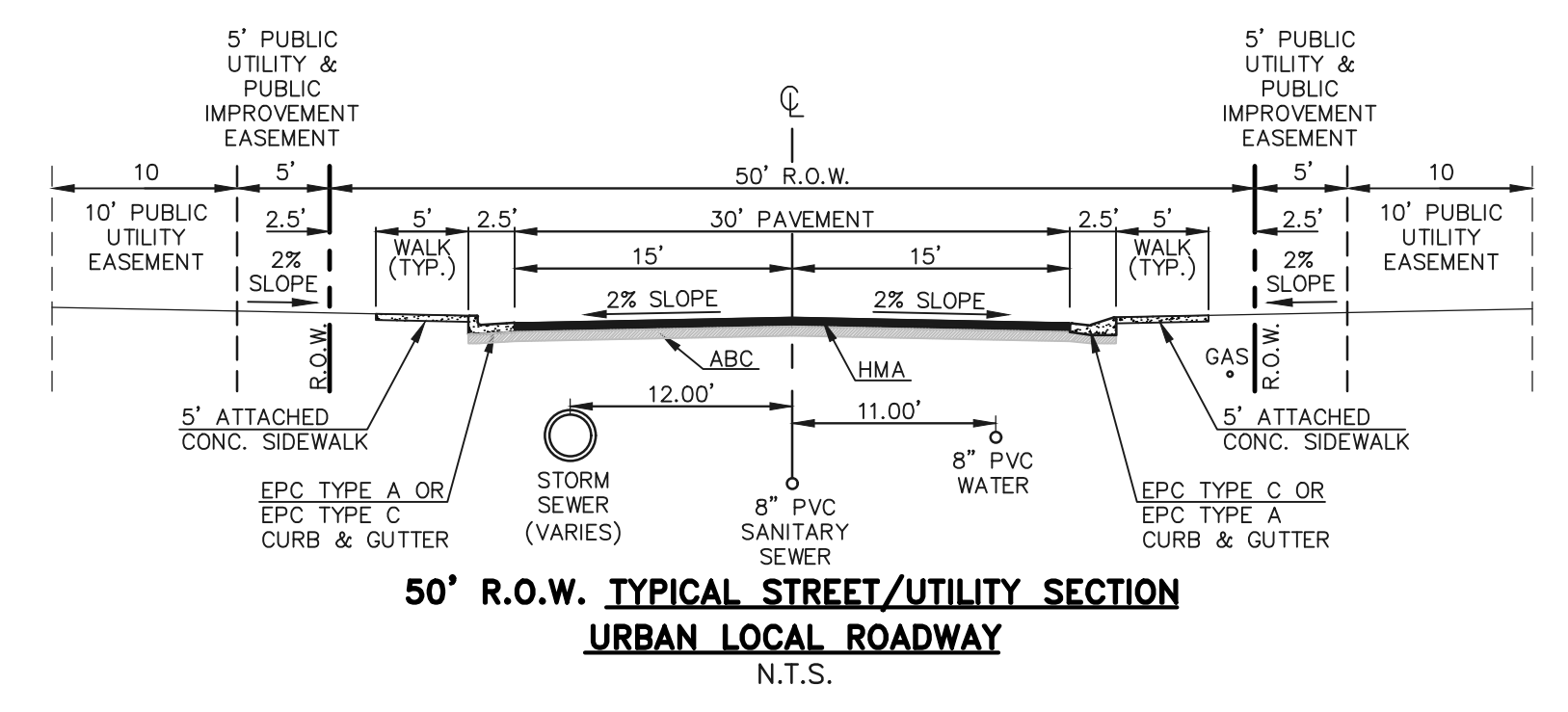


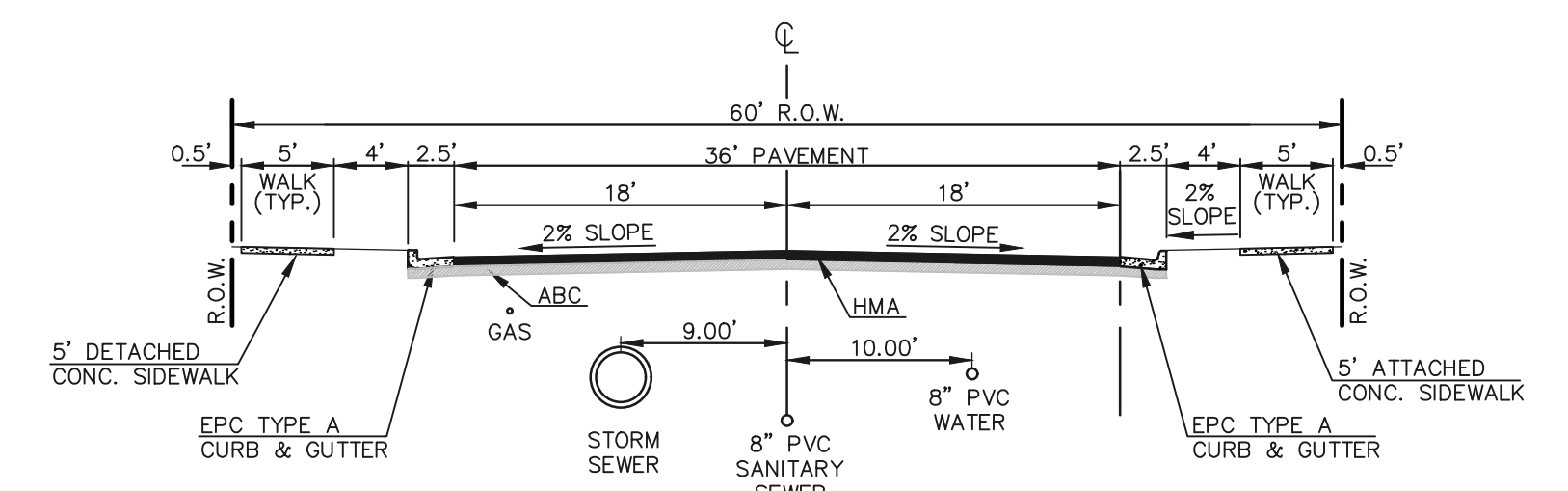
TYPICAL LOT CONFIGURATION DETAIL – ADU PRIVATE STREET
 NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS
 SCALE: 1"=20' (H)
 (DETACHED SINGLE FAMILY)
LOTS 118-149, 225-237
 NO PARKING / FIRE LANE SIGNAGE PER CSFD STANDARDS
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS

Above garage only (Detached or attached Garages)

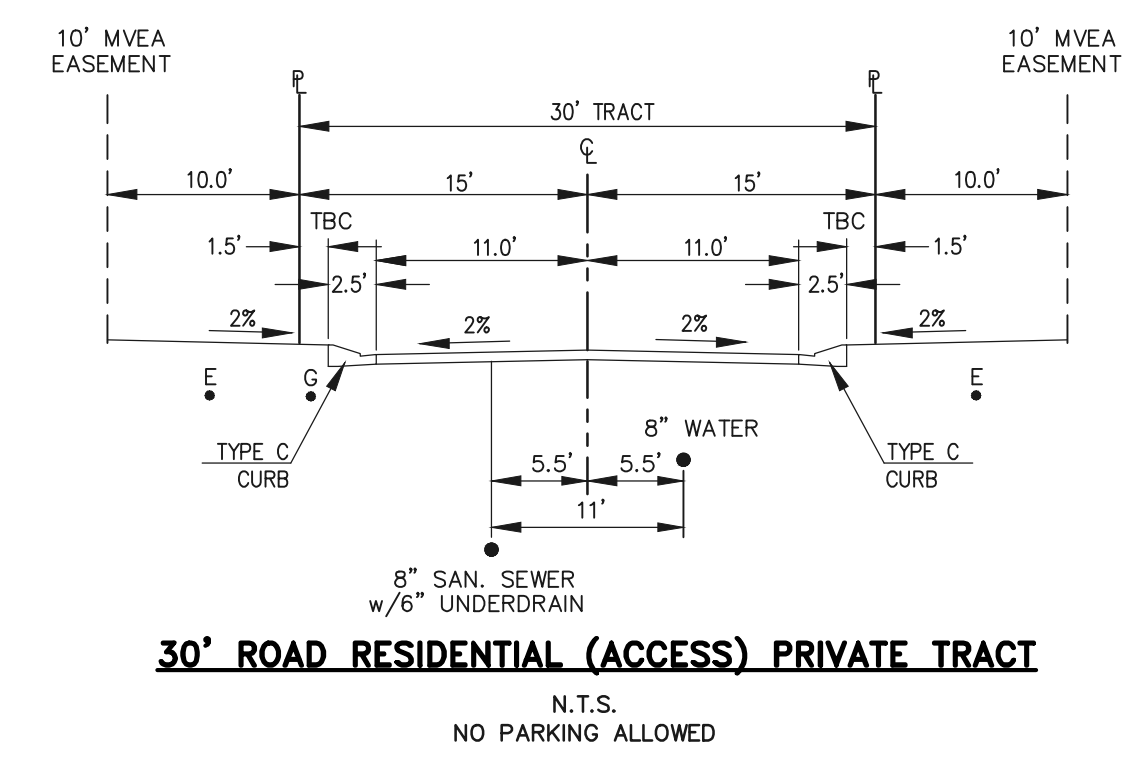
Staff is confused by these typical; it seems the driveways are shorter, and I don't understand the ADU; the typical should show the principal home and the ADU on the lot.



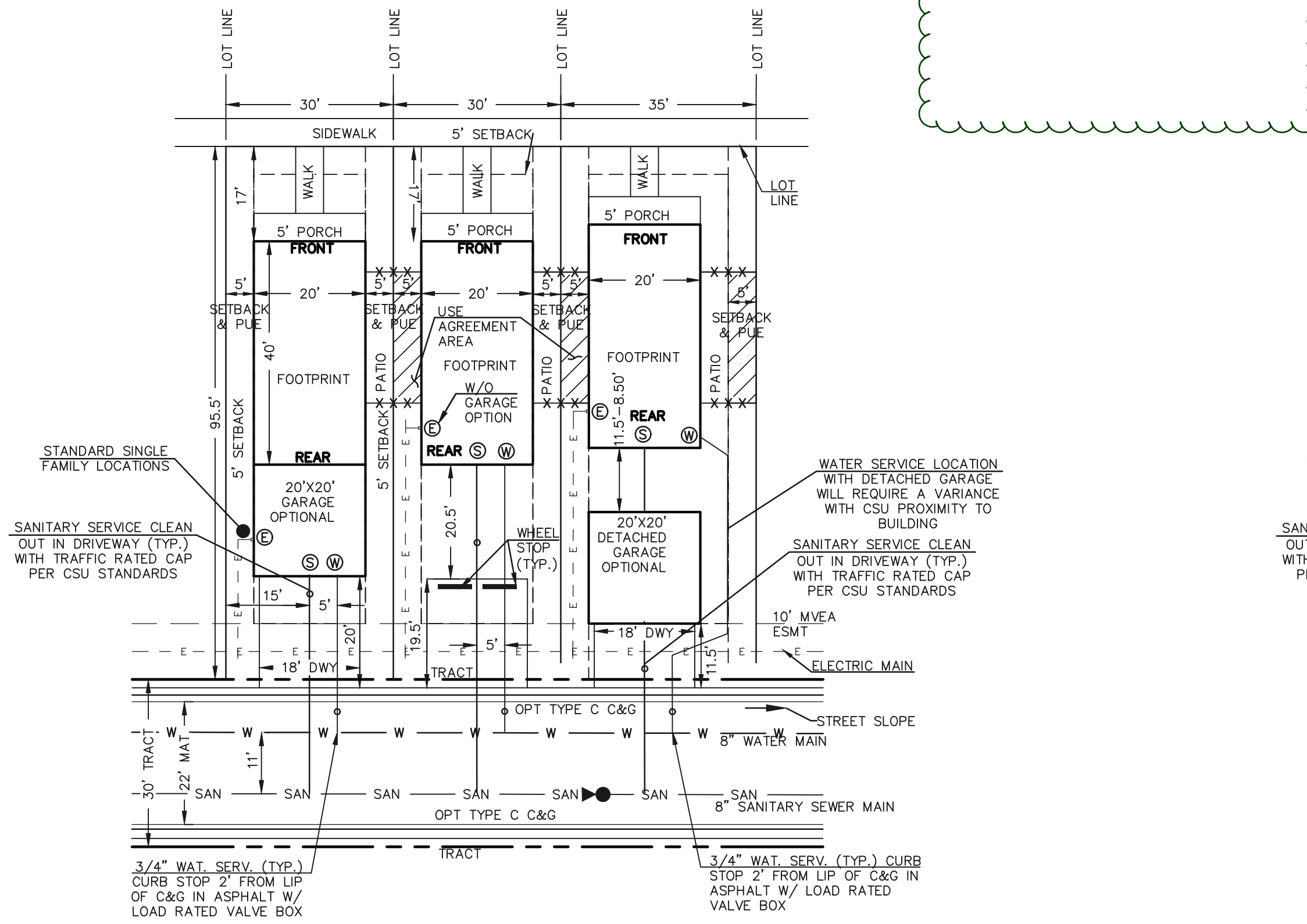
50' R.O.W. TYPICAL STREET/UTILITY SECTION URBAN LOCAL ROADWAY
 N.T.S.



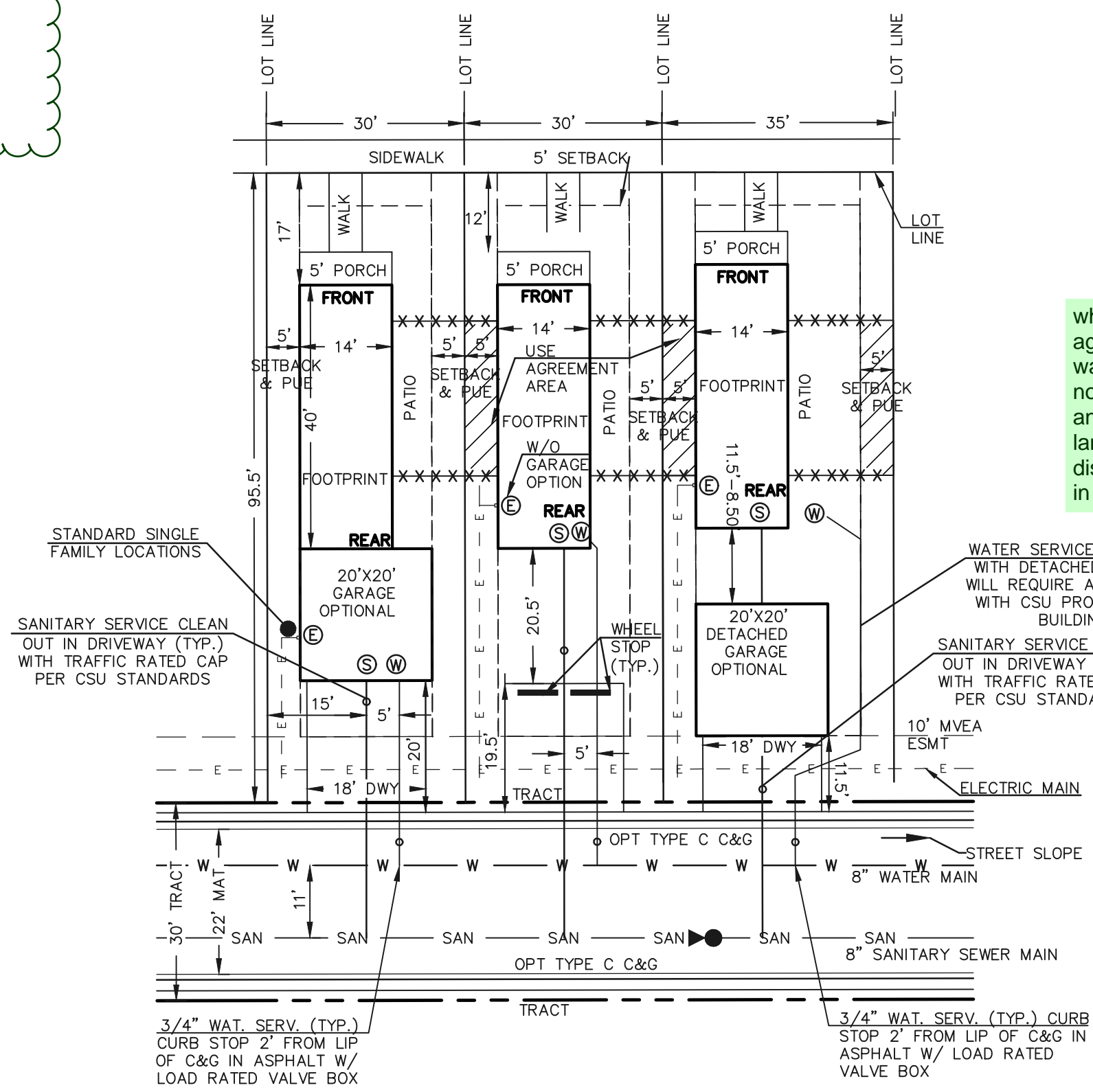
60' R.O.W. TYPICAL STREET/UTILITY SECTION URBAN RESIDENTIAL COLLECTOR
 N.T.S.



30' ROAD RESIDENTIAL (ACCESS) PRIVATE TRACT
 N.T.S.
 NO PARKING ALLOWED

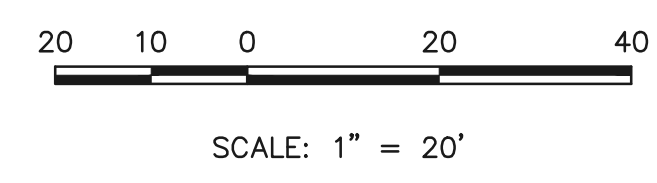


TYPICAL LOT CONFIGURATION DETAIL – PREAMBLE PRIVATE STREET (20'x40' BUILDING)
 NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS
 SCALE: 1"=20' (H)
 (DETACHED SINGLE FAMILY)
LOTS 150-224
 NO PARKING / FIRE LANE SIGNAGE PER CSFD STANDARDS
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS



TYPICAL LOT CONFIGURATION DETAIL – PREAMBLE PRIVATE STREET (14'x40' BUILDING)
 NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS
 SCALE: 1"=20' (H)
 (DETACHED SINGLE FAMILY)
LOTS 150-224
 NO PARKING / FIRE LANE SIGNAGE PER CSFD STANDARDS
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS

what is a use agreement area? it was not in LOI and its not explained anywhere? is this land to be O and M by district? should it be in tract?



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VILLAGES AT STERLING RANCH

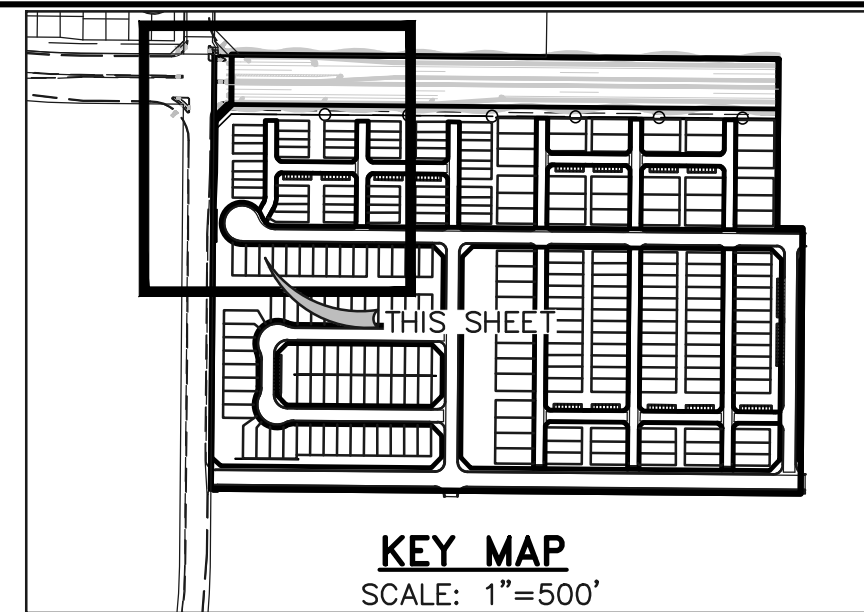
PUD DEVELOPMENT PLAN
 TYPICAL LOT TEMPLATES

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 20'	SHEET	3 OF 27
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26	

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FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

TRACT I
FOURSQUARE AT STERLING RANCH EAST FILING NO. 1



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE

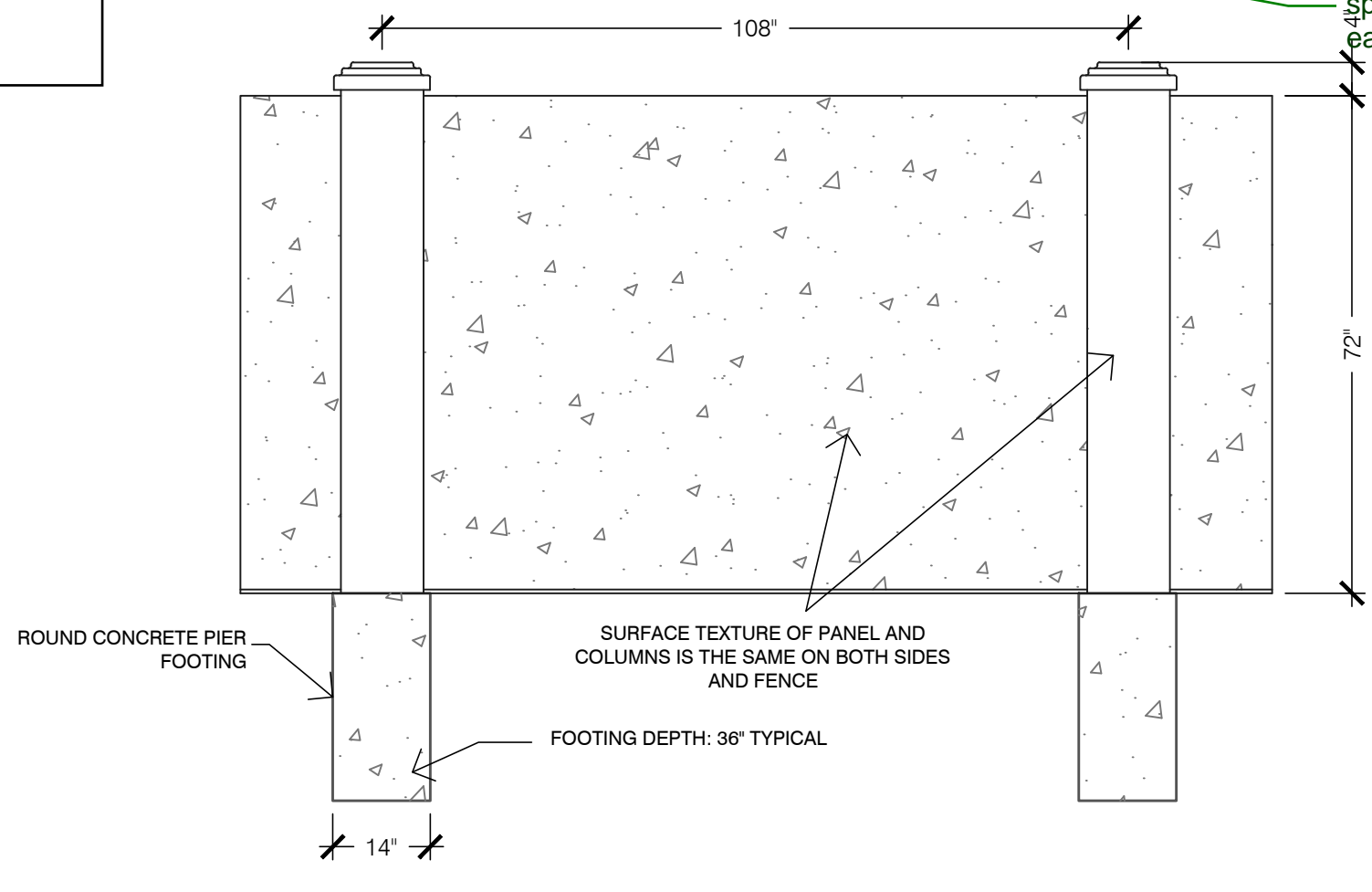
move to 2cd sheet, provide break downs of the name of the individual tracts which each is to be used for; SF; percentage; O and M; which is the usable OS tracts (Park)

VILLAGES AT STERLING RANCH SUMMARY TABLE:

PARCELS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A - N, R (PARKS, MAILBOXES, FENCES, OPEN SPACE, PRIVATE UTILITIES, DRAINAGE)	376,540	22%	DISTRICT	DISTRICT
LOTS (237 TOTAL)	700,244	41%	INDIVIDUAL LOT OWNERS	
PRIVATE R.O.W. TRACTS	144,881	9%	DISTRICT	DISTRICT
PUBLIC R.O.W.	479,689	28%	COUNTY	COUNTY
TOTAL	1,701,354	100%		

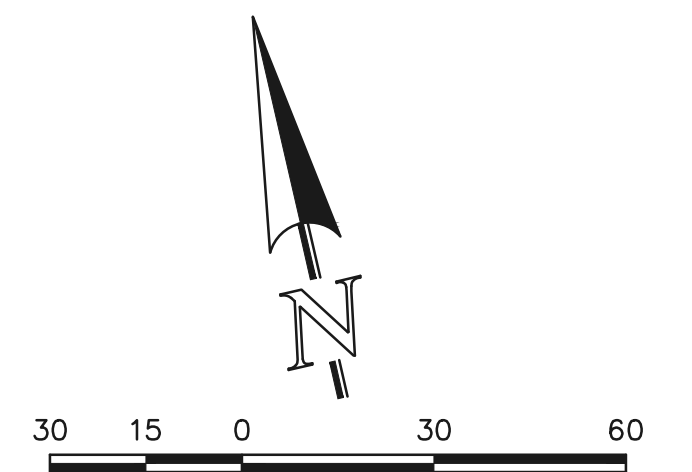
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z

break down the specific name, SF of each of these



6' CONCRETE BLOCK SCREEN WALL
SCALE: NOT TO SCALE

is this the noisewall?



