

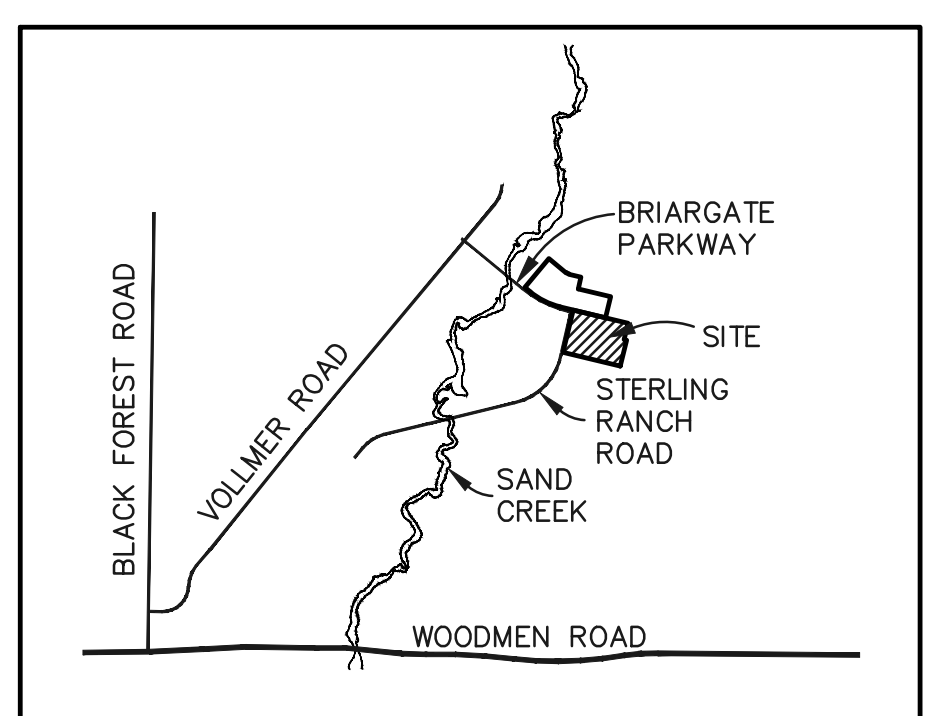
GENERAL PROVISIONS: STATEMENT OF INTENT: THE PURPOSE OF THIS PLAN IS TO PROVIDE FOR AN INTEGRATED DEVELOPMENT... AUTHORITY: THIS PLAN IS AUTHORIZED BY CHAPTER 4.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE... APPLICABILITY: THIS PLAN SHALL BE APPLIED TO THE LANDS DESCRIBED HEREIN... ADOPTION: THIS PLAN IS HEREBY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS... REVISIONS: THIS PLAN IS SUBJECT TO REVISIONS... AMENDMENTS: THIS PLAN IS SUBJECT TO AMENDMENTS... SEPARATE DEDICATED PUBLIC ROW FROM PRIVATE ROW

STERLING RANCH EAST PRELIMINARY PLAN NO. 3

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

(CONTINUED):

- I. ADOPTION: THE ADOPTION OF THIS PUD DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS PUD DEVELOPMENT PLAN FOR STERLING RANCH EAST PRELIMINARY PLAN NO. 3 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISIONS OF CHAPTER 4.2 OF THE LAND DEVELOPMENT CODE AND THIS PUD DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
- J. RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF STERLING RANCH EAST PRELIMINARY PLAN NO. 3, PROVIDED, HOWEVER THAT WHERE THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ANY DETERMINATION OR INTERPRETATION ISSUES BY THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.
- K. ACCESS LIMITATION: THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO STERLING RANCH ROAD, BRIARGATE PARKWAY, OAK PARK DRIVE, AND INDIANAPOLIS ROAD.



STERLING RANCH EAST PRELIMINARY PLAN NO. 3 DEVELOPMENT GUIDELINES:

A. APPLICABILITY: THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN STERLING RANCH EAST PRELIMINARY PLAN NO. 3 PLANNED UNIT DEVELOPMENT (PUD). THESE GUIDELINES SHALL GOVERN THE LAND USE, THE DIMENSIONAL ZONING REGULATIONS AND ALONG WITH THE COVENANTS, THE REGULATORY PROCESS FOR DETERMINING COMPLIANCE WITH THE PROVISION OF THE STERLING RANCH EAST PRELIMINARY PLAN NO. 3 PUD.

C. PROJECT DESCRIPTION: STERLING RANCH EAST PRELIMINARY PLAN NO. 3 IS A SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 176 SINGLE FAMILY LOTS AND 70 TOWNHOME LOTS LOCATED IN EL PASO COUNTY.

D. PERMITTED USES AND STRUCTURES: THE LOI states other uses?

DEVELOPMENT DATA:	
EXISTING ZONING:	RR-5
TAX SCHEDULE NO.:	520000552
TOTAL AREA:	39.206 ACRES
NUMBER OF LOTS:	246
TOTAL LOT AREA:	15.07 ACRES (38%)
AVERAGE LOT SIZE:	2,669 SF
MINIMUM LOT SIZE:	1,695 SF
MINIMUM LOT WIDTH:	20.5'
MINIMUM LOT DEPTH:	74.5'
GROSS DENSITY:	6.27 DU/AC
NET DENSITY (W/O PUBLIC & PRIVATE ROW):	10.39 DU/AC
ROW (PUBLIC & PRIVATE)	15.52 ACRES (40%)
ROW (PRIVATE TRACT)	2.54 ACRES
ROW (PUBLIC)	12.98 ACRES
TOTAL OPEN SPACE:	8.69 ACRES (22%)
MAXIMUM LOT COVERAGE:	68%

USE	PRINCIPAL USES	NOTES
DWELLINGS - SINGLE FAMILY DETACHED DWELLINGS - SINGLE FAMILY ATTACHED (TOWNHOMES)	WITH 4' OR 5' SIDEYARD SETBACKS WITH 2' when attached	
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 ponds		TO INCLUDE ACCESS ROADS AND UTILITY LINES.
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	FOR PERSONAL USE ONLY	
SOLAR ENERGY SYSTEMS		
DECK (ATTACHED OR DETACHED, COVERED OR UNCOVERED)		setbacks for
FENCE, WALL OR HEDGE		setbacks for
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES		accessory structures must be defined below.
MAILBOXES		
MODEL HOME / SUBDIVISION SALES OFFICE		
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE		ONLY WHEN ASSOCIATED WITH A PERMITTED USE
YARD OR GARAGE SALES		
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		

THE PRIVATE ROADS AS SHOWN WILL BE MAINTAINED BY DISTRICT. THE PRIVATE ROADS AS SHOWN ON THIS PLAN 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 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 OR THREE (3) FOOT PER TYPICAL LOTS DETAILS (SEE SHEETS 2 & 3 / OR ZERO (0) FEET ON TOWNHOMES)
 - REAR: FIVE (5) FEET lot numbers
- STREETS: TEN (10) FEET SF detached lots SF attached LOTS
- 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 (176) SINGLE FAMILY LOTS AND SEVENTY (70) TOWNHOME LOTS.
- THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 25% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS. 20 percent per Code only is max
- FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0533G, DATED DECEMBER 7, 2018.
- ALL TRACTS WILL BE OWNED AND (WHERE REQUIRED) MAINTAINED BY THE STERLING RANCH EAST PRELIMINARY PLAN NO. 3 HOMEOWNERS ASSOCIATION. all tracts are req to be maintained within
- SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THIS PLAN. The Villages at
- GEOLGIC HAZARD NOTE: THE GEOLGIC HAZARD UNSTABLE SLOPE AREAS. A MAP OF THE AREA HAZARD STUDY STERLING RANCH EAST PRELIMINARY PLAN NO. 3, DATED APRIL 13, 2020, AND COMMUNITY DEVELOPMENT DEPARTMENT. 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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department. Downslope Creep: (name lots or location of area) Potentially Seasonally High Groundwater: (name lots or location of area) Other Hazard: (TO COMPLETE NOTE SEE PAGES 7-13 IN REPORT TO ADD CONSTRAINTS AND MITIGATION)

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 ECOM STANDARDS	ROAD WIDTH AND ROADWAY TERMINATIONS (SEE 3 AND 4 BELOW)	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. ECOM STANDARD DOES NOT TAKE INTO ACCOUNT REDUCTION IN SPEED DUE TO THE T-INTERSECTIONS ASSOCIATED WITH THESE VERY SMALL TURN AROUND AREAS.
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	
3 ECM SECTION 2.3.8	ROADWAY TERMINATIONS	URBAN CUL-DE-SAC PERMANENT TURNAROUNDS NOT PERMITTED	PERMANENT HAMMERHEAD TURNAROUND PROPOSED ON AMES HEIGHTS, JANEVILLE HEIGHTS, MILWAUKEE HEIGHTS, NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS, AND SOUTH BEND HEIGHTS.	

LEGAL DESCRIPTION

DESCRIPTION: THE VILLAGES AT STERLING RANCH EAST PRELIMINARY PLAN
IF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
EARNINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 S, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END IS THE CENTER-EAST NTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PL3 10376, 2006" AND AT THE WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.
AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERIDGE VILLAGES UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

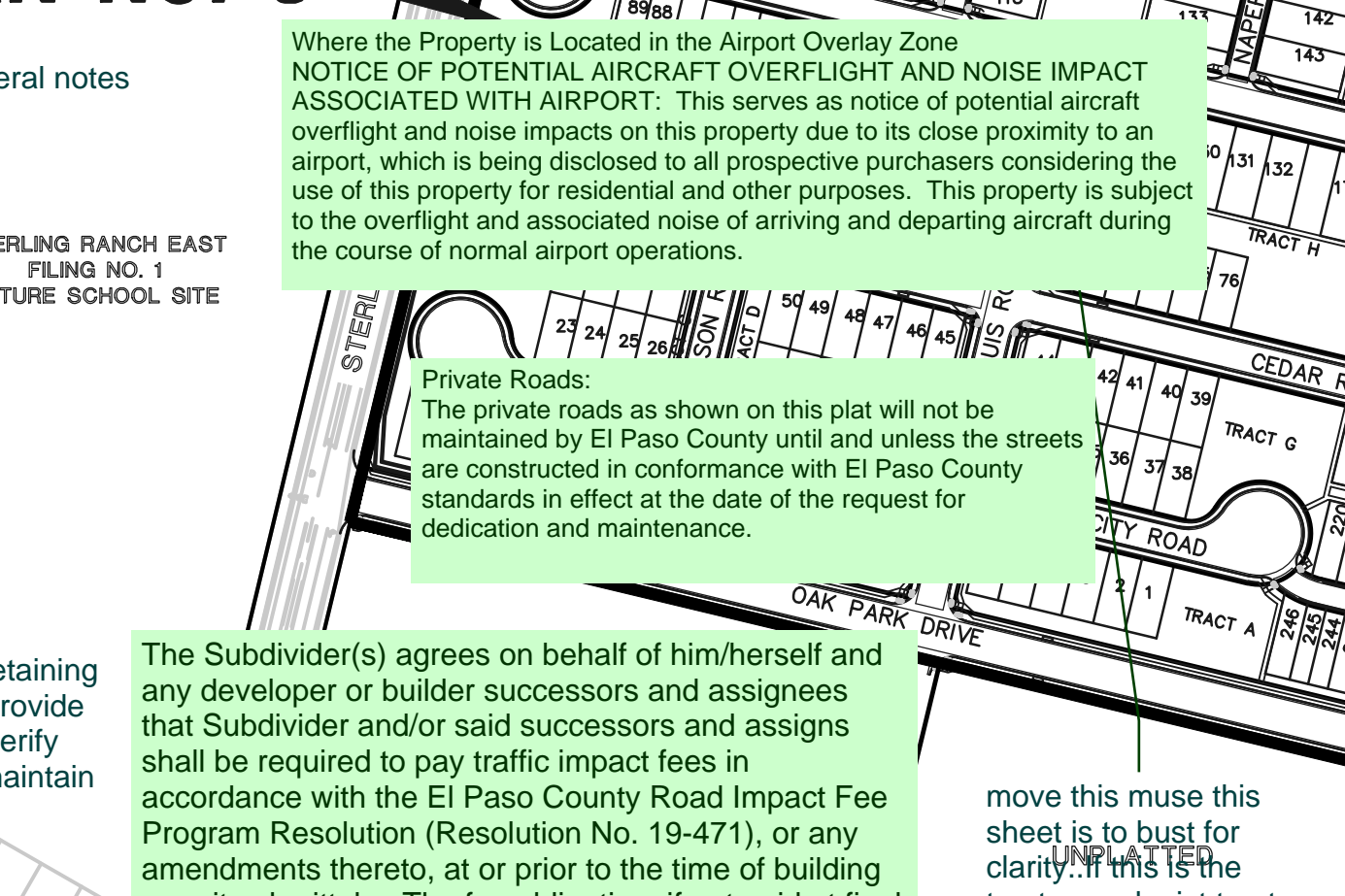
D. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS. (SEE LOT TYPICAL AND 3):
MAXIMUM LOT COVERAGE: 68 PERCENT.
MINIMUM LOT SIZE: 1695 SF.
MAXIMUM BUILDING HEIGHT: THIRTY (35) FEET.
MINIMUM LOT DEPTH: 74.50 FEET.
OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT
SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE):
FRONT YARD: 5 FEET MIN. (SEE TYPICAL LOT DETAILS -SEE SHEETS 2 & 3)
ATTACHED/DETACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB TO FRONT-LOADED GARAGE.
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.

E. LOT NOTES:
1. THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
2. 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.
3. MINOR ADJUSTMENTS TO LOT LINES AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.
F. STREETS:
STREETS WITHIN STERLING RANCH EAST PRELIMINARY PLAN NO. 3 PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. STREETS SHALL BE PUBLICLY AND PRIVATELY OWNED (AS NOTED). CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS EXCEPT WHERE PUD MODIFICATIONS AND DEVIATIONS ARE APPROVED BY THE COUNTY. ALL STREETS SHALL BE PAVED WITH CURB AND GUTTER. PUBLIC STREETS TO BE MAINTAINED BY EL PASO COUNTY. PRIVATE STREETS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

G. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:
COVENANTS FOR STERLING RANCH EAST PRELIMINARY PLAN NO. 3 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.
H. AUTHORITY:
THE AUTHORITY FOR THIS PUD DEVELOPMENT PLAN IS CHAPTER 4.2 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. THE AUTHORITY FOR CHAPTER 4.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

NOTE:
NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G.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.
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.
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 PLAT 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.
DISTRICT TO MAINTAIN SITE RETAINING WALLS.
rewrite this please these internal streets are private and will be maintained and owned by
imagine these are not built to County standard since there narrow.

PRELIMINARY PLAN NO. 3



DIMENSIONAL STANDARDS AND GUIDELINES

1. MINIMUM LOT AREA: 1,695 SF	2. MINIMUM LOT WIDTH: 20.5 FEET	3. MINIMUM LOT DEPTH: 74.5 FEET
4. MAXIMUM LOT COVERAGE: 68 PERCENT	5. MAXIMUM BUILDING HEIGHT: 35 FEET	6. OFF-SETBACK PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT
7. SETBACKS: FRONT: 5 FEET MIN. SIDE: 0 FEET OR 5 FEET REAR: VARIES	8. ATTACHED/DETACHED GARAGE: 20 FEET FROM BACK OF SIDEWALK OR CURB	9. CORNER LOT SETBACKS: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT
10. PUBLIC UTILITY/DRAINAGE EASEMENTS: FRONT: 5 FEET ALONG PUBLIC ROW WITH TEN (10) FEET MVEA	11. SIDE: FIVE (5) FEET OR THREE (3) FOOT PER TYPICAL LOTS DETAILS	12. REAR: FIVE (5) FEET
13. STREETS: TEN (10) FEET	14. OPEN SPACE/TRAIL/LANDSCAPE TRACTS: LIMITED TO NON-MOTORIZED USE ONLY	15. DEVELOPMENT OF PROPERTY: ACCORDANCE WITH APPROVED PUD DEVELOPMENT PLAN
16. PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR: ABILITY TO GRANT ADMINISTRATIVE VARIANCE OF UP TO 25% OF DIMENSIONAL STANDARD	17. FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN	18. ALL TRACTS: OWNED AND MAINTAINED BY STERLING RANCH EAST PRELIMINARY PLAN NO. 3 HOMEOWNERS ASSOCIATION
19. EASEMENTS: IDENTIFIED ON THIS PLAN	20. GEOLGIC HAZARD: UNSTABLE SLOPE AREAS, MAP OF THE AREA HAZARD STUDY STERLING RANCH EAST PRELIMINARY PLAN NO. 3, DATED APRIL 13, 2020	21. SPECIAL DISTRICT NOTES: SPECIAL DISTRICT DISCLOSURE (WHEN THE PLAT IS LOCATED IN A SPECIAL DISTRICT): A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT
22. FOUNTAIN MUTUAL IRRIGATION COMPANY NOTE: NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT. METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION OF 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.	23. WHERE THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE, 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 OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.	24. PRIVATE ROADS: THE PRIVATE ROADS AS SHOWN ON THIS PLAN 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.

NOTE: SEE SHEET 2 & 3 FOR TYPICAL LOT DETAILS
i think you will need a PUD mod for easements; see urban collection PUDSP for sample
This should not be a certification bloc.

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 ANACTED 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.

OWNER CERTIFICATION:
I / WE _____ 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 _____ 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.
this should have a place for the owners to sign

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.
CHUCK BROERMAN, RECORDER
BY: _____ DEPUTY

SHEET INDEX

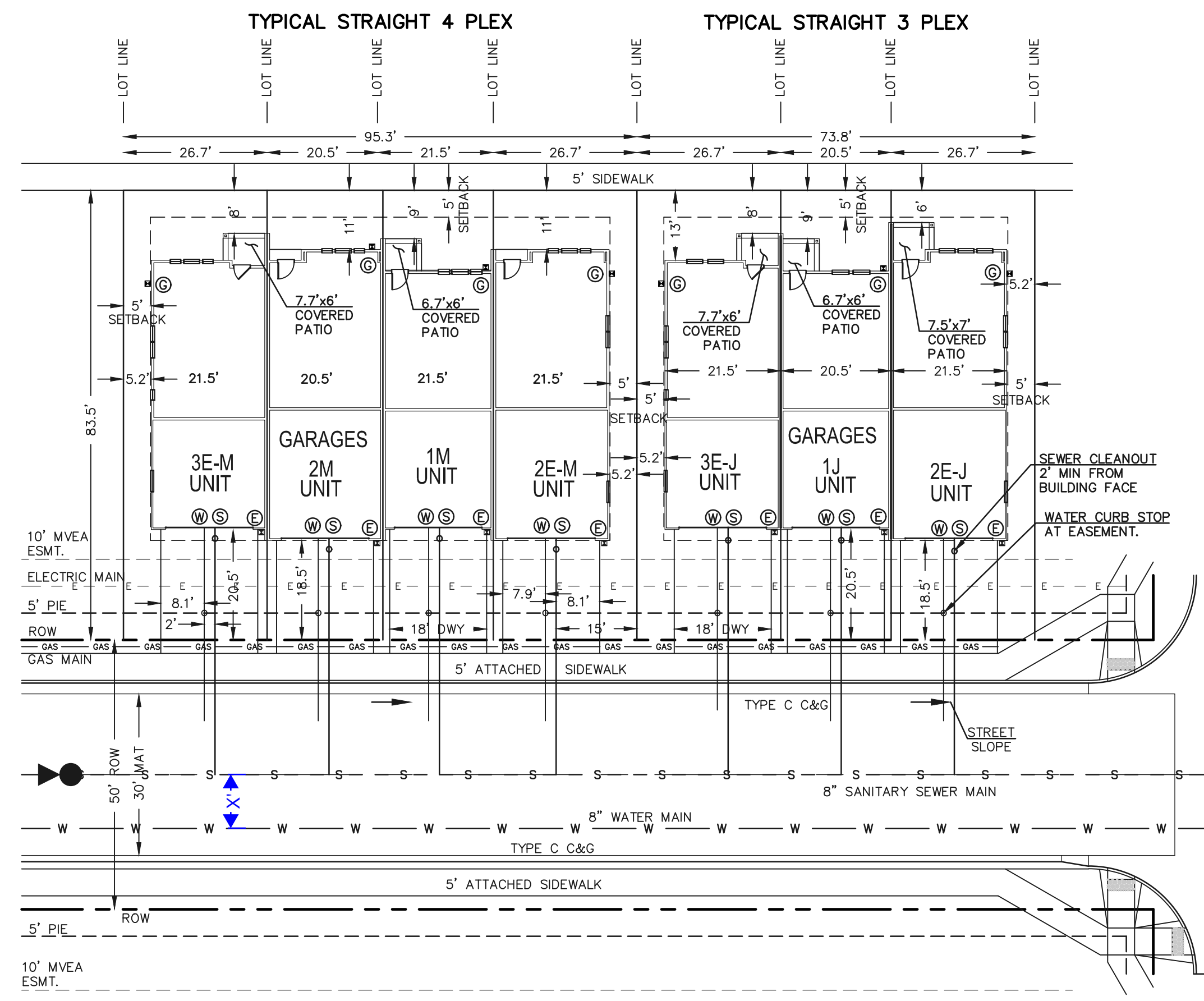
COVER SHEET	SHEET 1	OF 24
PUD & PRELIMINARY PLAN	SHEETS 2-9	OF 24
PRELIMINARY GRADING & UTILITIES PLAN	SHEETS 10-17	OF 24
LANDSCAPE TITLE SHEET	SHEET 18	OF 24
LANDSCAPE PLAN - OVERALL	SHEET 19	OF 24
LANDSCAPE PLAN DETAILS	SHEETS 20-23	OF 24
LANDSCAPE PLAN DETAILS	SHEET 24	OF 24

PUDSP226
PCDD FILE NO.:

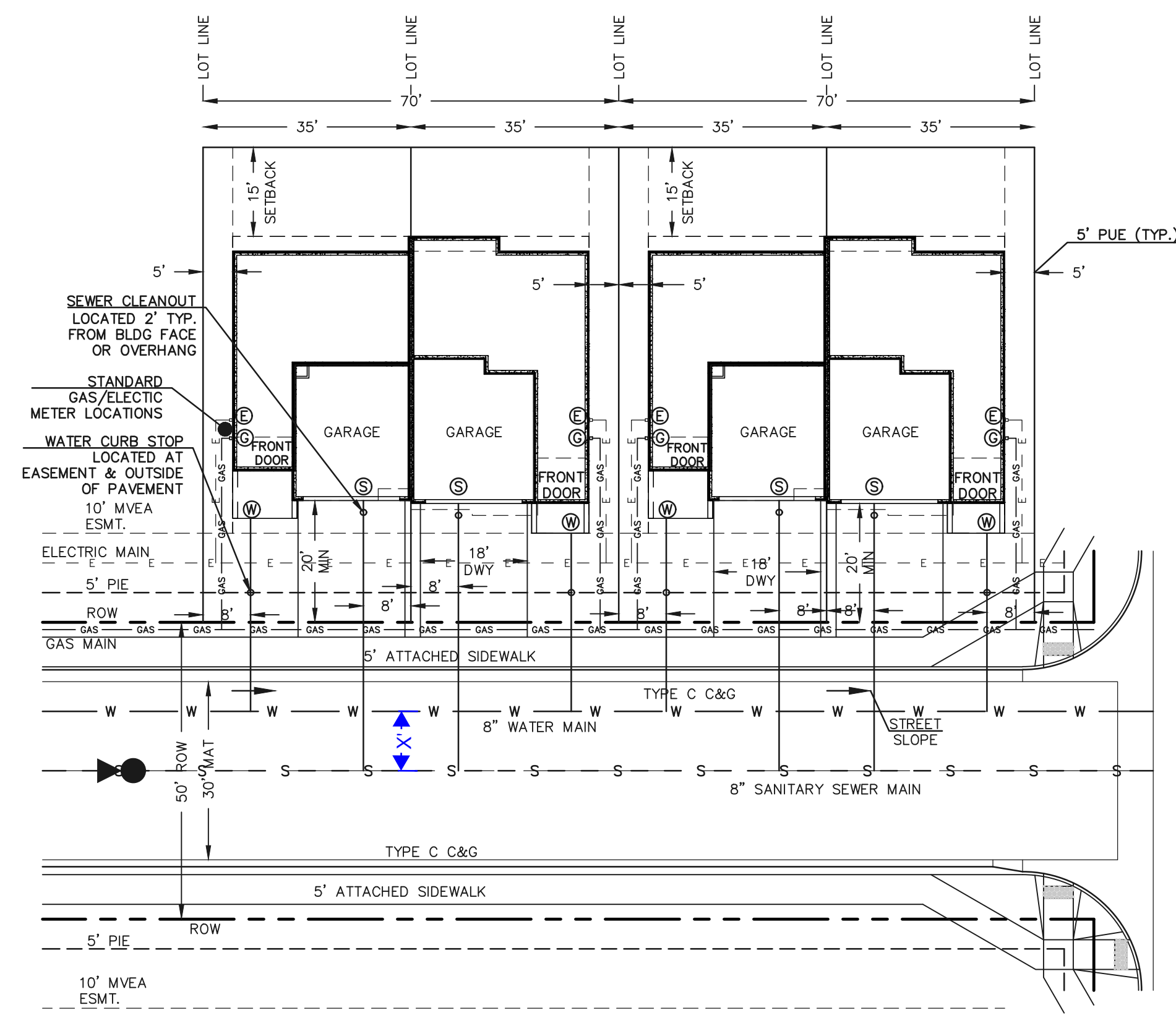
STERLING RANCH EAST
PRELIMINARY PLAN NO. 3
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
TITLE SHEET

DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1" = 200'	SHEET	1 OF 24
CHECKED BY	CMT	(V) 1" = N/A	JOB NO.	1183.21

