

VILLAGES AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

PURPOSE AND INTENT:

THE VILLAGES AT STERLING RANCH PUD DEVELOPMENT PLAN AND PRELIM PLAN IS A PROPOSED 237 LOT DETACHED SINGLE-FAMILY AND TOWNHOME COMMUNITY COMPRISED OF DISTINCT RESIDENTIAL CLUSTERS UTILIZING BOTH PUBLIC AND PRIVATE DRIVE AISLES TO ACCESS BOTH FRONT AND REAR LOADED HOMES.

VILLAGES AT STERLING RANCH DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES:

USE	PRINCIPAL USES	NOTES
DWELLINGS - SINGLE FAMILY DETACHED DWELLINGS - SINGLE FAMILY ATTACHED (TOWNHOMES) (WITH OR WITHOUT ACCESSORY DWELLING UNITS (ADU) INTEGRAL TO THE HOME)	WITH 0' (WHEN ATTACHED) OR 5' SIDEYARD SETBACKS	
OPEN SPACE, PARKS AND TRAILS		
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, PARKS	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS	
DISTRICT UTILITIES / DETENTION FACILITIES	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.	
ATTACHED GARAGES	LOTS 1 THRU 237 (LOTS 150-237 MAY NOT HAVE A GARAGE OR INCLUDE DETACHED GARAGES) (SEE BELOW)	
ACCESSORY USES		
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.	
RESIDENTIAL HOME OCCUPATION		
SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY	
DECK (ATTACHED OR DETACHED, COVERED OR UNCOVERED)		
FENCE, WALL OR HEDGE		
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES		
MAILBOXES		
TEMPORARY USES		
MODEL HOME / SUBDIVISION SALES OFFICE		
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE OFFICE	
YARD OR GARAGE SALES		
SPECIAL USES		
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.	
CMRS FACILITY - STEALTH		
DETACHED GARAGE	LOTS 150-237 MAY INCLUDE A DETACHED GARAGE	
ACCESSORY DWELLING UNIT (ADU)	LOTS 118-149 MAY INCLUDE AN ACCESSORY DWELLING UNIT (ADU) INTEGRAL TO THE PRINCIPAL DWELLING UNIT (NOT DETACHED)	

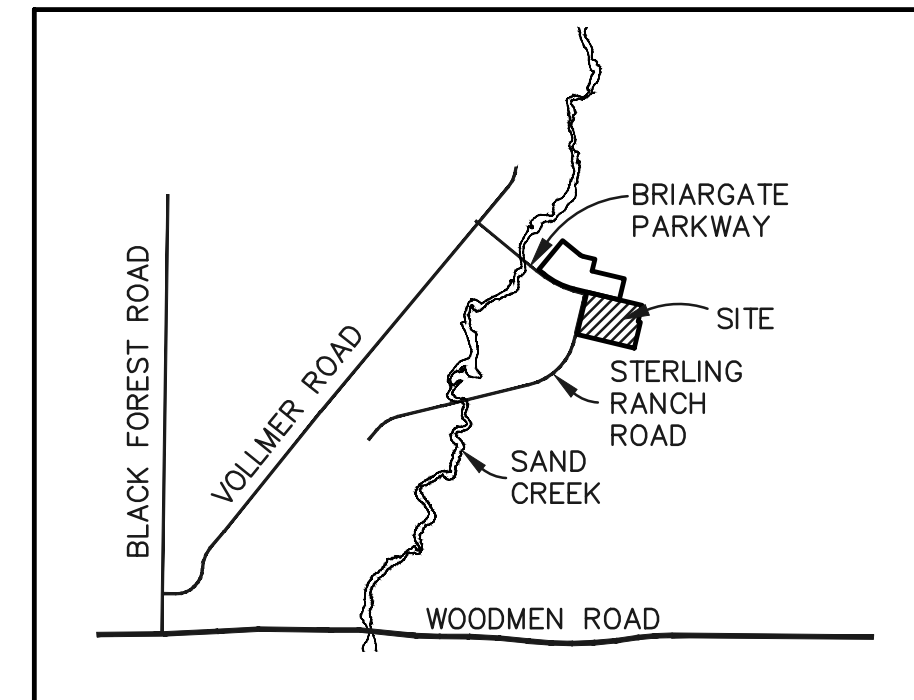
- NOTES:**
- ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF THE VILLAGES AT STERLING RANCH PRELIMINARY PLAN AND PUD DEVELOPMENT PLAN.
 - PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).
 - PERMITTED TEMPORARY USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).
 - PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).
- B. DEVELOPMENT STANDARD FOR ALL RESIDENTIAL LOTS, (SEE LOT TYPICALS ON SHEET 2 AND 3):**
- MAXIMUM LOT COVERAGE: 68 PERCENT.
 MINIMUM LOT SIZE: 1,722 SF.
 MAXIMUM BUILDING HEIGHT: THIRTY FIVE (35) FEET.
 MINIMUM LOT DEPTH: 80.00 FEET.
 OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE).
 FRONT YARD: 5 FEET MIN. (SEE TYPICAL LOT DETAILS - SEE SHEETS 2 & 3)
 ATTACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB TO GARAGE DOOR.
 DETACHED GARAGE: (LOTS 150-237) 10' FROM TRACT OR RIGHT OF WAY.
 NO GARAGE (LOTS 150-237) MINIMUM LOT DEPTH 70' DEEP AND 16' WIDE FROM BACK OF CURB.
 SIDE YARD: 0 FEET OR 5 FEET (SEE TYPICAL LOT DETAIL SHEETS 2 & 3).
 CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT.
 REAR YARD: VARIES (SEE TYPICAL LOT DETAILS SHEETS 2 & 3)
 NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.
- C. LOT LINES:**
- THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
 - FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
 - MINOR ADJUSTMENTS TO LOT LINES, PRIVATE ROADS AND TRACT AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.
- D. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:**
- COVENANTS FOR VILLAGES AT STERLING RANCH WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.
- E. ACCESS LIMITATION:**
- THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO STERLING RANCH ROAD, BRIARGATE PARKWAY, OAK PARK DRIVE, AND INDIANAPOLIS ROAD.
- THE PRIVATE ROADS AS SHOWN WILL BE MAINTAINED BY THE DISTRICT. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

GENERAL NOTES:

- ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY.
- ALL PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
- PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
 - FRONT: FIVE (5) FEET ALONG PUBLIC ROW WITH TEN (10) FEET MVEA
 - SIDE: FIVE (5) FEET PER TYPICAL LOTS DETAILS (SEE SHEETS 2 & 3 / OR ZERO (0) FEET ON TOWNHOMES - LOTS 69 - 117)
 - REAR: FIVE (5) FEET
 - STREETS: TEN (10) FEET
- ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.
- DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND SHALL BE LIMITED TO A TOTAL OF ONE HUNDRED SEVENTY SIX (188) SINGLE FAMILY DETACHED LOTS AND SEVENTY (49) SINGLE FAMILY ATTACHED TOWNHOME LOTS.
- THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 20% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS.
- FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C05336, DATED DECEMBER 7, 2018.
- ALL TRACTS WILL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
- SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
- GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR RADON AND UNSTABLE SLOPE AREAS. A MAP OF THE AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY VILLAGES AT STERLING RANCH PRELIMINARY PLAN PARCEL NO. 14, 15, 20 & 21" PREPARED BY ENTECH ENGINEERING, INC., DATED APRIL 13, 2022 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
 - IN AREAS OF UNSTABLE SLOPE AREAS, THE ENTIRE SITE WILL BE REGRADED, AND SLOPES WILL BE PROPERLY BENCH TO NOT CREATE ANY UNSTABLE SLOPE CONDITIONS.
 - INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION PER THE ENTECH REPORT. RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER SHOULD BE CAREFULLY FOLLOWED ESPECIALLY REGARDING SITE GRADING FOR SURFACE RUNOFF AND PERIMETER DRAINS WHERE SHALLOW GROUNDWATER IS ENCOUNTERED OR EXPECTED. SITE-SPECIFIC SOIL AND FOUNDATION INVESTIGATIONS SHOULD SPECIFICALLY EVALUATE FOR THE PRESENCE OF GROUNDWATER, AND POTENTIALLY EXPANSIVE AND/OR COLLAPSIBLE SOILS AND FILL PRIOR TO FOUNDATION DESIGN.
- HOMEOWNER RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
- IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 100 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE AISLES, NOT IN THE PUBLIC RIGHT-OF-WAY.
- HOMEOWNER IS RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
- NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
- IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 100 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE AISLES, NOT IN THE PUBLIC RIGHT-OF-WAY.
- ADA COMPLIANCE: APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS TO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE STREETS.
- STERLING RANCH METROPOLITAN DISTRICT TO MAINTAIN SITE RETAINING WALLS.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIAN AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
 STERLING RANCH METROPOLITAN DISTRICT NOTE:
 NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, STERLING RANCH METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE, UTILITY, ROADWAY AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- PRIVATE ROADS: THE PRIVATE ROADS ARE SHOWN ON THIS PLAT WERE NOT TO BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

GENERAL PROVISIONS SECTION:

- AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
- APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.
- ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THE DEVELOPMENT PLAN FOR VILLAGES AT STERLING RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN; IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
- RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF VILLAGES AT STERLING RANCH, PROVIDED HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE PASO COUNTY, SHALL BE APPLICABLE.
- ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATIONS ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.
- CONFLICT: WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.
- MAXIMUM LEVEL OF DEVELOPMENT: THE TOTAL OF DWELLINGS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OF SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.
- PROJECT TRACKING: AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.
- OVERALL PROJECT STANDARDS: THE STANDARD ZONING REQUIREMENTS OF EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, AND USE BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED HEREIN.



VICINITY MAP

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1 LDC CHAPTER 8.4.4(E)(2)	PRIVATE ROADS REQUIRE WAIVER	USE OF PRIVATE ROADS SHALL BE LIMITED.	PRIVATE ROADS PROPOSED TO SERVE ONLY PORTIONS OF THIS COMMUNITY.	PRIVATE ROADS PROVIDE MORE FLEXIBILITY FOR THE DEVELOPMENT TO ACCOMMODATE THE UNIQUE COMMUNITY HOMES PROPOSED ON THE SITE. THE PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
2 LDC CHAPTER 8.4.4(E)(3)	PRIVATE ROADS TO MEET COUNTY STANDARDS	PRIVATE ROADS SHALL BE CONSTRUCTED AND MAINTAINED TO ECM STANDARDS	ROAD WIDTH AND ROADWAY TERMINATIONS (SEE 3 AND 4 BELOW)	
3 ECM SECTION 2.2.4.B.7 FIGURE 2-17 AND ECM TABLE 2-7	TYPICAL URBAN LOCAL (LOW VOLUME) CROSS SECTION	24' PAVED WIDTH, 12' LANE WIDTH	22' PAVED WIDTH, 11' LANE WIDTH	A SMALLER PRIVATE ROAD CROSS SECTION, COMPACT ROAD DESIGN, AND THE USE OF A HAMMERHEAD TURNAROUND WILL ACHIEVE THE GOAL OF PROVIDING BOTH RESIDENTS AND EMERGENCY RESPONDERS ACCESS. ECM STANDARD DOES NOT TAKE INTO ACCOUNT REDUCTION IN SPEED DUE TO THE T-INTERSECTIONS ASSOCIATED WITH THESE VERY SMALL TURN AROUND AREAS.
5 ECM SECTION 2.3.8	ROADWAY TERMINATIONS	URBAN CUL-DE-SAC PERMANENT TURNAROUNDS NOT PERMITTED	PERMANENT HAMMERHEAD TURNAROUND PROPOSED ON AMES HEIGHTS, JANSVILLE HEIGHTS, MILWAUKEE HEIGHTS, NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS, AND SOUTH BEND HEIGHTS.	
4 8.4.4.C PUBLIC ROADS REQ. LDC CHAPTER	LOT AREA AND DIMENSIONS	LOTS TO HAVE FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	LOTS UTILIZING PRIVATE SHARED DRIVEWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD	THE PROPOSED UNIQUE LOT CONFIGURATION AND COMMUNITY DESIGN REFLECT THE NEED FOR PRIVATE ROADWAYS THAT DIRECTLY CONNECT TO PUBLIC STREETS.

LEGAL DESCRIPTION

LEGAL DESCRIPTION: THE VILLAGES AT STERLING RANCH EAST PRELIMINARY PLAN

A PARCEL OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°09'29"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S21°29'22"E, A DISTANCE OF 4555.24 FEET TO THE POINT OF BEGINNING;

THENCE S76°31'31"E, A DISTANCE OF 1469.77 FEET;

THENCE S13°28'29"W, A DISTANCE OF 440.00 FEET;

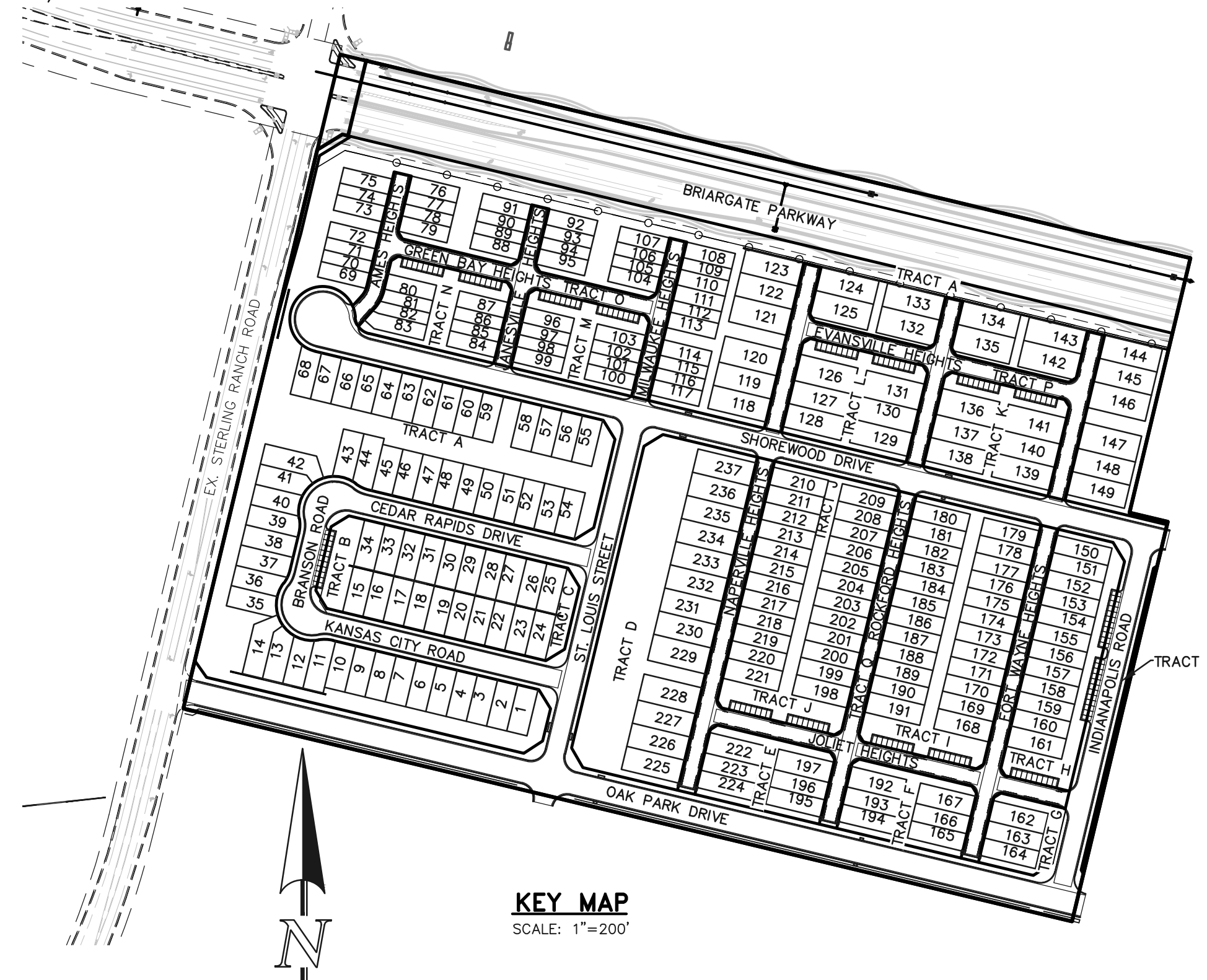
THENCE S76°31'31"E, A DISTANCE OF 66.21 FEET;

THENCE S13°28'29"W, A DISTANCE OF 690.84 FEET;

THENCE N76°31'31"W, A DISTANCE OF 1535.98 FEET;

THENCE N13°28'29"E, A DISTANCE OF 1130.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 39.206 ACRES



KEY MAP

SCALE: 1"=200'

DEVELOPMENT DATA:

EXISTING ZONING:	RR-5
TAX SCHEDULE NO.:	5200000552
TOTAL AREA:	39.058 ACRES
NUMBER OF LOTS:	237
TOTAL LOT AREA:	16.08 ACRES (41%)
AVERAGE LOT SIZE:	2,955 SF
MINIMUM LOT SIZE:	1,722 SF
MINIMUM LOT WIDTH:	20.5'
MINIMUM LOT DEPTH:	80.0'
GROSS DENSITY:	6.07 DU/AC
NET DENSITY (W/O PUBLIC ROW & PRIVATE ROW TRACTS):	9.59 DU/AC
ROW (PUBLIC)	11.01 ACRES (28%)
ROW (PRIVATE TRACT)	3.33 ACRES (9%)
TOTAL OPEN SPACE:	8.49 ACRES (22%)
MAXIMUM LOT COVERAGE:	68%

OWNER CERTIFICATION:

CLASSIC SRJ LAND, LLC
 NAME OF LANDOWNER

LANDOWNER'S SIGNATURE _____

STATE OF COLORADO }
 COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

I / WE, CAPSTONE TITLE, A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I / WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNER IN FEE SIMPLE BY _____ AT THE TIME OF THIS APPLICATION.

