

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 28 500°15'22"E A DISTANCE OF 308.91 FEET, TO THE SOUTHWEST 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, 500°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 509;

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

1. N83°53'46"W A DISTANCE OF 87.08 FEET;
2. S71°12'16"W A DISTANCE OF 222.56 FEET;
3. S50°22'37"W A DISTANCE OF 224.95 FEET;
4. S69°45'31"W A DISTANCE OF 234.36 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:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N06°41'58"W, HAVING A RADIUS OF 377.80 FEET, A CENTRAL ANGLE OF 00°04'54" AND AN ARC LENGTH OF 5.39 FEET, TO A POINT OF NON-TANGENT, 2. S86°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:

1. N01°10'01"E A DISTANCE OF 651.86;
2. 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.

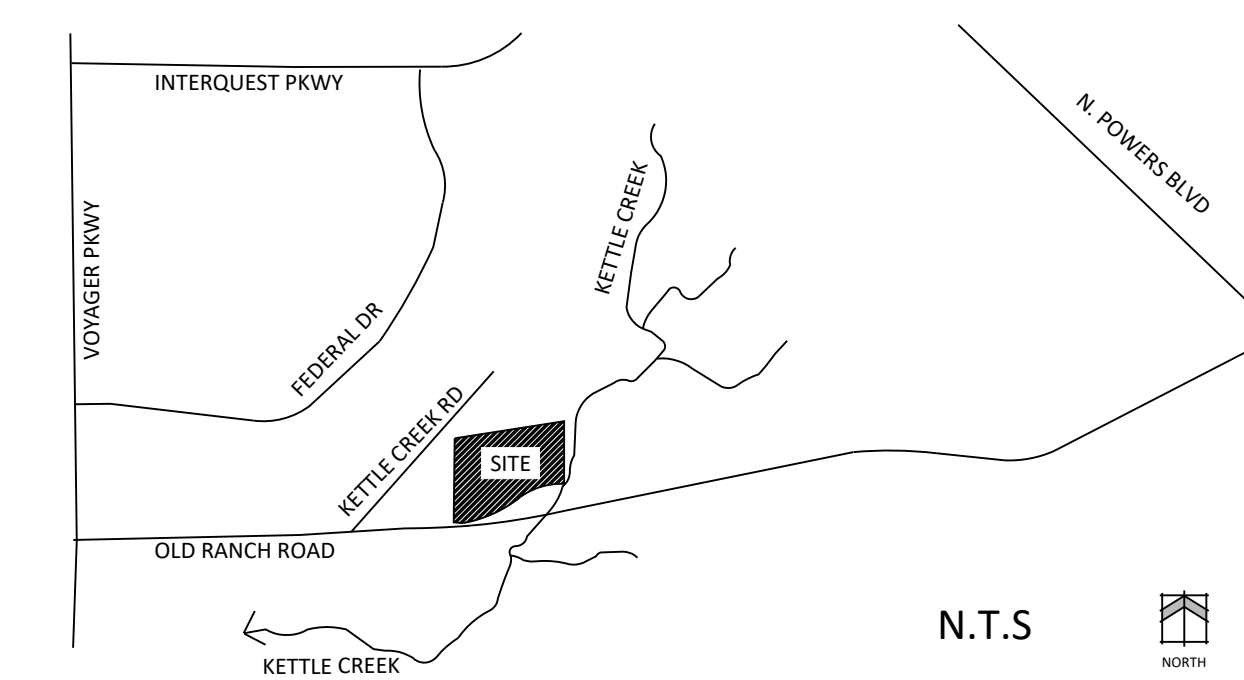
GENERAL NOTES

1. 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.
2. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
3. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0506G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE SITE TO CONTAIN ZONE X AND ZONE AE. ZONE X ARE AREAS DETERMINED TO BE OUTSIDE THE 500 A.F. FLOODPLAIN. ZONE AE ARE AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE OF FLOODING. IT SHOULD BE NOTED THAT ALL DEVELOPMENT OCCURS WITHIN ZONE X.
12. 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.
13. INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 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.
14. 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.
15. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
16. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
17. SCHOOL SITE DEDICATION ORDINANCE IS TO BE MET THROUGH FEES IN LIEU LAND DEDICATION.
18. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ROCKY MOUNTAIN GROUP, DATED NOVEMBER 22, 2024, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: EXPANSIVE SOILS AND BEDROCK, HISTORY OF LANDFILL ACTIVITY OR UNDOCUMENTED/UNCONTROLLED FILL ACTIVITY, SEISMIC HAZARD, AND RADON. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
19. REFER TO THE "COTTAGES AT KETTLE CREEK PRELIMINARY DRAINAGE REPORT" PREPARED BY ALL TERRAIN ENGINEERING FOR PROVISIONS FOR VIO/DENTENTION. APPROVAL DATE: TBD.
20. THE DEVELOPER WILL BE REQUIRED TO CONSTRUCT AN EASTBOUND LEFT TURN LANE AT OLD RANCH ROAD AND THE PROPOSED SITE ACCESS INTERSECTION. THIS TURN LANE WILL NEED TO CONTAIN 155 FEET TURN LANE AND 160 FEET LONG TRANSITION TAPER.
21. A MAXIMUM OF 100 UNITS WILL BE CONSTRUCTED WITH A SINGLE ACCESS POINT. ONCE A SECONDARY ACCESS POINT, MEETING APPLICABLE FIRE CODE REQUIREMENTS, IS PROVIDED, THE REMAINDER OF THE SITE MAY BE CONSTRUCTED.
22. 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.
23. UPON SUBMITTAL OF CONSTRUCTION PLANS FOR TURN LANES, AN AMOUNT WILL BE COLLECTED BY THE CITY FOR FUTURE ULTIMATE INSTALLATION OF TYPE 1 CURB/GUTTER, PEDESTRIAN RAMPS AT ACCESS AND 10' TRAIL ALONG PROPERTY FRONTAGE TO BE INSTALLED WITH FUTURE UPRTA PROJECT.

PLDO CHART

Housing Type	Estimated No. of Units	Acres of Dedication per unit (Neighborhood)	Acres of Dedication per unit (Community)	Total Acres of Land Dedication Required (Neighborhood)	Total Acres of Land Dedication Required (Community)
2-4 Units per Structure	170	0.0053	0.0064	0.901	1.088
Total				1.989	1.989

VICINITY MAP

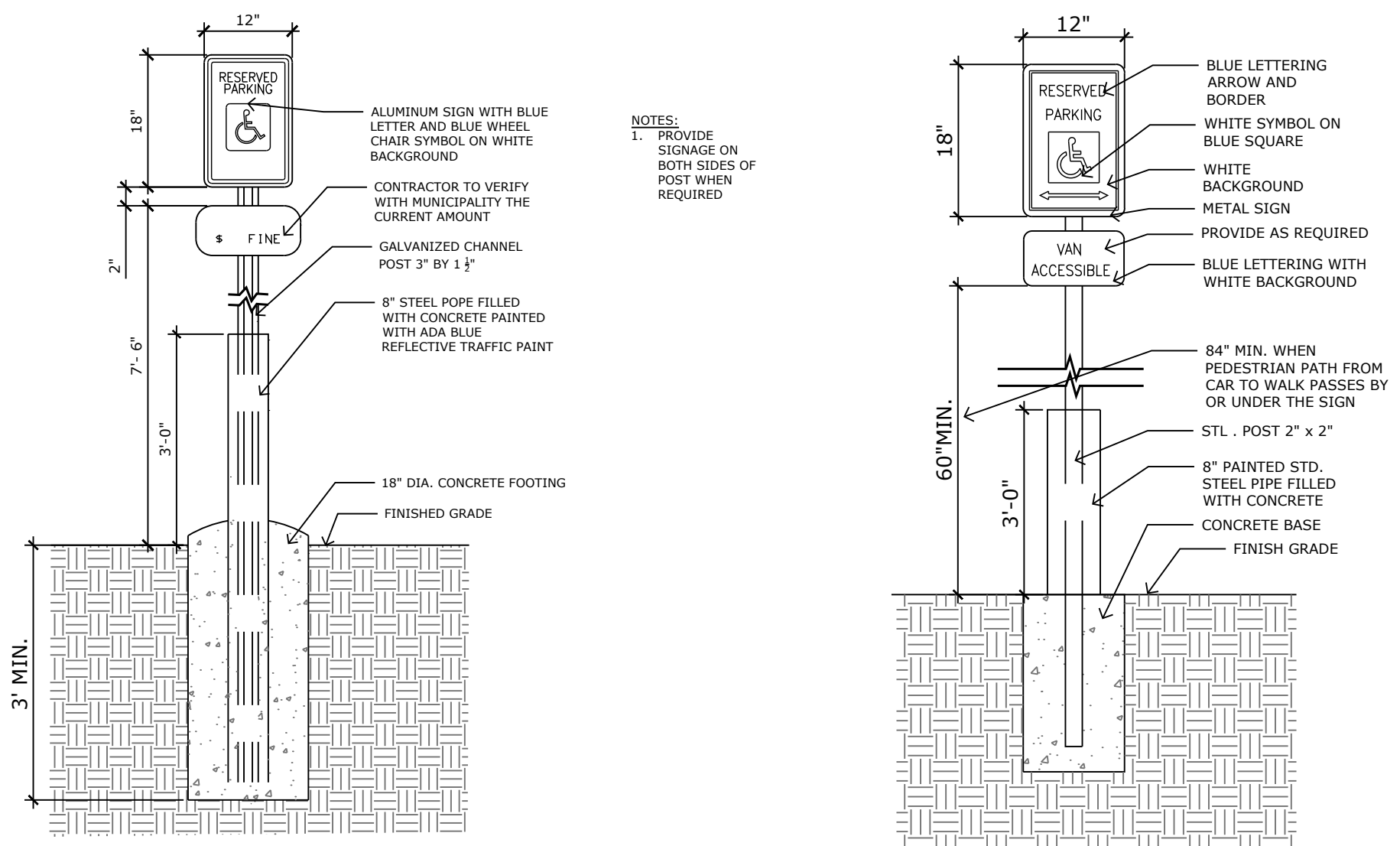


SITE DATA

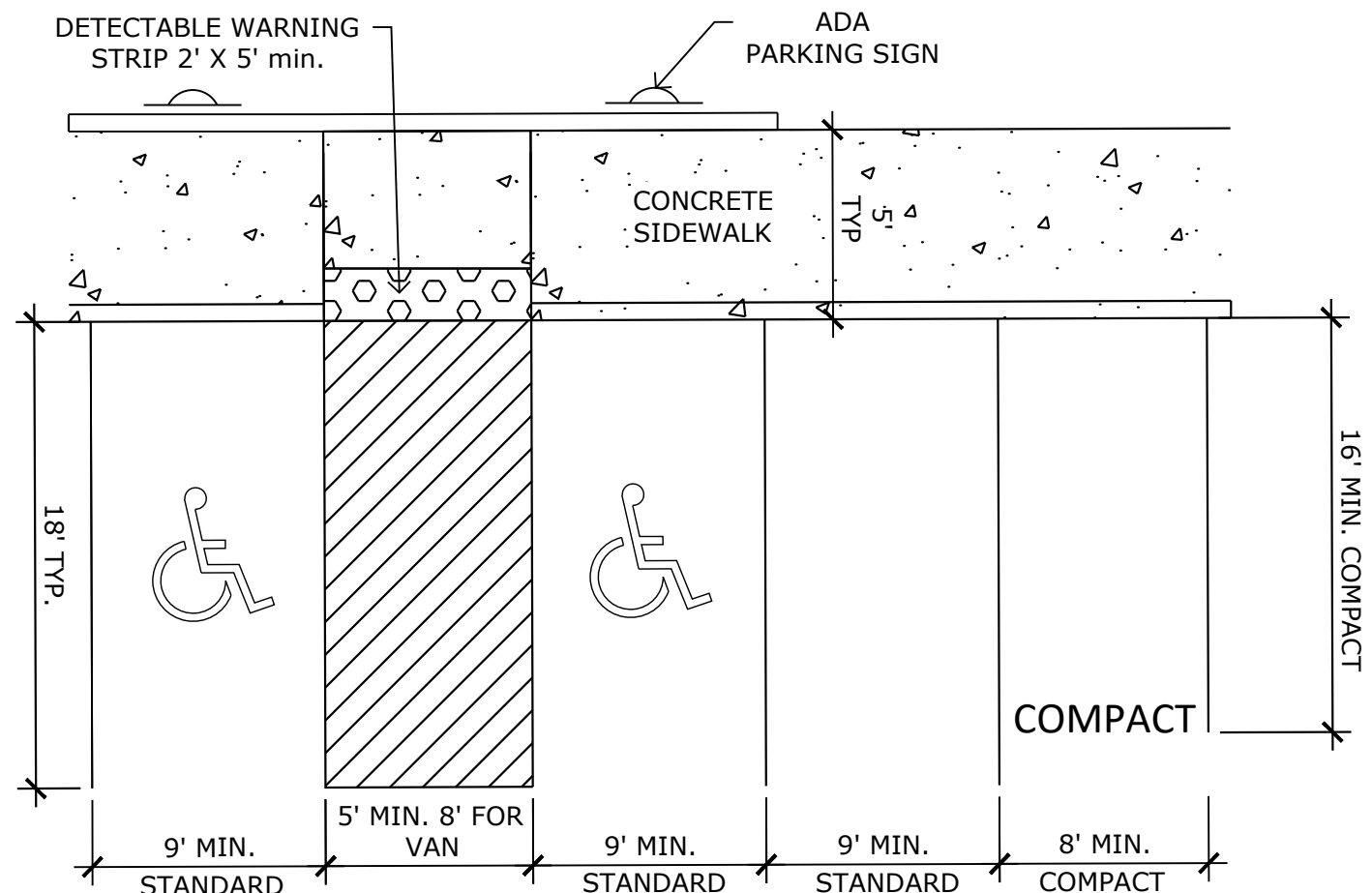
Tax ID Number:	6228001007
Total Area:	11.11 ACRES
Land Use Plan:	LUP-24-0013
Development Schedule:	
Drainage Basin:	
Current Zoning:	R-5 / SSO / AFO
Current Use:	Single Family Residential
Proposed Use:	Multi Family Residential
No. of Units:	
Proposed Density:	15.30 DU/AC
Maximum Lot Coverage:	40%
Proposed 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	26 Spaces
	1 Bedroom: 92 Units = 92 Spaces	92 Spaces
	Two bedrooms: 52 Units = 78 Spaces	78 Spaces
	Total = 196 Required	
Total Stalls Provided:	202 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)	
	55483 sqft of GFA requires 28 Bicycle Spaces	
Required Bicycle Spaces:	28	
Provided Bicycle Spaces:	28	
Provided Long-Term Storage:	20% = 6 spaces	
Provided Long-Term Storage:	24 Garage Units	



ADA / VAN ACCESSIBLE PARKING SIGNS



PARKING STALL LAYOUT DETAILS

PROJECT TEAM

OWNER:	Highlander Development LLC 11005 S Holmes Rd Colorado Springs, 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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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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COTTAGES AT KETTLE CREEK

DEVELOPMENT PLAN

2210 OLD RANCH ROAD
COLORADO SPRINGS, CO 80920

DATE: 11.27.24
PROJECT MGR: K. JOHNSON
PREPARED BY: A. ROMAN

PROJECT TEAM

OWNER:	Highlander Development LLC 11005 S Holmes Rd Colorado Springs, 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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COVER SHEET

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DEPN-24-0160



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Fax 719.471.0267

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

PROJECT INFO

DATE: 11/27/2024
PROJECT MGR: K. JOHNSON
PREPARED BY: A. ROMAN

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

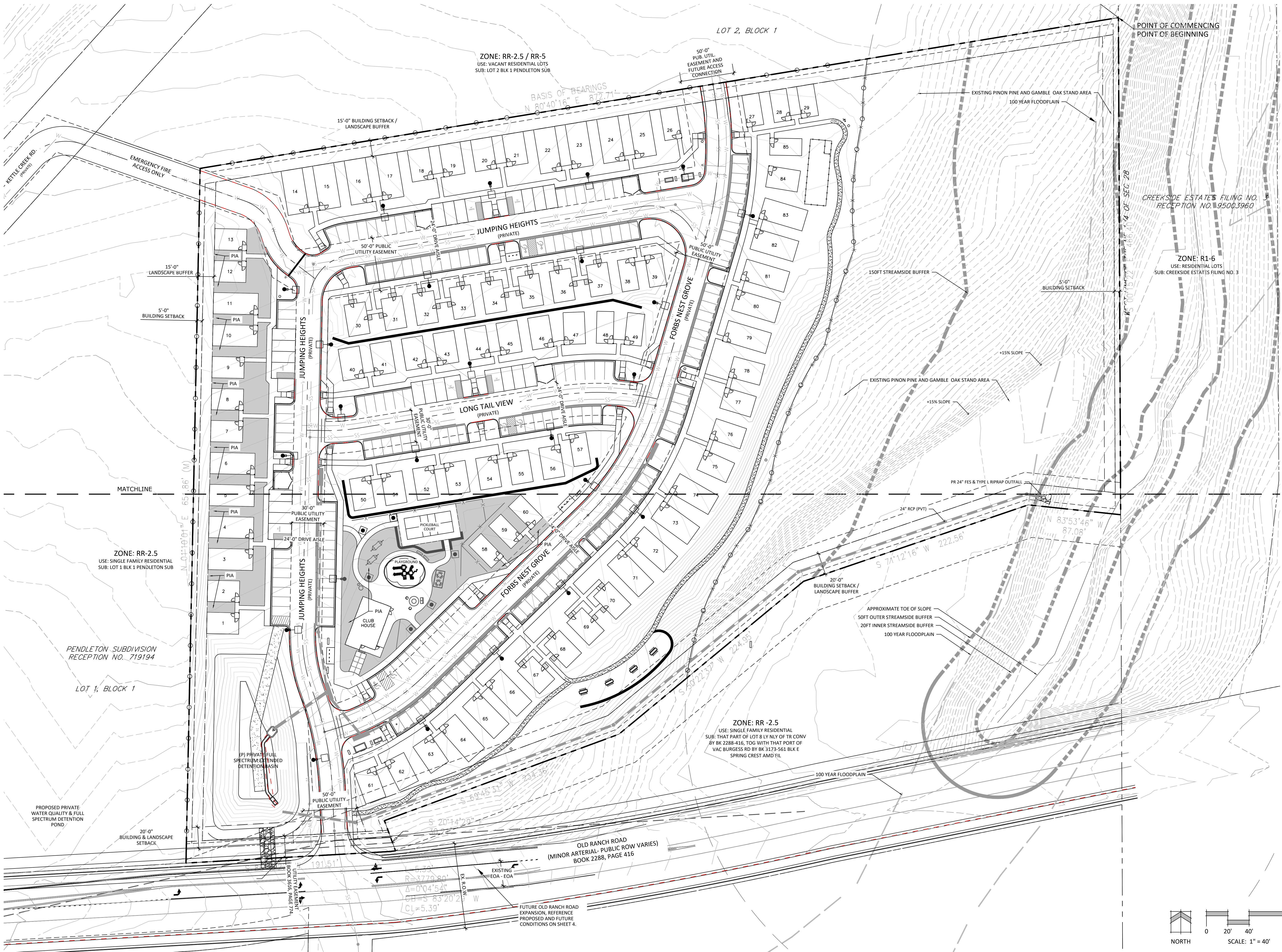
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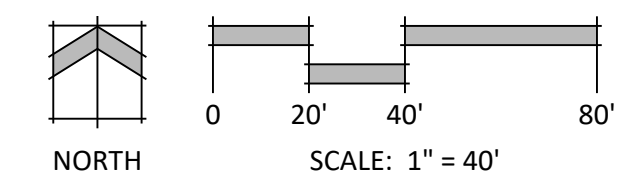
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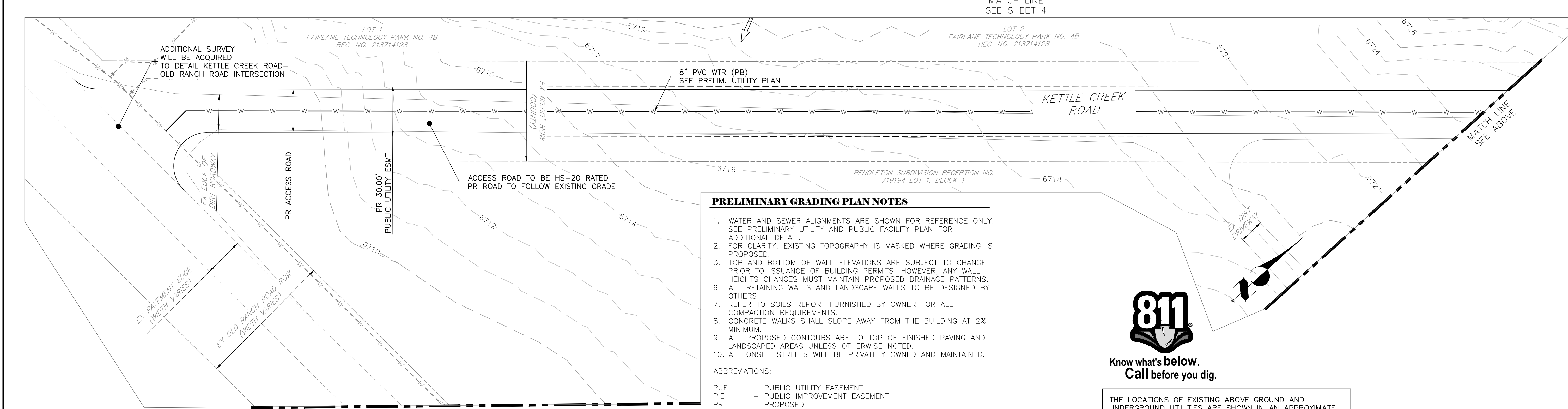
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P:\Growth\KettleCreek\Cottages at Kettle Creek\Drawings\Aerial\SitePlan.dwg [Site Plan - 2] 11/26/2024 9:38:54 AM AR004M





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. HOWEVER, ANY WALL HEIGHTS CHANGES MUST MAINTAIN PROPOSED DRAINAGE PATTERNS.
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.

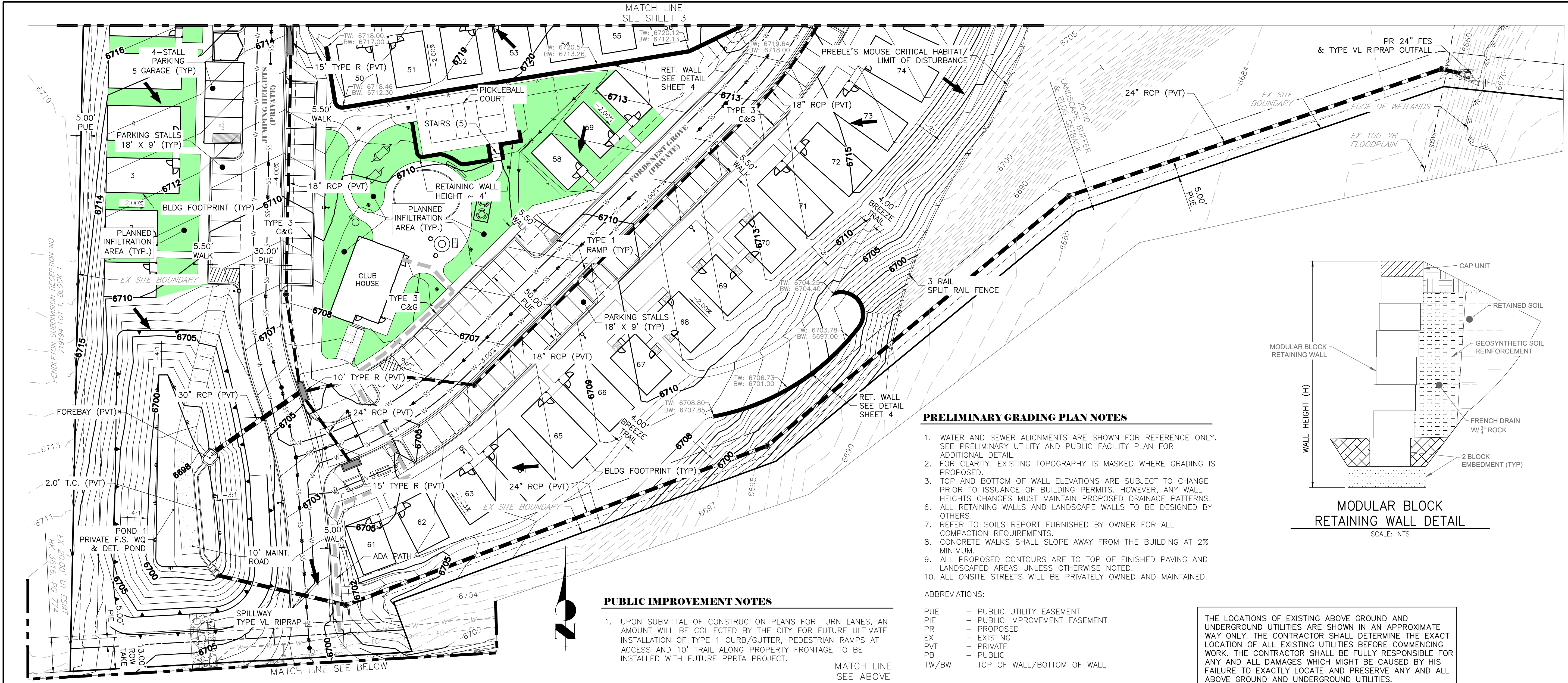


PREPARED FOR:
 GOODWIN KNIGHT
 8805 EXPLORER DRIVE, SUITE 250
 COLORADO SPRINGS, CO 80920
 ATTN: DAVE MORRISON
 (719) 598-5190
 DMORRISON@GOODWINKNIGHT.COM

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.

