

STERLING RANCH EAST FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN

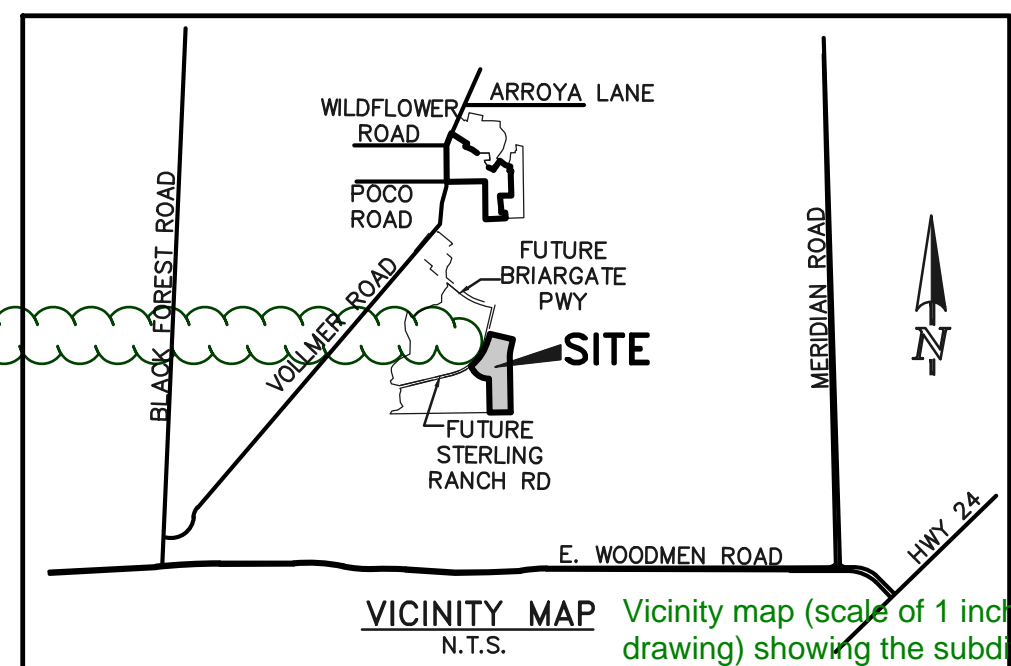
JULY 2023

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

GENERAL NOTES:

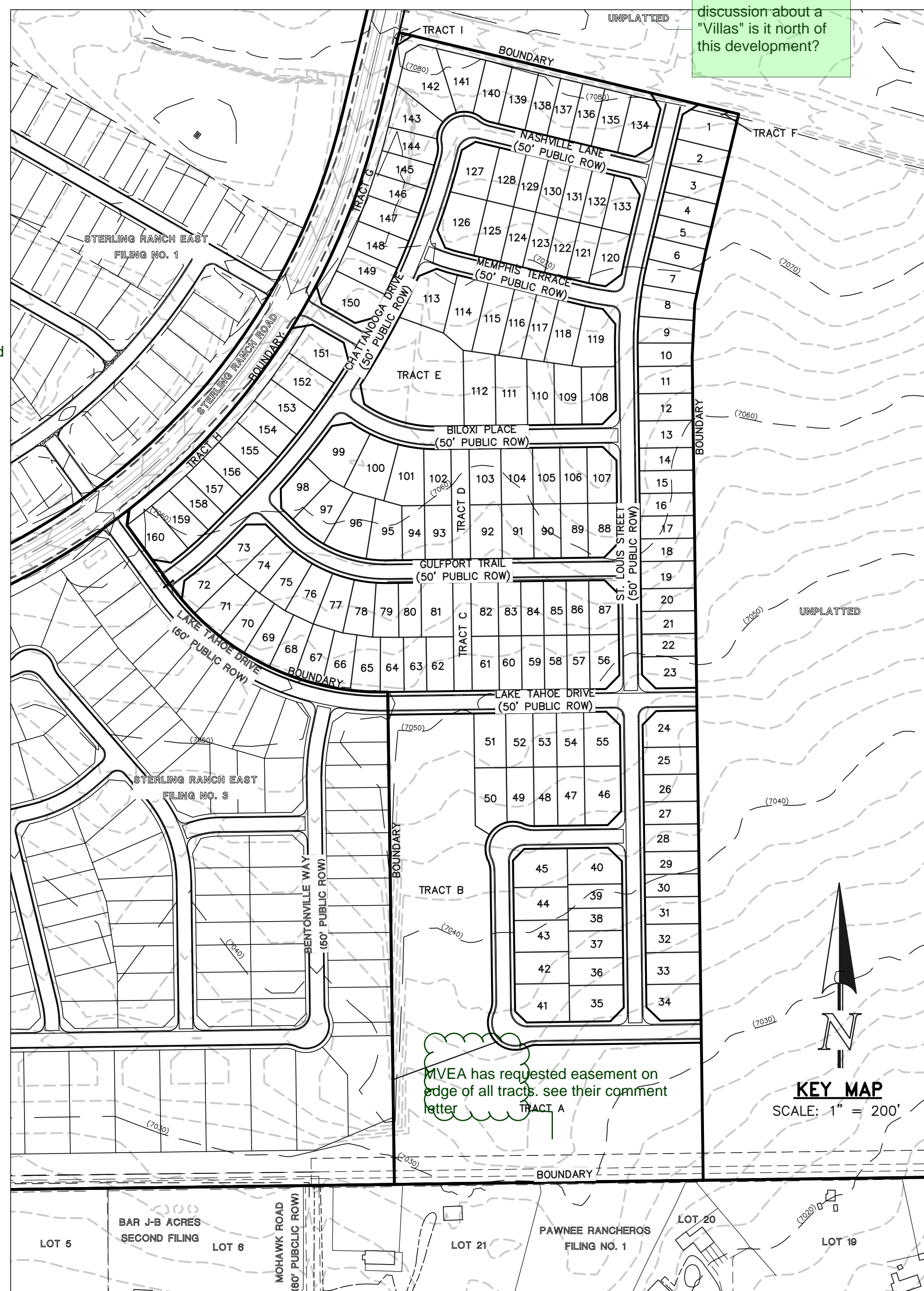
- ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL TRAILS TO BE NON-MOTORIZED TRAILS.
- TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY.
- LANDSCAPING IN PUBLIC-RIGHTS-OF-WAY WILL BE MAINTAINED BY THE STERLING RANCH METROPOLITAN 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 OULINED 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.
 - installed by the developer.
- 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.
 - Remove any reports that were not provided with submittal.
- 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 AIRPORT AND MAX AT TIMES (24 HOURS)
 - IT
 - 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.

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



VICINITY MAP N.T.S. 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

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



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

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

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, 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

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

ZONE DIMENSIONAL STANDARDS

ZONE	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT W/TH 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

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

Include Geologic Hazard Note

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

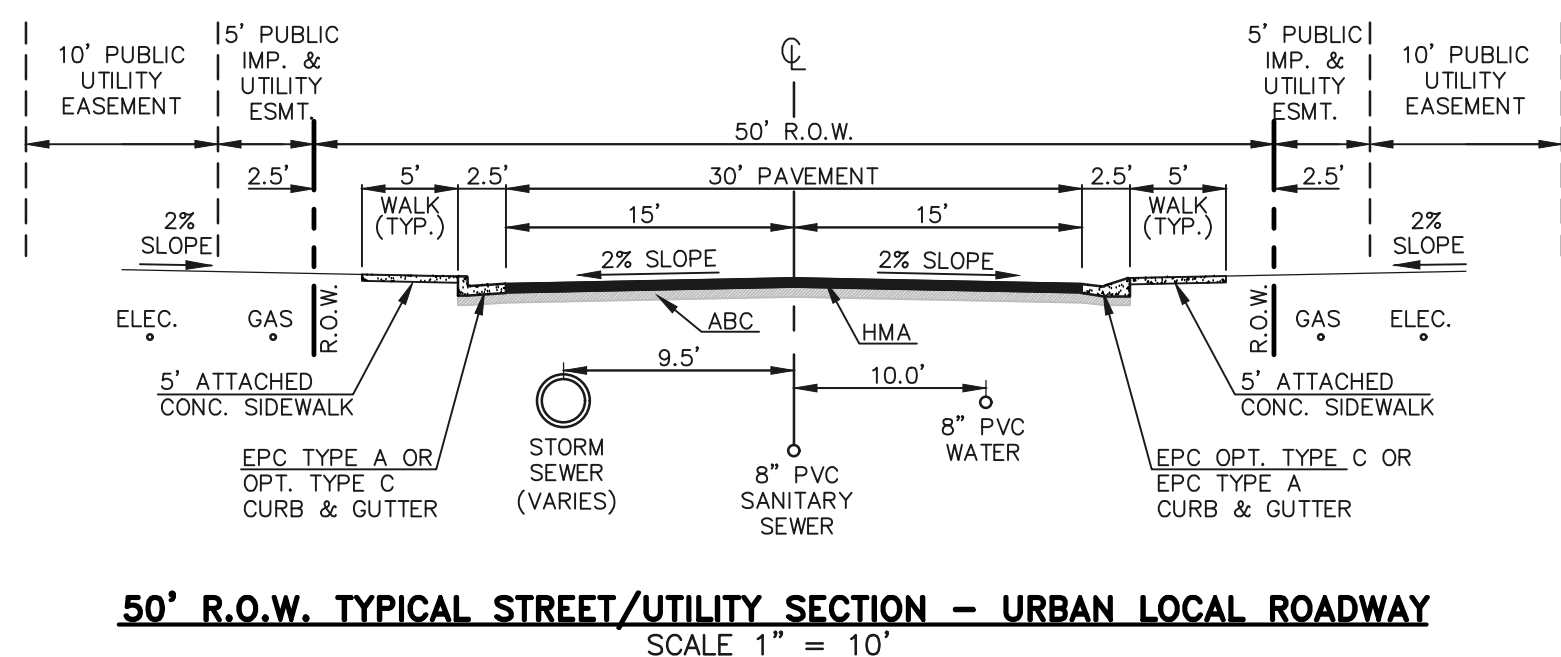
SHEET INDEX:

- 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

SP235

PCD NO. SP-23-



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

REVIEW:
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	



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 "Village" is it north of this development?

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;

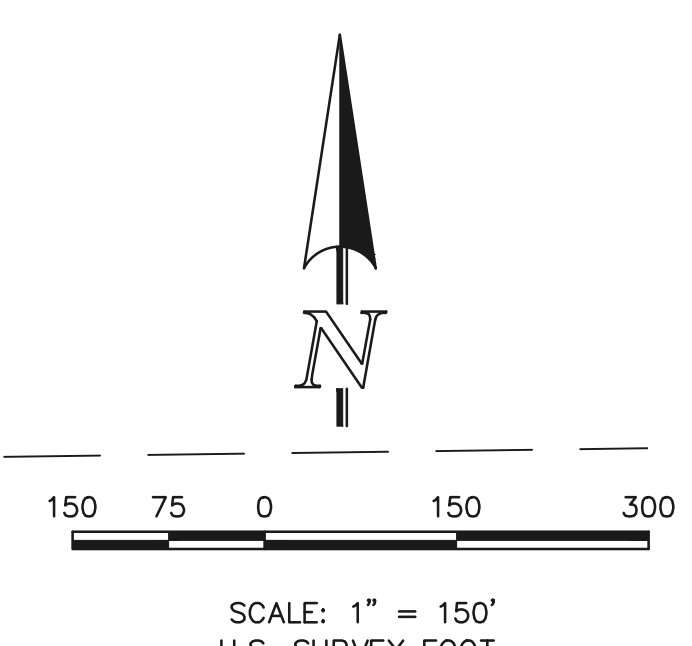
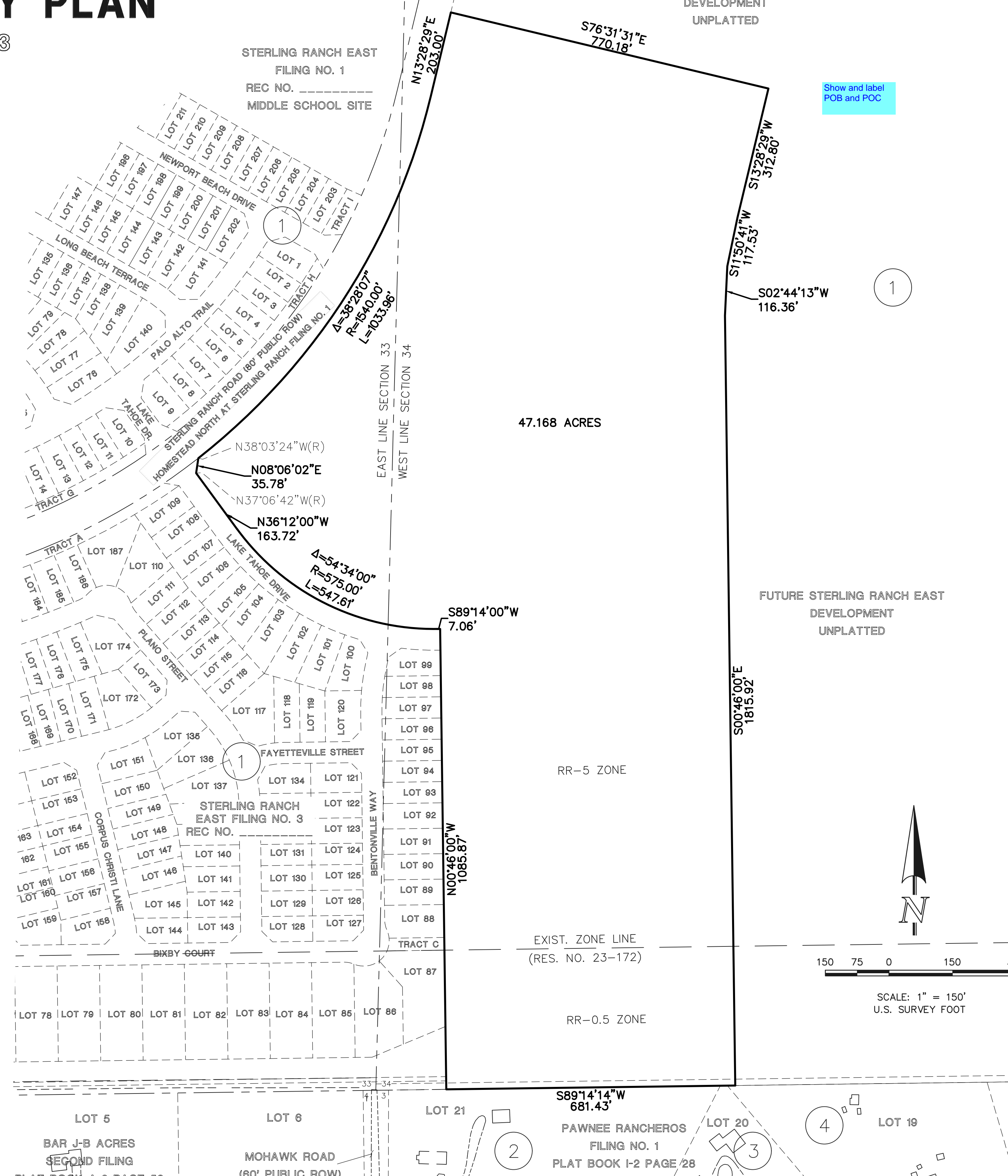
THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

- 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.

