A. Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit

Applicability. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of County Commissioners.

C. Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for The Beach at Woodmoor is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

D. Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of The Beach at Woodmoor, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.

Enforcement. To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

Conflict. Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

Project Tracking. At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Development Services Department, in order to assure maximum development limits are not exceeded.

Overall Project Standards. The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

DEVELOPMENT GUIDELINES:

Project Description: The Beach at Woodmoor is a planned residential community on 12.317 acres of land located north & south of Lake Woodmoor Drive, and east of Woodmoor Lake. The project is planned as a single-family residential community

Permitted Uses: Permitted uses within The Beach at Woodmoor subdivision include single-family homes and open space. The uses of any property within the subdivision as a Child Care Center, Family Care Home or Group Home shall be subject to the regulations of Section 5 of the El Paso County Land Development Code, as may be amended in the future. Marijuana Clubs and Marijuana Grow Facilities are not permitted within this subdivision.

Temporary Uses: Temporary uses are limited to model home/subdivision sales office, yard sales, and seasonal produce sales, and are subject to the regulations of Section 5 of the El Paso County Land Development Code, as may be amended in the future. Vacation rentals are not permitted.

Accessory Uses: Accessory uses shall be subject to the regulations of Section 5 of the El Paso County Land Development Code, as may be amended in the future. Accessory uses within this subdivision are limited to the following:

• Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping).

Residential home occupation that does not require clients to visit the premises.

Accessory Structures. Accessory structures must comply with the Development Standards in item (G) of these guidelines, and shall be subject to the regulations relating to accessory structures in Section 5 of the El Paso County Land Development Code. Residential accessory structures in this subdivision are restricted to the following:

 Storage shed Gazebo

Deck (attached or detached, covered or uncovered)

Hot tub

Private greenhouse

Fence, wall and hedged Antennas, radio facilities, and satellite dishes

Solar energy systems

Signs. Signs shall be permitted to identify entryways to The Beach at Woodmoor community. The maximum size of the Community Entryway Sign shall be 100 square feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.

Fence Standards. Fencing shall be subject to the covenants and design criteria established by the Woodmoor Improvement Association and Architectural Control Committee and the following additional fencing guidelines specific to The Beach at Woodmoor:

• Fencing within The Beach at Woodmoor will be limited to split-rail fencing only. Dowel fencing is prohibited at The Beach at Woodmoor.

Fencing identified on the Development Plan to be built by the developer and owned & maintained by the adjacent lot homeowner. Responsibility of the installation and maintenance of any additional fencing on any particular lot will be that of the homeowner and not of

The Beach at Woodmoor HOA or Woodmoor Improvement Association.

Gates will be permitted in the fencing for lots adjacent to Tract A and B. No fences shall impede drainage in any way.

Development Standards.

Maximum building height: thirty (30) feet

Setback minimums:

Front: 20 feet minimum, Garage 18' minimum from back of walk

Side: 5 feet minimum, 15' adjacent to ROW, Except Lots 24 to have 5' minimum setback, as adjacent to landscape setback

Rear: 25 feet minimum, Except for lots 15, 16, 23, & 25 with 15' minimum setback, as adjacent to landscape setback

Maximum lot coverage: 50%

4. Projections into setbacks are governed by the Land Development Code in effect at the time of the PUD plan approval, other than decks and covered patios which may project up to 5' into rear setback.

Lot Sizes. The PUD Development Plan and the Final Plat establish the lot sizes. No subdivision of any lot will be permitted if such subdivision results in the creation of additional building lots.

Tracts. Allowed uses for the tracts include trash receptacles, mail kiosk, outdoor recreation facilities and associated land uses, development signage, pedestrian walkways, utilities, utility and maintenance access roadways, stormwater facilities, drainage improvements, fencing, trails and

Streets. Streets within The Beach at Woodmoor subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. All streets shall be paved with curb & gutter. Sidewalks will be provided as illustrated on this plan.

Architectural Control Committee Review/Covenants. The Beach at Woodmoor is subject to the covenants and design criteria established by the Woodmoor Improvement Association and Architectural Control Committee

SITE DATA

Building Setbacks:

OWNER/APPLICANT: Lake Woodmoor Holdings LLC

1755 Telstar Drive, Suite 211 Colorado Springs, CO 80920

Tax ID Number: 7114107015, 7114100016

12.317 Acres Current Zoning: R-4 & RR-5 **Proposed Zoning:** PUD

Current Land Use: Vacant Proposed Land Use: Single Family Residentia

Number of Lots: Density: 2.84 DU/AC **Building Height:** 30' Max.

> Front: 20' minimum,

Garage 18' minimum from back of walk

15' adjacent to ROW, Except Lot 24 to have 5' minimum setback, as adjacent to landscape setback

Except for lots 15, 16, 23, & 25 with 15' minimum setback, as adjacent to landscape setback

Maximum Lot Coverage: Minimum Lot Size: 7,200 SF

60' x 105' minimum Lot 23: Lots 6-11: 55' x 140' minimum 70' x 110' minimum

All Other Lots: 60' x 120' minimum (width measured at front setback)

All lots accommodate 1 or more base models.

GENERAL NOTES

Landscape will be maintained by The Beach at Woodmoor Home Owners Association.

2. This site is within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041C0276F, effective March 17, 1997. No building envelopes are within the F.E.M.A. floodplain.

There will be no direct lot access from Lake Woodmoor Drive.

4. A "trail" is to be provided through the property via proposed sidewalks, at the request of the

Woodmoor Improvement Association.

PUD MODIFICATIONS / DEVIATIONS

The Beach at Woodmoor PUD includes the following modifications or deviations to the El Paso County Land Development Code (LDC) and Engineering Criterial Manual (ECM):

1. ECM Section 2.3.2.

A. ECM states that Urban Local (low volume) roads shall provide a minimum centerline radius of

1. A deviation to this is requested for proposed Captiva Beach Lane to have a 65' centerline radius, on the basis of:

a. Existing site boundary causes constraints to align with existing road.

ECM states that Rural Minor Collector roads shall maintain a minimum spacing between intersections of 660'.

1. A deviation to this is requested for the intersection of proposed Captiva Beach Lane at Lake Woodmoor Drive to be a distance of 566' from existing Lower Lake Road and 285' from proposed Coronado Beach Drive, on the basis of:

a. Existing site boundary does not provide enough distance for minimum spacing.

