

VILLAGES AT STERLING RANCH

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

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

VILLAGES AT STERLING RANCH DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES:

USE	NOTES
PRINCIPAL USES	
DWELLINGS: SINGLE FAMILY ATTACHED (DUPEX PRODUCT) WITH ATTACHED 1-CAR OR 2-CAR GARAGE (LOTS 1-54)	SEE "SETBACKS" BELOW AND ON SHEET 3 DEVELOPMENT STANDARDS DETAIL SHEET
SINGLE FAMILY DETACHED WITH OPTIONAL INTEGRAL ACCESSORY DWELLING UNIT (ADU) ABOVE ATTACHED GARAGE. ADU OPTION ONLY FOR (LOTS 55-92) MAX. ADU SIZE = 700 SF	
SINGLE FAMILY DETACHED (PREAMBLE PRODUCT) WITH OPTIONAL ATTACHED OR DETACHED GARAGE OR NO GARAGE W/ TWO PARKING STALLS (LOTS 93-227)	
OPEN SPACE, PARKS AND TRAILS	
RECREATION AMENITIES	SUCH AS TRAILS, WALKS THROUGHOUT OPEN SPACE
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 1-92 WILL INCL. 1-CAR OR 2-CAR GARAGES LOTS 93-227 MAY INCL. 2-CAR GARAGES (ATT.)
DETACHED GARAGES	LOTS 93-227 MAY INCL. 2-CAR GARAGES (DET.)
NO GARAGE	LOTS 93-227 OPTIONAL NO GARAGE WILL INCL. 2 PARKING STALLS ON THE LOT (18' MIN. DEPTH)

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	AS ALLOWED PER CCR'S, 5' SETBACK FROM LOT LINE
POOLS, SPAS, HOT TUBS, PLAY EQUIPMENT, ETC.	FOR PERSONAL USE ONLY
SOLAR ENERGY SYSTEMS	5' SETBACK FROM LOT LINE
DECK (ATTACHED, COVERED OR UNCOVERED)	INSTALLED ON LOT LINE
FENCE OR WALL	ATTACHED TO UNIT ONLY AS ALLOWED BY CCR'S
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES	MAILBOXES
TEMPORARY USES	
MODEL HOME / SUBDIVISION SALES OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
CONSTRUCTION EQUIPMENT STORAGE AND FIELD	
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	

NOTES:	
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF THE VILLAGES AT STERLING RANCH PRELIMINARY PLAN AND PUD DEVELOPMENT PLAN.	
2. 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).	
3. 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).	
4. 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 DEVELOPMENT DATA ABOVE AND STANDARD DETAILS ON SHEET 3

SETBACKS: (SEE DEV. STANDARD DETAILS - SEE SHEET 3)

LOTS 1-54 -- SINGLE FAMILY ATTACHED DUPEX PRODUCT	
FRONT YARD:	15 FEET MIN. (FACING PUBLIC ROW)
SIDE YARD:	0 FEET FOR COMMON LOT LINE ONLY, 5 FEET FOR ADJACENT DUPEX LOT
REAR YARD:	5 FEET
CORNER LOT:	5 FEET + ADJACENT 10' WIDE TRACT, 15' TOTAL

LOTS 55-92 -- SINGLE FAMILY DETACHED WITH OPTIONAL ADU	
FRONT YARD:	12 FEET MIN. (FACING OPEN SPACE TRACT)
SIDE YARD:	5 FEET
REAR YARD:	18.5 FEET (FACING PRIVATE ROAD TRACT)
CORNER LOT:	5 FEET + ADJACENT 10' WIDE TRACT, 15' TOTAL

LOTS 93-227 -- SINGLE FAMILY DETACHED PREAMBLE PRODUCT	
FRONT YARD:	5 FEET MIN. (FACING OPEN SPACE TRACT)
SIDE YARD:	5 FEET
REAR YARD:	10 FEET (FACING PRIVATE ROAD TRACT)
CORNER LOT:	5 FEET + ADJACENT 10' WIDE TRACT, 15' TOTAL

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 AND TRACT AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

D. STREETS:

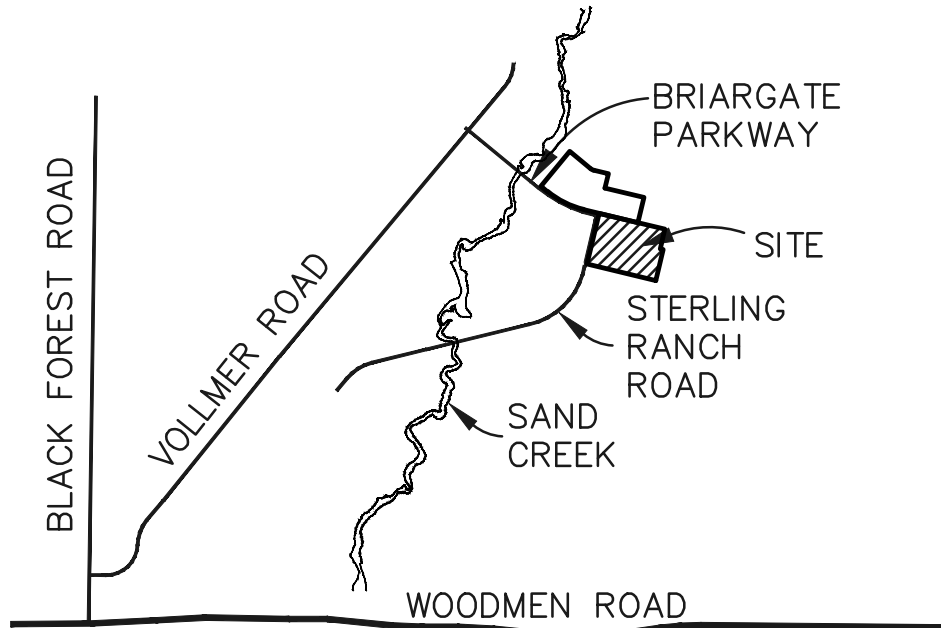
STREETS WITHIN VILLAGES AT STERLING RANCH PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. STREETS SHALL BE PUBLICLY AND PRIVATELY OWNED (AS NOTED BELOW).
ALL PUBLIC STREETS WITH APPROVED DEVATIONS, SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY.
ALL PRIVATE STREET TRACTS WITH APPROVED DEVATIONS, SHALL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.

E. 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.

F. ACCESS LIMITATION:

THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO STERLING RANCH ROAD, BRIARGATE PARKWAY AND OAK PARK DRIVE.



VICINITY MAP

N.T.S.

PARKING REQUIREMENTS:

2 STALLS PER SINGLE FAMILY DETACHED UNIT (LOTS 55-227)	173 X 2 = 346	TOTAL = 474
2 STALLS PER SINGLE FAMILY ATTACHED UNIT (LOTS 1-54)	54 X 2 = 108	PARKING SPACES
1 GUEST STALL PER 4 SINGLE FAMILY ATTACHED UNITS (LOTS 1-54)	54 / 4 = 14	
171 OFF-STREET SPACES INCL. 6 DISABLED PARKING SPACES REQ.	6	

PARKING PROVIDED: *(NOTE: TANDEM PARKING DOES NOT COUNT TOWARDS PARKING TOTAL)

DUPEX ATTACHED PRODUCT (LOTS 1-54)		
1-CAR GARAGE AND 18' MIN. DRIVEWAY (*1 SPACE)	54 X 1 = 54	PARKING RANGE =
OPTIONAL 2-CAR GARAGE AND 18' MIN. DRIVEWAY (*2 SPACES)	54 X 2 = 108	65-119
11 OFF-STREET PARKING STALLS ALSO PROVIDED		PARKING SPACES

SINGLE FAMILY DETACHED W/ADU OPTION (LOTS 55-92)		
2-CAR GARAGE AND 18' MIN. DRIVEWAY (*2 SPACES)	38 X 2 = 76	PARKING RANGE =
OPTIONAL ADU INCL. EXTRA SPACE ON DRIVEWAY (3 SPACES)	38 X 3 = 114	137-175
61 OFF-STREET PARKING STALLS (INCL. 2 DISABLED SPACES)		PARKING SPACES

SINGLE FAMILY DETACHED (PREAMBLE) (LOTS 93-227)		
2-CAR ATTACHED GARAGE AND 18' MIN. DRIVEWAY (*2 SPACES)	135 X 2 = 270	PARKING =
NO GARAGE BUT TWO 18' MIN. PARKING STALLS (2 SPACES)	135 X 2 = 270	369
2-CAR DETACHED GARAGE BUT NO DRIVEWAY (2 SPACES)	135 X 2 = 270	PARKING SPACES
99 OFF-STREET PARKING STALLS (INCL. 4 DISABLED SPACES)		

TOTAL PARKING RANGE PROVIDED BASED ON PRODUCT OPTIONS (INCL. 6 DISABLED SPACES PER CODE REQ.)	571-663	PARKING SPACES
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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 AND MULTIPLE PRODUCT LINES PROPOSED ON THE SITE.
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)	MANY OF THE HOMES FRONT OPEN SPACE TRACTS WITH REAR GARAGE ACCESS FROM THE PRIVATE ROADS. THIS DESIGN ALLOWS FOR A MORE EFFICIENT PEDESTRIAN SYSTEM WITHIN ADDITIONAL OPEN SPACE PROVIDED.
3 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. HOWEVER, LOTS WILL HAVE DIRECT ACCESS FROM PRIVATE ROADS (TRACTS) THAT THEN CONNECT DIRECTLY TO A PUBLIC ROAD.	THE PROPOSED MODIFICATIONS ARE GRANTED IN EXCHANGE FOR THE ADDITIONAL OPEN SPACE/AMENITY DESIGN PROVIDED IN THIS PUD DEVELOPMENT PLAN.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH REFERENCES TO RECORDED DOCUMENTS BEING THOSE CERTAIN DOCUMENTS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE AND WITH BEARINGS REFERENCED TO THE EASTERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS DEDICATED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED ON MAY 19, 2023 UNDER RECEPTION NO. 223715150, BEING MONUMENTED AT BOTH ENDS BY NO.5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "JR ENG LS 38252" ASSUMED TO BEAR N13°28'38"E, A DISTANCE OF 1168.84 FEET.

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID STERLING RANCH ROAD ALSO BEING THE NORTHEAST END OF THE ABOVE DESCRIBED BEARING REFERENCE;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING THREE (3) COURSES:

- THENCE N58°28'29"E, A DISTANCE OF 49.50 FEET;
- THENCE S76°31'31"E, A DISTANCE OF 10.00 FEET;
- THENCE N13°28'38"E, A DISTANCE OF 130.00 FEET;

THENCE S76°31'31"E, A DISTANCE OF 1,424.76 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 1,535.98 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE;

THENCE N13°28'29"E, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 965.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,701,352 SQUARE FEET (39.058 ACRES).

SHEET INDEX

COVER SHEET
PUD & PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITIES PLAN
LANDSCAPE TITLE SHEET
LANDSCAPE PLAN - OVERALL
LANDSCAPE PLAN
DETAILS

SHEET	1	OF	29
SHEETS	2-9	OF	29
SHEETS	10-17	OF	29
SHEET	18	OF	29
SHEET	19	OF	29
SHEETS	20-28	OF	29
SHEET	29	OF	29

DEVELOPMENT DATA:

EXISTING ZONING:	RR-5
TAX SCHEDULE NO.:	5200000552
TOTAL AREA:	39.058 ACRES
NUMBER OF LOTS:	227
TOTAL LOT AREA:	16.22 ACRES (41.5%)
AVERAGE LOT SIZE:	3,113 SF
MINIMUM LOT SIZE:	2800 SF
MINIMUM LOT WIDTH:	30.0'
MINIMUM LOT DEPTH:	80.0'
MAXIMUM LOT COVERAGE:	65%
MAXIMUM BUILDING HEIGHT:	35'
GROSS DENSITY:	5.81 DU/AC
NET DENSITY (W/O PUBLIC ROW & PRIVATE TRACTS):	9.20 DU/AC
PUBLIC ROADWAY (50' ROW - URBAN LOCAL)	10.99 ACRES (28.1%)
PRIVATE ACCESS ROAD (TRACTS)	3.45 ACRES (8.8%)
TOTAL OPEN SPACE:	8.40 ACRES (21.6%)
OPEN SPACE REQUIRED:	10% OF 39.058 AC = 3.9 AC
OPEN SPACE PROVIDED:	8.46 AC (21.7% TRACTS A-O AND R)
CONTIGUOUS USABLE OPEN SPACE REQUIRED:	(25% OF 3.9 AC) = 0.975 AC
CONTIGUOUS USABLE OPEN SPACE PROVIDED:	2.9 AC (TRACT A OUTSIDE OF PARKING STALLS)

APPLICANT/DEVELOPER/ PROPERTY OWNER

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
MR. LOREN MORELAND
(719) 592-9333

PROPERTY ADDRESS

SE CORNER OF BRIARGATE PARKWAY
& STERLING RANCH ROAD
COLORADO SPRINGS, CO 80922

APPLICANT REPRESENTATION

CLASSIC CONSULTING ENGINEERS
& SURVEYORS, LLC
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
MR. KYLE CAMPBELL, P.E.
(719) 785-0790

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

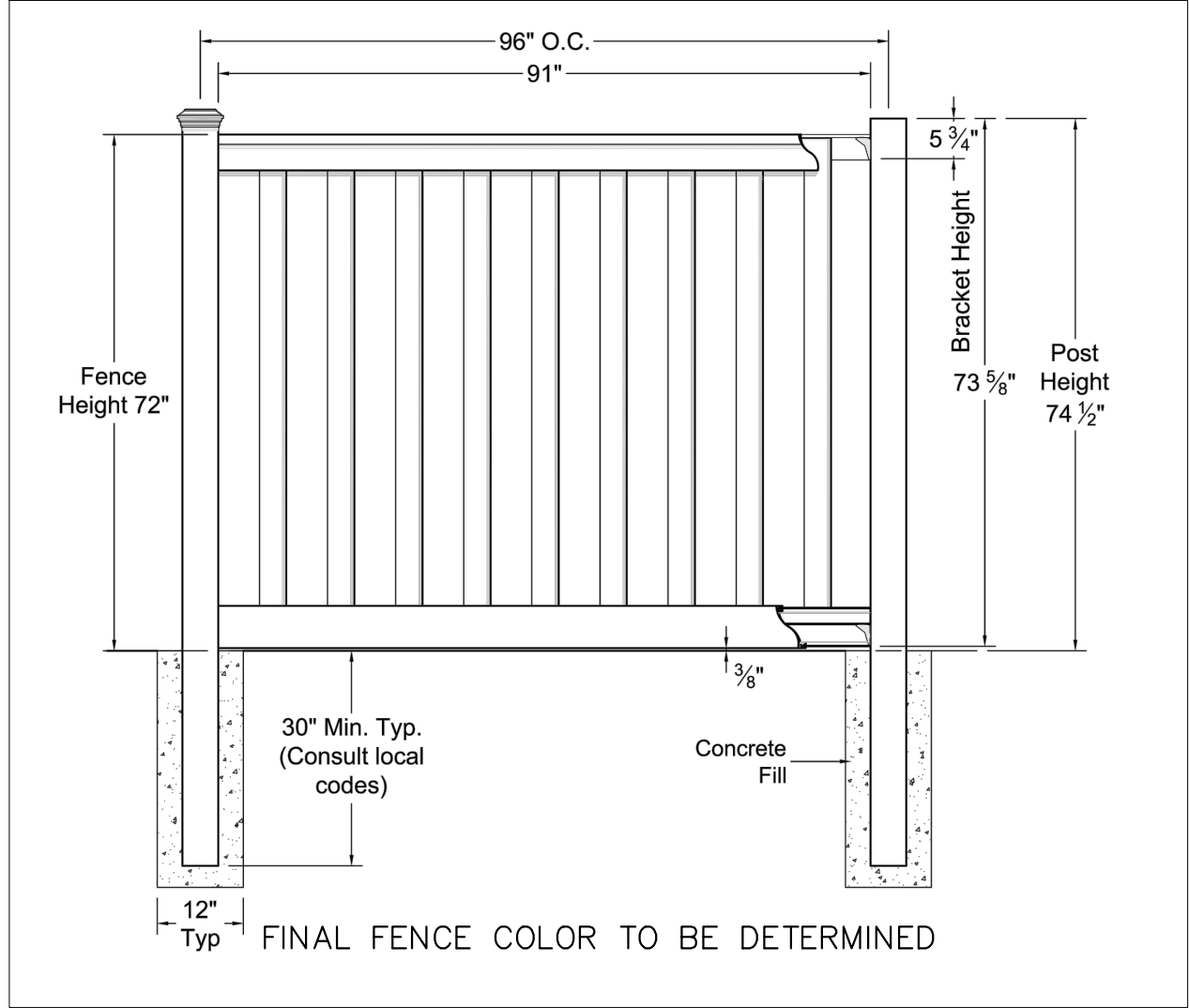
I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____M. THIS _____ DAY OF _____, 20____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY:

EL PASO COUNTY CLERK AND RECORDER

 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)	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 29
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.26	

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



6' COMPOSITE PRIVACY
FENCE FOR LOT SIDE YARDS

NOTE:
GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD 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" BY ENTECH ENGINEERING INC. DATED APRIL 13, 2022 IN FILE PUDSP226 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

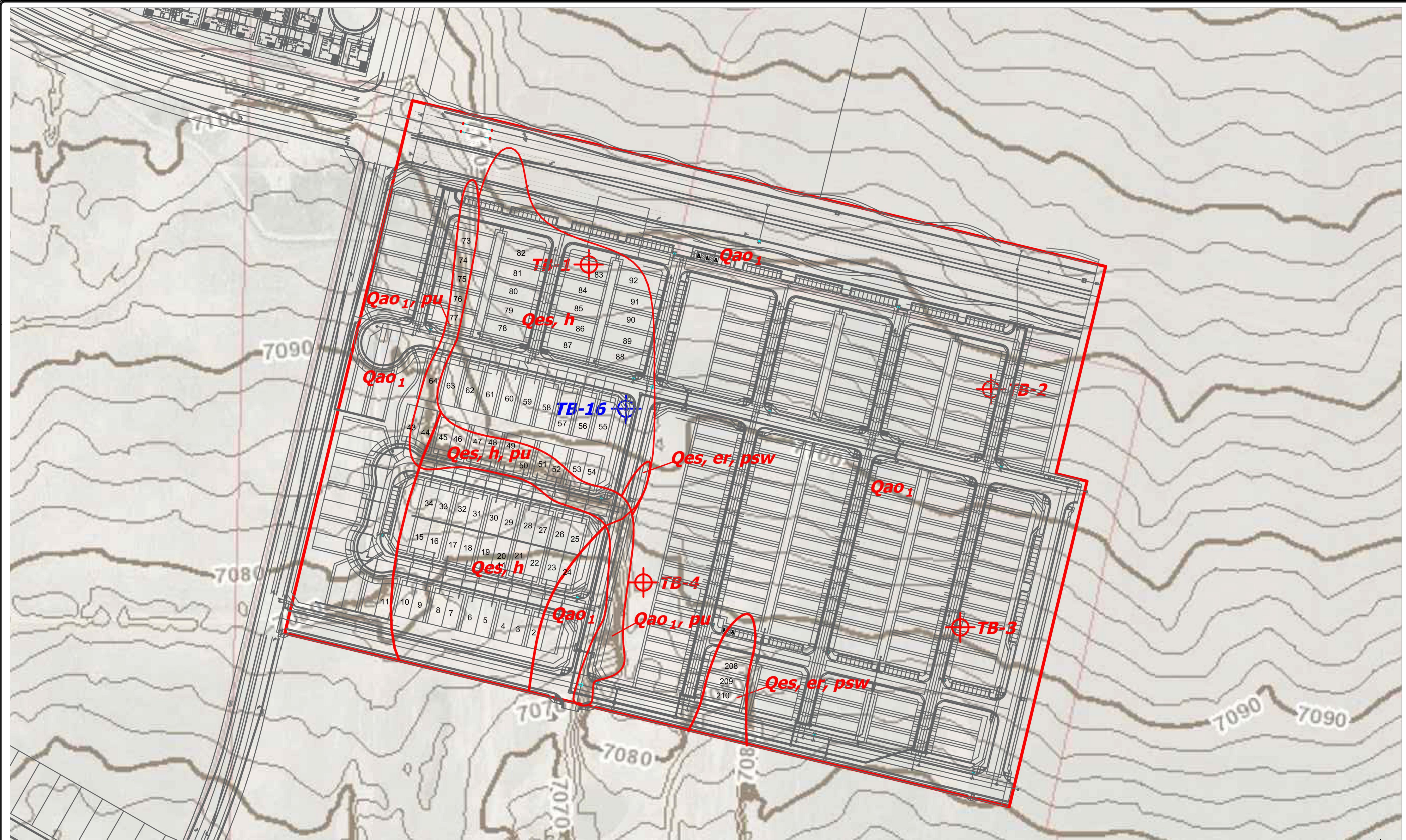
- POTENTIALLY SEASONAL SHALLOW GROUNDWATER AND EROSION (LOTS 208-210)
- POTENTIALLY UNSTABLE SLOPE (LOTS 43-54, 64, 73-77)
- HYDROCOMPACTION (LOTS 2-11, 15-34, 43-64, 73-92)



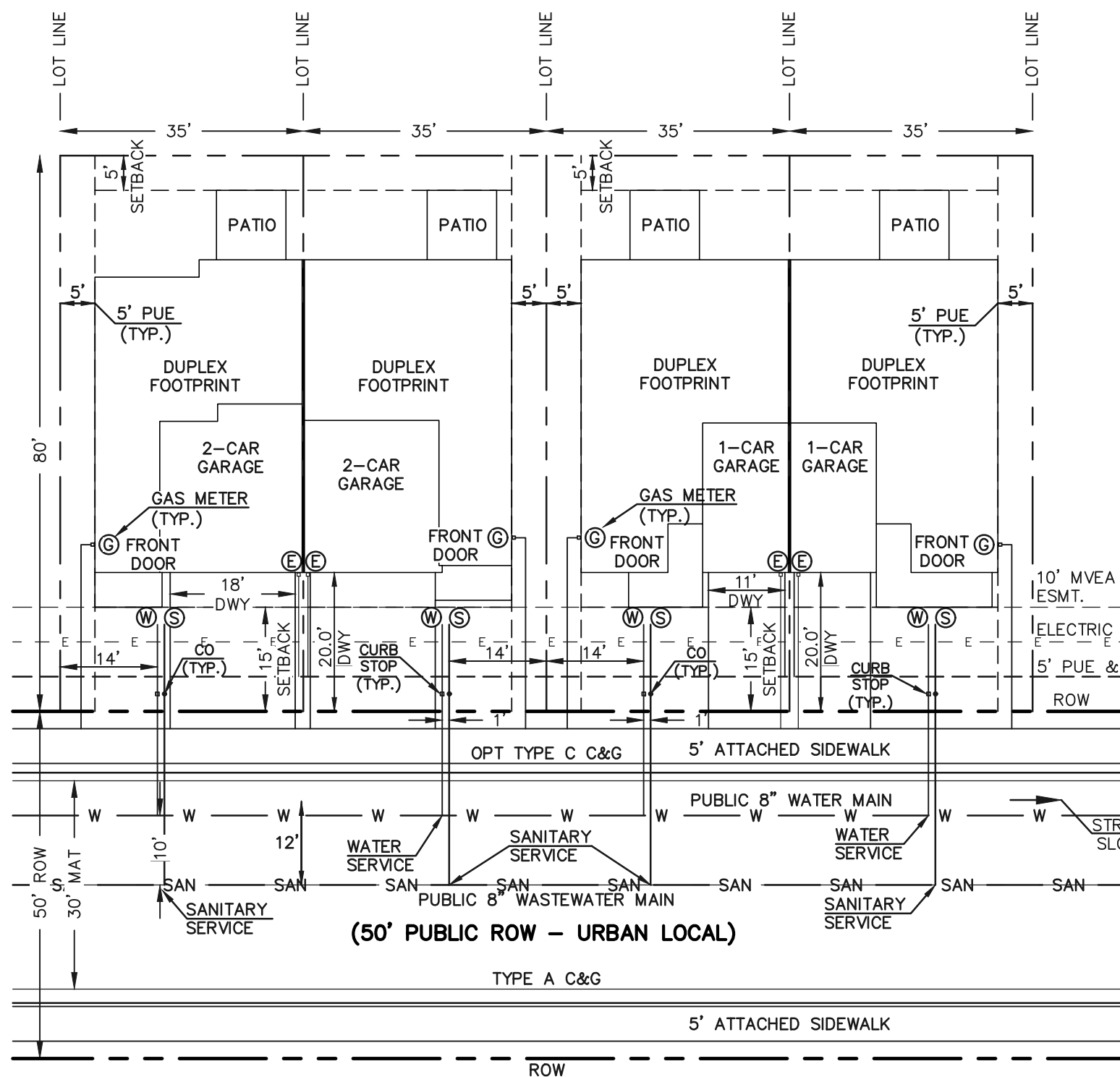
- 54 LOTS DUPLEX PRODUCT (LOTS 1-54)
- 38 LOTS SINGLE FAMILY W/ ADU OPTION (LOTS 55-92)
- 135 LOTS PREAMBLE PRODUCT (LOTS 93-227)

TRACTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS (OPEN SPACE) A-O, R (SEE TABLE BELOW)	365,988	21.6%	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
TRACTS (PRIVATE ACCESS) P, Q (SEE TABLE BELOW)	150,120	8.8%	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
LOTS (227 TOTAL)	706,557	41.5%	INDIVIDUAL LOT OWNERS	
PUBLIC R.O.W.	478,688	28.1%	COUNTY	COUNTY
TOTAL	1,701,353	100.0%		

TRACT TABLE											
TRACT	SIZE (SF)	SIZE (AC)	LANDSCAPE/ PARK/OPEN SPACE/TRAIL	PRIVATE ACCESS	MAILBOXES	SIGNAGE/PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	ELECTRIC EASEMENTS	FENCE/ WALLS	OWNED BY	MAINTAINED BY
TRACT A	148,218	3.403	X			X	X	X	X	SRMD	SRMD
TRACT B	8,745	0.201	X		X	X	X	X	X	SRMD	SRMD
TRACT C	3,729	0.086	X			X	X	X	X	SRMD	SRMD
TRACT D	58,805	1.350	X		X	X	X	X	X	SRMD	SRMD
TRACT E	7,966	0.183	X			X	X	X	X	SRMD	SRMD
TRACT F	7,966	0.183	X			X	X	X	X	SRMD	SRMD
TRACT G	5,296	0.122	X			X	X	X	X	SRMD	SRMD
TRACT H	16,128	0.370	X		X	X	X	X	X	SRMD	SRMD
TRACT I	21,329	0.490	X			X	X	X	X	SRMD	SRMD
TRACT J	21,329	0.490	X			X	X	X	X	SRMD	SRMD
TRACT K	9,360	0.215	X			X	X	X	X	SRMD	SRMD
TRACT L	9,360	0.215	X			X	X	X	X	SRMD	SRMD
TRACT M	26,272	0.603	X		X	X	X	X	X	SRMD	SRMD
TRACT N	9,425	0.216	X			X	X	X	X	SRMD	SRMD
TRACT O	9,425	0.216	X			X	X	X	X	SRMD	SRMD
TRACT P	81,258	1.865		X		X	X	X		SRMD	SRMD
TRACT Q	68,862	1.581		X		X	X	X		SRMD	SRMD
TRACT R	2,635	0.060	X			X	X	X	X	SRMD	SRMD
TOTALS	516,108	11.85									



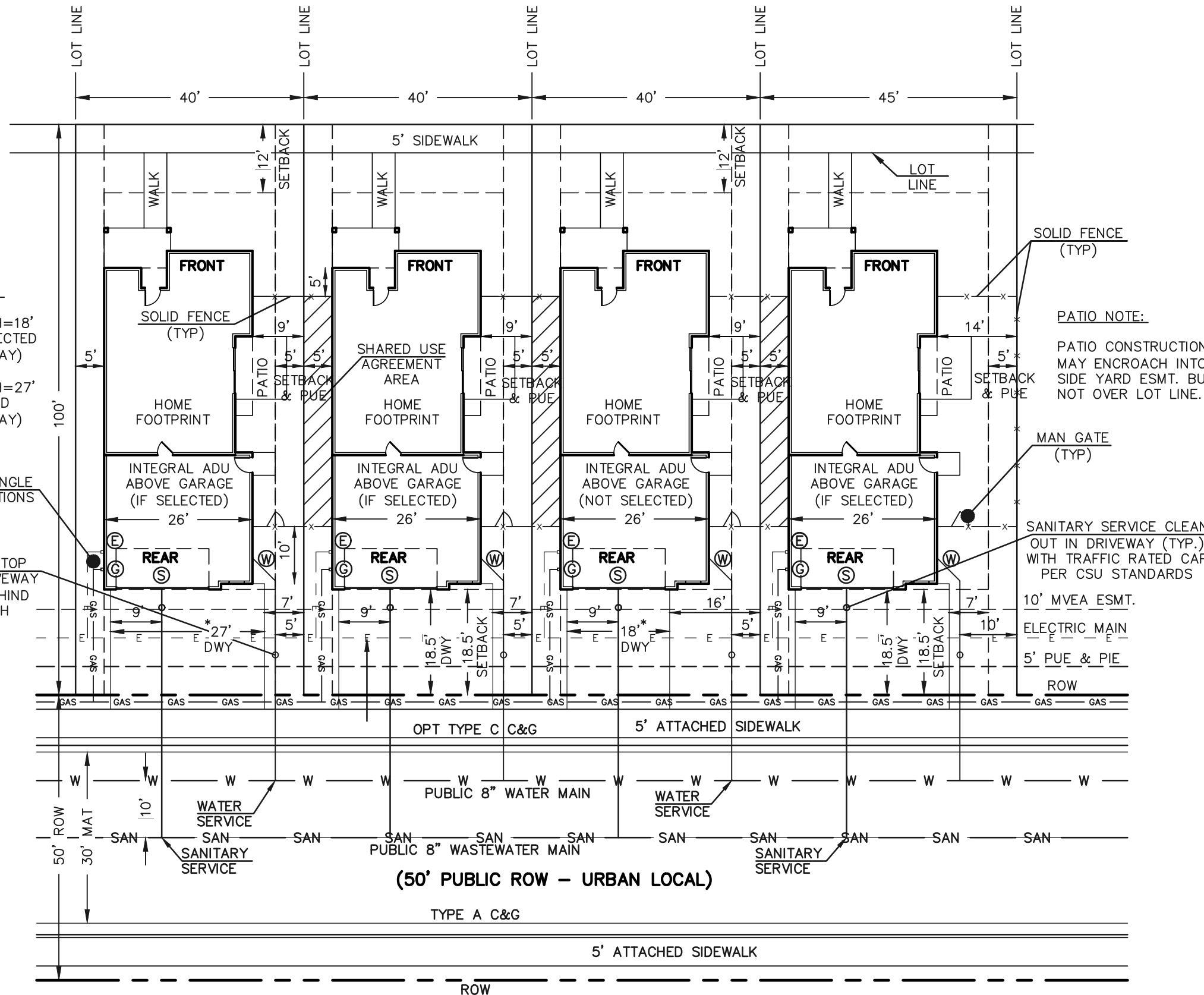
VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



TYPICAL LOT CONFIGURATION DETAIL
(DUPLIX PRODUCT)
SCALE: 1"=20' (H)
(LOTS 1-54)

* DRIVEWAY NOTE:
DRIVEWAY WIDTH=18'
IF NO ADU SELECTED
(2-CAR DRIVEWAY)
DRIVEWAY WIDTH=27'
IF ADU SELECTED
(3-CAR DRIVEWAY)

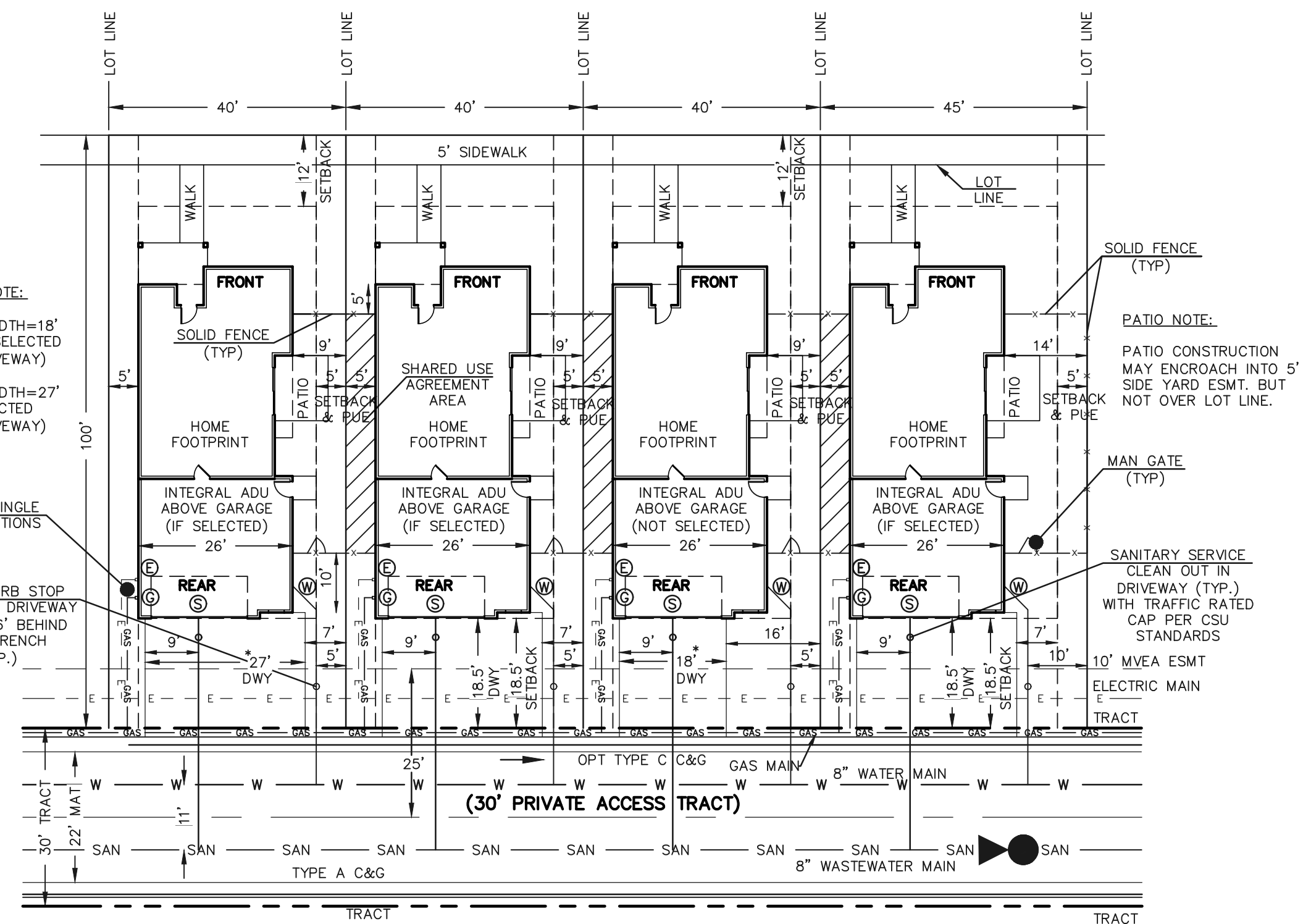
STANDARD SINGLE
FAMILY LOCATIONS
WATER CURB STOP
OUTSIDE OF DRIVEWAY
LOCATED 6' BEHIND
JOINT TRENCH
(TYP.)



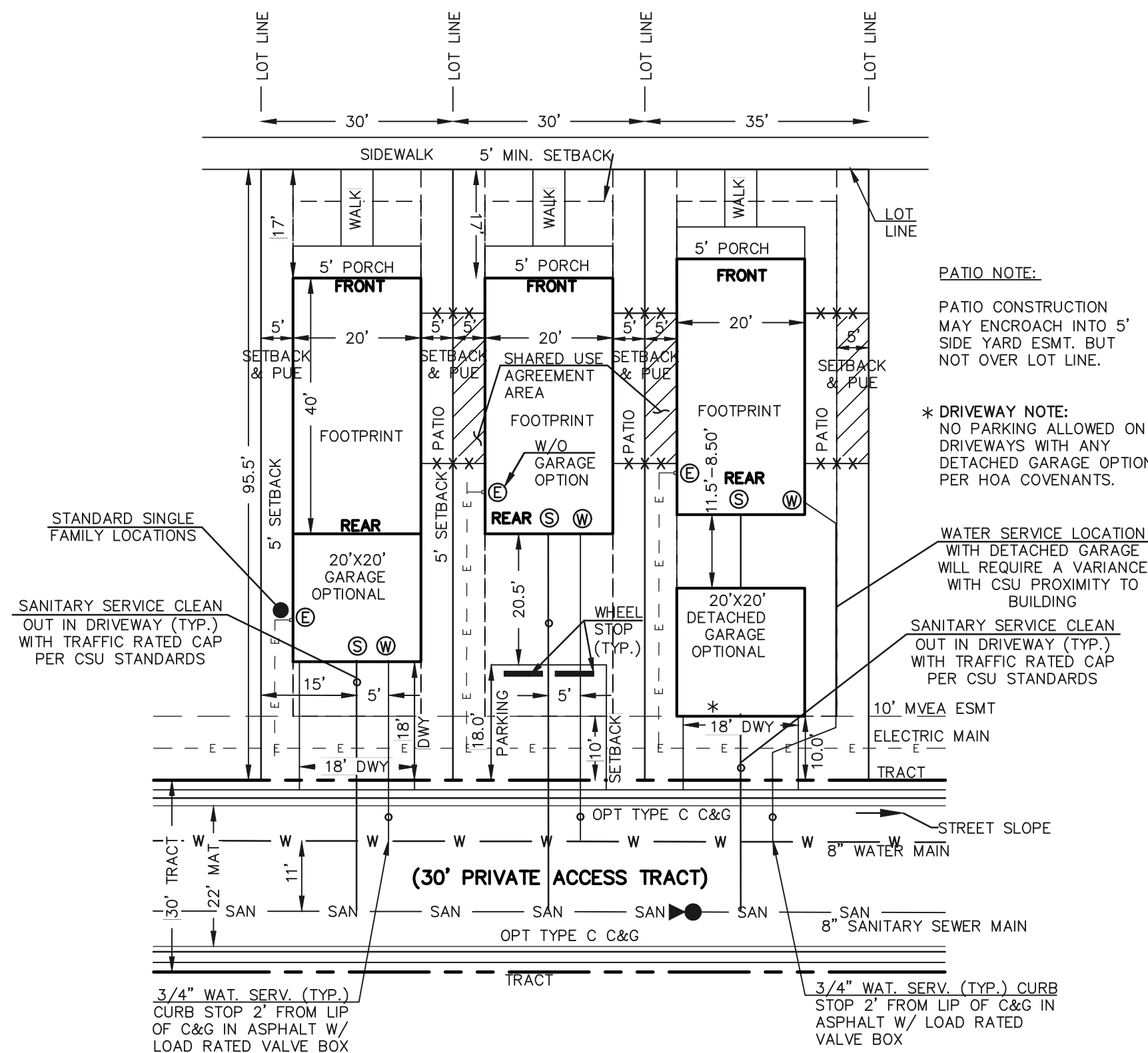
TYPICAL LOT CONFIGURATION DETAIL
(SINGLE FAMILY DETACHED W/ OPTIONAL ADU)
ACCESS FROM 50' PUBLIC ROW
SCALE: 1"=20' (H)
(LOTS 55-66)

* DRIVEWAY NOTE:
DRIVEWAY WIDTH=18'
IF NO ADU SELECTED
(2-CAR DRIVEWAY)
DRIVEWAY WIDTH=27'
IF ADU SELECTED
(3-CAR DRIVEWAY)

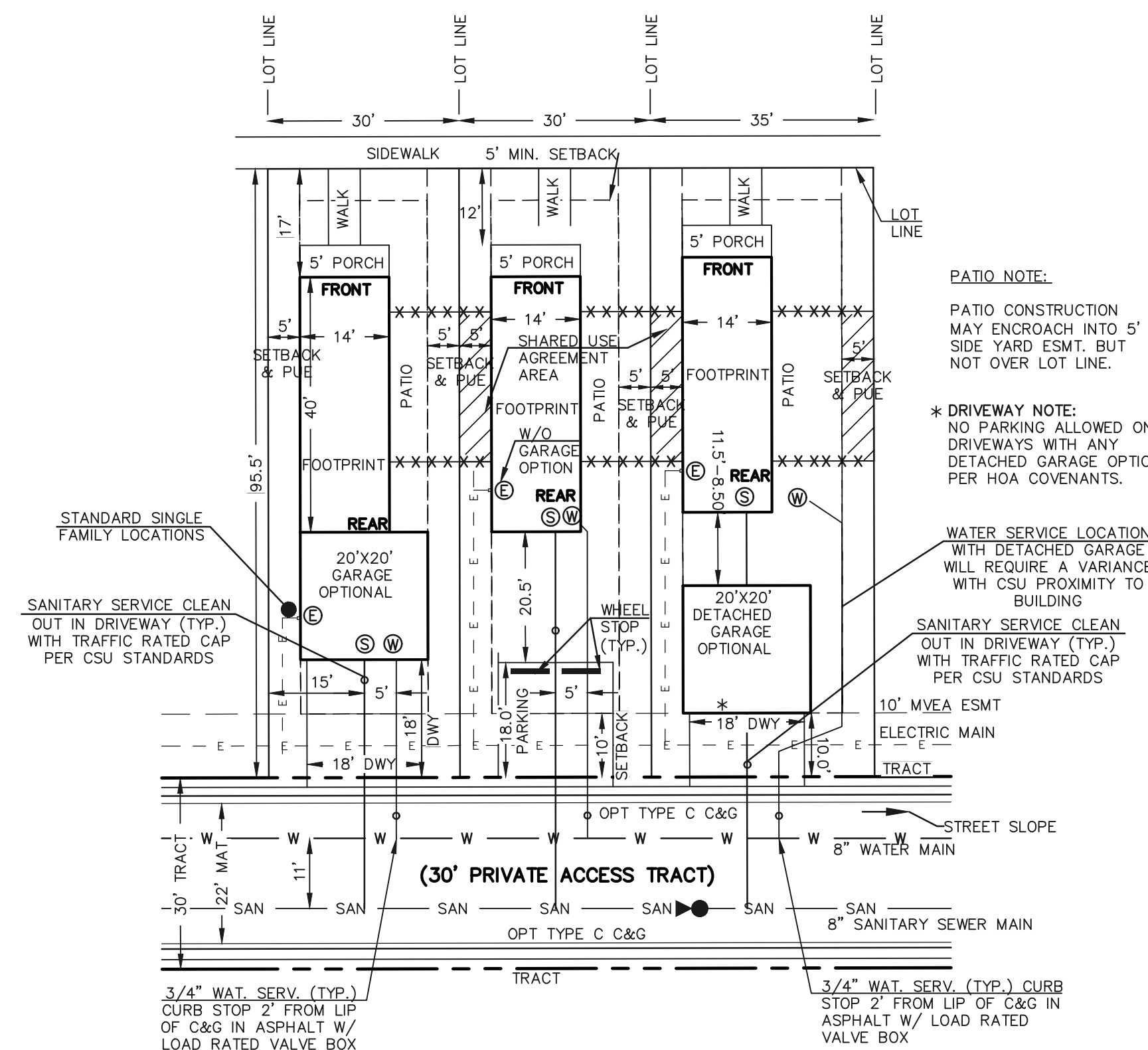
STANDARD SINGLE
FAMILY LOCATIONS
WATER CURB STOP
OUTSIDE OF DRIVEWAY
LOCATED 6' BEHIND
JOINT TRENCH
(TYP.)



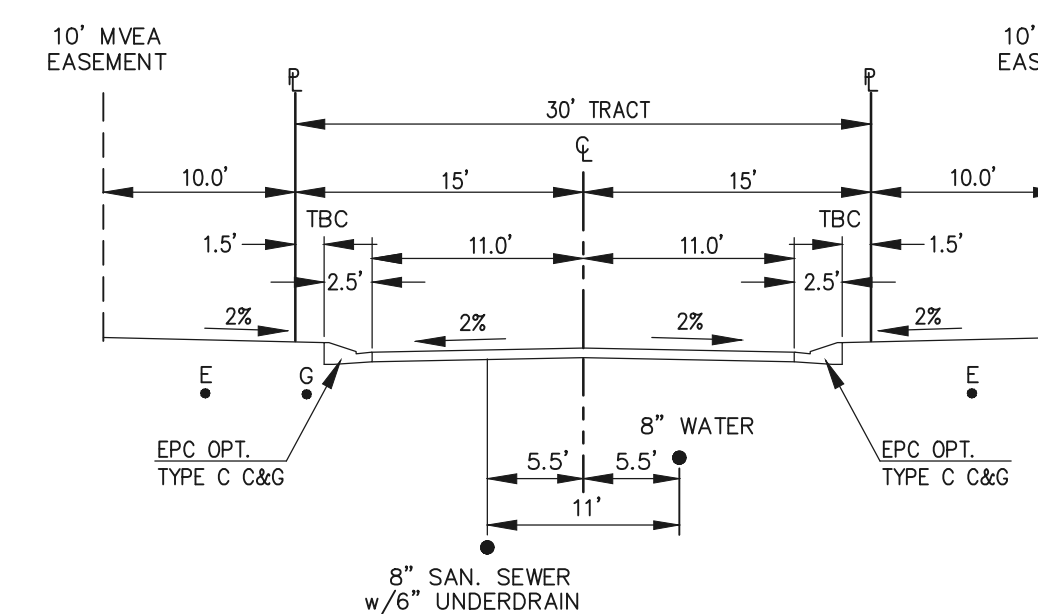
TYPICAL LOT CONFIGURATION DETAIL
(SINGLE FAMILY DETACHED W/ OPTIONAL ADU)
ACCESS FROM PRIVATE ROAD TRACT
SCALE: 1"=20' (H)
(LOTS 67-92)
*NO PARKING / FIRE LANE" SIGNAGE PER FIRE DEPT. STDS



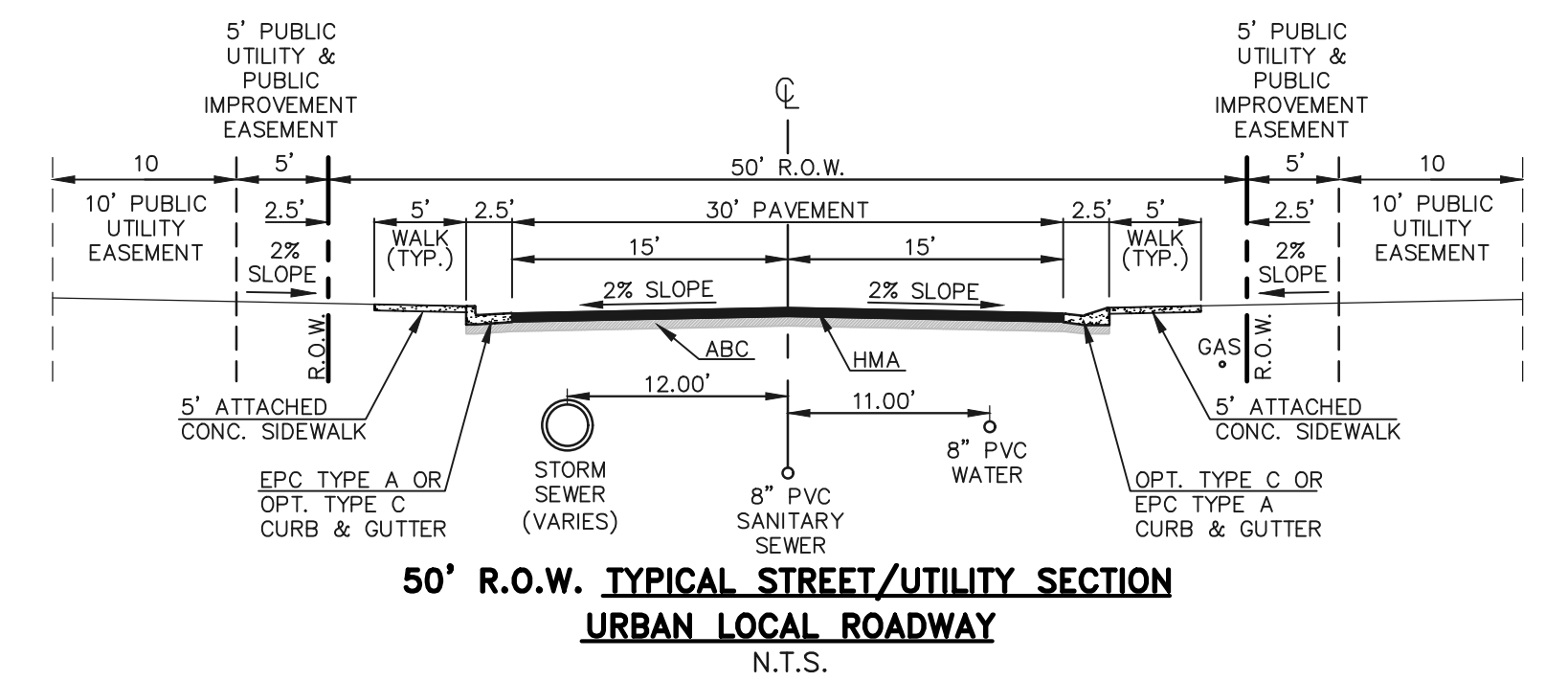
TYPICAL LOT CONFIGURATION DETAIL
(PREAMBLE PRODUCT - SINGLE FAMILY DETACHED 20'x40' BLDG.)
ACCESS FROM PRIVATE ROAD TRACT
SCALE: 1"=20' (H)
(LOTS 93-227)
*NO PARKING / FIRE LANE" SIGNAGE PER FIRE DEPT. STDS.



