LEGAL DESCRIPTION

, PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21 AND A PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST HE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY LINE OF morth fork at Bringstae filing no. 7, RECORDED LINDER RECEPTION NO. 21874176, RECORDS OF EL PASO COLORADO, BEING MANUMERTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SUNVEYORS ON STAMPED YCCES LLC PLS 30118", IS ASSUMED TO BEING 7"W, A DISTANCE OF 114-400 FEET.

CINVE TO THE LETH AND ADMIT OF CURVE:

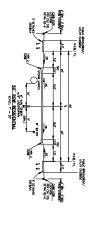
STANCE OF 93.6 FEET;

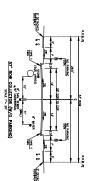
STANCE OF 93.6 FEET;

STANCE OF 28.2.5 FEET;

STANCE OF 12.2.0 FE

N89941'04"W, A DISTANCE OF 149.81 FEET TO A POINT ON CURVE; ON THE ACC OF A CURVE TO THE LEFT WHOSE CENTER BEARS 500°18'56"W OF TANCENT; N89°43'17"W, A DISTANCE OF 1549.77 FEET TO THE POINT OF BEGINNING.



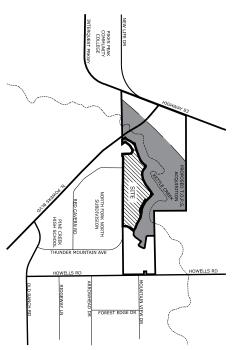


KETTLE CREEK NORTH CITY OF COLORADO SPRINGS, COLORADO PUD DEVELOPMENT PLAN VICINITY MAP

PLANNER:

Urban Design Landscape Architecture Land Planning

SITE DATA



BUILDING SETBACKS FRONT:

STING LAND USE: STER PLAN: NCEPT PLAN:

N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903

www.nescolorado.com Tel. 719.471.0073 Fax 719.471.0267

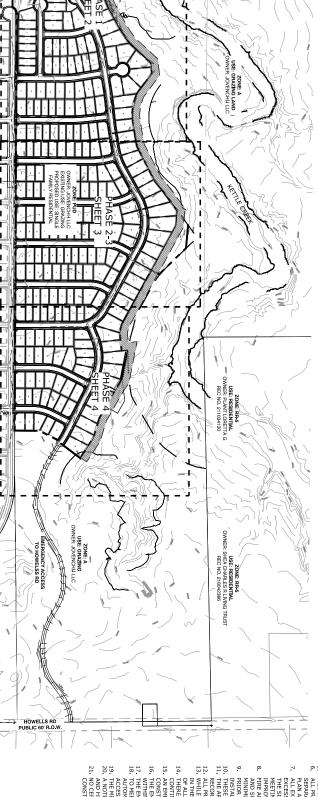
TRACT TABLE

PHASE 1			
TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
٨	84,985 SF 1.951 AC	PUBLIC DRAINAGE, AND ANY OTHER USE THE CITY DEEMS APPROPRIATE	CITY OF COLORADO SPRINGS
B	36,225 SF 0.831 AC	PUBLIC DRAINAGE, LANDSCAPING, SIGNAGE, MAIL BOXES, AND PEDESTRIAN TRAIL ACCESS	METRO DISTRICT
С	32,677 SF 0.75 AC	PUBLIC DRAINAGE, LANDSCAPING, SIGNAGE, MAIL BOXES, AND PEDESTRIAN TRAIL ACCESS	METRO DISTRICT

GEOHAZARD NOTE

METRO DISTRICT	OPEN SPACE, DRAINAGE	39,536 SF 0.907 AC	A
OWNER / MAINT	USE / ALLOWED STRUCTURES	AREA	TRACT NO.
			PHASE 3

TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
I HACT NO.	AHEA	OSE / ALLOWED STRUCTORES	OWNER / MAIN!
Α	2,768 SF 0.063 AC	OPEN SPACE, DRAINAGE,	METRO DISTRICT



- EACH HOME WILL HAVE A MINIMUM OF A TWO CAR GARAGE
 DEVELOPMENT ALONG THE NORTHERN BOUNDARY OF THIS DEVELOPMENT PLAN WILL REQUIRE THE ANALYSIS OF THE STABILITY
 OF KETTLE CREEK, IT DEEMED NEESSARY BY THE ANALYSIS, CHANNEL IMPROVEMENTS WILL BE REQUIRED. CHANNEL
 IMPROVEMENTS MUST BE COMPLETED OR 100% ASSURANCES PAID PRIOR TO THE ISSUANCE OF BUILDING PERMITS WITHIN
 KETLLE CREEK NORTH FILLING DIT.
 KETTLE CREEK NORTH FILLING DIT.
 BY THE CREEK NORTH FILLING DIT.
 BY THE CHARLES OR AND ALL DRIVEWAYS ARE TO BE CONSTRUCTED TO CITY STD. D-16.
 ALL SIDEMALIS SHOWN ON DEPELOPMENT PLAN ARE TO BE ST CONCRETE UNLESS OTHERWISE SPECIFIED.
 ALL SIDEMALIS SHOWN ON DEPELOPMENT PLAN ARE TO BE ST CONCRETE UNLESS OTHERWISE SPECIFIED.
 BY THE BAYES ARE TO BE EMED ASHAUL WITH CONCRETE CHARS.
 RIVATE DRIVES ARE TO BE THE SHOWN OF THE DEVELOPER, A
 BY MAY BE DIRECTIONALED BY THE BEVELOPER, A
 BY MAY BE DIRECTIONALED CONTROL DEPELOPMENT REFER BY TERRISES AND INSTALLED BY THE BEVELOPER, A
 BY MAY BE DIRECTIONALED. CONTROL DEPELOPMENT REFER BY TERRISES AND INSTALLED BY THE BEVELOPER, A
 BY MAY BY SIGNALED BY MUSTED. CONTROL DEPELOPMENT REFER BY TERRISES AND INSTALLED BY THE BEVELOPER, A
 BY MAY BY SIGNALED BY MUSTED. CONTROL DEPELOPMENT REFER BY THE PRIVATE AND THE BURLED BY THE BY TH
- UDB. GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING TUBB. GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING RECORDANG PEDIC STREETS ADJACENT TO RECORDANG CONTROL STREETS ADJACENT TO RECORDANG CONTROL STREETS ADJACENT TO BEE REMOVED AND REPLACED PROPE TO SESSUING THE CERTIFICATE OF OCCUPANCY(C.O.), AND ON SITE E SET ID WITH THE ENGINEEDING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, AND ON SITE E SETT OF WITH THE ENGINEEDING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, AND ON STREET A STREET OR AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS SURFACED SOA STO PROVIDE ALL WEATHER DRIVING CANABILITIES, PRIVATE RADAS WILL BE BUILT TO MEET A TOOLOGY STREET SULDING, A FIRE INSPECTION TO VERIEY FIRE LAME MARKING STRALL OCCUR, A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5979.

 BEFOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION OF THE PROVENCY OF THE FIRE ADDITIONAL SONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION OF THE PROVENCY OF THE PROVENCY

- AREA FOR THE LOTS ADJACENT TO THE OPEN SPACE, WITH DOCUMENTED DISTRICT.
- INETROPOLITAM DISTRICT.

 ROAD MEETING THE COLORADO SPRINGS FIRE DEPARTMENT STANDARDS WILL BE

 RADD MAINTAINED BY THE METROPOLITAN DISTRICT.

 LADD MAINTAINED BY THE METROPOLITAN DISTRICT.

 LADD MAINTAINED BY THE METROPOLITAN DISTRICT.

 GATED AND WILL BE CONSTRUCTED PRIOR TO ISSUANCE OF 1ST CERTIFICATE OF OCCUPANCY

 ING NO. JUN DISTRICT BAS "EMERGENCY ACCESS ONLY.

 TO MAINTAINE AND SIGNED AS "EMERGENCY ACCESS ONLY.

