

# STERLING RANCH EAST FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN

JULY 2023

Please add township section range; please title block to all sheets

ADDED THIS INFO. TO TITLE SHEET

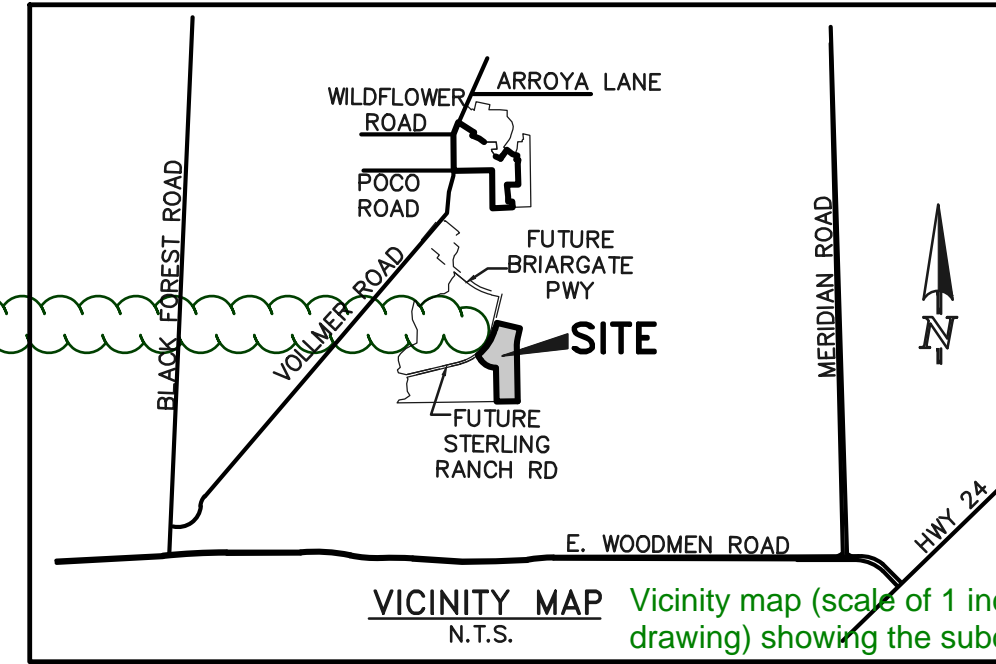
THIS TITLE INFO. IS ONLY SHOWN ON TITLE SHEET AND PRELIMINARY PLAN IS LABELED ON EACH INDIVIDUAL SHEET IN OUR TITLE BLOCK.

### GENERAL NOTES:

- ALL SIDEWALKS SHOWN ON DEVELOPMENT 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 ASSIGNEES 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:
  - WATER: FAWMA
  - WASTEWATER: FAWMA
  - 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; WILDFIRE HAZARD REPORT; NATURAL FEATURES 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 DISTRICT WILL BUILD AND MAINTAIN A NOISE WALL ALONG LOTS ADJACENT TO STERLING RANCH ROAD. SUCH NOISE WALL IS TO BE CONSTRUCTED OR REAR LOT LINE OF THE LOTS AS INDICATED ON THE PRELIMINARY PLAN. 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.
- AN AVIGATION EASEMENT AFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH EACH SUB. PLAT (IS THEREIN ESTABLISHED BY THE SUBDIVISION PLAT. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
  - CSAAC Provided comment outside of CAD-O- notes not needed
- UPON ACCEPTING RESIDENCY WITHIN STR ACKNOWLEDGES THAT STERLING RANCH LI AIRPORTS AND MAX. AT TIMES (24 HOURS AIRPORT.
  - Colorado Springs Airport Outside of Airport Overlay 9/19/2023 11:25:09 AM ICIPAL
- 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.

ADJUSTED VIC MAP

It would be VERY helpful to add the roads in the submitted filings east of channel in the vicinity map so one can visualize how and where this is in location to other developments already in process or approved



CCES RESPONSES

ADJUSTED VIC MAP

in the LOI there is discussion about a "Villas" is it north of this development?

YES, ADJUSTED

### 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 & RR-0.5
CURRENT USE:	AGRICULTURE, GRASSLAND, RANGELAND
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

the southern are is already zoned RR 0.5, no zone change is proposed at southern boundary.

REVISED

### 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 AEROPOLAZA DRIVE COLORADO SPRINGS, CO 80916 (719) 637-0313 MR. MIKE BERTA



installed by the developer.

REMOVED any reports that were not provided with submittal.

REMOVED

missing text? construct d by developer at, maintained by?

NOTES REMOVED

Provide the project benchmark (NAVD88) and basis of bearing.

PROJECT BENCHMARK WILL BE SHOWN ON PROJECT SPECIFIC CDS.

Include Geologic Hazard Note

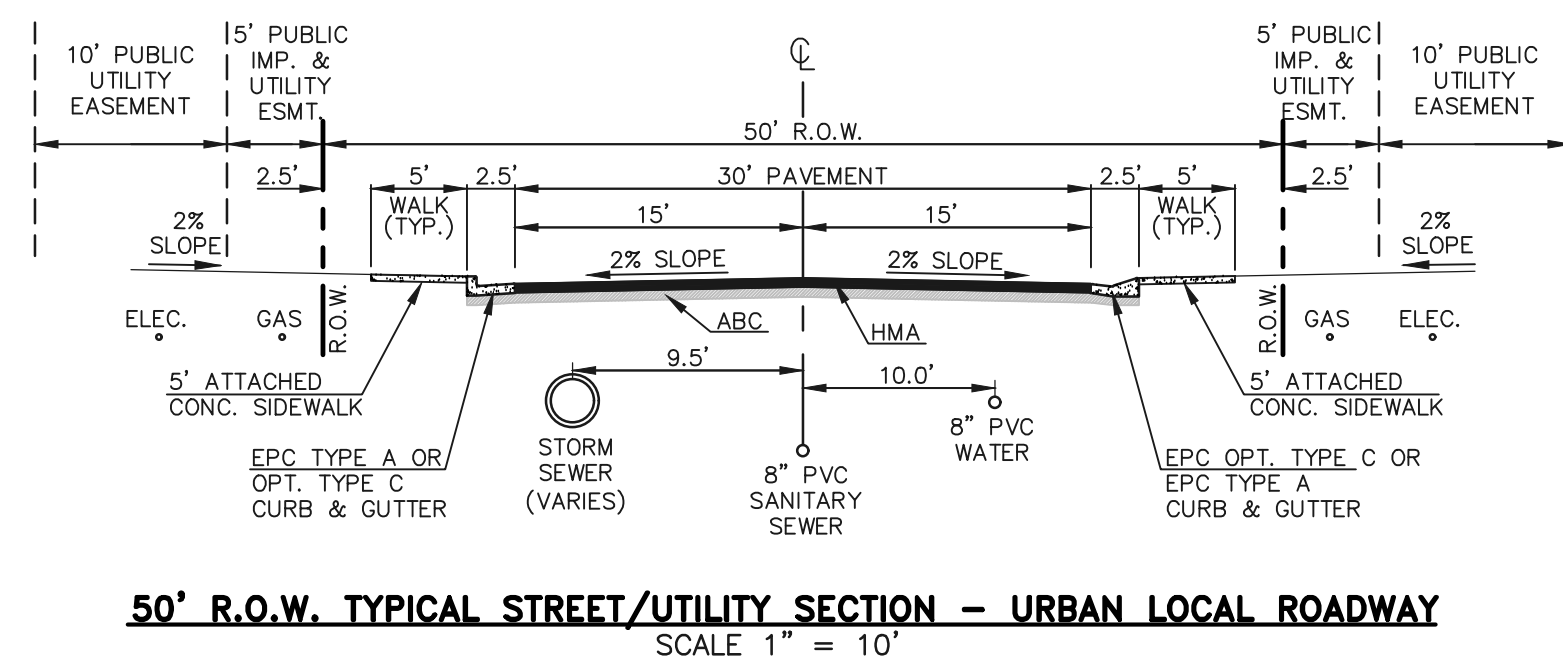
ADDED

### 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 Area

ADDED



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

NO REVISION Please fill in as resubmitting occurs

ADDED

REVIEW: REMOVED ON ALL SHEETS

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155



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	

ADDED

\*SP235\*

PCD NO. SP-23-

### SHEET INDEX:

- COVER SHEET
- LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT
- PRELIMINARY PLAN
- PRELIMINARY PLAN
- PRELIMINARY PLAN
- PRELIMINARY GRADING & UTILITY PLAN
- PRELIMINARY GRADING & UTILITY PLAN
- PRELIMINARY GRADING & UTILITY PLAN
- PRELIMINARY LANDSCAPE PLANS & DETAILS
- GEOLOGIC CONSTRAINTS EXHIBIT

- SHEET 1 OF 21
- SHEET 2 OF 21
- SHEET 3 OF 21
- SHEET 4 OF 21
- SHEET 5 OF 21
- SHEET 6 OF 21
- SHEET 7 OF 21
- SHEET 8 OF 21
- SHEETS 9-20 OF 21
- SHEET 21 OF 21

# STERLING RANCH EAST FILING NO. 5

## COUNTY OF EL PASO, STATE OF COLORADO

### PRELIMINARY PLAN

JULY 2023

in the LOI there is discussion about a "Villas" is it north of this development?

REVISED

Show and label POB and POC

ADDED

**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 TIMBERRIDGE 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 I-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;

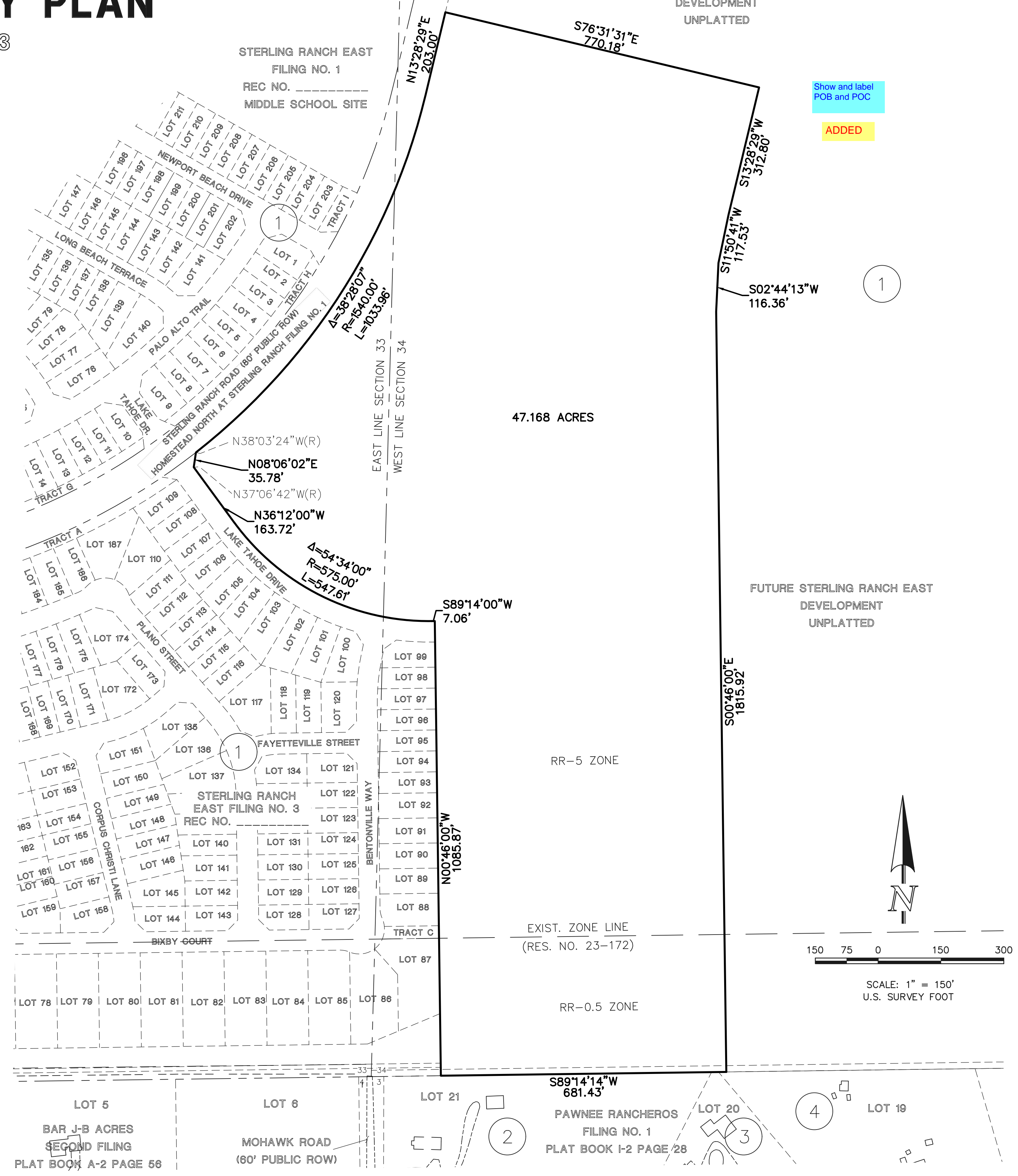
THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

- 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



48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION	DATE	REVIEW:

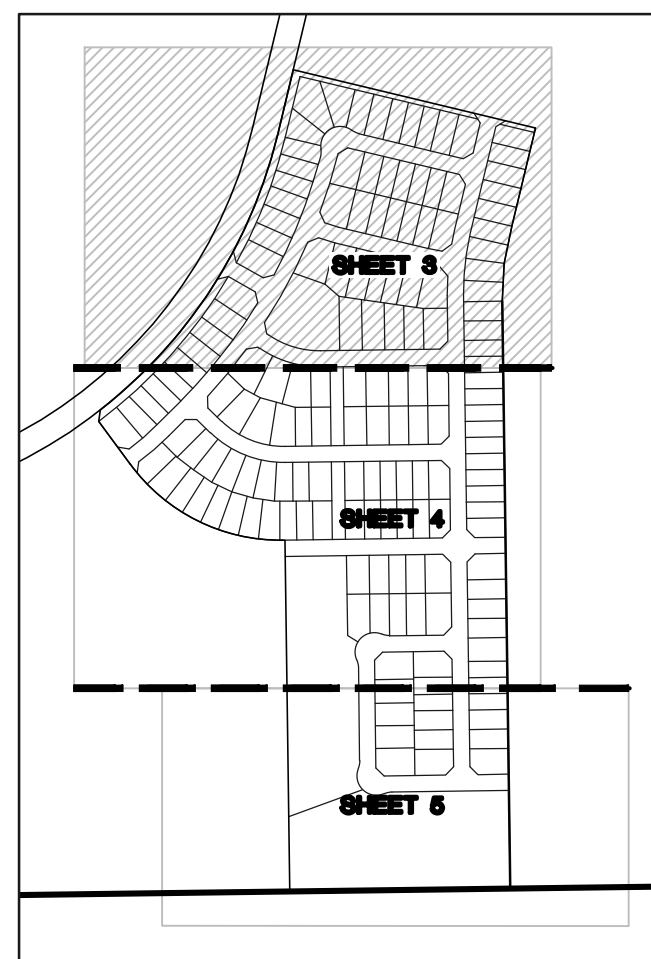
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE \_\_\_\_\_

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

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

V:\118325\DRAWINGS\DEVELOPMENT\PRELIMINARY PLAN\118325-95-02.dwg, 8/7/2023 12:51:07 PM, MWhorton, 1:1



SHEET INDEX  
N.T.S.



10' LANDSCAPE  
SETBACK IS IN THE 25'  
TRACT G

ADDITIONAL LABELS  
ADDED FOR CLARITY

Is the 10-foot  
landscape setback in  
the row? or lots-  
please label line work

Include Roadway  
classification & Project #  
for road plans

Show pedestrian  
ramp.

NO.	REVISION	DATE	REVIEW:

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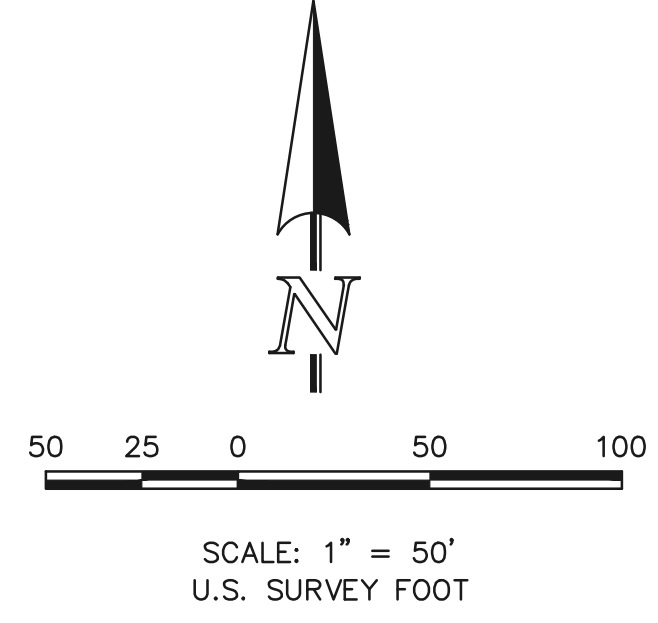
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MARC A. WHORTON, COLORADO P.E. #37155 DATE

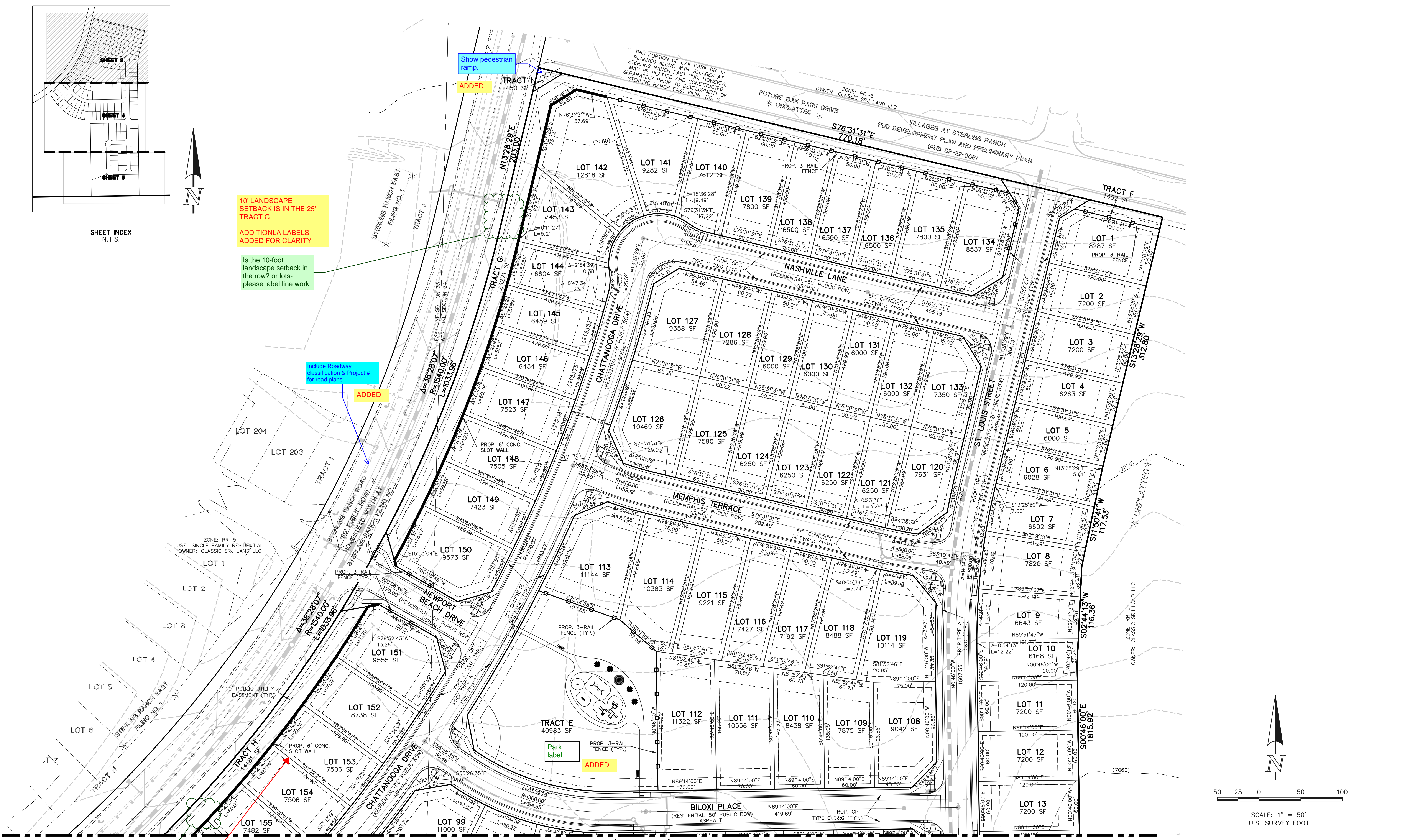


STERLING RANCH EAST FILING NO. 5  
PRELIMINARY PLAN

DESIGNED BY	ESO	SCALE	DATE	05/12/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET	3 OF 21
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	



MATCHLINE~ (SEE SHEET 4)



Is this a wall? Please label.

Are you working on a PLA for the park equipment?

ALREADY LABELED

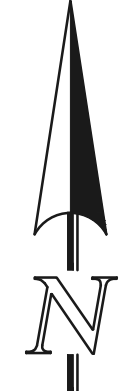
I BELIEVE NES IS WORKING ON THIS

Park label

ADDED

ADDED

ADDED



THIS PORTION OF OAK PARK DR. IS PLANNED ALONG WITH VILLAGES AT STERLING RANCH EAST FILING NO. 5. THIS PORTION MAY BE PLATTED AND CONSTRUCTED SEPARATELY PRIOR TO DEVELOPMENT OF STERLING RANCH EAST FILING NO. 5.

OWNER: ZONE: RR-5  
CLASSIC SRJ LAND LLC  
FUTURE OAK PARK DRIVE  
UNPLATTED

VILLAGES AT STERLING RANCH  
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN  
(PUD SP-22-008)

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

ZONE: RR-5  
USE: SINGLE FAMILY RESIDENTIAL  
OWNER: CLASSIC SRJ LAND LLC

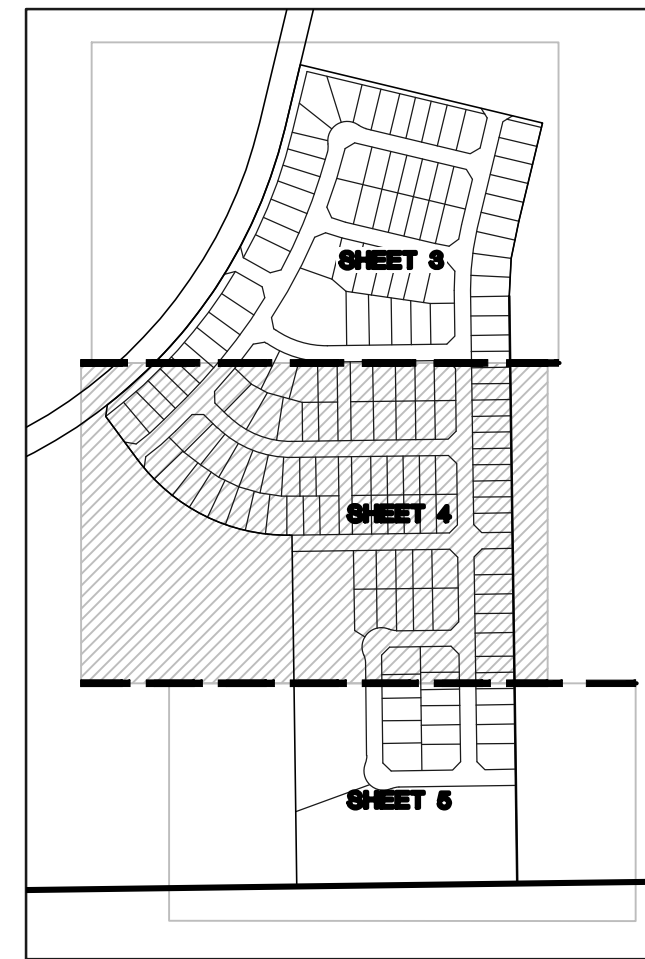
UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED



SHEET INDEX  
N.T.S.