SIGNATURE _____

STATE OF COLORADO }
 COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COUNTY CERTIFICATION:

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN THE ACCORDANCE WITH THE _____ (BOARD RESOLUTION OR MOTION #) (DATE) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT _____ DATE _____

BOARD OF COUNTY COMMISSIONER _____ DATE _____

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO }
 COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____ EL PASO COUNTY CLERK AND RECORDER

SHEET INDEX

COVER SHEET	SHEET 1	OF 27
PUD & PRELIMINARY PLAN	SHEETS 2-9	OF 27
PRELIMINARY GRADING & UTILITIES PLAN	SHEETS 10-15	OF 27
LANDSCAPE TITLE SHEET	SHEET 16	OF 27
LANDSCAPE PLAN - OVERALL	SHEET 17	OF 27
LANDSCAPE PLAN	SHEETS 18-26	OF 27
DETAILS	SHEET 27	OF 27



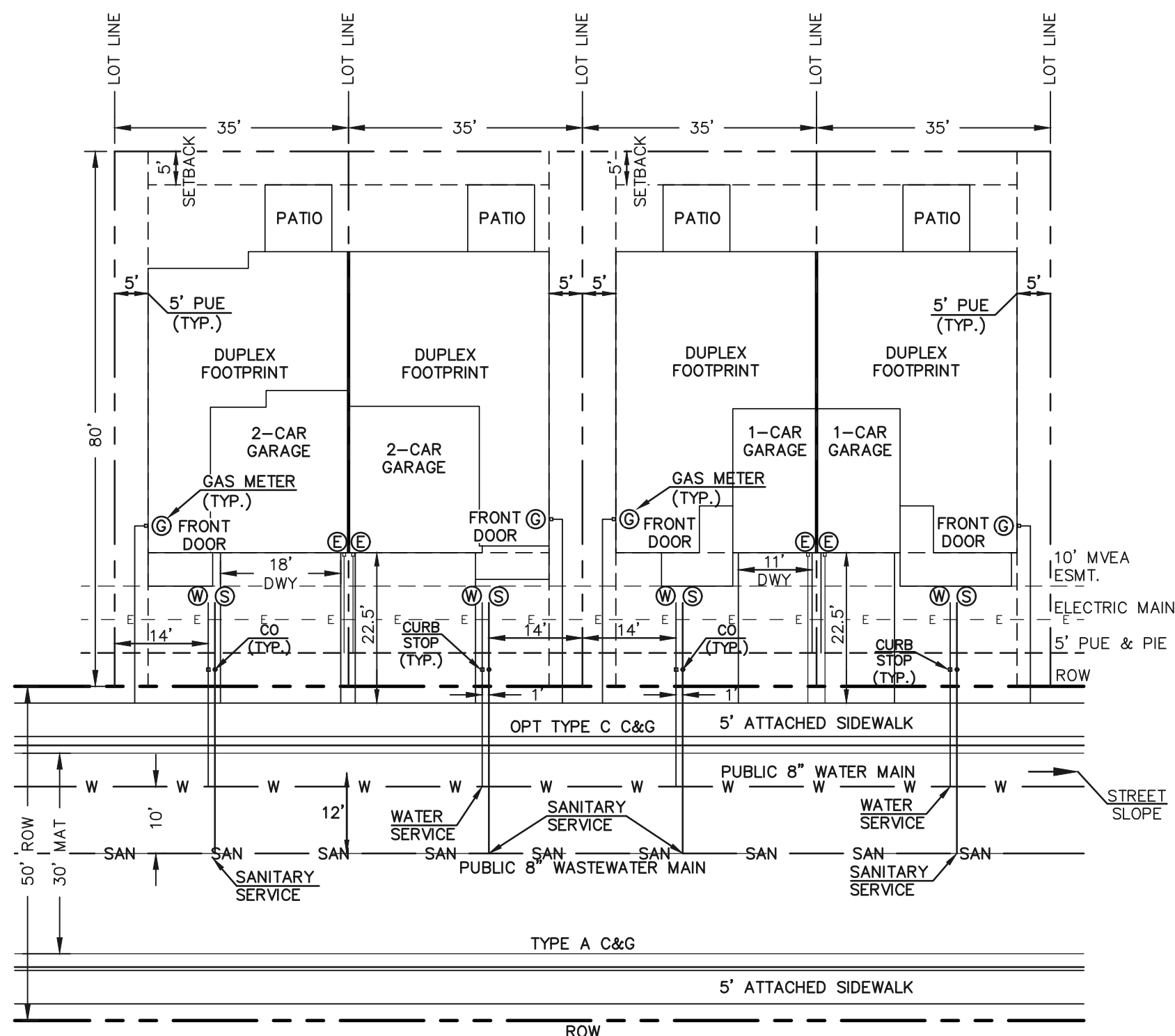
VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
 TITLE SHEET

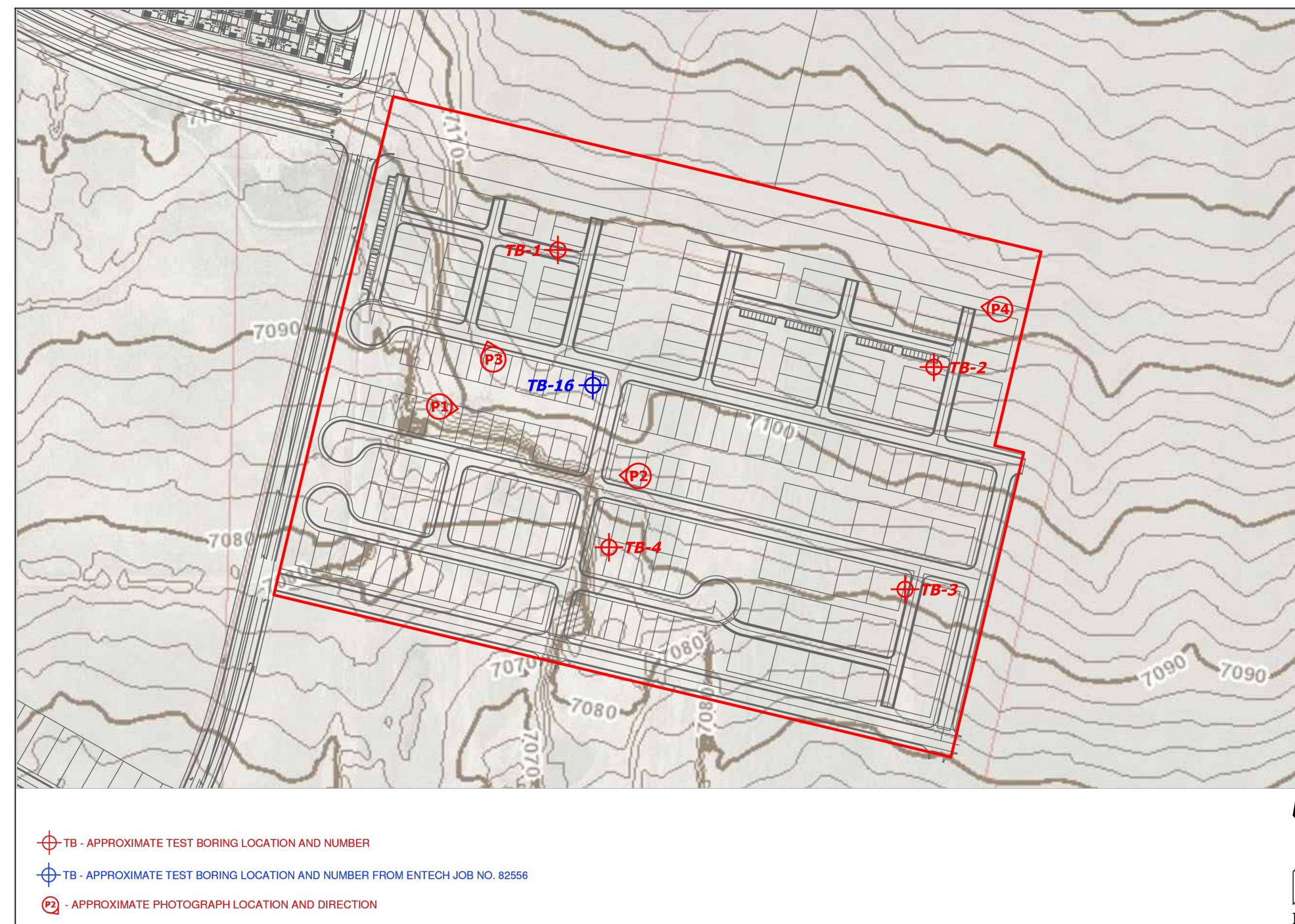
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	1 OF 27
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26	

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



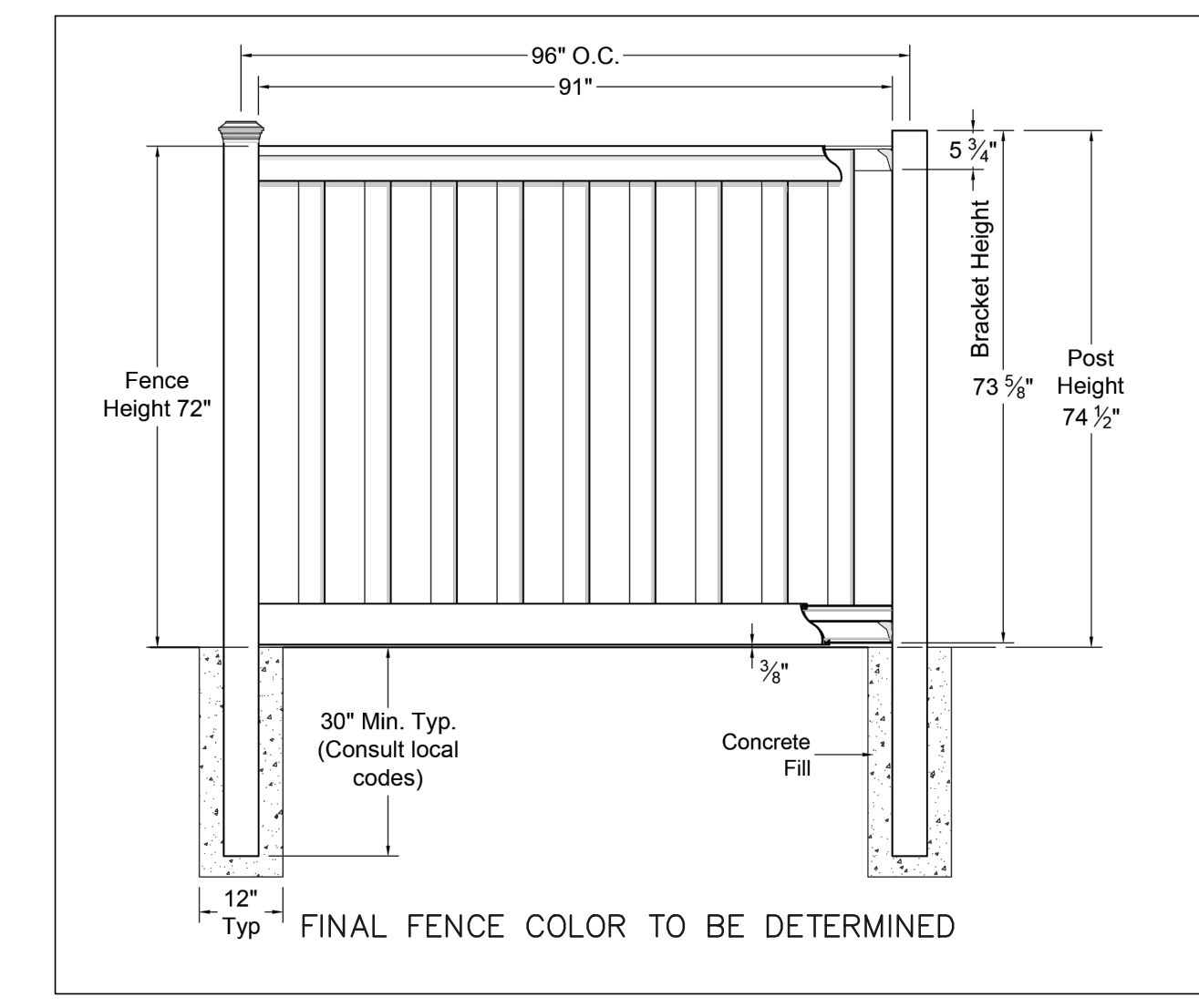


TYPICAL LOT CONFIGURATION DETAIL – DUPLEX
PUBLIC STREET (URBAN LOCAL, 50' ROW)
 KANSAS CITY ROAD, BRANSON ROAD, CEDAR RAPIDS DRIVE, SHOREWOOD DRIVE
 SCALE: 1"=20' (H)
 (ATTACHED SINGLE FAMILY)
LOTS 1-68

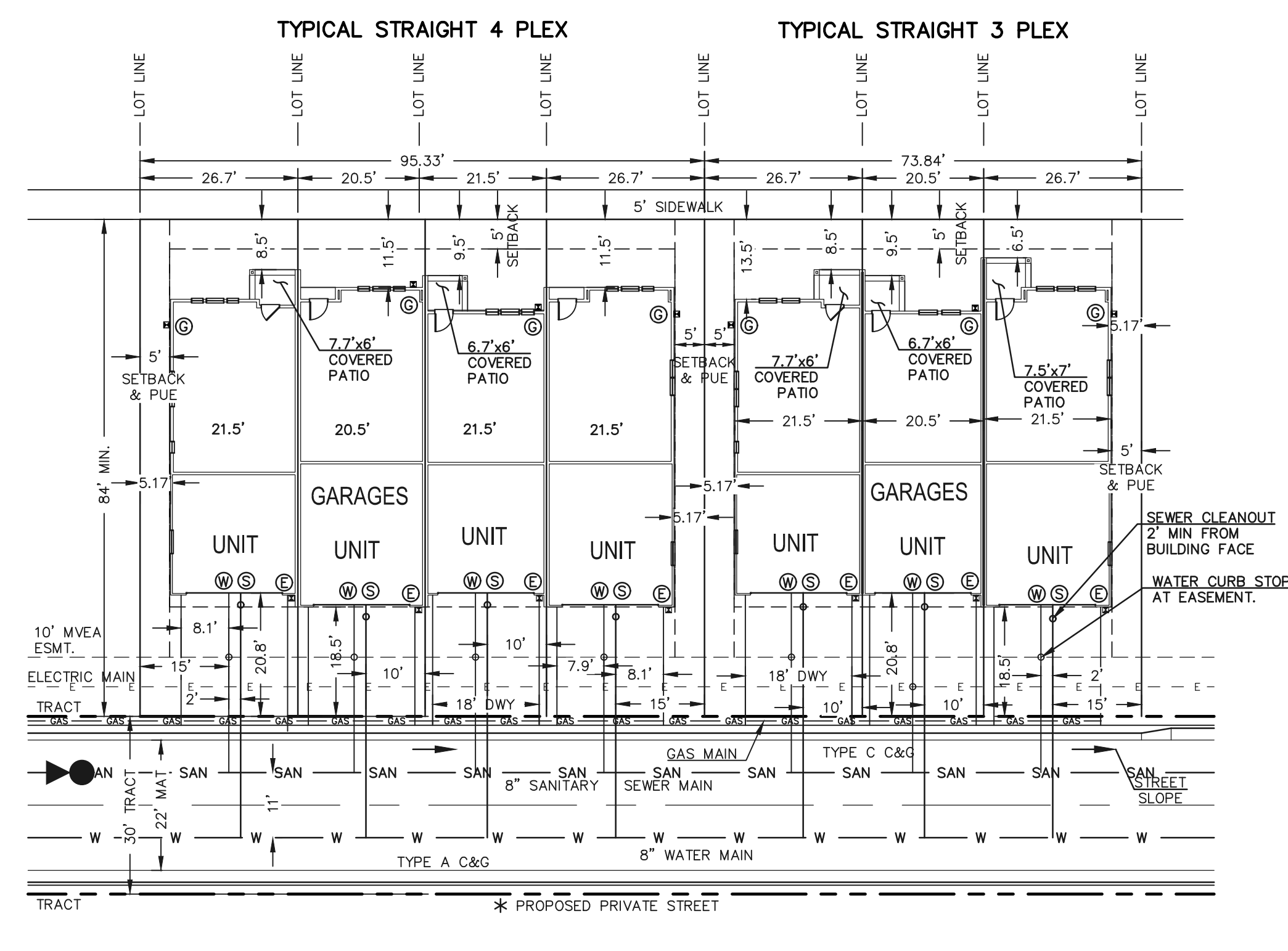


NOTE:

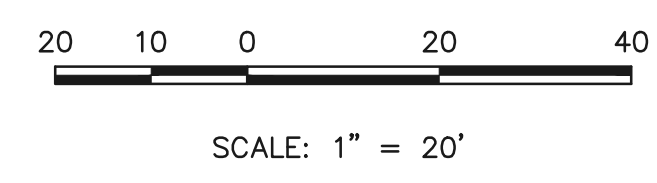
GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR RADON AND UNSTABLE SLOPE AREAS. A MAP OF THE AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY VILLAGES AT STERLING RANCH PRELIMINARY PLAN PARCEL NO. 14, 15, 20 & 21" PREPARED BY ENTECH ENGINEERING, INC., DATED APRIL 13, 2022 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. IN AREAS OF UNSTABLE SLOPE AREAS, THE ENTIRE SITE WILL BE REGRADED, AND SLOPES WILL BE PROPERLY BENCHMARKED TO NOT CREATE ANY UNSTABLE SLOPE CONDITIONS. INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION PER THE ENTECH REPORT. RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER SHOULD BE CAREFULLY FOLLOWED ESPECIALLY REGARDING SITE GRADING FOR SURFACE RUNOFF AND PERIMETER DRAINS WHERE SHALLOW GROUNDWATER IS ENCOUNTERED OR EXPECTED. SITE-SPECIFIC SOIL AND FOUNDATION INVESTIGATIONS SHOULD SPECIFICALLY EVALUATE FOR THE PRESENCE OF GROUNDWATER, AND POTENTIALLY EXPANSIVE AND/OR COLLAPSIBLE SOILS AND FILL PRIOR TO FOUNDATION DESIGN.



6' COMPOSITE PRIVACY FENCE



TYPICAL LOT CONFIGURATION DETAIL – TOWNHOMES
PRIVATE STREET
 AMES HEIGHTS, JANESVILLE HEIGHTS, MILWAUKEE HEIGHTS
 SCALE: 1"=20' (H)
 (ATTACHED SINGLE FAMILY)
LOTS 69-117
 NO PARKING / FIRE LANE SIGNAGE PER CSFD STANDARDS
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS



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

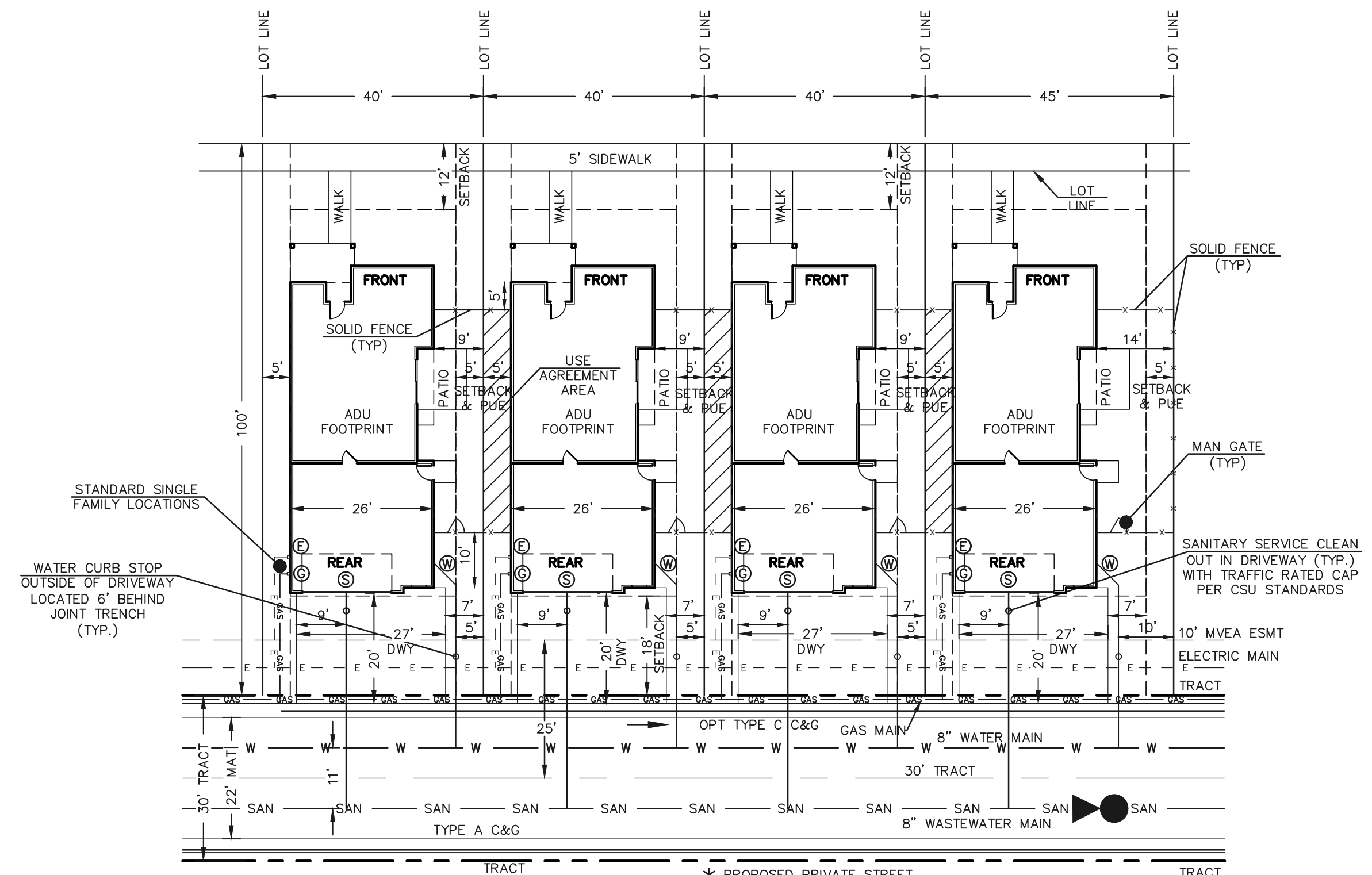
EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

