEFLOWER	#1 CONT.	CONT.	1.5'	1.5'

MIX NAME	SUPPLIER	SPECIES	APPLICATION RATE	APPLICATION METHOD
LOW GROW NATIVE	PAWNEE BUTTE SEED	ARIZONA FESCUE SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	PER SUPPLIER RECOMMENDATION	HYDROSEED
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX		20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDCOATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	10 PLS/ACRE	HYDROSEED

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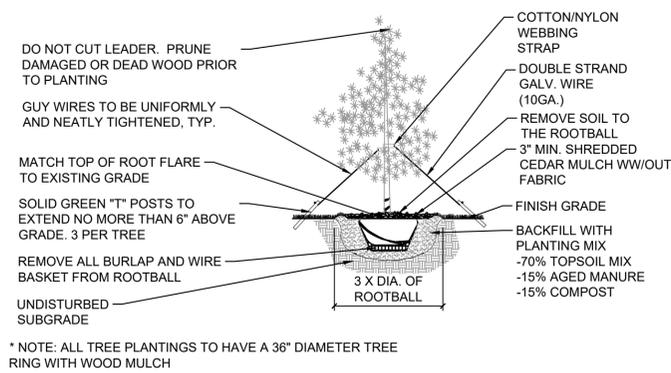
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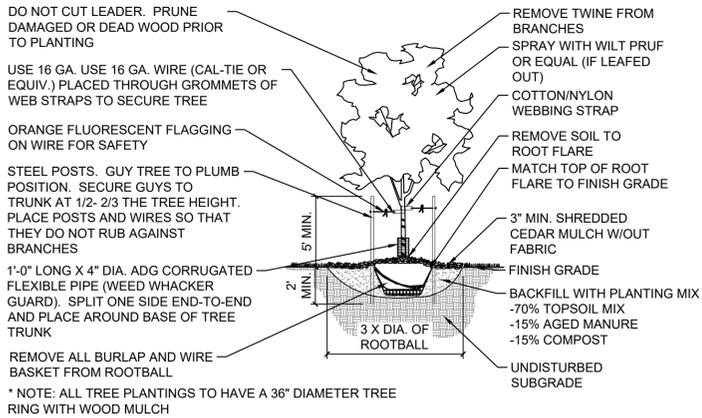
<b>TRAILS AT ASPEN RIDGE</b>				
FILING 5				
<b>LANDSCAPE NOTES</b>				
DESIGNED BY: ##	SCALE	DATE ISSUED:	AUGUST 20, 2021	DRAWING No.
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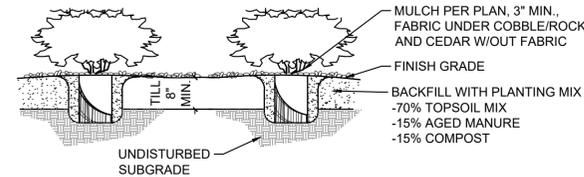
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**1** EVERGREEN TREE  
NTS MS-STD-LS-02



