PAINTBRUSH HILLS METROPOLITAN DISTICT

SITE DEVELOPMENT PLAN FOR THE EQUIPMENT STORAGE FACILITY

10028 JAGGAR WAY, PEYTON, CO 80831 EL PASO COUNTY, STATE OF COLORADO

LEGAL DESCRIPTION & LAND AREA:

- 1. THE PAINT BRUSH HILLS SITE DEVELOPMENT PLAN LEGAL DESCRIPTION CONTAINS A PORTION OF:
 - TRACT A, PAINT BRUSH HILLS FILING NO. 13C. A PORTION OF THE WEST HALF OF SECTION 25, AND THE EAST HALF OF PORTION 26, ALL IN TOWNSHIP 25 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT A AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13C RECORDED UNDER RECEPTION NO. 216713. RECORDS OF EL
 - PASO COUNTY, COLORADO. CONTAINING A CALCULATED AREA OF 605920 SQUARE FEET OR 13.91 ACRES.
 - PARCEL B, PAINT BRUSH HILLS METROPOLITAN EXEMPTION PLAT.
 - RECORDED AT RECEPTION NO. 216713738 OF THE RECORDS OF THE CLERK AND RECORDERS OFFICE OF EL PASO COUNTY. COLORADO SITUATED IN THE NORTHWEST QUARTER OF SECTION 25. TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO. CONTAINING AN AREA OF APPROXIMATELY 9,583 SQUARE FEET OR 0.220 ACRES.

PROPOSED BUILDING DATA:

- 1. TOTAL BUILDING AREA: 2,520 SF
- 2. BUILDING HEIGHT: 19.33 FT 2.1. MAXIMUM BY CODE: 30 FT
- 3. PROPOSED LOT COVERAGE: ±2.25%

SITE COVERAGE:

- 1.1 BUILDING $-\pm 0.53\%$
- 1.2 GRAVEL ±1.55%
- 1.3 NATURAL LANDSCAPING ±97.92%

LAND DETAILS:

- 1.1. PROPERTY TAX SCHEDULE NUMBER: 5225305053
- 1.2. ZONING: RS-6000 1.3. LAND USE: POLITICAL SUBDIVISION
- 2.1. PROPERTY TAX SCHEDULE NUMBER: 5225209007
- 2.2. ZONING: RS-6000 2.3. LAND USE: POLITICAL SUBDIVISION

GENERAL NOTES:

- 1. DETENTION AND WATER QUALITY TREATMENT IS NOT REQUIRED ON SITE SINCE DISTURBED AREA IS LESS THAN 1 ACRE.
- 2. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/OR THEIR ASSIGNS.

FUGITIVE DUST DURING CONSTRUCTION:

- DEVELOPMENTS SHALL COMPLY WITH THE FOLLOWING STANDARDS: 1. IF DURATION OF CONSTRUCTION EXCEEDS 6 MONTHS: THE EMISSION CONTROL PLAN SHALL BE APPROVED PRIOR TO SITE GRADING
- AND A STATE CONSTRUCTION PERMIT SHALL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- 2. NUISANCE CONDITIONS: REGARDLESS OF THE SIZE OR DURATION OF DEVELOPMENT, LAND DISTURBANCE SHALL BE CONDUCTED SO NUISANCE CONDITIONS ARE NOT CREATED. IF DUST EMISSIONS DO CREATE A NUISANCE, AN EMISSION CONTROL PLAN IS
- 3. DUST CONTROL MEASURES: ACCEPTABLE DUST CONTROL MEASURES AND OPERATING PROCEDURES FOR CONSTRUCTION ACTIVITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, PLANTING VEGETATION COVER, PROVIDING SYNTHETIC COVER, WATERING, CHEMICAL STABILIZATION. FURROWS, COMPACTING, MINIMIZING DISTURBED AREA, WIND BREAKS, ON-SITE VEHICLE SPEED CONTROL, AND DELAYED SURFACE OPENING. SOLID WOOD FENCING ALONG ADJACENT DEVELOPED AREAS MAY BE REQUIRED.
- HAUL TRUCKS AND HAULAGE EQUIPMENT:
- 1. DEPOSITION OF DIRT AND MUD ON ROADS: ANY PERSON UNDERTAKING ANY CONSTRUCTION, DEMOLITION, DISMANTLING, OR EARTHMOVING ACTIVITIES SHALL PREVENT THE DEPOSIT OF DIRT, MUD, OR DEBRIS ON PUBLIC ROADS; AND SHOULD DEPOSITION OCCUR, THE DIRT, MUD, OR DEBRIS SHALL BE REMOVED AS QUICKLY AS POSSIBLE BY THE PERSON PERFORMING THE ACTIVITIES.
- 2. PARTICULATES EMISSION IN TRANSIT: PARTICULATES THAT MAY BE EMITTED IN TRANSIT SHALL BE CONTROLLED BY COVERING, WETTING OR OTHERWISE TREATING THE LOAD PRIOR TO TRANSIT.

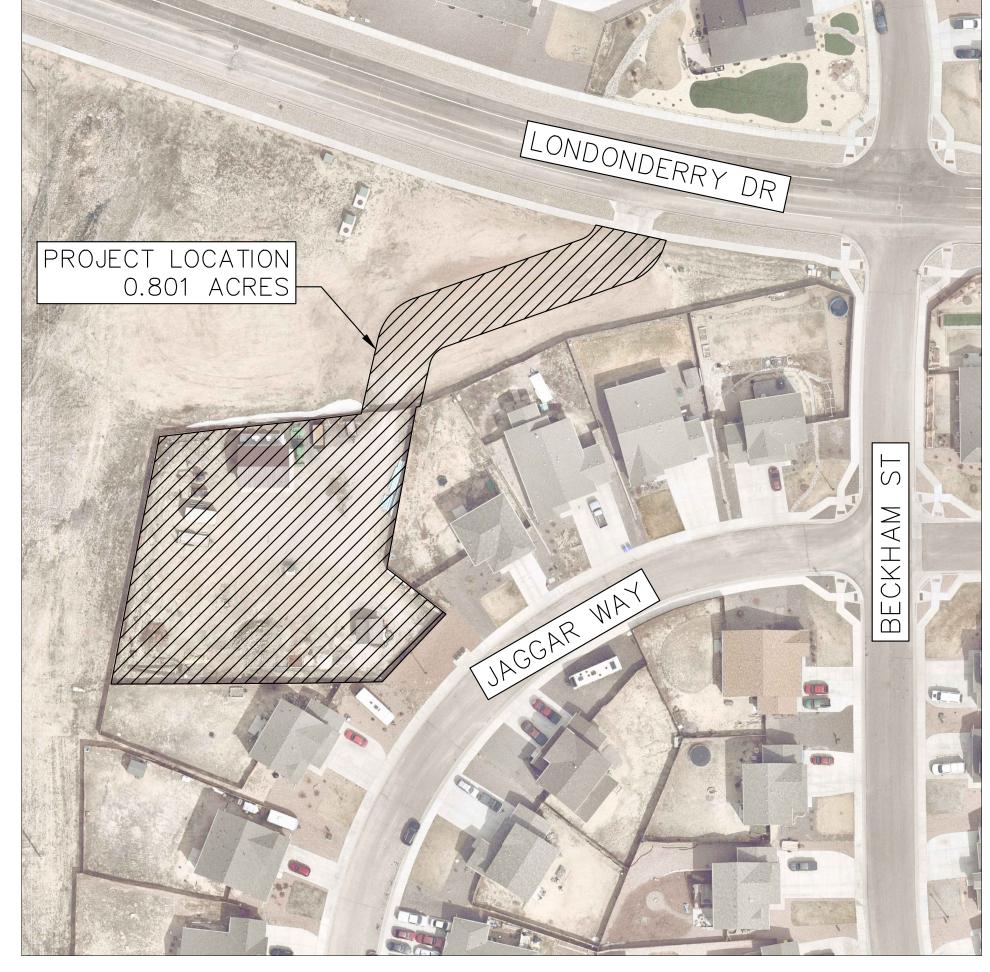
1. NO OPEN BURNING WITHOUT PERMIT: NO PERSON SHALL BURN OR ALLOW THE BURNING OF RUBBISH, WASTE PAPER, WOOD, OR OTHER FLAMMABLE MATERIAL ON ANY LOT, TRACT, OR PARCEL, OR ON ANY PUBLIC ROAD, ALLEY, OR OTHER LAND UNLESS AN OPEN BURNING PERMIT IS FIRST OBTAINED FROM THE EPCPH AND IN CONFORMANCE WITH THE AIR QUALITY REGULATIONS.

