



N.I.E.S., Inc.
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 Tel. 719.471.0773
 Fax 719.471.0267
 www.niesinc.com

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KETTLE CREEK NORTH

PUD DEVELOPMENT PLAN
 COLORADO SPRINGS, CO

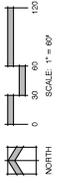
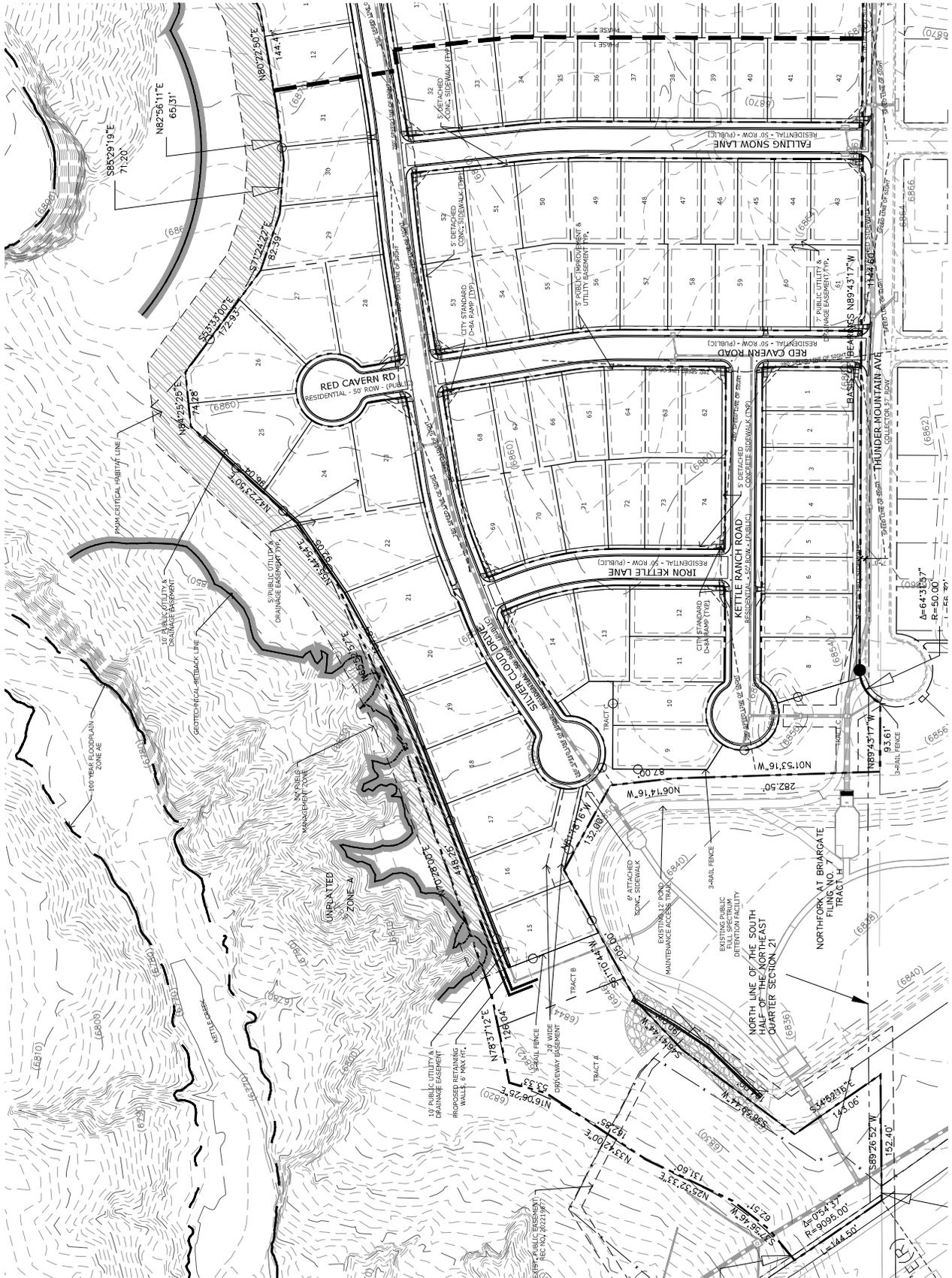
DATE: 7/14/2010
 PROJECT: J. HAYWARD
 DRAWN BY: A. HAYWARD