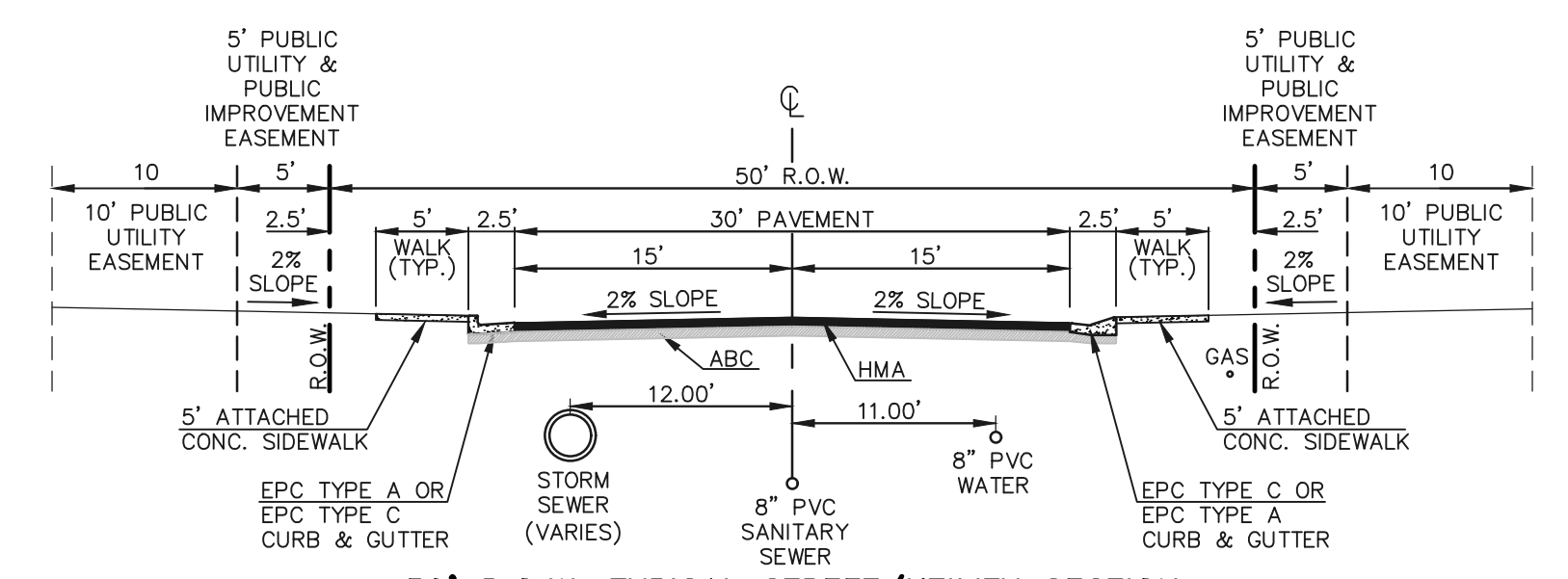
PUD DEVELOPMENT PLAN
 TYPICAL LOT TEMPLATES

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 20'	SHEET	2 OF 27
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26	

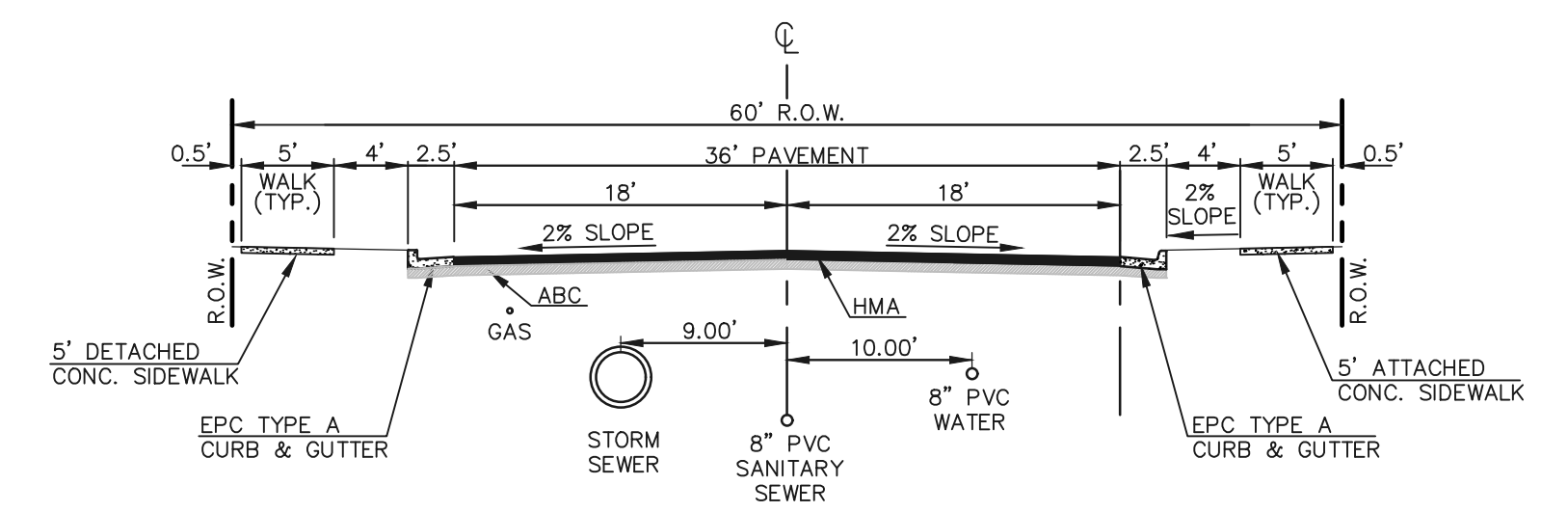
N:\18326\DRAWINGS\DEVELOPMENT\18326_02.dwg, 5/20/2024, 2:15:02 PM, 1:1



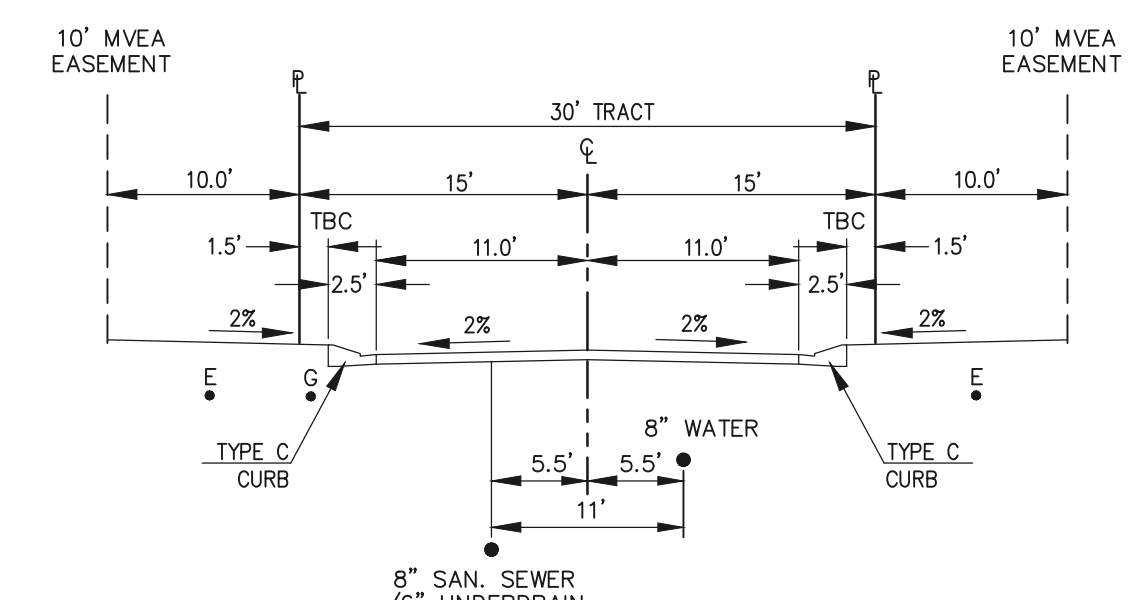
TYPICAL LOT CONFIGURATION DETAIL – ADU PRIVATE STREET
 NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS
 SCALE: 1"=20' (H)
 (DETACHED SINGLE FAMILY)
LOTS 118-149, 225-237
 NO PARKING / FIRE LANE SIGNAGE PER CSFD STANDARDS
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS



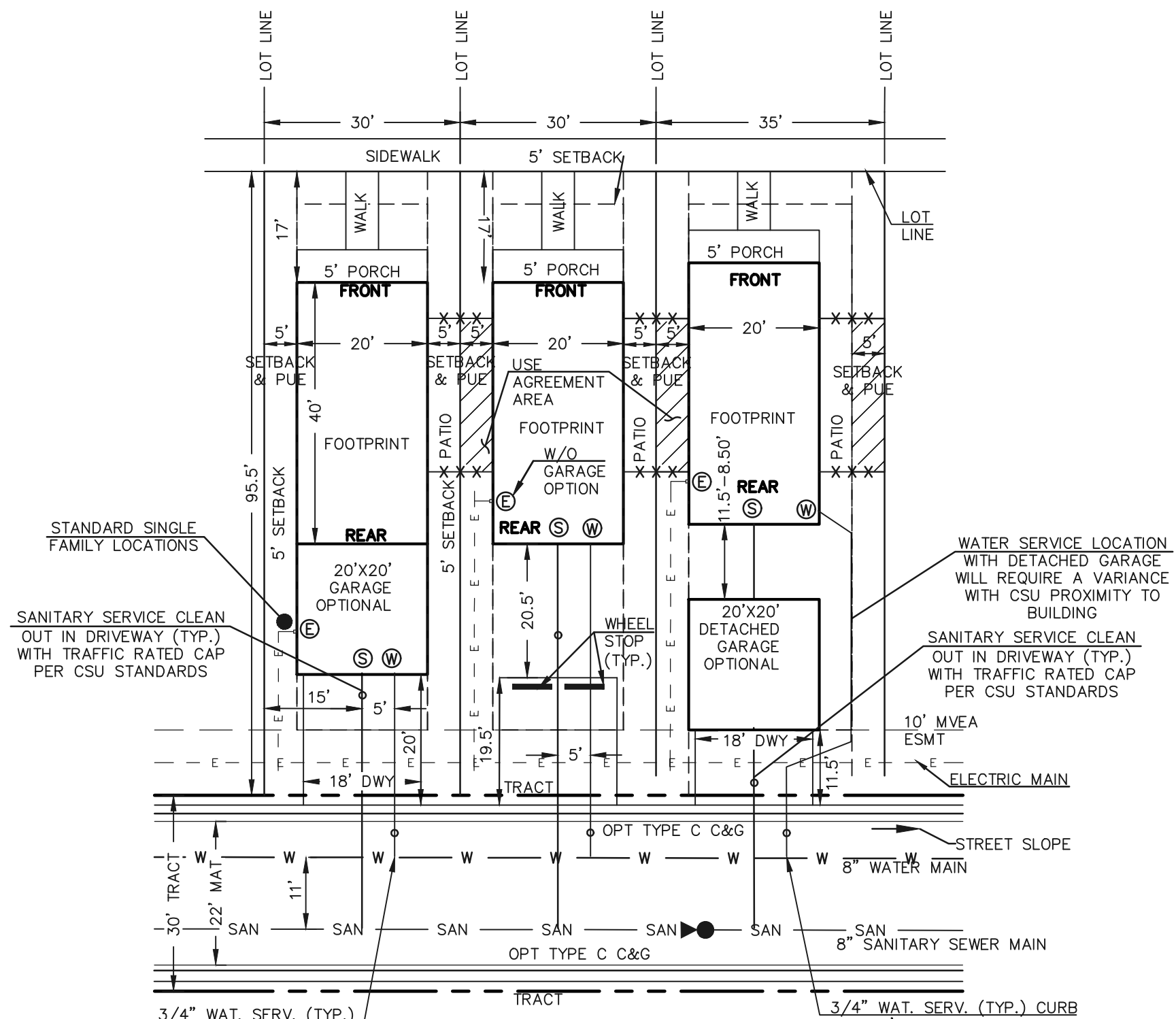
50' R.O.W. TYPICAL STREET/UTILITY SECTION
 URBAN LOCAL ROADWAY
 N.T.S.



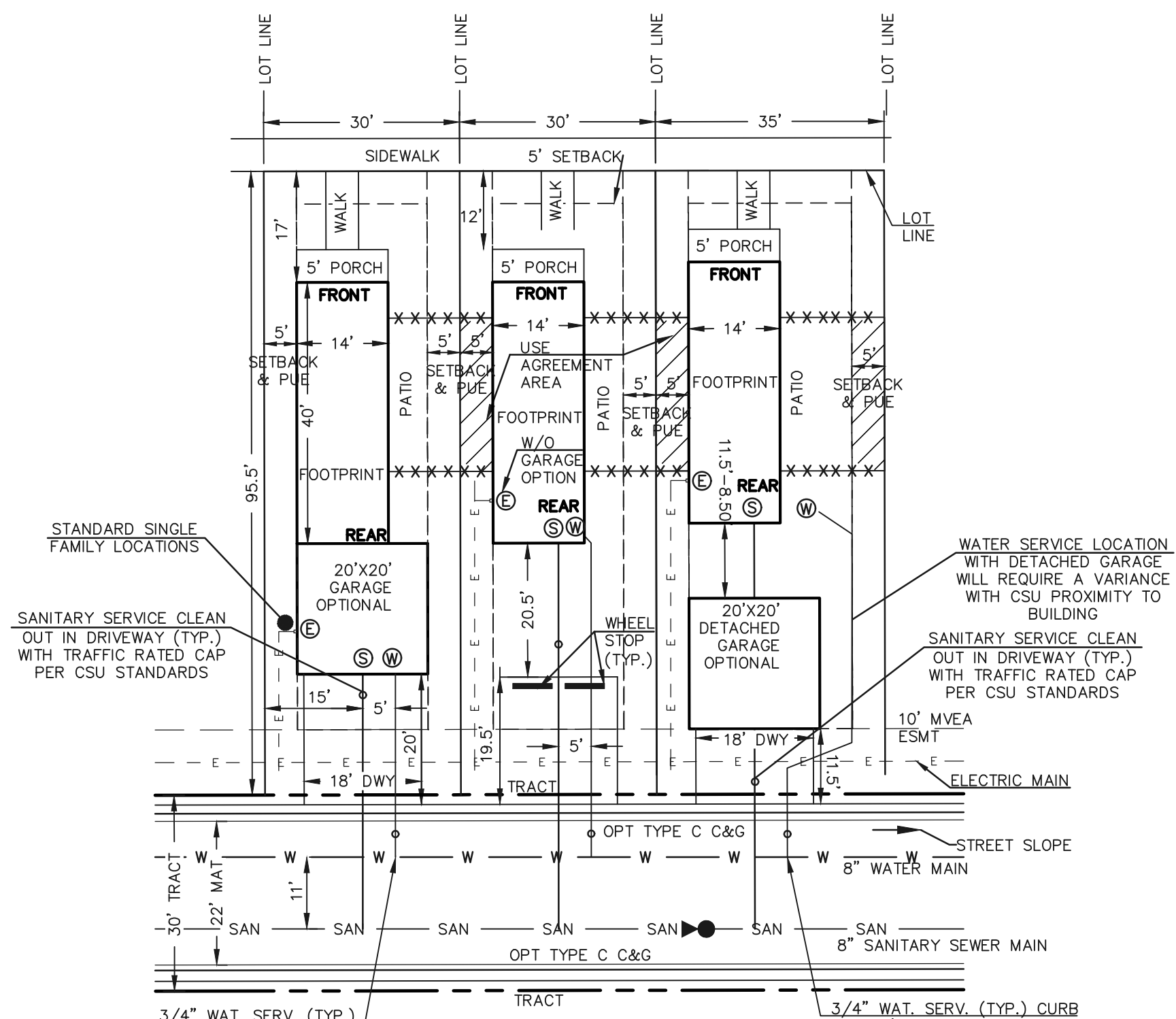
60' R.O.W. TYPICAL STREET/UTILITY SECTION
 URBAN RESIDENTIAL COLLECTOR
 N.T.S.



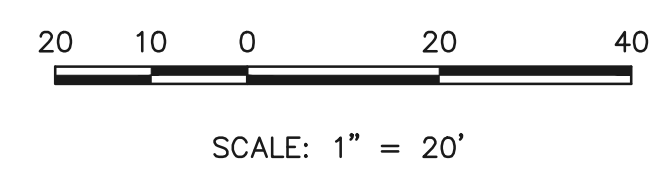
30' ROAD RESIDENTIAL (ACCESS) PRIVATE TRACT
 N.T.S.
 NO PARKING ALLOWED



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

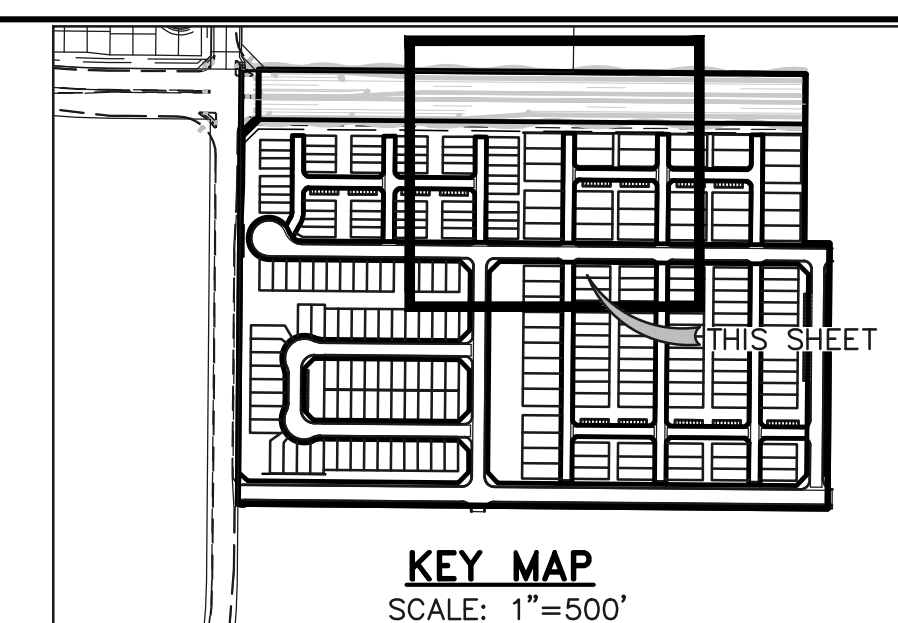


EL PASO COUNTY FILE NO.: PUD SP-22-006

		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

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

N:\18326\UPR\AWG\SS\DEVELOPMENT\18326_03.dwg, 5/20/2024, 2:15:35 PM, 11



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 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
PROP. 25' LANDSCAPE SETBACK & SCREENWALL
PROP. 15' ACCESS & UTILITY EASEMENT
PROP. MVEA EASEMENT
PROP. 7' MAX. HT. RETAINING WALL
PROP. 5' SIDEWALK (TYP.)