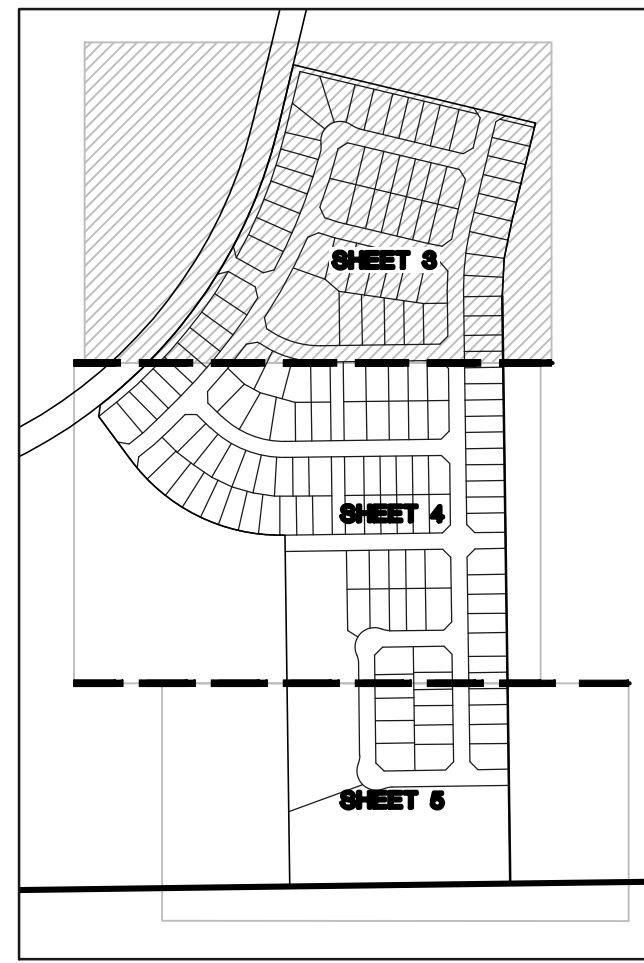
ADJACENT OWNERS

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



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>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.</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>CLASSIC CONSULTING</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (Fax)</p>	<p>STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN LEGAL BOUNDARY EXHIBIT & ADJACENT OWNERS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>ESO</td> <td>SCALE</td> <td>DATE</td> <td>05/12/2023</td> </tr> <tr> <td>DRAWN BY</td> <td>ESO</td> <td>(H) 1" = 150'</td> <td>SHEET</td> <td>2 OF 21</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = N/A</td> <td>JOB NO.</td> <td colspan="2">1183.25</td> </tr> </table>	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	
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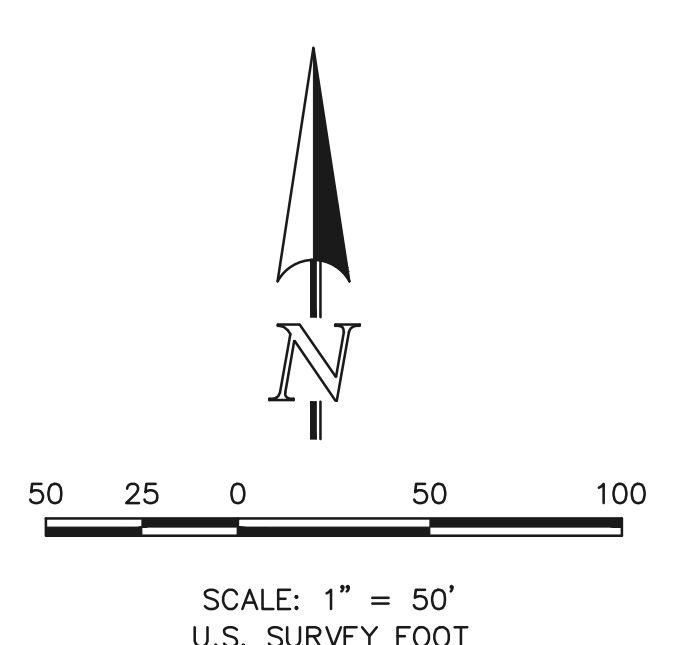
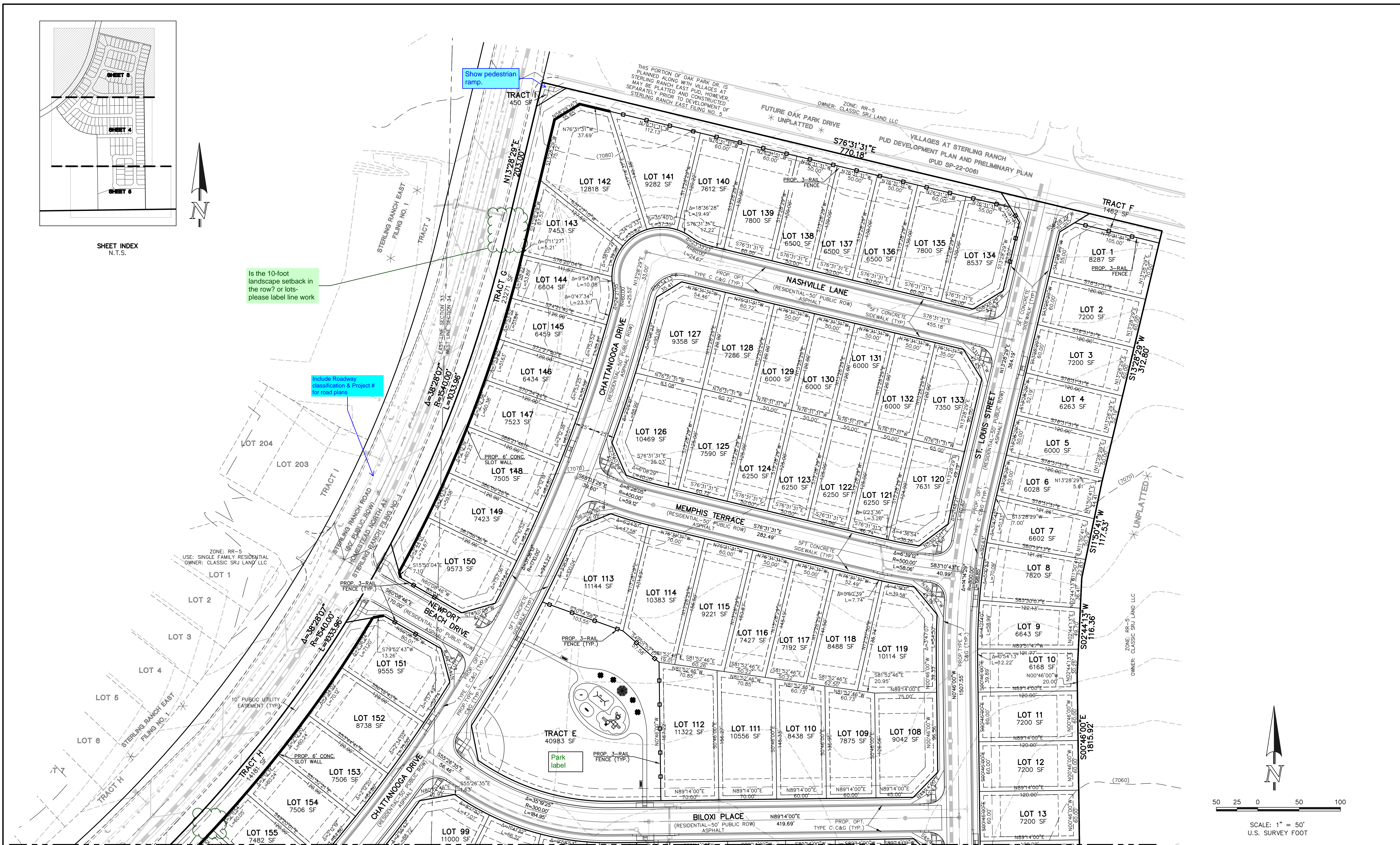
SHEET INDEX
N.T.S.



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

Include Roadway
classification & Project #
for road plans

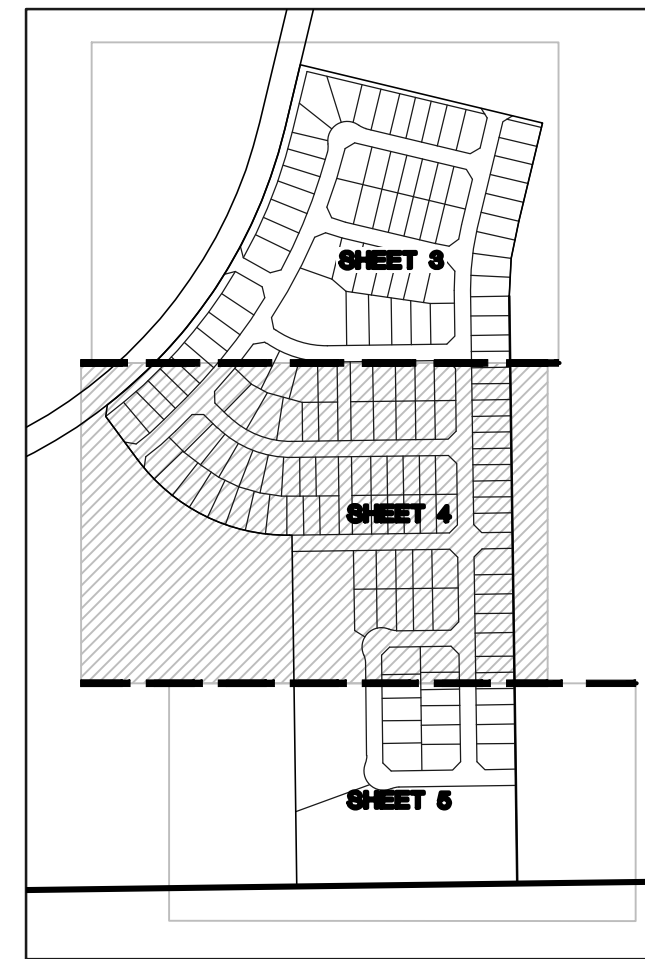
Show pedestrian
ramp.



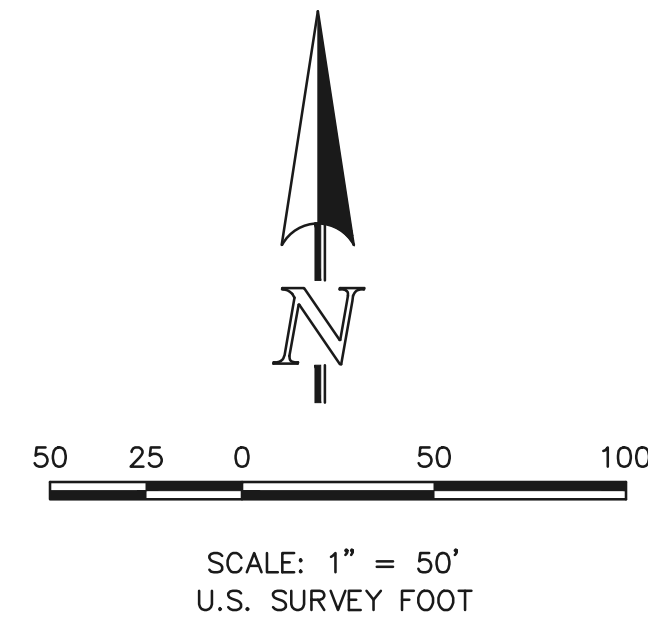
Is this a wall? Please
label.
Are you working on a
PLA for the park
equipment?

MATCHLINE~ (SEE SHEET 4)

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<p>SCALE: 1" = 50' U.S. SURVEY FOOT</p>																	



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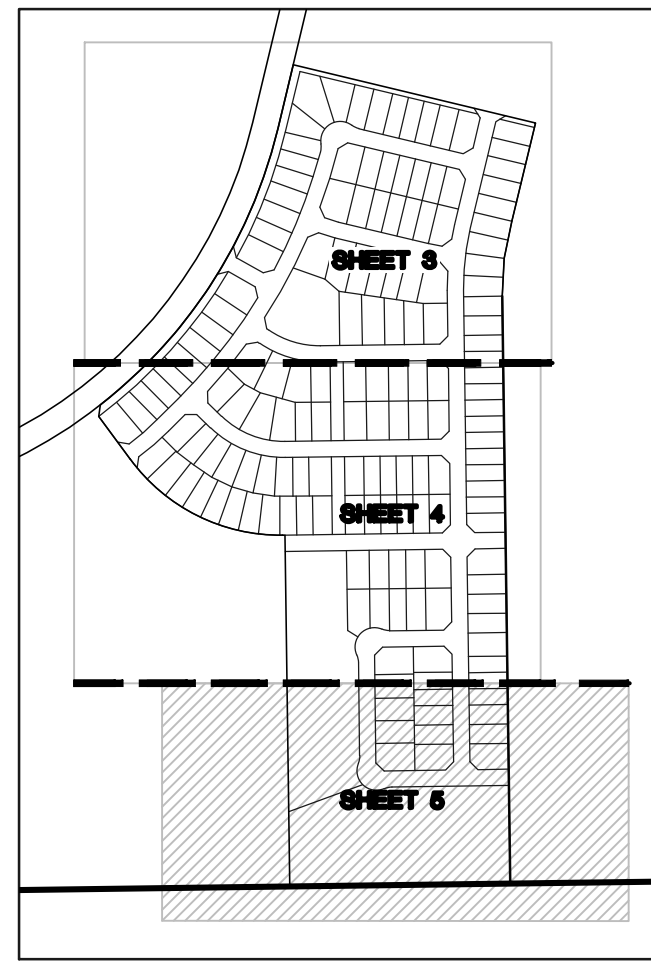
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UNPLATTED
ZONE: RR-5
OWNER: CLASSIC SRJ LAND LLC

MATCHLINE~ (SEE SHEET 3)

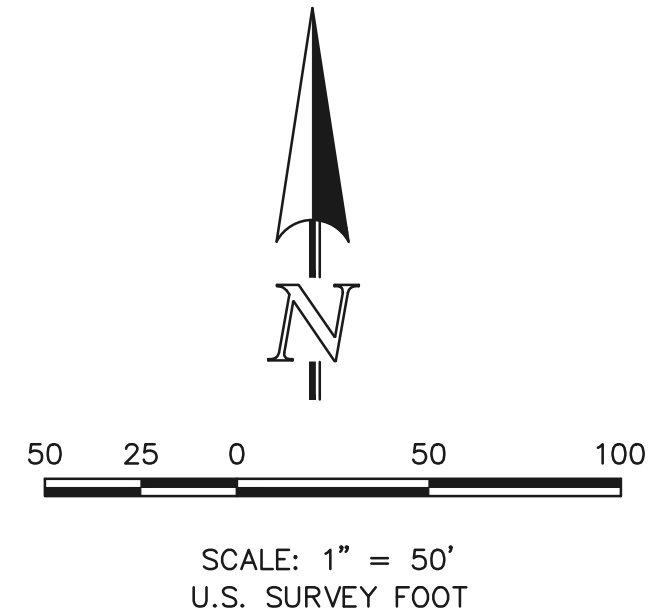
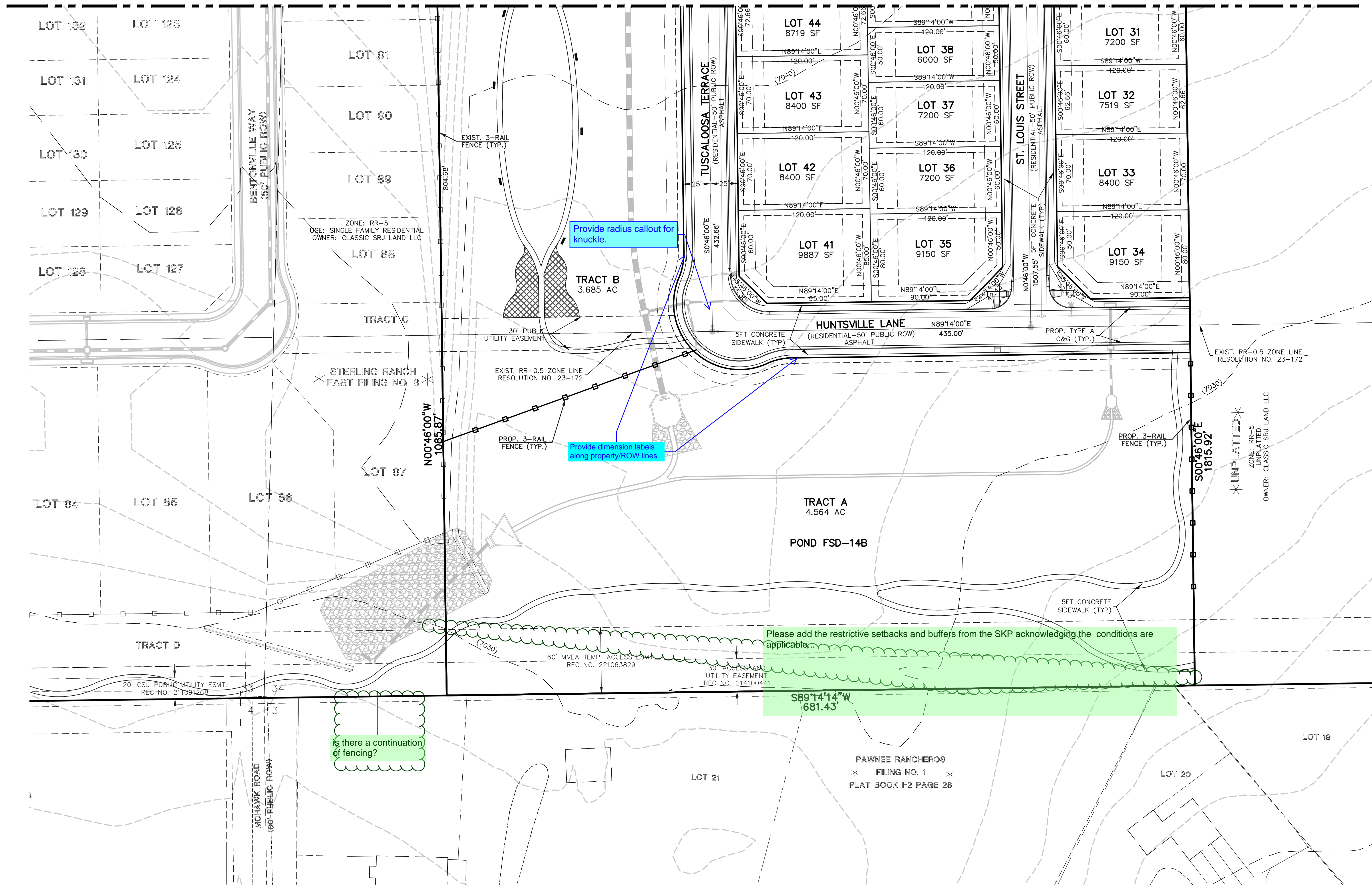
MATCHLINE~ (SEE SHEET 5)

Preliminary plan title block on all sheets please



SHEET INDEX
N.T.S.

MATCHLINE~ (SEE SHEET 4)



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

Please delete signature block sheets 1-5

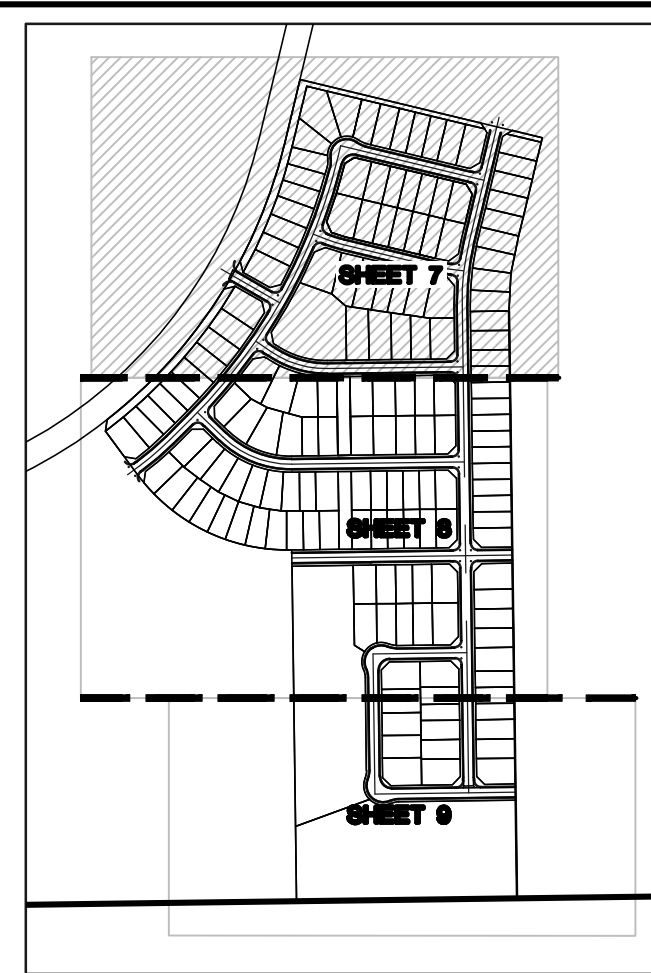
MARC A. WHORTON, COLORADO P.E. #37155 DATE _____



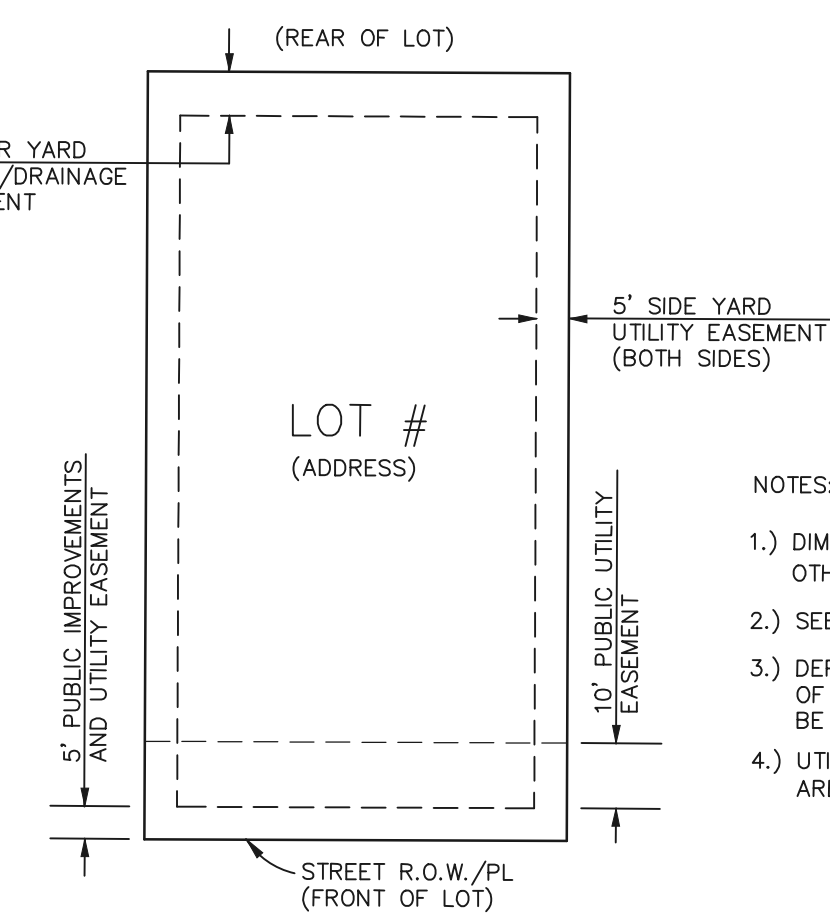
STERLING RANCH EAST FILING NO. 5
PRELIMINARY PLAN

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	



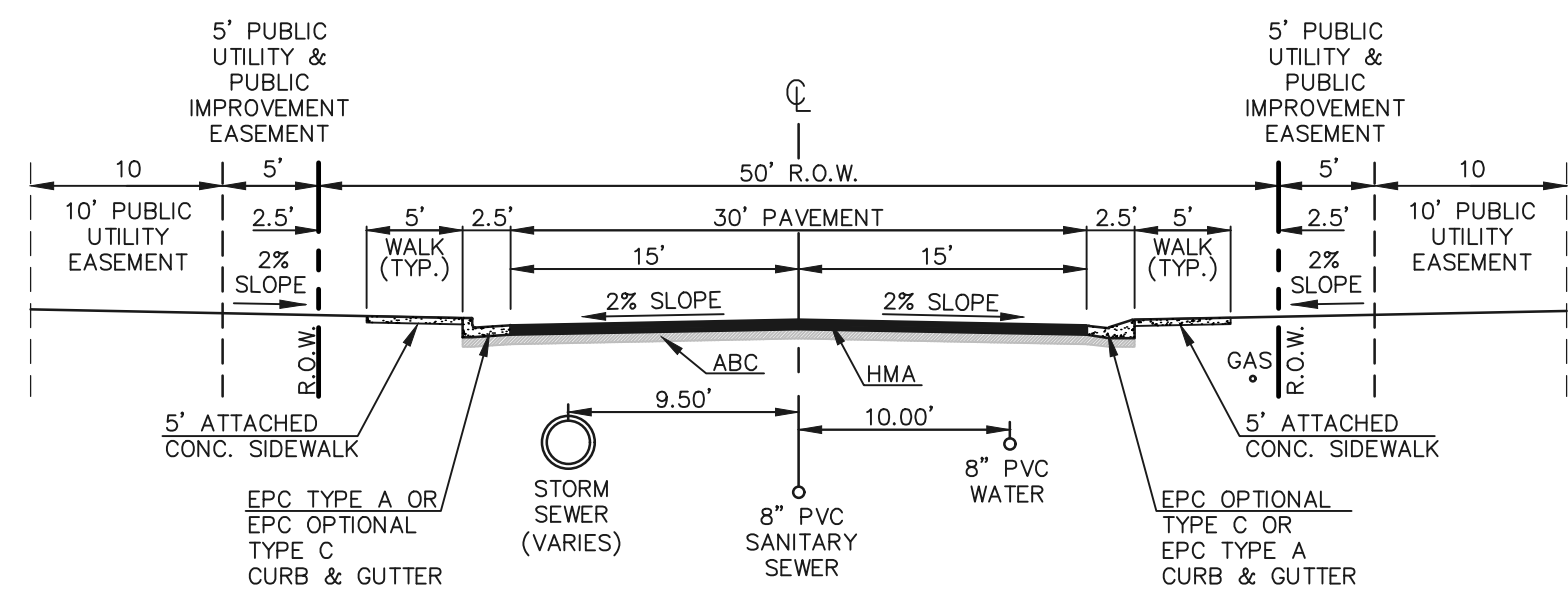


SHEET INDEX
N.T.S.

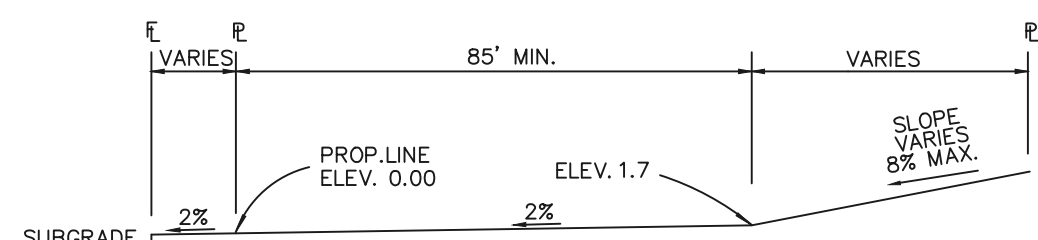


DETAIL: TYPICAL LOT EASEMENTS
N.T.S.

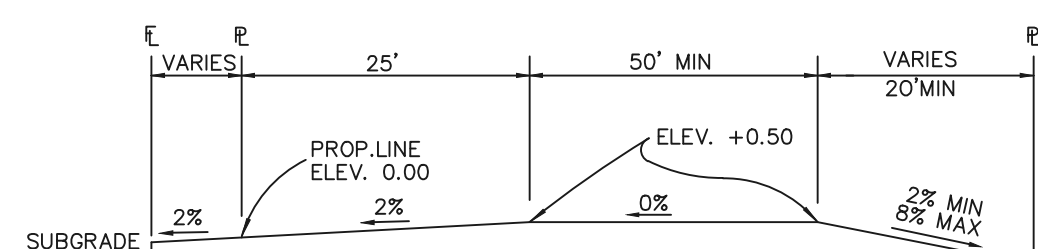
- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 - 2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS
 - 3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
 - 4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS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



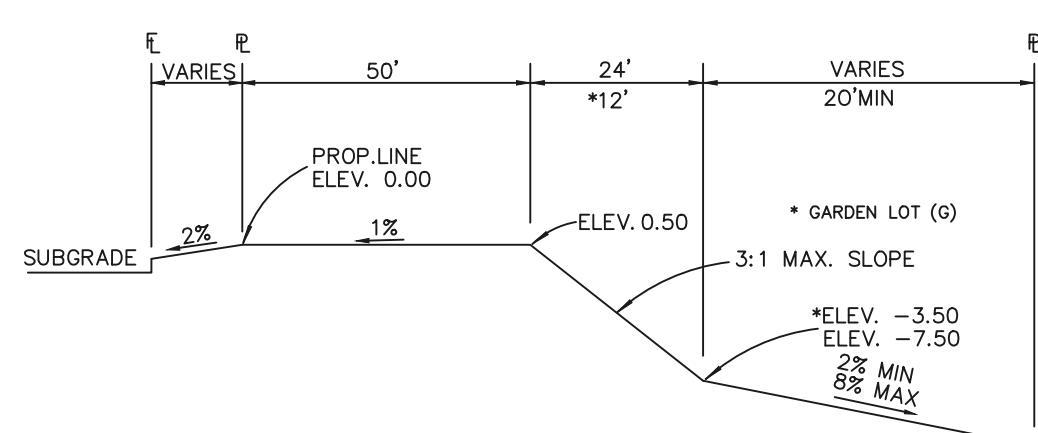
50' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN LOCAL ROADWAY
N.T.S.



TYPICAL (A) LOT
N.T.S.



TYPICAL (B) LOT
N.T.S.



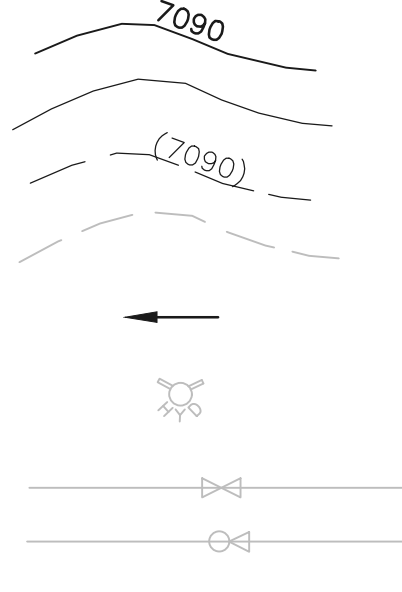
TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
N.T.S.

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)

LEGEND

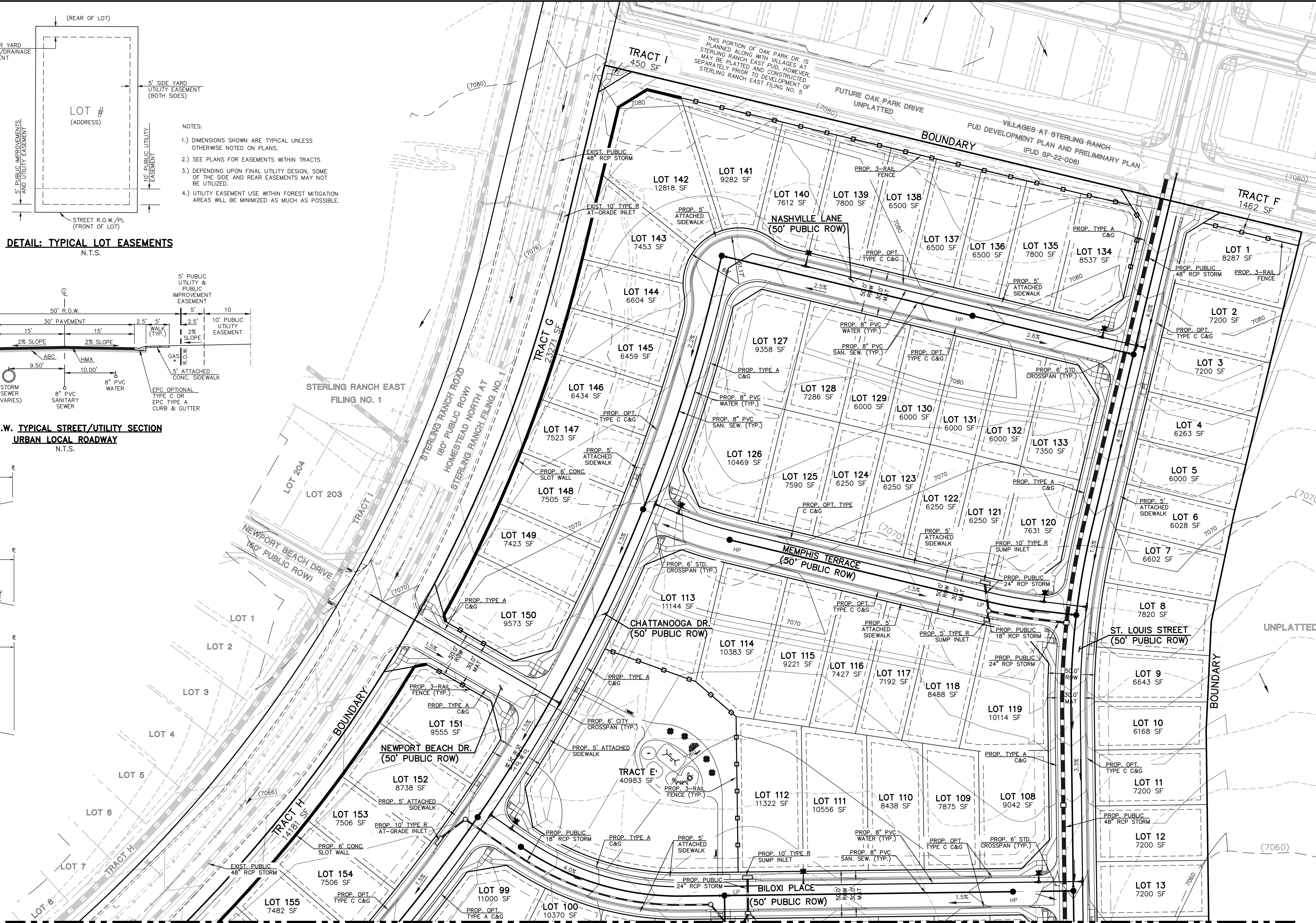
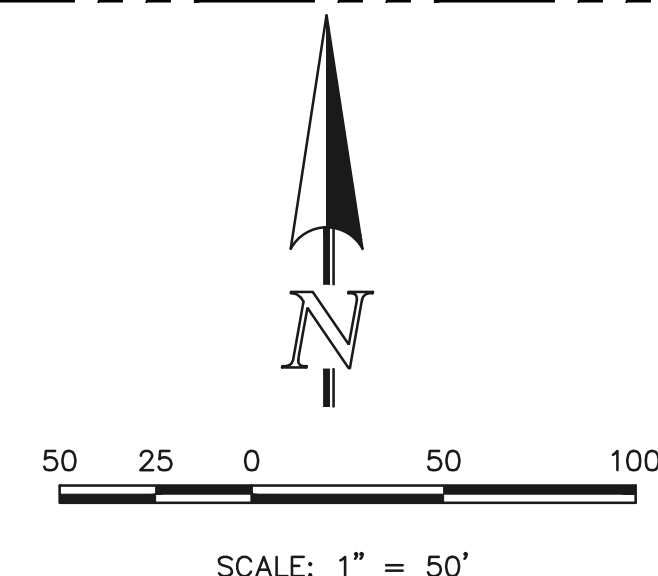
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE



- 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:
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

Update matchline sheet numbers on all grading sheets

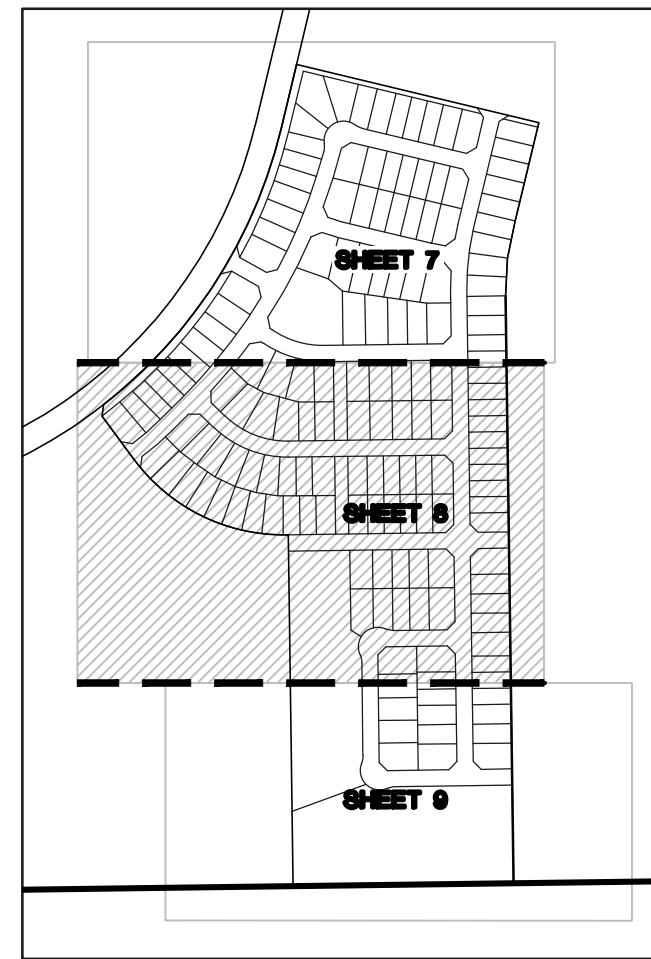


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 5
PRELIMINARY PLAN
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)

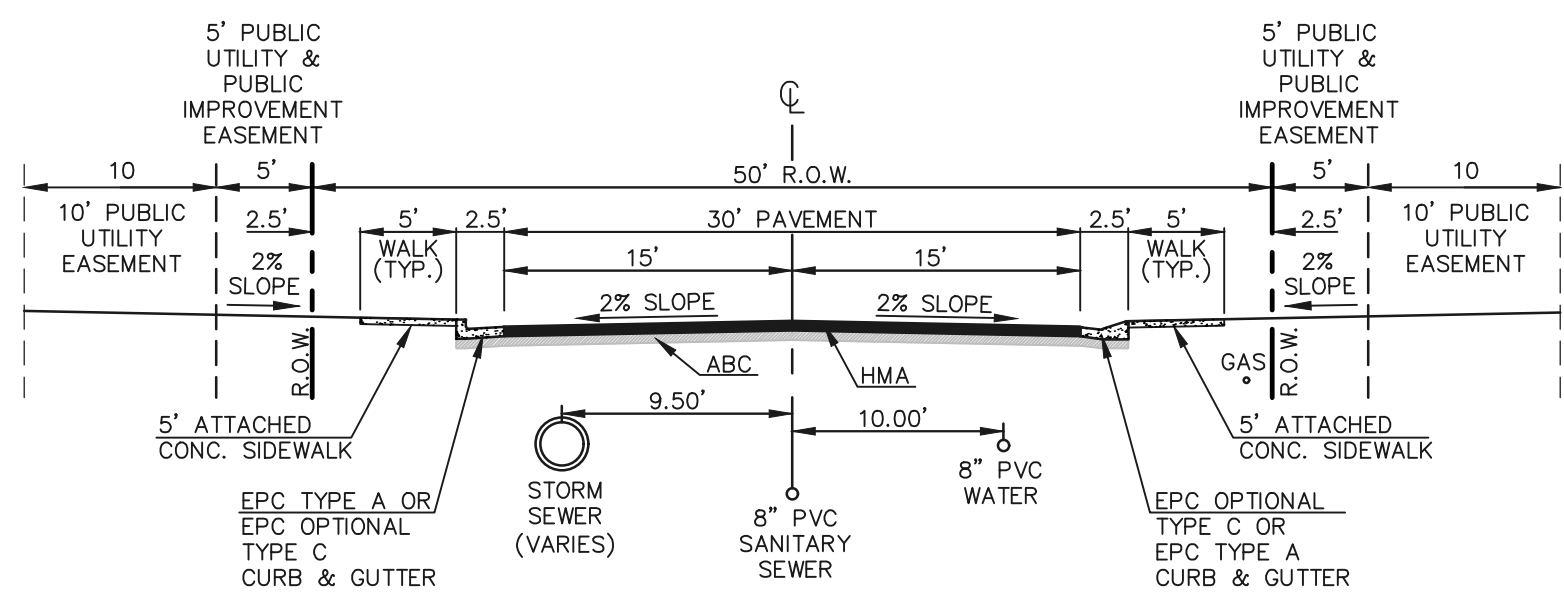


SHEET INDEX
N.T.S.

