

Land Planning
Landscape
Architecture
Urban Design

NES

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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IN ASSOCIATION WITH

KETTLE CREEK NORTH

PUD DEVELOPMENT
PLAN
COLORADO SPRINGS, CO

DATE: 7/14/2020
PROJECT NGR: J. MAYNARD
PREPARED BY: R. SWENSON

SEAL

ISSUE INFO

DATE	BY	DESCRIPTION
1/28/2021	JMS	PER CITY COMMENTS
2/23/2021	JMS	PER CITY COMMENTS
2/15/2023	JMS	PER CITY COMMENTS
5/18/2023	JMS	PER CITY COMMENTS

PHASE 1 SITE PLAN

2 OF 13

AR DP 20-00538



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PUD DEVELOPMENT PLAN

COLORADO SPRINGS, CO

DATE: 7/14/2020
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PREPARED BY: R. SWENSON

SEAL

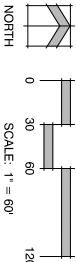
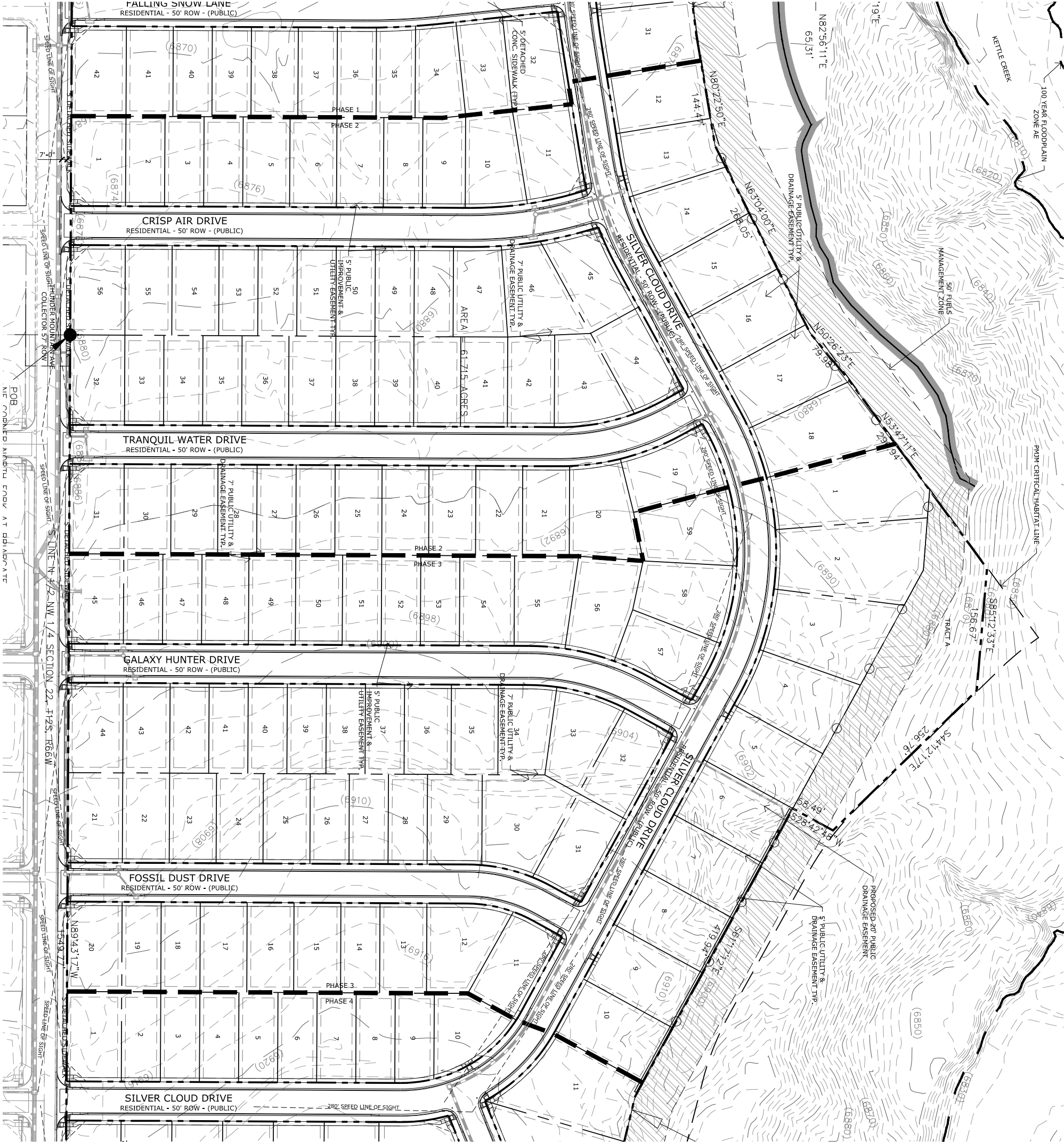
ISSUE INFO	
DATE	DESCRIPTION

1/28/2021	JMS PER CITY COMMENTS
2/25/2021	JMS PER CITY COMMENTS
2/15/2023	JMS PER CITY COMMENTS
5/18/2023	JMS PER CITY COMMENTS

