

LEGAL DESCRIPTION

LEGAL DESCRIPTION: KETTLE CREEK NORTH

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21 AND A PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY LINE OF north fork at Briargate filing no. 7, RECORDED UNDER RECEPTION NO. 218714176, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PL3 30118", IS ASSUMED TO BEAR N89°43'17"W, A DISTANCE OF 1144.60 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER of north fork at Briargate filing no. 7, RECORDED UNDER RECEPTION NO. 218714176, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID north fork at Briargate filing no. 7 THE FOLLOWING (11) ELEVEN COURSES:

1. N89°43'17"W, A DISTANCE OF 1144.60 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 64°31'57", A RADIUS OF 50.00 FEET AND A DISTANCE OF 56.32 FEET TO A POINT ON CURVE;
3. N89°41'17"W, A DISTANCE OF 83.61 FEET;
4. N01°53'16"W, A DISTANCE OF 282.50 FEET;
5. N06°14'16"W, A DISTANCE OF 87.00 FEET;
6. N61°18'16"W, A DISTANCE OF 132.00 FEET;
7. S61°10'44"W, A DISTANCE OF 205.00 FEET;
8. S46°41'44"W, A DISTANCE OF 90.00 FEET;
9. S36°59'44"W, A DISTANCE OF 194.00 FEET;
10. S34°52'16"E, A DISTANCE OF 143.06 FEET;
11. S89°26'52"W, A DISTANCE OF 152.40 FEET TO THE NORTHWESTERLY CORNER OF SAID NORTH FORK AT BRIARGATE FILING NO. 7 SAID POINT BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD BEING PARCEL 405REV AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202195215;

THENCE CONTINUING S89°26'52"W, ON THE NORTHERLY RIGHT OF SAID POWERS BOULEVARD A DISTANCE OF 19.96 FEET TO A POINT ON CURVE ON THE EASTERLY RIGHT OF WAY LINE POWERS BOULEVARD BEING PARCEL 407 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202219680;

THENCE ON SAID EASTERLY RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N55°03'27"E, HAVING A DELTA OF 00°54'37", A RADIUS OF 9095.00 FEET AND A DISTANCE OF 144.50 FEET TO A POINT ON CURVE;

- THENCE N50°21'00"E, A DISTANCE OF 55.63 FEET;
 THENCE N37°56'46"E, A DISTANCE OF 62.51 FEET;
 THENCE N25°32'33"E, A DISTANCE OF 131.60 FEET;
 THENCE N33°42'00"E, A DISTANCE OF 162.85 FEET;
 THENCE N16°06'25"E, A DISTANCE OF 53.33 FEET;
 THENCE N78°36'12"E, A DISTANCE OF 126.04 FEET;
 THENCE N70°28'00"E, A DISTANCE OF 448.35 FEET;
 THENCE N65°52'57"E, A DISTANCE OF 157.84 FEET;
 THENCE N78°36'12"E, A DISTANCE OF 126.04 FEET;
 THENCE N49°23'50"E, A DISTANCE OF 186.04 FEET;
 THENCE N84°25'25"E, A DISTANCE OF 74.28 FEET;
 THENCE S53°33'00"E, A DISTANCE OF 172.93 FEET;
 THENCE S71°24'22"E, A DISTANCE OF 82.39 FEET;
 THENCE S85°29'19"E, A DISTANCE OF 71.20 FEET;
 THENCE N82°56'11"E, A DISTANCE OF 65.31 FEET;
 THENCE N80°22'50"E, A DISTANCE OF 144.47 FEET;
 THENCE N63°04'00"E, A DISTANCE OF 268.05 FEET;
 THENCE N50°26'23"E, A DISTANCE OF 79.98 FEET;
 THENCE N53°47'11"E, A DISTANCE OF 286.94 FEET;
 THENCE S85°12'33"E, A DISTANCE OF 156.67 FEET;
 THENCE S44°12'17"E, A DISTANCE OF 256.76 FEET;
 THENCE S28°42'48"W, A DISTANCE OF 58.49 FEET;
 THENCE S61°17'12"E, A DISTANCE OF 419.94 FEET;
 THENCE S76°24'46"E, A DISTANCE OF 59.56 FEET;
 THENCE N83°46'38"E, A DISTANCE OF 122.92 FEET;
 THENCE N06°13'22"W, A DISTANCE OF 41.34 FEET;
 THENCE S79°00'22"E, A DISTANCE OF 206.91 FEET;
 THENCE S57°37'23"E, A DISTANCE OF 93.47 FEET;
 THENCE S60°25'00"E, A DISTANCE OF 210.18 FEET;
 THENCE S73°08'24"E, A DISTANCE OF 142.31 FEET;
 THENCE S58°41'02"E, A DISTANCE OF 140.80 FEET;
 THENCE S62°47'58"E, A DISTANCE OF 22.90 FEET;
 THENCE S37°08'19"W, A DISTANCE OF 198.61 FEET TO A POINT ON CURVE;
 THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S37°08'19"W, HAVING A DELTA OF 00°49'23", A RADIUS OF 375.00 FEET AND A DISTANCE OF 5.39 FEET TO A POINT ON CURVE;
 THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°18'56"W, HAVING A DELTA OF 00°02'13", A RADIUS OF 628.50 FEET AND A DISTANCE OF 0.41 FEET TO A POINT OF TANGENT;
 THENCE S00°18'42"W, A DISTANCE OF 170.14 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF NORTH FORK AT BRIARGATE FILING NO. 6 RECORDED UNDER RECEPTION NO. 219714362;

THENCE ON THE NORTHERLY BOUNDARY OF SAID NORTH FORK AT BRIARGATE THE FOLLOWING (3) THREE COURSES;

1. N89°41'04"W, A DISTANCE OF 149.81 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°18'56"W, HAVING A DELTA OF 00°02'13", A RADIUS OF 628.50 FEET AND A DISTANCE OF 0.41 FEET TO A POINT OF TANGENT;
3. N89°43'17"W, A DISTANCE OF 1549.77 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 61.715 ACRES.

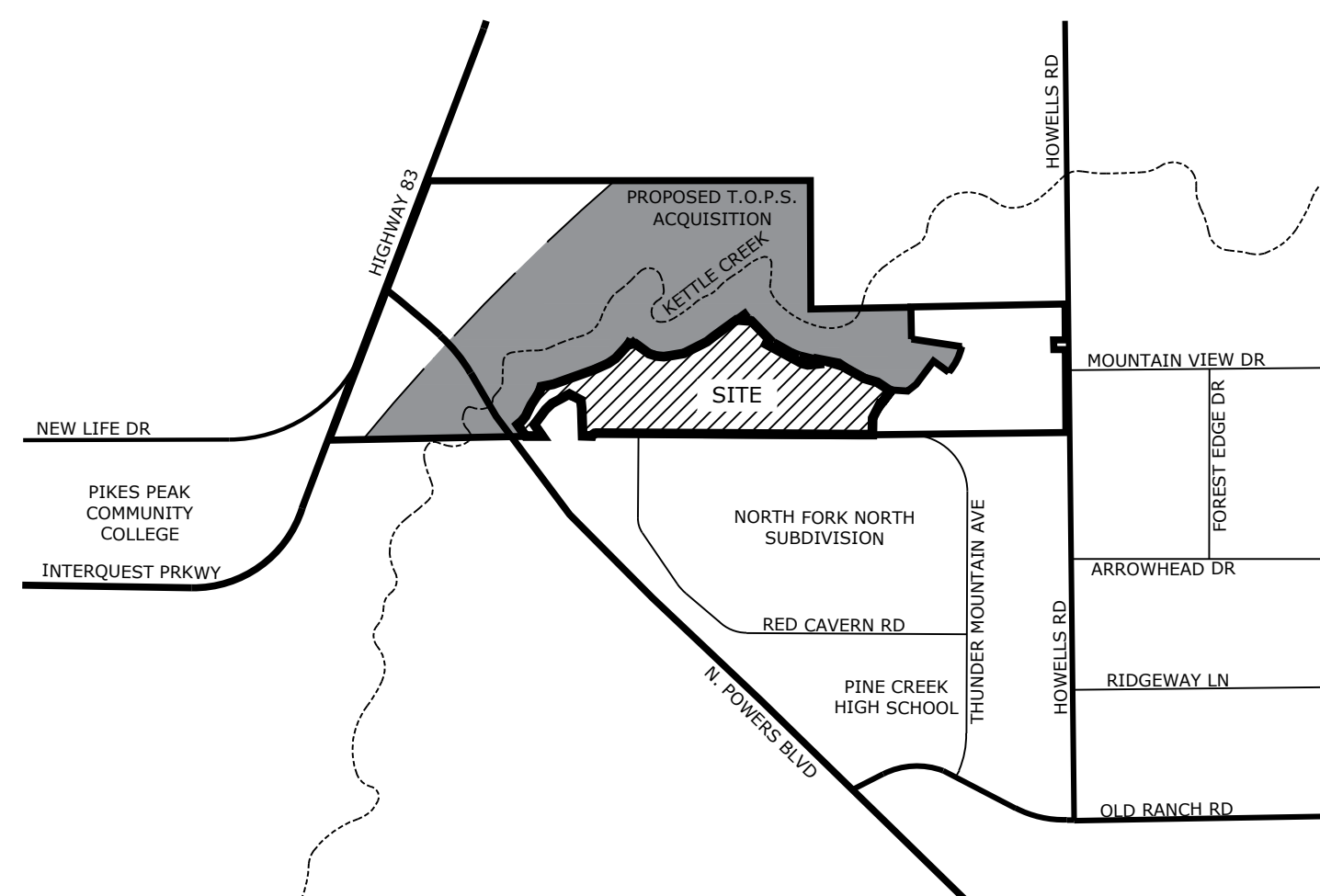
KETTLE CREEK NORTH

CITY OF COLORADO SPRINGS, COLORADO

PUD DEVELOPMENT PLAN

VICINITY MAP

N.T.S.



TRACT TABLE

PHASE 1			
TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
A	101,328 SF 2.326 AC	OPEN SPACE, DRAINAGE	HOA
B	36,225 SF 0.831 AC	OPEN SPACE, DRAINAGE	HOA

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

PHASE 4			
TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
A	2,788 SF 0.063 AC	OPEN SPACE, DRAINAGE,	HOA

SITE DATA

OWNER: JOVENCHI LLC
4779 N. ACADEMY BLVD
COLORADO SPRINGS, CO 80918

PLANNER: NES INC.
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903

ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903

ZONING: PUD
TAX SCHEDULE NO.: 6200000698
EXISTING LAND USE: UNDEVELOPED
MASTER PLAN: BRIARGATE MASTER PLAN
CONCEPT PLAN: KETTLE CREEK NORTH (ORDINANCE NO. ____)
SITE AREA: 61.715 AC
PROPOSED TOTAL LOTS: 259 LOTS
PROPOSED DENSITY: 4.19 DU/AC NET DENSITY (EXCLUDING DETENTION POND AND THUNDER MOUNTAIN ROAD)
DEVELOPMENT SCHEDULE: SPRING 2021

BUILDING SETBACKS
FRONT: 20' MINIMUM SIDEWALK TO GARAGE OPENING. 10' MINIMUM FOR SIDE ENTRY GARAGE AND FOR CORNER LOT WITH NON-GARAGE OPENING.
SIDE: 5' MINIMUM
REAR: 15' MINIMUM

LOT SIZE: 5500 SQ. FT. MINIMUM
MAX BUILDING HEIGHT: 35'
LOT COVERAGE: 50% MAXIMUM

LANDSCAPE BUFFERS AND SETBACKS
ALL LANDSCAPE BUFFERS AND SETBACKS PER CITY CODE 320.

USAFA AVIATION EASEMENT NOTE:

NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S TRAINING PROGRAMS. THIS NOTICE SHALL RUN WITH THE LAND.

FEMA FLOODPLAIN NOTE

1. FLOODPLAIN STATEMENT: THIS SITE IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER (08041C0507G), EFFECTIVE DECEMBER 7, 2018.

GEOHAZARD NOTE

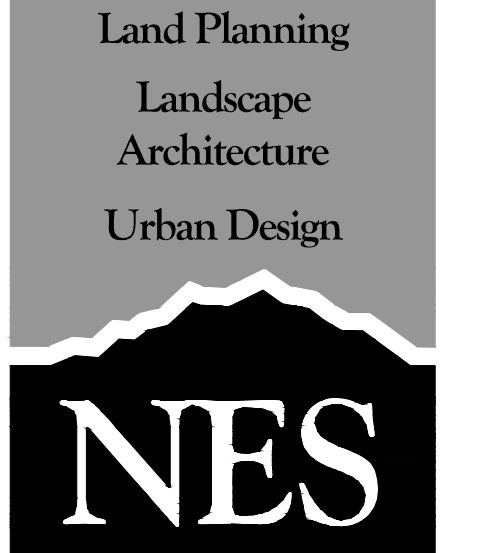
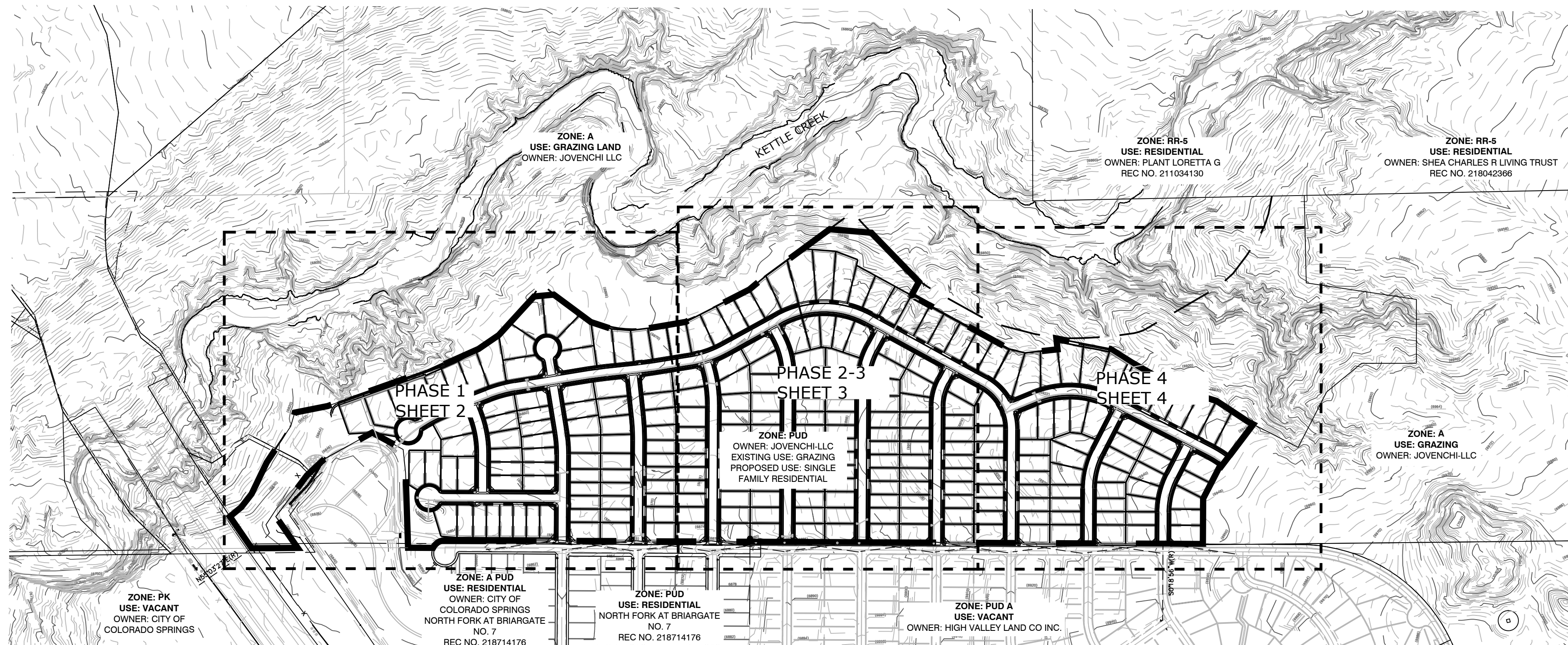
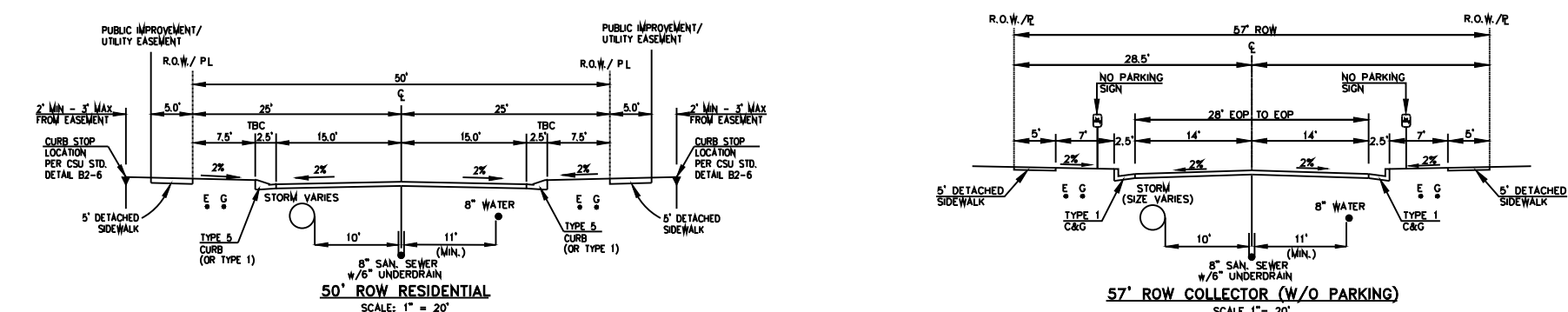
THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON DATED _____ WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: _____ A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # _____ OR WITHIN THE SUBDIVISION FILE _____ OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT.