DATE	DESCRIPTION

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



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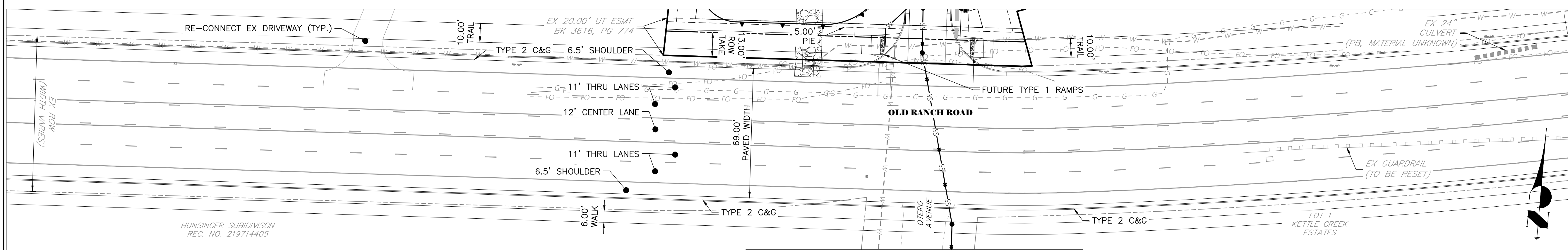
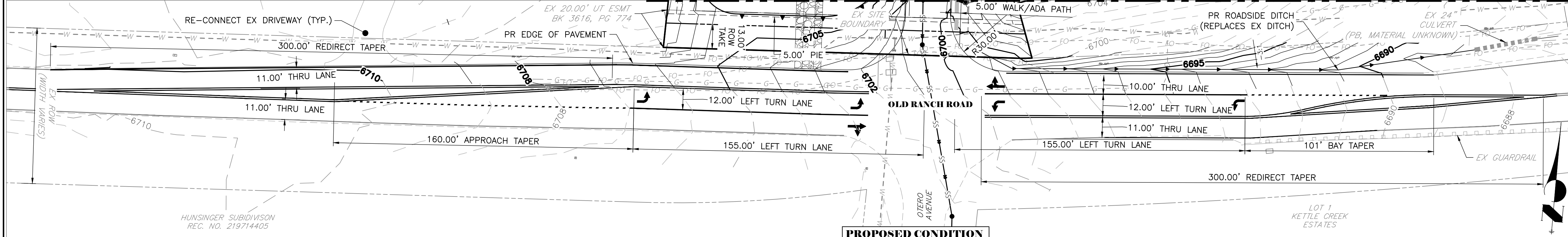
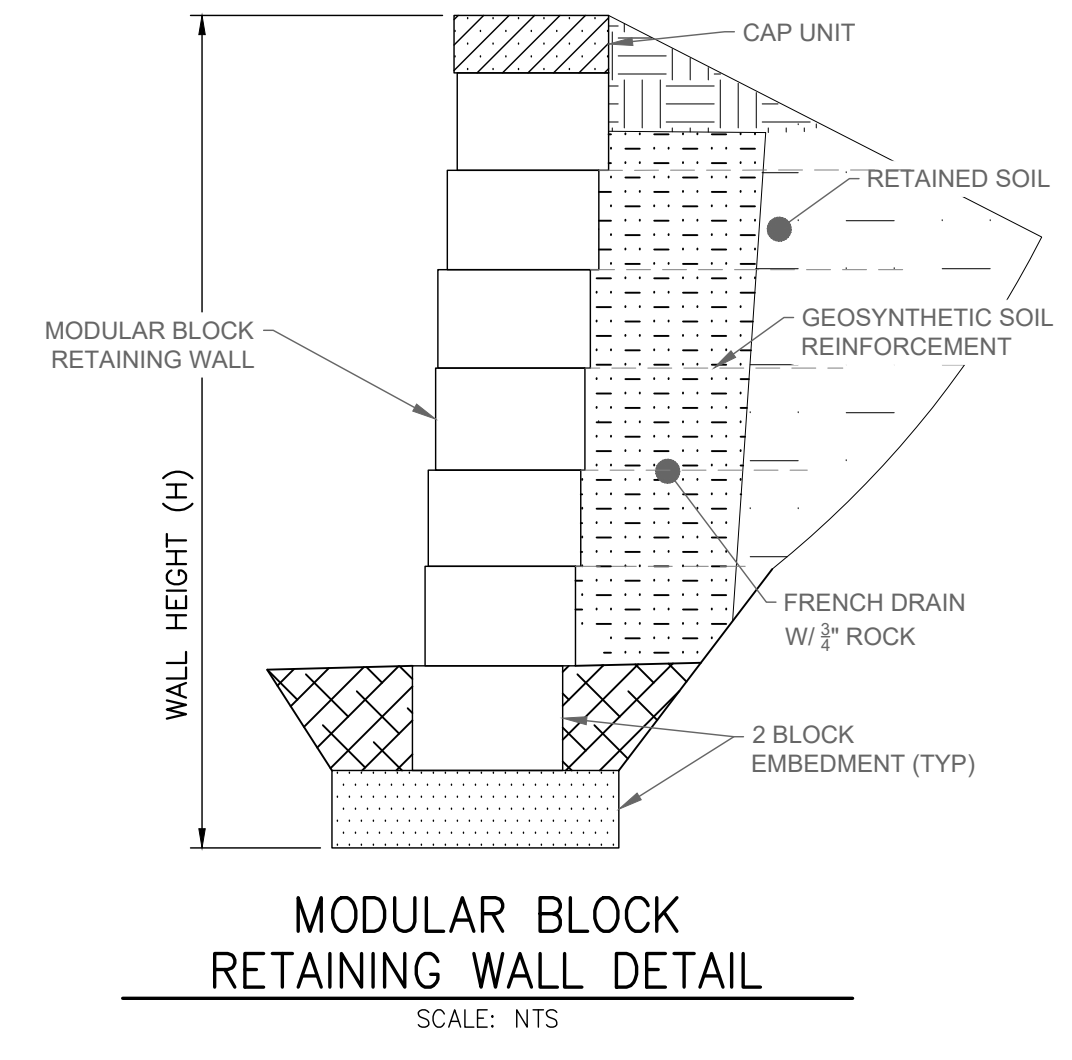
ABBREVIATIONS:

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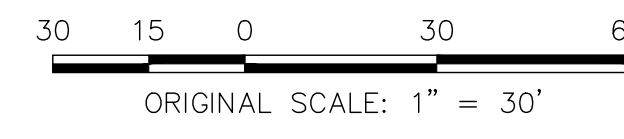
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PUBLIC IMPROVEMENT NOTES

1. UPON SUBMITTAL OF CONSTRUCTION PLANS FOR TURN LANES, AN AMOUNT WILL BE COLLECTED BY THE CITY FOR FUTURE ULTIMATE INSTALLATION OF TYPE 1 CURB/GUTTER, PEDESTRIAN RAMPS AT ACCESS AND 10' TRAIL ALONG PROPERTY FRONTAGE TO BE INSTALLED WITH FUTURE PPRTA PROJECT.



FUTURE CONDITION (SHOWN FOR REFERENCE ONLY. IMPROVEMENTS NOT A PART OF THIS PROJECT)



PREPARED FOR:
 GOODWIN KNIGHT
 8805 EXPLORER DRIVE, SUITE 250
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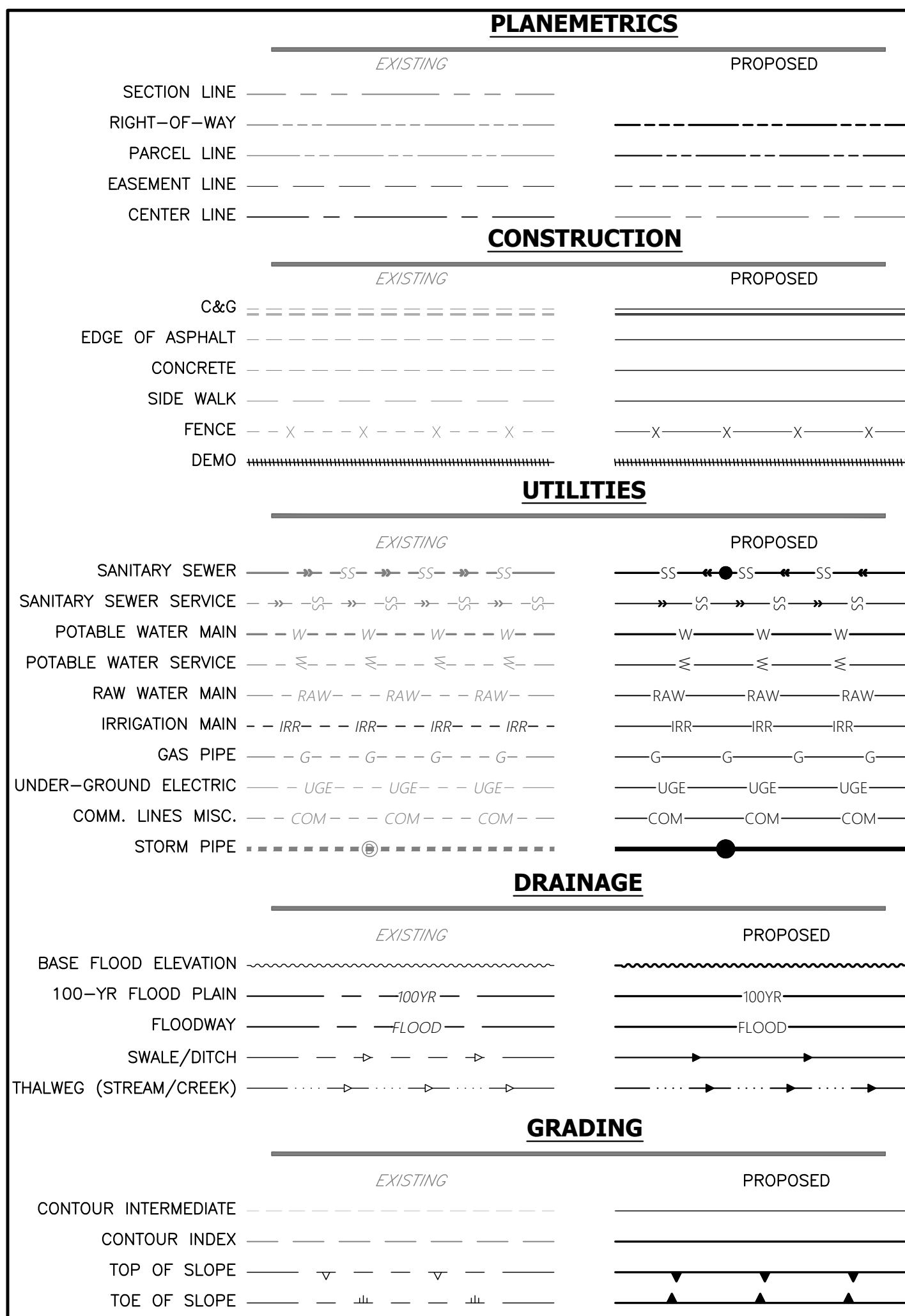
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REV	DESCRIPTION	DATE

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

DESIGN: NQJ
 REVIEW: REB
 DATE: 10/15/2024

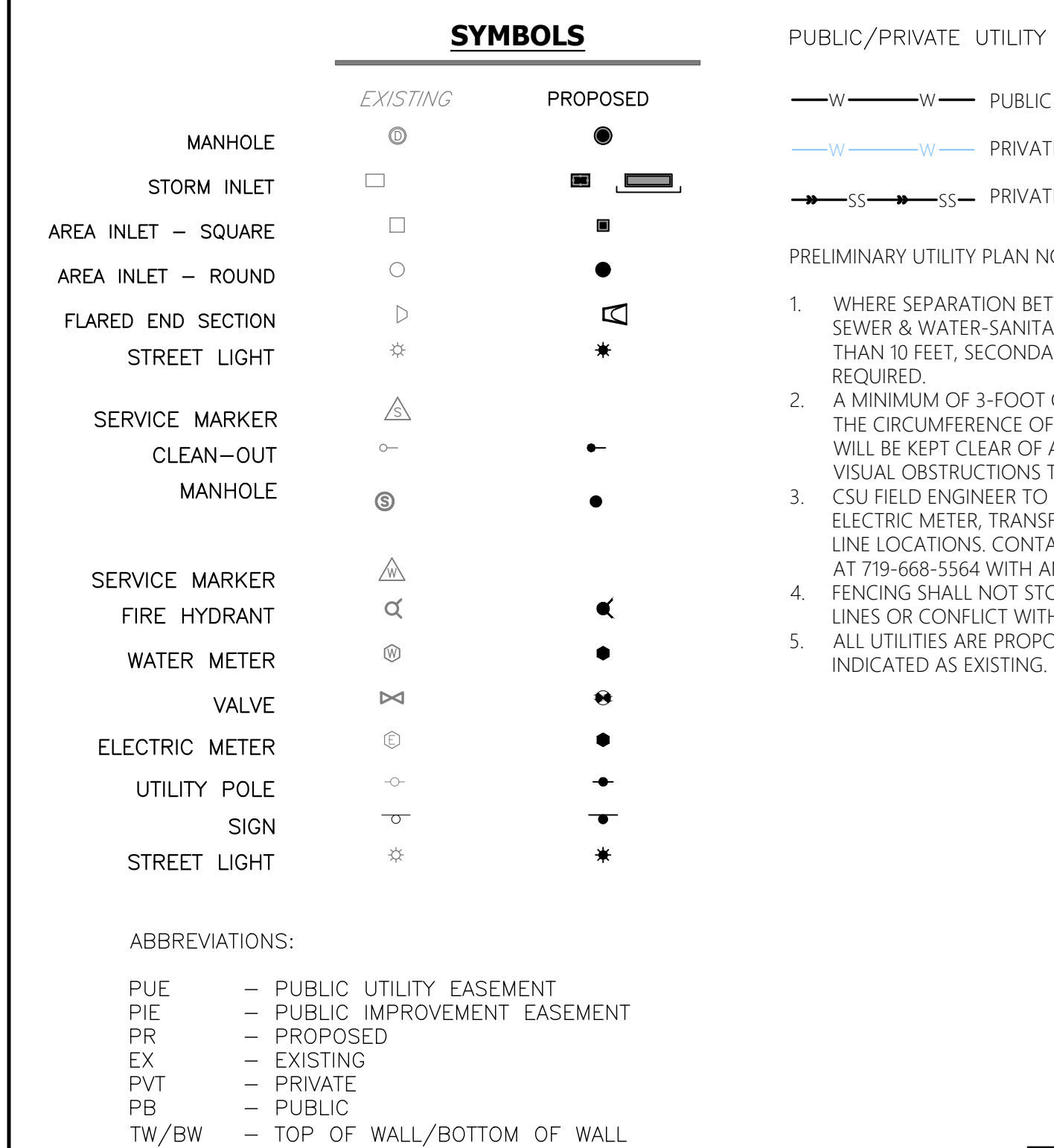
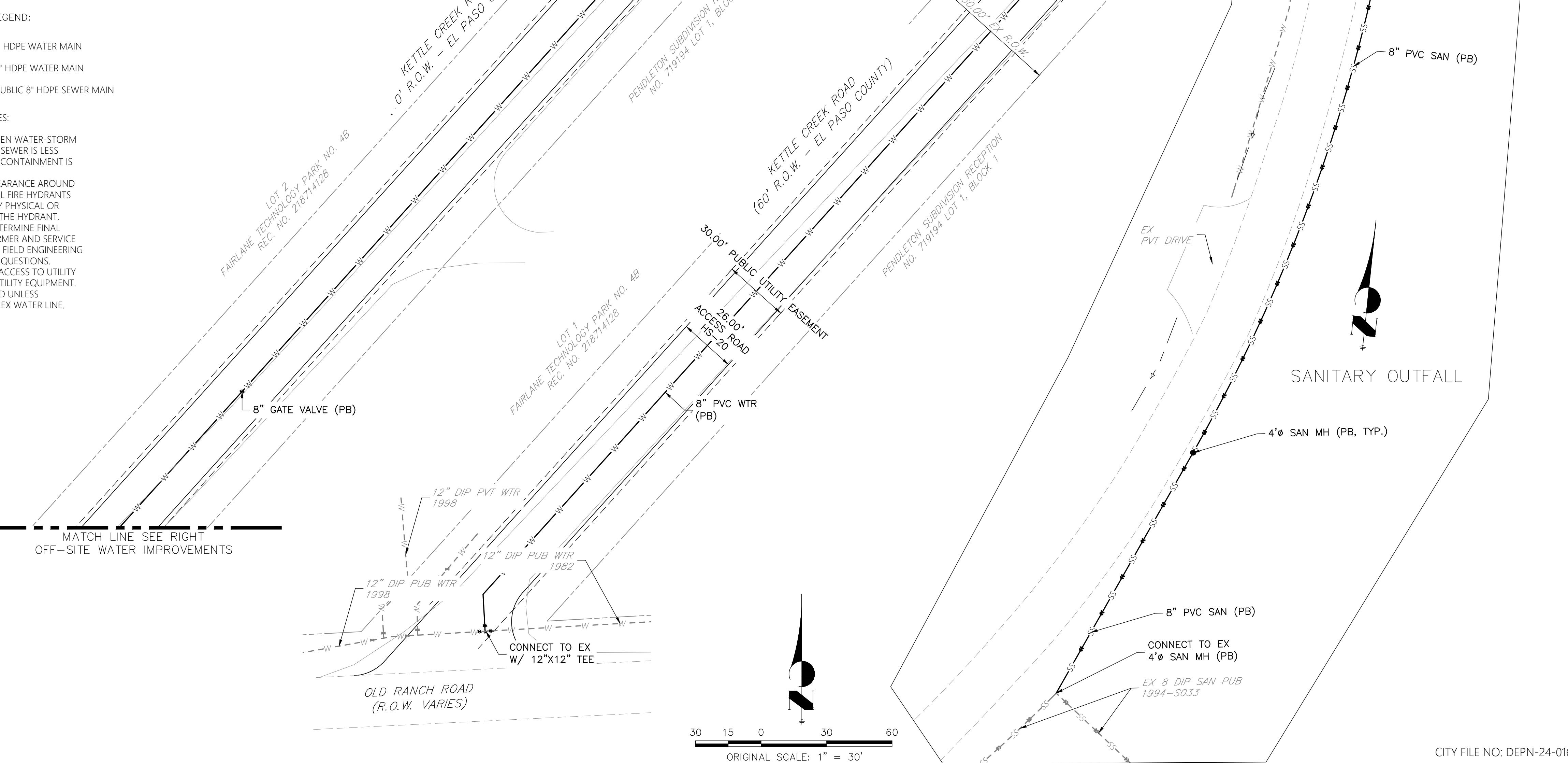
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GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, WATER SYSTEM EXTENSIONS, OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- 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 668-4985 OR SOUTH 668-5564)
- 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 (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- 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.
- PLEASE CONTACT UTILITIES DEPARTMENT SERVICES (UDS) AT 719-668-8111 FOR AN ESTIMATE OF DEVELOPMENT CHARGES, FEES, RECOVERY AGREEMENT CHARGES OR OTHER UTILITY RELATED COSTS THAT MAY APPLY TO THIS DEVELOPMENT. IN INSTANCES WHERE METERED WATER AND/OR WASTEWATER CONNECTIONS EXISTING ON THE PROPERTY, PLEASE CONTACT UDS TO DISCUSS DISTRIBUTION OF WATER AND/OR WASTEWATER DEVELOPMENT CHARGES TO ELIGIBLE LOTS.
- WHEN NEW WATER METERS ARE PROPOSED TO SERVE THE PROJECT OR ADDITIONAL DEMAND ADDED TO EXISTING WATER METERS, A COMMERCIAL WATER METER SIZING FORM WILL BE REQUIRED TO BE SUBMITTED TO CSU PRIOR TO SERVICE CONTRACT ISSUANCE AND PLAN SET APPROVAL.
- CSU REQUIRES AN APPLICATION FOR GAS AND ELECTRIC LINE EXTENSION TO BE SUBMITTED ALONG WITH A LOAD DATA FORM OR AN APPLICATION FOR GAS SERVICE LINE APPROVAL AND/OR APPLICATION FOR ELEVATED PRESSURE APPROVAL PRIOR TO ELECTRIC AND NATURAL GAS DESIGN FOR SERVICE TO THE PROJECT. REFER TO CSU LINE EXTENSION AND SERVICE STANDARDS OR CONTACT FIELD ENGINEERING AT 719-668-4985.
- CSU MAY REQUIRE AN EXTENSION CONTRACT AND PAYMENT OF CONTRIBUTIONS-IN-AID OF CONSTRUCTION (OR A REVENUE GUARANTEE CONTRACT) FOR THE EXTENSION OF ELECTRIC FACILITIES NEEDED TO SERVE THE DEVELOPMENT. WITH REGARD TO NATURAL GAS EXTENSIONS, CSU MAY REQUIRE AN EXTENSION CONTRACT AND ADVANCE PAYMENT FOR THE ESTIMATED COSTS TO CONSTRUCT THE NECESSARY GAS EXTENSIONS.
- IMPROVEMENTS, STRUCTURES, AND TREES MUST NOT BE LOCATED DIRECTLY OVER OR WITHIN 6 FEET OF ANY UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES AND SHALL NOT VIOLATE ANY PROVISION OF THE NATIONAL ELECTRIC SAFETY CODE (NESC) OR ANY APPLICABLE NATURAL GAS REGULATIONS OR CSU POLICIES.
- IMPROVEMENTS, STRUCTURES, AND TREES MUST NOT BE LOCATED UNDER ANY OVERHEAD UTILITY FACILITY, SHALL NOT VIOLATE NESC CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- LANDSCAPING SHALL BE DESIGNED TO PROVIDE THE REQUIRED CLEARANCES FOR UTILITY FACILITIES, TO ALLOW CONTINUOUS ACCESS FOR UTILITY EQUIPMENT, AND TO MINIMIZE CONFLICTS WITH SUCH FACILITIES.
- CSU REQUIRES WASTEWATER AND WATER CONSTRUCTION DRAWINGS WHEN NEW WASTEWATER AND WATER FACILITIES ARE PROPOSED. PLANS CAN BE SUBMITTED ELECTRONICALLY TO UDS VIA WWW.CSU.ORG.



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.



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.

JOB NO. 24026	LOCATION: COS
REV. DESCRIPTION	DATE

COTTAGES AT KETTLE CREEK
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

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&S 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 (SO4-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 AREAS 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 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.
- 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 SODDING. 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.
- PER CITY CODE, 75% GROUND PLANE COVERAGE IS REQUIRED FOR ALL PLANTING AREAS. ALL PROPOSED GROUND COVERS WITHIN THIS PLAN SET MEET THAT REQUIREMENT BESIDES THE LARGER COBBLE. THE INTENT OF THESE AREAS IS TO HELP CONVEY FLOWS TO THE APPROPRIATE PLACES. ADDITIONALLY, THESE AREAS ARE NOT MEANT TO BE INTERACTED WITH BY RESIDENTS. THE PROPOSED DESIGN DISCOURAGES RESIDENTS TO GO BEHIND AND BETWEEN UNITS AND IT HELPS FROM A LANDSCAPE MAINTENANCE PERSPECTIVE.
- VERIFY LOCATION AND DEPTH OF UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATES AT 50 PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES (CSU) GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE CSU CONSTRUCTION STANDARDS DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.
- THE COTTAGES PROJECTS ARE SUPPLIED WITH A PRIVATE WATER SYSTEM THAT IS FED FROM A SINGLE METER AND PVC OFF THE PUBLIC SYSTEM SOURCE. THE PRIVATE MAINLINE SYSTEM LOOPS THROUGH THE DEVELOPMENT AND SUPPLIES SERVICE TO EACH RESIDENTIAL BUILDING AND CLUBHOUSE VIA LATERALS OFF THE MAINLINE. THE BUILDINGS ARE NOT METERED. AT THE END OF THE LOOP, PRIOR TO TYING BACK INTO THE PUBLIC SYSTEM, A SECOND METER AND PVC IS PROVIDED FOR REDUNDANCY SERVICE AND ISOLATION FROM THE PUBLIC SYSTEM WHEN REQUIRED. THE MULTIFAMILY RESIDENTIAL DEVELOPMENT IS A FOR RENT PROJECT. GOODWIN KNIGHT OWNS AND MANAGES THE PROPERTY. THEREFOR, A SINGLE WATER BILL IS SENT TO THE OWNER/OWNERS MANAGEMENT COMPANY FOR PAYMENT, NOT TO THE INDIVIDUAL RENTERS. THIS INCLUDES WATER PROVIDED FOR IRRIGATION OF THE PROJECT. A LARGER LATERAL LINE IS PROVIDED TO THE CLUBHOUSE. A LINE TAPS OFF THE CLUBHOUSE LINE AND EXITS THE BUILDING CONNECTS TO A BFP PROVIDING IRRIGATION SERVICE TO THE PROJECT.

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 (719-385-5985) 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 TILLED, 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.) Req./Prov.	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 Reg. (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)	Percent Minimum Internal Area (%) Required	Internal Area (SF) Required/Provided	Internal Trees (1 per 500 SF) Required/Provided
362,419	15	54,362/54,362	75/75

Shrub Substitutes Required/Provided	Ornamental Grass subs Required/Provided	Plan Symbol Abbreviation	Percent ground coverage Required/Provided
0/0	0/0	IN	75%/75%

Green Space (ves/no)	Active Green Space Percent/SF Required/Provided	Non-Active Green Space Percent/SF Required/Provided	Active Green Space Design Elements
Yes	10%/33*	5%/30.6%	Clubhouse area, pickleball court, hammock area, playground, overlooking picnic area, outdoor exercise equipment, dog park
	48,395.2 SF/45,294 SF*	24,197.6 SF/148,311 SF	

*Alternative Landscape Adjustment Requested.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
DECIDUOUS TREES								
	Af	11	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	50'	20'	2" Cal.	B&B	Park/ROW
	Ct	16	Corylus columna / 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
EVERGREEN TREES								
	Jm	28	Juniperus monosperma / Oneseed 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
ORNAMENTAL TREES								
	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
DECIDUOUS SHRUBS								
	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	Syringa 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
EVERGREEN SHRUBS								
	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
GRASSES								
	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
PERENNIALS								
	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) 3/3	0 / 0	IB
(1/30) 6/6	0 / 0	OB

*Up to 25% Allowed with Water Quality Capture Volume

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



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COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

DATE: 11/27/2024
PROJECT MGR: K. JOHNSON
PREPARED BY: A. ROMAN

DATE: BY: DESCRIPTION:

FINAL LANDSCAPE PLAN NOTES

7

7 OF 24

DEPN-24-0160



LOT 2, BLOCK 1

ZONE: RR-2.5 / RR-5
USE: VACANT RESIDENTIAL LOTS
SUB: LOT 2 BLK 1 PENDELTON SUB

BASIS OF BEARINGS
80°40'16" E 872.71'



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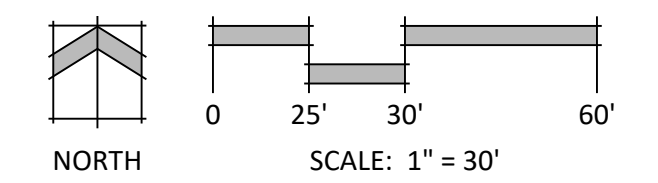
COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

DATE: 11/27/2024
PROJECT MGR: K. JOHNSON
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LINE TYPE LEGEND

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

- ACTIVE GREEN SPACE
- NON-ACTIVE GREEN SPACE
- PLANNED INFILTRATION AREA (PIA)



FINAL LANDSCAPE PLAN

8

8 OF 24

DEPN-24-0160

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

STAMP

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

PLAN FILE # SHEET NUMBER

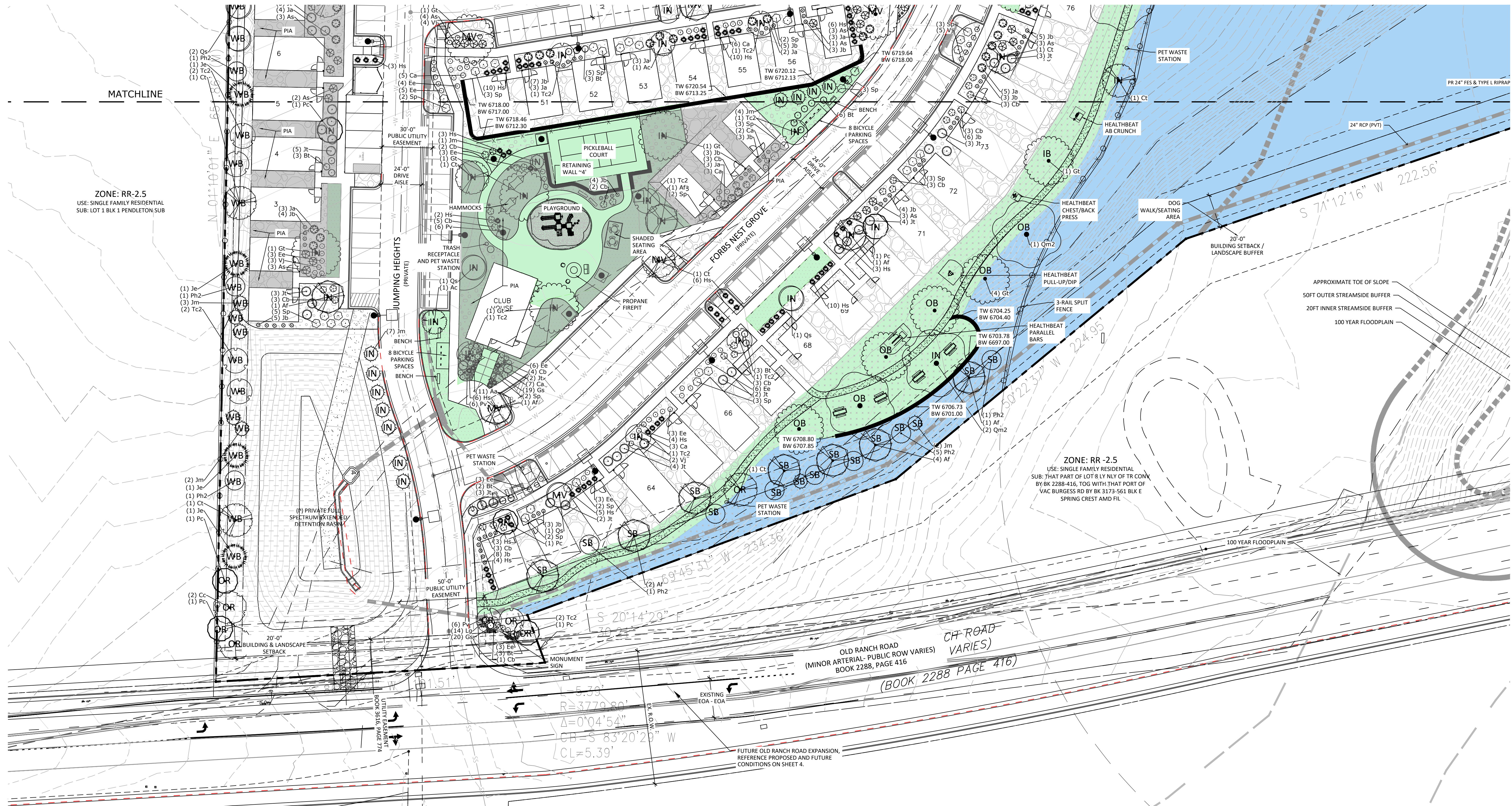
COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