 TO MAINTAINE AND FAMELY FAMILIATION NEEDS, THE EMERGENCY ACCESS GATE SHALL I
- SIGNED AS "PMERGENCY ACCESS ONLY.
 TE AND EXIT THE KETTLE CREEK NORTH DEPELOMENT ONTO HOWELL ROAD.
 TE AND EXIT THE KETTLE CREEK NORTH DEPELOMENT ONTO HOWELL ROAD.
 OND SHALL BE RESTRICTED TO EMERGENCY RESPONSE VEHICLES.
 ONTO SHALL BE RESTRICTED TO THE PRECRECY RESPONSE VEHICLES.
 ONTO COM MAINTAIN THE EMERGENCY ACCESS DRUE STOWNES AND CATE
 OF MAINTAIN THE EMERGENCY ACCESS DRUE STOWNES BOULEVARD
 OF PRINCIPLE THE EMERGENCY ACCESS TOWNES FOR THE STOWNES FOR THE STATION IS OFFER THE STATION IS OFFER THE STATION OF THE STATION IS OFFER THE STATION OF THE STATION IS



FEMA FLOODPLAIN NOTE 1. FLOODPLAIN STATEMENT: THIS SITE IS WITHIN RATE MAP, COMMUNITY PANEL NUMBER (080410050 SITE AREA: PROPOSED TOTAL LOTS: 2 PROPOSED DENSITY: 4 DEVELOPMENT SCHEDULE: F JSAFA AVIATION EASEMENT NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILLARIZED THENSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE AND DESIGN STANDARDS AND GLUDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER TEDERAL OR STATE ACCESSIBILITY LAWS OR ANY ARGULATIONS OR GUIDELINES ENACTED OR ROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY COMPLIANCE WITH TEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE STATES AIR FORCE ACADEMY'S TRAINING PROGRAMS. <u>LANDSCAPE BUFFERS AND SETBACKS</u> ALL LANDSCAPE BUFFERS AND SETBACKS PER CITY CODE 320. HIS PROPERTY IS SUBLECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A AGEOLOGIC HAZARD REPORT PREPARED BY CTI. THOMPSON DATED MAY 30TH 2018, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE ROPERTY: PRESENCE OF STEEP, UNSTABLE AND POTENTIALLY UNSTABLE SLOPES IN DRAIMAGES, EXPANSIVE BEDROCK, FLOODING AND EROSION OTENTIAL. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # CPC PUP 19-00091 OF THE CITY OF COLORADO SPRINGS. PLANNING AND DEVELOPMENT TEAM, CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT. ACESSORY STRUCTURE SETBACKS, INCLUDING PATIO COVERS SIDE: S'MINIMUM BEAR: S'MINIMUM RONT: ACCESSORY STRUCTURES ARE NOT 4.00 DU/AC NET I FALL 2022 5500 SQ. FT. MINI 35' 50% MAXIMUM 5' MINIMUM ACCESSORY STRUCTURES ARE NOT PERMITTED IN THE FRONT YARD CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903 NES INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903 (ORDINANCE NO. 20-36) NTE MASTER PLAN CREEK NORTH (ORDINANCE NO. 20-36) M SIDEWALK TO GARAGE OPENING. 10' MINIMUM FOR GARAGE AND FOR CORNER LOT WITH NON-GARAGE OPENING. NY BLVD (NGS, CO 80918 LER REQUIRED FOR LOT 22, PHASE 4, WHICH IS AFFECTED BY THE GEOLOGIC VIT PLANN. A COPY OF THE GEOLOGIC HAZARD REPORT WAS SUBMITTED AND XEEK NORTH CONCEPT PLAN (FILE NUMBER CPC PUP 15-00091). NA DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE 1070), EFFECTIVE DECEMBER 7, 2018. AND OTHER SIMILAR SENSORY EFFECTS OF FUGHT BY AIRCRAFT USED IN THE UNITED THIS NOTICE SHALL RUN WITH THE LAND. MUM DENSITY