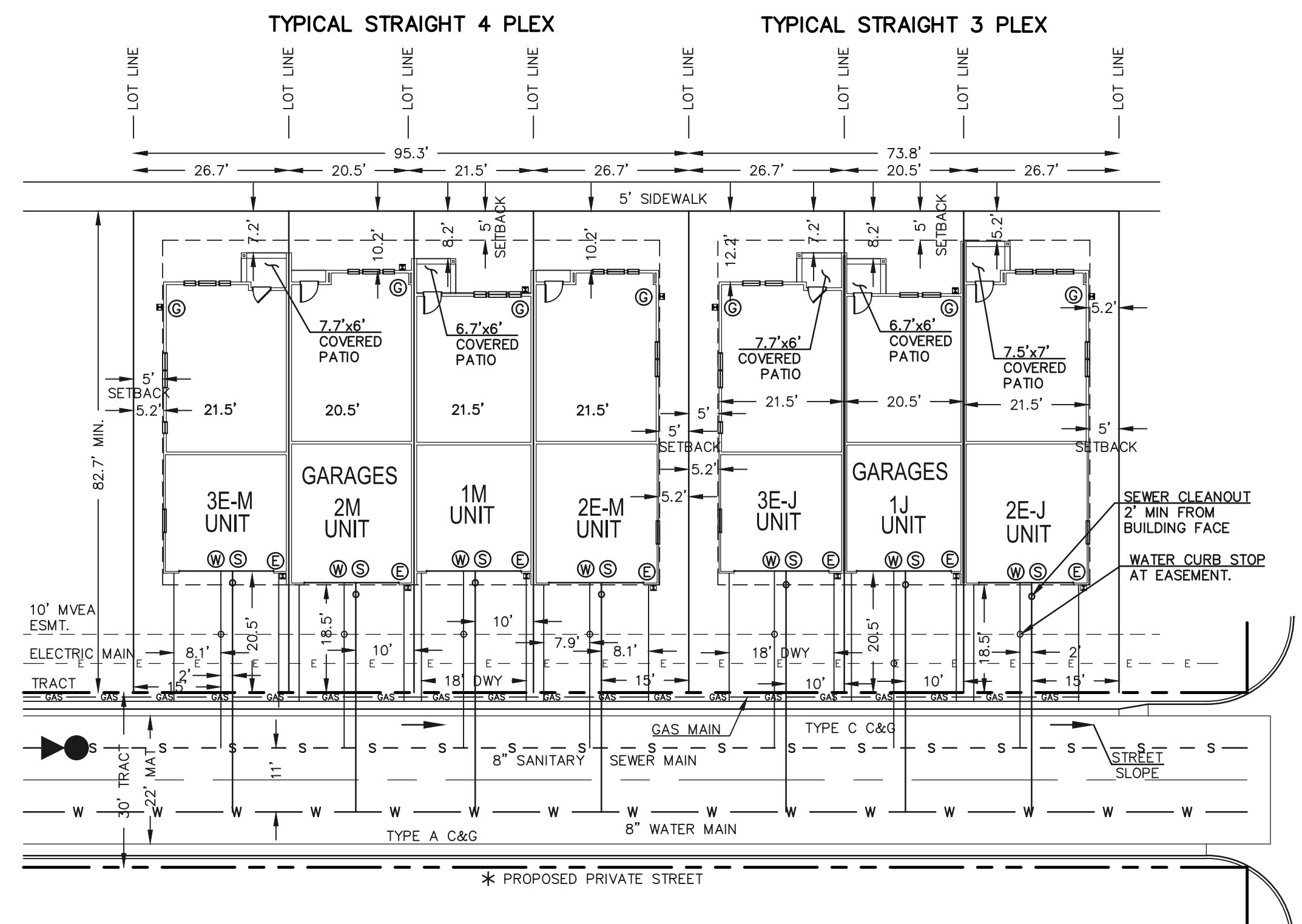
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)



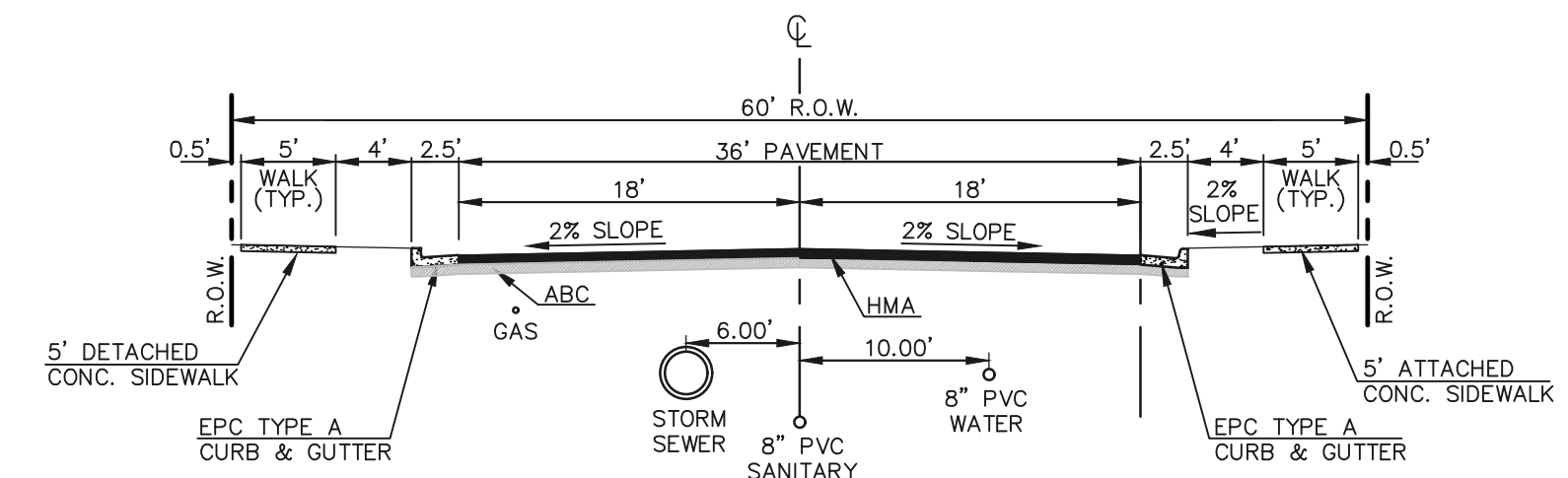
TYPICAL LOT CONFIGURATIONS – TOWNHOMES
 PUBLIC STREET (Urban Local - (50' PUBLIC ROW)
 SCALE: 1" = 20'
 ← attached SF
 LOTS 177-194



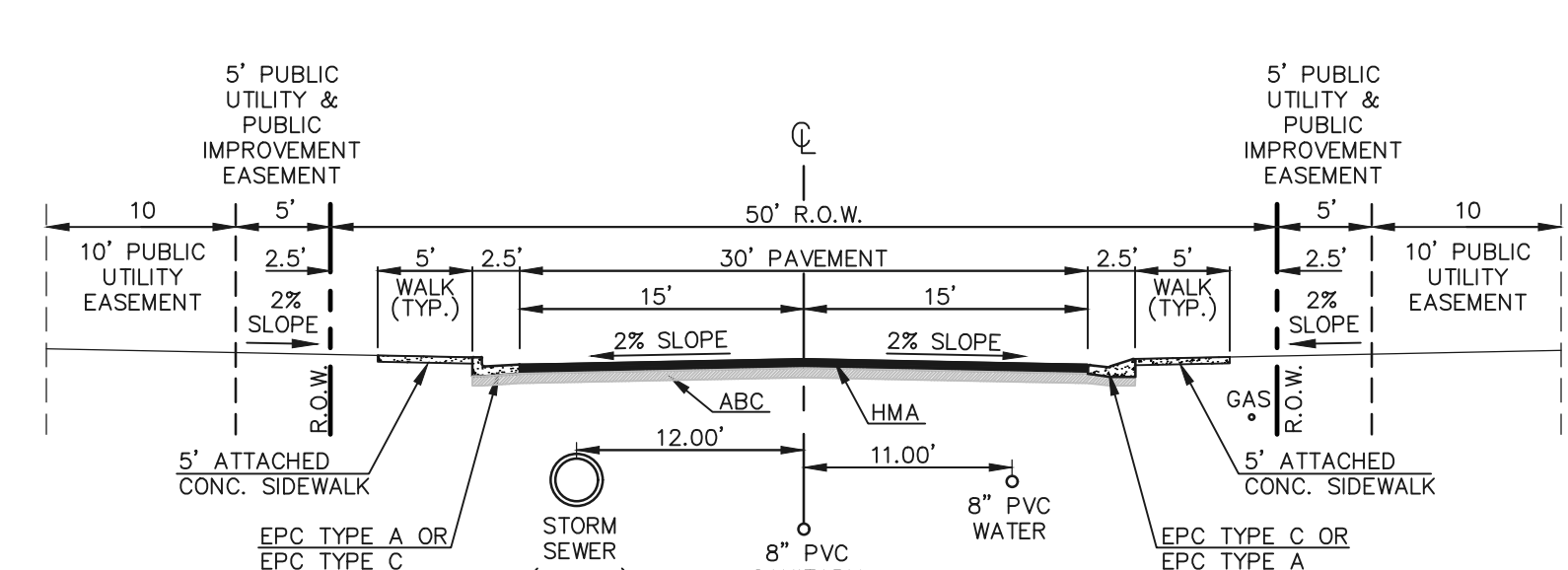
TYPICAL LOT CONFIGURATIONS – DUPLEX
 PUBLIC STREET (Urban Local - (50' PUBLIC ROW)
 SCALE: 1" = 20'
 attached SF → LOTS 1-76



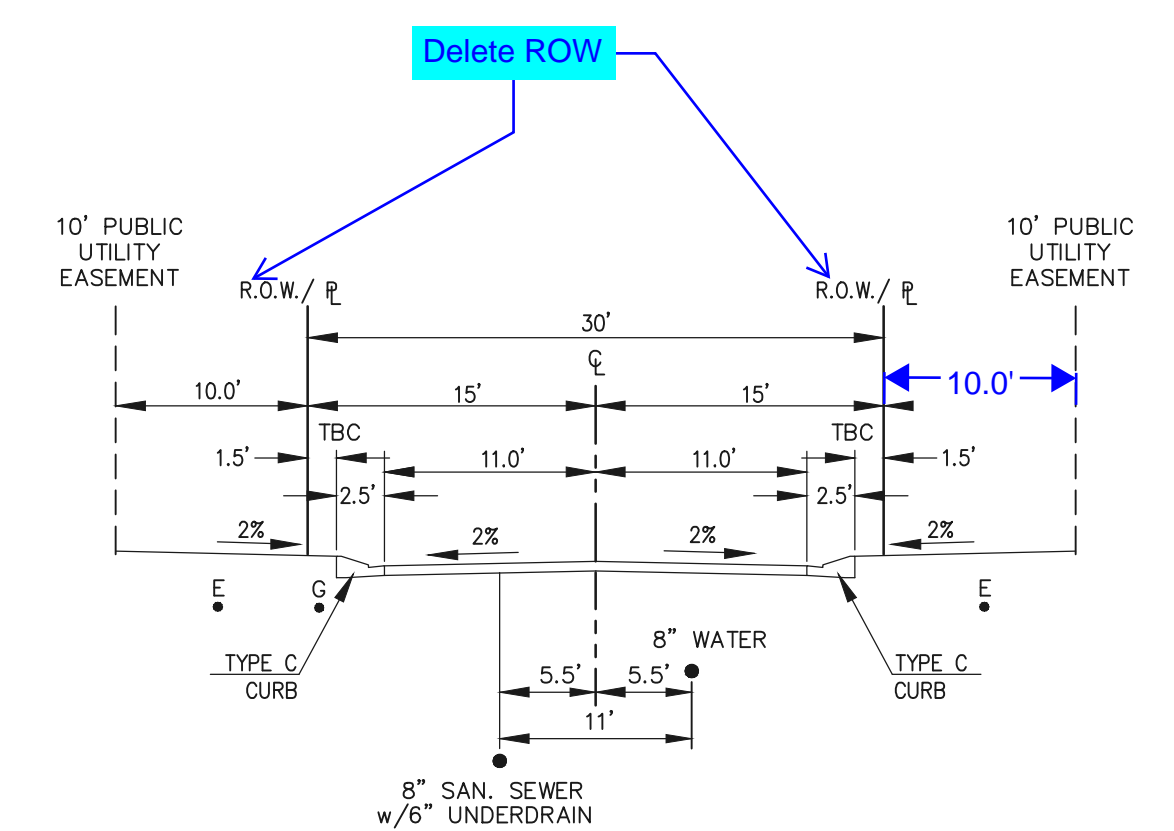
TYPICAL LOT CONFIGURATIONS – TOWNHOMES
 (30' PRIVATE TRACT) PRIVATE STREET
 SCALE: 1" = 20'
 ← attached SF
 *NO PARKING / FIRE LANE SIGNAGE PER CSFD STANDARDS
 LOTS 195-246



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



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



30' R.O.W. RESIDENTIAL (ACCESS) PRIVATE TRACT
 N.T.S.
 NO PARKING ALLOWED

	STERLING RANCH EAST PRELIMINARY PLAN NO. 3 PUD DEVELOPMENT PLAN TYPICAL LOT TEMPLATES				
	DESIGNED BY	EAS	SCALE		DATE
	DRAWN BY	EAS	(H) 1" = 20'		SHEET 3 OF 24
	CHECKED BY	(V) 1" = N/A	JOB NO.		1183.21

c:\118321\DRAWINGS\development\118321_DP-03.dwg, #1/2/2022, 9:39:32 AM, 1:1

TRACT H
FOURSQUARE AT STERLING
RANCH EAST FILING NO. 1

LEGEND

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

Did not see this anywhere in plans. Please add to layout or remove from legend

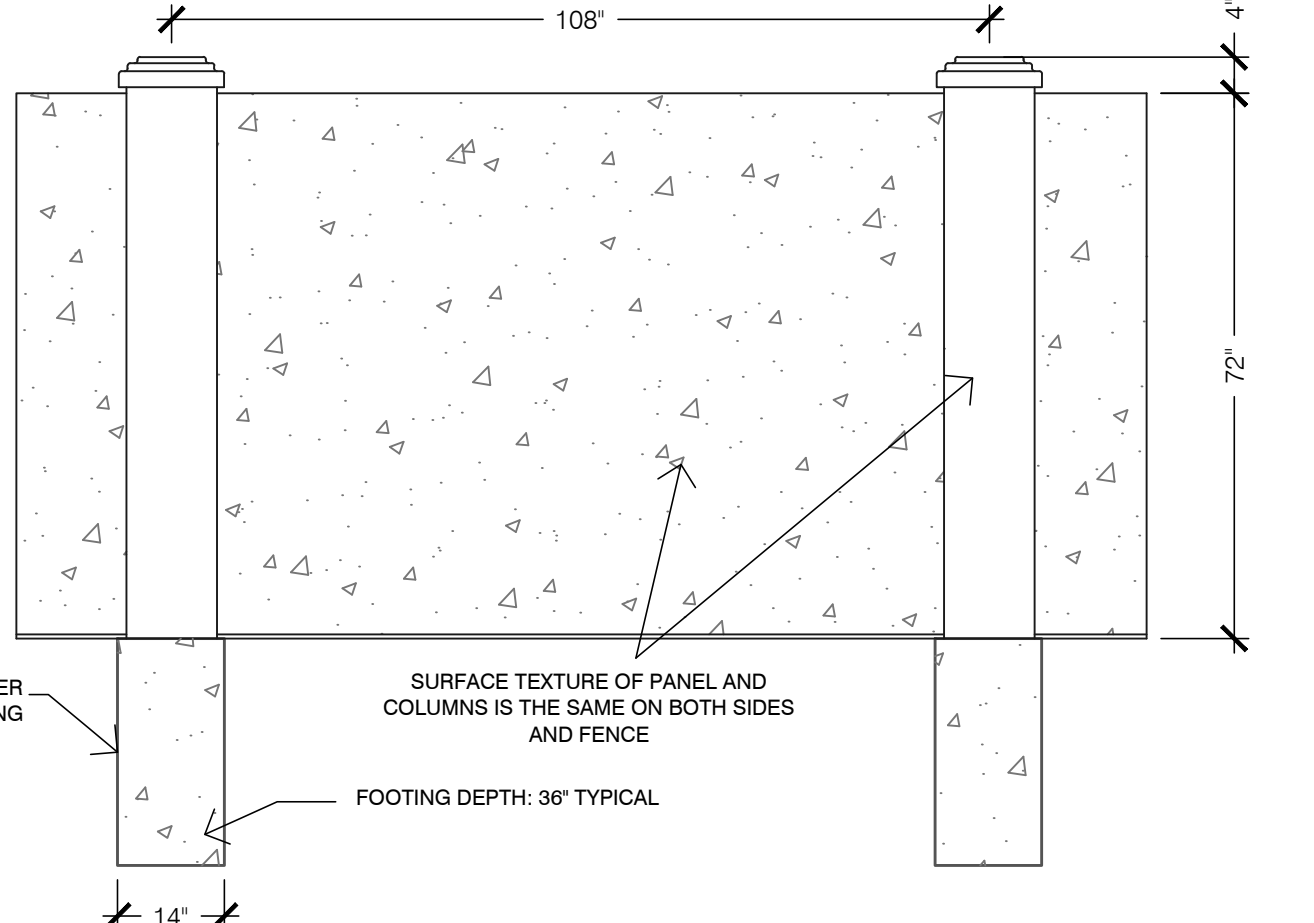
STERLING RANCH EAST PRELIMINARY PLAN NO. 3 SUMMARY TABLE:

PARCELS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A, B, C, D, E, F, G, H, I, J, K, L, M (PARKS, MAILBOXES, FENCES, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, UTILITIES, DRAINAGE)	378,400	22%	DISTRICT	DISTRICT
LOTS (246 TOTAL)	1,038,637	38%	INDIVIDUAL LOT OWNERS	
PRIVATE R.O.W. TRACTS	111,008	7%	DISTRICT	DISTRICT
PUBLIC R.O.W.	565,306	33%	COUNTY	COUNTY
TOTAL	1,711,351	100%		

Regional building will need to review any wall design over 4'

Total area does not match total area shown on LOI

are there any retaining walls needed? If so, please locate and provide detail of walls



6' CONCRETE BLOCK SCREEN WALL
SCALE: NOT TO SCALE

Ensure all easements are labeled

Per ECM Section 2.5.2.C.3 a T-intersection needs 4 ramps. Please provide missing ramps or a deviation.

Is there any way a connection can be made from these back sidewalks to the future sidewalk along Briargate

Pedestrian ramps need to be contained within an easement or tract

Change note on all private streets to 30' tract

Adjust PIE to completely encompass pedestrian ramps. Check all intersections

Label Tract

Label Tract

TRACTS MUST HAVE sf, USE DISTANCES, ETC

IS THIS A TRACT OR IT SHOULD BE IN A TRACT

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

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 RES. ACCESS)

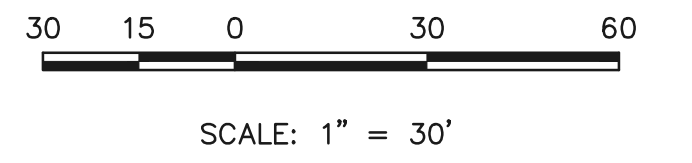
JANESVILLE HEIGHTS (30' PRIVATE RES. ACCESS)

MILWAUKEE HEIGHTS (30' PRIVATE RES. ACCESS)

SHOREWOOD DRIVE (PUBLIC LOCAL, 50' ROW)

TRACT B
204,587 SF
4.70 AC

MATCHLINE SEE SHEET 7



STERLING RANCH EAST
PRELIMINARY PLAN NO. 3
PUD DEVELOPMENT PLAN

DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET	4 OF 24
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.21	

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(719) 785-0799 (Fax)



TRACT H
FOURSQUARE AT STERLING
RANCH EAST FILING NO. 1

UNPLATTED
FUTURE BRIARGATE PARKWAY
RIGHT OF WAY

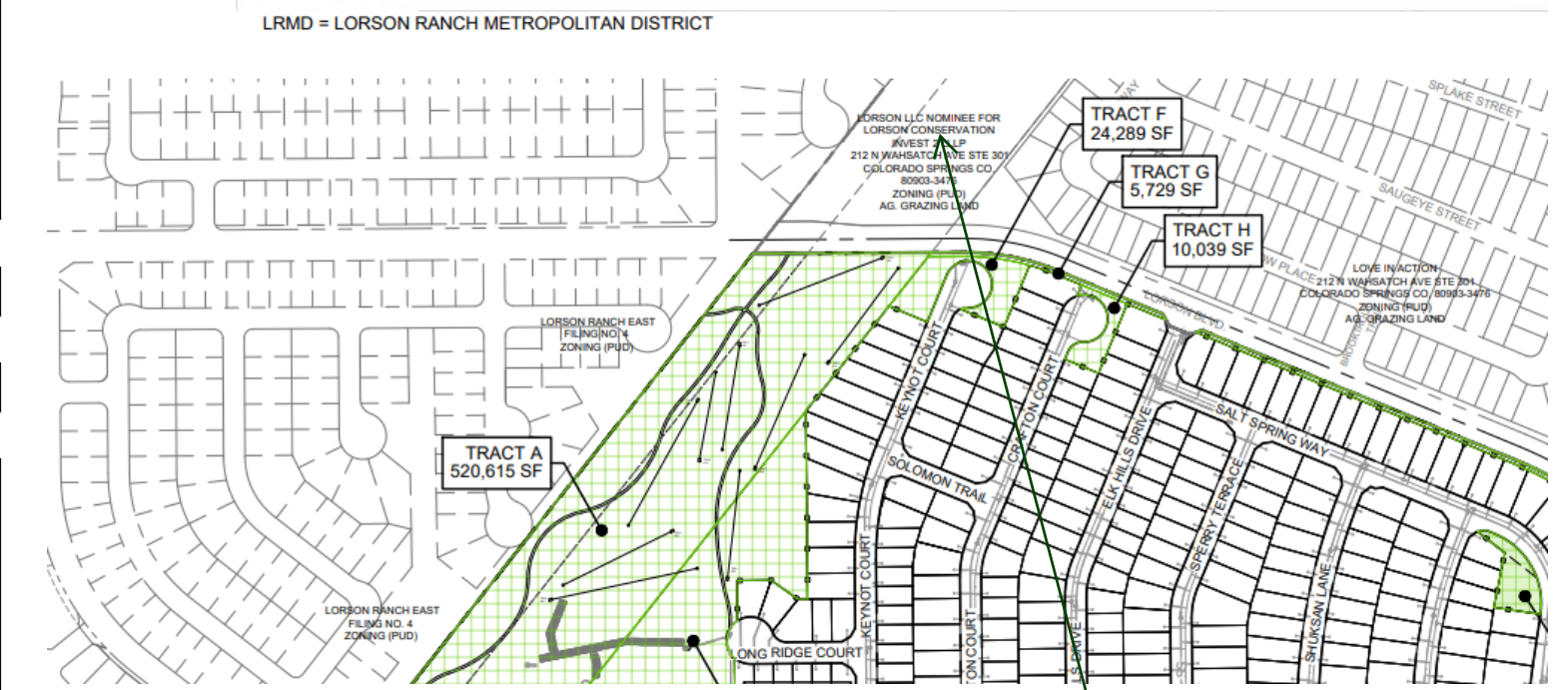
LEGEND

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

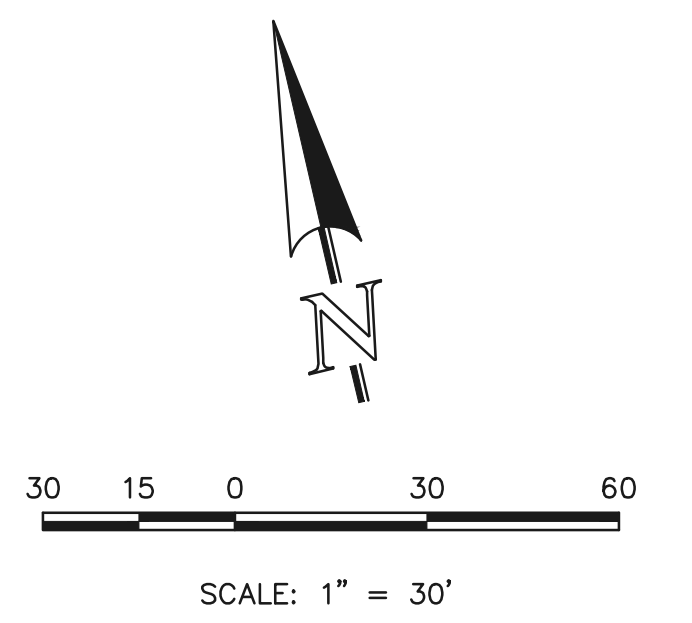
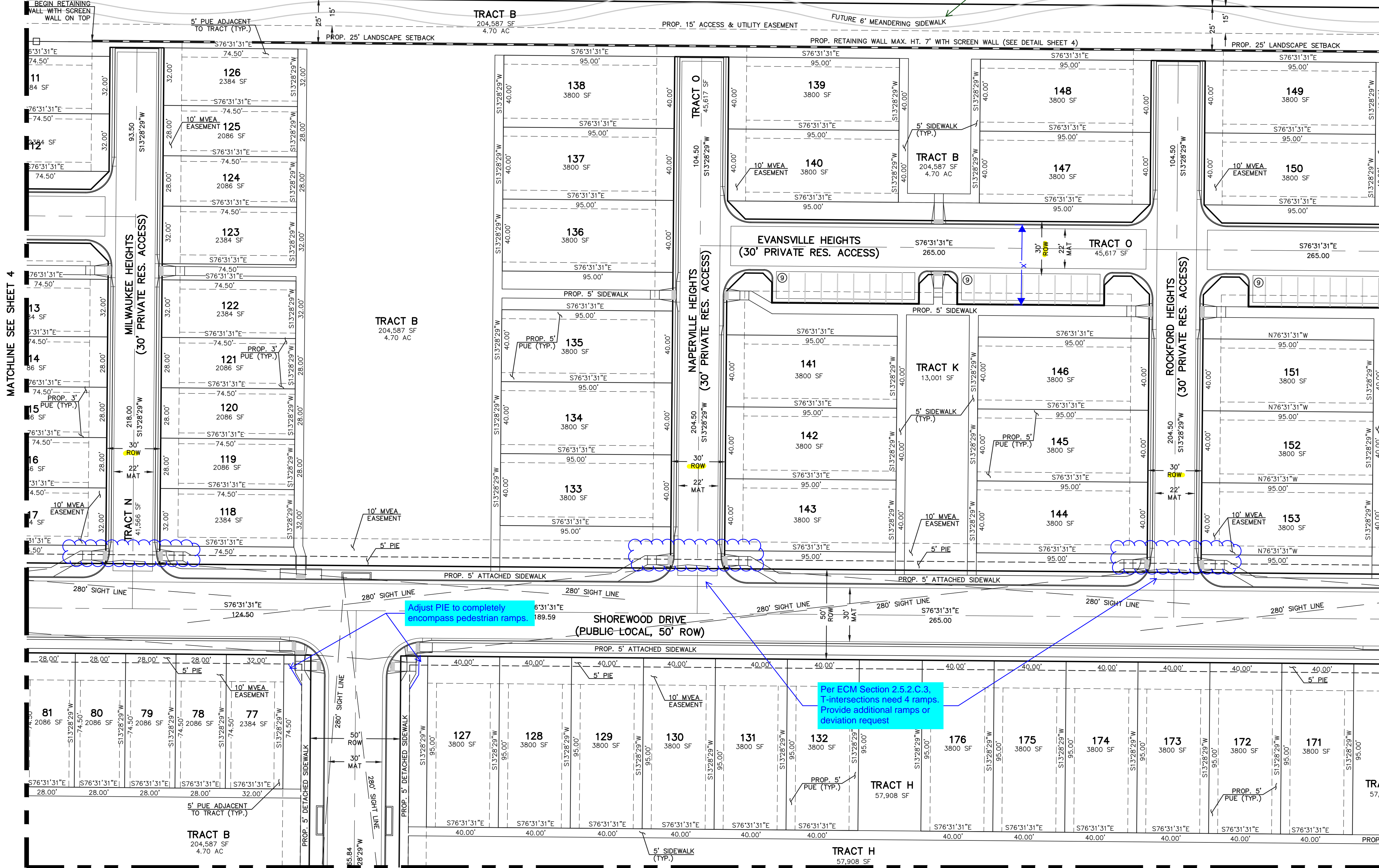
BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)
ROADWAY TO BE BUILT WITH
FUTURE NORTHERLY & EASTERLY
ADJACENT DEVELOPMENT