PHASES 2-3 SITE PLAN

3 OF 13

PLAN FILE # AR DP 20-00538





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PUD DEVELOPMENT PLAN

COLORADO SPRINGS, CO

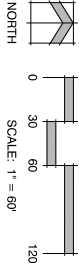
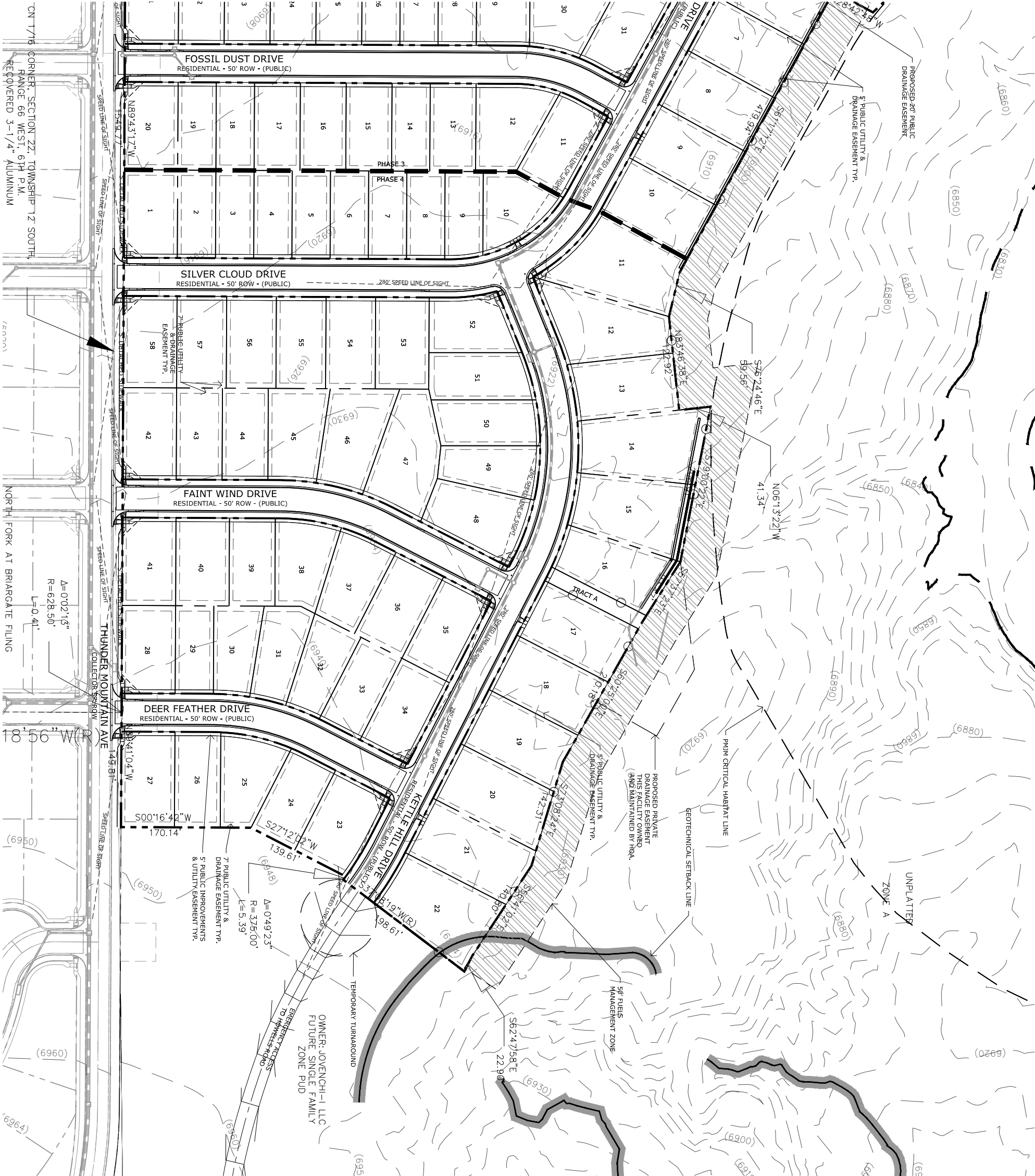
DATE: 7/14/2020
PROJECT MGR: J. NAVARRO
PREPARED BY: R. SWENSON

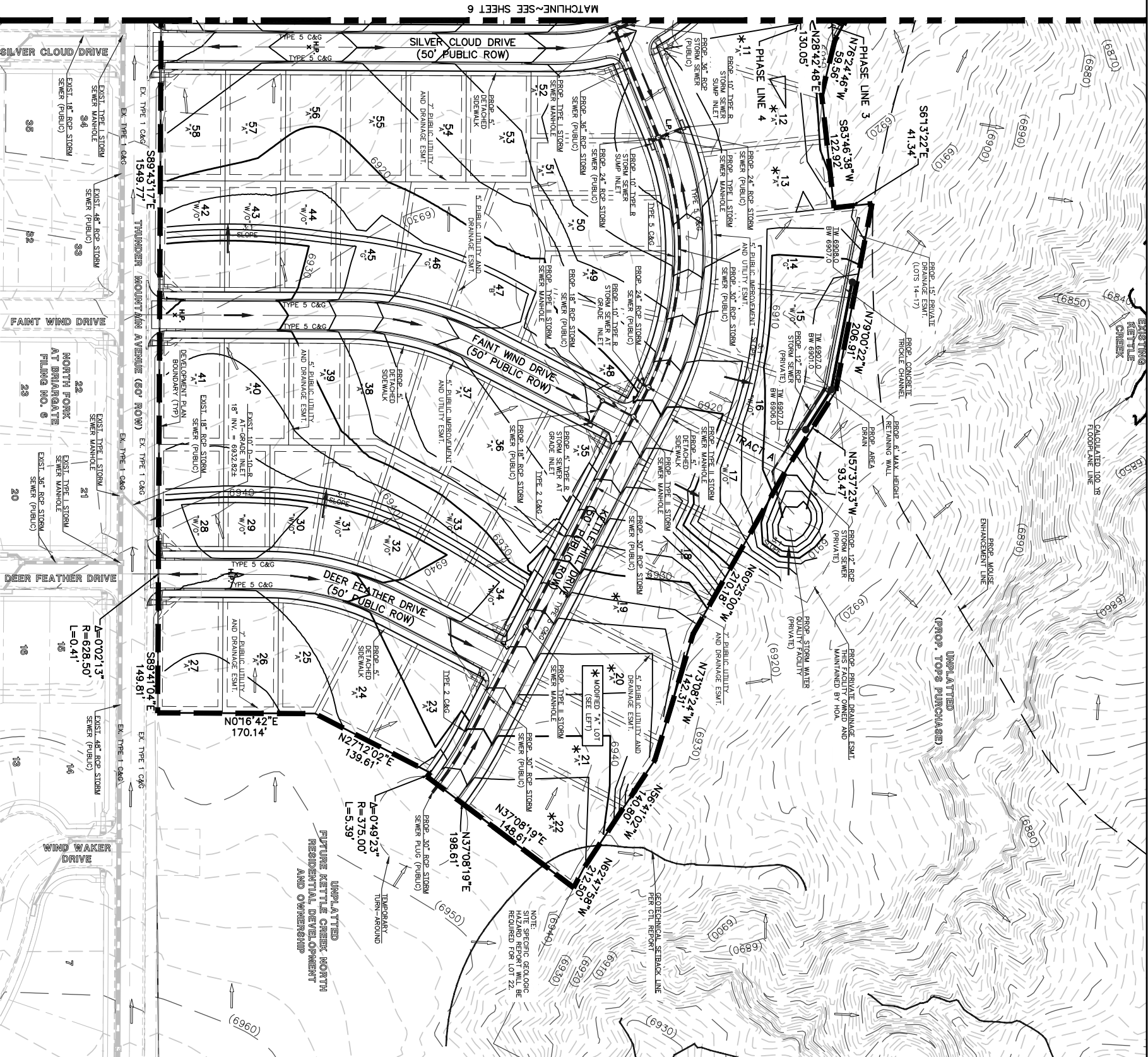
SEAL

ISSUE INFO	
DATE	DESCRIPTION
1/28/2021	JMS PER CITY COMMENTS
2/25/2021	JMS PER CITY COMMENTS
2/15/2023	JMS PER CITY COMMENTS
5/18/2023	JMS PER CITY COMMENTS

PHASE 4

SHEET NUMBER	
4	OF 13
PLAN FILE #	
AR DP 20-00538	





DRAINAGE NOTE:
FULL SPECTRUM DETENTION IS PROVIDED ONSITE 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.