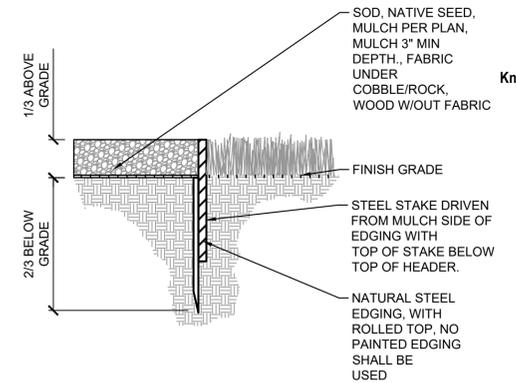
**2** DECIDUOUS TREE  
NTS MS-STD-LS-01



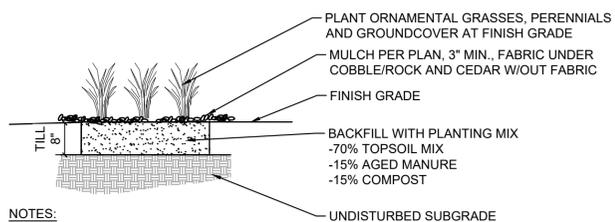
**NOTES:**

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

**3** SHRUBS  
NTS MS-STD-LS-03



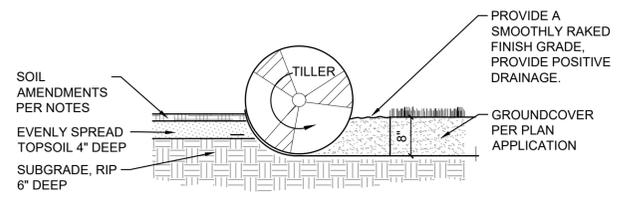
**4** STEEL EDGING  
NTS MS-STD-LS-12



**NOTES:**

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

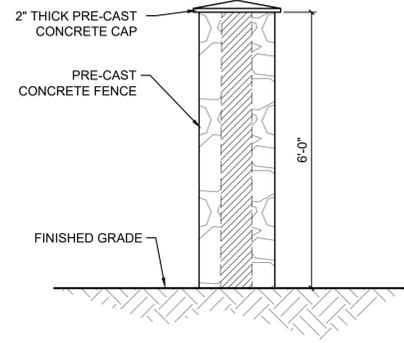
**5** GRASSES AND PERENNIALS  
NTS MS-STD-LS-04



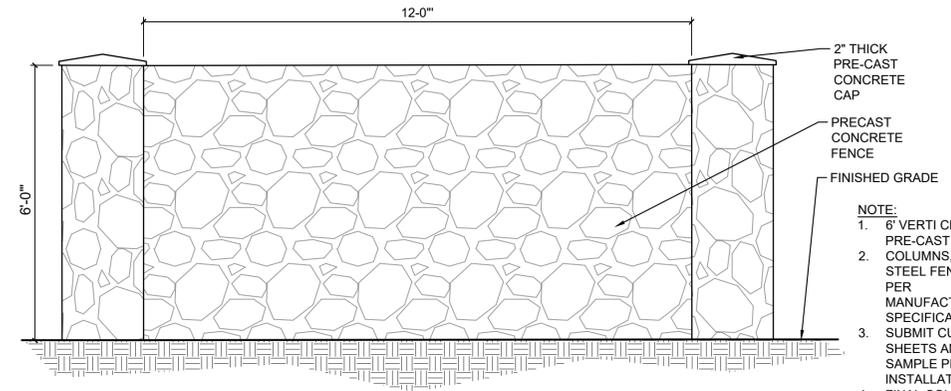
**NOTES:**

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

**6** SOIL PREP FOR ALL AREAS  
NTS MS-STD-LS-05



**7** 6' CONCRETE NOISE WALL SECTION  
NTS



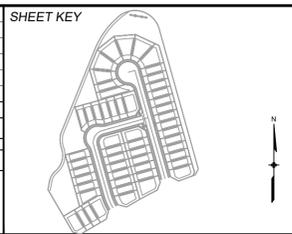
**8** 6' CONCRETE NOISE WALL ELEVATION  
NTS MS-AR-1

**NOTE:**

- 6" VERTI CRETE PRE-CAST FENC COLUMNS, WAL STEEL FENCING PER MANUFACTURE SPECIFICATION
- SUBMIT CUT SHEETS AND SAMPLE PRIOR INSTALLATION.
- FINAL COLOR, TEXTURE AND FINISH BY OWN

PCD FILING NO.: SF-21-XXX

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
<b>COMPUTER FILE MANAGEMENT</b>				
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: October 19, 2021 10:01:40 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



**BENCHMARK**  
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206  
A BERTSEN 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)



SEAL

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

<b>TRAILS AT ASPEN RIDGE</b>				
FILING 5				
<b>LANDSCAPE DETAILS</b>				
DESIGNED BY: ##	SCALE	DATE ISSUED:	AUGUST 20, 2021	DRAWING No.
DRAWN BY: ##	HORIZ N/A	SHEET	5 OF 5	LS04
CHECKED BY: ##	VERT. N/A			