DATE	BY	DESCRIPTION
1/27/2011	385	PER CITY COMMENTS
2/23/2011	385	PER CITY COMMENTS
2/23/2011	385	PER CITY COMMENTS

PHASE 1
 SITE PLAN

2 OF 13

AR DP 20-00538





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KETTLE CREEK NORTH

PUD DEVELOPMENT PLAN

PHASE 2-3
 SITE PLAN

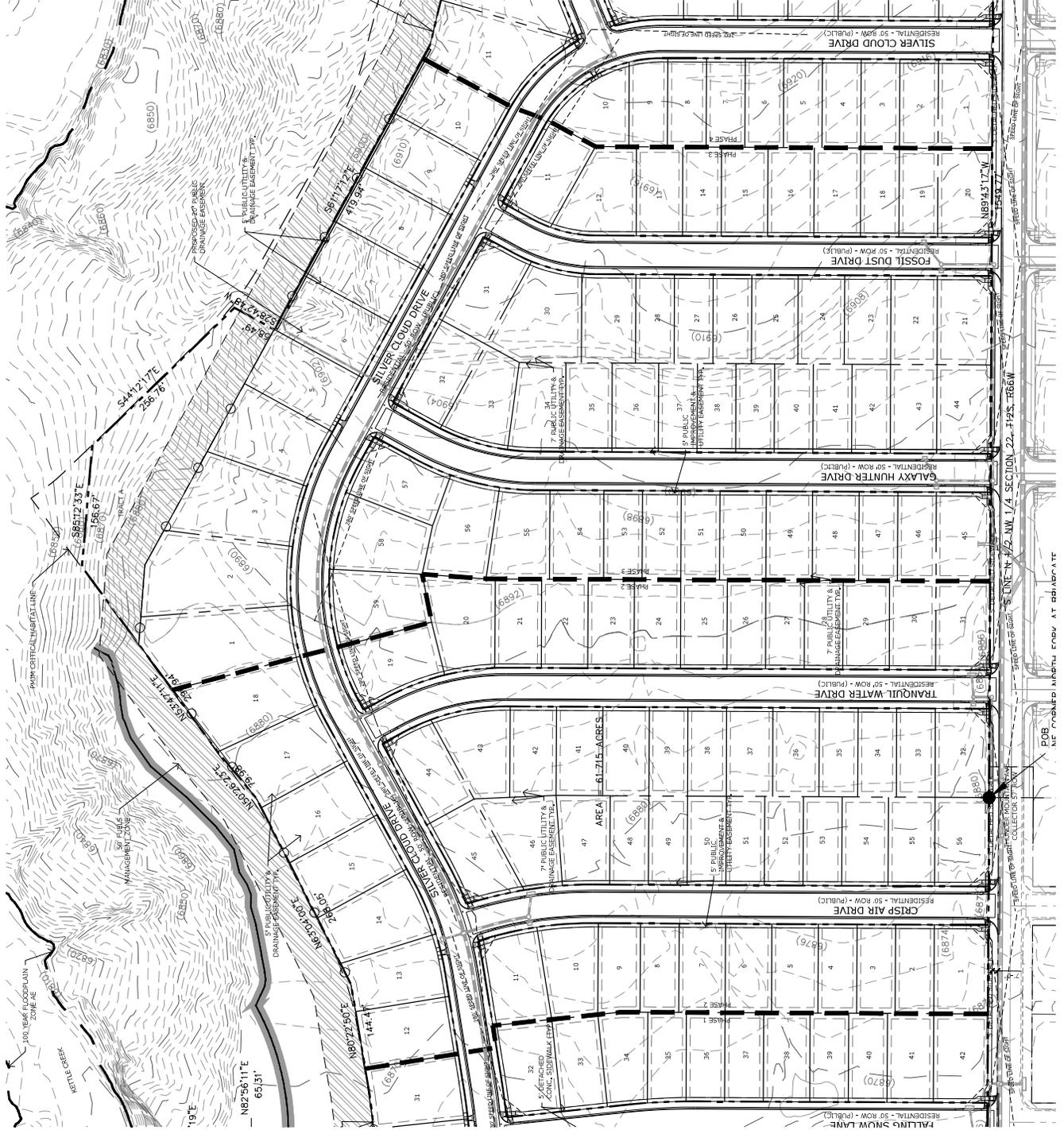
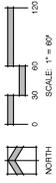
DATE: 7/14/2010
 PROJECT NO.: 1000000001
 LOCATION: COLORADO SPRINGS, CO

