

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 PLS 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°43'17"W, A DISTANCE OF 93.61 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°52'19"E, A DISTANCE OF 145.00 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 407 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 448.25 FEET;

THENCE N65°52'57"E, A DISTANCE OF 157.84 FEET;

THENCE N55°44'54"E, A DISTANCE OF 92.05 FEET;

THENCE N42°23'50"E, A DISTANCE OF 196.04 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 296.94 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 S56°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 S27°12'00"W, A DISTANCE OF 139.61 FEET;

THENCE S00°16'42"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;

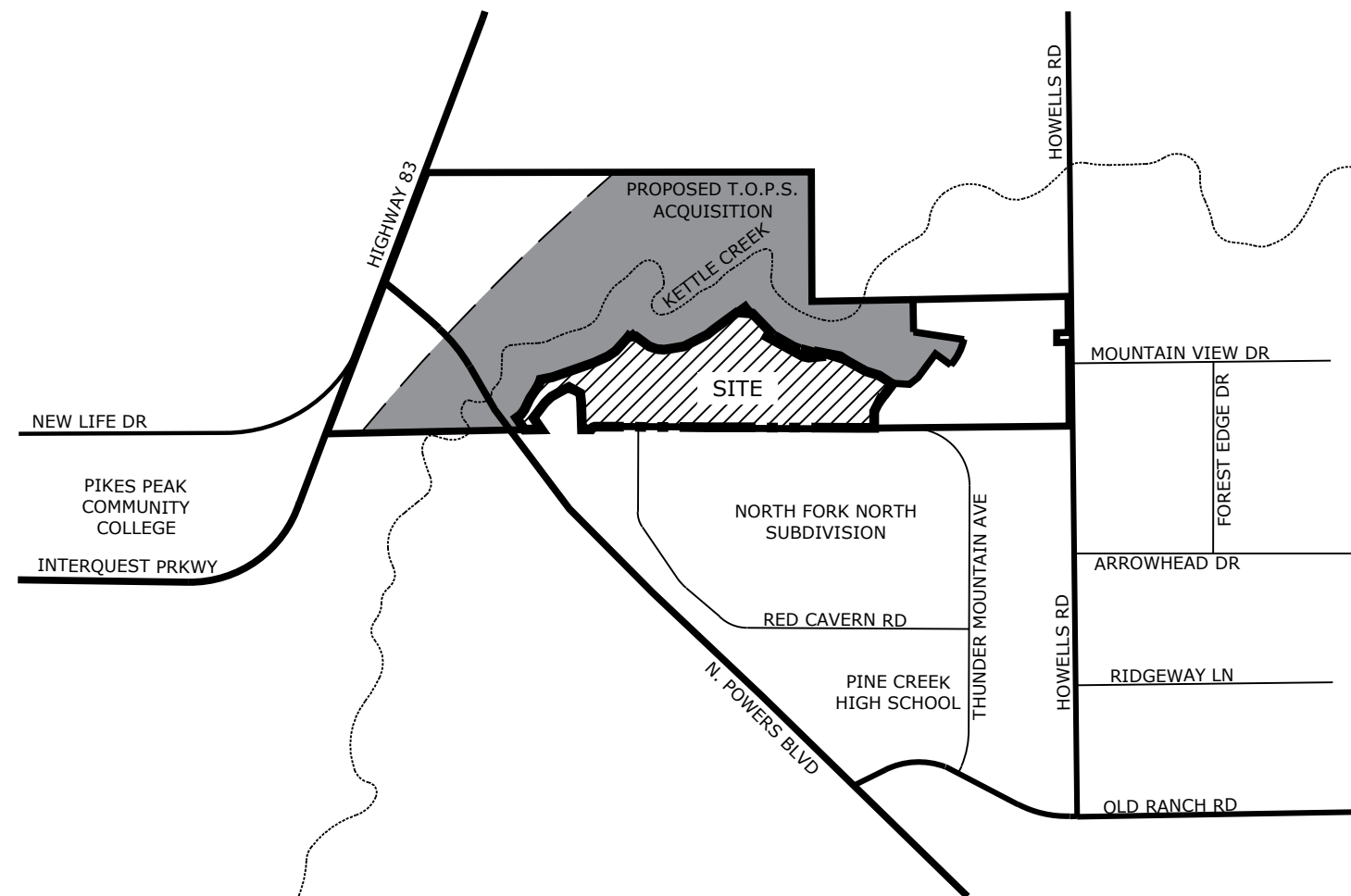
THENCE ON THE NORTHERLY BOUNDARY OF SAID NORTH FORK AT BRIARGATE THE FOLLOWING (3) THREE COURSES;

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°18'55"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.