ADA NOTE

PUD DEVELOPMENT NORTH

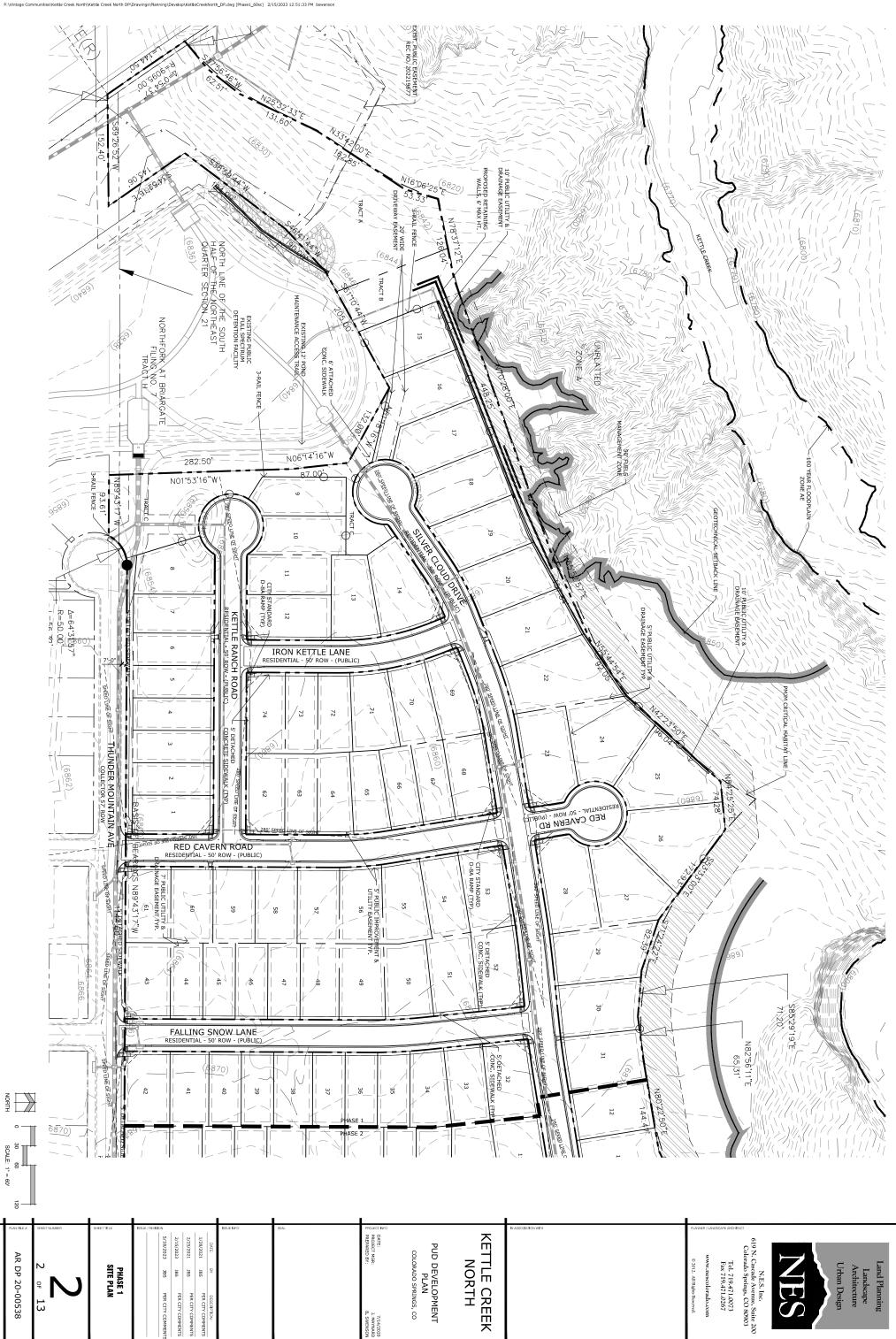
KETTLE CREEK

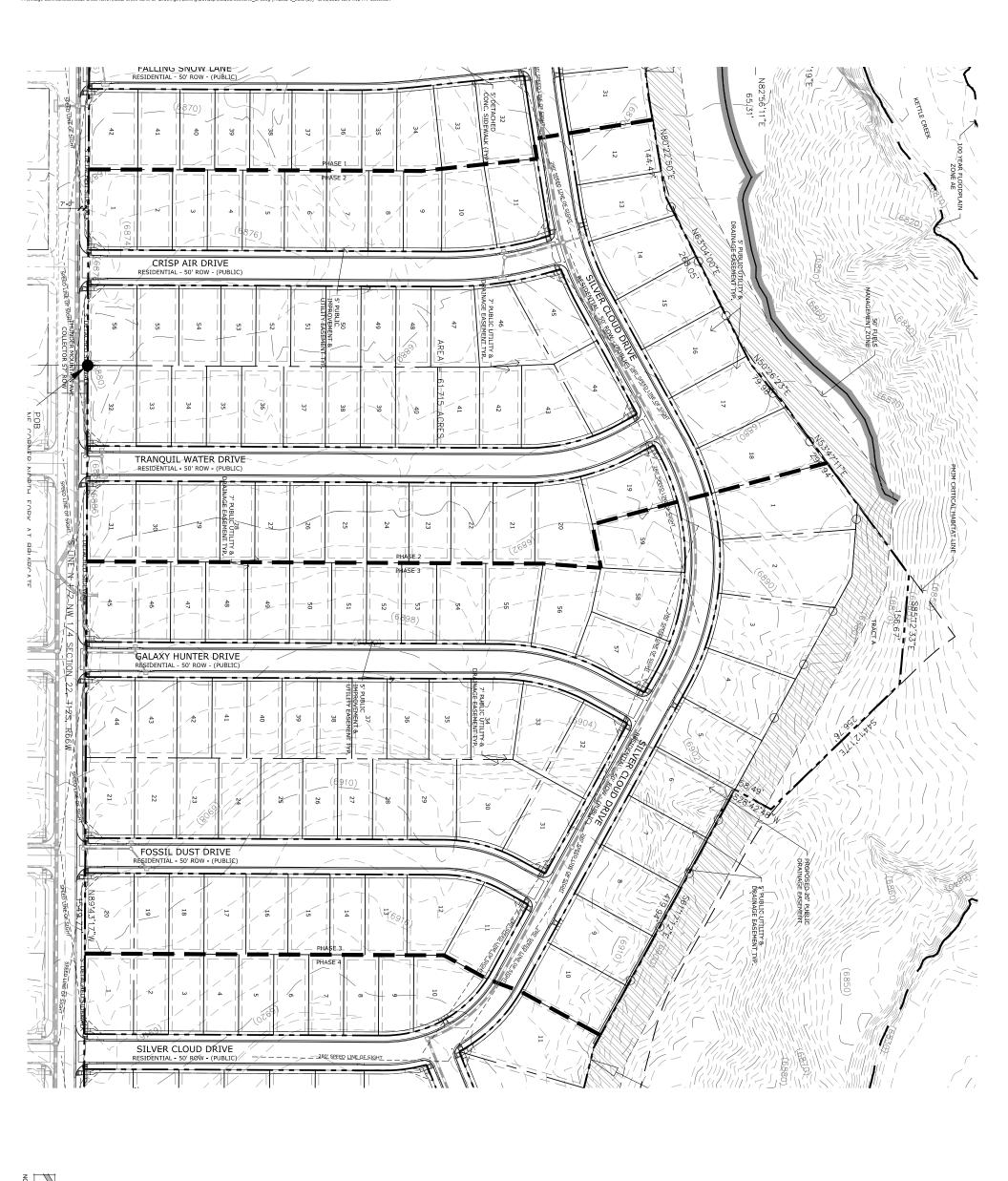
COLORADO SPRINGS, CO

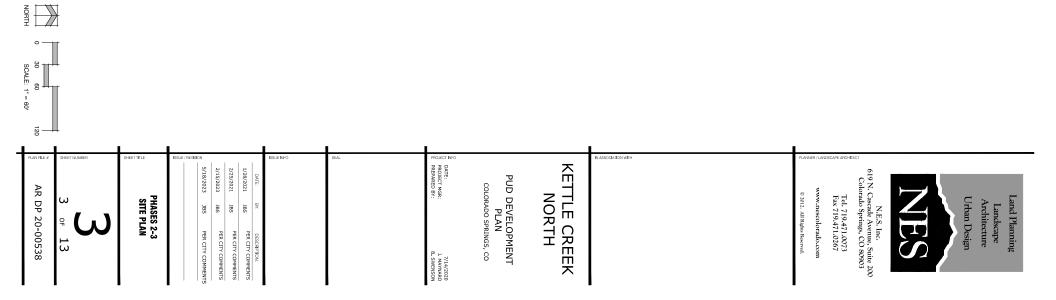
D CHIENCON	מחס פלי
	1
J. MAYNARD	ECT MGR:
0202/et//	
7/14/2020	

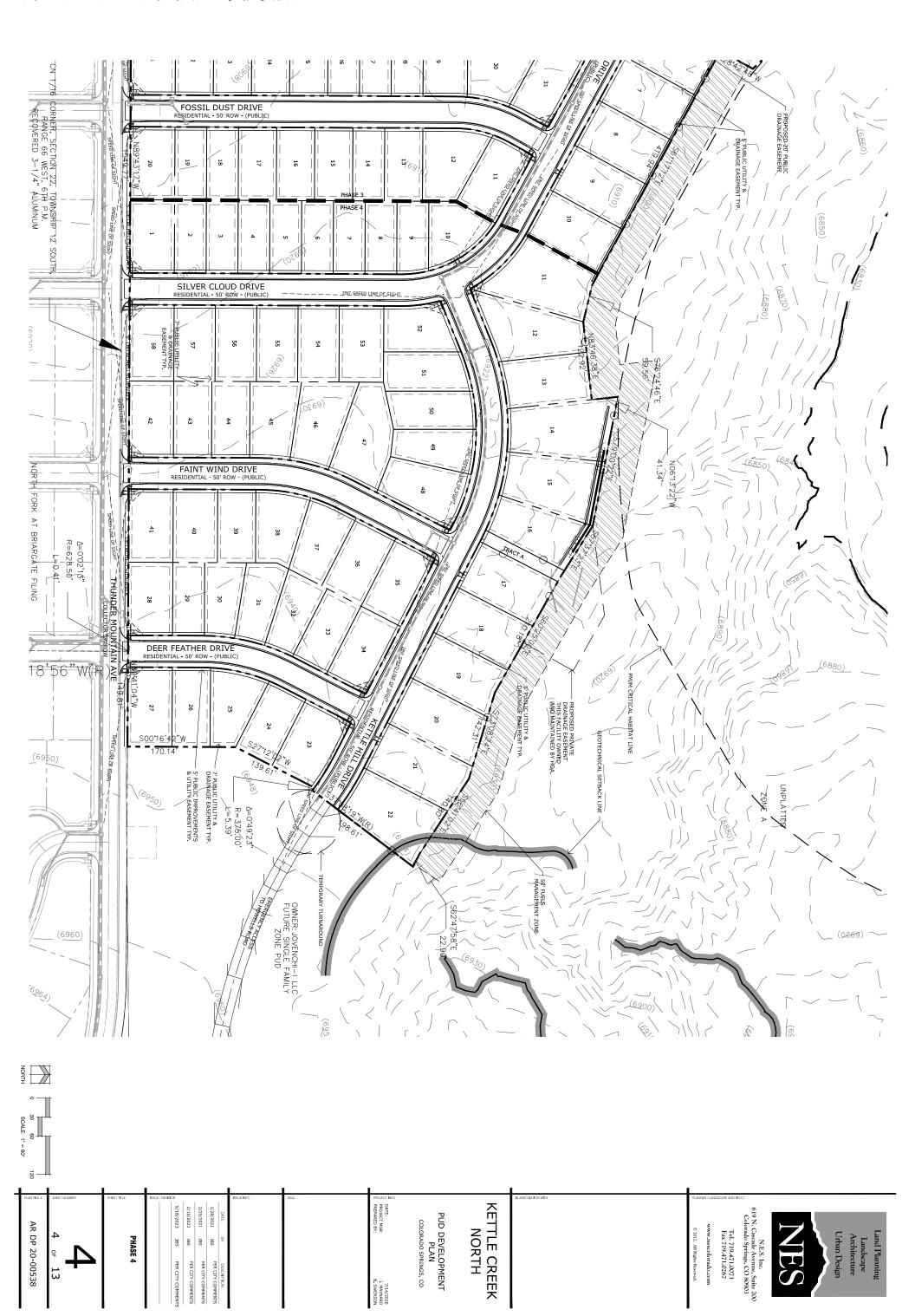
1										
	SHEET TITLE	ISSUE / REVISI	ON					ISSUE INFO	SEAL	PROJECT INFO
			5/18/2023	2/15/2023	2/25/2021	1/28/2021	DATE			DATE: PROJECT MGR: PREPARED BY:
_	COVER		JBS	JBS	JBS	JBS	BY			
	**		PER CITY COMMENT	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS	DESCRIPTION:			7/14/2020 J. MAYNARD B. SWENSON

