

REVISION BY

**ENTECH ENGINEERING, INC.**  
 COLORADO SPRINGS, CO 80907 (719) 597-9999

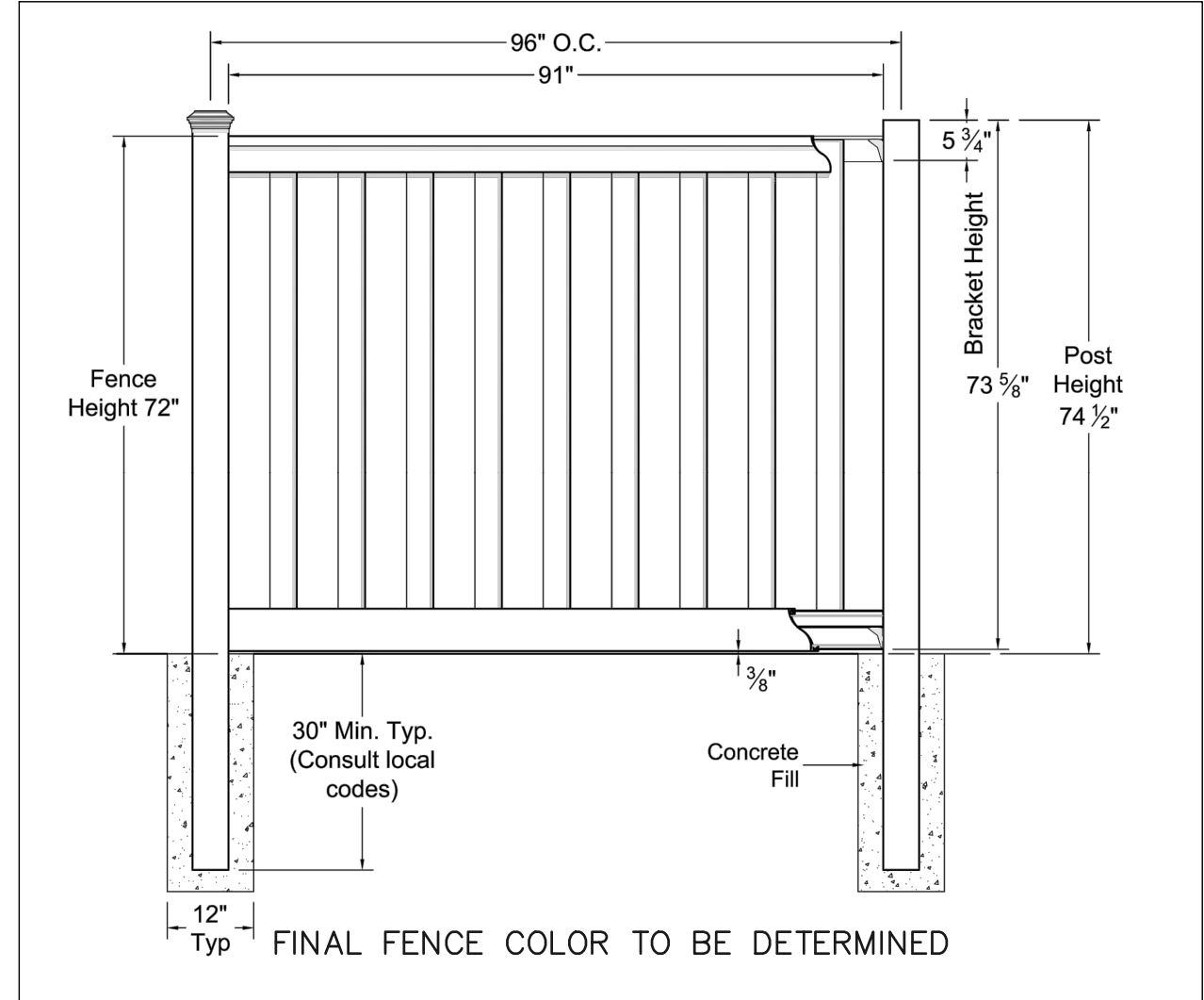
GEOLOGY/ENGINEERING GEOLOGY MAP  
 STERLING RANCH EAST  
 PRELIMINARY PLAN NO. 3  
 COLORADO SPRINGS, CO.  
 FOR: CLASSIC SRJ

DATE: 4/18/22  
 TIME: 2:00 PM  
 AS SHOWN  
 2022/04/18

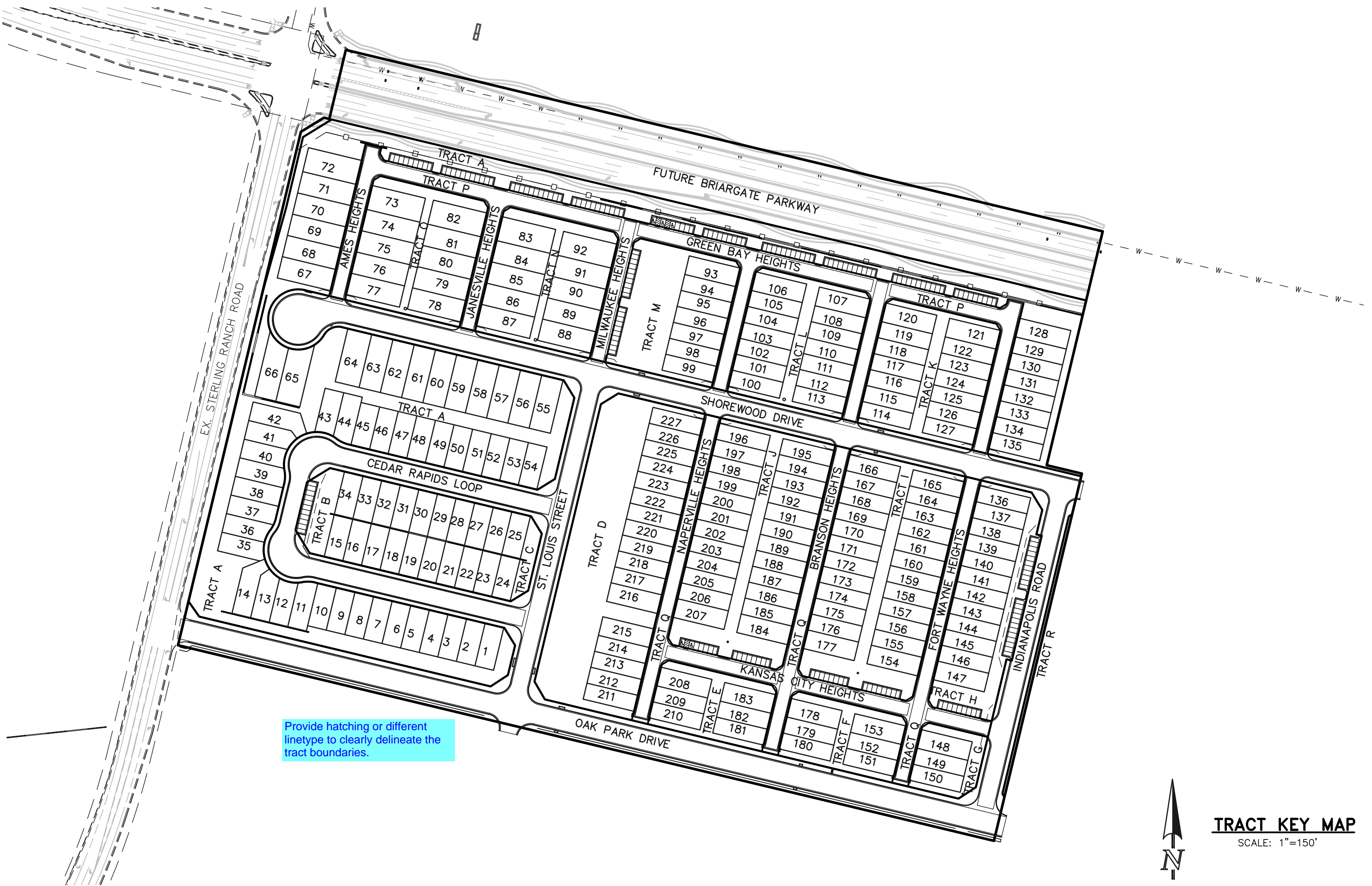
**NOTE:**  
 GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY VILLAGES AT STERLING RANCH PRELIMINARY PLAN PARCEL NO. 14, 15, 20, & 21" BY ENTECH ENGINEERING INC. DATED APRIL 13, 2022 IN FILE PUDSP226 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- POTENTIALLY SHALLOW GROUNDWATER (ALL LOTS)
- ARTIFICIAL FILL (ALL LOTS)
- SHALLOW BEDROCK (ALL LOTS)
- POTENTIAL EXPANSIVE SOIL (SPORADIC)
- HYDROCOMPACTION (PER MAP)

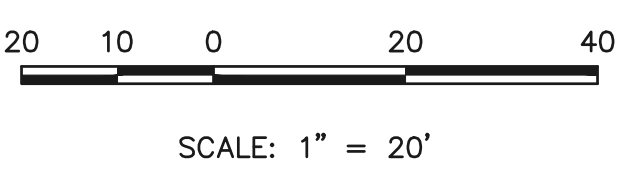
IN AREAS OF EXPANSIVE SOIL: MITIGATION OF EXPANSIVE SOILS WILL REQUIRE SPECIAL FOUNDATION DESIGN.  
 IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. NO BASEMENT BELOW GRADE ARE PROPOSED FOR THIS SITE.



6' COMPOSITE PRIVACY FENCE FOR LOT SIDE YARDS



TRACT KEY MAP  
 SCALE: 1"=150'



**VILLAGES AT STERLING RANCH TRACT SUMMARY TABLE:**

PARCELS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A-O, R (SEE TABLE BELOW)	368,338	21.6%	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
Private Roads	?	?	SRMD	SRMD
Community Park Tract ?	?	?	SRMD	SRMD
TRACTS P, Q (F Access) W	150,120	8.8%	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
LOTS (227 TOTAL)	706,556.81	41.5%	INDIVIDUAL LOT OWNERS	
PUBLIC R.O.W.	476,338	28.0%	COUNTY	COUNTY
TOTAL	1,701,352.81	100%		

where is designated park site? looks like table has identified other uses in Park tract, which tract is Park

**TRACT TABLE**

TRACT	SIZE (SF)	SIZE (AC)	LANDSCAPE/PARK/OPEN SPACE/TRAIL	PRIVATE (Access) NOW	MAILBOXES	SIGNAGE/PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	ELECTRIC EASEMENTS	FENCE/WALLS	OWNED BY	MAINTAINED BY
TRACT A	148,218.00	3.403	X			X	X	X	X	SRMD	SRMD
TRACT B	8,745.00	0.201	X		X	X	X	X	X	SRMD	SRMD
TRACT C	3,729.00	0.086	X			X	X	X	X	SRMD	SRMD
TRACT D	58,805.00	1.350	X		X	X	X	X	X	SRMD	SRMD
TRACT E	7,966.00	0.183	X			X	X	X	X	SRMD	SRMD
TRACT F	7,966.00	0.183	X			X	X	X	X	SRMD	SRMD
TRACT G	5,296.00	0.122	X			X	X	X	X	SRMD	SRMD
TRACT H	18,478.00	0.424	X		X	X	X	X	X	SRMD	SRMD
TRACT I	21,329.00	0.490	X		X	X	X	X	X	SRMD	SRMD
TRACT J	21,329.00	0.490	X		X	X	X	X	X	SRMD	SRMD
TRACT K	9,360.00	0.215	X			X	X	X	X	SRMD	SRMD
TRACT L	9,360.00	0.215	X			X	X	X	X	SRMD	SRMD
TRACT M	26,272.00	0.603	X		X	X	X	X	X	SRMD	SRMD
TRACT N	9,425.00	0.216	X			X	X	X	X	SRMD	SRMD
TRACT O	9,425.00	0.216	X			X	X	X	X	SRMD	SRMD
TRACT P	81,258.00	1.865		X		X	X	X		SRMD	SRMD
TRACT Q	68,862.00	1.581		X		X	X	X		SRMD	SRMD
TRACT R	2,635.00	0.060	X			X	X	X	X	SRMD	SRMD
TOTALS	518,458.00	11.90									

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

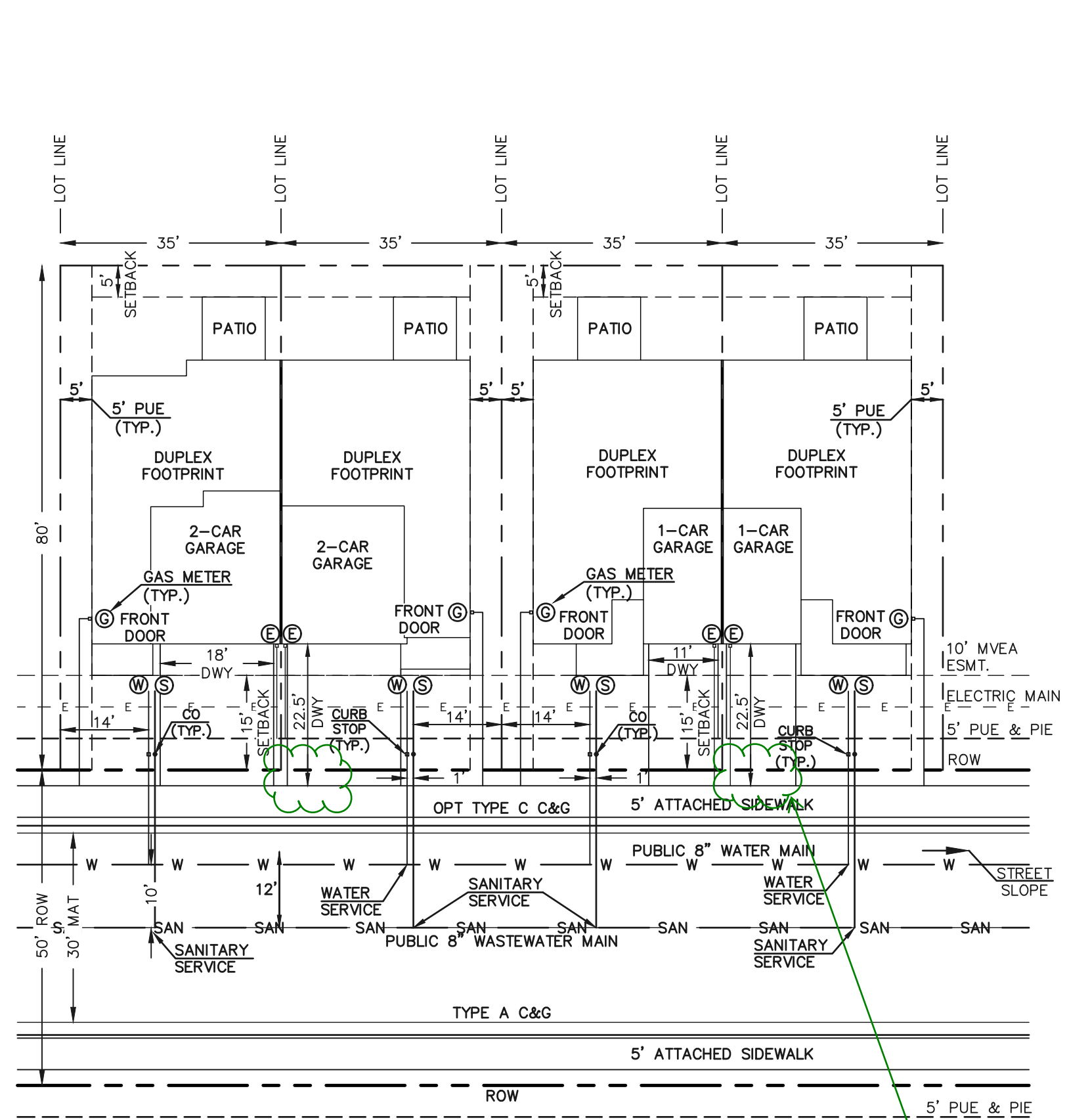
**CLASSIC CONSULTING**

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

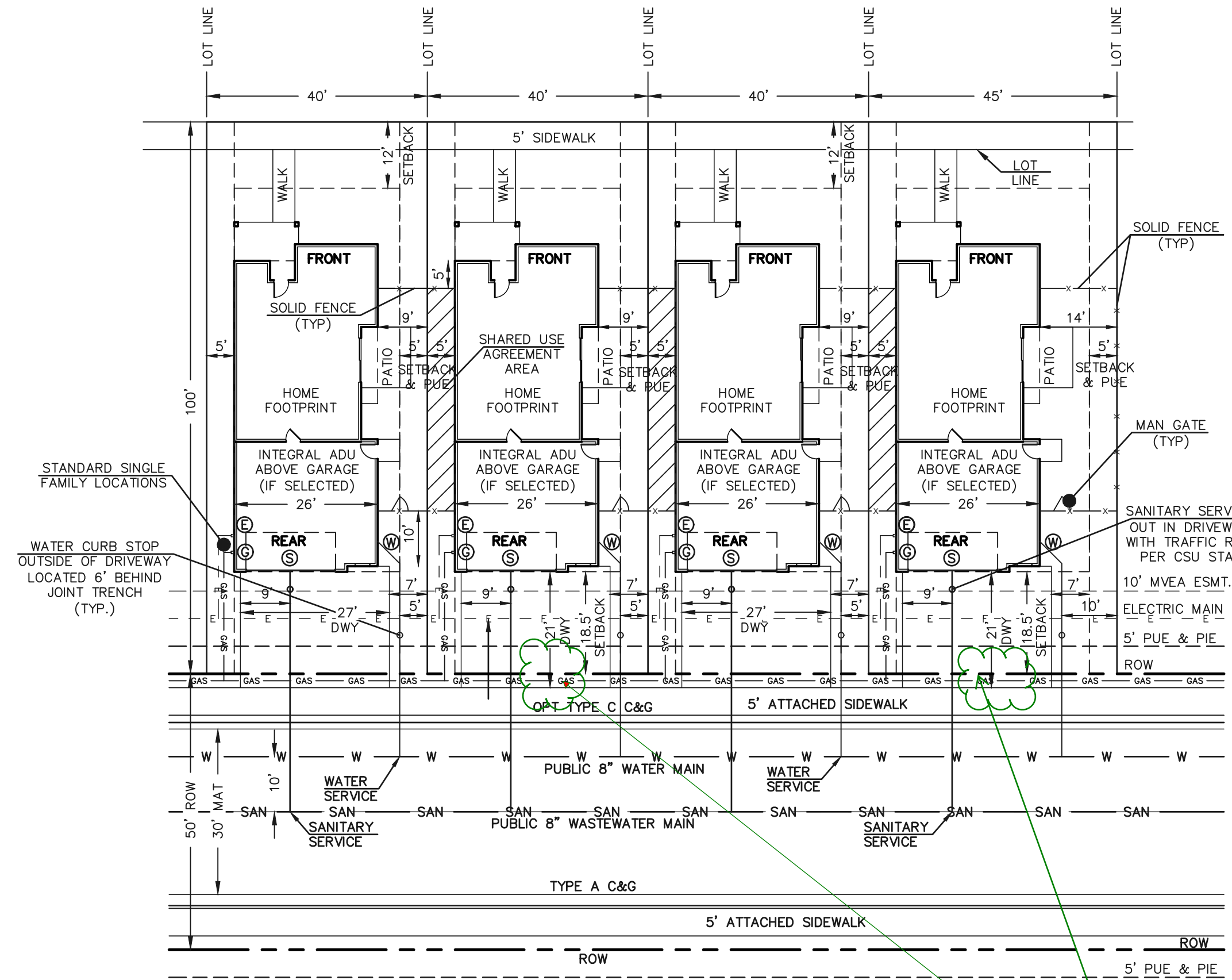
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)

