

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... C. ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS... D. RELATIONSHIP TO COUNTY REGULATIONS... 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... F. CONFLICT: WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER... G. MAXIMUM LEVEL OF DEVELOPMENT... H. PROJECT TRACKING... I. OVERALL PROJECT STANDARDS...

FOURSQUARE AT STERLING RANCH DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES:

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

- 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... b. ATTACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB OR EDGE OF SHARED DRIVEWAY... c. SIDE YARD: 5 FEET (SEE TYPICAL LOT DETAIL). d. CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT OR SHARED PRIVATE DRIVE AISLE. e. REAR YARD: 5 FEET MIN. NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.

- 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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENT AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENT AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

- D. PROJECTION INTO SETBACKS A. AWNINGS, CHIMNEY'S 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. B. CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.

- E. LOT NOTES: 1. THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT. 2. FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN. 3. MINOR ADJUSTMENTS TO LOT LINES, PRIVATE SHARED DRIVEWAYS AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN. Add note to dimensional standards that lots 21 & 22 will NOT need a dimensional variance for lot size, coverage of lot coverage or setback encroachments if future intersection improvements occur at Briargate and Sterling Ranch Road. Relocation of retaining wall or sound wall due to intersection improvements will not require an approval through PCD.

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 4. ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY. 5. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND SHALL BE LIMITED TO A TOTAL OF ONE HUNDRED FIFTY EIGHT (158) SINGLE FAMILY LOTS. 6. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 20% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS. 7. FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0533G DATED DECEMBER 7, 2018. 8. ALL TRACTS WILL BE OWNED AND (WHERE REQUIRED) MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT. 9. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.

- 10. SOIL AND GEOLOGY CONDITIONS: 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 "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY FOR FOURSQUARE AT STERLING RANCH EAST PRELIMINARY PLAN NO. 2-PARCEL NO.19, EL PASO COUNTY, COLORADO" BY ENTECH ENGINEERING, INC. DATED SEPT. 15, 2022 IN FILE PUD SP-22-227 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: - POTENTIALLY UNSTABLE SLOPE AREAS - THE ENTIRE SITE WILL BE REGRADED AND SLOPES WILL BE PROPERLY BENCHMARKED TO NOT CREATE ANY UNSTABLE SLOPE CONDITIONS. - RADON - AS THESE SINGLE FAMILY DETACHED HOMES WILL NOT BE CONSTRUCTED WITH BASEMENTS, INCREASED VENTILATION IS NOT REQUIRED.

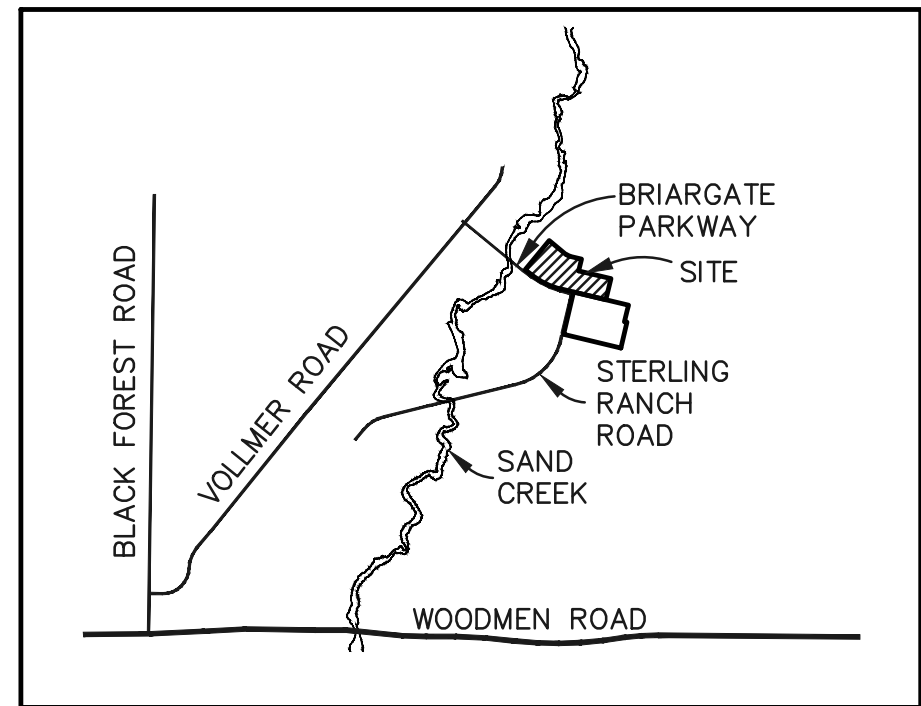
- 11. NO BASEMENTS ARE PERMITTED IN THE FOURSQUARE AT STERLING RANCH DEVELOPMENT. 12. HOMEOWNER IS RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED. 13. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES 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. 14. 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.

