

WILDGRASS FILING NO. 1

PUD DEVELOPMENT PLAN

EL PASO COUNTY, CO



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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WILDGRASS

PUD DEVELOPMENT PLAN

0 Delmonico Drive

DATE: 9.4.15
 PROJECT NO.: A. Balfour
 PREPARED BY: J. Norman

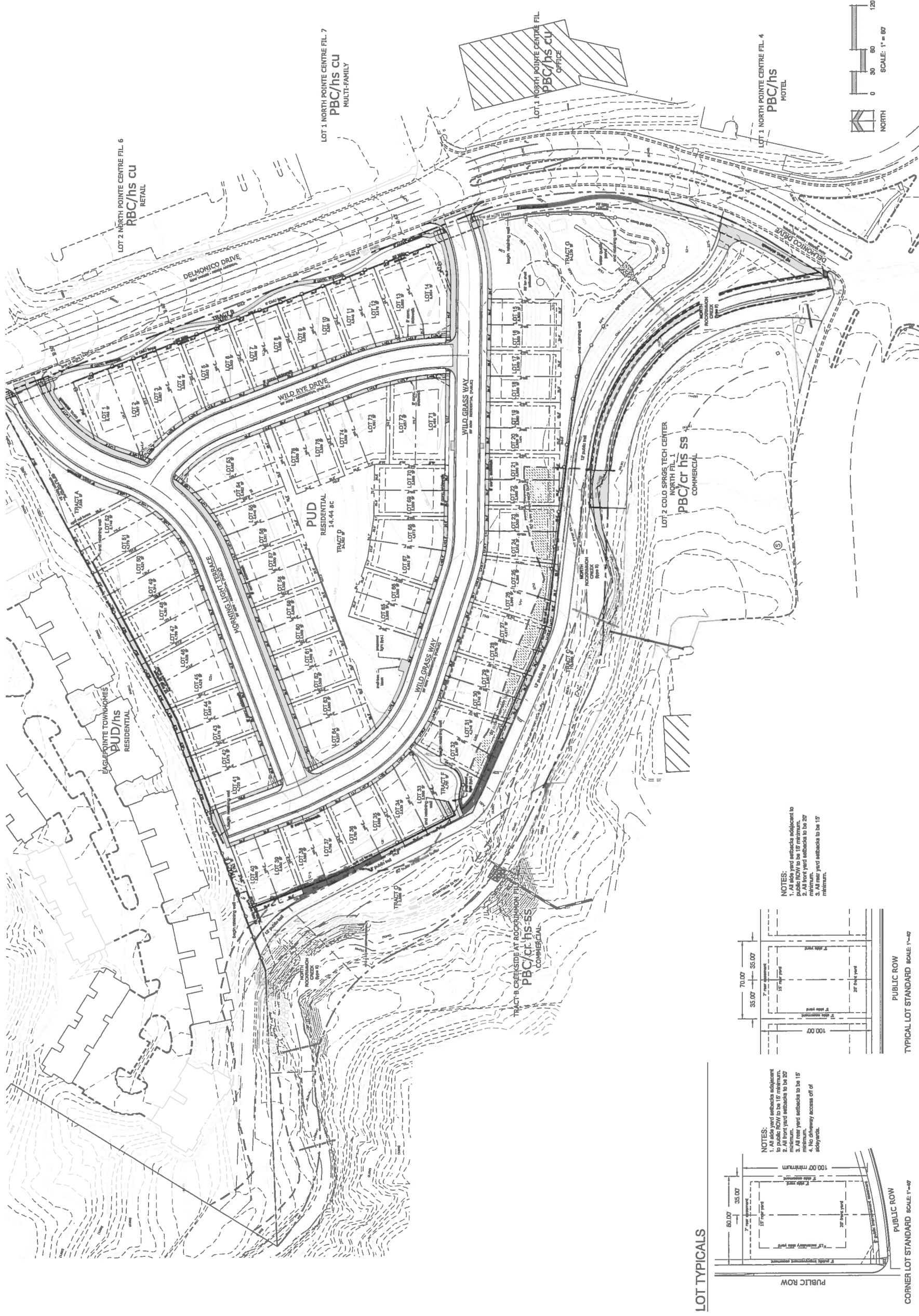
PUD DEVELOPMENT PLAN SUBMITTAL

DATE	BY	DESCRIPTION
12.17.15	JR	CITY COMMENT
1.15.16	JR	CITY COMMENT

DEVELOPMENT PLAN

1 of 11

PLAN # 15-00092
 CPC PUD 15-00093



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 alleyways.

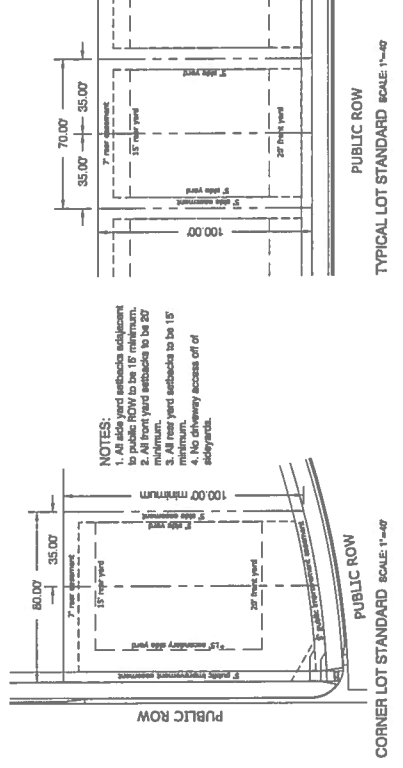


FIGURE 1

WILDGRASS FILING NO. 1

PUD DEVELOPMENT PLAN
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WILDGRASS

PUD DEVELOPMENT
PLAN
0 Delmonico Drive

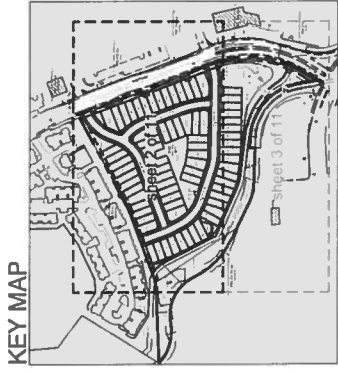
DATE: 9.4.15
PROJECT NO: A-10000
PREPARED BY: J. Berman

FINAL LANDSCAPE PLAN

DATE: 12.17.15
BY: JAR
CITY COMMENTS: 1.1.16
CITY COMMENTS:

LANDSCAPE PLAN

SHEET NO. 2
SHEET NAME 2 of 11
PROJECT NO. CPC PUD 15-00092
PROJECT NAME CPC PUD 15-00093



KEYED NOTES: (see # items listed, items listed considered first)

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

HATCH LEGEND

Symbol	Description	Area
[Pattern]	TURF GRASS Sod Areas	39,180 sf
[Pattern]	4-8" COBBLE	2,767 sf
[Pattern]	NATIVE SOD MIX	22,034 sf

Landscape Setbacks

Street Name or Zone Boundary	Classification	Width (in Ft.)	Linear Footage	Tree/Footage	No. of Trees Required
Delmonico Drive	Minor Arterial	20/20	1,114'	129	45/58
Wild Rye Drive	50' ROW - RESIDENTIAL (PUBLIC)	50'	1,114'	129	45/58
Wild Grass Way	50' ROW - RESIDENTIAL (PUBLIC)	50'	1,114'	129	45/58
Morning Light Terrace	50' ROW - RESIDENTIAL (PUBLIC)	50'	1,114'	129	45/58

