



N.I.E.S., Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719.471.0773
 Fax 719.471.0267
 www.niesinc.com

© 2012, All Rights Reserved.

KETTLE CREEK NORTH

PUD DEVELOPMENT
 PLAN

COLORADO SPRINGS, CO

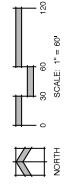
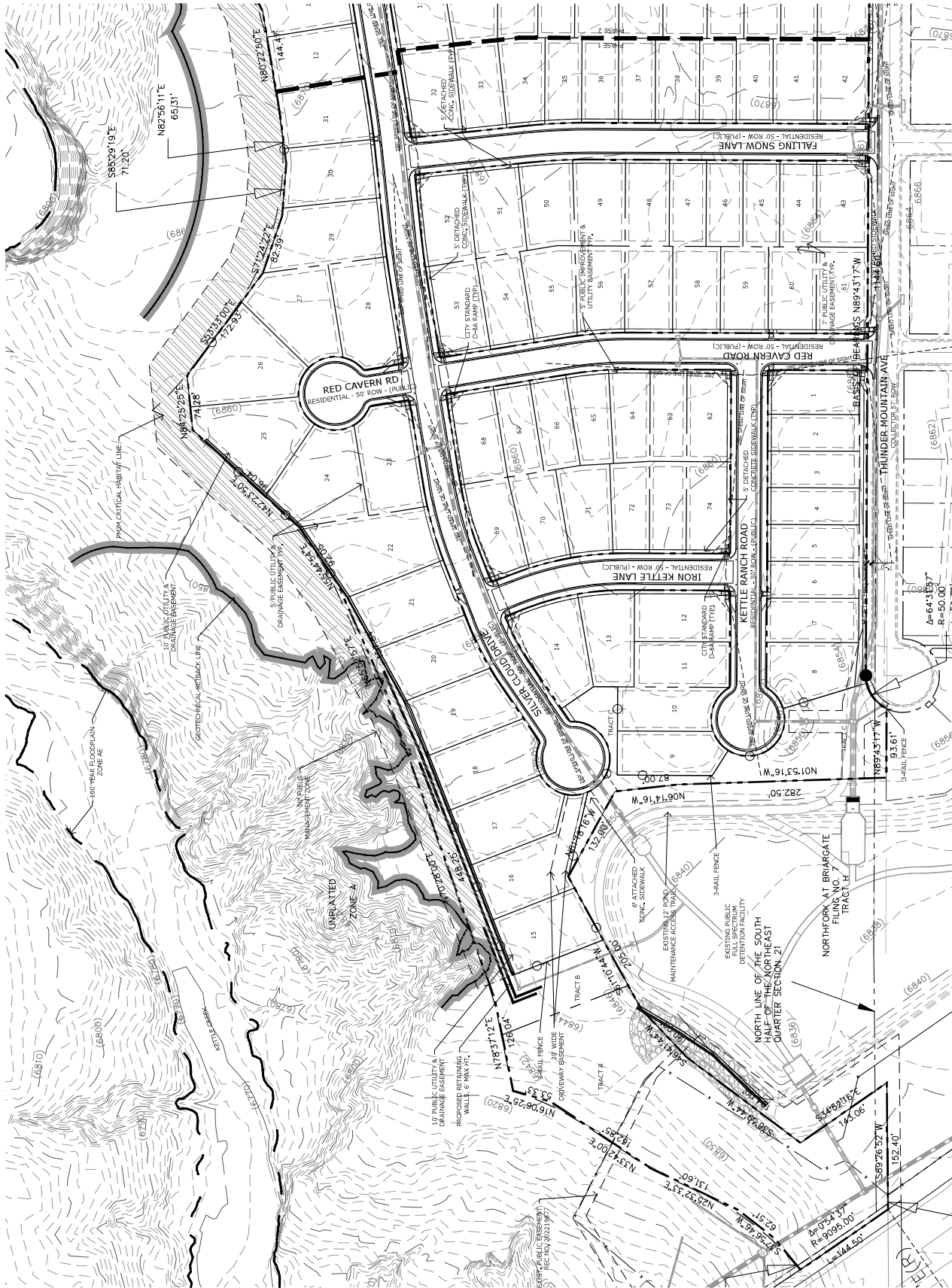
DATE: 7/14/2010
 PROJECT: PUD
 DRAWN BY: J. HAYWARD
 CHECKED BY: A. HAYWARD

DATE	BY	DESCRIPTION
1/27/2011	385	PRELIMINARY COMMENTS
2/23/2011	385	PRELIMINARY COMMENTS
2/23/2011	385	PRELIMINARY COMMENTS