SCALE: 1" = 30'

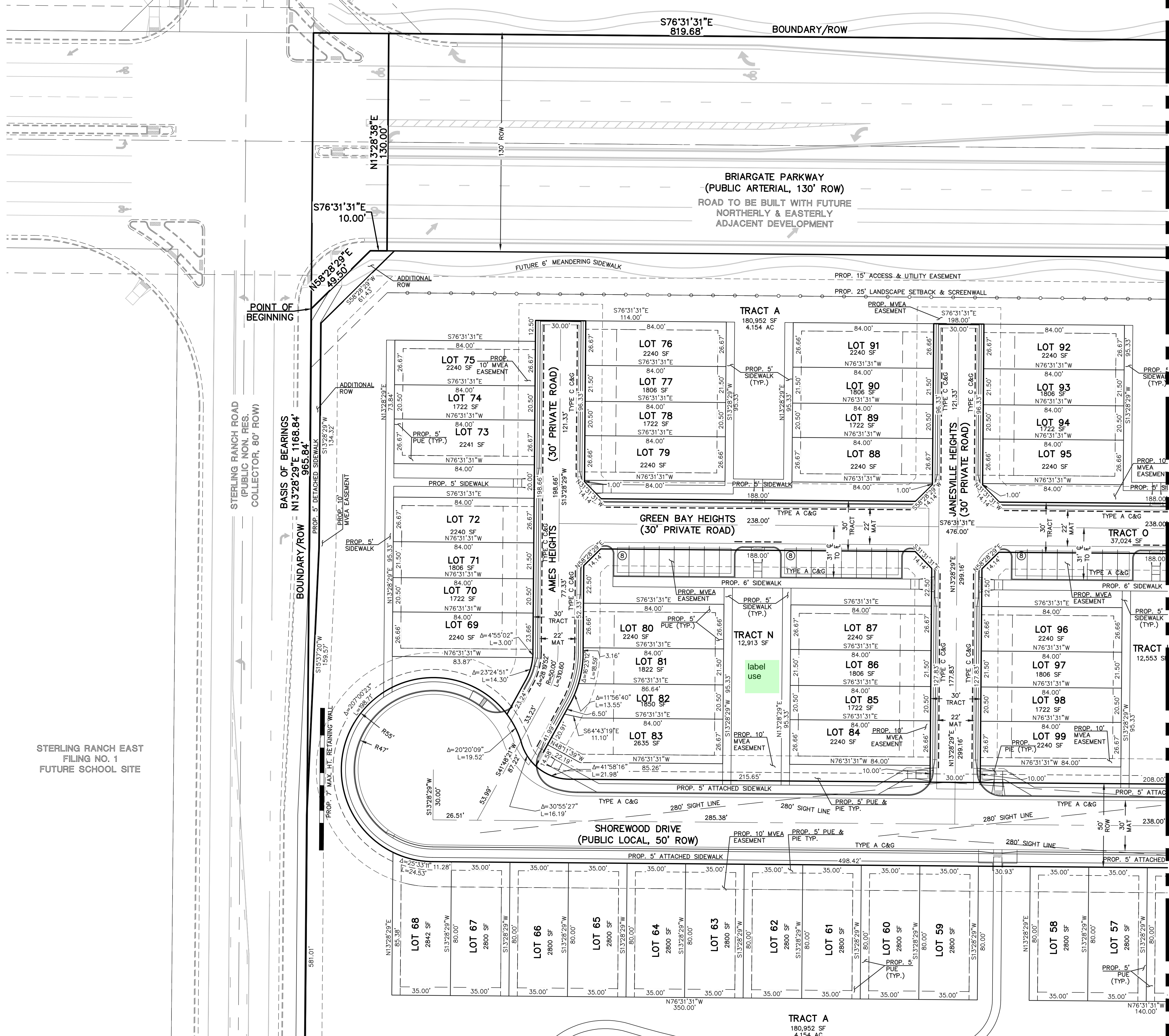
EL PASO COUNTY FILE NO.: PUD SP-22-006

CLASSIC CONSULTING

VILLAGES AT STERLING RANCH
PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	4 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	

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MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

STERLING RANCH EAST FILING NO. 1 FUTURE SCHOOL SITE

STERLING RANCH ROAD (PUBLIC NON-RES. COLLECTOR, 80' ROW)

BRIARGATE PARKWAY (PUBLIC ARTERIAL, 130' ROW)
ROAD TO BE BUILT WITH FUTURE NORTHERLY & EASTERLY ADJACENT DEVELOPMENT

SHOREWOOD DRIVE (PUBLIC LOCAL, 50' ROW)

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TRACT I
FOURSQUARE AT STERLING
RANCH EAST FILING NO. 1

UNPLATTED
FUTURE SINGLE FAMILY

S76°31'31"E
819.68'

BOUNDARY/ROW

S76°31'31"E
1424.76'

BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)
ROAD TO BE BUILT WITH FUTURE
NORTHERLY & EASTERLY
ADJACENT DEVELOPMENT

FUTURE 6' MEANDERING SIDEWALK

1420.35'

PROP. 15' ACCESS & UTILITY EASEMENT

PROP. 25' LANDSCAPE SETBACK & SCREENWALL

TRACT A
180,952 SF
4.154 AC

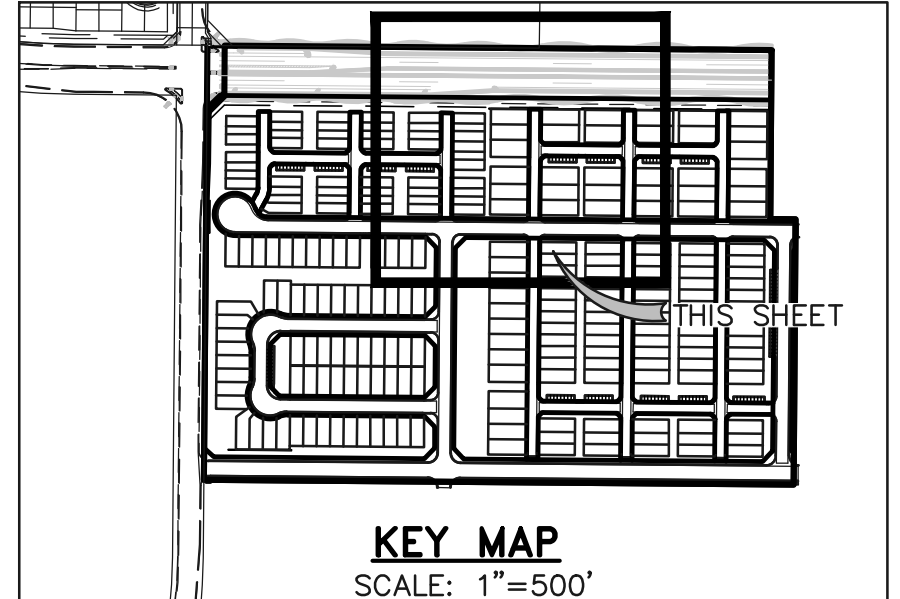
TRACT P
38,995 SF

TRACT O
37,024 SF

TRACT M
12,553 SF

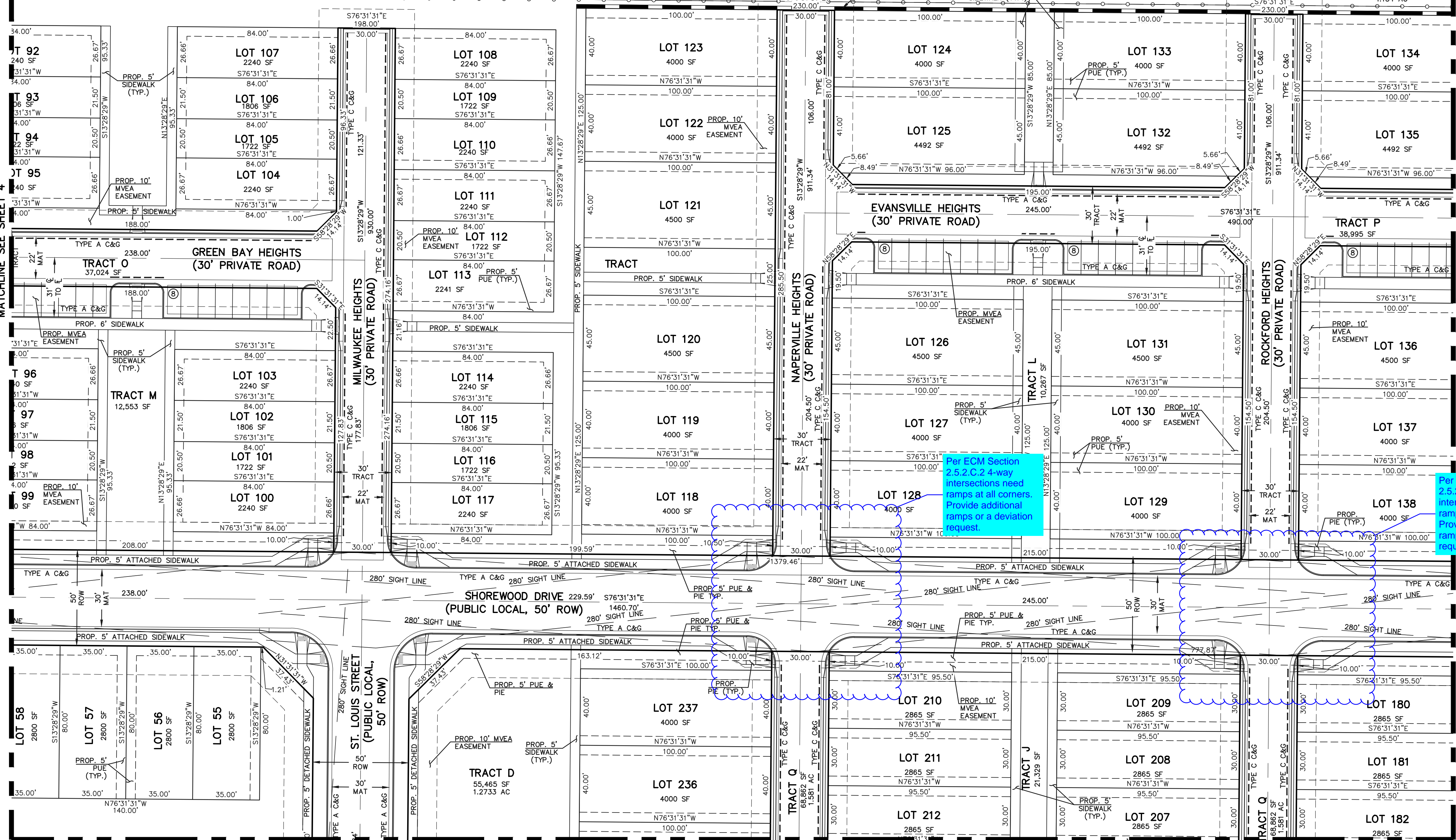
TRACT D
55,465 SF
1.2733 AC

MATCHLINE SEE SHEET 8



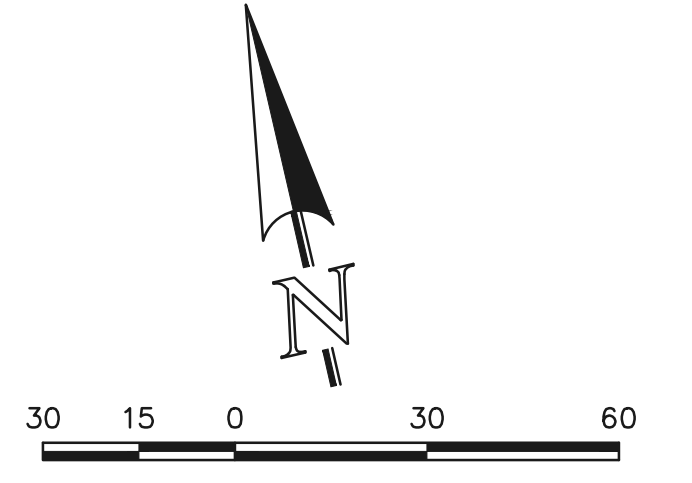
LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE



Per ECM Section 2.5.2.C.2 4-way intersections need ramps at all corners. Provide additional ramps or a deviation request.

Per ECM Section 2.5.2.C.2 4-way intersections need ramps at all corners. Provide additional ramps or a deviation request.



CLASSIC CONSULTING

EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	11/27/2023
CHECKED BY	(V) 1" = N/A		SHEET 5 OF 27
			JOB NO. 1183.26

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Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

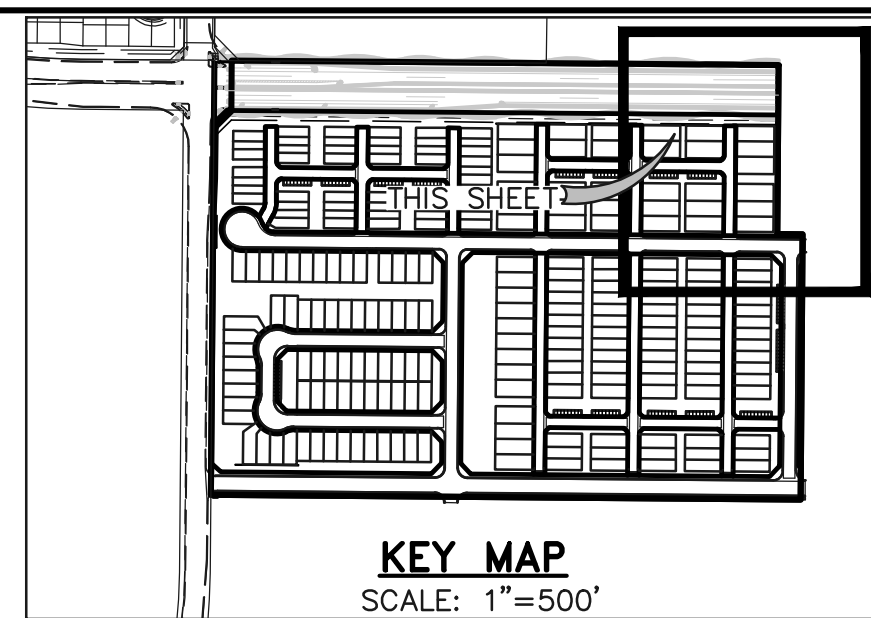
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UNPLATTED
FUTURE SINGLE FAMILY

S76°31'31"E
819.68'
BOUNDARY/ROW

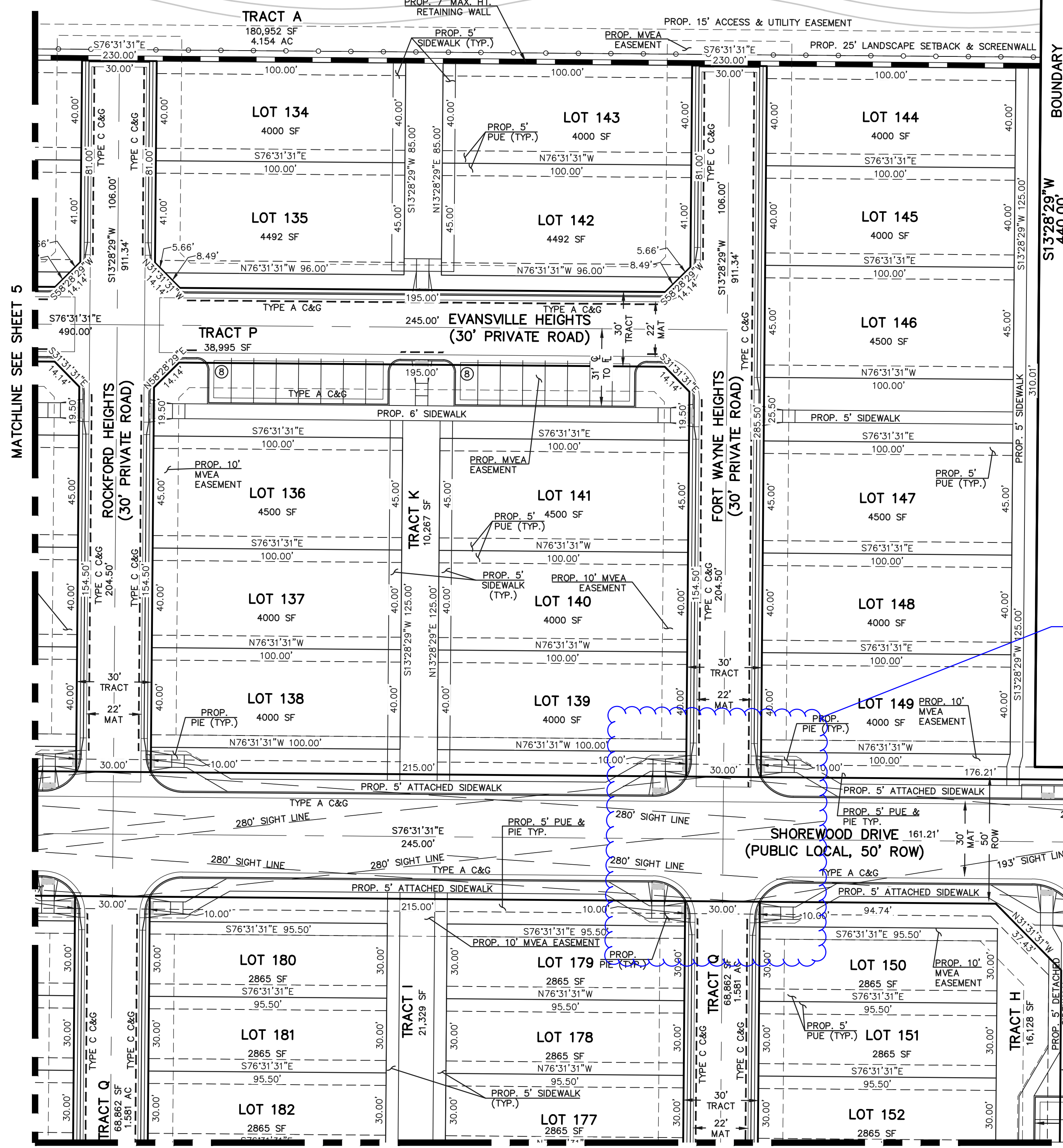
UNPLATTED
FUTURE BRIARGATE PARKWAY
RIGHT OF WAY

BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)
ROAD TO BE BUILT WITH FUTURE
NORTHERLY & EASTERLY
ADJACENT DEVELOPMENT
FUTURE 6' MEANDERING SIDEWALK



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE



Per ECM Section
2.5.2.C.2 4-way
intersections need
ramps at all corners.
Provide additional
ramps or a deviation
request.



SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

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VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

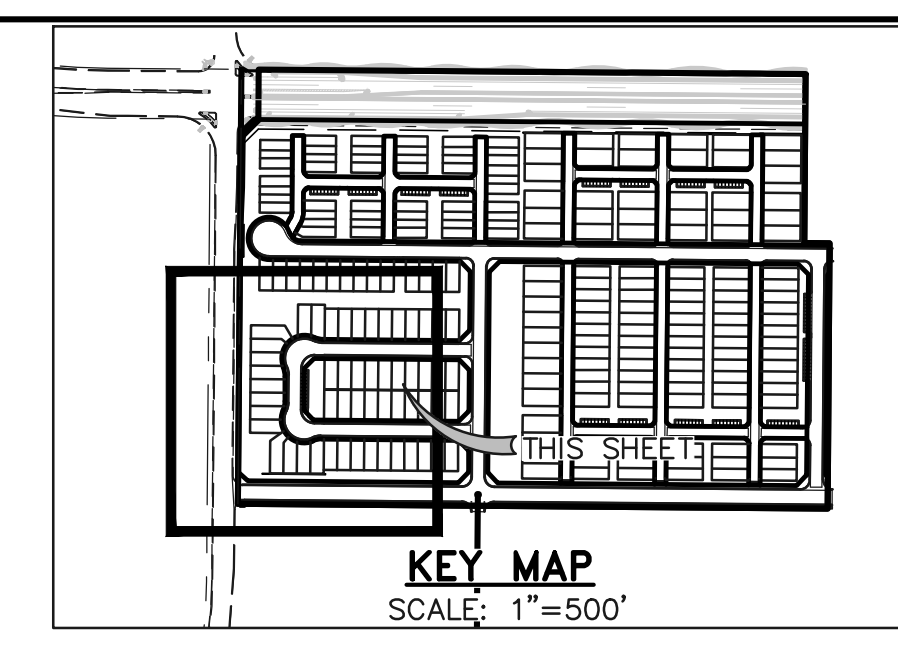
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	6 OF 27
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26	

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MATCHLINE SEE SHEET 5

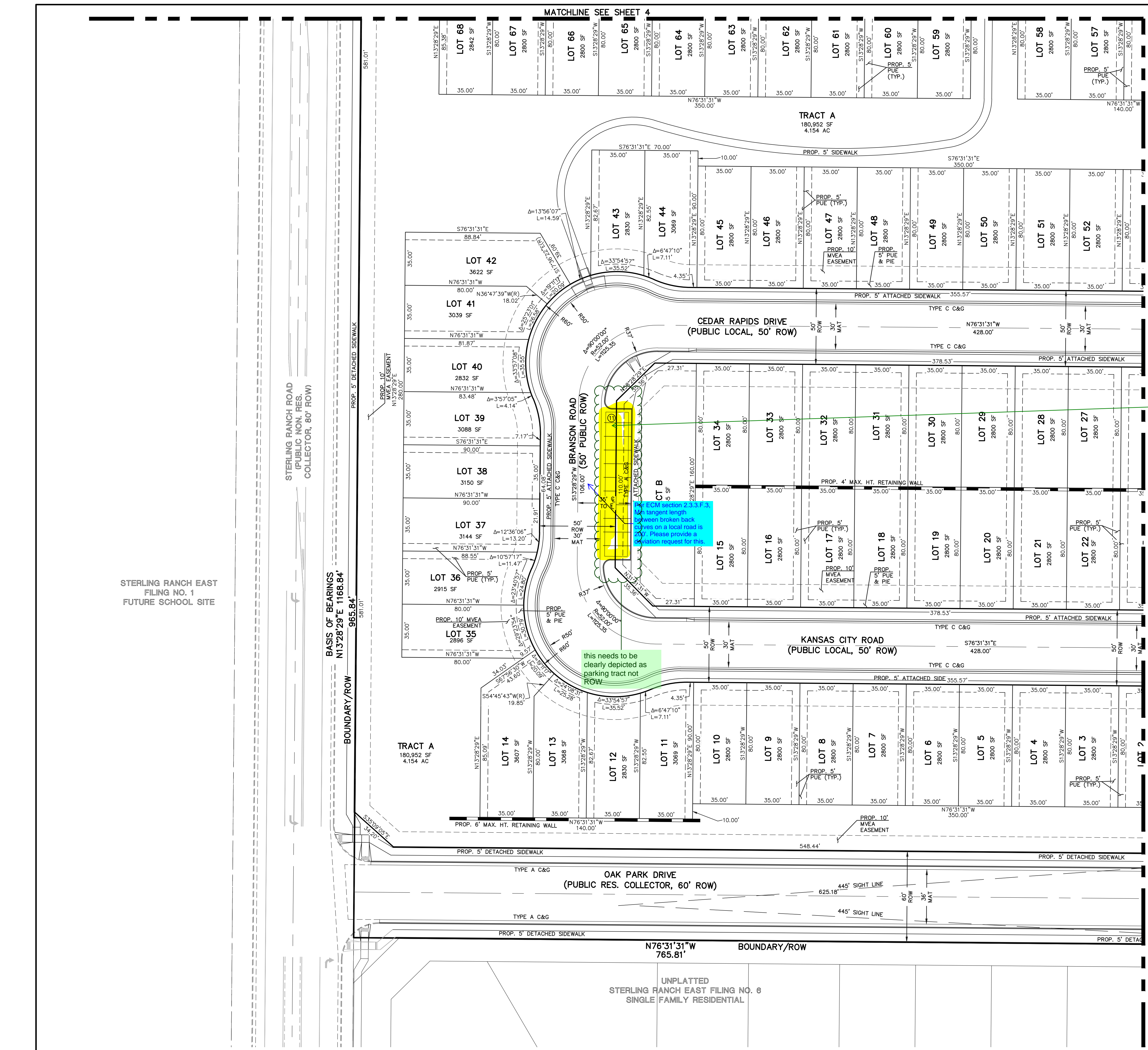
MATCHLINE SEE SHEET 9

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LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE



tract m District not County add to tract B

6.2.5. Parking, Loading and Maneuvering Standards

(C) Parking Design Standards. The following design requirements shall apply to all parking areas except those serving single family and duplex uses. (1) Circulation within Parking Areas. (a) Parking Areas Provided with Internal Circulation System. Parking areas shall be designed to provide circulation between drive aisles without the need to enter adjacent roads or other lots or parcels.