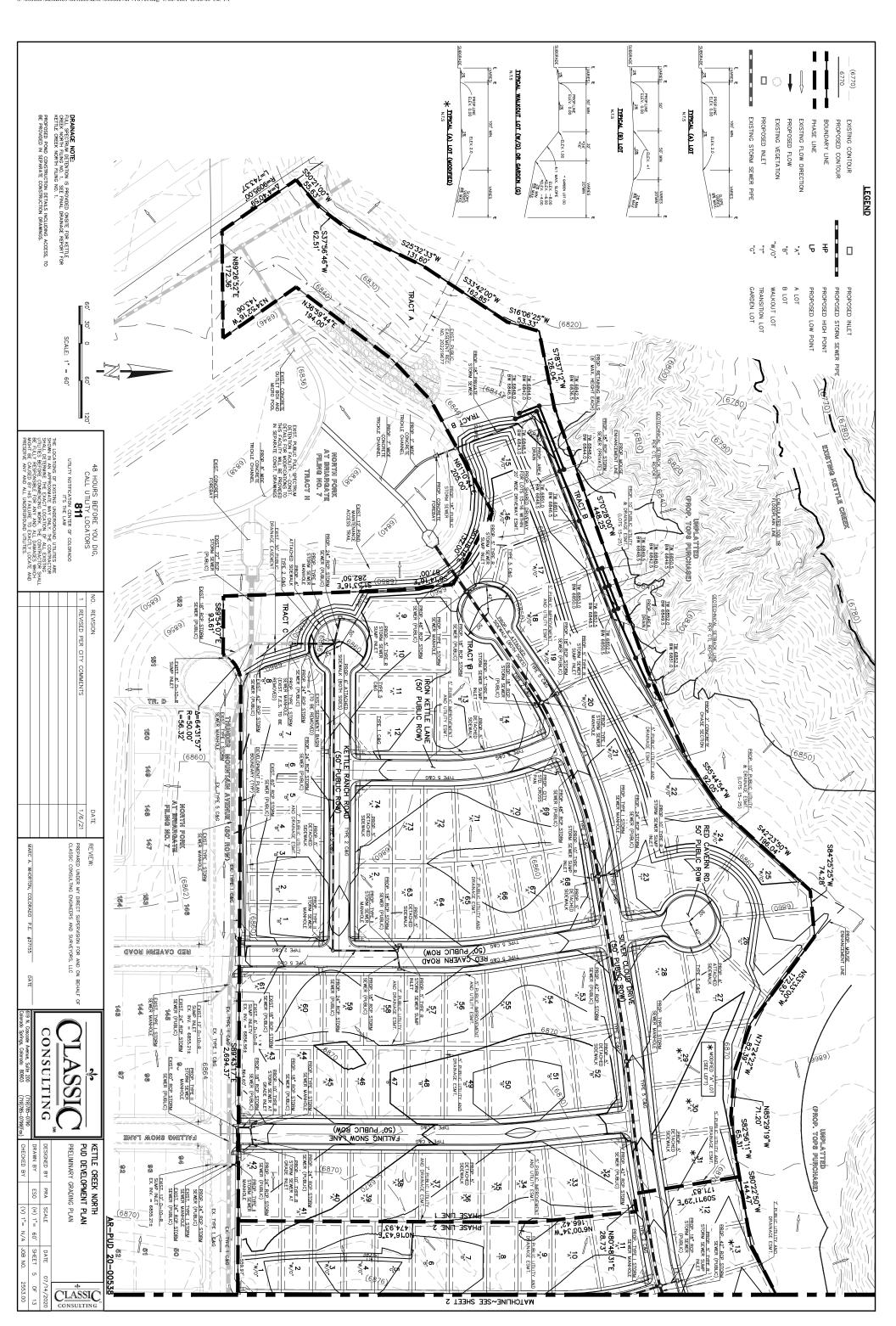
LAN FILE #	SHEET NUMBER	SHEET TITLE	ISSL
AR DP 20-00538	1 of 13	COVER	