LEGEND

- | | |
|--|---------------------------|
| | EXISTING CONTOUR |
| | 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 |

TYPICAL (A) LOT
N.T.S

TYPICAL (B) LOT
N.T.S

TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)

*** MODIFIED (A) LOT**
N.T.S



60' 30' 0 30' 60' 120'

SCALE: 1" = 60'

SCALE: 1" = 60'

QUALITY LOCATORS

811

UTILITY NOTIFICATION CENTER OF COLORADO

IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE

SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING

BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE USER OF THE EQUIPMENT PRIOR TO, DURING OR AFTER THE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE USER OF THE EQUIPMENT PRIOR TO, DURING OR AFTER THE COMMENCING WORK.

MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE A PRESERVE ANY AND ALL UNDERGROUND UTILITIES

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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NO. REVISION		DATE
1	REVISED PER CITY COMMENTS	1/7/21

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

CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON COLORADO P.E. #37155 DATE

AR-PUD 20-00538

KETTLE CREEK NORTH
PUD DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY	PRA	SCALE
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DRAWN BY	ESO	(H) 1"
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2020		2021
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CHECKED BY	(V)
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38

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4/14/2020

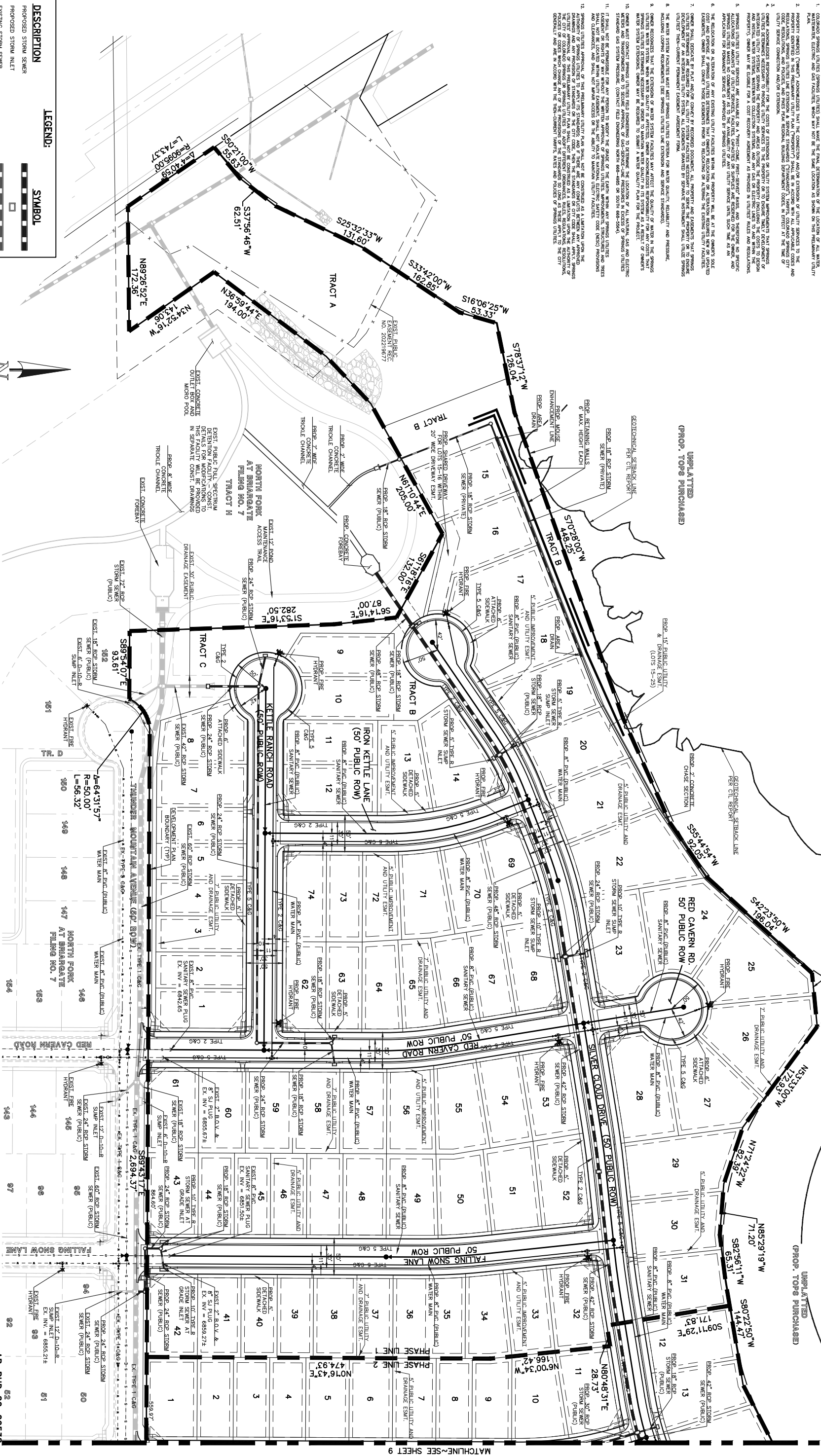
OF 13

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

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER PLANS, WATER MAINS, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNERS ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY SHOWN IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND ORDINANCES, AND POLICES, AND PRES. PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENDING OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE QUALITY OF WATER AND GAS SERVICE TO THE PROPERTY. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN, CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR THE UTILITY SYSTEMS). SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN, CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR THE UTILITY SYSTEMS). SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN, CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR THE UTILITY SYSTEMS).
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "TIERED" BASIS, AND SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN, CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR THE UTILITY SYSTEMS). SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN, CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR THE UTILITY SYSTEMS).
5. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "TIERED" BASIS, AND SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN, CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR THE UTILITY SYSTEMS). SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN, CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR THE UTILITY SYSTEMS).
6. THE LOCATION OF A UTILITY SERVICE OR ANY OTHER UTILITY FACILITIES WITHIN THE PROPERTY SHALL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNERS RELOCATION OR ALTERATION THE EXISTING UTILITY FACILITIES, OWNER SHALL CONVEY THOSE EXISTENCES PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
7. OWNER SHALL PROVIDE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN THE QUALITY OF WATER AND GAS SERVICE TO THE PROPERTY. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN, CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR THE UTILITY SYSTEMS).
8. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LUMPING 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 UTILITY SYSTEMS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN, CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR THE UTILITY SYSTEMS).
10. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
11. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN, CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR THE UTILITY SYSTEMS).
12. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED UTILITY PLAN AND THE STANDARDS OF SPRINGS UTILITIES, THE STANDARDS OF SPRINGS UTILITIES SHALL PREVAIL. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN, CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR THE UTILITY SYSTEMS).
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DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM INLET	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED WATER	
BOUNDARY LINE	
PHASE LINE	