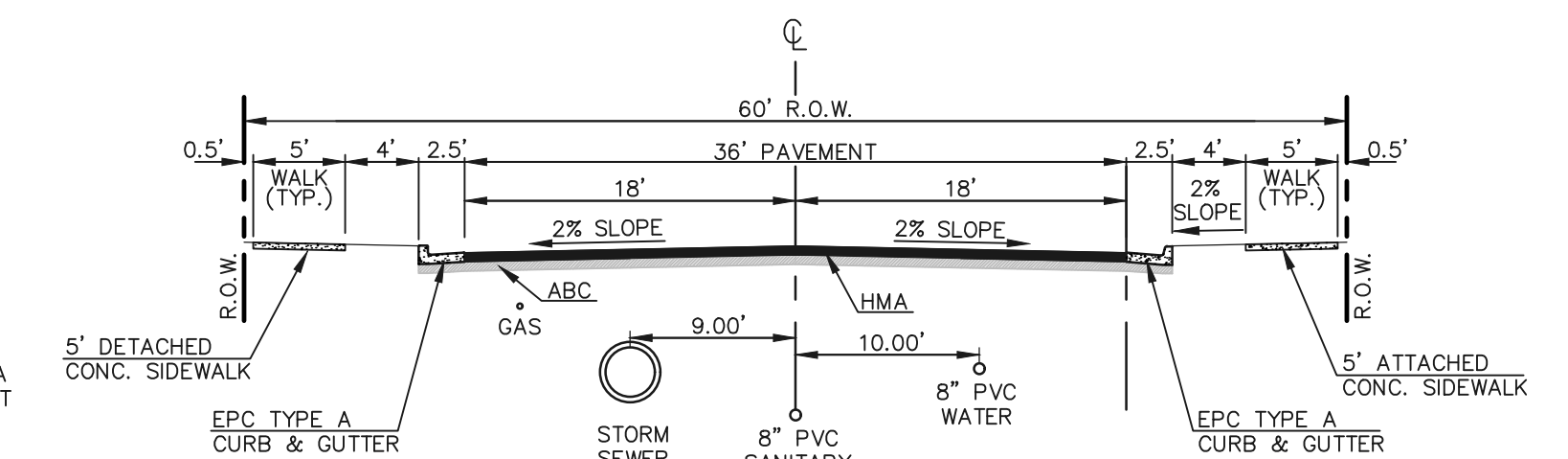
TYPICAL LOT CONFIGURATION DETAIL
(PREAMBLE PRODUCT - SINGLE FAMILY DETACHED 14'x40' BLDG.)
ACCESS FROM PRIVATE ROAD TRACT
SCALE: 1"=20' (H)
(LOTS 93-227)
*NO PARKING / FIRE LANE" SIGNAGE PER FIRE DEPT. STDS.



PRIVATE ROAD (30' WIDE TRACT)
OWNED & MAINTAINED BY THE STERLING RANCH METRO. DISTRICT
N.T.S.
NO PARKING ALLOWED



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.

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

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
DEVELOPMENT STANDARD DETAILS

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 20'	SHEET	3 OF 29
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26	

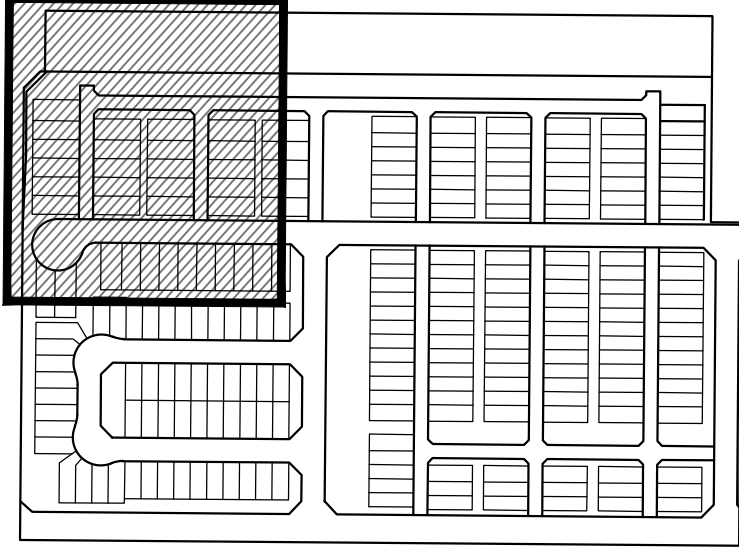
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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

CLASSIC CONSULTING

TRACT H
OWNER: CLASSIC SRJ LAND, LLC
FOURSQUARE AT STERLING RANCH FIL. 1
CURRENT ZONING: PUD

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



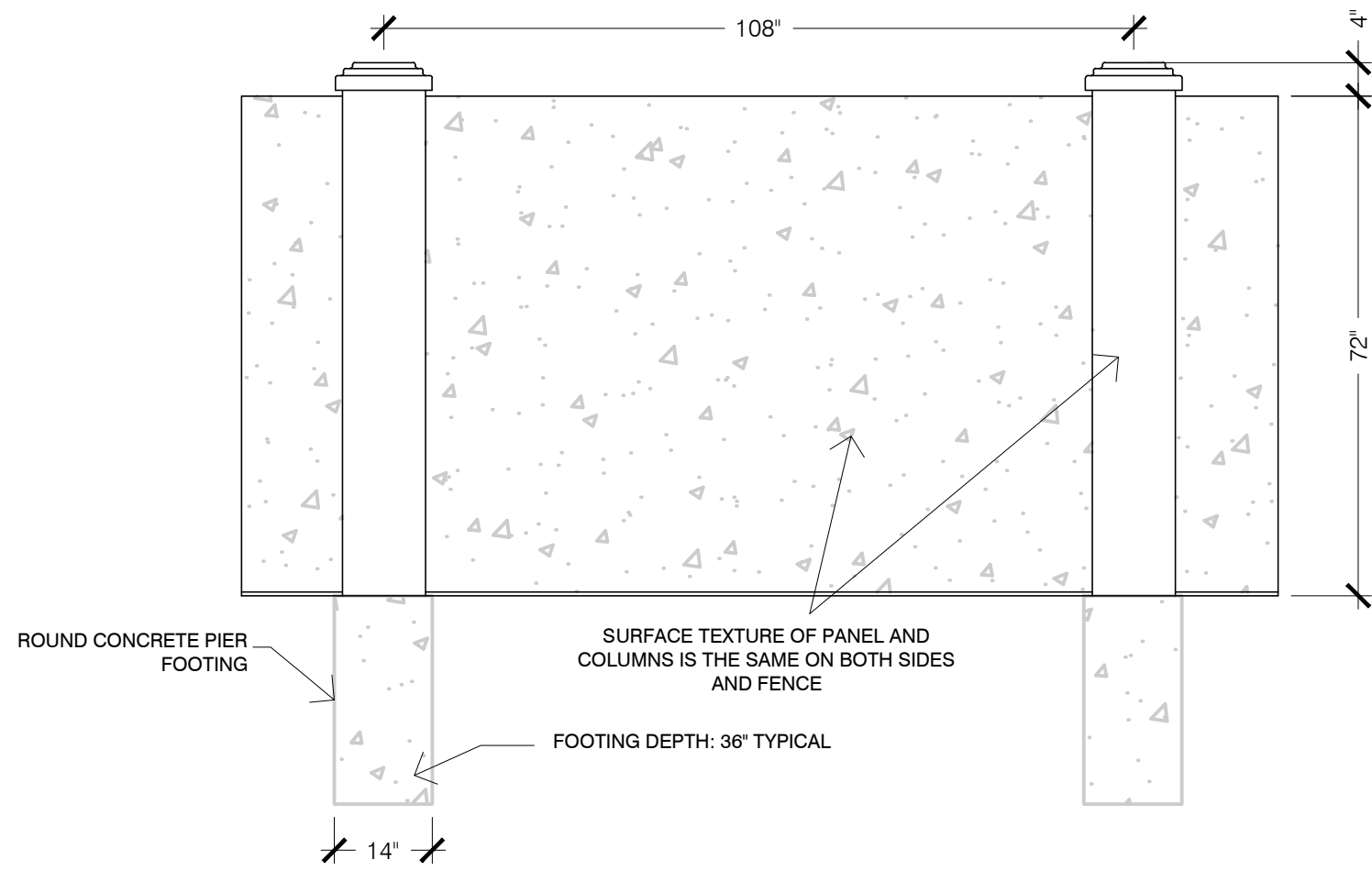
KEY MAP
NOT TO SCALE

LEGEND

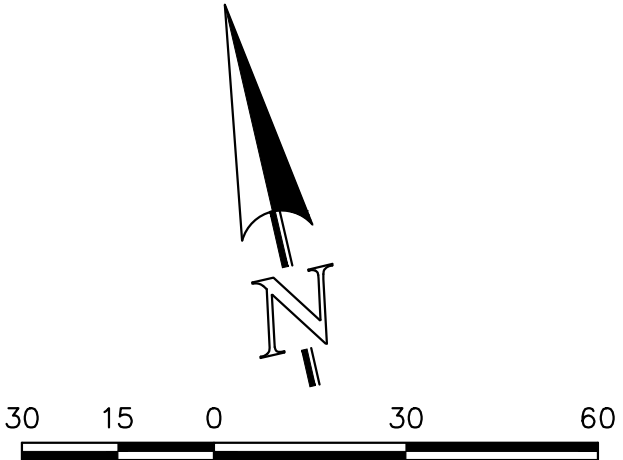
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE



NO PARKING ALONG CURB
WITHIN PRIVATE ACCESS ROADS
EXACT LOCATION OF "NO PARKING"
SIGNS DETERMINED ON CDS.



6' CONCRETE BLOCK SCREEN WALL (NOISEWALL)
SCALE: NOT TO SCALE



SCALE: 1" = 30'

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

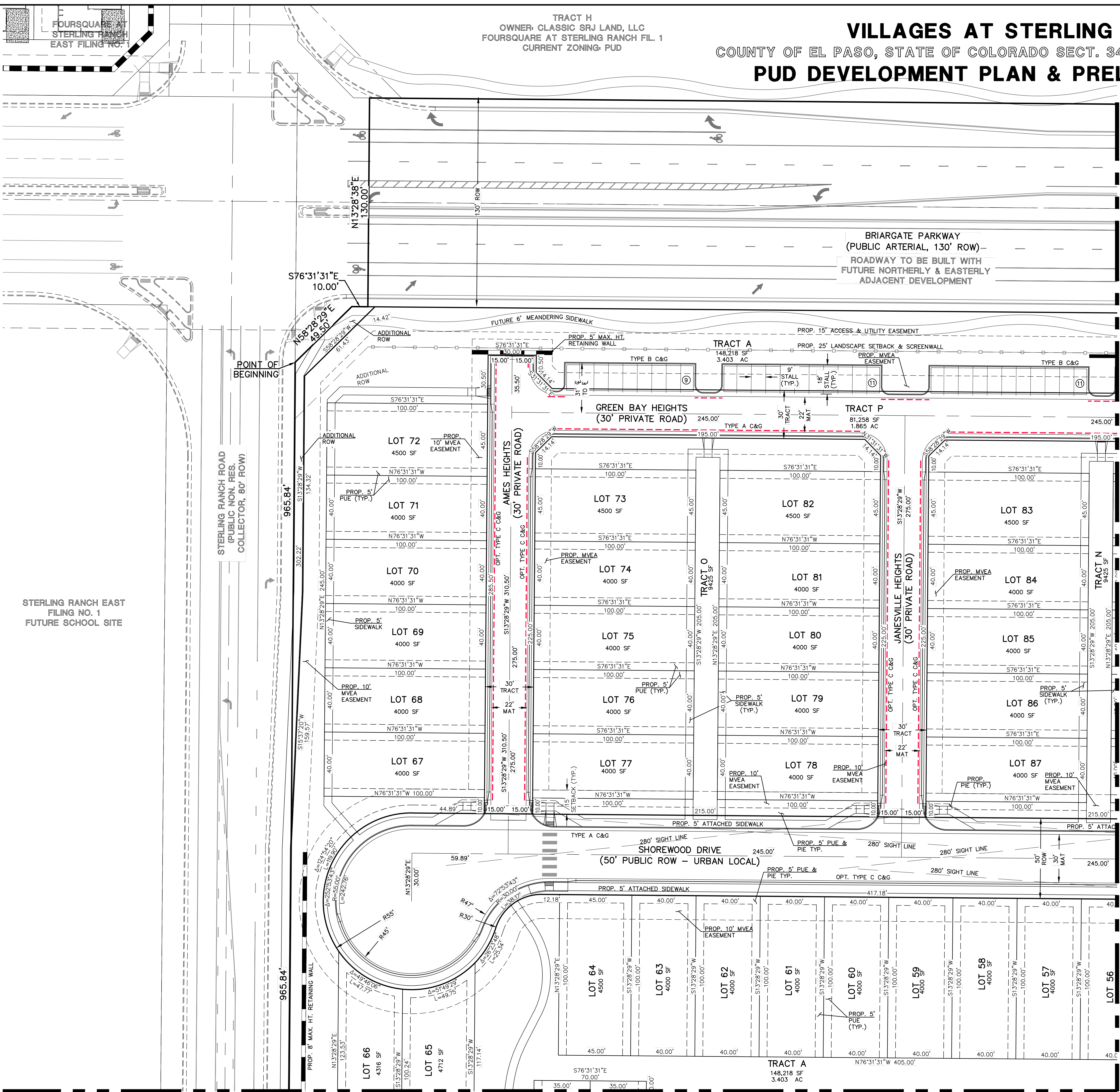
VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	4 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26



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



STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE

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

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

GREEN BAY HEIGHTS
(30' PRIVATE ROAD)

JANESVILLE HEIGHTS
(30' PRIVATE ROAD)

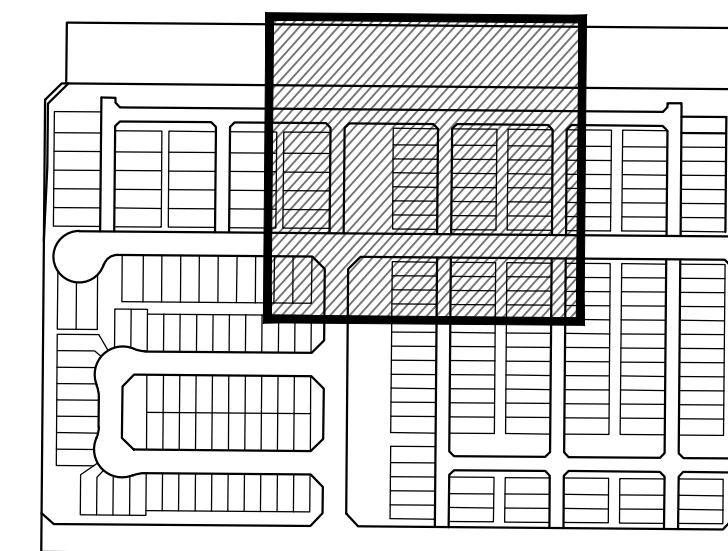
SHOREWOOD DRIVE
(50' PUBLIC ROW - URBAN LOCAL)

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 5

V:\118326\DRAWINGS\DEVELOPMENT\118326 DP-04.dwg, 11/17/2024, 3:53:26 PM, 1:1

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



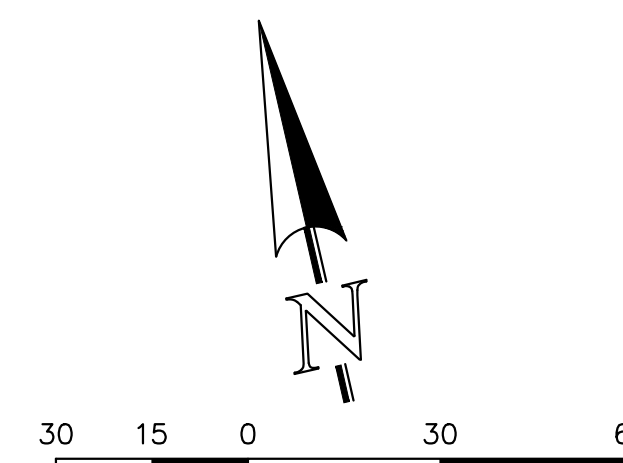
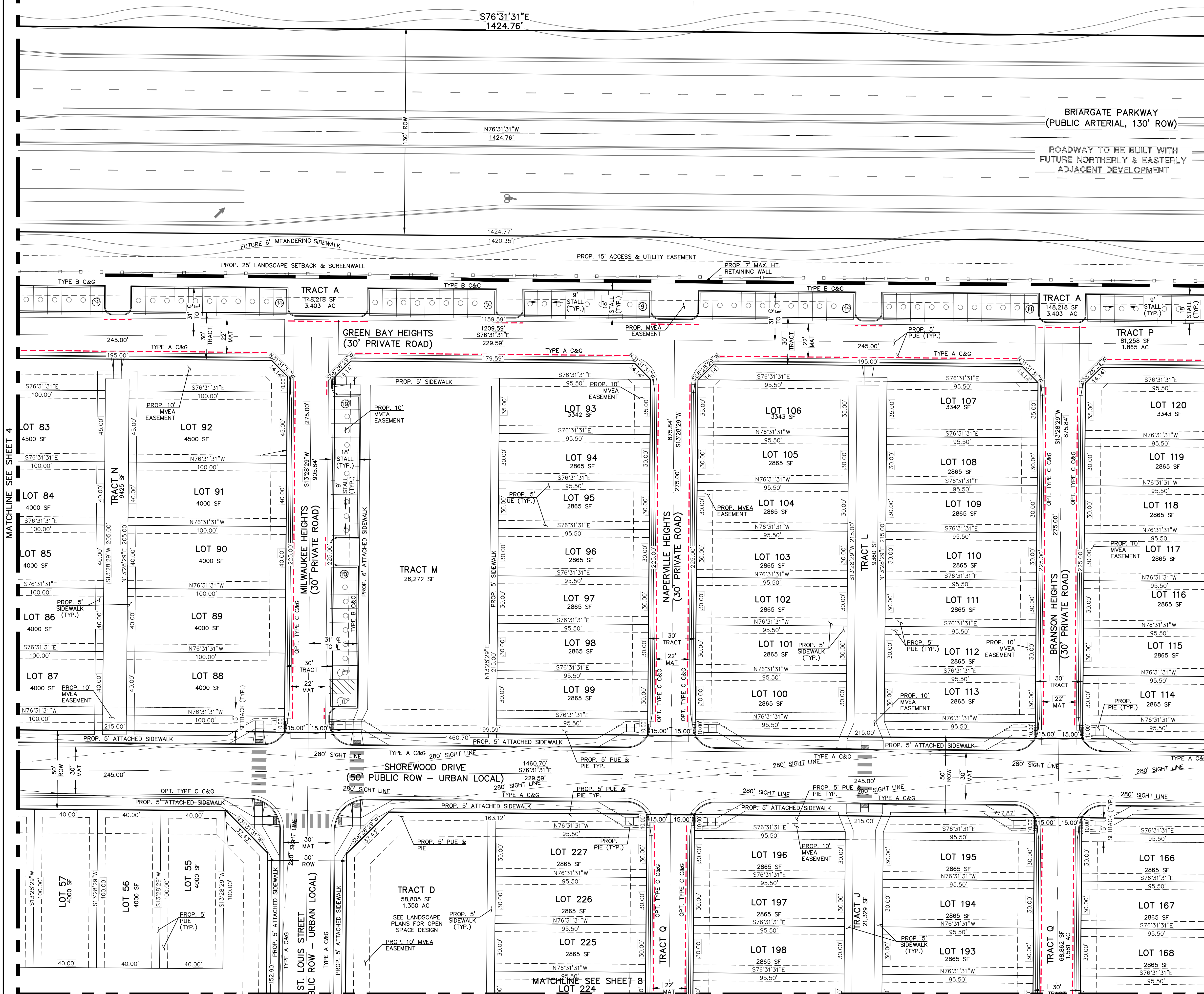
KEY MAP
NOT TO SCALE

LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER	S S S S
EXISTING STORM LINE	---



NO PARKING ALONG CURB
WITHIN PRIVATE ACCESS ROADS
EXACT LOCATION OF "NO PARKING"
SIGNS DETERMINED ON CDS.



SCALE: 1" = 30'

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

VILLAGES AT STERLING RANCH

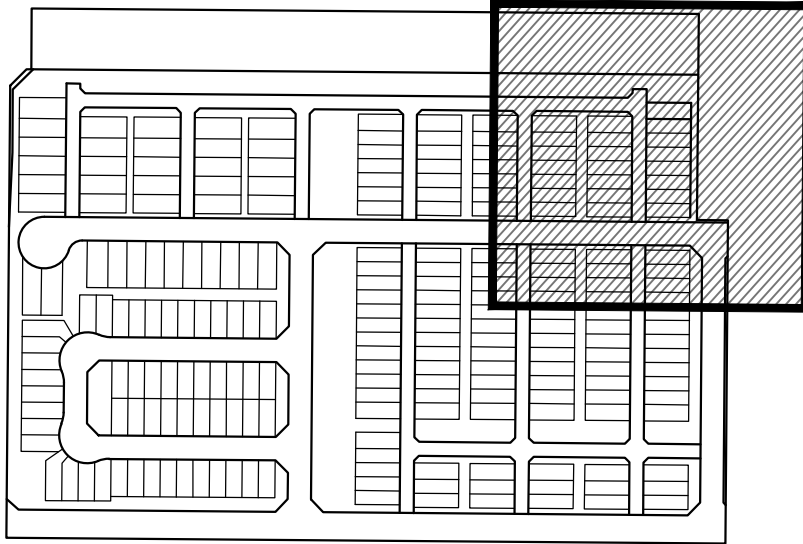
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	5 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26



UNPLATTED
OWNER: CLASSIC SRJ LAND, LLC
FUTURE SINGLE FAMILY RESIDENTIAL
CURRENT ZONING: RR-5

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP
NOT TO SCALE

BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)

ROADWAY TO BE BUILT WITH
FUTURE NORTHERLY & EASTERLY
ADJACENT DEVELOPMENT

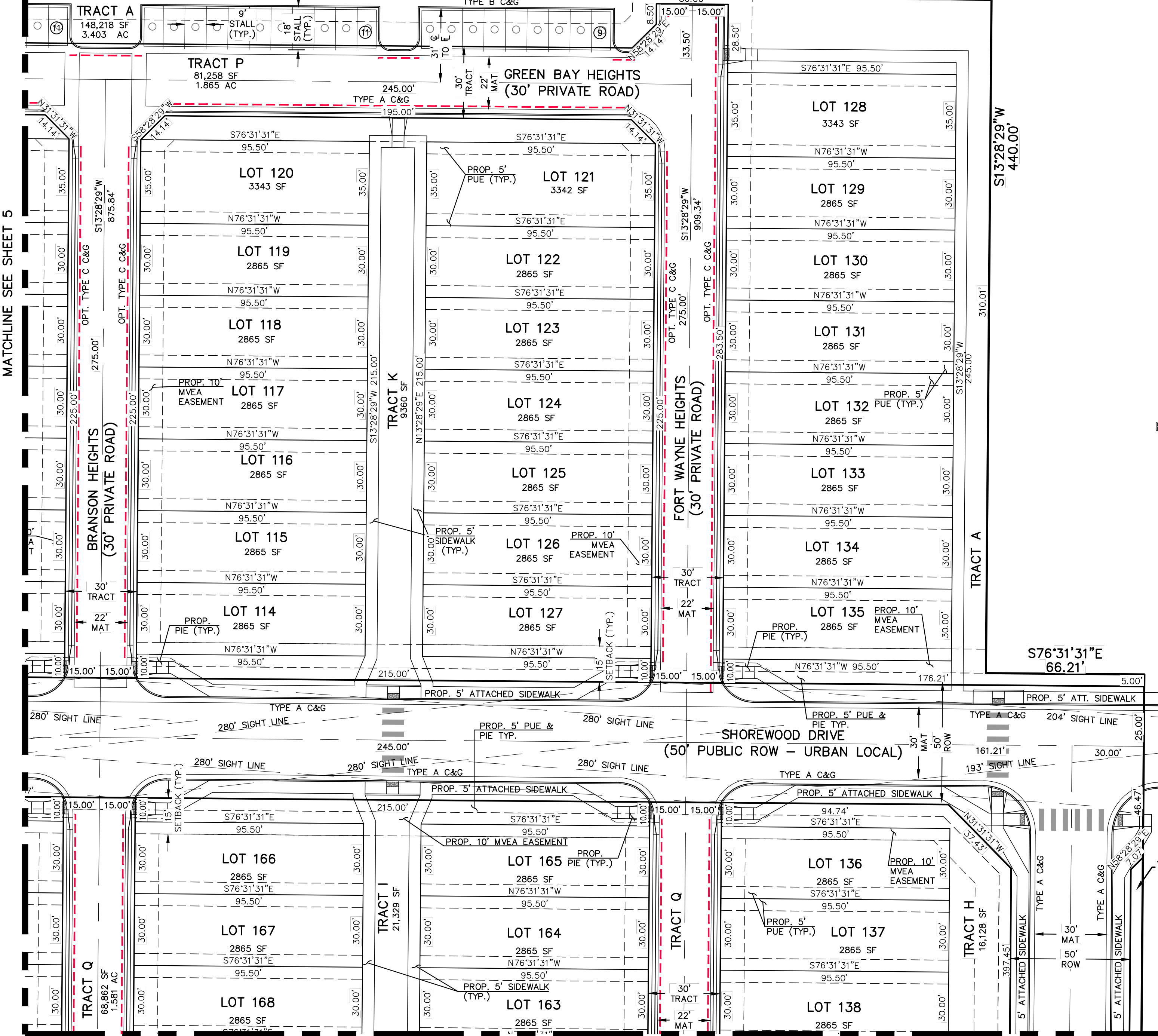
UNPLATTED
FUTURE BRIARGATE PARKWAY
RIGHT OF WAY

LEGEND

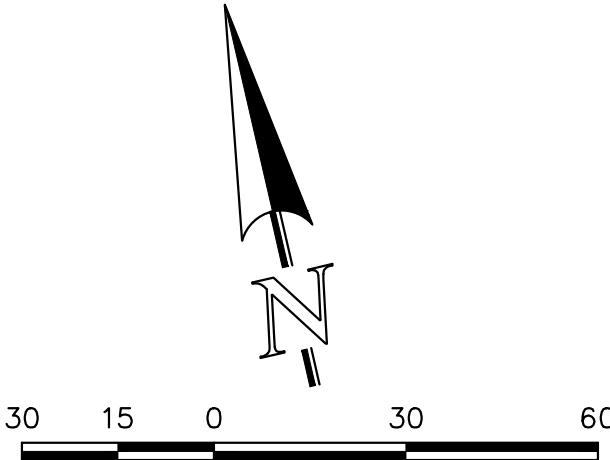
BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER	S S S
EXISTING STORM LINE	---



NO PARKING ALONG CURB
WITHIN PRIVATE ACCESS ROADS
EXACT LOCATION OF "NO PARKING"
SIGNS DETERMINED ON CDS.