DATE	BY	DESCRIPTION
1/29/2011	385	PRELIMINARY COMMENTS
2/23/2011	385	PRELIMINARY COMMENTS
2/23/2011	385	PRELIMINARY COMMENTS

PHASE 2-3
 SITE PLAN

3 OF 13

AR DP 20-00538



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**KETTLE CREEK
 NORTH**
 PUD DEVELOPMENT
 PLAN

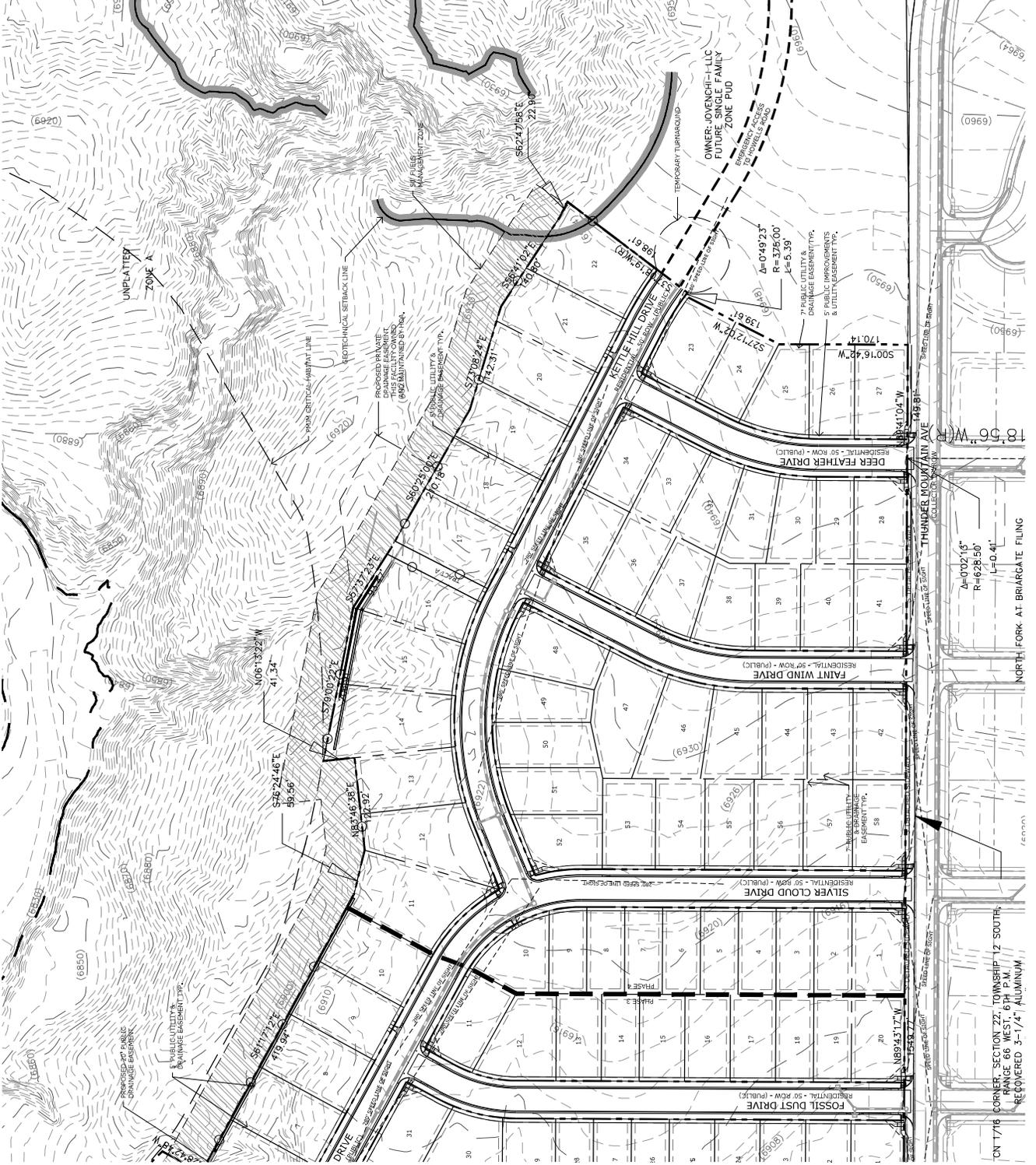
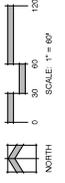
DATE: 7/14/2010
 PROJECT: JUVENCHI - LLC
 LOCATION: COLORADO SPRINGS, CO

