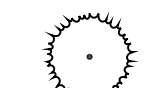
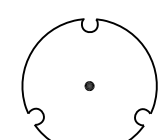
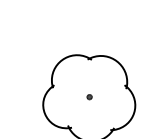
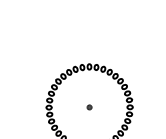


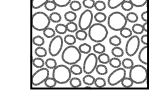



PRELIMINARY PLANT LEGEND

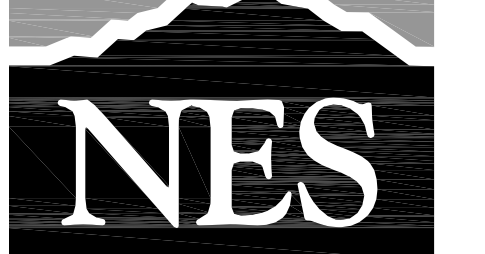
-  **EVERGREEN TREE**
Pinus ponderosa / Ponderosa Pine
Pinus sylvestris / Scotch Pine
-  **DECIDUOUS SHADE TREE**
Acer grandidentatum Rocky Mountain Glow / Bigtooth Maple
Gleditsia triacanthos inermis / Thornless Common Honeylocust
Populus angustifolia / Narrowleaf Poplar
-  **DECIDUOUS ORNAMENTAL TREE**
Amelanchier canadensis Autumn Brilliance / Autumn Brilliance Serviceberry
Crataegus crus-galli Inermis / Thornless Hawthorn
Malus x Prairiefire / Prairiefire Crab Apple
-  **EVERGREEN ORNAMENTAL TREE**
Picea pungens glauca Baby Blue Eyes TM / Baby Blue Eyes Colorado Blue Spruce
-  **NATIVE SEED**
-  **SHRUB BED**
-  **ROCK COBBLE**
-  **TURF SOD**

THE BEACH AT WOODMOOR FILING NO. 1

EL PASO COUNTY, COLORADO

PRELIMINARY / PUD DEVELOPMENT PLAN

Land Planning
Landscape
Architecture
Urban Design

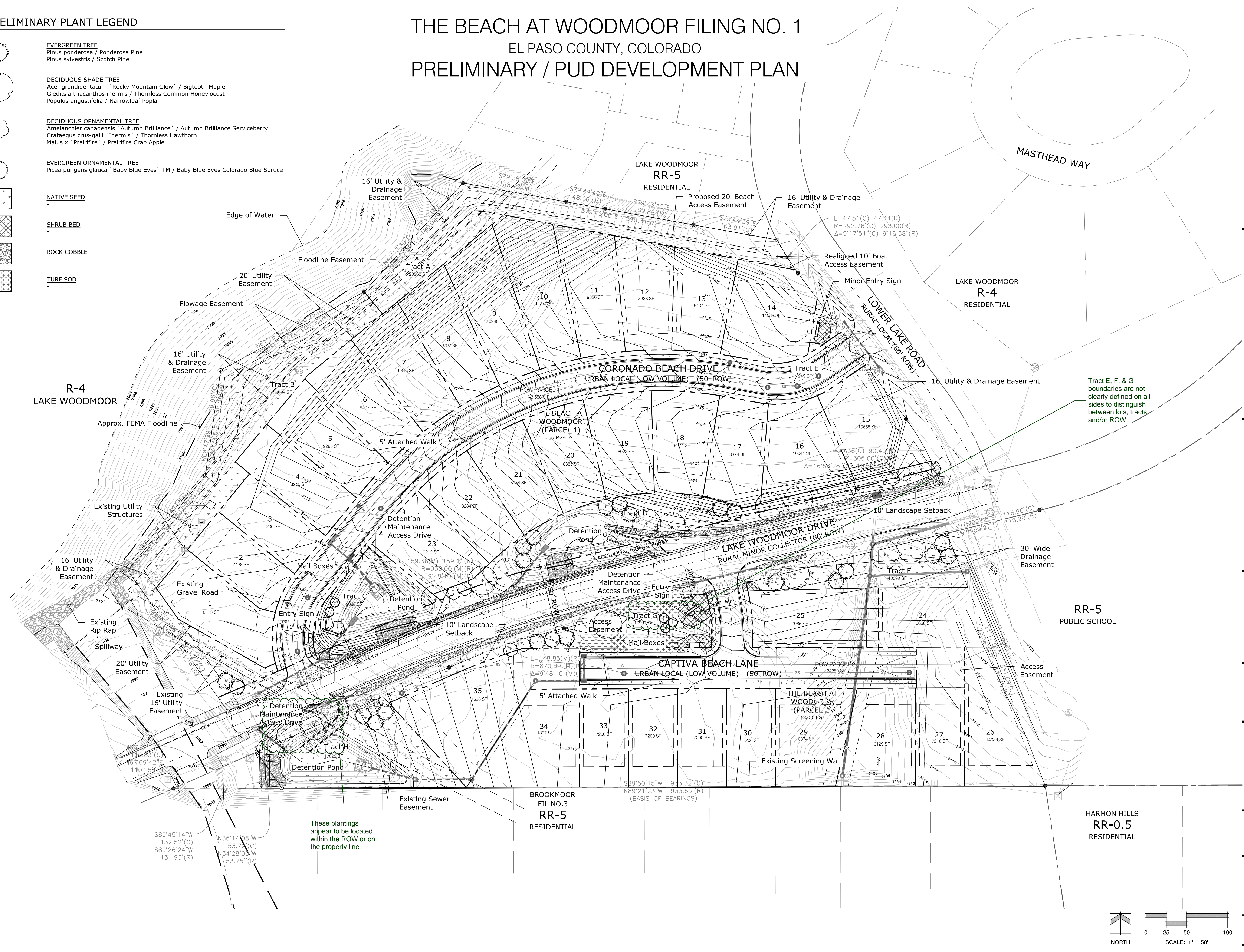


N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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P:\L1\Plan\The Beach at Woodmoor\Drawings\Planning\Pre-land\The Beach at Woodmoor_PUD.dwg [24x35 (LS1)] 5/26/2017 8:33:06 AM kmarshall

PROJECT INFO: IN ASSOCIATION WITH: SHEET TITLE: SHEET NUMBER:

Beach at Woodmoor

PRELIMINARY / PUD DEVELOPMENT PLAN

Lake Woodmoor Dr. & Lower Lake Rd.
Monument, CO 80132

DATE: 05-26-17
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

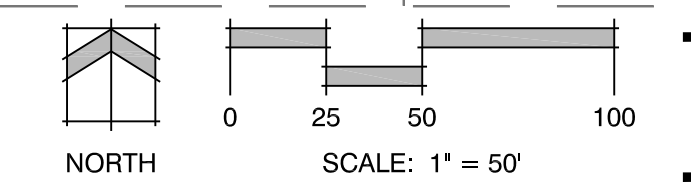
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

PRELIMINARY LANDSCAPE PLAN

LS1

5 OF 6



SITE DATA

Area: 12.317 Acres
 Current Zoning: R-4 & RR-5
 Proposed Zoning: PUD
 Proposed Land Use: Single Family
 Lot Coverage: 50% Maximum
 Number of Lots: 35
 Tract Landscape Area: Aprox. 119,100 SF

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PERMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

LANDSCAPE REQUIREMENTS

Street Setbacks

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage
Lake Woodmoor Rd - North	Minor Collector	10' / 10'	923'
Lake Woodmoor Rd - South	Minor Collector	10' / 10'	888'

Tree/Feet Required	No. of Trees Req./Prov.	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
1 / 30'	31 / 31	--	75% / 75%
1 / 30'	30 / 30	--	75% / 75%

Identify which portion of Lake Woodmoor Drive these belong to

FOOTHILLS SEED MIX

EROSION PROTECTION/REVEGETATION REQUIREMENTS Per U.S.A. Soil Conservation Service Guidelines

1. Practice No. & Name: FOOTHILLS MIX- From Arkansas Valley Seed Co.
 Range Site: Loamy and shallow foothills
 2. Planned: 0.66 AC (28,800 sq)

Seeded Prec: _____ Seeding Operation: _____
 a. Method: Rotated to 6" a. Method: X - HYDROSEED
 b. dates: April/May or as approved by L.A. b. Drill _____
 c. Clean Tilled: X c. Interseed _____
 Firm Seeded: X d. Broadcast _____
 Stubble cover: _____ b. Drill Spacing _____
 Interseed: _____ c. Type _____
 Other: Till to 2 cu. yds/1,000 s.f. organic matter d. Date: April/May or as approved by L.A.
 _____ d. Planting Depth: 1/4"-1/2"

Fertilizer (Pounds Actual Per Acre): _____ Weed Control: _____
 NP: 50 pounds per acre Mowing: X
 P205: 40 pounds per acre Chemical: _____
 K: N/A Dates: 14 days prior to seeding
 See S.C.S. for specific recommendations at herbicide application time.

Mulch: _____
 Kind: Green Color Hydromulch after seeding. Contractor to submit product sample.
 Amount: 2,200 lbs/acre
 How Applied: Hydroseeded in two steps: First Step - Seed Application, Second Step - Mulch Application.
 How Anchored: 100 lbs/ Acre, Tarpillier
 Anchorage Depth: nil

Seed Variety:	Lbs/Acre	Planned Acres	Total Lbs.
Foothills Mix	20 lbs/acre		
20% Annual Ryegrass			
16% Slender Wheatgrass			
10% Mountain Blume			
10% Paspalum Wheatgrass			
11% Hard Fescue			
11% Canada Bl. grass			
6% Sideoats Grama			
6% Bl. Junco			
5% Blue Grama (Coolest)			
5% Switchgrass			

Arkansas Valley Seed Co.
 (877) 997-5337 <http://www.avseeds.com>

* If outside specified planting dates, utilize sprayed tackifier at manufacturer's recommended rates on all seed areas.

TREE PLANT LIST

DECIDUOUS TREES	HEIGHT	WIDTH	SIZE	COND
Acer grandidentatum `Rocky Mountain Glow` / Bigtooth Maple	30'	30'	2.5' Cal.	B&B
Gleditsia triacanthos inermis / Thornless Common Honeylocust	50'	40'	2.5' Cal.	B&B
Populus angustifolia / Narrowleaf Poplar	50'	30'	2.5' Cal.	B&B

EVERGREEN TREES	HEIGHT	WIDTH	SIZE	COND
Picea pungens glauca `Baby Blue Eyes` TM / Baby Blue Eyes Colorado Blue Spruce	30'	15'	6' HT	B&B
Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B
Pinus sylvestris / Scotch Pine	50'	30'	8' HT	B&B

ORNAMENTAL TREE	HEIGHT	WIDTH	SIZE	COND
Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	25'	20'	2' Cal.	B&B
Crataegus crus-galli `Inermis` / Thornless Hawthorn	25'	20'	2' Cal.	B&B
Malus x `Prairifire` / Prairifire Crab Apple	20'	20'	2' Cal.	B&B

SHRUBS & PERENNIAL PLANT LIST

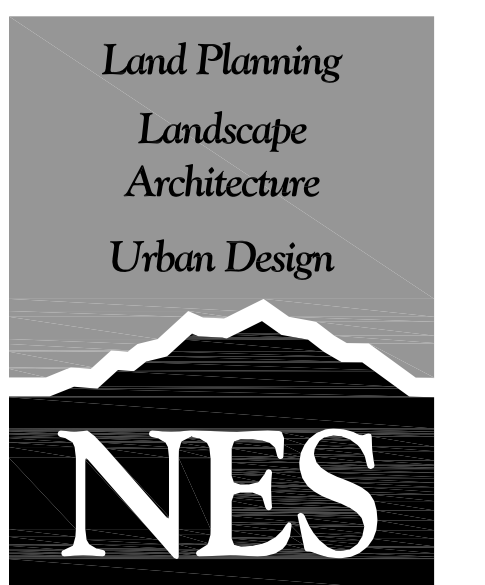
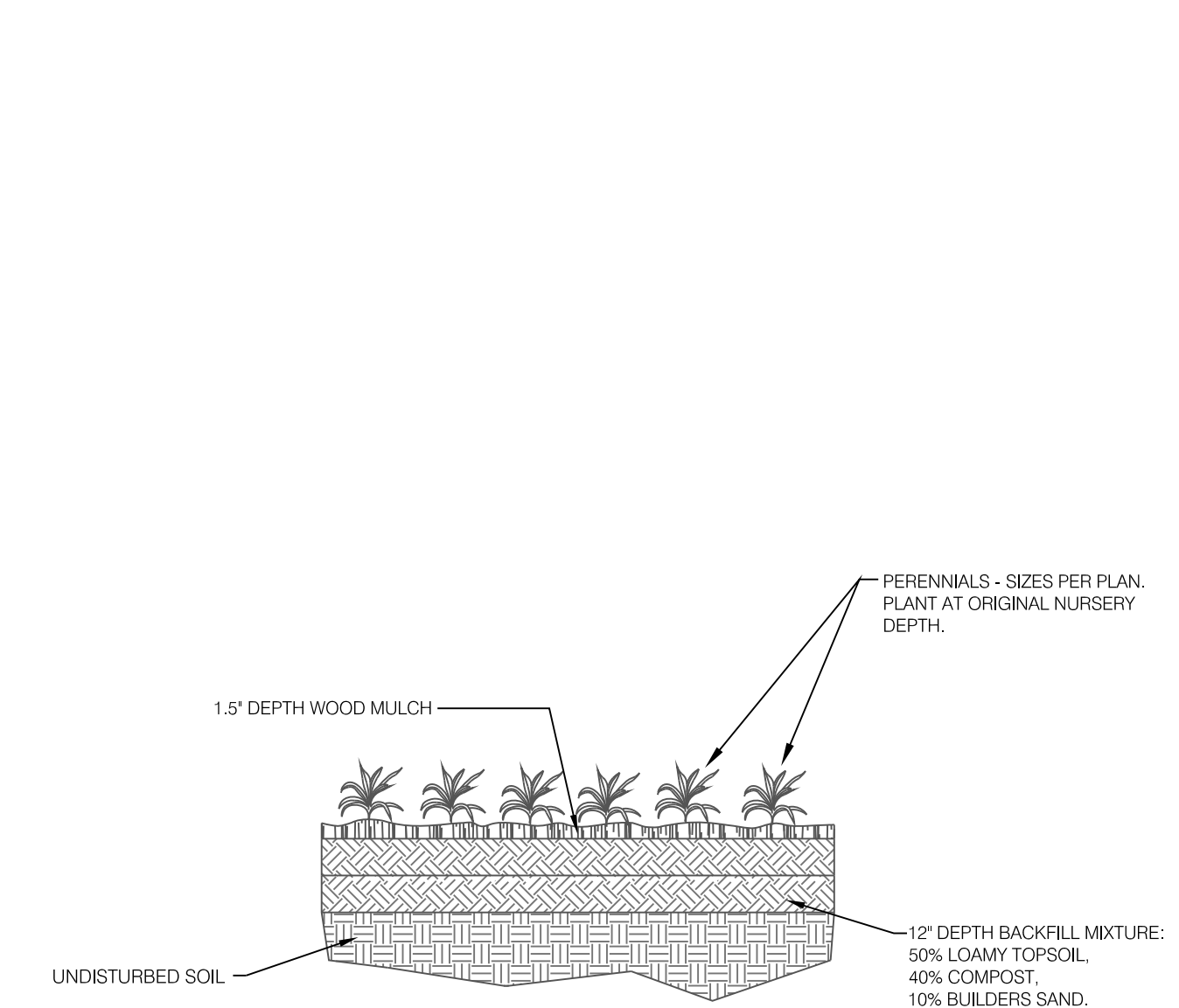
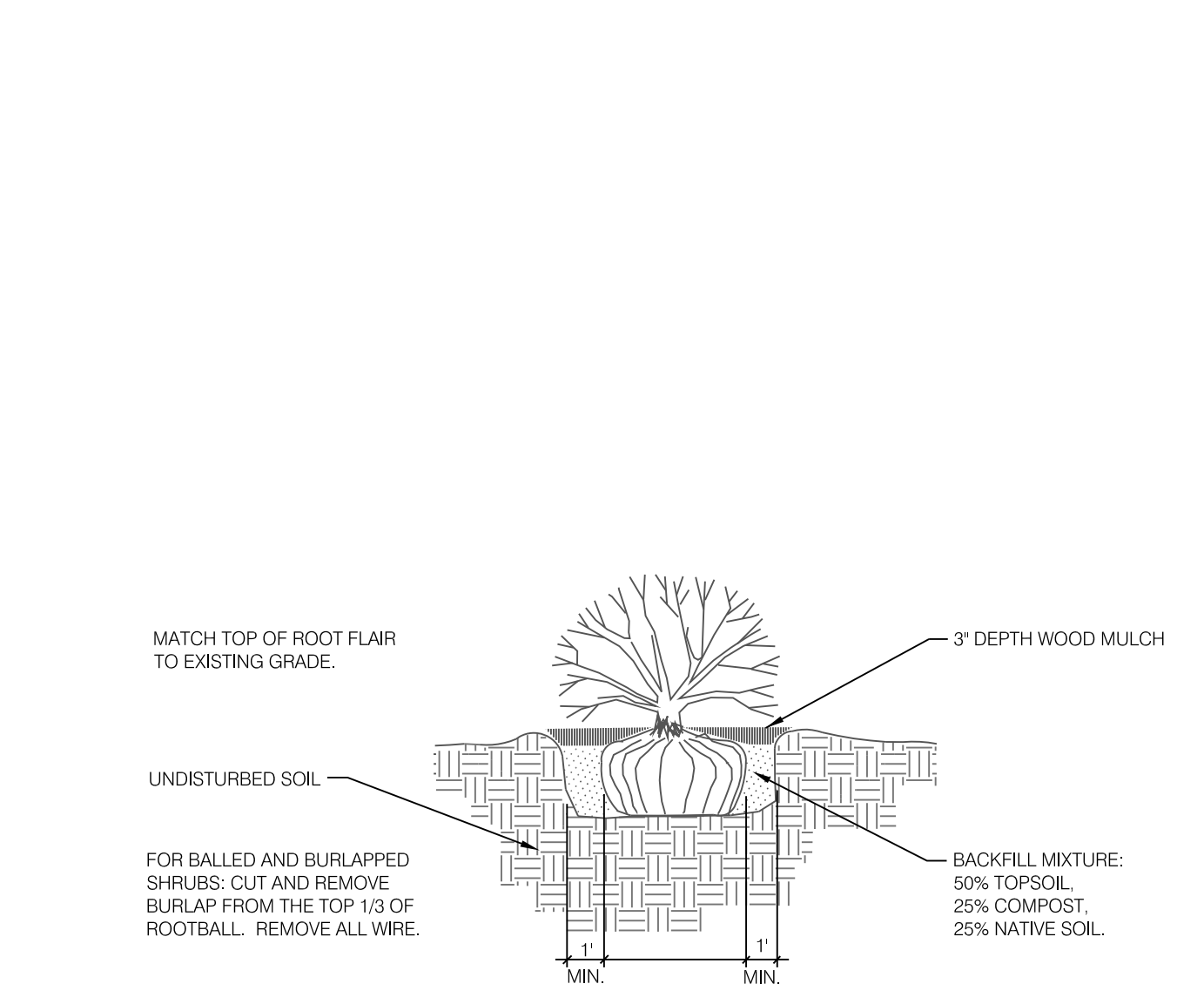
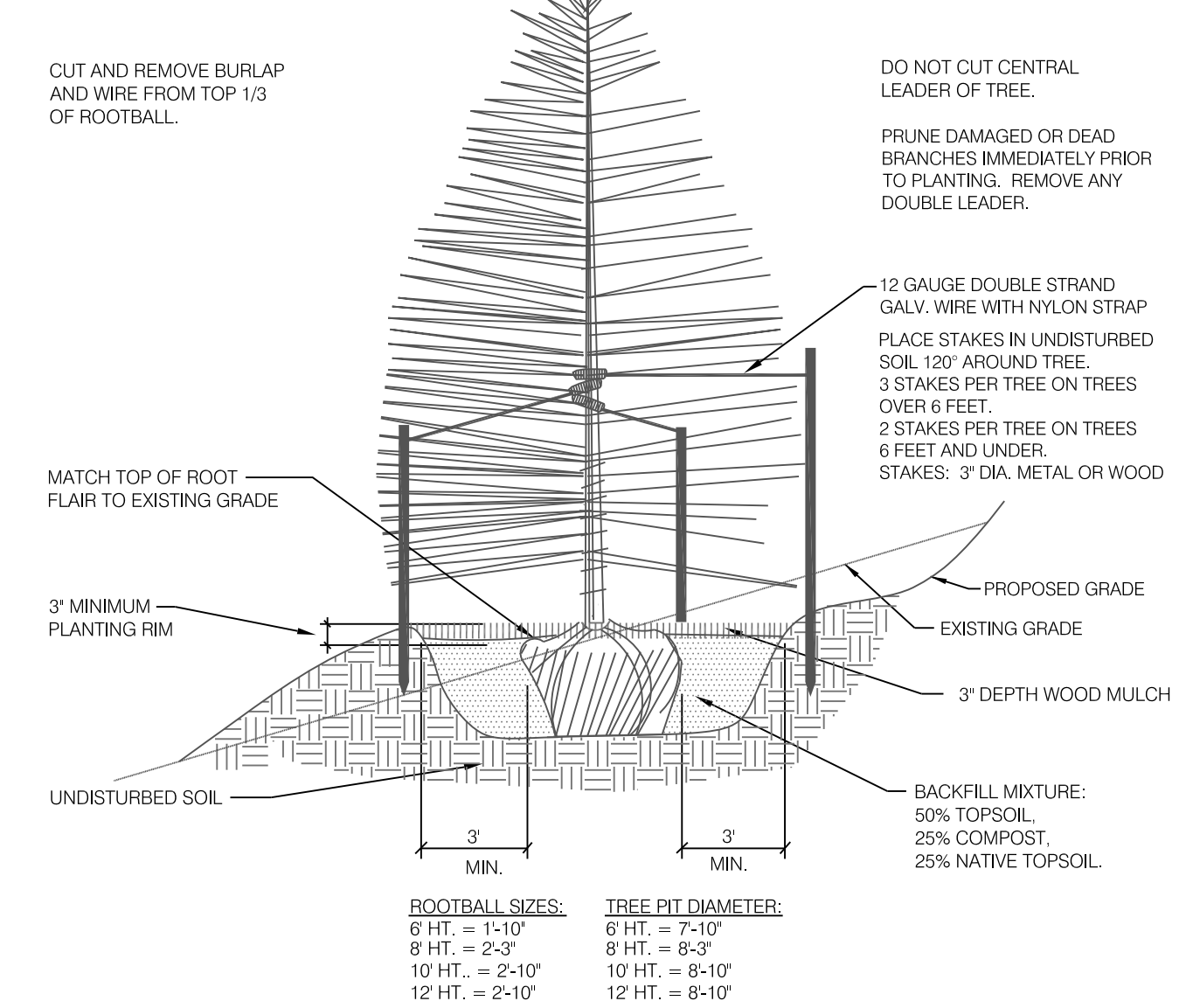
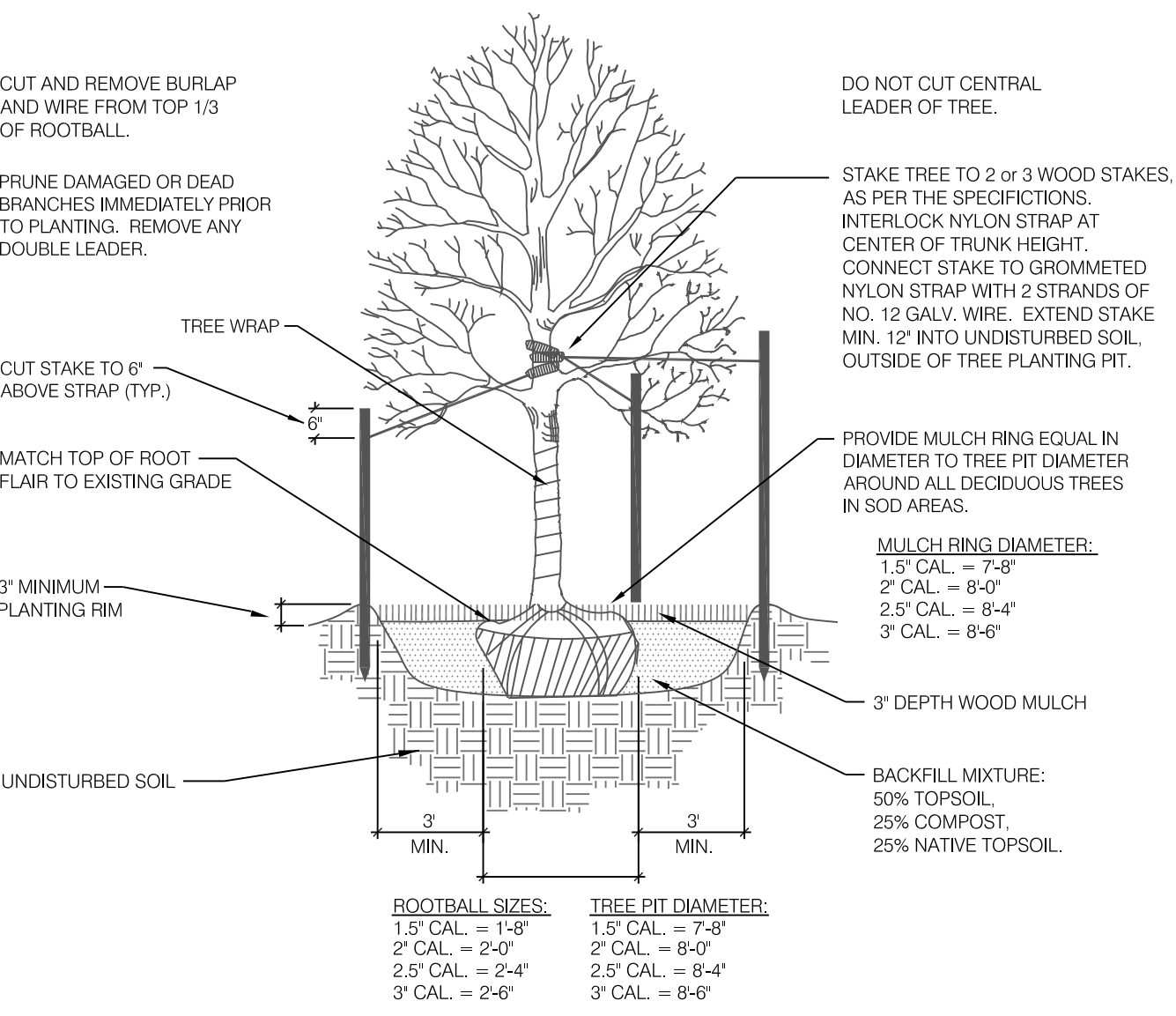
SHRUBS	HEIGHT	WIDTH	SIZE	COND	XERIC
Caryopteris x clandonensis / Bluebeard	3'	3'	5 GAL	CONT	NonX
Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT	NonX
Physocarpus opulifolius `Coppertina` / Coppertina Ninebark	10'	10'	5 GAL	CONT	NonX
Pinus sylvestris `Hillside Creeper` / Hillside Creeper Scotch Pine	3'	8'	5 GAL	CONT	NonX
Potentilla fruticosa / Bush Cinquefoil	3'	3'	5 GAL	CONT	Xeric
Rhus glabra `Cismontana` / Western Smooth Sumac	3'	3'	5 GAL	CONT	Xeric
Rhus trilobata / Skunkbush Sumac	6'	6'	5 GAL	CONT	Xeric
Rosa x harisonii / Harrison's Yellow Rose	6'	6'	5 GAL	CONT	
Spiraea thunbergii `Ogon` TM / Mellow Yellow Spiraea	5'	5'	5 GAL	CONT	
Symphoricarpos orbiculatus / Coralberry	6'	6'	5 GAL	CONT	

ANNUALS/PERENNIALS	HEIGHT	WIDTH	SIZE	COND	XERIC
Agastache aurantiaca / Giant Hyssop	1.5'	1'	1 GAL	CONT	Xeric
Aquilegia chrysantha / Golden Columbine	3'	2'	1 GAL	CONT	NonX
Dianthus graniticus / Pink	3'	1.5'	1 GAL	CONT	NonX
Diastia integerrima / Twinspur	1.5'	1'	1 GAL	CONT	NonX
Digitalis obscura / Willow-leaved Foxglove	2'	1.5'	1 GAL	CONT	NonX
Heuchera sanguinea / Coral Bells/Alumroot	1.5'	1.5'	1 GAL	CONT	NonX
Kniphofia caulescens / Blue Leaf Fire Poker/Torchlily	4'	2'	1 GAL	CONT	NonX
Nepeta x faassenii / Catmint	2'	2'	1 GAL	CONT	NonX
Origanum libanoticum / Hopflower Oregano	1.5'	2'	1 GAL	CONT	NonX
Penstemon barbatus / Beardlip Penstemon	3'	1.5'	1 GAL	CONT	Xeric
Penstemon linarioides coloradoensis / Blue Mat Penstemon	1'	1'	1 GAL	CONT	Xeric
Penstemon rostriflorus / Bridge Penstemon	2'	1'	1 GAL	CONT	Xeric
Phlomis cashmeriana / Himalayan Sage	3'	2'	1 GAL	CONT	NonX