- 15. 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. 16. 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.

- 17. STERLING RANCH METROPOLITAN DISTRICT TO MAINTAIN SITE RETAINING WALLS. 18. 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.

- 19. 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 TAXING DISTRICT, STERLING RANCH METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE, 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.

- 20. 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. 19-471), 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. 21. SHARED ACCESS EASEMENT PROVIDING ACCESS TO THREE LOTS TO REMAIN CLEAR OF ANY OBSTRUCTIONS OR PARKED VEHICLES.



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:

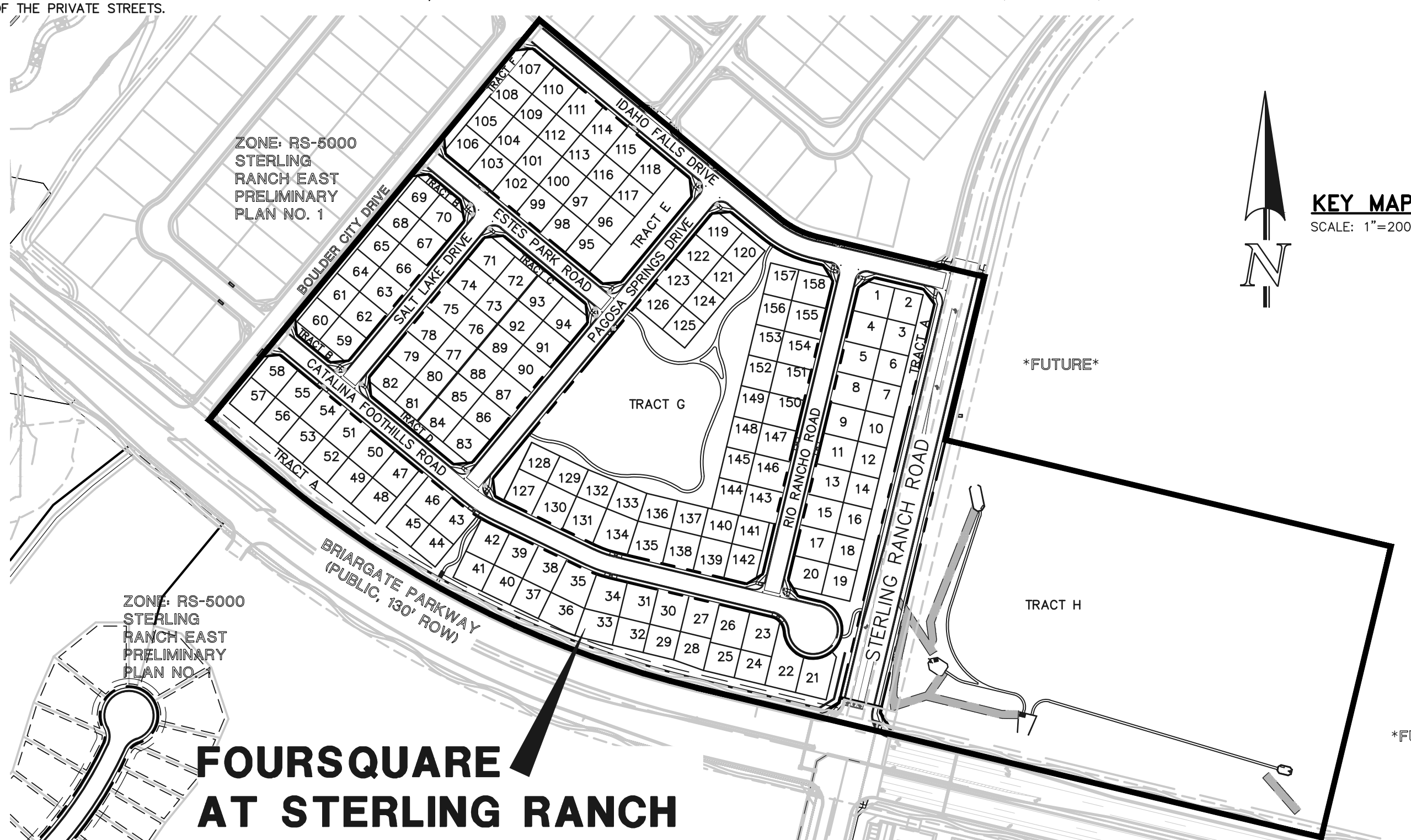
A PARCEL OF LAND BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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 TIMBERBRIDGE 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 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 326.08 FEET; THENCE S13°28'29"W, A DISTANCE OF 316.54 FEET; THENCE S76°31'31"E, A DISTANCE OF 864.70 FEET; THENCE S13°28'29"W, A DISTANCE OF 564.46 FEET; THENCE N76°31'31"W, A DISTANCE OF 828.70 FEET; THENCE N31°31'31"W, A DISTANCE OF 49.50 FEET; THENCE N13°28'29"E, A DISTANCE OF 10.00 FEET; THENCE N76°31'31"W, A DISTANCE OF 80.00 FEET; THENCE S13°28'29"W, A DISTANCE OF 10.00 FEET; THENCE S58°28'13"W, A DISTANCE OF 49.50 FEET; THENCE N76°31'31"W, A DISTANCE OF 232.56 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT, HAVING A DELTA OF 26°05'19", A RADIUS OF 1,935.00 FEET, AND A DISTANCE OF 881.07 FEET TO A POINT OF TANGENT; THENCE N50°26'12"W, A DISTANCE OF 161.33 FEET; THENCE N05°26'12"W, A DISTANCE OF 28.28 FEET; THENCE N39°33'48"E, A DISTANCE OF 960.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 36.647 ACRES (1,596,330 SF).



