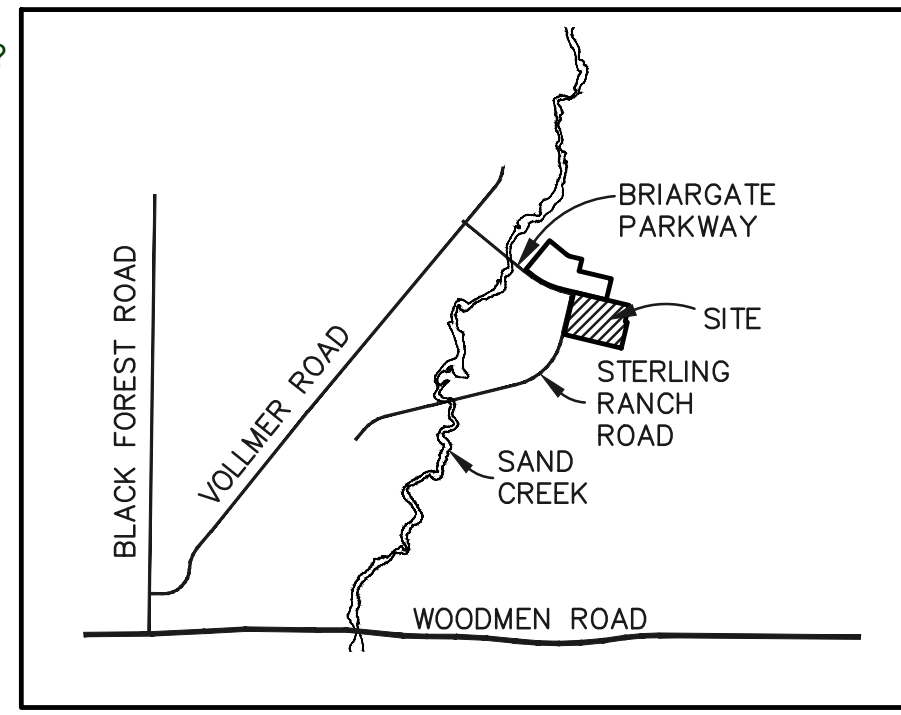


VILLAGES AT STERLING RANCH PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

GENERAL NOTES:

- ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY.
- ALL PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
- PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
 - FRONT: FIVE (5) FEET ALONG PUBLIC ROW WITH TEN (10) FEET MVEA
 - SIDE: FIVE (5) FEET PER TYPICAL LOTS DETAILS (SEE SHEETS 2 & 3 / OR ZERO (0) FEET ON TOWNHOMES - LOTS 69 - 117)
 - REAR: FIVE (5) FEET
 - STREETS: TEN (10) FEET



VICINITY MAP

- THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 20% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS.
- FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C05336, DATED DECEMBER 7, 2018.
- ALL TRACTS WILL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
- GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR RADON AND UNSTABLE SLOPE AREAS. A MAP OF THE AREA CAN BE FOUND IN THE REPORT 'SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY' AT STERLING RANCH PRELIMINARY PLAN PARCEL NO. 14, 15, 20 & 21 PREPARED BY ENTECH ENGINEERING, INC., DATED APRIL 13, 2022 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
 - IN AREAS OF UNSTABLE SLOPE AREAS, THE SLOPES WILL BE PROPERLY BENCH TO NOT CREATE ANY UNSTABLE SLOPE CONDITIONS.
 - INVESTIGATION ON EACH LOT IS RECOMMENDED. ENTECH REPORT, RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER SHOULD BE CAREFULLY FOLLOWED ESPECIALLY REGARDING SITE GRADING FOR SURFACE RUNOFF AND PERIMETER DRAINS WHERE SHALLOW GROUNDWATER IS ENCOUNTERED OR EXPECTED. SITE-SPECIFIC SOIL AND FOUNDATION INVESTIGATIONS SHOULD BE CONDUCTED TO DETERMINE THE PRESENCE OF GROUNDWATER AND POTENTIALLY EXPANSIVE AND/OR COLLAPSIBLE SOILS AND FILL PRIOR TO FOUNDATION DESIGN.
- HOMEOWNER RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
- IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 100 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- SNOW STORAGE SHALL BE ACCOMMODATED ON SITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE AISLES, NOT IN THE PUBLIC RIGHT-OF-WAY.
- HOMEOWNER IS RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
- NOTICE OF POTENTIAL AIRCRAFT OVERLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
- IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 100 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- SNOW STORAGE SHALL BE ACCOMMODATED ON SITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE AISLES, NOT IN THE PUBLIC RIGHT-OF-WAY.

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

LEGAL DESCRIPTION

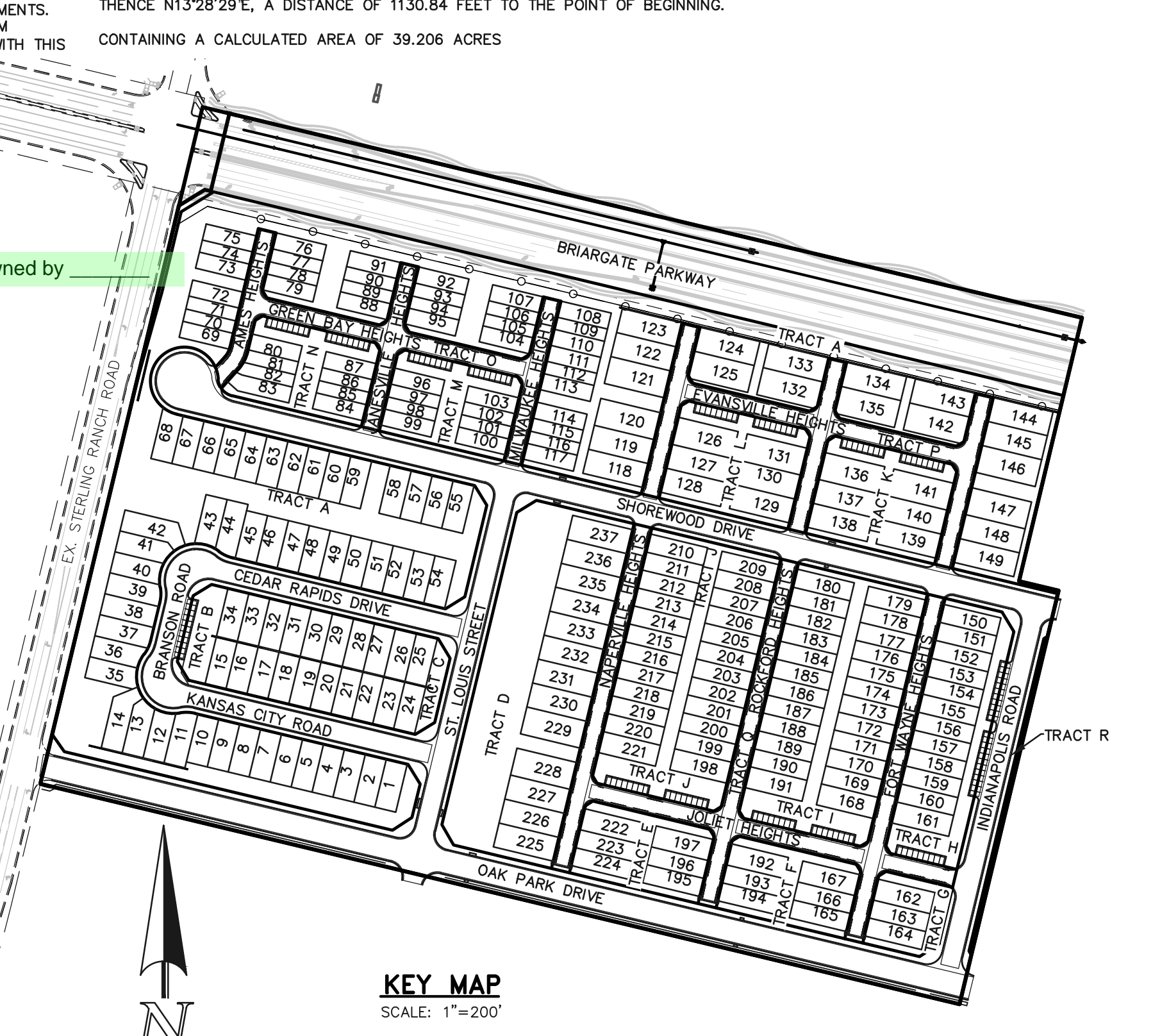
LEGAL DESCRIPTION: THE VILLAGES AT STERLING RANCH EAST PRELIMINARY PLAN

(i) Modification of Existing LDC or ECM Standard. For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least 1 of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installation of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

A statement citing the reason for any modifications to this Code or the ECM shall be provided in the PUD development plan and development guide. The modification request shall be submitted and reviewed concurrently with the PUD map amendment (rezone) application. The modified development standard or engineering criteria within a PUD district shall become the basis of review and approval for any subsequent development application.

THENCE N76°31'31"W, A DISTANCE OF 1535.98 FEET; THENCE N13°28'29"E, A DISTANCE OF 1130.84 FEET TO THE POINT OF BEGINNING.



KEY MAP

VILLAGES AT STERLING RANCH DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES:

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

B. DEVELOPMENT STANDARD FOR ALL RESIDENTIAL LOTS:

- ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF THE VILLAGES AT STERLING RANCH PRELIMINARY PLAN AND PUD DEVELOPMENT PLAN.
 - PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).
 - PERMITTED TEMPORARY USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).
 - PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).
- MAXIMUM LOT COVERAGE: 68 PERCENT. Are the garages attached then they meet principal structure setbacks; detached garages meet accessory structure setbacks. what are accessory structure uses, and setbacks? LIST
- MINIMUM LOT SIZE: 1,722 SF.
- MINIMUM BUILDING HEIGHT: THIRTY FIVE (35) FEET.
- MINIMUM LOT DEPTH: 80.00 FEET.
- OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE).
- FRONT YARD: 5 FEET MIN. (SEE TYPICAL LOT DETAILS - SEE SHEETS 2 & 3) this doesnt work for parking of driveway 20' is needed
- ATTACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB TO GARAGE DOOR.
- DETACHED GARAGE: (LOTS 150-237) 10' FROM TRACT OR RIGHT OF WAY. or private road?
- NO GARAGE (LOTS 150-237) MINIMUM LOT DEPTH 70' DEEP AND 16' WIDE FROM BACK OF CURB.
- SIDE YARD: 0 FEET OR 5 FEET (SEE TYPICAL LOT DETAIL SHEETS 2 & 3). there is no room for cars to park; they cant overhang sidewalk.
- 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.
- setbacks are measured from property lines not one special circumstances

C. LOT LINES:

- THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
- FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN. 5' could be in site triangle which would be non buildable
- MINOR ADJUSTMENTS TO LOT LINES, ~~PRIVATE~~ ROADS AND TRACT AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

D. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:

COVENANTS FOR VILLAGES AT STERLING RANCH WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.

there shall be no DIRECT VEHICULAR LOT ACCESS TO STERLING RANCH ROAD, BRIARGATE PARKWAY, OAK PARK DRIVE, AND INDIANAPOLIS ROAD.

THE PRIVATE ROADS AS SHOWN WILL BE MAINTAINED BY THE DISTRICT. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

E. ACCESS LIMITATION:

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

THE PRIVATE ROADS AS SHOWN WILL BE MAINTAINED BY THE DISTRICT. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

why make ADU a special use if you already accounting for it; dogs staff need please make an to approve a special allowed accessory use for that?

staff does not support requiring a special use to have a garage; use to have a garage; use

if the FAWWA repairs a line the homeowner pays?

verify matches LDI

owned by

owned and maintained.

owned by

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

APPLICANT/DEVELOPER/PROPERTY OWNER

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

PROPERTY ADDRESS

TBC-BRIARGATE PARKWAY & _____ SE Corner
STERLING RANCH ROAD
COLORADO SPRINGS, CO 80922

APPLICANT REPRESENTATION

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

DEVELOPMENT DATA:

EXISTING ZONING:	RR-5
TAX SCHEDULE NO.:	5200000552
TOTAL AREA:	39.058 ACRES
NUMBER OF LOTS:	237
TOTAL LOT AREA:	16.08 ACRES (41%)
AVERAGE LOT SIZE:	2,955 SF
MINIMUM LOT SIZE:	1,722 SF
MINIMUM LOT WIDTH:	20.5'
MINIMUM LOT DEPTH:	80.0'
GROSS DENSITY:	6.07 DU/AC
NET DENSITY (W/O PUBLIC ROW & PRIVATE ROW TRACTS):	9.59 DU/AC
ROW (PUBLIC):	11.01 ACRES (28%)
ROW (PRIVATE TRACT) Private Road (Tracts)- not OS:	3.33 ACRES (9%)
TOTAL OPEN SPACE:	8.49 ACRES (22%)
MAXIMUM LOT COVERAGE:	68%

OWNER CERTIFICATION:

CLASSIC SRJ LAND, LLC
NAME OF LANDOWNER

LANDOWNER'S SIGNATURE _____

STATE OF COLORADO } ss
COUNTY OF EL PASO }

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

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

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

SIGNATURE _____
STATE OF COLORADO } ss
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, A.D. BY _____ OF _____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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

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

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 } ss
COUNTY OF EL PASO }

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

BY: _____
EL PASO COUNTY CLERK AND RECORDER

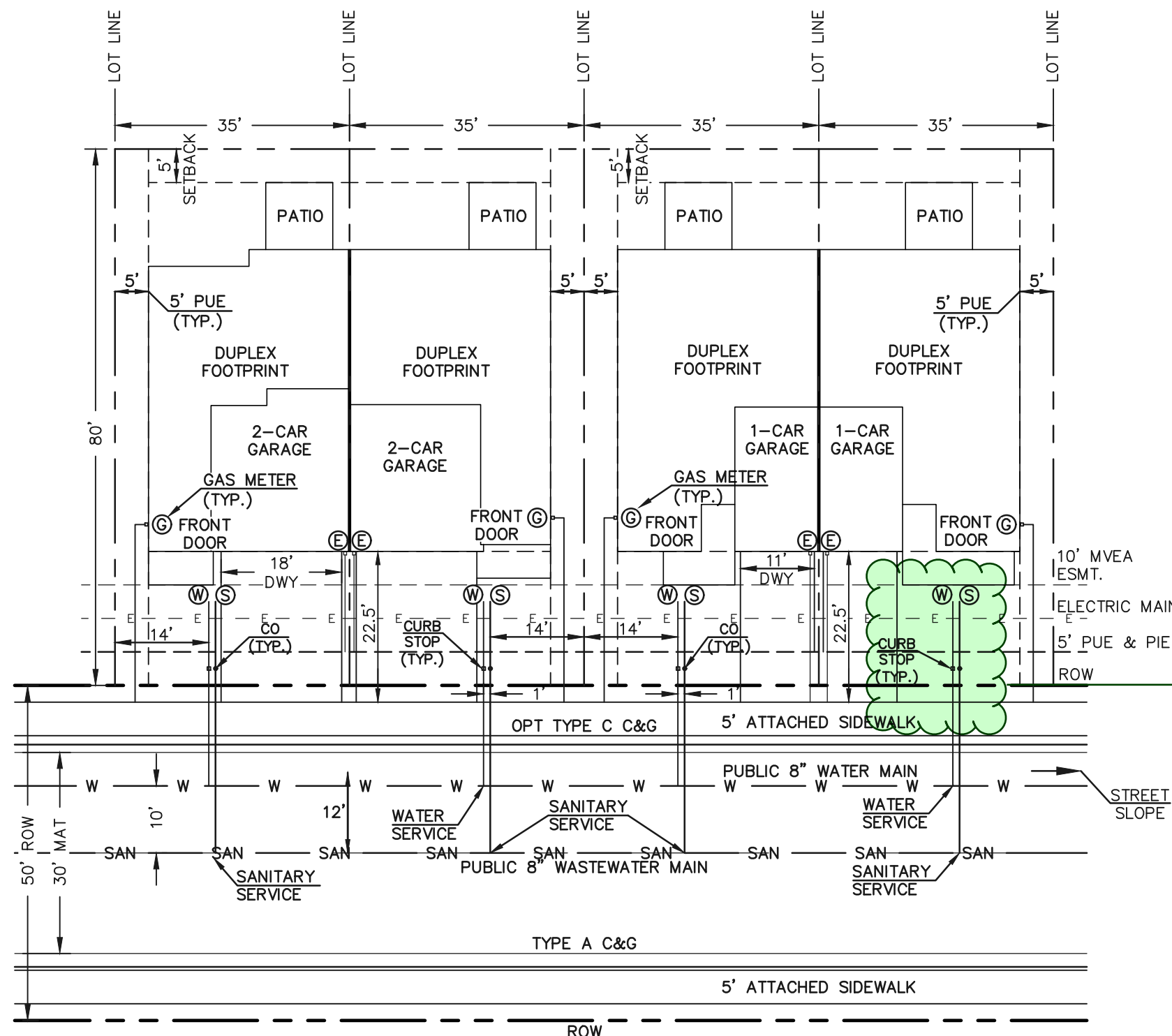
SHEET INDEX

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

VILLAGES AT STERLING RANCH
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
TITLE SHEET

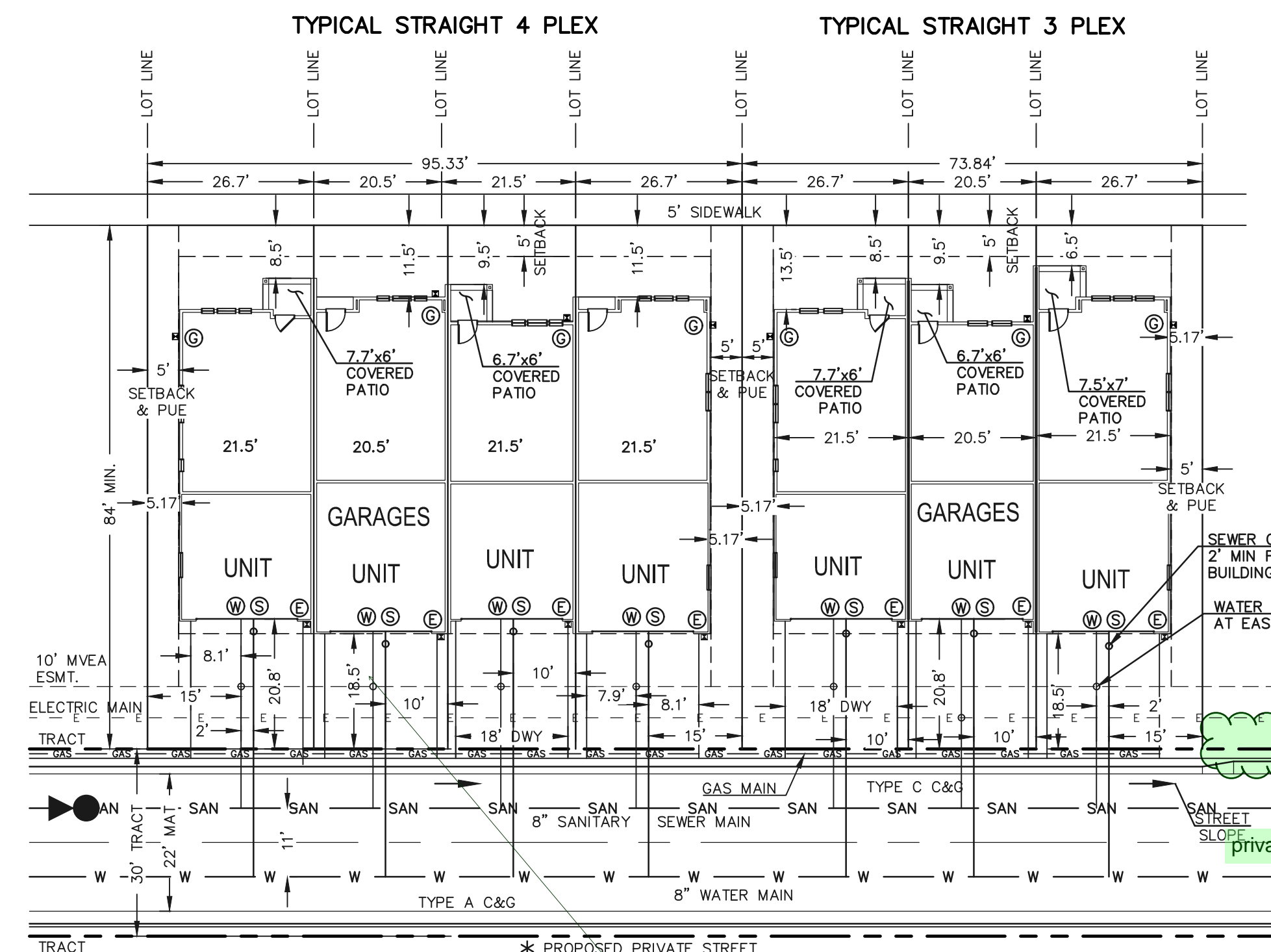
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	1 OF 27
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26	

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



Show 5' PUE & PIE on this side of road also

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



TYPICAL LOT CONFIGURATION DETAIL – TOWNHOMES
PRIVATE STREET
AMES HEIGHTS, JANESVILLE HEIGHTS, MILWAUKEE HEIGHTS
SCALE: 1"=20' (H)
(ATTACHED SINGLE FAMILY)
LOTS 69-117

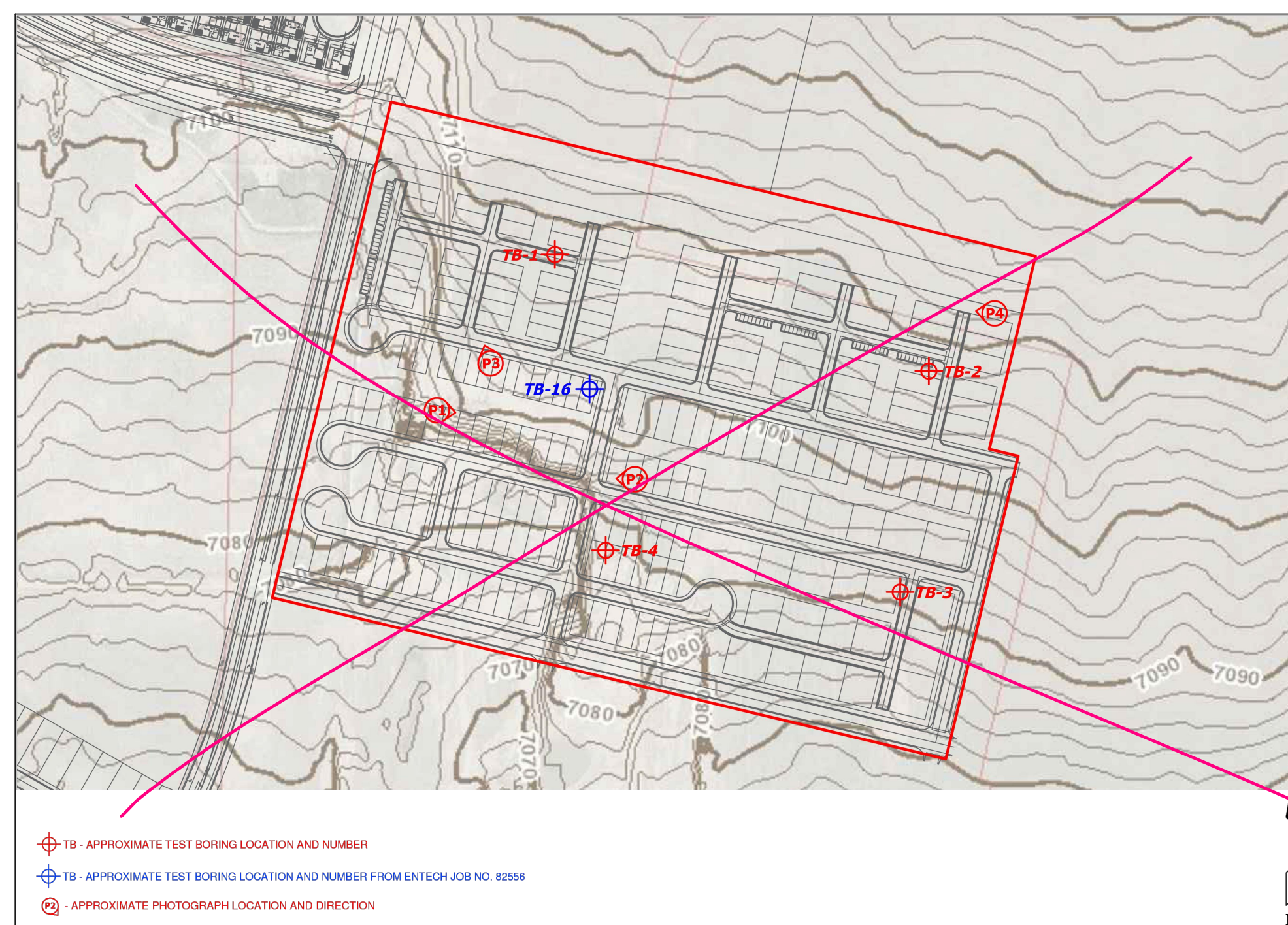
"NO PARKING / FIRE LANE" SIGNAGE PER CSFD STANDARDS
NOTE: SEE SITE PLAN FOR ON-SITE PARKING SPACES

