

PURPOSE AND INTENT:

THE FOURSQUARE AT STERLING RANCH PUD IS A PROPOSED 158 LOT DETACHED SINGLE-FAMILY COMMUNITY COMPRISED OF FOUR LOT SINGLE FAMILY DETACHED RESIDENTIAL CLUSTERS WITH THREE OF THE LOTS SHARING A COMMON PRIVATE DRIVE AISLE.

GENERAL PROVISIONS SECTION

A. AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

B. APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

C. ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR FOURSQUARE AT STERLING RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTRY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN.

D. RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF FOURSQUARE AT STERLING RANCH, PROVIDED HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE PASO COUNTY, SHALL BE APPLICABLE.

E. ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PUD RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTRY WITHOUT LIMITATIONS ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

F. CONFLICT: WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

G. MAXIMUM LEVEL OF DEVELOPMENT: THE TOTAL OF DWELLINGS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLANNING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OF SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

H. PROJECT TRACKING: AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

I. OVERALL PROJECT STANDARDS: THE STANDARD ZONING REQUIREMENTS OF EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, AND USE BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED HEREIN.

FOURSQUARE AT STERLING RANCH DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES:

Table with columns: USE, PRINCIPAL USES, NOTES. Rows include: DWELLINGS - SINGLE FAMILY DETACHED, RECREATION AMENITIES, FAMILY CARE HOME, DISTRICT UTILITIES, ANIMAL KEEPING, RESIDENTIAL HOME OCCUPATION, DECK, FENCE, ANTENNAS, MAILBOXES, MODEL HOME, CONSTRUCTION EQUIPMENT STORAGE, YARD OR GARAGE SALES, FAMILY CARE HOME, CMRS FACILITY.

NOTES: 1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARDS AT FOURSQUARE AT STERLING RANCH PRELIMINARY PLAN AND PUD DEVELOPMENT PLAN. 2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).

B. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS. (SEE LOT TYPICAL ON SHEET 2): 1. MAXIMUM LOT COVERAGE: 60 PERCENT. 2. MINIMUM LOT SIZE: 3272 SF. 3. MAXIMUM BUILDING HEIGHT: THIRTY (35) FEET. 4. MINIMUM LOT DEPTH: 55.00 FEET. 5. OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT. 6. SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE): a. FRONT BUILDING: 15 FEET MIN. (FRONT DOOR SIDE ALONG PUBLIC STREETS, 5 FEET ON REAR LOTS (SEE TYPICAL DETAIL SHEET 2)).

C. PROJECTIONS INTO SETBACKS ARE COVERED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED.

D. PROJECTION INTO SETBACKS A. AWNINGS, CHIMNEYS AND FLUES, SILLS BELTS COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE, OR REAR YARD SETBACKS.

E. LOT NOTES: 1. THE PUD DEVELOPMENT/PRELIMINARY 2. FOLLOWING INITIAL SUBDIVISION, NO V.I. IN THE ADDITION OF LOTS IN A MANN PLAN. 3. MINOR ADJUSTMENTS TO LOT LINES, P THE FINAL PLATS WITHOUT REQUIRING



review 1 comment

FOURSQUARE AT STERLING RANCH

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

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

(CONTINUED):

F. STREETS: STREETS IDENTIFIED AS PUBLIC WITHIN FOURSQUARE AT STERLING RANCH PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. STREETS SHALL BE PUBLICLY OWNED AND MAINTAINED. CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS EXCEPT WHERE PUD MODIFICATIONS AND DEVIATIONS ARE APPROVED BY THE COUNTY. ALL STREETS SHALL BE PAVED WITH CURB AND GUTTER. PUBLIC STREETS TO BE MAINTAINED BY EL PASO COUNTY. SHARED PRIVATE DRIVEWAYS TO BE MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT.

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

H. ACCESS LIMITATION: THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO BRIARGATE PARKWAY AND STERLING RANCH ROAD.

I. SHARED PRIVATE DRIVEWAYS: THE PRIVATE SHARED DRIVEWAYS AS SHOWN WILL BE MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT. THE PRIVATE SHARED DRIVEWAYS AS SHOWN WILL NOT BE MAINTAINED BY EL PASO COUNTY. A MAXIMUM OF 3 LOTS ALLOWED TO UTILIZE EACH PRIVATE SHARED DRIVEWAY.

GENERAL NOTES:

- 1. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY. 2. ALL PRIVATE SHARED DRIVEWAYS SHALL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT. 3. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS: a. FRONT: FIVE (5) FEET W/ TEN (10) FEET MVEA EASEMENT b. SIDE: FIVE (5) FEET c. REAR: FIVE (5) FEET d. STREETS: TEN (10) FEET

10. SOIL AND GEOLOGY CONDITION: 1. Entech states (page 4), "The proposed housing will be constructed with crawlspaces; no GEOLOGIC HAZARD NOTE: The overall site has been basements are proposed." CGS agrees with Entech (page 11), "A minimum separation of 3 feet from the HAZARD AREA CAN BE FOUND IN THE REPC between foundation components and groundwater levels are recommended." CGS recommends: EAST PRELIMINARY PLAN NO. 2-PARCEL NO.19, adding a note to the plans stating that no basements are permitted in the Foursquare at Sterling Ranch SP-22-227 AVAILABLE AT THE EL PASO Ranch East development, similar to other Sterling Ranch developments. - POTENTIALLY UNSTABLE - ANY UNSTABLE SLOPE CON - RADON - AS THESE SIN REQUIRED. Reviewed on 12/15/2022 by Amy Cranford, Engineering Geologist (acranford@mines.edu, 303-384-2634) ENCHED TO NOT CREATE VENTILATION IS NOT REQUIRED.

11. HOMEOWNER IS RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.

12. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.

13. IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 100 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

14. SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE AISLES, NOT IN THE PUBLIC RIGHT-OF-WAY.

15. ADA COMPLIANCE: APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS 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. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS TO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS 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. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE STREETS.

16. STERLING RANCH METROPOLITAN DISTRICT TO MAINTAIN SITE RETAINING WALLS.

17. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIAN AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

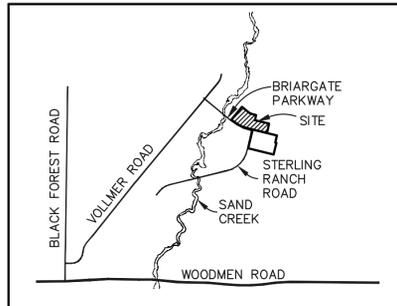
18. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.

STERLING RANCH METROPOLITAN DISTRICT NOTE: NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL ZONING DISTRICT, STERLING RANCH METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN TRAINAGE, UTILITY, ROADWAY AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

19. THE SUBDIVIDER(S) AGREES 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 RESOLUTION (RESOLUTION NO. 19-47), 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.

20. SHARED ACCESS EASEMENT PROVIDING ACCESS TO THREE LOTS TO REMAIN CLEAR OF ANY OBSTRUCTIONS OR PARKED VEHICLES.

As noted before; staff has no issue w 4 homes coming off of one driveway, but a modification of driveway definition would be requested- are you sure you want 3 homes only?



VICINITY MAP N.T.S.

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

Table with columns: LDC SECTION, CATEGORY, STANDARD, MODIFICATION, JUSTIFICATION. Row 1: 1 B.4.3(B)(2)(g), MINIMUM LOT FRONTAGE, LOTS TO HAVE A MINIMUM OF 30 FEET OF FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD, LOTS UTILIZING PRIVATE SHARED DRIVEWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD, THE PROPOSED UNIQUE LOT CONFIG. AND COMMUNITY DESIGN REFLECT THE NEED FOR SHARED PRIVATE DRIVEWAYS THAT DIRECTLY CONNECT TO PUBLIC STREETS, WITH ONLY 3 INDIVIDUAL LOTS ACCESSING EACH PRIVATE SHARED DRIVEWAY.

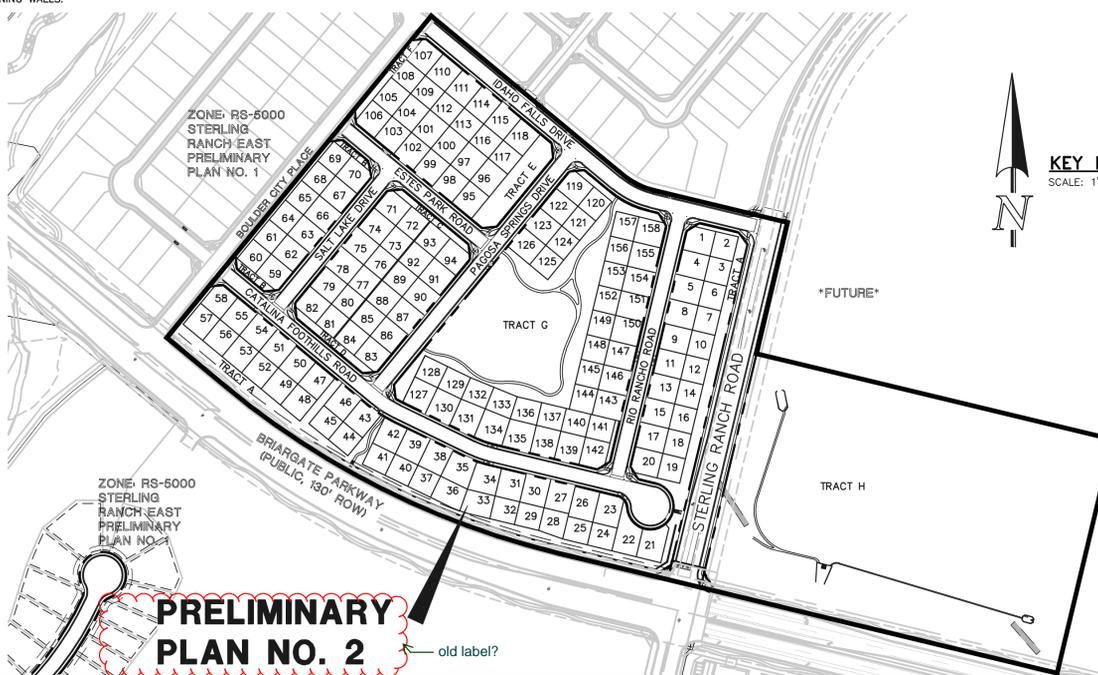
LEGAL DESCRIPTION:

LEGAL DESCRIPTION: STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PRELIMINARY PLAN A PARCEL OF LAND BEING A PORTION OF SECTIONS 33 AND 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 N69°08'28"E, A DISTANCE OF 1356.68 FEET. COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S19°38'14"E, A DISTANCE OF 3075.46 FEET TO THE POINT OF BEGINNING; THENCE S50°26'12"E, A DISTANCE OF 587.17 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 26°05'19"; A RADIUS OF 175.00 FEET AND A DISTANCE OF 79.68 FEET TO A POINT OF TANGENT; THENCE S76°31'31"E, A DISTANCE OF 326.10 FEET; THENCE S13°28'29"W, A DISTANCE OF 316.54 FEET; THENCE S76°31'31"E, A DISTANCE OF 864.69 FEET; THENCE S13°28'29"W, A DISTANCE OF 564.46 FEET; THENCE N76°31'31"W, A DISTANCE OF 1212.28 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 26°05'19"; A RADIUS OF 1935.00 FEET AND A DISTANCE OF 881.07 FEET TO A POINT OF TANGENT; THENCE N50°26'12"W, A DISTANCE OF 181.33 FEET; THENCE N39°33'48"E, A DISTANCE OF 980.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 36.762 ACRES



DEVELOPMENT DATA:

EXISTING ZONING: RR-5 TAX SCHEDULE NO.: 5200000552, 5200000553, 5233000016 TOTAL AREA: 36.762 ACRES NUMBER OF LOTS: 158 TOTAL LOT AREA: 13.50 ACRES (37%) AVERAGE LOT SIZE: 3,722 SF MINIMUM LOT SIZE: 3,272 SF MINIMUM LOT WIDTH: 55' MINIMUM LOT DEPTH: 59.5' MAXIMUM LOT COVERAGE: 60% GROSS DENSITY: 4.30 DU/AC NET DENSITY (W/O PUBLIC ROW): 5.25 DU/AC ROW (PUBLIC) 6.65 ACRES (18%) TOTAL OPEN SPACE: 10.74 ACRES (29%*) (SEE TRACT TABLE SHEET 2) *50% OF TRACT H INCLUDED AS INTENT IS TO USE DETENTION POND FOR OPEN SPACE PARKS AND TRAILS. USEABLE CONTIGUOUS OPEN SPACE = 3.33 AC (31% OF 10.74 AC TOTAL OPEN SPACE)

CLASSIC SRJ LAND, LLC NAME OF LANDOWNER

LANDOWNER'S SIGNATURE STATE OF COLORADO) COUNTY OF EL PASO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF AS OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: NOTARY PUBLIC

OWNER CERTIFICATION:

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

SIGNATURE STATE OF COLORADO) COUNTY OF EL PASO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF AS OF NOTARY PUBLIC

COUNTY CERTIFICATION:

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

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DATE BOARD OF COUNTY COMMISSIONER DATE

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO) COUNTY OF EL PASO) I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK A.M. THIS DAY OF 20, A.D., AND IS DULY RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: EL PASO COUNTY CLERK AND RECORDER See comment memo also.

