

Land Planning  
Landscape  
Architecture  
Urban Design

**NRES**

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nrescolorado.com  
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IN ASSOCIATION WITH

**KETTLE CREEK  
NORTH**

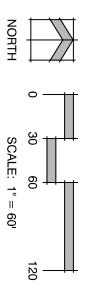
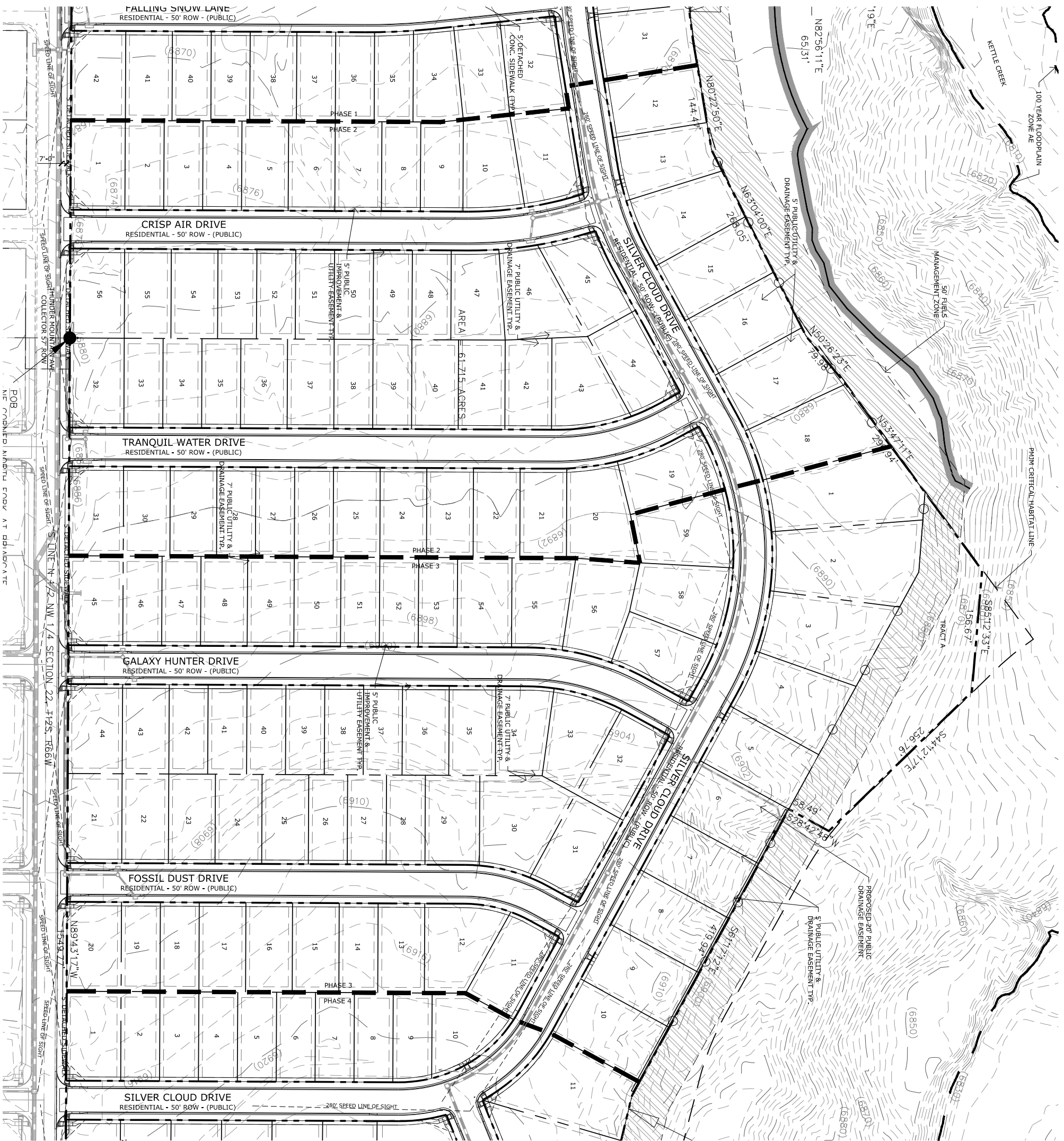
PUD DEVELOPMENT  
PLAN  
COLORADO SPRINGS, CO

PROJECT INFO

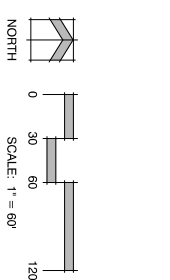
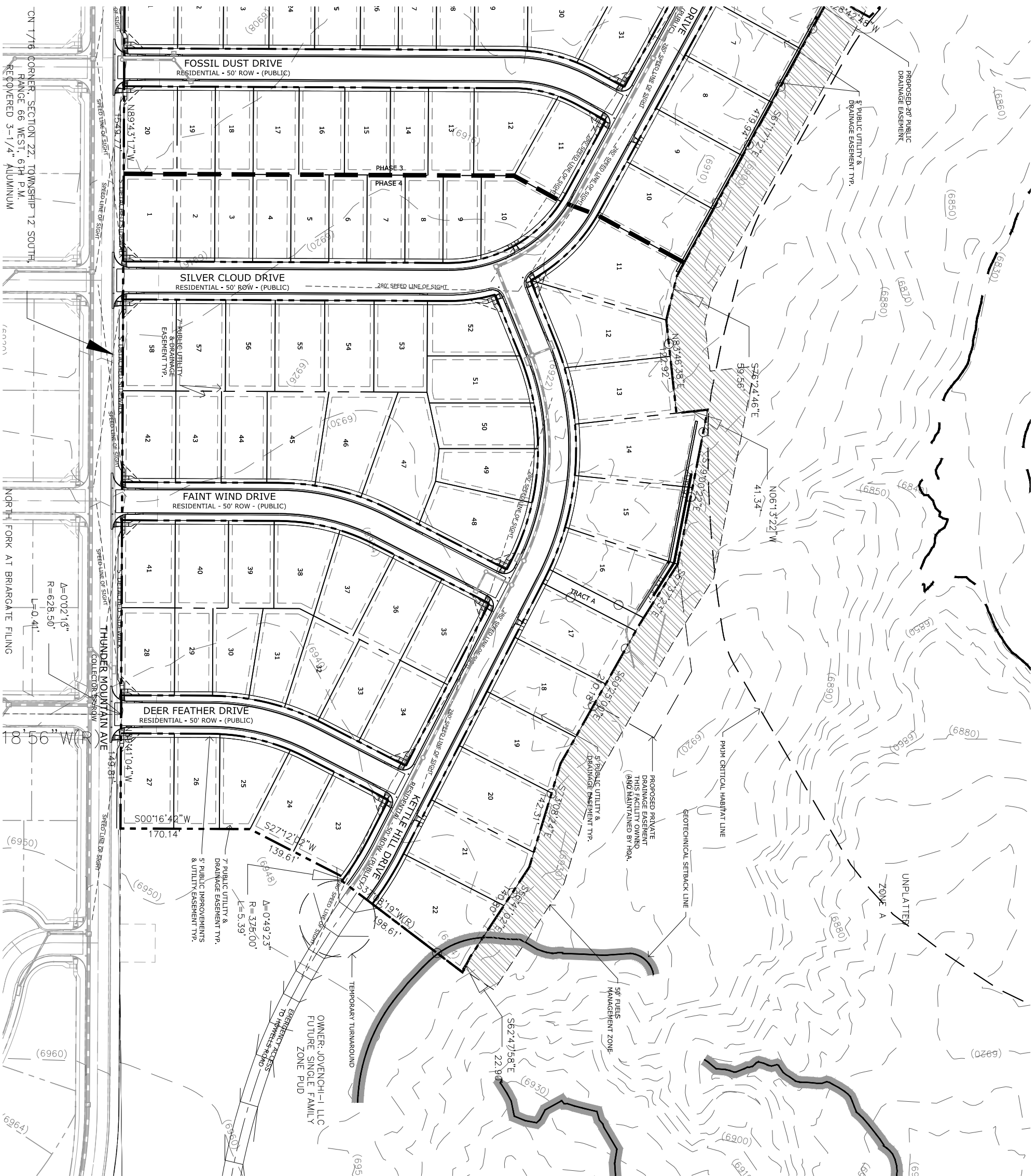
DATE: 7/14/2020  
PROJECT MGR: J. MANNARD  
PREPARED BY: R. SWENSON