TRACT A
180,952 SF
4.154 AC

TRACT P
38,995 SF

EVANSVILLE HEIGHTS
(30' PRIVATE ROAD)

ROCKFORD HEIGHTS
(30' PRIVATE ROAD)

TRACT O
37,024 SF

TRACT M
12,553 SF

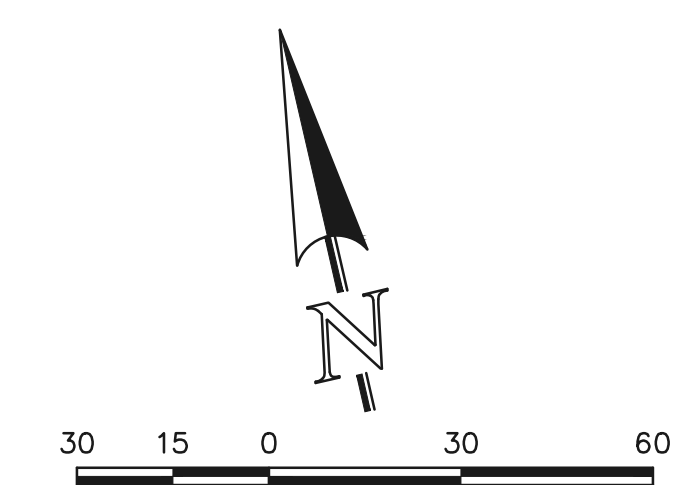
TRACT L
10,287 SF

SHOREWOOD DRIVE
(PUBLIC LOCAL, 50' ROW)

ST. LOUIS STREET
(PUBLIC LOCAL, 50' ROW)

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6



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	5 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)

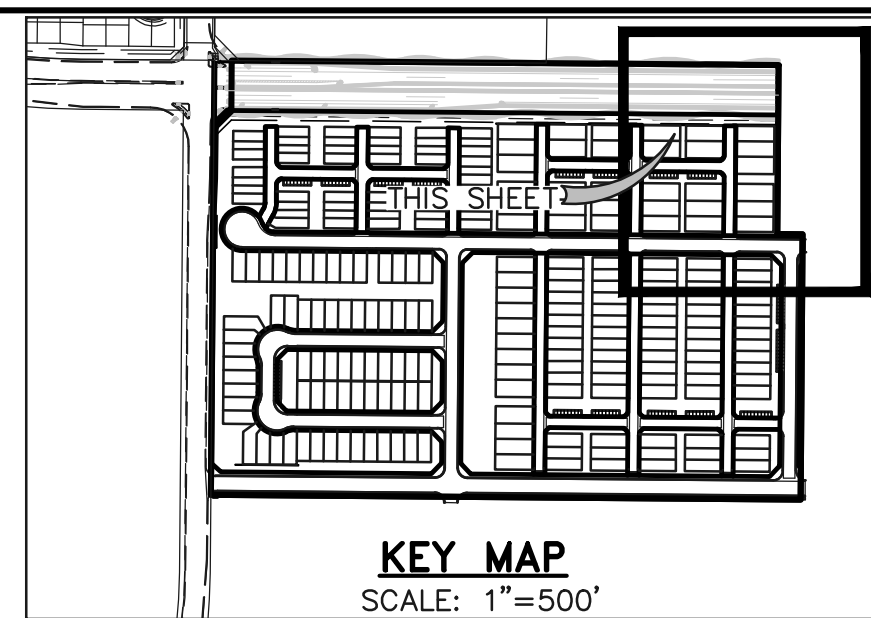
N:\18326\DRAWINGS\REVISED\18326-05.dwg, 5/20/2024, 2:17:44 PM, 11

UNPLATTED
FUTURE SINGLE FAMILY

S76°31'31"E
819.68'
BOUNDARY/ROW

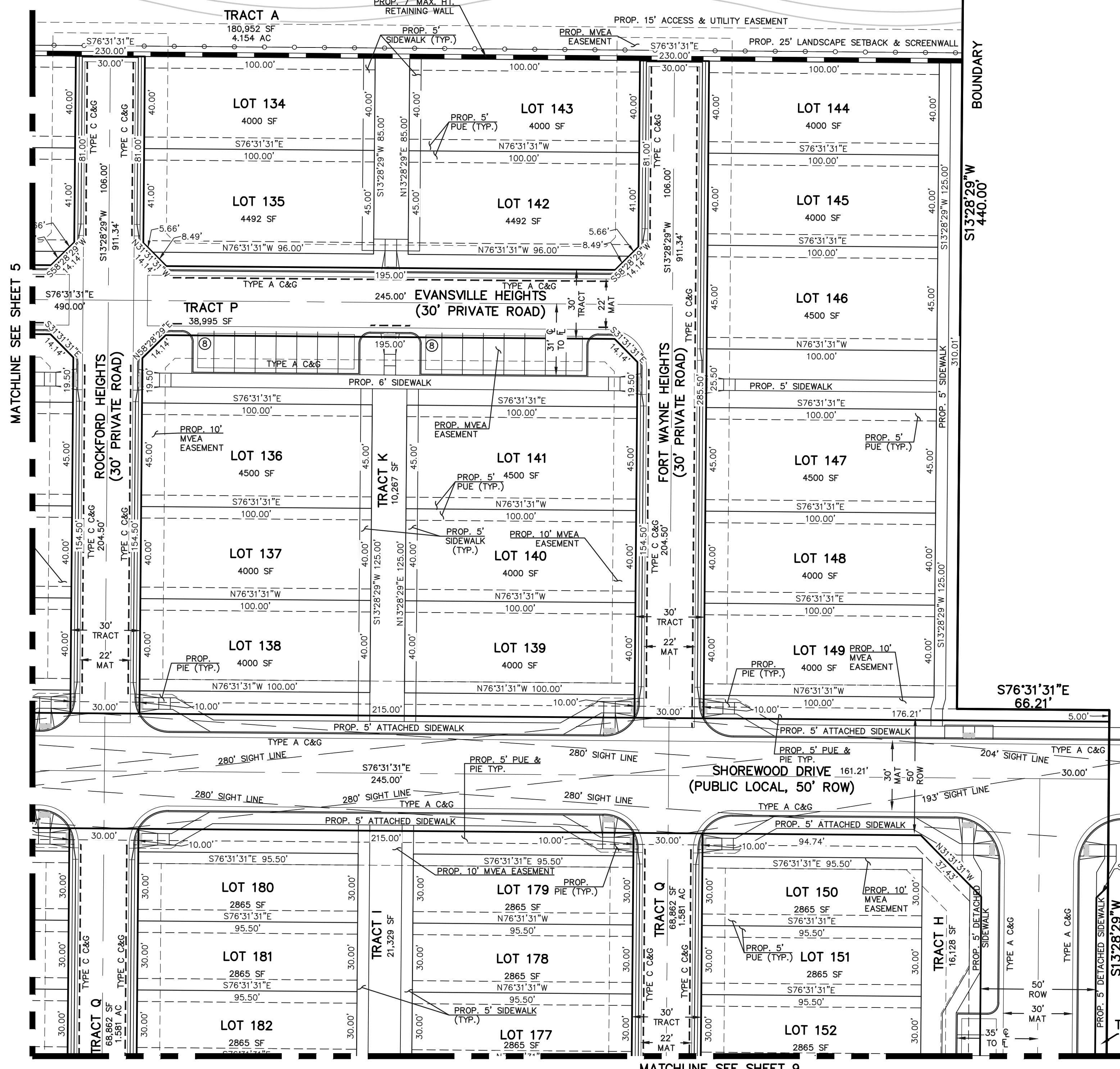
UNPLATTED
FUTURE BRIARGATE PARKWAY
RIGHT OF WAY

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



LEGEND

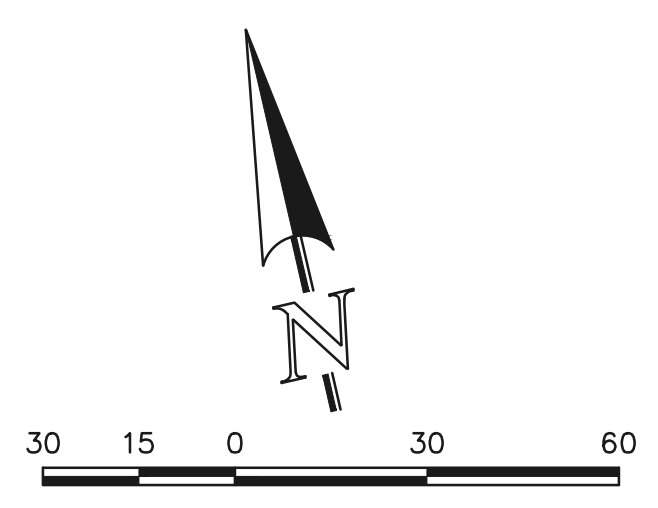
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE



MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 9

UNPLATTED
FUTURE SINGLE FAMILY



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



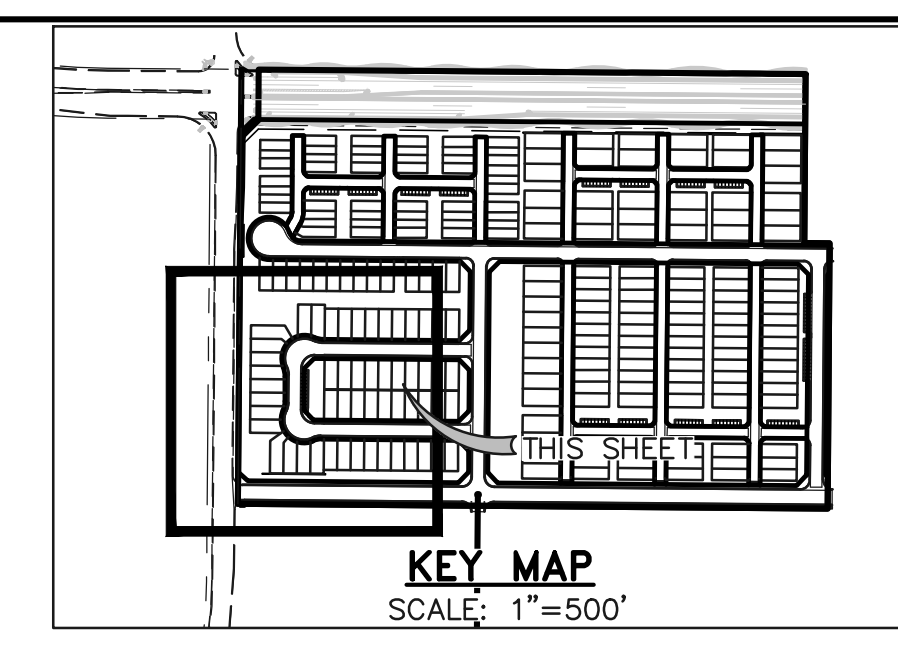
VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

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

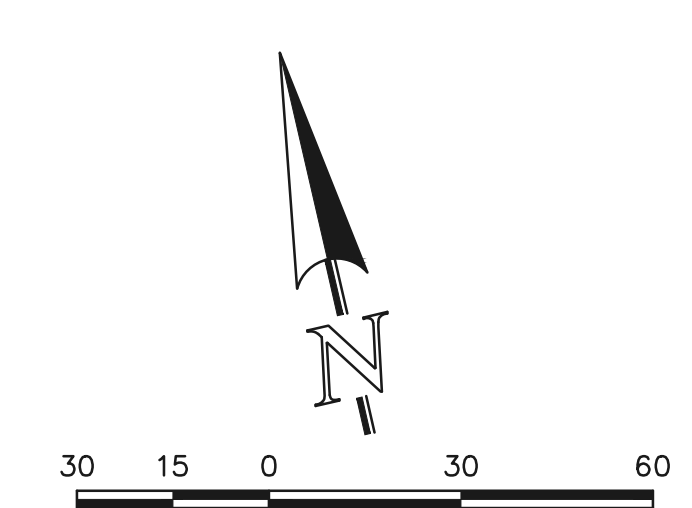
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

N:\18326\UPR\AWINGS\DEVELOPMENT\18326 - 06.dwg, 5/20/2024 2:28:44 PM, 1:1



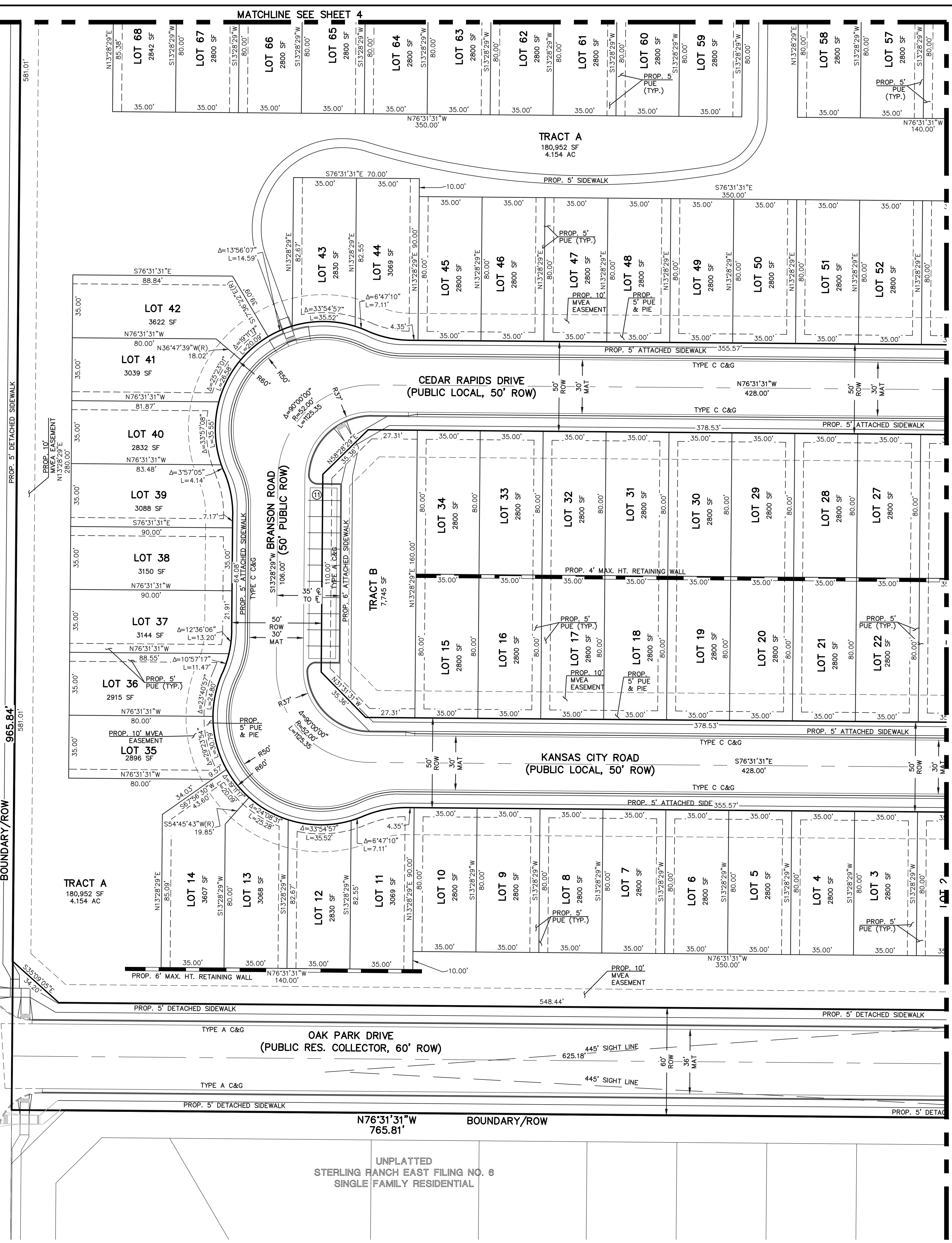
LEGEND

- 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



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

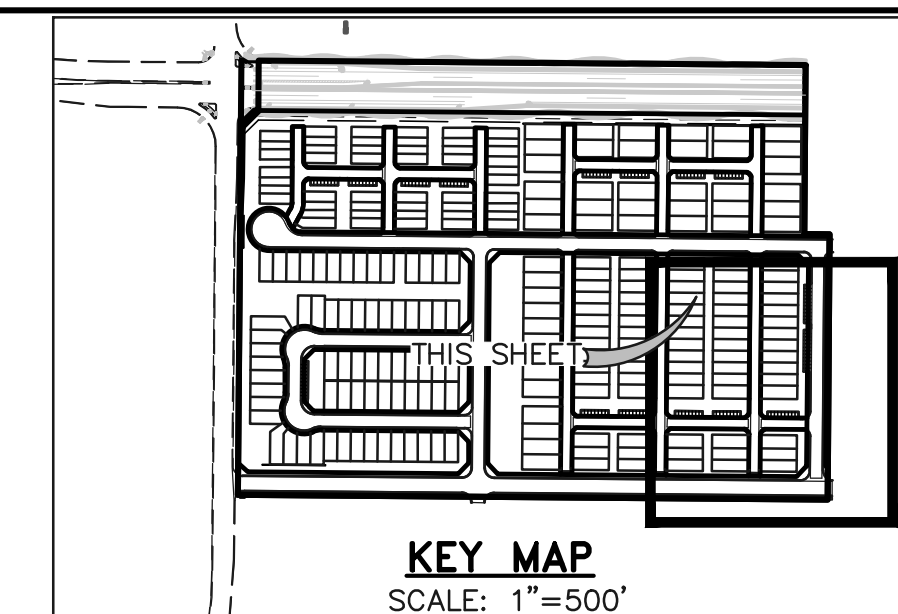
VILLAGES AT STERLING RANCH			
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN			
DESIGNED BY	EAS	SCALE	DATE 11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET 7 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26



STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE

UNPLATTED
STERLING RANCH EAST FILING NO. 8
SINGLE FAMILY RESIDENTIAL

N:\118326\DRAWINGS\DEVELOPMENT\118326_06-07.dwg, 5/20/2024, 2:29:50 PM, 1:1



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



SCALE: 1" = 30'

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

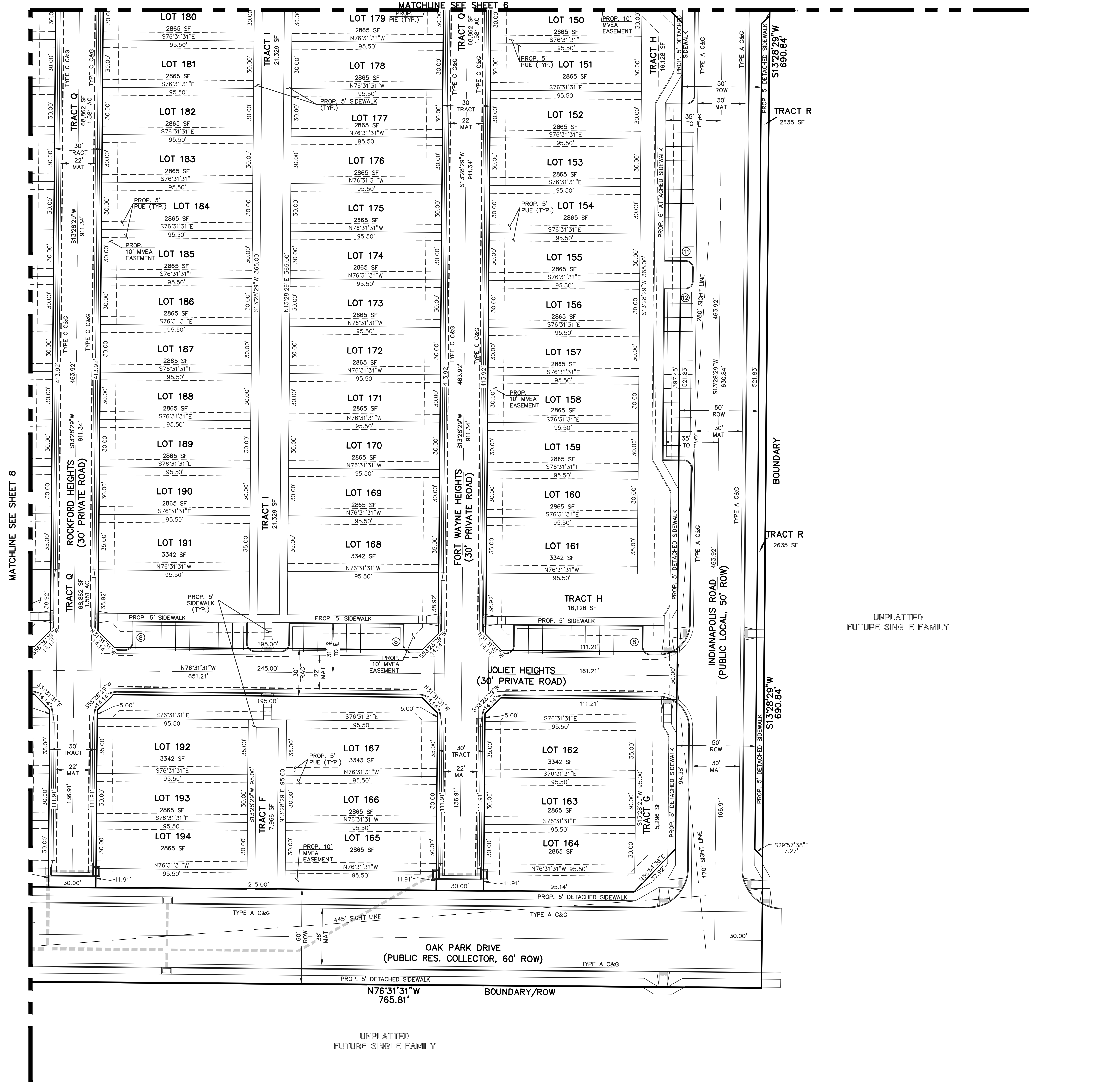
VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