SHEET INDEX

Table with columns: COVER SHEET, PUD & PRELIMINARY PLAN, PRELIMINARY GRADING & UTILITIES PLAN, LANDSCAPE TITLE SHEET, LANDSCAPE PLAN - OVERALL, LANDSCAPE PLAN, PLANTING DETAILS AND NOTES. Rows: SHEET 1 OF 19, SHEETS 2-6 OF 19, SHEETS 7-11 OF 19, SHEET 12 OF 19, SHEET 13 OF 19, SHEETS 14-18 OF 19, SHEET 19 OF 19

EL PASO COUNTY FILE NUMBER: PUD SP-22-227

CLASSIC CONSULTING logo and contact information: 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (Fax)

FOUR SQUARE AT STERLING RANCH

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

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

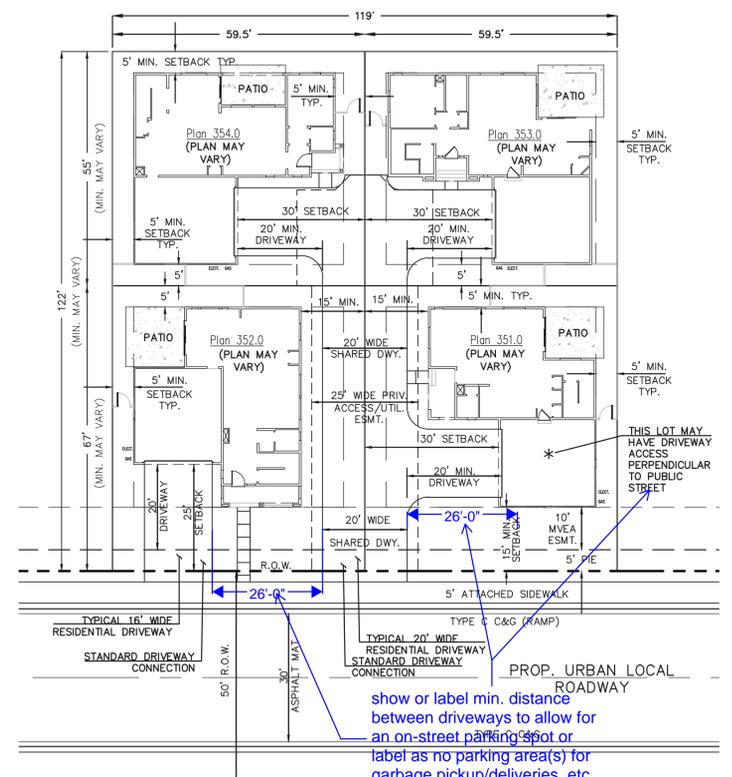
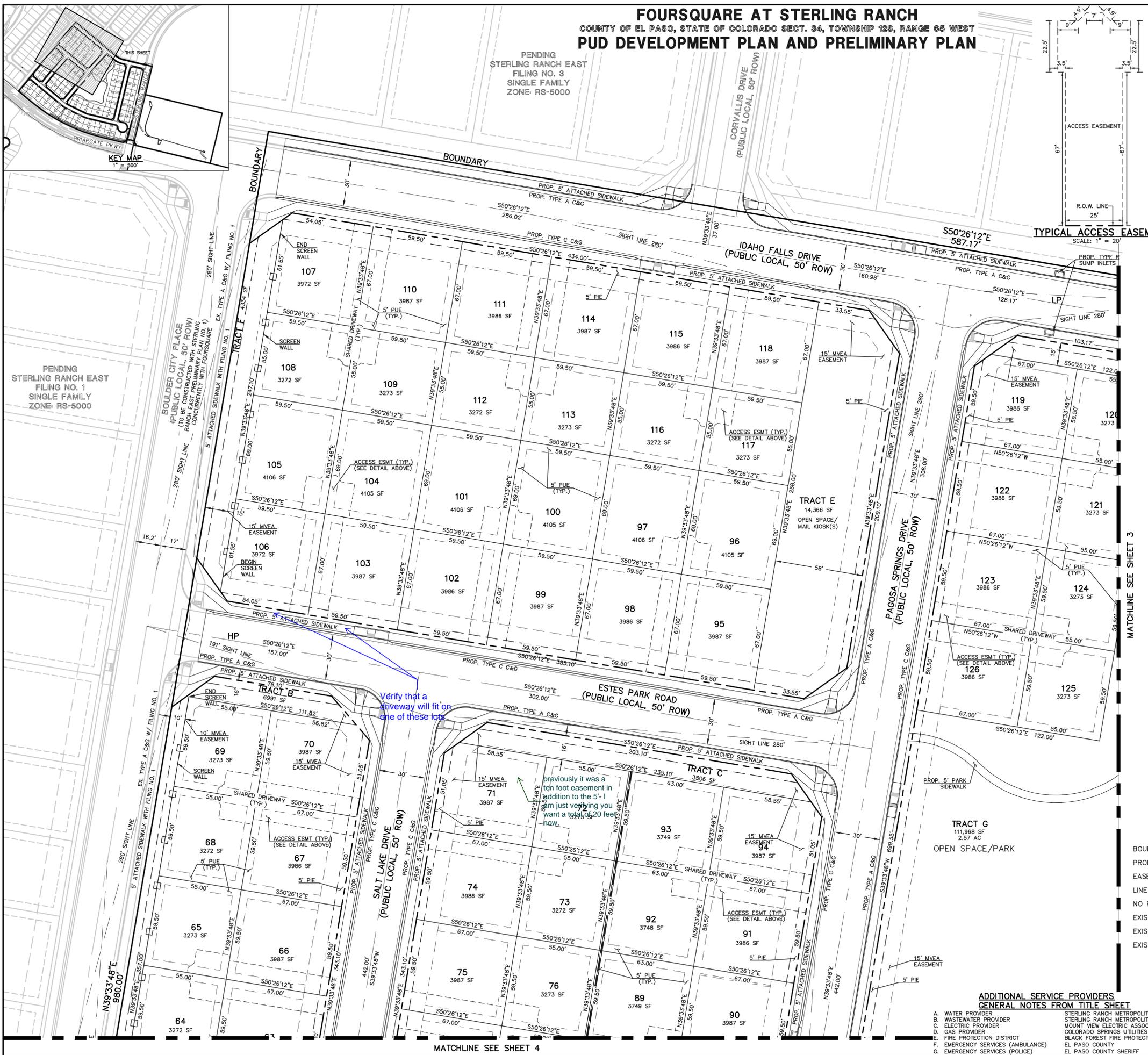
FOUR SQUARE AT STERLING RANCH SUMMARY TABLE:

PARCELS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A, B, C, D, E, F, G (SEE TABLE BELOW)	223,989	14.03% *	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
TRACT H (STORMWATER FSD & RECREATION)	487,493	30.53%	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
LOTS (158 TOTAL)	592,810	37.13%	INDIVIDUAL LOT OWNERS	INDIVIDUAL LOT OWNERS
PUBLIC R.O.W.	292,242	18.31%	COUNTY	COUNTY
TOTAL	1,596,534	100%		

*TRACTS B, C, D, E, AND G ARE ALL 100% USEABLE OPEN SPACE. SEE TABLE BELOW.

TRACT TABLE

TRACT	SIZE (SF)	LANDSCAPE/PARK/OPEN SPACE/TRAIL	POCKET PARK	MAILBOXES	SIGNAGE/PUBLIC IMPROVEMENTS	DRAINAGE/RETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	FENCE/WALLS	OWNED BY	MAINTAINED BY
A	78,604	X			X		X	X	X	SRMD	SRMD
B	6,991	X			X		X	X	X	SRMD	SRMD
C	3,506	X		X	X		X	X	X	SRMD	SRMD
D	4,220	X		X	X		X	X	X	SRMD	SRMD
E	14,366	X	X	X	X		X	X	X	SRMD	SRMD
F	4,334	X			X		X	X	X	SRMD	SRMD
G	111,988	X	X	X	X		X	X	X	SRMD	SRMD
H	487,493	X			X	X	X	X	X	SRMD	SRMD
TOTAL	711,482										

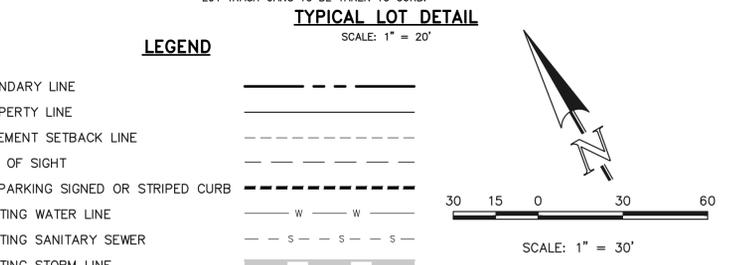


NOTES:

TYPICAL DETAIL SHOWN IS FOR SETBACK AND ACCESS PURPOSES ONLY. SPECIFIC HOUSE PLAN AND DRIVEWAY ACCESS CONFIGURATIONS MAY VARY.

LOT LINE DIMENSIONS MAY VARY (SEE SITE PLAN)

NO TRASH OR DELIVERY TRUCKS TO USE SHARED DRIVEWAY. REAR LOT TRASH CANS TO BE TAKEN TO CURB.



GENERAL SERVICE PROVIDERS

ADDITIONAL SERVICE PROVIDERS

GENERAL NOTES FROM TITLE SHEET

A. WATER PROVIDER
B. WASTEWATER PROVIDER
C. ELECTRIC PROVIDER
D. GAS PROVIDER
E. FIRE PROTECTION DISTRICT
F. EMERGENCY SERVICES (AMBULANCE)
G. EMERGENCY SERVICES (POLICE)

STERLING RANCH METROPOLITAN DISTRICT
STERLING RANCH METROPOLITAN DISTRICT
MOUNT VIEW ELECTRIC ASSOCIATION
COLORADO SPRINGS UTILITIES
BLACK FOREST FIRE PROTECTION
EL PASO COUNTY
EL PASO COUNTY SHERIFF

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

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

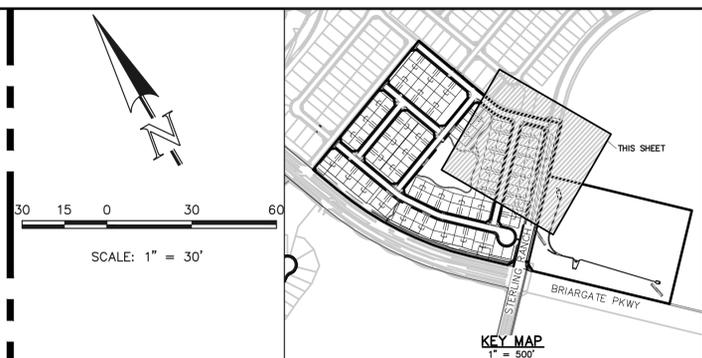
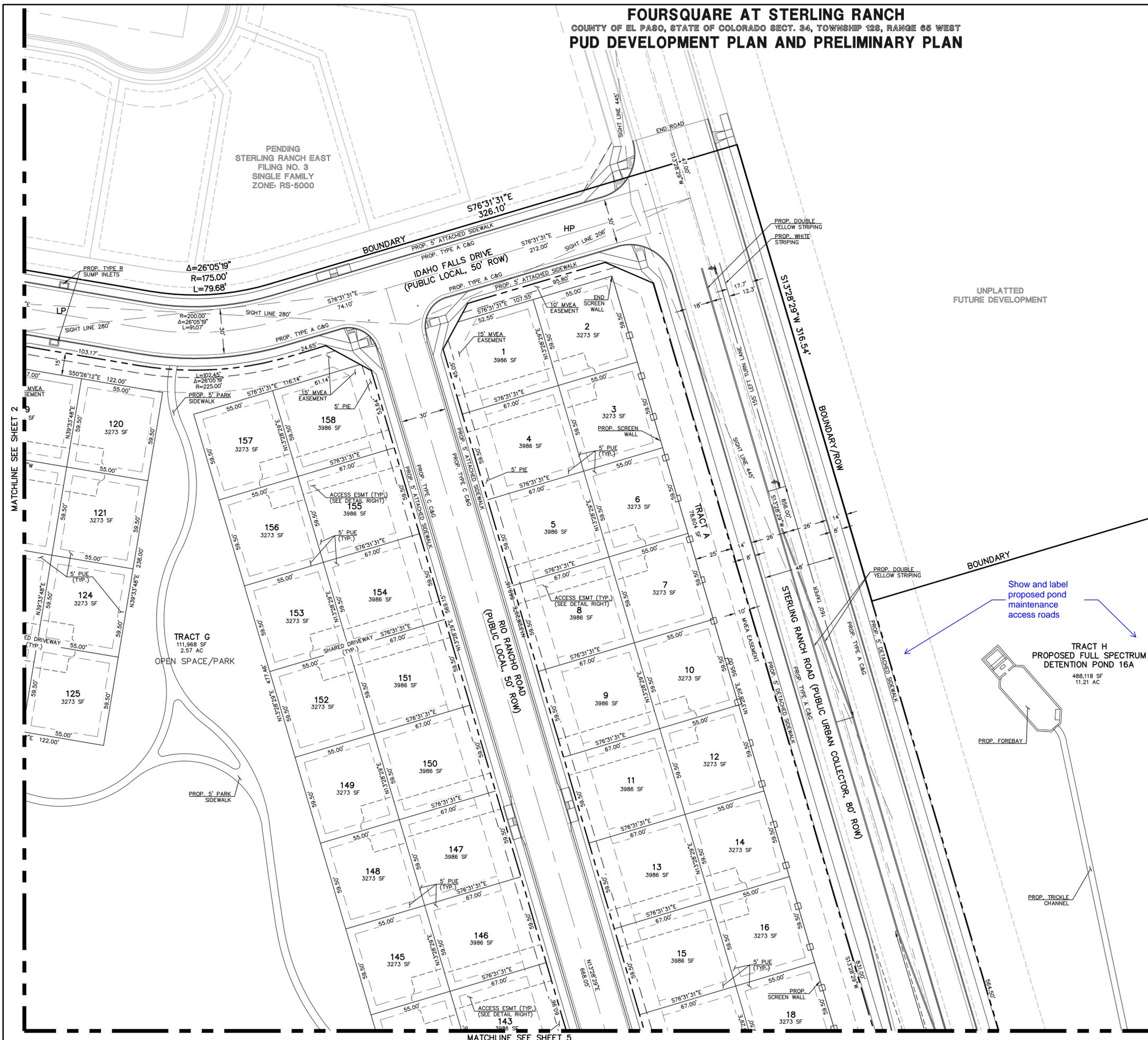
STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

DESIGNED BY: EAS SCALE: DATE: 03/08/2022

DRAWN BY: EAS (H) 1" = 30' SHEET 2 OF 19

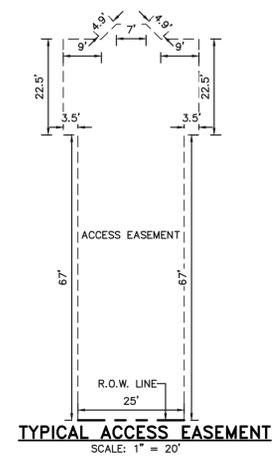
CHECKED BY: (V) 1" = N/A JOB NO.: 1183.20

FOUR SQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

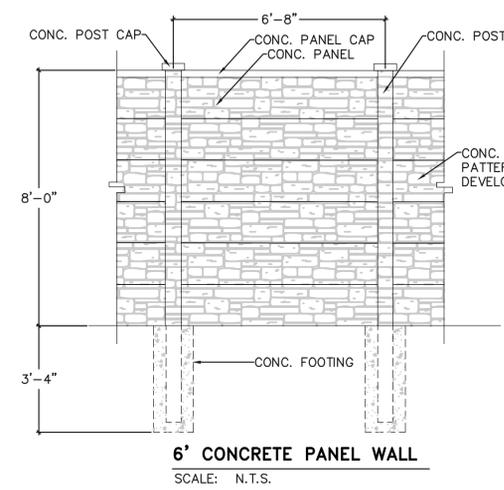
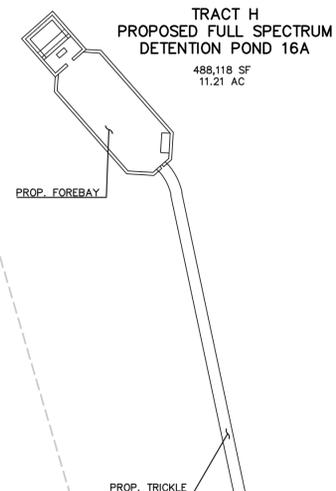


LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
NO PARKING SIGNED OR STRIPED CURB	---
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER	S S S S
EXISTING STORM LINE	---