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

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155      DATE

719.785-0790  
719.785-0799 (Fax)

STERLING RANCH EAST FILING NO. 5  
PRELIMINARY PLAN

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

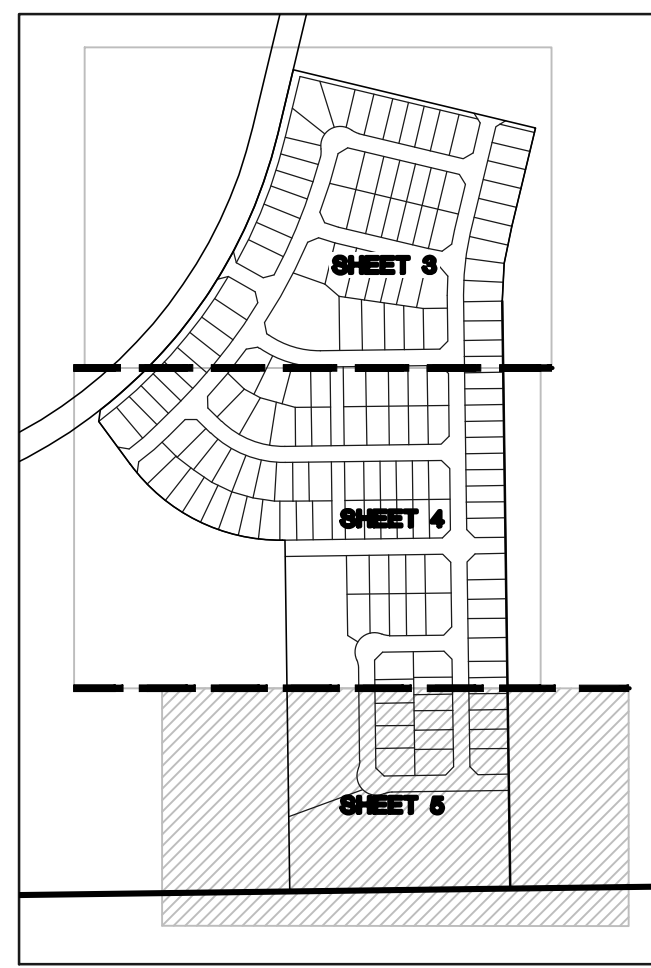
UNPLATTED  
ZONE: RR-5  
OWNER: CLASSIC SRJ LAND LLC

MATCHLINE~ (SEE SHEET 3)

MATCHLINE~ (SEE SHEET 5)

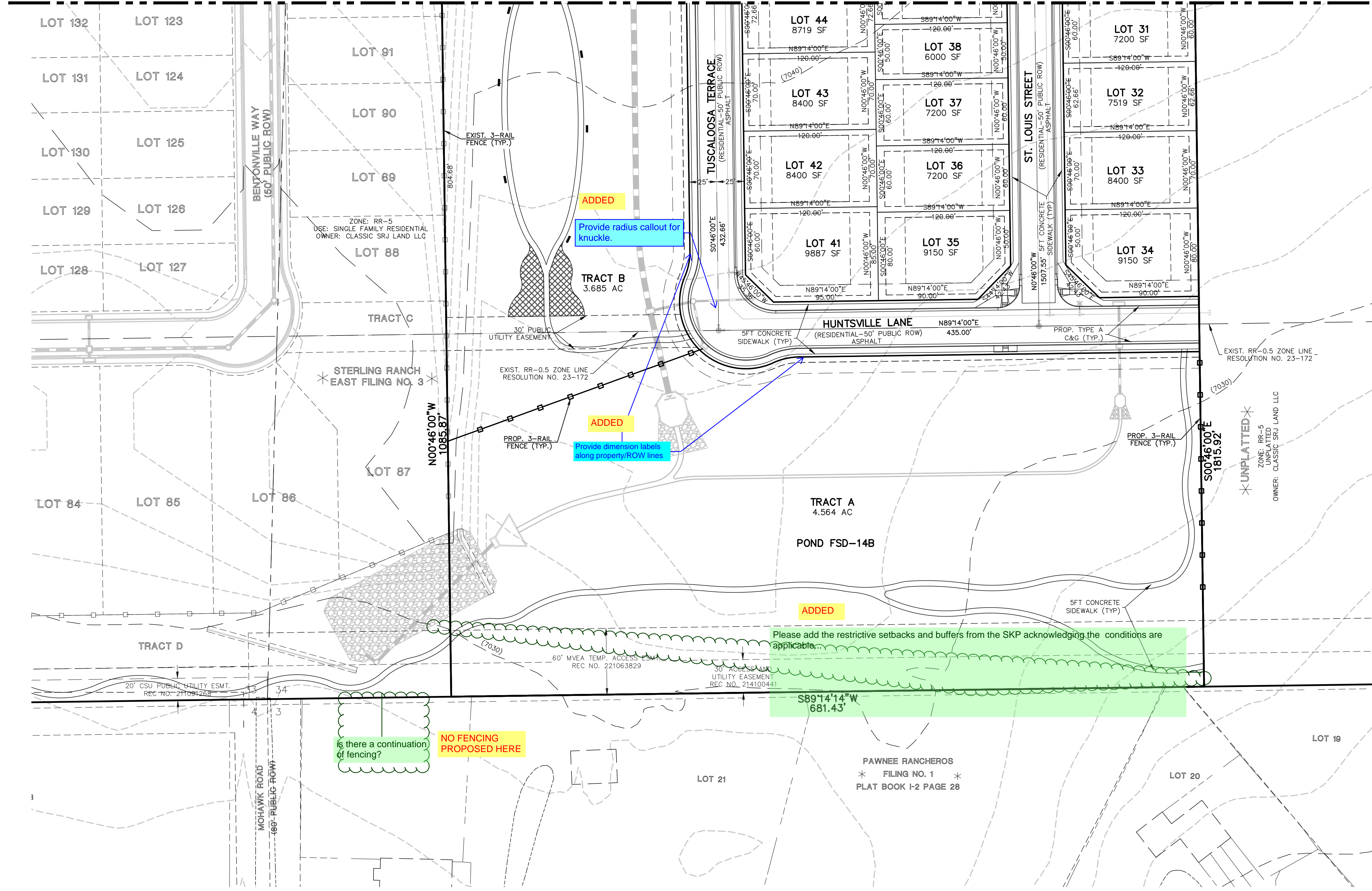
Preliminary plan title block on all sheets please

THAT INFO. IS ONLY FOR THE TITLE SHEET.  
PRELIMINARY PLAN IS LABELED IN THE LOWER RIGHT CORNER OF TITLE BLOCK ON ALL SHEETS



SHEET INDEX N.T.S.

MATCHLINE~ (SEE SHEET 4)



ADDED

Provide radius callout for knuckle.

ADDED

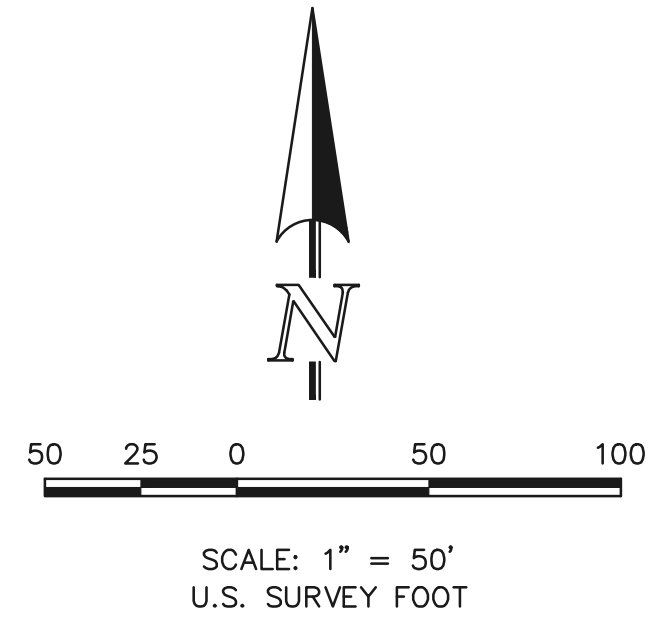
Provide dimension labels along property/ROW lines

ADDED

Please add the restrictive setbacks and buffers from the SKP acknowledging the conditions are applicable.

is there a continuation of fencing?

NO FENCING PROPOSED HERE



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

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS  
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IT'S THE LAW  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

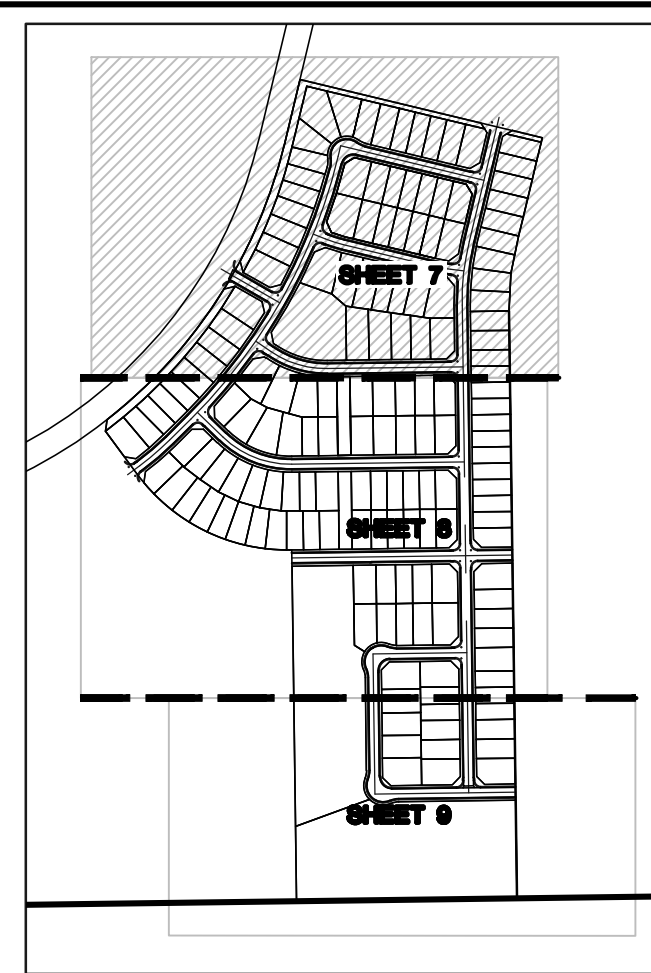
NO.	REVISION	DATE

REVIEW: **REMOVED ON ALL SHEETS**  
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  
Please delete signature block sheets 1-5  
MARC A. WHORTON, COLORADO P.E. #37155 DATE

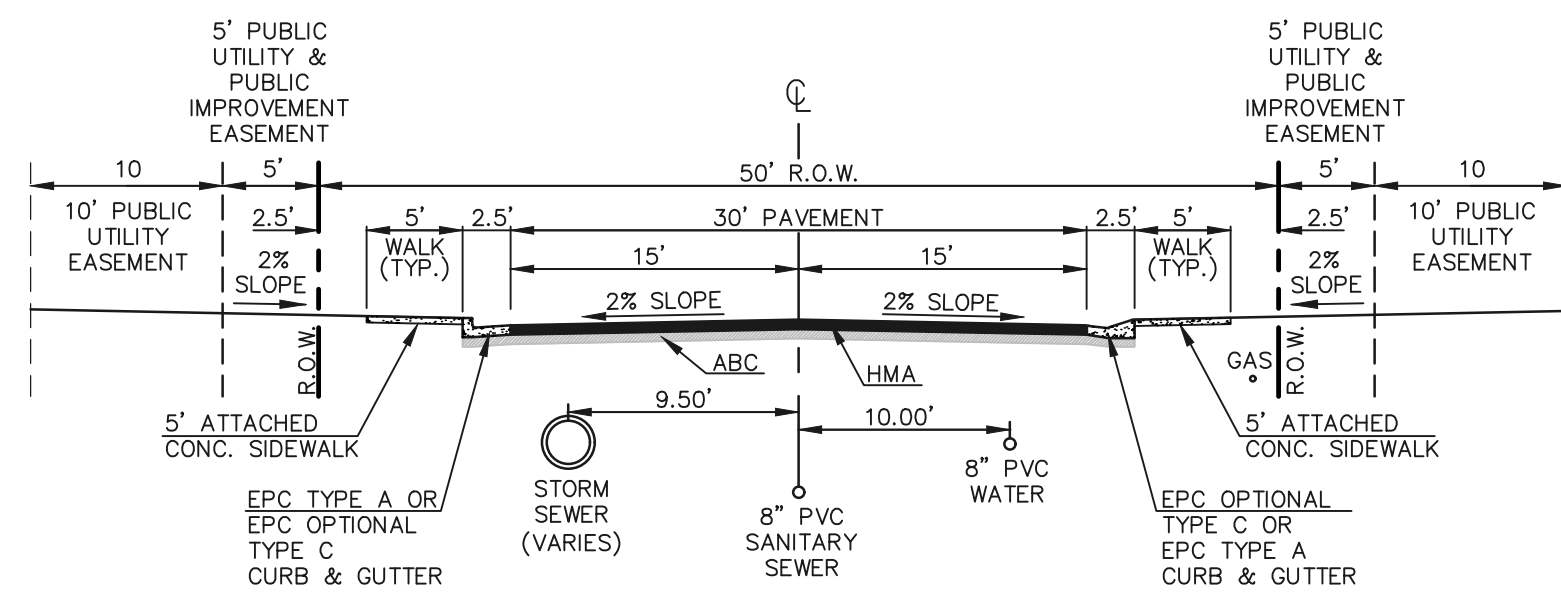


STERLING RANCH EAST FILING NO. 5  
PRELIMINARY PLAN  
DESIGNED BY ESO SCALE DATE 05/12/2023  
DRAWN BY ESO (H) 1"= 50' SHEET 5 OF 21  
CHECKED BY (V) 1"= N/A JOB NO. 1183.25

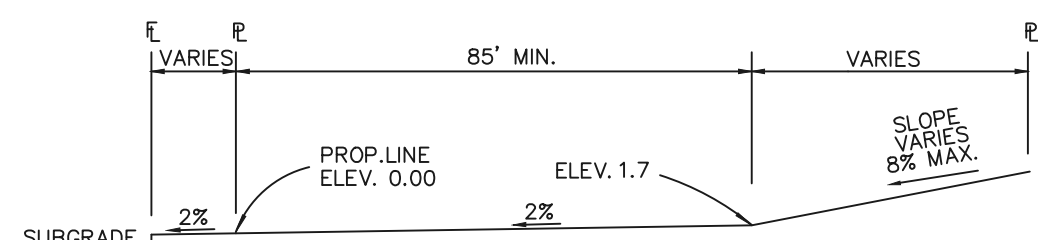
619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)



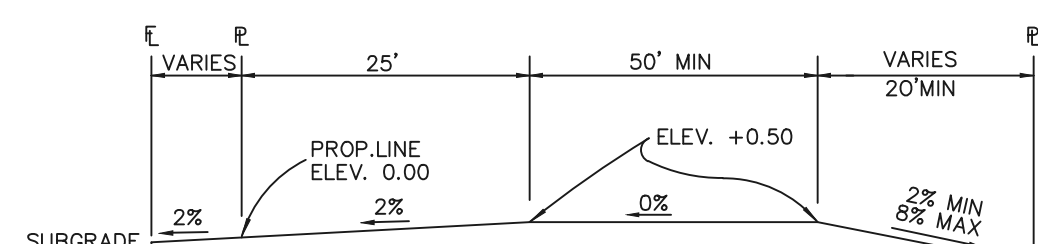
**DETAIL: TYPICAL LOT EASEMENTS**  
N.T.S.



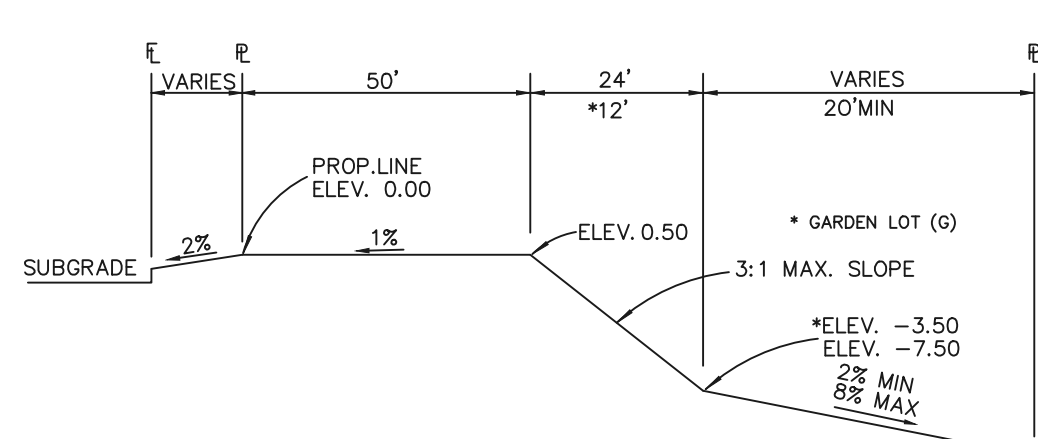
**50' R.O.W. TYPICAL STREET/UTILITY SECTION**  
**URBAN LOCAL ROADWAY**  
N.T.S.



**TYPICAL (A) LOT**  
N.T.S.



**TYPICAL (B) LOT**  
N.T.S.



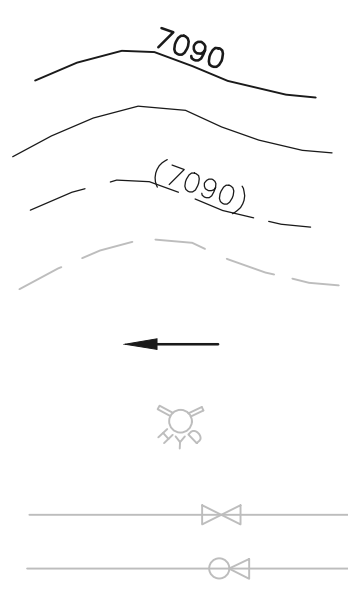
**TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)**  
N.T.S.

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

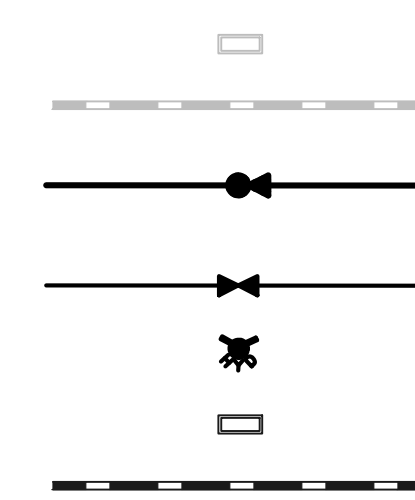
**TYPICAL TRANSITION LOT (T)**  
PARTIAL OVERLOT GRADING TO TAKE PLACE TO ENSURE BUILDABLE AREA AND PROPER DRAINAGE (MOSTLY NATURAL)

**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



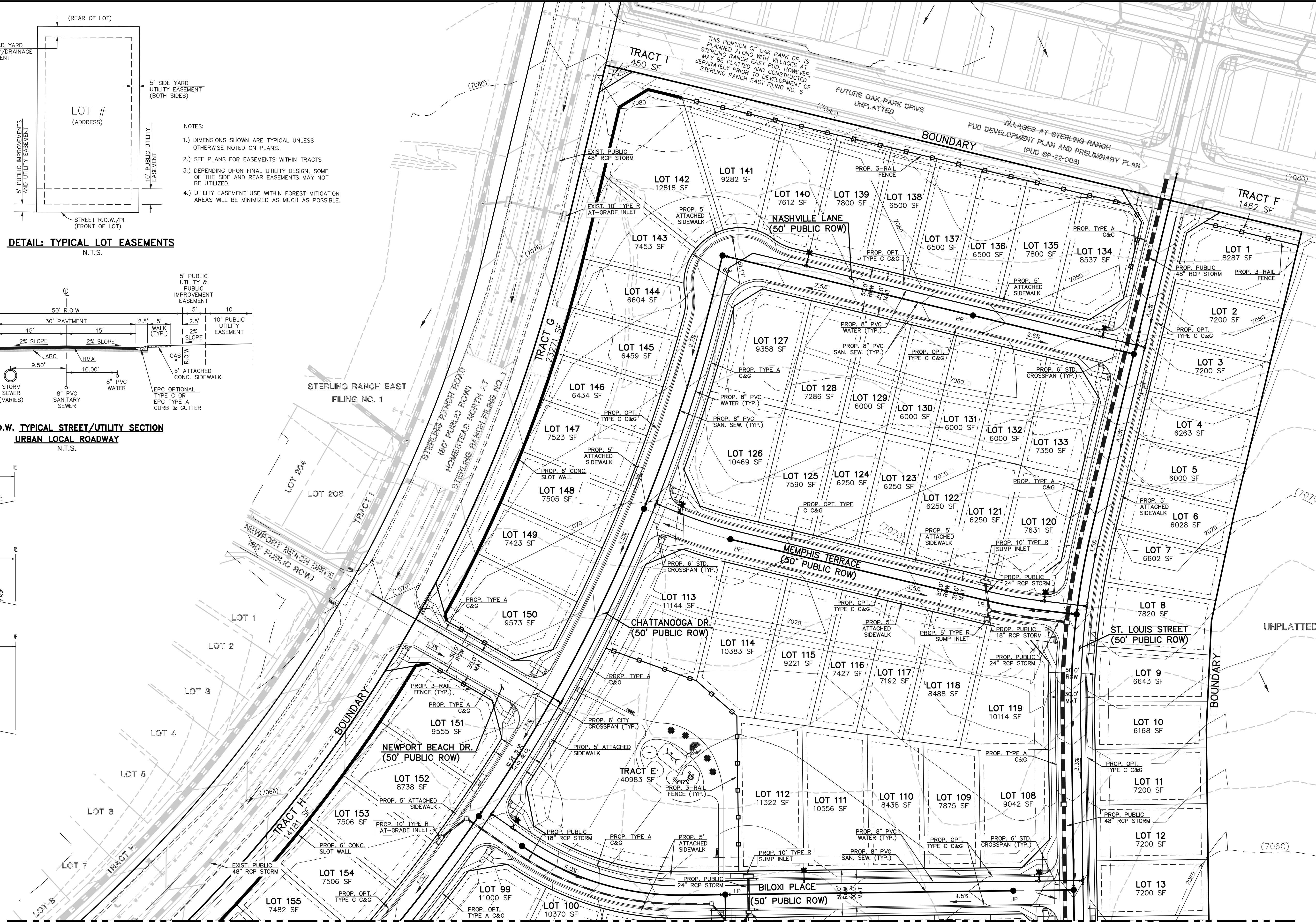
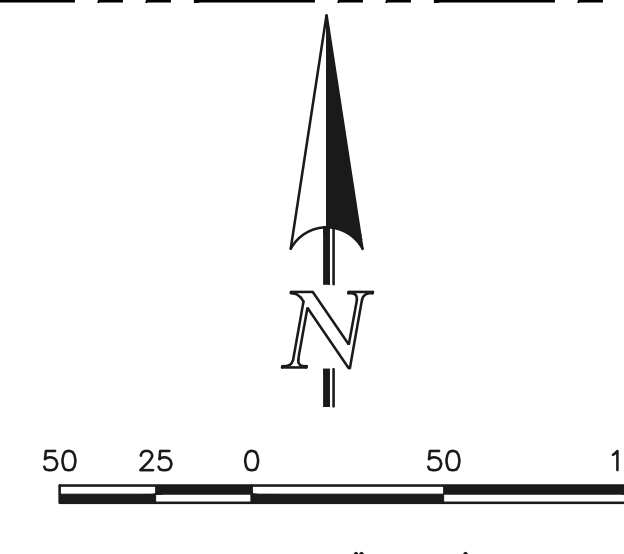
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER



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

**REVISED**

Update matchline sheet numbers on all grading sheets

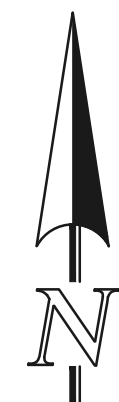
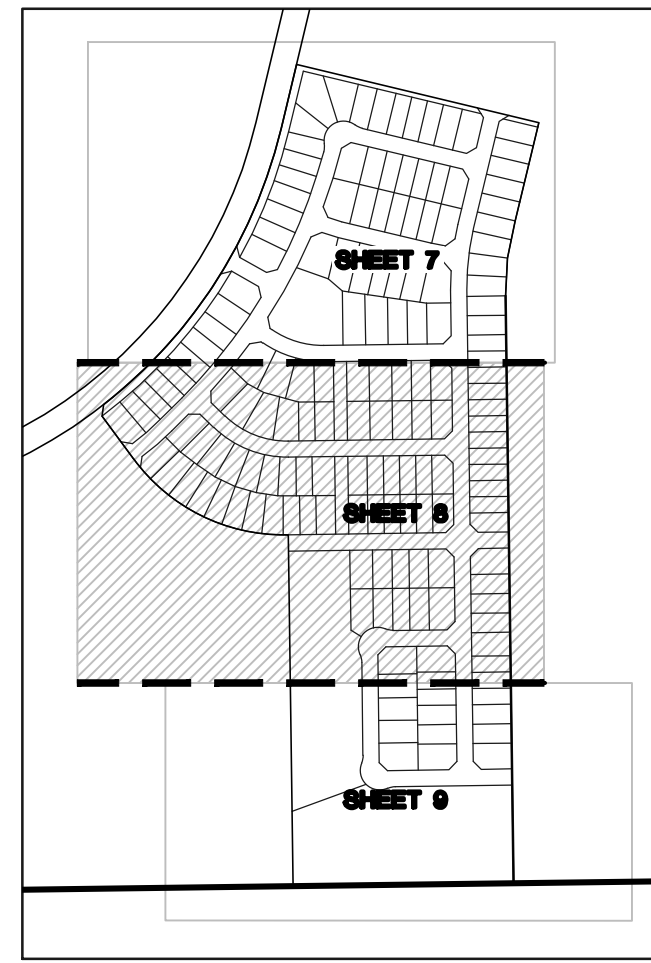


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Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

**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	

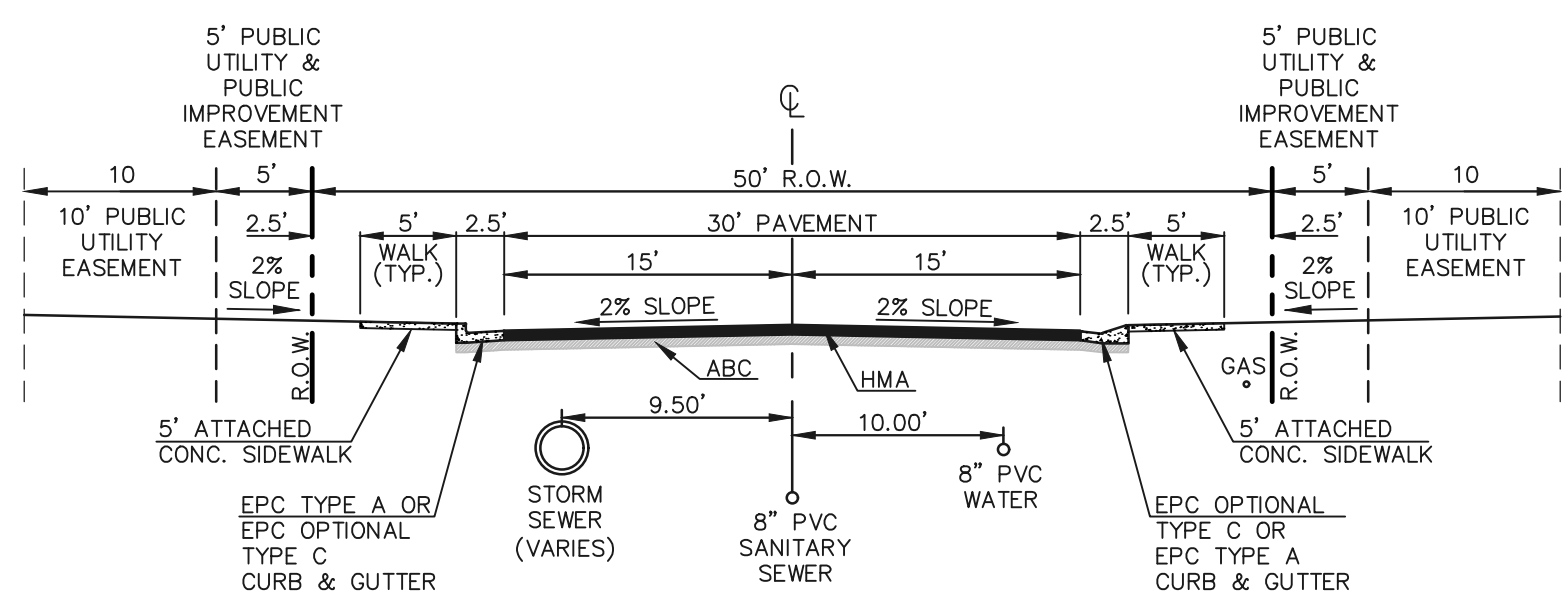
MATCHLINE~ (SEE SHEET 7)



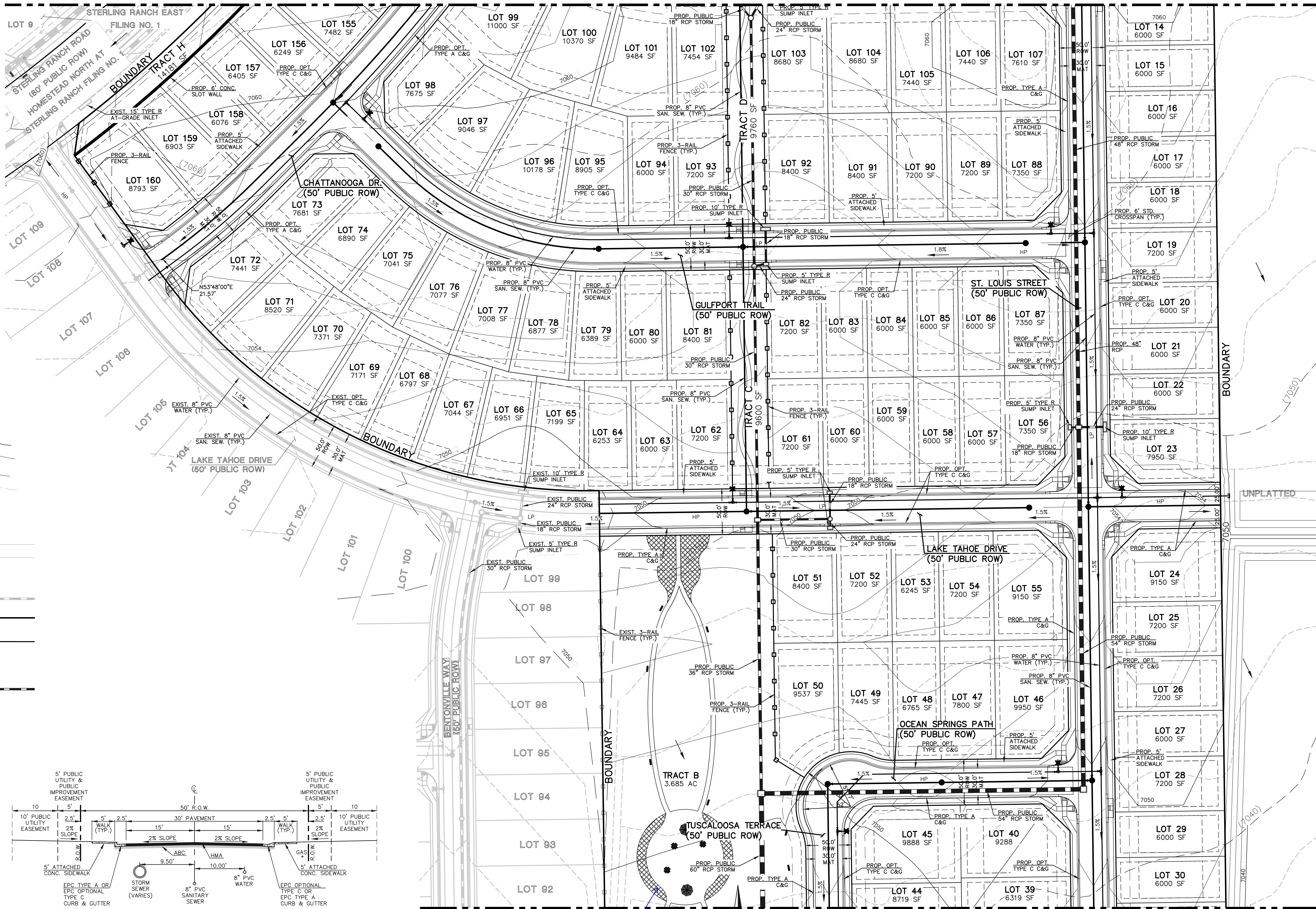
**LEGEND**

- 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
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER

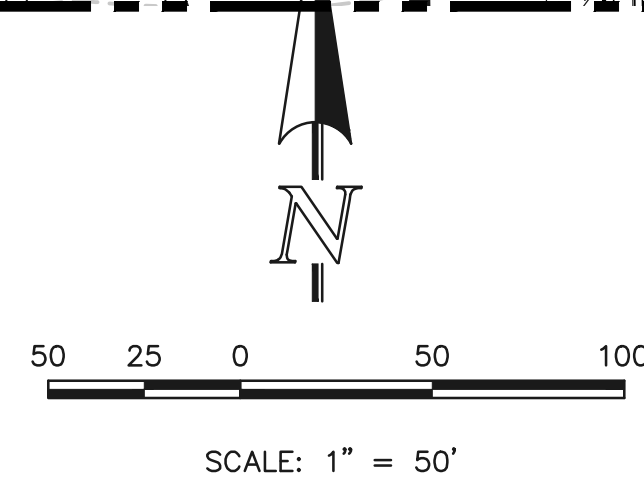
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  - SEE SHEET 6 FOR LOT GRADING TEMPLATES AND LOT ESMT. STDS.



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



Include hatching in legend

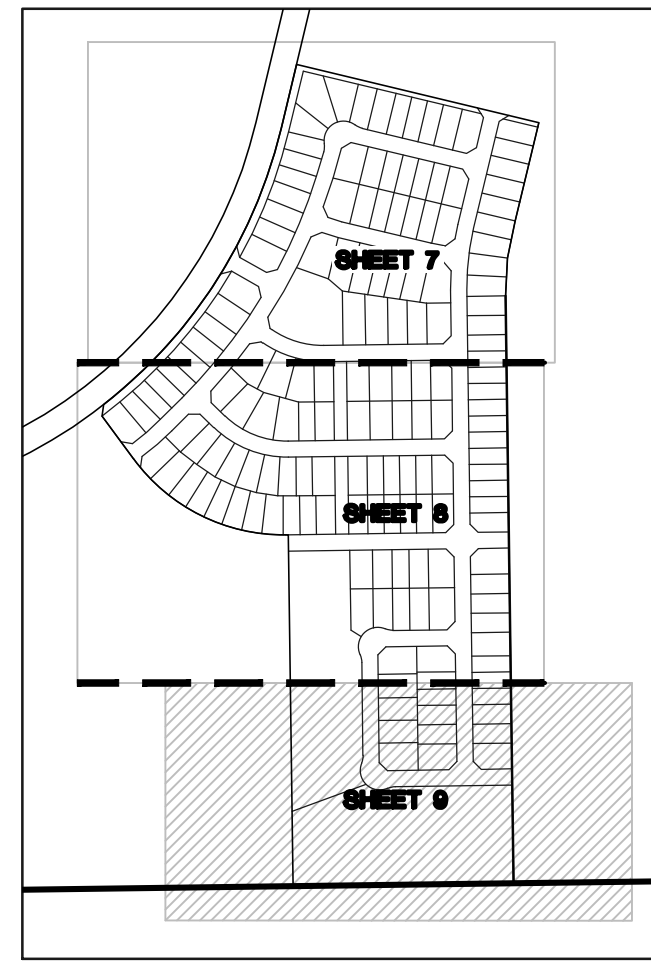


MATCHLINE~ (SEE SHEET 9)



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  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

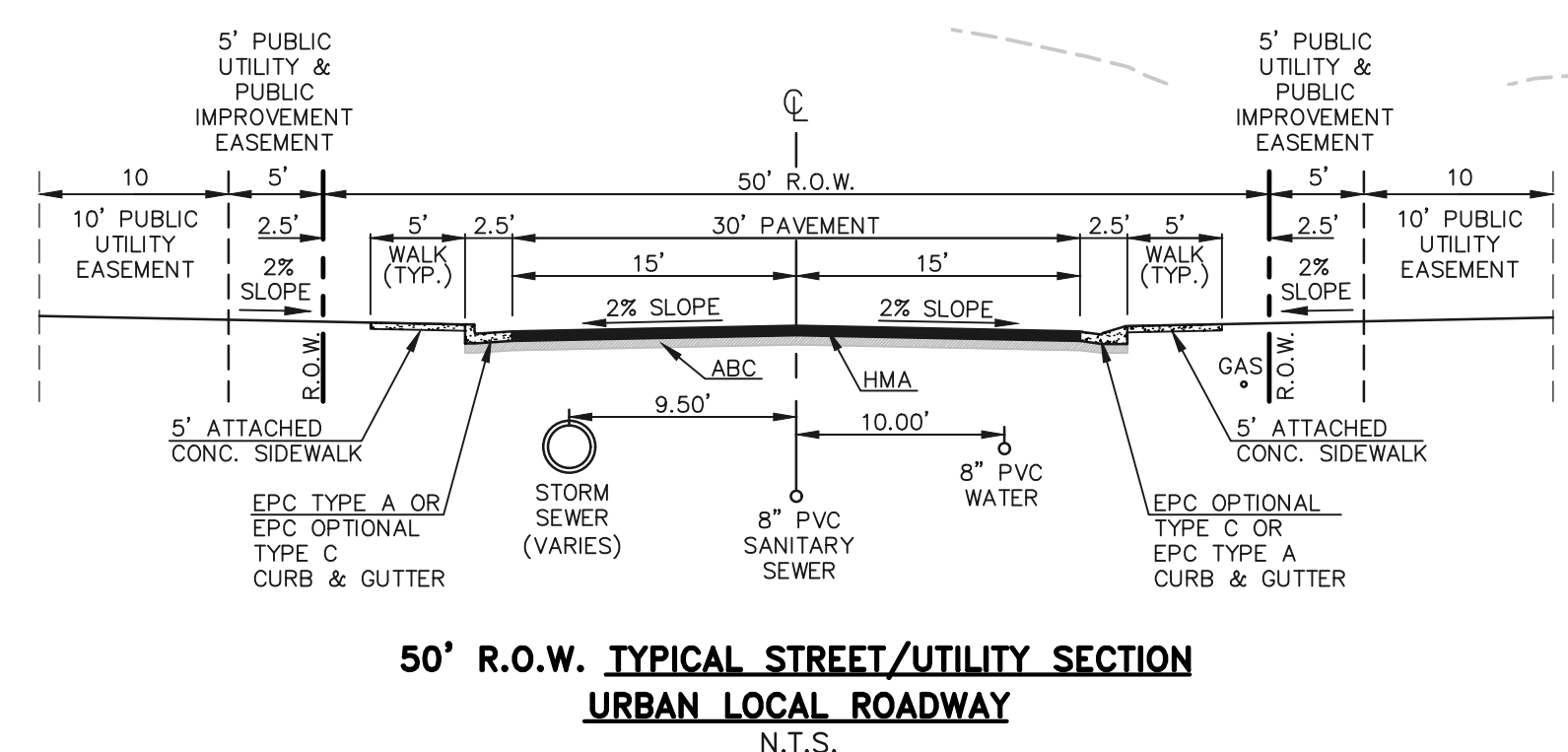
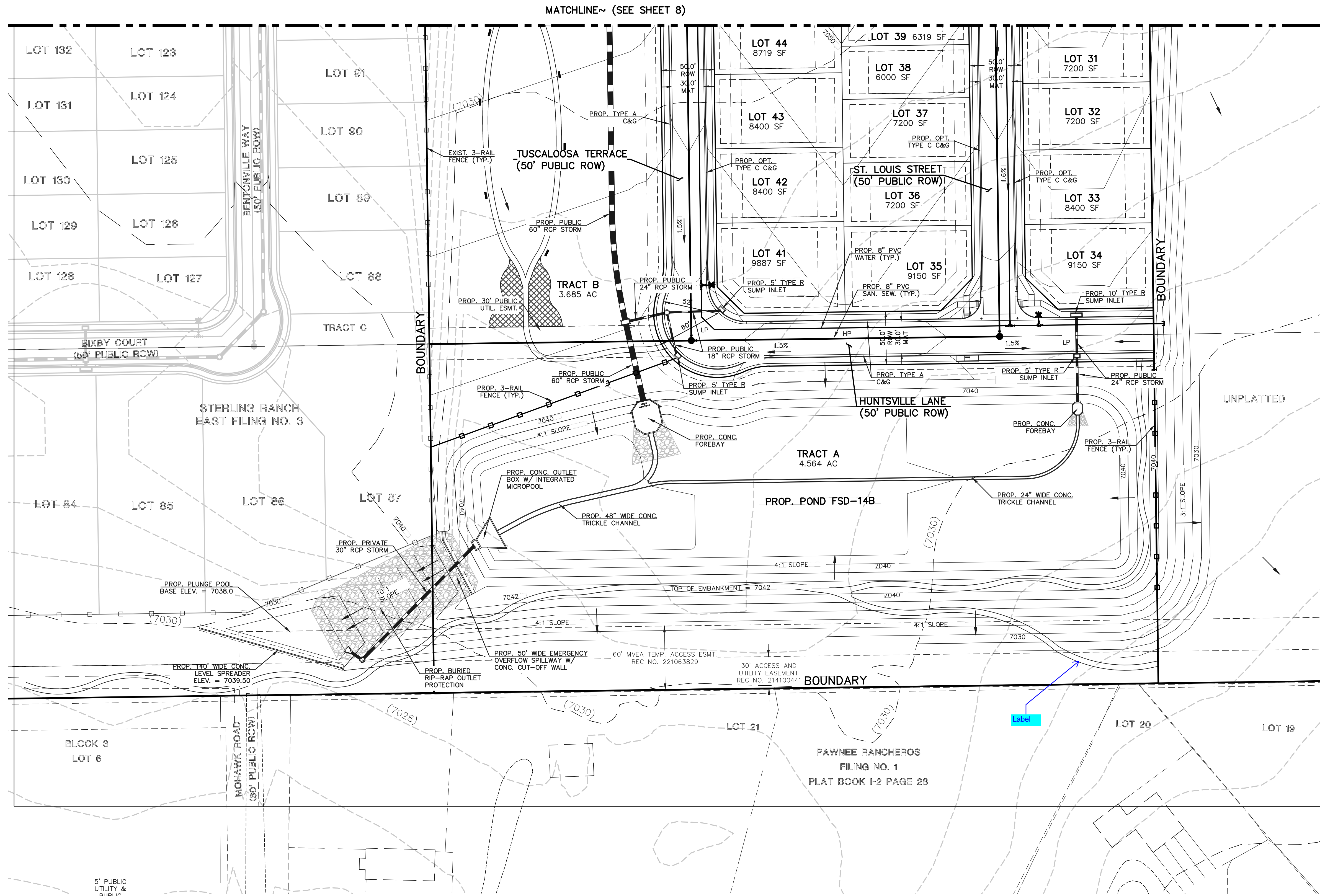


SHEET INDEX  
N.T.S.

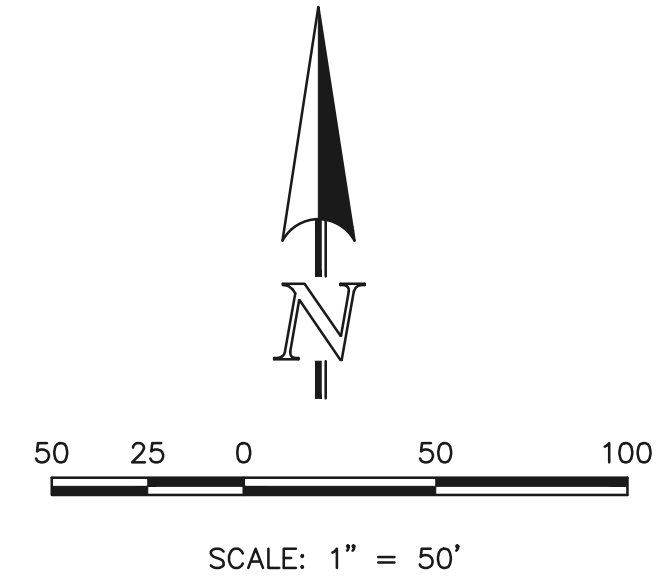


**LEGEND**

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
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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

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Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)





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

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, ARBORYVITAE, 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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**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%		