PROJECT NOTES:

1. EACH HOME WILL HAVE A MINIMUM OF A TWO CAR GARAGE
2. SITE SPECIFIC GEOLOGIC HAZARD REPORTS WILL BE REQUIRED ON ALL PROPOSED LOTS WHICH ARE AFFECTED BY THE GEOLOGIC SETBACK LINE SHOWN ON THIS PUD DEVELOPMENT PLAN.
3. DEVELOPMENT ALONG THE NORTHERN BOUNDARY OF THIS DEVELOPMENT PLAN WILL REQUIRE THE ANALYSIS OF THE STABILITY OF KETTLE CREEK. IF DEEMED NECESSARY BY THE ANALYSIS, CHANNEL IMPROVEMENTS WILL BE REQUIRED.
4. DRIVEWAYS ARE TO BE A MINIMUM 20' OR MAXIMUM 8' LENGTH FROM GARAGE FACE TO BACK OF WALK OR CURB (OR EDGE OF PAVEMENT OF ACCESS ROAD). ALL DRIVEWAYS ARE TO BE CONSTRUCTED TO CITY STD. D-16.
5. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
6. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
7. ALL PRIVATE TRAFFIC SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD GUIDELINES AND INSTALLED BY THE DEVELOPER. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.
8. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS 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.
9. 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.
10. 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.
11. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
12. A GEOLOGIC HAZARD REPORT WAS SUBMITTED AND REVIEWED IN CONJUNCTION WITH THE KETTLE CREEK NORTH CONCEPT PLAN FILE NUMBER CPC PUP 19-00091. THIS REPORT RECOMMENDS SITE SPECIFIC GEOLOGIC HAZARD REPORTS TO BE SUBMITTED WITH BUILDING PERMIT APPLICATIONS ON LOTS WHICH ARE ENCUMBERED BY A GEOTECHNICAL SETBACK LINE AS ILLUSTRATED ON THE CONCEPT PLAN.

SHEET INDEX

SHEET TITLE	COVER
SHEET 1 OF 13	COVER
SHEET 2 OF 13	PHASE 1 SITE PLAN
SHEET 3 OF 13	PHASE 2-3 SITE PLAN
SHEET 4 OF 13	PHASE 4 SITE PLAN
SHEET 5 OF 13	PRELIMINARY GRADING
SHEET 6 OF 13	PRELIMINARY GRADING
SHEET 7 OF 13	PRELIMINARY GRADING
SHEET 8 OF 13	PRELIMINARY UTILITY PLAN
SHEET 9 OF 13	PRELIMINARY UTILITY PLAN
SHEET 10 OF 13	PRELIMINARY UTILITY PLAN
SHEET 11 OF 13	LANDSCAPE UTILITIES AND NOTES
SHEET 12 OF 13	PRELIMINARY LANDSCAPE PLAN
SHEET 13 OF 13	PRELIMINARY LANDSCAPE PLAN



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

© 2012. All Rights Reserved.

KETTLE CREEK NORTH

PUD DEVELOPMENT PLAN

COLORADO SPRINGS, CO

DATE: 7/14/2020
PROJECT MGR: J. MAYNARD
PREPARED BY: B. SWENSON

COVER

1 OF 13



KETTLE CREEK NORTH

PUD DEVELOPMENT PLAN
COLORADO SPRINGS, CO

DATE: 7/14/2020
PROJECT MGR: J. MAYNARD
PREPARED BY: B. SWENSON

SCALE

DATE

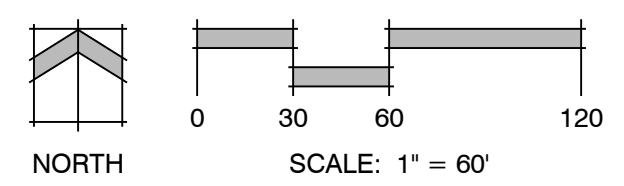
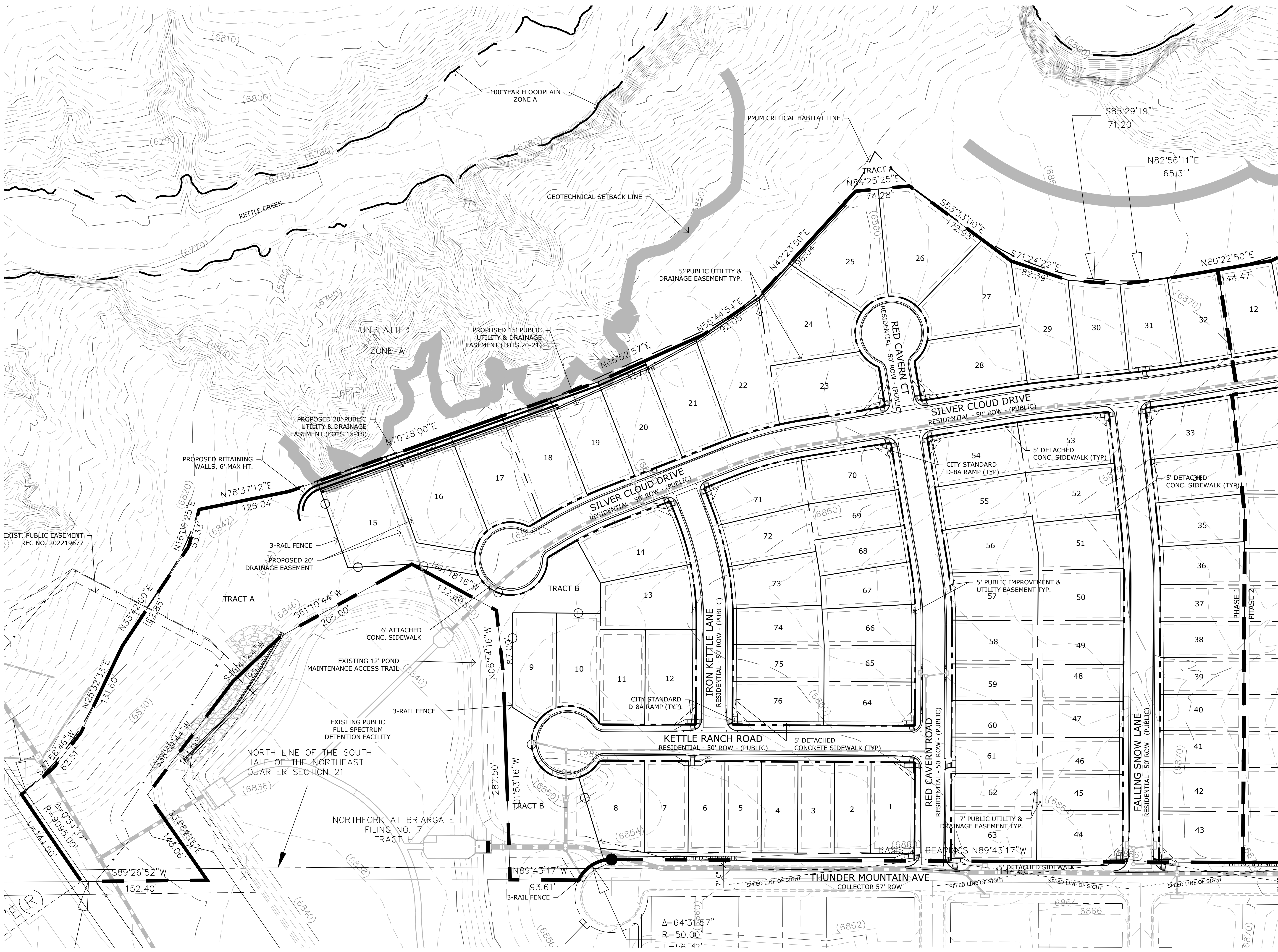
BY DESCRIPTION

DATE

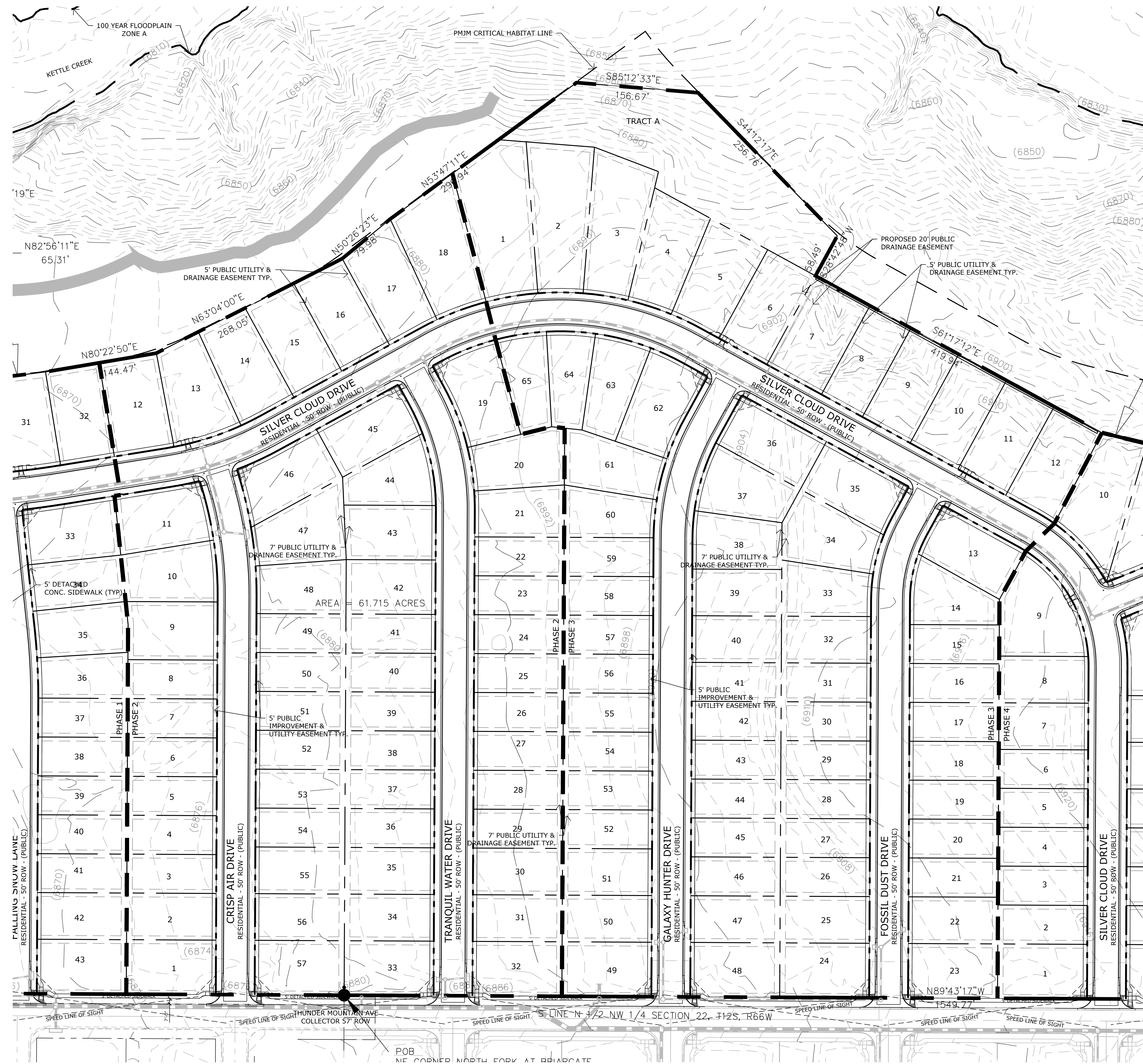
PHASE 1
SITE PLAN

2

2 OF 13



P:\Vintage Communities\Kettle Creek North\Drawings\Planning\Development\KettleCreekNorth_DP.dwg [Phase 1] 7/15/2020 9:23:03 AM bswenson



**KETTLE CREEK
NORTH**

PUD DEVELOPMENT
PLAN
COLORADO SPRINGS, CO

DATE: 7/14/2020
PROJECT MGR: J. MAYNARD
PREPARED BY: B. SWENSON

DATE	BY	DESCRIPTION

**PHASES 2-3
SITE PLAN**

3
3 OF 13

P:\Vintage Communities\Kettle Creek North\Drawings\Planning\Development\KettleCreekNorth_DP.dwg (Phase 2-3.dwg) 7/15/2020 9:13:33 AM bswenson