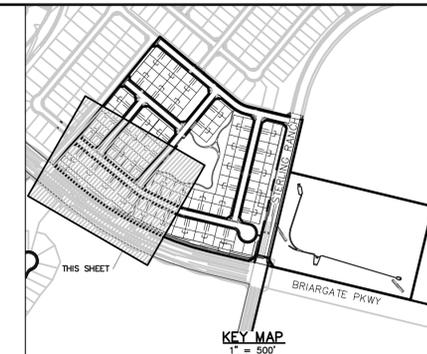
Show and label proposed pond maintenance access roads



	STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN				
	DESIGNED BY	EAS	SCALE		DATE
	DRAWN BY	EAS	(H) 1" = 30'	SHEET	3 OF 19
	CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20	

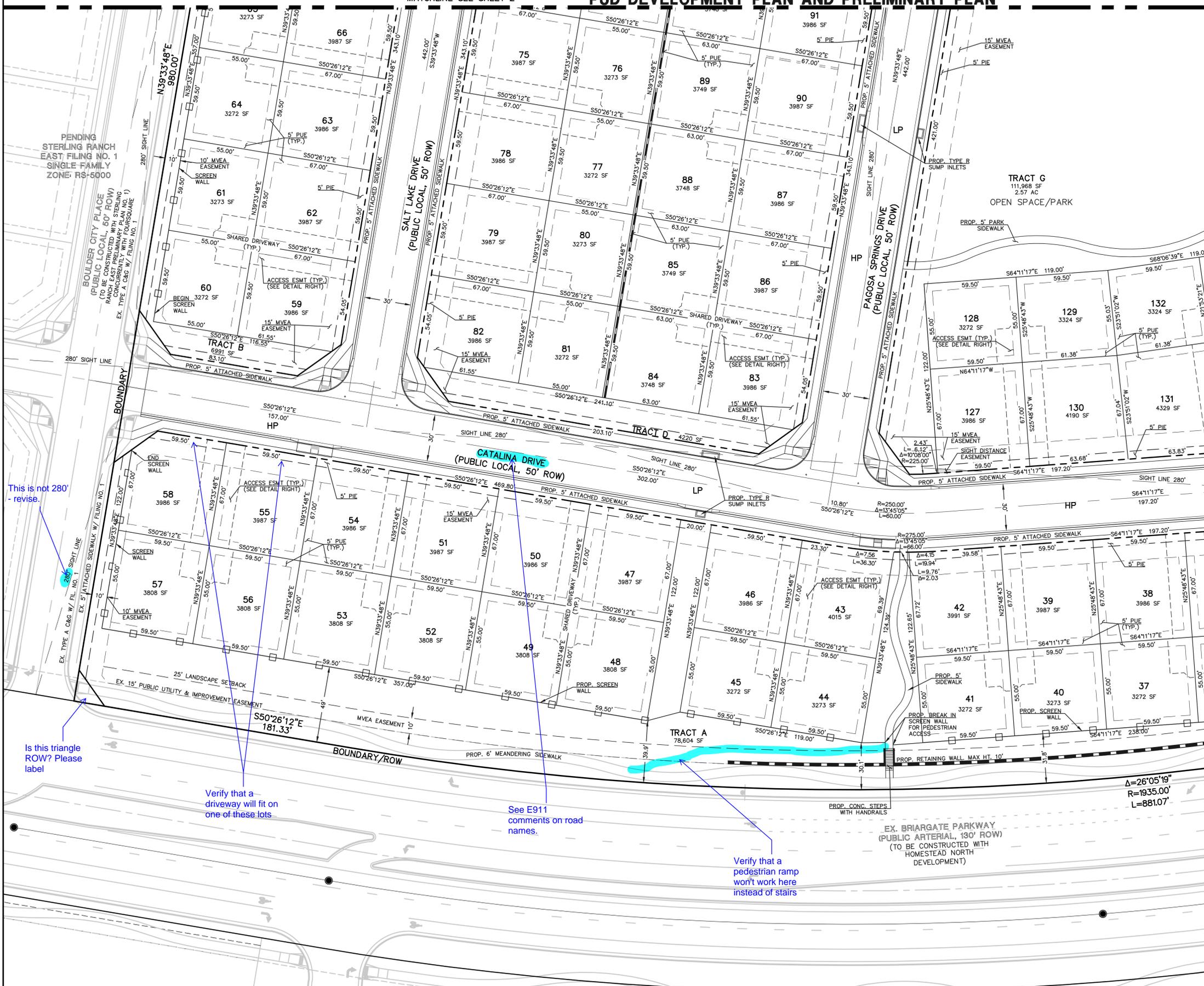
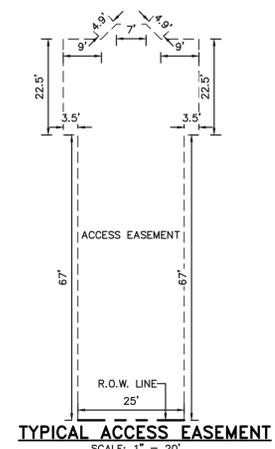
619 N. Cascade Avenue, Suite 200 (719) 785-0790
 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

FOURSQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE



PENDING STERLING RANCH EAST FILING NO. 1 SINGLE FAMILY ZONE: RS-6000

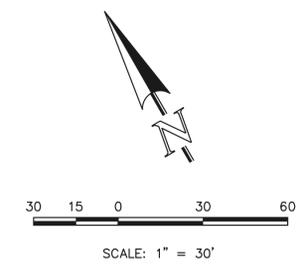
This is not 280' - revise.

Is this triangle ROW? Please label

Verify that a driveway will fit on one of these lots

See E911 comments on road names.

Verify that a pedestrian ramp won't work here instead of stairs



STERLING RANCH EAST
 FILING NO. 1
 FUTURE SCHOOL SITE

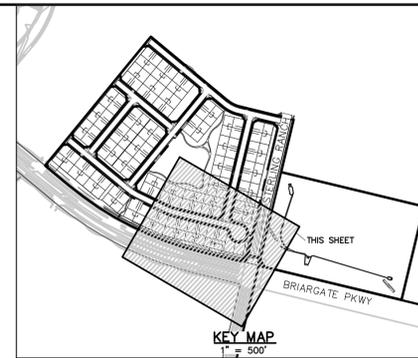


STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN			
DESIGNED BY	EAS	SCALE	DATE 03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET 4 OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20

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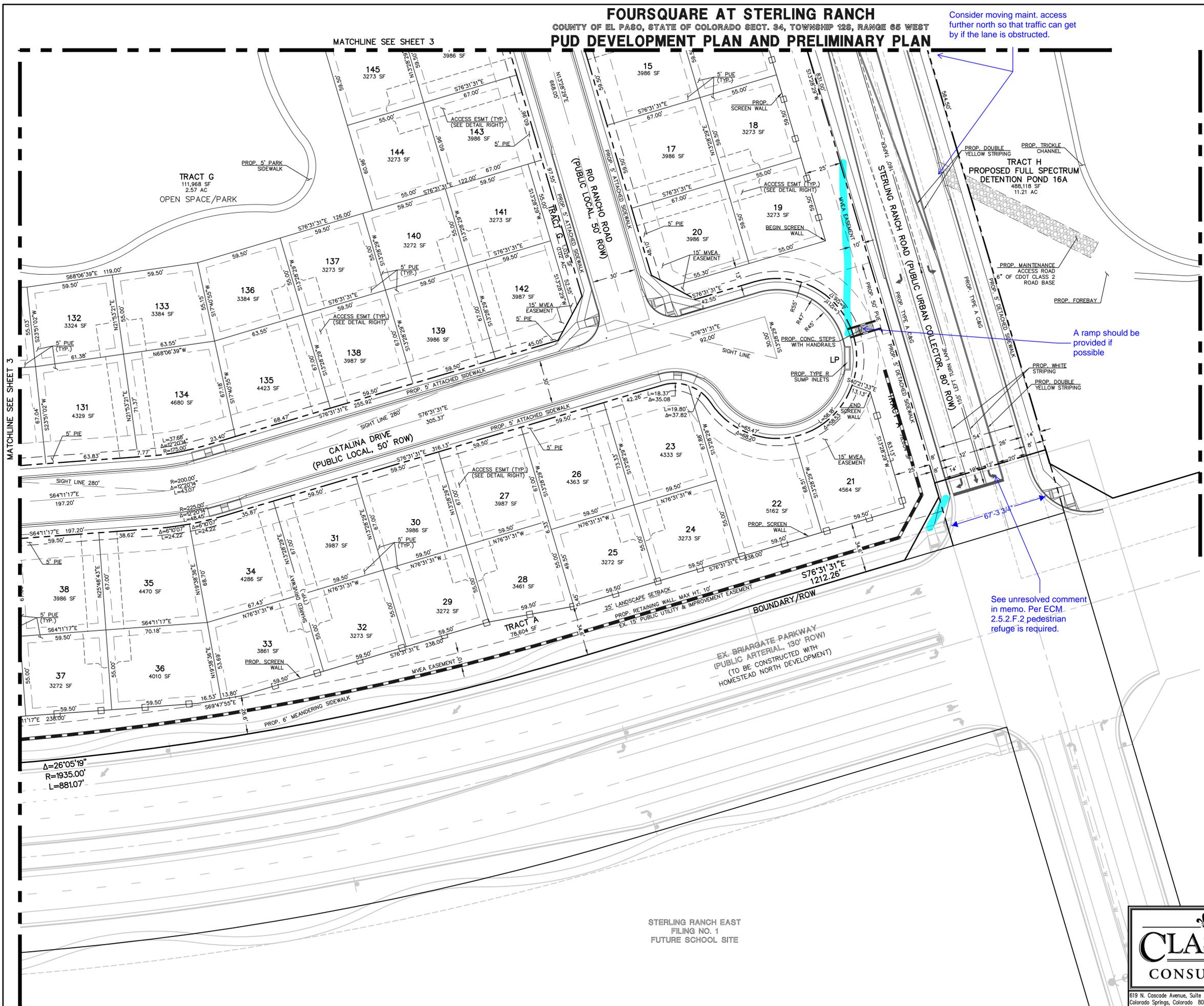
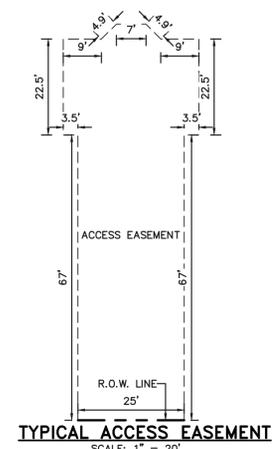
FOUR SQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

Consider moving maint. access further north so that traffic can get by if the lane is obstructed.



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE

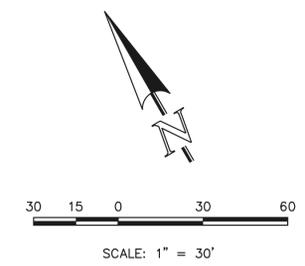


MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 3

A ramp should be provided if possible

See unresolved comment in memo. Per ECM 2.5.2.F.2 pedestrian refuge is required.



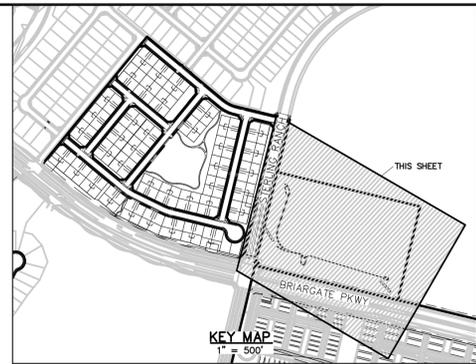
STERLING RANCH EAST
 FILING NO. 1
 FUTURE SCHOOL SITE



STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN			
DESIGNED BY	EAS	SCALE	DATE 03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET 5 OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20

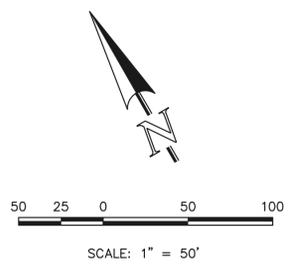
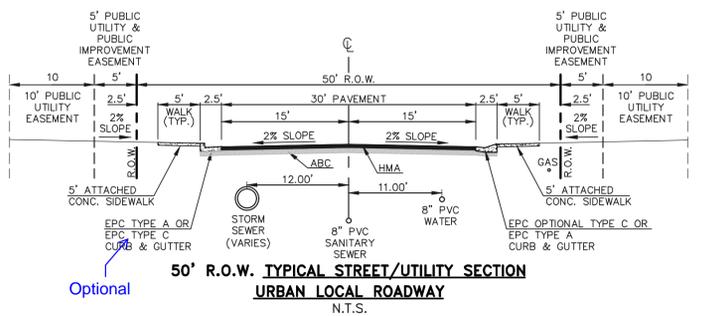
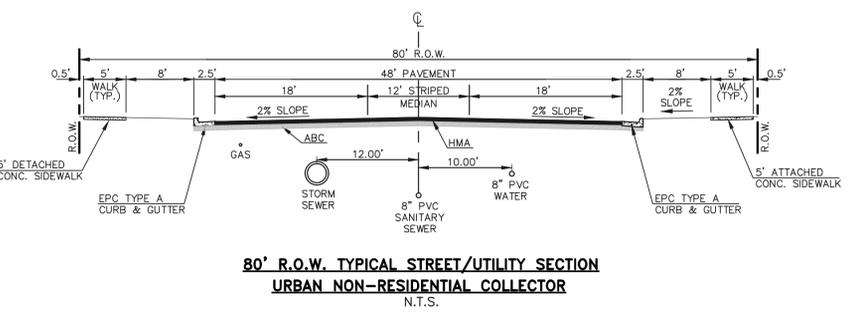
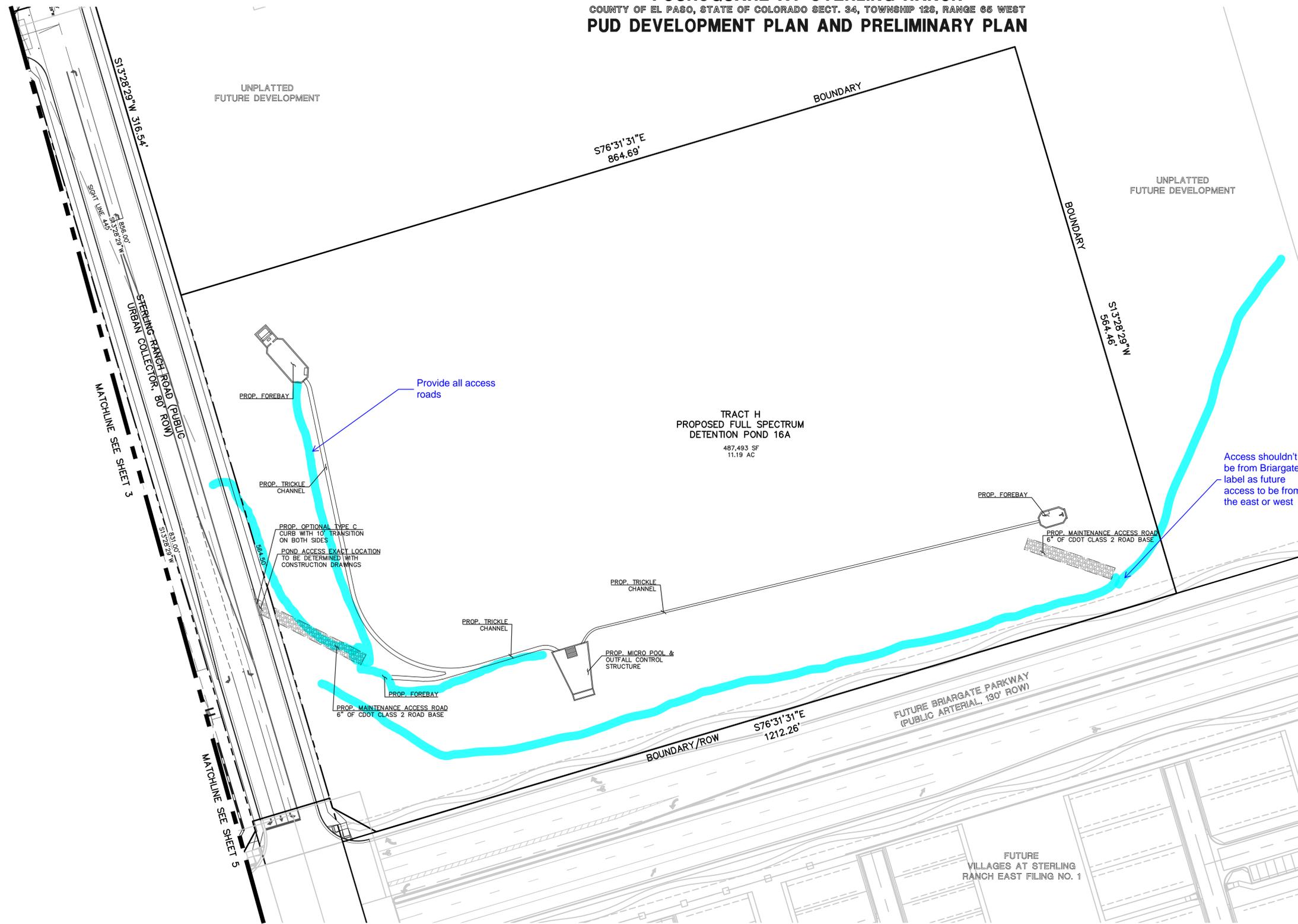
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 Colorado Springs, Colorado 80903
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 (719) 785-0799 (Fax)