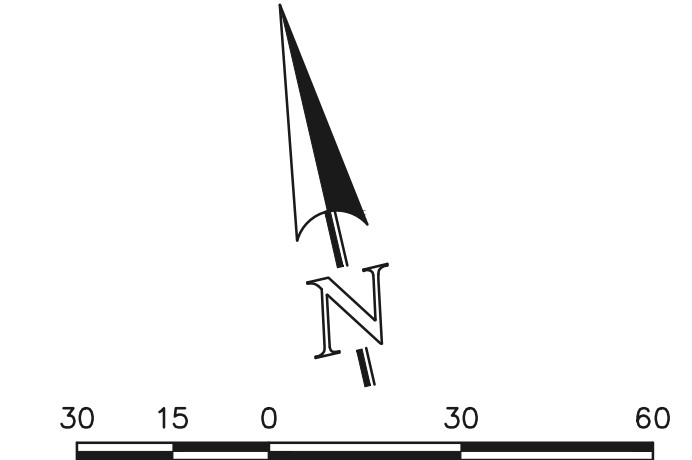
(g) No Backing into Public Right-of-Way. No vehicle leaving a parking space shall be allowed to back into a public right-of-way.

Residential, Single-Family
 Single Family 2 spaces per dwelling unit
 Single Family, Attached 2 spaces per dwelling unit, plus 1 guest space per 4 units.

this needs to be clearly depicted as parking tract not ROW

ECM section 2.3.3.F.3. (a) tangent length between broken back curves on a local road is 250'. Please provide a justification request for this.

discuss at comment meeting



SCALE: 1" = 30'
 EL PASO COUNTY FILE NO.: PUD SP-22-006

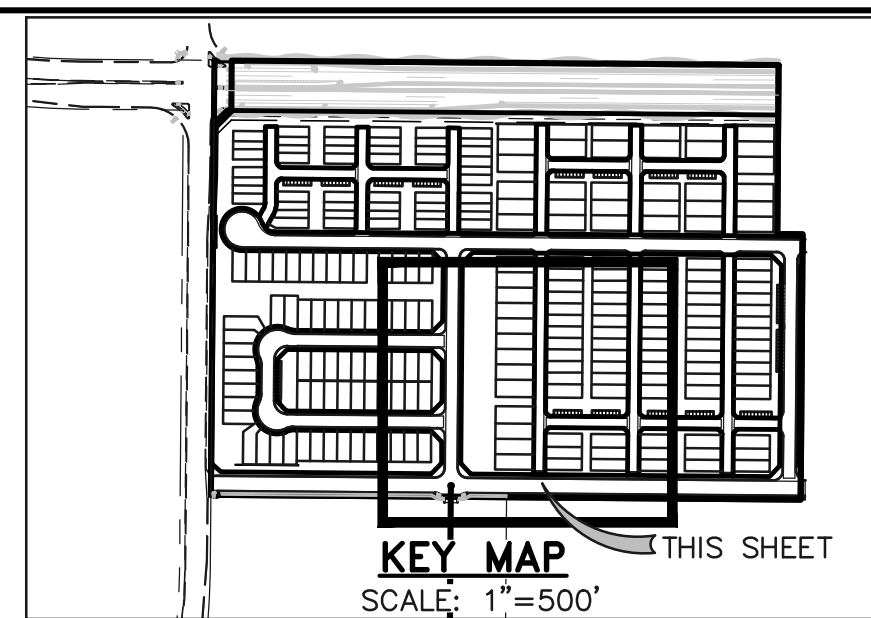
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 (719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH			
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN			
DESIGNED BY	EAS	SCALE	DATE 11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET 7 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26

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STERLING RANCH EAST
 FILING NO. 1
 FUTURE SCHOOL SITE

UNPLATTED
 STERLING RANCH EAST FILING NO. 8
 SINGLE FAMILY RESIDENTIAL



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE

is there a pocket park amenities to support the community and density and to support the PUD modifications?



30 15 0 30 60

SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

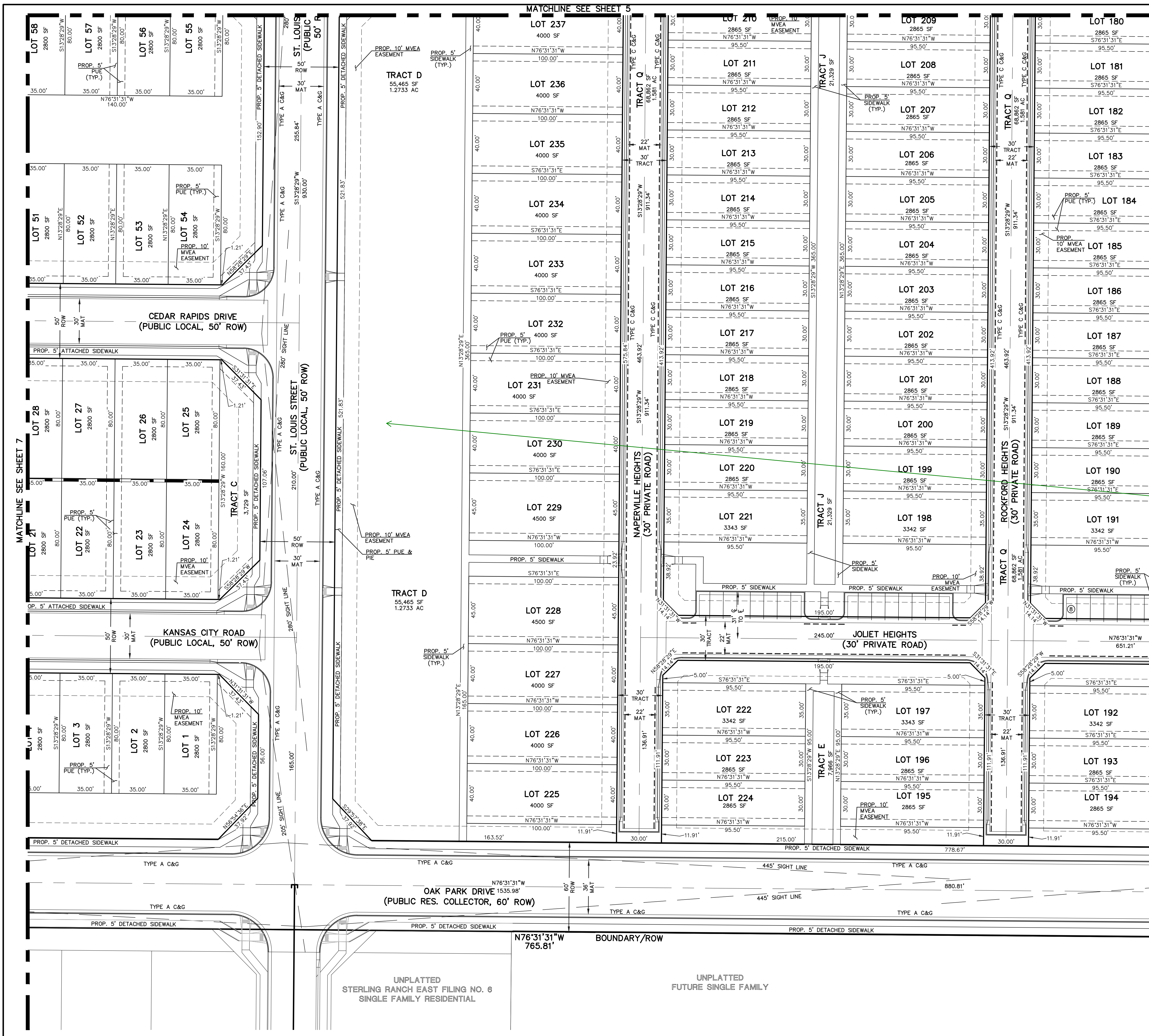
DESIGNED BY EAS SCALE DATE 11/27/2023

DRAWN BY EAS (H) 1" = 30' SHEET 8 OF 27

CHECKED BY (V) 1" = N/A JOB NO. 1183.26



619 N. Cascade Avenue, Suite 200
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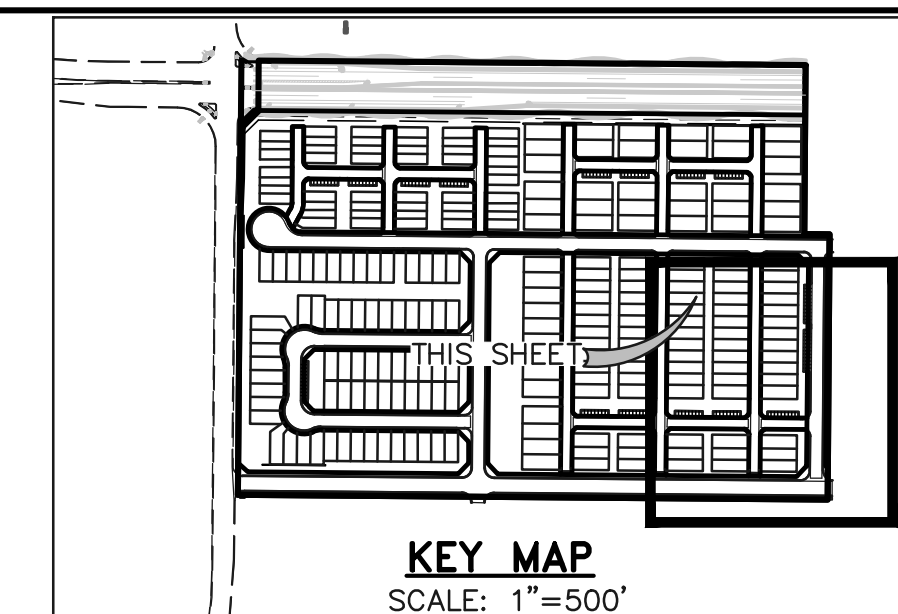
UNPLATTED
STERLING RANCH EAST FILING NO. 6
SINGLE FAMILY RESIDENTIAL

UNPLATTED
FUTURE SINGLE FAMILY



DESIGNED BY EAS
DRAWN BY EAS
CHECKED BY (V)

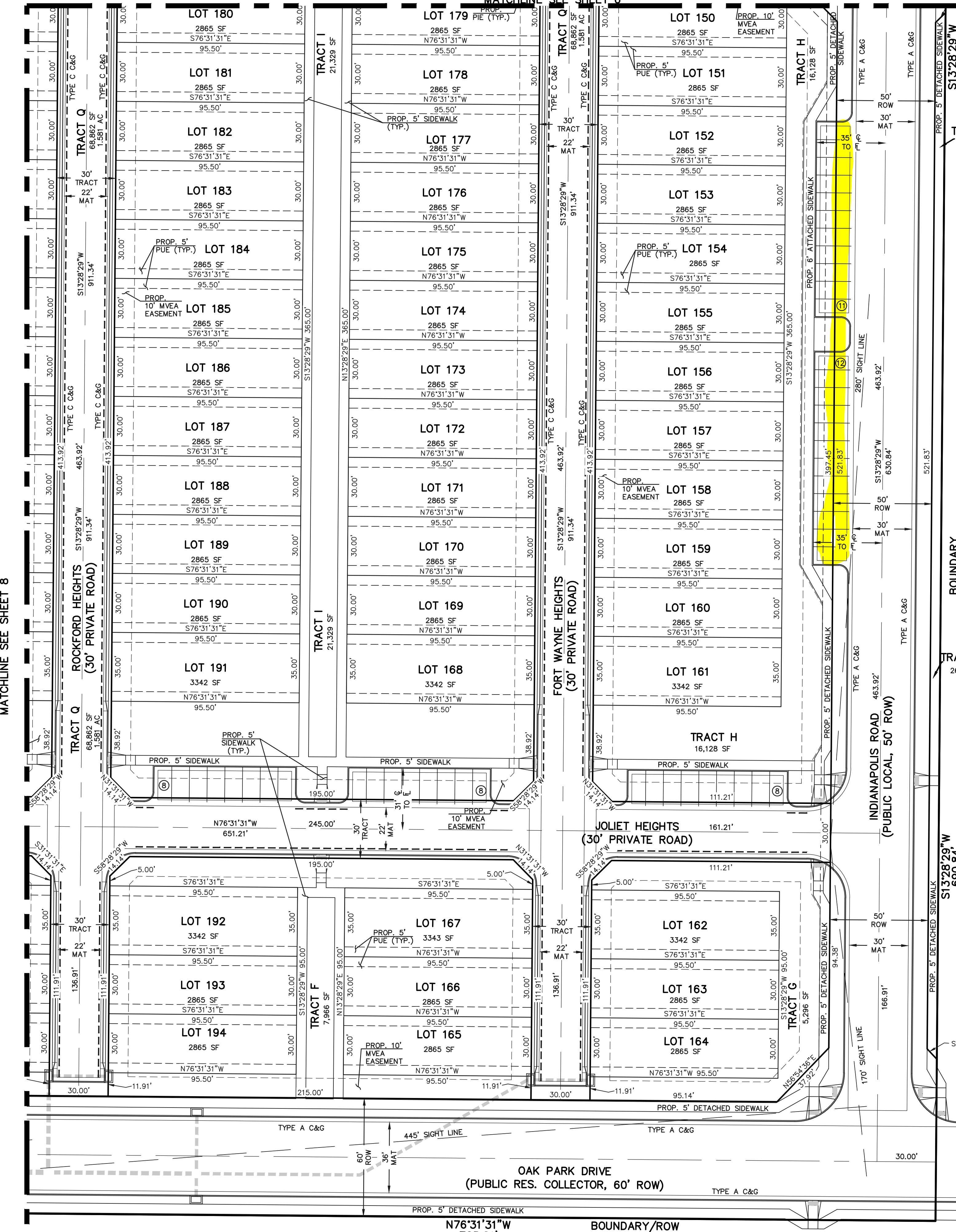
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LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE

deviation for smaller width; 40' concrete surface; signs; 20 feet deep stalls



SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

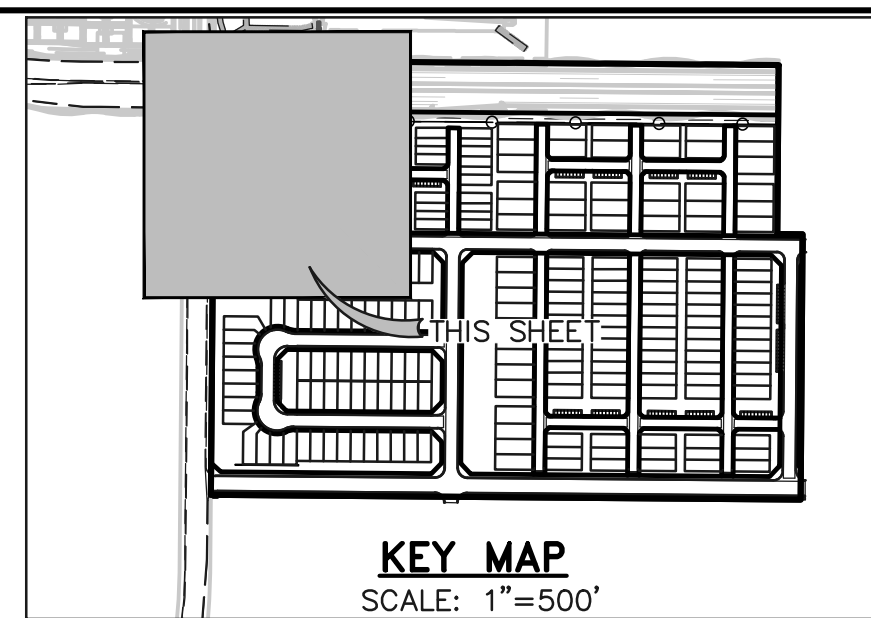


VILLAGES AT STERLING RANCH

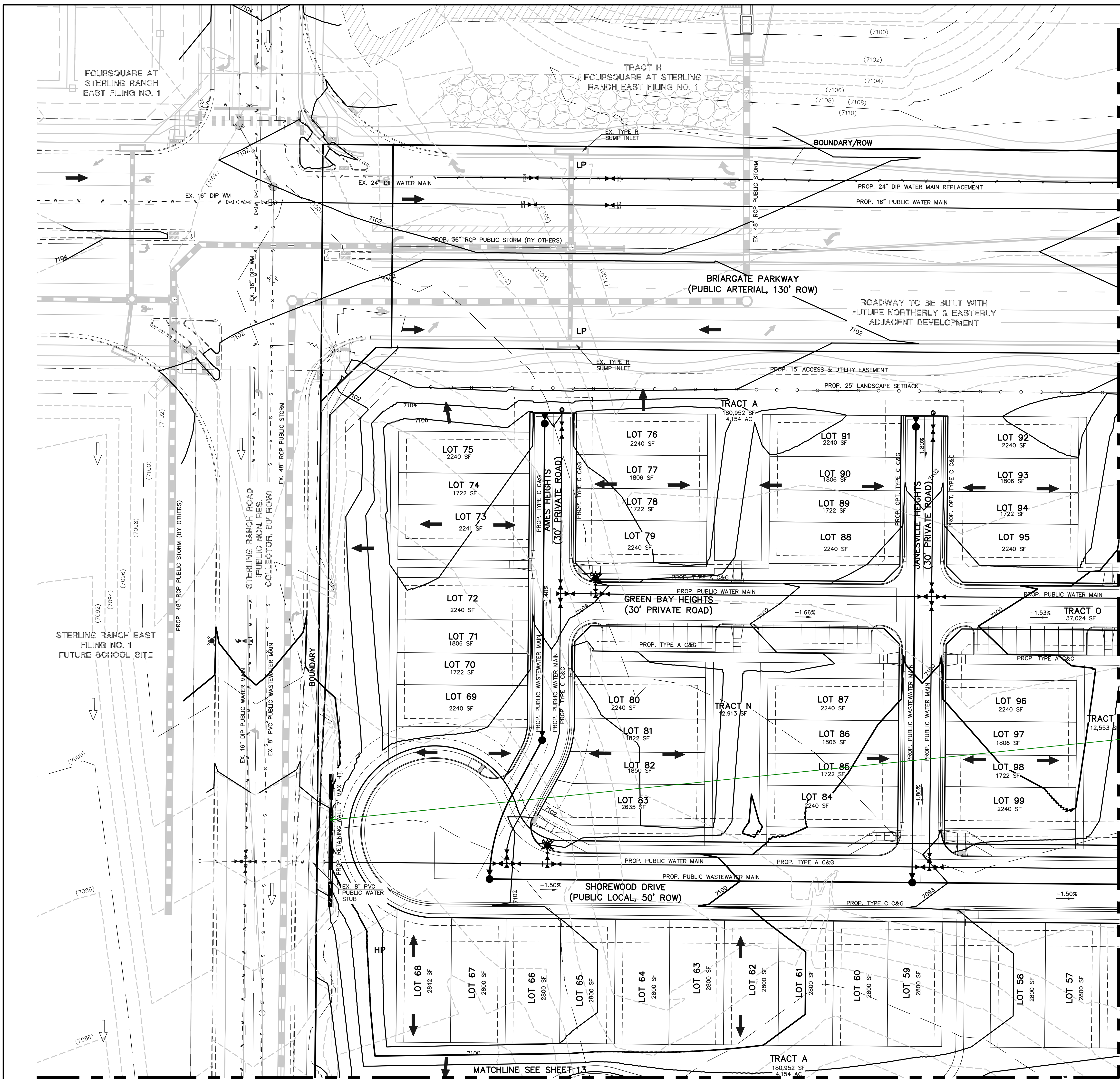
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	9 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	

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



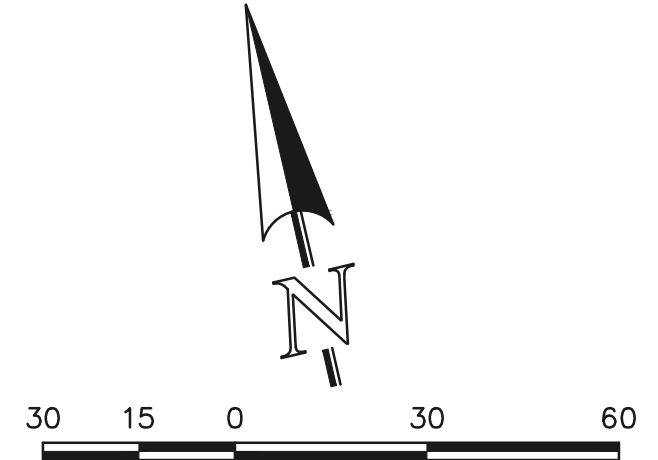
- LEGEND**
- (6770) --- EXISTING CONTOUR
 - 6770 — PROPOSED CONTOUR
 - BOUNDARY/FILING LINE
 - EXISTING FLOW DIRECTION
 - ➔ PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - ▬▬▬ PROPOSED STORM PIPE
 - ▬▬▬ EXISTING STORM PIPE
 - HP PROPOSED HIGH POINT
 - LP PROPOSED LOW POINT



MATCHLINE SEE SHEET 11

Do you want to increase height to allow for it under zoning so no changes are made at final grade? - allow retaining walls to be in setbacks over 7 feet?

detail please



SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

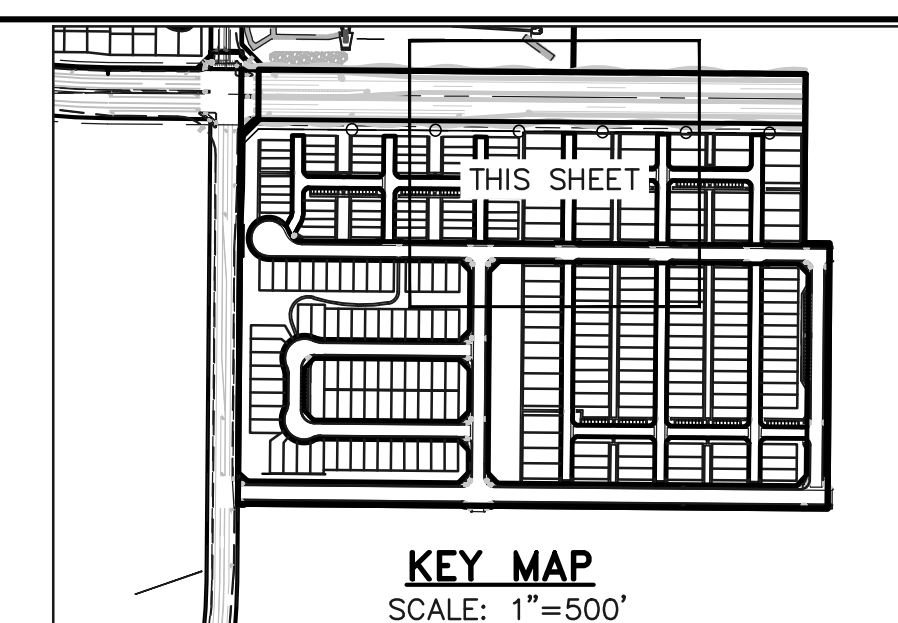
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Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

