

# COTTAGES AT KETTLE CREEK

## CITY OF COLORADO SPRINGS, COLORADO

### DEVELOPMENT PLAN

#### LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 221030892 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT NORTHEAST CORNER OF SECTION 28 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10956", AND AT THE NORTH QUARTER OF SECTION 28 BY A 1-1/2" BRASS CAP STAMPED "LS 2078"; SAID LINE BEARS N89°12'01" E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28 S00°15'22"E A DISTANCE OF 308.91 FEET, TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF THE PENDELTON SUBDIVISION, RECORDED UNDER RECEPTION NO. 719194 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE, S00°15'22"E A DISTANCE OF 466.40 FEET, TO A POINT ON THE CENTERLINE OF VACATED BURGESS ROAD RECORDED IN BOOK 3173 AT PAGE 561;

THENCE ON THE CENTERLINE OF SAID VACATED BURGESS ROAD, THE FOLLOWING FOUR (4) COURSES:

- N89°3'46"W A DISTANCE OF 87.08 FEET;
- S71°12'16"W A DISTANCE OF 222.56 FEET;
- S50°22'37"W A DISTANCE OF 224.95 FEET;
- S60°45'31"W A DISTANCE OF 234.30 FEET;

THENCE S20°14'29"E A DISTANCE OF 30.21 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD RANCH ROAD AS RECORDED IN BOOK 2288 AT PAGE 416, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N06°41'58"W, HAVING A RADIUS OF 3779.80 FEET, A CENTRAL ANGLE OF 00°04'54" AND AN ARC LENGTH OF 5.39 FEET, TO A POINT OF NON-TANGENT-2. S06°45'22"W
- A DISTANCE OF 191.51 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 1, OF SAID PENDELTON SUBDIVISION RECORDED UNDER RECEPTION NO. 719194;

THENCE ON THE EASTERLY LINE OF SAID PENDELTON SUBDIVISION, THE FOLLOWING TWO (2) COURSES:

- N01°10'01"E A DISTANCE OF 051.86;
- N80°40'16"E A DISTANCE OF 872.71 FEET, TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 483,833 SQUARE FEET OR 11.1073 ACRES.

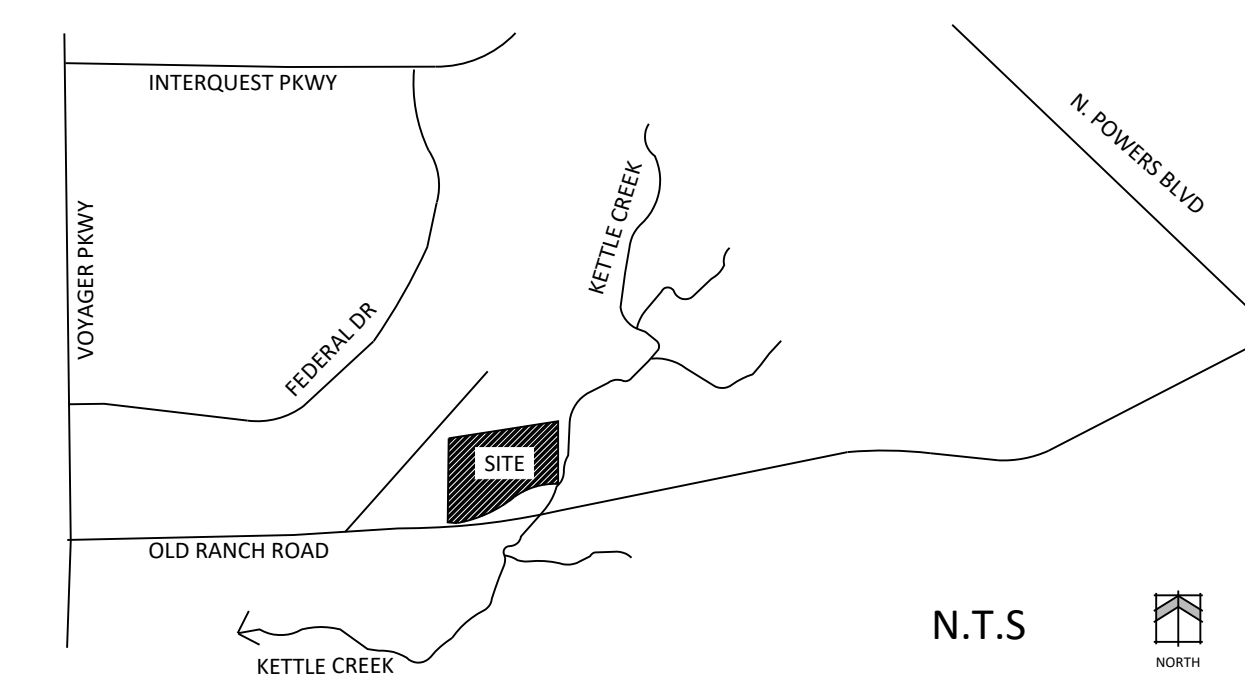
#### GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AGREEMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS, CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS, SIDEWALKS, AND DRIVEWAY APRONS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
- PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES 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 FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN BOTH THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- AN AVIGATION EASEMENT AFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH THE SUBDIVISION PLAT. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0506G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 3001 AND COMPLETE THE COLORADO SPRINGS UTILITIES' "ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE" IN ACCORDANCE WITH UTILITIES' REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.
- ALL IMPROVEMENTS DEPICTED WITHIN THIS PLAN ARE REQUIRED BY CITY CODE AND/OR ARE A CONDITION OF APPROVAL TO ENSURE COMPLIANCE WITH THE CITY'S REVIEW CRITERIA. ANY PRIVATE IMPROVEMENTS PROVIDED AS EXTRA AND WILL NOT BE INCLUDED IN THE CALCULATED AMOUNT REQUIRED FOR A FINANCIAL ASSURANCE.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
- ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
- SCHOOL SITE DEDICATION ORDINANCE IS TO BE MET THROUGH FEES IN LIEU LAND DEDICATION.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD WAIVER PREPARED BY CTL THOMPSON, DATED MAY 23, 2024. A COPY OF SAID WAIVER HAS BEEN PLACED WITHIN FILE DEPN-24-0073, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID WAIVER.

#### SITE DATA

Tax ID Number:	6228001007
Total Area:	11.11 ACRES
Concept Plan:	
Development Schedule:	
Drainage Basin:	
Current Zoning:	R-5 / SSO / AFO
Current Use:	Single Family Residential
Proposed Use:	Multi Family Residential
No. of Units:	
Proposed Density:	15.30 DU/AC
Maximum Lot Coverage:	40%
Proposed Lot Coverage:	141,451 SF (29.2%)
Maximum Building Height:	45'
Proposed Building Height:	26'
Building Setbacks:	
Front (Old Ranch Road):	20'
Side (Western/Eastern Boundary):	5'
Rear (Northern Boundary):	15'
Landscape Buffers and Setbacks:	
Old Ranch Road:	20' Setback
North Boundary:	15' Buffer
South Boundary:	15' Buffer
West Boundary:	15' Buffer
Parking:	
Formula:	1/Studio, 1/One Bedroom, 1.5/Two Bedrooms, 2/Three or more Bedrooms
Required:	Studio: 26 Units = 26 Spaces 1 Bedroom: 92 Units = 92 Spaces Two bedrooms: 52 Units = 78 Spaces Total = 196 Required
Total Stalls Provided:	207 provided
ADA Formula:	Table 7.4.10-C
Required:	151-200 Parking Spaces: 6 ADA are required
Provided:	12 (6 Standard ADA Spaces and 6 Garage ADA Spaces)
Required Van Accessible:	1
Provided Van Accessible:	6
Bicycle Parking:	
Formula:	0.5 stalls per 1,000 gross building sqft (20% of which shall be secure long-term if there are more than 100 DU)
Required:	55483 sqft of GFA requires 28 Bicycle Spaces
Required Bicycle Spaces:	28
Provided Bicycle Spaces:	28
Required Long-Term Storage:	20% = 6 spaces
Provided Long-Term Storage:	24 Garage Units

#### VICINITY MAP



#### PLDO CHART

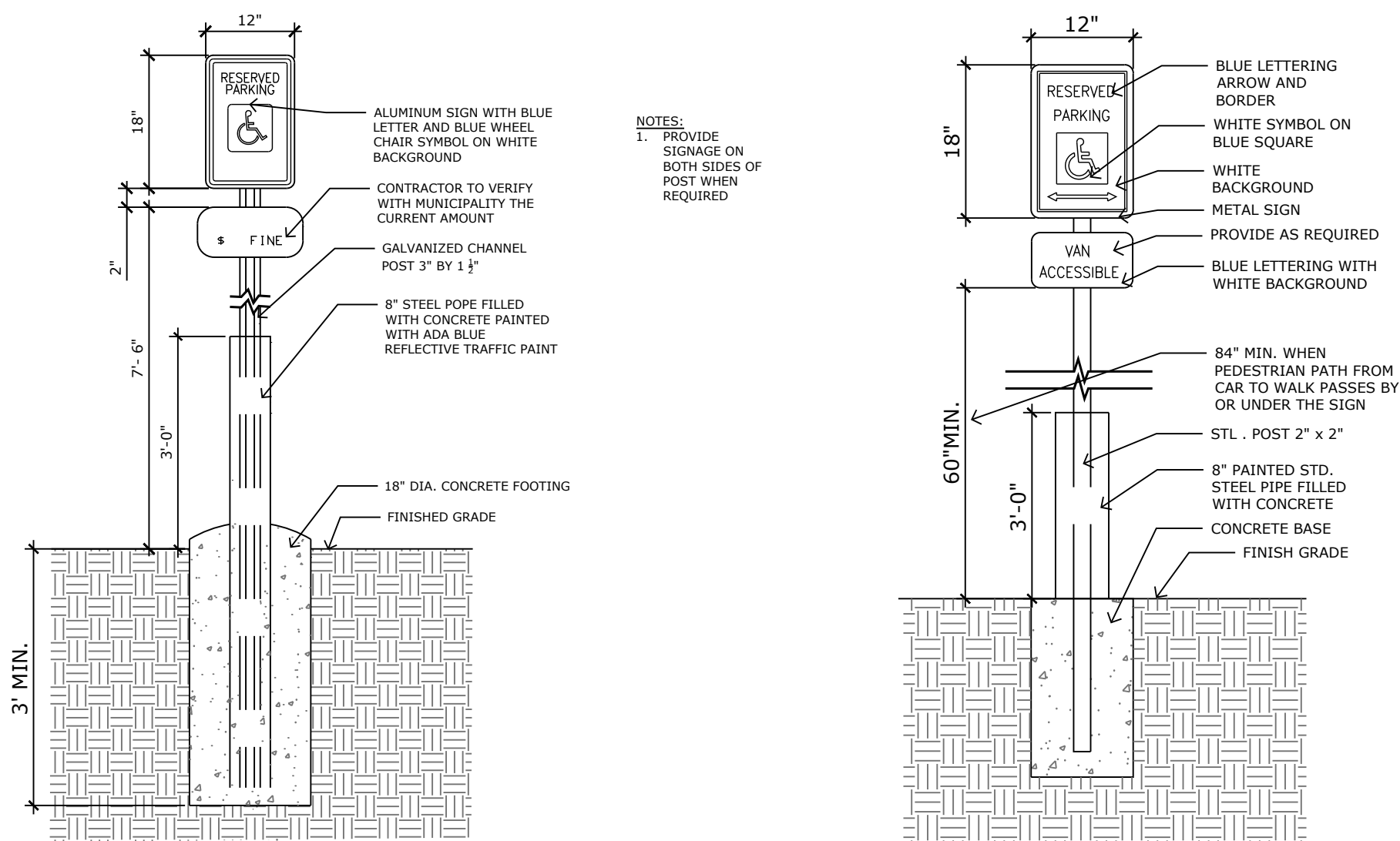
PARKLAND OBLIGATION CALCULATION					
PLDO NOTE: PLDO is to be met through fees in lieu of land dedication, to be due at time of building permit					
B. FEE IN LIEU FORMULA FOR NEIGHBORHOOD & COMMUNITY PARKS					
CATEGORY	# of Units	Neighborhood Dedication (per unit)	Total Neighborhood Dedication (AC)	Community Dedication (per unit)	Total Community Dedication (AC)
STUDIO	26	0.0053	0.14	0.0064	0.1664
ONE BEDROOM	92	0.0053	0.49	0.0064	0.5888
TWO BEDROOM	52	0.0053	0.28	0.0064	0.3328
<b>TOTAL</b>	<b>170</b>		<b>0.90</b>		<b>1.088</b>

#### PROJECT TEAM

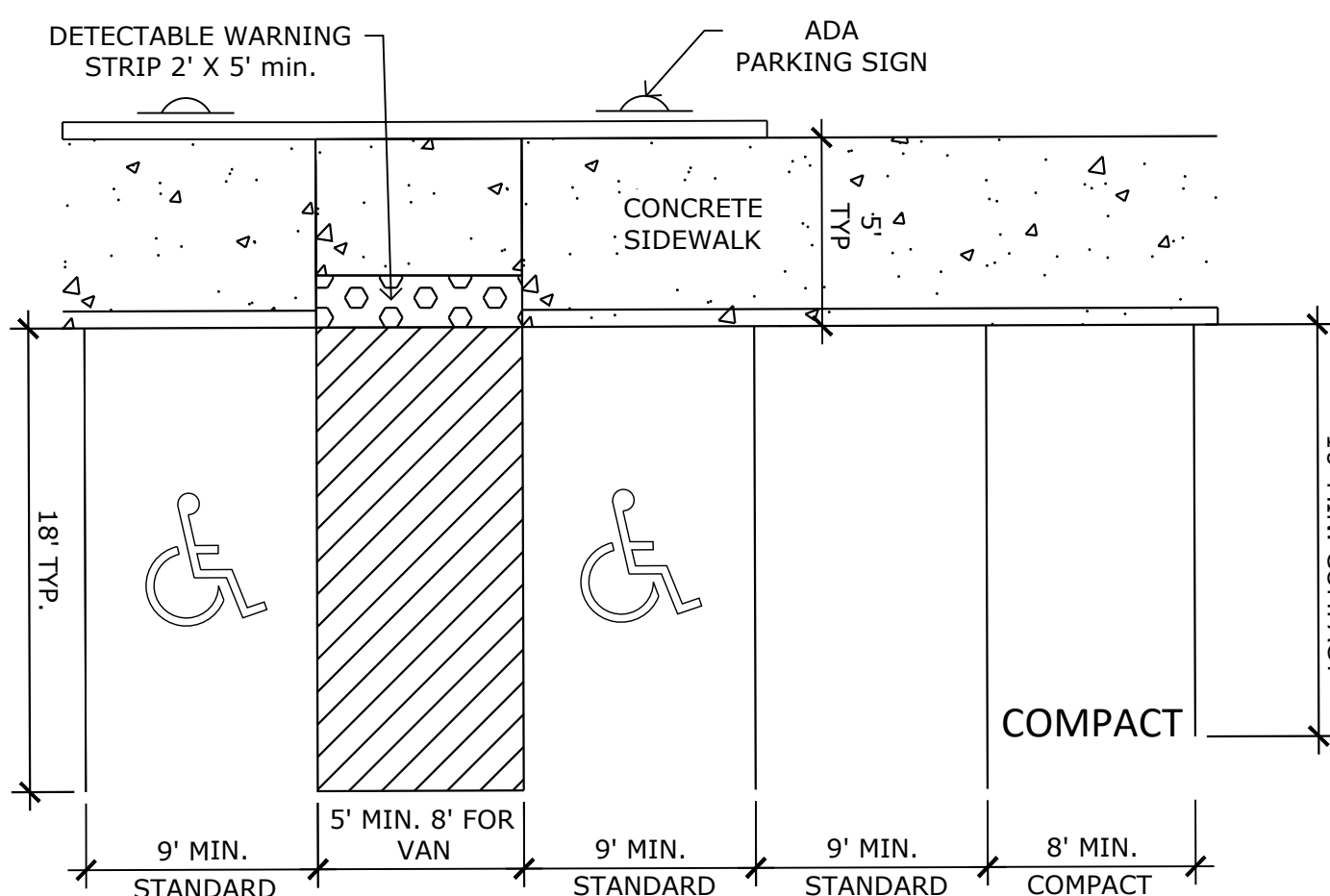
OWNER:	Highlander Development LLC 11005 S Holmes Rd Colorado Sprigs, CO 80908
DEVELOPER:	GK Development LLC 8685 Explorer Dr Suite 250 Colorado Springs, CO 80920
APPLICANT/ LANDSCAPE ARCHITECT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
CIVIL:	All Terrain Engineering LLC 1004 W Van Buren St Colorado Springs, CO 80907
ARCHITECT:	Design Edge 482 S. Broadway Suite 100 Denver, CO 80209
PHOTOMETRIC:	Plant Engineering Consultants, Inc. 320 West Fillmore St Colorado Springs, CO 80907

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ADA / VAN ACCESSIBLE PARKING SIGNS



PARKING STALL LAYOUT DETAILS



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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PLANNER / LANDSCAPE ARCHITECT

BY ASSOCIATION WITH

## COTTAGES AT KETTLE CREEK

### DEVELOPMENT PLAN

2210 OLD RANCH ROAD  
COLORADO SPRINGS, CO 80920

DATE: 10.15.24  
PROJECT MGR: K. JOHNSON  
PREPARED BY: A. ROMAN

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

#### COVER SHEET

SHEET TITLE

1 OF 24

DEPN-24-0XXX

PLAN FILE #



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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

# COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

PROJECT INFO

DATE: 10/15/2024  
PROJECT MGR: K. JOHNSON  
PREPARED BY: A. ROMAN

STAMP

## ENTITLEMENT

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

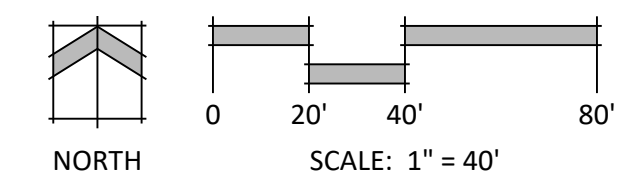
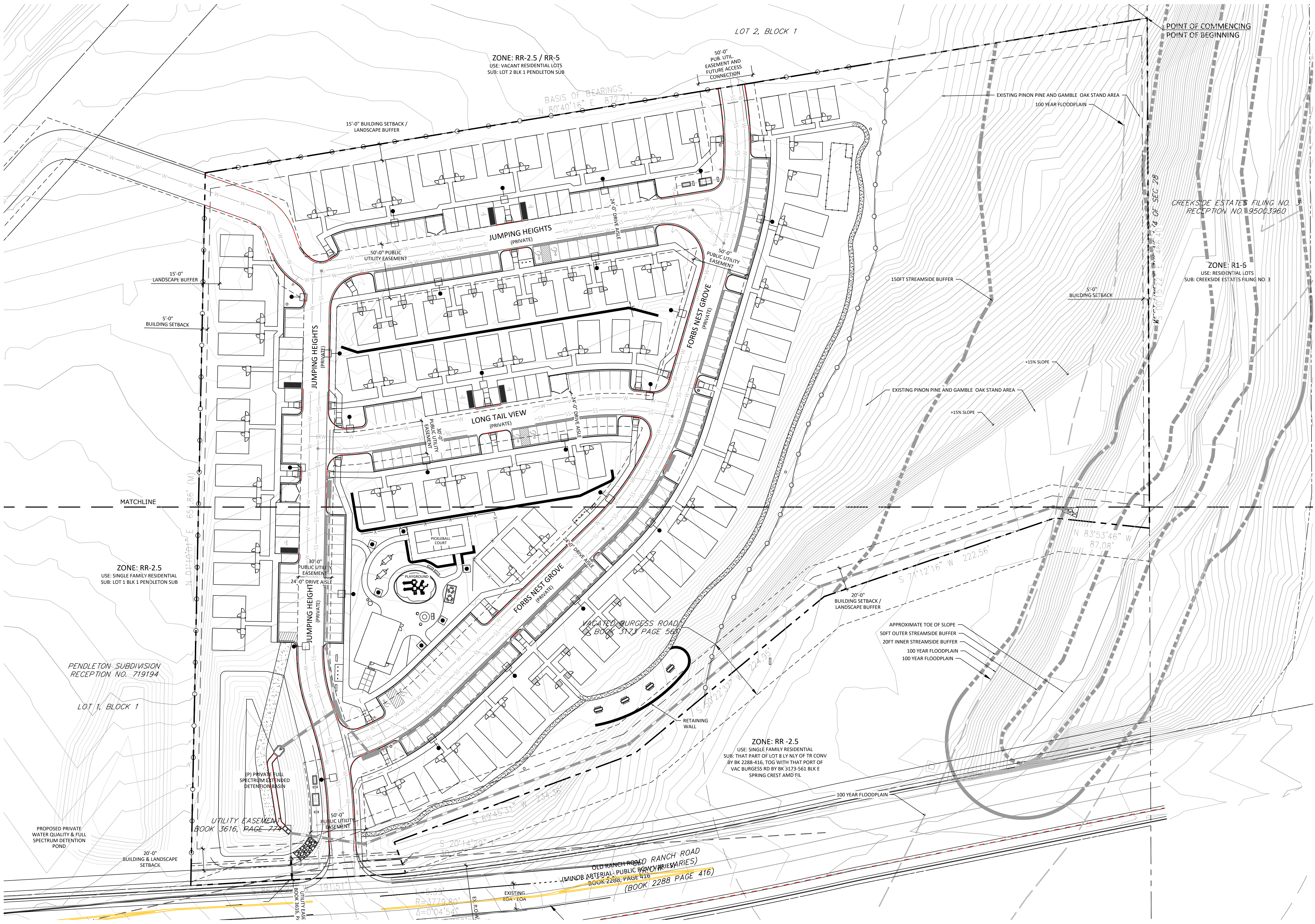
## SITE PLAN

SHEET TITLE

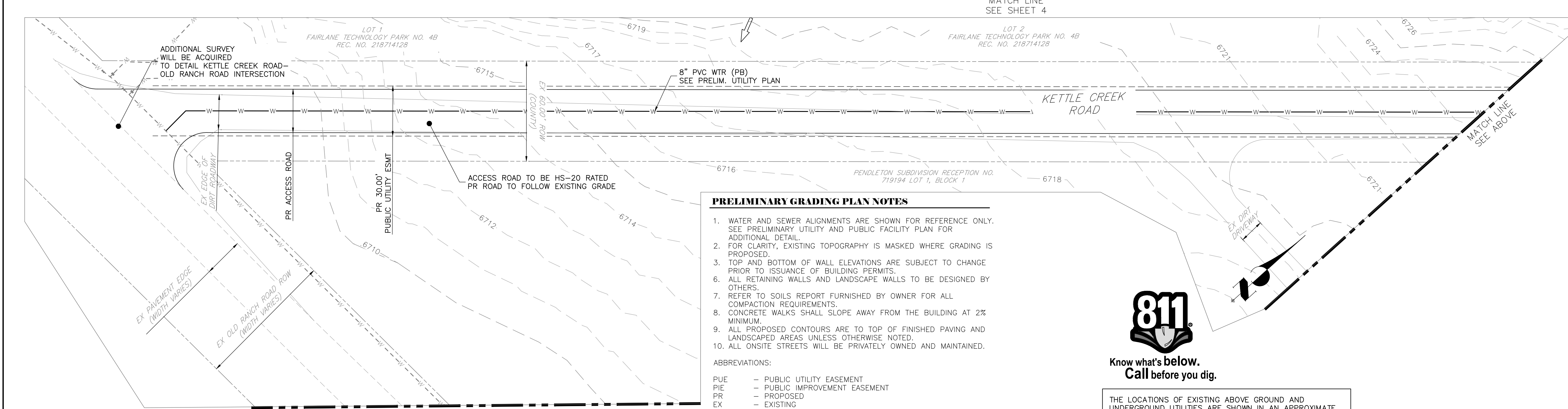
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SHEET NUMBER

2 OF 24



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**PRELIMINARY GRADING PLAN NOTES**

1. WATER AND SEWER ALIGNMENTS ARE SHOWN FOR REFERENCE ONLY. SEE PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN FOR ADDITIONAL DETAIL.
2. FOR CLARITY, EXISTING TOPOGRAPHY IS MASKED WHERE GRADING IS PROPOSED.
3. TOP AND BOTTOM OF WALL ELEVATIONS ARE SUBJECT TO CHANGE PRIOR TO ISSUANCE OF BUILDING PERMITS.
4. ALL RETAINING WALLS AND LANDSCAPE WALLS TO BE DESIGNED BY OTHERS.
5. REFER TO SOILS REPORT FURNISHED BY OWNER FOR ALL COMPACTION REQUIREMENTS.
6. CONCRETE WALKS SHALL SLOPE AWAY FROM THE BUILDING AT 2% MINIMUM.
7. ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
8. ALL ONSITE STREETS WILL BE PRIVATELY OWNED AND MAINTAINED.

**ABBREVIATIONS:**

- PUE - PUBLIC UTILITY EASEMENT
- PIE - PUBLIC IMPROVEMENT EASEMENT
- PR - PROPOSED
- EX - EXISTING
- PVT - PRIVATE
- PB - PUBLIC
- TW/BW - TOP OF WALL/BOTTOM OF WALL



**Know what's below.  
Call before you dig.**

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

CITY FILE NO:



PREPARED FOR:  
GOODWIN KNIGHT  
8805 EXPLORER DRIVE, SUITE 250  
COLORADO SPRINGS, CO 80920  
ATTN: DAVE MORRISON  
(719) 598-5190  
DMORRISON@GOODWINKNIGHT.COM

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

REV	DESCRIPTION	DATE

JOB NO: 24026 LOCATION: COS  
COTTAGES AT KETTLE CREEK  
PRELIMINARY GRADING PLAN

DESIGN: NQJ  
REVIEW: REB  
DATE: 10/15/2024  
H-SCALE: 1" = 30'  
V-SCALE: N/A  
SHEET  
3 OF 24

ALL TERRAIN ENGINEERING  
 1001 S. BARKER ST.  
 COLORADO SPRINGS, CO 80905  
 (719) 598-5190  
 WWW.ALLTERRAINENGINEERING.COM

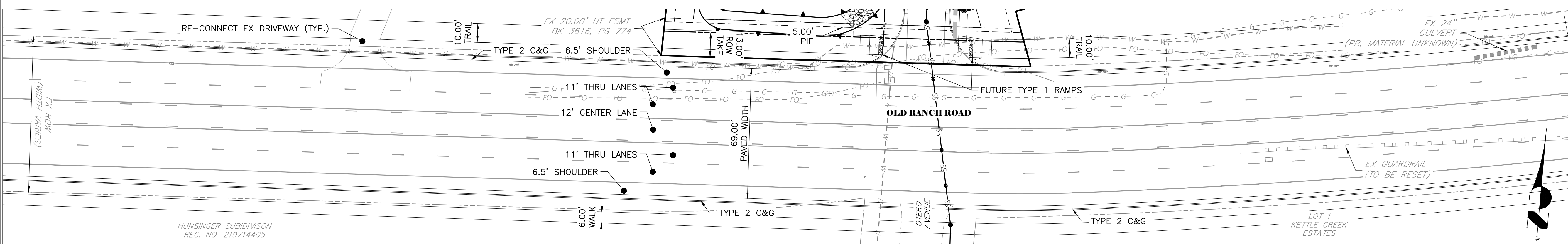
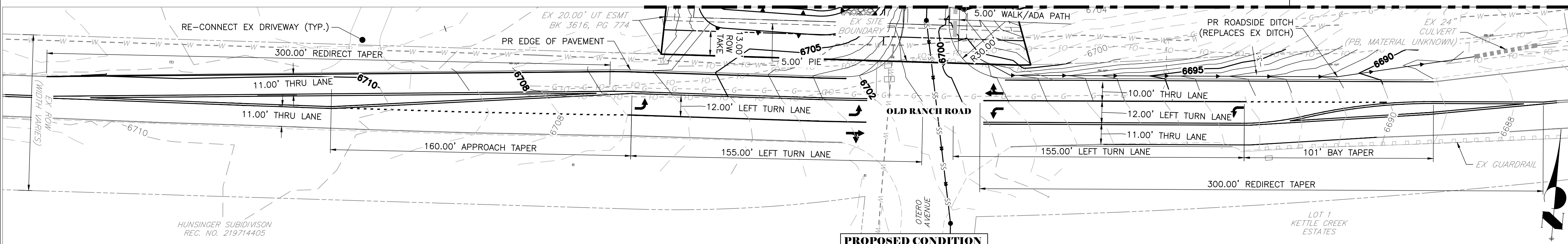


**PRELIMINARY GRADING PLAN NOTES**

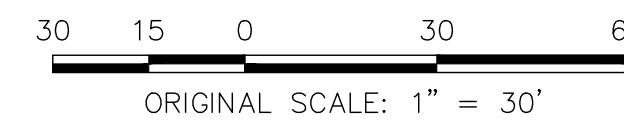
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811  
Know what's below.  
Call before you dig.