FOUR SQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



LEGEND

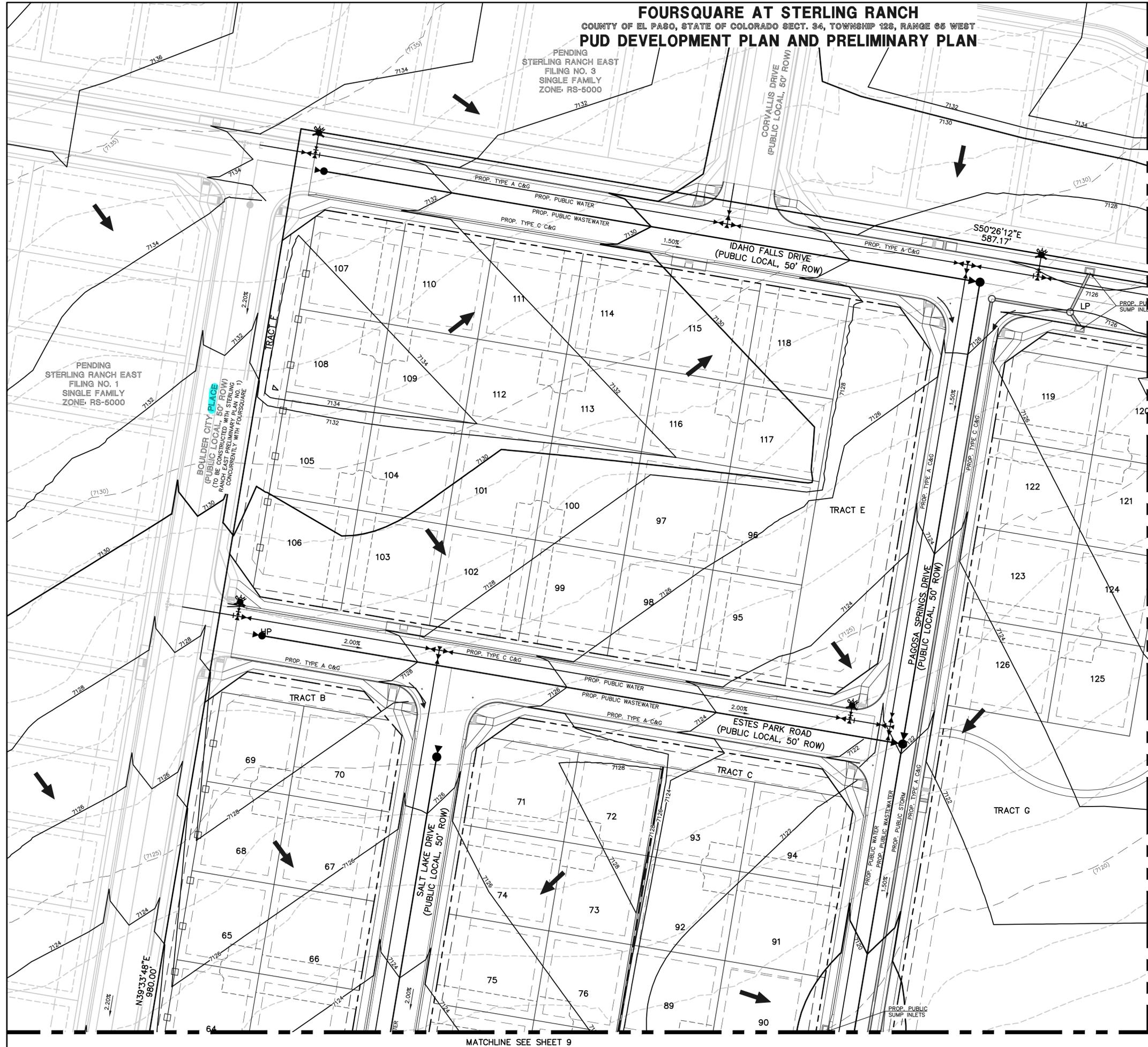
BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
NO PARKING SIGNED OR STRIPED CURB	---
EXISTING WATER LINE	--- W --- W ---
EXISTING SANITARY SEWER	--- S --- S --- S ---
EXISTING STORM LINE	---



	STERLING RANCH EAST PRELIMINARY PLAN NO. 2		
	PUD DEVELOPMENT PLAN & PRELIMINARY PLAN		
DESIGNED BY	EAS	SCALE	DATE 03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET 6 OF 19
CHECKED BY		(V) 1" = N/A	JOB NO. 1183.20

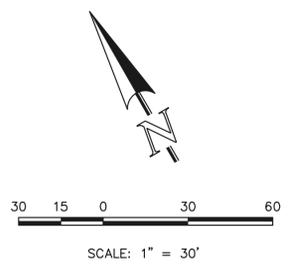
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)

FOURSQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



LEGEND

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



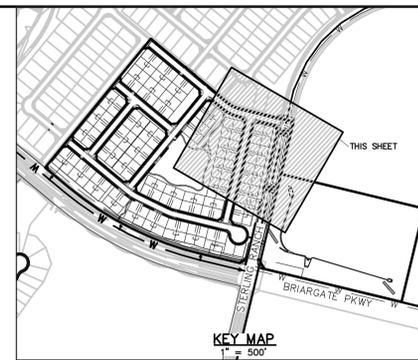
MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 9

	STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PRELIMINARY GRADING & UTILITIES PLAN					
	DESIGNED BY	EAS	SCALE		DATE	03/08/2022
	DRAWN BY	EAS	(H) 1" = 30'		SHEET	7 OF 19
	CHECKED BY	(V) 1" = N/A	JOB NO.		1183.20	

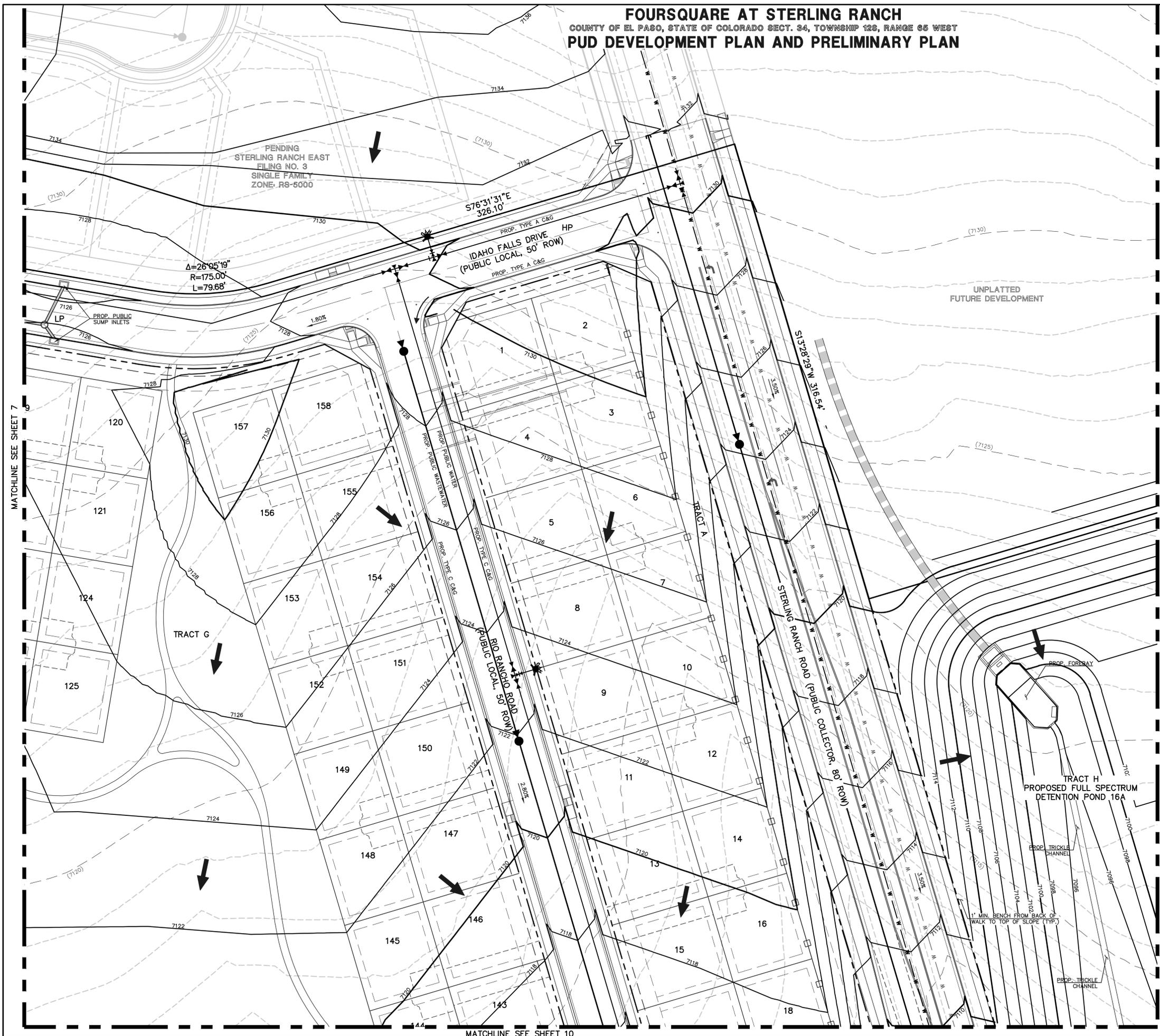
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)

FOURSQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



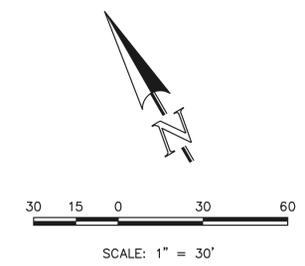
LEGEND

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



MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 7



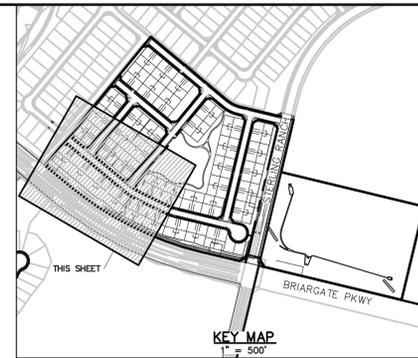
	STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PRELIMINARY GRADING & UTILITIES PLAN			
	DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	SHEET	8 OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20	

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MATCHLINE SEE SHEET 10

FOUR SQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

MATCHLINE SEE SHEET 7

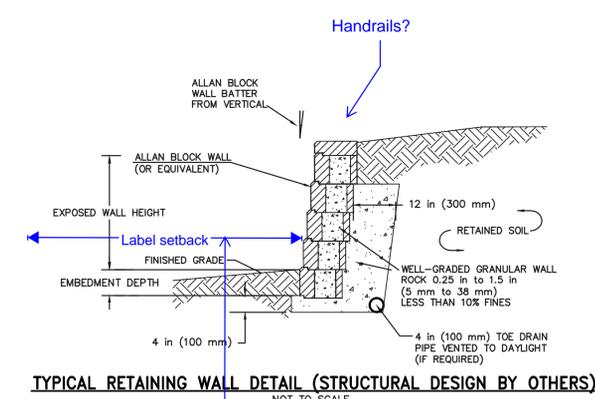


LEGEND

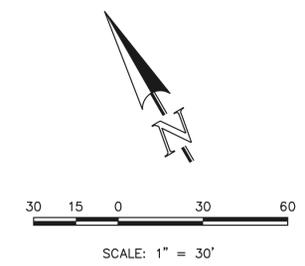
- 6770 --- EXISTING CONTOUR
- 6770 --- PROPOSED CONTOUR
- --- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



MATCHLINE SEE SHEET 10



Verify with Planning that building setbacks won't be an issue since these walls will qualify as structures. (PPRBD will need to review those plans also.)