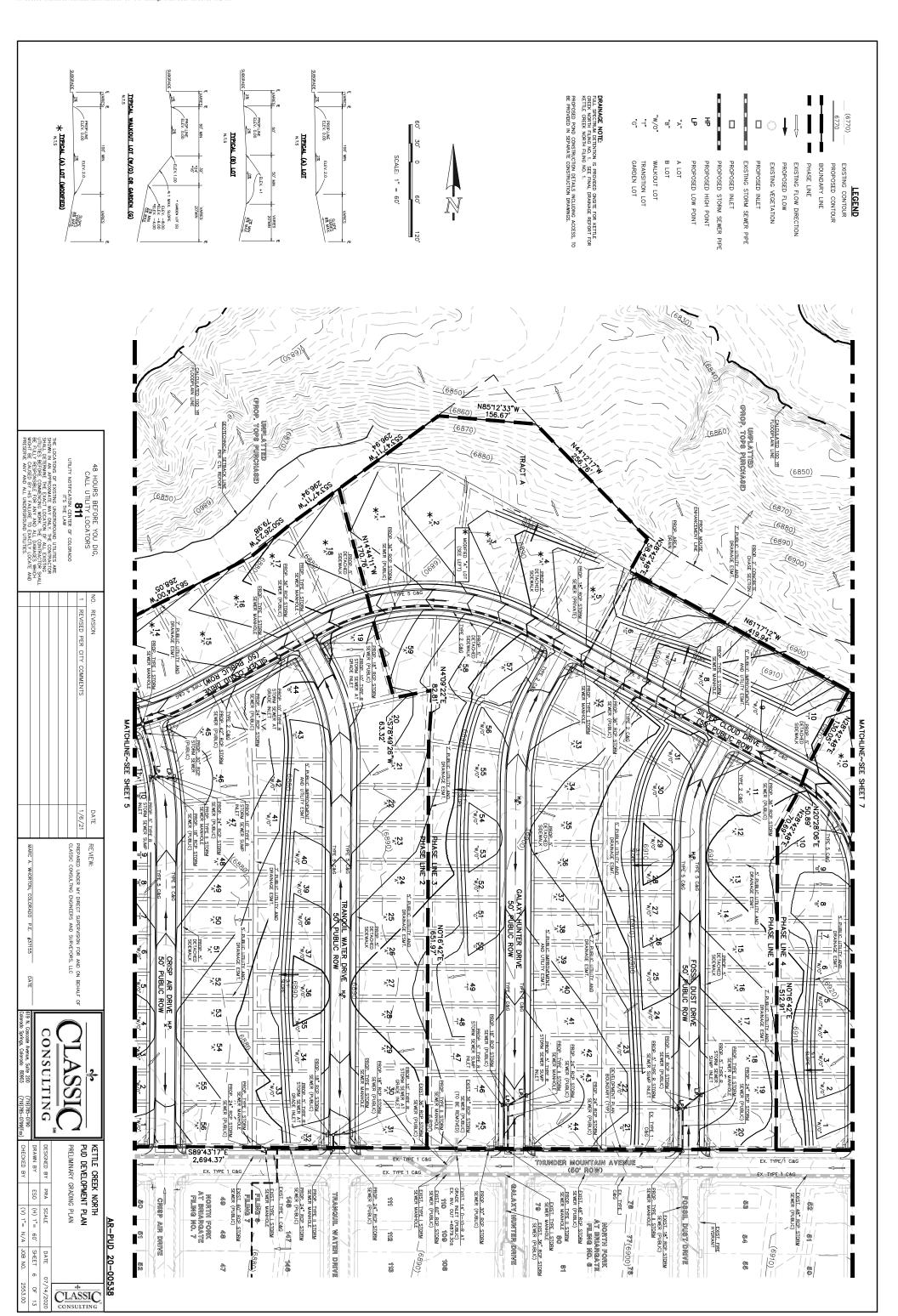


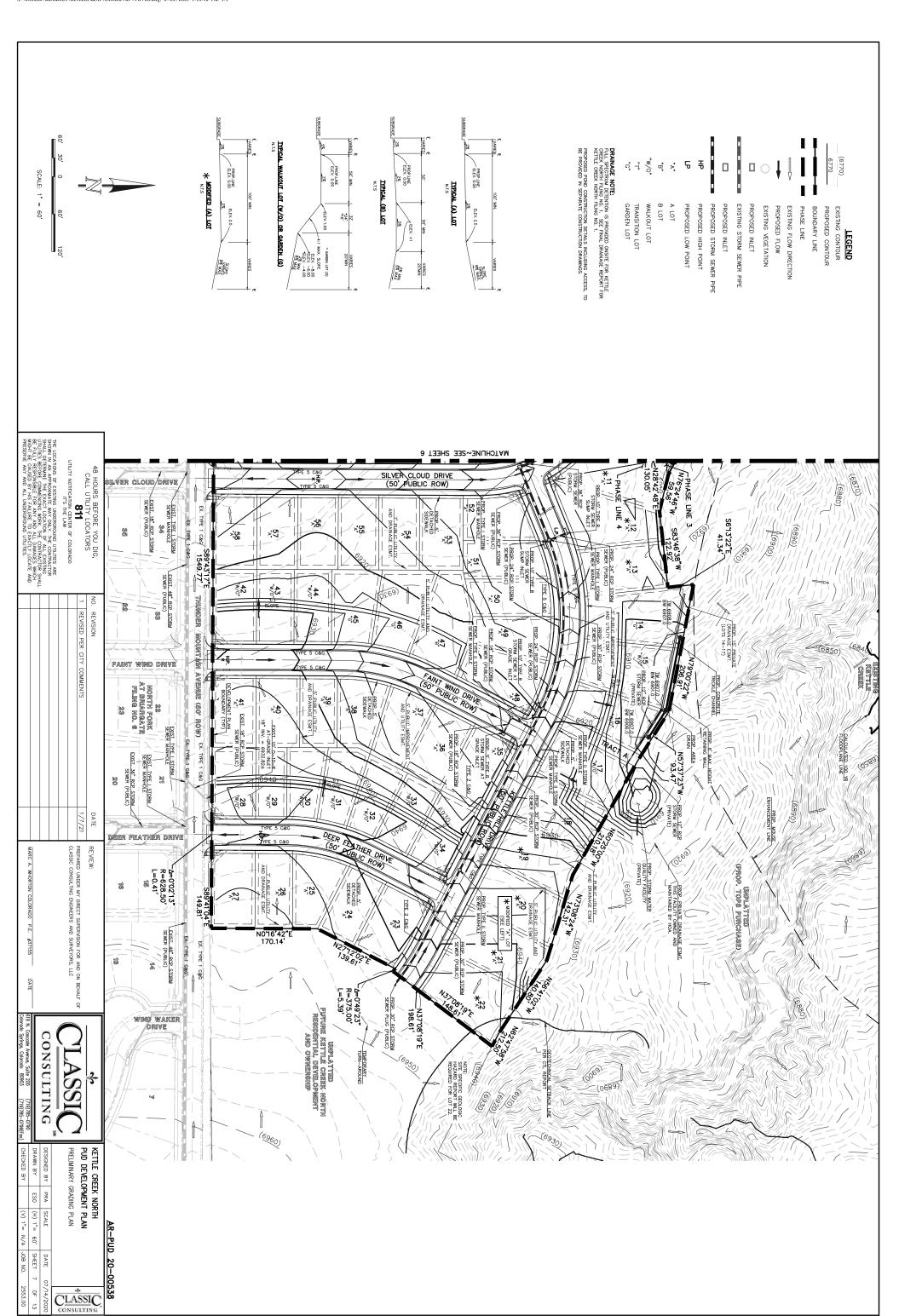


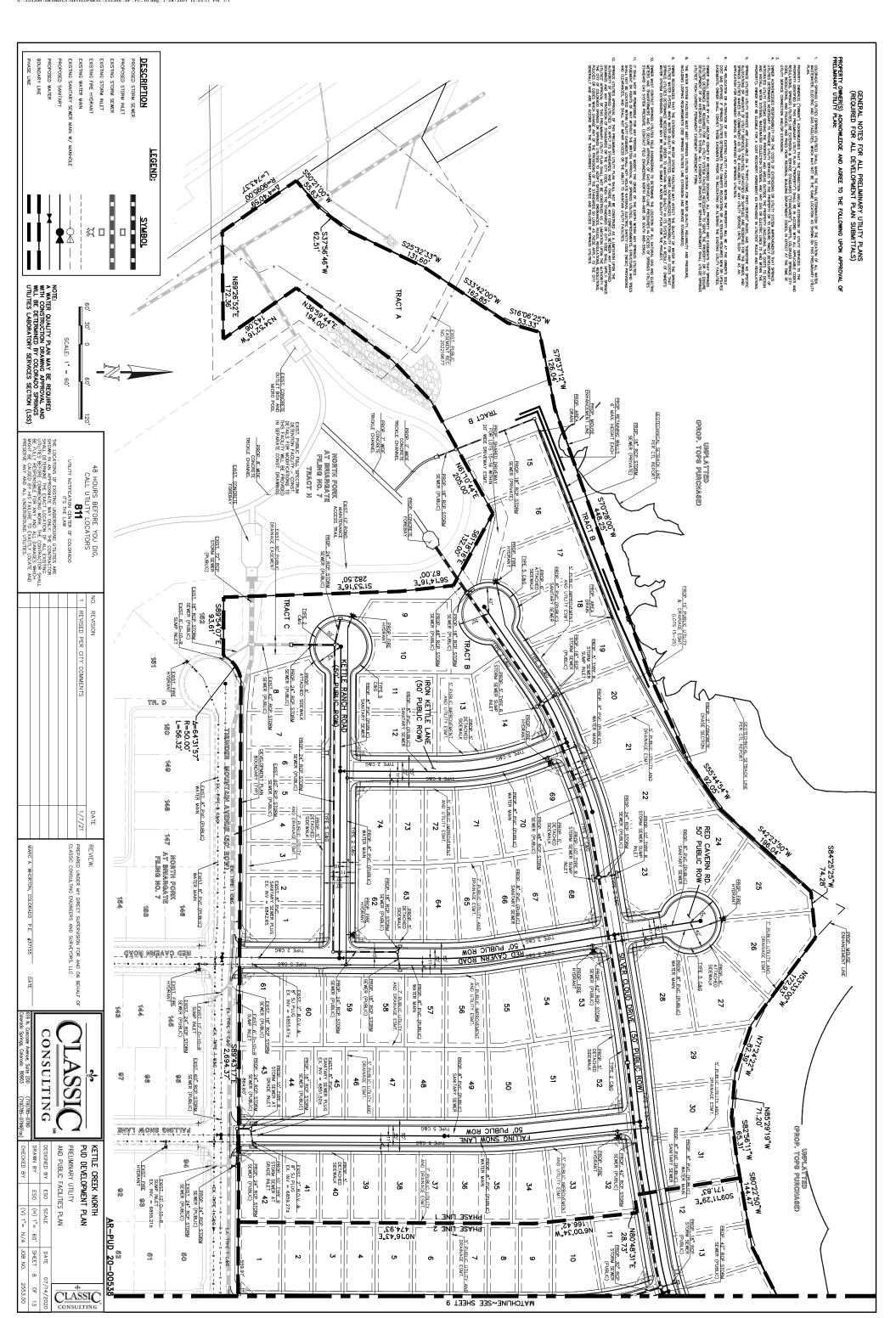












SCALE: 1" = 60'

유

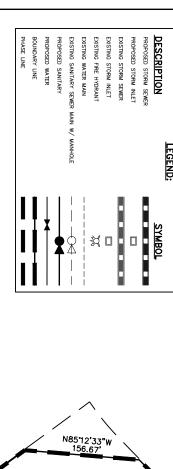
CLASSIC

60

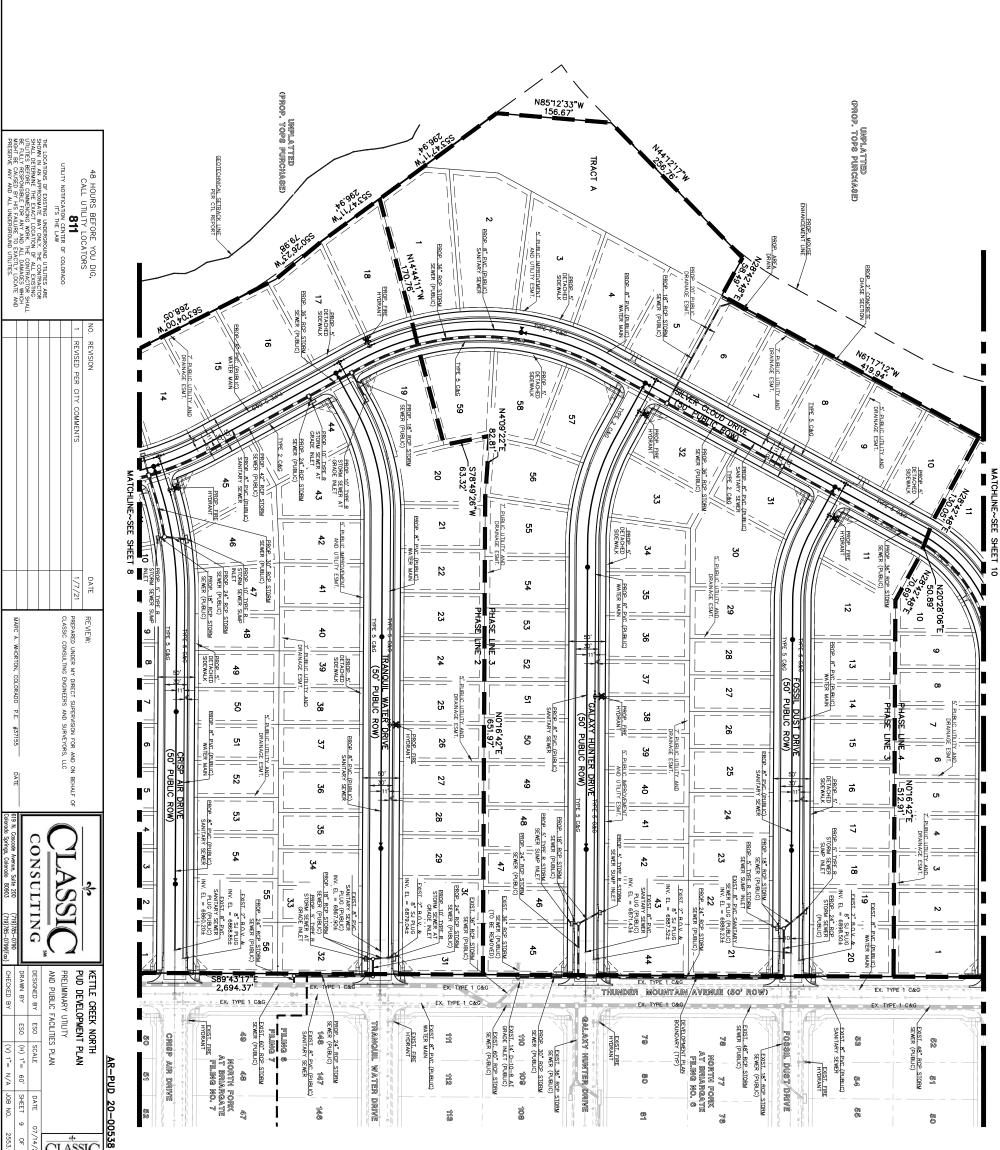
PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN: GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