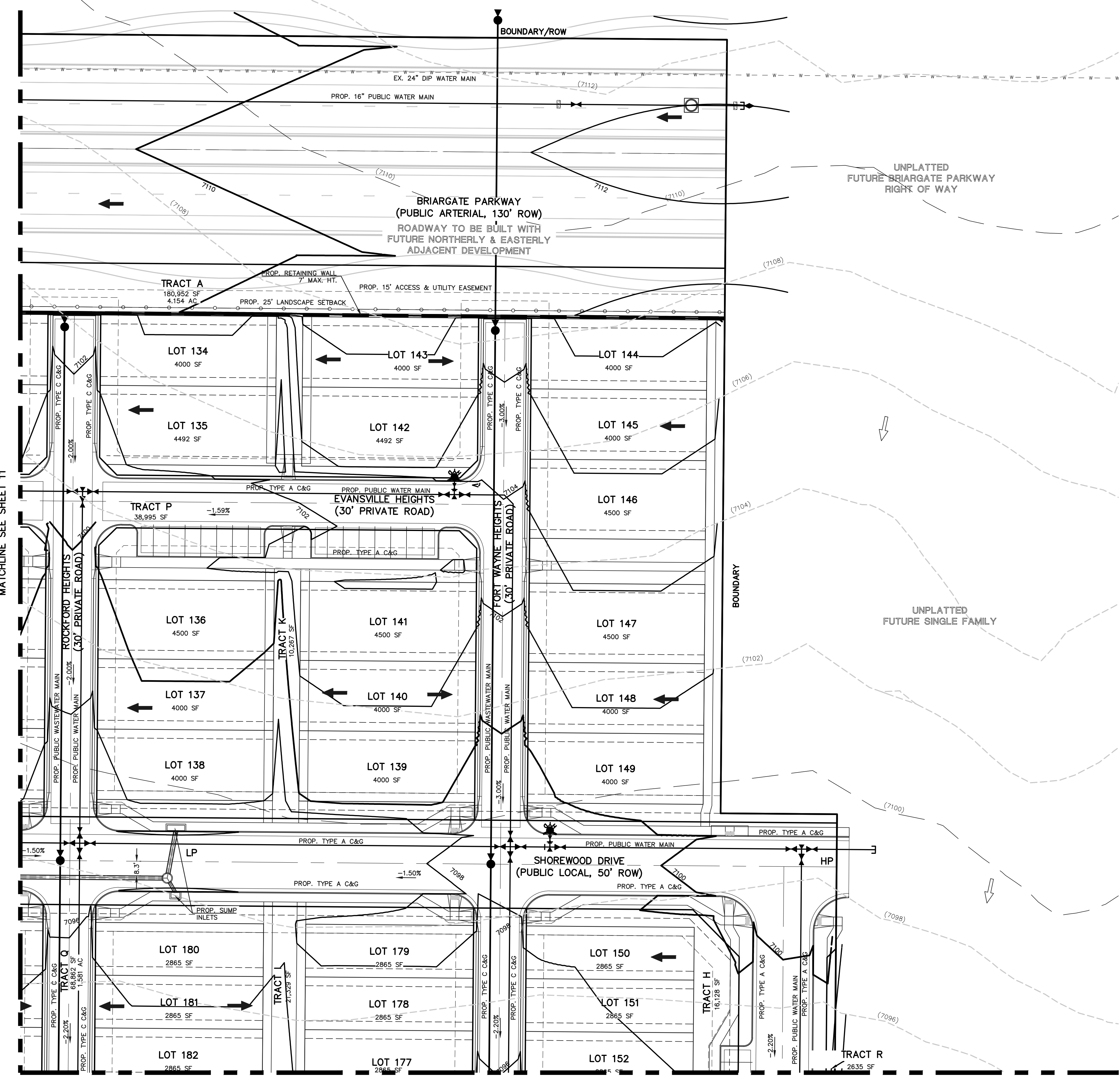
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	9 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	

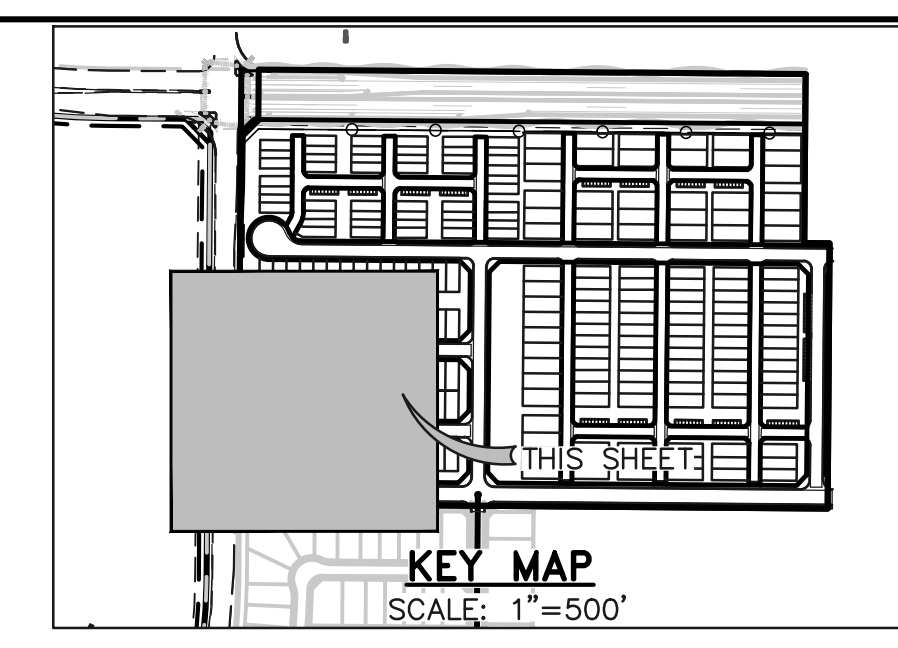
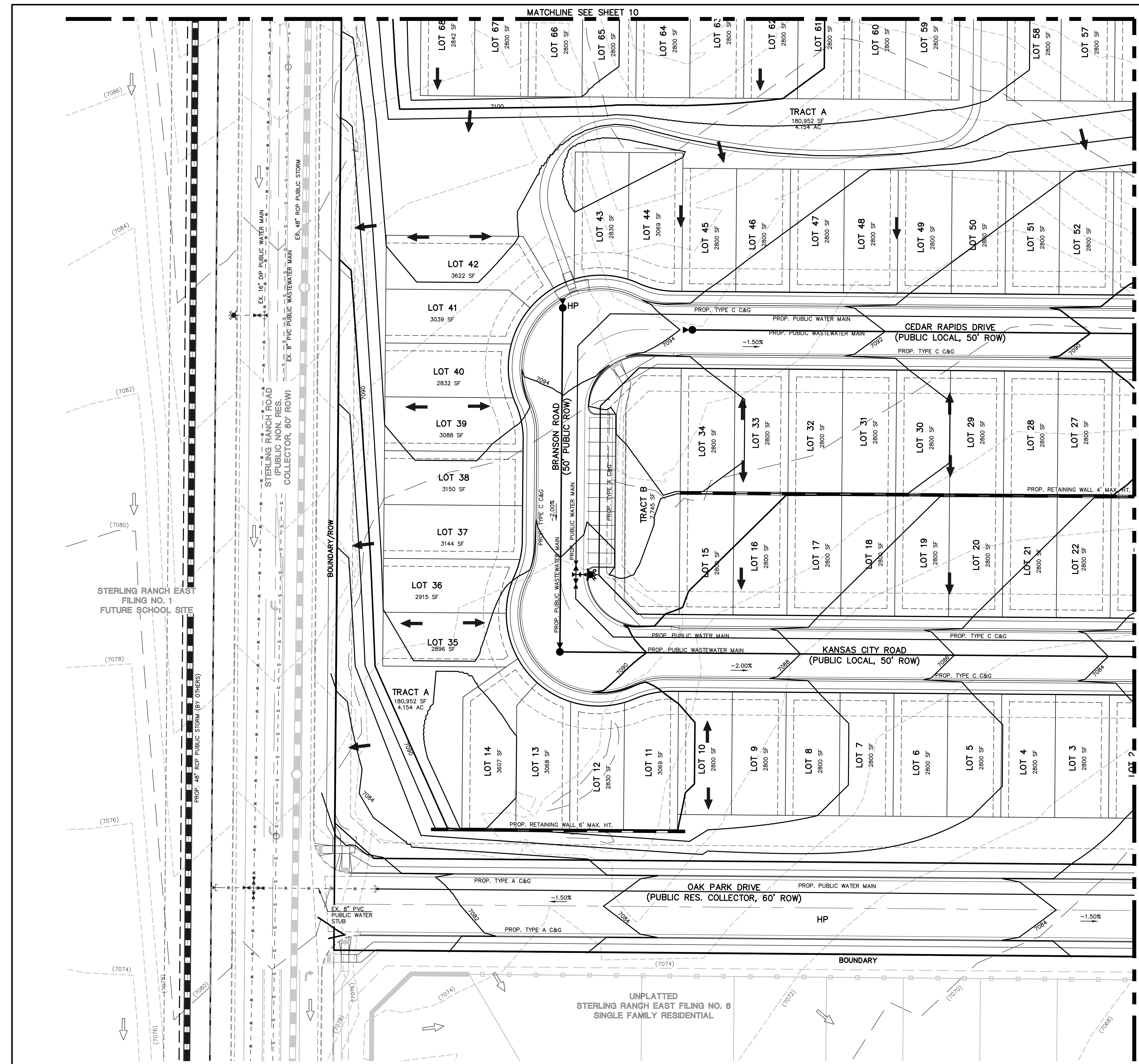


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

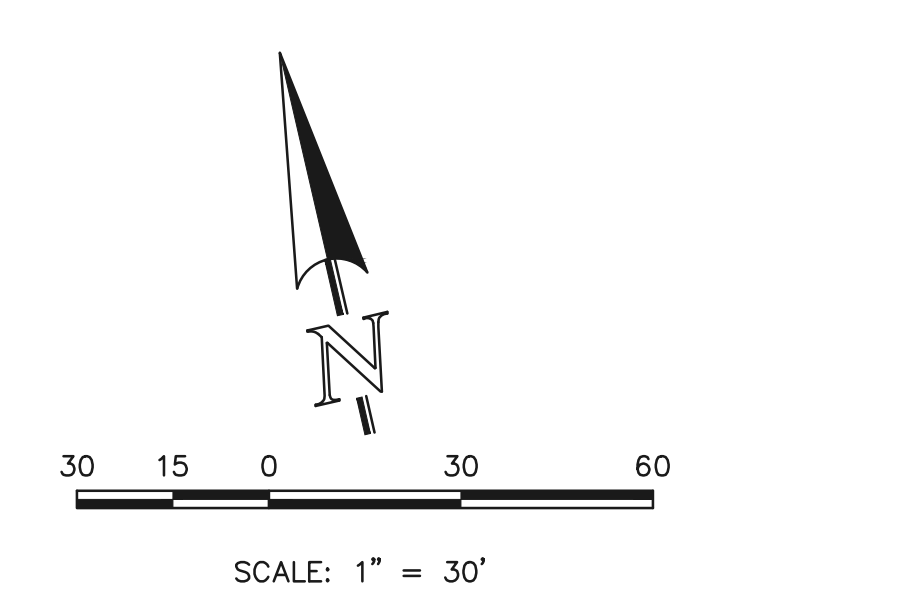


UNPLATTED
FUTURE SINGLE FAMILY
RESIDENTIAL





- 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

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

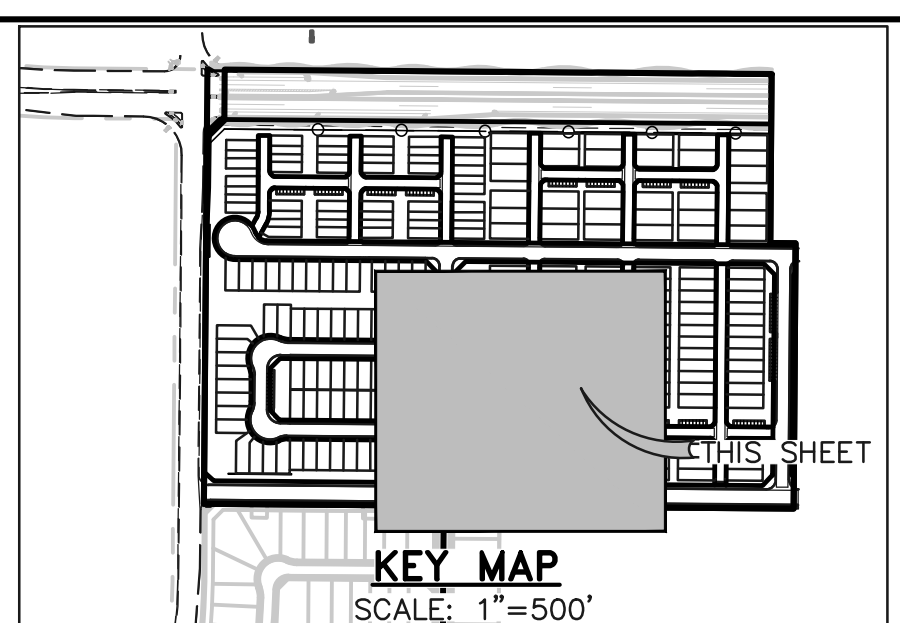
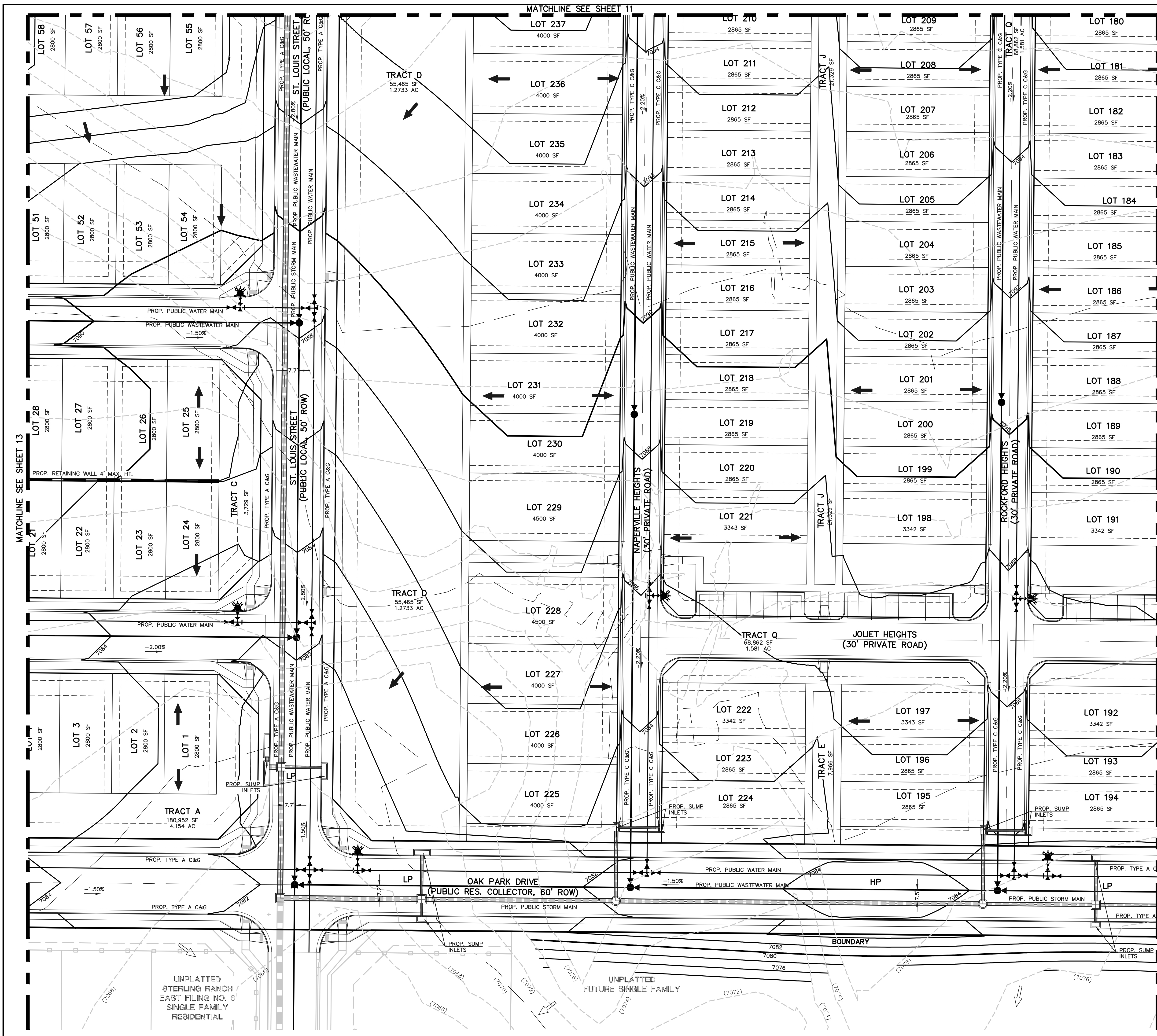
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

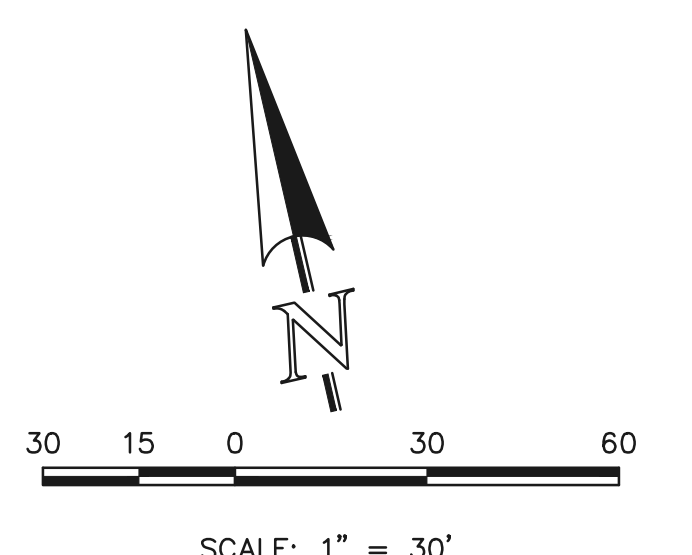
PRELIMINARY GRADING AND UTILITY PLAN

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

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

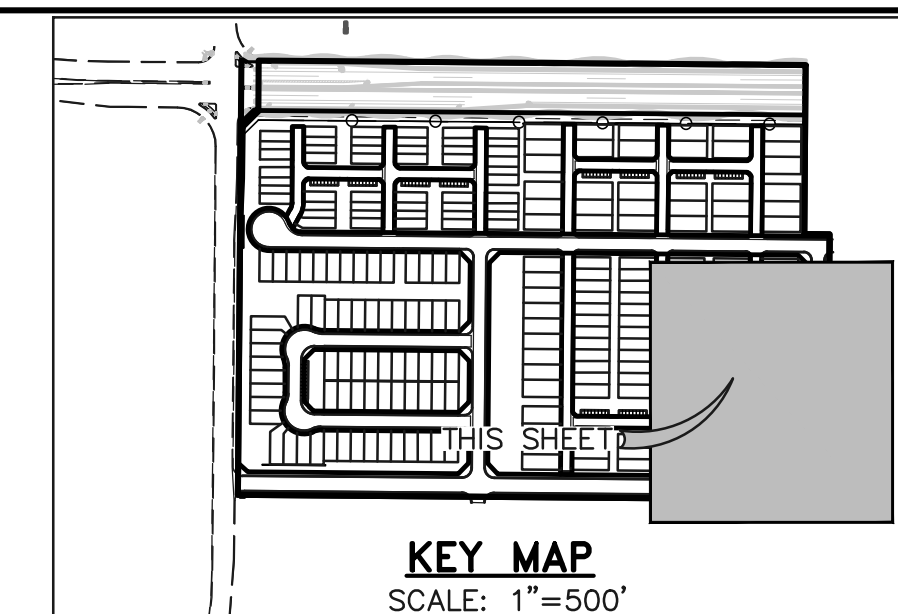
VILLAGES AT STERLING RANCH
PRELIMINARY GRADING AND UTILITY PLAN

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)