PHASE 1
 SITE PLAN

2 OF 13

AR DP 20-00538





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

© 2012, All Rights Reserved

KETTLE CREEK NORTH

PUD DEVELOPMENT PLAN

PLAN

COLORADO SPRINGS, CO

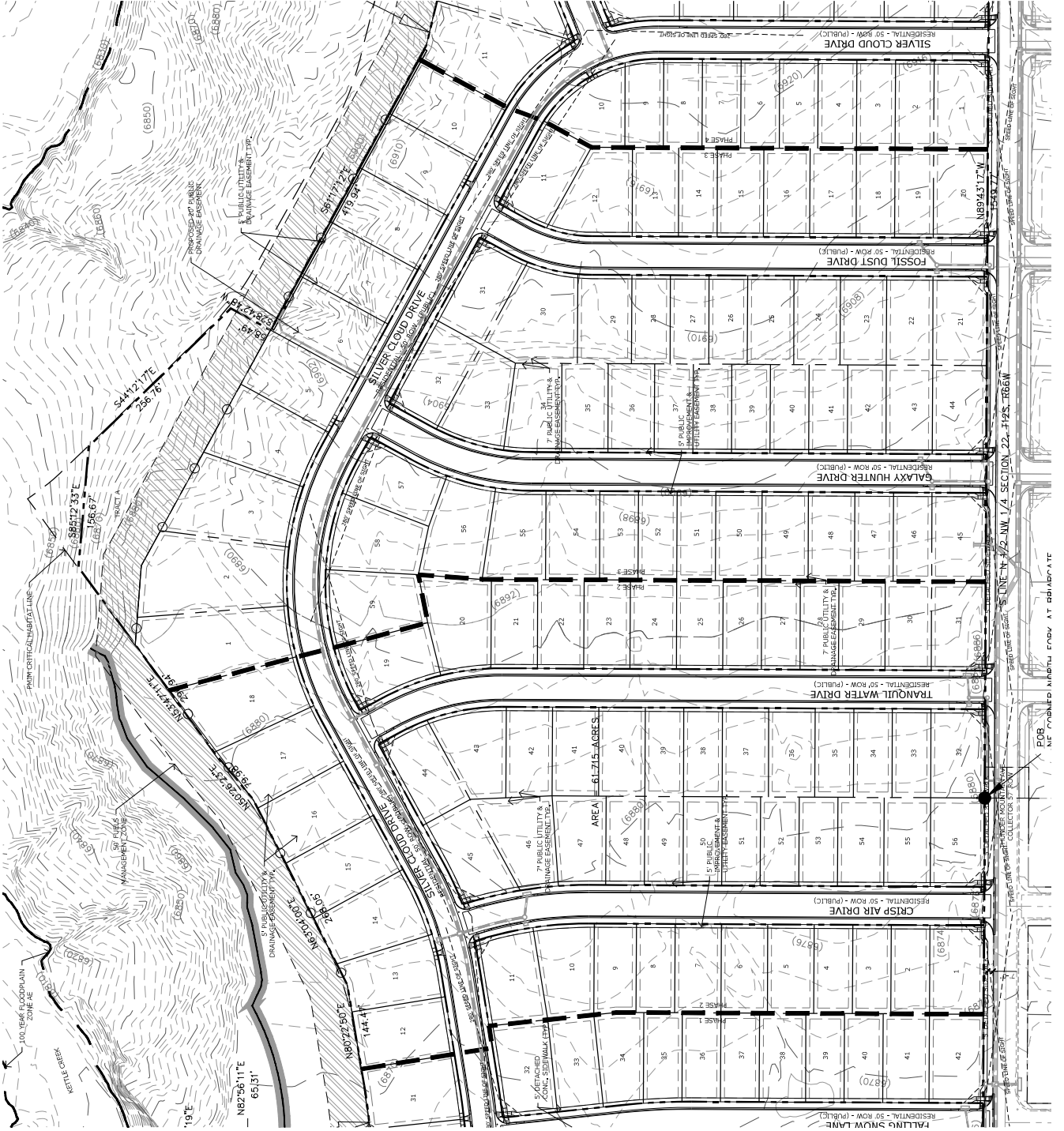
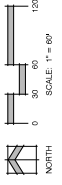
DATE: 7/14/2010
 PROJECT NO.: 1000000001
 DRAWING NO.: 1000000001