Landscaping Buffer & Screens

Street Name or Property Line	Width (in Ft.)	Linear Footage	Buffer Trees (1/20")
North Boundary	19/19'	964'	43/43
Structure Footing	6'	19/19'	43/43
Structure Footing	6'	19/19'	43/43

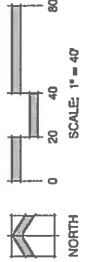


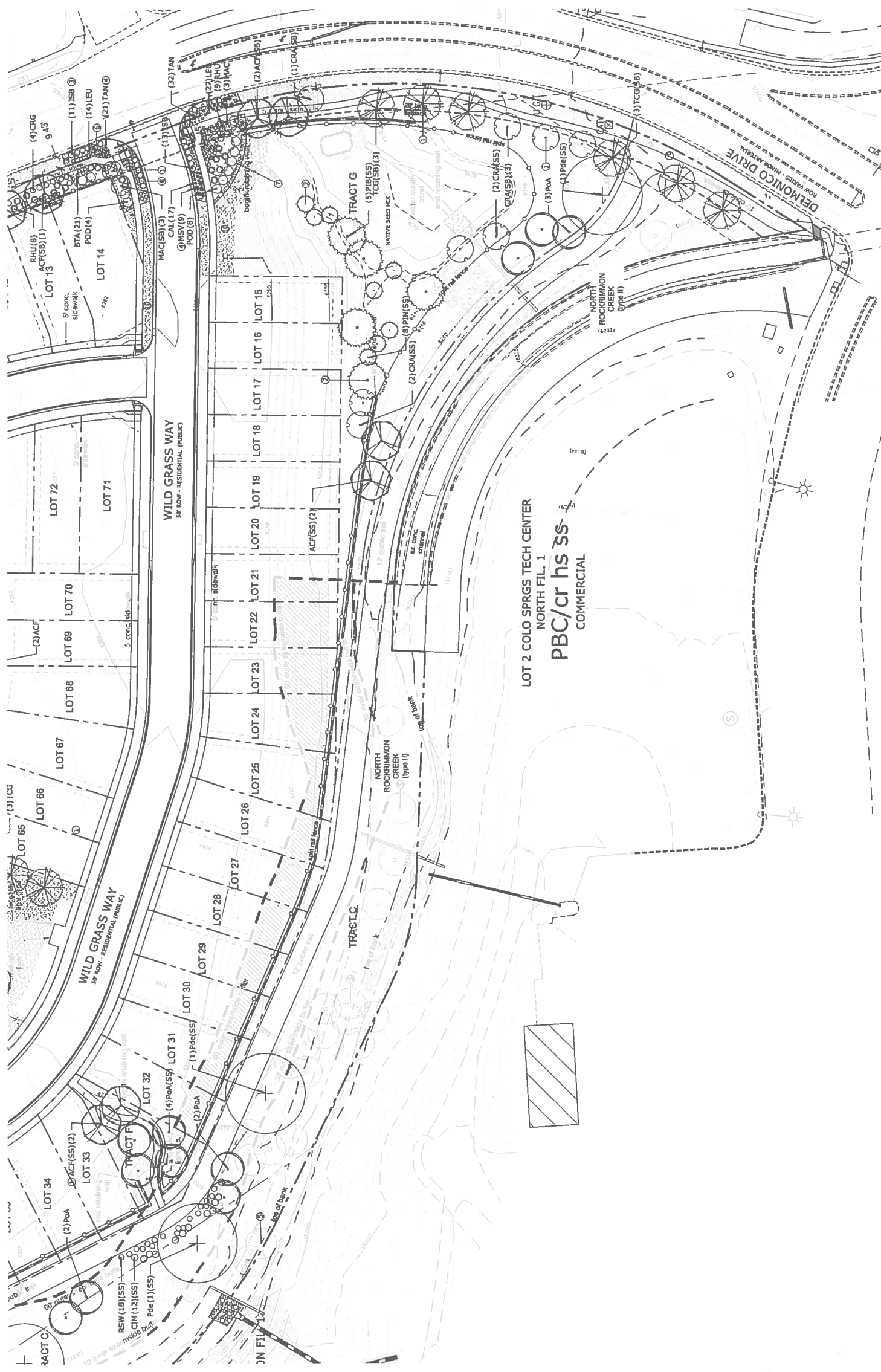
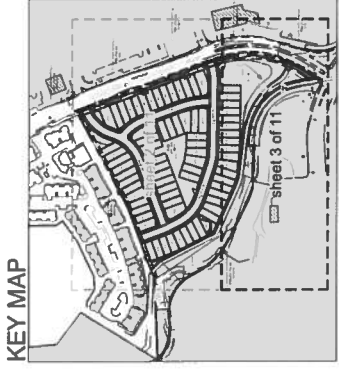
FIGURE 1

WILDGRASS FILING NO. 1

PUD DEVELOPMENT PLAN
EL PASO COUNTY, CO

Land Planning
Landscape
Architecture
Urban Design

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WILDGRASS

PUD DEVELOPMENT
PLAN
0 Delmonico Drive

DATE: 9.4.15
PROJECT HDR: A. Barlow
PREPARED BY: J. Romero

FINAL LANDSCAPE
PLAN

DATE	BY	DESCRIPTION
12.17.15	JAK	CITY COMMENTS
1.1.16	JAK	CITY COMMENTS

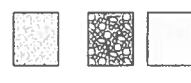
LANDSCAPE PLAN

3 OF 11
CPC PUD 15-00092
CPC PUD 15-00093

KEYED NOTES: (not all items listed, items labeled condensed type.)

- 1 TYPICAL DECIDUOUS TREE PLANTING - see detail: 3/4-11
- 2 TYPICAL CONIFER TREE PLANTING - see detail: 2/4-11
- 3 TYPICAL SHRUB PLANTING - see detail: 3/4-11
- 4 TYPICAL GROUND COVER/PERENNIAL PLANTING - see detail: 3/4-11
- 5 EXISTING TREE TO REMAIN
- 6 LANDSCAPE BOULDER - see detail: 5/4-11
- 7 3/4" BLUE GREY GRAVEL MULCH - see detail: 7/4-11
- 8 4-8" COBBLE - see detail: 6/4-11
- 9 TURF LAWN AREA - see detail: 1/4-11

HATCH LEGEND



Landscape Setbacks
See Code Section Policy 320.6317

Street Name or Zone Boundary	Classification	Width (in Ft.) Req./Prov.	Linear Footage Req./Prov.	Tree/Feet Req./Prov.	No. of Trees Required / Provided
Delmonico Drive	Minor Arterial	20/20'	1,114'	129	4528
Shrub Substitutes	Ornamental Grass Sub.	0'	0'	0	0

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req./Prov.	Linear Footage Req./Prov.	Buffer Trees (1/20') Req./Prov.	Percent Ground Plane Veg. Req. / Prov.
North Boundary	15/15'	864'	4343	75% / 100%