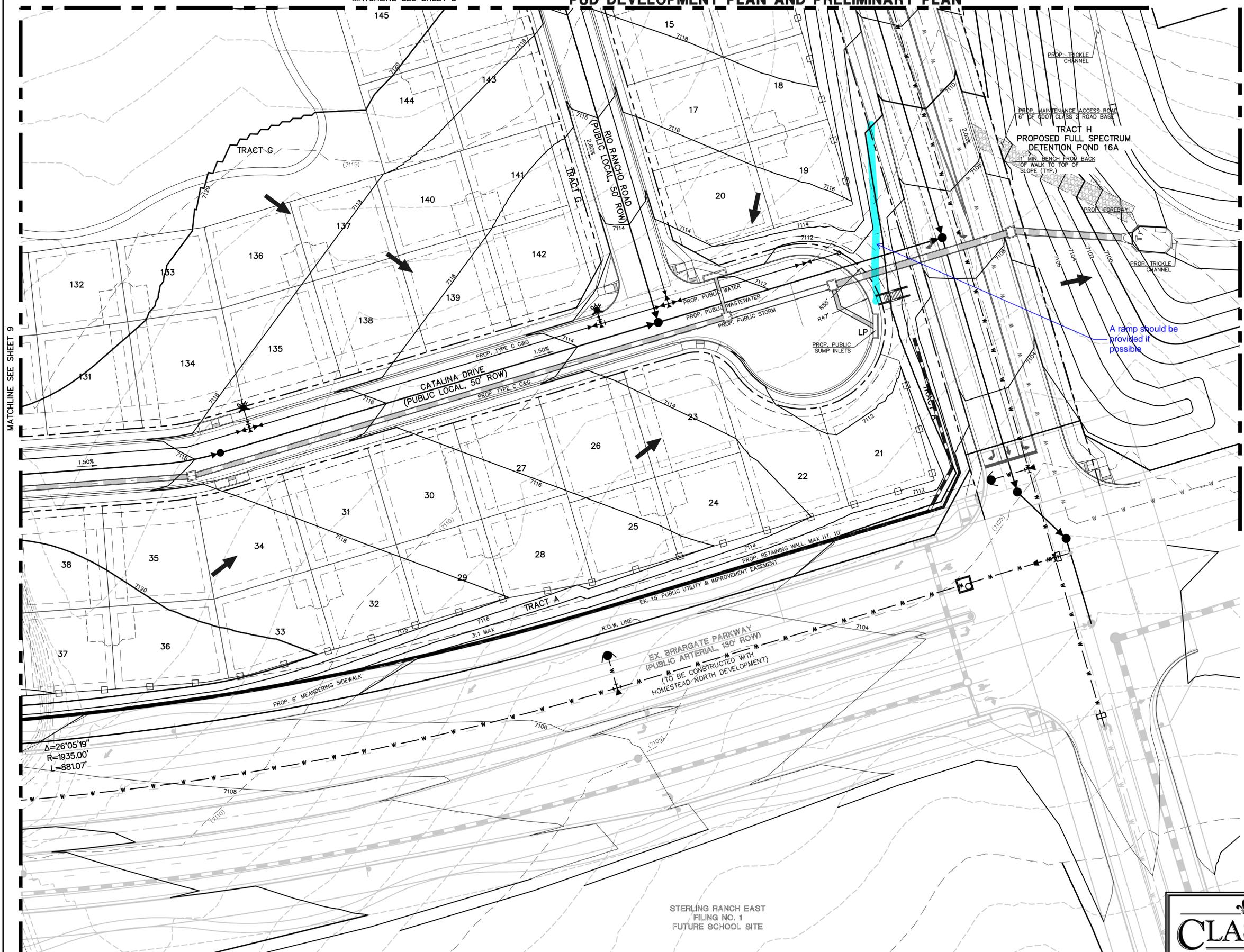
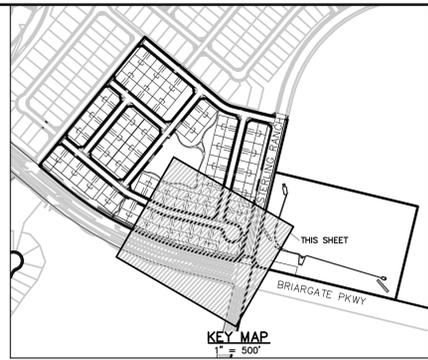


CLASSIC CONSULTING	STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PRELIMINARY GRADING & UTILITIES PLAN			
	DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	SHEET 9 OF 19	03/08/2022
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20	

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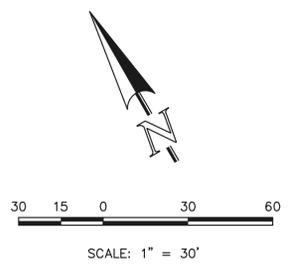
STERLING RANCH EAST
 FILING NO. 1
 FUTURE SCHOOL SITE

FOUR SQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



- LEGEND**
- - - - - EXISTING CONTOUR
 - 6770 — PROPOSED CONTOUR
 - - - - - BOUNDARY/FILING LINE
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - HP PROPOSED HIGH POINT
 - LP PROPOSED LOW POINT

A ramp should be provided if possible

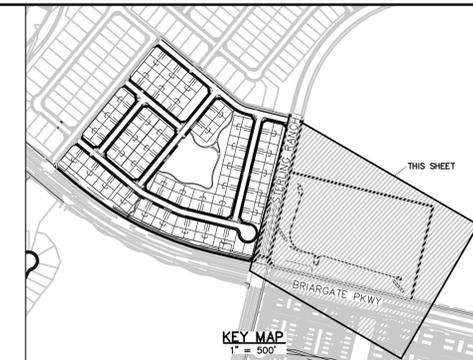


CLASSIC CONSULTING SM	STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PRELIMINARY GRADING & UTILITIES PLAN			CLASSIC CONSULTING SM	
	DESIGNED BY	EAS	SCALE		DATE
DRAWN BY	EAS	(H) 1" = 30'	SHEET	10	OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20		

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

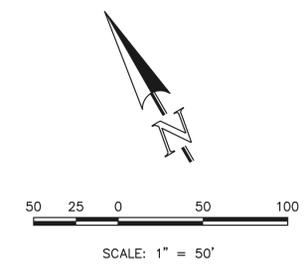
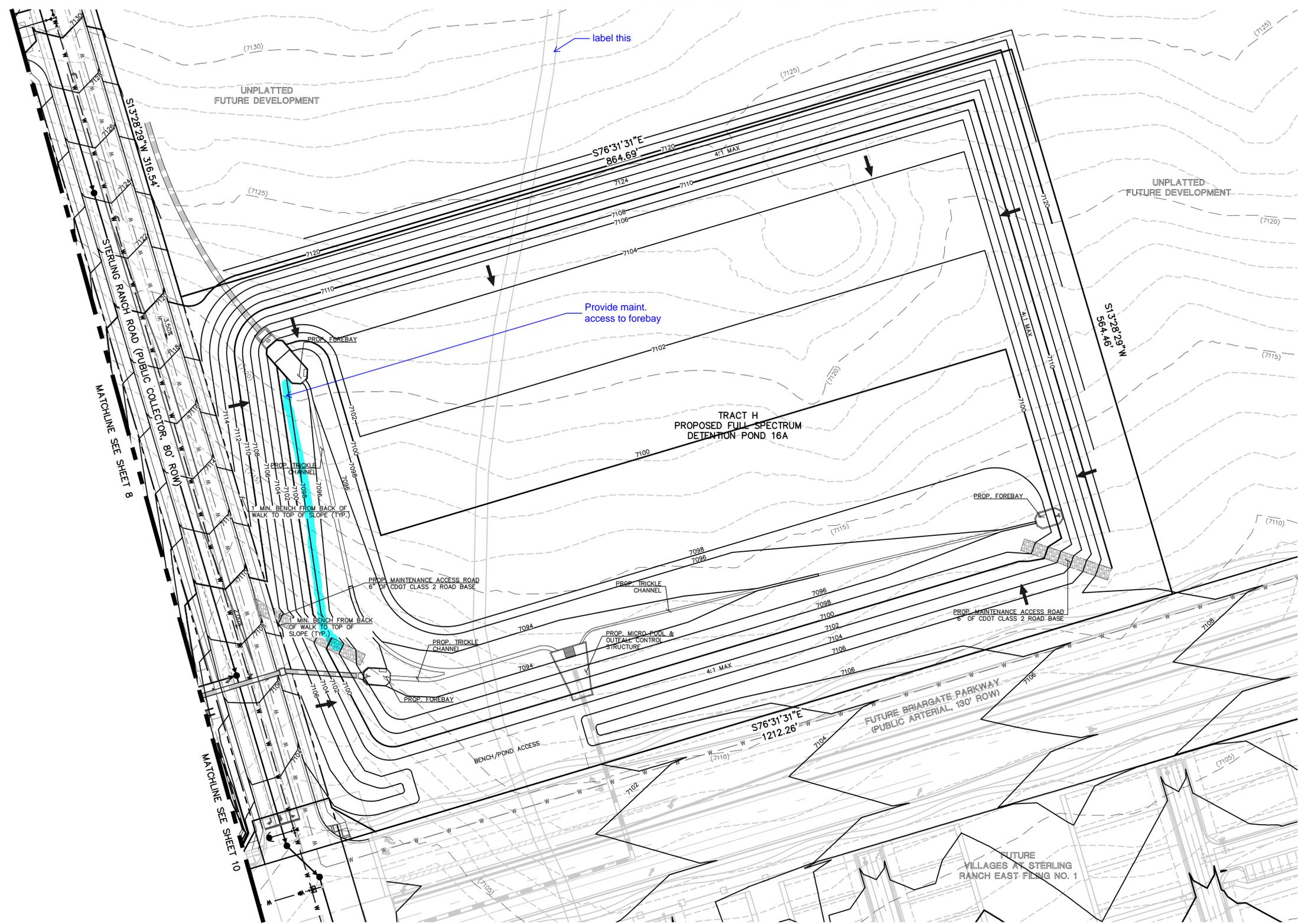
(719) 785-0790
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FOURSQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



LEGEND

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



	STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PRELIMINARY GRADING & UTILITIES PLAN			
	DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	SHEET	11 OF 19
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.20

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



ALL AMERICAN
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-587-6313

DATE	REVISION DESCRIPTION
8/16/2022	City comment revisions
10/3/2022	Added shrub cultivars, base revised (lot locations)

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



FOURSQUARE AT STERLING RANCH
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER
2673-0122

DATE **5/31/2022**
 DRAWN BY **MB**

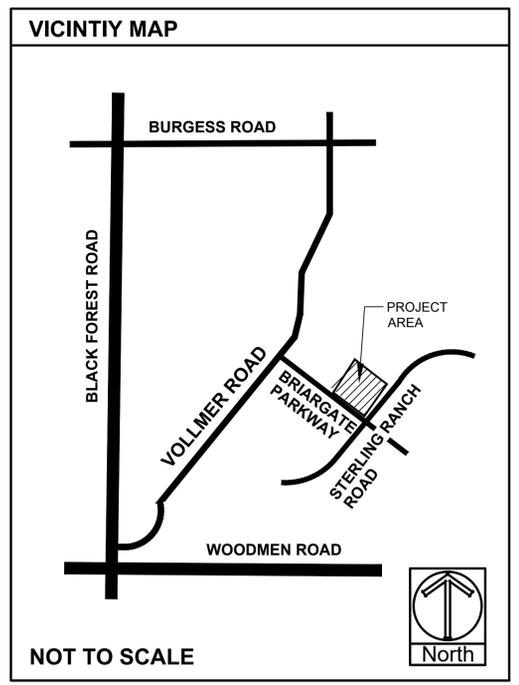
DRAWING DESCRIPTION
TITLE SHEET

SHEET #
L-TS
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add all title to all pages; first review comment remaining

FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



PROJECT SITE DATA	
ZONING:	PUD (SINGLE FAMILY HOMES)
PROPERTY AREA:	1,601,390 SF (36.76 ACRES)
PARKING SPOTS:	0
TOTAL LANDSCAPE AREA:	212,825 (HOME SITE AREA) 210,435 (POND AREA)

LANDSCAPE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Briargate Parkway	Minor Arterial	20'/20'	1,330'	1/25	54 / 49
Sterling Ranch Road	Minor Arterial	20'/20'	806'	1/25	33 / 30
West Road	Non Arterial	10'/10'	830'	1/30	28 / 22
North Road	Non Arterial	10'/10'	836'	1/30	28 / 22
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro		
50/50	0/0	LS	75%/75%		
30/30	0/0	LS	75%/75%		
60/60	0/0	LS	75%/75%		
60/60	0/0	LS	75%/75%		
Motor Vehicle (MV)					
Number of Parking Spots	Shade Trees (1/15 Spaces) Req. / Prov.	Vehicle Lot Frontage	Linear Footage	2/3 Length Frontage	
NA	NA	NA	NA	NA	
Min. 3' High Screening Plants Req. / Prov.	Length Screen Wall / Berm Prov. Abbr.		Abrev. on Plan	% Ground Plane Cov. Req. /Prov.	
NA	NA		MV	75%/75%	
Internal Landscaping (IL)					
Net Site Area (SF) (Less Public R.O.W.)	Internal Area (SF) Req. / Prov.	Internal Trees (1/500 SF) Req. / Prov.			
957,685 SF (Pond area not included)	97,200 SF	81,000 / 130,942 162 / 129			
(Internal landscape area is based off of 162 lots x 500 SF each lot =81,000 SF required for small lot PUD)					
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Prov.		
330 / 330+	0/0	IL	75%/75%		

PLANTING LEGEND					
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
AAM	34	Acer ginnala 'Flame'	Maple, Amur	1-1/2"	R,DE,F,Z=3, 8.5K,A,SIG
ABM	9	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K,S,SIG
ANM	50	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K,S,SIG
CCH	26	Craetagus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	R,DE,F,Z=4,8.5K,A,D,SIG
MSS	32	Malus 'Spring Snow'	Crabapple Spring Snow	1-1/2"	F,Z=4, 8.5K,S,SIG
TAR	33	Tilia americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3, 6K,S,SIG
TGL	18	Tilia cordata 'Greenspire'	Linden, Greenspire	1-1/2"	Z=4, 6K,S,SIG
EVERGREEN TREES					
PIB	6	Picea pungens 'Baker'	Spruce, Bakeri	6'	R,DE,Z=2, 8K,S,SIG
PIE	5	Pinus edulis	Pine, Pinyon	6'	X,R,DE,Z=3, 7.5K,D,SIG
PIP	5	Picea pungens	Spruce, Colorado Blue	6'	R,DE,Z=3, 10K,S,SIG
PON	34	Pinus ponderosa	Pine, Ponderosa	6'	R,DE,Z=3, 9.5K,D,SIG
DECIDUOUS SHRUBS					
ABR	68	Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red	5 Gal	R,DE,Z=5, 7.5K,S,SIG
ASB	27	Amelanchier alnifolia 'Saskatoon'	Serviceberry, Saskatoon	5 Gal	DE,F,Z=3, 10K,A,D,SIG
BRG	28	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R,DE,Z=4, 7K,A,SIG
COP	31	Contoneaster acutifolia	Contoneaster, peking	5 Gal	R,DE,Z=4, 10K,S,SIG
EBB	33	Euonymus alatus	Burning Bush	5 Gal	R,DE,F,Z=3, 7.5K,S,SIG
POA	44	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R,DE,F,Z=2, 10K,S,SIG
POG	156	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,DE,F,Z=2, 10K,S,SIG
RGL	35	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	DE,Z=3, 8.5K,A,D,SIG
SPF	32	Spiraea x bumalda 'Froebel'	Spirea, Froebel	5 Gal	R,DE, 7.5K,A,S,SIG
SYR	46	Syringa x josiflexa 'Royalty'	Lilac, Royalty	5 Gal	R,DE,Z=4,9K,A,SIG
VOS	22	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R,DE, 7.5K,A,SIG
EVERGREEN SHRUBS					
JB	122	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3,8.5K,A,SIG
JUA	84	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R,DE,Z=3, 7.5K,A,D,SIG
PGS	38	Picea pungens 'Glaucia Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG

GROUNDCOVER LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	2,572 LF
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	80,318 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	19,752 SF
	3" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	24,389 SF
	4-8" AND 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	7,275 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (QUANTITY AT RIGHT NOT SHOWN FOR MULCH RINGS AT PLANTS LOCATED IN ROCK OR NATIVE SEED)	TBD
	DECORATIVE BOULDER	69 TOTAL
	KENTUCKY BLUEGRASS SOD	38,647 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	64,133 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE MIX AT DET. POND (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	210,414 SF
	BERM	2,799 SF

FOURSQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO REG. 54, TOWNSHIP 12S, RANGE 6E WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

TITLE
 SECT TOWNSHIP
 RANGE ALL
 SHEETS -

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

UTILITY NOTE

CALL 1-800-422-1967 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 2' 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 VENTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARDS DRAWING 81303 FOR SPECIFIC CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 2' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

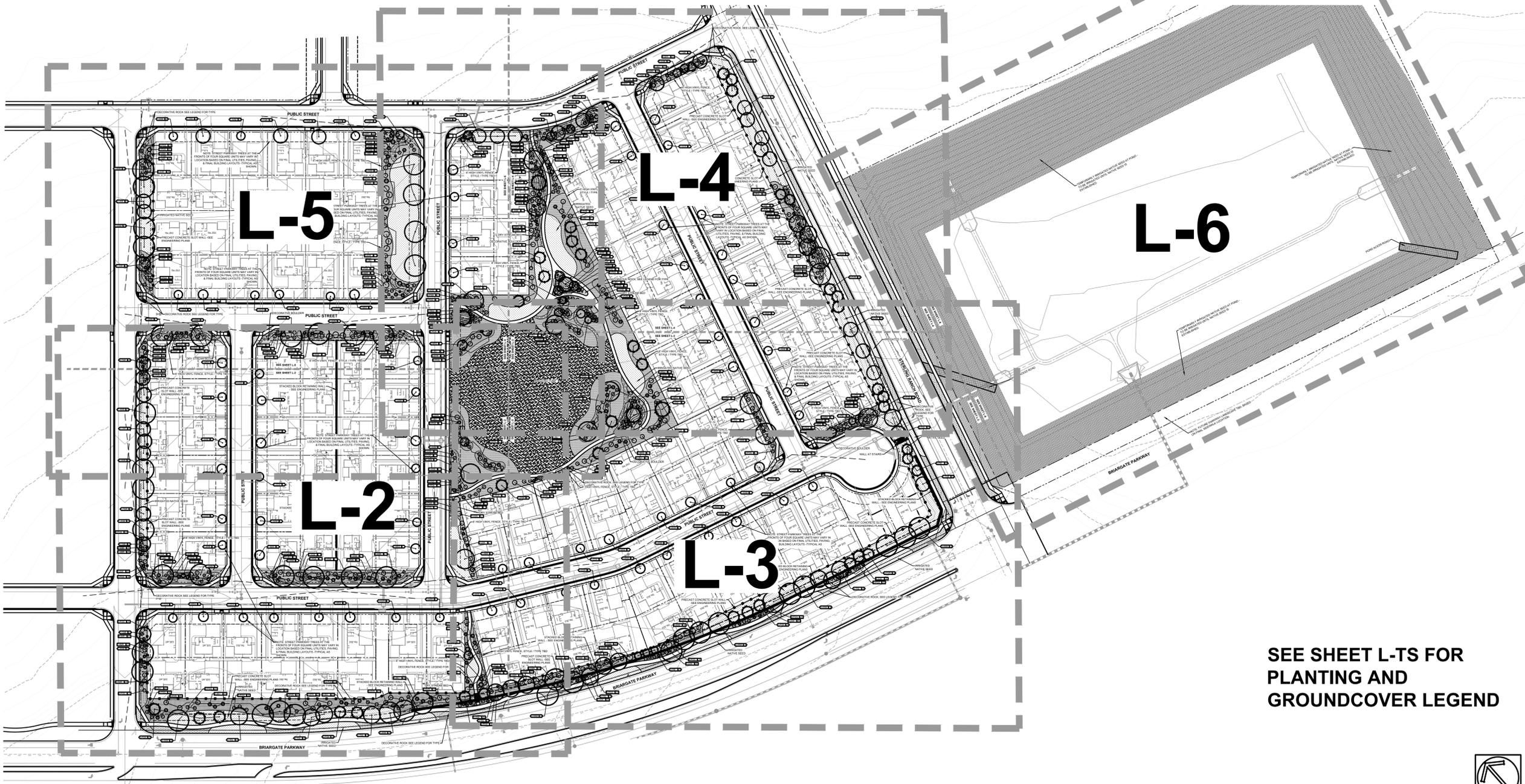
THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

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 IMPLIED FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFORM TO WARRANTIES. WATER 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 90 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. (TREE INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, AND ORNAMENTAL. 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 MULCH AREAS. TURF OR IRRIGATED SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.



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

ALL AMERICAN
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-527-6313

DATE	REVISION DESCRIPTION
3/19/2022	City comment revisions
10/3/2022	Added shrub callouts, base revised (lot locations)

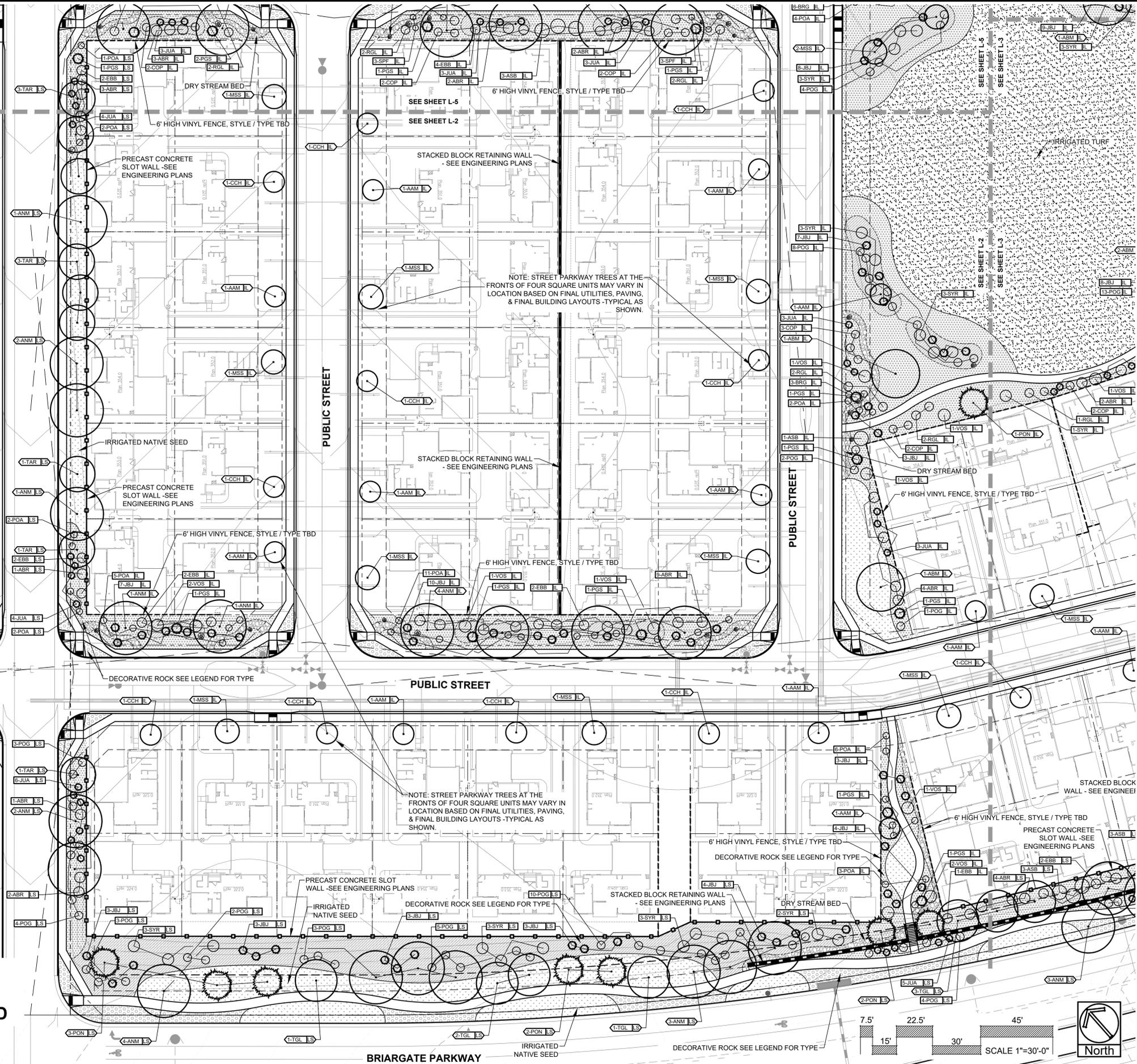
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- NOT FOR CONSTRUCTION



FOURSQUARE AT STERLING RANCH
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

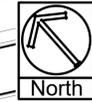
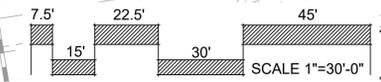
JOB NUMBER	2673-0122
DATE	5/31/2022
DRAWN BY	MB
DRAWING DESCRIPTION	OVERALL PRELIMINARY LANDSCAPE PLAN
SHEET #	L-1
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SCALE 1"=80'-0"



SEE SHEET L-TS FOR
 PLANTING AND
 GROUND COVER LEGEND

BRIARGATE PARKWAY



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 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-657-6373

DATE	REVISION DESCRIPTION
8/16/2022	City comment revisions
10/3/2022	Added shrub cultivars, base revised (lot locations)

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



FOURSQUARE AT STERLING RANCH
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	5/31/2022
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-2

FOURSQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 10S, RANGE 48 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



ALL AMERICAN
 LANDSCAPE ARCHITECTURE & IRRIGATION
 RESIDENTIAL & COMMERCIAL LANDSCAPING

1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80905
 719-587-6973

DATE	REVISION DESCRIPTION
3/16/2022	City comment revisions
10/3/2022	Added shrub culture, base revised (lot locations)

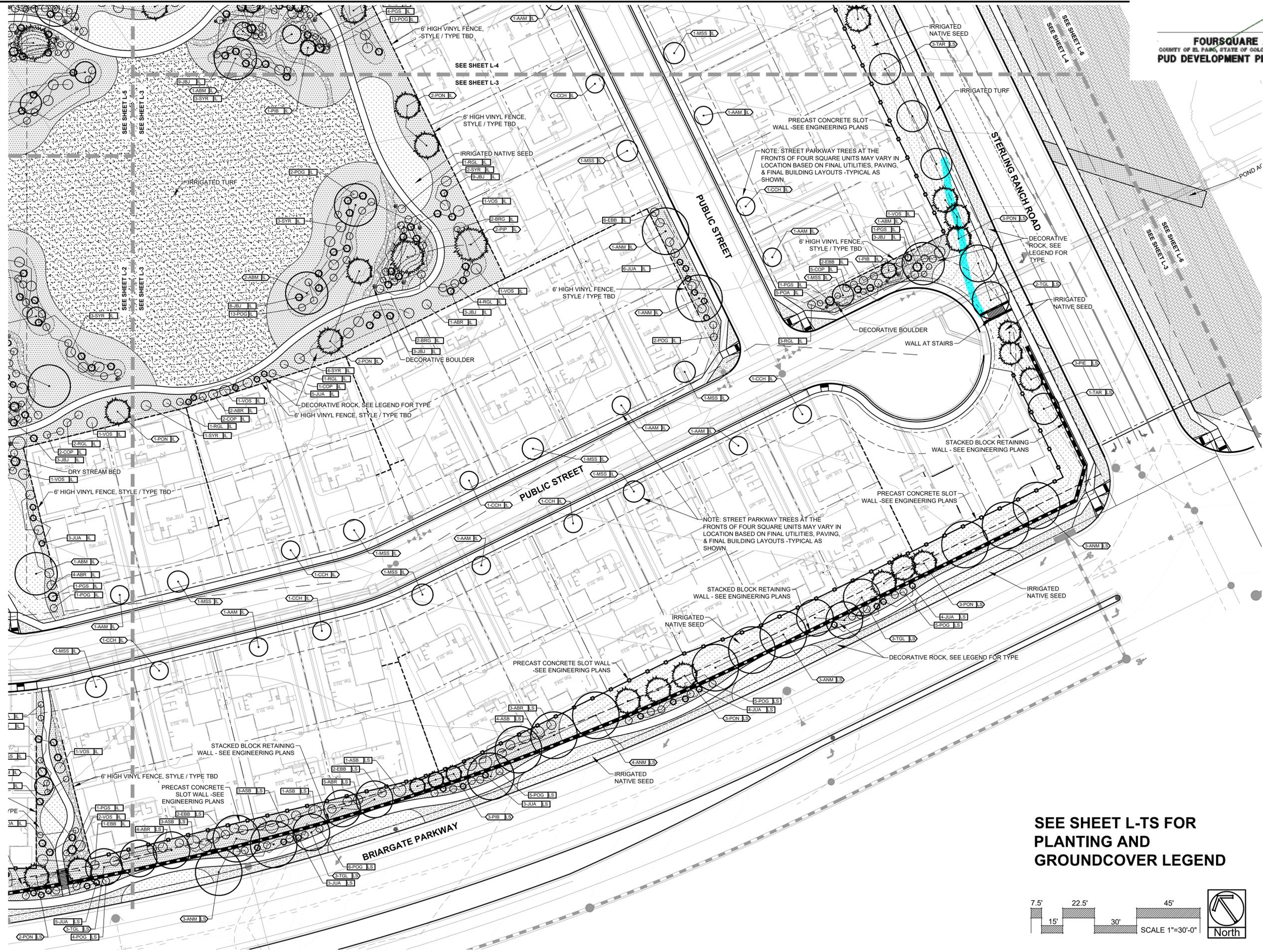
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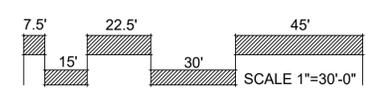
FOURSQUARE AT STERLING RANCH
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	5/31/2022
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-3

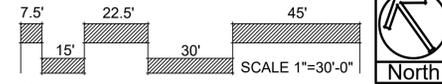
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**SEE SHEET L-TS FOR
 PLANTING AND
 GROUND COVER LEGEND**



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



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 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-587-6313

DATE	REVISION DESCRIPTION
3/16/2022	City comment revisions
10/3/2022	Added shrub culture, base revised (dot locations)