**KETTLE CREEK
NORTH**

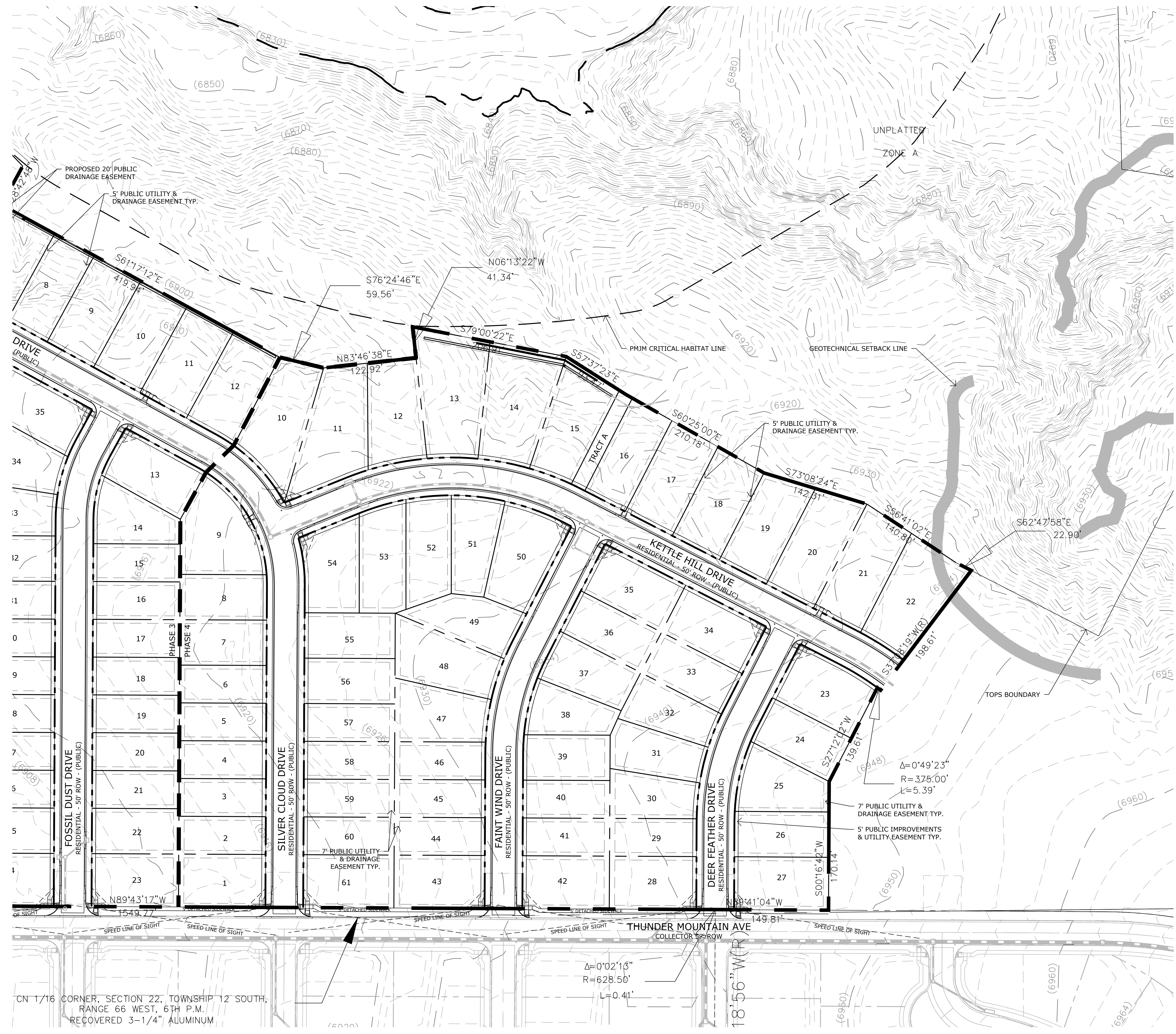
PUD DEVELOPMENT
PLAN
COLORADO SPRINGS, CO

DATE: 7/14/2020
PROJECT MGR: J. MAYNARD
PREPARED BY: B. SWENSON

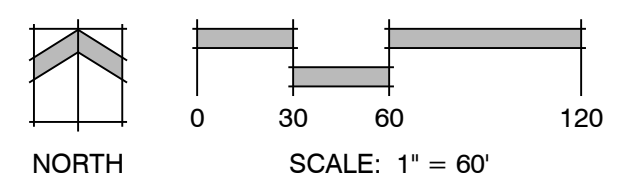
DATE	BY	DESCRIPTION

PHASE 4

4
4 OF 13



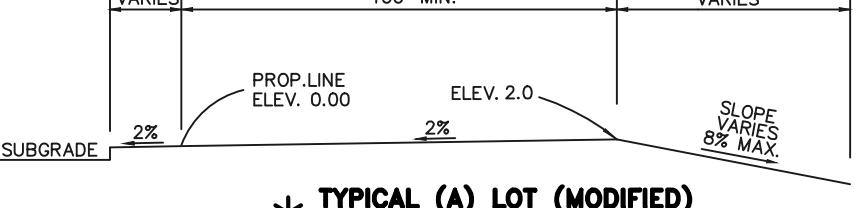
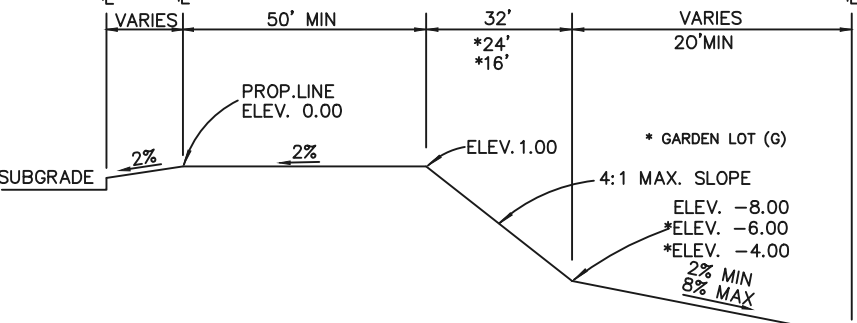
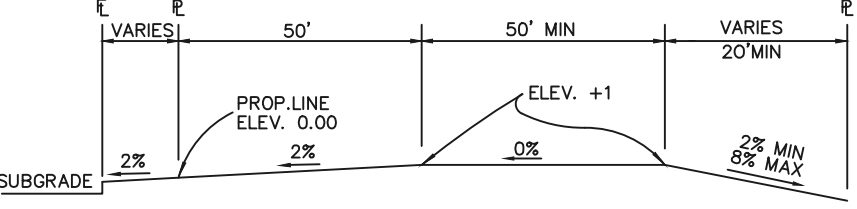
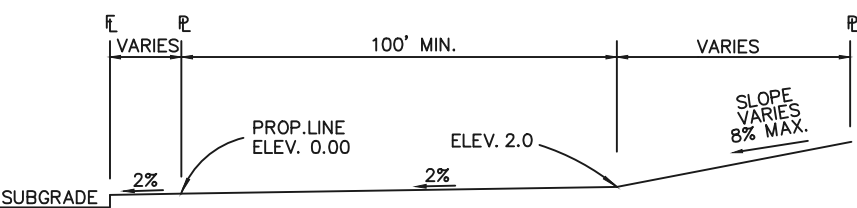
CN 1/16 CORNER, SECTION 22, TOWNSHIP 12 SOUTH,
RANGE 66 WEST, 6TH P.M.
RECOVERED 3-1/4" ALUMINUM



P:\Vintage Communities\Kettle Creek North\Drawings\Planning\Developing\KettleCreekNorth_LP.dwg [Phase_4.dwg (3)] 7/15/2020 9:19:47 AM bswenson

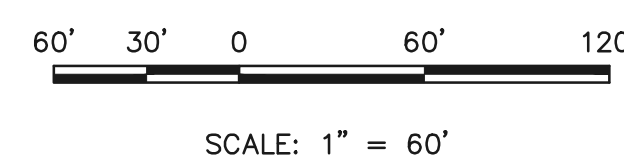
LEGEND

- | | | | |
|--|---------------------------|--|---------------------------|
| | EXISTING CONTOUR | | PROPOSED INLET |
| | PROPOSED CONTOUR | | PROPOSED STORM SEWER PIPE |
| | BOUNDARY LINE | | PROPOSED HIGH POINT |
| | PHASE LINE | | PROPOSED LOW POINT |
| | EXISTING FLOW DIRECTION | | A LOT |
| | PROPOSED FLOW | | B LOT |
| | EXISTING VEGETATION | | WALKOUT LOT |
| | PROPOSED INLET | | TRANSITION LOT |
| | EXISTING STORM SEWER PIPE | | GARDEN LOT |



DRAINAGE NOTE:
FULL SPECTRUM DETENTION IS PROVIDED ONSITE FOR KETTLE CREEK NORTH FILING NO. 1. SEE FINAL DRAINAGE REPORT FOR KETTLE CREEK NORTH FILING NO. 1.

PROPOSED POND CONSTRUCTION DETAILS INCLUDING ACCESS, TO BE PROVIDED IN SEPARATE CONSTRUCTION DRAWINGS.



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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN 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 UNDERGROUND UTILITIES.

NO. REVISION	DATE	REVIEW:

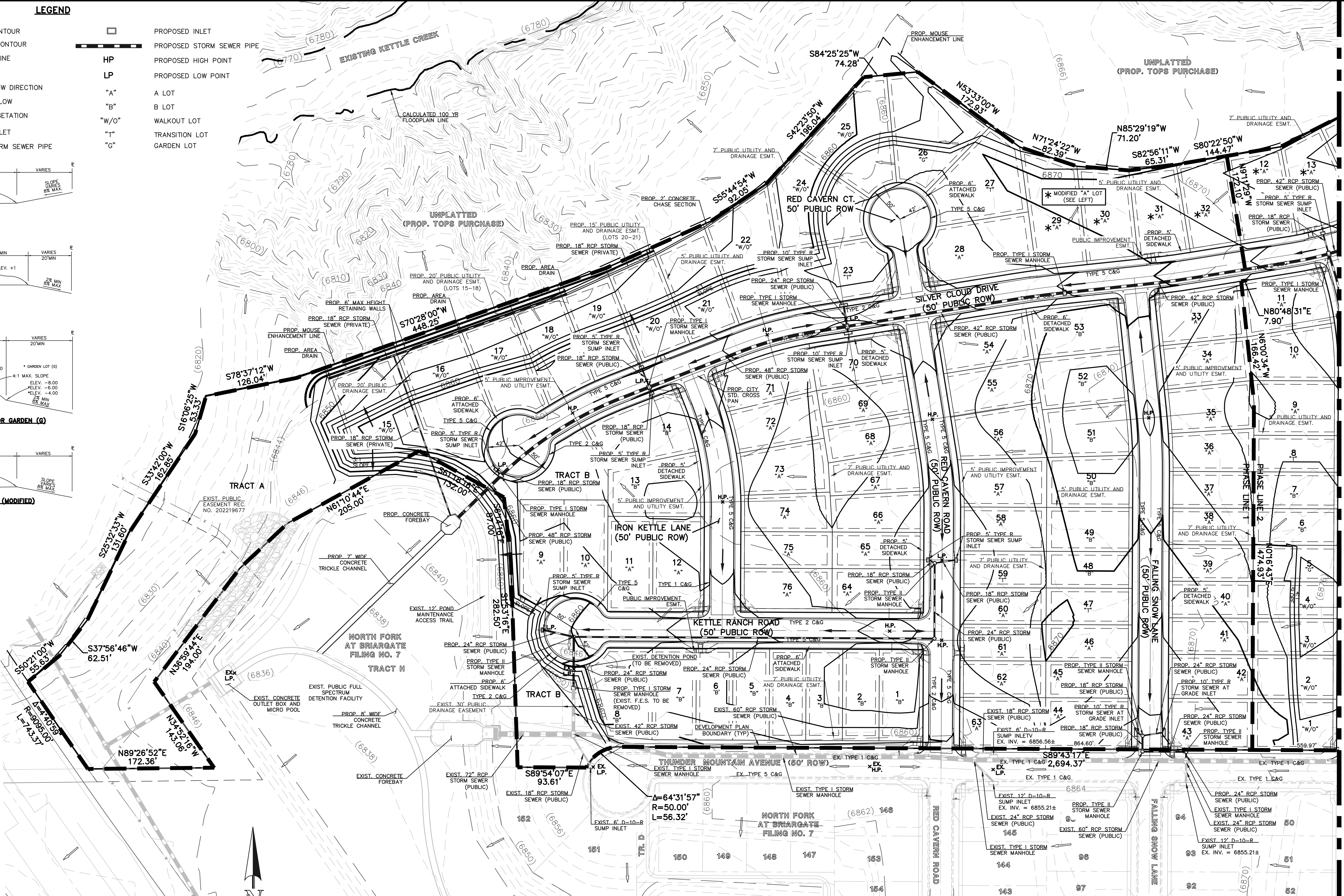
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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



