

STERLING RANCH EAST FILING NO. 5

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

PRELIMINARY PLAN

JULY 2023 December 2023?

repeat comment all sheets need title in for per checklist posted at <https://epc-assets.elpasoco.com/wp-content/uploads/sites/12/Checklists/PreliminaryPlan.pdf>

GENERAL NOTES:

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

add note- landscaping in the Right Of Way will require a license agreement with the District at time of final plat

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

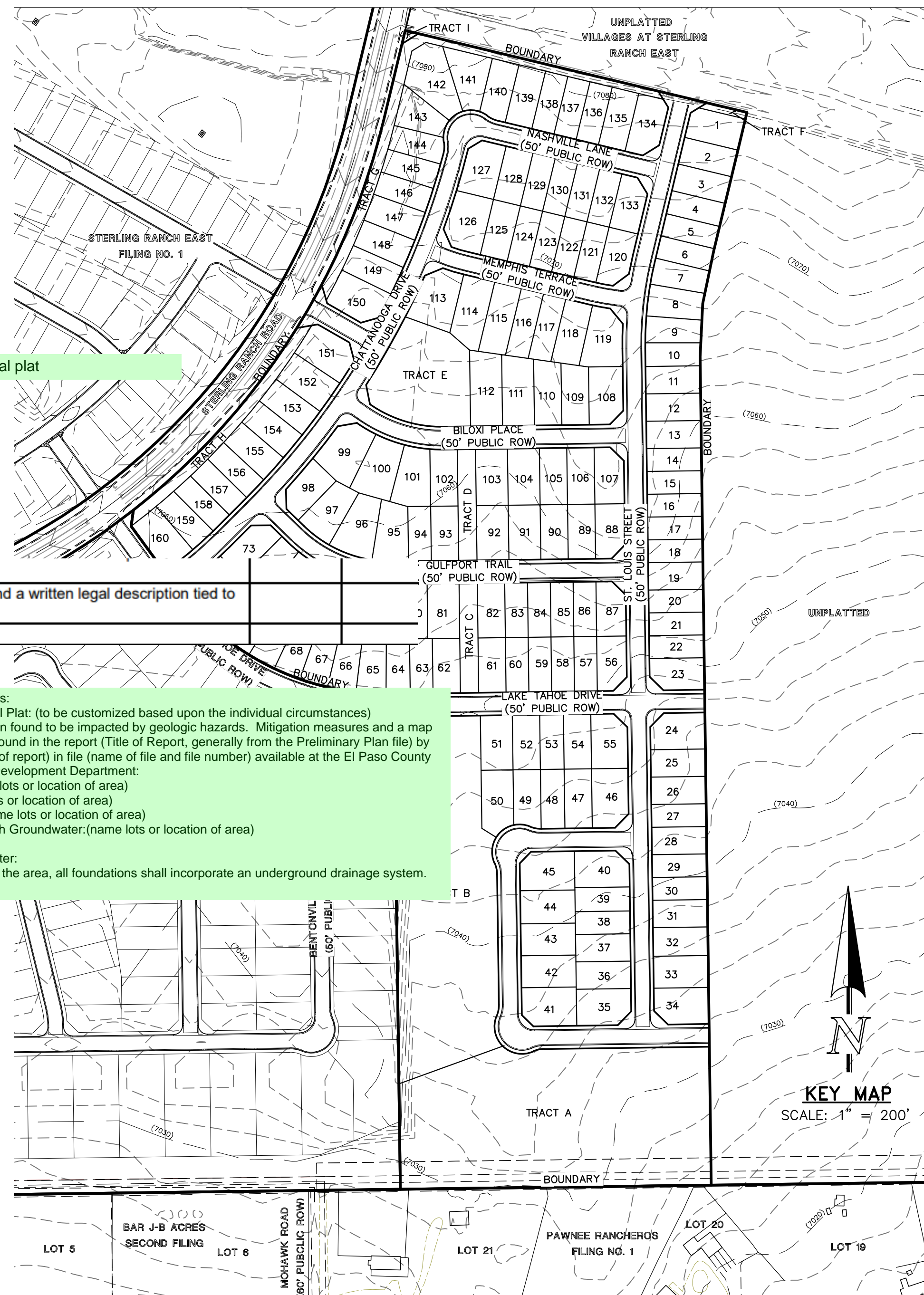
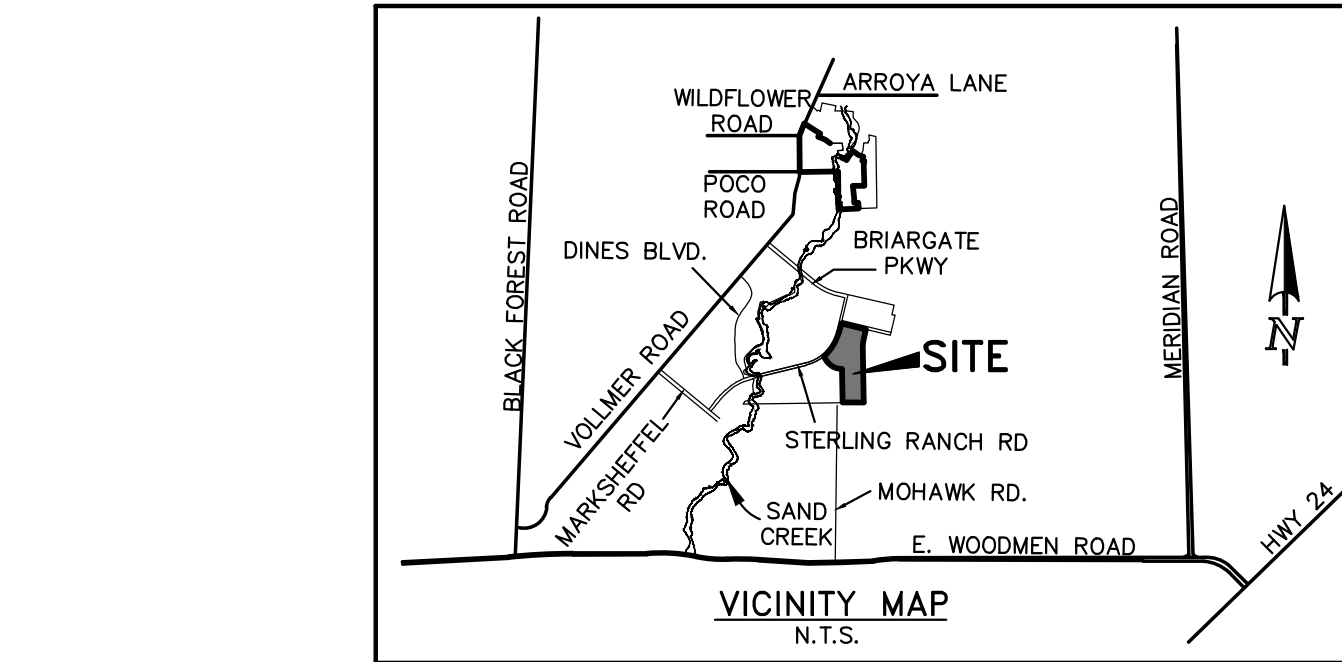
BASIS OF BEARINGS:

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 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 1336.88 FEET.

normally a legal would be immediately after this

Section 7.2.5 of the LDC.
Exterior boundary description of subject property graphically depicted and a written legal description tied to a survey monument.

3 Contours



Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Downdrop Creep: (name lots or location of area)
•Rockfall Source: (name lots or location of area)
•Rockfall Runout Zone: (name lots or location of area)
•Potentially Seasonally High Groundwater: (name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

update note per CGS and report- state constraint define mitigation for the impacted lot

SITE DATA

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

ZONE DIMENSIONAL STANDARDS

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

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

LAND USE DATA TABLE

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

PROJECT TEAM

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

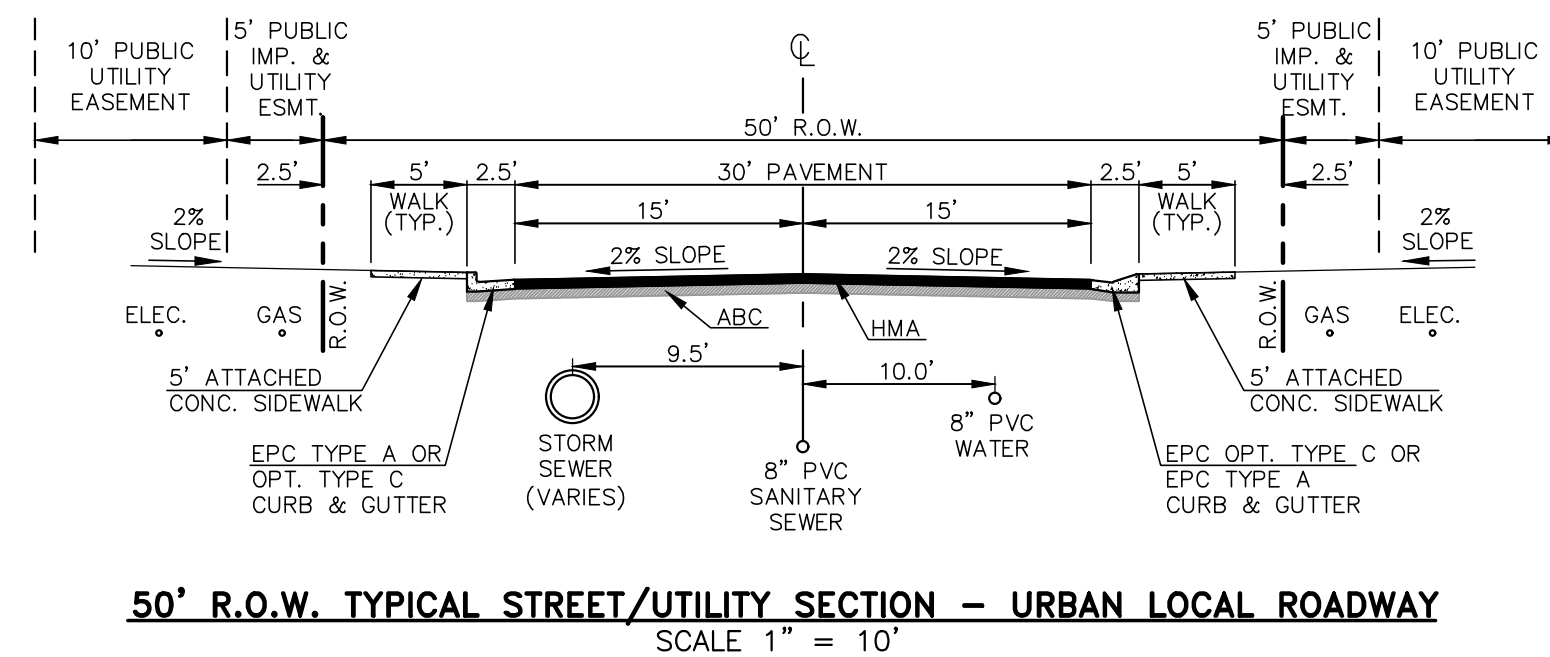
SHEET INDEX:

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TRACT TABLE

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

TOTAL TRACT AREA = 10.52 ACRES



STERLING RANCH EAST FILING NO. 5
PRELIMINARY PLAN
TITLE SHEET

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

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

Map Content	
1	Title Block and Reference Information
	Name of proposed subdivision centered on the top of the plan and at the top of each sheet. On each sheet, a subtitle, in smaller lettering, shall indicate the quarter section(s)(1/4), section, township and range in which the subdivision is located. If the subdivision is a replat of a previously approved subdivision, the replat information shall be included in the subtitle. The name of the County and the State shall be included in the subtitle. Note the subdivision name shall conform to the naming conventions in Section 7.2.5 of the LDC.
	The words "PRELIMINARY PLAN" clearly stated.
	Name, address and telephone number of the owner of record located in the lower right hand corner.
	Date of preparation, date of survey (if applicable), north arrow, written and graphic scale located in the lower right hand corner of each sheet.
	Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable).
	Date of submission with provisions for dating revisions located in the lower right hand corner, and
	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.

repeat comment- all sheets need title info

<https://epc-assets.elpasoco.com/wp-content/uploads/sites/12/Checklists/PreliminaryPlan.pdf>

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 1-2 AT PAGE 28;
 THENCE S89°14'14"W, ON THE NORTHERLY BOUNDARY OF SAID PAWNEE RANCHEROS FILING NO. 1, A DISTANCE OF 681.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID STERLING RANCH FILING NO. 3;

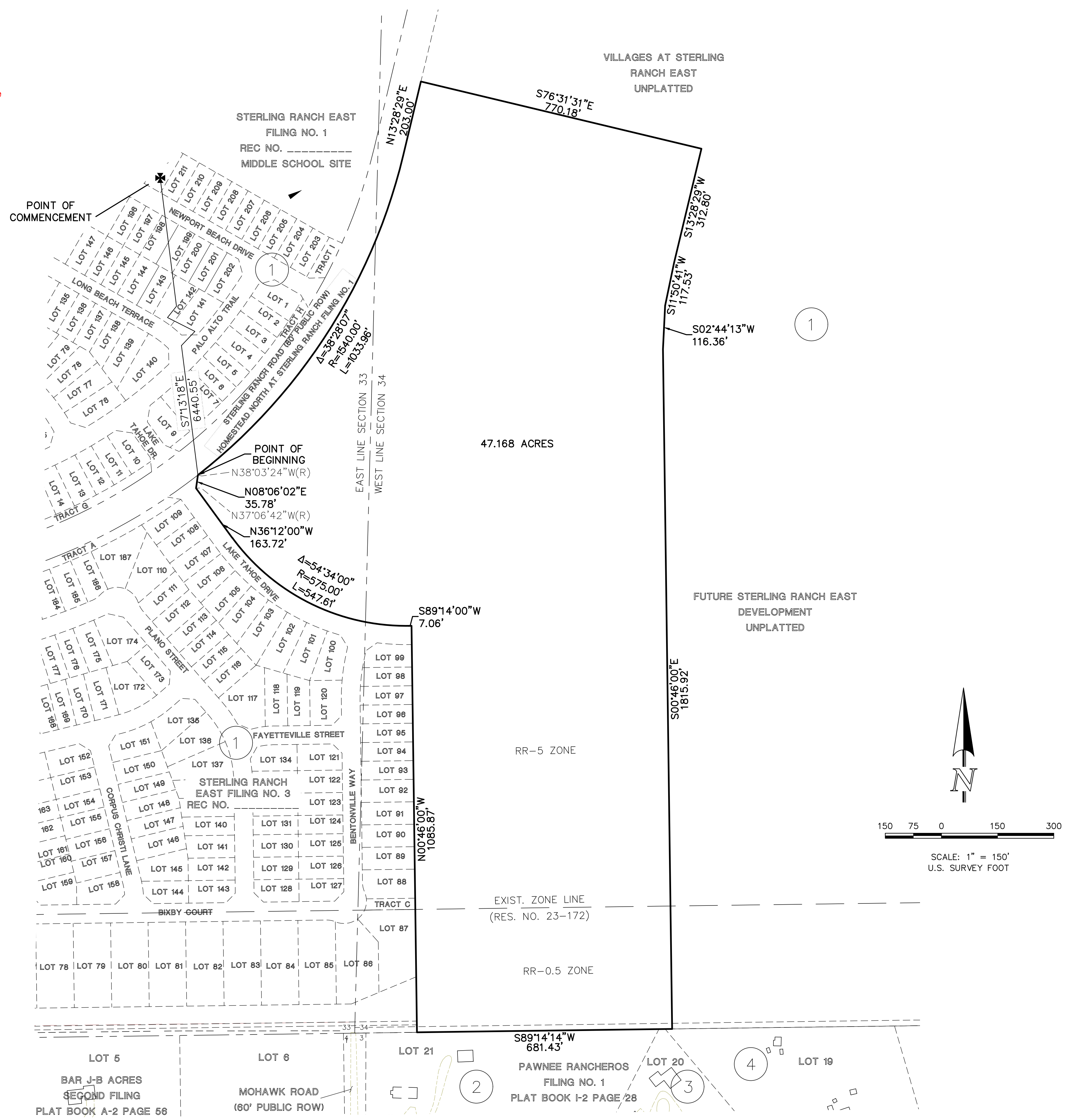
THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:


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

CONTAINING A CALCULATED AREA OF 47.168 ACRES.

ADJACENT OWNERS

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






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

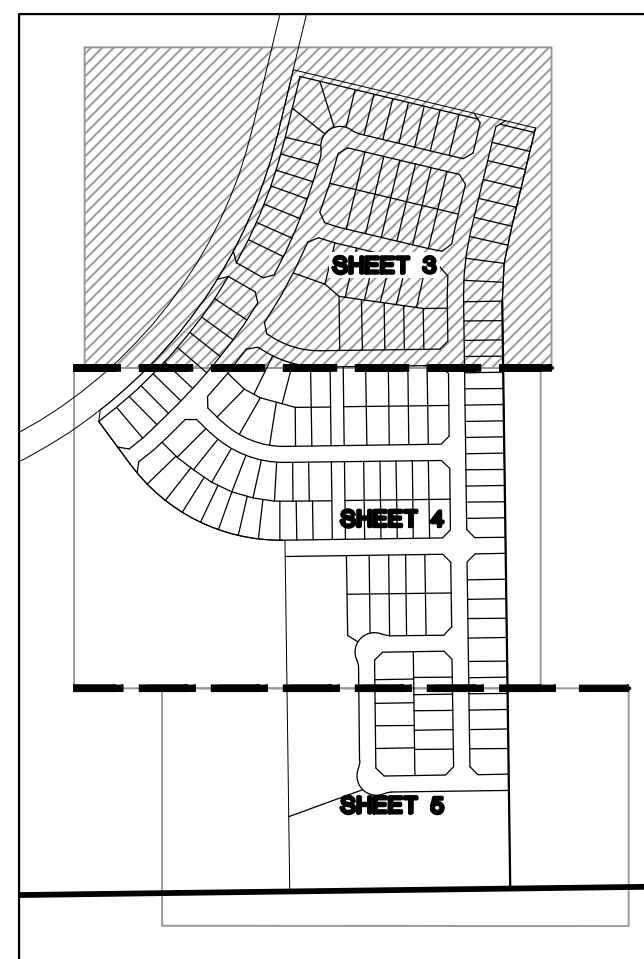
(719) 785-0790
(719) 785-0799 (Fax)

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

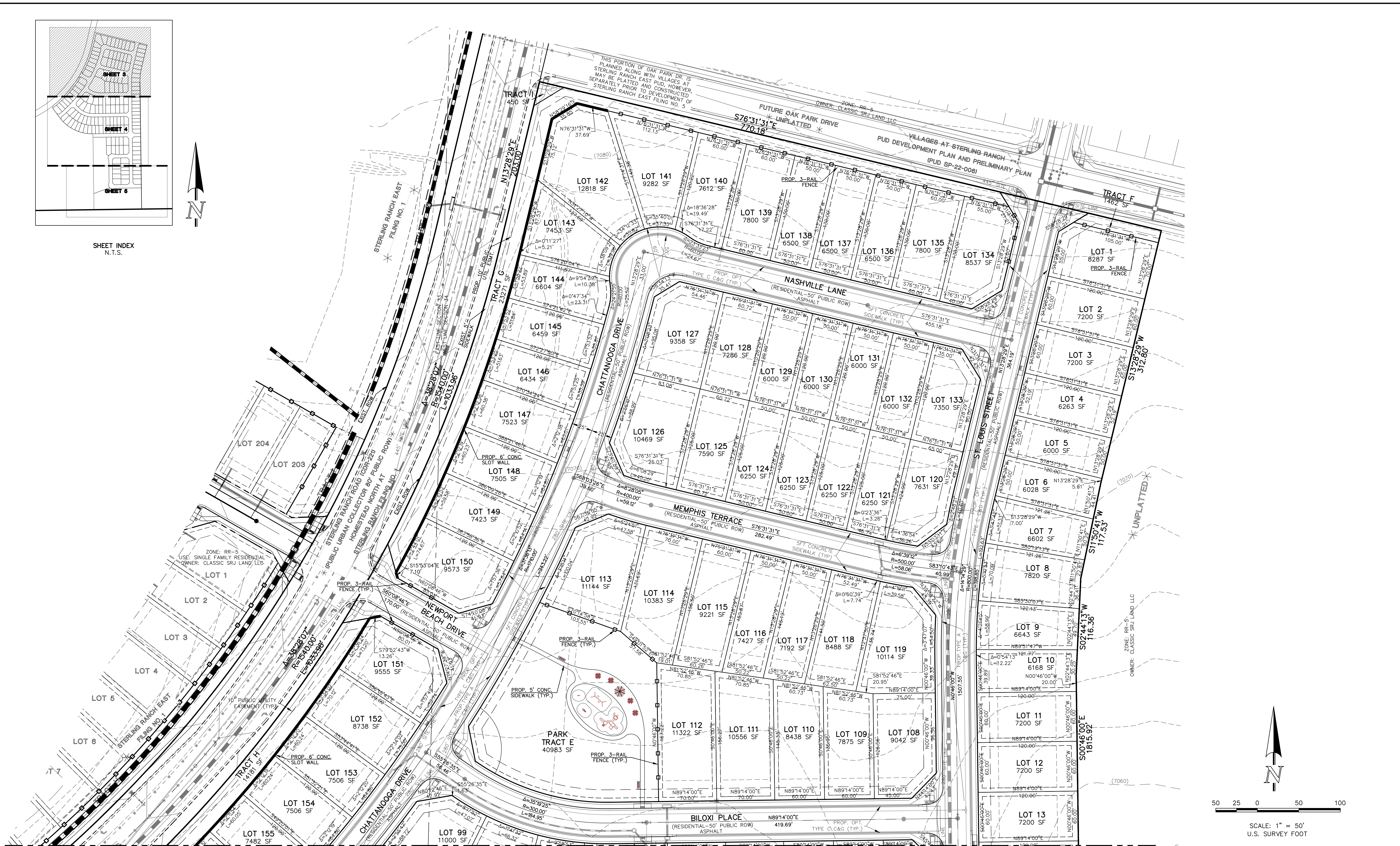
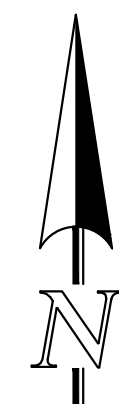


DESIGNED BY	ESO	SCALE	DATE	05/12/2023
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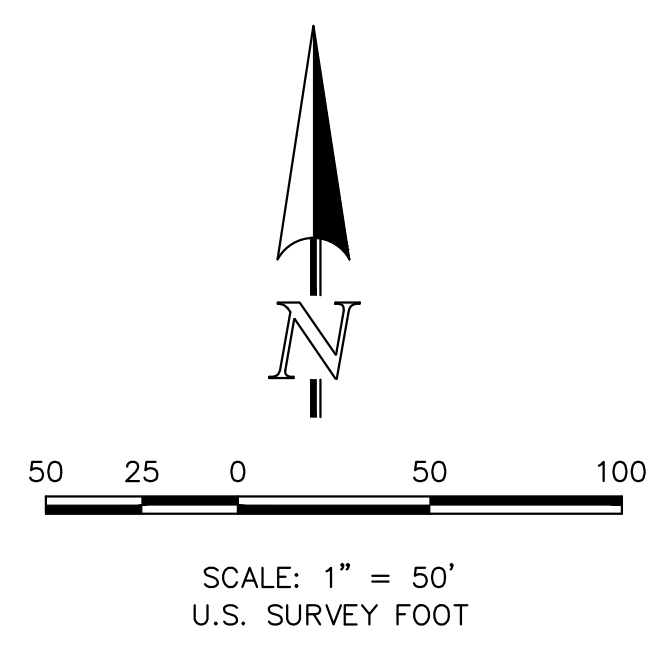
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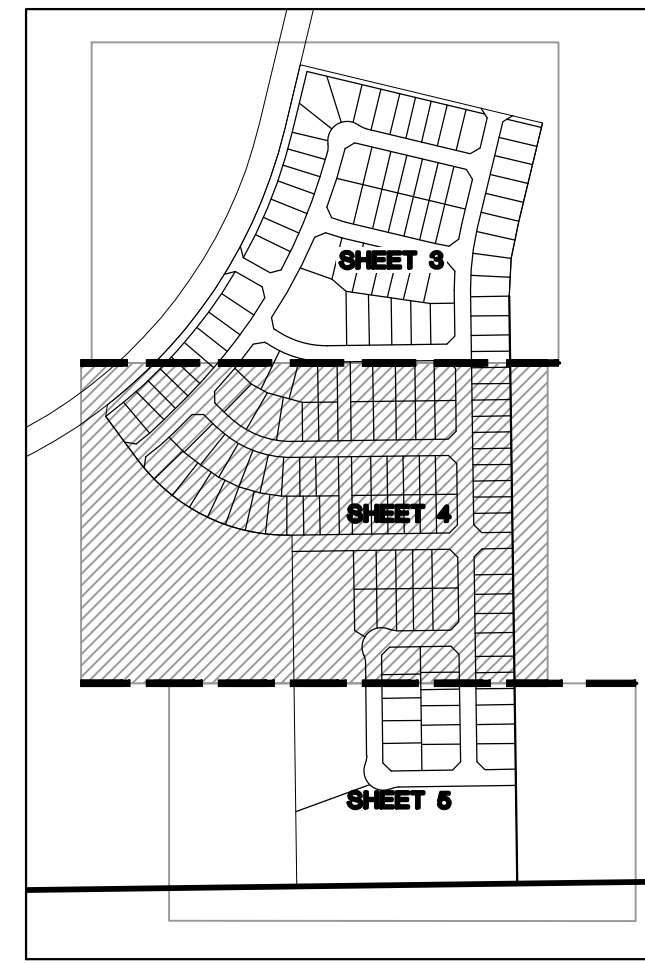
MATCHLINE~ (SEE SHEET 4)



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

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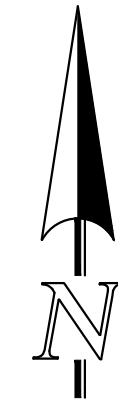
MATCHLINE~ (SEE SHEET 3)



SHEET INDEX
N.T.S.



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



MATCHLINE~ (SEE SHEET 5)



STERLING RANCH EAST FILING NO. 5
PRELIMINARY PLAN



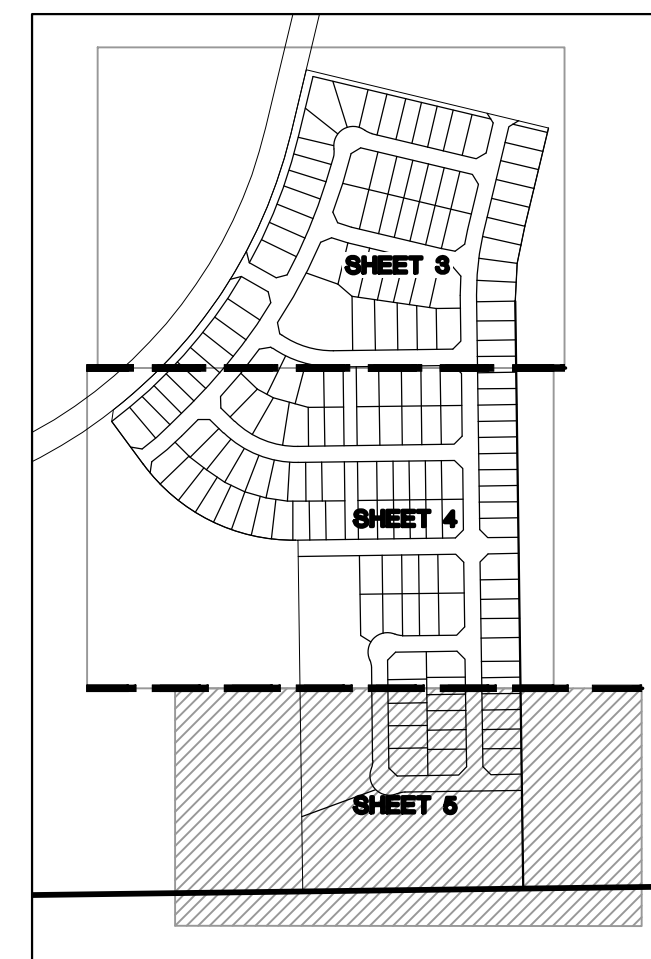
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619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

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

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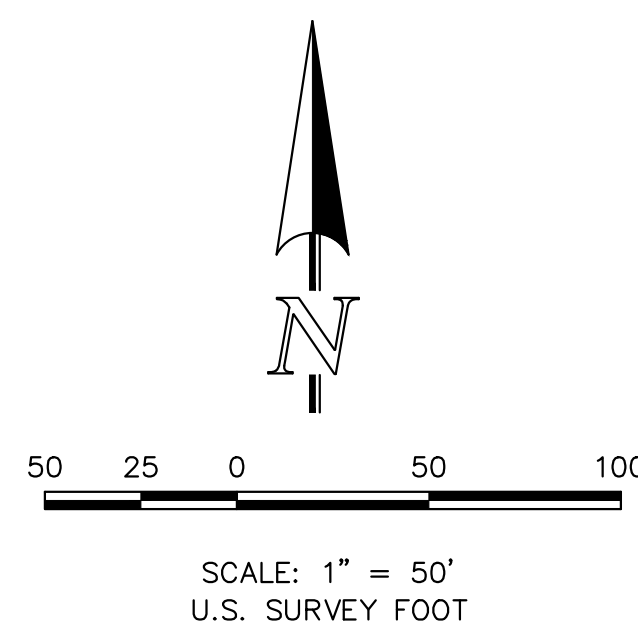
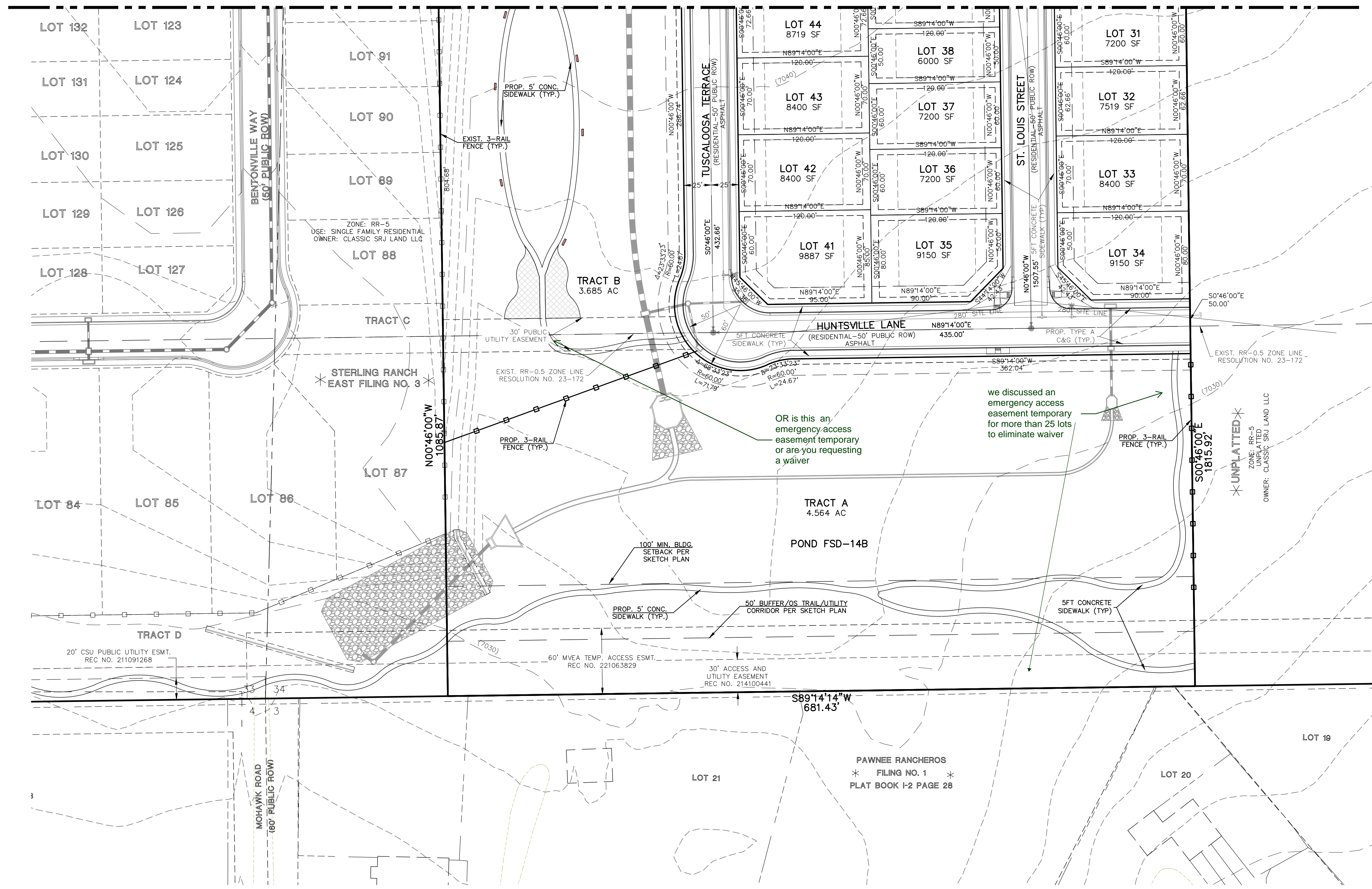
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please- repeat comment required per checklist



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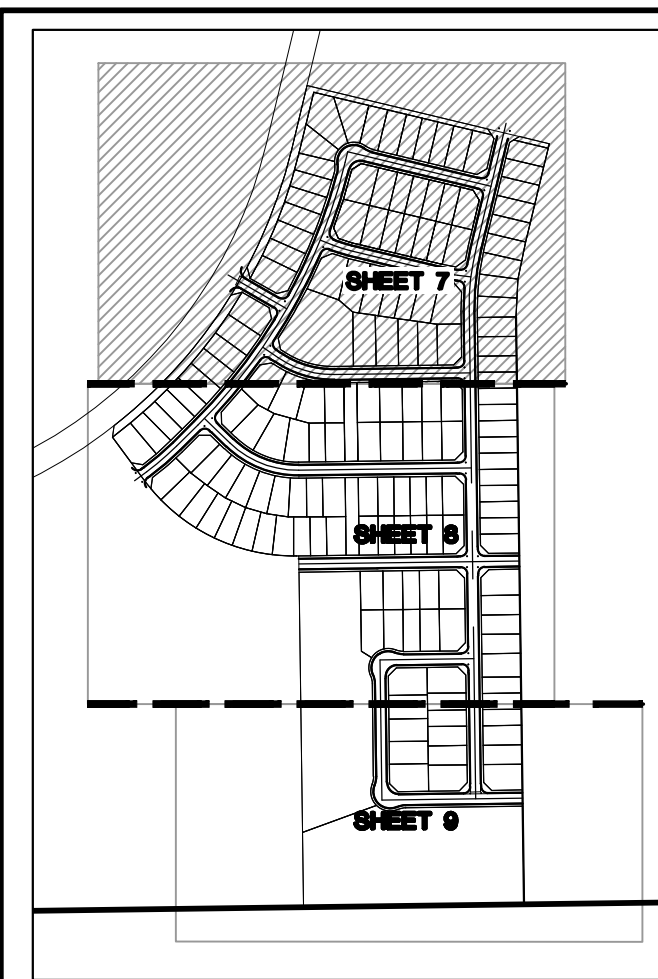
MATCHLINE~ (SEE SHEET 4)



	STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN			
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	CHECKED BY		(V) 1" = N/A	JOB NO. 1183.25

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

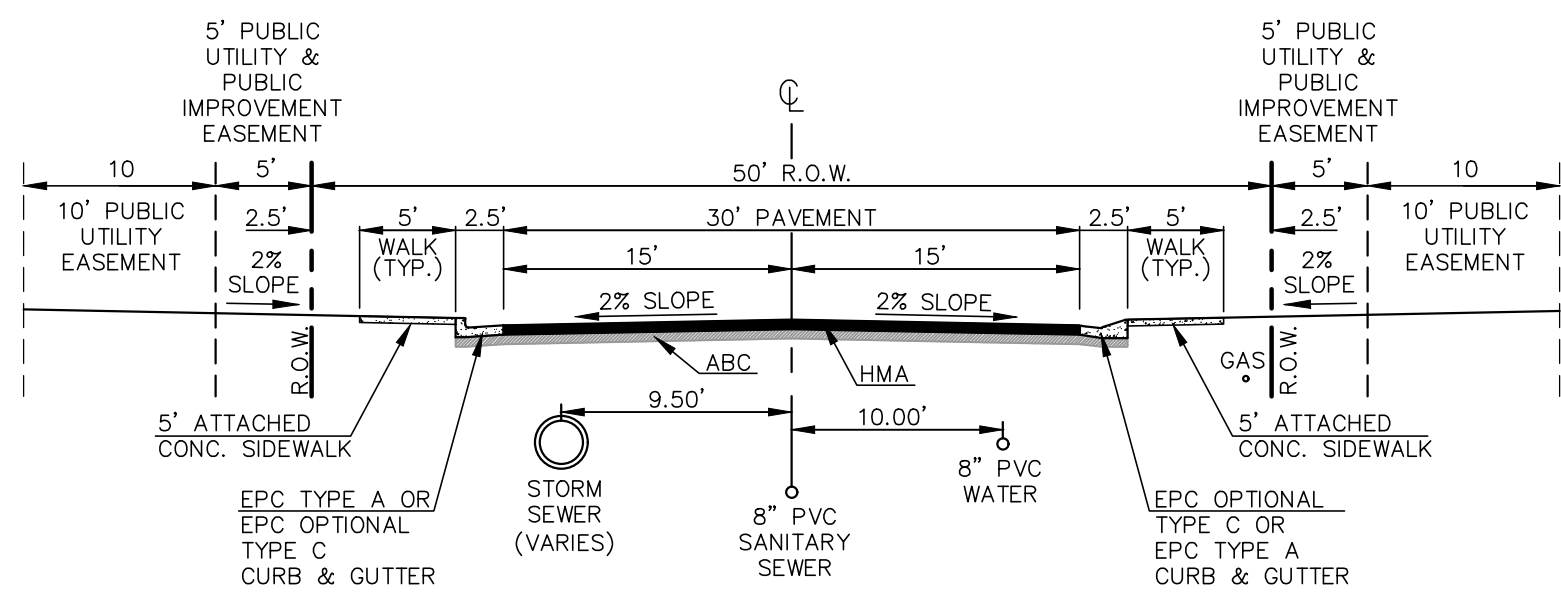
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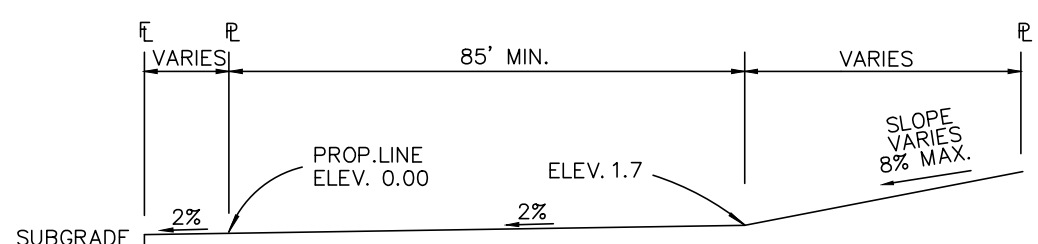
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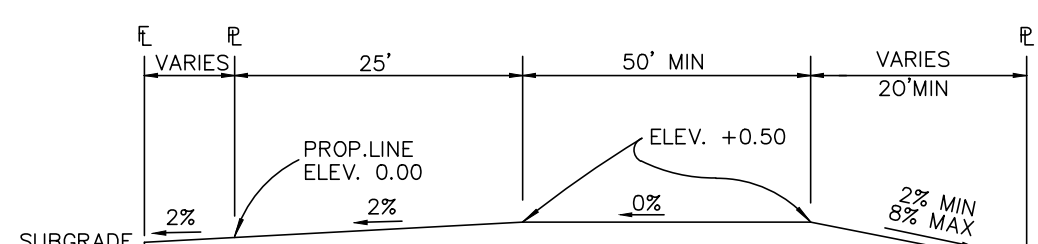
DETAIL: TYPICAL LOT EASEMENTS
N.T.S.



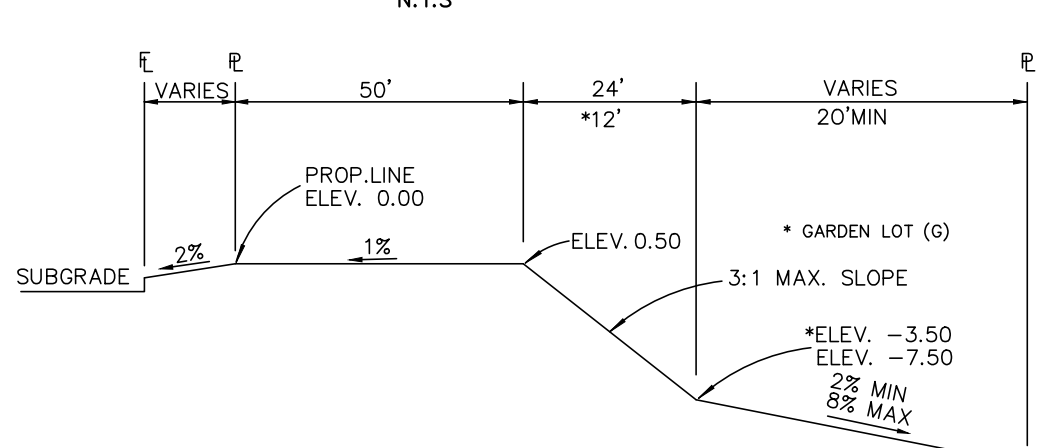
50' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN LOCAL ROADWAY
N.T.S.



TYPICAL (A) LOT
N.T.S.



TYPICAL (B) LOT
N.T.S.



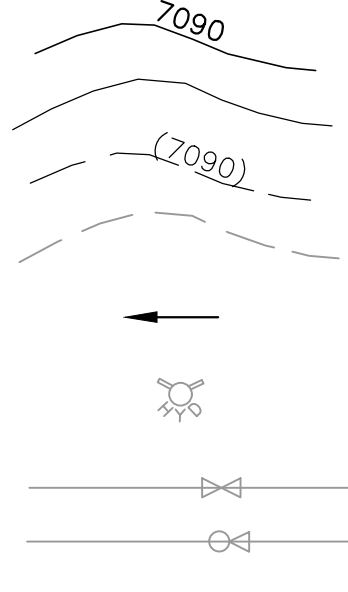
TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
N.T.S.

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

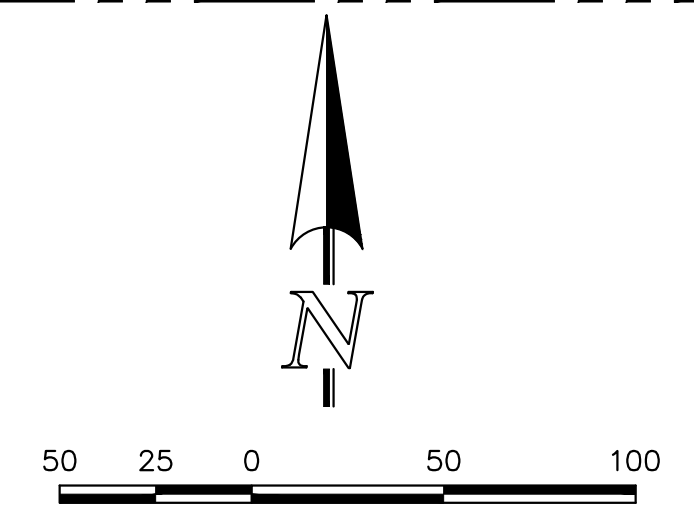
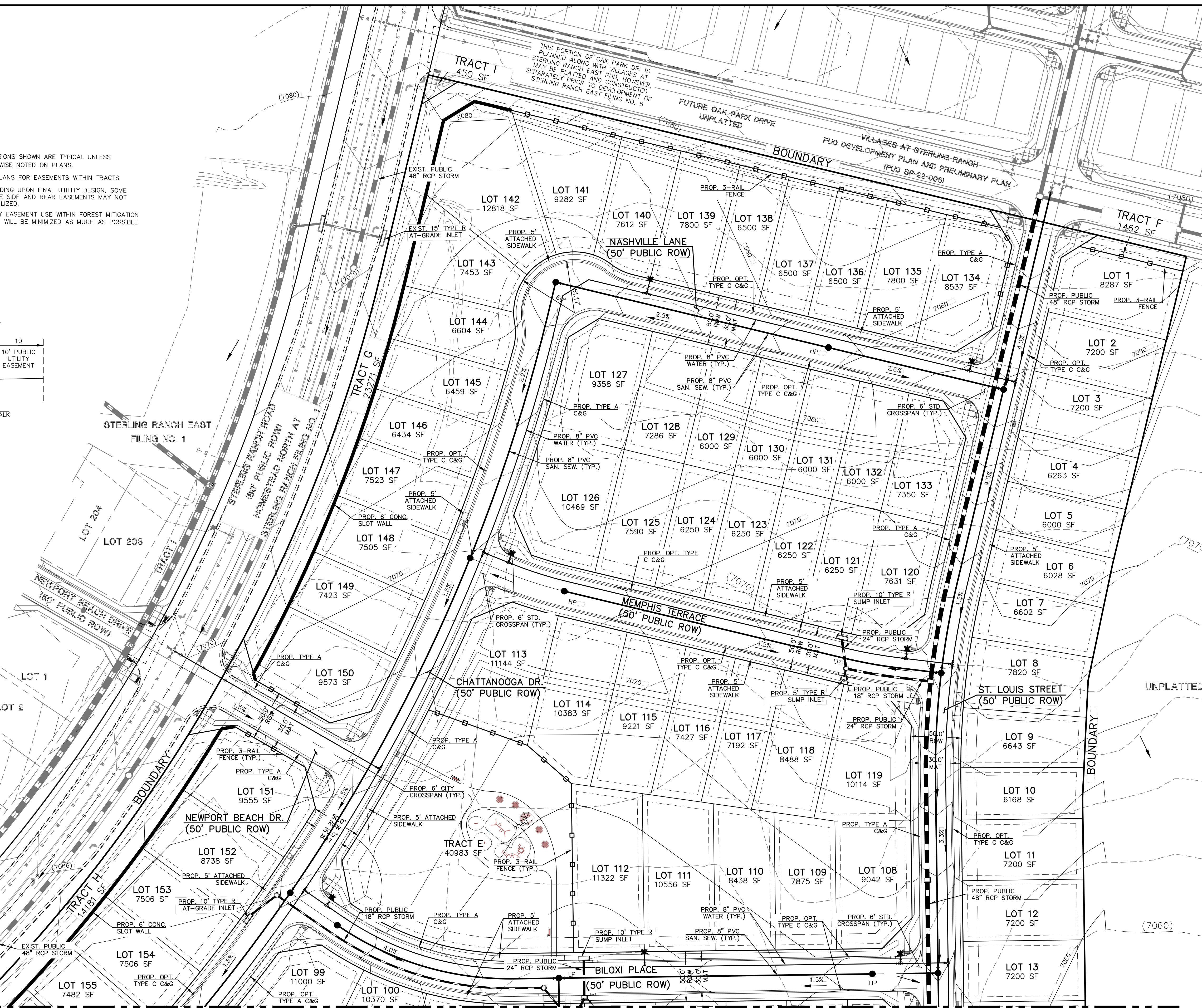
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- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE



- 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



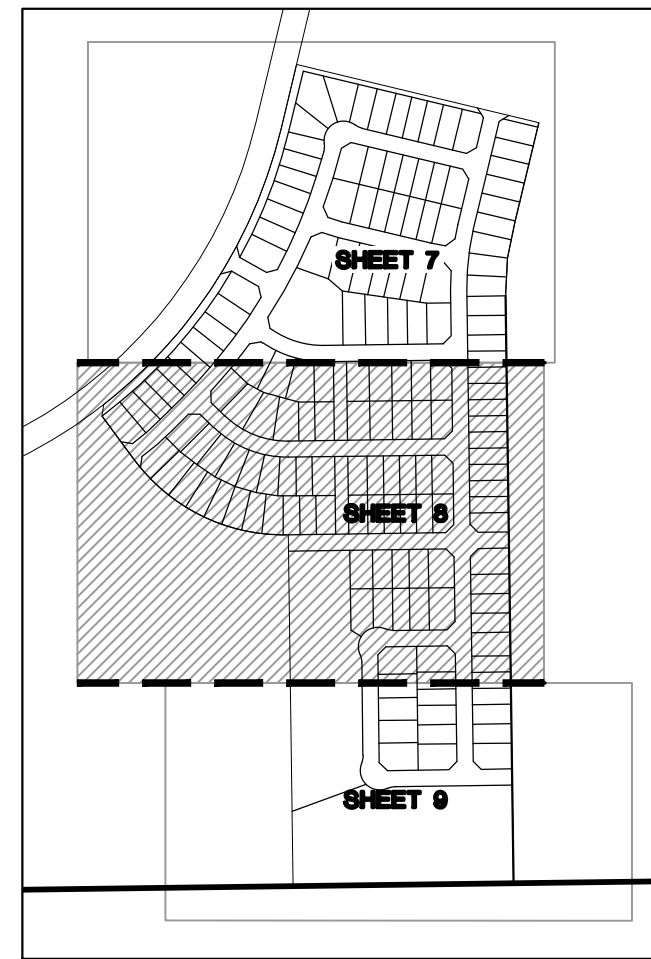
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

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

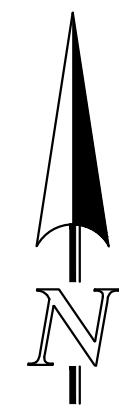
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DRAWN BY	ESO	(H) 1" = 50'	SHEET	6 OF 21
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	

V:\118325\URBAN\GIS\DEVELOPMENT\PRELIMINARY PLAN\118325-05-PUD-06.dwg, 11/22/2023, 3:17:17 PM, 1:1

MATCHLINE~ (SEE SHEET 6)



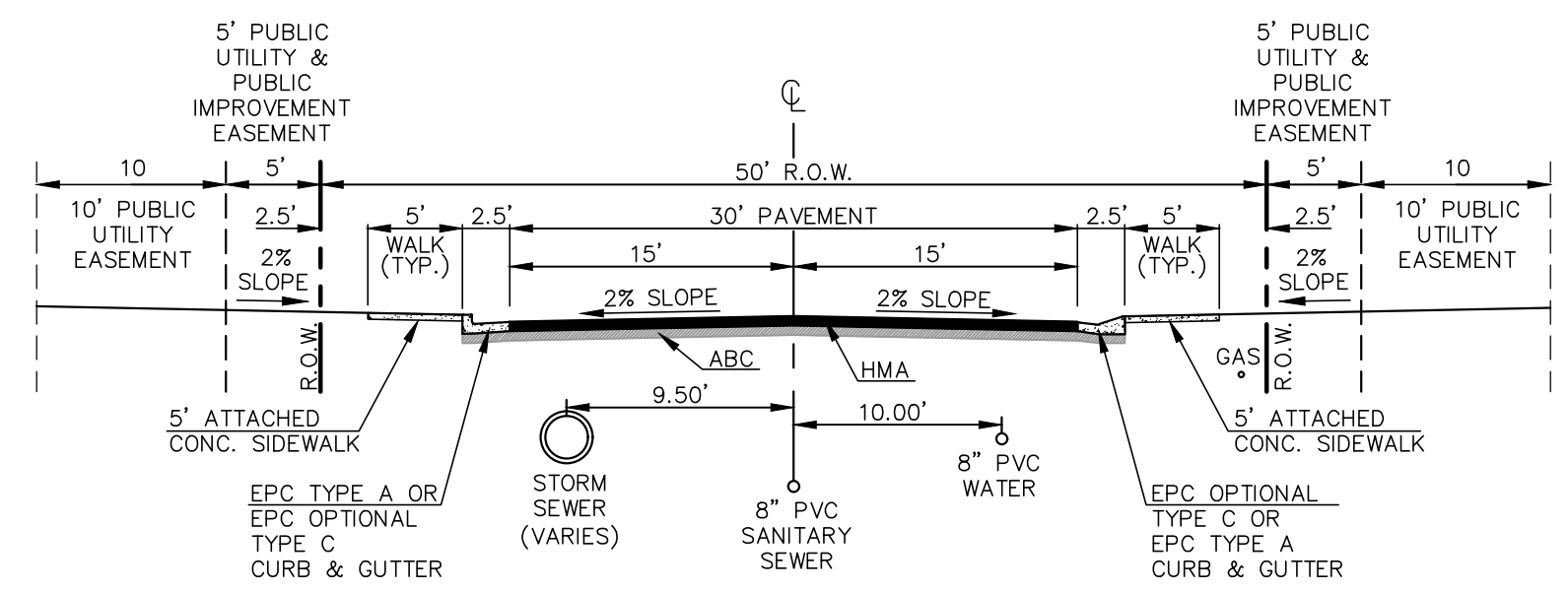
SHEET INDEX
N.T.S.



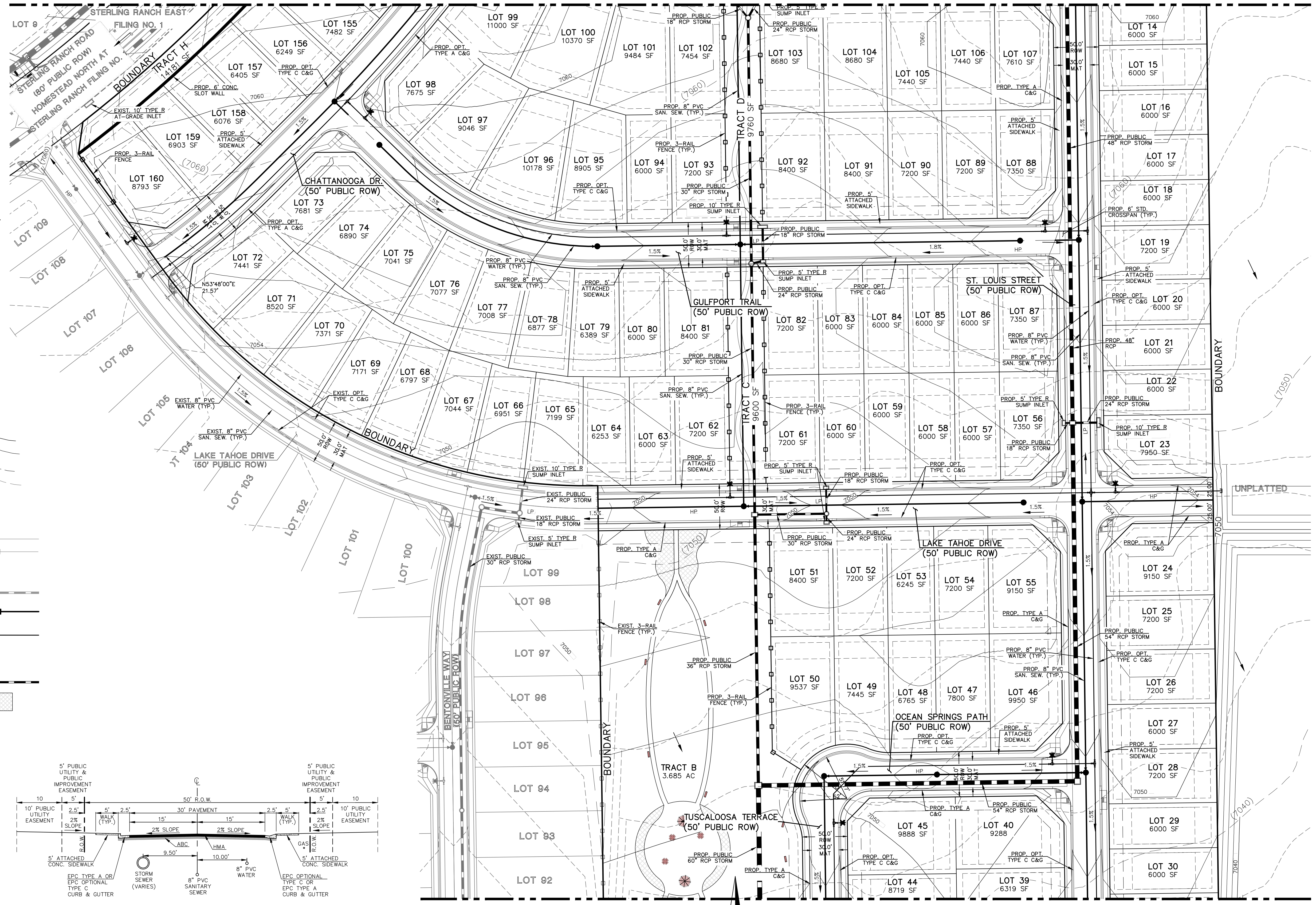
LEGEND

- 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
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED ROCK MULCH
SEE LANDSCAPE PLAN

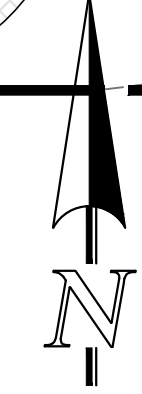
- NOTES:**
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT
 3. SEE SHEET 6 FOR LOT GRADING TEMPLATES AND LOT ESMT. STDS.



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



MATCHLINE~ (SEE SHEET 8)



SCALE: 1" = 50'

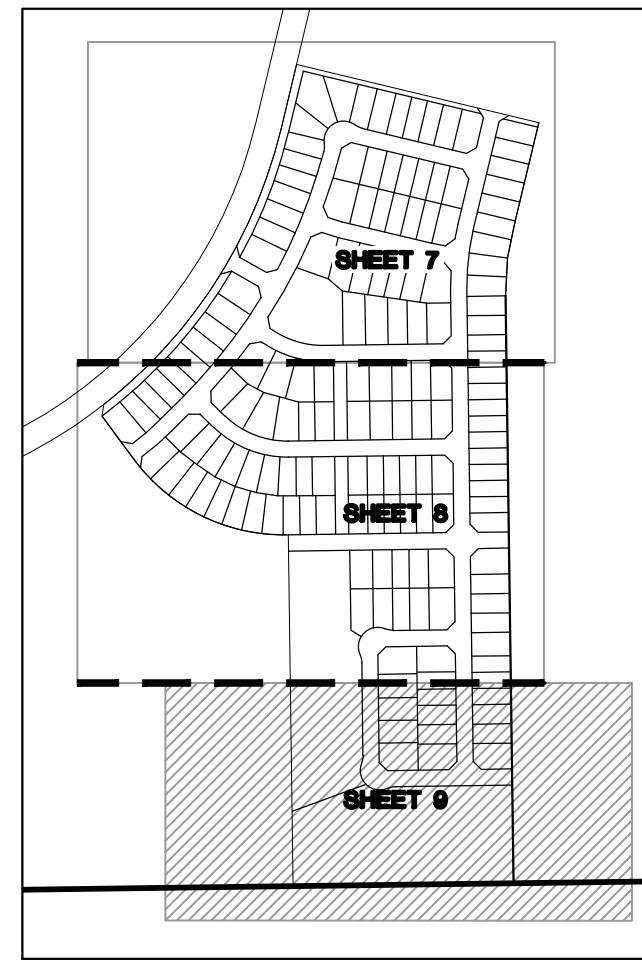


STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN PRELIMINARY GRADING & UTILITY PLAN			
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CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25

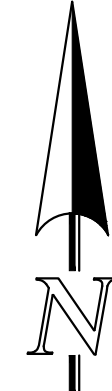
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)



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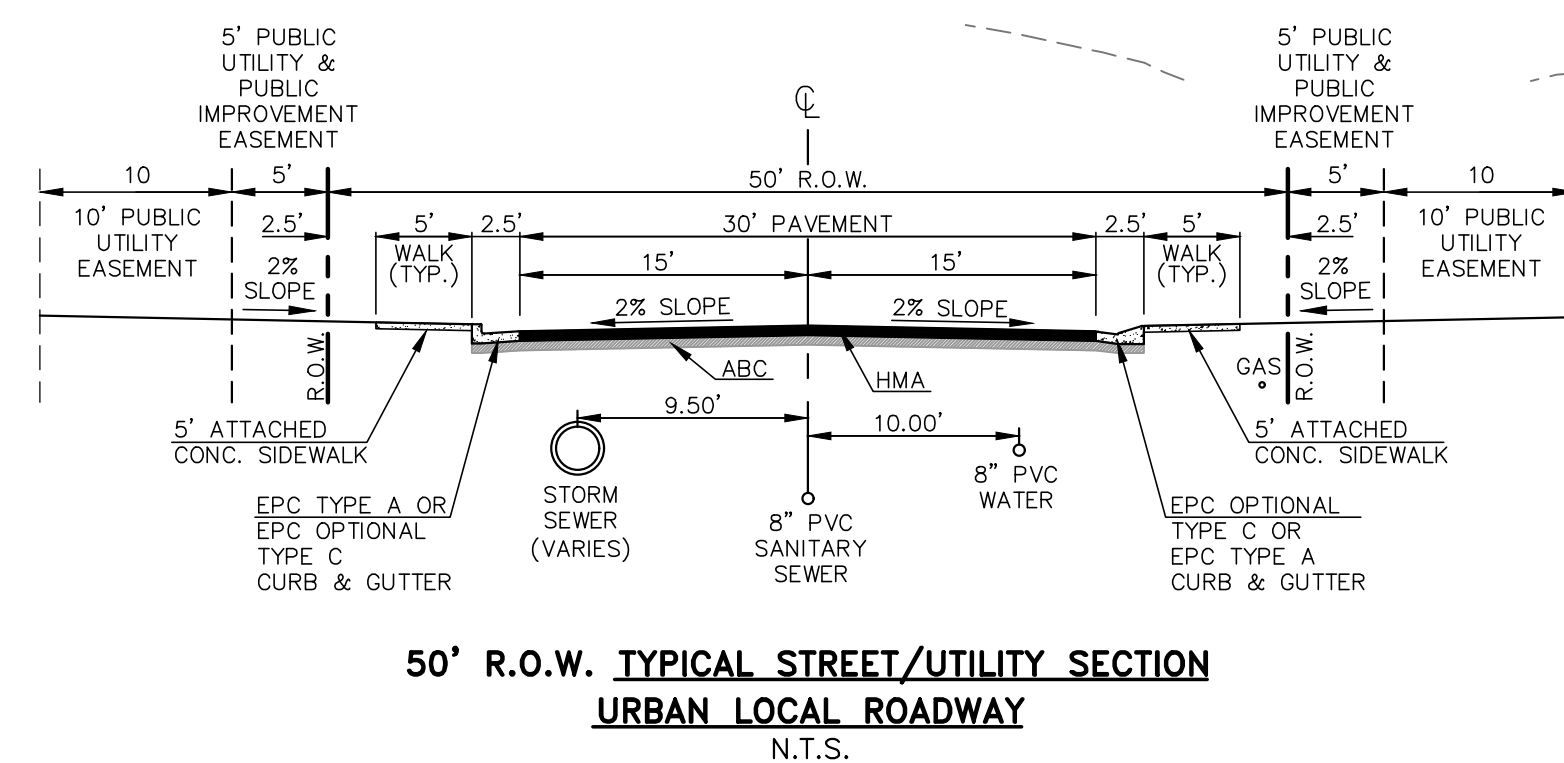
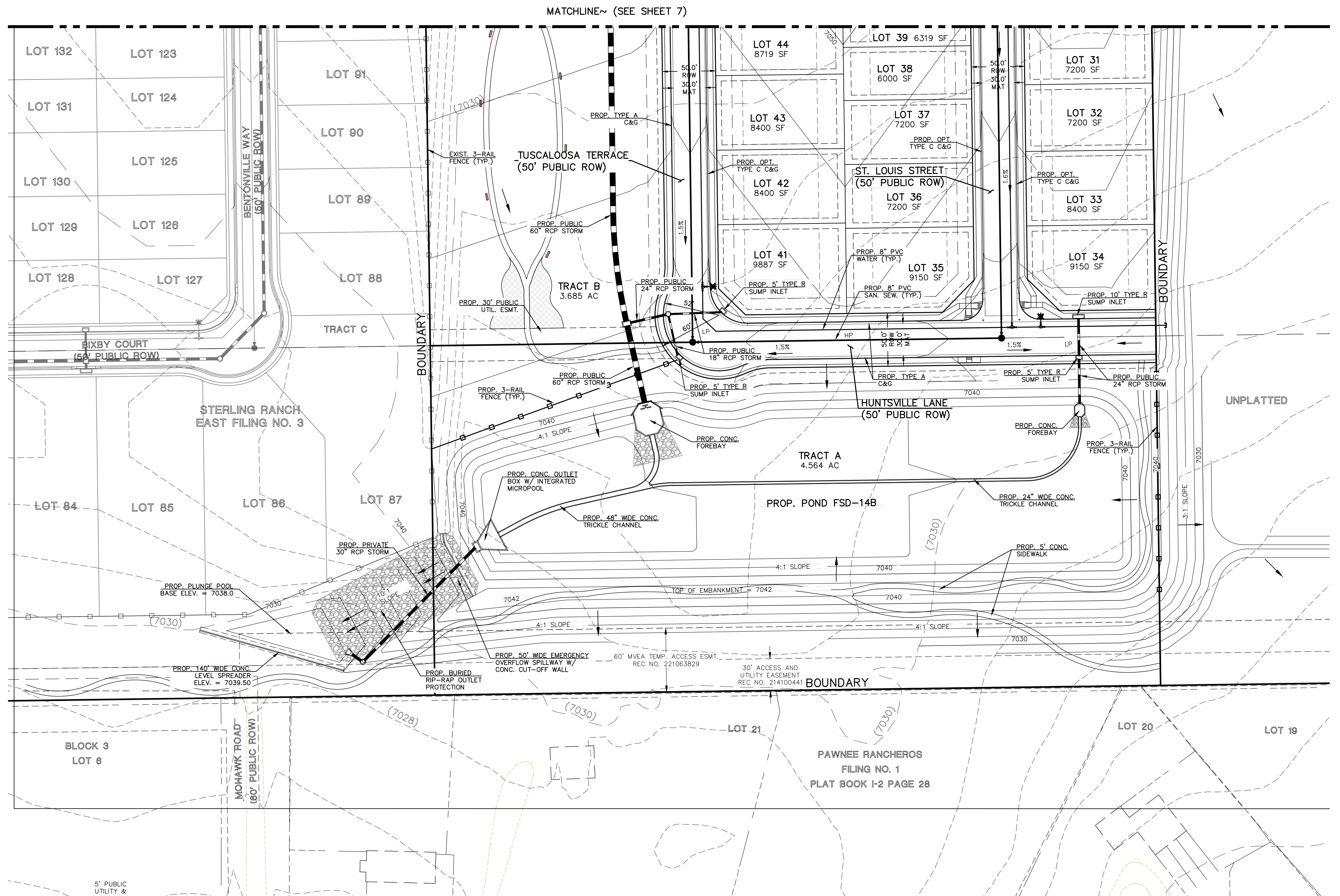


SHEET INDEX
N.T.S.



LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
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0 25 0 50 100
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	8 OF 21
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.25

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
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DESIGNED BY PRA
SCALE (H) 1" = 50'
DATE 05/12/2023
DRAWN BY ESO
SCALE (V) 1" = N/A
SHEET 8 OF 21
JOB NO. 1183.25

title all sheets



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

DATE	REVISION DESCRIPTION

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



PLANT AND TREE WARRANTY NOTE

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

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

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBOVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

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.

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).

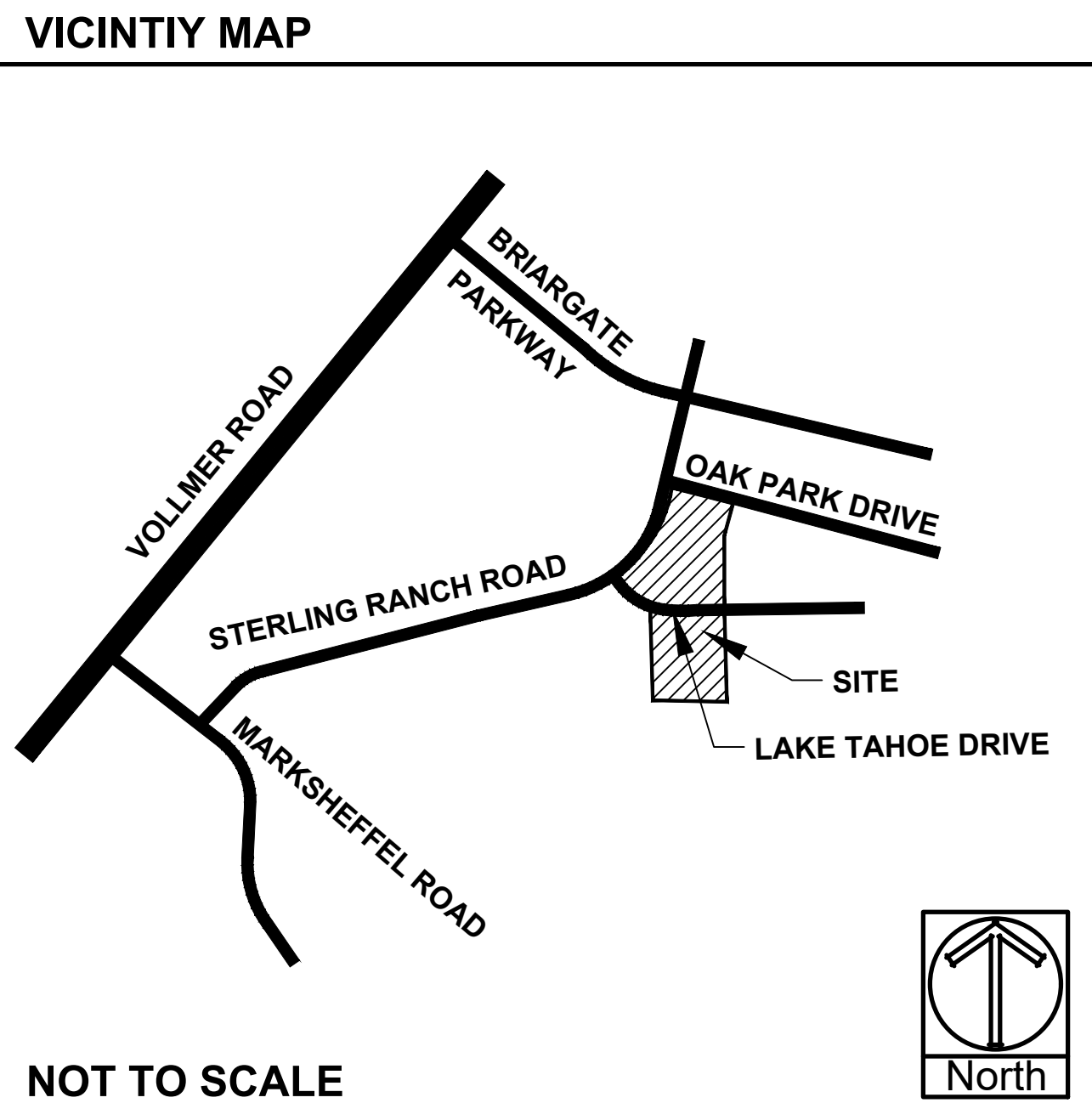
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SITE CONDITIONS NOTE

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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.

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

JOB NUMBER
2711-0723

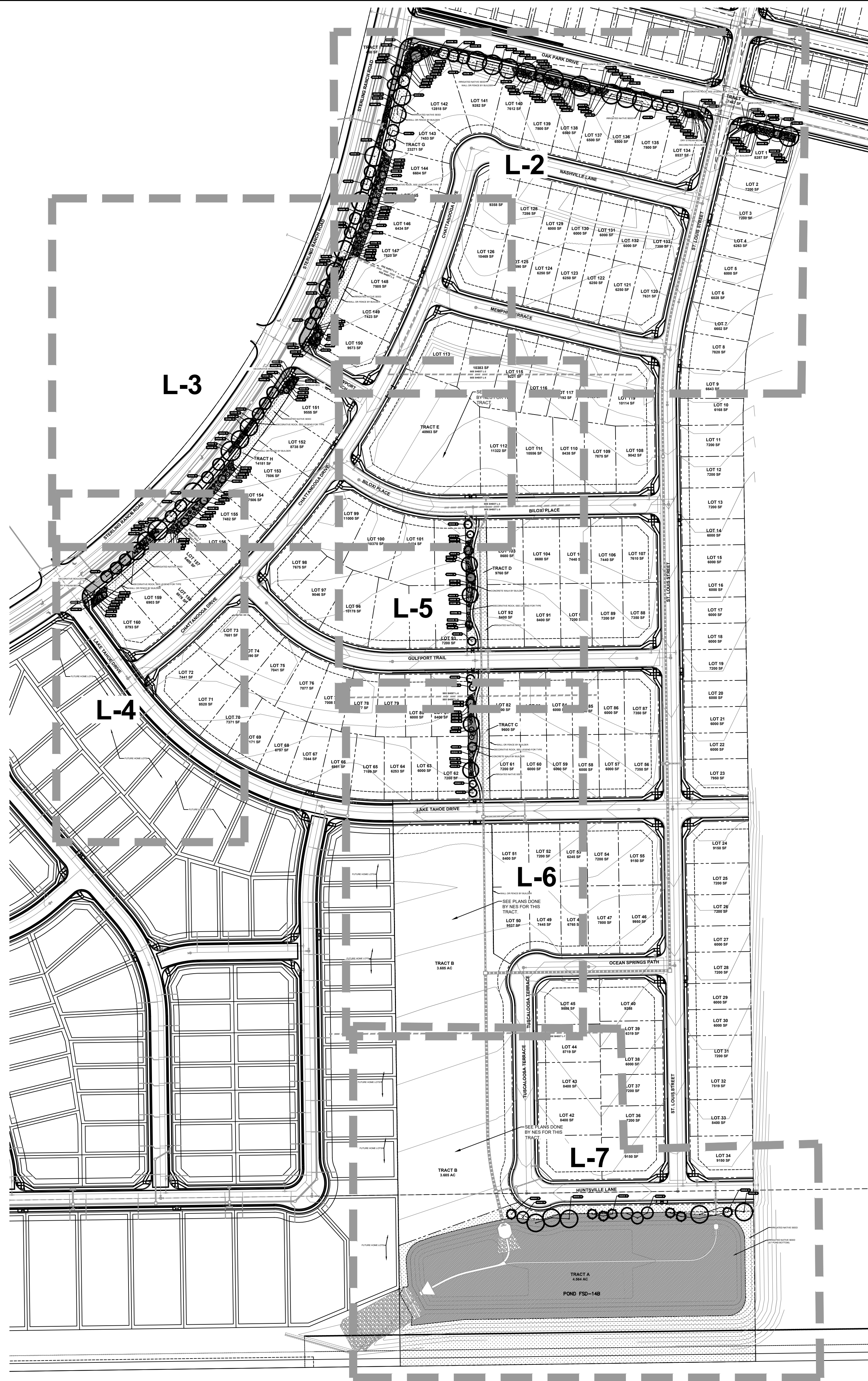
DATE 7/27/2023

DRAWN BY MB

DRAWING DESCRIPTION
TITLE SHEET

SHEET #
SHEET 9 OF 21

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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	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
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

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

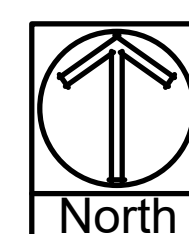
- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

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

JOB NUMBER
 2711-0723

DATE 7/27/2023

DRAWN BY MB

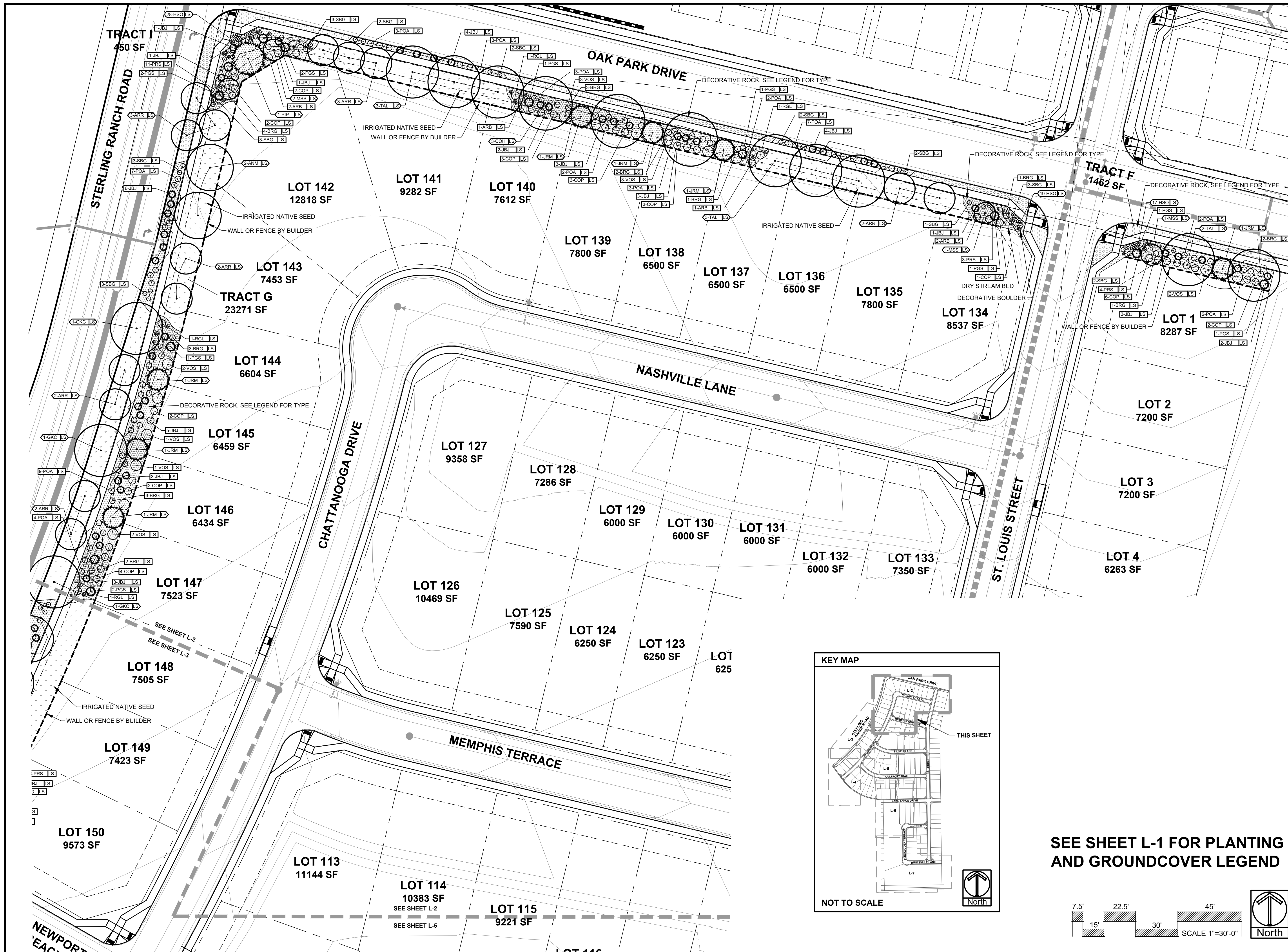
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PRELIMINARY
 LANDSCAPE PLAN

SHEET #

SHEET 10 OF 21

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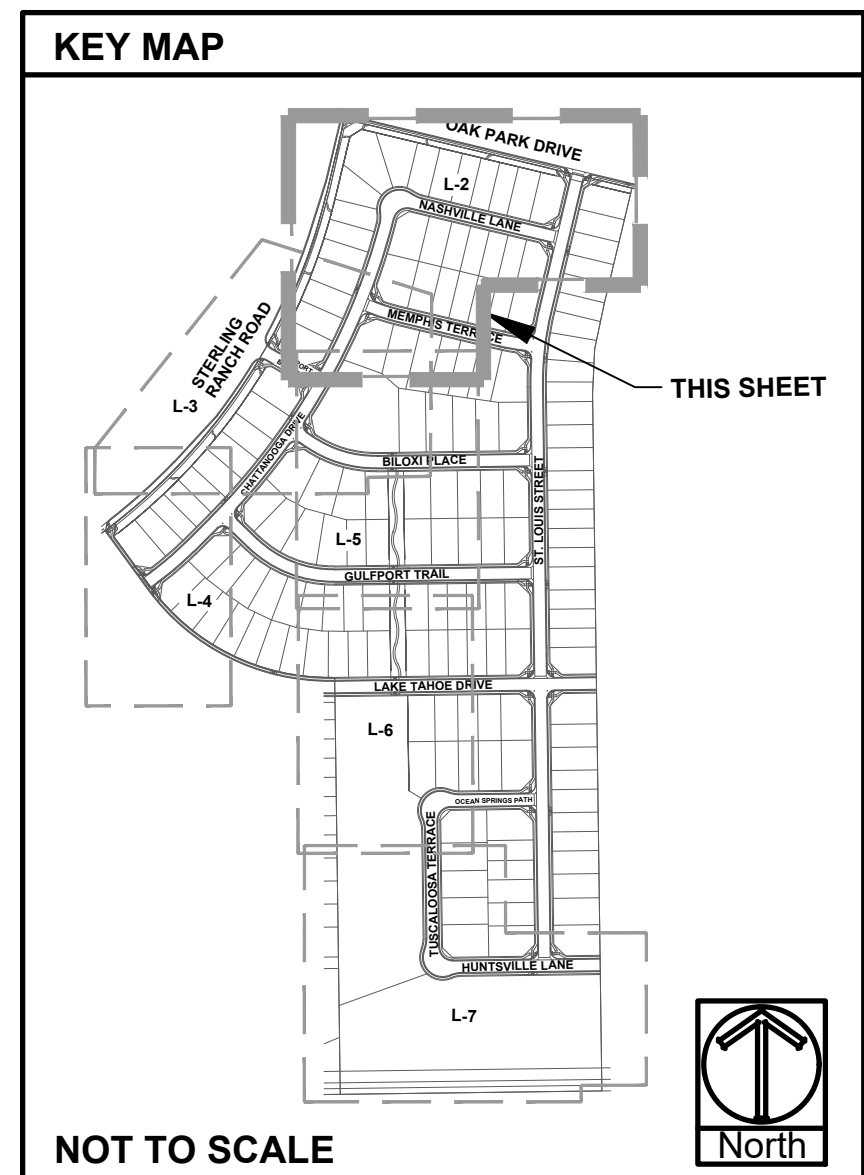
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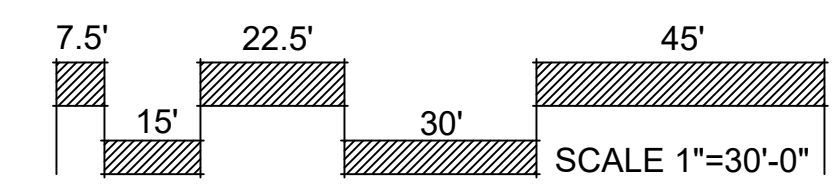
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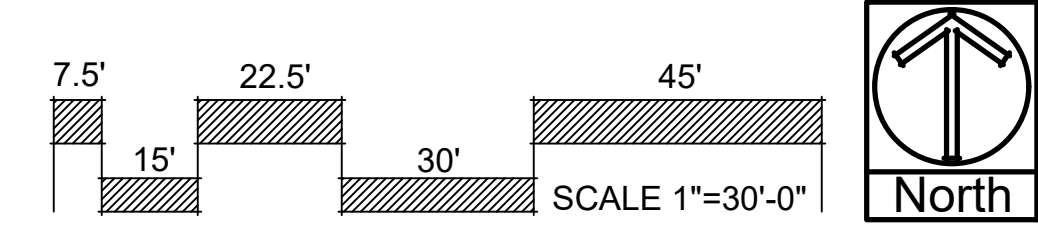
STERLING RANCH EAST
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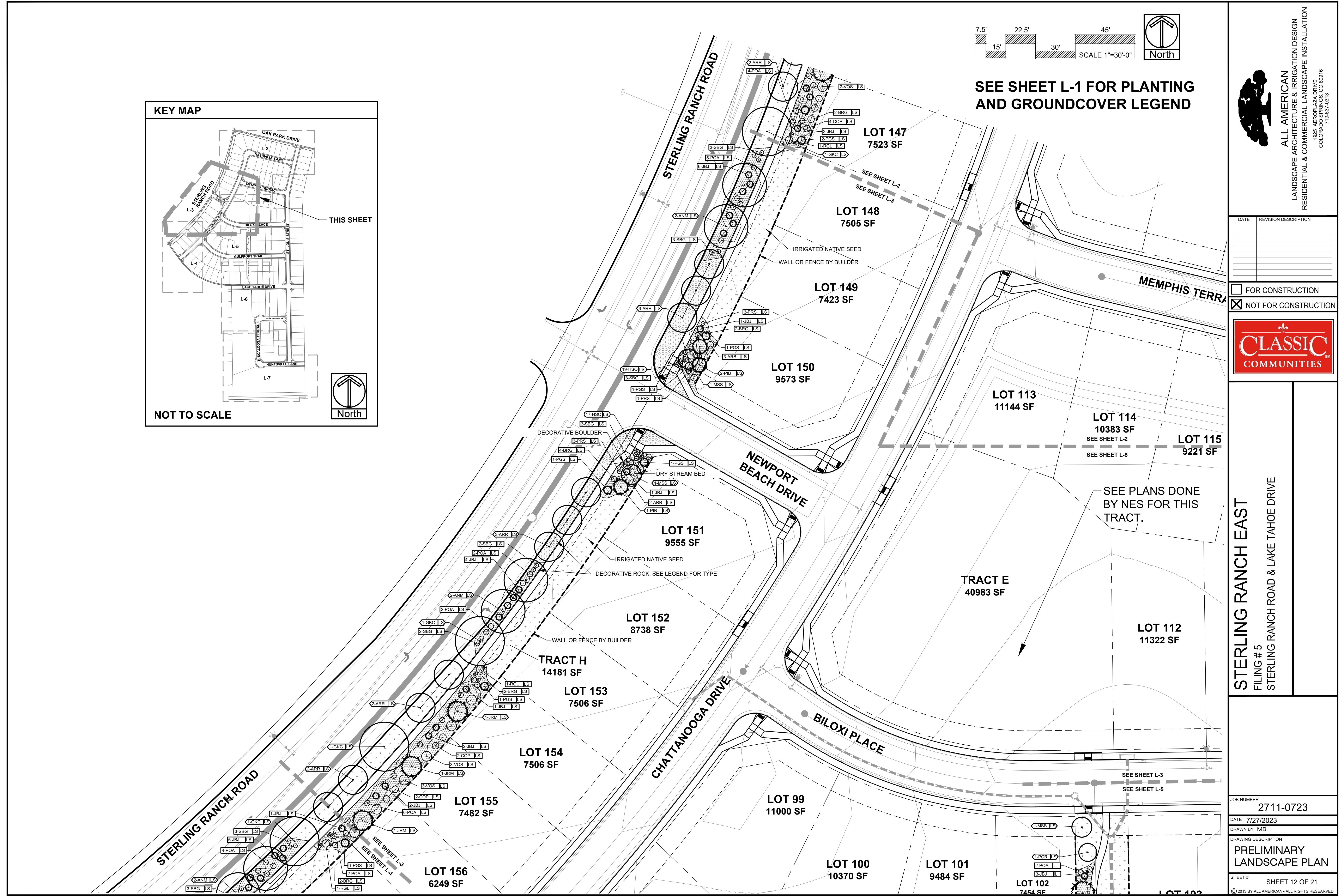
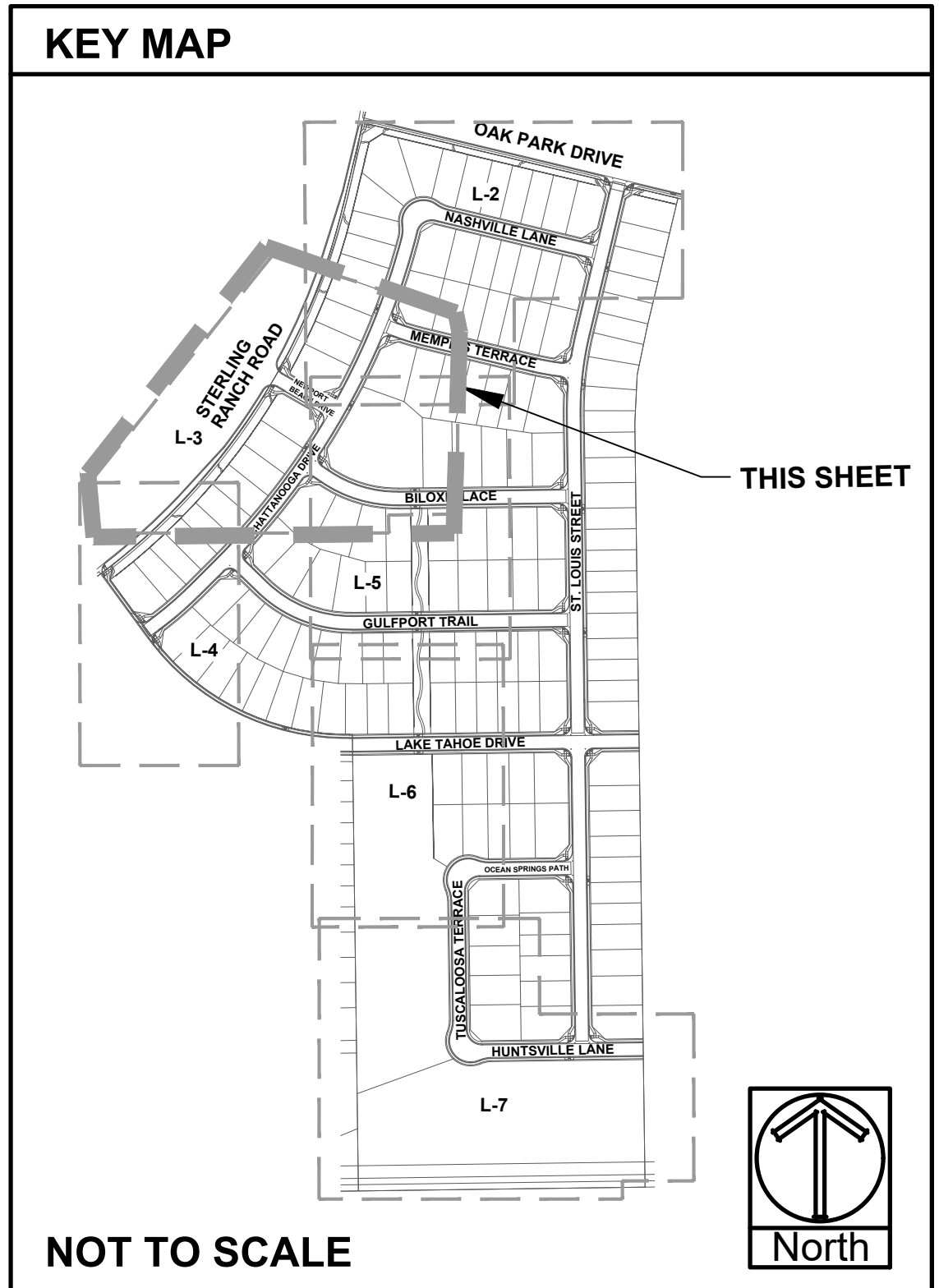
SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND



JOB NUMBER	2711-0723
DATE	7/27/2023
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	SHEET 11 OF 21



SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND



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

DATE	REVISION DESCRIPTION

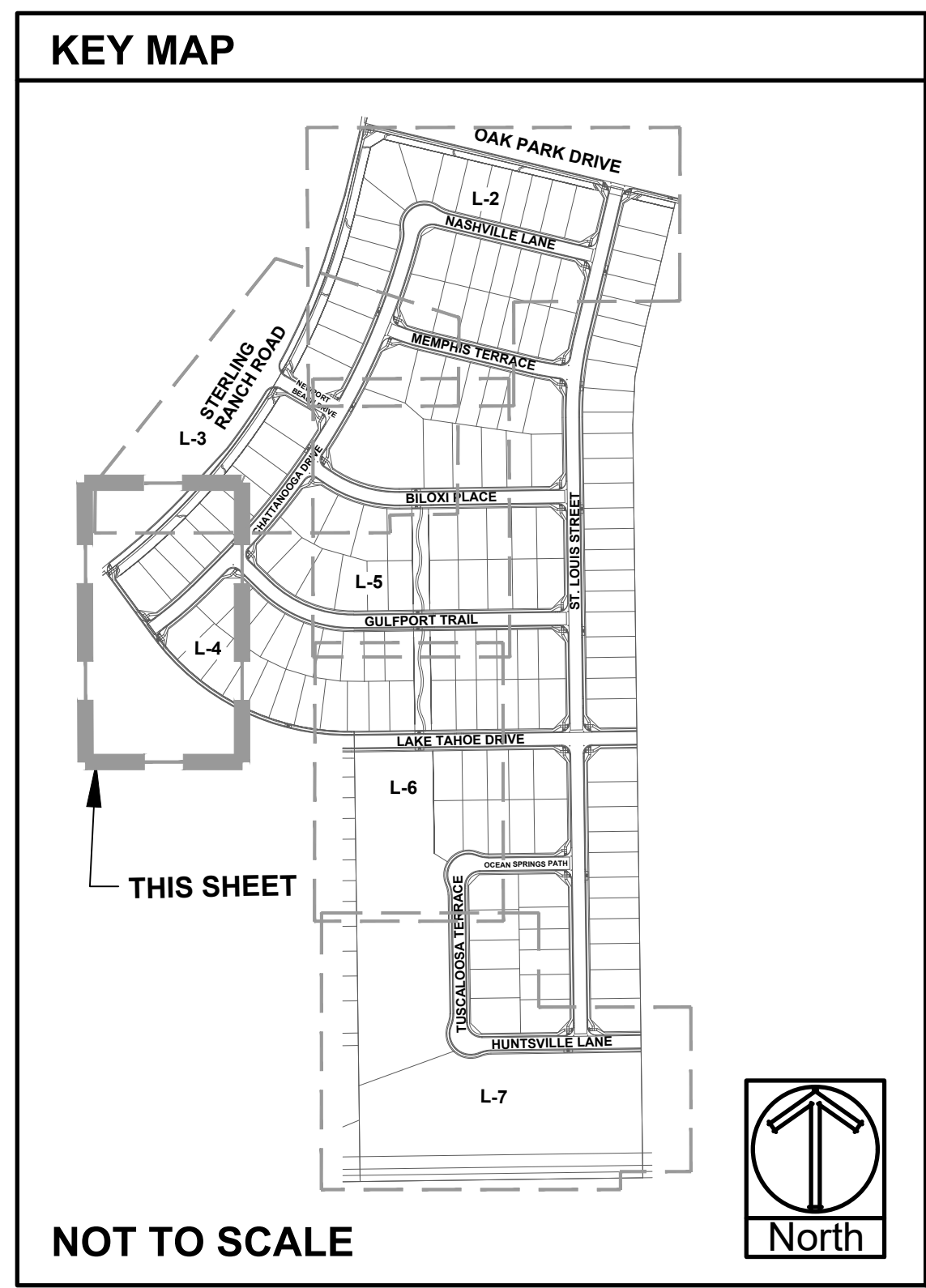
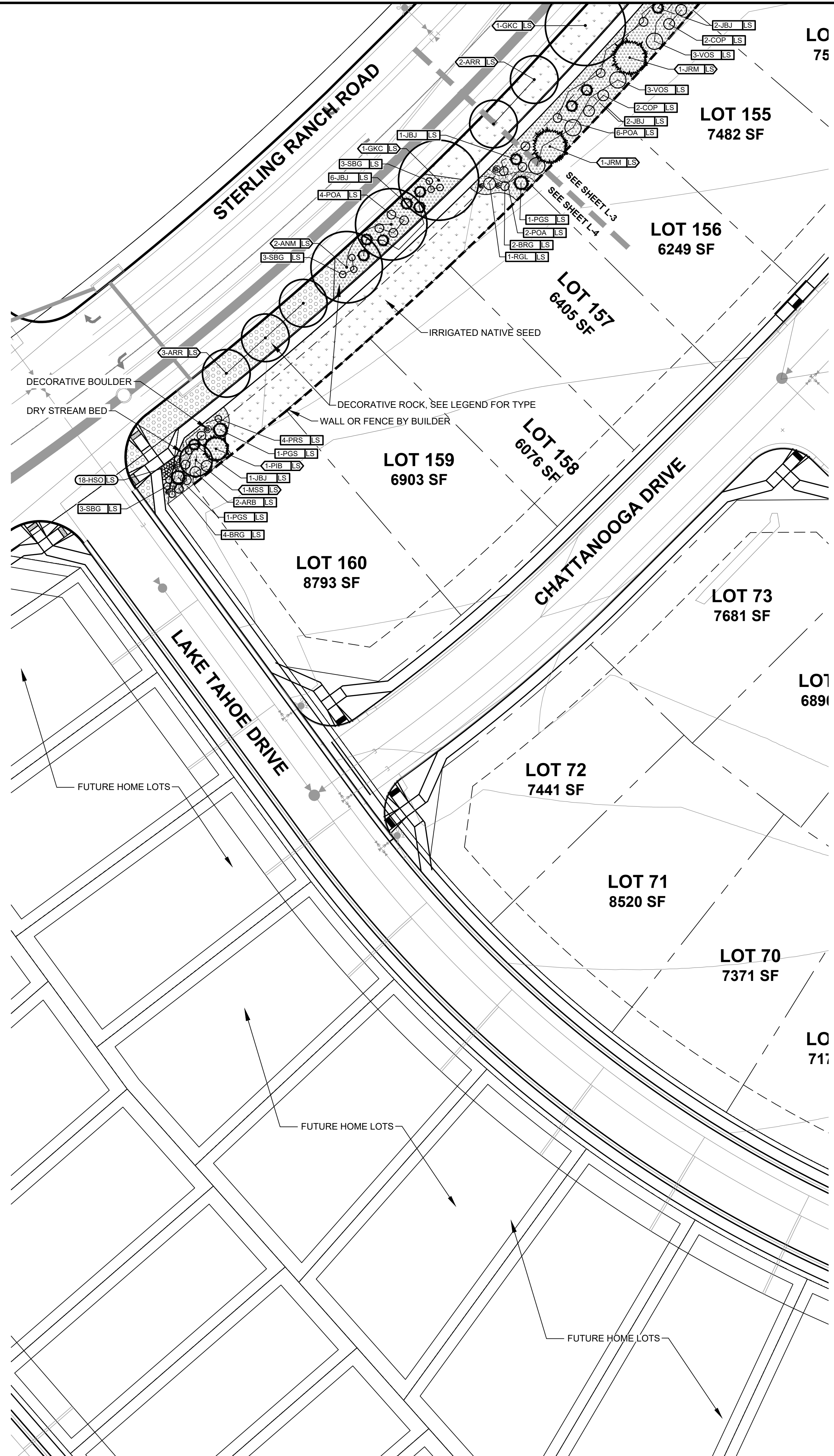
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STERLING RANCH EAST
FILING # 5
STERLING RANCH ROAD & LAKE TAHOE DRIVE

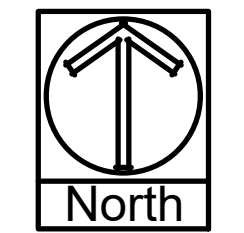
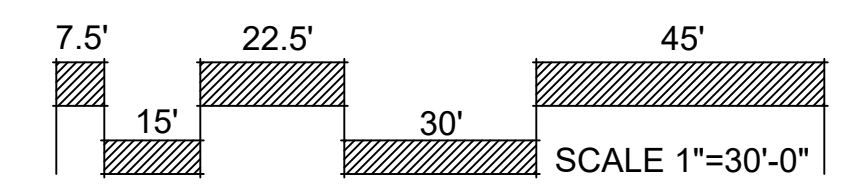
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JOB NUMBER	2711-0723
DATE	7/27/2023
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DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	SHEET 12 OF 21



NOT TO SCALE

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND



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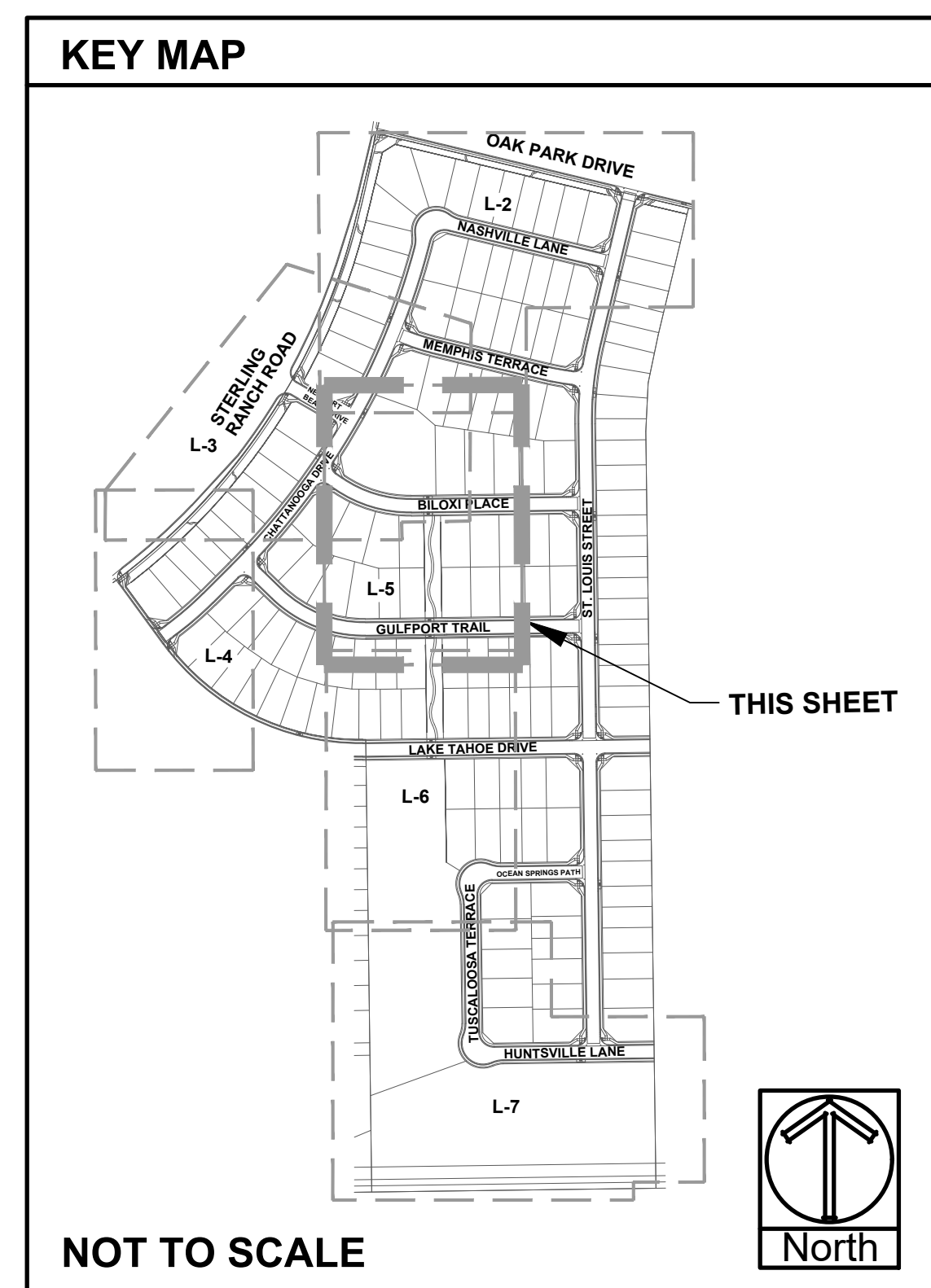
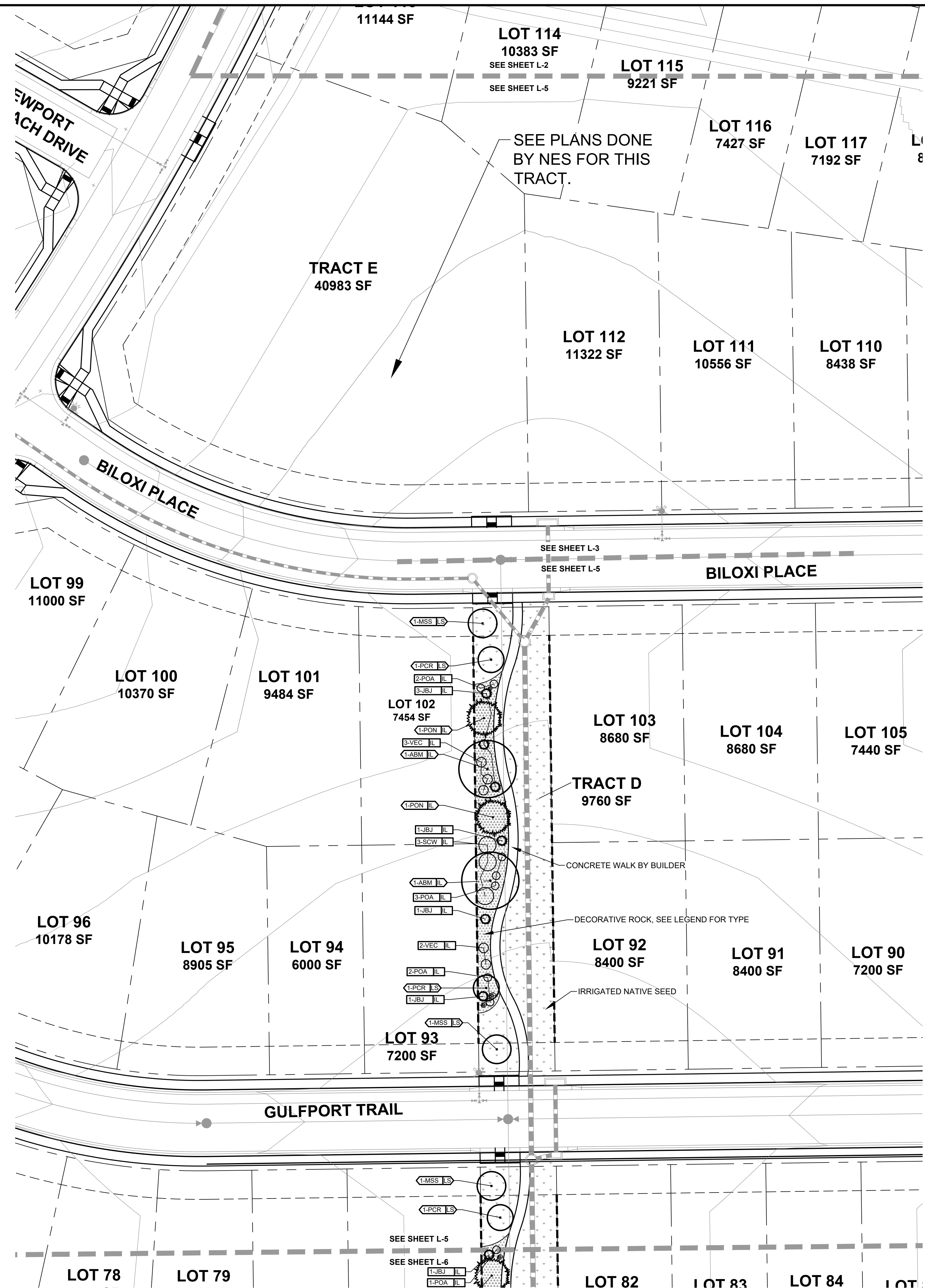
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DATE 7/27/2023

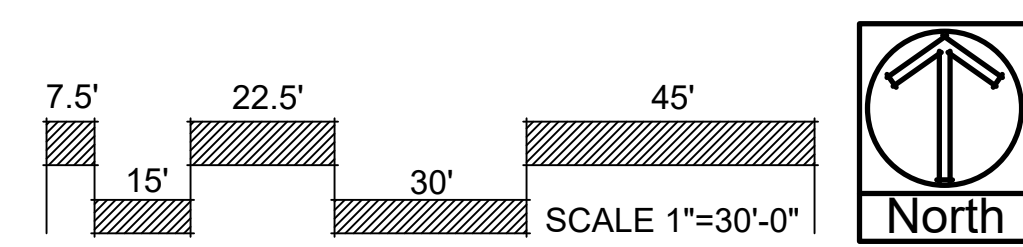
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STERLING RANCH EAST
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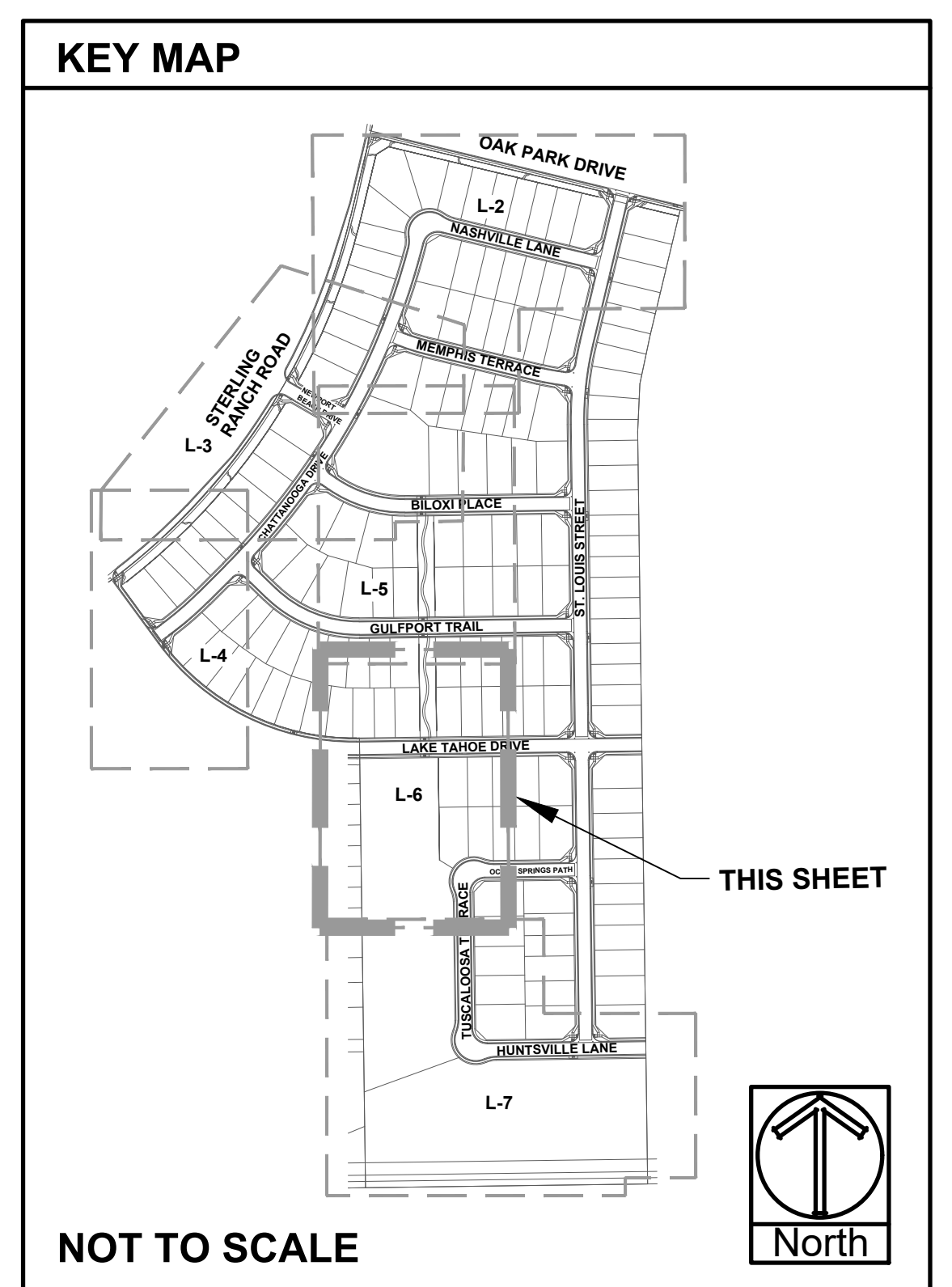
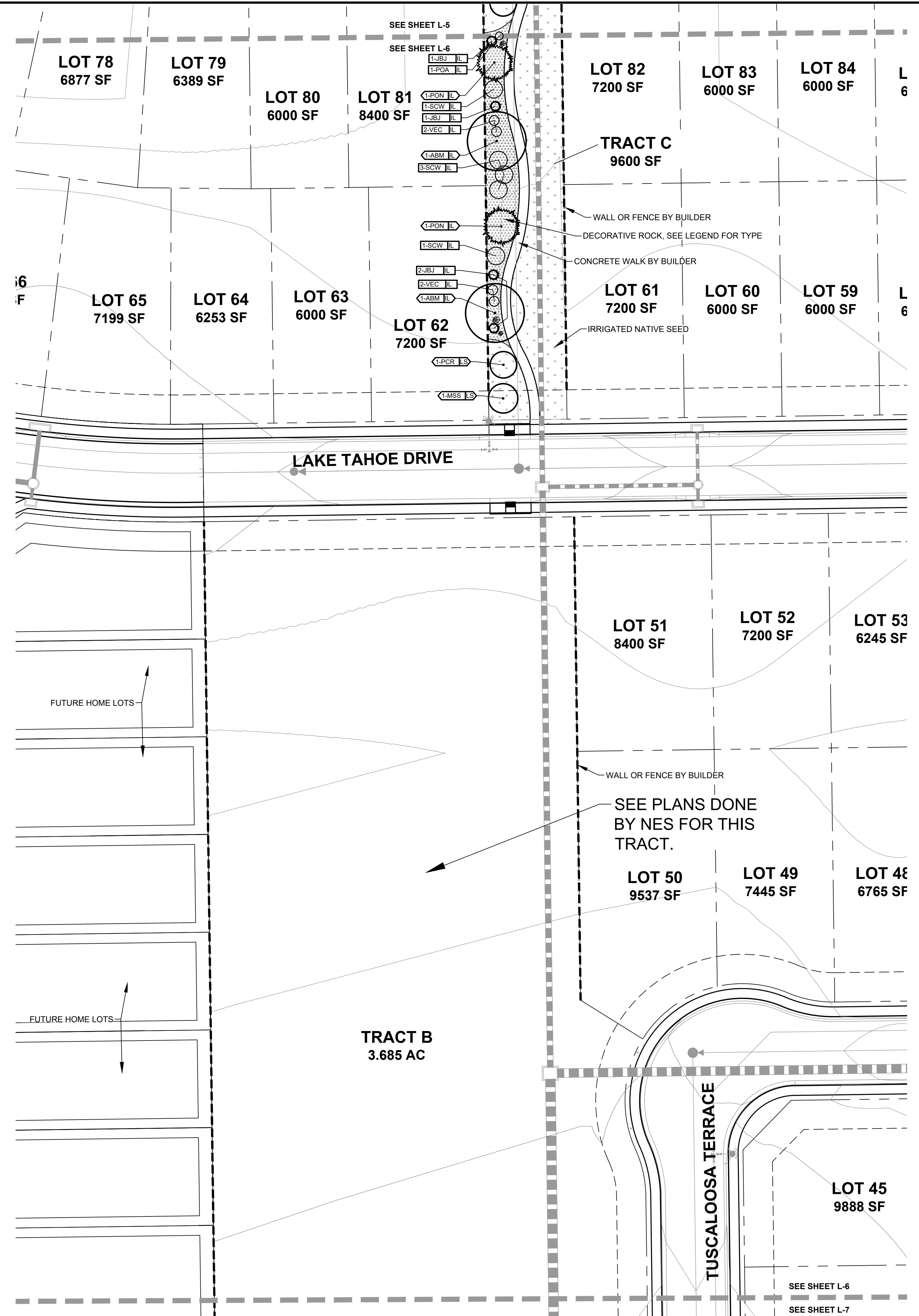
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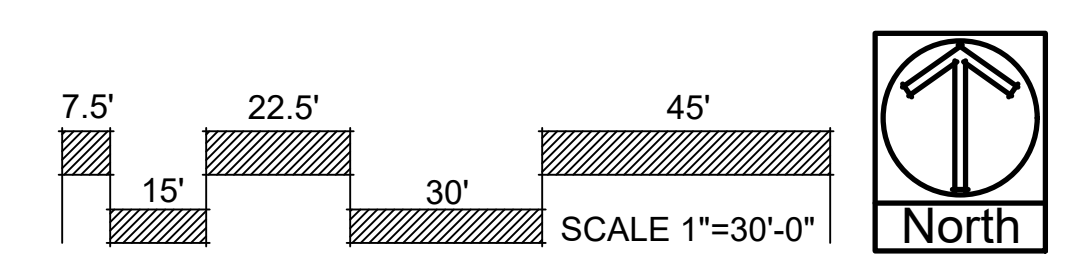