DATE	BY	DESCRIPTION
1/29/2011	385	PRELIMINARY COMMENTS
2/23/2011	385	PRELIMINARY COMMENTS
2/24/2011	385	PRELIMINARY COMMENTS

PHASE 4

4
 4 OF 13

AR DP 20-00538



Project: Kettle Creek North (PUD) - Phase 4 (11/17/2010) - 11/17/2010 10:59:14 AM

CLASSIC CONSULTING
 KETTLE CREEK NORTH
 PUD DEVELOPMENT PLAN
 PRELIMINARY GRADING PLAN

DESIGNED BY: PRA SCALE: 07/14/2020
 DRAWN BY: ESC (H) 1" = 60' SHEET 5 OF 13
 CHECKED BY: (V) 1" = 60' N/A JOB NO. 2553.00

AR-PUD-20-00555

CLASSIC CONSULTING

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

DATE: 1/9/21
 REVIEW: DATE: 1/9/21

NO. REVISION: 1. REVISED PER CITY COMMENTS

**48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS**

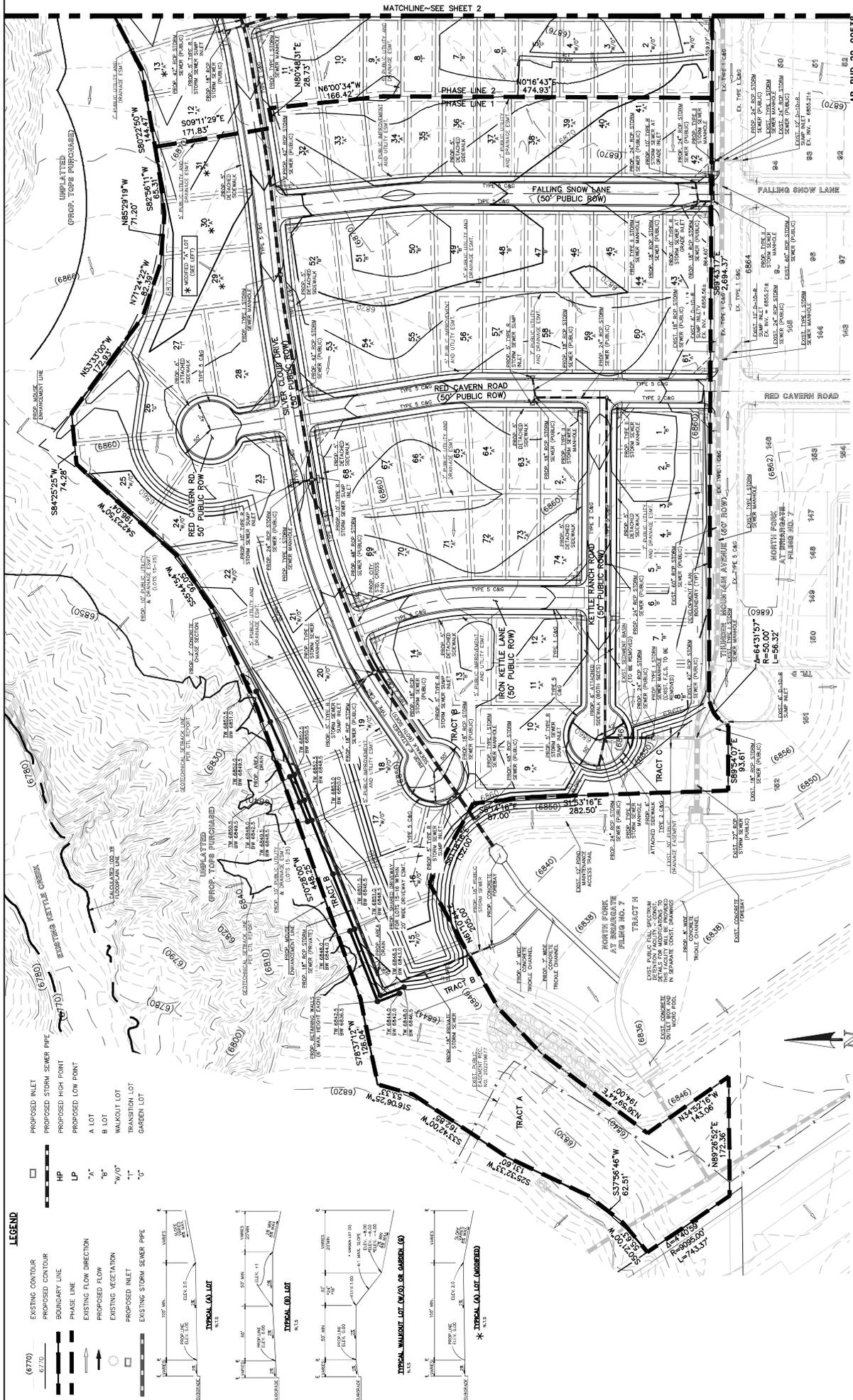
UTILITY NOTIFICATION IS THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. THE EXACT LOCATION OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY ANY AND ALL UNDERGROUND UTILITIES AND PRESENT AND ALL UNDERGROUND UTILITIES.

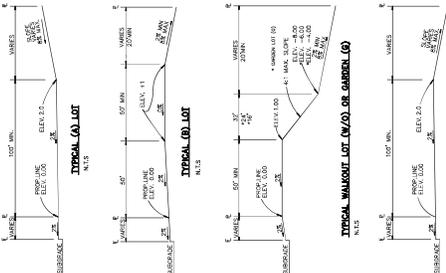
811



DRAINAGE NOTE:
 FULL SECTION SURVEY IS PROVIDED ON SITE FOR KETTLE CREEK NORTH PUD DEVELOPMENT PLAN. DRAINAGE REPORT FOR KETTLE CREEK NORTH PUD DEVELOPMENT PLAN IS PROVIDED IN SEPARATE CONSTRUCTION DRAWINGS.