DATE	BY	DESCRIPTION
1/28/2021	JBS	PER CITY COMMENTS
2/15/2021	JBS	PER CITY COMMENTS
2/15/2023	JBS	PER CITY COMMENTS
5/18/2023	JBS	PER CITY COMMENTS

PLAN FILE #	SHEET NUMBER	SHEET TITLE	DATE / REVISION	ISSUE INFO	SCALE
AR DP 20-00538	2 OF 13	PHASE 1 SITE PLAN			



PLAN FILE #	SHEET NUMBER	SHEET TITLE	DATE / REVISION	ISSUE INFO	SEAL	PROJECT INFO	IN ASSOCIATION WITH	PLANNER / LANDSCAPE ARCHITECT
AR DP 20-00538	3 OF 13	PHASES 2-3 SITE PLAN	DATE: 1/28/2021 BY: JBS DESCRIPTION: PER CITY COMMENTS 2/15/2021 JBS PER CITY COMMENTS 2/15/2023 JBS PER CITY COMMENTS 5/18/2023 JBS PER CITY COMMENTS	DATE: 7/14/2020 PROJECT MGR: J. NAVARRO PREPARED BY: R. SWERSON	PUD DEVELOPMENT PLAN COLORADO SPRINGS, 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 © 2012. All Rights Reserved.	Land Planning Landscape Architecture Urban Design	



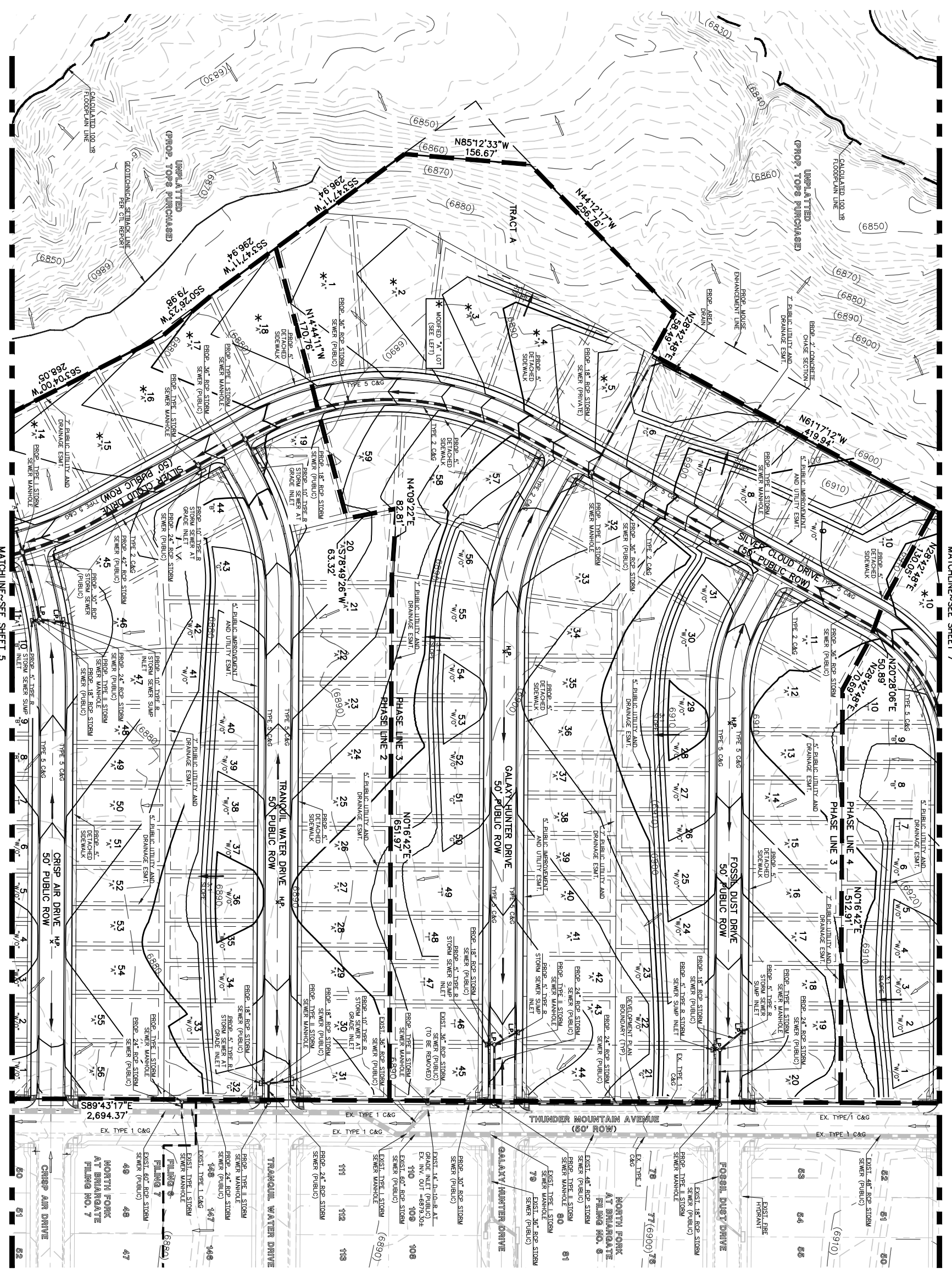
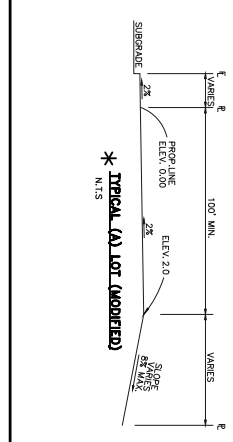
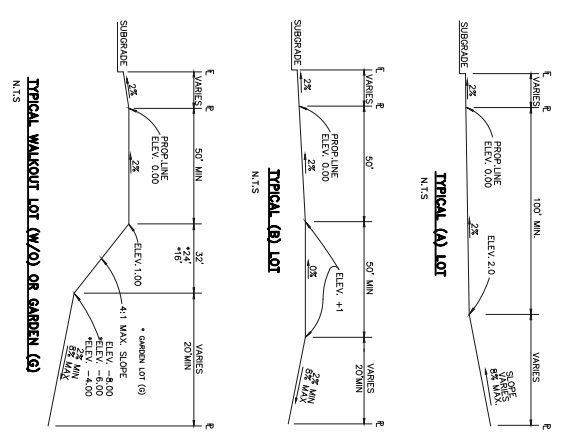
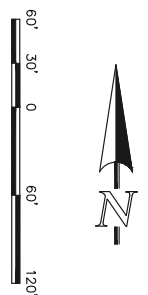
<p>PLAN FILE #</p> <p>AR DP 20-00538</p>	<p>SHEET NUMBER</p> <p>4 OF 13</p>	<p>SHEET TITLE</p> <p>PHASE 4</p>	<p>DATE / REVISION</p> <table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td>1/28/2021</td> <td>JBS</td> <td>PER CITY COMMENTS</td> </tr> <tr> <td>2/25/2021</td> <td>JBS</td> <td>PER CITY COMMENTS</td> </tr> <tr> <td>2/15/2023</td> <td>JBS</td> <td>PER CITY COMMENTS</td> </tr> <tr> <td>5/18/2023</td> <td>JBS</td> <td>PER CITY COMMENTS</td> </tr> </table>	DATE	BY	DESCRIPTION	1/28/2021	JBS	PER CITY COMMENTS	2/25/2021	JBS	PER CITY COMMENTS	2/15/2023	JBS	PER CITY COMMENTS	5/18/2023	JBS	PER CITY COMMENTS	<p>ISSUE INFO</p> <p>DATE: 7/14/2020</p> <p>PROJECT MGR: J. NAVARRO</p> <p>PREPARED BY: R. SWERSON</p>	<p>SEAL</p>	<p>PROJECT INFO</p> <p>DATE: 7/14/2020</p> <p>PROJECT MGR: J. NAVARRO</p> <p>PREPARED BY: R. SWERSON</p>	<p>IN ASSOCIATION WITH</p> <p><b>KETTLE CREEK NORTH</b></p> <p>PUD DEVELOPMENT PLAN</p> <p>COLORADO SPRINGS, CO</p>	<p>PLANNER / LANDSCAPE ARCHITECT</p> <p>N.E.S. Inc.</p> <p>619 N. Cascade Avenue, Suite 200</p> <p>Colorado Springs, CO 80903</p> <p>Tel. 719.471.0073</p> <p>Fax 719.471.0267</p> <p>www.nescolorado.com</p> <p>© 2012. All Rights Reserved.</p>	<p>Land Planning</p> <p>Landscape Architecture</p> <p>Urban Design</p> <p><b>NES</b></p>
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1/28/2021	JBS	PER CITY COMMENTS																						
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2/15/2023	JBS	PER CITY COMMENTS																						
5/18/2023	JBS	PER CITY COMMENTS																						



### LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY LINE
- PHASE LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW
- EXISTING VEGETATION
- PROPOSED INLET
- EXISTING STORM SEWER PIPE
- PROPOSED INLET
- PROPOSED STORM SEWER PIPE
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- A LOT
- B LOT
- WALKOUT LOT
- TRANSITION LOT
- GARDEN LOT

**DRAINAGE NOTE:**  
 FULL SPECTRUM DETENTION IS PROVIDED ON-SITE FOR KETTLE CREEK NORTH FILING NO. 1. SEE FINAL DRAINAGE REPORT FOR KETTLE CREEK NORTH FILING NO. 1.  
 PROPOSED POND CONSTRUCTION DETAILS INCLUDING ACCESS, TO BE PROVIDED IN SEPARATE CONSTRUCTION DRAWINGS.



48 HOURS BEFORE YOU DIG,  
 CALL UTILITY LOCATORS  
**811**  
 UTILITY NOTIFICATION CENTER OF COLORADO  
 113 THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED TO ANY EXISTING UTILITIES AND SHALL PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION	DATE
1 REVISED PER CITY COMMENTS	1/6/21

REVIEW:  
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  
 MARG A. WRIGHTON, COLORADO P.E. #37155 DATE

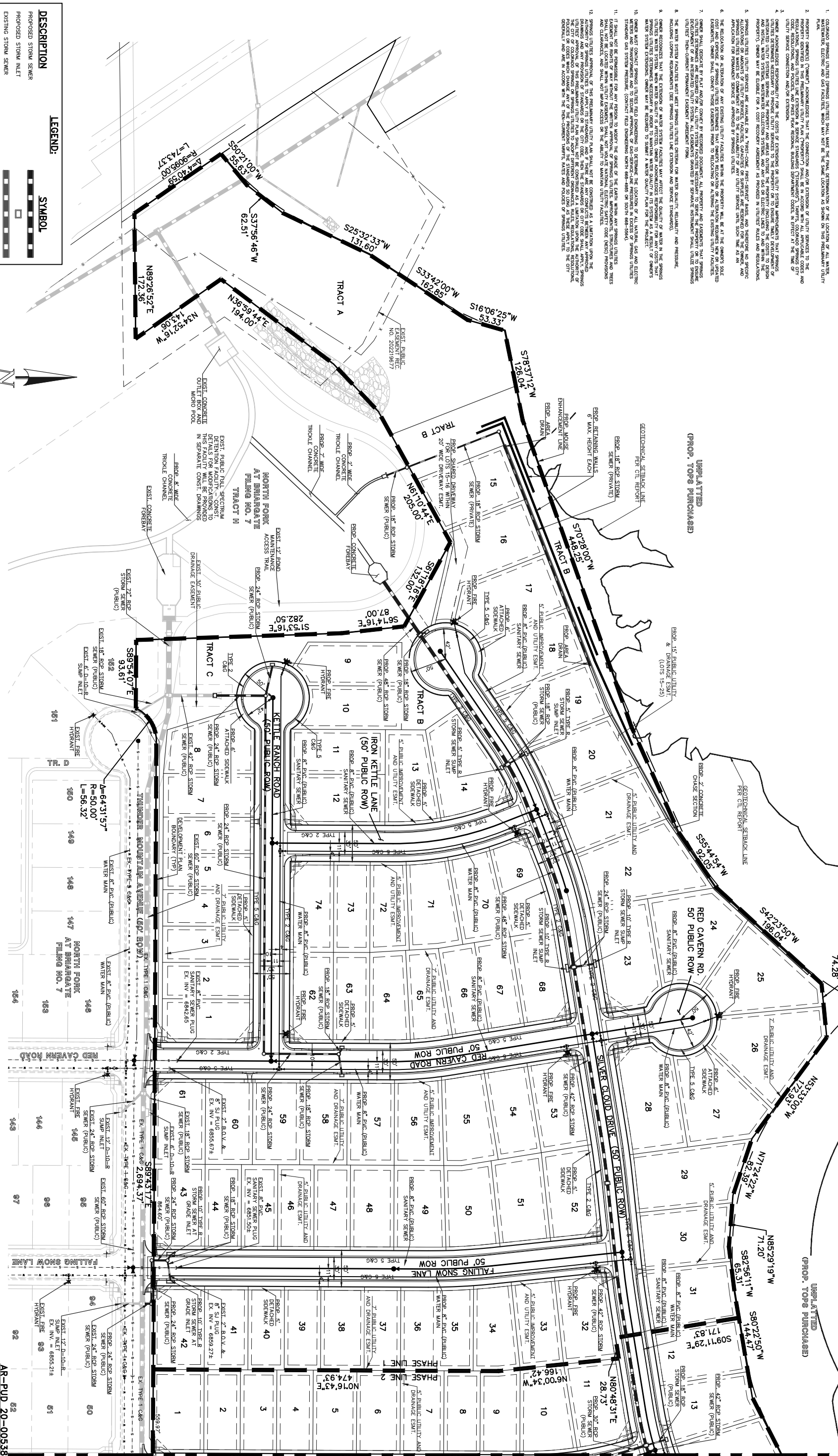
DESIGNED BY	PRA	SCALE	DATE
DRAWN BY	ESO	(H) 1" = 60'	07/14/2020
CHECKED BY	(V) 1" = N/A	SHEET 6 OF 13	
JOB NO.		2553.00	

KETTLE CREEK NORTH  
 PUD DEVELOPMENT PLAN  
 PRELIMINARY GRADING PLAN  
 AR-PUD 20-00538



**GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS  
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)  
PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF  
PRELIMINARY UTILITY PLAN:**

1. EXISTING SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL HAVE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER MAINS, WATER LINES, AND SANITARY LINES WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) (OWNER) ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITIES SERVICES TO THE PROPERTY SHOWN IN THIS PRELIMINARY UTILITY PLAN (PROPERTY) SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, AND POLICES, AND PRESERVE EXISTING UTILITIES AND STRUCTURES, INCLUDING THE COSTS TO DESIGN, CONSTRUCT, AND MAINTAIN THE UTILITY SYSTEMS. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AGENCIES IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE FOR A "TERRACE HOME" DEVELOPMENT AREA, AND SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS.
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6. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY SHALL BE AT THE OWNER'S SOLE COST AND RISK. SPRINGS UTILITIES DETERMINES THAT OWNERS RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EXISTING UTILITY SYSTEMS NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS.
7. OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS.
8. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING DESIGN REQUIREMENTS (SEE SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE).
9. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS.
10. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC UTILITIES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS.
11. IT SHALL NOT BE RESPONSIBLE FOR ANY PERSON TO NOTIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EXISTING OR PROPOSED UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS.
12. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE UTILITY SYSTEMS.



**LEGEND:**

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	[Symbol: Solid black line]
PROPOSED STORM INLET	[Symbol: Square with 'X']
EXISTING STORM INLET	[Symbol: Square with 'X' and dashed line]
EXISTING STORM INLET	[Symbol: Square with 'X' and dashed line]
EXISTING FIRE HYDRANT	[Symbol: Circle with 'X']
EXISTING WATER MAIN	[Symbol: Dashed line]
EXISTING SANITARY SEWER MAIN W/ MANHOLE	[Symbol: Circle with 'X' and dashed line]
PROPOSED WATER	[Symbol: Solid black line]
BOUNDARY LINE	[Symbol: Dashed line]
PHASE LINE	[Symbol: Dashed line]

**NOTE:**  
A WATER QUALITY PLAN MAY BE REQUIRED WITH CONSTRUCTION DRAWING APPROVAL AND WITH DEVELOPMENT PLAN SUBMITTALS TO THE UTILITIES LABORATORY SERVICES SECTION (LSS)

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
113 THE LAKE

NO. REVISION	DATE	REVIEW:
1	1/7/21	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

NO. REVISION	DATE	REVIEW:
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**CLASSIC CONSULTING**

619 N. Colorado Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 585-0790  
(719) 585-0790

**KETTLE CREEK NORTH  
PUD DEVELOPMENT PLAN  
PRELIMINARY UTILITY  
AND PUBLIC FACILITIES PLAN**

DESIGNED BY: ESO  
DRAWN BY: ESO  
CHECKED BY: (Y) (1" = N/A)

DATE: 07/14/2020  
SCALE: (H) 1" = 60'  
SHEET: 8 OF 13  
JOB NO.: 2553.00







## LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS, INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST ON TURF AREAS TO ALL WATERSHED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.
- FERTILIZER REQUIREMENTS BELOW ARE BASED ON:
  - SOIL ANALYSIS
  - SEED
  - SHRUB
- \*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING FERTILIZER TOO EARLY CAN STIMULATE COOL SEASON GROWTH AND LEAD TO WEED PROBLEMS. APPLYING FERTILIZER TOO LATE CAN STIMULATE COOL SEASON GROWTH AND LEAD TO WEED PROBLEMS. APPLYING FERTILIZER TOO EARLY CAN STIMULATE COOL SEASON GROWTH AND LEAD TO WEED PROBLEMS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
- FOR STRAWMULCH LIGHTING AND LOCATIONS, REFER TO PHOTOGRAPHIC PLAN.
- 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 PERMANENT VEGETATION AND PRESERVATION AREAS. FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION. FENCING SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FINAL AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GRASS COVER AREAS. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGNER'S 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.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEGS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- ALL SOD/TURF, ROCK, & SHRUB BEGS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEGS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOVED STRIP, WITHOUT STEEL EDGING.
- ALL PLANTS AND TREES TO BE PLANTED WITH STEEL EDGING. STEEL EDGING TO BE INSTALLED WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON PLANS.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO STAKING.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREES ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- ROCK MULCH: 3/4" DIAMETER GOLDEN SUNSET. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL WOOD MULCH TO BE 3" DEPTH WOOD MULCH. SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO STAKING.
- ALL WOOD MULCH TO BE 3" DEPTH WOOD MULCH. SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO STAKING.
- A FINAL LANDSCAPE PLAN AND AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT THE DISCRETION OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SOODING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING PERMISSION TO OCCUPY FOR FINAL LANDSCAPE INSPECTION AND FINISH APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- A 3" CLEAR SPACE SHALL BE MAINTAINED AROUND AND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO CONSTRUCTION.
- IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGNER'S 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).
- ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEGS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED.

## Landscape Setbacks

See Code Section/Policy 320.8317

Street Name or Zone Boundary	Street Classification	Width (in Ft.)	Linear Req./Prov.	Turf/Ft. No. of Trees Req./Prov.
THUNDER MOUNTAIN AVE	NON-ARTERIAL	10' / 10'	2,386' / 1,30'	80' / 60'
THUNDER MOUNTAIN AVE	DOUBLE FRONTAGE	6' / 6'	418'	141' / 14'

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Required / Provided	Percent Ground Plane Veg. Req. / Provided
200' X	XX	TM	75% / 75%
0' X	XX	DF	75% / 75%

## PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Apr	15	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B
	Coc	9	Celtis occidentalis / Common Hackberry	40'	35'	2" Cal.	B&B
	Pm	32	Prunus maackii / Amur Chokeberry	20'	20'	1.5" Cal.	
	Que bic	11	Quercus bicolor / Swamp White Oak	50'	40'	2" Cal.	B&B

## GROUNDCOVER LEGEND

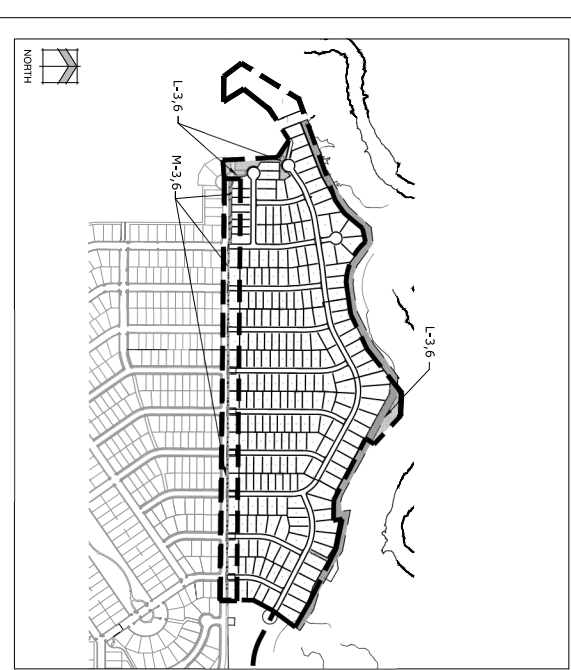
	NATIVE SEED Pest Native Prairie Mix Blue Grama Sideoats Grama Western Wheatgrass Green Needle Grass Sand Dropped SEED RATE MIN. 10 PLS/ACRE	71,641 sf
	ROCK COBBLE 2"-4" BLUE MOUNTAIN RIVER ROCK	3,859 sf
	ROCK MULCH 3/4" GOLDEN SUNSET	8,447 sf
	SOD TURF	5,544 sf

## SCHEMATIC LANDSCAPE DIAGRAM

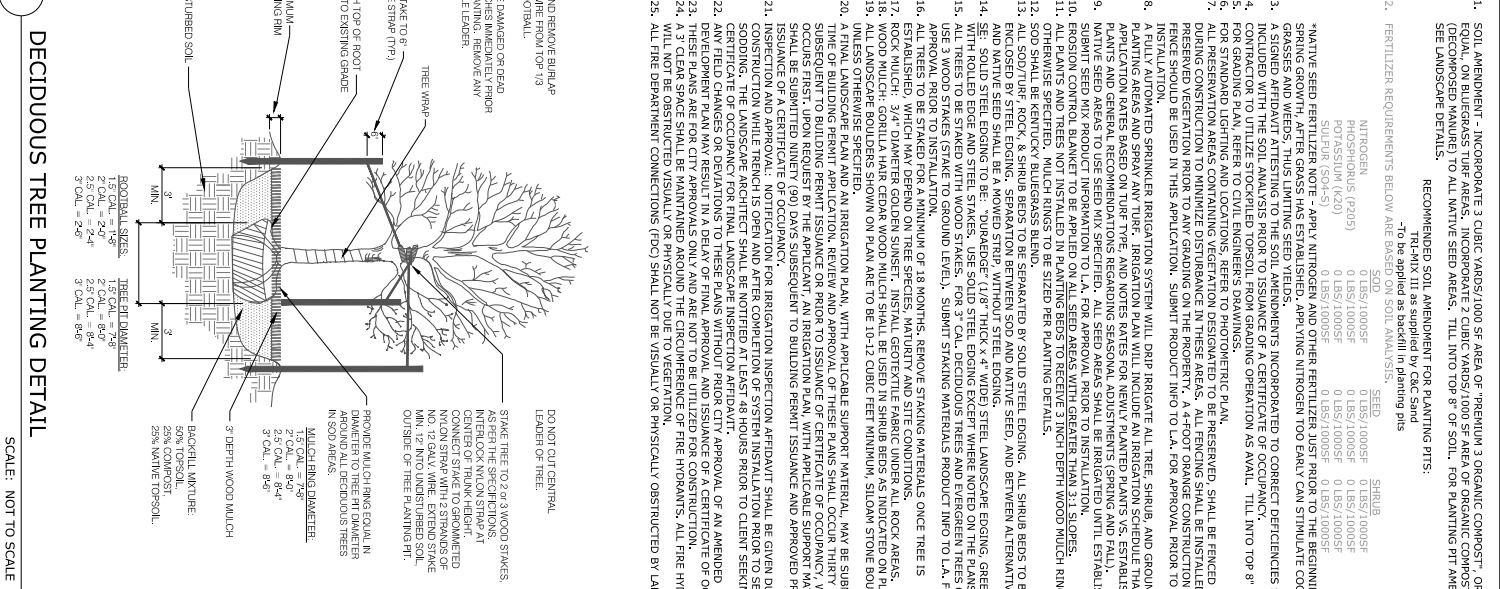
Name of Project: Pailing Properties  
Climate Zone: Foothills  
Date: 11/02/2011  
Plants: Foothills & Plains

Plant Communities - to be labeled by numbers on diagram  
 1--Semi-arid Shrublands  
 2--Semi-arid Steppe Woodlands  
 3--Prairie  
 4--Lower Elevation Riparian  
 5--Foothill Shrublands  
 6--Foothill Pine Forest  
 7--Open Elevation Riparian  
 8--Douglas-fir Forest

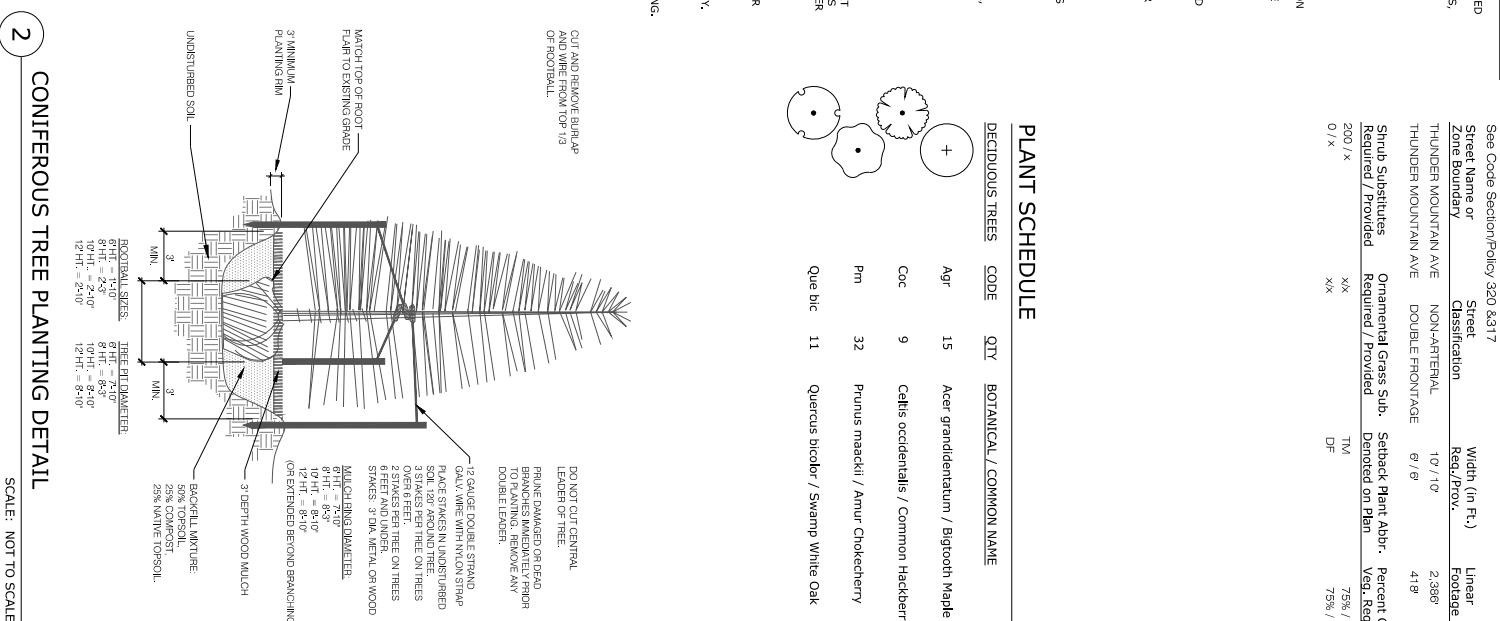
Hydrozones - to be labeled by letters on diagram  
 V-- Very Low (0 to 7 inches per year)  
 L-- Low (7 to 15 inches per year)  
 M-- Moderate (15 to 25 inches per year)  
 H-- High (more than 25 inches per year)



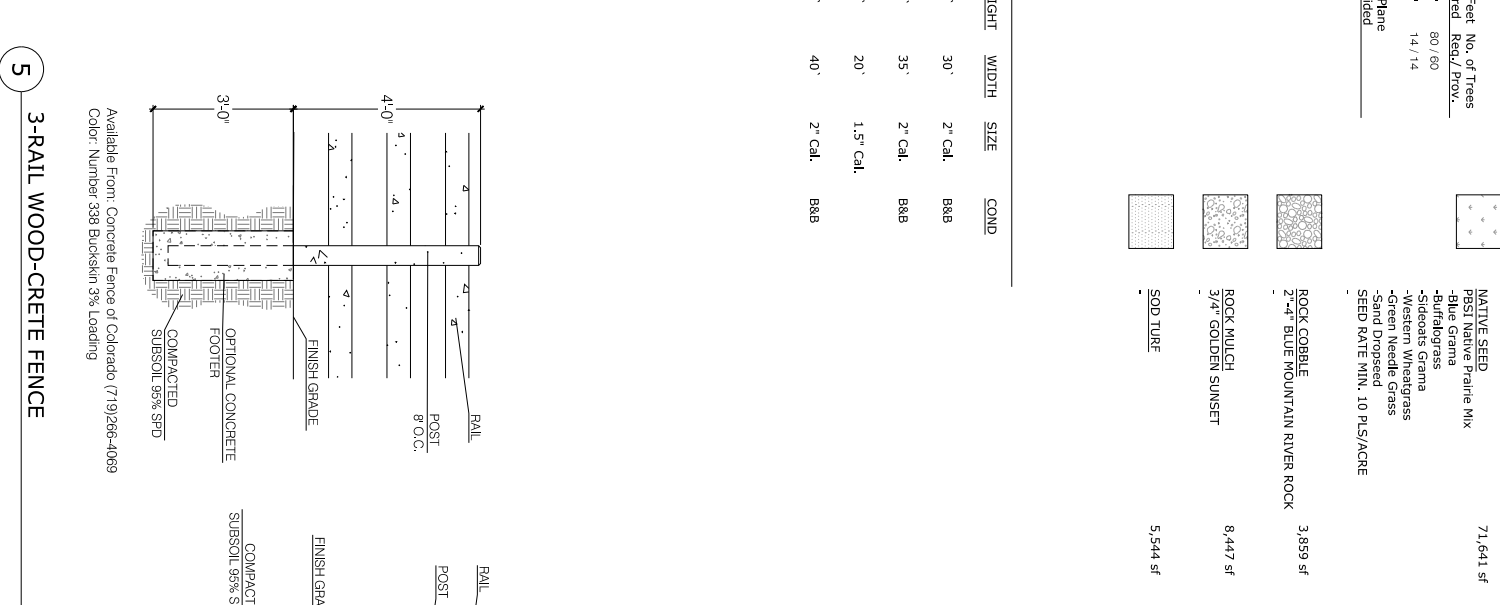
## 1 DECIDUOUS TREE PLANTING DETAIL



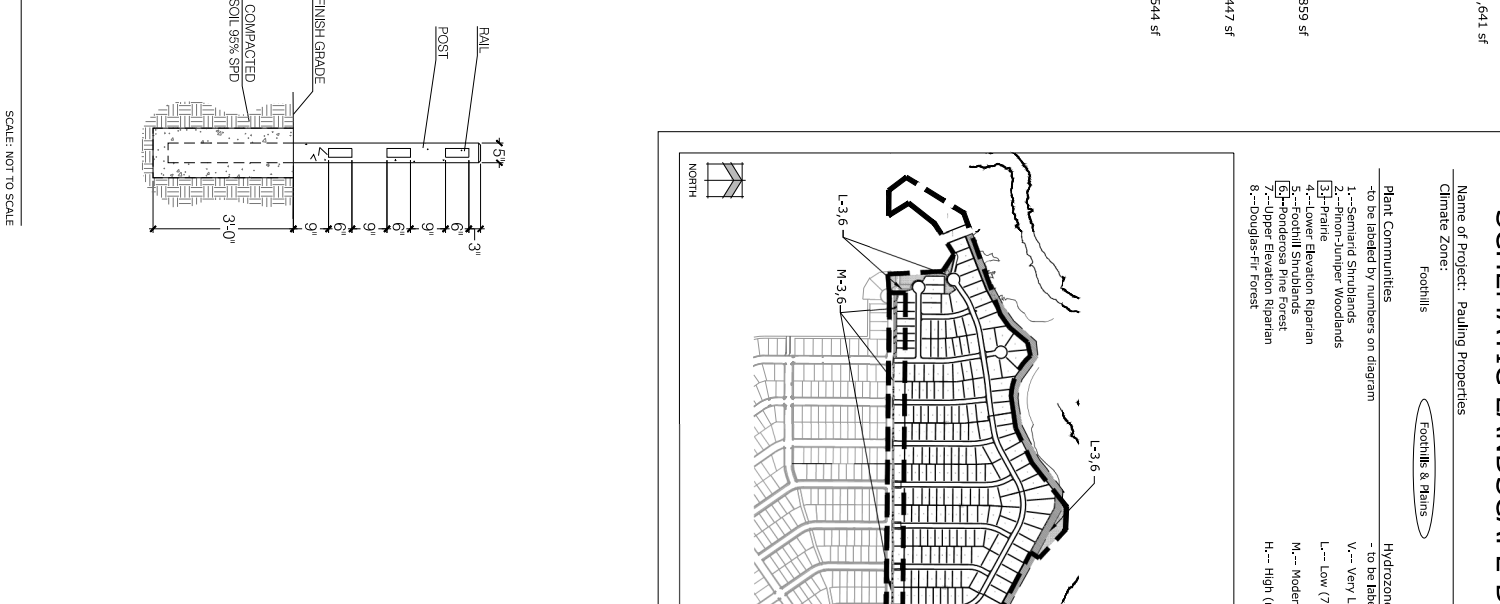
## 2 CONFEROUS TREE PLANTING DETAIL



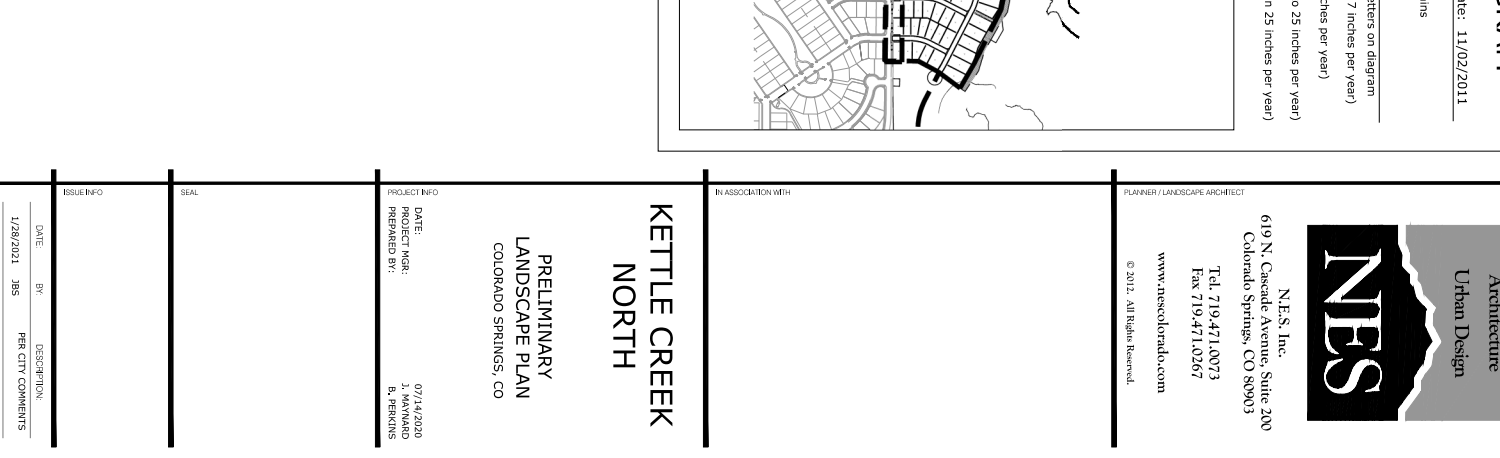
## 3 SHRUB PLANTING DETAIL



## 4 PERENNIAL / GROUNDCOVER PLANTING



## 5 3-RAIL WOOD-CRETE FENCE

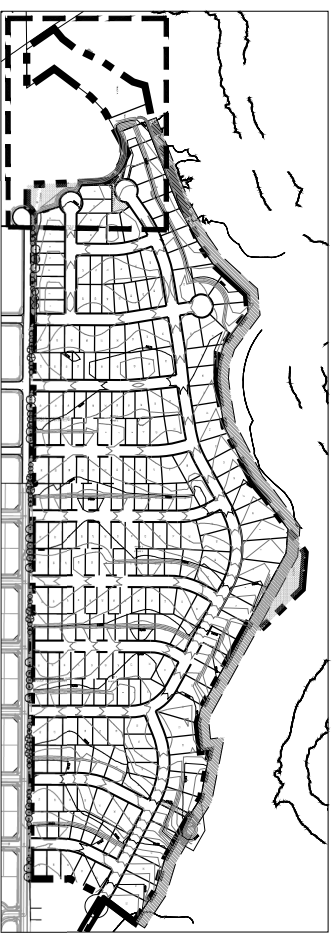


## 6 LANDSCAPE BOULDER

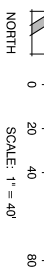