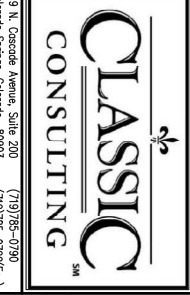
SCALE: 1" = 60'

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

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

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

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



DESIGNED BY	ESO	SCALE	DATE	07/14/2020
DRAWN BY	ESO	(H) 1" = 60'	SHEET	8 OF 13
CHECKED BY		(V) 1" = N/A	JOB NO.	2553.00

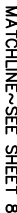
KETTLE CREEK NORTH
PUD DEVELOPMENT PLAN
PRELIMINARY UTILITY
AND PUBLIC FACILITIES PLAN



MATCHLINE~SEE SHEET 9

[illegible]

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



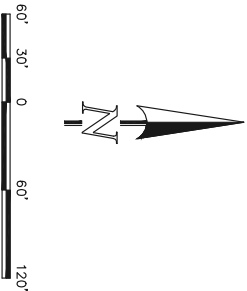
AR-PUD 20-00538

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:

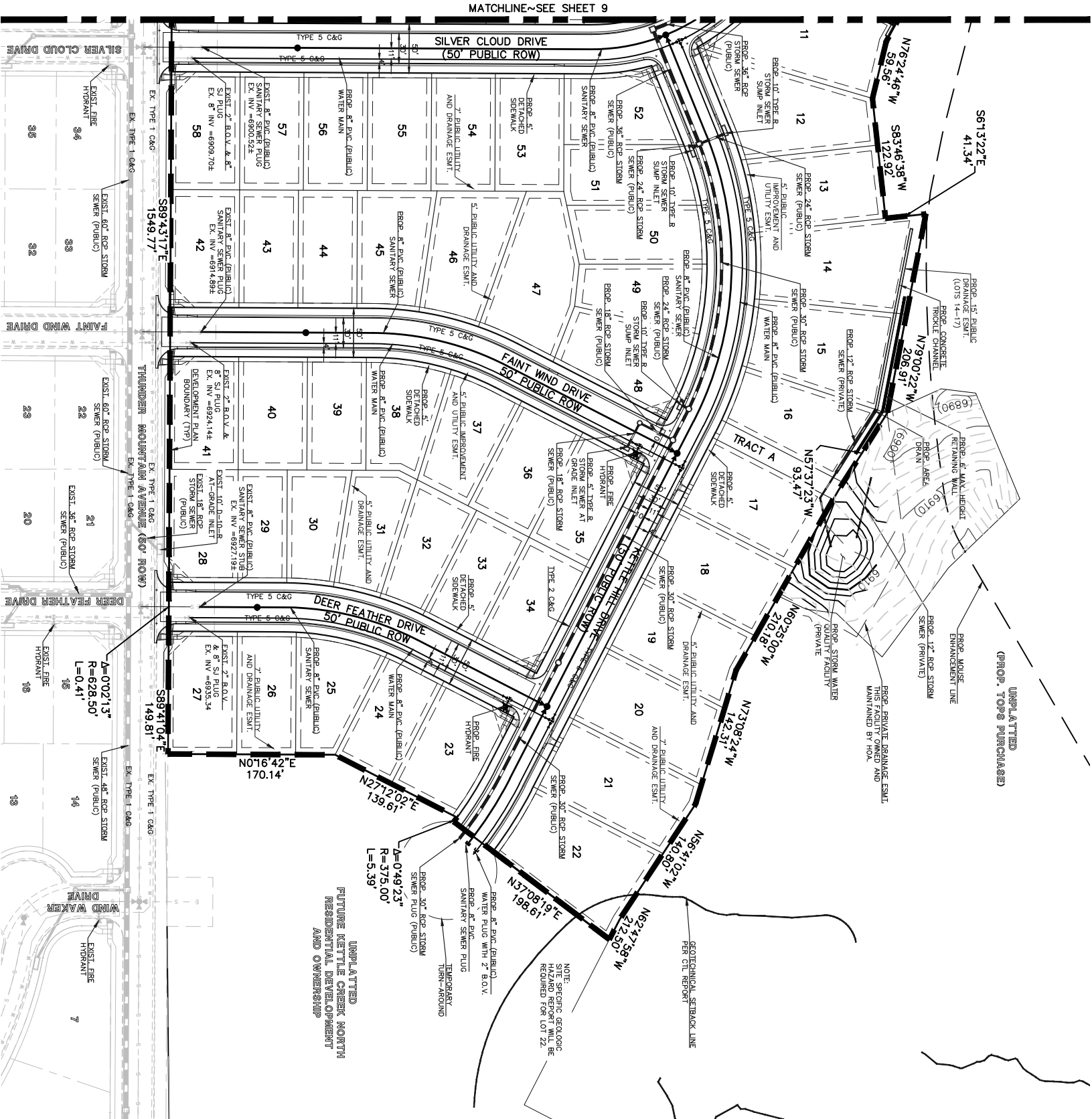
1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, SEWER, GAS, FIBER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION OF UTILITY SERVICES TO THE PROPERTY SHOWN IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRING CITY UTILITIES ("CITY UTILITIES") AND COLORADO SPRINGS UTILITIES ("CSP UTILITIES") REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE CITY OF COLORADO SPRINGS UTILITIES' HIGH-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE FULLY FUNCTIONAL UTILITY SERVICE TO THE PROPERTY. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF UTILITY SERVICE TO THE PROPERTY (INCLUDING BUT NOT LIMITED TO THE CITY OF COLORADO SPRINGS UTILITIES' HIGH-CURRENT PERMANENT EASEMENT AGREEMENT FORM).
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE, NO SPRINGS UTILITIES UTILITY SERVICE IS GUARANTEED. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF UTILITY SERVICE TO THE PROPERTY. SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE LOCATION OF OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE RISK AND RESPONSIBILITY. SPRINGS UTILITIES SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF OR ALTERATION OF ANY EXISTING UTILITY FACILITIES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE LOCATION OF OR ALTERATION OF ANY EXISTING UTILITY FACILITIES.
6. OWNER SHALL LOCATE, BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE FULLY FUNCTIONAL UTILITY SERVICE TO THE PROPERTY. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE LOCATION OF OR ALTERATION OF ANY EXISTING UTILITY FACILITIES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE LOCATION OF OR ALTERATION OF ANY EXISTING UTILITY FACILITIES.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE).
8. OWNER ACKNOWLEDGES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE FULLY FUNCTIONAL UTILITY SERVICE TO THE PROPERTY. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE LOCATION OF OR ALTERATION OF ANY EXISTING UTILITY FACILITIES.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC SERVICES TO THE PROPERTY. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE LOCATION OF OR ALTERATION OF ANY EXISTING UTILITY FACILITIES.
10. IF SHALL USE OR REQUIRE THE USE OF ANY EXISTING UTILITY FACILITIES, SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE LOCATION OF OR ALTERATION OF ANY EXISTING UTILITY FACILITIES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE LOCATION OF OR ALTERATION OF ANY EXISTING UTILITY FACILITIES.
11. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE LOCATION OF OR ALTERATION OF ANY EXISTING UTILITY FACILITIES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE LOCATION OF OR ALTERATION OF ANY EXISTING UTILITY FACILITIES.
12. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE LOCATION OF OR ALTERATION OF ANY EXISTING UTILITY FACILITIES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE LOCATION OF OR ALTERATION OF ANY EXISTING UTILITY FACILITIES.