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**TYPICAL LOT CONFIGURATION DETAIL – DUPLEX**  
**PUBLIC STREET (URBAN LOCAL, 50' ROW)**  
 CEDAR RAPIDS LOOP  
 SCALE: 1"=20' (H)  
 (ATTACHED SINGLE FAMILY)  
**LOTS 1-54**

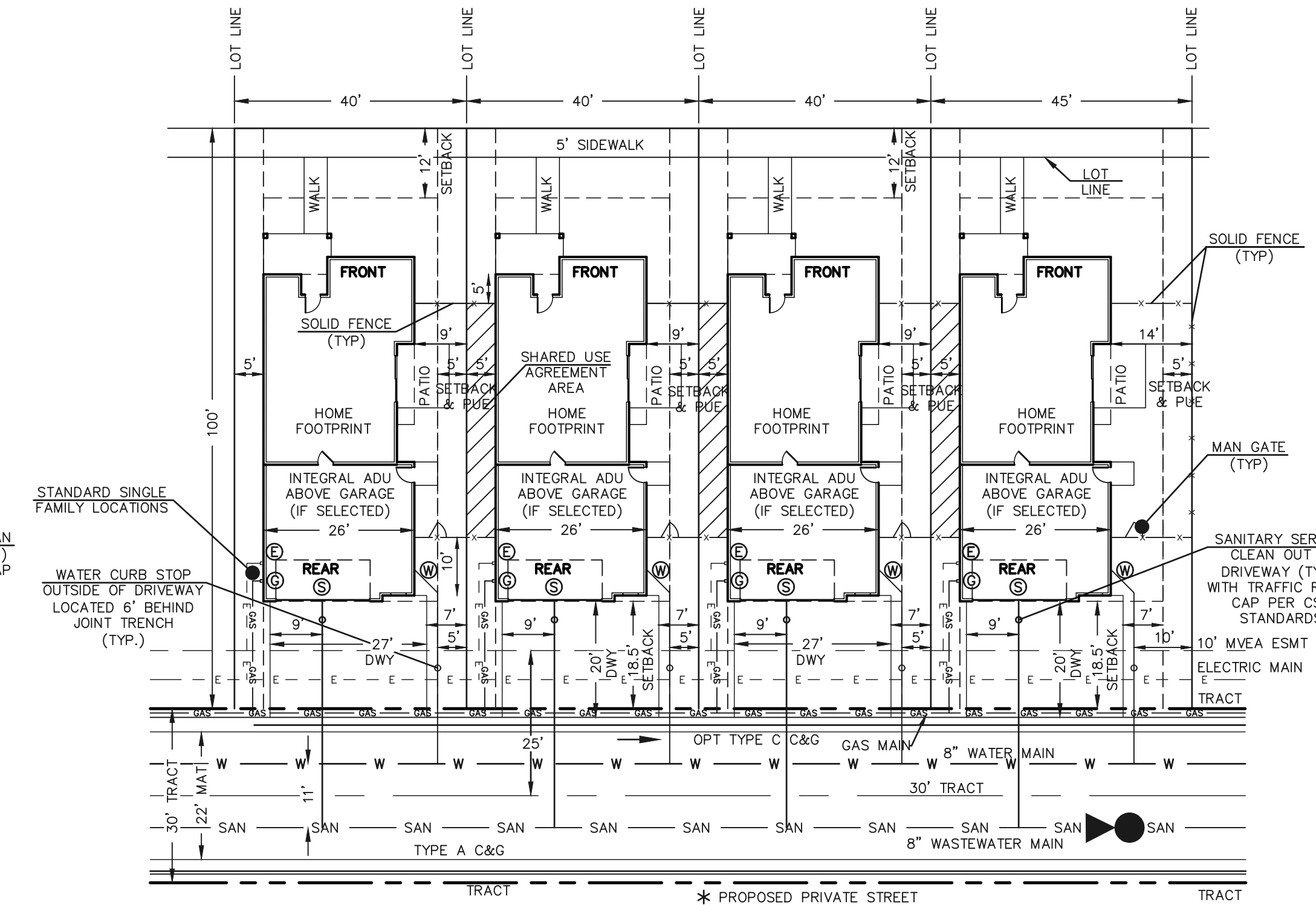
do the parking spots hang into public ROW? Do we need a license agreement?



**TYPICAL LOT CONFIGURATION DETAIL – ADU**  
**PUBLIC STREET**  
 SHOREWOOD DRIVE  
 SCALE: 1"=20' (H)  
 (DETACHED SINGLE FAMILY)  
**LOTS 55-66**

Please verify setback for corner lots (15' is the setback from ROW)

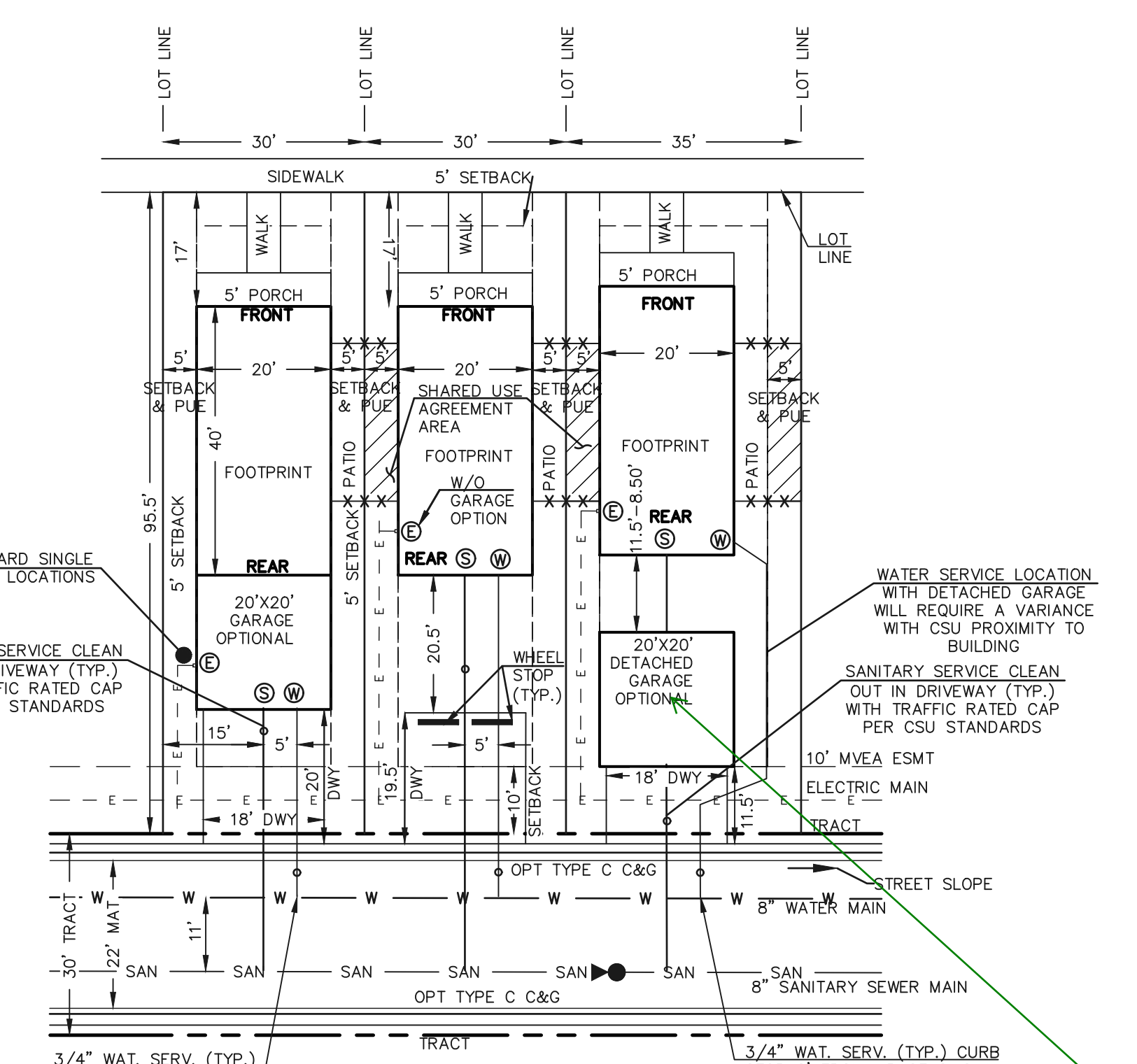
do the parking spots hang into public ROW? Do we need a license agreement?



**TYPICAL LOT CONFIGURATION DETAIL – ADU**  
**PRIVATE STREET**  
 AMES HEIGHTS, JANESVILLE HEIGHTS, MILWAUKEE HEIGHTS  
 SCALE: 1"=20' (H)  
 (DETACHED SINGLE FAMILY)  
**LOTS 67-92**

\*NO PARKING / FIRE LANE\* SIGNAGE PER FIRE DEPT. STDS  
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS

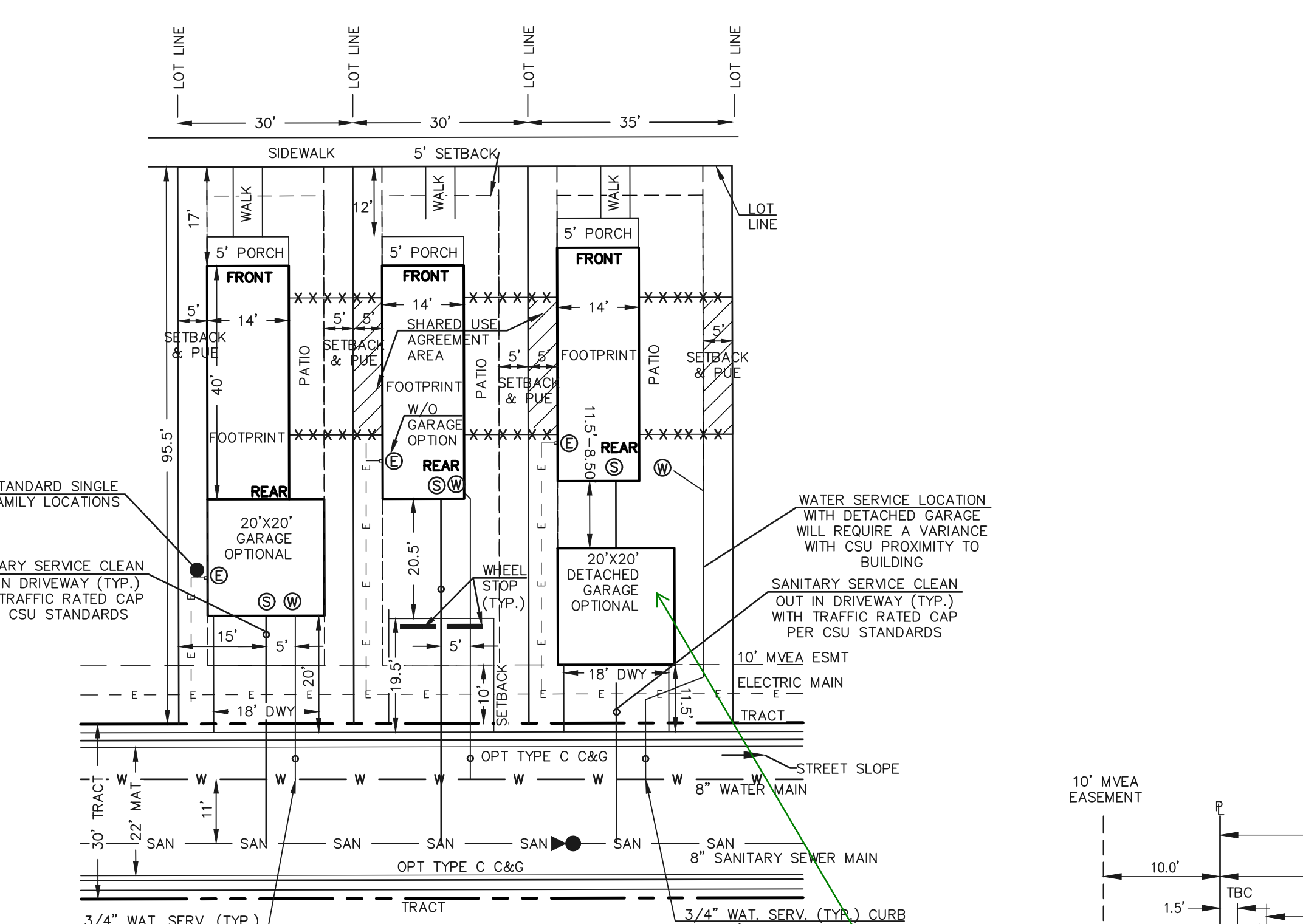
there is no site plan at this stage. A site plan is at time of building permit for each unit home. Parking has to be shown here. This is the PUD Development Plan.



**TYPICAL LOT CONFIGURATION DETAIL – PREAMBLE**  
**PRIVATE STREET (20'x40' BUILDING)**  
 NAPERVILLE HEIGHTS, BRANSON HEIGHTS, FORT WAYNE HEIGHTS  
 SCALE: 1"=20' (H)  
 (DETACHED SINGLE FAMILY, ELECTRIC ONLY)  
**LOTS 93-227**  
 \*NO PARKING / FIRE LANE\* SIGNAGE PER FIRE DEPT. STDS.  
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS

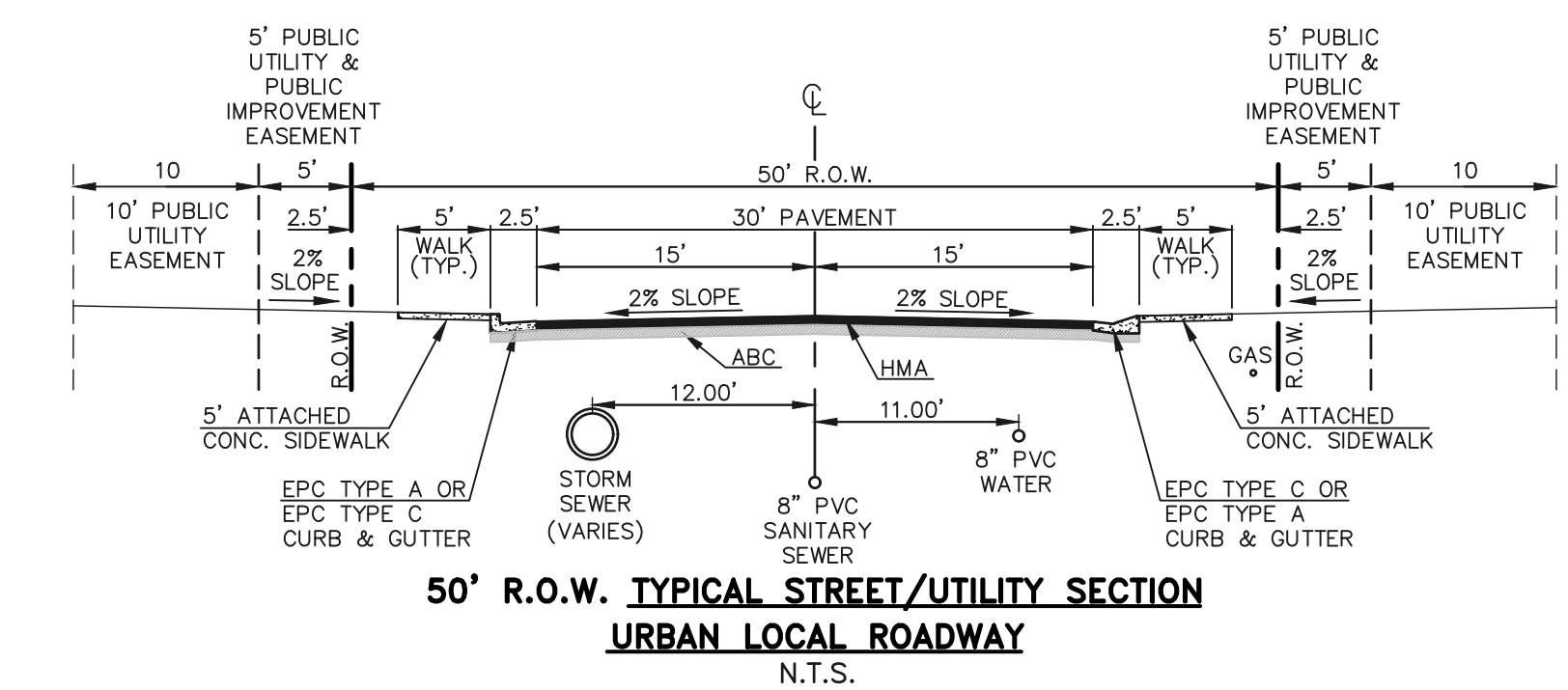
I am confused on where the driveway parking is on this details. If these are turned into ADU is there no parking for main home or 2cd home

there is no site plan at this stage. A site plan is at time of building permit for each unit home. Parking has to be shown here. This is the PUD Development Plan.