PREPARED FOR:  
 GOODWIN KNIGHT  
 8805 EXPLORER DRIVE, SUITE 250  
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 ATTN: DAVE MORRISON  
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 SHEET  
 4 OF 24

ALL TERRAIN ENGINEERING, INC.  
 1001 S. BROAD ST.  
 DENVER, CO 80202  
 (303) 733-8888  
 WWW.ALLTERRAINENGINEERING.COM



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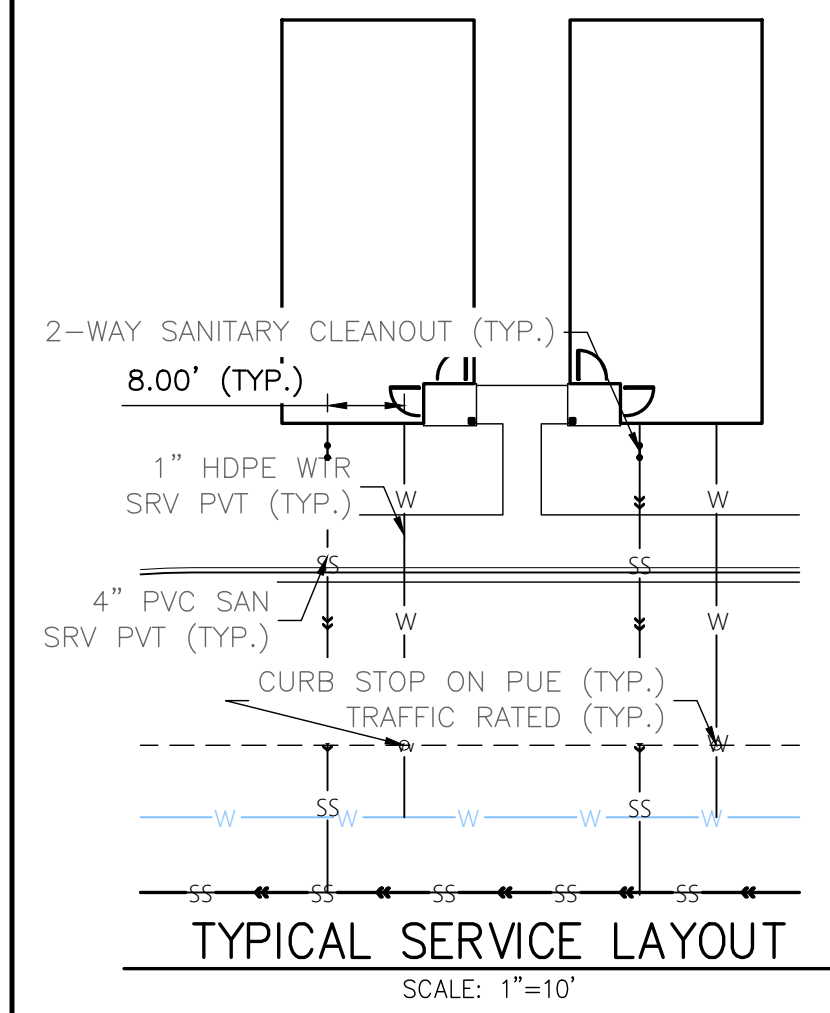
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AUTHORIZATION.

DATE

JOB NO: 24026 LOCATION: COS  
COTTAGES AT KETTLE CREEK  
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGN: NQJ  
REVIEW: REB  
DATE: 10/15/2024  
H-SCALE: VARIES  
V-SCALE: N/A  
SHEET  
5 OF 24



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  - EX - EXISTING
  - PVT - PRIVATE
  - PB - PUBLIC
  - TW/BW - TOP OF WALL/BOTTOM OF WALL
- PUBLIC/PRIVATE UTILITY LEGEND:
- W-W - PUBLIC 12" HDPE WATER
  - W-W - PRIVATE 4" HDPE WATER
  - SS-SS - PRIVATE/PUBLIC 8" HDPE SEWER

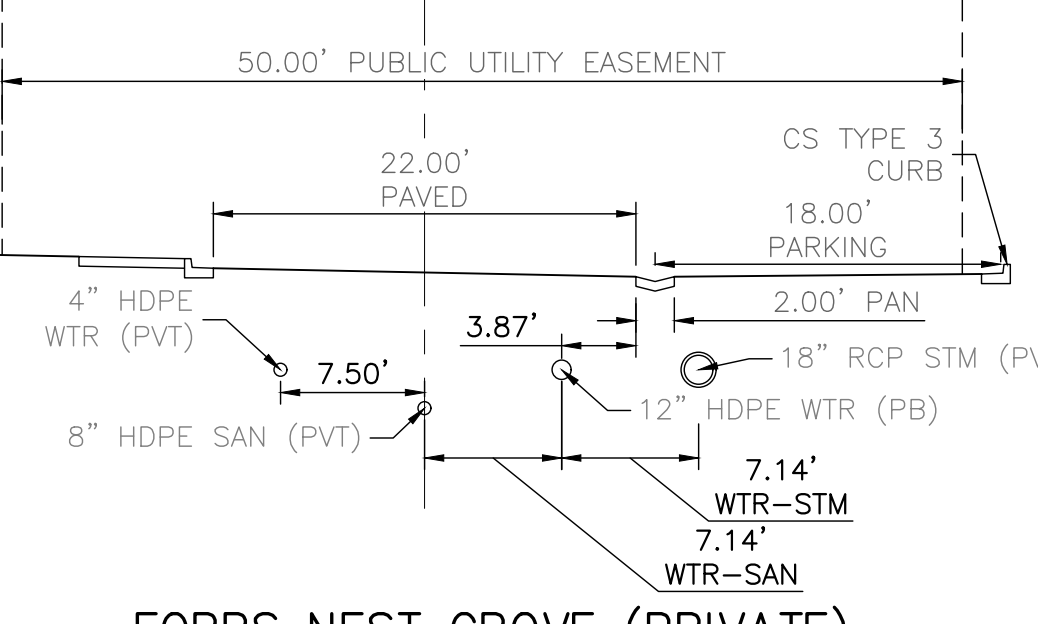
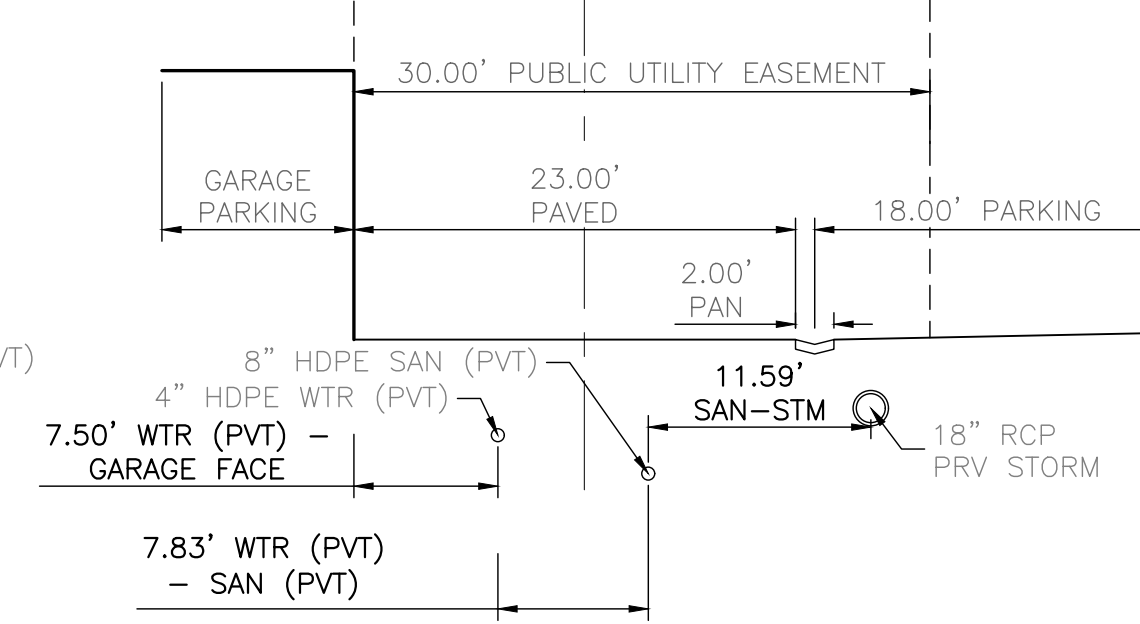
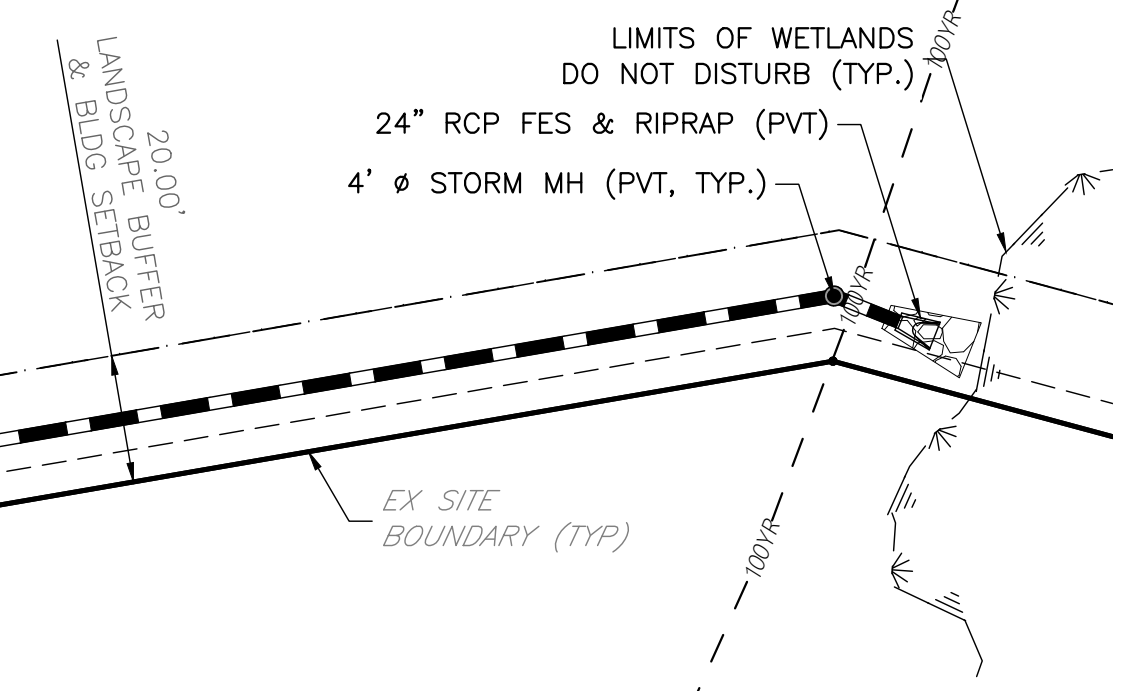
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FORBS NEST GROVE (PRIVATE)  
TYPICAL SECTION #1  
SCALE: 1"=10"

JUMPING HEIGHTS (PRIVATE)  
TYPICAL SECTION #2  
SCALE: 1"=10"

JUMPING HEIGHTS (PRIVATE)  
TYPICAL SECTION #3  
SCALE: 1"=10"



**PLANOMETRICS**

	EXISTING	PROPOSED
SECTION LINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
EASEMENT LINE	---	---
CENTER LINE	---	---

**CONSTRUCTION**

	EXISTING	PROPOSED
C&G	---	---
EDGE OF ASPHALT	---	---
CONCRETE	---	---
SIDE WALK	---	---
FENCE	---X---	---X---
DEMO	---	---

**UTILITIES**

	EXISTING	PROPOSED
SANITARY SEWER	SS	SS
SANITARY SEWER SERVICE	SS	SS
POTABLE WATER MAIN	W	W
POTABLE WATER SERVICE	W	W
RAW WATER MAIN	RAW	RAW
IRRIGATION MAIN	IRR	IRR
GAS PIPE	G	G
UNDER-GROUND ELECTRIC	UGE	UGE
COMM. LINES MISC.	COM	COM
STORM PIPE	---	---

**DRAINAGE**

	EXISTING	PROPOSED
BASE FLOOD ELEVATION	---	---
100-YR FLOOD PLAIN	---	---
FLOODWAY	---	---
SWALE/DITCH	---	---
THALWEG (STREAM/CREEK)	---	---

**GRADING**

	EXISTING	PROPOSED
CONTOUR INTERMEDIATE	---	---
CONTOUR INDEX	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
CUT/FILL BOUNDARY	---	---
LIMITS OF GRADING	---	---
LIMITS OF DISTURBANCE	---	---
SILT FENCE	---	---
CONSTRUCTION FENCE/MARKERS	---	---

**SYMBOLS**

	EXISTING	PROPOSED
MANHOLE	⊙	⊙
STORM INLET	□	□
AREA INLET - SQUARE	□	□
AREA INLET - ROUND	○	○
FLARED END SECTION	▽	▽
STREET LIGHT	*	*
SERVICE MARKER	△	△
CLEAN-OUT	⊙	⊙
MANHOLE	⊙	⊙
SERVICE MARKER	△	△
FIRE HYDRANT	⊙	⊙
WATER METER	⊙	⊙
VALVE	⊙	⊙
ELECTRIC METER	⊙	⊙
UTILITY POLE	+	+
SIGN	+	+
STREET LIGHT	*	*
<b>LANDSCAPE</b>		
TREE - CONIFEROUS	☼	☼
TREE - DECIDUOUS	☼	☼
SHRUB/BUSH	☼	☼
SHRUBS AND BUSHES	☼	☼
IRRIGATION BOX	⊙	⊙
BOLLARD	⊙	⊙
GRAVEL	▨	▨
RIPRAP	▨	▨
DIRT	▨	▨

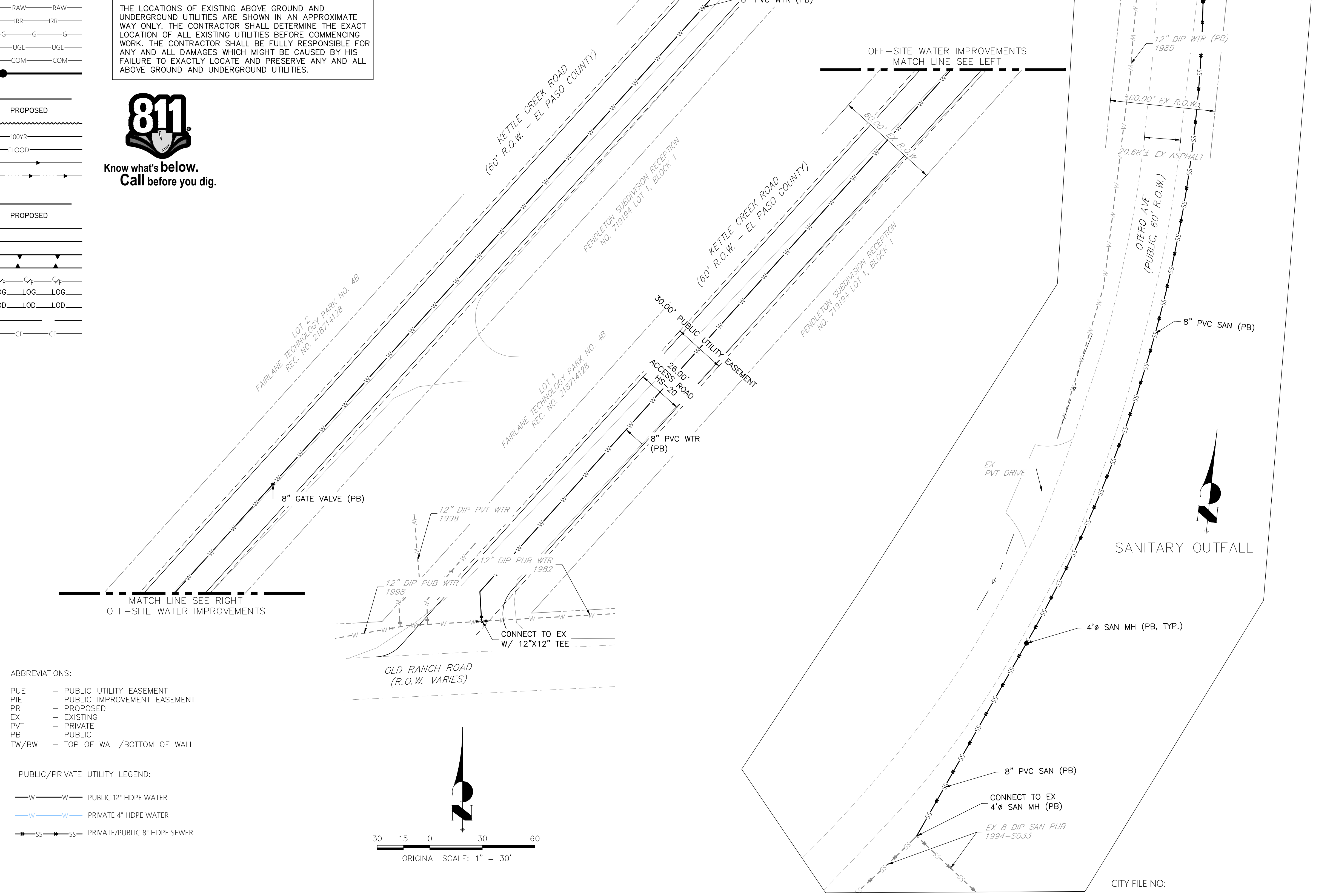
**GENERAL NOTES FOR PRELIMINARY UTILITY PLANS**

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, 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 AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED 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 SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES 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 EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND 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 RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE 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 DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
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 MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 688-4985 OR SOUTH 688-5564).
10. 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. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



Know what's below.  
Call before you dig.



**ALL TERRAIN ENGINEERING**

---

PREPARED FOR:  
 GOODWIN KNIGHT  
 8805 EXPLORER DRIVE, SUITE 250  
 COLORADO SPRINGS, CO 80920  
 ATTN: DAVE MORRISON  
 (719) 598-5190  
 DMORRISON@GOODWINKNIGHT.COM

---

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

---

REV	DESCRIPTION	DATE

---

DESIGN: NQJ  
 REVIEW: REB  
 DATE: 10/15/2024  
 H-SCALE: 1" = 30'  
 V-SCALE: N/A

---

SHEET

6 OF 24

## LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 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.  
RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:  
TRI-MIX III as supplied by C&C Sand  
-To be applied as backfill in planting pits
- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS:  

	SOD	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
SULFUR (S04-S)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
MANGANESE	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF

\*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC 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 PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES 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).
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED MIXES SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE 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 INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- ROCK MULCH: 1 1/2" DIAMETER SADDLEBACK SWIRL. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING 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 CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY 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.

## STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

- A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPE OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE DRIP IRRIGATION TO ALL SHRUB BEDS AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS.
- THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
- COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
- IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE FILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
- TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.

## LANDSCAPE REQUIREMENTS - MULTI-FAMILY

### Landscape Setbacks

Street Name or Zone Boundary	Street Classification	Width (in Ft.)	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
Old Ranch Road	Minor Arterial	20' / 20'	197'	1 / 25'	8 / 8
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
x / x	0 / 0	OR	75% / 75%		

### Motor Vehicle Lots

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Plant Abbr. on Plan
179	12 / 12	MV

### Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Length of 6' Opaque Structure Required	Length of 6' Opaque Structure Provided
Northern Boundary	15 / 15	582'	Required - 582'	Provided - 582'
Western Boundary	15 / 15	652'	Required - 652'	Provided - 652'
Southern Boundary	15 / 15	317'		

Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (50%) / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
30 / 30	15 / 15	NB	75% / 100%
33 / 33	17 / 17	WB	75% / 100%
16 / 16	8 / 8	SB	75% / 100%

### Internal Landscaping

See Code Section/Policy 7.4.908 & Appendix F

Gross Site Area (SF) Excluding Limits of Disturbance	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (N) 1/500 SF Required / Provided
362,419 S.F.	15% (MF)	54,362 / 54,362	75 / 75

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
x / x	0 / 0	IN	75% / 75%

## PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
<b>DECIDUOUS TREES</b>								
	Af	11	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	50'	20'	2" Cal.	B&B	Park/ROW
	Ct	16	Corylus colurna / Turkish Filbert	30'	20'	2" Cal.	B&B	Park/ROW/Median
	Gt	13	Gleditsia triacanthos / Honey Locust	30'	30'	2" Cal.	B&B	Park/ROW/Median
	Qs	17	Quercus robur 'Fastigiata' / Skyrocket® English Oak	50'	15'	1.5" Cal.	B&B	Park/ROW/Median
	Tc2	26	Tilia cordata / Littleleaf Linden	30'	15'	2" Cal.	B&B	ROW
<b>EVERGREEN TREES</b>								
	Jm	28	Juniperus monosperma / One-seed Juniper	15'	10'	6" HT	B&B	Screen/Wall/Trash
	Je	11	Juniperus virginiana / Eastern Redcedar	20'	18'	6" HT	B&B	Screen/Wall/Trash
	Ph2	11	Pinus heldreichii / Bosnian Pine	25'	15'		B&B	Screen/Wall/Trash
<b>ORNAMENTAL TREES</b>								
	Ac	6	Amelanchier canadensis / Canadian Serviceberry	15'	15'	1.5" Cal.	B&B	STREAM
	Cc	2	Cercis canadensis / Eastern Redbud	20'	20'	1.5" Cal.	B&B	ROW
	Pc	17	Pyrus calleryana / Callery Pear	15'	15'	1.5" Cal.	B&B	ROW
<b>DECIDUOUS SHRUBS</b>								
	As	63	Amelanchier alnifolia / Serviceberry	5'	5'	5 GAL	CONT	WALL
	Bt	56	Berberis thunbergii / Japanese Greenleaf Barberry	4'	4'	5 GAL	CONT	Screen/Wall
	Cb	66	Caryopteris x clandonensis / Bluebeard	4'	4'	5 GAL	CONT	--
	Ca	64	Cotoneaster apiculatus / Cranberry Cotoneaster	3'	3'	5 GAL	CONT	--
	Sp	42	Syringia pubescens patula 'Miss Kim' / Miss Kim Korean Lilac	5'	5'	5 GAL	CONT	Screen/Wall
	Vj	74	Viburnum x juddii / Judd Viburnum	3'	3'	5 GAL	CONT	Screen/Wall
<b>EVERGREEN SHRUBS</b>								
	Ee	106	Ephedra equisetina / Bluestem Joint Fir	4'	3'	5 GAL	CONT	Wall/Screen/Trash
	Jt	70	Juniperus sabina 'Tamariscifolia New Blue' / New Blue Tamarix Juniper	4'	6'	5 GAL	CONT	SCREEN
	Jb	40	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	8'	2.5'	5 GAL	CONT	Wall/Screen/Trash
<b>GRASSES</b>								
	Mu	50	Muhlenbergia reverchonii 'PUND01S' / Undaunted® Ruby Muhly	3'	3'	5 GAL		
	Pv	106	Panicum virgatum / Switch Grass	3'	1.5'	5 GAL	CONT	SCREEN
<b>PERENNIALS</b>								
	Aa	11	Agastache x 'Acapulco Trio' / Acapulco Anise Hyssop	2'	1'			
	Gs	19	Gaura lindheimeri 'Sparkle White' / Sparkle White Gaura	3'	1'			

## Streamside Criteria

Type III Stream Channel

Buffer Zone	Width (in Ft.)	Linear Footage	Impervious Area Provided*
Inner Buffer Zone	20'	49'	0%
Outer Buffer Zone	50'	173'	0%

Streamside Trees Required / Provided	Shrub Substitutes Required / Provided	Streamside Tree Abbr. Denoted on Plan
(1/20) 3/x	0 / 0	IB
(1/30) 6/x	0 / 0	OB

\*Up to 25% Allowed with Water Quality Capture Volume

	Impervious Area -The impervious surface allowance for any lot that has the streamside overlay on the lot will be 25% of the area on the lot that is overlaid with the streamside overlay buffer.		Slopes Greater than 15%
--	---	--	-------------------------

## CONCEPT PLANT SCHEDULE

	ROCK COBBLE 2-4" Arkansas Tan River Rock	46,093 sf
	ROCK MULCH 1 1/2" Denver Granite	42,024 sf
	NATIVE SEED MIX - DOG PARK Wear Tolerant Turf Seed by Arkansas Valley Seed Co Seed Mix: 90% Rhizome-rich Turf Tall Fescues 10% Kentucky Bluegrass Seeding Rate: Drill Seed @ 8 lbs. per 1000 sf	3,128 sf
	NATIVE SEED MIX Custom El Paso County Low Grow Mix 29% Sideoats Grama 25% Buffalograss 20% Blue Grama 20% Western Wheatgrass 5% Green Needlegrass 1% Sand Dropseed Drilled at 21 PLS/acre, Hydroseed on slopes 3:1 & greater at 42 PLS/acre.	43,322 sf
	SOD	8,110 sf
	RETENTION SEED MIX El Paso County Conservation District All Purpose Mix Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Hydroseed @ 19.3 PLS/acre	24,926 sf
	TREATED MULCH	1,756 sf
	BREEZE Saddleback Swirl	3,517 sf



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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

PROJECT INFO

DATE: 10/15/2024  
PROJECT MGR: K. JOHNSON  
PREPARED BY: A. ROMAN

STAMP

## ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

## FINAL LANDSCAPE PLAN NOTES

SHEET TITLE

SHEET NUMBER

7

7 OF 24

PLAN FILE #







N.E.S. Inc.  
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

STAMP

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

PLAN FILE #

# COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

DATE: 10/15/2024  
PROJECT MGR: K. JOHNSON  
PREPARED BY: A. ROMAN

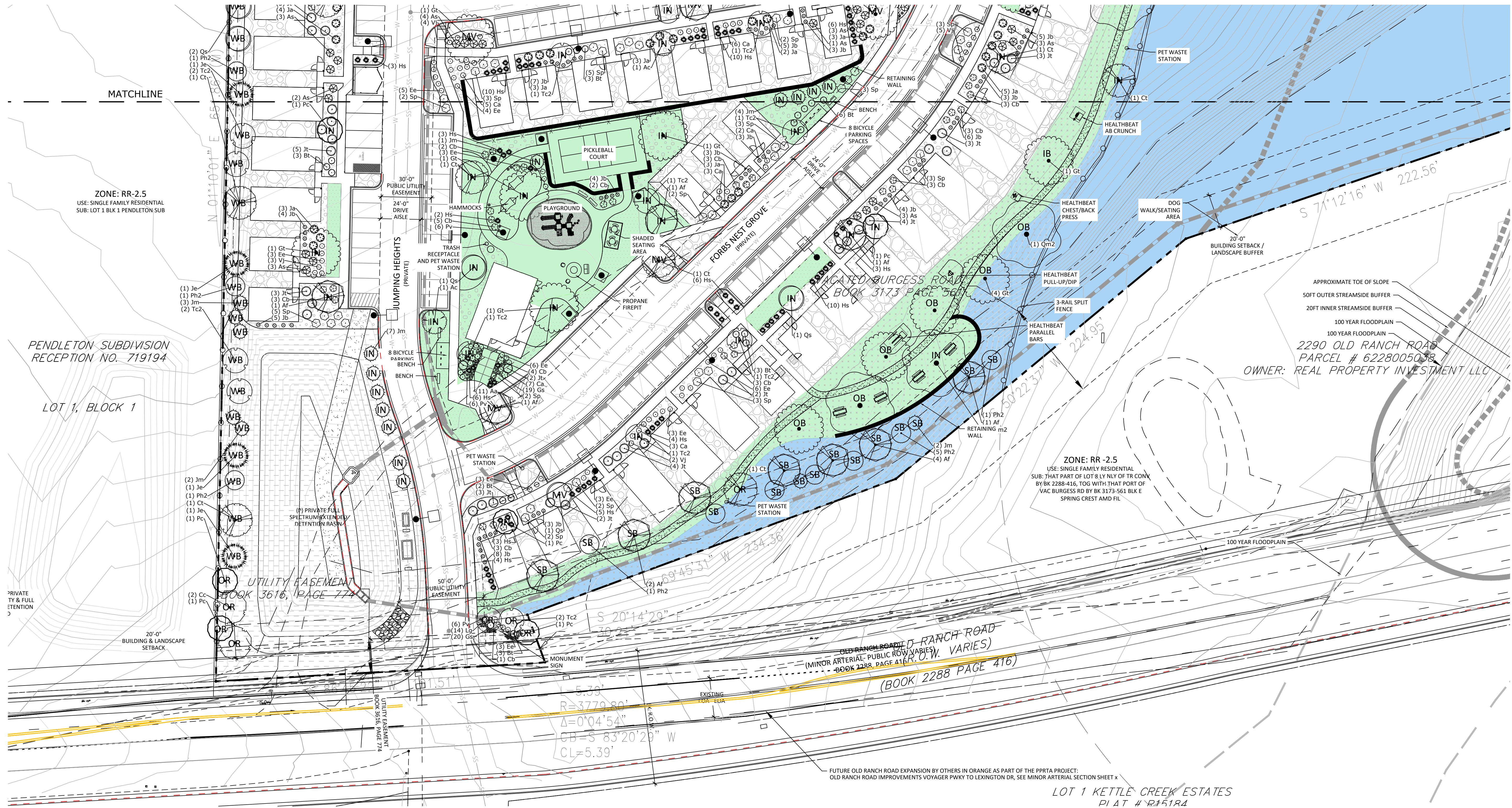
## ENTITLEMENT

DATE:	BY:	DESCRIPTION:

## PRELIMINARY LANDSCAPE PLAN

# 9

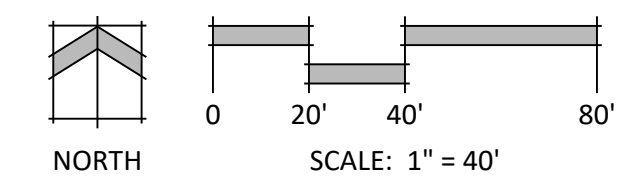
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### LINE TYPE LEGEND

- ADA ROUTE
- EASEMENT
- SETBACK
- SIDEWALK
- FENCE
- FIRELANE
- LINE OF SIGHT
- PROPERTY BOUNDARY
- PREBLE MOUSE CRITICAL HABITAT

PLANNED INFILTRATION AREA (PIA)



P:\Growth\Kettle\Cottages at Kettle Creek\Drawings\A-01\PLP\Cottages at Kettle Creek\_PLP\formatting.dwg (Landscape Plan S - 9) 10/15/2024 2:09:18 PM AR00444

# STREAMSIDE REVIEW CRITERIA

**1. HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS?**

THE DEVELOPMENT PLAN RETAINS ALL OF THE STREAMSIDE AREA NATURAL OPEN SPACE, EXCEPT FOR GRADING RELATED TO A STORM SEWER OUTLET PIPE FROM THE NEW ON-SITE DETENTION POND TO THE CREEK. AS SUCH, THE MAJORITY OF THE STREAMSIDE BUFFER AREAS WILL BE LEFT IN A NATURAL STATE, WHICH PROTECTS THE STREAM ECOSYSTEM. THE SITE IS DESIGNED TO HAVE MINIMUM IMPACT ON THE CREEK AND ADJACENT STREAMSIDE BUFFERS, BUT WILL TAKE ADVANTAGE OF THE VIEWS OF THE NATURAL AREA, WHICH HELPS TO INCLUDE THE STREAM IN THE DEVELOPMENT FOR PATRONS.