KETTLE CREEK NORTH PUD DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

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

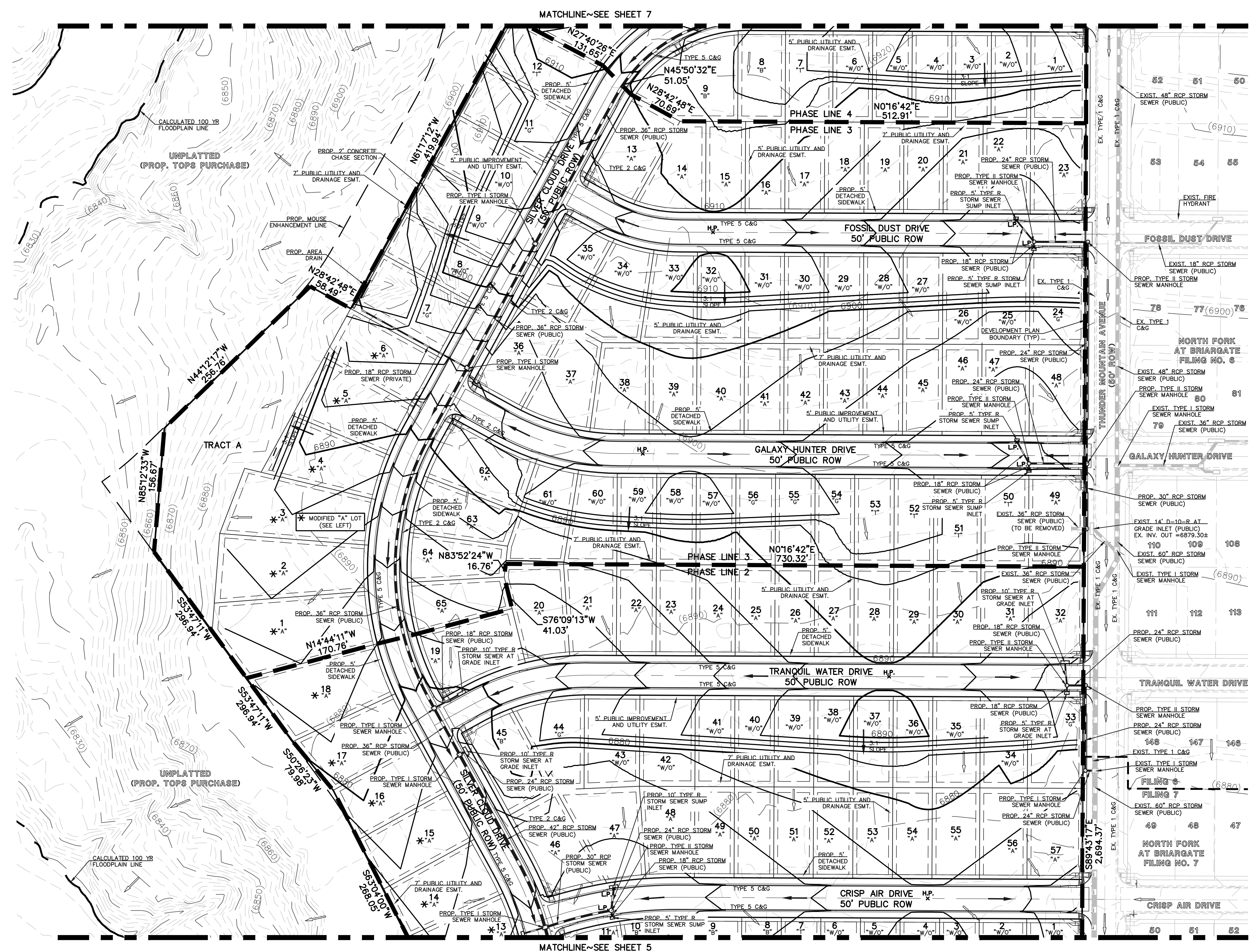
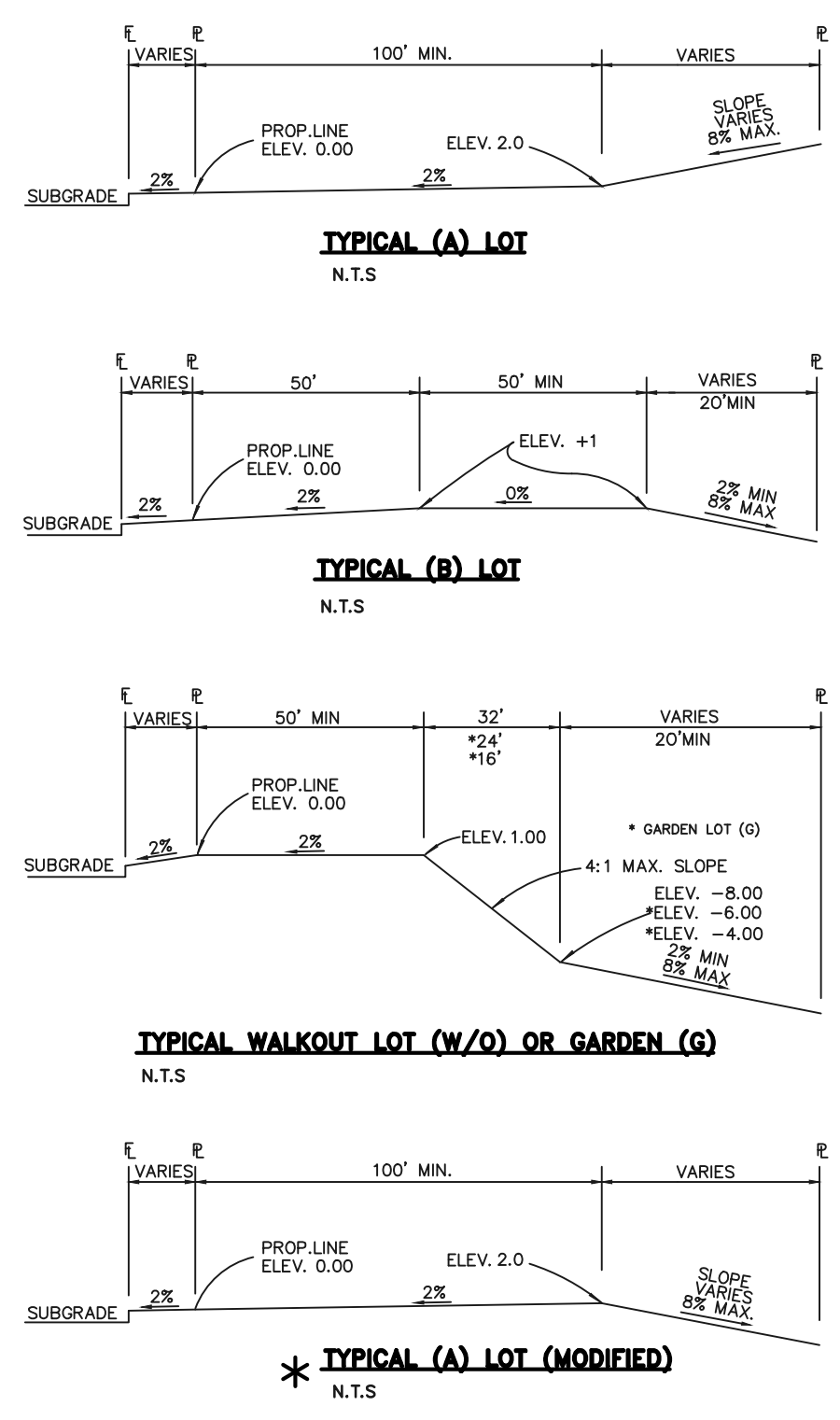
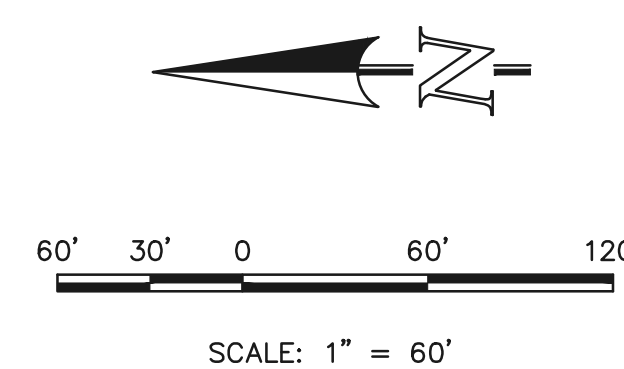


MATCHLINE-SEE SHEET 2

CPC-PUD 20-XXXX

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

DRAINAGE NOTE:
 FULL SPECTRUM DETENTION IS PROVIDED ONSITE FOR KETTLE CREEK NORTH FILING NO. 1. SEE FINAL DRAINAGE REPORT FOR KETTLE CREEK NORTH FILING NO. 1.
 PROPOSED POND CONSTRUCTION DETAILS INCLUDING ACCESS, TO BE PROVIDED IN SEPARATE CONSTRUCTION DRAWINGS.

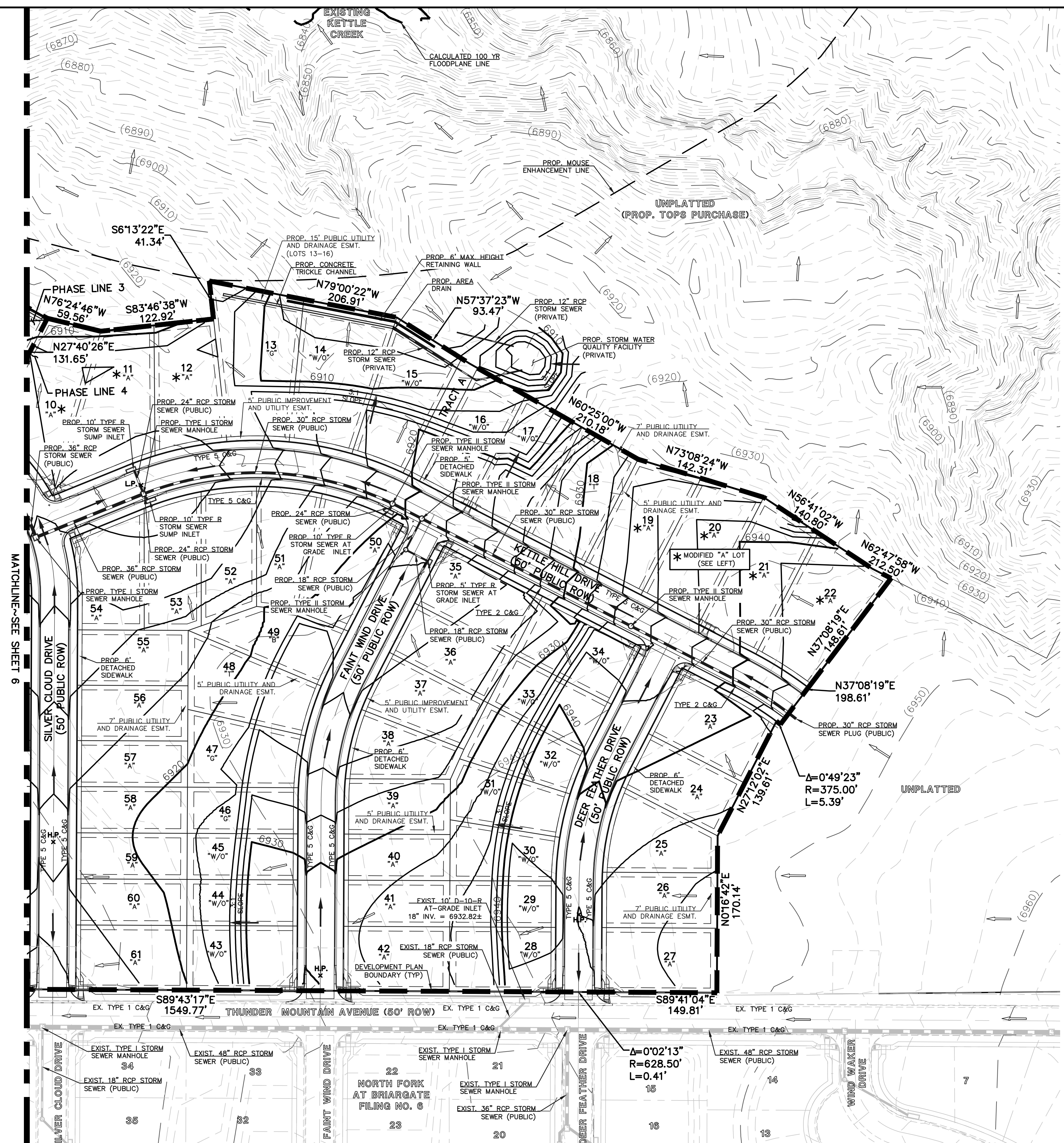
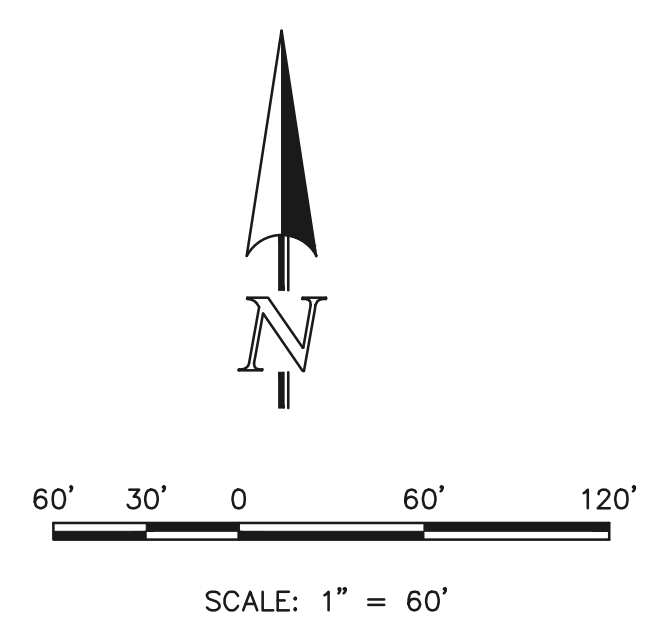
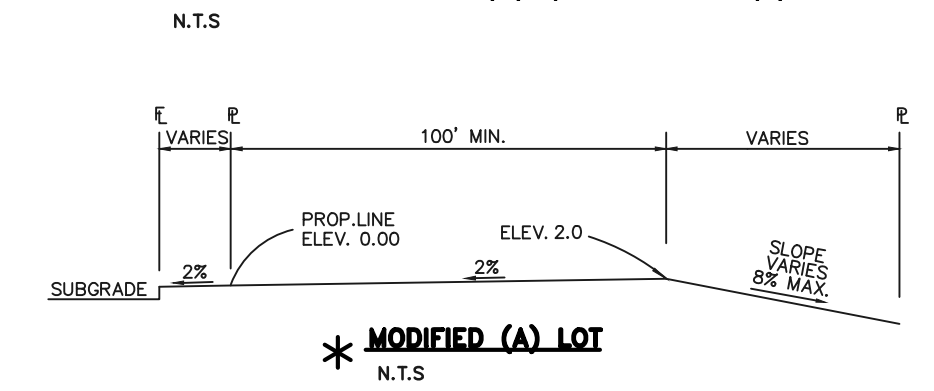
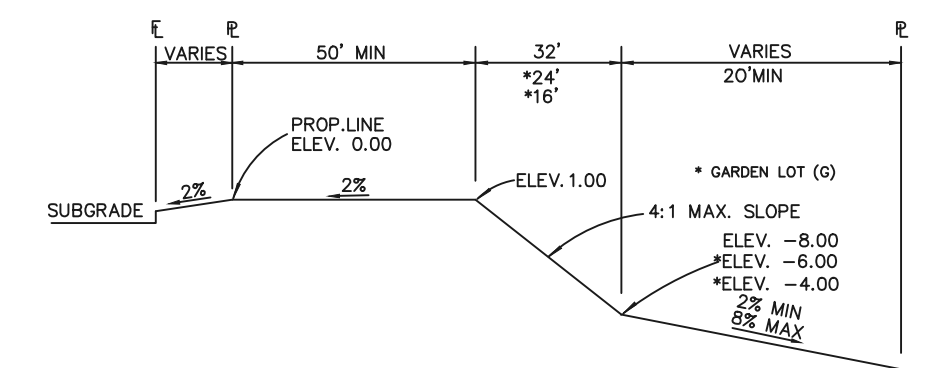
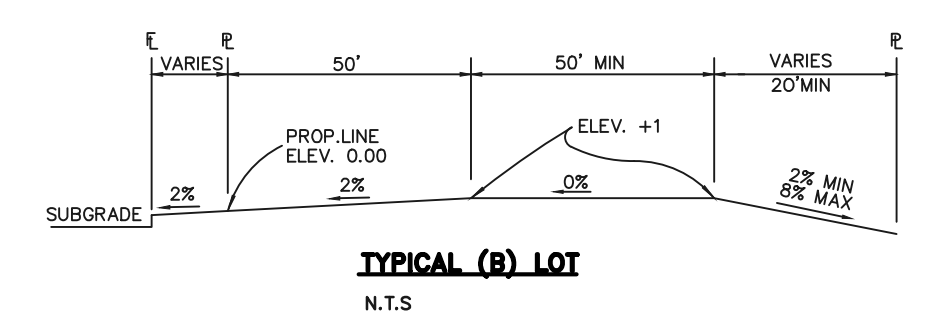
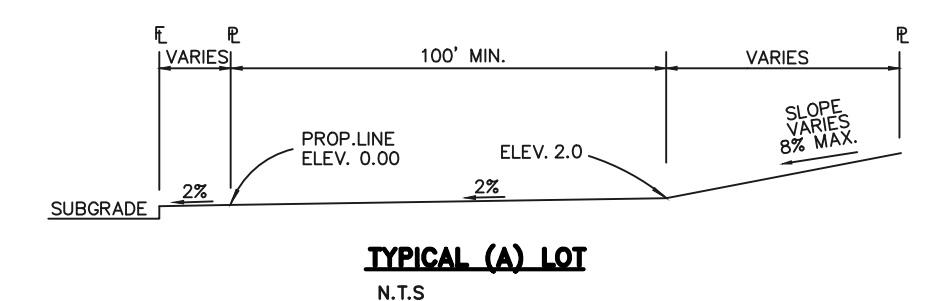


<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE 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 UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p>	<p>DATE</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p>	<p>CLASSIC CONSULTING</p> <p>819 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799(Fax)</p>	<p>KETTLE CREEK NORTH PUD DEVELOPMENT PLAN PRELIMINARY GRADING PLAN</p> <p>DESIGNED BY: PRA DRAWN BY: ESO CHECKED BY:</p>	<p>SCALE: (H) 1" = 60' (V) 1" = N/A</p> <p>DATE: 07/14/2020 SHEET: 6 OF 13 JOB NO.: 2553.00</p>
---	---------------------	-------------	---	--	--	---

CPC-PUD 20-XXXX

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

DRAINAGE NOTE:
 FULL SPECTRUM DETENTION IS PROVIDED ONSITE FOR KETTLE CREEK NORTH FILING NO. 1. SEE FINAL DRAINAGE REPORT FOR KETTLE CREEK NORTH FILING NO. 1.
 PROPOSED POND CONSTRUCTION DETAILS INCLUDING ACCESS, TO BE PROVIDED IN SEPARATE CONSTRUCTION DRAWINGS.