? this is County

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

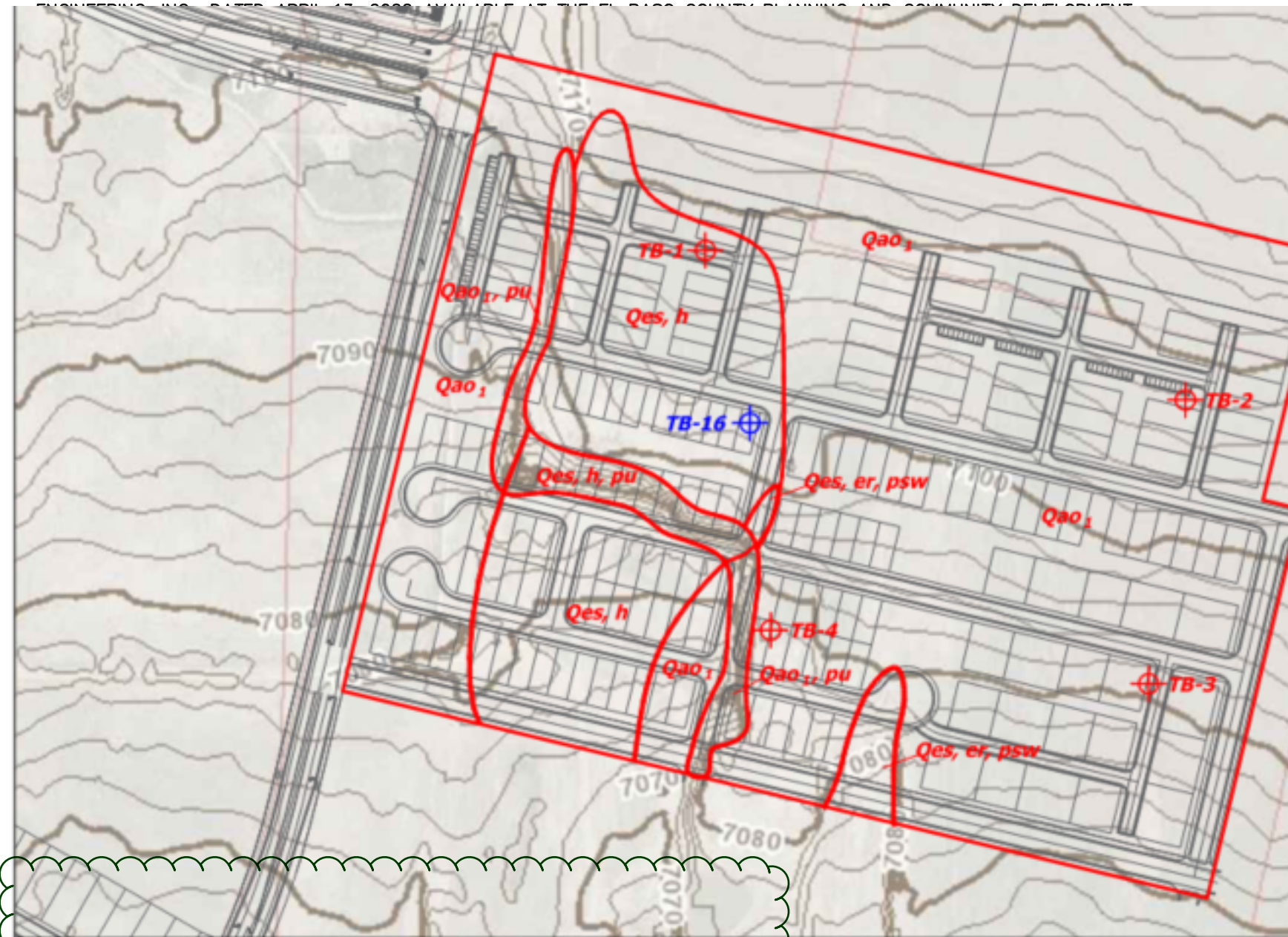
private road boundary

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

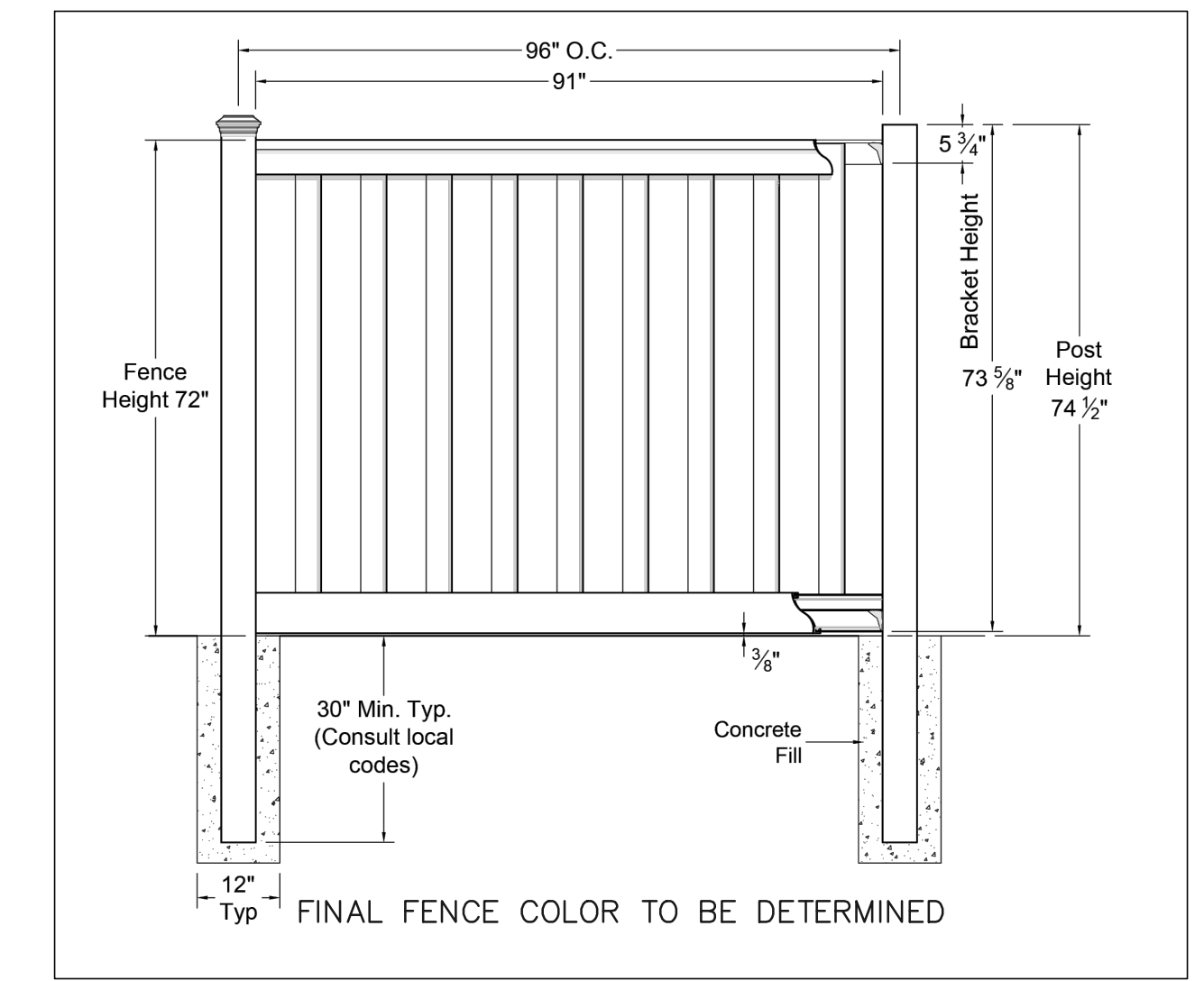


NOTE:

GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR RADON AND UNSTABLE SLOPE AREAS. A MAP OF THE AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY VILLAGES AT STERLING RANCH PRELIMINARY PLAN PARCEL NO. 14, 15, 20 & 21" PREPARED BY ENTECH



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



6' COMPOSITE PRIVACY FENCE



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

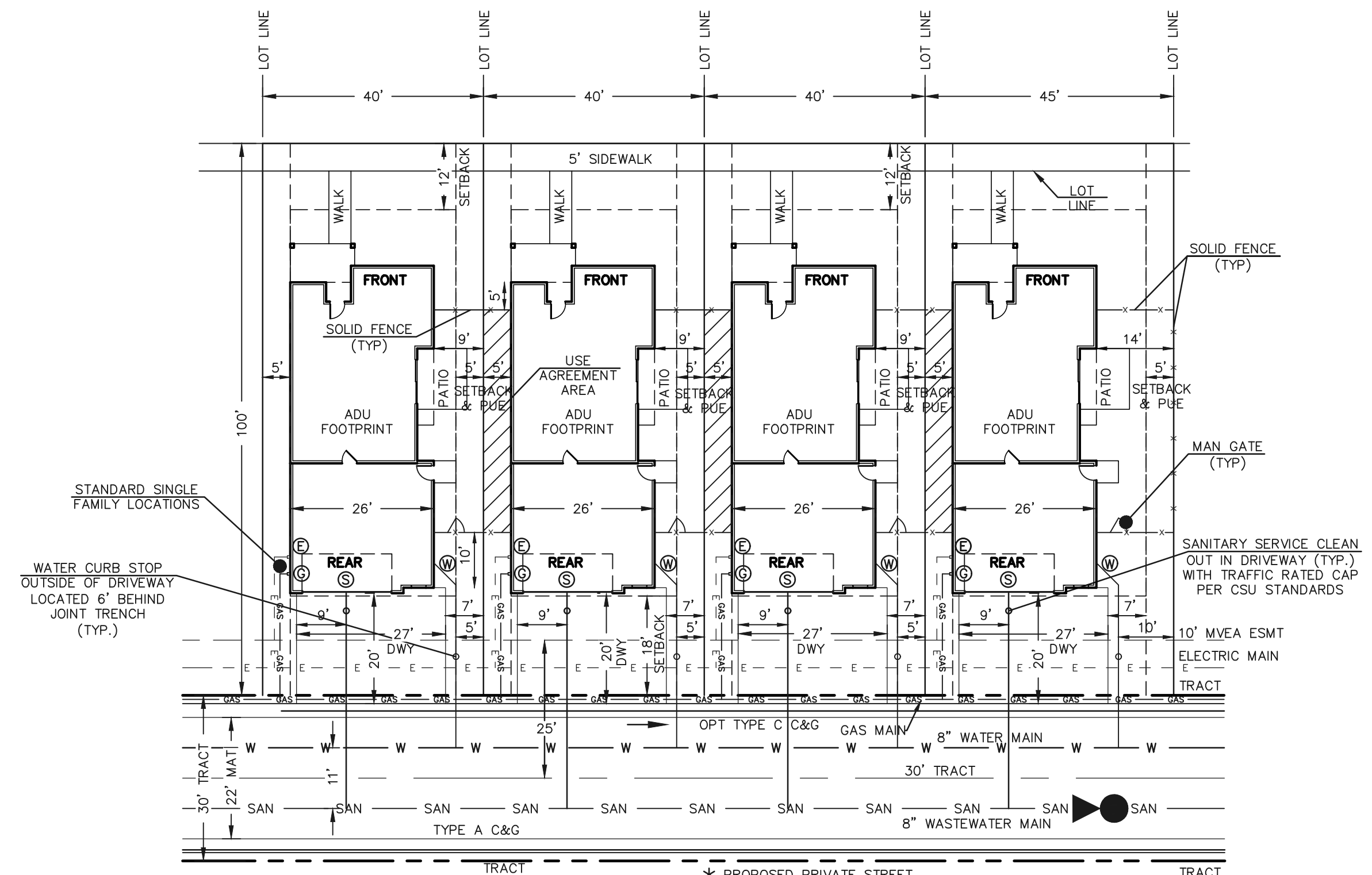
VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
TYPICAL LOT TEMPLATES

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

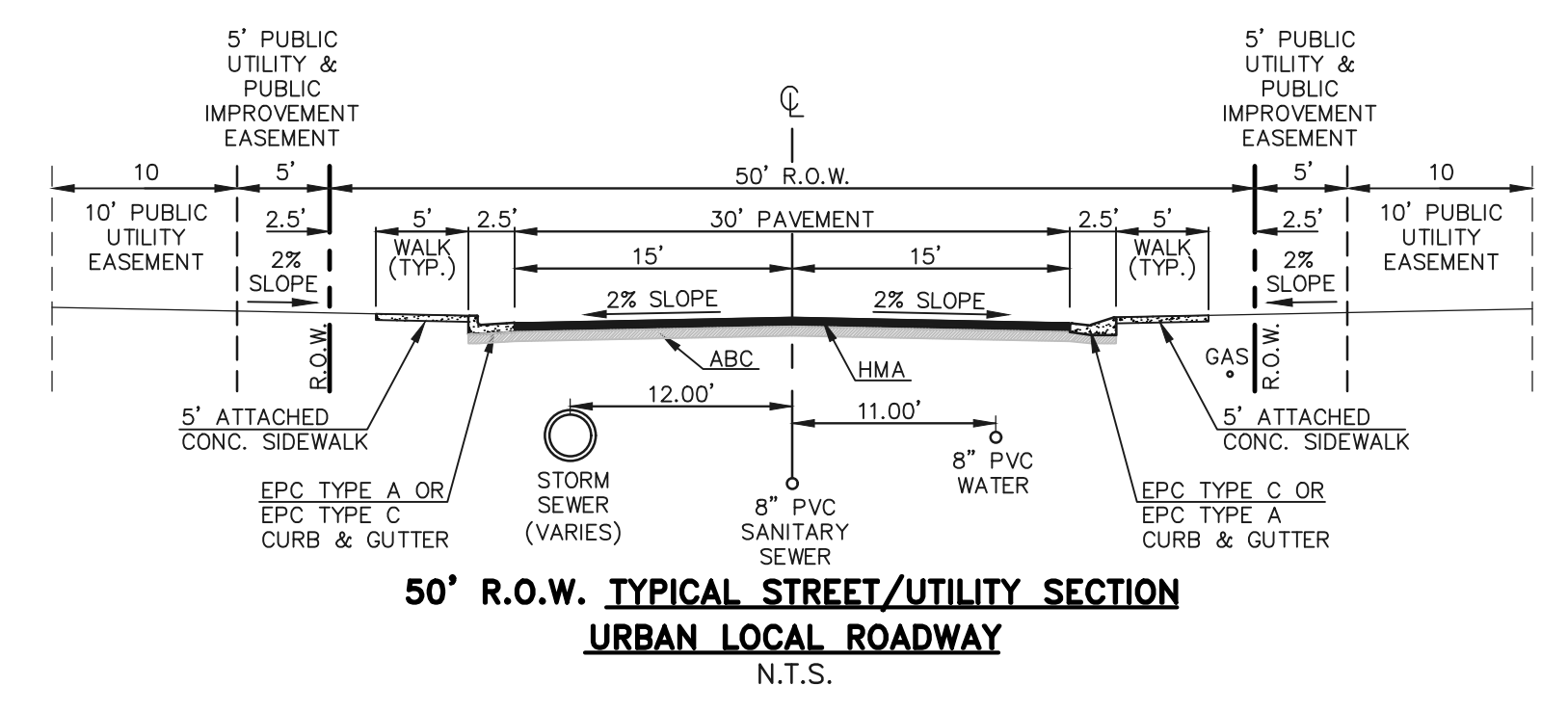
CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

CLASSIC CONSULTING

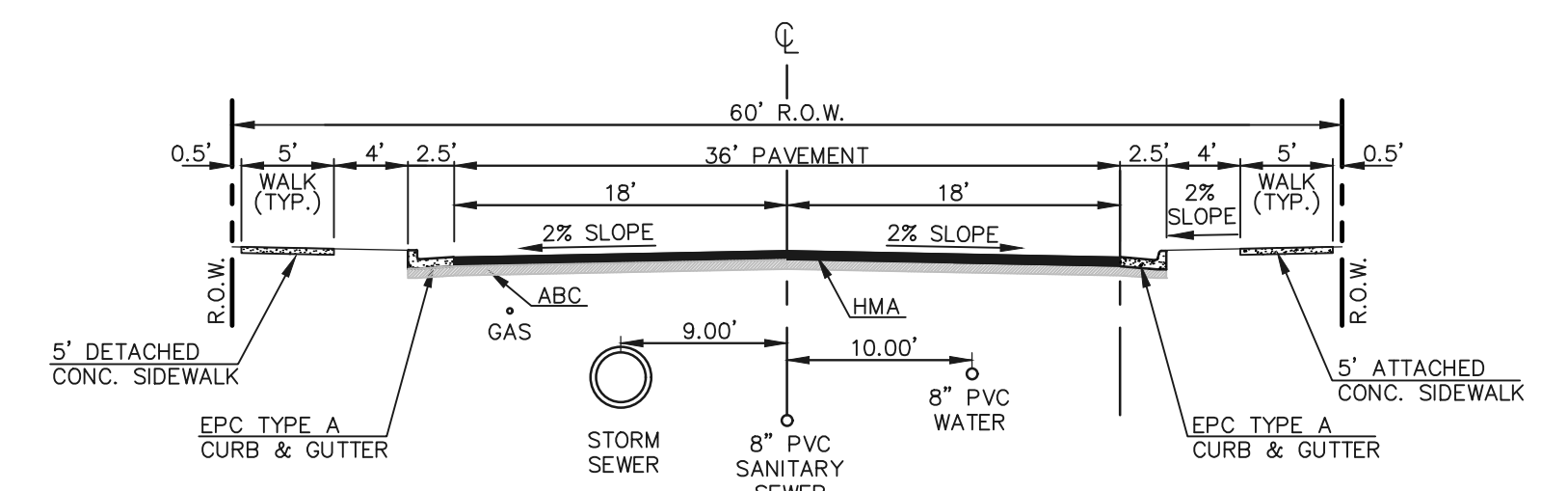


TYPICAL LOT CONFIGURATION DETAIL – ADU PRIVATE STREET
 NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS
 SCALE: 1"=20' (H)
 (DETACHED SINGLE FAMILY)
LOTS 118-149, 225-237
 NO PARKING / FIRE LANE SIGNAGE PER CSFD STANDARDS
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS

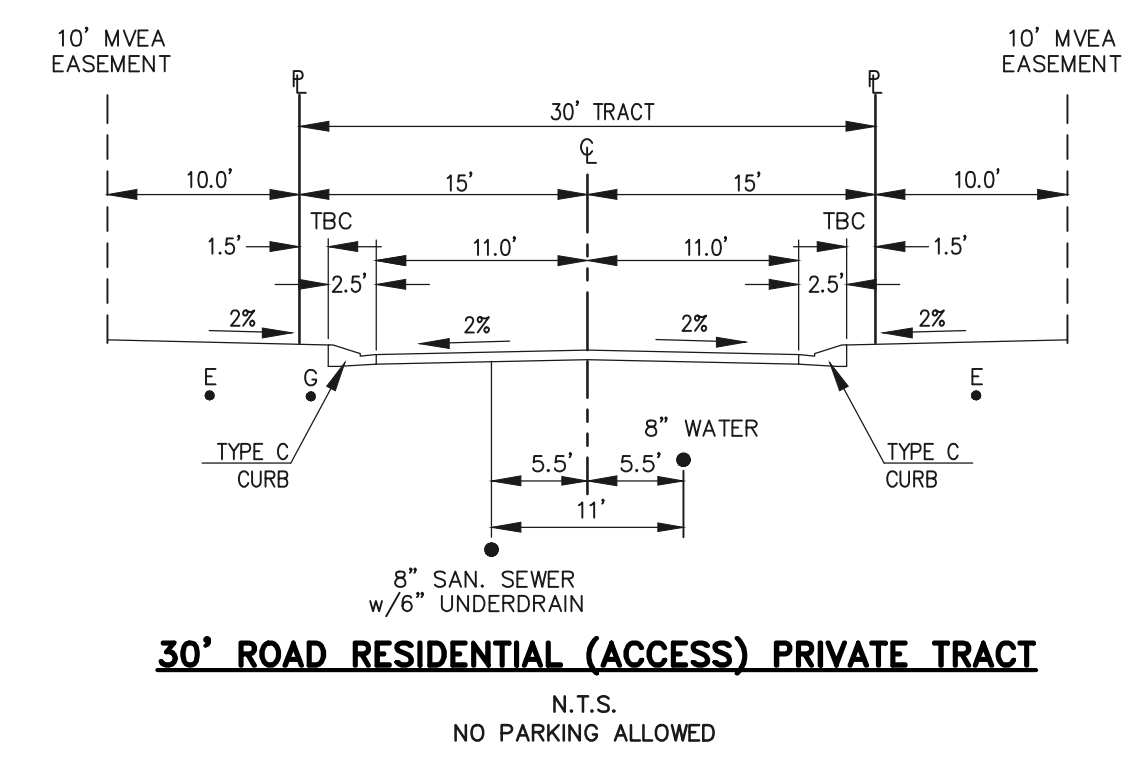
Staff is confused by these typical; it seems the driveways are shorter, and I don't understand the ADU; the typical should show the principal home and the ADU on the lot.



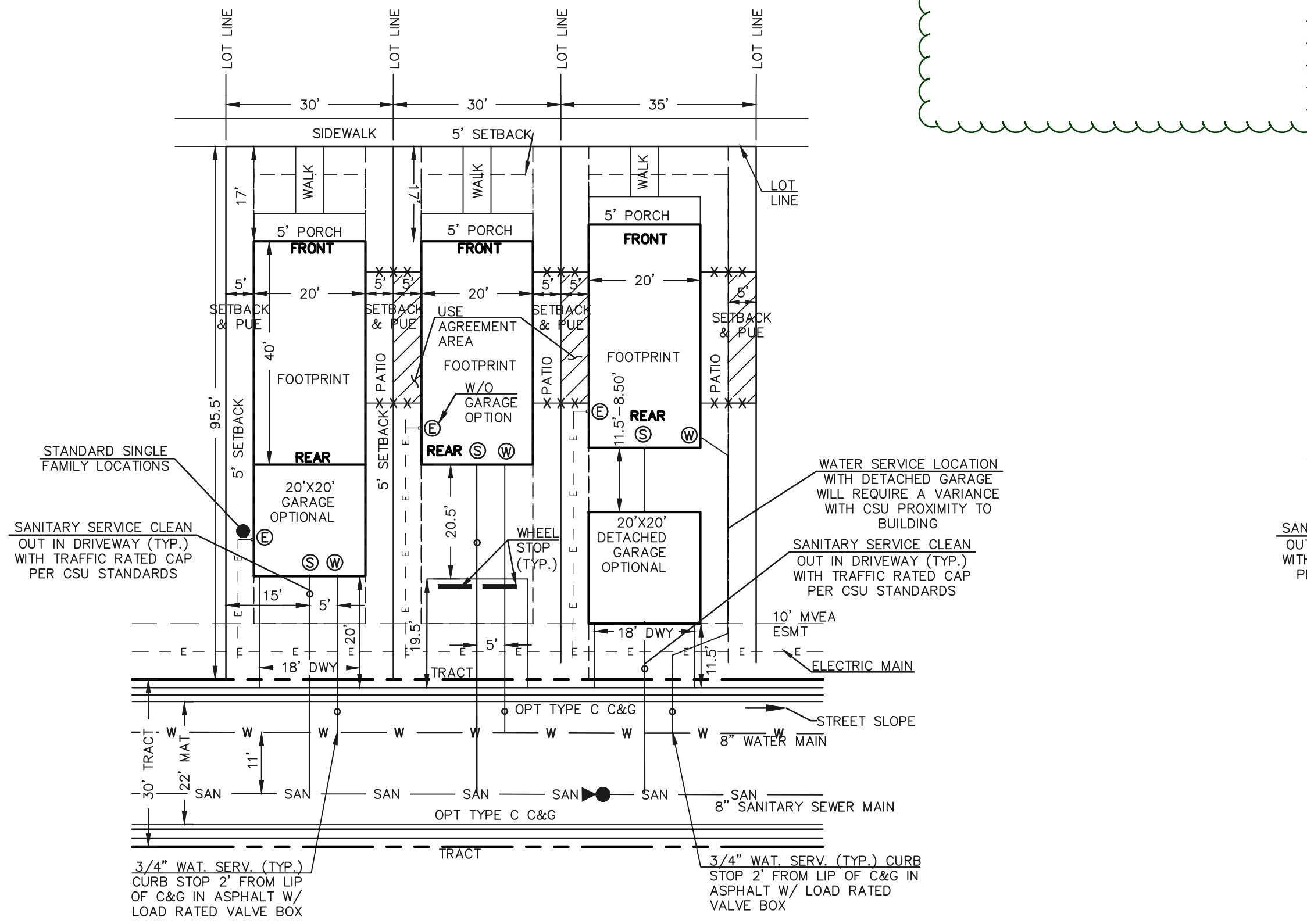
50' R.O.W. TYPICAL STREET/UTILITY SECTION URBAN LOCAL ROADWAY
 N.T.S.



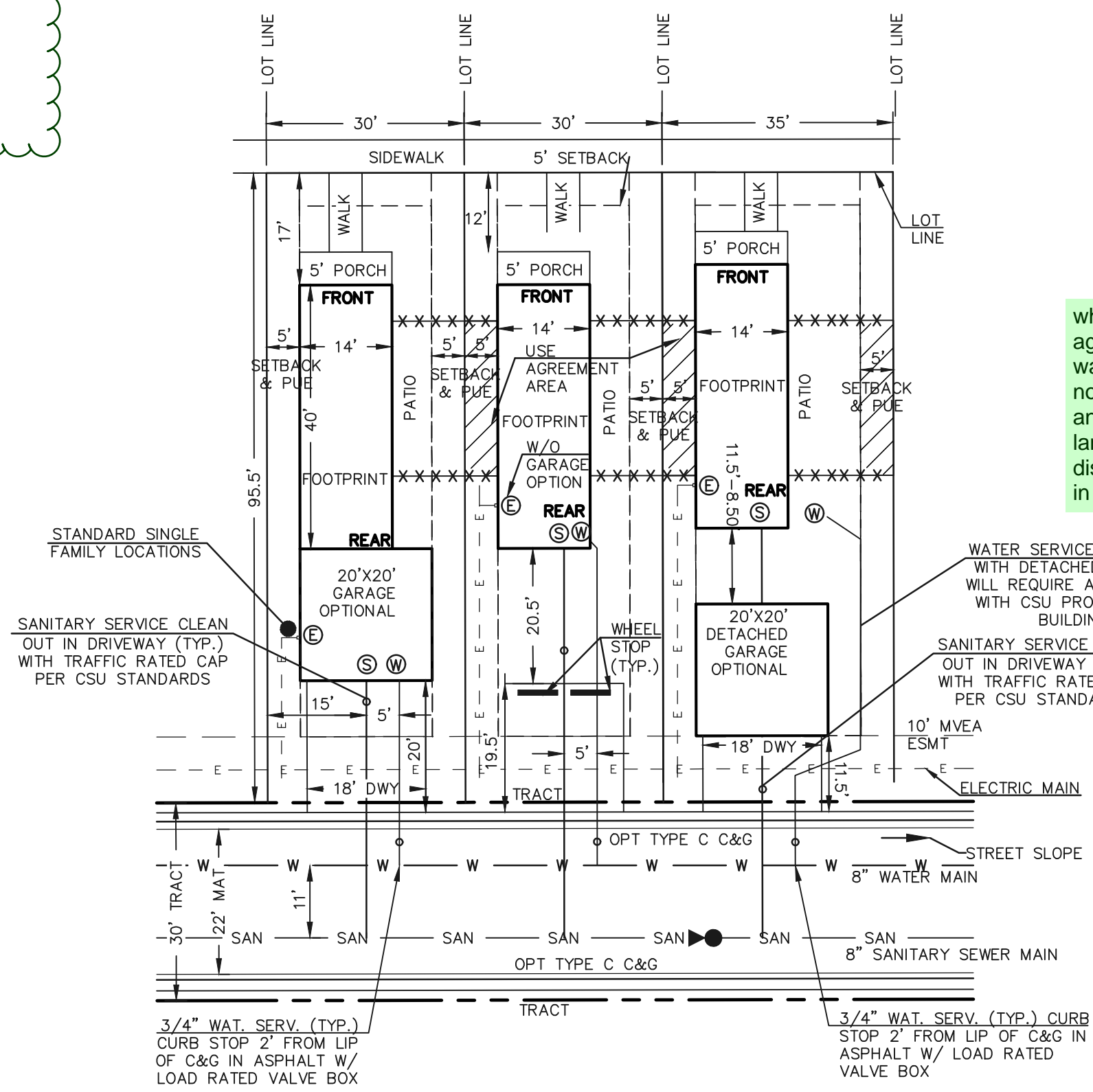
60' R.O.W. TYPICAL STREET/UTILITY SECTION URBAN RESIDENTIAL COLLECTOR
 N.T.S.