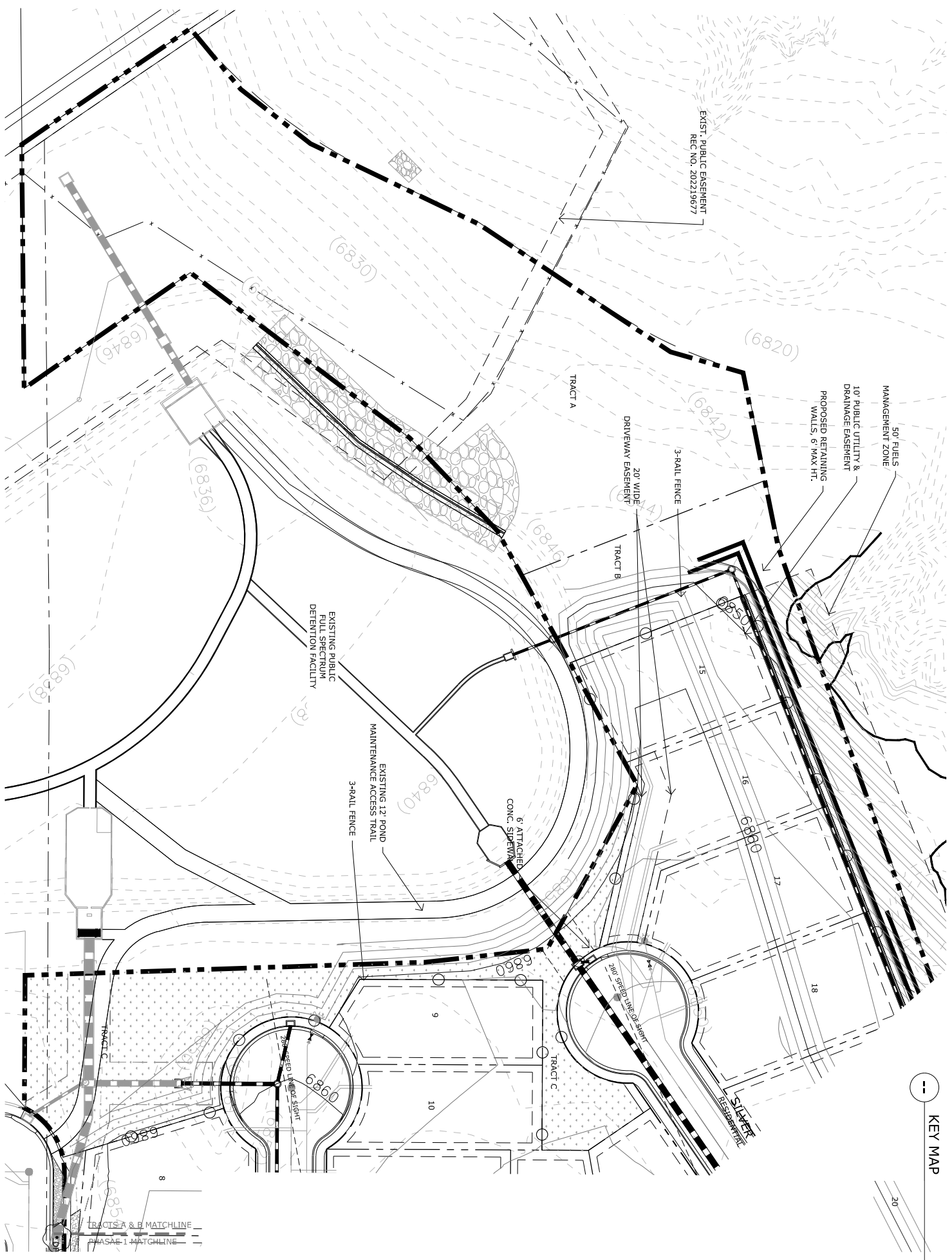


## 7 MSU WALL DETAIL





KEY MAP



GROUNDCOVER LEGEND

	NATIVE SEED FRST Native Prairie Mix	71,641 sf
	-Blue Grama	
	-Buffalograss	
	-Sideoats Grama	
	-Western Wheatgrass	
	-Green Needlegrass	
	-Sand Dropseed	
	SEED NOTE MIX, 10 PL./ACRE	
	ROCK COBBLE	3,859 sf
	2"-4" BLUE MOUNTAIN RIVER ROCK	
	ROCK MULCH	8,447 sf
	3/4" GOLDEN SUNSET	
	SOD TURF	5,544 sf