DATE	BY	DESCRIPTION
1/29/2011	385	PER CITY COMMENTS
2/23/2011	385	PER CITY COMMENTS
2/23/2011	385	PER CITY COMMENTS

PHASE 2-3
 SITE PLAN

3 OF 13

AR DP 20-00538

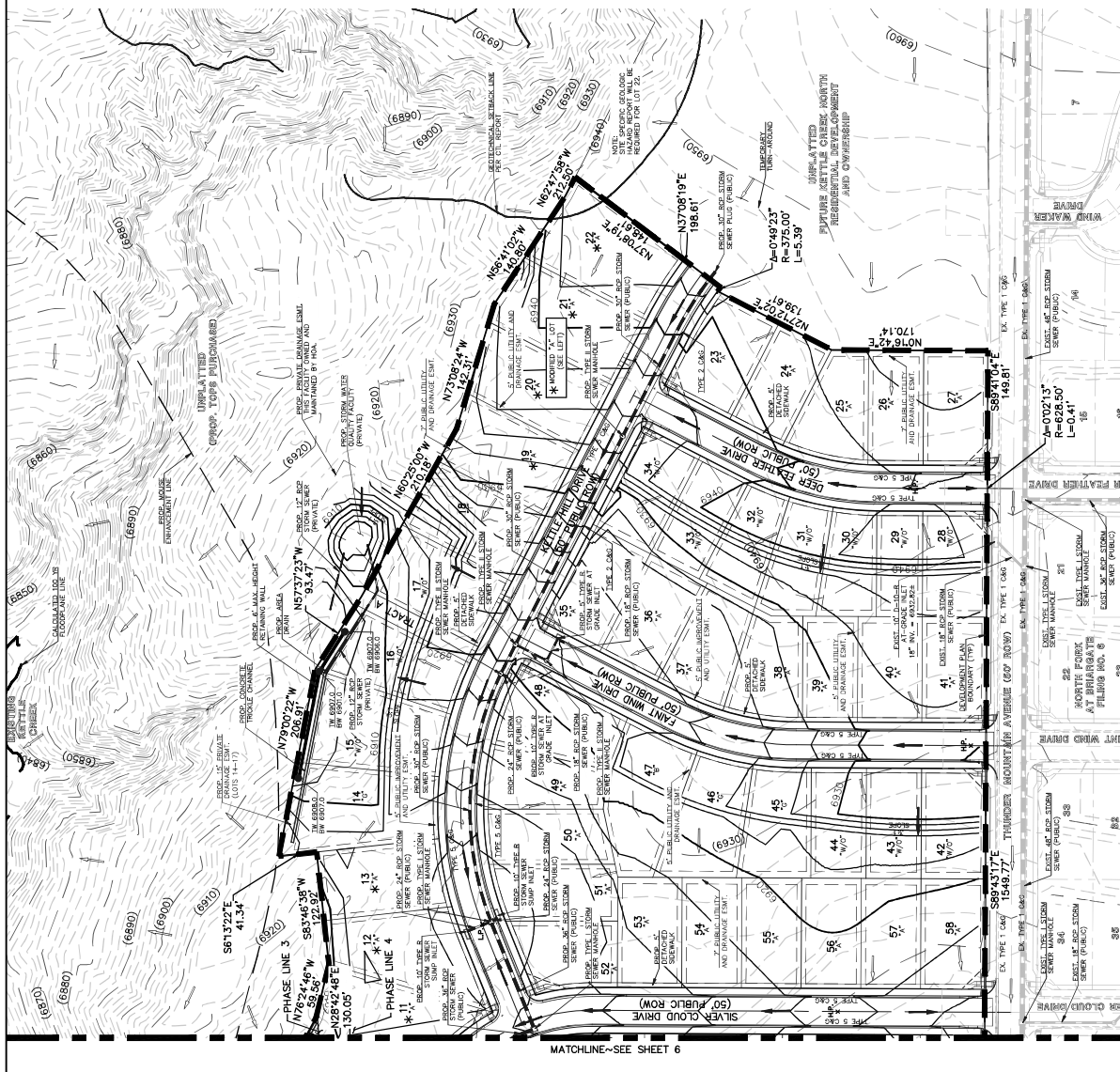


© 2012 N.I.E.S., Inc. All Rights Reserved. This drawing is the property of N.I.E.S., Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of N.I.E.S., Inc.

NO.	REVISION	DATE	REVIEWER
1	REVISED PER CITY COMMENTS	1/7/21	

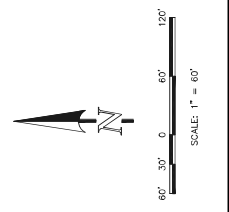
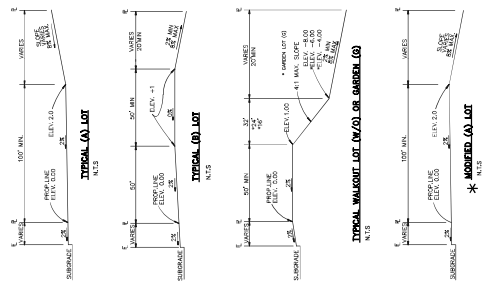
48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
811
 UTILITY NOTIFICATION IS THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE EXACT LOCATION OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. ALL DAMAGES TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO UTILITIES WHICH MAY OCCUR DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- 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
 - HP
 - LP
 - PROPOSED HIGH POINT
 - PROPOSED LOW POINT
 - A LOT
 - B LOT
 - WALKOUT LOT
 - TRANSITION LOT
 - GARDEN LOT

PHASE NOTE
 FULL PRACTICAL DESIGN IS PROVIDED ON SITE FOR KETTLE CREEK NORTH PHASE 1. A FINAL DRAINAGE REPORT FOR KETTLE CREEK NORTH PHASE NO. 1 PUD DEVELOPMENT PLAN SHALL BE PROVIDED IN SEPARATE CONSTRUCTION DRAWINGS.



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

1. COLORED SPRINGS UTILITIES OWNERS SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, SANITARY, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNERS ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. UTILITY SERVICE CONNECTIONS SHALL BE MADE TO THE DEVELOPMENT AT THE POINTS SHOWN ON THIS PRELIMINARY UTILITY PLAN. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE UTILITY SERVICE CONNECTION AND/OR EXTENSION.
4. THE LOCATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY SHALL BE AT THE PROPERTY OWNER'S RISK. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE UTILITY SERVICE CONNECTION AND/OR EXTENSION.
5. THE LOCATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY SHALL BE AT THE PROPERTY OWNER'S RISK. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE UTILITY SERVICE CONNECTION AND/OR EXTENSION.
6. THE LOCATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY SHALL BE AT THE PROPERTY OWNER'S RISK. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE UTILITY SERVICE CONNECTION AND/OR EXTENSION.
7. THE LOCATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY SHALL BE AT THE PROPERTY OWNER'S RISK. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE UTILITY SERVICE CONNECTION AND/OR EXTENSION.
8. THE LOCATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY SHALL BE AT THE PROPERTY OWNER'S RISK. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE UTILITY SERVICE CONNECTION AND/OR EXTENSION.
9. THE LOCATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY SHALL BE AT THE PROPERTY OWNER'S RISK. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE UTILITY SERVICE CONNECTION AND/OR EXTENSION.
10. THE LOCATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY SHALL BE AT THE PROPERTY OWNER'S RISK. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE UTILITY SERVICE CONNECTION AND/OR EXTENSION.

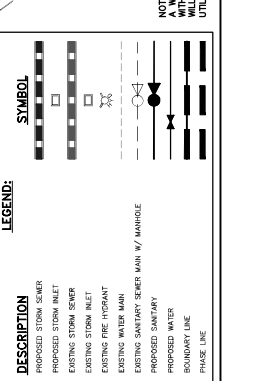
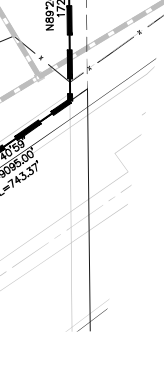
UNPLATTED
(PROP. TOPS PURCHASED)

UTILITY LOCATORS
811

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811

UTILITY NOTIFICATIONS
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE UTILITY SERVICE CONNECTION AND/OR EXTENSION.



LEGEND:

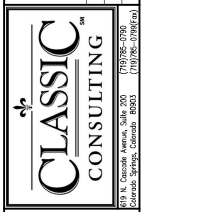
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	---
EXISTING STORM SEWER	---
PROPOSED STORM INLET	□
EXISTING STORM INLET	□
PROPOSED STORM MAIN	---
EXISTING STORM MAIN	---
PROPOSED SANITARY	---
EXISTING SANITARY	---
PROPOSED WATER	---
EXISTING WATER	---
BOUNDARY LINE	---
PHASE LINE	---

NOTE:
1. THE LOCATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY SHALL BE AT THE PROPERTY OWNER'S RISK. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE UTILITY SERVICE CONNECTION AND/OR EXTENSION.

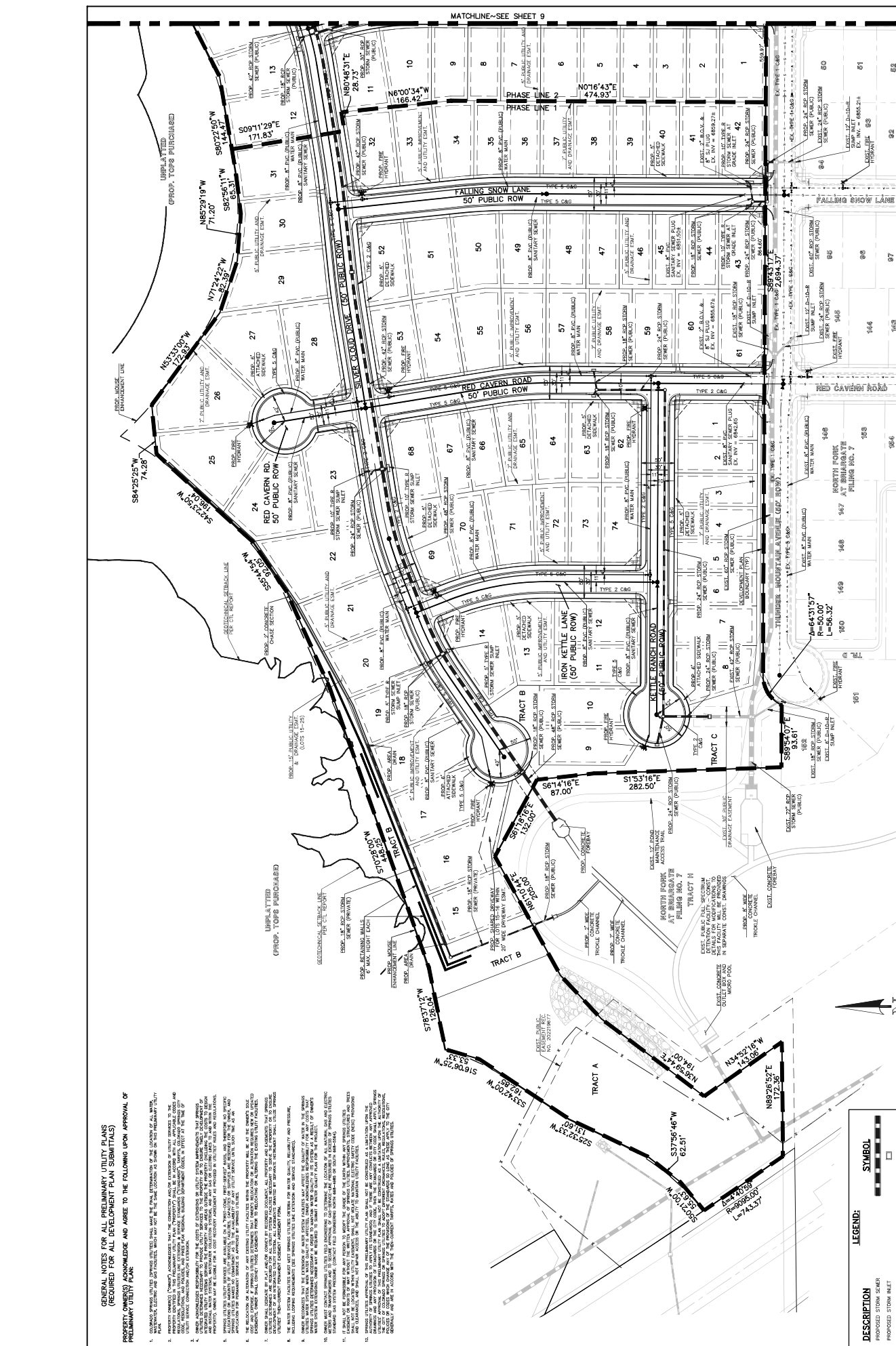
NO.	REVISION	DATE	REVIEW:
1	REVISED PER CITY COMMENTS	1/7/21	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF:
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

DATE: 07/14/2020
DESIGNED BY: ESS
SCALE: (H) 1" = 60'
DRAWN BY: ESS
SHEET: 8 OF 13
JOB NO.: AR-PUD-20-005558



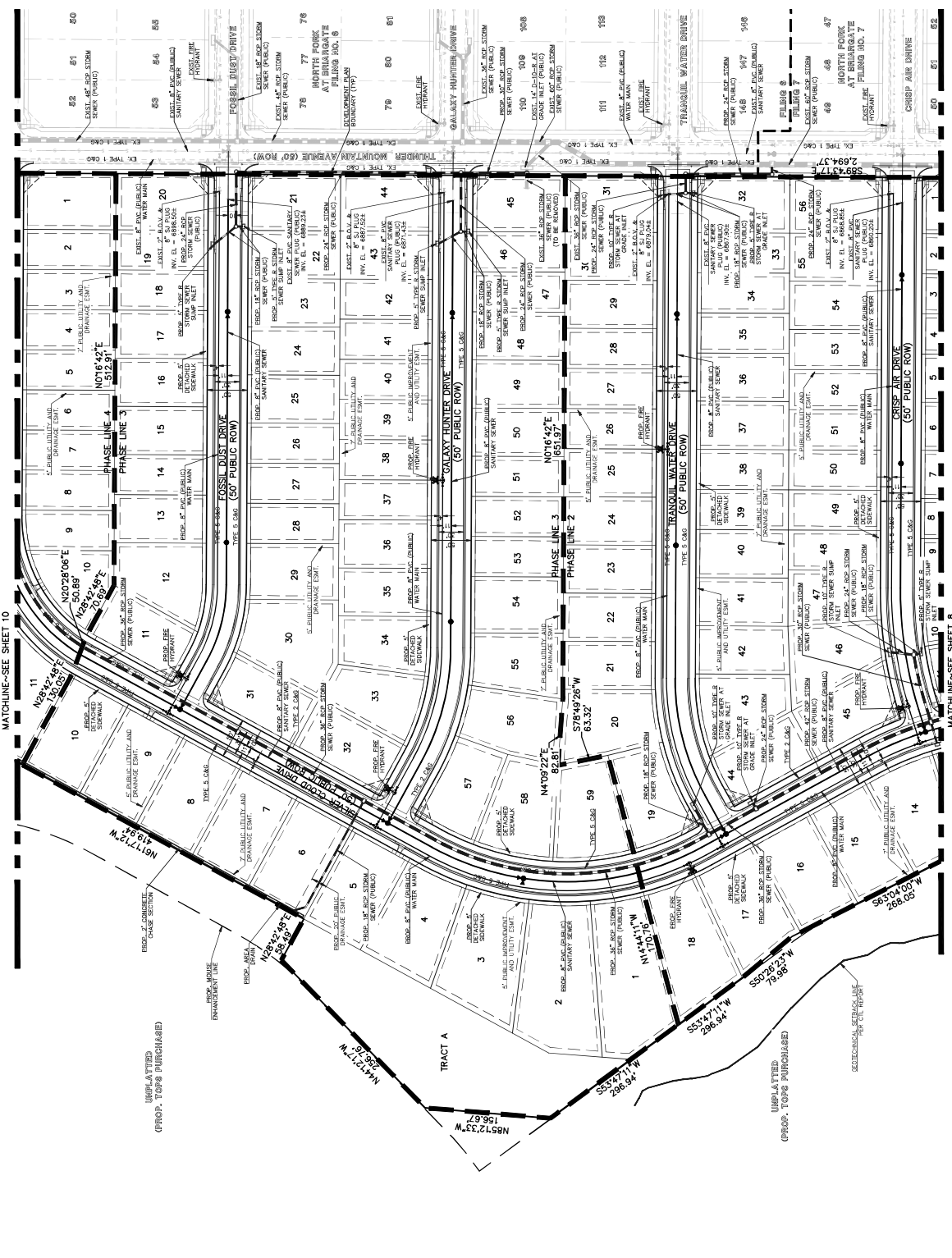
KETTLE CREEK NORTH
PUD DEVELOPMENT PLAN
PRELIMINARY UTILITY
AND PUBLIC FACILITIES PLAN



MATCHLINE--SEE SHEET 9

AR-PUD-20-005558

UNPLATTED
(PROP. TOPS PURCHASED)



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

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLOREDADO AND THE COLORADO DEPARTMENT OF REVENUE AND HERETOFOR.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE AND HERETOFOR.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE AND HERETOFOR.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE AND HERETOFOR.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE AND HERETOFOR.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE AND HERETOFOR.

7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE AND HERETOFOR.

8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE AND HERETOFOR.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE AND HERETOFOR.

10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE AND HERETOFOR.

LEGEND:

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	--- (dashed line)
PROPOSED SANITARY SEWER	--- (dashed line)
EXISTING STORM SEWER	--- (dashed line)
EXISTING SANITARY SEWER	--- (dashed line)
EXISTING WATER MAIN	--- (dashed line)
EXISTING GAS MAIN	--- (dashed line)
EXISTING ELECTRIC MAIN	--- (dashed line)
PROPOSED WATER MAIN	--- (dashed line)
PROPOSED GAS MAIN	--- (dashed line)
PROPOSED ELECTRIC MAIN	--- (dashed line)
BOUNDARY LINE	--- (dashed line)
PHASE LINE	--- (dashed line)

NOTE:
A WATER QUALITY PLAN MAY BE REQUIRED AND WILL BE DETERMINED BY COLORADO SPRINGS UTILITIES LABORATORY SERVICES SECTION (LSS)

UNPLATTED
OPPOD. TPOD PURCHASED

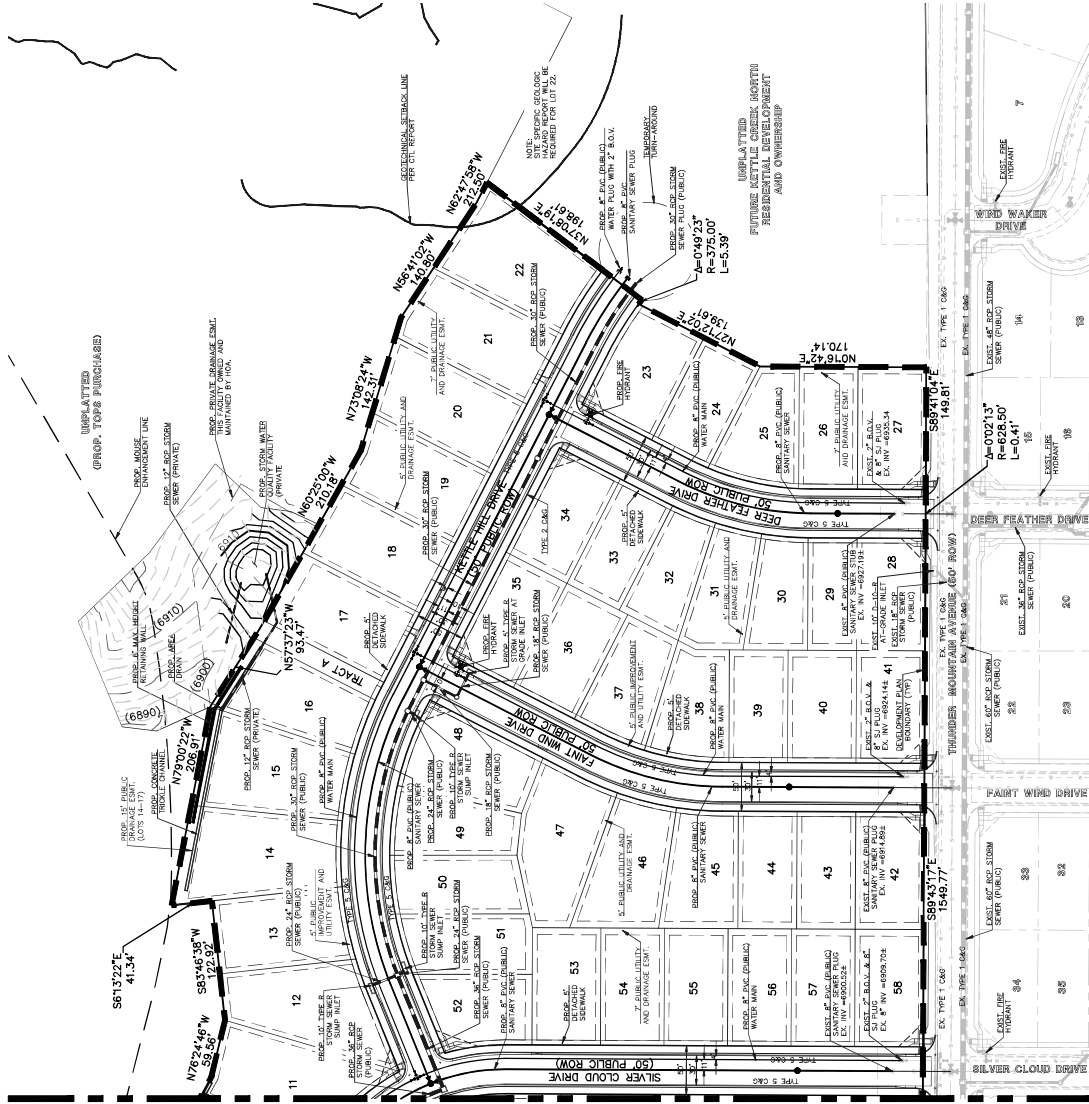
UNPLATTED
OPPOD. TPOD PURCHASED

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

1. ALL UTILITIES SHALL BE SHOWN WITH PROPER SYMBOLS AND SHALL BE IDENTIFIED BY SIZE, MATERIAL, AND DEPTH.
2. PROPERTY OWNERS SHALL ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
11. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
13. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
14. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
16. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
17. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
19. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
20. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

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]
PHASE LINE	[Symbol]

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



NO.	REVISION	DATE	REVIEWER
1	REVISED PER CITY COMMENTS	1/9/21	

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION SERVICE OF COLORADO
AT THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. THE EXACT LOCATION OF ALL UTILITIES SHALL BE DETERMINED BY THE UTILITY LOCATOR PRIOR TO ANY CONSTRUCTION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

CLASSIC CONSULTING

DESIGNED BY: ESS
SCALE: (H) 1" = 60'
DRAWN BY: ESS
CHECKED BY: (V) 1" = N/A

DATE: 07/14/2020
SHEET 10 OF 13
JOB NO. 2553.00

PREPARED UNDER THE DIRECT SUPERVISION OF AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

DATE: _____

REVIEW: _____

DATE: _____

KETTLE CREEK
NORTH
PRELIMINARY
LANDSCAPE PLAN
COLORADO SPRINGS, CO

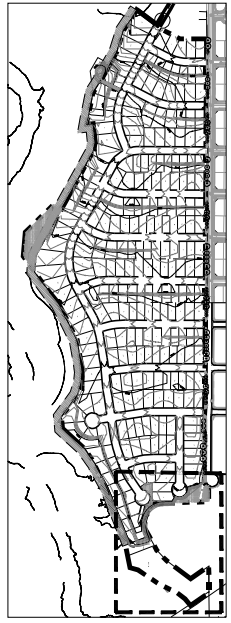
DATE: 07/14/2010
PROJECT NO.: A-144440
DRAWING NO.: 144440-01