DATE: 11/27/2024
PROJECT MGR: K. JOHNSON
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FINAL LANDSCAPE PLAN

9
9 OF 24

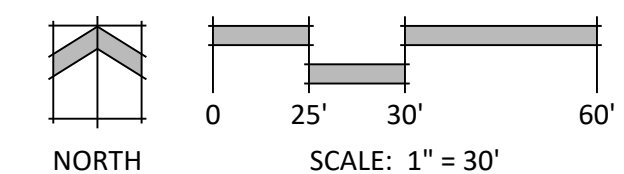
DEPN-24-0160



LINE TYPE LEGEND

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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 TRAVELERS, 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 ARE 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, AND IS DESIGNED 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 BASIN PLANNING 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 STREAMSIDE 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 OPPOSING 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 RURAL 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 VEGETATIVE 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

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

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

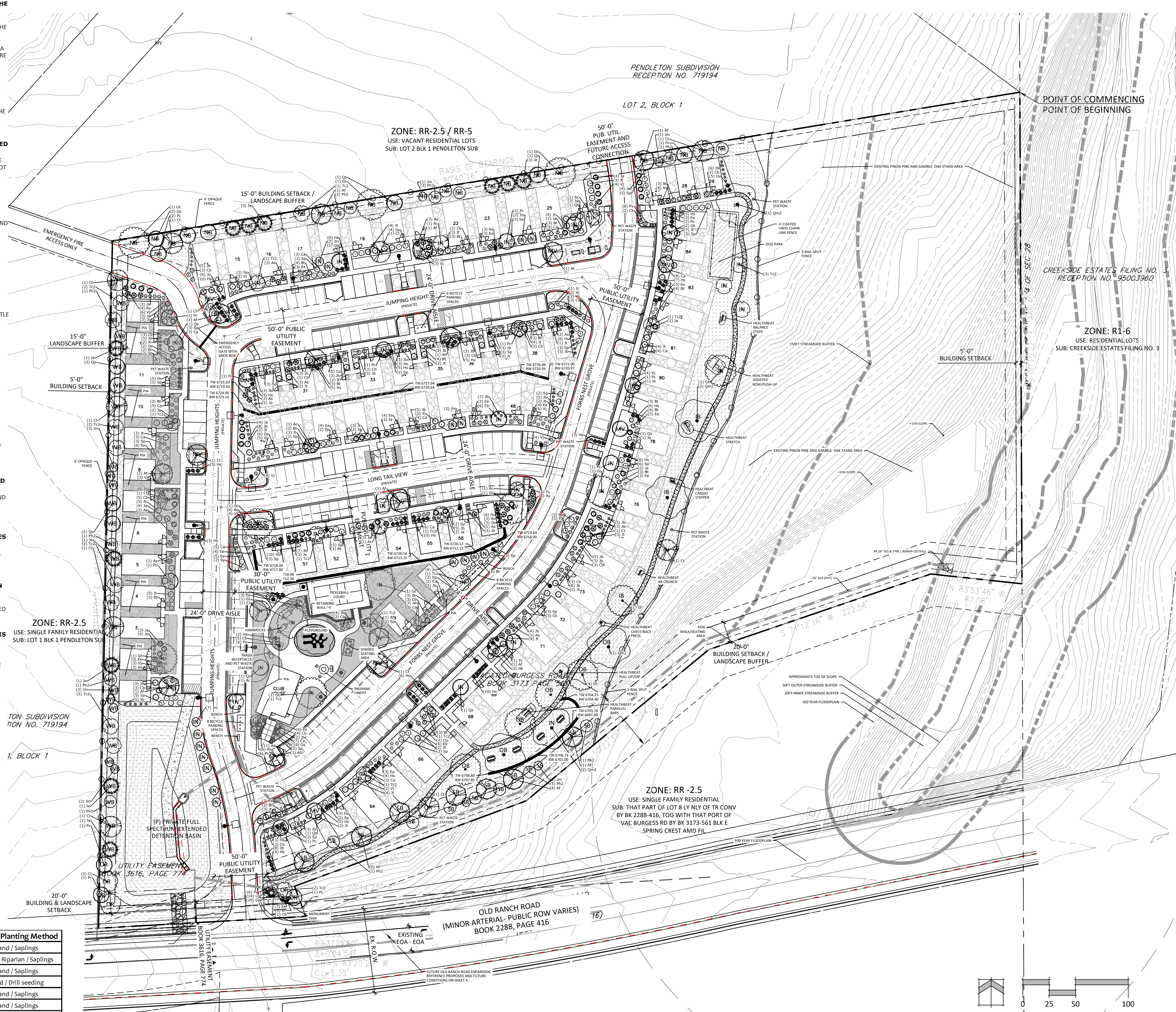
*Up to 10% Allowed with Water Quality Capture Volume

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 20% 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.
- RESEEDING OF THE AFFECTED AREAS SHALL BE PERFORMED WITH APPROVED NATIVE UPLAND AND RIPARIAN SEED MIXES. THE GOAL OF RESEEDING SHOULD BE TO RETURN THE AFFECTED AREA TO PRECONSTRUCTION CONDITIONS. THE TABLE BELOW LISTS PREFERRED SPECIES TO BE USED FOR RESTORATION/RESEEDING.

Common Name	Scientific Name	Location/Planting Method
Indian ricegrass	<i>Achnatherum hymenoides</i>	Upland / Drill seeding
Big bluestem	<i>Andropogon gerardii</i>	Upland / Drill seeding
Fringed sage	<i>Artemisia frigida</i>	Upland / Saplings
Prairie sedge	<i>Artemisia ludoviciana</i>	Upland / Drill seeding
Sideoats grama	<i>Bouteloua curtipendula</i>	Upland / Drill seeding
Blue grama	<i>Bouteloua gracilis</i>	Upland / Drill seeding
Mountain Mahogany	<i>Cercocarpus montanus</i>	Upland / Saplings
Canada wildrye	<i>Elymus canadensis</i>	Upland / Riparian / Drill seeding
Slender wheatgrass	<i>Elymus trachycaulis</i>	Upland / Drill seeding
Gambel oak	<i>Quercus gambellii</i>	Upland / Saplings
Switchgrass	<i>Panicum virgatum</i>	Upland / Drill seeding

Common Name	Scientific Name	Location/Planting Method
Ponderosa pine	<i>Pinus ponderosa</i>	Upland / Saplings
Wild plum	<i>Prunus americana</i>	Upland / Riparian / Saplings
Chokeberry	<i>Prunus virginiana</i>	Upland / Saplings
Prairie coneflower	<i>Ratibida columnifera</i>	Upland / Drill seeding
Golden currant	<i>Ribes aureum</i>	Upland / Saplings
Three-leaf sumac	<i>Rhus trilobata</i>	Upland / Saplings
Little bluestem	<i>Schizachyrium scoparium</i>	Upland / Drill seeding
Yellow Indiangrass	<i>Sorghastrum nutans</i>	Upland / Drill seeding
Prairie cordgrass	<i>Spartina pectinata</i>	Upland / Riparian / Drill seeding
Sand dropseed	<i>Sporobolus cryptandrus</i>	Upland / Drill seeding
Western snowberry	<i>Symphoricarpos occidentalis</i>	Upland / Riparian / Saplings



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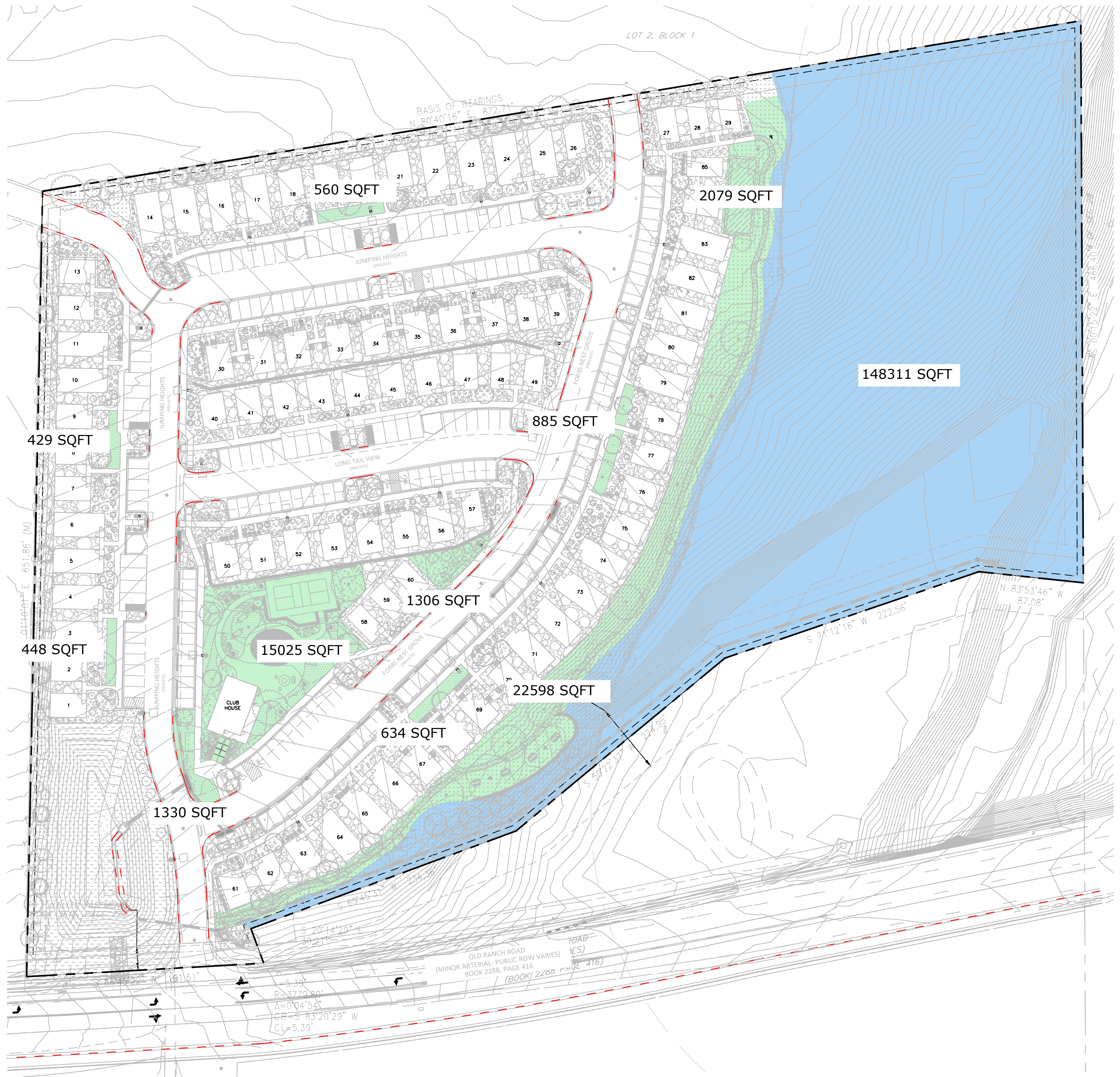
COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

DATE: 11/27/2024
PROJECT MGR: K. JOHNSON
PREPARED BY: A. ROMAN


STREAMSIDE OVERLAY PLAN

10 OF 24

DEPN-24-0160



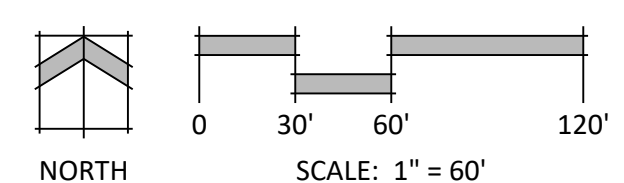
HYDROZONE PLAN DIAGRAM

	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	Gross Site Area (SF)	Percent Minimum Internal Area (%) Required	Internal Area (SF) Required/Provided	Internal Trees (1 per 500 SF) Required/Provided
Active Green Space	362,419	15	54,362/54,362	75/75
Non-Active Green Space				
	Shrub Substitutes Required/Provided	Ornamental Grass subs Required/Provided	Plan Symbol Abbreviation	Percent ground coverage Required/Provided
	0/0	0/0	IN	75%/75%
	Green Space Required (yes/no)	Active Green Space Percent/SF Required/Provided	Non-Active Green Space Percent/SF Required/Provided	Active Green Space Design Elements
	Yes	10%/9,314*	5%/30,616	Clubhouse area, pickleball court, hammock area, playground, overlooking picnic area, outdoor exercise equipment, dog park
		48,395.2 SF/45,294 SF*	24,197.6 SF/148,311 SF	

*Alternative Landscape Adjustment Requested.



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COTTAGES AT KETTLE CREEK
DEVELOPMENT PLAN

DATE: 11/27/2024
PROJECT MGR: K. JOHNSON
PREPARED BY: A. ROMAN

HYDROZONE PLAN

11

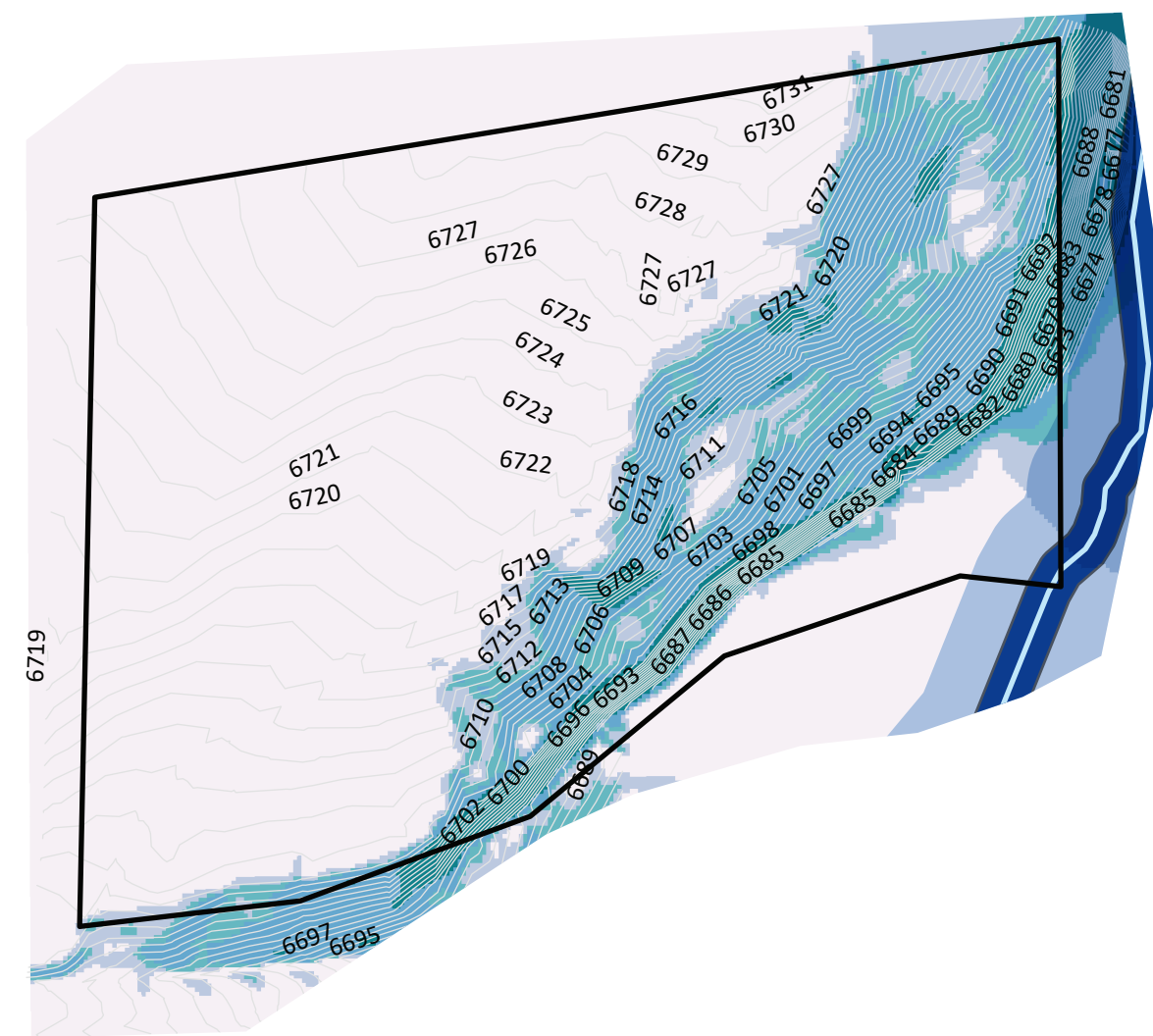
11 OF 24

DEPN-24-0160

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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.

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

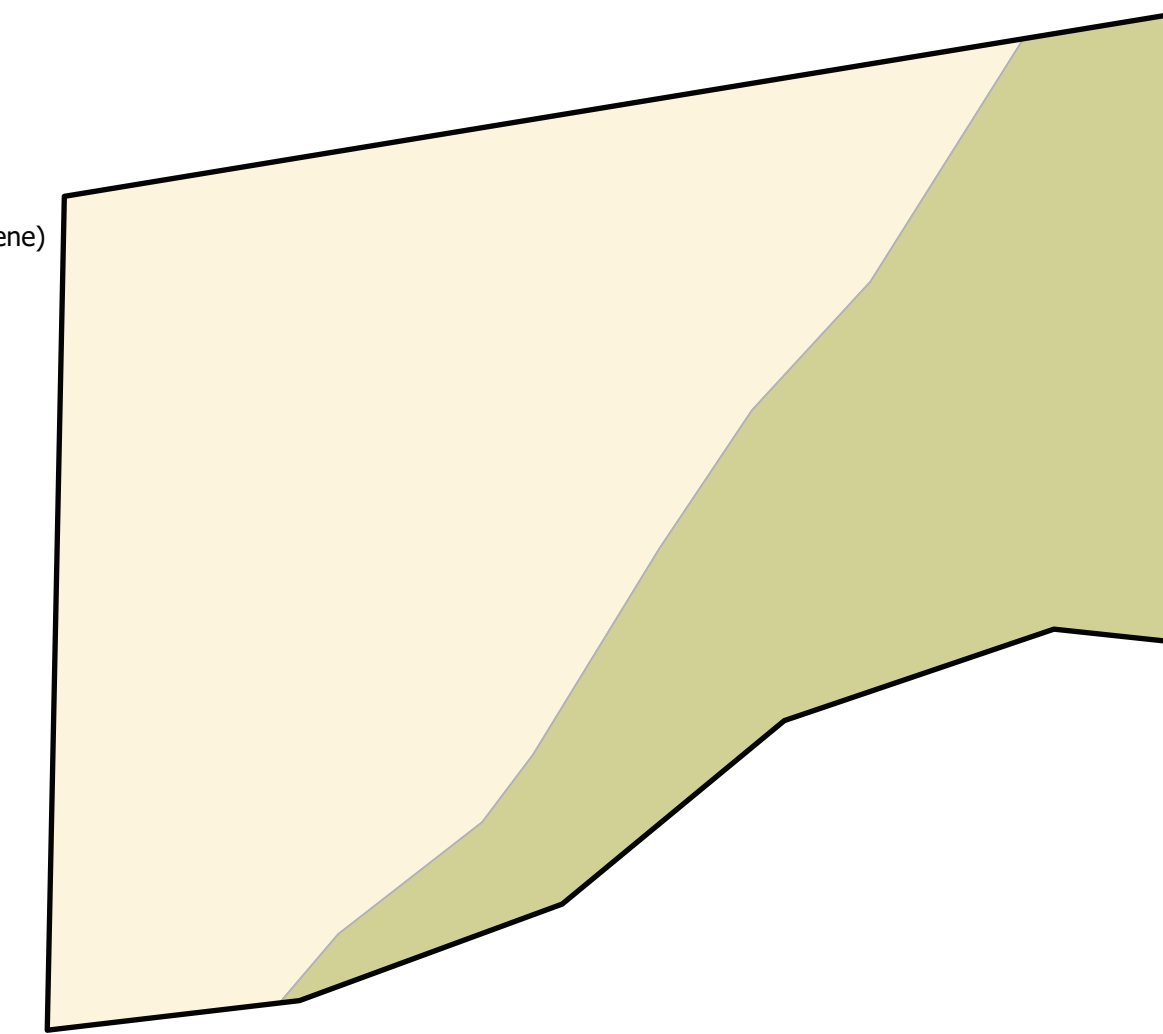
- KEY**
- Property Boundary**
- Vegetation Description**
- Riparian
 - Prairie
 - Structure



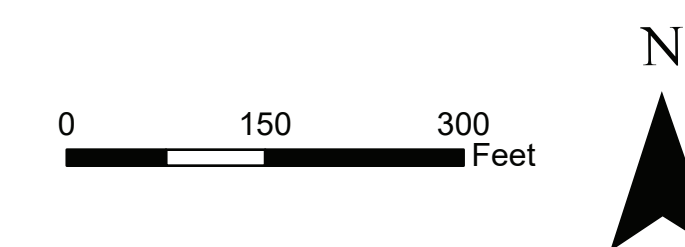
Groundcover Analysis:
 Aerial photography showing existing vegetation. NearMap Aerial September 2021.

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.

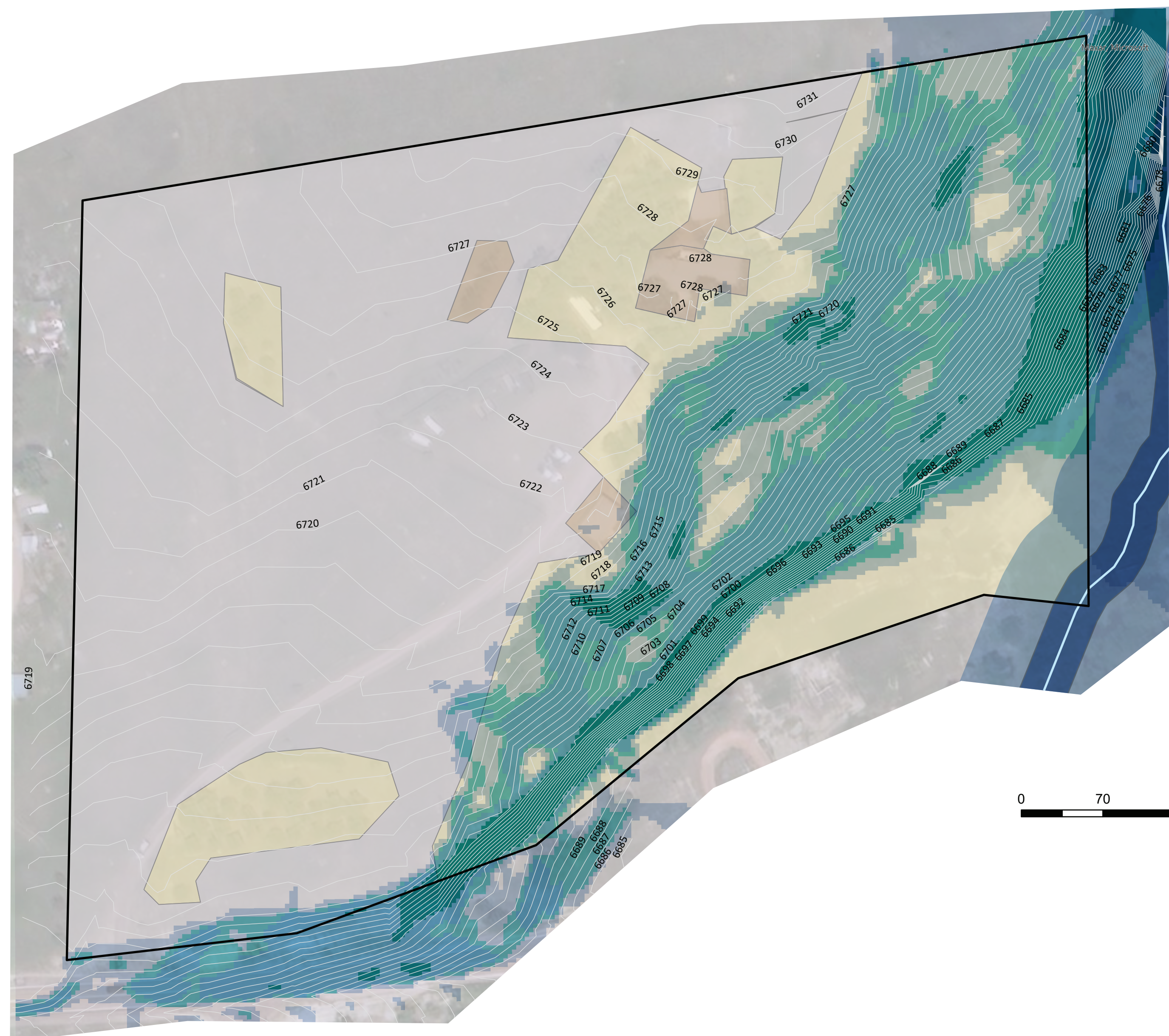
Soils:

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.