FOURSQUARE AT STERLING RANCH

DEVELOPMENT DATA:

Table with 2 columns: Field Name, Value. Fields include: EXISTING ZONING: RR-5; TAX SCHEDULE NO.: 5200000552, 5200000553, 5233000016; TOTAL AREA: 36.647 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: 5.166 ACRES.

OWNER CERTIFICATION:

CLASSIC SRJ LAND, LLC NAME OF LANDOWNER LANDOWNER'S SIGNATURE STATE OF COLORADO ) COUNTY OF EL PASO ) ss THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D. BY \_\_\_ OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: \_\_\_ NOTARY PUBLIC

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 ) ss THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D. BY \_\_\_ OF \_\_\_ WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: \_\_\_ 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 ) ss I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_ O'CLOCK \_\_\_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

SHEET INDEX

Table with 3 columns: Description, Sheet Number, of Total Sheets. Rows include: COVER SHEET (Sheet 1 of 19), PUD & PRELIMINARY PLAN (Sheets 2-6 of 19), PRELIMINARY GRADING & UTILITIES PLAN (Sheets 7-11 of 19), LANDSCAPE TITLE SHEET (Sheet 12 of 19), LANDSCAPE PLAN - OVERALL (Sheet 13 of 19), LANDSCAPE PLAN (Sheets 14-18 of 19), PLANTING DETAILS AND NOTES (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. Phone: (719) 785-0790. Fax: (719) 785-0799.

FOURSQUARE AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN TITLE SHEET

Table with 4 columns: Field Name, Value, Field Name, Value. Fields include: DESIGNED BY: EAS; SCALE: DATE: 03/08/2022; DRAWN BY: EAS; (H) 1" = 200'; SHEET: 1 OF 19; CHECKED BY: (V) 1" = N/A; JOB NO.: 1183.20.