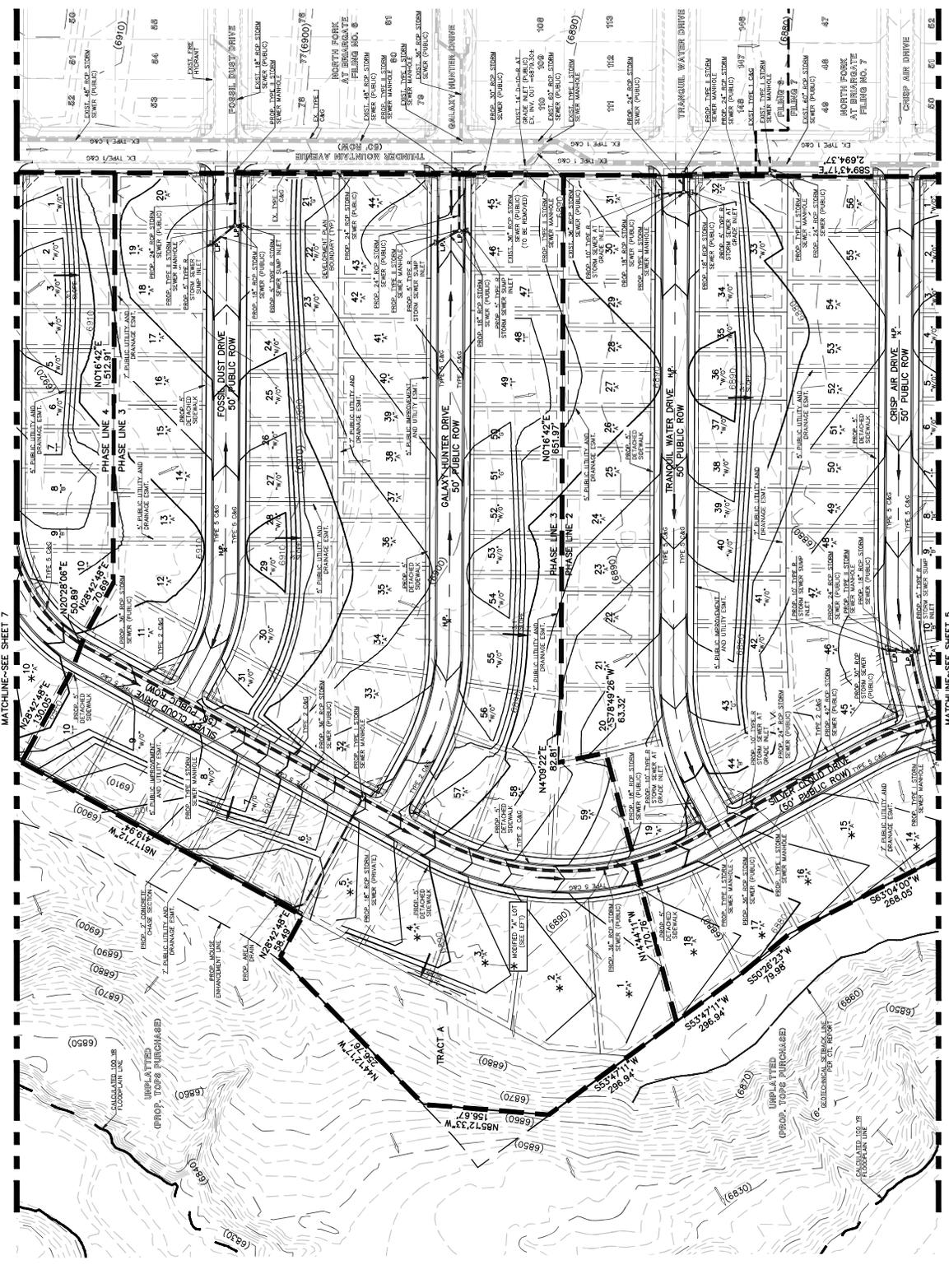
- LEGEND**
- (6770) EXISTING CONTOUR
 - (6770) PROPOSED CONTOUR
 - HP BOUNDARY LINE
 - LP PHASE LINE
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW DIRECTION
 - EXISTING VEGETATION
 - PROPOSED VEGETATION
 - PROPOSED INLET
 - EXISTING STORM SEWER PIPE
 - PROPOSED STORM SEWER PIPE
 - PROPOSED HIGH POINT
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