- CALAPADO SPENOS UTILITES (SPENOS UTILITES) SHALL MARE THE FINAL DETENIMATION OF THE LOCATION OF ALL WATER, MASTERNITER, ELECTRIC AND GAS PACILITES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMANARY UTILITY PLAN.
- OMBE MADURELIZES REPONSEUTY FOR THE COSTS OF EDITIONS OR UTILTY SYSTEM MADURELIZES THE PROVIDE THE THIRD PROVIDED THE THIRD PROVIDED THE PROVIDED TH REPOSERTY MENES) ("MENES) AUXOMATICAS THAT THE COMMETTION AND/OR DITEISON OF THITTY SERVICES THE REPOSERTY ROUTEDS IN THIS FROMANNEY ("MILTY PAIN ("REPOSERT") SHALL SE IN ACCORD WITH ALL APPLICABLE CODES AND REQUIATIONS, SHRINGS ("MILTES LINE EDIESON AS SERVICES SHANNINGS"), THRETTS, CLORADO, SHRINGS ("ITY CODE, RESULTIONS, AND POLICES, AND PRES FACA RECONAL BULLING DEPAYMENT CODES, IN EFFECT AT THE TIME OF UNLITH SERVICE COMMETTION AND/OR EDIESONA.
- CEPANGS UTURES UTURY SERVICES, MAGIE CHIA "FYEST-COME, PRET-ESPARD" BASS, AND TRETORE NO SECOND LICENAUS UTURES UTURES OF SERVICES SERVICES, MAGIE CHIA "FYEST-COME, PRET-ESPARD" BASS, AND TRETORE NO SERVICES UTURES MACES NO COMMINENT AS TO THE AVAILABILITY OF ANY UTURITY SERVICE WITE, SUCH THE AS AN APPLICATION FOR PERMANENT SERVICES & APPROVED BY SERVICES UTURES.
- THE EDUCATION OF ALTERADA OF MAY EXEMING UTILITY FACILITIES MITCH THE REPORTING HEAD SHAPE, SOLE THE EDUCATION OF ALTERNOR EDUCES IN MAY DEPORTED FOR THE CHARGE SERVING HEADERS SERVING HEADE OMERE SHALL BEDONTE BY PLANT AND/69 CONNEY SYRECOREDD DOUBLIFT, MAY DESERTY AND EXCEPTIVE AND EXPERTIVE THAT SPRINGS UNLESS DETERMINES AND STREET UNLINE SYRECORED DOUBLIFT, SALL PROPERTY AND EXPERTIVE THAT SPRINGS DEALEDWART OF AN INTERACTIO THAT SYRELA ALL EXCEPTIVE ANAPTED BY SEPARATE INSTRUMENT SHALL UNLINE SPRING UNLINES THAT-CHREET PERMANENT EXCEPTIVE AND EXPERTIVE FORM.
- THE WATER SYSTEM FACULTIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OMER RECOMPLEX IN IT HE CIPEGING OF MATER SYSTEM FACULTS MY AFECT HE COULTING OF MATER HIS SYSTEM AND MET SYSTE
- OMBER MUST CONTACT SPRINGS UITLIES FIELD PRIMEERING TO RETERMINE THE COCATION OF ALL MATIBAL GAS AND ELECTRIC OMBER MUST CONTACT SPRINGS UITLIES SELD PRIMEERING OF CASS-SERVIC-LINE PRESSINGES IN EXCESS OF SPRINGS UITLIES STANDARD CAS SYSTEM PRESSINE. (CONTACT FIELD DIGNETERING NORTH 6688-4985 OR SOUTH 6688-5594). IT SHALL NOT BE PERMISSIBLE FOR MY PERSON TO MODIFY THE GROUP. OF THE LIVENT WITHIN MAY SPRINGS UTILITIES EXSELENT OR RIGHTS OF WAY WITHOUT THE WHITEN JAPPING OF SPRINGS UTILITIES, MARKHOLDENTS, STRUCTURES, AND TREE SHALL HOT BE LOCATED WITHIN UTILITY EXSELENT, SHALL HOT MOLATE NATIONAL ELECTRIC SHETY CODE (NESC) PROVISIONS AND CLEMANCES, AND SHALL NOT MARKHOLD COCCESS OR THE GRADIETY ON MARKHOLD WITHIN FACILITY.
- SPRINGS UTILIES APPROVAL OF THE PERLIMANT UTILITY PLAY SHALL NOT BE CONSTRUCT AS A MANTIONI WHO IT IS ALMORITHM UNDER THE MANTING THE STRUCK OF THE STRU





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



SCALE: 1" = 60'

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES. ARE SHAML DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND ANALY THE COMPACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING EFFORT OF ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILLIED TO EXACTE. DOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

MARC A. WHORTON COLORADO P.E. #37155

CONSULTING

DRAWN BY

ESO

(H) 1"= 00'

SHEET 10 DATE

유

CLASSIC

DESIGNED BY ESO SCALE

UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW

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

- COLORADO SPIRMOS UTILITES (SPIRMOS UTILITES), SMALL MACE THE FINAL DETENMINATION OF THE LOCATION OF ALL WATER, MASTEMATER, ELECTRIC AND GAS FACILITES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNERS) ("OWNERS) ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF WILLIAM SERVICES TO THE PROPERTY EXPITED IN THE PRELIMANCY LITTLY PAN ("PROPERTY") SMALL BE ALCOSED WITH ALL COSES AND PROPERTY EXPENDED IN THE EXTENSION AS STRUCKS SHADLARDS ("YEMAJARDS"). TARFET, COLORADO SPRINGS DTY COCK, EXCLUTIONS, AND POLICES, PAND AND SERVICE STRUCKS SHADLARDS ("YEMAJARDS"). TARFET, COLORADO SPRINGS DTY UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- LADAMMENTOS REPONDENTI FOR PIÈ COSTO DE TRIBONO GO UTILITY SOTELI MARADENTS THAT SPRING. SUTERIMINES RECONANO POR PORQUE UTILITY SERVICES I DIA REPORTO Y ROTO, DECENTI DIA PER SOTELO PROPRETO LADAMONI DE SUILI MINITE SCETICA, MERCHATE COLLIZIONI NESTELIA, AUMA MOCA DE RECENTE UN LADAMONI POR SUILI MINITE SCETICA, MERCHATE COLLIZIONI NESTELIA, AUMA MOCA DE RECENTE UNEST IN AND MEGULATIONES. (17), ORMER MAY BE ELIGRE FOR A COST RECONERY ARREIGHT AS PROVIDED IN UTILITES RALES, AND REGULATIONES.
- SPRINGS UTILITS STULTY SERVICES ME AVAILABLE ON A TRIST-COME, PREST-SERVOT MASS, MO INFERTORE NO SPECIOR ALLOCATIONS OR MAJORITY OF UTILITY SERVICES, FACILITES, ACAPACITES OR SPAPILES ARE RESERVED FROM THE OWNER, MAJORITY OF MAY UTILITY SERVICE UNIT, SUCH TILE S. AME, MOST AND THE PROPROCED BY SPRINGS UTILITIES.
- OMERS SHALL BEDOUTE BY PAIA MOVING CONNEY BY RECORDED DOUBLETI, ALL PROPERTY MAD EASTERN HAT SPRINGS UNLING DETERMINES, MERCHANDER ALL UNLING YSTELM FAULTIES RECORDED FOR THE RECORDERING THE RECORDERING THAT SPRING DECLADMENT OF AN INTERACTIO THAT SYSTEL ALL EASTERN'S GRANTED BY SEPARATE INSTRUMENT SHALL THATE SPRING UNLINES' THEY-CHORGE THE PREMANENT EASTERNET FACEMENT FORM. THE ELLOCATION OR ALTERATION OF ANY EXISTING LITTLY FAULTIES. WHIN HE PROPERTY MILL BE AT HE OWNERS SALE FASSEMENTS, OWNER SHALL CONNEY IN JOURNAL OF THE ALLOCATION OR ALTERATION REQUIRES WERE OR POATEST EASTERNESS WHILL CONNEY THOSE EASTEWNIST PROOF TO RELOCATION OR ALTERNO THE EXISTING UTILITY FAULTIES.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES ORITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLIDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OMER RECORAGES THAT THE CENTROON OF WARTS SYSTEM FACURITS MAY AFFECT THE QUALITY OF WIRE NOT SHEET STEMS OF THE STANDARD WERE WAS THE ANY COSTS THE SHEET STEED ACTIONS OF CONTROL OF THE ANY COSTS THE SHEET STEED ACTIONS OF CONTROL OF THE SHEET SH OMBER MUST COMINCT SPRINGS UTILITES RELD ENGNEETING TO DETERMIET HE LOCATION OF TALL MATRIAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SEVICE-JUNE PRESENTES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FELD ENGNEETING NORTH 668-4985 OR SOUTH 668-5564).
- AD CLEANANCES, AND SOULD OTHER ACCESS OF THE ABOUT TO MADIFY THE GROUDE OF THE EARTH WITHIN ANY SHINCHISE HOW THESE SEALUR OF BEING SOULD WAY WITHOUT THE WRITTEN APPOINT, OF SOURCE UTULES, MENDALINES, STRUCTURE OF SOURCE OF THE SOULD WAY WITHOUT THE WRITTEN APPOINT, OF SOURCE UTULES, AND SHINCH SOURCE OF THE SOURCE OF THE