EROSION AND SEDIMENT CONTROL PLAN:

1. AN EROSION AND SEDIMENT CONTROL PLAN IS NOT REQUIRED FOR THIS PROJECT DUE TO THE PROJECT HAVING LESS THAN 1-ACRE OF DISTURBED AREA.

OPERATIONS AND MAINTENANCE PLAN (STORMWATER QUALITY FACILITY):

1. AN OPERATIONS AND MAINTENANCE PLAN IS NOT REQUIRED FOR THIS PROJECT DUE TO THE PROJECT HAVING LESS THAN 1-ACRE OF DISTURBED AREA.



VICINITY MAP 1" = 60 FEET

Sheet List Table		
Sheet Number	Sheet Title	
1	COVER SHEET	
2	OVERALL TRACT EXHIBIT	
3	HORIZONTAL CONTROL PLAN	
4	SITE UTILITY PLAN	
5	GRADING AND EROSION	
	CONTROL PLAN	
6	EXTERIOR ELEVATIONS	
7	LANDSCAPE PLAN	
8	EROSION CONTROL DETAILS	

CO	NTACTS:		UTILITIES:	
REVIE	EWER:	EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT 2800 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520-6300	ELECTRIC:	MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. 11140 E. WOODMAN ROAD FALCON, CO 80831 (719) 495-2283
OWNE	ER:	PAINT BRUSH HILLS METROPOLITAN DISTRICT 9985 TOWNER AVENUE FALCON, CO 80831 ROBERT GUEVARA, DISTRICT MANAGER (719) 495-8188 ROBERT@PBHMD.COM	WATER & SEWER:	PAINT BRUSH HILLS METROPOLITAN DISTRICT 9830 LIBERTY GROVE AVENUE FALCON, CO 80831 (719) 495-8188
ENGIN	NEER:	KIMLEY—HORN AND ASSOCIATES, INC. 6200 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, CO 80111 ADAM MONCHAK: (720) 943—9961 ADAM.MONCHAK@KIMLEY—HORN.COM	COMMUNICATIONS:	CENTURYLINK 3556 NEW CENTER POINT COLORADO SPRING, CO 80922 (719) 591-0861
SURV	EYOR:	BARRON LAND 2790 N. ACADEMY BLVD, SUITE 311 COLORADO SPRINGS, CO 80917	GAS:	BLACK HILLS ENERGY 18965 BASE CAMP RD A-7 MONUMENT, CO 80132

(888) 890-5554

OWNER'S SIGNATURE BLOCK

EMERGENCY SERVICES:

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

ROBERT GUEVARA - PBHMD DISTRICT MANAGER

(710) 360-6827

FALCON, CO 80831

(719) 495-4050

FALCON FIRE PROTECTION DISTRICT

7030 OLD MERIDIAN ROAD

TRENT HARWIG, FIRE CHIEF

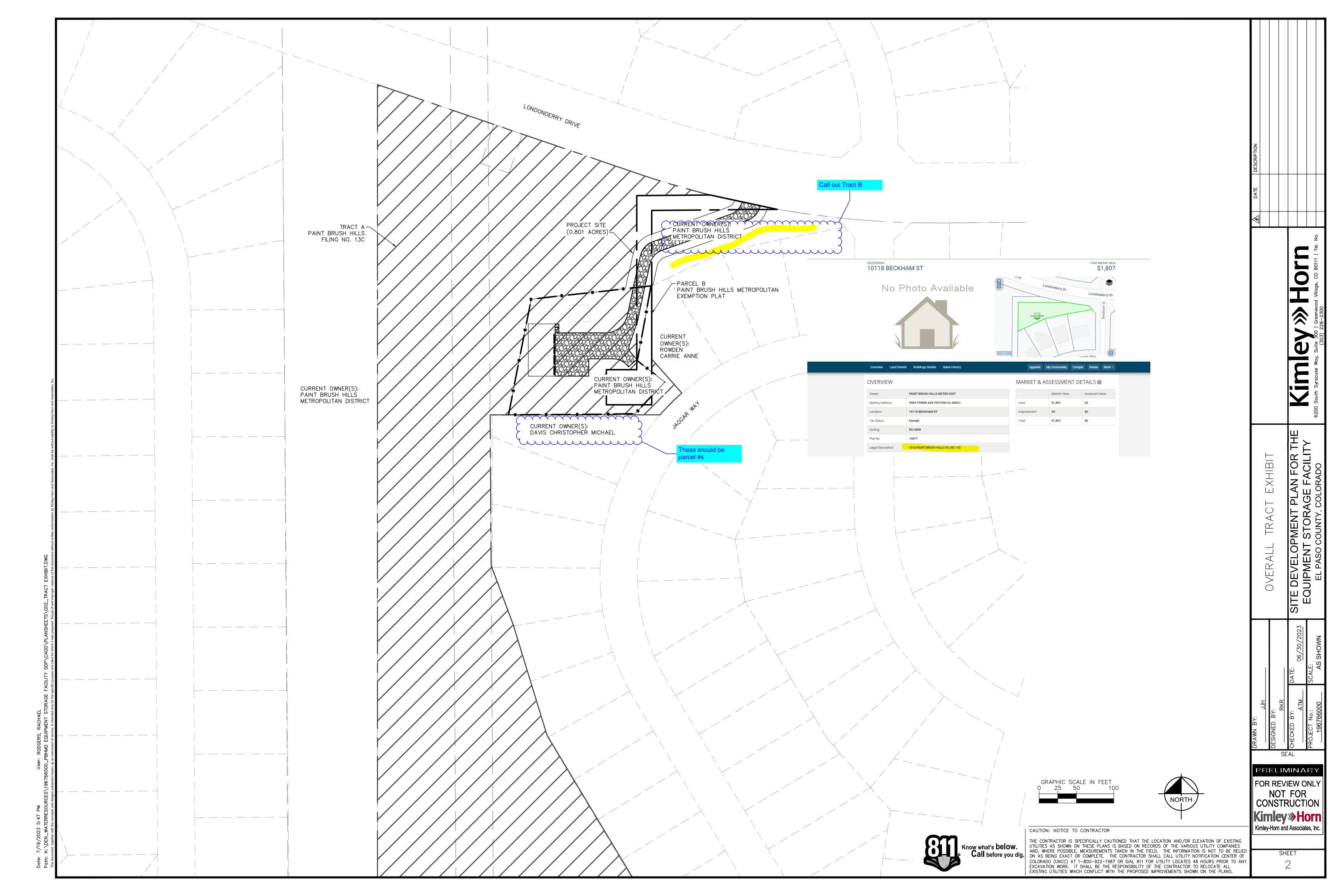
PROPERTY OWNER ACKNOWLEDGEMENT

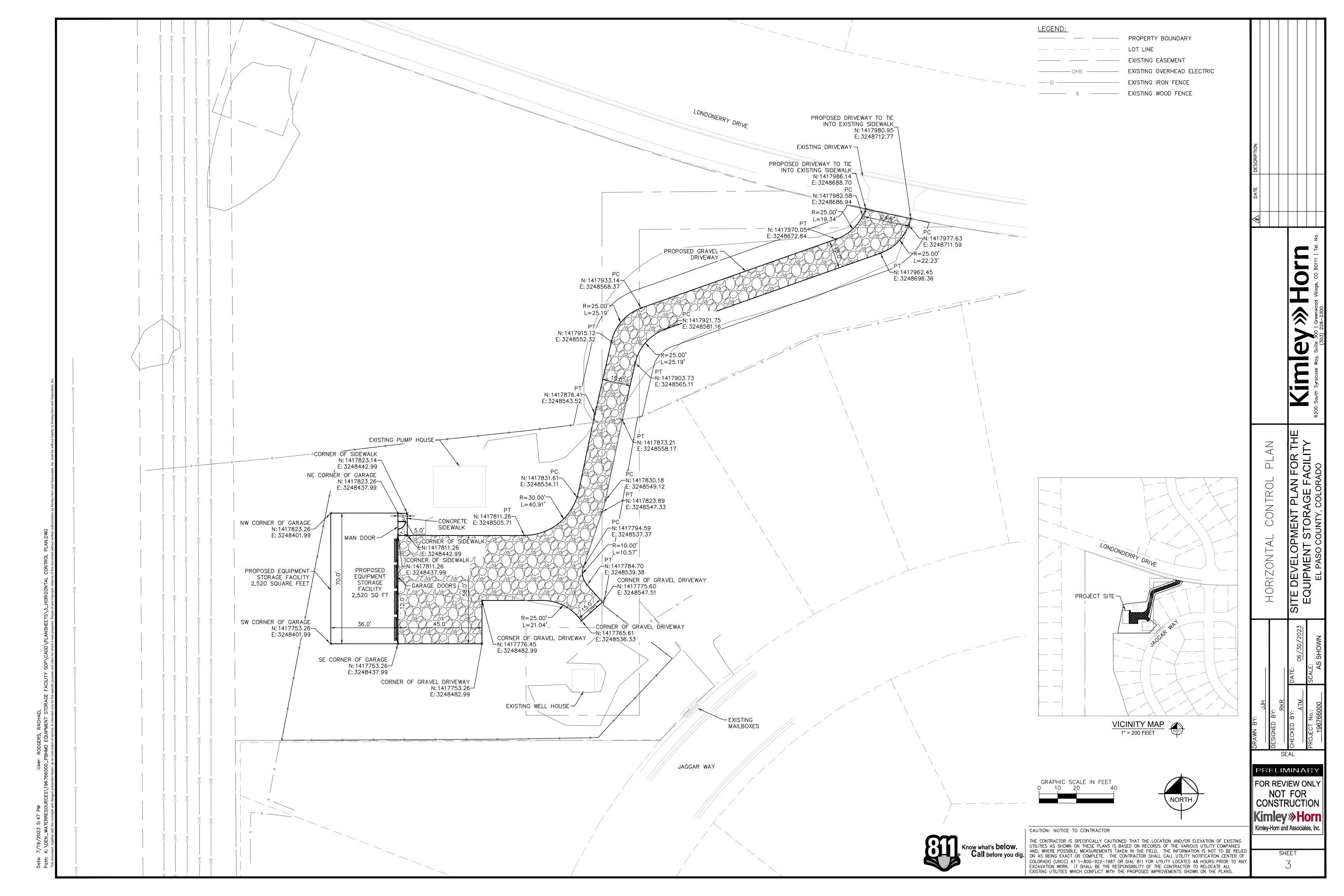
PAINT BRUSH HILLS METROPOLITAN DISTRICT BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSE SAID LAND TO BE SITE PLANNED UNDER THE NAME OF PAINT BRUSH HILLS METROPOLITAN DISTRICT. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

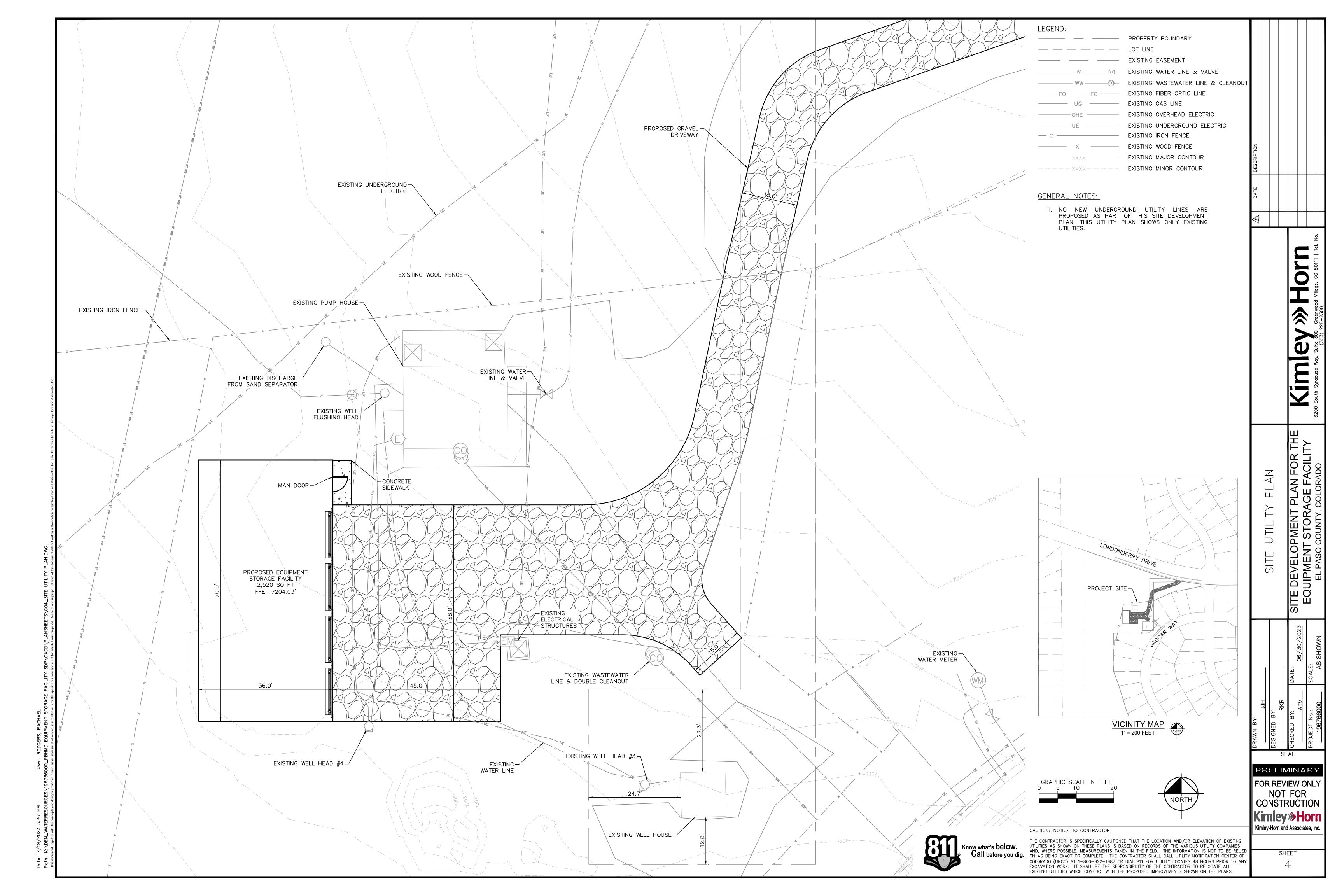
NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT COUNTY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE COUNTY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