TYPICAL (A) LOT
 N.15

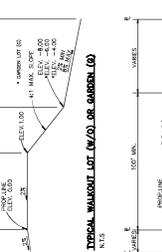
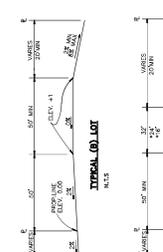
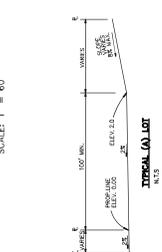
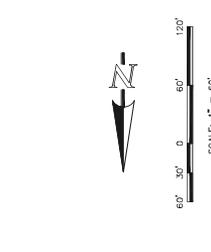
TYPICAL (B) LOT
 N.15

TYPICAL (A) LOT (ADDED)
 N.15



- LEGEND**
- (6370) EXISTING CONTOUR
 - 6372 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
 - HP
 - LP
 - "A" A LOT
 - "B" B LOT
 - "W/O" WALKOUT LOT
 - "T" TRANSITION LOT
 - "G" GARDEN LOT

DRAINAGE NOTE:
 MAIN STREAM SECTION IS PROVIDED ON SITE FOR KETTLE CREEK NORTH. SEE FINAL DRAINAGE REPORT FOR KETTLE CREEK NORTH.



NO. REVISION

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

48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
811
 UTILITY NOTIFICATION CENTER OF COLORADO
 IT'S THE LAW

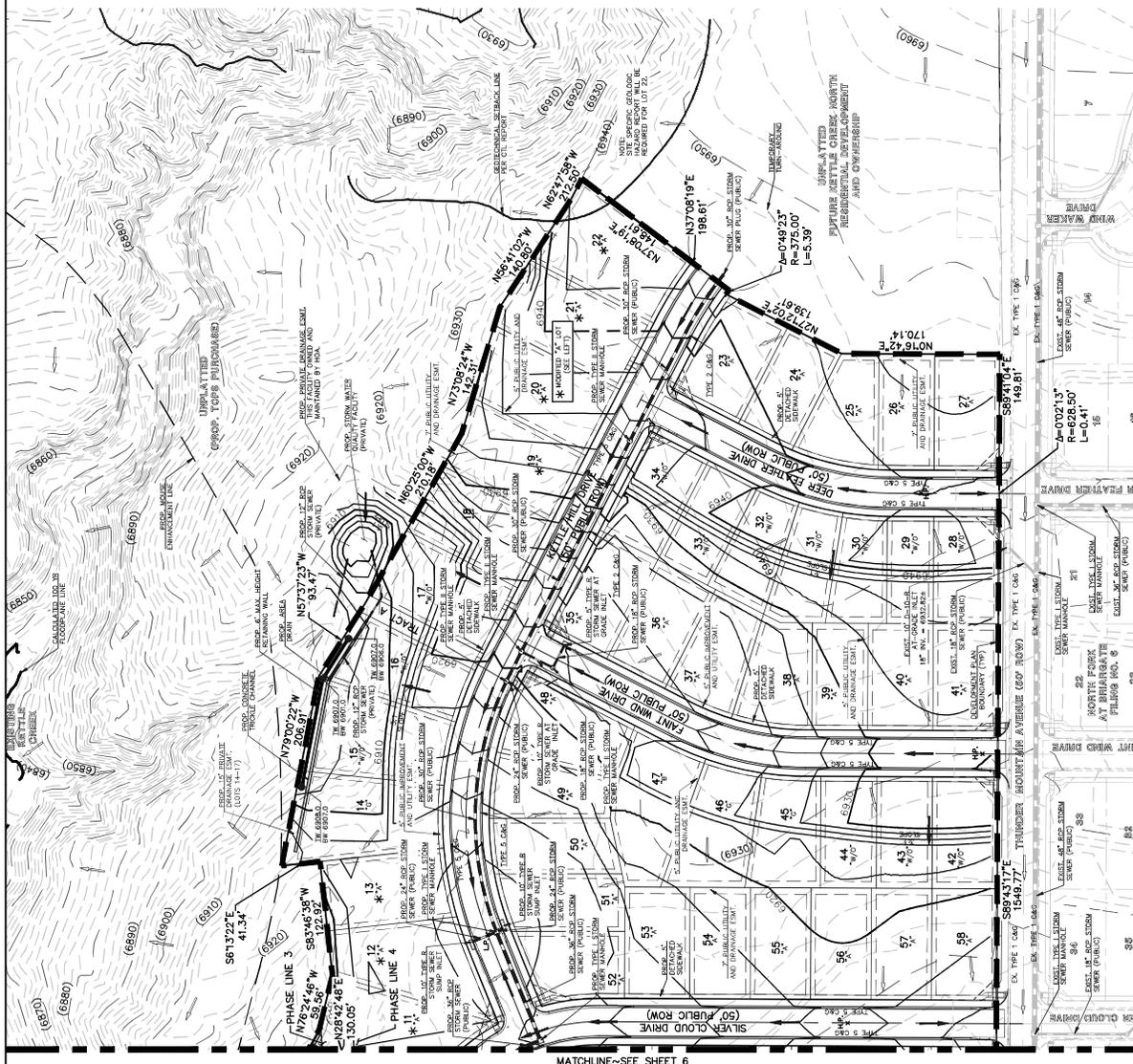
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. THE EXACT LOCATION OF ALL EXISTING UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR TO ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR TO ANY AND ALL UNDERGROUND UTILITIES.