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

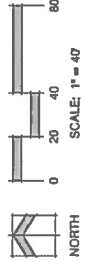
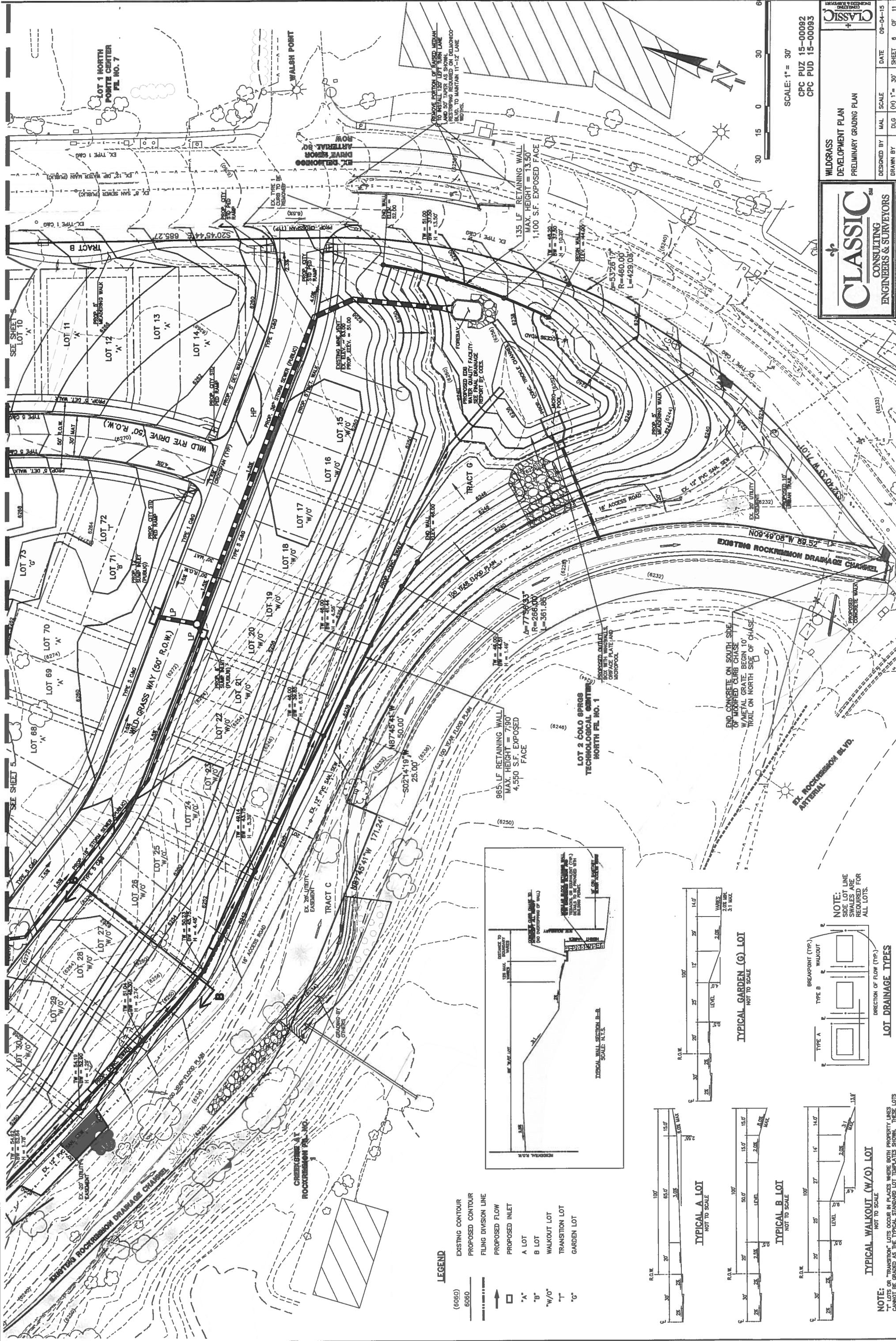


FIGURE 1



FIGURE 1



CLASSIC
 CONSULTING & SURVEYORS
 ENGINEERS & SURVEYORS
 1505 Chestnut Drive, Suite 101
 (703) 425-0700
 www.classic-engineers.com

WILDGRASS DEVELOPMENT PLAN
 PRELIMINARY GRADING PLAN

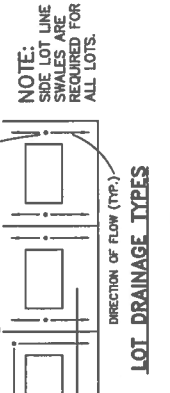
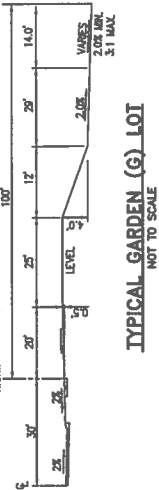
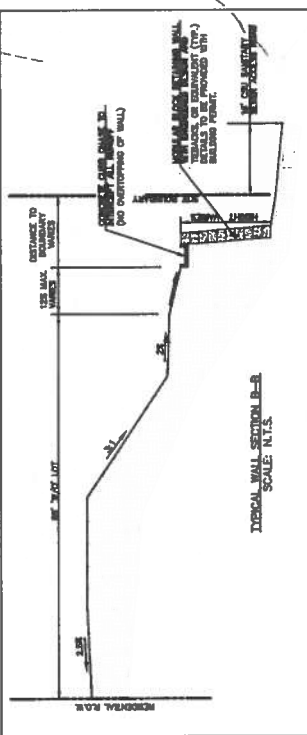
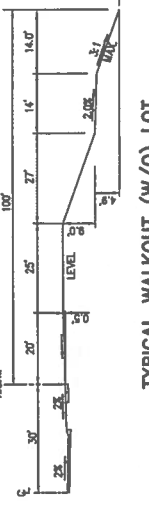
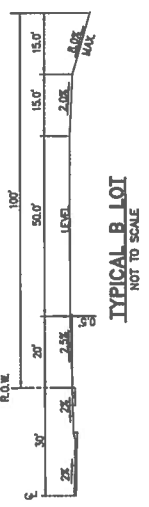
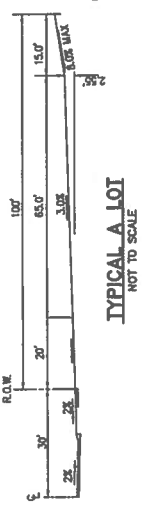
DESIGNED BY: MAL SCALE: 09-04-15
 DRAWN BY: DLG (H) 1" = 30' SHEET 6 OF 11
 CHECKED BY: R/V, W/A, V/A, V/S

SCALE: 1" = 30'



LEGEND

- (6050) EXISTING CONTOUR
- 6050 PROPOSED CONTOUR
- FLING DIVISION LINE
- PROPOSED FLOW
- PROPOSED INLET
- A LOT
- B LOT
- WALKOUT LOT
- TRANSITION LOT
- GARDEN LOT



NOTE:
 "T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADUED AS THE TYPICAL STANDARD LOT TEMPLATE SHOWS. THESE LOTS WILL STILL BE GRADUED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