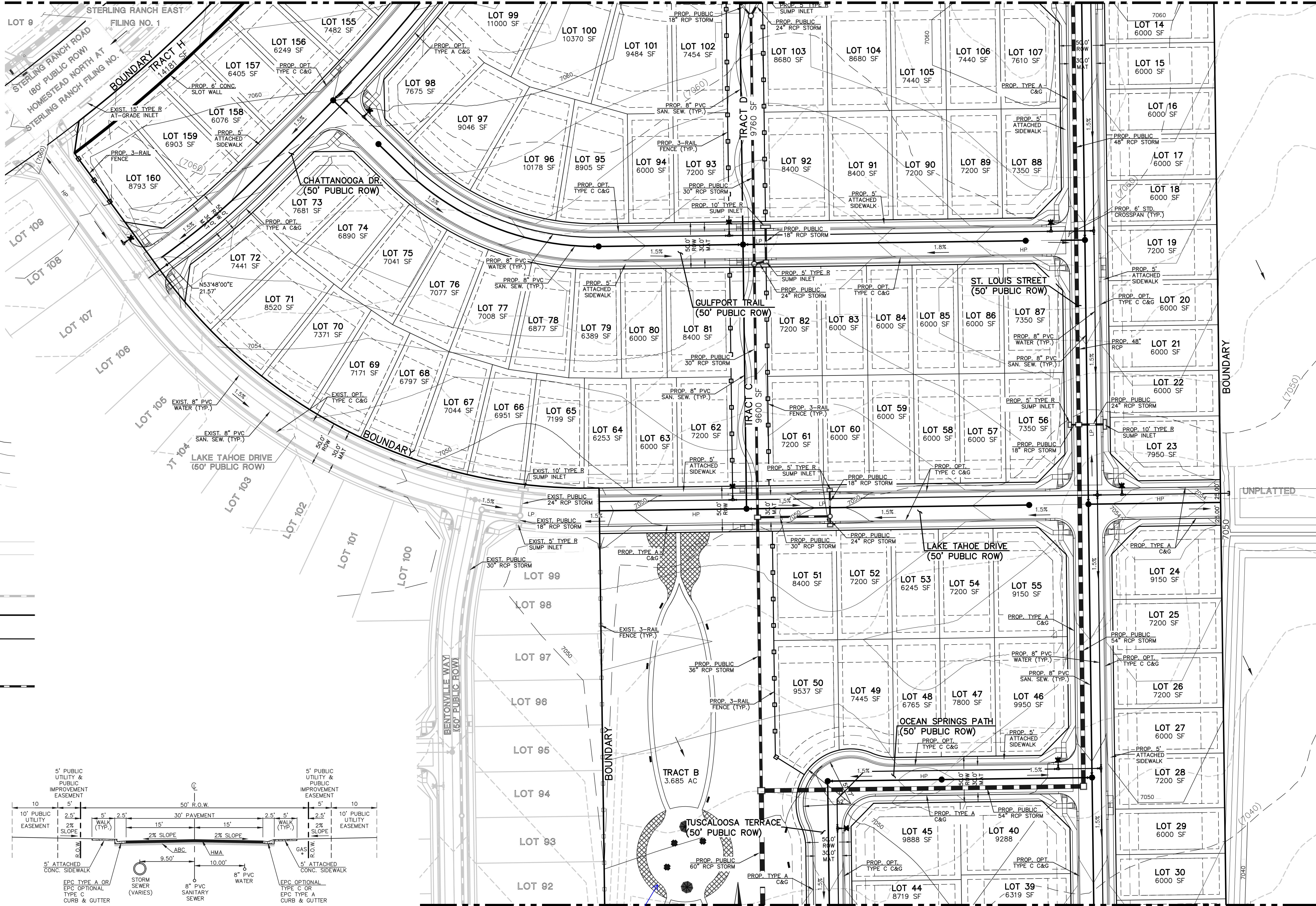
LEGEND

- 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
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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



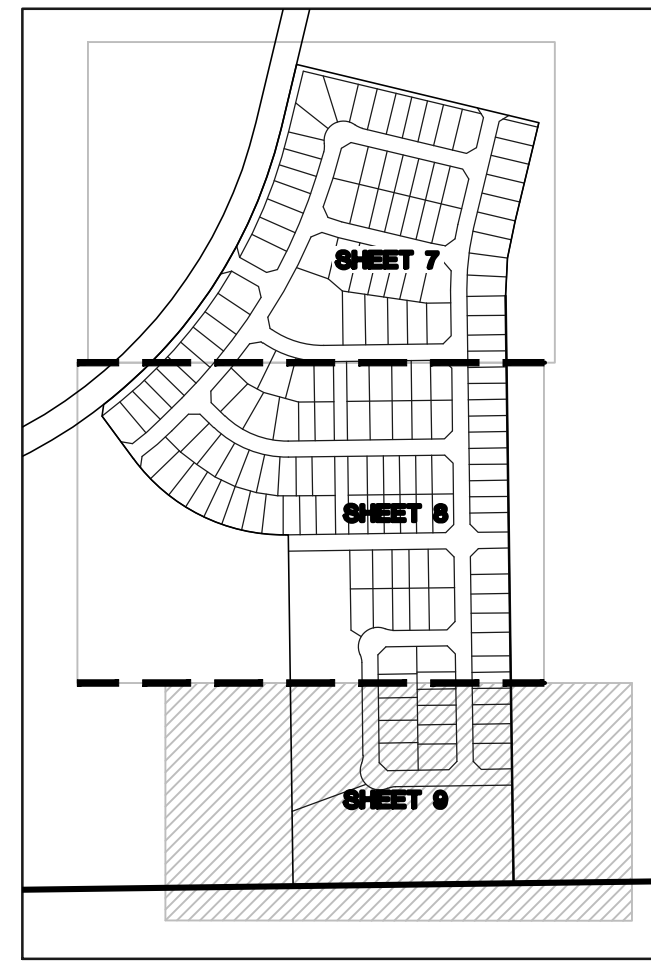
SCALE: 1" = 50'



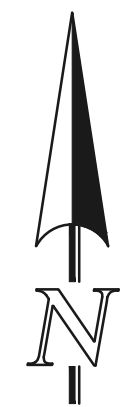
STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	PRA	SCALE	DATE 05/12/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET 7 OF 21
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25

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



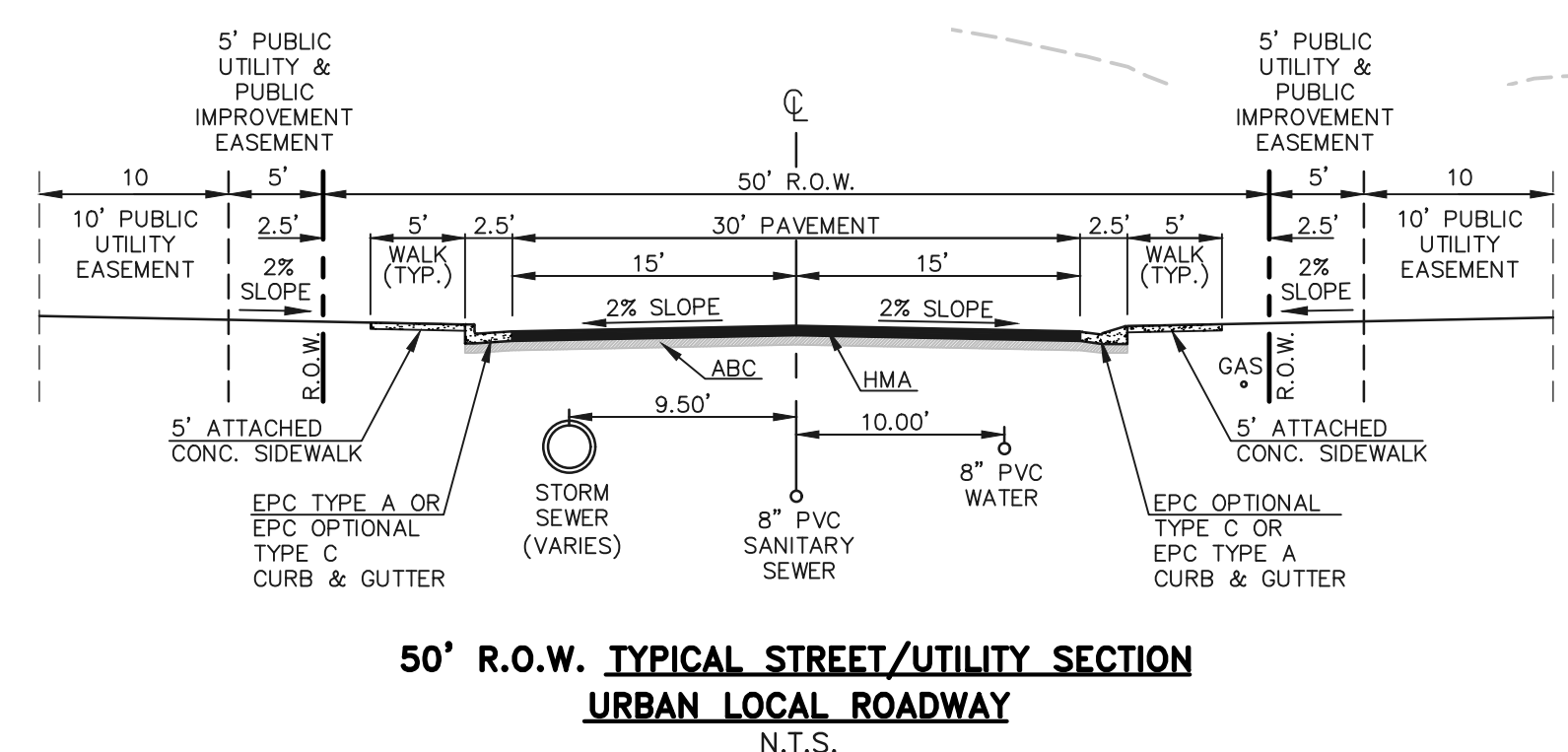
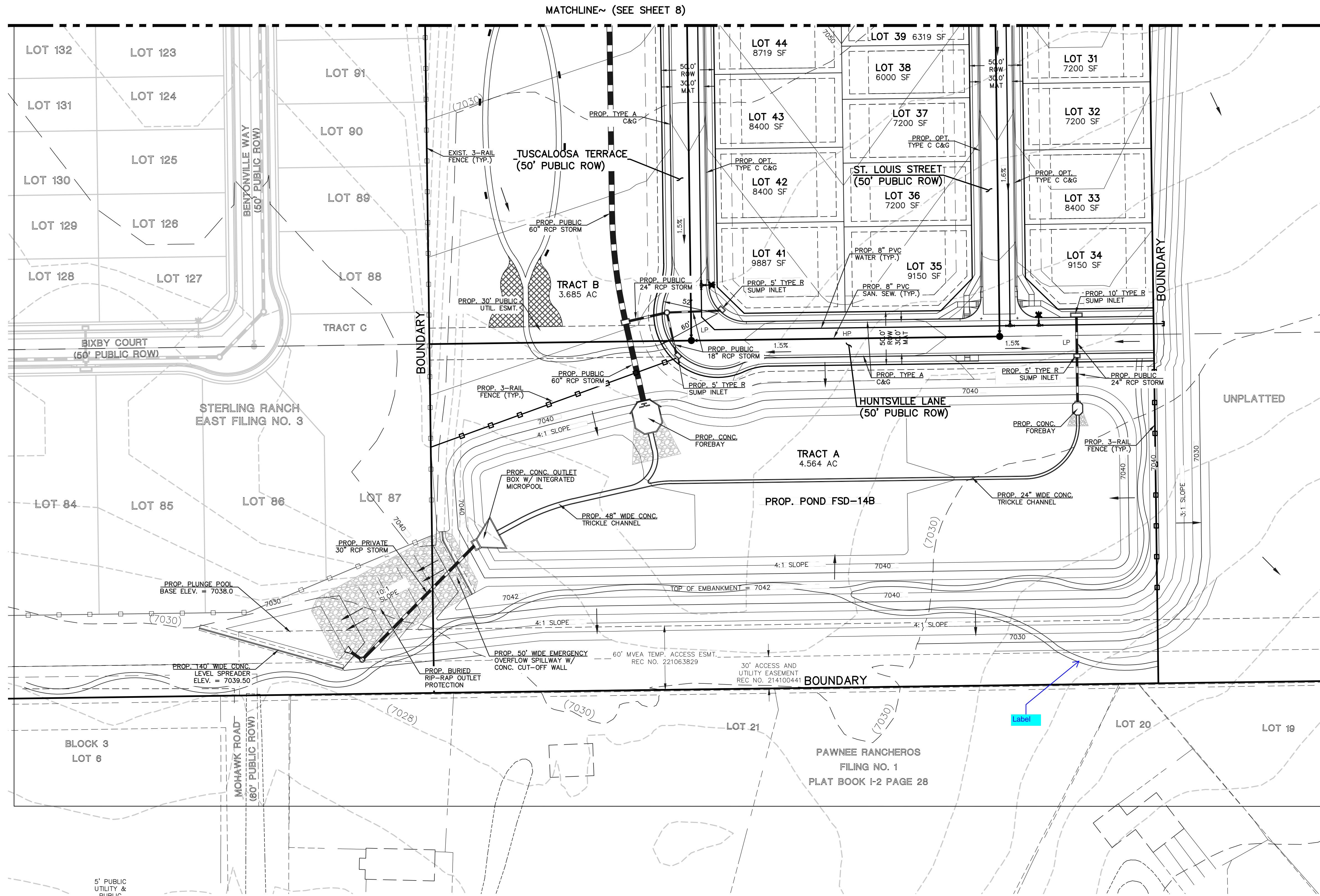


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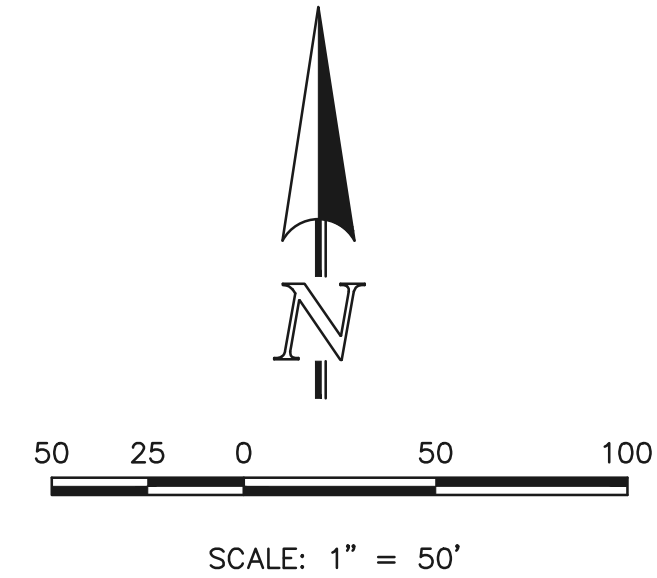


LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
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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

619 N. Cascade Avenue, Suite 200
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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- 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%		

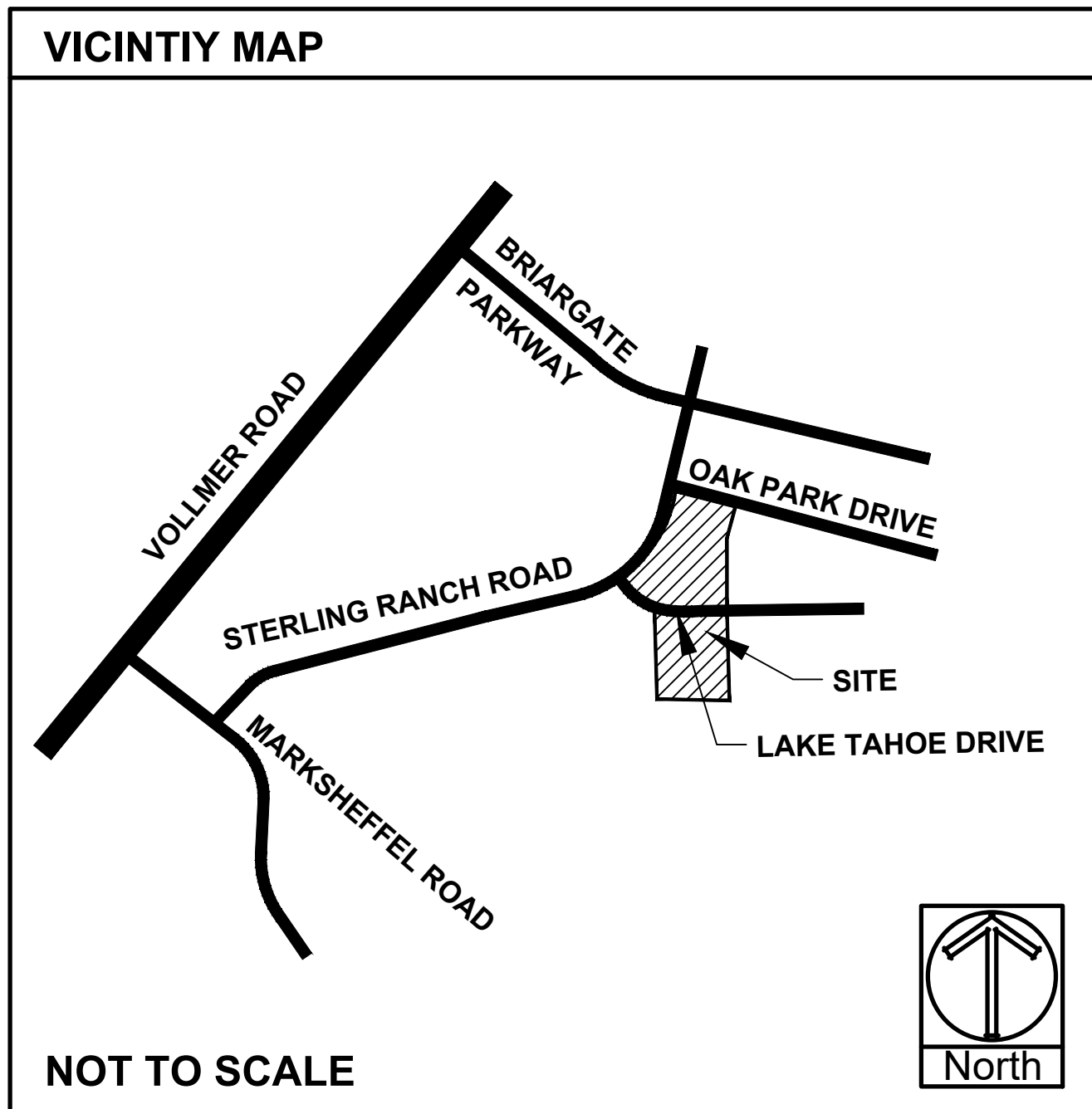
IRRIGATION SYSTEM DESCRIPTION

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.

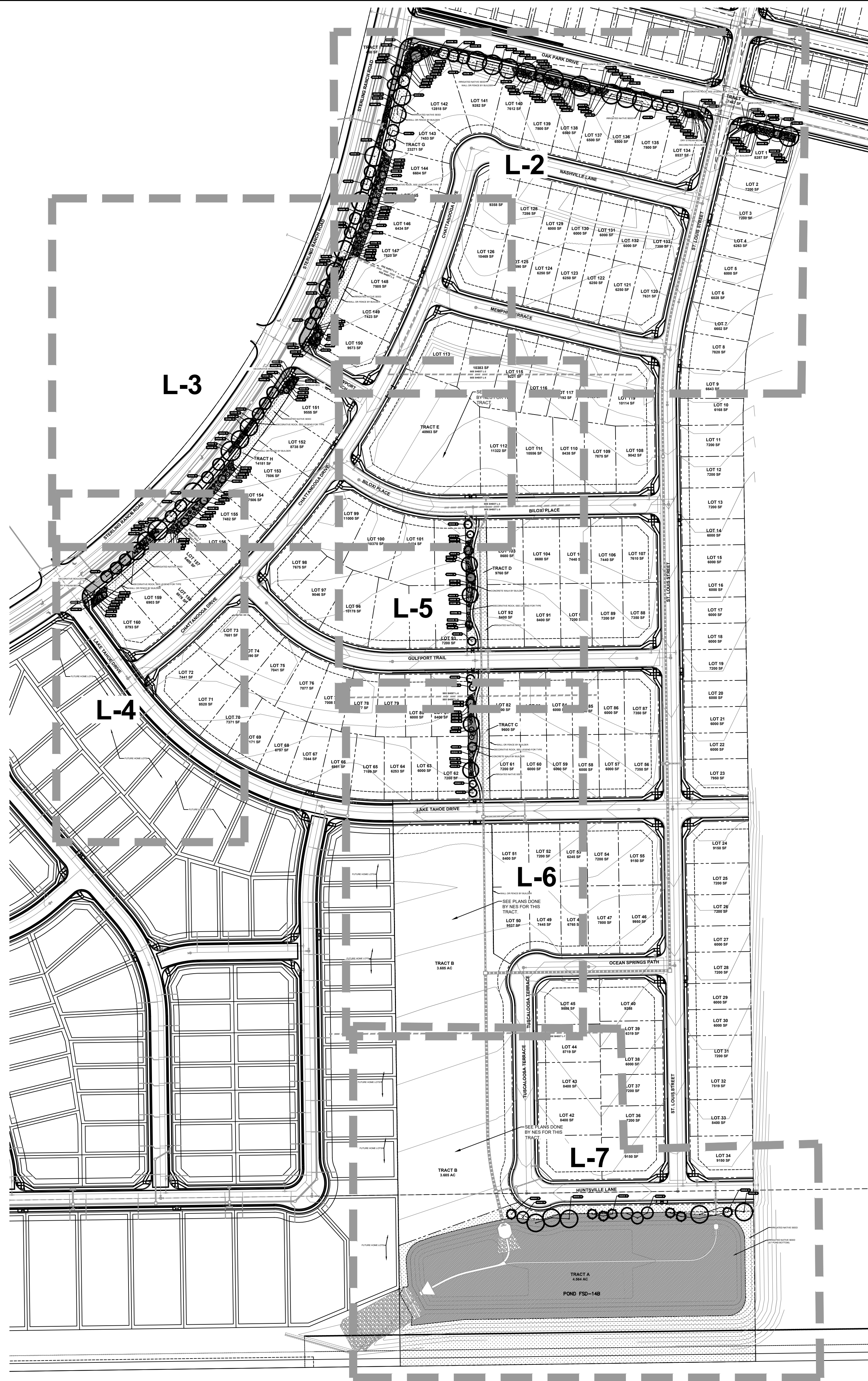
FINAL LANDSCAPE SUBMITTAL NOTE

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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- 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
DECIDUOUS TREES					
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
EVERGREEN TREES					
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
DECIDUOUS SHRUBS					
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	Cornosteaster acutifolia	Cornosteaster, 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
EVERGREEN SHRUBS					
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
PERENNIALS					
HSD	118	Hemerocallis 'Stella'd oro'	Daylily, Stella d'oro	1 Gal	R,DE,Z=3, 10K,D,SIG

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

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



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

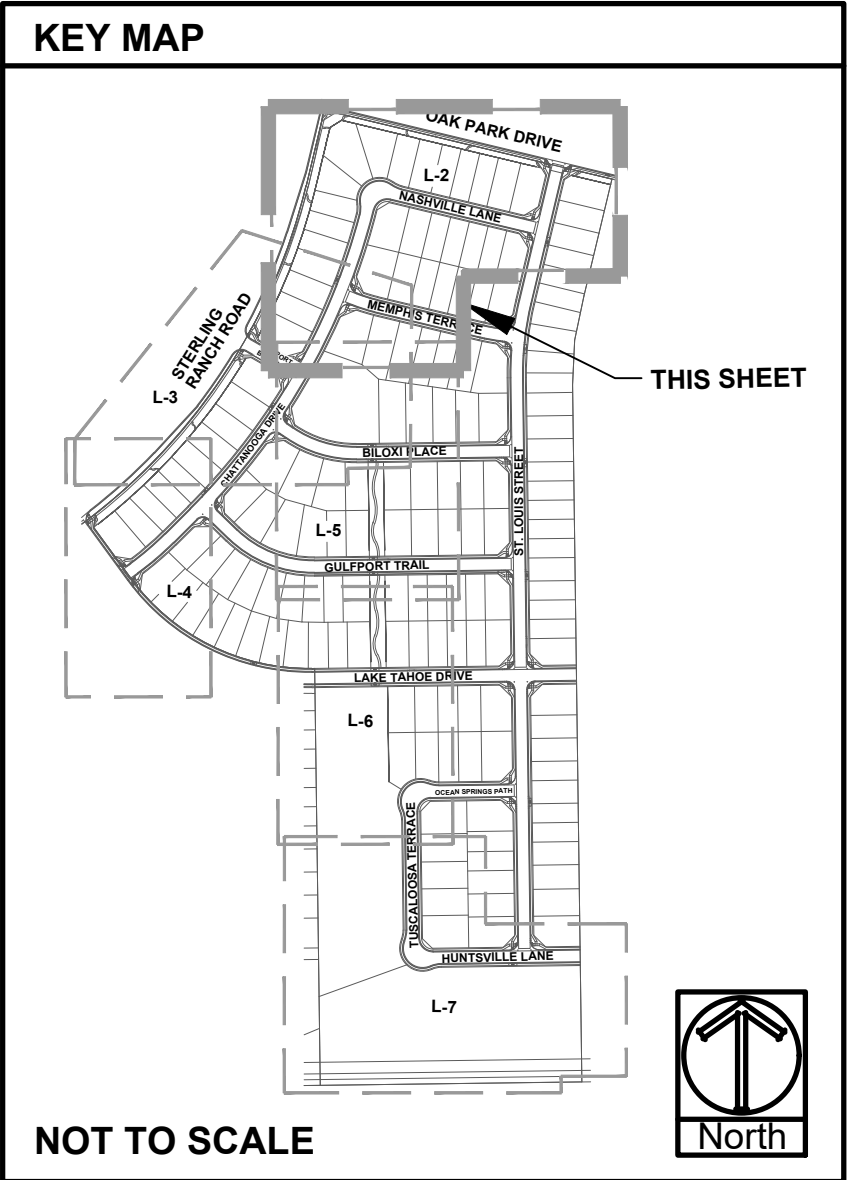
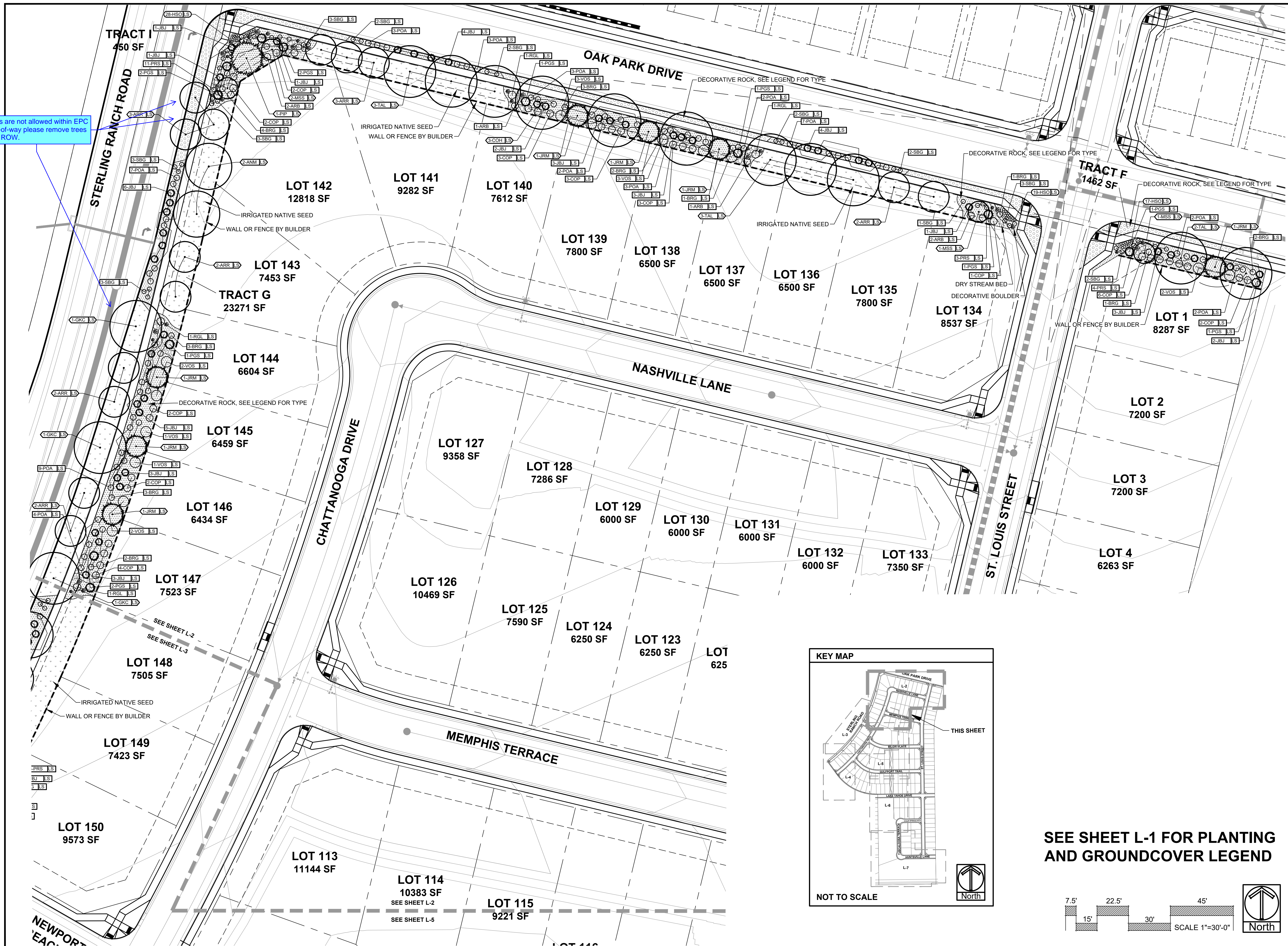
- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION



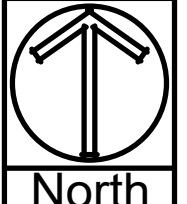
STERLING RANCH EAST
FILING # 5
STERLING RANCH ROAD & LAKE TAHOE DRIVE

JOB NUMBER
2711-0723
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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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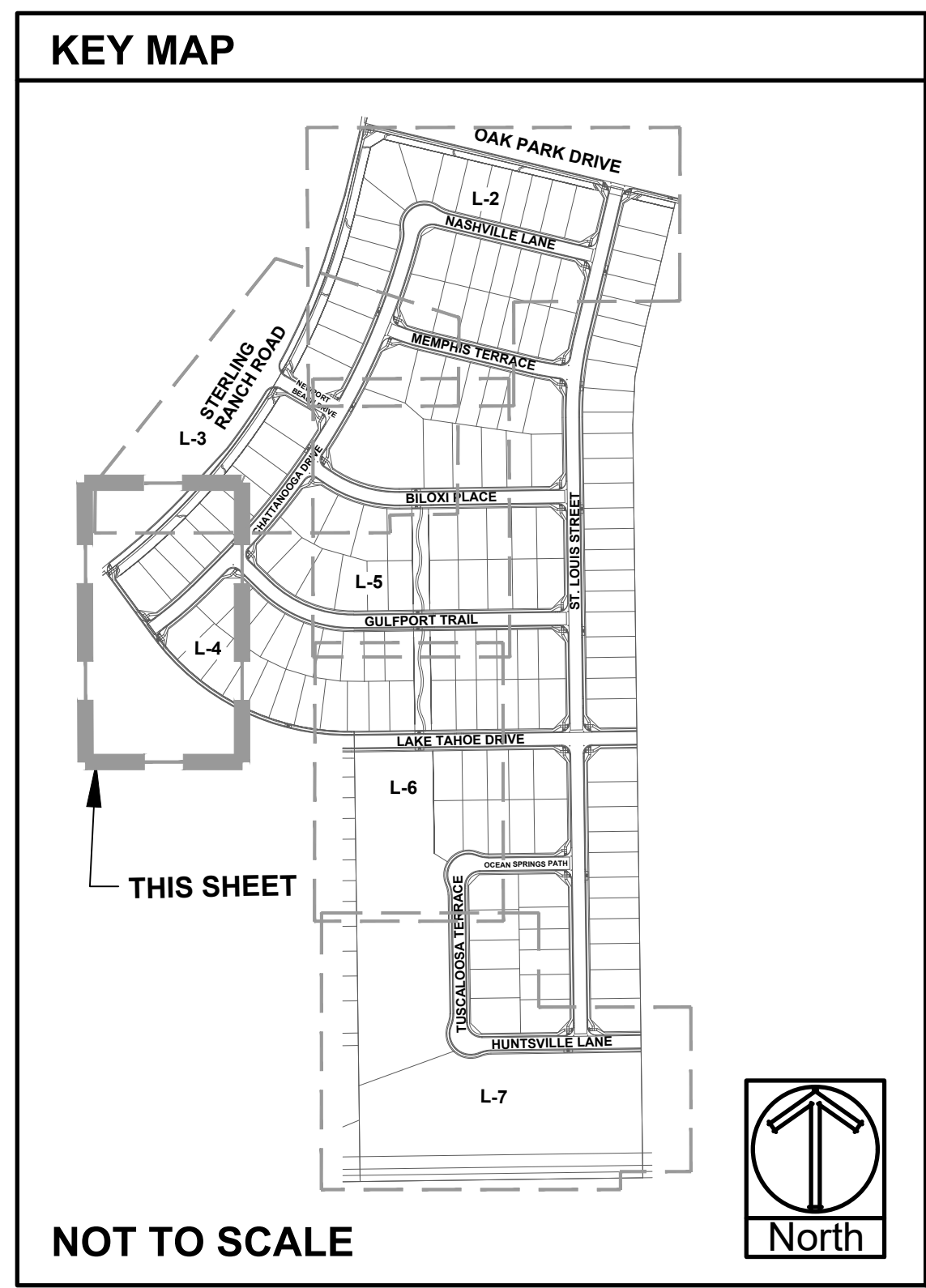
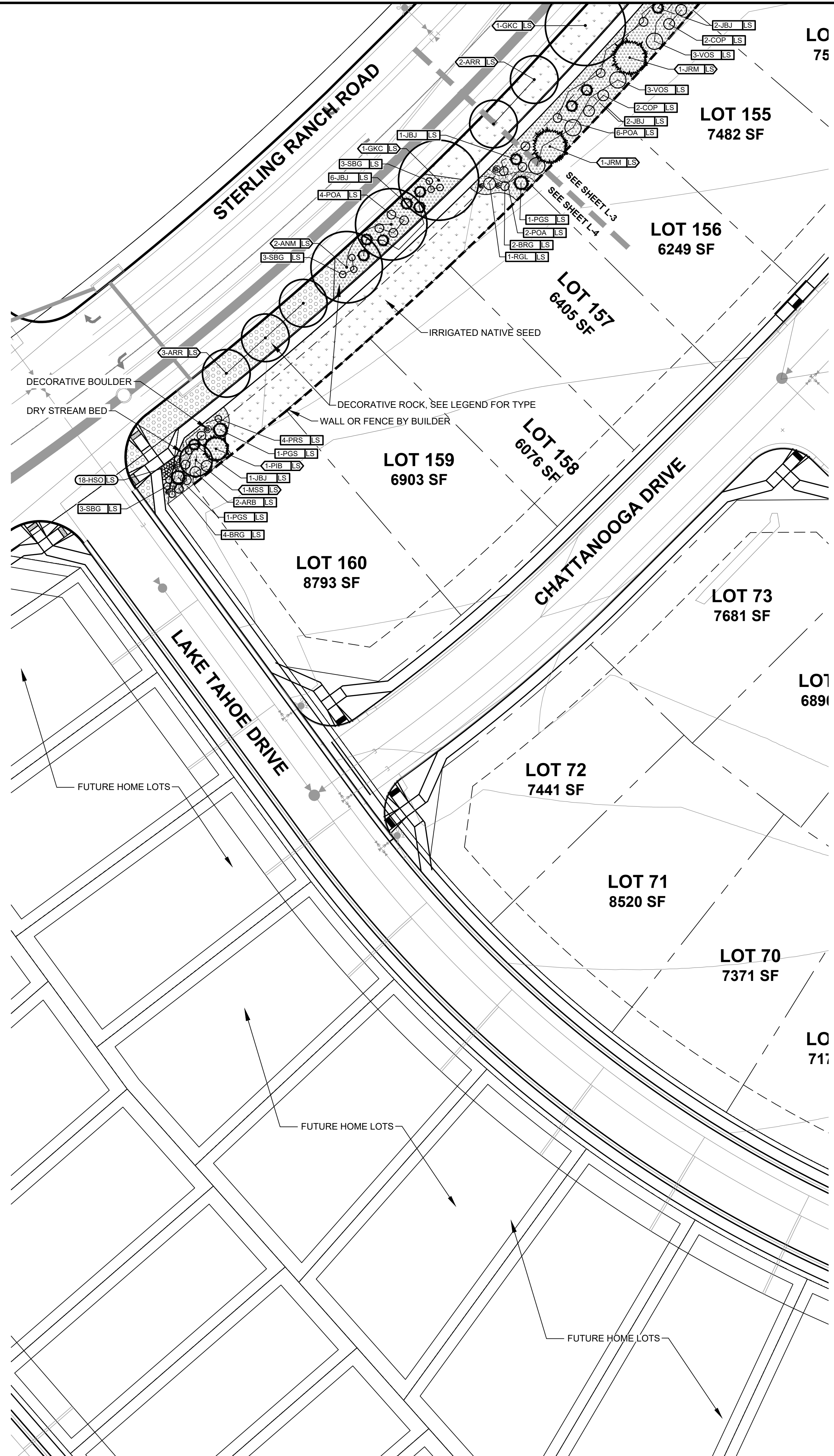
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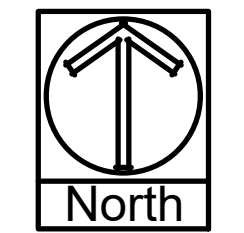
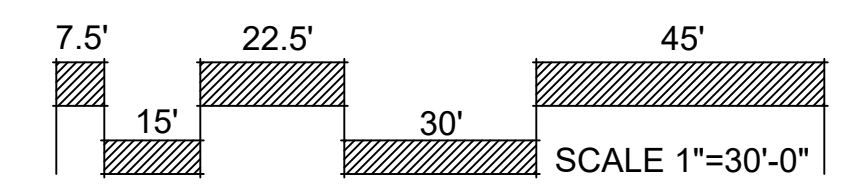
STERLING RANCH EAST
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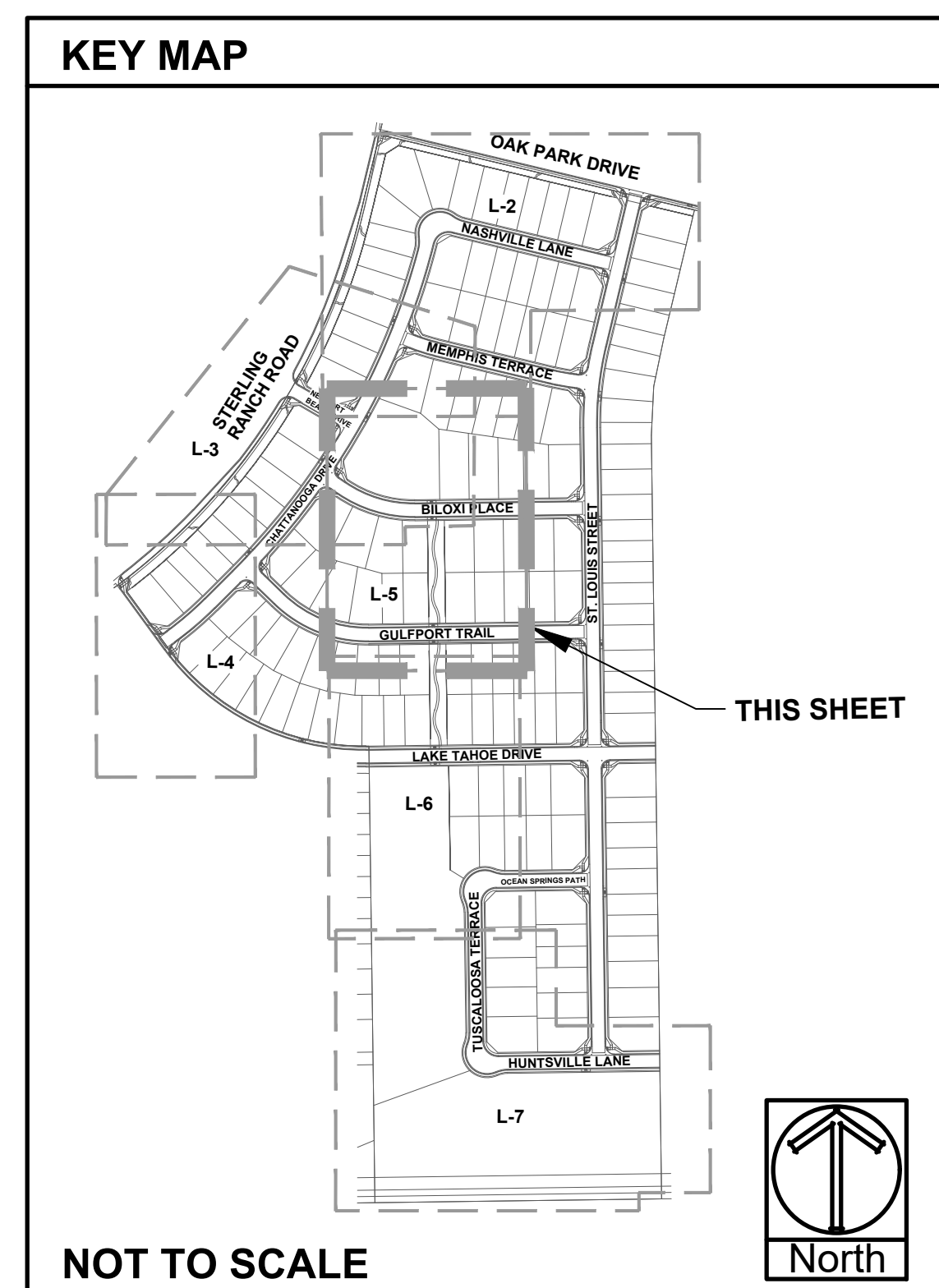
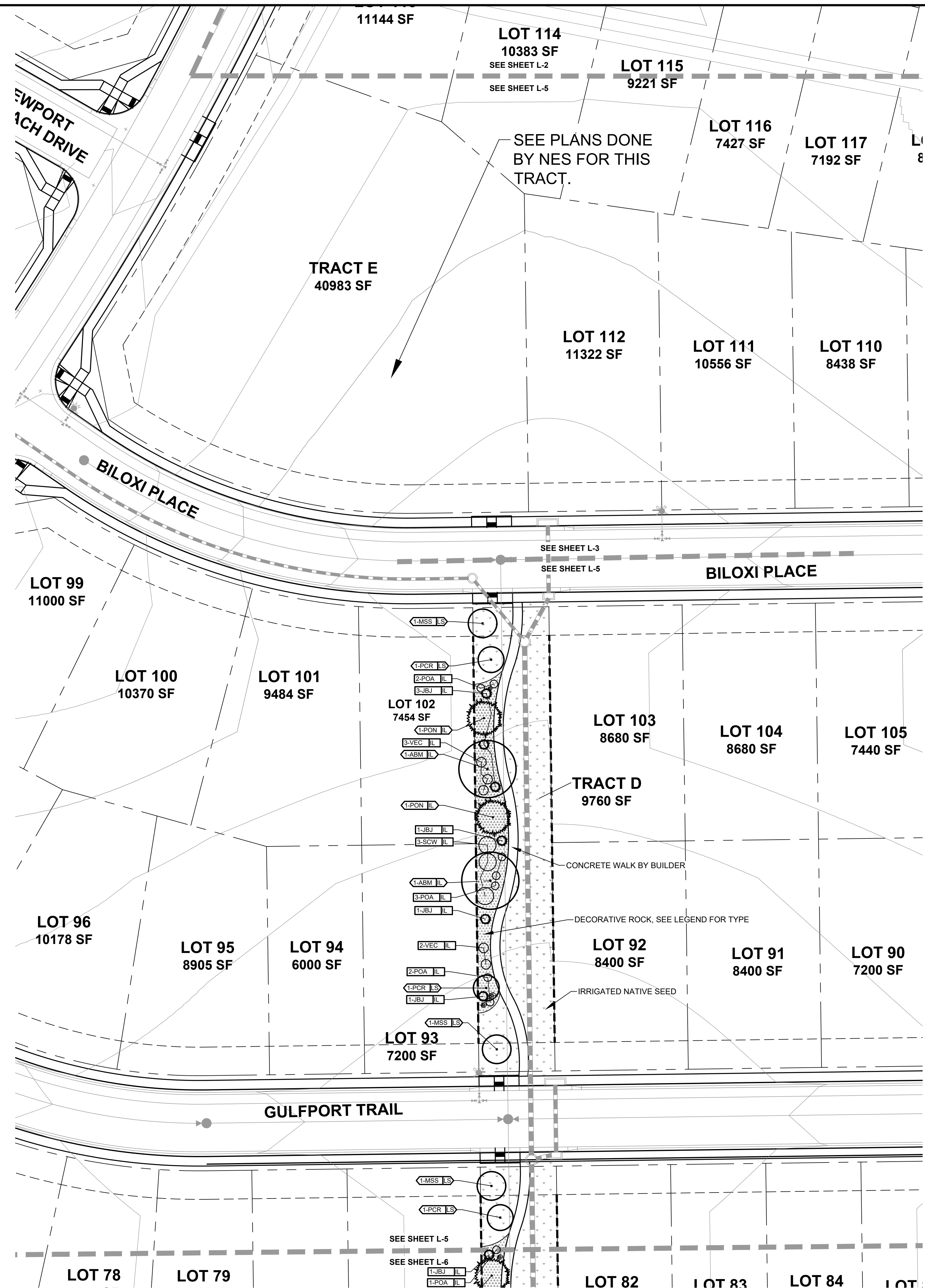
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DATE 7/27/2023

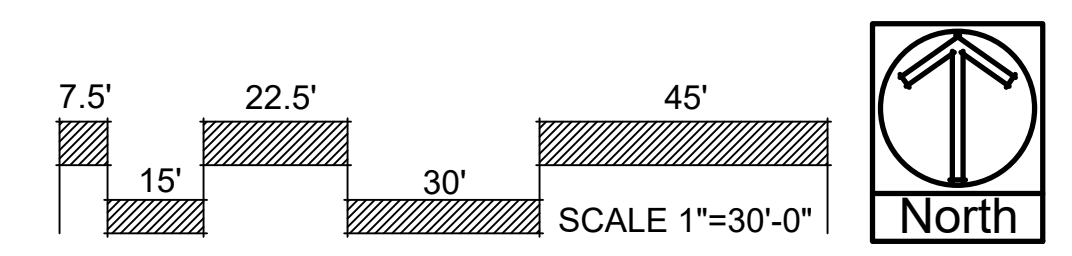
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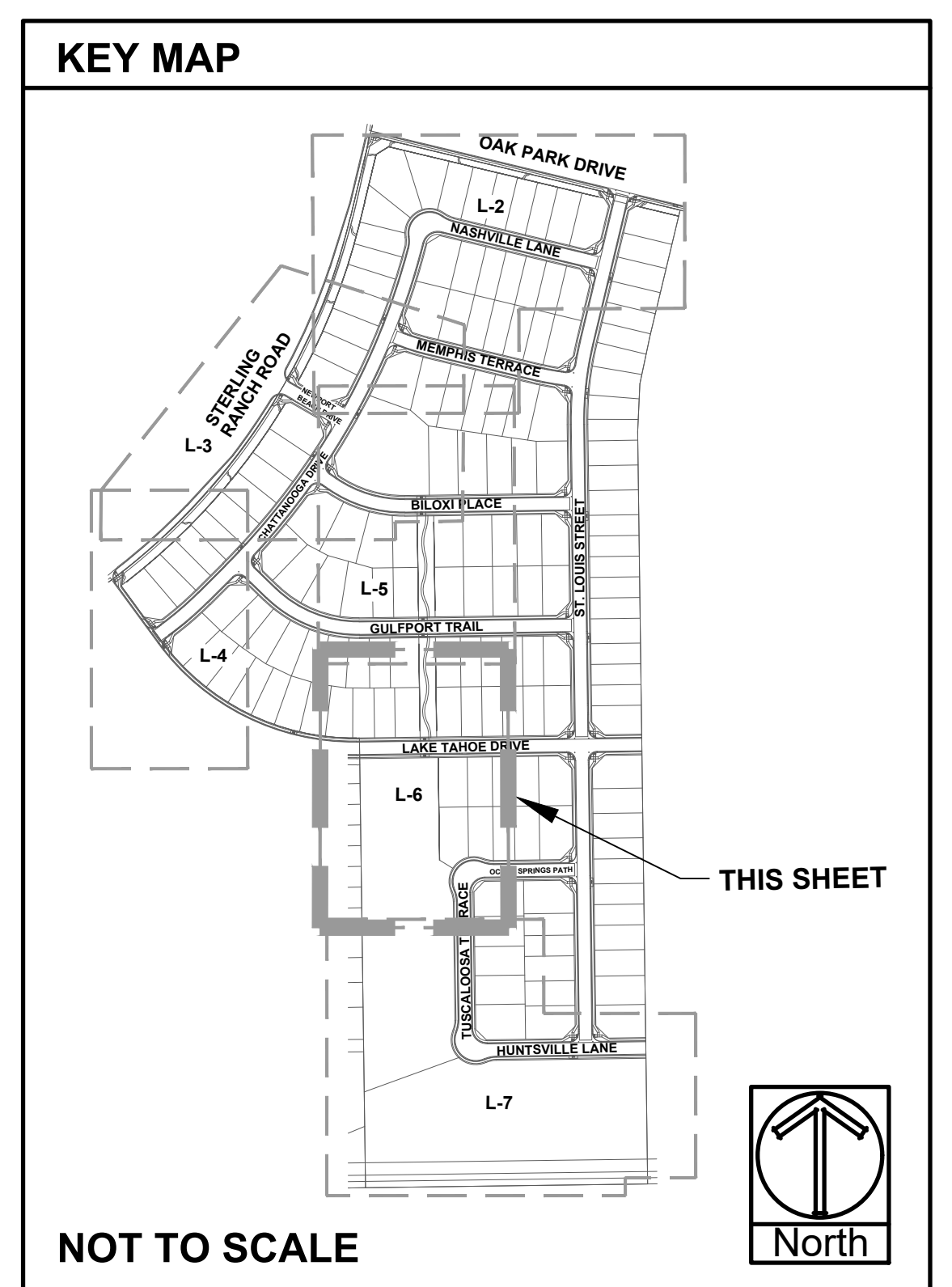
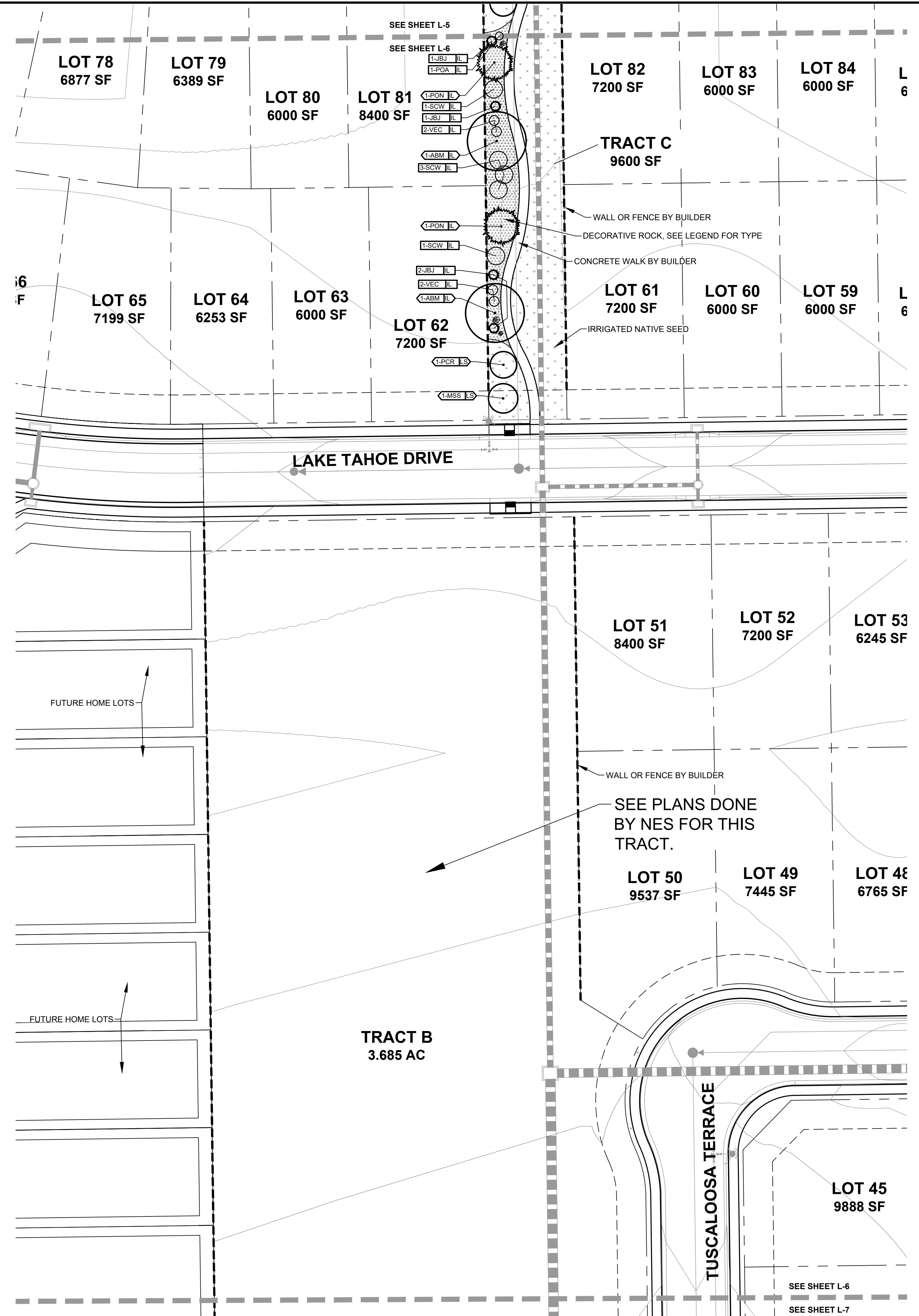
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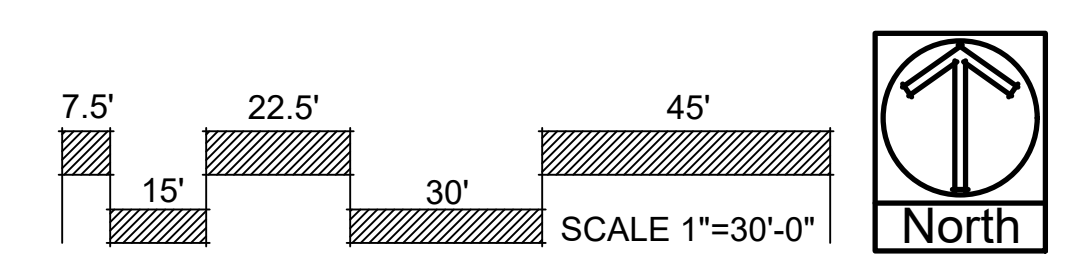