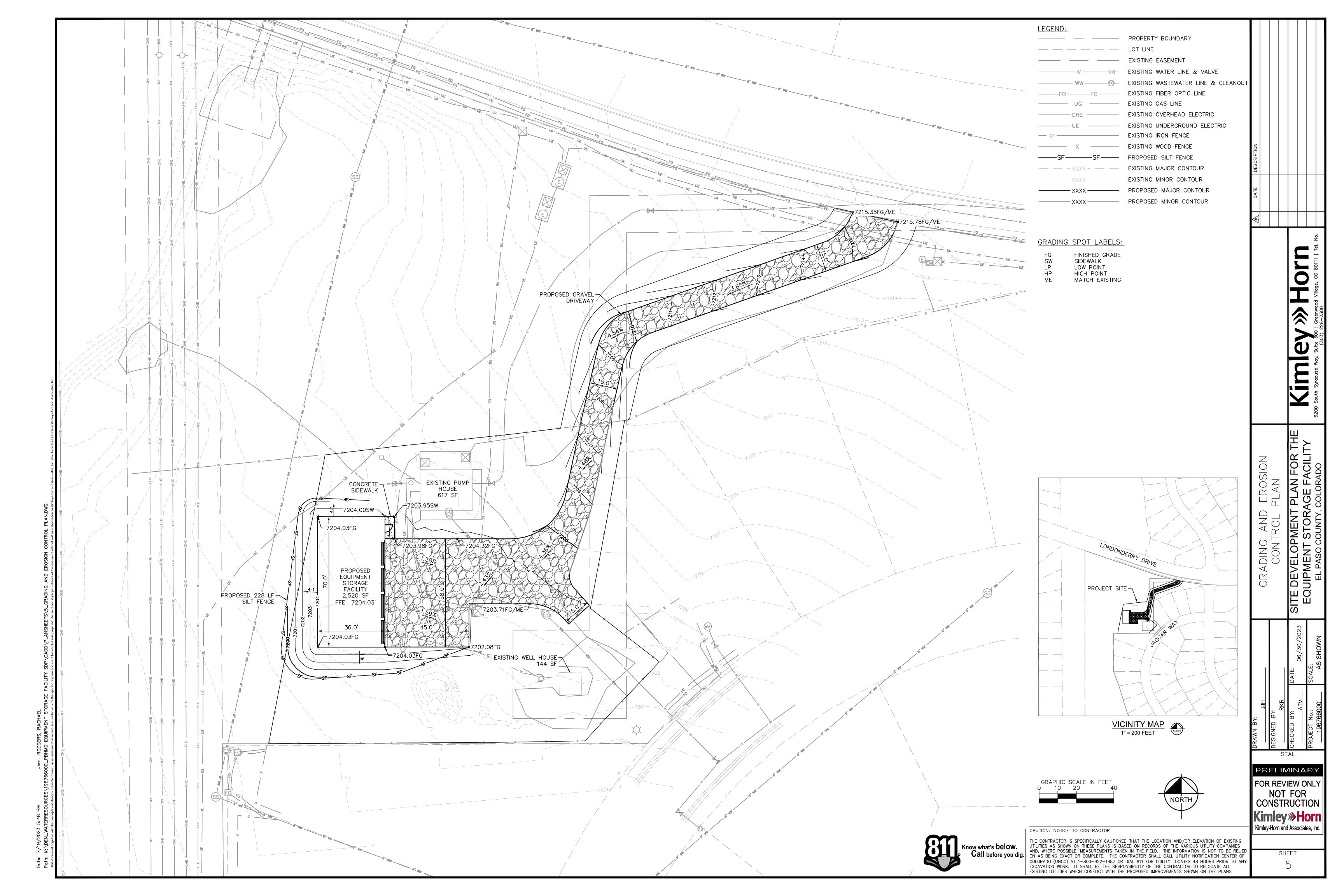
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS DAY OF, 20
(PROPERTY OWNER)
NOTARY CERTIFICATE
(STATE OF)
(COUNTY OF)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 20 BY(NAME AND TITLE).
MY COMMISSION EXPIRES:
ADDRESS OF NOTARY:
NOTARY PUBLIC

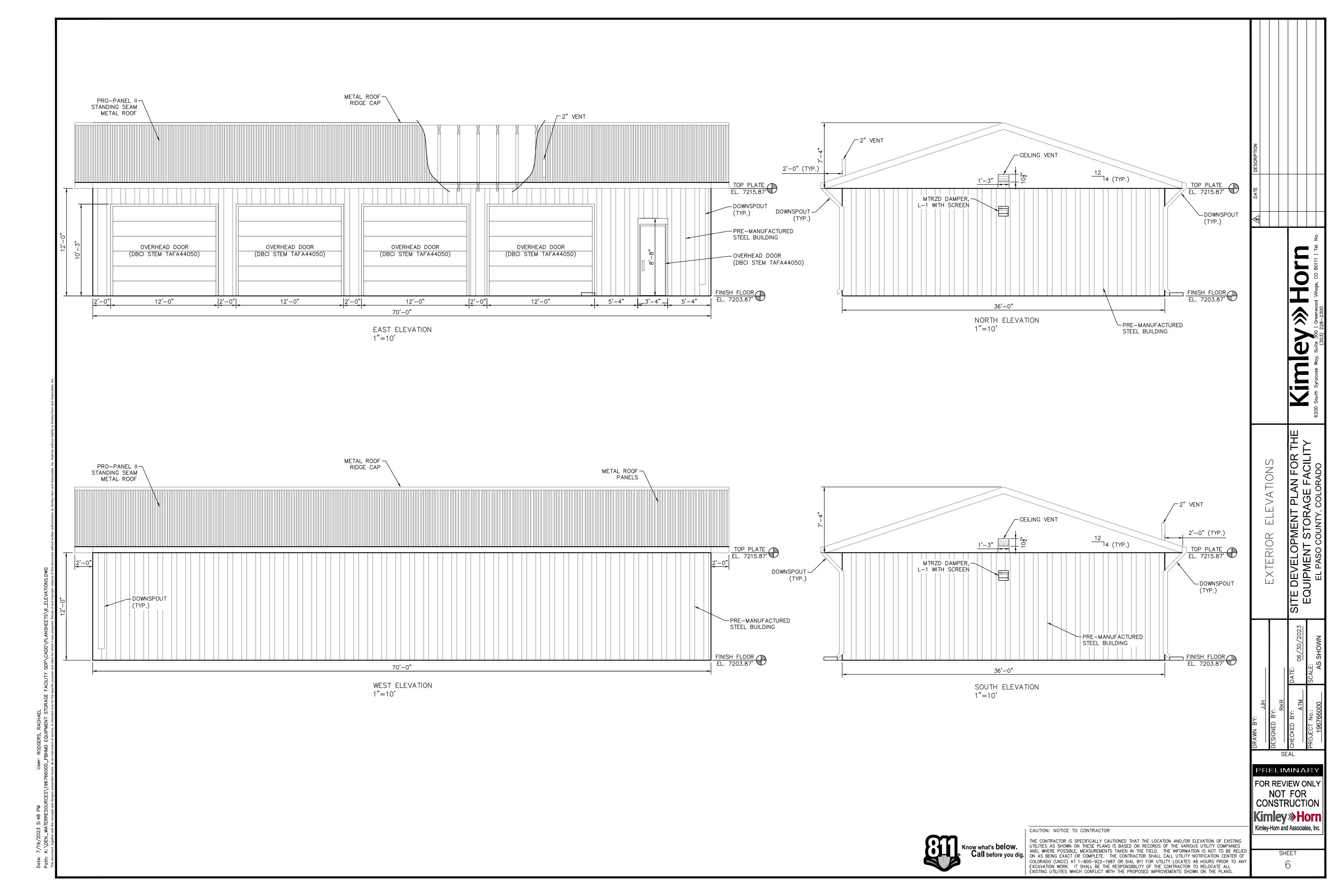












A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED
- WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- PROTECTION OF EXISTING STRUCTURES
- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER. AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- PROTECTION OF EXISTING PLANT MATERIALS
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- PLANT MATERIALS
- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI 760.1 AND THE COLORADO NURSERY ACT: AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN $\frac{3}{4}$ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- h. LABEL AT LEAST ONE PLANT OF EACH VARIETY. SIZE, AND CALIPER WITH A SECURELY ATTACHED. WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
- TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- - WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL. NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- * WATERING/IRRIGATION RESTRICTIONS MAY APPLY REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- MULCH
 - MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- DIGGING AND HANDLING
- ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE
- PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
- MATERIALS LIST
 - QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- PLANTING PROCEDURES
- THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC. GAS (LINES AND TANKS). WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE, PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO
- PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE.

- IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
- 5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
- 6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- 7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
- 8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL
- 9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.
- 10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL. 11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND
- SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. 12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE

FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL

- DEPTH PLUS 6" 13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS
- 14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING

1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

- 15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
- 16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION, ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
- 18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
- 19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- 20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
- 21. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- 22. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)
- a. CONTRACTOR SHALL INSTALL 4" X_8^{H} " ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- 1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- Q. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE
- FINAL INSPECTION AND ACCEPTANCE OF WORK
- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT, ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- WARRANTY
 - THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
- IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.
- U. MAINTENANCE
- 1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.

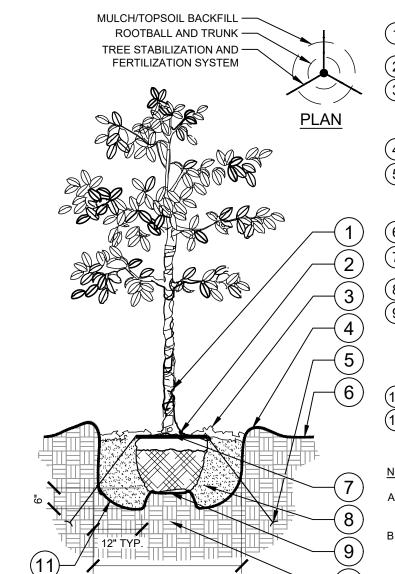
PLANT SCHEDULE

	EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	<u>WIDTH</u>	<u>HEIGHT</u>
<u>د</u>	muxus de la companya	JS	8	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	6` HGT.	8`-12`	20`-30`
***		PP	8	PINUS PONDEROSA / PONDEROSA PINE	B & B	6` HGT.	30`-40`	60`+
·	GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
		ROCK	3,691 SF	3/4" TO 1-1/2" ROCK MULCH COORDINATE COLOR WITH OWNER OR MATCH ROCK MULCH USED IN THE ADJACENT RESIDENTIAL DEVELOPMENT.	ROCK MULCH	4"	YES	C&C SAND
	Ψ Ψ Ψ Ψ Ψ	SEED2	5,759 SF	EPC LOW GROW MIX TILL SOIL TO A MIN. DEPTH OF 8" PRIOR TO	SEED	21 LBS / ACRE		

INSTALLATION. INSTALL PER TABLE 5-2. SUBMIT

PRIOR TO INSTALLATION.

SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL



2X ROOTBALL WIDTH MIN

TREE PLANTING

(1) TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.

(2) 6" DIA. CLEAR OF MULCH AT TRUNK FLARE. 3) 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR

AS DIRECTED BY OWNER'S REPRESENTATIVE (4) 4" HIGH BERM, FIRMLY COMPACTED.

5) ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S

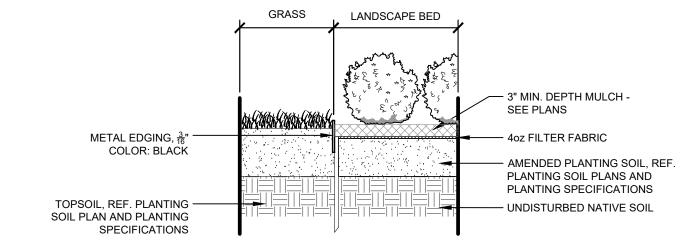
(6) FINISHED GRADE. (SEE GRADING PLAN)

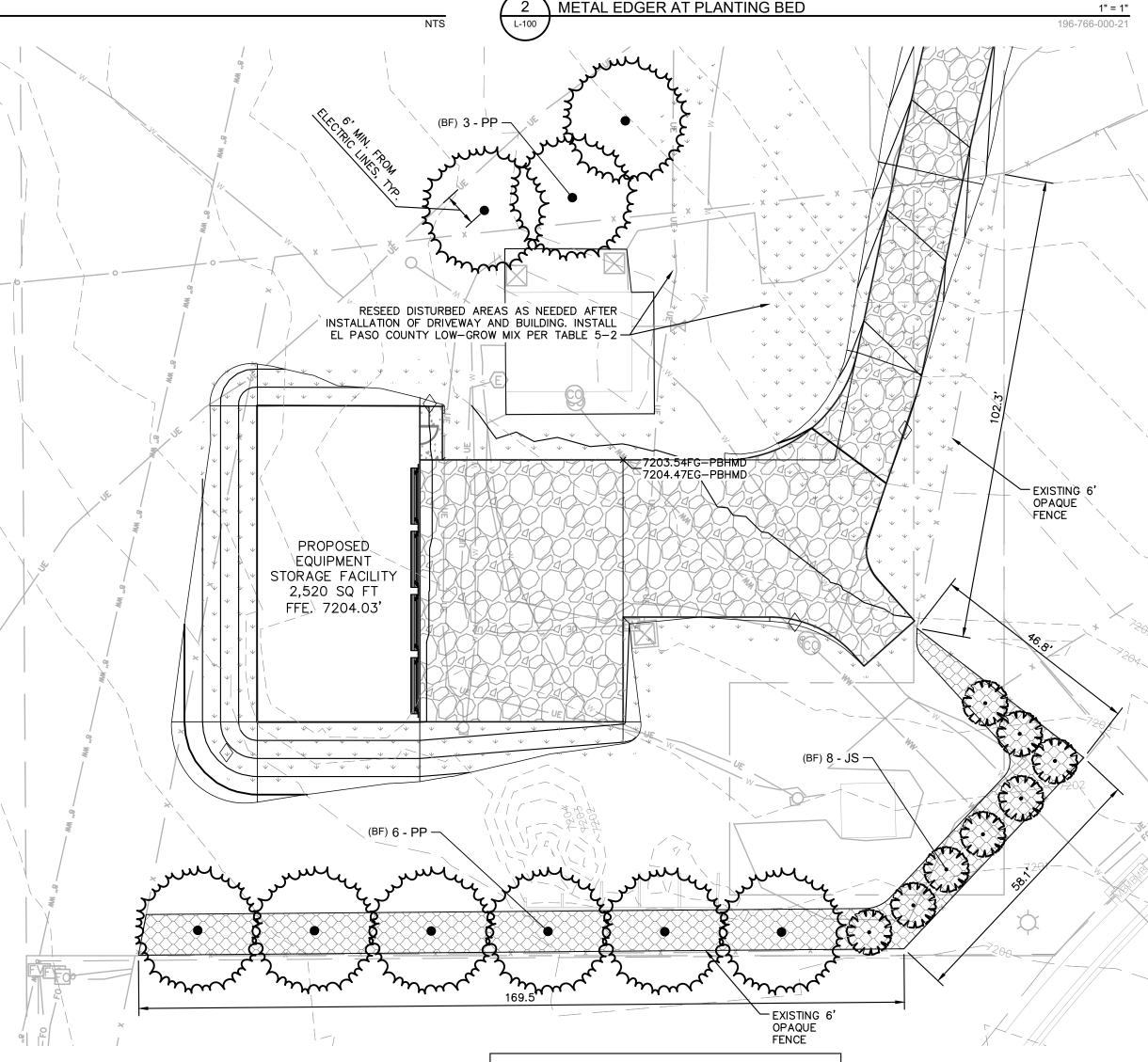
7) TOP OF ROOTBALL MIN. 1" ABOVE FINISHED 8) PREPARED PLANTING SOIL AS SPECIFIED.

9) TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH (10) UNDISTURBED NATIVE SOIL.

1) SCARIFY BOTTOM AND SIDES OF PLANTING

- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- PRUNE ALL TREES IN ACCORDANCE WITH ANSI





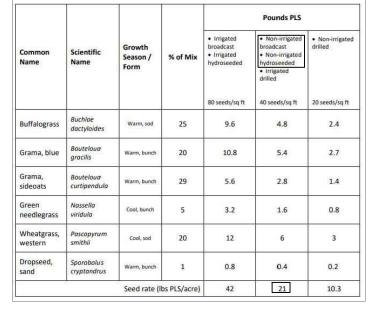


Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Area

LANDSCAPE SETBACKS AND BUFFERS			
STREET NAME OR BOUNDARY:	SOUTH AND EAST BUFFER		
ZONE DISTRICT BOUNDARY:	NO		
SETBACK DEPTH REQUIRED / PROVIDED:	15 ' / 15'		
LINEAR FOOTAGE:	376'		
TREE PER FEET REQ.:	1 TREE PER 25 LF		
NUMBER OF TREES REQ. / PROV.	16 / 16		
EVERGREEN TREES REQ. / PROV.	6 / 16		
SHRUB SUBSTITUTES REQ. / PROV.	N/A		
ORN. GRASS SUBSTITUTES REQ. / PROV.	0/0		
OPAQUE SCREEN REQ. / PROV.	376'		
PLANT ABBREVIATION DENOTED ON PLAN:	BF		

Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

HE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIE ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER O COLORADO (UNCC) AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO AN EXCAVATION WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

PRELIMINARY OR REVIEW ONLY CONSTRUCTION Kimley-Horn and Associates, I

SHEET

CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE

November 2010

Stabilized Staging Area (SSA)

Urban Drainage and Flood Control District

TO CONTOURS

SR-2. SURFACE ROUGHENING

FOR LOW SLOPES (LESS THAN 3:1)

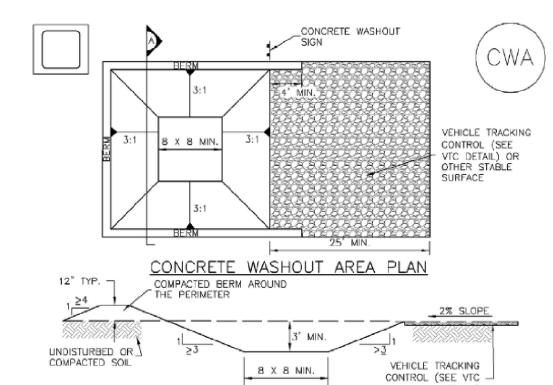
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ROUGHENED ROWS SHALL BE 4" TO 6"

— DEEP WITH 6" MAXIMUM SPACING PARALLEL

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

SEE PLAN VIEW FOR:
 -CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY, DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'. 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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SC-5

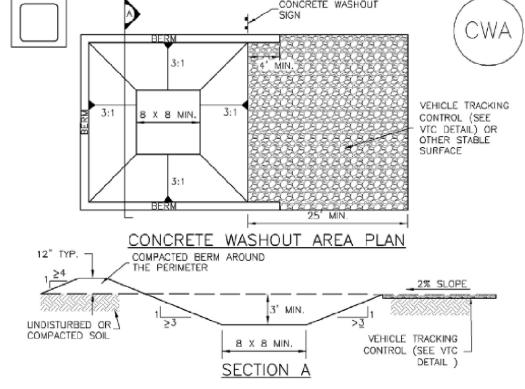
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Rock Sock (RS)

DETAIL)

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

SEE PLAN VIEW FOR:
 -CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY, DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. II SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010

SM-3

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

Construction Fence (CF)

Silt Fence (SF)

November 2010

Vehicle Tracking Control (VTC)

SIDEWALK OR OTHER

PAVED SURFACE

INSTALL ROCK FLUSH WITH OR BELOW TOP OF PAVEMENT

COMPACTED SUBGRADE

50 FOOT (MIN.)

SC-1

SM-4

(WIDTH CAN BE

LESS IF CONST

VEHICLES ARE

CONFINED ON BOTH SIDES)

UNLESS OTHERWISE SPECIFIED

BY LOCAL JURISDICTION, USE

- CDOT SECT. #703, AASHTO #3

NON-WOVEN GEOTEXTILE

COARSE AGGREGATE OR 6"

MINUS ROCK

UNLESS OTHERWISE SPECIFIED BY LOCAL

#3 COARSE AGGREGATE

OR 6" MINUS ROCK

SECTION A

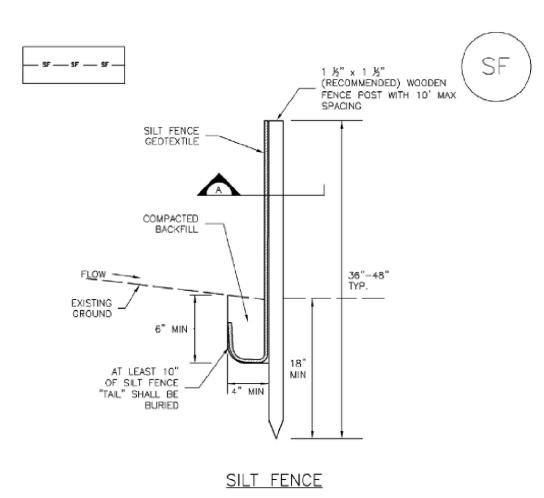
VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

Urban Drainage and Flood Control District

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JURISDICTION, USE CDOT SECT. #703, AASHTO

NON-WOVEN GEOTEXTILE FABRIC BETWEEN SOIL AND ROCK



POSTS SHALL OVERLAP EXIST IN SILT FENCE/ POSTS SHALL BE JOINED AS THICKNESS OF GEOTEXTILE HAS BEEN EXAGGERATED, TO IN DIRECTION SHOWN AND DRIVEN INTO THE GROUND SECTION A

SF-1. SILT FENCE

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| CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIE ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO AN EXCAVATION WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

 \bigcirc $\overline{\bigcirc}$

— SF/CF — SF/CF — __ CF __ CF __ CF __ - PLASTIC CAP, TYP. ONSITE CONSTRUCTION CONSTRUCTION WEHICLE PARKING (1F 1%" (MINUS) CRUSHED ROCK NEEDED) ENCLOSED IN WIRE MESH CONSTRUCTION SITE ACCESS STUDDED STEEL 3" MIN. THICKNESS GRANULAR MATERIAL 4" TO 6" MAX AT CURBS, OTHERWISE O" ON BEDROCK OR AREA CONSTRUCTION - 6"-10" DEPENDING · HARD SURFACE, 2" ENTRANCE (SEE DETAILS VTC-1 IN SOIL MIN. SEDIMENT LOADS OR APPROVED EQUAL TO VTC-3) ROCK SOCK PLAN ROCK SOCK SECTION — SF/CF —— SF/CF → ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE SSA-1. STABILIZED STAGING AREA AMOUNT OF 11/2" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK-REINFORCED SOCK. AS AN ALTERNATIVE TO FILLING JOINTS ROCK SOCK, STABILIZED STAGING AREA INSTALLATION NOTES BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE SPACING SEE PLAN VIEW FOR OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS. -LOCATION OF STAGING AREA(S). -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION. GRADATION TABLE 2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. MASS PERCENT PASSING SOUARE MESH SIEVES OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION. STUDDED STEEL ROCK SOCK JOINTING 3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE. NO. 4 4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR

> MATCHES SPECIFICATIONS FOR NO. 4 ROCK SOCK INSTALLATION NOTES PER AASHTO M43. ALL ROCK SHALL E FRACTURED FACE, ALL SIDES.