UNPLATTED
OWNER: CLASSIC SRJ LAND, LLC
FUTURE PUD DEVELOPMENT (5-8DU/AC)
CURRENT ZONING: RR-5
FUTURE ZONING: PUD



SCALE: 1" = 30'

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



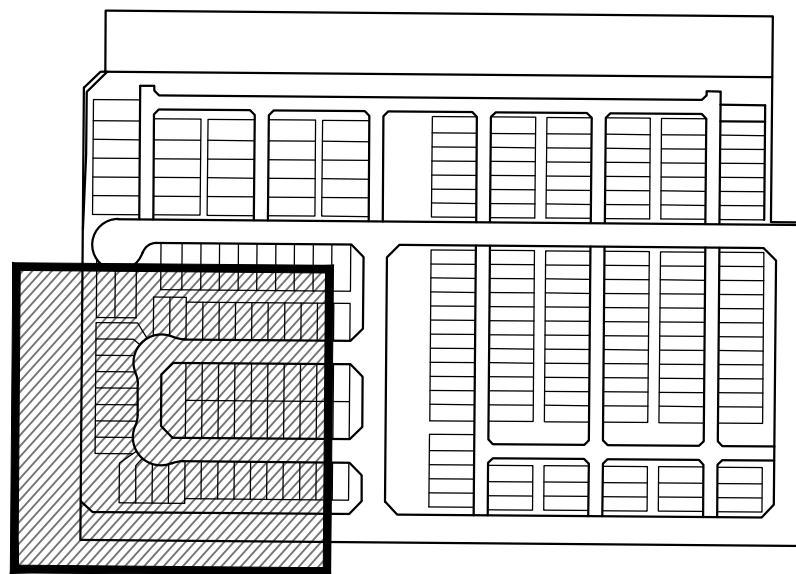
VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	6 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26

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

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE



NO PARKING ALONG CURB
WITHIN PRIVATE ACCESS ROADS
EXACT LOCATION OF "NO PARKING"
SIGNS DETERMINED ON CDS.



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 7 OF 29

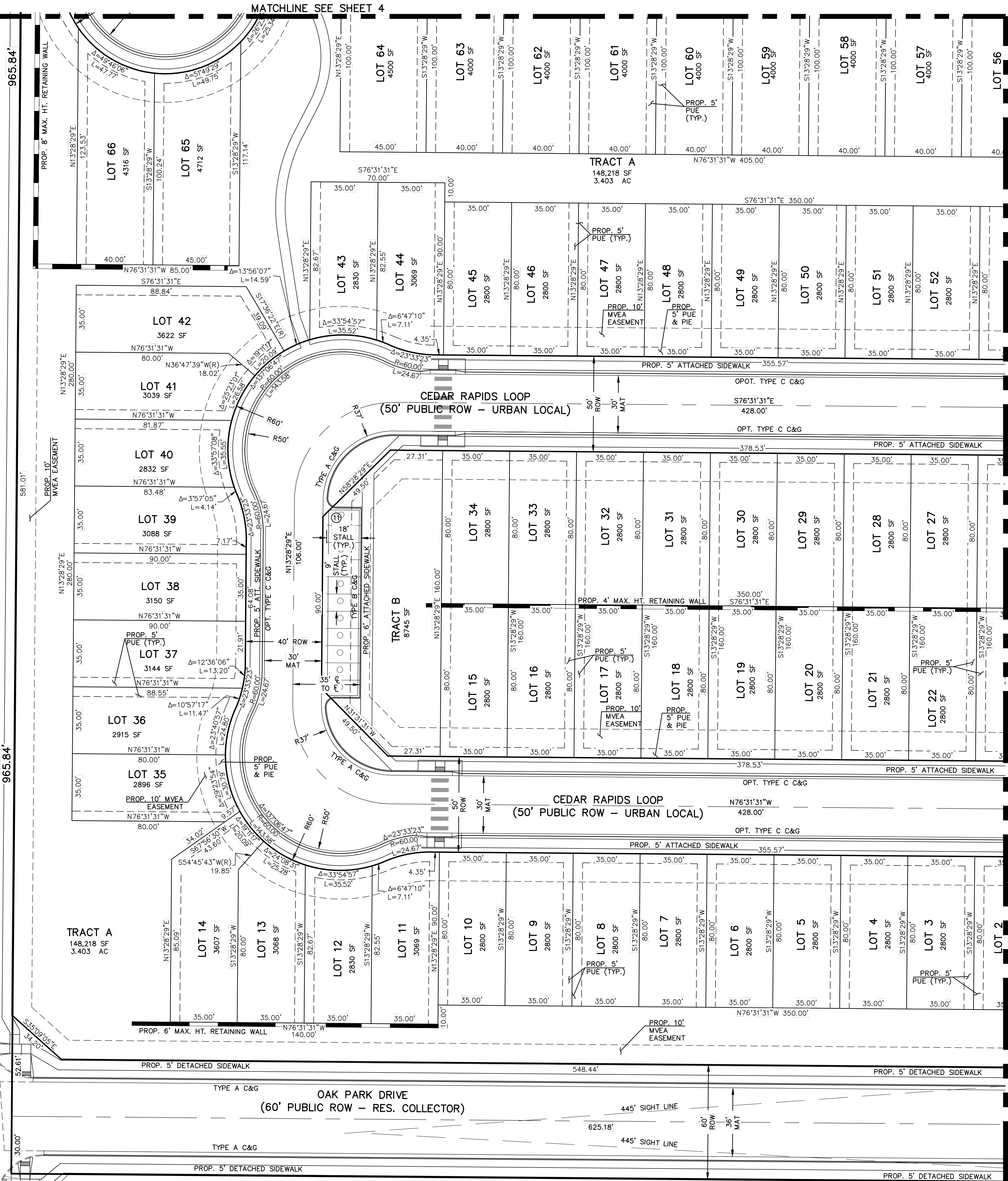
CHECKED BY (V) 1"= N/A JOB NO. 1183.26



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

UNPLATTED
STERLING RANCH EAST FILING NO. 5
SINGLE FAMILY DETACHED
CURRENT ZONING: RS-5000

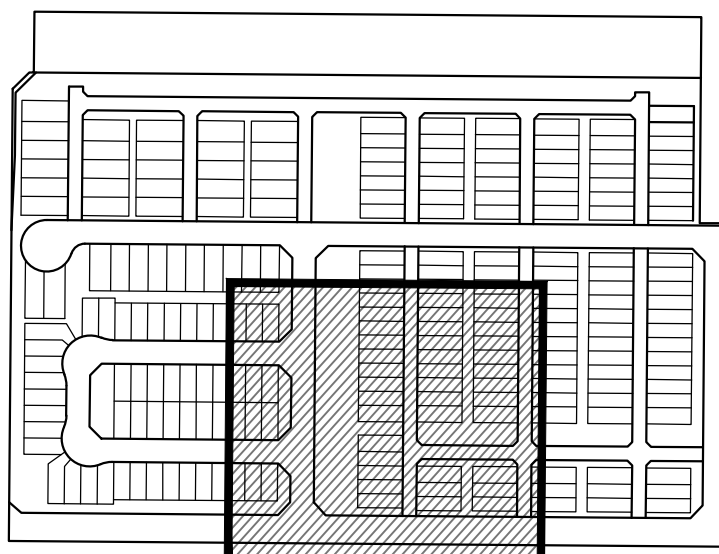
STERLING RANCH ROAD
(PUBLIC NON. RES.
COLLECTOR, 80' ROW)



MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 4

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO
SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN &
PRELIMINARY PLAN



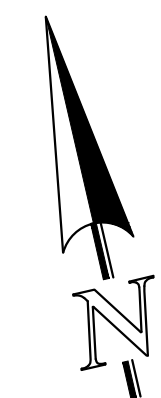
KEY MAP
NOT TO SCALE

LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
EXISTING WATER LINE	---
EXISTING SANITARY SEWER	---
EXISTING STORM LINE	---



NO PARKING ALONG CURB
WITHIN PRIVATE ACCESS ROADS
EXACT LOCATION OF "NO PARKING"
SIGNS DETERMINED ON CDS.



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

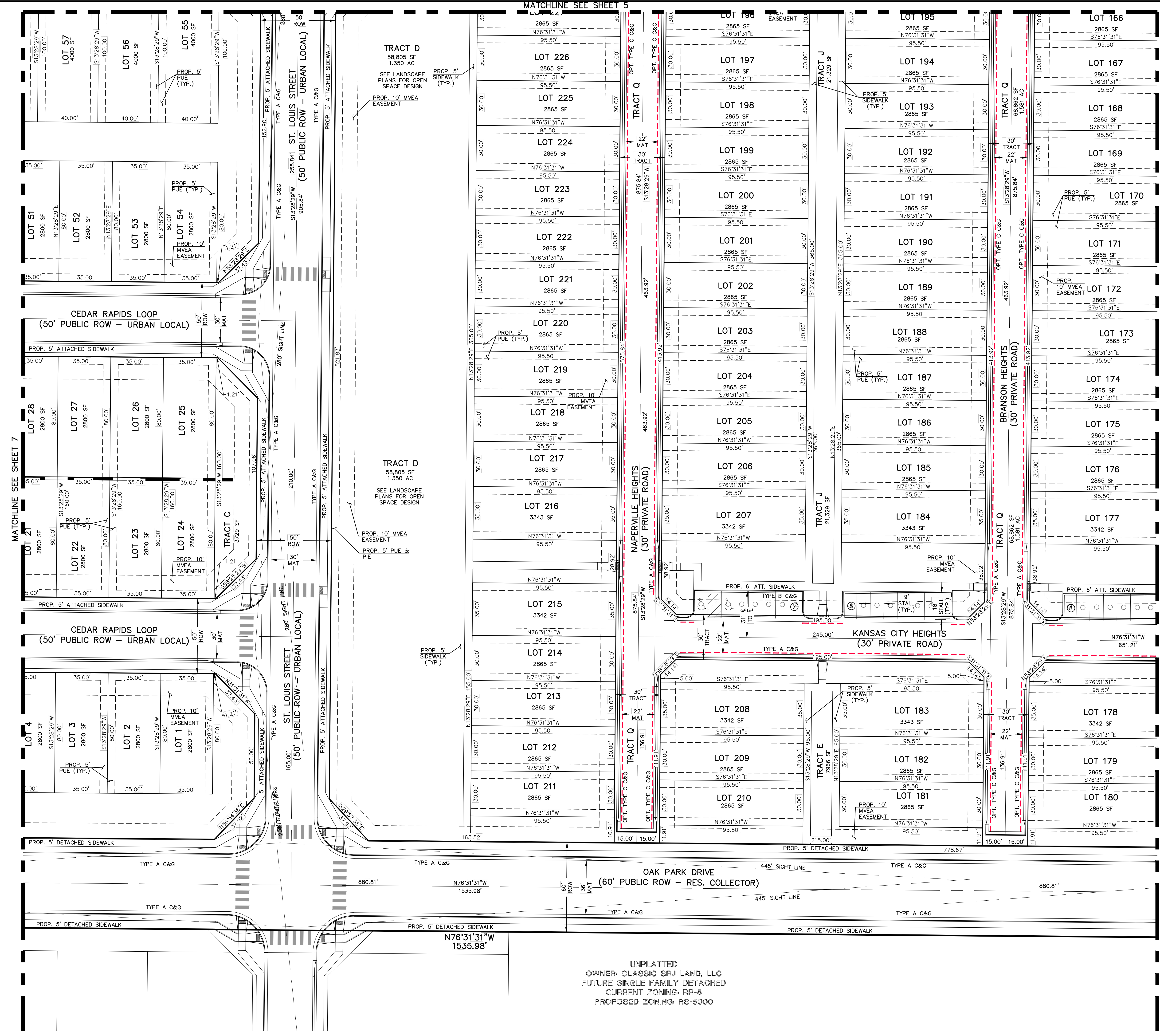
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	8 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26

CLASSIC
CONSULTING

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

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

UNPLATTED
OWNER: CLASSIC SRJ LAND, LLC
FUTURE SINGLE FAMILY DETACHED
CURRENT ZONING: RR-5
PROPOSED ZONING: RS-5000

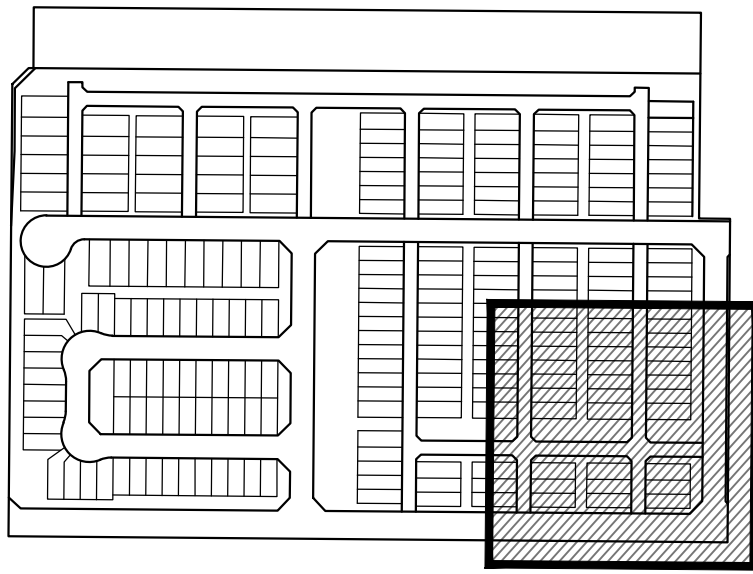


MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 5

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP
NOT TO SCALE

LEGEND

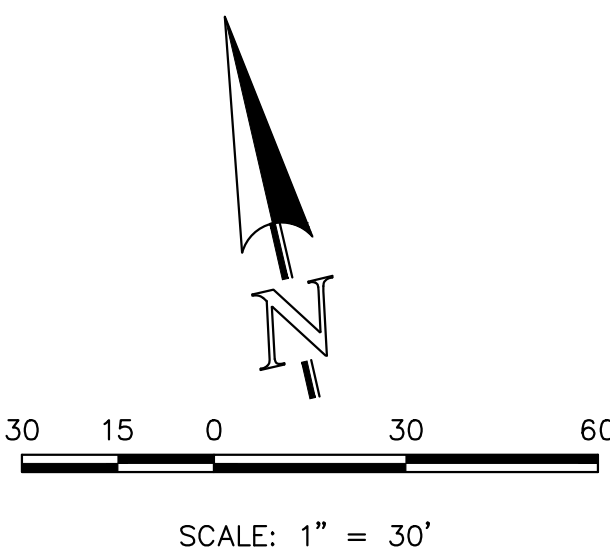
BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER	S S
EXISTING STORM LINE	---



NO PARKING ALONG CURB
WITHIN PRIVATE ACCESS ROADS

EXACT LOCATION OF "NO PARKING"
SIGNS DETERMINED ON CDS.

UNPLATTED
OWNER: CLASSIC SRJ LAND, LLC
FUTURE PUD DEVELOPMENT (5-8DU/AC)
CURRENT ZONING: RR-5
FUTURE ZONING: PUD



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

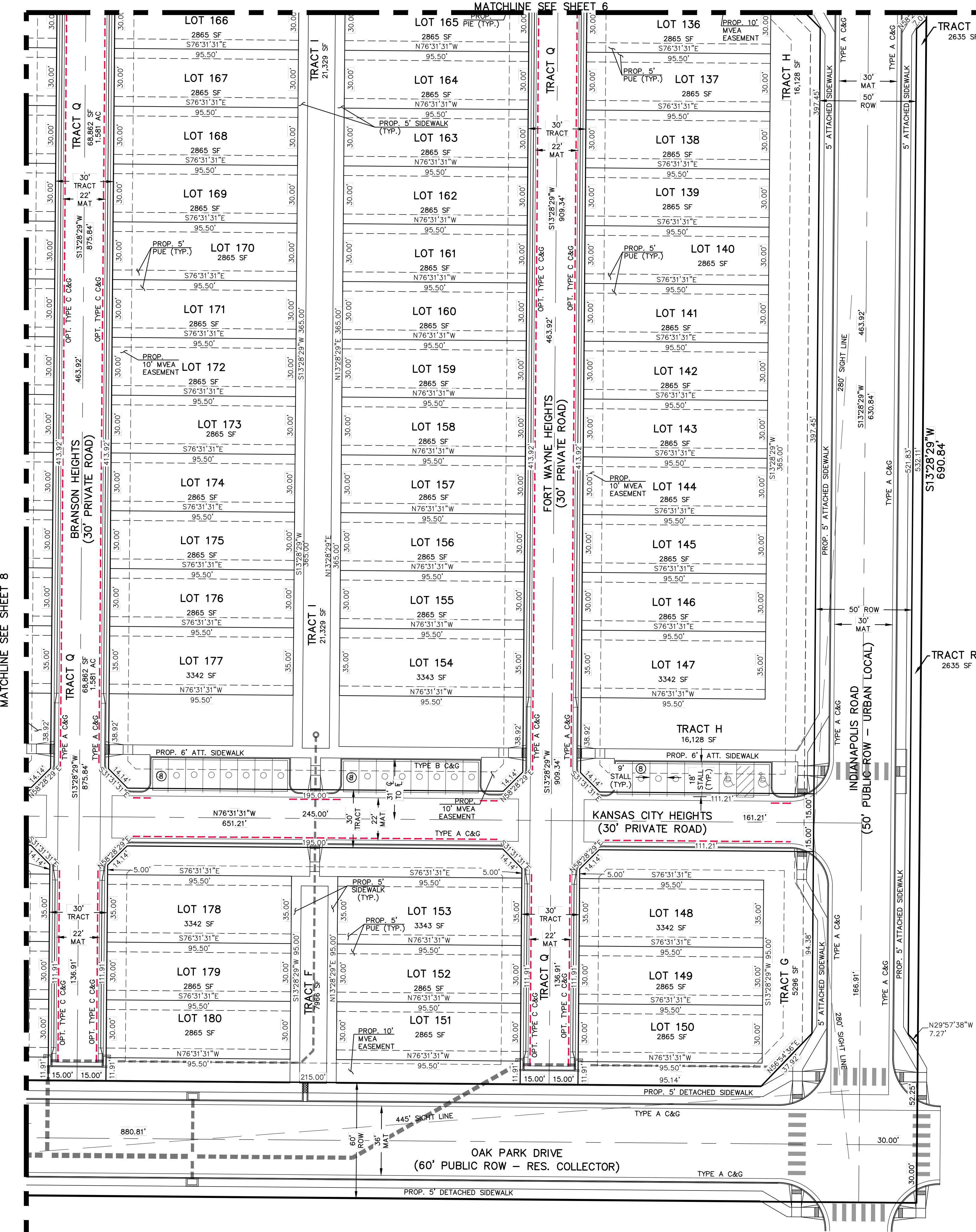


VILLAGES AT STERLING RANCH
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	9 OF 29
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)

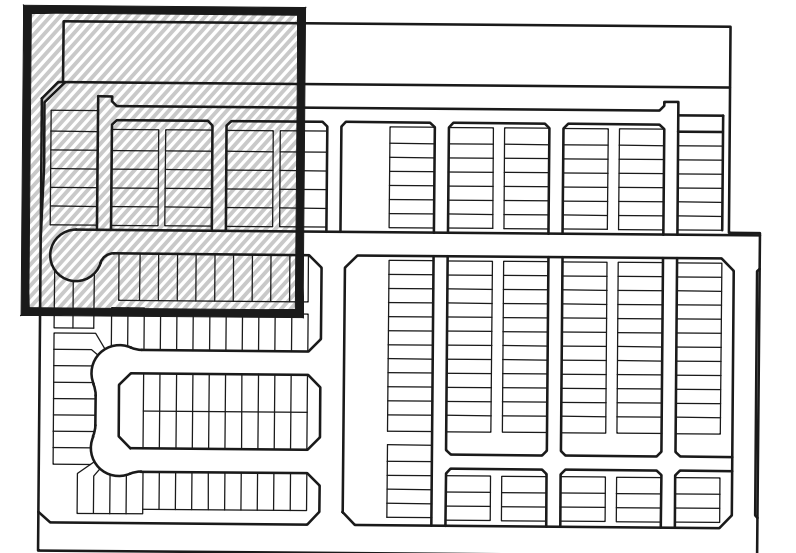
UNPLATTED
OWNER: CLASSIC SRJ LAND, LLC
FUTURE SINGLE FAMILY DETACHED
CURRENT ZONING: RR-5
PROPOSED ZONING: RS-5000



MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6

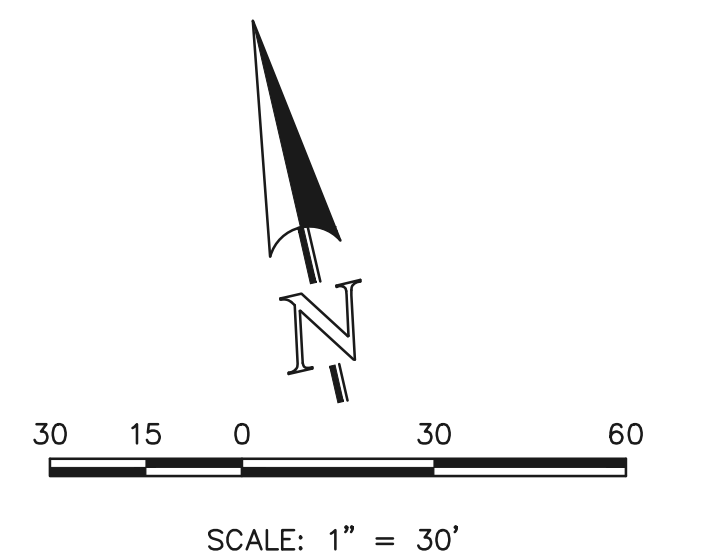
VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP
NOT TO SCALE

LEGEND

- EXISTING CONTOUR (6770)
- PROPOSED CONTOUR (6770)
- 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)