SITE PARKING CALCULATIONS

Required:

35 single-family lots: 2.0 spaces per lot

Total Required = 70 spaces

Provided:

2 garage parking spaces per unit

2 driveway parking spaces on each lot = 70 spaces

> **Total Provided** = 140 spaces

Plus on-street parking will be permitted on interior public streets.

= 70 spaces

TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
Α	20,565 SF	Flowage, utility easements, utility and district access easements, open space	The Beach at Woodmoor HOA	The Beach at Woodmoor HOA
В	28,944 SF	Flowage, utility easements, utility access easements, open space	The Beach at Woodmoor HOA	The Beach at Woodmoor HOA
С	9,830 SF	Signage, mailboxes, utilities, landscape	The Beach at Woodmoor HOA	The Beach at Woodmoor HOA
D	17,796 SF	Utilities, landscape	The Beach at Woodmoor HOA	The Beach at Woodmoor HOA
E	1,249 SF	Signage, landscape	The Beach at Woodmoor HOA	The Beach at Woodmoor HOA
F	10,466 SF	Utilities, signage, mailboxes, landscape	The Beach at Woodmoor HOA	The Beach at Woodmoor HOA
G	26,426 SF	Detention pond, utilities, landscape	The Beach at Woodmoor HOA	The Beach at Woodmoor HOA
TOTAL	115,276 SF			



VICINITY MAP

THOSE PORTIONS OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 14. TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P. M., EL PASO COUNTY, COLORADO CONSISTING OF "PARCEL B'

PALMER SCHOOL

PALMER

MIDDLE

SCHOOL

MONUMENT

Chuck Broerman

El Paso County, CO

WOODMOOR DRIVE

STATE HIGHWAY 105

COLORADO

SPRINGS

WOODMOOR

COUNTRY CLUB

NORTH

SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOW THE BASIS OF BEARING FOR THE FOLLOWING METES AND BOUNDS LEGAL DESCRIPTION IS A TANGENT LINE ON THE SOUTHERLY RIGHT-OF-WAY OF LAKE WOODMOOR DRIVE AS PLATTED IN "LAKE WOODMOOR" ACCORDING TO THE PLAT THEROE RECORDED IN PLAT BOOK K-2 AT PAGE 83. AND MONUMENTED BY A NO. 5 REBAR AT THE SOUTHWESTERLY END AND BY A REBAR AND YELLOW PLASTIC

(4) THENCE N 61°16 '54"E A DISTANCE OF 200.25 FEET: (5)THENCE N 42°13'39"E A DISTANCE OF 179.61 FEET TO THE SOUTH LINE OF LOT 85 "LAKE WOODMOOR" THENCE S79°44'42"E. ALONG THE SOUTHERLY LINE THEREOF. A DISTANCE OF 48.16 FEFT TO THE SOUTHWEST CORNER OF LOT 86. "LAKE WOODMOOR'

THENCE S79°43'15"E, ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 109.88 FEET TO THE SOUTHWEST CORNER OF LOT 87 "LAKE WOODMOOR" THENCE S79°44'39"E, ALONG THE SOUTHERLY LINE THEREOF. A DISTANCE OF 103.91 FFFT TO THE WESTERLY RIGHT-OF-WAY LINE OF LOWER LAKE ROAD AS PLATTED IN "LAKE WOODMOOR" THENCE ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUS COURSE, SAID CURVE HAVING A RADIUS OF 292.78 FEET, A CENTRAL ANGLE OF 09°17'51", (THE LONG CHORD OF WHICH BEARS \$32°23'24"F A DISTANCE OF 47.46 FFFT): AN ARC DISTANCE OF 47.51 FFFT TO A POINT OF TANGENT

THENCE \$36°29'59"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE ON SAID TANGENT. A DISTANCE OF 222 62 FFET TO A POINT OF CURVE THENCE ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO THE RIGHT. SAID CURVE HAVING A RADIUS OF 305.00 FEET. A CENTRAL ANGLE OF 16°58'28". (THE LONG CHORD OF WHICH BEARS

\$28°01'04"E A DISTANCE OF 90.03 FEET), AN ARC DISTANCE OF 90.36 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE WOODMOOR DRIVE; THENCE S 76°02'05"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 489,68 TO A POINT OF CURVE

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO THE LEFT. SAID CURVE HAVING A RADIUS OF 930.00 FEET. A CENTRAL ANGLE OF 09°48'10". (THE CHORD OF WHICH BEARS S71°09'39"W A DISTANCE OF 158.92 FEET), AN ARC DISTANCE OF 159.11 FEET TO A POINT OF TANGENT; THENCE S66°15'32"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON SAID TANGENT, A DISTANCE OF 269.02 FEET TO THE POINT OF BEGINNING.

PARCEL A CONTAINS A CALCULATED AREA OF 8.126 ACRES MORE OR LESS.

PARCEL B:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, LYING SOUTHEASTERLY OF LAKE WOODMOOR DRIVE AS PLATTED IN "LAKE WOODMOOR" AND NORTH OF THE EAST-WEST CENTERLINE OF SAID NORTHEAST QUARTER, AND WESTERLY OF A TRACT CONVEYED BY WARRANTY DEED RECORDED FEBRUARY 15, 1972 IN BOOK 2467 AT PAGE 942, EXCEPTING THEREFROM THAT PORTION CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT NO. 1 IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802. THIS PARCEL BEING PARCEL E AS CONVEYED TO KAB-PANKEY, LIMITED LIABILITY COMPANY, IN THAT WARRANTY DEED RECORDED APRIL 22, 1994 IN BOOK 6431 AT PAGE 757. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE WOODMOOR DRIVE AS PLATTED IN "LAKE WOODMOOR" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK K-2 AT PAGE 83, SAID POINT BEING THE NORTHEAST CORNER OF "PARCEL B" AS DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 201088802:

THENCE N 66°15'32"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 256.88 FEET TO A POINT OF CURVE; THENCE ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 09°48'10", (THE LONG CHORD OF WHICH BEARS N71°09'39"E A DISTANCE OF 148.67 FEET). AN ARC DISTANCE OF 148.85 FEET TO A POINT OF TANGENT; THENCE N76°02'05"E ALONG SAID RIGHT-OF-WAY LINE ON SAID TANGENT A DISTANCE OF 482.32 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED

IN BOOK 2467 AT PAGE 942 THENCE S21°17'08"E, ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 331.69 FEET TO THE NORTHEAST CORNER OF "BROOKMOOR FILING NO. 3" ACCORDING TO THE PLAT THEREOF RECORDED THENCE S89°50'15"W, ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 933.32 FEET TO THE SOUTHEAST CORNER OF AFORESAID "PARCEL B" AS DESCRIBED IN WARRANTY DEED RECORDED UNDER

RECEPTION NO. 201088802 THENCE N 35°14'08"W, ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 53.72 FEET TO THE POINT OF BEGINNING.

