

# VILLAGES AT STERLING RANCH

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

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

### VILLAGES AT STERLING RANCH DEVELOPMENT GUIDELINES:

#### A. PERMITTED USES AND STRUCTURES:

USE	NOTES
<b>PRINCIPAL USES</b>	
DWELLINGS: SINGLE FAMILY ATTACHED (DUPEX PRODUCT) WITH ATTACHED 1-CAR OR 2-CAR GARAGE (LOTS 1-54)	SEE "SETBACKS" BELOW AND ON SHEET 3 DEVELOPMENT STANDARDS DETAIL SHEET
SINGLE FAMILY DETACHED WITH OPTIONAL INTEGRAL ACCESSORY DWELLING UNIT (ADU) ABOVE ATTACHED GARAGE, ADU OPTION ONLY FOR (LOTS 55-92) MAX. ADU SIZE = 700 SF	
SINGLE FAMILY DETACHED (PREAMBLE PRODUCT) WITH OPTIONAL ATTACHED OR DETACHED GARAGE OR NO GARAGE W/TWO PARKING STALLS (LOTS 93-227)	
<b>ACCESSORY USES</b>	
RECREATION AMENITIES SUCH AS TRAILS, WALKS THROUGHOUT OPEN SPACE	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
DISTRICT UTILITIES / DETENTION FACILITIES	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.
ATTACHED GARAGES	LOTS 1-92 WILL INCL. 1-CAR OR 2-CAR GARAGES LOTS 93-227 MAY INCL. 2-CAR GARAGES (ATT.)
DETACHED GARAGES	LOTS 93-227 MAY INCL. 2-CAR GARAGES (DET.)
NO GARAGE	LOTS 93-227 OPTIONAL NO GARAGE WILL INCL. 2 PARKING STALLS ON THE LOT (18' MIN. DEPTH)

USE	NOTES
<b>TEMPORARY USES</b>	
RESIDENTIAL HOME OCCUPATION POOLS, SPAS, HOT TUBS, PLAY EQUIPMENT, ETC.	AS ALLOWED PER CCR'S, 5' SETBACK FROM LOT LINE FOR PERSONAL USE ONLY
DECK (ATTACHED, COVERED OR UNCOVERED)	5' SETBACK FROM LOT LINE
FENCE OR WALL	INSTALLED ON LOT LINE
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES MAILBOXES	ATTACHED TO UNIT ONLY AS ALLOWED BY CCR'S
<b>SPECIAL USES</b>	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
CMRS FACILITY - STEALTH	

#### B. DEVELOPMENT STANDARD FOR ALL RESIDENTIAL LOTS

SEE DEVELOPMENT DATA ABOVE AND STANDARD DETAILS ON SHEET 3

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

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

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

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

NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.

#### C. LOT LINES:

- THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
- FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
- MINOR ADJUSTMENTS TO LOT LINES AND TRACT AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

#### D. STREETS:

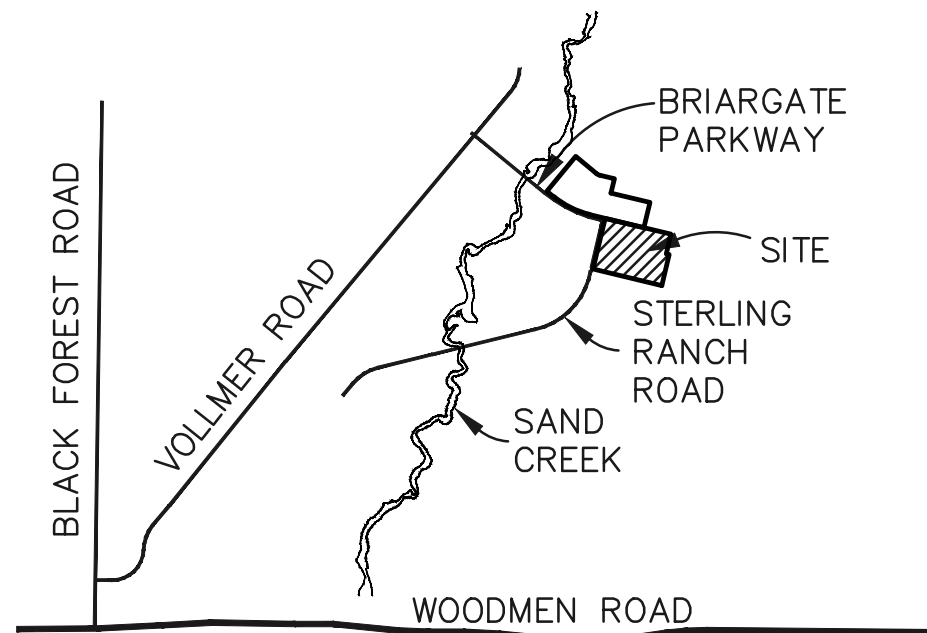
STREETS WITHIN VILLAGES AT STERLING RANCH PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT, STREETS SHALL BE PUBLICLY AND PRIVATELY OWNED (AS NOTED BELOW).  
ALL PUBLIC STREETS WITH APPROVED DEVIATIONS, SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY, AND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

#### E. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:

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

#### F. ACCESS LIMITATION:

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



#### VICINITY MAP

N.T.S.

#### PARKING REQUIREMENTS:

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

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

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

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

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

TOTAL PARKING RANGE PROVIDED BASED ON PRODUCT OPTIONS (INCL. 6 DISABLED SPACES PER CODE REQ.) 571-663 PARKING SPACES

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

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1 LDC CHAPTER 8.4.4.(E)(2)	PRIVATE ROADS REQUIRE WAIVER	USE OF PRIVATE ROADS SHALL BE LIMITED.	PRIVATE ROADS PROPOSED TO SERVE ONLY PORTIONS OF THIS COMMUNITY	PRIVATE ROADS PROVIDE MORE FLEXIBILITY FOR THE DEVELOPMENT TO ACCOMMODATE THE UNIQUE COMMUNITY HOMES AND MULTIPLE PRODUCT LINES PROPOSED ON THE SITE.
2 LDC CHAPTER 8.4.4.(E)(3)	PRIVATE ROADS TO MEET COUNTY STANDARDS	PRIVATE ROADS SHALL BE CONSTRUCTED AND MAINTAINED TO ECM STANDARDS	ROAD WIDTH AND ROADWAY TERMINATIONS (SEE 3 AND 4 BELOW)	MANY OF THE HOMES FRONT OPEN SPACE TRACTS WITH REAR GARAGE ACCESS FROM THE PRIVATE ROADS. THIS DESIGN ALLOWS FOR A MORE EFFICIENT PEDESTRIAN SYSTEM WITHIN ADDITIONAL OPEN SPACE PROVIDED.
3 8.4.4.C PUBLIC ROADS REQ. LDC CHAPTER	LOT AREA AND DIMENSIONS	LOTS TO HAVE FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	LOTS UTILIZING PRIVATE SHARED DRIVEWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACCESS FROM A PUBLIC ROAD. HOWEVER, LOTS WILL HAVE DIRECT ACCESS FROM PRIVATE ROADS (TRACTS) THAT THEN CONNECT DIRECTLY TO A PUBLIC ROAD.	THE PROPOSED MODIFICATIONS ARE GRANTED IN EXCHANGE FOR THE ADDITIONAL OPEN SPACE/AMENITY DESIGN PROVIDED IN THIS PUD DEVELOPMENT PLAN.

### LEGAL DESCRIPTION

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

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

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

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

THENCE S76°31'31"E, A DISTANCE OF 1,424.76 FEET;

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

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

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

THENCE N76°31'31"W, A DISTANCE OF 1,535.98 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE;

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

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

### SHEET INDEX

CATEGORY	SHEET	OF
COVER SHEET	1	OF 29
PUD & PRELIMINARY PLAN	2-9	OF 29
PRELIMINARY GRADING & UTILITIES PLAN	10-17	OF 29
LANDSCAPE TITLE SHEET	18	OF 29
LANDSCAPE PLAN - OVERALL	19	OF 29
LANDSCAPE PLAN	20-28	OF 29
DETAILS	29	OF 29

### DEVELOPMENT DATA:

EXISTING ZONING:	RR-5
TAX SCHEDULE NO.:	5200000552
TOTAL AREA:	39.058 ACRES
NUMBER OF LOTS:	227
TOTAL LOT AREA:	16.22 ACRES (41.5%)
AVERAGE LOT SIZE:	3,113 SF
MINIMUM LOT SIZE:	2900 SF
MINIMUM LOT WIDTH:	30.0'
MINIMUM LOT DEPTH:	80.0'
MAXIMUM LOT COVERAGE:	68%
MAXIMUM BUILDING HEIGHT:	35'
GROSS DENSITY:	5.81 DU/AC
NET DENSITY (W/O PUBLIC ROW & PRIVATE TRACTS):	9.20 DU/AC
PUBLIC ROADWAY (50' ROW - URBAN LOCAL)	10.99 ACRES (28.1%)
PRIVATE ACCESS ROAD (TRACTS)	3.45 ACRES (8.8%)
TOTAL OPEN SPACE:	8.40 ACRES (21.6%)
OPEN SPACE REQUIRED: 10% OF 39.058 AC = 3.9 AC	
OPEN SPACE PROVIDED:	8.46 AC (21.7% TRACTS A-O AND R)
CONTIGUOUS USABLE OPEN SPACE REQUIRED: (25% OF 3.9 AC) = 0.975 AC	
CONTIGUOUS USABLE OPEN SPACE PROVIDED:	2.9 AC (TRACT A OUTSIDE OF PARKING STALLS)

### OWNER CERTIFICATION:

CLASSIC SRJ LAND, LLC  
NAME OF LANDOWNER

#### LANDOWNER'S SIGNATURE

STATE OF COLORADO }  
COUNTY OF EL PASO }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. BY \_\_\_\_\_ OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

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

SIGNATURE \_\_\_\_\_  
STATE OF COLORADO }  
COUNTY OF EL PASO }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. BY \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### COUNTY CERTIFICATION:

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

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

BOARD OF COUNTY COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_

### CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO }  
COUNTY OF EL PASO }  
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

PUDSP-22-006

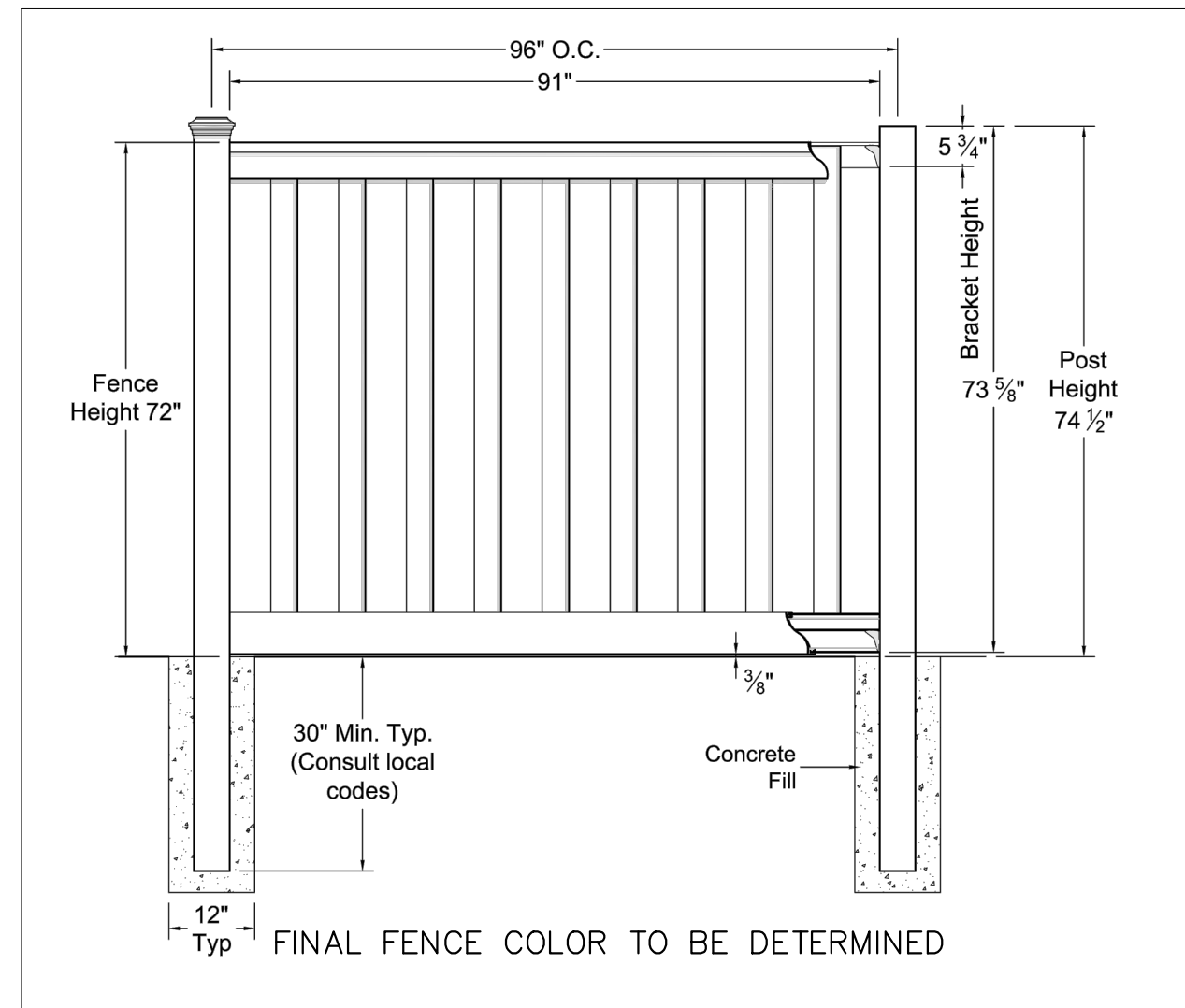
	VILLAGES AT STERLING RANCH			
	PUD DEVELOPMENT PLAN & PRELIMINARY PLAN TITLE SHEET			
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	1 OF 29
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	
619 N. Cascade Avenue, Suite 200 (719) 785-0790 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)				



# VILLAGES AT STERLING RANCH

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

### PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



**6' COMPOSITE PRIVACY FENCE FOR LOT SIDE YARDS**

The color may not show up on the Mylar when recording.

**NOTE:**

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

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

basement restriction note



**TRACT KEY MAP**  
SCALE: 1"=150'

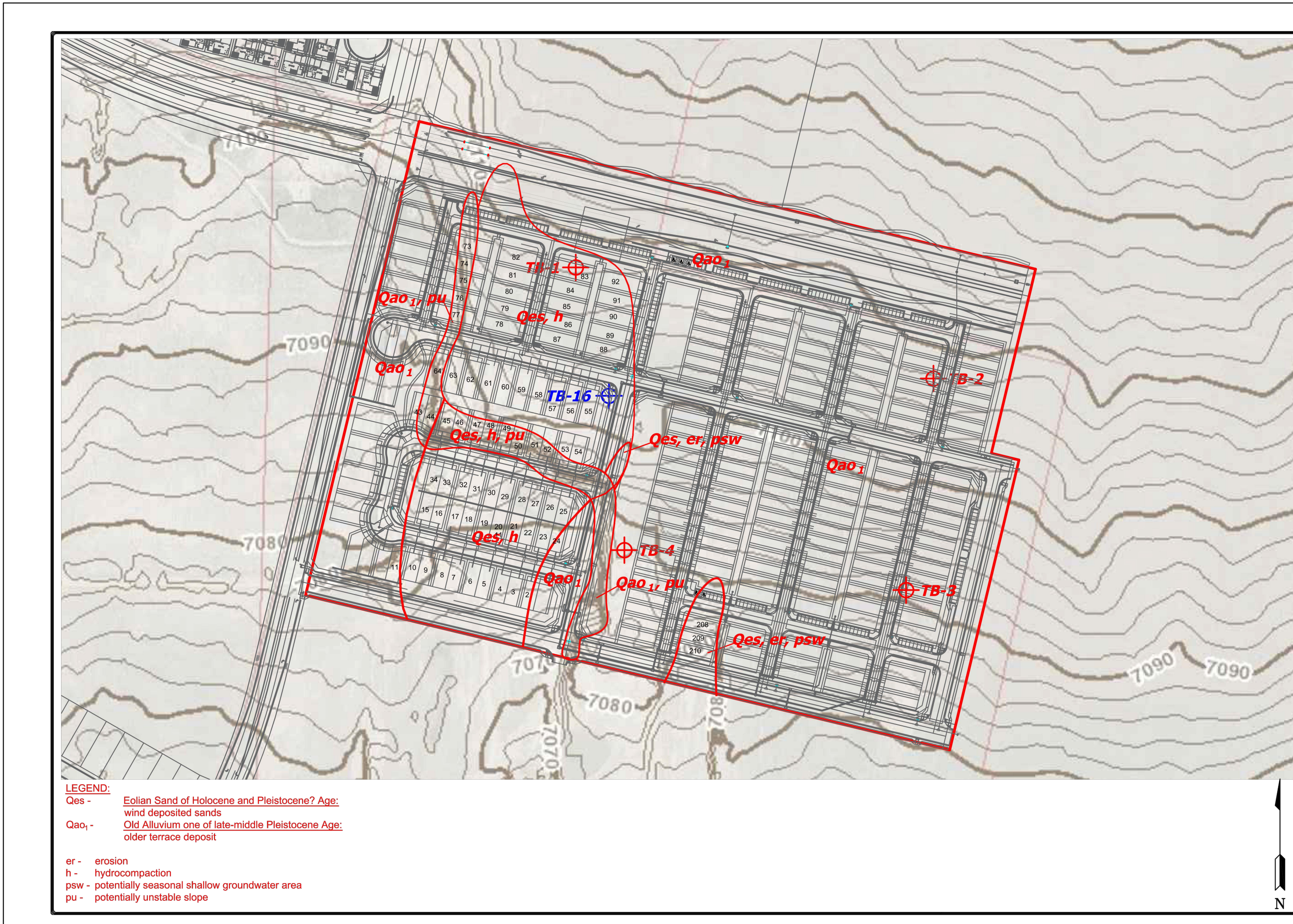
- OPEN SPACE TRACTS
- PRIVATE ACCESS TRACTS
- PUBLIC ROW

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

is this single-family attached? the average person will not know what preamble is.

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

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



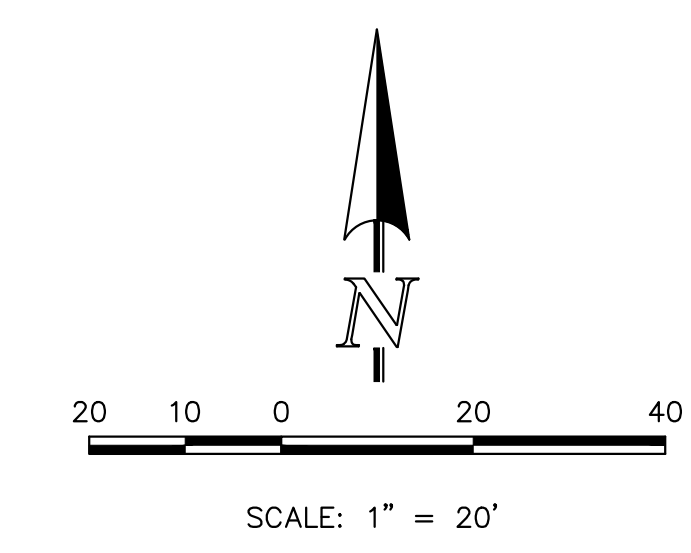
**LEGEND:**  
 Qes - Eolian Sand of Holocene and Pleistocene? Age: wind deposited sands  
 Qao - Old Alluvium one of late-middle Pleistocene Age: older terrace deposit  
 er - erosion  
 h - hydrocompaction  
 psw - potentially seasonal shallow groundwater area  
 pu - potentially unstable slope

REVISION BY	DATE



GEOLOGY/ENGINEERING GEOTECHNICAL CONSULTING PRELIMINARY PLAN NO. 3 COLORADO SPRINGS, CO. FOR: CLASSIC SRJ

DATE	BY	DESCRIPTION
4/11/22	AS	ISSUED FOR PERMIT
4/11/22	AS	ISSUED FOR PERMIT
4/11/22	AS	ISSUED FOR PERMIT
4/11/22	AS	ISSUED FOR PERMIT
4/11/22	AS	ISSUED FOR PERMIT



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

**VILLAGES AT STERLING RANCH**

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
TRACT USE TABLE / GEOLOGIC HAZARD MAP

DESIGNED BY	EAS	SCALE	DATE
			11/27/2023
DRAWN BY	EAS	(H) 1"= 20'	SHEET 2 OF 29
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26

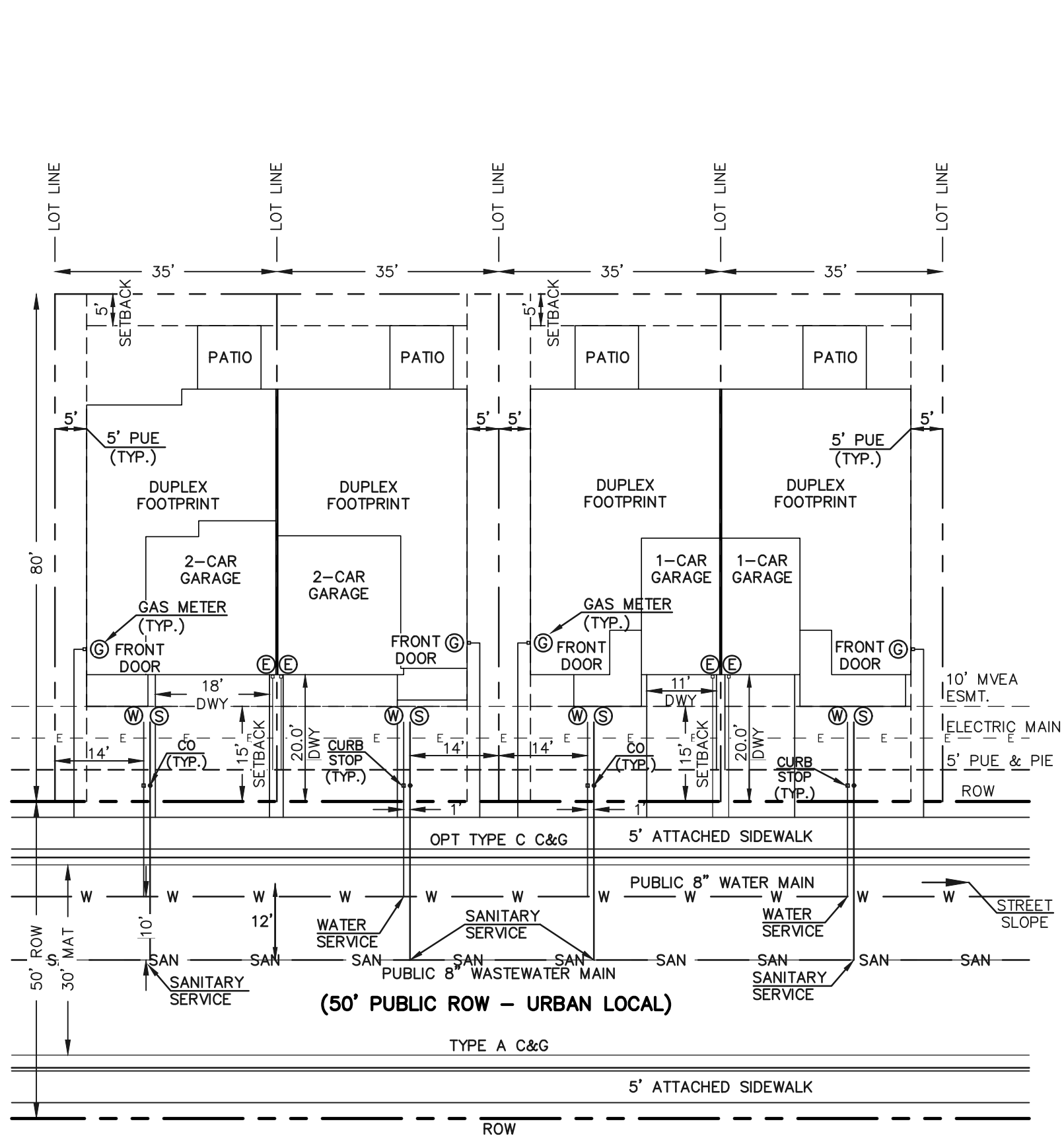
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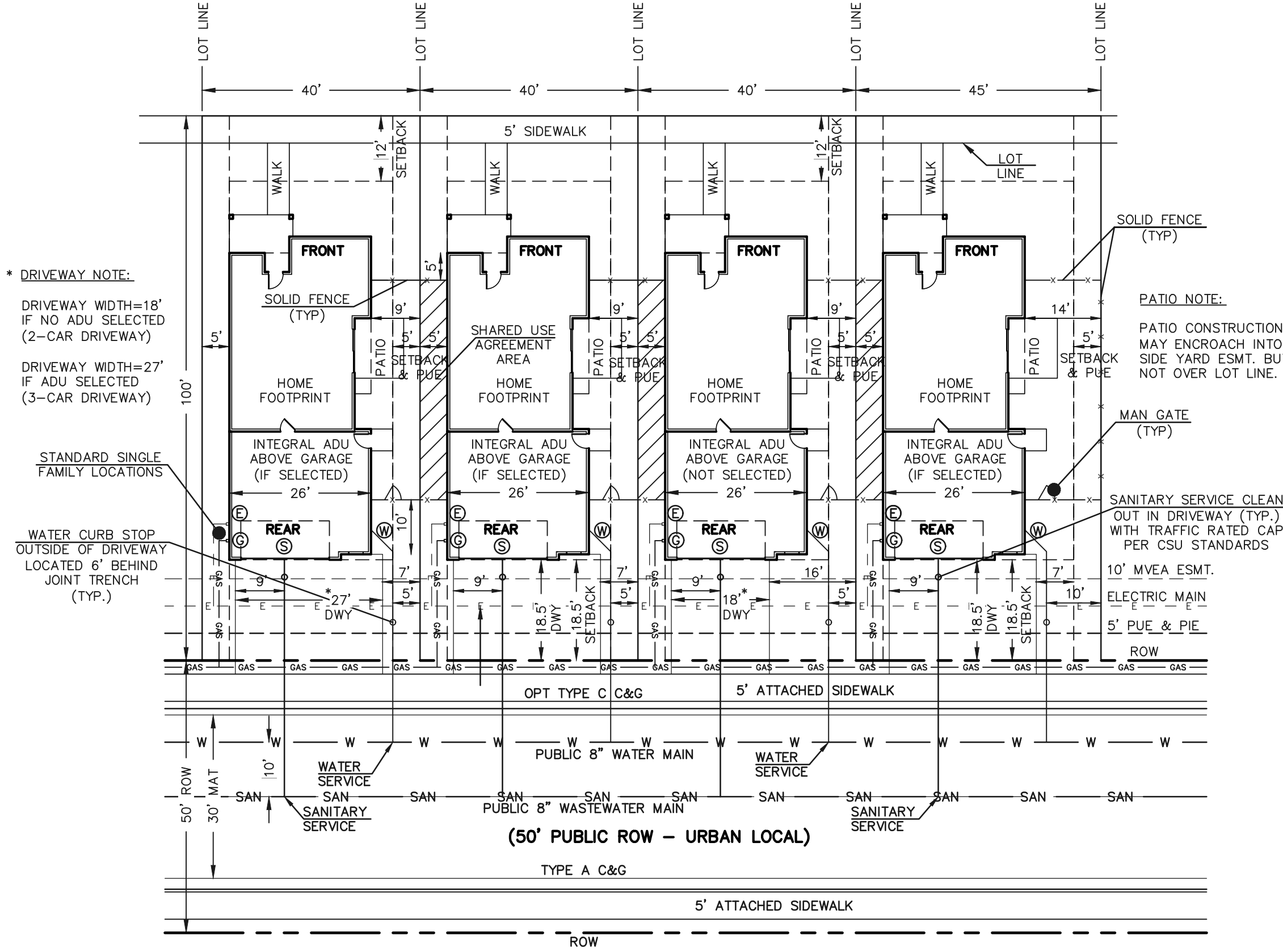
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COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W

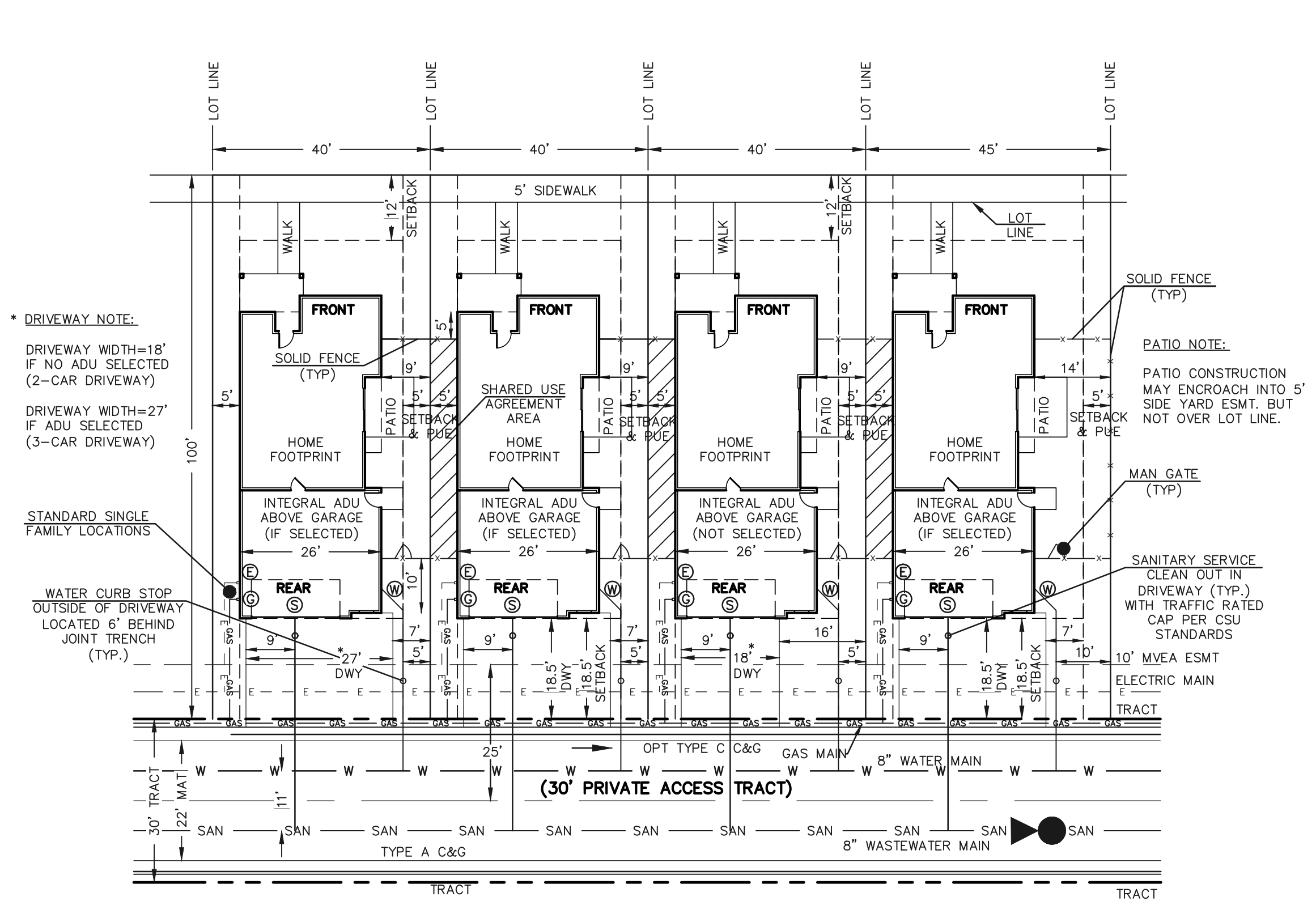
## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



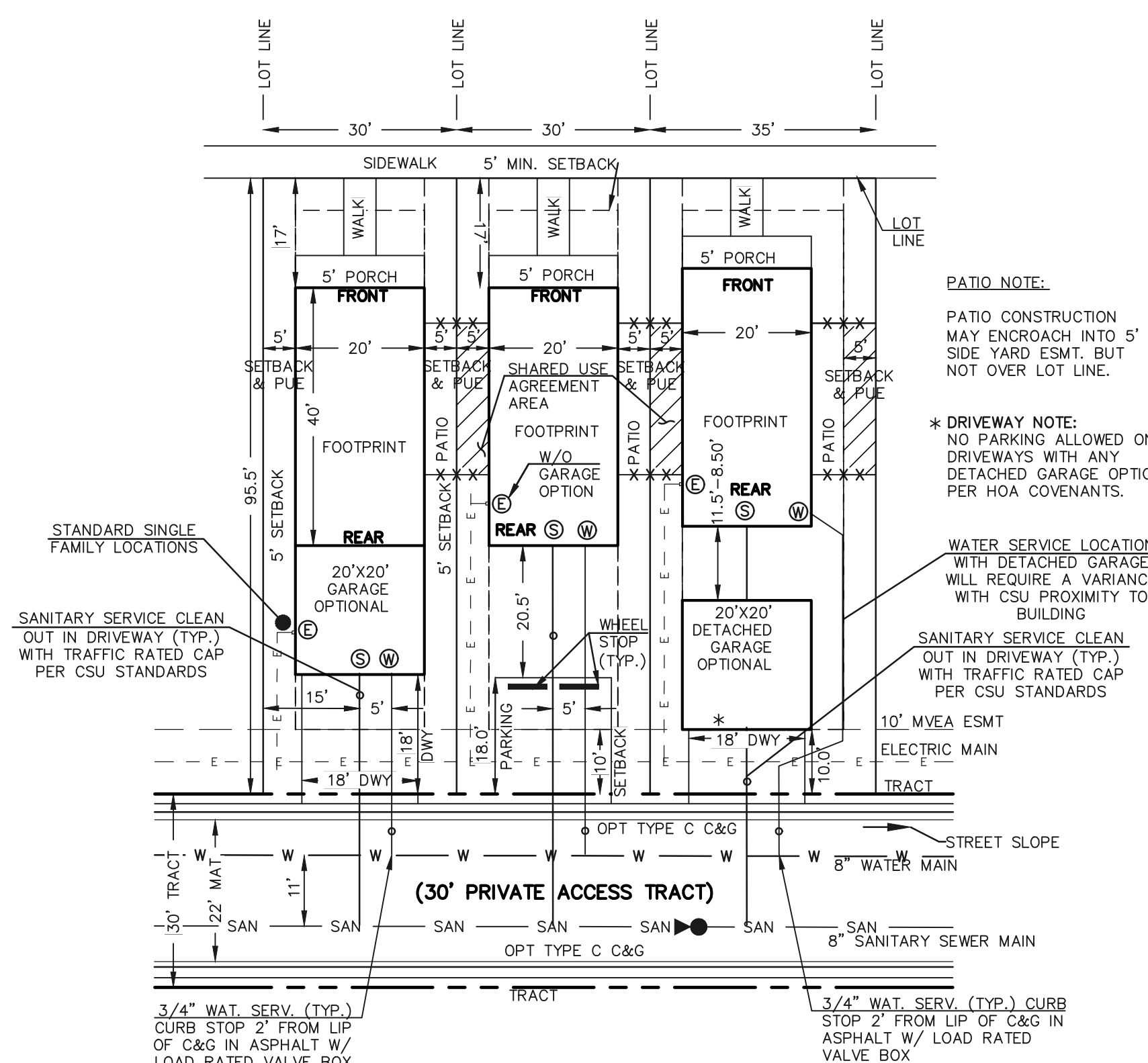
**TYPICAL LOT CONFIGURATION DETAIL (DUPLIX PRODUCT)**  
SCALE: 1"=20' (H)  
(LOTS 1-54)



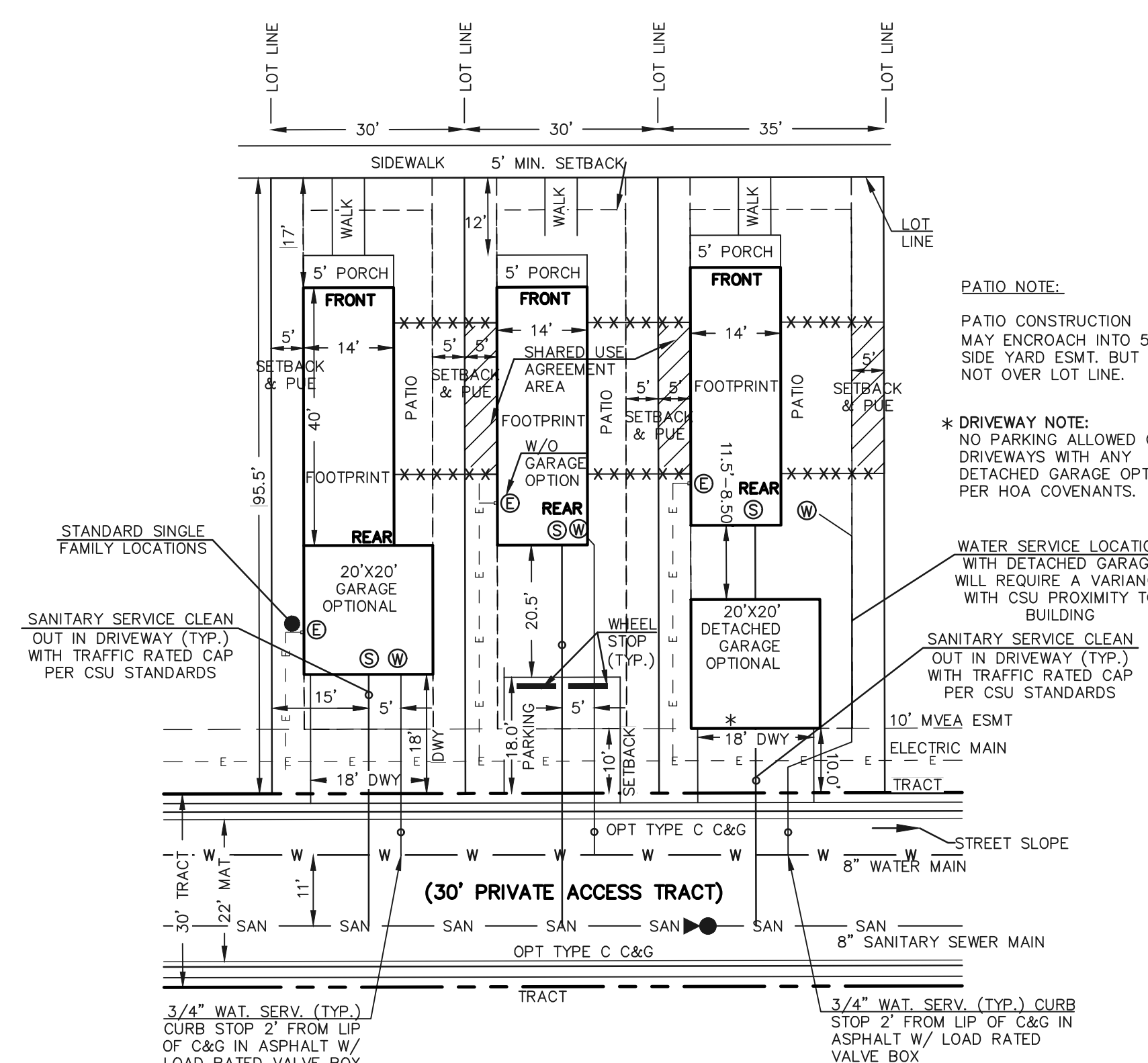
**TYPICAL LOT CONFIGURATION DETAIL (SINGLE FAMILY DETACHED W/ OPTIONAL ADU)**  
ACCESS FROM 50' PUBLIC ROW  
SCALE: 1"=20' (H)  
(LOTS 55-66)



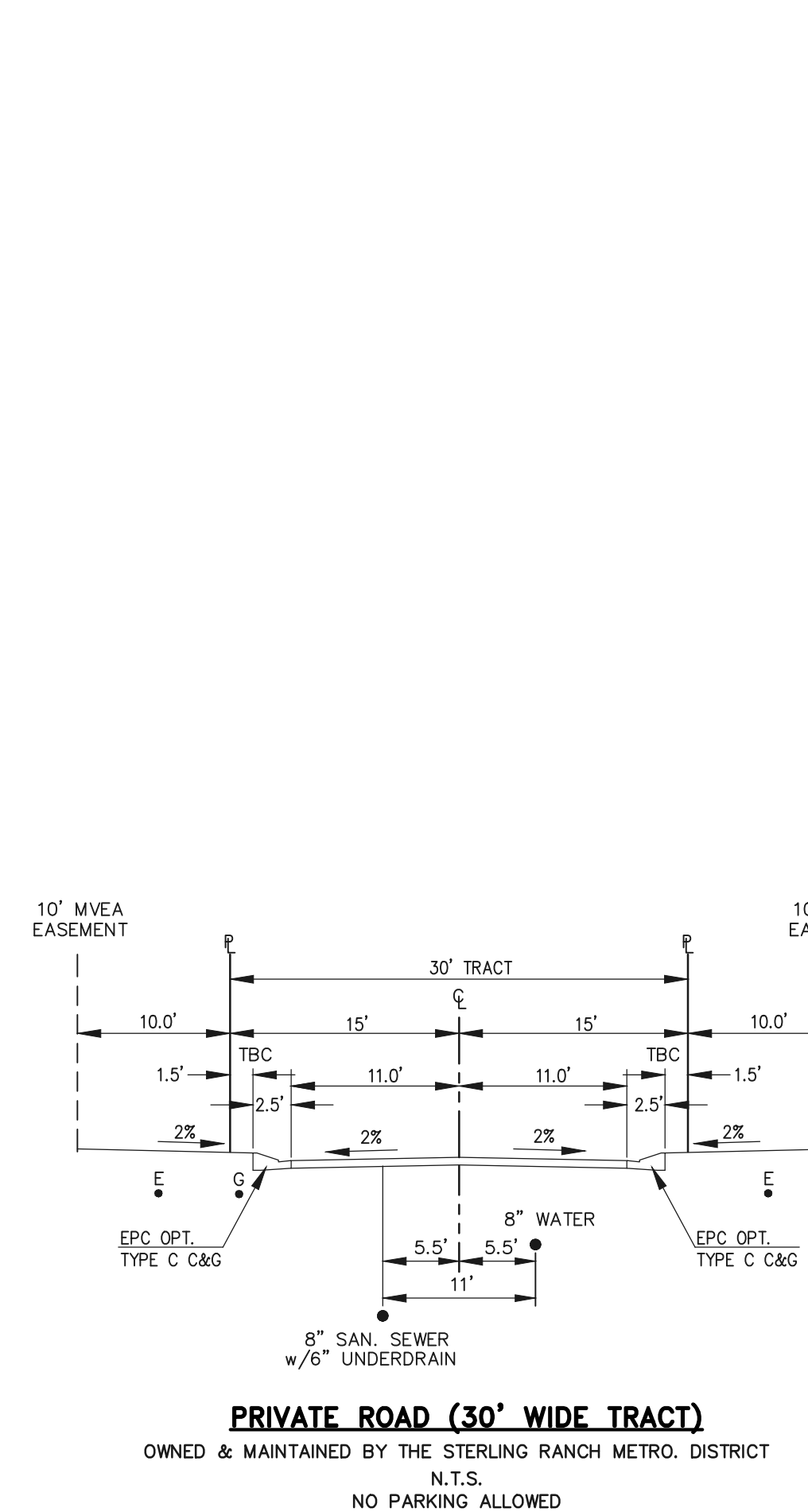
**TYPICAL LOT CONFIGURATION DETAIL (SINGLE FAMILY DETACHED W/ OPTIONAL ADU)**  
ACCESS FROM PRIVATE ROAD TRACT  
SCALE: 1"=20' (H)  
(LOTS 67-92)  
\*NO PARKING / FIRE LANE\* SIGNAGE PER FIRE DEPT. STDS



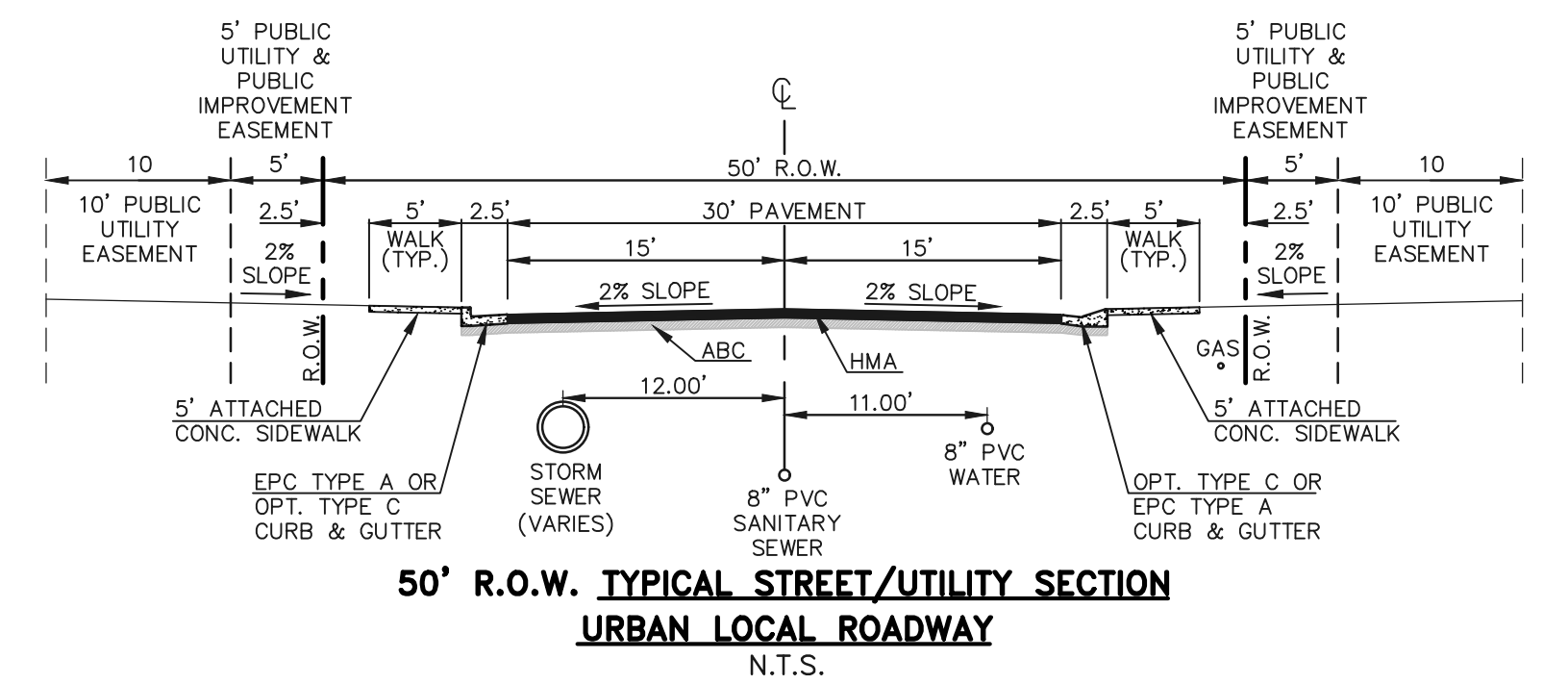
**TYPICAL LOT CONFIGURATION DETAIL (PREMABLE PRODUCT - SINGLE FAMILY DETACHED 20'x40' BLDG.)**  
ACCESS FROM PRIVATE ROAD TRACT  
SCALE: 1"=20' (H)  
(LOTS 93-227)  
\*NO PARKING / FIRE LANE\* SIGNAGE PER FIRE DEPT. STDS.



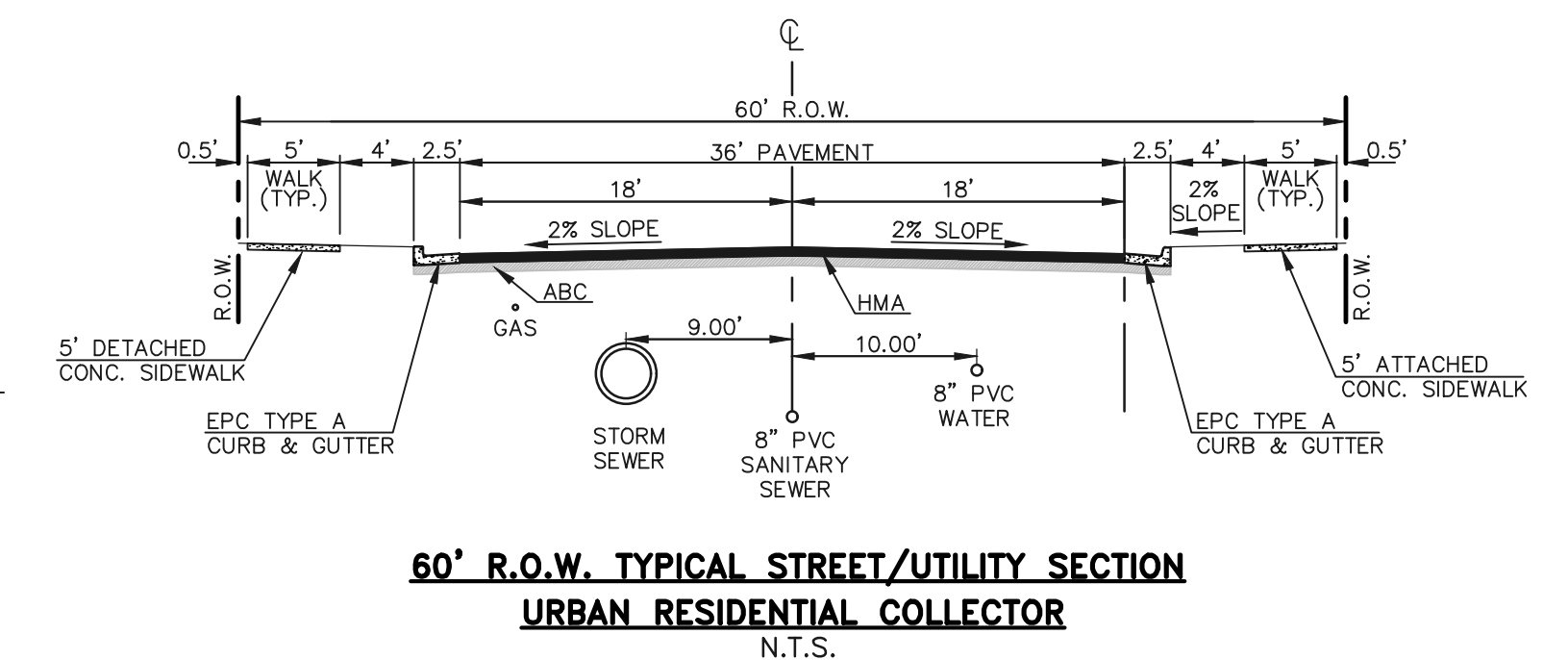
**TYPICAL LOT CONFIGURATION DETAIL (PREMABLE PRODUCT - SINGLE FAMILY DETACHED 14'x40' BLDG.)**  
ACCESS FROM PRIVATE ROAD TRACT  
SCALE: 1"=20' (H)  
(LOTS 93-227)  
\*NO PARKING / FIRE LANE\* SIGNAGE PER FIRE DEPT. STDS.



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



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



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

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

**VILLAGES AT STERLING RANCH**

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
DEVELOPMENT STANDARD DETAILS

**CLASSIC CONSULTING**

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

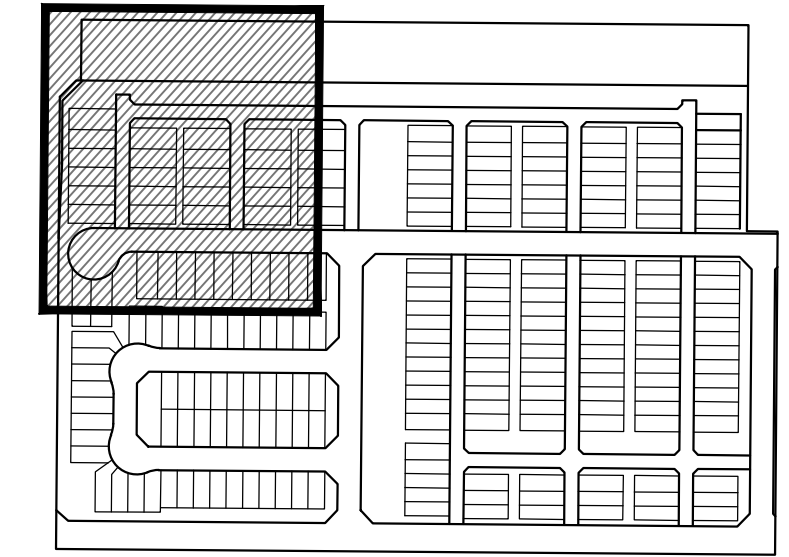
619 N. Cascade Avenue, Suite 200 (719)785-0790  
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)



# VILLAGES AT STERLING RANCH

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

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



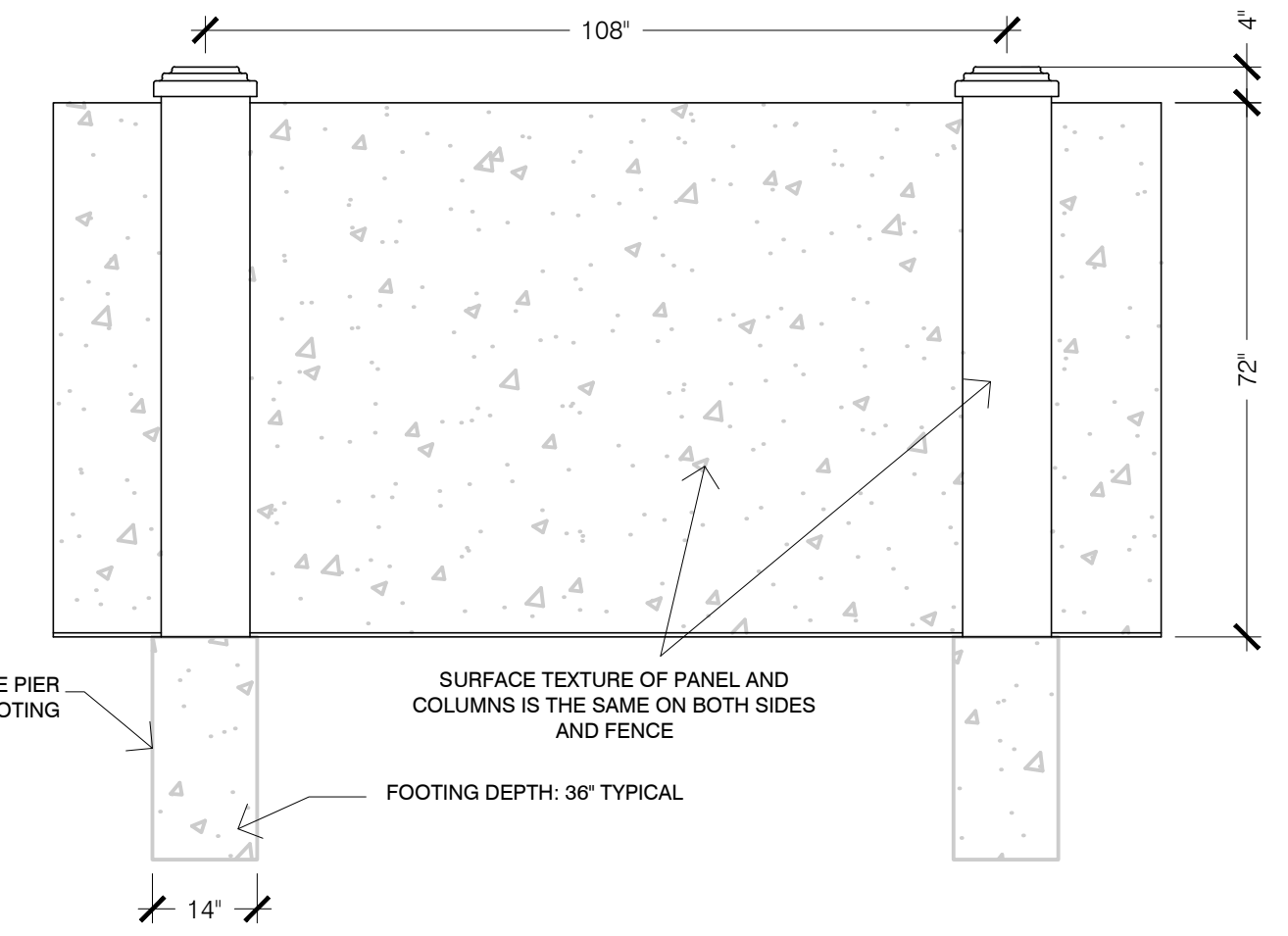
**KEY MAP**  
 NOT TO SCALE

**LEGEND**

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

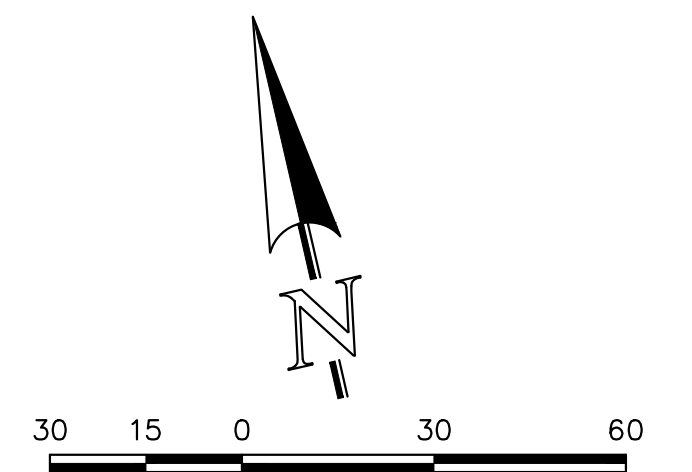


NO PARKING ALONG CURB WITHIN PRIVATE ACCESS ROADS  
 EXACT LOCATION OF "NO PARKING" SIGNS DETERMINED ON CDS.



**6' CONCRETE BLOCK SCREEN WALL (NOISEWALL)**

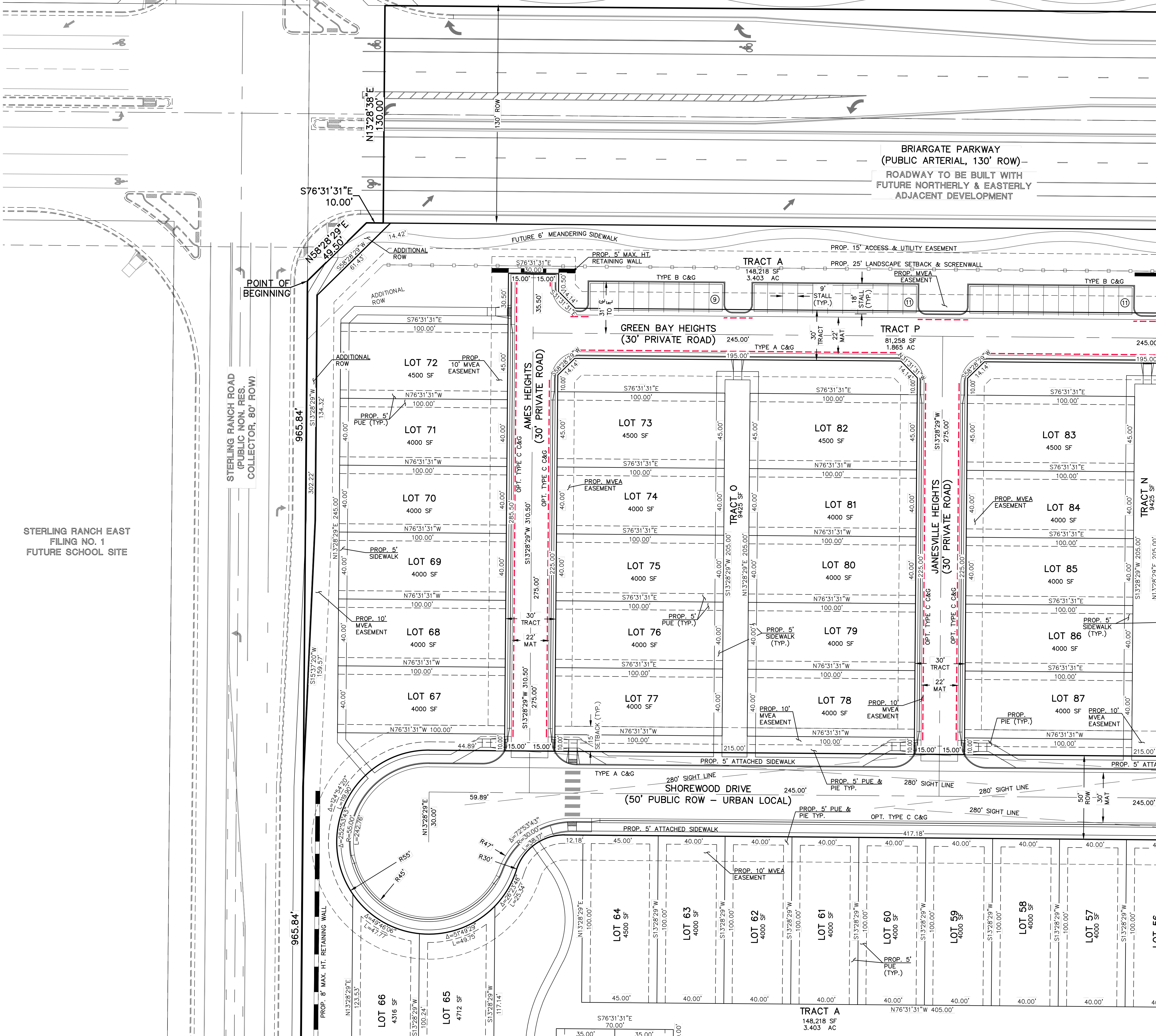
SCALE: NOT TO SCALE



SCALE: 1" = 30'

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

	VILLAGES AT STERLING RANCH PUD DEVELOPMENT PLAN & PRELIMINARY PLAN				
	DESIGNED BY	EAS	SCALE	DATE	11/27/2023
	DRAWN BY	EAS	(H) 1" = 30'	SHEET	4 OF 29
	CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	



STERLING RANCH EAST  
 FILING NO. 1  
 FUTURE SCHOOL SITE

MATCHLINE SEE SHEET 7

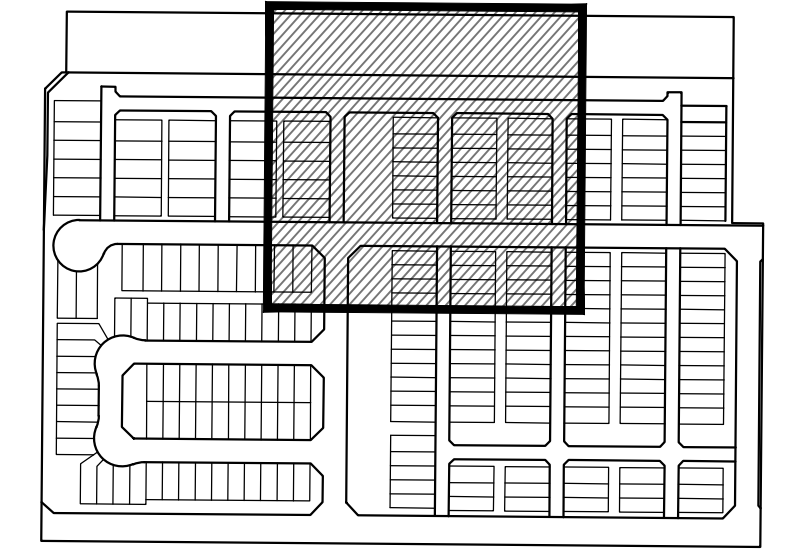
MATCHLINE SEE SHEET 5



# VILLAGES AT STERLING RANCH

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

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



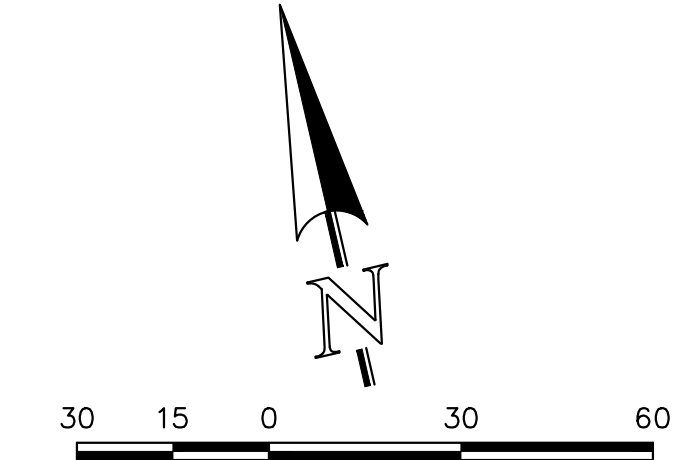
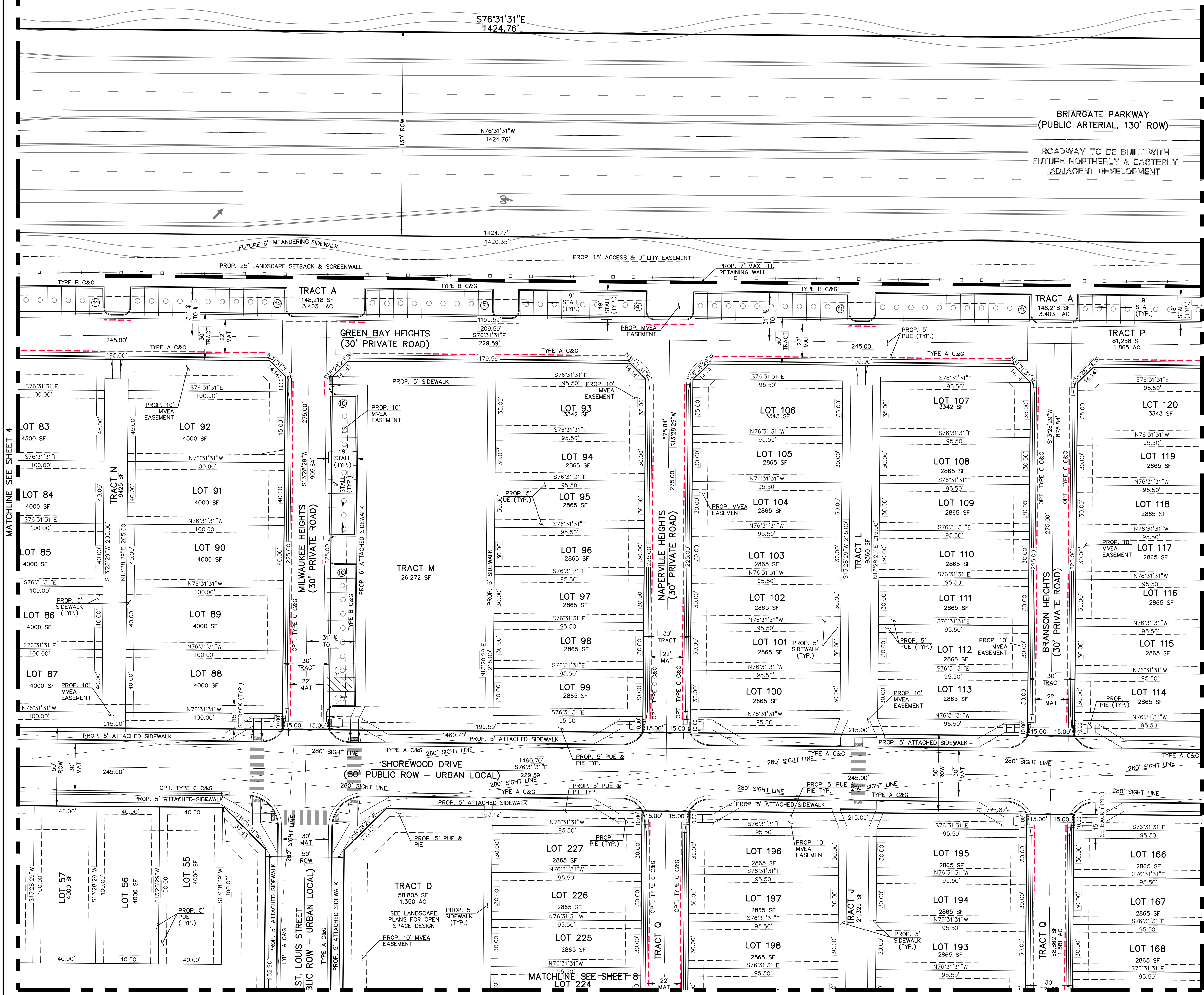
**KEY MAP**  
NOT TO SCALE

**LEGEND**

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



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



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

**CLASSIC CONSULTING**

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

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

**VILLAGES AT STERLING RANCH**

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

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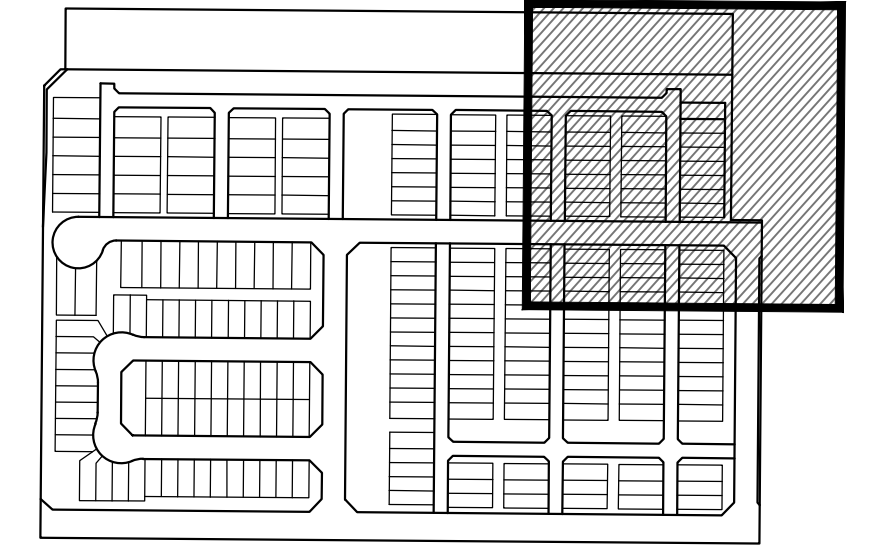


# VILLAGES AT STERLING RANCH

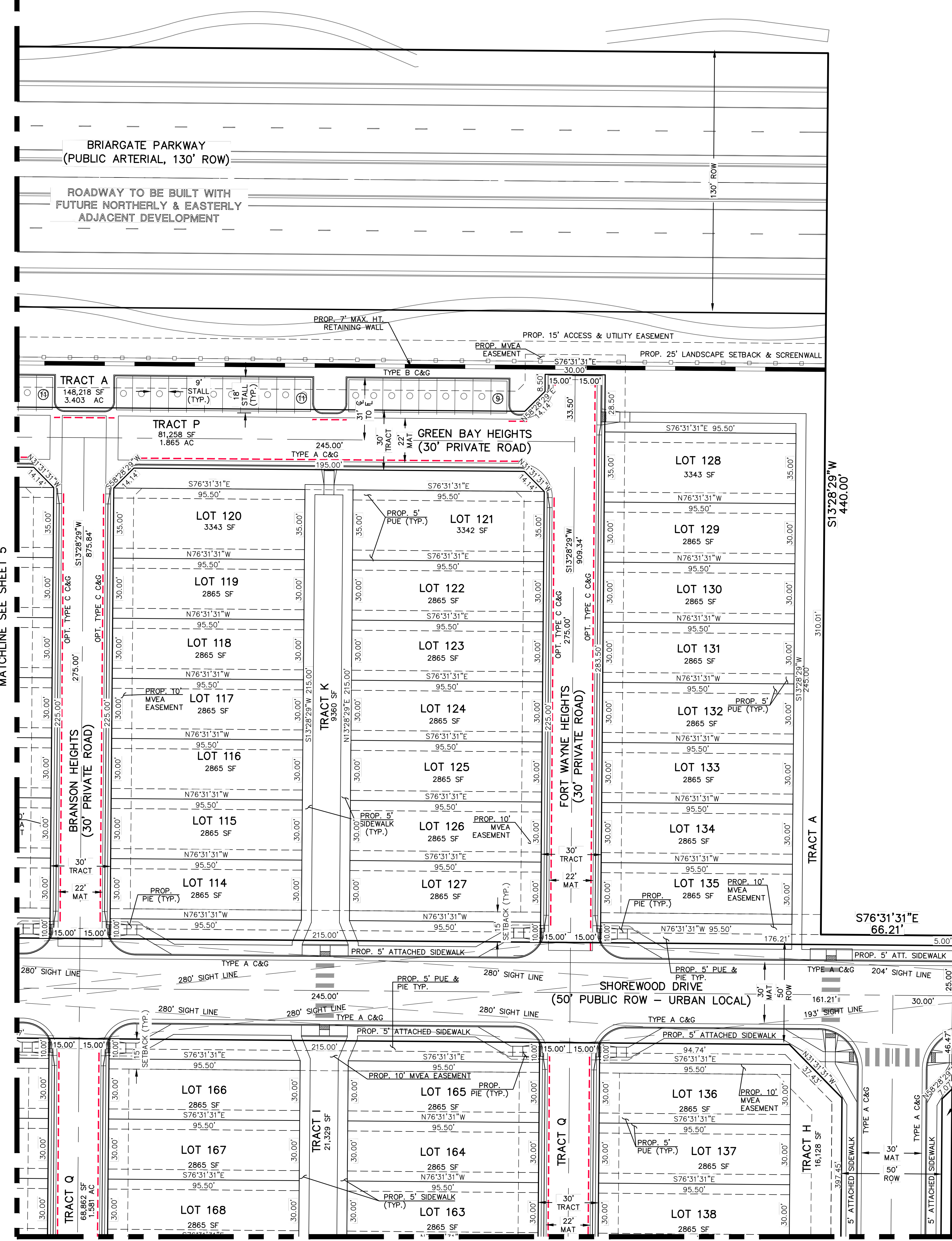
## COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W

### PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



**KEY MAP**  
NOT TO SCALE



UNPLATTED  
FUTURE BRIARGATE PARKWAY  
RIGHT OF WAY

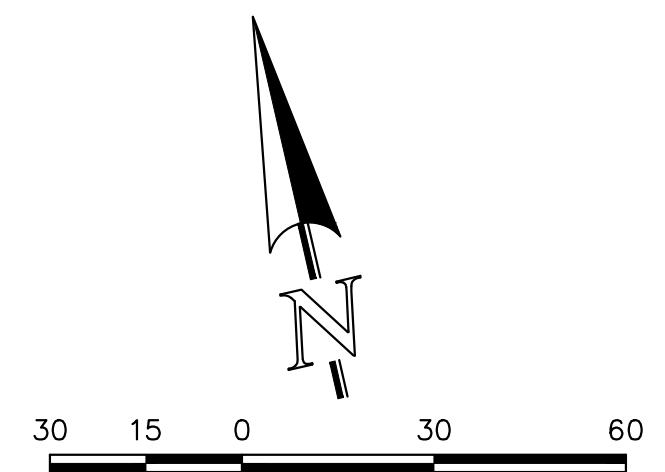
UNPLATTED  
OWNER: CLASSIC SRJ LAND, LLC  
FUTURE PUD DEVELOPMENT (5-BDU/AC)  
CURRENT ZONING: RR-5  
FUTURE ZONING: PUD

**LEGEND**

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



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



SCALE: 1" = 30'

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



VILLAGES AT STERLING RANCH  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

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



MATCHLINE SEE SHEET 5

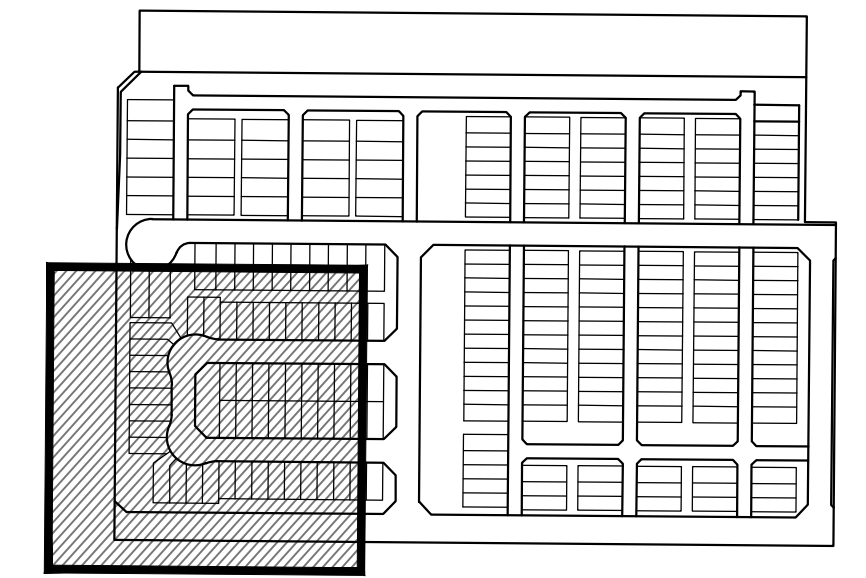
MATCHLINE SEE SHEET 9



# VILLAGES AT STERLING RANCH

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

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



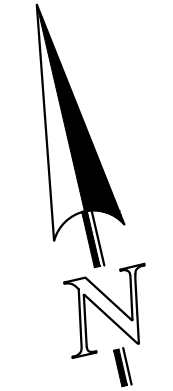
KEY MAP  
NOT TO SCALE

### LEGEND

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



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



SCALE: 1" = 30'

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

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

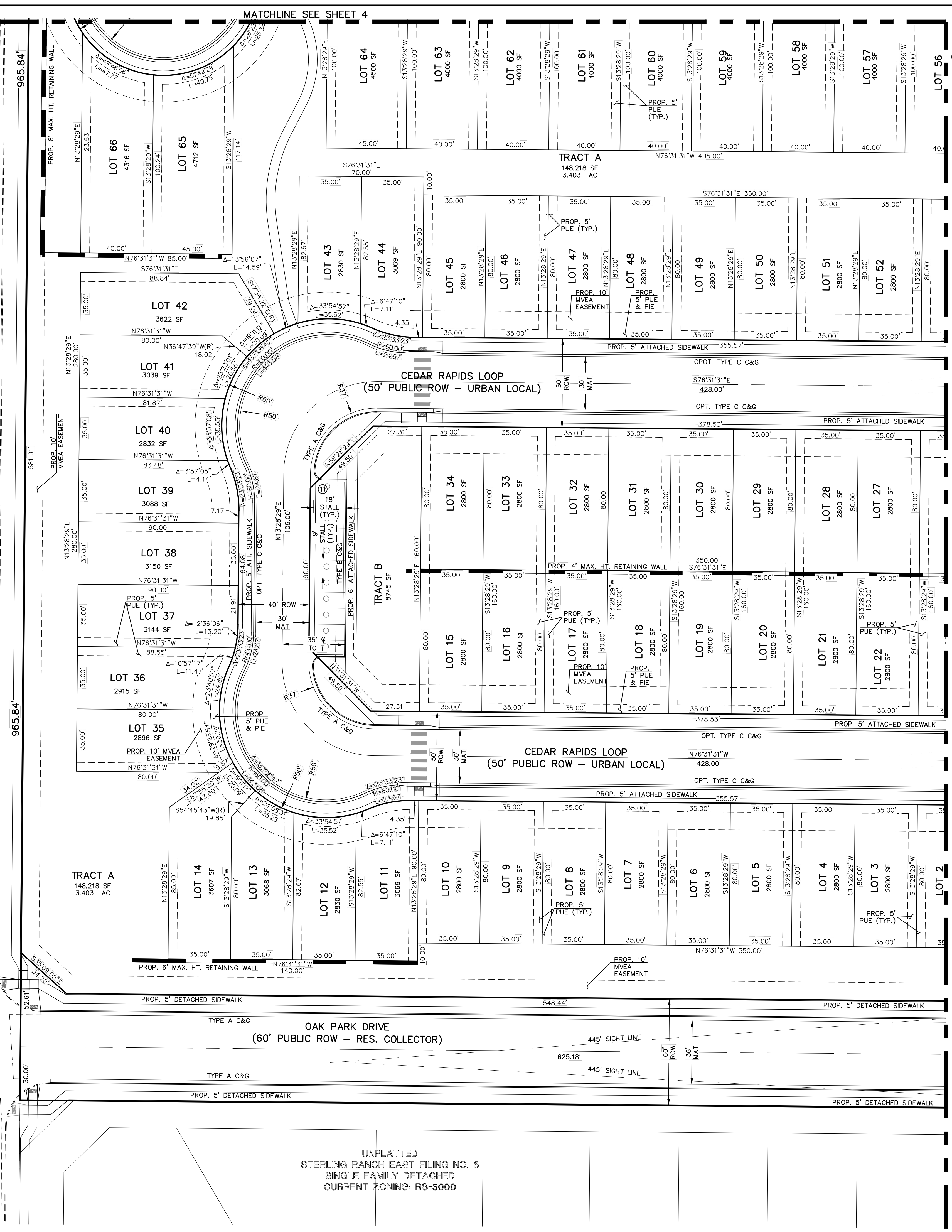
DESIGNED BY EAS SCALE DATE 11/27/2023

DRAWN BY EAS (H) 1" = 30' SHEET 7 OF 29

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



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

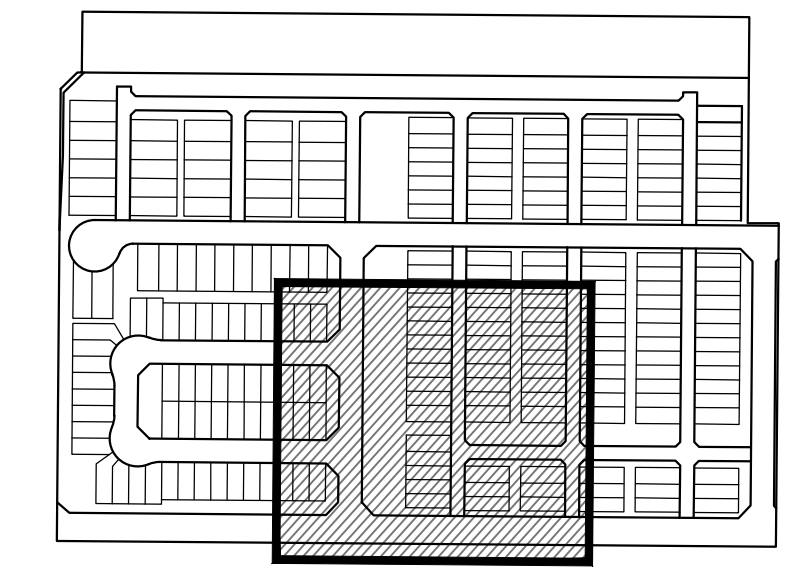


UNPLATTED  
STERLING RANCH EAST FILING NO. 5  
SINGLE FAMILY DETACHED  
CURRENT ZONING: RS-5000



# VILLAGES AT STERLING RANCH

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



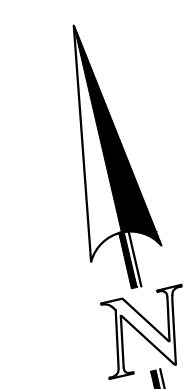
KEY MAP  
NOT TO SCALE

**LEGEND**

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



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



30 15 0 30 60

SCALE: 1" = 30'

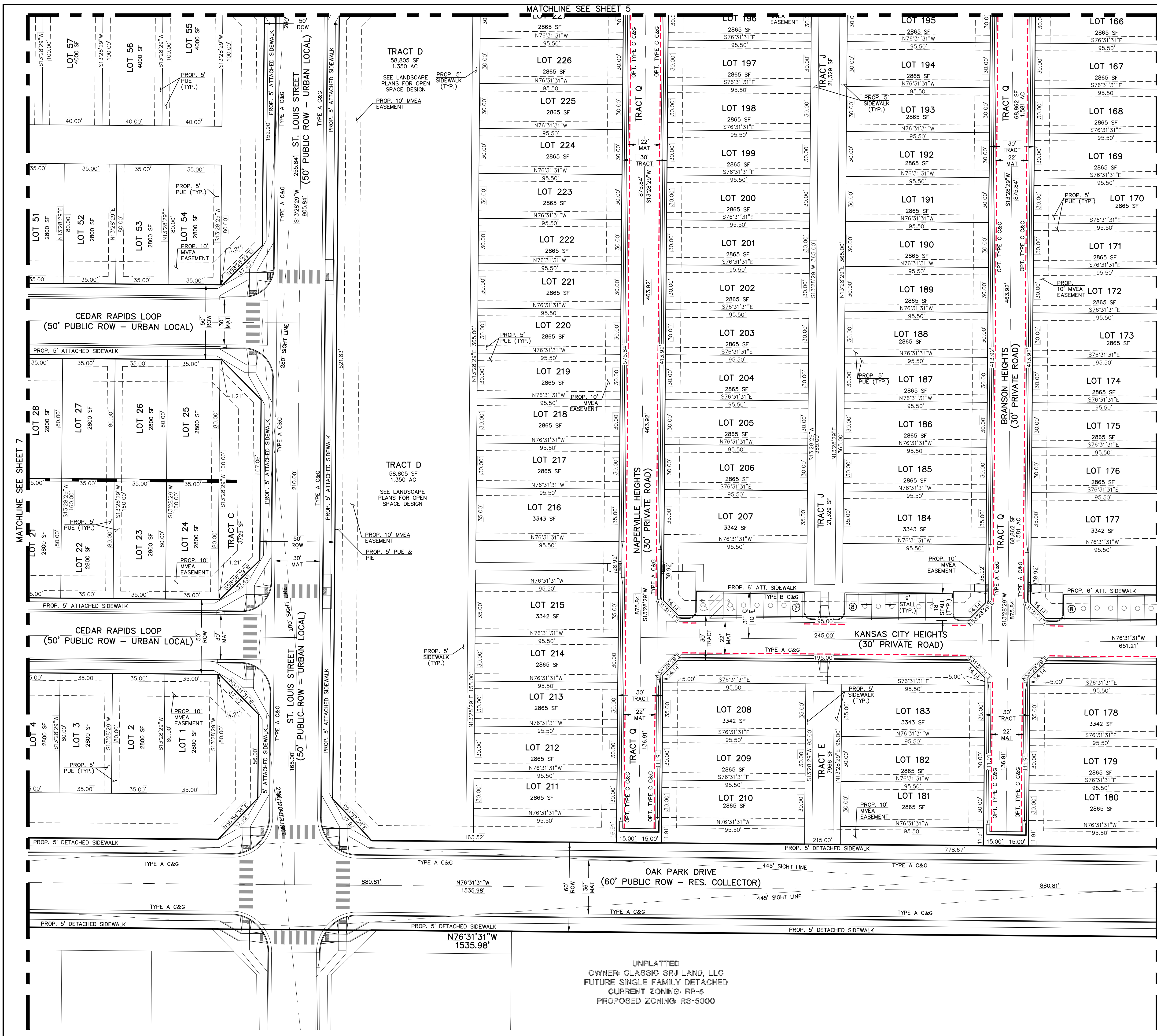
EL PASO COUNTY FILE NO.: PUD SP-22-006

**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	8 OF 29
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)



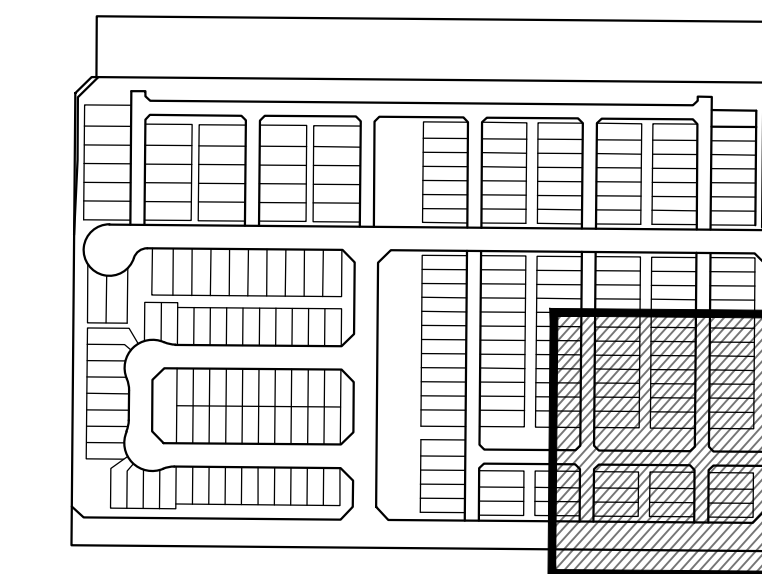
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# VILLAGES AT STERLING RANCH