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



FOURSQUARE AT STERLING RANCH
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

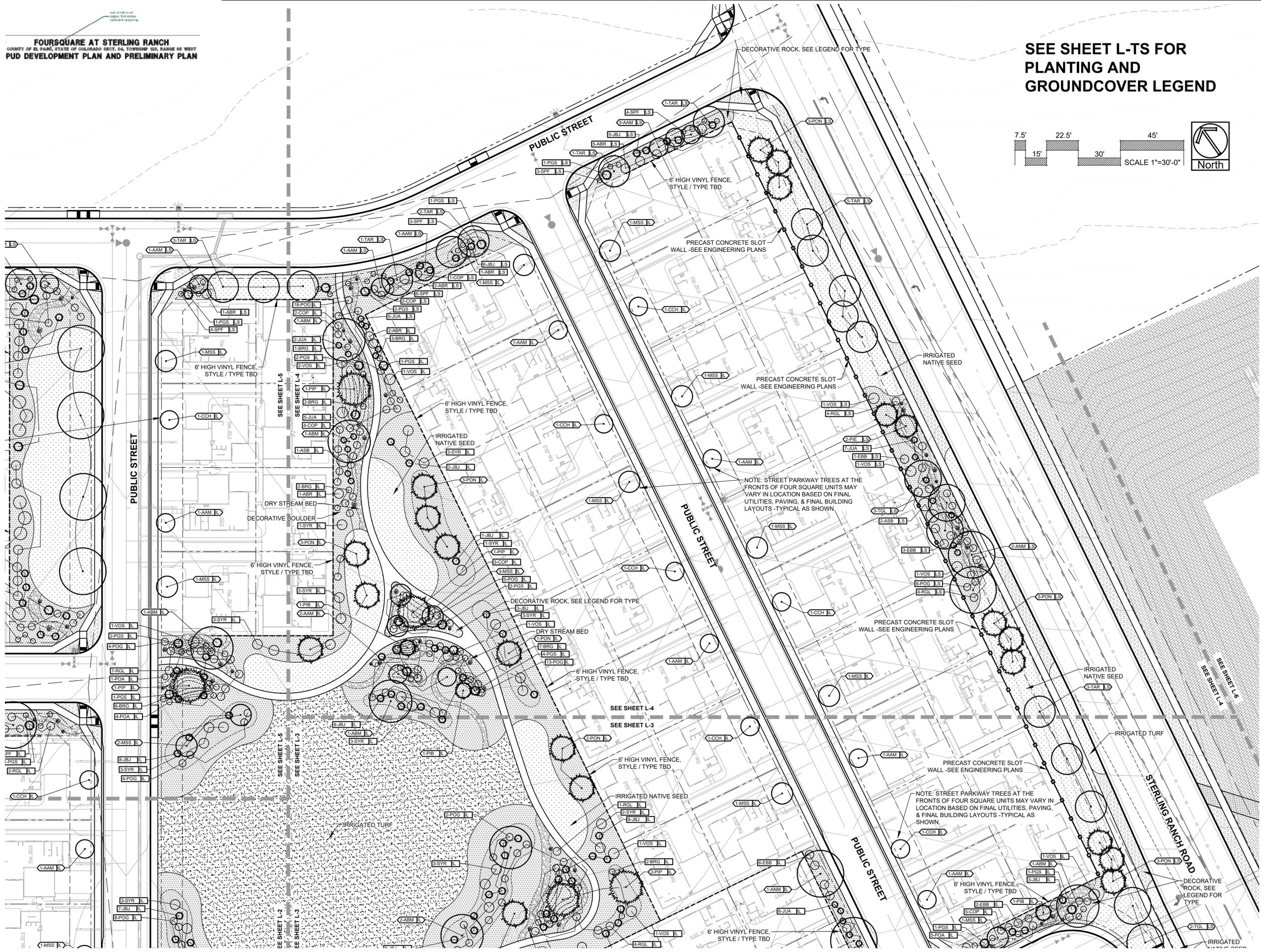
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2673-0122

DATE
5/31/2022

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MB

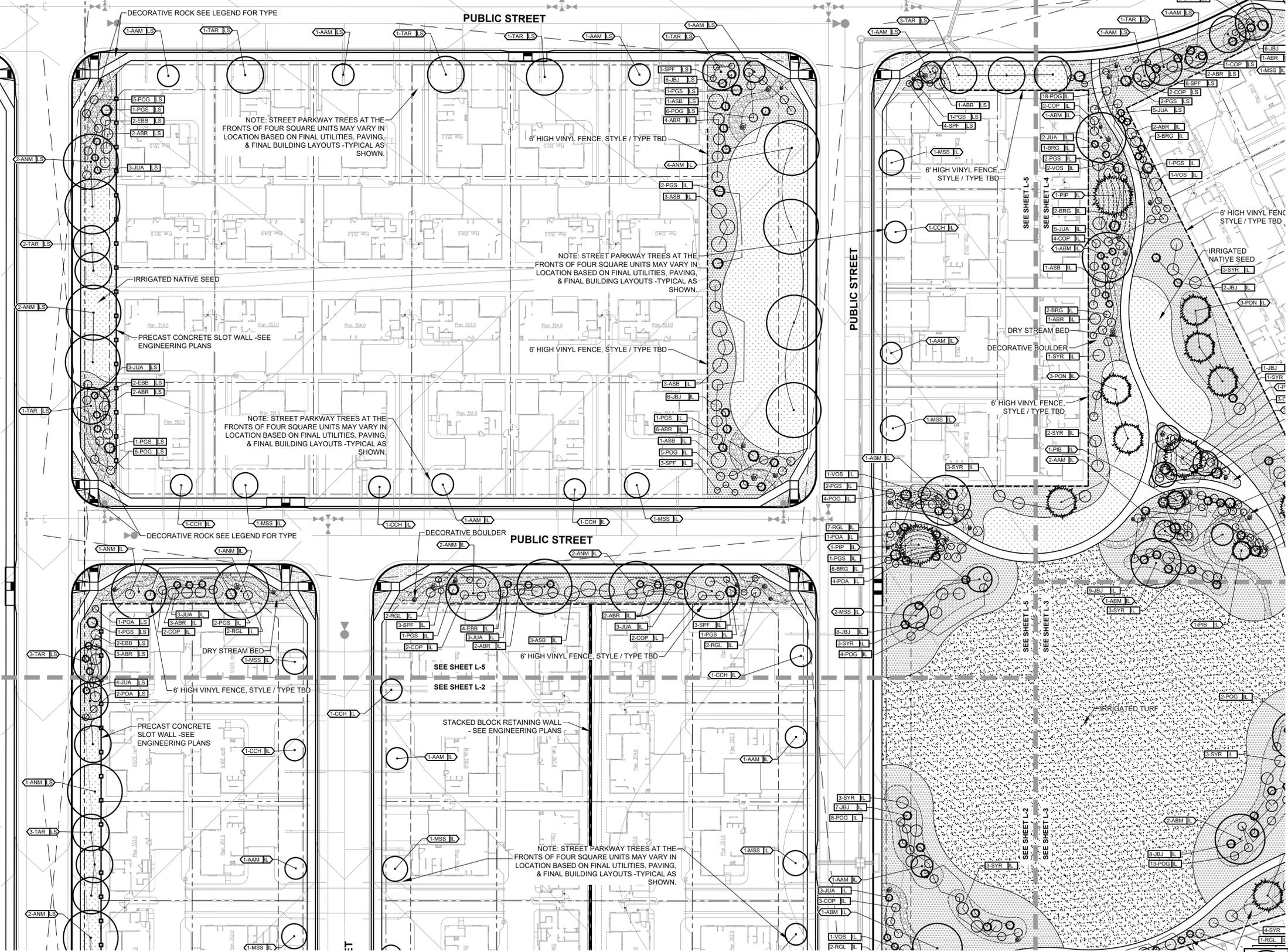
DRAWING DESCRIPTION
**PRELIMINARY
 LANDSCAPE PLAN**

SHEET #
L-4
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FOURSQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 68 WEST
 PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

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



ALL AMERICAN
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-587-9313

DATE	REVISION DESCRIPTION
3/16/2022	City comment revisions
10/3/2022	Added shrub culture, base revised (lot locations)

- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION



FOURSQUARE AT STERLING RANCH
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER
2673-0122

DATE
5/31/2022

DRAWN BY
MB

DRAWING DESCRIPTION
PRELIMINARY LANDSCAPE PLAN

SHEET #
L-5

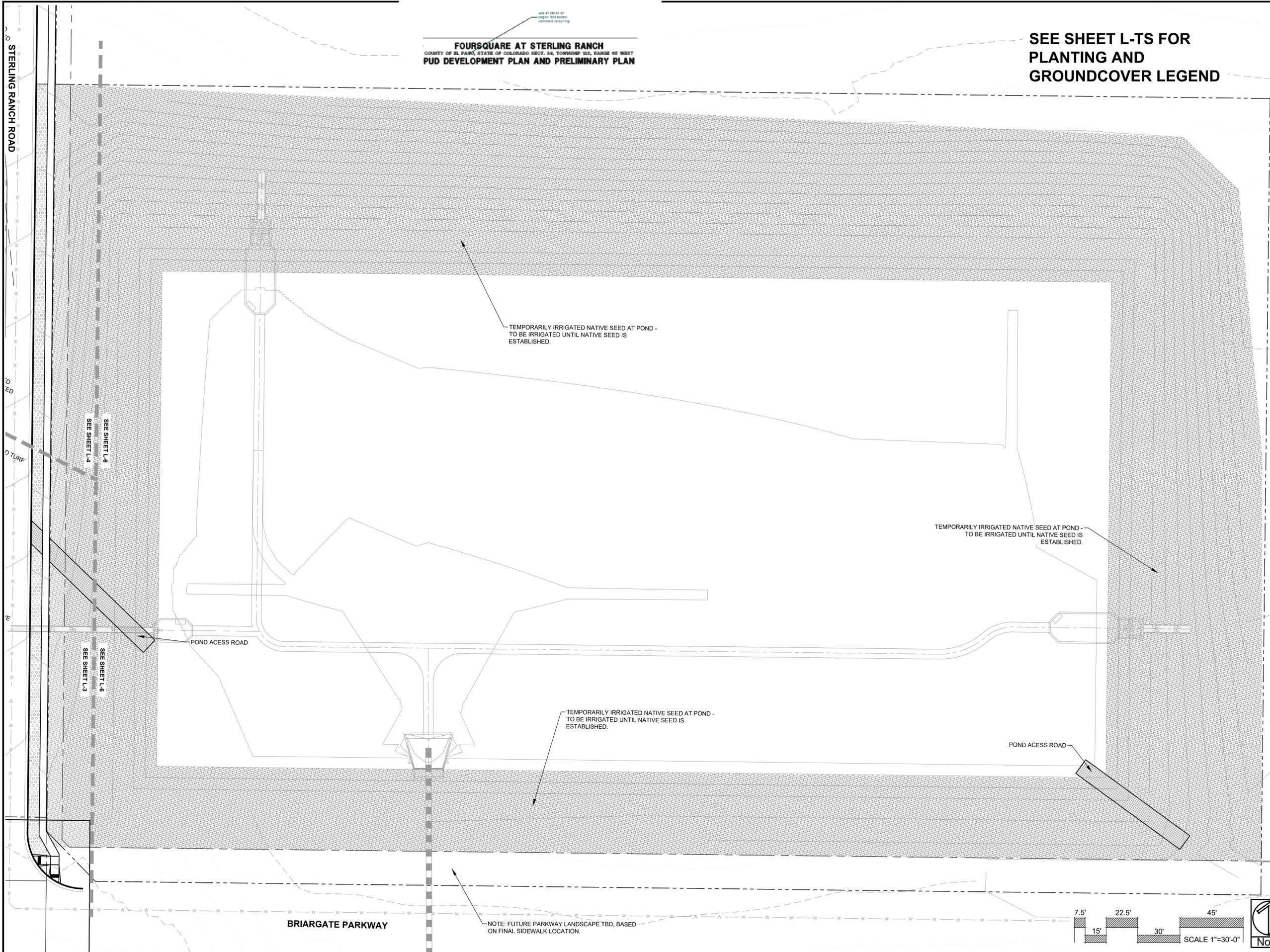
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North

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FOURSQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 66 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

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



ALL AMERICAN
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-587-6313

DATE	REVISION DESCRIPTION
8/18/2022	City comment revisions
10/3/2022	Added shrub cultivars, base revised (lot locations)

- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION



FOURSQUARE AT STERLING RANCH
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER
 2673-0122

DATE
 5/31/2022

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 MIB

DRAWING DESCRIPTION
**PRELIMINARY
 LANDSCAPE PLAN**

SHEET #
L-6
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FOURSQUARE AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 66 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

ALL AMERICAN
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-657-6035

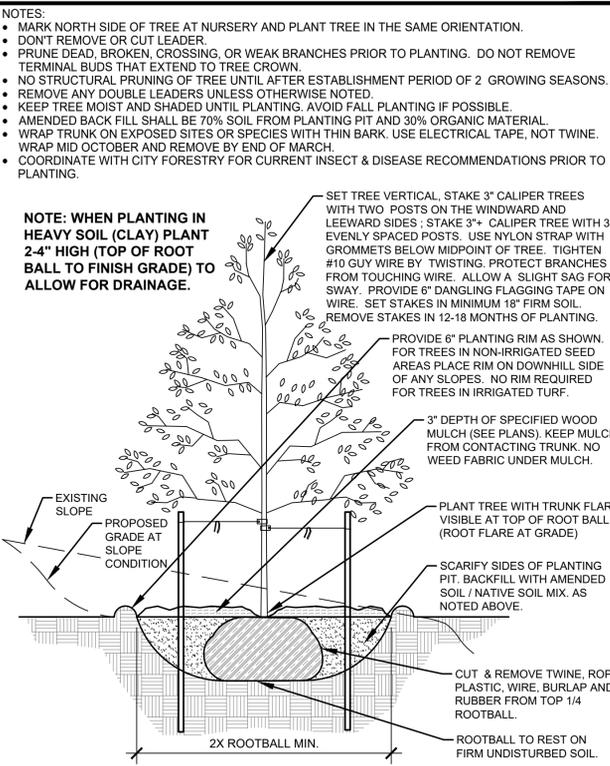
DATE	REVISION DESCRIPTION
3/16/2022	City comment revisions
10/3/2022	Added shrub cultivars, base revised (dit locations)