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

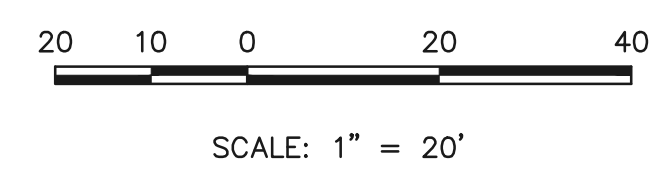


TYPICAL LOT CONFIGURATION DETAIL – PREAMBLE PRIVATE STREET (20'x40' BUILDING)
 NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS
 SCALE: 1"=20' (H)
 (DETACHED SINGLE FAMILY)
LOTS 150-224
 NO PARKING / FIRE LANE SIGNAGE PER CSFD STANDARDS
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS



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

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



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



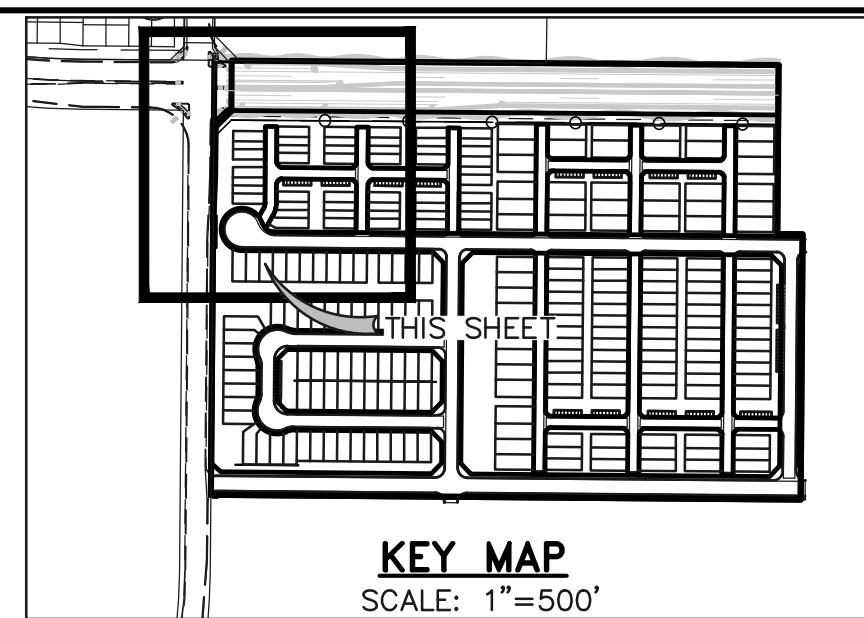
VILLAGES AT STERLING RANCH			
PUD DEVELOPMENT PLAN			
TYPICAL LOT TEMPLATES			
DESIGNED BY	EAS	SCALE	DATE 11/27/2023
DRAWN BY	EAS	(H) 1"= 20'	SHEET 3 OF 27
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26

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

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FOURSQUARE AT STERLING RANCH
EAST FILING NO. 1

TRACT I
FOURSQUARE AT STERLING RANCH
EAST FILING NO. 1



S76°31'31"E
819.68' BOUNDARY/ROW

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

LEGEND

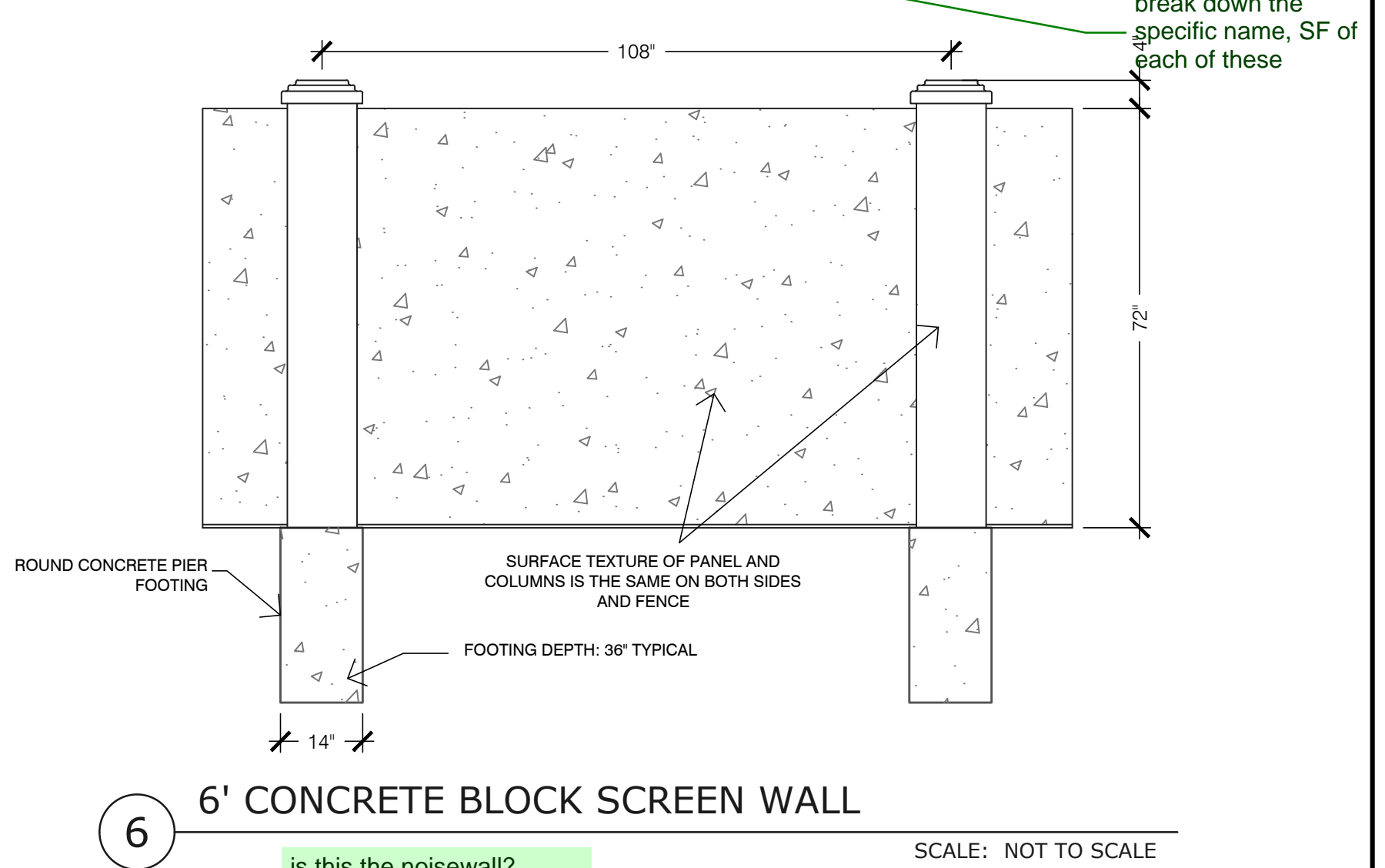
- BOUNDARY LINE _____
- PROPERTY LINE _____
- EASEMENT SETBACK LINE _____
- LINE OF SIGHT _____
- NO PARKING SIGNED OR STRIPED CURB _____
- EXISTING WATER LINE _____
- EXISTING SANITARY SEWER _____
- EXISTING STORM LINE _____

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

VILLAGES AT STERLING RANCH SUMMARY TABLE:

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

break down the
specific name, SF of
each of these



STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE

MATCHLINE SEE SHEET 4

TRACT A
180,952 SF
4.154 AC

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

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

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

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

TRACT I
FOURSQUARE AT STERLING
RANCH EAST FILING NO. 1

UNPLATTED
FUTURE SINGLE FAMILY

S76°31'31"E
819.68'

BOUNDARY/ROW

S76°31'31"E
1424.76'

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

FUTURE 6' MEANDERING SIDEWALK

1420.35'

PROP. 15' ACCESS & UTILITY EASEMENT

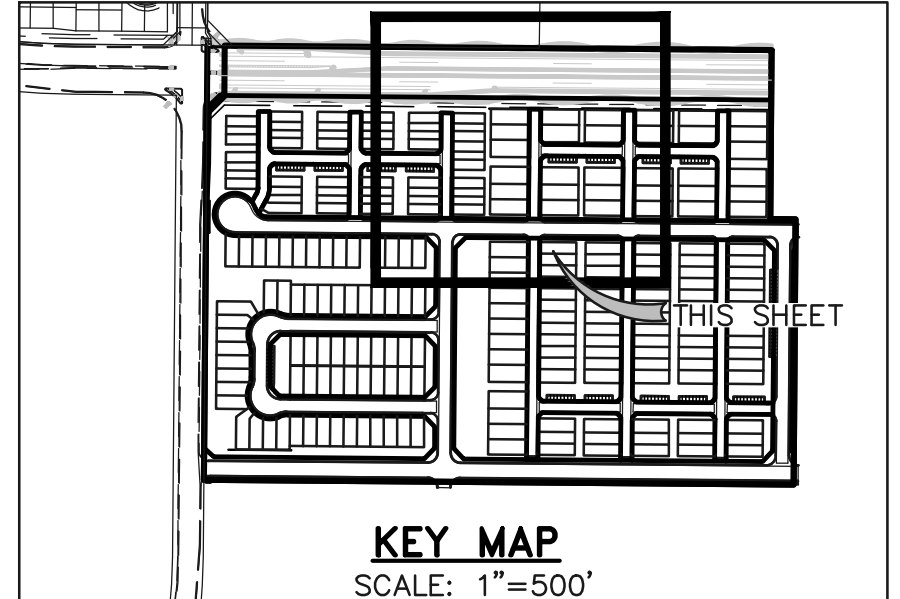
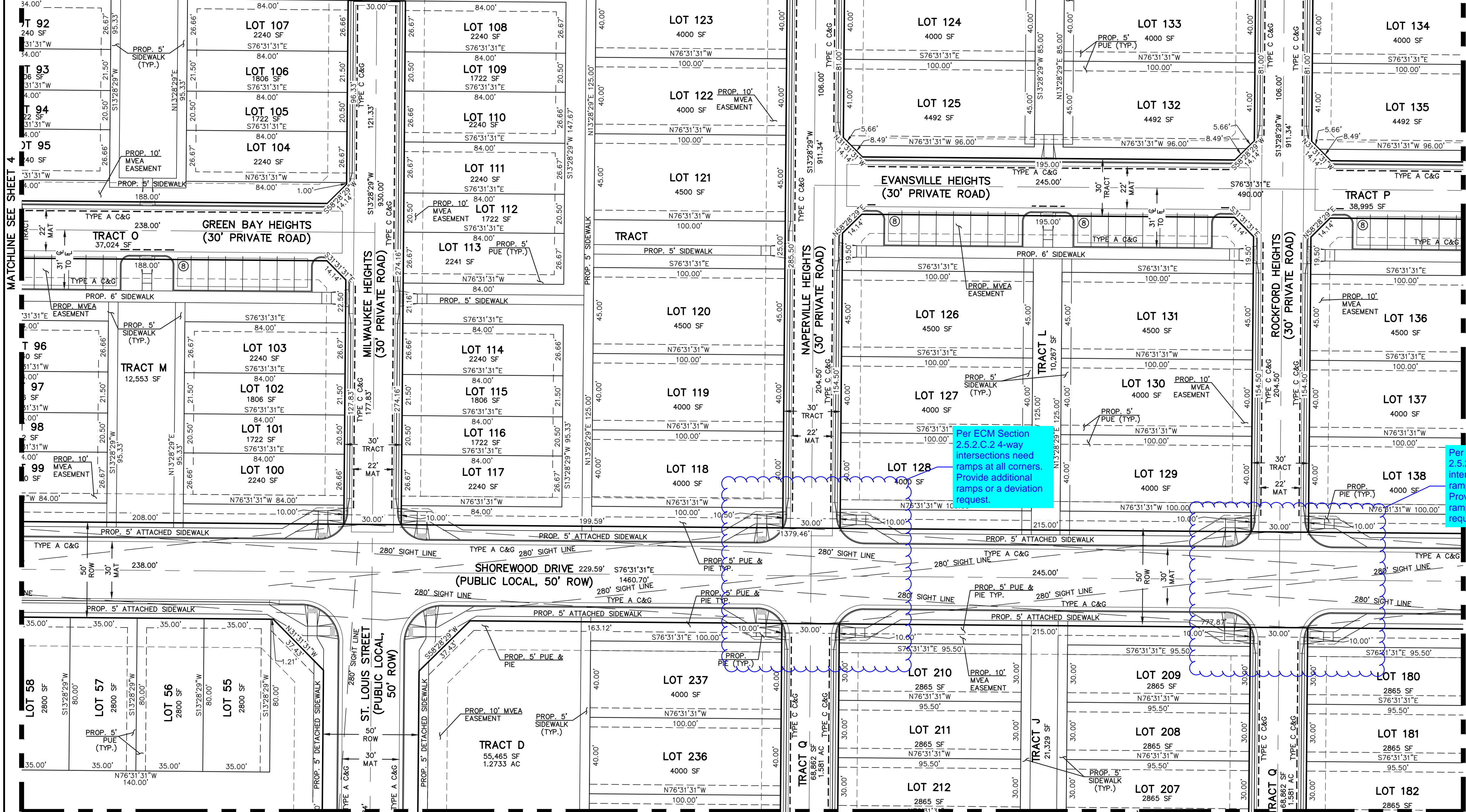
PROP. 25' LANDSCAPE SETBACK & SCREENWALL

TRACT A

180,952 SF
4.154 AC

TRACT P

38,995 SF



LEGEND

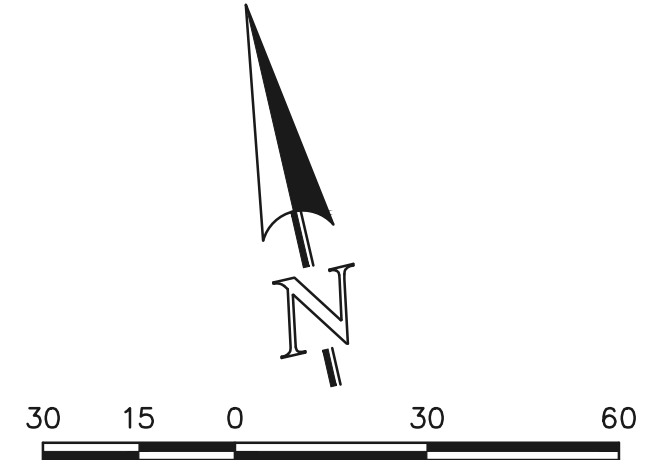
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6

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

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



SCALE: 1" = 30'

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

CLASSIC CONSULTING

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

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

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

MATCHLINE SEE SHEET 8

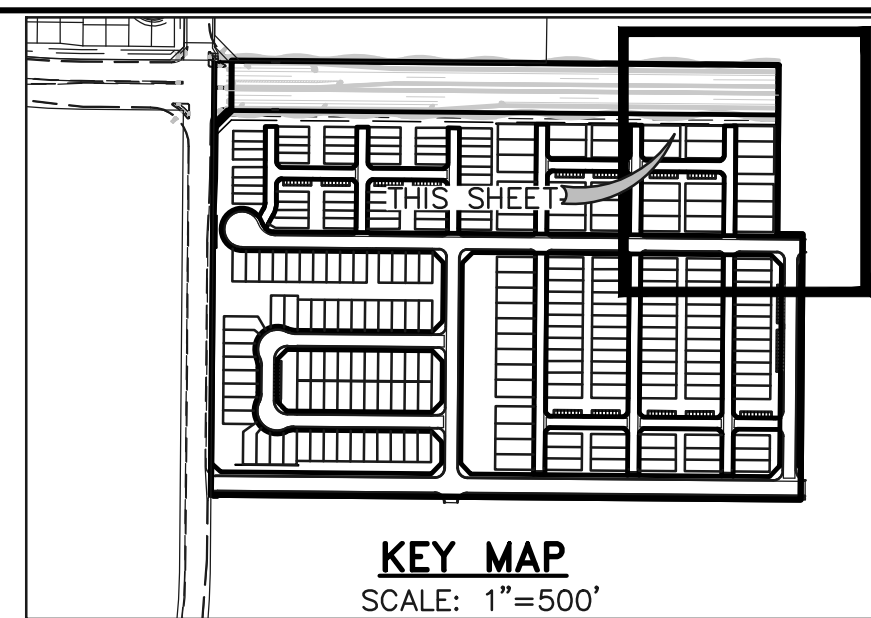
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UNPLATTED
FUTURE SINGLE FAMILY

S76°31'31"E
819.68'
BOUNDARY/ROW

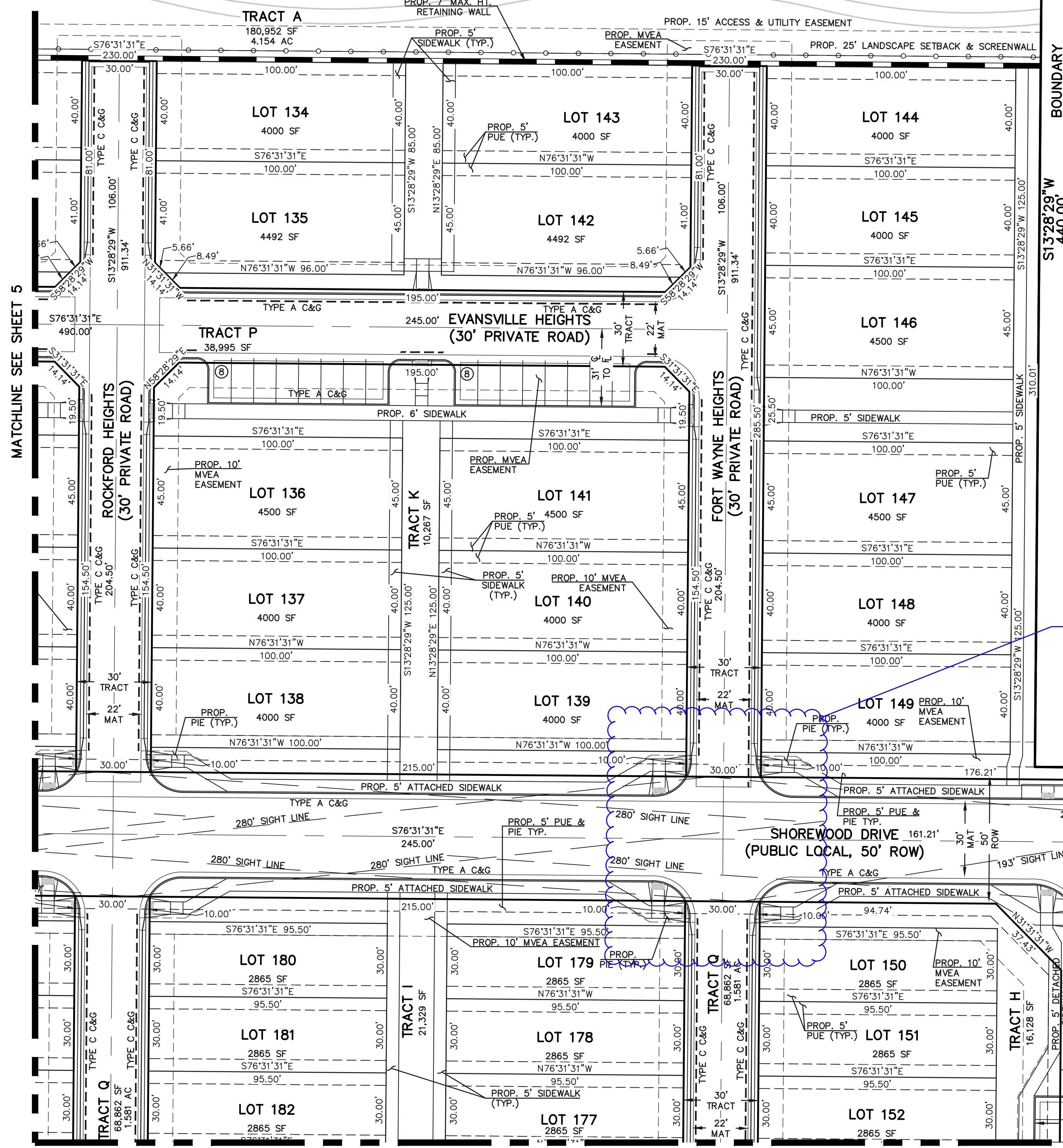
UNPLATTED
FUTURE BRIARGATE PARKWAY
RIGHT OF WAY

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

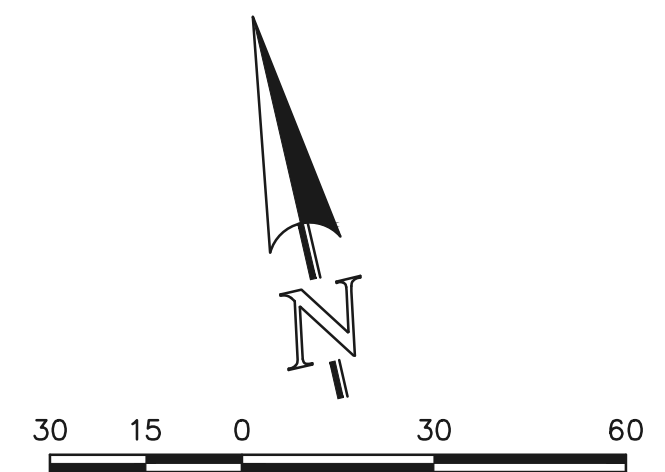


LEGEND

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



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



SCALE: 1" = 30'

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

CLASSIC CONSULTING

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

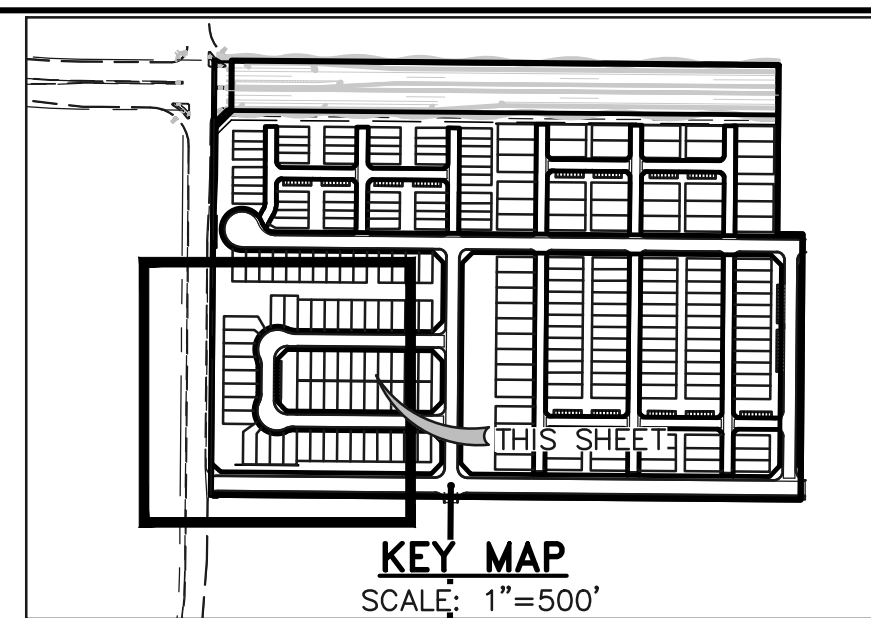
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	6 OF 27
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26	

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

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 9

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LEGEND

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

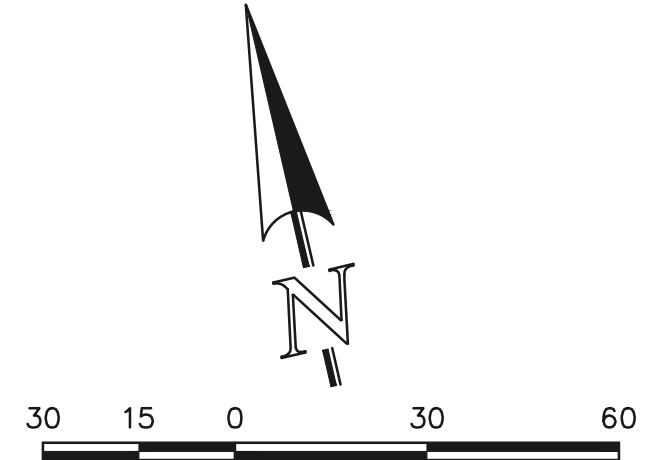
6.2.5. Parking, Loading and Maneuvering Standards

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

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

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

discuss at comment meeting



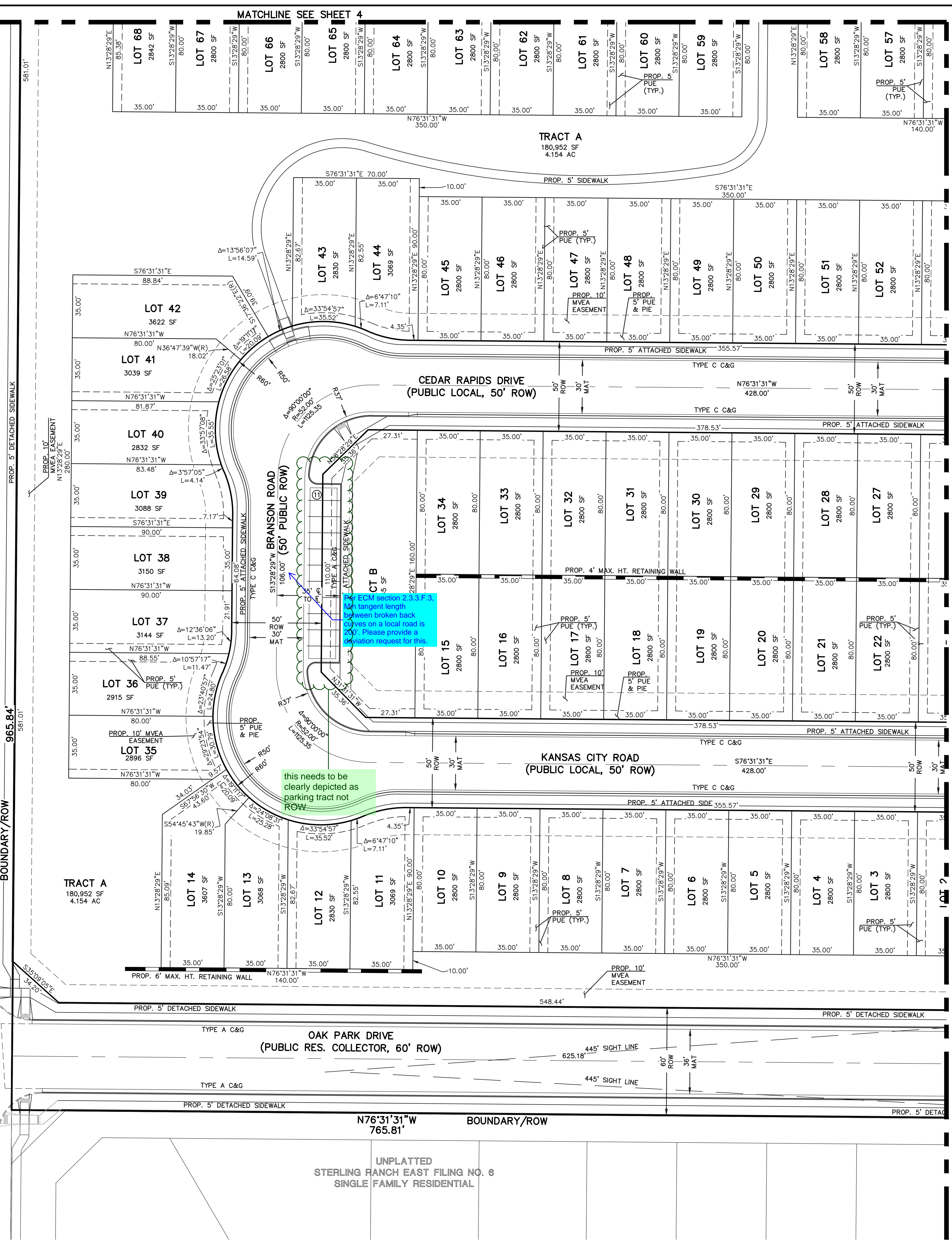
SCALE: 1" = 30'
 EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH
 PUD DEVELOPMENT PLAN
 & PRELIMINARY PLAN



DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	7 OF 27
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.26

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ECM section 2.3.3.F.3. (a) tangent length between broken back curves on a local road is 25'. Please provide a clarification request for this.