2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (11/2" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 5,", RECOMMENDED MINIMUM ROLL WIDTH OF 48" 4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS

ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE. RS-1. ROCK SOCK PERIMETER CONTROL

Urban Drainage and Flood Control District

MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

CONSTRUCTION FENCE INSTALLATION NOTES

SEE PLAN VIEW FOR:

 LOCATION OF CONSTRUCTION FENCE.

BOTTOM OF EACH POST.

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SEAL

PRELIMINARY

SHEET

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5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.

POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

EFFECTIVE OPERATING CONDITION, INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

FENCE AND CONSTRUCTION FENCING.

DOCUMENTED THOROUGHLY.

STABILIZED STACING AREA MAINTENANCE NOTES

EROSION, AND PERFORM NECESSARY MAINTENANCE.

SM-6

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-LOCATION(S) OF ROCK SOCKS.

November 2010

CF-1. PLASTIC MESH CONSTRUCTION FENCE

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING

THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND

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3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL

4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE.



PAINT BRUSH HILLS METRO DISTRICT EQUIPMENT STORAGE FACILITY

Site Development Plan for the Equipment Storage Facility Letter of Intent

PCD File # PPR2327

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNERS

PAINT BRUSH HILLS METROPOLITAN DISTRICT 9985 TOWNER AVENUE FALCON, CO 80831 ROBERT GUEVARA, DISTRICT MANAGER (719) 495-8188 PBHMD@PBHMD.COM



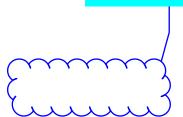
KIMLEY-HORN & ASSOCIATES 6200 S SYRACUSE WAY, SUITE 300 DENVER, CO 80111

ENGINEERING

KIMLEY-HORN & ASSOCIATES 6200 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, CO 80111 ADAM MONCHAK: (720) 943-9961 ADAM.MONCHAK@KIMLEY-HORN.COM

SURVEYING

BARRON LAND 2790 N. ACADEMY BOULEVARD, SUITE 311 COLORADO SPRINGS, CO 80917 (710) 360-6827





PAINT BRUSH HILLS METRO DISTRICT EQUIPMENT STORAGE FACILITY (SDP) SITE LOCATION, SIZE, & ZONING:

Parcel ID Nos.: 5225305053 & 5225209007 Area/Acreage: ±37,093SF / ±0.886 AC

Existing Zoning: RS-6000

Location: The development limits are located in the Southwest quarter (1/4) of the Northwest quarter (1/4) of Section 25, Township 12 South, Range 65 West of the Sixth Principal Meridian. Southeast of the Londonderry Drive and Devoncove Drive Intersection.

The property address is 10028 Jaggar Way.

REQUEST

The Paint Brush Hills Metropolitan District is seeking approval to further develop portions of two (2) lots in the RS-6000 Zone for public improvements and drainage. In addition, the Paint Brush Hills Metropolitan District is also seeking authorization of pre-development site grading.

PROJECT SUMMARY

The development incorporates a portion of parcel 5225305053 & a portion of parcel 5225209007 for a total amount of ± 0.886 AC. Site developments consist of the installation of one (1) $36' \times 70'$ pre-fabricated metal equipment storage facility, an adjoining 6' sidewalk, a 15' wide gravel drive to connect the proposed developments to an existing driveway located on Londonderry Drive, and site grading.

The area in question is a Tract and a Parcel.

TR A PAINT BRUSH HILLS FIL NO 13C

AND

PARCEL B PAINT BRUSH HILLS METROPOLITAN EXEMPTION PLAT

They are not lots.

<u>ACCESS:</u> Vehicular access to the Paint Brush Hills Metropolitan District proposed equipment storage facility shall be achieved via the existing access drive on Londonderry Drive. The access drive shall be improved to be one full movement access, consisting of one (1) 15' wide gravel drive

LAND USE: The minimum lot size is 6,000 SF for all lots. Remitted and accessory single-family residential uses include public buildings, ways or spaces, residential accessory uses (per LDC Chapter 5, Table 5-1 and 5-2 allowances), parking, storage and repair of vehicles and machines, personal. Separate and privately owned detached accessory structures are not permitted on individual residential lots.

6,000 sq ft~7,13

7 Minimum lot area applies to single-family detached dwellings. For two-family dwellings and all other uses a minimum lot area of 7,000 square feet is required.

If you could change the minimum lot size to 7,000 sqft Throughout this document and any additional documents that mention the minimum required lot area as 6000sqft.

See notes below



LOT DIMENSIONAL STANDARDS:

Typical lots have been planned to meet the following dimensional standards:

Minimum lot size: 6,000SFMaximum Height: 30'

Setbacks:

Front Yard: 25'Side Yard: 5'Rear Yard: 25'

PUBLIC SERVICES AND UTILITIES (tax entity and levy info from EPC)

Public services and utilities are, or will be, provided by the following

Water Services: Paint Brush Hills Metro District
 Wastewater Services: Woodmen Hill Metro District
 Fire Protection: Falcon Fire Protection District

Public Schools:
 El Paso County School District No. 49

Library Services: Pikes Peak Library

Roads: El Paso County Road and Bridge (Unshared)
 Special District Services: El Paso County Public Improvement District #2

JUSTIFICATION

Approval to develop said equipment storage facility under the RS-6000 zoning criteria set out in Section 5.2.23 (A) as follows.

- Paint Brush Hills Metropolitan District is in conformance with the goals, objectives and policies of the master plan established by El Paso County.
- All lots are a minimum of 6,000 SF per the land development code section 5.4.2 Table 5-4.
- The proposed equipment storage facility is in general conformance with the goals, objectives and policies of the El Paso County Master Plan;

The public equipment storage facility conforms to the goals, objectives, and policies of the Master plan, which include the Your El Paso Master Plan and Water Master Plan. Conformance with the Master Plan is discussed separately below.

Findings of Master Plan conformity regarding land use and densities have been made in support with the adjacent developments; those being Paint Brush Hills Filing No. 13C, Paint Brush Hills Filing No. 13D and Paint Brush Hills Filing No. 13E with existing land use densities for the Paint Brush Hills Metropolitan Exemption Plat. This application remains consistent with those filings and with the following policies from the Your El Paso Master Plan, County Policy Plan and County Water Master Plan:

Paint Brush Hills Metropolitan District's proposed addition of an equipment storage facility would promote the maintenance of the adjacent rural-residential subdivisions



and in-so-doing promote the rural-residential character of eastern El Paso County and will also satisfy the following policies of Your El Paso Master Plan:

Core Principle 1: Continue to coordinate with local and regional agencies to provide well-managed, high quality community facilities and services.

Goal CFI1 – Coordinate with agencies to provide high quality community facilities, services and infrastructure to enhance quality of life.

This new development shall participate in and join the closest fire district.

Key Areas:

The site is not located within any Key Areas.

Areas of Change:

The site is located in the area expected for Minimal Change. These areas are designated as areas that are lacking development with the presence of significant natural areas. It is expected that these areas will experience some redevelopment of select underutilized or vacant site adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character.

