

# STERLING RANCH EAST FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

## PRELIMINARY PLAN

DECEMBER 2023

### GENERAL NOTES:

- ALL SIDEWALKS SHOWN ON PRELIMINARY PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL TRAILS TO BE NON-MOTORIZED TRAILS.
- TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY.
- LANDSCAPING IN PUBLIC-RIGHTS-OF-WAY WILL BE MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
- DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NECESSARY OFFSITE ROAD IMPROVEMENTS, WHICH MAY INCLUDE IMPROVEMENTS IN THE CITY OF COLORADO SPRINGS, TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT. IF OFFSITE ROAD IMPROVEMENTS ARE NECESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION. UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ECM, THE DRAINAGE CRITERIA MANUAL (DCM), AND THE DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTIONS (RESOLUTION NO.19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:  
WATER: FAWWA  
WASTEWATER: FAWWA  
GAS: COLORADO SPRINGS UTILITIES GAS  
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE DEVELOPER WILL BUILD A NOISE WALL ALONG LOTS ADJACENT TO STERLING RANCH ROAD. SAID NOISE WALL IS TO BE LOCATED ON REAR LOT LINE OF THE LOTS AS INDICATED ON THE PRELIMINARY PLAN AND MAINTAINED BY THE METRO DISTRICT. A DETAIL OF THE PROPOSED CONCRETE WALL IS ON ATTACHED LANDSCAPE PLAN.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- IN AREAS OF SHALLOW GROUNDWATER: DUE TO SHALLOW GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAINS TO BE MAINTAINED BY THE DISTRICT. (SEE SHEET 21 FOR GEOLOGIC CONSTRAINTS EXHIBIT)
- UNLESS OTHERWISE INDICATED, ALL LOTS HAVE THE FOLLOWING EASEMENTS, 7' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT, 5' SIDE PUBLIC EASEMENTS, 5' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ADDITIONAL EXCLUSIVE 10' FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO STERLING RANCH ROAD FOR ANY RESIDENTIAL LOTS.
- ANY LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A LICENSE AGREEMENT WITH THE DISTRICT AT TIME OF FINAL PLAT.

### GEOLOGIC HAZARD NOTE:

THE OVERALL SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY FOR STERLING RANCH EAST FILING NO. 5, EL PASO COUNTY, COLORADO" BY ENTECH ENGINEERING, INC. DATED JUNE 27, 2023 IN FILE SP-23-235 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

POTENTIALLY SEASONALLY HIGH GROUNDWATER FOUND ON THE FOLLOWING LOTS: 130-132, 135-137 AND 152-155 (SEE SHEET 21)  
MITIGATION FOR THESE LOTS INCLUDE OVERLOT GRADING AND INCORPORATION OF UNDERGROUND DRAINAGE SYSTEMS AROUND FOUNDATIONS WITH DIRECT CONNECTION TO UNDERDRAIN SYSTEM WITHIN ADJACENT STREET MAINTAINED BY METRO DISTRICT.

### BASIS OF BEARINGS:

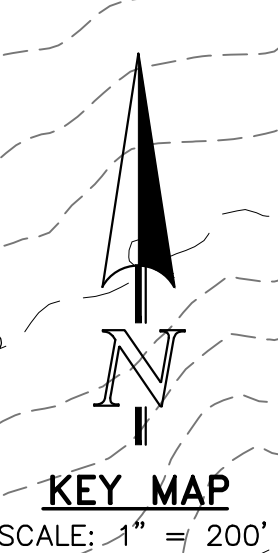
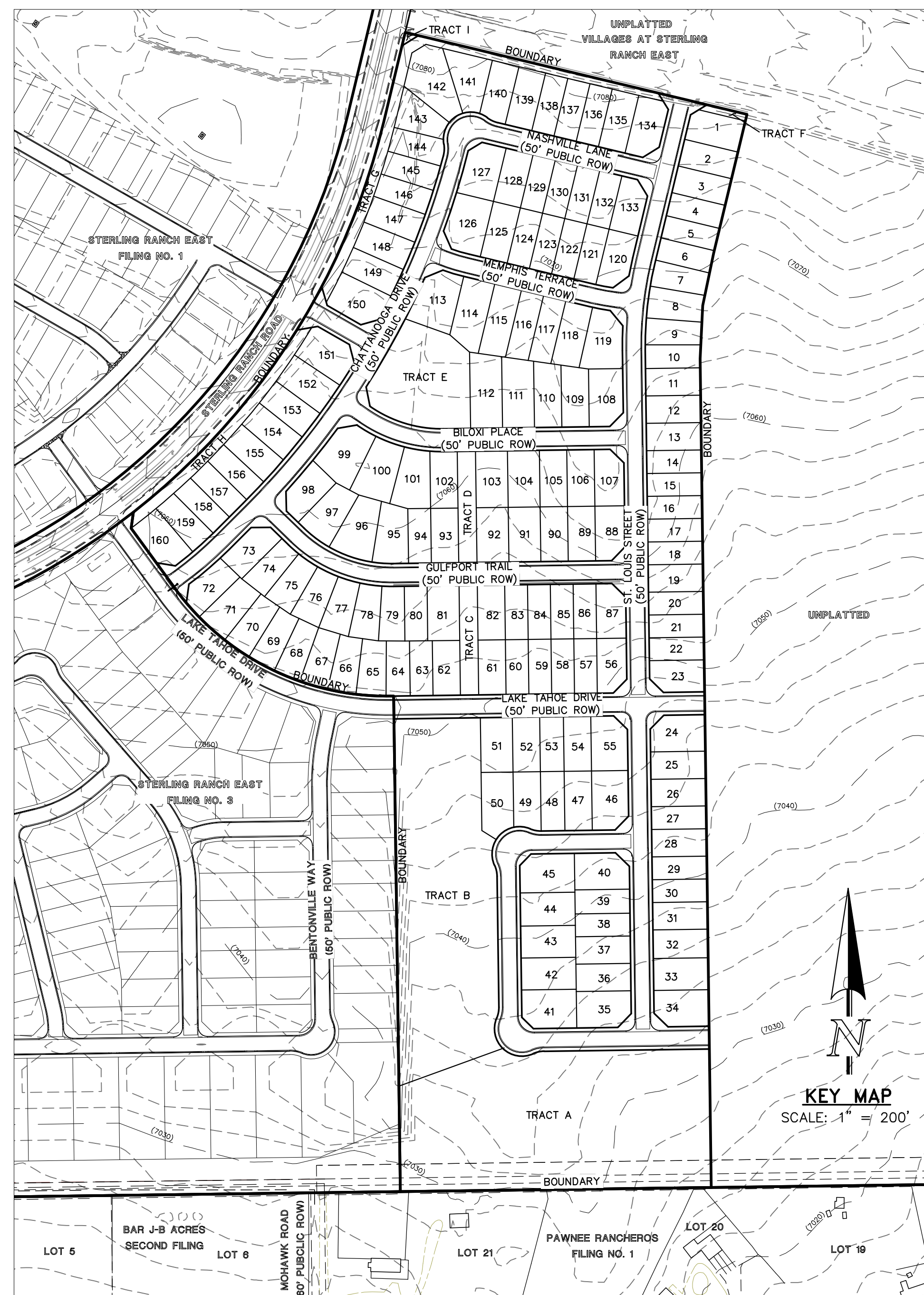
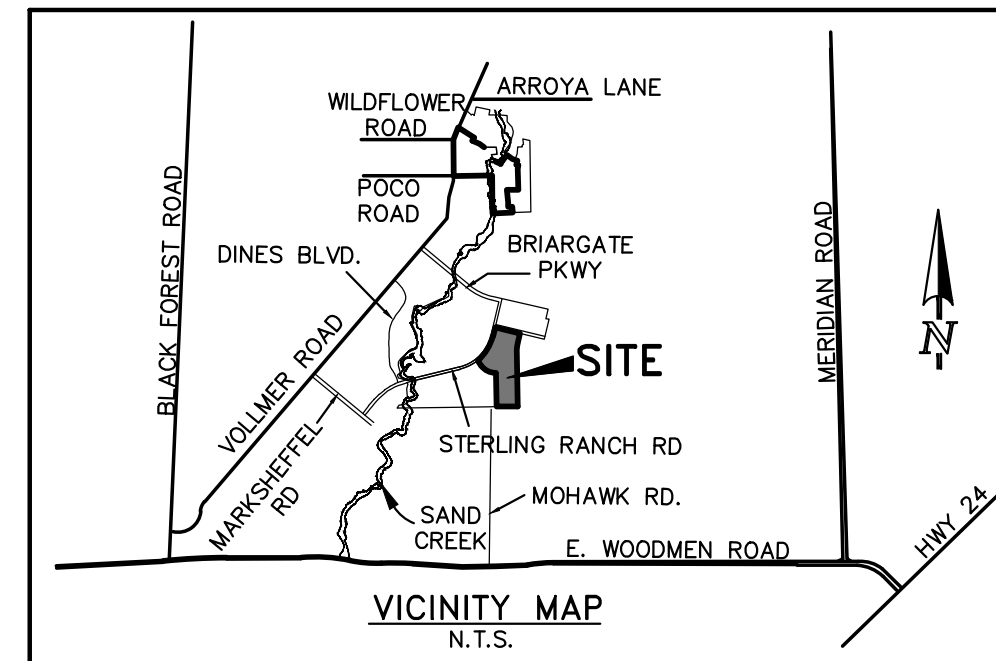
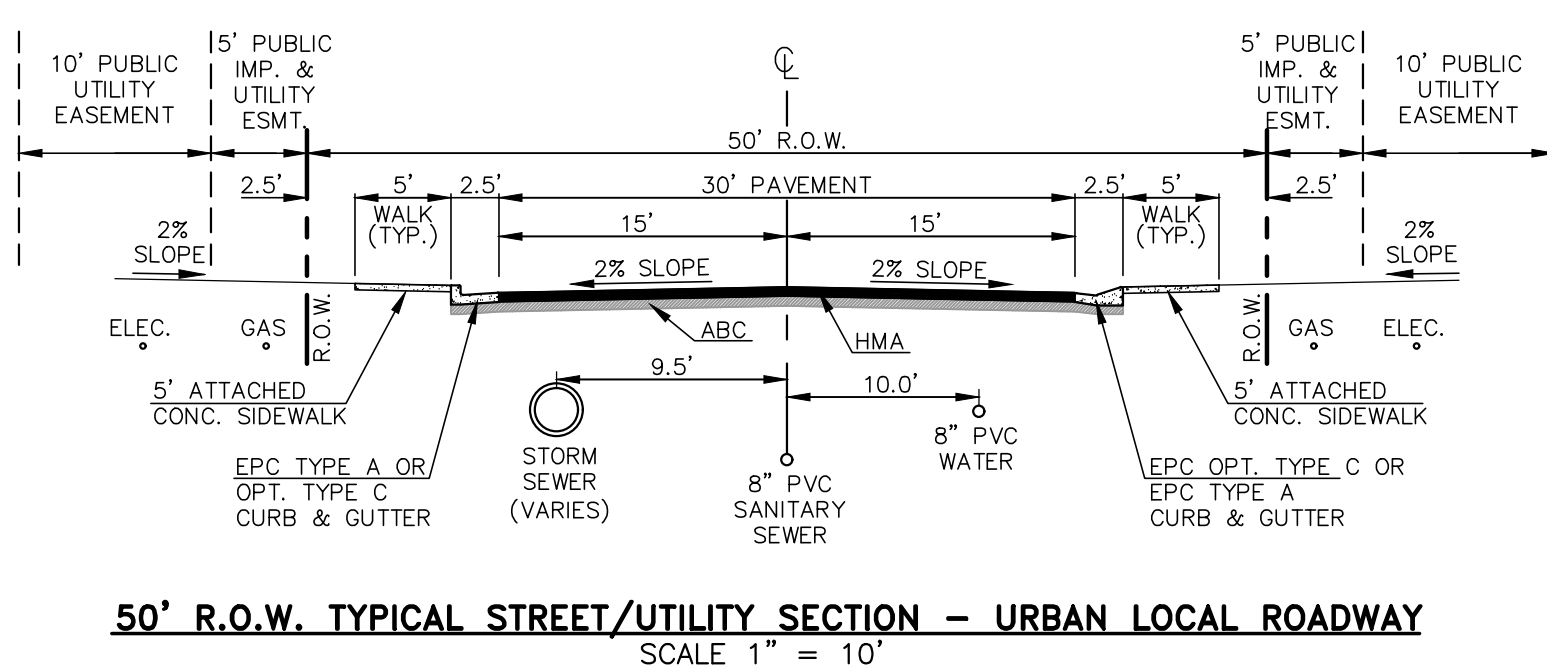
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006" IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

SEE SHEET 2 FOR LEGAL DESCRIPTION

### TRACT TABLE

TRACT	AREA (SF)	AREA (AC.)	USE	OWNERSHIP/MAINTENANCE
A	198,808	4.56	DETENTION, TRAILS, UTILITIES, BUFFER	STERLING RANCH METRO DISTRICT
B	160,519	3.68	PARK, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
C	9,600	0.22	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
D	9,760	0.22	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
E	40,983	0.94	PARK, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
F	1,462	0.03	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
G	23,271	0.53	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
H	14,181	0.33	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
I	450	0.01	PUBLIC RIGHT-OF-WAY	EL PASO COUNTY

TOTAL TRACT AREA = 10.52 ACRES



### SITE DATA

TAX ID NUMBERS:	PORTION OF 52330-00-018 & 52000-00-552
TOTAL AREA:	47.17 ACRES
DEVELOPMENT SCHEDULE:	FALL 2024
SKETCH PLAN:	SKP 22-004
CURRENT ZONING:	RR-5 & RR-0.5
PROPOSED ZONING:	RS-5000
CURRENT USE:	AGRICULTURE GRAZING/VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED GROSS DENSITY:	3.4 DU/AC (160 LOTS/47.17 AC)
PROPOSED NET DENSITY:	5.8 DU/AC (160 LOTS/27.67 AC)
LANDSCAPE SETBACKS:	STERLING RANCH ROAD: 10 FT

### ZONE DIMENSIONAL STANDARDS

ZONE	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT WIDTH AT FRONT SETBACK LINE	FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
RS-5000	5,000 SF	30'	40%/45%	50'	25'	5'	25'
RR-0.5	21,780 SF	30'	NONE	100'	25'	10'	25'

\* NO LOTS PROPOSED IN THE RR-0.5 ZONE WITHIN THIS SUBDIVISION

### LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY	27.67	58.6%
ROAD ROW	8.97	19.0%
COMMUNITY PARK	4.63	9.8%
NEIGHBORHOOD PARK/OPEN SPACE/DRAINAGE	1.34	2.9%
DRAINAGE/DETENTION	4.56	9.7%
TOTAL	47.17	100%

### PROJECT TEAM

OWNER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-9333 MR. LOREN MORELAND
APPLICANT/CIVIL CONSULTANT:	CLASSIC CONSULTING 619 N. CASCADE AVE, SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHORTON, P.E.
LANDSCAPE CONSULTANT:	NES 619 N. CASCADE AVE, SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MS. JENNIFER SHAGIN, ASLA
LANDSCAPE CONSULTANT:	ALL AMERICAN 1925 AEROPLAZA DRIVE COLORADO SPRINGS, CO 80916 (719) 637-0313 MR. MIKE BERTA

### SHEET INDEX:

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PCD NO. SP-235

APPROVED

by BoCC  
2/22/2024



STERLING RANCH EAST FILING NO. 5  
PRELIMINARY PLAN  
TITLE SHEET

DESIGNED BY	ESO	SCALE	DATE	05/12/2023
DRAWN BY	ESO	(H) 1" = N/A	SHEET	1 OF 21
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	

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



# STERLING RANCH EAST FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

## PRELIMINARY PLAN

### LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S07°13'18"E, A DISTANCE OF 6440.55 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 223715150 SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF STERLING RANCH EAST FILING NO. 3 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N38°03'24"W, HAVING A DELTA OF 38°28'07", A RADIUS OF 1,540.00 FEET AND A DISTANCE OF 1033.96 FEET TO A POINT OF TANGENT;
- N13°28'29"E, A DISTANCE OF 203.00 FEET;

THENCE S76°31'31"E, A DISTANCE OF 770.18 FEET;  
THENCE S13°28'29"W, A DISTANCE OF 312.80 FEET;  
THENCE S11°50'41"W, A DISTANCE OF 117.53 FEET;  
THENCE S02°44'13"W, A DISTANCE OF 116.36 FEET;

THENCE S00°46'00"E, A DISTANCE OF 1,815.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1 RECORDED IN PLAT BOOK 1-2 AT PAGE 28;  
THENCE S89°14'14"W, ON THE NORTHERLY BOUNDARY OF SAID PAWNEE RANCHEROS FILING NO. 1, A DISTANCE OF 681.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID STERLING RANCH FILING NO. 3;

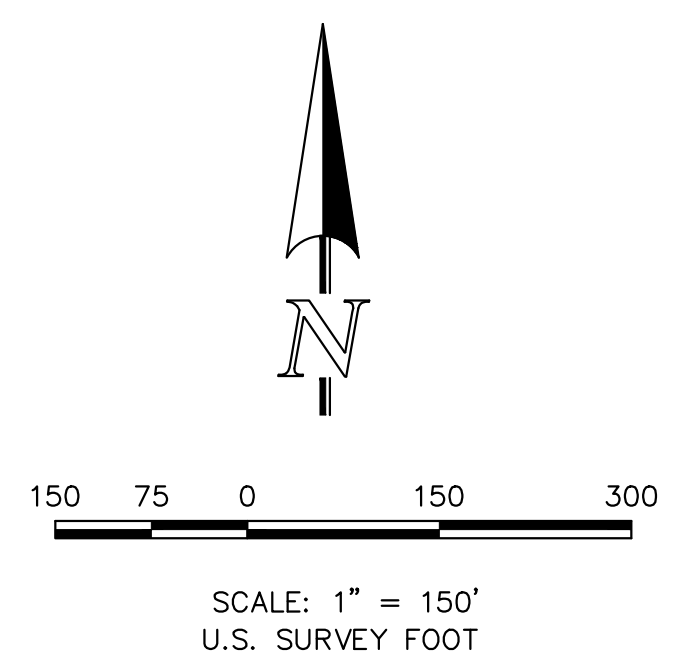
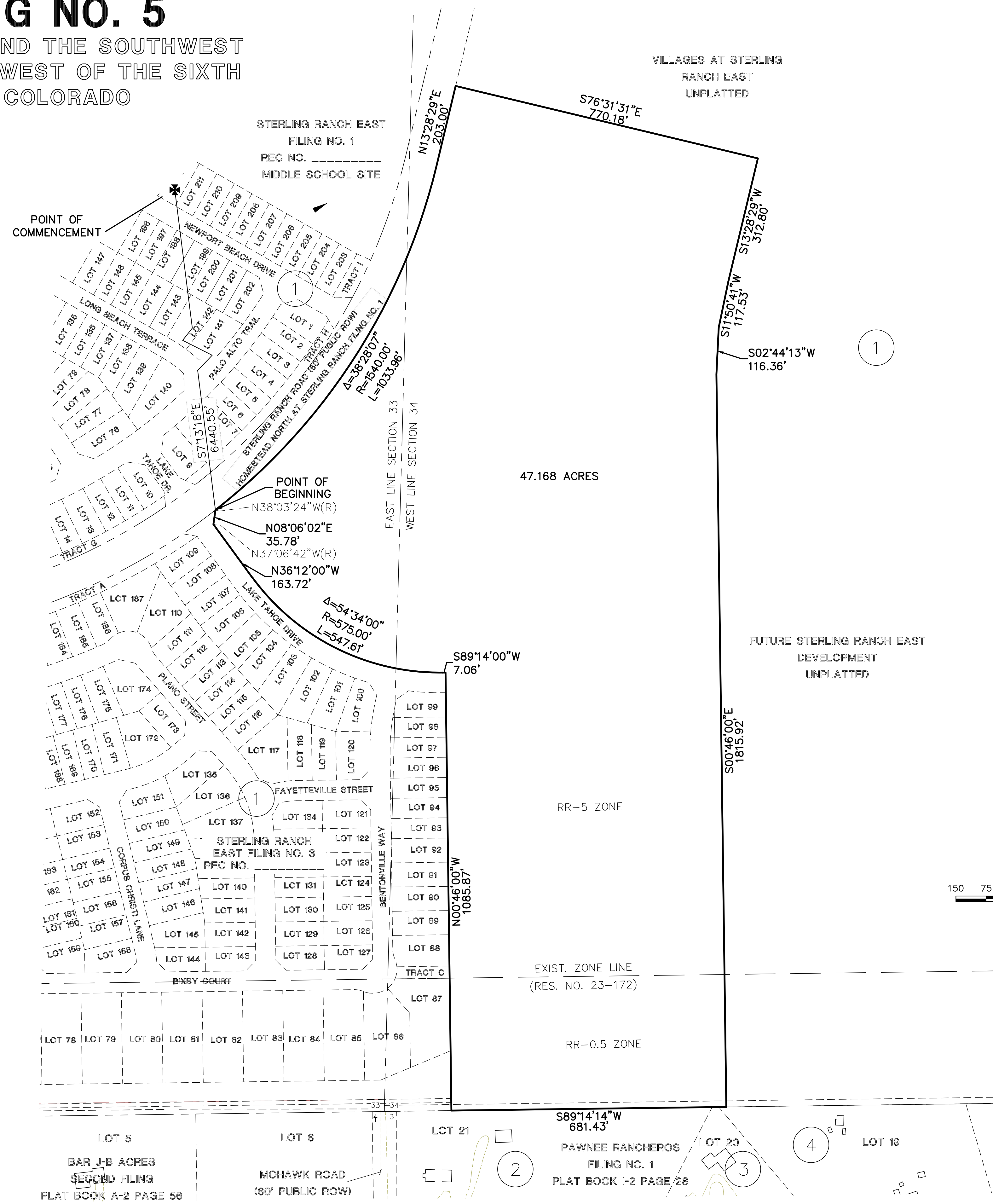
THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:


- N00°46'00"W, A DISTANCE OF 1,085.87 FEET;
- S89°14'00"W, A DISTANCE OF 7.06 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 54°34'00", A RADIUS OF 575.00 FEET, AND A DISTANCE OF 547.61 FEET TO A POINT OF CURVE;
- N36°12'00"W, A DISTANCE OF 163.72 FEET;
- N08°06'02"E, A DISTANCE OF 35.78 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 47.168 ACRES.

### ADJACENT OWNERS

ADJACENT OWNER	NAME	MAILING ADDRESS	CITY STATE ZIP
1	CLASSIC SRJ LAND LLC	20 BOULDER CRESCENT ST STE. 100	COLORADO SPRINGS, CO 80903
2	KRUGER MATTHEW ADAMS	8515 MOHAWK RD	COLORADO SPRINGS, CO 80908
3	RUNGE MELISSA MAY	8425 BRULE RD	COLORADO SPRINGS, CO 80908
4	KOEHN WAYNE D	9070 OTO CIRCLE	COLORADO SPRINGS, CO 80908





CLASSIC CONSULTING

STERLING RANCH EAST FILING NO. 5  
PRELIMINARY PLAN  
LEGAL BOUNDARY EXHIBIT &  
ADJACENT OWNERS

DESIGNED BY	ESO	SCALE	DATE	05/12/2023
DRAWN BY	ESO	(H) 1" = 150'	SHEET	2 OF 21
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.25

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

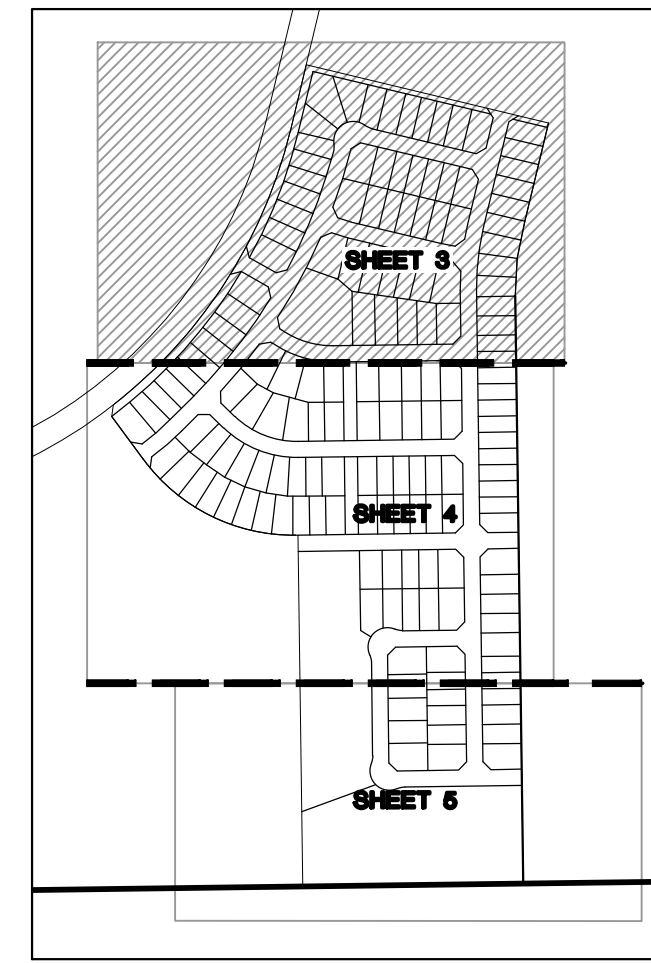
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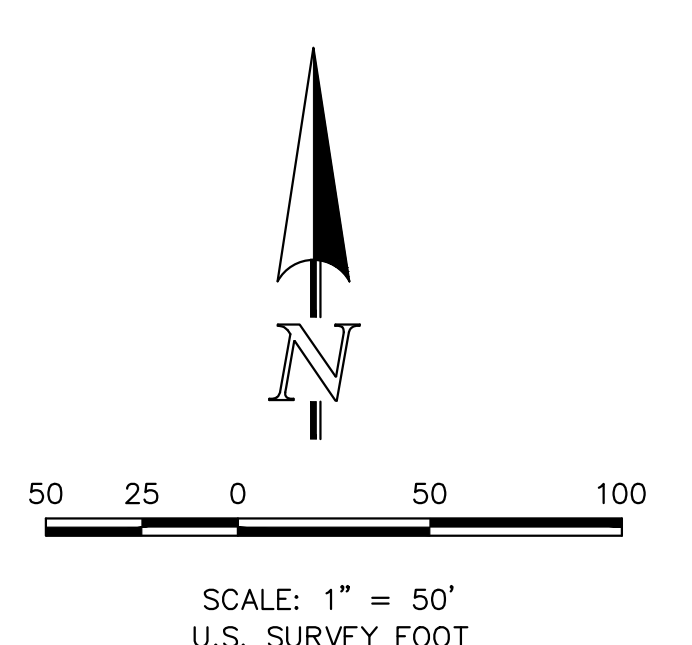
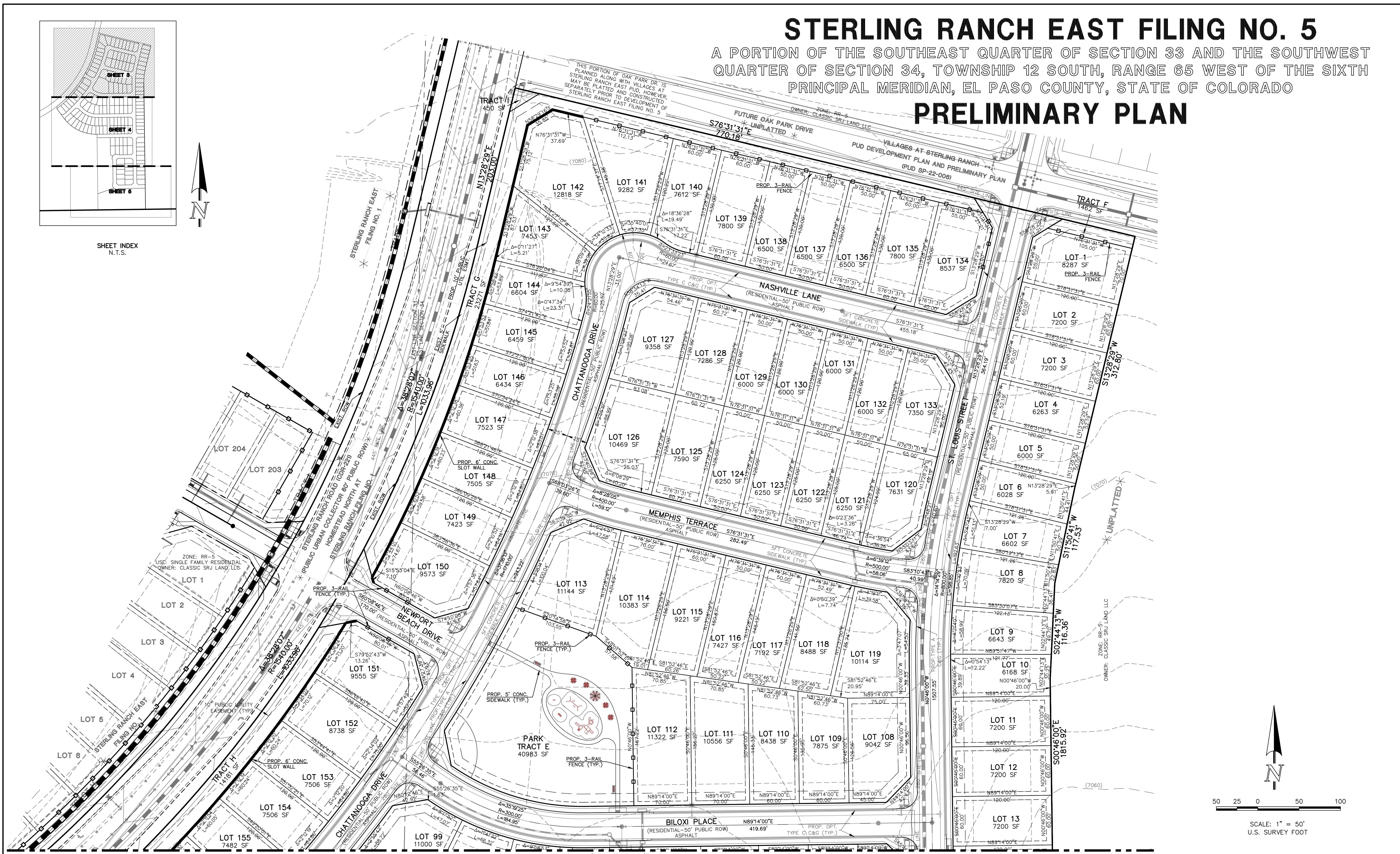
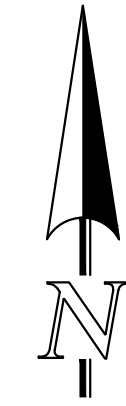
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## PRELIMINARY PLAN



SHEET INDEX  
N.T.S.



SCALE: 1" = 50'  
U.S. SURVEY FOOT

MATCHLINE~ (SEE SHEET 4)

	STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN			
	DESIGNED BY	ESO	SCALE	DATE
	DRAWN BY	ESO	(H) 1" = 50'	SHEET 3 OF 21
	CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903		(719) 785-0790 (719) 785-0799 (Fax)		

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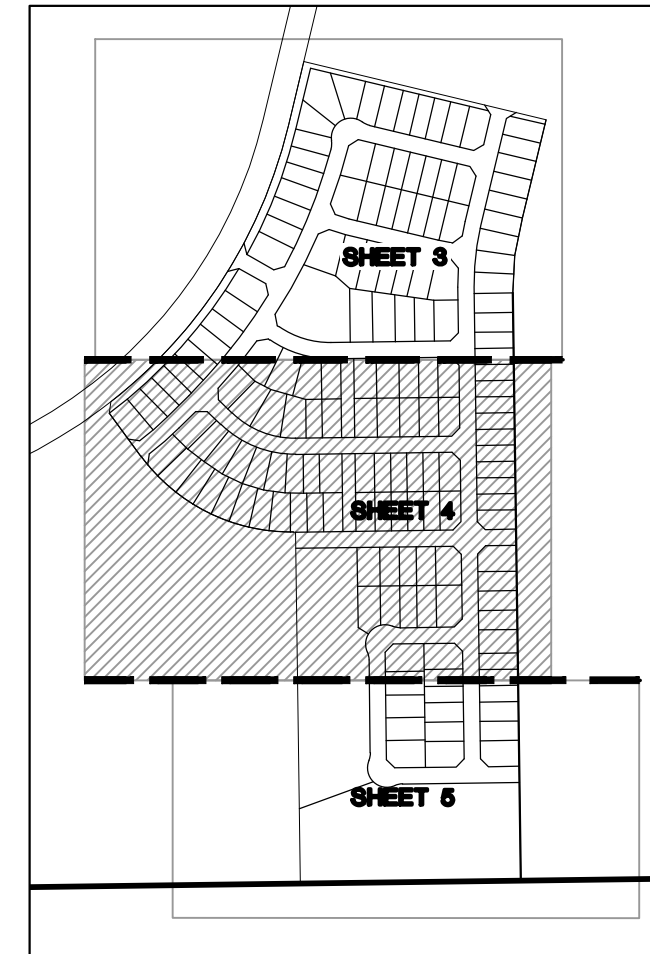


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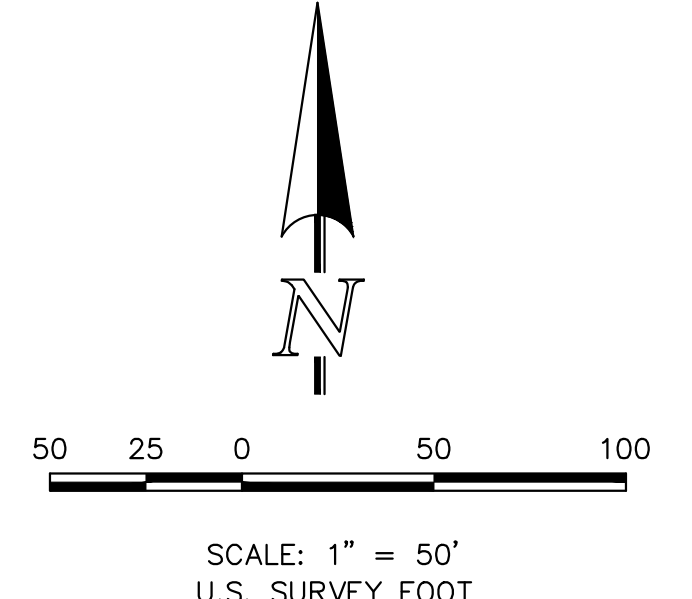
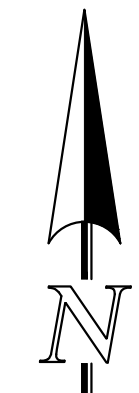
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## PRELIMINARY PLAN


MATCHLINE~ (SEE SHEET 3)



SHEET INDEX  
N.T.S.



MATCHLINE~ (SEE SHEET 5)



**CLASSIC CONSULTING**

STERLING RANCH EAST FILING NO. 5  
PRELIMINARY PLAN

DESIGNED BY	ESO	SCALE	DATE	05/12/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET	4 OF 21
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	

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

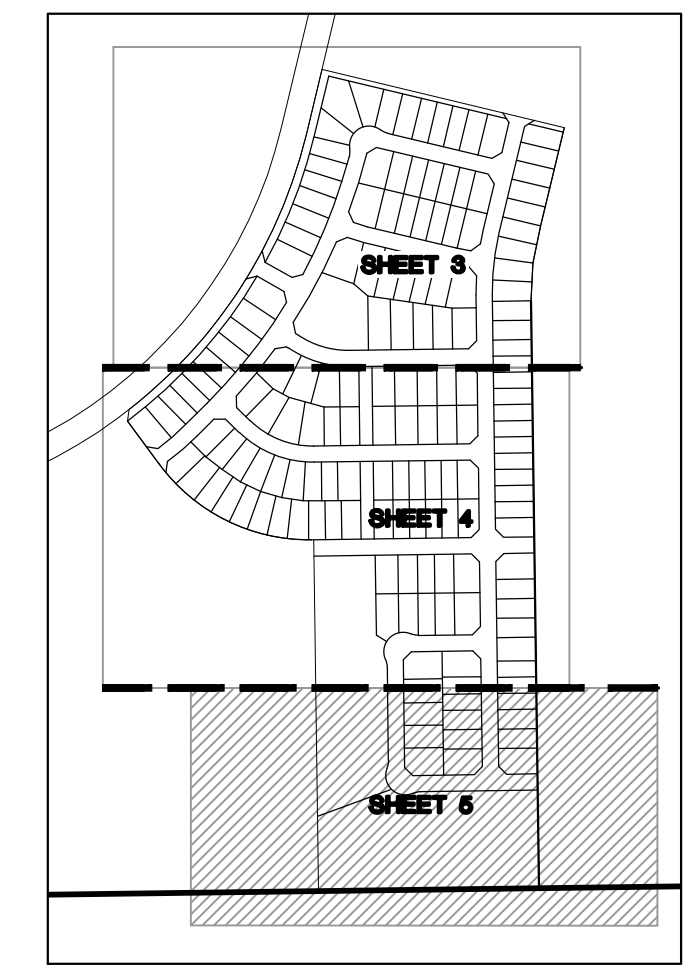
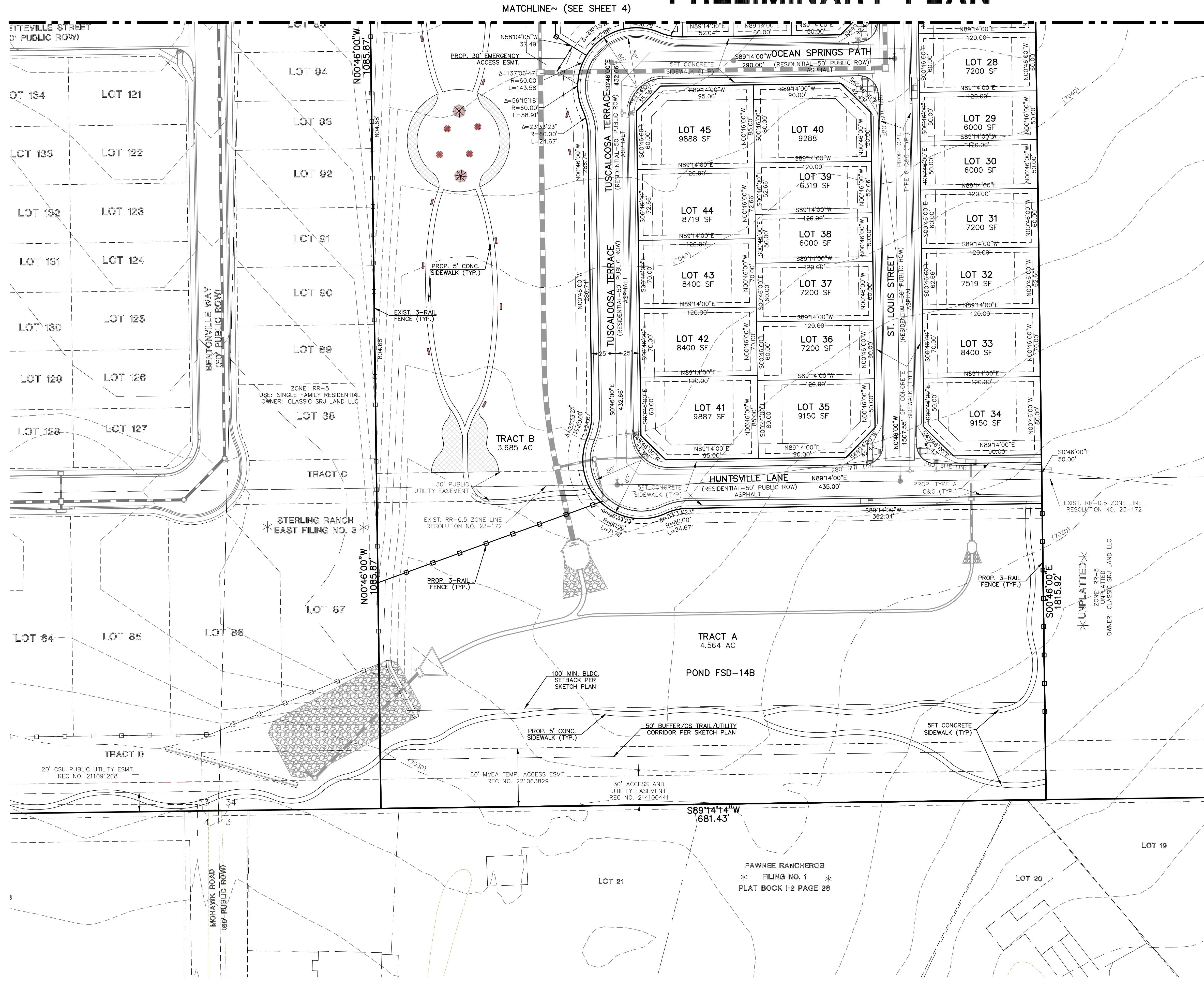
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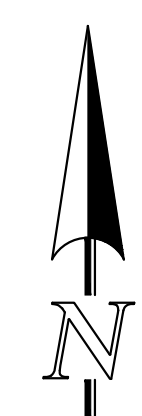
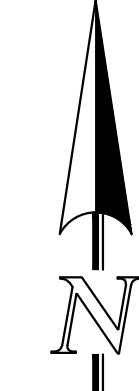
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## PRELIMINARY PLAN



SHEET INDEX  
N.T.S.



50 25 0 50 100

SCALE: 1" = 50'  
U.S. SURVEY FOOT

	STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN			
	DESIGNED BY	ESO	SCALE	DATE 05/12/2023
	DRAWN BY	ESO	(H) 1" = 50'	SHEET 5 OF 21
	CHECKED BY		(V) 1" = N/A	JOB NO. 1183.25

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

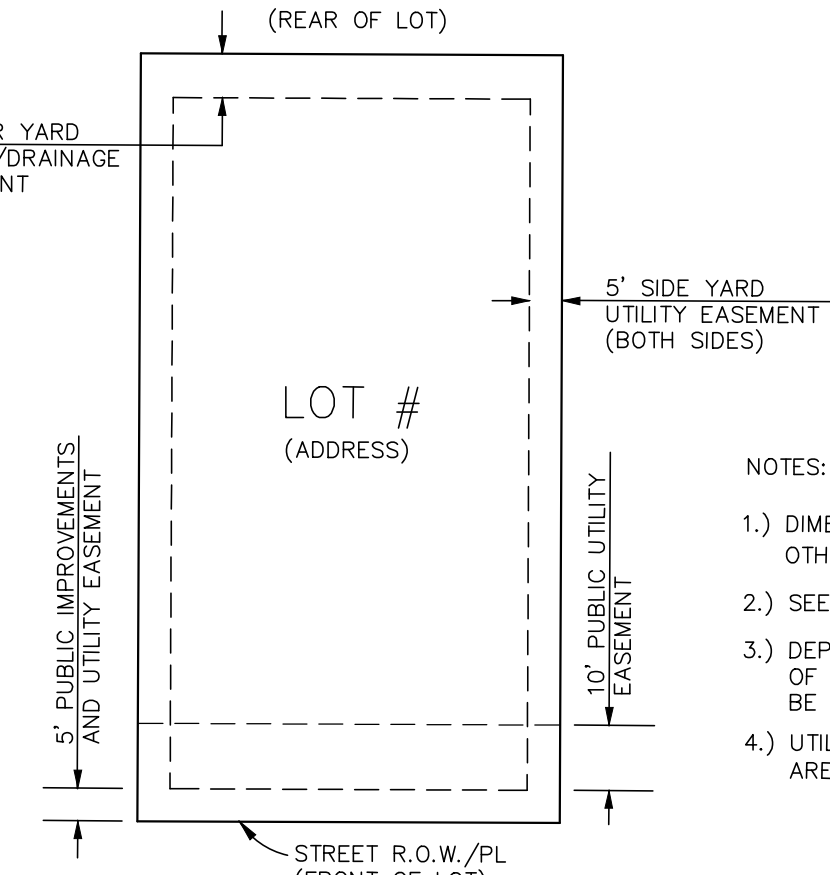
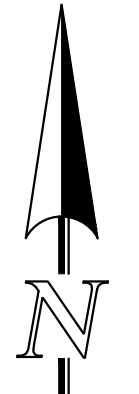
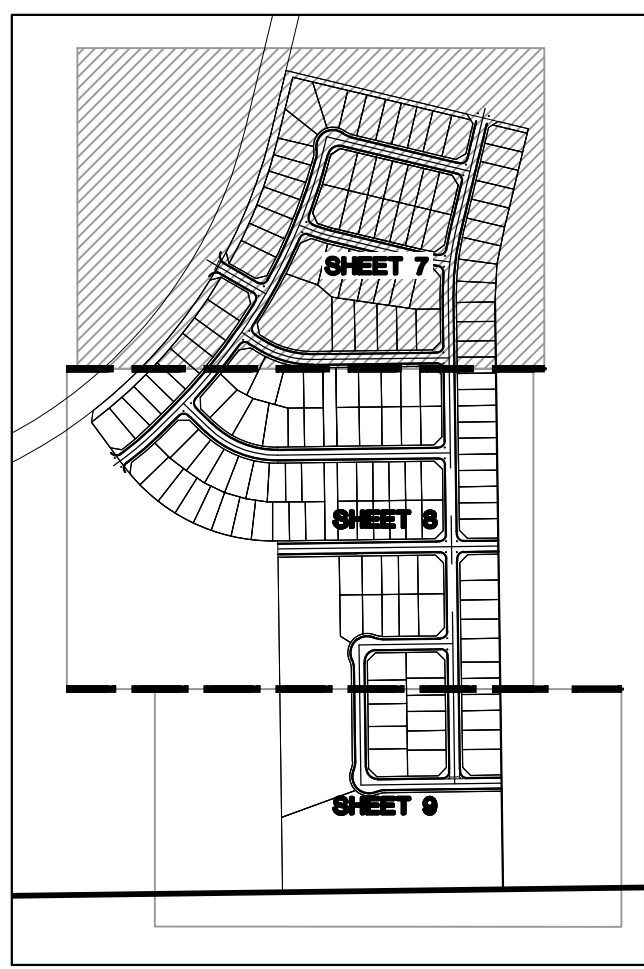
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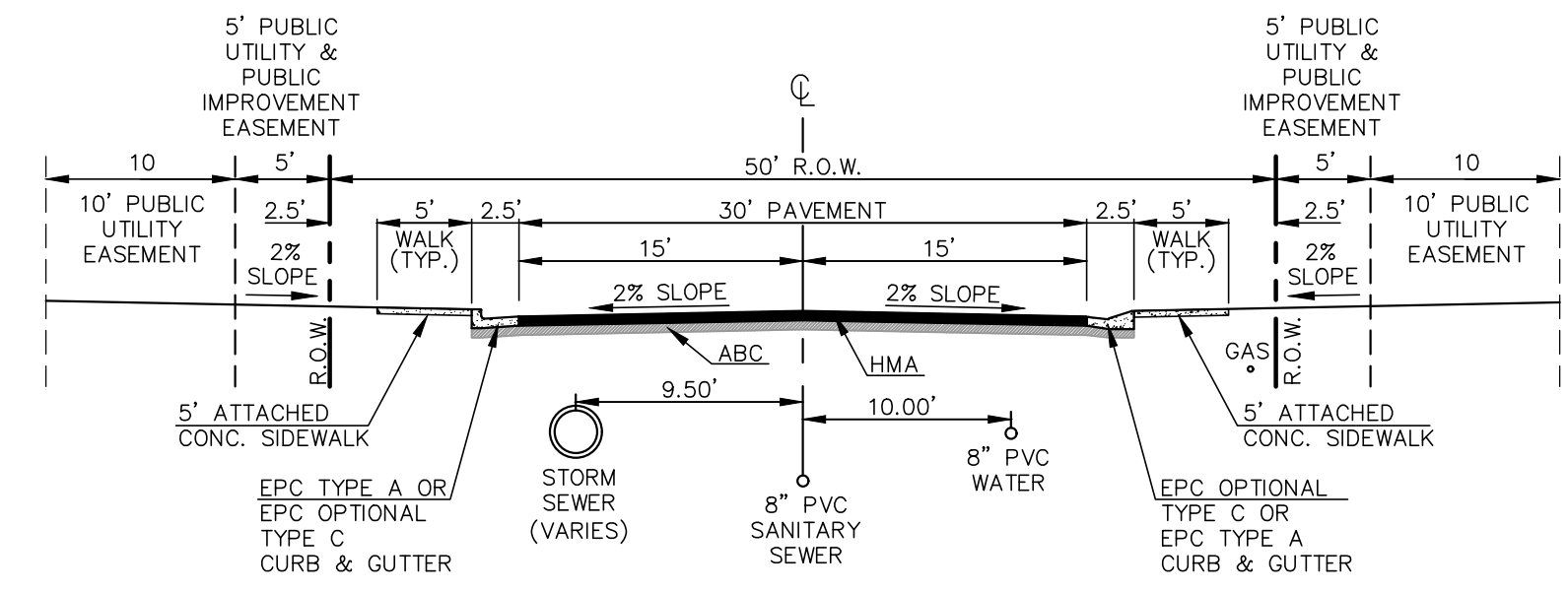
# STERLING RANCH EAST FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

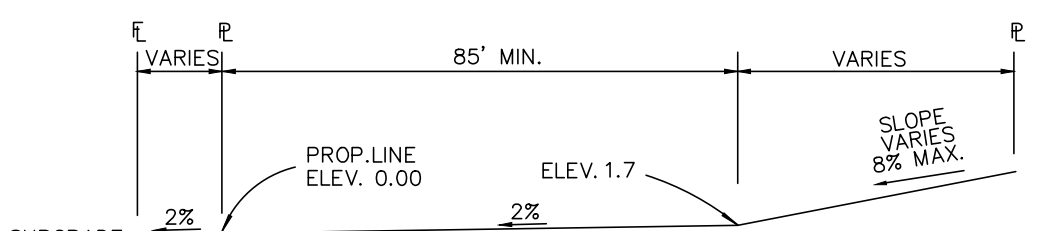
## PRELIMINARY PLAN



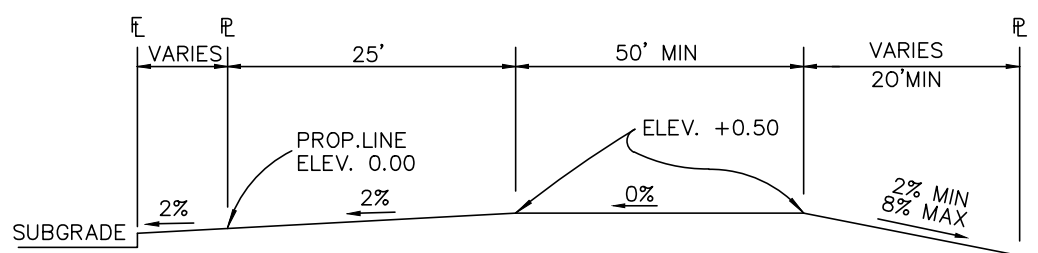
- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
  - 2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS
  - 3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
  - 4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.



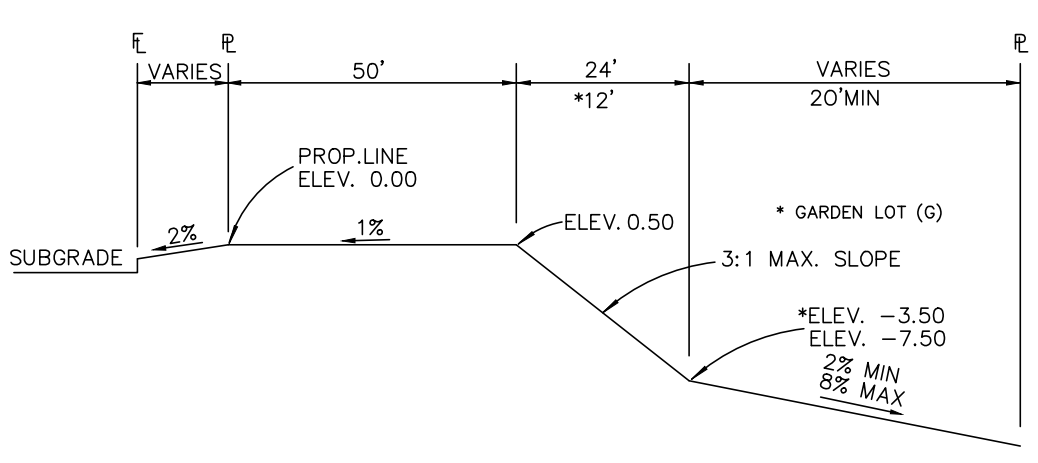
50' R.O.W. TYPICAL STREET/UTILITY SECTION  
URBAN LOCAL ROADWAY  
N.T.S.



TYPICAL (A) LOT  
N.T.S.



TYPICAL (B) LOT  
N.T.S.



TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)  
N.T.S.

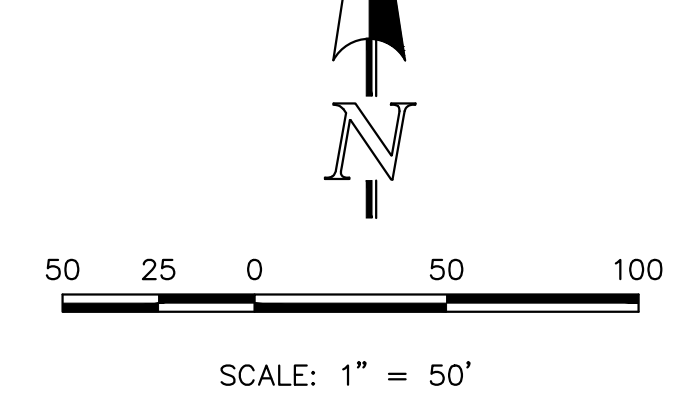
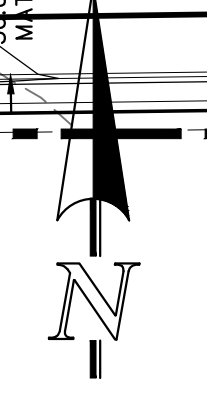
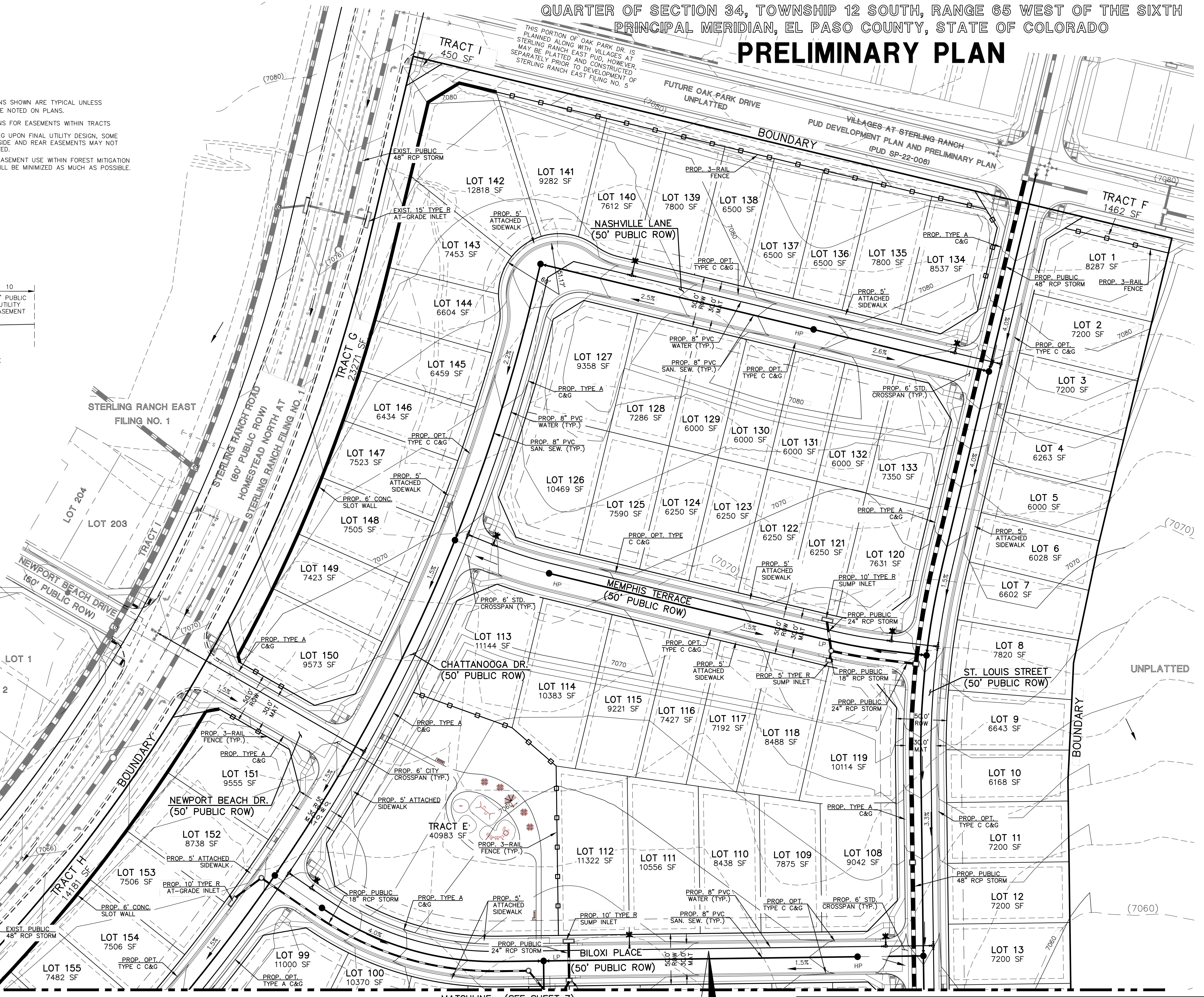
TYPICAL NATURAL LOT (N)  
NO OVERLOT GRADING TO TAKE PLACE (NATURAL)

TYPICAL TRANSITION LOT (T)  
PARTIAL OVERLOT GRADING TO TAKE PLACE TO ENSURE BUILDABLE AREA AND PROPER DRAINAGE (MOSTLY NATURAL)

- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
  2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

### LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED STORM INLET
- PROPOSED STORM SEWER



STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	PRA	SCALE	DATE 05/12/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET 6 OF 21
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25

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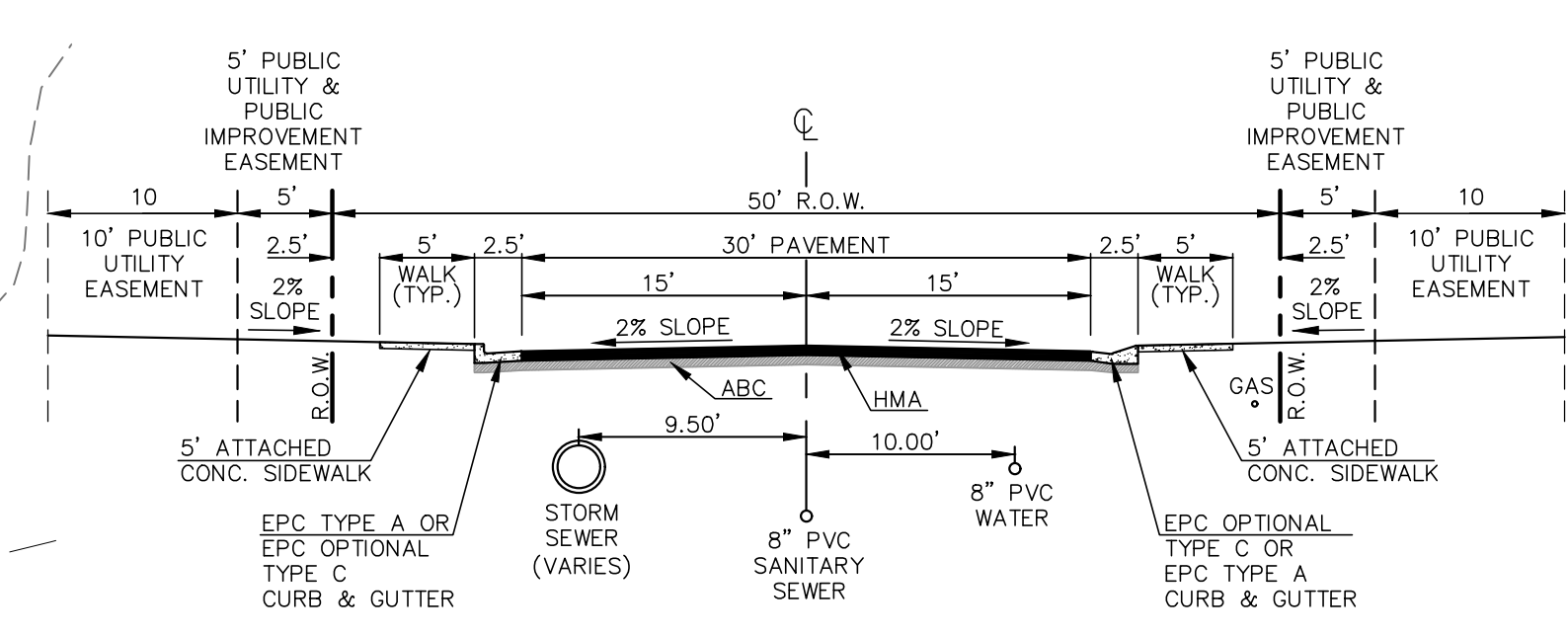
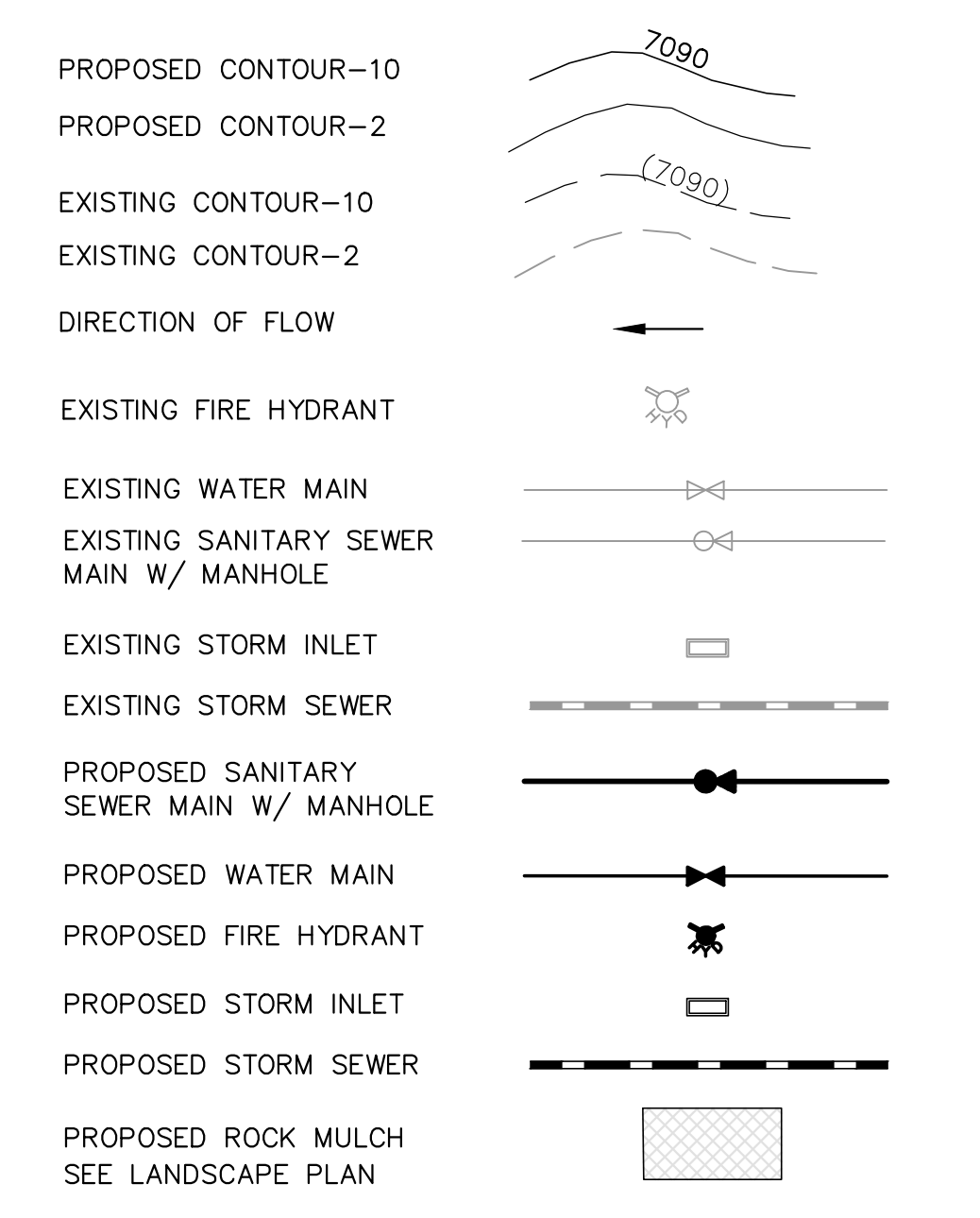


# STERLING RANCH EAST FILING NO. 5

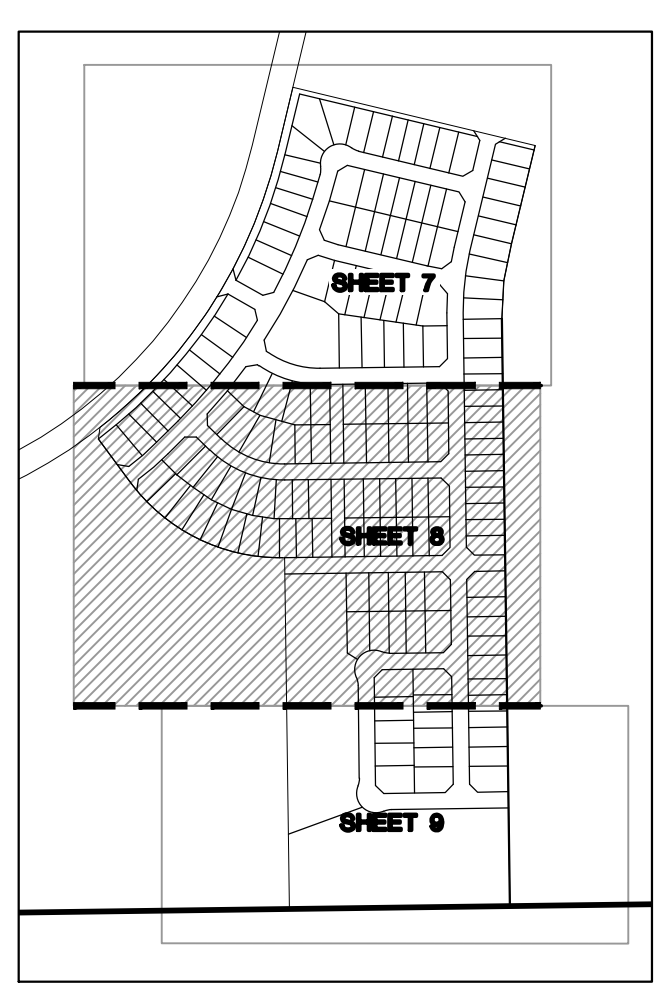
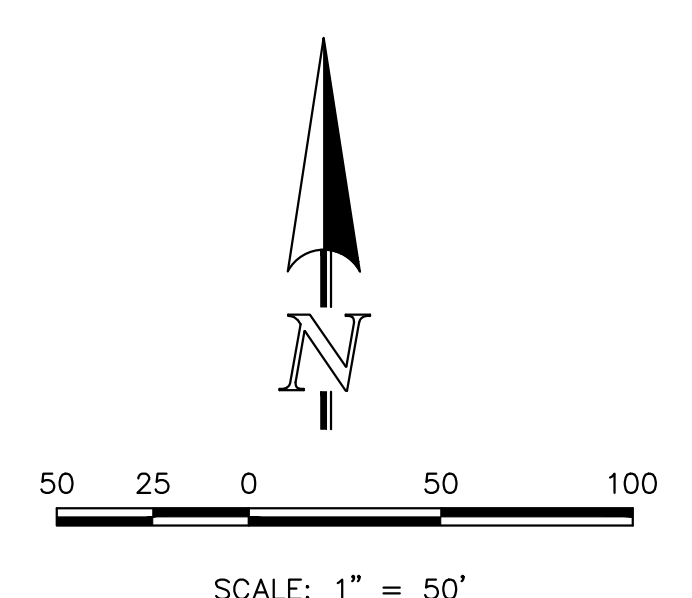
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

## PRELIMINARY PLAN

### LEGEND

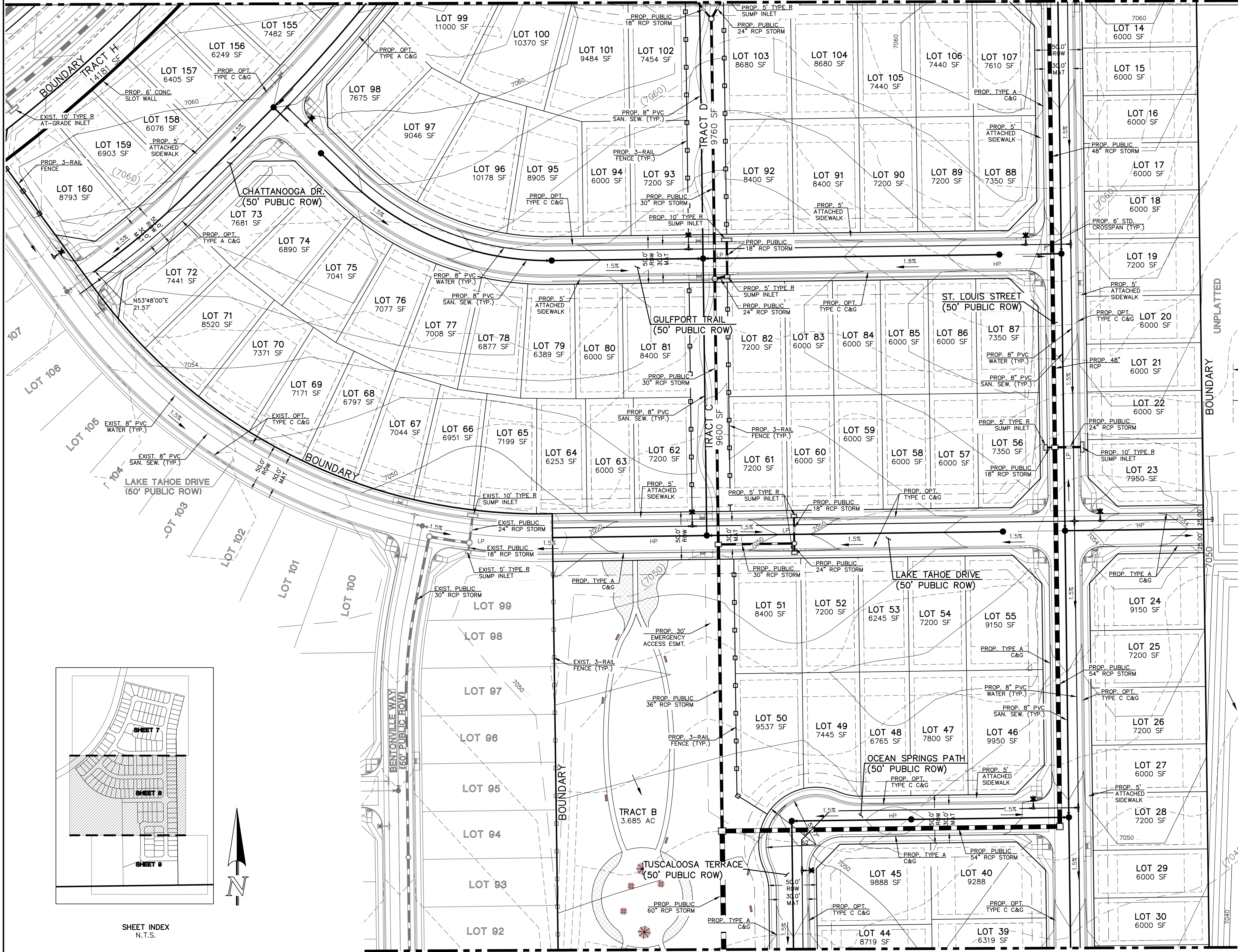


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  2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT
  3. SEE SHEET 6 FOR LOT GRADING TEMPLATES AND LOT ESMT. STDS.



MATCHLINE~ (SEE SHEET 6)

MATCHLINE~ (SEE SHEET 8)



**CLASSIC CONSULTING**

STERLING RANCH EAST FILING NO. 5  
PRELIMINARY PLAN  
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	PRA	SCALE	DATE	05/12/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET	7 OF 21
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	

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

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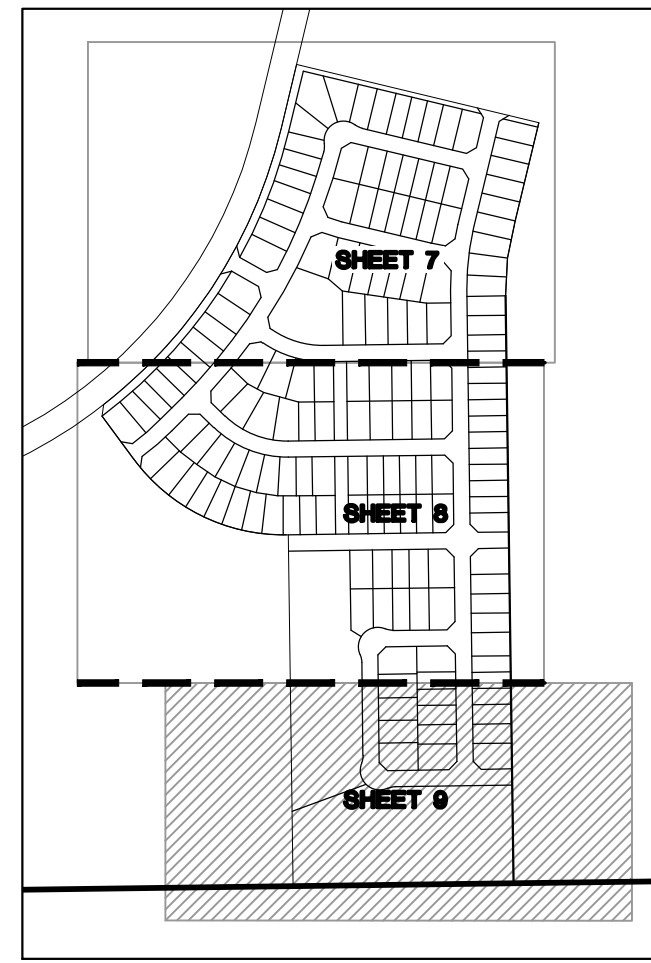


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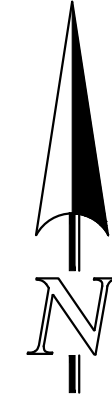
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

## PRELIMINARY PLAN

MATCHLINE~ (SEE SHEET 7)

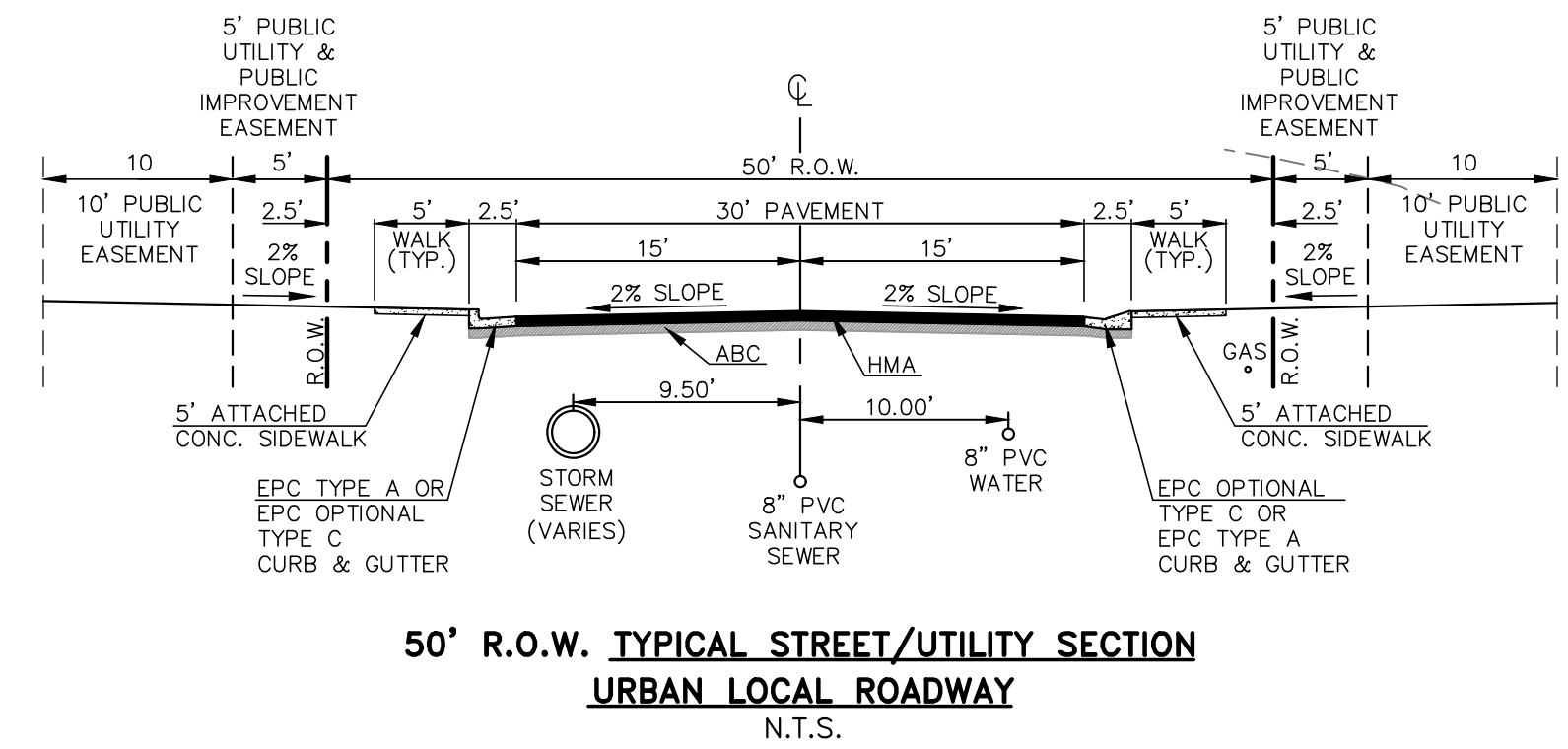
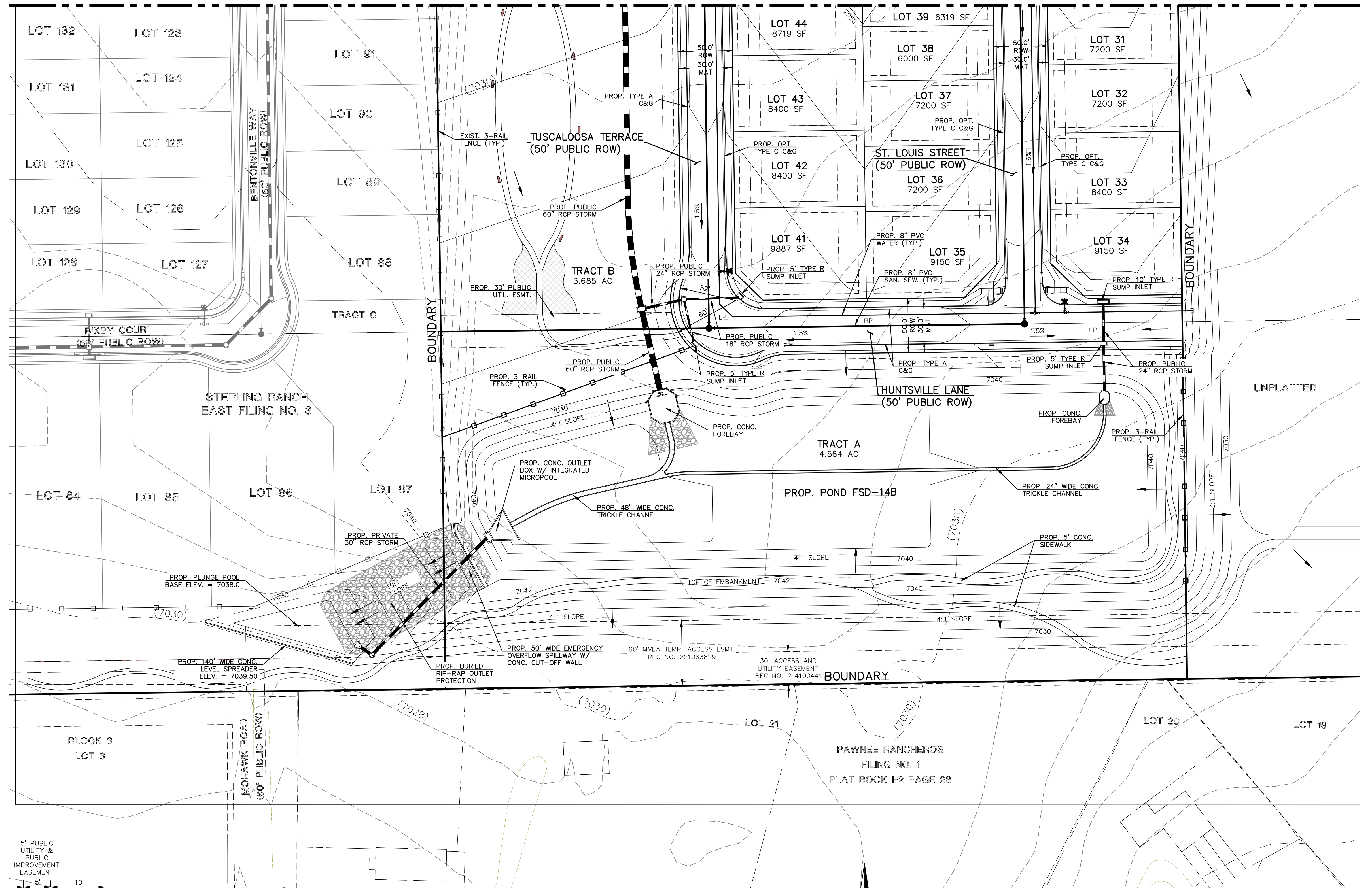


SHEET INDEX  
N.T.S.

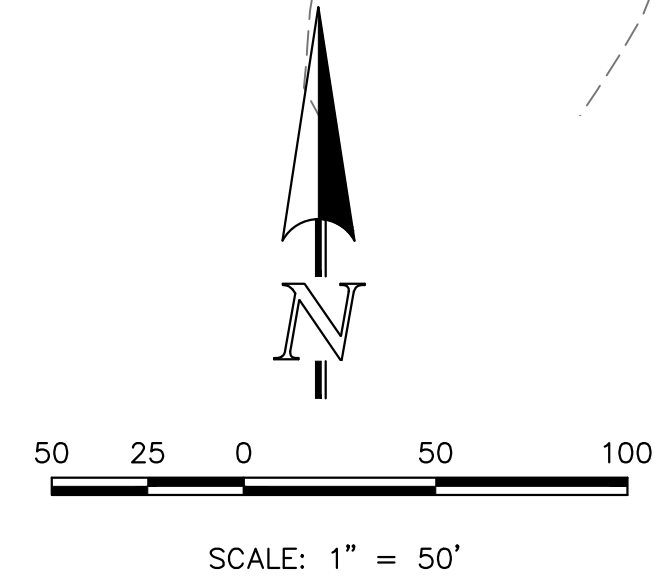


### LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
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**CLASSIC CONSULTING**

STERLING RANCH EAST FILING NO. 5  
PRELIMINARY PLAN  
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	PRA	SCALE	DATE	05/12/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET	8 OF 21
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	

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

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# PRELIMINARY PLAN STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION  
34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



**ALL AMERICAN**  
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
 1925 AEROPOLAZA DRIVE  
 COLORADO SPRINGS, CO 80916  
 719-537-6313

DATE	REVISION DESCRIPTION

FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION



**STERLING RANCH EAST**  
 FILING # 5  
 STERLING RANCH ROAD & LAKE TAHOE DRIVE

**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. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBOVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

**UTILITY NOTE**

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

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

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

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

**SITE CONDITIONS NOTE**

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

**LANDSCAPE IRRIGATION NOTE**

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

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- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
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**LANDSCAPE REQUIREMENTS**

**LANDSCAPE SETBACKS (LS)**

Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Sterling Ranch Road	Minor Arterial	20'/20'	1,220'	1/25	48.8 / 49
North Road (Name TBD)	Non Arterial	10'/10'	743'	1/30	24.7 / 25
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Prov.		
0/0	0/0	LS	75%/75%		
0/0	0/0	LS	75%/75%		

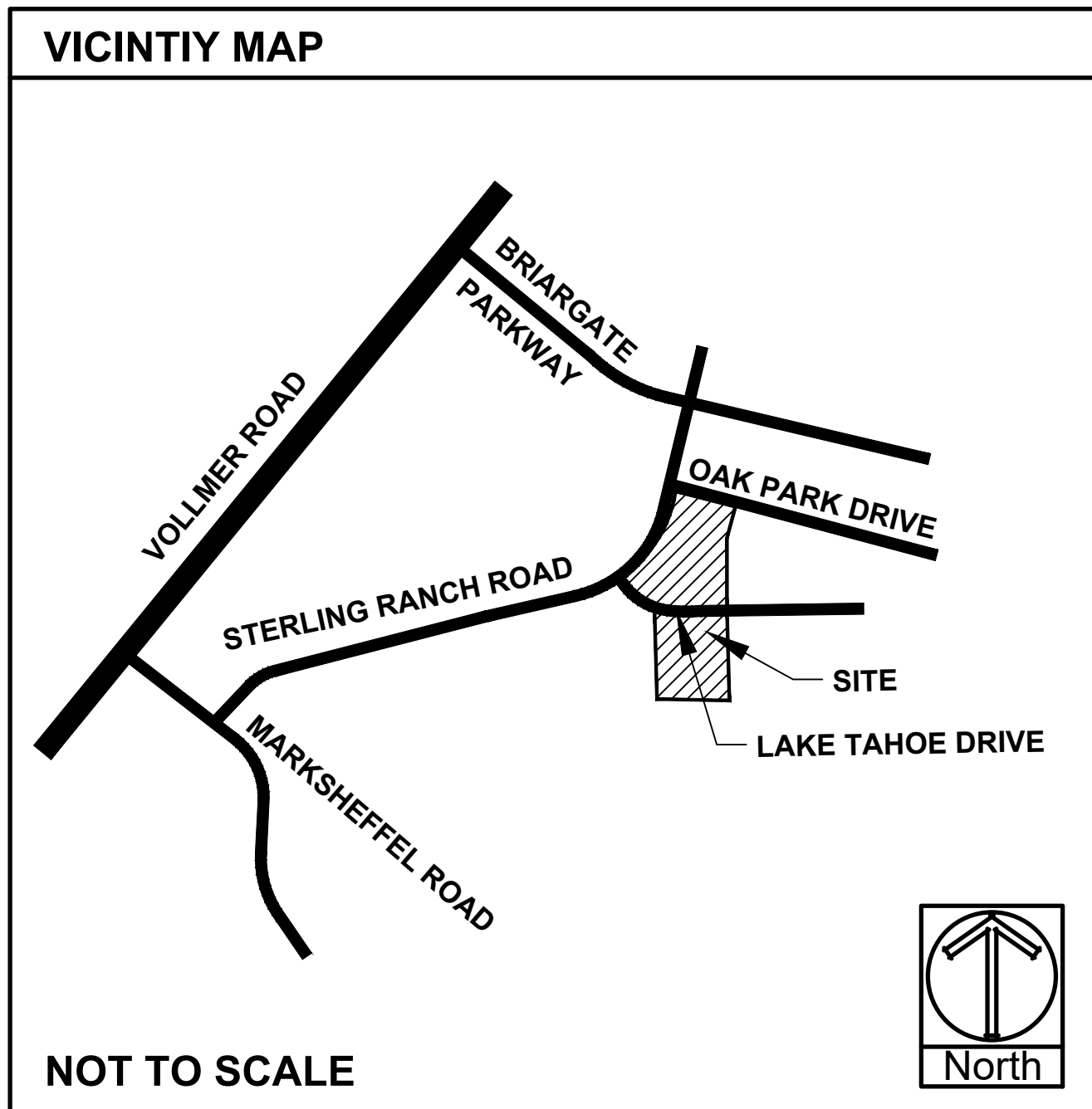
**IRRIGATION SYSTEM DESCRIPTION**

The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.

**FINAL LANDSCAPE SUBMITTAL NOTE**

When Final Landscape plan is submitted an irrigation plan will be submitted, with all applicable support materials (at the time of building permit application). Review and approval of these plans to occur thirty (30) days prior to building permit issuance or prior to certificate of occupancy issuance.

If an irrigation plan is not submitted with the final Landscape plan submittal, an irrigation plan must be submitted for review 90 days after a building permit is issued. The irrigation plan must be approved prior to any irrigation equipment installation or issuance of certificate of occupancy.



JOB NUMBER  
**2711-0723**

DATE  
**7/27/2023**

DRAWN BY  
**MB**

DRAWING DESCRIPTION  
**TITLE SHEET**

SHEET #  
**SHEET 9 OF 21**

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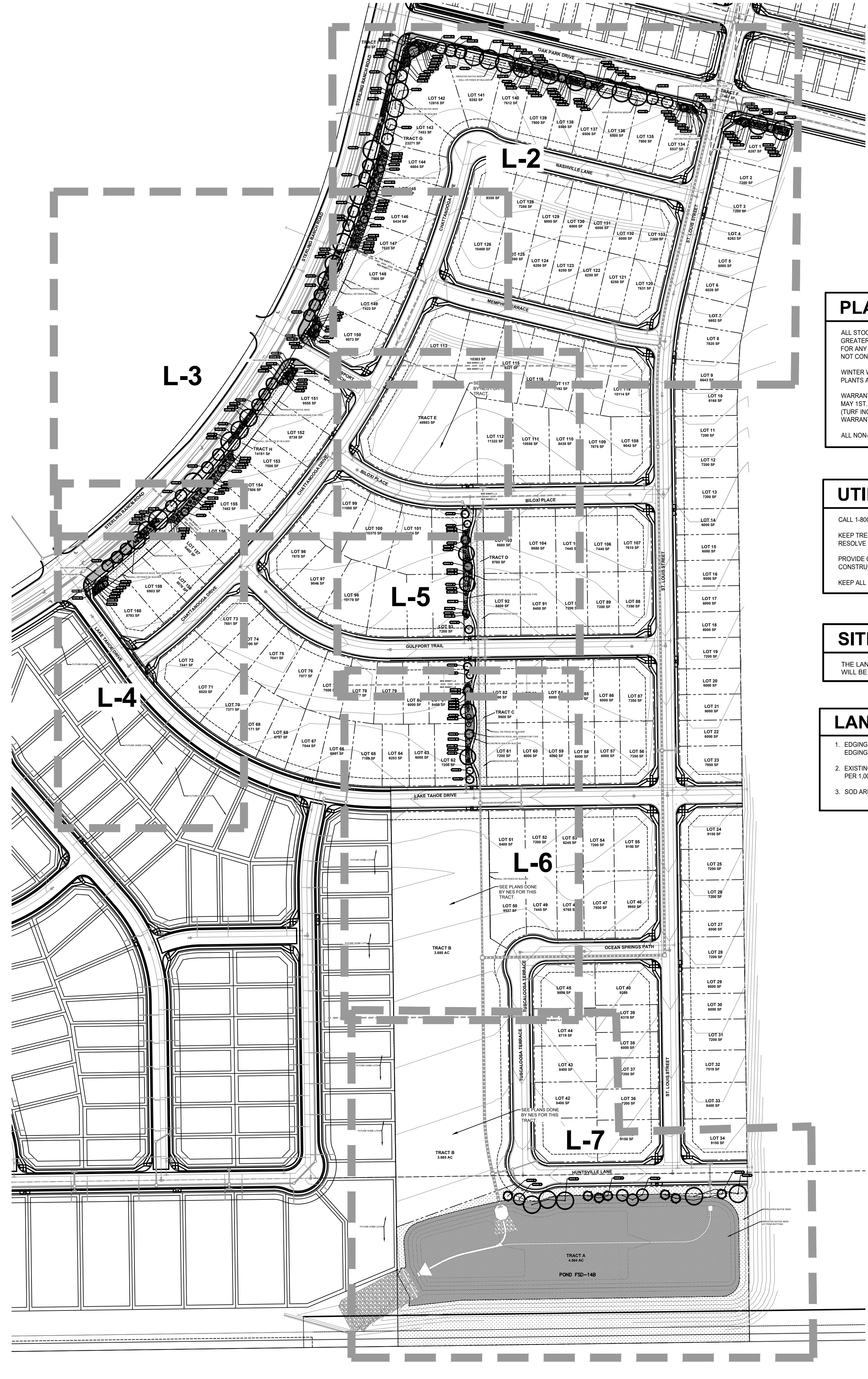


# PRELIMINARY PLAN STERLING RANCH EAST FIL. NO. 5

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**ALL AMERICAN**  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-537-4313



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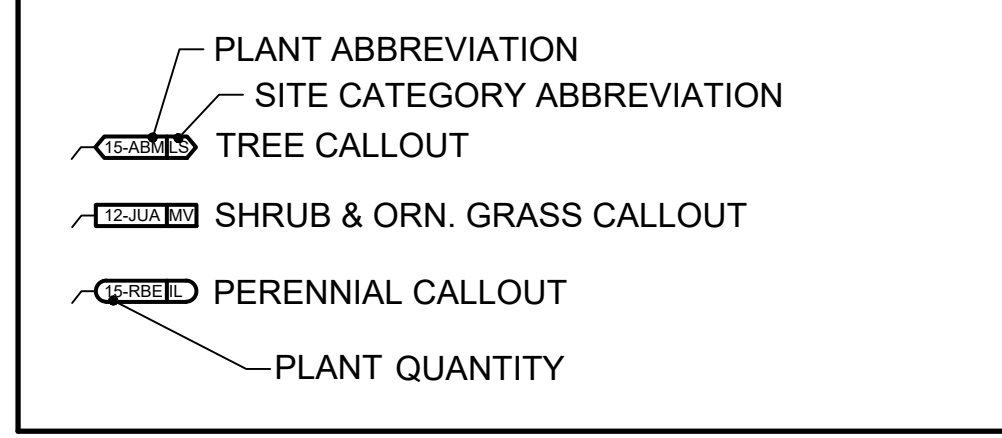
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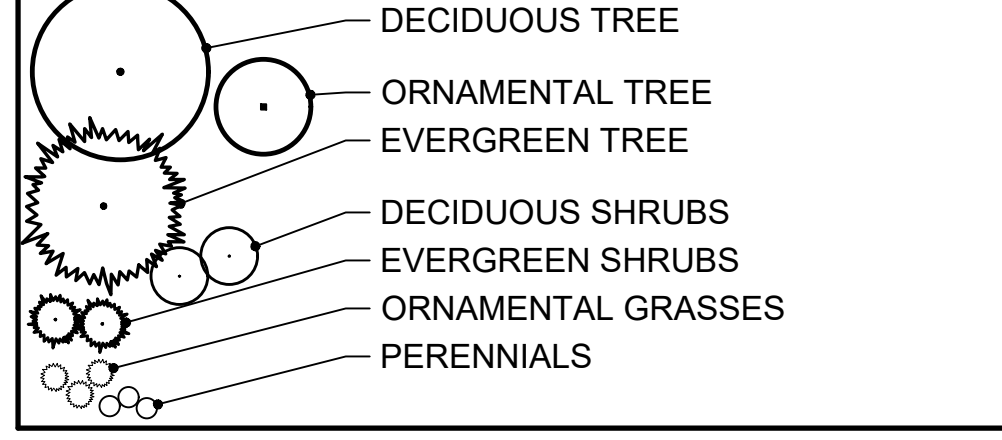
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### CALLOUT KEY



### PLANT SYMBOL KEY



### LANDSCAPE IRRIGATION NOTE

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### PLANTING LEGEND

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>					
ABM	4	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K, S, SIG
ANM	13	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K, S, SIG
APR	31	Acer platanoides 'Royal Red'	Maple, Royal Red	1-1/2"	Z=4, 6.5K, S, SIG
COH	3	Celtis occidentalis	Hackberry	1-1/2"	R, DE, Z=3, 7K, A, D, SIG
GKC	6	Gymnocladus dioica	Kentucky Coffee Tree	1-1/2"	Z=4, 7.5K, A, S, SIG
MSS	11	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F, Z=4, 8.5K, S, SIG
PCR	4	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R, DE, F, Z=2, 9.5K, A, S, SIG
TAL	8	Tilia americana	Linden, American	1-1/2"	Z=4, 8K, S, SIG
<b>EVERGREEN TREES</b>					
JRM	10	Juniperus scopulorum	Juniper, Rocky Mountain	6'	Z=3, 10K, X, A, D, SIG
PIB	4	Picea pungens 'Baker'	Spruce, Baker	6'	R, DE, Z=2, 8K, S, SIG
PIP	1	Picea pungens	Spruce, Colorado Blue	6'	R, DE, Z=3, 10K, S, SIG
PON	11	Pinus ponderosa	Pine, Ponderosa	6'	R, DE, Z=3, 9.5K, D, SIG
<b>DECIDUOUS SHRUBS</b>					
ARB	13	Aronia melancarpa	Chokeberry, Black	5 Gal	R, DE, Z=2, 8.5K, A, SIG
BRG	36	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R, DE, Z=4, 7K, A, SIG
COP	34	Cornoneaster acutifolia	Cornoneaster, peking	5 Gal	R, DE, Z=4, 10K, S, SIG
POA	76	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R, DE, F, Z=2, 10K, S, SIG
PRS	29	Potentilla fruticosa 'Red sunset'	Potentilla, 'Red Sunset'	5 Gal	R, DE, Z=3, S, SIG
RGL	6	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	DE, Z=3, 8.5K, A, D, SIG
SBC	51	Spiraea x bumalda 'Goldflame'	Spiraea, Goldflame	5 Gal	R, DE, Z=3, 7.5K, A, S, SIG
SCW	8	Syringa vulgaris 'Alba'	Liac, Common White	5 Gal	R, DE, F, Z=2, 10K, A, SIG
VEC	9	Viburnum opulus 'Compactum'	Viburnum, Compact European Cranberry	5 Gal	R, DE, Z=3, 8K, A, SIG
VOS	20	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R, DE, 7.5K, A, SIG
<b>EVERGREEN SHRUBS</b>					
JBK	77	Juniperus Sabina	Juniper, Buffalo	5 Gal	R, DE, Z=3.8.5K, A, SIG
PGS	20	Picea pungens 'Glaucia Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K, S, SIG
<b>PERENNIALS</b>					
HSD	118	Hemerocallis 'Stella'd oro'	Daylily, Stella d'oro	1 Gal	R, DE, Z=3, 10K, D, SIG

### GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
(Solid line)	STEEL EDGING	565 LF
(Dotted pattern)	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	24,270 SF
(Circular pattern)	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	7,540 SF
(Rectangular pattern)	4-8" AND 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	907 SF
(Cross-hatch pattern)	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC	300 SF
(Circle with dot)	DECORATIVE BOULDER	51 TOTAL
(Dashed line)	BERM (NOT SHOWN TBD)	TBD SF
(Stippled pattern)	IRRIGATED NATIVE SEED ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	112,854 SF
(Dotted pattern)	IRRIGATED NATIVE SEED ALL PURPOSE MIX (AT POND BOTTOM - PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	115,997 SF

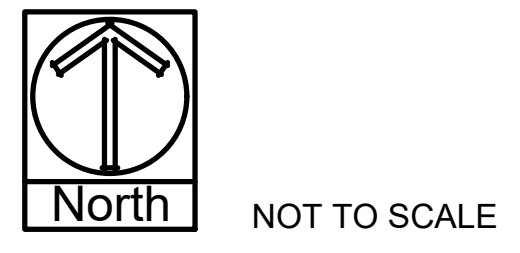
DATE	REVISION DESCRIPTION

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STERLING RANCH EAST  
FILING # 5  
STERLING RANCH ROAD & LAKE TAHOE DRIVE

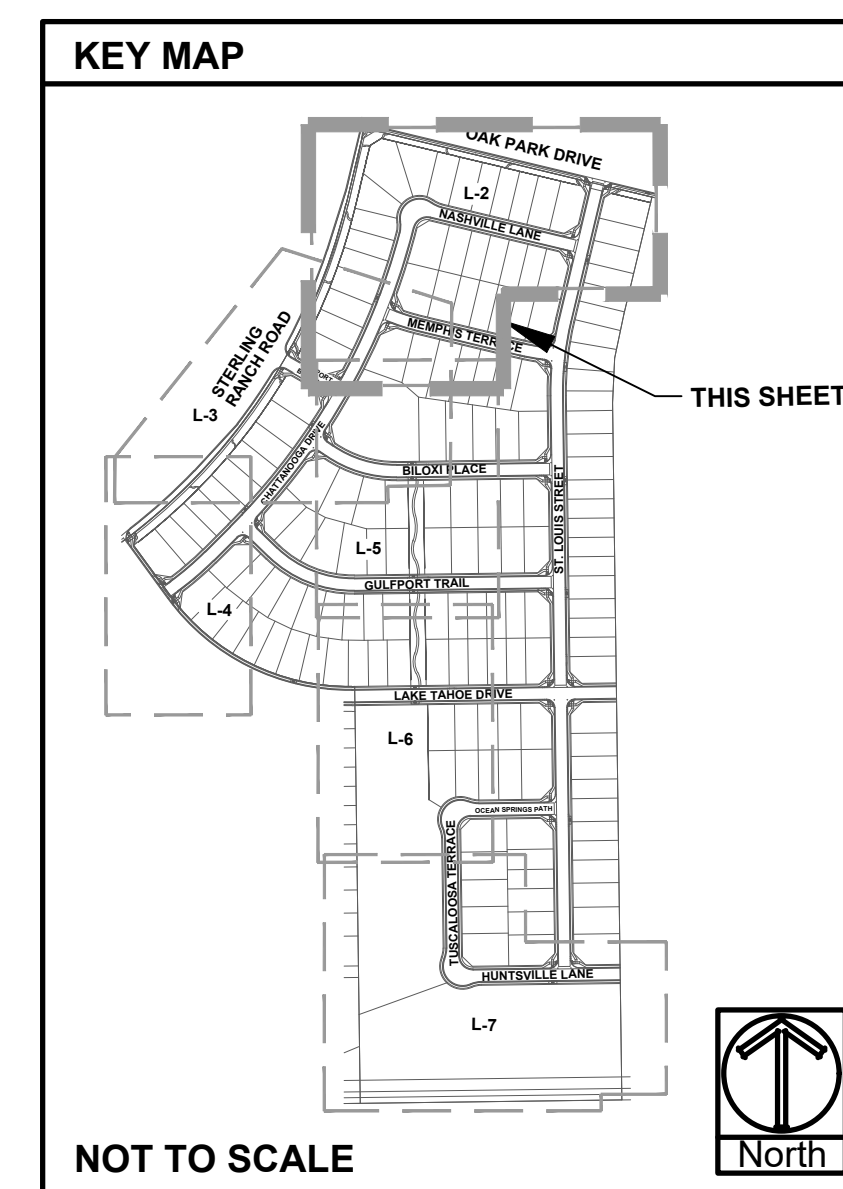
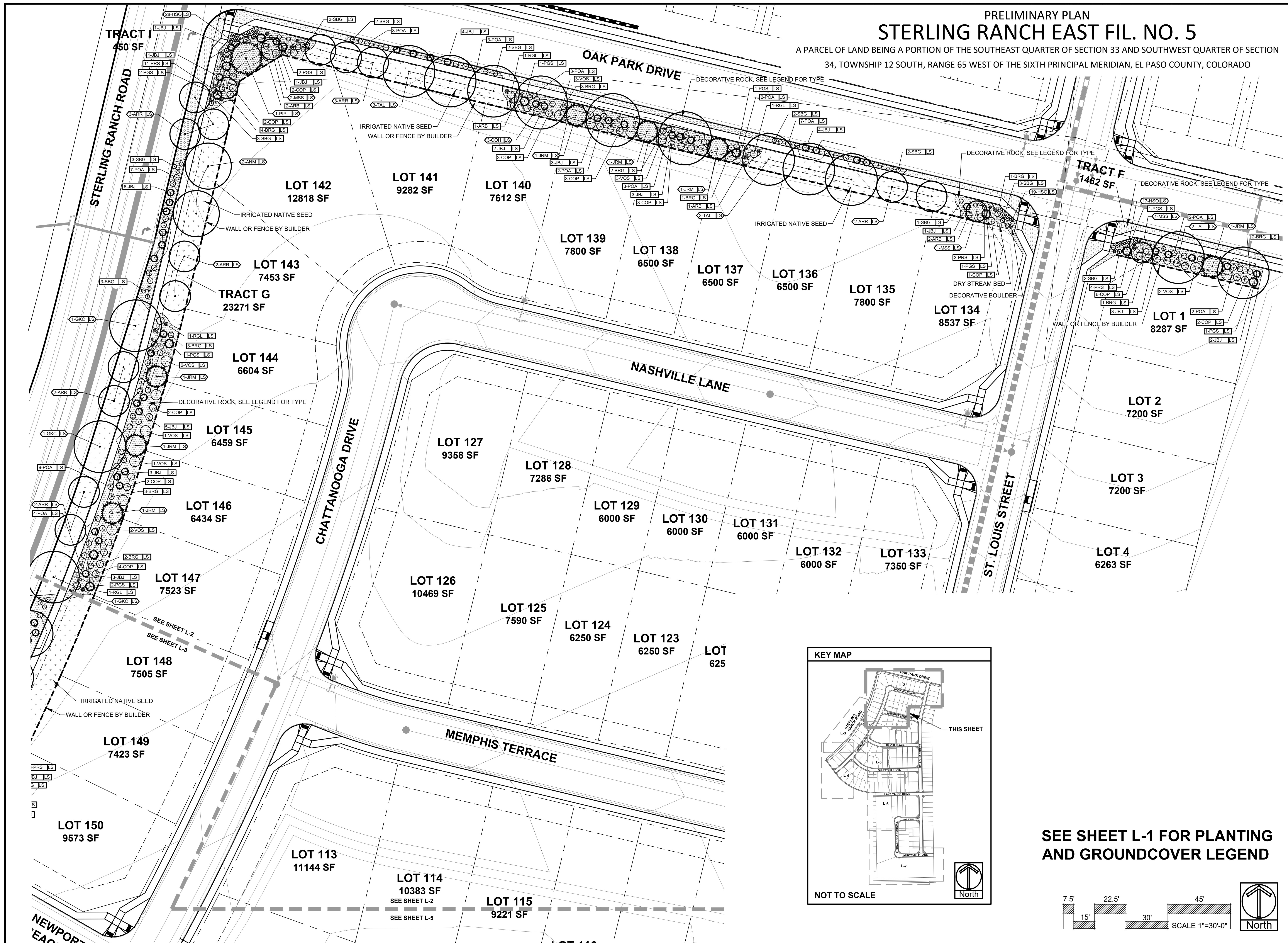
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SHEET #  
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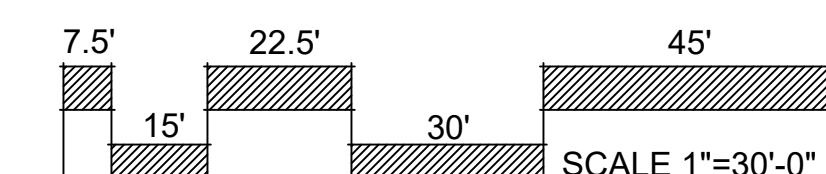


PRELIMINARY PLAN  
STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND



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719-537-6313

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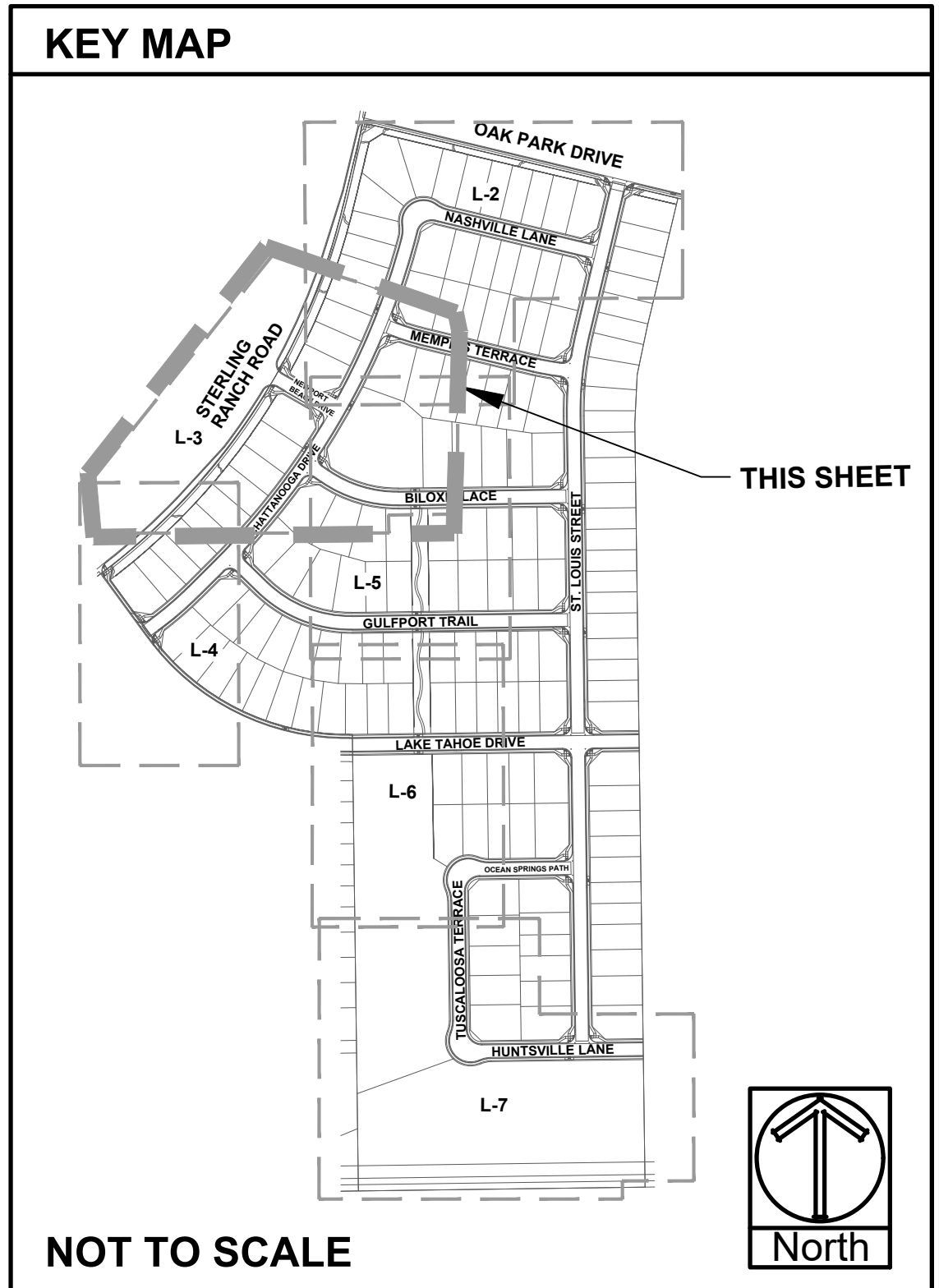
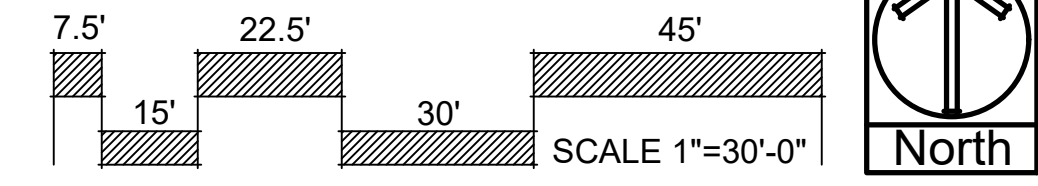
STERLING RANCH EAST  
FILING # 5  
STERLING RANCH ROAD & LAKE TAHOE DRIVE

JOB NUMBER 2711-0723  
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# PRELIMINARY PLAN STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



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719-537-4313

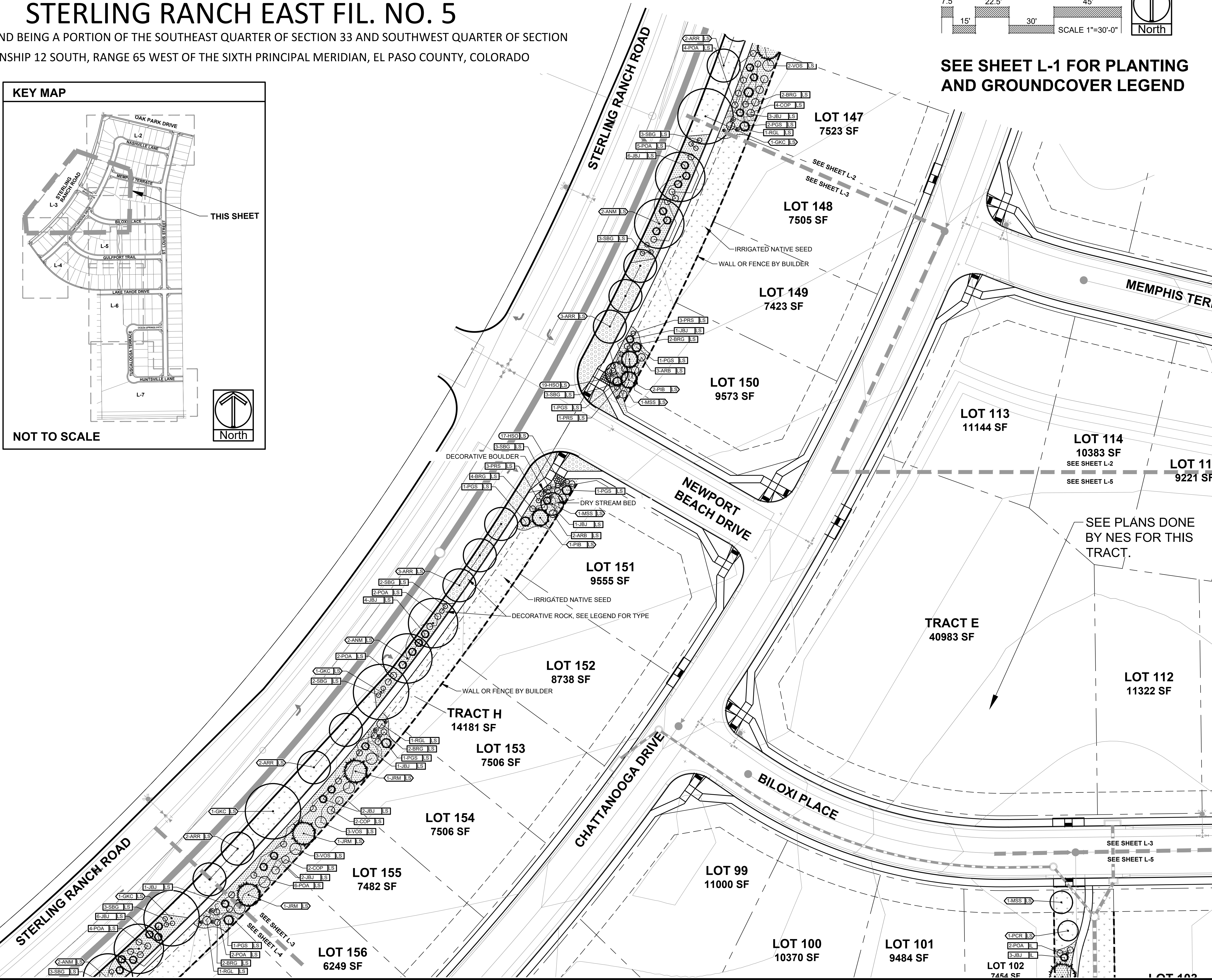
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STERLING RANCH EAST  
FILING # 5  
STERLING RANCH ROAD & LAKE TAHOE DRIVE

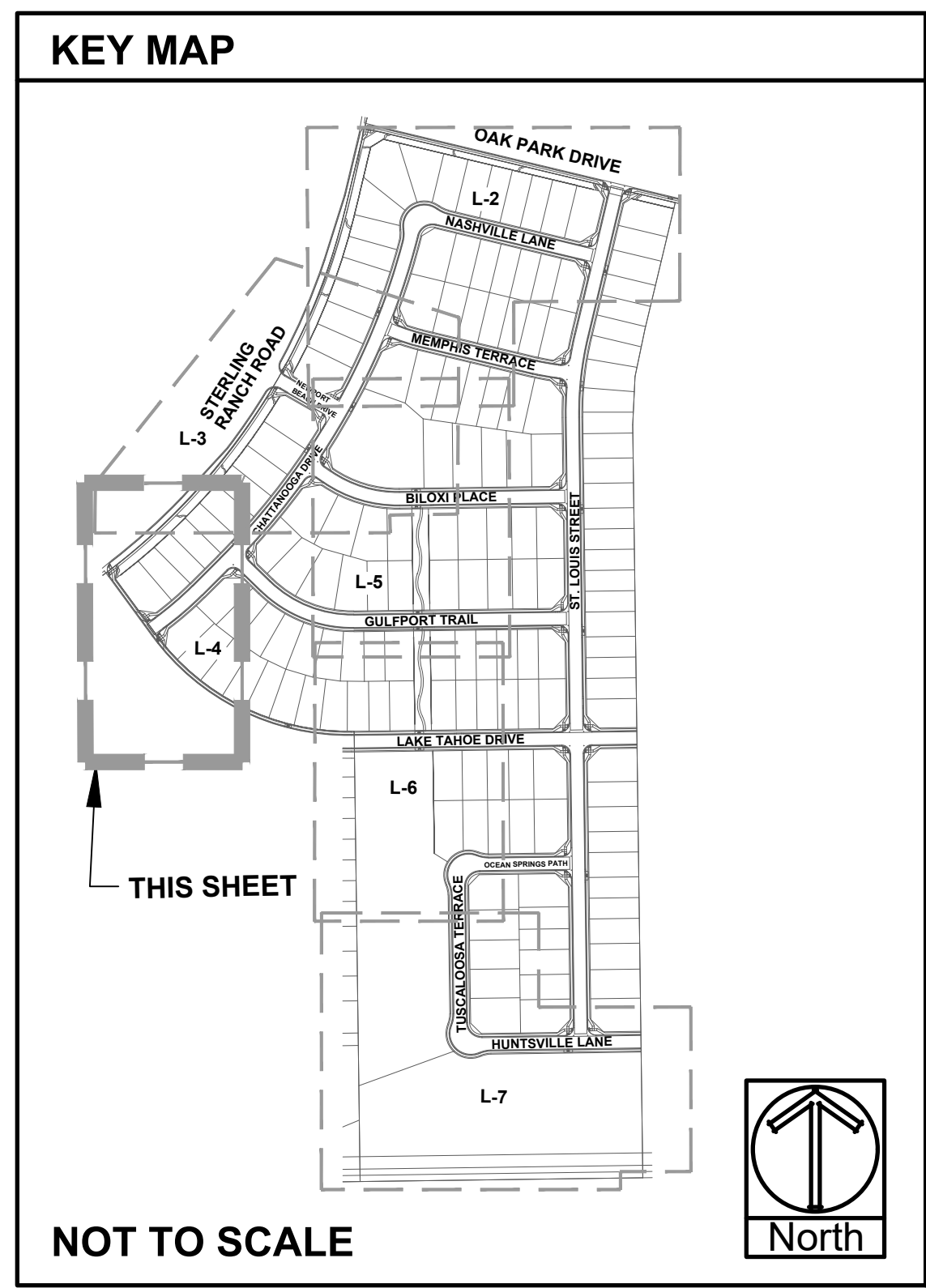
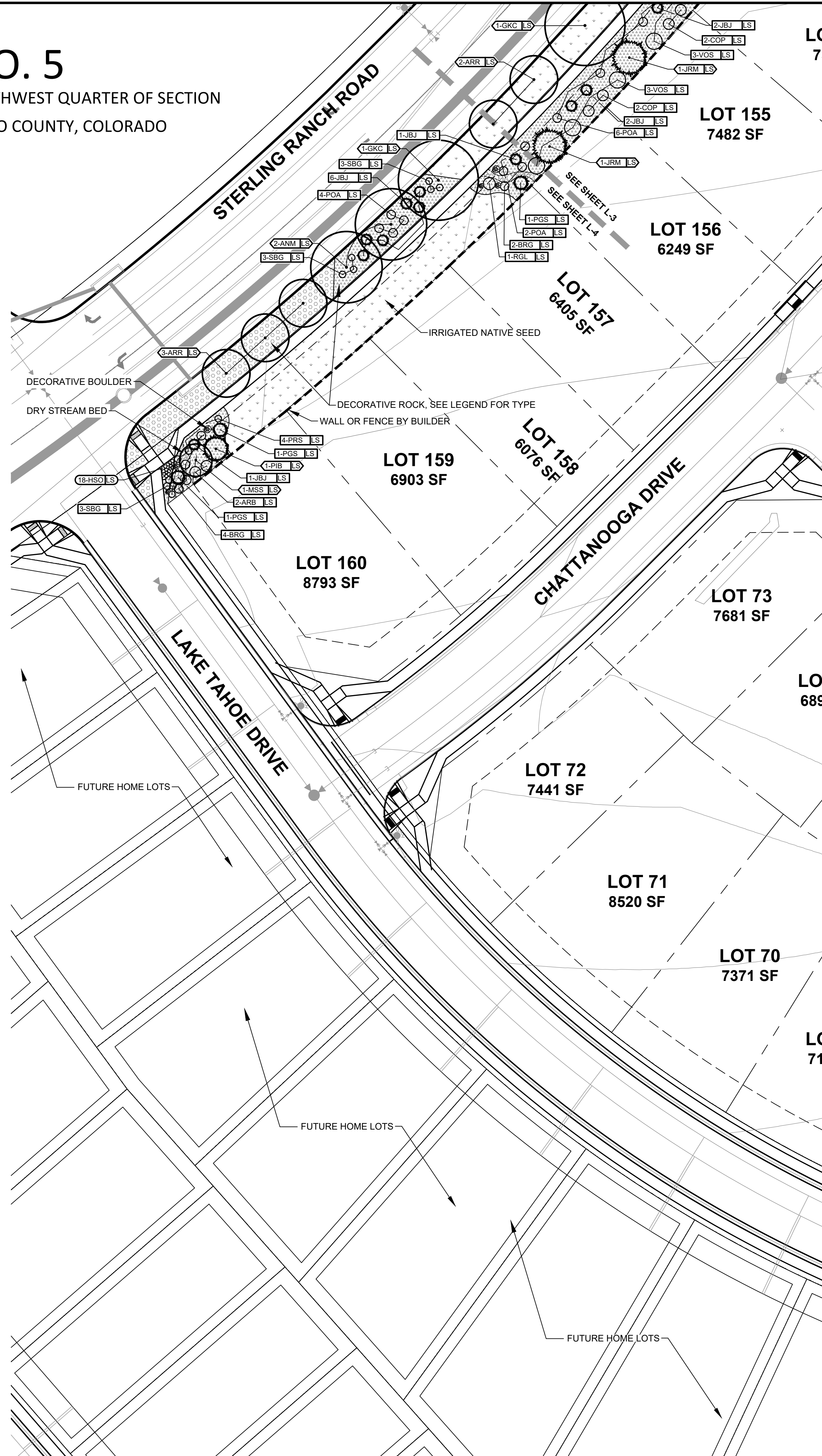
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SHEET #	SHEET 12 OF 21



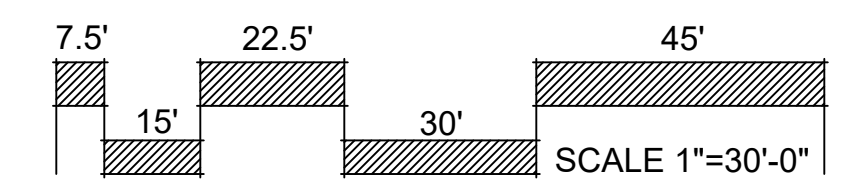


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A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



**SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND**



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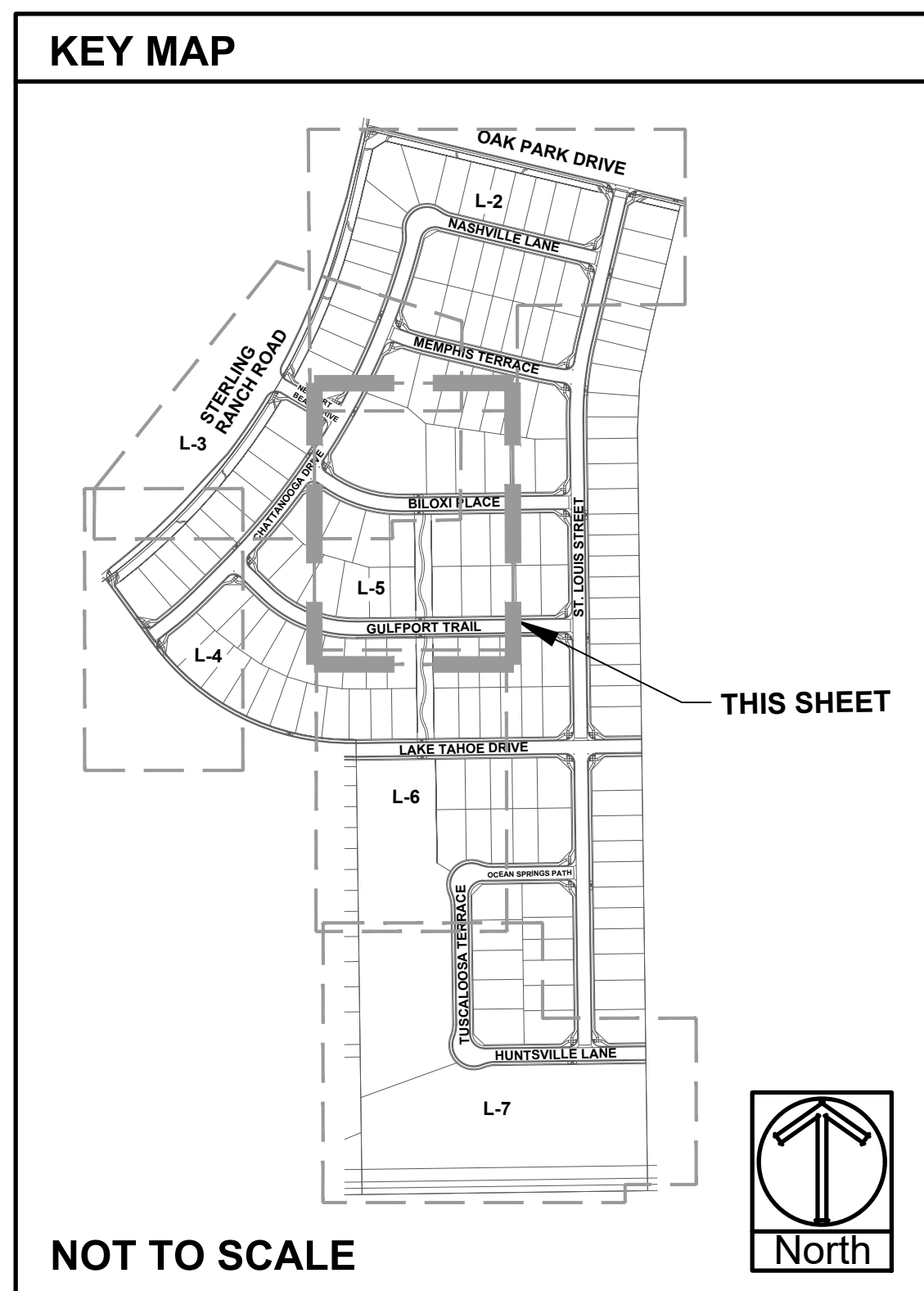
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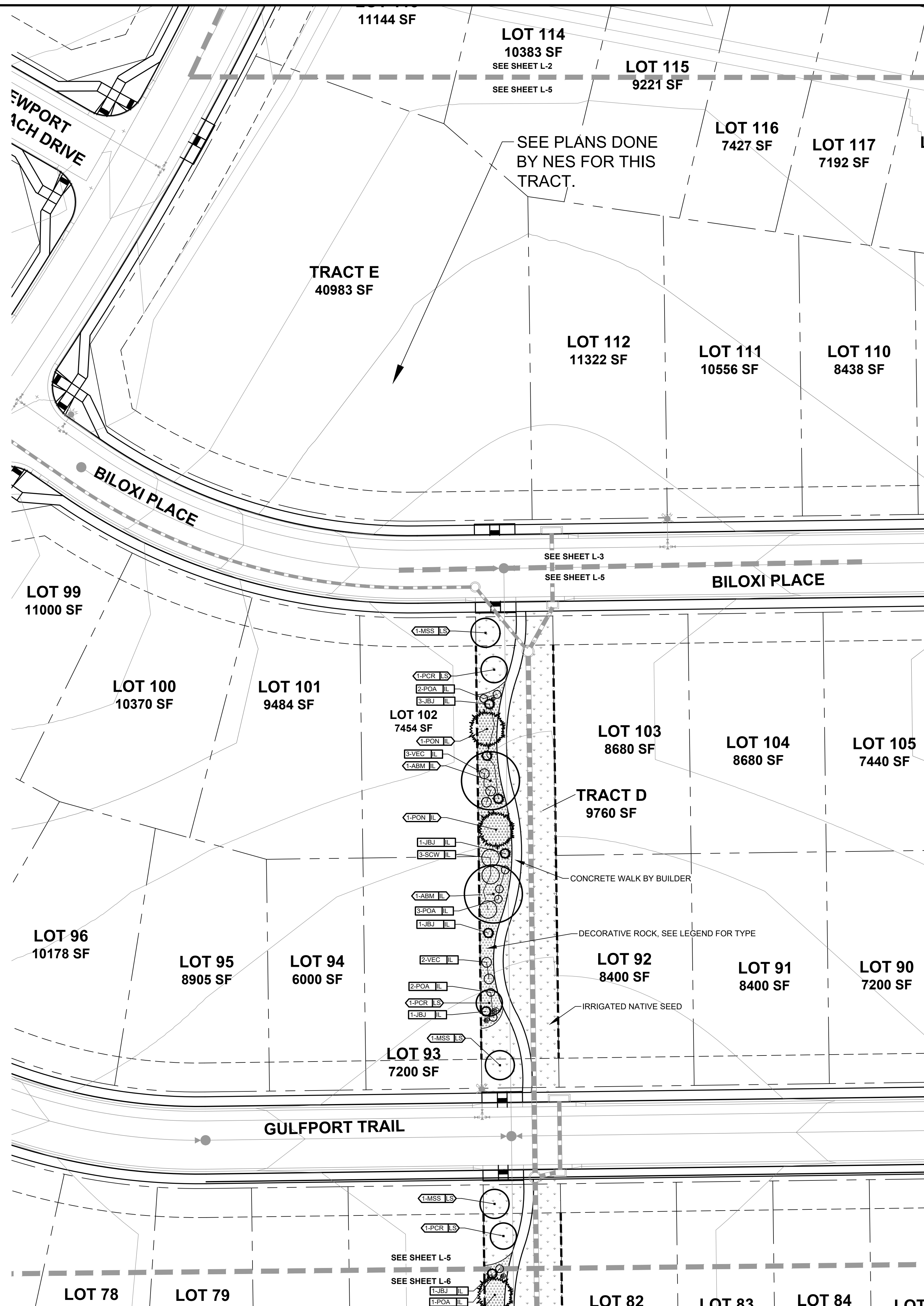
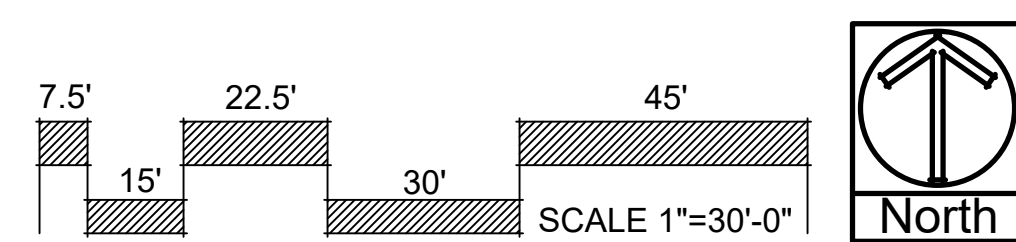


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SEE SHEET L-1 FOR PLANTING AND GROUND COVER LEGEND



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1925 AEROPOLAZA DRIVE  
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719-537-3313

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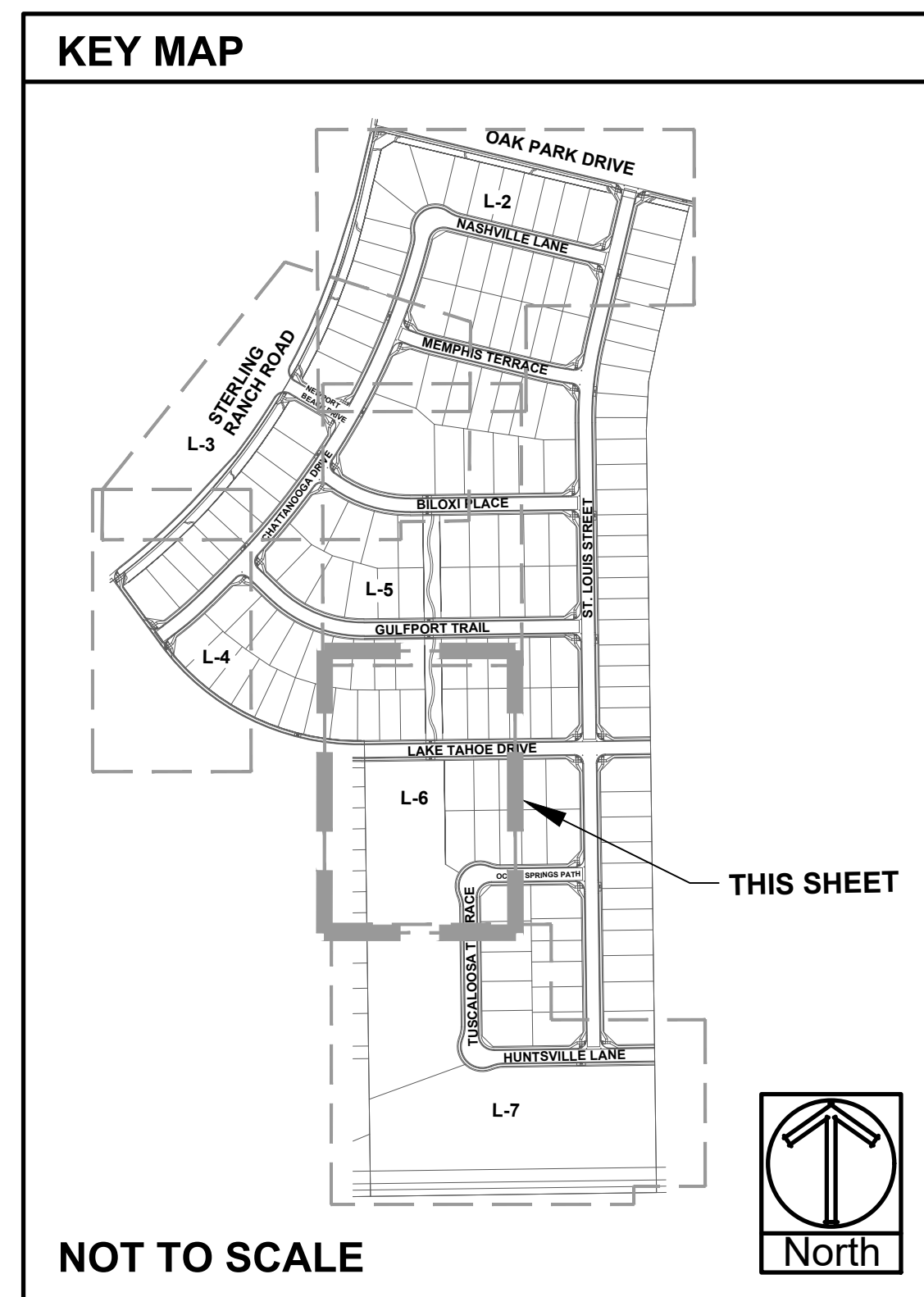
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FILING # 5  
STERLING RANCH ROAD & LAKE TAHOE DRIVE

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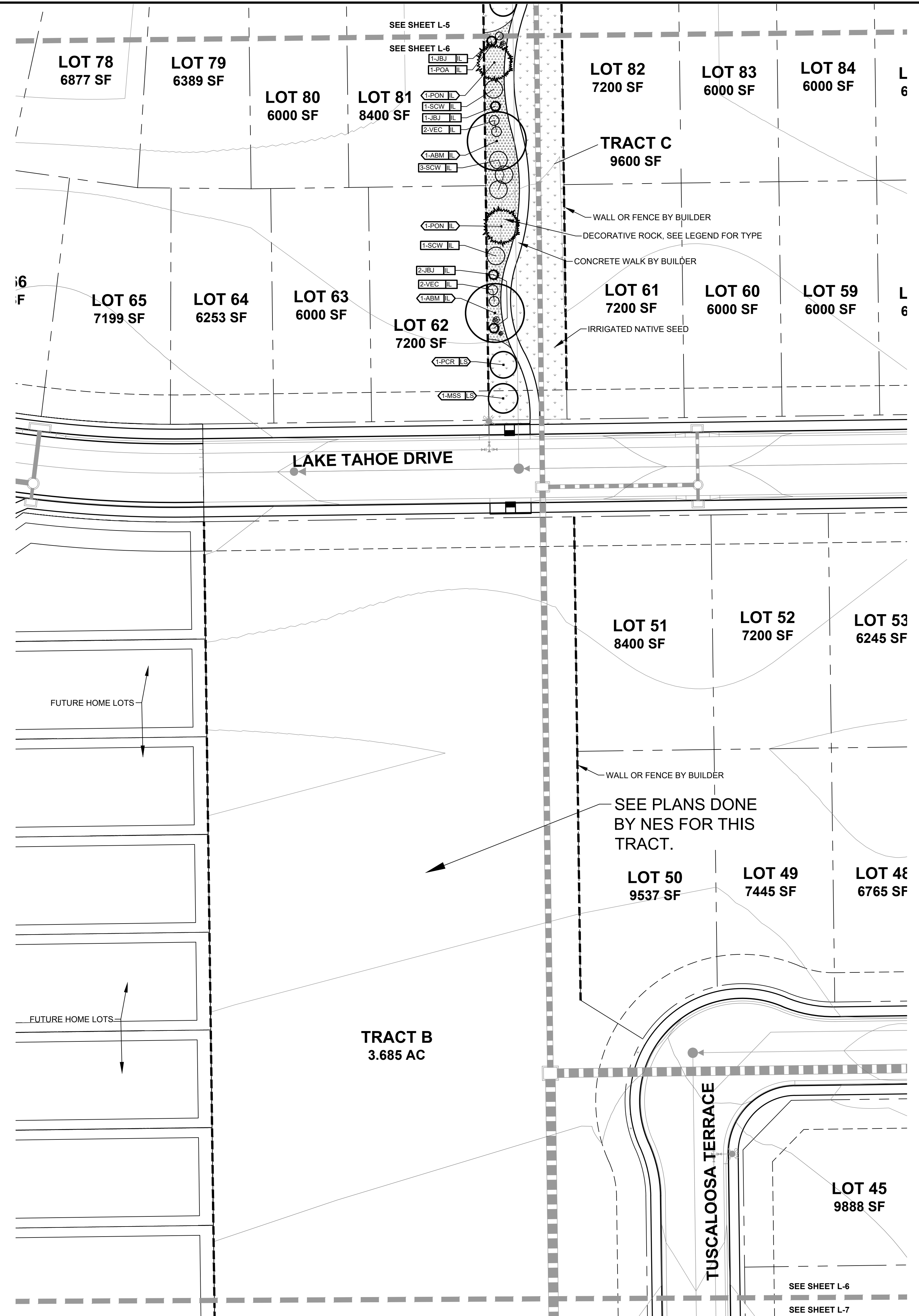
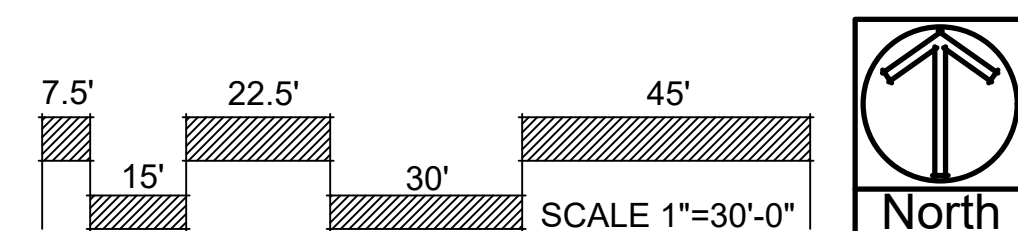


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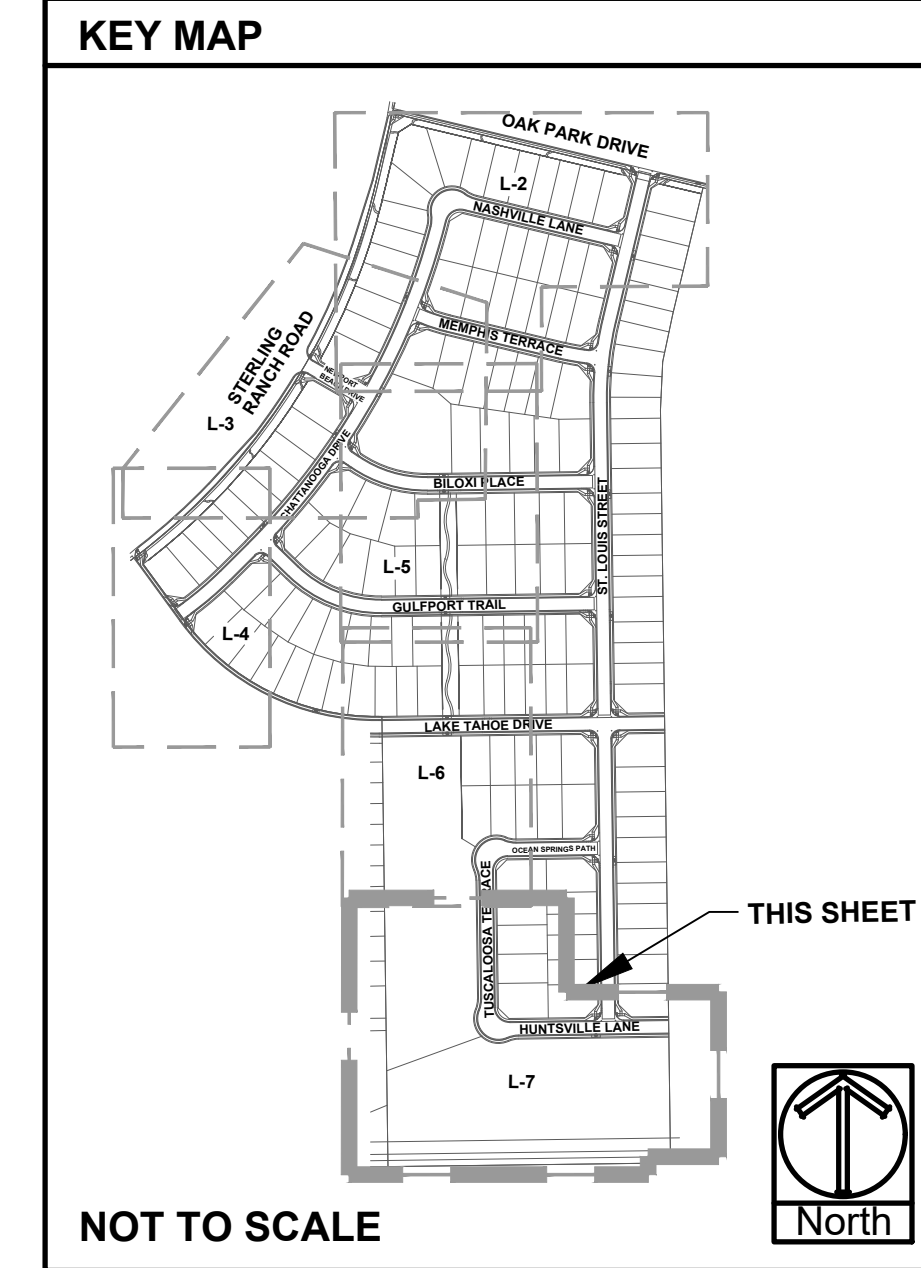
STERLING RANCH EAST  
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STERLING RANCH ROAD & LAKE TAHOE DRIVE

JOB NUMBER	2711-0723
DATE	7/27/2023
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SHEET #	SHEET 15 OF 21



# PRELIMINARY PLAN STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



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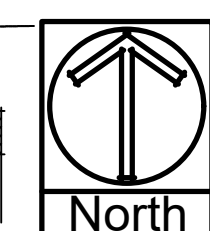
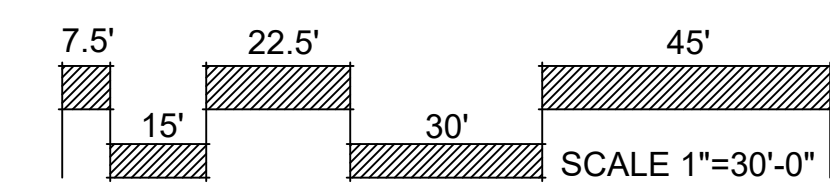
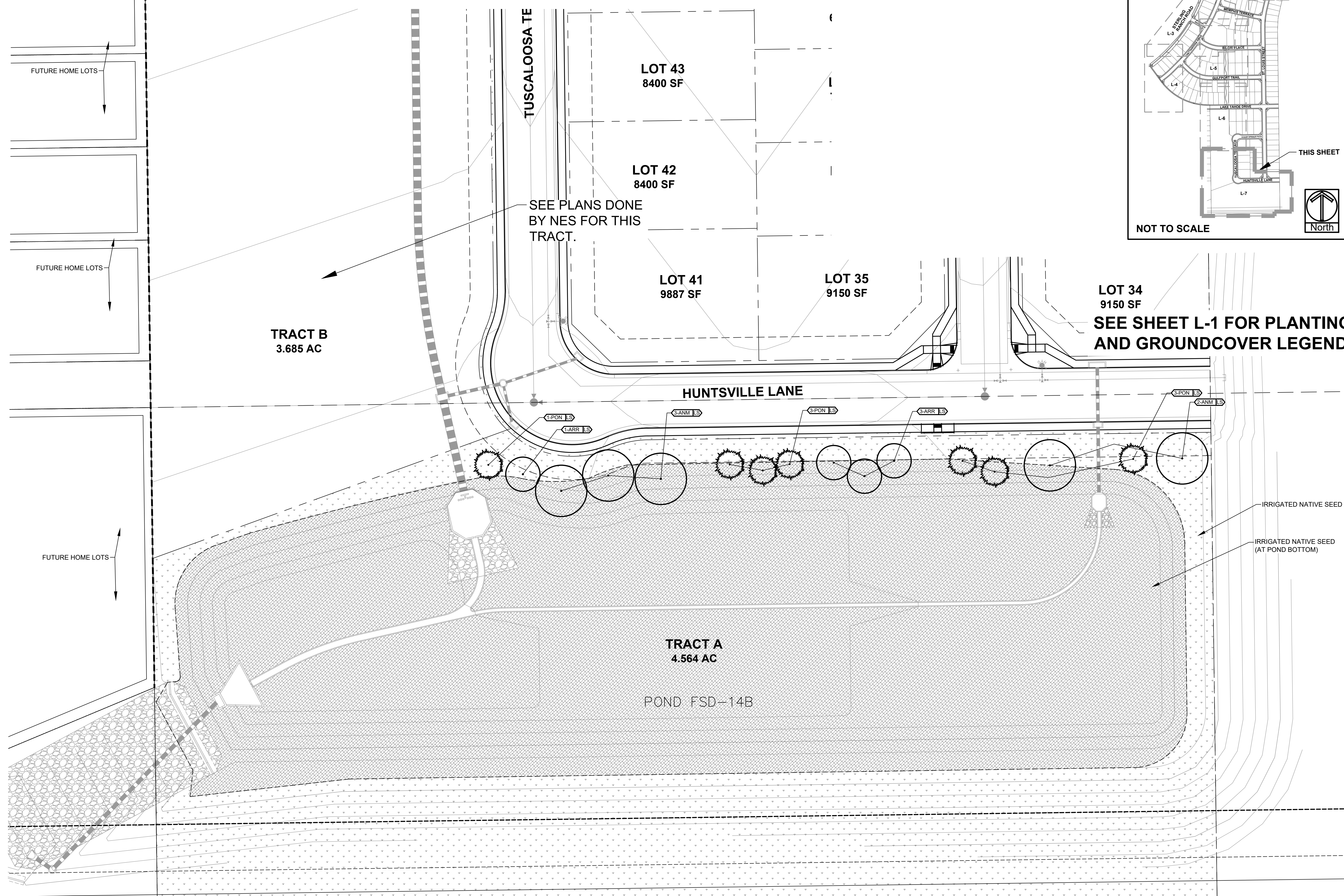
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**STERLING RANCH EAST**  
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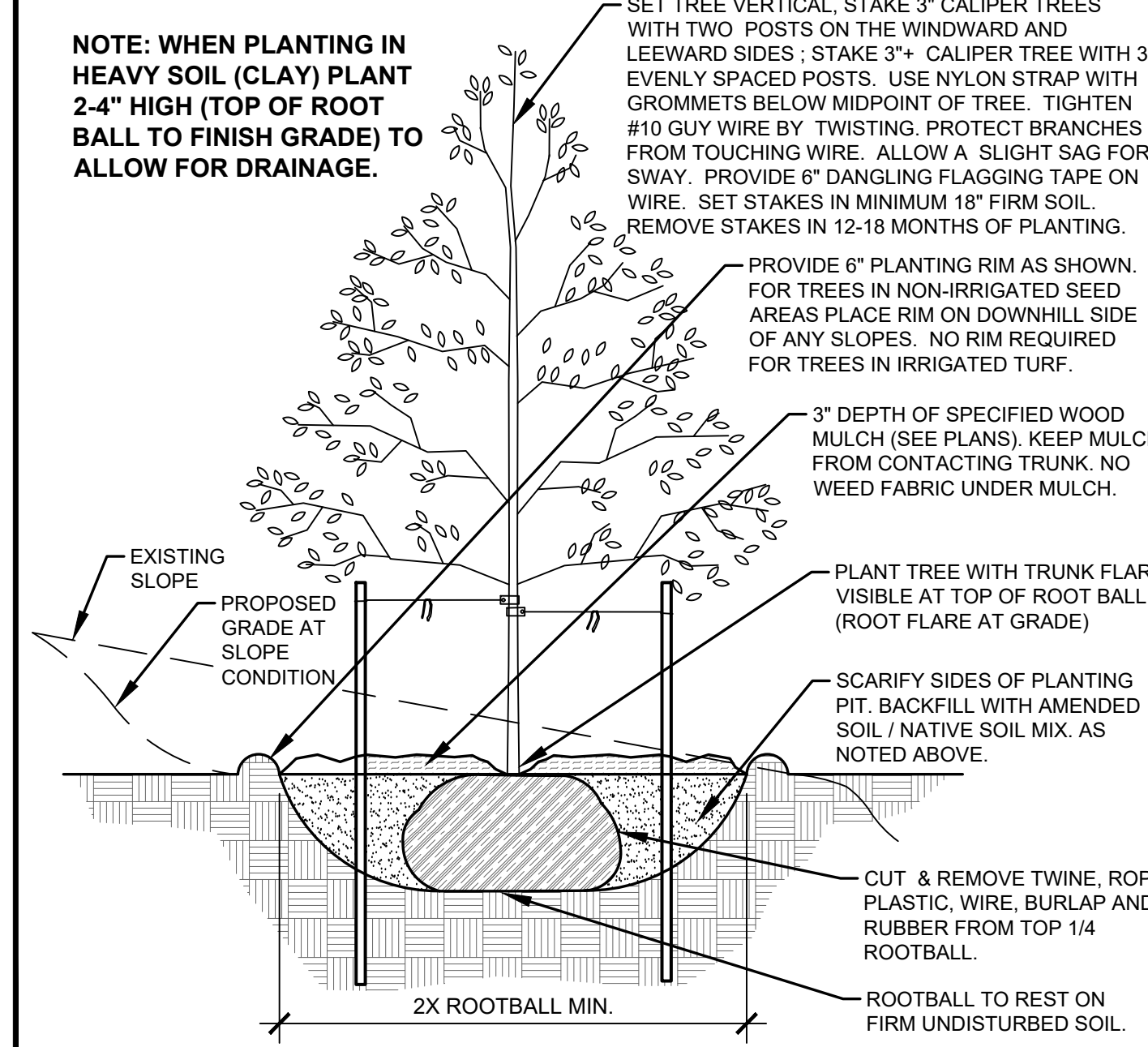


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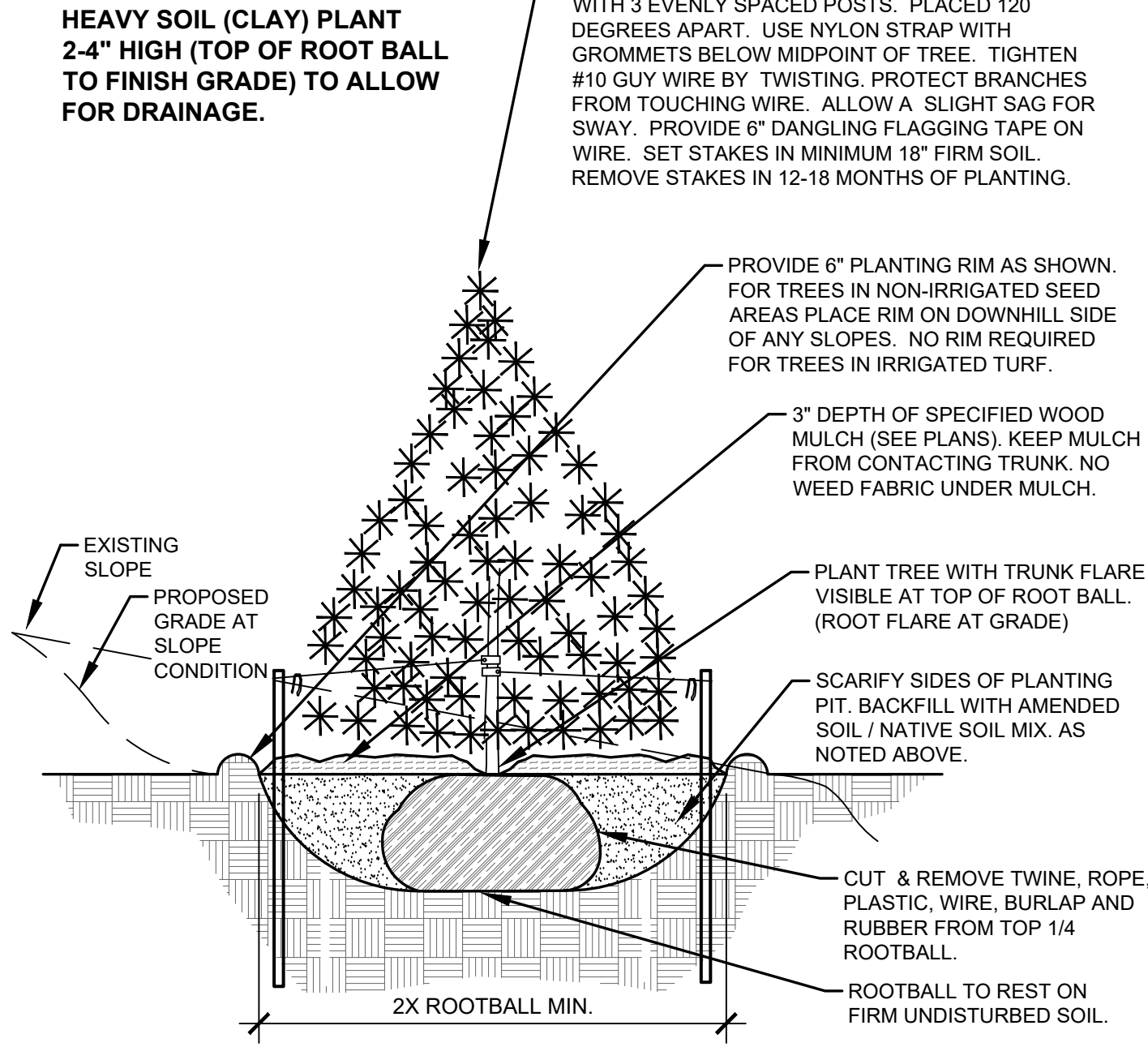
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COLORADO SPRINGS, CO 80916  
719-527-6313

- 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.



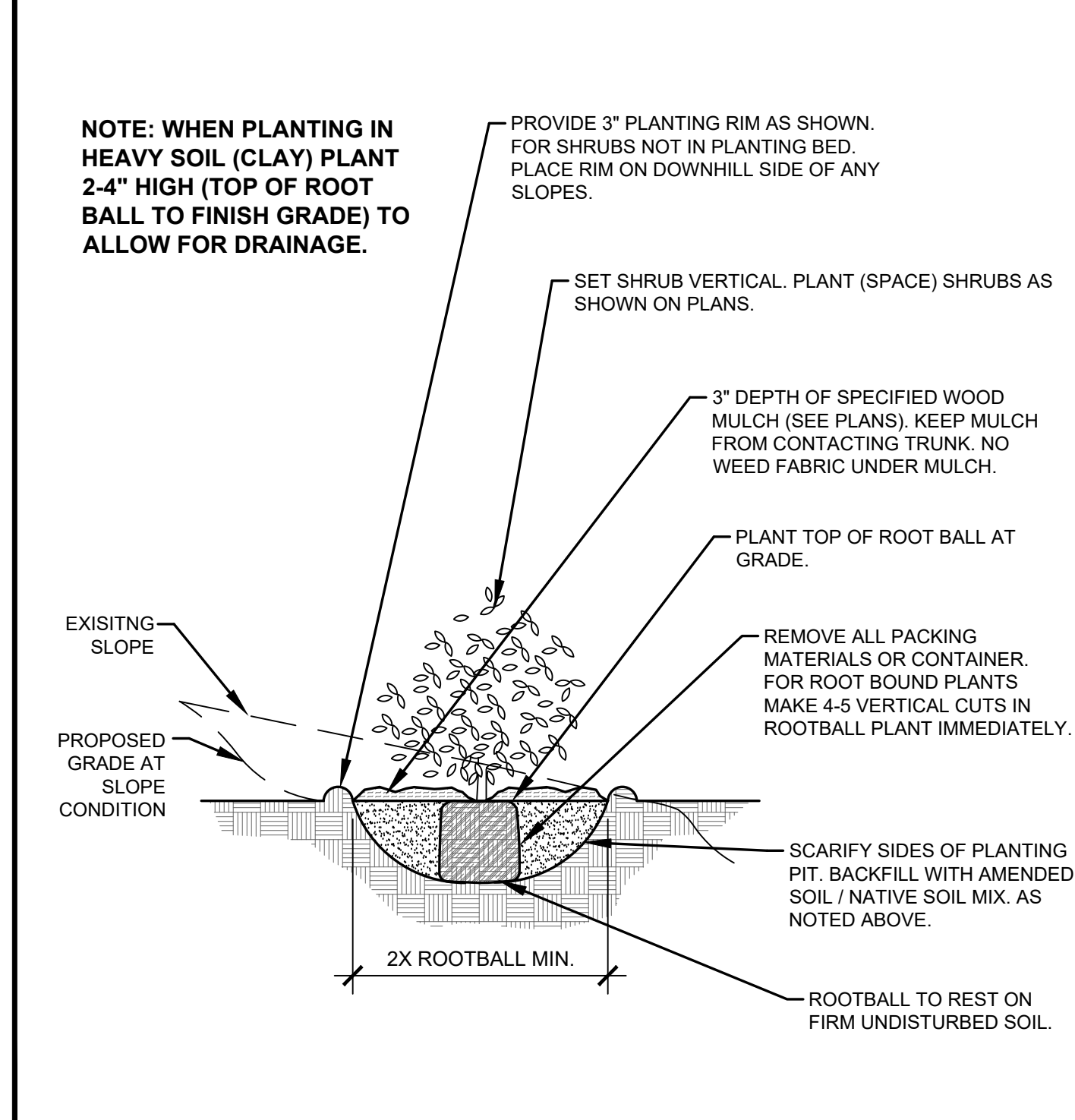
**A** DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

- NOTES:**
- 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.



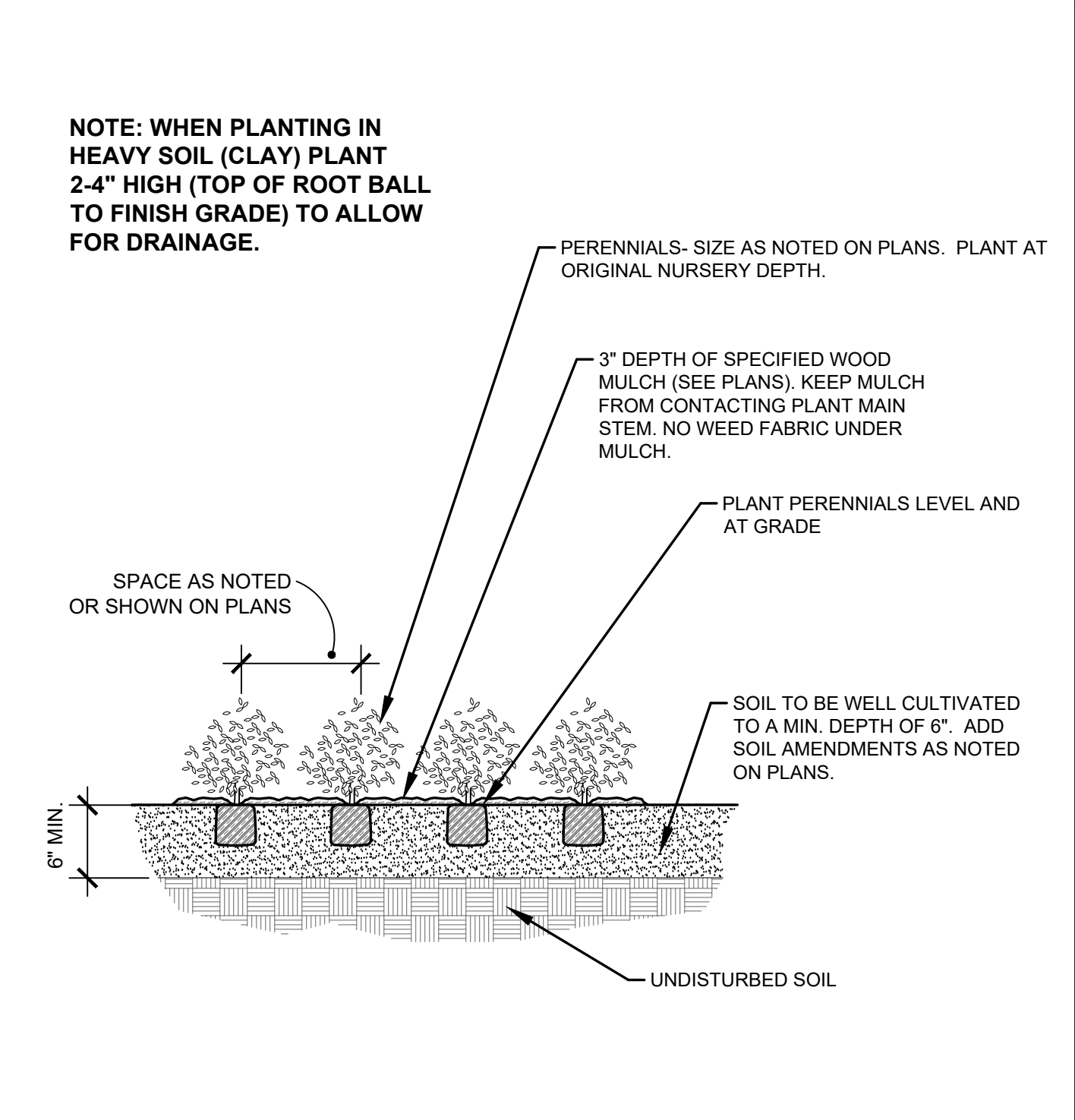
**B** EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE

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



**D** PERENNIAL PLANTING DETAIL  
NOT TO SCALE

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

- LANDSCAPE INSTALLATION NOTES**
- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
  - SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
  - ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
  - LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 9" O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
  - ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH. 3" IN DEPTH WITH NO WEED FABRIC. NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
  - ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
  - CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
  - EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
  - IF APPLICABLE: ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B' TOPSOIL OR EQUAL.
  - ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
  - LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
  - TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER, STORM DRAINS OR ELECTRICAL UTILITIES. PLANTS NOT TO BE INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.
- EXISTING TREE PROTECTION (IF APPLICABLE)**  
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE. ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.
- BARK BEETLE PROTECTION NOTE (IF APPLICABLE)**  
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:  
--ASTROBRAND PERMETHRIN  
--APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURER'S GUIDELINES
- SLOPE PROTECTION (IF APPLICABLE)**  
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURER'S RECOMMENDATIONS.
- EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.
- CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA. A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

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

DATE	REVISION DESCRIPTION

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STERLING RANCH EAST  
FILING # 5  
STERLING RANCH ROAD & LAKE TAHOE DRIVE

JOB NUMBER  
**2711-0723**

DATE  
7/27/2023

DRAWN BY  
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DRAWING DESCRIPTION  
**PLANTING DETAILS & NOTES**

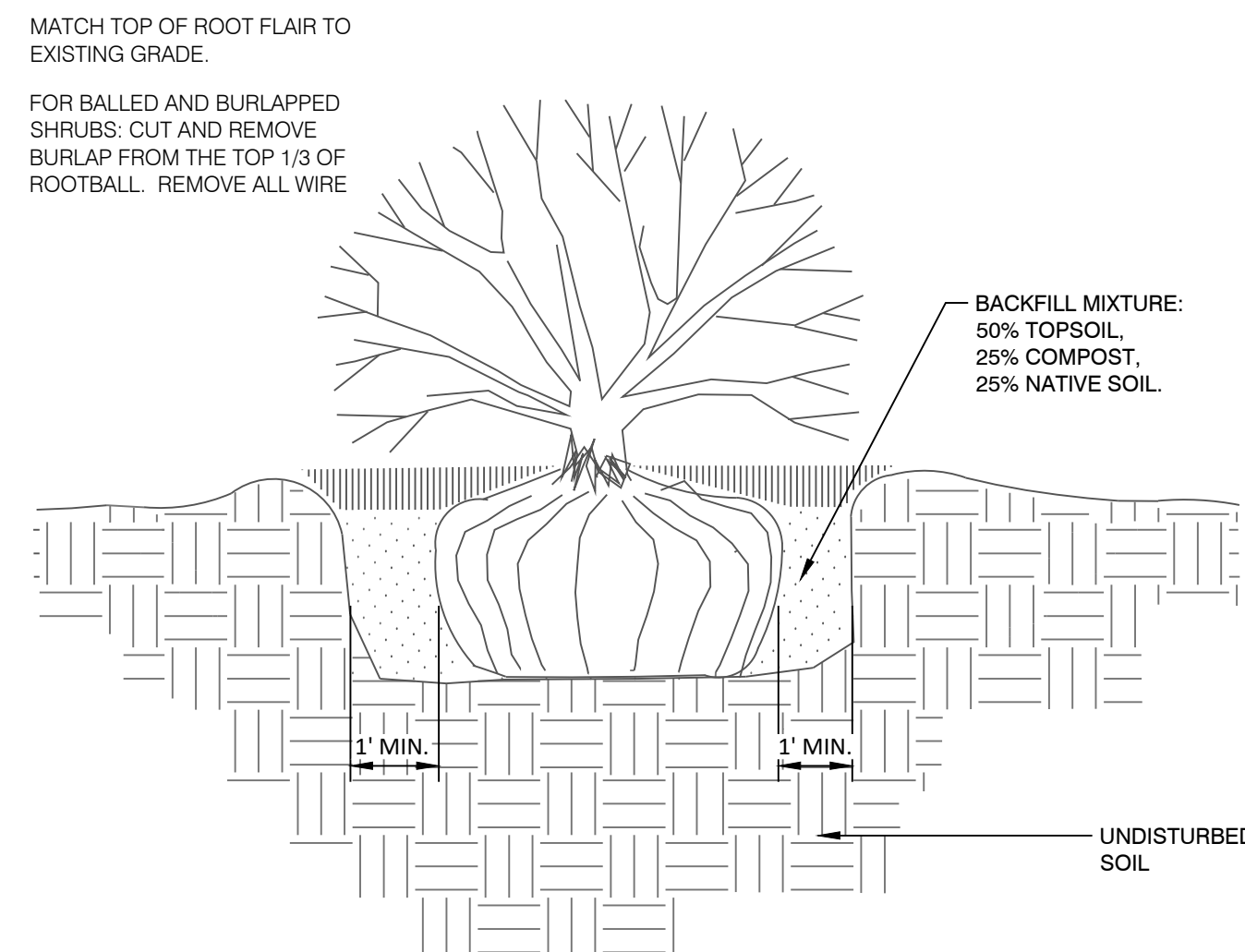
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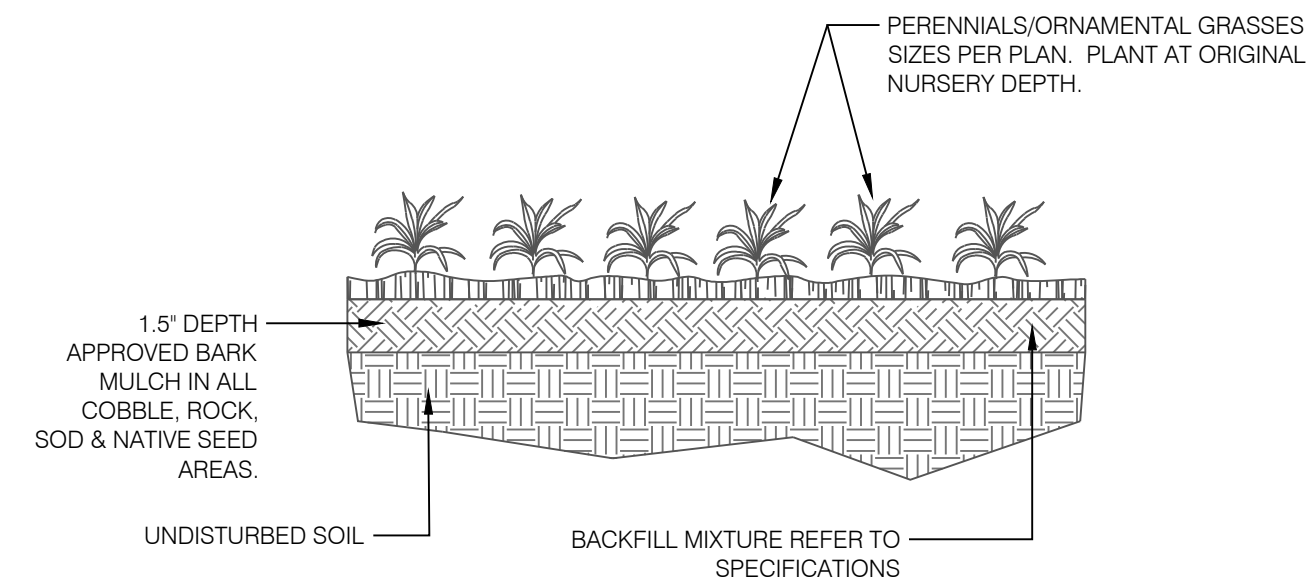


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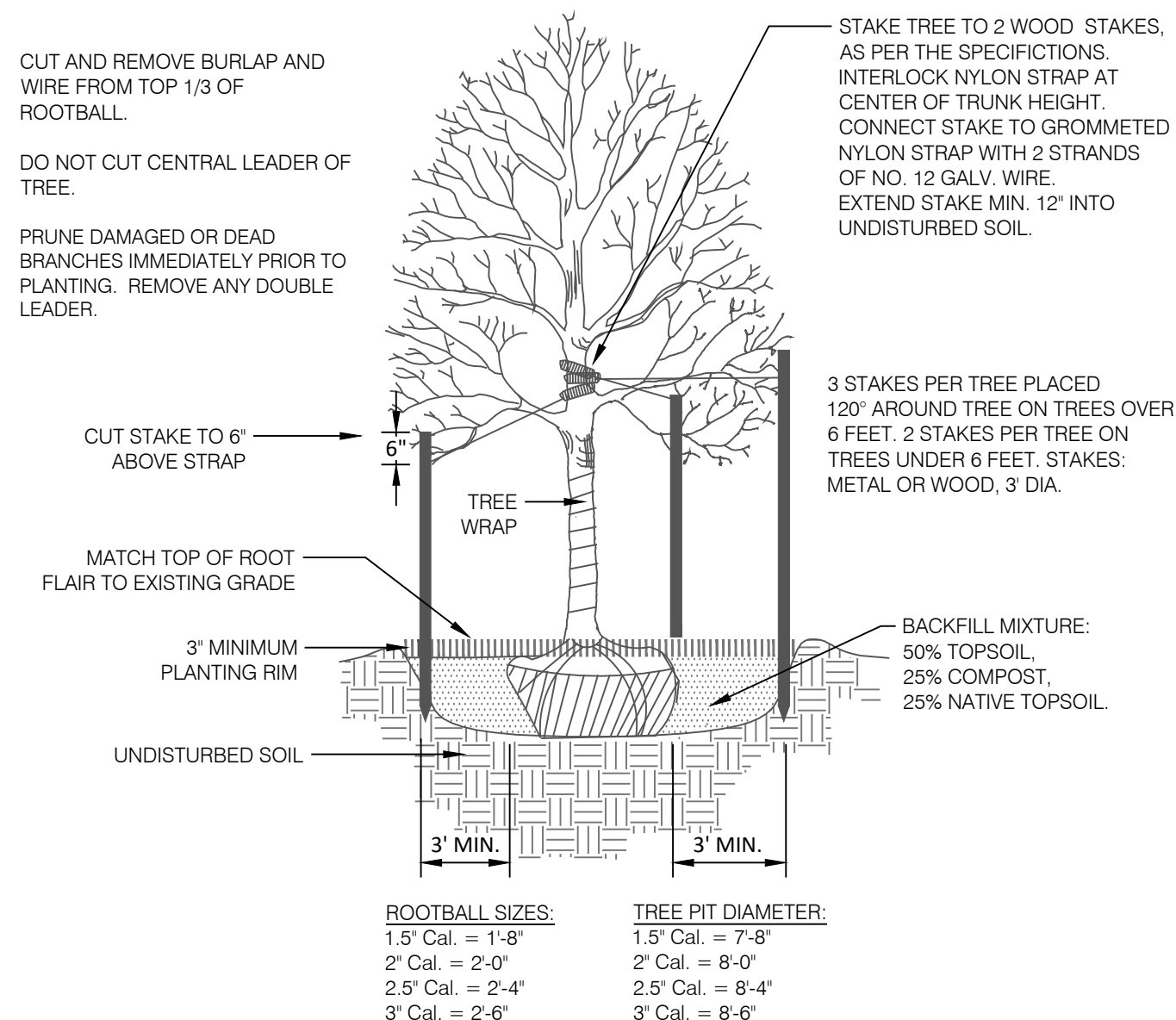
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



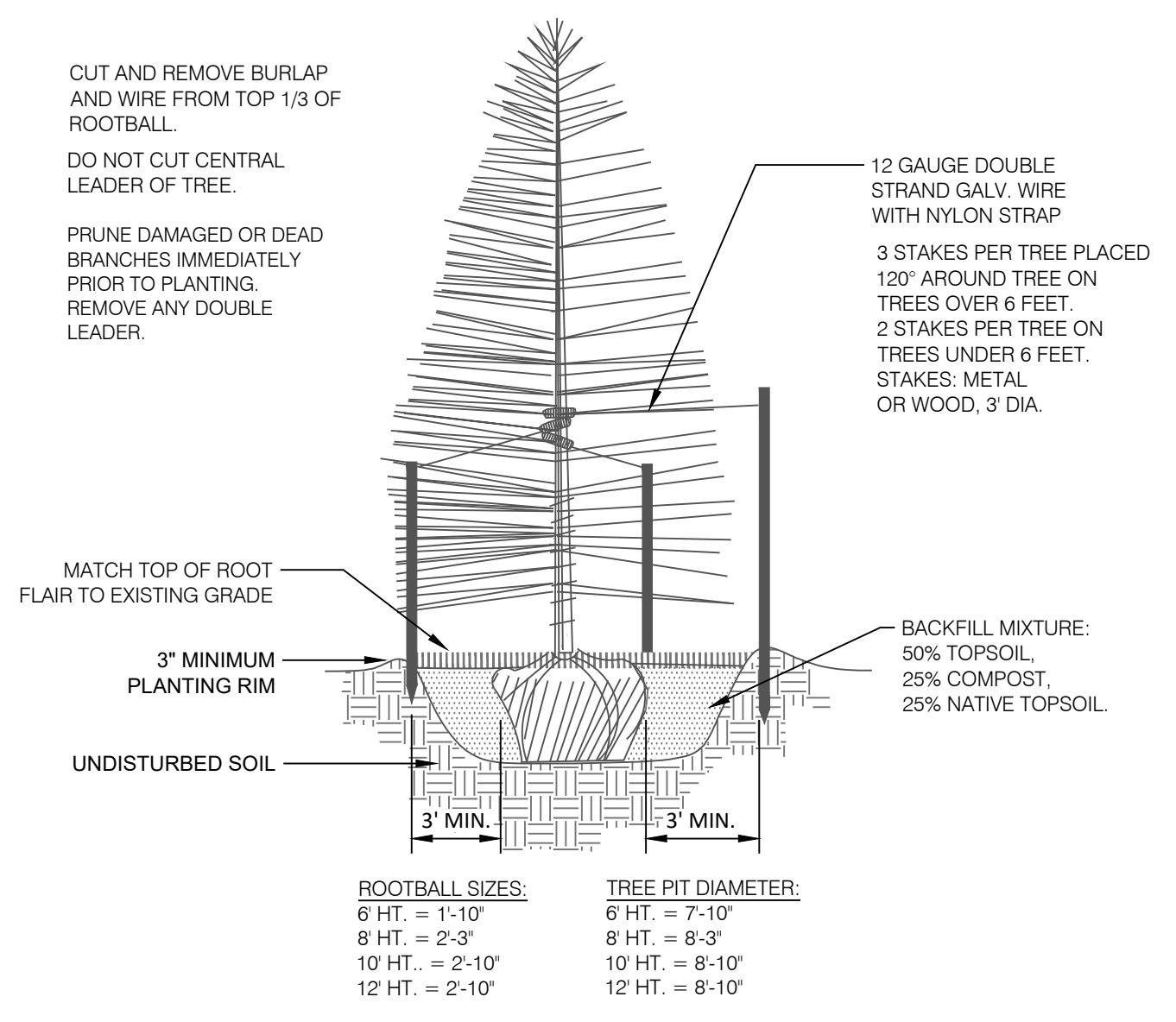
**1** SHRUB PLANTING DETAIL  
N.T.S. P-WA-24



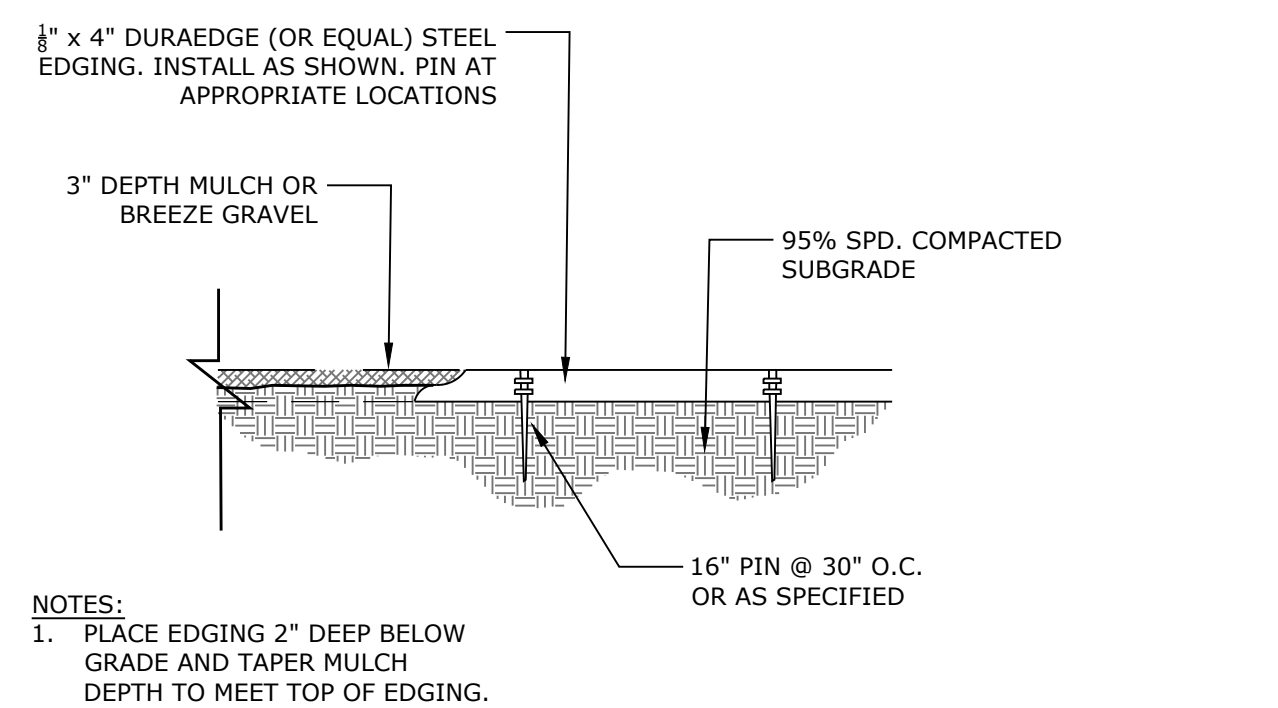
**2** PERENNIAL / ORNAMENTAL GRASS PLANTING  
N.T.S. 3293-04



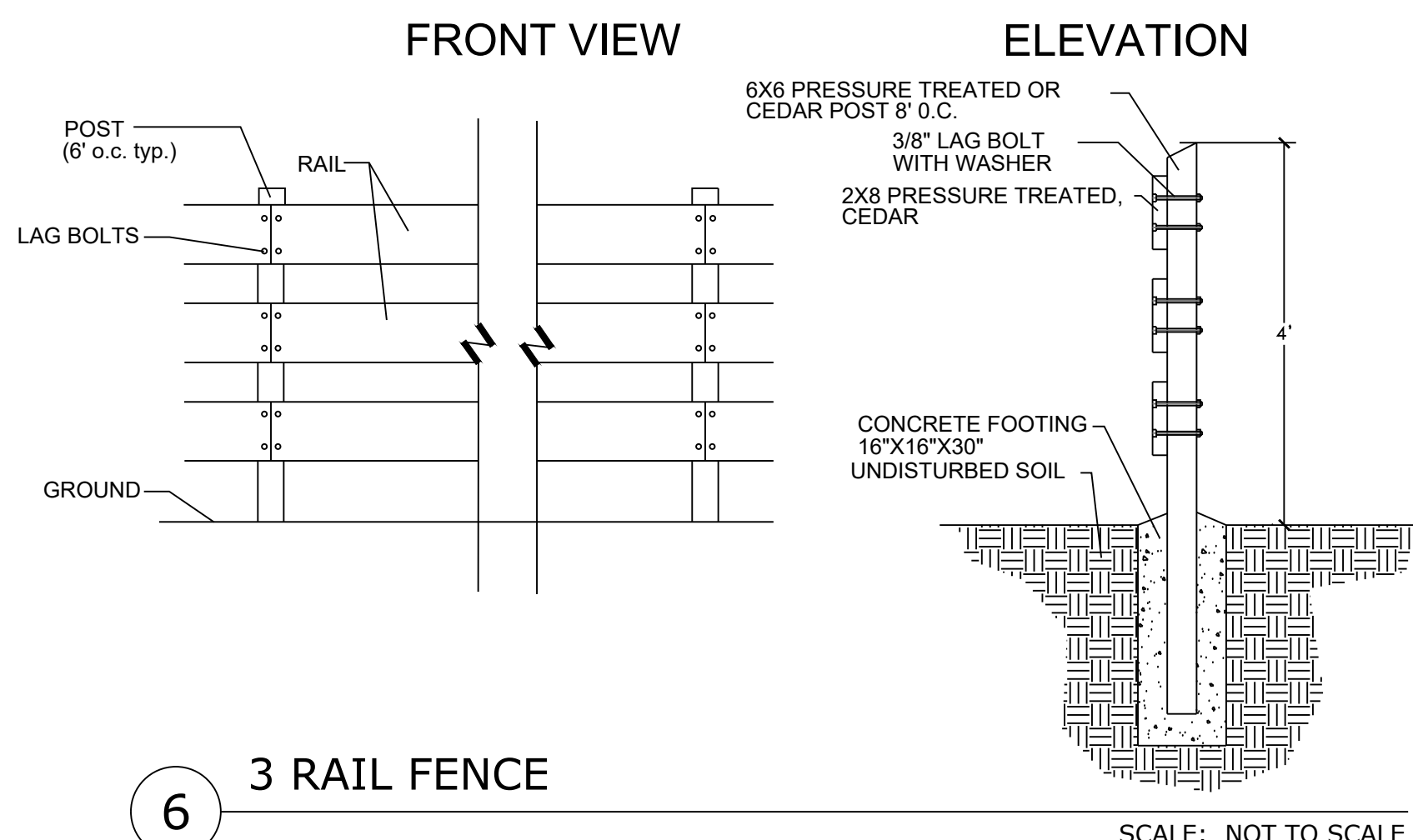
**3** DECIDUOUS TREE PLANTING DETAIL  
N.T.S. P-WA-20



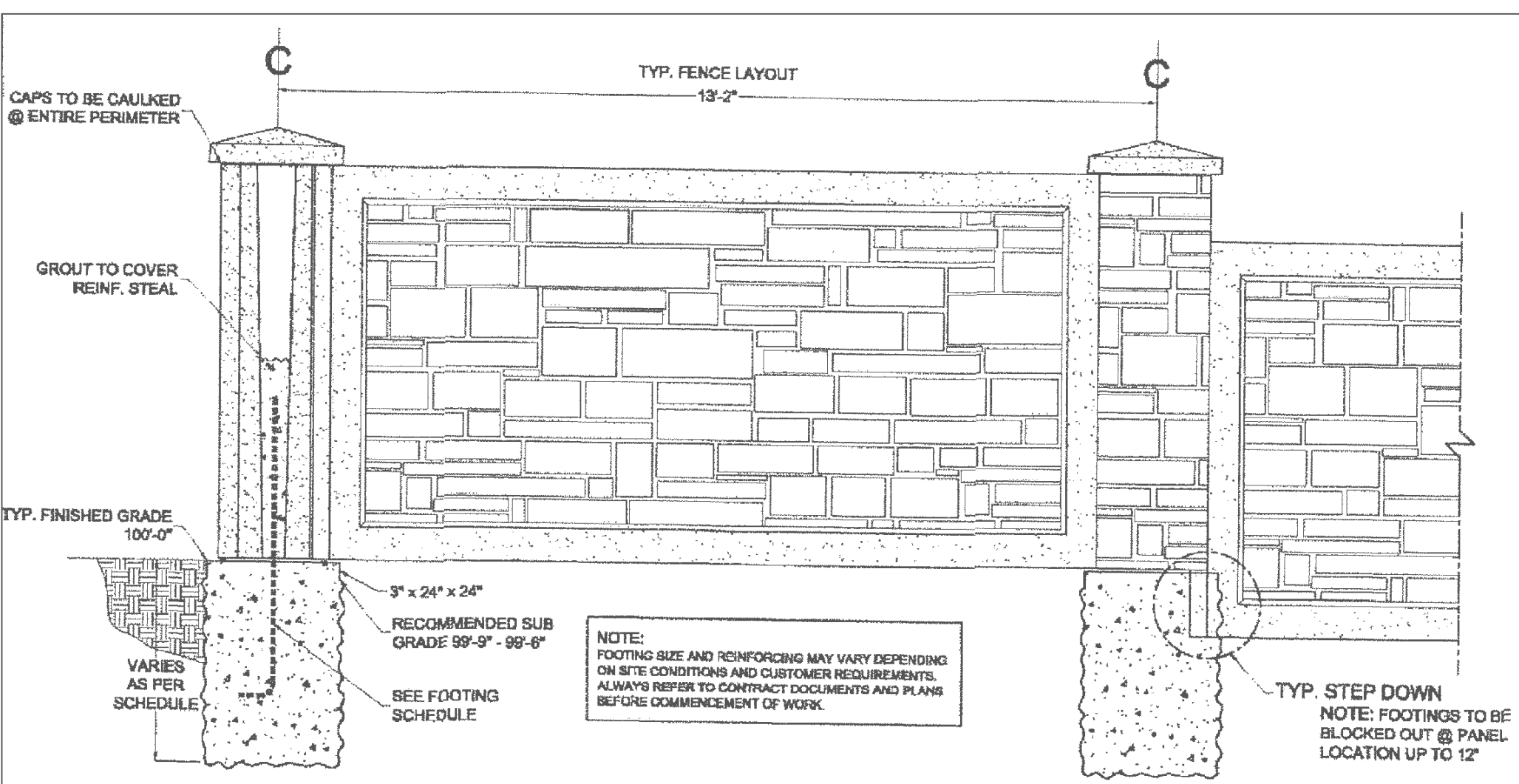
**4** CONIFEROUS TREE PLANTING DETAIL  
N.T.S. P-WA-21



**5** STEEL EDGING  
N.T.S. 329413-09



**6** 3 RAIL FENCE  
SCALE: NOT TO SCALE



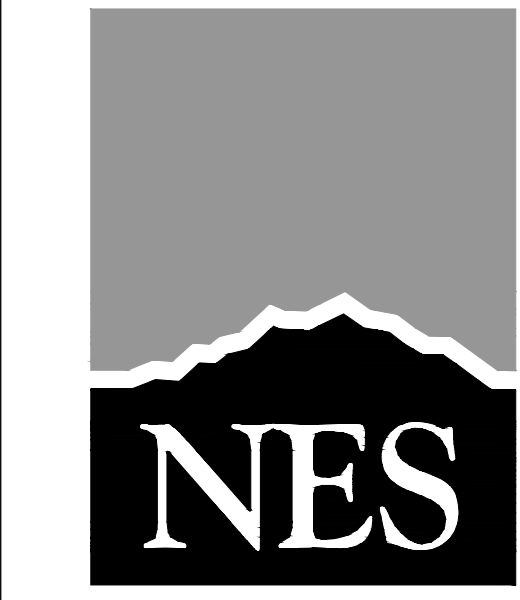
**7** 6' CONCRETE SLAT WALL  
N.T.S.

## PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY
	Ac2	2	Acer platanoides 'Columnare' / Columnar Norway Maple	45'	15'	2.5" Cal.	B&B		4S
	Tco	10	Tilia cordata / Littleleaf Linden	45'	35'	2" Cal.	B&B	NonX	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY
	Js	28	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	20'	4'	8" HT	B&B		125678D
	Ped	7	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B	Xeric	
	Pmu	3	Pinus mugo / Mugo Pine	20'	15'	6" HT	B&B	Xeric	
	Pni	6	Pinus nigra / Austrian Black Pine	60'	40'	8" HT	B&B	NonX	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY
	Pcn	1	Prunus cerasifera 'Newport' / Newport Flowering Plum	20'	15'	1.5" Cal.	B&B		4SS
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
	Bda	1	Buddleja davidii / Butterfly Bush	5'	5'	5 GAL	CONT	NonX	
	Pmo	17	Physocarpus monogynus / Mountain Ninebark	4'	4'	5 GAL	CONT	Xeric	
	Rau	26	Ribes aureum / Golden Currant	6'	6'	5 GAL	CONT	Xeric	
	Str	32	Spiraea trilobata 'Fairy Queen' / Fairy Queen Spirea	4'	4'	5 GAL	CONT	NonX	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
	Pgg	12	Picea pungens glauca 'Globosa' / Globed Colorado Blue Spruce	10'	10'	5 GAL	CONT	NonX	
	Pm	8	Pinus mugo 'Mops' / Mugo Pine	4'	4'	5 GAL	CONT	Xeric	1256D
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
	Cxa	69	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT	NonX	
	Ssc	46	Schizachyrium scoparium / Little Bluestem Grass	4'	2.5'	1 GAL	CONT	NonX	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
	Ami	31	Achillea millefolium / Common Yarrow	3'	2'	1 GAL	CONT	NonX	

## GROUND COVER LEGEND

	LOW ALTERNATIVE TURF GRASS	105,032 sf		TALL FESCUE SOD	24,035 sf
	ROCK MULCH	12,131 sf		PLAYGROUND MULCH	2,883 sf



N.E.S. Inc.  
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www.nescolorado.com  
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PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

## STERLING RANCH EAST FILING 5 TRACT E & B PARK PLAN

DATE: 07.27.23  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. WILLIAMS

STAMP

ISSUE INFO

## LANDSCAPE DETAILS

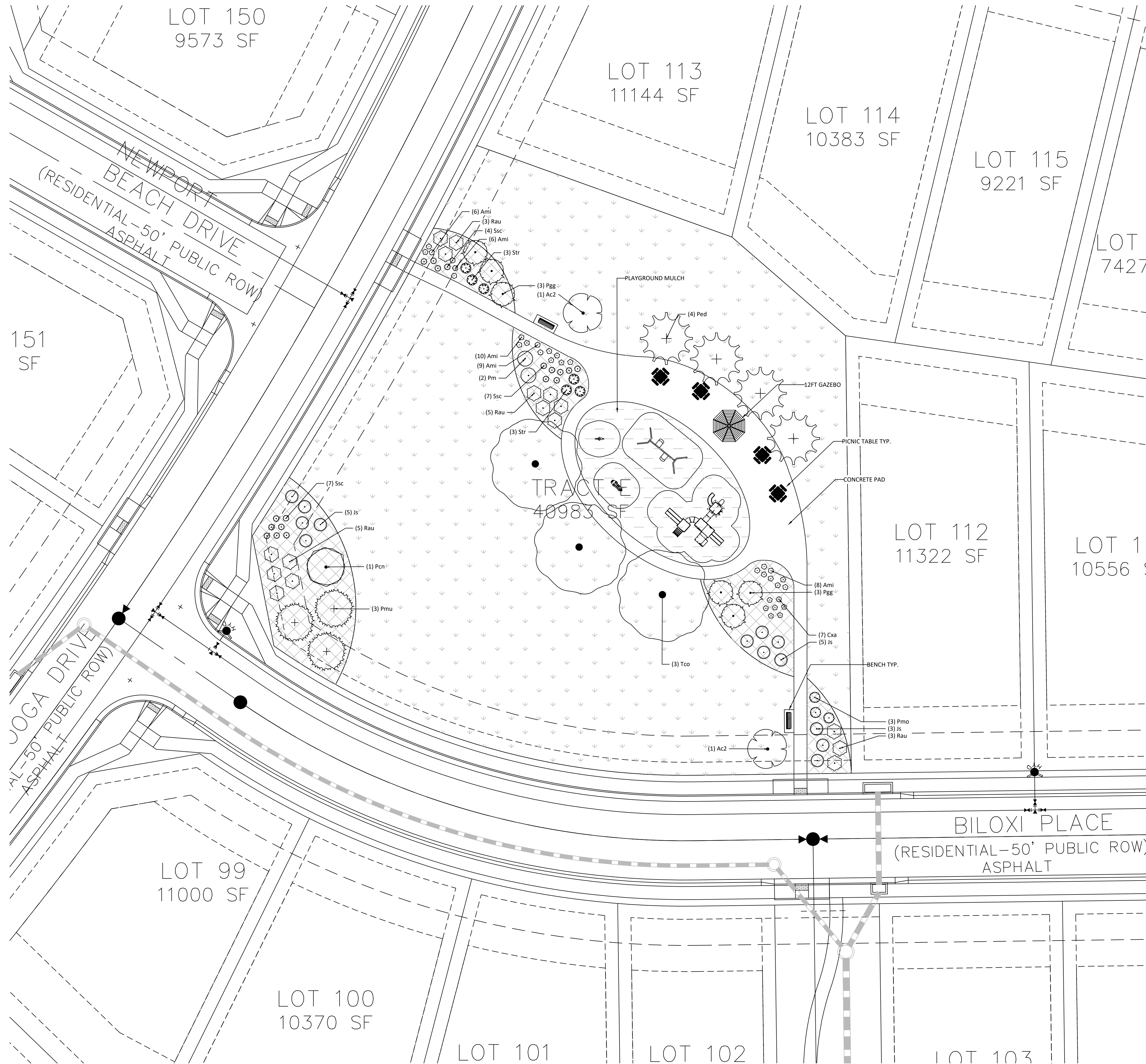
18  
18 OF 21  
SHEET NUMBER  
PLAN FILE #

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# PRELIMINARY PLAN STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



## GROUND COVER LEGEND

	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX	105,032 sf
	ROCK MULCH	12,131 sf
	TALL FESCUE SOD	24,035 sf
	PLAYGROUND MULCH	2,883 sf

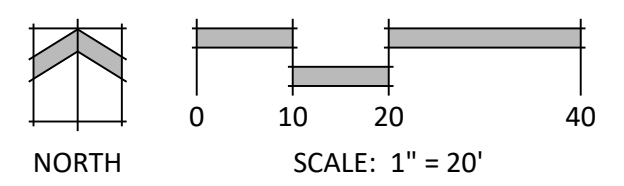


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## STERLING RANCH EAST FILING 5

TRACT E & B  
PARK PLAN

DATE: 07.27.23  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. WILLIAMS



TRACT E LANDSCAPE PLAN

19

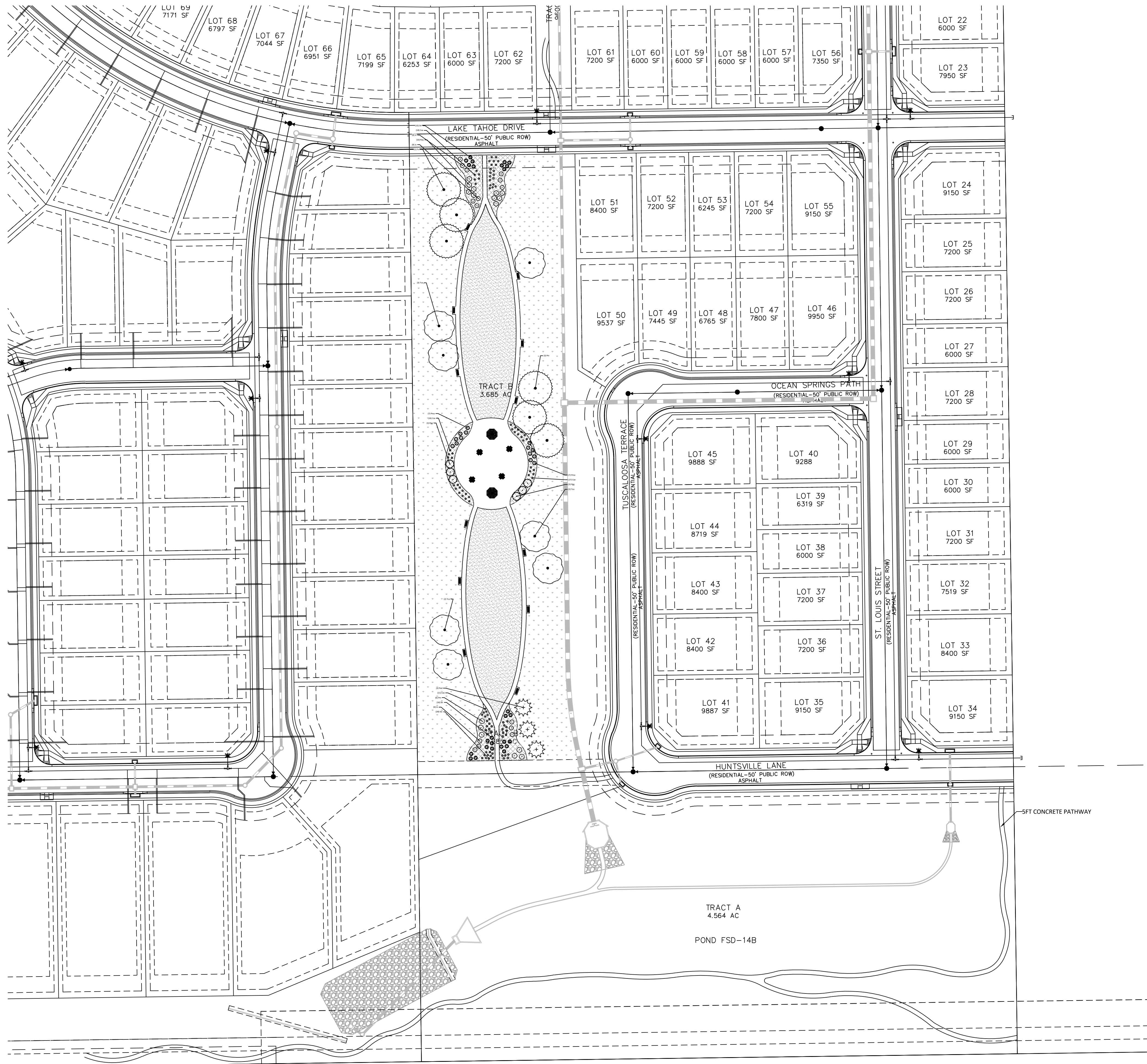
19 OF 21

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# PRELIMINARY PLAN STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



## GROUND COVER LEGEND

	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX	105,032 sf
	ROCK MULCH	12,131 sf
	TALL FESCUE SOD	24,035 sf
	PLAYGROUND MULCH	2,883 sf



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## STERLING RANCH EAST FILING 5

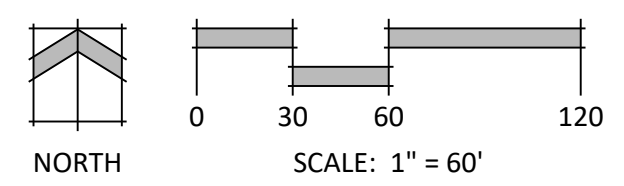
TRACT E & B  
PARK PLAN

DATE: 07.27.23  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. WILLIAMS

## TRACT B PRELIMINARY LANDSCAPE PLAN

20

20 OF 21



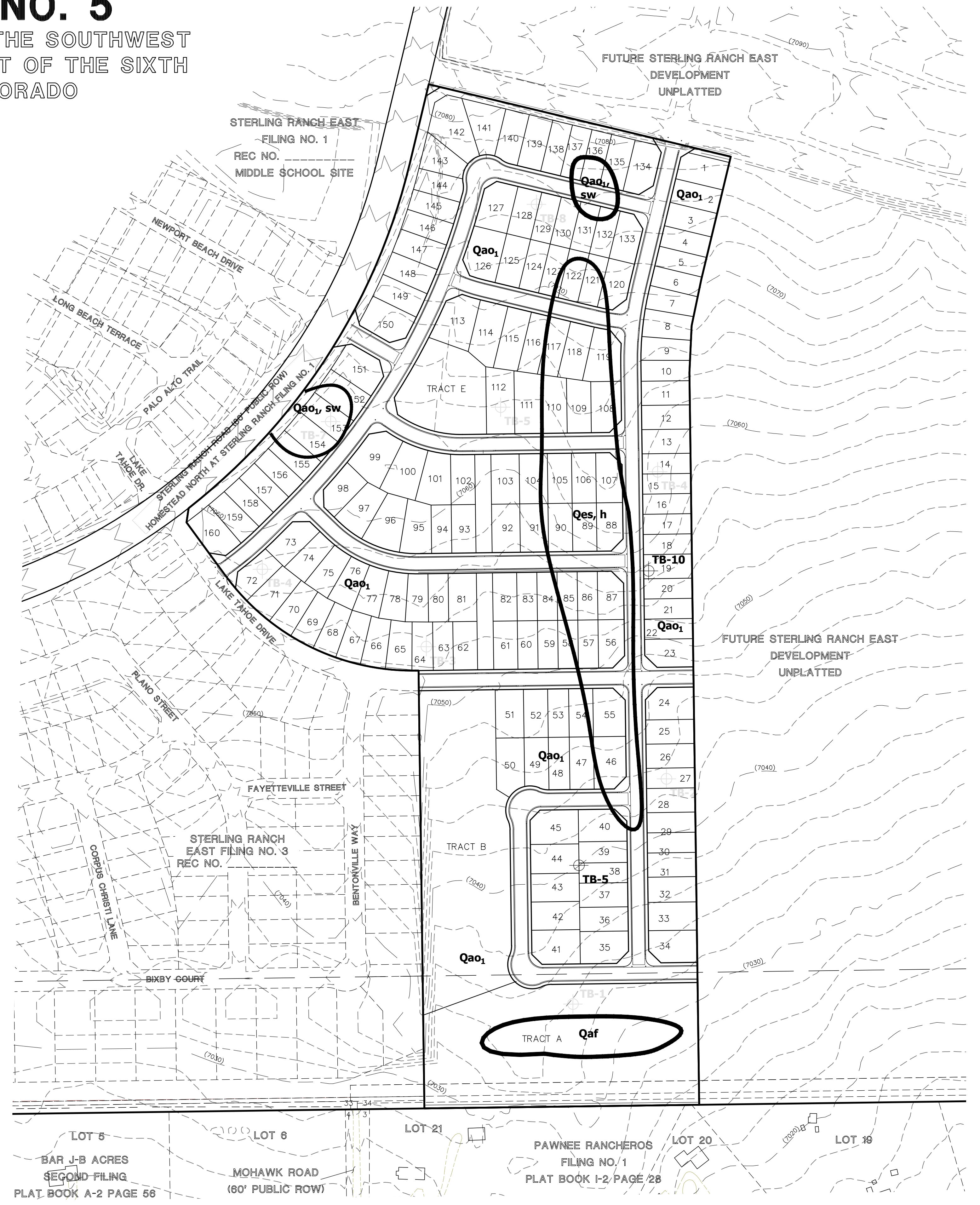
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# STERLING RANCH EAST FILING NO. 5

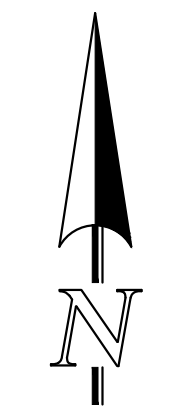
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

## PRELIMINARY PLAN



- LEGEND**
- Qaf - ARTIFICIAL FILL OF HOLOCENE AGE; MAN-MADE FILL DEPOSITS
  - Qes - COLLUVIAL SAND OF HOLOCENE AND PLEISTOCENE AGE; WIND DEPOSITED SANDS
  - Qao<sub>1</sub> - OLD ALLUVIUM ONE OF LATE-MIDDLE PLEISTOCENE AGE; OLDER TERRACE DEPOSIT
  - h - HYDROCOMPACTION
  - sw - SEASONAL SHALLOW GROUNDWATER AREA
  - TB - APPROXIMATE TEST BORING LOCATION AND NUMBER

**REFERENCE:**  
 SOILS AND GEOLOGY STUDY  
 STERLING RANCH EAST - FILING NO. 5  
 PRELIMINARY PLAN  
 COLORADO SPRINGS, CO  
 PREPARED BY  
 ENTECH ENGINEERING, INC.  
 DATED JUNE 27, 2023



SCALE: 1" = 150'  
 U.S. SURVEY FOOT

	STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN GEOLOGIC CONSTRAINTS EXHIBIT			
	DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	MAW	(H) 1" = 150'	SHEET	21 OF 21
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	
619 N. Cascade Avenue, Suite 200 (719) 785-0790 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)				

V:\118325\DRAWINGS\DEVELOPMENT\PRELIMINARY PLAN\118325-95-21.dwg, 1/9/2024 8:55:02 AM, 1:1