FOR CONSTRUCTION

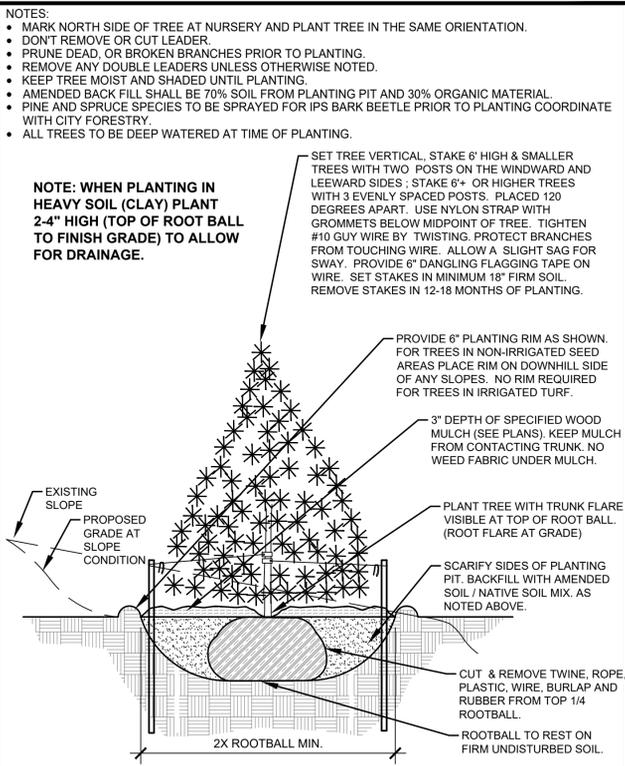
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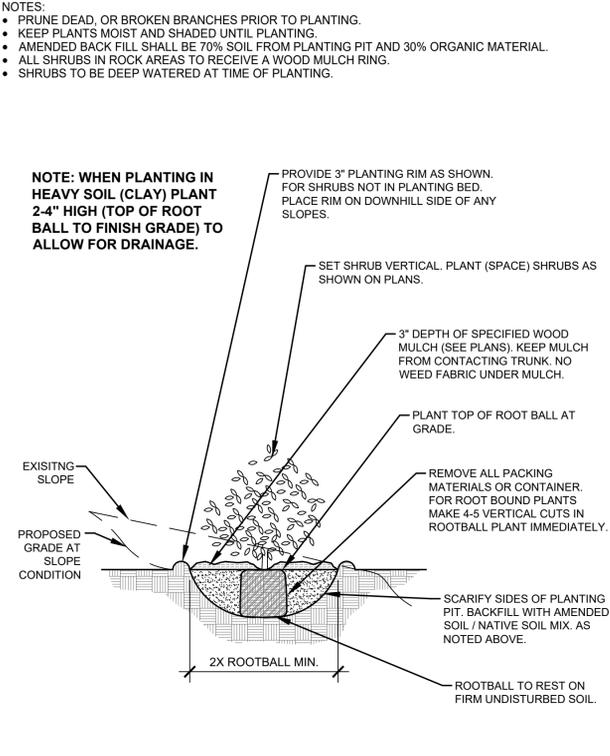
FOURSQUARE AT STERLING RANCH
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO



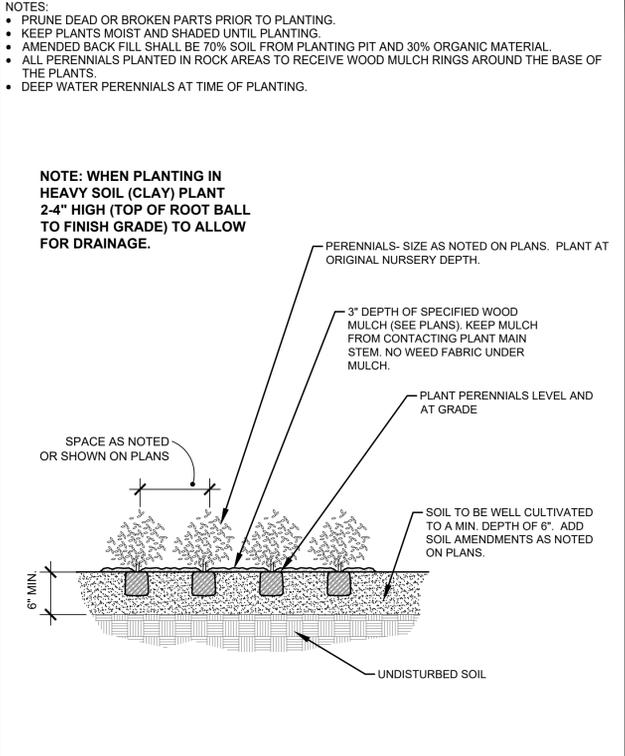
A DECIDUOUS TREE PLANTING DETAIL
 NOT TO SCALE



B EVERGREEN TREE PLANTING DETAIL
 NOT TO SCALE



C SHRUB PLANTING DETAIL
 NOT TO SCALE



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 5' O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
- ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
- ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
- CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF 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.

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 PERMITHRIN
 -- 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%	-SWITCHGRASS	10%
-GRAMA, BLUE	20%	-PRAIRIE SANDREED	10%
-GRAMA, SIDE-OATS	29%	-YELLOW INDIANGRASS	10%
-GREEN NEEDLEGRASS	5%	-GRAMA SIDE-OATS	10%
-WHEATGRASS, WESTERN	20%		
-DROPSIDE, 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.

-BIG BLUESTEM	20%	-SWITCHGRASS	10%
-GRAMA, BLUE	10%	-PRAIRIE SANDREED	10%
-GREEN NEEDLEGRASS	10%	-YELLOW INDIANGRASS	10%
-WHEATGRASS WESTERN	20%	-GRAMA SIDE-OATS	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 LOW GROW 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.

JOB NUMBER
2673-0122

DATE
 5/31/2022

DRAWN BY
 MB

DRAWING DESCRIPTION
PLANTING DETAILS & NOTES

SHEET #
L-7

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PUD Development Plan_V2.pdf Markup Summary 1-26-2023

dsdparsons (19)



Subject: Image
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updated CGS note



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Subject: Callout
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old label?



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move the owners sig blocks under Owner Certification please



Subject: Callout
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Date: 1/26/2023 11:32:46 AM
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As noted before; staff has no issue w 4 homes coming off of one driveway, but a modification of driveway definition would be requested- are you sure you want 3 homes only?



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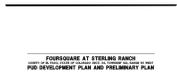
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review 1 comment

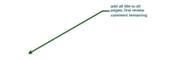


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previously it was a ten foot easement in addition to the 5'- I am just verifying you want a total of 20 feet now.

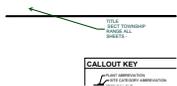


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add all title to all pages; first review comment remaining



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TITLE
 SECT TOWNSHIP RANGE ALL SHEETS -



Subject: Image
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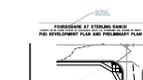
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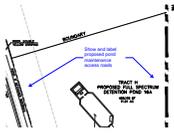
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Author: dsdparsons
Date: 1/26/2023 11:47:23 AM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [7] PLTG 2673-0122 v.5-L-6
Author: dsdparsons
Date: 1/26/2023 11:47:37 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [3] DP-03 SITE PLAN NE
Author: dsdrice
Date: 1/24/2023 9:17:39 AM
Status:
Color: ■
Layer:
Space:

Show and label proposed pond maintenance access roads



Subject:
Page Label: [4] DP-04 SITE PLAN SW
Author: dsdrice
Date: 1/24/2023 9:28:38 AM
Status:
Color: ■
Layer:
Space:

See E911 comments on road names.



Subject: Callout
Page Label: [4] DP-04 SITE PLAN SW
Author: dsdrice
Date: 1/24/2023 9:28:50 AM
Status:
Color: ■
Layer:
Space:

Is this triangle ROW? Please label



Subject: Callout
Page Label: [4] DP-04 SITE PLAN SW
Author: dsdrice
Date: 1/24/2023 9:30:02 AM
Status:
Color: ■
Layer:
Space:

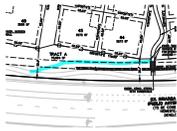
Subject:
Page Label: [4] DP-04 SITE PLAN SW
Author: dsdrice
Date: 1/24/2023 9:39:06 AM
Status:
Color: ■
Layer:
Space:



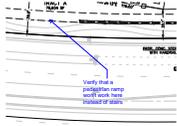
Subject: Callout
Page Label: [4] DP-04 SITE PLAN SW
Author: dsdrice
Date: 1/24/2023 9:39:32 AM
Status:
Color: ■
Layer:
Space:

This is not 280' - revise.





Subject:
Page Label: [4] DP-04 SITE PLAN SW
Author: dsdrice
Date: 1/24/2023 10:06:16 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [4] DP-04 SITE PLAN SW
Author: dsdrice
Date: 1/24/2023 10:06:41 AM
Status:
Color: ■
Layer:
Space:

Verify that a pedestrian ramp won't work here instead of stairs



Subject: Callout
Page Label: [4] DP-04 SITE PLAN SW
Author: dsdrice
Date: 1/24/2023 10:59:24 AM
Status:
Color: ■
Layer:
Space:

Verify that a driveway will fit on one of these lots



Subject: Callout
Page Label: [5] DP-05 SITE PLAN SE
Author: dsdrice
Date: 1/24/2023 9:53:33 AM
Status:
Color: ■
Layer:
Space:

Consider moving maint. access further north so that traffic can get by if the lane is obstructed.

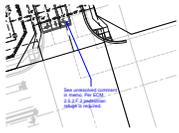


Subject: Callout
Page Label: [5] DP-05 SITE PLAN SE
Author: dsdrice
Date: 1/24/2023 9:54:22 AM
Status:
Color: ■
Layer:
Space:

A ramp should be provided if possible

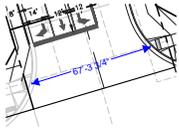


Subject:
Page Label: [5] DP-05 SITE PLAN SE
Author: dsdrice
Date: 1/24/2023 9:54:38 AM
Status:
Color: ■
Layer:
Space:



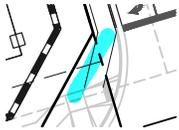
Subject: Callout
Page Label: [5] DP-05 SITE PLAN SE
Author: dsdrice
Date: 1/24/2023 11:23:53 AM
Status:
Color: ■
Layer:
Space:

See unresolved comment in memo. Per ECM 2.5.2.F.2 pedestrian refuge is required.



Subject: Length Measurement
Page Label: [5] DP-05 SITE PLAN SE
Author: dsdrice
Date: 1/24/2023 4:33:16 PM
Status:
Color: ■
Layer:
Space:

67'-3 3/4"

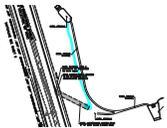


Subject:
Page Label: [5] DP-05 SITE PLAN SE
Author: dsdrice
Date: 1/24/2023 4:32:34 PM
Status:
Color: ■
Layer:
Space:

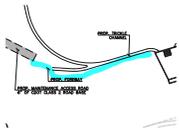


Subject: Callout
Page Label: [6] DP-06 POND
Author: dsdrice
Date: 1/24/2023 10:57:48 AM
Status:
Color: ■
Layer:
Space:

Optional



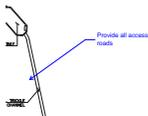
Subject:
Page Label: [6] DP-06 POND
Author: dsdrice
Date: 1/24/2023 11:32:28 AM
Status:
Color: ■
Layer:
Space:



Subject:
Page Label: [6] DP-06 POND
Author: dsdrice
Date: 1/24/2023 11:32:41 AM
Status:
Color: ■
Layer:
Space:

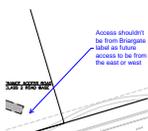


Subject:
Page Label: [6] DP-06 POND
Author: dsdrice
Date: 1/24/2023 11:33:00 AM
Status:
Color: ■
Layer:
Space:



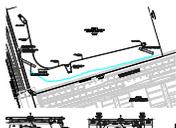
Subject: Callout
Page Label: [6] DP-06 POND
Author: dsdrice
Date: 1/24/2023 11:33:44 AM
Status:
Color: ■
Layer:
Space:

Provide all access roads

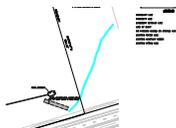


Subject: Callout
Page Label: [6] DP-06 POND
Author: dsdrice
Date: 1/24/2023 11:35:41 AM
Status:
Color: ■
Layer:
Space:

Access shouldn't be from Briargate label as future access to be from the east or west



Subject:
Page Label: [6] DP-06 POND
Author: dsdrice
Date: 1/24/2023 11:35:07 AM
Status:
Color: ■
Layer:
Space:



Subject:
Page Label: [6] DP-06 POND
Author: dsdrice
Date: 1/24/2023 11:34:51 AM
Status:
Color: ■
Layer:
Space:



Subject:
Page Label: [7] PP-07 PU-PG NW
Author: dsdrice
Date: 1/24/2023 11:36:56 AM
Status:
Color: ■
Layer:
Space:

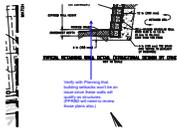


Subject: Callout
Page Label: [9] PP-09 PU-PG-SW
Author: dsdrice
Date: 1/24/2023 10:41:55 AM
Status:
Color: ■
Layer:
Space:

Handrails?

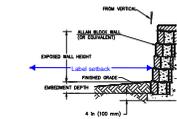


Subject:
Page Label: [9] PP-09 PU-PG-SW
Author: dsdrice
Date: 1/24/2023 11:30:31 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [9] PP-09 PU-PG-SW
Author: dsdrice
Date: 1/24/2023 11:53:13 AM
Status:
Color: ■
Layer:
Space:

Verify with Planning that building setbacks won't be an issue since these walls will qualify as structures. (PPRBD will need to review those plans also.)

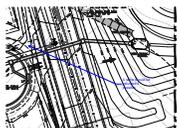


Subject: Dimension
Page Label: [9] PP-09 PU-PG-SW
Author: dsdrice
Date: 1/24/2023 11:53:13 AM
Status:
Color: ■
Layer:
Space:

Label setback

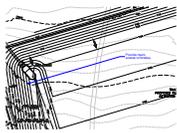


Subject:
Page Label: [10] PP-10 PU-PG SE
Author: dsdrice
Date: 1/24/2023 9:57:16 AM
Status:
Color: ■
Layer:
Space:



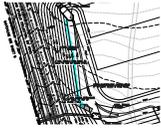
Subject: Callout
Page Label: [10] PP-10 PU-PG SE
Author: dsdrice
Date: 1/24/2023 9:57:40 AM
Status:
Color: ■
Layer:
Space:

A ramp should be provided if possible

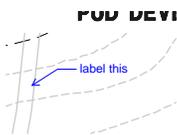


Subject: Callout
Page Label: [11] PP-11 PU-PG POND
Author: dsdrice
Date: 1/24/2023 10:00:28 AM
Status:
Color: ■
Layer:
Space:

Provide maint. access to forebay

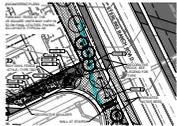


Subject:
Page Label: [11] PP-11 PU-PG POND
Author: dsdrice
Date: 1/24/2023 10:00:22 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [11] PP-11 PU-PG POND
Author: dsdrice
Date: 1/24/2023 10:01:12 AM
Status:
Color: ■
Layer:
Space:

label this



Subject:
Page Label: [4] PLTG 2673-0122 v.5-L-3
Author: dsdrice
Date: 1/24/2023 10:04:42 AM
Status:
Color: ■
Layer:
Space: