

WILDGRASS FILING NO. 1

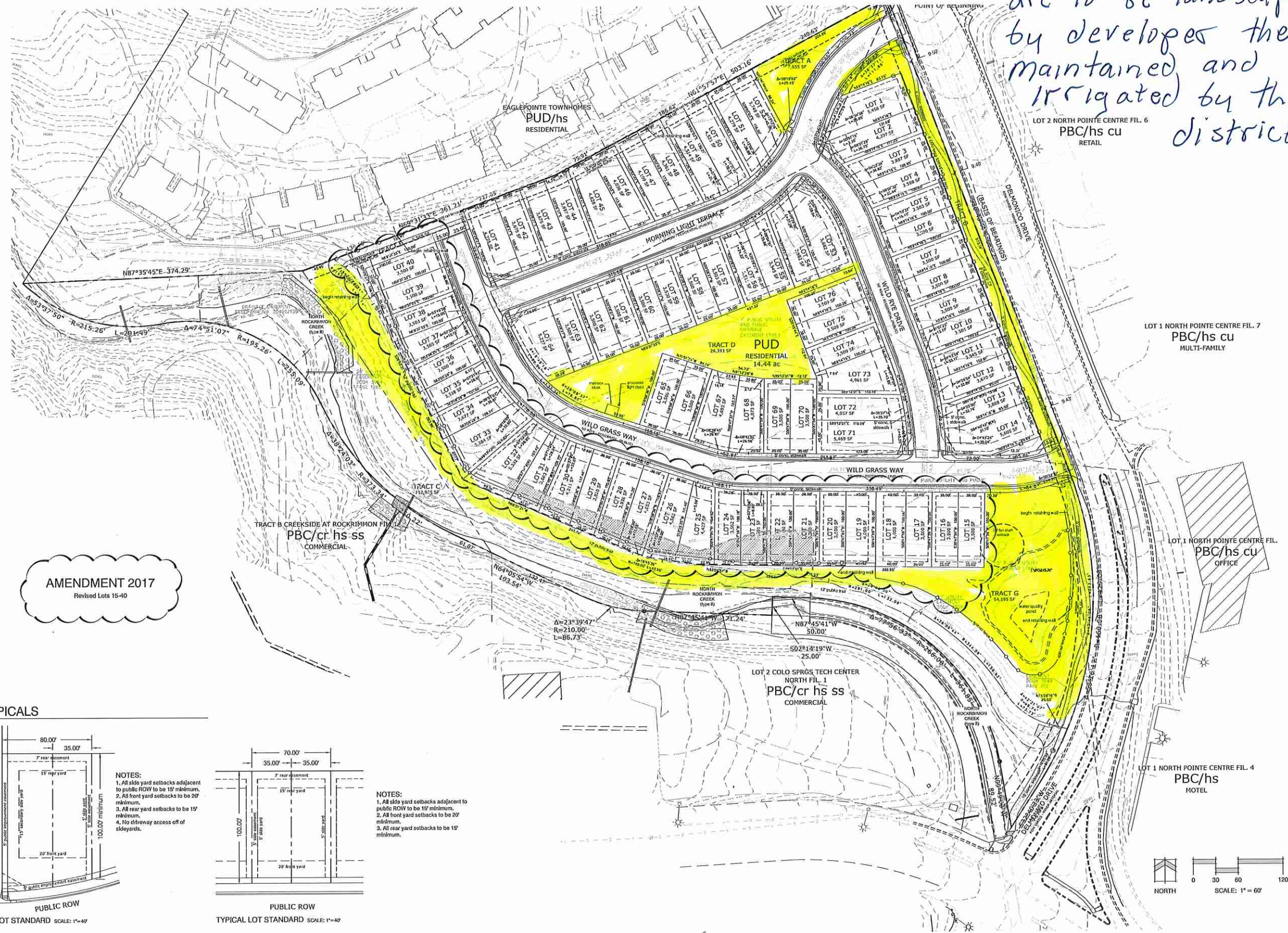
PUD DEVELOPMENT PLAN
EL PASO COUNTY, CO

All highlighted areas are to be landscaped by developer then maintained and irrigated by the district

Land Planning
Landscape Architecture
Urban Design

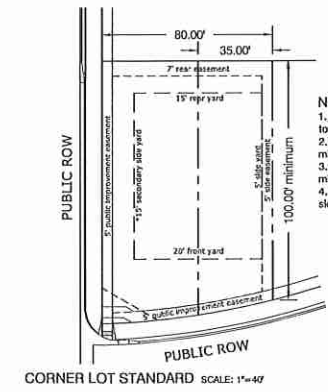


N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
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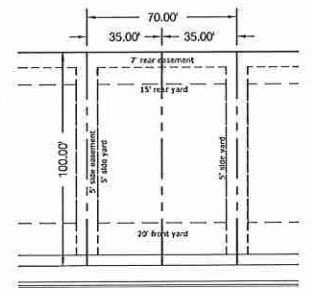


AMENDMENT 2017
Revised Lots 15-40

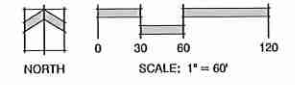
LOT TYPICALS



NOTES:
1. All side yard setbacks adjacent to public ROW to be 15' minimum.
2. All front yard setbacks to be 20' minimum.
3. All rear yard setbacks to be 15' minimum.
4. No driveway access off of sideyards.



NOTES:
1. All side yard setbacks adjacent to public ROW to be 15' minimum.
2. All front yard setbacks to be 20' minimum.
3. All rear yard setbacks to be 15' minimum.



WILDGRASS

PUD DEVELOPMENT PLAN
0 Delmonico Drive

DATE: 3.21.17
PROJECT MGR: J. Romero
PREPARED BY: J. Romero

AMENDED PUD DEVELOPMENT PLAN

DATE	BY	DESCRIPTION

DEVELOPMENT PLAN AMENDMENT

1
1 OF 8

CPC PUZ 15-00092
CPC PUD 15-00093-A1MN17

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WILDGRASS FILING NO. 1

PUD DEVELOPMENT PLAN
EL PASO COUNTY, CO

KEY MAP



Land Planning
Landscape
Architecture
Urban Design



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LOT 2 NORTH POINTE CENTRE FIL.
PBC/hs cu
RETAIL

WILDGRASS

PUD DEVELOPMENT
PLAN
0 Delmonico Drive

DATE: 3.21.17
PROJECT MGR: J. Romero
PREPARED BY: J. Romero

FINAL LANDSCAPE PLAN AMENDMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

2

2 OF 8

CPC PUZ 15-00092
CPC PUD 15-00093-A1MN17

Landscape Setbacks

See Code Section/Policy 320 & 317

Street Name or Zone Boundary	Street Classification	Width (In Ft.) Req./Prov.	Linear Footage	Tree/Foot Required	No. of Tree's Req./Prov.
Delmonico Drive	Minor Arterial	20/20	1,114'	1/25'	45/38

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan
70/70	0/0	SB

Landscape Buffer & Screens

Street Name or Property Line	Width (In Ft.) Req. Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided
North Boundary	15/15'	864'	43/43

Length of 6' Opaque Structure Req./Prov.	Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
--	--	75% / 100%

Any trees labeled as Extra (EX) are in addition to the City Requirements and are at the owners discretion.
* Alternative Compliance requested.

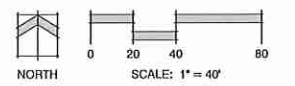
HATCH LEGEND

	TURF GRASS Sod Areas	39,349 sf
	4-8" COBBLE	2,317 sf
	NATIVE SOD MIX	

KEYED NOTES: (not all items labeled. Items labeled considered typ.)

- ① TYPICAL DECIDUOUS TREE PLANTING - see detail: 1/4-8
- ② TYPICAL EVERGREEN TREE PLANTING - see detail: 2/4-8
- ③ TYPICAL SHRUB PLANTING - see detail: 3/4-8
- ④ TYPICAL GROUND COVER/PERENNIAL PLANTING - see detail: 4/4-8
- ⑤ EXISTING TREE TO REMAIN
- ⑥ LANDSCAPE BOULDER - see detail: 5/4-8
- ⑦ STEEL EDGE - see detail: 7/4-8
- ⑧ 3/4" BLUE GREY GRAVEL MULCH - see detail: 6/4-8
- ⑨ 4-8" COBBLE - see detail: 6/4-8
- ⑩ TURF LAWN AREA - see detail: 1/1a

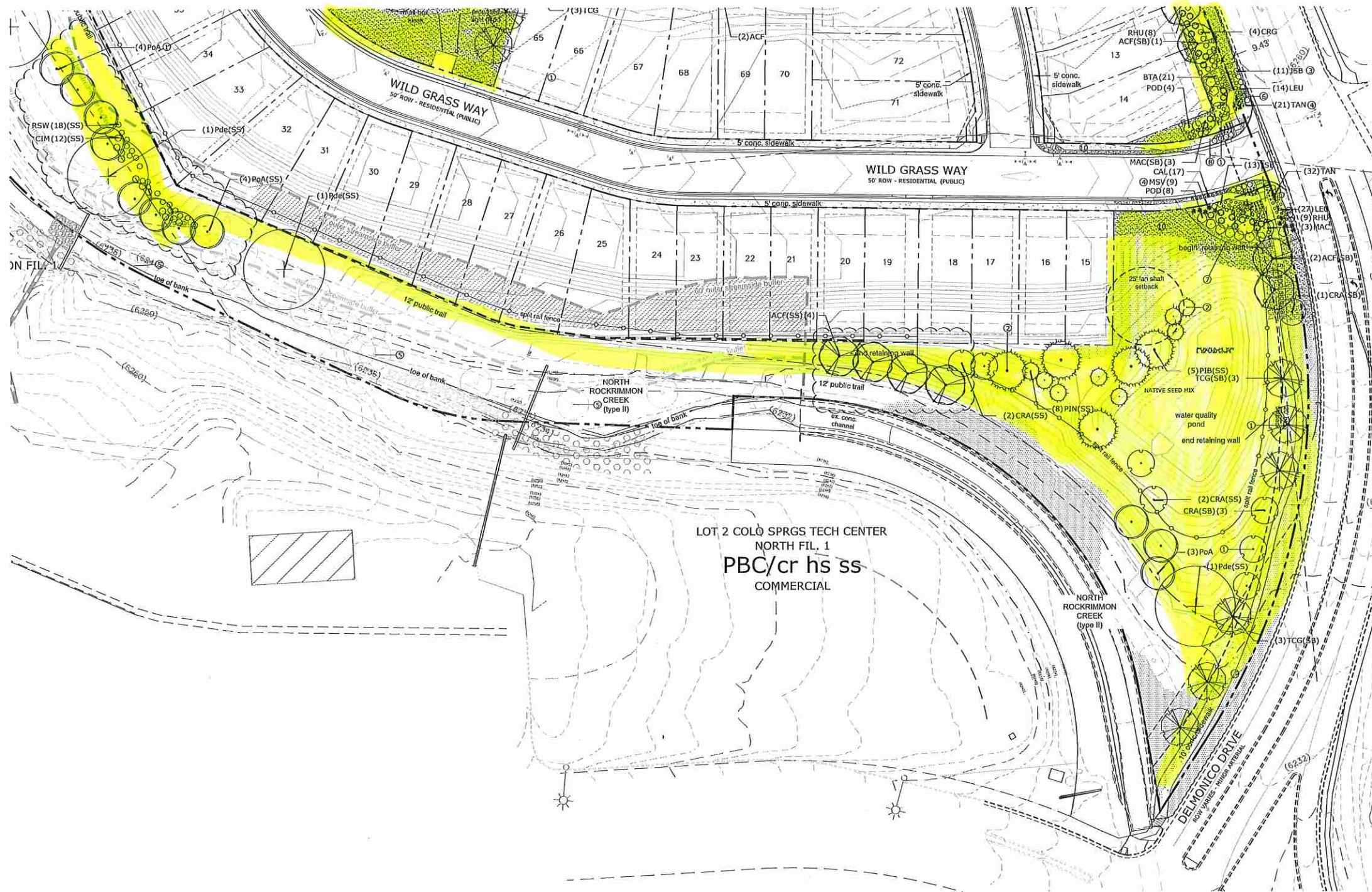
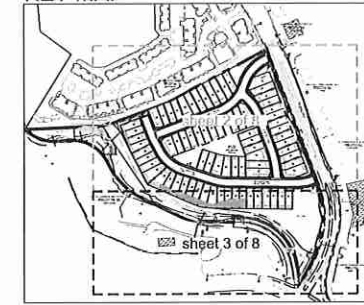
AMENDMENT 2017
Areas of Amendment
-revised plant locations



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EL PASO COUNTY, CO

KEY MAP



Detention pond to be maintained by the district - it is landscaped as well

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FINAL LANDSCAPE
PLAN AMENDMENT

LANDSCAPE PLAN

3
3 OF 8

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CPC PUD 15-00093-A1MN17

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- ⑩ TURF LAWN AREA - see detail: 1/4

AMENDMENT 2017
Areas of Amendment
-revised plant locations



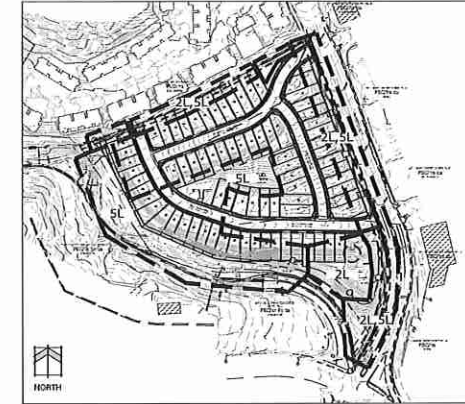
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WILDGRASS FILING NO. 1

PUD DEVELOPMENT PLAN EL PASO COUNTY, CO

SCHEMATIC LANDSCAPE DIAGRAM

Name of Project: Pauling Properties		Date: 11/02/2011
Climate Zone: Foothills Foothills & Plains Plains		
Plant Communities	- to be labeled by numbers on diagram	Hydrozones
1--Semi-arid Shrublands	2--Pinon-Juniper Woodlands	3--Prairie
4--Lower Elevation Riparian	5--Foothill Shrublands	6--Ponderosa Pine Forest
7--Upper Elevation Riparian	8--Douglas-Fir Forest	
		- to be labeled by letters on diagram
		V-- Very Low (0 to 7 inches per year)
		L-- Low (7 to 15 inches per year)
		M-- Moderate (15 to 25 inches per year)
		H-- High (more than 25 inches per year)



LANDSCAPE NOTES

- PLANT QUANTITY AND SUBSTITUTION: IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANTING PLAN SHALL GOVERN. THE MINIMUM ACCEPTABLE SIZES OF PLANTS MEASURED BEFORE PLANTING SHALL CONFORM TO THE PLANTING SIZES AS SPECIFIED IN THE PLANTING TABLE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
- ACCEPTABLE PLANT MATERIAL: ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE COLORADO NURSERY ASSOCIATION AND THE AMERICAN STANDARD OF NURSERY STOCK. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL INJURIES, AND HAVE ADEQUATE ROOT SYSTEMS. TREES SHALL BE FULLY BRANCHED IN PROPORTION TO THEIR HEIGHT AND HAVE A RELATIVELY STRAIGHT TRUNK WITH A CENTRAL LEADER. THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES TO 6 FEET ABOVE FINISH GRADE. ALL TREES, SHRUBS, AND GROUND COVERS SHALL BE INSTALLED PER PLANTING DETAILS. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- SOIL AMENDMENT: ALL PLANTING AREAS AND TURF AREAS SHALL BE AMENDED AS FOLLOWS:
 - 3 CUBIC YARDS PER 100 SF. OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST.
 - ADDITIONAL AMENDMENTS SHOULD BE INCORPORATED AS SHOWN IN THE SOIL AMENDMENTS CHART BELOW. ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.
- SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES FOR SUBMITTALS ARE: FUSCHEL SOIL FERTILIZER, LOW ALTERNATE TURF FERTILIZER, TALL NATURE SEED MIX FERTILIZER, ETC.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED AS INDICATED ON GRADING AND EROSION CONTROL PLAN.
- ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- ALL SOIL TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOIL AND NATIVE SEED, AND BETWEEN ALTERNATE TURF AND NATIVE SEED SHALL BE A MOVED STRIP, WITHOUT STEEL EDGING.
- ALL PLANTS NOT LABELED AS FULL-FILLING A CITY LANDSCAPE REQUIREMENT ARE 100% PER CITY STANDARDS AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- EXISTING VEGETATION ALONG THE DRAINAGE CHANNEL NEEDS PRIOR GRADING. TREE PRUNING/CLEAN-UP/REMOVAL OF UNDESIRABLE SPECIES, AND SOIL AMENDMENT/SEEDING.
- A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL SHRUB BEDS SHALL HAVE 3 INCH DEPTH SHREDDED CEDAR MULCH OR HARP WOOD MULCH PROVIDED BY C&S SAND AND STONE CO.
- TURF AREAS SHALL BE KENTUCKY BLUEGRASS.
- ORGANIC MULCH: ALL PLANTING AREAS FOR TREES, SHRUBS, GROUND COVERS AND ORNAMENTAL GRASSES SHALL BE MULCHED WITH A 3" DEPTH, A 3" DIA. OF 3" DEPTH WOOD MULCH CHIPPED OR IN CHIPS AND AND WATERED IN AFTER INSTALLATION. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
- INORGANIC MULCH: THE TYPE OF INORGANIC MULCH AS SPECIFIED WITHIN THE KEYED NOTES ON THE LANDSCAPE PLAN SHALL BE APPLIED AT A STANDARD DEPTH OF 3" OVER GEO-TEXTILE FILTER FABRIC. FILTER FABRIC SHALL BE 16" OZ. WOVEN NEEDLE PUNCHED POLYPROPYLENE (DOWMIX OR EQUIVALENT), OVERLAP ENDS 3". TURN DOWN EDGES 6".
- LANDSCAPE BOULDERS: ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM BLUE GRAY TIVOLI ROCK UNLESS OTHERWISE SPECIFIED.
- STEEL EDGE: ALL EDGER SHALL BE 3/16" X 4" TYPICALLY ON P/NO STEEL EDGER WITH 1/2" STAKES AT 30" O.C. COLOR SHALL BE GREEN.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SOODOING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEED AS REQUIRED.

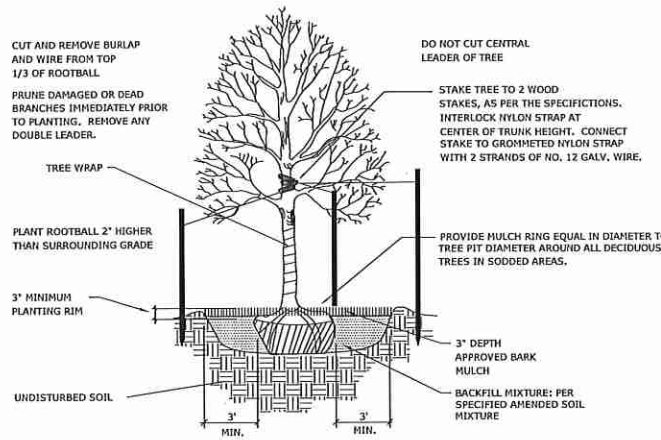
SOIL AMENDMENTS

Test No: 11293 - 11295

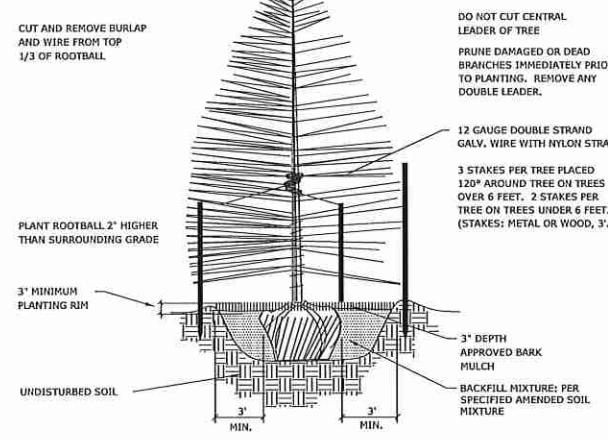
Ground Plane Treatment	Nitrogen ₁ (lb/acre)	Phosphorus ₂ (lb/acre)	Other _{3, 4, 5, 6, 7, 8}	EC Soil or Ph Treatment
Sodded Turfgrass	55 lbs / acre	25 lbs / acre	N/A	N/A
Native Seed	30 lbs / acre	35 lbs / acre	N/A	N/A
Shrubs - Decid. (beds)	35 lbs / acre	55 lbs / acre	N/A	N/A
Shrubs - Conif. (beds)	45 lbs / acre	55 lbs / acre	N/A	N/A

PLANT SCHEDULE

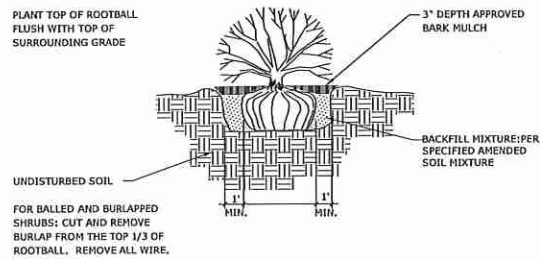
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	COND	SIZE
	ACF	15	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	30'	1.5" Cal.
	CRA	14	Crataegus crus-galli Inermis TM / Thornless Cockspur Hawthorn	B & B	1.5" Cal.
	MAC	10	Malus x 'Coralcole' TM / Coralburst Crab Apple	B & B	1.5" Cal.
	PIB	10	Picea pungens glauca 'Blue Select' / Blue Colorado Spruce	B & B	6' HT
	PIN	44	Pinus edulis / Pinon Pine	B & B	6' HT
	Ppn	5	Pinus ponderosa / Ponderosa Pine	B & B	6' HT
	PoA	11	Populus angustifolia / Narrowleaf Cottonwood	B & B	2" Cal.
	Pde	6	Populus deltoides / Eastern Cottonwood	B & B	3" Cal.
	TCG	19	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	1.5" Cal.
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	SIZE
	BTA	58	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanese Barberry	2-3'	5 GAL
	CIM	12	Cercocarpus intricatus / Little Leaf Mountain Mahogany	4-5'	5 GAL
	CRG	26	Cornus alba 'Red Gnome' / Tatarian Dogwood	3-5'	5 GAL
	RSW	18	Rosa woodsii / Mountain Rose	4-5'	5 GAL
	JSB	48	Juniperus sabina 'Buffalo' / Buffalo Juniper	4-6'	5 GAL
	POD	21	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	3-4'	5 GAL
	RHU	56	Rhus typhina 'Baltiger' TM / Tiger Eyes Sumac	2-3'	5 GAL
	SRF	31	Solidago rugosa 'Fireworks' / Wrinkleleaf Goldenrod	4-5'	5 GAL
PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	SIZE
	LEU	54	Leucanthemum x superbum 'Alaska' / Shasta Daisy	2-3'	3 GAL
	TAN	75	Tanacetum coccineum / Painted Daisy	2-3'	3 GAL
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	SIZE
	CAL	88	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	2-4'	3 GAL
	MSV	54	Miscanthus sinensis 'Variegatus' / Variegated Maiden Grass	4-5'	3 GAL