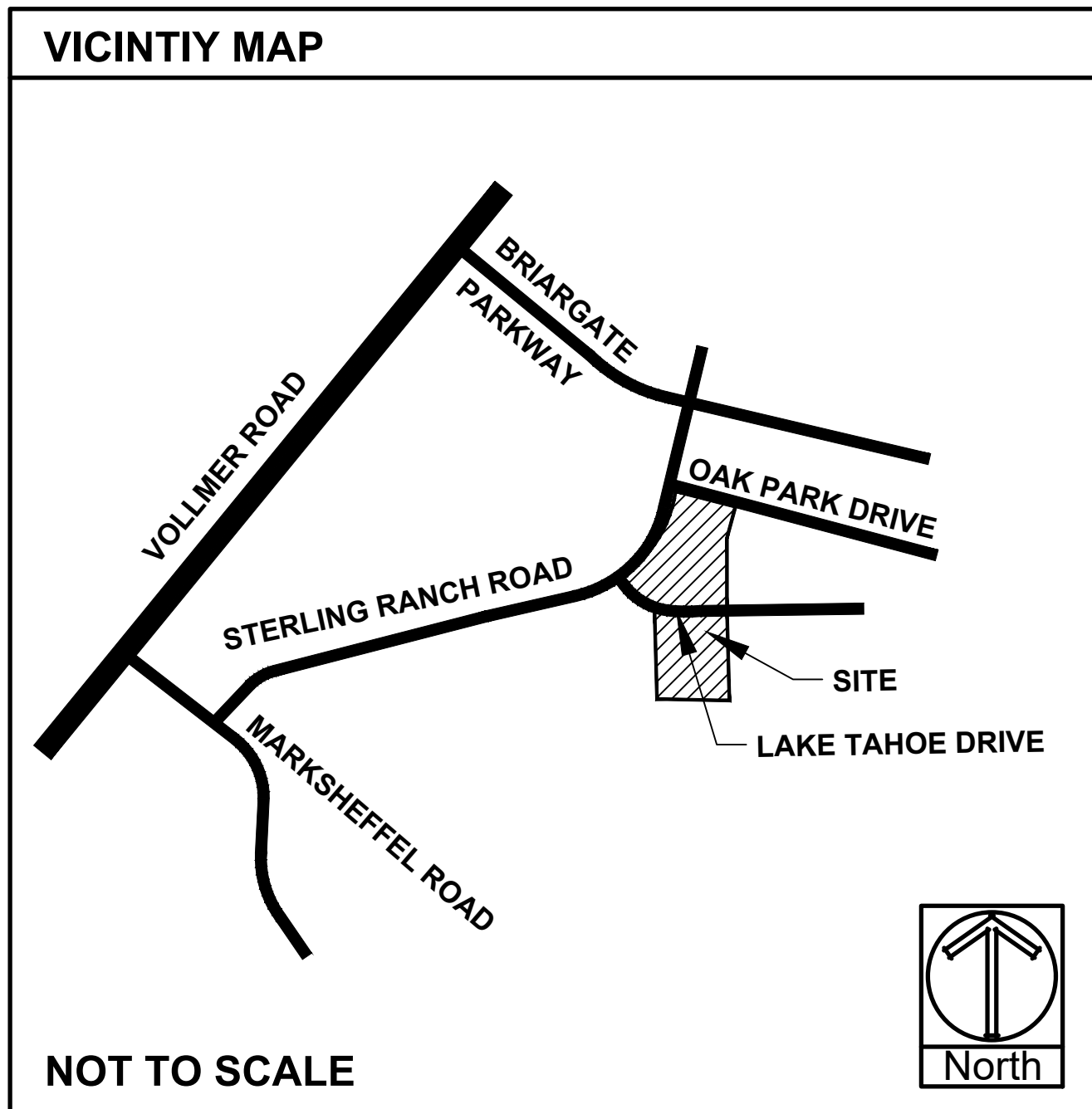
**IRRIGATION SYSTEM DESCRIPTION**

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

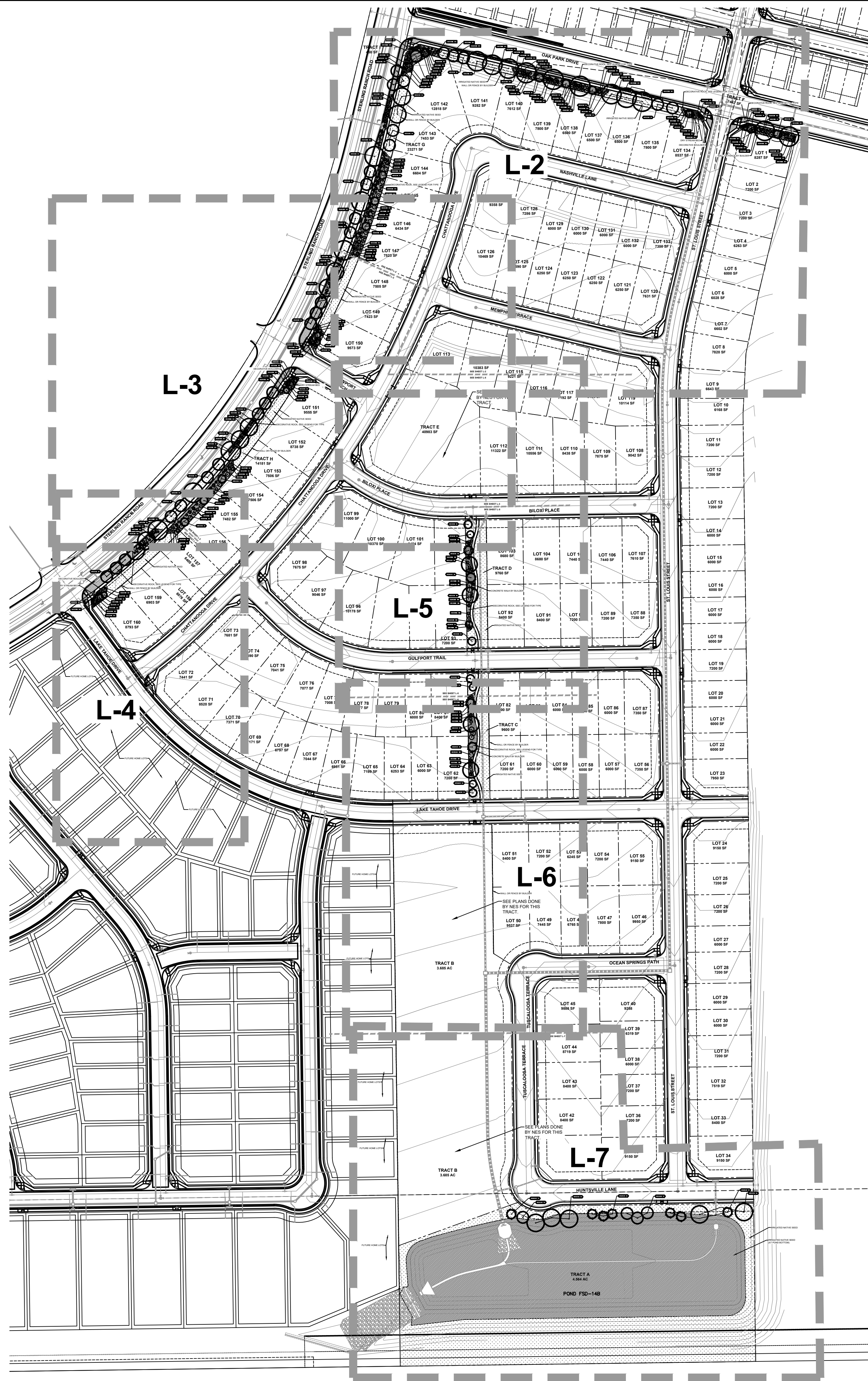
DATE  
 7/27/2023

DRAWN BY  
 MB

DRAWING DESCRIPTION  
 TITLE SHEET

SHEET #  
 SHEET 9 OF 21

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

### 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 melanocarpa	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	Cornelaeaster acutifolia	Cornelaeaster, 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 buinaiida 'Goldflame'	Spirea, Goldflame	5 Gal	R,DE,Z=3, 7.5K,A,S,SIG
SCW	8	Syringa vulgaris 'Alba'	Lilac, 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

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

### CALLOUT KEY

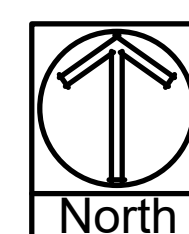
- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

### PLANT SYMBOL KEY

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

### GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
---	STEEL EDGING	565 LF
[Pattern]	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	24,270 SF
[Pattern]	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	7,540 SF
[Pattern]	4-8" AND 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	907 SF
[Pattern]	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC	300 SF
[Symbol]	DECORATIVE BOULDER	51 TOTAL
[Symbol]	BERM (NOT SHOWN TBD)	TBD SF
[Pattern]	IRRIGATED NATIVE SEED ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	112,854 SF
[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



NOT TO SCALE

ALL AMERICAN  
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
 1925 AEROPOLAZA DRIVE  
 COLORADO SPRINGS, CO 80916  
 719-637-6313

DATE	REVISION DESCRIPTION

- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION

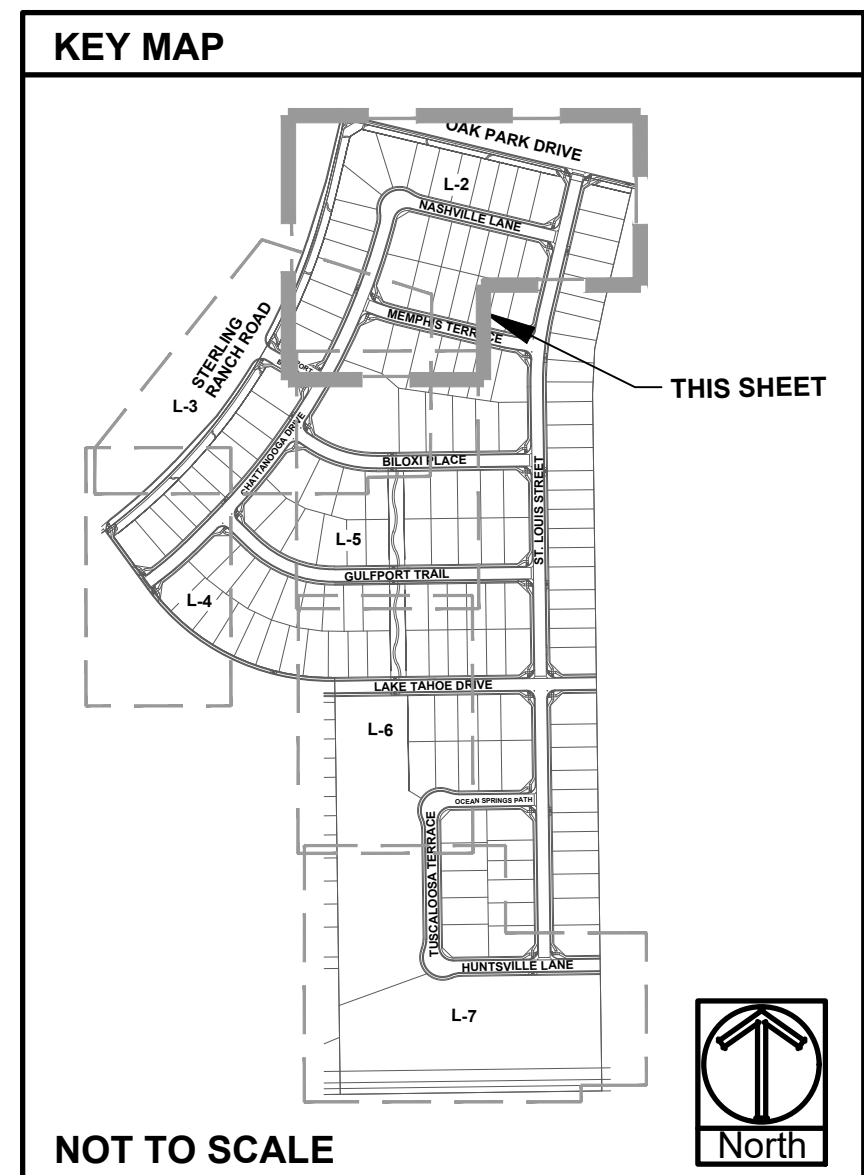
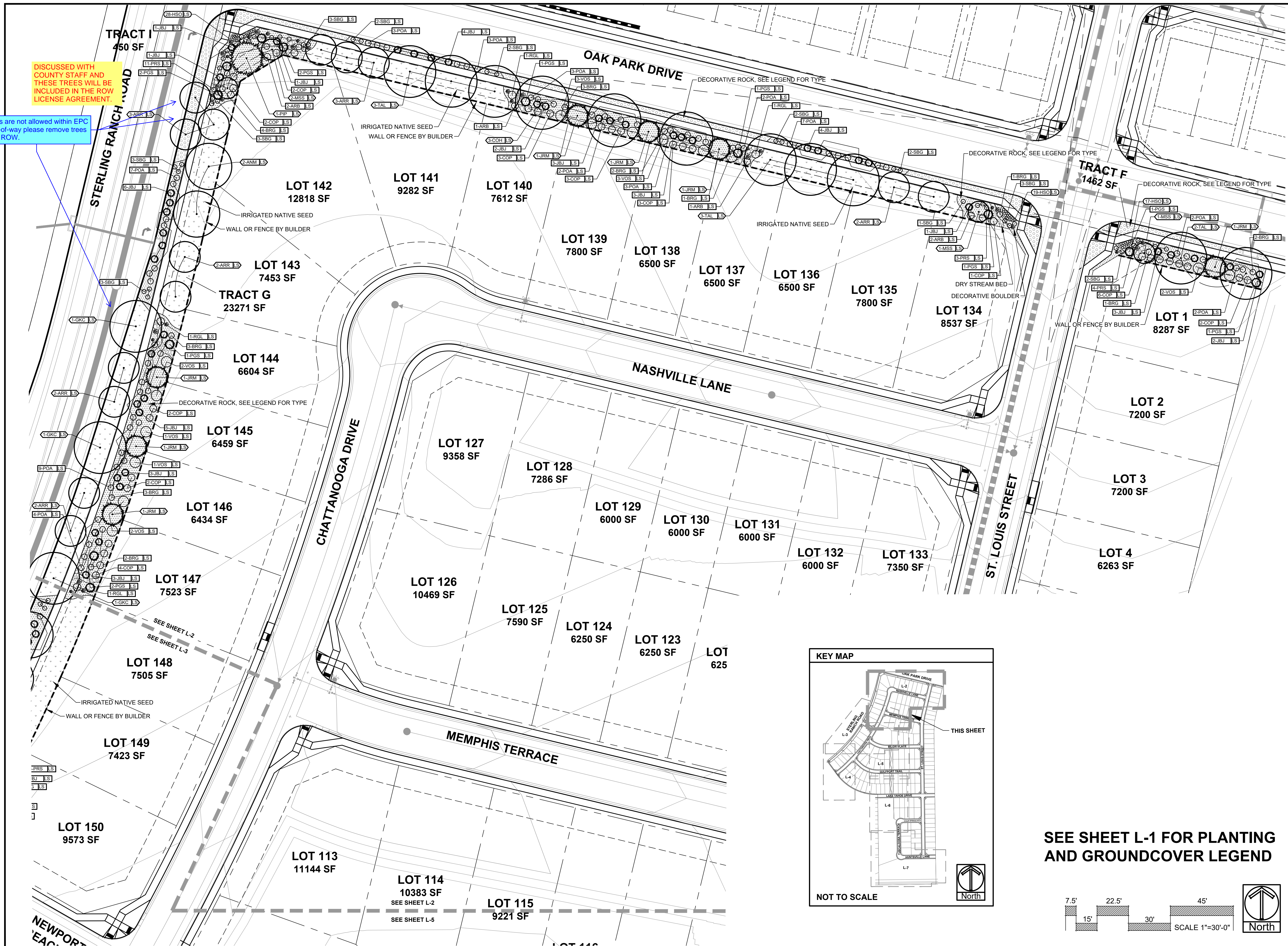


STERLING RANCH EAST  
 FILING # 5  
 STERLING RANCH ROAD & LAKE TAHOE DRIVE

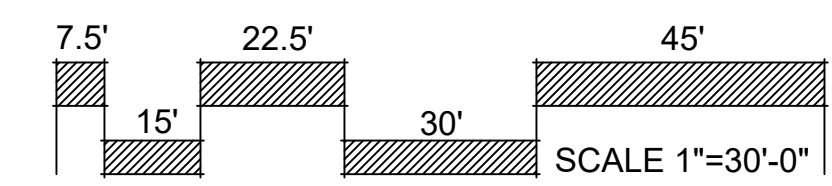
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 SHEET #  
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DISCUSSED WITH COUNTY STAFF AND THESE TREES WILL BE INCLUDED IN THE ROW LICENSE AGREEMENT.

Trees are not allowed within EPC right-of-way please remove trees from ROW.



SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND



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 1925 AEROPOLAZA DRIVE  
 COLORADO SPRINGS, CO 80916  
 719-587-6313

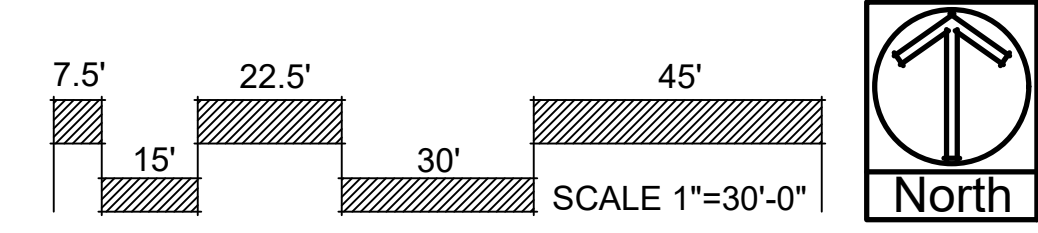
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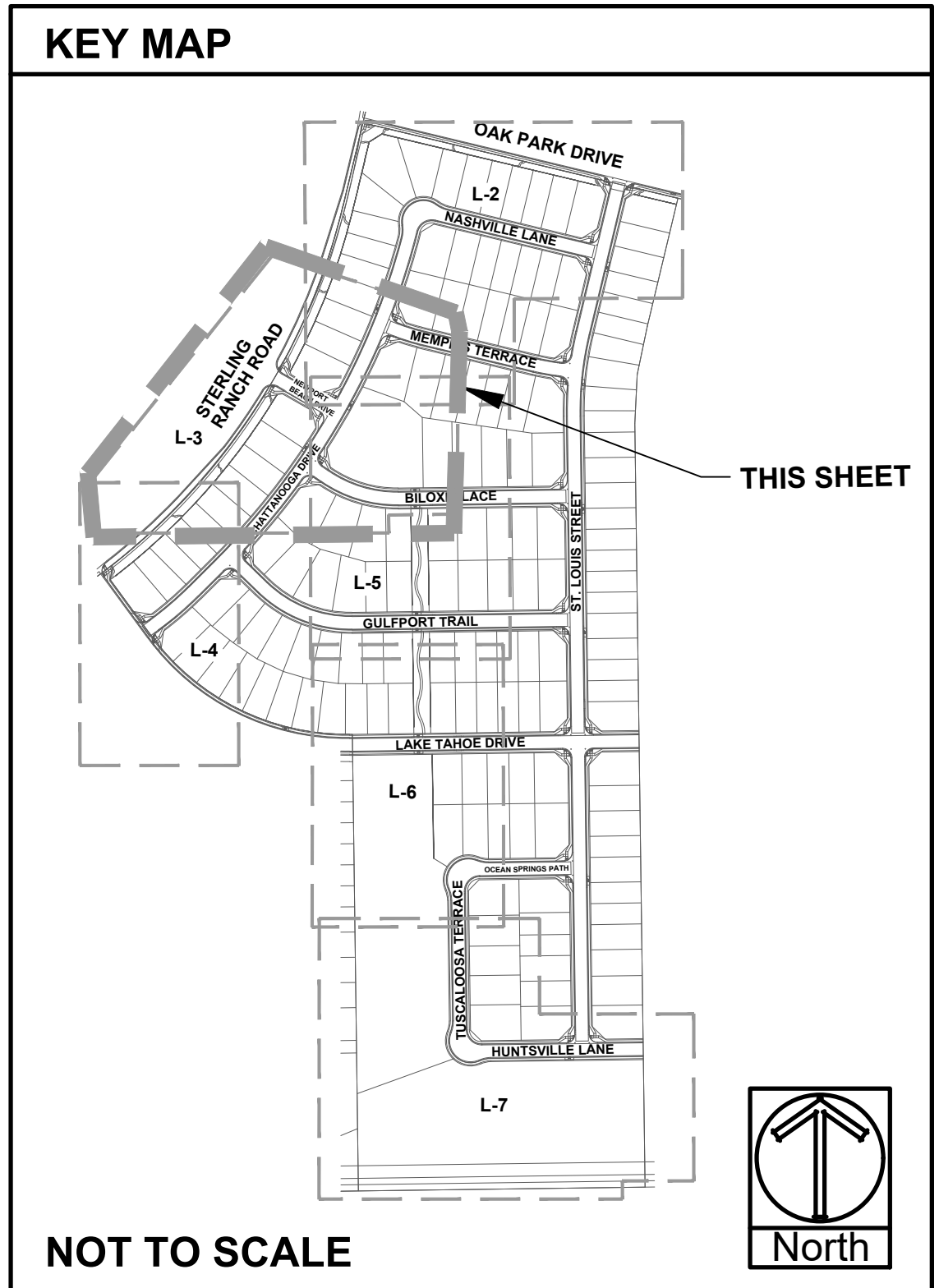