TRAIL IS
MEANDERING
OUTSIDE OF
TRACT- PLEASE
CORRECT

TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/TRAIL	POCKET PARK	DISC GOLF COURSE	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ RETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	FUTURE R.O.W.	OWNED BY	MAINTAINED BY
A	520,615	X				X		X		LRMD	LRMD
B	128,464	X				X	X	X		LRMD	LRMD
C	17,176	X			X	X	X	X		LRMD	LRMD
D	17,176	X			X	X	X	X		LRMD	LRMD
E	199,274	X		X	X	X	X	X		LRMD	LRMD
F	24,209	X			X	X	X	X		LRMD	LRMD
G	5,729	X	X		X	X	X	X		LRMD	LRMD
H	10,039	X			X	X	X	X		LRMD	LRMD
I	25,239	X			X	X	X	X		LRMD	LRMD
J	13,762	X			X	X	X	X		LRMD	LRMD
K	65,121	X	X		X	X	X	X		LRMD	LRMD
L	8,054	X			X	X	X	X		LRMD	LRMD
M	88,638	X			X	X	X	X		LRMD	LRMD
N	73,236	X			X	X	X	X	X	LRMD	LRMD
O	7,200	X	X		X	X	X	X		LRMD	LRMD
1,185,045											



SAMPLE OF TRACT
MAP AND TABLE



STERLING RANCH EAST
PRELIMINARY PLAN NO. 3
PUD DEVELOPMENT PLAN

DESIGNED BY EAS SCALE DATE 03/08/2022
DRAWN BY EAS (H) 1" = 30' SHEET 5 OF 24
CHECKED BY (V) 1" = N/A JOB NO. 1183.21

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UNPLATTED
FUTURE BRIARGATE PARKWAY
RIGHT OF WAY

LEGEND

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

PROP. 15' ACCESS & UTILITY EASEMENT

BOUNDARY

UNPLATTED
FUTURE BRIARGATE PARKWAY
RIGHT OF WAY

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

PROP. 15' ACCESS & UTILITY EASEMENT

FUTURE 6' MEANDERING SIDEWALK

TRACT B
204,587 SF
4.70 AC

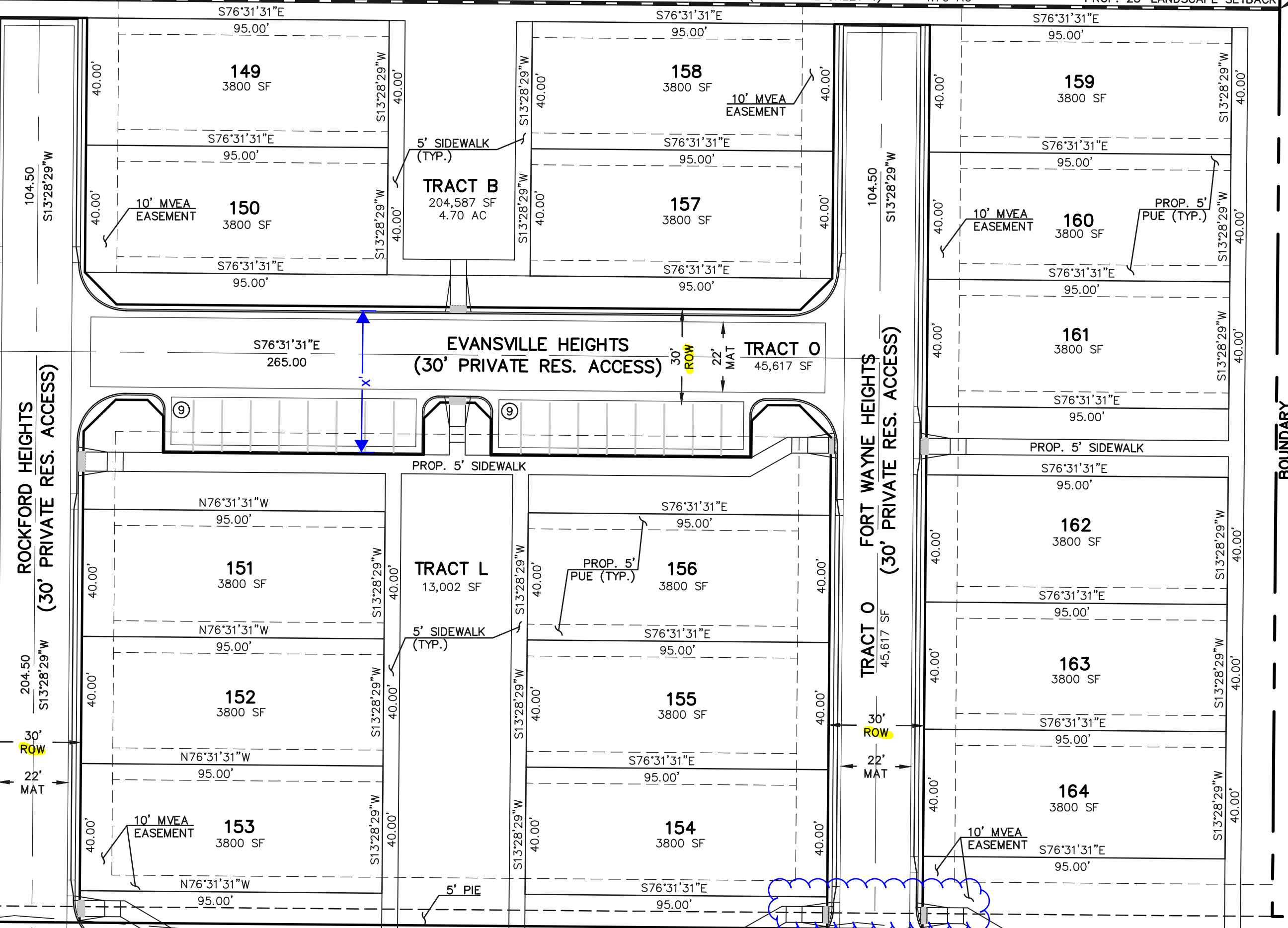
END RETAINING
WALL WITH SCREEN
WALL ON TOP

PROP. 25' LANDSCAPE SETBACK

PROP. RETAINING WALL MAX. HT. 7' WITH SCREEN WALL (SEE DETAIL SHEET 4)

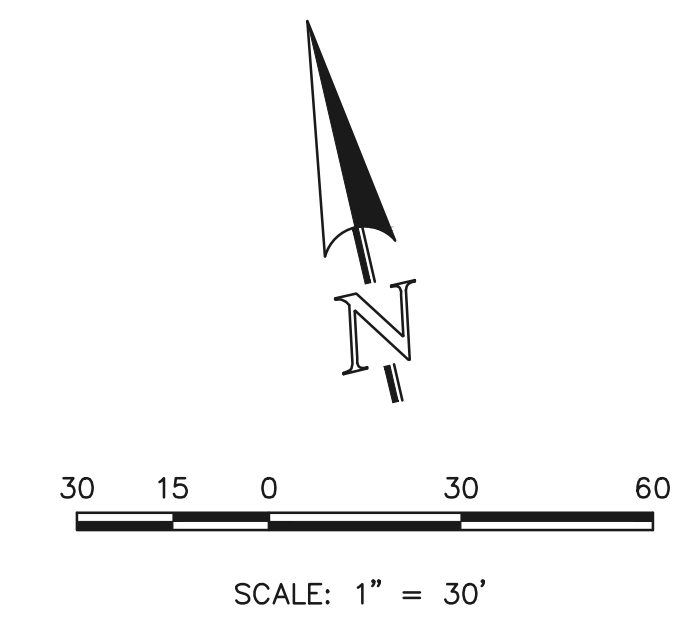
PROP. 25' LANDSCAPE SETBACK

MATCHLINE SEE SHEET 5



UNPLATTED
FUTURE SINGLE FAMILY

Per ECM Section 2.5.2.C.3,
T-intersections need 4 ramps.
Provide additional ramps or
deviation request



	STERLING RANCH EAST PRELIMINARY PLAN NO. 3 PUD DEVELOPMENT PLAN			
	DESIGNED BY	EAS	SCALE	
	DRAWN BY	EAS	(H) 1" = 30'	SHEET 6 OF 24
	CHECKED BY	(V) 1" = N/A	JOB NO.	1183.21

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

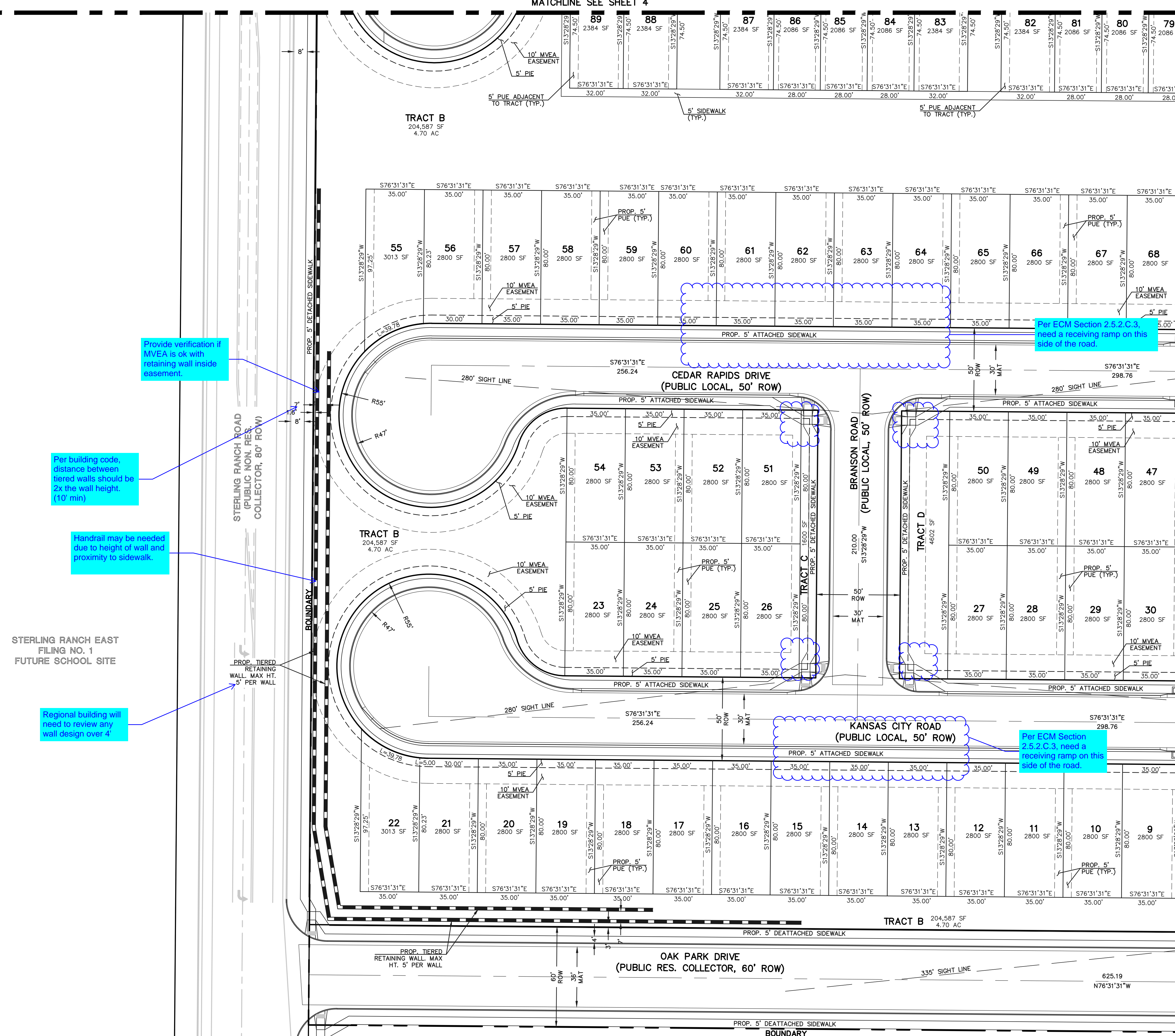
MATCHLINE SEE SHEET 9

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MATCHLINE SEE SHEET 4

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



Provide verification if MVEA is ok with retaining wall inside easement.

Per building code, distance between tiered walls should be 2x the wall height. (10' min)

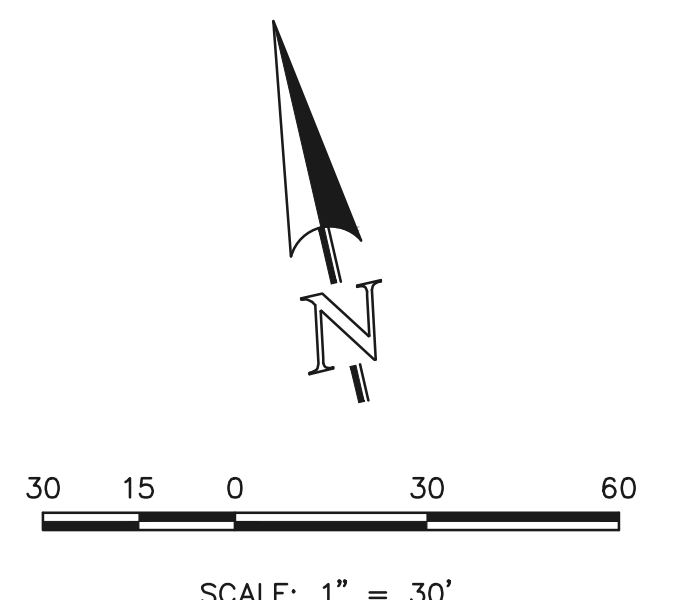
Handrail may be needed due to height of wall and proximity to sidewalk.

STERLING RANCH EAST FILING NO. 1 FUTURE SCHOOL SITE

Regional building will need to review any wall design over 4'

Per ECM Section 2.5.2.C.3, need a receiving ramp on this side of the road.

Per ECM Section 2.5.2.C.3, need a receiving ramp on this side of the road.



MATCHLINE SEE SHEET 8

CLASSIC CONSULTING

STERLING RANCH EAST
PRELIMINARY PLAN NO. 3
PUD DEVELOPMENT PLAN

DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET	7 OF 24
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.21

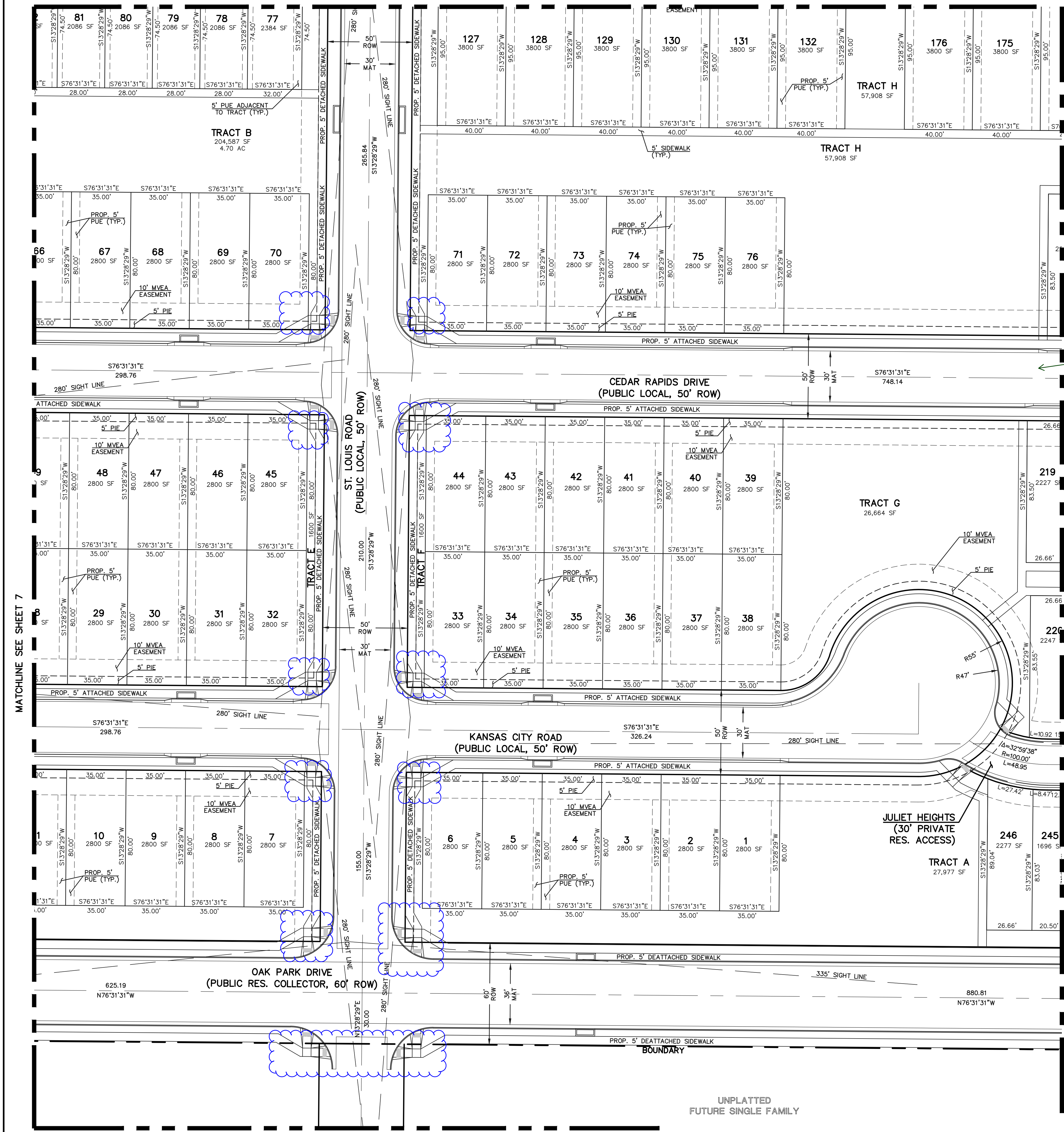
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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MATCHLINE SEE SHEET 5

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



address snow removal per ECM

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 10



SCALE: 1" = 30'



STERLING RANCH EAST
PRELIMINARY PLAN NO. 3
PUD DEVELOPMENT PLAN

DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET	8 OF 24
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.21

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UNPLATTED FUTURE SINGLE FAMILY

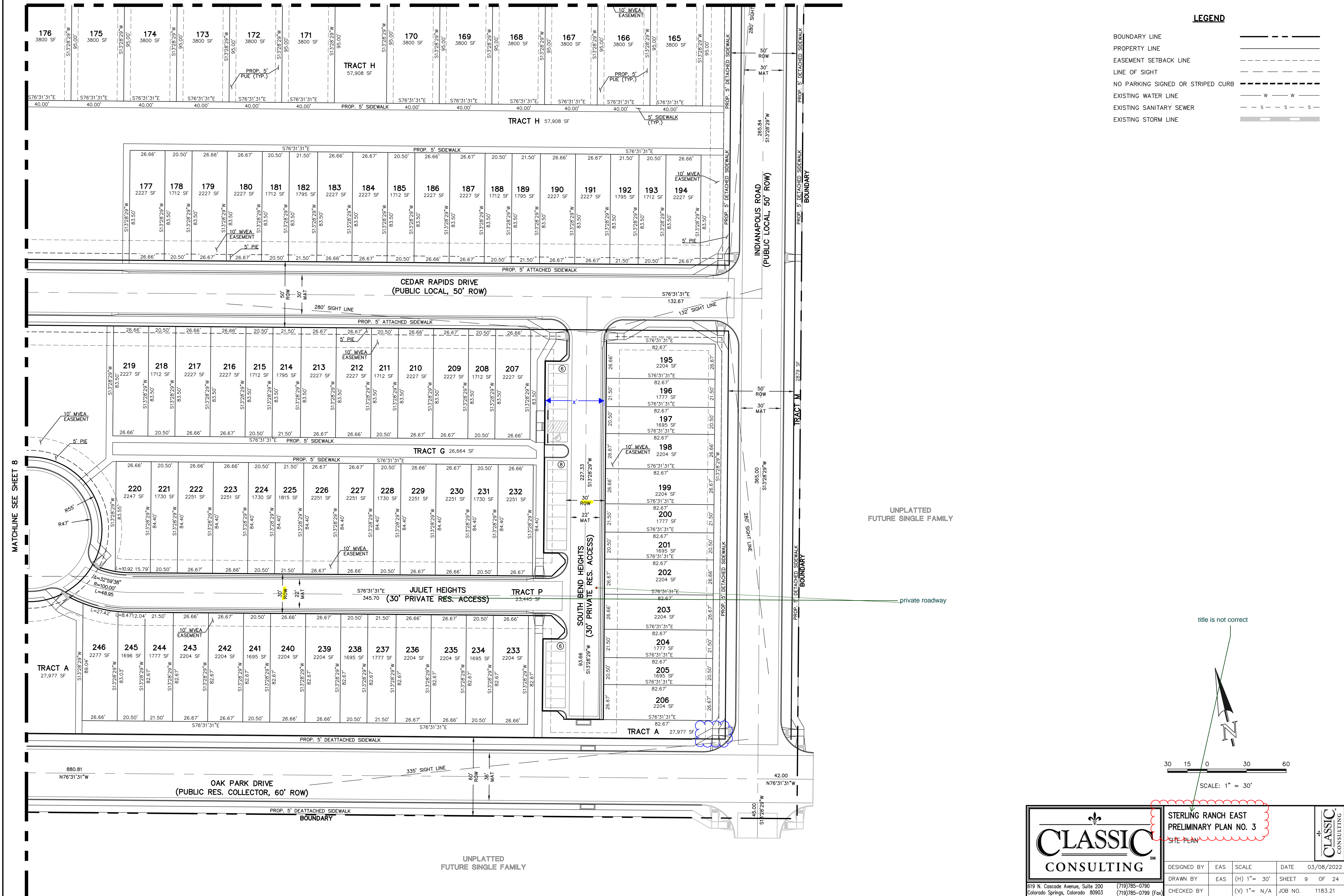
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MATCHLINE SEE SHEET 5

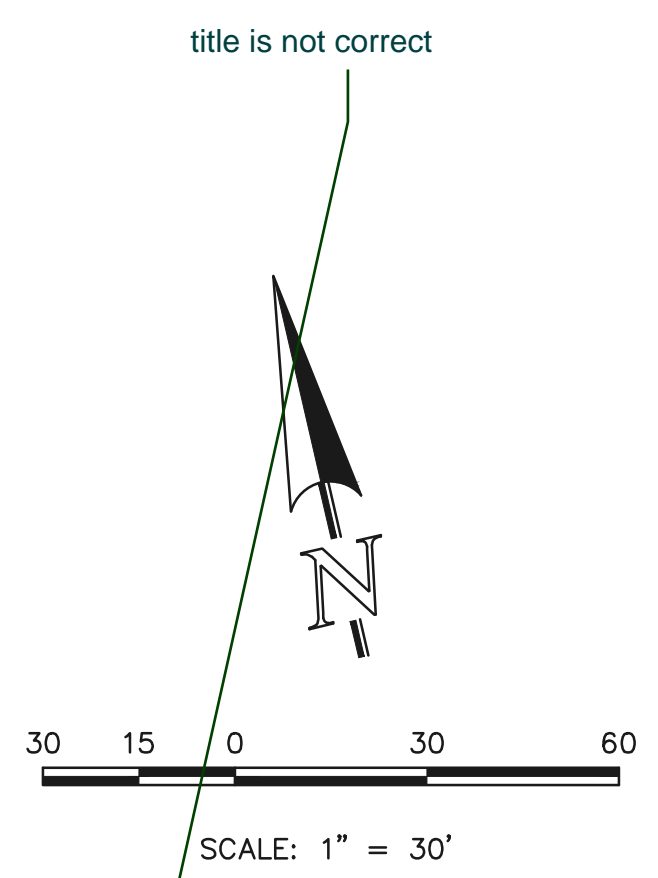
MATCHLINE SEE SHEET 6


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




title is not correct





CLASSIC CONSULTING

STERLING RANCH EAST
PRELIMINARY PLAN NO. 3
 SITE PLAN



CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET	9 OF 24
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.21