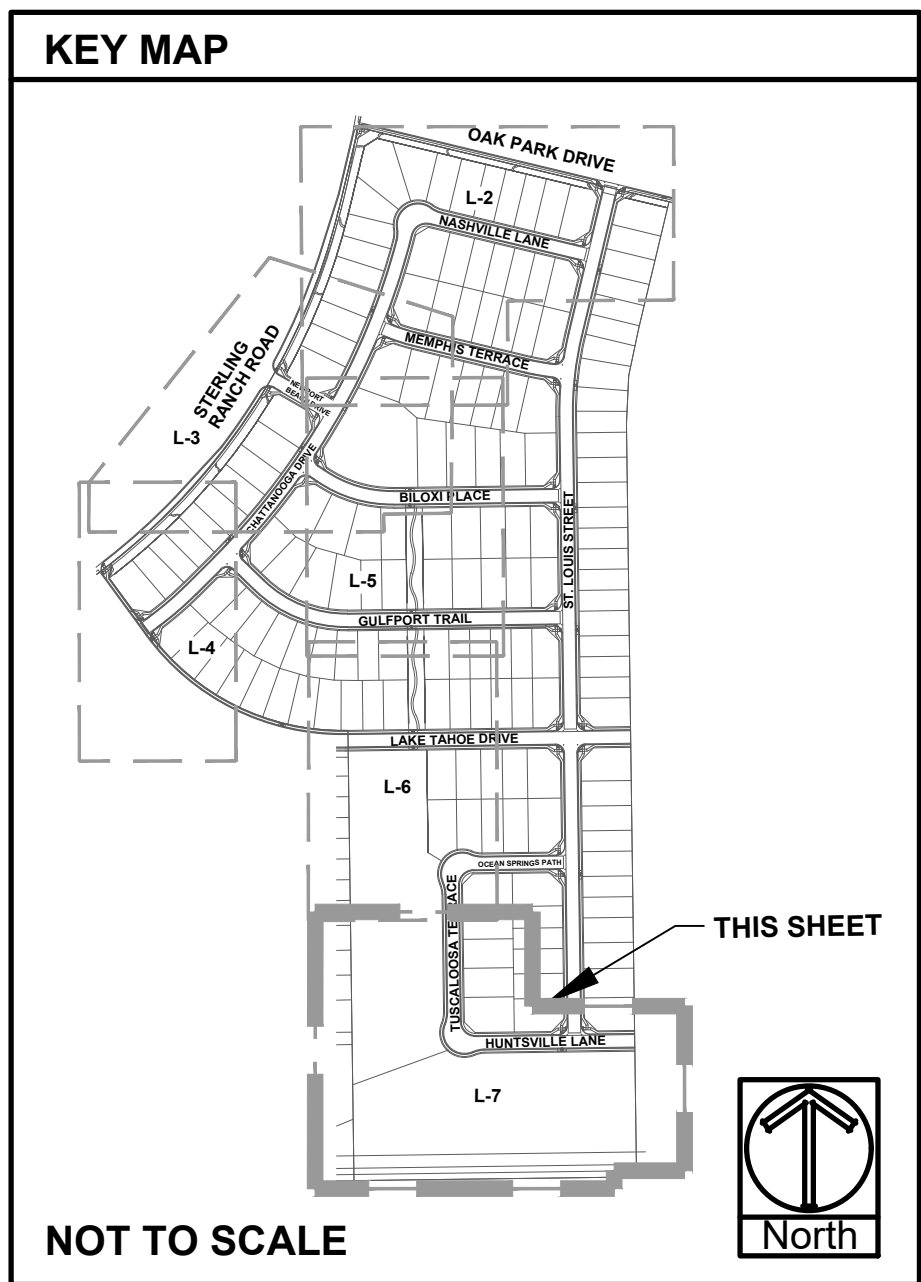
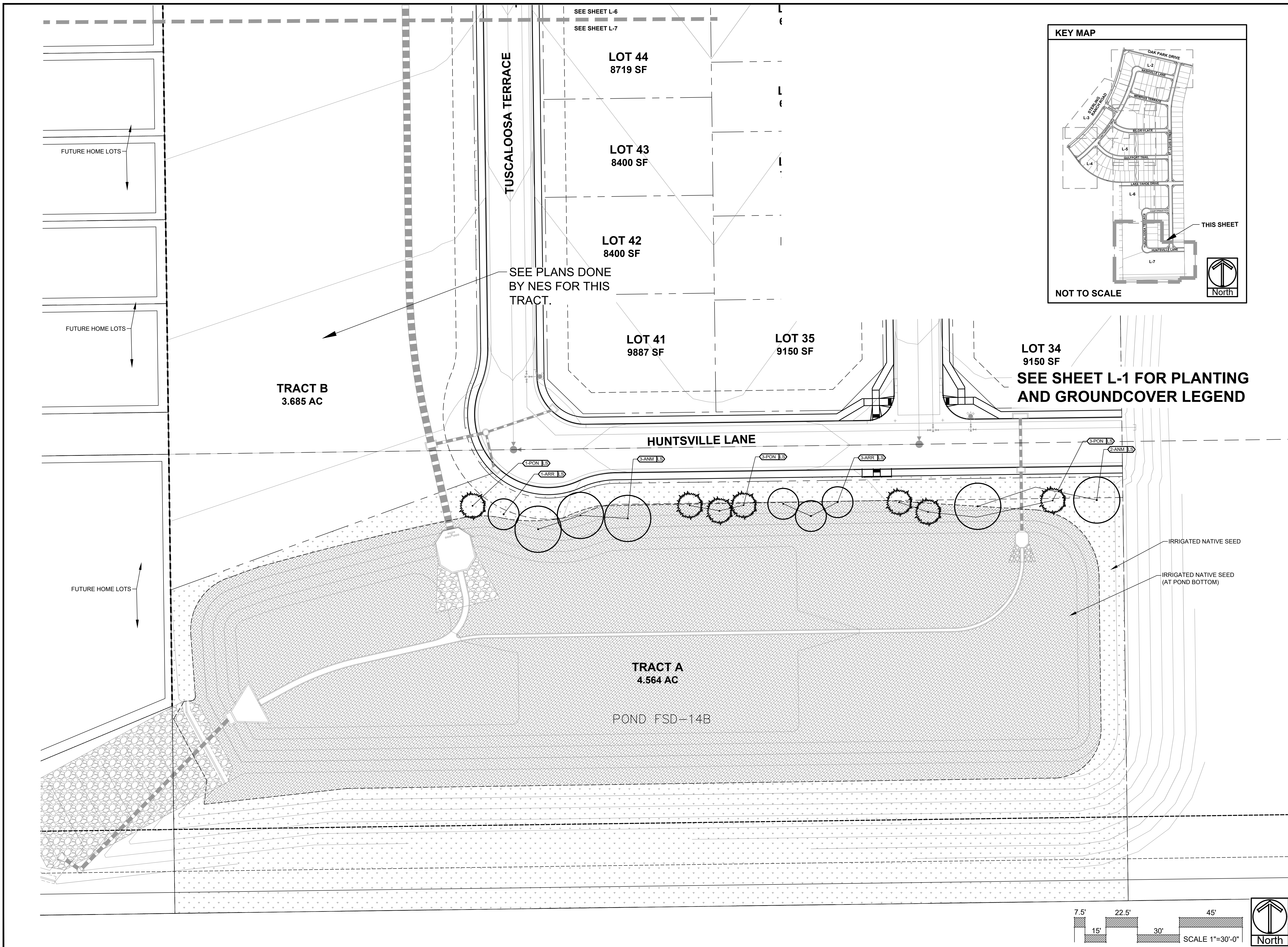
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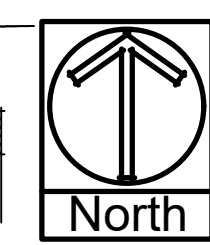
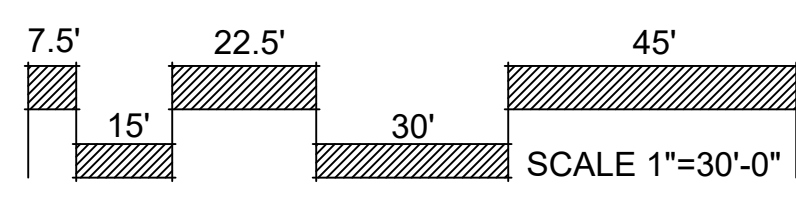
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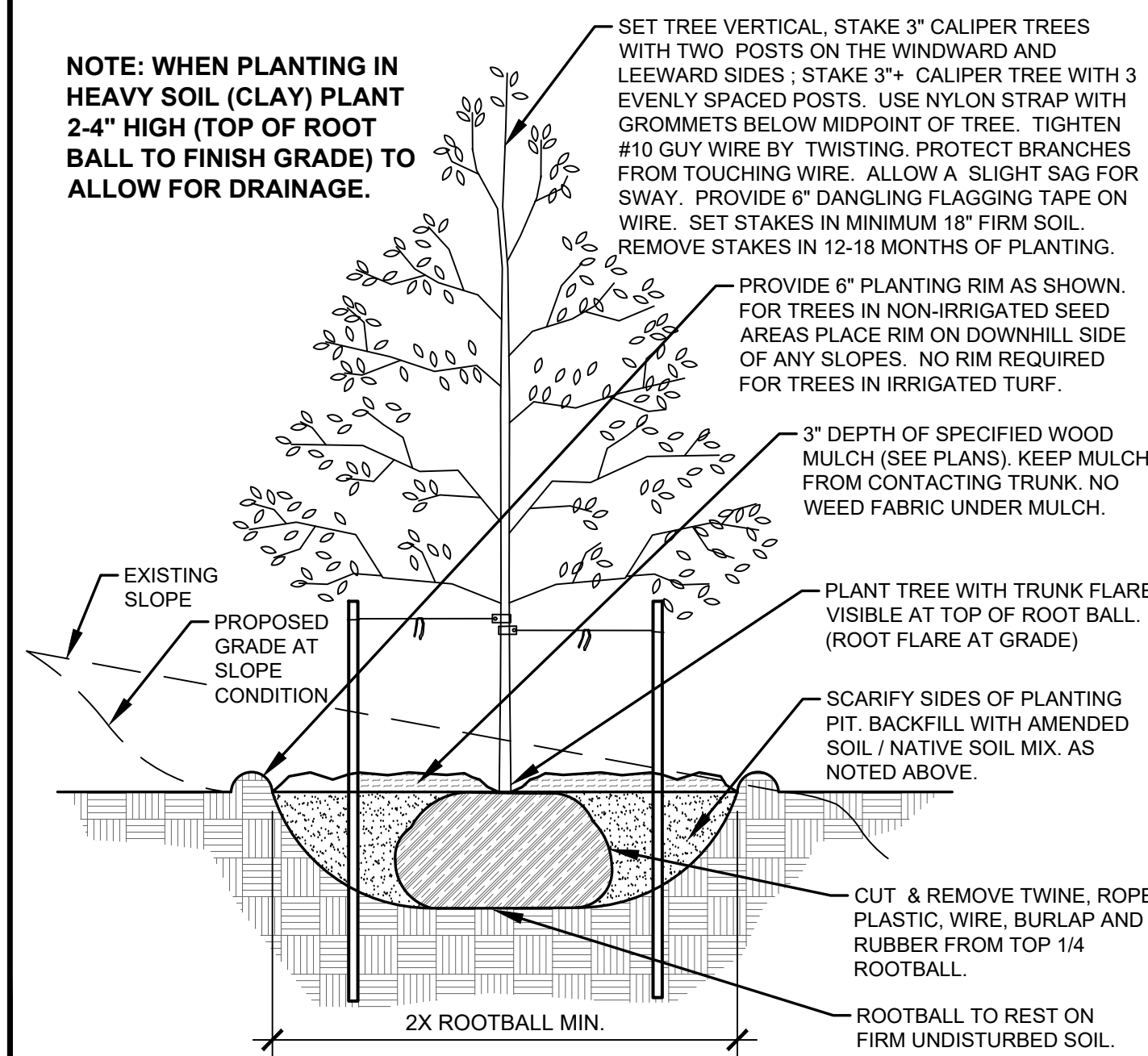
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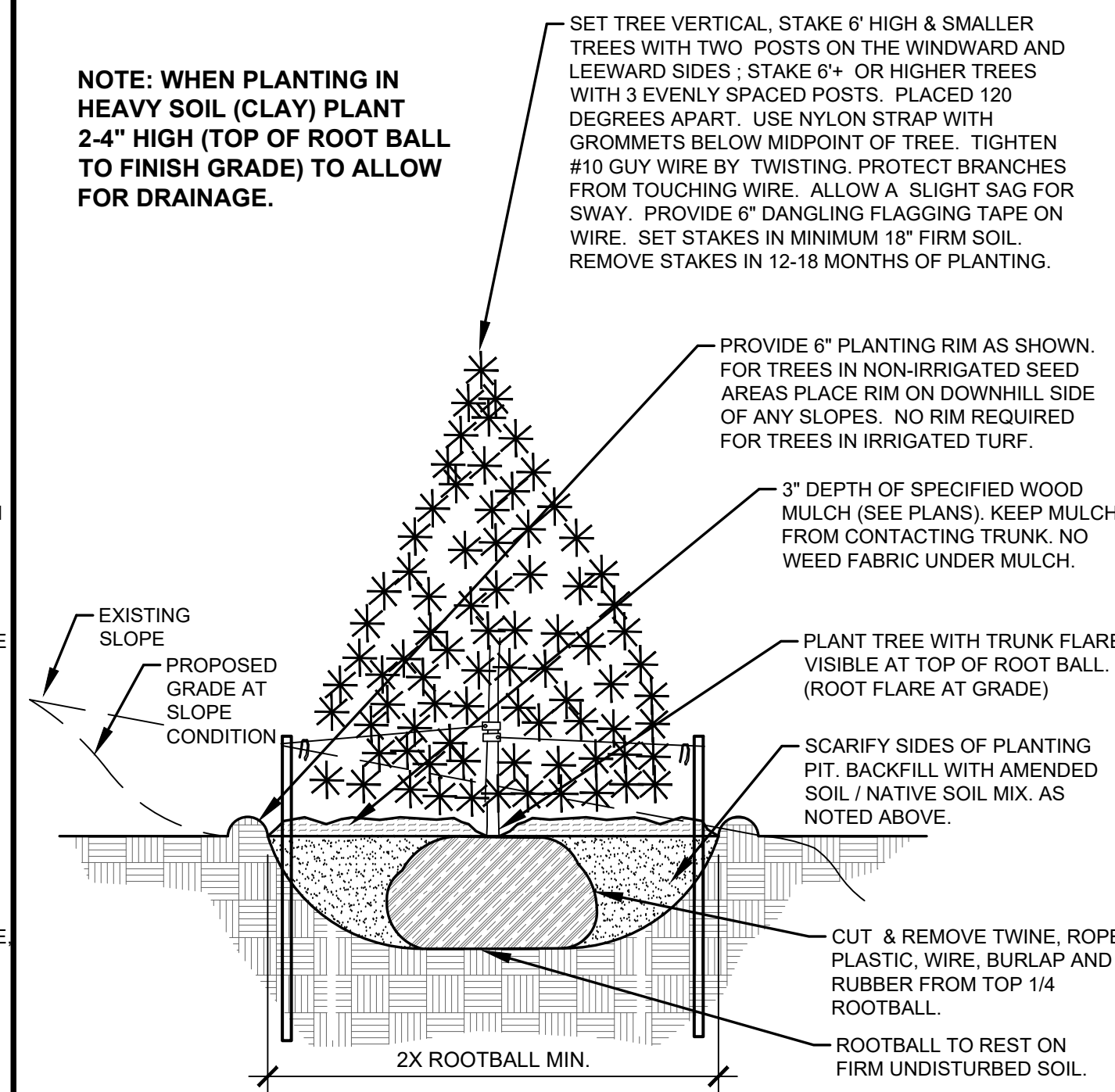


- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD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



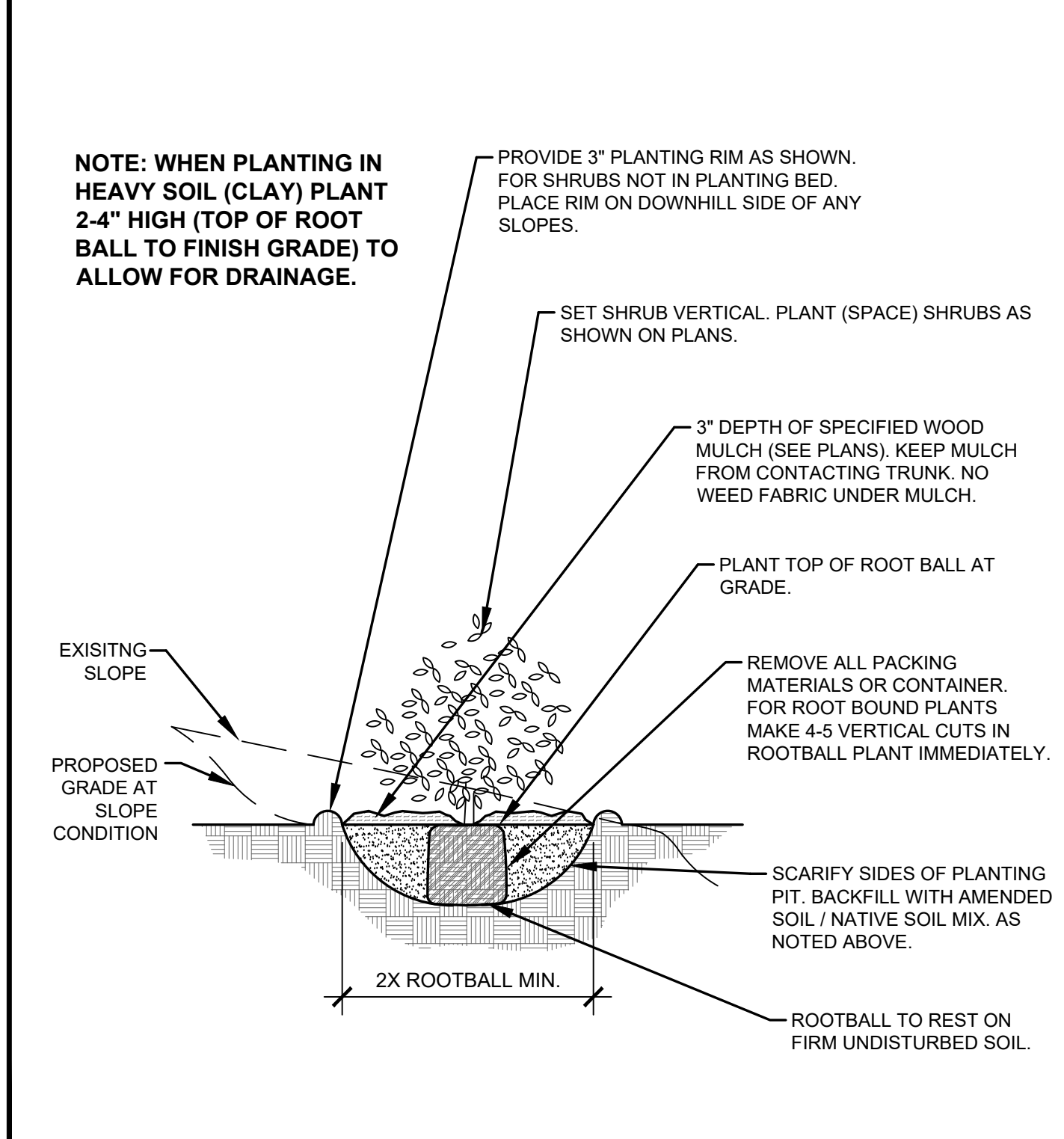
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- 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.



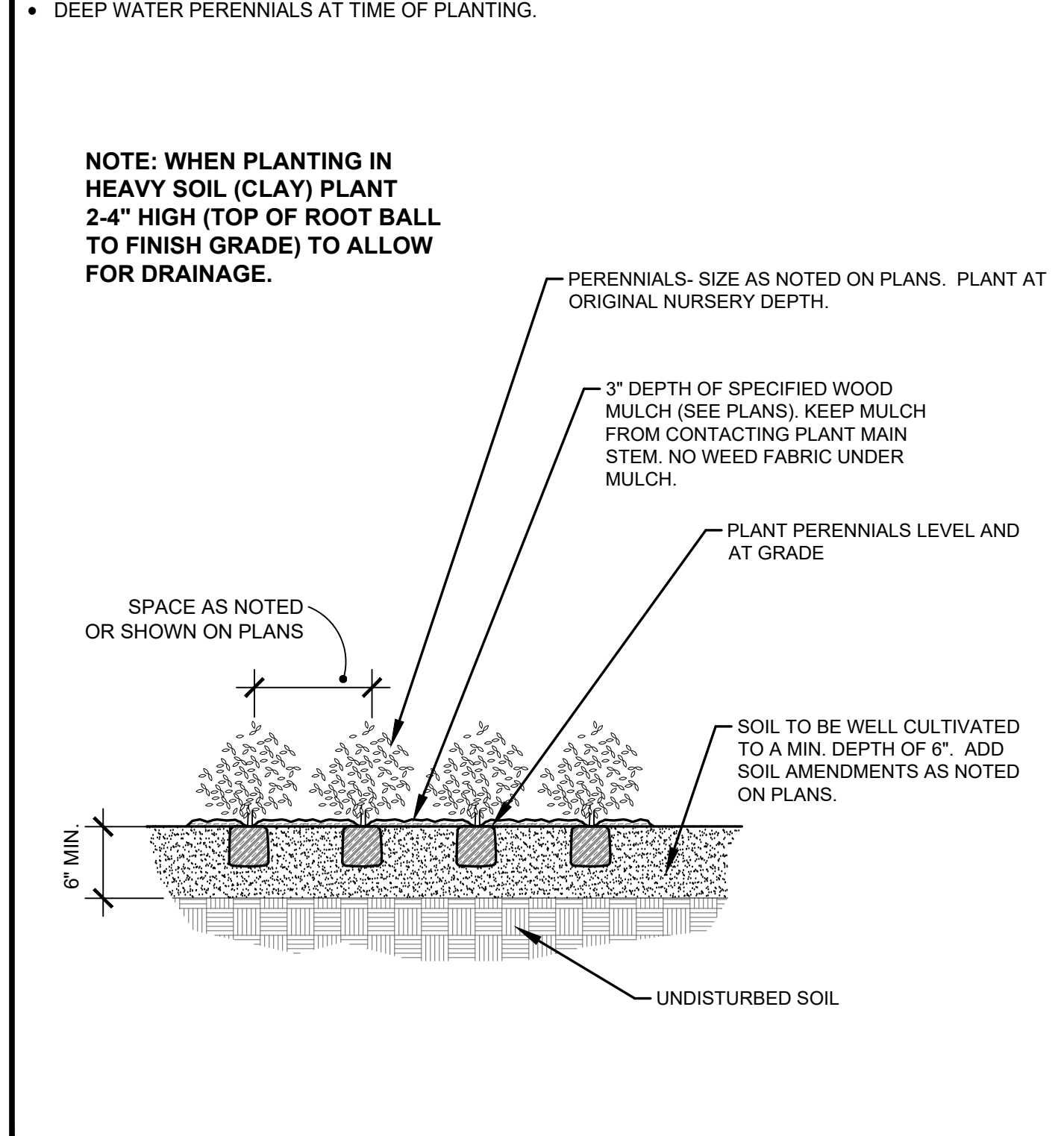
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- 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%
 - GRAMA BLUE 20%
 - GREEN NEEDLEGRASS 10%
 - WHEATGRASS WESTERN 20%
 - SWITCHGRASS 10%
 - PRAIRIE SANDREED 10%
 - YELLOW INDIANGRASS 10%
 - 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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STERLING RANCH EAST
FILING # 5
STERLING RANCH ROAD & LAKE TAHOE DRIVE