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719-537-4313

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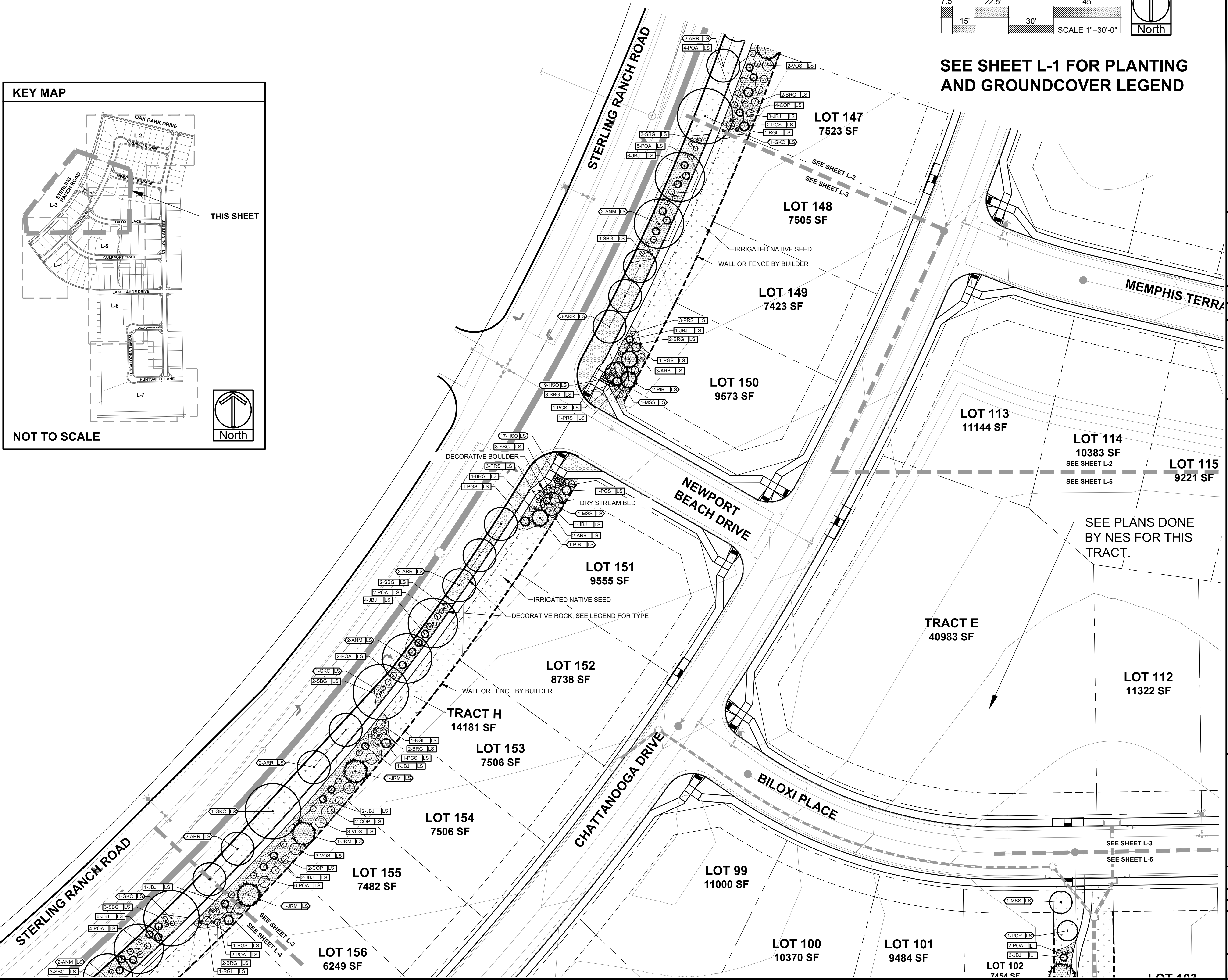
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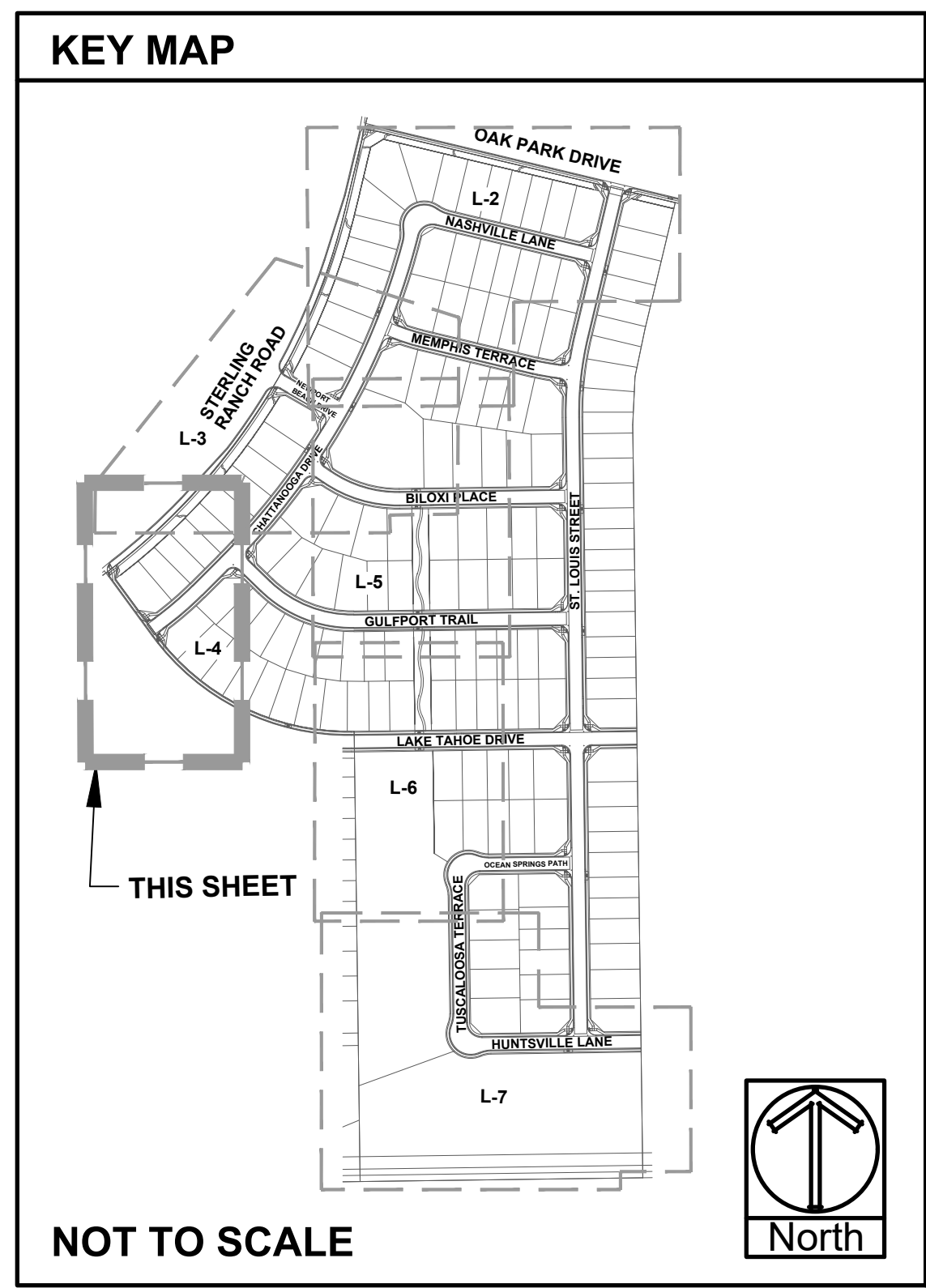
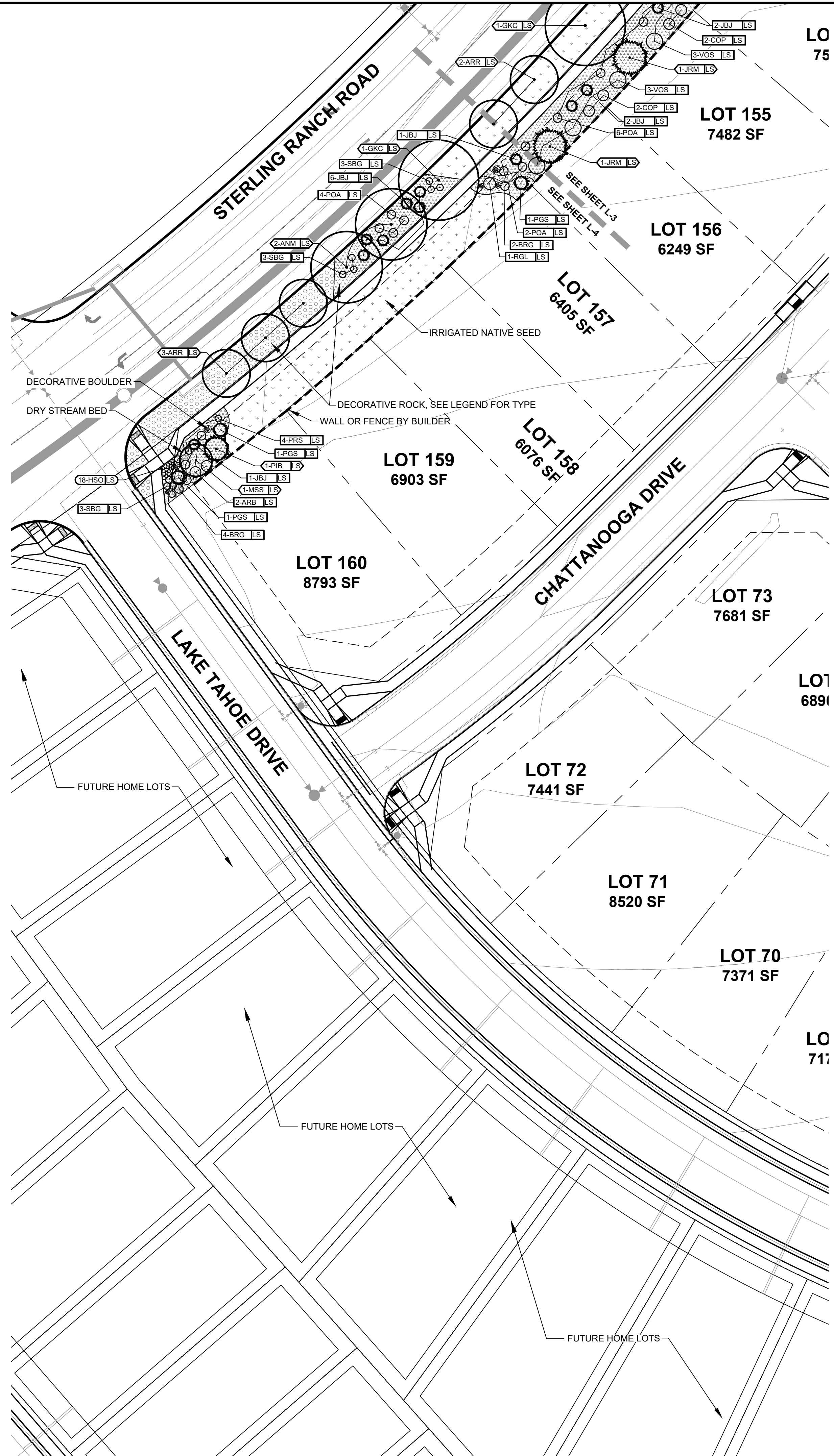


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JOB NUMBER	2711-0723
DATE	7/27/2023
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SHEET #	SHEET 12 OF 21

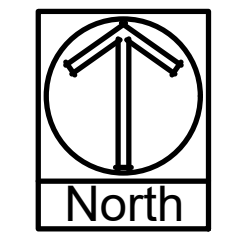
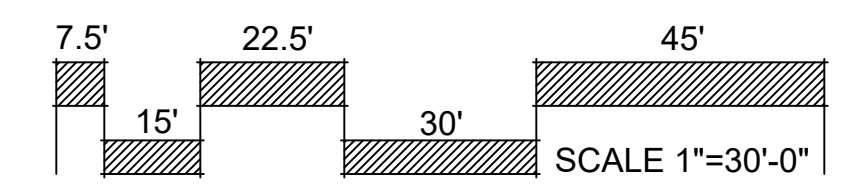
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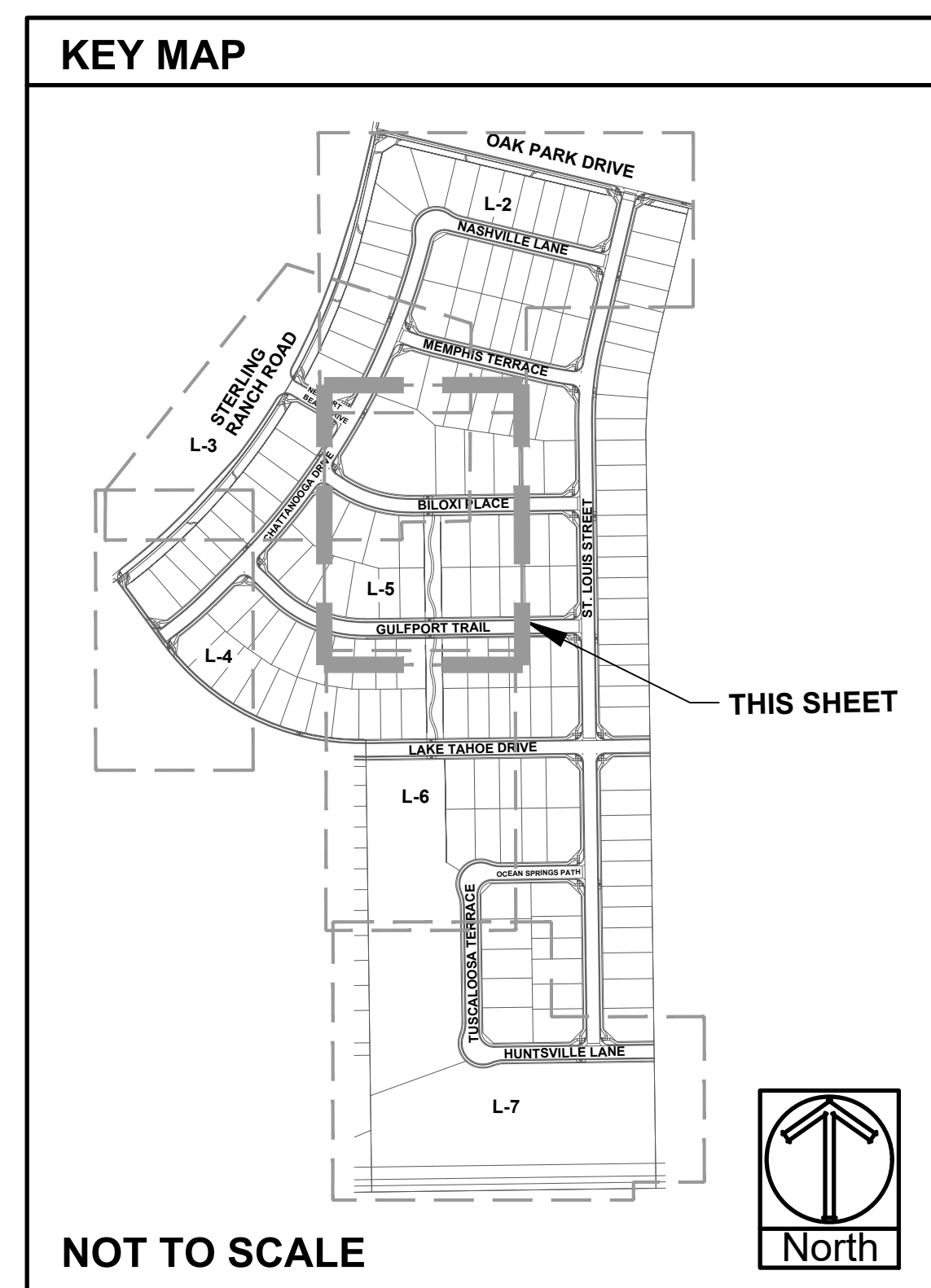
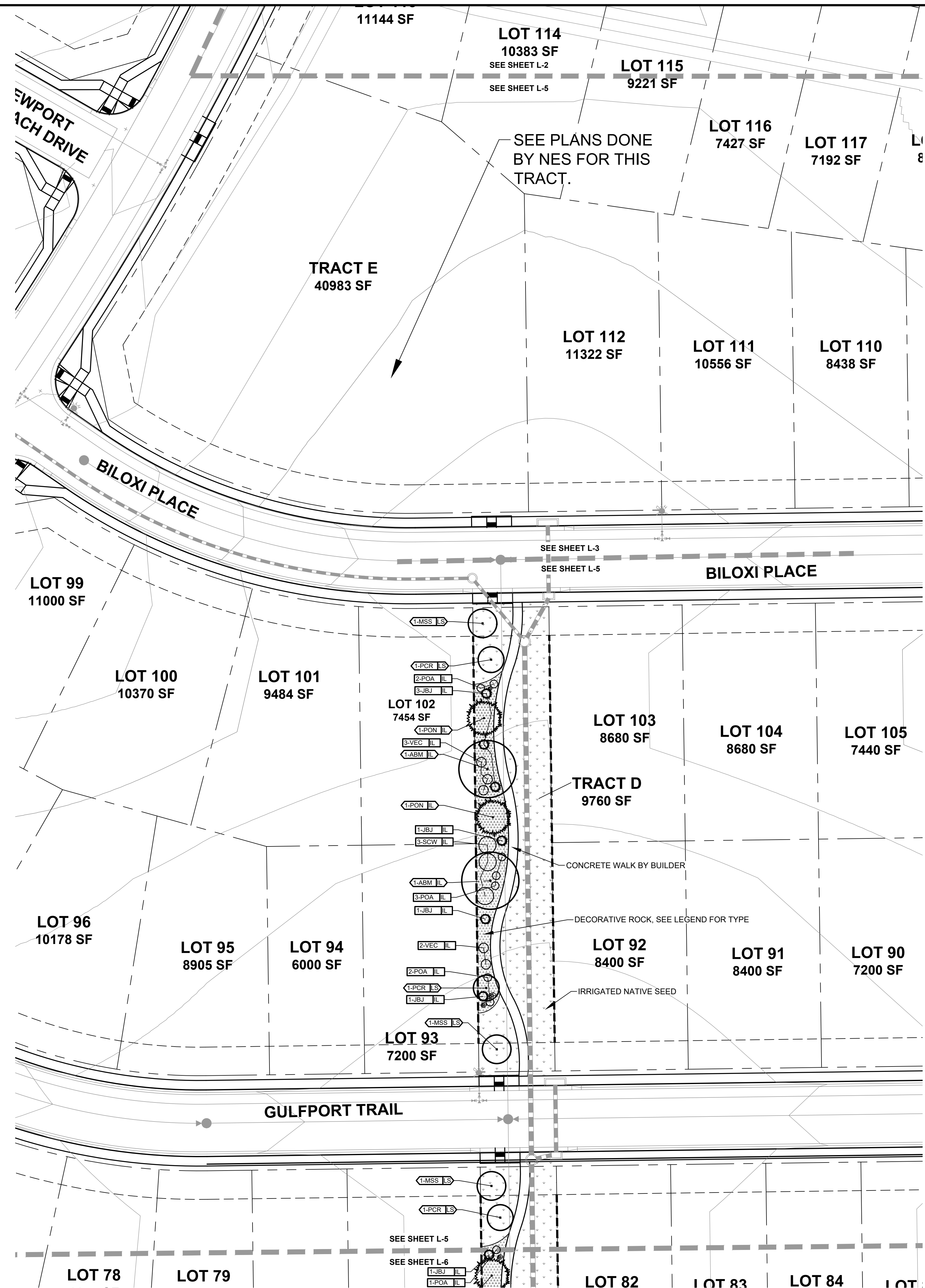
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DATE 7/27/2023

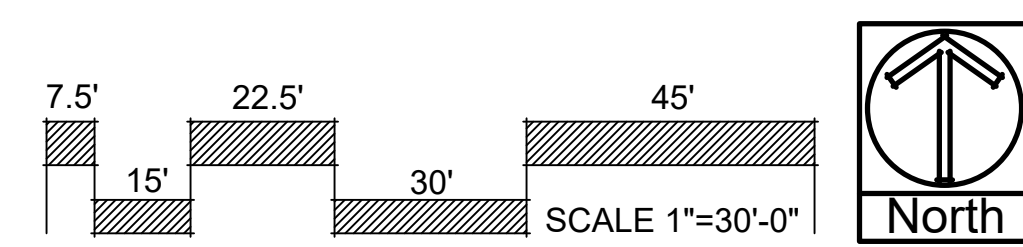
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JOB NUMBER 2711-0723  
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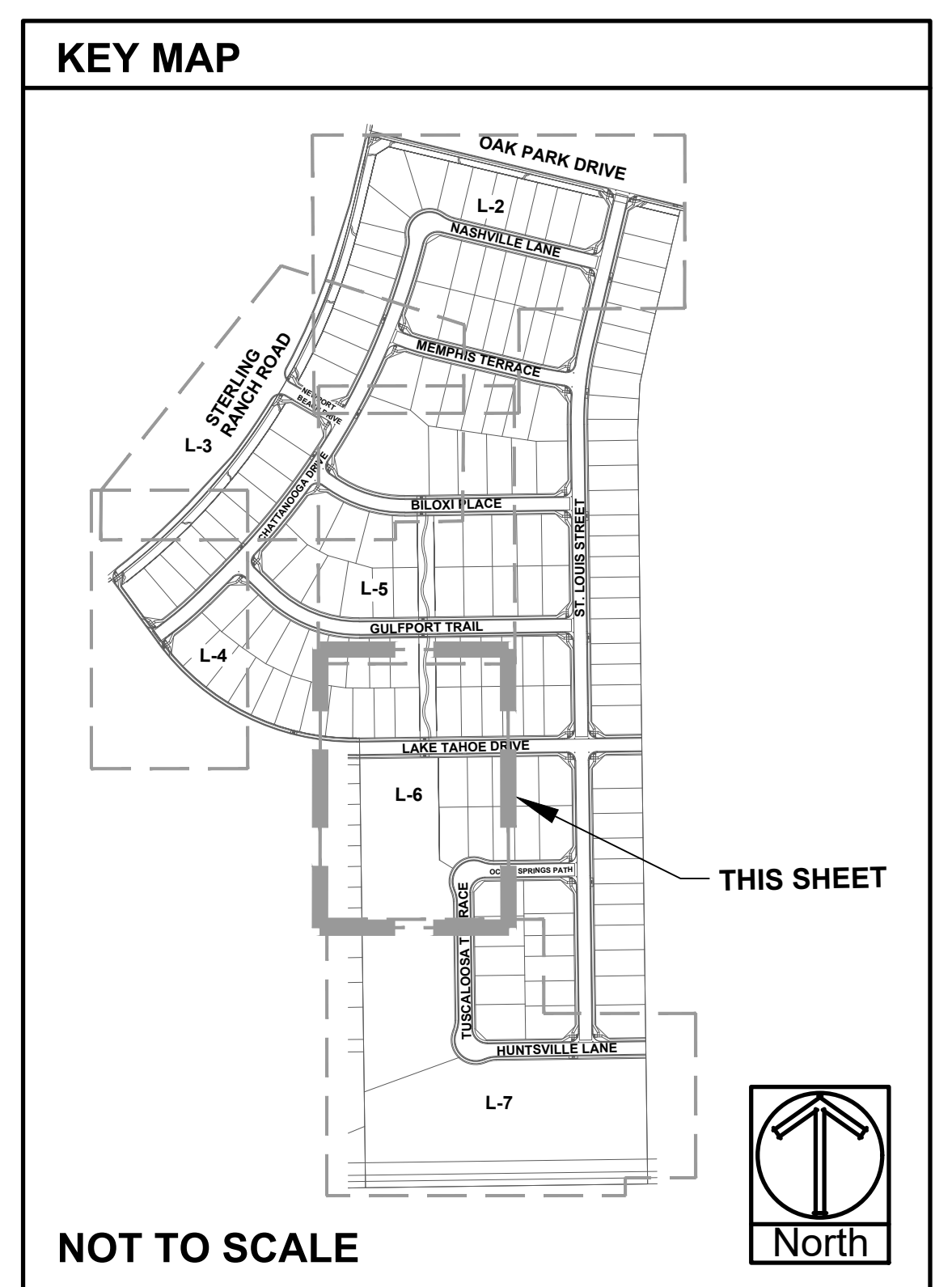
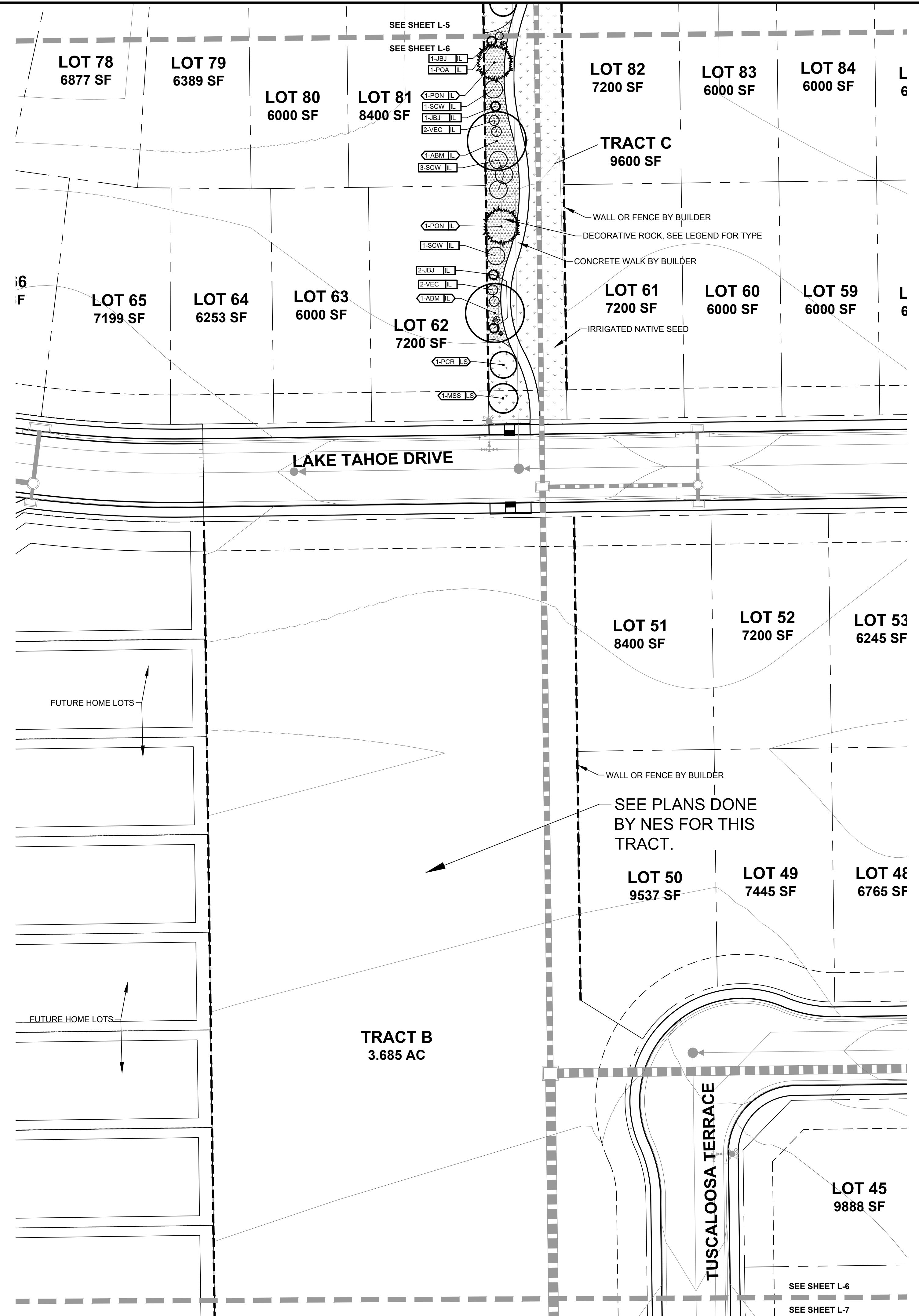
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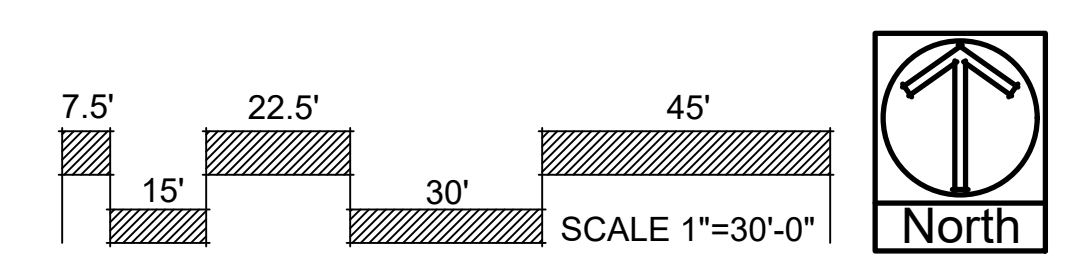