N:\18326\DRAWINGS\DEVELOPMENT\18326-PUD-SP-22-006-14.dwg, 5/20/2024, 2:56:39 PM, 1:1

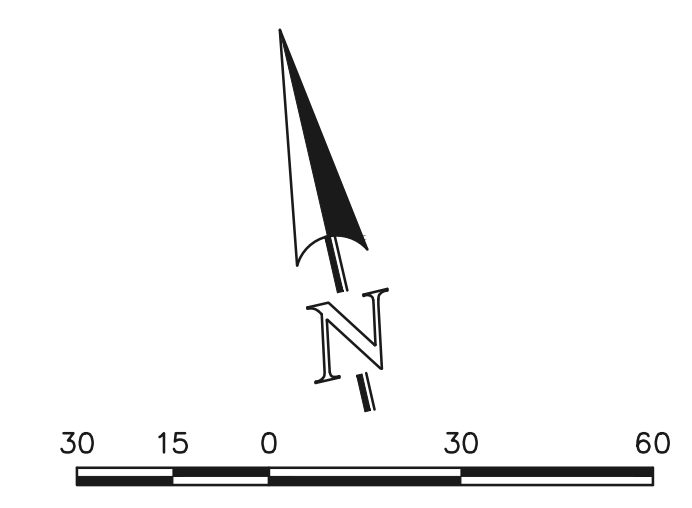
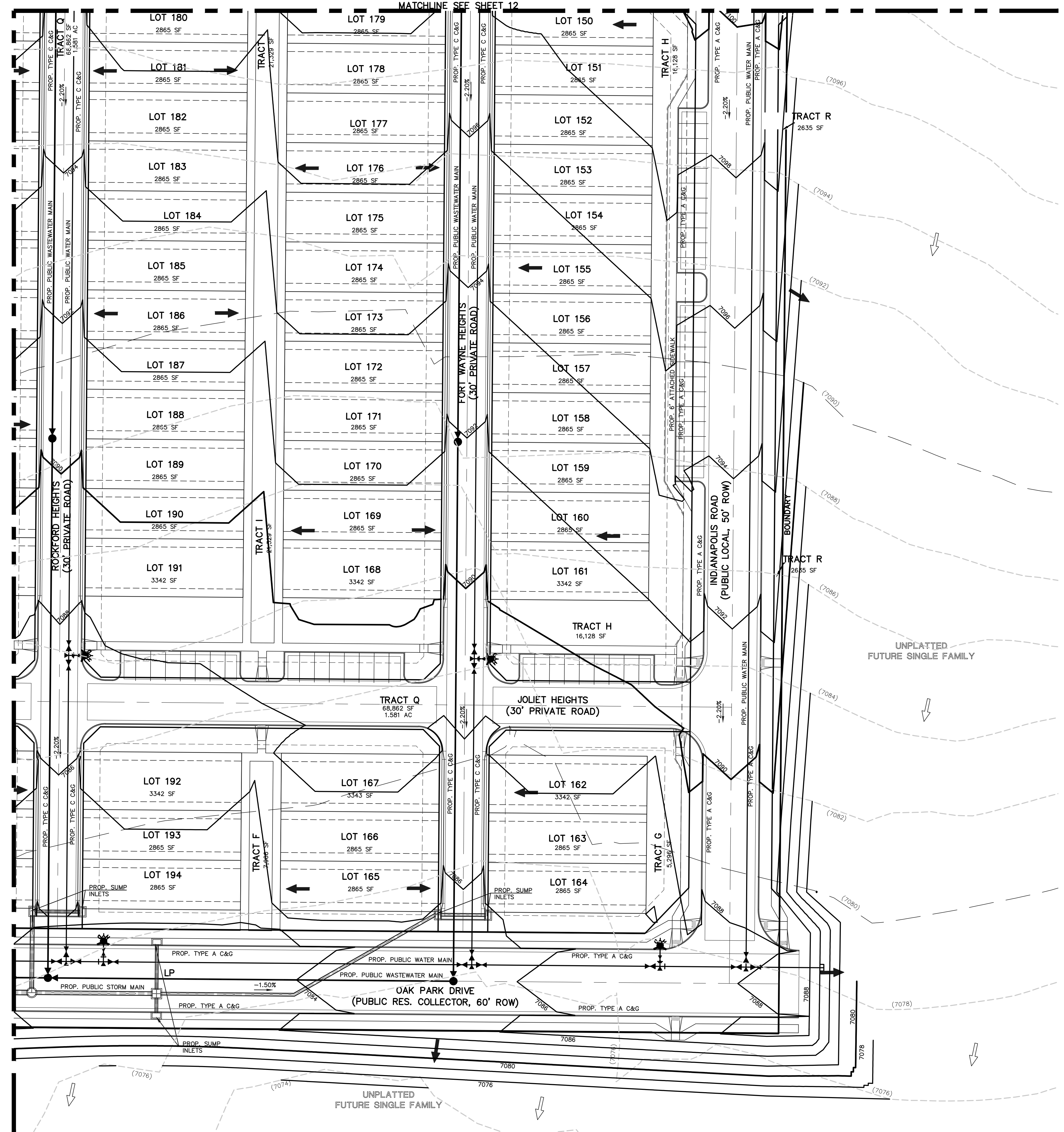
MATCHLINE SEE SHEET 12



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 14



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

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

CLASSIC CONSULTING

N:\18326\DRAWINGS\DEVELOPMENT\18326_PU-PG-15.dwg, 5/20/2024, 2:37:24 PM, 1:1

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

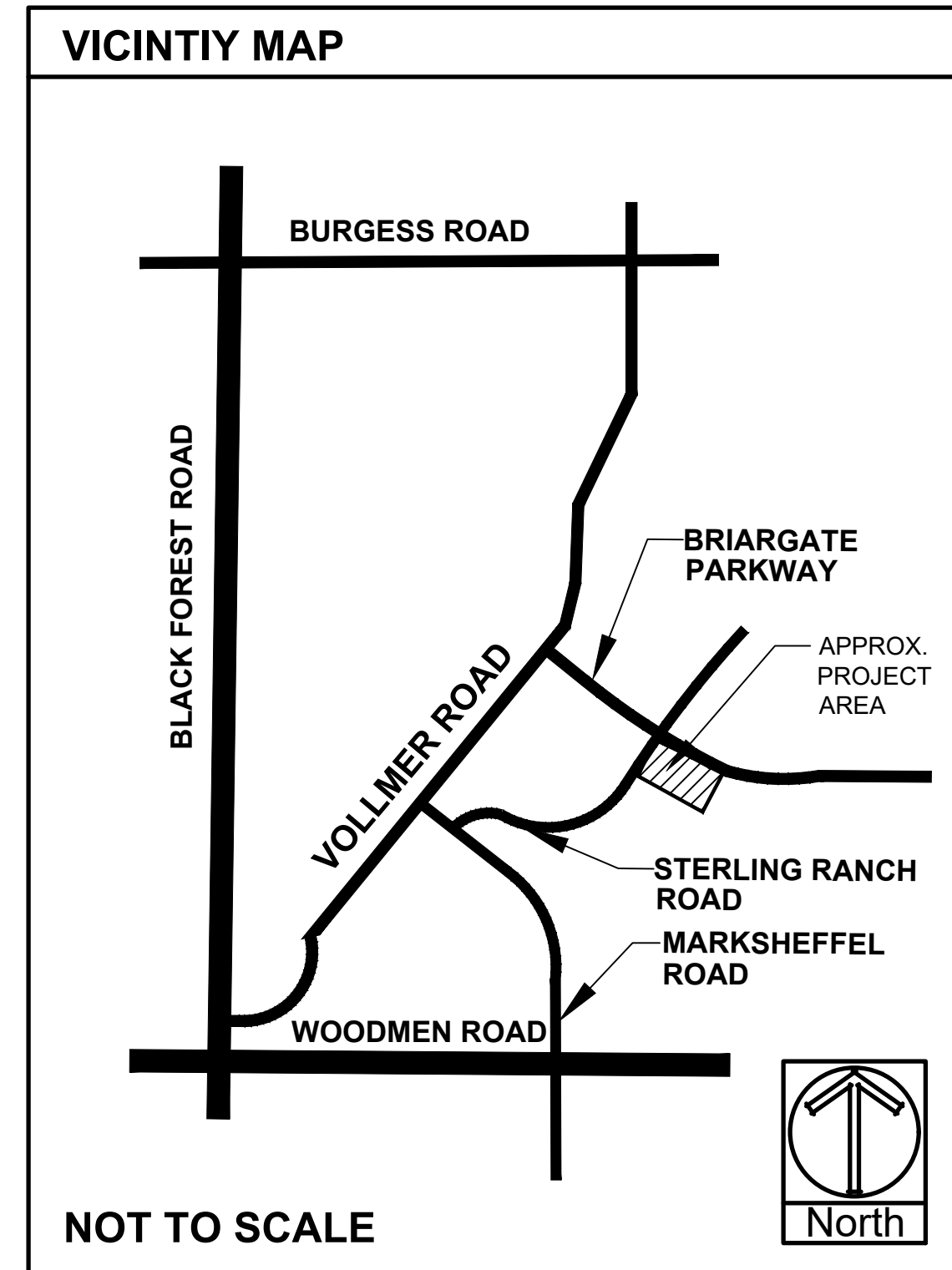
SHEET #
L-TS
 © 2023 BY SUNFLOWER LANDSCAPES • ALL RIGHTS RESERVED

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	Forestia 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

GROUNDCOVER LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	6,603 LF
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	20,925 SF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	122,365 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	49,039 SF
	2"-6" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	2,500 SF
	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
	KENTUCKY BLUEGRASS SOD	65,731 SF
	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
	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

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	Ornamental grass	Setback	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.	Plan	% Ground Plane Cov. Req. / Prov.	
5/6	NA	MV		75%/75%	



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.

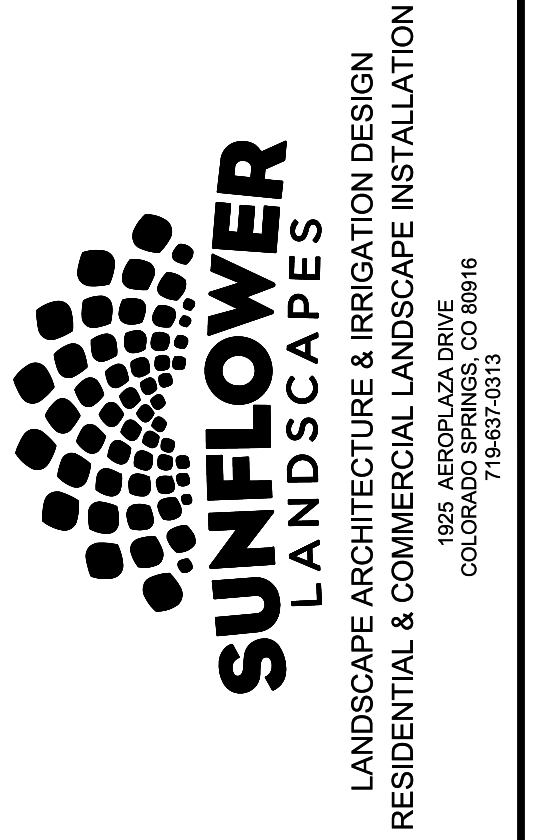
SITE CONDITIONS NOTE

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



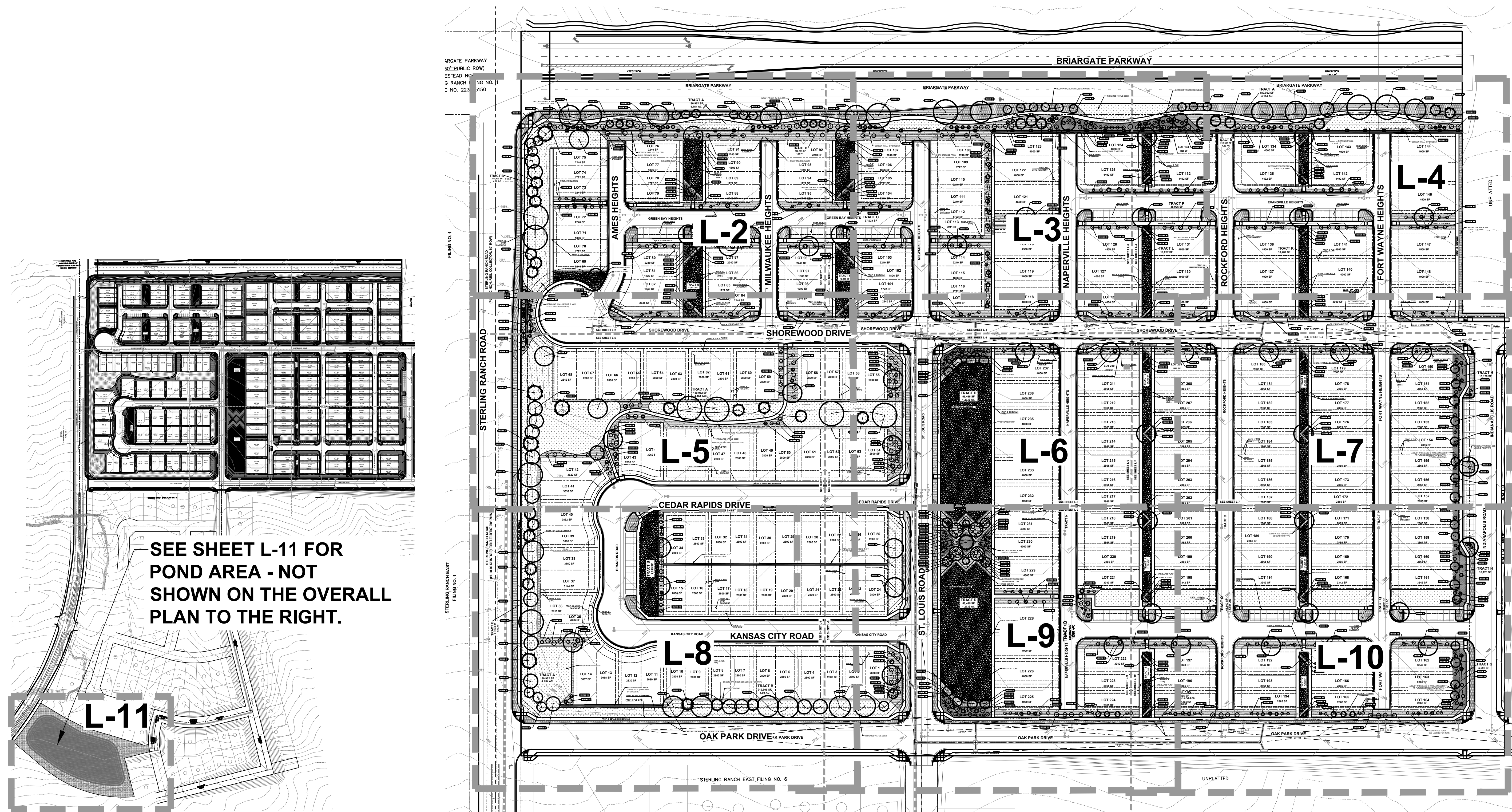
DATE	REVISION DESCRIPTION

- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION

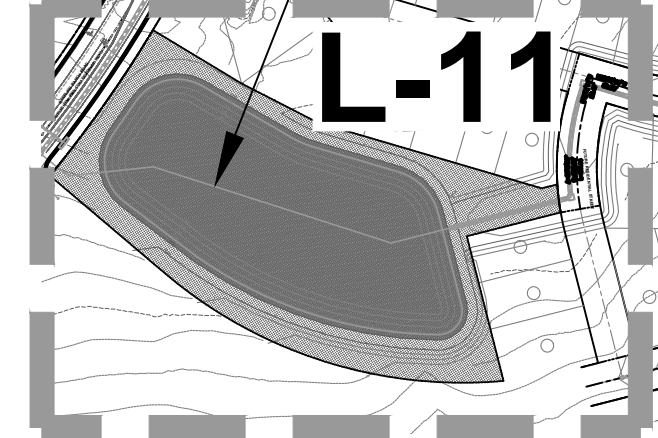


VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

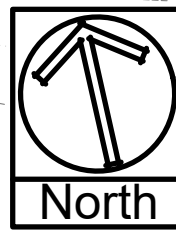
JOB NUMBER	2673-0122
DATE	4/10/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL OVERALL LANDSCAPE PLAN
SHEET #	L-1



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

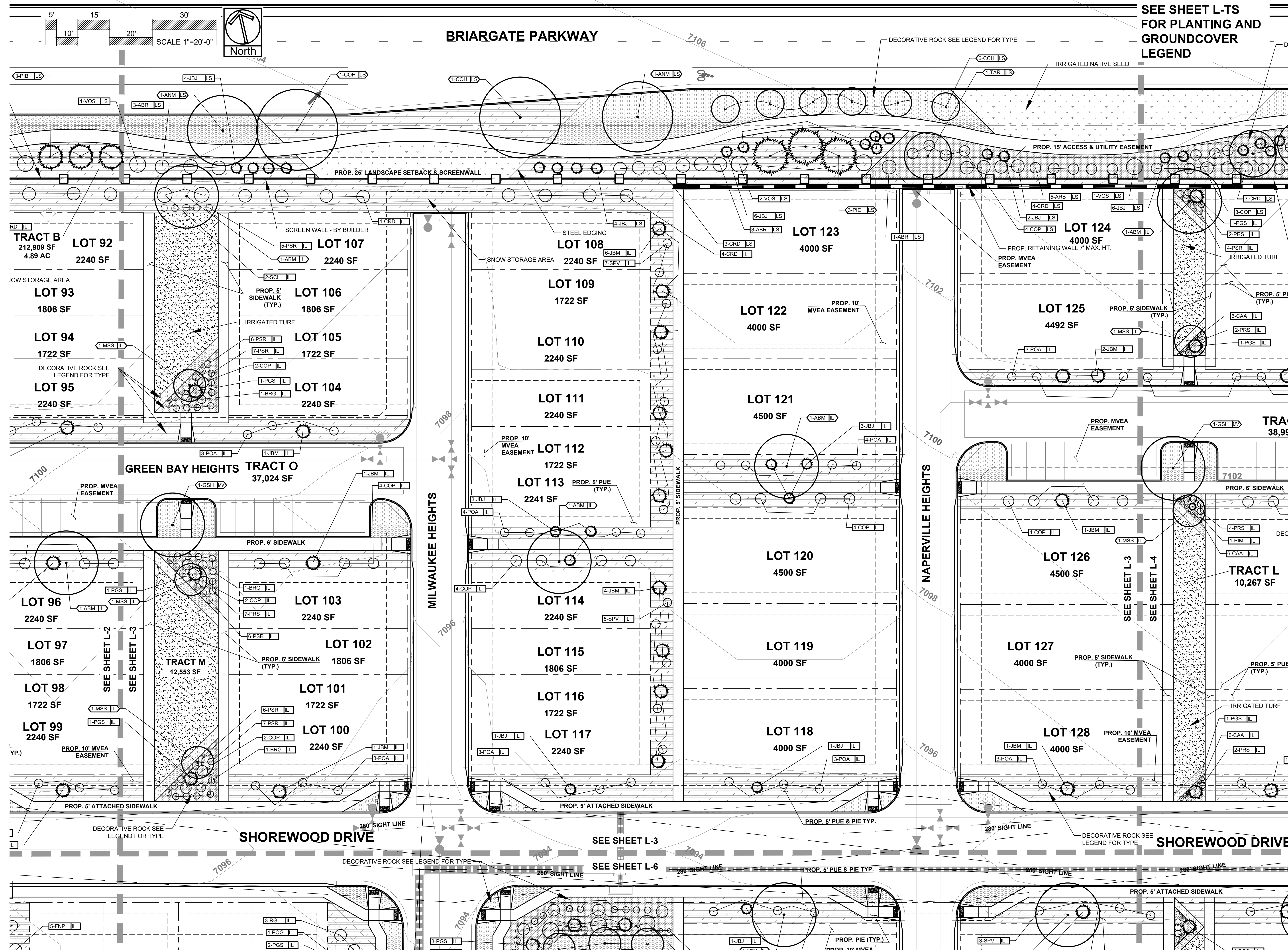


SCALE 1"=80'-0"



BRIARGATE PARKWAY

SEE SHEET L-TS FOR PLANTING AND GROUND COVER LEGEND



SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1952 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-537-8315