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

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



SCALE: 1" = 60'



48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
1-877-THE-LAW

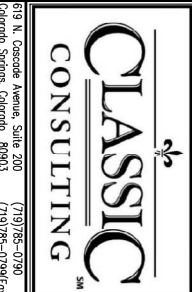
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE
AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE
BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE
FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY
THE PRESENCE OF ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION
1	REVISED PER CITY COMMENTS

DATE
1/6/21

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

MARC A. WRIGHTON COLORADO P.E. #37155 DATE



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

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



1. **SOIL AMENDMENT:** INCORPORATE 3 CUBIC YARDS/10 SF AREA OF PREMIUM 3 ORGANIC COMPOST, OR APPROXIMATELY EQUIV. ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1,000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.

TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits





2.	PLANTING REQUIREMENTS BELOW ARE BASED ON THE ANALYSIS:	SEED	SHRUB	
	NITROGEN	0.15%/1000SF	0.15%/1000SF	
	PHOSPHORUS (P2O5)	0.15%/1000SF	0.15%/1000SF	
	POTASSIUM (K2O)	0.15%/1000SF	0.15%/1000SF	
	SULFUR (S2O4-5)	0.15%/1000SF	0.15%/1000SF	
3.	*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF GROWING SEASON FOR BEST RESULTS. SEED SHOULD BE APPLIED TO SOIL PRIOR TO PLANTING.			
4.	A SIGNED AFFIDAVIT ATTESTING TO THE 50% ADJUSTMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLEY.			
5.	FOR STANDARD PLANTING, REFER TO CIVIL ENGINEERS DRAWINGS.			
6.	FOR GRADING LIGHTING AND LOCATIONS, REFER TO PHOTOGRAPHIC PLAN.			
7.	DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS, ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE SITE.			
8.	FENCE SHOULD BE USED IN THIS APPLICATION. SYSTEM WILL PRODUCE INFO TO L.A. FOR AROVAL PRIOR TO A FULLY AUTOMATED SPRINKLER IRRIGATION. SYSTEM WILL PRODUCE INFO TO L.A. FOR AROVAL PRIOR TO			
9.	PLANTING AREAS AND SPRAY AND TIEF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).			
10.	PLANTING SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR AROVAL PRIOR TO INSTALLATION.			
11.	PLANTING AREAS SHALL BE IRRIGATED DURING CONSTRUCTION PER THE IRRIGATION PLAN.			
12.	OTHERWISE SPECIFIED, MULCH INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS			

8. A FLAME ARRESTOR SPRINKLER IRRIGATION SYSTEM WILL DRIP RIGATED, TREE SHRUB, AND GROUND COVERS PLANTING AREAS AND SPRAY AROUND THEM. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL) ESTABLISHED.
9. NATIVE SEED RAWS TO USE SEED MIX SPECIFIED. ALL SEED RAWS SHALL BE RIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
10. ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH. RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SPACED PER PLANTING DETAILS.
11. 12.00 SHALL BE KENTUCKY BLUEGRASS BLEND.
12. 13.00 SHALL BE KENTUCKY BLUEGRASS BLEND.
13. ENCLOSED BY STEEL EXING, SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A WOOD STRIP WITHOUT STEEL EXING.
14. SE. SOLID STEEL EXING TO BE: "TIMBERLOK 1/8 THICK 4" WIDE" STEEL EXING, GREEN COLOR.
15. ALL TREES TO BE STAKED WITH WOOD STAKES, FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8" CAL. FOR WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
16. ESTABLISHED: WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
17. ROCK MULCH: 3/4" DIAMETER GOLDEN SUEDE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
18. WOOD MULCH: CORN HAIL GRIND WOOD MULCH SHALL BE USED IN SHRUB BEDS AND ALL ROCK AREAS.
19. 20.00 SHALL BE 100% CORN HAIL GRIND WOOD MULCH TO BE 10-12" COARSE FINE MIXED WOODS. SLOTTED STAKE BOLLERS UNLESS OTHERWISE SPECIFIED.
20. A FINAL LANDSCAPE PLAN AND AN IRRIGATION PLAN, WITH APPROPRIATE SUPPORT MATERIAL, MAY BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR WITHIN 130 DAYS OF PERMITTING. THE IRRIGATION PLAN SHALL BE APPROVED BY THE CITY OF LOS ANGELES. THE IRRIGATION PLAN SHALL BE OCCURS FIRST. JOHN RIGATED BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETEEN (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO INSTALLANCE OF A CERTIFICATE OF OCCUPANCY.
21. INSURANCE OF A CERTIFICATE OF OCCUPANCY. FOR IRRIGATION, INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEING.
22. A FINAL LANDSCAPE PLAN AND AN IRRIGATION PLAN, WITH APPROPRIATE SUPPORT MATERIAL, MAY BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR WITHIN 130 DAYS OF PERMITTING. THE IRRIGATION PLAN SHALL BE APPROVED BY THE CITY OF LOS ANGELES. THE IRRIGATION PLAN SHALL BE OCCURS FIRST. JOHN RIGATED BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETEEN (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO INSTALLANCE OF A CERTIFICATE OF OCCUPANCY.
23. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
24. ALL TREES SHALL BE PLANTED WITHIN 130 DAYS OF PERMITTING. THE IRRIGATION PLAN SHALL BE OCCURS FIRST. JOHN RIGATED BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETEEN (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO INSTALLANCE OF A CERTIFICATE OF OCCUPANCY.
25. WILL NOT BE OBSERVED VISUALLY OR PHYSICALLY, DUE TO OBSTRUCTION.
26. ALL TREE DEPARTMENT CONNECTIONS (OD) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.