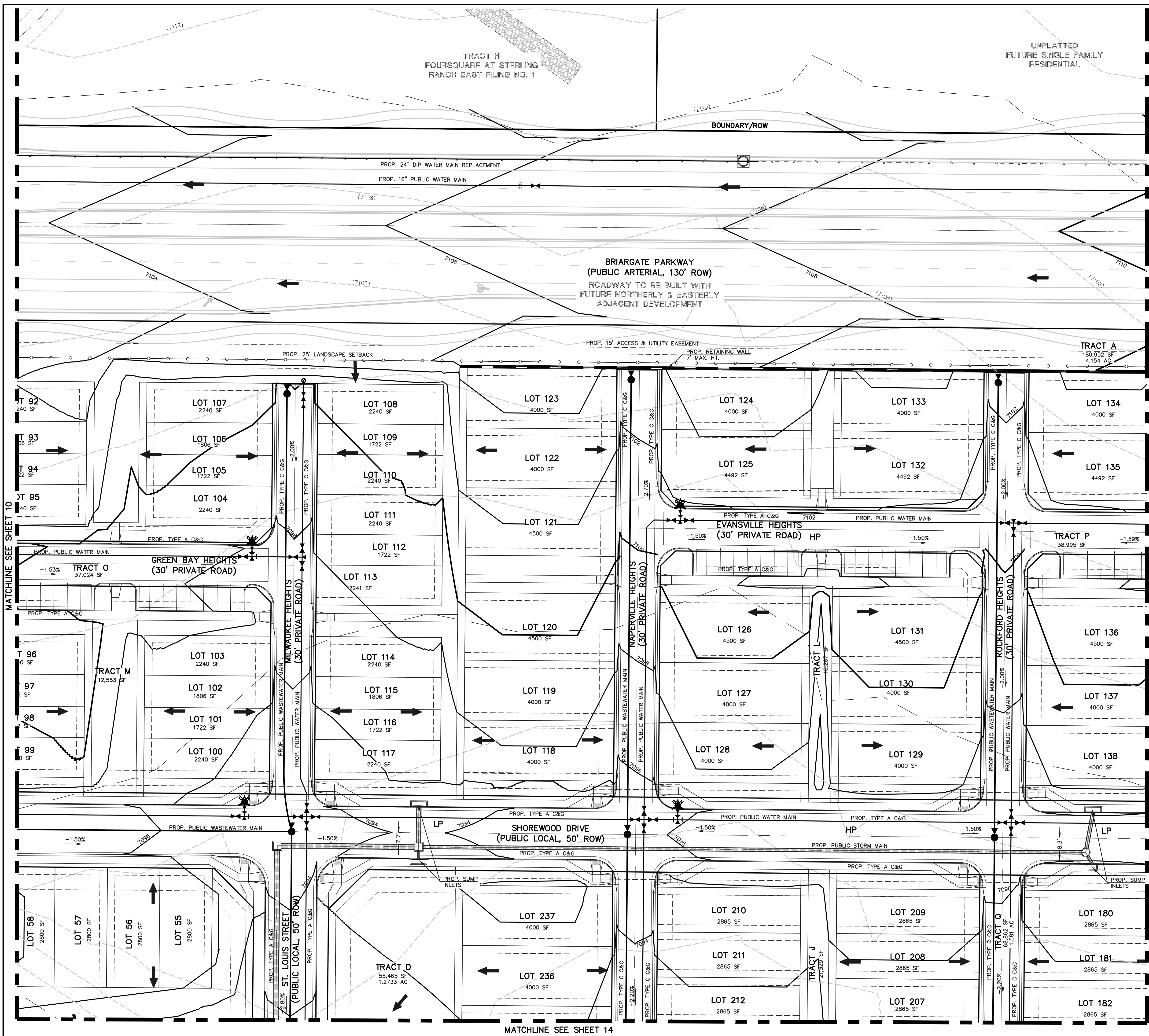
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
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CHECKED BY		(V) 1" = N/A	JOB NO.	1183.26

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LEGEND

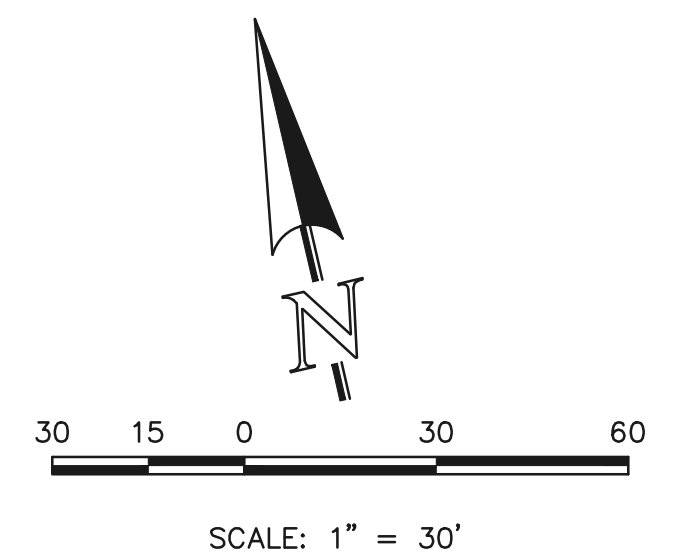
- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 14



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Colorado Springs, Colorado 80903

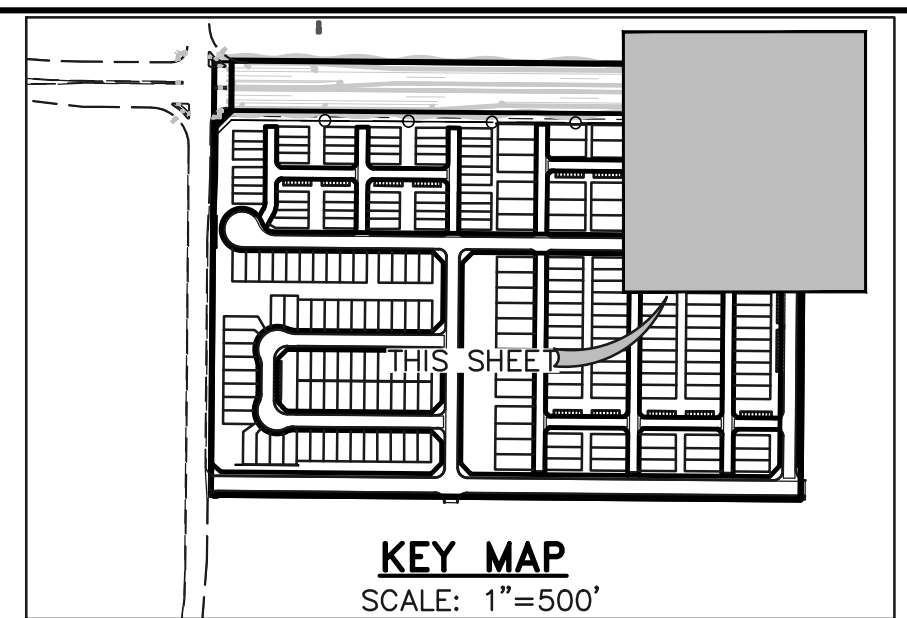
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	11/27/2023
CHECKED BY	(V) 1" = N/A		SHEET 11 OF 27
			JOB NO. 1183.26

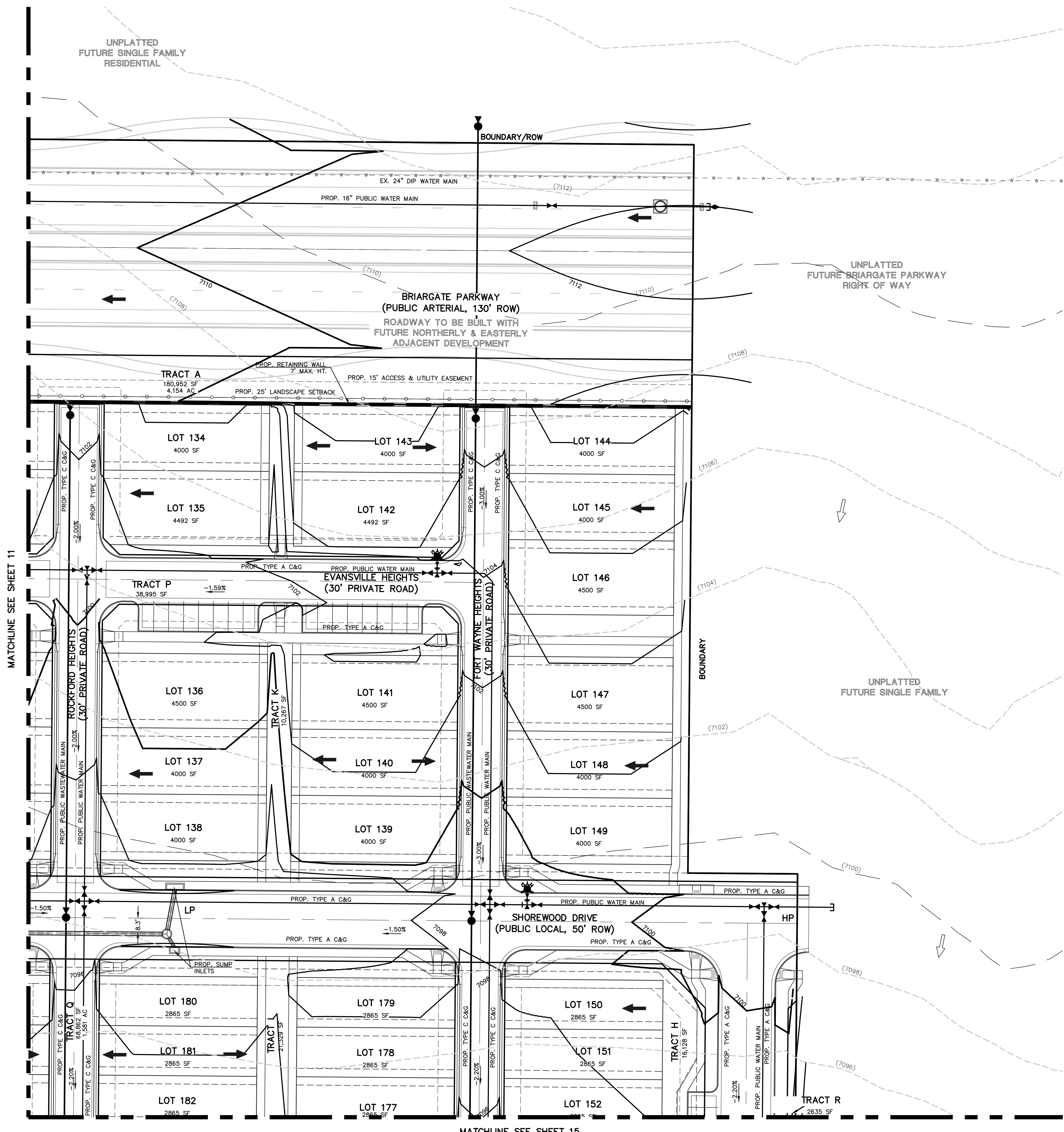
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KEY MAP
SCALE: 1"=500'

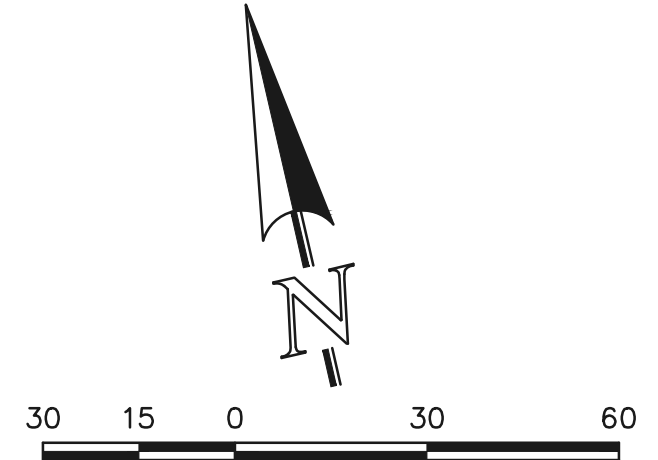
LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 15



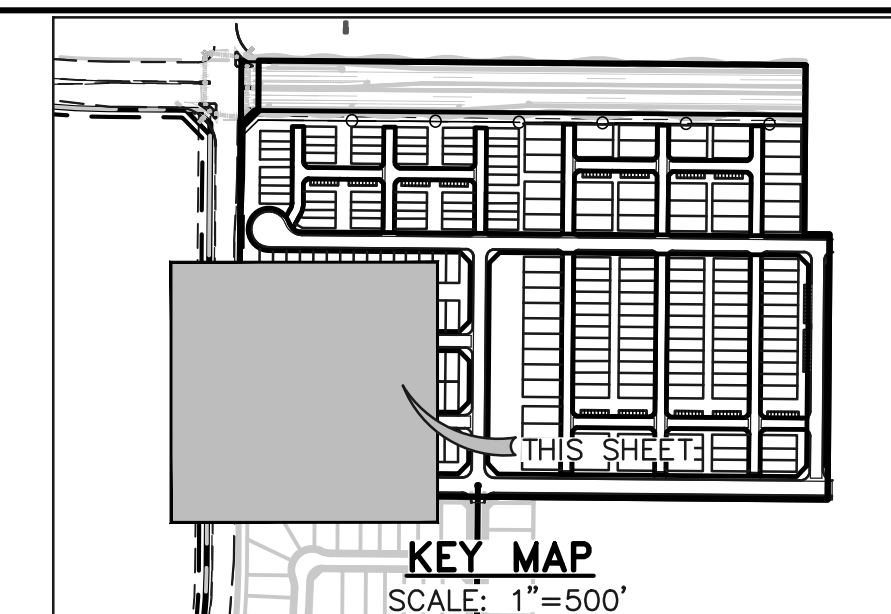
SCALE: 1" = 30'
EL PASO COUNTY FILE NO.: PUD SP-22-006

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Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH
PRELIMINARY GRADING AND UTILITY PLAN

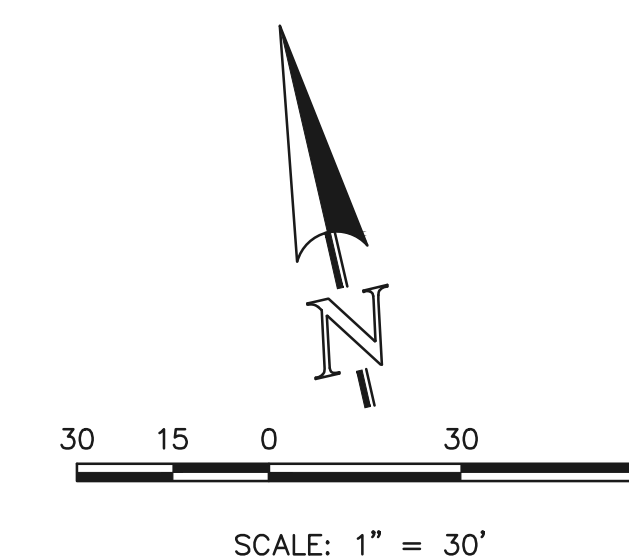
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	12 OF 27
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26

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LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT

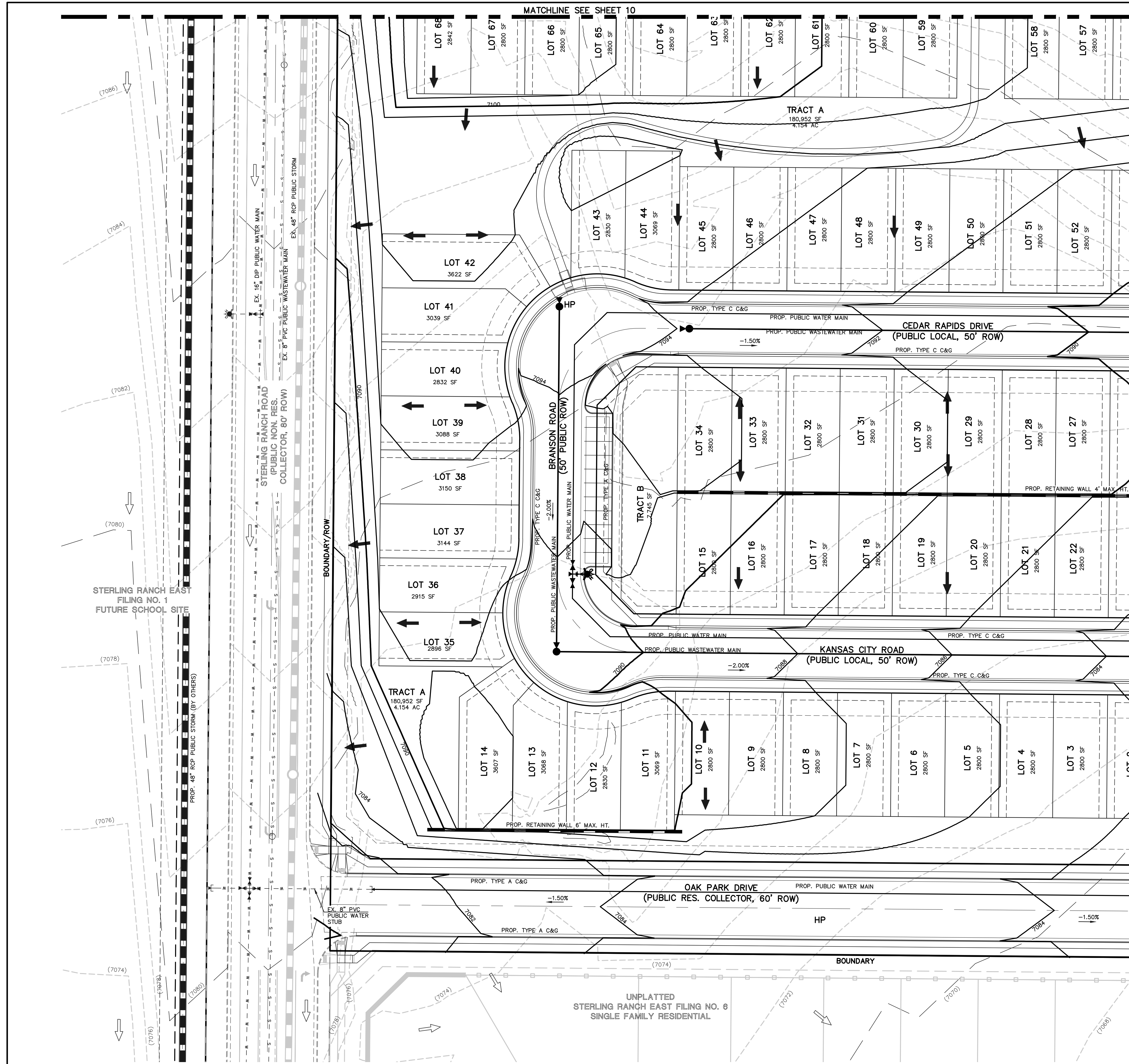


EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	13 OF 27
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.26

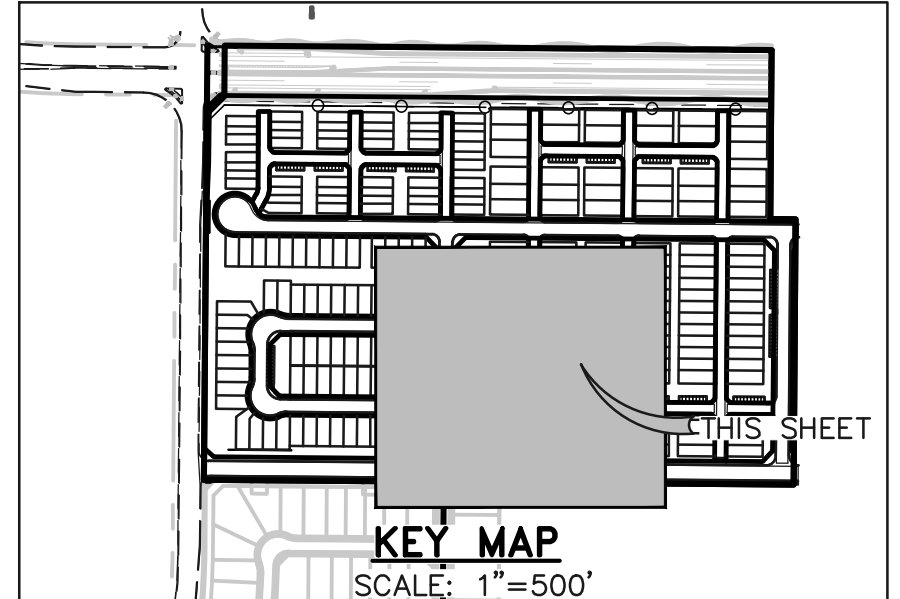
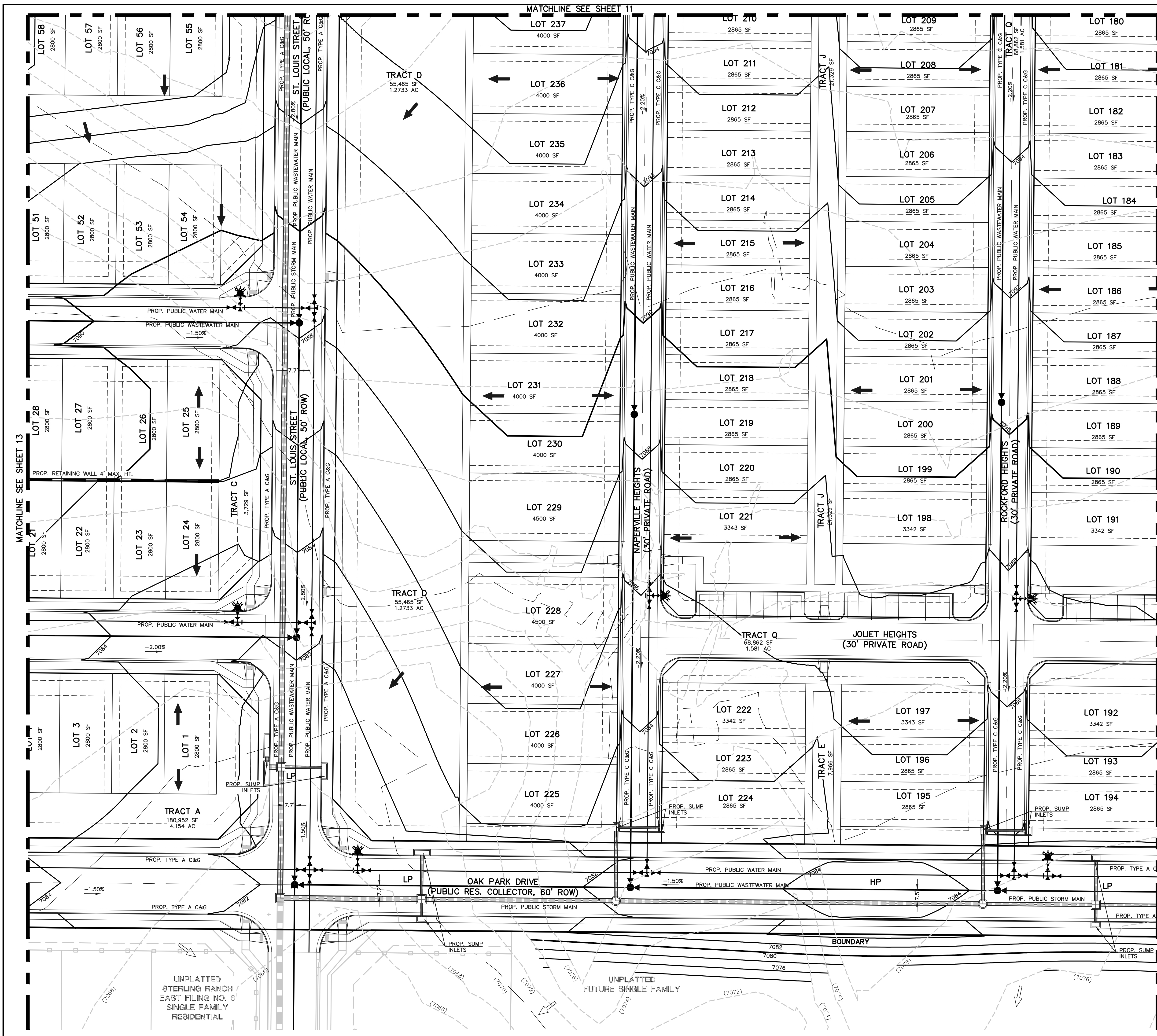


MATCHLINE SEE SHEET 10

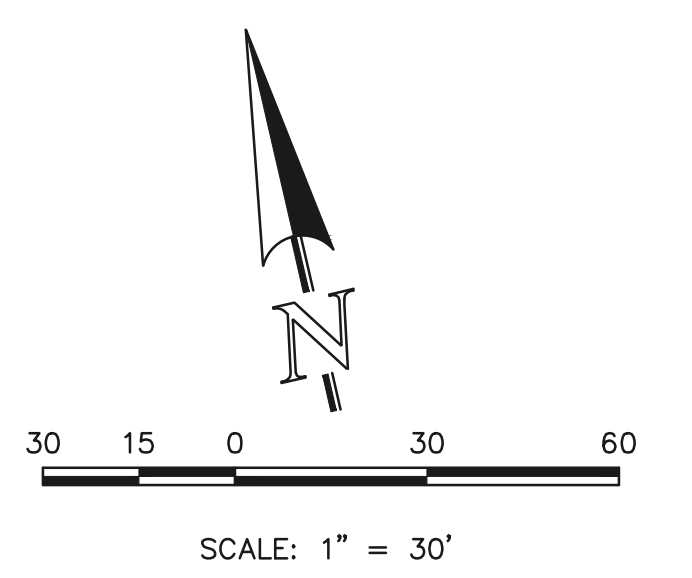
MATCHLINE SEE SHEET 14

UNPLATTED STERLING RANCH EAST FILING NO. 8 SINGLE FAMILY RESIDENTIAL

N:\18326\DRAWINGS\DEVELOPMENT\18326_PU-PG-13.dwg, 5/20/2024, 2:35:39 PM, 1:1



- LEGEND**
- (6770) EXISTING CONTOUR
 - 6770 PROPOSED CONTOUR
 - BOUNDARY/FILING LINE
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - HP PROPOSED HIGH POINT
 - LP PROPOSED LOW POINT