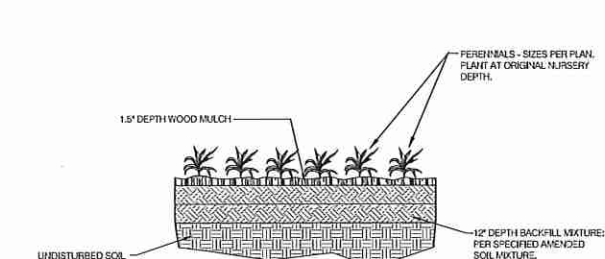
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE

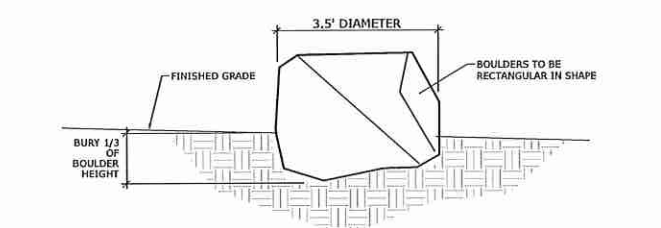


3 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

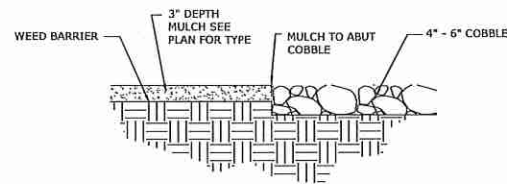


4 PERENNIAL / GROUNDCOVER PLANTING
SCALE: NOT TO SCALE

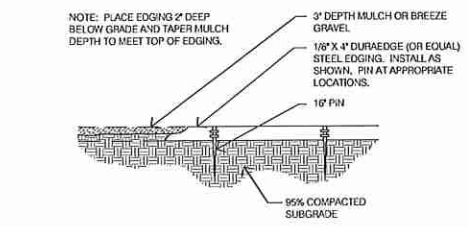
- NOTES:
- LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDER AT SUPPLIER'S YARD PRIOR TO CONTRACTOR BRINGING BOULDERS ON SITE.
 - BOULDER LOCATIONS TO BE STAKED BY CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO BRINGING BOULDERS ON SITE.
 - BOULDERS SHOULD BE PROTECTED FROM SCRAPES AND FRACTURING DURING DELIVERY AND PLACEMENT.
 - BOULDERS TO BE SET INTO GROUND BY BURYING 1/3 THEIR HEIGHT INTO SOIL.