Landscape Setbacks

Site Code	Section/Policy	320 & 837						
Street Name or Zone Boundary	Street Classification	Width (in Ft.)	Linear Footage	Tree/Feet No. of Trees Required	Feet/Tree No. of Trees Provided			
THUNDER MOUNTAIN AVE	NON-CATERPILAR	10' / 10'	2,888'	1,307	80 / 60			
THUNDER MOUNTAIN AVE	DOUBLE FRONTAGE	8' / 8'	418'	1,307	114 / 14			
Strub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req'd / Provided					
200' x	xx	TM	75% / 75%					
DF x	xx		75% / 75%					

PLANT SCHEDULE

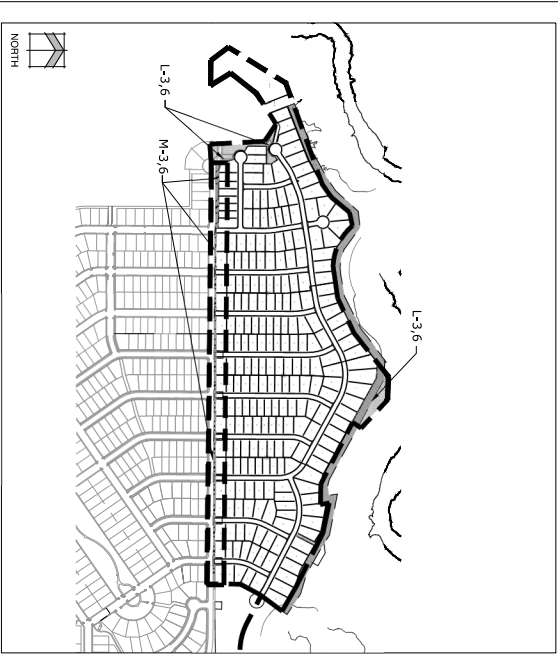
DECIDUOUS TREES		CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.
	+	Ag	15	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B8B
		Coc	9	Celtis occidentalis / Common Hackberry	40'	35'	2" Cal.	B8B
		Pm	32	Prunus maackii / Amur Chokecherry	20'	20'	1.5" Cal.	
		Que bic	11	Quercus bicolor / Swamp White Oak	50'	40'	2" Cal.	B8B

GROUND COVER LEGEND

	NATIVE SEED PSI Native Prairie Mix -Blue Grama -Buffalograss -Sideoats Grama -Western Wheatgrass -Green Needle Grass -Sand Drosgood SEED RATE MIN. 10 LBS/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		Date: 11/02/2011
Climate Zone:		
Foothills	Foothills & Plains	Plains
Plant Communities	Hydrozones	
- to be labeled by numbers on diagram	- to be labeled by letters on diagram	
1--Semiard Shrublands	V-- Very Low (0 to 7 inches per year)	
2--Pine-Jumper Woodlands	L-- Low (7 to 15 inches per year)	
3--Pine-Elevation Riparian	M-- Moderate (15 to 25 inches per year)	
4--Lower Elevation Riparian	H-- High (more than 25 inches per year)	
5--Foothill Shrublands		
6--Ponderosa Pine Forest		
7--Upper Elevation Riparian		
8--Douglas-Fir Forest		



KETTLE CREEK NORTH

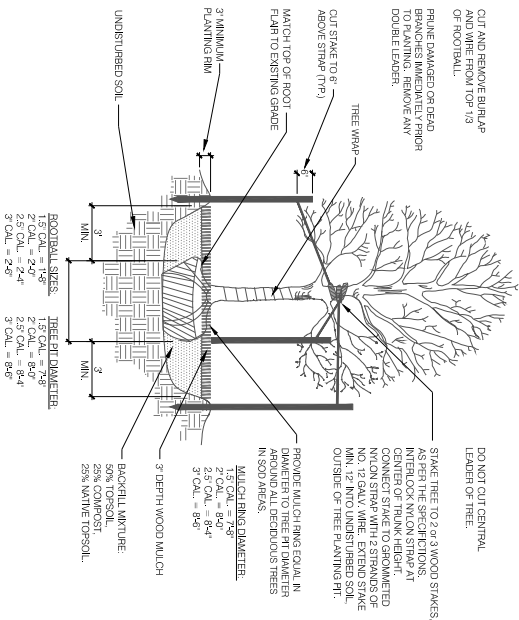
PLANNER / LANDSCAPE ARCHITECT

Tel. 719.471.0073
Fax 719.471.0267

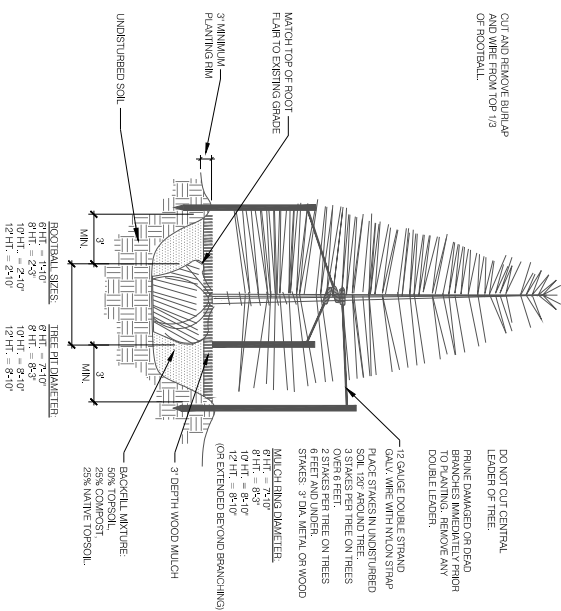
www.nescolorado.com

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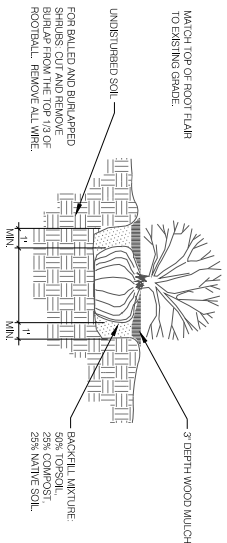
DECIDUOUS TREE PLANTING DETAIL