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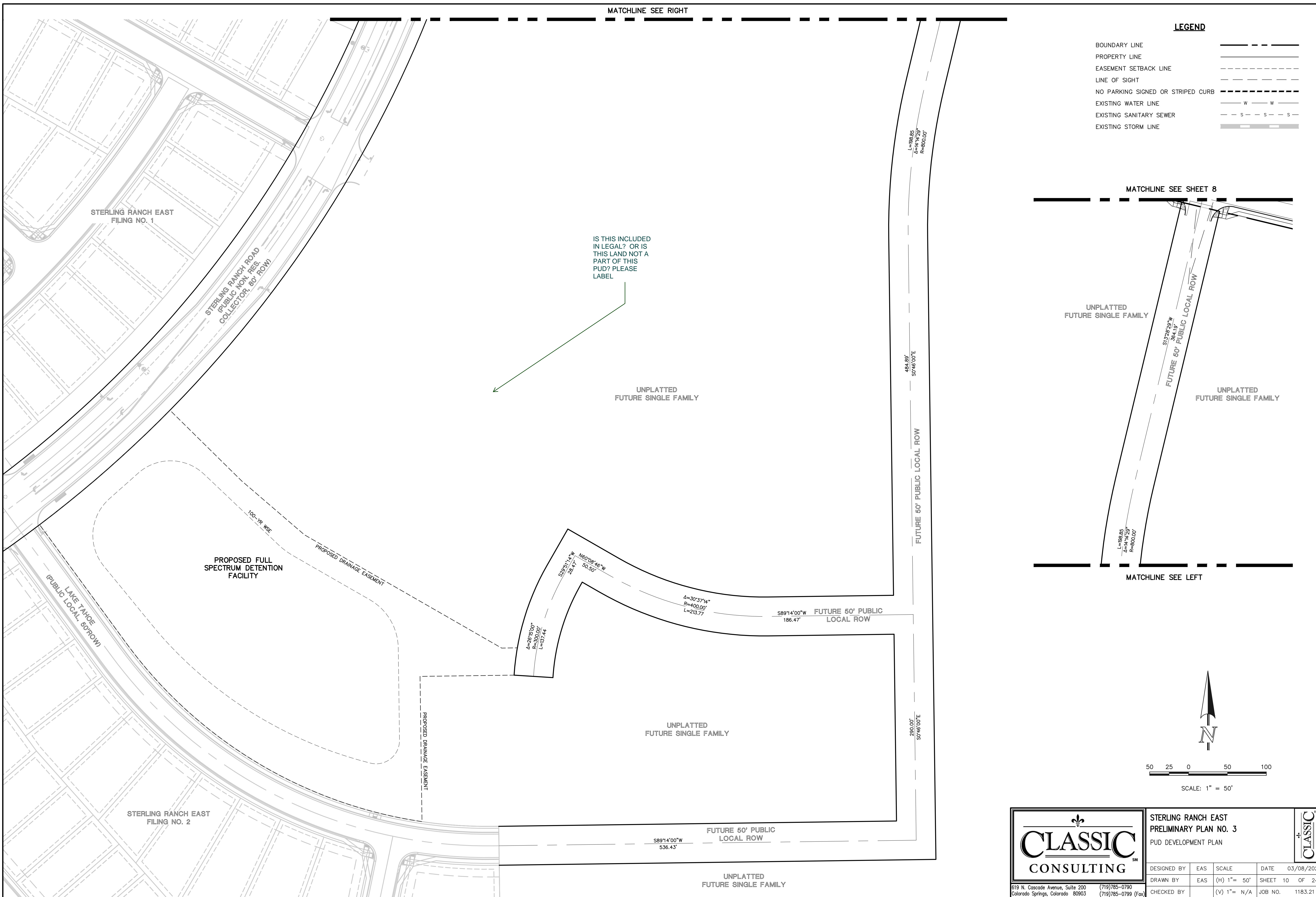
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MATCHLINE SEE RIGHT

LEGEND

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

MATCHLINE SEE SHEET 8



IS THIS INCLUDED IN LEGAL? OR IS THIS LAND NOT A PART OF THIS PUD? PLEASE LABEL

UNPLATTED FUTURE SINGLE FAMILY

PROPOSED FULL SPECTRUM DETENTION FACILITY

STERLING RANCH EAST FILING NO. 1

STERLING RANCH EAST FILING NO. 2

UNPLATTED FUTURE SINGLE FAMILY

UNPLATTED FUTURE SINGLE FAMILY

MATCHLINE SEE LEFT

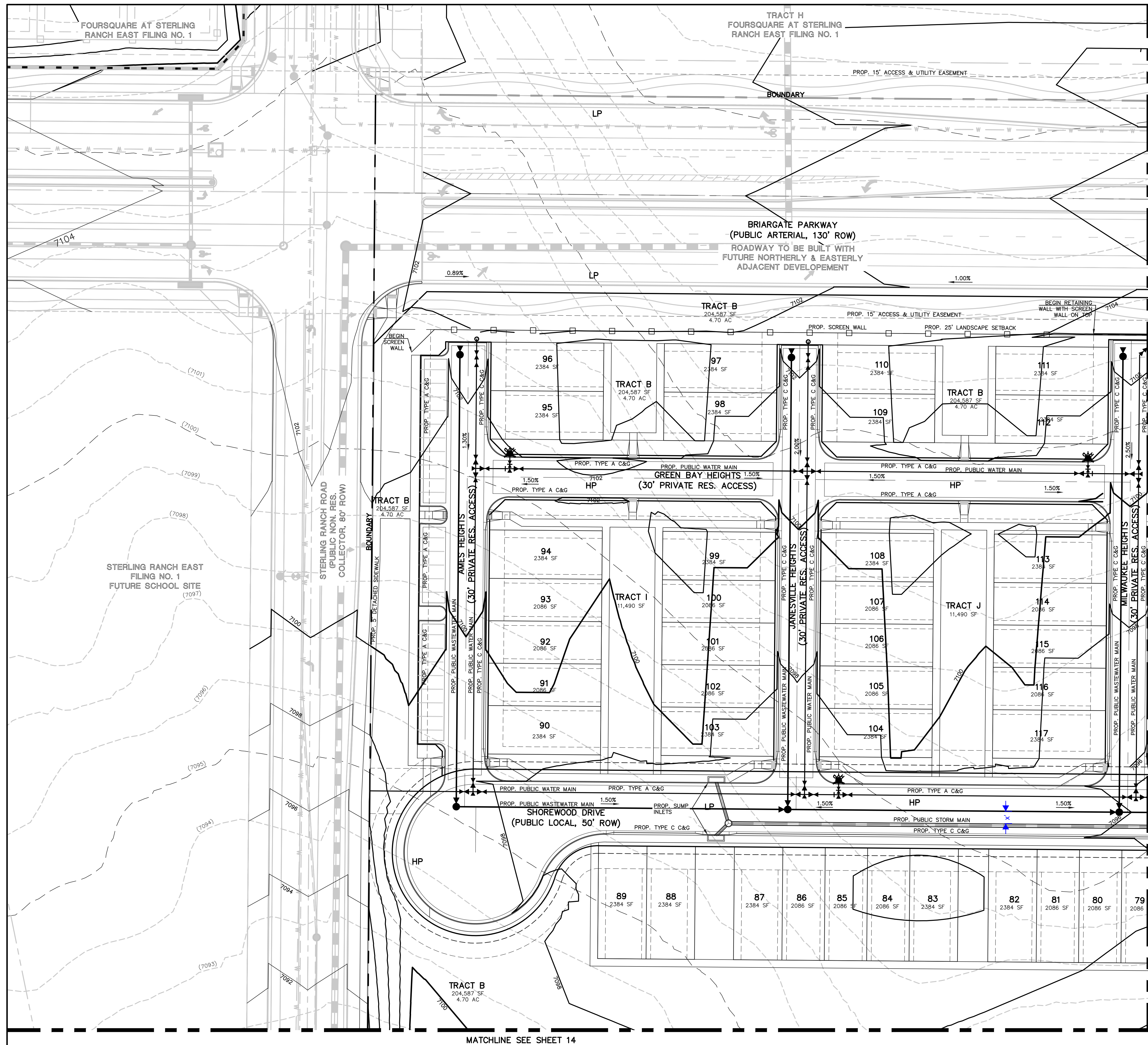


SCALE: 1" = 50'

	STERLING RANCH EAST PRELIMINARY PLAN NO. 3 PUD DEVELOPMENT PLAN				
	DESIGNED BY	EAS	SCALE	DATE	03/08/2022
	DRAWN BY	EAS	(H) 1" = 50'	SHEET	10 OF 24
	CHECKED BY	(V) 1" = N/A	JOB NO.	1183.21	

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

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LEGEND

- EXISTING CONTOUR
- 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

Label existing utilities

Label approximate street grades

Label all HP & LP's



SCALE: 1" = 30'

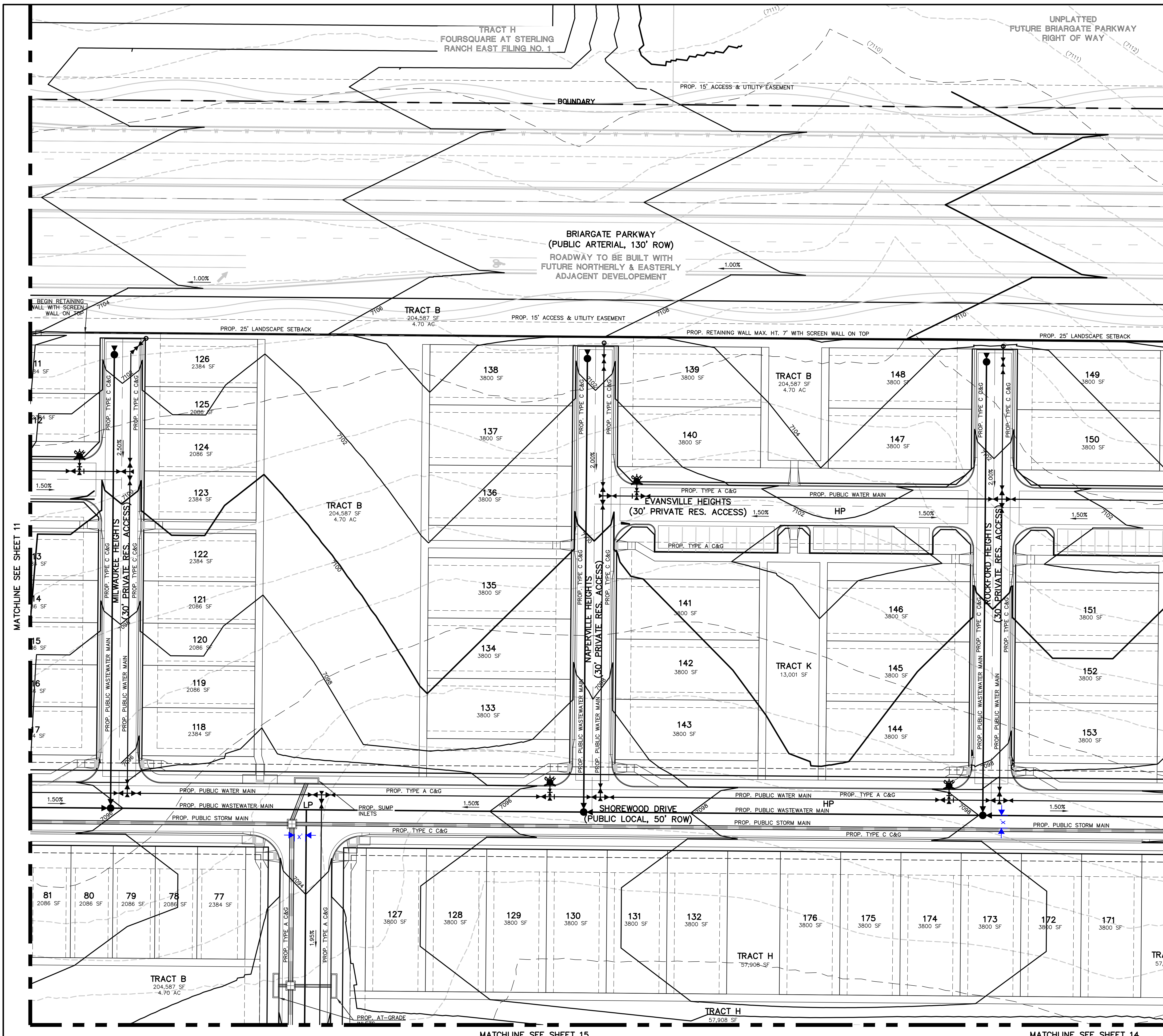
	STERLING RANCH EAST PRELIMINARY PLAN NO. 3 PRELIMINARY GRADING & UTILITY PLAN				
	DESIGNED BY	EAS	SCALE		DATE
DRAWN BY	EAS	(H) 1" = 30'	SHEET	11	OF 24
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.21		

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MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 12

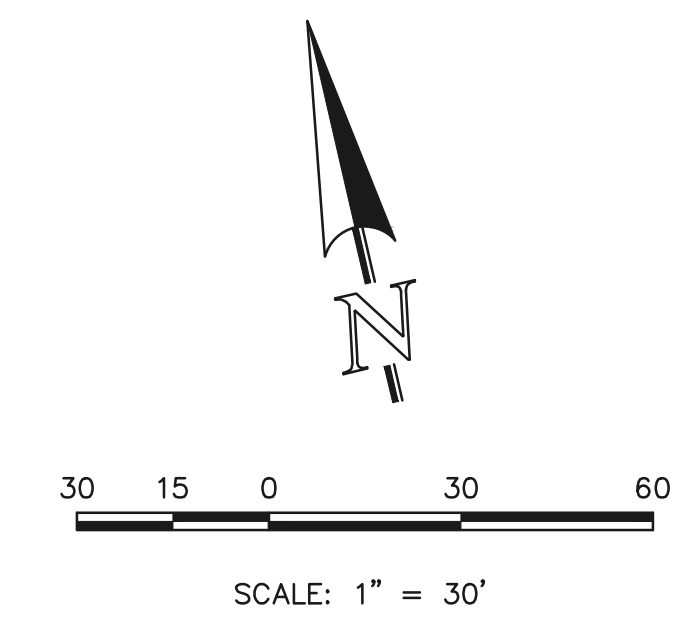
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- LEGEND**
- (6770) EXISTING CONTOUR
 - 6770 PROPOSED CONTOUR
 - BOUNDARY/FILING LINE
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - HP PROPOSED HIGH POINT
 - LP PROPOSED LOW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

MATCHLINE SEE SHEET 11

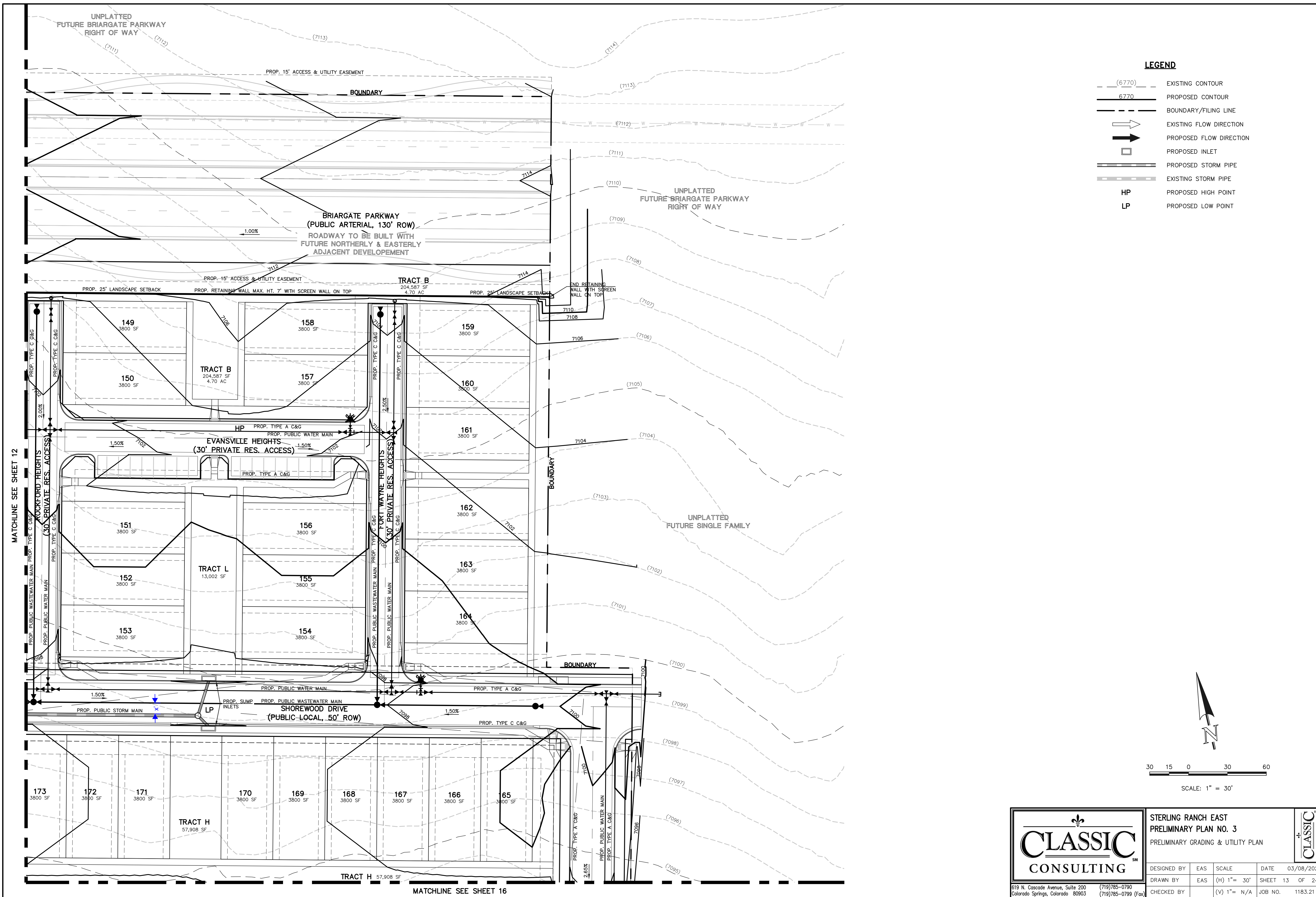
MATCHLINE SEE SHEET 13



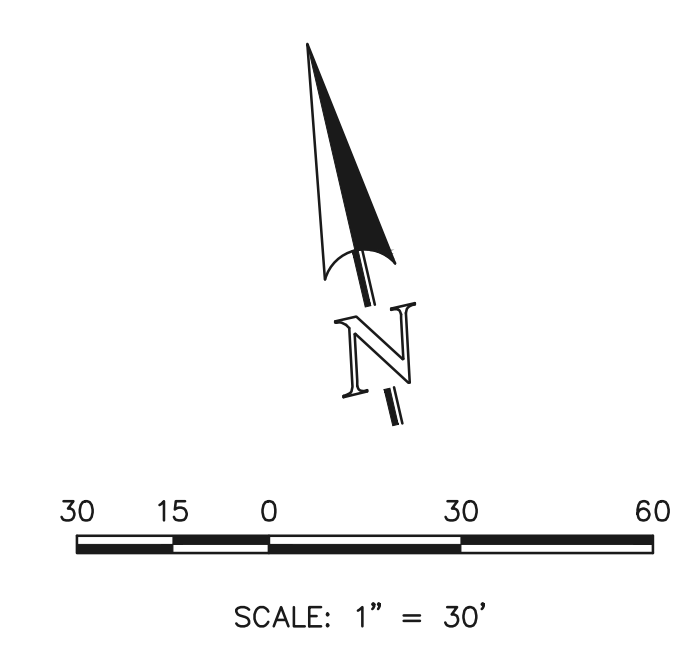
		STERLING RANCH EAST	
		PRELIMINARY PLAN NO. 3	
DESIGNED BY		EAS	SCALE
DRAWN BY		EAS	(H) 1" = 30'
CHECKED BY		(V) 1" = N/A	DATE
			03/08/2022
			SHEET 12 OF 24
			JOB NO. 1183.21

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

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



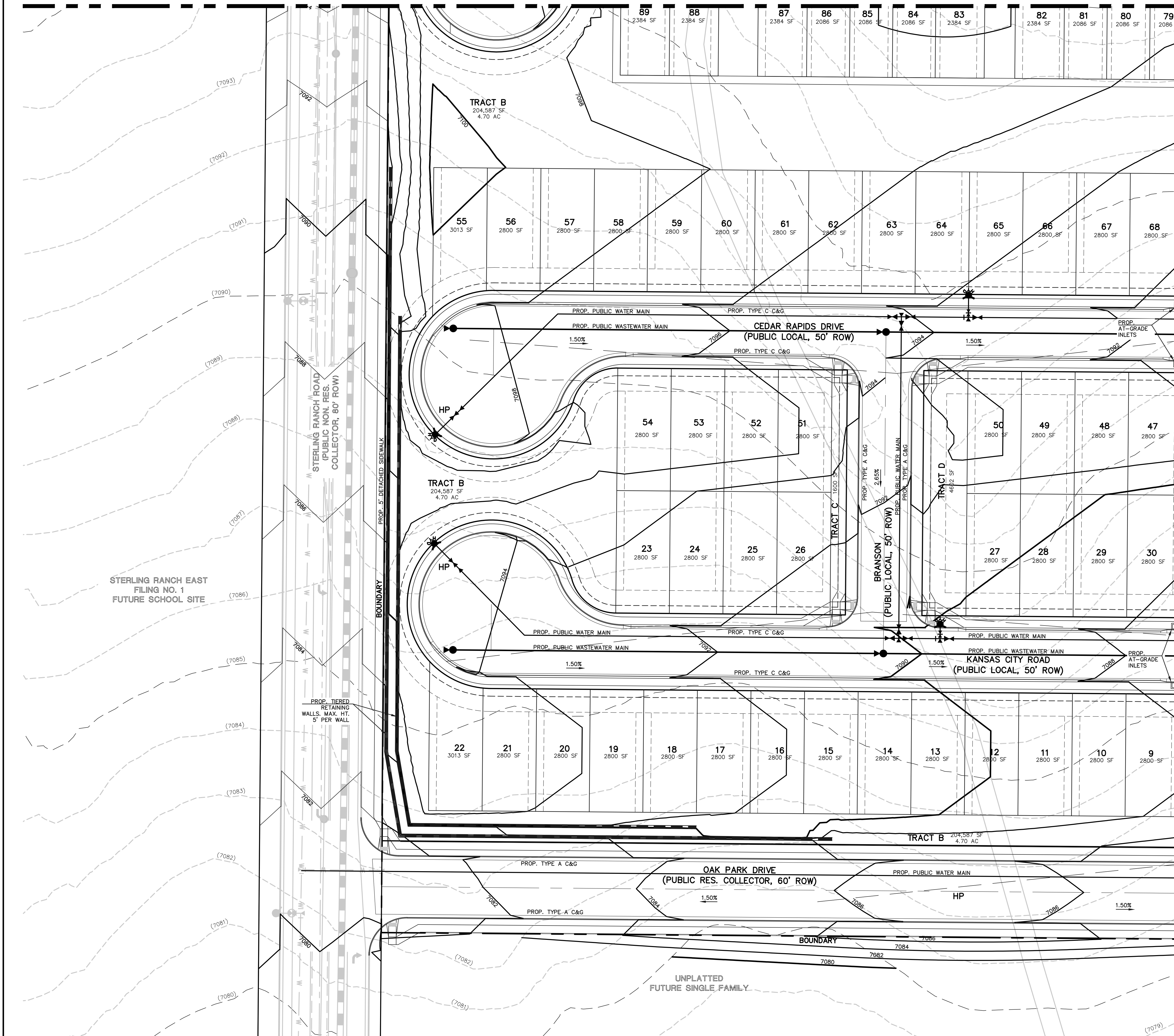
	STERLING RANCH EAST		
	PRELIMINARY PLAN NO. 3		
PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	EAS	SCALE	DATE 03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET 13 OF 24
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.21
<small>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)</small>			

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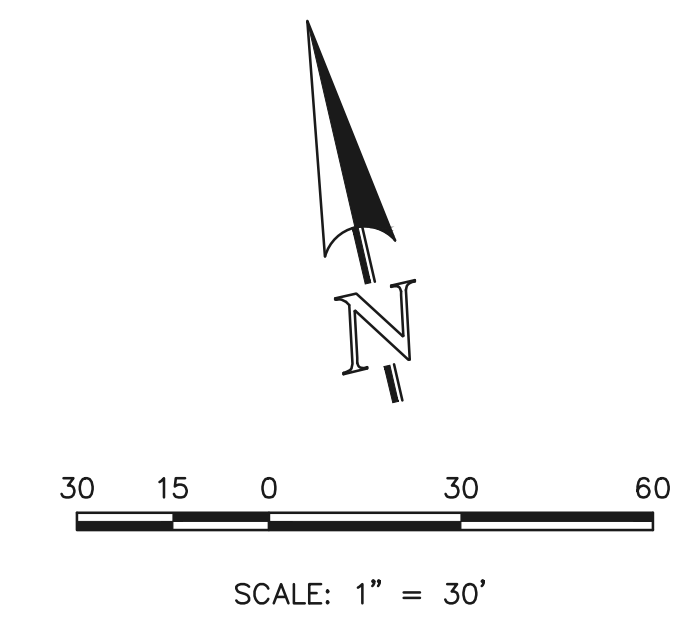
MATCHLINE SEE SHEET 11

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



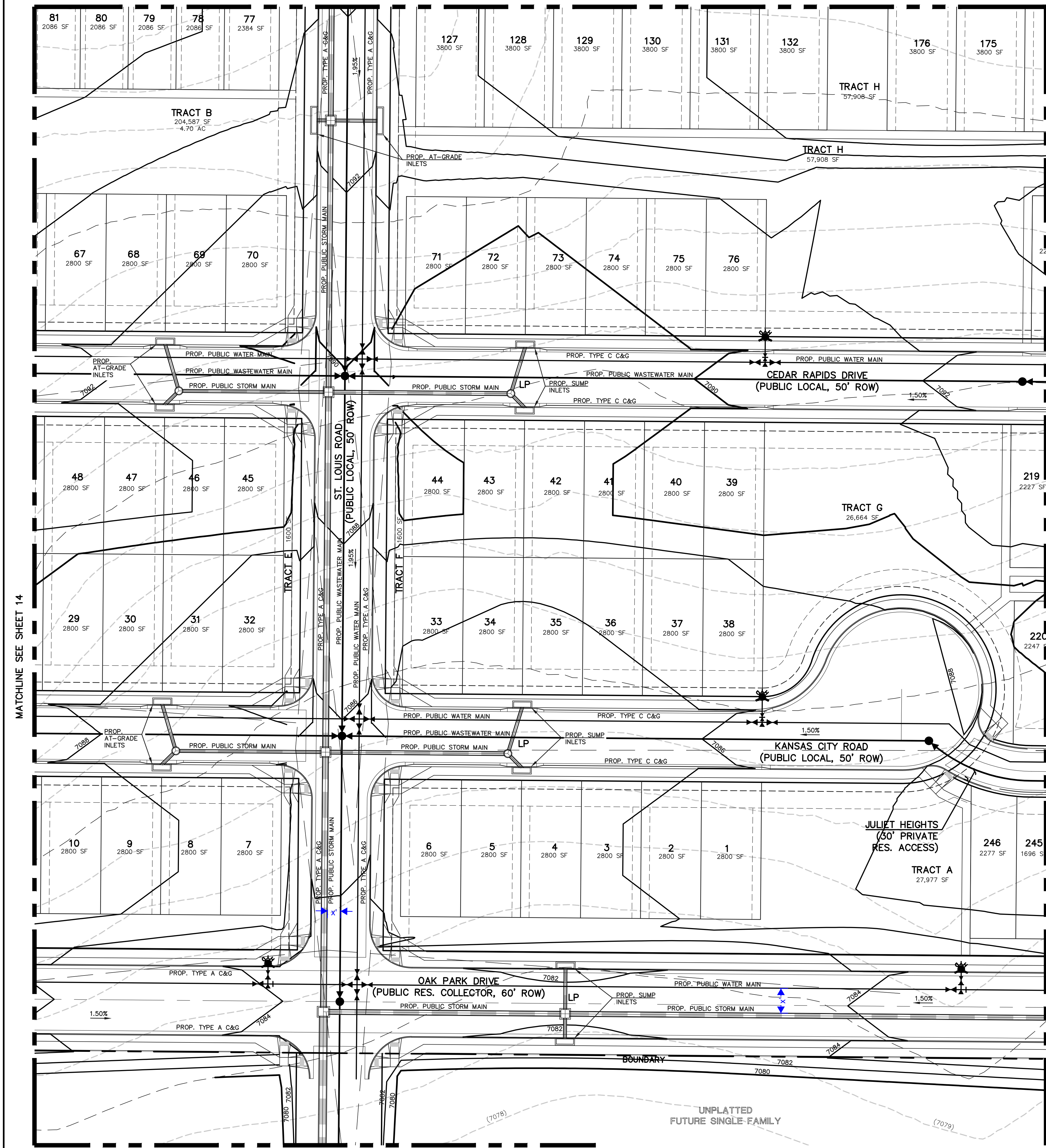
MATCHLINE SEE SHEET 15



<p>CLASSIC CONSULTING SM</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)</p>	<p>STERLING RANCH EAST PRELIMINARY PLAN NO. 3 PRELIMINARY GRADING & UTILITY PLAN</p>				
	DESIGNED BY	EAS	SCALE		DATE
	DRAWN BY	EAS	(H) 1" = 30'		SHEET 14 OF 24
	CHECKED BY		(V) 1" = N/A		JOB NO. 1183.21