FIGURE 1

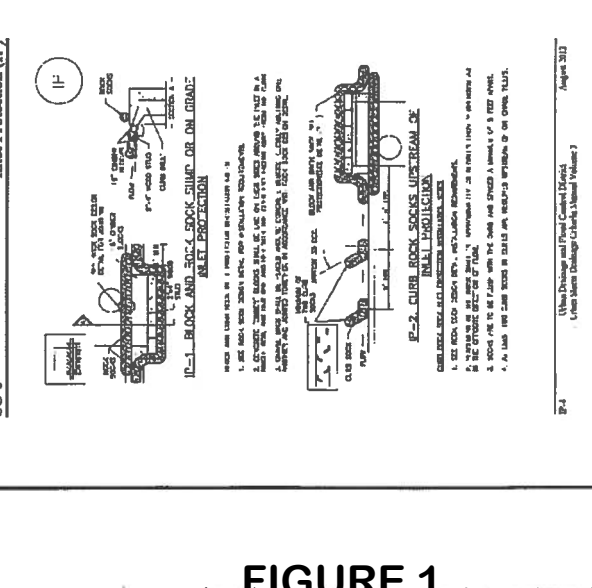
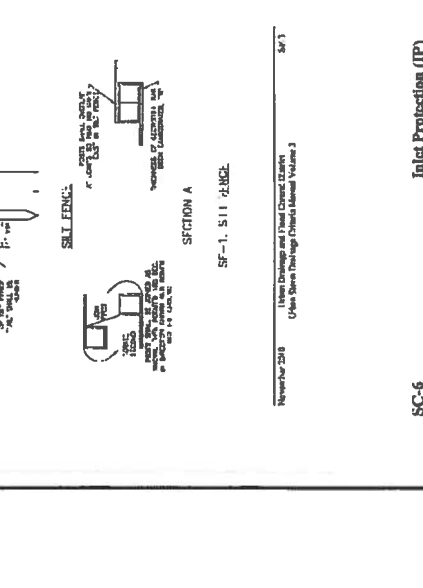
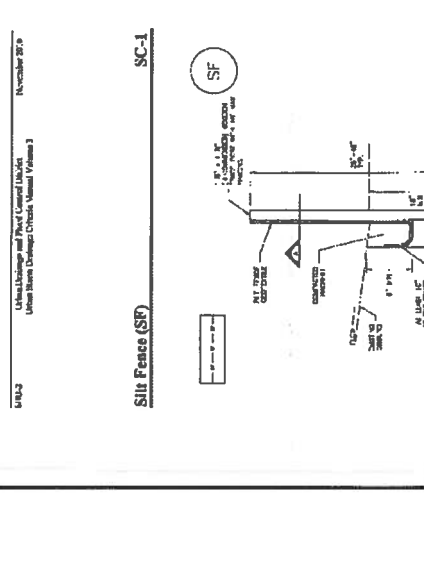
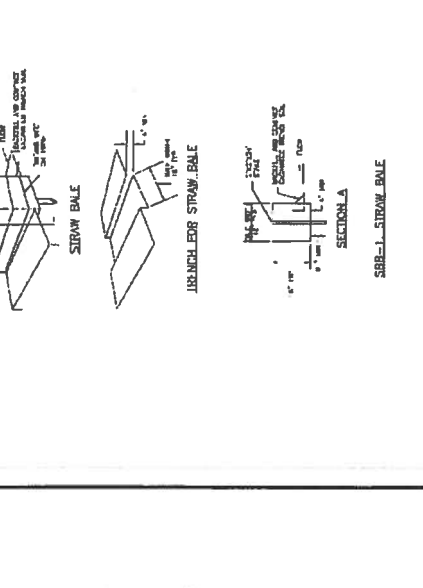
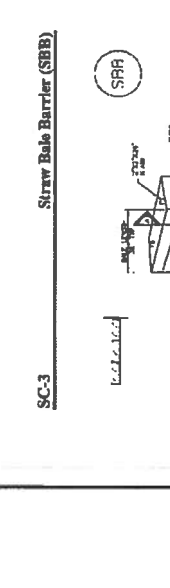
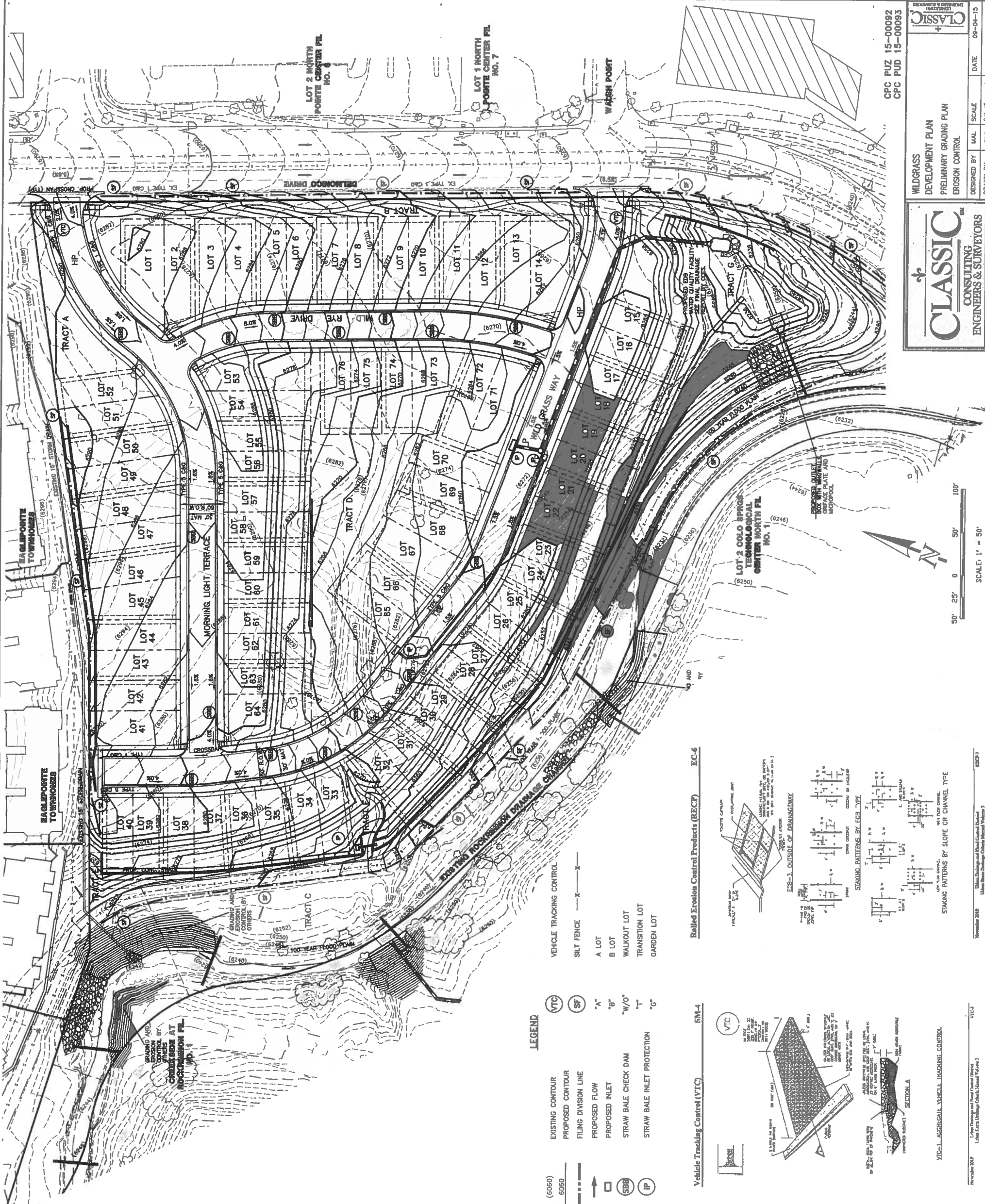


FIGURE 1

CPC PUZ 15-00092
CPC PUD 15-00093

CLASSIC
CONSULTING ENGINEERS & SURVEYORS
1035 Concrete Drive, Suite 101
Wildgrass Development Plan
Preliminary Grading Plan
Erosion Control

DESIGNED BY: M.A.L.
DRAWN BY: D.A.G.
SCALE: (H) 1" = 50'
DATE: 09-04-15
SHEET 7 OF 11

CLASSIC
CONSULTING ENGINEERS & SURVEYORS
1035 Concrete Drive, Suite 101

WILDCRASS DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN
EROSION CONTROL

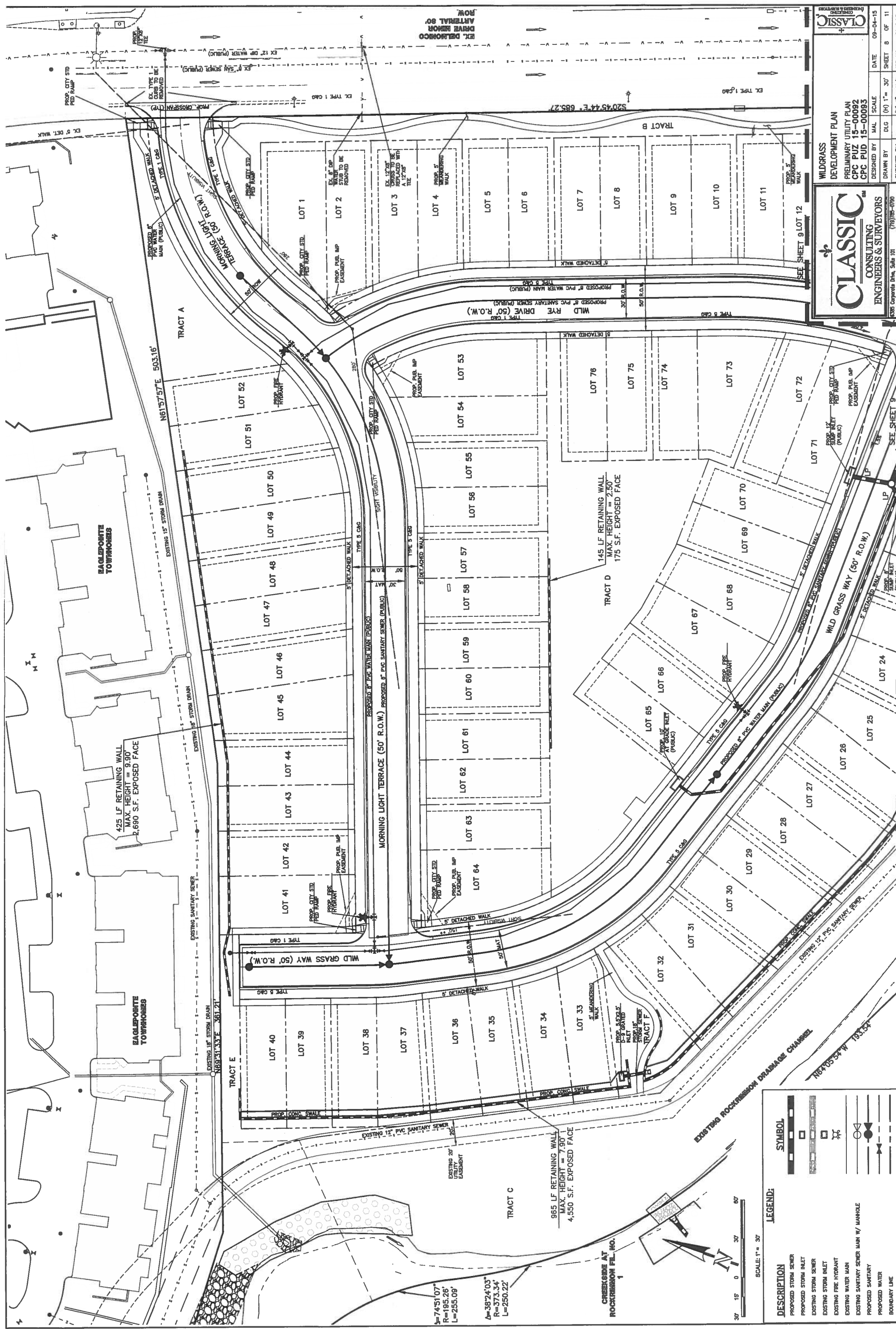
DESIGNED BY: M.A.L.
DRAWN BY: D.A.G.
SCALE: (H) 1" = 50'
DATE: 09-04-15
SHEET 7 OF 11

CLASSIC
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1035 Concrete Drive, Suite 101

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PRELIMINARY GRADING PLAN
EROSION CONTROL

DESIGNED BY: M.A.L.
DRAWN BY: D.A.G.
SCALE: (H) 1" = 50'
DATE: 09-04-15
SHEET 7 OF 11

CLASSIC
CONSULTING ENGINEERS & SURVEYORS
1035 Concrete Drive, Suite 101



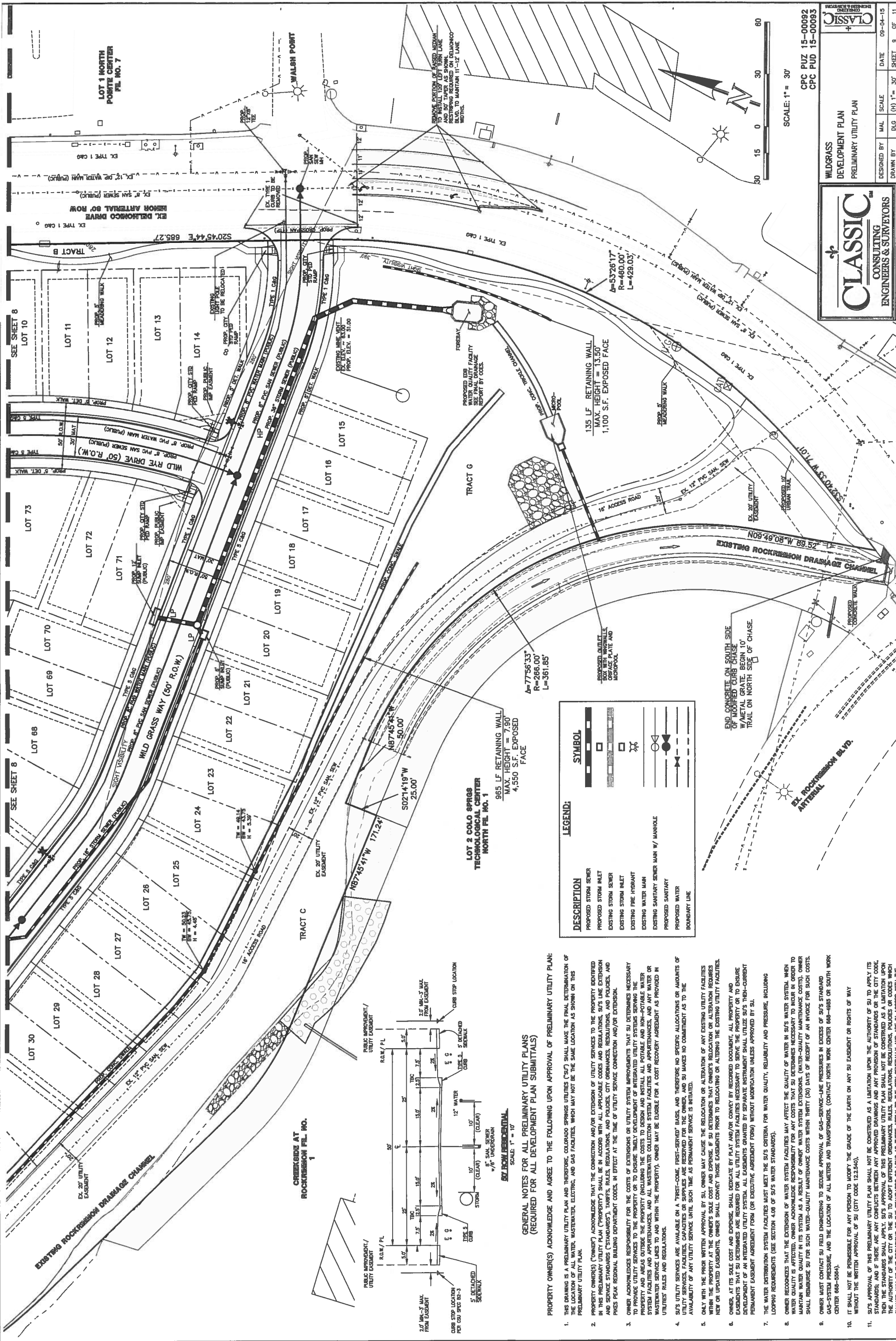
CLASSIC CONSULTING ENGINEERS & SURVEYORS
 WILDCRASS DEVELOPMENT PLAN
 PRELIMINARY UTILITY PLAN
 CPC PUZ 15-00092
 CPC PUD 15-00093
 DRAWN BY: [Name]
 DESIGNED BY: [Name]
 SCALE: (H) 1" = 30'
 DATE: 09-04-15
 SHEET 8 OF 11

LEGEND:

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	[Symbol]
PROPOSED STORM INLET	[Symbol]
EXISTING STORM SEWER	[Symbol]
EXISTING STORM INLET	[Symbol]
EXISTING FIRE HYDRANT	[Symbol]
EXISTING WATER MAIN	[Symbol]
EXISTING SANITARY SEWER MAIN W/ MANHOLE	[Symbol]
PROPOSED SANITARY	[Symbol]
PROPOSED WATER	[Symbol]
BOUNDARY LINE	[Symbol]

SCALE: 1" = 30'

FIGURE 1



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CONSULTING
ENGINEERS & SURVEYORS

1505 Compton Blvd, Suite 101
(703) 785-0790

WILDCRASS
DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

DESIGNED BY: MAL SCALE: DATE: 09-04-15
DRAWN BY: DLG (4) 1" = 30' SHEET 9 OF 11
INTERVIEW BY: [Name]

CPC PUD 15-00092
CPC PUD 15-00093

LEGEND:

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	[Symbol]
PROPOSED STORM INLET	[Symbol]
EXISTING STORM SEWER	[Symbol]
EXISTING STORM INLET	[Symbol]
EXISTING FIRE HYDRANT	[Symbol]
EXISTING WATER MAIN	[Symbol]
EXISTING SANITARY SEWER MAIN W/ MANHOLE	[Symbol]
PROPOSED SANITARY	[Symbol]
PROPOSED WATER	[Symbol]
BOUNDARY LINE	[Symbol]

- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:**
- THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO SPRINGS UTILITIES (CSU) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
 - PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SU'S LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICES, AND PHASE PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
 - OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SU DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL PORTABLE AND NON-PORTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
 - SU'S UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SU MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED.
 - ONLY WITH THE PRIOR WRITTEN APPROVAL BY SU, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. IF SU DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
 - OWNER, AT ITS SOLE COST AND EXPENSE, SHALL DEMONSTRATE BY PLAN AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SU DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SU'S THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SU.
 - THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET THE SU'S CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SU'S WATER STANDARDS).
 - OWNER ACKNOWLEDGES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SU'S WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SU DETERMINES NECESSARY TO MAINTAIN OR IMPROVE WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS, WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SU FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
 - OWNER MUST CONTACT SU FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SU'S STANDARD GAS-SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 648-4885 OR SOUTH WORK CENTER 668-4594).
 - IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SU EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SU (CITY CODE 122.940).
 - SU'S APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SU TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL APPLY. SU'S APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE SU TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RULES, REGULATIONS AND POLICES OF SU.

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

SCALE: 1" = 10'

5/2" ROW RESIDENTIAL

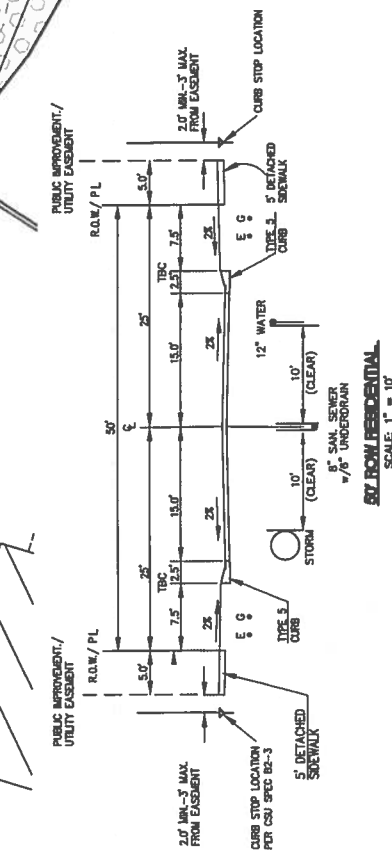


FIGURE 1

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EL PASO COUNTY, CO



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PUD DEVELOPMENT PLAN

0 Delmonico Drive

DATE: 9.4.15
PROJECT HDR: A. Burlew
PREPARED BY: J. Romero

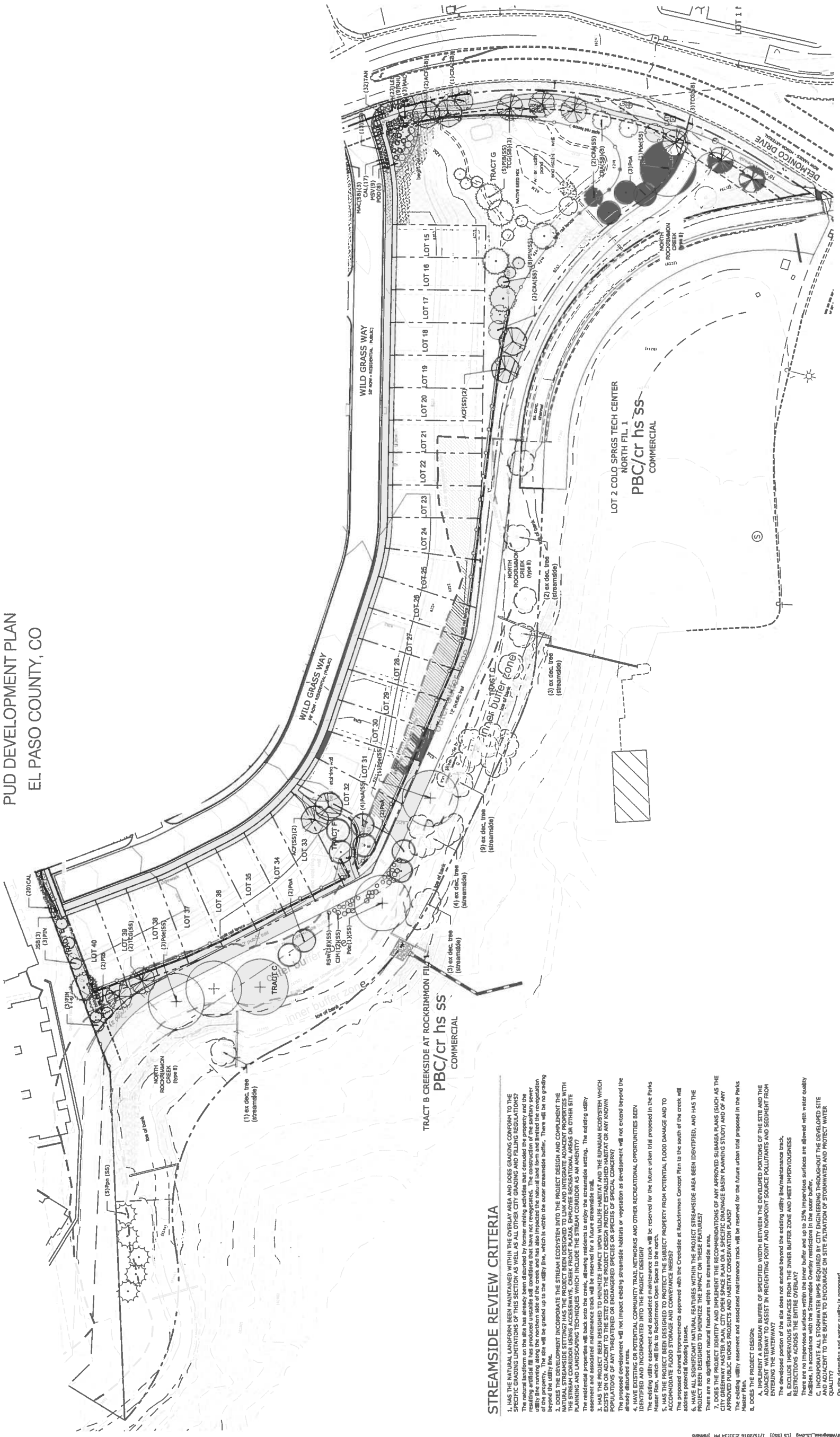
FINAL LANDSCAPE PLAN

DATE	BY	DESCRIPTION
12.12.15	JAR	CITY COMMENTS
1.15.16	JAR	CITY COMMENTS

STREAMSIDE OVERLAY

10
10 OF 11

CPC PUD 15-00092
CPC PUD 15-00093



KEYED NOTES: (not all items listed, items listed considered 'typical')