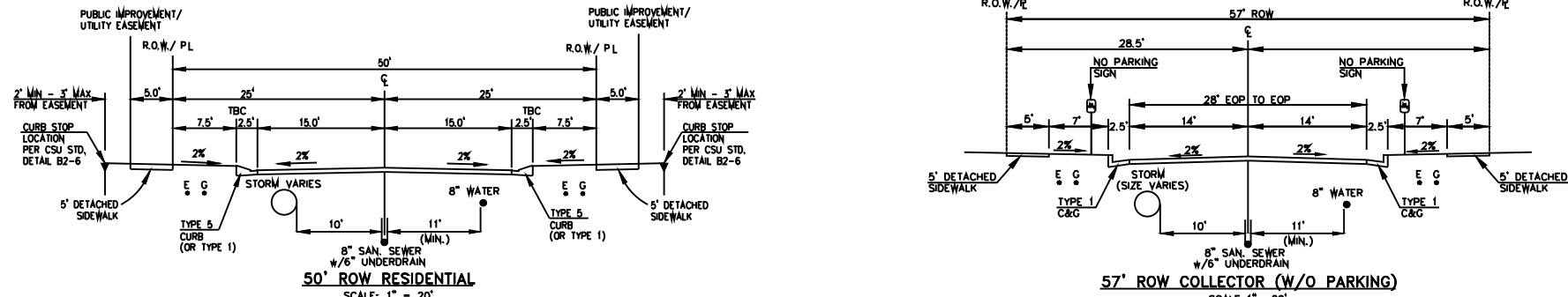
CONTAINING A CALCULATED AREA OF 61.715 ACRES.

KETTLE CREEK NORTH
CITY OF COLORADO SPRINGS, COLORADO
PUD CONCEPT PLAN

VICINITY MAP



N.T.S.



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

Current Zoning: A
Proposed Zoning: PUD
Tax Schedule No.: 6200000698
Existing Land Use: Undeveloped
Site Area: 61.715 AC
Proposed Density: 3-4 DU/AC

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.
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

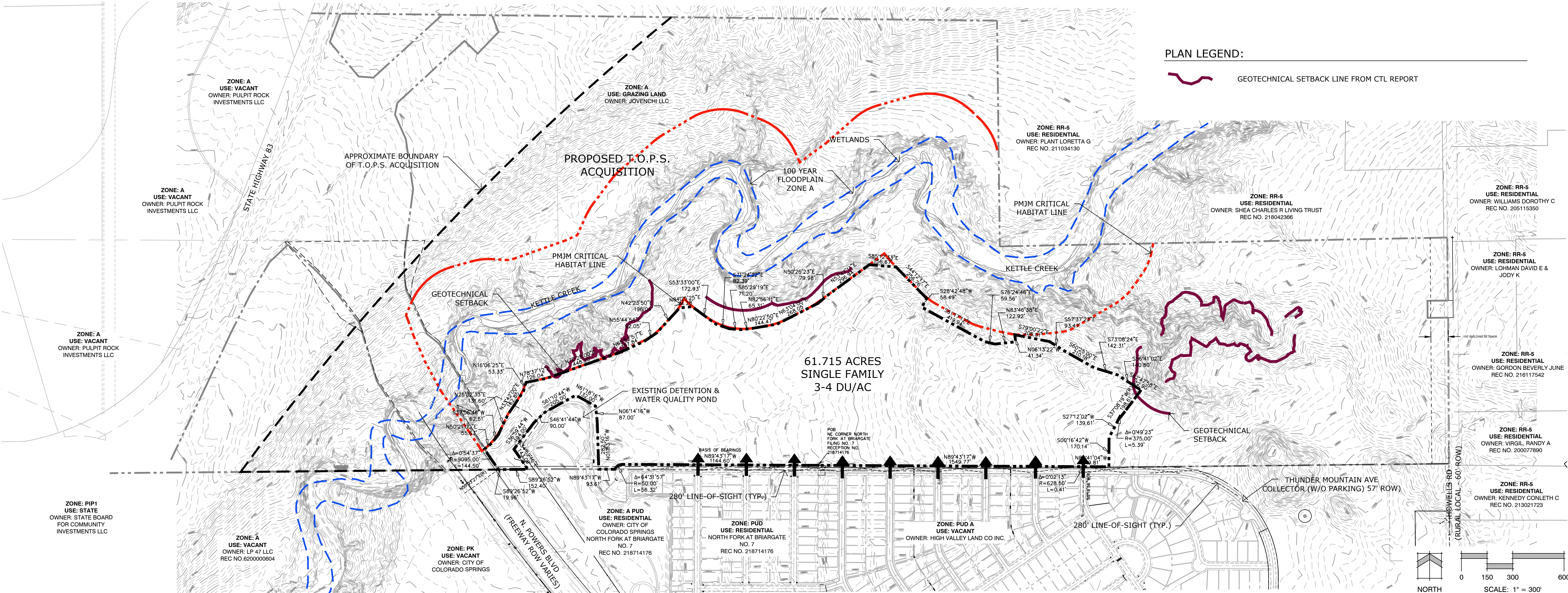
1. FLOODPLAIN STATEMENT: THIS SITE IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER (08041C0507G), EFFECTIVE DECEMBER 7, 2018.

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 Concept Plan
3. Development along the Northern boundary of this concept plan will require the analysis of the stability of Kettle Creek. If deemed necessary by the analysis, channel improvements will be required.

PLAN LEGEND:

GEOTECHNICAL SETBACK LINE FROM CTL REPORT



Land Planning
Landscape
Architecture
Urban Design



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
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www.nescolorado.com

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PLANNER, LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

KETTLE CREEK
NORTH

PUD CONCEPT PLAN

COLORADO SPRINGS, CO

DATE: 6/26/19
PROJECT MGR: J. MAYNARD
PREPARED BY: B. SWENSON

DATE: 10/8/19
BY: JBS
DESCRIPTION: PER INITIAL CITY REVIEW COMMENTS

DATE: 12/5/19
BY: JBS
DESCRIPTION: PER SECOND CITY REVIEW COMMENTS

DATE: 1/13/19
BY: JBS
DESCRIPTION: PER THIRD CITY REVIEW COMMENTS

PUD CONCEPT
PLAN

1
OF 2

CPC PUZ 19-00090
CPC PUD 19-00091

LEGEND

- FORESTED AREA

SHORTGRASS PRAIRIE

WETLAND
- PREBELS MEADOW JUMPING
MOUSE CRITICAL HABITAT LINE

100 YEAR FLOODPLAIN

SLOPE ANALYSIS LEGEND

- 0% TO 5%

5% TO 8%

8% TO 12%

12% TO 15%

15% TO 25%

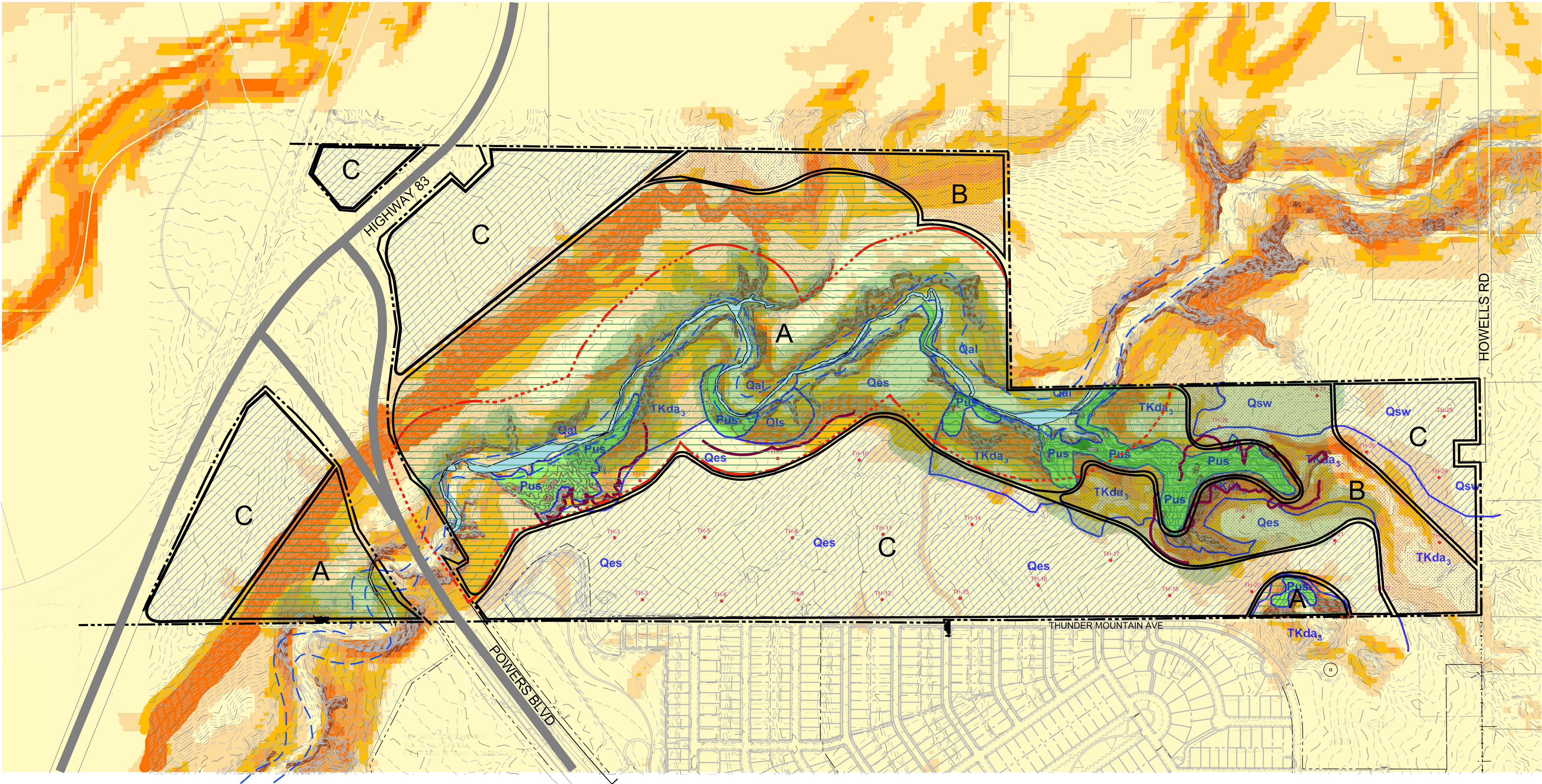
25% AND UP

- A

CONSTAINED / PRESERVED
- B

SOME CONSTRAINTS
- C

NO CONSTRAINTS



LEGEND:

- TH-1

APPROXIMATE LOCATION OF
EXPLORATORY BORING.

GEOLOGIC UNITS AND (MODIFIERS)