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MATCHLINE SEE SHEET 10

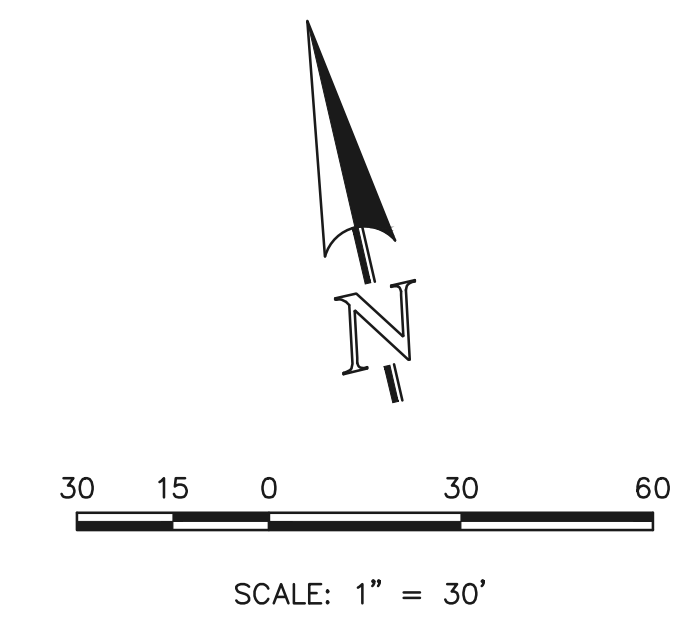


LEGEND

- (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

MATCHLINE SEE SHEET 16



MATCHLINE SEE SHEET 17

	STERLING RANCH EAST			
	PRELIMINARY PLAN NO. 3			
PRELIMINARY GRADING & UTILITY PLAN				
DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET	15 OF 24
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.21	

619 N. Cascade Avenue, Suite 200
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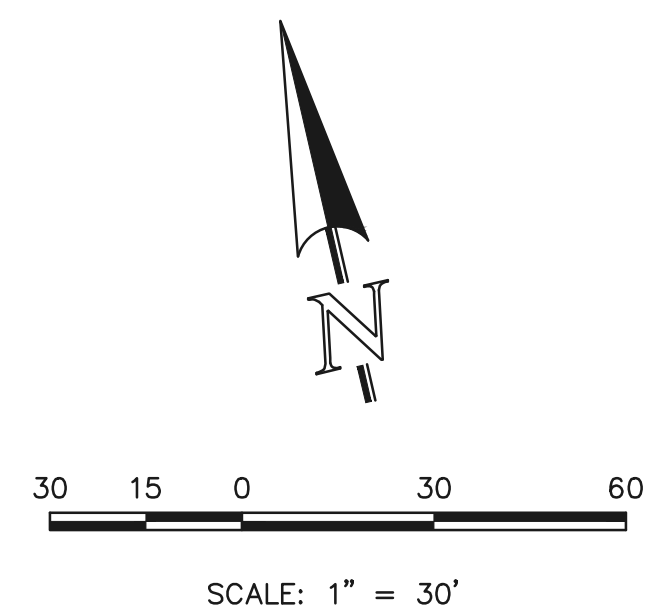
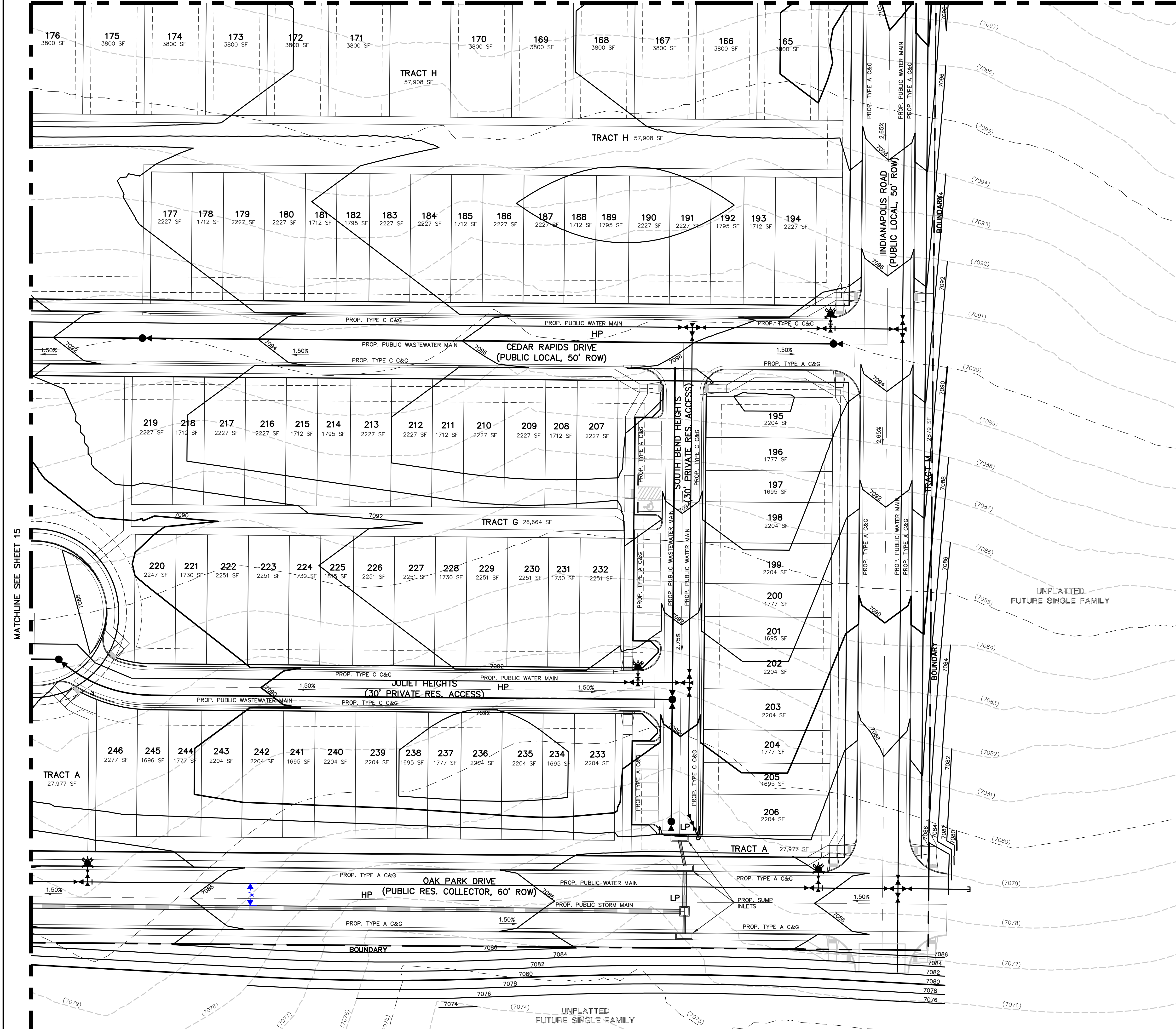
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MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 13

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



	STERLING RANCH EAST		
	PRELIMINARY PLAN NO. 3		
PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	EAS	SCALE	DATE 03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET 16 OF 24
CHECKED BY		(V) 1" = N/A	JOB NO. 1183.21

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

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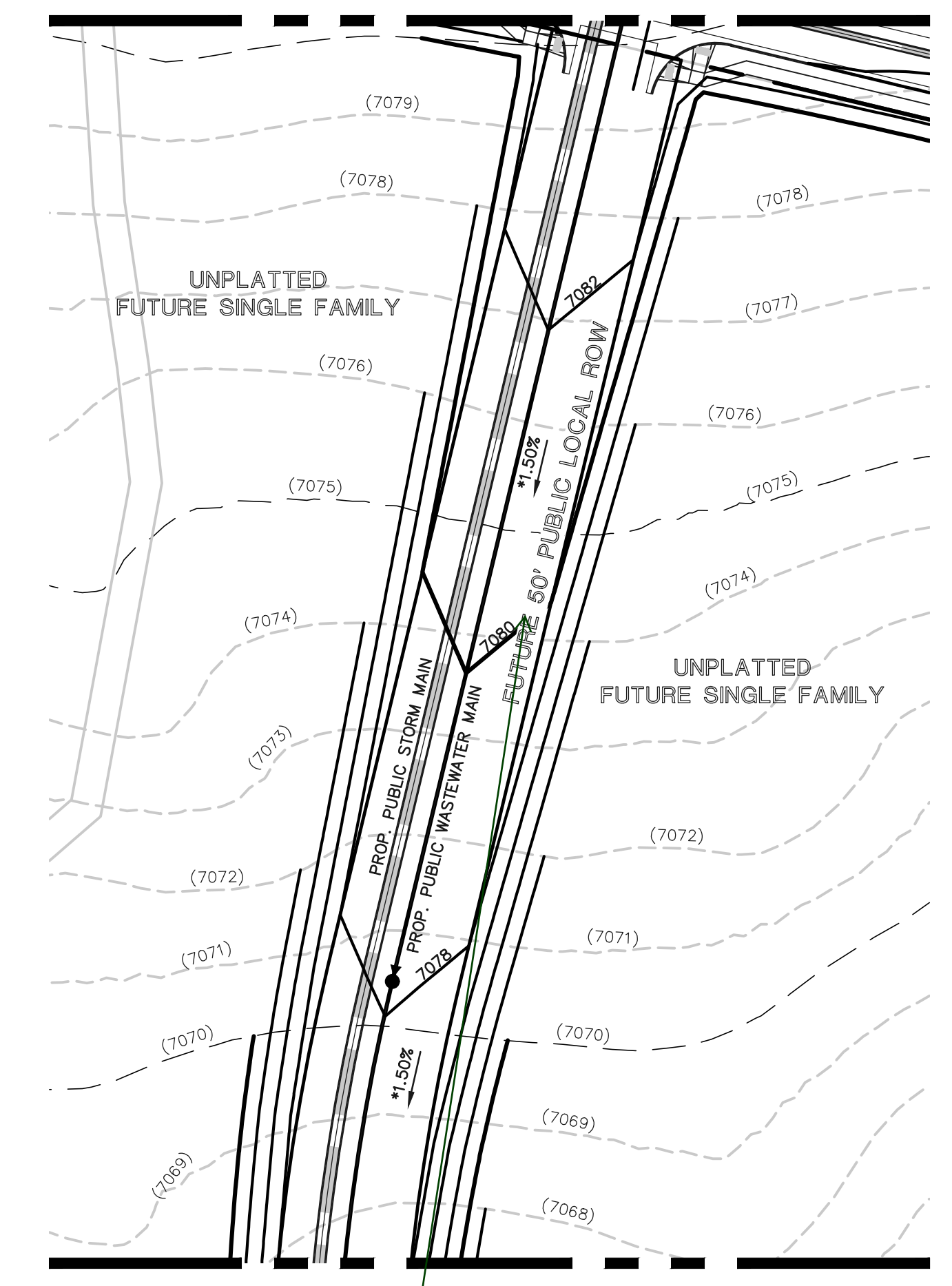
MATCHLINE SEE RIGHT

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

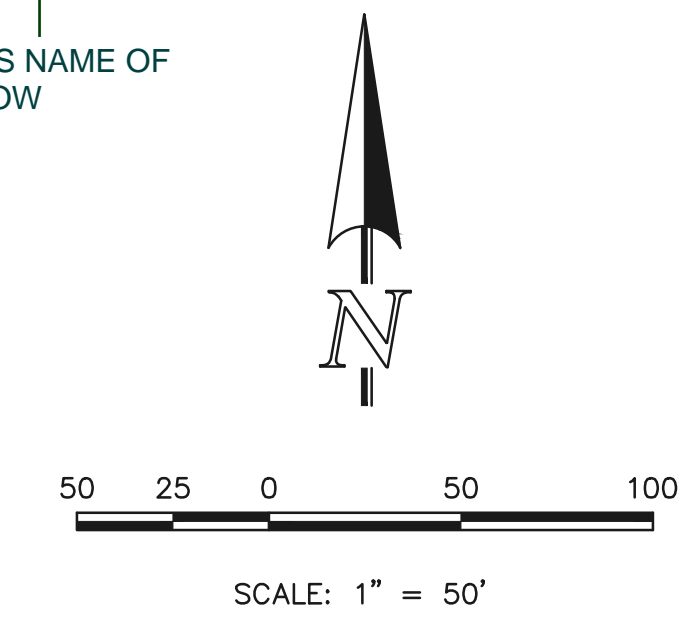
NOTE:
 *FUTURE ROW GRADING TO CREATE ADEQUATE COVER OVER PROPOSED STORM & WASTEWATER. FINAL GRADES TO BE ESTABLISHED WITH ADJACENT DEVELOPMENT

MATCHLINE SEE SHEET 16



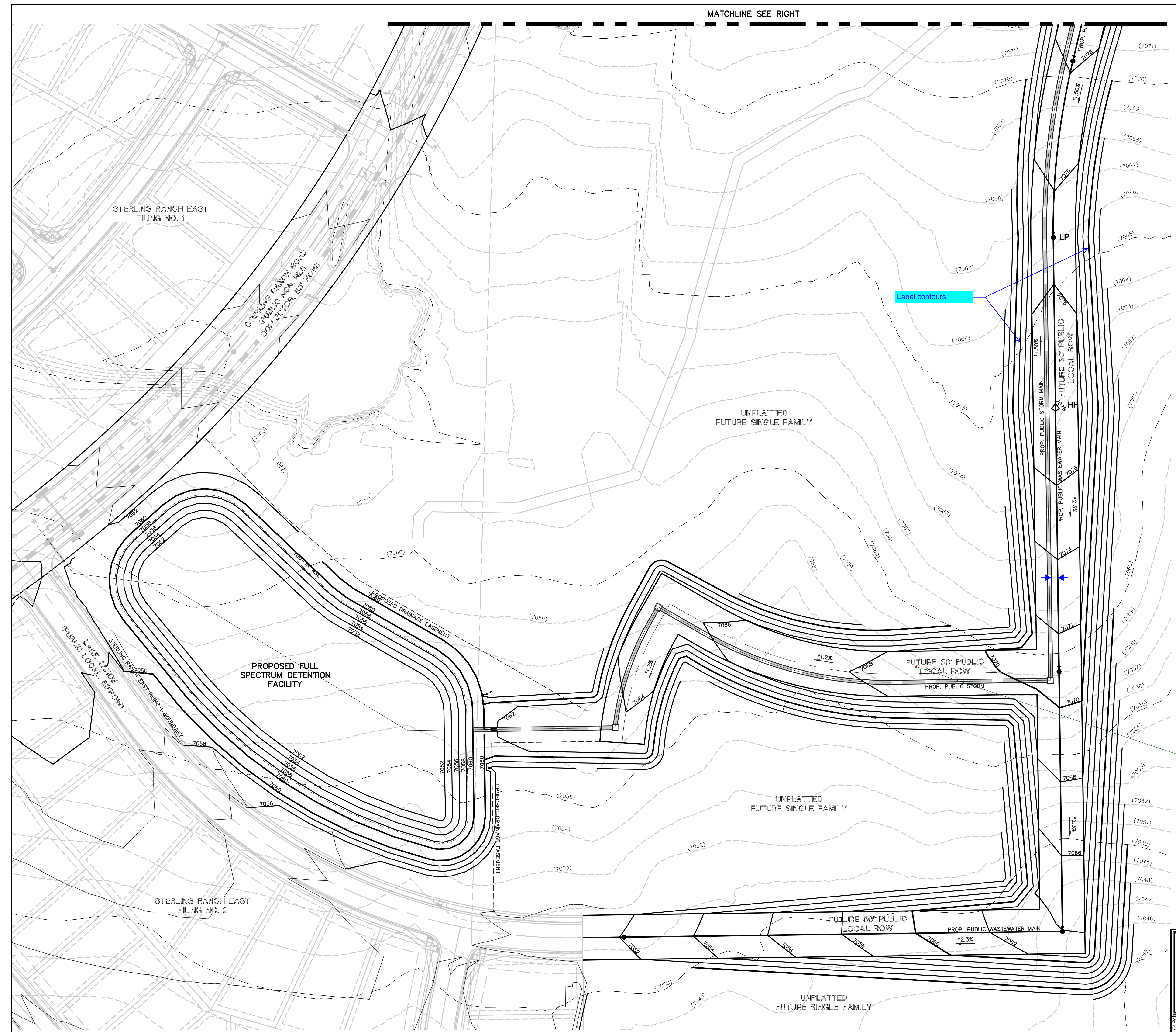
MATCHLINE SEE LEFT

WHAT IS NAME OF THIS ROW



	STERLING RANCH EAST PRELIMINARY PLAN NO. 3		
	PRELIMINARY GRADING & UTILITY PLAN		
DESIGNED BY	EAS	SCALE	DATE 03/08/2022
DRAWN BY	EAS	(H) 1" = 50'	SHEET 17 OF 24
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.21

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



c:\118321\DRAWINGS\development\118321_P1-P3-17.dwg, 6/2/2022, 9:42:19 AM, 1:1



ALL AMERICAN
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-587-6313

DATE	REVISION DESCRIPTION

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



VILLAGES AT STERLING RANCH
 ADU, MIDTOWN, DUPLEX, & TOWNHOMES
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER
2673-0122

DATE **6/1/2022**
 DRAWN BY **MB**

DRAWING DESCRIPTION
TITLE SHEET

SHEET #
L-TS
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TITLE IS MISSING:

SEE CHECKLIST ON THE PLANNING AND COMMUNITY WEBSITE - VERIFY ALL ITEMS ARE INCLUDED

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 (38"+) SIG=Signature plant (City of Colorado Springs)

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ABM	8	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K, S, SIG
ACT	49	Acer tataricum	Maple tatarian	1-1/2"	Z=3, 8.5K, A, SIG
ANM	43	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K, S, SIG
CCH	49	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	R, DE, F, Z=4, 8.5K, A, D, SIG
GSH	6	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2"	R, DE, F, Z=4, 6.5K, A, S, SIG
MSS	65	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F, Z=4, 8.5K, S, SIG
PCR	8	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R, DE, F, Z=2, 9.5K, A, S, SIG
TAR	48	Tilia americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3, 6K, S, SIG
EVERGREEN TREES					
PIB	14	Picea pungens 'Bakeri'	Spruce, Bakeri	6'	R, DE, Z=2, 8K, S, SIG
PIE	33	Pinus edulis	Pine, Pinyon	6'	X, R, DE, Z=3, 7.5K, D, SIG
PIP	5	Picea pungens	Spruce, Colorado Blue	6'	R, DE, Z=3, 10K, S, SIG
PON	6	Pinus ponderosa	Pine, Ponderosa	6'	R, DE, Z=3, 9.5K, D, SIG
DECIDUOUS SHRUBS					
ABR	60	Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red	5 Gal	R, DE, Z=5, 7.5K, S, SIG
ARB	41	Aronia melanocarpa	Chokeberry, Black	5 Gal	R, DE, Z=2, 8.5K, A, SIG
ASB	39	Amelanchier alnifolia 'Saskatoon'	Serviceberry, Saskatoon	5 Gal	DE, F, Z=3, 10K, A, D, SIG
CBC	10	Cotoneaster dammeri 'Coral Beauty'	Cotoneaster, Coral Beauty	5 Gal	R, DE, Z=5, 7.5K, S, SIG
CIH	44	Cornus alba 'Bailhalo'	Dogwood, Ivory Halo	5 Gal	R, DE, Z=3, 7K, A, SIG
COP	69	Cotoneaster acutifolia	Cotoneaster, peking	5 Gal	R, DE, Z=4, 10K, S, SIG
EBB	18	Euonymus alatus	Burning Bush	5 Gal	R, DE, F, Z=3, 7.5K, S, SIG
POA	105	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R, DE, F, Z=2, 10K, S, SIG
POG	156	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R, DE, F, Z=2, 10K, S, SIG
RGL	117	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	DE, Z=3, 8.5K, A, D, SIG
SBG	132	Spiraea x bumalda 'Goldflame'	Spiraea, Goldflame	5 Gal	R, DE, Z=3, 7.5K, A, S, SIG
SMK	12	Syringa meyeri patula 'Miss Kim'	Lilac, Miss Kim	5 Gal	R, DE, Z=3, 8.5K, A, SIG
SPF	30	Spiraea x bumalda 'Froebel'	Spiraea, Froebel	5 Gal	R, DE, 7.5K, A, S, SIG
SPG	54	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	R, DE, Z=3, 7.5K, A, S, SIG
SPV	21	Spiraea x 'Vanhouttei'	Spiraea, Vanhouttei	5 Gal	R, DE, Z=3, 7.5K, A, S, SIG
SYR	59	Syringa x josiflexa 'Royalty'	Lilac, Royalty	5 Gal	R, DE, Z=4, 9K, A, SIG
SVP	23	Syringa vulgaris	Lilac, Commom Purple	5 Gal	DE, R, Z=2, 10K, A, SIG
VOS	19	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R, DE, 7.5K, A, SIG
WPP	22	Weigela florida 'Plangen'	Weigela, Pink Poppet	5 Gal	R, DE, Z=3, A, S
EVERGREEN SHRUBS					
JBJ	147	Juniperus Sabina	Juniper, Buffalo	5 Gal	R, DE, Z=3, 8.5K, A, SIG
JHJ	116	Juniperus horizontalis 'Hughes'	Juniper, Hughes	5 Gal	Z=3, 7.5K, A, SIG
JUA	51	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R, DE, Z=3, 7.5K, A, D, SIG
PGS	76	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K, S, SIG

PROJECT SITE DATA

ZONING: PUD
 PROPERTY AREA: 1,423,975 SF (32.69 Acres)
 PARKING SPOTS: 62
 TOTAL LANDSCAPE AREA: 348,295 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 / 42
Sterling Ranch Road	Minor Arterial	20'/20'	906'	1/25	36.2 / 32
South Road	Non Arterial	10'/10'	1431'	1/30	47.7 / 44
East Road	Non Arterial	10'/10'	526'	1/30	17.5 / 16

Shrub Substitutions

Req. / Prov.	Ornamental grass	Setback	Percent Ground Plane Cov. Req./Pro
180 / 180	0 / 0	LS	75%/75%
50 / 50	0 / 0	LS	75%/75%
40 / 40	0 / 0	LS	75%/75%
20 / 20	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
26	2 / 2	West Drive	222 Ft.	148 Ft.
36	3 / 3	NA	NA	NA

Min. 3' High Screening Plants

Req. / Prov.	Length Screen Wall / Berm	Abrev. on Plan	% Ground Plane Cov. Req. / Prov.
32/32	NA	MV	75%/75%
NA	NA	MV	75%/75%

Internal Landscaping (IL)

Net Site Area (SF) (Less Public R.O.W.)	Internal Area (SF) Req. / Prov.	Internal Trees (1/500 SF) Req. / Prov.
1,423,975 SF	123,000 / 233,616	246 / 175

(Internal landscape area is based off of 246 lots x 500 SF each lot = 123,000 SF required for small lot PUD)

Shrub Substitutions

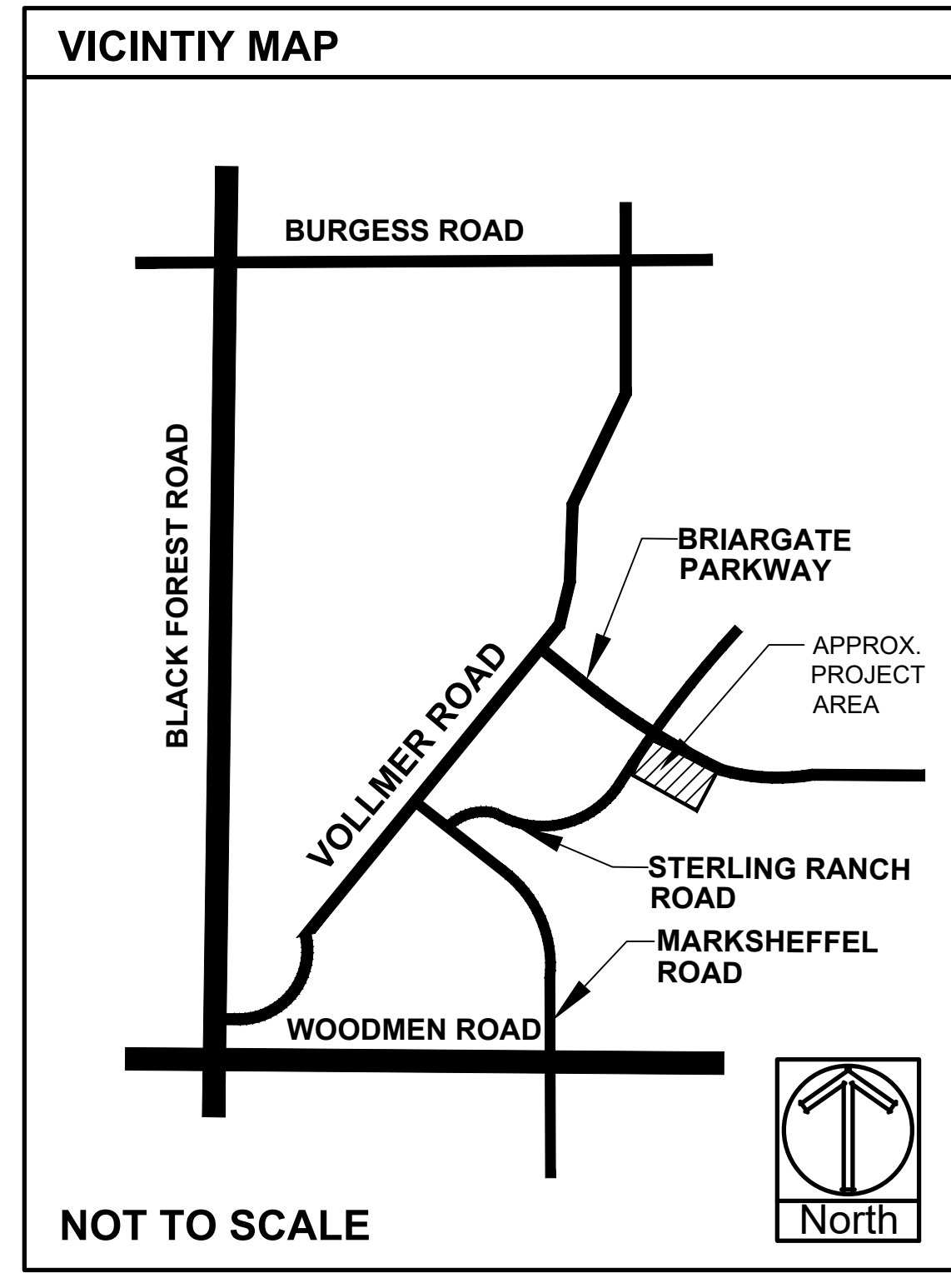
Req. / Prov.	Ornamental grass	Setback	Percent Ground Plane Cov. Req./Pro
710 / 710	0/0	IL	75%/75%