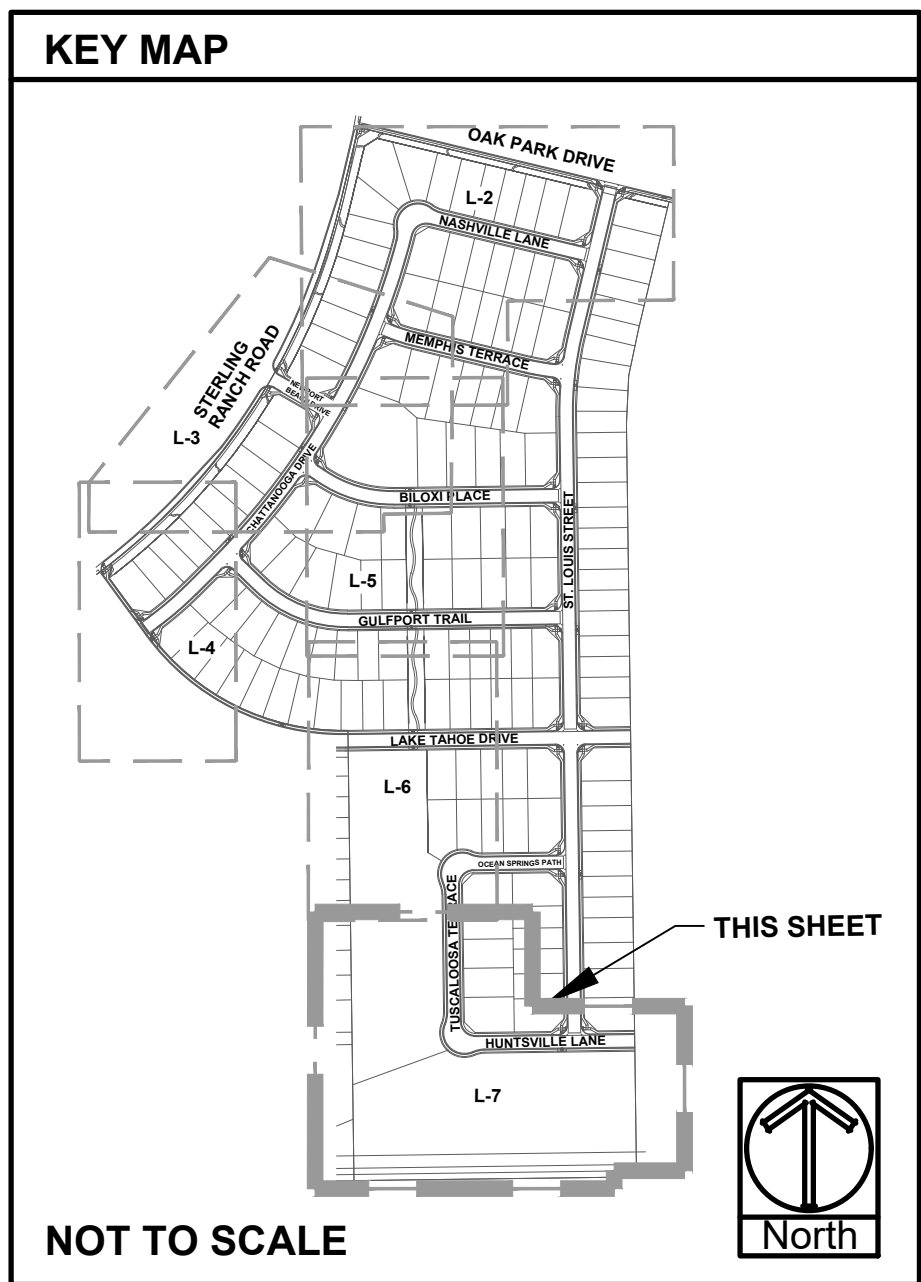
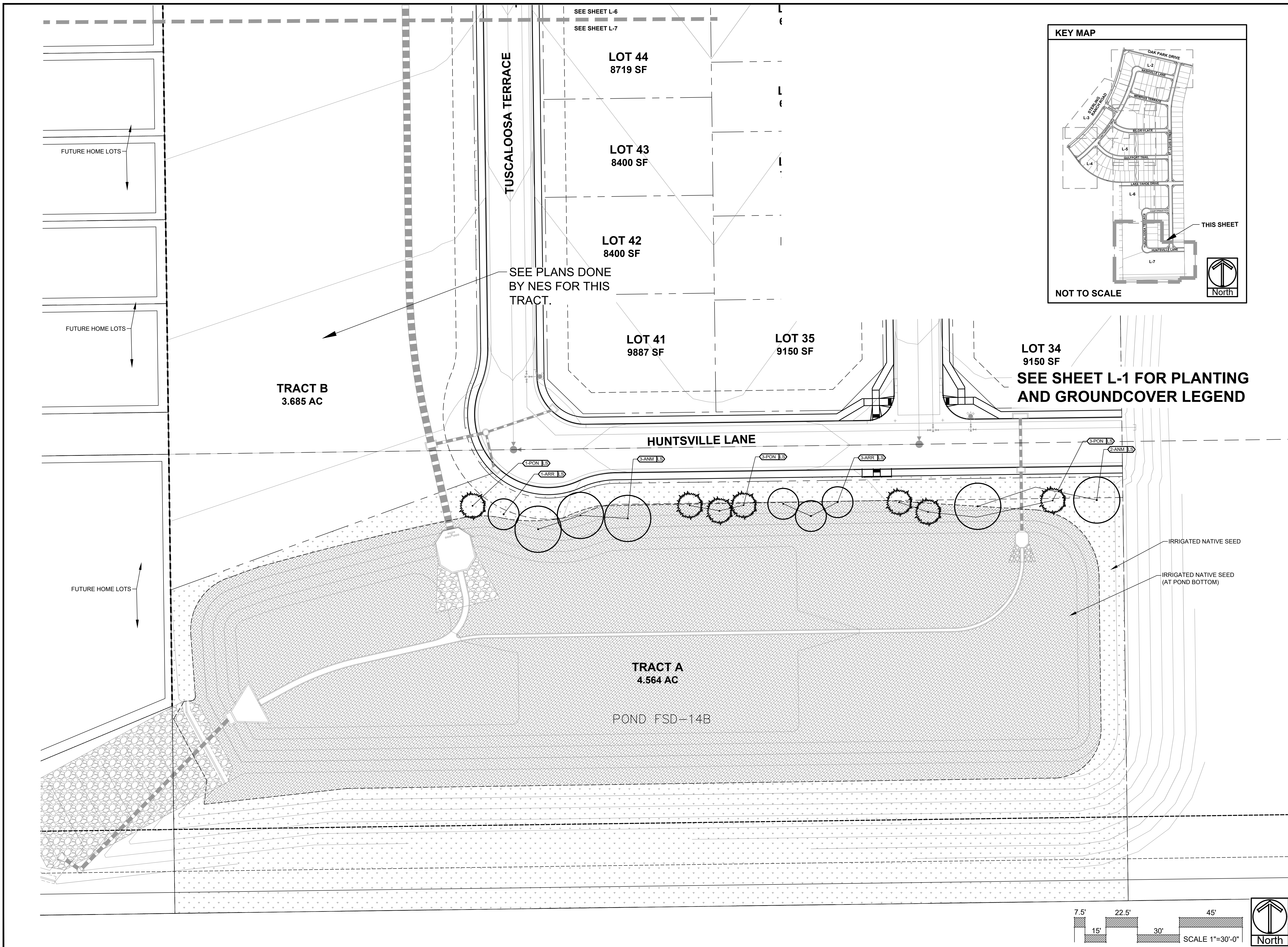
STERLING RANCH EAST
 FILING # 5
 STERLING RANCH ROAD & LAKE TAHOE DRIVE

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SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND





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RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE
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STERLING RANCH EAST
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STERLING RANCH ROAD & LAKE TAHOE DRIVE

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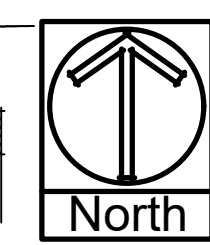
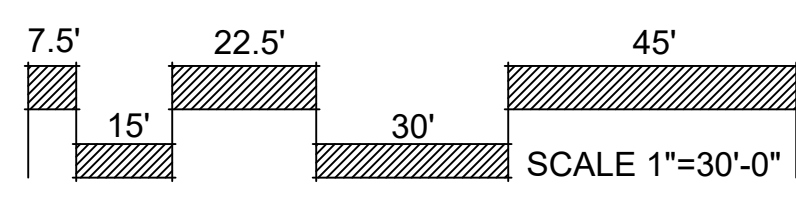
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7/27/2023

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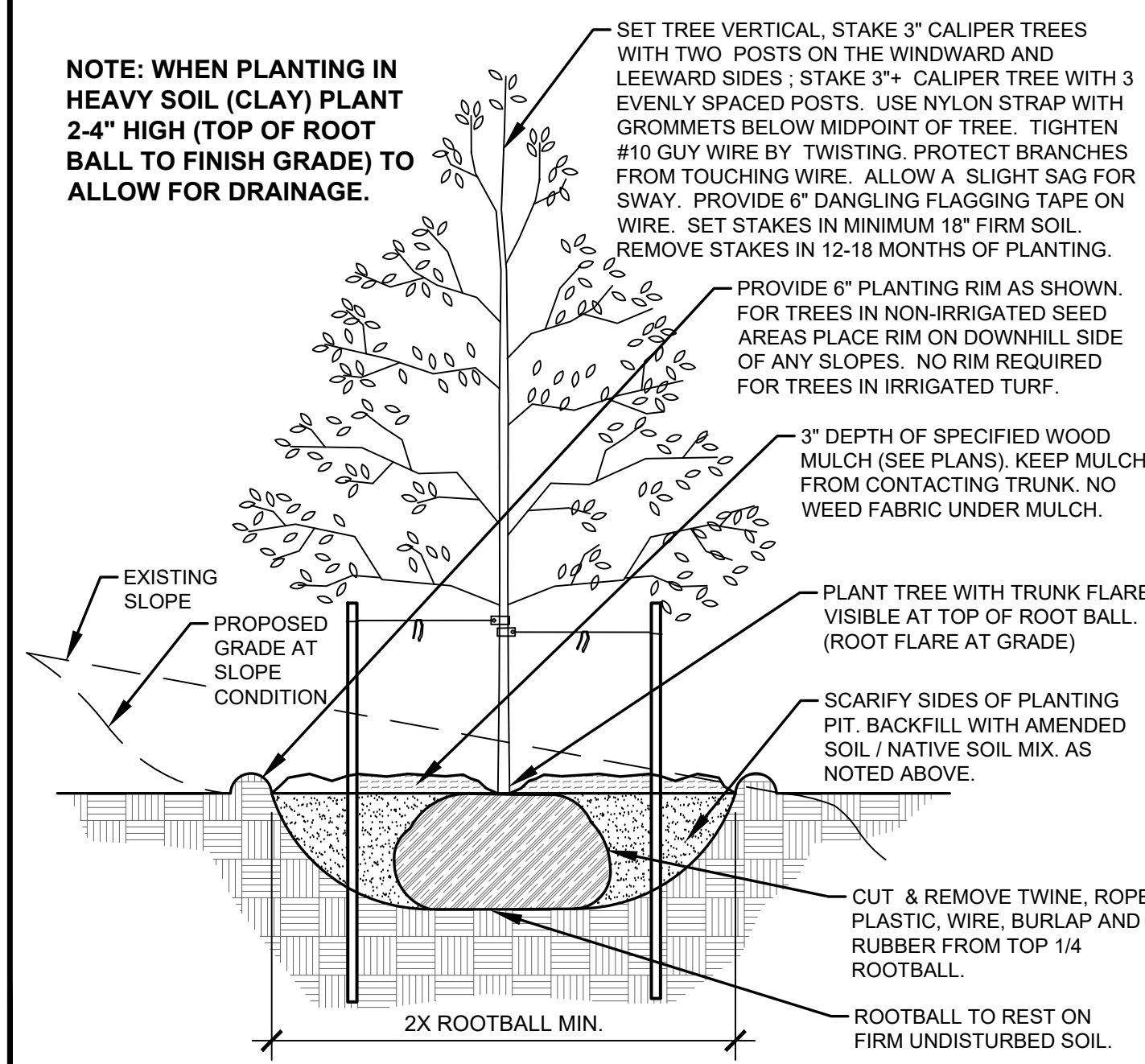
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PRELIMINARY LANDSCAPE PLAN

SHEET #
SHEET 16 OF 21

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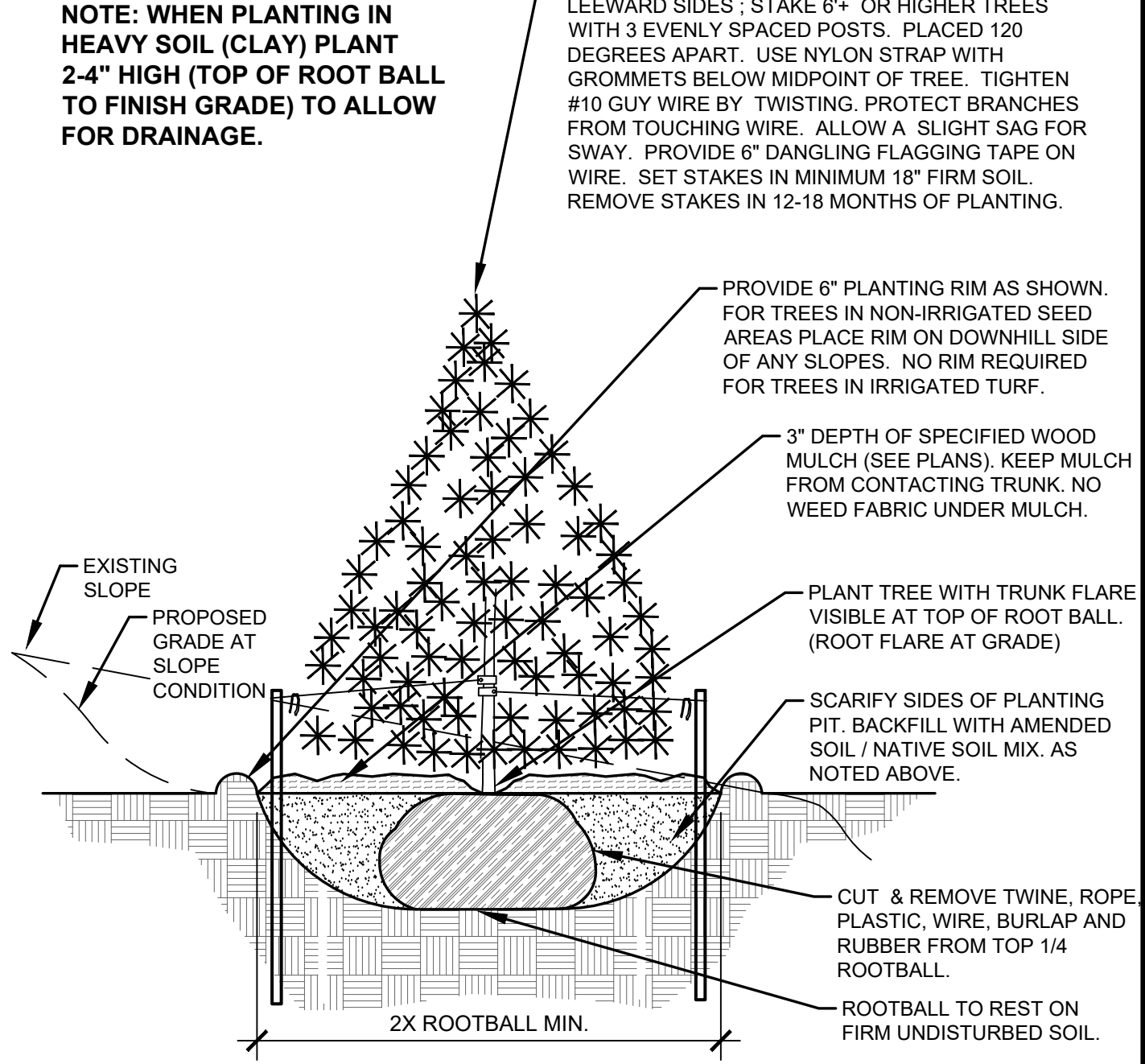


- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD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



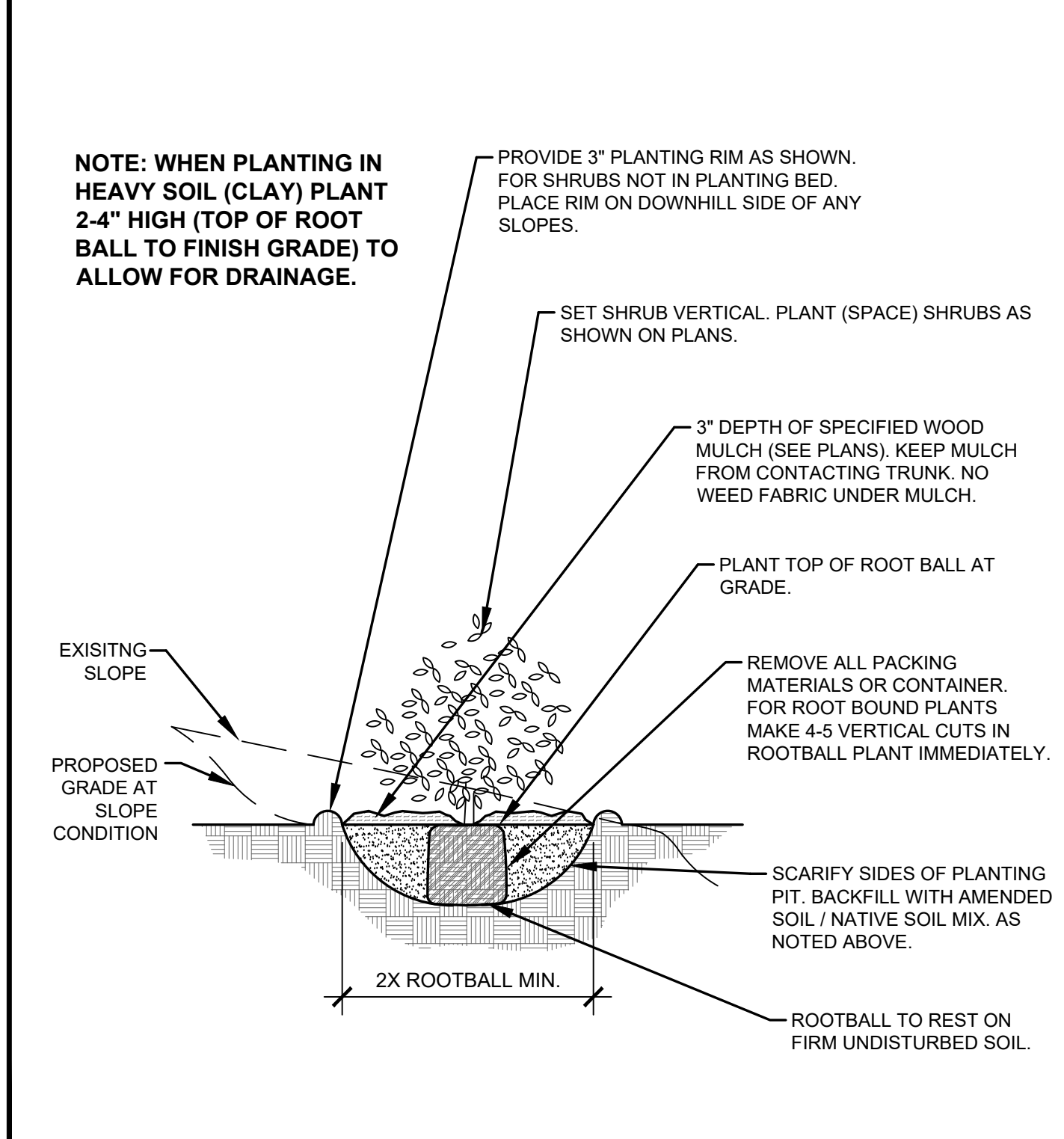
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- 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.