- 1 TYPICAL DECIDUOUS TREE PLANTING
- 2 TYPICAL EVERGREEN TREE PLANTING
- 3 TYPICAL SHRUB PLANTING
- 4 TYPICAL GROUND COVER/PERENNIAL PLANTING
- 5 EXISTING TREE TO REMAIN
- 6 LANDSCAPE SLOPER
- 7 STEEL EDGE
- 8 3/4" BLUE GREY GRAVEL MULCH
- 9 4x8" CORBEL
- 10 TURF LAWN AREA

Streamside Criteria

Type II Stream Channel

Buffer Zone	Width (in Ft.)	Streamside Trees Provided/Required	Impervious Area Provided/Required
Inner Buffer Zone	30'	1/200'	0%
Outer Buffer Zone	60'	1/200' 2x28'	11%
Buffer Zone	Shrub/Tree	Shrub Substitutes 5'	
Inner Buffer Zone	10 shrubs/1 tree	3000	

*Up to 25% Allowed with Water Quality Capture Volume

The impervious surface allowances 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.

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? resulting artificial fill has been produced under suitable conditions that have not vegetated. The construction of this 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 within the streamside overlay.
- DOES 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 FEATURES THAT ENHANCE THE STREAM ECOSYSTEM? The residential and associated maintenance track will be reserved for a future streamside trail. The existing utility easement and associated maintenance track will be reserved for the future urban trail proposed in the Parks and Recreation Concept Plan. The proposed development will not impact existing streamside habitats or vegetation at development will not extend beyond the streamside overlay.
- HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN WILDLIFE HABITAT? The riparian habitat and associated maintenance track will be reserved for the future urban trail proposed in the Parks and Recreation Concept Plan. The proposed development will not impact existing streamside habitats or vegetation at development will not extend beyond the streamside overlay.
- 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 and Recreation Concept Plan. The proposed development will not impact existing streamside habitats or vegetation at development will not extend beyond the streamside overlay.
- HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS? The proposed development will not impact existing streamside habitats or vegetation at development will not extend beyond the streamside overlay.
- HAS THE PROJECT BEEN DESIGNED TO ENHANCE THE PROJECT STREAMSIDE AREA? HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN WILDLIFE HABITAT? The riparian habitat and associated maintenance track will be reserved for the future urban trail proposed in the Parks and Recreation Concept Plan. The proposed development will not impact existing streamside habitats or vegetation at development will not extend beyond the streamside overlay.
- 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 riparian habitat and associated maintenance track will be reserved for the future urban trail proposed in the Parks and Recreation Concept Plan. The proposed development will not impact existing streamside habitats or vegetation at development will not extend beyond the streamside overlay.
 - 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. Supplemental planting is proposed to help stabilize the slope and minimize erosion around the streamside overlay. Supplemental planting is proposed to help stabilize the slope and minimize erosion around the streamside overlay. Supplemental planting is proposed to help stabilize the slope and minimize erosion around the streamside overlay.
 - 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 identifies the stream bank and slope areas. The slopes within the inner streamside buffer will not be disturbed. The streamside overlay identifies the stream bank and slope areas. The slopes within the inner streamside buffer will not be disturbed. The streamside overlay identifies the stream bank and slope areas. The slopes within the inner streamside buffer will not be disturbed.
 - HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL FOR THIS OUTSIDE OF THE PROJECT? DOES THE PROJECT DESIGN PROVIDE FOR THE RECLAMATION OF THE DRAINAGEWAY VISUALLY, FUNCTIONALLY OR RECREATIONALLY, AND BRINGS THAT DRAINAGEWAY INTO A MORE NATURAL CONDITION. The streamside overlay identifies the stream bank and slope areas. The slopes within the inner streamside buffer will not be disturbed. The streamside overlay identifies the stream bank and slope areas. The slopes within the inner streamside buffer will not be disturbed. The streamside overlay identifies the stream bank and slope areas. The slopes within the inner streamside buffer will not be disturbed.

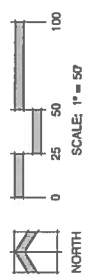


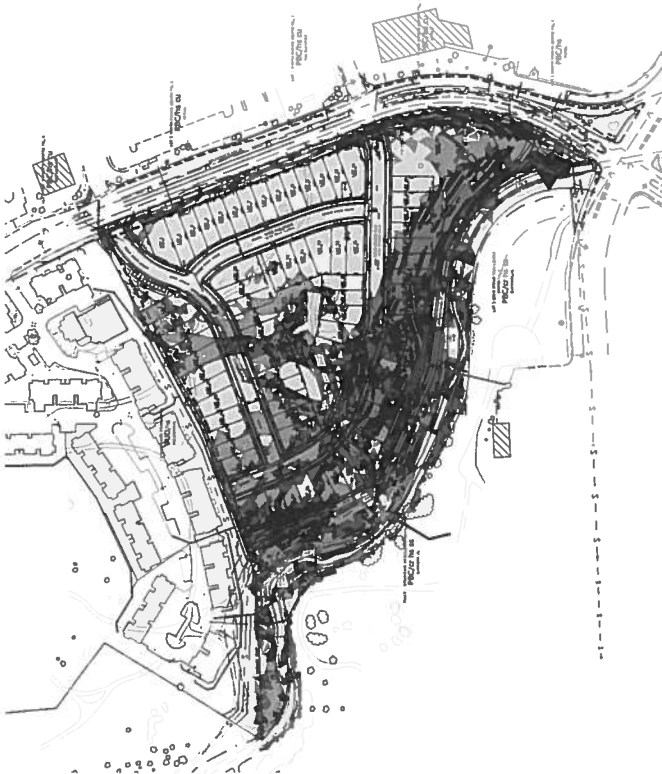
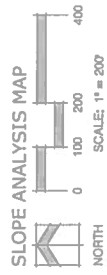
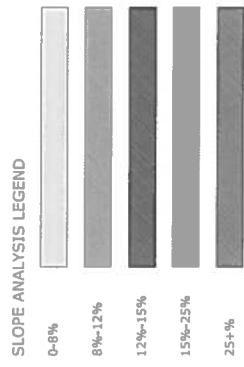
FIGURE 1

17th Century Communities/Wildgrass at Rockrimmon/Streamside Overlay/Plan/Sheet/10 of 11/15/15/11/17/15/2016 22:13:34 PM/James