SPRINGS UTILIES, PAPROVAL, OF THIS PREJUMENT UTILITY PAME SMALL BOT BE CONSTRUCT SA A LIMITATION UPON THE ALIMINATOR UPON THE ALIMINATOR OF STREET UTILIES. OT JAPAN, THE STANDARDS, AND ET THERE ALIMINATOR CORRECTS BYTEMED, ANY LAPROVID THE STANDARDS, AND ET THE STANDARDS, AND ET THE STANDARDS. AND ET THE STANDARDS AND ET THE STANDARDS AND ET THE STANDARDS AND ET THE STANDARDS AND ET THE STANDARDS. AND ET THE STANDARDS AND ET

PROPOSED STORM SEWER PROPOSED STORM INLET

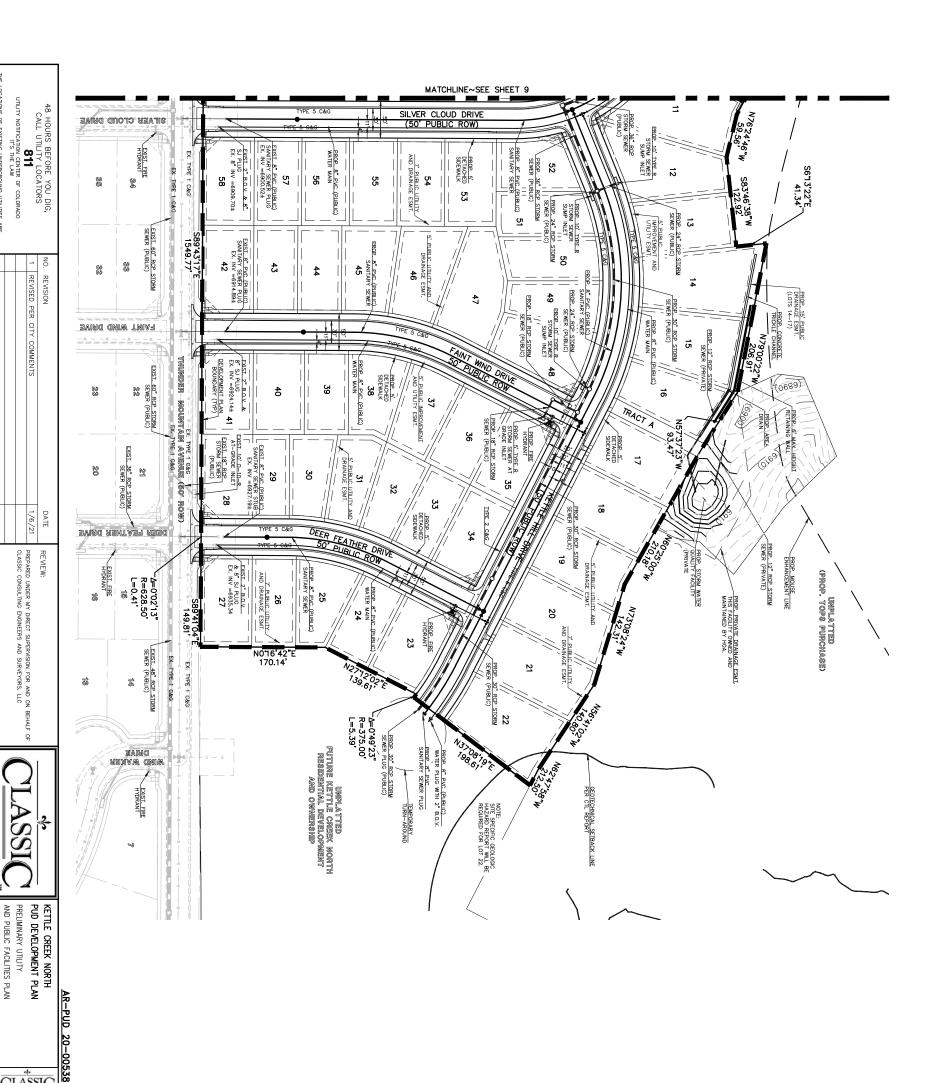
DESCRIPTION

LEGEND:

<u>SYMBOL</u>

EXISTING STORM SEWER
EXISTING STORM INLET PHASE LINE BOUNDARY LINE PROPOSED WATER PROPOSED SANITARY EXISTING SANITARY SEWER MAIN EXISTING WATER MAIN EXISTING FIRE HYDRANT $\frac{1}{2}$ Ř

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



COEM AND OTHER FERTILIZER JUST OF THE BEGINNING OF SINED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON MENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE NCE OF A CERTIFICATE OF OCCUPANCY.

GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.

NAWINGS.
TO PHOTOMETRIC PLAN.
NO DESIGNATIO TO BE RESERVED, SHALL BE FENCED OFF
AND DESIGNATION TO BE RESERVED, SHALL BE INSTALLED AROUND
THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY
USHIT PRODUCT INFO TO LA. FOR APPROVAL PRIOR TO

NE STETM MILL DEIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER RIGHTON SCHEDULE THAT NOTES MIGHTON MILL SCHEDULE THAT NOTES MICH DESCRIPTION MILL SCHEDULE THAT NOTES MICH DESCRIPTION MILL SCHEDULE THAT NOTES MICH DESCRIPTION MILL SCHEDULE THAT MICH MICH SCHEDULE THAT MICH SCHEDULE

KENTUCKY BLUEGASS BLEID).

ROCK, & SHRUB BEDS TO BE SEFMATED BY SOLID STEEL EDGING, ALL SHRUB BEDS TO BE FROM STEEL BEDING, SEPMATION BETWEEN SOLD MOTING SEED, AND BETWEEN ALTERNATIVE TURF EED SHALL BE A MOUSE STEEP, BUTTOUT STEEL EDGING, STEEL LORING SEED, AND BETWEEN ALTERNATIVE TURF EED SHALL BE A MOUSE STEEP, BUTTOUT STEEL EDGING, STEEL LORING STEED, AND STEEL SHALL BE A MOUSE STEEP, BUTTOUT STEEL EDGING STEEL MOTION OF A WIND, STEEL SHALL BE AND STEED SHALES, USE SOLD STEEL DISJUIC BOOKEN STEEL SHALL SHALL

STAKES (STAKE 10 ONOLUMN LEVAL) ON STAKES (STAKE 10 ONOLUMN LEVAL) ONCE TREE IS

OB ESTAKED FOR A NINIMUM OF 18 MONTHS, REMOVE STAKING MATERIALS ONCE TREE IS

D. WHICH HAV DEFINED ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

D. WHICH HAV DEFINED ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

CHAPTER GOLDEN SINSET. INSTALL GEOTE/TILE FARRIC (NIDER ALL ROCK AREAS, 1-1; CORRILLA HAT REEDA WOOD MUCHES SHALE USED IN SPAURE BEEDS AS INDICATED ON PLAN.

"APE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM, SILOAN STONKE BOULDERS TREWISE SPECIFIED.

TO SCAPE PLAN AND AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT
INDICATE PLAN AND AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, THE ST. LIPON REQUISTS BY THE APPLICABLE SUPPORT MATERIAL, HAVE BEEN THE APPLICABLE SUPPORT MATERIAL DECEMBER ST. LIPON REQUISTS BY THE APPLICABLE SUPPORT MATERIAL, HAVE BEEN THE APPLICABLE SUPPORT MATERIAL HAVE BEEN THE BEEN THE APPLICABLE SUPPORT MATERIAL HAVE BEEN THE BEEN T

INSPECTION AND APPROVAL: NOTFICATION FOR IRRIGATION INSPECTION AFFIDANT SHALL BE GIVEN DIRRING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSPLALATION PRIOR TO SEEDING OR SODDING. THE LAWSCAPE RACHITECT SHALL ER MOTHED AT LESS? 148 HOURS PRIOR TO CLENT SEEDING OR SODDING. THE LAWSCAPE INSPECTION AFFIDANT:

CERTIFICATE OF COCCUPANCY FOR TIMAL LAWSCAPE INSPECTION AFFIDANT:

ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT FIRDS CITY APPROVAL OF AN AMENDED DEPLOPMENT PLAN HAY RESULT IN A DELIAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATION OF CONSTRUCTION.

1 HESE PLANS AGE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

3 CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCIMPERBOKE OF FIRE HYDRANTS ALL FIRE HYDRANTS WILL NOT BE OSTERUCTED USY LANDSCAPING.