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

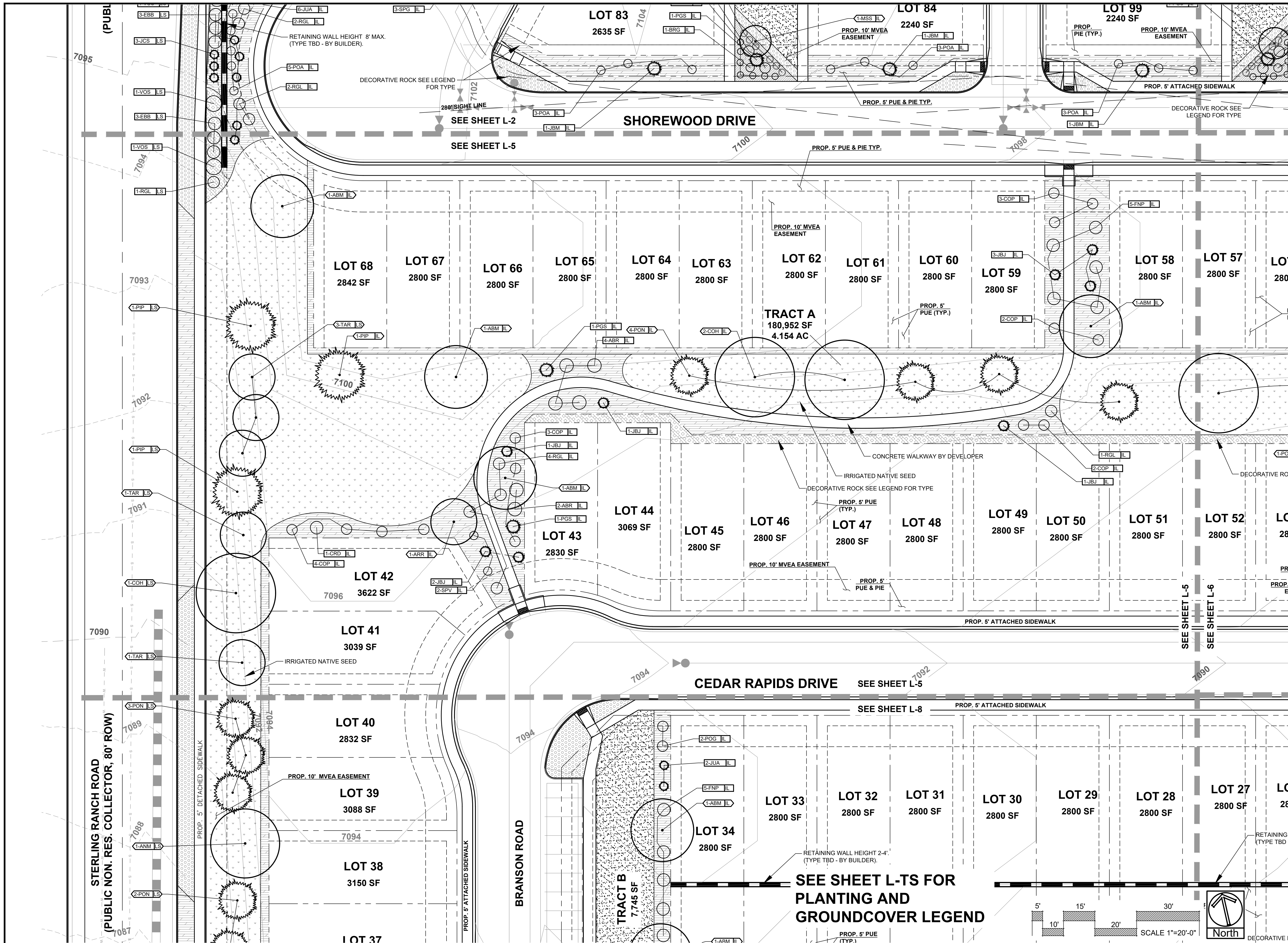
TRACT B
 212,909 SF
 4.89 AC

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
 © 2023 BY SUNFLOWER LANDSCAPES. ALL RIGHTS RESERVED.



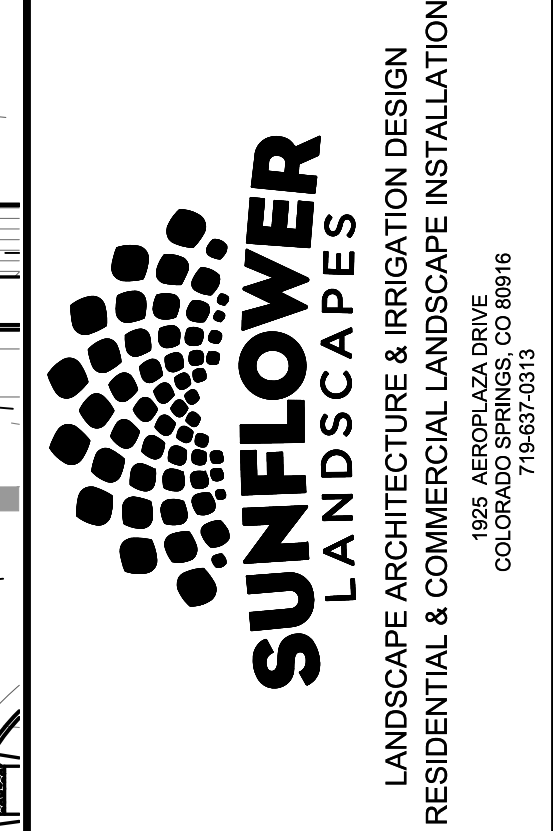
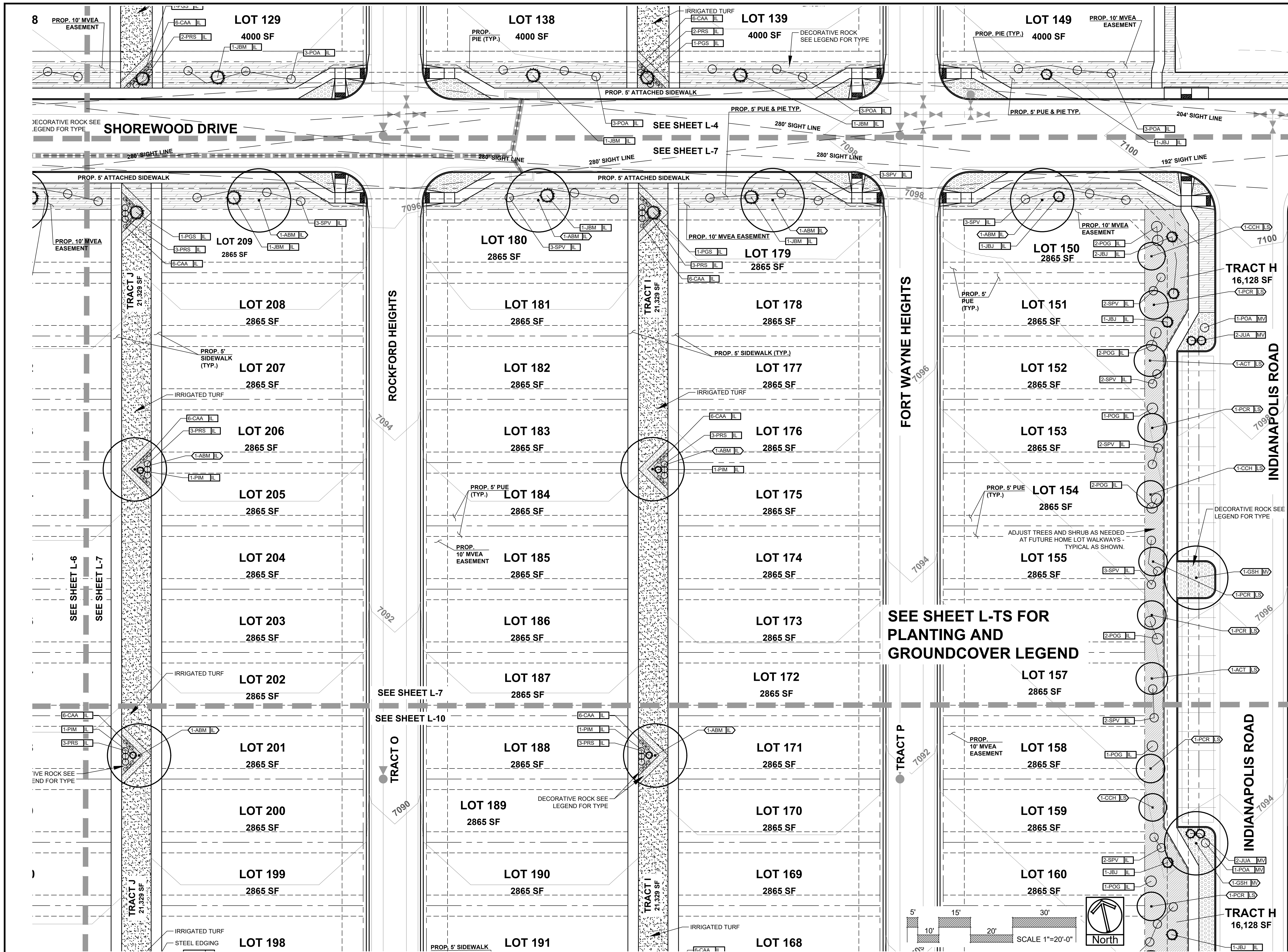
DATE	REVISION DESCRIPTION

- 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-5



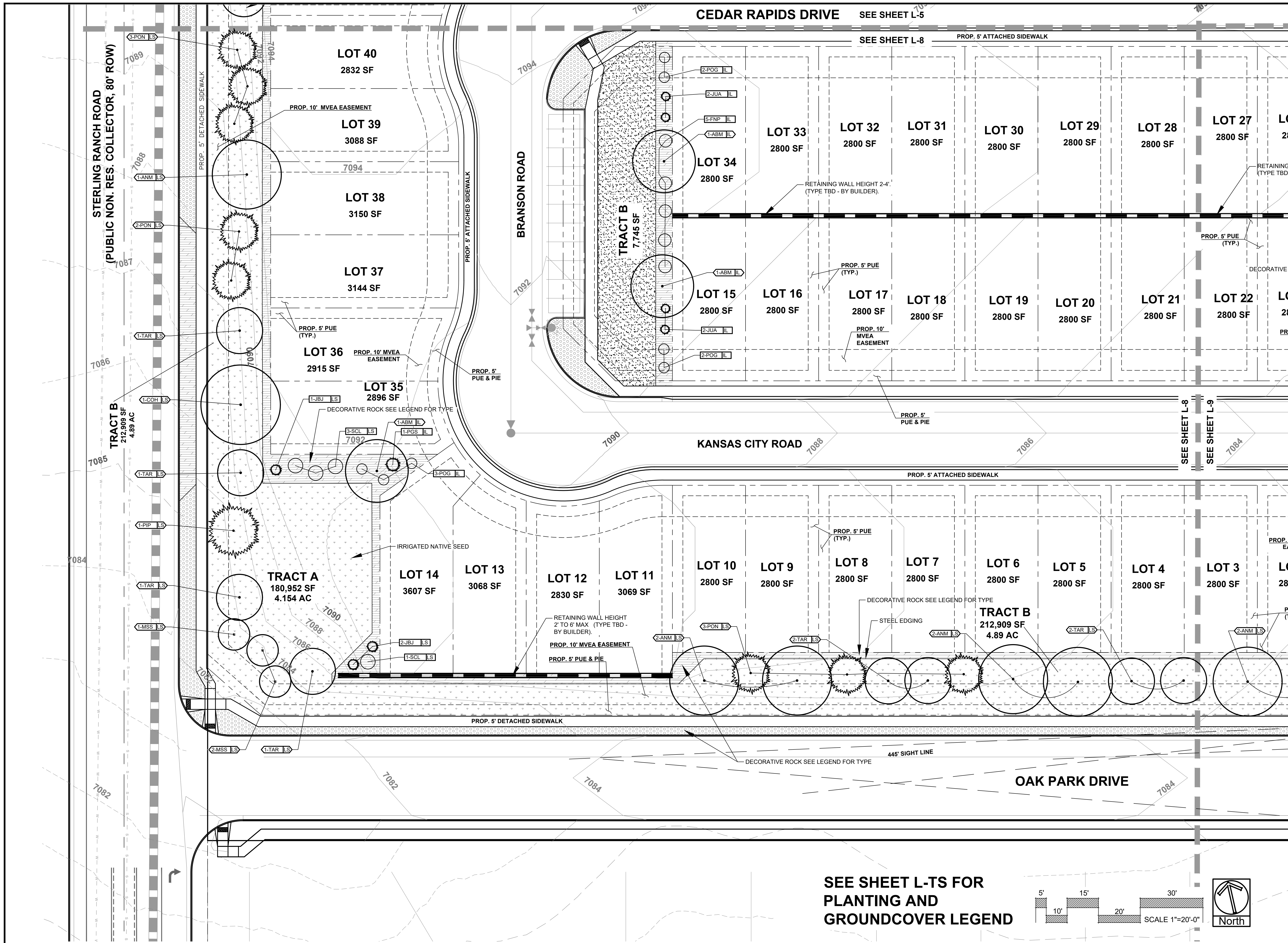
DATE	REVISION DESCRIPTION

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 MIB
DRAWING DESCRIPTION FINAL LANDSCAPE PLAN
SHEET # L-7
© 2023 BY SUNFLOWER LANDSCAPES • ALL RIGHTS RESERVED



DATE	REVISION DESCRIPTION

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

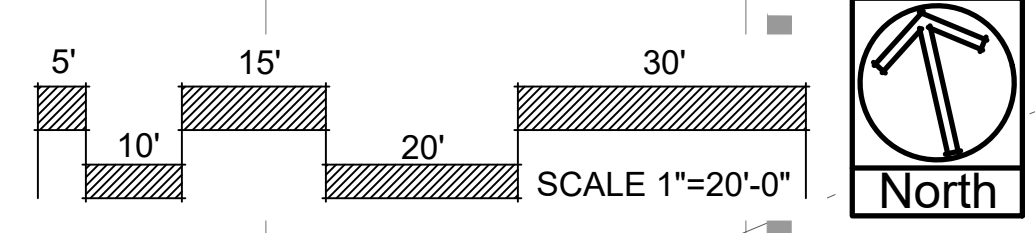


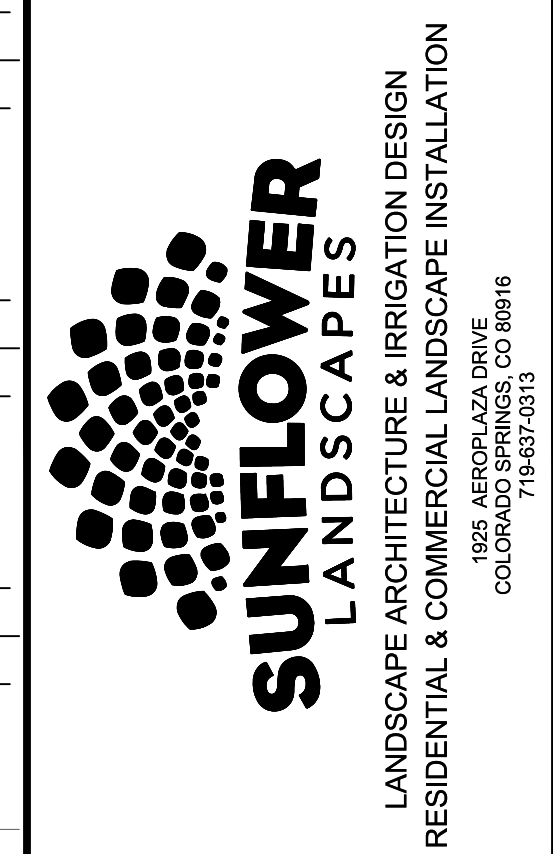
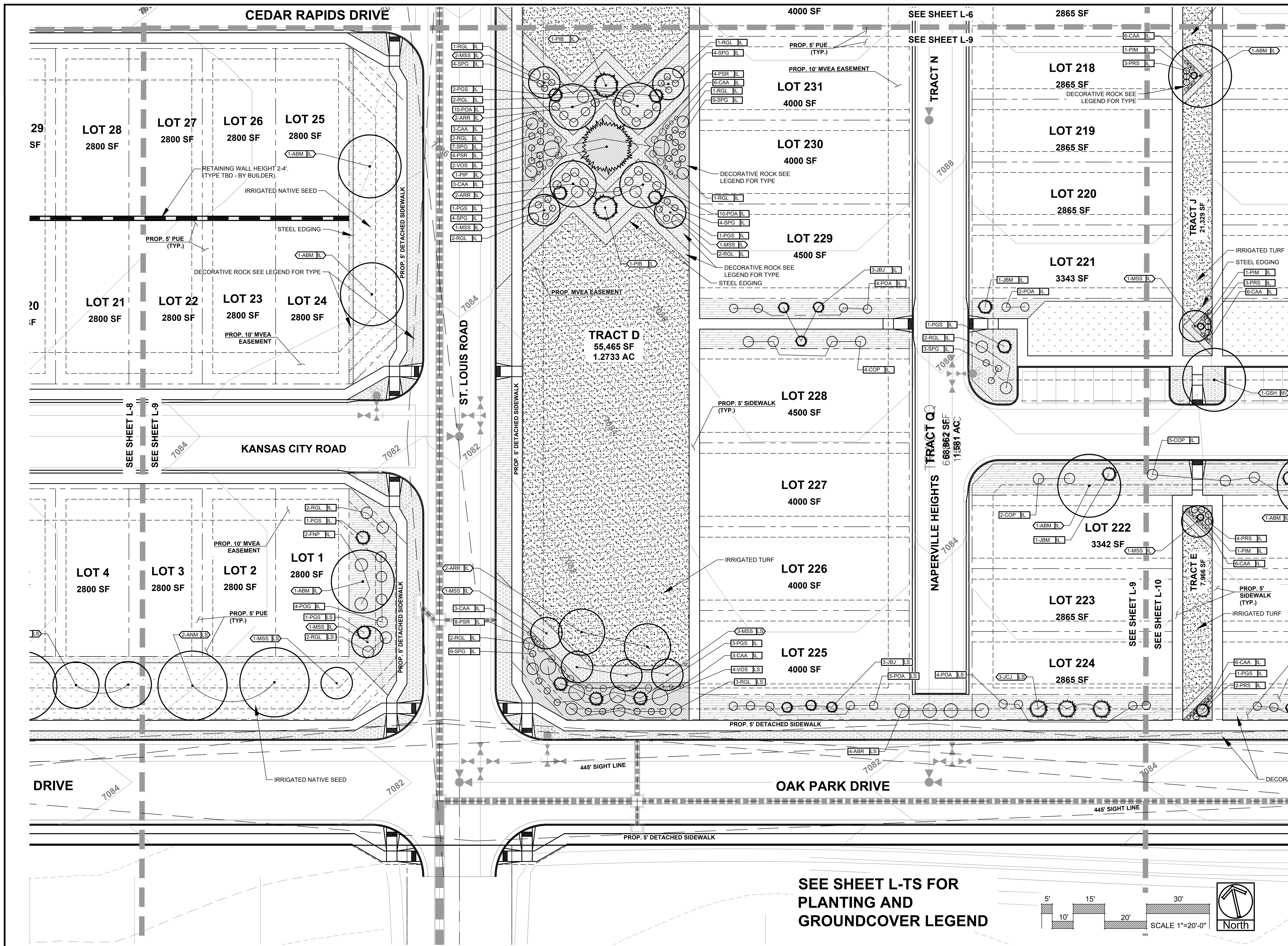
VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