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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN 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 UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:

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

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



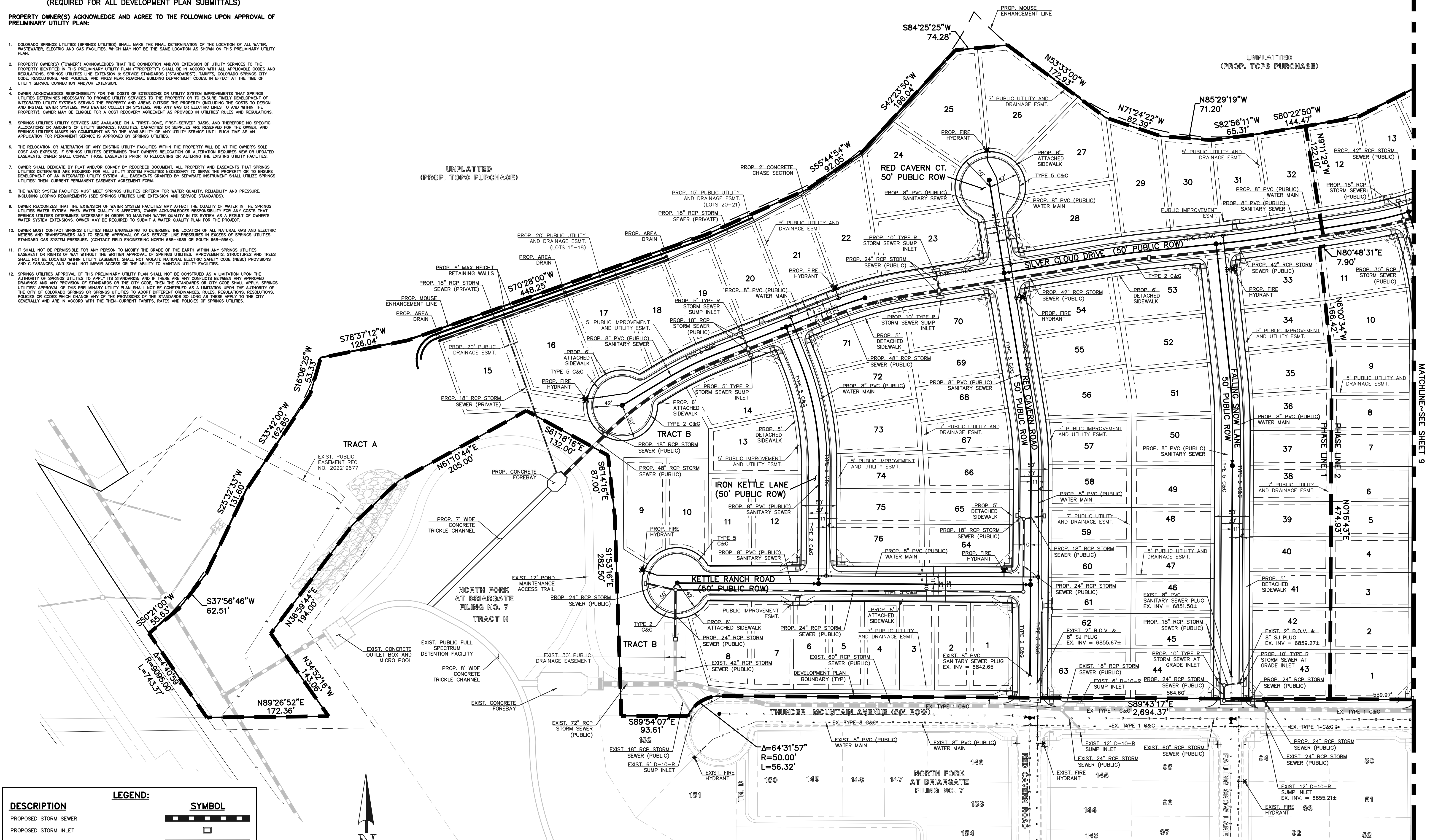
CPC-PUD 20-XXXX

KETTLE CREEK NORTH PUD DEVELOPMENT PLAN			
PRELIMINARY GRADING PLAN			
DESIGNED BY	PRA	SCALE	DATE 07/14/2020
DRAWN BY	ESO	(H) 1" = 60'	SHEET 7 OF 13
CHECKED BY	(V) 1" = N/A	JOB NO.	2553.00

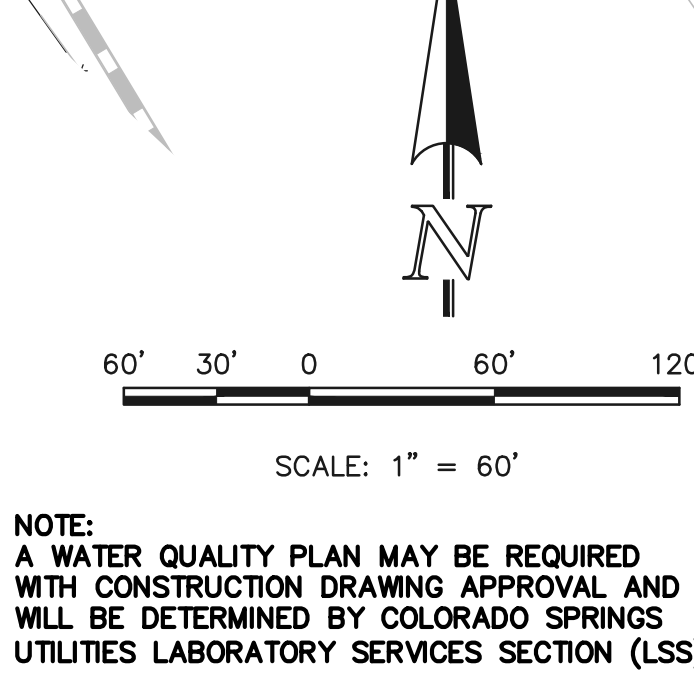
**GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)**

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

- 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 ORDINANCES, 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, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S 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 688-4985 OR SOUTH 688-5564).
- 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 (NEC) 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.



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



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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN 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 UNDERGROUND UTILITIES.

NO. REVISION	DATE

REVIEW:

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

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

KETTLE CREEK NORTH PUD DEVELOPMENT PLAN			
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN			
DESIGNED BY	ESO	SCALE	DATE 07/14/2020
DRAWN BY	ESO	(H) 1" = 60'	SHEET 8 OF 13
CHECKED BY	(V) 1" = N/A	JOB NO.	2553.00

MATCHLINE - SEE SHEET 9

CPC-PUD 20-XXXX

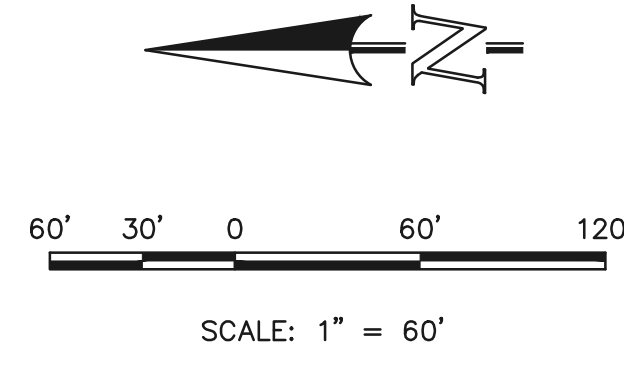
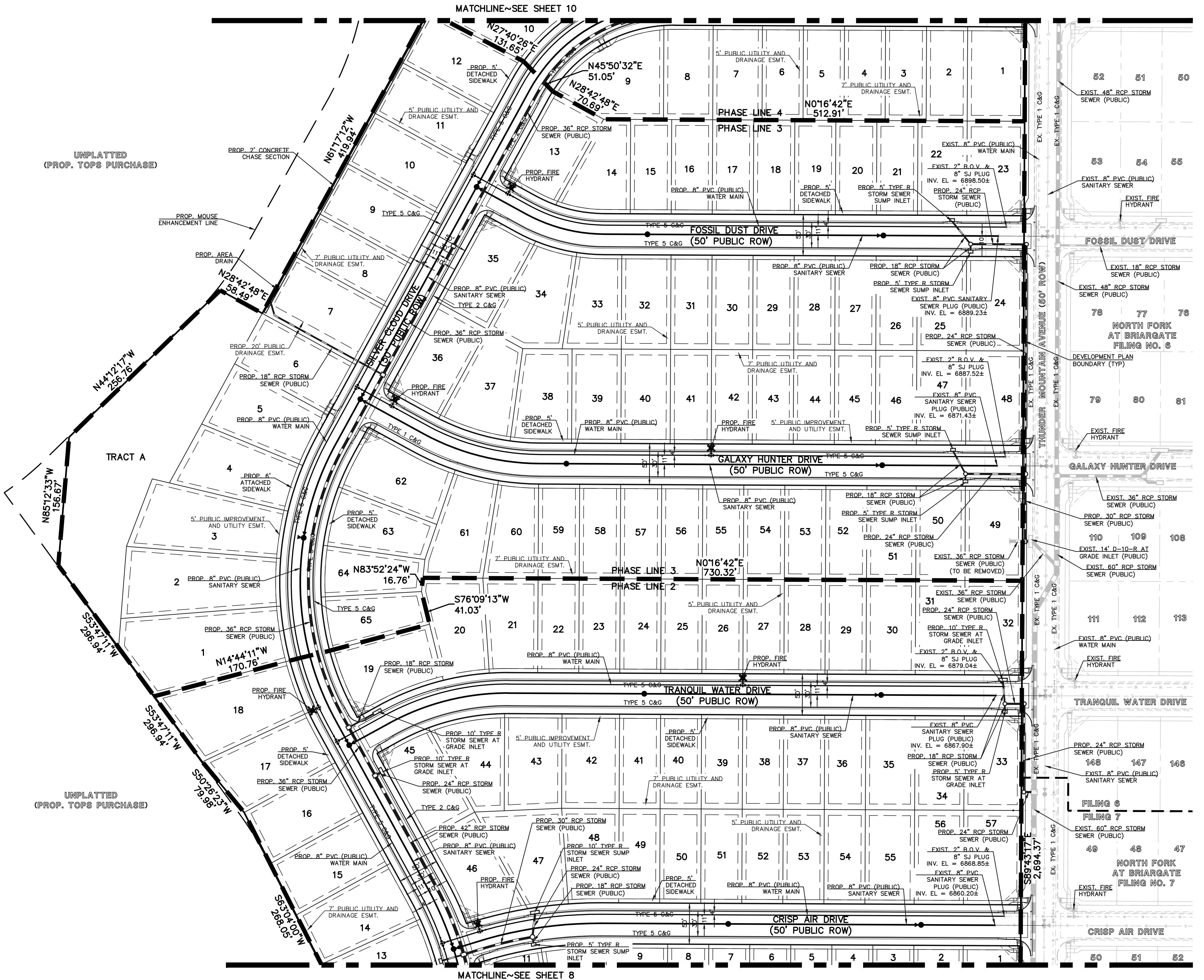
GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

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

- 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 ORDINANCES, 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 PLAN 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, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S 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 688-4985 OR SOUTH 688-5564).
- 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 EASEMENTS, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) 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.

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

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



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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN 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 UNDERGROUND UTILITIES.

NO. REVISION	DATE

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

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



CPC-PUD 20-XXXX

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

DESIGNED BY	ESO	SCALE	DATE	07/14/2020
DRAWN BY	ESO	(H) 1"= 60'	SHEET	9 OF 13
CHECKED BY	(V) 1"= N/A	JOB NO.	2553.00	



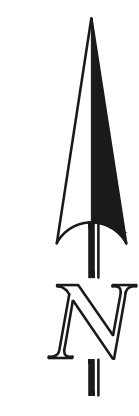
GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

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

- 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, REGULATIONS, AND POLICES, AND PUEBLO 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 NECESSARY 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, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S 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 EASEMENTS, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) 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.

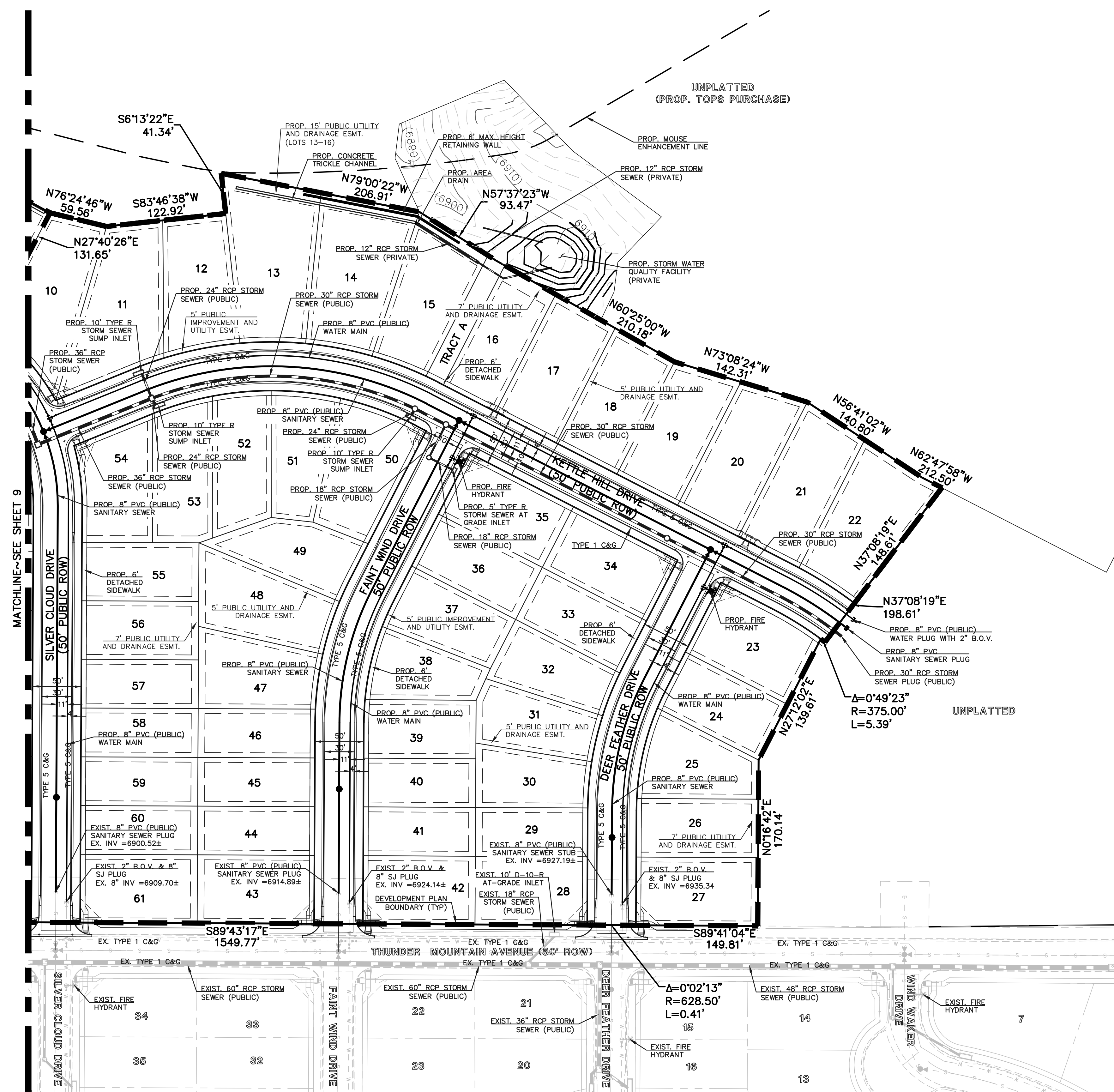
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY	
PROPOSED WATER	
BOUNDARY LINE	
PHASE LINE	

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



60' 30' 0' 60' 120'

SCALE: 1" = 60'



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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN 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 UNDERGROUND UTILITIES.