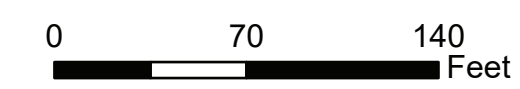
Conclusion: This composite analysis is based on information from a variety of sources. The proposed concept plan is not limited by the suitability of the land, as no development is proposed in highly constrained areas. The geologic conditions on-site can be satisfactorily mitigated through proper engineering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

DEVELOPMENT PLAN

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

ENTITLEMENT

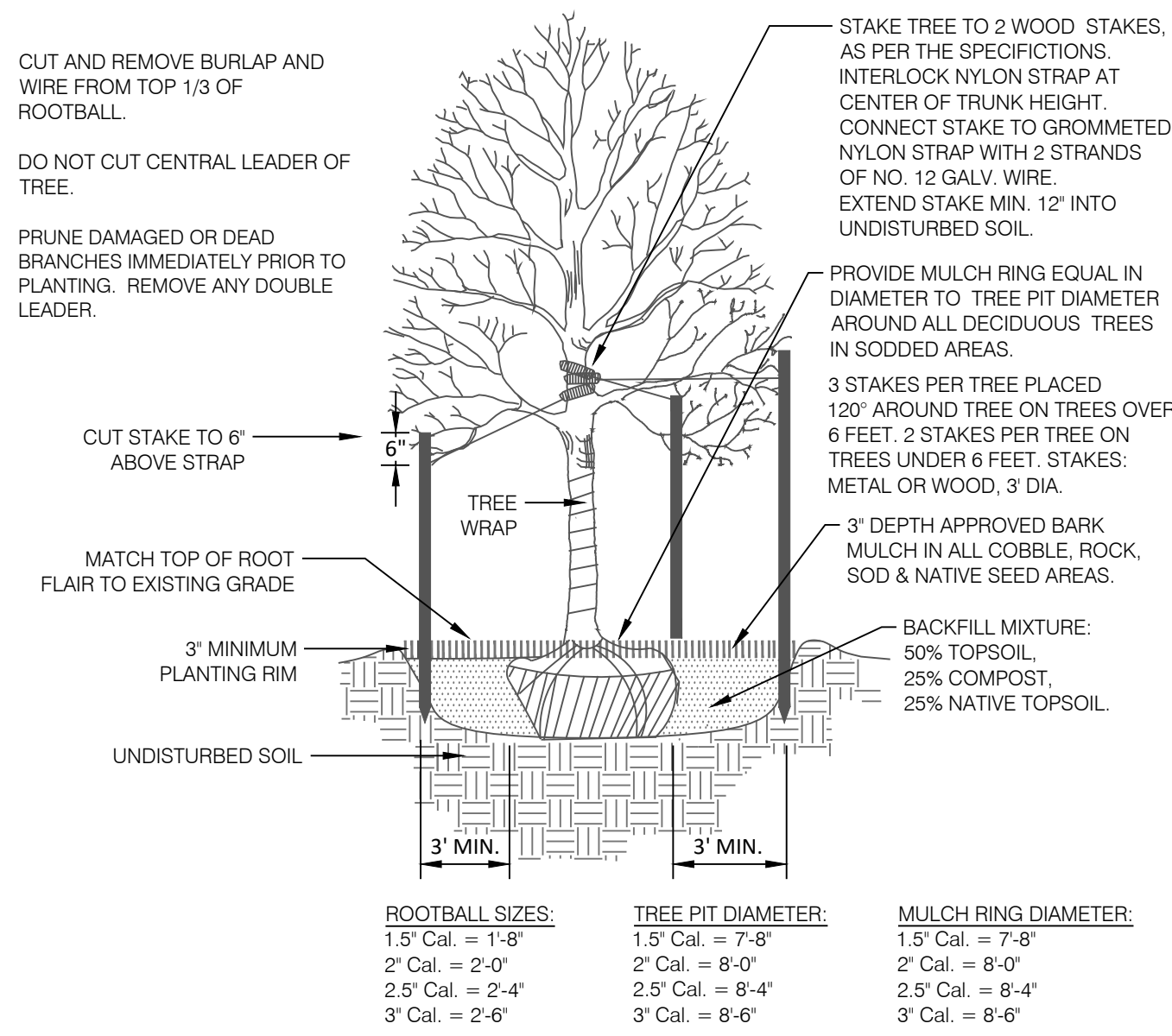
DATE:	BY:	DESCRIPTION:

LAND SUITABILITY ANALYSIS

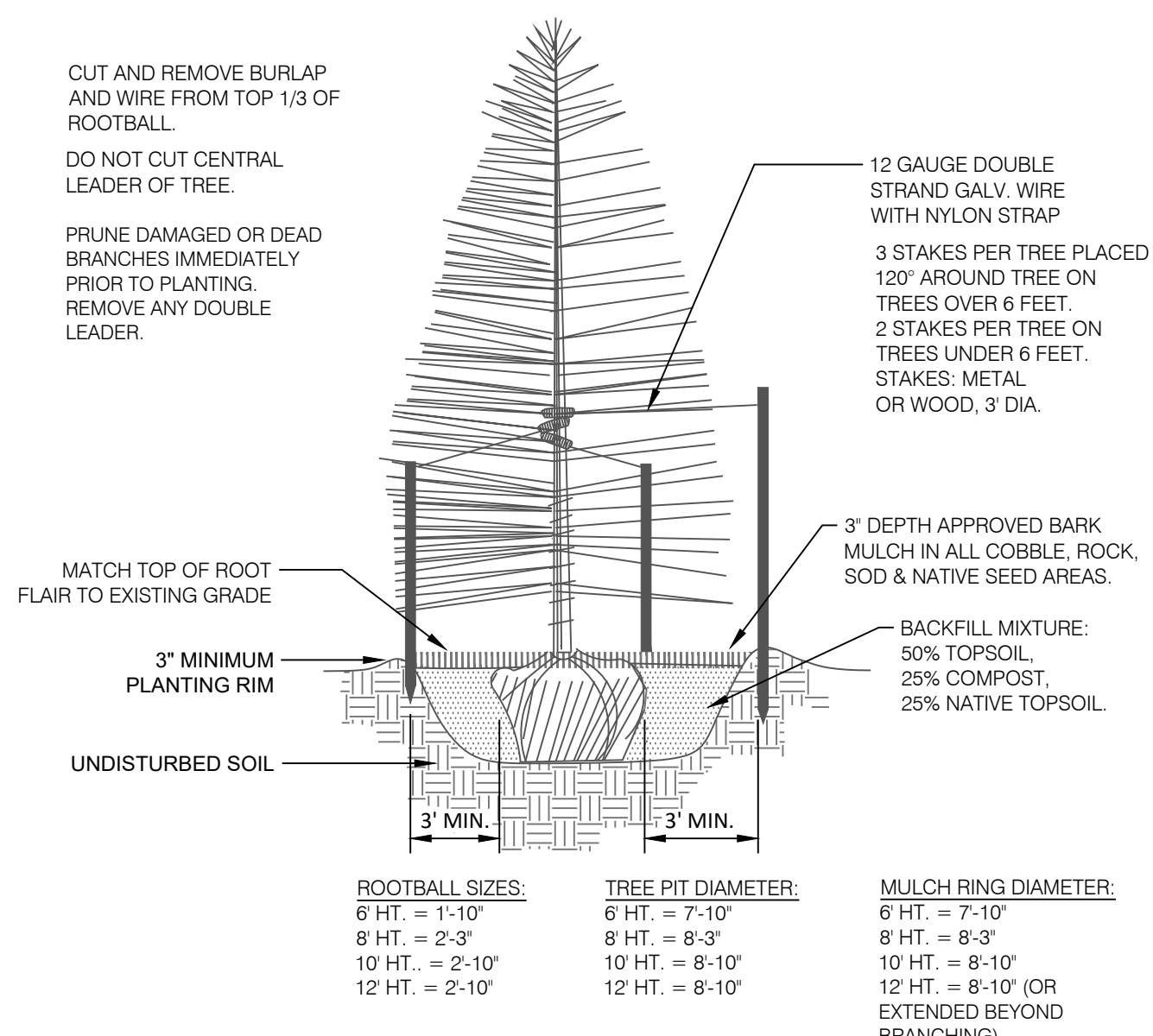
13

13 OF 24

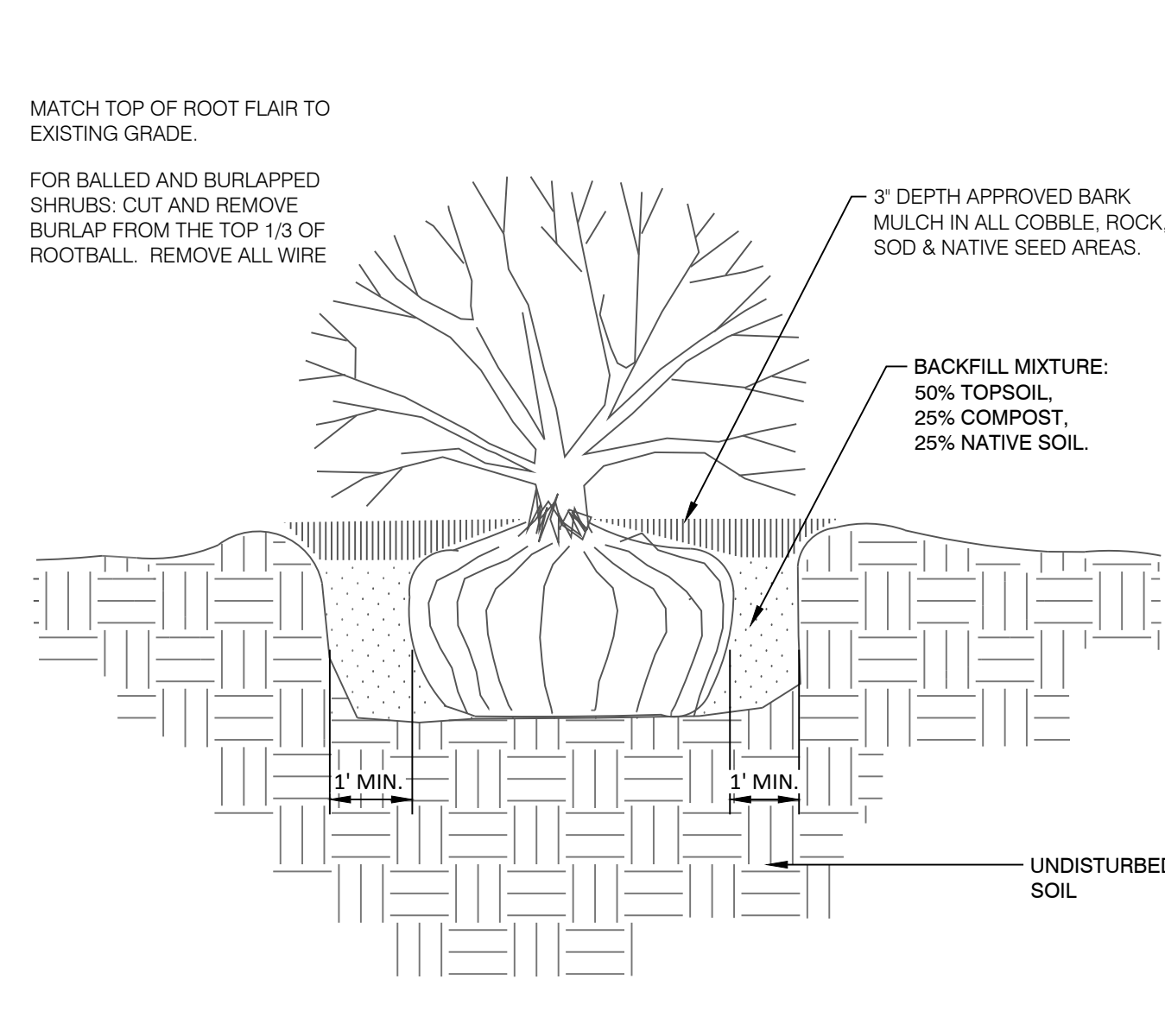
CPC #



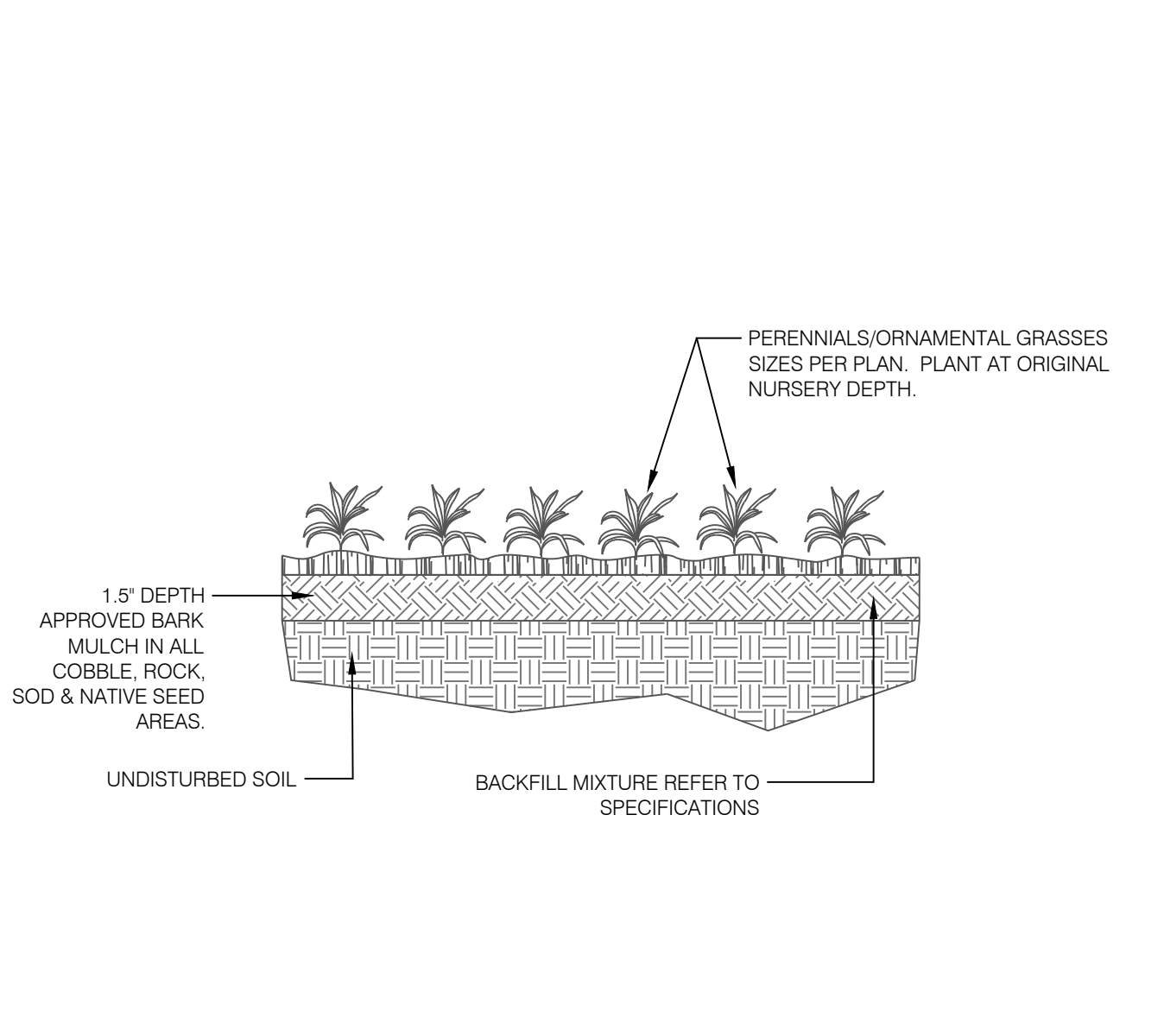
1 DECIDUOUS TREE PLANTING DETAIL
N.T.S. 329343-01



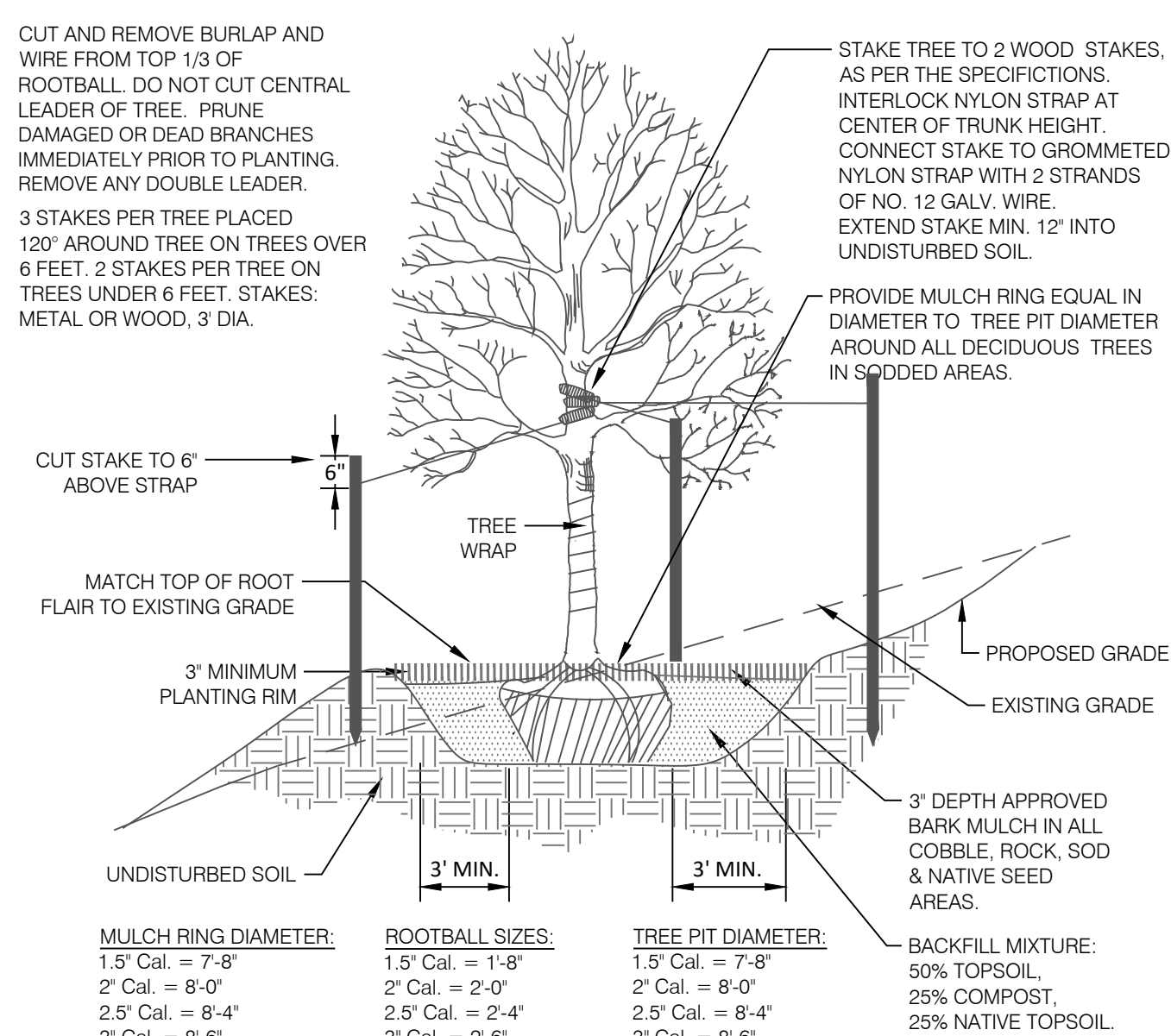
2 CONIFEROUS TREE PLANTING DETAIL
N.T.S. 329343-02



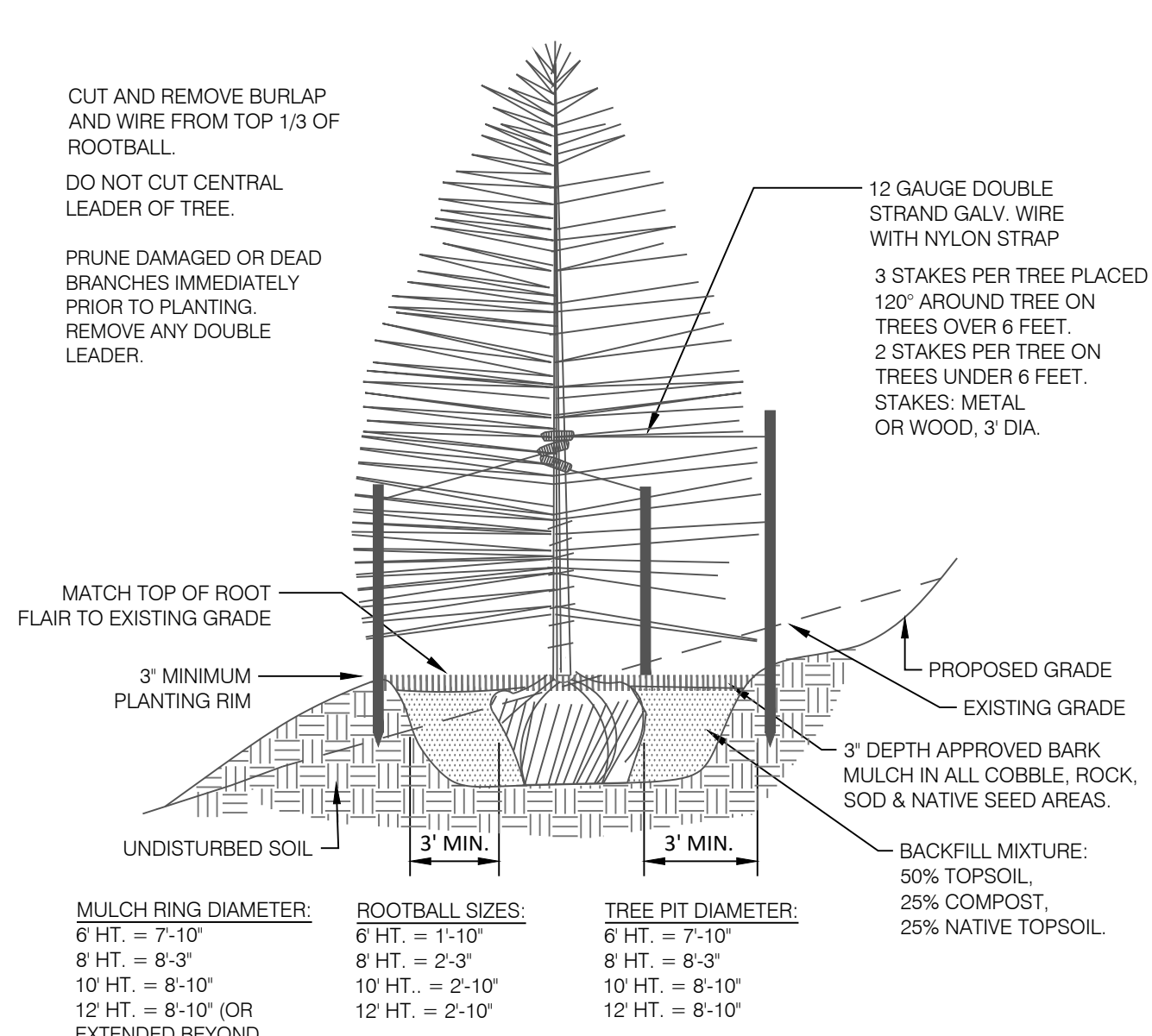
3 SHRUB PLANTING DETAIL
N.T.S. 329333-03



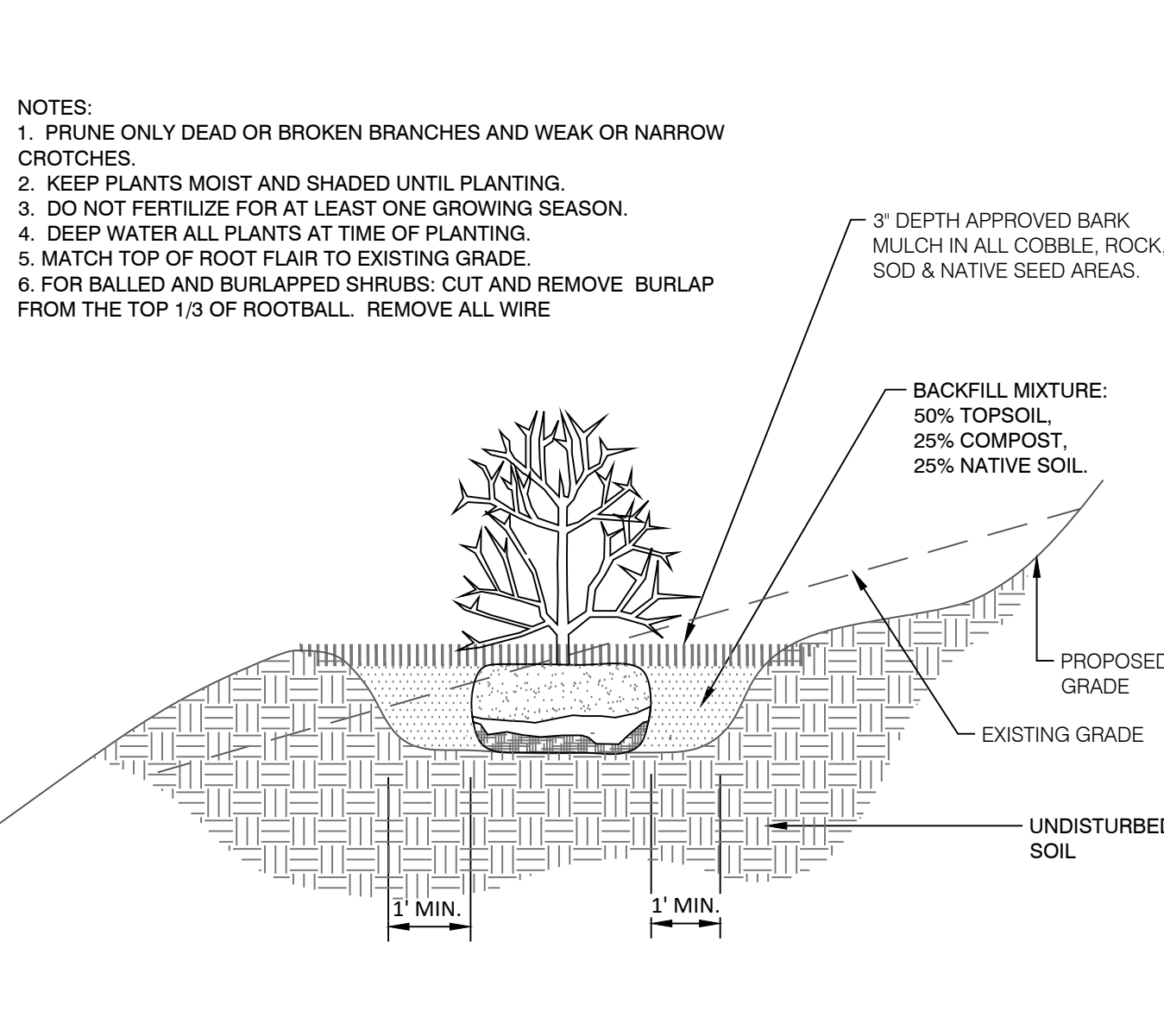
4 PERENNIAL / ORNAMENTAL GRASS PLANTING
N.T.S. 3293-04



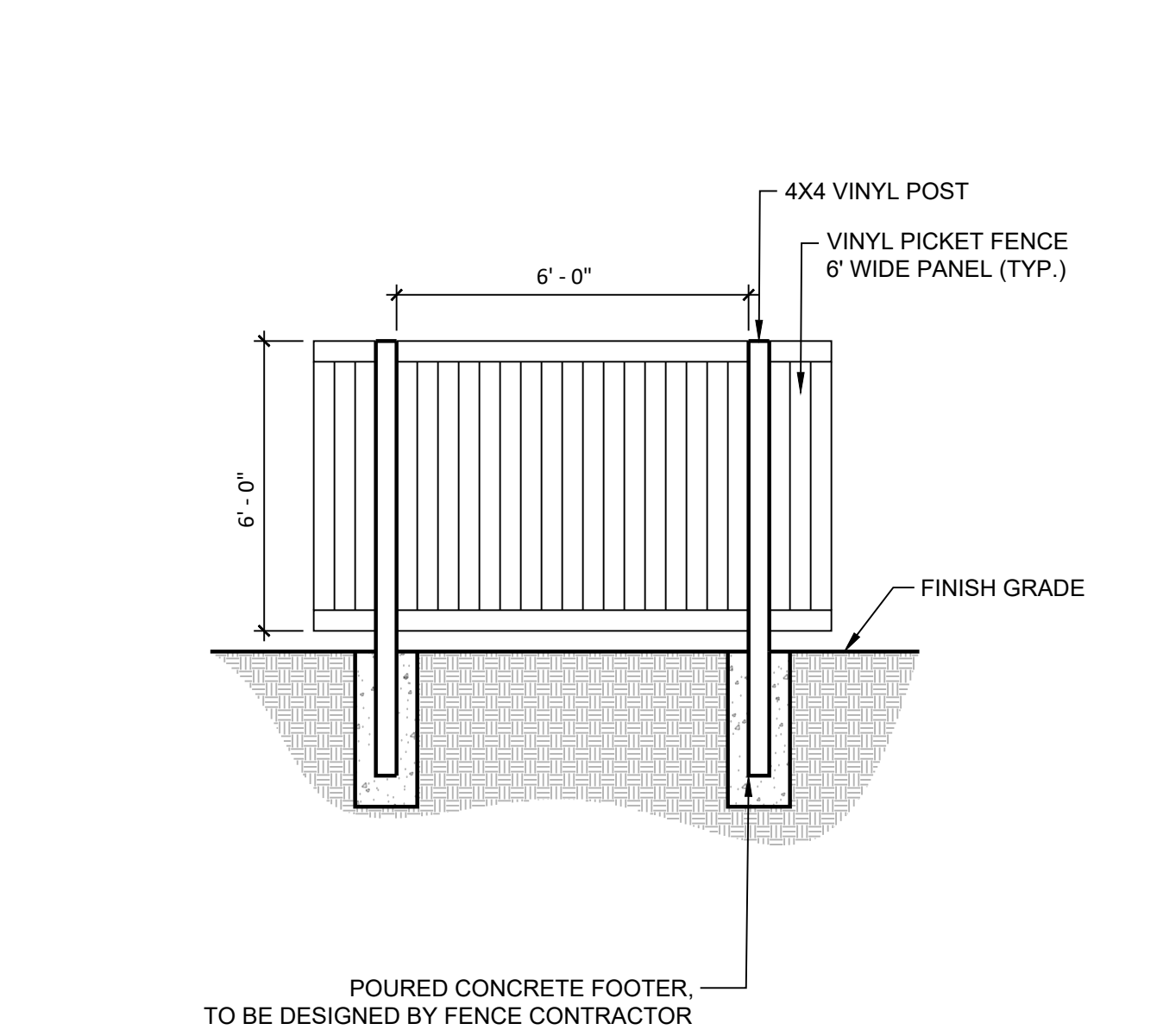
5 DECIDUOUS TREE PLACEMENT ON SLOPE
N.T.S. 329343-05