**WILDGRASS
PUD DEVELOPMENT
PLAN**

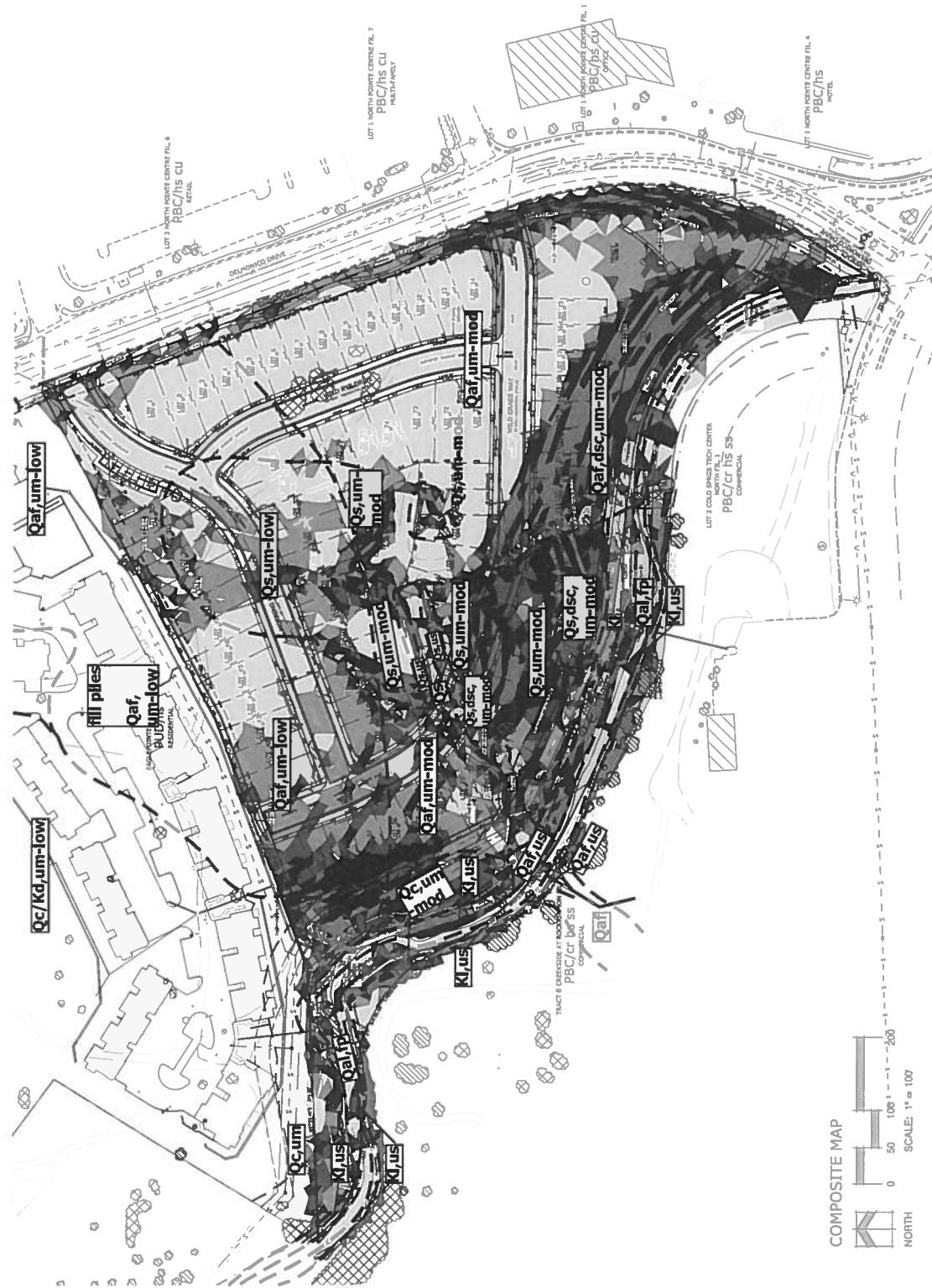
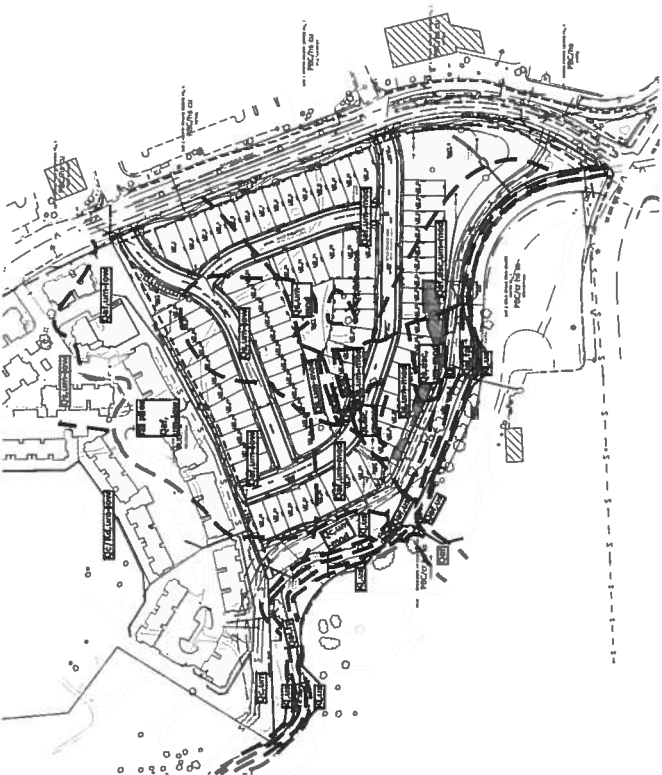
DATE: 9.4.15
PROJECT MGR: A. BARLOW
PREPARED BY: K. WHITFORD

**LAND SUITABILITY
ANALYSIS**



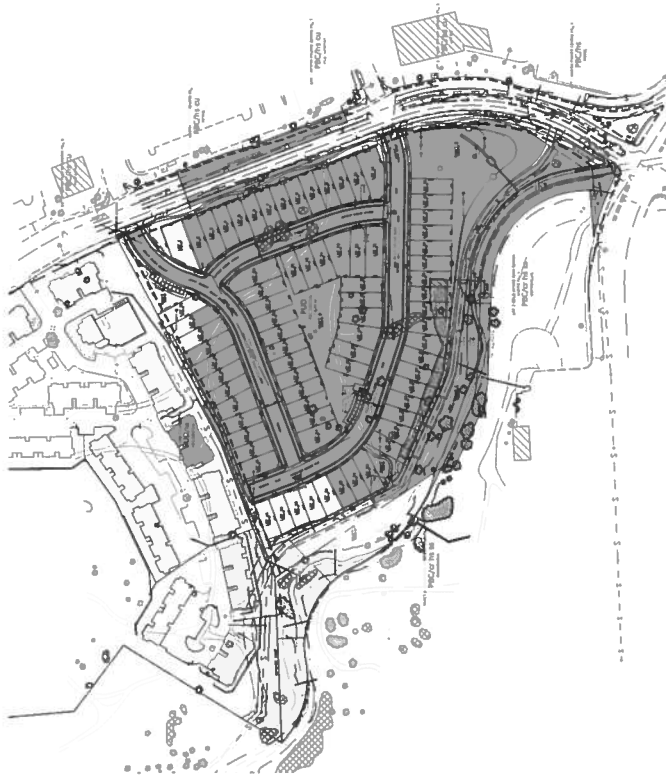
GEOHAZARD ANALYSIS LEGEND

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



VEGETATION ANALYSIS LEGEND

- Tree** (represented by diagonal hatching)
- Shrubby/Brush** (represented by cross-hatching)



COMPOSITE MAP

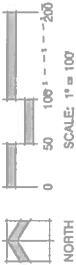


FIGURE 1

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