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

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP  
NOT TO SCALE

### LEGEND

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



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

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



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

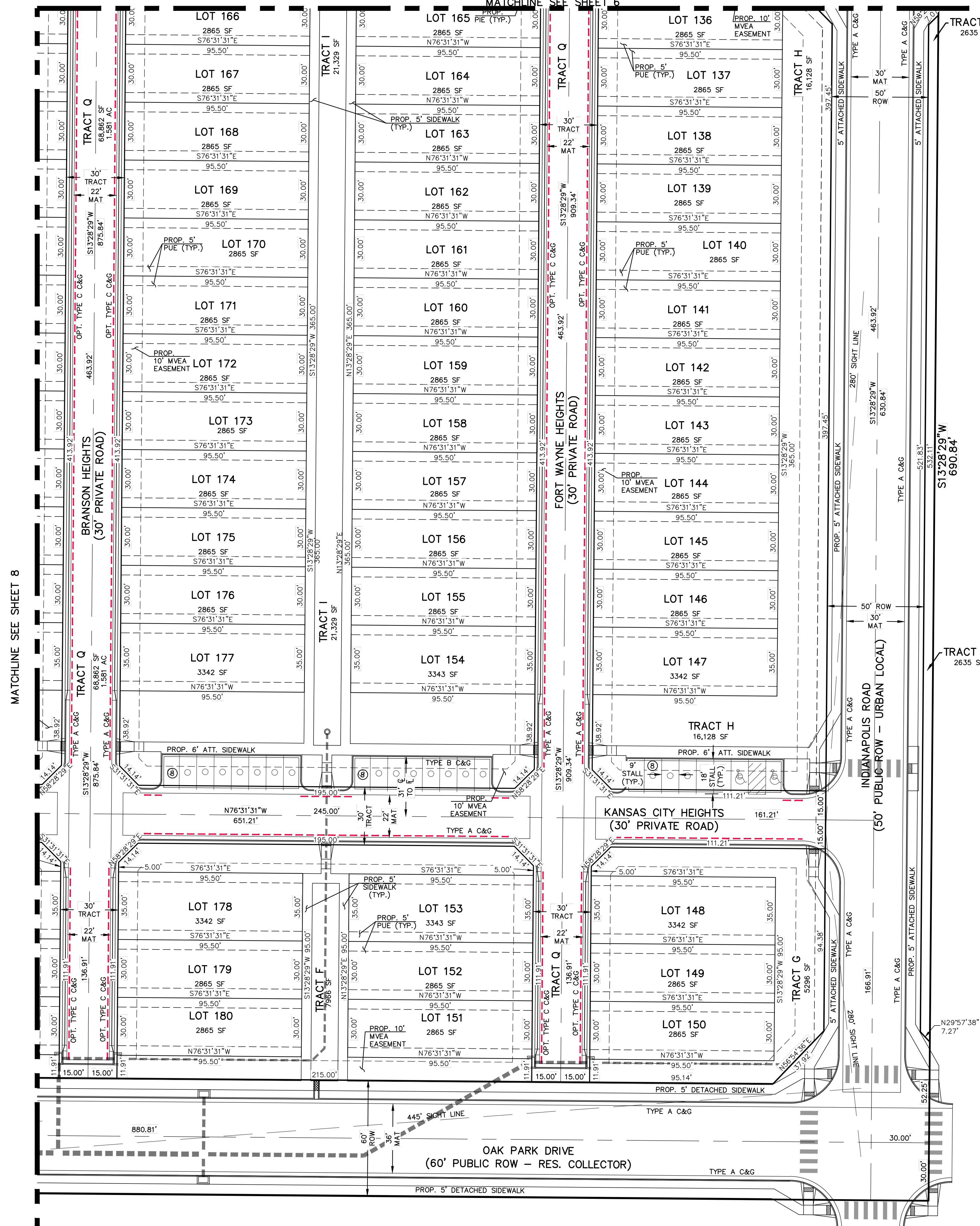


619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)



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

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



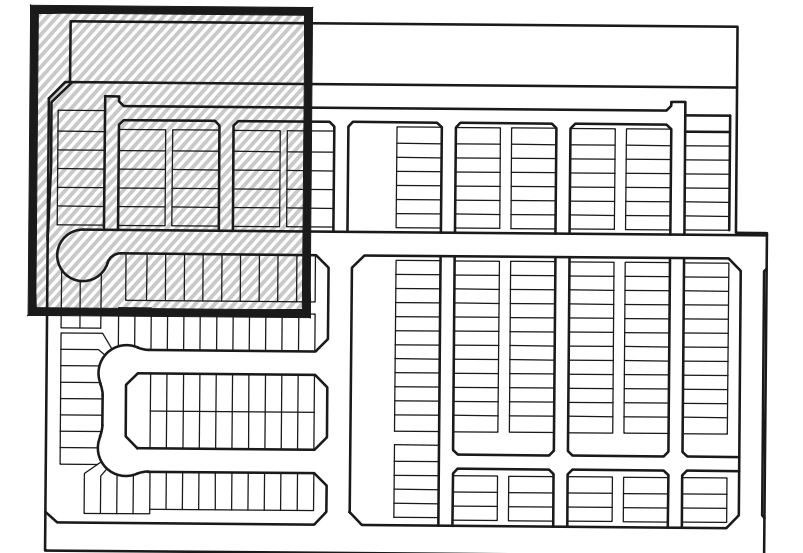
MATCHLINE SEE SHEET 8



# VILLAGES AT STERLING RANCH

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

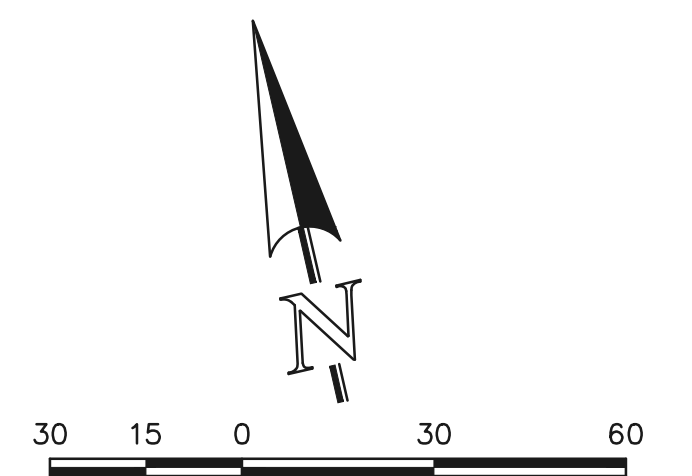
## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP  
NOT TO SCALE

### LEGEND

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



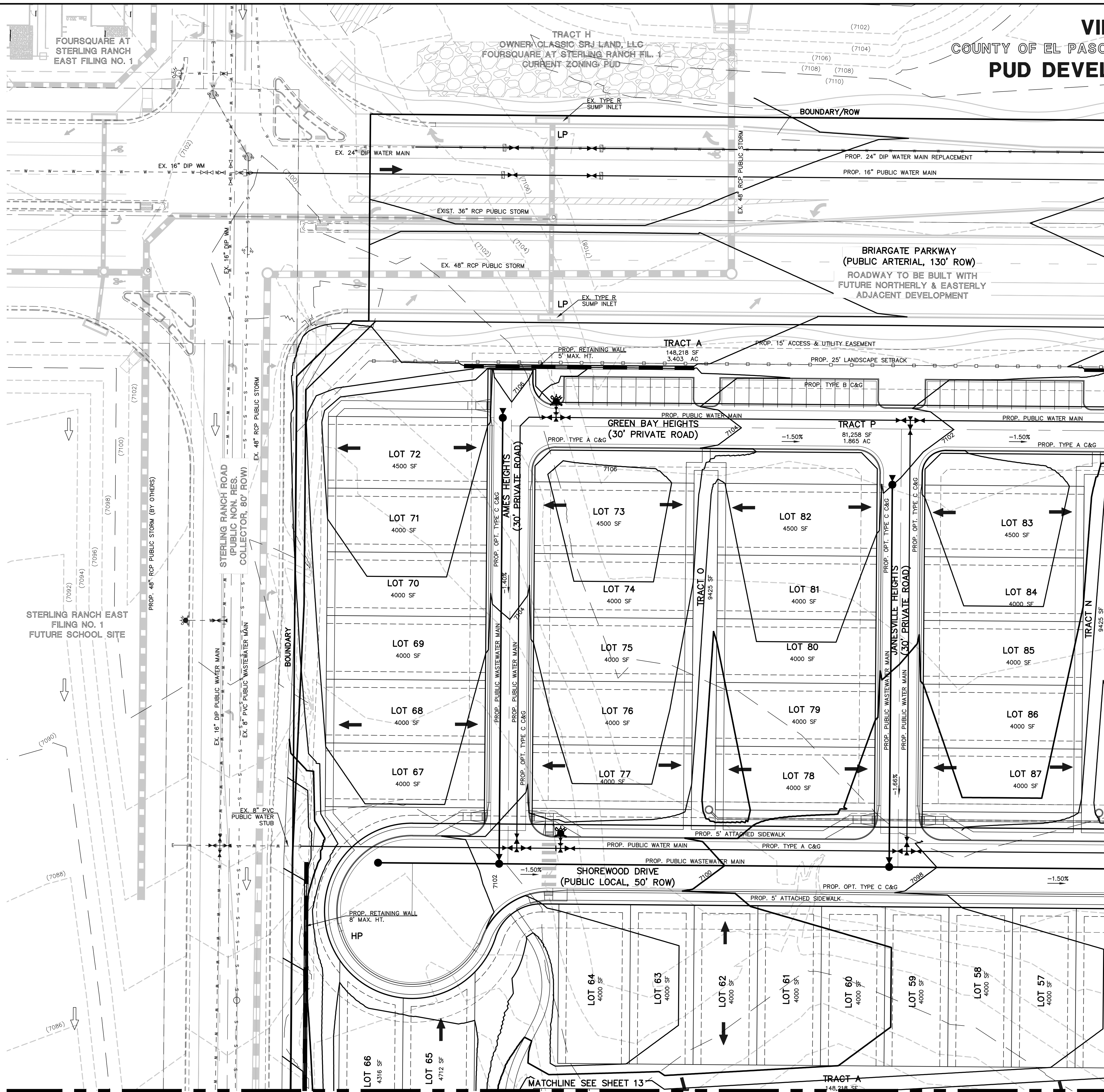
SCALE: 1" = 30'

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

	VILLAGES AT STERLING RANCH			
	PRELIMINARY GRADING AND UTILITY PLAN			
	DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	SHEET	10 OF 29
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	

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

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



MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 13

TRACT A

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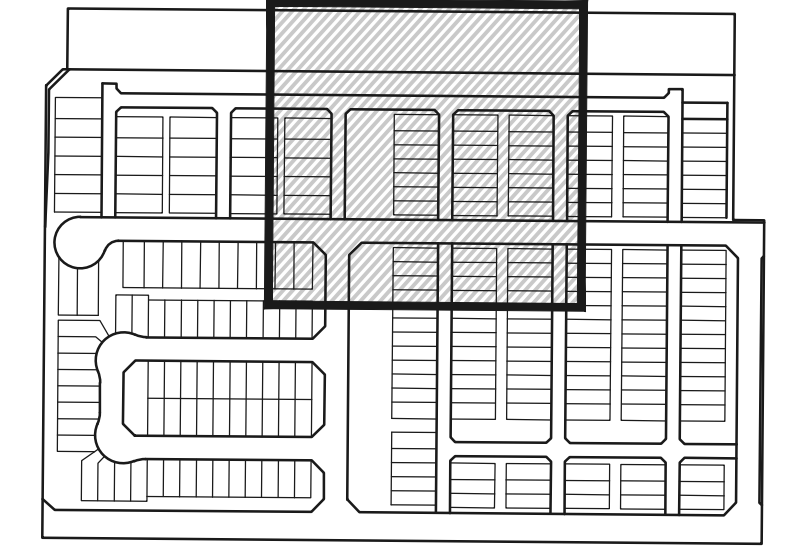
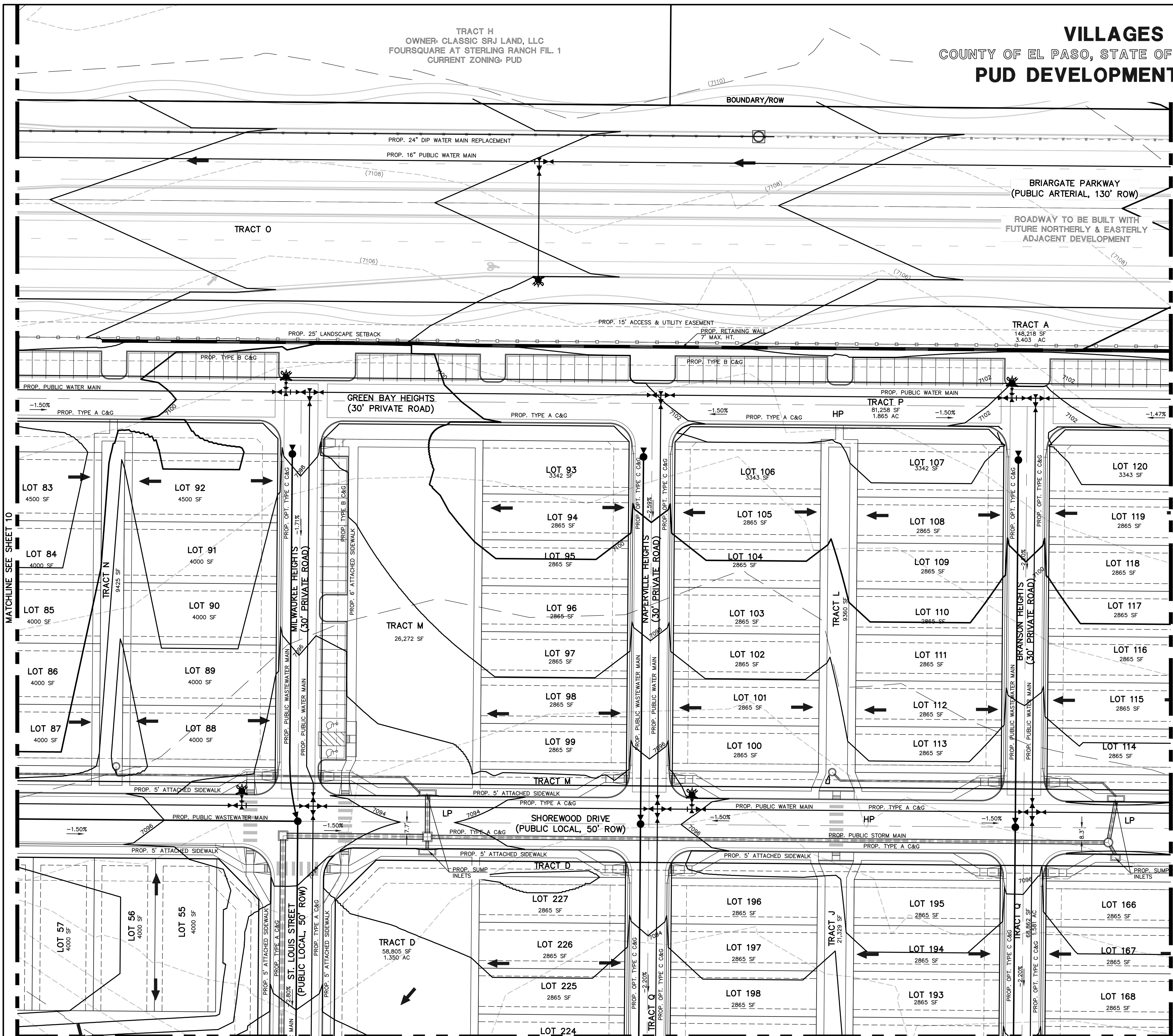


# VILLAGES AT STERLING RANCH

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

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

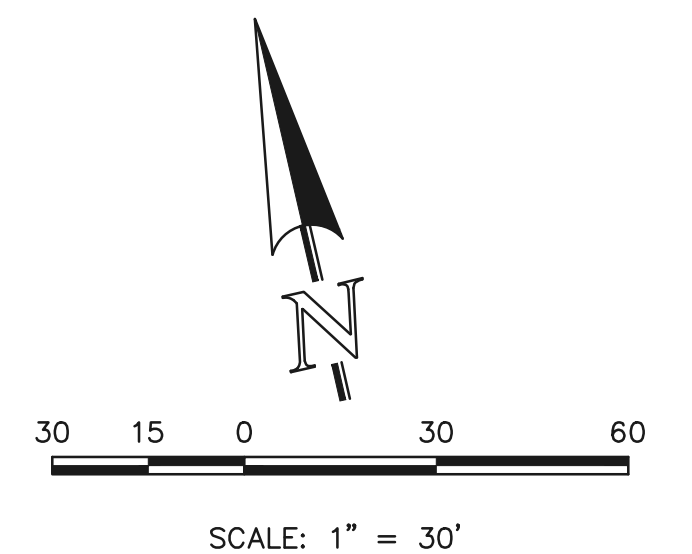
TRACT H  
OWNER: CLASSIC SRJ LAND, LLC  
FOURSQUARE AT STERLING RANCH FIL. 1  
CURRENT ZONING: PUD



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



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

**CLASSIC CONSULTING**

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

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

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

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

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MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 14



# VILLAGES AT STERLING RANCH

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

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

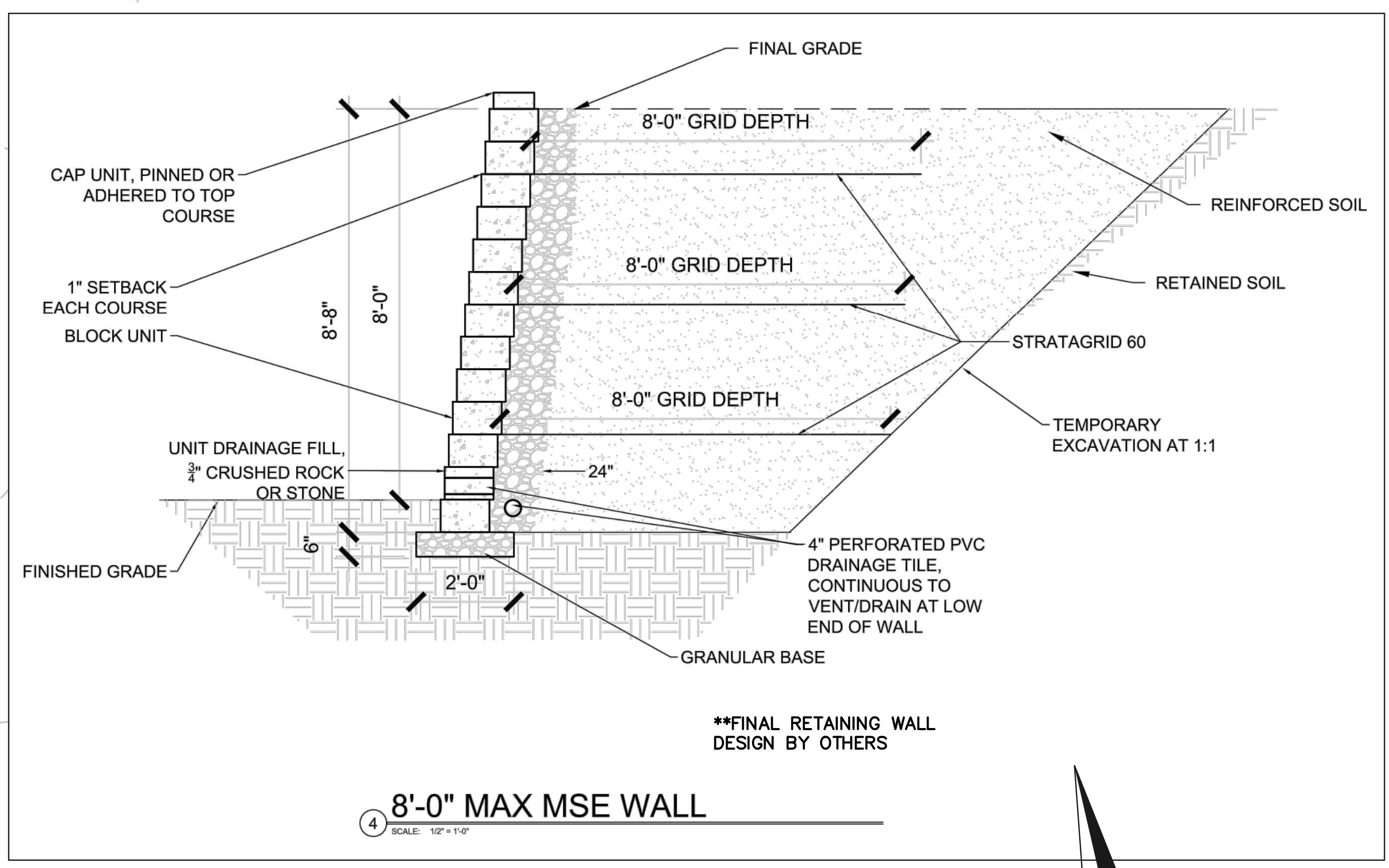
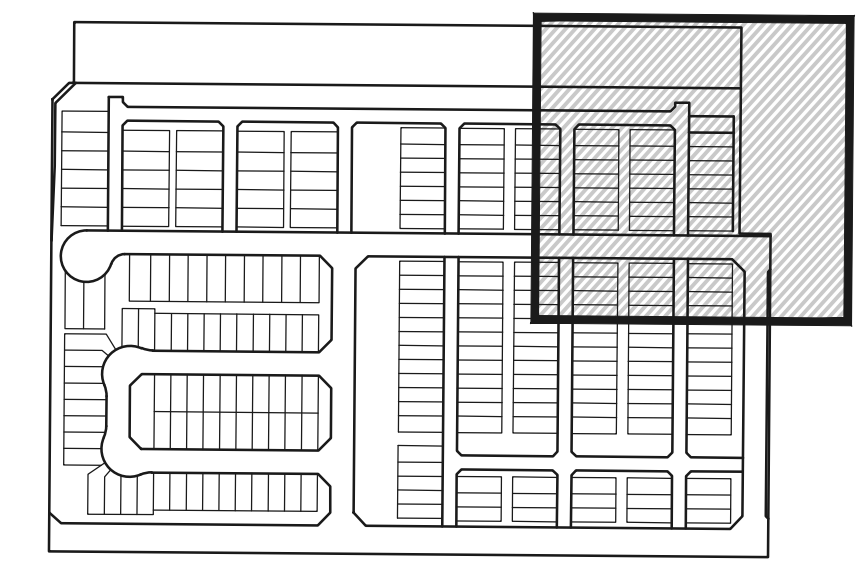
UNPLATTED  
OWNER: CLASSIC SRJ LAND, LLC  
FUTURE SINGLE FAMILY RESIDENTIAL  
CURRENT ZONING: RR-5

UNPLATTED  
FUTURE BRIARGATE PARKWAY  
RIGHT OF WAY

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

**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

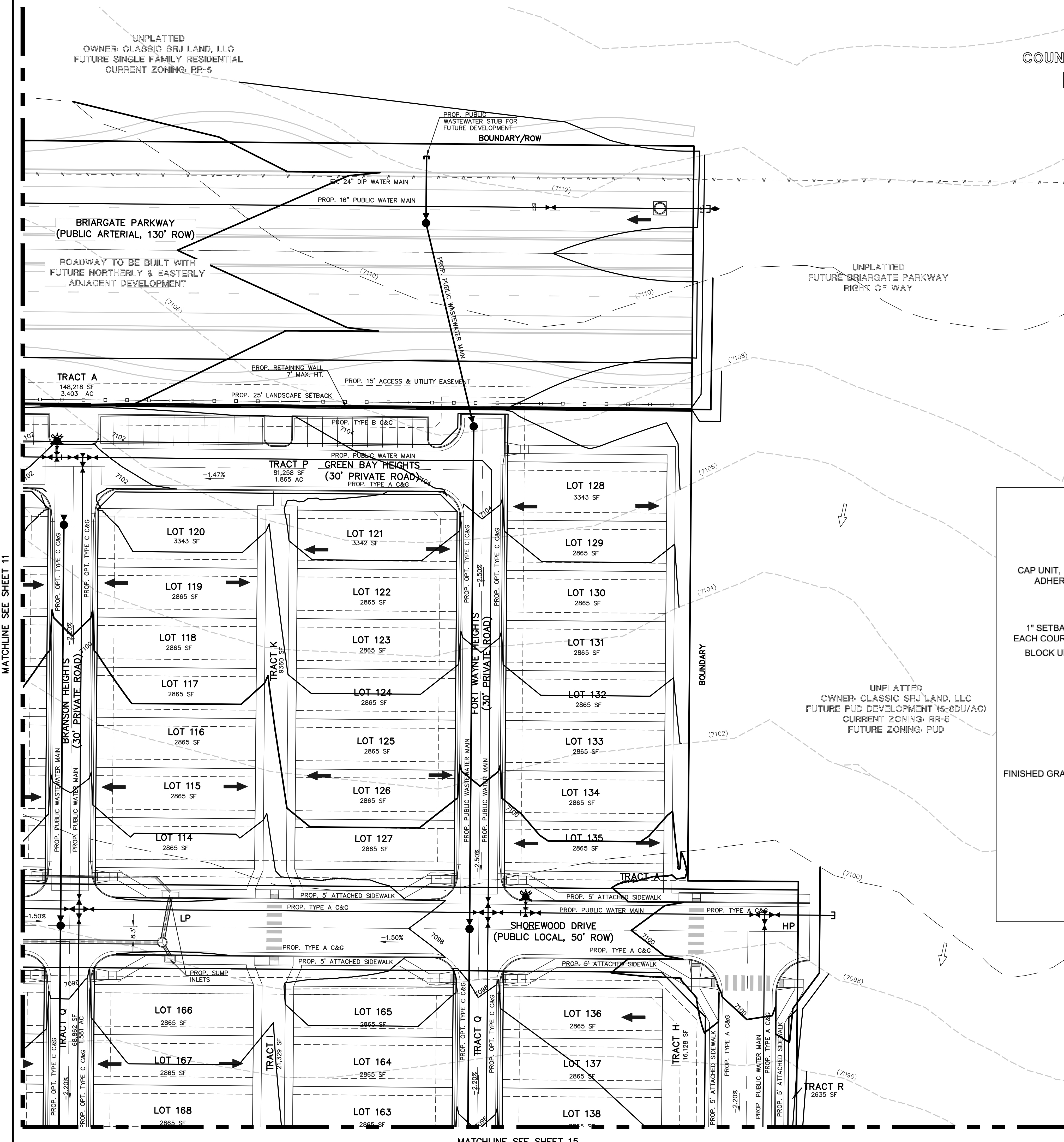
VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY: EAS SCALE: DATE: 11/27/2023  
DRAWN BY: EAS (H) 1" = 30' SHEET 12 OF 29  
CHECKED BY: (V) 1" = N/A JOB NO. 1183.26



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



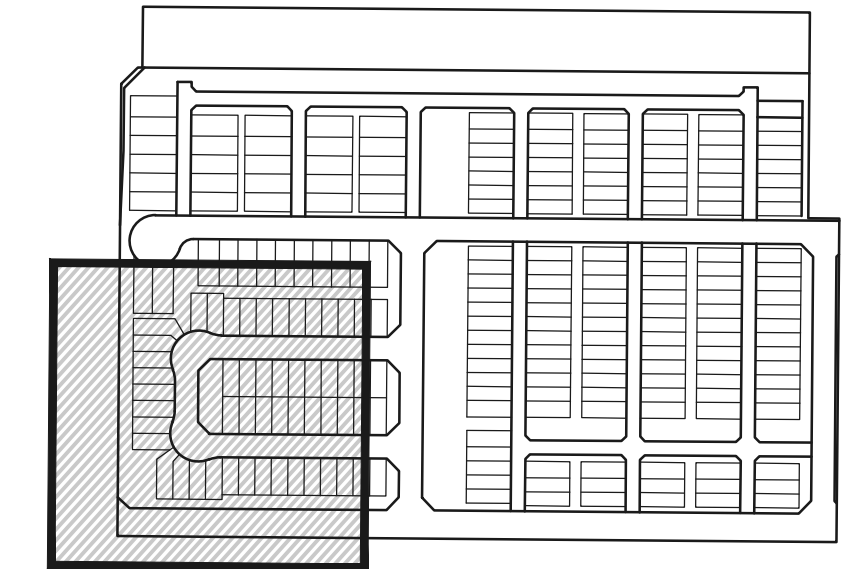
MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 15

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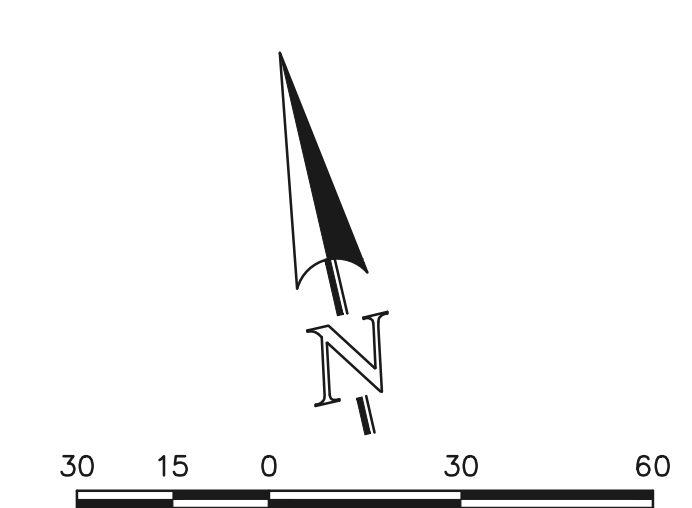
**VILLAGES AT STERLING RANCH**  
 COUNTY OF EL PASO, STATE OF COLORADO  
 SECT. 34. TOWNSHIP 12S, RANGE 65W  
**PUD DEVELOPMENT PLAN &  
 PRELIMINARY PLAN**



**KEY MAP**  
 NOT TO SCALE

**LEGEND**

- (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

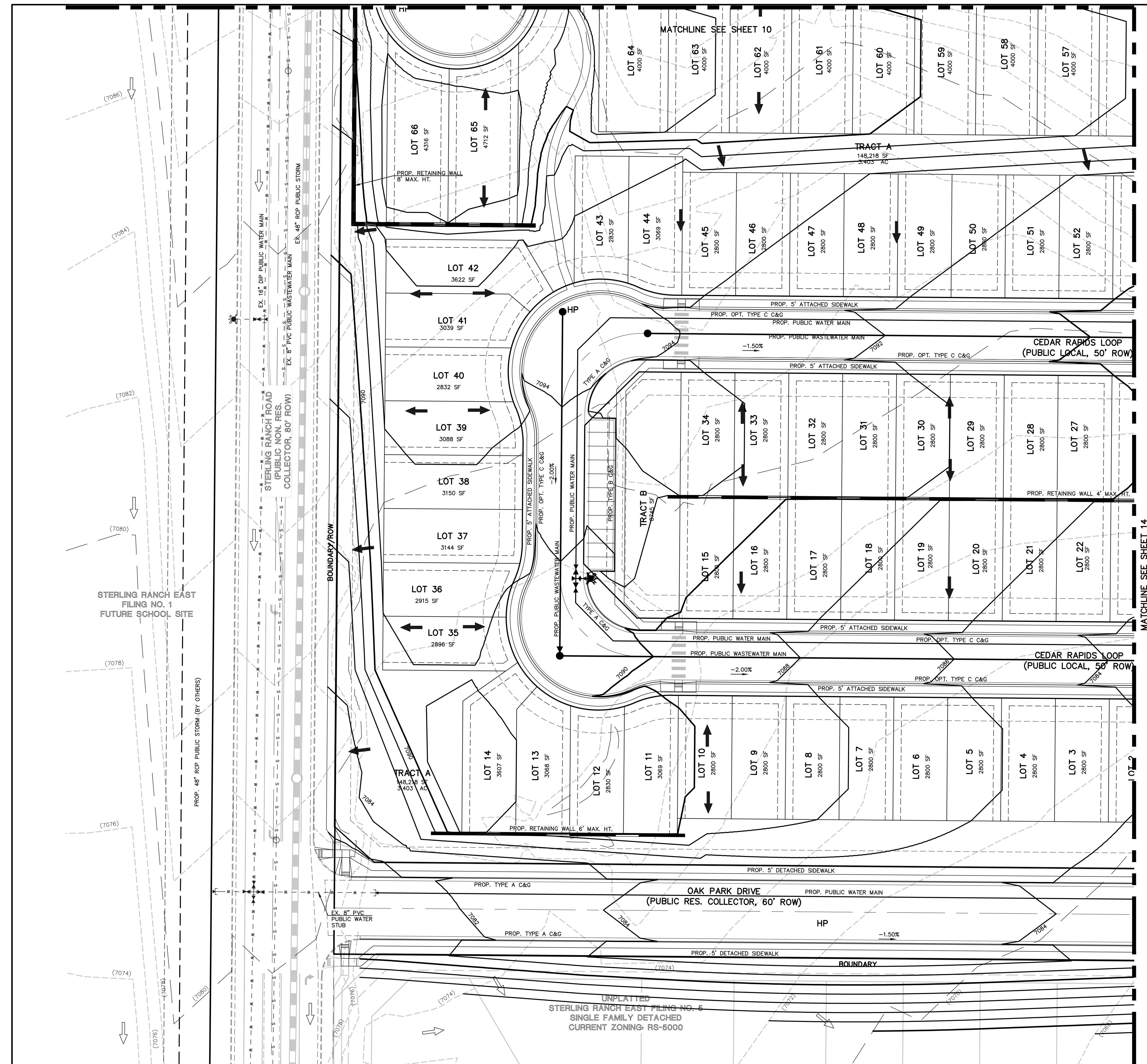
VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

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



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



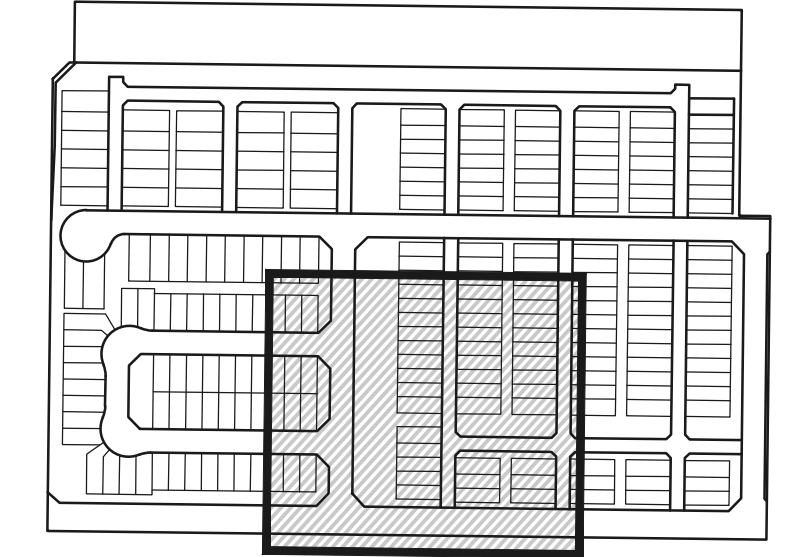
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# VILLAGES AT STERLING RANCH

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

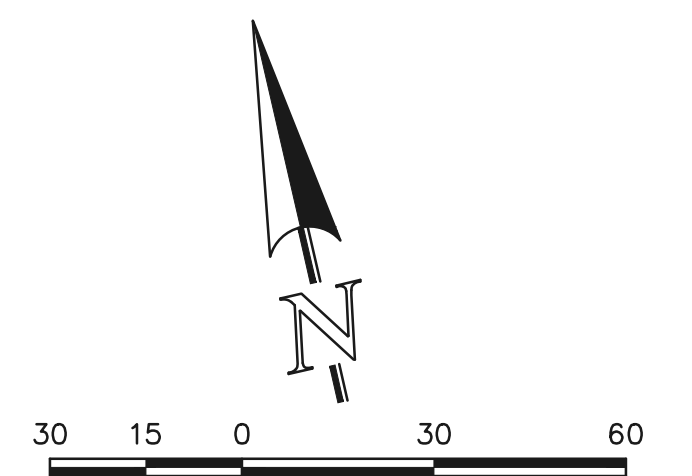
## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP  
NOT TO SCALE

### LEGEND

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




SCALE: 1" = 30'

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

VILLAGES AT STERLING RANCH

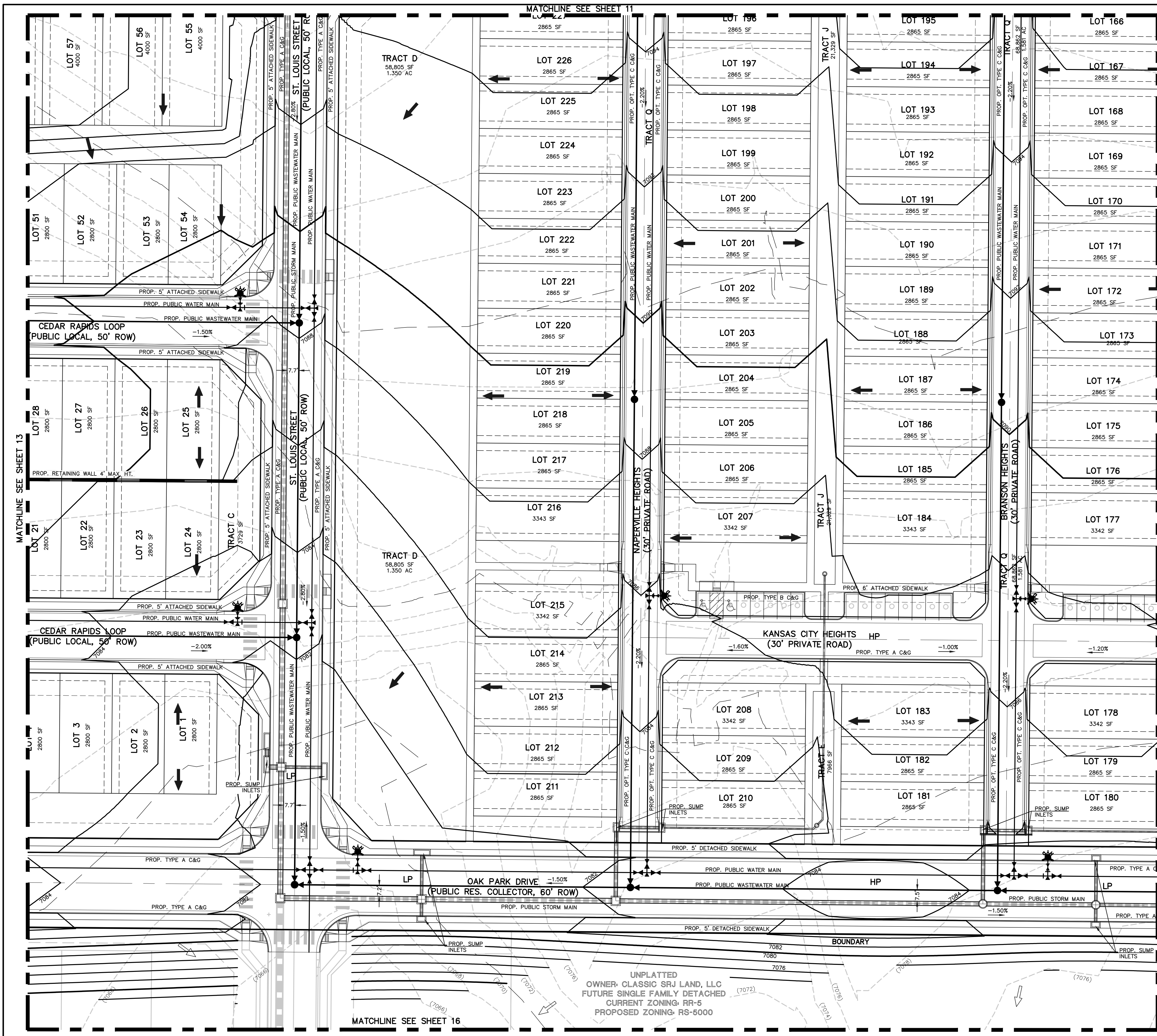
PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	14 OF 29
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	



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

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



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

V:\18326\DRAWINGS\DEVELOPMENT\18326\_PUD-06-14.dwg, 11/14/2024 8:35:14 AM, 1:1

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 11

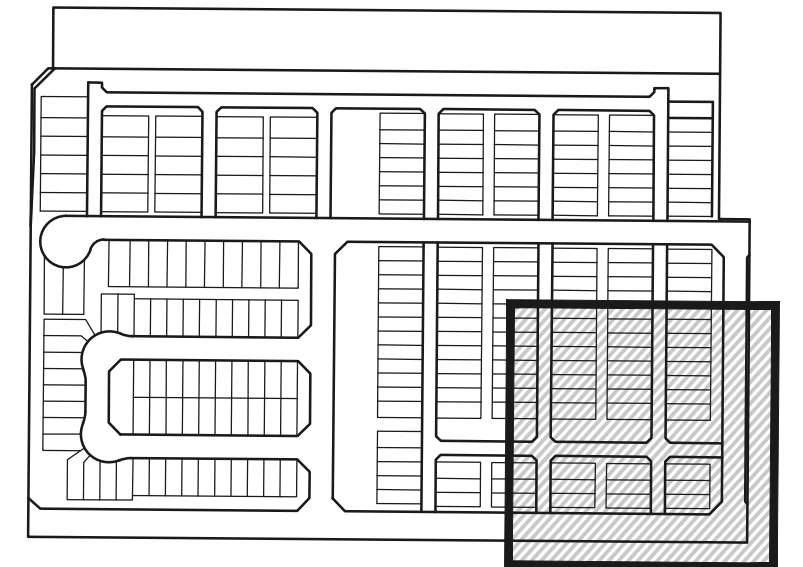
MATCHLINE SEE SHEET 16



# VILLAGES AT STERLING RANCH

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

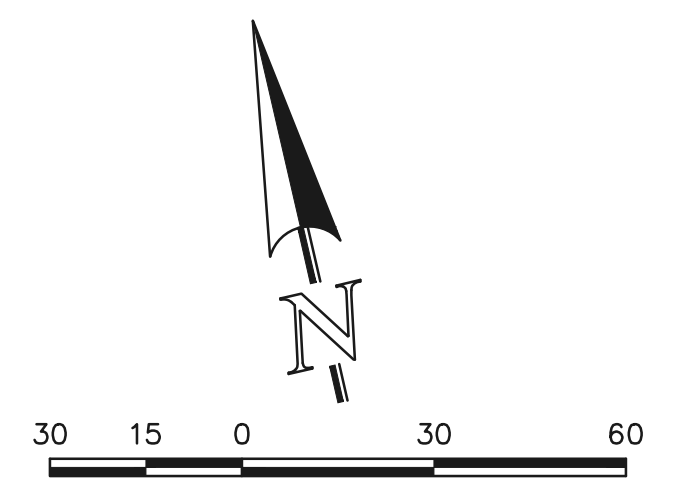
## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



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

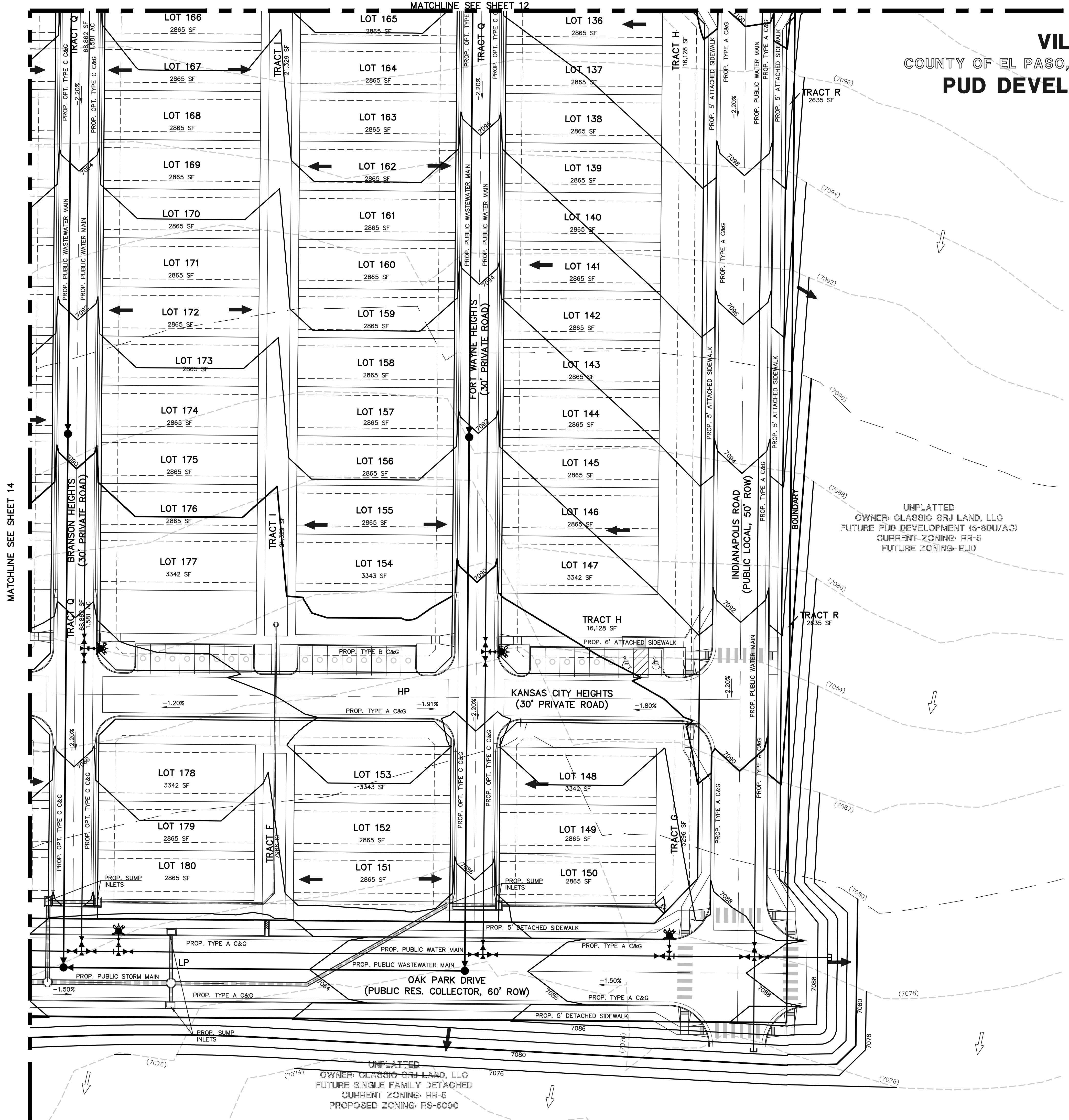
VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

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



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



MATCHLINE SEE SHEET 14

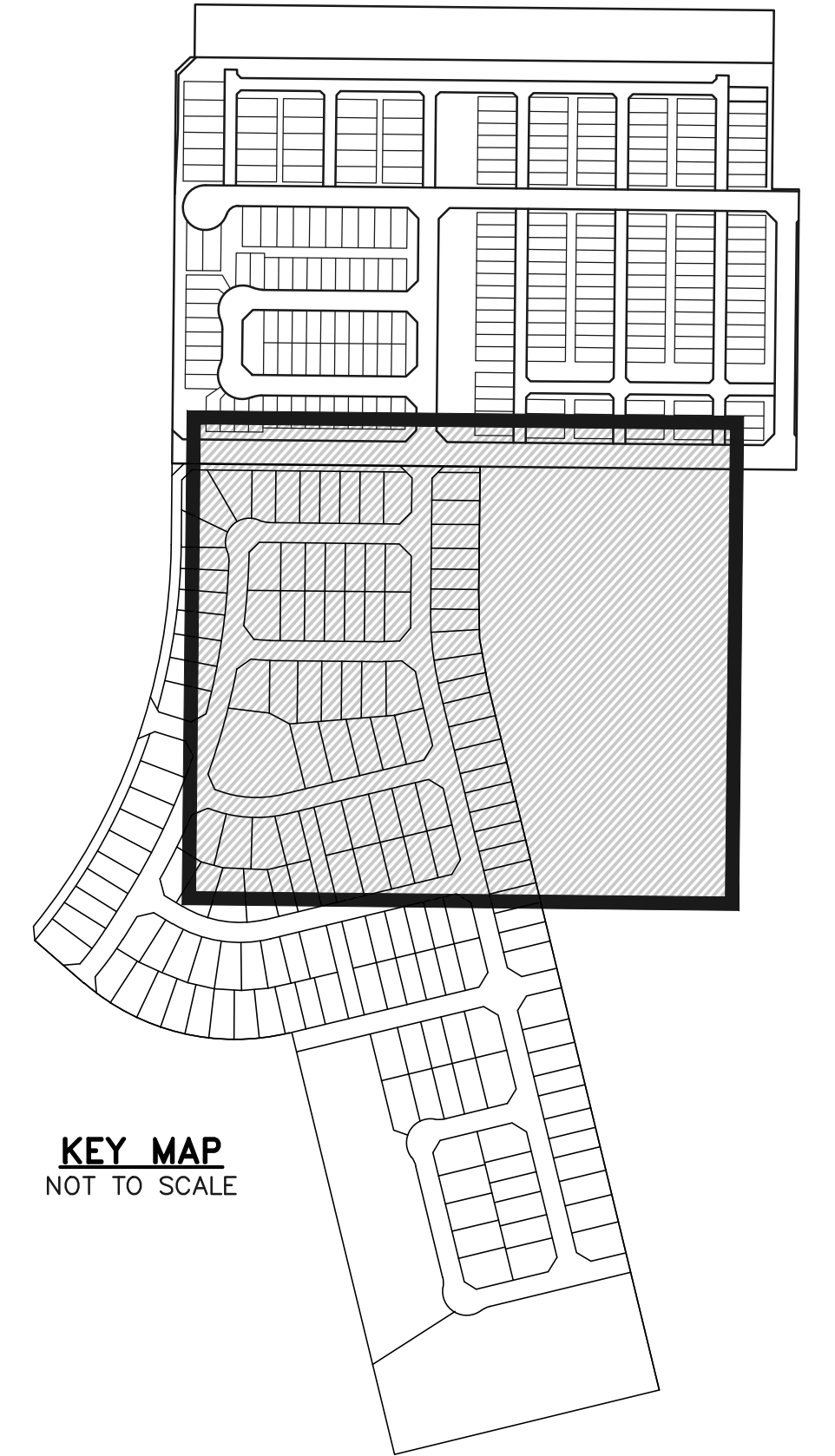
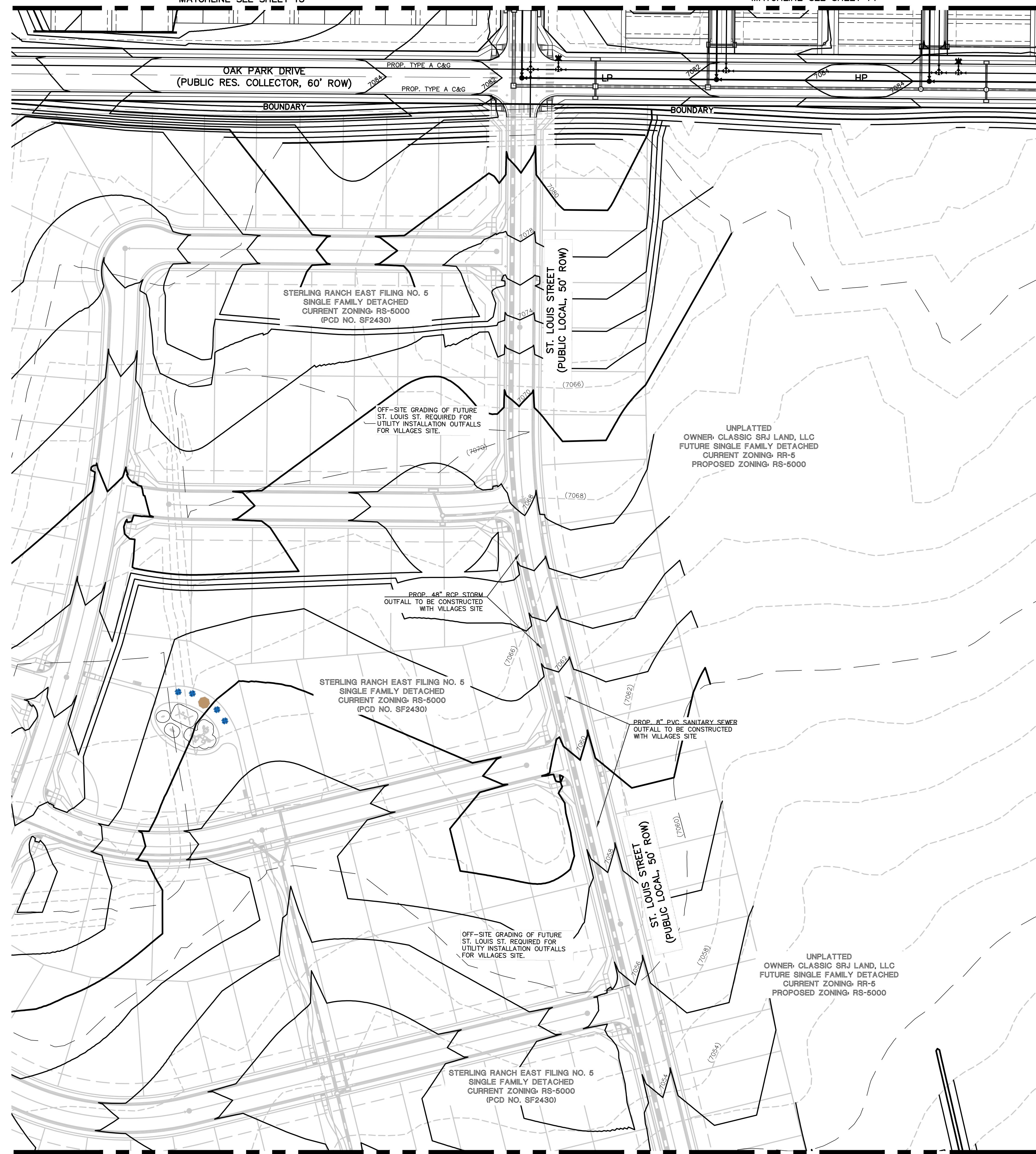
MATCHLINE SEE SHEET 12



MATCHLINE SEE SHEET 13

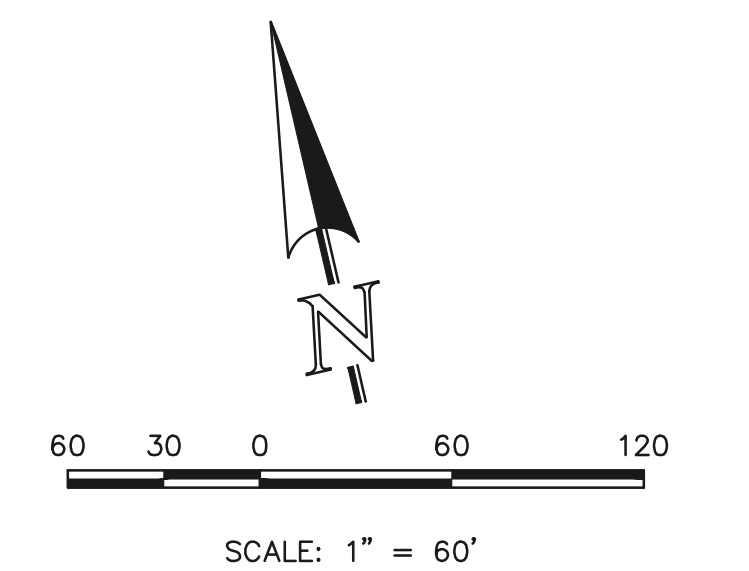
MATCHLINE SEE SHEET 14

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



**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  
OFF-SITE

DESIGNED BY	EAS	SCALE	DATE	11/8/2024
DRAWN BY	EAS	(H) 1" = 60'	SHEET	16 OF 29
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	

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



MATCHLINE SEE SHEET 17

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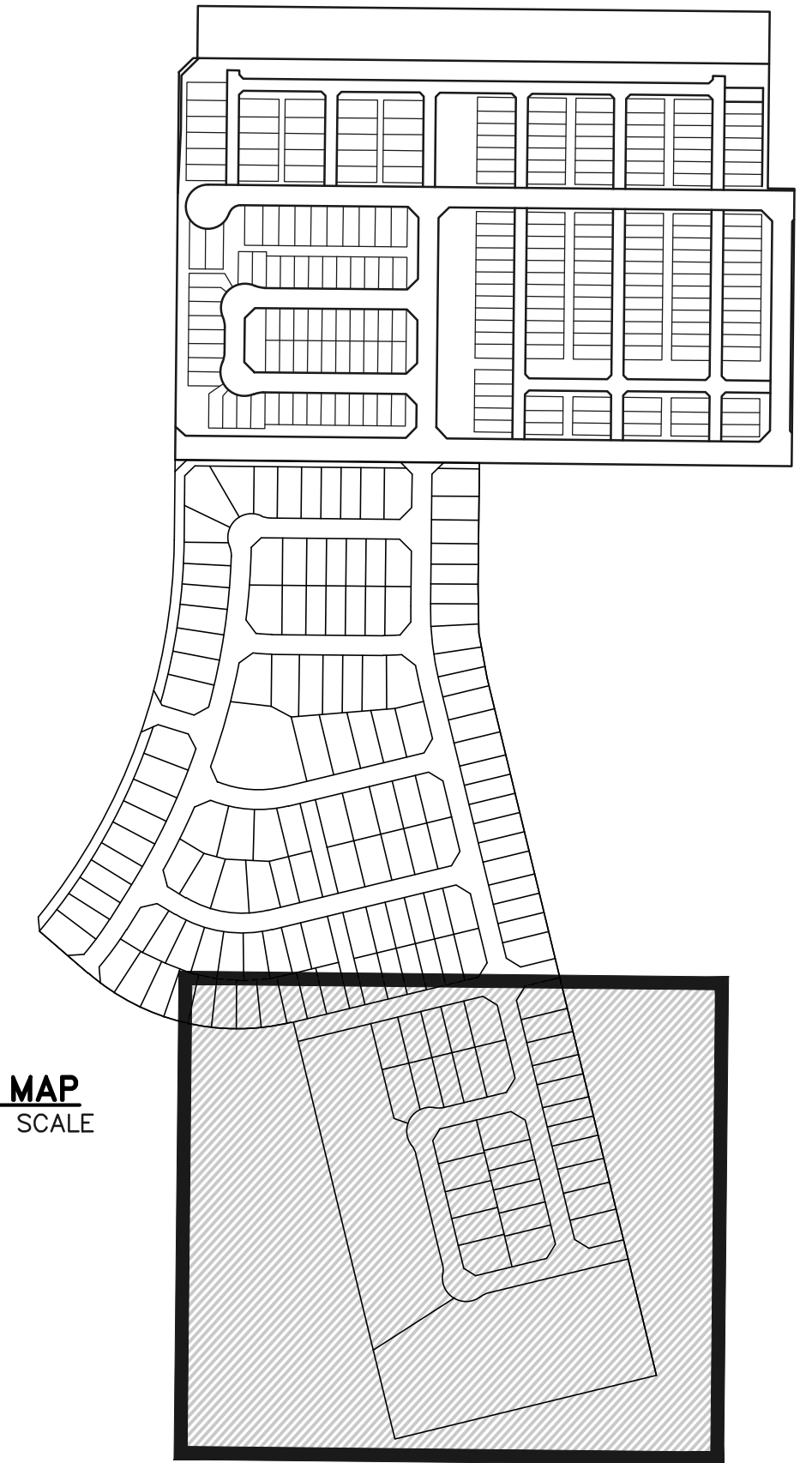
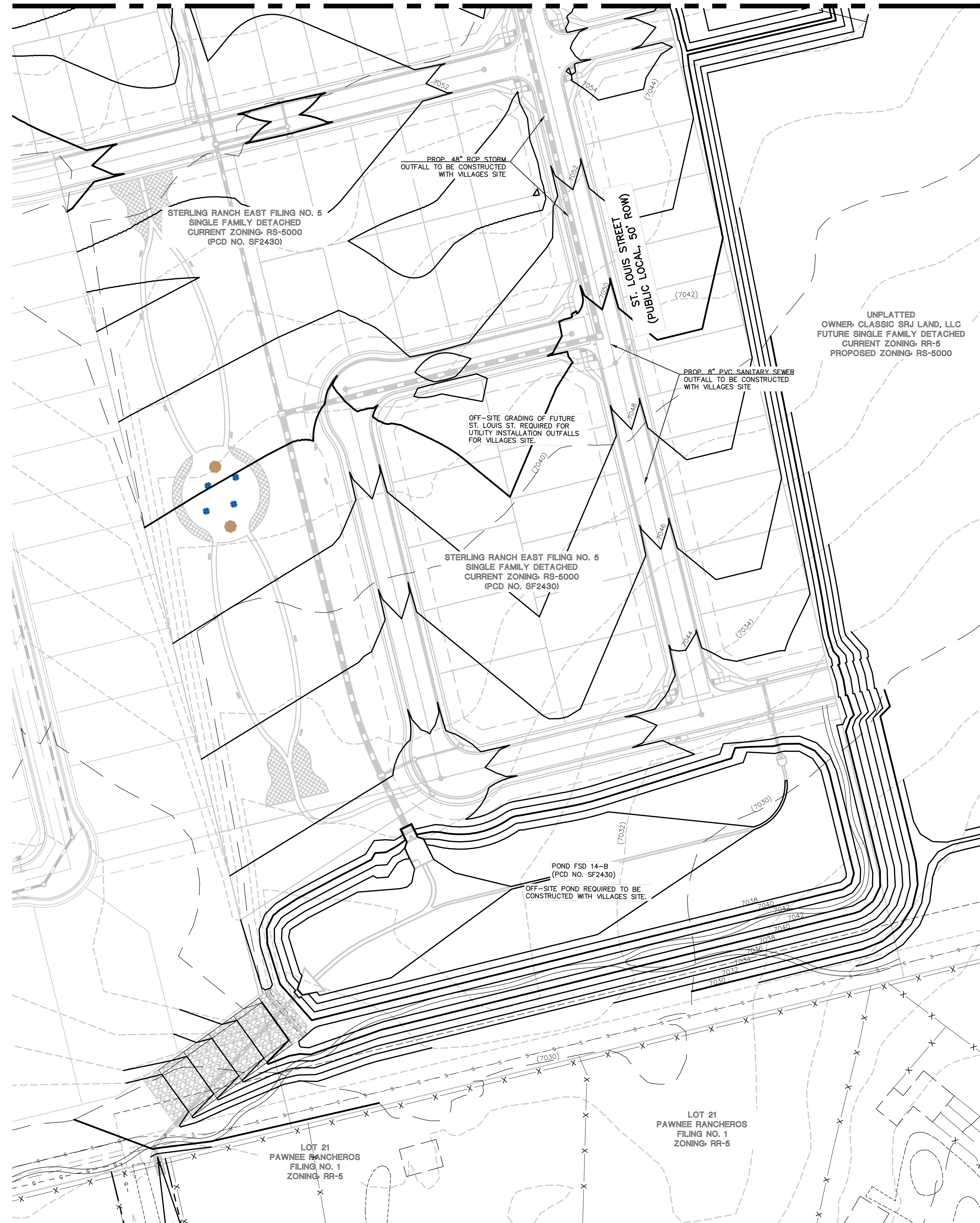


MATCHLINE SEE SHEET 16

# VILLAGES AT STERLING RANCH

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

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



**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



60 30 0 60 120

SCALE: 1" = 60'

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



**VILLAGES AT STERLING RANCH**

PRELIMINARY GRADING AND UTILITY PLAN  
OFF-SITE

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

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

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V:\18326\DRAWINGS\DEVELOPMENT\18326\_PUD-PG-16-17.dwg, 11/14/2024 8:40:39 AM, 1:1



Road Classification	Depth of Roadway Landscaping Area	Required Trees (Trees/ Linear Foot of Frontage)
Expressway, Principal Arterial	25 feet	1 per 20 feet
Urban Interchange/Intersection	25 feet	1 per 20 feet (Substitute shrubs for visibility)
Minor Arterial	20 feet	1 per 25 feet
Non-Arterial <sup>1</sup>	10 feet	1 per 30 feet

<sup>1</sup> The required depth of the roadway landscape area shall be increased to 15 feet along a non-arterial road or public alley where the road or alley separates a non-residential use from a residential zoning district. The number of required trees shall be increased to 1 per 15 feet of linear frontage. A minimum of 1/3 of the trees shall be evergreen trees.

# Villages at Sterling Ranch

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

Please identify all the required categories from Roadway trees and planting amounts required and than show the provided alternative. It looks like shrubs and clustering are proposed as an alternative which is appropriate. Thank You.

## (2) Location and Type of Trees in Roadway Landscaping Area.

(a) Clustering Allowed. The roadway landscaping trees may be clustered along a road frontage. The

## (2) Applicability.

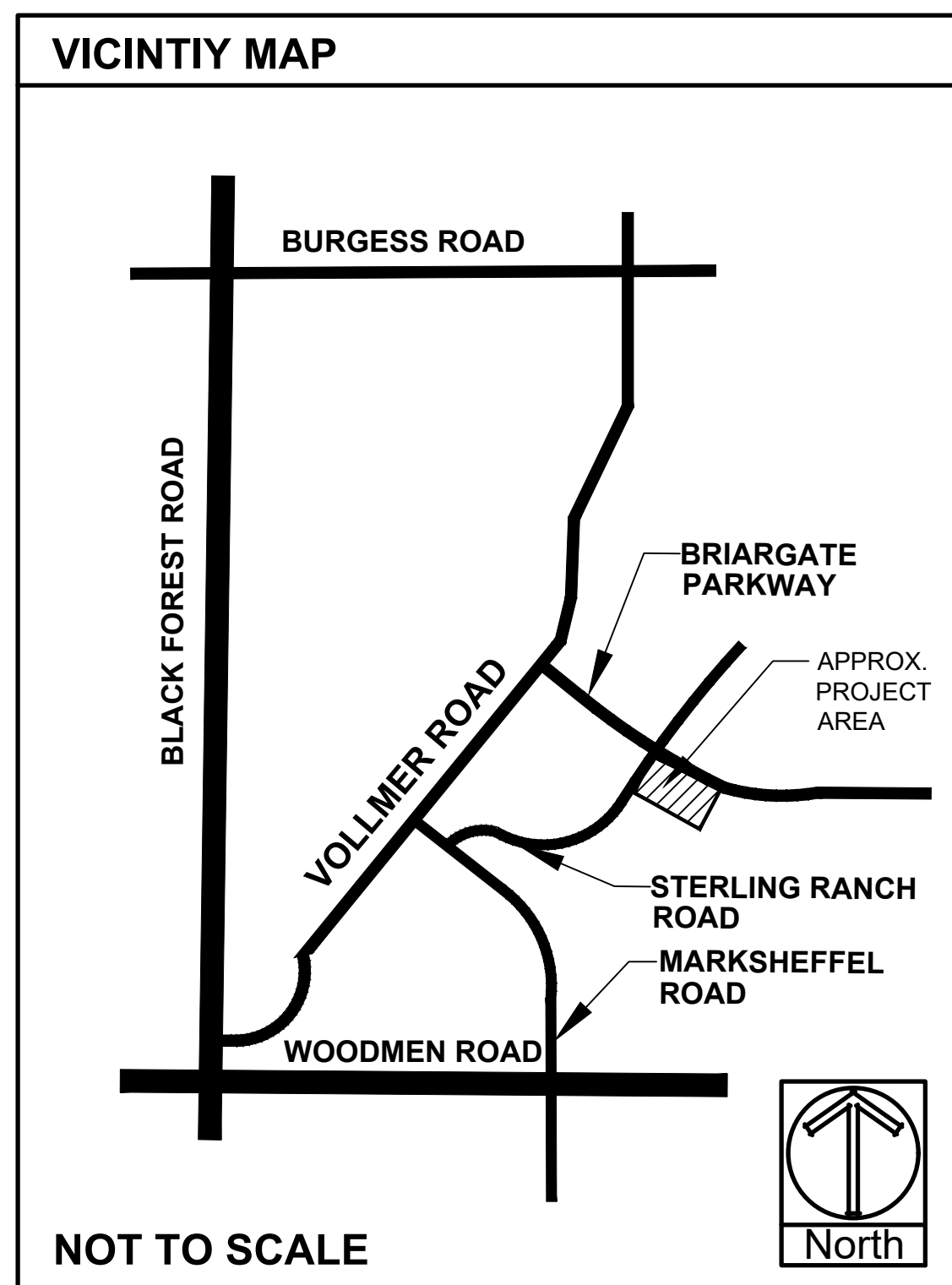
(a) Applies to All Land Uses. The requirements of this Section shall apply to all uses. PUD's may have their requirements modified subject to the individual PUD.

(4) Authority of Director to Approve Substitute Landscape Designs. The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided the proposed landscaping meets the purpose of this Section, promotes the concepts contained in the Landscaping and Planting Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section. This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.

(B) Roadway Landscaping Requirements. Roadway landscaping areas are required. A roadway landscaping area is located along the lot, parcel or tract frontage between the road right-of-way, easement, or tract boundary lines and any building or use.

(e) Single-Family PUD Roadway Landscaping. Roadway landscaping along local residential roadways (non-arterials) within a residential PUD is subject to the individual PUD.

Add all road names; including non-arterials require landscape as of 2/2024. See code above. Please note applicant has provided an alternative plan which is appropriate - Thank you.

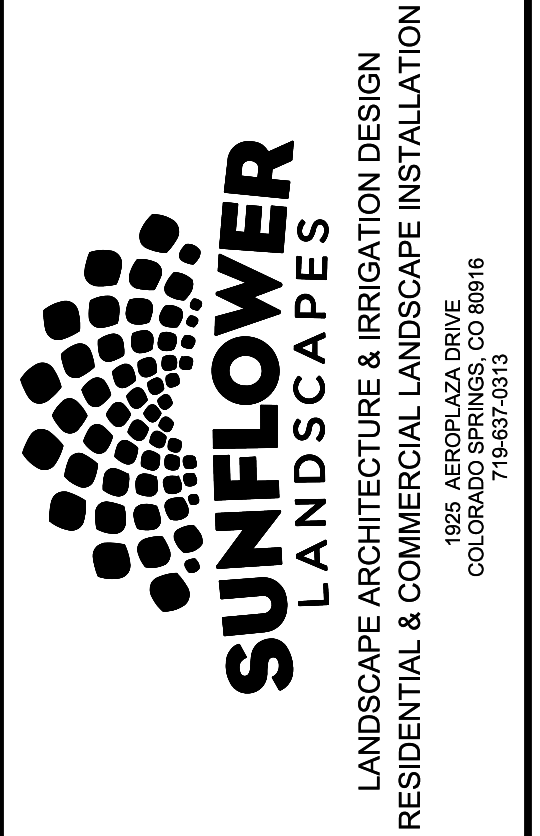


PROJECT SITE DATA	
ZONING:	PUD
PROPERTY AREA:	1,388,499 SF
PARKING SPOTS:	171
TOTAL LANDSCAPE AREA:	343,341 SF

LANDSCAPE REQUIREMENTS				
LANDSCAPE SETBACKS (LS)				
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Tree Req. / Ft. Footage	Tree Req. / Prov.
Briargate Parkway	Minor Arterial	20'/20'	1485'	1/25 59.4 / 48
Sterling Ranch Road	Minor Arterial	20'/20'	917'	1/25 36.7 / 31
South Road	Non Arterial	10'/10'	1001'	1/30 33.4 / 26
East Road	Non Arterial	10'/10'	522'	1/30 17.4 / 17
Shrub Substitutions	Ornamental grass	Setback	Percent Ground	
Req. / Prov.	Req. / Prov.	Abbr.	Plane Cov. Req./Pro	
110 / 110	0 / 0	LS	75%/75%	
60 / 60	0 / 0	LS	75%/75%	
70 / 70	0 / 0	LS	75%/75%	
0 / 0	0 / 0	LS	75%/75%	
Motor Vehicle (MV)				
Number of Parking Spots	Shade Trees (1/15 Spaces) Req. / Prov.	Vehicle Lot Frontage	Linear Footage	2/3 Length Frontage
171	11.4 / 12	East Drive	54 Ft.	36 Ft.
Min. 3' High Screening Plants Req. / Prov.	Length Screen Wall / Berm	Abbrev. on Plan	% Ground Plane Cov. Req. / Prov.	
8/9	NA	MV	75%/75%	

PLANTING LEGEND					
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>					
ABM	38	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K, S, SIG
ACT	4	Acer tataricum	Maple tatarian	1-1/2"	Z=3, 8.5K, A, SIG
ANM	16	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K, S, SIG
ARR	13	Acer platanoides 'Royal Red'	Maple, Royal Red	1-1/2"	Z=4, 6.5K, S, SIG
CCH	19	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	R, DE, F, Z=4, 8.5K, A, D, SIG
COH	12	Celtis occidentalis	Hackberry	1-1/2"	R, DE, F, Z=3, 7K, A, D, SIG
GSH	12	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2"	R, DE, F, Z=4, 6.5K, A, S, SIG
MSS	34	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F, Z=4, 8.5K, S, SIG
PCR	9	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R, DE, F, Z=2, 9.5K, A, S, SIG
TAR	17	Tilia americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3, 6K, S, SIG
<b>EVERGREEN TREES</b>					
JCJ	6	Juniperus scopulorum 'Cologreen'	Juniper, Cologreen	15 Gal (6')	R, DE, Z=3, 8.5K, D, SIG
PIB	8	Picea pungens 'Bakeri'	Spruce, Bakeri	6'	R, DE, Z=2, 8K, S, SIG
PIE	9	Pinus edulis	Pine, Pinyon	6'	X, R, DE, Z=3, 7.5K, D, SIG
PIP	6	Picea pungens	Spruce, Colorado Blue	6'	R, DE, Z=3, 10K, S, SIG
PON	19	Pinus ponderosa	Pine, Ponderosa	6'	R, DE, Z=3, 9.5K, D, SIG
<b>DECIDUOUS SHRUBS</b>					
ABR	58	Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red	5 Gal	R, DE, Z=5, 7.5K, S, SIG
ARB	12	Aronia melanocarpa	Chokeberry, Black	5 Gal	R, DE, Z=2, 8.5K, A, SIG
BRG	6	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R, DE, Z=4, 7K, A, SIG
COP	56	Contoneaster acutifolia	Contoneaster, peking	5 Gal	R, DE, Z=4, 10K, S, SIG
CRD	24	Cornus stolonifera 'colorodensis'	Dogwood, Red Twig	5 Gal	R, DE, Z=2, F, 8K, S, SIG
EBB	9	Euonymus alatus	Burning Bush	5 Gal	R, DE, F, Z=3, 7.5K, S, SIG
FNP	13	Forestia neomexicana	Privet, New Mexican	5 Gal	R, DE, Z=3-4, 7.5K, A, D, SIG
POA	111	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R, DE, F, Z=2, 10K, S, SIG
POG	34	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R, DE, F, Z=2, 10K, S, SIG
PRS	72	Potentilla fruticosa 'Red sunset'	Potentilla, 'Red Sunset'	5 Gal	R, DE, Z=3, S, SIG
RFB	32	Rhamnus frangula 'Columbianis'	Buckthorn, Columnar	5 Gal	R, DE, Z=2, 7.5K, D, SIG
RGL	84	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	DE, Z=3, 8.5K, A, D, SIG
SCL	9	Syringa x chinensis	Lilac, Chinese	5 Gal	R, DE, Z=3, 9K, A, SIG
SPG	103	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	R, DE, Z=3, 7.5K, A, S, SIG
SPV	72	Spiraea x 'Vanhouttei'	Spiraea, Vanhoutte	5 Gal	R, DE, Z=3, 7.5K, A, S, SIG
VOS	29	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R, DE, 7.5K, A, SIG
<b>EVERGREEN SHRUBS</b>					
JBJ	105	Juniperus Sabina	Juniper, Buffalo	5 Gal	R, DE, Z=3, 8.5K, A, SIG
JBM	22	Juniperus sabina 'Broadmoor'	Juniper, Broadmoor	5 Gal	R, DE, Z=3, 8K, A, SIG
JCS	24	Juniperus chinensis 'Spartan'	Juniper, Spartan	5 Gal	R, DE, Z=5, 7.5K, A, D, SIG
JUA	26	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R, DE, Z=3, 7.5K, A, D, SIG
PGS	35	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K, S, SIG
PIM	20	Pinus mugo 'Slowmound'	Pine, Slowmound Mugo	5 Gal	Z=3, 9.5K, D, SIG
<b>ORNAMENTAL GRASSES</b>					
CAA	180	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R, DE, Z=3, 6.5K, A, SIG
PSR	35	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal	R, DE, Z=5, 7K, D, SIG

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



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

FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION



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

JOB NUMBER	2674-0122
DATE	8/15/2024
DRAWN BY	MB
DRAWING DESCRIPTION	TITLE SHEET
SHEET #	L-TS 18 OF 29



# Villages at Sterling Ranch

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

## CALLOUT KEY

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

## PLANT SYMBOL KEY

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

## PLANT AND TREE WARRANTY NOTE

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

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

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURS INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORSVITAE, 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 19-302 FOR SPECIFIC CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

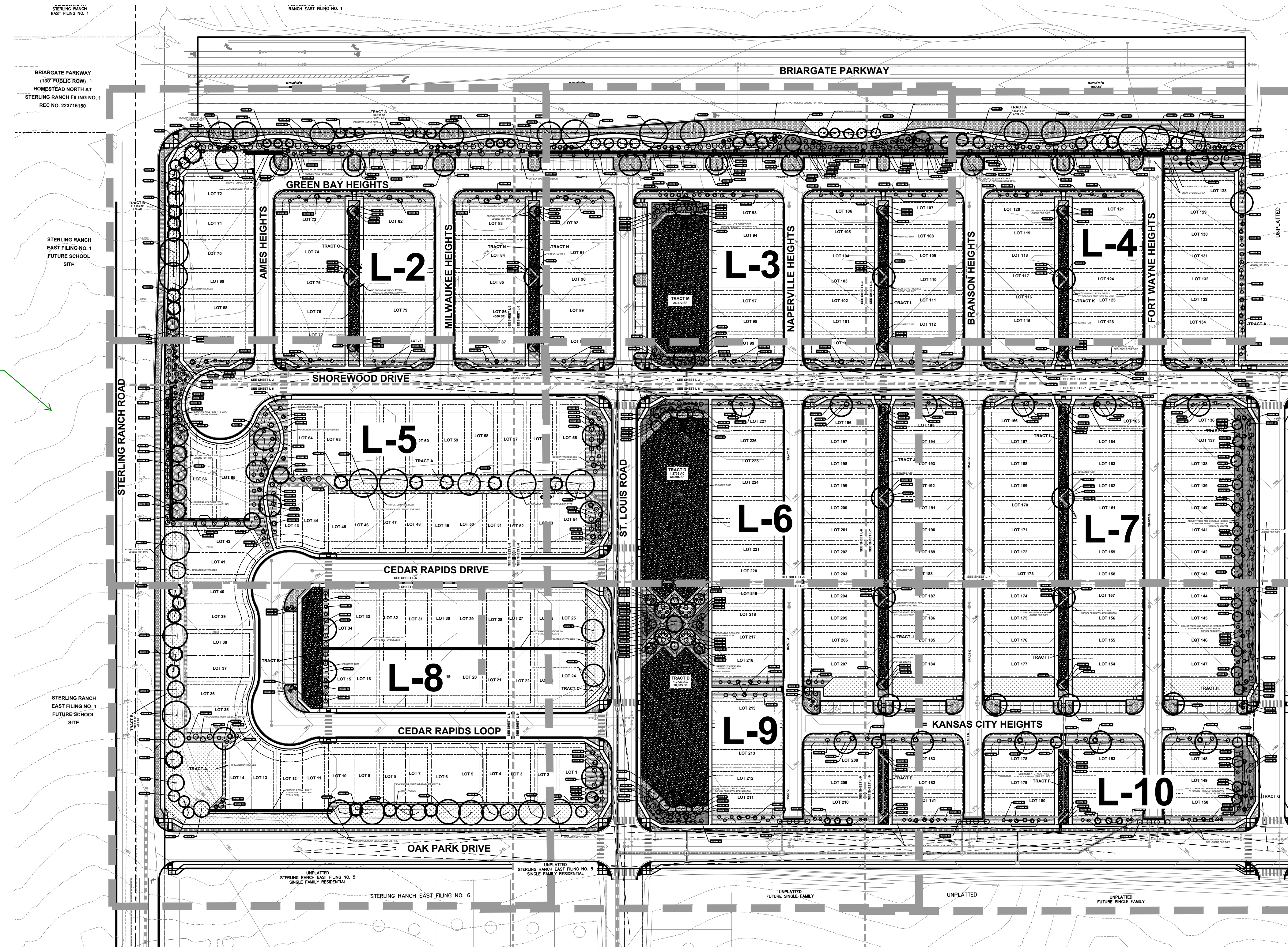
## SITE CONDITIONS NOTE

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

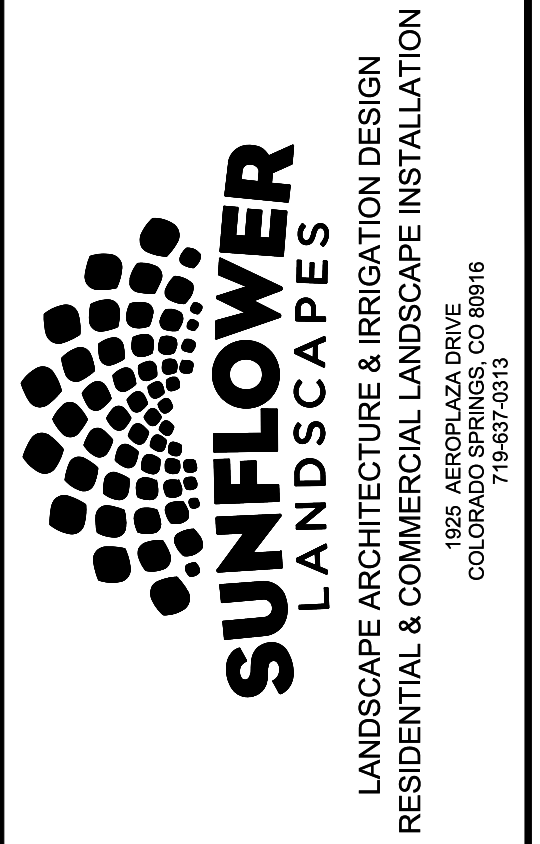
## LANDSCAPE INSTALLATION NOTES

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

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



Excellent LS Design Plan - Thank you



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

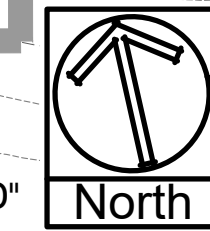
- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION



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

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

SCALE 1"=80'-0"

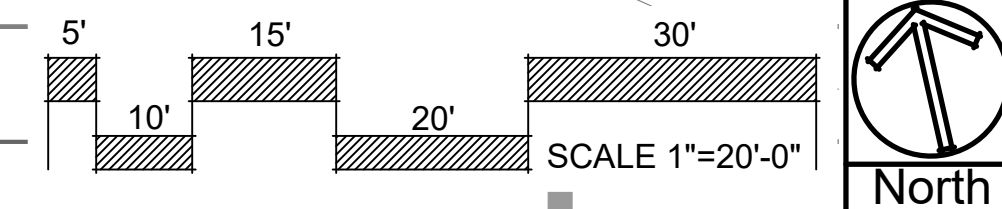




SEE SHEET L-TS FOR  
PLANTING AND  
GROUND COVER LEGEND

## Villages at Sterling Ranch

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



**SUNFLOWER**  
LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1929 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916

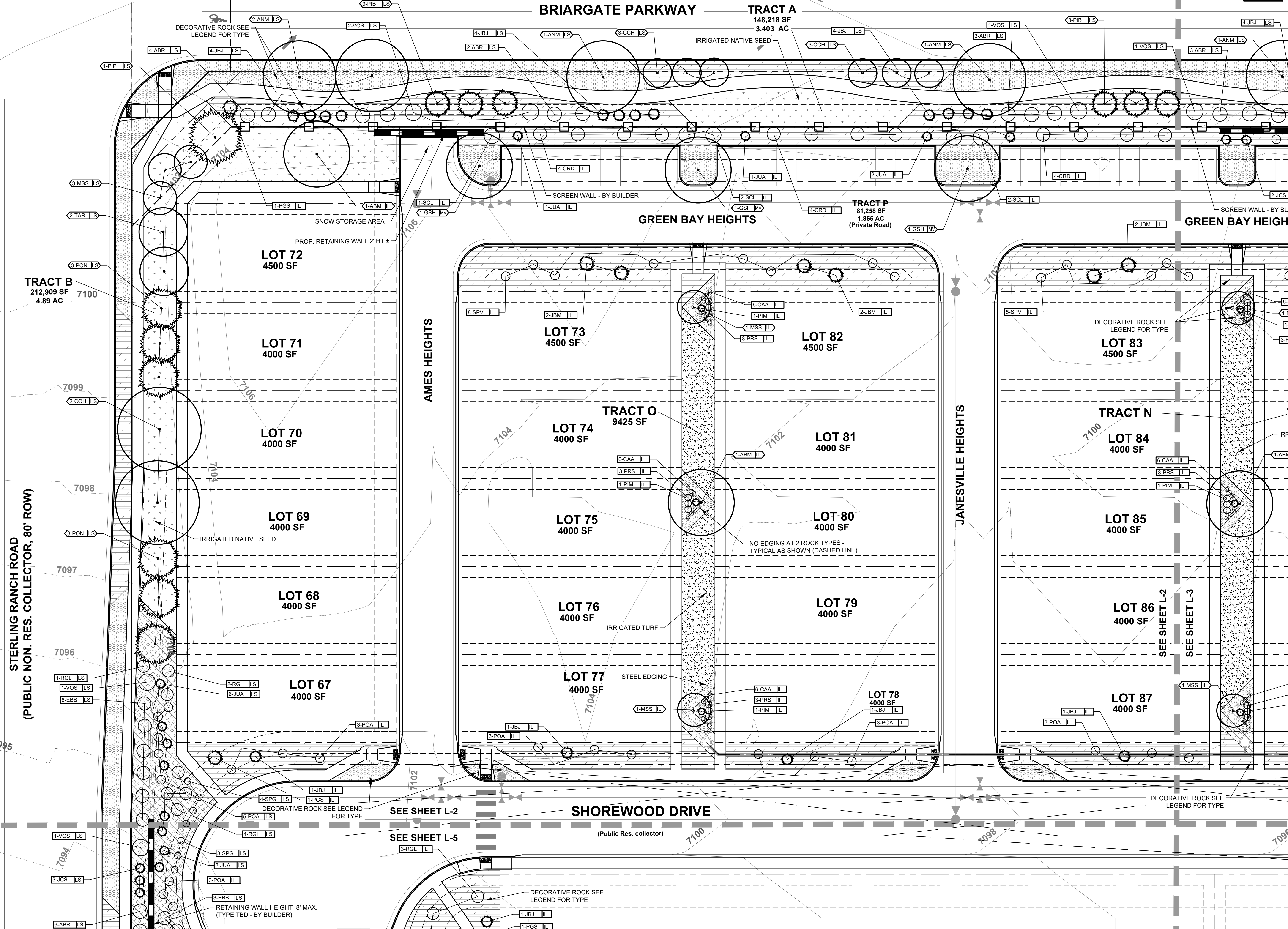
DATE	REVISION DESCRIPTION
3/10/2024	County comment revisions
11/14/2024	County comment revisions

FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION



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

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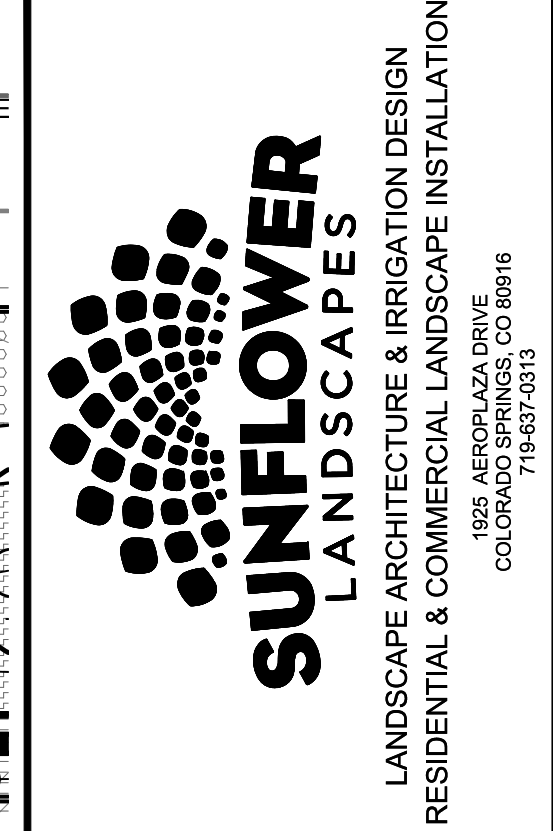
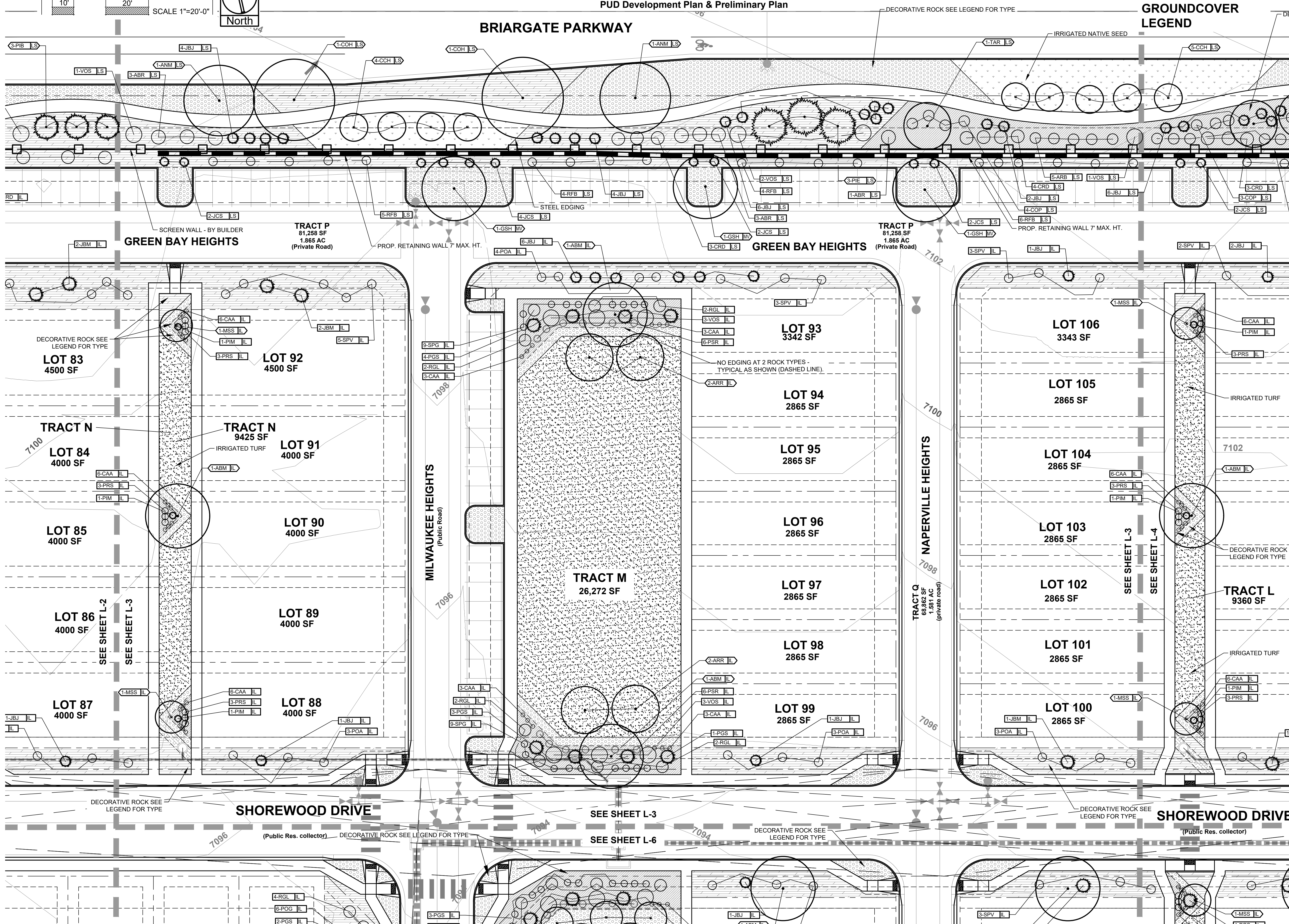
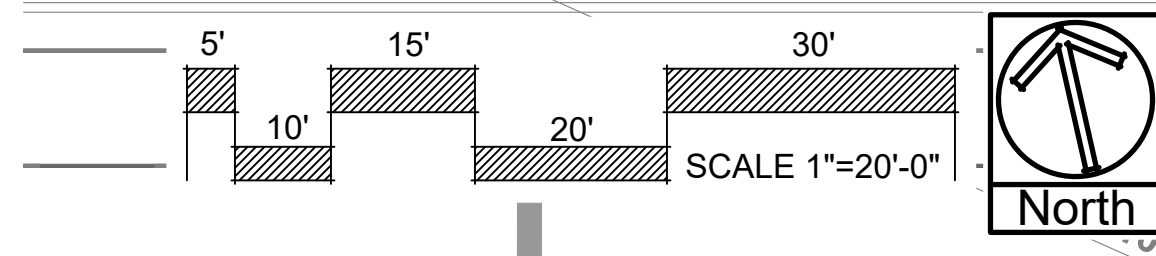




# Villages at Sterling Ranch

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

SEE SHEET L-TS  
FOR PLANTING AND  
GROUND COVER  
LEGEND



DATE	REVISION DESCRIPTION
3/10/2024	County comment revisions
11/14/2024	County comment revisions

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

JOB NUMBER  
**2674-0122**

DATE  
**8/15/2024**

DRAWN BY  
**MB**

DRAWING DESCRIPTION  
**FINAL LANDSCAPE PLAN**

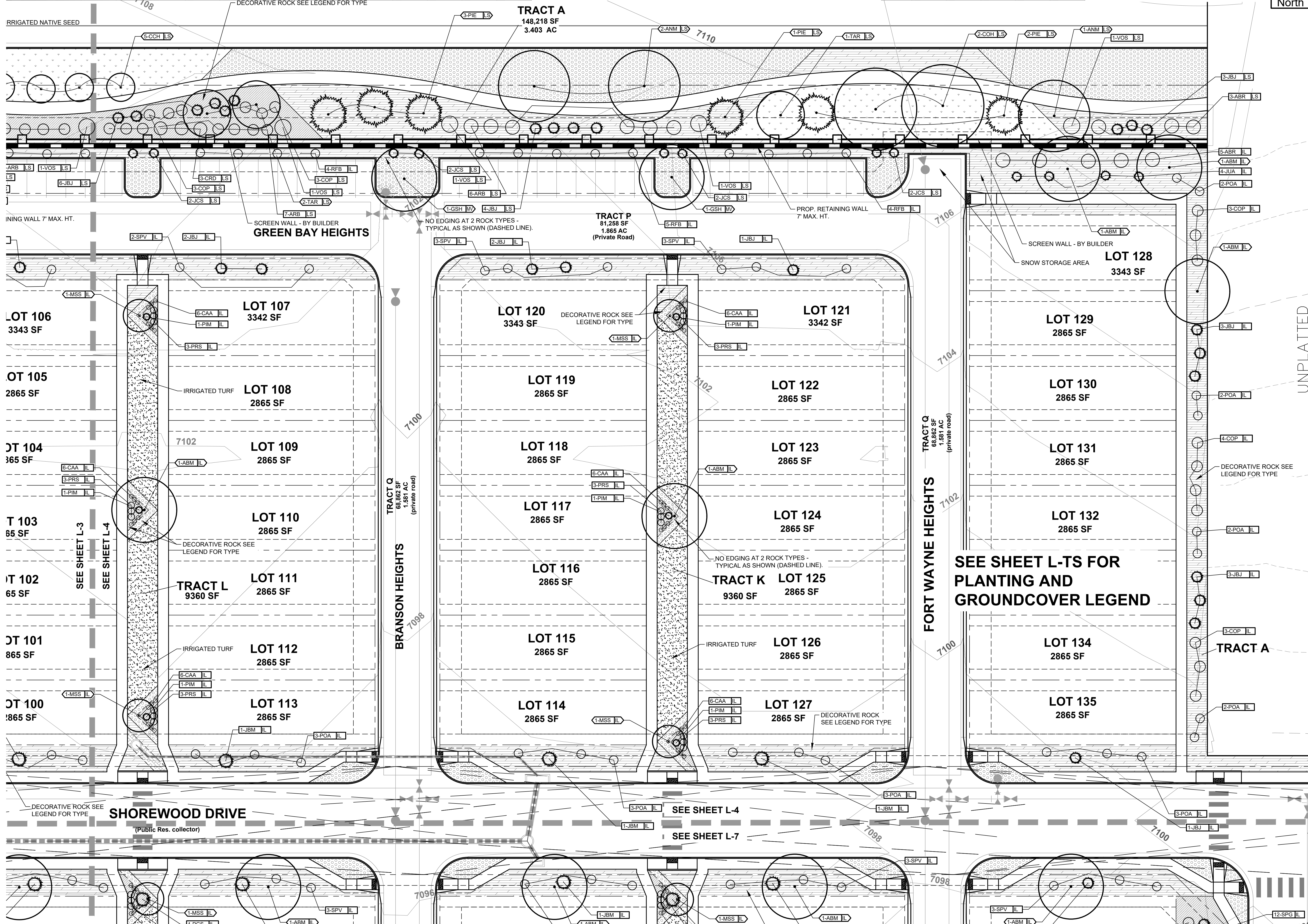
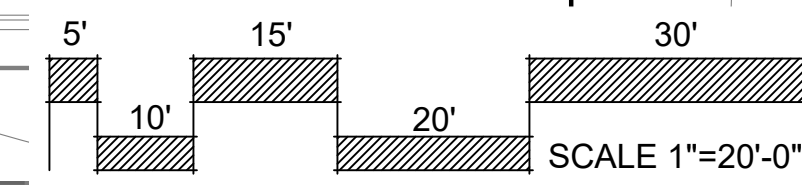
SHEET #  
**L-3 21 OF 29**

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# Villages at Sterling Ranch

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



**SUNFLOWER LANDSCAPES**  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1929 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-537-2818

DATE	REVISION DESCRIPTION
3/10/2024	County comment revisions
11/14/2024	County comment revisions

- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION

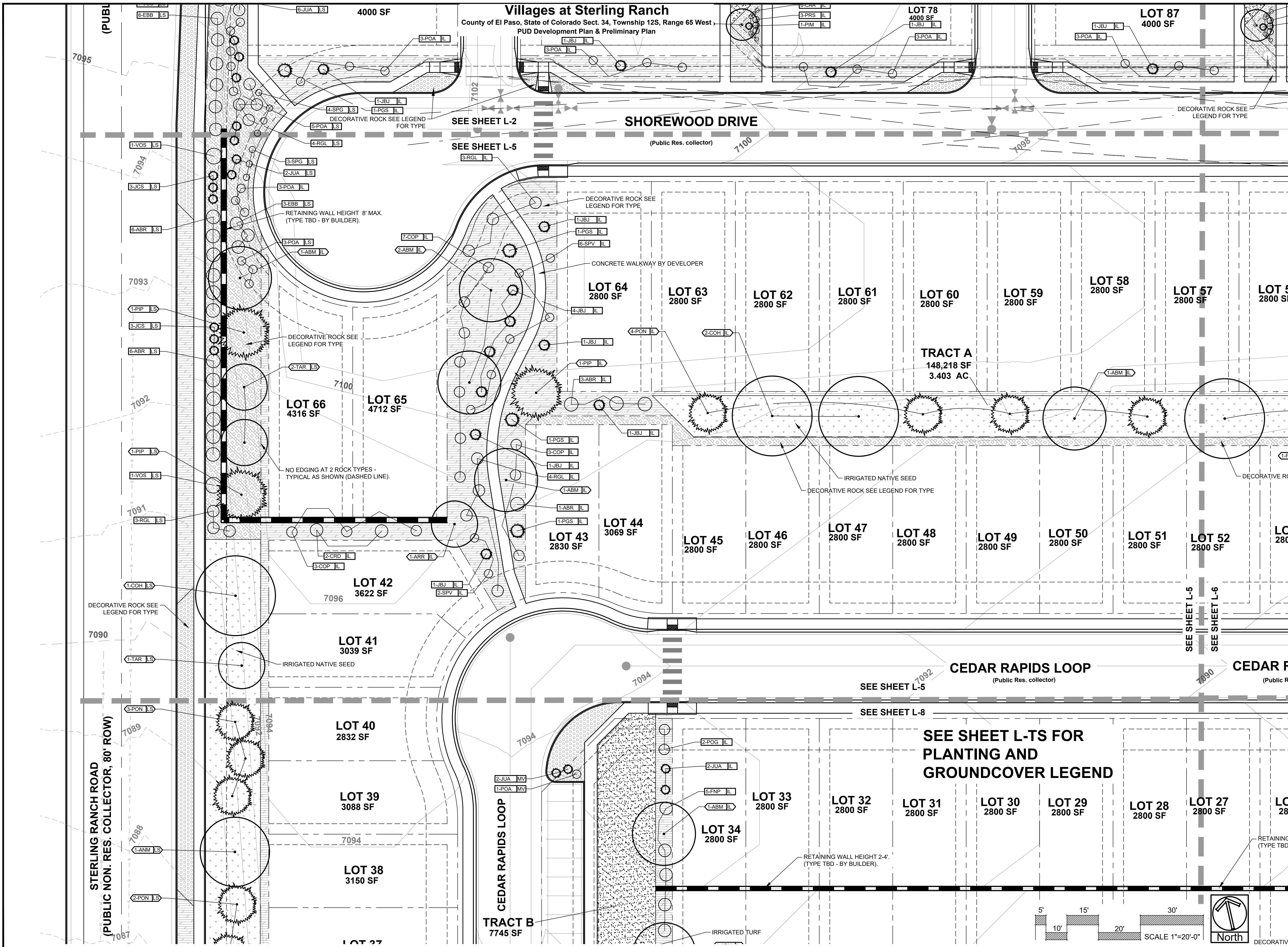


VILLAGES AT STERLING RANCH  
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST  
BRIARGATE PARKWAY & STERLING RANCH ROAD  
COLORADO SPRINGS, CO

JOB NUMBER	2674-0122
DATE	8/15/2024
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DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-4 22 OF 29

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**Villages at Sterling Ranch**  
 County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West  
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 1922 AEROPOLAZA DRIVE  
 COLORADO SPRINGS, CO 80916  
 719-537-8315

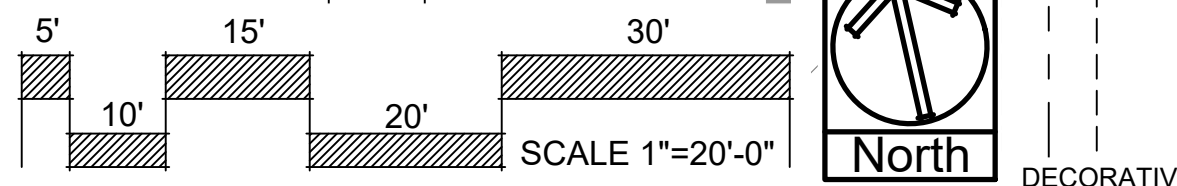
DATE	REVISION DESCRIPTION
8/15/2024	County comment revisions
11/14/2024	County comment revisions

- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION



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

JOB NUMBER	2674-0122
DATE	8/15/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-5 23 OF 29

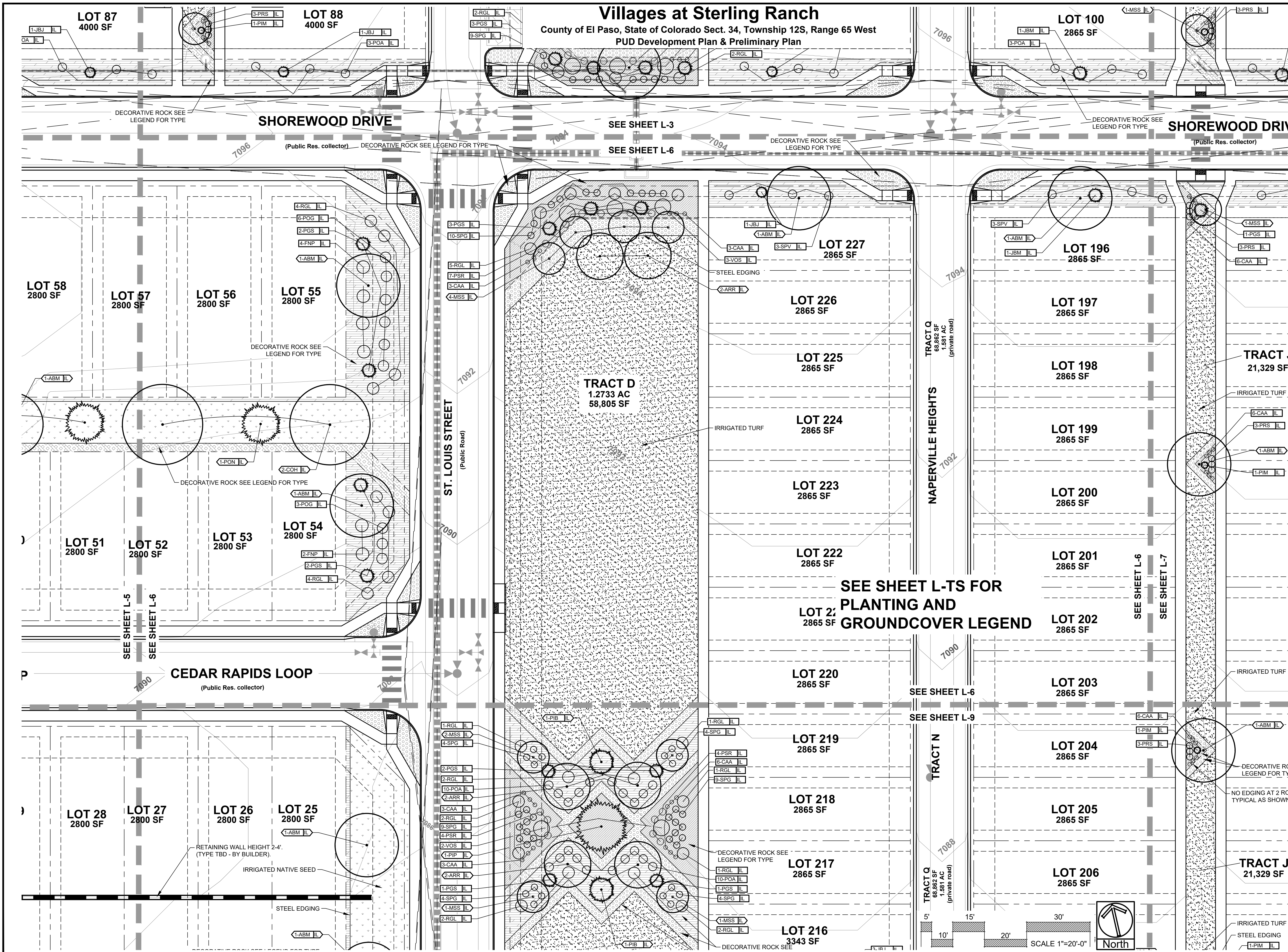


RETAINING WALL HEIGHT 2'-4" (TYPE TBD - BY BUILDER).  
 RETAINING WALL HEIGHT 8' MAX. (TYPE TBD - BY BUILDER).  
 DECORATIVE ROCK SEE LEGEND FOR TYPE.  
 IRRIGATED NATIVE SEED.  
 IRRIGATED TURF.  
 CONCRETE WALKWAY BY DEVELOPER.  
 SEE SHEET L-2  
 SEE SHEET L-5  
 SEE SHEET L-5  
 SEE SHEET L-5  
 SEE SHEET L-6  
 SEE SHEET L-5  
 SEE SHEET L-8



# Villages at Sterling Ranch

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



**SUNFLOWER**  
LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1822 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-537-2315

DATE	REVISION DESCRIPTION
3/10/2024	County comment revisions
11/14/2024	County comment revisions

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**CLASSIC**  
COMMUNITIES

**VILLAGES AT STERLING RANCH**  
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST  
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COLORADO SPRINGS, CO

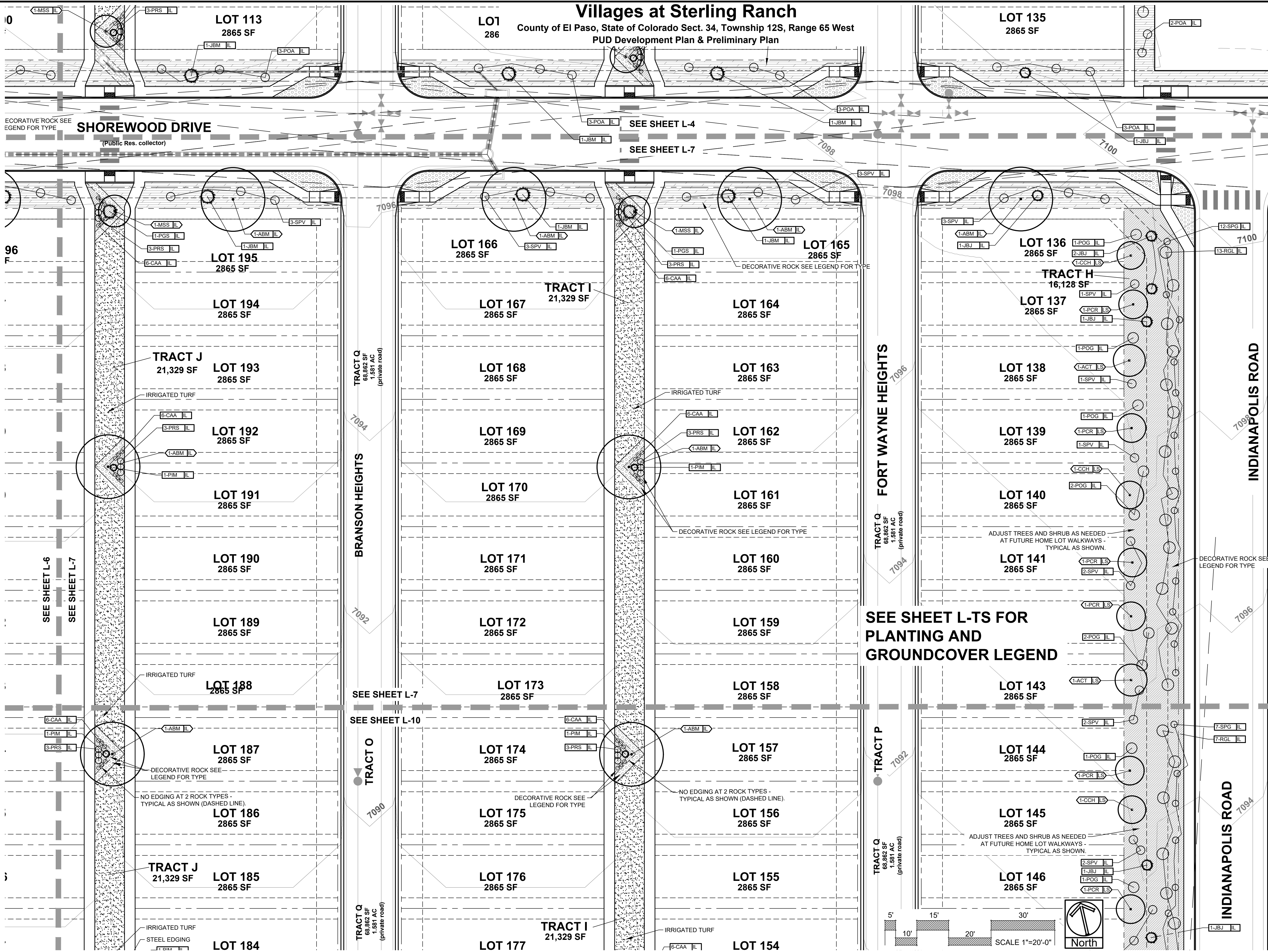
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DATE	8/15/2024
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DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-6 24 OF 29

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# Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West  
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3/10/2024	County comment revisions
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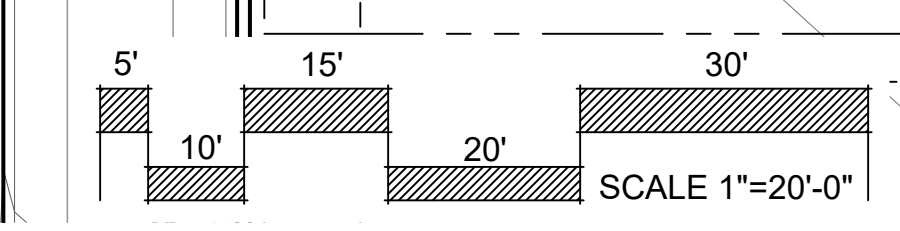
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**VILLAGES AT STERLING RANCH**  
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COLORADO SPRINGS, CO

JOB NUMBER	2674-0122
DATE	8/15/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-7 25 OF 29

SEE SHEET L-TS FOR PLANTING AND GROUND COVER LEGEND



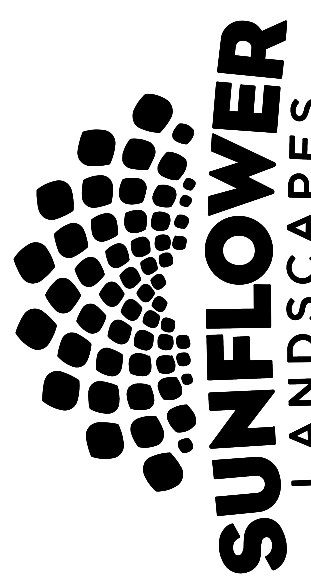


# Villages at Sterling Ranch

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

**CEDAR RAPIDS LOOP**  
(Public Res. collector)

**CEDAR F**  
(Public R)



**SUNFLOWER LANDSCAPES**  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1929 AEROPOLAZA DRIVE  
COLORADO 80103 303-889-916

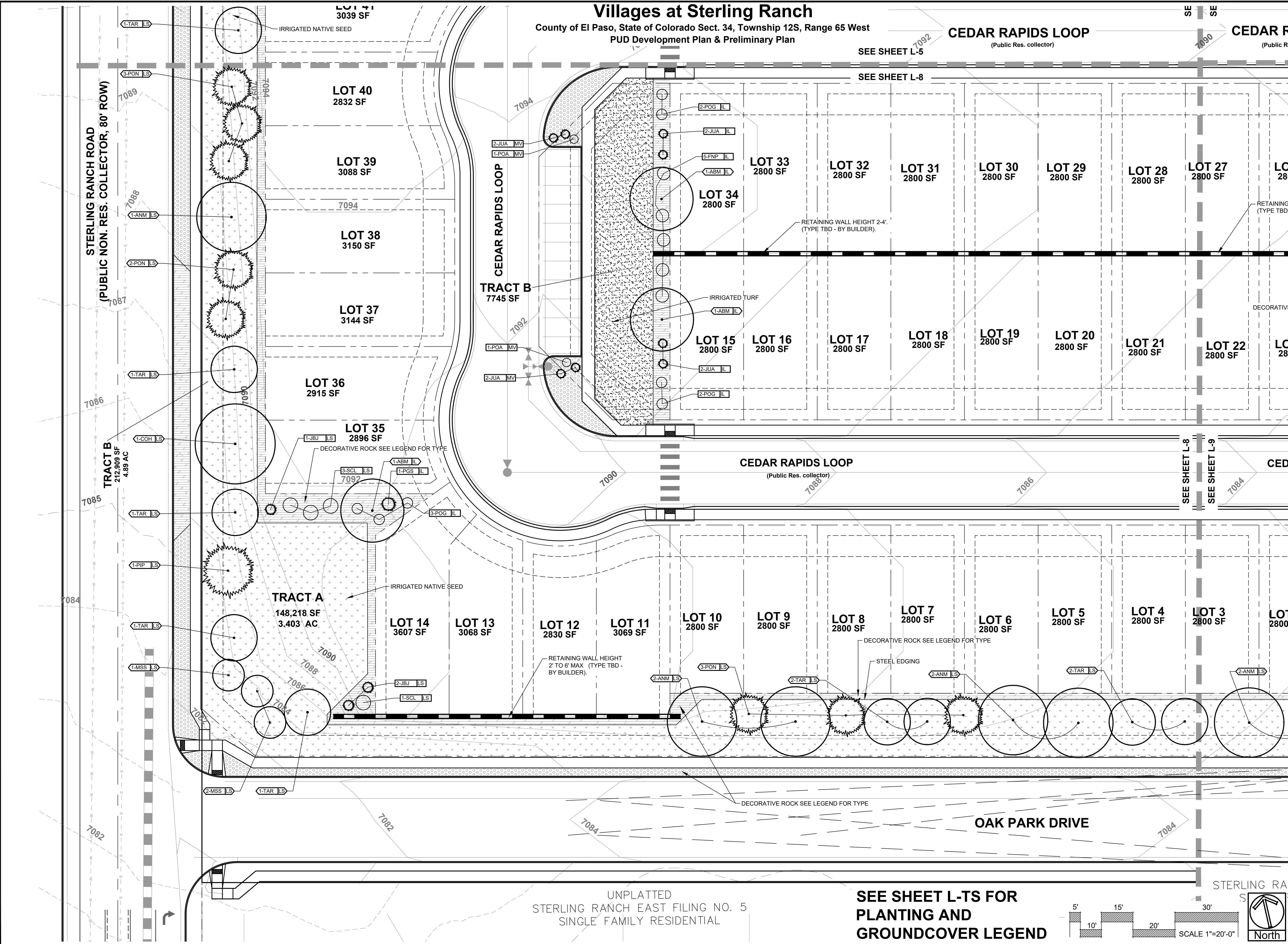
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9/10/2024	County comment revisions
11/14/2024	County comment revisions

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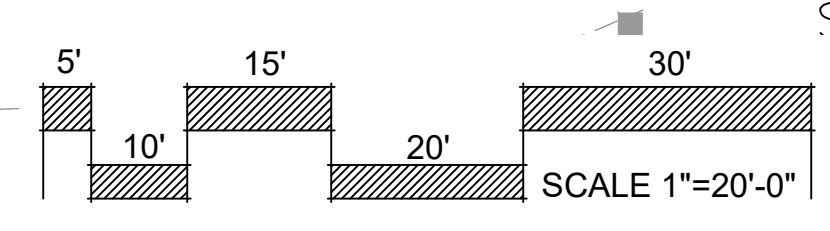
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COLORADO SPRINGS, CO

JOB NUMBER: 2674-0122  
DATE: 8/15/2024  
DRAWN BY: MIB  
DRAWING DESCRIPTION: FINAL LANDSCAPE PLAN  
SHEET #: L-8 26 OF 29  
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UNPLATTED  
STERLING RANCH EAST FILING NO. 5  
SINGLE FAMILY RESIDENTIAL