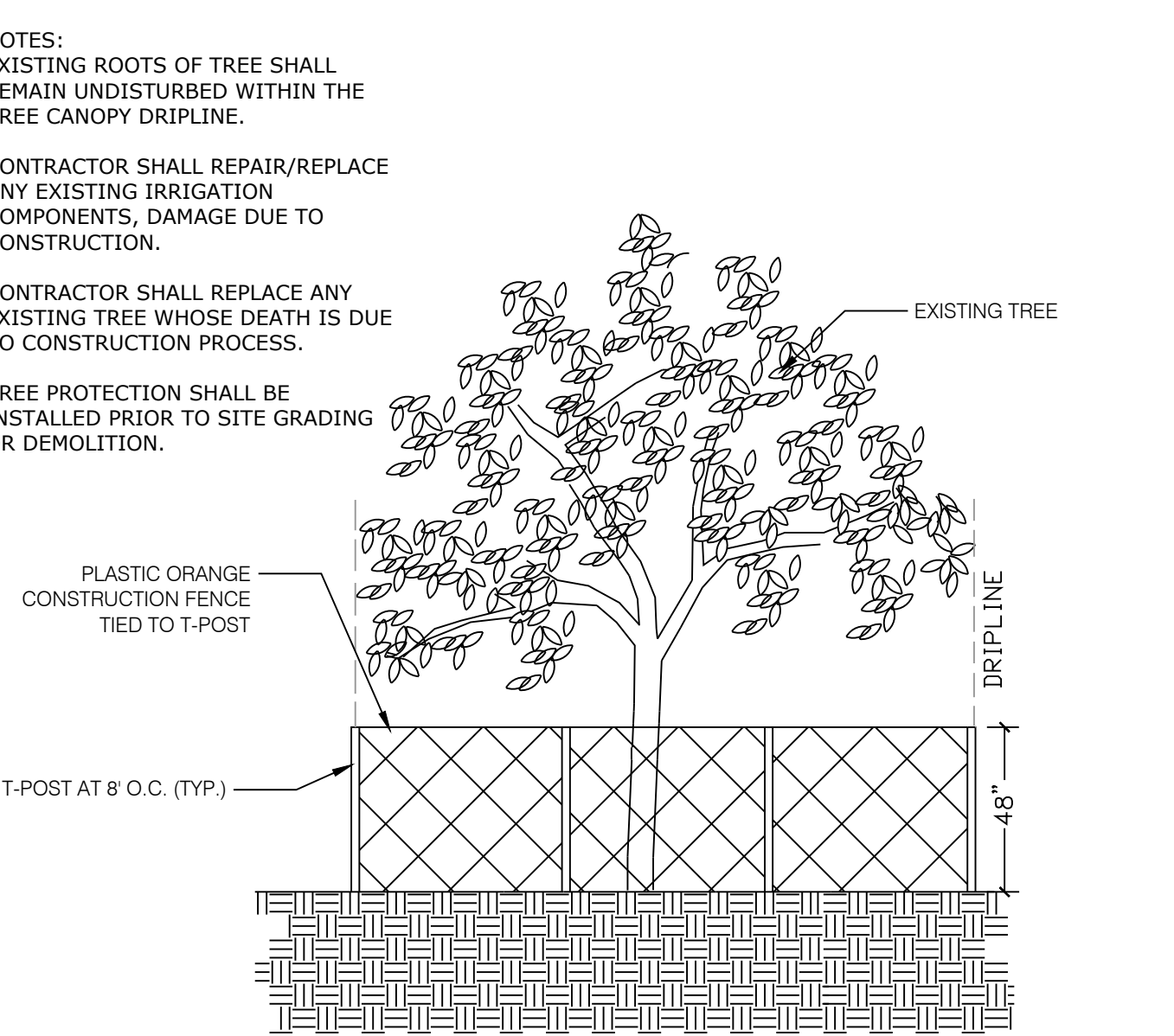
6 CONIFEROUS TREE PLACEMENT ON SLOPE
N.T.S. 329343-06



7 SHRUB PLACEMENT ON SLOPE
N.T.S. 329333-07



8 6FT VINYL FENCE
1/8" = 1'-0" 323123-17



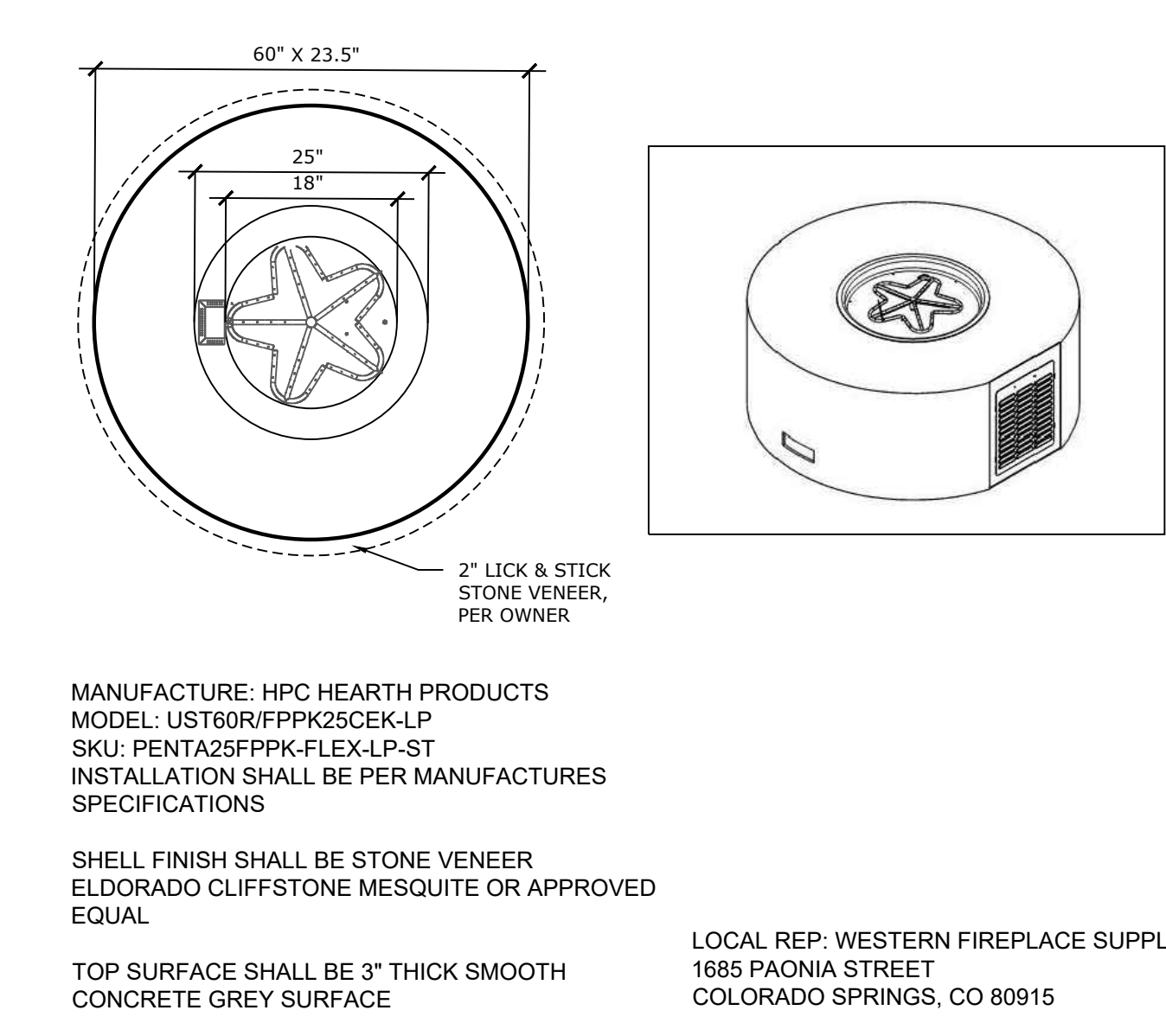
9 EXISTING TREE PROTECTION DETAIL
N.T.S. 02-11



10 RECTANGULAR BENCH WITH BACK
N.T.S. P-GKS-09



11 DOG WASTE STATION
N.T.S. NOTE: MAINTENANCE BY OWNER MANAGEMENT COMPANY P-GKS-04



12 READY TO FINISH ROUND FIRE PIT
N.T.S. P-GKS-07



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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

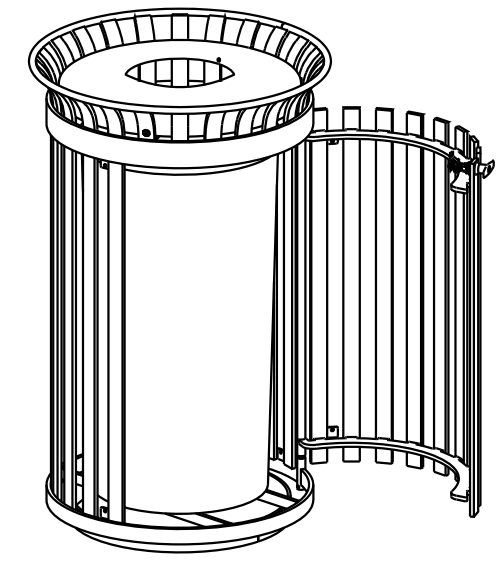
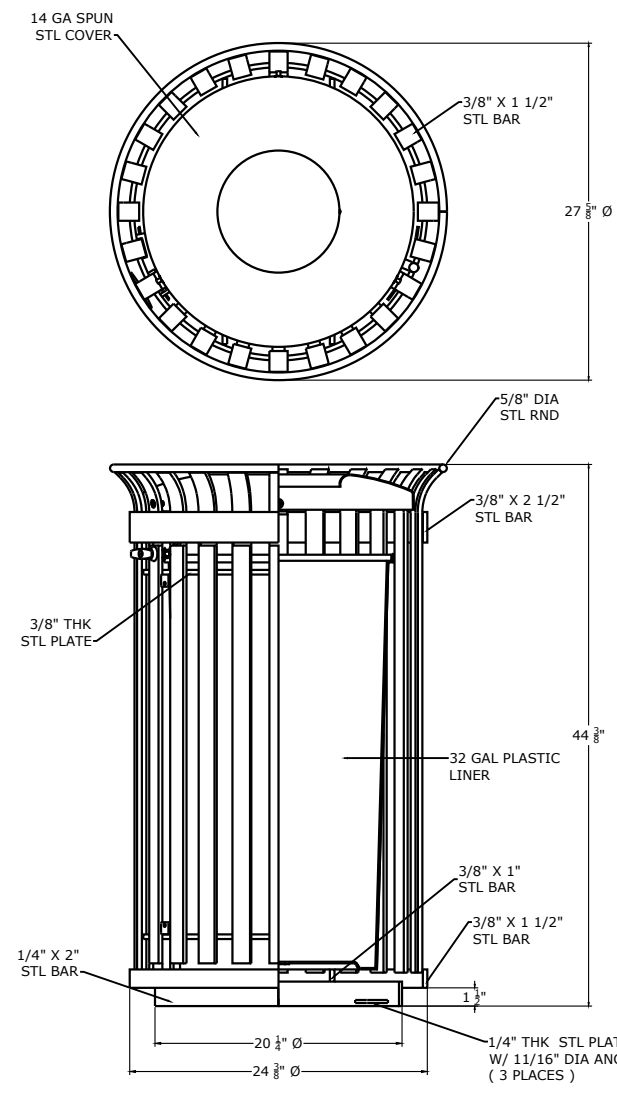
DATE: 10/15/2024
PROJECT MGR: K. JOHNSON
PREPARED BY: A. ROMAN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

FINAL LANDSCAPE PLAN DETAILS

14



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

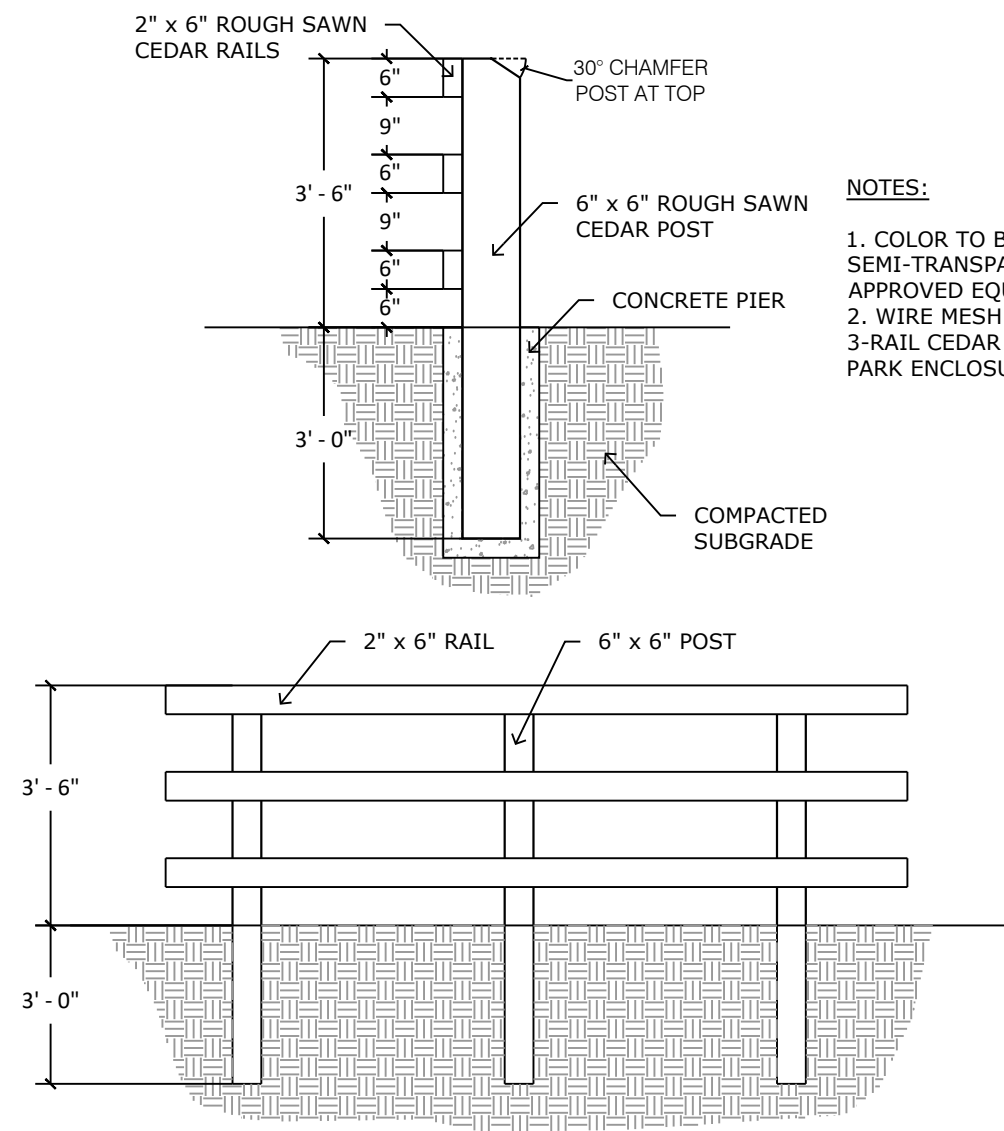
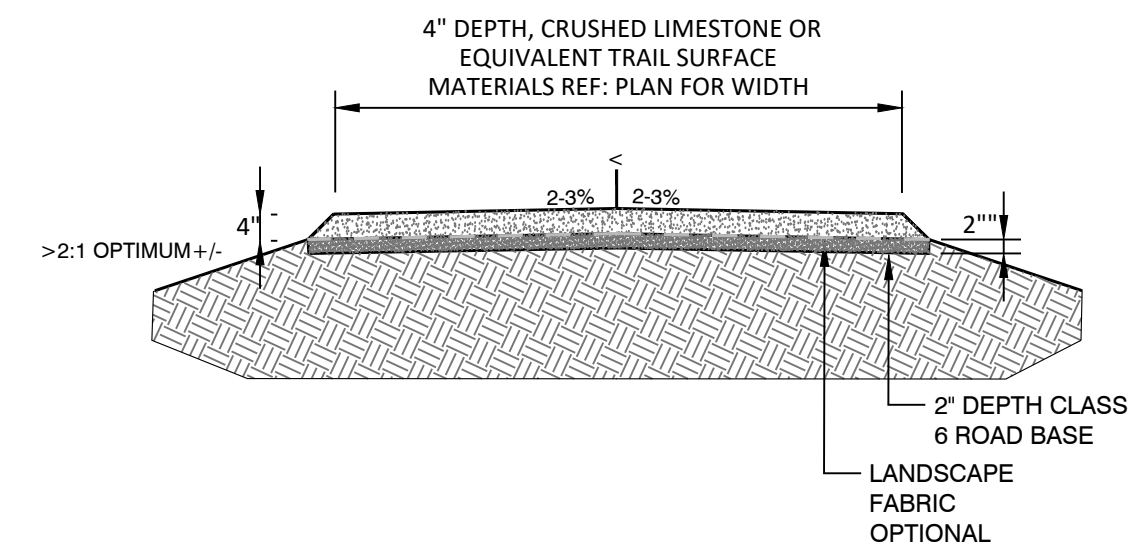
LOCAL REP:
10001 E. HARMONY RD, SUITE A-335
MARK LANG (303) 645-4213
MARK@MVPPLAYGROUNDS.COM

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

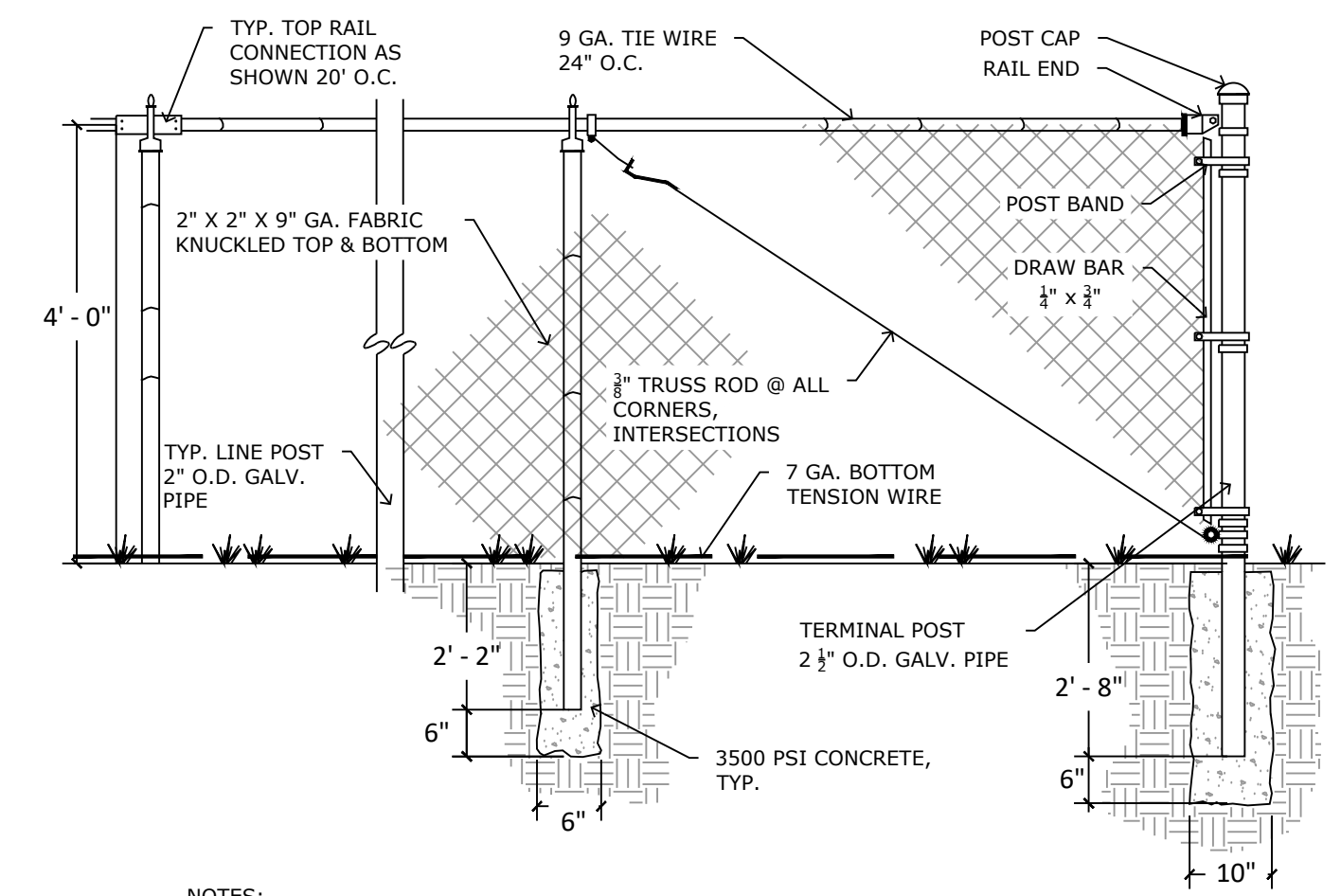
1 DuMor Trash Receptacle
N.T.S.

2 RECTANGLE PICNIC TABLE
P-GKS-12

3 INFORMAL BREEZE TRAIL
N.T.S.



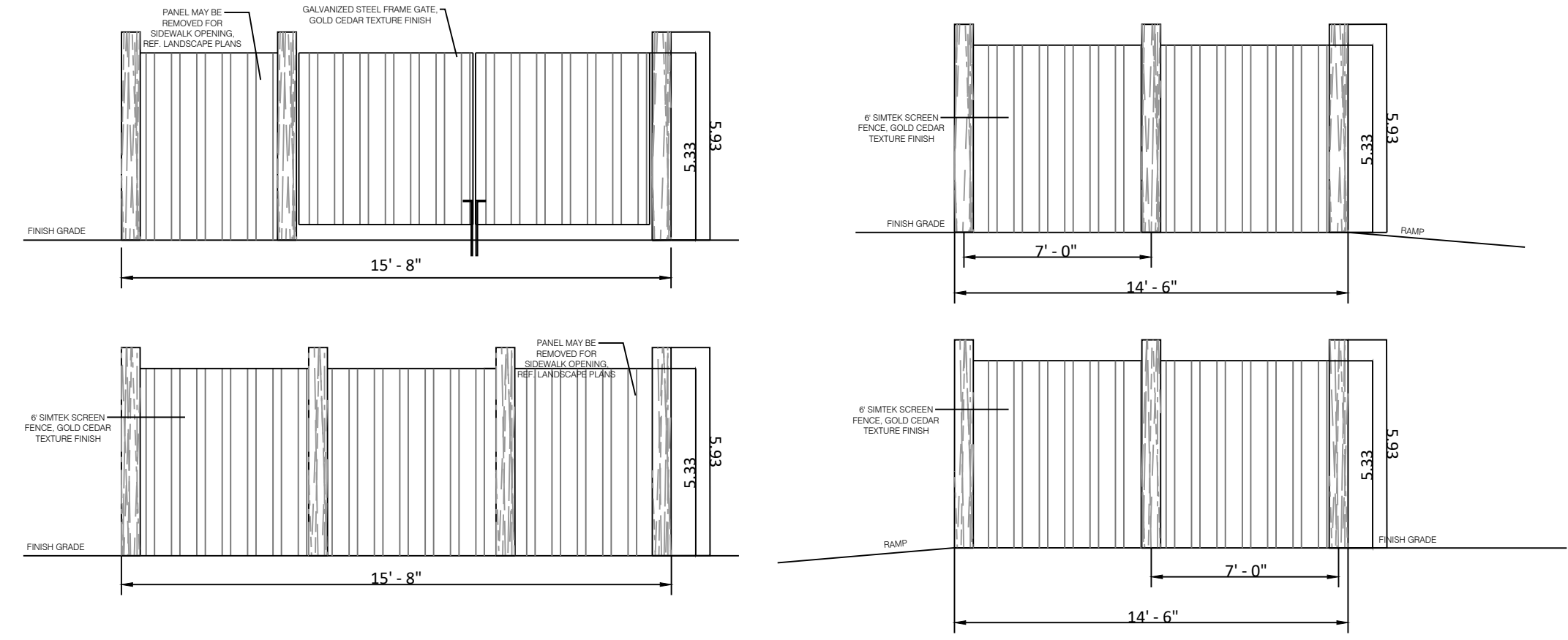
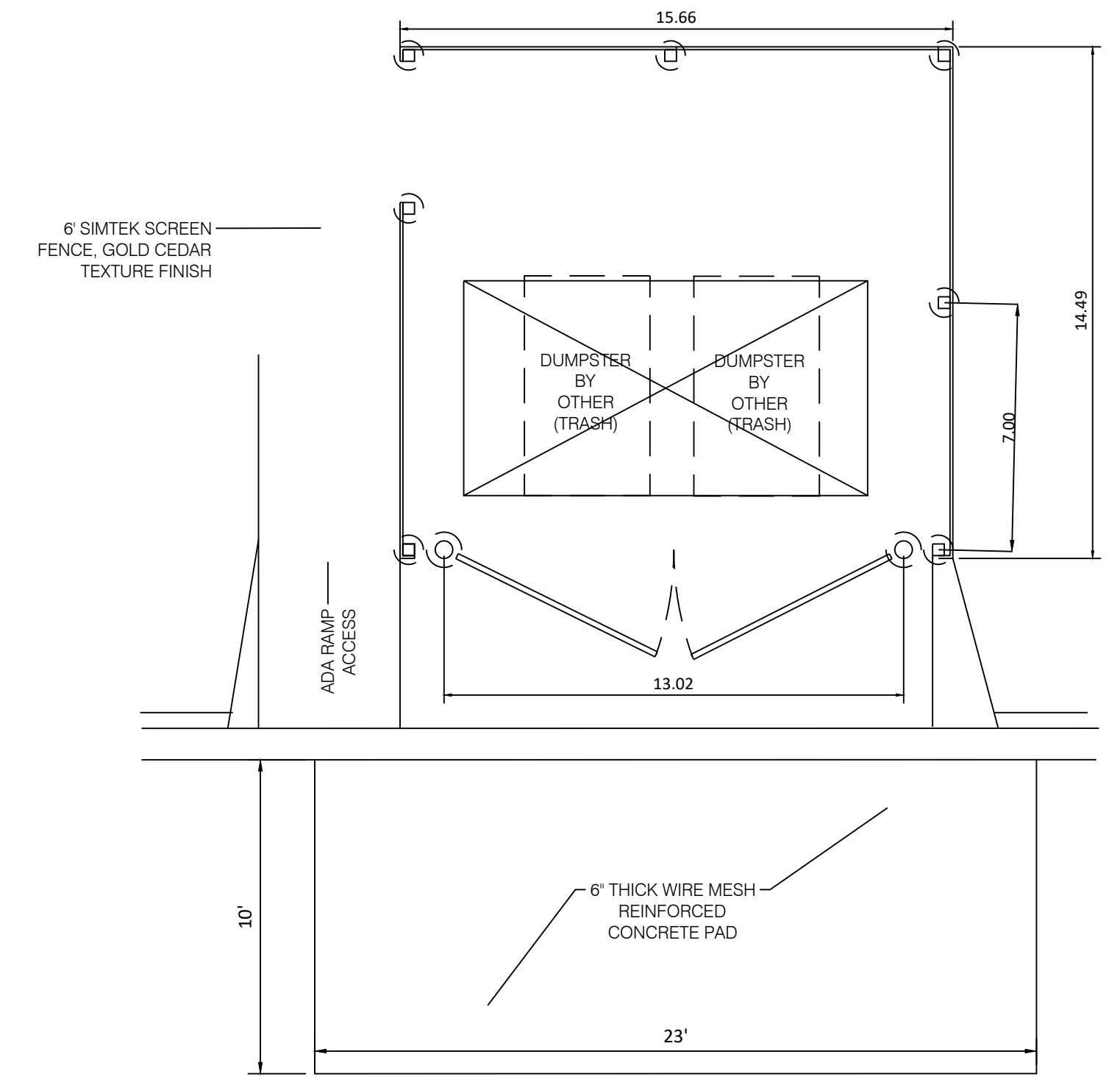
NOTES:
1. COLOR TO BE BENJAMIN MOORE SEMI-TRANSPARENT REDWOOD OR APPROVED EQUAL.
2. WIRE MESH TO BE INSTALLED ON 3-RAIL CEDAR FENCE AROUND DOG PARK ENCLOSURE.