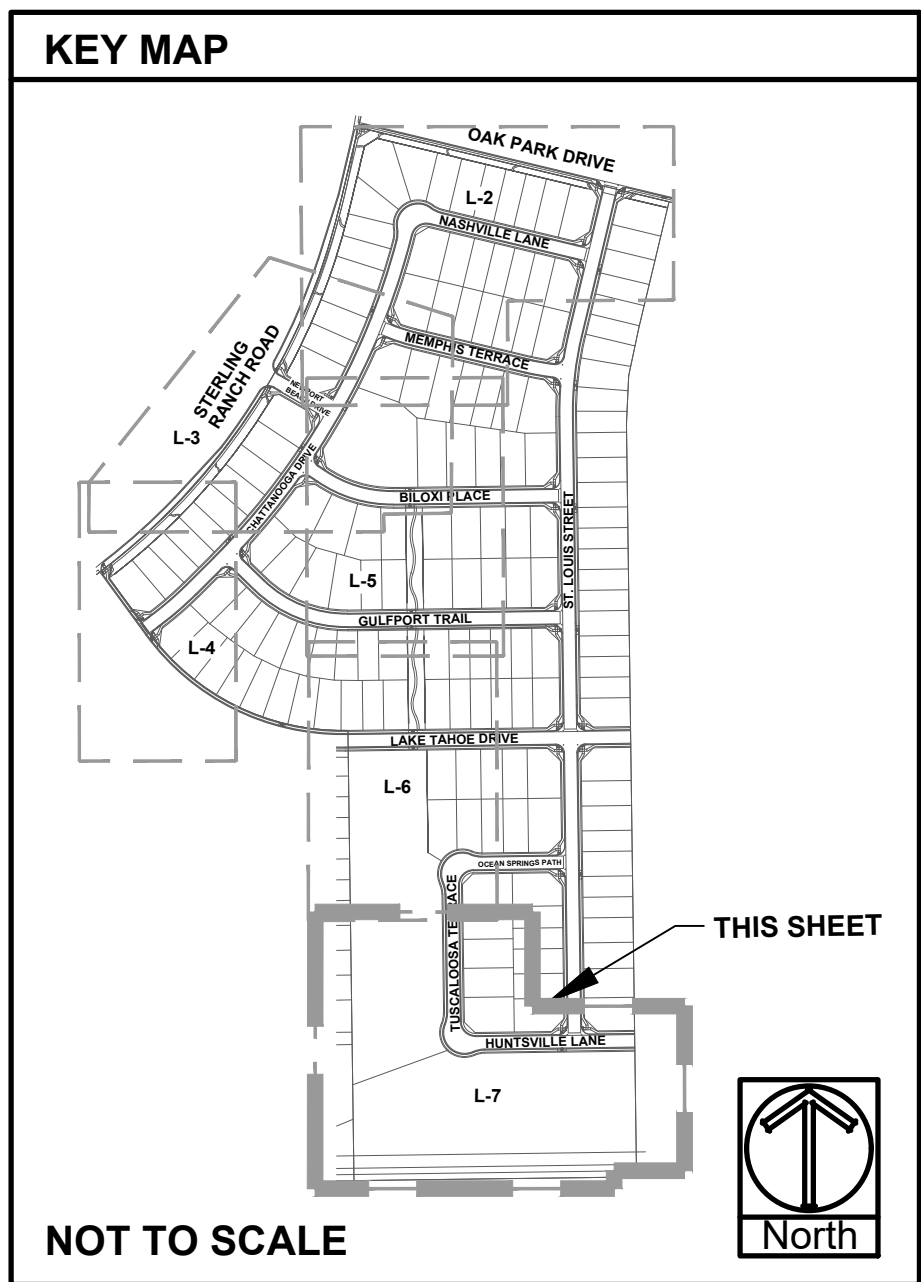
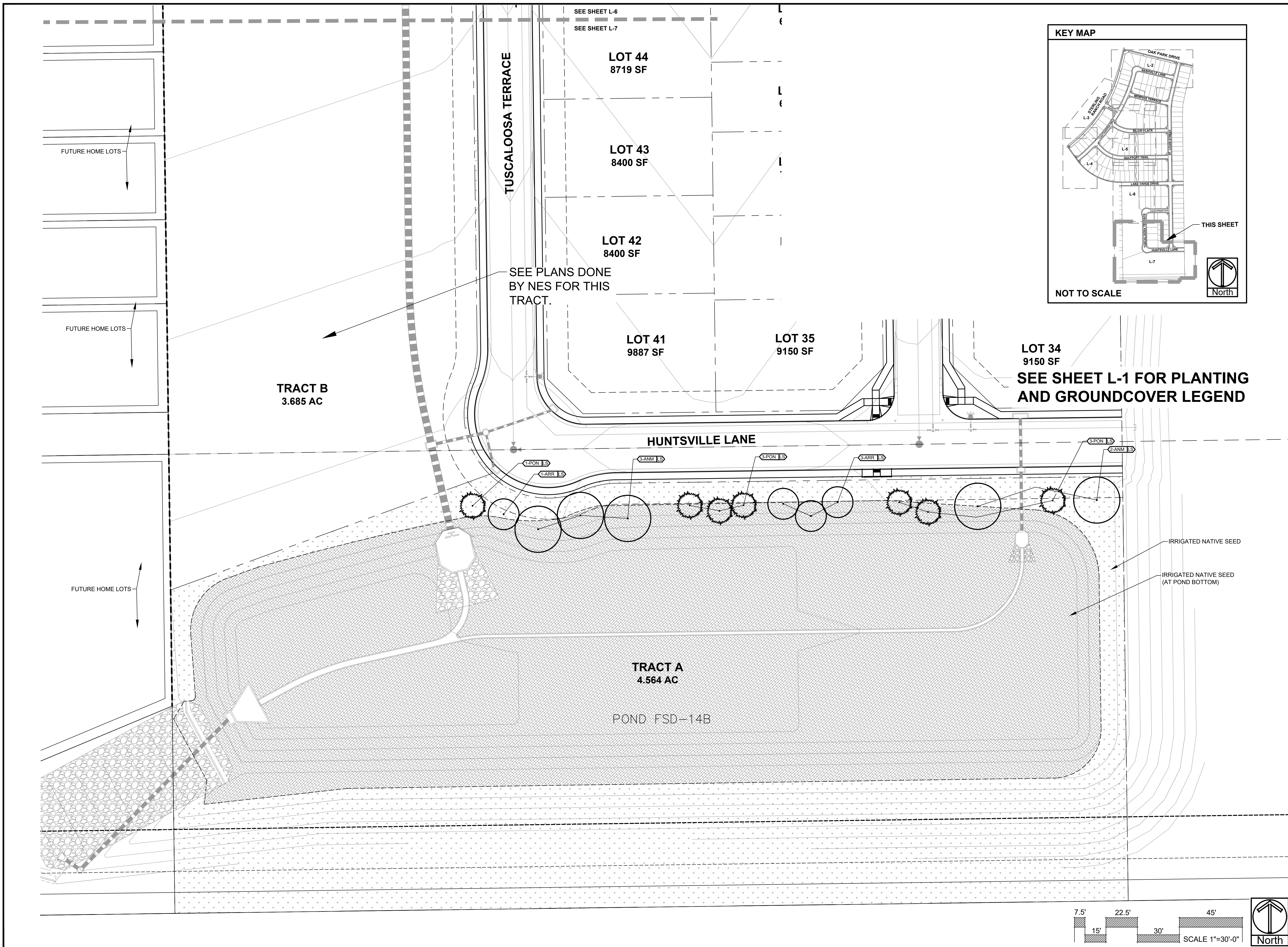
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 FILING # 5  
 STERLING RANCH ROAD & LAKE TAHOE DRIVE

JOB NUMBER	2711-0723
DATE	7/27/2023
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DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	SHEET 15 OF 21



SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND





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COLORADO SPRINGS, CO 80916  
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**STERLING RANCH EAST**  
FILING # 5  
STERLING RANCH ROAD & LAKE TAHOE DRIVE

JOB NUMBER  
**2711-0723**

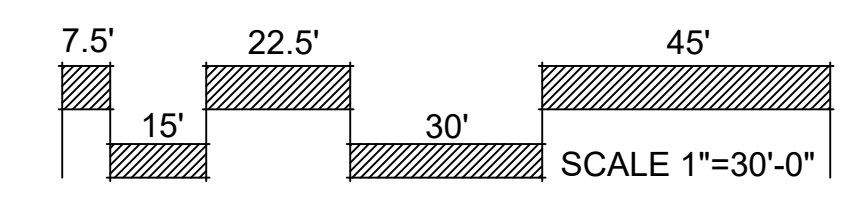
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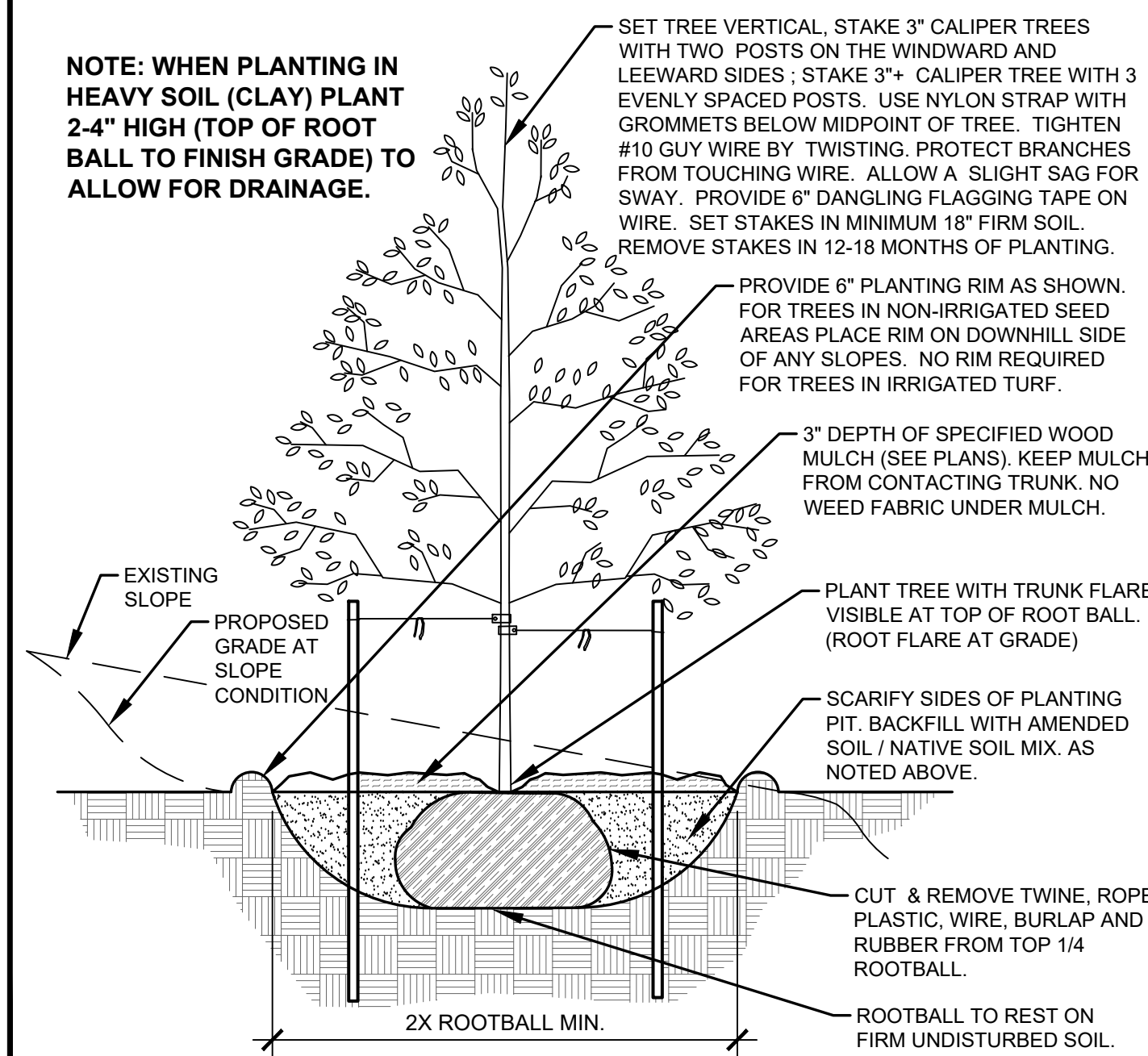
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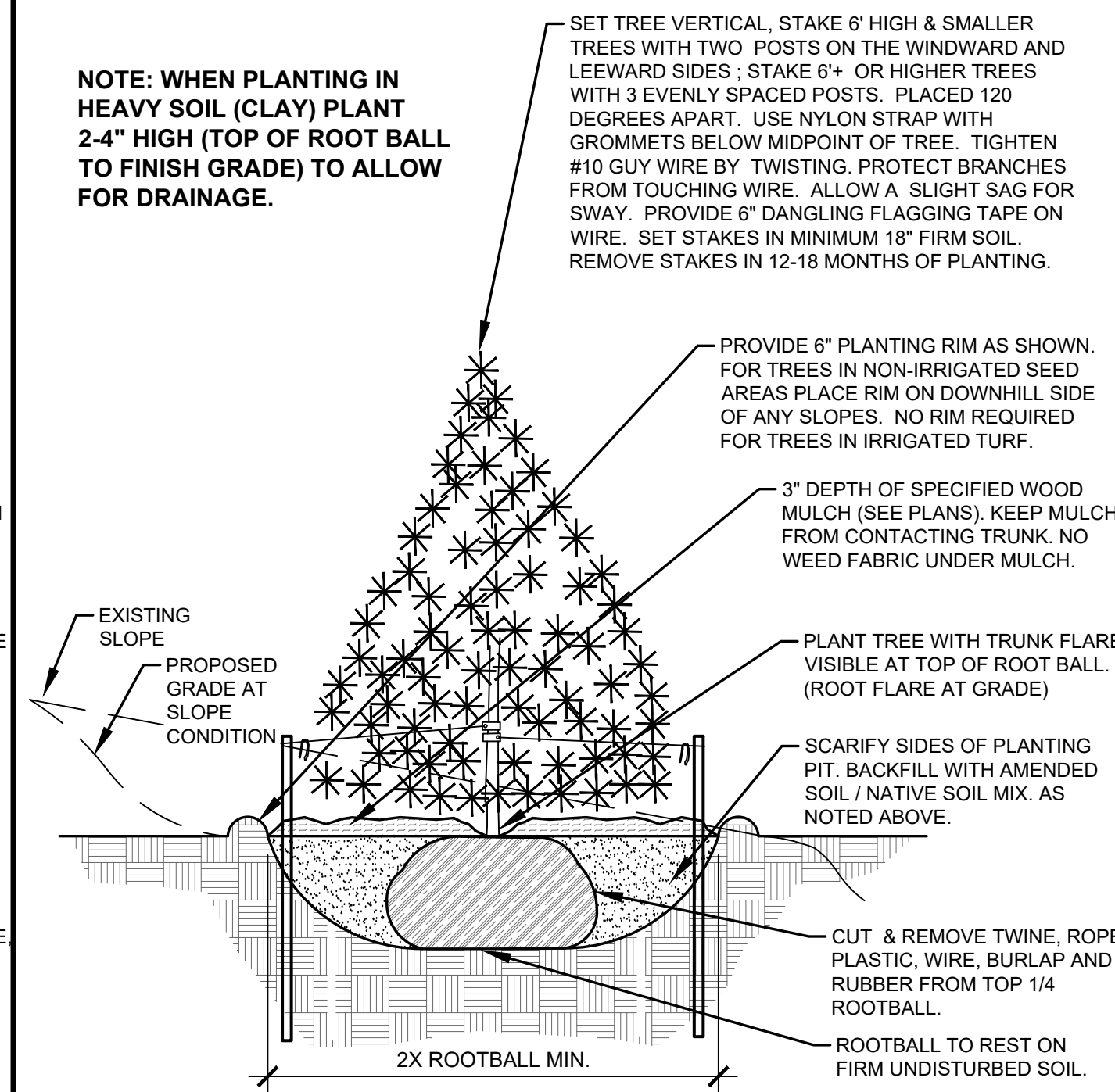


- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
  - DON'T REMOVE OR CUT LEADER.
  - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
  - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT 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.



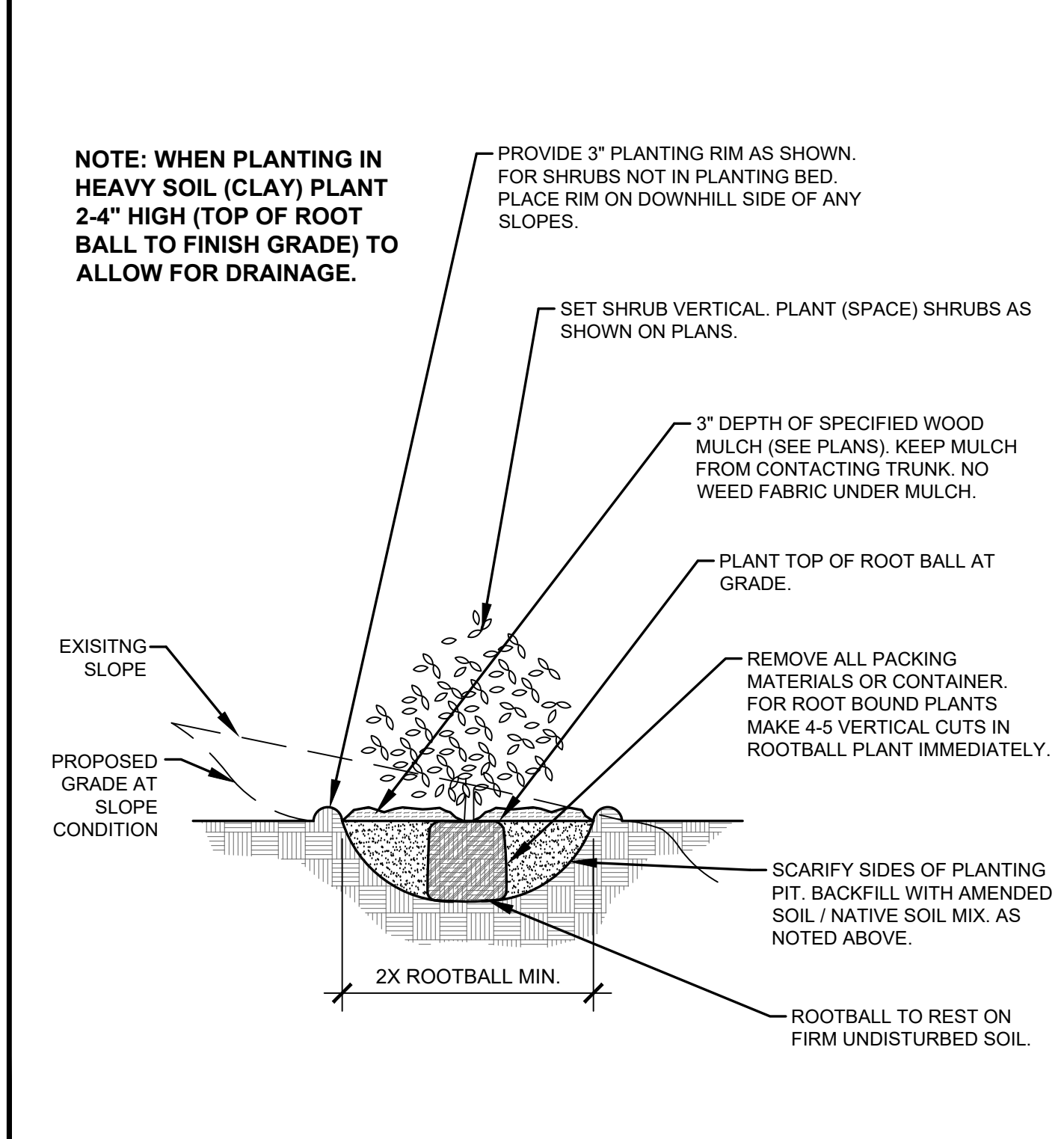
**A** DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- 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.



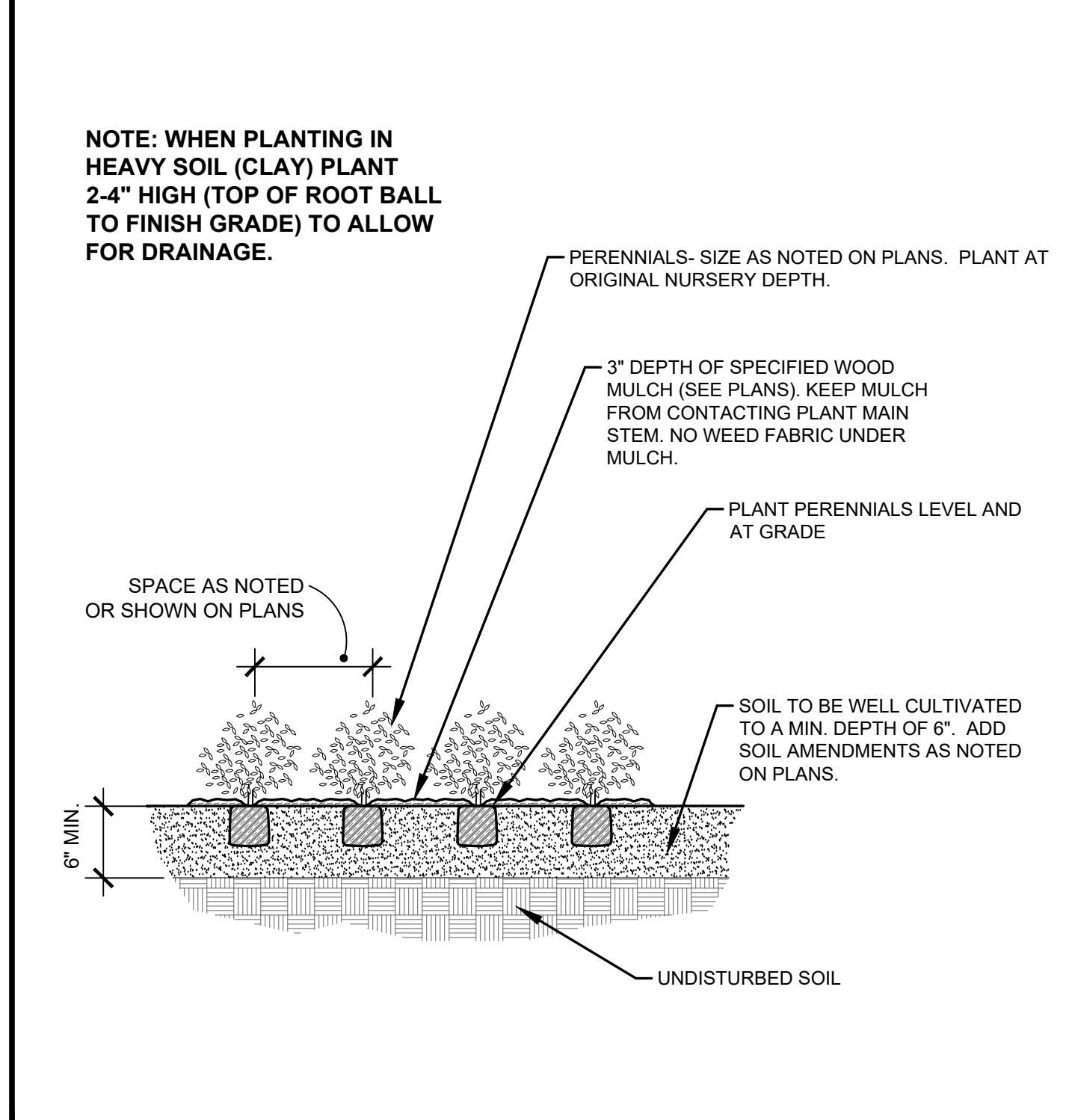
**B** EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE

- 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% |
| -DROPSSEED, SAND     | 1%  |
- SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. 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.

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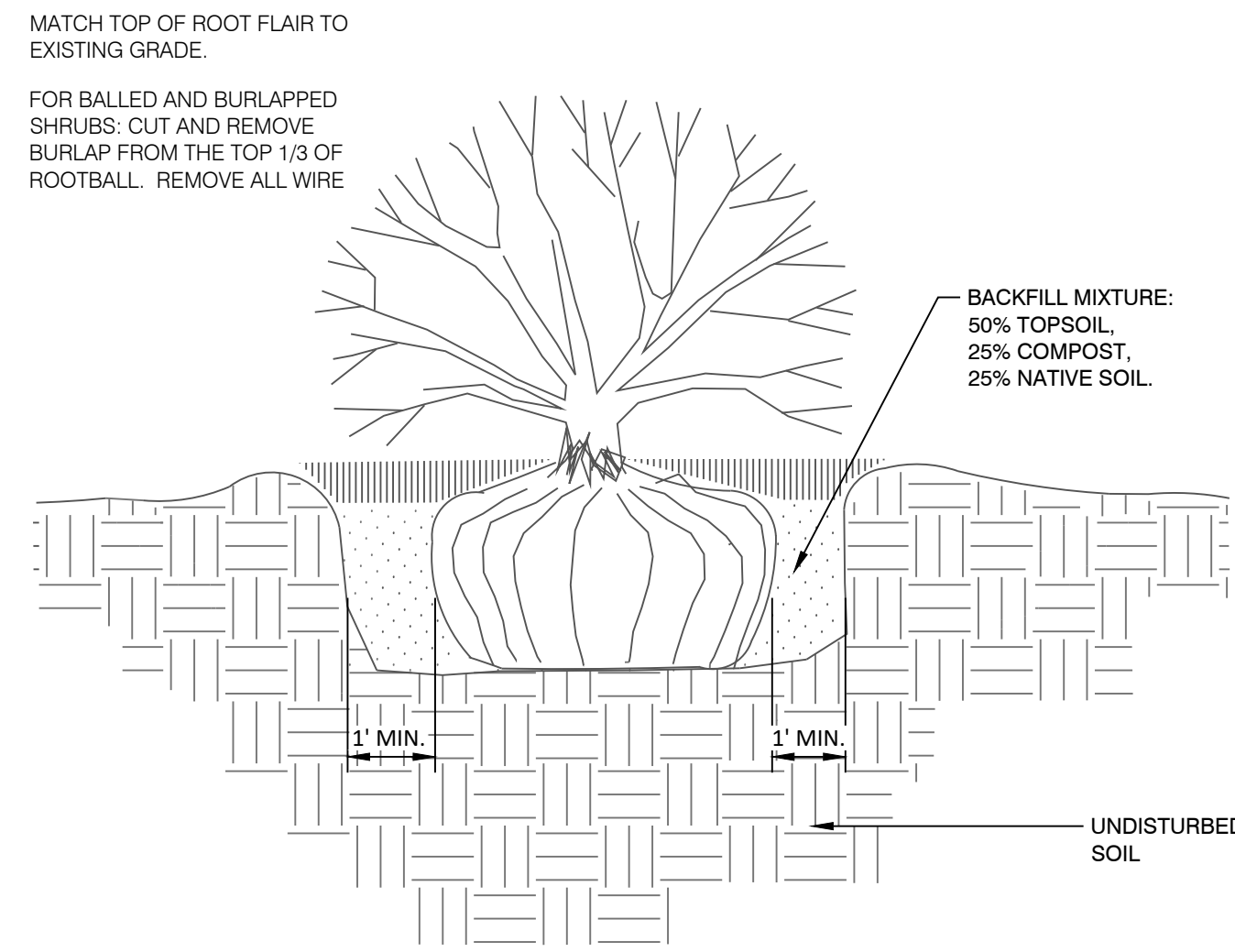
DATE	REVISION DESCRIPTION

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

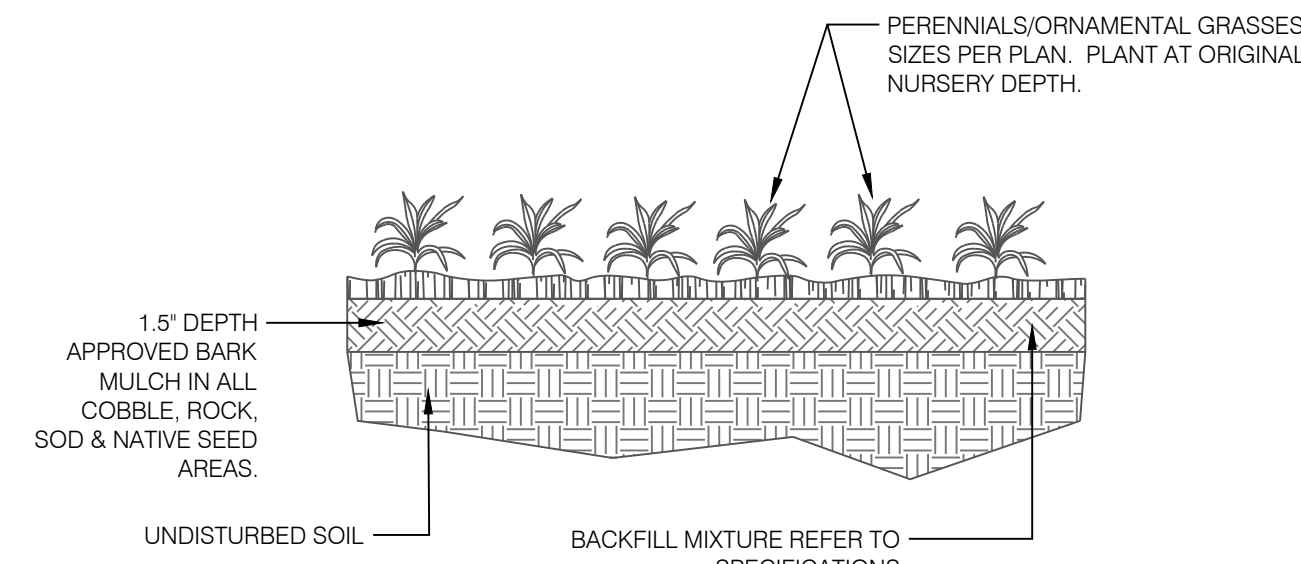
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DATE: 7/27/2023  
DRAWN BY: MB  
DRAWING DESCRIPTION: PLANTING DETAILS & NOTES  
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1 SHRUB PLANTING DETAIL

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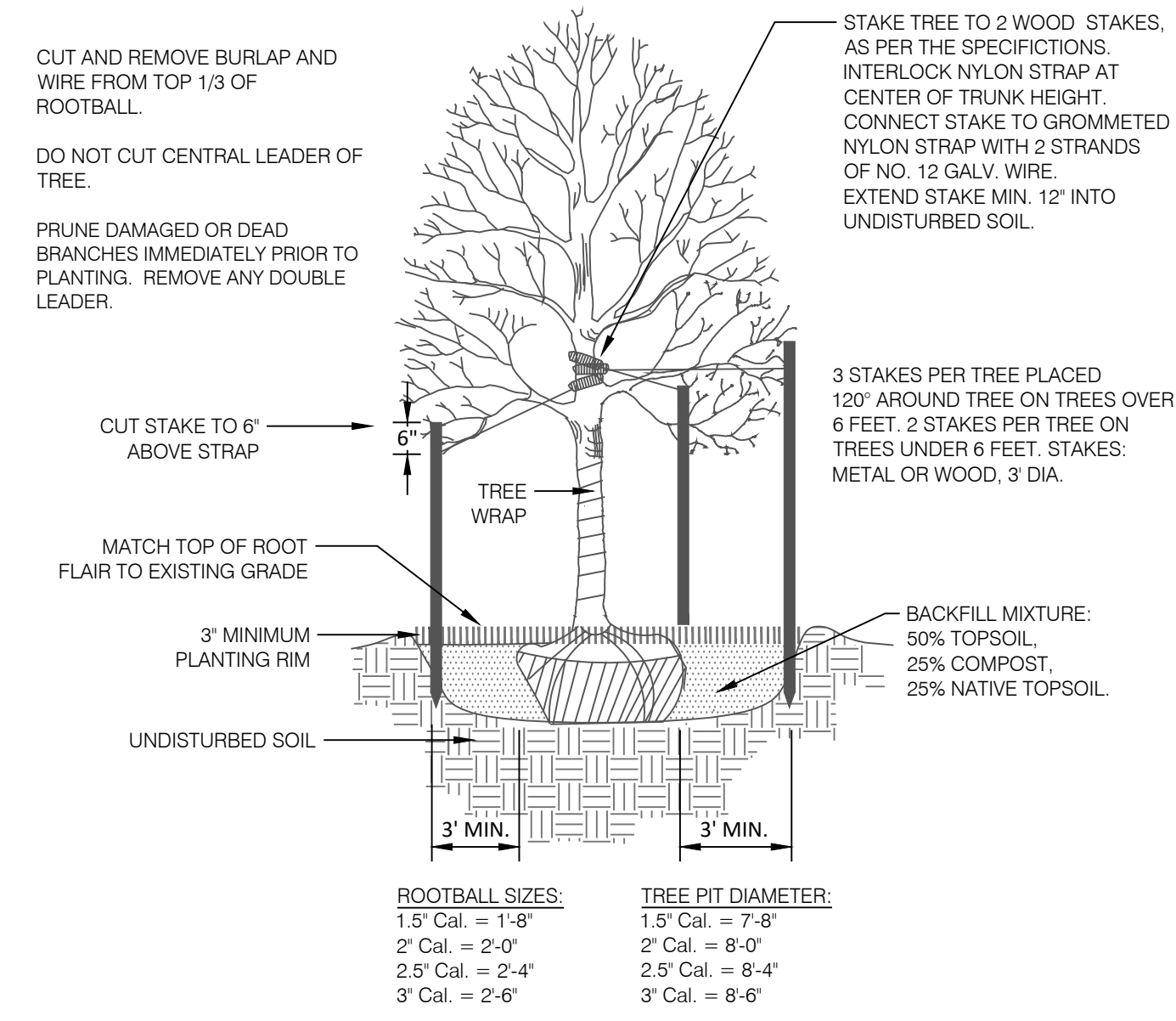
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2 PERENNIAL / ORNAMENTAL GRASS PLANTING

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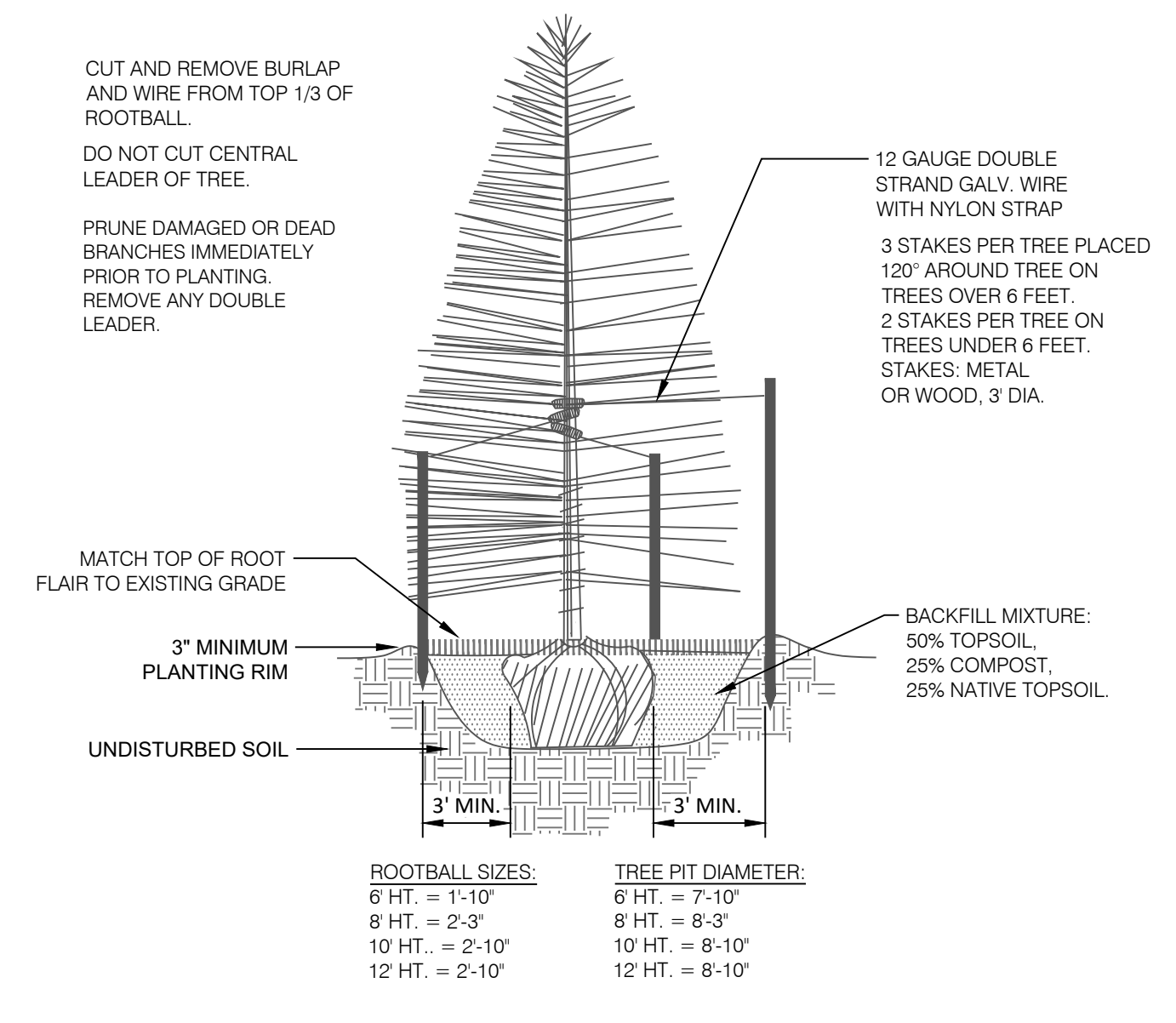
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3 DECIDUOUS TREE PLANTING DETAIL

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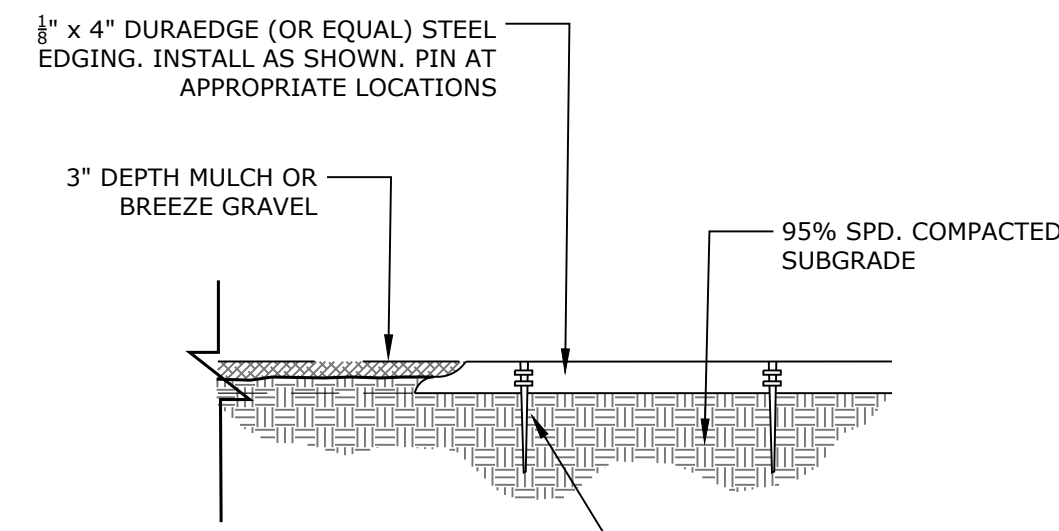
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4 CONIFEROUS TREE PLANTING DETAIL

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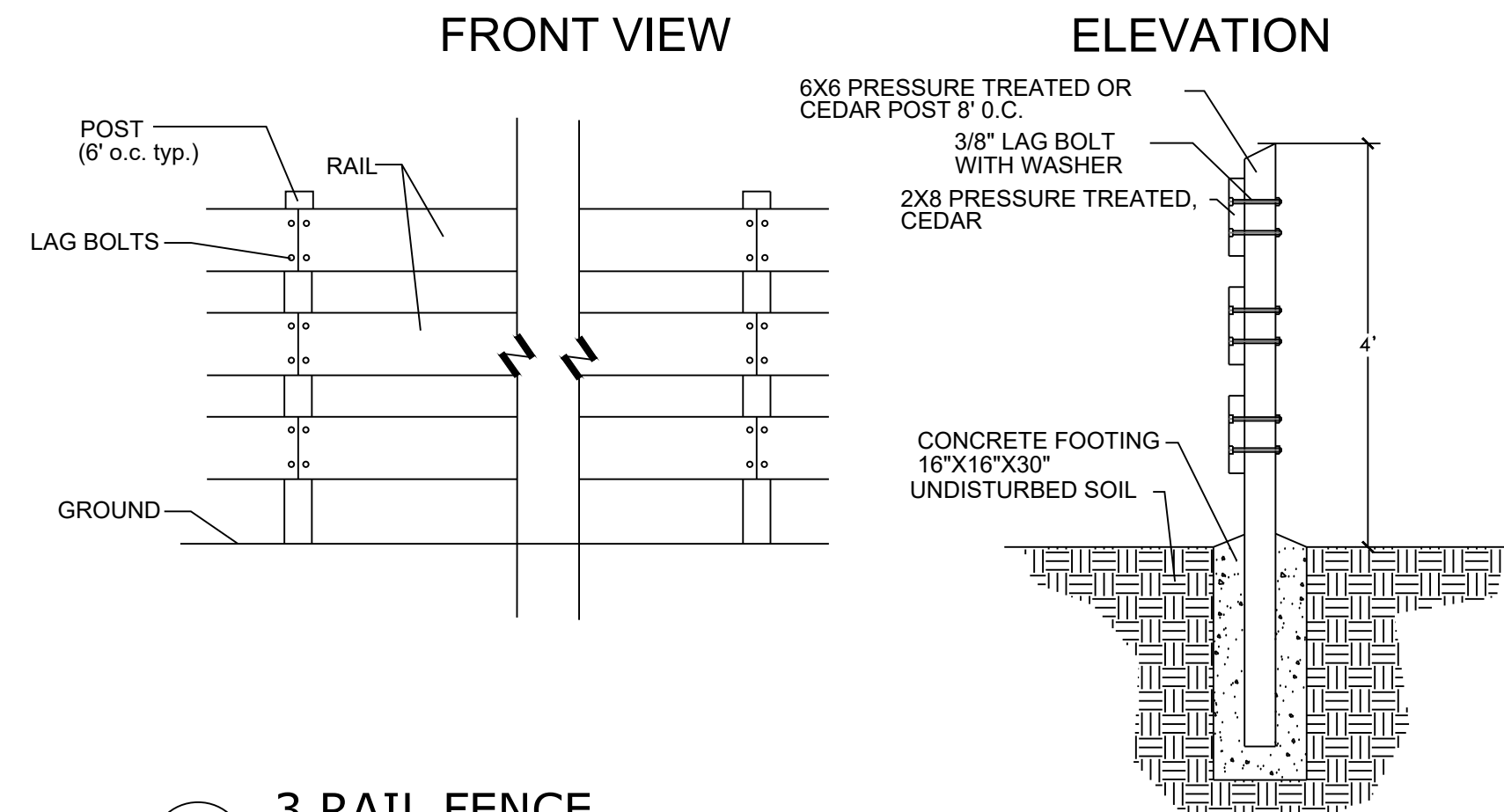
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5 STEEL EDGING

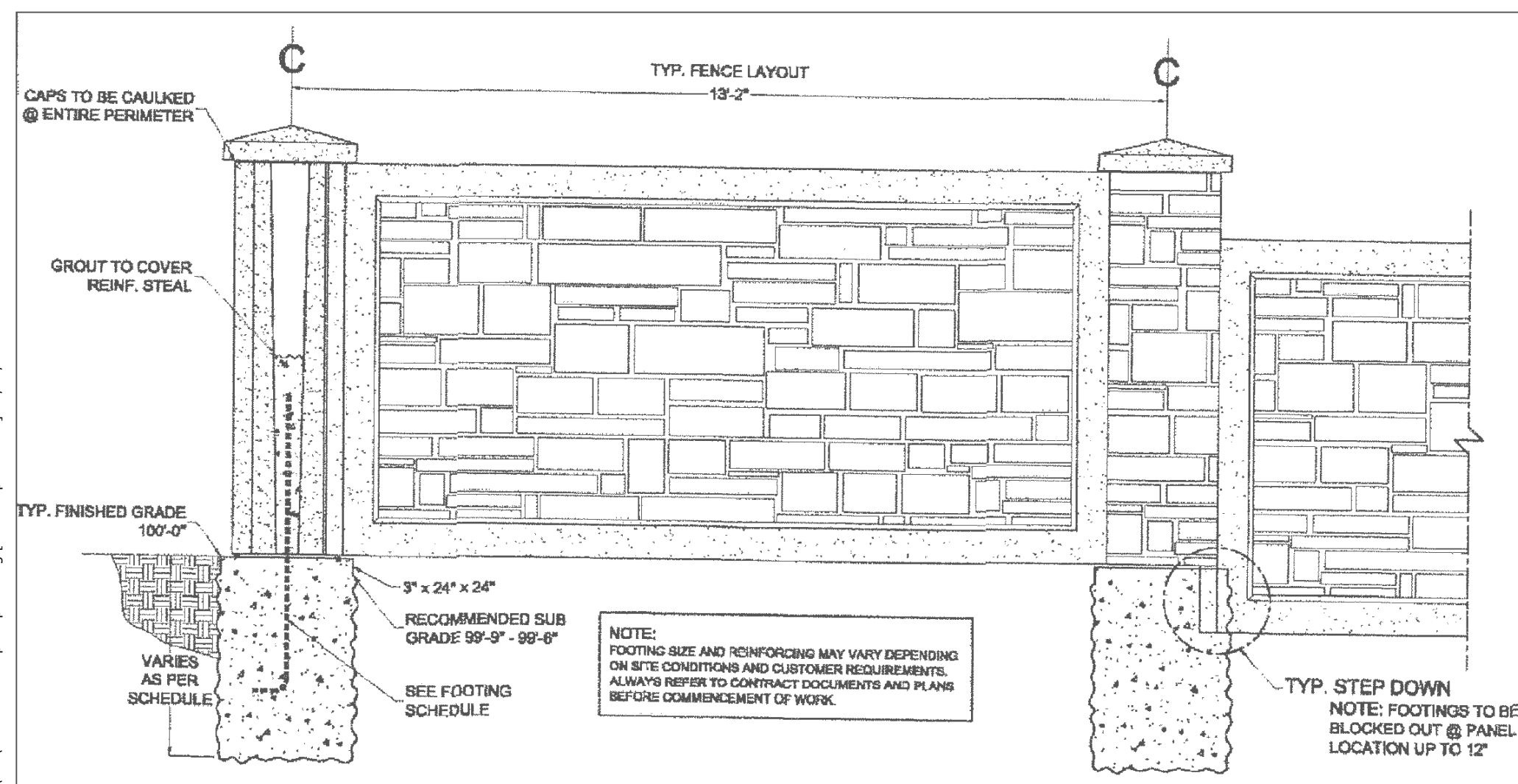
N.T.S.