NO. REVISION	DATE

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

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

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

CPC-PUD 20-XXXX

KETTLE CREEK NORTH PUD DEVELOPMENT PLAN			
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN			
DESIGNED BY	ESO	SCALE	DATE 07/14/2020
DRAWN BY	ESO	(H) 1" = 60'	SHEET 10 OF 13
CHECKED BY	(V) 1" = N/A	JOB NO.	2553.00

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
NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
SULFUR (S04-S)	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 PHOTO-METRIC 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 (SPRINGS AND FALL).
 - 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 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.
 - SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. 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: 3/4" DIAMETER GOLDEN SUNSET. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
 - WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
 - ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM, SILOAM STONE BOULDERS UNLESS OTHERWISE SPECIFIED.
 - A FINAL LANDSCAPE PLAN AND AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL 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.
 - 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.

Landscape Setbacks

See Code Section/Policy 320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
THUNDER MOUNTAIN AVE	NON-ARTERIAL	10' / 10'	2,386'	1 / 30'	80 / 57
THUNDER MOUNTAIN AVE	DOUBLE FRONTAGE	6' / 6'	418'	1 / 30'	14 / 6

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
230 / x	xx	TM	75% / 75%
80 / x	xx	DF	75% / 75%

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	15	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B
	Ame gra	28	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	20'	15'	1.5" Cal.	B&B
	Coc	10	Celtis occidentalis / Common Hackberry	40'	35'	2" Cal.	B&B
	Que bic	10	Quercus bicolor / Swamp White Oak	50'	40'	2" Cal.	B&B

GROUND COVER LEGEND

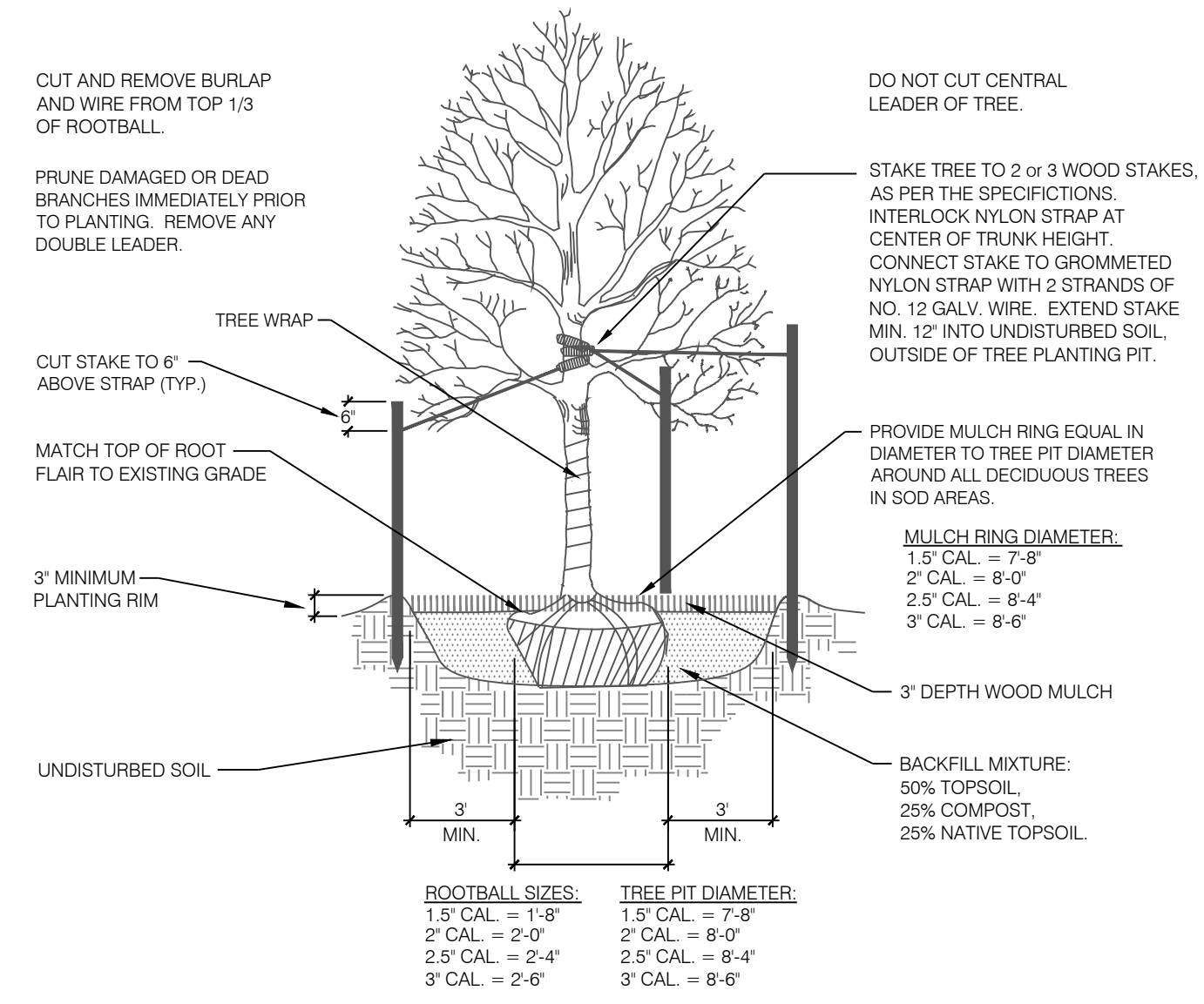
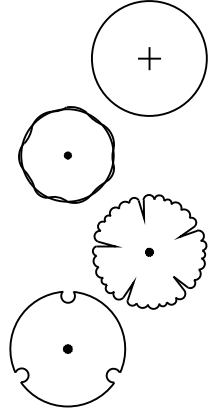
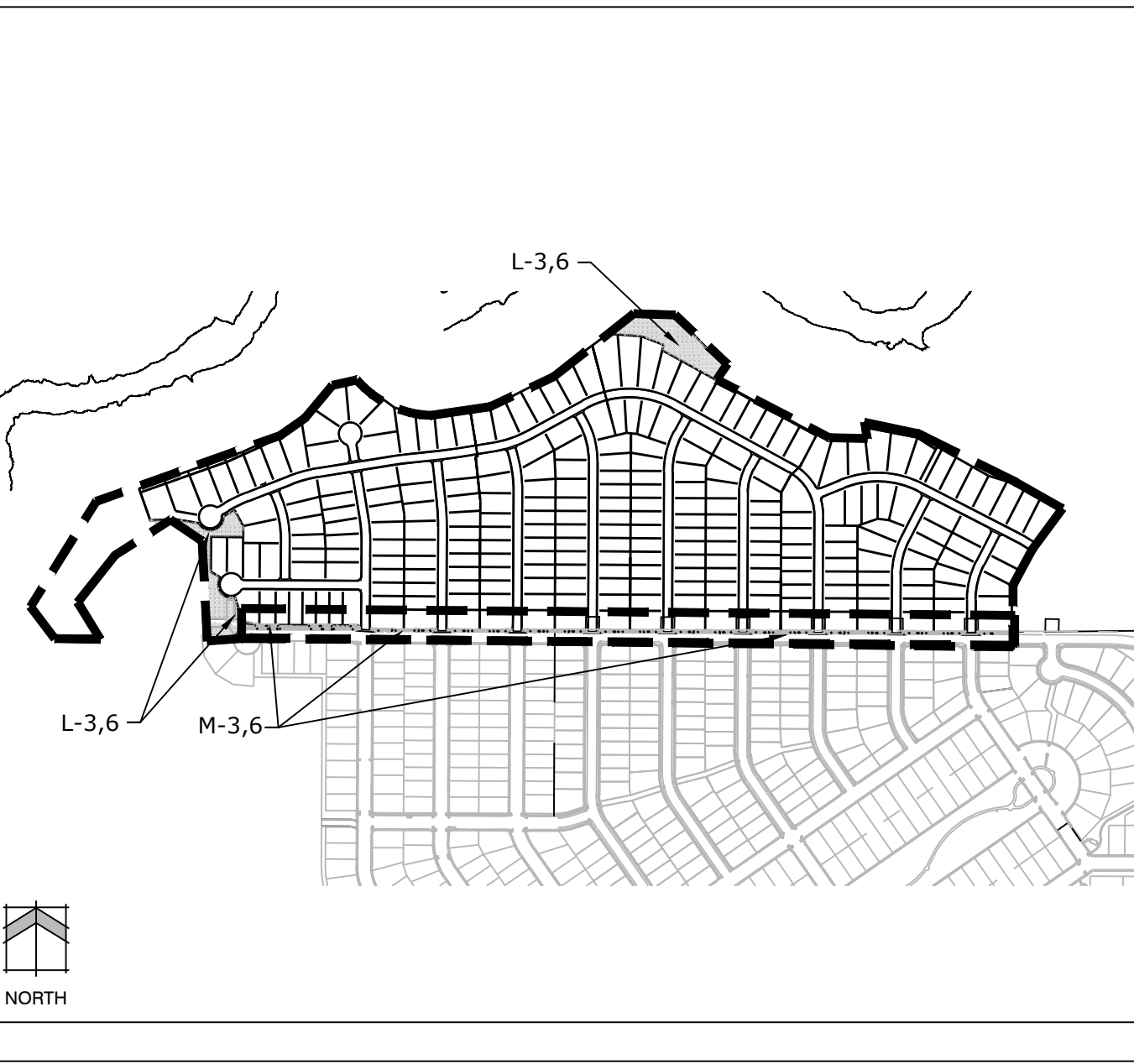
- NATIVE SEED** 32,122 sf
Arkansas Valley Low Grow Mix
-35% Ephraim Crested Wheatgrass
-25% Sheep Fescue
-20% Perennial Rye
-15% Chewing Fescue
-10% Kentucky Bluegrass
- SOD TURF** 5,545 sf
- ROCK MULCH** 8,507 sf
3/4" GOLDEN SUNSET
- ROCK COBBLE** 3,859 sf
2"-4" SPECKLED WHITE RIVER ROCK

SCHEMATIC LANDSCAPE DIAGRAM

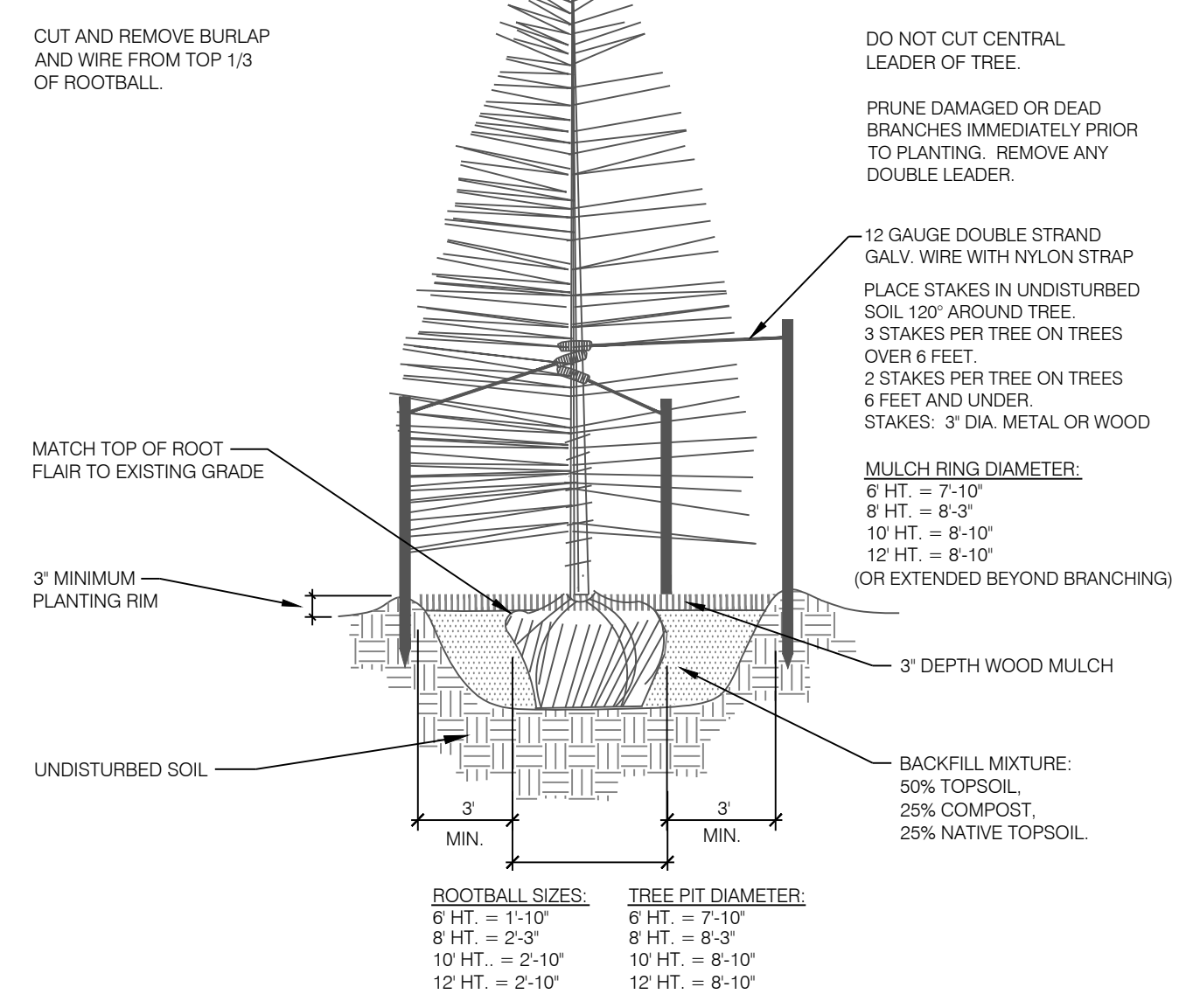
Name of Project: Pauling Properties Date: 11/02/2011
Climate Zone: Foothills Foothills & Plains Plains

Plant Communities Hydrozones
-to be labeled by numbers on diagram - to be labeled by letters on diagram