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

© 2023 BY SUNFLOWER LANDSCAPES • ALL RIGHTS RESERVED

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND





DATE	REVISION DESCRIPTION

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

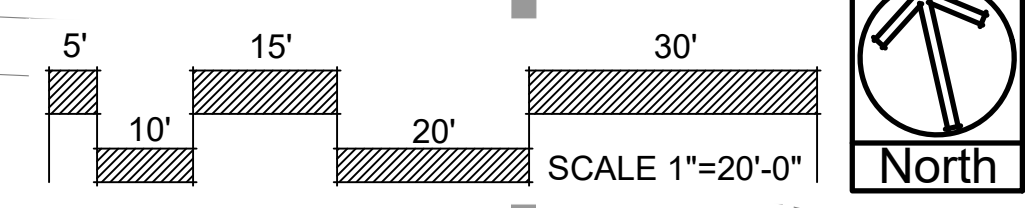


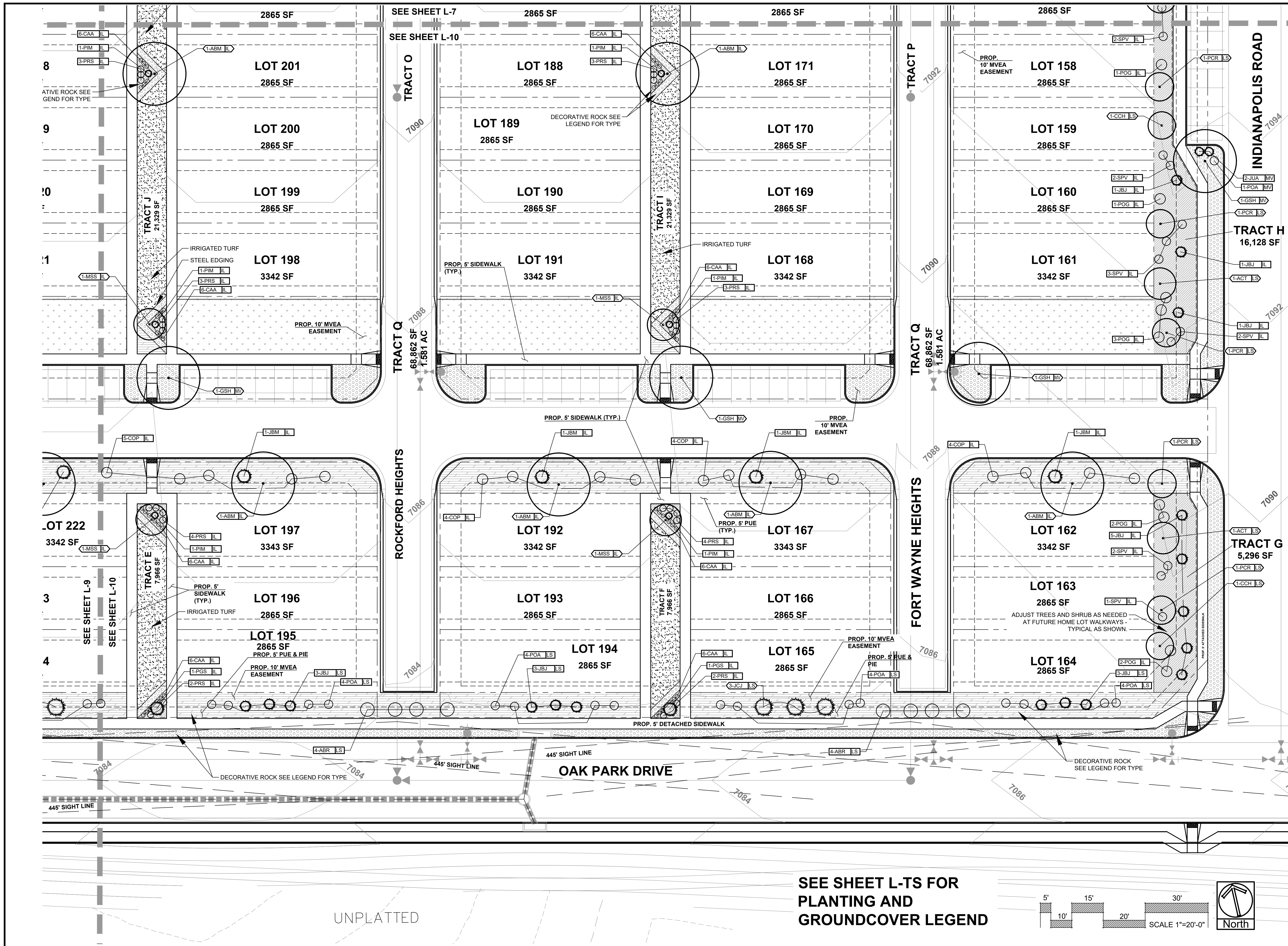
VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

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

SHEET #
 L-9
 © 2023 BY SUNFLOWER LANDSCAPES • ALL RIGHTS RESERVED

SEE SHEET L-TS FOR
 PLANTING AND
 GROUNDCOVER LEGEND





SUNFLOWER
LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1929 ABERCROMBIA DRIVE
COLORADO SPRINGS, CO 80916
719-537-2315

DATE	REVISION DESCRIPTION

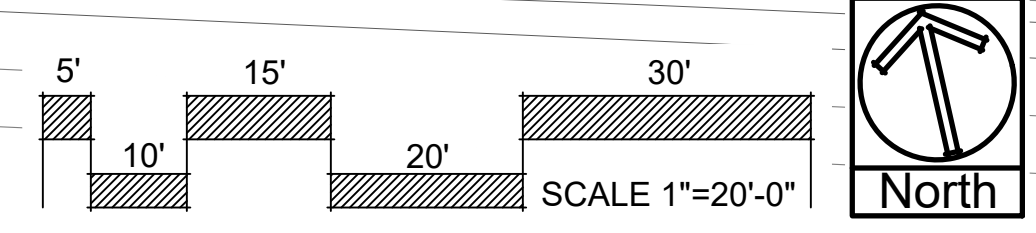
- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION



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

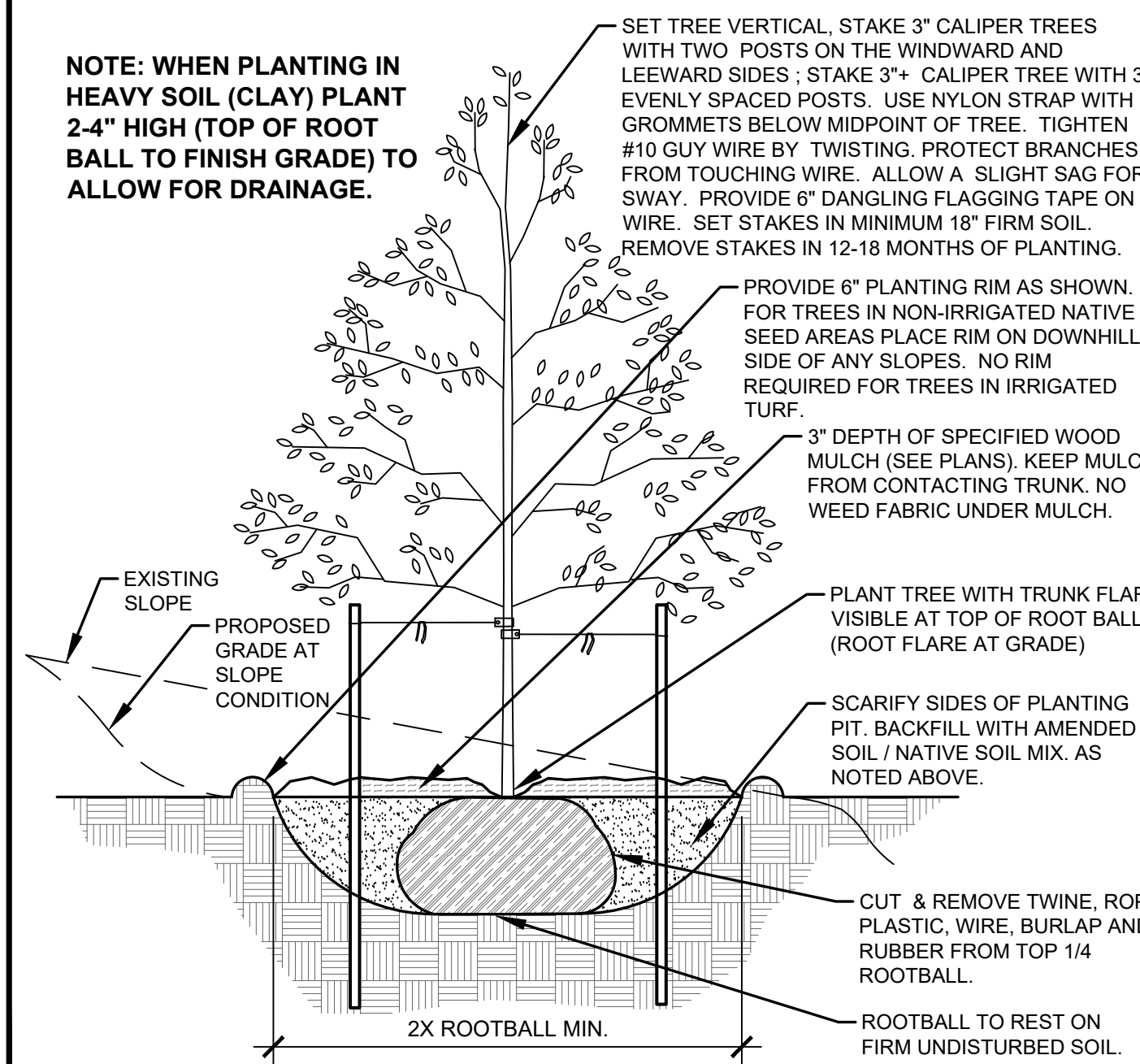
JOB NUMBER	2673-0122
DATE	4/10/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-10

SEE SHEET L-TS FOR
PLANTING AND
GROUND COVER 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.

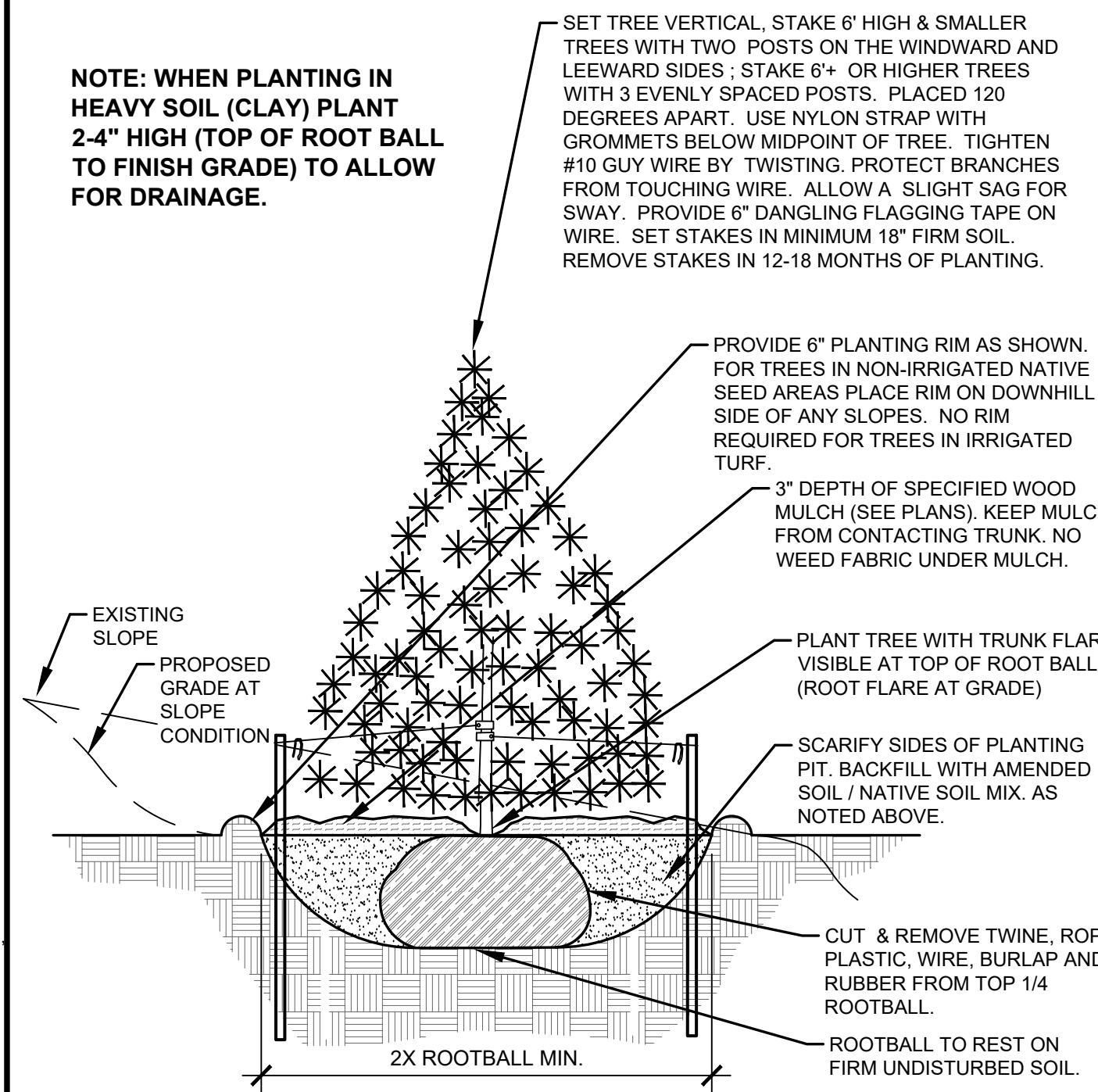
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



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.

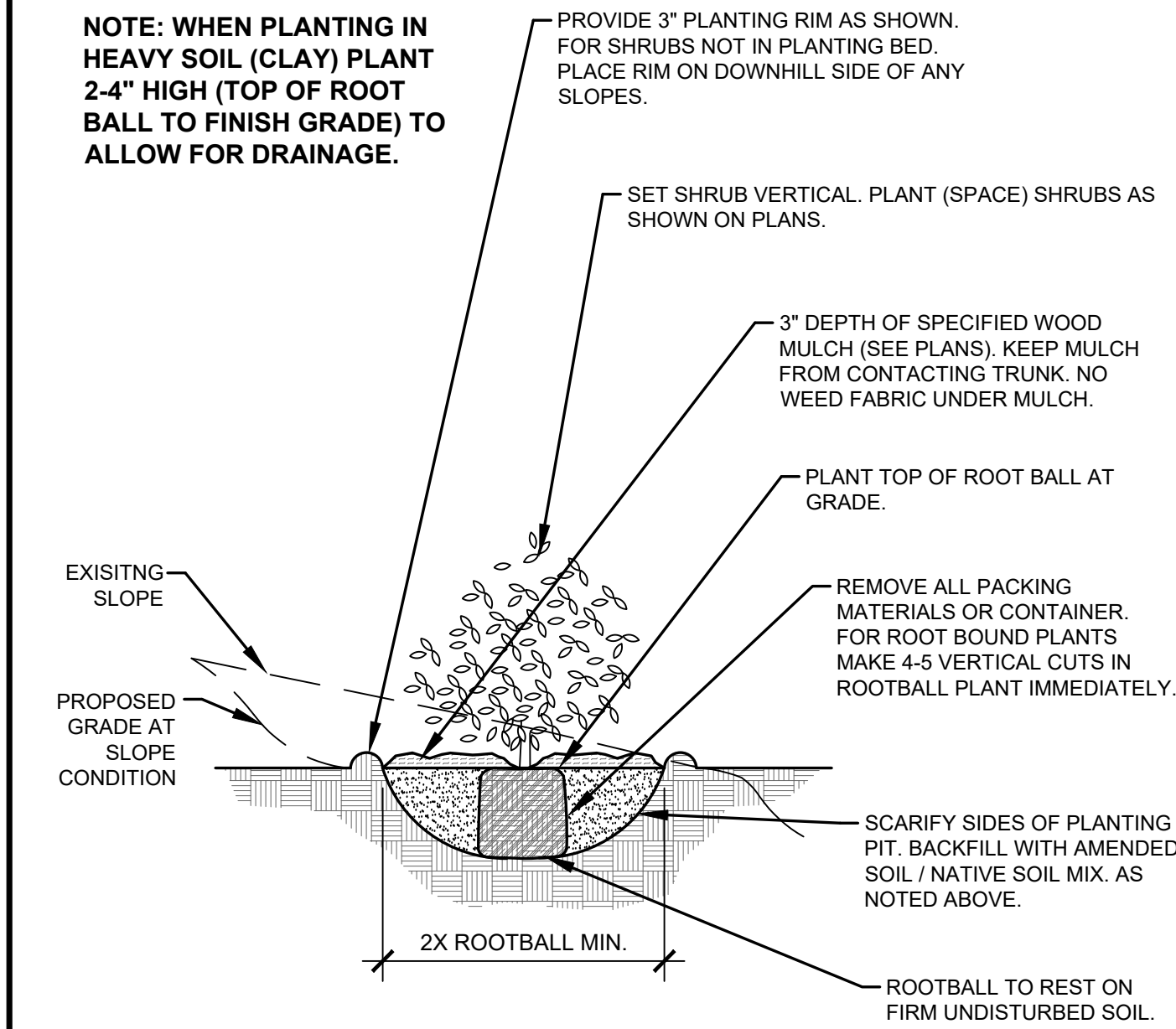
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



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.

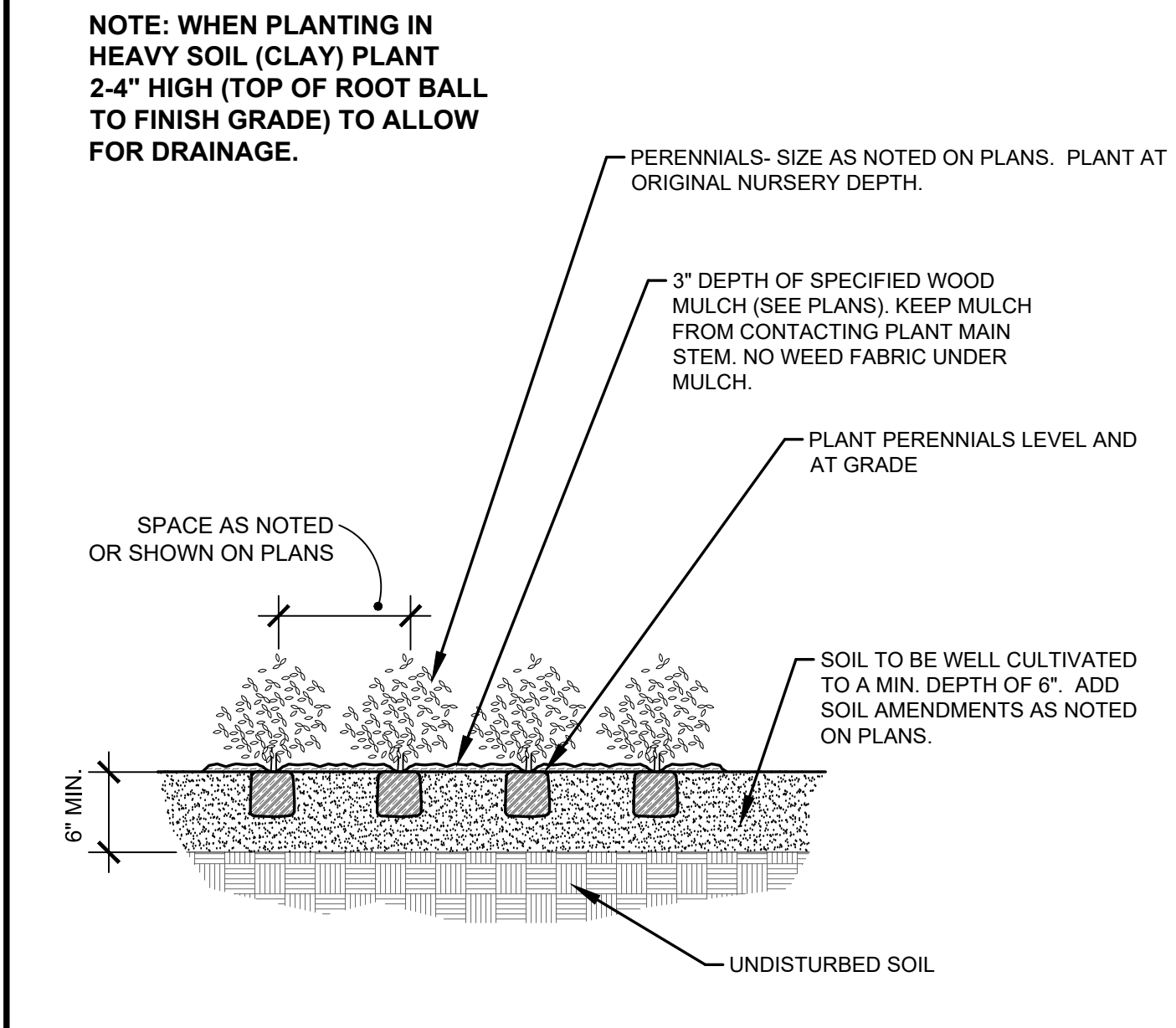
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



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 SIDEOTS | 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 SIDEOTS | 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
© 2023 BY SUNFLOWER LANDSCAPES* ALL RIGHTS RESERVED