SCALE: 1" = 30'

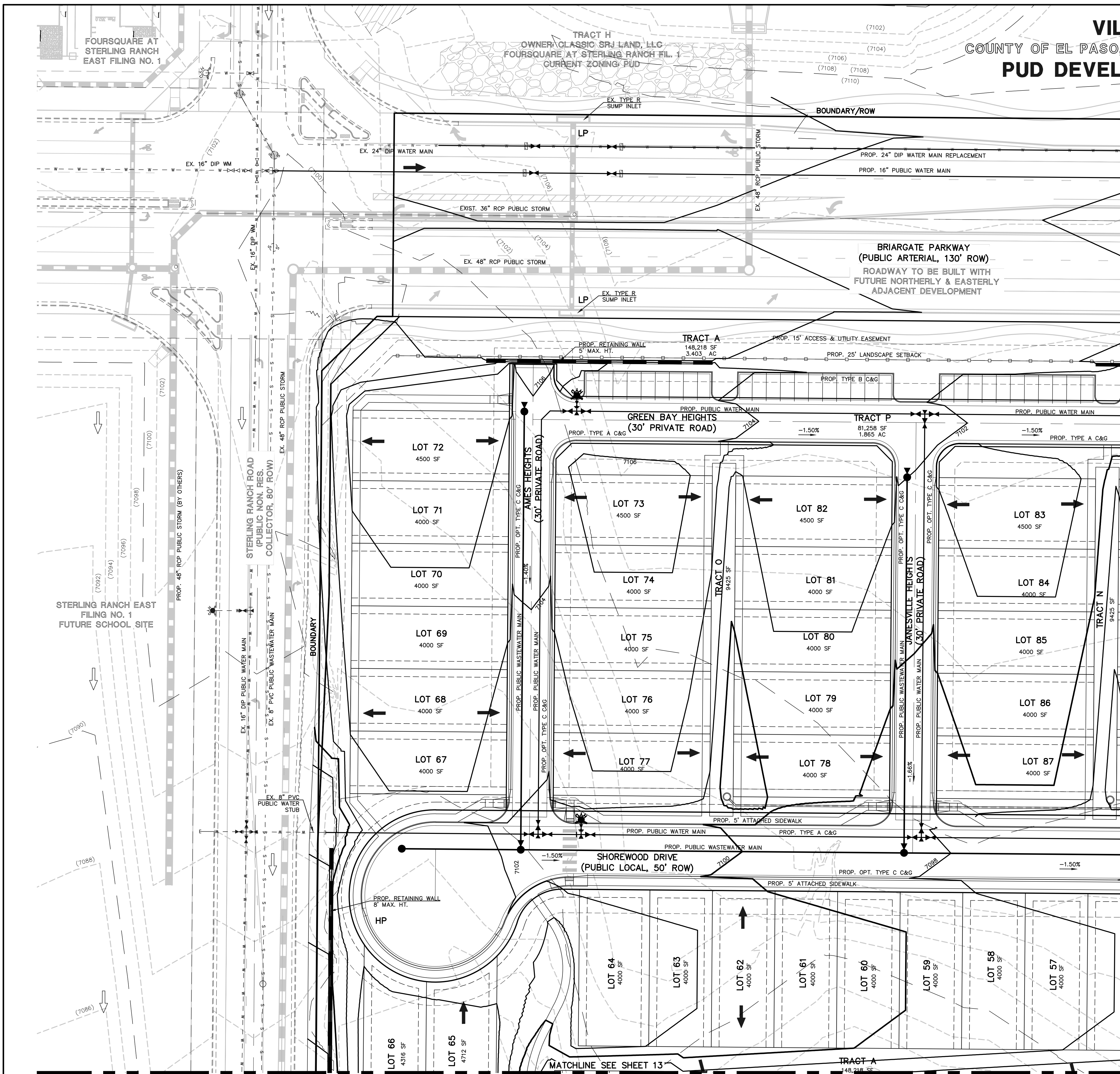
EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	10 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26

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



MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 13

TRACT A

148,218 SF

TRACT A

148,218 SF

3.403 AC

TRACT P

81,258 SF

1.865 AC

GREEN BAY HEIGHTS
(30' PRIVATE ROAD)

TRACT O

9,425 SF

0.216 AC

TRACT N

9,425 SF

0.216 AC

TRACT H

148,218 SF

3.403 AC

TRACT G

148,218 SF

3.403 AC

TRACT F

148,218 SF

3.403 AC

TRACT E

148,218 SF

3.403 AC

TRACT D

148,218 SF

3.403 AC

TRACT C

148,218 SF

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TRACT B

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TRACT A

148,218 SF

3.403 AC

TRACT H

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TRACT A

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TRACT H

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TRACT A

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TRACT A

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TRACT B

148,218 SF

3.403 AC

TRACT A

148,218 SF

3.403 AC

TRACT H

148,218 SF

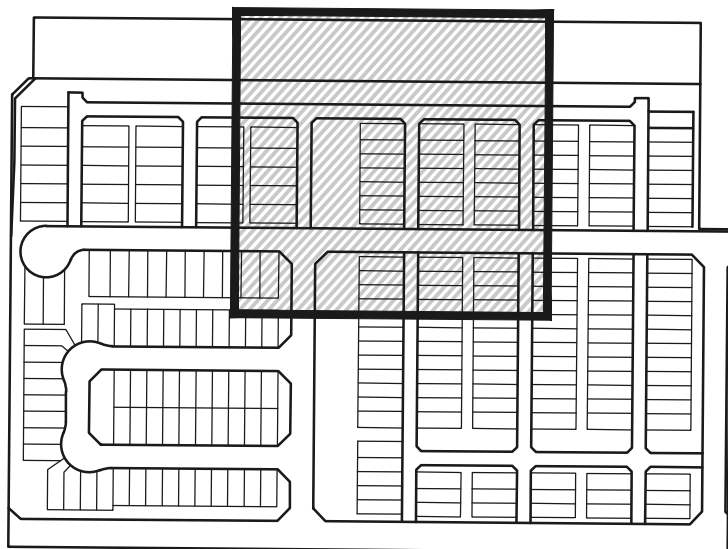
3.403 AC

TRACT G

148,218 SF

3.403 AC

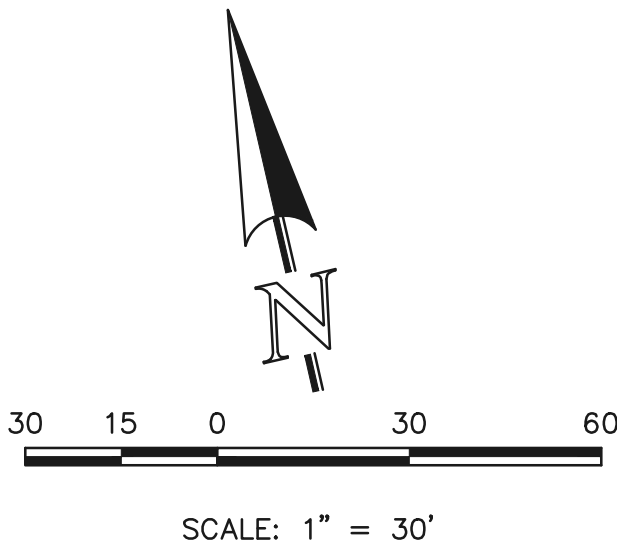
VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP
NOT TO SCALE

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP
- LP



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

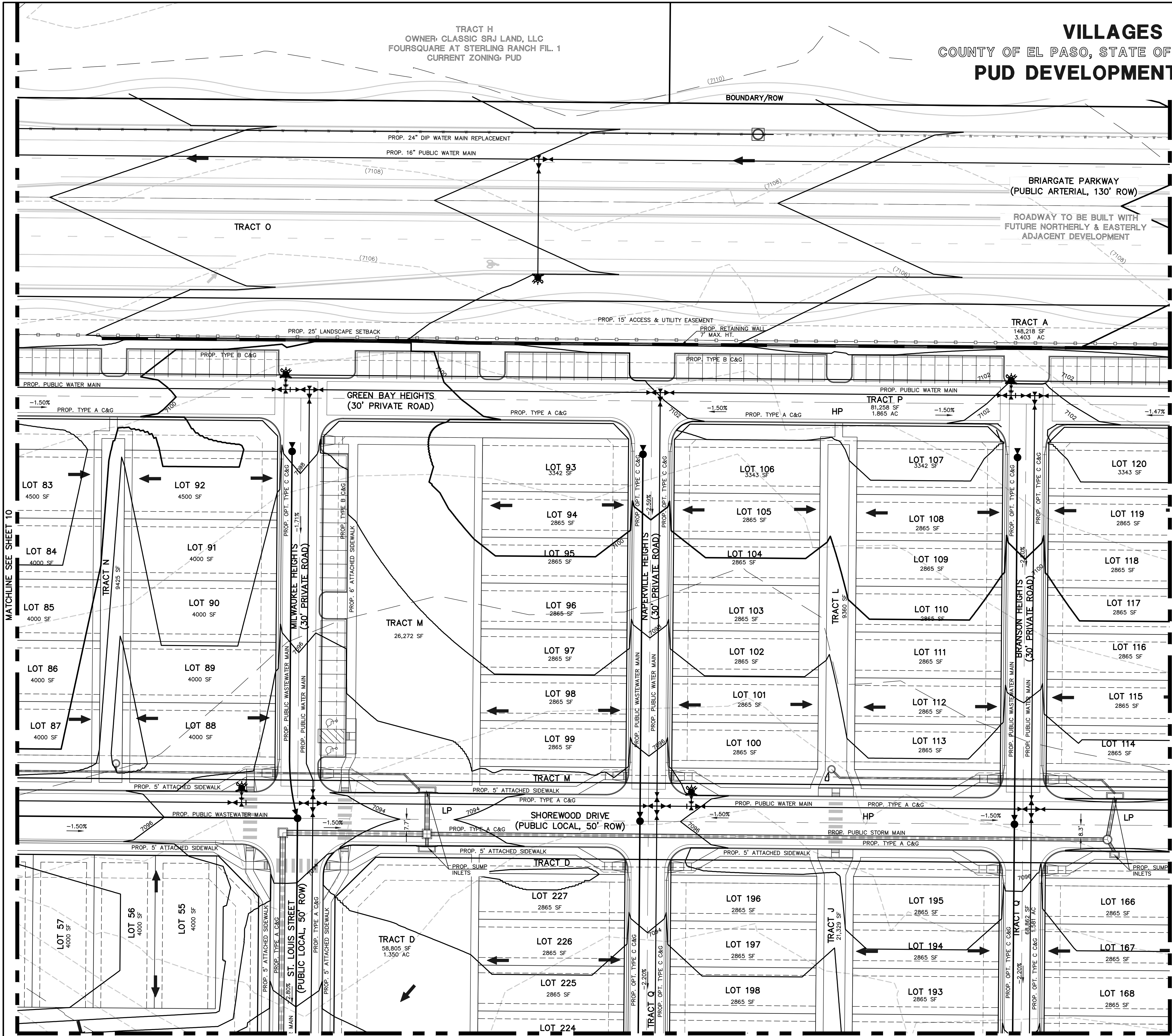
VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	11 OF 29
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)

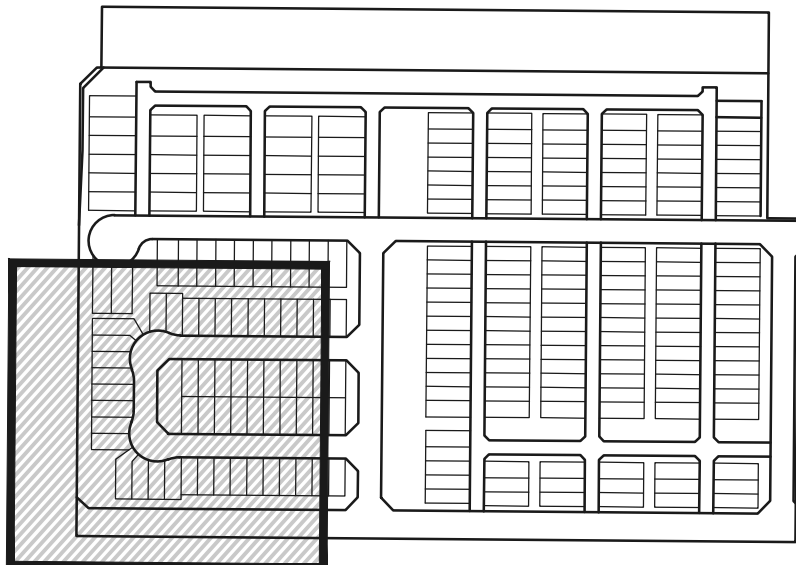


MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 14

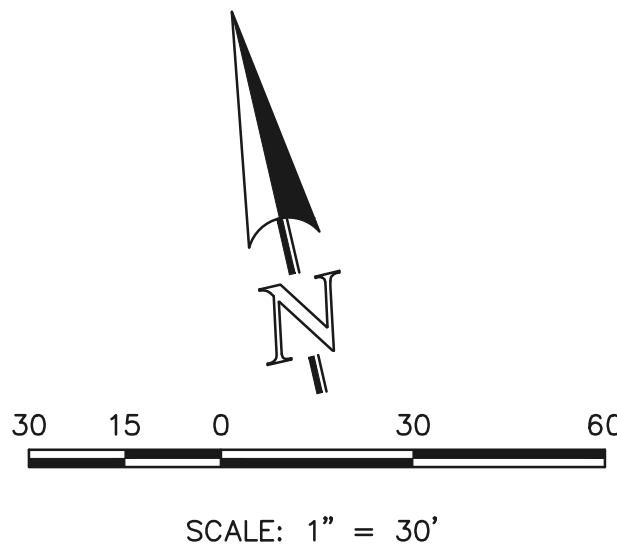
VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO
SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN &
PRELIMINARY PLAN



KEY MAP
NOT TO SCALE

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED HIGH POINT
- PROPOSED LOW POINT



SCALE: 1" = 30'

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

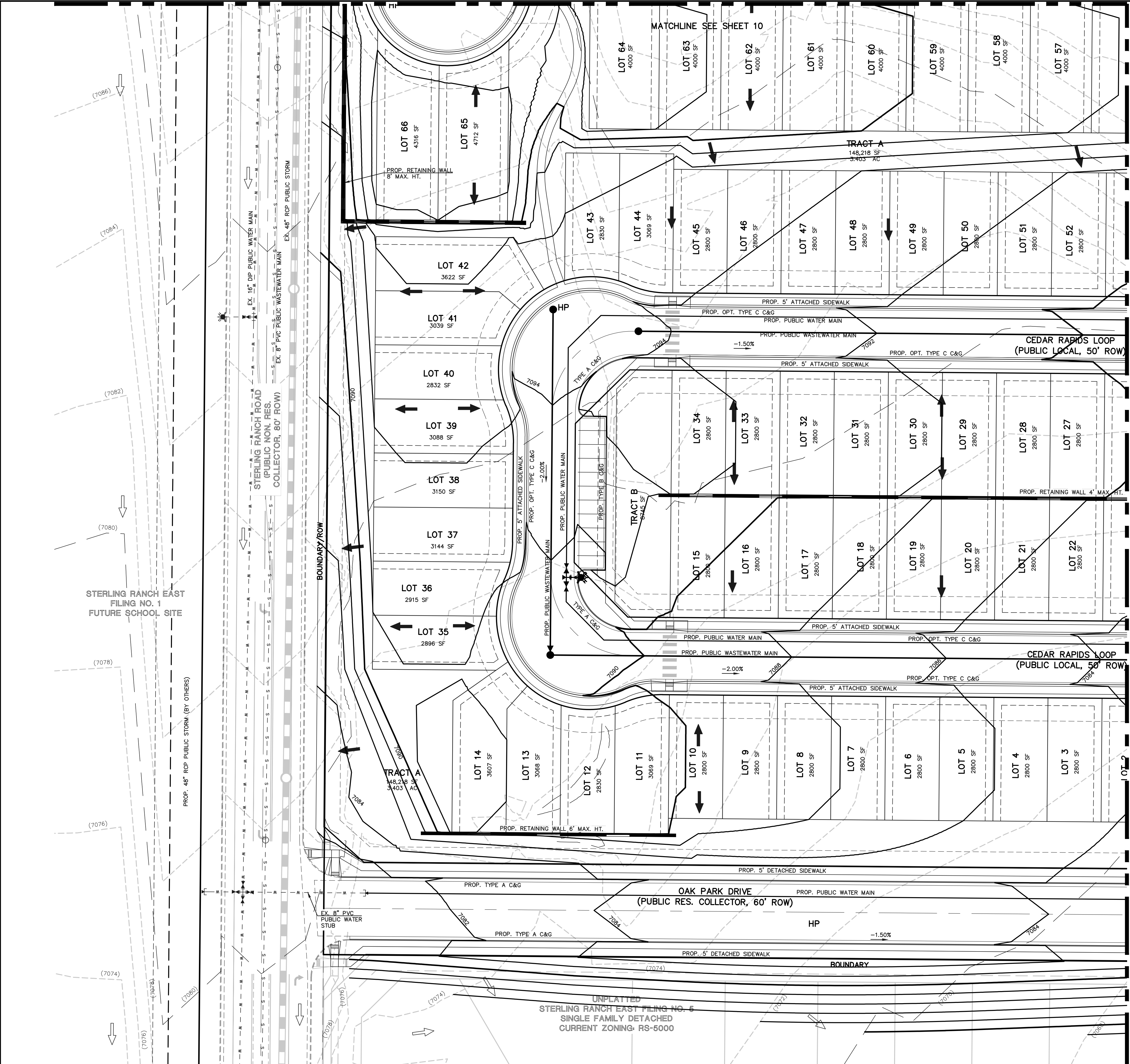
VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	13 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26



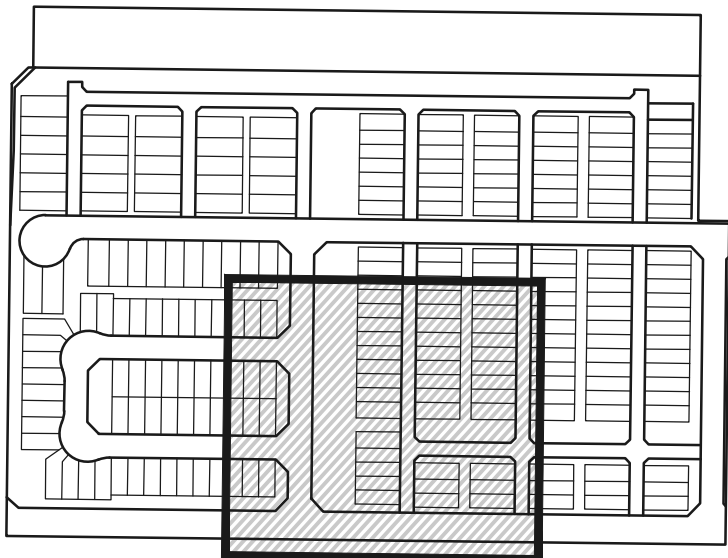
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)



VILLAGES AT STERLING RANCH

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

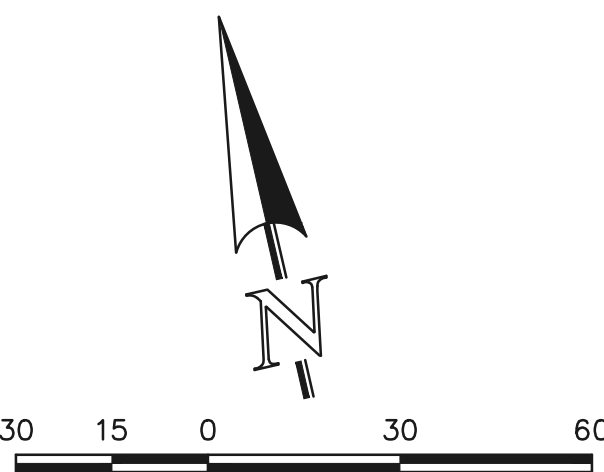
PUD DEVELOPMENT PLAN &
PRELIMINARY PLAN



KEY MAP
NOT TO SCALE

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



SCALE: 1" = 30'

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	14 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26

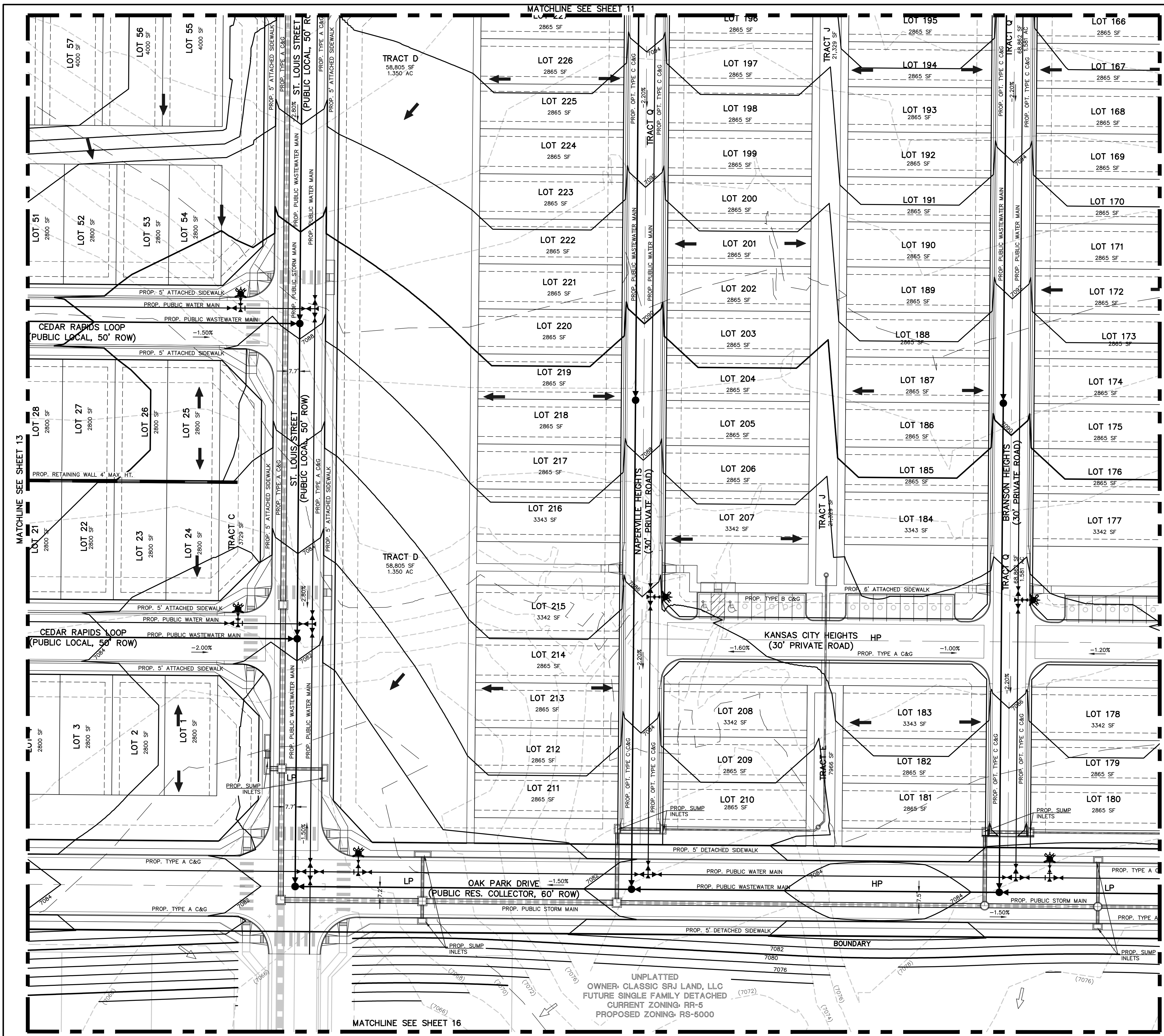
CLASSIC
CONSULTINGSM

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

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

CLASSIC
CONSULTINGSM

UNPLATTED
OWNER: CLASSIC SRJ LAND, LLC
FUTURE SINGLE FAMILY DETACHED
CURRENT ZONING: RR-5
PROPOSED ZONING: RS-5000



MATCHLINE SEE SHEET 15

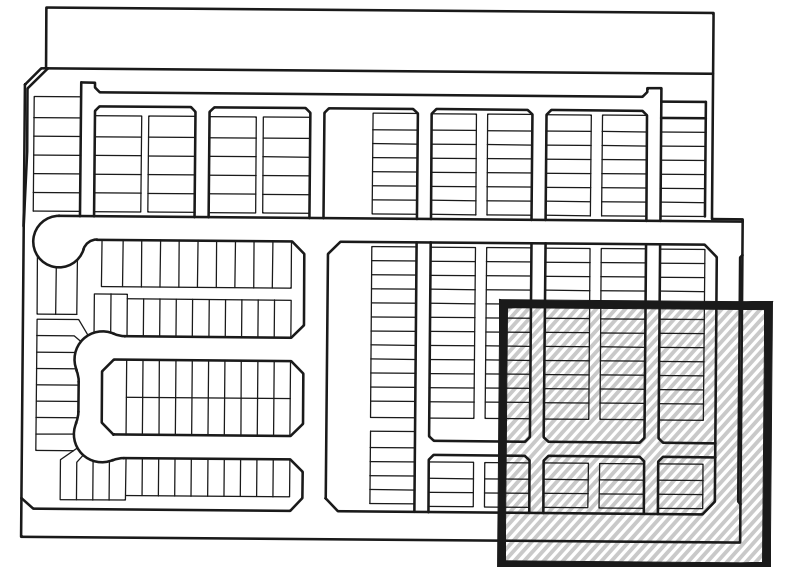
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MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 11