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.

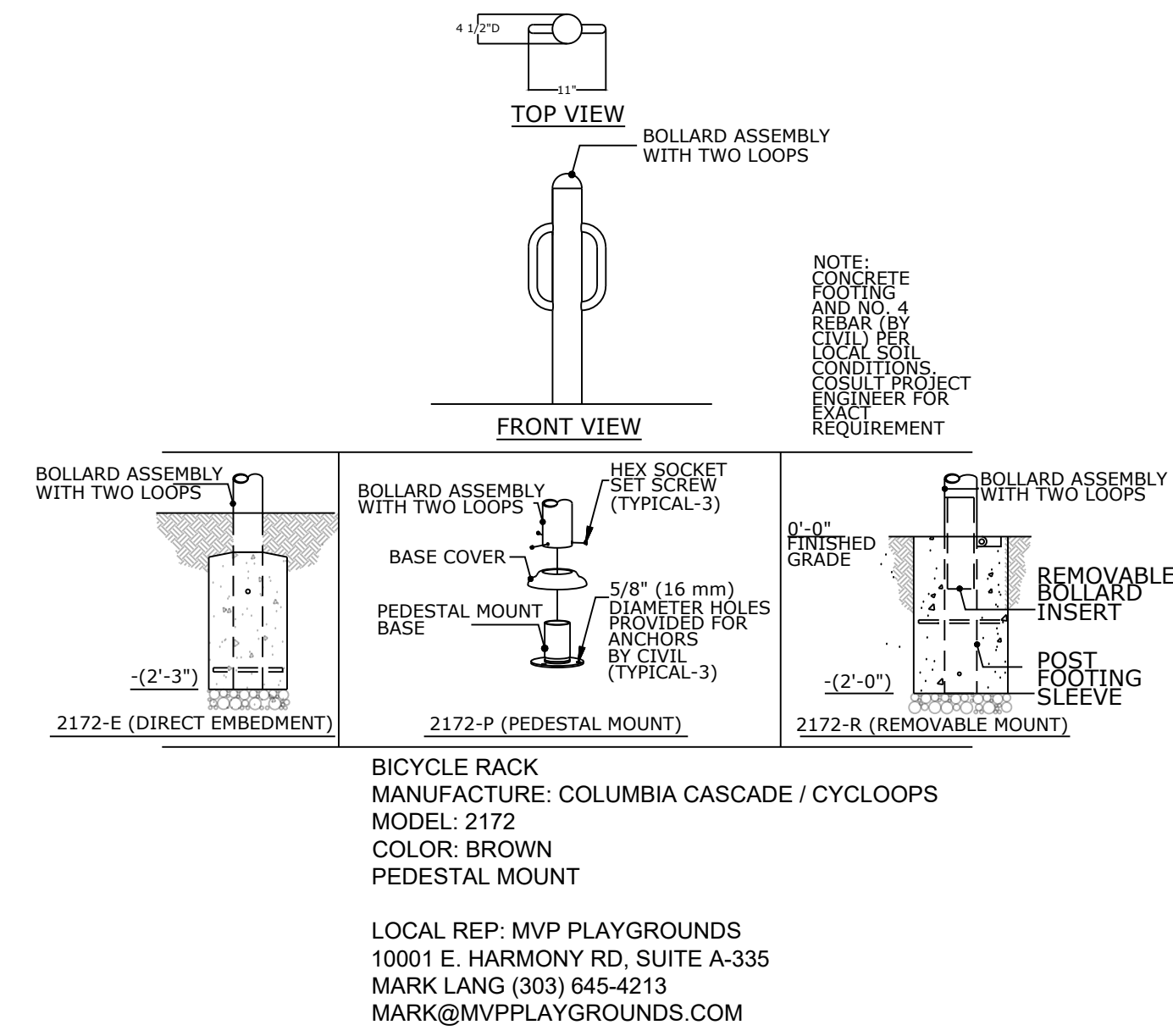
5 3 - RAIL CEDAR FENCE
N.T.S.

6 4' VINYL COATED CHAIN LINK FENCE
N.T.S.



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

7 BICYCLE RACK
N.T.S.



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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:

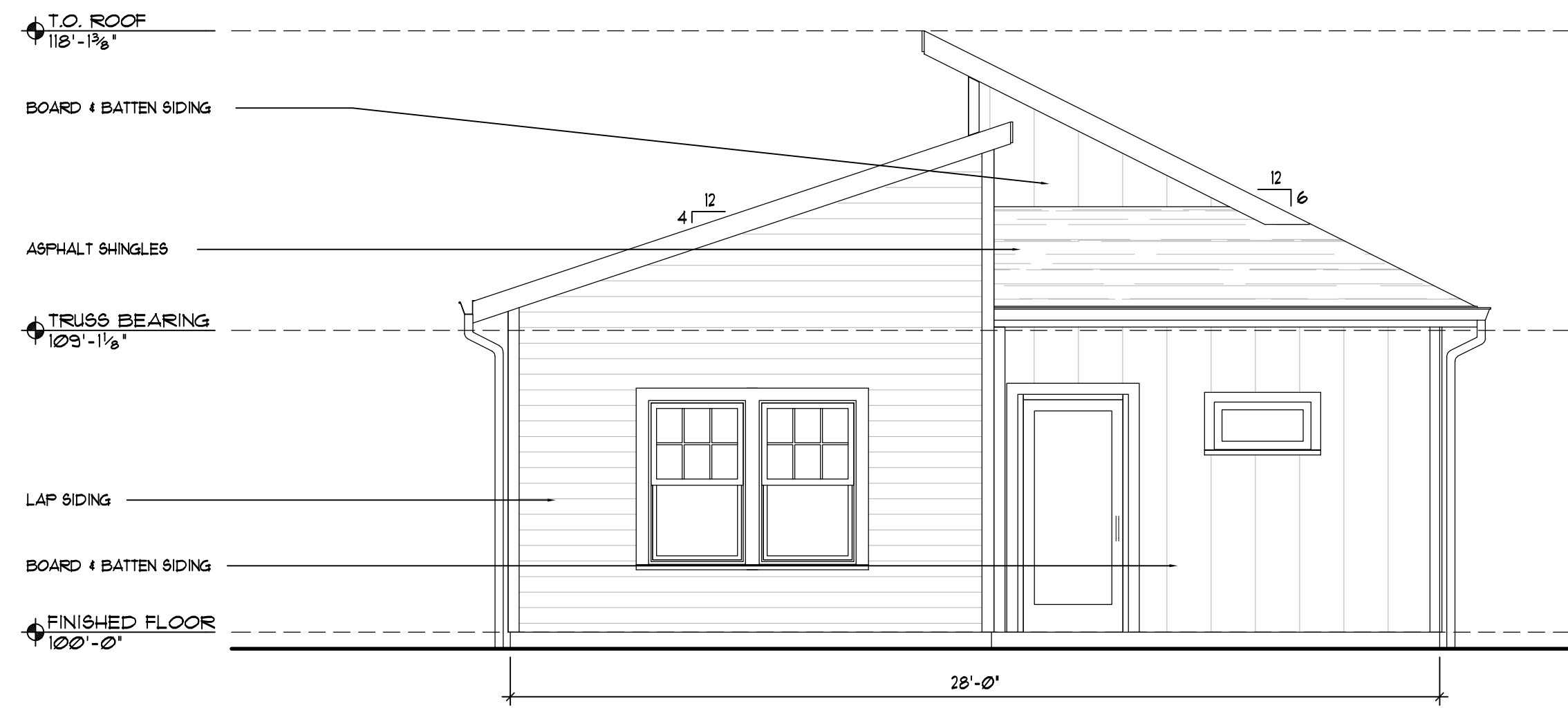
FINAL LANDSCAPE PLAN
DETAILS

15
15 OF 24

DEPN-24-0160

P:\Goodwin\Kings\Cottages at Kettle Creek\Drawings\Arch\15\Cottages at Kettle Creek_F15(Format).dwg [Landscape Details - 15] 11/25/2024 3:57:48 PM ABDMAN

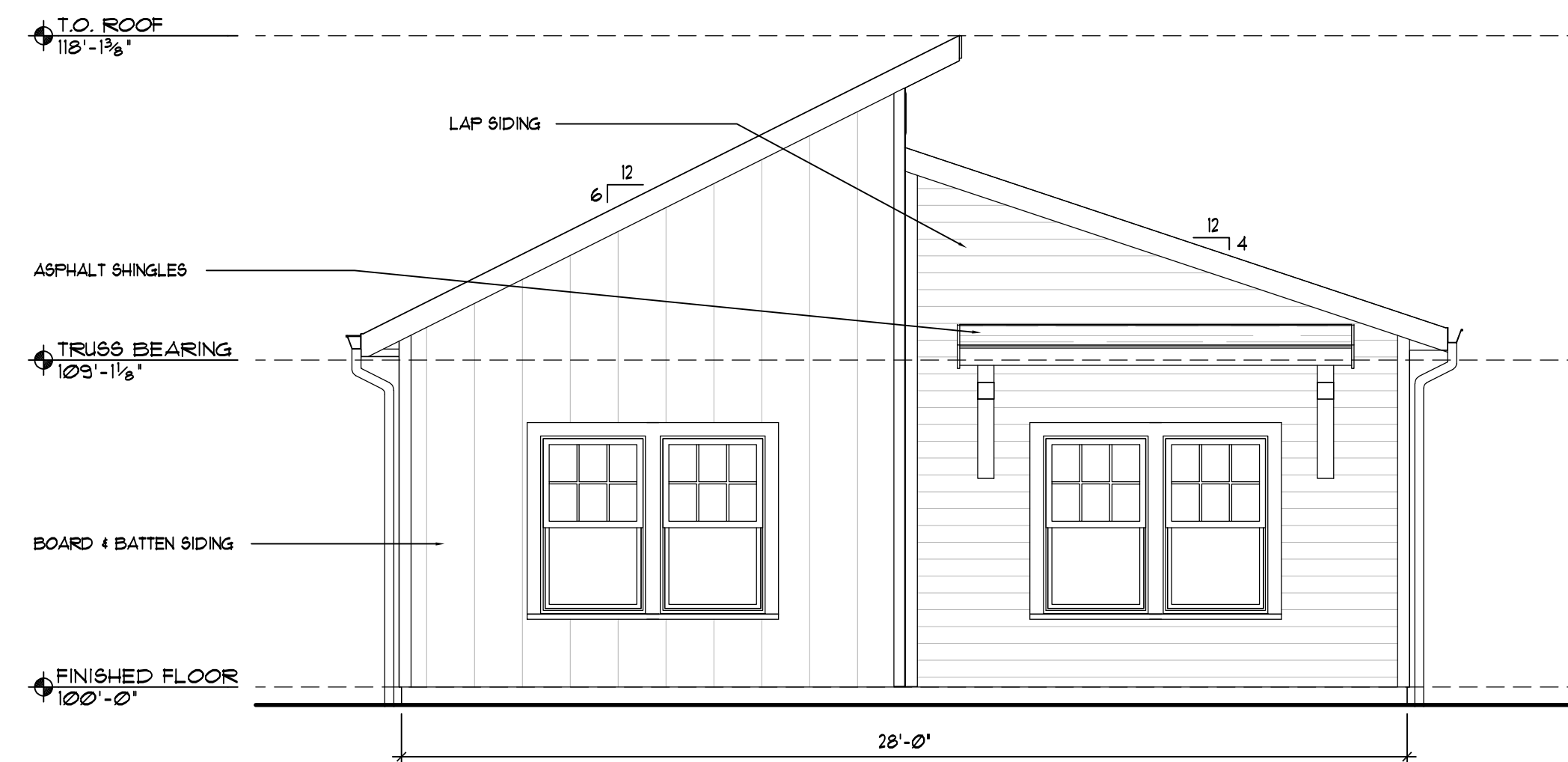
CLUBHOUSE



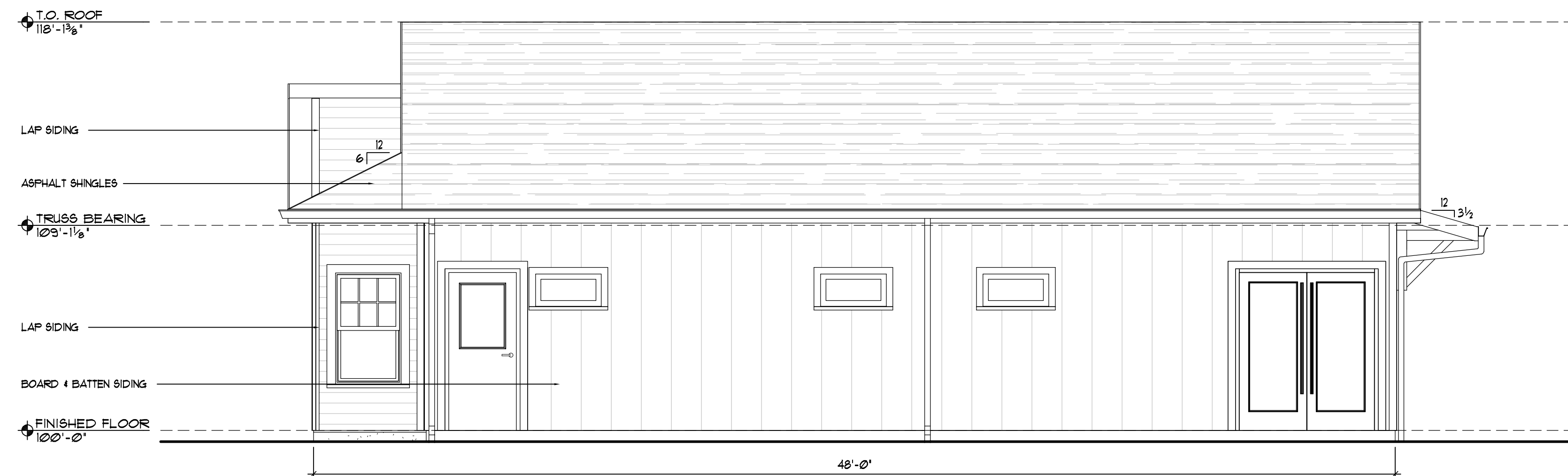
1 FRONT ELEVATION
1/4" = 1' - 0"



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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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

ISSUE INFO

DATE:	BY:	DESCRIPTION:

SHEET / PARSECTION

SHEET TITLE

BUILDING ELEVATIONS CLUBHOUSE

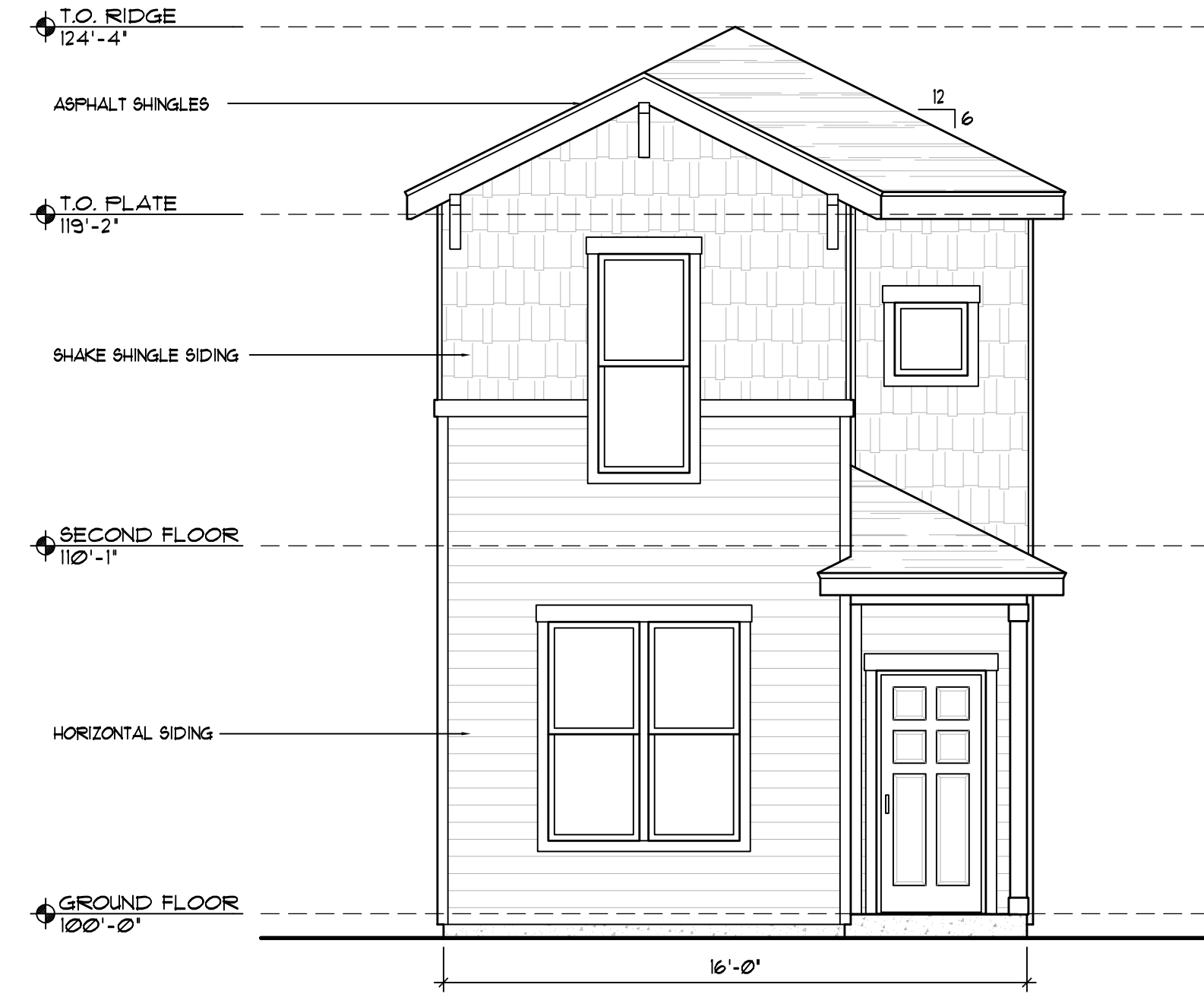
SHEET NUMBER

16 OF 24

PLAN FILE #

DEPN-XX-XXXX

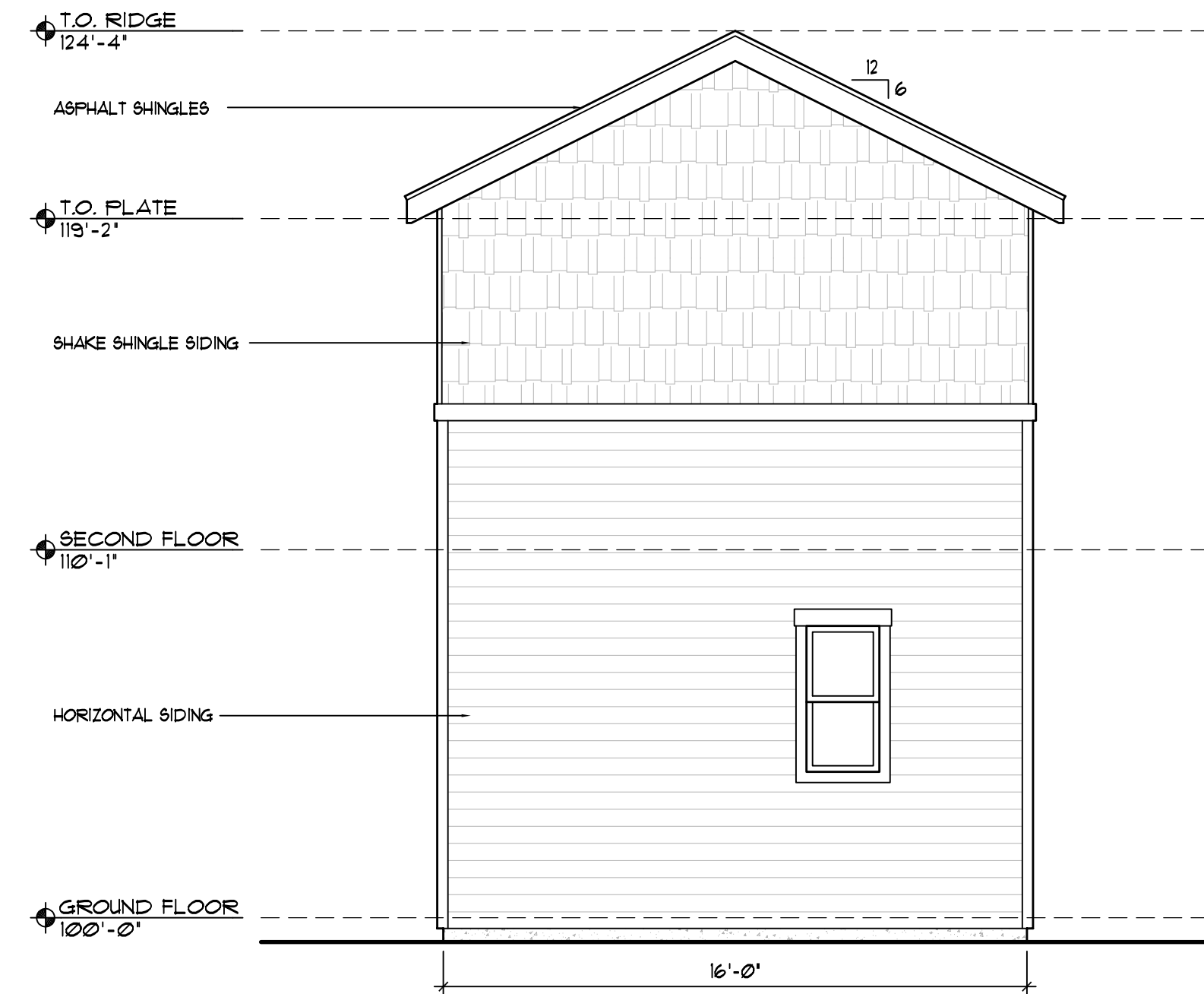
SLC-480 STUDIO DUPLEX



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\Kettle Creek - Studio - elev ELEVATIONS.dwg (01:10:15/2024 1:55:59 PM dburnley)



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PLANNER / LANDSCAPE ARCHITECT