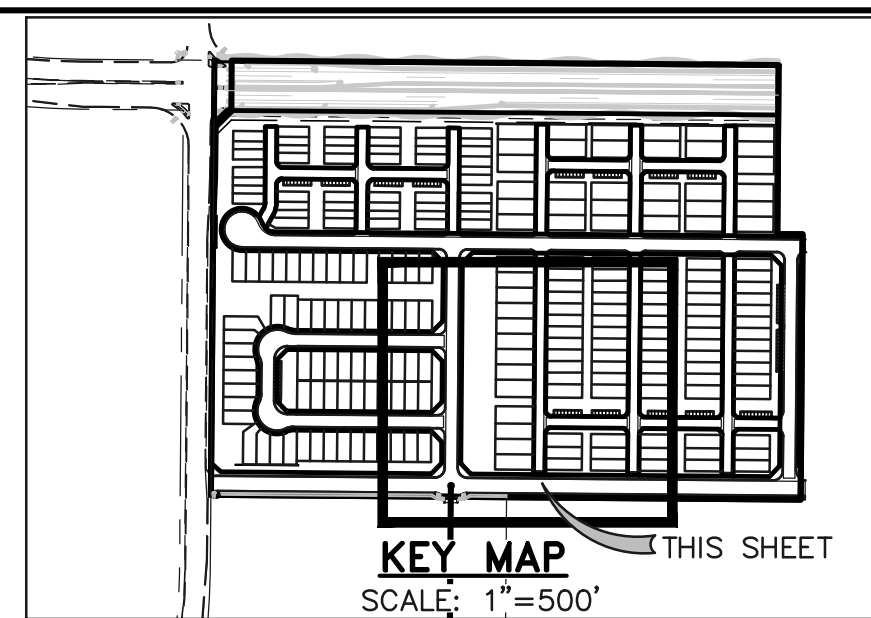
this needs to be clearly depicted as parking tract not ROW

UNPLATTED
 STERLING RANCH EAST FILING NO. 8
 SINGLE FAMILY RESIDENTIAL

STERLING RANCH EAST
 FILING NO. 1
 FUTURE SCHOOL SITE

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

BASIS OF BEARINGS
 N132829"E 1168.84'
 965.84'



LEGEND

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

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



30 15 0 30 60

SCALE: 1" = 30'

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

VILLAGES AT STERLING RANCH

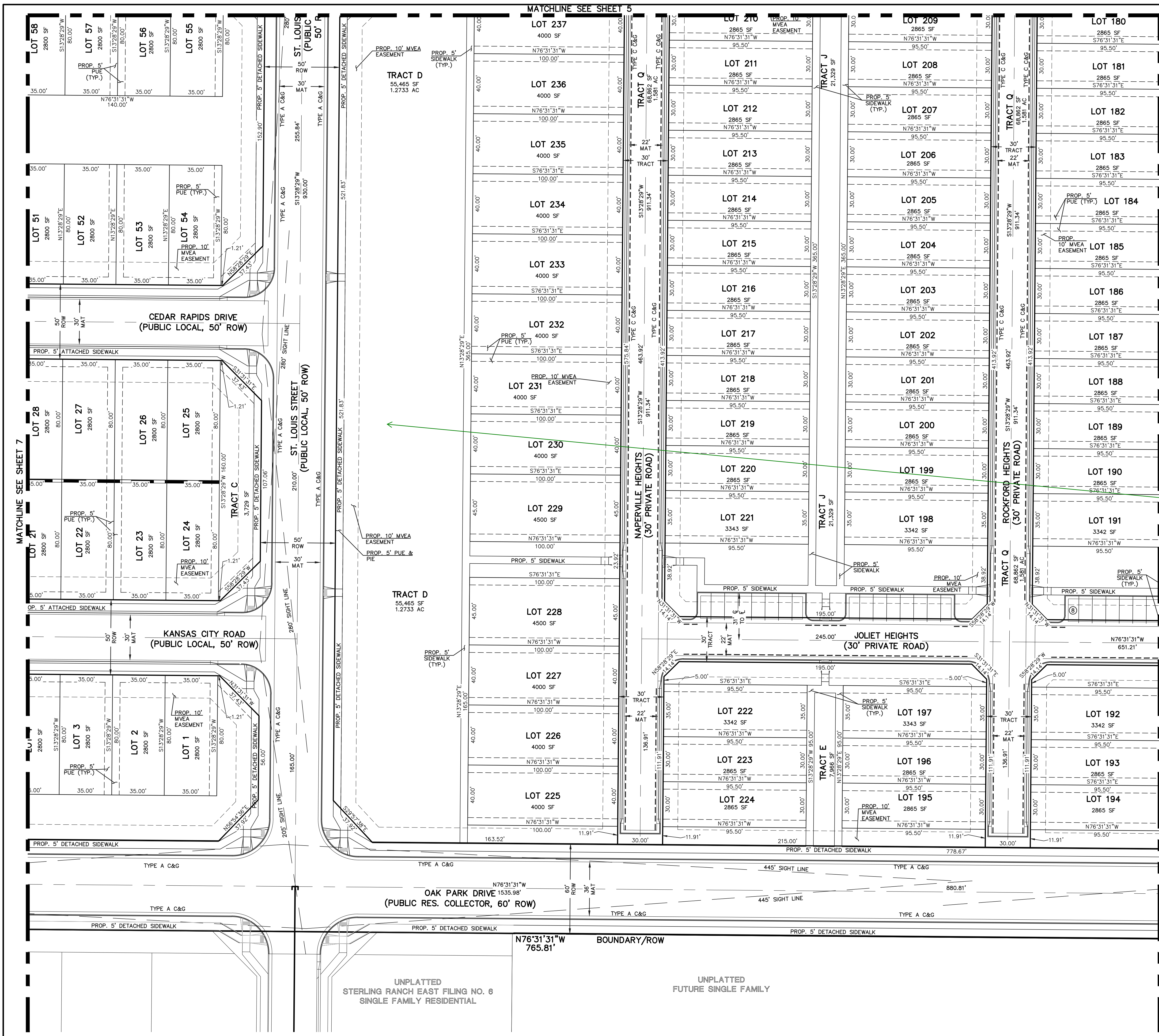
PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

DESIGNED BY EAS SCALE DATE 11/27/2023

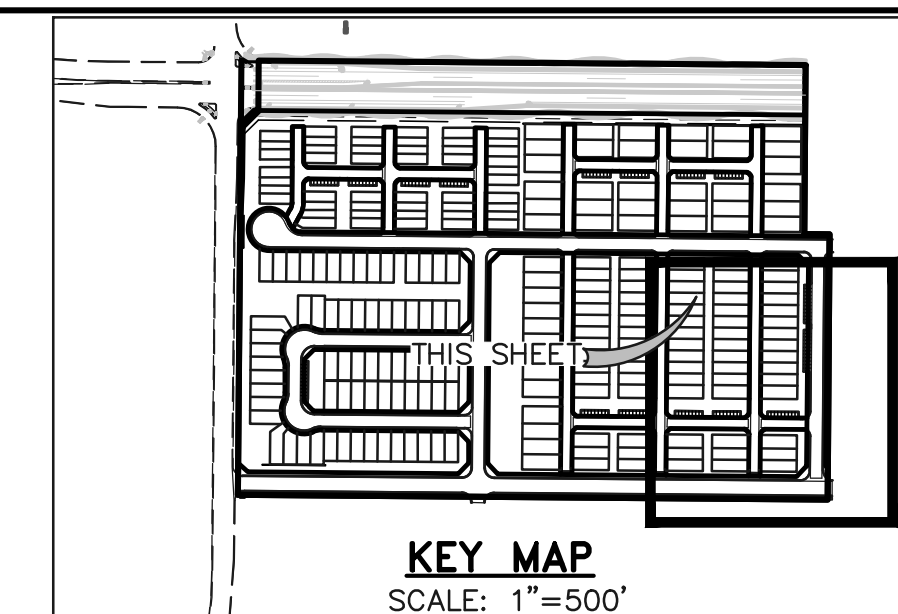
DRAWN BY EAS (H) 1" = 30' SHEET 8 OF 27

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

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



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LEGEND

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



SCALE: 1" = 30'

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

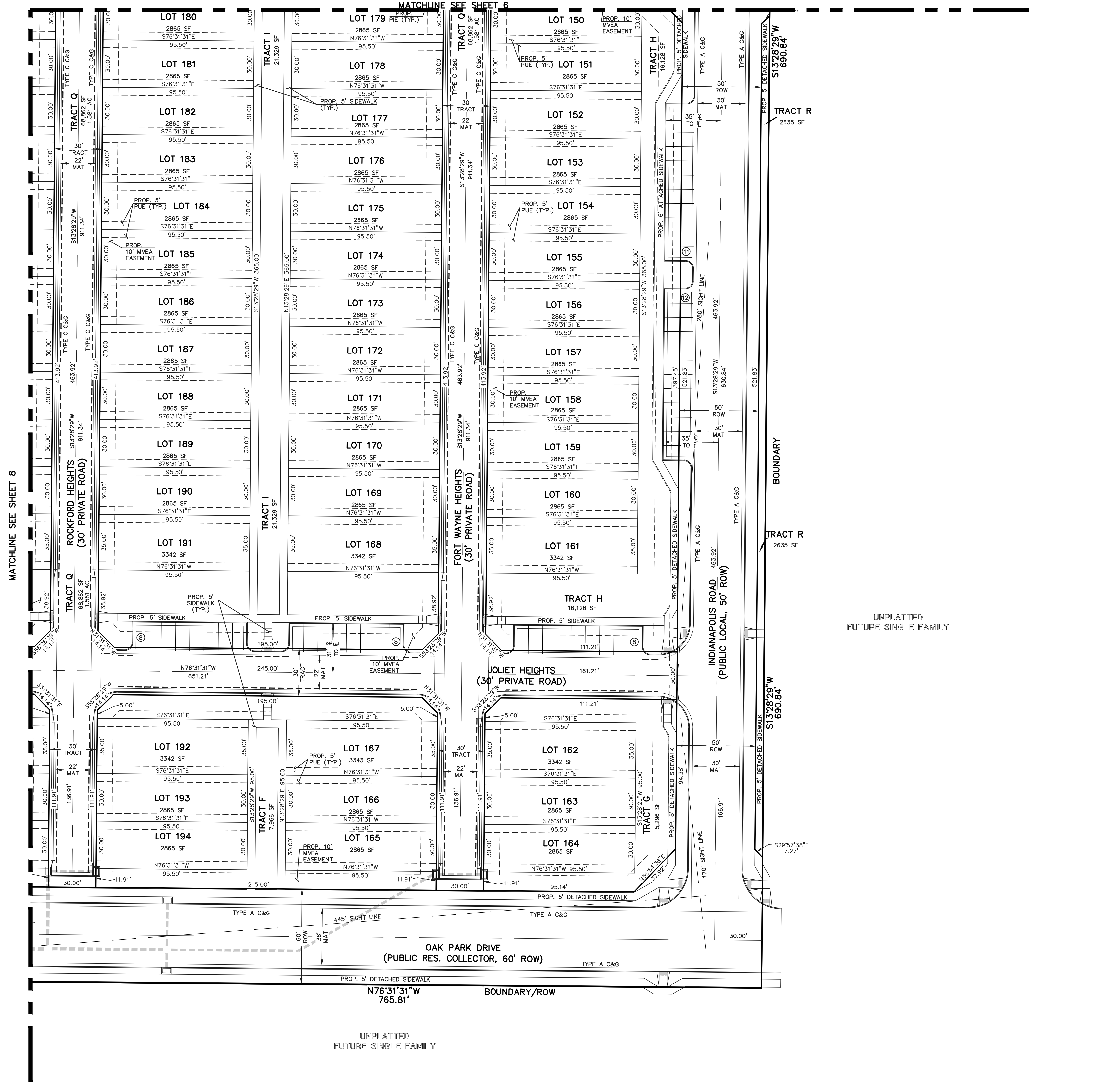
VILLAGES AT STERLING RANCH

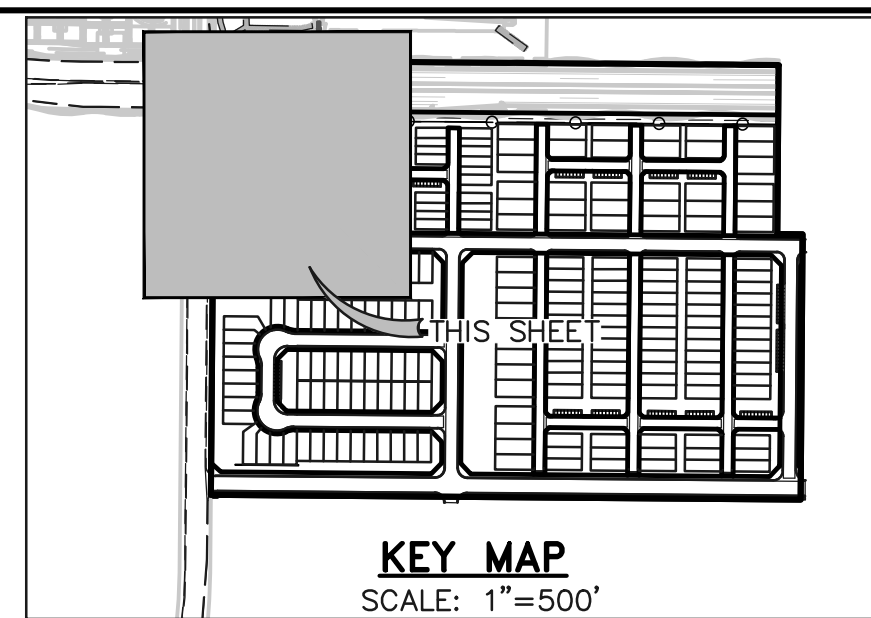
PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

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

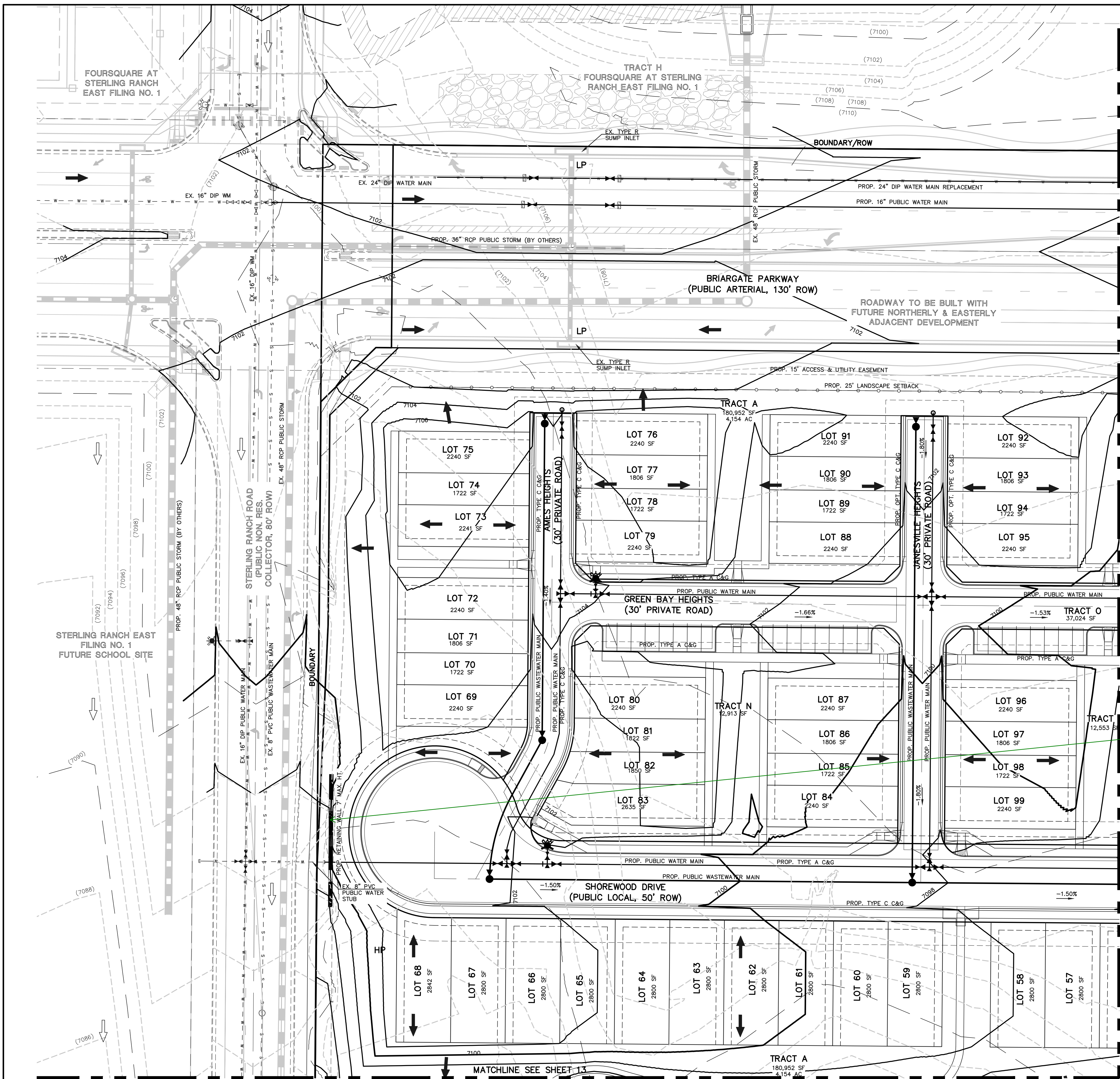


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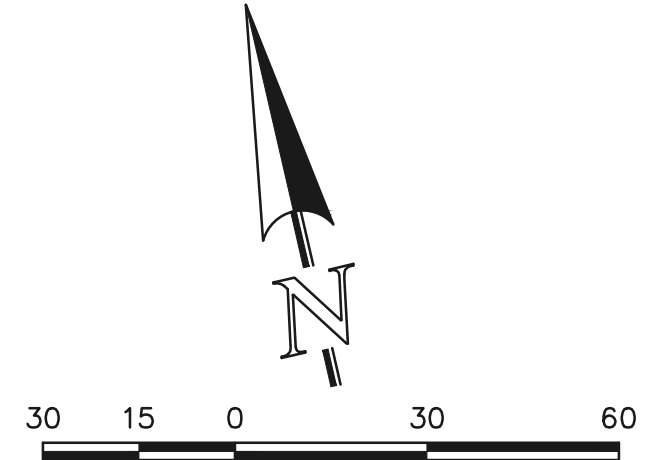
- LEGEND**
- (6770) --- EXISTING CONTOUR
 - 6770 — PROPOSED CONTOUR
 - BOUNDARY/FILING LINE
 - EXISTING FLOW DIRECTION
 - ➔ PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - ▬▬▬ PROPOSED STORM PIPE
 - ▬▬▬ EXISTING STORM PIPE
 - HP PROPOSED HIGH POINT
 - LP PROPOSED LOW POINT



MATCHLINE SEE SHEET 11

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

detail please



SCALE: 1" = 30'

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

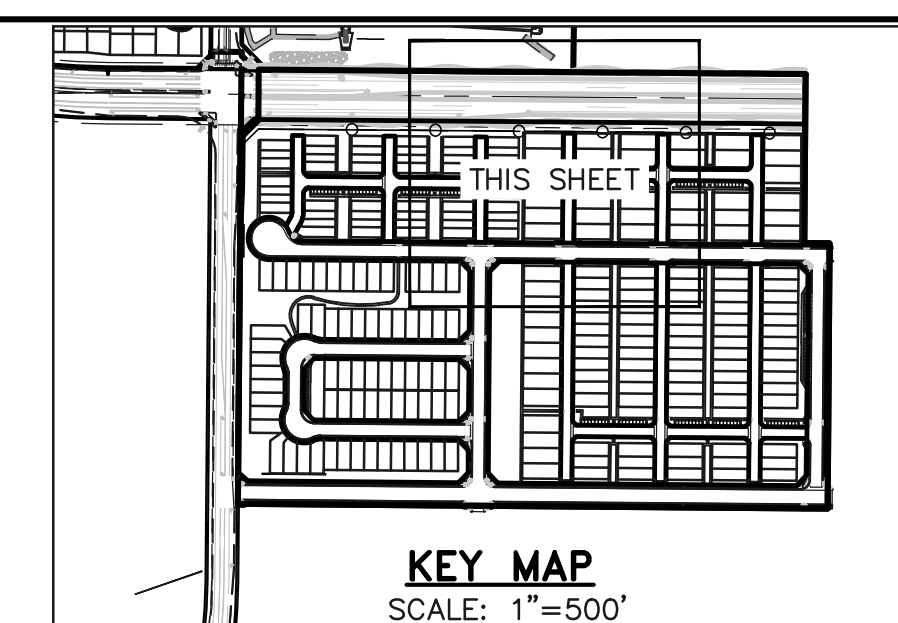
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(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

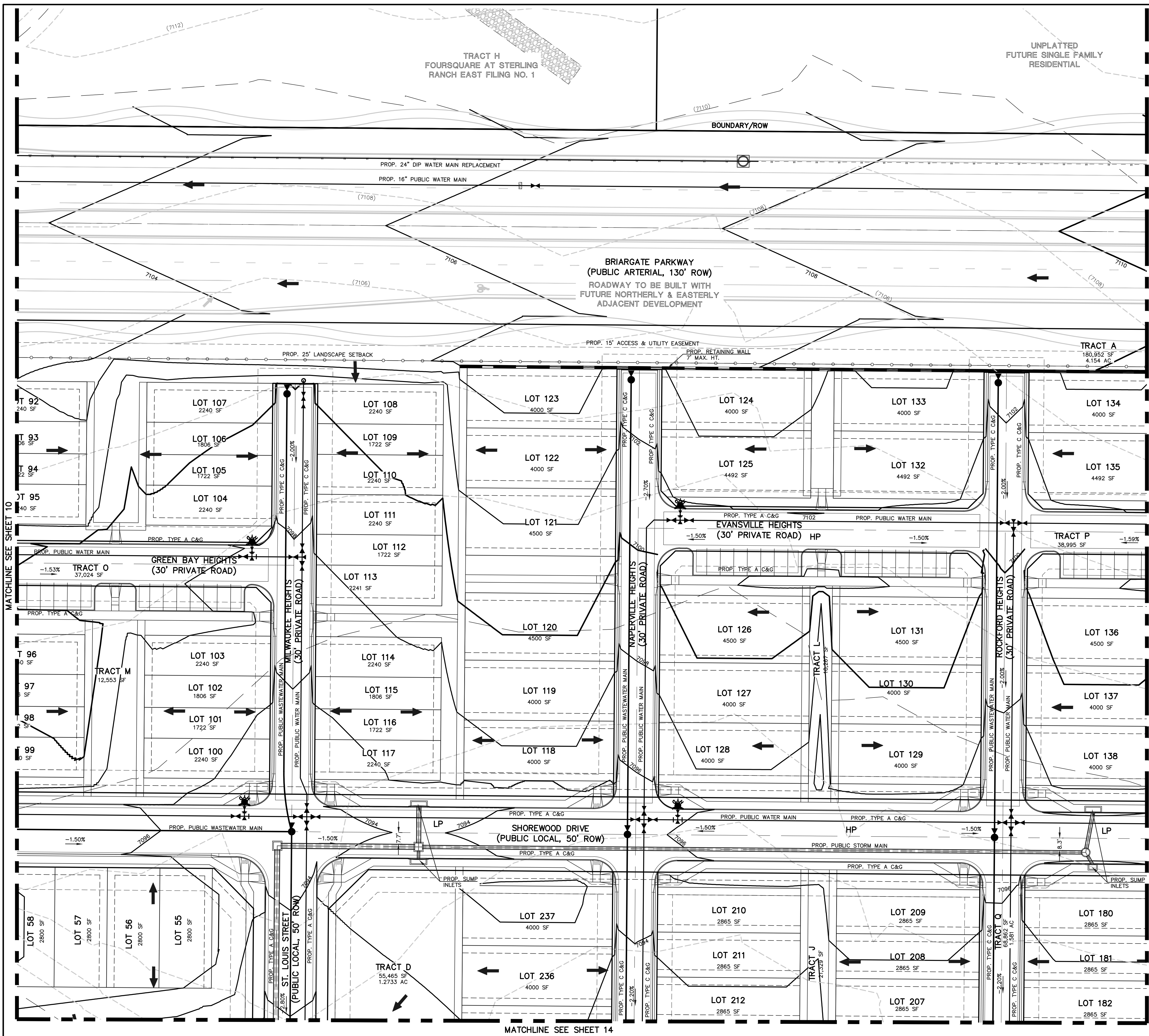
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LEGEND

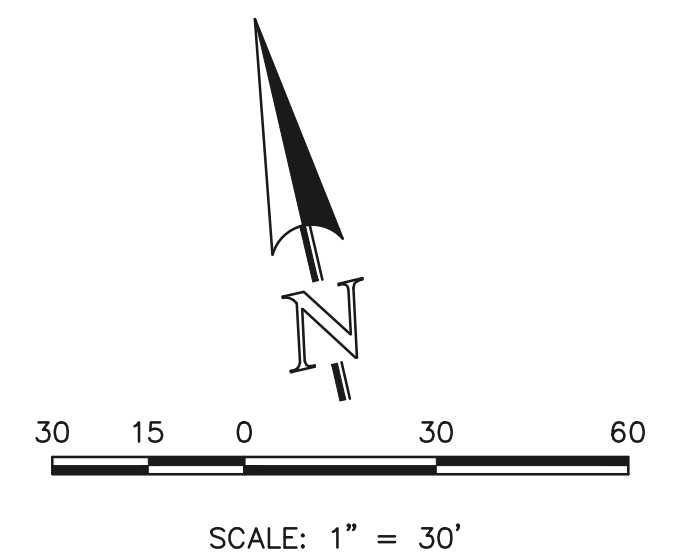
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED HIGH POINT
- PROPOSED LOW POINT



MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 14



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

CLASSIC CONSULTING

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Colorado Springs, Colorado 80903

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(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

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

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UNPLATTED
FUTURE SINGLE FAMILY
RESIDENTIAL

BOUNDARY/ROW

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

UNPLATTED
FUTURE BRIARGATE PARKWAY
RIGHT OF WAY

TRACT A
180,952 SF
4.154 AC

LOT 134
4000 SF

LOT 143
4000 SF

LOT 144
4000 SF

LOT 135
4492 SF

LOT 142
4492 SF

LOT 145
4000 SF

TRACT P
38,995 SF

EVANSVILLE HEIGHTS
(30' PRIVATE ROAD)

LOT 146
4500 SF

LOT 136
4500 SF

TRACT K
10,267 SF

LOT 141
4500 SF

LOT 147
4500 SF

LOT 137
4000 SF

LOT 140
4000 SF

LOT 148
4000 SF

LOT 138
4000 SF

LOT 139
4000 SF

LOT 149
4000 SF

TRACT Q
66,662 SF
1.531 AC

LOT 180
2865 SF

LOT 179
2865 SF

LOT 150
2865 SF

LOT 181
2865 SF

TRACT J
7,028 SF

LOT 178
2865 SF

TRACT H
16,128 SF

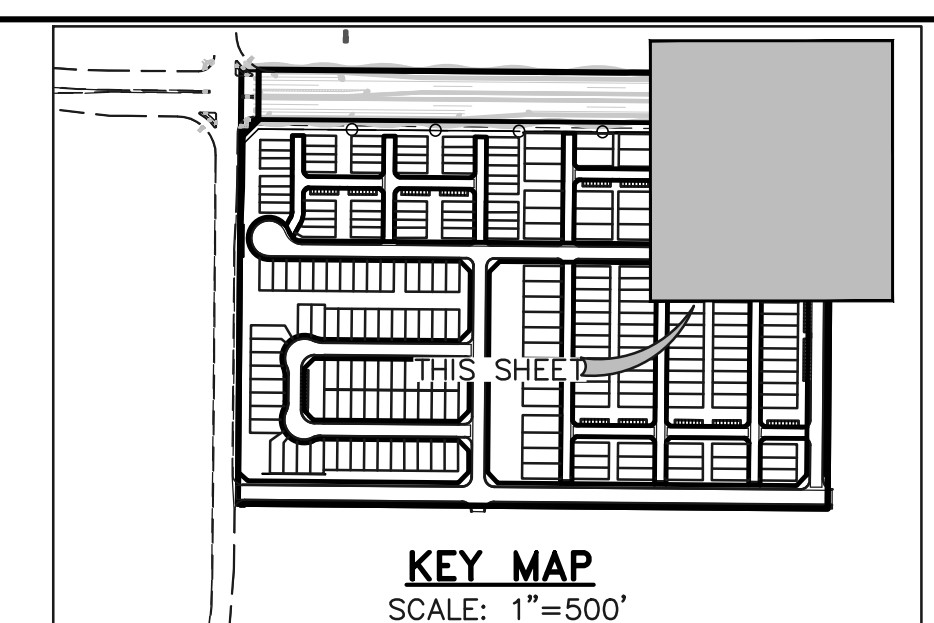
LOT 151
2865 SF

LOT 182
2865 SF

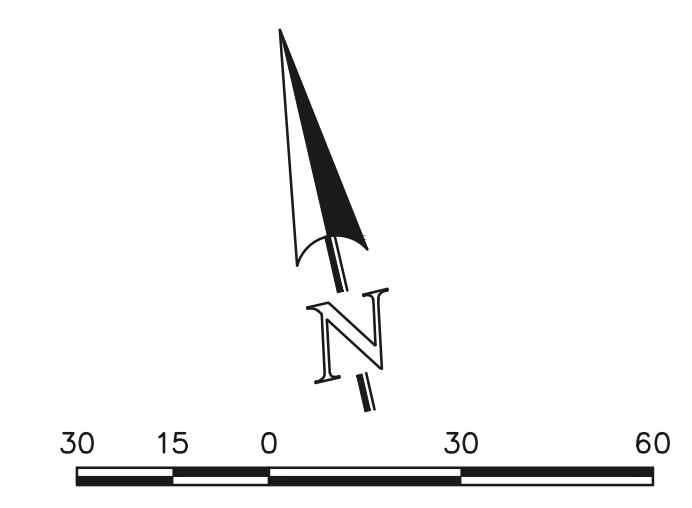
LOT 177
2865 SF

LOT 152
2865 SF

TRACT R
2635 SF



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



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

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

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(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

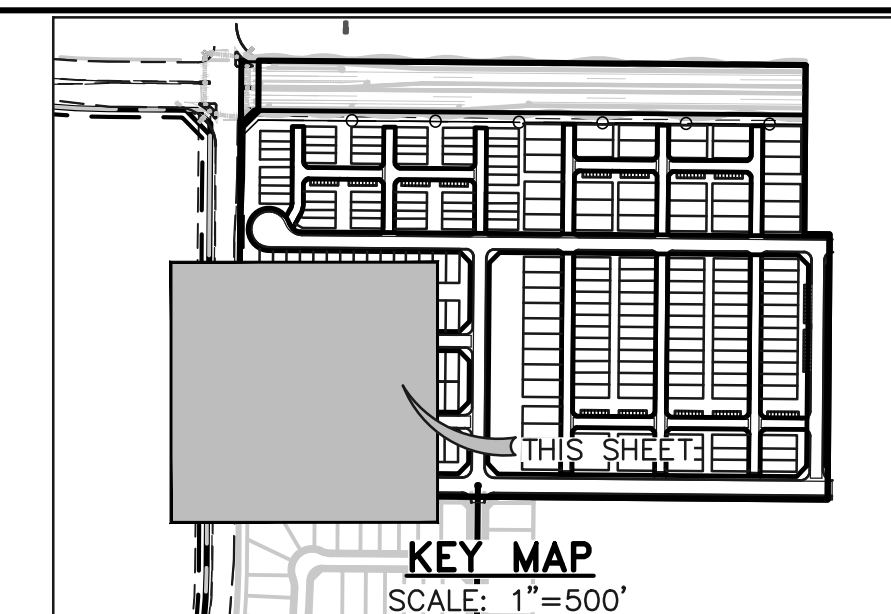
PRELIMINARY GRADING AND UTILITY PLAN

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

MATCHLINE SEE SHEET 11

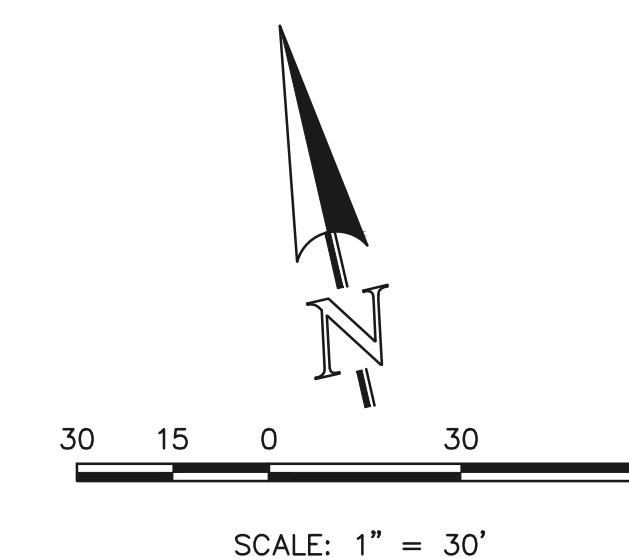
MATCHLINE SEE SHEET 15

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LEGEND

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

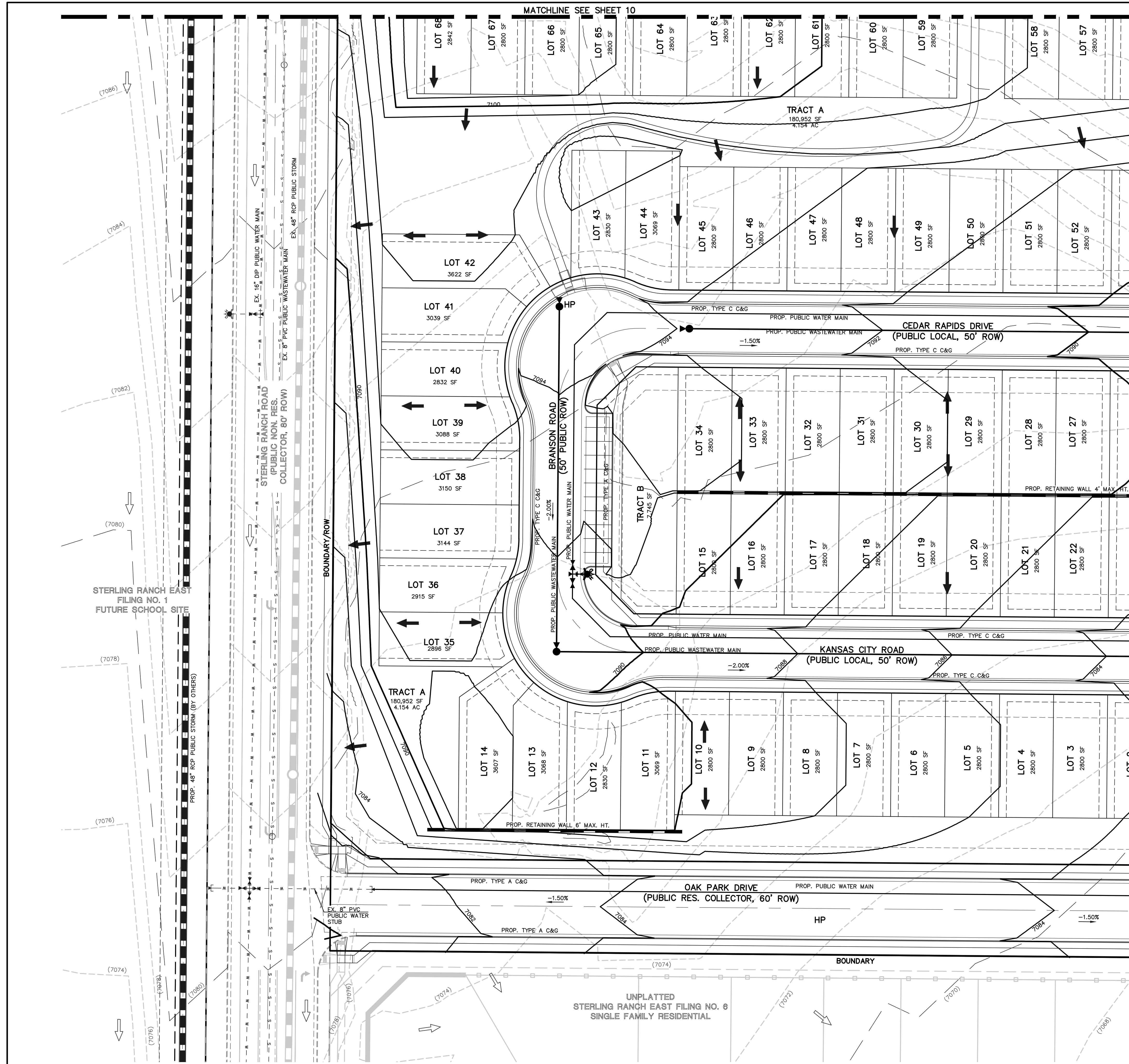


EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

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

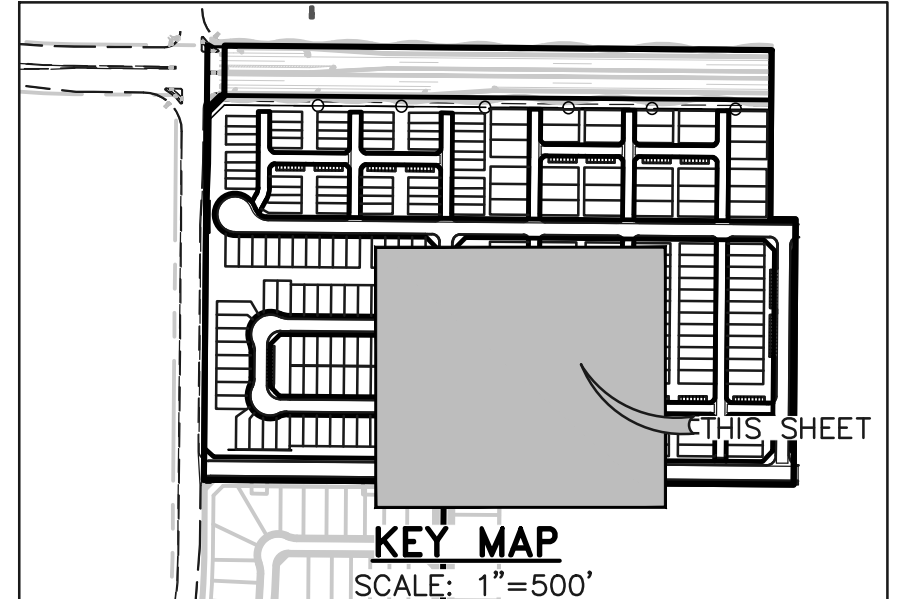
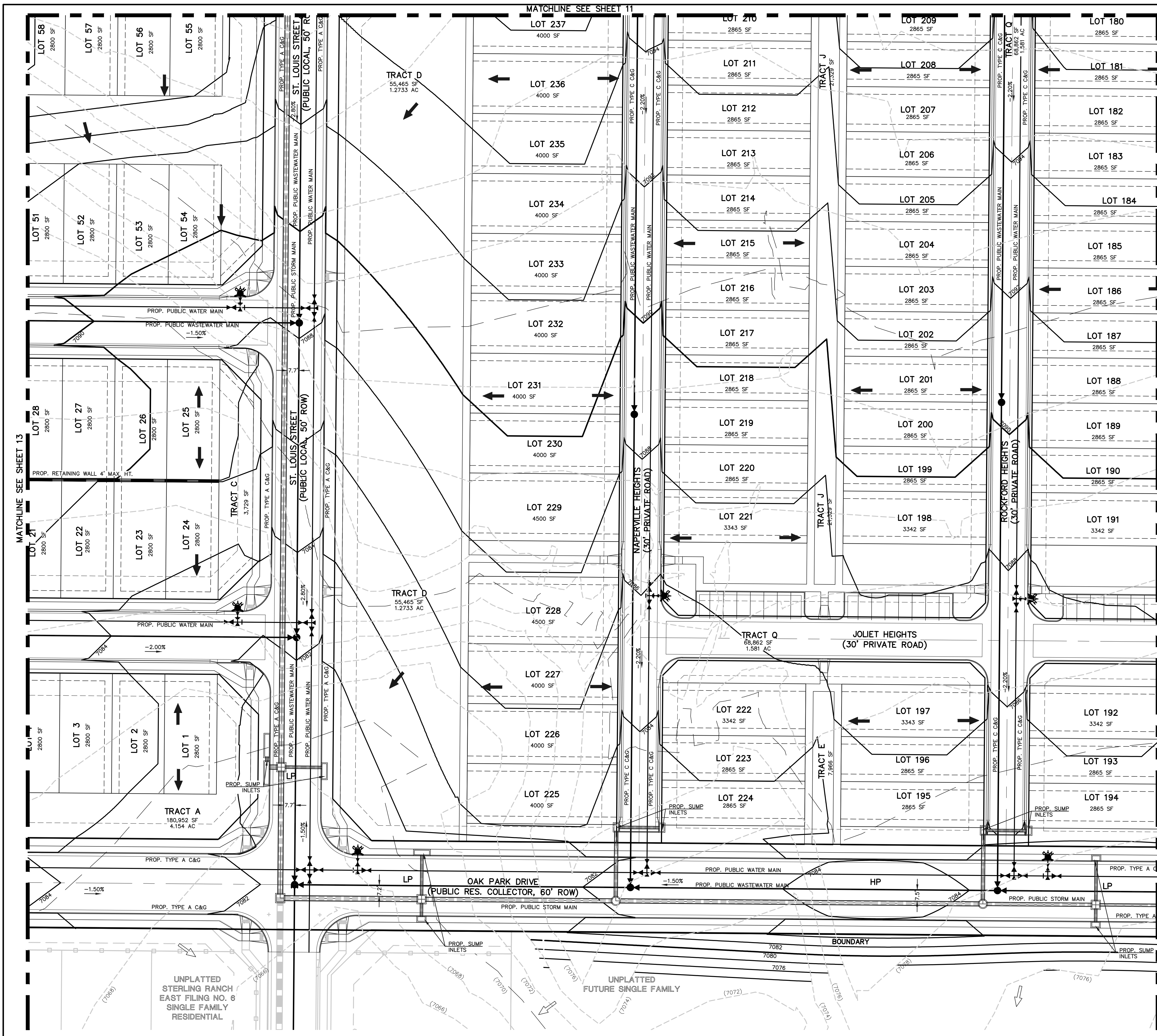


MATCHLINE SEE SHEET 10

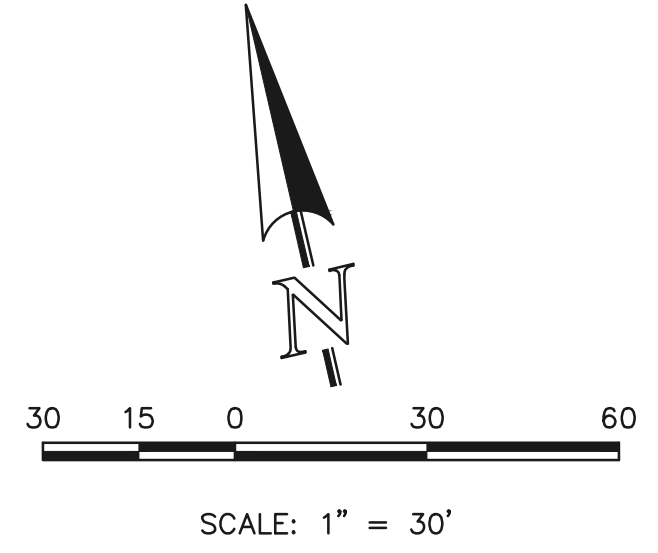
MATCHLINE SEE SHEET 14

UNPLATTED STERLING RANCH EAST FILING NO. 8 SINGLE FAMILY RESIDENTIAL

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



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

VILLAGES AT STERLING RANCH

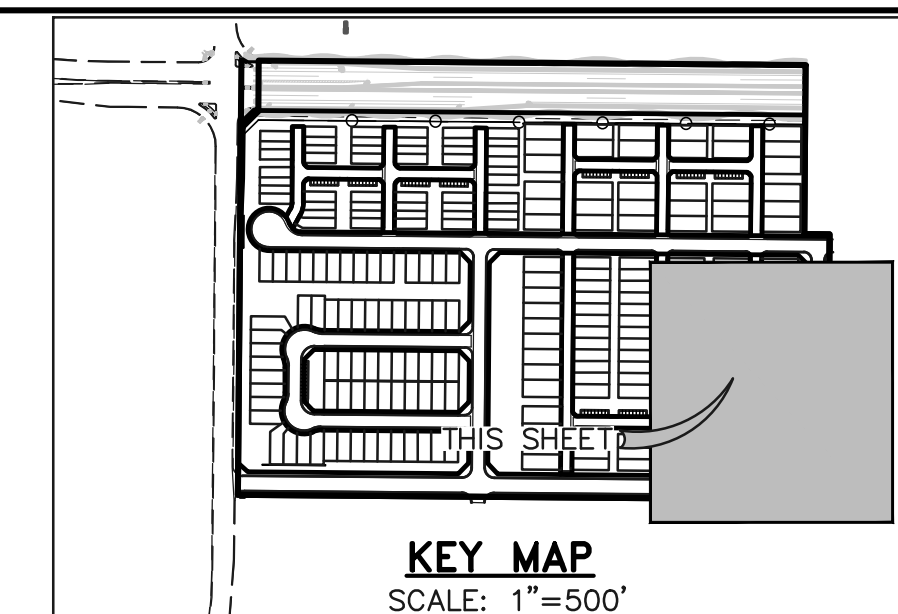
PRELIMINARY GRADING AND UTILITY PLAN

CLASSIC CONSULTING

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

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(719) 785-0799 (Fax)

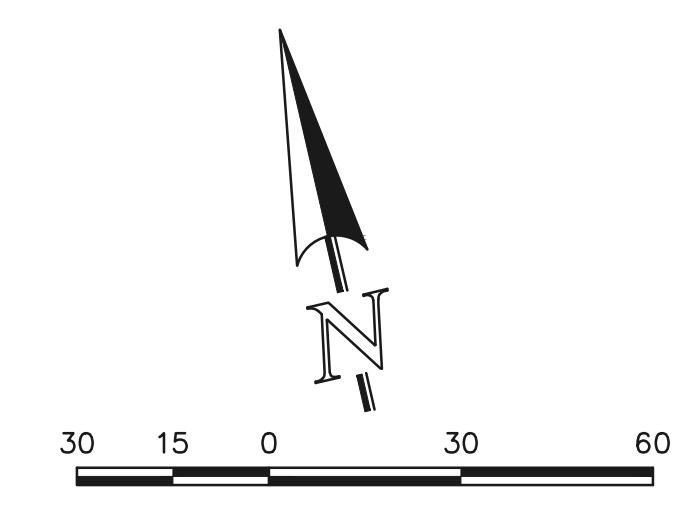
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LEGEND

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

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



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




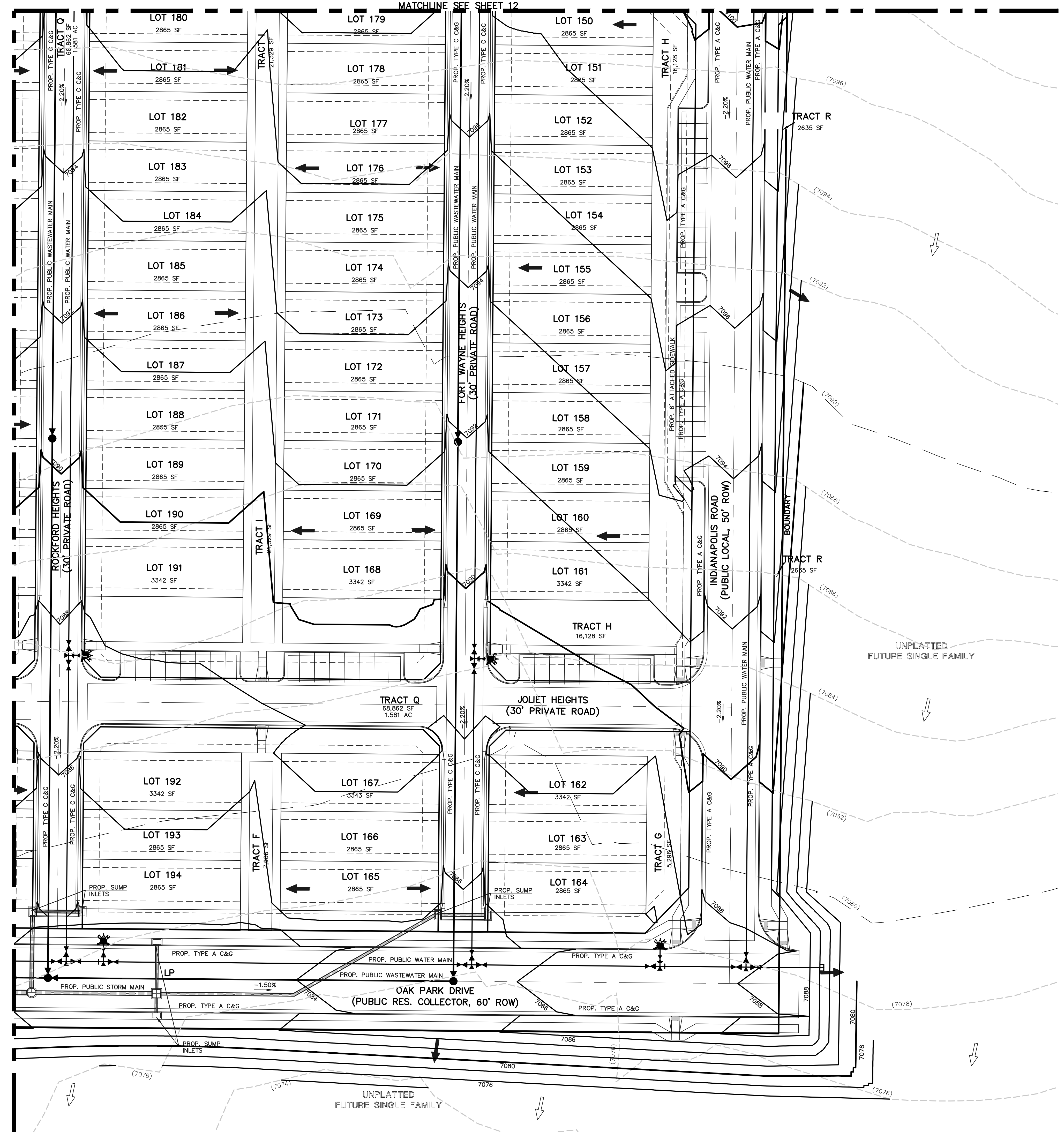
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

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





MATCHLINE SEE SHEET 14

title block all sheets
 please add per
 checklist

PLANTING LEGEND

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

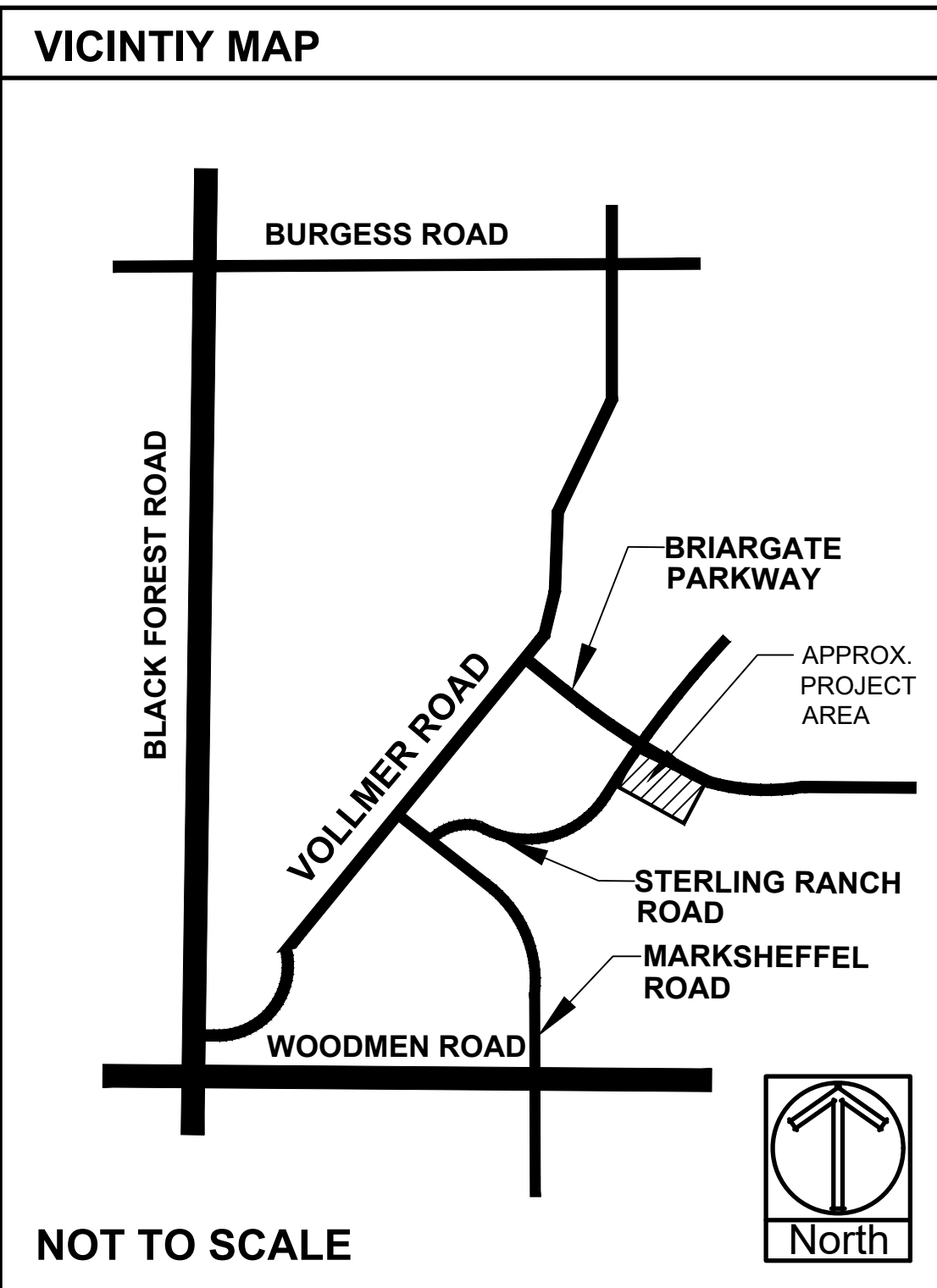
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ABM	37	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K,S,SIG
ACT	4	Acer tataricum	Maple tatarian	1-1/2"	Z=3, 8.5K,A,SIG
ANM	16	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K,S,SIG
ARR	10	Acer platanoides 'Royal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

DATE	REVISION DESCRIPTION

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



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



PROJECT SITE DATA

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

LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

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

Shrub Substitutions

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

Motor Vehicle (MV)

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

Min. 3' High Screening

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

update parking requirements, ADA req

GROUNDCOVER LEGEND

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

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 DATE: 4/10/2024
 DRAWN BY: MB
 DRAWING DESCRIPTION: TITLE SHEET
 SHEET #: L-TS
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CALLOUT KEY

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

PLANT SYMBOL KEY

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

PLANT AND TREE WARRANTY NOTE

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

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

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

ALL NON-IRRIGATED NATIVE SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

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

UTILITY NOTE

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

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

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

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

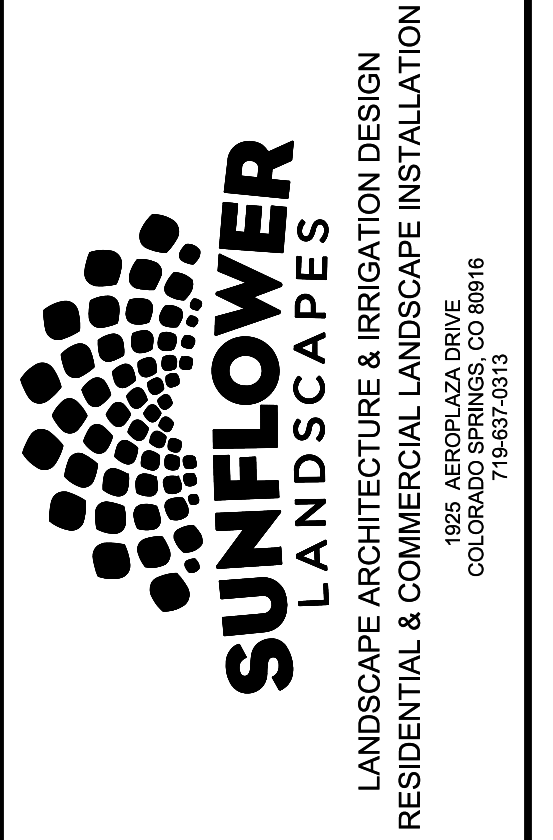
SITE CONDITIONS NOTE

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

LANDSCAPE INSTALLATION NOTES

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

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



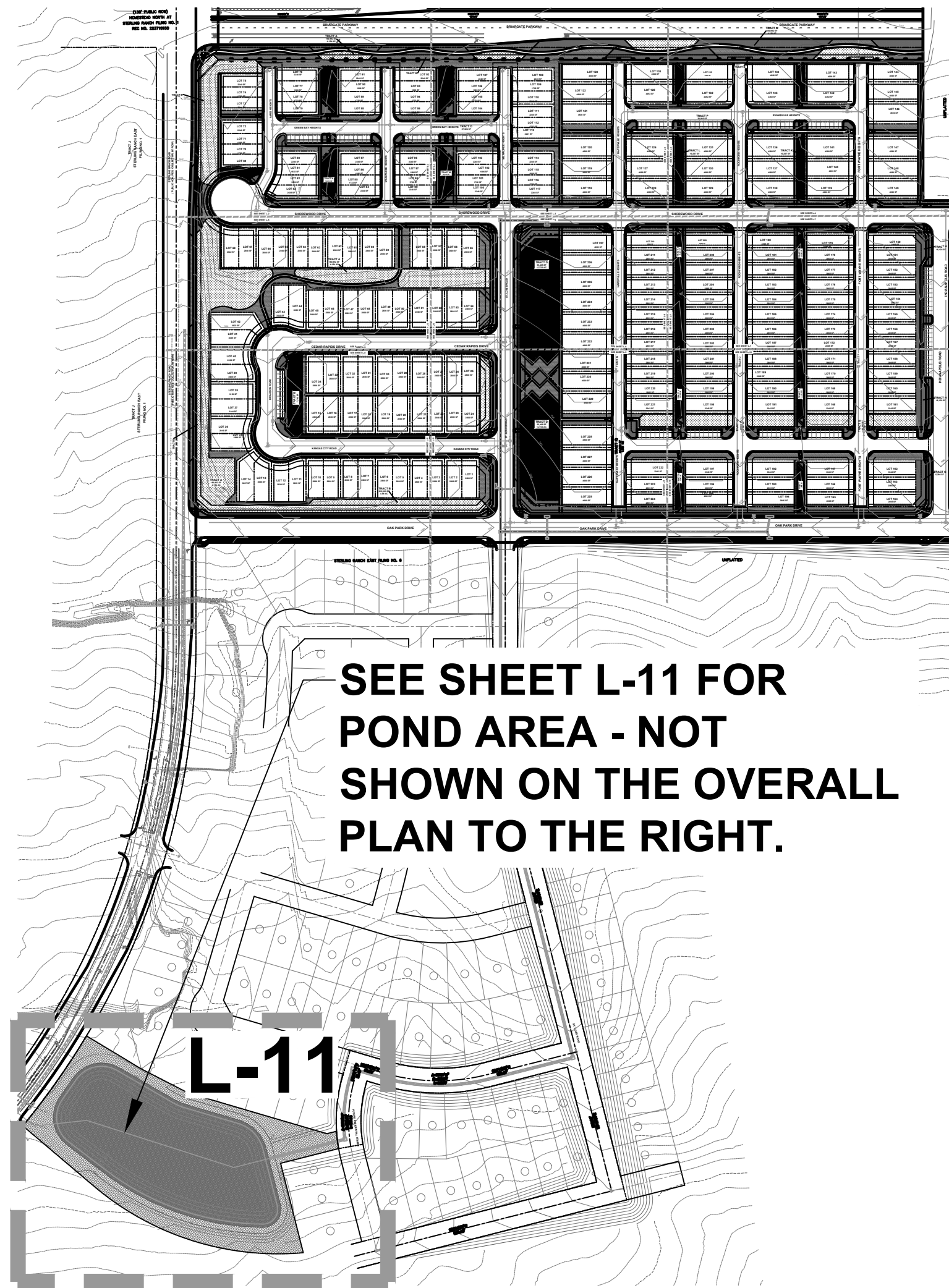
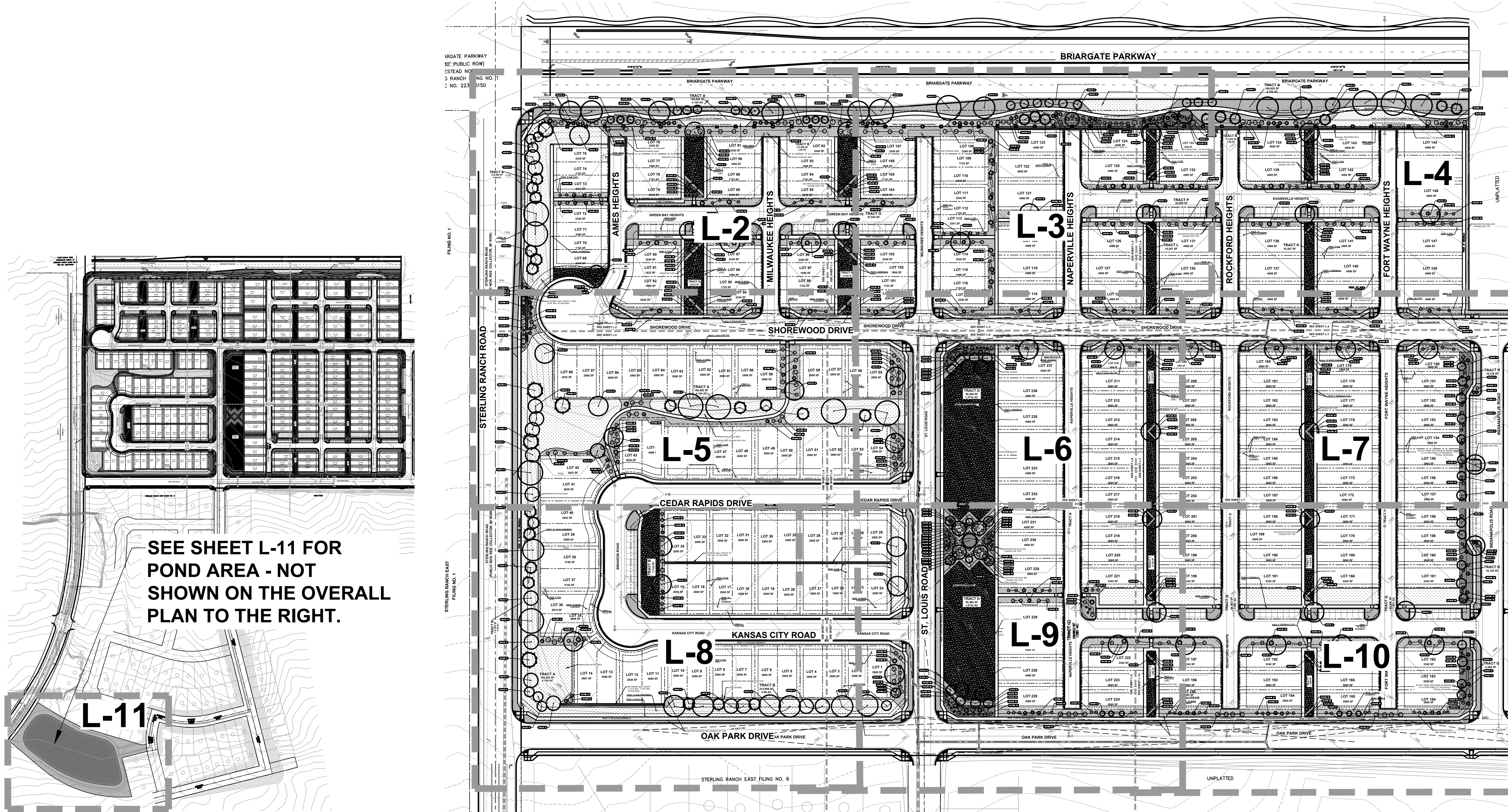
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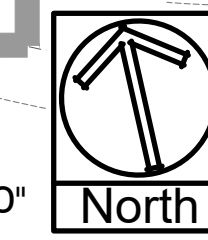


VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

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

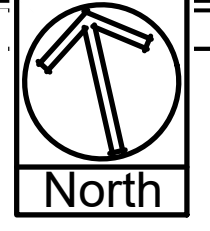
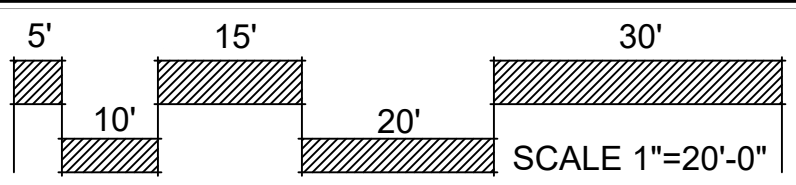


SCALE 1"=80'-0"



SEE SHEET L-TS FOR
PLANTING AND
GROUND COVER LEGEND

BRIARGATE PARKWAY



SUNFLOWER
LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

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

DATE	REVISION DESCRIPTION

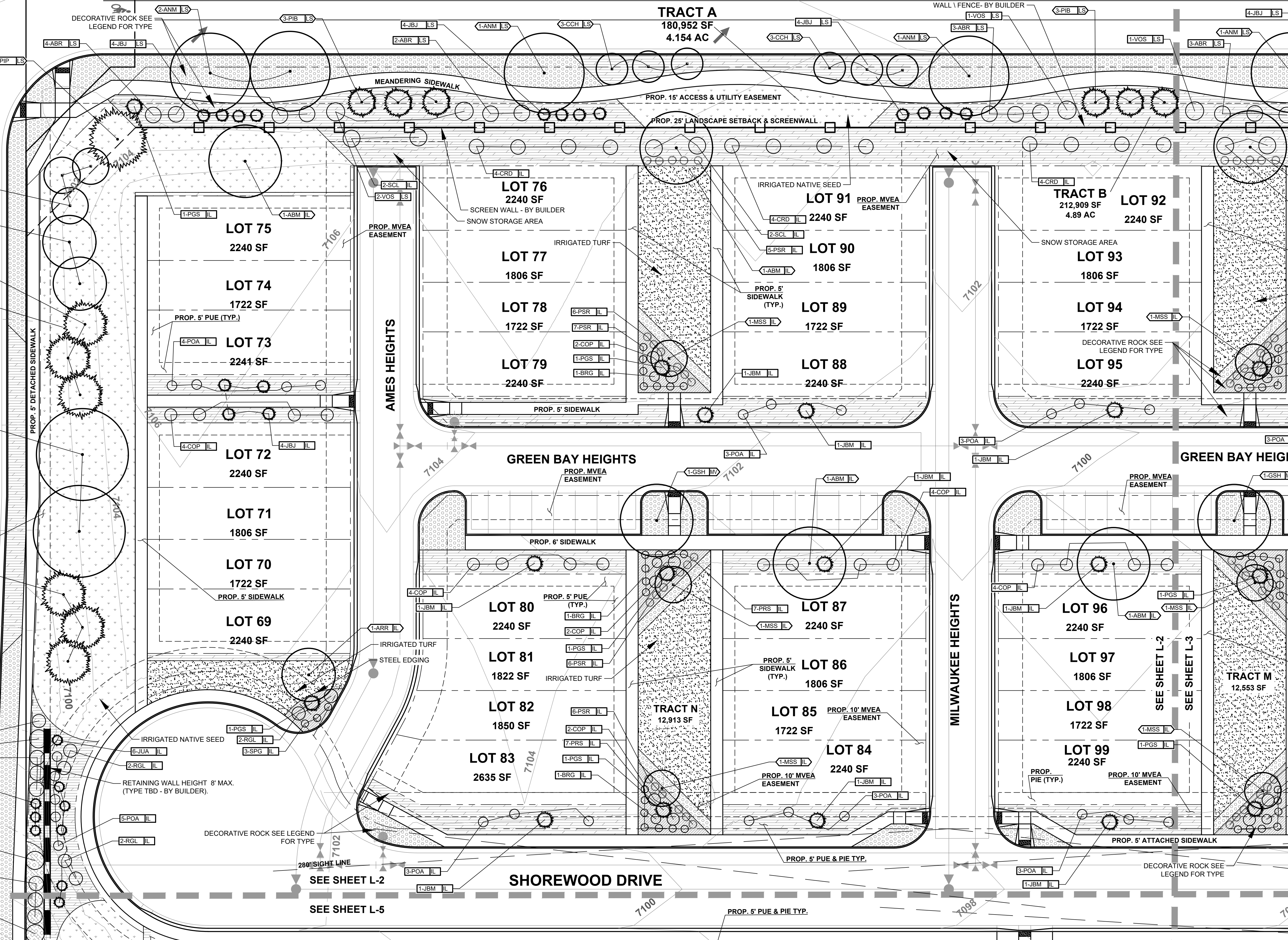
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VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

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DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-2

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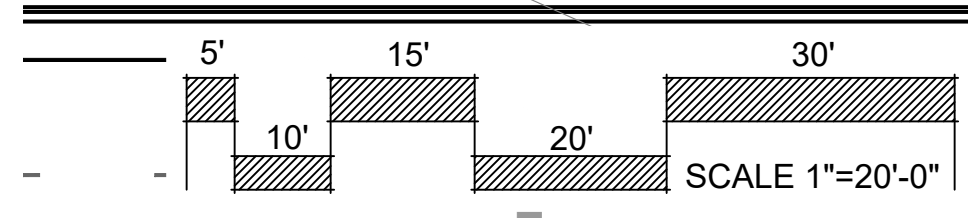
STERLING RANCH ROAD
(PUBLIC NON-RES. COLLECTOR, 80' ROW)

SHOREWOOD DRIVE

SEE SHEET L-2

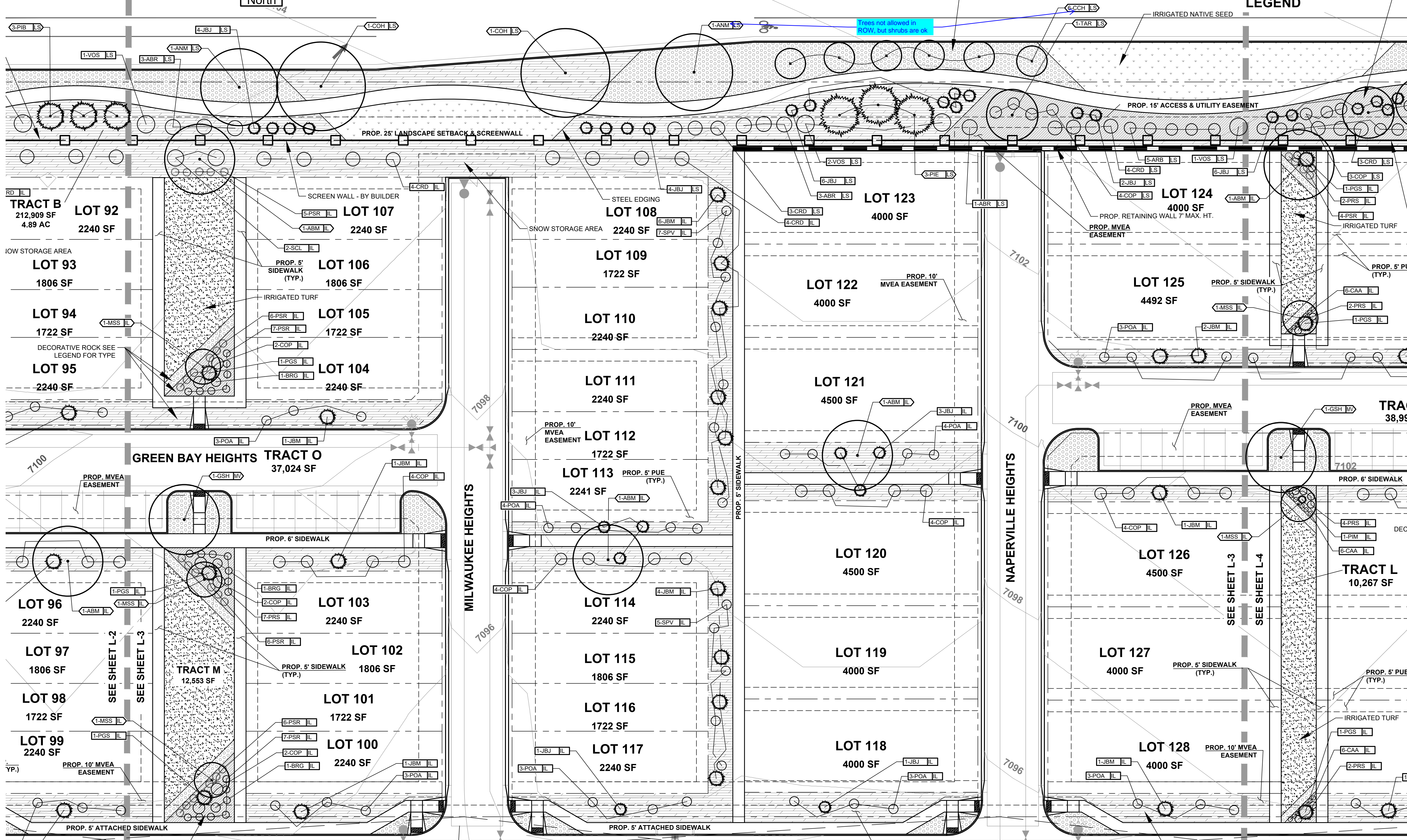
SEE SHEET L-5

SEE SHEET L-2
SEE SHEET L-3



BRIARGATE PARKWAY

SEE SHEET L-TS
FOR PLANTING AND
GROUND COVER
LEGEND



SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1952 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-537-8315

DATE	REVISION DESCRIPTION

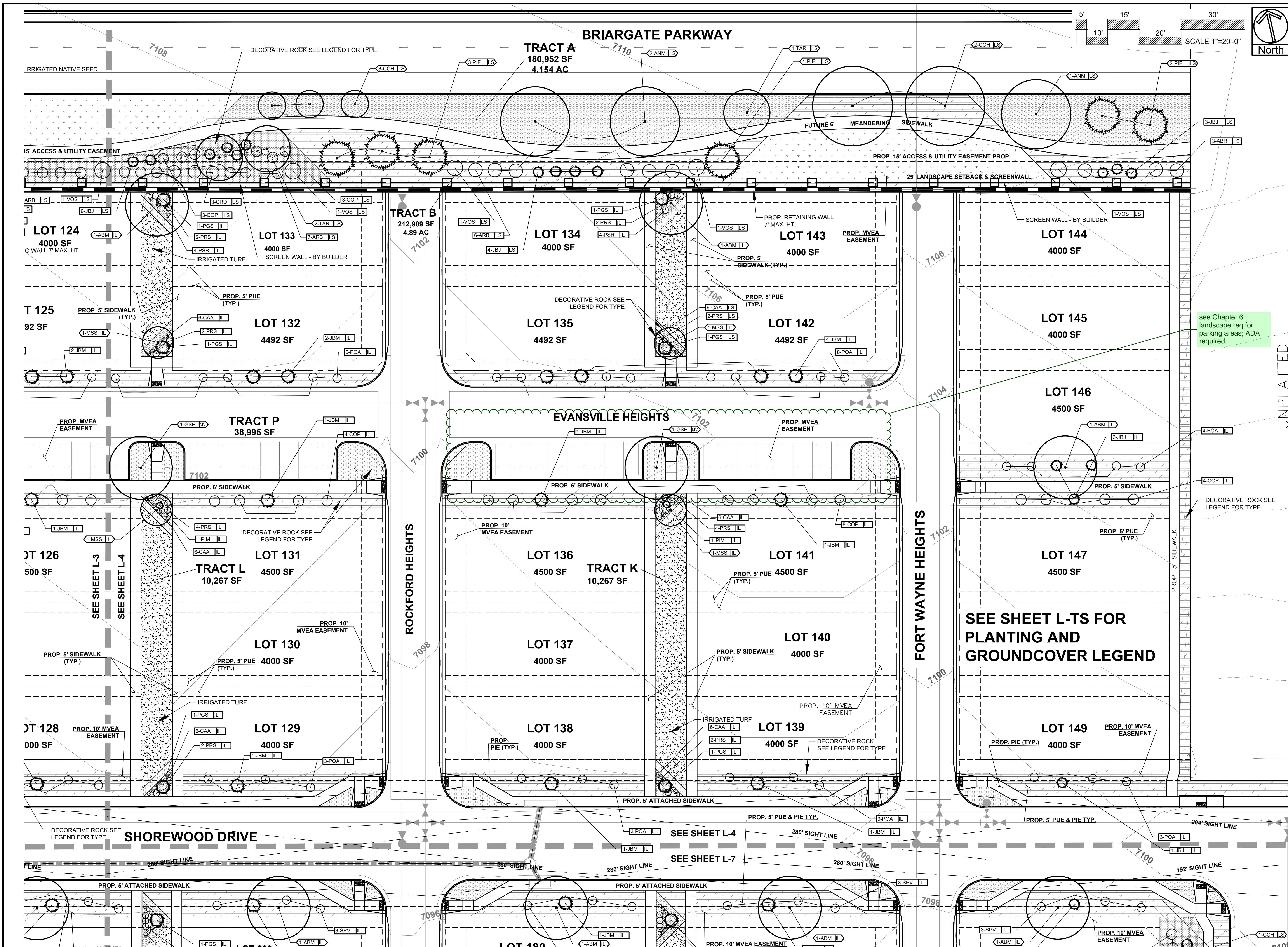
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VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1922 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-537-8313

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VILLAGES AT STERLING RANCH
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BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER: 2673-0122

DATE: 4/10/2024

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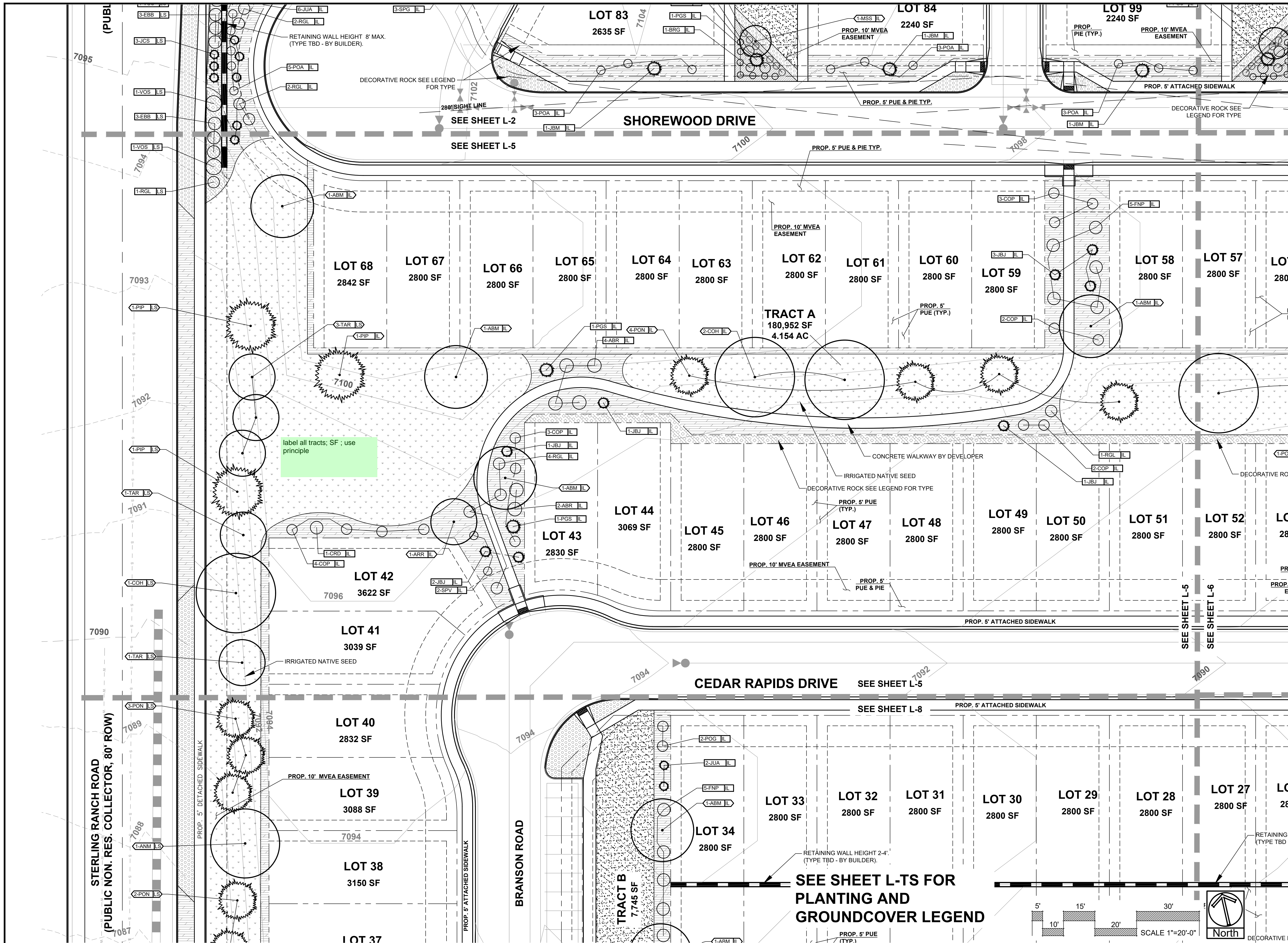
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SHEET #: L-4

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see Chapter 6
landscape req for
parking areas, ADA
required

UNPLATTED



DATE	REVISION DESCRIPTION

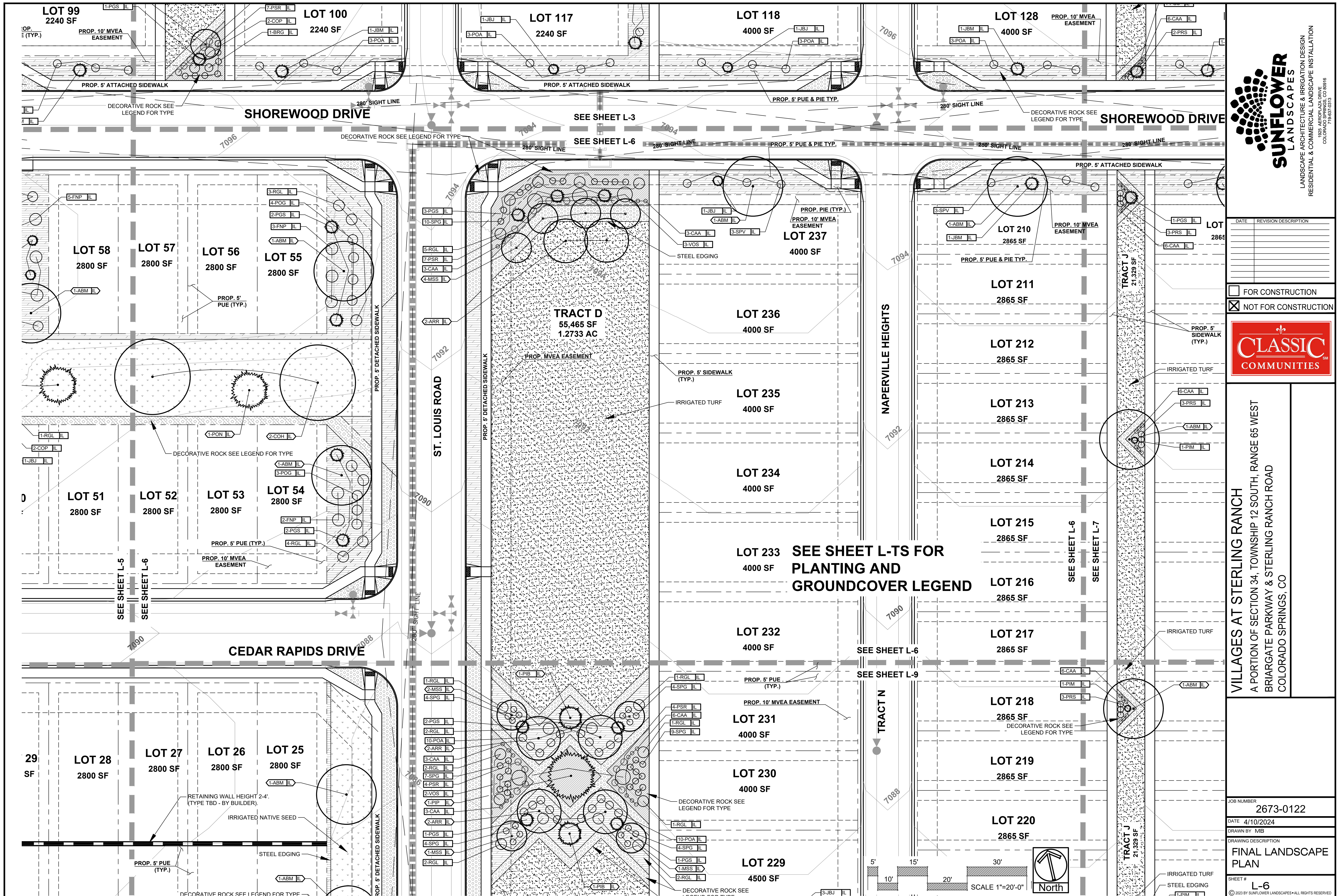
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VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

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

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 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1922 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80919
 719-537-8315

DATE	REVISION DESCRIPTION

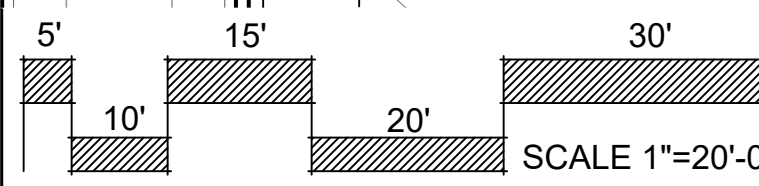
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CLASSIC COMMUNITIES

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

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SHEET #: L-6
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SEE SHEET L-TS FOR PLANTING AND GROUND COVER LEGEND

SEE SHEET L-6
 SEE SHEET L-7

SEE SHEET L-6
 SEE SHEET L-9

SEE SHEET L-5
 SEE SHEET L-6

SEE SHEET L-3
 SEE SHEET L-6

ST. LOUIS ROAD

NAPERVILLE HEIGHTS

TRACT J
 21,329 SF

TRACT J
 21,329 SF

TRACT D
 55,465 SF
 1.2733 AC

LOT 237
 4000 SF

LOT 236
 4000 SF

LOT 235
 4000 SF

LOT 234
 4000 SF

LOT 233
 4000 SF

LOT 232
 4000 SF

LOT 231
 4000 SF

LOT 230
 4000 SF

LOT 229
 4500 SF

LOT 210
 2865 SF

LOT 211
 2865 SF

LOT 212
 2865 SF

LOT 213
 2865 SF

LOT 214
 2865 SF

LOT 215
 2865 SF

LOT 216
 2865 SF

LOT 217
 2865 SF

LOT 218
 2865 SF

LOT 219
 2865 SF

LOT 220
 2865 SF

LOT 2865
 2865 SF

LOT 99
 2240 SF

LOT 100
 2240 SF

LOT 117
 2240 SF

LOT 118
 4000 SF

LOT 128
 4000 SF

LOT 58
 2800 SF

LOT 57
 2800 SF

LOT 56
 2800 SF

LOT 55
 2800 SF

LOT 51
 2800 SF

LOT 52
 2800 SF

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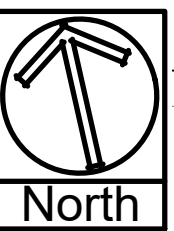
SHOREWOOD DRIVE

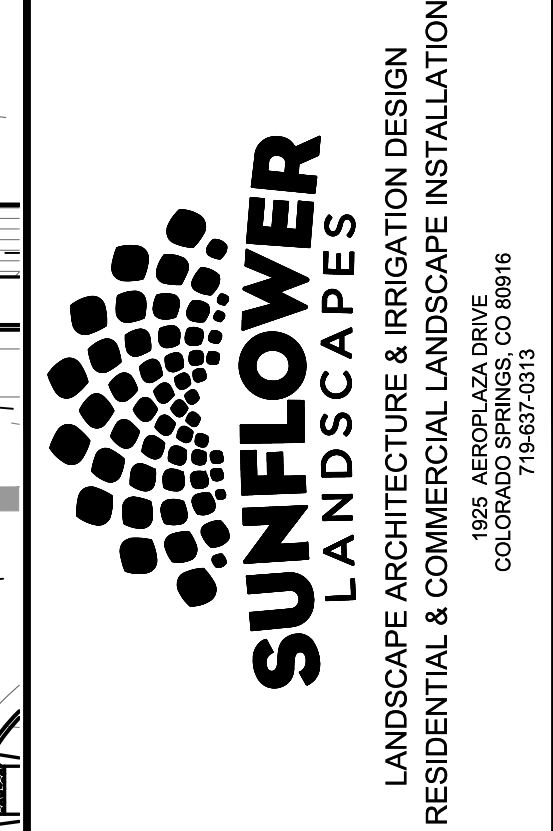
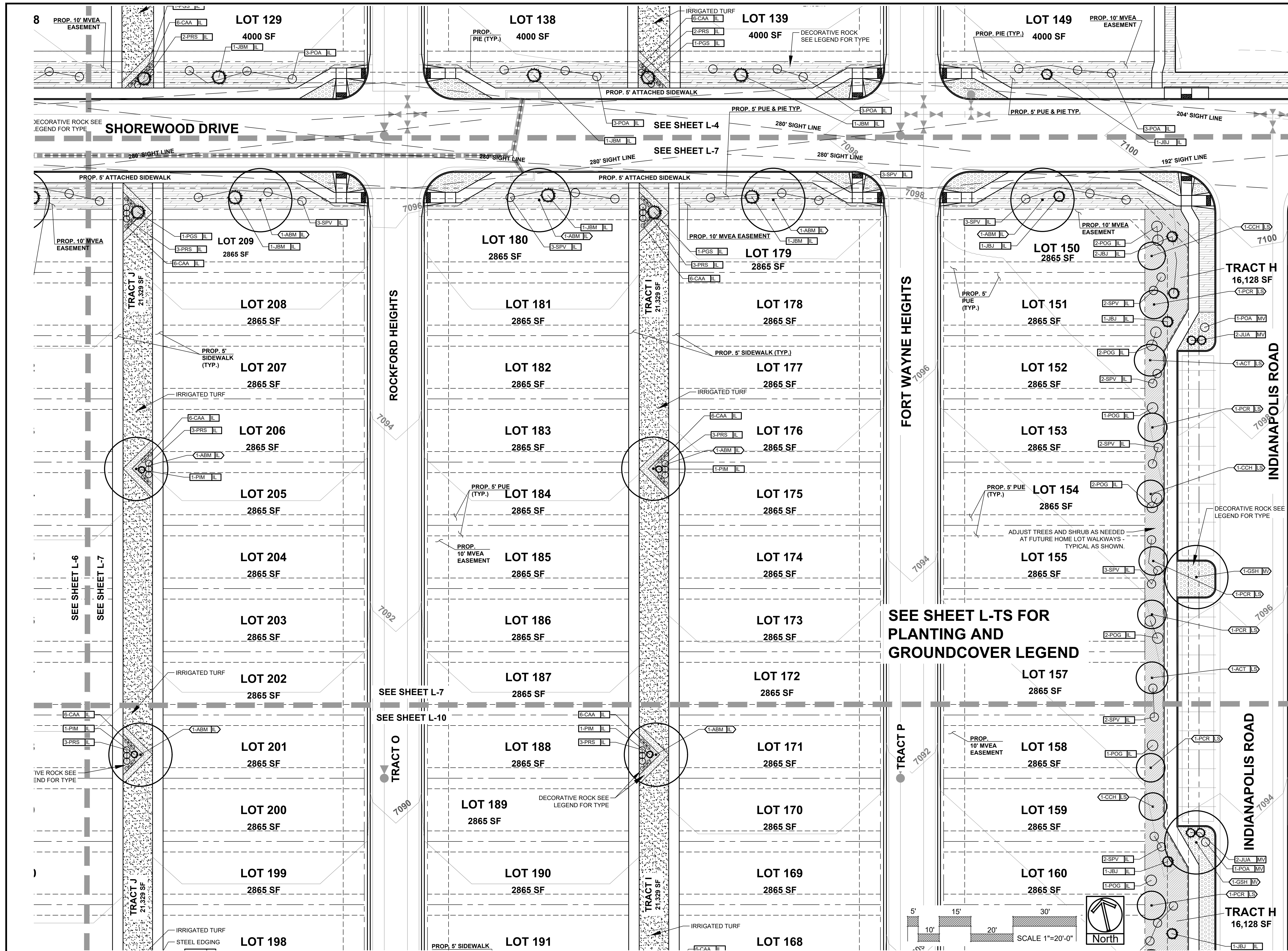
SHOREWOOD DRIVE

SHOREWOOD DRIVE

CEDAR RAPIDS DRIVE

RETAINING WALL HEIGHT 2'-4"
 (TYPE TBD - BY BUILDER)





DATE	REVISION DESCRIPTION

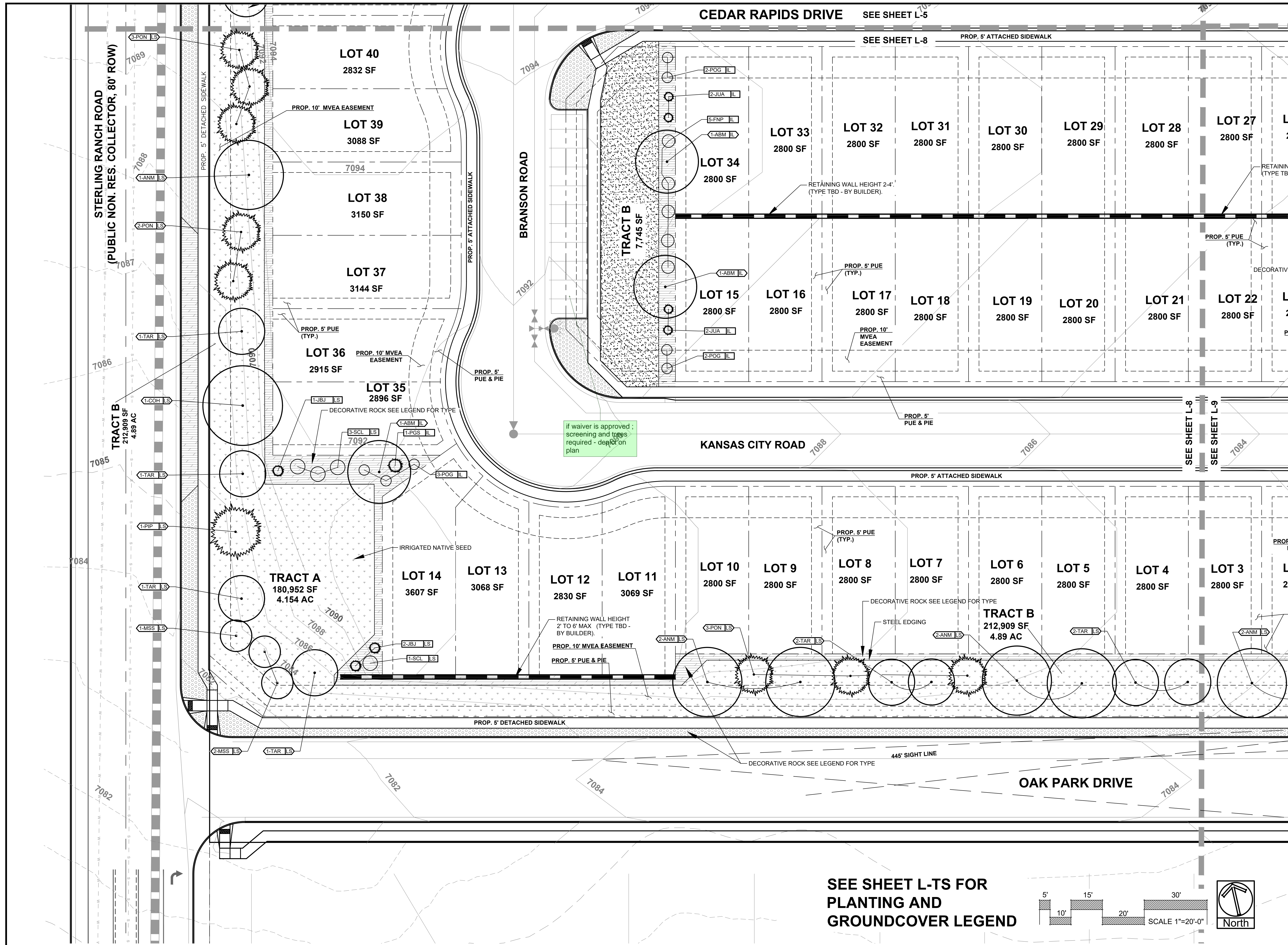
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VILLAGES AT STERLING RANCH
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 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

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SHEET #	L-7

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CEDAR RAPIDS DRIVE SEE SHEET L-5

SEE SHEET L-8 PROP. 5' ATTACHED SIDEWALK

BRANSON ROAD

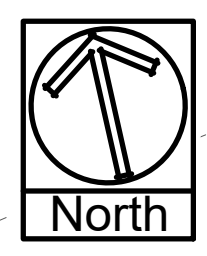
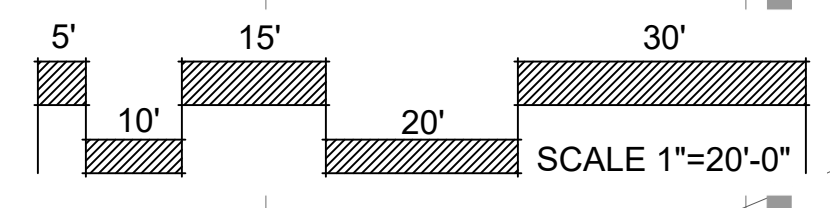
KANSAS CITY ROAD

PROP. 5' ATTACHED SIDEWALK

OAK PARK DRIVE

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

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



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

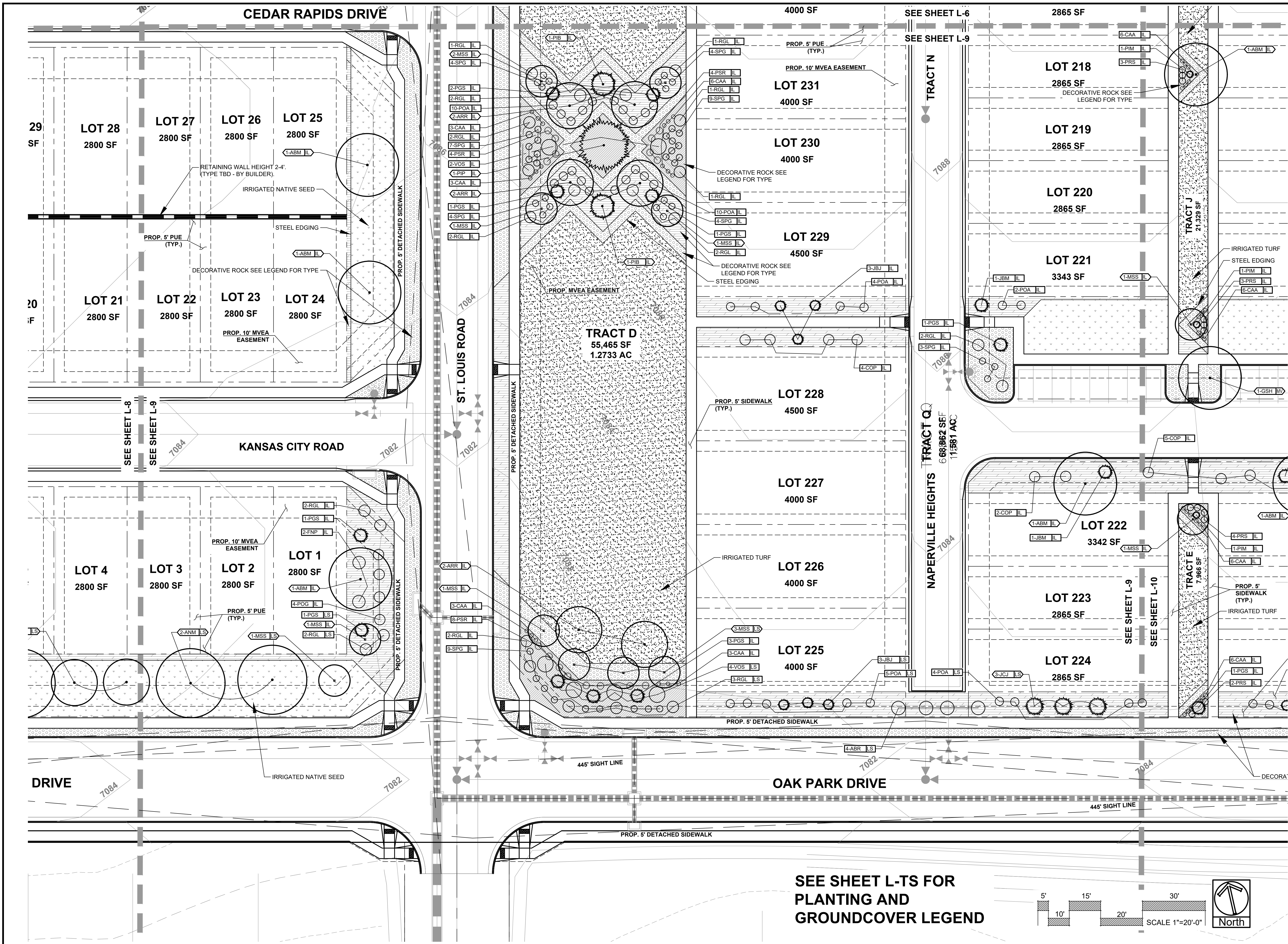
DATE	REVISION DESCRIPTION

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 NOT FOR CONSTRUCTION

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

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

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DATE	REVISION DESCRIPTION

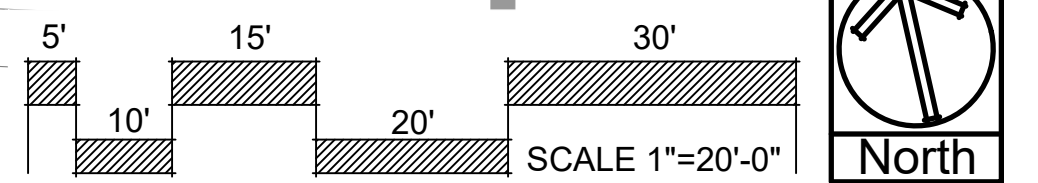
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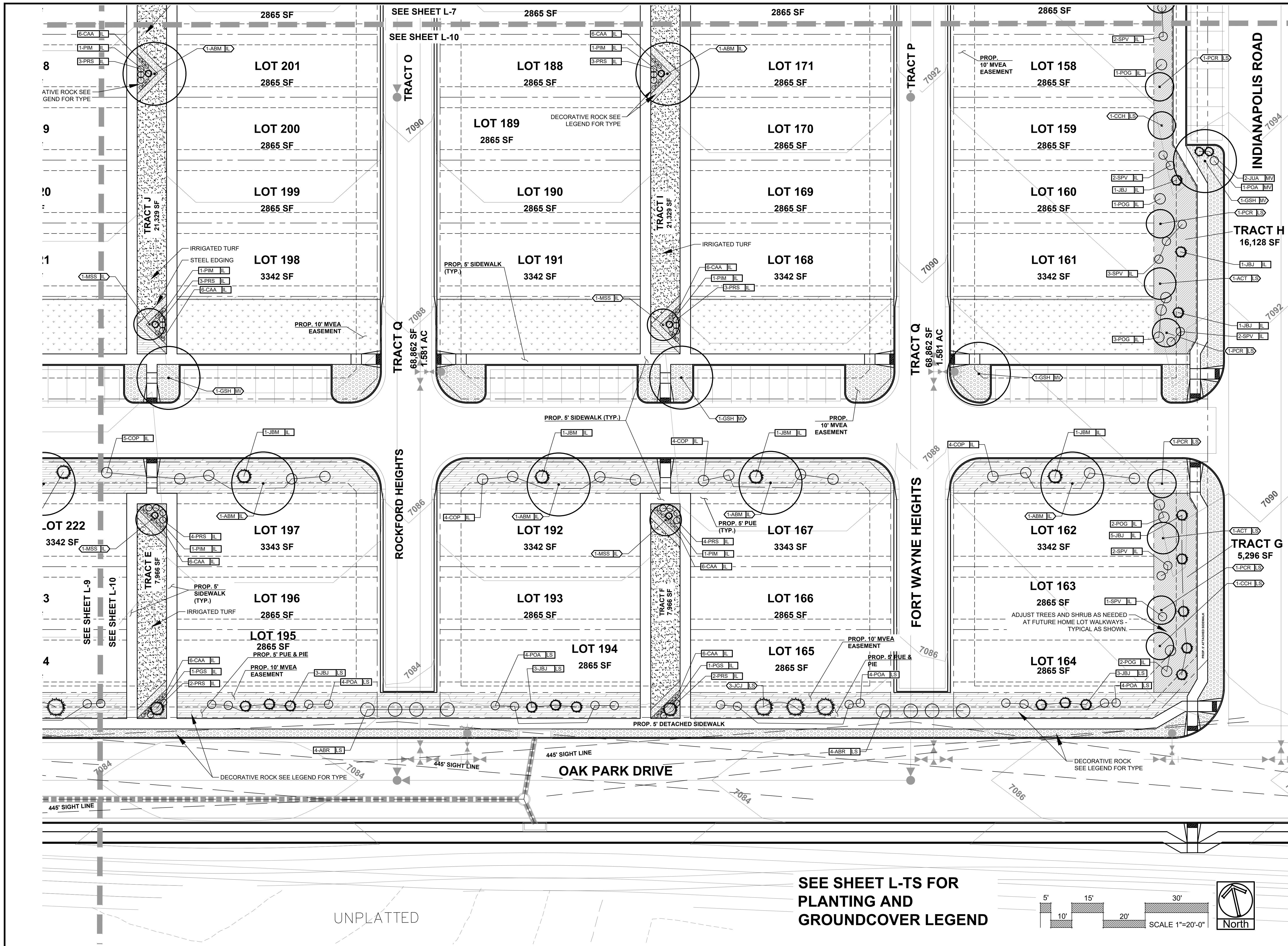


VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	4/10/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-9
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SEE SHEET L-TS FOR
 PLANTING AND
 GROUNDCOVER LEGEND





SUNFLOWER
 LANDSCAPES
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1929 ABERDEEN DRIVE
 COLORADO SPRINGS, CO 80916
 719-537-2315

DATE	REVISION DESCRIPTION

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CLASSIC
 COMMUNITIES

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

JOB NUMBER
 2673-0122

DATE
 4/10/2024

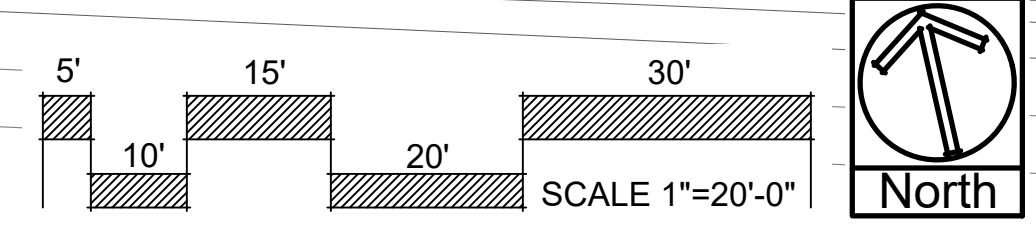
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DRAWING DESCRIPTION
 FINAL LANDSCAPE PLAN

SHEET #
 L-10

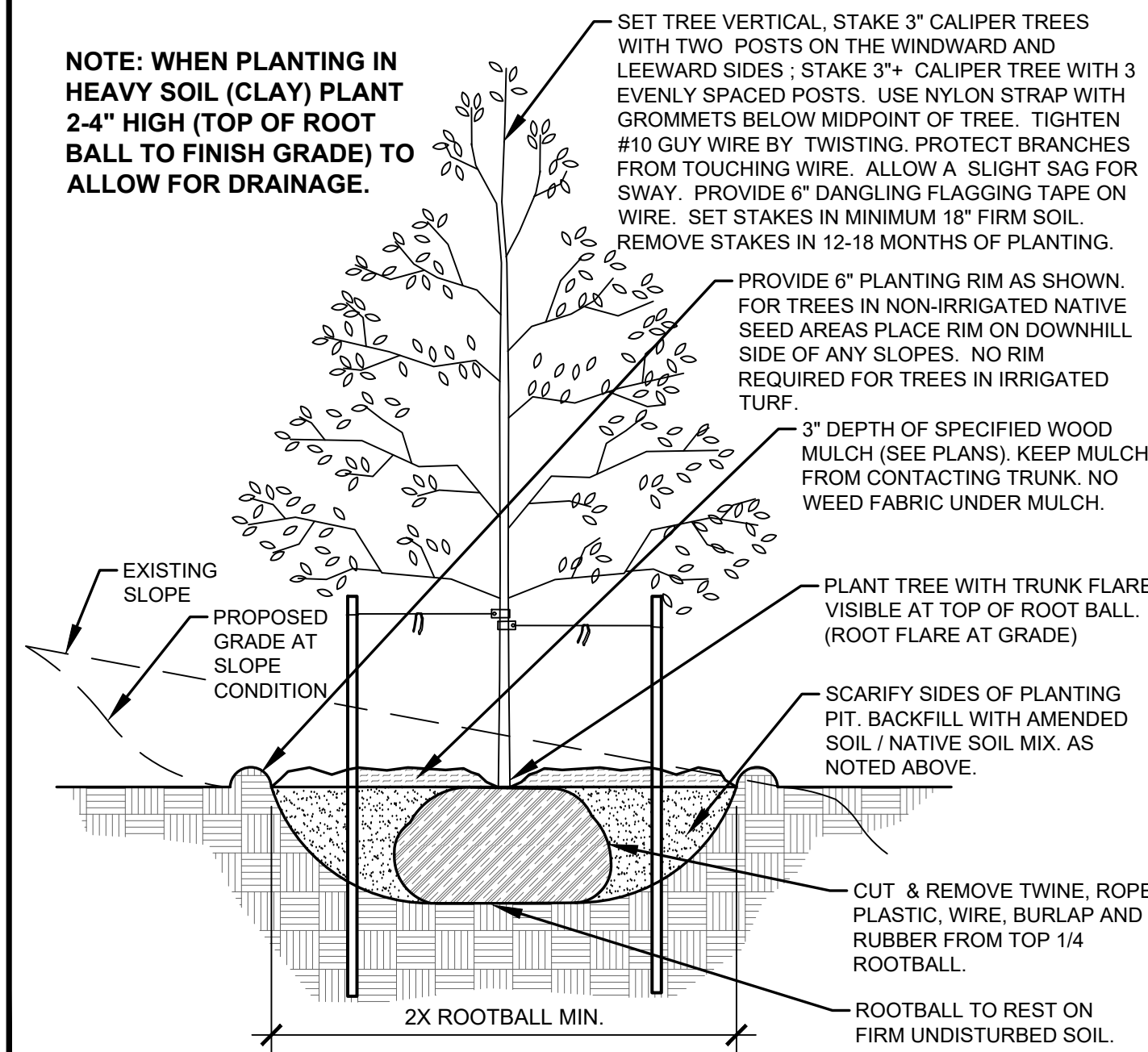
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**SEE SHEET L-TS FOR
 PLANTING AND
 GROUND COVER LEGEND**



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

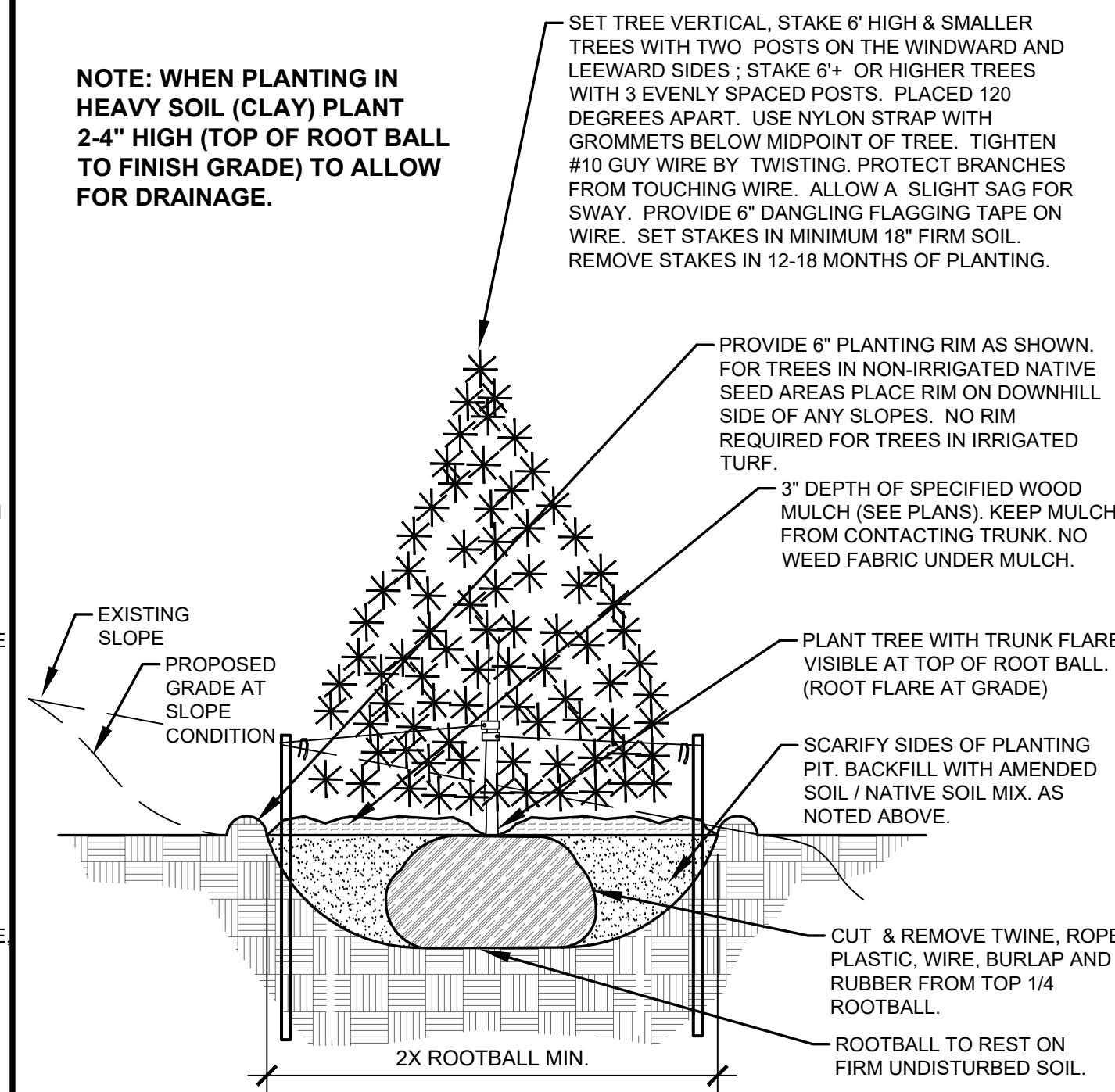
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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

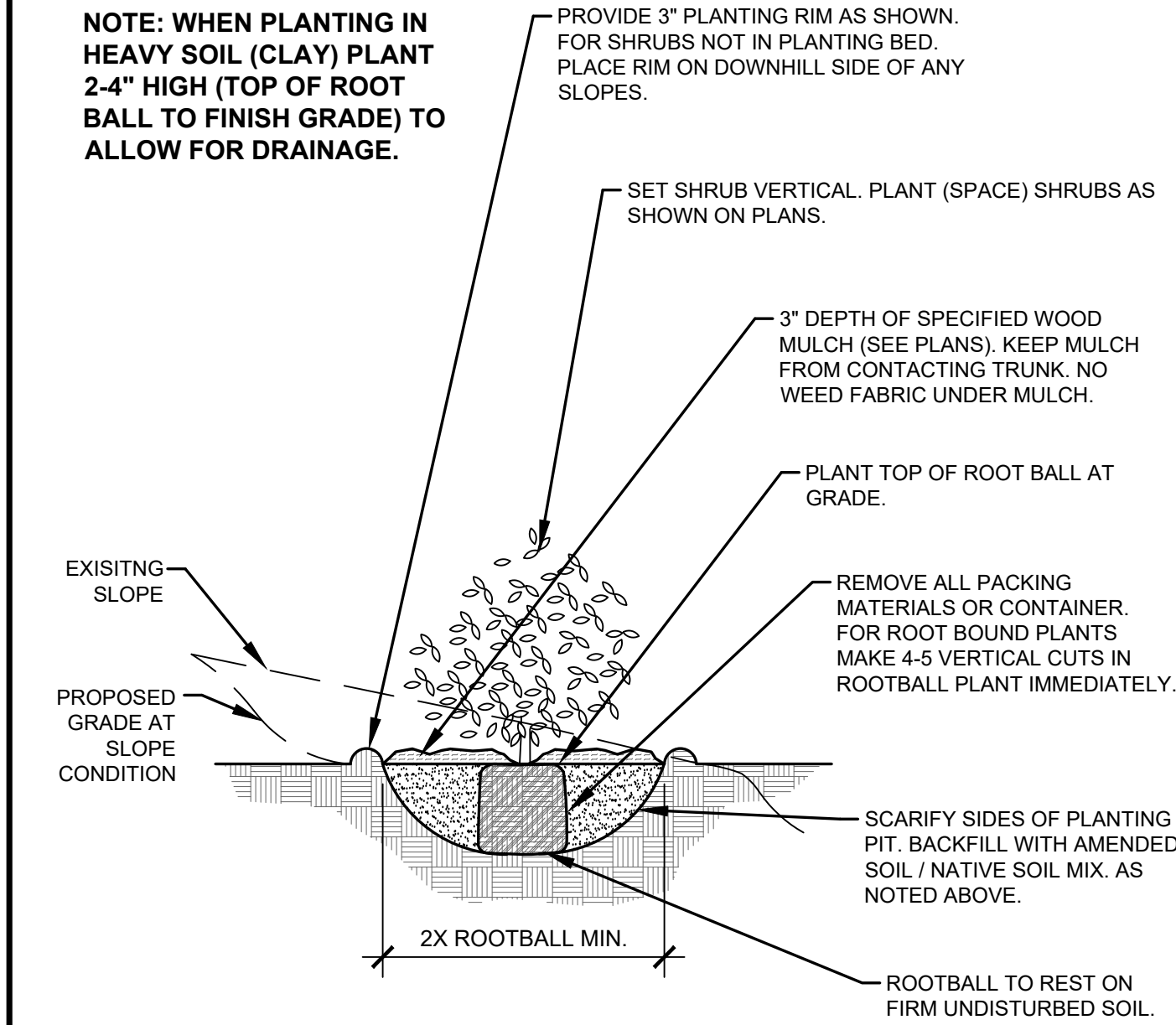
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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

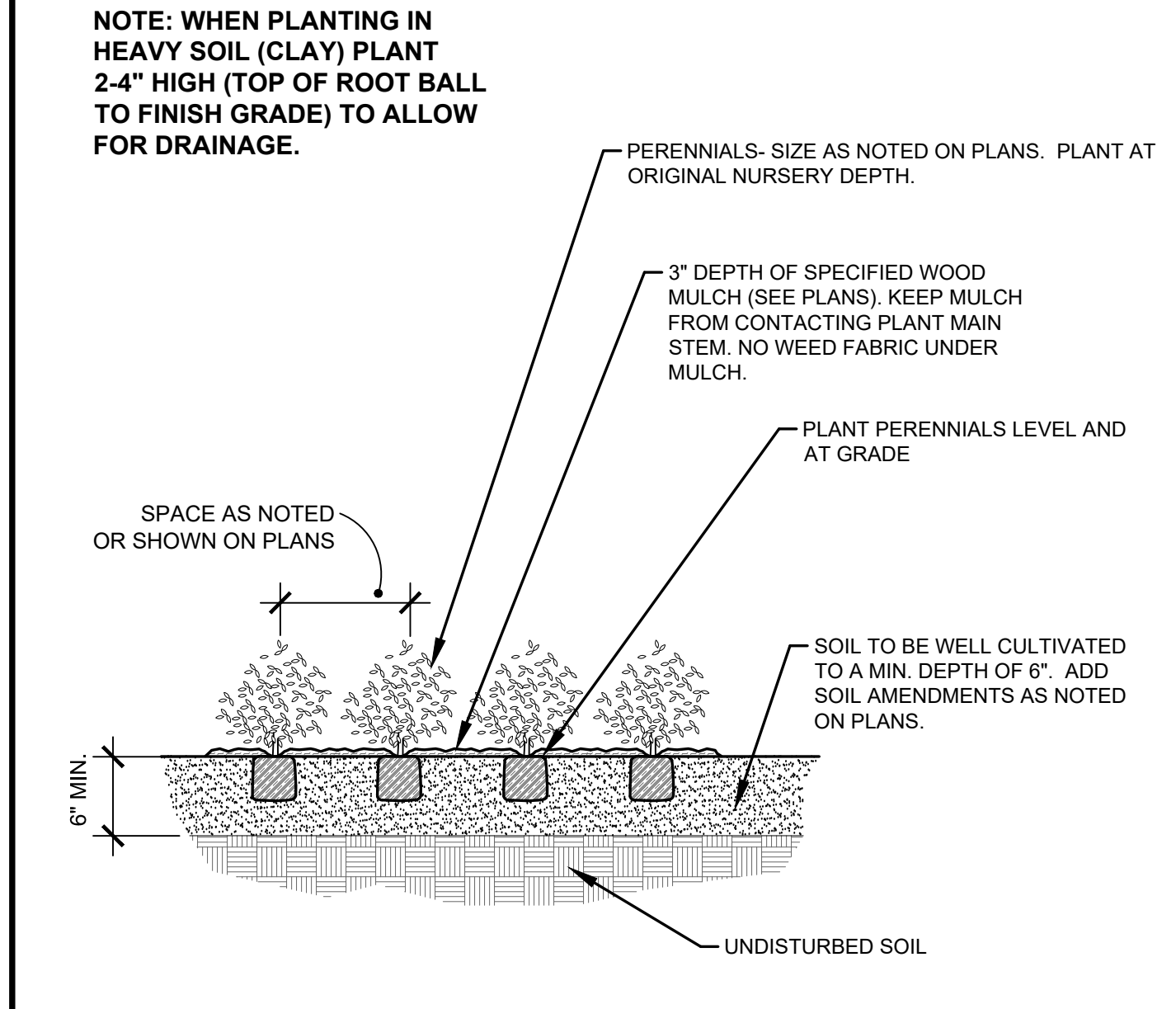
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



C SHRUB PLANTING DETAIL
NOT TO SCALE

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

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



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

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

DATE	REVISION DESCRIPTION

- FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



LANDSCAPE INSTALLATION NOTES

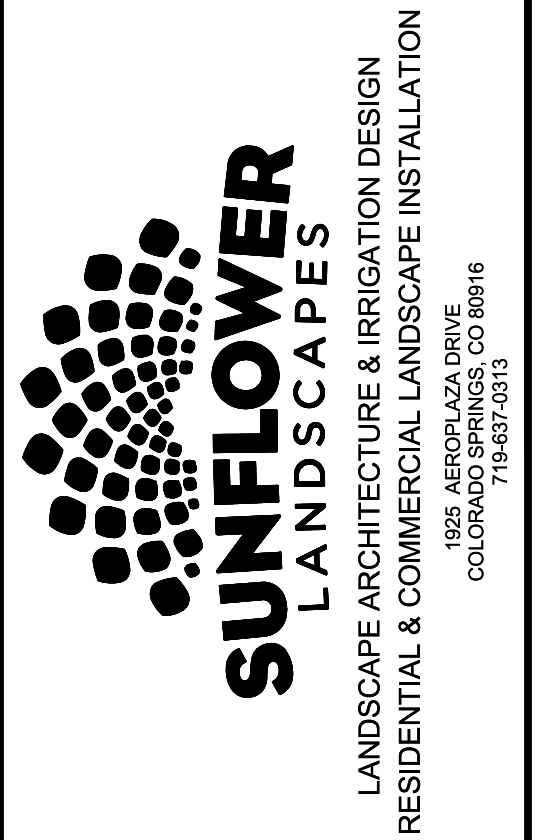
- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
 - ALL SEEDED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

SEEDING NOTES

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

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


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

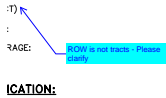



V2_PUDSP Plan.pdf Markup Summary

CDurham (9)

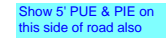
NET DENSITY (W/O PUB
ROW (PUBLIC)
ROW (PRIVATE TRACT)
TOTAL OPEN SPACE:
MAXIMUM LOT COVERAG


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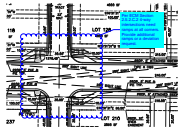
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ROW is not tracts - Please clarify



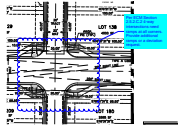
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Date: 6/26/2024 1:06:51 PM
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Show 5' PUE & PIE on this side of road also



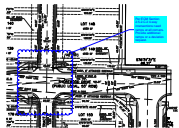
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Per ECM Section 2.5.2.C.2 4-way intersections need ramps at all corners. Provide additional ramps or a deviation request.



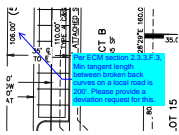
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Per ECM Section 2.5.2.C.2 4-way intersections need ramps at all corners. Provide additional ramps or a deviation request.



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Author: CDurham
Date: 6/26/2024 1:23:14 PM
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Per ECM Section 2.5.2.C.2 4-way intersections need ramps at all corners. Provide additional ramps or a deviation request.



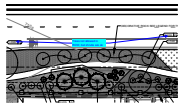
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Per ECM section 2.3.3.F.3, Min tangent length between broken back curves on a local road is 200'. Please provide a deviation request for this.

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

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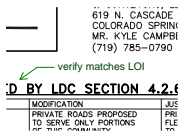
Include that grading sheet that included the pond that was part of the previous submittal



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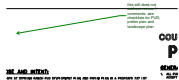
Trees not allowed in ROW, but shrubs are ok

dspdparsons (71)



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Date: 7/8/2024 12:32:36 PM
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verify matches LOI



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Author: dsdparsons
Date: 7/8/2024 12:34:47 PM
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this still does not address review 1 comments: see checklists for PUD, prelim plan and landscape plan

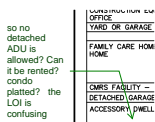


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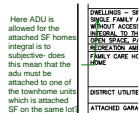
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<https://planningdevelopment.elpasoco.com/planning-development-forms/#1522879386032-8c72372e-2696>



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



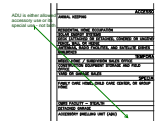
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Here ADU is allowed for the attached SF homes; integral is to subjective- does this mean that the adu must be attached to one of the townhome units which is attached SF on the same lot?



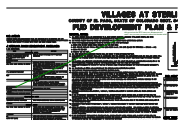
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staff does not support requiring a special use to have a garage; please make an allowed accessory use



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Author: dsdparsons
Date: 7/8/2024 12:44:43 PM
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ADU is either allowed accessory use or its special use - not both



Subject: Callout
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Author: dsdparsons
Date: 7/8/2024 12:43:02 PM
Status:
Color: ■
Layer:
Space:

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

NS, OR PIGEONS IS NOT ALLOWED.

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

ASSOCIATED WITH A PERMITTED USE

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



Subject: Callout
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Date: 7/8/2024 12:45:30 PM
Status:
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why make ADU a special use if your already accounting for it; does staff need to approve a special use for that?

Private Road
 (Tracts)- not OS

Subject: Text Box
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:46:31 PM
Status:
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Private Road (Tracts)- not OS

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

Subject: Text Box
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:47:02 PM
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maybe move tract table up here so this makes more sense and put notes on 2cd page?

number of units
 allowed

Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:47:44 PM
Status:
Color: ■
Layer:
Space:

number of units allowed _____

PROPERTY OWNER
 2128 N. TWO JONES CLUB DRIVE
 COLORADO SPRINGS, CO 80921
 DR. (760) 408-0424
 (719) 592-4133
PROPERTY ADDRESS
 1880 MARQUETTE PARKWAY # SE Corner
 COLORADO SPRINGS, CO 80922
APPLICANT REPRESENTATION
 CLASSIC CONSULTING ENGINEERS
 818 N. CASCADE AVENUE, SUITE 200
 COLORADO SPRINGS, CO 80904
 DR. KYLE CAMPBELL, P.E.
 (719) 745-0780

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

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

SE Corner

WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM REQUIREMENTS THEREOF, AT OR PRIOR TO THE TIME OF RECORDING, NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED TO THE COUNTY THAT A TITLE SEARCH WOULD FIND THE FEE PAID.

THE WORK ON THIS PLAT WERE NOT TO BE MAINTAINED BY THE SUBDIVIDER OR SUCCESSORS HEREIN. THE FUNDING COST OF THE REQUEST FOR EDUCATION AND MAINTENANCE.

ACTION: [Redacted]

BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT PLANNING UNIT DEVELOPMENT ACT OF 1972, AS AMENDED, THIS PLAN SHALL BE WITH THE LAND. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT PLAN, AS AMENDED TO OBTAIN DEVELOPMENT DEPARTMENT DIRECTOR OF RECORDS & PLATS APPROVAL. THE FINDINGS AND DECISIONS OF THE DEVELOPMENT DEPARTMENT SHALL BE FINAL AND NOT SUBJECT TO APPEAL.

Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:48:45 PM
Status:
Color: [Redacted]
Layer:
Space:

upper left corner per checklists

WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM REQUIREMENTS THEREOF, AT OR PRIOR TO THE TIME OF RECORDING, NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED TO THE COUNTY THAT A TITLE SEARCH WOULD FIND THE FEE PAID.

THE WORK ON THIS PLAT WERE NOT TO BE MAINTAINED BY THE SUBDIVIDER OR SUCCESSORS HEREIN. THE FUNDING COST OF THE REQUEST FOR EDUCATION AND MAINTENANCE.

ACTION: [Redacted]

BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT PLANNING UNIT DEVELOPMENT ACT OF 1972, AS AMENDED, THIS PLAN SHALL BE WITH THE LAND. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT PLAN, AS AMENDED TO OBTAIN DEVELOPMENT DEPARTMENT DIRECTOR OF RECORDS & PLATS APPROVAL. THE FINDINGS AND DECISIONS OF THE DEVELOPMENT DEPARTMENT SHALL BE FINAL AND NOT SUBJECT TO APPEAL.

Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:52:45 PM
Status:
Color: [Redacted]
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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

& 3)
BACK OF CURB TO GARAGE DOOR.
FROM PRIVATE ROAD?
FROM BACK-OF-CURB.
3).
TRACT.

Subject: Text Box
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:53:34 PM
Status:
Color: [Redacted]
Layer:
Space:

or private road?

WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM REQUIREMENTS THEREOF, AT OR PRIOR TO THE TIME OF RECORDING, NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED TO THE COUNTY THAT A TITLE SEARCH WOULD FIND THE FEE PAID.

THE WORK ON THIS PLAT WERE NOT TO BE MAINTAINED BY THE SUBDIVIDER OR SUCCESSORS HEREIN. THE FUNDING COST OF THE REQUEST FOR EDUCATION AND MAINTENANCE.

ACTION: [Redacted]

BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT PLANNING UNIT DEVELOPMENT ACT OF 1972, AS AMENDED, THIS PLAN SHALL BE WITH THE LAND. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT PLAN, AS AMENDED TO OBTAIN DEVELOPMENT DEPARTMENT DIRECTOR OF RECORDS & PLATS APPROVAL. THE FINDINGS AND DECISIONS OF THE DEVELOPMENT DEPARTMENT SHALL BE FINAL AND NOT SUBJECT TO APPEAL.

Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:54:15 PM
Status:
Color: [Redacted]
Layer:
Space:

there is no room for cars to park; they cant overhang sidewalk

WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM REQUIREMENTS THEREOF, AT OR PRIOR TO THE TIME OF RECORDING, NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED TO THE COUNTY THAT A TITLE SEARCH WOULD FIND THE FEE PAID.

THE WORK ON THIS PLAT WERE NOT TO BE MAINTAINED BY THE SUBDIVIDER OR SUCCESSORS HEREIN. THE FUNDING COST OF THE REQUEST FOR EDUCATION AND MAINTENANCE.

ACTION: [Redacted]

BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT PLANNING UNIT DEVELOPMENT ACT OF 1972, AS AMENDED, THIS PLAN SHALL BE WITH THE LAND. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT PLAN, AS AMENDED TO OBTAIN DEVELOPMENT DEPARTMENT DIRECTOR OF RECORDS & PLATS APPROVAL. THE FINDINGS AND DECISIONS OF THE DEVELOPMENT DEPARTMENT SHALL BE FINAL AND NOT SUBJECT TO APPEAL.

Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:56:17 PM
Status:
Color: [Redacted]
Layer:
Space:

this doesnt work for parking or driveway 20' is needed

WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM REQUIREMENTS THEREOF, AT OR PRIOR TO THE TIME OF RECORDING, NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED TO THE COUNTY THAT A TITLE SEARCH WOULD FIND THE FEE PAID.

THE WORK ON THIS PLAT WERE NOT TO BE MAINTAINED BY THE SUBDIVIDER OR SUCCESSORS HEREIN. THE FUNDING COST OF THE REQUEST FOR EDUCATION AND MAINTENANCE.

ACTION: [Redacted]

BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT PLANNING UNIT DEVELOPMENT ACT OF 1972, AS AMENDED, THIS PLAN SHALL BE WITH THE LAND. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT PLAN, AS AMENDED TO OBTAIN DEVELOPMENT DEPARTMENT DIRECTOR OF RECORDS & PLATS APPROVAL. THE FINDINGS AND DECISIONS OF THE DEVELOPMENT DEPARTMENT SHALL BE FINAL AND NOT SUBJECT TO APPEAL.

Subject: Callout
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:57:04 PM
Status:
Color: [Redacted]
Layer:
Space:

setbacks are measured from property lines not one special circumstances



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

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

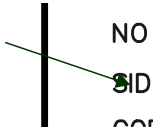
;
 ;, ~~PRIVATE~~ |
 ;NDMENT TC

Subject: Pen
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 12:58:26 PM
Status:
Color: ■
Layer:
Space:

0 feet
 attached
 and 5'
 detached

Subject: Text Box
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 1:00:36 PM
Status:
Color: ■
Layer:
Space:

0 feet attached and 5' detached



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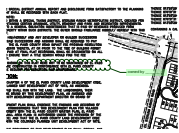


Subject: Planner
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 1:29:39 PM
Status:
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Space:

if the FAWWA repairs a line the homeowner pays?

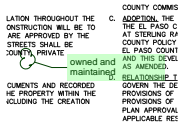


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Subject: Planner
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Author: dsdparsons
Date: 7/8/2024 1:30:53 PM
Status:
Color: ■
Layer:
Space:

owned by _____



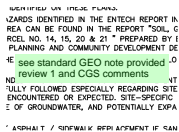
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Author: dsdparsons
Date: 7/8/2024 1:31:37 PM
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owned and maintained



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

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



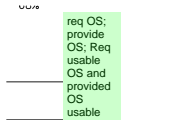
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Page Label: [1] DP-01
Author: dsdparsons
Date: 7/8/2024 1:39:27 PM
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see standard GEO note provided review 1 and CGS comments



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

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



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

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

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

VICINITY MAP

LOC/ECM SECTION	CATEGORY	STATUS
1 LDC CHAPTER 8.4.4(2)	PRIVATE ROADS REQUIRE WAIVER	REQ MAY LDC
2 LDC CHAPTER 8.4.4(3)	PRIVATE ROADS TO MEET COUNTY STANDARDS	PREV MAY LDC
3 ECM SECTION 2.2.4.8.7 FIGURE 2-17 AND ECM TABLE 2-1	TYPICAL URBAN LOCAL LANE	24' 12'

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

JD MODIFICATION

LOC/ECM SECTION	CATEGORY	STATUS
XC CHAPTER 8.4.4(E)(2)	PRIVATE REQUIRE	REQ MAY LDC
XC CHAPTER 8.4.4(E)(3)	PRIVATE TO MEET STAND	PREV MAY LDC

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

DELETE

VICINITY MAP

LOC/ECM SECTION	CATEGORY	STATUS
1 LDC CHAPTER 8.4.4(2)	PRIVATE ROADS REQUIRE WAIVER	REQ MAY LDC
2 LDC CHAPTER 8.4.4(3)	PRIVATE ROADS TO MEET COUNTY STANDARDS	PREV MAY LDC
3 ECM SECTION 2.2.4.8.7 FIGURE 2-17 AND ECM TABLE 2-1	TYPICAL URBAN LOCAL LANE	24' 12'

Subject: Highlight
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/9/2024 9:36:08 AM
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Color: ■
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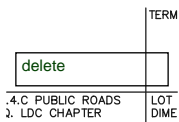
WILL BE CATCHED AND REWIND
 BY THE METROPOLITAN DIS

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

Subject: Highlight
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/9/2024 9:37:31 AM
Status:
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LOC/ECM SECTION	CATEGORY	STATUS
5 ECM SECTION 2.3.8	ROADWAY TERMINATIONS	REQ MAY LDC
4 8.4.4.C PUBLIC ROADS REQ. LDC CHAPTER	LOT AREA AND DIMENSIONS	PREV MAY LDC

Subject: Highlight
Page Label: [1] DP-01
Author: dsdparsons
Date: 7/9/2024 9:38:20 AM
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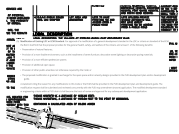
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Page Label: [1] DP-01
Author: dsdparsons
Date: 7/9/2024 9:38:28 AM
Status:
Color: ■
Layer:
Space:

delete



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

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

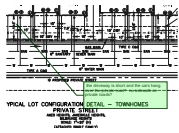


Subject: Image
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Author: dsdparsons
Date: 7/9/2024 9:42:18 AM
Status:
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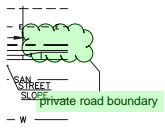
Subject: Planner
Page Label: [1] DP-02
Author: dsdparsons
Date: 7/8/2024 1:03:17 PM
Status:
Color: ■
Layer:
Space:

? this is County



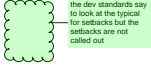
Subject: Planner
Page Label: [1] DP-02
Author: dsdparsons
Date: 7/8/2024 1:06:03 PM
Status:
Color: ■
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the driveway is short and the cars hang over the private road? no sidewalk on private roads?



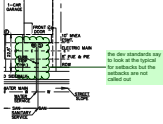
Subject: Planner
Page Label: [1] DP-02
Author: dsdparsons
Date: 7/8/2024 1:13:49 PM
Status:
Color: ■
Layer:
Space:

private road boundary



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

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

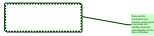


Subject: Planner
Page Label: [1] DP-02
Author: dsdparsons
Date: 7/8/2024 1:21:50 PM
Status:
Color: ■
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Space:

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



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



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

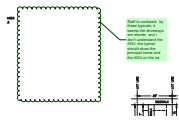
these are the constraints and hazards: verify layout is accurate and identify constraint, and mitigation for the lots in the notes



Subject: Planner
Page Label: [1] DP-02
Author: dsdparsons
Date: 7/8/2024 1:44:46 PM
Status:
Color: ■
Layer:
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Subject: Planner
Page Label: [1] DP-02
Author: dsdparsons
Date: 7/8/2024 1:44:47 PM
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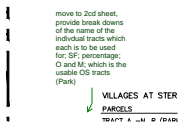
Subject: Planner
Page Label: [1] DP-03
Author: dsdparsons
Date: 7/8/2024 1:26:13 PM
Status:
Color: ■
Layer:
Space:

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

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

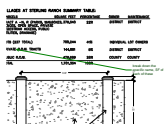
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Page Label: [1] DP-03
Author: dsdparsons
Date: 7/8/2024 1:27:07 PM
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what is a use agreement area? it was not in LOI and its not explained anywhere? is this land to be O and M by district? should it be in tract?



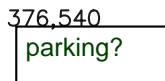
Subject: Callout
Page Label: [1] DP-04
Author: dsdparsons
Date: 7/8/2024 12:29:47 PM
Status:
Color: ■
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move to 2cd sheet, provide break downs of the name of the individual tracts which each is to be used for; SF; percentage; O and M; which is the usable OS tracts (Park)



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



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



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

is this the noisewall?

label use

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

label use



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

this needs to be clearly depicted as parking tract not ROW

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

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

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

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

6.2.5. Parking, Loading and Maneuvering Standards

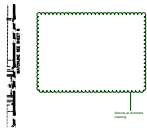
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Page Label: [1] DP-07
Author: dsdparsons
Date: 7/8/2024 1:51:56 PM
Status:
Color: ■
Layer:
Space:

6.2.5. Parking, Loading and Maneuvering Standards

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

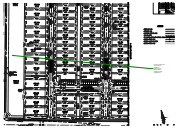
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Page Label: [1] DP-07
Author: dsdparsons
Date: 7/8/2024 1:52:26 PM
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Color: ■
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Space:

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



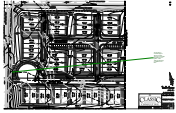
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Author: dsdparsons
Date: 7/8/2024 1:53:02 PM
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Color: ■
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discuss at comment meeting



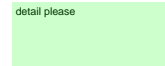
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Page Label: [1] DP-08
Author: dsdparsons
Date: 7/8/2024 12:22:24 PM
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is there a pocket park w amenities to support the community and density and to support the PUD modifications?



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

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



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

detail please



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

title block all sheets please add per checklist



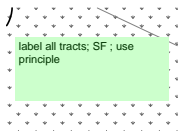
Subject: Planner
Page Label: [1] PLTG 2674-0122 v.6-L-TS
Author: dsdparsons
Date: 7/8/2024 1:57:19 PM
Status:
Color: ■
Layer:
Space:

update parking requirements; ADA req



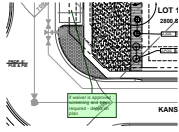
Subject: Planner
Page Label: [5] PLTG 2674-0122 v.6-L-4
Author: dsdparsons
Date: 7/8/2024 1:56:17 PM
Status:
Color: ■
Layer:
Space:

see Chapter 6 landscape req for parking areas; ADA required



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

label all tracts; SF ; use principle



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

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