Placetypes:

The site is located within the Suburban Residential placetype. The land use is designated for Single Family Detached residential units, 2.5 acres or smaller and up to 5 units per acre. The Suburban Residential placetype generally supports accessory dwelling units as well. See chapter 5.2.2 for further details.

It has been recognized and meets the requirements from the said section. The existing accessory structure is to remain as such on the proposed portion of parcel 5225305053 as well as the proposed portion of parcel 5225209007.

DRAINAGE REPORT

The total disturbance of the site is less than one (1) acre, and as such does not warrant a drainage report per El Paso County Development Code. A drainage letter has been provided to the County though to document the site improvements.

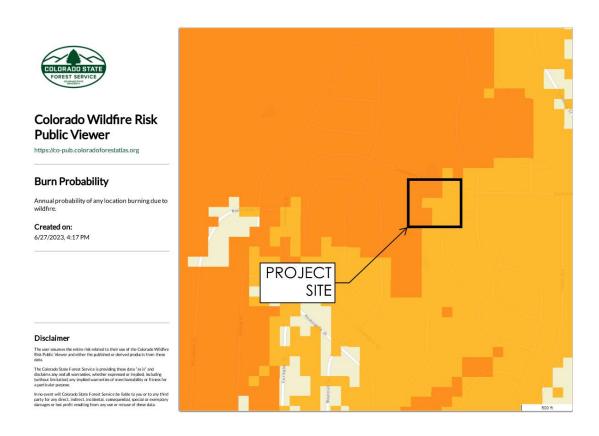
FALCON FIRE PROTECTION DISTRICT COMMITMENT LETTER

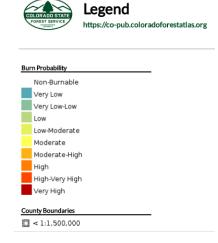
Per the Falcon Fire Department's Community Wildfire Protection Plan, dated January 20th, 2016, the entirety of the project site resides within the bounds of the Falcon Fire Protection District, and as such will be under the protection of said district in the event of a wildfire. See falconfirepd.org for extensive wildfire protection plan.



WILDFIRE HAZARD ASSESSMENT AND MITIGATION

 Said Site is mapped as moderate-high to high per the wildfire risk public viewer.







NATURAL OR PHYSICAL SITE FEATURES:

The Zone Change will support the preservation of the natural features and drainages of the site and surrounding lands:

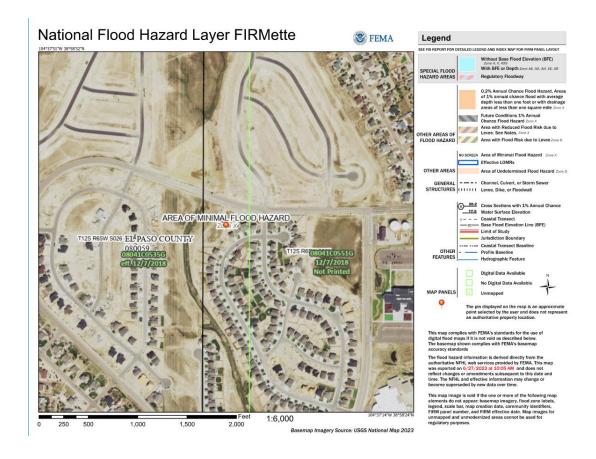
Site Natural Features:

 Site is located within the Falcon drainage basin (CHWS1400). Data provided by Muller Engineering Company; (1988)



- The topography of the site is a moderate slope, the grade declines on average at 2.37% in a northwesterly direction.
- The site consists of;
 - An area of minimal flood hazard Zoned X per the National Flood Hazard Layer FIRMette (08041C0535G)
 - An area of minimal flood hazard Zoned X per the National Flood Hazard Layer FIRMette (08041C0551G)

Kimley » Horn



WILDLIFE:

Wildlife impacts are expected to be generally very-low

TRAFFIC & ACCESS

A Summary of anticipated traffic generation and access

- A traffic study is not required in accordance with the ECM Section B.1.2.D, all criteria has been satisfied.
- It is planned that driveway access will be limited to the adjacent public right of ways and in compliance per ECM standards and provisions. To be defined with future site development plans and platting.

Address all the criteria in B.1.2.D. Discuss the number of peak hr trips, ADT etc expected for this maintenance/storage facility and parking/laydown yard and explain how it meets B.1.2.D. Explain the type of vehicles.

Access to a local road is obtainable versus access off a major collector. Provide deviation for collector road access

There is no driveway access permit on file for the existing access pt to Londonderry or the other District facility down the street in parcel 5225206003 which has direct access to collector



NOXIOUS WEED

Weed Control Objective: Through Rural development, the use of properly timed herbicide applications, grazing, maintenance, and the possible establishment of a community of predacious insects within the property, any emerging noxious weeds can be mitigated early and the onset of dense growth can be greatly reduced in the following years. Also, well-defined thresholds are a critical element of integrated vegetation management.

Distinguishing Plant Features: At this time, there have been no known noxious weeds identified within the Site by El Paso County weed management personnel. The property is currently undergoing Urban development. Shall any evidence of noxious weeds emerge eradication efforts will begin utilizing the techniques as outlined in the El Paso County Weed Management Plan.

Control Methods: Key control is to prevent noxious weeds from spreading. There are several options for noxious weed mitigation that include the use of integrated vegetation management techniques to control spread.

a. Biological

- Insects: The Colorado Department of Agriculture Insectary in Palisade, CO can recommend the appropriate insect to release to establish a community of predatory insects that may assist in the suppression of diffuse knapweed on the property. Call the insectary at (866) 324-2963 or see the Colorado Department of Agriculture website – Divisions – Conservation Services – Biological Pest Control Program. Once the insect community is well established on the property, they can have a great influence reducing noxious weed infestation.
- ii. Population establishment: An appropriate population of feeding insects may take 2-4 years to become established in an area protected from mowing and herbicide application such as under a grove of scrub oak or other woody shrubs.

b. Mechanical/cultural

Mowing: Recommended regular mowing and maintenance is outlined to keep weeds from overgrowing and spreading.

c. Chemical:



- i. Aminopyralid (Milestone)
- ii. Clopyralid plus triclopyr (Redeem R&P)
- iii. 2,4-D plus Dicamba (Weedmaster)

(The above control methods and the below timeframe are all listed on the State of Colorado Department of Agriculture Website search noxious weeds and fact sheets.)

<u>Timeframe:</u> Herbicide control is most effective in early spring (May/June) when the rosette is bolting. Chemical control is not as effective during the flowering stage, which is July and August. A fall (September) herbicide application following the rainy season will successfully treat the new seedlings and rosettes.

CONCLUSION

In conclusion, the Paint Brush Hills Metropolitan District is seeking approval to further develop portions of two (2) lots in the RS-6000 Zone for public improvements, utilities and drainage. In addition, the Paint Brush Hills Metropolitan District is also seeking authorization of predevelopment site grading.

The proposed development will incorporate portions of parcels 5225305053 and 5225209007; totaling an area of ±0.886 AC. Proposed developments shall consist of the installation of one (1) 36'x70' pre-fabricated metal equipment storage facility, an adjoining 6' sidewalk and a 15' wide gravel drive to connect the proposed developments to an existing driveway located on Londonderry Drive to the north. Vehicular access to the proposed development via Jagger Way to the south has been identified as unobtainable due to existing site features.

Paint Brush Hills Metropolitan District's proposed addition of an equipment storage facility would promote the maintenance of the adjacent rural-residential subdivisions and in-so-doing promote the rural-residential character of eastern El Paso County as well as satisfy the relevant goals and objectives of Your El Paso Master Plan.