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PROJECT INFO

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

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

SHEET / PARSECTION

SHEET TITLE

BUILDING ELEVATIONS SLC-480

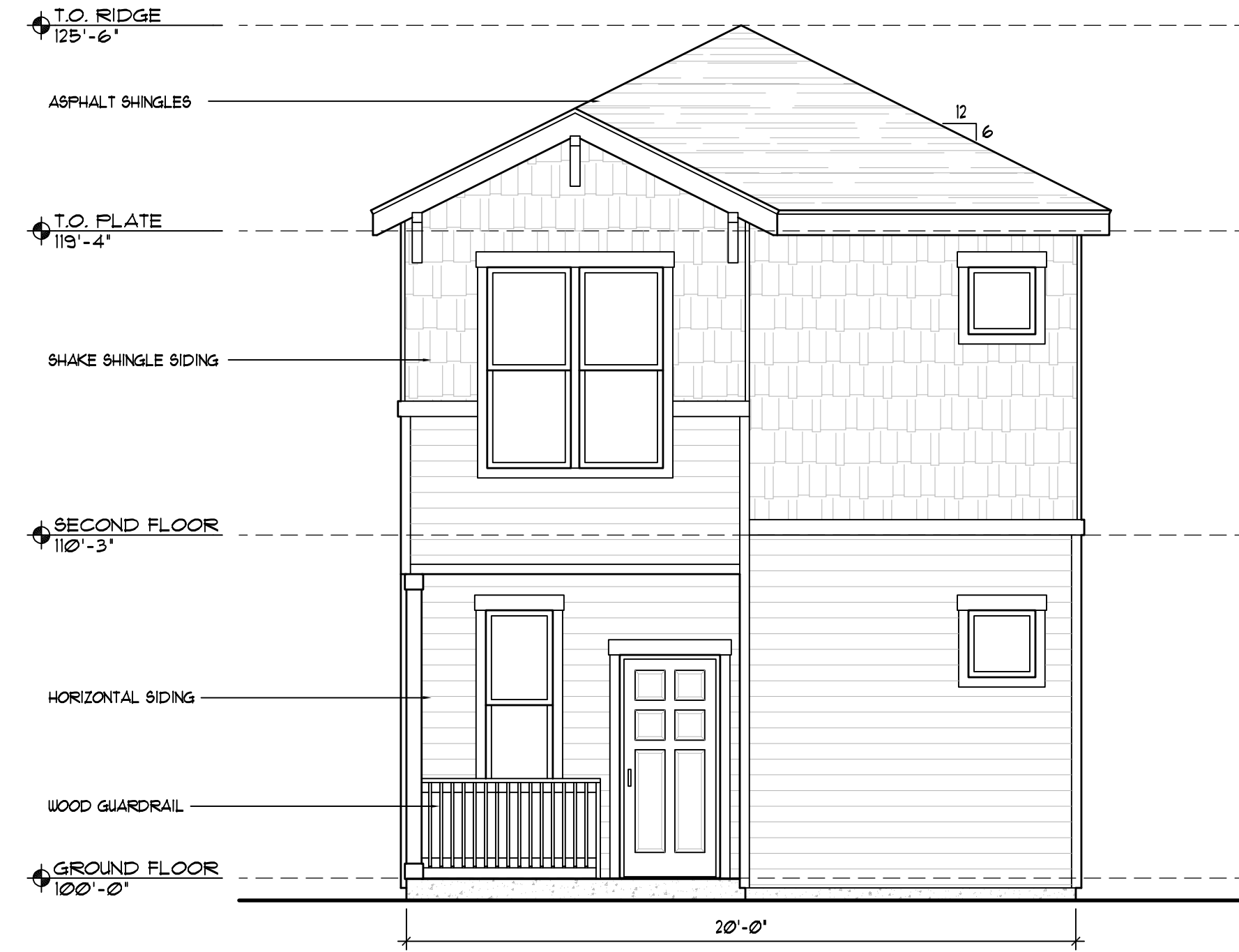
SHEET NUMBER

17
OF 24

PLAN FILE #

DEPN-XX-XXXX

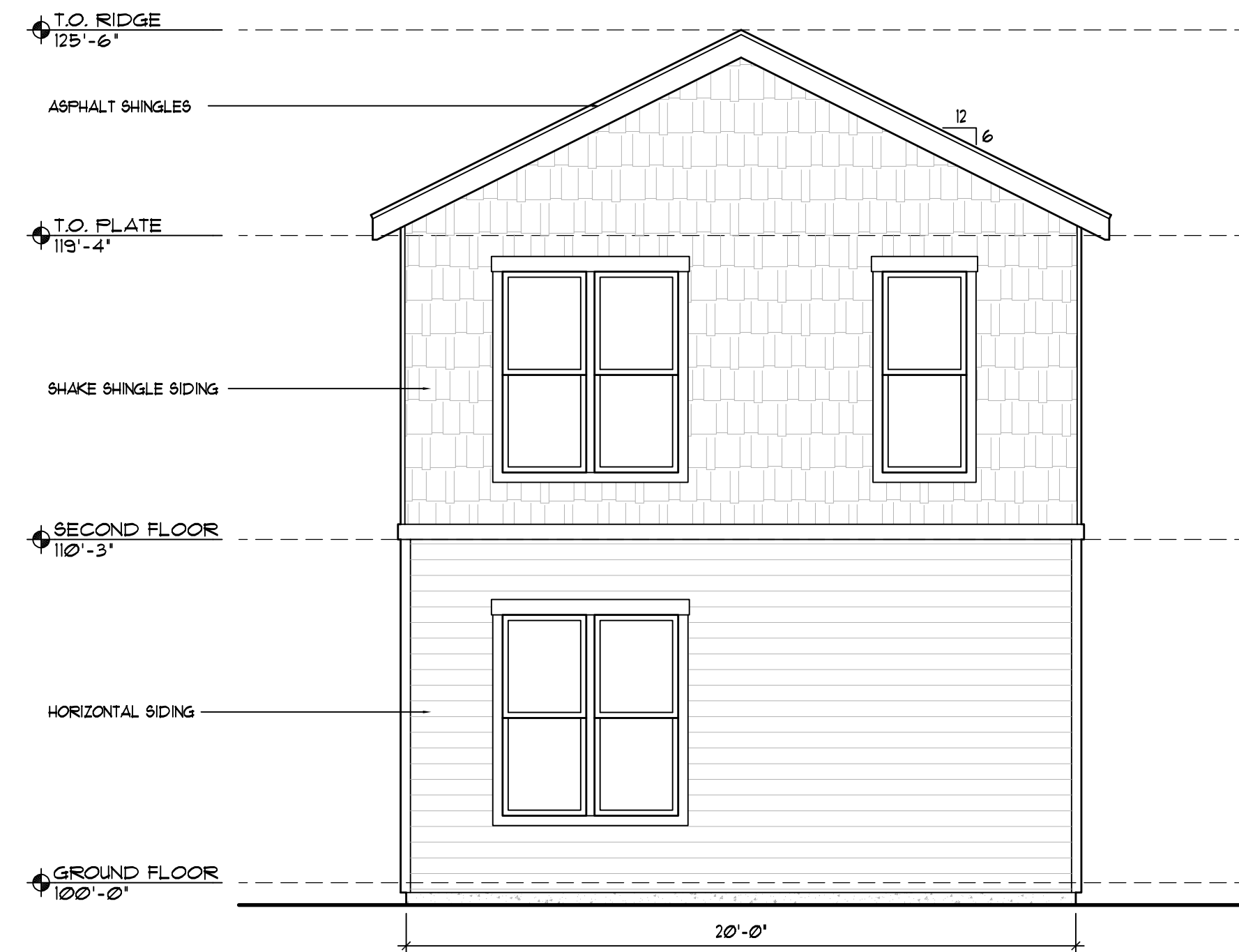
SLC-600-FE ONE-BEDROOM DUPLEX



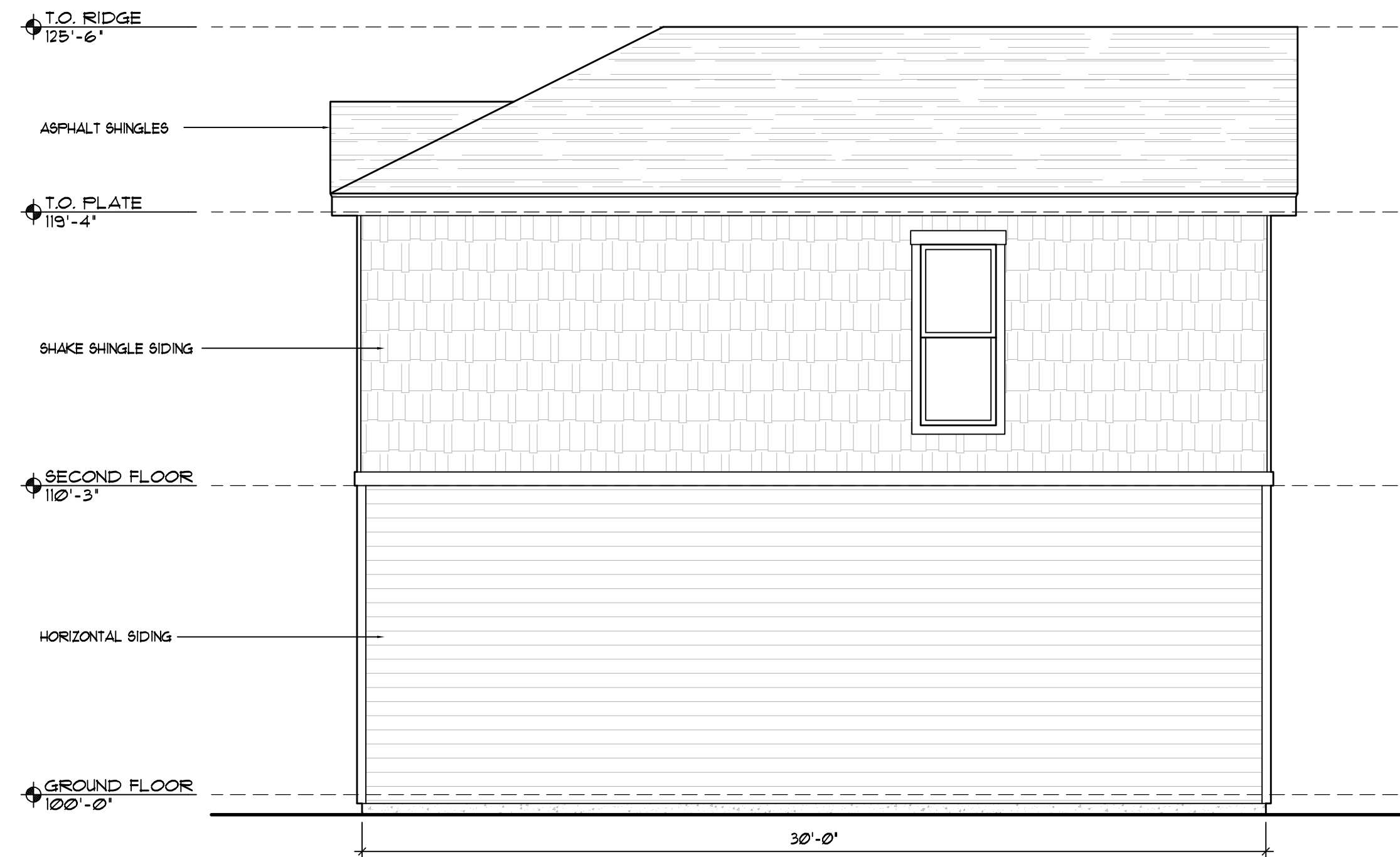
1 FRONT ELEVATION
1/4"=1'-0"



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-FE

SHEET NUMBER

18
OF 24

PLAN FILE #

SLC-600-SE ONE-BEDROOM DUPLEX



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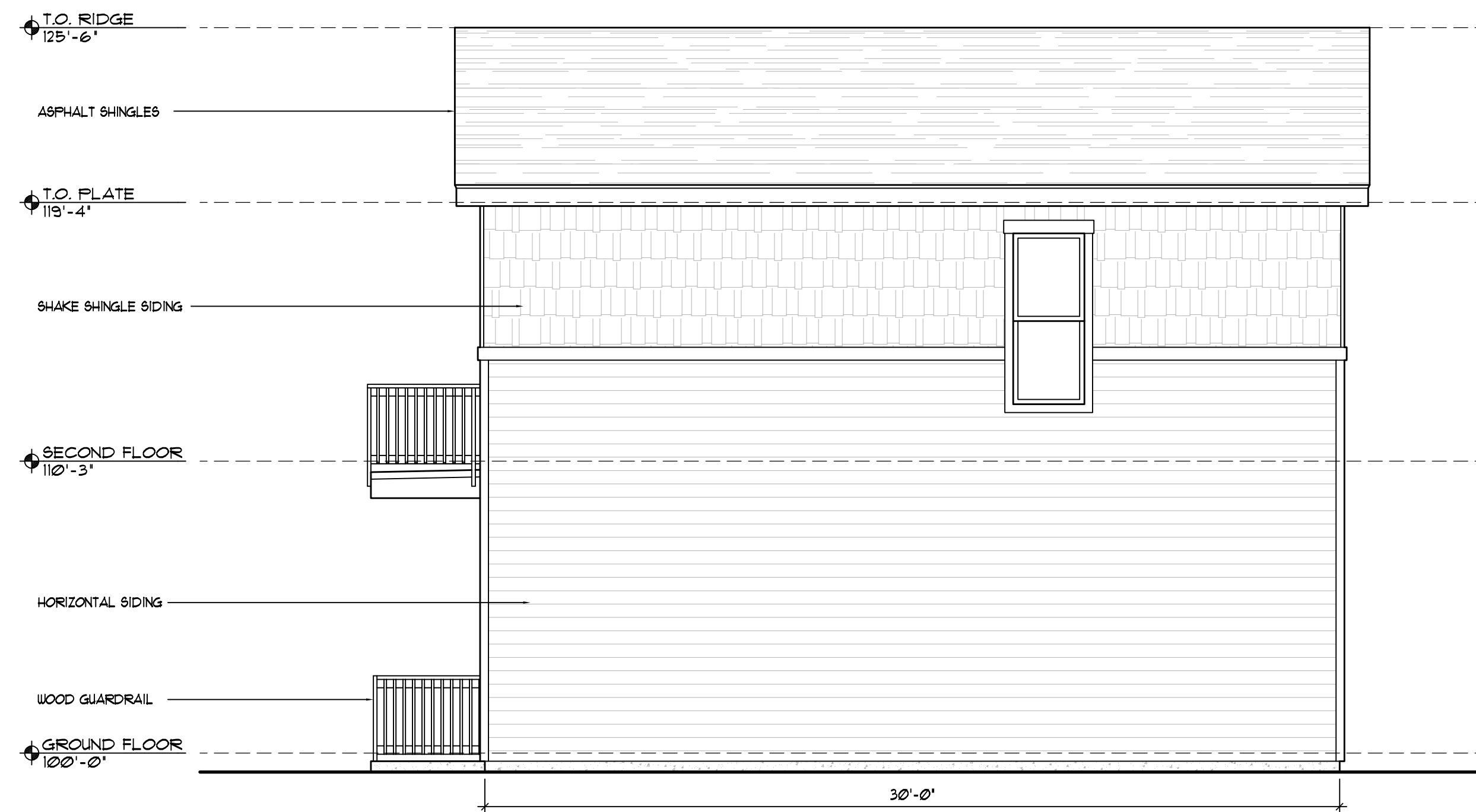
1 FRONT ELEVATION
1/4"=1'-0"



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

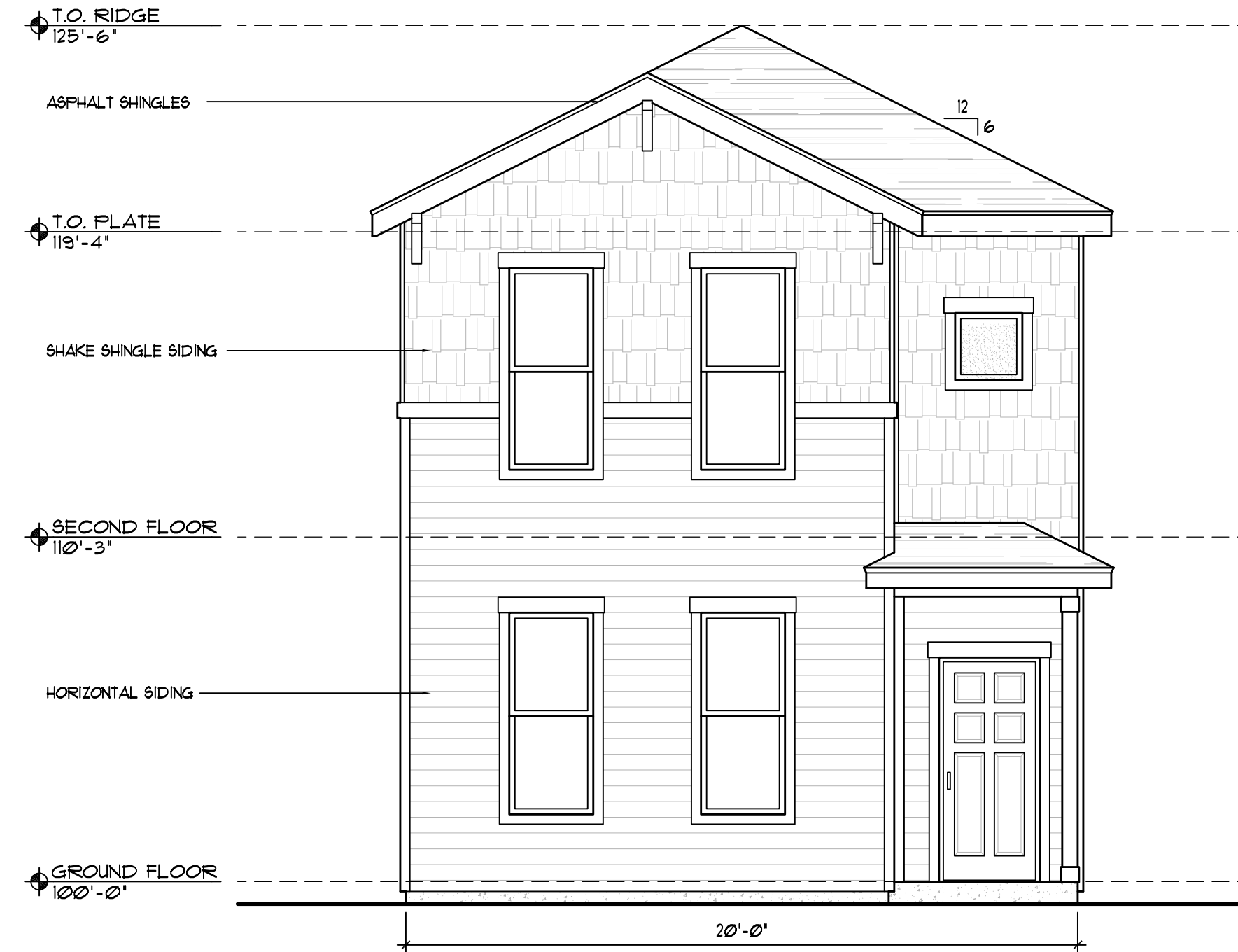
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BUILDING ELEVATIONS SLC-600-SE

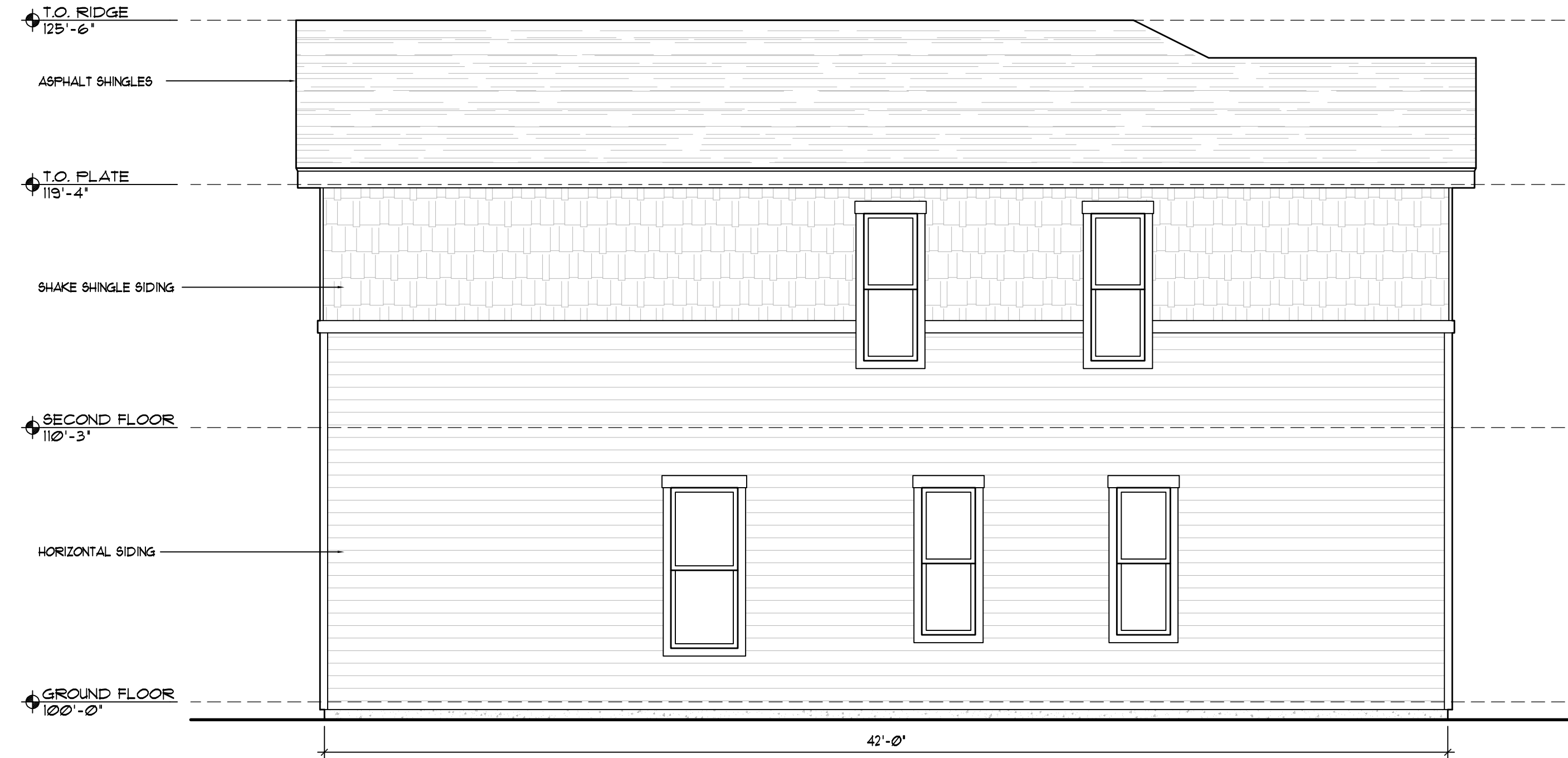
19

19 OF 24

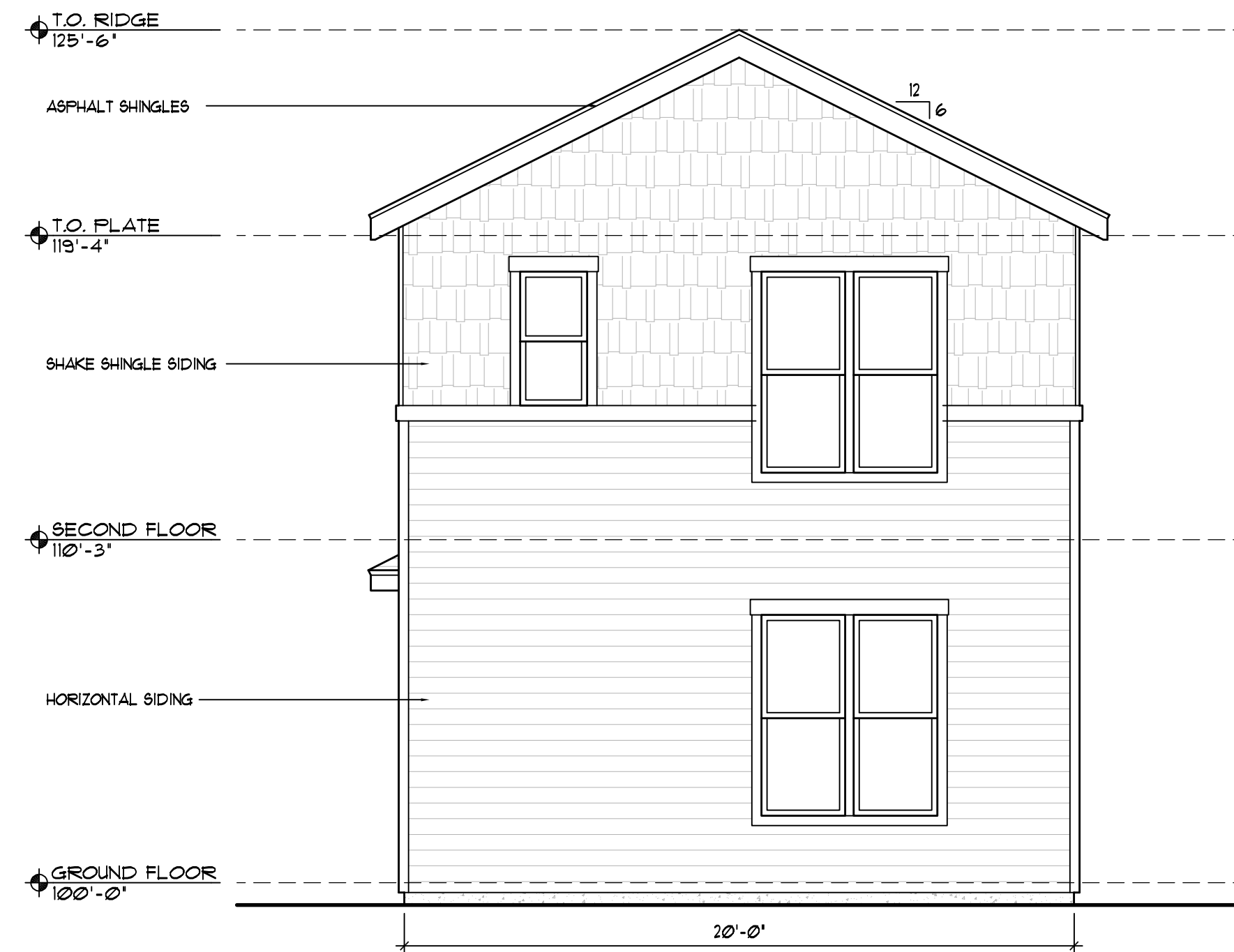
SLC-840 TWO-BEDROOM DUPLEX



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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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

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PHOTOMETRIC

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

BUILDING ELEVATIONS SLC-840

SHEET NUMBER

20

20 OF 24

PLAN FILE #



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

DATE: 10/07/2024
PROJECT MGR: K. JOHNSON
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ISSUE INFO