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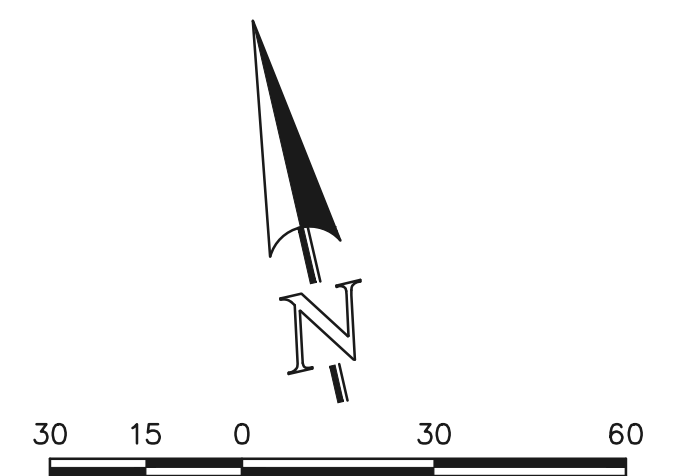
VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP
NOT TO SCALE

LEGEND

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SCALE: 1" = 30'

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

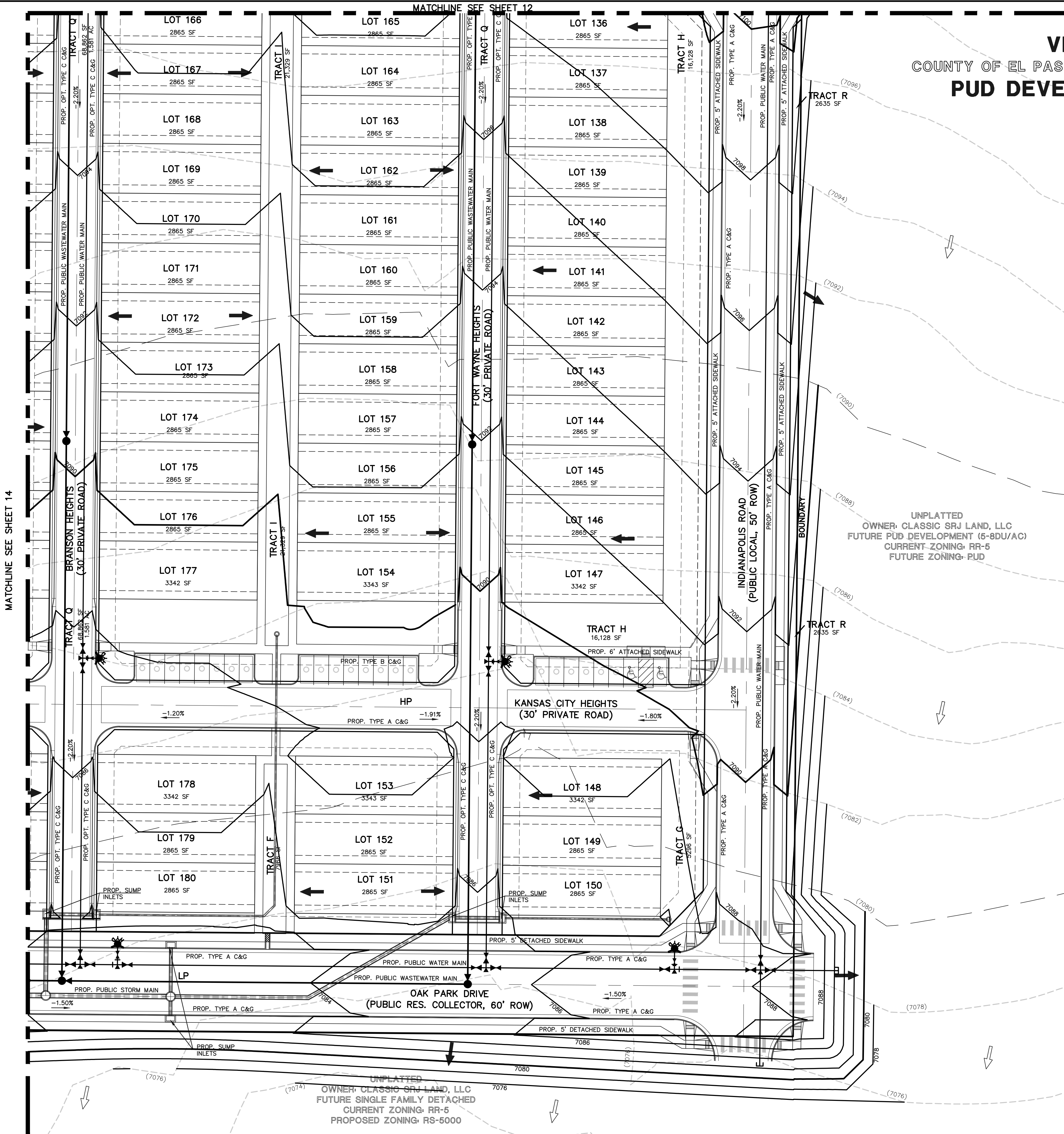
VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	15 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26



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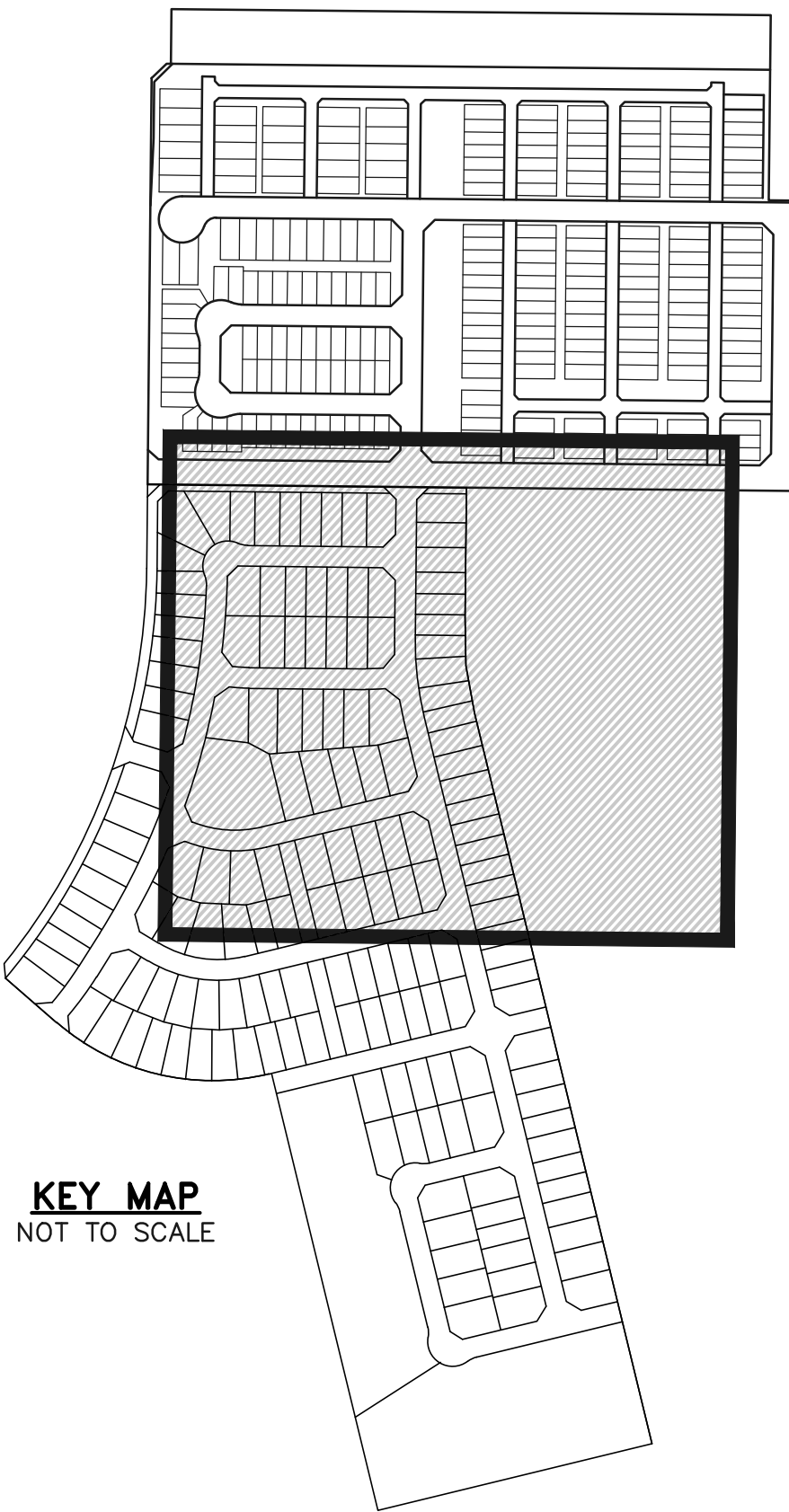
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MATCHLINE SEE SHEET 12

UNPLATTED
OWNER: CLASSIC SRJ LAND, LLC
FUTURE SINGLE FAMILY DETACHED
CURRENT ZONING: RR-5
PROPOSED ZONING: RS-5000

UNPLATTED
OWNER: CLASSIC SRJ LAND, LLC
FUTURE PUD DEVELOPMENT (5-8DU/AC)
CURRENT ZONING: RR-5
FUTURE ZONING: PUD

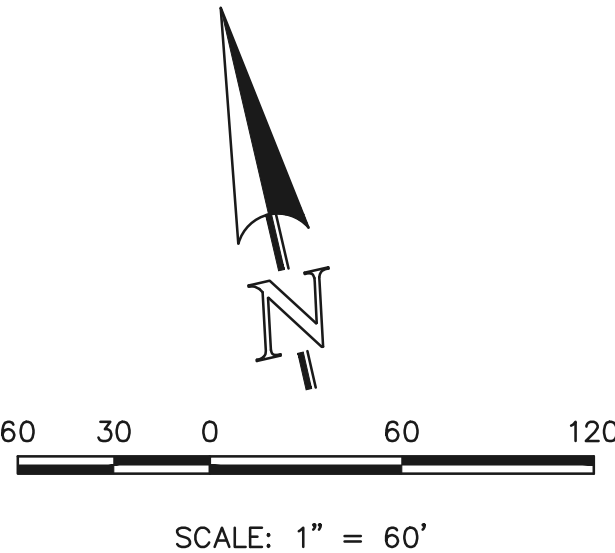
VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO
SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN &
PRELIMINARY PLAN



KEY MAP
NOT TO SCALE

LEGEND

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

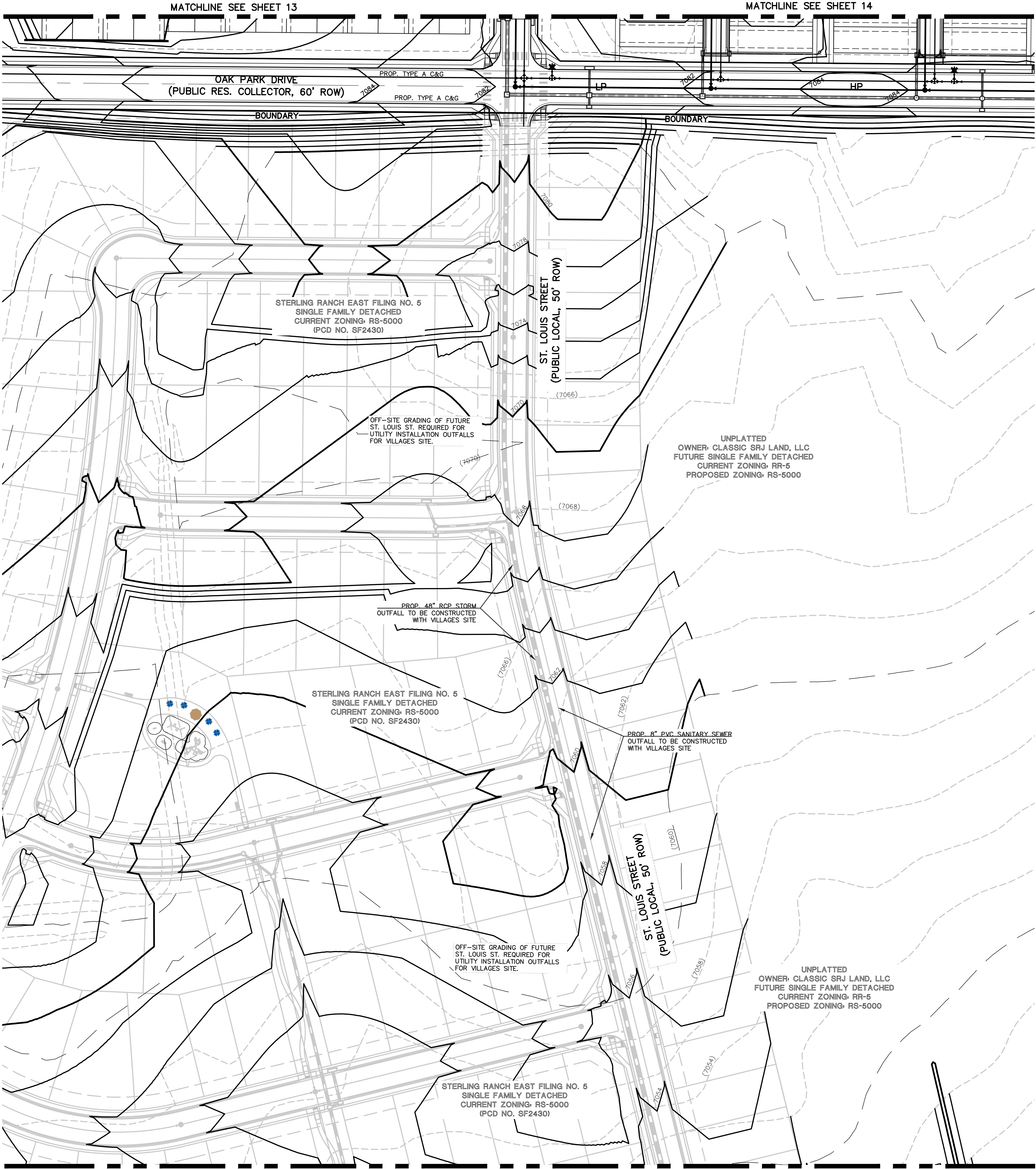


VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN
OFF-SITE

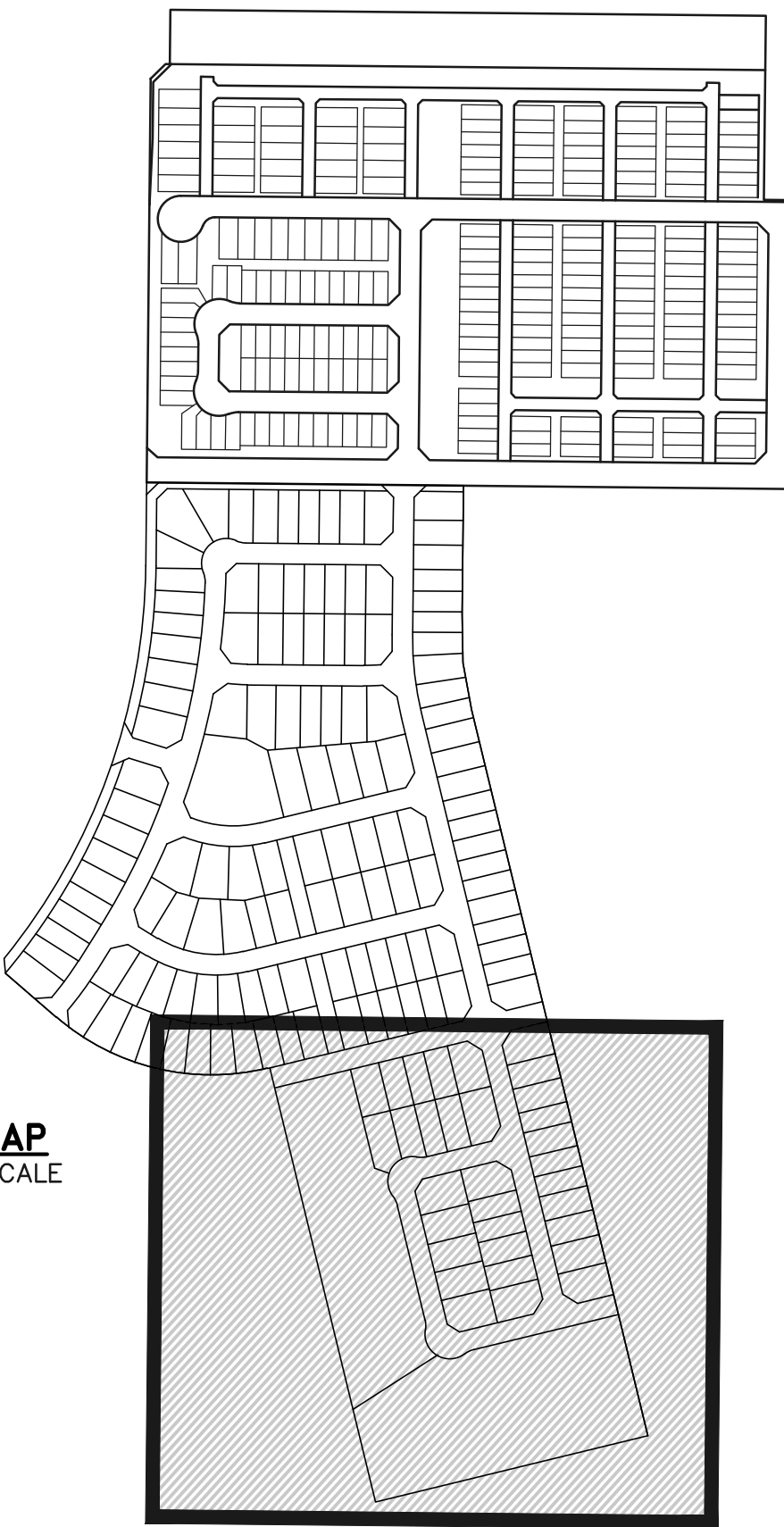
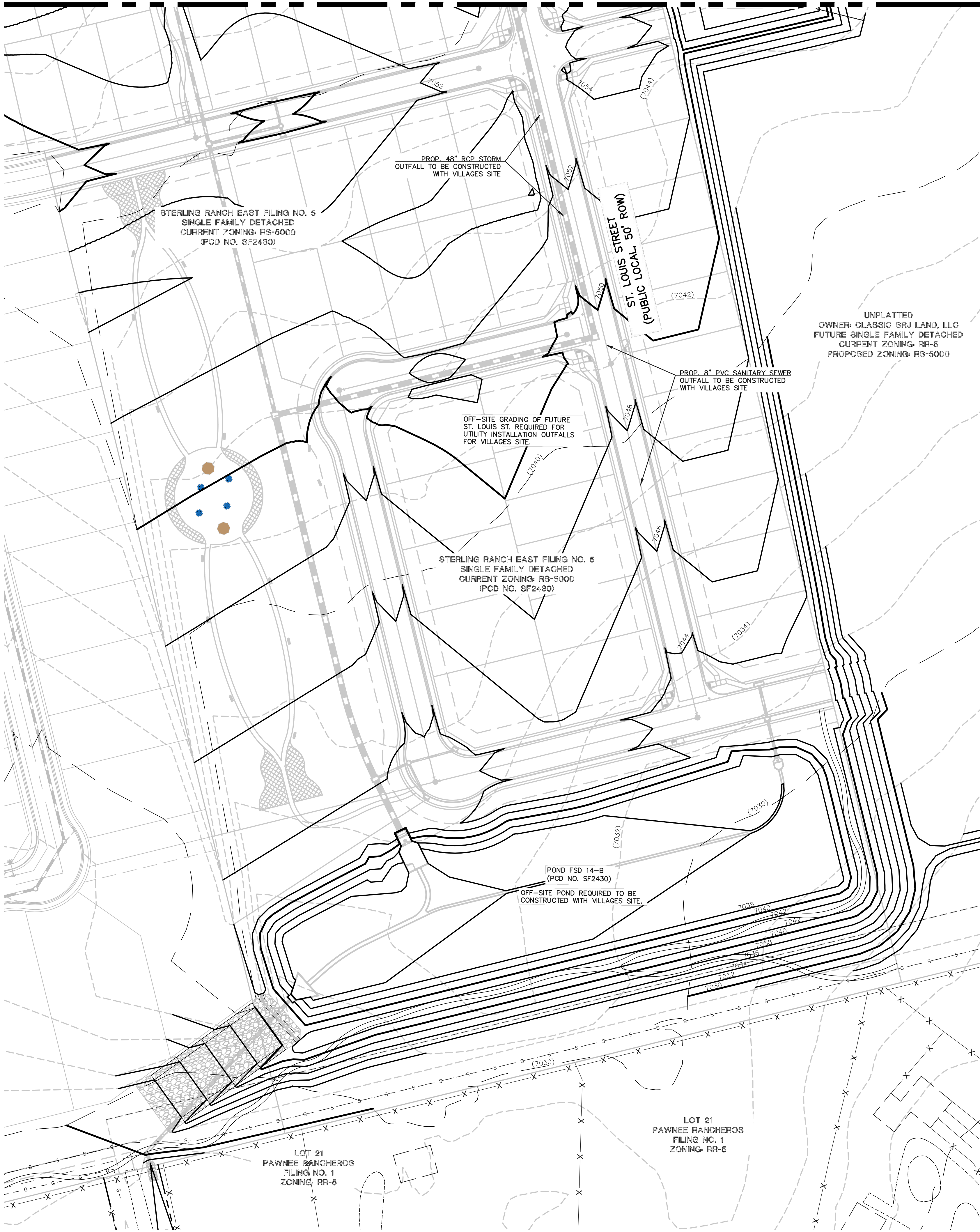
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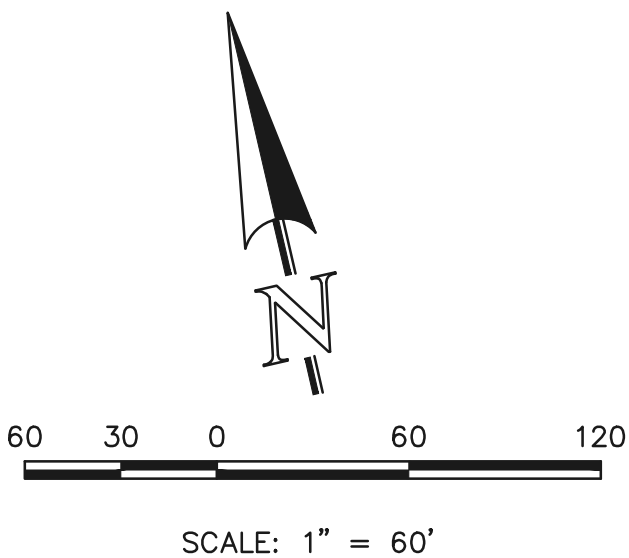
MATCHLINE SEE SHEET 16

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO
SECT. 34. TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN &
PRELIMINARY PLAN



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



VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN
OFF-SITE

DESIGNED BY	EAS	SCALE	DATE	11/8/2024
DRAWN BY	EAS	(H) 1"= 60'	SHEET	17 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26

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Villages at Sterling Ranch
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan



DATE	REVISION DESCRIPTION
9/10/2024	County comment revisions
11/14/2024	County comment revisions