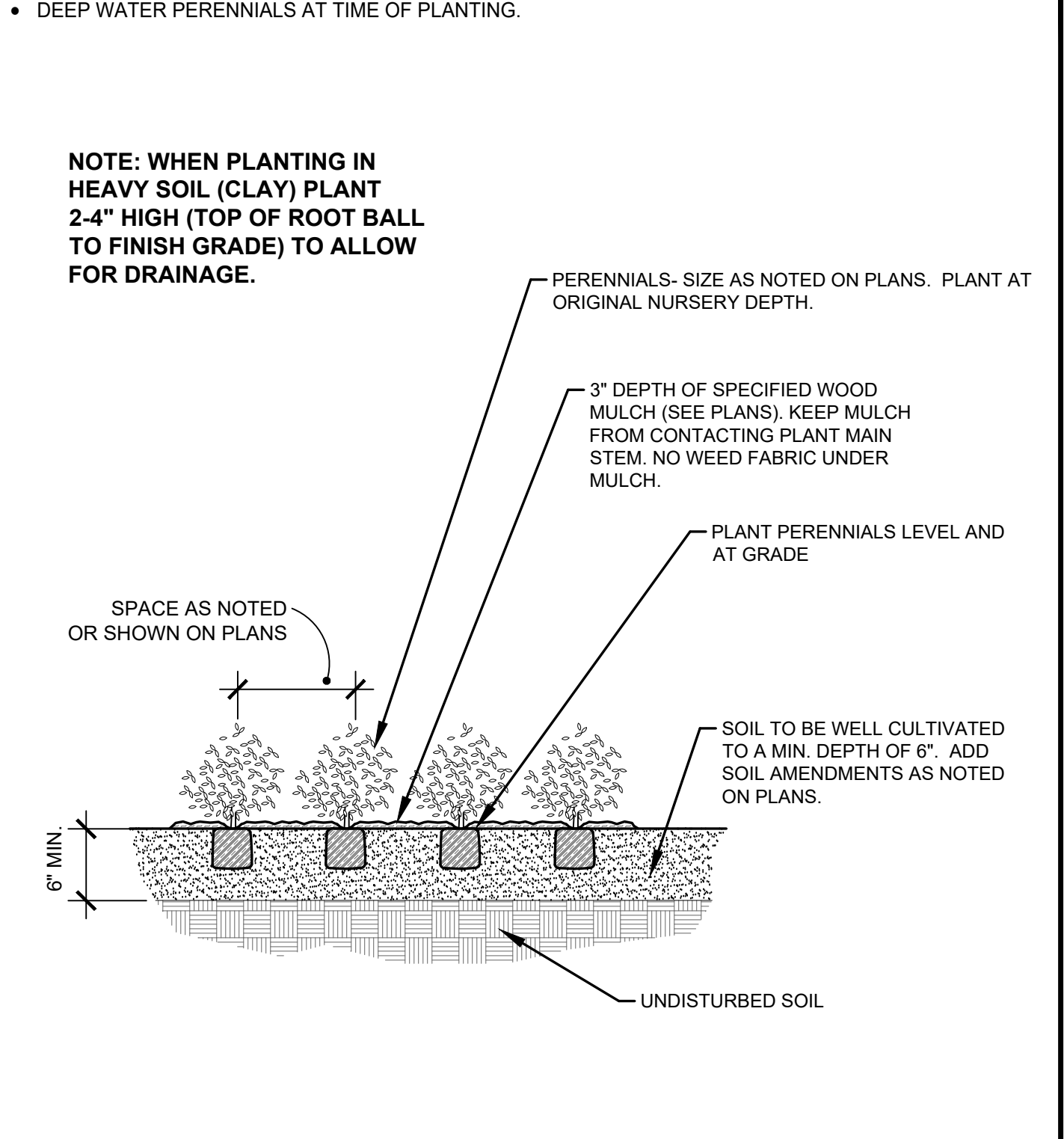
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- 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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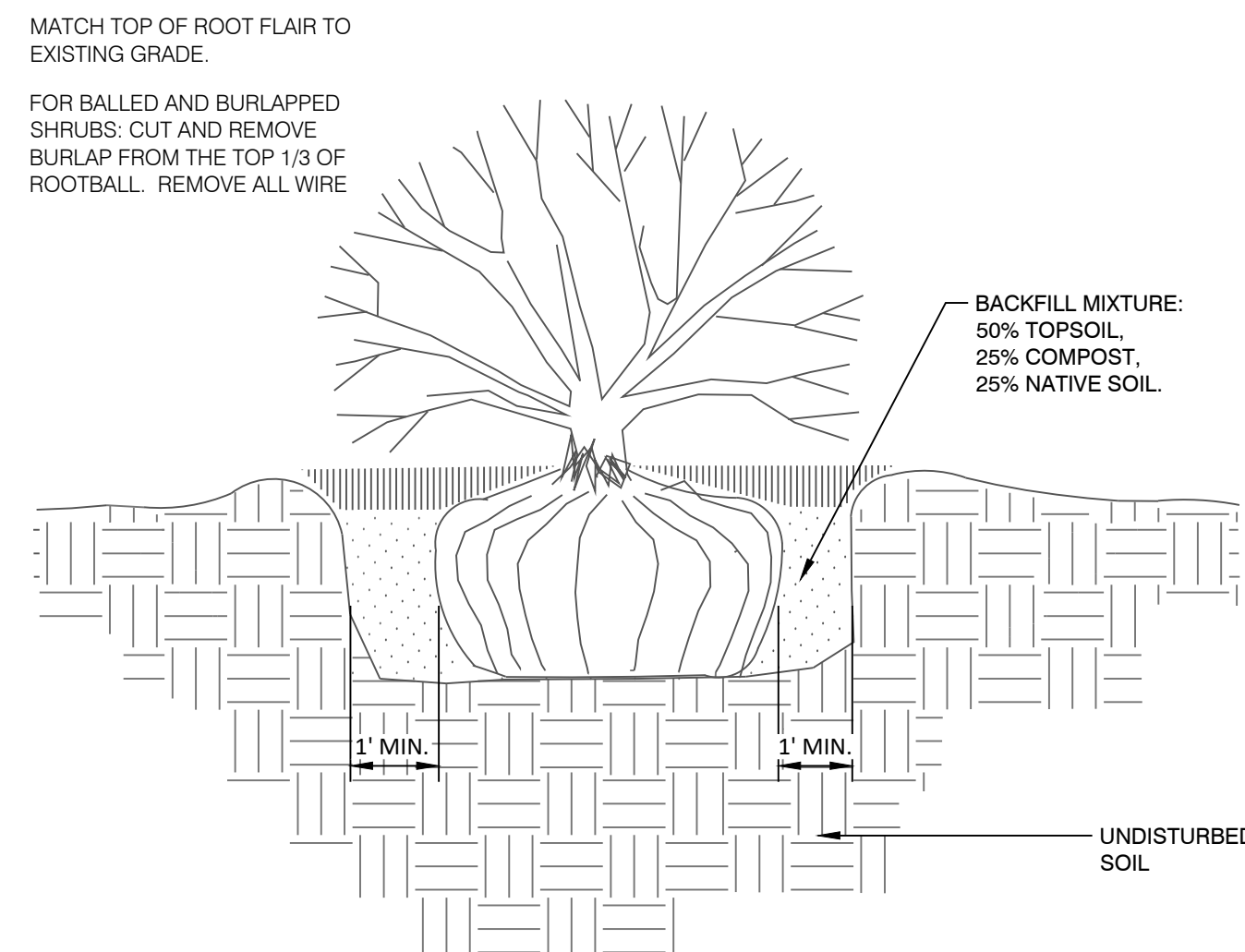


STERLING RANCH EAST
FILING # 5
STERLING RANCH ROAD & LAKE TAHOE DRIVE

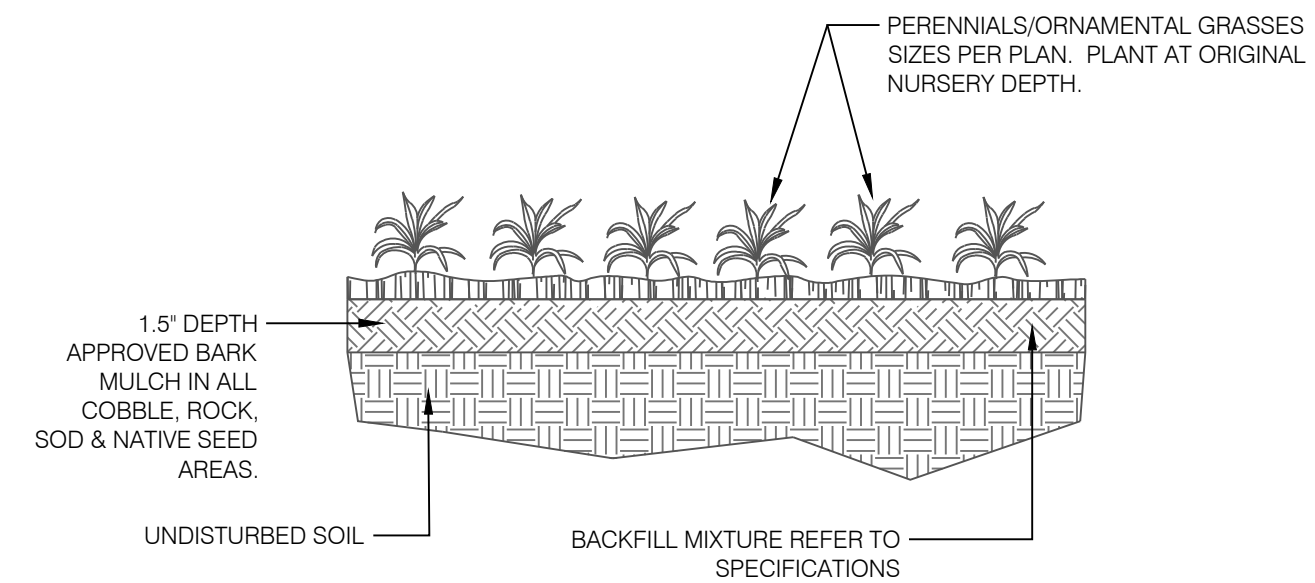
JOB NUMBER 2711-0723
DATE 7/27/2023
DRAWN BY MB
DRAWING DESCRIPTION PLANTING DETAILS & NOTES
SHEET # SHEET 17 OF 21
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PRELIMINARY PLAN STERLING RANCH EAST FIL. NO. 5

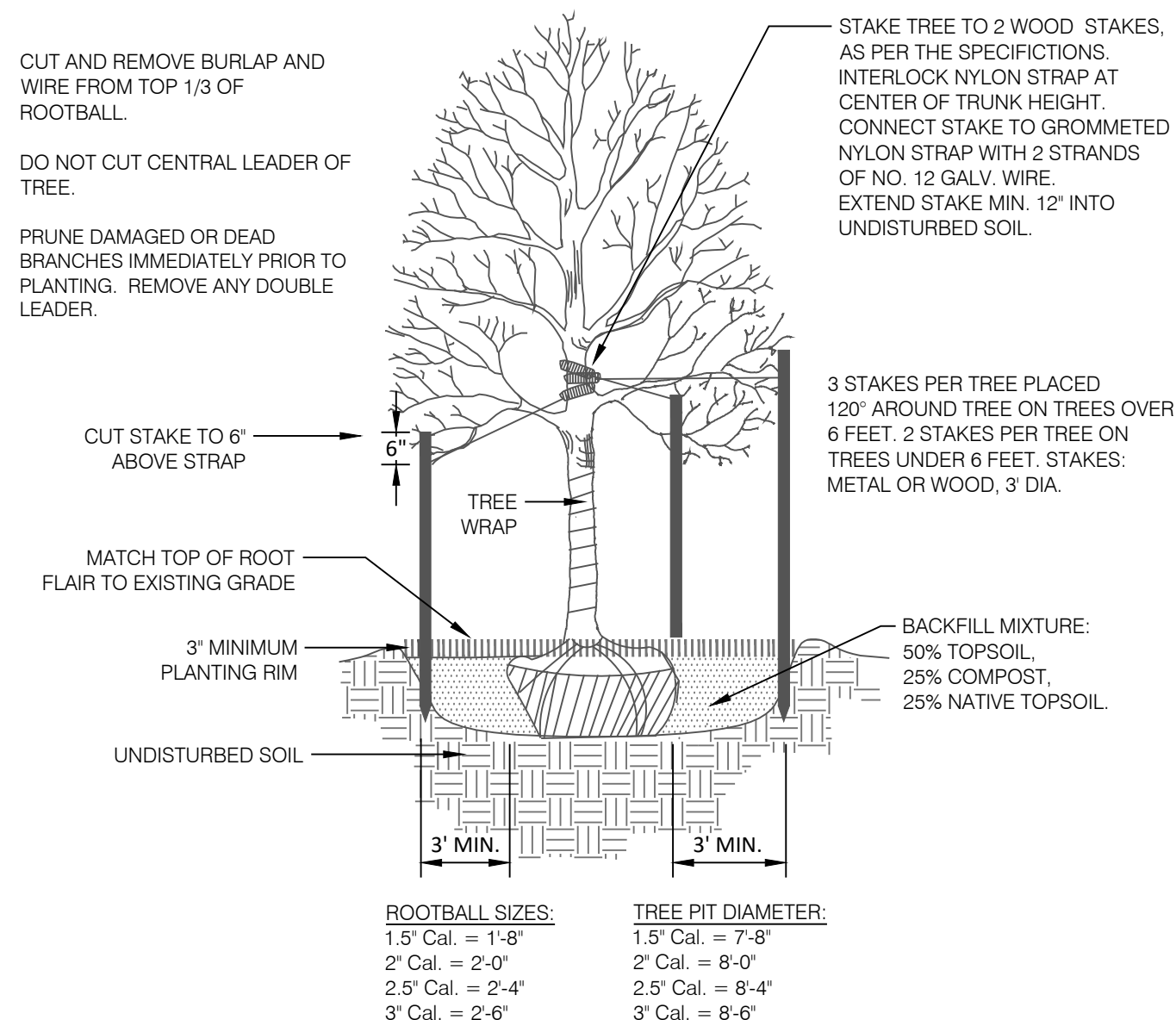
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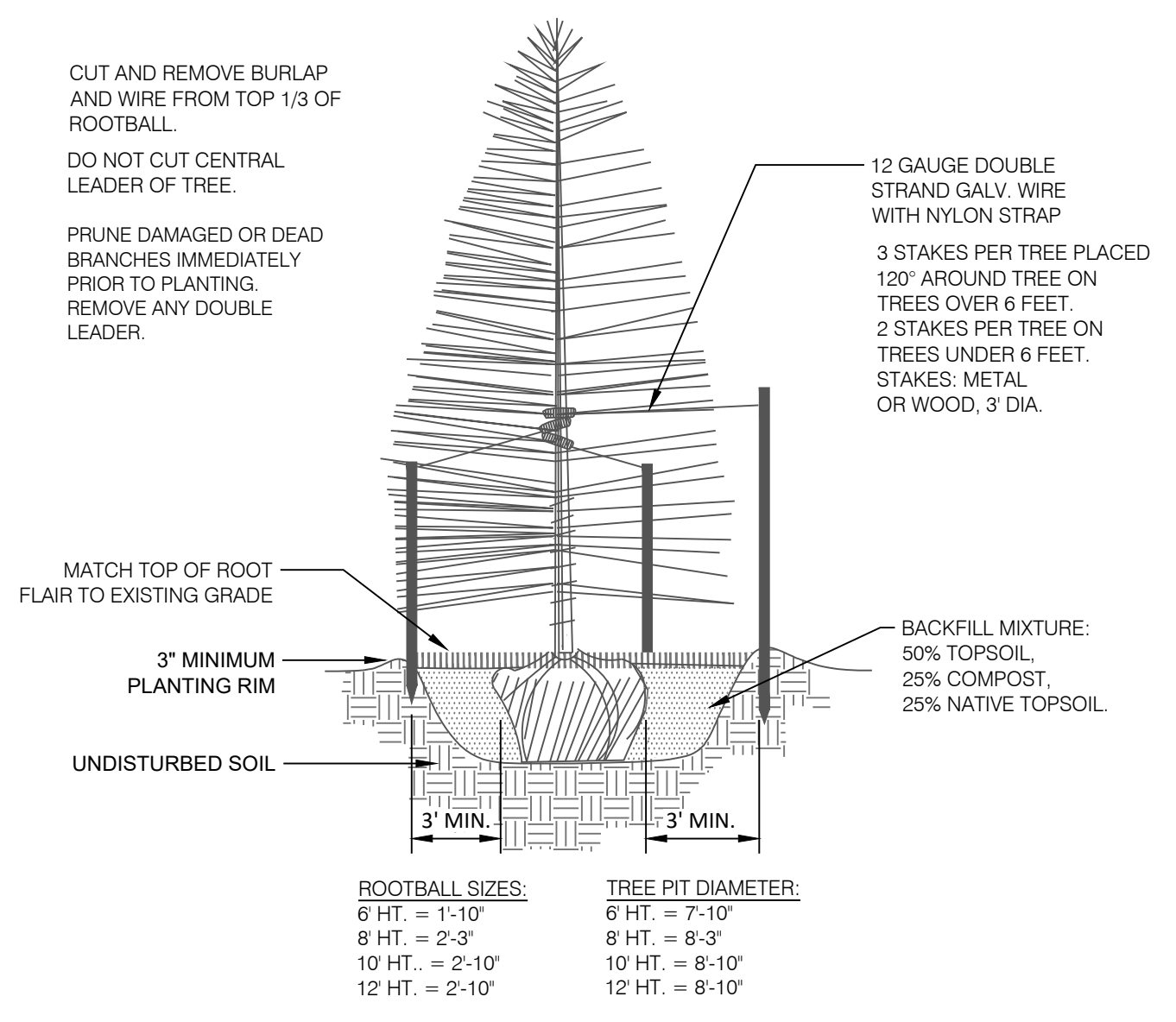
1 SHRUB PLANTING DETAIL
N.T.S. P-WA-24



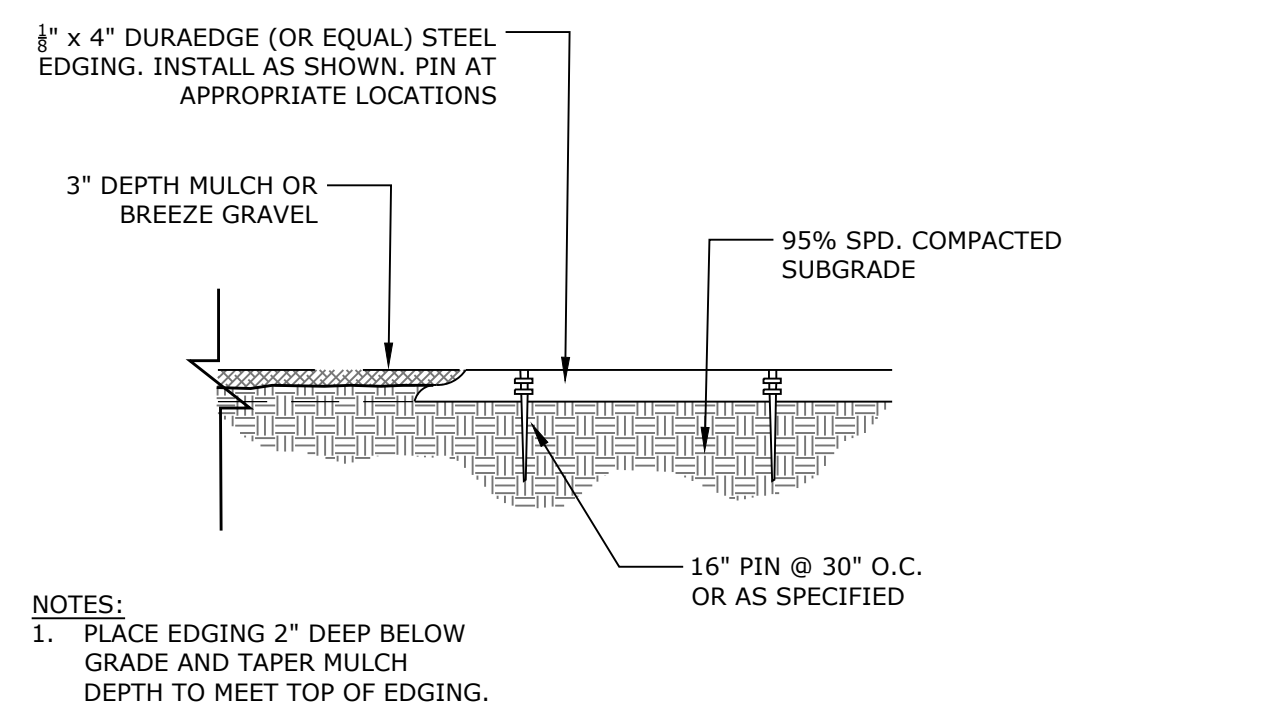
2 PERENNIAL / ORNAMENTAL GRASS PLANTING
N.T.S. 3293-04



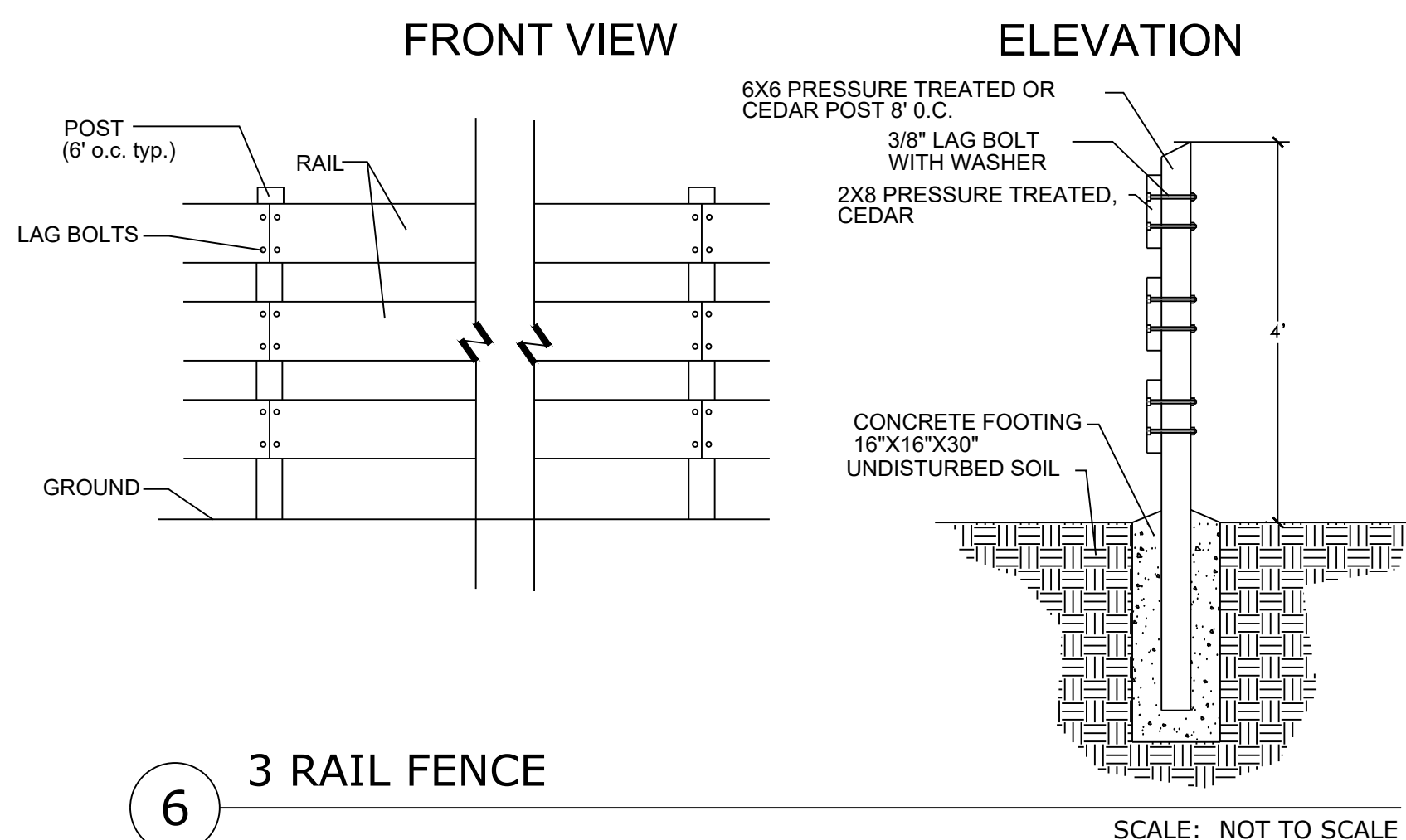
3 DECIDUOUS TREE PLANTING DETAIL
N.T.S. P-WA-20