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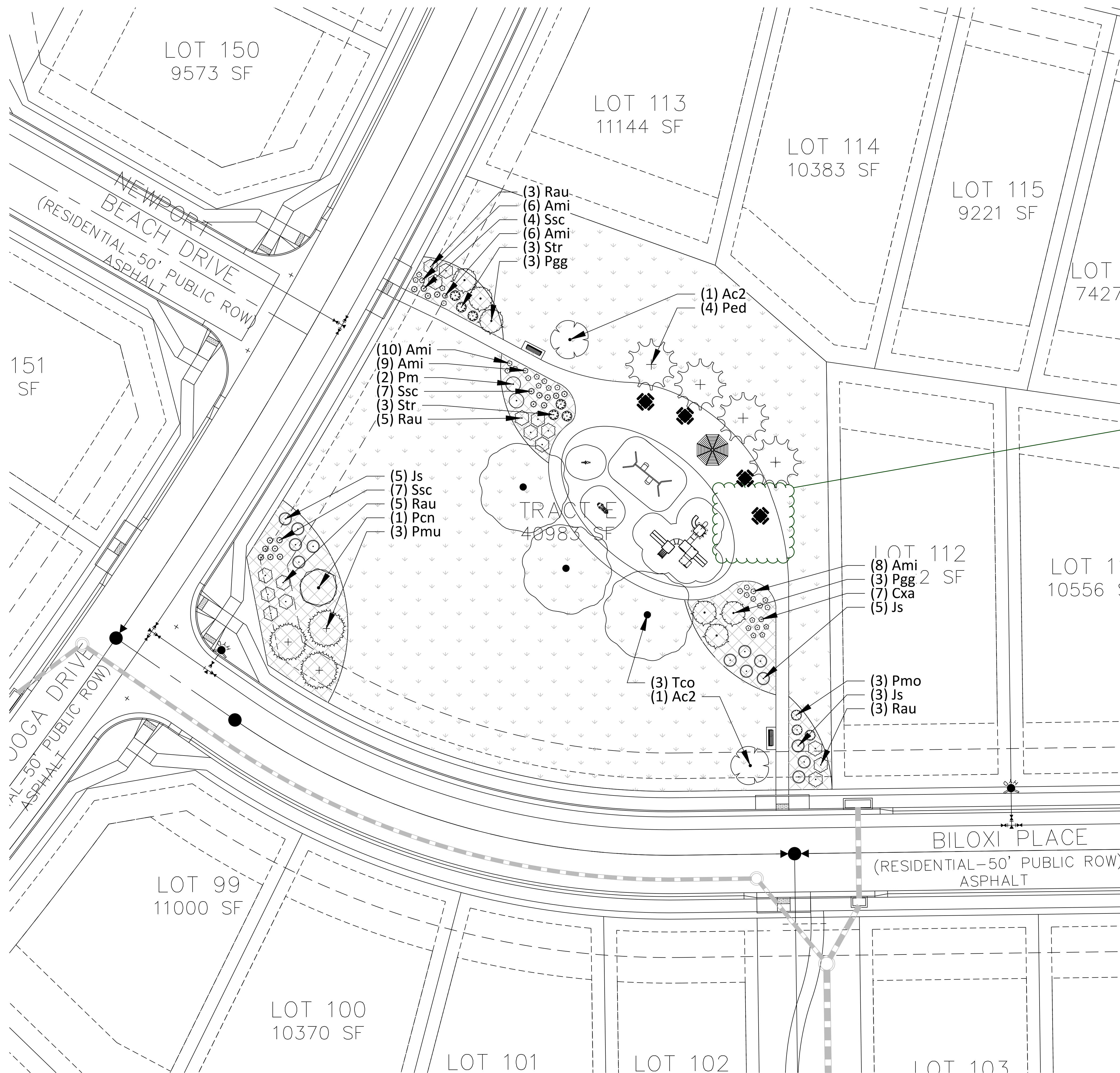
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MB

DRAWING DESCRIPTION
PLANTING DETAILS & NOTES

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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



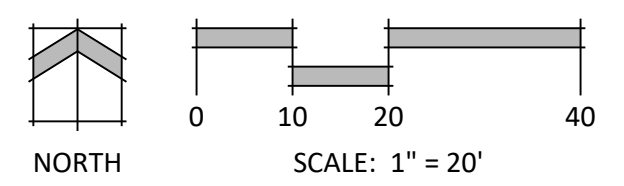
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Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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STERLING RANCH EAST FILING 5

TRACT E & B PARK PLAN

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

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TRACT E LANDSCAPE PLAN

19

19 OF 21



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?



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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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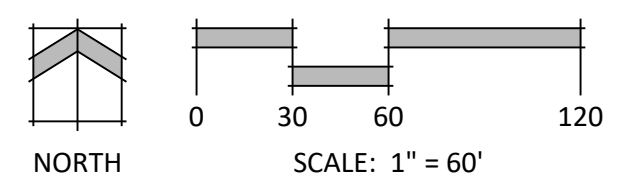
STERLING RANCH EAST FILING 5
TRACT E & B PARK PLAN

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

TRACT B PRELIMINARY LANDSCAPE PLAN

20

20 OF 21



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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.

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
- Qao₁ - 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

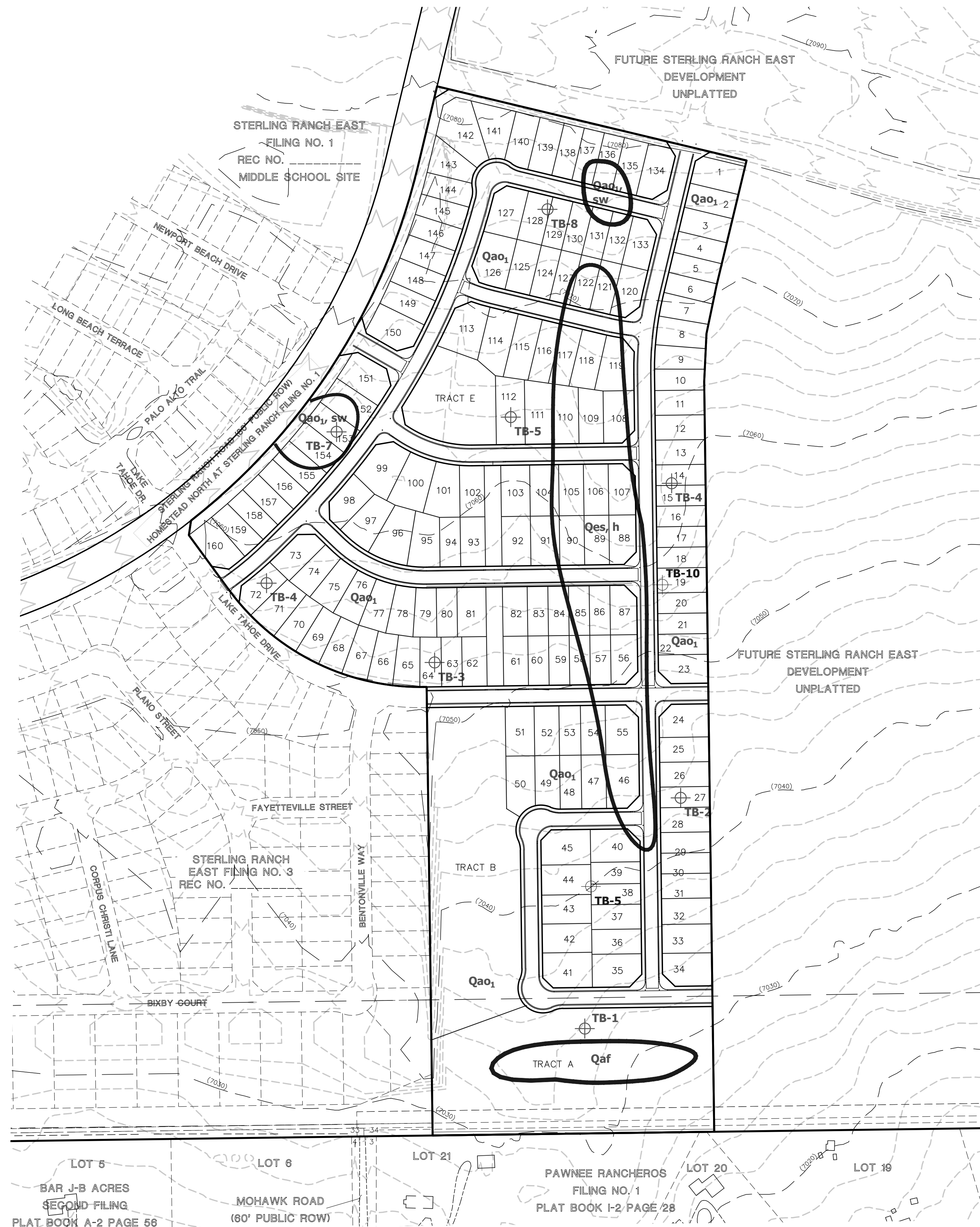
REFERENCE:

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



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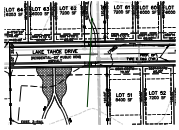
SCALE: 1" = 150'
U.S. SURVEY FOOT



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p style="text-align: center;">811</p> <p style="text-align: center;">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>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (Fax)</p>	<p>STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN GEOLOGIC CONSTRAINTS EXHIBIT</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></td> <td>(V) 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																														

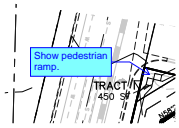
V1_Preliminary Plan.pdf Markup Summary

Arrow (1)



Subject: Arrow
Page Label: [1] SH4
Author: dsdparsons
Date: 9/25/2023 1:30:09 PM
Status:
Color: ■
Layer:
Space:

Callout (9)



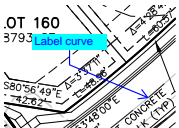
Subject: Callout
Page Label: [1] SH3
Author: Carlos
Date: 9/25/2023 11:34:11 AM
Status:
Color: ■
Layer:
Space:

Show pedestrian ramp.



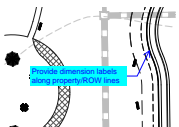
Subject: Callout
Page Label: [1] SH3
Author: CDurham
Date: 9/25/2023 5:14:07 PM
Status:
Color: ■
Layer:
Space:

Include Roadway classification & Project # for road plans



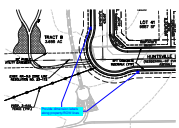
Subject: Callout
Page Label: [1] SH4
Author: CDurham
Date: 9/25/2023 5:19:43 PM
Status:
Color: ■
Layer:
Space:

Label curve



Subject: Callout
Page Label: [1] SH4
Author: CDurham
Date: 9/25/2023 5:22:36 PM
Status:
Color: ■
Layer:
Space:

Provide dimension labels along property/ROW lines



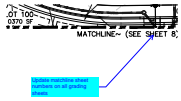
Subject: Callout
Page Label: [1] SH5
Author: CDurham
Date: 9/25/2023 5:22:58 PM
Status:
Color: ■
Layer:
Space:

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 SUPERVISION AND ARE ON FILE AT THE COUNTY
REPORT, WATER RESOURCES REPORT, WASTEWATER
TO NATIONAL FEATURES REPORT.
PERMIT REQUIREMENTS, AND OTHER AGENCY
AND MEDICAL, COLORADO DEPARTMENT OF
DURING THE ENDANGERED SPECIES ACT, PARTICULARLY

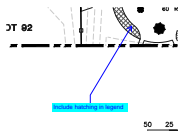
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Page Label: [1] Layout1
Author: CDurham
Date: 9/25/2023 5:28:47 PM
Status:
Color: ■
Layer:
Space:

Remove any reports that were not provided with
submittal.



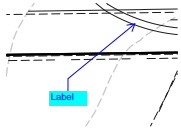
Subject: Callout
Page Label: [1] Layout1
Author: CDurham
Date: 9/25/2023 5:35:38 PM
Status:
Color: ■
Layer:
Space:

Update matchline sheet numbers on all grading
sheets



Subject: Callout
Page Label: [1] Layout1
Author: CDurham
Date: 9/25/2023 5:37:31 PM
Status:
Color: ■
Layer:
Space:

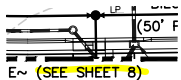
Include hatching in legend



Subject: Callout
Page Label: [1] Layout1
Author: CDurham
Date: 9/25/2023 5:43:03 PM
Status:
Color: ■
Layer:
Space:

Label

Highlight (1)



Subject: Highlight
Page Label: [1] Layout1
Author: CDurham
Date: 9/25/2023 5:35:23 PM
Status:
Color: ■
Layer:
Space:

Image (2)

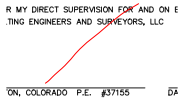


Subject: Image
Page Label: [1] Layout1
Author: dsdparsons
Date: 9/25/2023 8:52:30 AM
Status:
Color: ■
Layer:
Space:

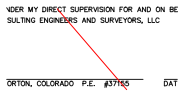


Subject: Image
Page Label: [1] LAYOUT1
Author: dsdparsons
Date: 9/25/2023 12:51:27 PM
Status:
Color: ■
Layer:
Space:

Pen (2)

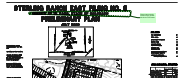


Subject: Pen
Page Label: [1] Layout1
Author: dsdparsons
Date: 9/25/2023 1:59:55 PM
Status:
Color: ■
Layer:
Space:



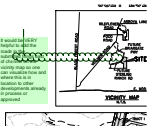
Subject: Pen
Page Label: [1] Layout1
Author: dsdparsons
Date: 9/25/2023 1:59:57 PM
Status:
Color: ■
Layer:
Space:

Planner (22)



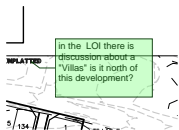
Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 9/25/2023 1:41:09 PM
Status:
Color: ■
Layer:
Space:

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



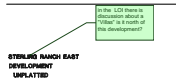
Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 9/25/2023 9:55:42 AM
Status:
Color: ■
Layer:
Space:

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



Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 9/25/2023 8:30:37 AM
Status:
Color: ■
Layer:
Space:

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



Subject: Planner
Page Label: [1] LAYOUT1
Author: dsdparsons
Date: 9/25/2023 8:30:31 AM
Status:
Color: ■
Layer:
Space:

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	Revised
3	9/25/2023	dsdparsons	Revised
4	9/25/2023	dsdparsons	Revised
5	9/25/2023	dsdparsons	Revised
6	9/25/2023	dsdparsons	Revised
7	9/25/2023	dsdparsons	Revised
8	9/25/2023	dsdparsons	Revised
9	9/25/2023	dsdparsons	Revised
10	9/25/2023	dsdparsons	Revised



Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 9/25/2023 8:40:41 AM
Status:
Color: ■
Layer:
Space:

Total Area _____

RWISSE APPROVED THROUGH THE DEVIATION
 ID ASSIGNEES THAT SUBREVIDER AND/OR SAID
 EL PASO COUNTY ROAD IMPACT FEE PROGRAM
 LINDING 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: WATERMAINT

Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 9/25/2023 8:48:07 AM
Status:
Color: ■
Layer:
Space:

installed by the developer.

WE ON FILE AT THE COUNTY
 REELS REPORT, WASTEWATER
 REPORT
 AND OTHER AGENCY
 USURVISION AND ARE ON FILE AT THE COUNTY
 IN: WATER SPECIFICATIONS DESIGN: WATERMAINT



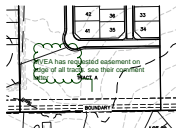
Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 9/25/2023 8:49:17 AM
Status:
Color: ■
Layer:
Space:

missing text' constructed by developer at, maintained by?



Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 9/25/2023 3:13:25 PM
Status:
Color: ■
Layer:
Space:

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



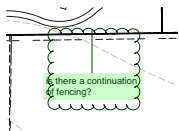
Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 9/25/2023 8:56:57 AM
Status:
Color: ■
Layer:
Space:

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



Subject: Planner
Page Label: [1] SH5
Author: dsdparsons
Date: 9/25/2023 10:08:43 AM
Status:
Color: ■
Layer:
Space:

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



Subject: Planner
Page Label: [1] SH5
Author: dsdparsons
Date: 9/25/2023 10:09:28 AM
Status:
Color: ■
Layer:
Space:

is there a continuation of fencing?



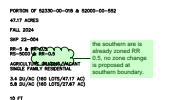
Subject: Planner
Page Label: [1] SH5
Author: dsdparsons
Date: 9/25/2023 10:10:23 AM
Status:
Color: ■
Layer:
Space:

Preliminary plan title block on all sheets please



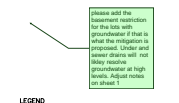
Subject: Planner
Page Label: [1] SH5
Author: dsdparsons
Date: 9/25/2023 10:12:05 AM
Status:
Color: ■
Layer:
Space:

Please delete signature block sheets 1-5



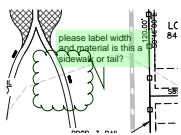
Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 9/25/2023 10:16:29 AM
Status:
Color: ■
Layer:
Space:

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 likely 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?



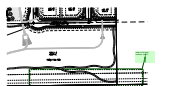
Subject: Planner
Page Label: [1] SH3
Author: dsdparsons
Date: 9/25/2023 1:33:00 PM
Status:
Color: ■
Layer:
Space:

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?



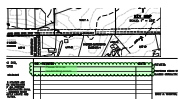
Subject: Planner
Page Label: [3] Tract E and B park plan-Tract B
Author: dsdparsons
Date: 9/25/2023 1:37:37 PM
Status:
Color: ■
Layer:
Space:

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:

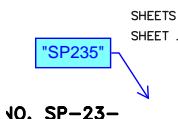
Please fill in as resubmitting occurs

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



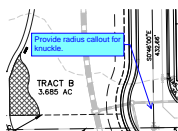
Subject: Text Box
Page Label: [1] Layout1
Author: Carlos
Date: 9/25/2023 11:11:40 AM
Status:
Color: ■
Layer:
Space:

"SP235"



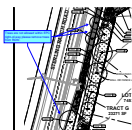
Subject: Text Box
Page Label: [1] Layout1
Author: Carlos
Date: 9/25/2023 11:32:10 AM
Status:
Color: ■
Layer:
Space:

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

FENCE
Park label

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

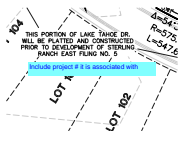
Subject: Text Box
Page Label: [1] Layout1
Author: CDurham
Date: 9/25/2023 4:20:37 PM
Status:
Color: ■
Layer:
Space:

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