☐ 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
2674-0122

DATE
8/15/2024

DRAWN BY
MB

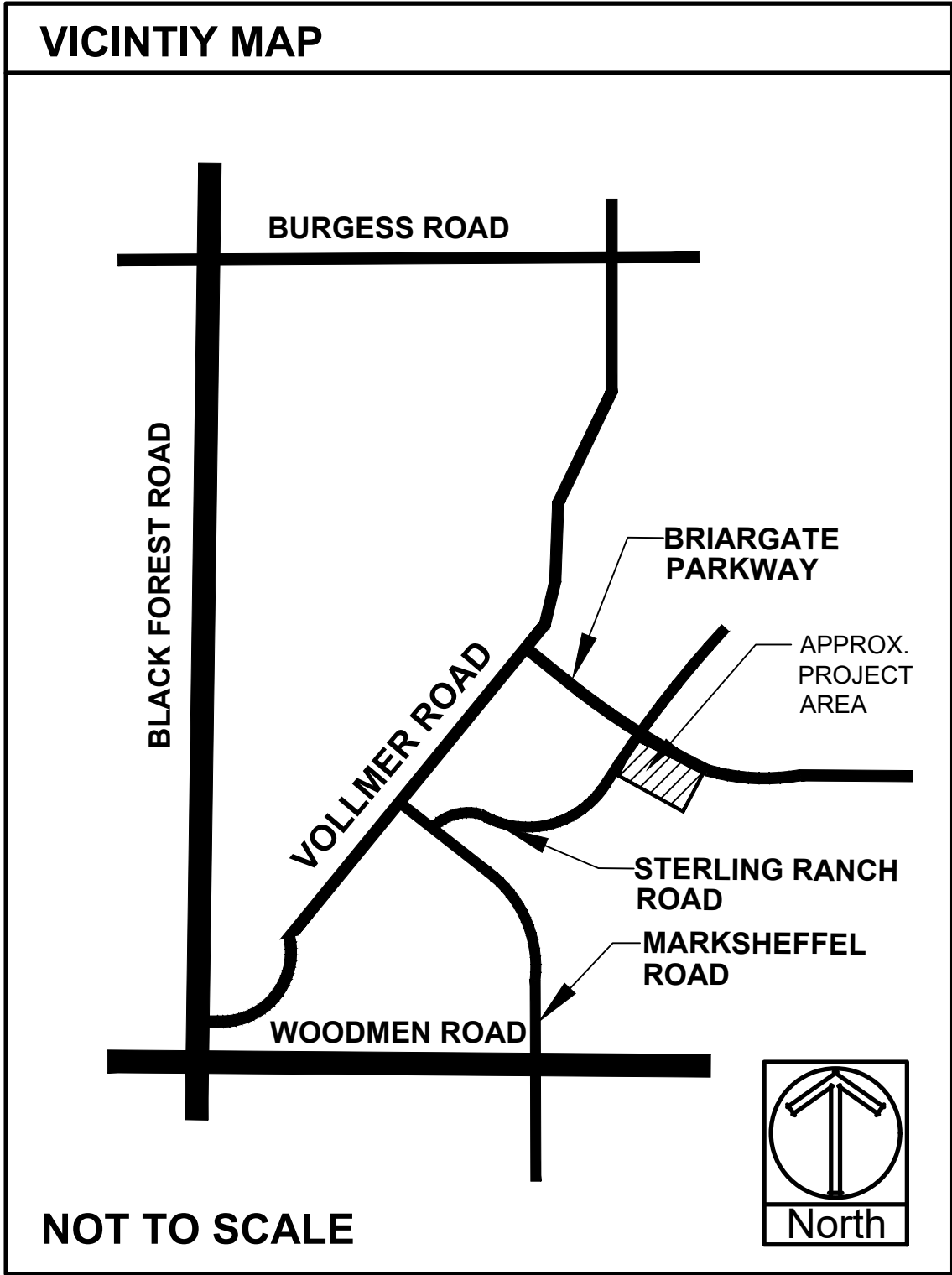
DRAWING DESCRIPTION
TITLE SHEET

SHEET #
L-TS 18 OF 29

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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 38 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 13 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 12 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 17 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 'Bakeri'	Spruce, Bakeri	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 58 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 56 Contoneaster acutifolia	Contoneaster, peking	5 Gal	R,DE,Z=4, 10K,S,SIG
CRD 24 Cornus stolonifera 'colorodensis'	Dogwood, Red Twig	5 Gal	R,DE,Z=2,F, 8K,S,SIG
EBB 9 Euonymus alatus	Burning Bush	5 Gal	R,DE,F,Z=3, 7.5K,S,SIG
FNP 13 Forestica neomexicana	Privet, New Mexican	5 Gal	R,DE,Z=3-4,7.5K,A,D,SIG
POA 111 Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R,DE,F,Z=2, 10K,S,SIG
POG 34 Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,DE,F,Z=2, 10K,S,SIG
PRS 72 Potentilla fruticosa 'Red sunset'	Potentilla, 'Red Sunset'	5 Gal	R,DE,Z=3,S,SIG
RFB 32 Rhamnus frangula 'Columbianis'	Buckthorn, Colummar	5 Gal	R,DE,Z=2, 7.5K,D,SIG
RGL 84 Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	DE,Z=3, 8.5K,A,D,SIG
SCL 9 Syringa x chinensis	Lilac, Chinese	5 Gal	R,DE,Z=3, 9K,A,SIG
SPG 103 Spiraea x bumalda 'Goldmound'	Spirea, Goldmound	5 Gal	R,DE,Z=3,7.5K,A,S,SIG
SPV 72 Spiraea x 'Vanhouttei'	Spirea, Vanhoutte	5 Gal	R,DE, Z=3, 7.5K,A,S,SIG
VOS 29 Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R,DE, 7.5K,A,SIG
EVERGREEN SHRUBS			
JBJ 105 Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3,8.5K,A,SIG
JBM 22 Juniperus sabina 'Broadmoor'	Juniper, Broadmoor	5 Gal	R,DE,Z=3,8K,A,SIG
JCS 24 Juniperus chinensis 'Spartan'	Juniper, Spartan	5 Gal	R,DE,Z=5, 7.5K,A,D,SIG
JUA 26 Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R,DE,Z=3, 7.5K,A,D,SIG
PGS 35 Picea pungens 'Glaucia Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG
PIM 20 Pinus mugo 'Slowmound'	Pine, Slowmound Mugo	5 Gal	Z=3, 9.5K,D,SIG
ORNAMENTAL GRASSES			
CAA 180 Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R,DE,Z=3, 6.5K,A,SIG
PSR 35 Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal	R,DE,Z=5, 7K,D,SIG

GROUNDCOVER LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	5,464 LF
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	28,016 SF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	116,266 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	46,056 SF
	2"-6" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	9,223 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	77,648 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	66,177 SF



PROJECT SITE DATA	
ZONING:	PUD
PROPERTY AREA:	1,388,499 SF
PARKING SPOTS:	171
TOTAL LANDSCAPE AREA:	343,341 SF

LANDSCAPE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear 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 / 31
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%		
60 / 60	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	
171	11.4 / 12	East Drive	54 Ft.	36 Ft.	
Min. 3' High Screening Plants Req. / Prov.		Length Screen Wall / Berm Prov. Abbr.	Abrev. on Plan	% Ground Plane Cov. Req. /Prov.	
8/9		NA	MV	75%/75%	

Villages at Sterling Ranch
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan

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 CONFIRM 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. (TUBE 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 5' 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 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

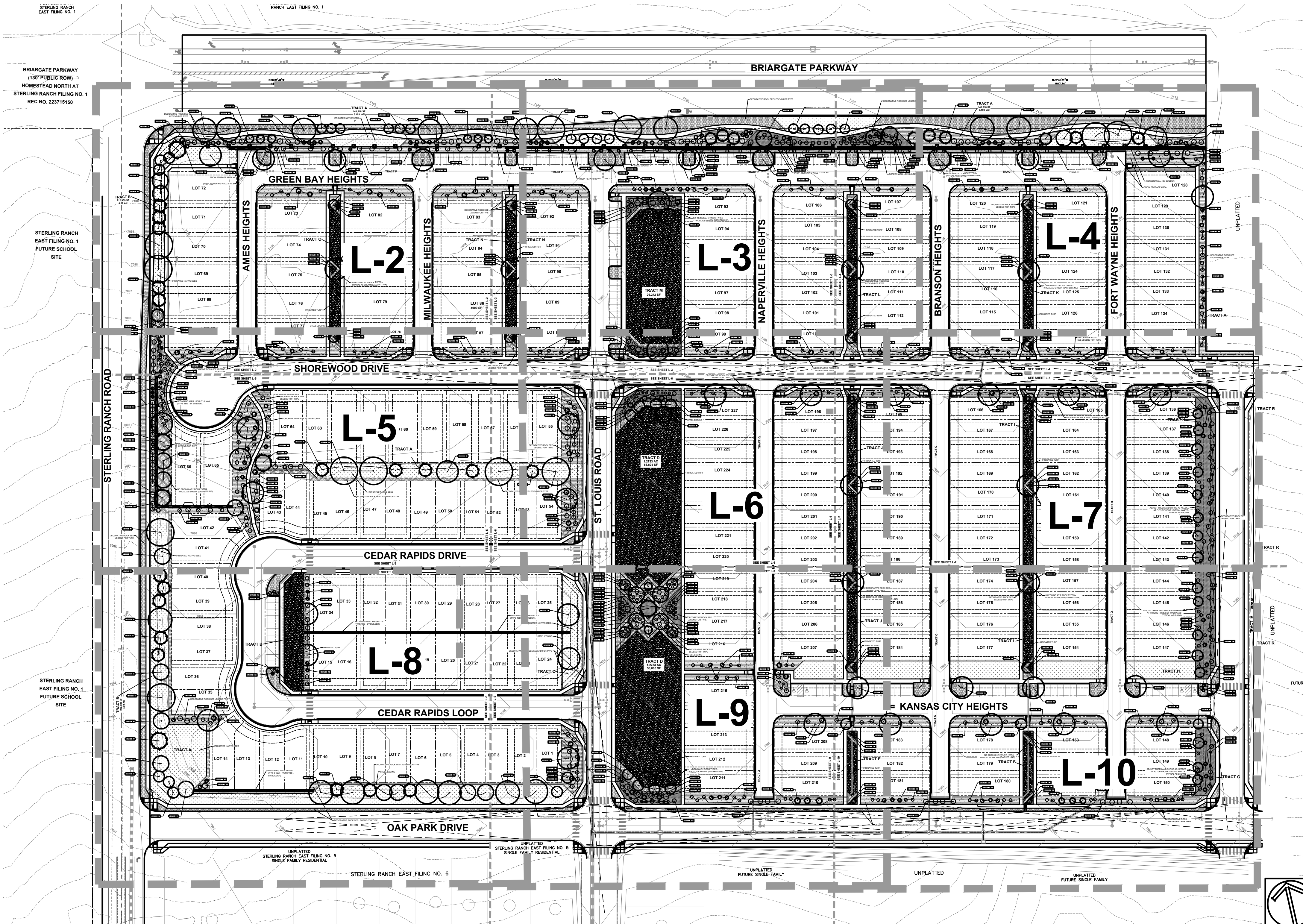
SITE CONDITIONS NOTE

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



SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO 80916
719-537-2813

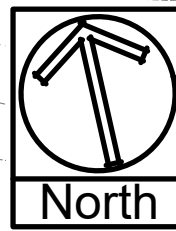
DATE	REVISION DESCRIPTION
9/10/2024	County comment revisions
11/14/2024	County comment revisions

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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 2674-0122
DATE 8/15/2024
DRAWN BY MIB
DRAWING DESCRIPTION
FINAL OVERALL
LANDSCAPE PLAN
SHEET #
L-1 19 OF 29
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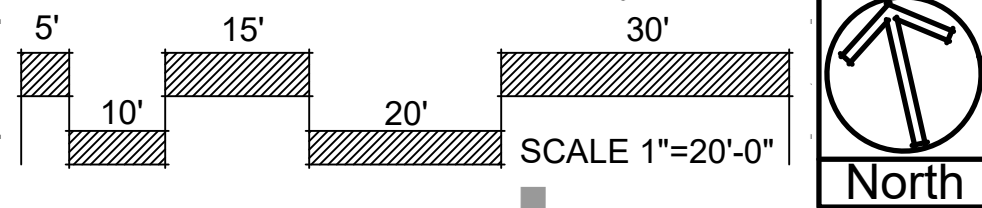


SCALE 1"=80'-0"

SEE SHEET L-TS FOR
PLANTING AND
GROUND COVER LEGEND

Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan



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COLORADO SPRINGS, CO

JOB NUMBER	2674-0122
DATE	8/15/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-2 20 OF 29

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

BRIARGATE PARKWAY

TRACT A
148,218 SF
3.403 AC

TRACT P
81,258 SF
1.865 AC
(Private Road)

GREEN BAY HEIGHTS

GREEN BAY HEIGHTS

AMES HEIGHTS

JANESVILLE HEIGHTS

SHOREWOOD DRIVE

(Public Res. collector)

LOT 72
4500 SF

LOT 71
4000 SF

LOT 70
4000 SF

LOT 69
4000 SF

LOT 68
4000 SF

LOT 67
4000 SF

LOT 73
4500 SF

LOT 74
4000 SF

LOT 75
4000 SF

LOT 76
4000 SF

LOT 77
4000 SF

LOT 82
4500 SF

LOT 81
4000 SF

LOT 80
4000 SF

LOT 79
4000 SF

LOT 78
4000 SF

LOT 83
4500 SF

LOT 84
4000 SF

LOT 85
4000 SF

LOT 86
4000 SF

LOT 87
4000 SF

1-VOS LS

3-JCS LS

6-ABR LS

1-RGL LS

1-VOS LS

6-EBB LS

3-PON LS

7096

7097

7098

7099

2-COH LS

3-PON LS

2-TAR LS

3-MSS LS

1-PIP LS

4-ABR LS

4-JBJ LS

2-ANM LS

2-VOS LS

3-PIB LS

4-JBJ LS

2-ABR LS

1-ANM LS

3-CCH LS

4-JBJ LS

3-CCH LS

1-ANM LS

3-CCH LS

4-JBJ LS

3-CCH LS

1-ANM LS

3-CCH LS

1-VOS LS

3-ABR LS

3-PIB LS

1-VOS LS

4-JBJ LS

3-ABR LS

1-ANM LS

3-ABR LS

2-JCS

2-SCL IL

4-CRD IL

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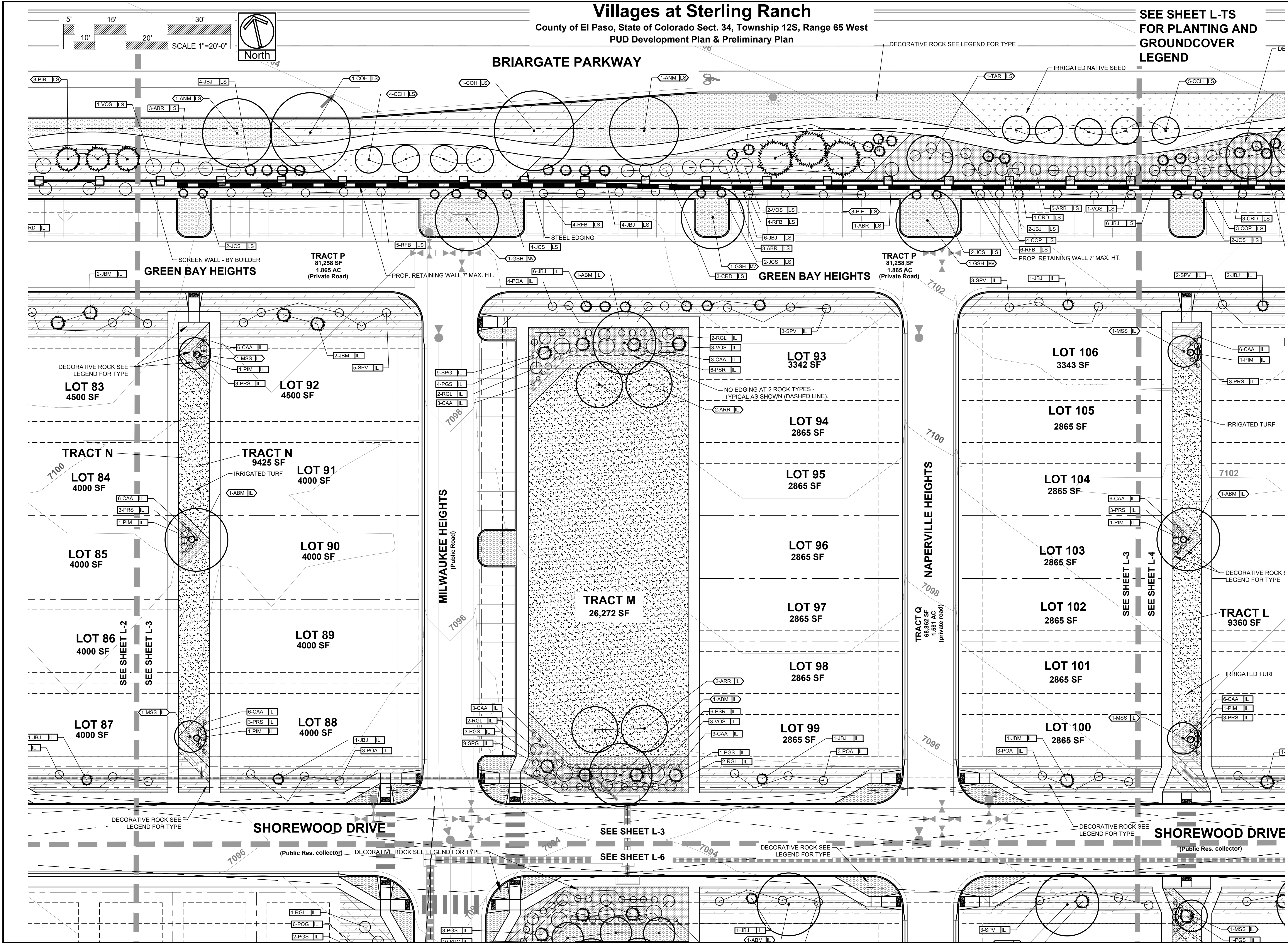
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SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1922 AEROPOLAZA DRIVE
COLORADO 80916
719-637-8313

DATE	REVISION DESCRIPTION
9/10/2024	County comment revisions
11/14/2024	County comment revisions

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION

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
2674-0122

DATE
8/15/2024

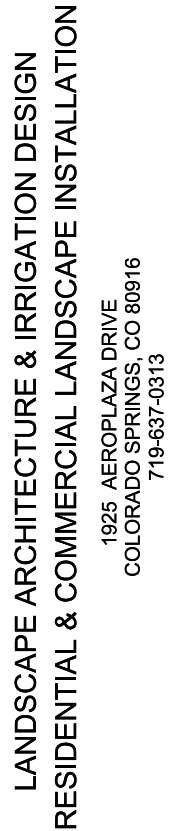
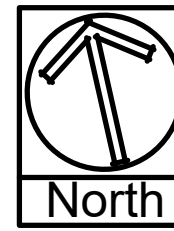
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DRAWING DESCRIPTION
FINAL LANDSCAPE PLAN

SHEET #
L-3 21 OF 29

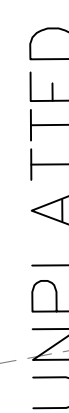
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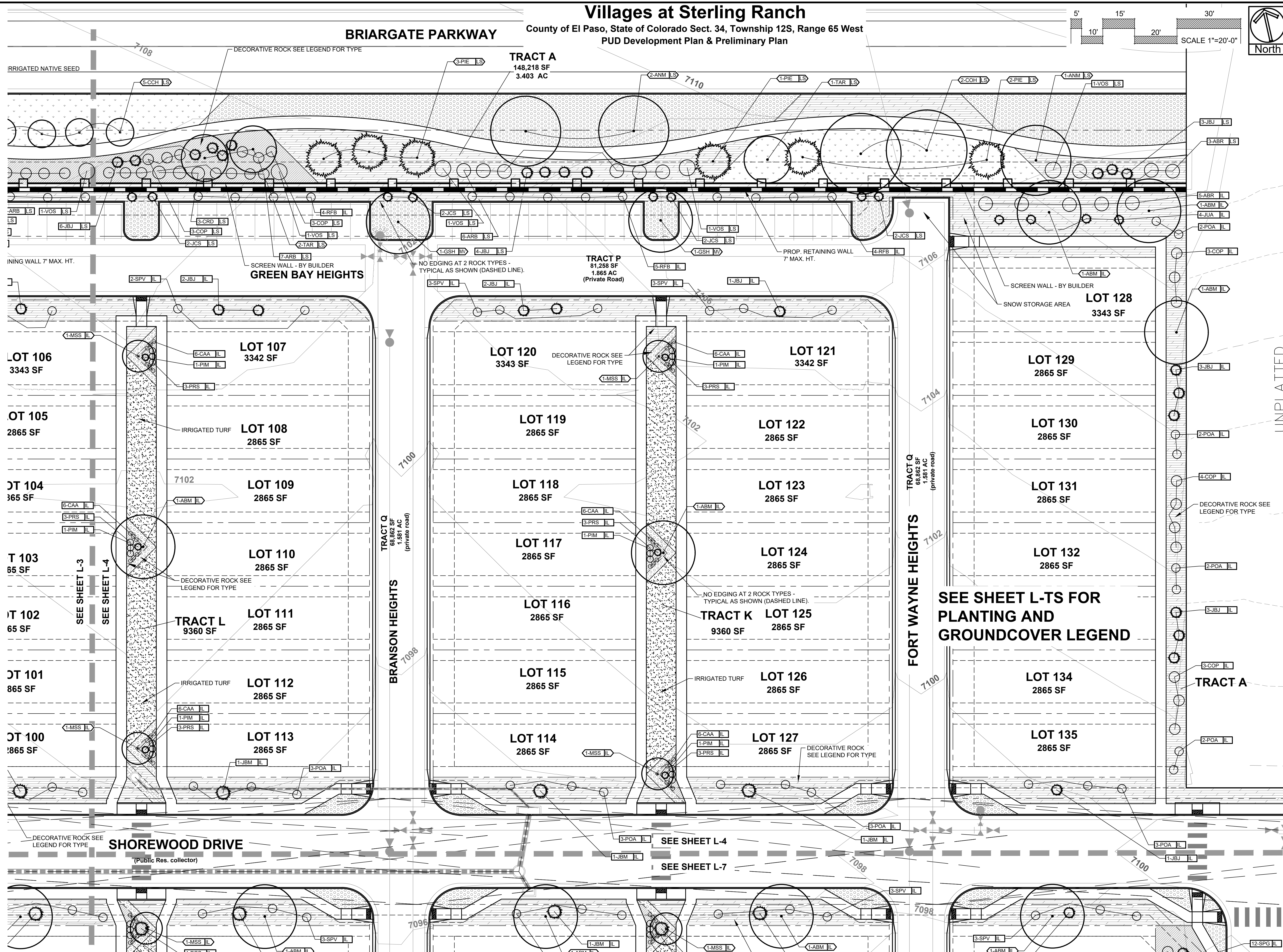


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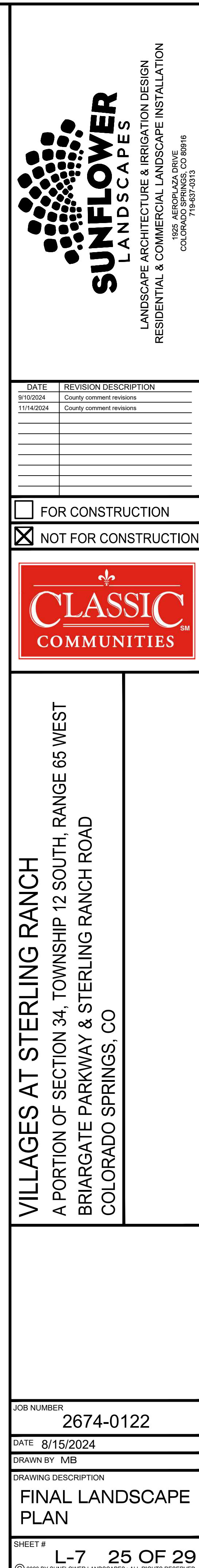
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SHEET # L-4 22 OF 29



County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan



SUNFLOWER
LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1655 ARIZONA AVE. #100
COLORADO SPRINGS, CO 80916
719-537-0313

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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

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SHEET # L-7 25 OF 29	

Villages at Sterling Ranch
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan

CEDAR RAPIDS LOOP
(Public Res. collector)

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SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO 80916
719-637-8313

DATE	REVISION DESCRIPTION
9/10/2024	County comment revisions
11/14/2024	County comment revisions