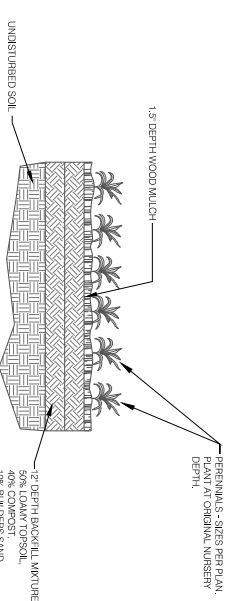
CONFEROUS TREE PLANTING DETAIL



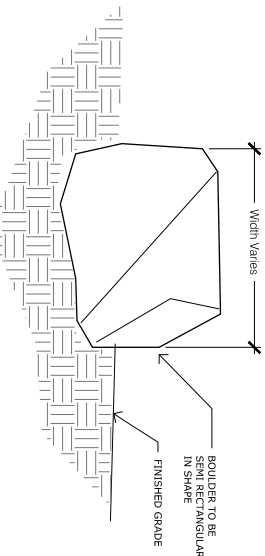
SHRUB PLANTING DETAIL



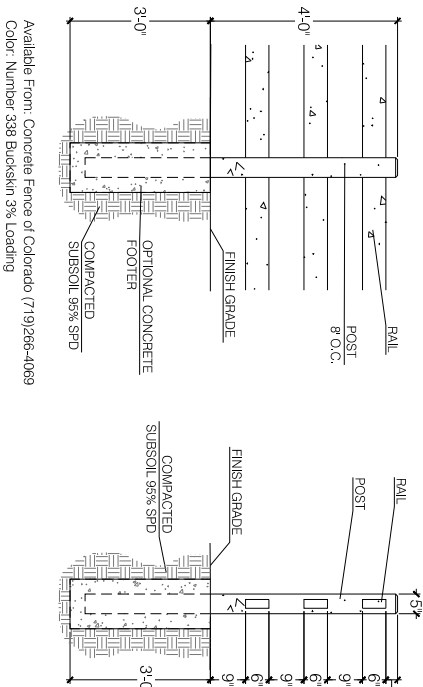
PERENNIAL / GROUNDCOVER PLANTING



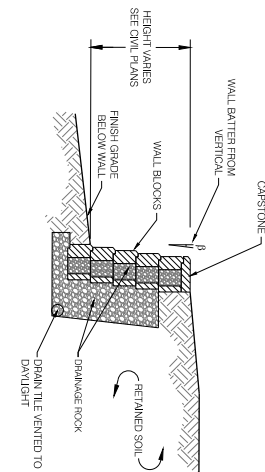
LANDSCAPE BOULDER

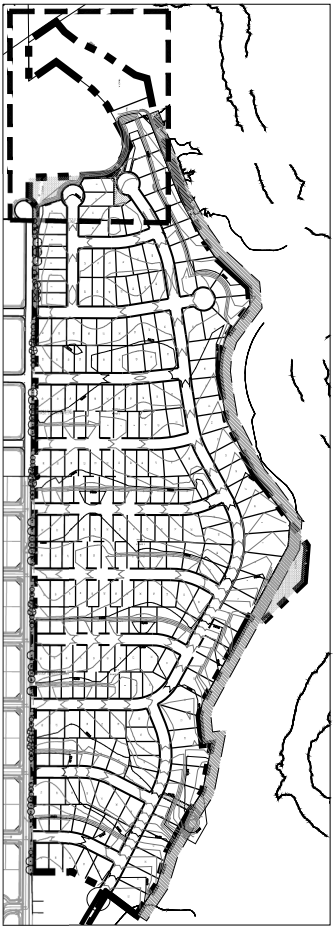


3-RAIL WOOD-CRETE FENCE



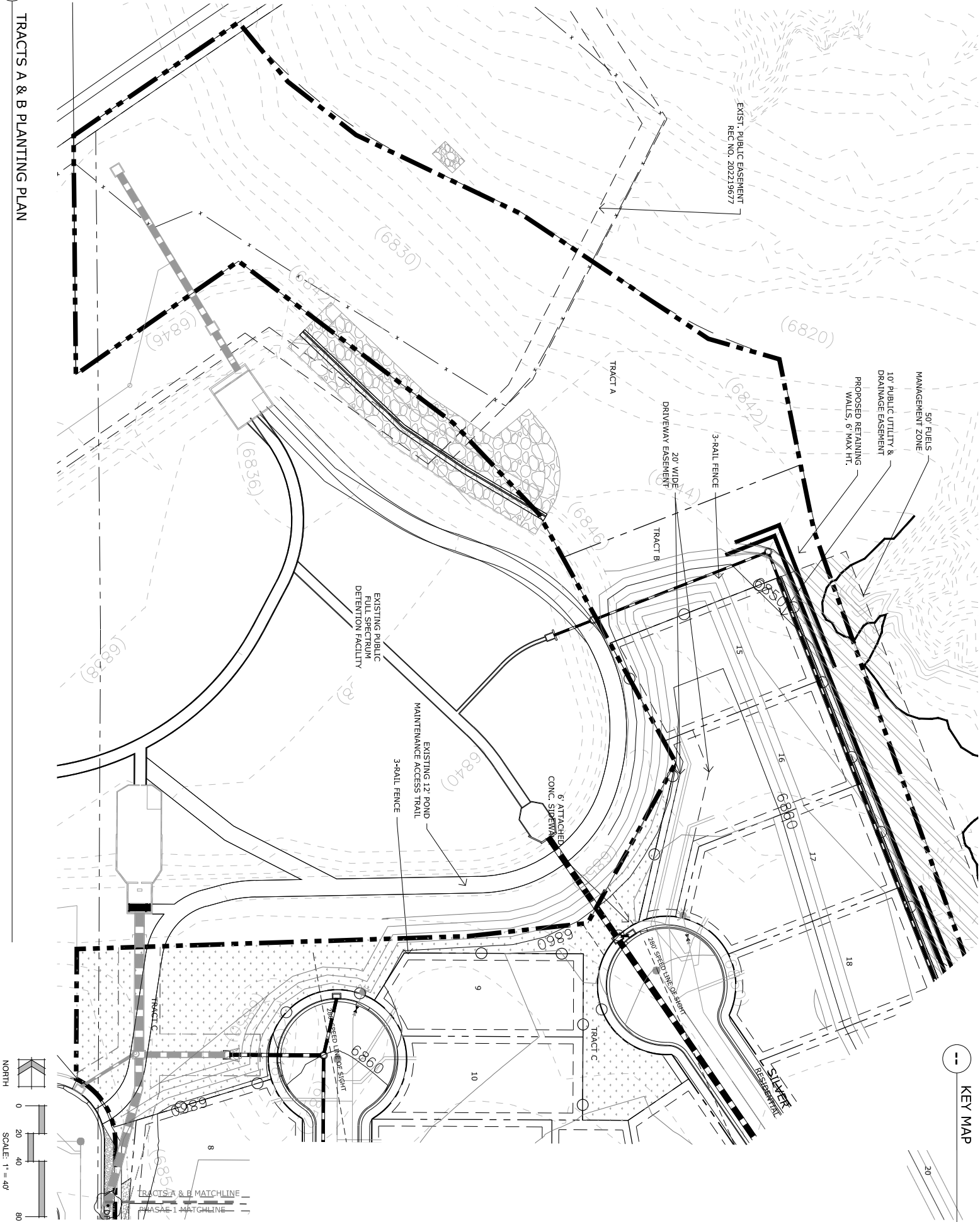
MSU WALL DETAIL





KEY MAP

TRACTS A & B PLANTING PLAN



GROUNDCOVER LEGEND

	NATIVE SEED P851 Native Prairie Mix	71,641 sf
	-Blue Grama	
	-Buffalograss	
	-Sideeats Grama	
	-Western Wheatgrass	
	-Green Needle Grass	
	-Sand Dropseed	
	SEED NOTE MIN. 10 PLS/ACRE	
	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



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
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IN ASSOCIATION WITH