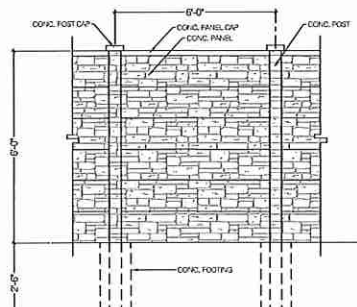
5 LANDSCAPE BOULDER DETAIL
SCALE: NOT TO SCALE



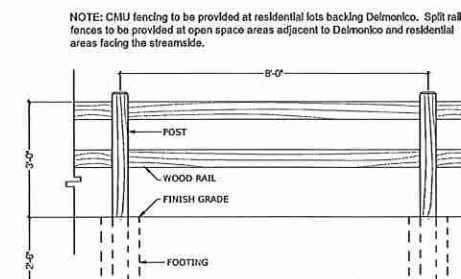
6 COBBLE @ MULCH
SCALE: NOT TO SCALE



7 STEEL EDGE DETAIL
SCALE: NOT TO SCALE



8 6' HT. MASONRY WALL
SCALE: NOT TO SCALE



9 2-RAIL WOOD FENCE
SCALE: NOT TO SCALE

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LANSCAPE DETAILS

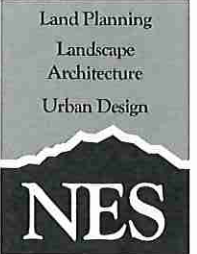
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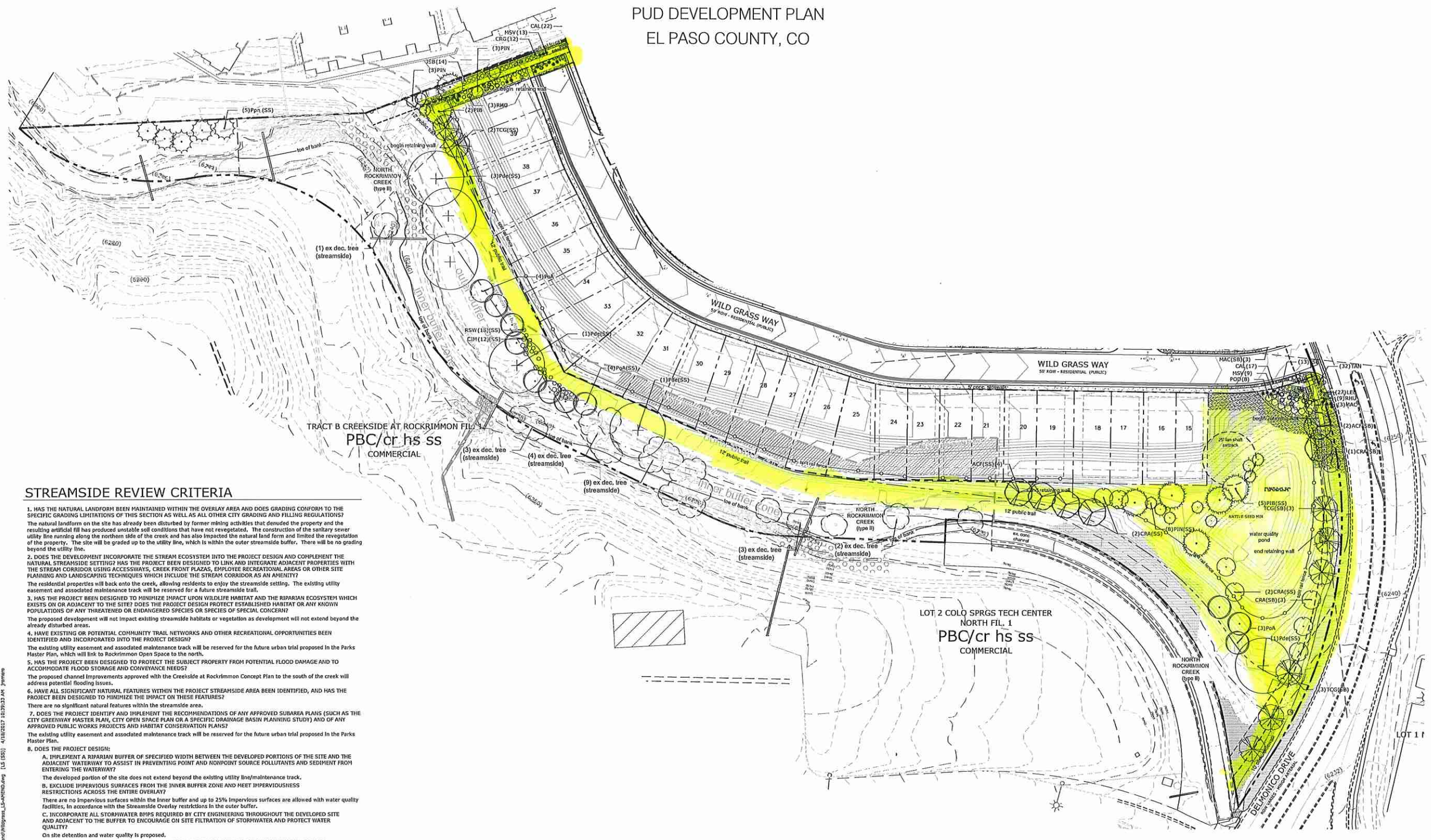
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STREAMSIDE REVIEW CRITERIA

- HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS? The natural landform on the site has already been disturbed by former mining activities that denuded the property and the resulting artificial fill has produced unstable soil conditions that have not revegetated. The construction of the sanitary sewer utility line running along the northern side of the creek and has also impacted the natural land form and limited the revegetation of the property. The site will be graded up to the utility line, which is within the outer streamside buffer. There will be no grading beyond the utility line.
- DOS THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY? The residential properties will back onto the creek, allowing residents to enjoy the streamside setting. The existing utility easement and associated maintenance track will be reserved for a future streamside trail.
- HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KINDING POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN? The proposed development will not impact existing streamside habitats or vegetation as development will not extend beyond the already disturbed areas.
- HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN? The existing utility easement and associated maintenance track will be reserved for the future urban trail proposed in the Parks Master Plan, which will link to Rockrimmon Open Space to the north.
- HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS? The proposed channel improvements approved with the Creekside at Rockrimmon Concept Plan to the south of the creek will address potential flooding issues.
- HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES? There are no significant natural features within the streamside area.
- DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS? The existing utility easement and associated maintenance track will be reserved for the future urban trail proposed in the Parks Master Plan.
- DOES THE PROJECT DESIGN:
 - IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY? The developed portion of the site does not extend beyond the existing utility line/maintenance track.
 - EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY? There are no impervious surfaces within the inner buffer and up to 25% impervious surfaces are allowed with water quality facilities, in accordance with the Streamside Overlay restrictions in the outer buffer.
 - INCORPORATE ALL STORMWATER BMPs REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY? On site detention and water quality is proposed.
 - INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM? Existing vegetation provides a buffer between proposed projects on opposing sides of the stream and the additional planting proposed will enhance this.
- ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL? DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE? The project meets the landscape code planting requirements. Due to the constraints imposed by the existing utility line and the steep slope down to the creek, there is insufficient space to meet the streamside buffer tree requirement. Supplemental planting is proposed to help stabilize the slope and minimize erosion around the detention pond, and within the open space tract between lots 32 and 33 that provides access to the streamside trail.
- HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE OVER 15 PERCENT SLOPE) HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED? DOES THE PLAN PROVIDE FOR THE SUITABLE VEGETATION AND STABILIZATION OF ANY DISTURBED AREAS? The streamside overlay plan identifies the stream bank and slope areas. The slopes within the inner streamside buffer will not be disturbed by the development. Appropriate revegetation is proposed to stabilize the disturbed slopes in the outer buffer.
- HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY OR RECREATIONALLY, AND BRINGS THAT DRAINAGEWAY INTO A MORE NATURAL CONDITION. The proposed channel improvements approved with the Creekside at Rockrimmon project to the south of the creek will address drainageway reclamation.

Streamside Criteria

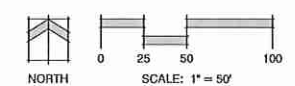
Type II Stream Channel	Width (In Ft.)	Linear Footage	Streamside Trees Required / Provided	Impervious Area Provided*
Inner Buffer Zone	30'	830'	(1/20) 42/39	0%
Outer Buffer Zone	60'	830'	(1/30) 28/28	*19%

Buffer Zone	Shrubs/Tree	Shrub Substitutes Required / Provided
Inner Buffer Zone	10 shrubs / 1 tree	30/30

*Up to 25% Allowed with Water Quality Capture Volume
 Impervious Area
 -The impervious surface allowance for any lot that has the streamside overlay on the lot will be 25% of the area on the lot that is overlaid with the streamside overlay buffer.

KEYED NOTES: (not all items labeled. Items labeled considered typ.)