CUT AND REMOVE BURLAP AND WIRE FROM TOP 1/3 OF ROOTBALL.

DO NOT CUT CENTRAL LEADER OF TREE

BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY YOUBLE LEADER.

MATCH TOP OF ROOT ——
LAIR TO EXISTING GRADE

ON AREAS

THUNDER MOUNTAIN AVE	THUNDER MOUNTAIN AVE	Landscape Setbacks See Code Section/Policy 320 &317 Street Name or Street Zone Boundary Classificat
DOUBLE FRONTAGE 6'/6'	NON-ARTERIAL	etbacks 320 &317 Street Classification
67/67	10 / 10	Width (in Ft.) Reg./Prov.
418	2,386	Linear Footage
1/30	1/30	Tree/Feet Required
14/14	80 / 60	Tree/Feet No. of Trees Required Req./ Prov.

무물

Percent Ground Plane Veg. Req. / Provided

MATIVE SEED
PBSI Native Prairie Mix
Blue Grama
Buffalograss
Sideoats Grama
Western Wheatgrass
-Gren Needle Grass
-Sand Dropseed
SEED RATE MIN. 10 PLS/ACRE

GROUNDCOVER LEGEND

71,641 sf

Name of Project: Pauling Properties Climate Zone:

Foothills

Foothills & Plains

Date: 11/02/2011

Urban Design Landscape Architecture Land Planning

SCHEMATIC LANDSCAPE DIAGRAM

ROCK COBBLE 2"-4" BLUE MOUNTAIN RIVER ROCK 3,859 sf

1.—Semiarid Strublands
 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

L.-- Low (7 to 15 inches per year) M.-- Moderate (15 to 25 inches per year)

H.-- High (more than 25 inches per year)

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

www.nescolorado.com Tel. 719.471.0073 Fax 719.471.0267 Hydrozones
- to be labeled by letters on diagram
V.-- Very Low (0 to 7 inches per year)

8,447 sf

ROCK MULCH 3/4" GOLDEN SUNSET

SOD TURF

5,544 sf

			+	DECIDUOUS TREES
Que bic 11	Pm	Coc	Agr	CODE
11	32	9	15	YEQ YEQ
Quercus bicolor / Swamp White Oak	Prunus maackii / Amur Chokecherry	Celtis occidentalis / Common Hackberry	Acer grandidentatum / Bigtooth Maple	BOTANICAL / COMMON NAME
50`	20`	40`	30`	HEIGHT
40`	20`	35`	30`	<u>WIDTH</u>
2" Cal.	1.5" Cal.	2" Cal.	2" Cal.	SIZE
B&B		B&B	B&B	COND

PLANT SCHEDULE

/	~	,	نسلت	,	
(Ċ			+	DECIDUOUS TREES
	Que bic 11	Pm	Coc	Agr	CODE
	11	32	9	15	YEQ YEQ
	Quercus bicolor / Swamp White Oak	Prunus maackii / Amur Chokecherry	Celtis occidentalis / Common Hackberry	Acer grandidentatum / Bigtooth Maple	BOTANICAL / COMMON NAME
	50`	20`	40`	30`	HEIGHT
	40`	20`	35`	30`	MIDTH
	2" Cal.	1.5" Cal.	2" Cal.	2" Cal.	SIZE
	B&E		B&E	B&E	18

/	~	,	نسلت	,	
(Ċ			+	DECIDUOUS TREES
	Que bic 11	Pm	Coc	Agr	CODE
	11	32	9	15	YEQ YEQ
	Quercus bicolor / Swamp White Oak	Prunus maackii / Amur Chokecherry	Celtis occidentalis / Common Hackberry	Acer grandidentatum / Bigtooth Maple	BOTANICAL / COMMON NAME
	50`	20`	40`	30`	HEIGHT
	40`	20`	35`	30`	MIDTH
	2" Cal.	1.5" Cal.	2" Cal.	2" Cal.	SIZE
	B&E		B&E	B&E	18

	•		+
Que bic 11	Pm	Coc	Agr
Ξ	32	9	15
Quercus bicolor / Swamp White Oak	Prunus maackii / Amur Chokecherry	Celtis occidentalis / Common Hackberry	Acer grandidentatum / Bigtooth Maple
50`	20`	40`	30`
40`	20`	35`	30`

NORTH NORTH

KETTLE CREEK

NORTH

PRELIMINARY
LANDSCAPE PLAN
COLORADO SPRINGS, CO

07/14/2020 J. MAYNARD B. PERKINS

2° MINIMI IM	MATCH TOP OF ROOT ——————————————————————————————————				!	CUT AND REMOVE BURLAP AND WIRE FROM TOP 1/3	
							<u> </u>
12 HT = 8-10"	MULCH RING DIAMETER: 8'HT. = 7'-10' 8'HT. = 8'-3' 10' HT = 8'-3'	OVER 6 FEET. 2 STAKES PER TREE ON TREES 6 FEET AND UNDER. STAKES: 3' DIA METAL OR WOOD	PLACE STAKES IN UNDISTURBED SOIL 120° AROUND TREE. 3 STAKES PER THEF ON TREES	12 GAUGE DOUBLE STRAND GALV: WIRE WITH NYLON STRAP	PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLAVITING. REMOVE ANY DOUBLE LEADER.	DO NOT CUT CENTRAL LEADER OF TREE.	

. STAKE THEE TO 2 or 3 WOOD STAKE AS PER I HE SPECIFICIONS. WITERLOCK WINDON STRAP AT CENTED OF TRUNK HEIGHT. CONNECT STAKE TO GROMMETED WILON STRAP WITH 2 STRANDS OF NO. 12 GALY, WHEL. EXTEND STAKE MN. 12 INTO UNDSTUBBLES DOL. MN. 12 INTO UNDSTUBBLES OF

(2) CONIFEROUS TREE PLANTING DETAIL

DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE

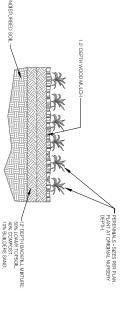
ROOTBALL SIZES: 1.5" CAL = 1.8" 2" CAL = 2.0" 2.5" CAL = 2.4" 3" CAL = 2.6"

TREE PIT DIAMETER: 1.5" CAL = 7-8" 2" CAL = 8-0" 2.5" CAL = 8-4" 3" CAL = 8-6"

MATCH TOP OF ROOT FLAIR TO EXISTING GRADE.

SCALE: NOT TO SCALE

TREE PIT DIAMETER: 6' HT. = 7'-10" 8' HT. = 8'-3" 10' HT. = 8'-10" 12' HT. = 8'-10"



4 PERENNIAL / GROUNDCOVER PLANTING

 $[\omega]$

SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

ົດ ີ

(5) 3-RAIL WOOD-CRETE FENCE

Available From: Concrete Fence of Colorado (719)266-4069 Color: Number 338 Buckskin 3% Loading

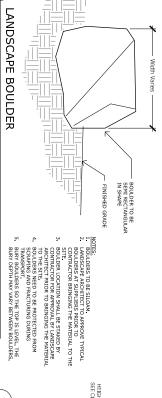
COMPACTED SUBSOIL 95% SPD

OPTIONAL CONCRETE FOOTER

FINISH GRADE

FINISH GRADI

POST 8 O.C. RAIL



CAPE BOULDER			SEMI RECTANGULAR IN SHAPE FINISHED GRADE	Width Varies —
v	ω 4	1. BOI	~	
TRANSPORT TRANSPORT BURY BOULDERS SO THE TOP IS LEVEL. THE BURY DEPTH MAY VARY BETWEEN BOULDERS.	BOULDER LOCATION SHALL BE STAKED BY CONTRACTOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BRINGING THE MATERIAL TO THE SITE. BOULDERS NEED TO BE PROTECTED FROM SCYLORIS NEED TO BE PROTECTE	IES: BOULDERS TO BE SILOAM. LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDERS AT SUPPLIERS PRIOR TO CONTRACTOR BRINGING THE MATERIAL TO THE		

TED FROM	TO ITERIAL TO THE TAKED BY LANDSCAPE THE MATERIAL	OVE TYPICAL		
	+	HEIGHT VARIES SEE CIVIL PLANS	WALL	
	BELOW WALL	WALL BLOCKS -	WALL BATTER FROM VERTICAL	CAPSTONE -
DAYUGHT	DRAINAGE ROOK DRAIN TILE VENTED TO	RETAINED SOIL		

)	
MSU WALL DE	
DETAIL	

SCALE: NOT TO SCALE

W 2/25/2021 JBS 2/15/2023 JBS 5/18/2023 JBS Sac PER CITY COMMENTS PER CITY COMMENTS PER CITY COMMENTS

R	
_	

PRELIMINARY Landscape Notes & Details

	SCALE: NOT TO SCALE
FILE #	SHEET NUMBER
AR D	11
DP 20-	유
20-00538	13