KETTLE CREEK
NORTH

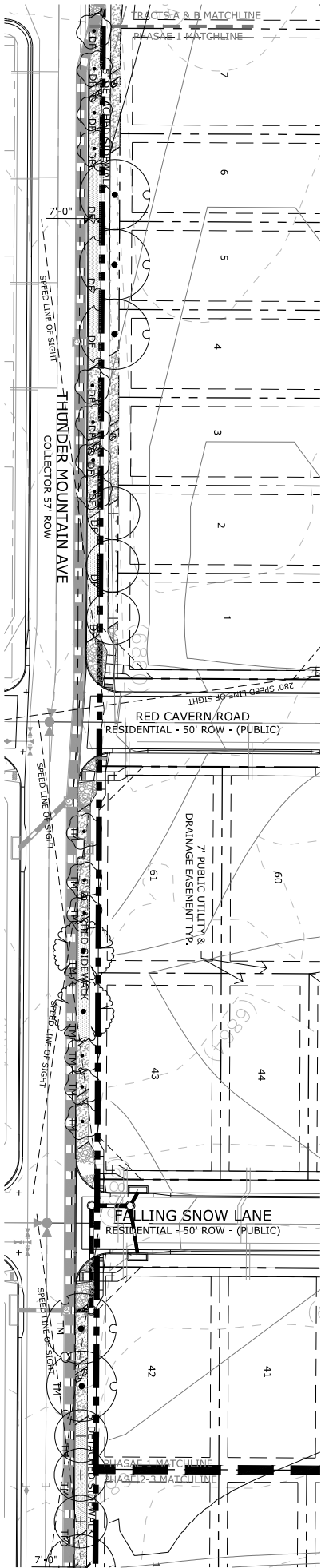
PRELIMINARY
LANDSCAPE PLAN
COLORADO SPRINGS, CO

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

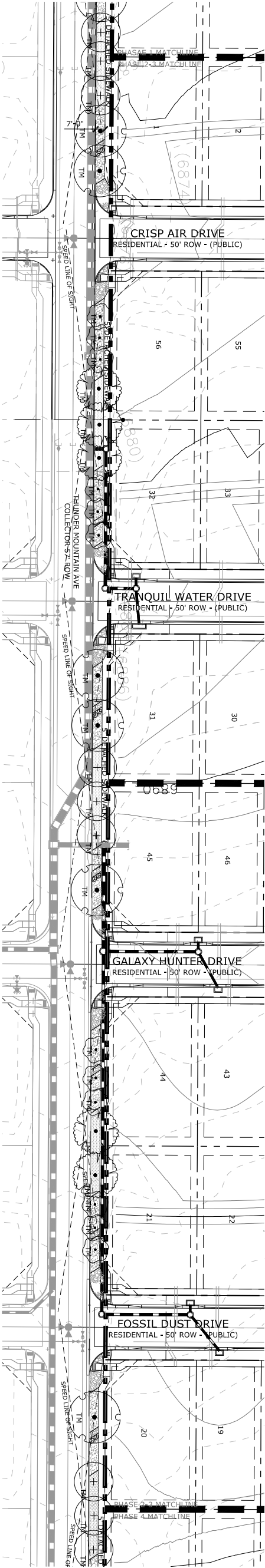
DATE	BY	DESCRIPTION
1/28/2021	JBS	PER CITY COMMENTS
2/23/2021	JBS	PER CITY COMMENTS
2/15/2023	JBS	PER CITY COMMENTS
5/18/2023	JBS	PER CITY COMMENTS

PRELIMINARY
LANDSCAPE PLAN

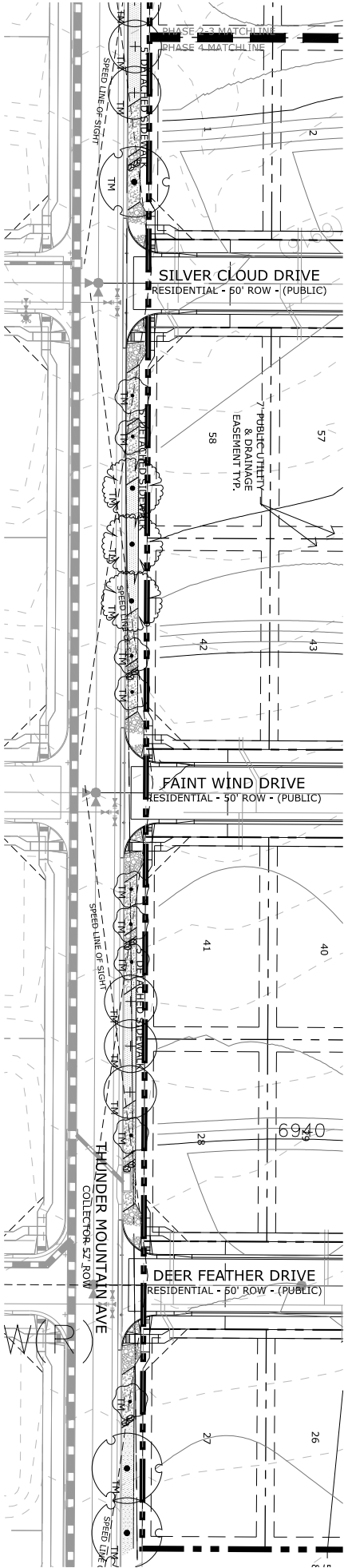
12 OF 13
AR DP 20-00538



PHASE 1 STREETSCAPE



PHASES 2 - 3 STREETSCAPE

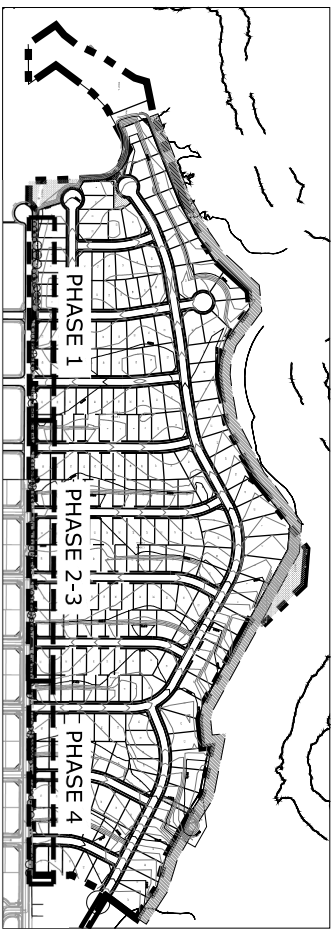


PHASE 4 STREETSCAPE

GROUNDCOVER LEGEND

	NATIVE SEED PBS1 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



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IN ASSOCIATION WITH

KETTLE CREEK NORTH

PRELIMINARY
LANDSCAPE PLAN
COLORADO SPRINGS, CO

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

SEAL

DATE	BY	DESCRIPTION
1/28/2021	JBS	PER CITY COMMENTS
2/23/2021	JBS	PER CITY COMMENTS
2/15/2023	JBS	PER CITY COMMENTS
5/18/2023	JBS	PER CITY COMMENTS

PRELIMINARY
LANDSCAPE PLAN

13
OF
13

AR DP 20-00538