**2. DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?**

THE SITE IS DESIGNED TO HAVE MINIMUM IMPACT ON THE CREEK AND ADJACENT STREAMSIDE BUFFERS, BUT WILL TAKE ADVANTAGE OF THE VIEWS OF THE NATURAL AREA, WHICH HELPS INCORPORATE AND BRING ATTENTION TO THE STREAM. THERE IS A VAST NATURAL OPEN SPACE, THROUGH WHICH THE STREAM TRAVERSES, TO THE EAST OF THE SUBJECT PROPERTY. WHILE THIS LAND IS PRIVATELY OWNED, AND WILL LIKELY BE DEVELOPED AT SOME POINT, THE PORTION OF THAT PROPERTY IS NARROW AND WILL LIKELY BE LEFT IN OPEN SPACE JUST AS THE AREA ON THE SUBJECT PROPERTY. BECAUSE THE AREA ADJACENT TO THE STREAM ON THE SUBJECT PROPERTY IS HABITAT FOR THE PREBBLE'S MEADOW JUMPING MOUSE, NO TRAILS OR OTHER ACCESSWAYS ARE PROPOSED.

**3. HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?**

BOTH THE INNER AND OUTER BUFFERS ARE DESIGNATED AS CRITICAL HABITAT FOR THE PREBBLE'S MEADOW JUMPING MOUSE. NO GRADING OR DEVELOPMENT IS PROPOSED WITHIN THESE AREAS. WHILE SOME GRADING AND BUILDINGS AREA PROPOSED WITHIN THE BROADER HABITAT AREA ON THE SITE, SUCH DEVELOPMENT ACTIVITY HAS BEEN MINIMIZED. THE US DEPARTMENT OF FISH AND WILDLIFE SERVICES HAS REVIEWED A REPORT RELATED TO THE PREBBLE'S MEADOW JUMPING MOUSE HABITAT ON THE PROPERTY, AND THEY HAVE CONCURRED WITH THE DEVELOPMENT LIMITS.

**4. HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?**

THERE ARE NO PLANNED TRAILS WITHIN THE STREAMSIDE OVERLAY BUFFERS WITHIN THE PROJECT. THE DEVELOPER HAS DISCUSSED THIS AREA WITH THE CITY OF COLORADO SPRINGS PARKS AND OPEN SPACE STAFF, AND IT WAS DECIDED THAT THE CITY DID NOT WISH TO ACQUIRE THE PROPERTY, AND DID NOT REQUEST THE PROVISION OF FORMAL TRAIL CONSTRUCTION DUE TO THE PREBBLE'S MEADOW JUMPING MOUSE HABITAT ON THE PROPERTY.

**5. HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?**

THE PROPERTY HAS BEEN DESIGNED IN CONFORMANCE WITH THE CITY'S ENGINEERING CRITERIA MANUAL FOR STORMWATER MANAGEMENT. ON-SITE PONDING IS PROPOSED TO ACCOMMODATE HISTORIC DRAINAGE THROUGH THE PROPERTY AS WELL AS NEW RUNOFF FROM THE DEVELOPMENT. AN ADDITIONAL POND IS PROPOSED TO ACCOMMODATE THE 100-YEAR STORM EVENT. THE POND WILL OUTLET TO THE STREAM, WHICH WILL BE CONVEYED BY PIPE FROM THE POND TO THE STREAM.

**6. HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?**

THERE ARE NO SIGNIFICANT NATURAL FEATURES IN THIS STREAMSIDE AREA. ADDITIONAL LANDSCAPING/TREE PLANTING IS PROPOSED TO ENHANCE THE EXISTING VEGETATION.

**7. DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE PLAN STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS?**

THE PROJECT IS WITHIN THE KETTLE CREEK DRAINAGE BASIN. THE DRAINAGE REPORT FOR THE PROJECT ADDRESSES THE RECOMMENDATIONS OF THE KETTLE CREEK DRAINAGE BASIN PLAN, AND IS INCLUDED WITH THIS SUBMITTAL.

**8. DOES THE PROJECT DESIGN:**

**A. IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?**

THE REQUIRED BUFFERS ARE NOTED ON THE STREAMSIDE PLAN THAT FORMS PART OF THE DEVELOPMENT PLAN. THE PROPOSED DEVELOPMENT DOES NOT IMPACT THE INNER OR OUTER BUFFER, EXCEPT FOR GRADING AND INSTALLATION OF A DRAINAGE PIPE THAT OUTLETS TO THE CREEK. THE ON-SITE DETENTION POND, WHICH IS LOCATED ON THE OPPOSITE SIDE OF THE DEVELOPMENT FROM THE STREAM, INCLUDES WATER QUALITY WHICH IS INTENDED TO PREVENT SEDIMENT ENTERING THE WATERWAY.

**B. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY?**

YES.

**C. INCORPORATE ALL STORMWATER BMPs REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?**

THE DRAINAGE REPORT IDENTIFIES ALL BMPs REQUIRED BY CITY ENGINEERING AND THESE WILL BE IMPLEMENTED WITH THE DEVELOPMENT. ON SITE DETENTION AND WATER QUALITY IS PROPOSED AND MEETS CITY ENGINEERING REQUIREMENTS.

**D. INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSITE SIDES OF THE STREAM?**

ADDITIONAL LANDSCAPING IS PROPOSED TO THE SOUTH AND EAST OF THE CHAPEL BUILDING, WHICH WILL PROVIDE A BUFFER TO THE STREAM AND THE PROPERTIES ON THE OPPOSITE SIDE OF KETTLE CREEK.

**9. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL? DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE?**

ADDITIONAL TREE AND SHRUB PLANTINGS ARE PROPOSED TO MEET THE INNER AND OUTER BUFFER ZONE LANDSCAPING REQUIREMENTS. THE PROPOSAL MEETS ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE.

**10. HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE OVER 15 PERCENT SLOPE)? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATION COVER BEEN MINIMIZED? DOES THE PLAN PROVIDE FOR THE SUITABLE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS?**

ALL DISTURBED AREAS HAVE BEEN REVEGETATED TO MINIMIZE EROSION AND ADDITIONAL TREE AND SHRUB PLANTINGS ARE PROPOSED TO MEET THE INNER AND OUTER BUFFER ZONE LANDSCAPING REQUIREMENTS. PROPOSED TREES ARE CONSISTENT WITH THE RIPARIAN PLANT COMMUNITIES IDENTIFIED IN THE LANDSCAPE POLICY MANUAL. THE PROPOSAL MEETS ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE.

**11. HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY OR RECREATIONALLY, AND BRINGS THAT DRAINAGEWAY INTO A MORE NATURAL CONDITION.**

STREAM BANK AND SLOPE AREAS HAVE BEEN IDENTIFIED, AND SLOPES OVER 15% ARE NOTED ON THE STREAMSIDE PLAN INCLUDED AS PART OF THE DEVELOPMENT PLAN. THE AREA OF THE STREAMSIDE TO BE DISTURBED IN THE INNER AND OUTER BUFFER IS RELATED TO GRADING FOR A DRAINAGE PIPE THAT OUTLETS FROM THE NEW DETENTION POND TO THE STREAM. REVEGETATION AND BANK STABILIZATION MEASURES WILL BE IMPLEMENTED AS NEEDED IN THE INNER BUFFER. NATIVE GRASSES ARE PROPOSED FOR THE DISTURBED PORTION OF THE OUTER BUFFER AREA.

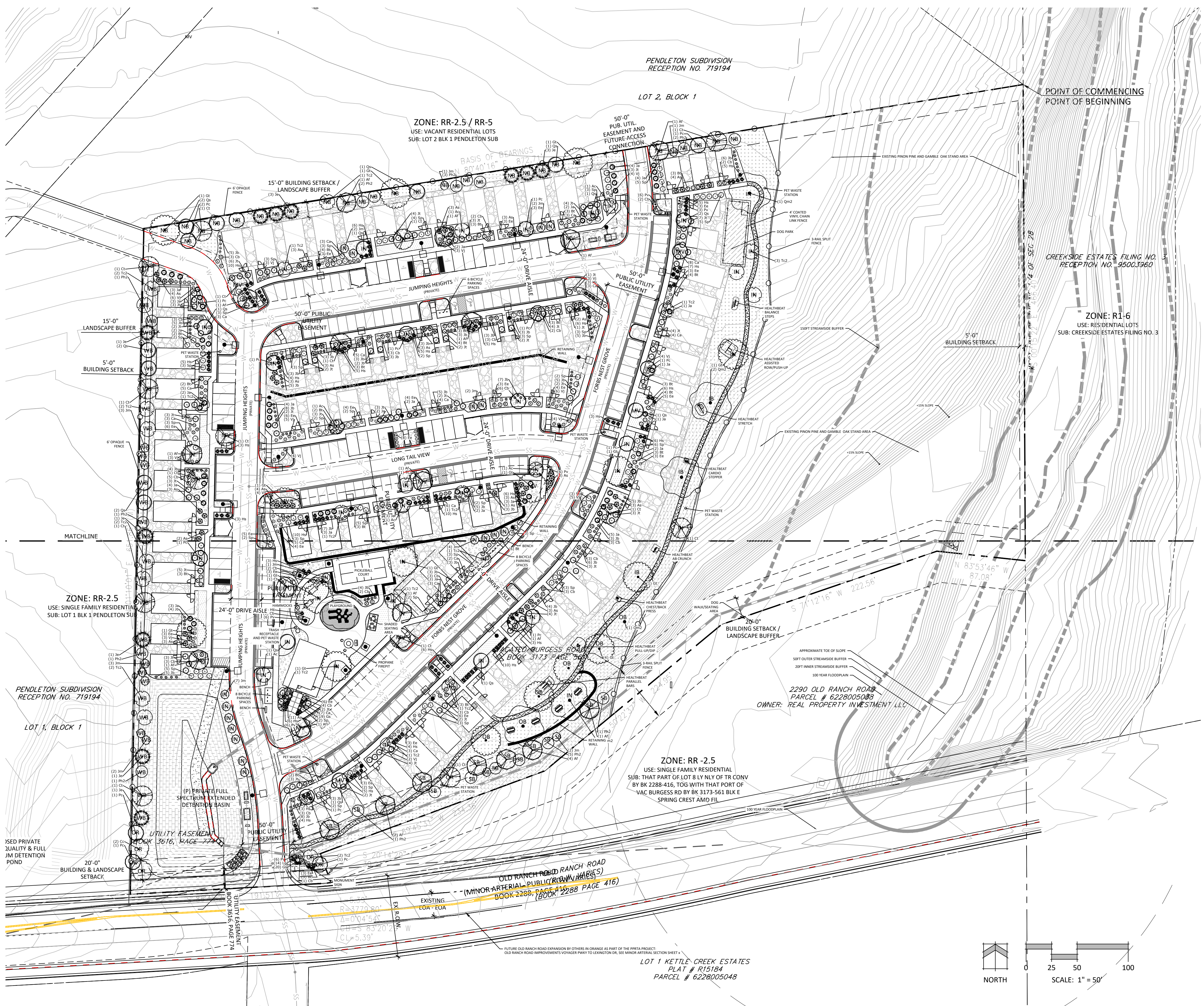
## STREAMSIDE CRITERIA

Type I Stream Channel	Linear Footage	Impervious Area Provided*	Streamside Trees Required/Provided	Shrub Substitutes Required/Provided	Streamside Tree Abbr. Denoted on Plan
Buffer Zone	Width (in Ft.)				
Inner Buffer Zone	20'	49'	0%		
Outer Buffer Zone	50'	173'	0%*		
Streamside Trees Required/Provided					
(1/20) 3 / 3		0 / 0			IB
(1/30) 6 / 6		0 / 0			OB

\*Up to 25% Allowed with Water Quality Capture Volume

## STREAMSIDE NOTES

- ALL NECESSARY CHANNEL IMPROVEMENTS WILL BE FULLY CONSTRUCTED BY THE BRADLEY HEIGHTS METROPOLITAN DISTRICT AND ACCEPTED FOR THE PROBATIONARY PERIOD BY THE CITY'S PUBLIC WORKS DEPARTMENT OR ASSURANCES POSTED FOR 10% OF THE PUBLIC IMPROVEMENT COST PRIOR TO THE FIRST BUILDING PERMIT BEING ISSUED. ANY DEVIATION FROM THE STANDARD PROCESS WILL REQUIRE A DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND THE CITY.
- CHANNEL IMPROVEMENTS ARE NOT FINALIZED AND PROPOSED TREE LOCATIONS ARE SUBJECT TO CHANGE.
- PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, A DEVELOPMENT PLAN MUST BE APPROVED, AND THE INNER BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.



N.E.S. Inc.  
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Fax 719.471.0267

www.nescolorado.com

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# COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

DATE: 10/15/2024  
PROJECT MGR: K. JOHNSON  
PREPARED BY: A. ROMAN

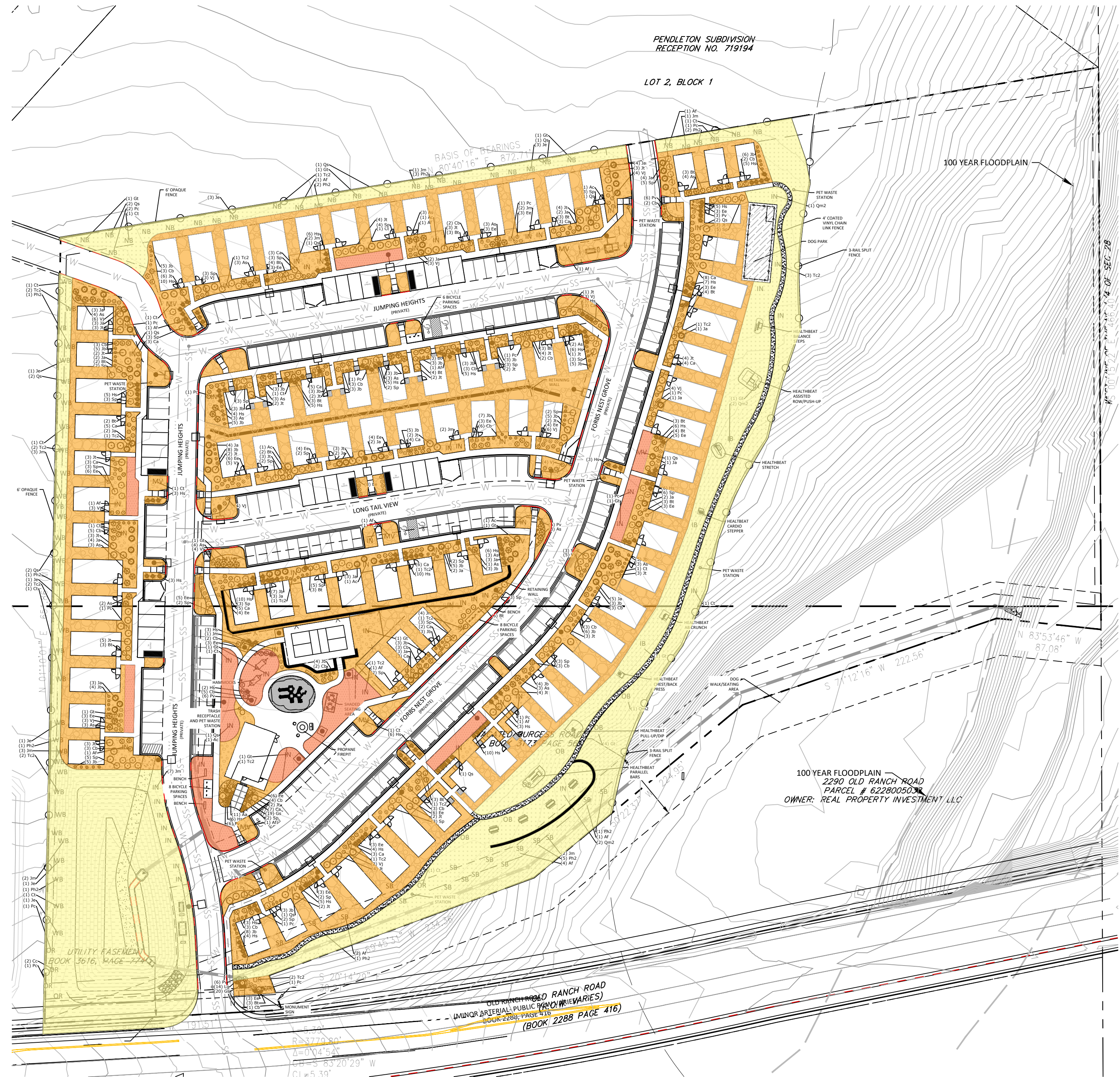
## ENTITLEMENT

DATE: BY: DESCRIPTION:

## STREAMSIDE OVERLAY PLAN




10

10 OF 24





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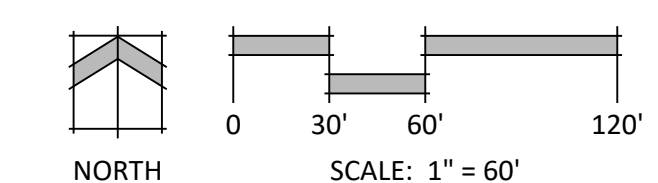
HYDROZONE PLAN DIAGRAM

	L.-- Low (Native Seed)	43% / 71,376 SF
	M.-- Moderate (Shrub Beds w/ Plantings)	53% / 88,117 SF
	H.-- High (High-Water Turf/Sod)	4% / 8,110 SF
Sub-Total of All Irrigated Areas		(167,603 SF)

ACTIVE AND NON-ACTIVE OPEN SPACE DIAGRAM

HATCH DEFINITION	REQUIRED / PROVIDED
Active Green Space 	Active Green Space Required : 48,395.2 SF (10%) Active Green Space Provided: 45,294 SF* (9.3%)
Non-Active Green Space 	Non-Active Green Space Required : 24,197.6 SF (5%) Non-Active Green Space Provided: 148,311 SF* (30.6%)

\*See alternative compliance request\*



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**COTTAGES AT KETTLE CREEK**  
DEVELOPMENT PLAN

DATE: 10/15/2024  
PROJECT MGR: K. JOHNSON  
PREPARED BY: A. ROMAN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

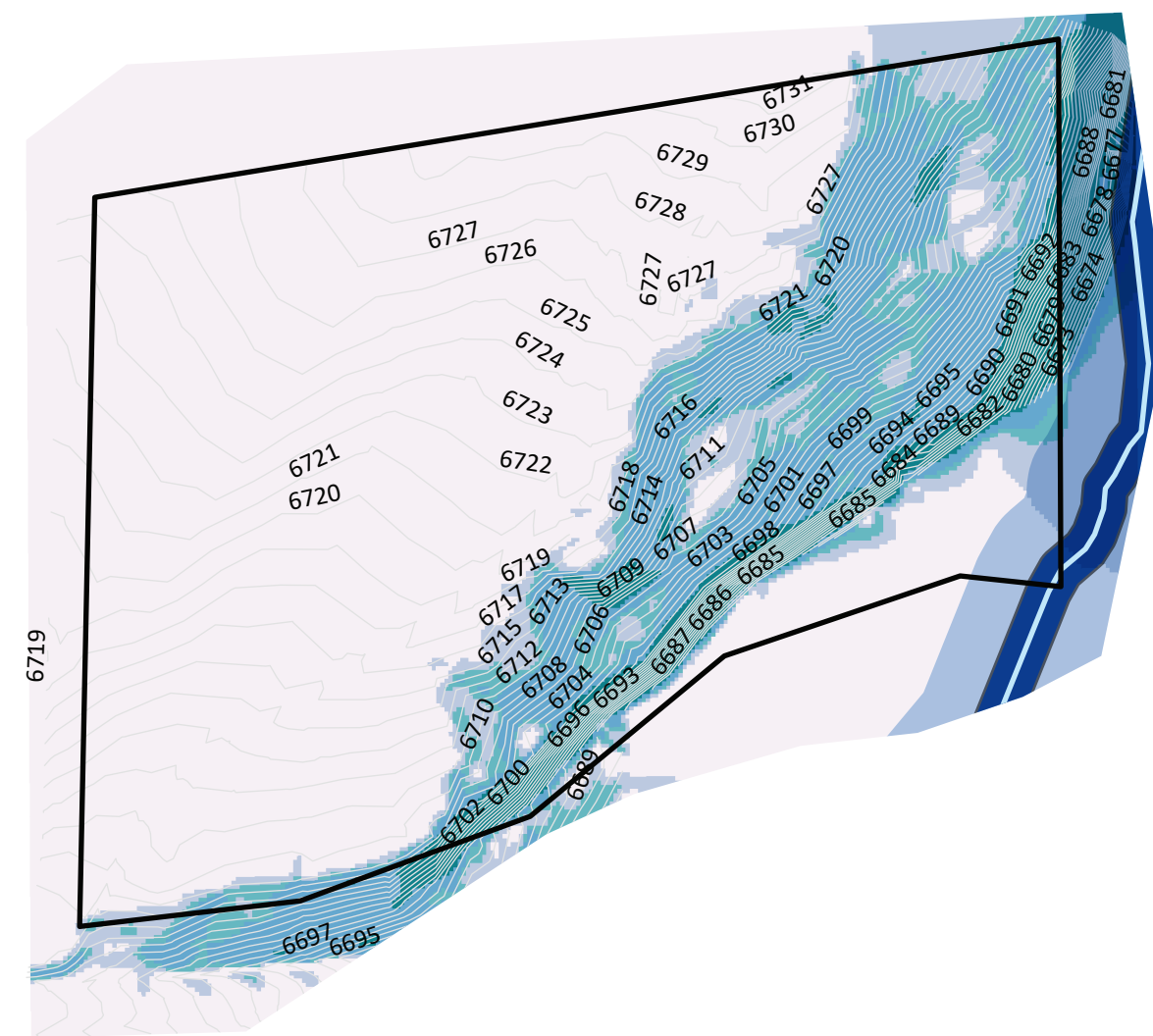
HYDROZONE PLAN

**11**

11 OF 24

# SLOPE

- KEY**
- Slope Value**
- 0-8%
  - 8-12%
  - 12-15%
  - 15-25%
  - 25%+
- 1 FT Contours**
- Outer
  - Inner
  - Stream
- Property Boundary**



**Slope Analysis:**  
 NES Inc. Old Ranch Road Slope Analysis, [Esri ArcGIS®, AutoCAD 2018], Topographic Survey provided by Galloway Survey data.

Slope Analysis Map was created using the Spatial Analyst Toolset ArcGIS® software by Esri. ArcGIS® and is the intellectual property of Esri and is used herein under license. Copyright © Esri. All rights reserved. For more information about Esri® software, please visit [www.esri.com](http://www.esri.com).

# SOILS

- KEY**
- Property Boundary**
- MUSYM**
- 19 Columbine gravelly sandy loam, 0 to 3 percent slopes
  - 85 Stapleton-Bernal sandy loams, 3 to 20 percent slopes



**Soils Analysis:**  
 Natural Resource Conservation Service. Soil Survey Area: El Paso County Area, Colorado Survey Area Data: Version 18, Jun 5, 2020 Web Soil Survey. United States Department of Agriculture. <http://websoilsurvey.sc.egov.usda.gov>

# VEGETATION

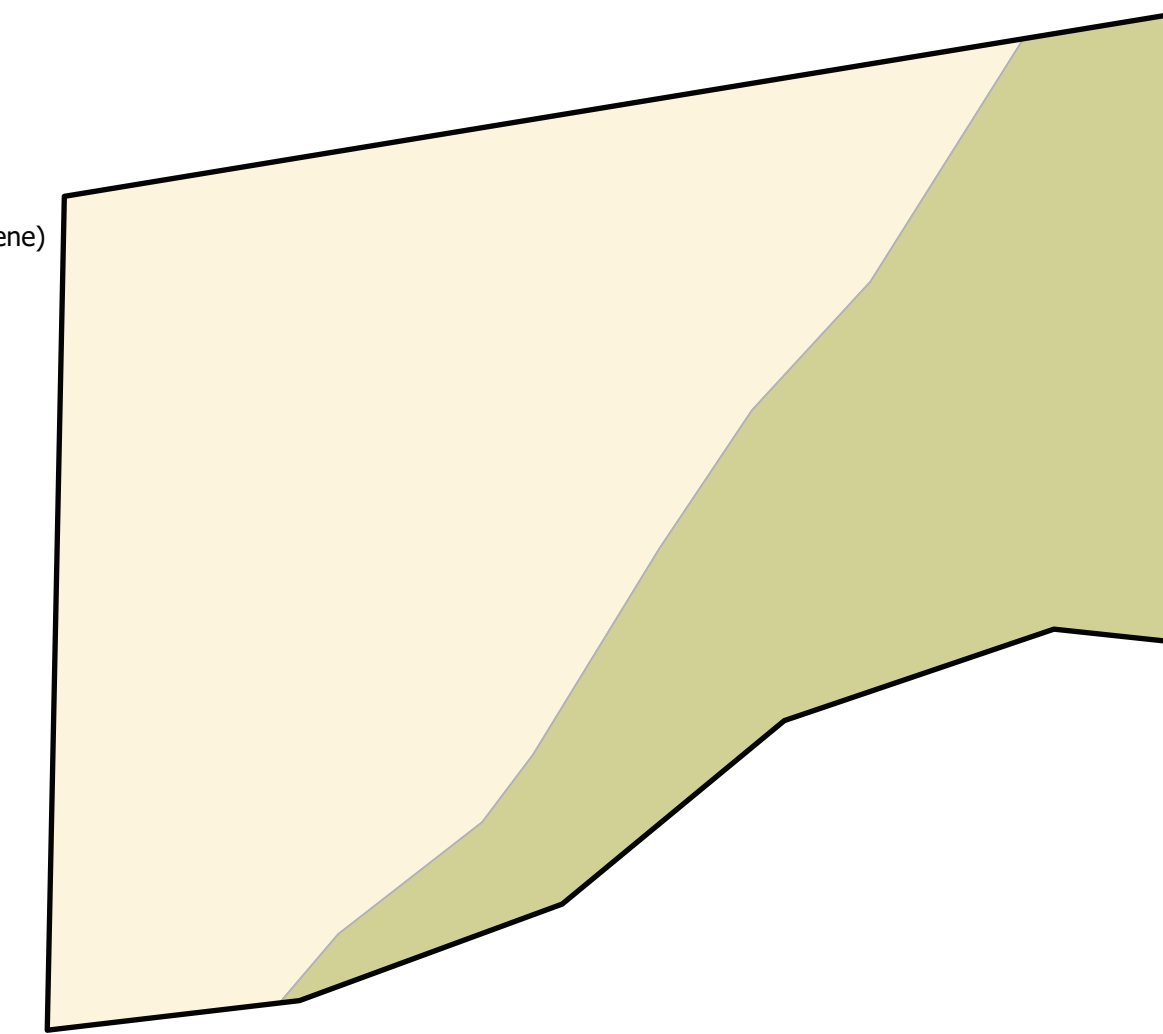
- KEY**
- Property Boundary**
- Vegetation Description**
- Riparian
  - Prairie
  - Structure



**Groundcover Analysis:**  
 Aerial photography showing existing vegetation. NearMap Aerial September 2021.

# GEOLOGY

- KEY**
- Property Boundary**
- Geology Description**
- Eolian sand (Holocene to late Pleistocene)
  - Facies unit two



**Geological Analysis:**  
 Thorson, Jon P., Christopher J. Carroll, and Matthew L. Morgan. "OF-01-03 Geologic Map of the Pikeview Quadrangle, El Paso County, Colorado." Geologic. Open File Reports. Denver, CO: Colorado Geological Survey, Division of Minerals and Geology, Department of Natural Resources, 2001. <https://coloradogeologicalsurvey.org/publications/geologic-map-pikeview-quadrangle-el-paso-colorado>.



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## COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

DATE: 10/15/2024  
 PROJECT MGR: K. JOHNSON  
 PREPARED BY: C. HELMLINGER/A. ROMAN

### ENTITLEMENT

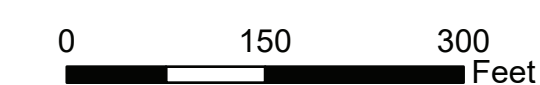
DATE:	BY:	DESCRIPTION:

### LAND SUITABILITY ANALYSIS

12

12 OF 24

CPC #



**Location:**

The 11.1073 AC site is located in El Paso County, east of Voyager Parkway, on the north side of Old Ranch Road.

**Methodology:**

A Land Suitability Analysis (LSA) is required for a property located in the Streamside Overlay. The purpose of the LSA is to provide the basic information about a site's physical characteristics and features and to assess the impact of proposed development across the entire project both on and off the site. The required components of the LSA are as follows:

**Slope Analysis:** This LSA has 1 foot contours.

Zero percent (0%) to eight percent (8%): Generally suitable for development (outside the 100-year floodplain);  
Eight percent (8%) to twelve percent (12%): Increased potential for engineering difficulties, moderate potential for activating site hazards;  
Twelve percent (12%) to fifteen percent (15%): Increased potential for engineering difficulties, moderately high potential for activating site hazards;  
Fifteen percent (15%) to twenty five percent (25%): High potential for activating hazard potential;  
Twenty five percent (25%) and greater slopes: Very high potential for development difficulty, severe hazard potential.

The topography is generally flat on this site. The majority of the site has slopes of 8% or less. The steepest sloping areas (greater than 25%) are along the southeastern portions of the site. Development should avoid the sloped eastern portion of the site.

**Vegetation:** The site contains field grasses, weeds and scattered trees and shrubs. The eastern portion of the site is densely vegetated with trees. There is a preble mouse habitat that runs north to south through the central portion of the site, shown on the concept plan. Development should avoid the densely vegetated portion of the site.