LANDSCAPE BUFFERS & SCREENS (LB)

Street Name / Boundary	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Prov. Buffer Trees (1/20')	Evergreen Trees Req. (50%) / Prov.
East	15' / 15'	315'	15.75 / 16	8 / 8

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
—	STEEL EDGING	TBD LF
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	159,683 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	29,032 SF
	3" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	34,105 SF
	4-8" AND 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	15,748 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (QUANTITY AT RIGHT NOT SHOWN FOR MULCH RINGS AT PLANTS LOCATED IN ROCK OR NATIVE SEED)	TBD
	DECORATIVE BOULDER	168 TOTAL
	KENTUCKY BLUEGRASS SOD	57,448 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	52,433 SF
	BERM	6,307 SF



CALLOUT KEY

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

PLANT SYMBOL KEY

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

PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR FIT 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 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

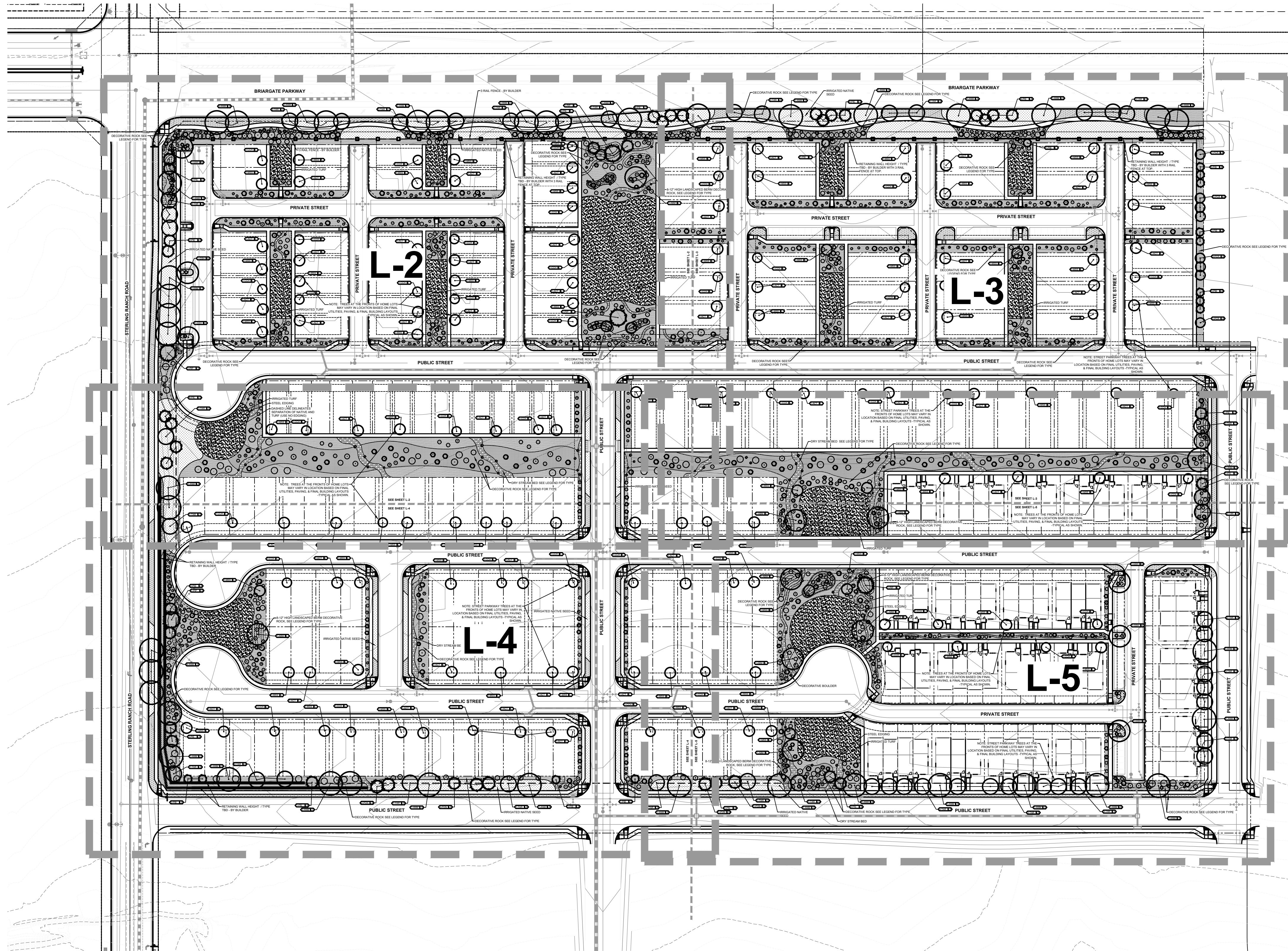
KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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.

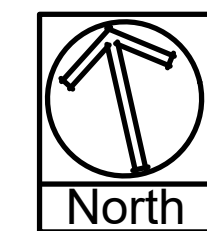
LANDSCAPE INSTALLATION NOTES

- 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 TILLED INTO TOP 6" OF SOIL.
- SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL.



SEE SHEET L-TS FOR
PLANTING AND
GROUNDCOVER LEGEND

SCALE 1"=80'-0"



ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-657-6313

DATE	REVISION DESCRIPTION

- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION

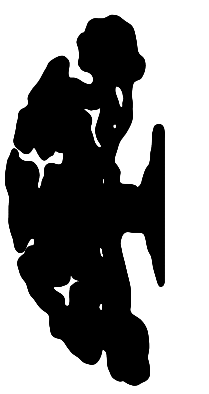
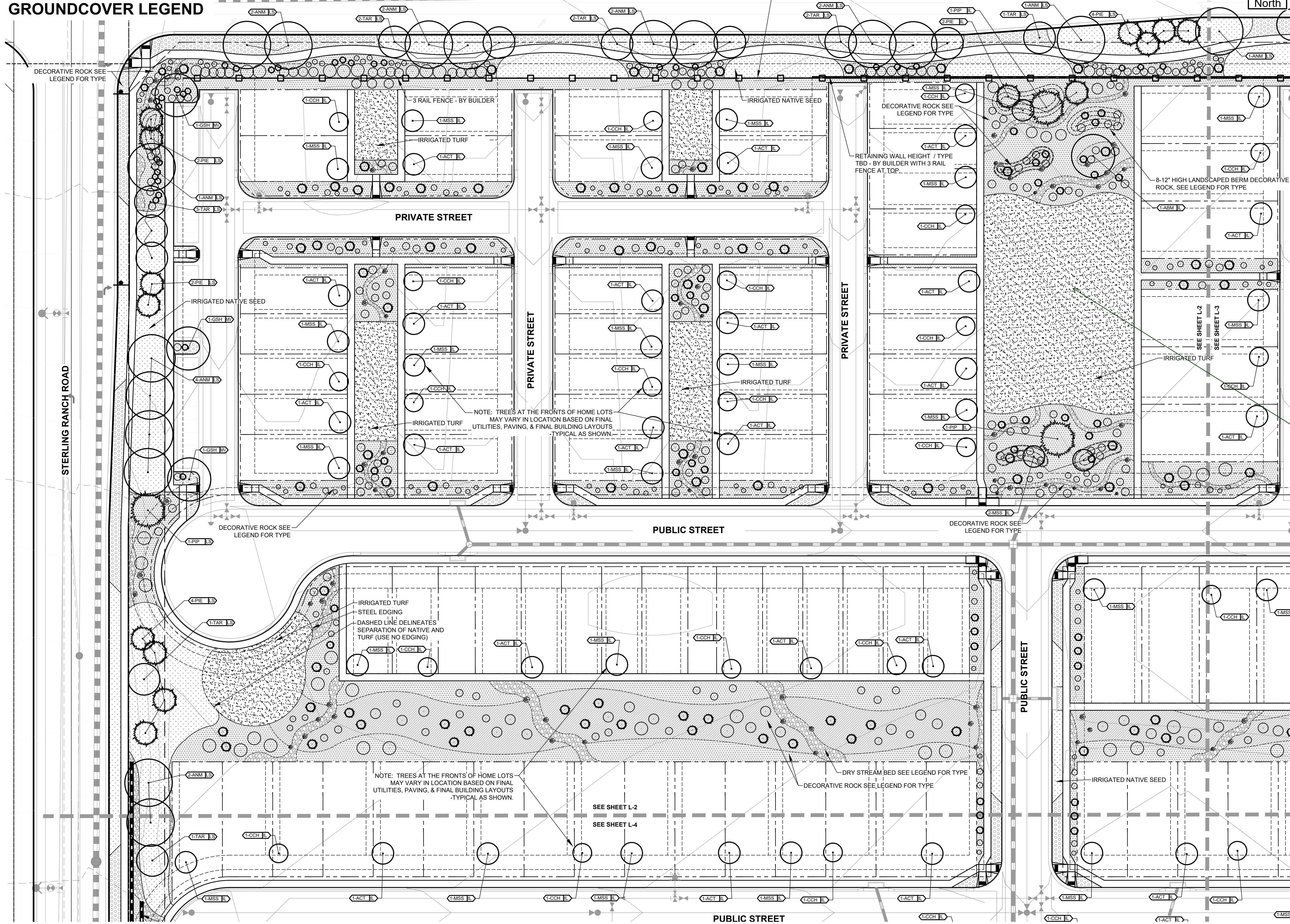
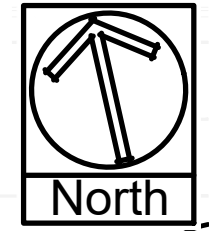
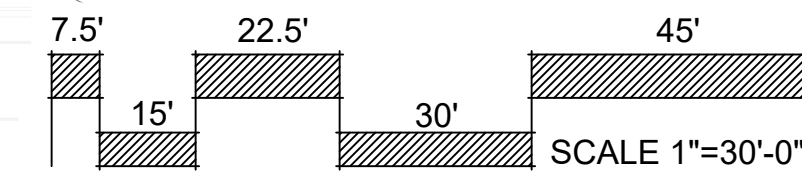


VILLAGES AT STERLING RANCH
ADU, MIDTOWN, DUPLEX, & TOWNHOMES
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	6/1/2022
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY OVERALL LANDSCAPE PLAN
SHEET #	L-1
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**SEE SHEET L-TS FOR
PLANTING AND
GROUND COVER LEGEND**

BRIARGATE PARKWAY



ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-687-6973

DATE	REVISION DESCRIPTION

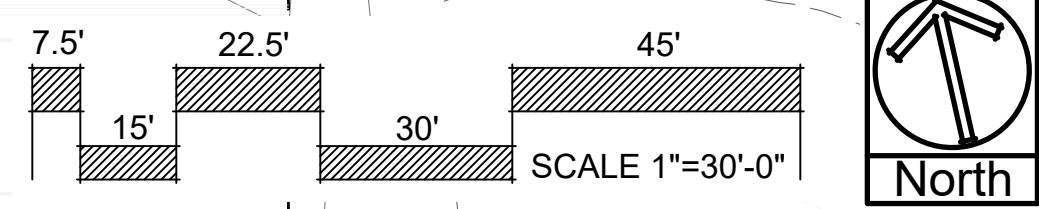
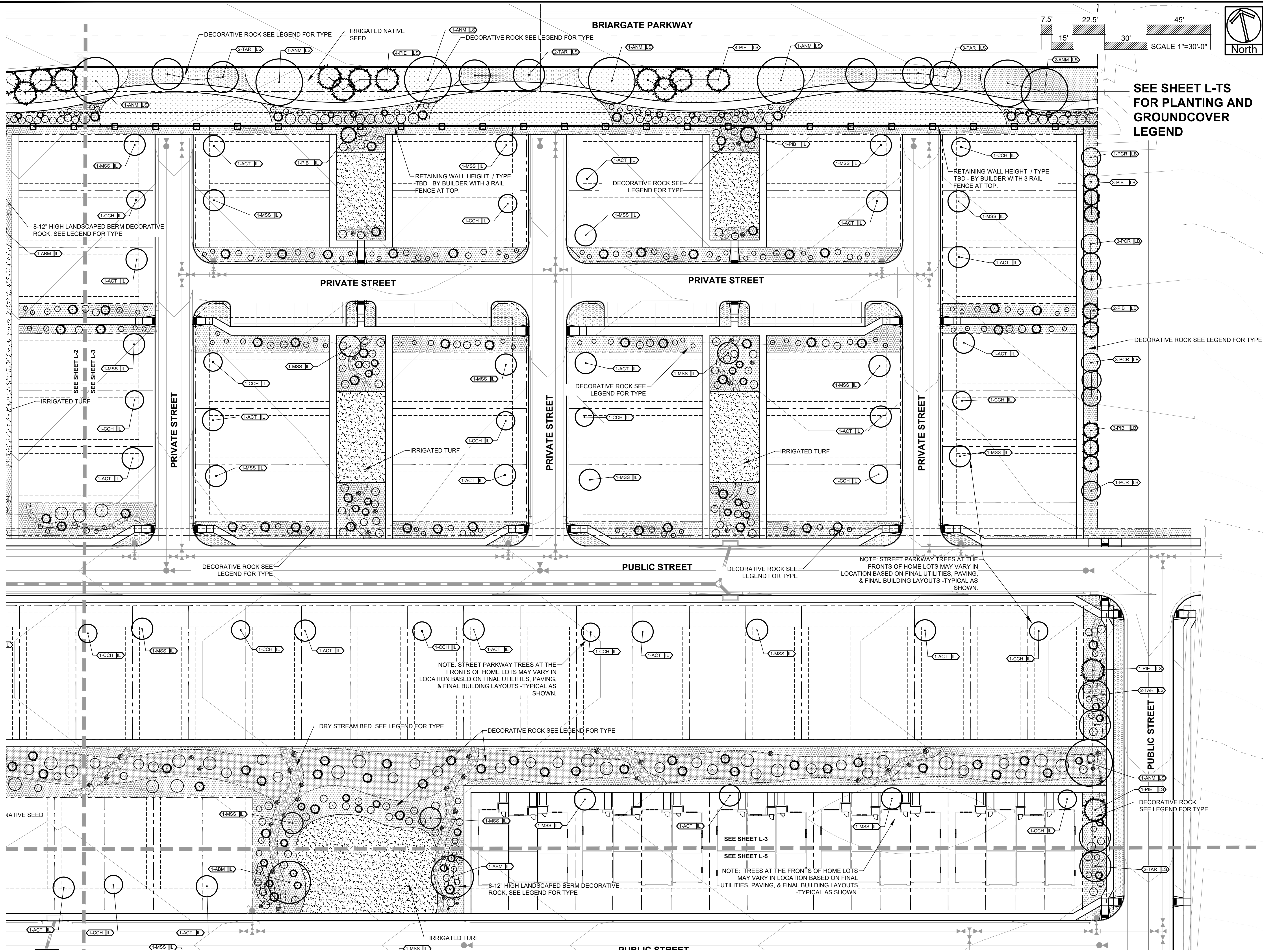
FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



VILLAGES AT STERLING RANCH
ADU, MIDTOWN, DUPLEX, & TOWNHOMES
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

IS THERE NO PLAYGROUND FOR CHILDREN?

JOB NUMBER	2673-0122
DATE	6/1/2022
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-2
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SEE SHEET L-TS
FOR PLANTING AND
GROUNDCOVER
LEGEND

ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-687-6313

DATE	REVISION DESCRIPTION

FOR CONSTRUCTION

NOT FOR CONSTRUCTION



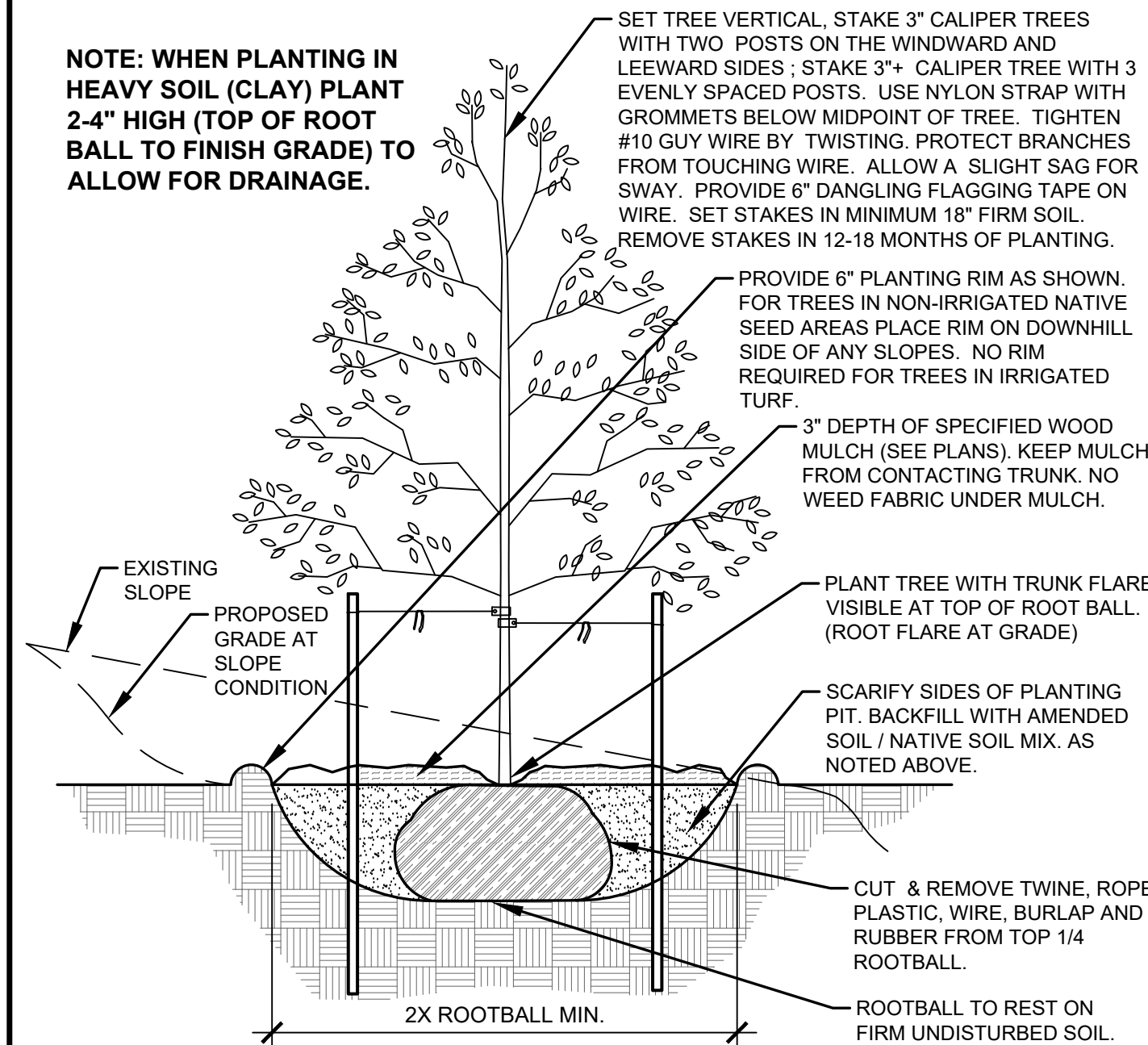
VILLAGES AT STERLING RANCH
ADU, MIDTOWN, DUPLEX, & TOWNHOMES
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER 2673-0122
DATE 6/1/2022
DRAWN BY MB

DRAWING DESCRIPTION
PRELIMINARY LANDSCAPE PLAN
SHEET #
L-3
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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.

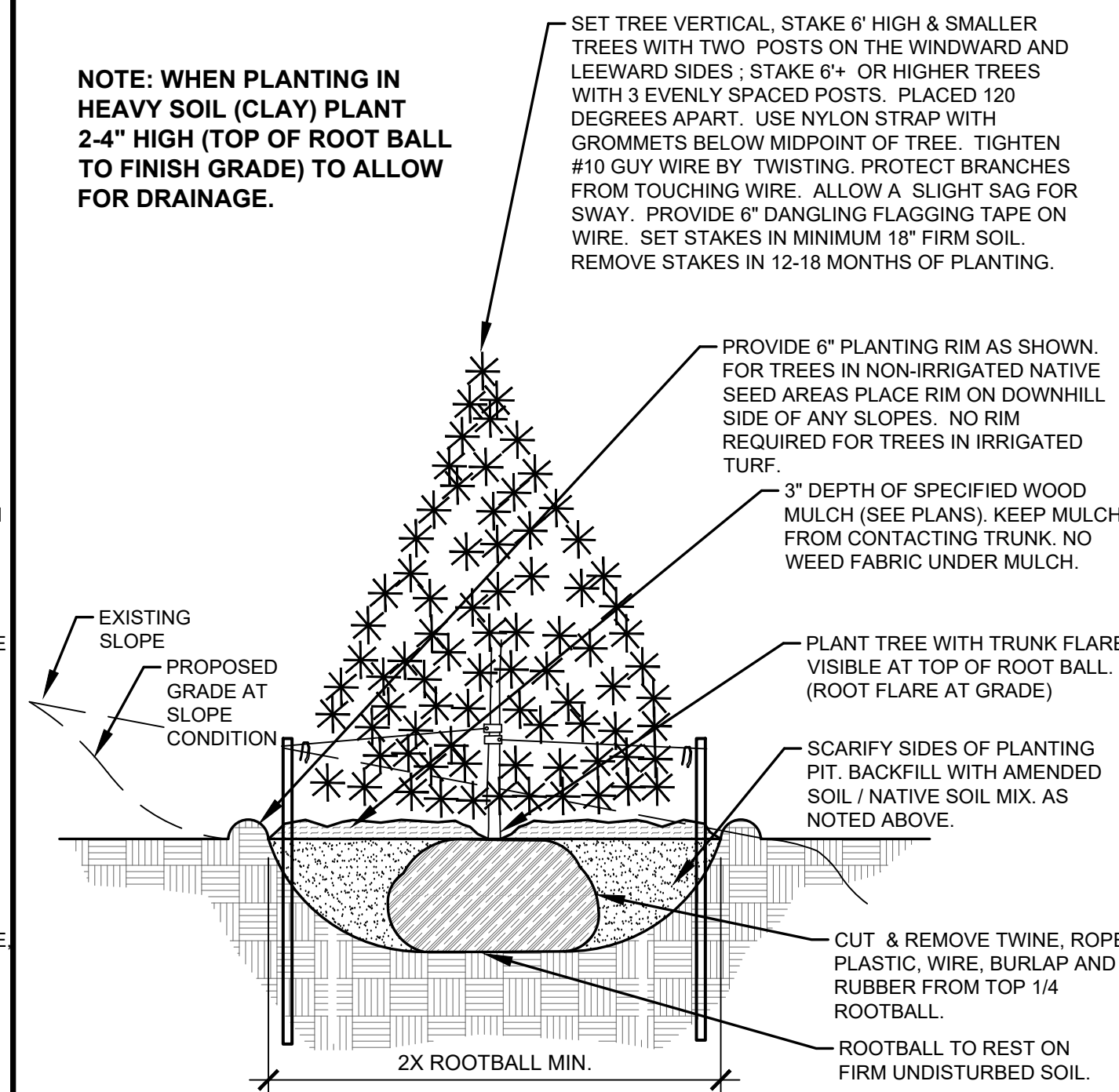
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



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.