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ISSUE / REVISION

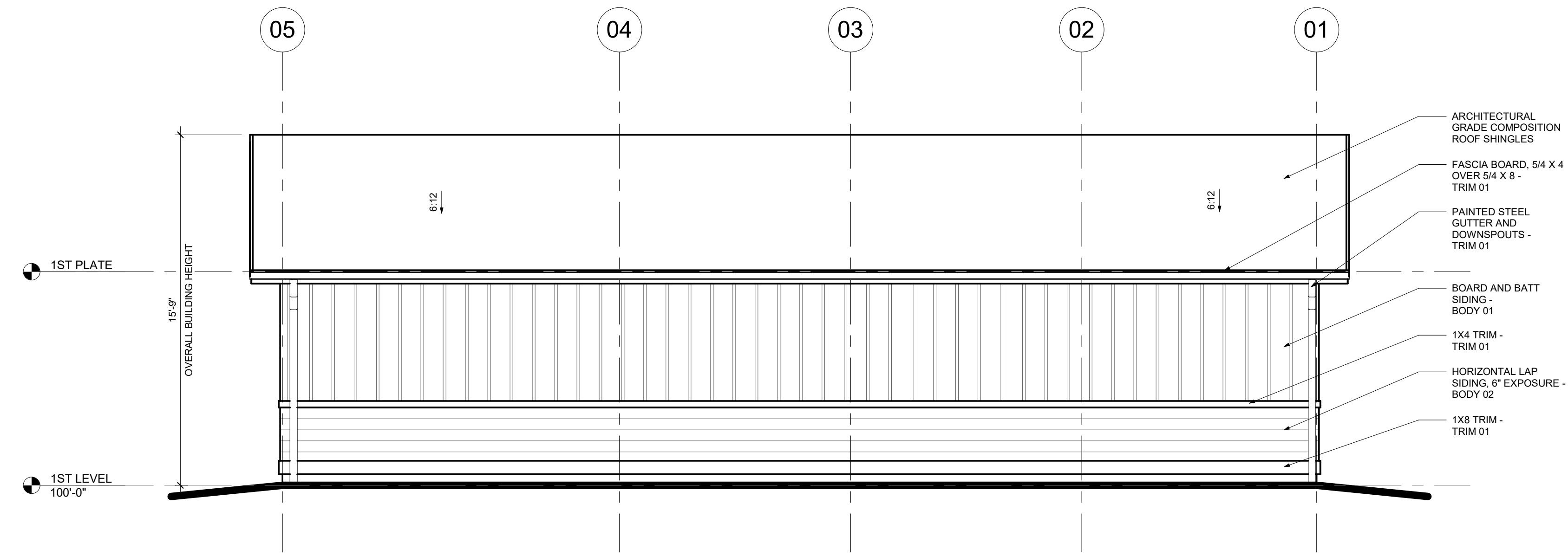
SHEET TITLE

BUILDING ELEVATIONS SLC-840

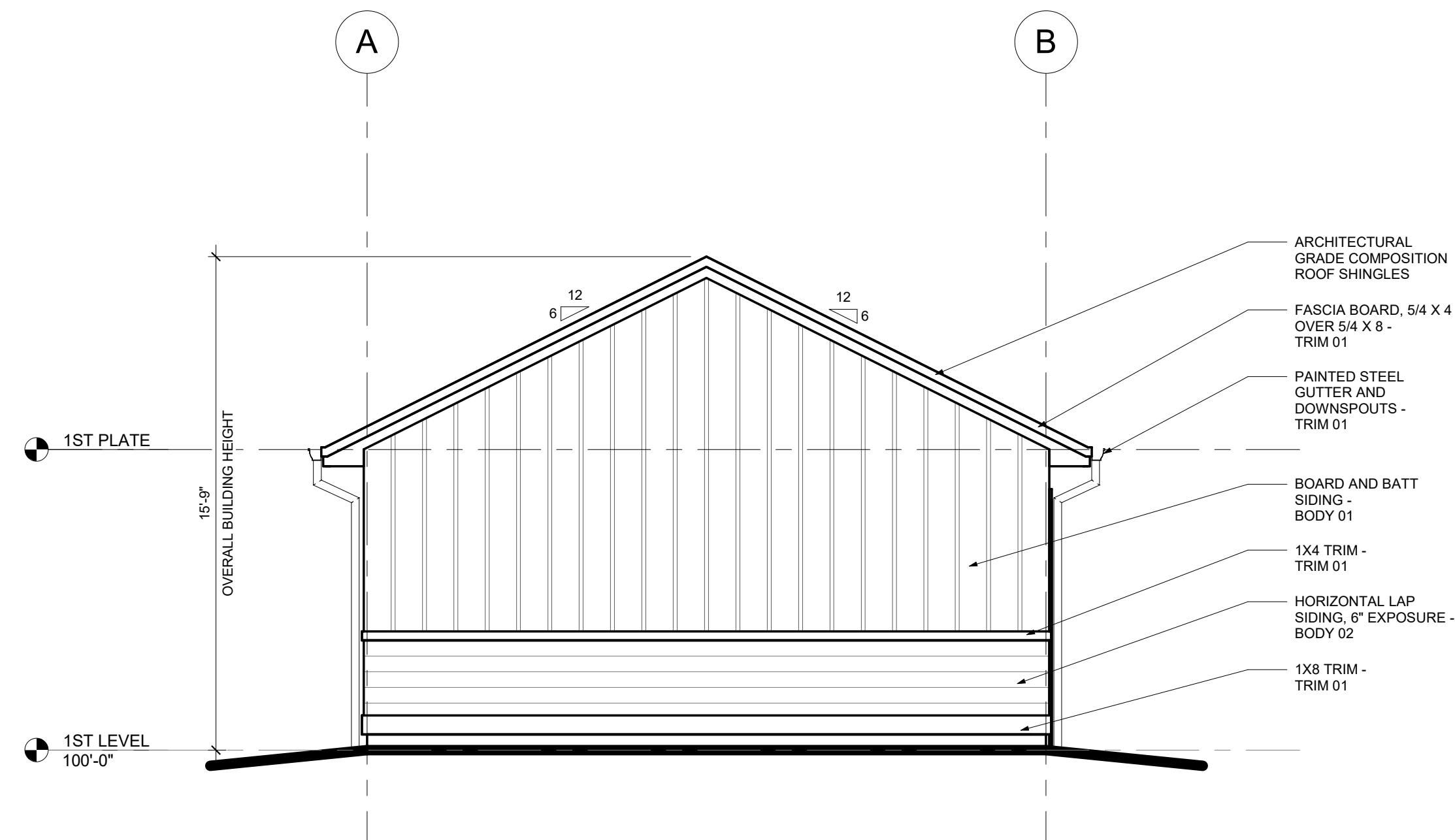
SHEET NUMBER

21
20 OF 24

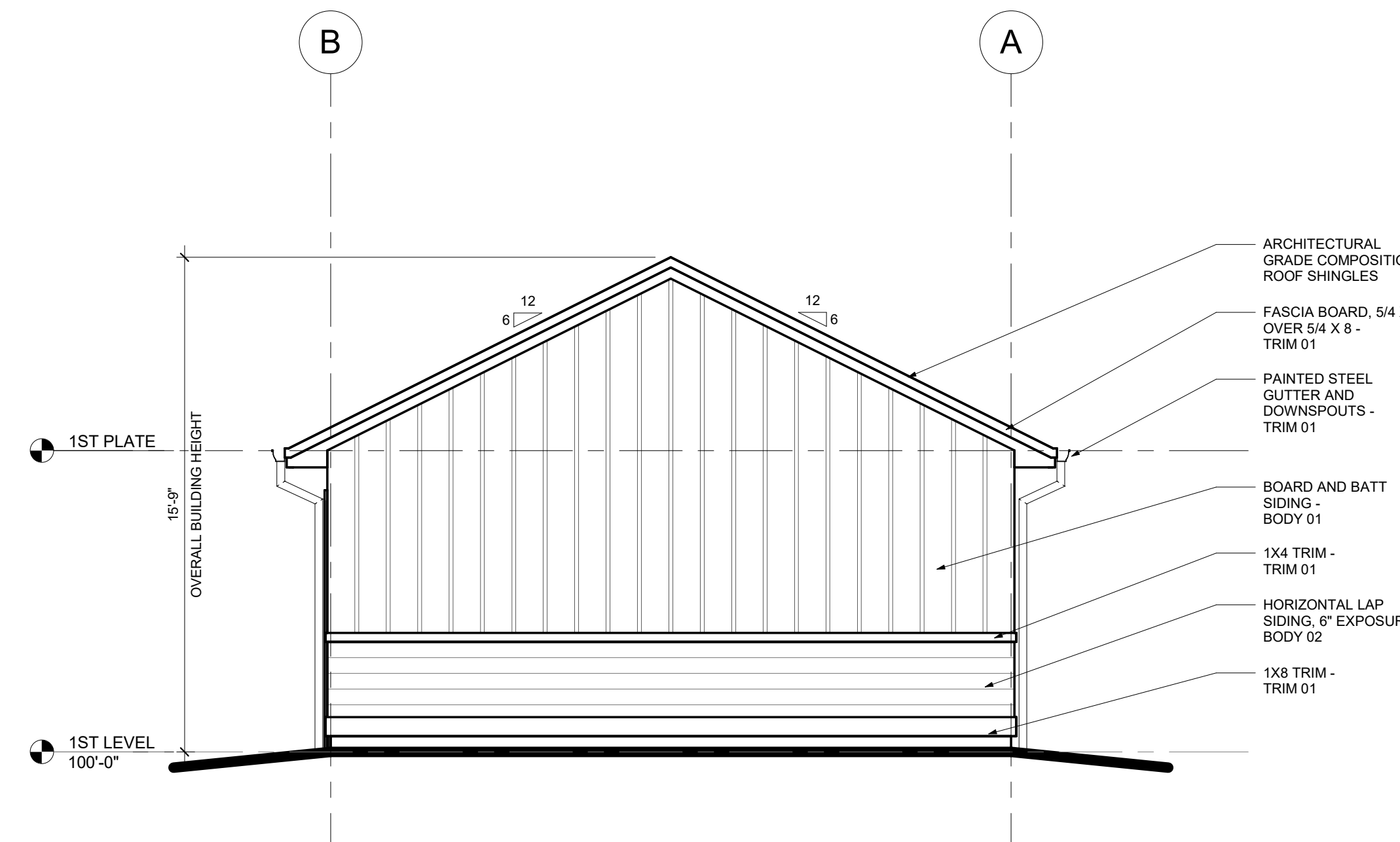
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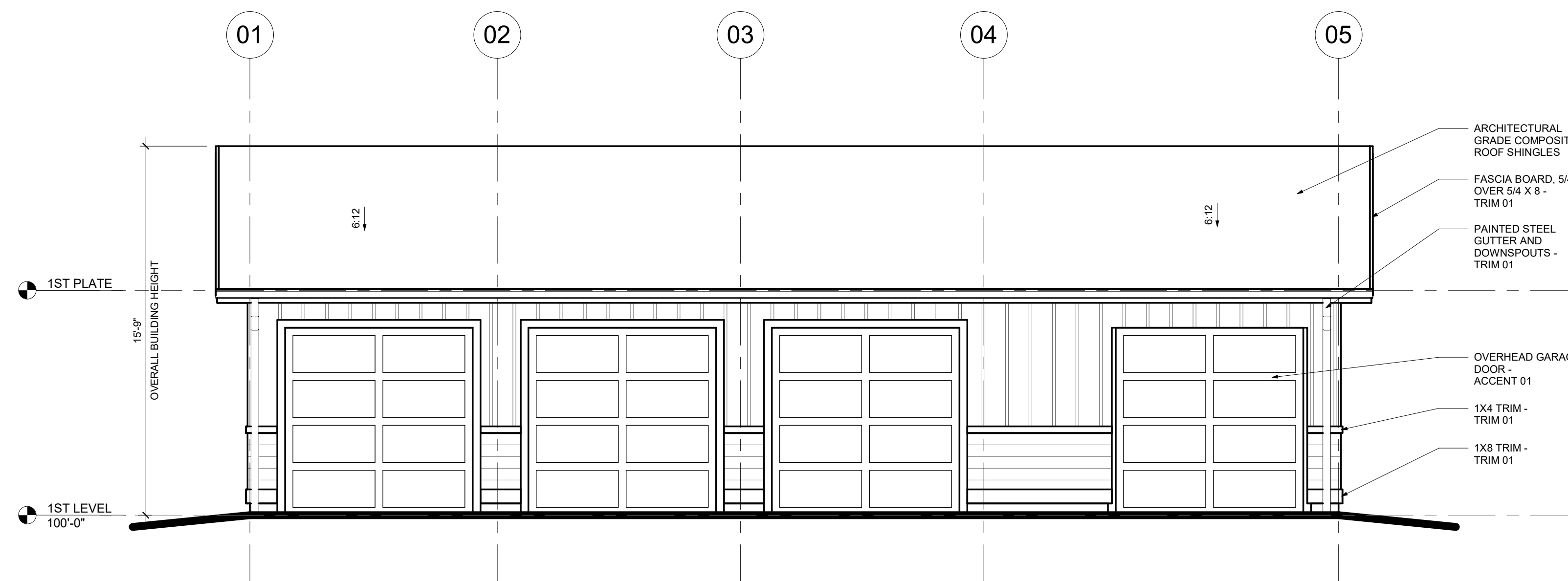
4 REAR ELEVATION - HC
1/4" = 1'-0"



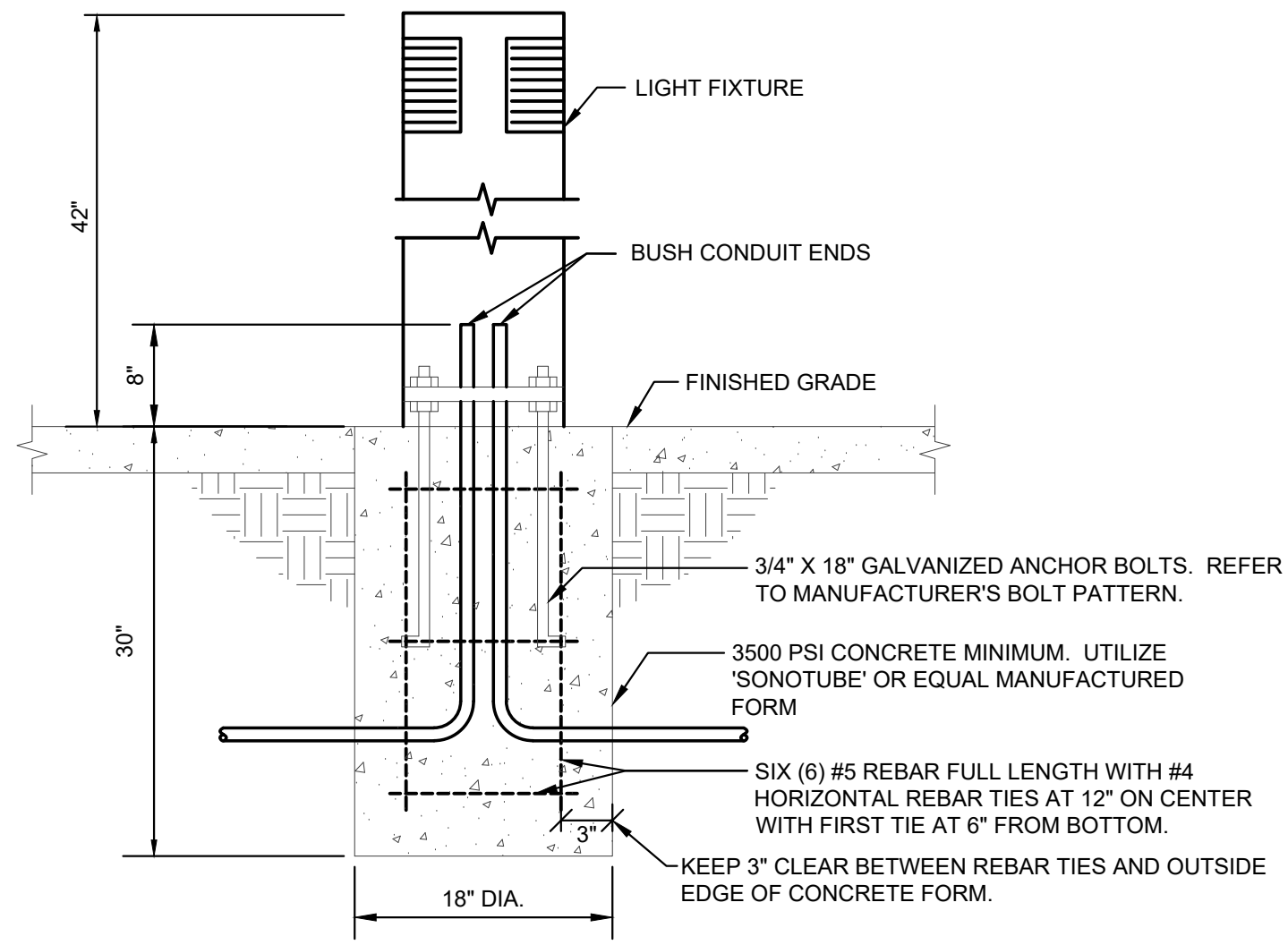
3 LEFT SIDE ELEVATION - HC
1/4" = 1'-0"



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



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

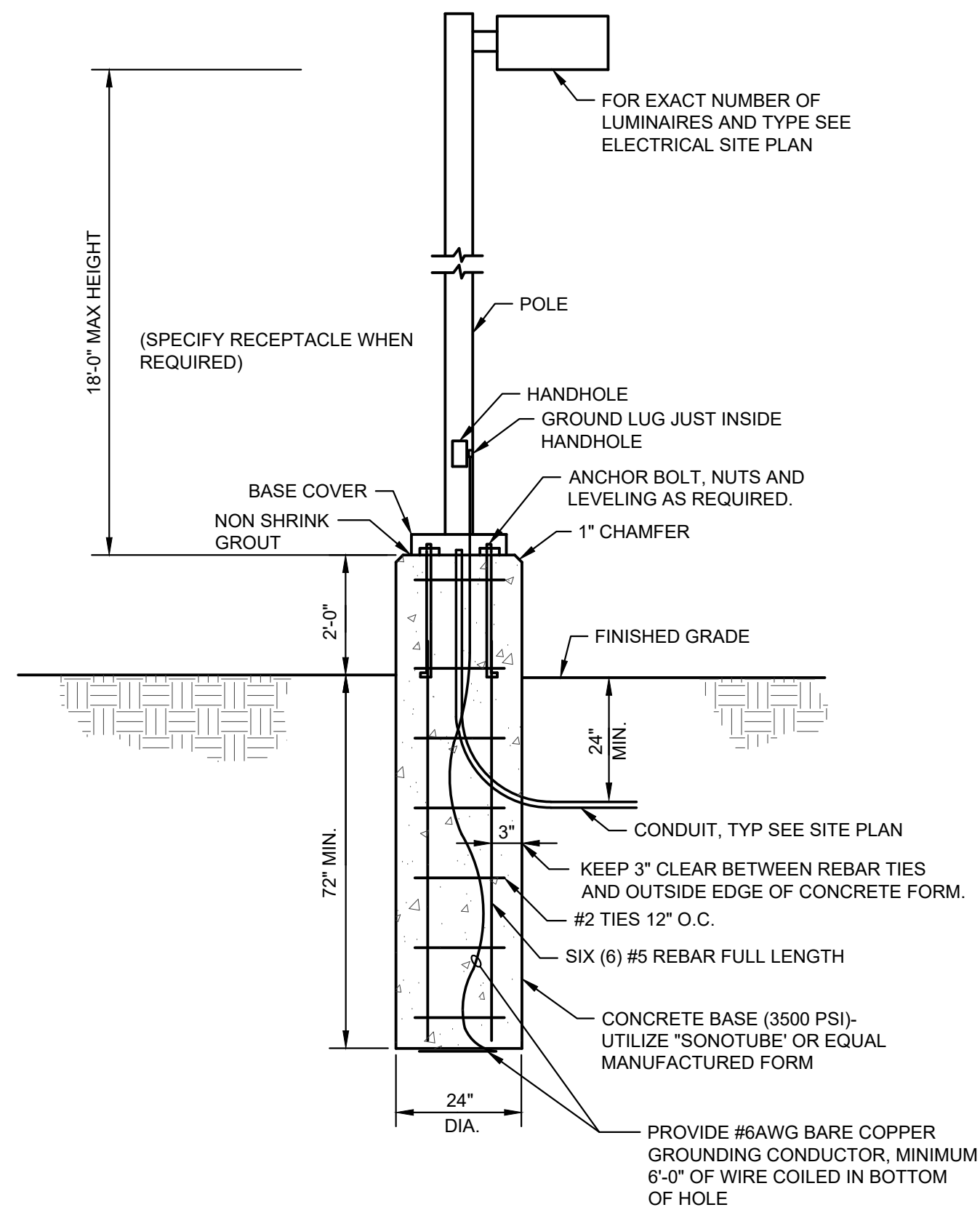


1 BOLLARD MOUNTING DETAIL - B1
NOT TO SCALE

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"

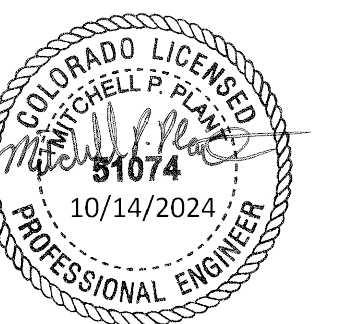


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PLANT
ENGINEERING CONSULTANTS
330 WEST FILLMORE STREET
COLORADO SPRINGS CO 80907
719 473 7077

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

BEACON design performance technology
SSS-B Series Poles
SQUARE STRAIGHT STEEL

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

POLE

SPECIFICATIONS

- CONSTRUCTION**
- Shaft: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall. Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Base cover: Two-piece square aluminum base cover included standard
- Hand hole: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554); Galvanized hardware with two washers and two nuts per bolt for leveling
 - Anchor bolt part numbers: 3/4 x 30 x 3 - TAB-30-M38
1 x 36 x 4 - TAB-36-M38
- Durable thermoset polyester powder coat paint finish with nominal 30 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable

INSTALLATION

- Lighting installations for side and top mounting of luminaires with installed projected area (EPA) not exceeding maximum allowable loading of the specified pole in its effective geographic location

Overall Height 8'-40"
Handhole 18"

BASE
90°
HAND HOLE
0°

BASE COVER

BASE DETAIL
Anchor Bolt
Hex Nut
Flat Washer
Hex Nut
Flat Washer
Hex Nut
Bolt Projection
Count with drain
Optional
Level Foundation
Engineering of tooling by others

TENON

POLE CAP

Page 1 of 5
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All values are design or typical values when measured under laboratory conditions.
BEA_SSS-B-Poles_spec_004

BEACON design performance technology
VIPER Area/Site
VIPER LUMINAIRE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

P3, P5R, P5W

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 15G
- Control options including photo control, occupancy sensing, NK Lighting Controls™, LightGRID® and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

MICROSTRIKE OPTICS

CONTROL TECHNOLOGY
NK CONNECT
NK LIGHT GRID

SERVICE PROGRAMS
STOCK QS10

CERTIFICATIONS
UL LISTED
IP65
DLC LISTED
DLC LISTED PREMIUM
FIR
BAA
TAA

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (80, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare experience. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal loss at a 3% hood reducing light trespass issues. Additional backlight control shields and hood side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up light at 0 degrees of tilt
- Field replaceable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting for ease of installation during retrofit applications. Available as an option (ASU) or accessory for square and round poles
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage 50/60 Hz
- Ambient operating temperature: -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C92.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on-site and dimming control
- Please consult Bristol or Pavilion representative when combining control and electrical options as some combinations may not operate as anticipated without further engineering
- 7 pin ANSI C136.41 2013 protocol receptacle option available for Bristol photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 5' standard
- NK Lighting Controls™ available with in-fixture wireless control module, features dimming and occupancy sensing
- LightGRID® available with in-fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

WARRANTY

- 5 year warranty

Table: Optics Performance

Optic	VPI (Rev. 1)	VPI (Rev. 2)	VPI (Rev. 3)	VPI (Rev. 4)	Config
Height	0.64	0.55	0.65	0.68	
Top at 90°	0.88	1.0	1.30	1.36	
Top at 60°	0.88	0.71	0.87	0.84	
Top at 30°	1.07	1.26	1.50	1.42	
Top at 0°	0.94	1.03	1.30	1.60	
Dist at 90°	1.86	1.42	1.74	1.85	

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BEA_VIPERSPEC_009

BEACON design performance technology
VIPER Area/Site
VIPER LUMINAIRE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

P3, P5R, P5W

STRIKE OPTIC - ORDERING GUIDE Example: VP-ST-1-36L-39-3K7-2-UNV-A-BLT

CATALOG #

VP	Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP	Viper	ST	Strike	36L-39 ⁺ 5500 Lumens 36L-39 ⁺ 7500 Lumens 36L-39 ⁺ 10000 Lumens 36L-39 ⁺ 13500 Lumens 36L-39 ⁺ 16200 Lumens 72L-115 10000 Lumens 72L-145 10000 Lumens 72L-180 21000 Lumens 72L-210 24000 Lumens 72L-240 27000 Lumens 108L-225 27000 Lumens 108L-250 30000 Lumens 108L-280 33000 Lumens 108L-325 36000 Lumens 162L-369 42000 Lumens 162L-369 44000 Lumens 162L-445 52000 Lumens 162L-485 52000 Lumens 162L-545* 60000 Lumens Output*	AM monochromatic ambient, 5950K 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 3K9 3000K, 80 CRI 4K9 4000K, 70 CRI 4K9 4000K, 90 CRI 5K9 5000K, 70 CRI 5K8 5000K, 80 CRI	FR Auto Front Row 2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5M Type 5 Square Narrow 5QW Type 5 Square Wide 5W Type 5 Square Medium 5R Type 5 Wide (Round) 5RW Type 5 Rectangular Corner Optic TC Tennis Court Optic	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120, 277V 208 208V 240 240V 277 277V 347 347V 480 480V

Mounting

Mounting	Color	Options	Network Control Options
A Arm mount for square pole/flat surface A Arm mount for round pole*	BLT Black Matte Textured BLS Black Gloss Smooth DBS Dark Bronze Gloss Smooth DDB Dark Bronze Matte Textured DTT Granite Matte Textured GTT Granite Gloss Smooth GTT Granite Matte Textured GTT Granite Matte Textured	F Fusing E Battery Backup Usaa 2PF Dual Power Feed 2DR Dual Driver TE Tetherless Entry 8C Backlight Control TB Terminal Block	NXWS6F NK Networked Wireless Enabled Intra NIOSM2 LMO PR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming** NXWS6F NK Networked Wireless Enabled Intra NIOSM2 HMO PR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming** NKX NK Networked Wireless Radio Module NIOSM2 and Bluetooth Programming, without SSM** WIR LightGRID™ In-Fixture Module** WHSC LightGRID™ Module and Occupancy Sensor**

Color

Options

Network Control Options

Programmer Controls

Color Option

CC Custom Color

Items with a grey background can be done as a custom order. Contact Bristol representative for more information.
1 - Battery temperature rating: -20C to 55C.
2 - Replace "E" with "F" for 3.5-4.0" OD pole, "L" for 4.8-5.2" OD pole, "R" for 5.5-6.5" OD pole.
3 - Networked Controls cannot be combined with other control options.
4 - Not available with ASUV.
5 - Not available with 2PF option.
6 - Not available with 2DR or ASUV.
7 - Not available with 347 or 480V.
8 - Not available with 162L-545 option.
9 - Only available in Size 1 housing, up to 125 Watts.
10 - Some voltage restrictions may apply when combined with controls.
11 - At least one SCSREMO2E required to program SCP motion sensor. Must select BR or 40K.
12 - Button Photocontrol**

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BEA_VIPERSPEC_009

BEACON design performance technology
SSS-B Series Poles
SQUARE STRAIGHT STEEL

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

POLE

ORDERING INFORMATION Example: SSS-B-25-40-A-2L-S2-SBT-UL

Series	Height	Shaft	Thickness	Mounting	Drill Pattern	Finish	Options
SSS-B	25	40	A	2L	S2	SBT	UL

Accessories (Order Separately)

- VM2058 Field-Installed 2nd mode vibration damper - 0 ft
- VM2052 Field-Installed 2nd mode vibration damper - 12 ft
- VM2056 Field-Installed 2nd mode vibration damper - 15 ft
- VM2020 Field-Installed 2nd mode vibration damper - 20 ft
- VM2025 Field-Installed 2nd mode vibration damper - 25 ft

MOUNTING ORIENTATION

DRILL PATTERNS

UNIVERSAL DRILL PATTERN (UDP)

Two Bolt Mounting with Center Wireway

Mounting Hardware	Universal Mounting Patterns
1/2" x 1/2"	UDP01 UDP02 UDP03 UDP04 UDP05 UDP06 UDP07
3/4" x 1/2"	UDP08 UDP09 UDP10 UDP11 UDP12 UDP13 UDP14 UDP15
3/4" x 3/4"	UDP16 UDP17 UDP18 UDP19 UDP20 UDP21 UDP22 UDP23 UDP24 UDP25 UDP26 UDP27 UDP28

W1 (Wireway min)
W2 (Wireway max)

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BEA_SSS-B-Poles_spec_004

HUBBELL Outdoor Lighting

FRESNO SERIES
BOLLARDS

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

B1

FEATURES

- Two size options available
- Sealed one-piece, clear acrylic lens
- Specular, anodized aluminum optical systems
- 30w and 46w energy-efficient LED systems
- Extruded aluminum square or round housing, with tamper resistant hardware
- Flat top, or optional dome top for round FN2

RELATED PRODUCTS
Bristol Park Pavilion Family

SPECIFICATIONS

HOUSING

- Extruded aluminum 6061 alloy square or round housing, with tamper resistant hardware; flat top, for round FN2
- Single screw access for service and maintenance
- Sealed one-piece, clear acrylic lens; Specular, anodized aluminum optical systems
- Concealed, cast aluminum 360 alloy anchor base; four 1/2" x 10" anchor bolts
- Durable Lekrocoote® TGIC thermoset polyester powder coat paint finish assures long life and maintenance-free service

OPTICS

- Available in 5000K, 4000K, 3000K CCT and Monochromatic Amber
- Long Life 36,000 hour L90 rated at 25°C
- Optional continuous dimming to 10%
- Rotatable LED assembly adjustment for ideal placement and aiming of asymmetric light pattern

ELECTRICAL

- Universal voltage (120-277, 50/60Hz) drivers with +10% tolerance, starting temperature rated at -20°F

CERTIFICATIONS

- Listed to UL1598 for use in wet locations

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

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701 Main Street, Bristol, CT 06010
HUBBELL Lighting

HUBBELL Outdoor Lighting

FRESNO SERIES
BOLLARDS

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

B1

ORDERING GUIDE Example: FN1-12LU-3K-BLT-CD

CATALOG #

ORDERING INFORMATION

Housing	LED	Wattage	CCT	Finish	Options
FN1 Fresno Square FN2 Fresno Round	12L Symmetric, 2700 24L Symmetric, 45W	U 120V/277V 1 120 2 277 3 240 4 277 5 480 F 347	3K 3000K 4K 4000K 5K 5000K AM Amber 5900mK	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Granite Matte Textured LGS Light Gray Gloss Smooth PST Platinum Silver Smooth WHI White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured	CD 0/10° adjustable 24 24° CA+P 30 30° CA+P 36 36° CA+P DM Dome Top (FN2 only) FXQ Fusing† PXQ Button PhotoCell* ABS Bolts stripped ahead Color Option CC Custom Color

PERFORMANCE DATA

Description	Drive Current	Distribution	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
FN1	12	Type III	761	28	0	2	0	654	24	0	2	0	635	24	0	2	0
	24	Type V	1580	39	1	2	0	1443	35	1	2	1	1399	34	1	2	0
FN2	12	Type III	1095	41	0	2	0	941	35	0	2	0	914	34	0	2	0
	24	Type V	1955	48	1	2	0	1787	44	1	2	1	1725	42	1	2	0

AM (560nm Mono Amber)

Description	Lumens	LPW	B	U	G
FN1	761	28	0	2	0
	1580	39	1	2	0
FN2	1095	41	0	2	0
	1955	48	1	2	0

Notes:
1 Any or all options may be used together.
2 Standard lens height is 4"; only one overall height (OH) may be selected.
3 Replace 'W' with corresponding voltage (120, 270V, 347, 480, 5-480, 6-480). Button PhotoCell not available in 480V.
4 24L only 20W.

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HUBBELL Lighting

NES

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PLANT
ENGINEERING CONSULTANTS
330 WEST FILLMORE STREET
COLORADO SPRINGS CO 80907
719.473.7077

PLANNER / LANDSCAPE ARCHITECT

COTTAGES AT KETTLE CREEK DEVELOPMENT PLAN

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

COLORADO LICENSED PROFESSIONAL ENGINEER
10/14/2024
743 51074

PHOTOMETRIC

DATE: BY: DESCRIPTION:

LIGHTING CUT SHEETS

DP3
24 OF 24

P:\Projects\2024\14096 Cottages at Kettle Creek Site DP4 DRAWING\4-3 AutoCAD\4-3.4 Electrical\24096_DP3.dwg [DP3 LIGHTING CUT SHEETS] 10/11/2024 10:36:17 AM asouthern