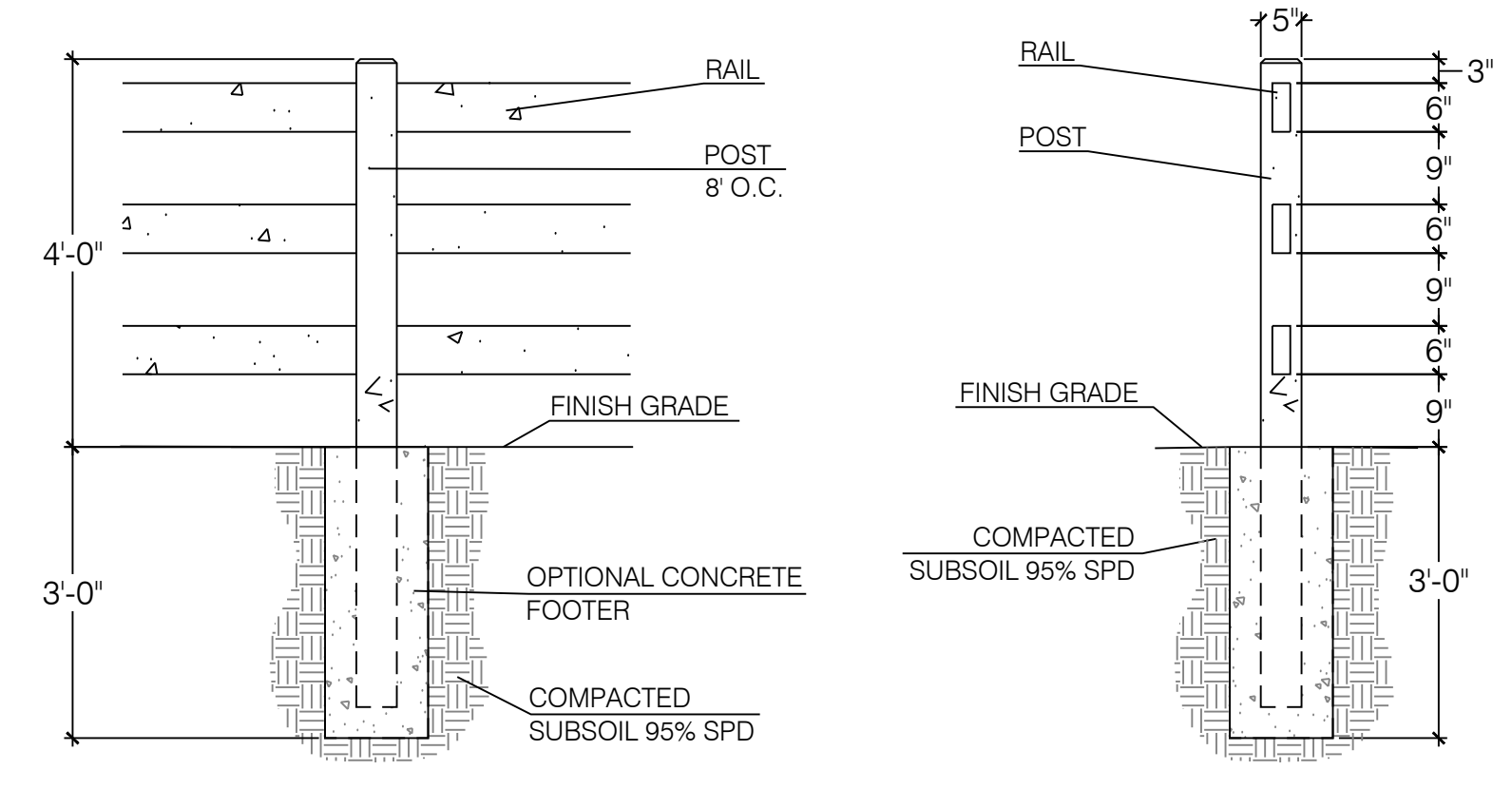
1--Semiarid Shrublands V-- Very Low (0 to 7 inches per year)
2--Pinon-Juniper Woodlands
3--Prairie L-- Low (7 to 15 inches per year)
4--Lower Elevation Riparian M-- Moderate (15 to 25 inches per year)
5--Foothill Shrublands
6--Ponderosa Pine Forest H-- High (more than 25 inches per year)
7--Upper Elevation Riparian
8--Douglas-Fir Forest



1 DECIDUOUS TREE PLANTING DETAIL SCALE: NOT TO SCALE

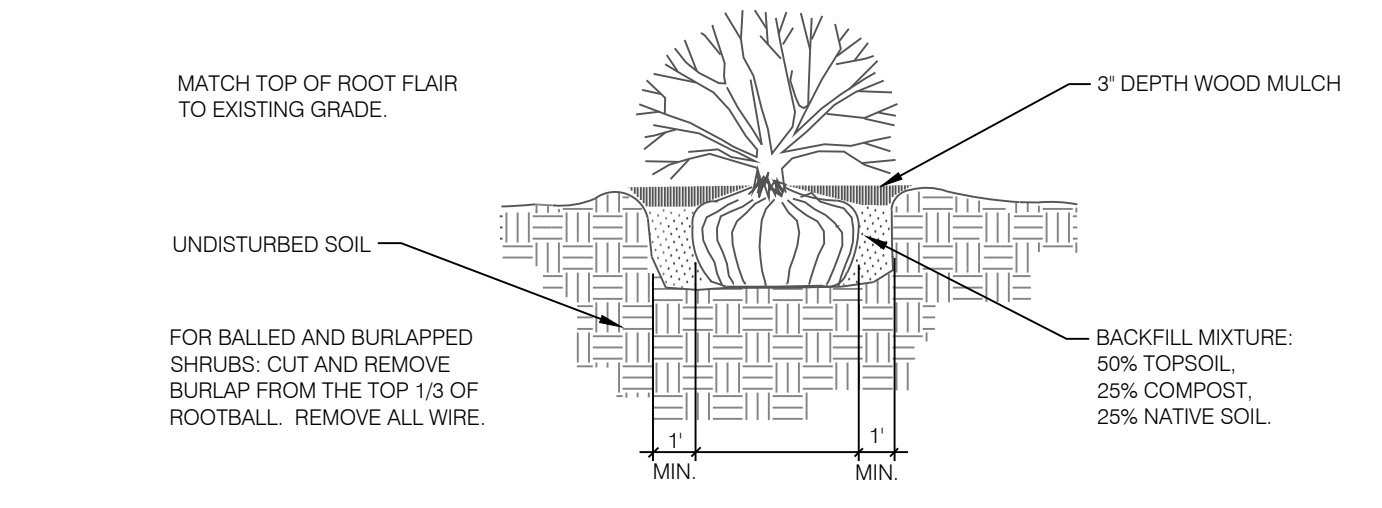


2 CONIFEROUS TREE PLANTING DETAIL SCALE: NOT TO SCALE

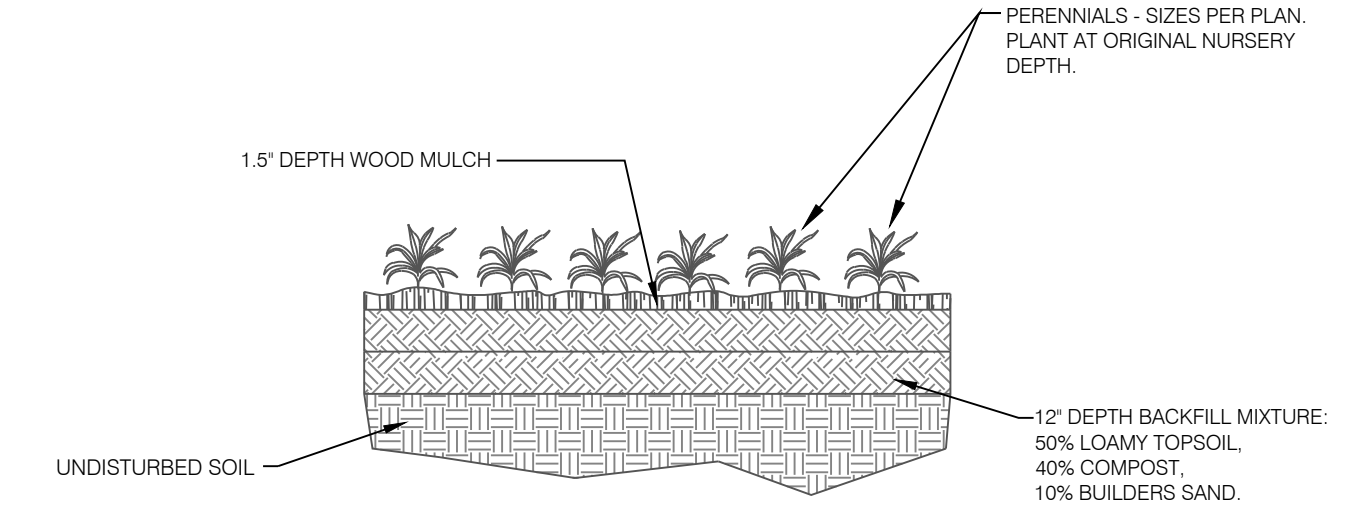


Available From: Concrete Fence of Colorado (719)266-4069
Color: Number 338 Buckskin 3% Loading

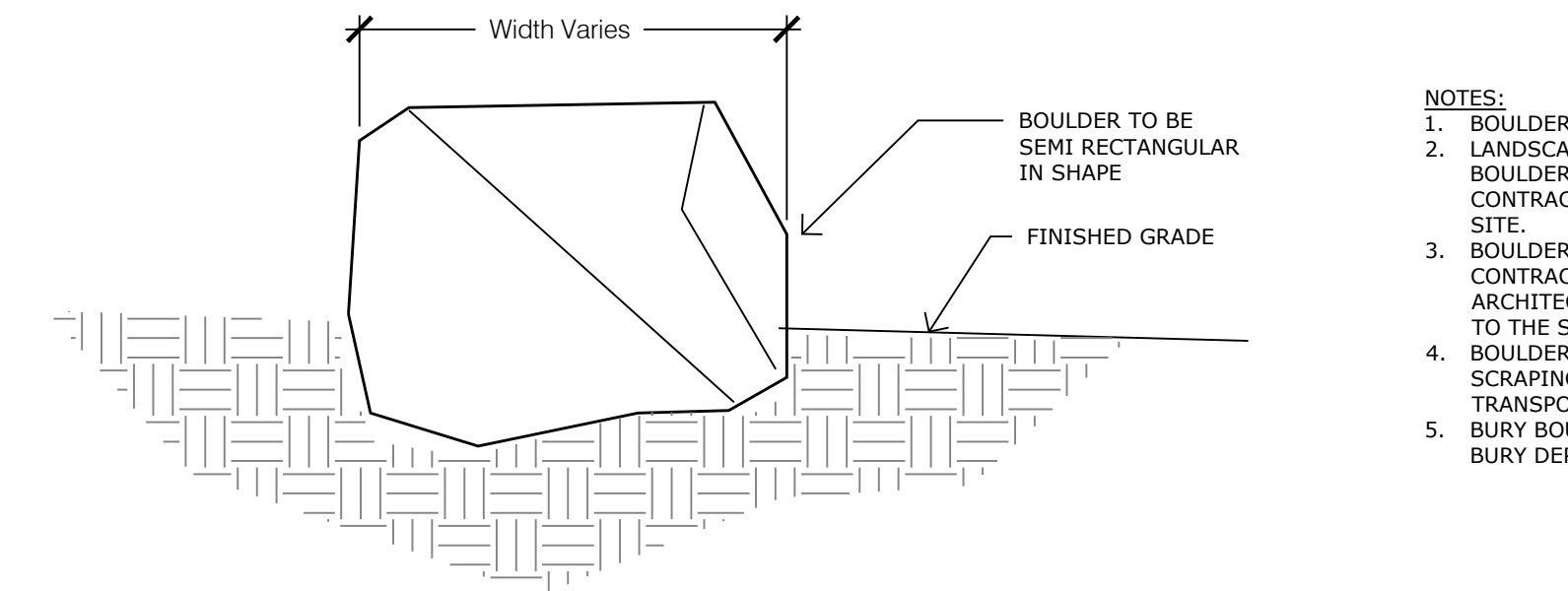
5 3-RAIL WOOD-CRETE FENCE SCALE: NOT TO SCALE



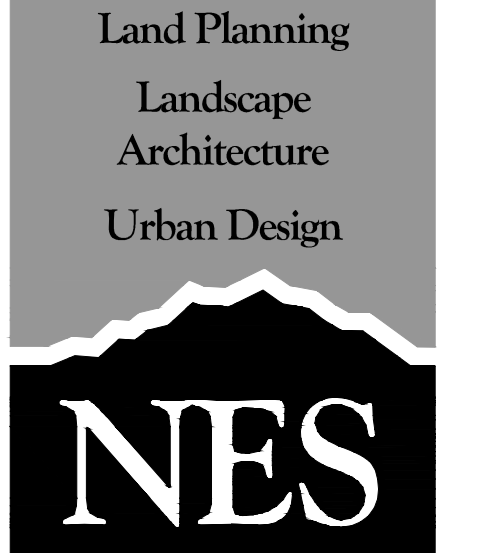
3 SHRUB PLANTING DETAIL SCALE: NOT TO SCALE



4 PERENNIAL / GROUND COVER PLANTING SCALE: NOT TO SCALE



6 LANDSCAPE BOULDER SCALE: NOT TO SCALE



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
© 2012. All Rights Reserved.