- TYPICAL DECIDUOUS TREE PLANTING - see detail: a/5-6
- TYPICAL EVERGREEN TREE PLANTING - see detail: b/5-6
- TYPICAL SHRUB PLANTING - see detail: d/5-6
- TYPICAL GROUND COVER/PERENNIAL PLANTING - see detail: f/5-6
- EXISTING TREES TO REMAIN - see detail: n/5-6
- LANDSCAPE BOULDER - see detail: i/5-6
- STEEL EDGE - see detail: g/5-6
- 3/4" BLUE GREY GRAVEL MULCH - see detail: n/a
- 4-8" COBBLE - see detail: e/5-6
- TURF LAWN AREA - see detail: r/n/a



WILDGRASS

PUD DEVELOPMENT PLAN
0 Delmonico Drive

STREAMSIDE OVERLAY PLAN

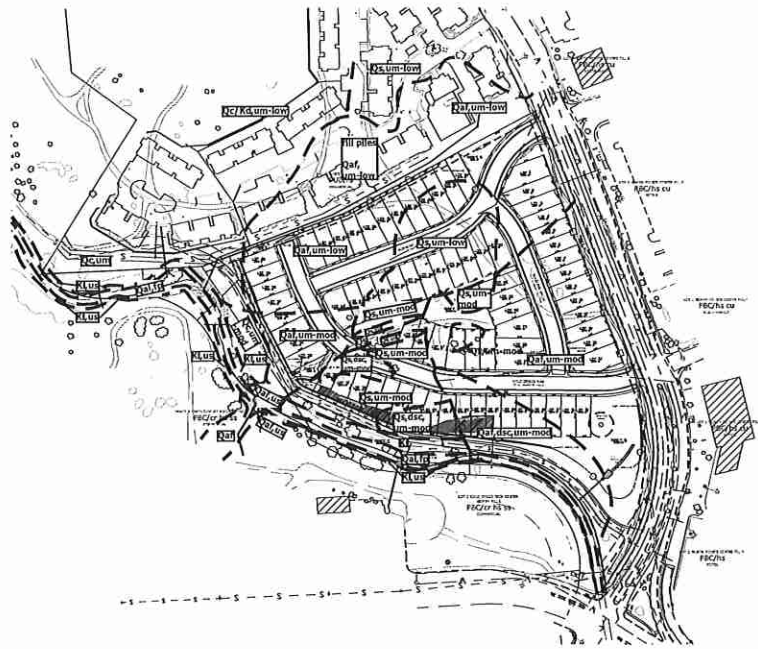
DATE:	BY:	DESCRIPTION:
3-21-17	J. Romero	
	J. Romero	

STREAMSIDE OVERLAY

7 OF 8

CPC PUZ 15-00092
CPC PUD 15-00093-A1M117

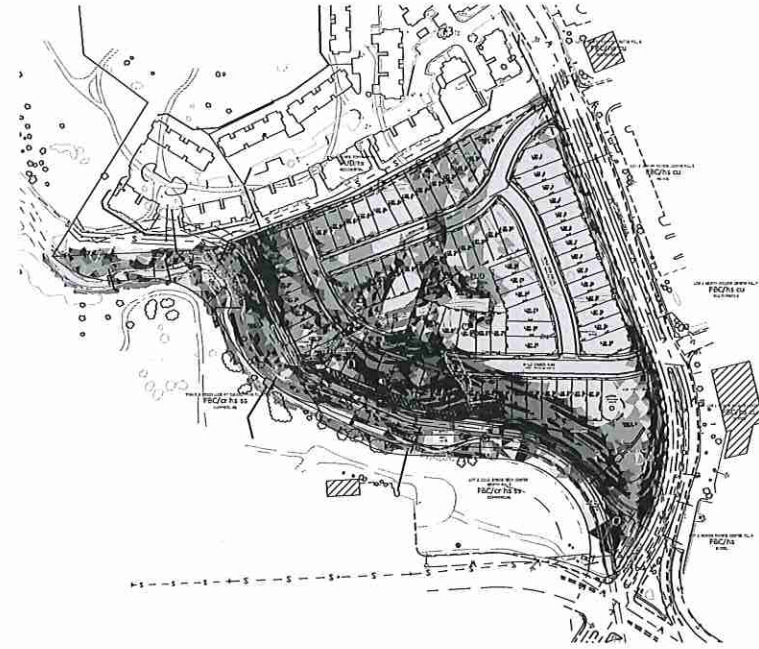
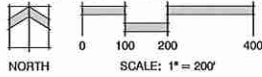
F:\Century Communities\Wildgrass at Rockrimmon\Drawings\Plan\Streamside\Wildgrass_Streamside.dwg (LS) (RST) 4/18/2017 10:29:33 AM jromero



GEOHAZARD ANALYSIS LEGEND

- Qaf Artificial Fill of Quaternary Age:
Man made fill deposits.
- Qal Recent Alluvium of Quaternary Age:
Recent stream deposits.
- Qc/Kd Colluvium of Quaternary Age overlying Denver Formation of Cretaceous Age:
Sands, gravels, clays and boulders overlying sandstone, claystone and coal.
- Qs Slocum Alluvium of Quaternary Age:
Clean to silty sands and gravels.
- Kl Laramie Formation of Cretaceous Age:
Sandstone and siltstone with coal lenses.
- fp floodplain
- dsc downslope creep areas
- us unstable slopes
- um undermined area