32 9413-09



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		45S
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 Spiraea	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	

CONCEPT PLANT SCHEDULE

	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX	105,031 sf
	ROCK MULCH	12,130 sf
	TALL FESCUE SOD	24,036 sf



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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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

LANDSCAPE DETAILS

18

18 OF 21

P:\Class\2\Sterling Ranch East Filing 5\Drawings\Arch\PA\Tree E and B park plan.dwg (Landscape Details) 7/27/2023 4:56:47 PM jwilliams

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

STAMP

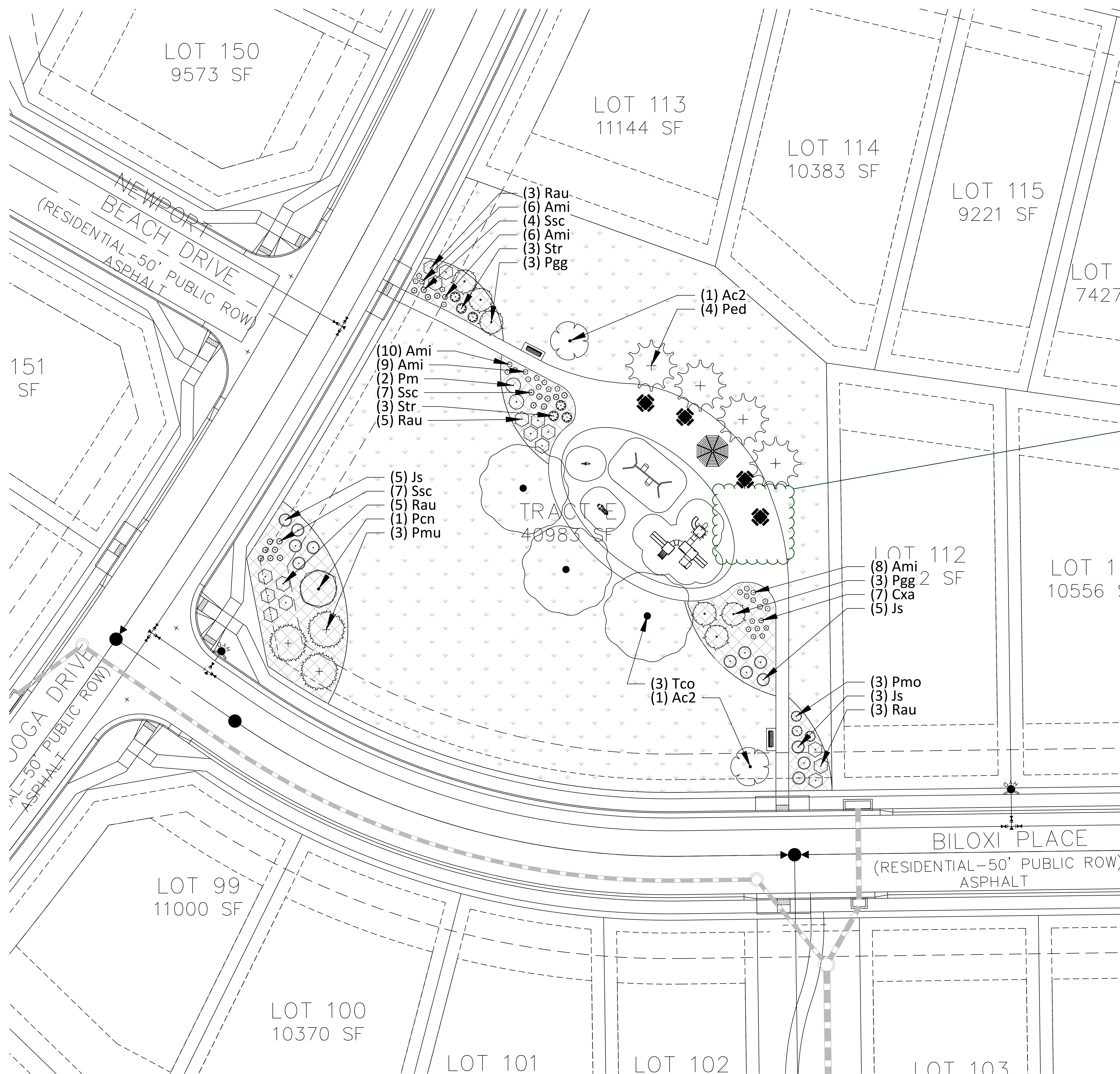
ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #



### CONCEPT PLANT SCHEDULE

	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX	105,031 sf
	ROCK MULCH	12,130 sf
	TALL FESCUE SOD	24,036 sf

label surface types  
and any features  
gazebos, pic nic  
coverings

ADDED  
BY NES



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
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## STERLING RANCH EAST FILING 5

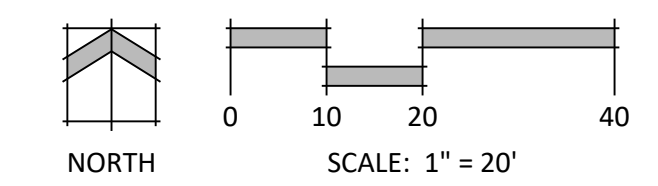
TRACT E & B  
PARK PLAN

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

### TRACT E LANDSCAPE PLAN

# 19

19 OF 21



P:\Classic2\Sterling Ranch East Filing 5\Drawings\Arch\PA\Tract E and B park plan.dwg [Tract E] 7/27/2023 4:56:52 PM Williams



CONCEPT PLANT SCHEDULE

	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX	105,031 sf
	ROCK MULCH	12,130 sf
	TALL FESCUE SOD	24,036 sf

Sheet 16 could be added to this sheet

what is the trail surface, width?

ADDED BY NES



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Colorado Springs, CO 80903  
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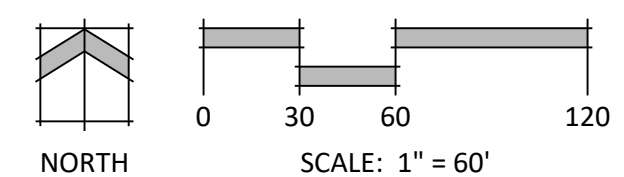
STERLING RANCH EAST FILING 5  
TRACT E & B PARK PLAN

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

TRACT B PRELIMINARY LANDSCAPE PLAN

20

20 OF 21



Colorado Geological Survey The available referral documents include a Soils and Geology Study, Sterling Ranch East – Filing No. 5 Preliminary Plan No. 2, Colorado Springs, Colorado (Entech Engineering, June 27, 2023), Letter of Intent (N.E.S. Inc., August 2023), Preliminary Plan (Classic Consulting, July 2023), and other documents.

CGS offers the following comments and recommendations.

1. Groundwater was encountered in Entech's test borings at 3.5 to 16 feet below grade during drilling, and Entech observed areas of ponded water in some locations. According to Entech (page 10 of their report), "The proposed structures do not have basements." Due to the shallow groundwater conditions, NO basements should be permitted within the Sterling Ranch East Filing No. 5 development. A statement indicating "no basements" should be noted in the preliminary plans and the final plat going forward.

2. Entech installed a temporary piezometer within Filing No. 5 to monitor the groundwater levels. CGS recommends that groundwater levels continue to be checked through the Fall, Winter, and Spring.

3. We agree with Entech (page 10 of their report), "A minimum separation of 3 feet between foundation components and groundwater levels are recommended." Page 9 of Entech's report states, "It is anticipated that shallow water areas will be mitigated with site grading and the installation of sewer underdrains." Additionally, the preliminary plan states (note 16), "Due to shallow groundwater in the area, all foundations shall incorporate an underground drainage system. Under drains to be maintained by the District." An underdrain system should be allowed ONLY if it can gravity discharge to a daylight outfall or is connected to an existing underdrain system that gravity discharges to a daylight outfall. CGS recommends that the plans show the underground drainage system with connections to individual underdrains for each lot. Individual foundation perimeter drains are intended to handle small amounts of intermittent, perched water and may NOT be used to mitigate persistent shallow groundwater conditions.

**ENTECH NOW PROVIDED WITH PROPOSED GRADING WHICH IS MAINLY FILL, SO THEY CAN THEN ADJUST THEIR RECOMMENDATIONS ACCORDINGLY.**

please add the basement restriction for the lots with groundwater if that is what the mitigation is proposed. Under and sewer drains will not likely resolve groundwater at high levels. Adjust notes on sheet 1

**LEGEND**

- Qaf - ARTIFICIAL FILL OF HOLOCENE AGE; MAN-MADE FILL DEPOSITS
- Qes - EOLIAN 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

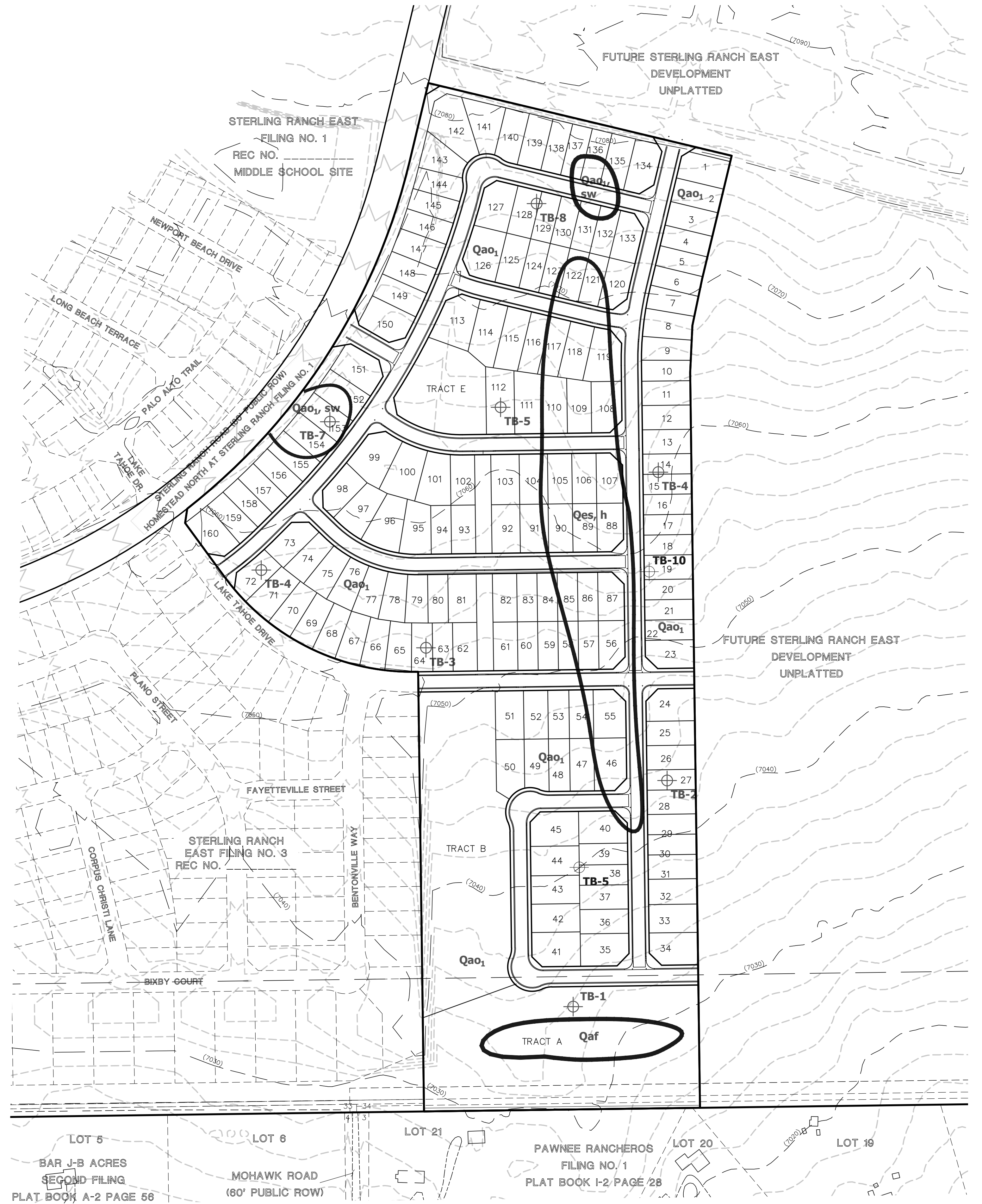
**REFERENCE:**

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



150 75 0 150 300

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



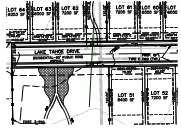
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p><small>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE													<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155      DATE</p>	<p><b>CLASSIC CONSULTING</b></p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (Fax)</p>	<p><b>STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN GEOLOGIC CONSTRAINTS EXHIBIT</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>MAW</td> <td>SCALE</td> <td>DATE</td> <td>05/12/2023</td> </tr> <tr> <td>DRAWN BY</td> <td>MAW</td> <td>(H) 1" = 150'</td> <td>SHEET</td> <td>21 OF 21</td> </tr> <tr> <td>CHECKED BY</td> <td>(V)</td> <td>1" = N/A</td> <td>JOB NO.</td> <td>1183.25</td> </tr> </table>	DESIGNED BY	MAW	SCALE	DATE	05/12/2023	DRAWN BY	MAW	(H) 1" = 150'	SHEET	21 OF 21	CHECKED BY	(V)	1" = N/A	JOB NO.	1183.25
NO.	REVISION	DATE																																
DESIGNED BY	MAW	SCALE	DATE	05/12/2023																														
DRAWN BY	MAW	(H) 1" = 150'	SHEET	21 OF 21																														
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.25																														

# V1\_Preliminary Plan.pdf Markup Summary

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## Arrow (1)

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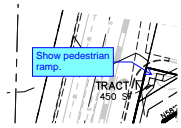


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**Author:** dsdparsons  
**Date:** 9/25/2023 1:30:09 PM  
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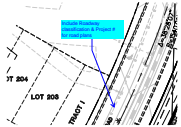
## Callout (9)

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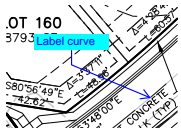
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Show pedestrian ramp.



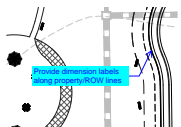
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Include Roadway classification & Project # for road plans



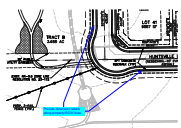
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Label curve



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Provide dimension labels along property/ROW lines



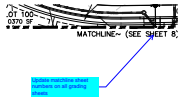
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Provide dimension labels along property/ROW lines

IF BUILDING PERMIT SUBMITTALS, THE FEE OBLIGATORY  
PLAN NOTES TO ENSURE THAT A TITLE SEARCH WOULD  
REVEAL ANY REPORTS THAT WERE  
NOT PROVIDED WITH SUBMITTALS.  
HIS SUBMISSION AND ARE ON FILE AT THE COUNTY  
REPORT: WATER RESOURCES REPORT: WASTEWATER  
TO NATIONAL FEATURED REPORT.  
PERMIT REQUIREMENTS, AND OTHER AGENCY  
AGENCY AND MEDICAL, COLORADO DEPARTMENT OF  
DURING THE ENDANGERED SPECIES ACT, PARTICULARLY

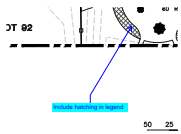
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Remove any reports that were not provided with  
submittal.



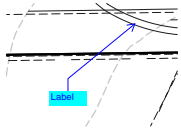
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Update matchline sheet numbers on all grading  
sheets



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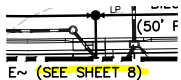
Include hatching in legend



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Label

## Highlight (1)



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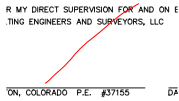


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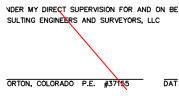


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**Pen (2)**

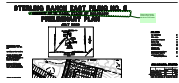


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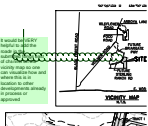
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**Planner (22)**



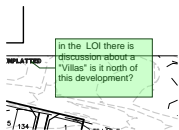
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Please add township section range; please title block to all sheets



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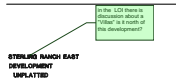
It would be VERY helpful to add the roads in the submitted filings east of channel on the vicinity map so one can visualize how and where this is in location to other developments already in process or approved



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in the LOI there is discussion about a "Villas" is it north of this development?





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in the LOI there is discussion about a "Villas" is it north of this development?

NO.	DATE	BY	DESCRIPTION
1	9/25/2023	dsdparsons	Initial
2	9/25/2023	dsdparsons	Update
3	9/25/2023	dsdparsons	Update
4	9/25/2023	dsdparsons	Update
5	9/25/2023	dsdparsons	Update
6	9/25/2023	dsdparsons	Update
7	9/25/2023	dsdparsons	Update
8	9/25/2023	dsdparsons	Update
9	9/25/2023	dsdparsons	Update
10	9/25/2023	dsdparsons	Update



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Total Area \_\_\_\_\_

RMISE APPROVED THROUGH THE DEVIATION  
 ID ASSIGNEES THAT SUBREVIDER AND/OR SAID  
 EL PASO COUNTY ROAD IMPACT FEE PROGRAM  
 BEING PERMIT SUBMITTALS. THE FEE OBLIGATION  
 NOTES TO ENSURE THAT A TITLE SEARCH WOULD  
 installed by the developer.  
 N AREA:

USURVISION AND ARE ON FILE AT THE COUNTY  
 IN WATER SPECIFICATIONS DESIGN. UNDETERMINED

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installed by the developer.

WE ON FILE AT THE COUNTY  
 REE REPORT, WASTEWATER  
 REPORT  
 AND OTHER AGENCY  
 USURVISION AND ARE ON FILE AT THE COUNTY  
 IN WATER SPECIFICATIONS DESIGN. UNDETERMINED



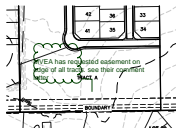
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CSAAC Provided comment outside of CAD-O- notes not needed



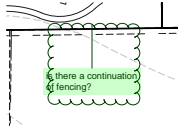
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MVEA has requested easement on edge of all tracts. see their comment letter



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Please add the restrictive setbacks and buffers from the SKP acknowledging the conditions are applicable...



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is there a continuation of fencing?



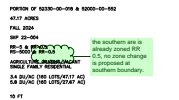
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Preliminary plan title block on all sheets please



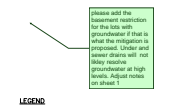
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**Space:**

Please delete signature block sheets 1-5



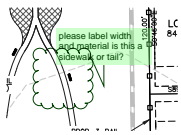
**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** dsdparsons  
**Date:** 9/25/2023 10:16:29 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

the southern are is already zoned RR 0.5, no zone change is proposed at southern boundary.



**Subject:** Planner  
**Page Label:** [1] LAYOUT1  
**Author:** dsdparsons  
**Date:** 9/25/2023 12:52:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please add the basement restriction for the lots with groundwater if that is what the mitigation is proposed. Under and sewer drains will not likley resolve groundwater at high levels. Adjust notes on sheet 1



**Subject:** Planner  
**Page Label:** [1] SH4  
**Author:** dsdparsons  
**Date:** 9/25/2023 1:30:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please label width and material is this a sidewalk or tail?



**Subject:** Planner  
**Page Label:** [1] SH3  
**Author:** dsdparsons  
**Date:** 9/25/2023 1:33:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

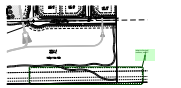
Is the 10-foot landscape setback in the row? or lots- please label line work



**Subject:** Planner  
**Page Label:** [1] SH3  
**Author:** dsdparsons  
**Date:** 9/25/2023 1:40:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Is this a wall? Please label.

Are you working on a PLA for the park equipment?



**Subject:** Planner  
**Page Label:** [3] Tract E and B park plan-Tract B  
**Author:** dsdparsons  
**Date:** 9/25/2023 1:54:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

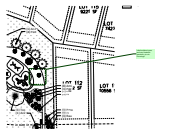
what is the trail surface, width?



**Subject:** Planner  
**Page Label:** [3] Tract E and B park plan-Tract B  
**Author:** dsdparsons  
**Date:** 9/25/2023 1:37:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

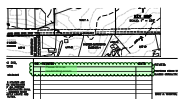
what is this surface?

Is this a gazebo?



**Subject:** Planner  
**Page Label:** [2] Tract E and B park plan-Tract E  
**Author:** dsdparsons  
**Date:** 9/25/2023 1:38:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label surface types and any features gazebos, picnic coverings



**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** dsdparsons  
**Date:** 9/25/2023 1:59:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

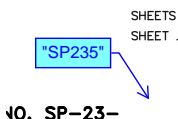
Please fill in as resubmitting occurs

Text Box (12)



**Subject:** Text Box  
**Page Label:** [1] Layout1  
**Author:** dsdparsons  
**Date:** 9/25/2023 9:55:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Vicinity map (scale of 1 inch =2000 feet in general scale preferred, but does not have to be a scaled drawing) showing the subdivision in relation to section lines and existing or proposed streets within one mile



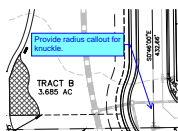
**Subject:** Text Box  
**Page Label:** [1] Layout1  
**Author:** Carlos  
**Date:** 9/25/2023 11:11:40 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

"SP235"



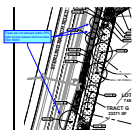
**Subject:** Text Box  
**Page Label:** [1] Layout1  
**Author:** Carlos  
**Date:** 9/25/2023 11:32:10 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide the project benchmark (NAVD88) and basis of bearing.



**Subject:** Text Box  
**Page Label:** [1] SH5  
**Author:** Carlos  
**Date:** 9/25/2023 11:50:51 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide radius callout for knuckle.



**Subject:** Text Box  
**Page Label:** [3] PLTG 2711-0723 v.2-L-2  
**Author:** Carlos  
**Date:** 9/25/2023 1:00:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Trees are not allowed within EPC right-of-way please remove trees from ROW.

Park label

**Subject:** Text Box  
**Page Label:** [1] SH3  
**Author:** dsdparsons  
**Date:** 9/25/2023 1:29:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Park label

Park label

FENCE

**Subject:** Text Box  
**Page Label:** [1] SH4  
**Author:** dsdparsons  
**Date:** 9/25/2023 1:29:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Park label

**Subject:** Text Box  
**Page Label:** [3] Tract E and B park plan-Tract B  
**Author:** dsdparsons  
**Date:** 9/25/2023 1:55:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Sheet 16 could be added to this sheet



**Subject:** Text Box  
**Page Label:** [3] Tract E and B park plan-Tract B  
**Author:** dsdparsons  
**Date:** 9/25/2023 1:57:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Title Block, Preliminary Plan, County, , section  
town ship range  
Landscape Plan (ALL sheets have a tile Block.)

› DIRECT LOT ACCESS TO STERLING RANCH I

Include Geologic Hazard Note

TRACT TABLE

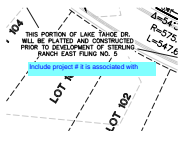
**Subject:** Text Box  
**Page Label:** [1] Layout1  
**Author:** CDurham  
**Date:** 9/25/2023 4:20:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include Geologic Hazard Note

Show and label  
POB and POC

**Subject:** Text Box  
**Page Label:** [1] LAYOUT1  
**Author:** CDurham  
**Date:** 9/25/2023 4:45:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show and label POB and POC



**Subject:** Text Box  
**Page Label:** [1] SH4  
**Author:** CDurham  
**Date:** 9/25/2023 5:17:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

-----  
Include project # it is associated with