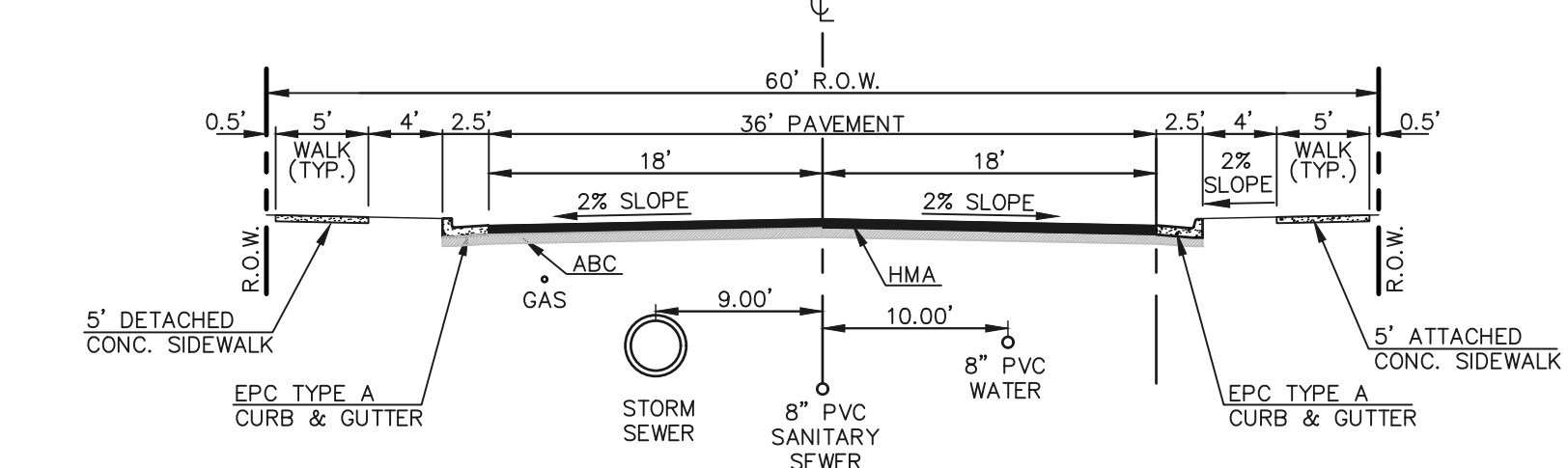


**TYPICAL LOT CONFIGURATION DETAIL – PREAMBLE**  
**PRIVATE STREET (14'x40' BUILDING)**  
 NAPERVILLE HEIGHTS, BRANSON HEIGHTS, FORT WAYNE HEIGHTS  
 SCALE: 1"=20' (H)  
 (DETACHED SINGLE FAMILY, ELECTRIC ONLY)  
**LOTS 93-227**  
 \*NO PARKING / FIRE LANE\* SIGNAGE PER FIRE DEPT. STDS.  
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS

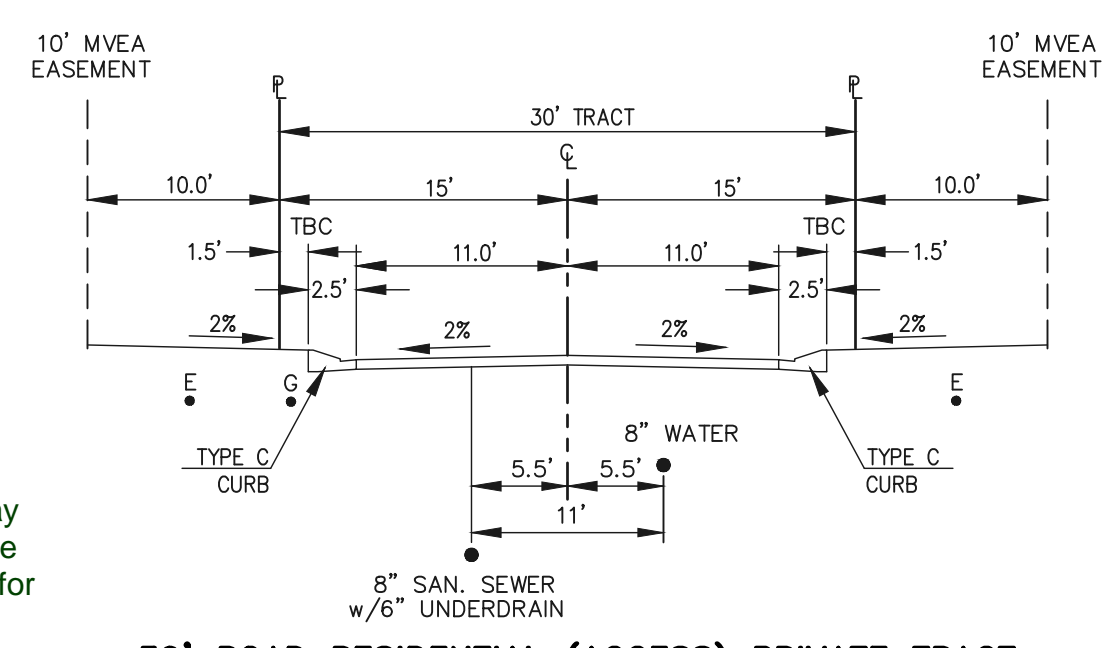
I am confused on where the driveway parking is on this details. If these are turned into ADU is there no parking for main home or 2cd home



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

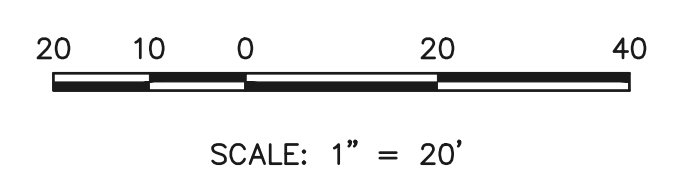


**60' R.O.W. TYPICAL STREET/UTILITY SECTION**  
**URBAN RESIDENTIAL COLLECTOR**  
 N.T.S.



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

where are the signs to be located depicting no parking - use symbol on PUD Plan



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

**CLASSIC CONSULTING**

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

**VILLAGES AT STERLING RANCH**  
 PUD DEVELOPMENT PLAN  
 \*development standard details\*

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

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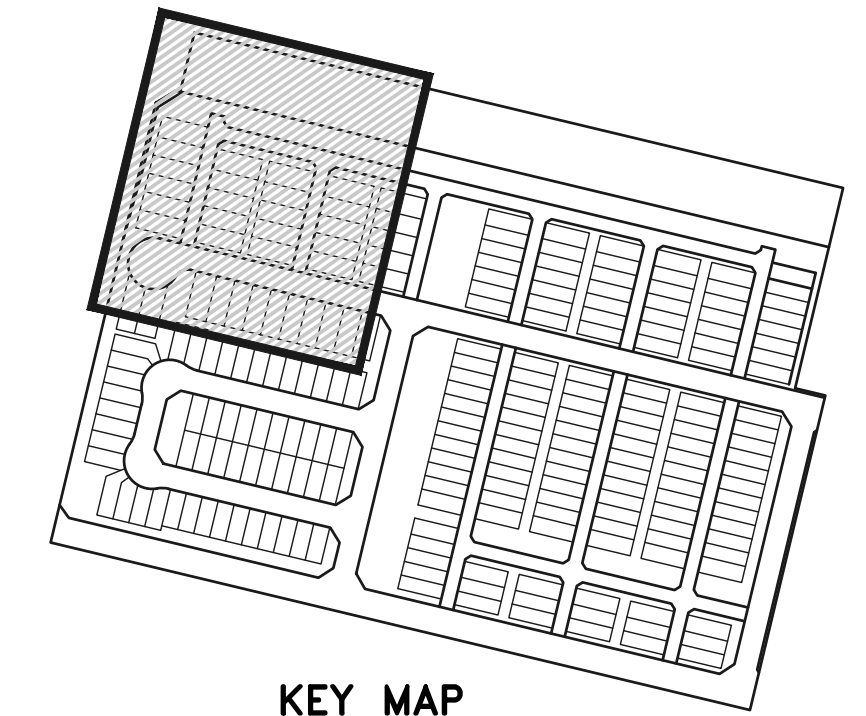
# VILLAGES AT STERLING RANCH

TRACT H  
FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

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

## DEVELOPMENT PLAN & PRELIMINARY PLAN

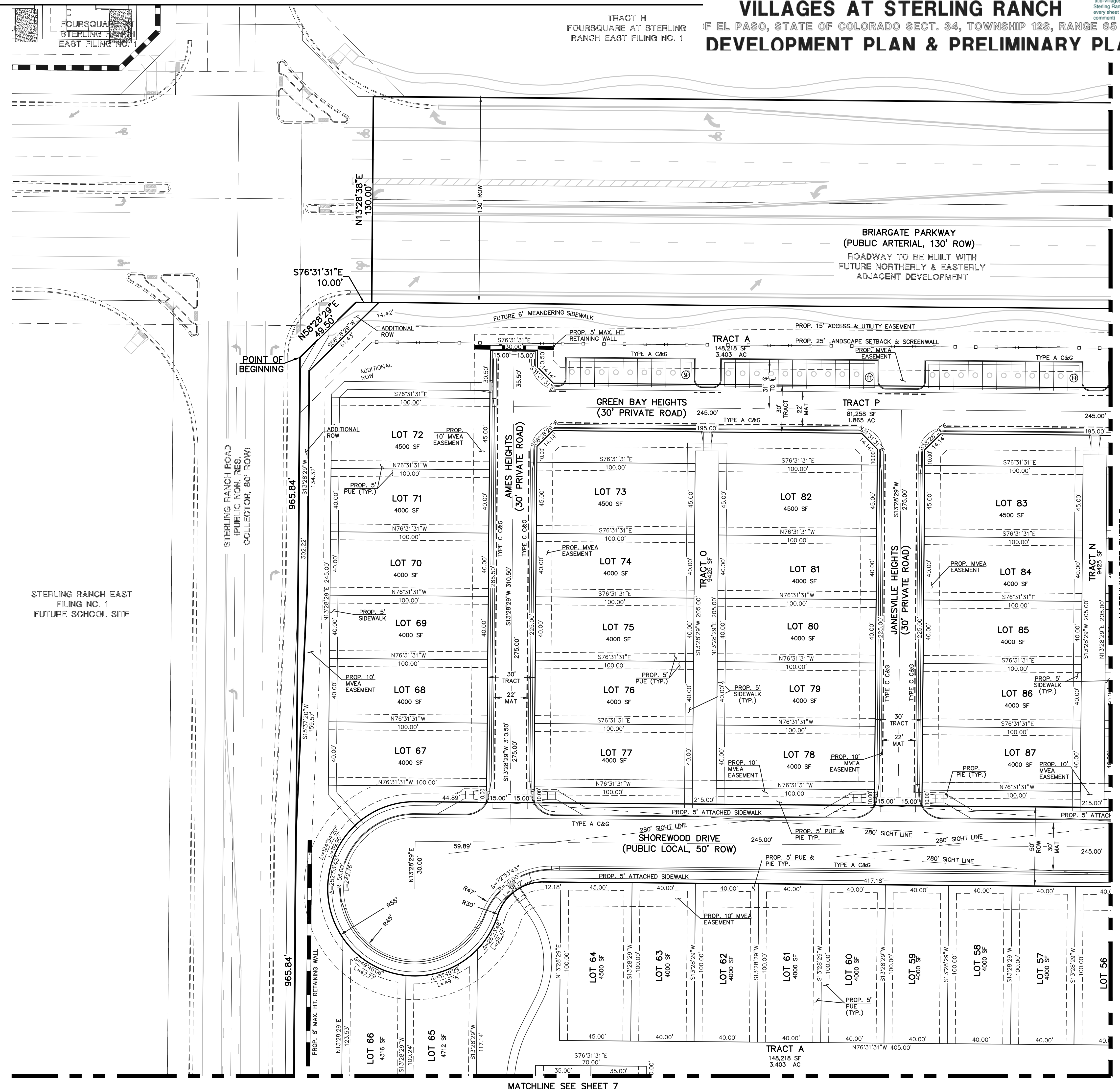
Site Villages at Sterling Ranch on every sheet (repeat comment)



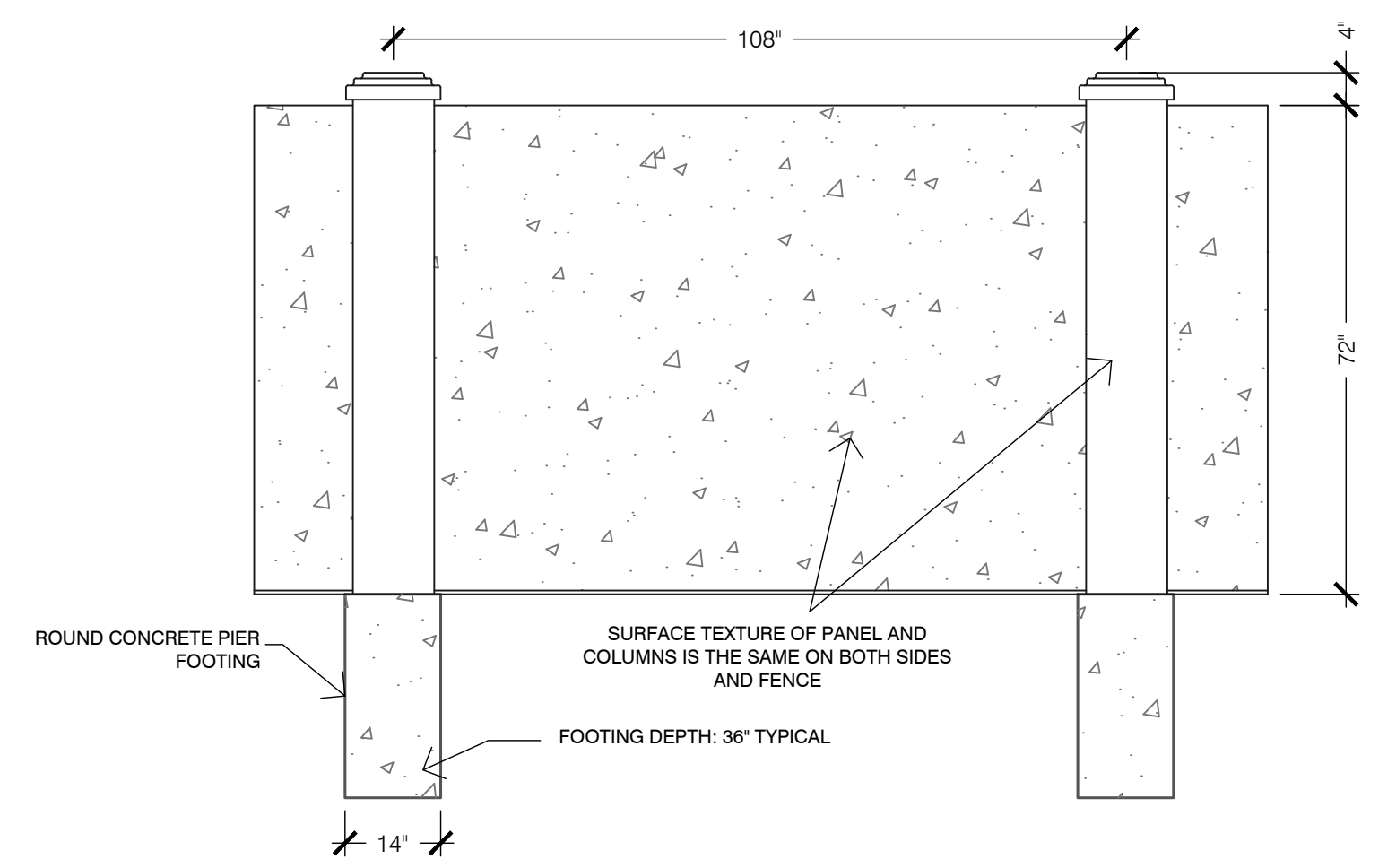
KEY MAP  
NOT TO SCALE

### LEGEND

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



MATCHLINE SEE SHEET 5



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



SCALE: 1" = 30'

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

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Colorado Springs, Colorado 80903

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

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN  
& PRELIMINARY PLAN

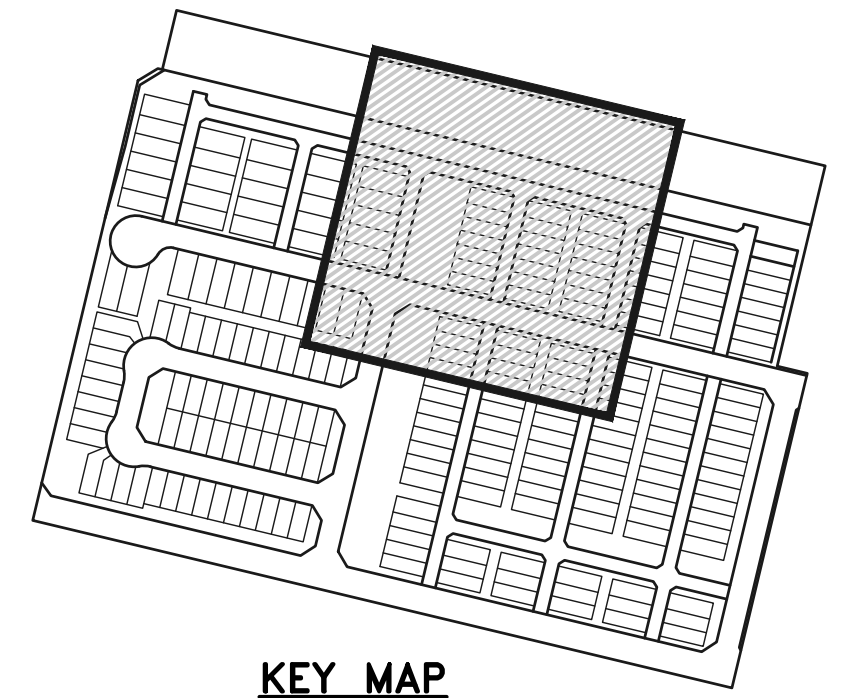
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DRAWN BY	EAS	(H) 1" = 30'	11/27/2023
CHECKED BY	(V) 1" = N/A	SHEET 4 OF 27	JOB NO. 1183.26

MATCHLINE SEE SHEET 7

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TRACT H  
FOURSQUARE AT STERLING  
RANCH EAST FILING NO. 1

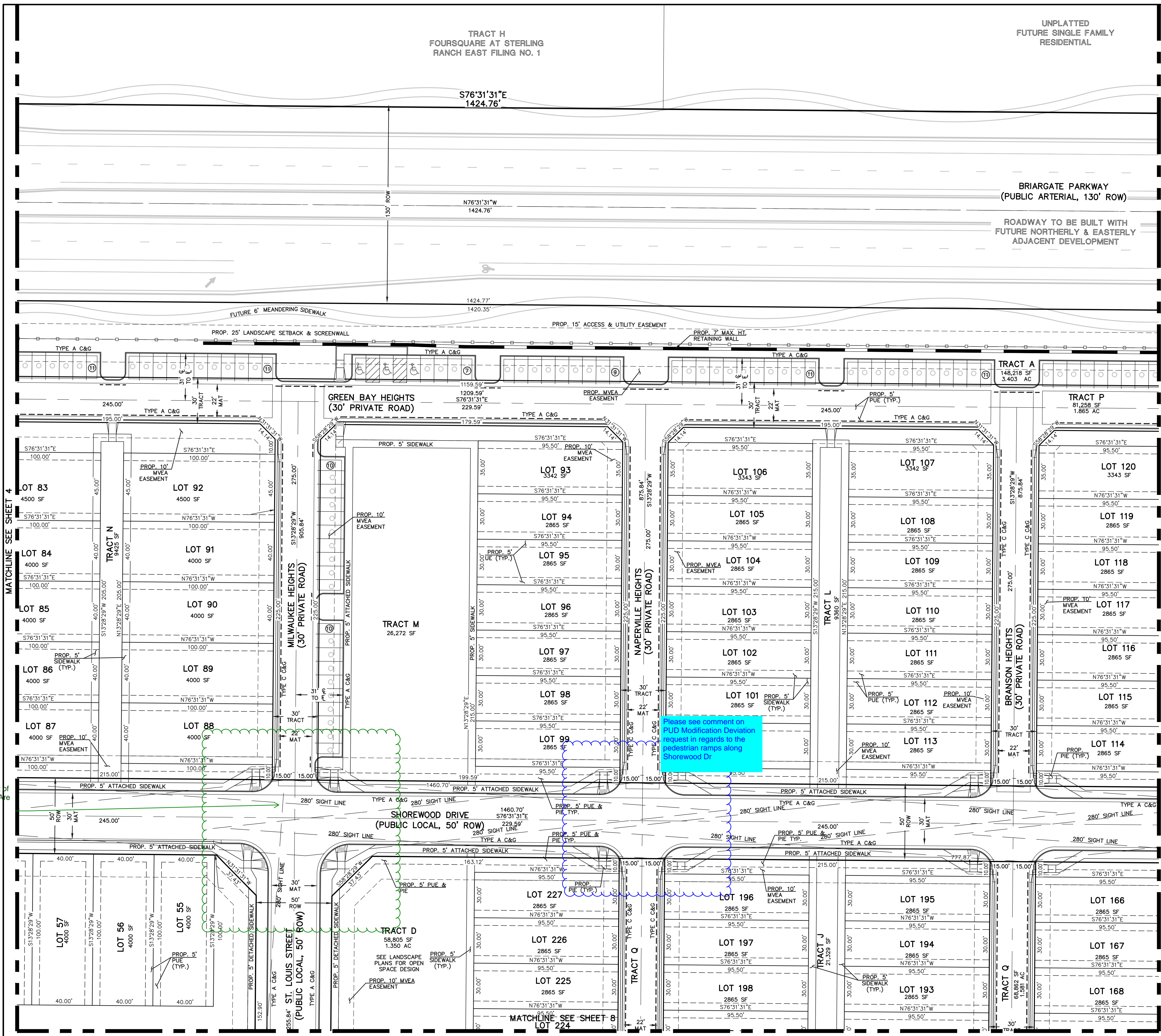
UNPLATTED  
FUTURE SINGLE FAMILY  
RESIDENTIAL



KEY MAP  
NOT TO SCALE

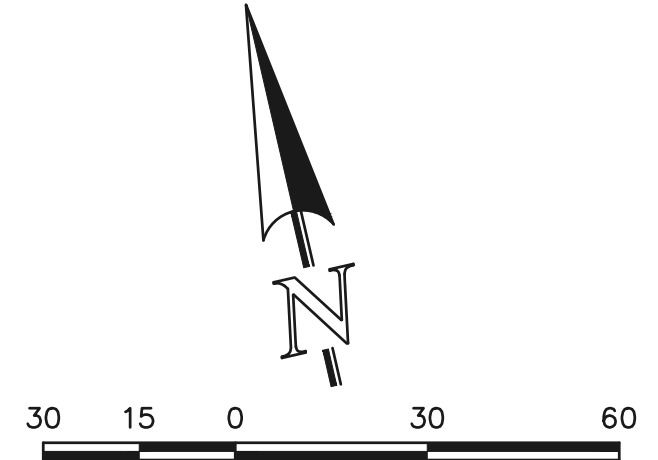
LEGEND

- 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



Please see comment on PUD Modification Deviation request in regards to the pedestrian ramps along Shorewood Dr

Are the homes out of the site triangle? Are larger setbacks needed for lots on Corners of public ROW



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

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

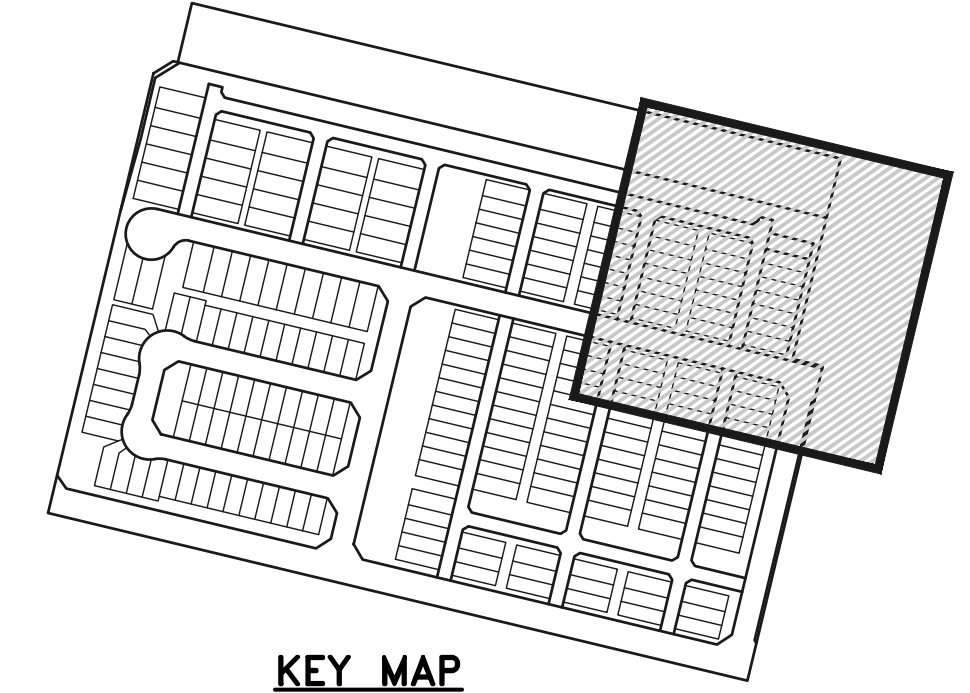
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UNPLATTED  
FUTURE SINGLE FAMILY  
RESIDENTIAL

BRIARGATE PARKWAY  
(PUBLIC ARTERIAL, 130' ROW)

ROADWAY TO BE BUILT WITH  
FUTURE NORTHERLY & EASTERLY  
ADJACENT DEVELOPMENT

UNPLATTED  
FUTURE BRIARGATE PARKWAY  
RIGHT OF WAY

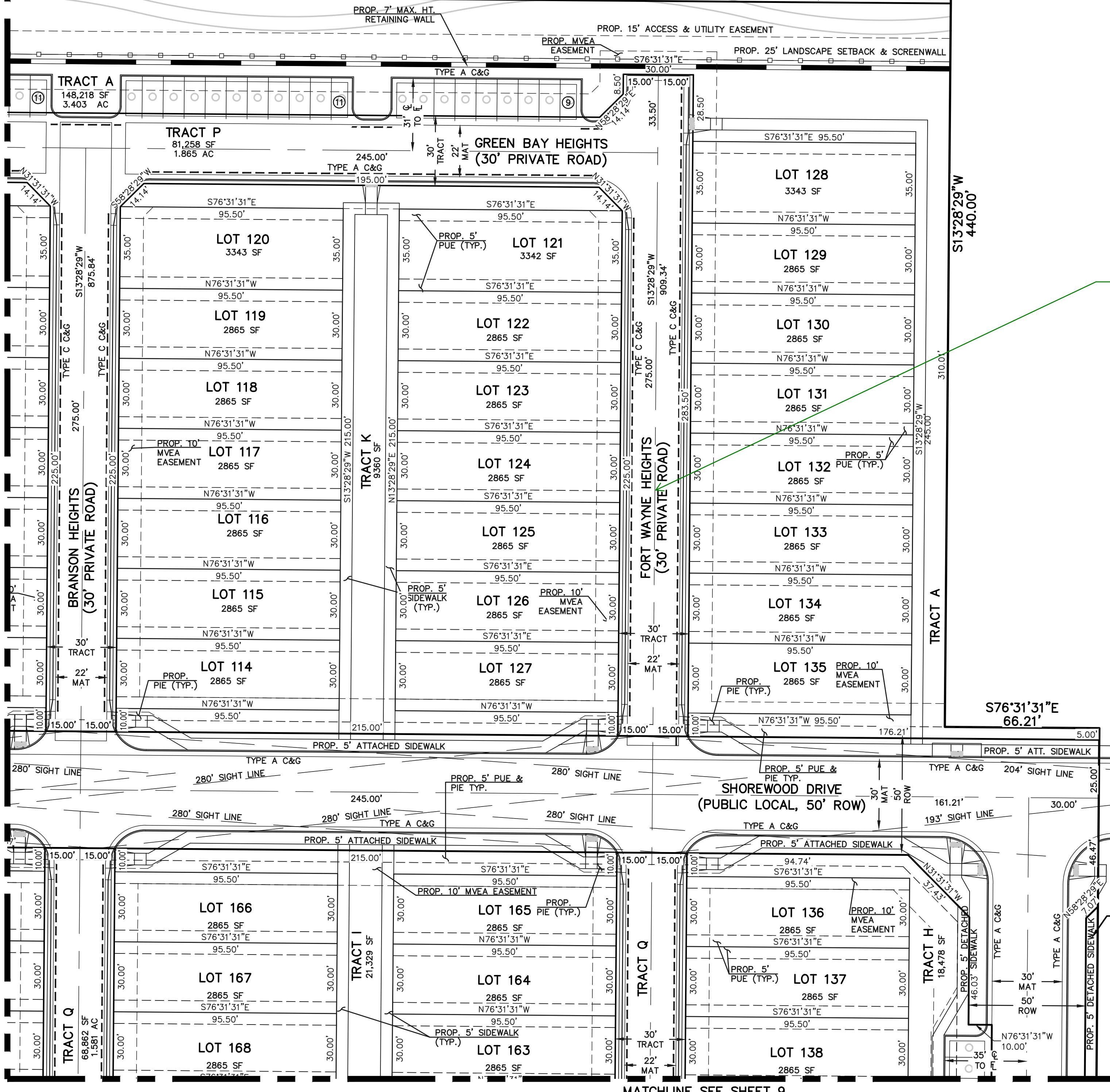


KEY MAP  
NOT TO SCALE

LEGEND

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

MATCHLINE SEE SHEET 5



Identify no parking  
sign symbols on  
private roads- all  
sheets?

approved density? current  
zoning- see checklist add  
missing items. Zoning can  
be adjacent not 500-feet

UNPLATTED  
FUTURE SINGLE FAMILY



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



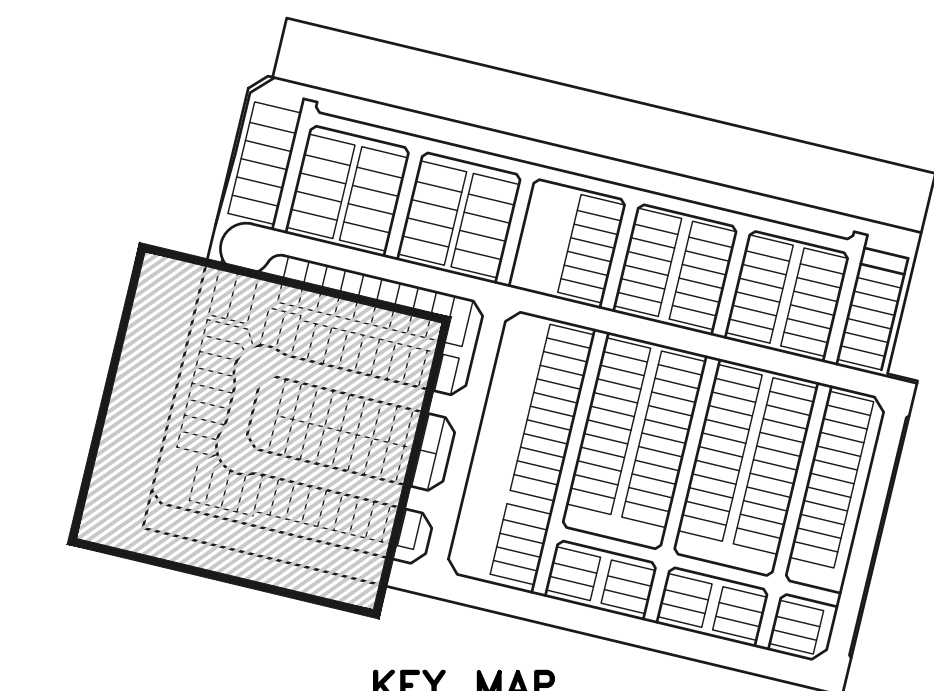
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

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	

MATCHLINE SEE SHEET 9

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MATCHLINE SEE SHEET 4



KEY MAP NOT TO SCALE

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



30 15 0 30 60

SCALE: 1" = 30'

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

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



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

UNPLATTED STERLING RANCH EAST FILING NO. 5 SINGLE FAMILY RESIDENTIAL

STERLING RANCH EAST FILING NO. 1 FUTURE SCHOOL SITE

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

OAK PARK DRIVE (PUBLIC RES. COLLECTOR, 60' ROW)

CEDAR RAPIDS LOOP (PUBLIC LOCAL, 50' ROW)

CEDAR RAPIDS LOOP (PUBLIC LOCAL, 50' ROW)

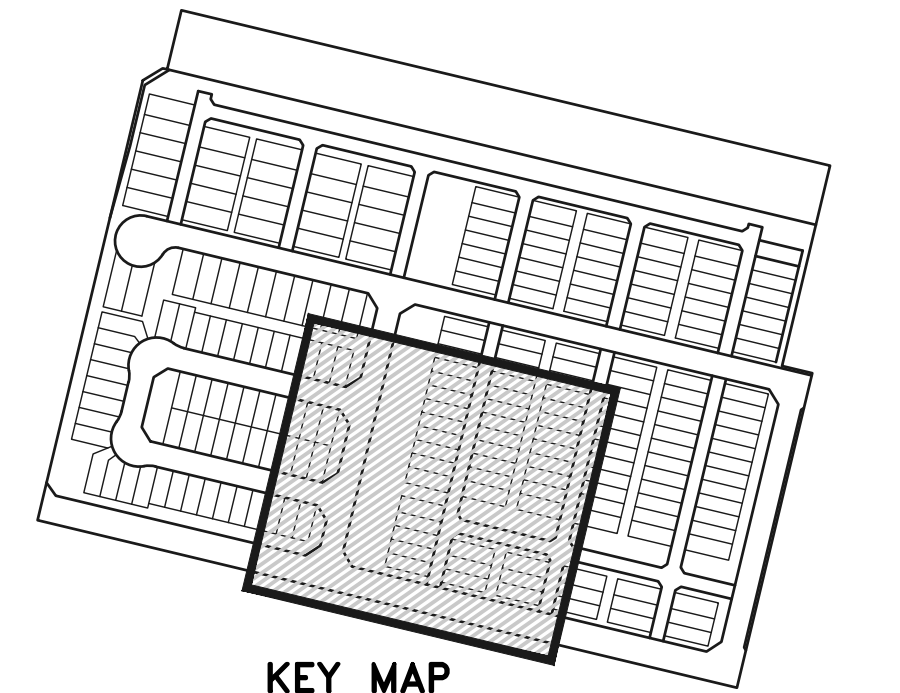


965.84'

965.84'

MATCHLINE SEE SHEET 8

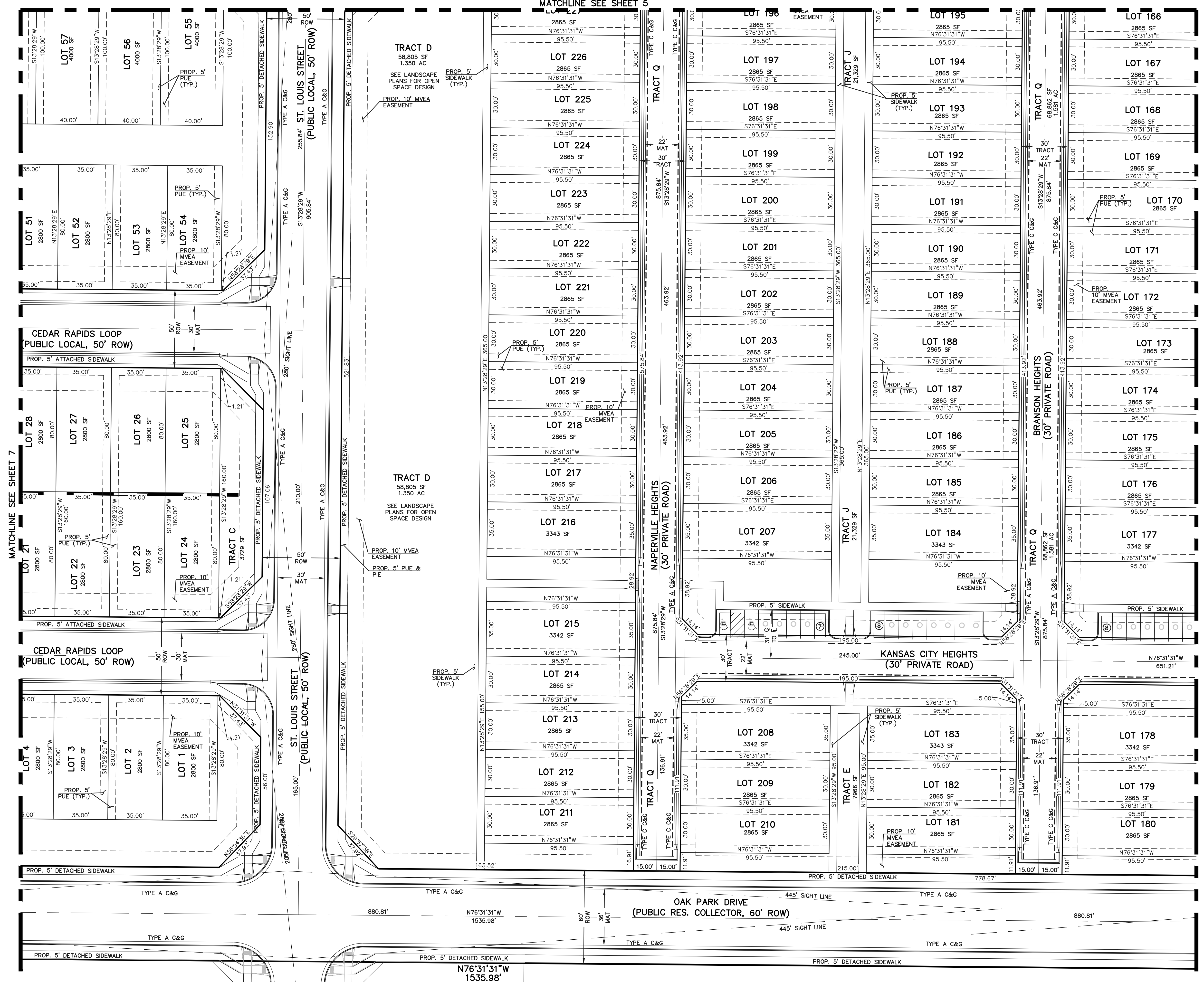
MATCHLINE SEE SHEET 5



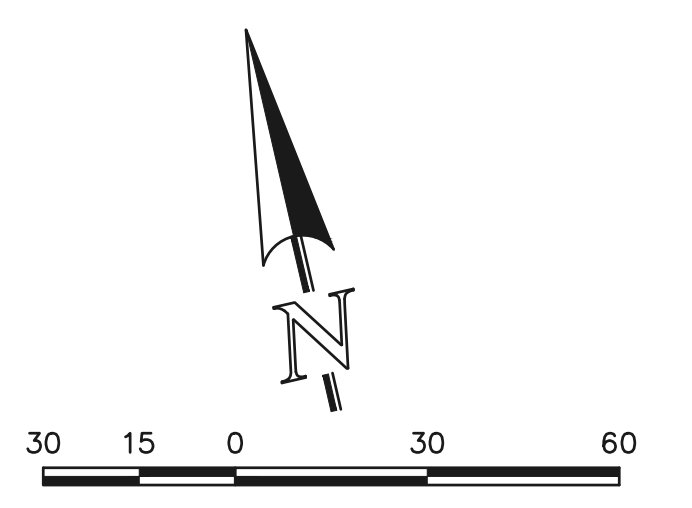
KEY MAP NOT TO SCALE

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 9



SCALE: 1" = 30'

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

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



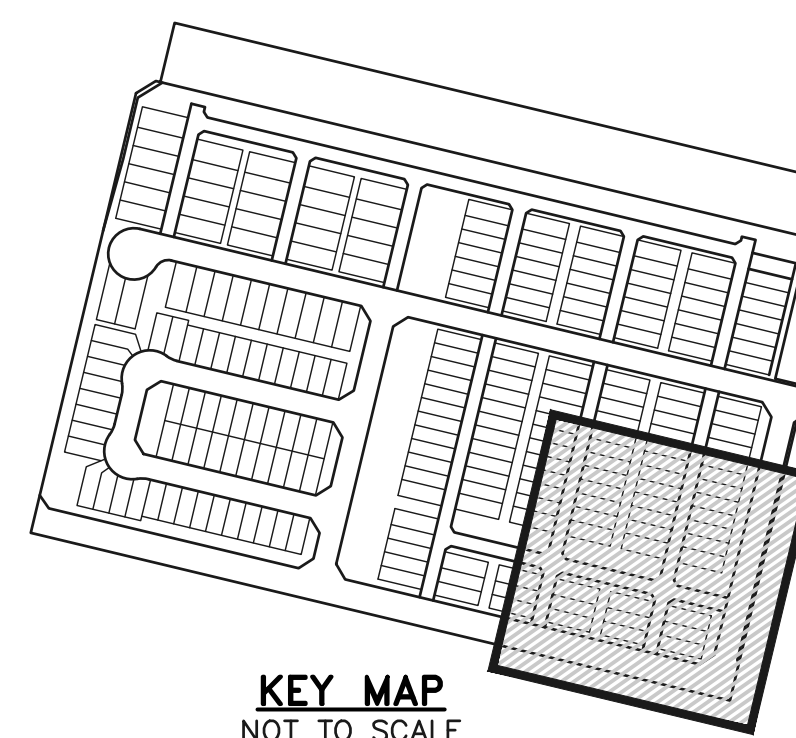
619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719) 785-0790  
 (719) 785-0799 (Fax)

UNPLATTED  
 STERLING RANCH  
 EAST FILING NO. 5  
 SINGLE FAMILY  
 RESIDENTIAL

UNPLATTED  
 FUTURE SINGLE FAMILY

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LEGEND

- BOUNDARY LINE
- PROPERTY LINE
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- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
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- EXISTING STORM LINE

ADA Parking required based on number of spaces per Code;  
 Add modification for parking back into to public row needed (we talked about this and agreed to modify standards)

6.2.5.C.3.(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.

dimension these so we verify no hangover into ROW multiple places in Plan

Repeat Comment ADD checklist missing items PUD and Prelim please verify and add like adj prop info (Add SKP density). 500' not required just adjacent

UNPLATTED FUTURE SINGLE FAMILY



SCALE: 1" = 30'

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

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

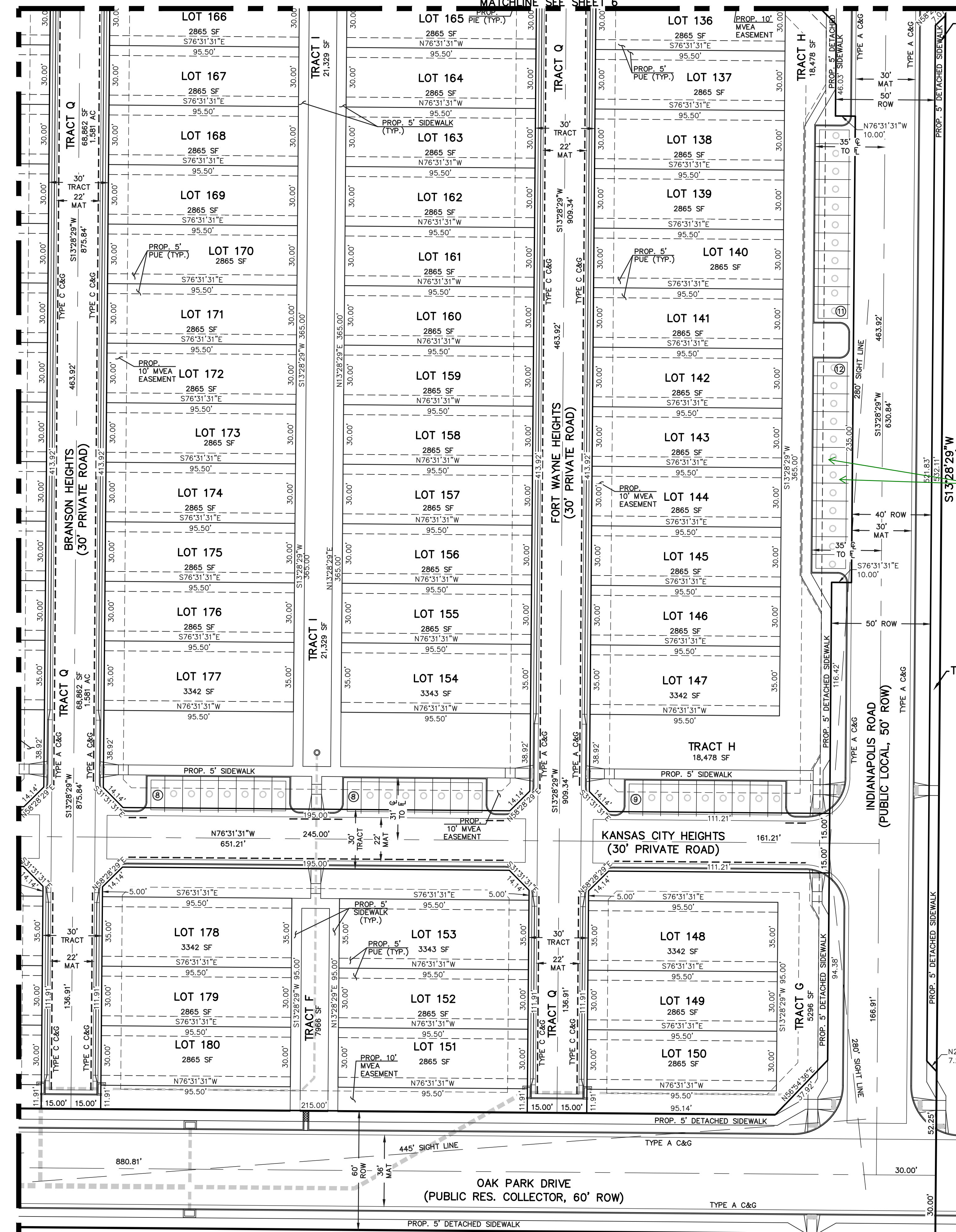
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	9 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	



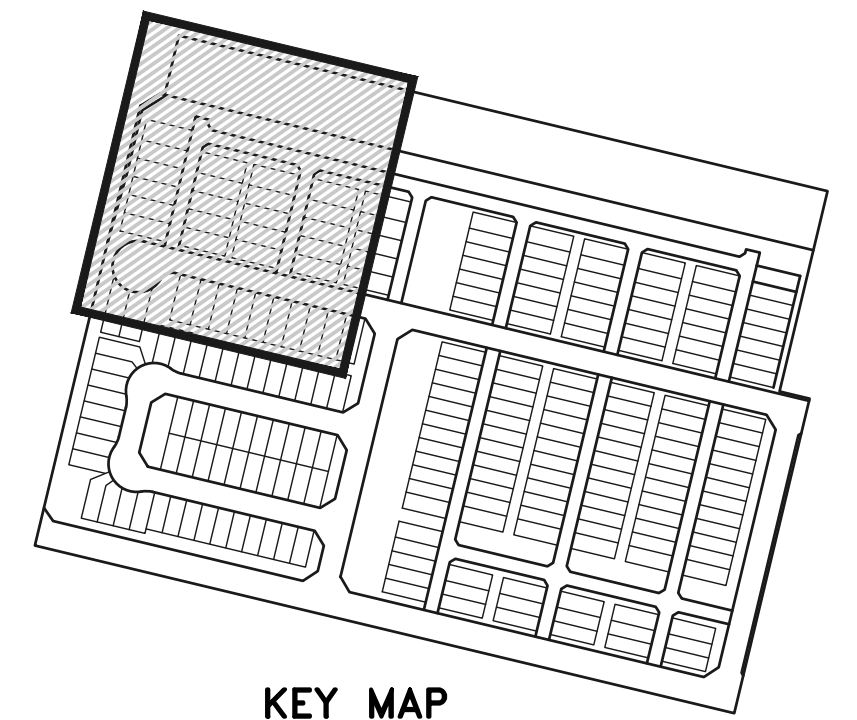
619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719) 785-0790  
 (719) 785-0799 (Fax)



MATCHLINE SEE SHEET 8



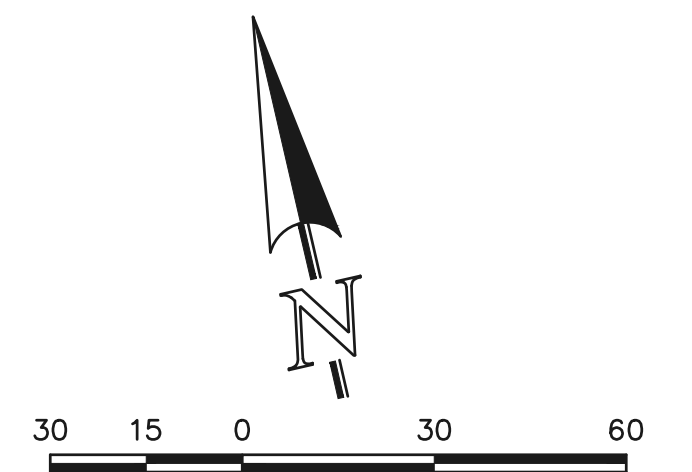
UNPLATTED FUTURE SINGLE FAMILY



KEY MAP  
NOT TO SCALE

LEGEND

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



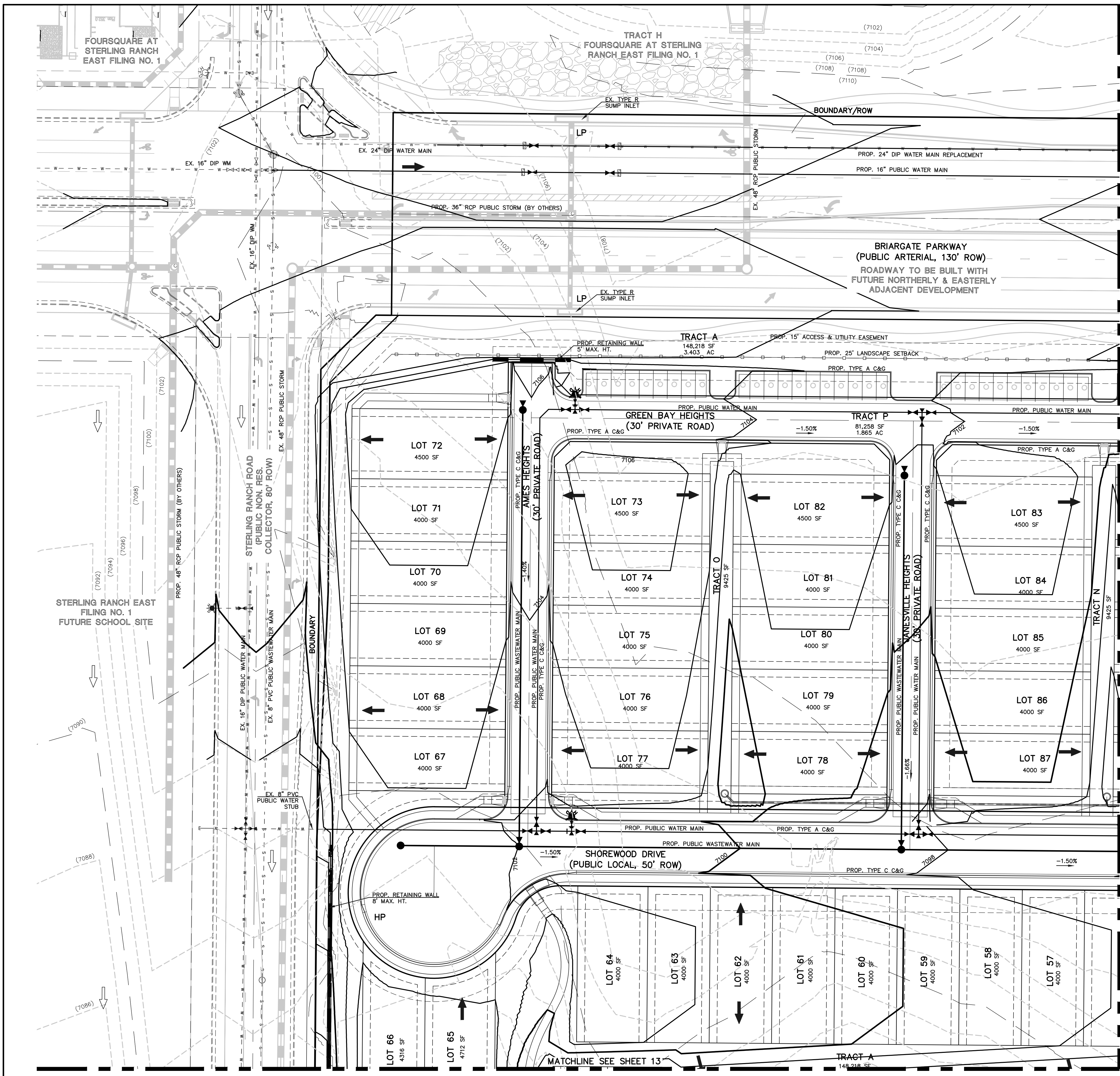
SCALE: 1" = 30'

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

		VILLAGES AT STERLING RANCH	
		PRELIMINARY GRADING AND UTILITY PLAN	
DESIGNED BY	EAS	SCALE	DATE 11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET 10 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26

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

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

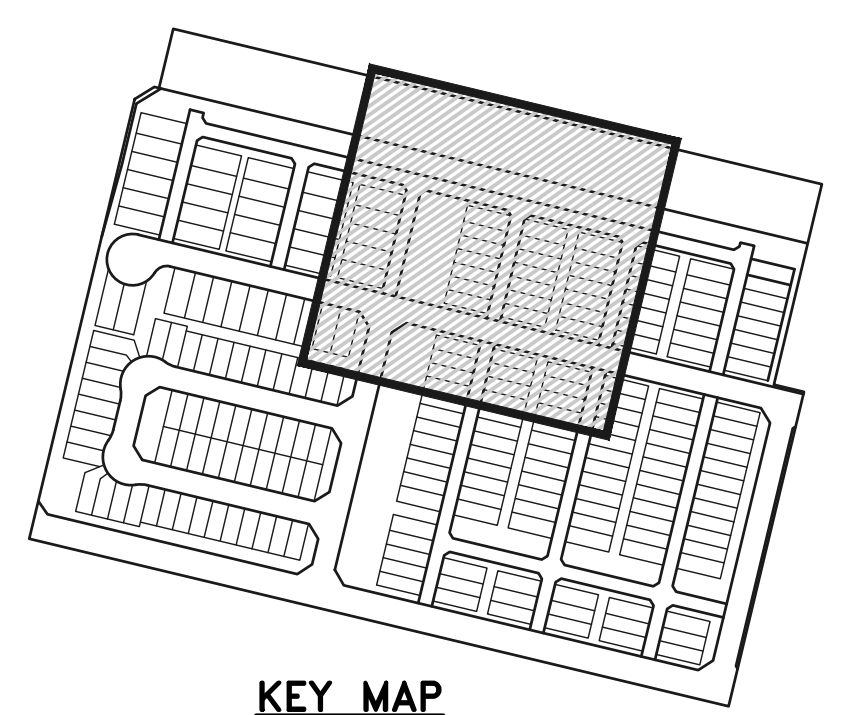
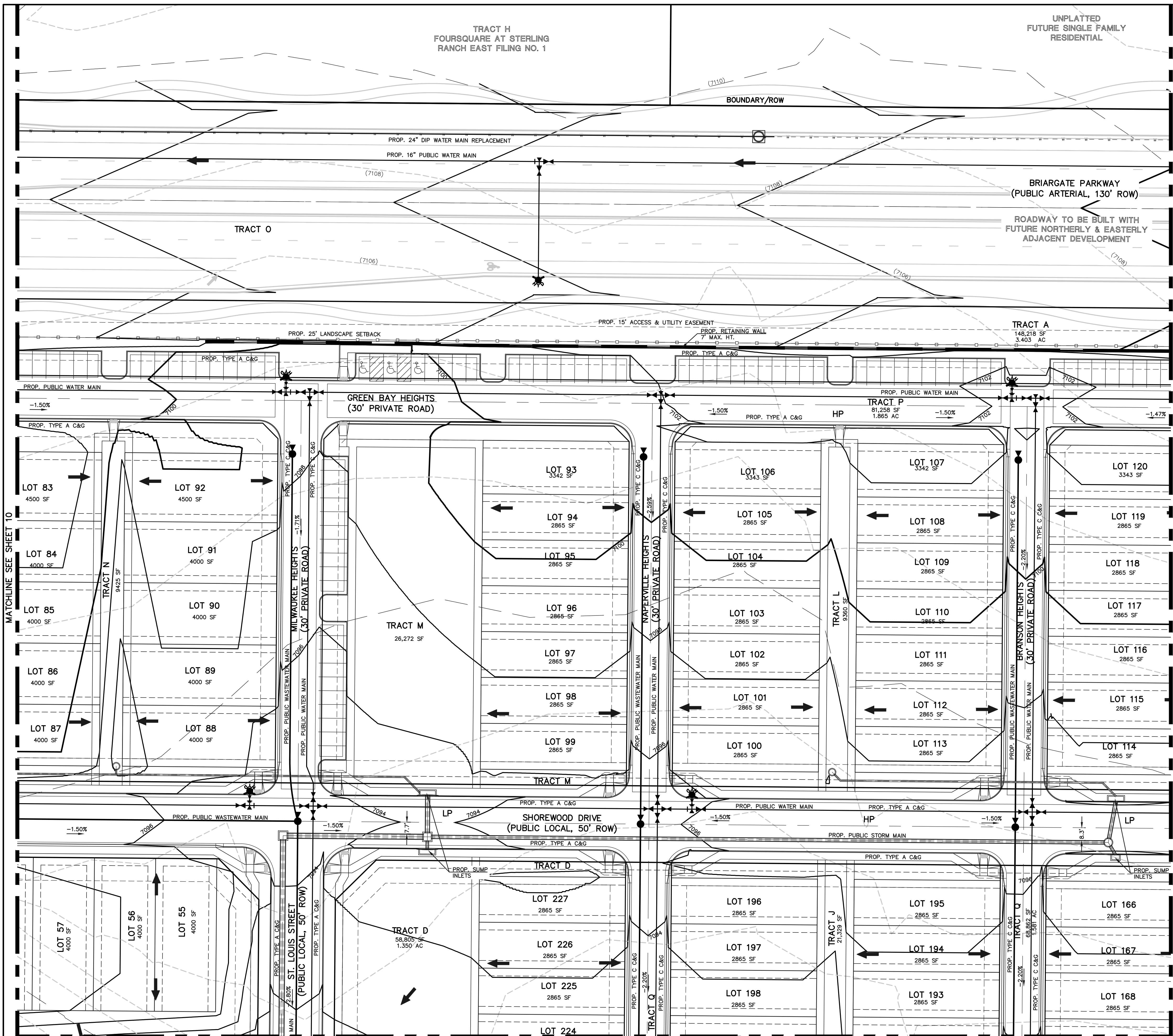


MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 13

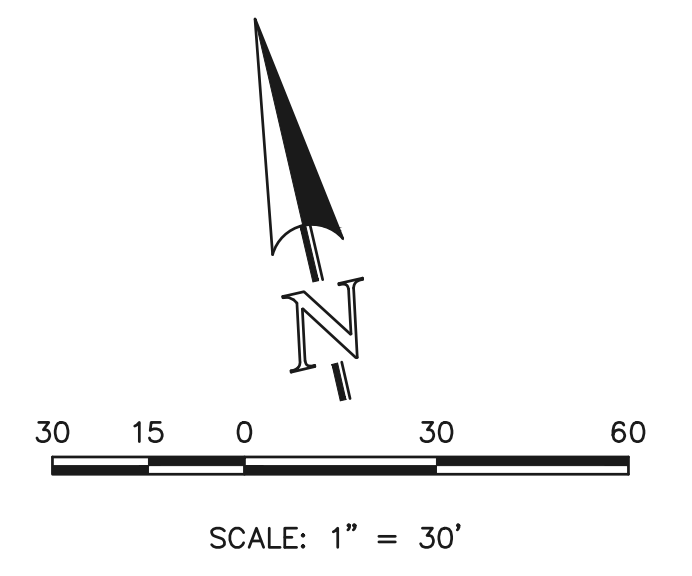
TRACT A  
148,218 SF  
3.403 AC

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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

**CLASSIC CONSULTING**

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Colorado Springs, Colorado 80903

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VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

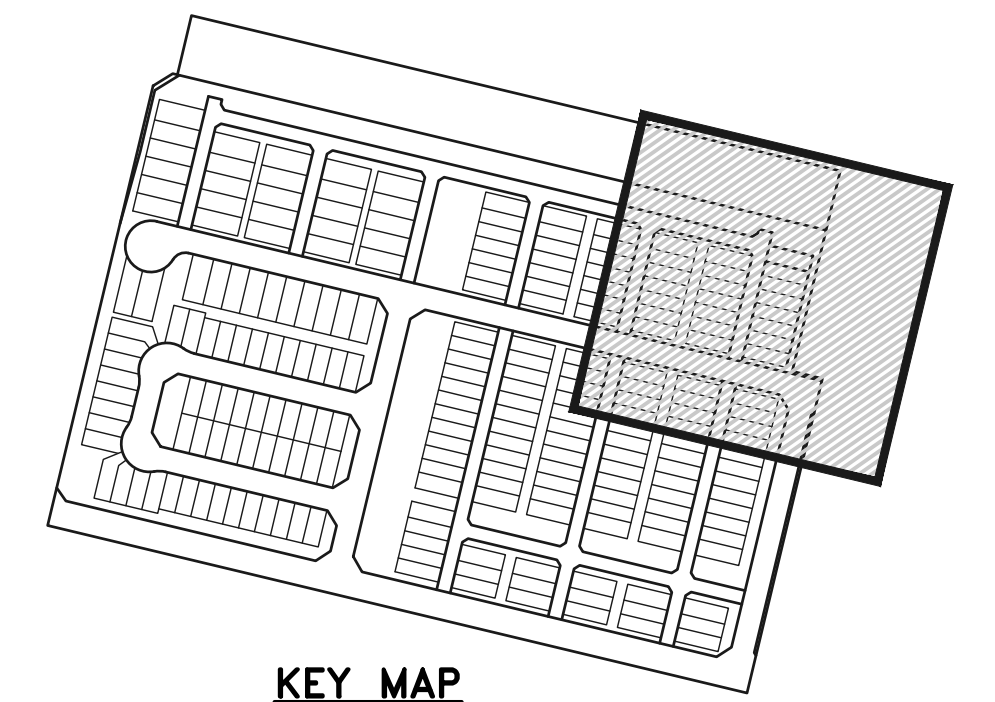
DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	11/27/2023
CHECKED BY	(V) 1" = N/A		SHEET 11 OF 27
			JOB NO. 1183.26

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MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 12

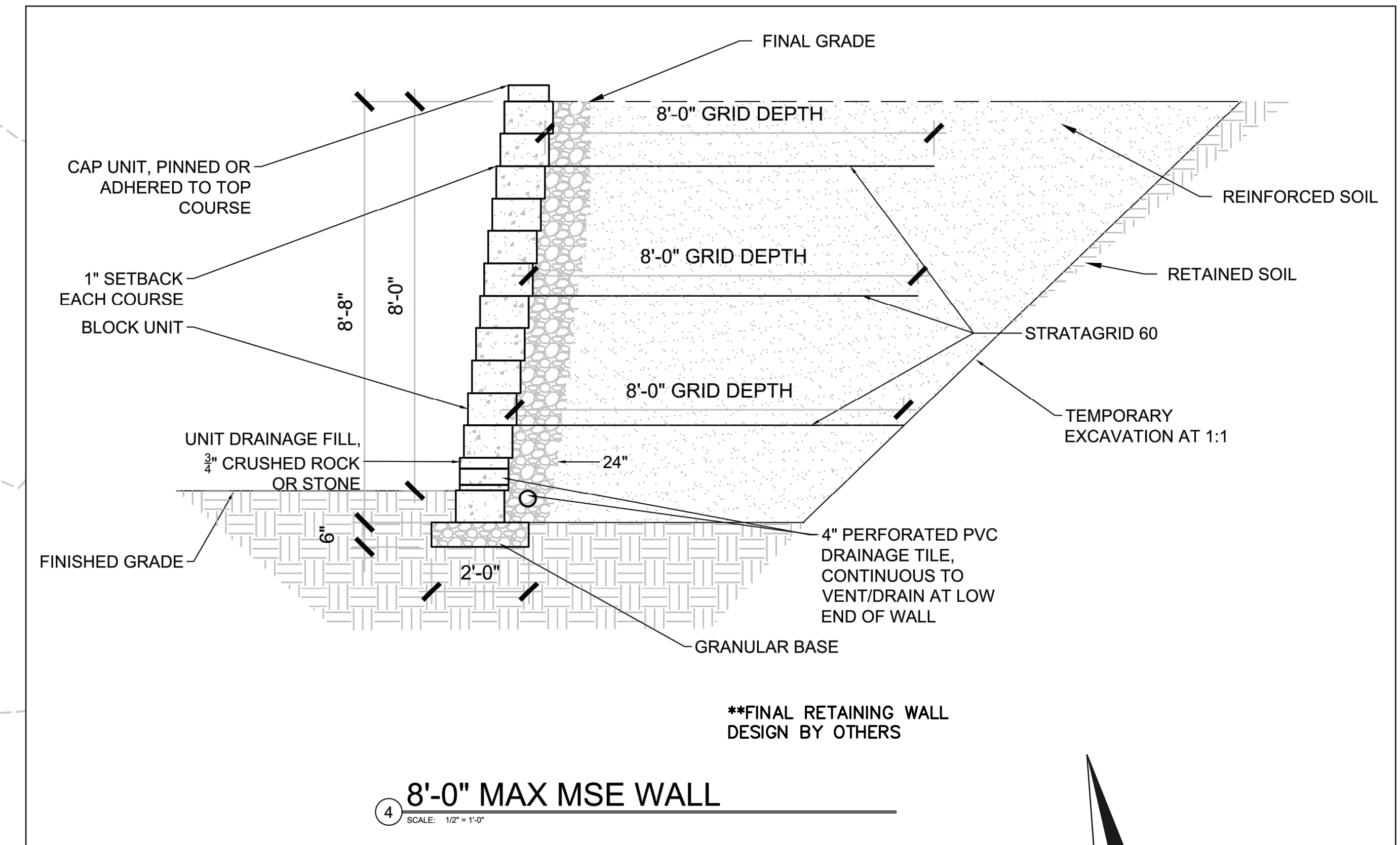
MATCHLINE SEE SHEET 14



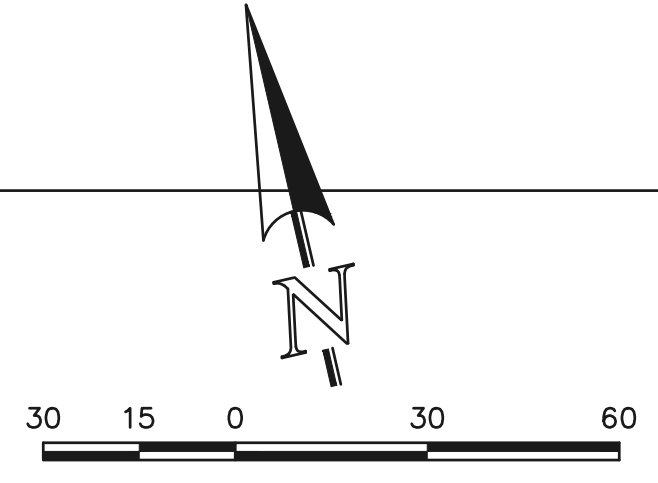
KEY MAP  
NOT TO SCALE

**LEGEND**

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



④ **8'-0" MAX MSE WALL**  
SCALE: 1/2" = 1'-0"



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

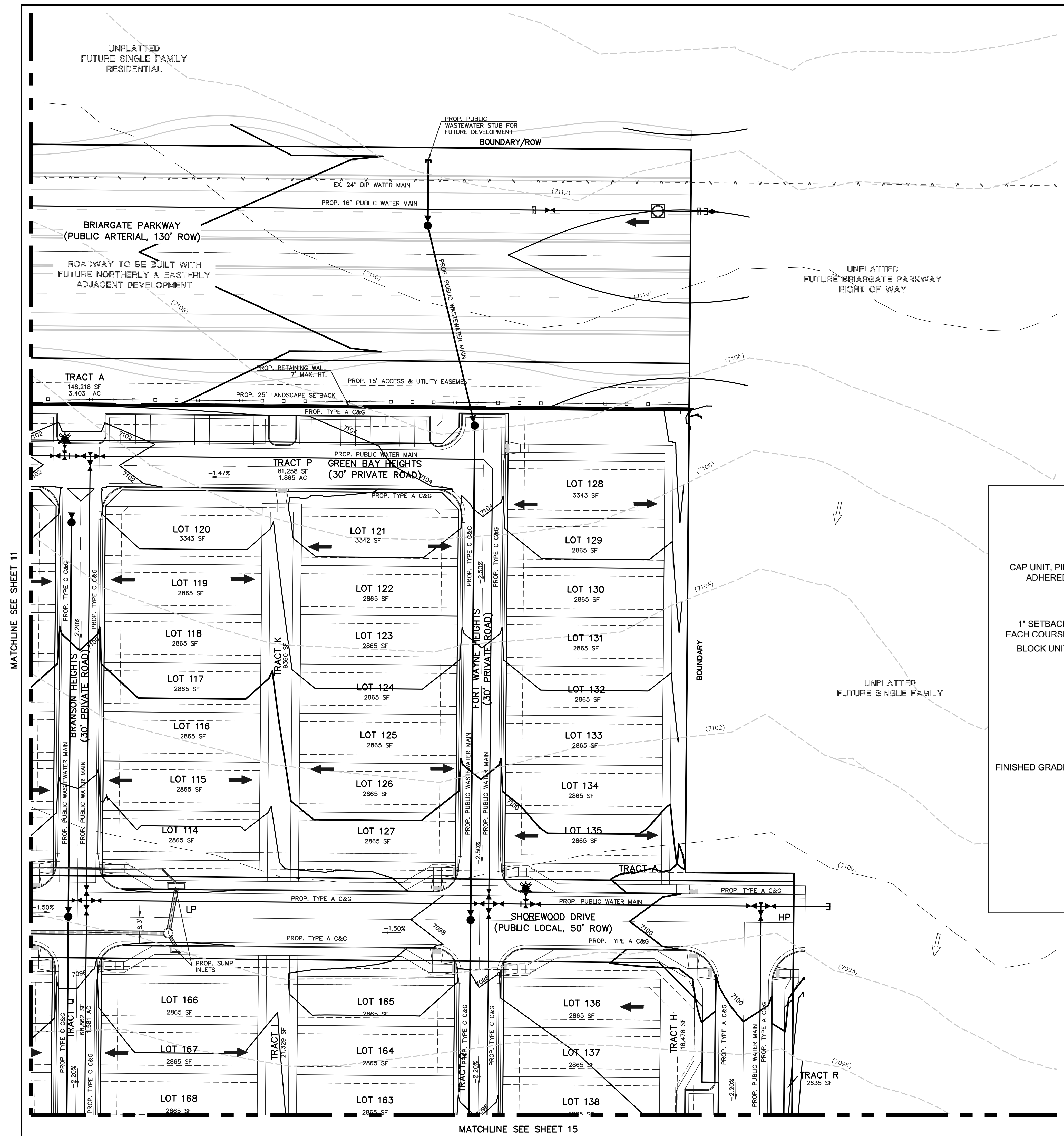
VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY EAS SCALE DATE 11/27/2023

DRAWN BY EAS (H) 1" = 30' SHEET 12 OF 27

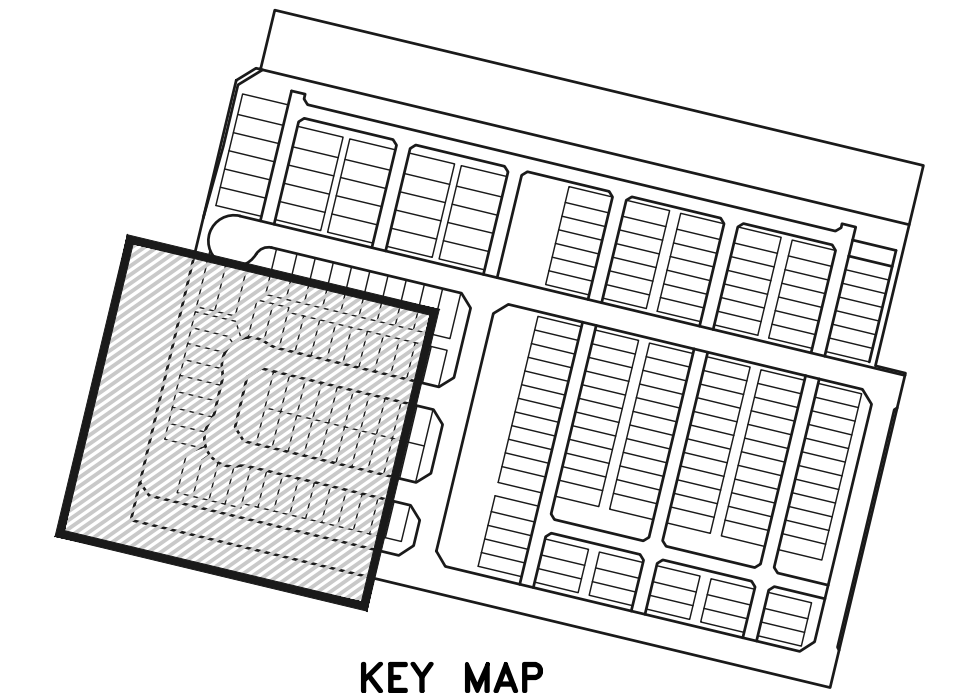
CHECKED BY (V) 1" = N/A JOB NO. 1183.26



MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 15

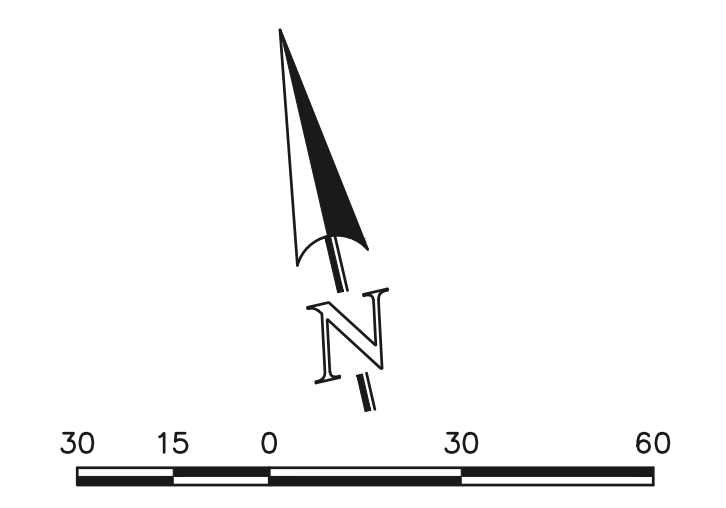
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KEY MAP  
NOT TO SCALE

LEGEND

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



SCALE: 1" = 30'

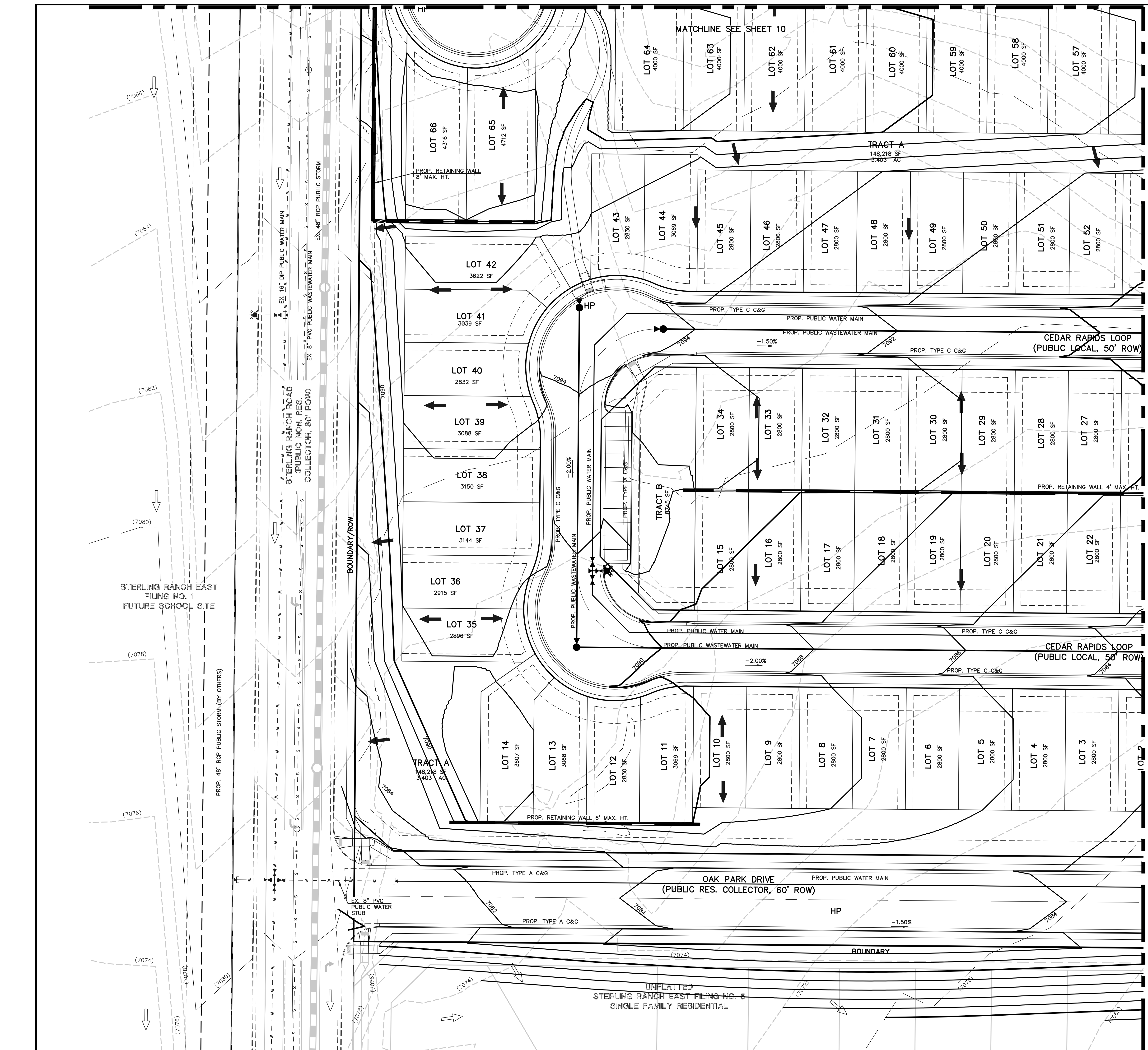
EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

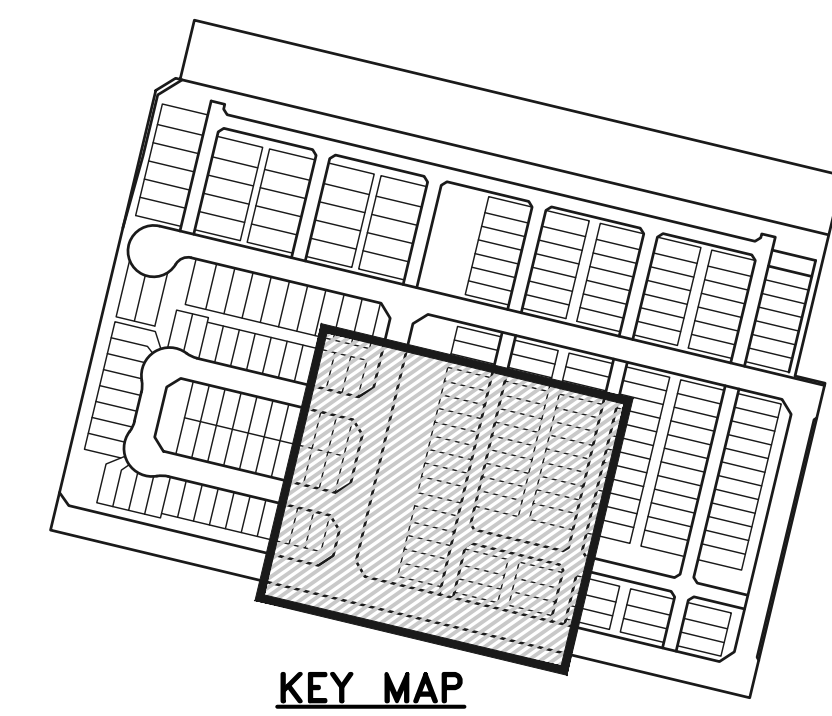
PRELIMINARY GRADING AND UTILITY PLAN

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

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(719) 785-0799 (Fax)



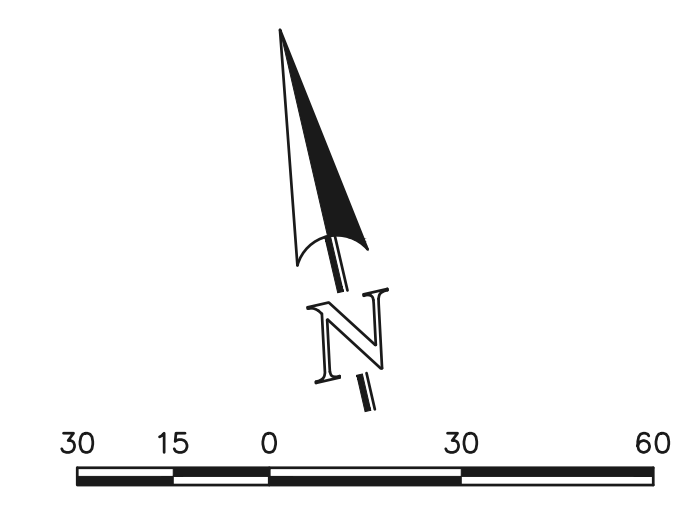
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KEY MAP  
NOT TO SCALE

LEGEND

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



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

**CLASSIC CONSULTING**

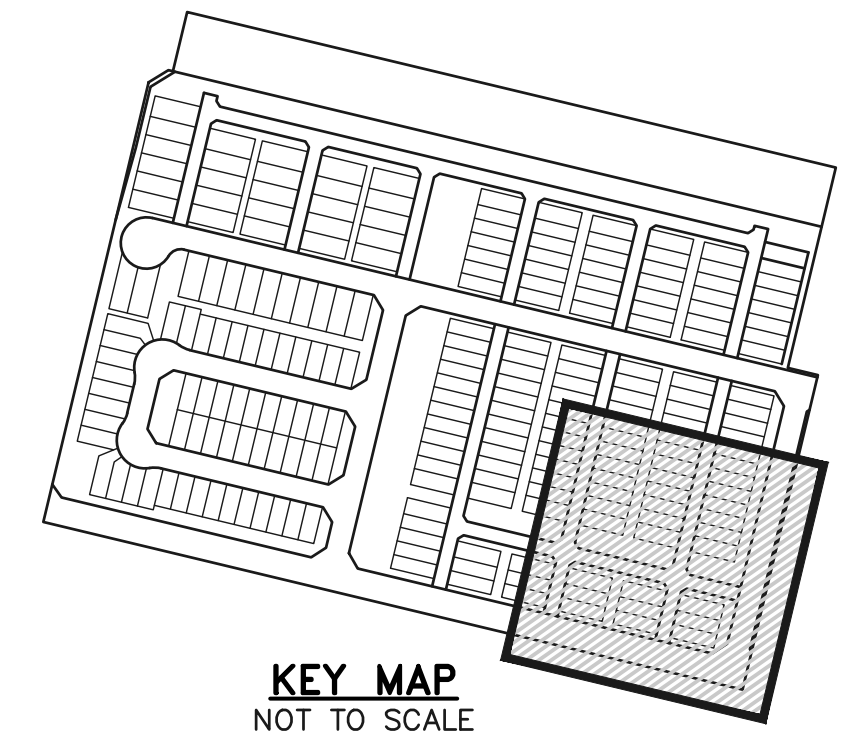
VILLAGES AT STERLING RANCH  
PRELIMINARY GRADING AND UTILITY PLAN

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

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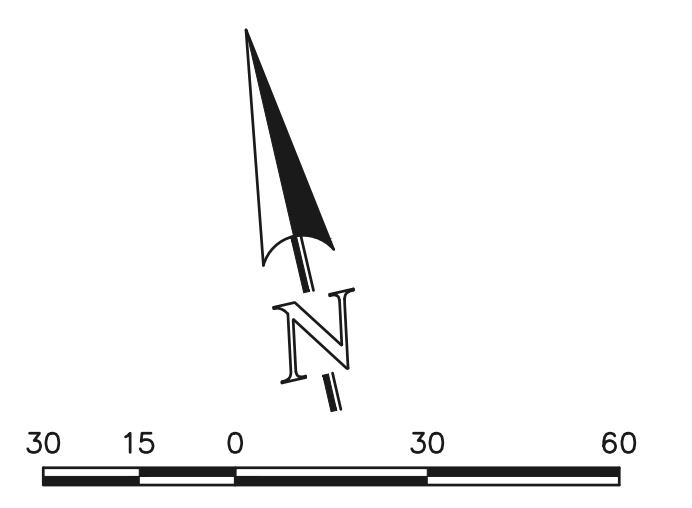


LEGEND

- (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

Unresolved:  
 Include that grading sheet that included the pond that was part of the previous submittal  
 Include all offsite grading that will need to be done to get project flows to proposed pond at south end of SRE Filing 5.

The Landscape Plans are not here?

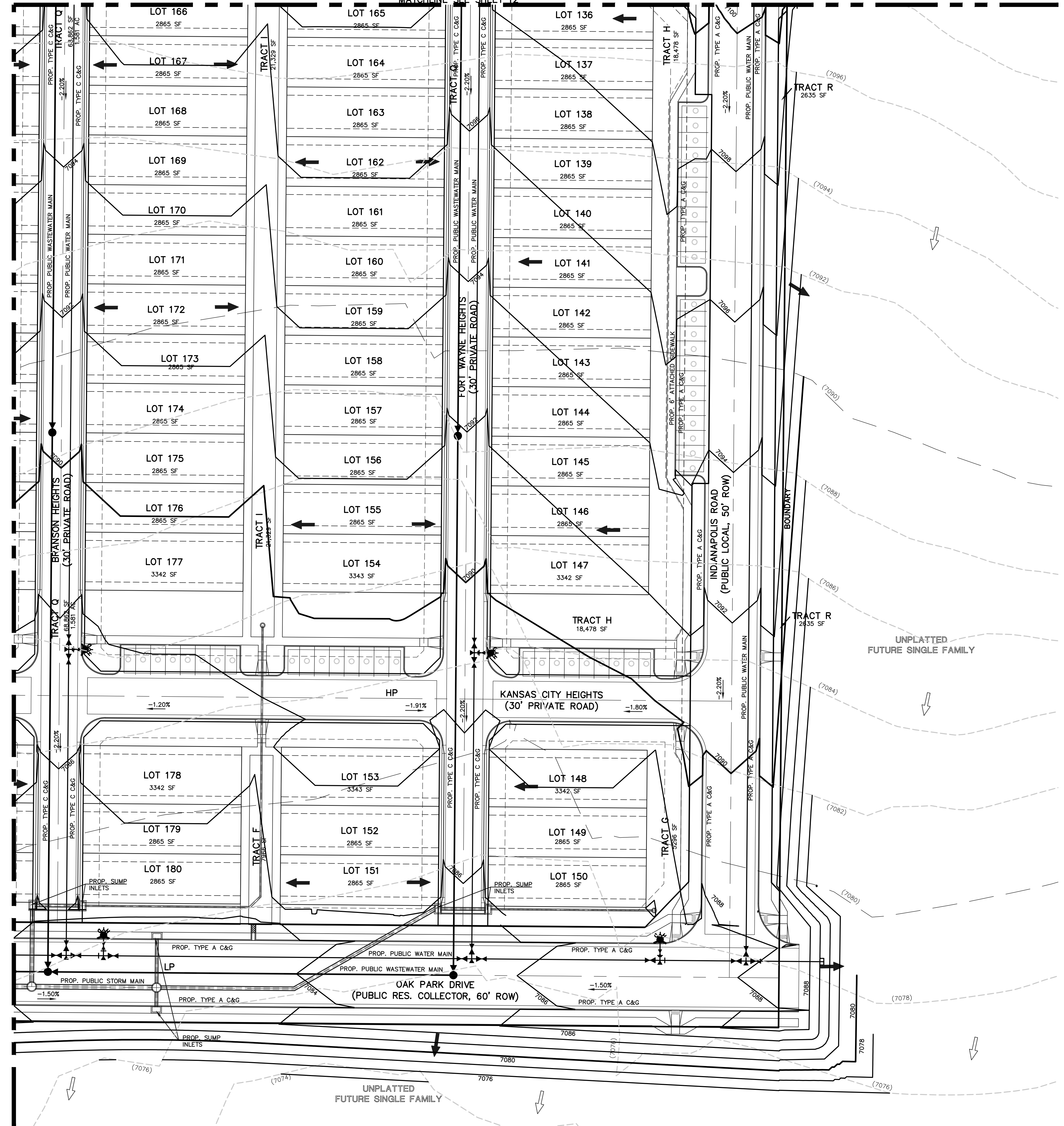


SCALE: 1" = 30'  
 EL PASO COUNTY FILE NO.: PUD SP-22-006

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



N:\18326\UP\AWINGS\DEVELOPMENT\18326\_PU-PG-15.dwg, 9/30/2024, 1:20:35 PM, 1:1

# V3\_PUD Development Plan - v3 new design comments.pdf Markup Summary

CDurham (8)



Update to show newest layout

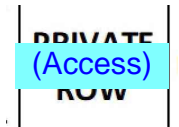
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**Page Label:** [2] DP-02 SECTIONS  
**Author:** CDurham  
**Date:** 10/23/2024 12:23:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update to show newest layout

F (Access )

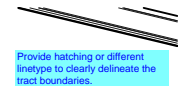
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(Access )



**Subject:** Text Box  
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**Author:** CDurham  
**Date:** 10/23/2024 12:29:59 PM  
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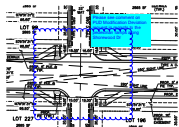
(Access)



Provide hatching or different linetype to clearly delineate the tract boundaries.

**Subject:** Text Box  
**Page Label:** [2] DP-02 SECTIONS  
**Author:** CDurham  
**Date:** 10/23/2024 12:54:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide hatching or different linetype to clearly delineate the tract boundaries.



**Subject:** Cloud+  
**Page Label:** [5] DP-05 NORTH CENTER  
**Author:** CDurham  
**Date:** 10/23/2024 5:02:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please see comment on PUD Modification Deviation request in regards to the pedestrian ramps along Shorewood Dr



**Subject:** Callout  
**Page Label:** [7] DP-07 SOUTH WEST  
**Author:** CDurham  
**Date:** 10/23/2024 5:34:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide special standard or deviation request for non-standard ROW width at the parking stall locations along public roads



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

**Subject:** Text Box  
**Page Label:** [15] PU-PG-15 SOUTH EAST  
**Author:** CDurham  
**Date:** 10/23/2024 12:58:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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

Unresolved:  
Include all offsite grading that will need to be done to get project flows to proposed pond at south end of SRE Filing 5.

**Subject:** Text Box  
**Page Label:** [15] PU-PG-15 SOUTH EAST  
**Author:** CDurham  
**Date:** 10/23/2024 2:52:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

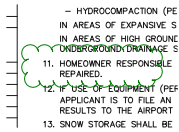
Include all offsite grading that will need to be done to get project flows to proposed pond at south end of SRE Filing 5,

dsdparsons (76)



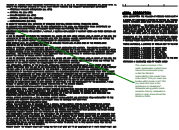
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**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/22/2024 1:16:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

note these may not drain over sidewalk - who maintains these? Do they tie into Storm sewer

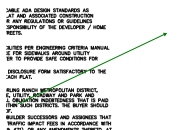


**Subject:** Cloud  
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**Layer:**  
**Space:**

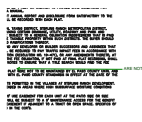
This seems incorrect- if the water /wastewater system have issues the homeowner pays; is that the Districts responsibility- this needs to be more clear? Did you mean line breaks within home or lot? Did you mean the lines in the subdivision or elsewhere? Sidewalks along public roads would be County; sidewalks in tracts or open areas should be District or HOA



**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/22/2024 1:21:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Arrow  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:22:49 PM  
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**Layer:**  
**Space:**



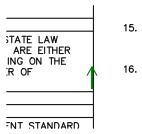
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**Date:** 10/22/2024 1:22:28 PM  
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**Space:**

ARE NOT



**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/22/2024 1:22:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Private Roads Are to be owned and Maintained by



DURING  
 15. IF USE  
 APPLIC  
 RESULT  
 16. ADA C  
 ASSURE  
 TO SUC  
 CONST  
 AMERIC

**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/22/2024 1:23:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

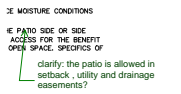
REC  
 22. PER  
 IN

**Subject:** Highlight  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/22/2024 1:23:13 PM  
**Status:**  
**Color:** ■  
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**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:07:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

UPDATE for new layout and CGS comments;  
 Move note up here



MOISTURE CONDITIONS  
 PATIO SIDE OR SIDE  
 ACCESS FOR THE BENEFIT  
 OPEN SPACE. SPECIFICS OF  
 clarify: the patio is allowed in  
 setback, utility and drainage  
 easements?

**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/22/2024 1:24:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

clarify: the patio is allowed in setback , utility and  
 drainage easements?

IN AND MAINTENANCE.  
BY DATE: APRIL 2022. NO IMPROVEMENTS PERMITTED IN AREA  
CE PERMETER DRAINS ARE RECOMMENDED IN AREA  
DRAINS.  
NOTE: SOME LOTS WILL INCLUDE A 5' USE EASEMENT  
TERRAIN. ADDITIONALLY, EACH UNIT WILL BE SUBJE  
END UNITS WILL NOT HAVE A USE EASEMENT IF A  
ONS FOR THESE AREAS ARE DEFINED IN THE CDD'S  
which document?

**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/22/2024 1:25:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

which document?

(719) 785-0790  
ADD the criteria or one for each  
that the BOCC shall find to  
approve the Modification Repeat  
Comment)  
**SECTION 4.2.6.(f)(2)(g))**  
JUSTIFICATION  
IS PROPOSED TO PRIVATE SPACES PROVIDE FOR  
PORTIONS OF THIS FOR THE DEVELOPMENT TO A  
AND THE PRIVATE R  
AND MINATIONS TIONED AND MAINTAINED BY  
METROPOLITAN DISTRICT

**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:45:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ADD the criteria or one for each that the BOCC shall find to approve the Modification Repeat Comment)

Redesign 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.

**Subject:** Text Box  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/22/2024 1:27:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

(h)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.

1 of more than 100 sq. ft.  
of open space per dwelling unit.  
• 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.

**Subject:** Text Box  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:23:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Table 6-2. Minimum Parking Requirements by Use

Use	Minimum Parking Requirements
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.

OF STREET PARKING IS NOT INCLUDED AND IS NOT INCLUDED  
IN THE COUNT OF PARKING SPACES PROVIDED. ON STREET PARKING  
ON PUBLIC ROW IS NOT INCLUDED IN THE COUNT OF PARKING  
SPACES PROVIDED.  
• 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.

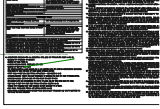
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**Author:** dsdparsons  
**Date:** 10/23/2024 12:23:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide required and provided; on street parking on Public ROW is not included in parking count per Code

this is on all sheets of PUD, you can make smaller  
RANGE 65 WEST  
IV DIAN

**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:46:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is on all sheets of PUD; you can make smaller



**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:35:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete this standard its already in conflict w 70' lot depth? normally its minimum lot size.

FOR DEVELOPMENT CASE (SEE NOTES)  
FOR THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN  
AND DEVELOPMENT CASE (SEE NOTES)  
MINIMAL LEVEL USE LOT TYPICAL ON SHEET 2 AND 30  
FOR SETBACKS FOR THE LOTS DESIGN THE TYPICAL AND  
AND DEVELOPMENT STANDARDS UNLESS YOU IDENTIFY  
THEM AS DEVELOPMENT STANDARDS & THEY ARE  
DIFFICULT TO READ AND THE FRONT COUNTER STAFF WILL  
NEED TO WORK WITH CITIZENS TO EXPLAIN...  
OR A LOT DEPTH FOR LOT REQUIREMENTS DECREASED  
W/ 70' LOT DEPTH  
LOT SETBACKS - SEE SHEETS 2 & 30  
BACK SIDE OF SHEET OR BACK OF CURB TO GARAGE DOOR,  
HOW TRACT OR RIGHT OF WAY.  
\*DEPTH OF DEEP AND 10' FROM BACK OF CURB  
FOR ALL RESIDENTIAL LOTS USE LOT TYPICAL ON SHEET 2 AND 30  
AND 30

**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:39:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

list setbacks for the lots please- the typical are not development standards unless you identify them as development standards & they are difficult to read and the front counter staff will need to work with citizens to explain...

FOR ALL RESIDENTIAL LOTS USE LOT TYPICAL ON SHEET 2 AND 30  
AND 30  
OR TYPICAL LOT SETBACKS - SEE SHEETS 2 & 30  
OR TYPICAL FROM BACK OF SHEET OR BACK OF CURB TO GARAGE DOOR,  
HOW TRACT OR RIGHT OF WAY.  
\*DEPTH OF DEEP AND 10' FROM BACK OF CURB  
FOR ALL RESIDENTIAL LOTS USE LOT TYPICAL ON SHEET 2 AND 30  
AND 30

**Subject:** Planner  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:45:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

"see development standard details" sheet 3

FOR ALL RESIDENTIAL LOTS USE LOT TYPICAL ON SHEET 2 AND 30  
AND 30  
OR TYPICAL LOT SETBACKS - SEE SHEETS 2 & 30  
OR TYPICAL FROM BACK OF SHEET OR BACK OF CURB TO GARAGE DOOR,  
HOW TRACT OR RIGHT OF WAY.  
\*DEPTH OF DEEP AND 10' FROM BACK OF CURB  
FOR ALL RESIDENTIAL LOTS USE LOT TYPICAL ON SHEET 2 AND 30  
AND 30

**Subject:** Planner  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:46:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

"see development standard details" sheet 3

FOR ALL RESIDENTIAL LOTS USE LOT TYPICAL ON SHEET 2 AND 30  
AND 30  
OR TYPICAL LOT SETBACKS - SEE SHEETS 2 & 30  
OR TYPICAL FROM BACK OF SHEET OR BACK OF CURB TO GARAGE DOOR,  
HOW TRACT OR RIGHT OF WAY.  
\*DEPTH OF DEEP AND 10' FROM BACK OF CURB  
FOR ALL RESIDENTIAL LOTS USE LOT TYPICAL ON SHEET 2 AND 30  
AND 30

**Subject:** Planner  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:46:03 PM  
**Status:**  
**Color:** ■  
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**Space:**

"see development standard details" sheet 3



**Subject:** Planner  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:44:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this needs to be more clear- corner lot public ROW facing 15' ; corner lot on private road 10'?

SF w/  
ADU

**Subject:** Text Box  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:46:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

SF w/ ADU

GE (LOTS 55-92)  
 ATTACHED DWELLINGS V  
 LLING UNIT (ADU) OPTI  
 GE (LOTS 55-92)  
 DETACHED DWELLINGS (

**Subject:** Cloud  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:46:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is not just adu  
 its SF and an  
 option to have  
 ADU

**Subject:** Text Box  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:47:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is not just adu its SF and an option to have ADU

LEMENT GUIDELINES:  
 NOTES  
 TRAPIC BELOW and on development standard detail sheet

**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:48:01 PM  
**Status:**  
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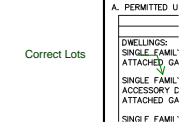
and on development standard detail sheet

ACHED DWELLIN  
 : (LOTS 55-92)  
 ACHED DWELLIN

**Subject:** Highlight  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:48:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ATTACHED DWELLING: UNIT (ADU) COTS 55-92

Subject: Highlight  
Page Label: [1] DP-01 TITLE  
Author: dsdparsons  
Date: 10/23/2024 1:48:21 PM  
Status:  
Color: ■  
Layer:  
Space:



Subject: Callout  
Page Label: [1] DP-01 TITLE  
Author: dsdparsons  
Date: 10/23/2024 1:48:33 PM  
Status:  
Color: ■  
Layer:  
Space:

Correct Lots



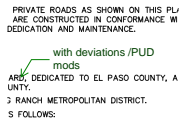
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Page Label: [1] DP-01 TITLE  
Author: dsdparsons  
Date: 10/23/2024 1:50:08 PM  
Status:  
Color: ■  
Layer:  
Space:

PLEASE make clear adu - accessory dwelling unit has max size of :\_\_\_ and can be rented. OUR code doesnt allow renting and limits to 1500SF it so the PUD should



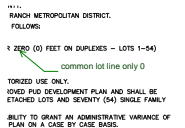
Subject: Planner  
Page Label: [1] DP-01 TITLE  
Author: dsdparsons  
Date: 10/23/2024 1:51:05 PM  
Status:  
Color: ■  
Layer:  
Space:

tell us what setbacks are for these



Subject: Callout  
Page Label: [1] DP-01 TITLE  
Author: dsdparsons  
Date: 10/23/2024 4:59:07 PM  
Status:  
Color: ■  
Layer:  
Space:

with deviations /PUD mods



Subject: Callout  
Page Label: [1] DP-01 TITLE  
Author: dsdparsons  
Date: 10/23/2024 4:59:33 PM  
Status:  
Color: ■  
Layer:  
Space:

common lot line only 0

...COUNTY SHALL BE MAINTAINED BY EL PASO COUNTY...  
ALL BE OWNED AND MAINTAINED BY THE STERLING RANCH MET  
E EMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:  
LONG PUBLIC ROW WITH TEN (10) FEET WEA  
1 TYPICAL LOTS DETAILS, SEE SHEETS 2 & 3 / OR 2000 (0) FEET ON  
F  
...standards details sheet 3  
...TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.  
...SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOP  
...SCHEDULED BEYOND THE (10) SINGLE FAMILY DEVELOPMENT LC  
...UNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO C  
...AL STANDARDS LISTED ON THIS PUD DEVELOPMENT PLAN ON A  
...NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER

**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:00:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

dimensional standards details sheet 3

...PUD PUBLIC ROW WITH TEN (10) FEET WEA  
...TYPICAL LOTS DETAILS, SEE SHEETS 2 & 3 / OR 2000 (0) FEET ON  
...TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.  
...SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOP  
...SCHEDULED BEYOND THE (10) SINGLE FAMILY DEVELOPMENT LC  
...UNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO C  
...AL STANDARDS LISTED ON THIS PUD DEVELOPMENT PLAN ON A  
...NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER

**Subject:** Text Box  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:03:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

and # accessory dev units

...NON-MOTORIZED USE ONLY.  
...APPROVED PUD DEVELOPMENT PLAN AND SHALL BE  
...TYPICAL LOTS DETAILS, SEE SHEETS 2 & 3 / OR 2000 (0) FEET ON  
...TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.  
...SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOP  
...SCHEDULED BEYOND THE (10) SINGLE FAMILY DEVELOPMENT LC  
...UNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO C  
...AL STANDARDS LISTED ON THIS PUD DEVELOPMENT PLAN ON A  
...NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER

**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:05:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please verify they are so setbacks can be adjusted for corners (15' is typically the setback from ROW)

9. SIGHT DISTANCE  
10. GEOLOGIC HAZ/ MEASURES AND VILLAGES AT S' 2022 IN FILE P  
- POTENTIAL  
- ARTIFICIAL  
- SHATTI RW

**Subject:** Highlight  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:06:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

2022 IN FILE PUDSP226  
- POTENTIALLY SHALL  
- ARTIFICIAL FILL (ALL  
- SHALLOW BEDROCK  
- POTENTIAL EXPANSI  
- HYDROCOMPACTION  
IN AREAS OF EXPANSIVE  
IN AREAS OF HIGH GROUND  
UNDERGROUND DRAINAGE

**Subject:** Highlight  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:07:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

...PUD DEVELOPMENT PLAN  
...PASO COUNTY PLAI  
...LOTS)

**Subject:** Highlight  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:07:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

POTENTIAL AIRCRAFT OVERFLIGHT A  
RCRAFT OVERFLIGHT A  
LOSED TO ALL PROSP  
THIS PROPERTY IS SU  
COURSE OF NORMAL A  
IMPMENT (PERMANENT

**Subject:** Pen  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:09:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

X

INTO THE SCENE  
USE OF EQUIPME  
PLICANT IS TO FI  
SULTS TO THE AI  
A COMPLIANCE:

**Subject:** Pen  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:09:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

X

APPLICANT IS TO FILE  
RESULTS TO THE AFB  
RESULTS NOT IN IS  
3. SHOW STORAGE SHALL  
PROHIBITS NOT IN IS  
4. NOTICE OF POTENTIAL  
POTENTIAL AIRCRAFT  
5. BEING DISCLOSED  
PURPOSES: DISCLOSURE  
DURING THE COURSE  
15. IF USE OF EQUIPMENT  
APPLICANT IS TO FILE  
RESULTS TO THE AFB  
16. ADA COMPLIANCE: AP  
ADDITIONAL COMPLIANCE  
TO SUCH LAWS: IT IS

**Subject:** Text Box  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:10:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

DELETE14 & 15

IE RESPONSIBILITY  
TE STREETS.  
ownership?  
↓ FACILITIES PER E  
RANCE FOR SIDEW

**Subject:** Planner  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:10:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ownership?

max number  
of units is  
(include  
ADU  
allowances)

**Subject:** Text Box  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:11:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

max number of units is \_\_\_\_ (include ADU allowances)

Please adjust  
this some lots  
are 70, and i  
believe some  
lots may be  
smaller?  
DEVELOPER  
NET  
Verify OS calcs/  
acreage is same  
as LOI and Plan

**Subject:** Text Box  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:13:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please adjust this some lots are 70, and i believe some lots may be smaller?

Verify OS calcs/ acreage is same as LOI and Plan



ATTACHED UNITS (14 STALLS)  
302 STALLS REQUIRED  
2 STALLS PER UNIT ON LOT (GARAGE/DRIVEWAY)  
100 ADDITIONAL STALLS  
7 ADA STALLS  
102 STALLS PROVIDED

break down this based on lot types  
classroom areas dont have parking  
driveways, and have 4-car garage

**Subject:** Callout  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:14:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

break down this based on lot types please some lots dont have parking driveways, and have 1 car garage

ADA parking Req Pro

**Subject:** Planner  
**Page Label:** [1] DP-01 TITLE  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:27:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ADA parking Req Pro



**Subject:** Planner  
**Page Label:** [2] DP-02 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:45:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

no details here

where is designated park site? looks like table has identified other uses in Park tract, which tract is Park

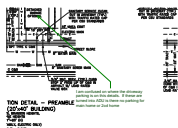
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**Page Label:** [2] DP-02 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:17:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

where is designated park site? looks like table has identified other uses in Park tract. which tract is Park

TRACT	USE	STALLS	REMARKS
Private Roads	?	SRMD	?
Community Park Tract	?	SRMD	SRMD

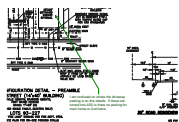
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**Page Label:** [2] DP-02 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:19:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Private Roads	?	SRMD	?	SRMD
Community Park Tract	?	SRMD	?	SRMD



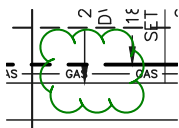
**Subject:** Callout  
**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:28:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

I am confused on where the driveway parking is on this details. If these are turned into ADU is there no parking for main home or 2cd home

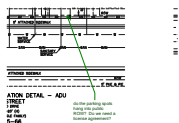


**Subject:** Callout  
**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:29:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

I am confused on where the driveway parking is on this details. If these are turned into ADU is there no parking for main home or 2cd home

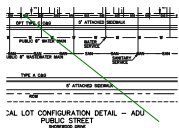


**Subject:** Cloud  
**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:30:36 PM  
**Status:**  
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**Layer:**  
**Space:**

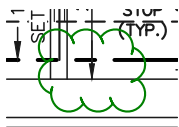


**Subject:** Callout  
**Page Label:** [3] DP-03 SECTIONS  
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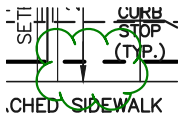
do the parking spots hang into public ROW? Do we need a license agreement?



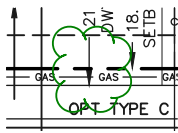
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**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:31:17 PM  
**Status:**  
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**Layer:**  
**Space:**



**Subject:** Cloud  
**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:32:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Cloud  
**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:32:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Cloud  
**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:32:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



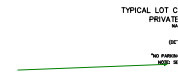
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**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:32:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

do the parking spots hang into public ROW? Do we need a license agreement?

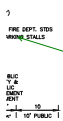


**Subject:** Callout  
**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:39:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

there is no site plan at this stage. A site plan is at time of building permit for each unit home. Parking has to be shown here. This is the PUD Development Plan.

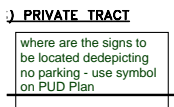


**Subject:** Arrow  
**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:40:13 PM  
**Status:**  
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**Layer:**  
**Space:**



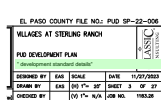
**Subject:** Callout  
**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:40:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

there is no site plan at this stage. A site plan is at time of building permit for each unit home. Parking has to be shown here. This is the PUD Development Plan.



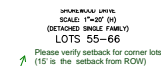
**Subject:** Text Box  
**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:41:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

where are the signs to be located depicting no parking - use symbol on PUD Plan



**Subject:** Planner  
**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:45:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

" development standard details"

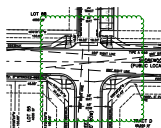


**Subject:** Callout  
**Page Label:** [3] DP-03 SECTIONS  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:06:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please verify setback for corner lots (15' is the setback from ROW)



**Subject:** Image  
**Page Label:** [4] DP-04 NORTH WEST  
**Author:** dsdparsons  
**Date:** 10/23/2024 1:29:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Cloud  
**Page Label:** [5] DP-05 NORTH CENTER  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:36:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [5] DP-05 NORTH CENTER  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:37:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Are the homes out of the site triangle? Are larger setbacks needed for lots on Corners of public ROW



**Subject:** Callout  
**Page Label:** [6] DP-06 NORTH EAST  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:43:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify no parking sign symbols on private roads- all sheets?

approved density? current zoning- see checklist add missing items. Zoning can be adjacent not 500-feet

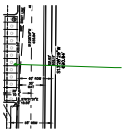
**Subject:** Text Box  
**Page Label:** [6] DP-06 NORTH EAST  
**Author:** dsdparsons  
**Date:** 10/23/2024 12:43:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

approved density? current zoning- see checklist add missing items. Zoning can be adjacent not 500-feet

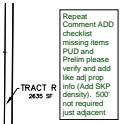
ADA Parking required based on number of spaces per Code:  
Add modification for parking back into to public row needed (we talked about this and agreed to modify standards)

**Subject:** Text Box  
**Page Label:** [9] DP-09 SOUTH EAST  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:27:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ADA Parking required based on number of spaces per Code;  
Add modification for parking back into to public row needed (we talked about this and agreed to modify standards)

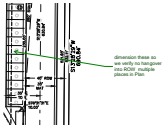


**Subject:** Callout  
**Page Label:** [9] DP-09 SOUTH EAST  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:20:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Text Box  
**Page Label:** [9] DP-09 SOUTH EAST  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:24:38 PM  
**Status:**  
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**Layer:**  
**Space:**

Repeat Comment ADD checklist missing items PUD and Prelim please verify and add like adj prop info (Add SKP density). 500' not required just adjacent



**Subject:** Callout  
**Page Label:** [9] DP-09 SOUTH EAST  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:26:59 PM  
**Status:**  
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**Layer:**  
**Space:**

dimension these so we verify no hangover into ROW multiple places in Plan

6.2.5.C.3 (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:** [9] DP-09 SOUTH EAST  
**Author:** dsdparsons  
**Date:** 10/23/2024 5:29:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

6.2.5.C.3.(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.

The Landscape Plans are not here?

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**Subject:** Text Box  
**Page Label:** [15] PU-PG-15 SOUTH EAST  
**Author:** dsdparsons  
**Date:** 10/24/2024 7:32:16 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The Landscape Plans are not here?