TRACTS A & B PLANTING PLAN



PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

**KETTLE CREEK NORTH**  
PRELIMINARY LANDSCAPE PLAN  
COLORADO SPRINGS, CO

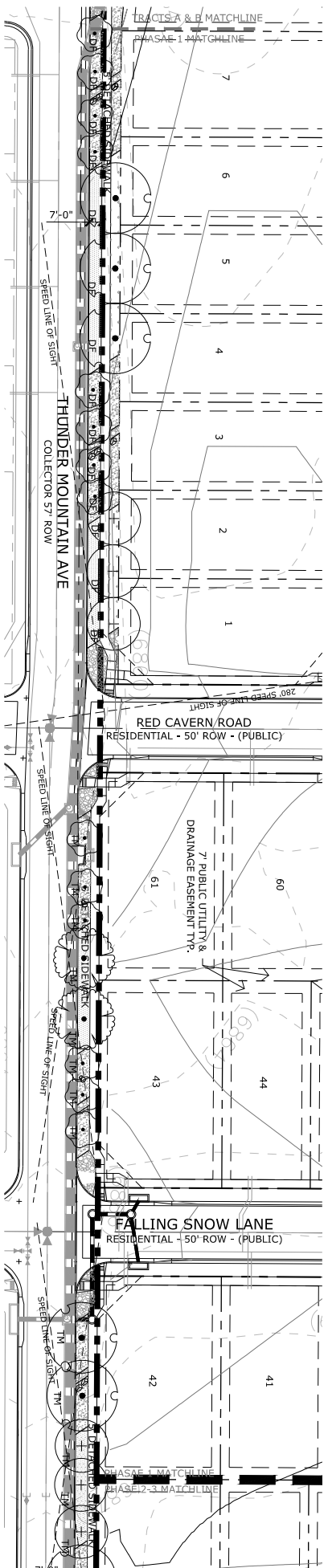
DATE: 07/14/2020  
PROJECT MGR: J. NAVARRO  
PREPARED BY: B. PERKINS

DATE	BY	DESCRIPTION
1/28/2021	JBS	PER CITY COMMENTS
2/29/2021	JBS	PER CITY COMMENTS
2/15/2023	JBS	PER CITY COMMENTS
5/18/2023	JBS	PER CITY COMMENTS

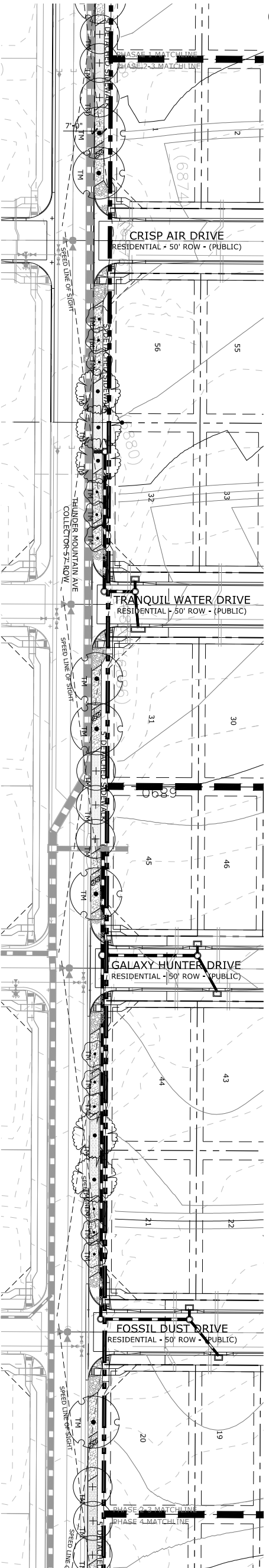
PRELIMINARY LANDSCAPE PLAN

**12**  
OF  
**13**

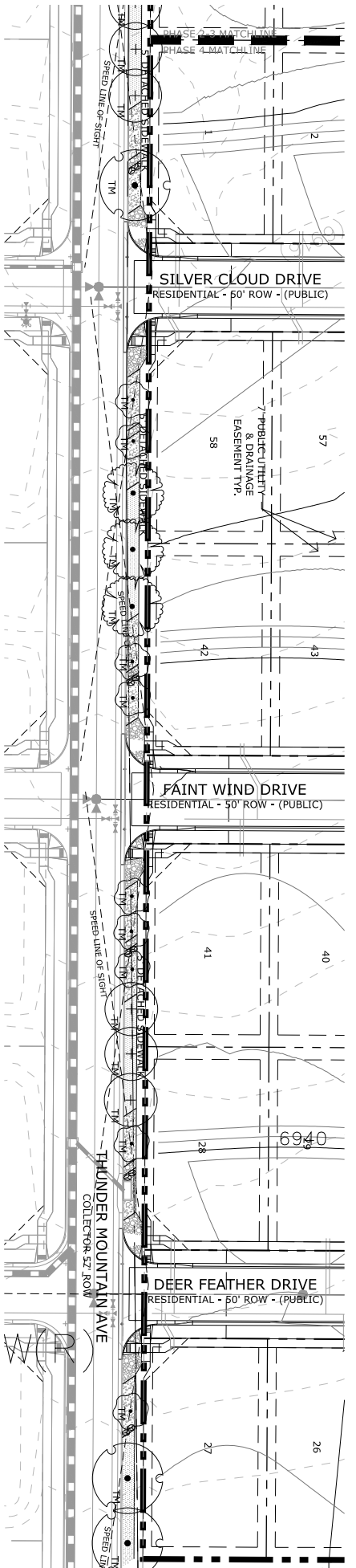
AR DP 20-00538



PHASE 1 STREETScape



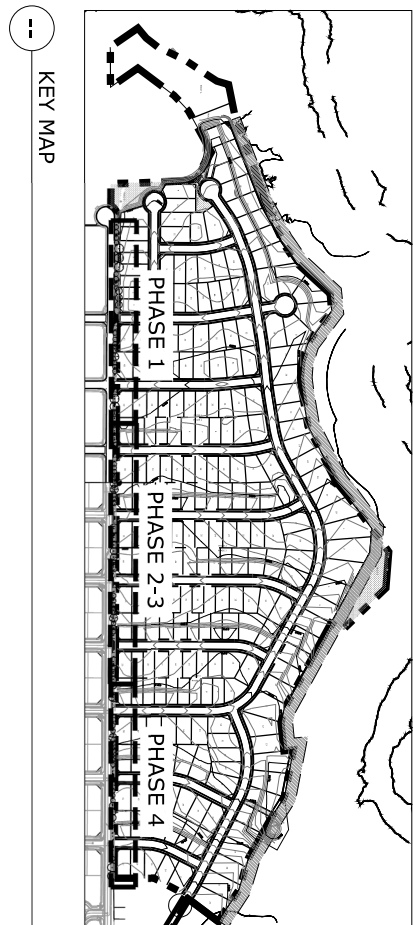
PHASES 2 - 3 STREETScape



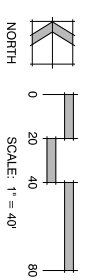
PHASE 4 STREETScape

GROUNDCOVER LEGEND

	NATIVE SEED PBST Native Prairie Mix	71,641 sf
	ROCK COBBLE 2'-4" BLUE MOUNTAIN RIVER ROCK	3,859 sf
	ROCK MULCH 3/4" GOLDEN SUNSET	8,447 sf
	SOD TURF	5,544 sf



KEY MAP



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nbscolorado.com  
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KETTLE CREEK NORTH

PRELIMINARY LANDSCAPE PLAN  
COLORADO SPRINGS, CO

PROJECT INFO  
DATE: 07/14/2020  
PROJECT MGR: J. NAVARRO  
PREPARED BY: B. PERKINS

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PRELIMINARY LANDSCAPE PLAN

13 OF 13  
AR DP 20-00538