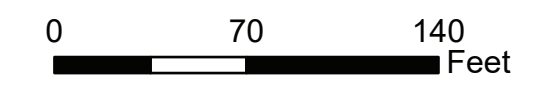
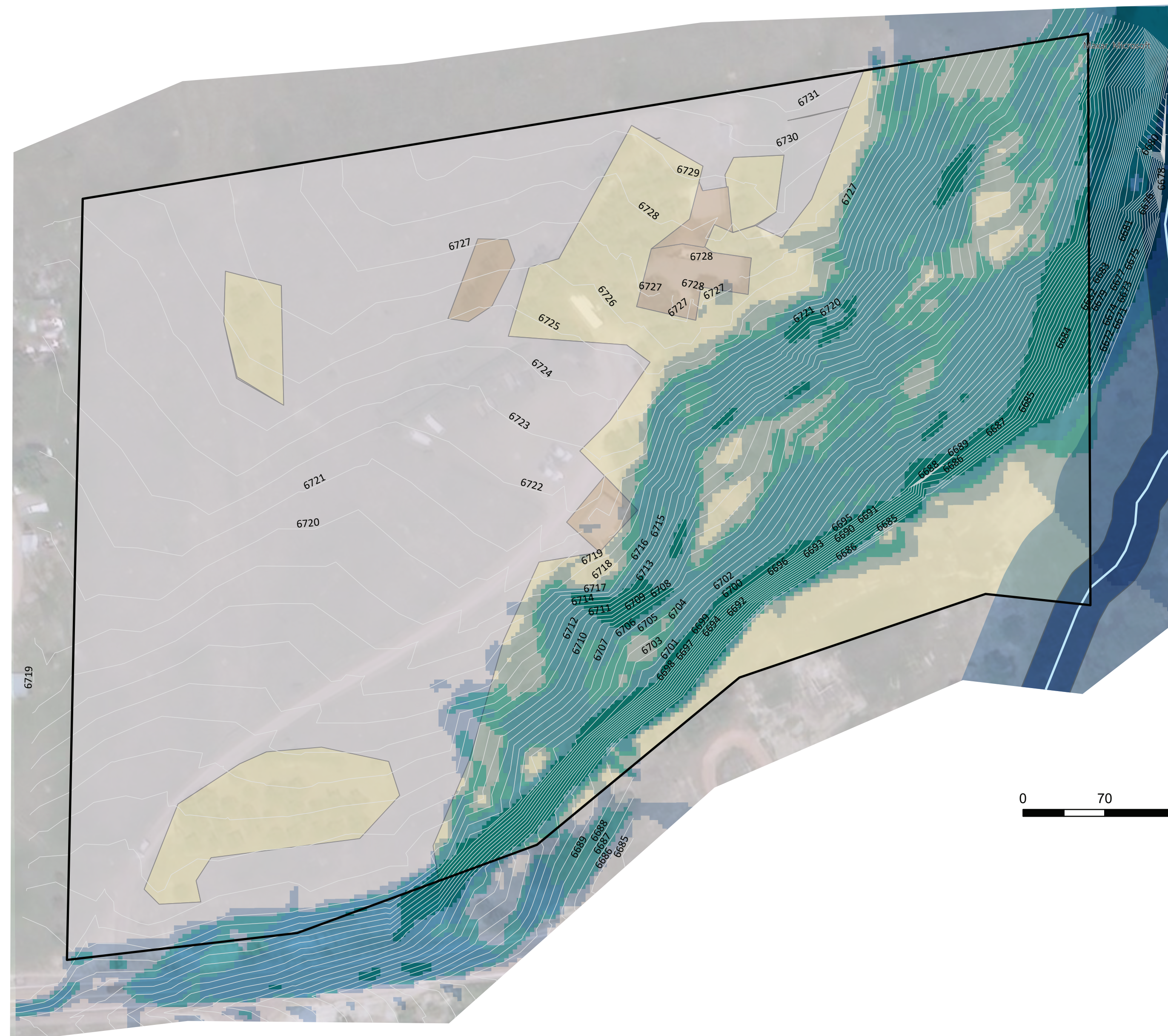
**Soils:**

The site primarily consists of sandy loam. The two types of soil are Columbine gravelly sandy loam, 0 to 3 percent slopes and Stapleton-Bernal sandy loams, 3 to 20 percent slopes. The main limitations for construction are slope.

**Natural and Manmade Features:** There is a small portion of Kettle Creek that touches the southeast site boundary. The inner buffer (20 feet) and outer buffer (70 feet) should not be developed within. There are multiple existing structures on site, shown in orange.

**Conclusion:** This composite analysis is based on information from a variety of sources. The proposed concept plan is not limited by the suitability of the land, as no development is proposed in highly constrained areas. The geologic conditions on-site can be satisfactorily mitigated through proper engineering design and construction processes.

# COMPOSITE



## KEY

- Property Boundary
- Slope Value**
  - 0-8%
  - 8-12%
  - 12-15%
  - 15-25%
  - 25%+
- 1 FT Contours
- Vegetation Description**
  - Riparian
  - Prairie
  - Structure
- Streamside**
  - Stream
  - Inner
  - Outer



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STAMP

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

# COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

DATE: 10/15/2024  
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PREPARED BY: C. HELMLINGER/A. ROMAN

### ENTITLEMENT

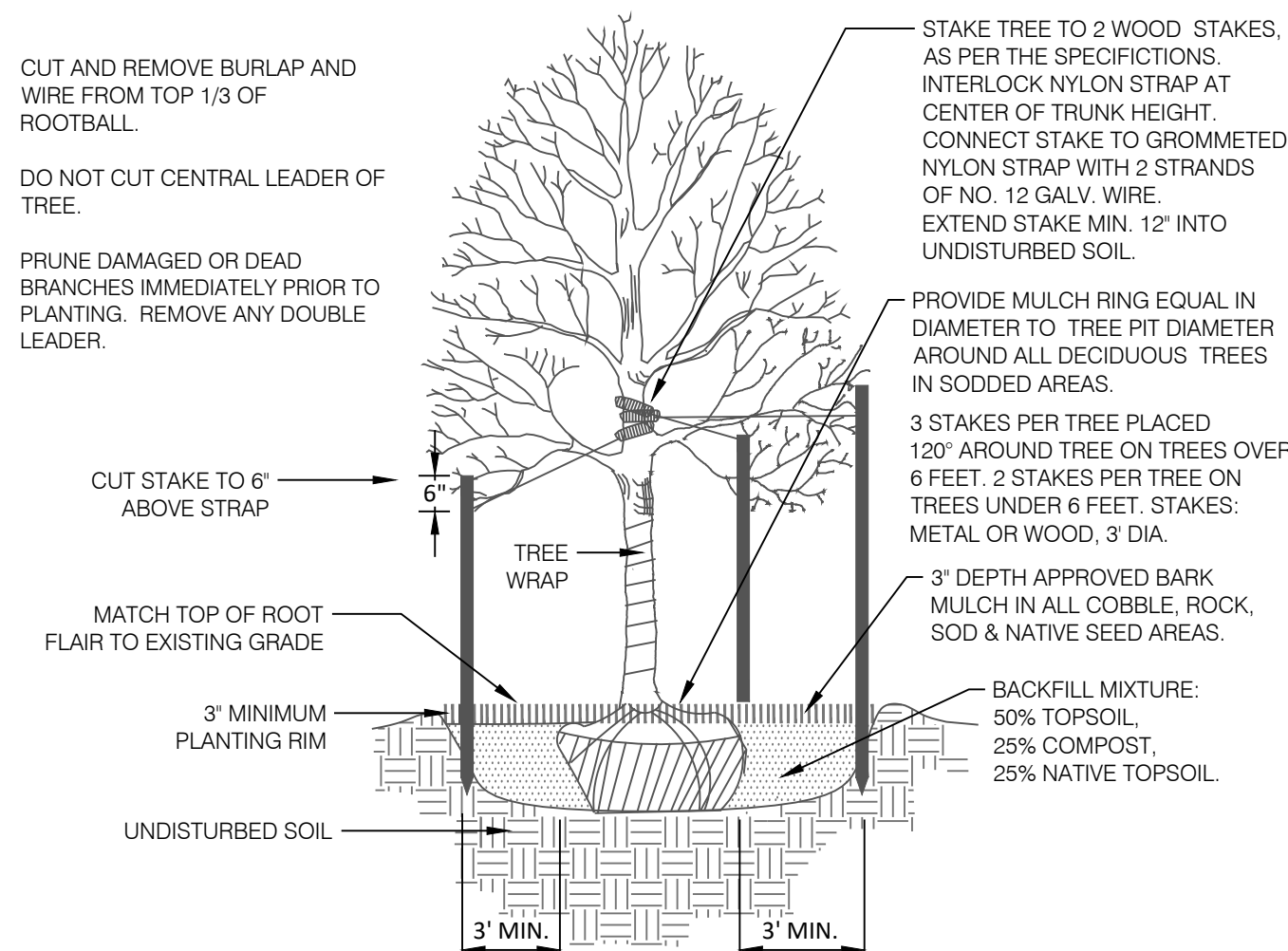
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### LAND SUITABILITY ANALYSIS

# 13

13 OF 24

CPC #

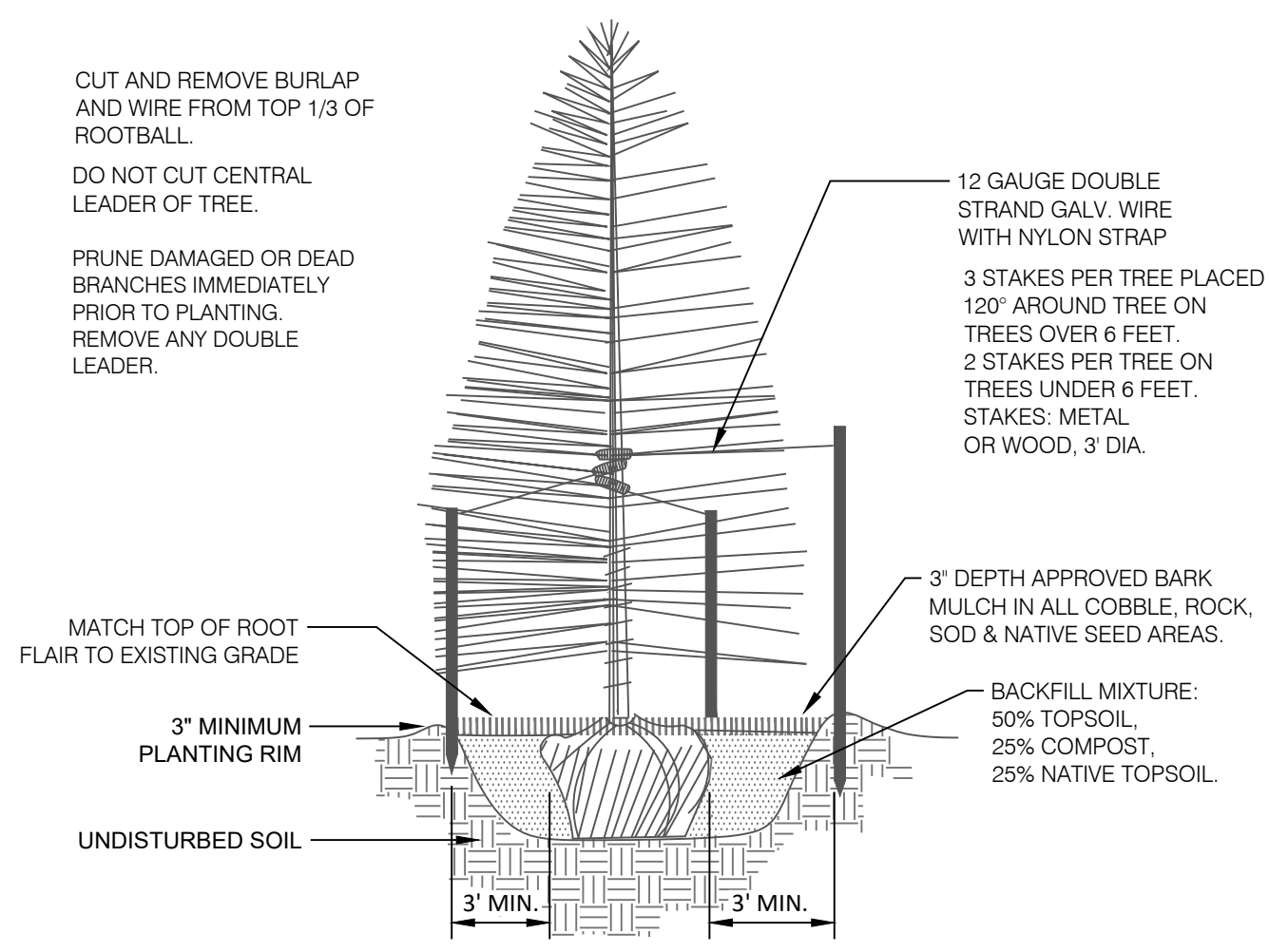


ROOTBALL SIZES:	TREE PIT DIAMETER:	MULCH RING DIAMETER:
1.5' Cal. = 11'-8"	1.5' Cal. = 7'-3"	1.5' Cal. = 7'-8"
2' Cal. = 2'-0"	2' Cal. = 8'-0"	2' Cal. = 8'-0"
2.5' Cal. = 2'-4"	2.5' Cal. = 8'-4"	2.5' Cal. = 8'-4"
3' Cal. = 2'-6"	3' Cal. = 8'-6"	3' Cal. = 8'-6"

**1 DECIDUOUS TREE PLANTING DETAIL**

N.T.S.

329343-01

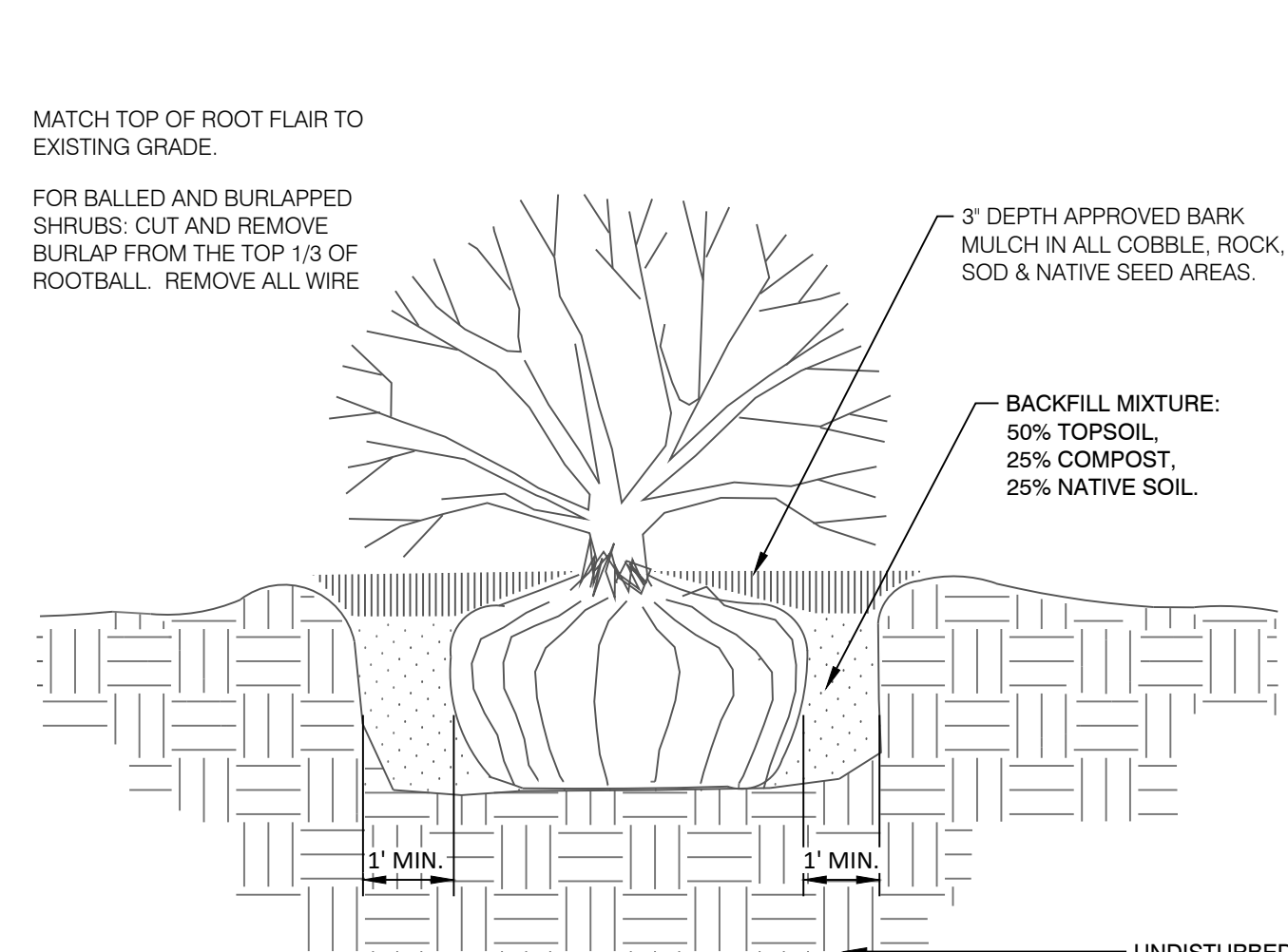


ROOTBALL SIZES:	TREE PIT DIAMETER:	MULCH RING DIAMETER:
6' HT. = 1'-10"	6' HT. = 7'-10"	6' HT. = 7'-10"
8' HT. = 2'-3"	8' HT. = 2'-3"	8' HT. = 8'-3"
10' HT. = 2'-10"	10' HT. = 8'-10"	10' HT. = 8'-10"
12' HT. = 2'-10"	12' HT. = 8'-10"	12' HT. = 8'-10" (OR EXTENDED BEYOND BRANCHING)

**2 CONIFEROUS TREE PLANTING DETAIL**

N.T.S.

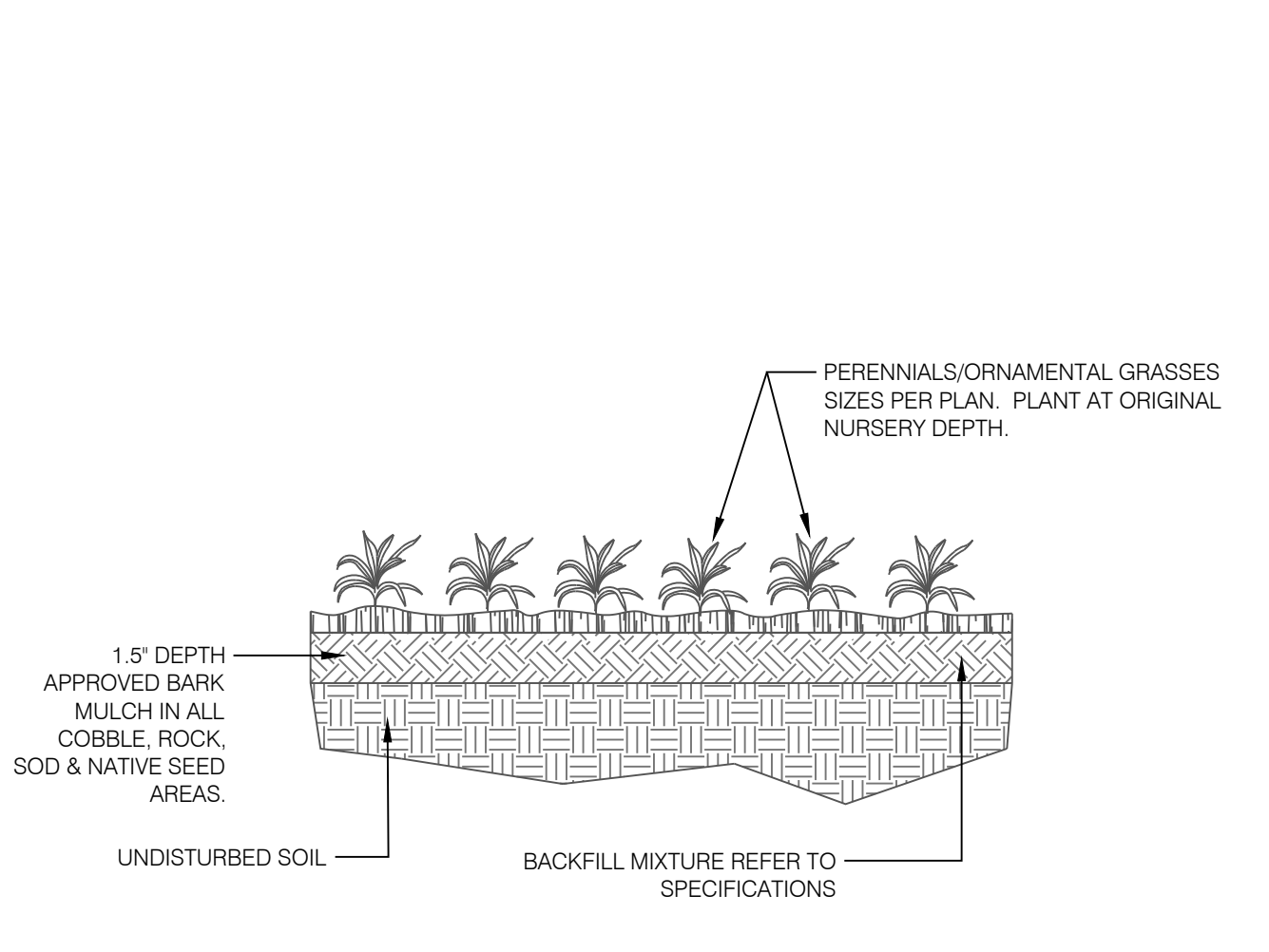
329343-02



**3 SHRUB PLANTING DETAIL**

N.T.S.

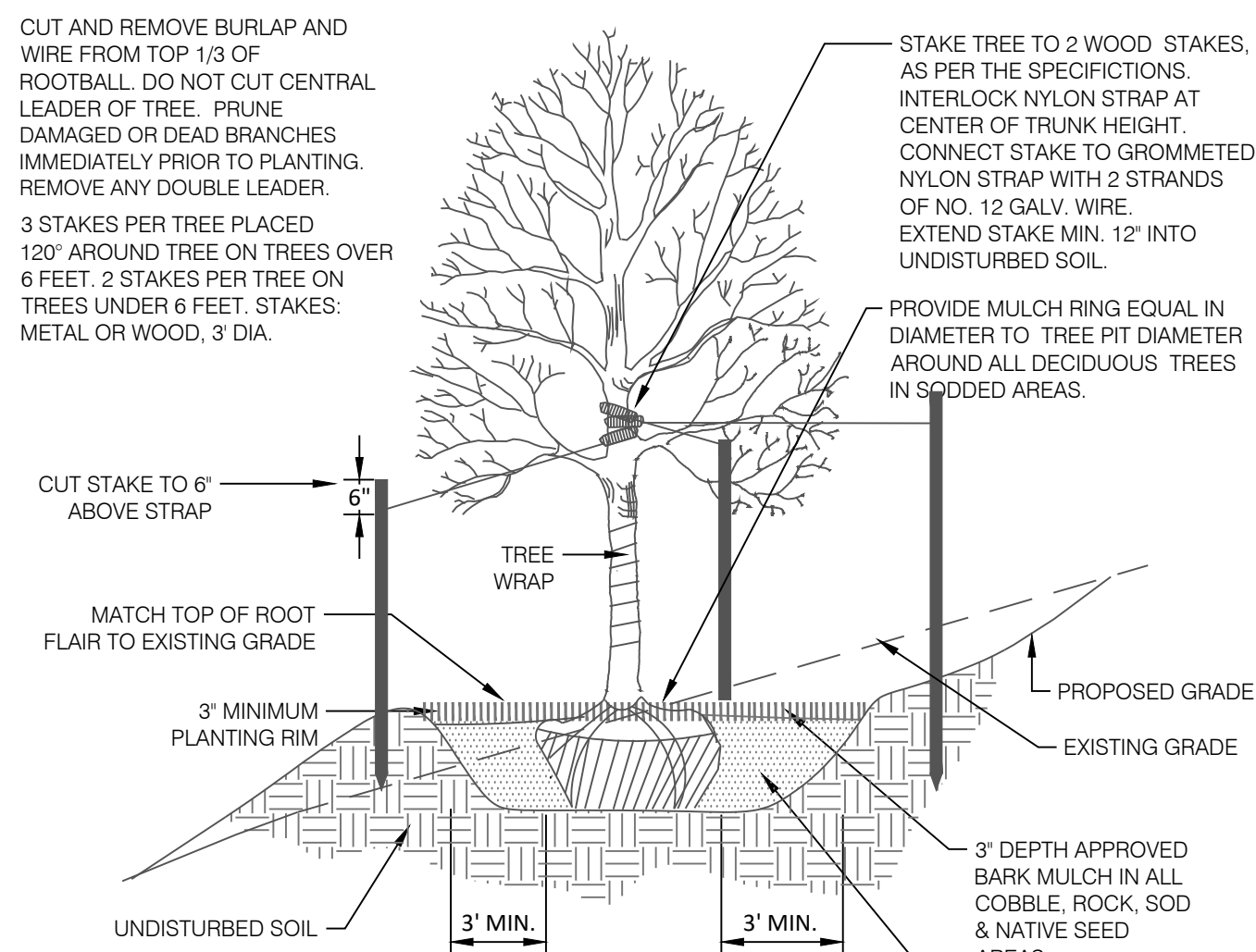
329333-03



**4 PERENNIAL / ORNAMENTAL GRASS PLANTING**

N.T.S.

3293-04

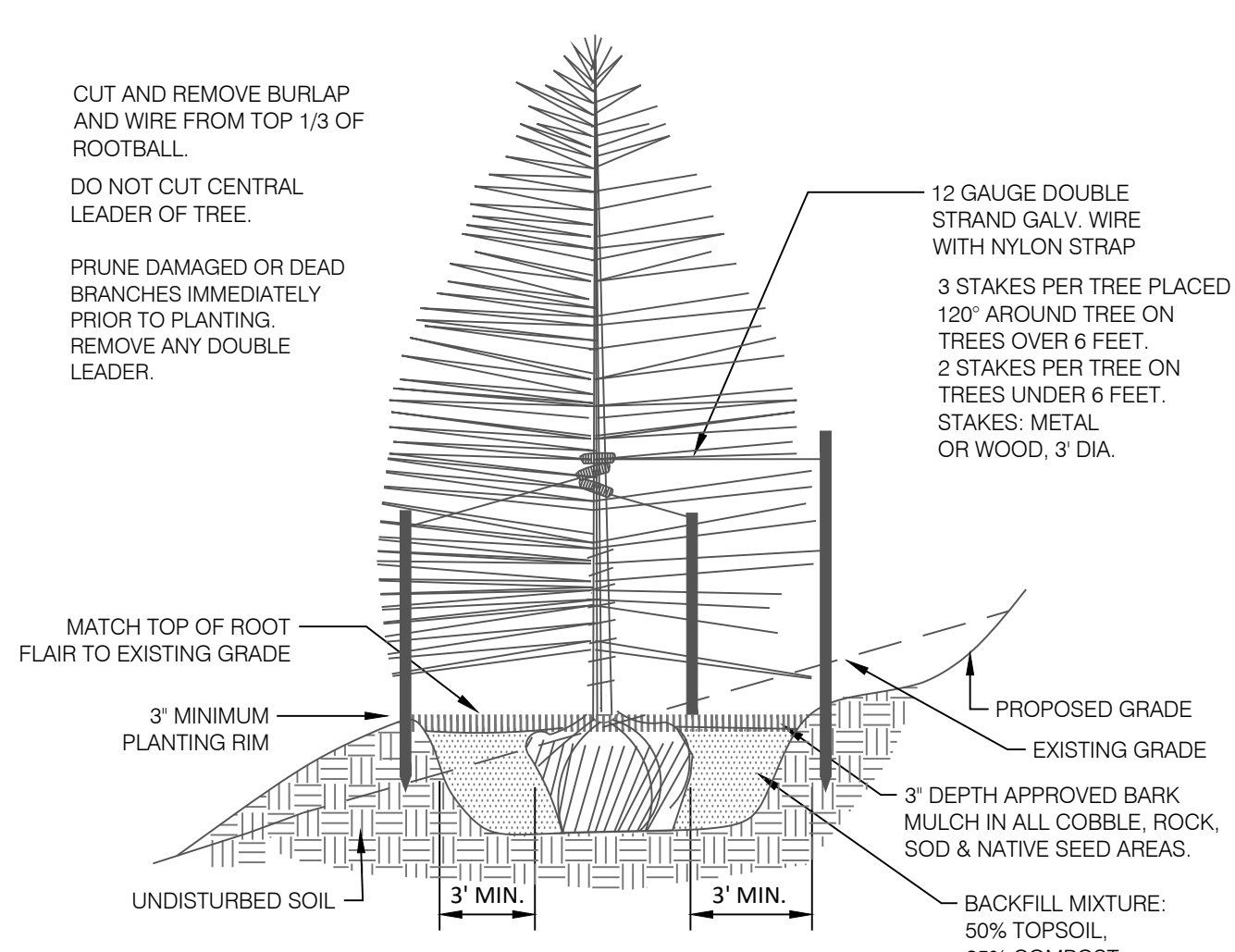


MULCH RING DIAMETER:	ROOTBALL SIZES:	TREE PIT DIAMETER:	BACKFILL MIXTURE:
1.5' Cal. = 7'-8"	1.5' Cal. = 11'-8"	1.5' Cal. = 7'-3"	50% TOPSOIL, 25% COMPOST, 25% NATIVE TOPSOIL.
2' Cal. = 8'-0"	2' Cal. = 2'-0"	2' Cal. = 8'-0"	
2.5' Cal. = 8'-4"	2.5' Cal. = 2'-4"	2.5' Cal. = 8'-4"	
3' Cal. = 8'-6"	3' Cal. = 2'-6"	3' Cal. = 8'-6"	

**5 DECIDUOUS TREE PLACEMENT ON SLOPE**

N.T.S.