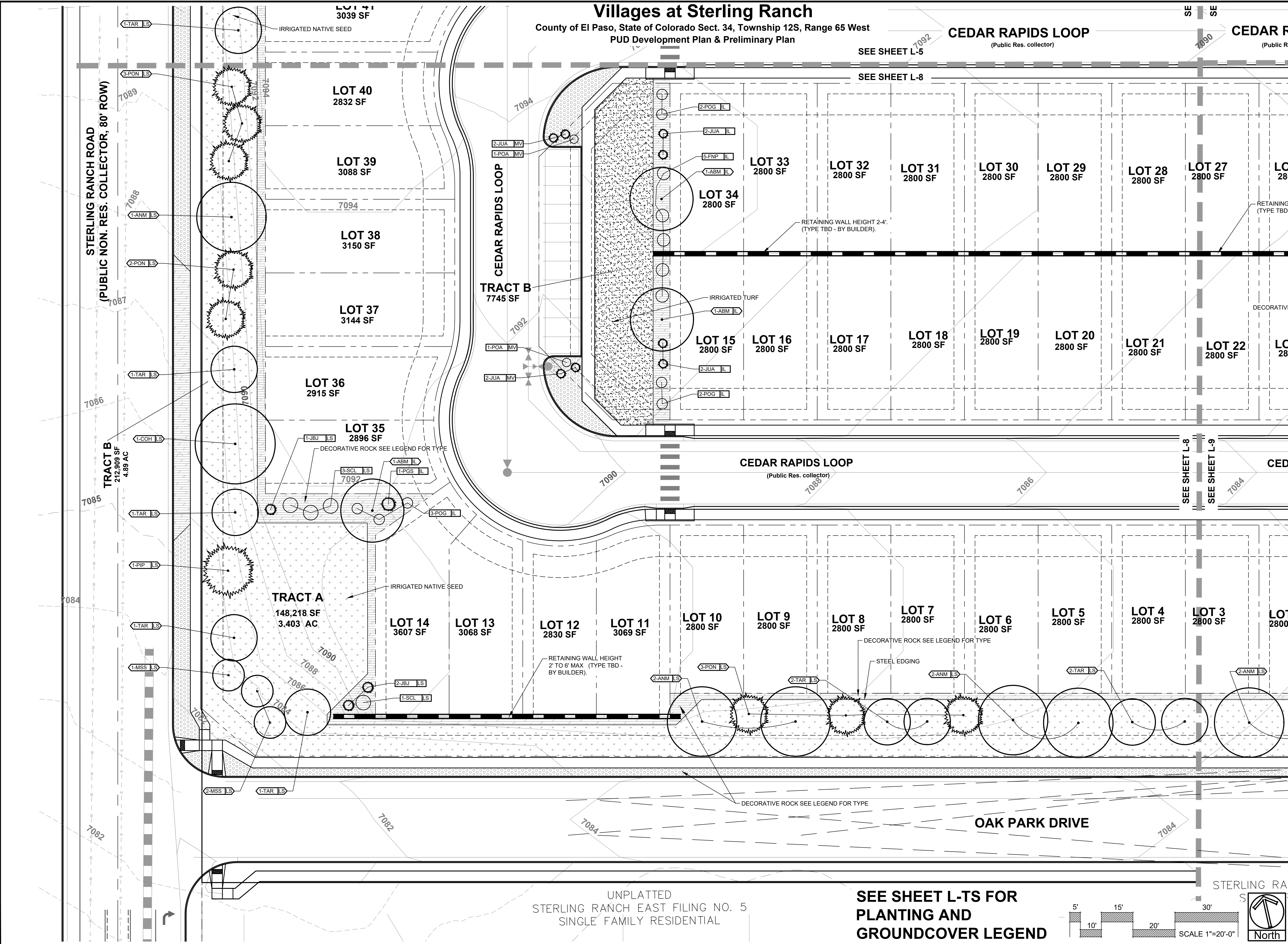
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VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

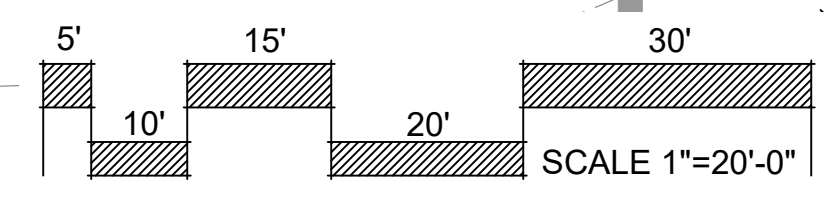
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DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-8 26 OF 29

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UNPLATTED
STERLING RANCH EAST FILING NO. 5
SINGLE FAMILY RESIDENTIAL

SEE SHEET L-TS FOR
PLANTING AND
GROUND COVER LEGEND



County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan

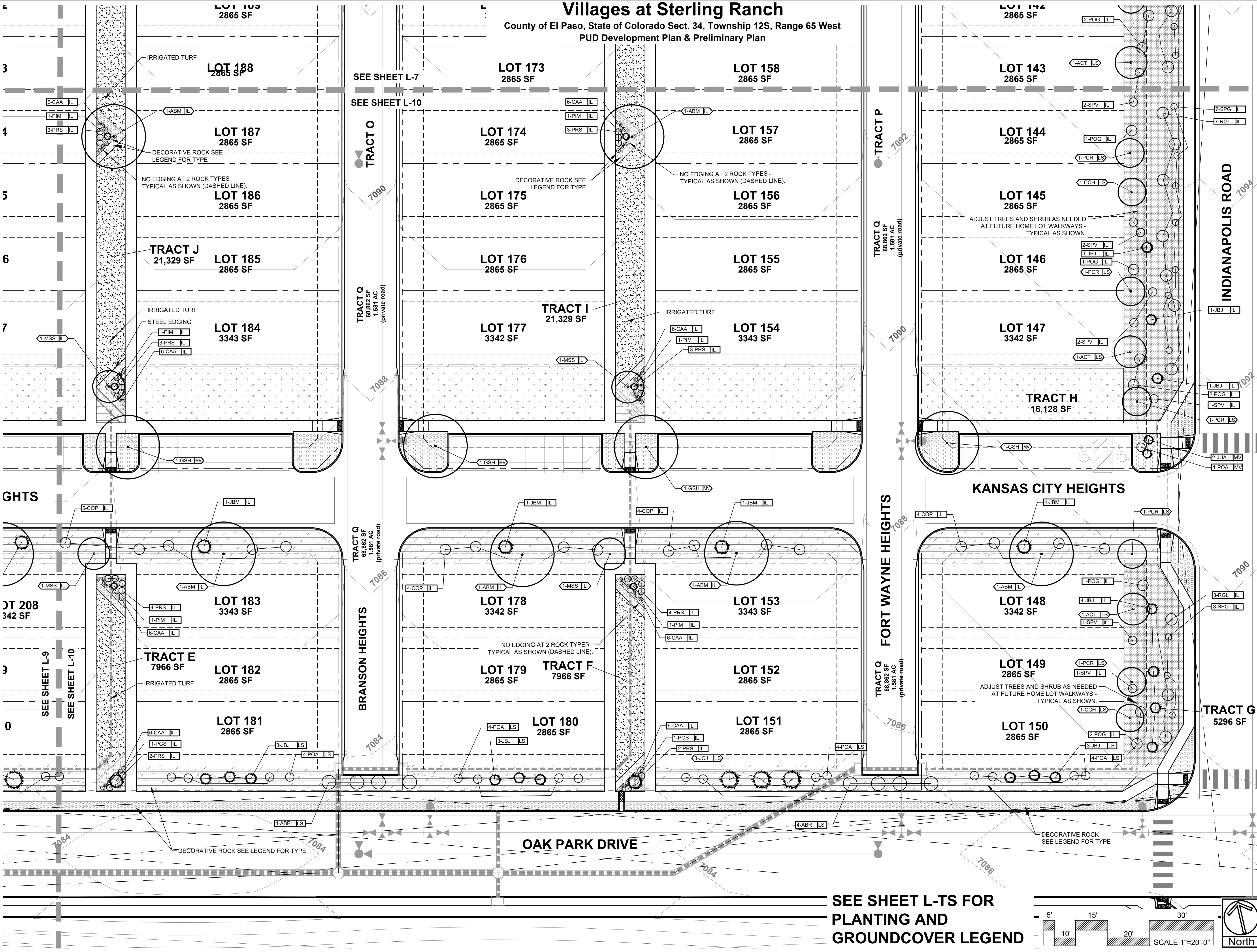
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SEE SHEET L-8
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**SEE SHEET L-TS FOR
PLANTING AND
GROUND COVER LEGEND**

JOB NUMBER	2674-0122
DATE	8/15/2024
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Villages at Sterling Ranch
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan



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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1922 AEROPOLAZA DRIVE
COLORADO 80916
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11/14/2024	County comment revisions

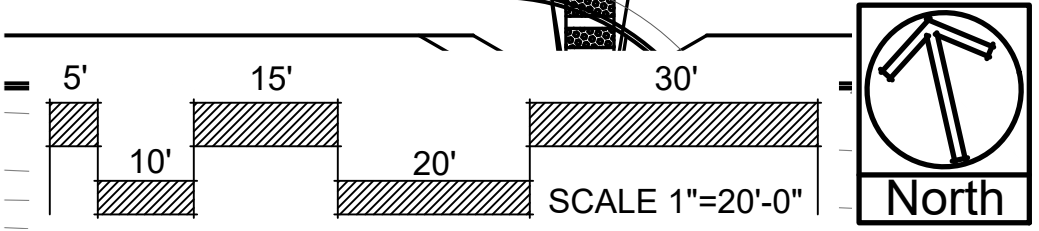
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VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

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DATE	8/15/2024
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SHEET #	L-10 28 OF 29

SEE SHEET L-TS FOR
PLANTING AND
GROUNDCOVER LEGEND



Villages at Sterling Ranch
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan



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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
2674-0122

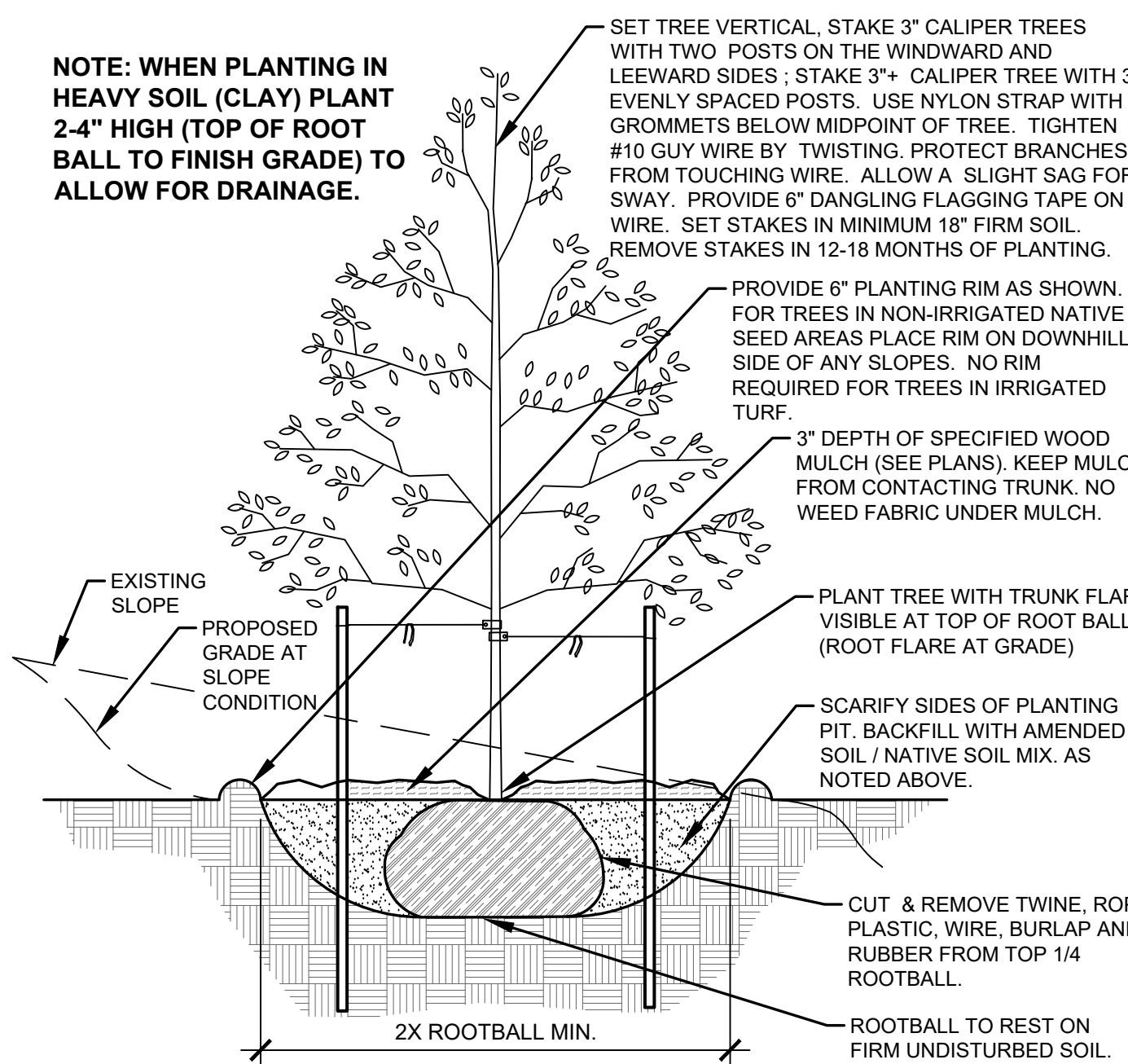
DATE 8/15/2024

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DRAWING DESCRIPTION
PLANTING DETAILS
& NOTES

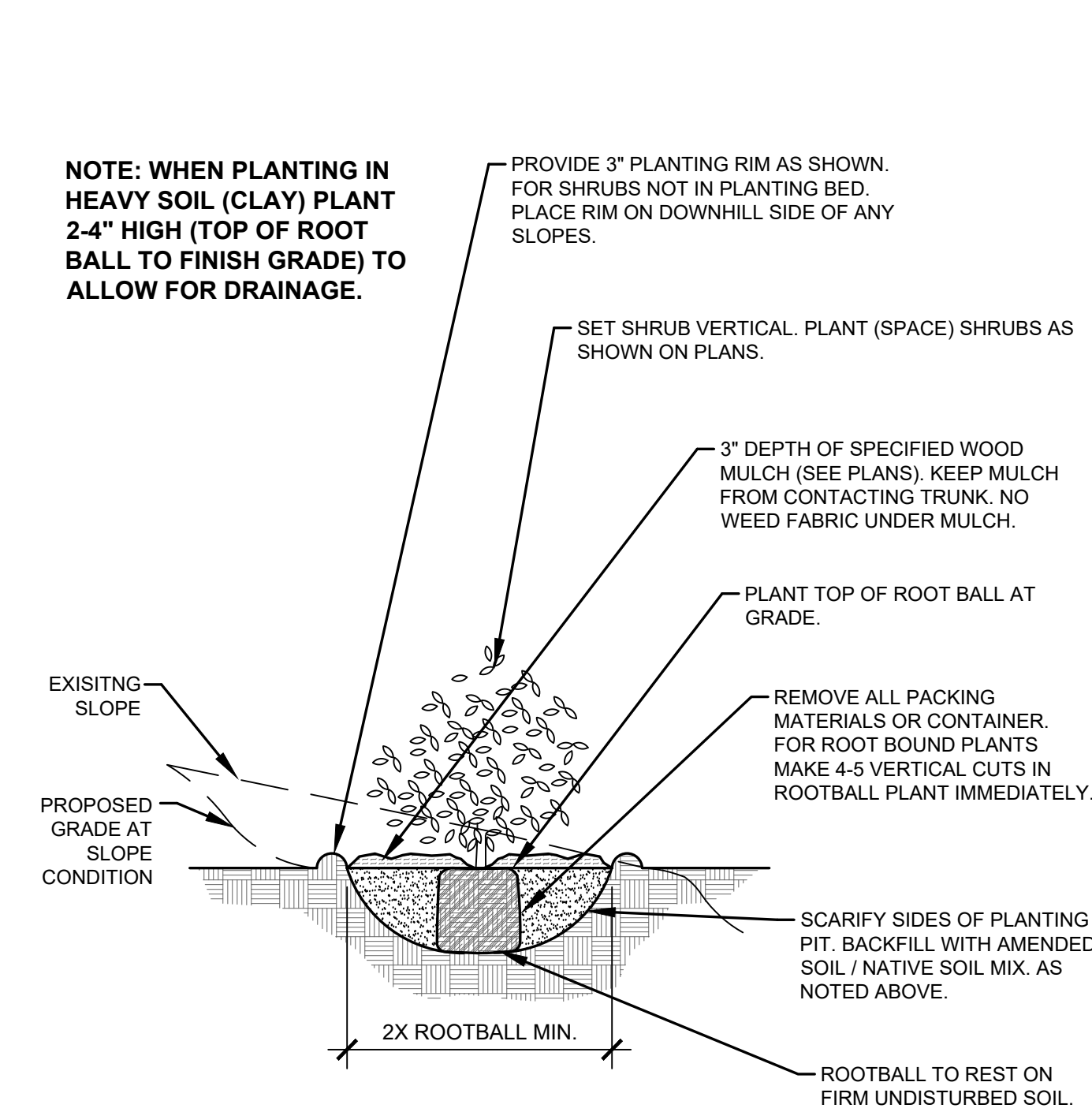
SHEET #
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- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - 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.



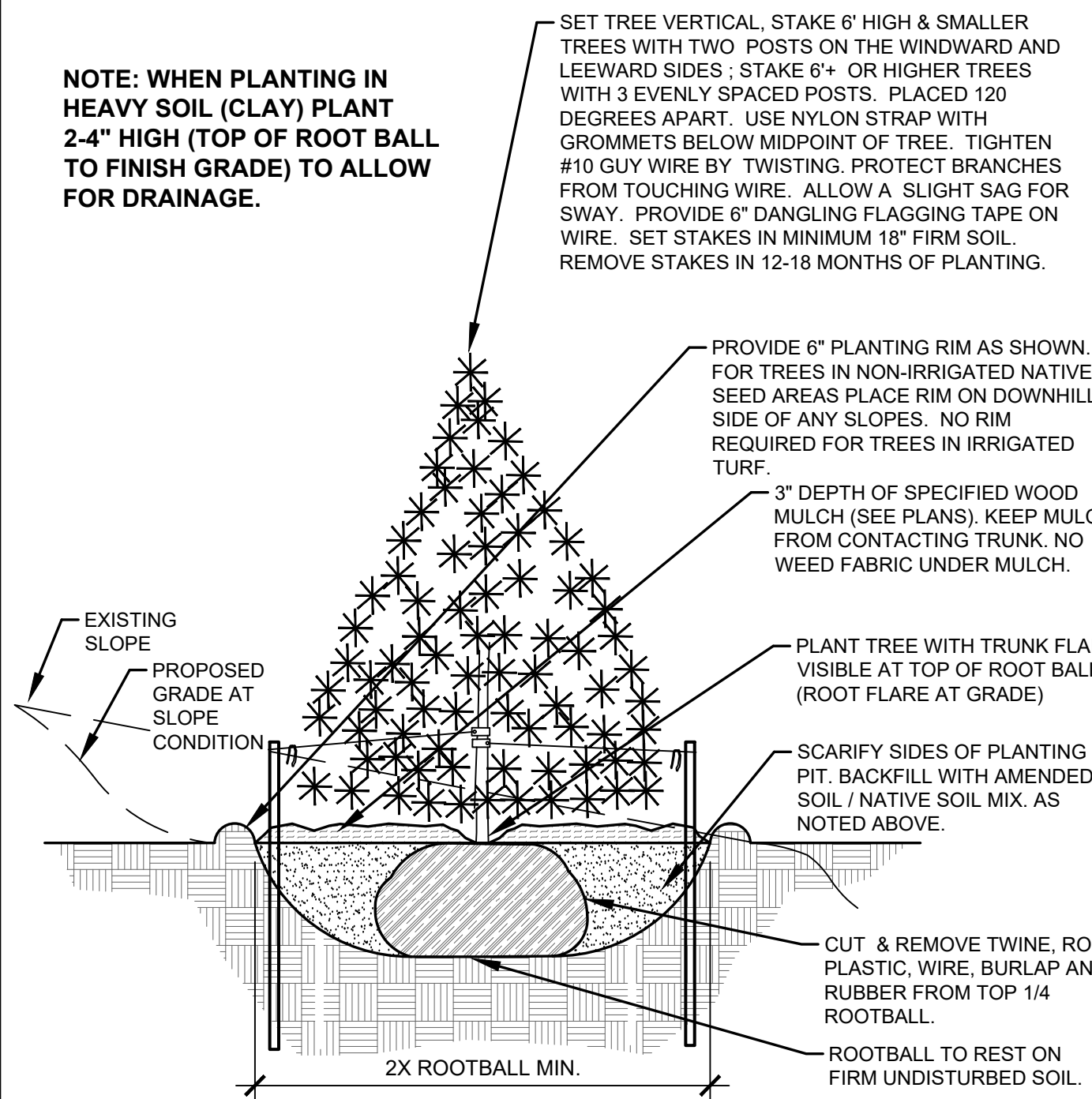
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- 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.



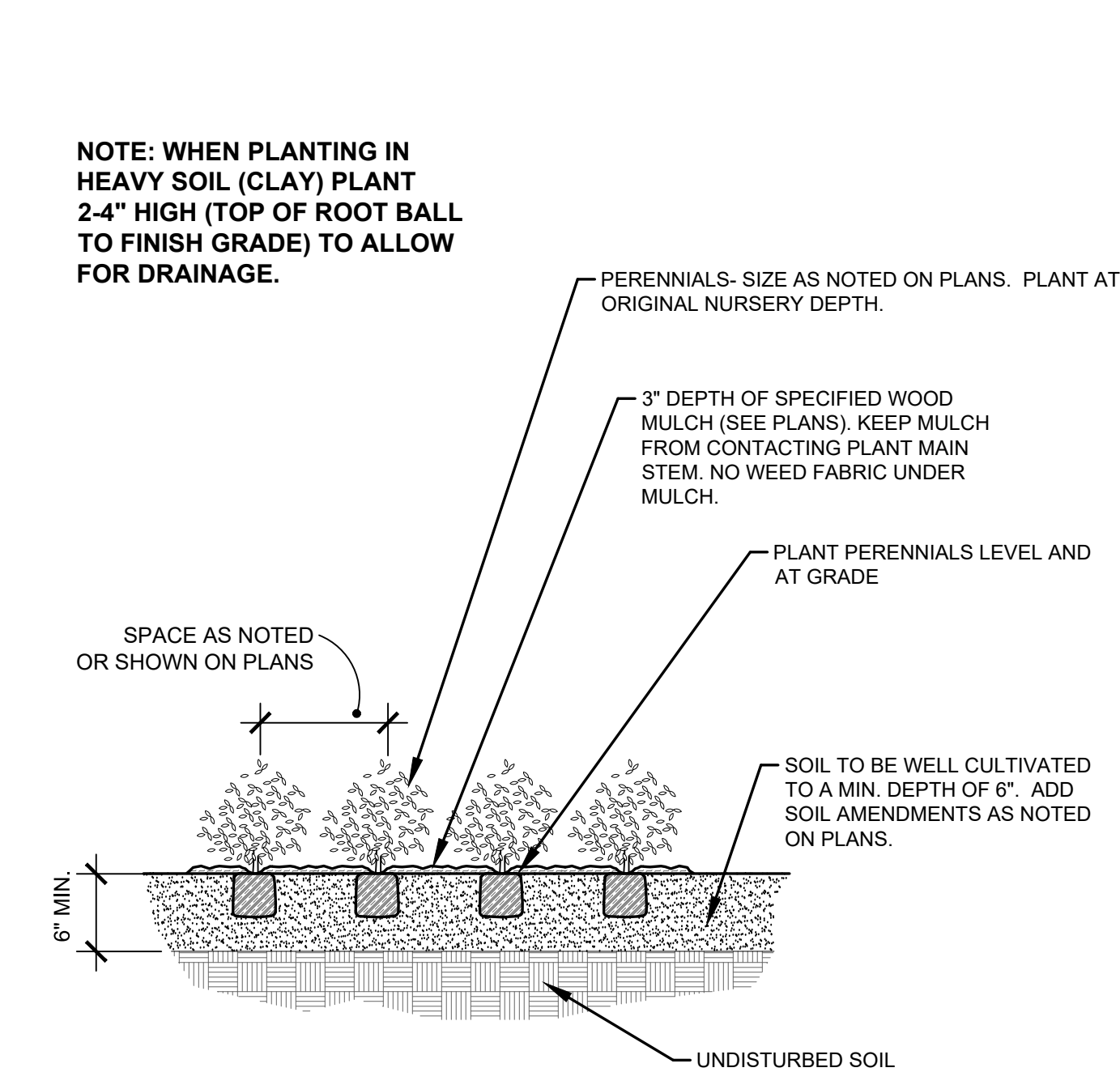
C SHRUB PLANTING DETAIL
NOT TO SCALE

- 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.



B EVERGREEN TREE 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.



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 SCHEDULE 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).

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, SIDEWATS	29%
--GREEN NEEDLEGRASS	5%
--WHEATGRASS, WESTERN	20%
--DROPSOED, 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 SIDEWATS	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.