PARCEL B CONTAINS A CALCULATED AREA OF 4.191 ACRES MORE OR LESS.

Lake Woodmoor Development, Inc

Name of Landowne B. Donglas Quimby
Landowner's Signature, notarized The above and foregoing statement was acknowledged before me this 28th day of August, 2019 by B. Douglas Quinby Witness my Hand and Seal: DENISE JORDAN WALLACE Denity Judan Wallace STATE OF COLORADO NOTARY ID 20034025810

Ownership Certification

My Commission Expires: 814123

I/we Kdoent Itayes a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owned in fee simple by Lake

Woodmoor Development, Inc. at the time of this application.

TITLE Officer Land TITLE Granutee Co OR Name of Attorney and registration number The above and foregoing statement was acknowledged before me this

29th day of August, 2019 by Robert Hayes Witness my Hand and Seal: Notary Public
My Commission Expires: \$14123

> DENISE JORDAN WALLACE STATE OF COLORADO NOTARY ID 20034025810 MY COMMISSION EXPIRES AUGUST 4, 2023

MY COMMISSION EXPIRES AUGUST 4, 202

County Certification This rezoning request to PUD has been reviewed and found to be complete and in accordance with the Boll lesowher 18-121 (Board resolution or motion #) 32118 approving the PUD and all applicable El Paso County regulations. 9/25/19

Clerk and Recorder Certification State of Colorado) El Paso County) I hereby certify that this Plan was filed in my office on this _____(day) of _(*month*), 20____ at __ recorded per Reception No.

El Paso County Clerk and Recorder

SHEET INDEX

Sheet 6 of 6:

Sheet 1 of 6: Cover Sheet Sheet 2 of 6: Development Plan Grading & Erosion Control Plan Sheet 3 of 6: Sheet 4 of 6: Utility System Plan Preliminary Landscape Plan Sheet 5 of 6:

Preliminary Landscape Details

619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073

www.nescolorado.com

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Fax 719.471.0267

The Beach at Woodmoor

PRELIMINARY / PUD DEVELOPMENT PLAN

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

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

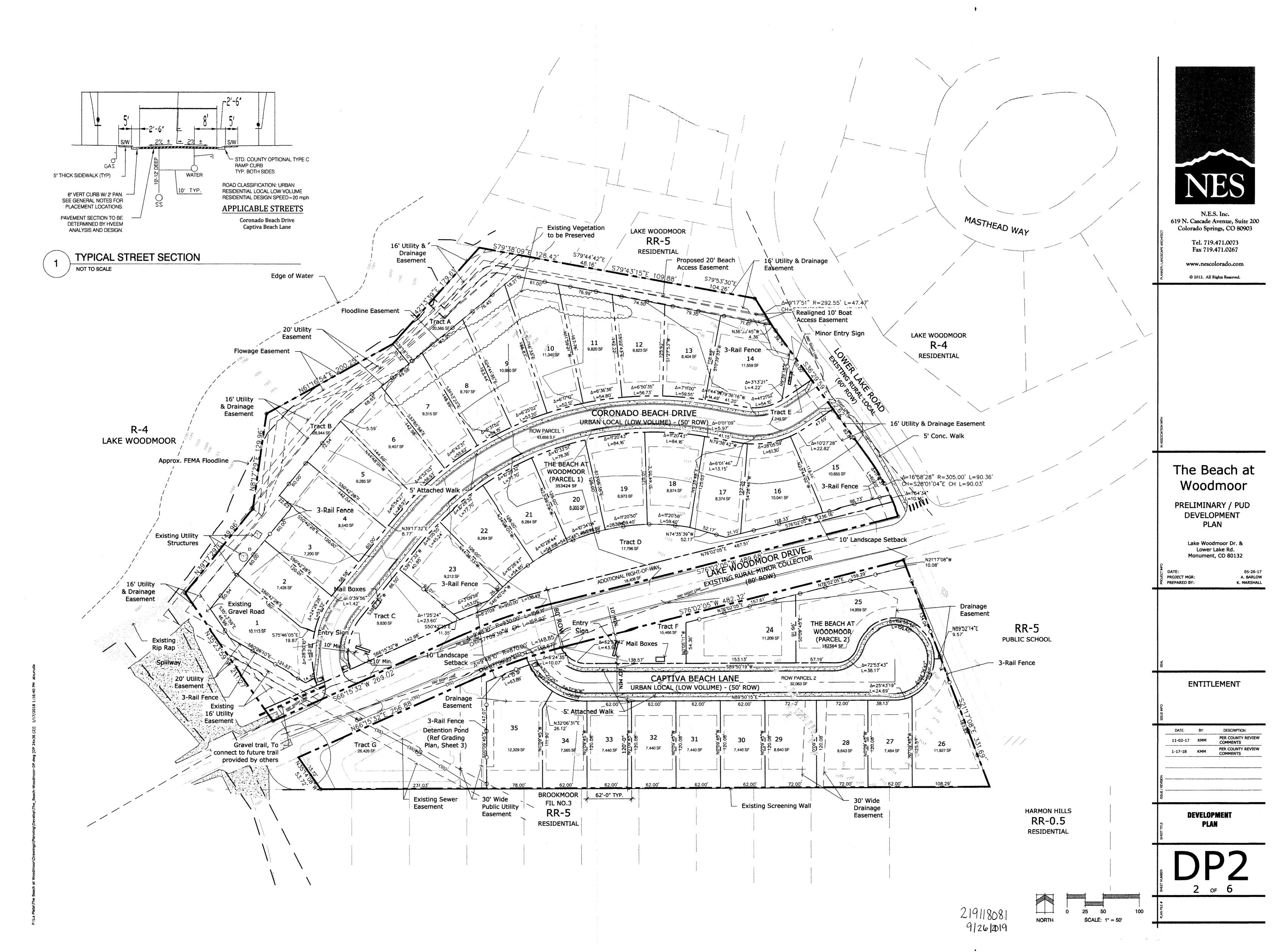
ENTITLEMENT

DESCRIPTION PER COUNTY REVIEW

PER COUNTY REVIEW

COVER SHEET

PUDSP 17-0003



2. Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off site waters, including

Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations to regulations and standards must be requested, and approved, in A separate Stormwater Management Plan (SWMP) for this project shall be completed and an Erosion and Stormwater Quality Control

Permit (ESQCP) issued prior to commencing construction. During construction the SWMP is the responsibility of the designated Stormwater Manager, shall be located on site at all times and shall be kept up to date with work progress and changes in the field. Once the ESQCP has been issued, the contractor may install the initial stage erosion and sediment control BMPs as indicated on the Grading & Erosion Control Plan. A preconstruction meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County DSD inspections staff. Soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within 21 calendar days after final grading, or final earth disturbance, has been completed. Disturbed areas and stockpiles which are not at final grade but will remain dormant for longer than 30 days shall also be mulched within 21 days after interim grading. An area that is going to remain in an interim state for more than 60 days shall also be seeded. All temporary soil erosion control measures and BMPs shall be maintained until permanent soil erosion control measures are implemented and established.

Temporary soil erosion control facilities shall be removed and earth disturbance areas graded and stabilized with permanent soil erosion control measures pursuant to standards and specification prescribed in the Drainage Criteria Manual DCM Volume II and the Engineering Criteria Manual (ECM) appendix 1.

All persons engaged in earth disturbance shall implement and maintain acceptable soil erosion and sediment control measures including BMPs in conformance with the erosion control technical standards of the DCM Volume II and in accordance with the Stormwater Management Plan (SWMP), All temporary erosion control facilities including BMPs and all permanent facilities intended to control erosion of any earth

disturbance operations, shall be installed as defined in the approved plans, the SWMP and the DCM Volume II and maintained throughout the duration of the earth disturbance operation. 10. Any earth disturbance shall be conducted in such a manner so as to effectively reduce accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be

limited to the shortest practical period of time. 1. Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be designed to limit the discharge to a non-erosive velocity.

12. Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to runoff to State Waters, including any surface or subsurface storm drainage system or facilities. 13. Erosion control blanketing is to be used on slopes steeper than 3:1.

14. Building, construction, excavation, or other waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. BMP's may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances. 15. Vehicle tracking of soils and construction debris off-site shall be minimized. Materials tracked offsite shall be cleaned up and properly

disposed of immediately 16. Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and State regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site

7. The owner, site developer, contractor, and/or their authorized agents shall be responsible for the removal of all construction debris. dirt, trash, rock, sediment, and sand that may accumulate in the storm sewer or other drainage conveyance system and stormwater appurtenances as a result of site development 18. The quantity of materials stored on the project site shall be limited, as much as practical, to that quantity required to perform the

work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with No chemicals are to be used by the contractor, which have the potential to be released in stormwater unless permission for the use of a specific chemical is granted in writing by the ECM Administrator. In granting the use of such chemicals, special conditions and

monitoring may be required. 20. Bulk storage structures for petroleum products and other chemicals shall have adequate protection so as to contain all spills and prevent any spilled material from entering State Waters, including any surface or subsurface storm drainage system or facilities. 21. No person shall cause the impediment of stormwater flow in the flow line of the curb and gutter or in the ditchline.

22. Individuals shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the "Clean Water Act" (33 USC 1344), in addition to the requirements included in the DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and laws, rules, or regulations of other Federal, State, or County agencies, the more restrictive laws, rules, or regulations 23. All construction traffic must enter/exit the site at approved construction access points.

24. Prior to actual construction the permitee shall verify the location of existing utilities.

25. A water source shall be available on site during earthwork operations and utilized as required to minimize dust from earthwork

6. The soils report for this site has been prepared by CTL Thompson, Inc. and shall be considered a part of these plans. 27. At least ten days prior to the anticipated start of construction, for projects that will disturb 1 acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SWMP), of which this grading and erosion control plan may be a part. For information or application materials contact:

Colorado Department of Public Health and Environment Water Quality Control Division

4300 Cherry Creek Drive South Denver, CO 80246-1530 Attn: Permits Unit

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION 2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP 3. AREAS TO BE STABILIZED ARE TO BE PROPERL' GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE. 4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED. 5. CONSTRUCTION ROADS ARE TO BE BUILT TO

CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP. MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM 2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY. 3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM

4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.

75' MIN.

PLAN

LOADING/UNLOADING AREAS, AND STORAGE AREAS.

SECTION

VEHICLE TRACKING CONTROL

ROADS, PARKING AREAS, STAGING AREA.

-COARSE AGGREGATE

3-INCH (D50)

-3" MIN OF COURSE AGGREGATE ON ALL CONSTRUCTION

-GEOTEXTILE (MATERIAL REQUIREMENTS IN APPENDIX B, TABLE MT-3)

5. OTHER ASSOCIATED SEDIMENT CONTROL

MEASURES ARE TO BE INSPECTED TO ENSURE

SEWER DRAINS.

GOOD WORKING CONDITION.

EXSTG. WASTEWATER LINE PROPOSED STORMSEWEF PROPOSED WATER LINE ----- PROPOSED WASTEWATER LINE

FENCE LINE

E.O.G.

PROPOSED WASTEWATER SERVICE ------ SI -------RIPRAP PROPOSED BUILDING

PROPOSED WATER SERVICE

ELECTRICAL BOX

ELECTRIC METER

CLEAN OUT

GAS METER

FIRE HYDRANT

WATER VALVE

GRAVEL DRIVEWAY

EDGE OF ASPHALT

EDGE OF GRAVEL

EXSTG. UNDERGROUND TELEPHONE

EXSTG. UNDERGROUND ELECTRIC

WELL HEAD

PINE TREE

CONCRETE

SIGN

EXSTG. WATER LINE

PAVEMENT

TELEPHONE PEDESTAL

SANITARY SEWER MANHOLE

PROJECT SPECIFIC GRADING AND EROSION CONTROL NOTES

1. All earthwork required of this construction shall be completed in accordance with all applicable sections of the Project Specifications and Soil Investigation Report (Geotechnical Report).

2. Rubbish including timber, concrete rubble, trees, brush, and asphalt shall not be backfilled adjacent to any of the structures or be in the placement of any unclassified fill. The Contractor shall be responsible for the removal and hauling of such materials to a suitable spoil area. Costs associated with the removal of such materials shall be paid for as documented in the Project Specifications. 3. Excess excavation shall become the property of the Contractor and shall be disposed of at the Contractor's expense. The cost of haulage and spoiling of excess excavated materials shall be paid for as documented in the Project Specifications.