329343-05

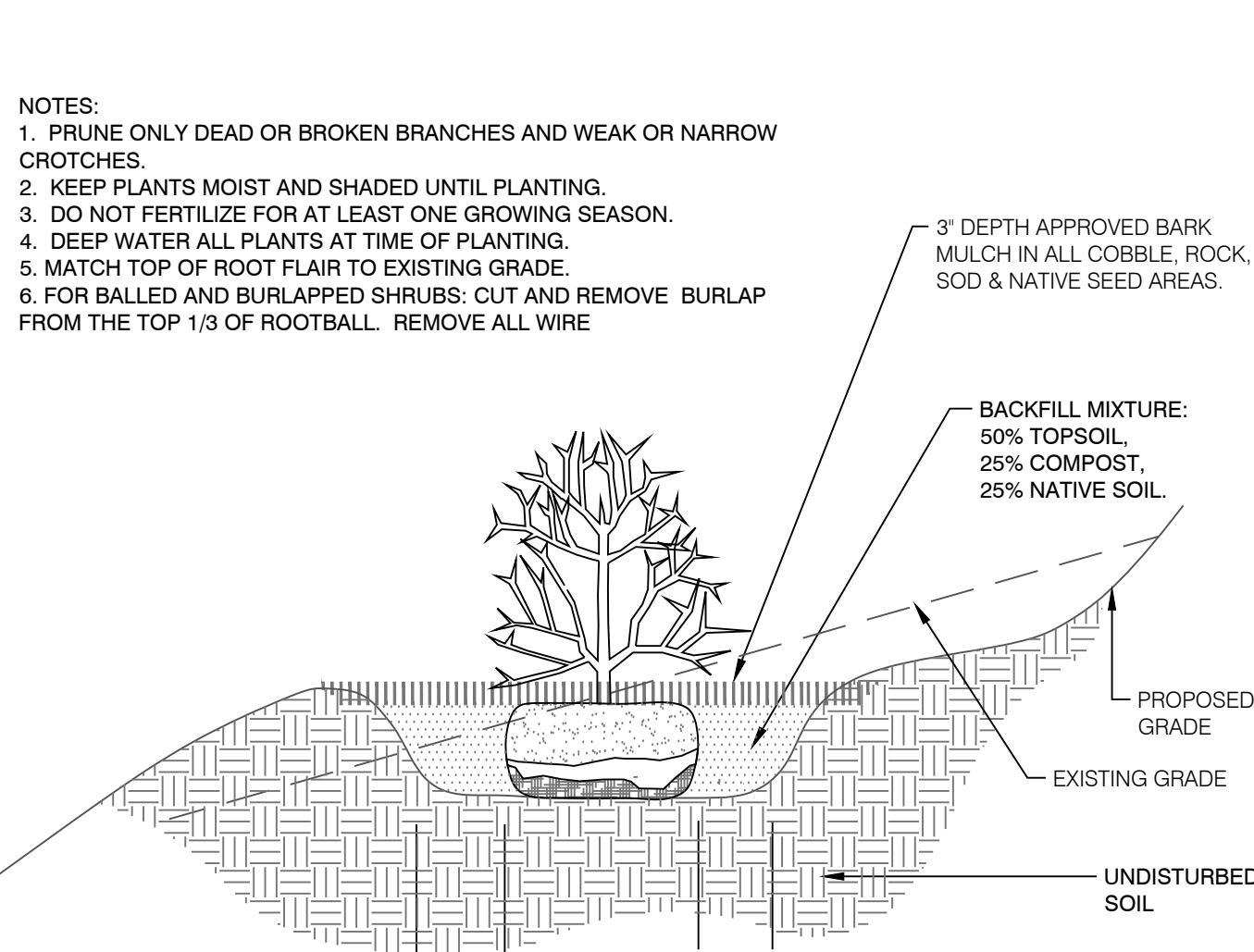


MULCH RING DIAMETER:	ROOTBALL SIZES:	TREE PIT DIAMETER:	BACKFILL MIXTURE:
6' HT. = 7'-10"	6' HT. = 1'-10"	6' HT. = 7'-10"	50% TOPSOIL, 25% COMPOST, 25% NATIVE TOPSOIL.
8' HT. = 8'-3"	8' HT. = 2'-3"	8' HT. = 8'-3"	
10' HT. = 8'-10"	10' HT. = 2'-10"	10' HT. = 8'-10"	
12' HT. = 8'-10" (OR EXTENDED BEYOND BRANCHING)	12' HT. = 2'-10"	12' HT. = 8'-10"	

**6 CONIFEROUS TREE PLACEMENT ON SLOPE**

N.T.S.

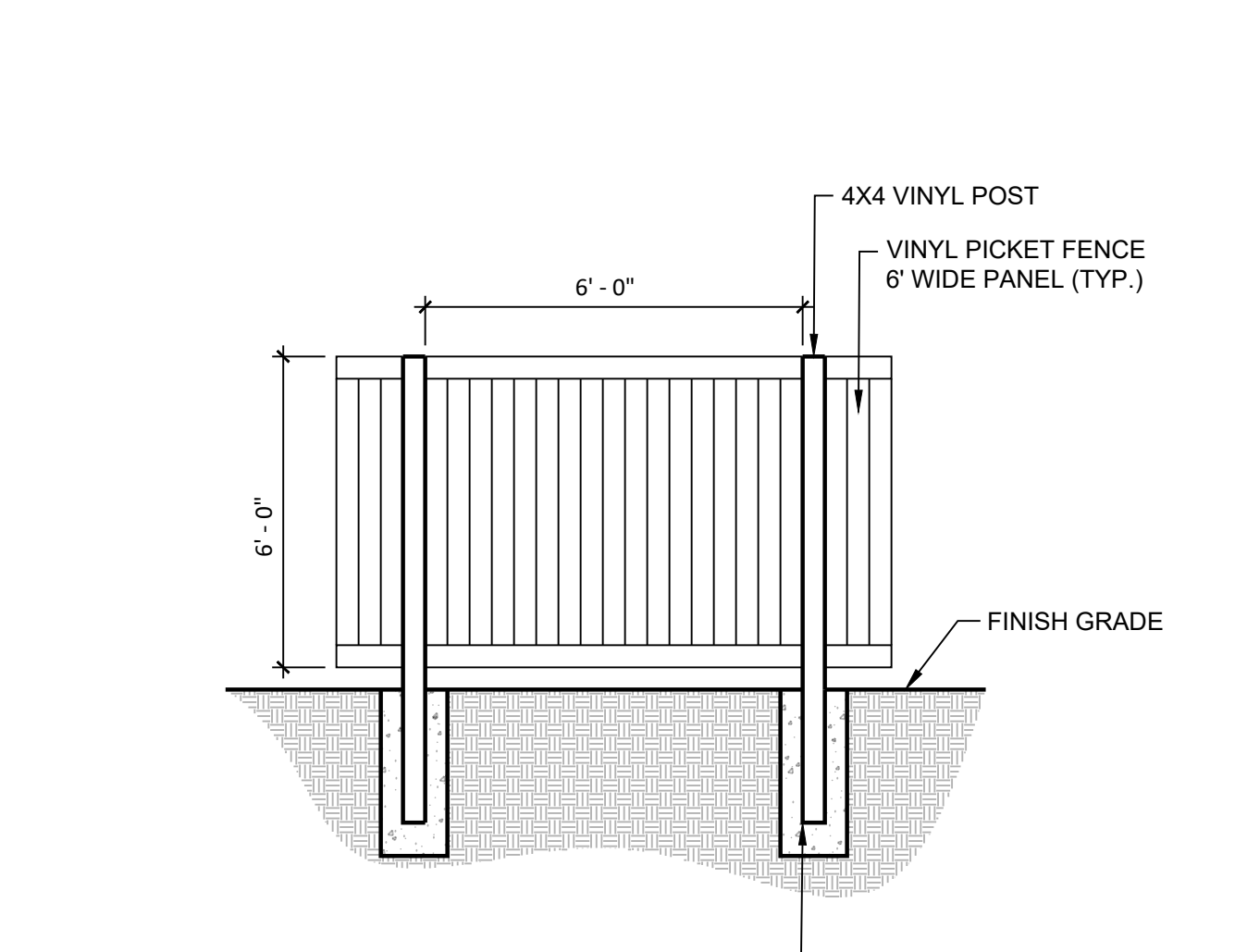
329343-06



**7 SHRUB PLACEMENT ON SLOPE**

N.T.S.

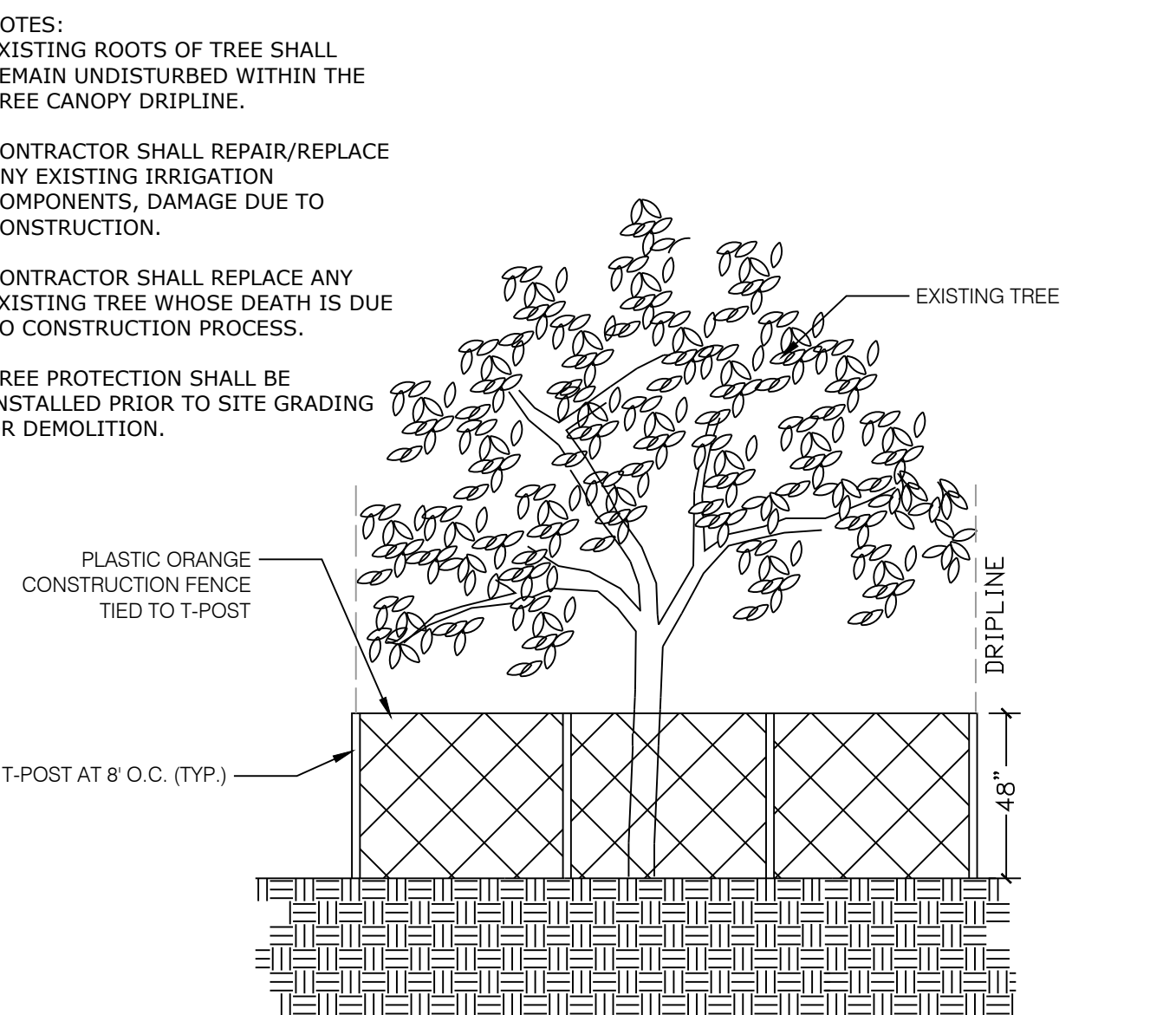
329333-07



**8 6FT VINYL FENCE**

1/8" = 1'-0"

323123-17



**9 EXISTING TREE PROTECTION DETAIL**

N.T.S.

02-11



**BENCH WITH BACK**  
 MANUFACTURE: MYTCOAT  
 MODEL: BR06-C-19-000  
 COLOR: BROWN  
 SURFACE MOUNT

LOCAL REP: MVP PLAYGROUNDS  
 10001 E. HARMONY RD, SUITE A-335  
 MARK LANG (303) 645-4213  
 MARK@MVPPLAYGROUNDS.COM

**10 RECTANGULAR BENCH WITH BACK**

N.T.S.

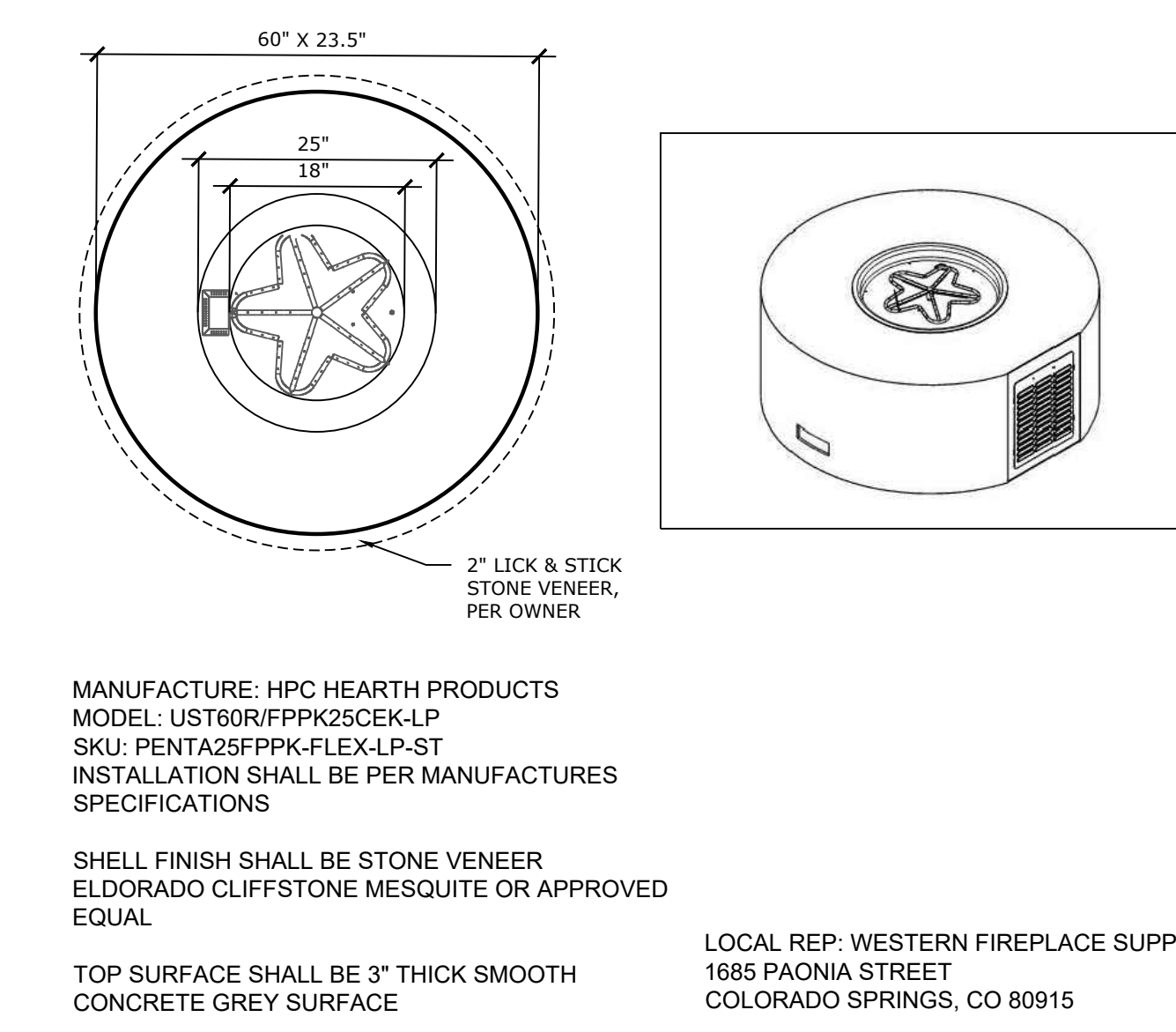
P-GKS-09



**11 DOG WASTE STATION**

N.T.S.

P-GKS-04



**12 READY TO FINISH ROUND FIRE PIT**

N.T.S.

P-GKS-07



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IN ASSOCIATION WITH

**COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN**

DATE: 10/15/2024  
 PROJECT MGR: K. JOHNSON  
 PREPARED BY: A. ROMAN

STAMP

**ENTITLEMENT**

DATE: BY: DESCRIPTION:

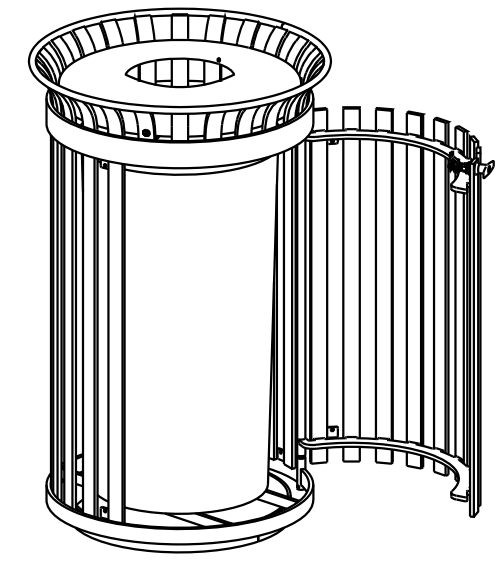
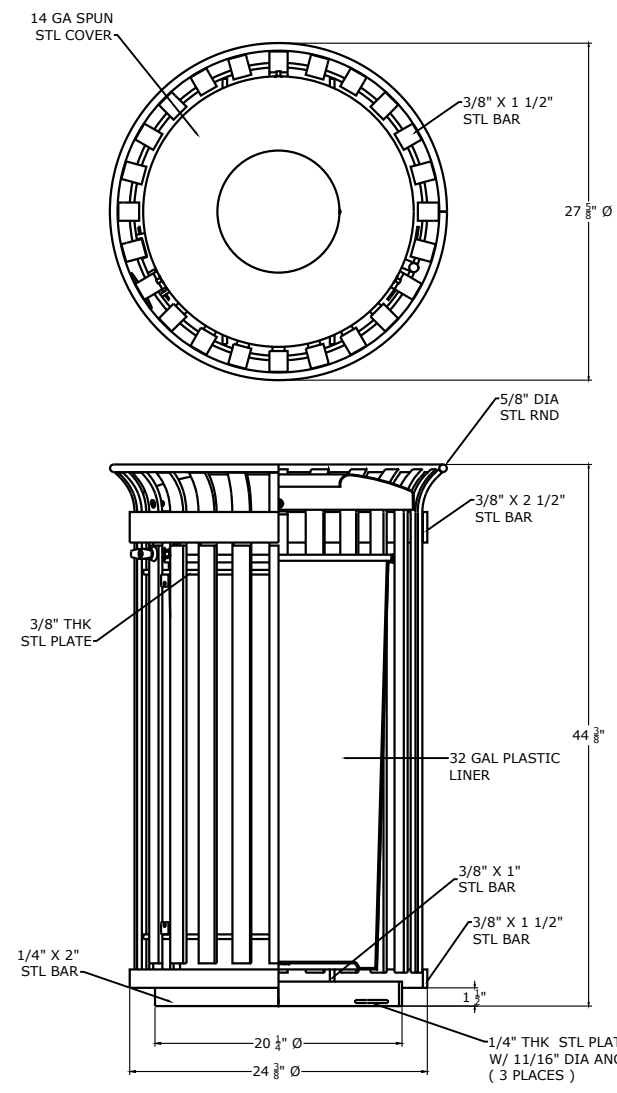
ISSUE INFO

**PRELIMINARY LANDSCAPE PLAN DETAILS**

**14**

14 OF 24

SHEET NUMBER



NOTES:  
1.) ALL STL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.  
2.) 3/8" X 3/8" EXPANSION ANCHOR BOLTS PROVIDED.

TRASH RECEPTACLE  
MANUFACTURE: MYTCOAT  
MODEL: TRT06-C-01-000  
SURFACE MOUNT

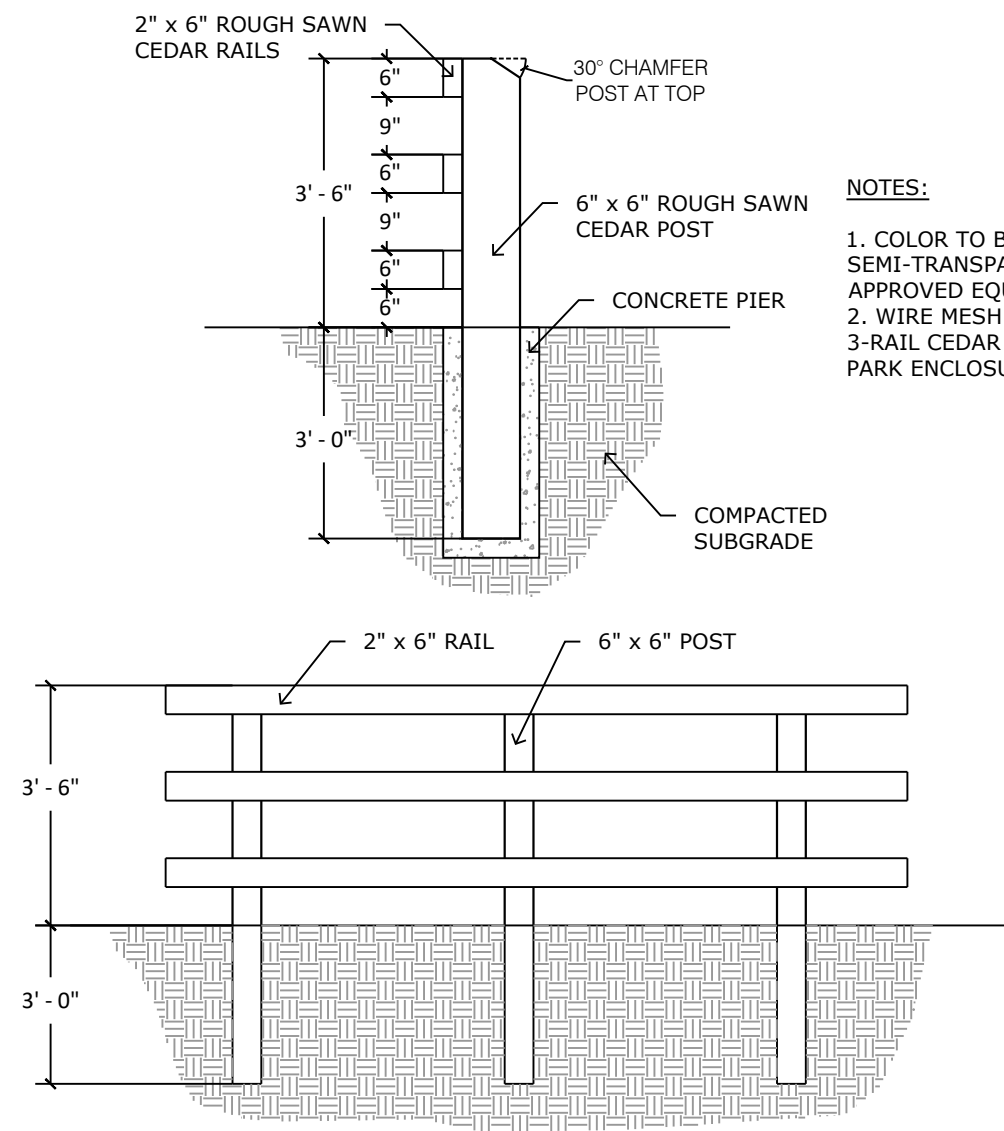
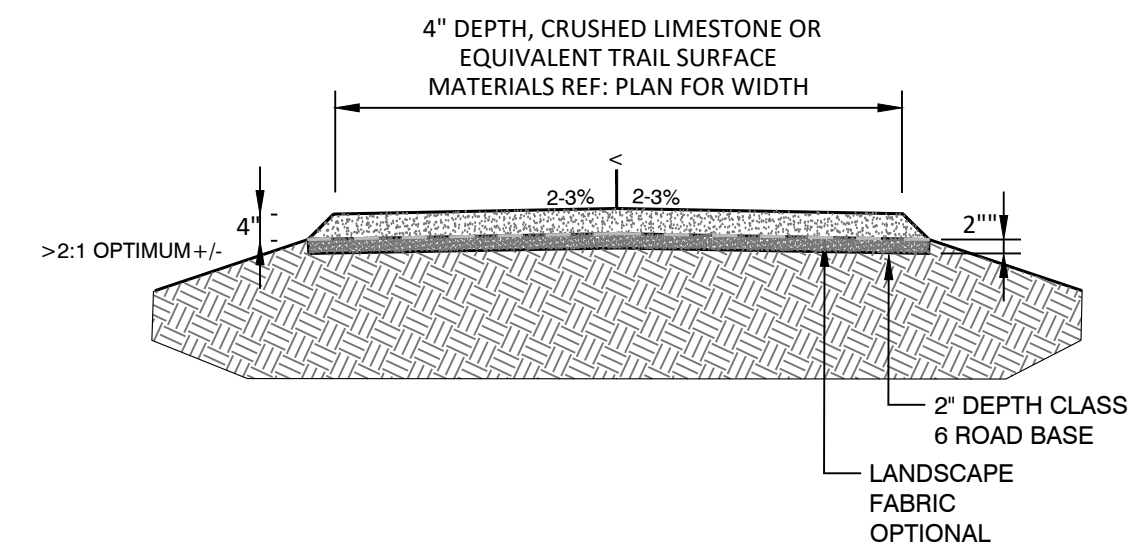
LOCAL REP:  
10001 E. HARMONY RD, SUITE A-335  
MARK LANG (303) 645-4213  
MARK@MVPPLAYGROUNDS.COM

TRASH RECEPTACLE  
MANUFACTURE: DuMor  
MODEL: 438-32  
COLOR: TEXTURED SILVER  
SURFACE MOUNT

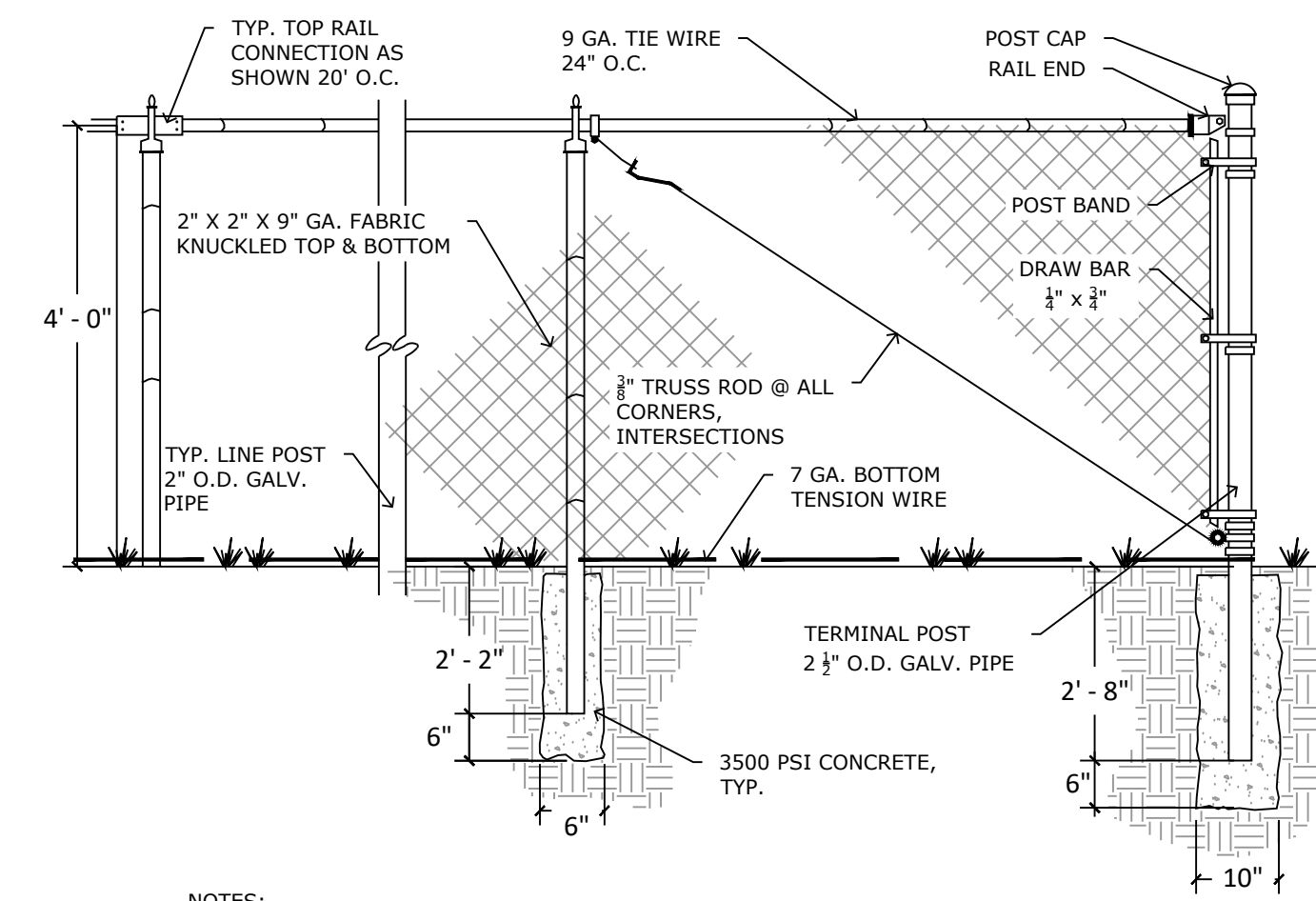
1 DuMor Trash Receptacle  
N.T.S.

2 RECTANGLE PICNIC TABLE  
P-GKS-12

3 INFORMAL BREEZE TRAIL  
N.T.S. 321516-26



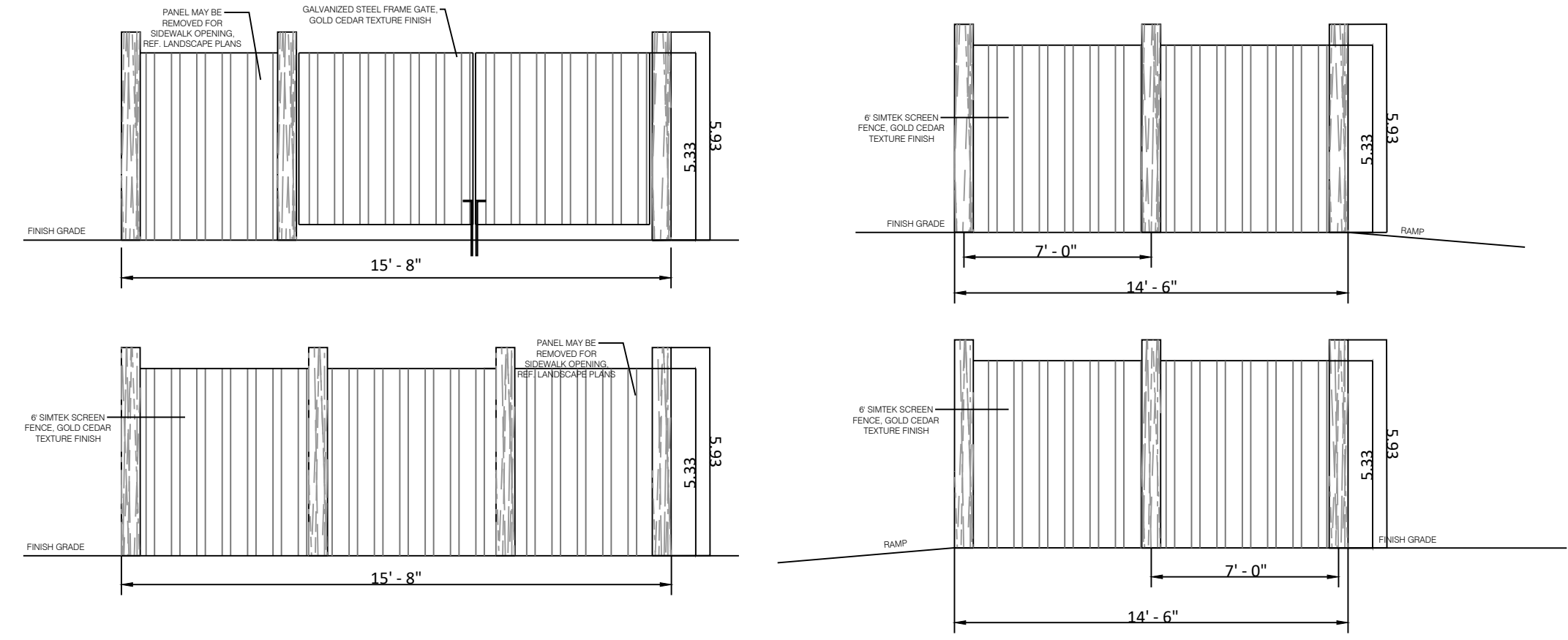
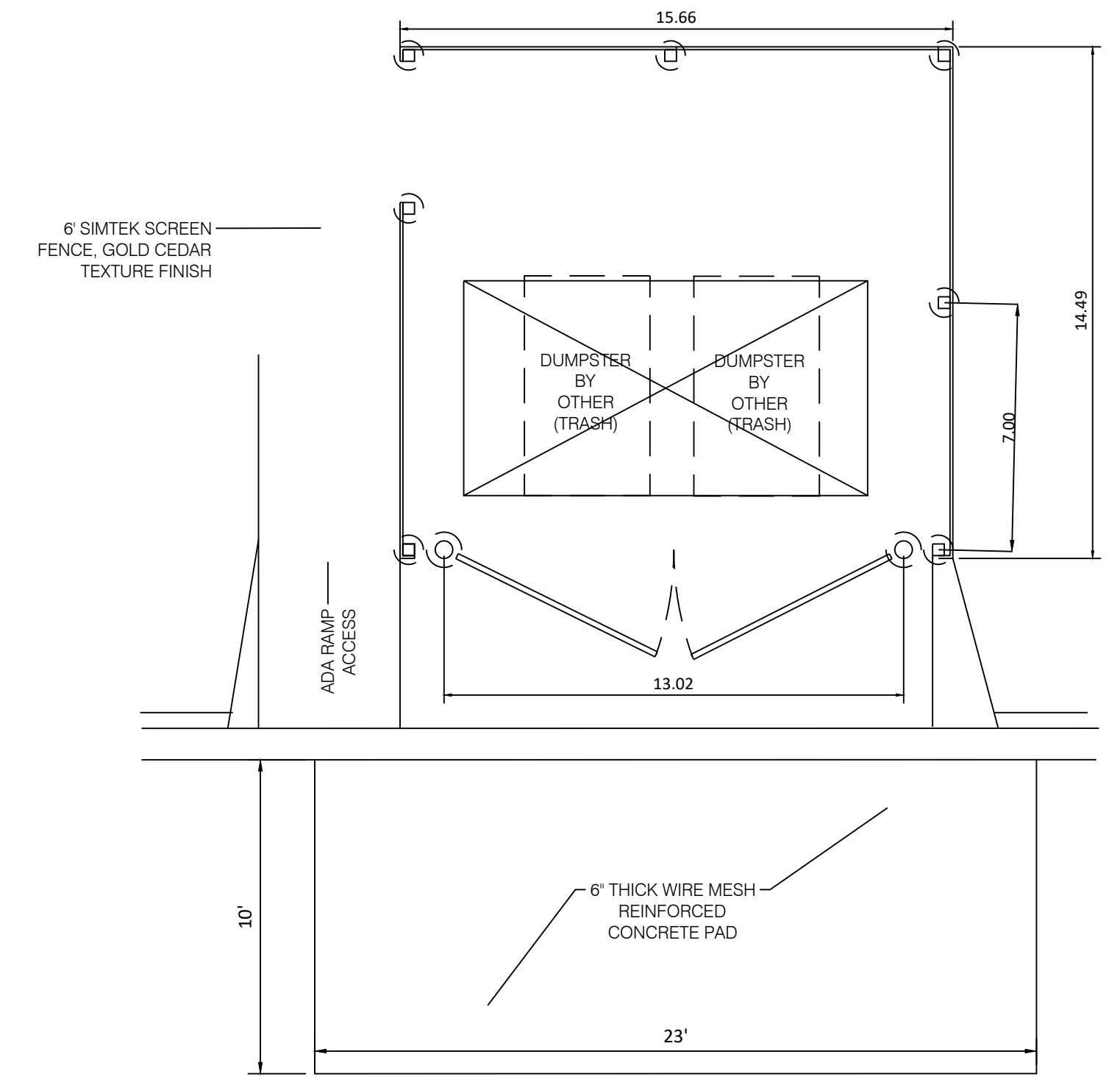
NOTES:  
1. COLOR TO BE BENJAMIN MOORE SEMI-TRANSPARENT REDWOOD OR APPROVED EQUAL.  
2. WIRE MESH TO BE INSTALLED ON 3-RAIL CEDAR FENCE AROUND DOG PARK ENCLOSURE.



NOTES:  
1. ALL WIRE FABRIC AND FENCE HARDWARE SHALL BE GALVANIZED.  
2. FABRIC SHALL BE INSTALLED ON THE OUTSIDE.  
3. COLOR TO BE BLACK VINYL.

5 3 - RAIL CEDAR FENCE  
N.T.S. P-GKS-17

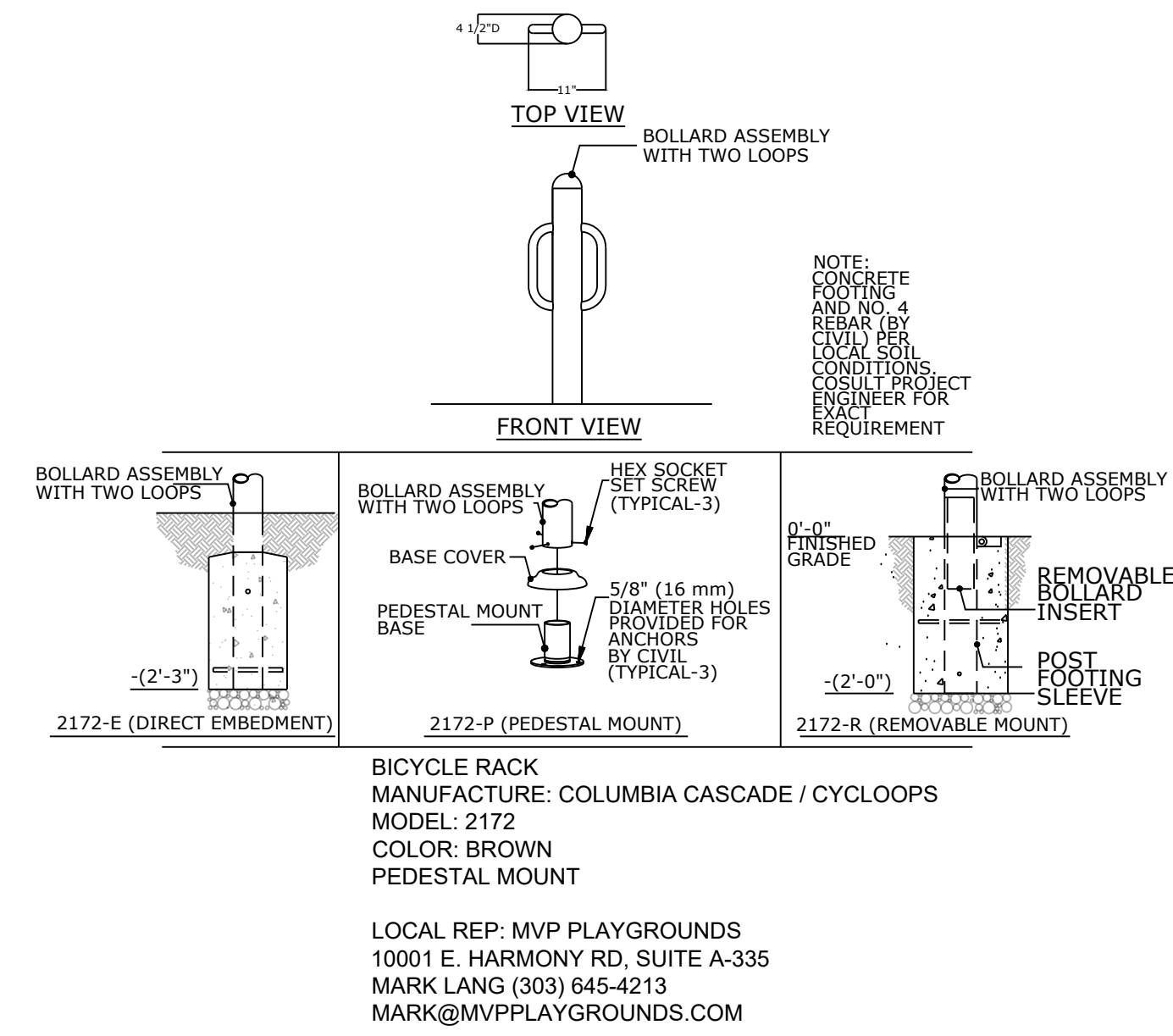
6 4" VINYL COATED CHAIN LINK FENCE  
N.T.S. P-GKS-29



4 TRASH ENCLOSURE  
1/4" = 1'-0"

P-LE1-03

7 BICYCLE RACK  
N.T.S. P-GKS-01



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COTTAGES AT KETTLE CREEK  
DEVELOPMENT PLAN

DATE: 10/15/2024  
PROJECT MGR: K. JOHNSON  
PREPARED BY: A. ROMAN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

PRELIMINARY LANDSCAPE PLAN DETAILS

15

15 OF 24

P:\Goodwin\Kings\Cottages at Kettle Creek\Drawings\1-Arch\15\15\15\2024\_2-09-40 PM\_ABDMAN

IN ASSOCIATION WITH

PROJECT INFO

STAMP

ISSUE INFO

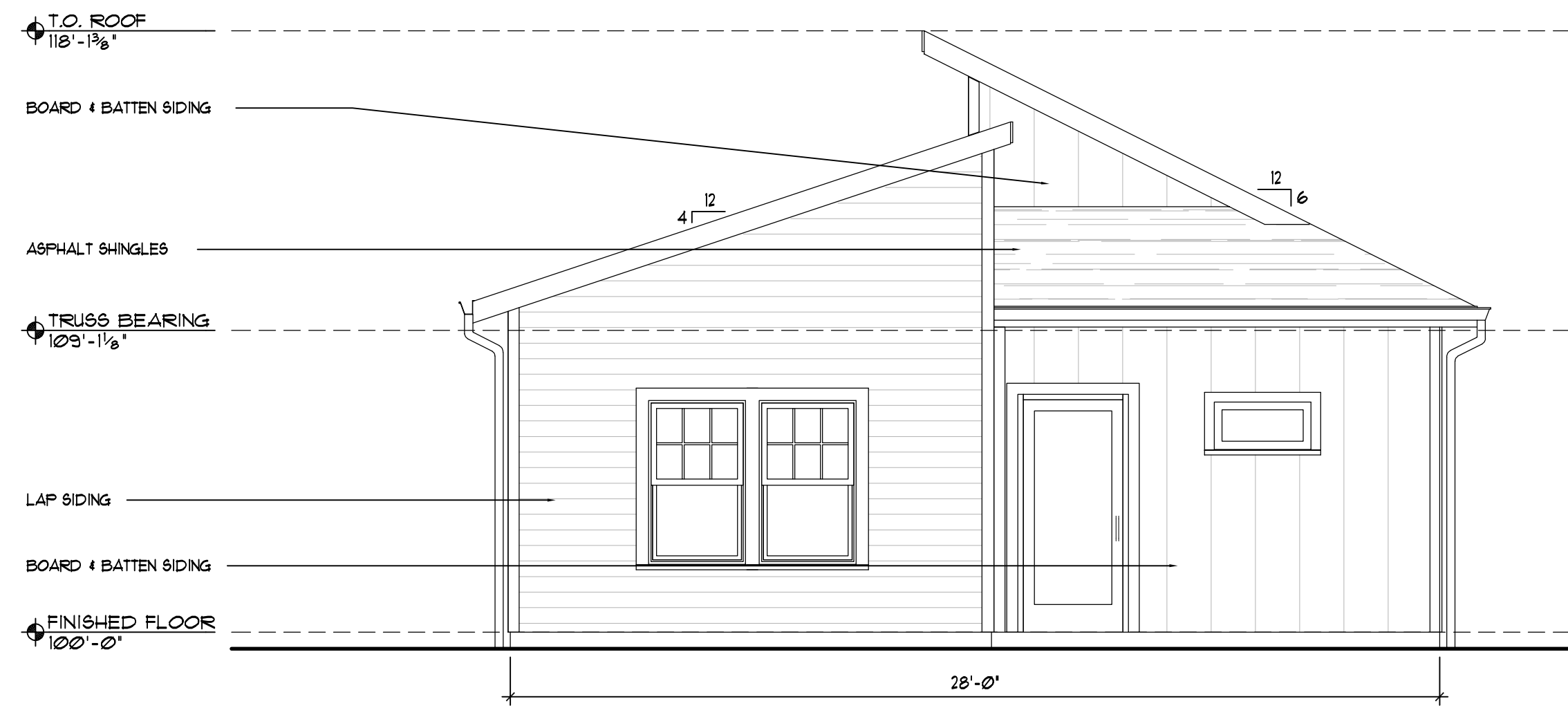
ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PARK FILE #

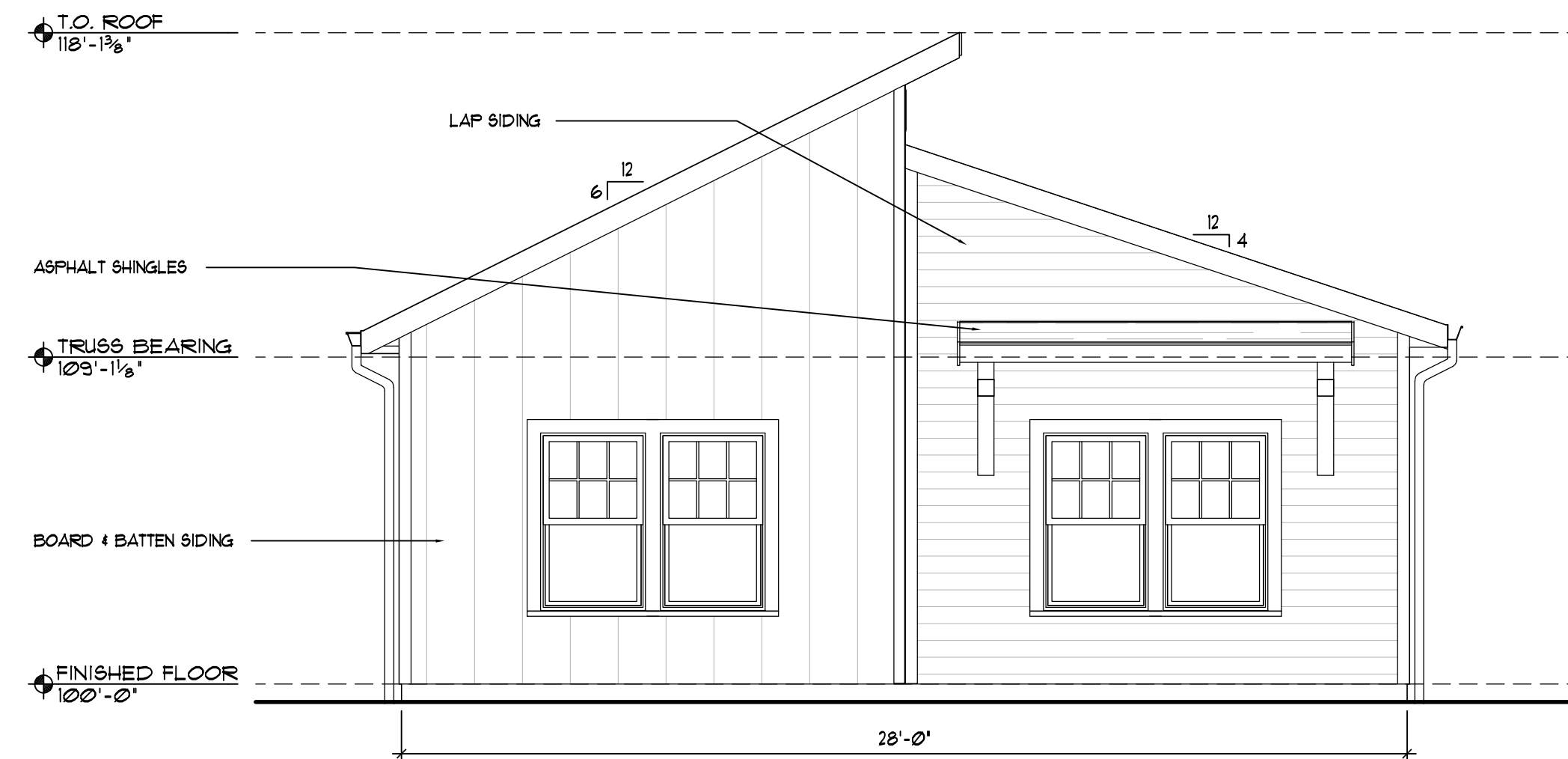
# CLUBHOUSE



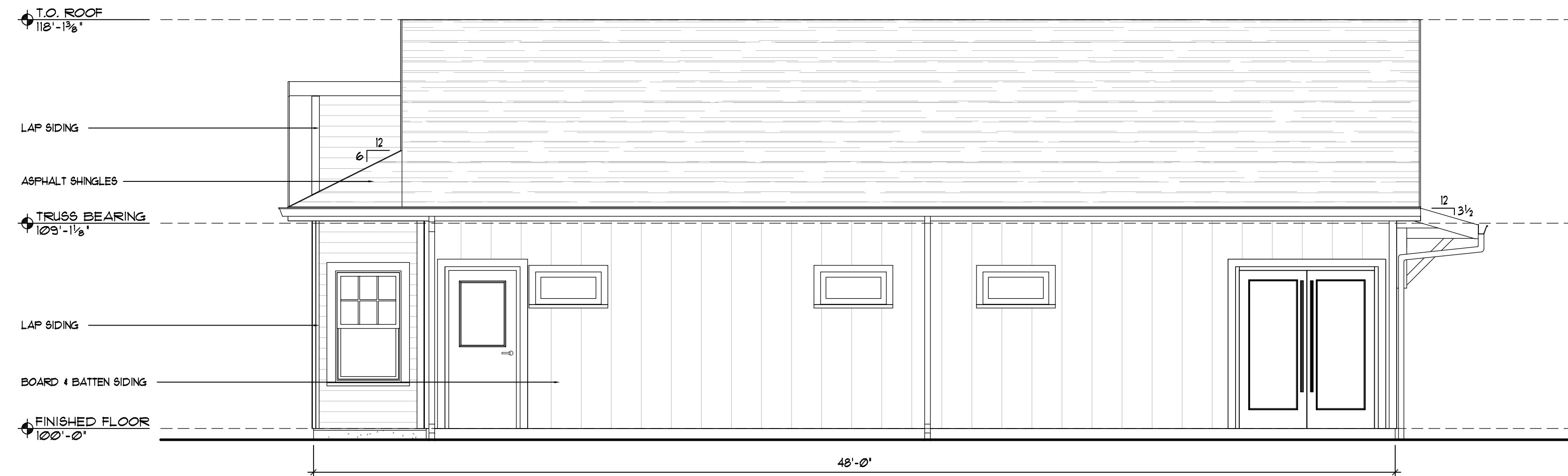
1 FRONT ELEVATION  
1/4" = 1' - 0"



2 LEFT ELEVATION  
1/4" = 1' - 0"



3 REAR ELEVATION  
1/4" = 1' - 0"



4 RIGHT ELEVATION  
1/4" = 1' - 0"



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## COTTAGES AT RAMPART PARK

A MAJOR AMENDMENT  
TO THE COVENANT  
PRESBYTERIAN  
DEVELOPMENT PLAN  
2845 PARLIAMENT DRIVE  
COLORADO SPRINGS, CO 80920

PROJECT INFO: DATE: 04.16.24  
PROJECT MGR: B. SWENSON  
PREPARED BY: T. KNAB

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

BUILDING  
ELEVATIONS  
CLUBHOUSE

SHEET NUMBER

16

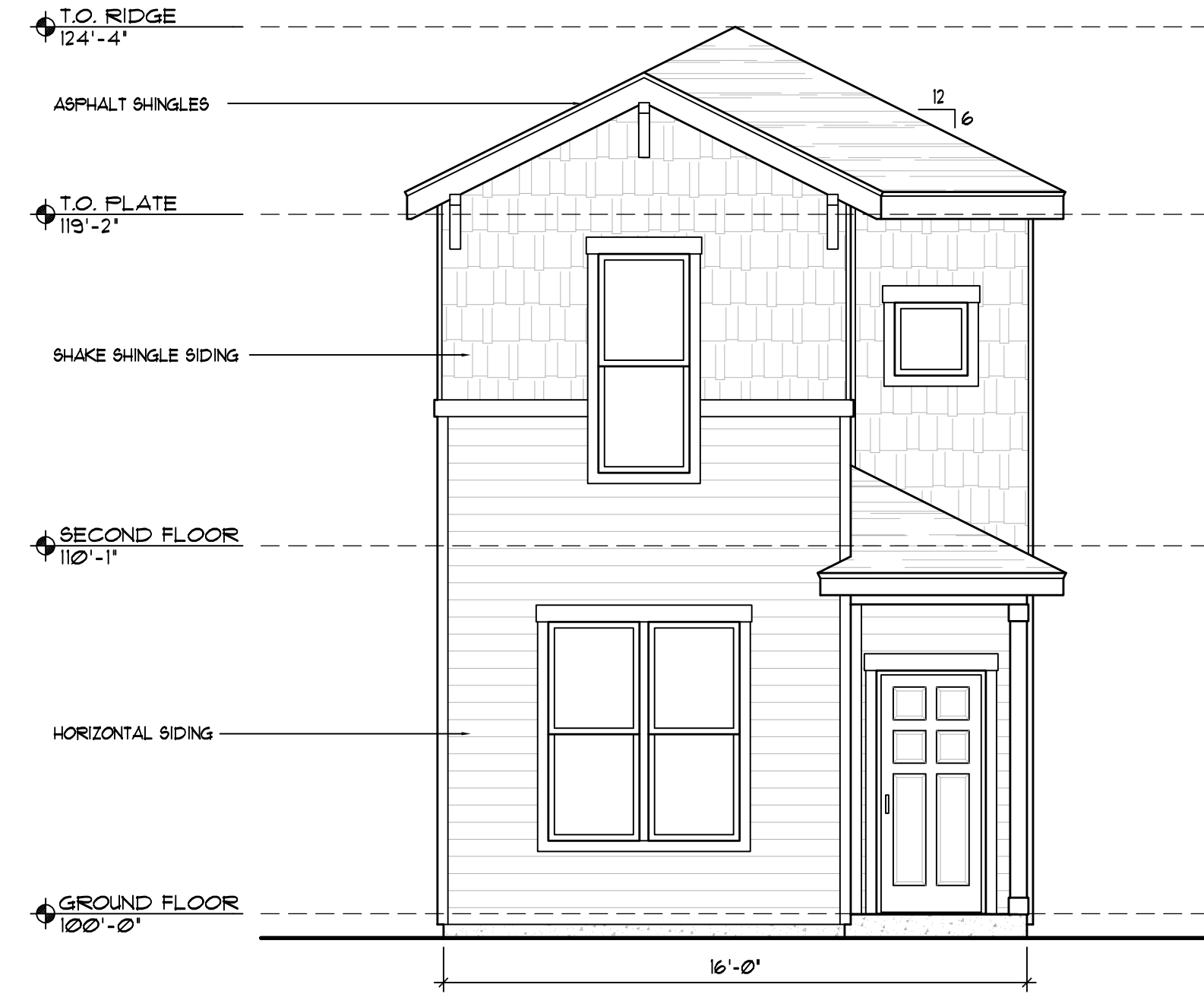
16 OF 24

PLAN FILE #

DEPN-XX-XXXX



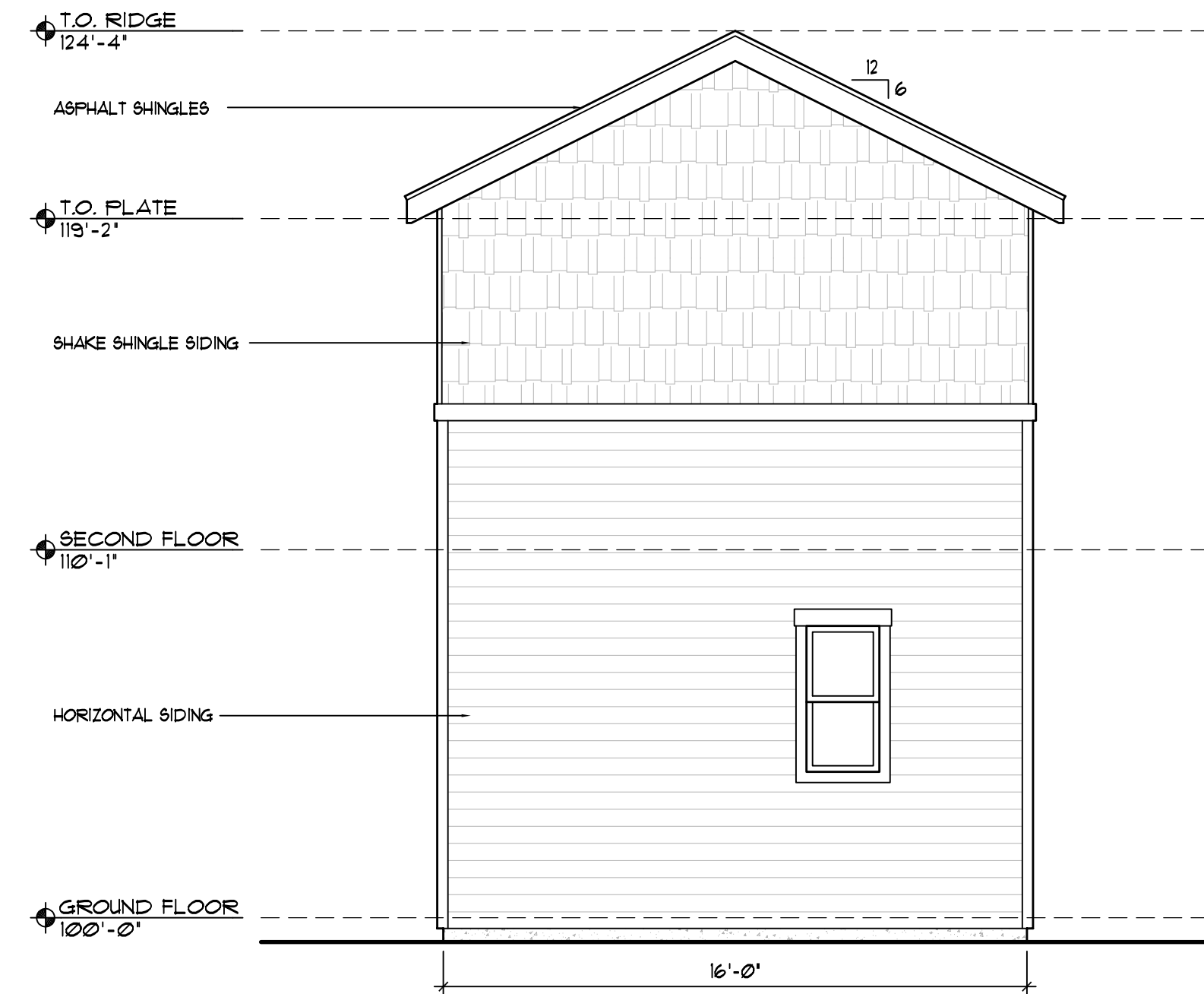
# SLC-480 STUDIO DUPLEX



1 FRONT ELEVATION  
1/4"=1'-0"



2 LEFT ELEVATION  
1/4"=1'-0"



3 REAR ELEVATION  
1/4"=1'-0"



4 RIGHT ELEVATION  
1/4"=1'-0"

C:\Svn\p\p\Projects\Single-Family-Residential\Goodwin Knight\Katie Creek - Studio - elev ELEVATIONS.dwg (01:10:15/2024 1:55:59 PM dburnley)



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## COTTAGES AT RAMPART PARK

A MAJOR AMENDMENT  
TO THE COVENANT  
PRESBYTERIAN  
DEVELOPMENT PLAN  
2845 PARLIAMENT DRIVE  
COLORADO SPRINGS, CO 80920

PROJECT INFO

DATE: 04.16.24  
PROJECT MGR: B. SWENSON  
PREPARED BY: T. KNAB

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

SHEET / PARSECTION

SHEET TITLE

**BUILDING  
ELEVATIONS  
SLC-480**

SHEET NUMBER

**17**  
17 OF 24

PLAN FILE #

DEPN-XX-XXXX

# SLC-600-FE ONE-BEDROOM DUPLEX

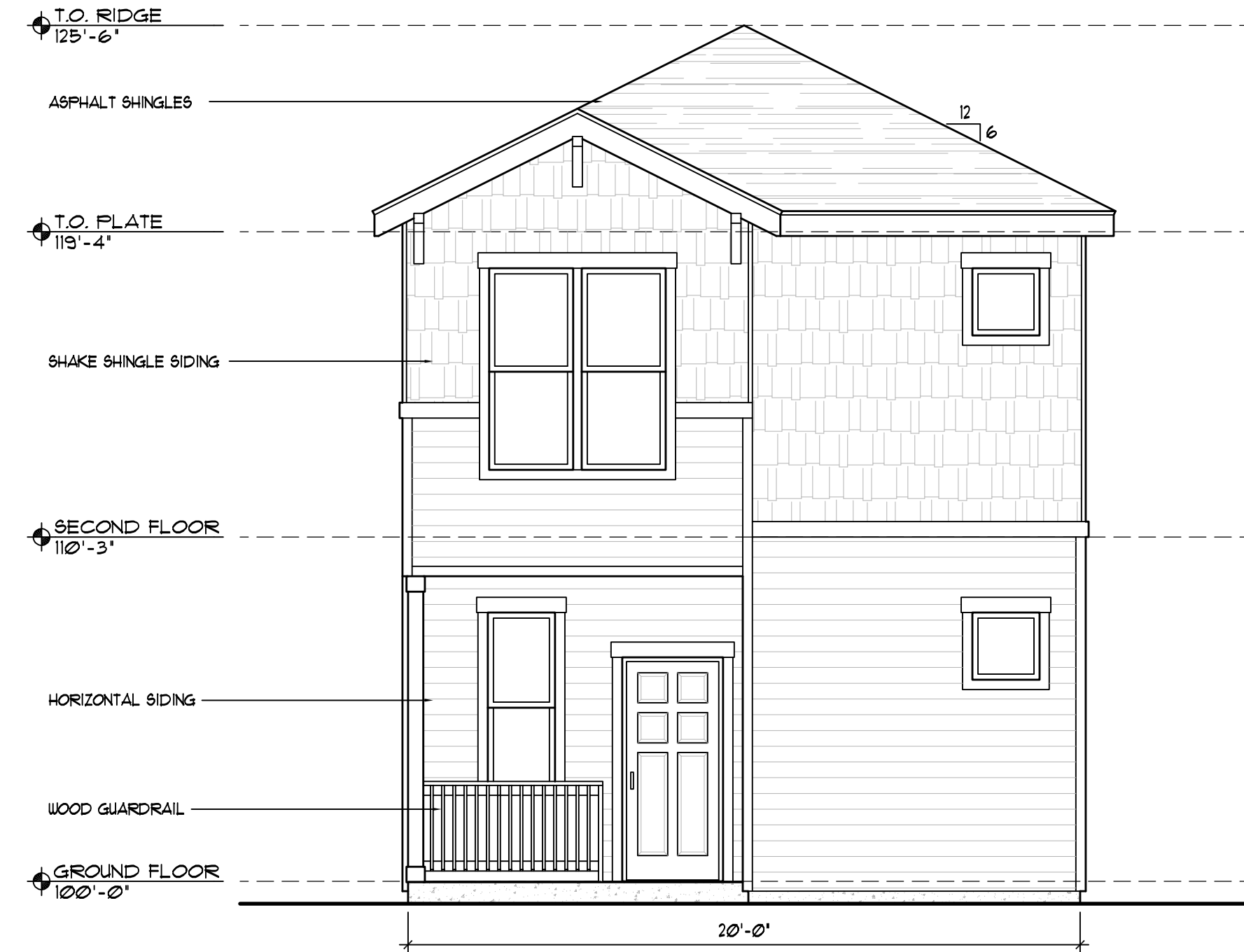


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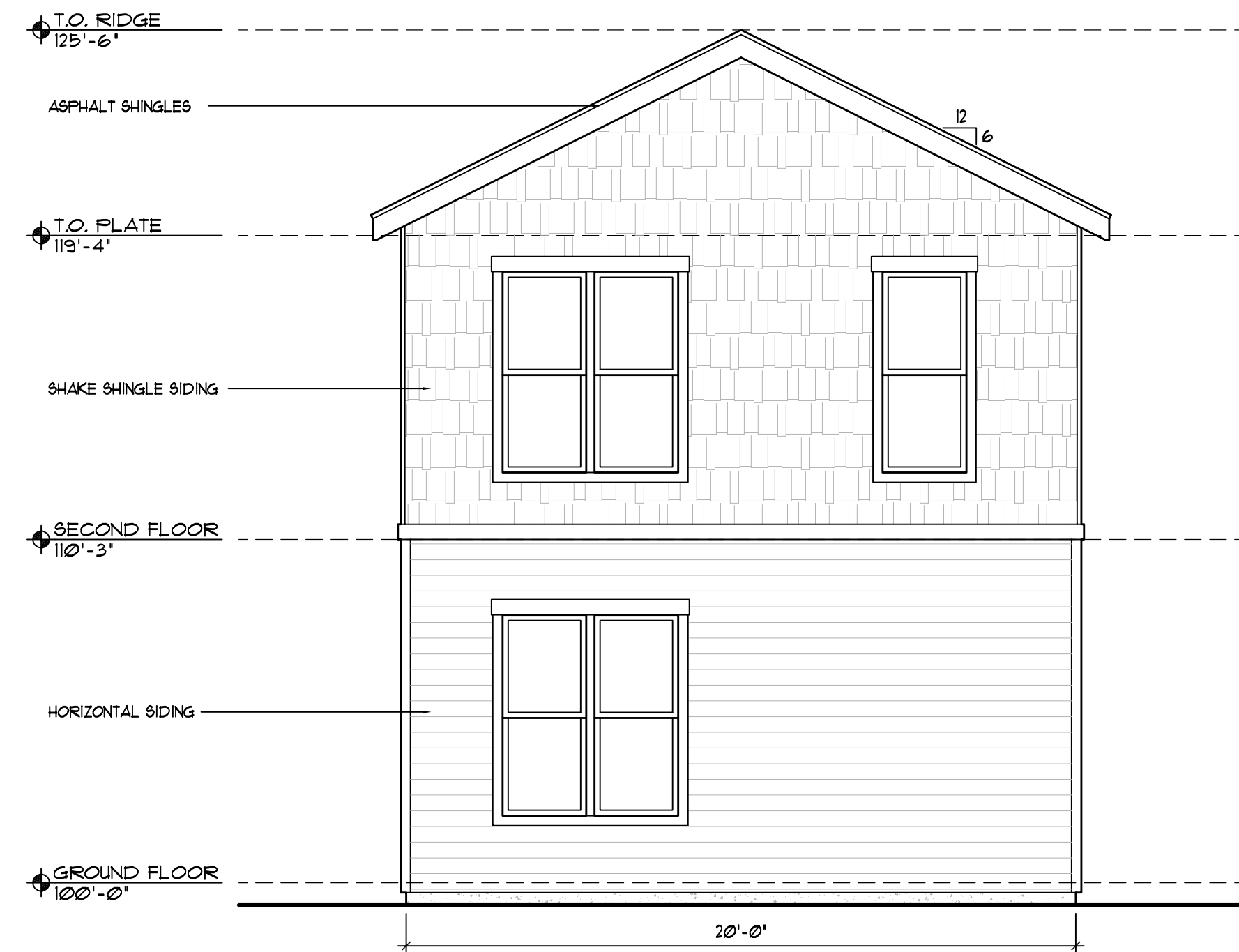
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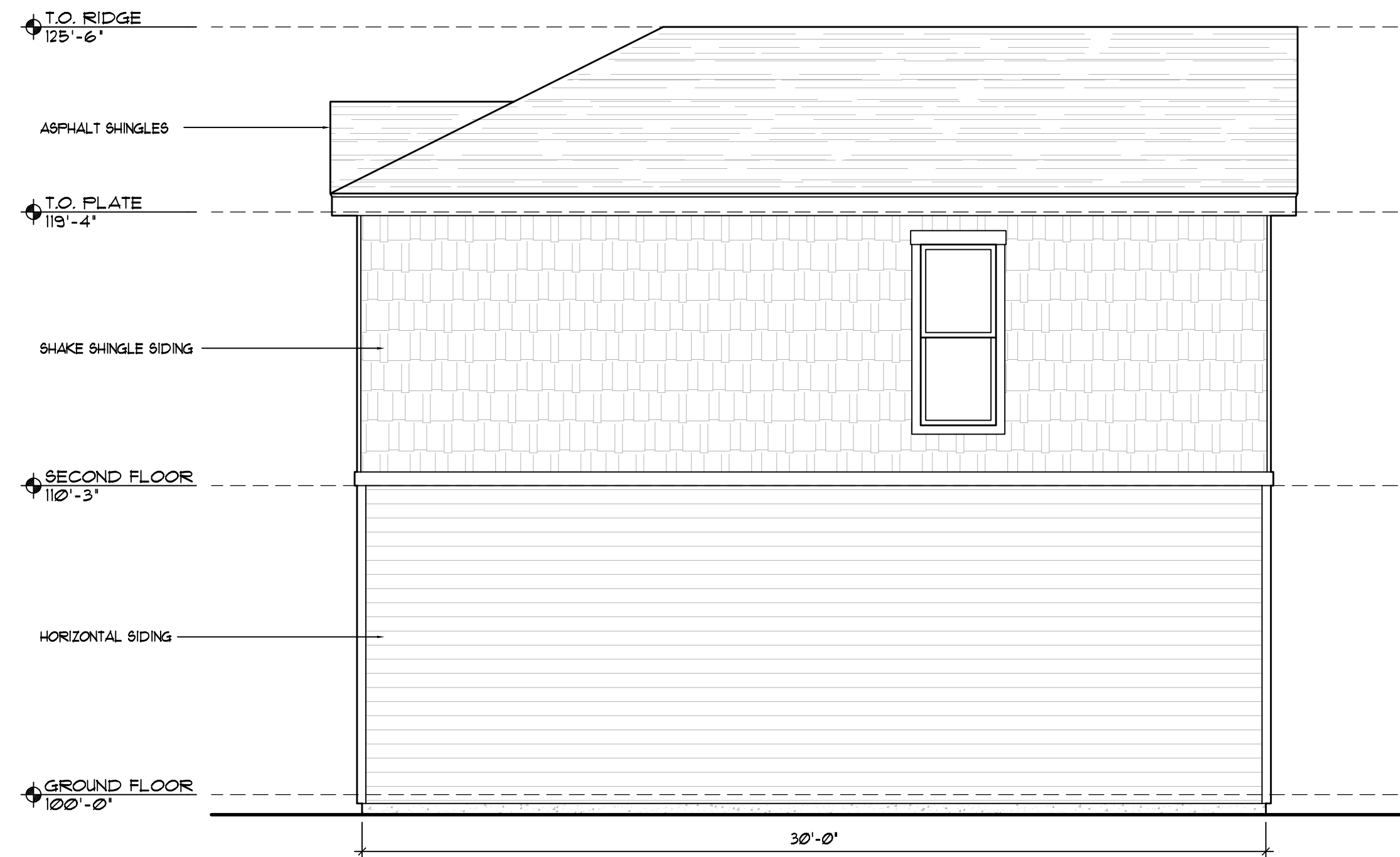
1 FRONT ELEVATION  
1/4"=1'-0"



2 LEFT ELEVATION  
1/4"=1'-0"



3 REAR ELEVATION  
1/4"=1'-0"



4 RIGHT ELEVATION  
1/4"=1'-0"

## COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

DATE: 10/07/2024  
PROJECT MGR: K. JOHNSON  
PREPARED BY: A. ROMAN

### PHOTOMETRIC

DATE:	BY:	DESCRIPTION:

### BUILDING ELEVATIONS SLC-600-FE

# 18

18 OF 24

# SLC-600-SE ONE-BEDROOM DUPLEX



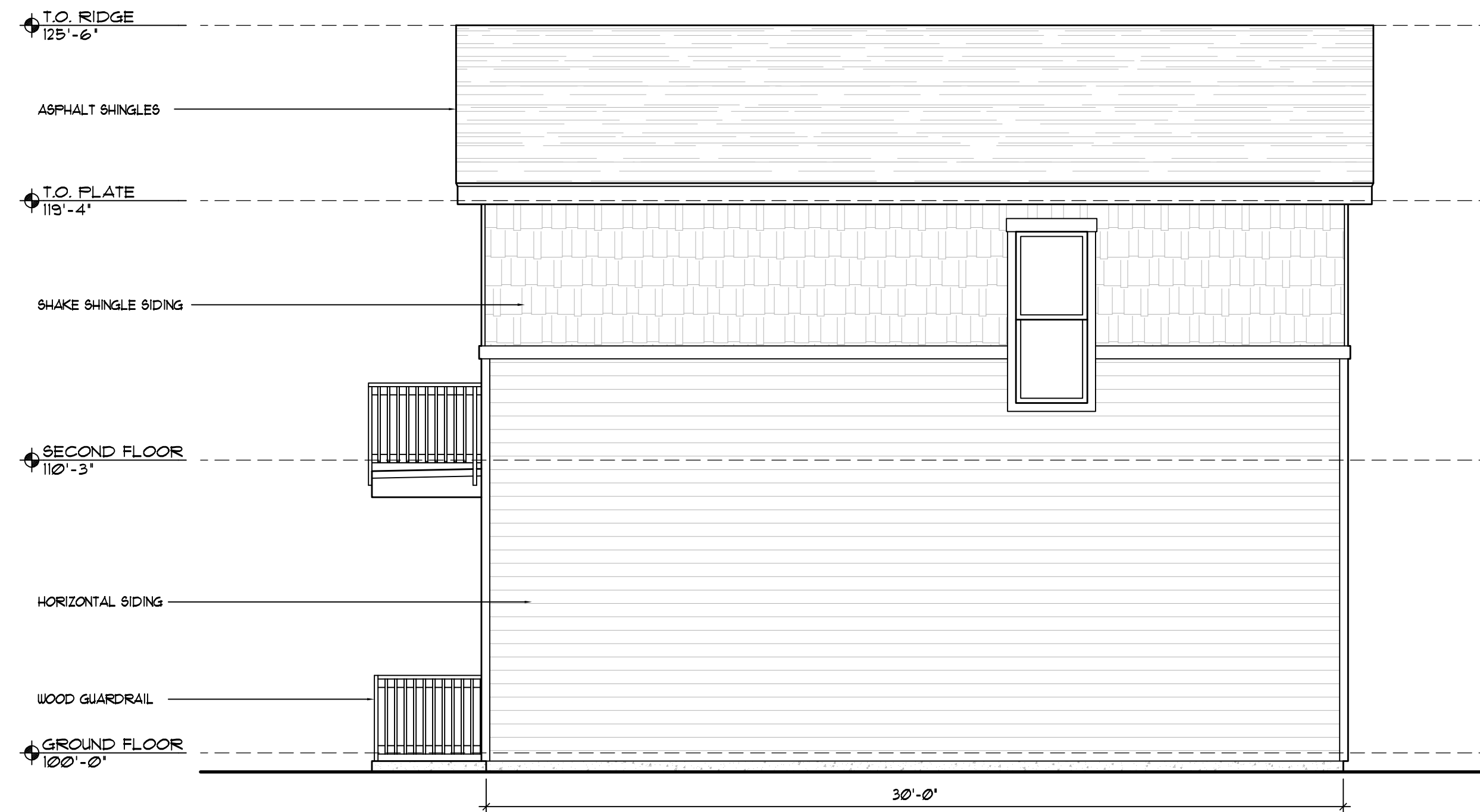
1 FRONT ELEVATION  
1/4"=1'-0"



2 LEFT ELEVATION  
1/4"=1'-0"



3 REAR ELEVATION  
1/4"=1'-0"



4 RIGHT ELEVATION  
1/4"=1'-0"



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

PROJECT INFO

DATE: 10/07/2024  
PROJECT MGR: K. JOHNSON  
PREPARED BY: A. ROMAN

STAMP

### PHOTOMETRIC

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

### BUILDING ELEVATIONS SLC-600-SE

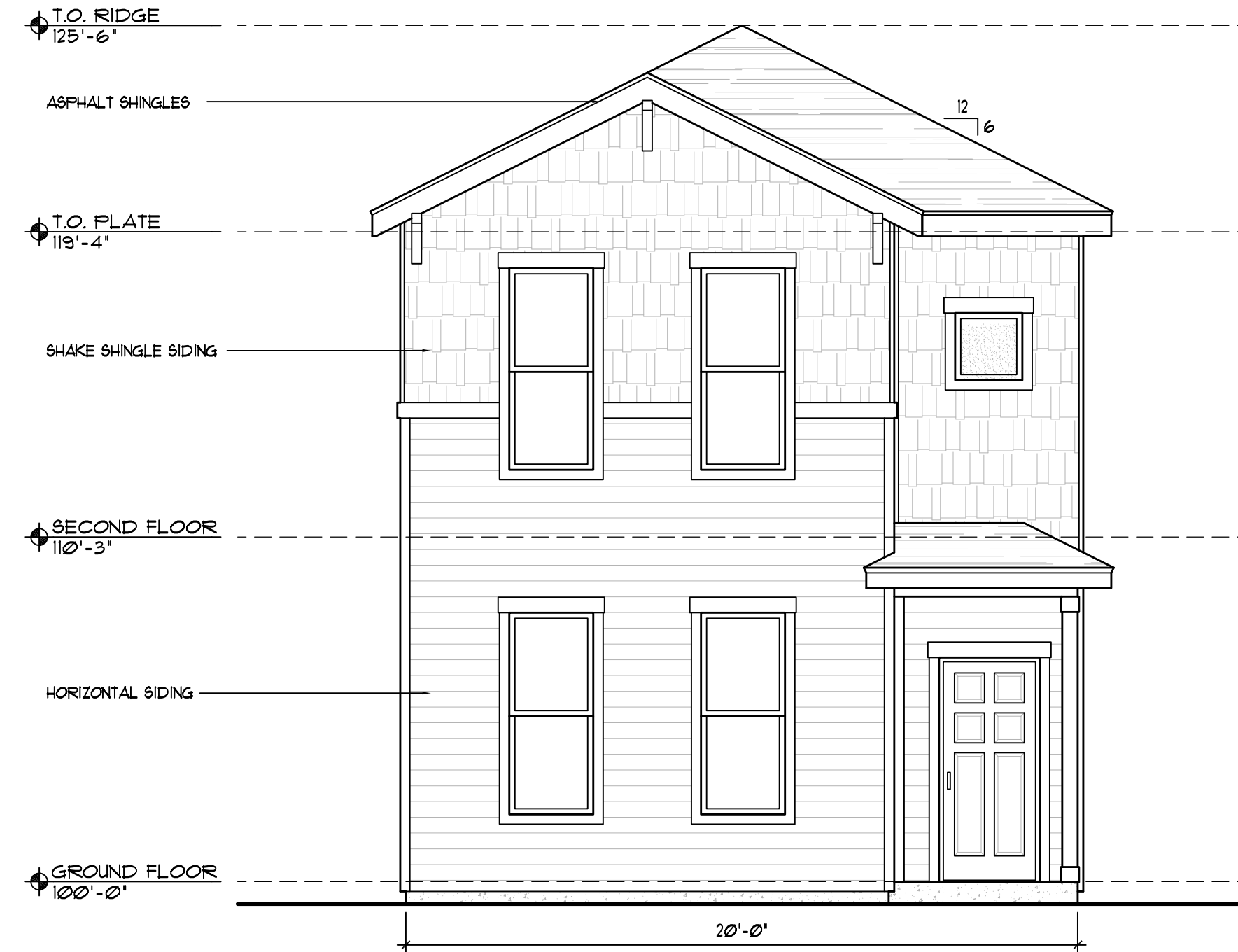
SHEET NUMBER

# 19

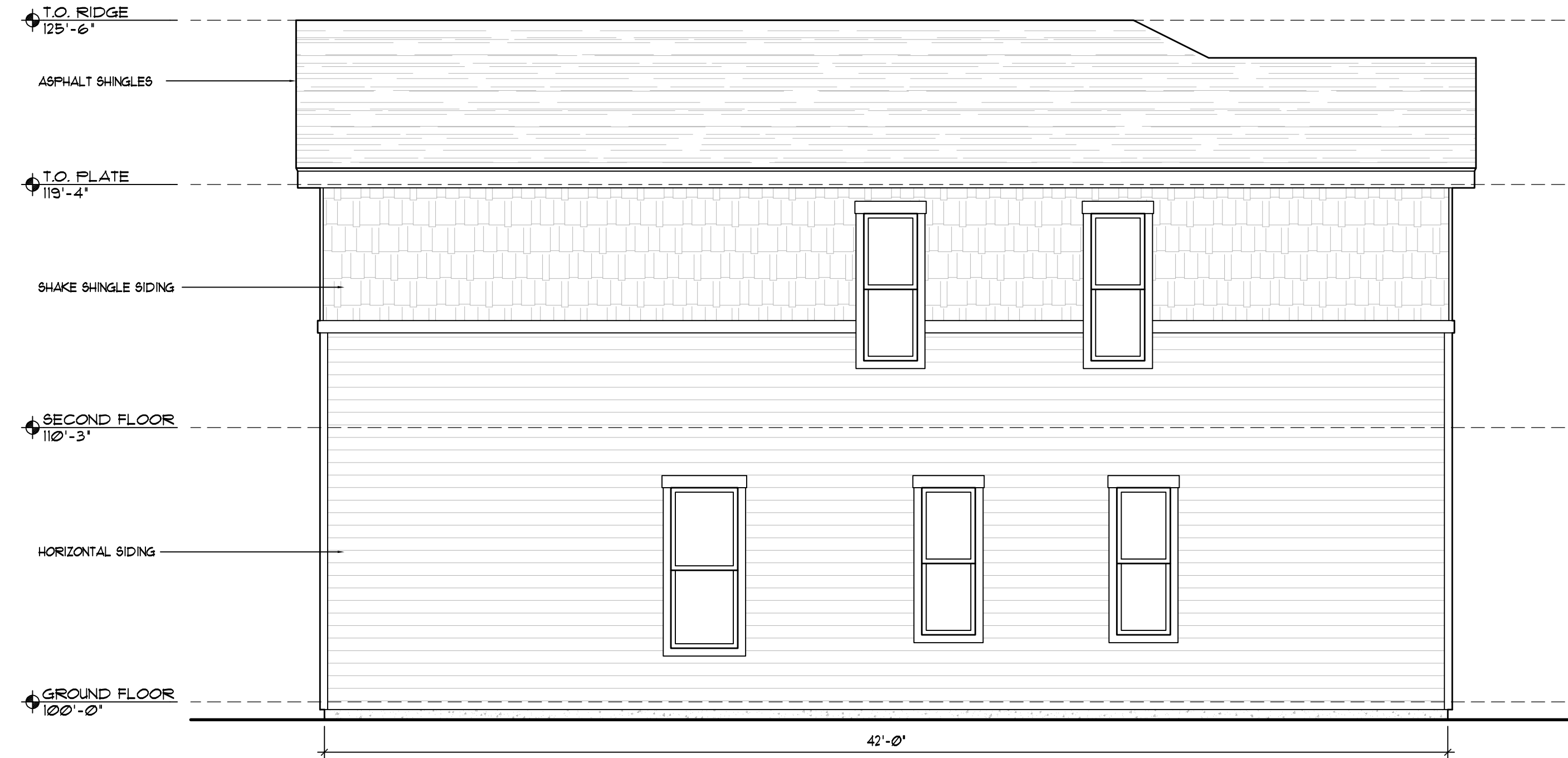
19 OF 24

PLAN FILE #

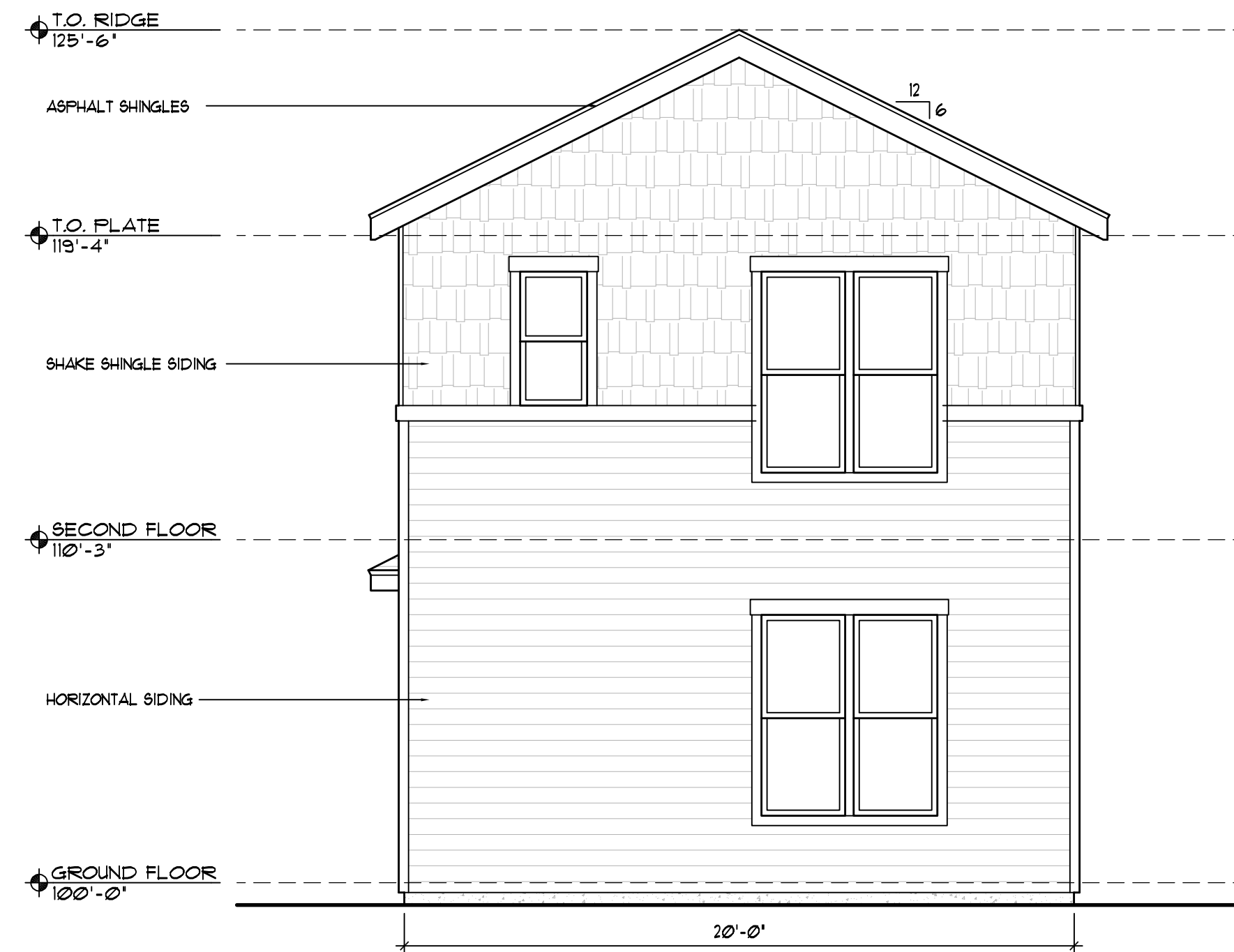
# SLC-840 TWO-BEDROOM DUPLEX



1 FRONT ELEVATION  
1/4" = 1'-0"



2 LEFT ELEVATION  
1/4" = 1'-0"



3 REAR ELEVATION  
1/4" = 1'-0"



4 RIGHT ELEVATION  
1/4" = 1'-0"



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## COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

PROJECT INFO

DATE: 10/07/2024  
PROJECT MGR: K. JOHNSON  
PREPARED BY: A. ROMAN

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### PHOTOMETRIC

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

### BUILDING ELEVATIONS SLC-840

SHEET NUMBER

20  
OF 24

PLAN FILE #



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IN ASSOCIATION WITH

PROJECT INFO

DATE: 10/07/2024  
PROJECT MGR: K. JOHNSON  
PREPARED BY: A. ROMAN

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

SHEET TITLE

SHEET NUMBER

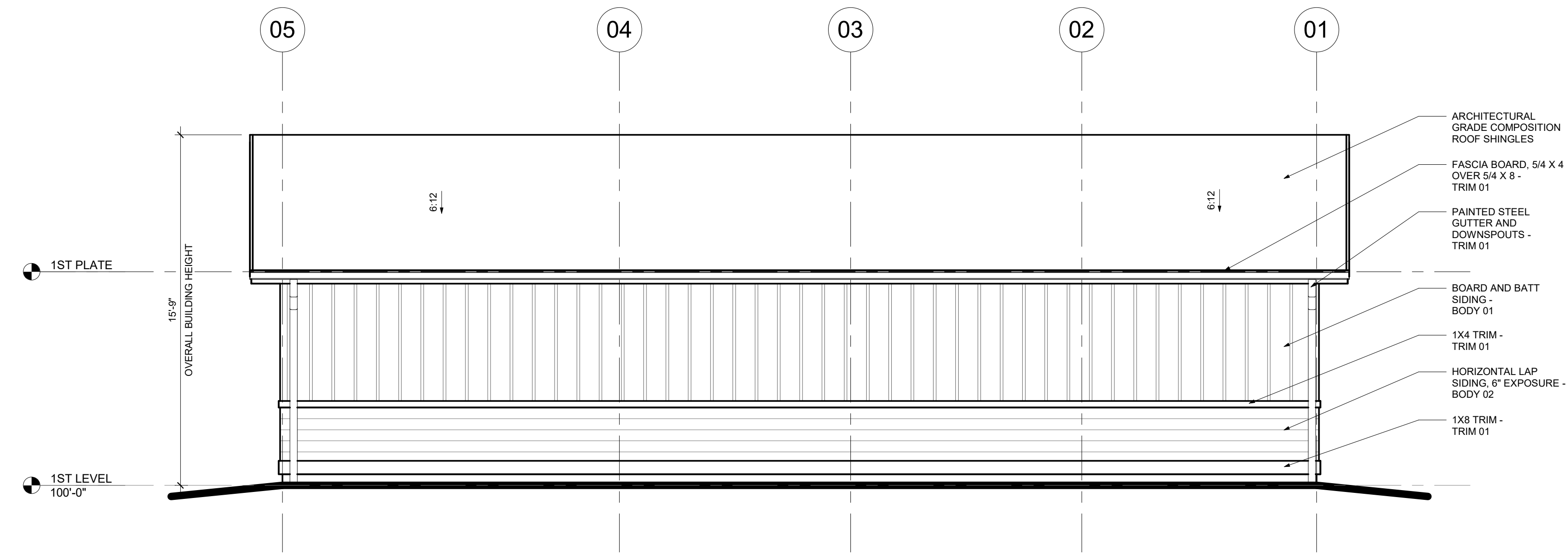
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## COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

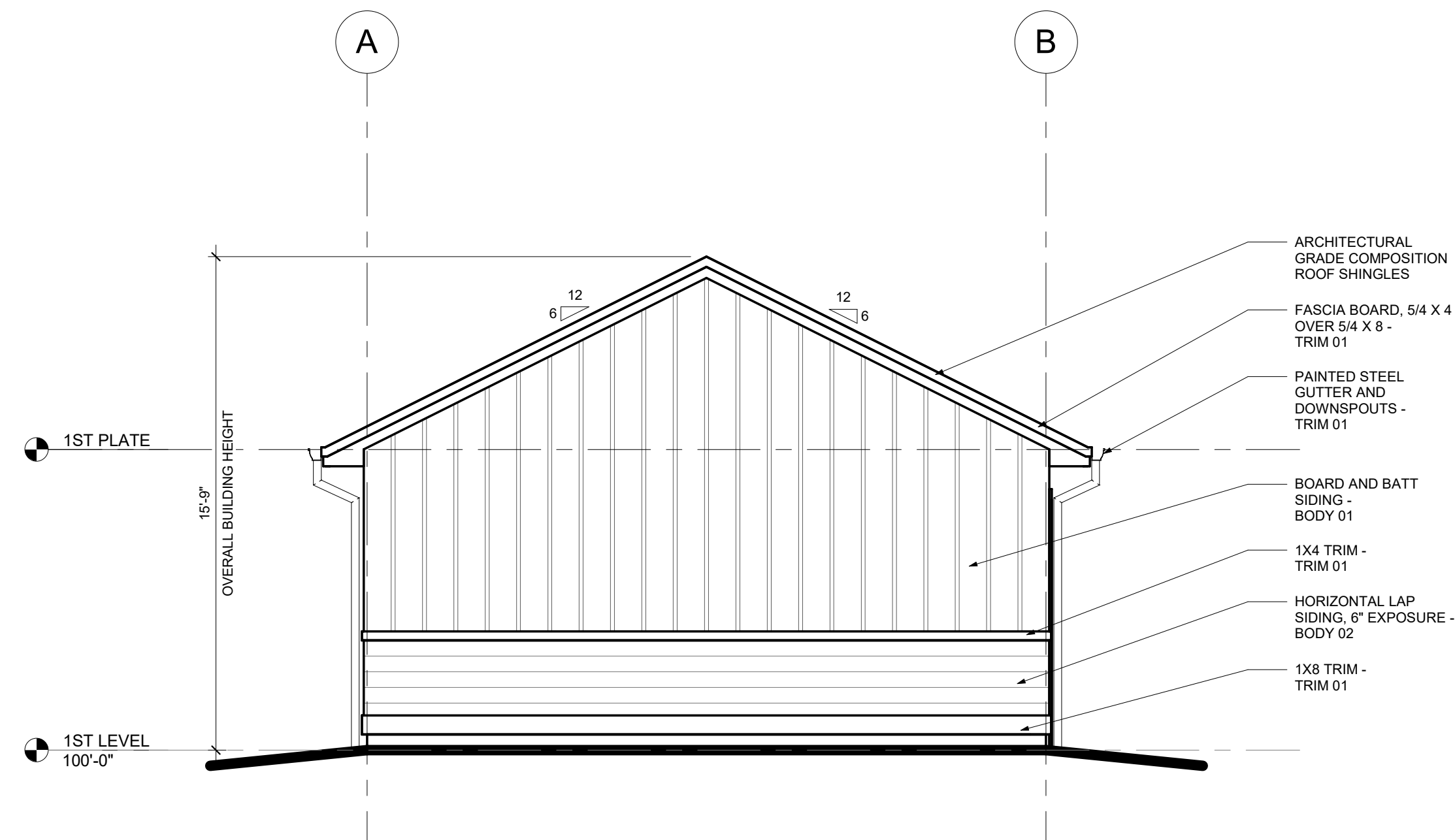
**BUILDING  
ELEVATIONS  
SLC-840**

# 21

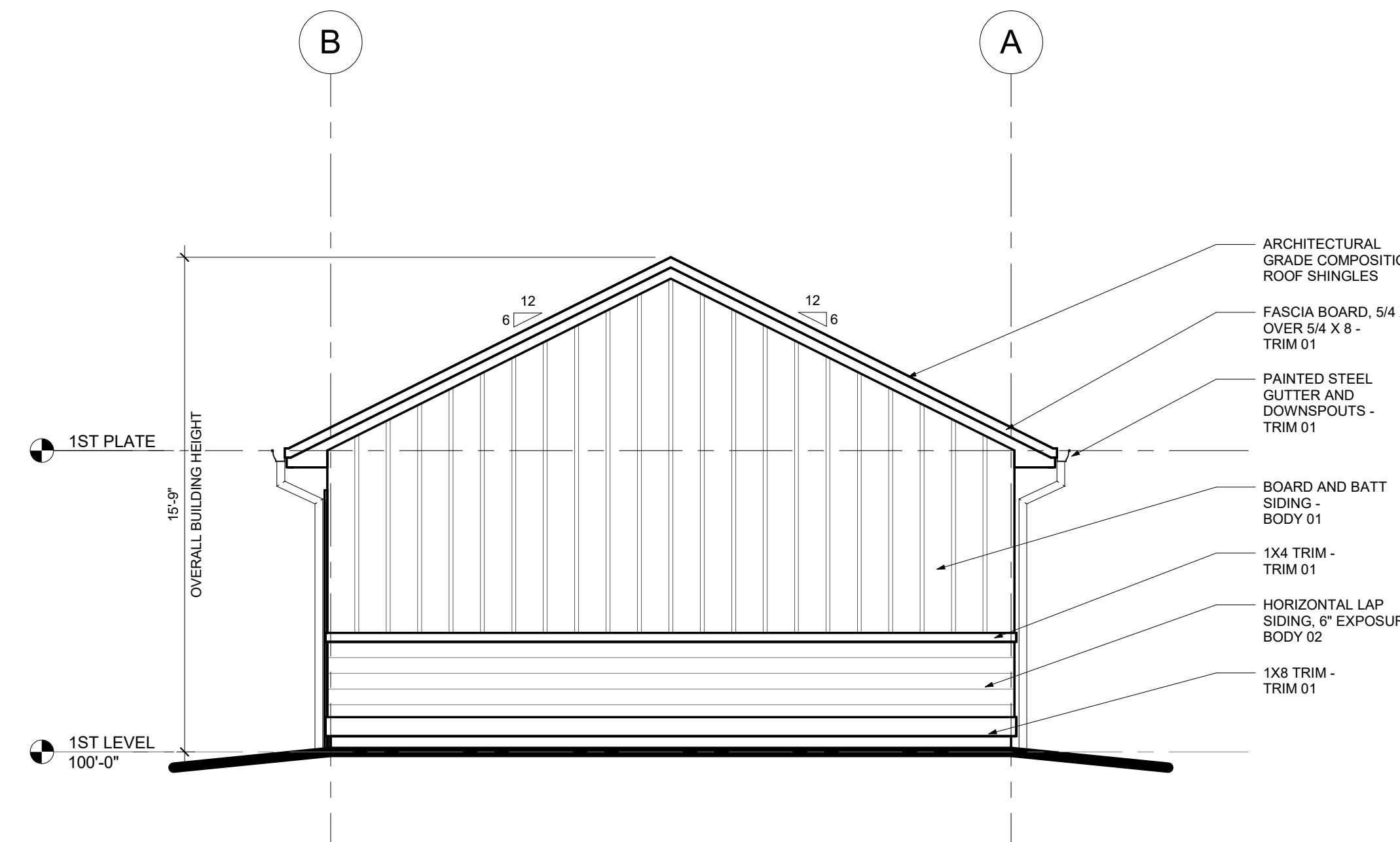
20 OF 24



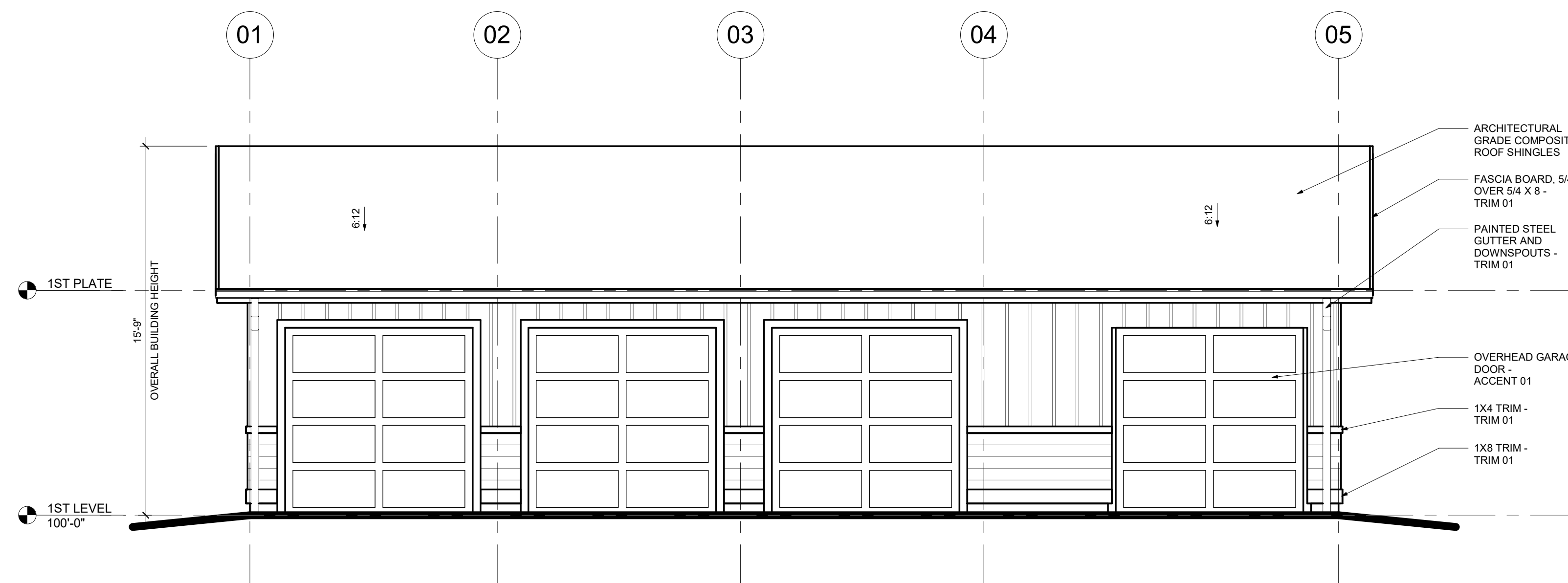
**4 REAR ELEVATION - HC**  
1/4" = 1'-0"



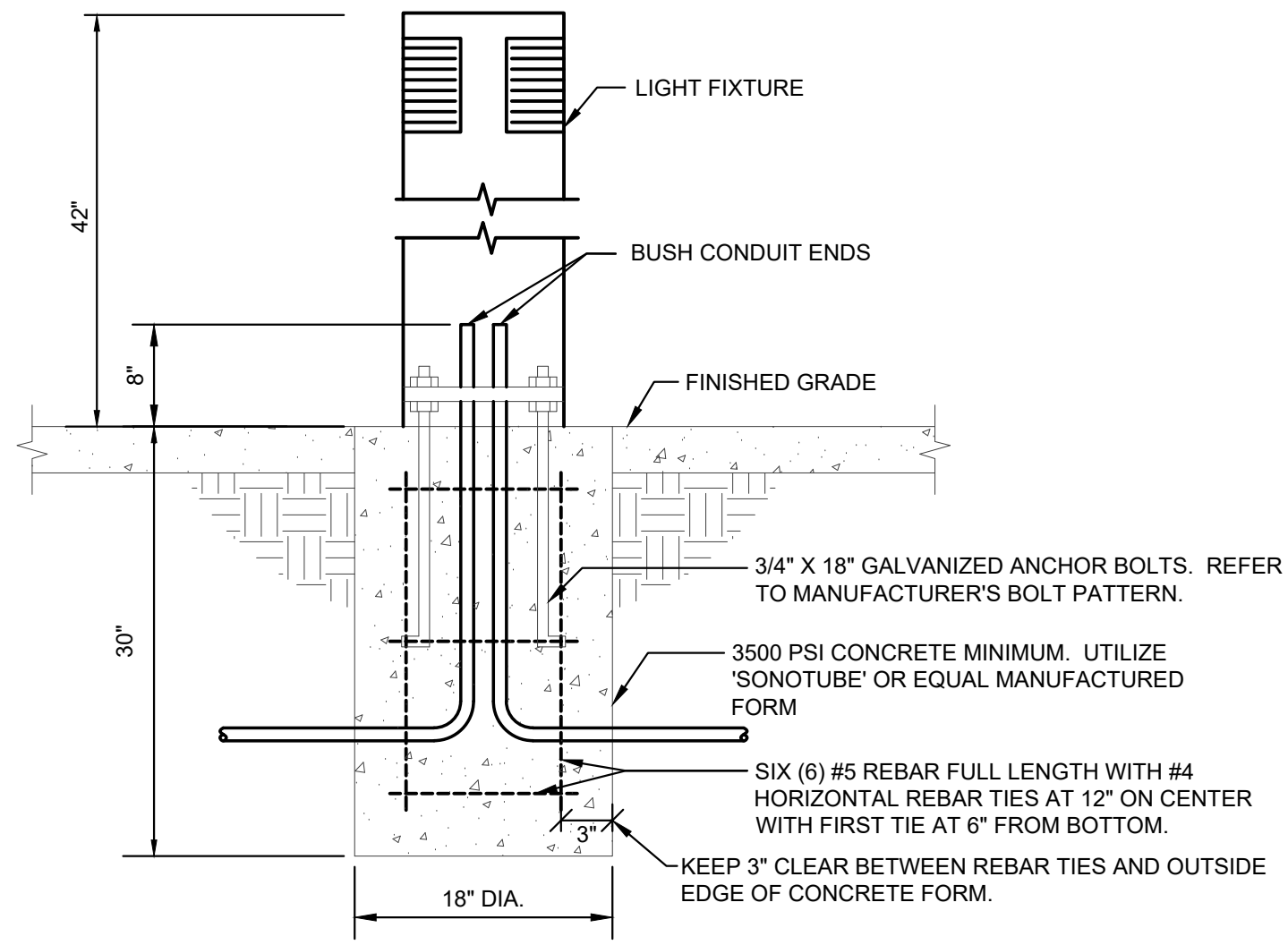
**3 LEFT SIDE ELEVATION - HC**  
1/4" = 1'-0"



**2 RIGHT SIDE ELEVATION - HC**  
1/4" = 1'-0"



**1 FRONT ELEVATION - HC**  
1/4" = 1'-0"

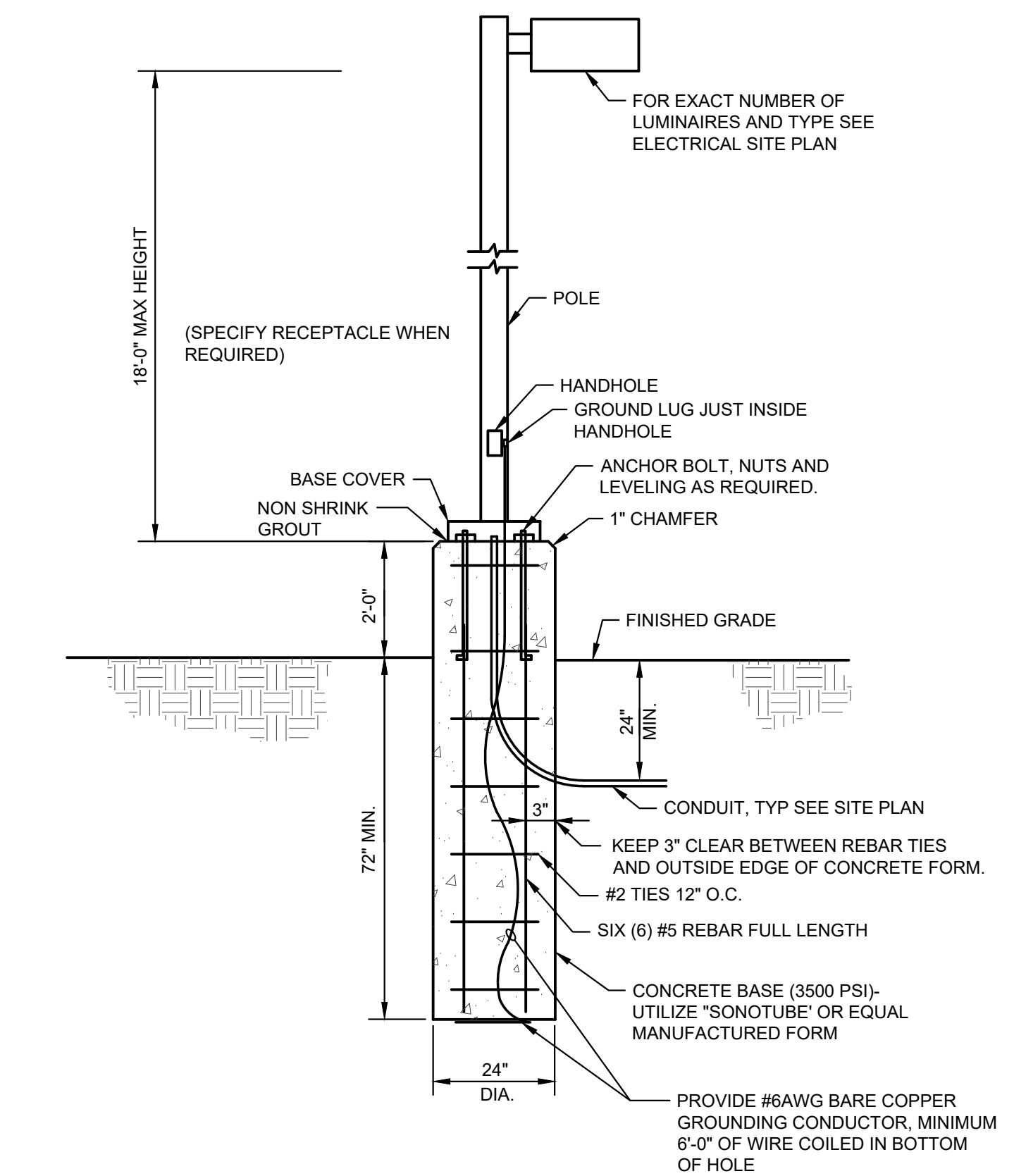


**1 BOLLARD MOUNTING DETAIL - B1**  
NOT TO SCALE

**GENERAL NOTES**

A. FIXTURES SIZES SHOWN ARE DIAGRAMMATICAL IN NATURE AND ARE LOCATED TO STAY OUTSIDE UTILITY EASEMENTS.

COTTAGES AT KETTLE CREEK SITE LIGHTING FIXTURE SCHEDULE											
LUMINAIRE											
ID	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	DISTRIBUTION	VOLTAGE	DIMMING	MOUNTING	QTY.	LAMPS	COLOR TEMP./CRI	
B1	HUBBELL LIGHTING OUTDOOR	FN1-24L-U-3K-DBT-CD-P(4)	6710W 70W SEALED ONE-PIECE OUTDOOR LED BOLLARD TYPE 5 DISTRIBUTION 5-10V DRIVER, EXTRUDED ALUMINUM HOUSING, CLEAR ACRYLIC LENS, 20 DEG. F. BUTTON PHOTOCELL, UL-508 RATED FOR USE IN WET LOCATIONS, 5 YEAR WARRANTY.	TYPE 5	120-277V	0-10V	BOLLARD 3'-6"	6	LED 41	1,399	3000K/70CRI
P3	CURRENT LIGHTING BEACON	VP-ST-1-3BL-55-3K7-3UNV-A-DBT-3PR-7L POLE: SSS-B-18-40-A-1-83-DBT	18.75"X14.37"X3.48" LOW PROFILE OUTDOOR LED AREA FIXTURE TYPE 3 DISTRIBUTION 0-10V DRIVER FOR 40 DEG. C TO 40 DEG. C, STRIKE OPTIC LENS, ZERO UPLIGHT, 3-PM FOR W/PHOTOCONTROL, IP65 RATED AND WET LOCATIONS LISTED, 5 YEAR WARRANTY.	TYPE 3	120-277V	0-10V	POLE 18'-0"	1	LED 57	6,863	3000K/70CRI
PSR	CURRENT LIGHTING BEACON	VP-ST-1-3BL-55-3K7-5RWV-UNV-A-DBT-3PR-7L POLE: SSS-B-18-40-A-1-83-DBT	SAME AS TYPE P3 BUT TYPE 5 RECTANGULAR DISTRIBUTION.	TYPE 5 RECTANGULAR	120-277V	0-10V	POLE 18'-0"	2	LED 57	6,840	3000K/70CRI
P5W	CURRENT LIGHTING BEACON	VP-ST-1-3BL-55-3K7-50WV-UNV-A-DBT-3PR-7L POLE: SSS-B-18-40-A-1-83-DBT	SAME AS TYPE P3 BUT TYPE 5 SQUARE WIDE DISTRIBUTION.	TYPE 5 SQUARE WIDE	120-277V	0-10V	POLE 18'-0"	22	LED 57	6,589	3000K/70CRI



**2 LIGHT POLE DETAIL - P3, P5R, P5W**  
NOT TO SCALE



**SITE LIGHTING PLAN**  
SCALE: 1" = 40'-0"

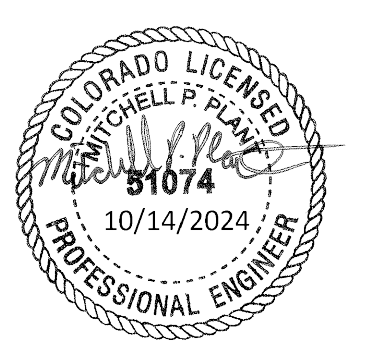


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330 WEST FILLMORE STREET  
COLORADO SPRINGS CO 80907  
719 473 7077  
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**COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN**

DATE: 10/14/2024  
PROJECT MGR: MPP  
PREPARED BY: CAO



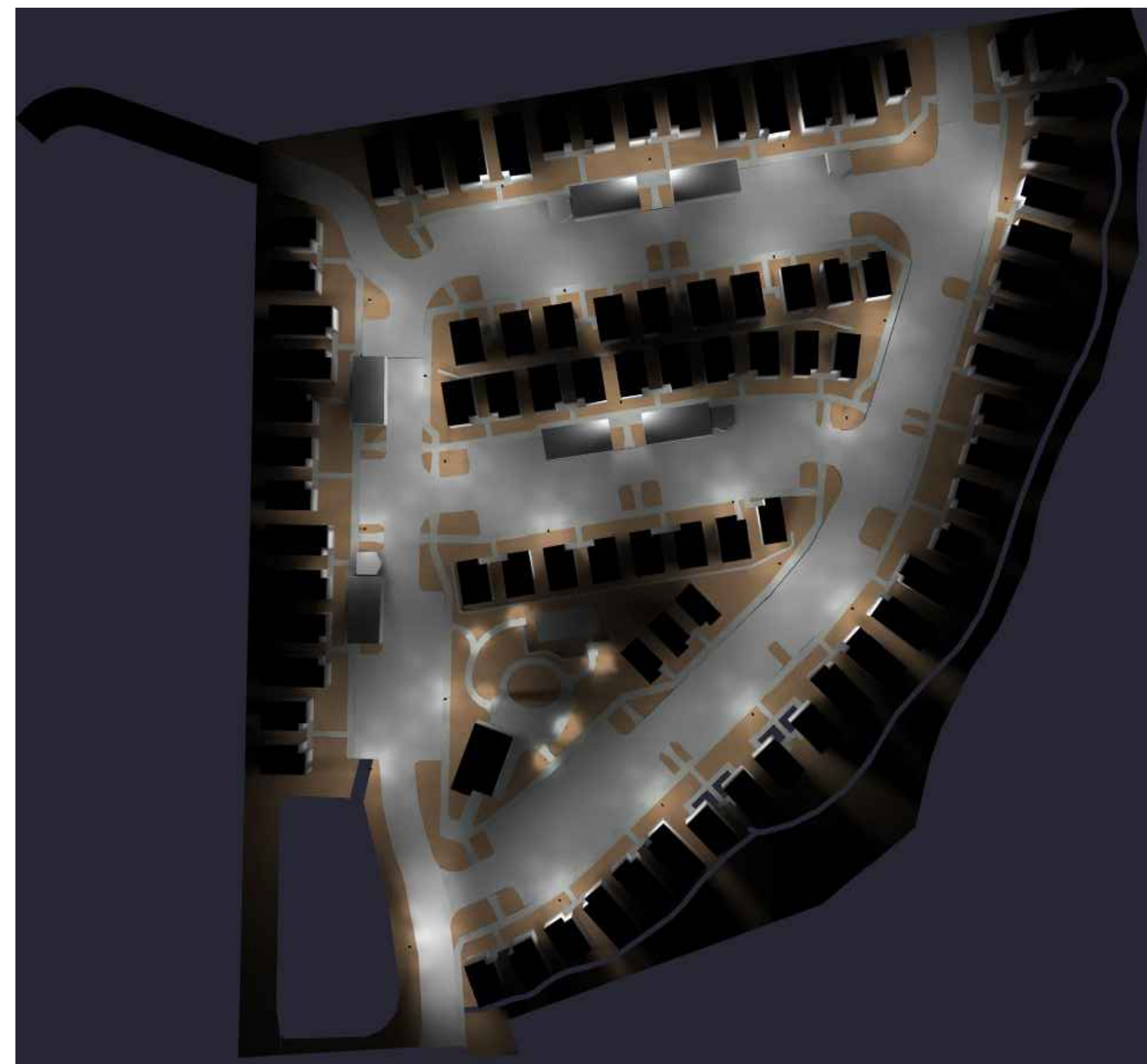
**PHOTOMETRIC**

DATE:	BY:	DESCRIPTION:

**SITE LIGHTING PLAN**

**DP1**  
22 OF 24

P:\Projects\2024\24096 Cottages at Kettle Creek Site DP1 DRAWING\4-3 Assoc\DWG-3.4 Electrical\24096\_DP1.dwg [DP1 SITE LIGHTING PLAN] 10/11/2024 10:36:15 AM anastara



**1 COTTAGES AT KETTLE CREEK TOP VIEW RENDERING**  
NOT TO SCALE



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10' Beyond Property Line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.41	17.6	0.0	N.A.	N.A.

**GENERAL NOTES**

- A. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. NOT ALL EXISTING CONDITIONS ARE SHOWN FOR CLARITY.
- B. CONTRACTOR SHALL PROVIDE ALL REQUIRED CUTTING, TRENCHING, BACKFILLING, AND RESTORATION.
- C. THESE PHOTOMETRIC CALCULATIONS ARE BASED ON MANUFACTURER'S IES FILES AND 0.95 LIGHT DEPRECIATION FACTOR.
- D. ACTUAL ILLUMINANCE LEVELS MAY DIFFER FROM THE FOOT CANDLE LEVELS SHOWN DUE TO VARIABLE FIELD CONDITIONS, SUCH AS NEARBY EXISTING LUMINAIRES, LUMINAIRE DIRT DEPRECIATION, LANDSCAPING, AND FUTURE DEVELOPMENTS.



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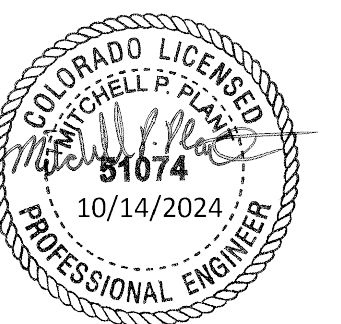
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**COTTAGES AT KETTLE CREEK  
DEVELOPMENT PLAN**

DATE: 10/14/2024  
PROJECT MGR: MPP  
PREPARED BY: CAO



**PHOTOMETRIC**

DATE: BY: DESCRIPTION:

**PHOTOMETRIC PLAN**