DATE: 1/9/21
 REVIEW: [Signature]
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
 DATE: 07/14/2020
 DESIGNED BY: PRA
 SCALE: 07/14/2020
 DRAWN BY: ESS (H) 1" = 60'
 SHEET 6 OF 13
 CHECKED BY: (V) 1" = N/A
 JOB NO. 2553.00

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, INCLUDING BUT NOT LIMITED TO, ANY AND ALL DAMAGES TO UNDERGROUND UTILITIES, AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



MATCHLINE-SEE SHEET 6

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 LINE 4

PHASE NOTE:
 FULL PRACTICAL DESIGN IS PROVIDED ON-SITE FOR KETTLE CREEK NORTH. THE FINAL ENGINEERING REPORT FOR KETTLE CREEK NORTH WILL BE PROVIDED IN A SEPARATE REPORT. PROPOSED POND CONSTRUCTION DETAILS INCLUDING ACCESS, TO BE PROVIDED IN SEPARATE CONSTRUCTION DRAWINGS.

TYPICAL A LOT

TYPICAL B LOT

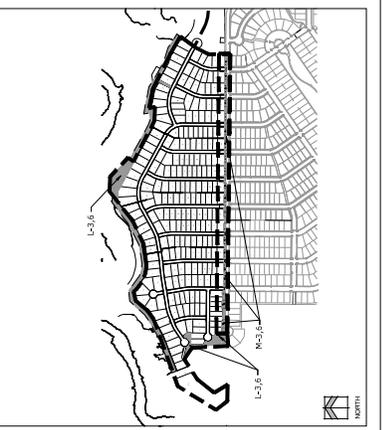
TYPICAL WALKOUT LOT, W/ OR W/ OUT GARDEN LOT

MODIFIED A LOT

SCALE: 1" = 60'

SCHEMATIC LANDSCAPE DIAGRAM

Name of Project: Kettle Creek Properties Date: 11/02/2011
Climate Zone: Highlands
Hydrozones:
ZS - 25 to 30 inches by letters on diagram
V - Very Low (0 to 7 inches per year)
L - Low (7 to 13 inches per year)
M - Moderate (13 to 25 inches per year)
H - High (more than 25 inches per year)





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KETTLE CREEK NORTH

PRELIMINARY LANDSCAPE PLAN
COLORADO SPRINGS, CO

DATE: 09/14/2010
PROJECT FIRM: A. HAYWARD ARCHITECTS
DRAWN BY: J. HAYWARD

DATE	BY	DESCRIPTION
7/29/2010	JHS	PER CITY COMMENTS
7/29/2010	JHS	PER CITY COMMENTS
7/29/2010	JHS	PER CITY COMMENTS

PRELIMINARY LANDSCAPE PLAN

13 OF 13
AR DP 20-00538