- SURFICIAL GEOLOGIC CONTACTS

ALLUVIUM IN STREAM CHANNELS: SAND

SLOPEWASH COLLUVIUM: SAND AND CLAY

EOLIAN SILTY SAND

PRE-HOLOCENE LANDSLIDE. CURRENTLY
DORMANT AND INACTIVE WITH
WELL-DEVELOPED DRAINAGE PATTERN

TKda₃

DAWSON FORMATION, FACIES UNIT 3;
DOMINANTLY SANDSTONE WITH SOME
CLAYSTONE

Pus

POTENTIALLY UNSTABLE AND UNSTABLE
SLOPES ARE TYPICALLY DEEPLY ERODED
STREAM BANKS AND PROXIMATE AREAS

GEOLOGIC SETBACK LINE

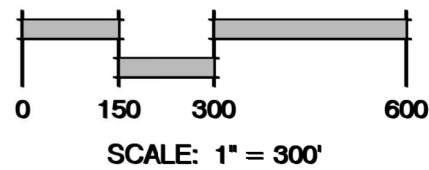
GEOLOGIC SETBACK LINE

NOTES:

1.

BASE DRAWING WAS PROVIDED BY VINTAGE COMMUNITIES IN
AN EMAIL DATED APRIL 5, 2018.
2.

ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED
APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE
INTERPRETATION OF PUBLISHED MAPS, AERIAL PHOTOGRAPHS
AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE
MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE
EXPECTED WITH MORE DETAILED WORK AND FURTHER
INFORMATION. ALL INTERPRETATIONS AND CONDITIONS
SHOWN ARE PRELIMINARY AND FOR LAND-USE PLANNING
ONLY.



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KETTLE CREEK
NORTH

PUD CONCEPT PLAN

COLORADO SPRINGS, CO

DATE: 6/26/19
PROJECT MGR: J. MAYNARD
PREPARED BY: B. SWENSON

DATE:	BY:	DESCRIPTION:
10/8/19	JBS	PER INITIAL CITY REVIEW COMMENTS
12/5/19	JBS	PER SECOND CITY REVIEW COMMENTS
1/13/19	JBS	PER THIRD CITY REVIEW COMMENTS

LAND SUITABILITY ANALYSIS
COMPOSITE MAP

2

1 OF 2

CPC PUZ 19-00090
CPC PUD 19-00091