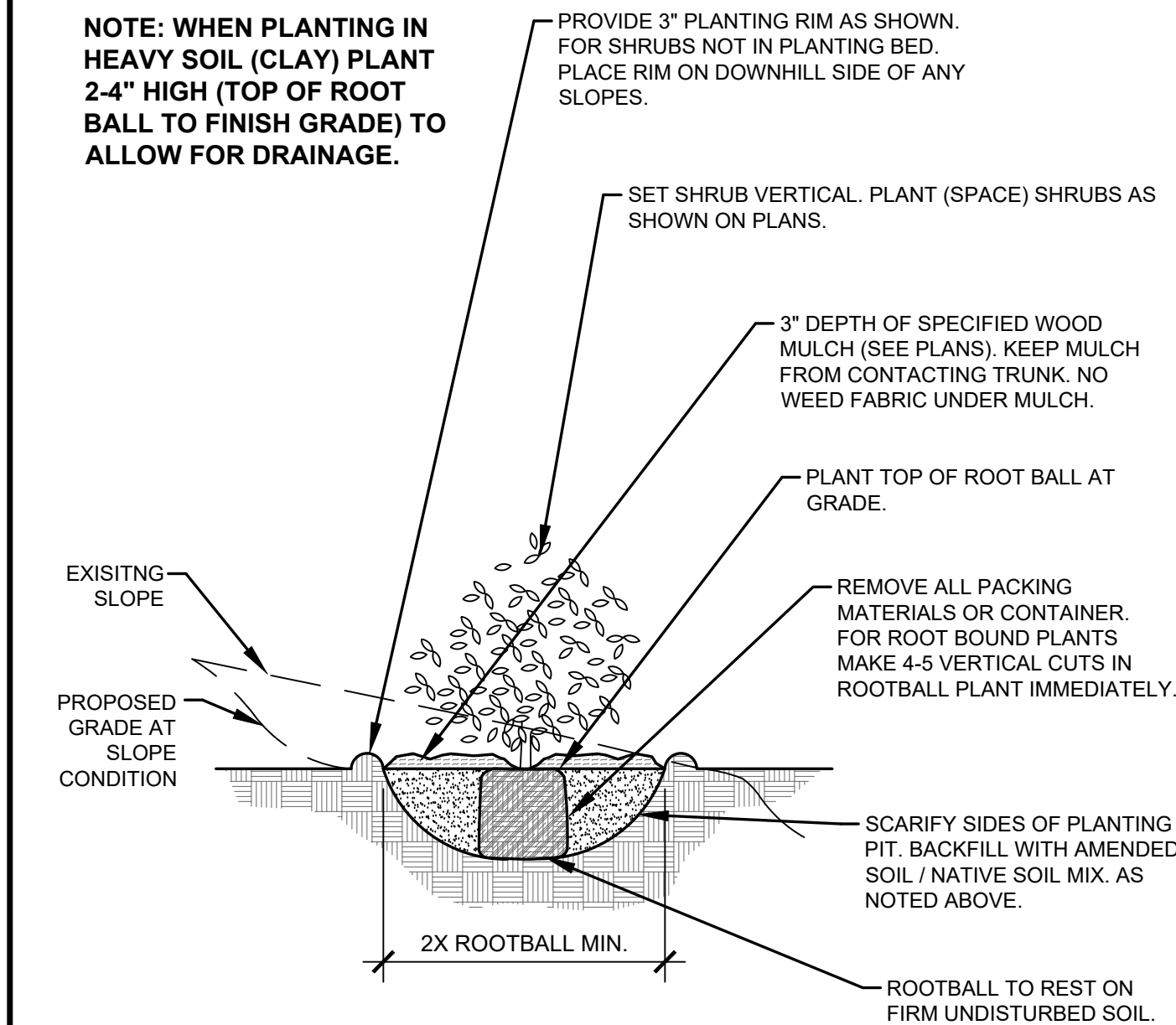
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



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.

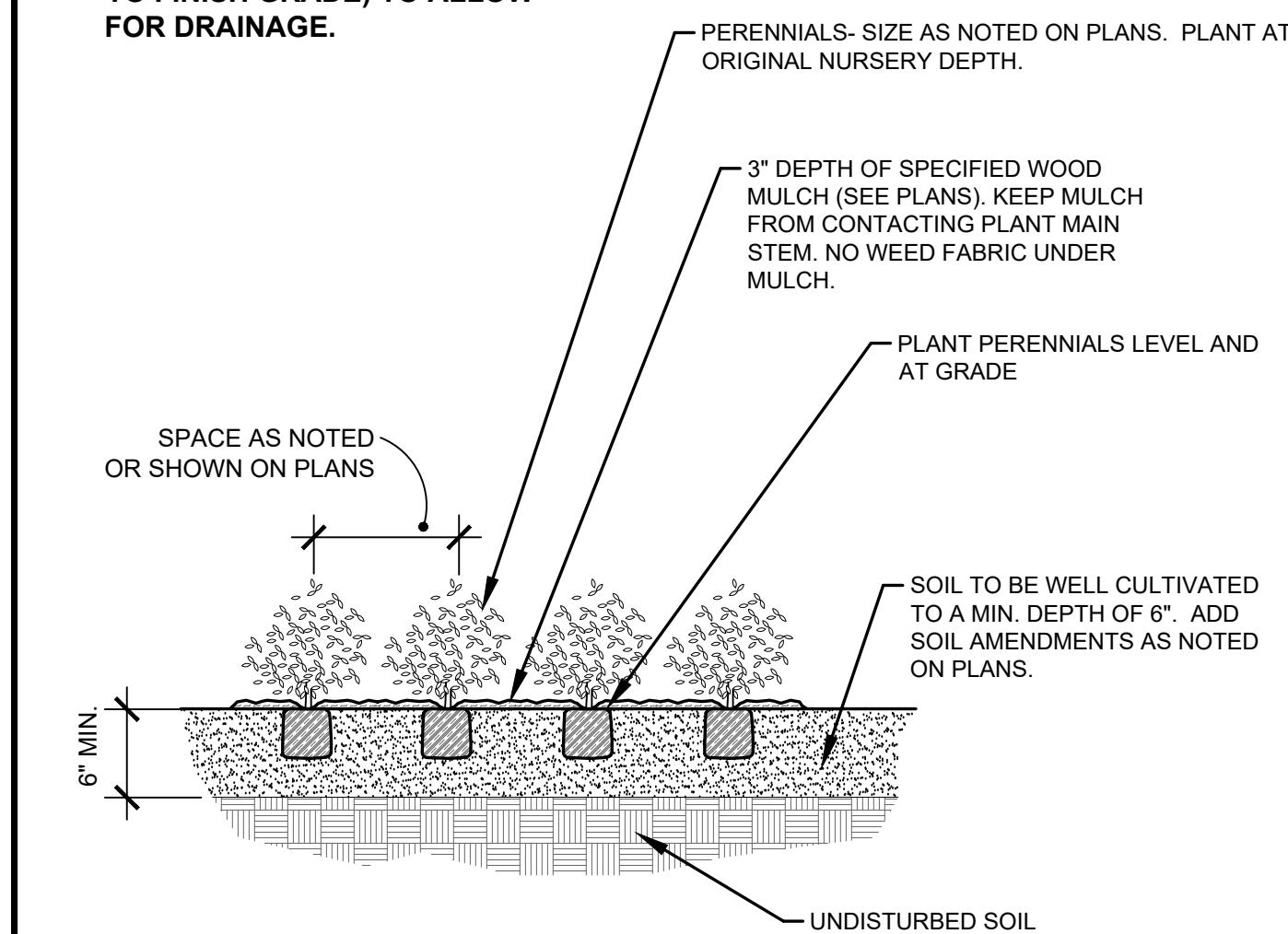
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



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 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 PERMETHRIN
- 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 20%
 - GRAMMA BLUE 20%
 - GRAMMA SIDEGRASS 29%
 - GREEN NEEDLEGRASS 5%
 - WHEATGRASS - WESTERN 20%
 - DROPSSEED SAND 1%
- SOIL IN IRRIGATED NATIVE 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./1,000 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 1,000 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 LOW GROW 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.

ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-527-6313

DATE	REVISION DESCRIPTION

- FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



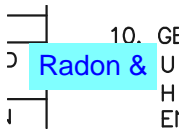
VILLAGES AT STERLING RANCH
ADU, MIDTOWN, DUPLEX, & TOWNHOMES
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER 2673-0122
DATE 6/1/2022
DRAWN BY MB

DRAWING DESCRIPTION
PLANTING DETAILS & NOTES
SHEET #
L-6
© 2013 BY ALL AMERICAN • ALL RIGHTS RESERVED

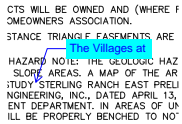
PUD Development Plan - redlines review 2.pdf Markup Summary 7-19-2022

CDurham (96)



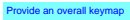
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Radon &



Subject: Callout
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Author: CDurham
Date: 7/14/2022 5:05:22 PM
Status:
Color: ■
Layer:
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The Villages at



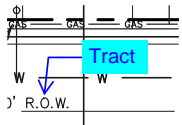
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Provide an overall keymap



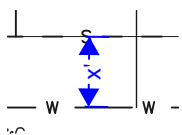
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Provide map delineating Tract boundaries



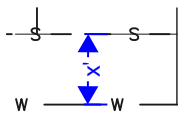
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Tract



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x'



Subject: Dimension
Page Label: [2] DP-02 LOT TEMPLATES x'
Author: CDurham
Date: 7/14/2022 5:10:23 PM
Status:
Color: ■
Layer:
Space:

DETAIL - MIDTOWN
ET (Urban Local - 50' ROW)

9
Subject: Text Box
Page Label: [2] DP-02 LOT TEMPLATES (Urban Local - 50' ROW)
Author: CDurham
Date: 7/14/2022 5:11:57 PM
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IN DETAIL - ADU
ET (Urban Local - 50' ROW)

65-176
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Date: 7/14/2022 5:12:12 PM
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Color: ■
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TYPICAL LOT CON
PUBLIC STREET (Urban Local - 50'

LC
Subject: Text Box
Page Label: [3] DP-03 LOT TEMPLATES PUBLIC STREET (Urban Local -
Author: CDurham
Date: 7/14/2022 5:13:06 PM
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Color: ■
Layer:
Space:

CONFIGURATION
0' - PUBLIC R
SCALE: 1' = 20'
OTS 177 10

Subject: Line
Page Label: [3] DP-03 LOT TEMPLATES
Author: CDurham
Date: 7/14/2022 5:13:11 PM
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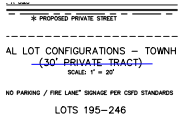
TYPICAL LOT
PUBLIC STREET (Urban Local - 50'

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Date: 7/14/2022 5:13:22 PM
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Color: ■
Layer:
Space:

CONFIGURATIC
0' PUBLIC RO

SCALE: 1' = 20'

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Author: CDurham
Date: 7/14/2022 5:13:26 PM
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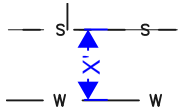


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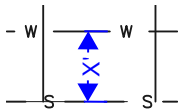
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PRIVATE STREET



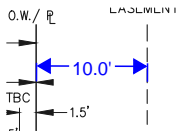
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X'



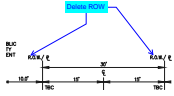
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X'



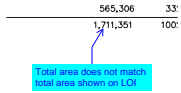
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10.0'



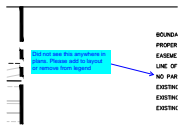
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Space:

Delete ROW



Subject: Callout
Page Label: [4] DP-04 MIDTOWN
Author: CDurham
Date: 7/14/2022 5:18:06 PM
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Total area does not match total area shown on LOI



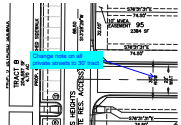
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Did not see this anywhere in plans. Please add to layout or remove from legend



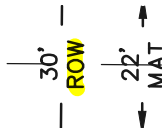
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Author: CDurham
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Is there any way a connection can be made from these back sidewalks to the future sidewalk along Briargate



Subject: Callout
Page Label: [4] DP-04 MIDTOWN
Author: CDurham
Date: 7/14/2022 5:20:34 PM
Status:
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Space:

Change note on all private streets to 30' tract



Subject: Highlight
Page Label: [4] DP-04 MIDTOWN
Author: CDurham
Date: 7/14/2022 5:20:42 PM
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Space:

30'
ROW

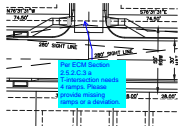
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Space:

30'
ROW
20'

Subject: Highlight
Page Label: [4] DP-04 MIDTOWN
Author: CDurham
Date: 7/14/2022 5:20:54 PM
Status:
Color: ■
Layer:
Space:

30'
ROW
20'

Subject: Highlight
Page Label: [4] DP-04 MIDTOWN
Author: CDurham
Date: 7/14/2022 5:20:58 PM
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Space:



Subject: Callout
Page Label: [4] DP-04 MIDTOWN
Author: CDurham
Date: 7/14/2022 5:22:01 PM
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Space:

Per ECM Section 2.5.2.C.3 a T-intersection needs 4 ramps. Please provide missing ramps or a deviation.

Label
Tract

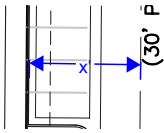
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Label Tract

Label
Tract

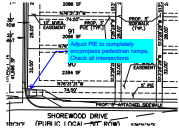
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Label Tract



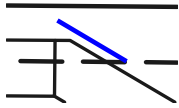
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Date: 7/14/2022 5:22:50 PM
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x'

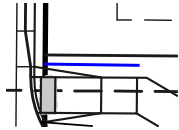


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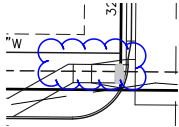
Adjust PIE to completely encompass pedestrian ramps. Check all intersections



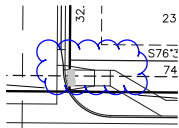
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Date: 7/14/2022 5:24:42 PM
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Author: CDurham
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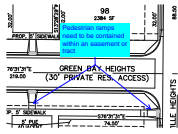
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Page Label: [4] DP-04 MIDTOWN
Author: CDurham
Date: 7/14/2022 5:25:13 PM
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6' CONCRETE

Ensure all easements are labeled

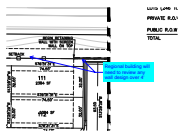
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Ensure all easements are labeled



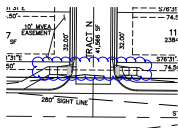
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Pedestrian ramps need to be contained within an easement or tract

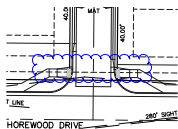


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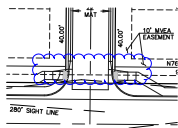
Regional building will need to review any wall design over 4'



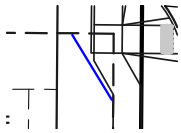
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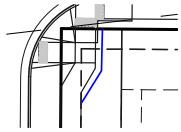
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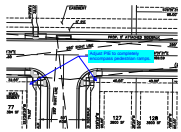
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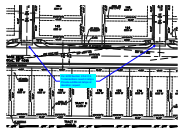


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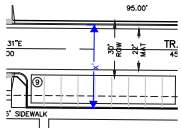
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Adjust PIE to completely encompass pedestrian ramps.



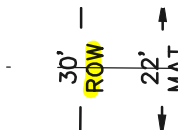
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Page Label: [5] DP-05 MIDTOWN & ADU
Author: CDurham
Date: 7/14/2022 5:29:44 PM
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Per ECM Section 2.5.2.C.3, T-intersections need 4 ramps. Provide additional ramps or deviation request

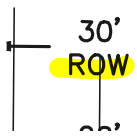


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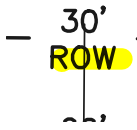
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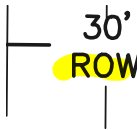
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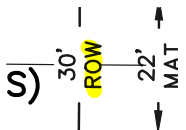
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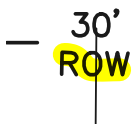
Subject: Highlight
Page Label: [5] DP-05 MIDTOWN & ADU
Author: CDurham
Date: 7/14/2022 5:30:49 PM
Status:
Color:
Layer:
Space:



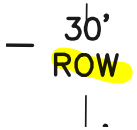
Subject: Highlight
Page Label: [5] DP-05 MIDTOWN & ADU
Author: CDurham
Date: 7/14/2022 5:30:55 PM
Status:
Color:
Layer:
Space:



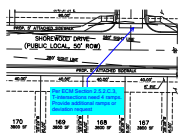
Subject: Highlight
Page Label: [6] DP-06 ADU
Author: CDurham
Date: 7/14/2022 5:33:29 PM
Status:
Color:
Layer:
Space:



Subject: Highlight
Page Label: [6] DP-06 ADU
Author: CDurham
Date: 7/14/2022 5:33:31 PM
Status:
Color:
Layer:
Space:

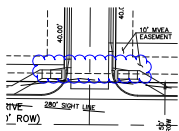


Subject: Highlight
Page Label: [6] DP-06 ADU
Author: CDurham
Date: 7/14/2022 5:33:32 PM
Status:
Color:
Layer:
Space:

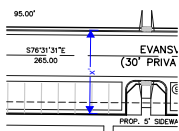


Subject: Callout
Page Label: [6] DP-06 ADU
Author: CDurham
Date: 7/14/2022 5:34:08 PM
Status:
Color: ■
Layer:
Space:

Per ECM Section 2.5.2.C.3, T-intersections need 4 ramps. Provide additional ramps or deviation request

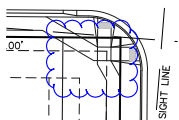


Subject: Cloud
Page Label: [6] DP-06 ADU
Author: CDurham
Date: 7/14/2022 5:34:16 PM
Status:
Color: ■
Layer:
Space:

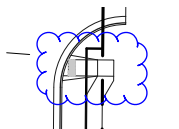


Subject: Dimension
Page Label: [6] DP-06 ADU
Author: CDurham
Date: 7/14/2022 5:35:50 PM
Status:
Color: ■
Layer:
Space:

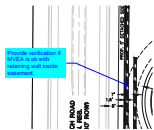
x'



Subject: Cloud
Page Label: [6] DP-06 ADU
Author: CDurham
Date: 7/14/2022 5:37:01 PM
Status:
Color: ■
Layer:
Space:

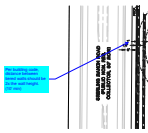


Subject: Cloud
Page Label: [6] DP-06 ADU
Author: CDurham
Date: 7/14/2022 5:37:05 PM
Status:
Color: ■
Layer:
Space:



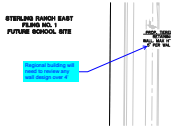
Subject: Callout
Page Label: [7] DP-07 DUPLEX EAST
Author: CDurham
Date: 7/14/2022 5:38:12 PM
Status:
Color: ■
Layer:
Space:

Provide verification if MVEA is ok with retaining wall inside easement.



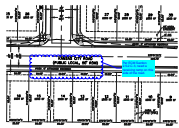
Subject: Callout
Page Label: [7] DP-07 DUPLEX EAST
Author: CDurham
Date: 7/14/2022 5:38:43 PM
Status:
Color: ■
Layer:
Space:

Per building code, distance between tiered walls should be 2x the wall height. (10' min)



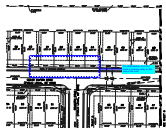
Subject: Callout
Page Label: [7] DP-07 DUPLEX EAST
Author: CDurham
Date: 7/14/2022 5:39:11 PM
Status:
Color: ■
Layer:
Space:

Regional building will need to review any wall design over 4'



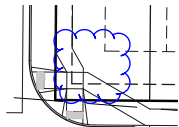
Subject: Cloud+
Page Label: [7] DP-07 DUPLEX EAST
Author: CDurham
Date: 7/14/2022 5:39:58 PM
Status:
Color: ■
Layer:
Space:

Per ECM Section 2.5.2.C.3, need a receiving ramp on this side of the road.

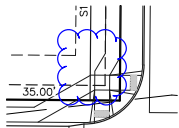


Subject: Cloud+
Page Label: [7] DP-07 DUPLEX EAST
Author: CDurham
Date: 7/14/2022 5:41:01 PM
Status:
Color: ■
Layer:
Space:

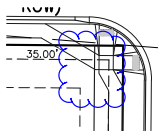
Per ECM Section 2.5.2.C.3, need a receiving ramp on this side of the road.



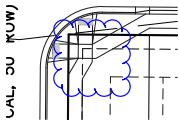
Subject: Cloud
Page Label: [7] DP-07 DUPLEX EAST
Author: CDurham
Date: 7/14/2022 5:41:23 PM
Status:
Color: ■
Layer:
Space:



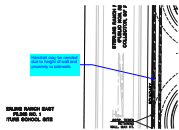
Subject: Cloud
Page Label: [7] DP-07 DUPLEX EAST
Author: CDurham
Date: 7/14/2022 5:41:28 PM
Status:
Color: ■
Layer:
Space:



Subject: Cloud
Page Label: [7] DP-07 DUPLEX EAST
Author: CDurham
Date: 7/14/2022 5:41:35 PM
Status:
Color: ■
Layer:
Space:

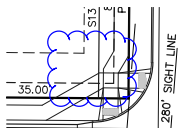


Subject: Cloud
Page Label: [7] DP-07 DUPLEX EAST
Author: CDurham
Date: 7/14/2022 5:41:41 PM
Status:
Color: ■
Layer:
Space:

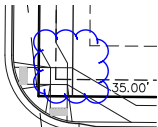


Subject: Callout
Page Label: [7] DP-07 DUPLEX EAST
Author: CDurham
Date: 7/14/2022 5:45:01 PM
Status:
Color: ■
Layer:
Space:

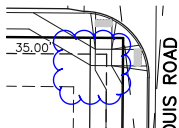
Handrail may be needed due to height of wall and proximity to sidewalk.



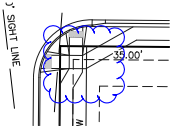
Subject: Cloud
Page Label: [8] DP-08 DUPLEX WEST
Author: CDurham
Date: 7/14/2022 5:41:55 PM
Status:
Color: ■
Layer:
Space:



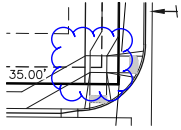
Subject: Cloud
Page Label: [8] DP-08 DUPLEX WEST
Author: CDurham
Date: 7/14/2022 5:42:00 PM
Status:
Color: ■
Layer:
Space:



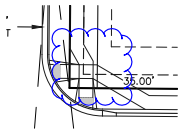
Subject: Cloud
Page Label: [8] DP-08 DUPLEX WEST
Author: CDurham
Date: 7/14/2022 5:42:08 PM
Status:
Color: ■
Layer:
Space:



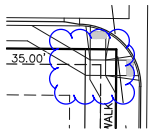
Subject: Cloud
Page Label: [8] DP-08 DUPLEX WEST
Author: CDurham
Date: 7/14/2022 5:42:15 PM
Status:
Color: ■
Layer:
Space:



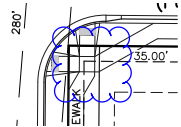
Subject: Cloud
Page Label: [8] DP-08 DUPLEX WEST
Author: CDurham
Date: 7/14/2022 5:42:26 PM
Status:
Color: ■
Layer:
Space:



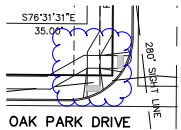
Subject: Cloud
Page Label: [8] DP-08 DUPLEX WEST
Author: CDurham
Date: 7/14/2022 5:42:29 PM
Status:
Color: ■
Layer:
Space:



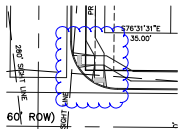
Subject: Cloud
Page Label: [8] DP-08 DUPLEX WEST
Author: CDurham
Date: 7/14/2022 5:42:35 PM
Status:
Color: ■
Layer:
Space:



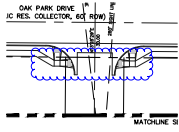
Subject: Cloud
Page Label: [8] DP-08 DUPLEX WEST
Author: CDurham
Date: 7/14/2022 5:42:39 PM
Status:
Color: ■
Layer:
Space:



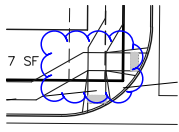
Subject: Cloud
Page Label: [8] DP-08 DUPLEX WEST
Author: CDurham
Date: 7/14/2022 5:42:48 PM
Status:
Color: ■
Layer:
Space:



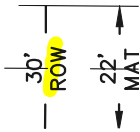
Subject: Cloud
Page Label: [8] DP-08 DUPLEX WEST
Author: CDurham
Date: 7/14/2022 5:42:52 PM
Status:
Color: ■
Layer:
Space:



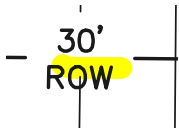
Subject: Cloud
Page Label: [8] DP-08 DUPLEX WEST
Author: CDurham
Date: 7/14/2022 5:42:59 PM
Status:
Color: ■
Layer:
Space:



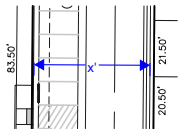
Subject: Cloud
Page Label: [9] DP-09 TOWNHOMES
Author: CDurham
Date: 7/14/2022 5:46:57 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [9] DP-09 TOWNHOMES
Author: CDurham
Date: 7/14/2022 5:47:43 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [9] DP-09 TOWNHOMES
Author: CDurham
Date: 7/14/2022 5:47:46 PM
Status:
Color: ■
Layer:
Space:



Subject: Dimension
Page Label: [9] DP-09 TOWNHOMES
Author: CDurham
Date: 7/14/2022 5:48:45 PM
Status:
Color: ■
Layer:
Space:

x'

Label existing utilities

Subject: Text Box
Page Label: [11] PP-11 MIDTOWN PU-PG
Author: CDurham
Date: 7/14/2022 5:49:29 PM
Status:
Color: ■
Layer:
Space:

Label existing utilities

Label approximate street grades

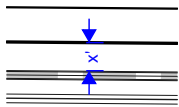
Subject: Text Box
Page Label: [11] PP-11 MIDTOWN PU-PG
Author: CDurham
Date: 7/14/2022 5:49:57 PM
Status:
Color: ■
Layer:
Space:

Label approximate street grades

Label all HP & LP's

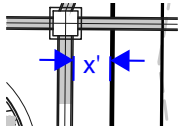
Subject: Text Box
Page Label: [11] PP-11 MIDTOWN PU-PG
Author: CDurham
Date: 7/14/2022 5:50:14 PM
Status:
Color: ■
Layer:
Space:

Label all HP & LP's



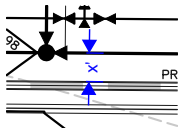
Subject: Dimension
Page Label: [11] PP-11 MIDTOWN PU-PG
Author: CDurham
Date: 7/14/2022 5:50:41 PM
Status:
Color: ■
Layer:
Space:

x'



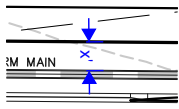
Subject: Dimension
Page Label: [12] PP-12 MIDTOWN & ADU PU-PG
Author: CDurham
Date: 7/14/2022 5:51:07 PM
Status:
Color: ■
Layer:
Space:

x'

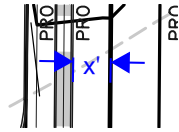


Subject: Dimension
Page Label: [12] PP-12 MIDTOWN & ADU PU-PG
Author: CDurham
Date: 7/14/2022 5:51:31 PM
Status:
Color: ■
Layer:
Space:

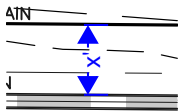
x'



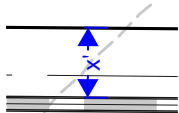
Subject: Dimension
Page Label: [13] PP-13 ADU PU-PG x'
Author: CDurham
Date: 7/14/2022 5:52:05 PM
Status:
Color: ■
Layer:
Space:



Subject: Dimension
Page Label: [15] PP-15 DUPLEX WEST PU-PG x'
Author: CDurham
Date: 7/14/2022 5:53:22 PM
Status:
Color: ■
Layer:
Space:



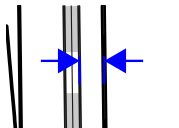
Subject: Dimension
Page Label: [15] PP-15 DUPLEX WEST PU-PG x'
Author: CDurham
Date: 7/14/2022 5:54:00 PM
Status:
Color: ■
Layer:
Space:



Subject: Dimension
Page Label: [16] PP-16 TONWHOMES PU-PG x'
Author: CDurham
Date: 7/14/2022 5:54:49 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout Label contours
Page Label: [17] PP-17 POND PU-PG
Author: CDurham
Date: 7/14/2022 5:55:36 PM
Status:
Color: ■
Layer:
Space:



Subject: Dimension
Page Label: [17] PP-17 POND PU-PG
Author: CDurham
Date: 7/14/2022 5:55:55 PM
Status:
Color: ■
Layer:
Space:



Subject: Cloud
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 12:39:59 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 2:53:14 PM
Status:
Color: ■
Layer:
Space:

correct title-Villages at Sterling Ranch ; on every sheet



Subject: Arrow
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 2:53:23 PM
Status:
Color: ■
Layer:
Space:

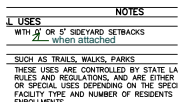


Subject: Image
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:20:28 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:20:51 PM
Status:
Color: ■
Layer:
Space:

ADD HERE (THIS IS SAMPLE)



Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:22:55 PM
Status:
Color: ■
Layer:
Space:

when attached

detention ponds ←

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:23:39 PM
Status:
Color: ■
Layer:
Space:

detention ponds

LAND USES AND PERMITS	PERMITTED
AMENITIES	
HOME, CHILD CARE CENTER, OR GROUP	
USES	detention ponds
ACCESSORY	
PING	
HOME OCCUPATION	

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:23:50 PM
Status:
Color: ■
Layer:
Space:

detention ponds

PERMITTED USES (THE FOLLOWING USES, OR PERMITS, OR PERMITS ARE NOT ALLOWED)	
USE ONLY	setbacks for accessory structures must be defined below
ASSOCIATED WITH A PERMITTED USE	

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:24:34 PM
Status:
Color: ■
Layer:
Space:

setbacks for accessory structures must be defined below.