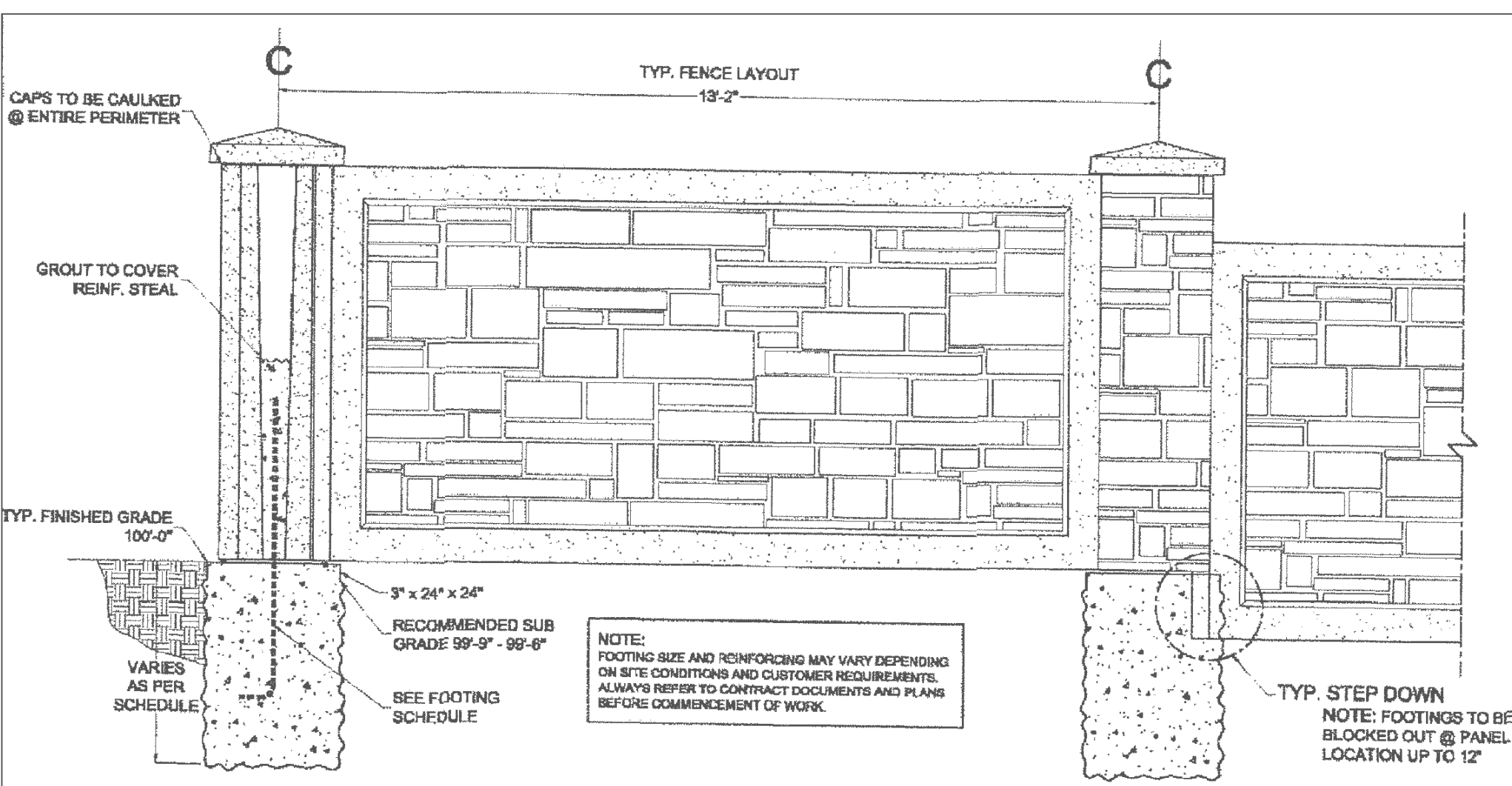
4 CONIFEROUS TREE PLANTING DETAIL
N.T.S. P-WA-21



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



6 3 RAIL FENCE
SCALE: NOT TO SCALE



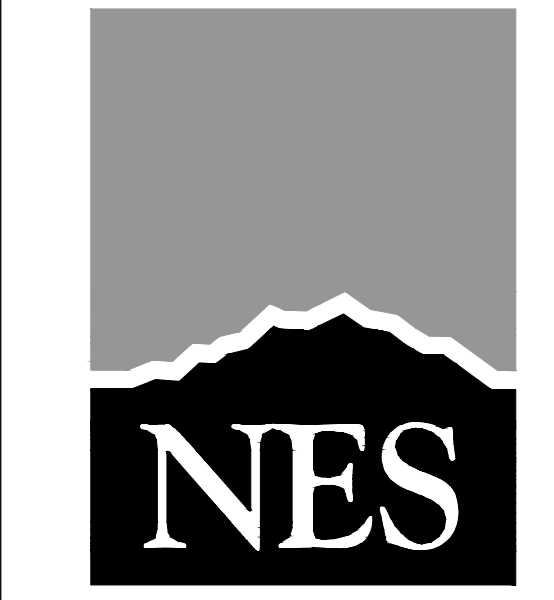
7 6' CONCRETE SLAT WALL
N.T.S.

PLANT SCHEDULE

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

GROUND COVER LEGEND

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



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
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Fax 719.471.0267
www.nescolorado.com
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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

STERLING RANCH EAST FILING 5
TRACT E & B PARK PLAN

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

STAMP

ISSUE INFO

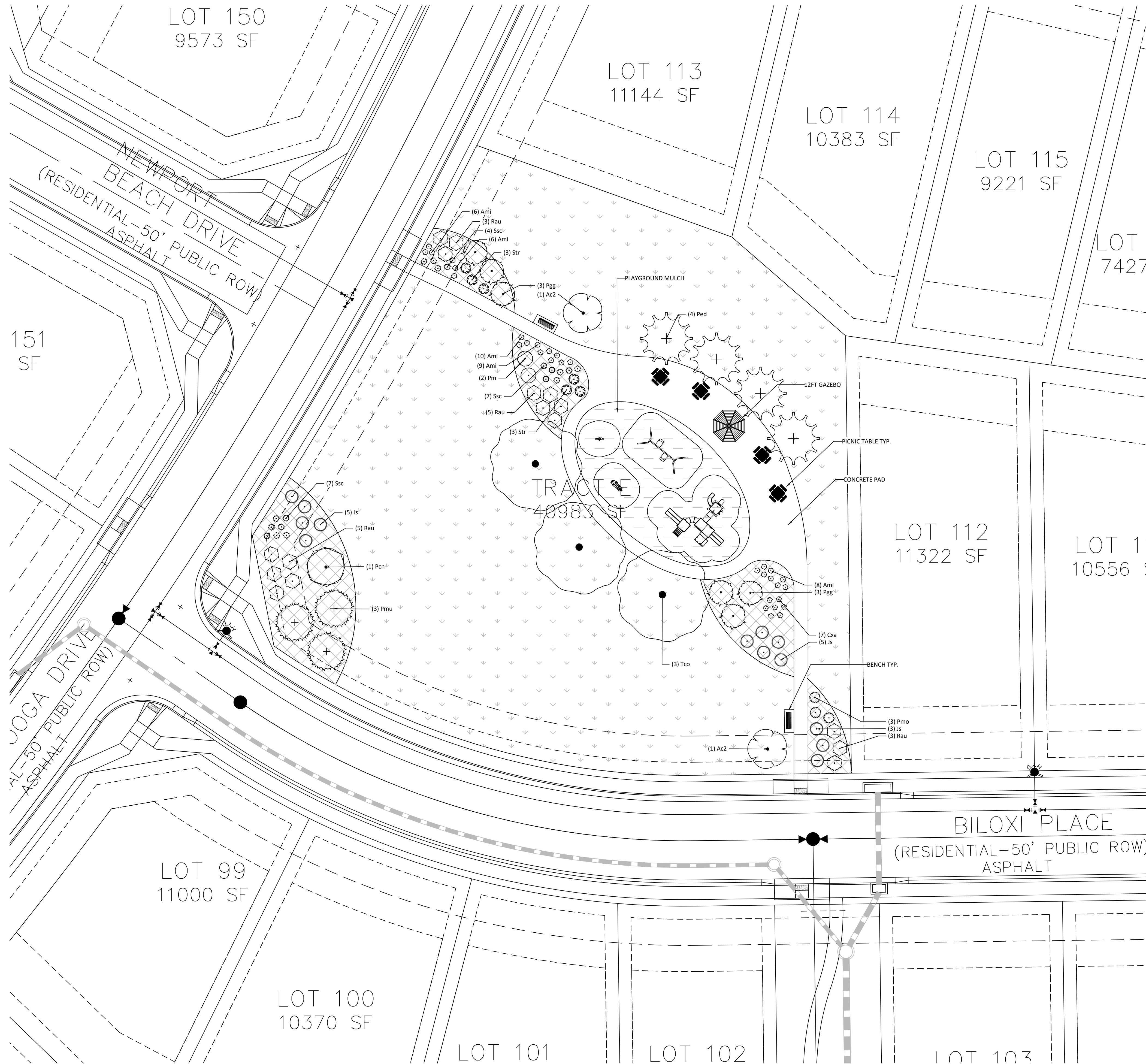
LANDSCAPE DETAILS

SHEET NUMBER
18
18 OF 21
PLAN FILE #

P:\Classical\Sterling Ranch East\Filing 5\Drawings\Arch\PL\Treat E and B park plan.dwg [Landscape Details] 11/20/2023 3:30:42 PM kbab

PRELIMINARY PLAN STERLING RANCH EAST FIL. NO. 5

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



GROUND COVER LEGEND

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

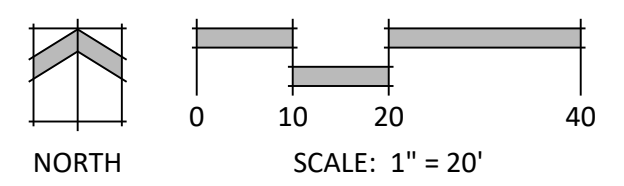


N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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STERLING RANCH EAST FILING 5

TRACT E & B
PARK PLAN

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



TRACT E LANDSCAPE PLAN

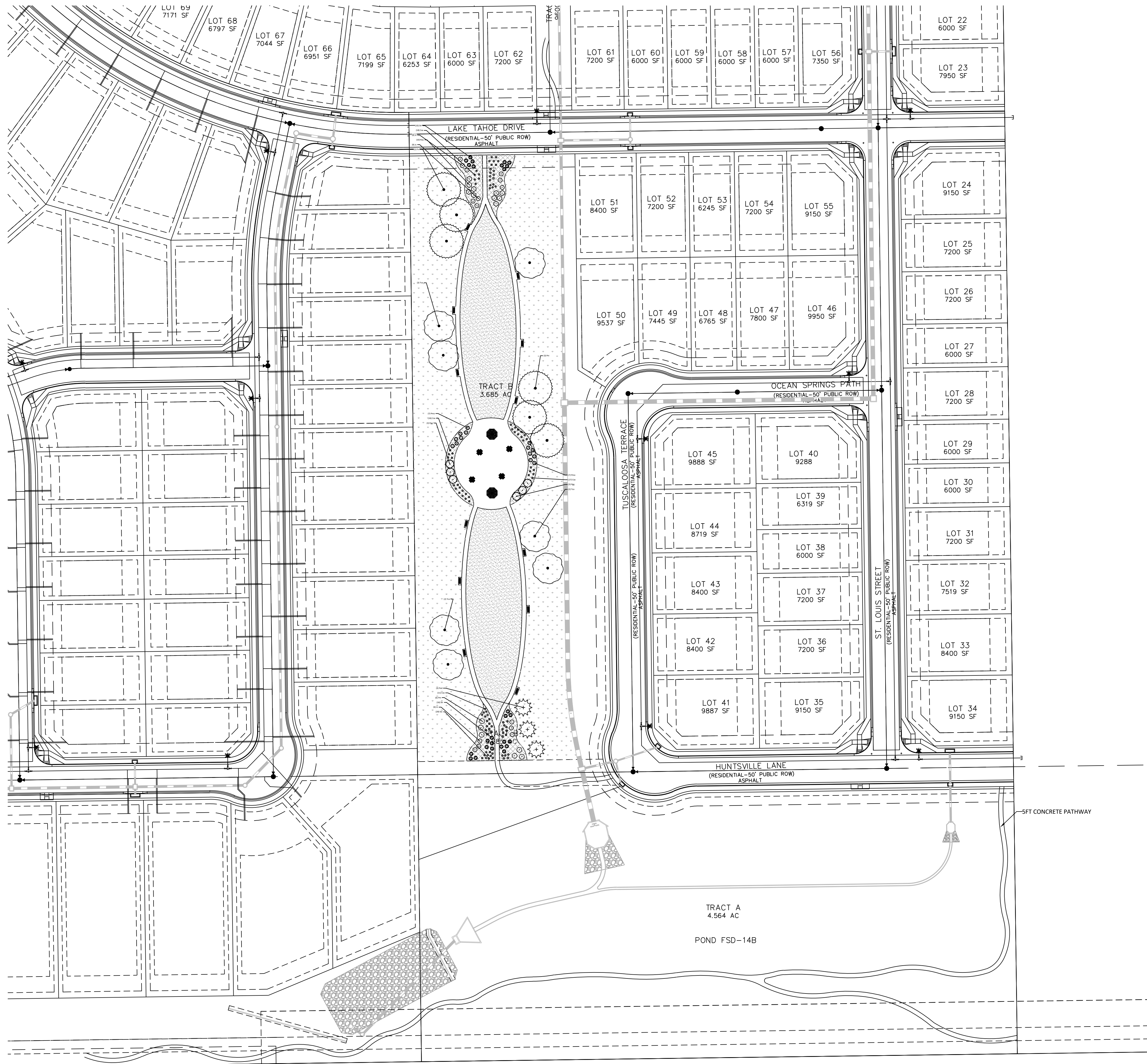
19

19 OF 21

P:\Class2\Sterling Ranch East\Drawings\Arch\PL\Tract E and B park plan.dwg [Tract E] 11/20/2023 3:28:53 PM ksnab

PRELIMINARY PLAN STERLING RANCH EAST FIL. NO. 5

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



GROUND COVER LEGEND

	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX	105,032 sf
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STERLING RANCH EAST FILING 5

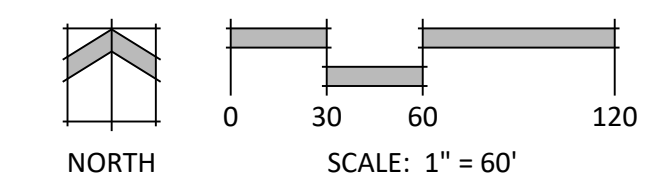
TRACT E & B
PARK PLAN

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

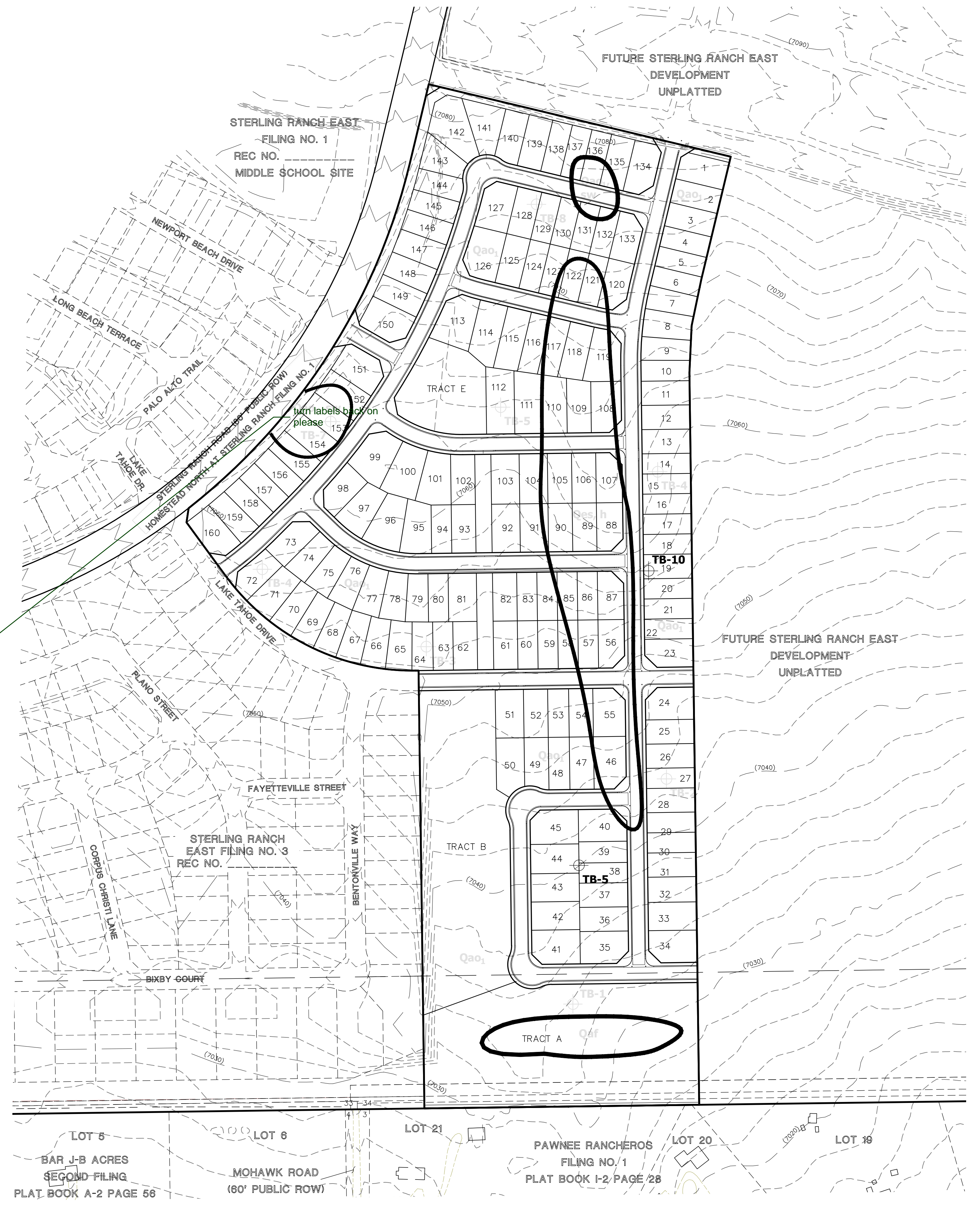
TRACT B PRELIMINARY LANDSCAPE PLAN

20

20 OF 21



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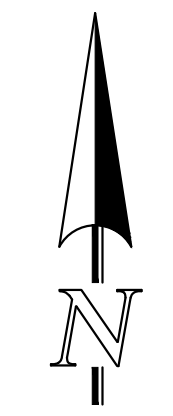


LEGEND

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



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

	STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN GEOLOGIC CONSTRAINTS EXHIBIT			
	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
619 N. Cascade Avenue, Suite 200 (719) 785-0790 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)				

V:\118325\DRAWINGS\DEVELOPMENT\PRELIMINARY PLAN\118325-95-21.dwg, 11/21/2023 5:15:25 PM, 1:1

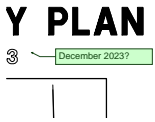
V2_Prelim Plan.pdf Markup Summary

dsdparsons (16)



Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 12/20/2023 1:14:37 PM
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Color: ■
Layer:
Space:

repeat comment all sheets need title in for per checklist posted at <https://epc-assets.elpasoco.com/wp-content/uploads/sites/12/Checklists/PreliminaryPlan.pdf>



Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 12/20/2023 1:16:11 PM
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December 2023?



Subject: Planner
Page Label: [1] Layout1
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Date: 12/20/2023 1:18:04 PM
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Color: ■
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normally a legal would be immediately after this



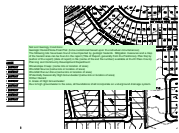
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add note- landscaping in the Right Of Way will require a license agreement with the District at time of final plat



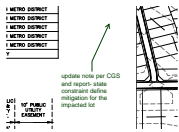
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add note- landscaping in the Right Of Way will require a license agreement with the District at time of final plat



Subject: Soils & Geology
Page Label: [1] Layout1
Author: dsdparsons
Date: 12/20/2023 2:08:41 PM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 ■Downslope Creep: (name lots or location of area)
 ■Rockfall Source:(name lots or location of area)
 ■Rockfall Runout Zone:(name lots or location of area)
 ■Potentially Seasonally High Groundwater:(name lots or location of area)
 ■Other Hazard:
 In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



Subject: Callout
Page Label: [1] Layout1
Author: dsdparsons
Date: 12/20/2023 2:09:43 PM
Status:
Color: ■
Layer:
Space:

update note per CGS and report- state constraint define mitigation for the impacted lot



Subject: Image
Page Label: [1] LAYOUT1
Author: dsdparsons
Date: 12/20/2023 1:12:53 PM
Status:
Color: ■
Layer:
Space:

repeat comment- all sheets need title info



Subject: Planner
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Date: 12/20/2023 1:13:28 PM
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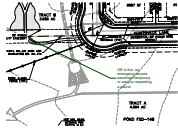
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<https://epc-assets.elpasoco.com/wp-content/uploads/sites/12/Checklists/PreliminaryPlan.pdf>



Subject: Callout
Page Label: [1] SH5
Author: dsdparsons
Date: 12/20/2023 1:47:27 PM
Status:
Color: ■
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Space:

we discussed an emergency access easement temporary for more than 25 lots to eliminate waiver



Subject: Callout
Page Label: [1] SH5
Author: dsdparsons
Date: 12/20/2023 1:25:39 PM
Status:
Color: ■
Layer:
Space:

OR is this an emergency access easement temporary or are you requesting a waiver



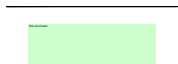
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Author: dsdparsons
Date: 12/20/2023 1:22:45 PM
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Layer:
Space:

Preliminary plan title block on all sheets please-repeat comment required per checklist



Subject: Arrow
Page Label: [1] SH5
Author: dsdparsons
Date: 12/20/2023 1:47:02 PM
Status:
Color: ■
Layer:
Space:

title all sheets



Subject: Planner
Page Label: [1] PLTG 2711-0723 v.2-L-TS
Author: dsdparsons
Date: 12/20/2023 2:01:14 PM
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Color: ■
Layer:
Space:



Subject: Planner
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Author: dsdparsons
Date: 12/20/2023 2:12:59 PM
Status:
Color: ■
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turn labels back on please