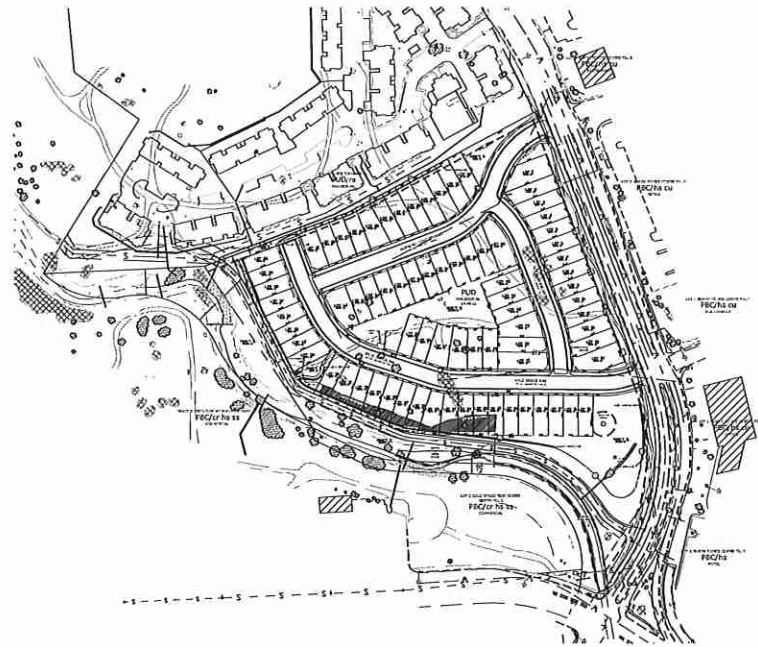
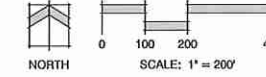
GEOHAZARD MAP



SLOPE ANALYSIS LEGEND

- 0-8%
- 8%-12%
- 12%-15%
- 15%-25%
- 25+%

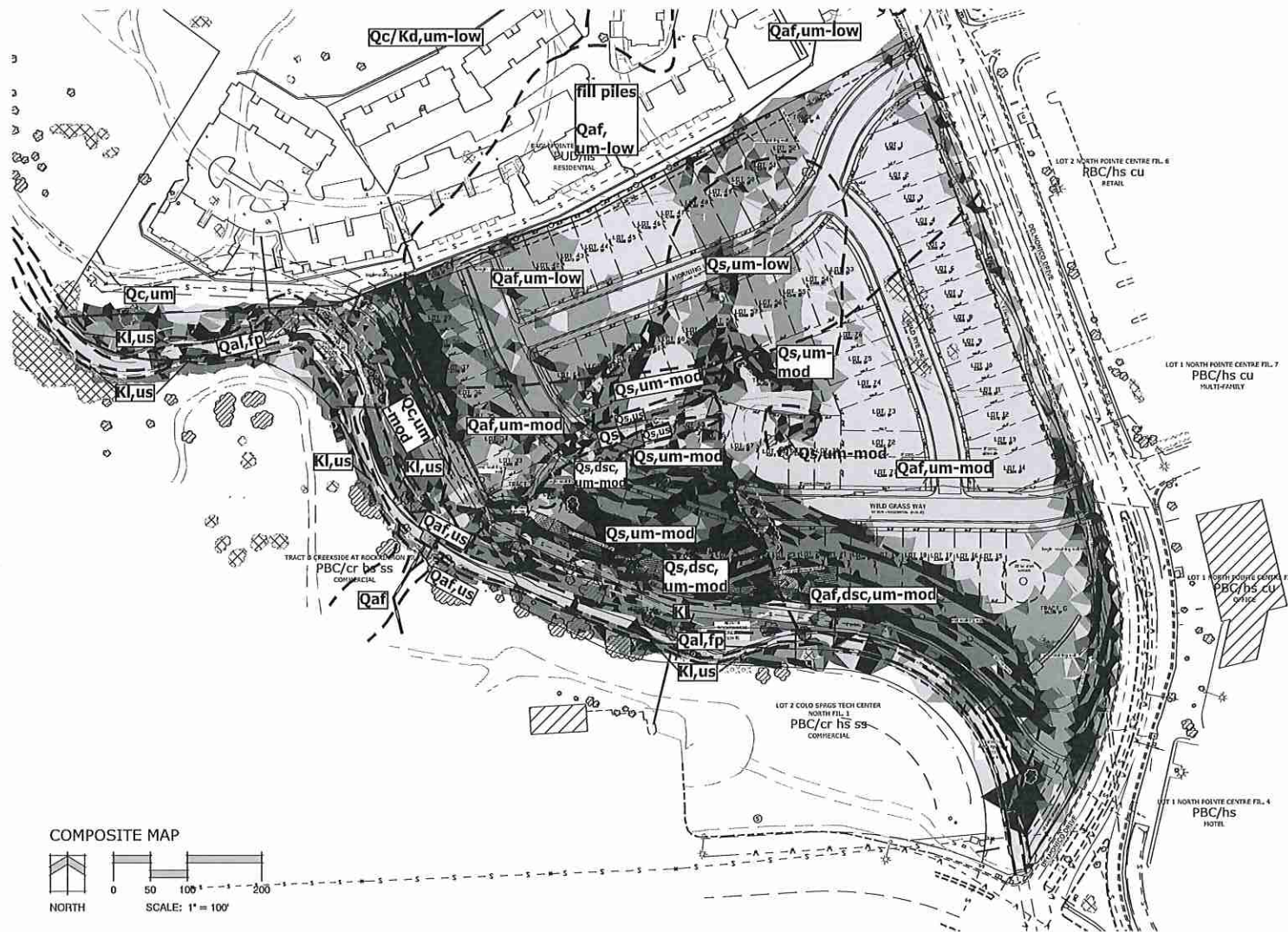
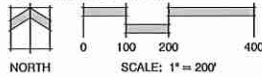
SLOPE ANALYSIS MAP



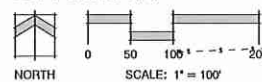
VEGETATION ANALYSIS LEGEND

- Tree
- Shrubs/ Brush

VEGETATION MAP



COMPOSITE MAP



WILDGRASS

PUD DEVELOPMENT PLAN

DATE: 3.21.17
PROJECT MGR: J. ROJERO
PREPARED BY: K. WHITFORD

LAND SUITABILITY ANALYSIS

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