4. Water shall be used as a dust palliative as required and shall be included in the cost for earthwork item(s). No separate payment will be made for dust control associated with the site construction. The road grades shall be cleared of vegetation and the topsoil stockpiled for later use. 6. All grading shall be in conformance with the Geotechnical Report for the area.

11. Contractor is responsible for reviewing the site prior to bidding to verify site conditions.

Placement of fill for roadway embankments shall be completed in conformance with the Geotechnical Report. 8. Grading contours shown on this plan are to final grade.

Compaction under filled areas, including roadway and detention basin embankments, shall be 95 percent of the maximum Standard Proctor Density (ASTM D698) at two (2) percent of optimum moisture content. 10. No rubble or debris shall be placed in the backfill under any of the proposed buildings, streets, curb & gutter, sidewalk and drainage structures or within five (5) feet of a building footprint. Properly graded rubble may be used in some locations as specified and verified by the Geotechnical Engineer.

12. Contractor is responsible for providing erosion control measures as approved by the El Paso County DSD Engineering Division and as may be required by the El Paso County Inspector. 13. All slopes equal to or greater than 3:1 shall require anchored soil retention blanket (SRB), Geocoir 700 or equal.

14. The Developer is responsible for maintaining erosion control measures until a mature stage of vegetation is established. 15. All soils used for fill must be approved by a representative of the Geotechnical Engineer.

16. All natural ground to receive fill must be properly scarified, watered and compacted prior to placing fill. 17. The Contractor is solely responsible for the design, maintenance and operation of any required dewatering system. The Contractor shall perform such independent investigation as he deems necessary to satisfy himself as to the subsurface groundwater conditions and unstable soil conditions to be encountered throughout the construction. Contractor shall coordinate the dewatering system

18. No fill shall be placed, spread or rolled while it is frozen, thawing or during unfavorable weather conditions. When the work is interrupted by heavy rain, fill operations shall not be resumed until a representative of the Geotechnical Engineer indicates that the moisture content and density of the previously placed fill are as specified. Fill surfaces may be scarified and recompacted after rainfall if necessary, to obtain proper moisture density relation.

19. Additional erosion control structures and/or grading may be required at the time of construction. 20. Sediment removal for erosion control facilities shall be performed continuously for proper function.

21. Base mapping was provided by Rampart Surveys, Inc.

22. Proposed Construction Schedule: Begin Construction: Fall 2017 End Construction: Fall 2018 Total Site Area = 12.30 Acres

with El Paso County when associated with public facilities.

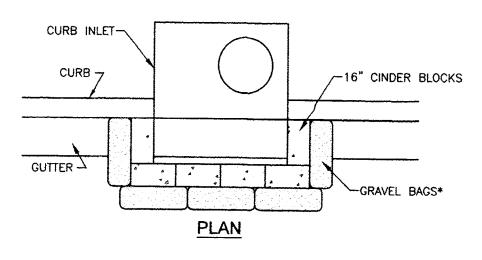
23. Area to be disturbed = 10.58 Acres (est.) Existing 100-year runoff coefficient = 0.53 Proposed 100-year runoff coefficient = 0.57 Existing Hydrological Soil Group: B & D

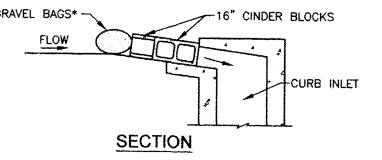
(Pring course sandy loam, and Alamosa loam) 24. Site is currently undeveloped and covered with native grasses on gentle slopes (2%-8%). 25. Site is located in the Dirty Women Creek Drainage Basin.

> INSTALLATION REQUIREMENTS
>
> 1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET. 2. CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD. 3. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO 4. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4" IN DIAMETER. 5. BAGS ARE TO BE MADE OF 1/4" WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

MAINTENANCE REQUIREMENTS . CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. 2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED. 3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF 4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE COUNTY.

*NOTE: AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

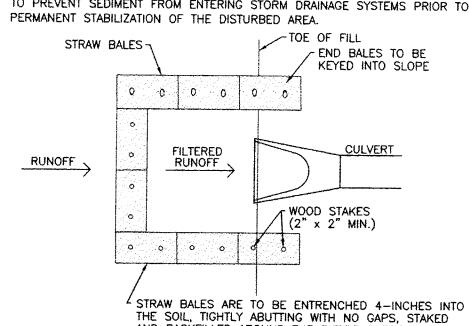




BLOCK AND GRAVEL BAG INLET PROTECTION (IP-3) NTS

CIP

A SEDIMENT FILTER OR AN EXCAVATED IMPOUNDING AREA AROUND A STORM DRAIN CULVERT INLET. TO PREVENT SEDIMENT FROM ENTERING STORM DRAINAGE SYSTEMS PRIOR TO - END BALES TO BE



AND BACKFILLED AROUND THE ENTIRE OUTSIDE PERIMETER **CULVERT INLET PROTECTION**

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET. 2. BALES ARE TO BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER. 3. SEE STRAW BALE BARRIER DETAILS AND NOTES FOR INSTALLATION REQUIREMENTS.

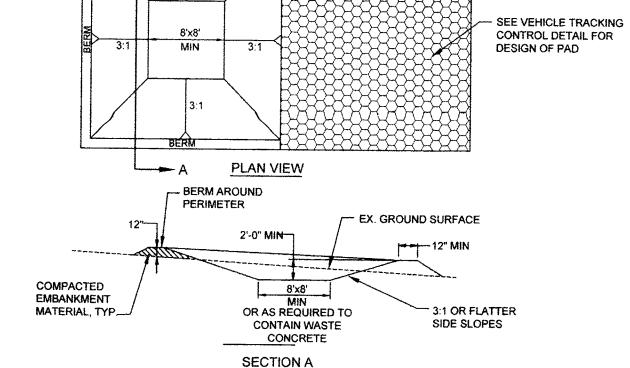
MAINTENANCE REQUIREMENTS
1. CONTRACTOR SHALL INSPECT STRAW BALE INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL 2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACING BALES IF NECESSARY, AND UNTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL. 3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALES WHEN IT ACCUMULATES TO APPROXIMATELY 1/3 THE HEIGHT OF THE BARRIFR. 4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE COUNTY.



ANCHORED IN TRENCH AND

ATTACHED FIRMLY TO POST-

POST (2" X 2" NOMINAL)-



- SILT FENCE FABRIC ANCHORED IN TRENCH AND

FIRMLY ATTACHED TO POST

CONCRETE WASHOUT AREA

(ECB)



INSTALLATION REQUIREMENTS SEE GEC FOR LOCATIONS OF CONCRETE WASHOUT AREA.