EL PASO COUNTY FILE NO.: PUD SP-22-006

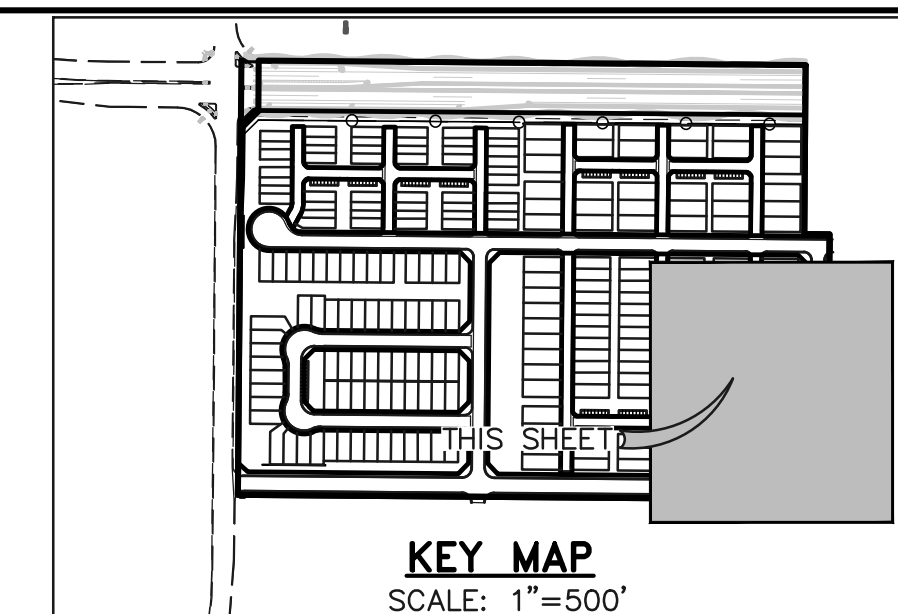
CLASSIC CONSULTING

VILLAGES AT STERLING RANCH
PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	14 OF 27
CHECKED BY	(V)	1"= N/A	JOB NO.	1183.26

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

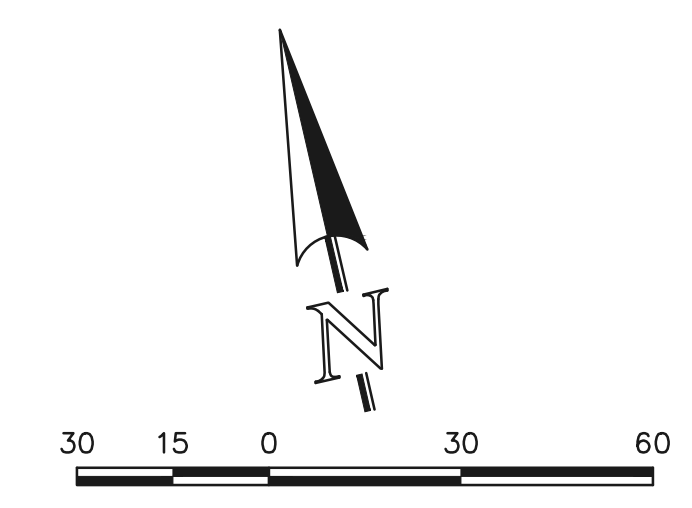
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LEGEND

- (6770) --- EXISTING CONTOUR
- 6770 --- PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT

Include that grading sheet that included the pond that was part of the previous submittal



EL PASO COUNTY FILE NO.: PUD SP-22-006

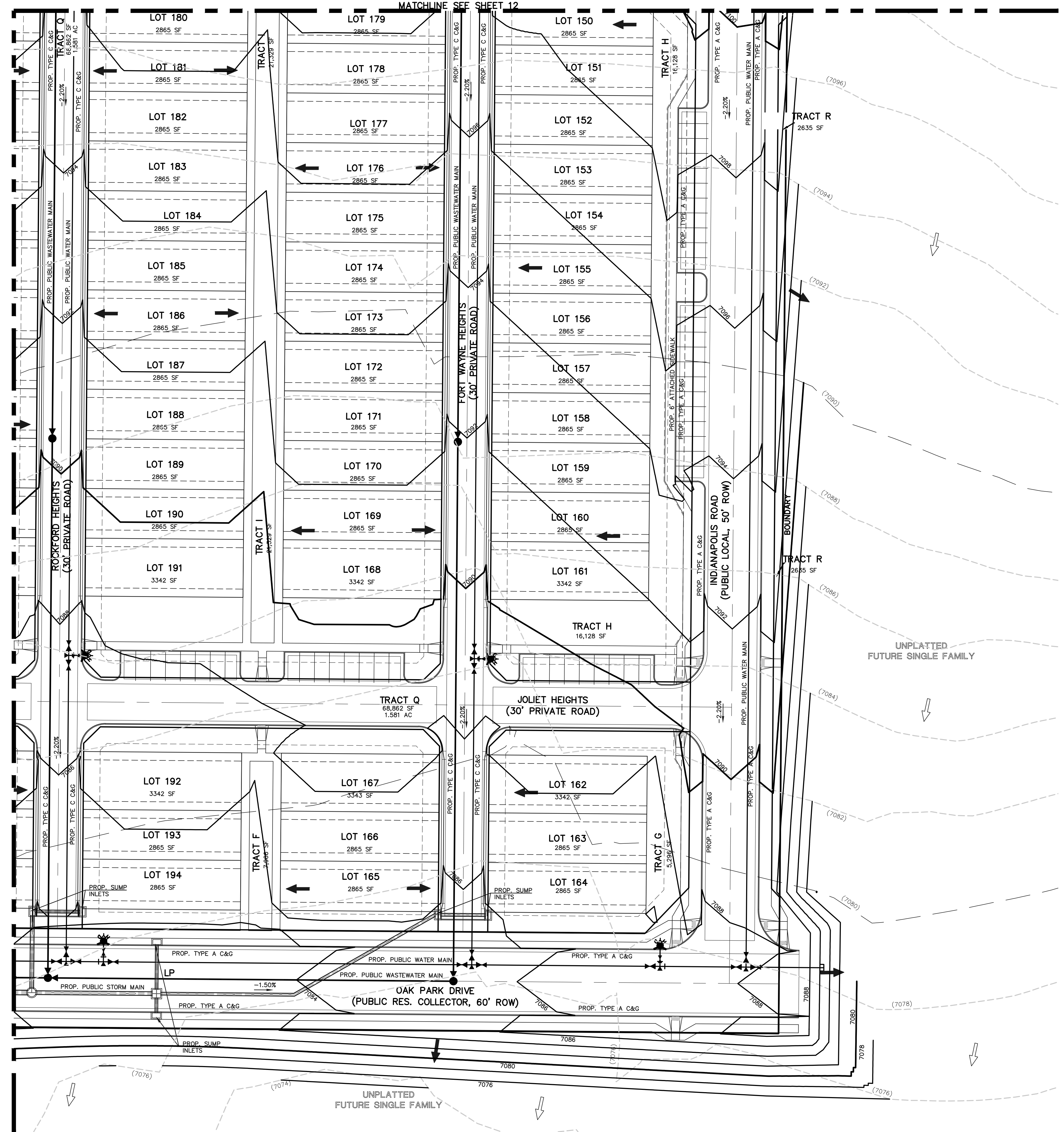
CLASSIC CONSULTING

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

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	11/27/2023
CHECKED BY	(V) 1" = N/A		SHEET 15 OF 27
			JOB NO. 1183.26



MATCHLINE SEE SHEET 14

title block all sheets
 please add per
 checklist

PLANTING LEGEND

Notes Key:
 X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant
 Z=Zone, K=Altitude, Water Use inch / year. D=Dry (13-20"), A=Adaptable (18-28")
 S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ABM	37	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K,S,SIG
ACT	4	Acer tataricum	Maple tatarian	1-1/2"	Z=3, 8.5K,A,SIG
ANM	16	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K,S,SIG
ARR	10	Acer platanoides 'Royal Red'	Maple, Royal Red	1-1/2"	Z=4, 6.5K,S,SIG
CCH	19	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	R,DE,F,Z=4,8.5K,A,D,SIG
COH	12	Celtis occidentalis	Hackberry	1-1/2"	R,DE,F,Z=3,7K,A,D,SIG
GSH	9	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2"	R,DE,F,Z=4, 6.5K,A,S,SIG
MSS	34	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F,Z=4, 8.5K,S,SIG
PCR	9	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R,DE,F,Z=2, 9.5K,A,S,SIG
TAR	19	Tilia americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3, 6K,S,SIG
EVERGREEN TREES					
JCJ	6	Juniperus scopulorum 'Cologreen'	Juniper, Cologreen	15 Gal (6')	R,DE,Z=3, 8.5K,D,SIG
PIB	8	Picea pungens 'Baker'	Spruce, Baker	6'	R,DE,Z=2, 8K,S,SIG
PIE	9	Pinus edulis	Pine, Pinyon	6'	X,R,DE,Z=3, 7.5K,D,SIG
PIP	6	Picea pungens	Spruce, Colorado Blue	6'	R,DE,Z=3, 10K,S,SIG
PON	19	Pinus ponderosa	Pine, Ponderosa	6'	R,DE,Z=3, 9.5K,D,SIG
DECIDUOUS SHRUBS					
ABR	43	Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red	5 Gal	R,DE,Z=5, 7.5K,S,SIG
ARB	12	Aronia melanocarpa	Chokeberry, Black	5 Gal	R,DE,Z=2, 8.5K,A,SIG
BRG	6	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R,DE,Z=4, 7K,A,SIG
COP	107	Contoneaster acutifolia	Contoneaster, peking	5 Gal	R,DE,Z=4, 10K,S,SIG
CRD	31	Cornus stolonifera 'colorodensis'	Dogwood, Red Twig	5 Gal	R,DE,Z=2,F, 8K,S,SIG
EBB	6	Euonymus alatus	Burning Bush	5 Gal	R,DE,F,Z=3, 7.5K,S,SIG
FNP	17	Forestica neomexicana	Privet, New Mexican	5 Gal	R,DE,Z=3-4, 7.5K,A,D,SIG
POA	132	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R,DE,F,Z=2, 10K,S,SIG
POG	36	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,DE,F,Z=2, 10K,S,SIG
PRS	98	Potentilla fruticosa 'Red sunset'	Potentilla, 'Red Sunset'	5 Gal	R,DE,Z=3,S,SIG
RGL	48	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	DE,Z=3, 8.5K,A,D,SIG
SCL	10	Syringa x chinensis	Lilac, Chinese	5 Gal	R,DE,Z=3, 9K,A,SIG
SPG	57	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	R,DE,Z=3, 7.5K,A,S,SIG
SPV	53	Spiraea x 'Vanhouttei'	Spiraea, Vanhouttei	5 Gal	R,DE,Z=3, 7.5K,A,S,SIG
VOS	23	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R,DE, 7.5K,A,SIG
EVERGREEN SHRUBS					
JBK	96	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3,8.5K,A,SIG
JBM	48	Juniperus sabina 'Broadmoor'	Juniper, Broadmoor	5 Gal	R,DE,Z=3,8K,A,SIG
JCS	3	Juniperus chinensis 'Spartan'	Juniper, Spartan	5 Gal	R,DE,Z=5, 7.5K,A,D,SIG
JUA	14	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R,DE,Z=3, 7.5K,A,D,SIG
PGS	38	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG
PIM	10	Pinus mugo 'Slowmound'	Pine, Slowmound Mugo	5 Gal	Z=3, 9.5K,D,SIG
ORNAMENTAL GRASSES					
CAA	132	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R,DE,Z=3, 6.5K,A,SIG
PSR	77	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal	R,DE,Z=5, 7K,D,SIG

DATE	REVISION DESCRIPTION

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER
2673-0122

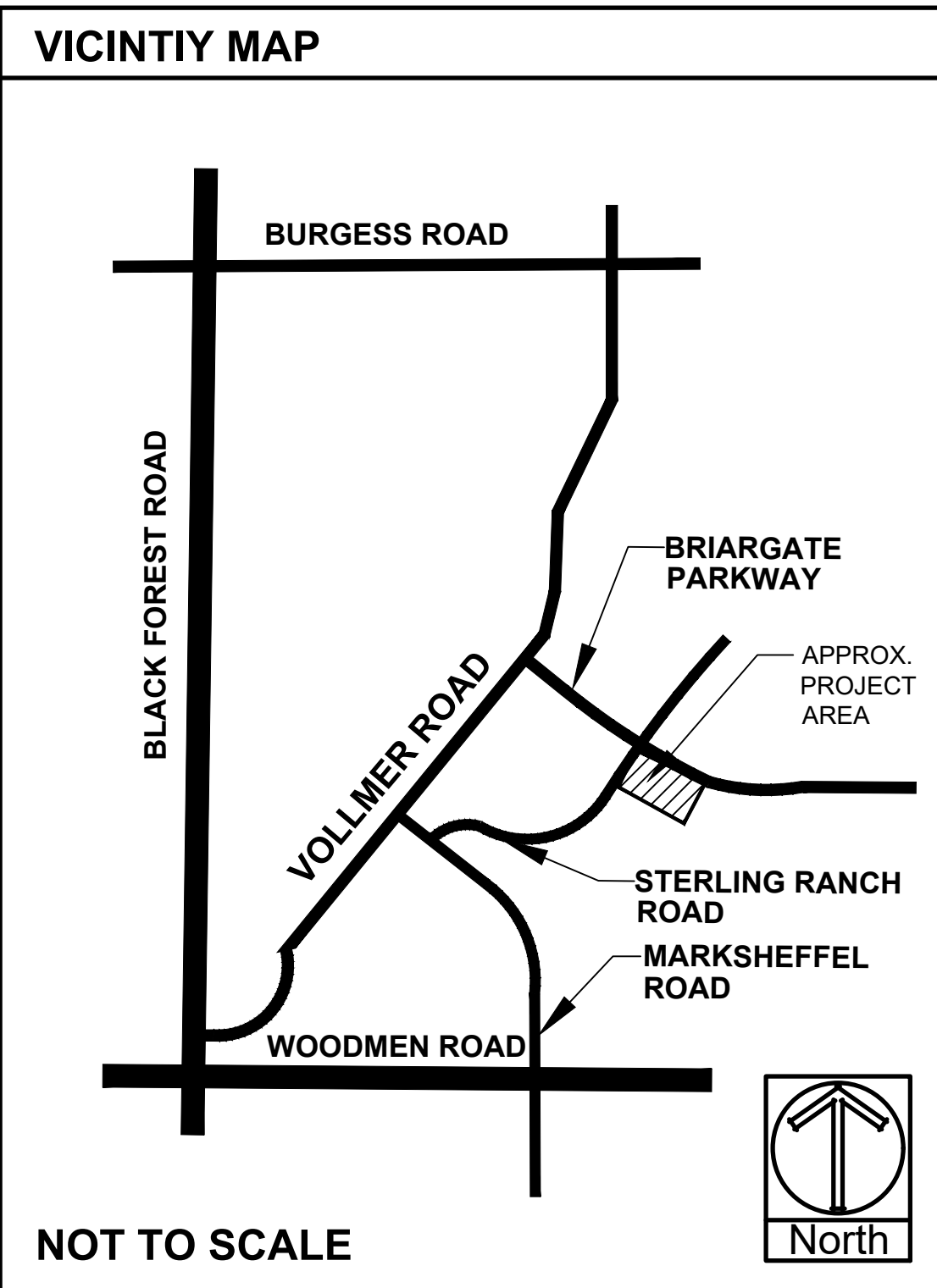
DATE
 4/10/2024

DRAWN BY
 MB

DRAWING DESCRIPTION
TITLE SHEET

SHEET #
L-TS

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PROJECT SITE DATA

ZONING: PUD
 PROPERTY AREA: 1,388,499 SF
 145,440 SF IS AT DETENTION POND AREA (NOT IN TOTAL ABOVE)
 PARKING SPOTS: 106
 TOTAL LANDSCAPE AREA: 352,902 SF

LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

Street Name / Boundary	Street Classification	Width (ft.)	Linear Req. / Prov. Footage	Tree Req. / Ft.	Tree Req. / Prov.
Briargate Parkway	Minor Arterial	20'/20'	1485'	1/25	59.4 / 48
Sterling Ranch Road	Minor Arterial	20'/20'	917'	1/25	36.7 / 33
South Road	Non Arterial	10'/10'	1001'	1/30	33.4 / 26
East Road	Non Arterial	10'/10'	522'	1/30	17.4 / 17

Shrub Substitutions

Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro
110 / 110	0 / 0	LS	75%/75%
30 / 30	0 / 0	LS	75%/75%
70 / 70	0 / 0	LS	75%/75%
0 / 0	0 / 0	LS	75%/75%

Motor Vehicle (MV)

Number of Parking Spots	Shade Trees (1/15 Spaces) Req. / Prov.	Vehicle Lot Frontage	Linear Footage	2/3 Length Frontage
139	9 / 9	East Drive	36 Ft.	24 Ft.

Min. 3' High Screening

Plants Req. / Prov.	Length Screen	Abbr. on Wall / Berm	Plan	Plane	% Ground Plane Cov. Req. / Prov.
5/6	NA	MV			75%/75%

update parking requirements, ADA req

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
—	STEEL EDGING	6,603 LF
[Pattern]	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	20,925 SF
[Pattern]	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	122,365 SF
[Pattern]	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	49,039 SF
[Pattern]	2"-6" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	2,500 SF
[Pattern]	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (QUANTITY AT RIGHT NOT SHOWN FOR MULCH RINGS AT TREES LOCATED IN TURF OR NATIVE SEED)	TBD
[Pattern]	KENTUCKY BLUEGRASS SOD	65,731 SF
[Pattern]	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES) 92,342 SF (not at pond) 53,461 SF (at pond area).	145,803 SF
[Pattern]	IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES) NOTE: THIS SEED IS USED AT DETENTION POND AREA ONLY.	91,157 SF

CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

PLANT SYMBOL KEY

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFORM TO WARRANTIES.

WINTER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED NATIVE SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER. TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO BE DRIP IRRIGATED WHEN LOCATED IN MULCH AREAS. TURF OR IRRIGATED NATIVE SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.

UTILITY NOTE

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE/UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-322 FOR SPECIFIC CLEARANCE REQUIREMENTS).

KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

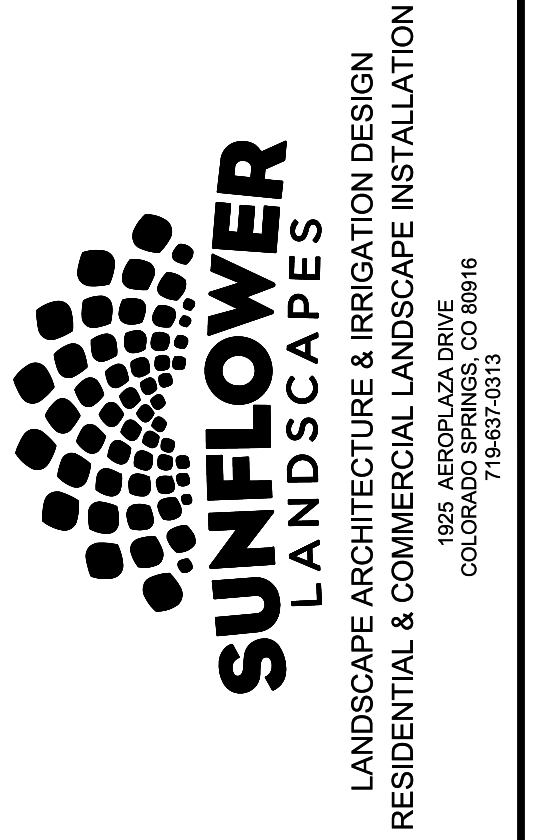
SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" ± ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS.
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF FILLED INTO TOP 6" OF SOIL.
- SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF FILLED INTO THE TOP 6" OF SOIL.

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



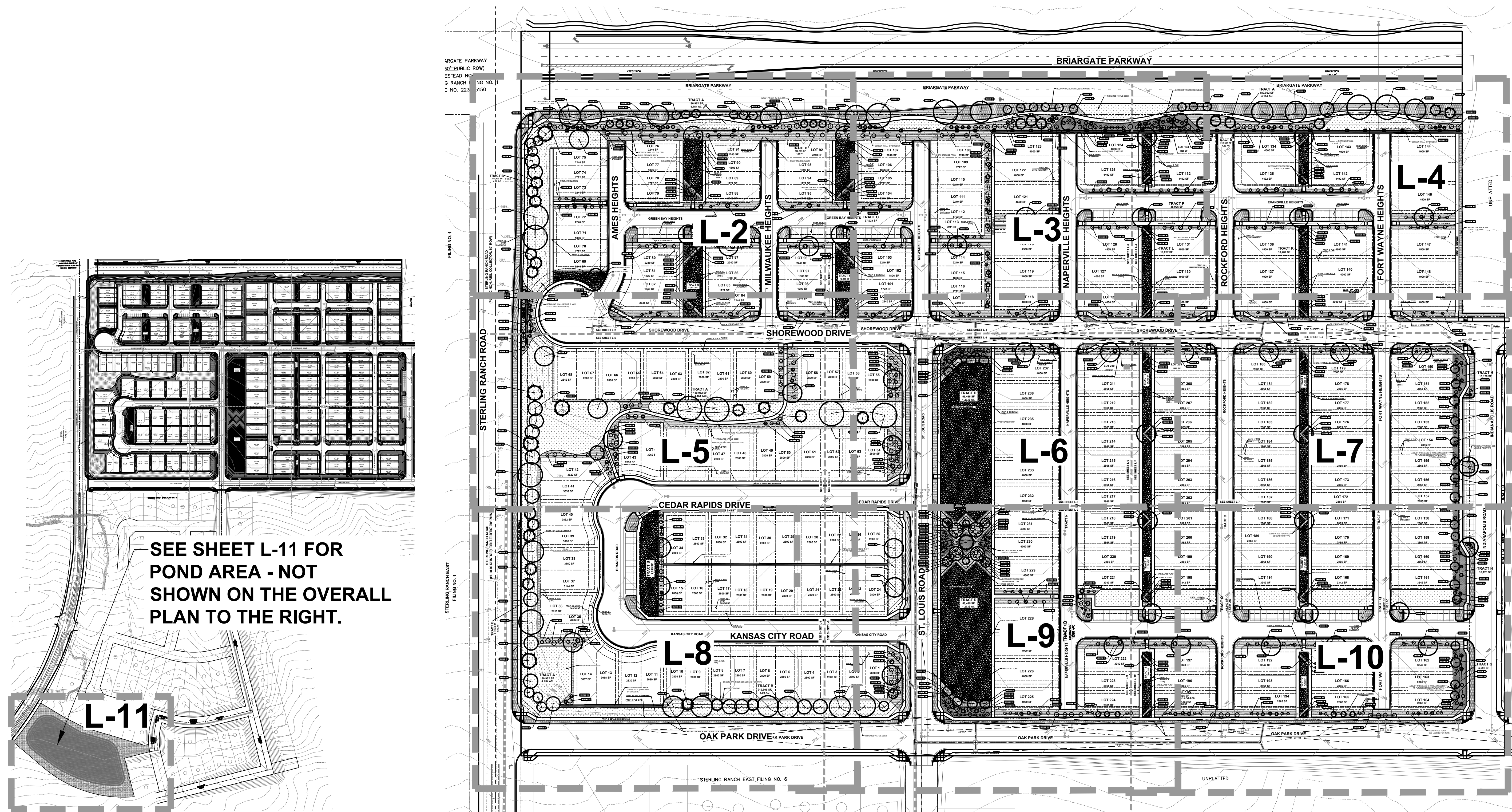
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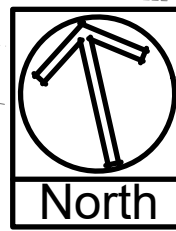
VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	4/10/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL OVERALL LANDSCAPE PLAN
SHEET #	L-1



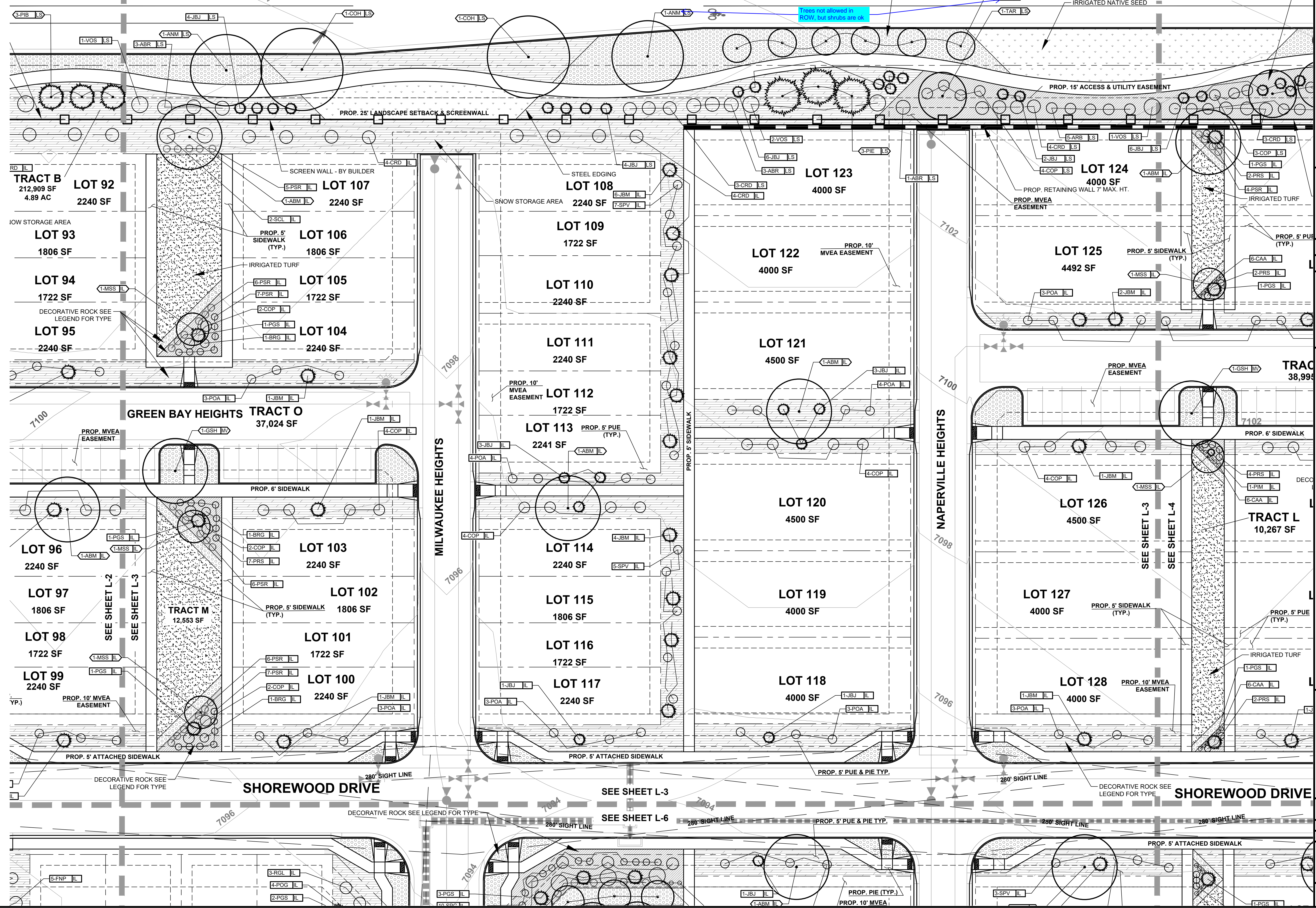
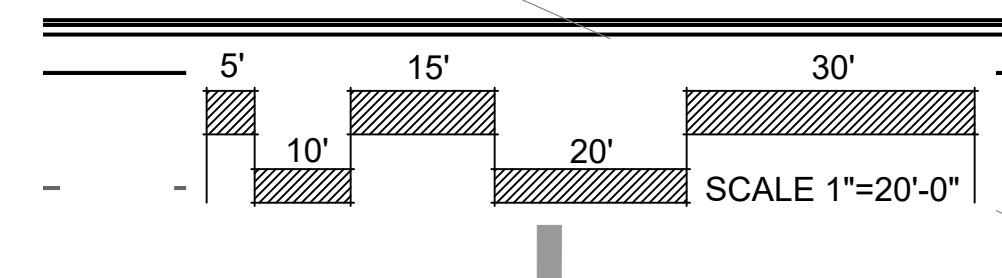
SEE SHEET L-11 FOR POND AREA - NOT SHOWN ON THE OVERALL PLAN TO THE RIGHT.

SCALE 1"=80'-0"



BRIARGATE PARKWAY

SEE SHEET L-TS FOR PLANTING AND GROUND COVER LEGEND



SUNFLOWER LANDSCAPES
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1929 AEROPOLAZA DRIVE
 COLO SPRINGS, CO 80916
 719-537-8315

DATE	REVISION DESCRIPTION

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VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

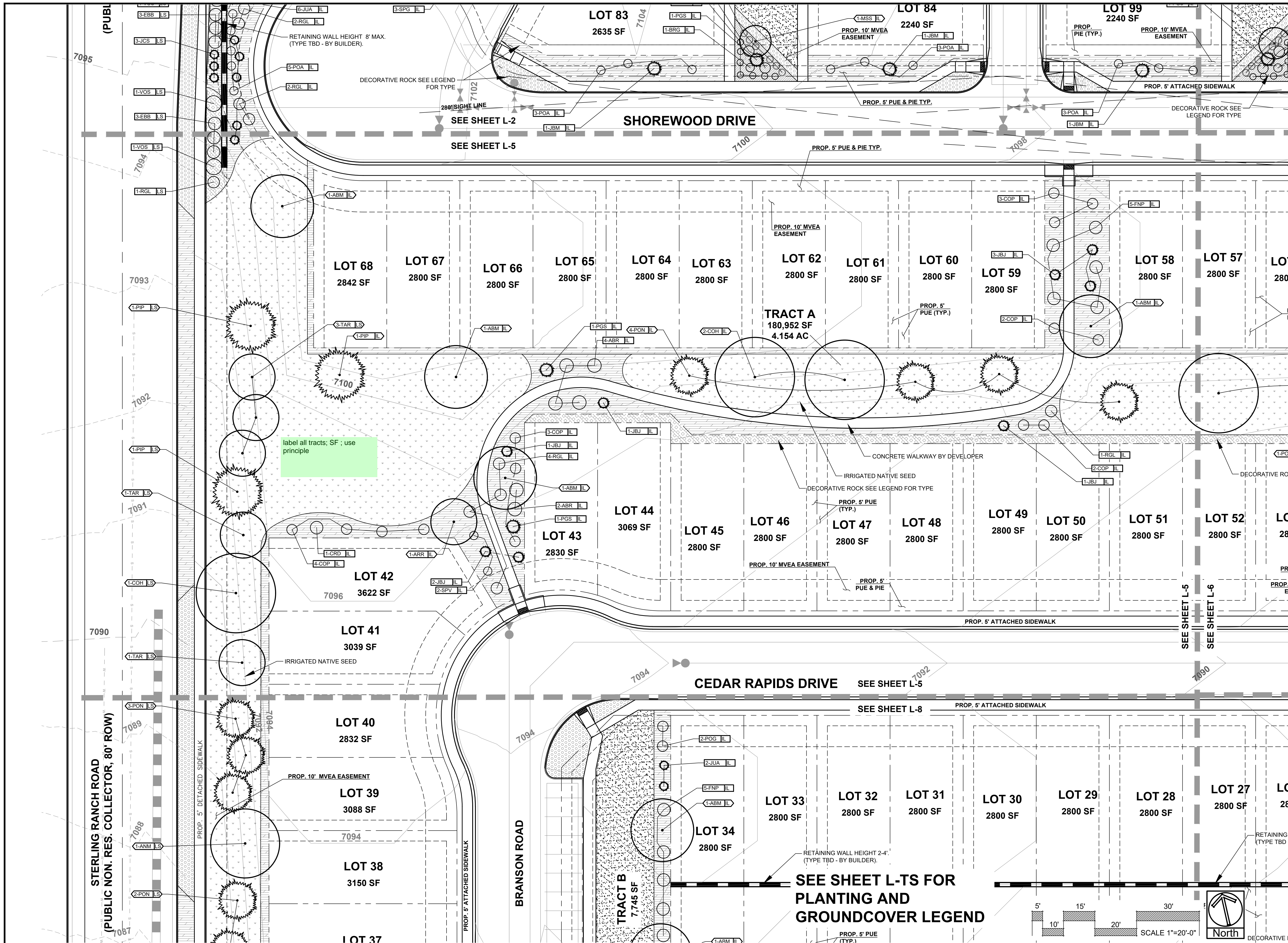
TRACT B
 212,909 SF
 4.89 AC

TRACT O
 37,024 SF

TRACT M
 12,553 SF

TRACT L
 10,267 SF

JOB NUMBER: 2673-0122
 DATE: 4/10/2024
 DRAWN BY: MB
 DRAWING DESCRIPTION: FINAL LANDSCAPE PLAN
 SHEET #: L-3
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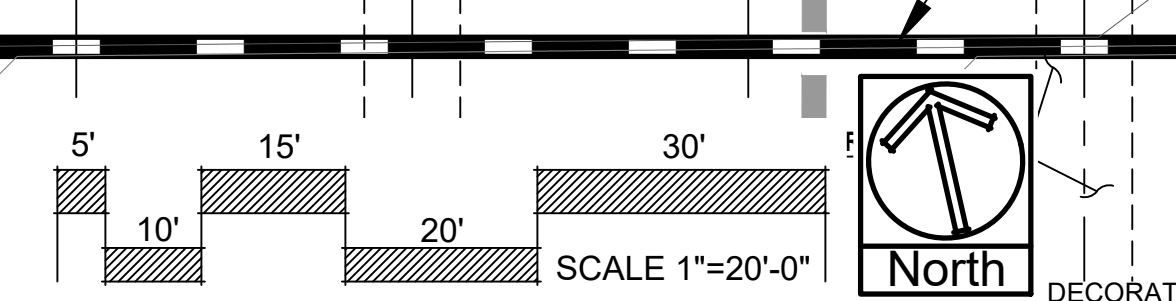
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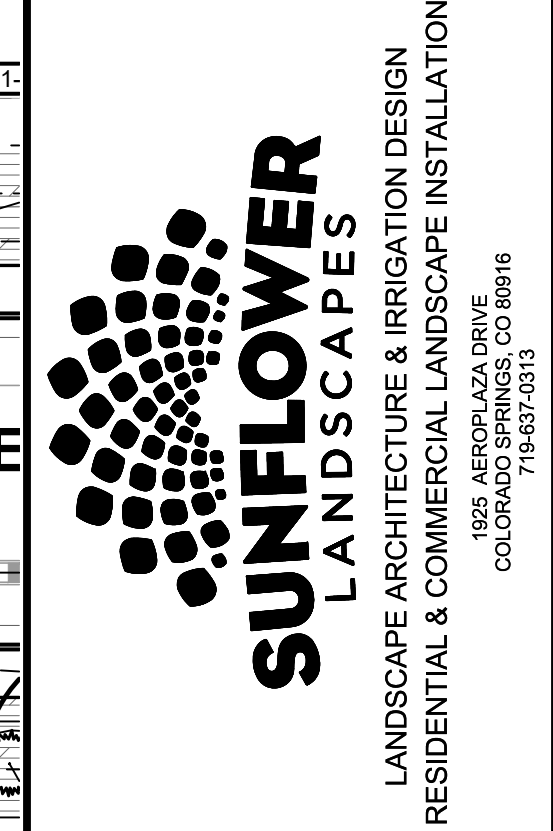
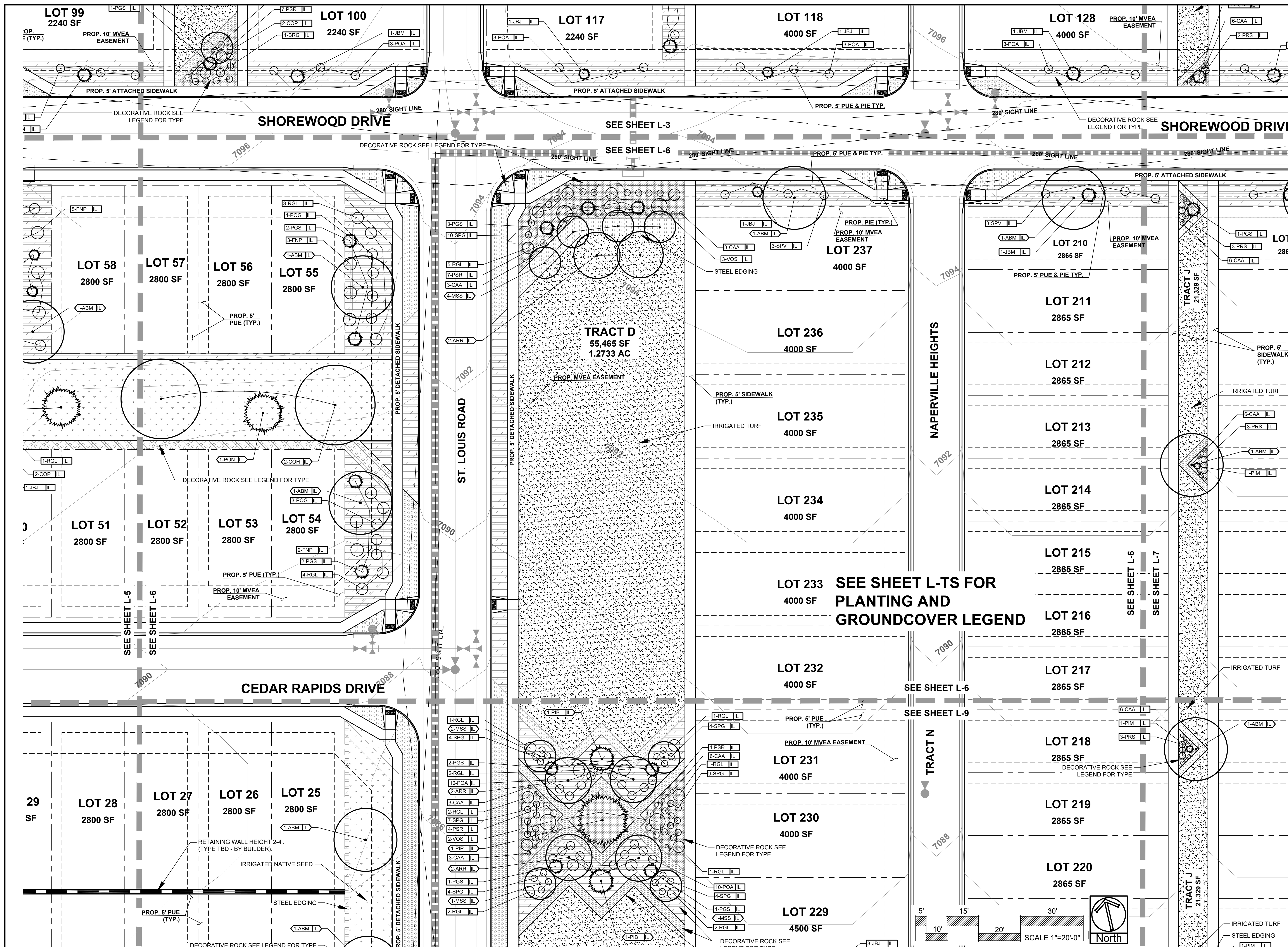
VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	4/10/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-5



SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

label all tracts; SF; use principle



DATE	REVISION DESCRIPTION

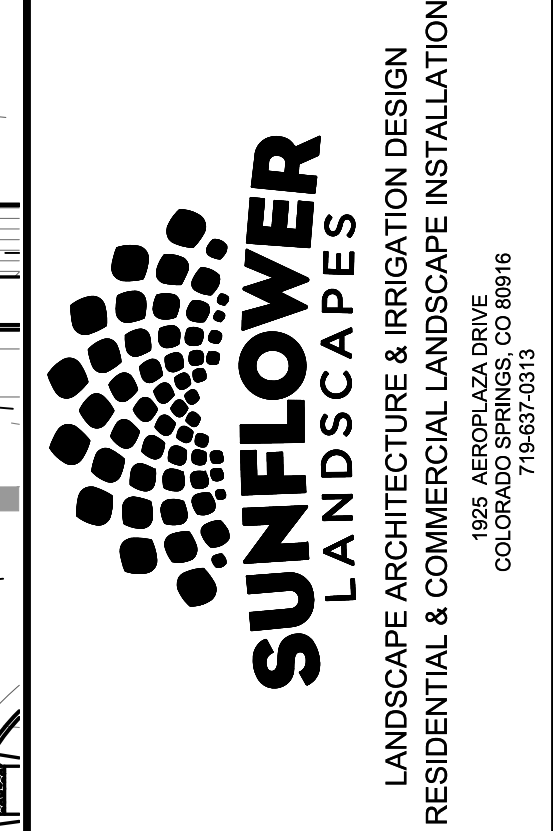
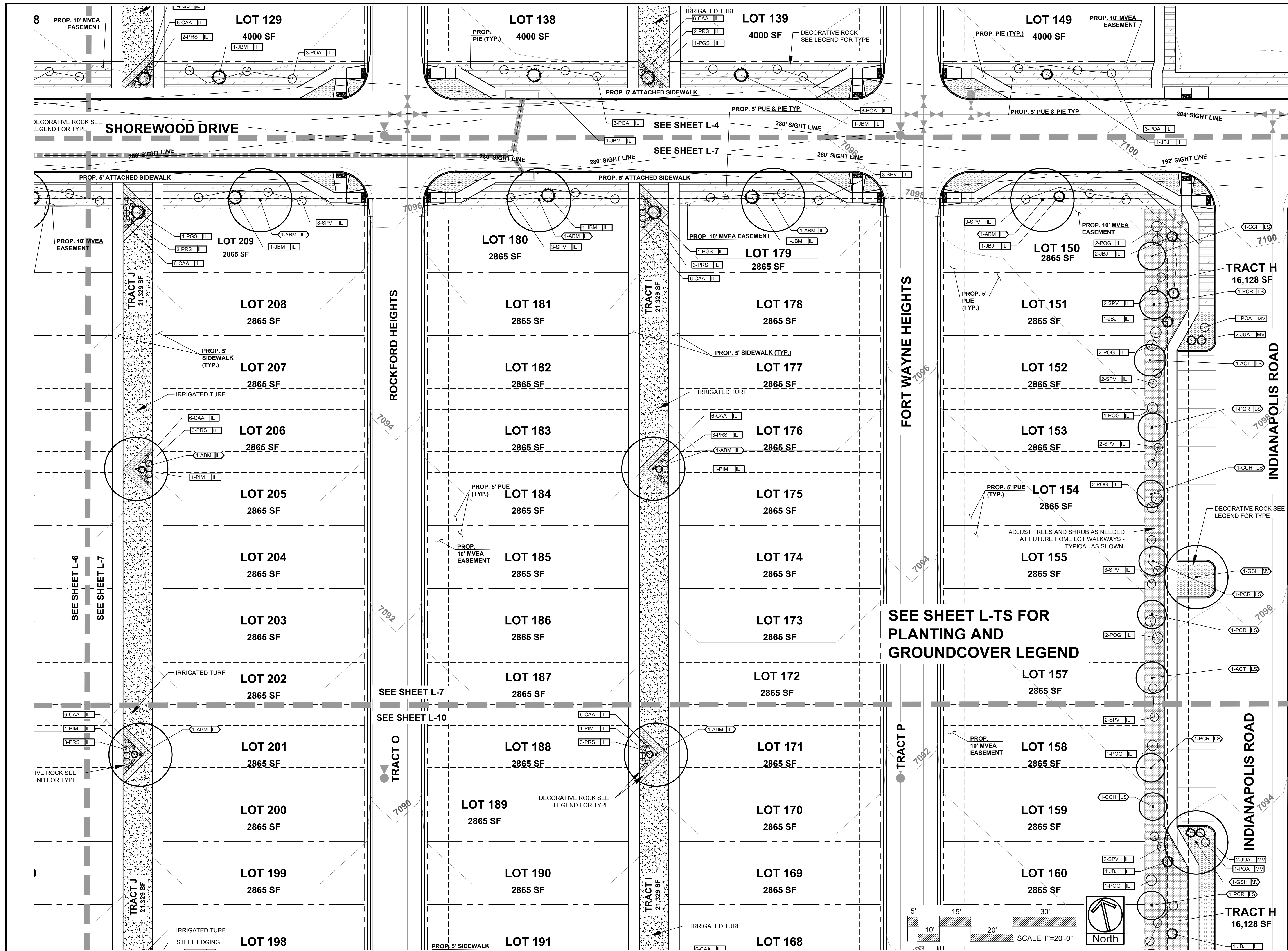
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VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	4/10/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-6

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DATE	REVISION DESCRIPTION

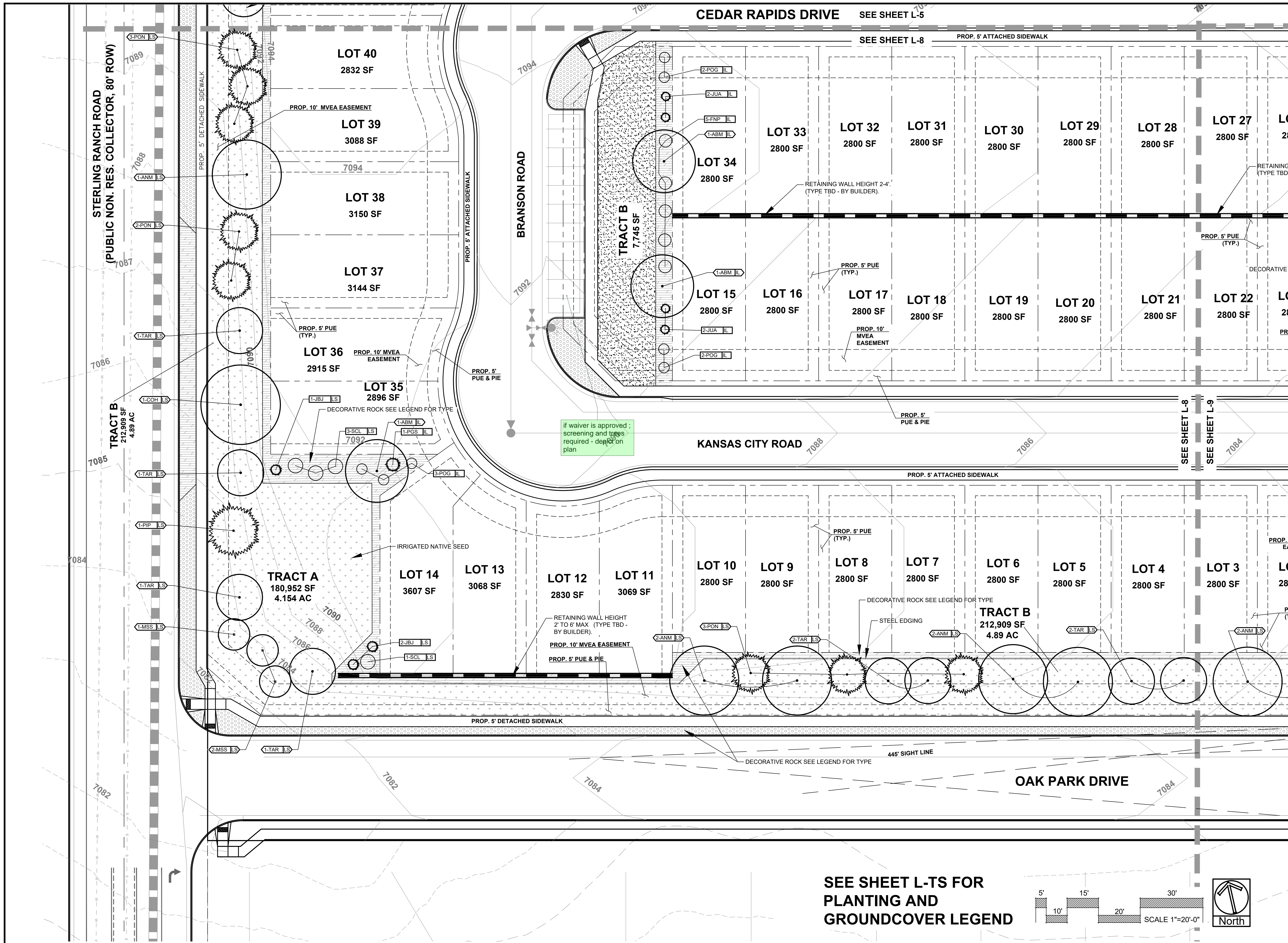
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VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	4/10/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-7

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 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1929 AEROPOLAZA DRIVE
 COLORADO 80103 718-837-8315

DATE	REVISION DESCRIPTION

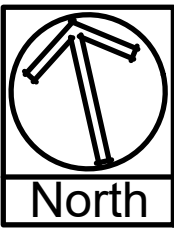
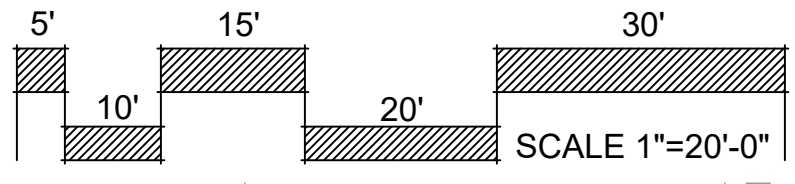
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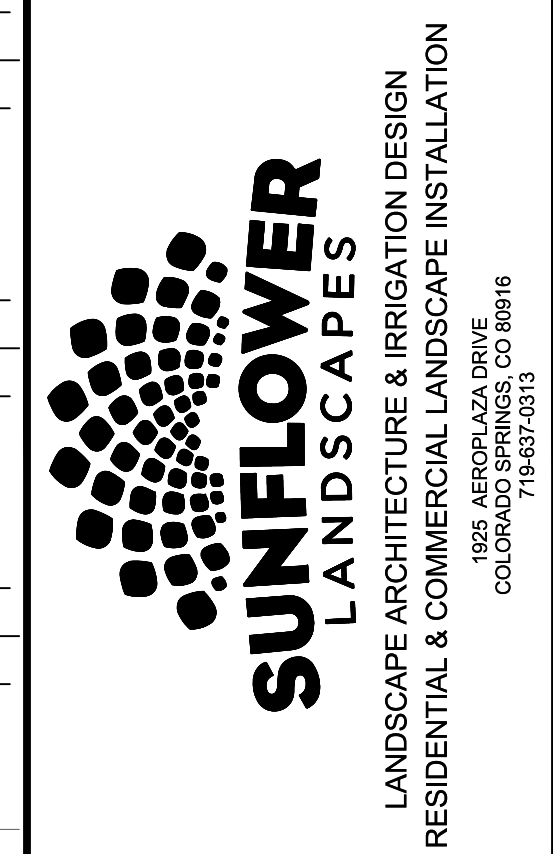
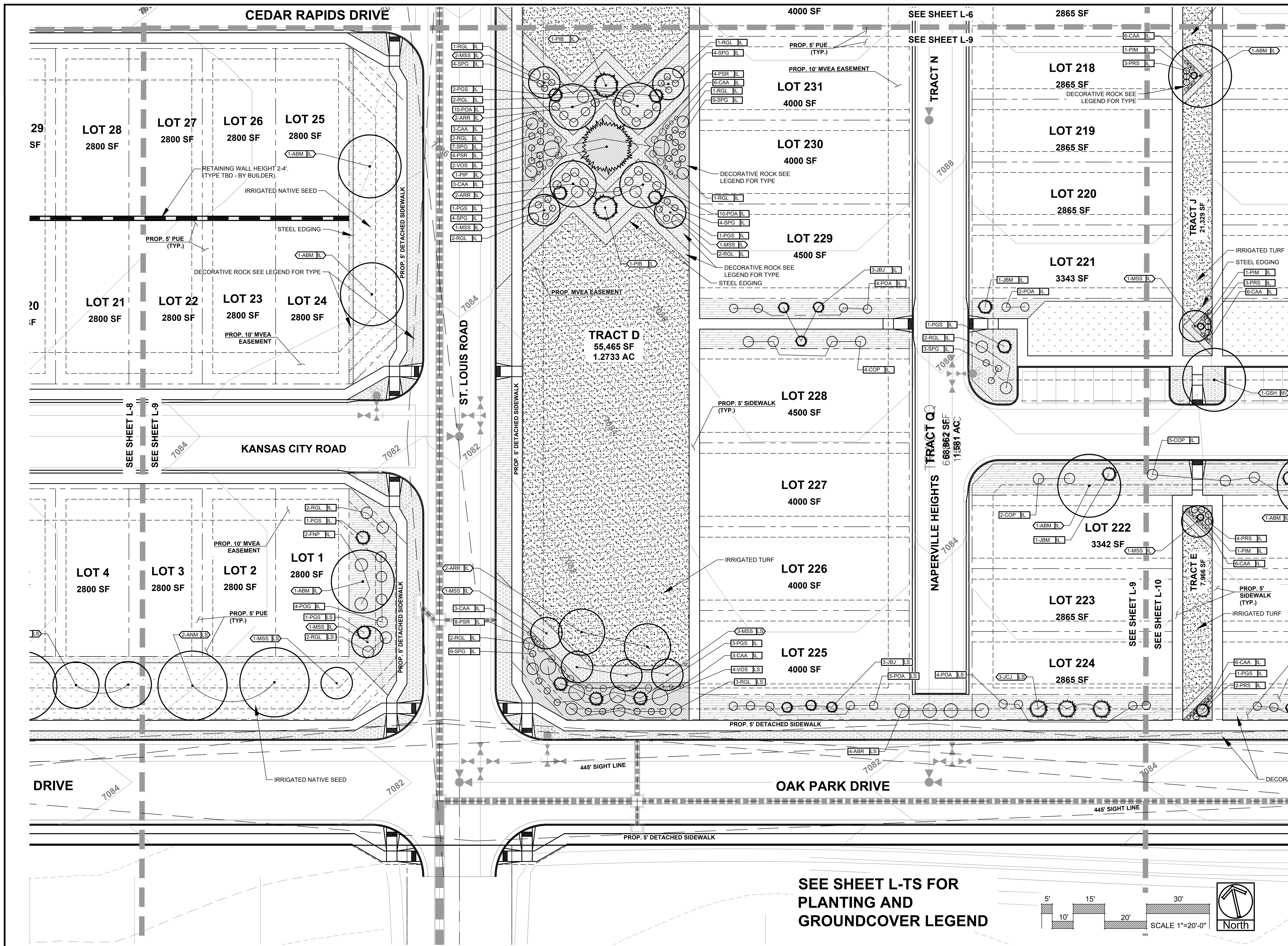
CLASSIC COMMUNITIES

VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	4/10/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-8

SEE SHEET L-TS FOR
 PLANTING AND
 GROUNDCOVER LEGEND





DATE	REVISION DESCRIPTION

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER
 2673-0122

DATE
 4/10/2024

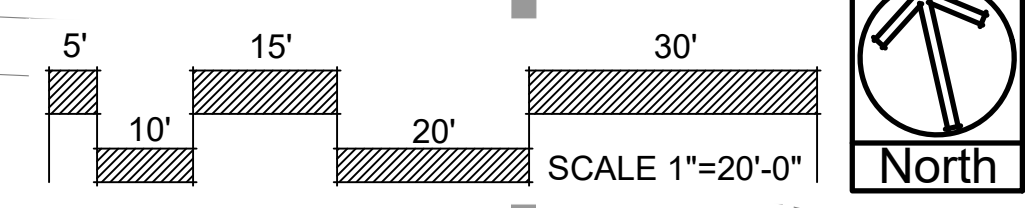
DRAWN BY
 MB

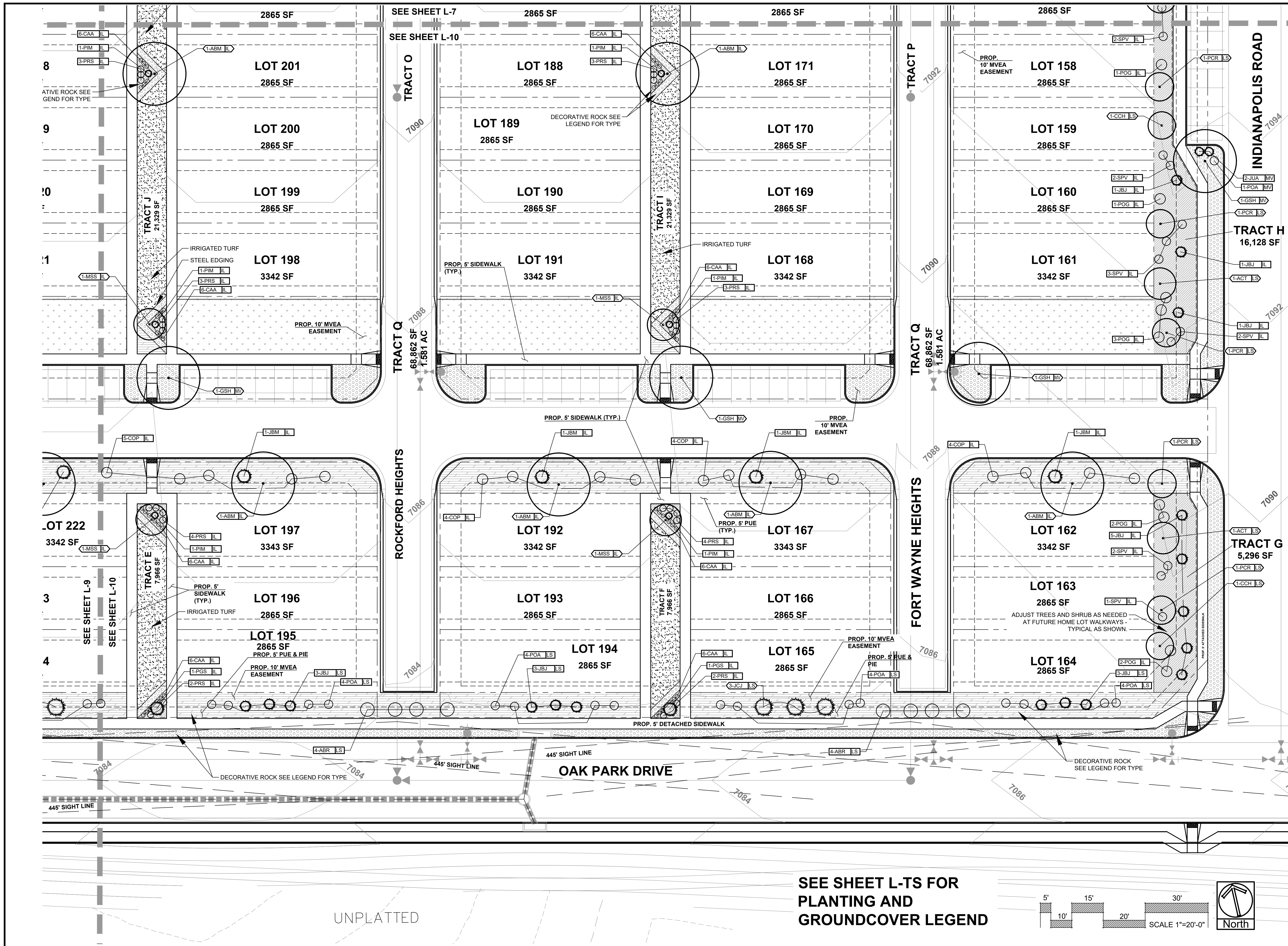
DRAWING DESCRIPTION
 FINAL LANDSCAPE PLAN

SHEET #
 L-9

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SEE SHEET L-TS FOR
 PLANTING AND
 GROUNDCOVER LEGEND





DATE	REVISION DESCRIPTION

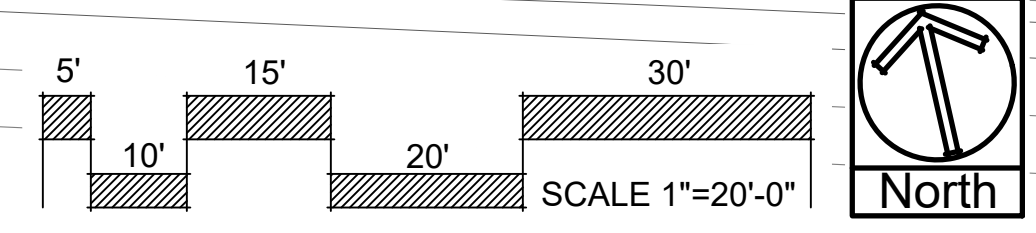
FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

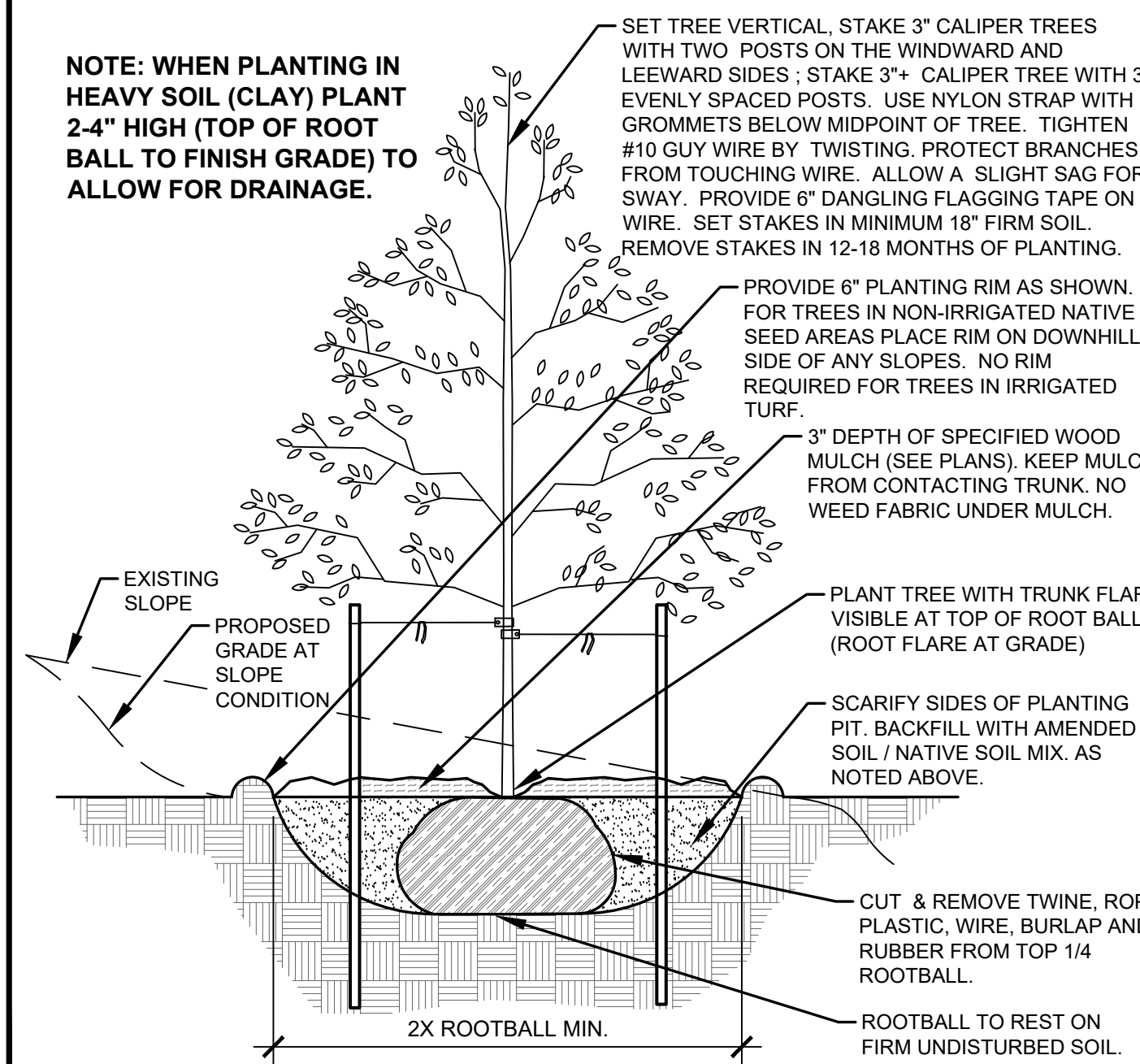
JOB NUMBER	2673-0122
DATE	4/10/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-10

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

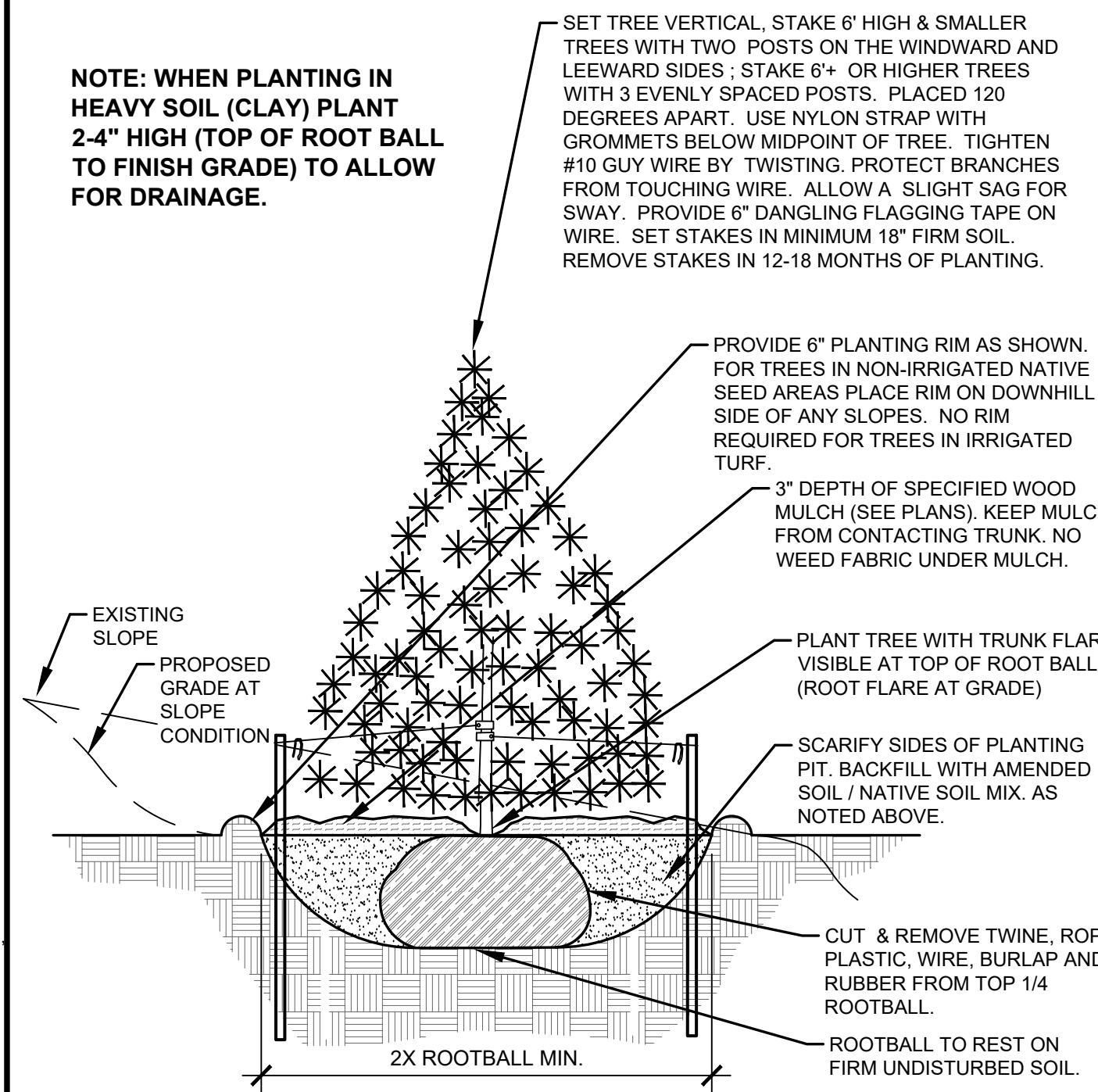
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

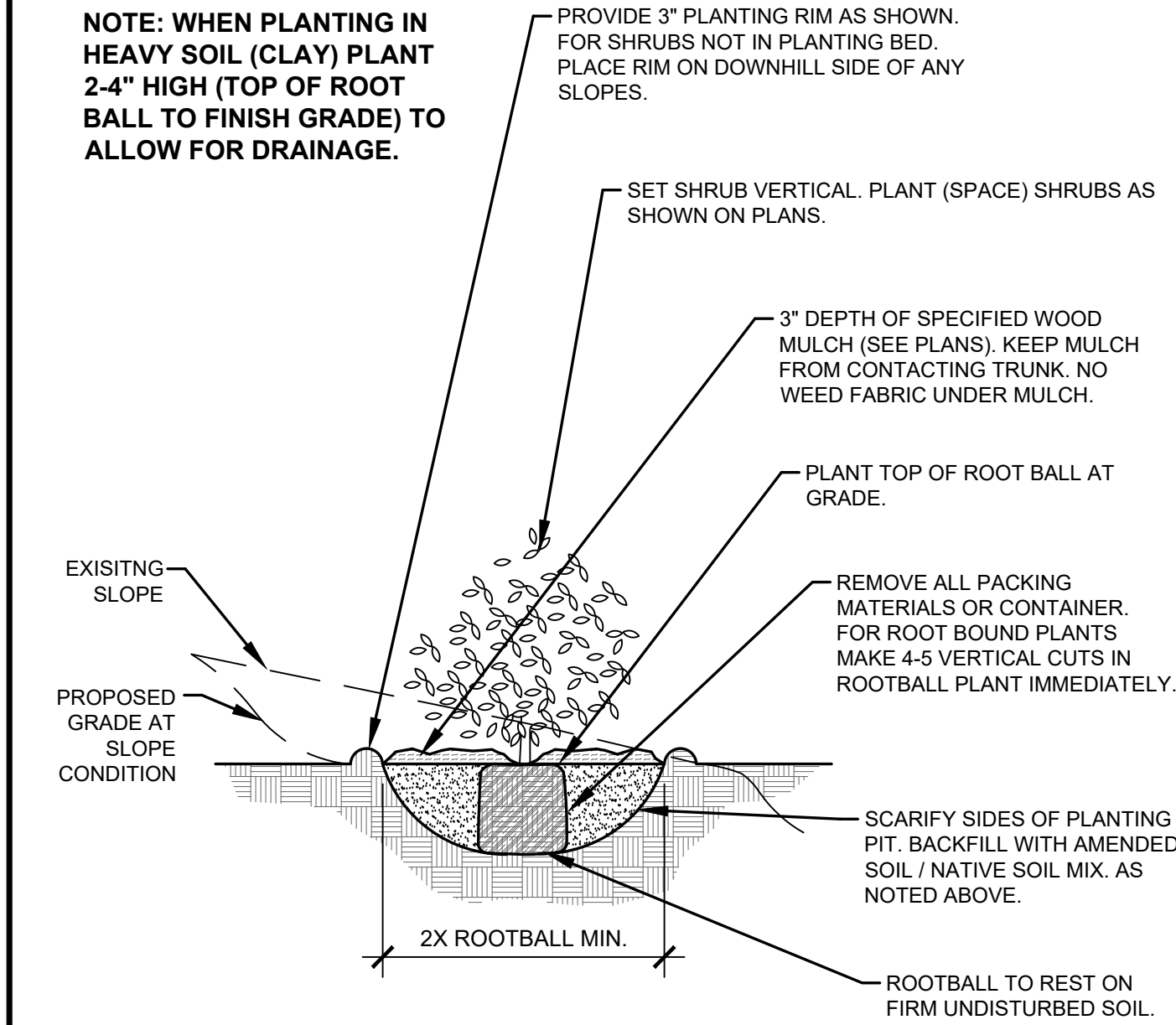
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
 - SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.