EVERGREEN SHRUBS	HEIGHT	WIDTH	SIZE	COND	XERIC
Juniperus chinensis `Holbert` / Holbert Juniper	3'	10'	5 GAL	CONT	NonX
Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	1'	8'	5 GAL	CONT	NonX

GRASSES	HEIGHT	WIDTH	SIZE	COND	XERIC
Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5'	2'	1 GAL	CONT	NonX
Pennisetum setaceum `Rubrum` / Purple Fountain Grass	3'	1'	1 GAL	CONT	

GROUND COVER	HEIGHT	WIDTH	SIZE	COND	XERIC
Cerastium tomentosum / Snow In Summer	1'	1.5'	1 GAL	CONT	NonX
Delosperma cooperi / Purple Ice Plant	0.5'	1.5'	1 GAL	CONT	Xeric
Delosperma floribundum / Ice Plant	0.5'	1'	1 GAL	CONT	Xeric
Eriogonum umbellatum / Sulfurflower Buckwheat	1'	2'	1 GAL	CONT	Xeric
Zinnia grandiflora / Rocky Mountain Zinnia	0.5'	1'	1 GAL	CONT	Xeric



N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
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Beach at Woodmoor

PRELIMINARY / PUD DEVELOPMENT PLAN

Lake Woodmoor Dr. & Lower Lake Rd.
 Monument, CO 80132

DATE: 05-26-17
 PROJECT MGR: A. BARLOW
 PREPARED BY: K. MARSHALL

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

PRELIMINARY LANDSCAPE DETAILS

LS2
 6 OF 6

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