LAKE WOODMAND

SF)

LOT 33

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES AT THE LOCATIONS

. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT

3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER

4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES,

5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE

STAPLES AT LEAST 34" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A

AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF E

7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES

AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO

DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED.

3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY

MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY

2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE

UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.

6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN

LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2

OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE CEOTEXTILE SHALL

SHOWN ON THE GRADING AND EROSION CONTROL PLAN (GEC).

SUPPORT POST AND SECURELY SEALED.

NOT BE STAPLED TO EXISTING TREES.

CAUSE FAILURE OF THE STRUCTURE.

EXPOSED GEOTEXTILE HEIGHT

SILT FENCE DETAIL

FEET FROM THE TOE OF THE FILL IS RECOMMENDED.

LOT 32

LOT 30

Existing Block Wall

Preserve existing

Know what's below.

Call before you dig.

2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT SITE 3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT 4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. 5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION

MAINTENANCE REQUIREMENTS

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE 2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE. 3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOPSOIL, DRILL SEED AND CRIMP MULCH OR OTHERWISE STABILIZE IN A MANNER APPROVED BY THE LOCAL JURISDICTION 4. INSPECT WEEKLY, AND DURING AND AFTER ANY STORM EVENT.

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY

ANDREW W. McCORD P.E. 25057 FOR AND ON BEHALF OF KIOWA ENGINEERING CORPORATION

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

ADDRESS: LAKE WOOMOOR HOLDINGS, LLC 1755 TELSTAR DRIVE, SUITE 211 COLORADO SPRINGS, COLORADO 80920

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE IOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IENNIFER IRVINE, P.E. DATE COUNTY ENGINEER/ECM ADMINISTRATOR

SCALE: 1"=100"

800% 2497, PAGE 943

LOT 26

EROSION CONTROL LEGEND

Vehicle Tracking Control

Sediment Control Log

Inlet Protection

Concrete Wash Area

Erosion Control Blanket (ECB)

O Silt Fence (SF)

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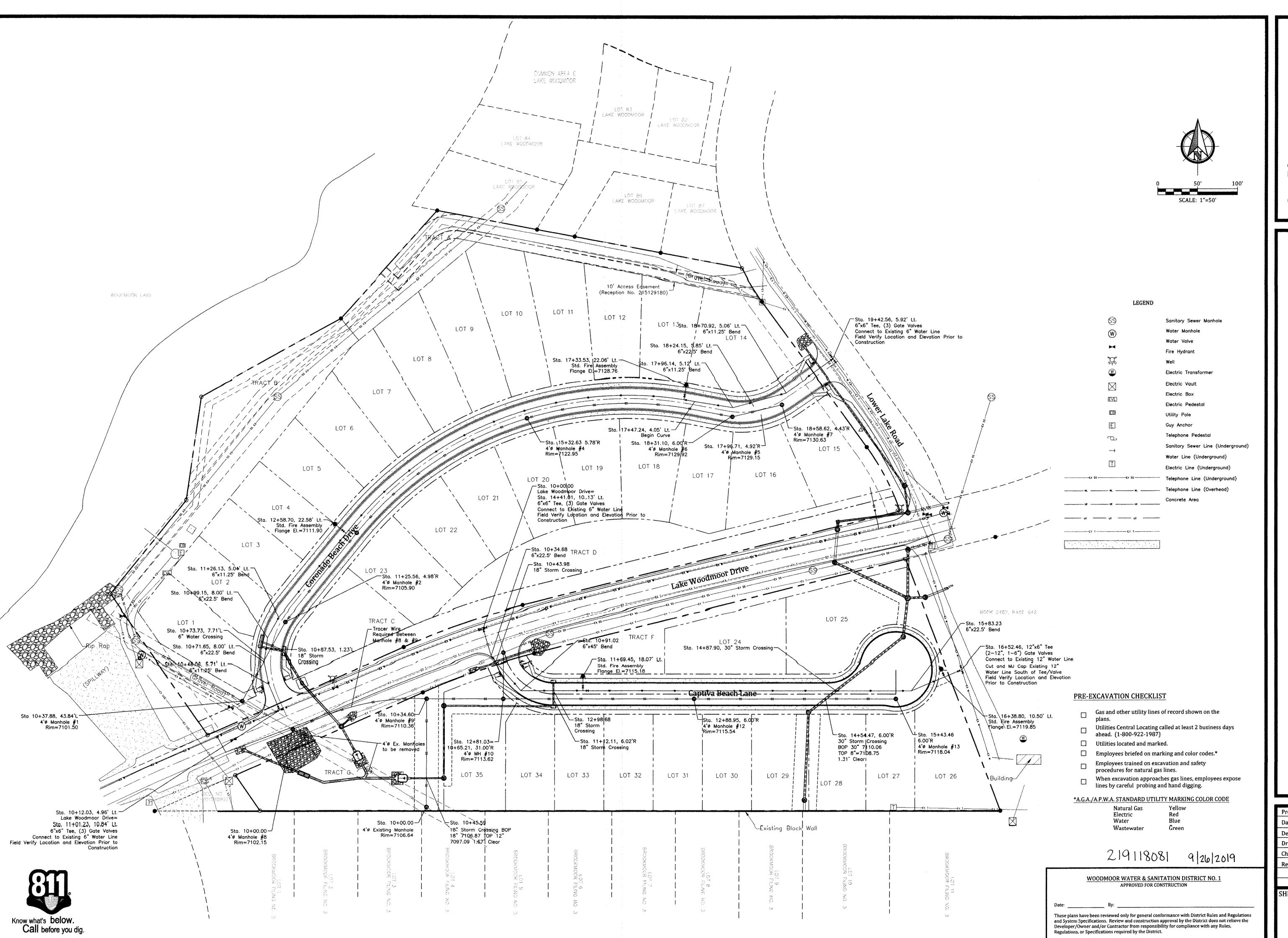
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ž,

Project No.: Date: January 16, 2018 Design: JAK Drawn: JAK Check: AWMc HEET



Engineering Corporation 1604 South 21st Street Colorado Springs, Colorado 80904 (719) 630-7342

The Beach at Woodmoor Filing No.