DATE	BY	DESCRIPTION
7/14/2010	JMS	PER CITY COMMENTS
7/14/2010	JMS	PER CITY COMMENTS
7/14/2010	JMS	PER CITY COMMENTS

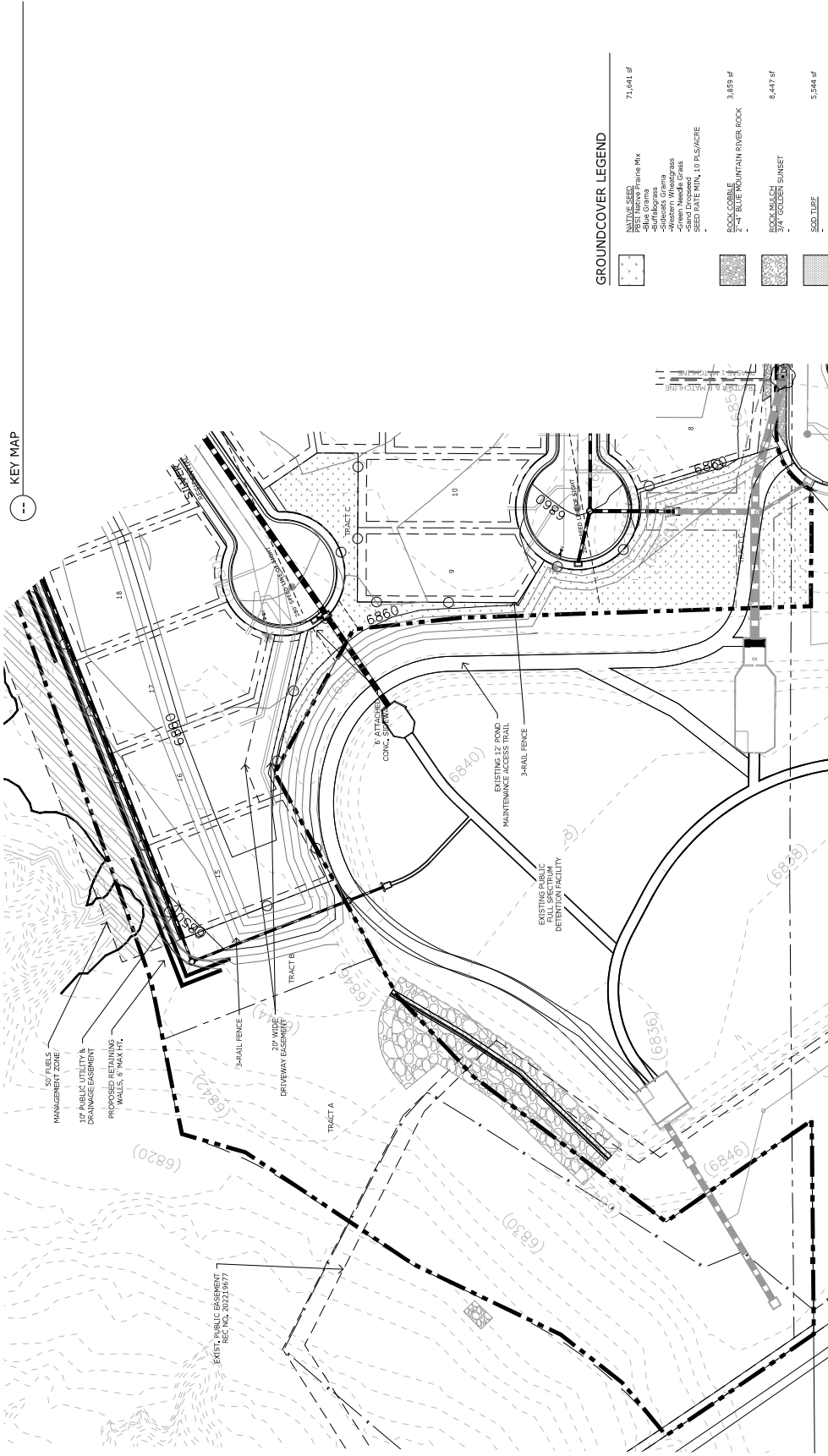
PRELIMINARY
LANDSCAPE PLAN

12
OF
13

AR DP 20-00538



KEY MAP



GROUND COVER LEGEND

SYMBOL	DESCRIPTION	AREA (sq ft)
[Pattern]	NATIVE SEED -Blue Gramin -Buffalograss -Western Wheatgrass -Green Needlegrass SEED RATE MIN. 10 PLS/ACRE	71,641 sf
[Pattern]	ROCK COBBLE 2" - 4" BLUE MOUNTAIN RIVER ROCK	3,859 sf
[Pattern]	ROCK MULCH 3/4" GOLDEN SUNSET	6,447 sf
[Pattern]	SOD TURF	5,544 sf



TRACTS A & B PLANTING PLAN