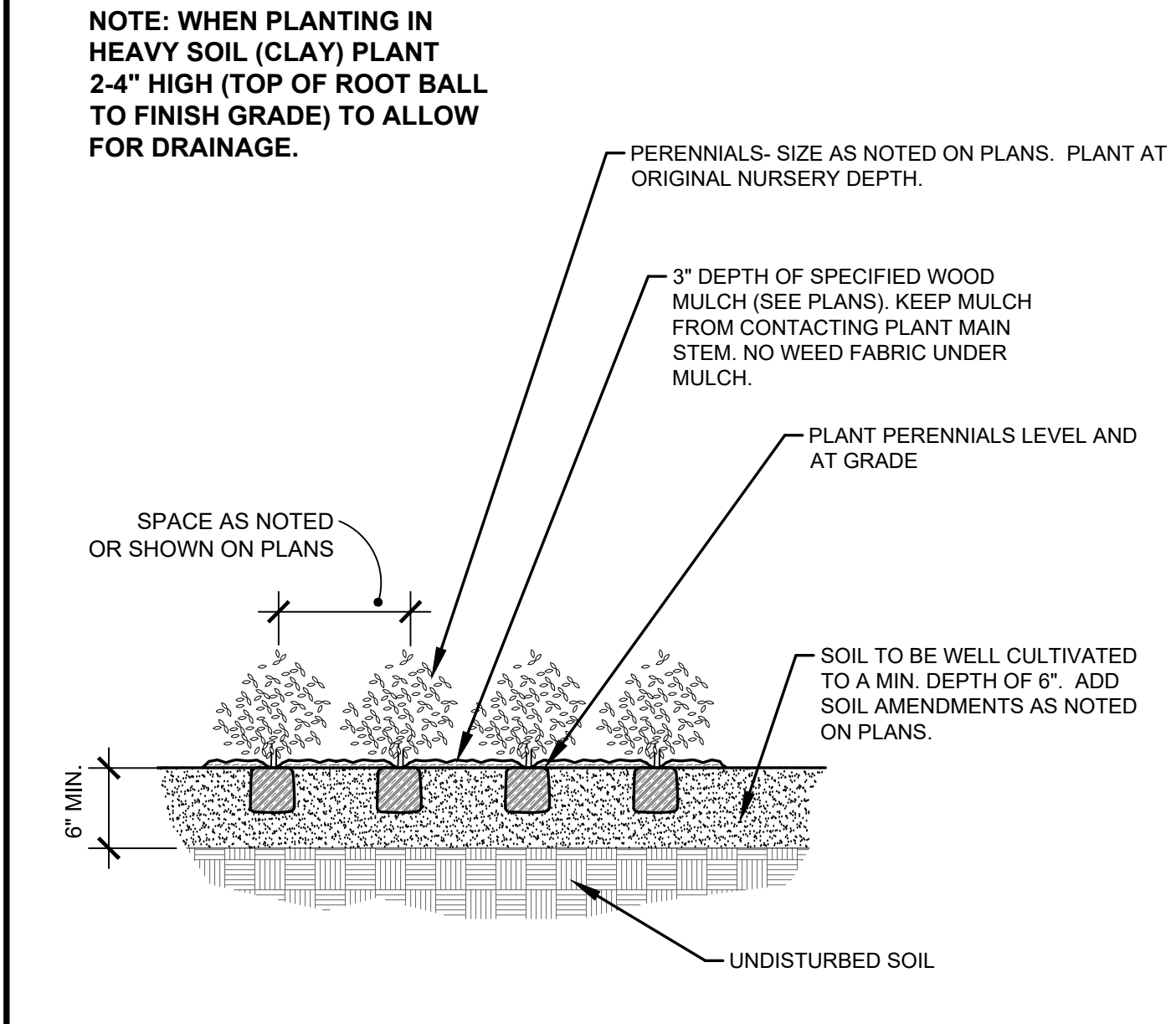
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
 - DEEP WATER PERENNIALS AT TIME OF PLANTING.

NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

- STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULED INSPECTIONS. INSPECTIONS TO INCLUDE:
 - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE AND QUALITY.
 - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
 - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

DATE	REVISION DESCRIPTION

- FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



LANDSCAPE INSTALLATION NOTES

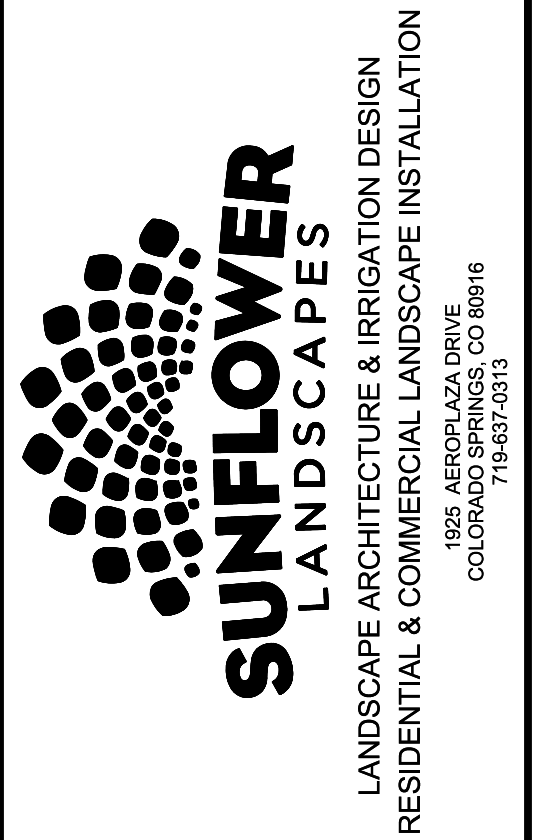
- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
 - ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
 - LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5' O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
 - ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
 - ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
 - CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 - EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
 - IF APPLICABLE ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B' TOPSOIL OR EQUAL.
 - ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
 - LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
- EXISTING TREE PROTECTION (IF APPLICABLE)**
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.
ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.
- BARK BEETLE PROTECTION NOTE (IF APPLICABLE)**
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
-- ASTROBRAND PERMITHRIN
-- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURER'S GUIDELINES
- SLOPE PROTECTION (IF APPLICABLE)**
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURER'S RECOMMENDATIONS.
EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.
CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

SEEDING NOTES

- IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.
- | | |
|----------------------|-----|
| --BUFFALOGRASS | 25% |
| --GRAMA BLUE | 20% |
| --GRAMA SIDEOATS | 29% |
| --GREEN NEEDLEGRASS | 5% |
| --WHEATGRASS WESTERN | 20% |
| --DROPSSEED, SAND | 1% |
- SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS (AT POND BOTTOM). SEE BELOW FOR WHAT THE MIX CONTAINS.
- | | | | |
|----------------------|-----|----------------------|-----|
| --BIG BLUESTEM | 20% | --SWITCHGRASS | 10% |
| --GRAMA BLUE | 10% | --PRAIRIE SANDREED | 10% |
| --GREEN NEEDLEGRASS | 10% | --YELLOW INDIANGRASS | 10% |
| --WHEATGRASS WESTERN | 20% | --GRAMA SIDEOATS | 10% |
- SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE MIX USING A ONE STEP HYDRO-MULCH.
- ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.

VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO


JOB NUMBER	2673-0122
DATE	4/10/2024
DRAWN BY	MB
DRAWING DESCRIPTION	PLANTING DETAILS & NOTES
SHEET #	L-12

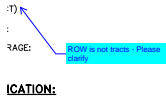



V2_PUDSP Plan.pdf Markup Summary

CDurham (9)

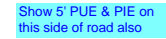
NET DENSITY (W/O PUB
ROW (PUBLIC)
ROW (PRIVATE TRACT)
TOTAL OPEN SPACE:
MAXIMUM LOT COVERAG

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Author: CDurham
Date: 6/26/2024 2:57:16 PM
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Subject: Callout
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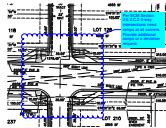
ROW is not tracts - Please clarify




TYF

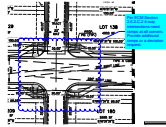
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Author: CDurham
Date: 6/26/2024 1:06:51 PM
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Show 5' PUE & PIE on this side of road also



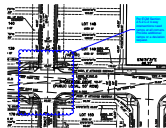
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Author: CDurham
Date: 6/26/2024 1:20:30 PM
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Per ECM Section 2.5.2.C.2 4-way intersections need ramps at all corners. Provide additional ramps or a deviation request.



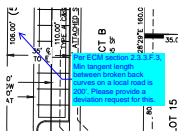
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Date: 6/26/2024 1:21:20 PM
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Per ECM Section 2.5.2.C.2 4-way intersections need ramps at all corners. Provide additional ramps or a deviation request.



Subject: Cloud+
Page Label: [1] DP-06
Author: CDurham
Date: 6/26/2024 1:23:14 PM
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Per ECM Section 2.5.2.C.2 4-way intersections need ramps at all corners. Provide additional ramps or a deviation request.



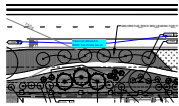
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Date: 6/26/2024 1:28:54 PM
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Per ECM section 2.3.3.F.3, Min tangent length between broken back curves on a local road is 200'. Please provide a deviation request for this.

include that grading sheet that included the pond that was part of the previous submittal

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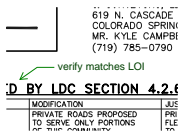
Include that grading sheet that included the pond that was part of the previous submittal



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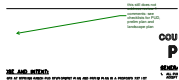
Trees not allowed in ROW, but shrubs are ok

dsdparsons (71)



Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:32:36 PM
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Color: ■
Layer:
Space:

verify matches LOI



Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:34:47 PM
Status:
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Layer:
Space:

this still does not address review 1 comments: see checklists for PUD, prelim plan and landscape plan



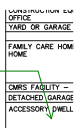
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Date: 7/8/2024 12:35:49 PM
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<https://planningdevelopment.elpasoco.com/planning-development-forms/#1522879386032-8c72372e-2696>

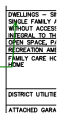
so no detached ADU is allowed? Can it be rented? condo platted? the LOI is confusing



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Date: 7/8/2024 12:37:51 PM
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so no detached ADU is allowed? Can it be rented? condo platted? the LOI is confusing

Here ADU is allowed for the attached SF homes integral is to subjective- does this mean that the adu must be attached to one of the townhome units which is attached SF on the same lot



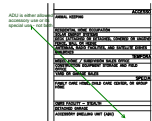
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Author: dsdparsons
Date: 7/8/2024 12:40:30 PM
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Here ADU is allowed for the attached SF homes; integral is to subjective- does this mean that the adu must be attached to one of the townhome units which is attached SF on the same lot?



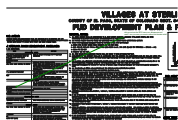
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staff does not support requiring a special use to have a garage; please make an allowed accessory use



Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:44:43 PM
Status:
Color: ■
Layer:
Space:

ADU is either allowed accessory use or its special use - not both



Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:43:02 PM
Status:
Color: ■
Layer:
Space:

did you review the RES home occ allowances and uses? are you sure you want to allow this blanket wide?

NS, OR PIGEONS IS NOT ALLOWED.

USE ONLY
pools spas hot tubs play
equip etc (if your being
specific then add these)

ASSOCIATED WITH A PERMITTED USE

Subject: Text Box
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:44:14 PM
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Color: ■
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pools spas hot tubs play equip etc (if your being specific then add these)



Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:45:30 PM
Status:
Color: ■
Layer:
Space:

why make ADU a special use if your already accounting for it; does staff need to approve a special use for that?

Private Road
 (Tracts)- not OS

Subject: Text Box
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:46:31 PM
Status:
Color: ■
Layer:
Space:

Private Road (Tracts)- not OS

maybe move
 tract table up
 here so this
 makes more
 sense and put
 notes on 2cd
 page?

Subject: Text Box
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:47:02 PM
Status:
Color: ■
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Space:

maybe move tract table up here so this makes more sense and put notes on 2cd page?

number of units
 allowed

Subject: Callout
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Date: 7/8/2024 12:47:44 PM
Status:
Color: ■
Layer:
Space:

number of units allowed _____

PROPERTY OWNER
 2128 N. TWO JORDS CLUB DRIVE
 COLORADO SPRINGS, CO 80921
 DR. (760) 400-0424
 (719) 592-4133
PROPERTY ADDRESS
 1880 MARQUETTE PARKWAY # SE Corner
 COLORADO SPRINGS, CO 80922
APPLICANT REPRESENTATION
 CLASSIC CONSULTING ENGINEERS
 818 N. CASCADE AVENUE, SUITE 200
 COLORADO SPRINGS, CO 80904
 DR. KYLE CAMPBELL, P.E.
 (719) 745-0780

MANUMEN
 GROSS DE
 NET DEBE
 ROW (PI)
 ROW (PI)
 TOTAL OF
 MANUMEN

Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:48:19 PM
Status:
Color: ■
Layer:
Space:

SE Corner



Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:57:55 PM
Status:
Color: ■
Layer:
Space:

5' could be in site triangle which would be non buildable

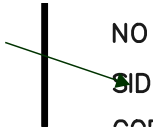
;
 ;, ~~PRIVATE~~ |
 ;NDMENT TC

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Date: 7/8/2024 12:58:26 PM
Status:
Color: ■
Layer:
Space:

0 feet
 attached
 and 5'
 detached

Subject: Text Box
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Date: 7/8/2024 1:00:36 PM
Status:
Color: ■
Layer:
Space:

0 feet attached and 5' detached

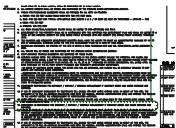


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Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 1:00:33 PM
Status:
Color: ■
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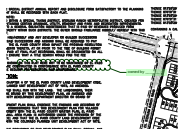


Subject: Planner
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 1:29:39 PM
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Color: ■
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if the FAWWA repairs a line the homeowner pays?

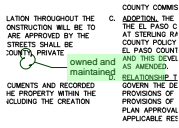


Subject: Group
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Author: dsdparsons
Date: 7/8/2024 1:30:00 PM
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Color: ■
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Space:



Subject: Planner
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Author: dsdparsons
Date: 7/8/2024 1:30:53 PM
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Color: ■
Layer:
Space:

owned by _____



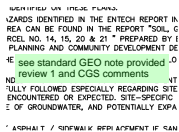
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Author: dsdparsons
Date: 7/8/2024 1:31:37 PM
Status:
Color: ■
Layer:
Space:

owned and maintained



Subject: Planner
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 1:38:17 PM
Status:
Color: ■
Layer:
Space:

with the corner lots at 5' side setback and short front please verify they are



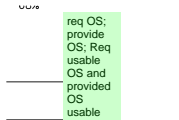
Subject: Planner
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 1:39:27 PM
Status:
Color: ■
Layer:
Space:

see standard GEO note provided review 1 and CGS comments



Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 1:41:18 PM
Status:
Color: ■
Layer:
Space:

title-Villages at Sterling Ranch ; on every sheet (repeat comment)



Subject: Planner
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 1:42:01 PM
Status:
Color: ■
Layer:
Space:

req OS; provide OS; Req usable OS and provided OS usable

Subject: Cloud
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/9/2024 9:34:24 AM
Status:
Color: ■
Layer:
Space:

VICINITY MAP		
PUD MODIFICATION TABLE (AS		
LOC/CM SECTION	CATEGORY	STATUS
1 LDC CHAPTER 8.4.4(2)	PRIVATE ROADS REQUIRE WAIVER	REQ MAY LDC
2 LDC CHAPTER 8.4.4(3)	PRIVATE ROADS TO MEET COUNTY STANDARDS	PREV MAY LDC
3 EGM SECTION 2.2.4.8.7 FIGURE 2-17 AND EGM FORM P. 2.7 AND EGM	TYPICAL URBAN LOCAL LANE	24' 12'

Subject: Highlight
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/9/2024 9:34:31 AM
Status:
Color: ■
Layer:
Space:

JD MODIFICATION	
JC/ECM SECTION	CATEG
JC CHAPTER 8.4.4(E)(2)	PRIVA REQUIF
DELETE	
JC CHAPTER 8.4.4(E)(3)	PRIVA TO ME STAND

Subject: Text Box
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/9/2024 9:34:42 AM
Status:
Color: ■
Layer:
Space:

DELETE

VICINITY MAP		
PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECT		
LOC/CM SECTION	CATEGORY	STATUS
1 LDC CHAPTER 8.4.4(2)	PRIVATE ROADS REQUIRE WAIVER	REQ MAY LDC
2 LDC CHAPTER 8.4.4(3)	PRIVATE ROADS TO MEET COUNTY STANDARDS	PREV MAY LDC
3 EGM SECTION 2.2.4.8.7 FIGURE 2-17 AND EGM FORM P. 2.7 AND EGM	TYPICAL URBAN LOCAL LANE	24' 12'

Subject: Highlight
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/9/2024 9:36:08 AM
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Color: ■
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Space:

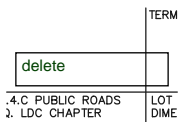
WILL BE CATCHED AND REMOVED
 BY THE METROPOLITAN DIS

A SMALLER PRIVATE ROAD
 SECTION, COMPACT ROAD L
 AND THE USE OF A HAMME
 TURNAROUND WILL ACHIEVE
 GOAL OF PROVIDING BOTH
 RESIDENTS AND EMERGENC
 RESPONDERS ACCESS FROM

Subject: Highlight
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/9/2024 9:37:31 AM
Status:
Color: ■
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Space:

VICINITY MAP	
LOC/CM SECTION	CATEGORY
5 EGM SECTION 2.3.8	ROADWAY TERMINATIONS
4 8.4.4.C PUBLIC ROADS REQ. LDC CHAPTER	LOT AREA AND DIMENSIONS

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Page Label: [1] DP-01
Author: dsdparsons
Date: 7/9/2024 9:38:20 AM
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Color: ■
Layer:
Space:



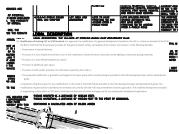
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Date: 7/9/2024 9:38:28 AM
Status:
Color: ■
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Space:

delete



Subject: Text Box
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/9/2024 9:39:50 AM
Status:
Color: ■
Layer:
Space:

This will require a PUD modification of LDC Section 8.4.4. C and E. and ECM Sections XXXXX.

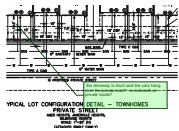


Subject: Image
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/9/2024 9:42:18 AM
Status:
Color: ■
Layer:
Space:



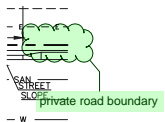
Subject: Planner
Page Label: [1] DP-02
Author: dsdparsons
Date: 7/8/2024 1:03:17 PM
Status:
Color: ■
Layer:
Space:

? this is County



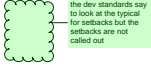
Subject: Planner
Page Label: [1] DP-02
Author: dsdparsons
Date: 7/8/2024 1:06:03 PM
Status:
Color: ■
Layer:
Space:

the driveway is short and the cars hang over the private road? no sidewalk on private roads?



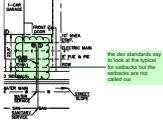
Subject: Planner
Page Label: [1] DP-02
Author: dsdparsons
Date: 7/8/2024 1:13:49 PM
Status:
Color: ■
Layer:
Space:

private road boundary



Subject: Planner
Page Label: [1] DP-02
Author: dsdparsons
Date: 7/8/2024 1:21:06 PM
Status:
Color: ■
Layer:
Space:

the dev standards say to look at the typical for setbacks but the setbacks are not called out

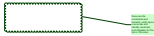


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Space:

the dev standards say to look at the typical for setbacks but the setbacks are not called out



Subject: Image
Page Label: [1] DP-02
Author: dsdparsons
Date: 7/8/2024 1:43:48 PM
Status:
Color: ■
Layer:
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Subject: Planner
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Author: dsdparsons
Date: 7/8/2024 1:44:37 PM
Status:
Color: ■
Layer:
Space:

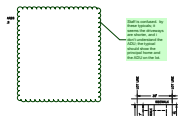
these are the constraints and hazards: verify layout is accurate and identify constraint, and mitigation for the lots in the notes



Subject: Planner
Page Label: [1] DP-02
Author: dsdparsons
Date: 7/8/2024 1:44:46 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
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Author: dsdparsons
Date: 7/8/2024 1:44:47 PM
Status:
Color: ■
Layer:
Space:



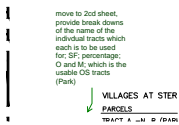
Subject: Planner
Page Label: [1] DP-03
Author: dsdparsons
Date: 7/8/2024 1:26:13 PM
Status:
Color: ■
Layer:
Space:

Staff is confused. by these typicals; it seems the driveways are shorter, and i don't understand the ADU; the typical should show the principal home and the ADU on the lot.

what is a use agreement area? it was not in LOI and its not explained anywhere? is this land to be O and M by district? should it be in tract?

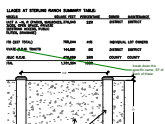
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Author: dsdparsons
Date: 7/8/2024 1:27:07 PM
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Color: ■
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what is a use agreement area? it was not in LOI and its not explained anywhere? is this land to be O and M by district? should it be in tract?



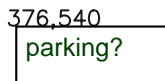
Subject: Callout
Page Label: [1] DP-04
Author: dsdparsons
Date: 7/8/2024 12:29:47 PM
Status:
Color: ■
Layer:
Space:

move to 2cd sheet, provide break downs of the name of the individual tracts which each is to be used for; SF; percentage; O and M; which is the usable OS tracts (Park)



Subject: Callout
Page Label: [1] DP-04
Author: dsdparsons
Date: 7/8/2024 12:30:21 PM
Status:
Color: ■
Layer:
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break down the specific name, SF of each of these



Subject: Text Box
Page Label: [1] DP-04
Author: dsdparsons
Date: 7/8/2024 12:31:34 PM
Status:
Color: ■
Layer:
Space:

parking?



Subject: Planner
Page Label: [1] DP-04
Author: dsdparsons
Date: 7/8/2024 1:46:19 PM
Status:
Color: ■
Layer:
Space:

is this the noisewall?

label use

Subject: Planner
Page Label: [1] DP-04
Author: dsdparsons
Date: 7/8/2024 1:47:24 PM
Status:
Color: ■
Layer:
Space:

label use



Subject: Planner
Page Label: [1] DP-07
Author: dsdparsons
Date: 7/8/2024 1:48:26 PM
Status:
Color: ■
Layer:
Space:

this needs to be clearly depicted as parking tract not ROW

(C)Parking Design Standards. The following design requirements shall apply to all parking areas except those serving single family and duplex uses. (1)Circulation within Parking Areas. (a)Parking Areas Provided with Internal Circulation System. Parking areas shall be designed to provide circulation between drive aisles without the need to enter adjacent roads or other lots or parcels. (g)No Backing into Public Right-of-Way. No vehicle leaving a parking space shall be allowed to back into a public right-of-way.

Subject: Text Box
Page Label: [1] DP-07
Author: dsdparsons
Date: 7/8/2024 1:51:51 PM
Status:
Color: ■
Layer:
Space:

(C)Parking Design Standards. The following design requirements shall apply to all parking areas except those serving single family and duplex uses.(1)Circulation within Parking Areas. (a)Parking Areas Provided with Internal Circulation System. Parking areas shall be designed to provide circulation between drive aisles without the need to enter adjacent roads or other lots or parcels.

(g)No Backing into Public Right-of-Way. No vehicle leaving a parking space shall be allowed to back into a public right-of-way.

6.2.5. Parking, Loading and Maneuvering Standards

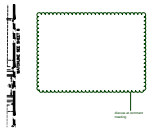
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Author: dsdparsons
Date: 7/8/2024 1:51:56 PM
Status:
Color: ■
Layer:
Space:

6.2.5. Parking, Loading and Maneuvering Standards

Residential, Single-Family
Single Family2 spaces per dwelling unit
Single Family, Attached2 spaces per dwelling unit, plus 1 guest space per 4 units.

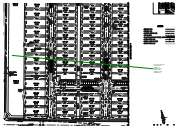
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Author: dsdparsons
Date: 7/8/2024 1:52:26 PM
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Space:

Residential, Single-Family
Single Family2 spaces per dwelling unit
Single Family, Attached2 spaces per dwelling unit, plus 1 guest space per 4 units.



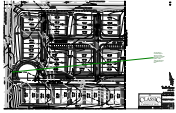
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Page Label: [1] DP-07
Author: dsdparsons
Date: 7/8/2024 1:53:02 PM
Status:
Color: ■
Layer:
Space:

discuss at comment meeting



Subject: Callout
Page Label: [1] DP-08
Author: dsdparsons
Date: 7/8/2024 12:22:24 PM
Status:
Color: ■
Layer:
Space:

is there a pocket park w amenities to support the community and density and to support the PUD modifications?



Subject: Callout
Page Label: [1] PU-PG-10
Author: dsdparsons
Date: 7/8/2024 12:23:34 PM
Status:
Color: ■
Layer:
Space:

Do you want to increase height to allow for it under zoning so no changes are made at final grade? - allow retaining walls to be in setbacks over 7 feet?



Subject: Planner
Page Label: [1] PU-PG-10
Author: dsdparsons
Date: 7/8/2024 1:46:48 PM
Status:
Color: ■
Layer:
Space:

detail please



Subject: Callout
Page Label: [1] PLTG 2674-0122 v.6-L-TS
Author: dsdparsons
Date: 7/8/2024 12:24:03 PM
Status:
Color: ■
Layer:
Space:

title block all sheets please add per checklist



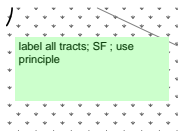
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Page Label: [1] PLTG 2674-0122 v.6-L-TS
Author: dsdparsons
Date: 7/8/2024 1:57:19 PM
Status:
Color: ■
Layer:
Space:

update parking requirements; ADA req



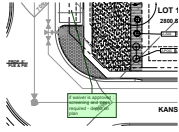
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Page Label: [5] PLTG 2674-0122 v.6-L-4
Author: dsdparsons
Date: 7/8/2024 1:56:17 PM
Status:
Color: ■
Layer:
Space:

see Chapter 6 landscape req for parking areas; ADA required



Subject: Planner
Page Label: [6] PLTG 2674-0122 v.6-L-5
Author: dsdparsons
Date: 7/8/2024 1:55:40 PM
Status:
Color: ■
Layer:
Space:

label all tracts; SF ; use principle



Subject: Planner
Page Label: [9] PLTG 2674-0122 v.6-L-8
Author: dsdparsons
Date: 7/8/2024 1:54:27 PM
Status:
Color: ■
Layer:
Space:

if waiver is approved ; screening and trees required - depict on plan