Project No.: 16059

Date: January 16, 2018

Design: JAK

Drawn: JAK

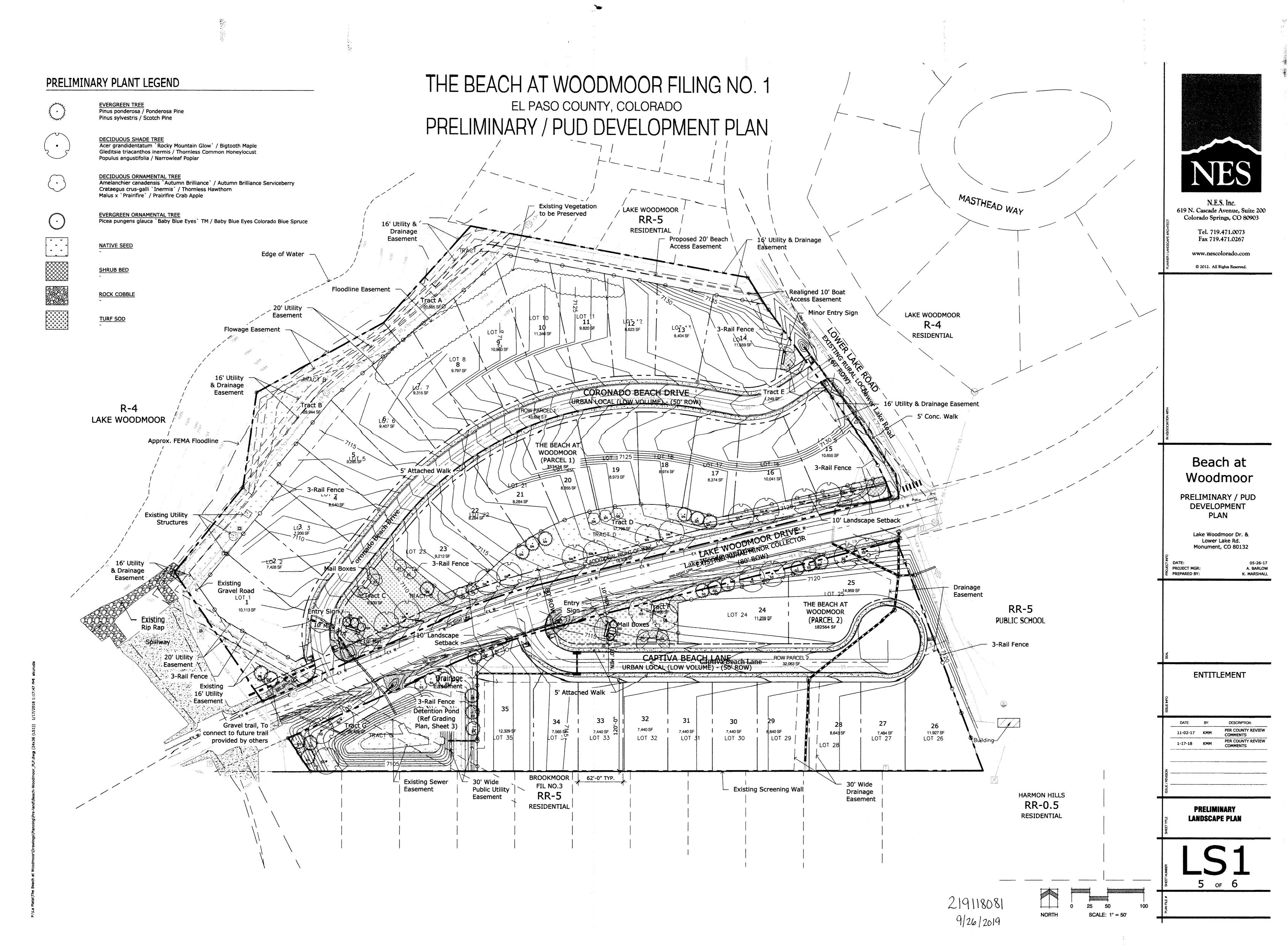
Check: AWMc

Revisions:

tem

SHEET

4 of 6 Sheets



SITE DATA

Area:
Current Zoning:
Proposed Zoning:
Proposed Land Use:

12.317 Acres R-4 & RR-5 PUD

Lot Coverage:
Number of Lots:

Single Family 50% Maximum

Tract Landscape Area:

Aprox. 115,350 SF

LANDSCAPE NOTES

- 1. 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 PREMIUM 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.
- 3. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- 4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- 5. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- 6. ALL SOD SHALL BE TALL FESCUE BLEND.
- 7. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- 8. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- 9. 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.
- 10. 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,
- 13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- 14. GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- 15. 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.
- 16. 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.
- 17. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- 18. 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.
- 19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

LANDSCAPE REQUIREMENTS

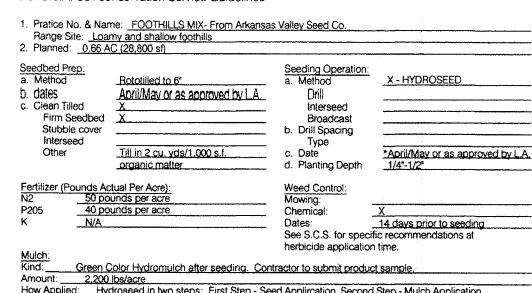
Street Setbacks

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 Reg./ Prov.	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
1 / 30'	31 / 31	SN	75% / 75%
1 / 30'	30 / 30	SS	75% / 75%

FOOTHILLS SEED MIX

EROSION PROTECTION/REVEGTATION REQUIREMENTS
Per U.S.A. Soil conservation Service Guidelines



eed			
ariety:	Lbs/Acre	Planned Acres	Total Lbs.
oothills Mix	20 lbs/acre		
20% Annual Ryegrass			
16% Siender Wheatgrass			
10% Mountain Brome			
10% Pubescent Wheatgrass			
11% Hard Fescue			
11% Canada Blue grass			······································
6% Sideoats Grama		-	
6% Big Bluestem			
5% Blue Grama (Coated)			
5% Switchgrass			