PERMITTED USES (THE FOLLOWING USES, OR PERMITS, OR PERMITS ARE NOT ALLOWED)	
STRUCTURES: the LOI states other uses?	
PRINCIPAL USES	
DETACHED DWELLINGS (WITH OR WITHOUT HOMES)	SUCH AS TRAILERS

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:24:47 PM
Status:
Color: ■
Layer:
Space:

the LOI states other uses?

PERMITTED USES (THE FOLLOWING USES, OR PERMITS, OR PERMITS ARE NOT ALLOWED)	
MINIMUM AND ACCESSORY STRUCTURES ARE SUBJECT TO THE FOLLOWING REQUIREMENTS:	
SUBJECTS ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARDS AND REGULATIONS OF THE LOCAL GOVERNMENT.	
SUBJECTS ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL BY THE LOCAL GOVERNMENT.	
SUBJECTS ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL BY THE LOCAL GOVERNMENT.	
SUBJECTS ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL BY THE LOCAL GOVERNMENT.	
SUBJECTS ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL BY THE LOCAL GOVERNMENT.	

Subject: Image
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:25:41 PM
Status:
Color: ■
Layer:
Space:

Image

PERMITTED USES (THE FOLLOWING USES, OR PERMITS, OR PERMITS ARE NOT ALLOWED)	
DETACHED GARAGE	state yes or no on detached garage allowances
ACCESSORY USES	
PERMITTED USES (THE FOLLOWING USES, OR PERMITS, OR PERMITS ARE NOT ALLOWED)	
DETACHED GARAGE	state yes or no on detached garage allowances
ACCESSORY USES	
PERMITTED USES (THE FOLLOWING USES, OR PERMITS, OR PERMITS ARE NOT ALLOWED)	
DETACHED GARAGE	state yes or no on detached garage allowances
ACCESSORY USES	

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:26:05 PM
Status:
Color: ■
Layer:
Space:

state yes or no on detached garage allowances

IF STANDARDS FOR REVIEW AND APPROVAL SET OUT IN DEVELOPMENT CODE (AS AMENDED) ...
ENTIAL LOTS. (SEE LOT TYPICAL ON SHEET 2
T. These need to be change specific for each grouping of attached lots x-y and sf detached lots x-y etc...
55) FEET.
I AND 2 CAR DRIVEWAY PER LOT FROM PROPERTY LINE.
OFF STREET PARKING 2 CAR GARAGE

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:44:16 PM
Status:
Color: ■
Layer:
Space:

these need to be change specific for each grouping; sf attached lots x-y and sf detached lots x-y,etc...

TYPE SET OUT IN
L ON SHEET 2

Subject: Pen
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:42:11 PM
Status:
Color: ■
Layer:
Space:

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:43:10 PM
Status:
Color: ■
Layer:
Space:

garages and what lots can have these detached garages

THE ADDITION OF LOTS IN A M. JD DEVELOPMENT/PRELIMINARY F LOT LINES AND TRACTS AREAS REQUIRING AN AMENDMENT TO THE RY PLAN.
private roads
RANCH EAST PRELIMINARY PLAI THROUGHOUT THE DEVELOPMENT.
PRIVATE ROADS

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:44:45 PM
Status:
Color: ■
Layer:
Space:

private roads

THE ADDITION OF LOTS IN A M. JD DEVELOPMENT/PRELIMINARY F LOT LINES AND TRACTS AREAS REQUIRING AN AMENDMENT TO THE RY PLAN.
private roads
RANCH EAST PRELIMINARY PLAI THROUGHOUT THE DEVELOPMENT.
PRIVATE ROADS

Subject: Cloud
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:44:53 PM
Status:
Color: ■
Layer:
Space:

MINIMUM LOT WIDTH: 100 FEET
OFF STREET PARKING: 2 CAR GARAGE
SETBACK REQUIREMENTS: SEE DEVELOPMENT CODE
FRONT YARD: 8 FEET AND USE TYPICAL
REAR YARD: 5 FEET AND USE TYPICAL
SIDE YARD: 5 FEET AND USE TYPICAL
FRONT COURTYARD: 5 FEET AND USE TYPICAL
REAR COURTYARD: 5 FEET AND USE TYPICAL
SIDE COURTYARD: 5 FEET AND USE TYPICAL
FRONT PORCH: 5 FEET AND USE TYPICAL
REAR PORCH: 5 FEET AND USE TYPICAL
SIDE PORCH: 5 FEET AND USE TYPICAL
FRONT PATIO: 5 FEET AND USE TYPICAL
REAR PATIO: 5 FEET AND USE TYPICAL
SIDE PATIO: 5 FEET AND USE TYPICAL
FRONT DECK: 5 FEET AND USE TYPICAL
REAR DECK: 5 FEET AND USE TYPICAL
SIDE DECK: 5 FEET AND USE TYPICAL
FRONT BALCONY: 5 FEET AND USE TYPICAL
REAR BALCONY: 5 FEET AND USE TYPICAL
SIDE BALCONY: 5 FEET AND USE TYPICAL
FRONT TERRACE: 5 FEET AND USE TYPICAL
REAR TERRACE: 5 FEET AND USE TYPICAL
SIDE TERRACE: 5 FEET AND USE TYPICAL
FRONT WALKWAY: 5 FEET AND USE TYPICAL
REAR WALKWAY: 5 FEET AND USE TYPICAL
SIDE WALKWAY: 5 FEET AND USE TYPICAL
FRONT DRIVEWAY: 5 FEET AND USE TYPICAL
REAR DRIVEWAY: 5 FEET AND USE TYPICAL
SIDE DRIVEWAY: 5 FEET AND USE TYPICAL
FRONT GARAGE: 5 FEET AND USE TYPICAL
REAR GARAGE: 5 FEET AND USE TYPICAL
SIDE GARAGE: 5 FEET AND USE TYPICAL
FRONT PORCH: 5 FEET AND USE TYPICAL
REAR PORCH: 5 FEET AND USE TYPICAL
SIDE PORCH: 5 FEET AND USE TYPICAL
FRONT PATIO: 5 FEET AND USE TYPICAL
REAR PATIO: 5 FEET AND USE TYPICAL
SIDE PATIO: 5 FEET AND USE TYPICAL
FRONT DECK: 5 FEET AND USE TYPICAL
REAR DECK: 5 FEET AND USE TYPICAL
SIDE DECK: 5 FEET AND USE TYPICAL
FRONT BALCONY: 5 FEET AND USE TYPICAL
REAR BALCONY: 5 FEET AND USE TYPICAL
SIDE BALCONY: 5 FEET AND USE TYPICAL
FRONT TERRACE: 5 FEET AND USE TYPICAL
REAR TERRACE: 5 FEET AND USE TYPICAL
SIDE TERRACE: 5 FEET AND USE TYPICAL
FRONT WALKWAY: 5 FEET AND USE TYPICAL
REAR WALKWAY: 5 FEET AND USE TYPICAL
SIDE WALKWAY: 5 FEET AND USE TYPICAL
FRONT DRIVEWAY: 5 FEET AND USE TYPICAL
REAR DRIVEWAY: 5 FEET AND USE TYPICAL
SIDE DRIVEWAY: 5 FEET AND USE TYPICAL
FRONT GARAGE: 5 FEET AND USE TYPICAL
REAR GARAGE: 5 FEET AND USE TYPICAL
SIDE GARAGE: 5 FEET AND USE TYPICAL

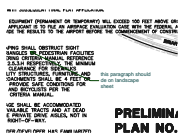
Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:45:58 PM
Status:
Color: ■
Layer:
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Are the garages attached then they meet principal structure setbacks; detached garages meet accessory structure setbacks. What are accessory structure uses, and setbacks? LIST



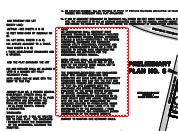
Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:47:40 PM
Status:
Color: ■
Layer:
Space:

rewrite this please these internal streets are private and will be maintained and owned by _____ . I imagine these are not built to County standard since there narrow.

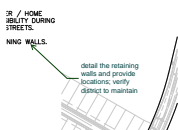


Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:49:42 PM
Status:
Color: ■
Layer:
Space:

this paragraph should de on landscape sheet

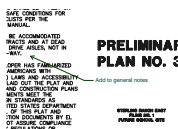


Subject: Cloud
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:47:50 PM
Status:
Color: ■
Layer:
Space:



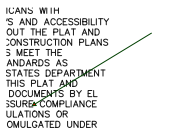
Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:48:21 PM
Status:
Color: ■
Layer:
Space:

detail the retaining walls and provide locations; verify district to maintain



Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:49:56 PM
Status:
Color: ■
Layer:
Space:

Add to general notes



Subject: Arrow
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:50:01 PM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:50:58 PM
Status:
Color: ■
Layer:
Space:



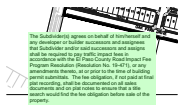
Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:52:14 PM
Status:
Color: ■
Layer:
Space:

move this muse this sheet is to bust for clarity..If this is the tract map depict tract boundaries and sf useage details tract table is also required



Subject: Private Road
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:52:24 PM
Status:
Color: ■
Layer:
Space:

Private Roads:
 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.



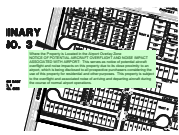
Subject: Road Impact
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:52:37 PM
Status:
Color: ■
Layer:
Space:

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 No. 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.



Subject: Special Districts
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:52:46 PM
Status:
Color: ■
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Space:

Special District Notes:
 Special District Disclosure (when the plat is located in a special district):
 A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat
 Fountain Mutual Irrigation Company Note:
 NOTICE: This property will be included within a special taxing district, _____ Metropolitan District, created for the purpose of constructing and maintaining certain drainage 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.



Subject: Airport Overlay
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:53:04 PM
Status:
Color: ■
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Where the Property is Located in the Airport Overlay Zone
 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.

SHOULD BE CAREFULLY FOLLOWED ESPECIALLY IN AREAS WHERE SHALLOW GROUNDWATER INVESTIGATIONS SHOULD SPECIFICALLY EVALUATE FOR AND/OR COLLAPSIBLE SOILS AND FILL PRIOR TO CONSTRUCTION.
 RESPONSIBLE FOR DRIVEWAY / ASPHALT / CONCRETE WHICH ENTITY IS RESPONSIBLE FOR WHICH
 IT WILL BE PROVIDED OR PROOF OF PREVIOUS PERMITS FINAL PLAT APPLICATION.
 PERMANENT OR TEMPORARY WILL EXCEED 10 FEET TO FILE AN AIRSPACE EVALUATION CASE WITH THE AIRPORT REVIEW THE COMMUNITY

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 3:53:47 PM
Status:
Color: ■
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Space:

which entity is responsible for which



Subject: Image
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:09:23 PM
Status:
Color: ■
Layer:
Space:

NOTE: SEE SHEET 2 & 3 FOR TYPICAL LOT
 If you will need a PUD mod for easements, see urban collection PUDSP for sample
 ADA COMPLIANCE:
 APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOES NOT CONSTITUTE GUARANTEE WITH THE AIA OR ANY OTHER ORGANIZATION WITH RESPECT TO SUCH LANS. I DO NOT PROVIDE ANY GUARANTEE TO INSURE FOR ACCESSIBILITY PUBLIC AND PRIVATE SEVERALS

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:10:15 PM
Status:
Color: ■
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i think you will need a PUD mod for easements; see urban collection PUDSP for sample

NET DRIVEWAY PUBLIC & PRIVATE ROAD	15.38 SQ/AC
NET PUBLIC & PRIVATE	15.38 SQ/AC
NET DRIVEWAY	2.54 SQ/AC
TOTAL OPEN SPACE	8.89 ACRES DEF
MINIMUM LOT COVERAGE	68%

ADA COMPLIANCE:

Subject: Pen
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:10:19 PM
Status:
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6.27	
6.27	
10.39	
15.52	
2.54	
12.98	
8.89	
68%	

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:10:51 PM
Status:
Color: ■
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separate dedicated public ROW from Private row

ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO AND UPON ACCEPTANCE BY EL PASO COUNTY SHALL BE 1 ALL PRIVATE STREETS SHALL BE CROWNED AND MAINTAINED PUBLIC UTILITY/ARRANGE EASEMENTS SHALL BE PROVIDED 4. FRONT YIELD (5) FEET AROUND PUBLIC ROW WITH 10% (10) SIDE, FIVE (5) FEET OR THREE (3) FOOT PER TYPICAL U 6. REAR YIELD (5) FEET lot numbers 6. STREETS 10% (10) FEET 7. ALL OPEN SPACE/PARKLANDS/TRACTS SHALL BE LIM DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE SHALL BE LIMITED TO A TOTAL OF ONE HUNDRED SEVENTY FORTY-FOUR (174) LOTS. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR IS

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:12:19 PM
Status:
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lot numbers

2 & 3 / OR ZERO (0) FEET ON
SE ONLY.
DEVELOPMENT PLAN AND LOTS AND SEVENTY (70)
GRANT AN ADMINISTRATIVE

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:12:51 PM
Status:
Color: ■
Layer:
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SF attached LOTS

TYPICAL LOTS DETAILS (SEE SHEET
SF detached lots
ALL BE LIMITED TO NON-MOTORIZED ACCORDANCE WITH THE APPROVED F D SEVENTY SIX (174) SINGLE FAMILI DIRECTOR SHALL HAVE THE ABILITY

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:13:07 PM
Status:
Color: ■
Layer:
Space:

SF detached lots

ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO AND UPON ACCEPTANCE BY EL PASO COUNTY SHALL BE 1 ALL PRIVATE STREETS SHALL BE CROWNED AND MAINTAINED PUBLIC UTILITY/ARRANGE EASEMENTS SHALL BE PROVIDED 4. FRONT YIELD (5) FEET AROUND PUBLIC ROW WITH 10% (10) SIDE, FIVE (5) FEET OR THREE (3) FOOT PER TYPICAL U 6. REAR YIELD (5) FEET lot numbers 6. STREETS 10% (10) FEET 7. ALL OPEN SPACE/PARKLANDS/TRACTS SHALL BE LIM DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE SHALL BE LIMITED TO A TOTAL OF ONE HUNDRED SEVENTY FORTY-FOUR (174) LOTS. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR IS

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:13:26 PM
Status:
Color: ■
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20 percent per Code only is max

ALL BE IN ACCORDANCE WITH THE APPROVED F D SEVENTY SIX (174) SINGLE FAMILI DIRECTOR SHALL HAVE THE ABILITY

Subject: Cloud
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:13:37 PM
Status:
Color: ■
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Space:

ALL BE IN ACCORDANCE WITH THE APPROVED F D SEVENTY SIX (174) SINGLE FAMILI DIRECTOR SHALL HAVE THE ABILITY

Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:14:09 PM
Status:
Color: ■
Layer:
Space:

all tracts are req to be maintained; wrong name



Subject: Soils & Geology
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:15:38 PM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 ■Downslope Creep: (name lots or location of area)
 ■Potentially Seasonally High Groundwater:(name lots or location of area)
 ■Other Hazard: (TO CPMPLETE NOTE See PAGES 7-13 IN REPORT TO ADD CONSTRAINTS AND MITIGATION)

In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
 State maintenance entity OR NO BASMENTS ON LOTS X,G,H



Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:15:57 PM
Status:
Color: ■
Layer:
Space:

use note below



Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:16:44 PM
Status:
Color: ■
Layer:
Space:

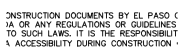
please use standard format, add all constraints from report state mitigation for the specific lots



Subject: Text Box
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:17:28 PM
Status:
Color: ■
Layer:
Space:

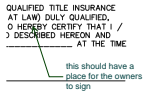
8.4.3. Division of Land, Block, Lot, and Tract Layout Standards

(A)Division of Land Standards (1)Minimum Frontage for Division of Land. A division of land shall have a minimum of 60 feet frontage on a public road.



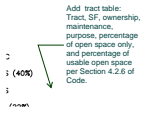
Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:18:24 PM
Status:
Color: ■
Layer:
Space:

This should not be a certification bloc.



Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:18:45 PM
Status:
Color: ■
Layer:
Space:

this should have a place for the owners to sign

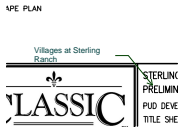


Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:19:26 PM
Status:
Color: ■
Layer:
Space:

Add tract table:
Tract, SF, ownership, maintenance, purpose, percentage of open space only, and percentage of usable open space per Section 4.2.6 of Code.

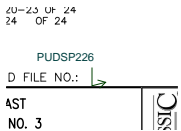


Subject: Pen
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:19:14 PM
Status:
Color: ■
Layer:
Space:



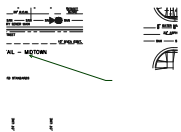
Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:20:19 PM
Status:
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Villages at Sterling Ranch

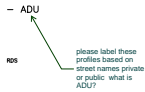


Subject: Callout
Page Label: [1] DP-01 TITLE
Author: dsdparsons
Date: 7/18/2022 4:20:32 PM
Status:
Color: ■
Layer:
Space:

PUDSP226



Subject: Callout
Page Label: [2] DP-02 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 2:56:50 PM
Status:
Color: ■
Layer:
Space:



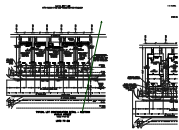
Subject: Callout
Page Label: [2] DP-02 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 2:57:04 PM
Status:
Color: ■
Layer:
Space:

please label these profiles based on street names private or public what is ADU?

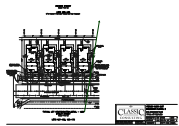


Subject: Callout
Page Label: [2] DP-02 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 2:57:27 PM
Status:
Color: ■
Layer:
Space:

please label these profiles based on street names private or public what is MIDTOWN?



Subject: Arrow
Page Label: [2] DP-02 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 2:57:33 PM
Status:
Color: ■
Layer:
Space:

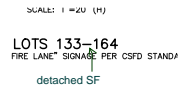


Subject: Arrow
Page Label: [2] DP-02 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 2:57:38 PM
Status:
Color: ■
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Subject: Callout
Page Label: [2] DP-02 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 2:58:06 PM
Status:
Color: ■
Layer:
Space:

detached SF



Subject: Callout
Page Label: [2] DP-02 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 2:58:21 PM
Status:
Color: ■
Layer:
Space:

detached SF

PUBLIC STREET
SCALE: 1"=20' (0)
LOTS 77-89
← detached SF

Subject: Callout
Page Label: [2] DP-02 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 2:58:36 PM
Status:
Color: ■
Layer:
Space:

detached SF

ON DETAIL - ADU
EET
H)
← detached SF
165-176

Subject: Callout
Page Label: [2] DP-02 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 2:58:49 PM
Status:
Color: ■
Layer:
Space:

detached SF

NO PARKING SIGNS
ON STREETS
SHOULD BE
DETAILED. IS
THERE ANY AREAS
FOR GUEST
PARKING ?

Subject: Callout
Page Label: [2] DP-02 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 4:47:39 PM
Status:
Color: ■
Layer:
Space:

NO PARKING SIGNS ON STREETS SHOULD BE
DETAILED... IS THERE ANY AREAS FOR
GUEST PARKING ?



Subject: Image
Page Label: [2] DP-02 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 4:53:44 PM
Status:
Color: ■
Layer:
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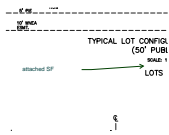
Subject: Callout
Page Label: [2] DP-02 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 4:54:48 PM
Status:
Color: ■
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PLEASE UPDATE GEO NOTE, AND SPECIFY
WHAT LOTS REQUIRE UNDERDRAINS OR
OTHER MITIGATION; UPDATE LOI

TOWNHOMES
V)
← attached SF

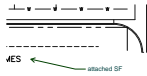
Subject: Callout
Page Label: [3] DP-03 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 2:59:08 PM
Status:
Color: ■
Layer:
Space:

attached SF



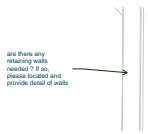
Subject: Callout
Page Label: [3] DP-03 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 2:59:21 PM
Status:
Color: ■
Layer:
Space:

attached SF



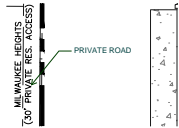
Subject: Callout
Page Label: [3] DP-03 LOT TEMPLATES
Author: dsdparsons
Date: 7/18/2022 2:59:39 PM
Status:
Color: ■
Layer:
Space:

attached SF



Subject: Callout
Page Label: [4] DP-04 MIDTOWN
Author: dsdparsons
Date: 7/18/2022 3:02:02 PM
Status:
Color: ■
Layer:
Space:

are there any retaining walls needed ? If so, please located and provide detail of walls

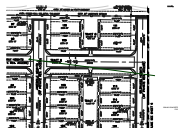


Subject: Callout
Page Label: [4] DP-04 MIDTOWN
Author: dsdparsons
Date: 7/18/2022 4:32:18 PM
Status:
Color: ■
Layer:
Space:

PRIVATE ROAD



Subject: Arrow
Page Label: [4] DP-04 MIDTOWN
Author: dsdparsons
Date: 7/18/2022 4:32:26 PM
Status:
Color: ■
Layer:
Space:

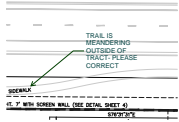


Subject: Arrow
Page Label: [4] DP-04 MIDTOWN
Author: dsdparsons
Date: 7/18/2022 4:32:35 PM
Status:
Color: ■
Layer:
Space:



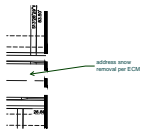
Subject: Callout
Page Label: [5] DP-05 MIDTOWN & ADU
Author: dsdparsons
Date: 7/18/2022 4:37:53 PM
Status:
Color: ■
Layer:
Space:

SAMPLE OF TRACT MAP AND TABLE



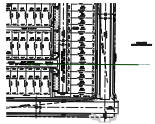
Subject: Callout
Page Label: [5] DP-05 MIDTOWN & ADU
Author: dsdparsons
Date: 7/18/2022 4:48:55 PM
Status:
Color: ■
Layer:
Space:

TRAIL IS MEANDERING OUTSIDE OF TRACT- PLEASE CORRECT



Subject: Callout
Page Label: [8] DP-08 DUPLEX WEST
Author: dsdparsons
Date: 7/18/2022 3:01:20 PM
Status:
Color: ■
Layer:
Space:

address snow removal per ECM

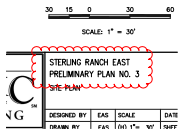


Subject: Callout
Page Label: [9] DP-09 TOWNHOMES
Author: dsdparsons
Date: 7/18/2022 11:20:01 AM
Status:
Color: ■
Layer:
Space:

private roadway



Subject: Arrow
Page Label: [9] DP-09 TOWNHOMES
Author: dsdparsons
Date: 7/18/2022 11:20:09 AM
Status:
Color: ■
Layer:
Space:



Subject: Cloud
Page Label: [9] DP-09 TOWNHOMES
Author: dsdparsons
Date: 7/18/2022 11:20:53 AM
Status:
Color: ■
Layer:
Space:

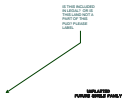
STERLING RANCH EAST
 PRELIMINARY PLAN NO. 3
 SITE PLAN

DESIGNED BY: EAS SCALE: DATE:
 DRAWN BY: FAS (1/1"= 30' 1/24/22



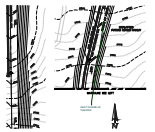
Subject: Callout
Page Label: [9] DP-09 TOWNHOMES
Author: dsdparsons
Date: 7/18/2022 11:21:10 AM
Status:
Color: ■
Layer:
Space:

title is not correct



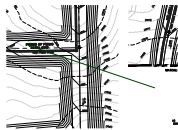
Subject: Callout
Page Label: [10] DP-10 POND
Author: dsdparsons
Date: 7/18/2022 4:44:18 PM
Status:
Color: ■
Layer:
Space:

IS THIS INCLUDED IN LEGAL? OR IS THIS LAND NOT A PART OF THIS PUD? PLEASE LABEL

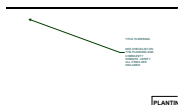


Subject: Callout
Page Label: [17] PP-17 POND PU-PG
Author: dsdparsons
Date: 7/18/2022 4:50:00 PM
Status:
Color: ■
Layer:
Space:

WHAT IS NAME OF THIS ROW



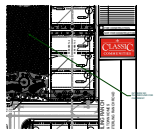
Subject: Arrow
Page Label: [17] PP-17 POND PU-PG
Author: dsdparsons
Date: 7/18/2022 4:50:11 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] PLTG 2674-0122 v.2-L-TS
Author: dsdparsons
Date: 7/18/2022 4:45:36 PM
Status:
Color: ■
Layer:
Space:

TITLE IS MISSING:

SEE CHECKLIST ON THE PLANNING AND COMMUNITY WEBSITE -VERIFY ALL ITEMS ARE INCLUDED



Subject: Callout
Page Label: [3] PLTG 2674-0122 v.2-L-2
Author: dsdparsons
Date: 7/18/2022 4:46:44 PM
Status:
Color: ■
Layer:
Space:

IS THERE NO PLAYGROUND FOR CHILDREN?