KETTLE CREEK NORTH

PRELIMINARY LANDSCAPE PLAN

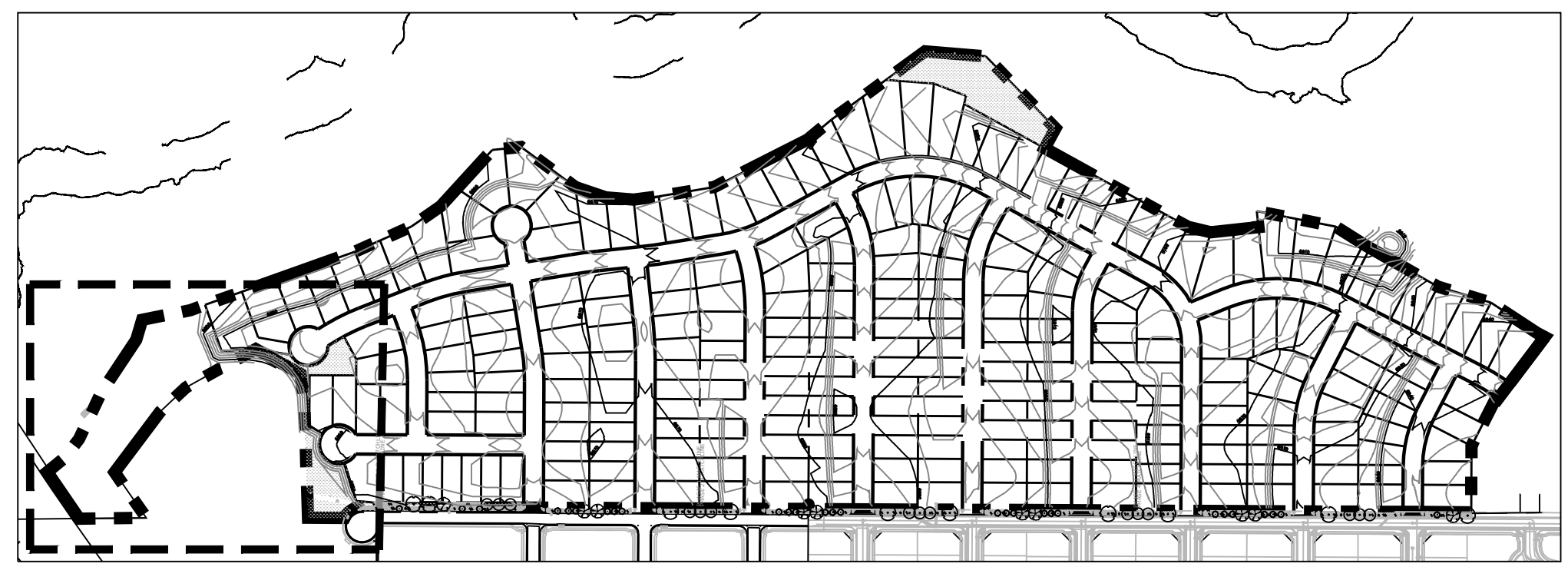
COLORADO SPRINGS, CO

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

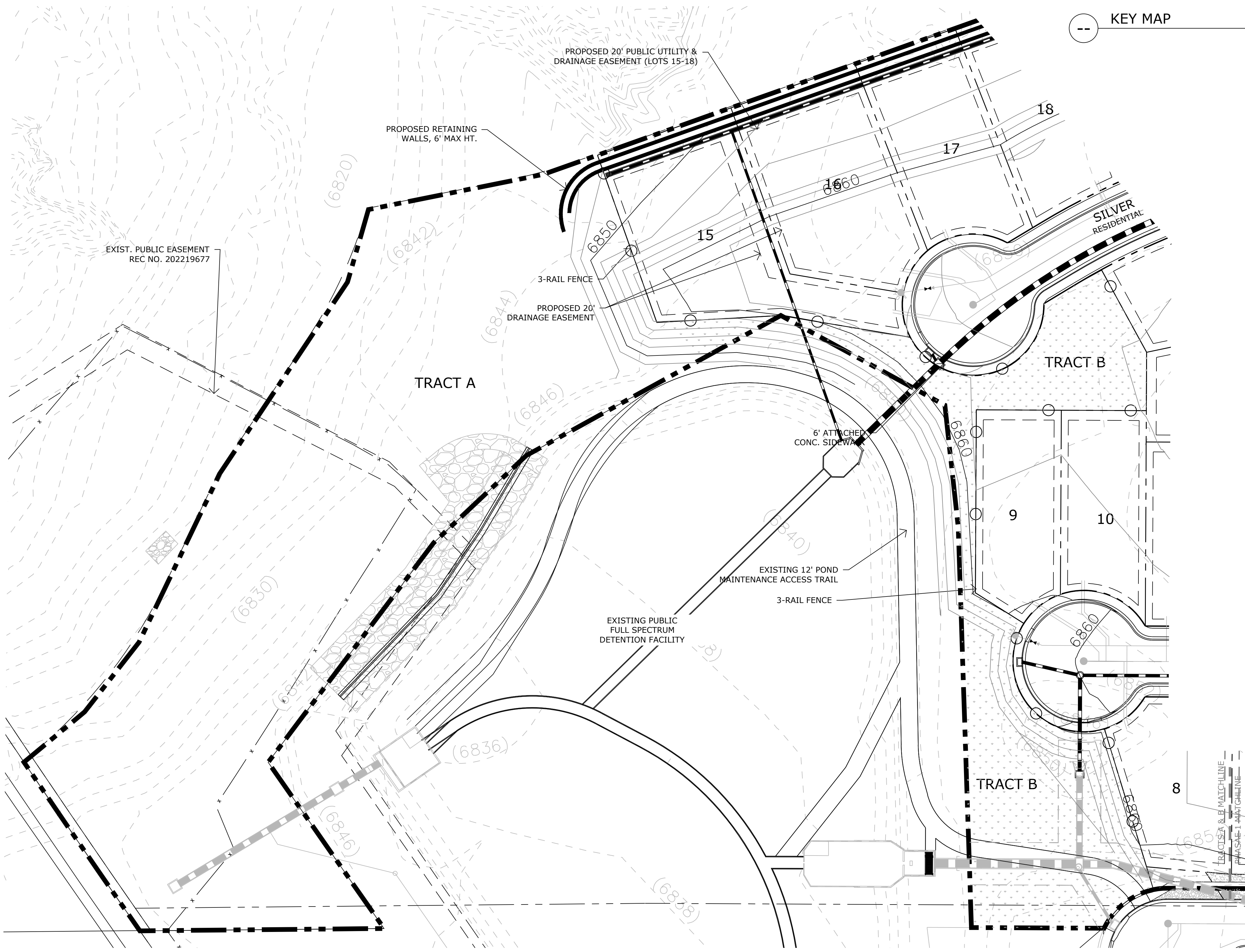
DATE	BY	DESCRIPTION

PRELIMINARY LANDSCAPE NOTES & DETAILS

P:\Vintage Communications\Kettle Creek North\Drawings\Planning\Pre-land\KettleCreekNorth_PLD.dwg (NOTES & DETAILS) 7/15/2020 9:30:16 AM bawenson

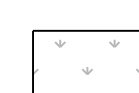
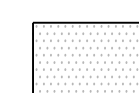
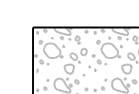



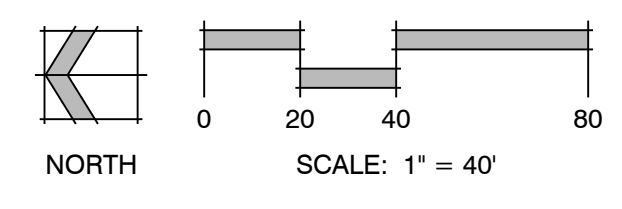
KEY MAP



TRACTS A & B PLANTING PLAN

GROUNDCOVER LEGEND

	NATIVE SEED Arkansas Valley Low Grow Mix -35% Ephraim Crested Wheatgrass -25% Sheep Fescue -20% Perennial Rye -15% Chewy Fescue -10% Kentucky Bluegrass	32,122 sf
	SOD TURF	5,545 sf
	ROCK MULCH 3/4" GOLDEN SUNSET	8,507 sf
	ROCK COBBLE 2"-4" SPECKLED WHITE RIVER ROCK	3,859 sf



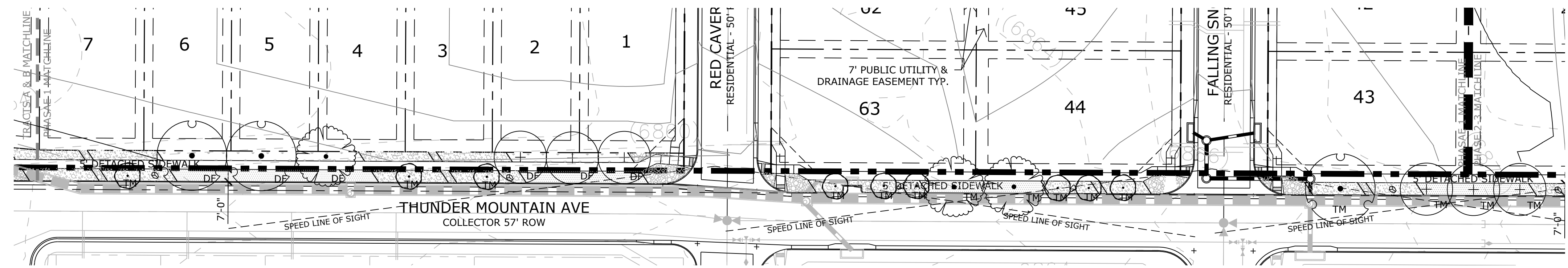
P:\Vintage Communications\Kettle Creek North\Drawings\Planning\Pre-land\KettleCreekNorth_P12.dwg [P12] 7/15/2020 9:31:05 AM bmvenson

PLANTING PLAN
ISSUE NUMBER
SHEET TITLE
ISSUE PROVISION
ISSUE INFO
ISSUE

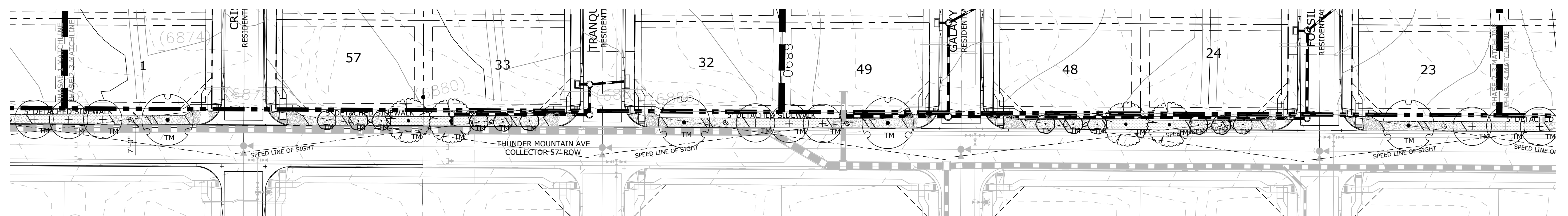
KETTLE CREEK NORTH
PRELIMINARY LANDSCAPE PLAN
COLORADO SPRINGS, CO

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

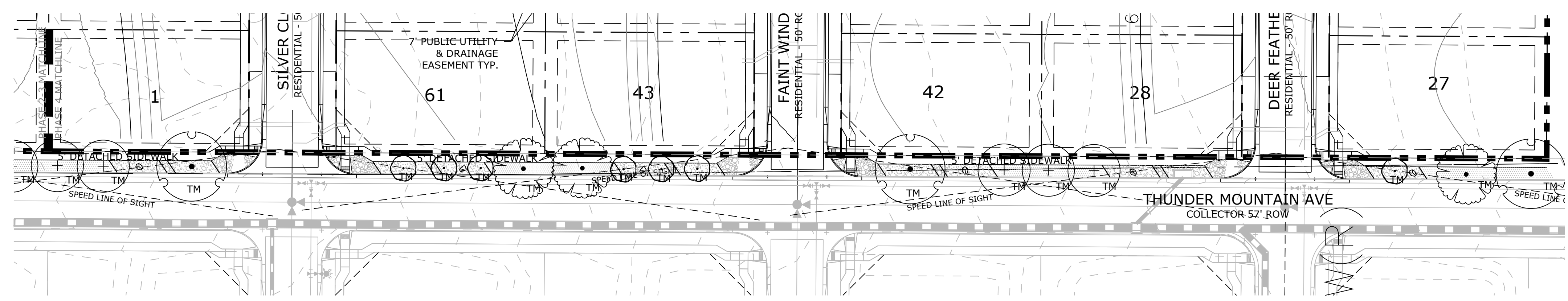
DATE	BY	DESCRIPTION



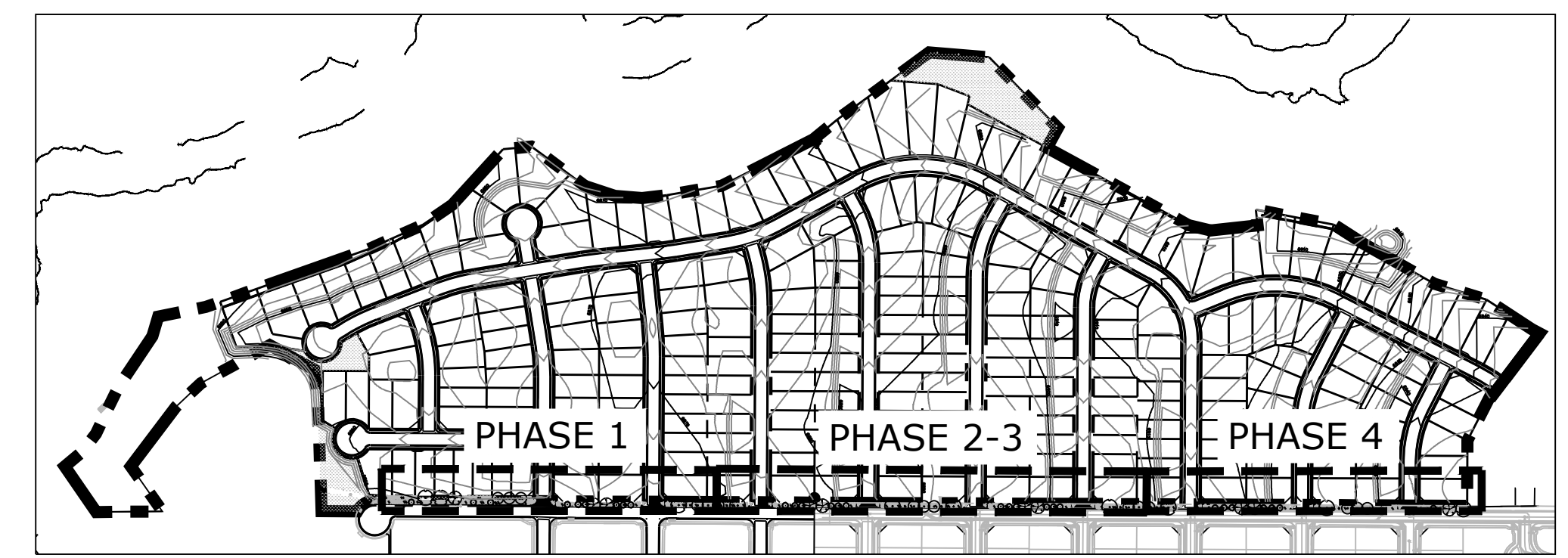
PHASE 1 STREETSCAPE



PHASES 2 -3 STREETSCAPE

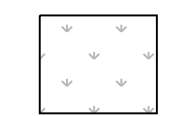
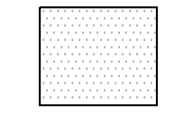

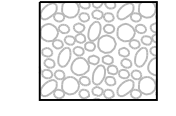


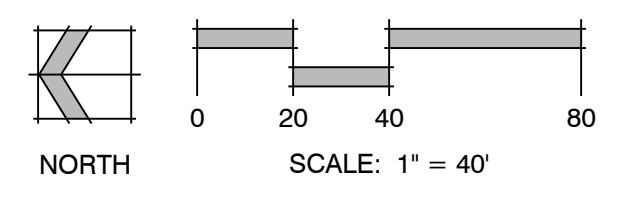
PHASE 4 STREETSCAPE



KEY MAP

GROUNDCOVER LEGEND

	NATIVE SEED Arkansas Valley Low Grow Mix -35% Ephraim Crested Wheatgrass -25% Sheep Fescue -20% Perennial Rye -15% Chewing Fescue -10% Kentucky Bluegrass	52,984 sf
	SOD TURF	5,545 sf
	ROCK MULCH 3/4" GOLDEN SUNSET	8,507 sf
	ROCK COBBLE 2"-4" SPECKLED WHITE RIVER ROCK	3,859 sf



KETTLE CREEK NORTH

PRELIMINARY
LANDSCAPE PLAN
COLORADO SPRINGS, CO

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

DATE	BY	DESCRIPTION

**PRELIMINARY
LANDSCAPE PLAN**

13
13 OF 13

CPC #

P:\Vintage Communities\Kettle Creek North\Drawings\Planning\Pre-land\KettleCreekNorth_P13.dwg [P13] 7/15/2020 9:31:32 AM b.watson