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

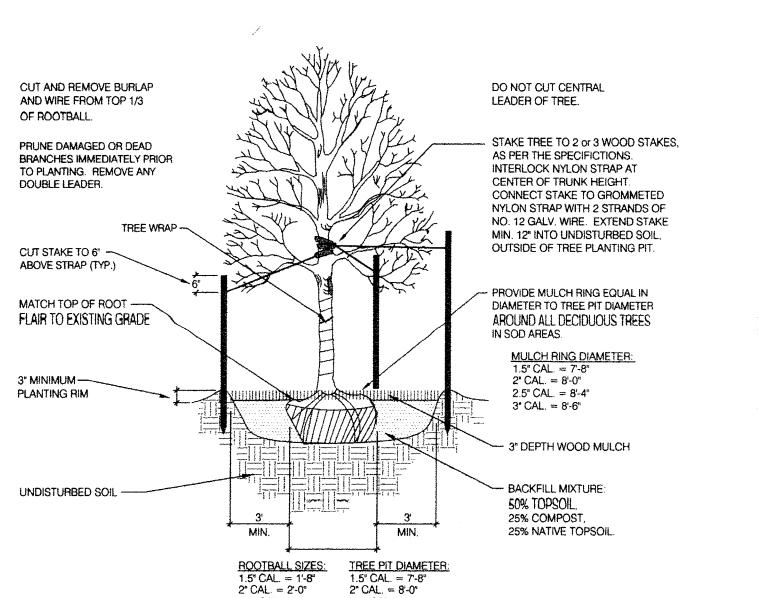
TREE PLANT LIST

<u>DECIDUOUS TREES</u> Acer grandidentatum `Rocky Mountain Glow` / Bigtooth Maple Gleditsia triacanthos inermis / Thornless Common Honeylocust Populus angustifolia / Narrowleaf Poplar	HEIGHT	WIDTH	SIZE	COND
	30'	30'	2.5" Cal.	B&B
	50'	40'	2.5" Cal.	B&B
	50'	30'	2.5" Cal.	B&B
EVERGREEN TREES Picea pungens glauca `Baby Blue Eyes` TM / Baby Blue Eyes Colorado Blue Spruce Pinus ponderosa / Ponderosa Pine Pinus sylvestris / Scotch Pine	HEIGHT	WIDTH	SIZE	COND
	30`	15'	6` HT	B&B
	80`	40'	8` HT	B&B
	50`	30'	8` HT	B&B
ORNAMENTAL TREE Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry Crataegus crus-galli `Inermis` / Thornless Hawthorn Malus x `Prairifire` / Prairifire Crab Apple	HEIGHT	WIDTH	<u>SIZE</u>	COND
	25`	20`	2" Cal.	B&B
	25`	20`	2" Cal.	B&B
	20`	20`	2" Cal.	B&B

SHRUBS & PERENNIAL PLANT LIST

Zinnia grandifiora / Rocky Mountain Zinnia

	····		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
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 harissonii / Harrison`s Yellow Rose	6`	6`	5 GAL	CONT	
Spiraea thunbergii `Ogon` TM / Mellow Yellow Spirea	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
Diascia 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	
GROUNDCOVER	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
The state of the s					



2.5" CAL. = 8'-4"

3" CAL. = 8'-6"

SCALE: NOT TO SCALE

2.5" CAL. = 2'-4"

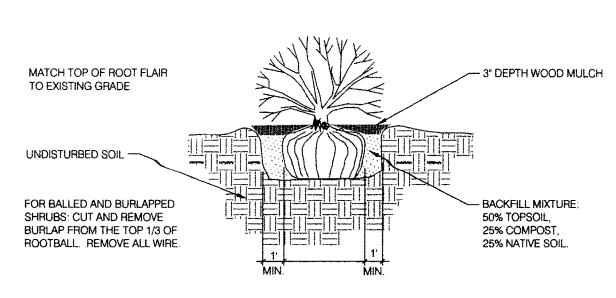
3" CAL. = 2'-6"

DECIDUOUS TREE PLANTING DETAIL

DO NOT CUT CENTRAL **CUT AND REMOVE BURLAP** AND WIRE FROM TOP 1/3 LEADER OF TREE. OF ROOTBALL PRUNE DAMAGED OR DEAD **BRANCHES IMMEDIATELY PRIOR** TO PLANTING. REMOVE ANY DOUBLE LEADER. -12 GAUGE DOUBLE STRAND GALV. WIRE WITH NYLON STRAP PLACE STAKES IN UNDISTURBED SOIL 120° AROUND TREE. 3 STAKES PER TREE ON TREES OVER 6 FEET. 2 STAKES PER TREE ON TREES 6 FEET AND UNDER. STAKES: 3" DIA, METAL OR WOOD MATCH TOP OF ROOT -FLAIR TO EXISTING GRADE -PROPOSED GRADE 3" MINIMUM ---PLANTING RIM - EXISTING GRADE 3" DEPTH WOOD MULCH - BACKFILL MIXTURE UNDISTURBED SOIL -50% TOPSOIL, 25% COMPOST, 25% NATIVE TOPSOIL. TREE PIT DIAMETER: 6' HT. = 7'-10" 8' HT. = 2'-3" 8' HT. = 8'-3" 10' HT.. = 2'-10" 10' HT. = 8'-10" 12' HT. = 8'-10" 12' HT. = 2'-10"

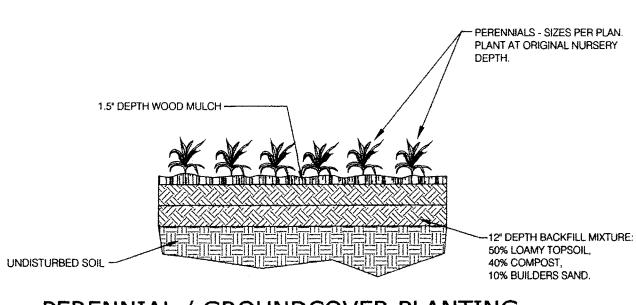
CONIFEROUS TREE PLACEMENT ON SLOPE

SCALE: NOT TO SCALE



SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

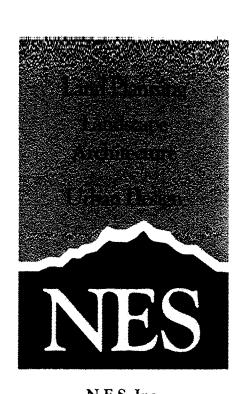


1 GAL CONT Xeric

PERENNIAL / GROUNDCOVER PLANTING

SCALE: NOT TO SCALE

219118081



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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Beach at Woodmoor

PRELIMINARY / PUD DEVELOPMENT PLAN

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

DATE:

PROJECT MGR:

PREPARED BY:

05-26-17

A. BARLOW

K. MARSHALL

ENTITLEMENT

DATE: BY: DESCRIPTION:

11-02-17 KMM PER COUNTY REVIEW COMMENTS

1-17-18 KMM PER COUNTY REVIEW COMMENTS

PRELIMINARY LANDSCAPE DETAILS

LS₆ of 6