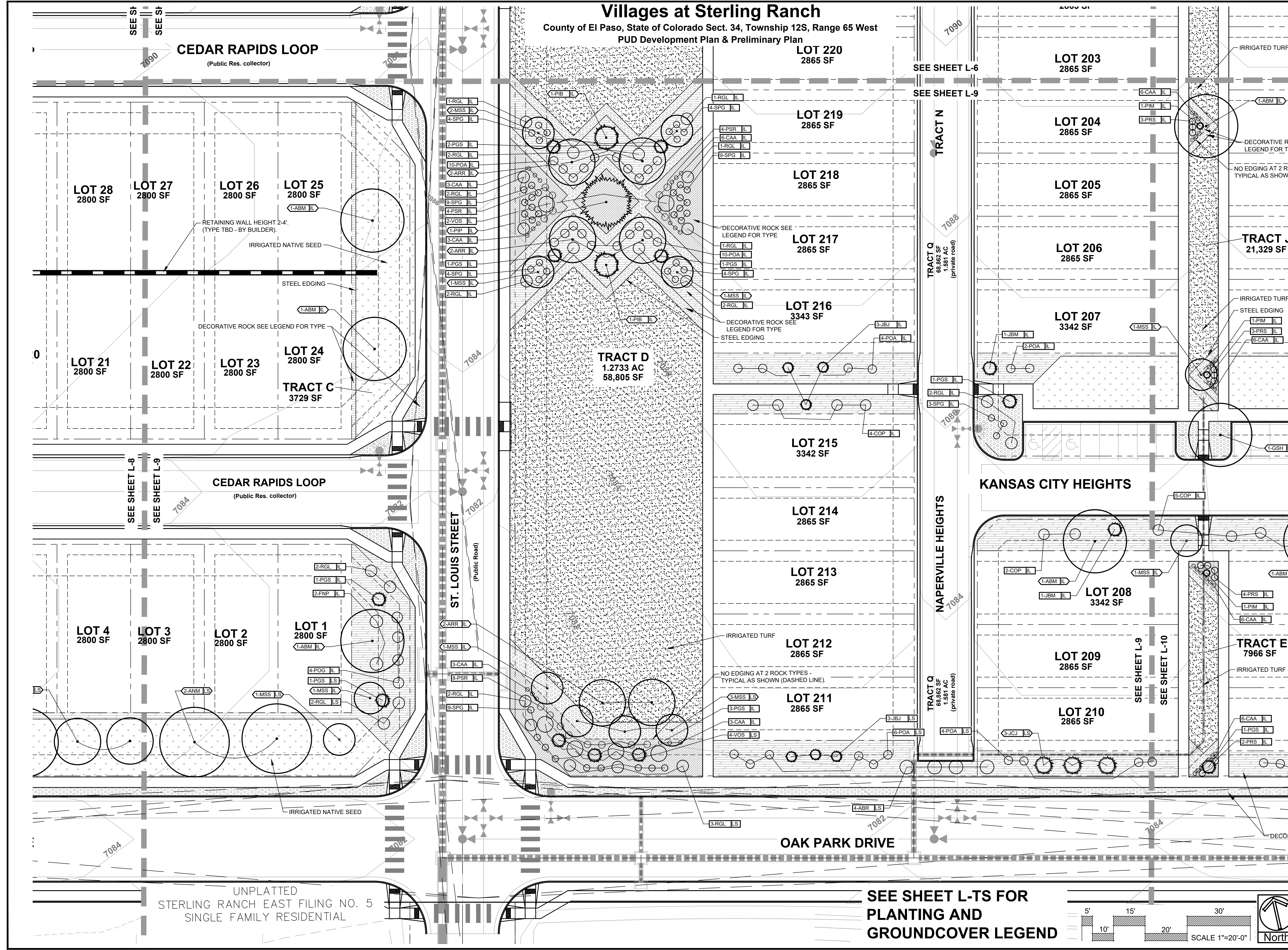
**SEE SHEET L-TS FOR  
PLANTING AND  
GROUND COVER LEGEND**





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County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West  
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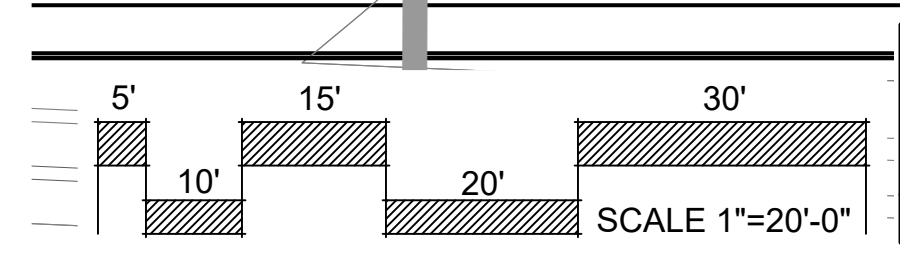
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DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-9 27 OF 29

**SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND**

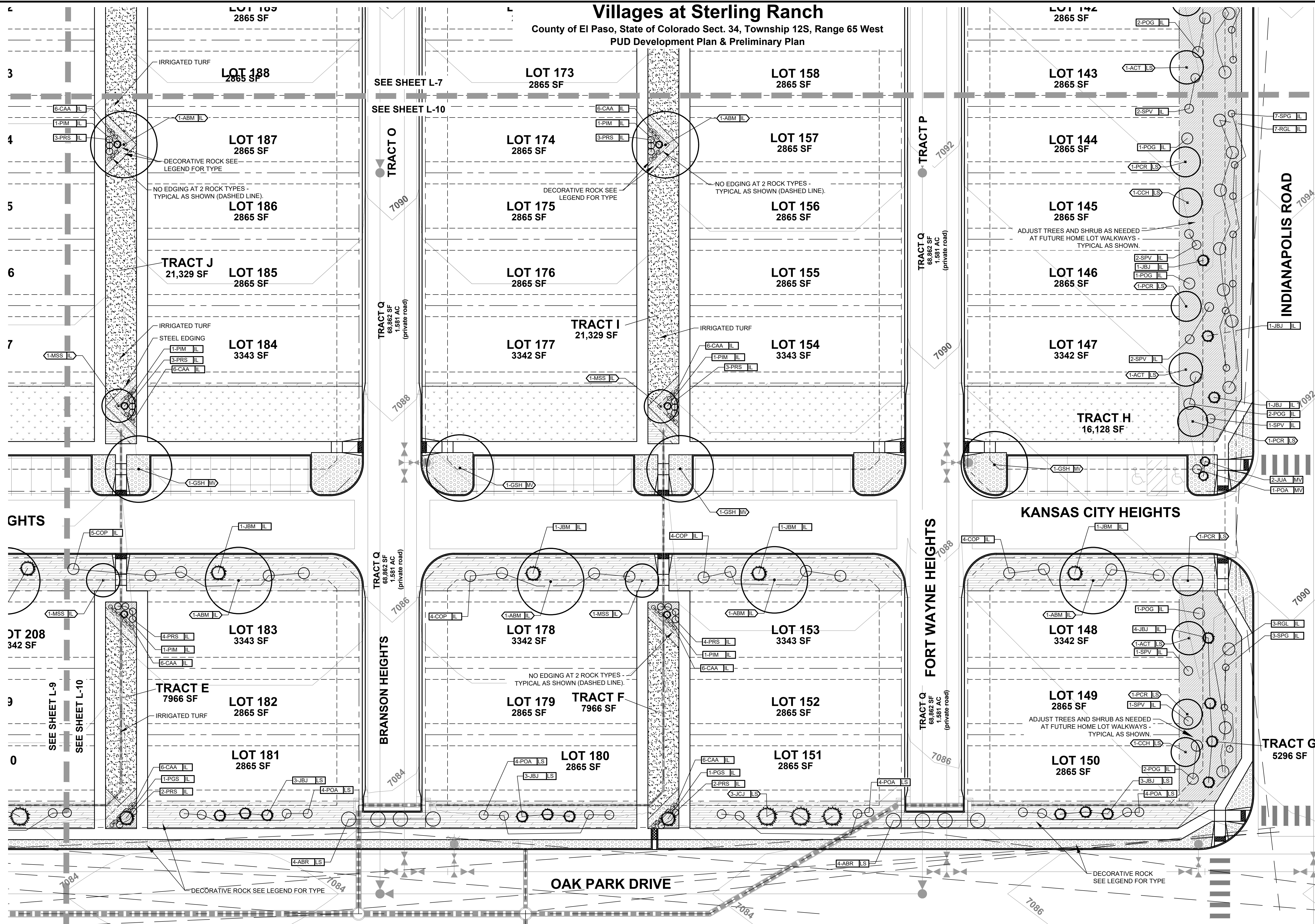


UNPLATTED  
STERLING RANCH EAST FILING NO. 5  
SINGLE FAMILY RESIDENTIAL



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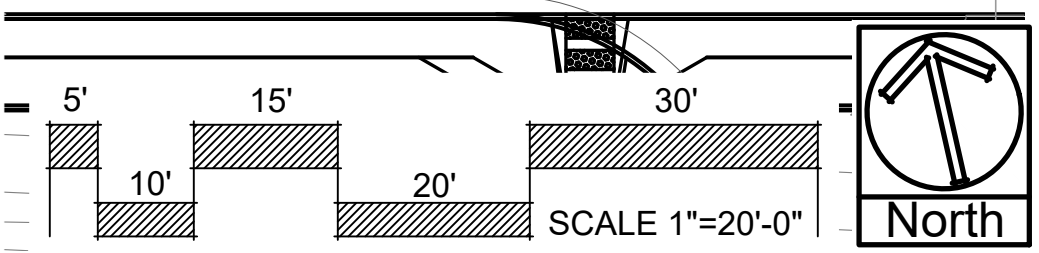
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VILLAGES AT STERLING RANCH  
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SHEET #	L-10 28 OF 29

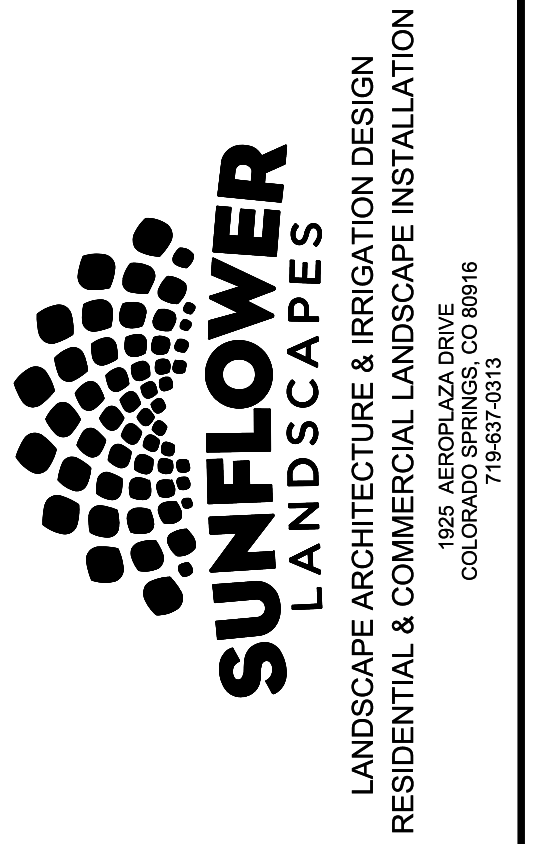
SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND





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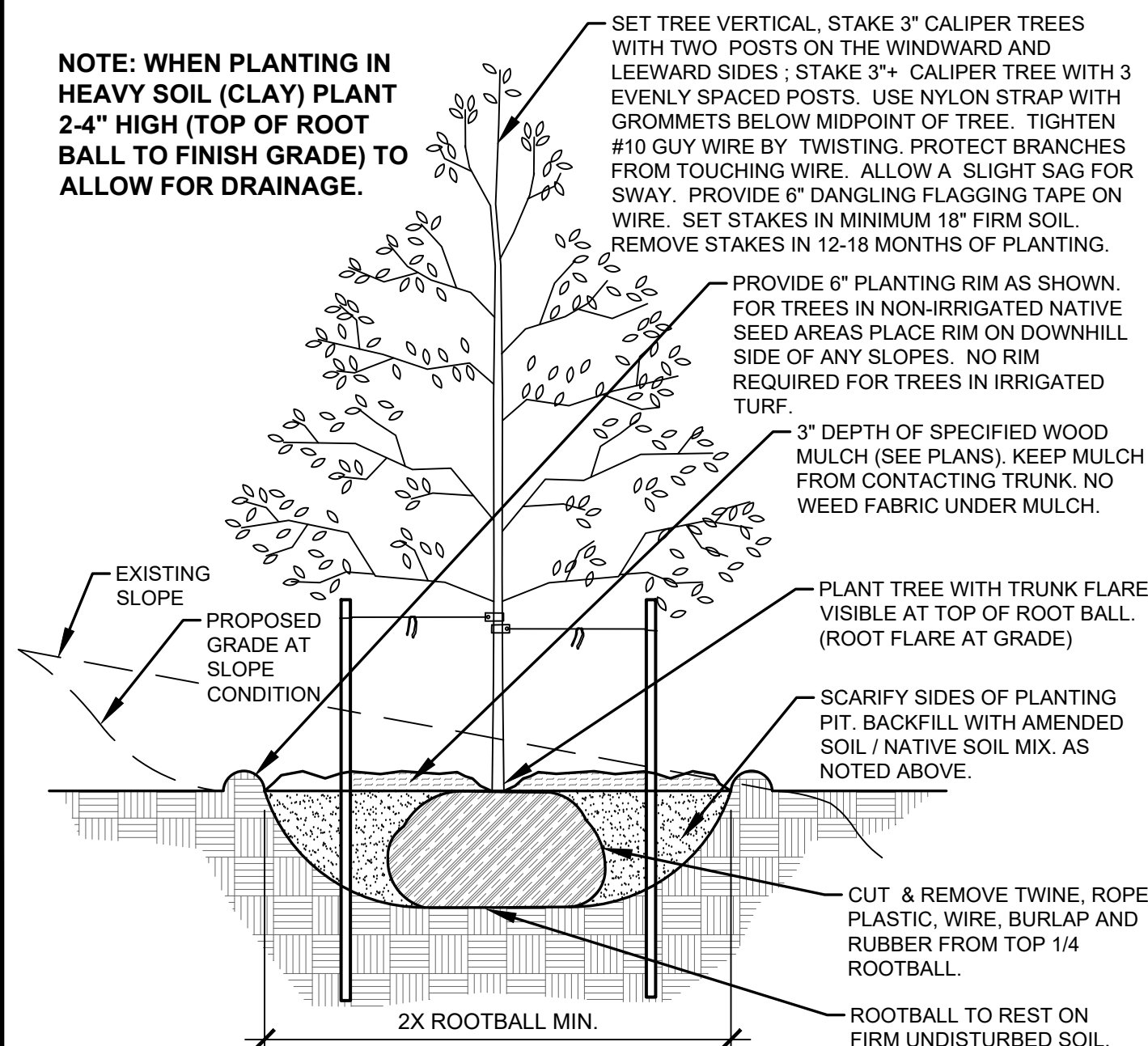
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DRAWING DESCRIPTION  
**PLANTING DETAILS & NOTES**

SHEET #  
**L-11 29 OF 29**

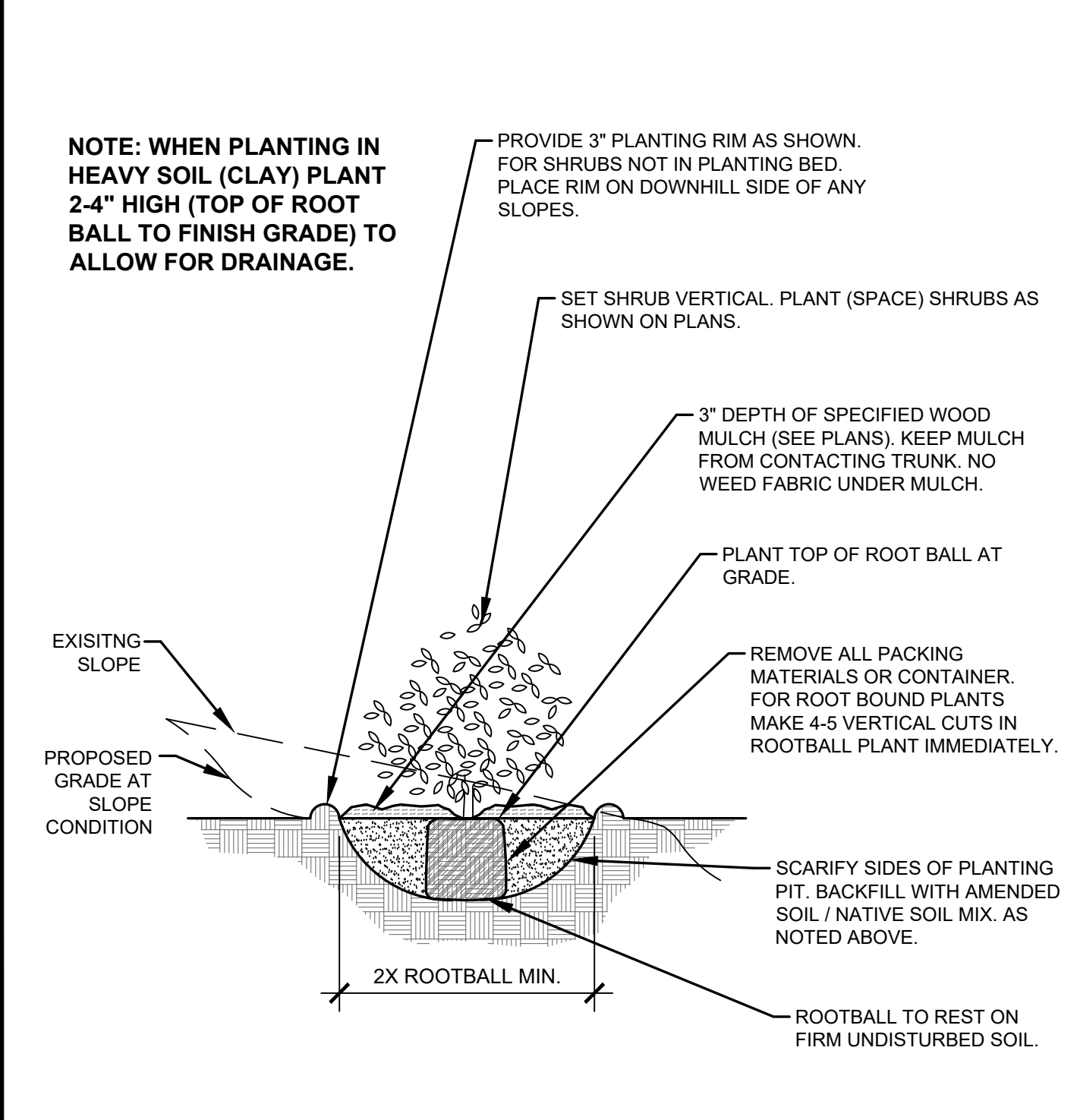
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- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
  - DON'T REMOVE OR CUT LEADER.
  - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
  -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



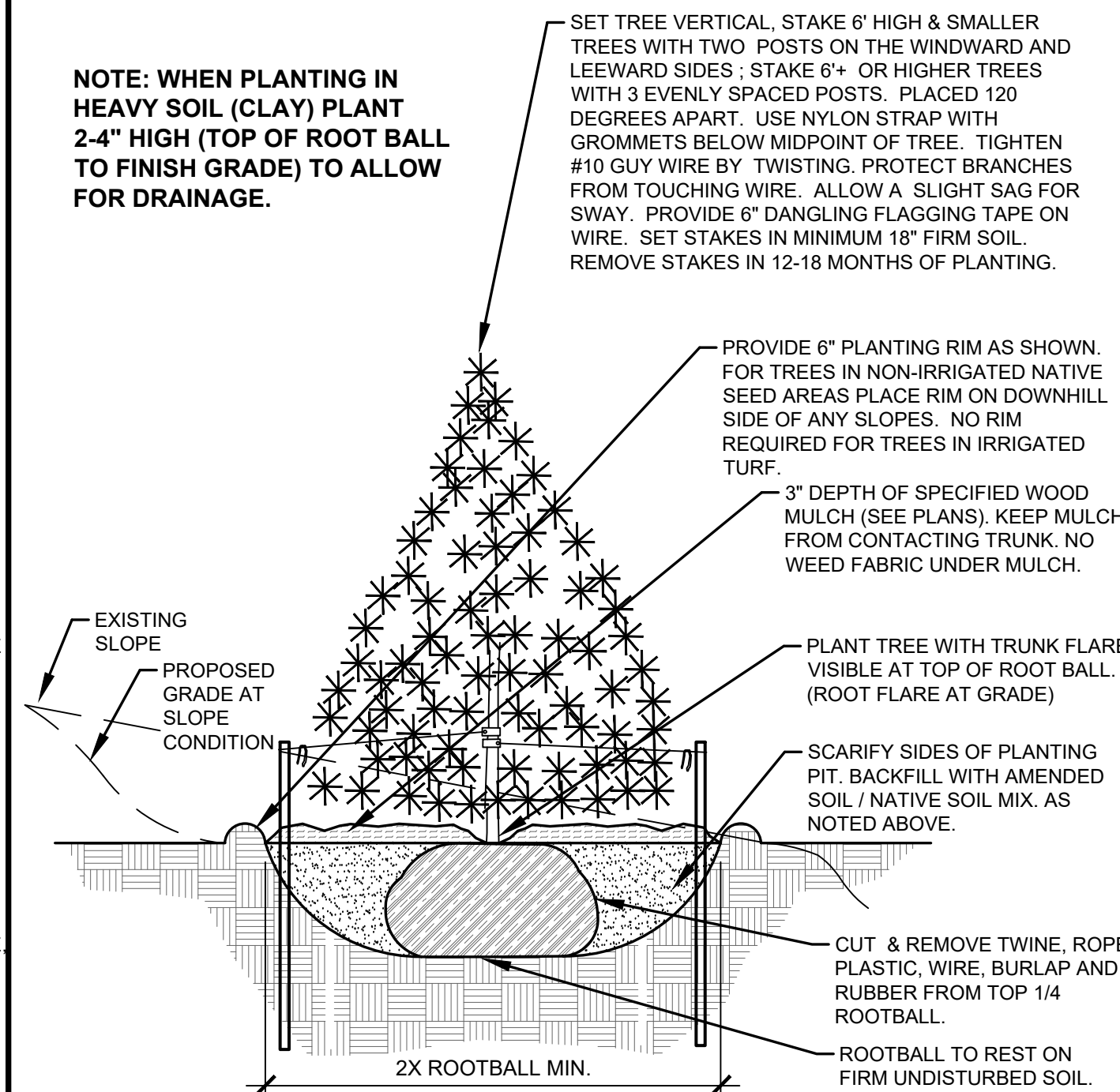
**A DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

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



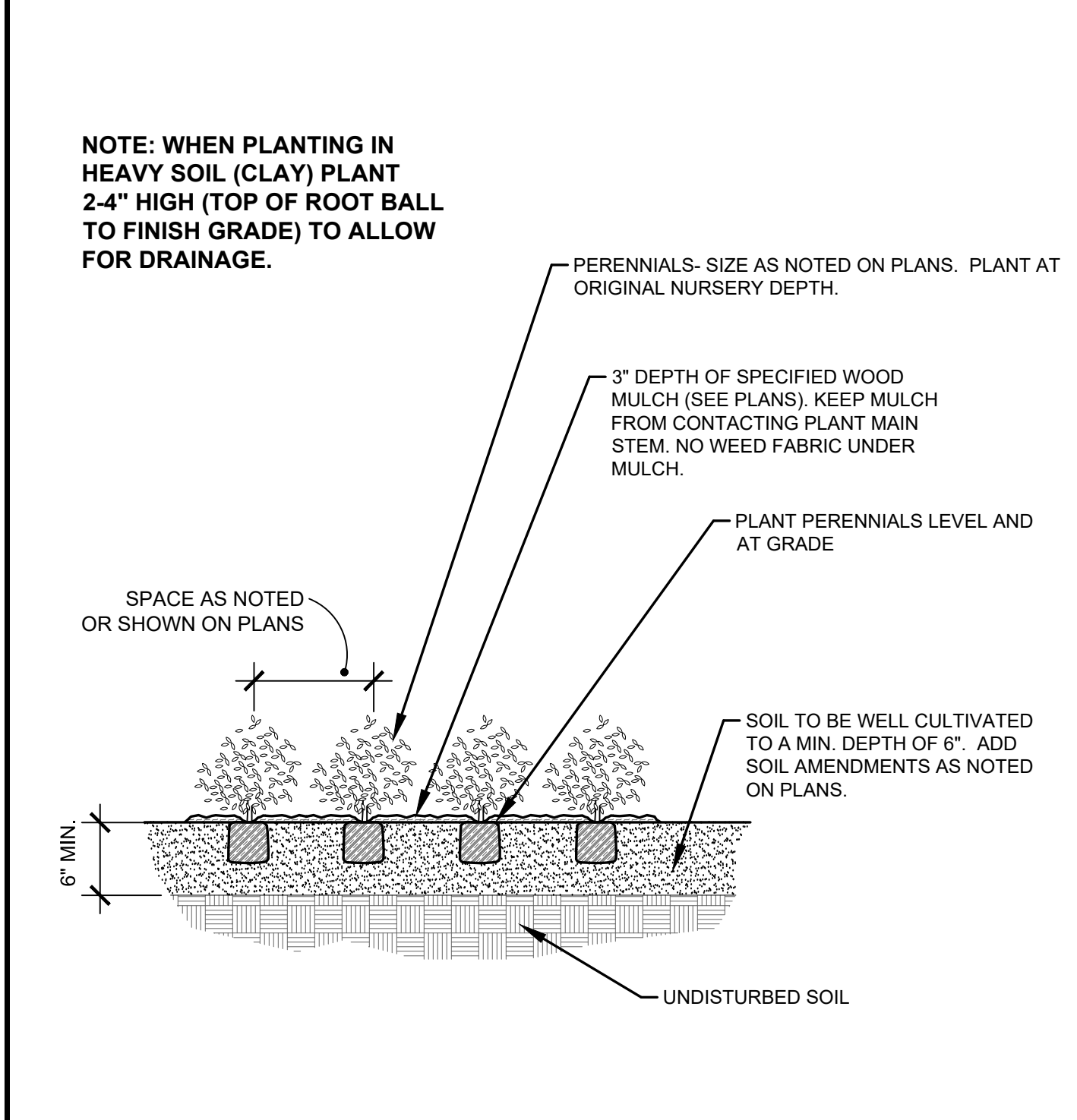
**C SHRUB PLANTING DETAIL**  
NOT TO SCALE

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



**B EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

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



**D PERENNIAL PLANTING DETAIL**  
NOT TO SCALE

## LANDSCAPE CONTRACTOR NOTES

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

## LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
  - SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
  - ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF FILLED 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 FILLED INTO TOP 6" OF SOIL.
  - IF APPLICABLE -ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B' TOPSOIL OR EQUAL.
  - ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
  - LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
- EXISTING TREE PROTECTION (IF APPLICABLE)**  
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.
- ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.
- BARK BEETLE PROTECTION NOTE (IF APPLICABLE)**  
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:  
--ASTROBRAND PERMETHRIN  
--APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURER'S GUIDELINES
- SLOPE PROTECTION (IF APPLICABLE)**  
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURER'S RECOMMENDATIONS.
- EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.
- CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

## SEEDING NOTES

- IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.
- |                      |     |
|----------------------|-----|
| -BUFFALOGRASS        | 25% |
| -GRAMA BLUE          | 20% |
| -GRAMA SIDEOATS      | 25% |
| -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 FILLED 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 CONSERVATION DISTRICT ALL-PURPOSE MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS (AT POND BOTTOM). SEE BELOW FOR WHAT THE MIX CONTAINS.
- |                     |     |                     |     |
|---------------------|-----|---------------------|-----|
| -BIG BLUESTEM       | 20% | -SWITCHGRASS        | 10% |
| -GRAMA BLUE         | 10% | -PRAIRIE SANDREED   | 10% |
| -GREEN NEEDLEGRASS  | 10% | -YELLOW INDIANGRASS | 10% |
| -WHEATGRASS WESTERN | 20% | -GRAMA 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 FILLED 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.



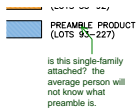
# V4\_PUD Development Plan - can include phasing if proposed.pdf Markup Summary

## Callout (6)



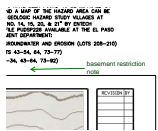
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basement restriction note



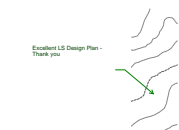
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Add all road names; including non-arterials require landscape as of 2/2024. See code above. Please note applicant has provided an alternative plan which is appropriate - Thank you.



**Subject:** Callout  
**Page Label:** [1] PLTG 2674-0122 v.8-L-TS  
**Author:** dsdparsons  
**Date:** 12/9/2024 1:00:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Excellent LS Design Plan - Thank you



**Subject:** Callout  
**Page Label:** [2] PLTG 2674-0122 v.8-L-1  
**Author:** dsdparsons  
**Date:** 12/9/2024 1:14:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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Image (4)

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**Subject:** Image  
**Page Label:** [1] PLTG 2674-0122 v.8-L-TS  
**Author:** dsdparsons  
**Date:** 12/9/2024 1:14:13 PM  
**Status:**  
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**Layer:**  
**Space:**



**Subject:** Image  
**Page Label:** [1] PLTG 2674-0122 v.8-L-TS  
**Author:** dsdparsons  
**Date:** 12/9/2024 1:14:17 PM  
**Status:**  
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**Layer:**  
**Space:**



**Subject:** Image  
**Page Label:** [1] PLTG 2674-0122 v.8-L-TS  
**Author:** dsdparsons  
**Date:** 12/9/2024 12:51:55 PM  
**Status:**  
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**Layer:**  
**Space:**



**Subject:** Image  
**Page Label:** [1] PLTG 2674-0122 v.8-L-TS  
**Author:** dsdparsons  
**Date:** 12/9/2024 1:14:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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Text Box (3)

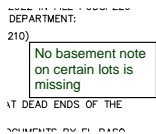
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PUDSP-22-006

ING RANCH

**Subject:** Text Box  
**Page Label:** [1] DP-01  
**Author:** CDurham  
**Date:** 12/5/2024 1:27:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PUDSP-22-006



**Subject:** Text Box  
**Page Label:** [1] DP-01  
**Author:** dsdparsons  
**Date:** 12/9/2024 11:58:43 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

No basement note on certain lots is missing



Please identify all the required categories from Roadway trees and planting amounts required and show where the provided alternative. It looks like shrubs and clustering are proposed as an alternative which is appropriate. Thank You.

---

**Subject:** Text Box  
**Page Label:** [1] PLTG 2674-0122 v.8-L-TS  
**Author:** dsdparsons  
**Date:** 12/9/2024 1:14:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please identify all the required categories from Roadway trees and planting amounts required and than show the provided alternative. It looks like shrubs and clustering are proposed as an alternative which is appropriate. Thank You.