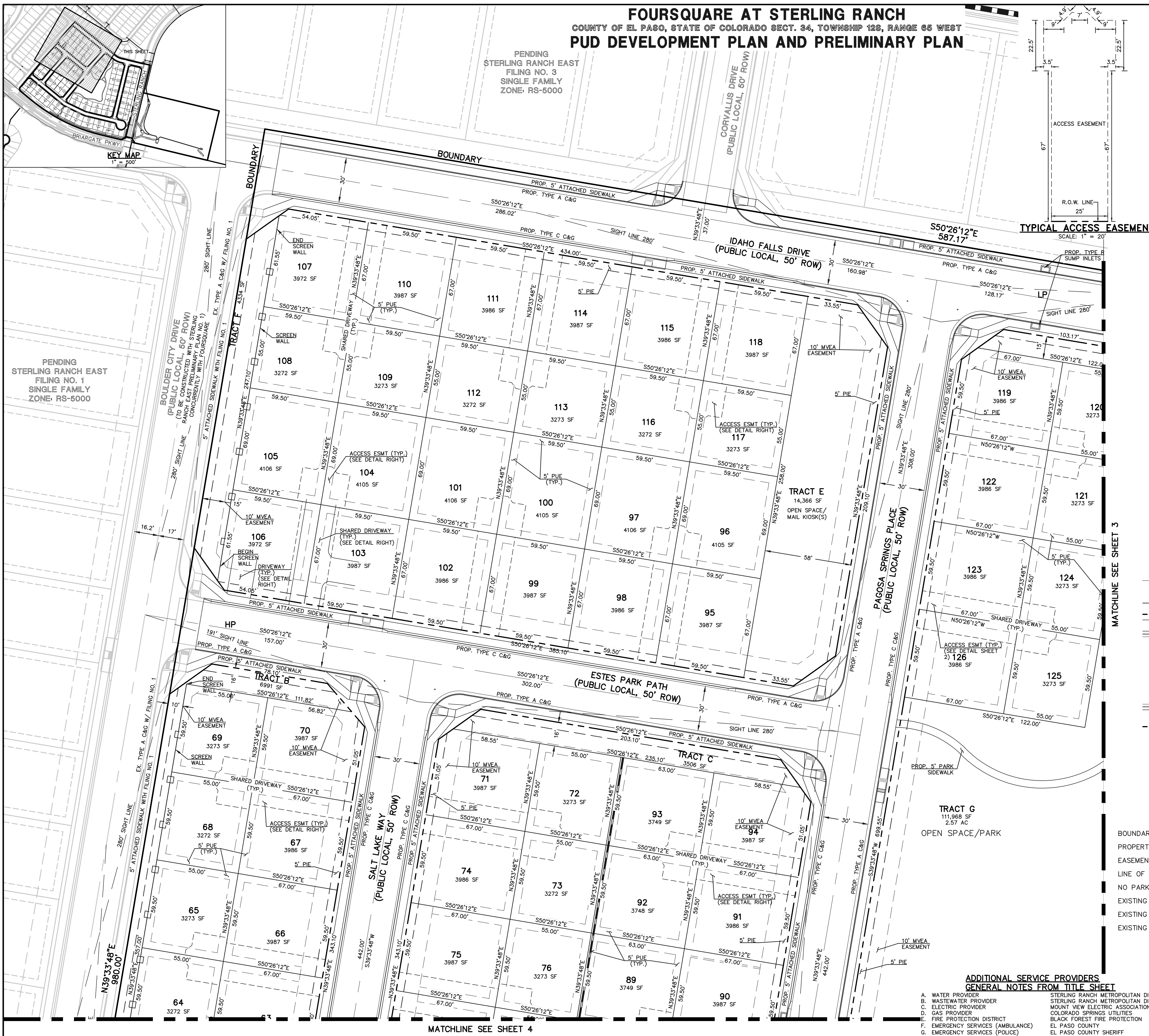


# FOUR SQUARE AT STERLING RANCH

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

### PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

PENDING  
STERLING RANCH EAST  
FILING NO. 3  
SINGLE FAMILY  
ZONE RS-5000



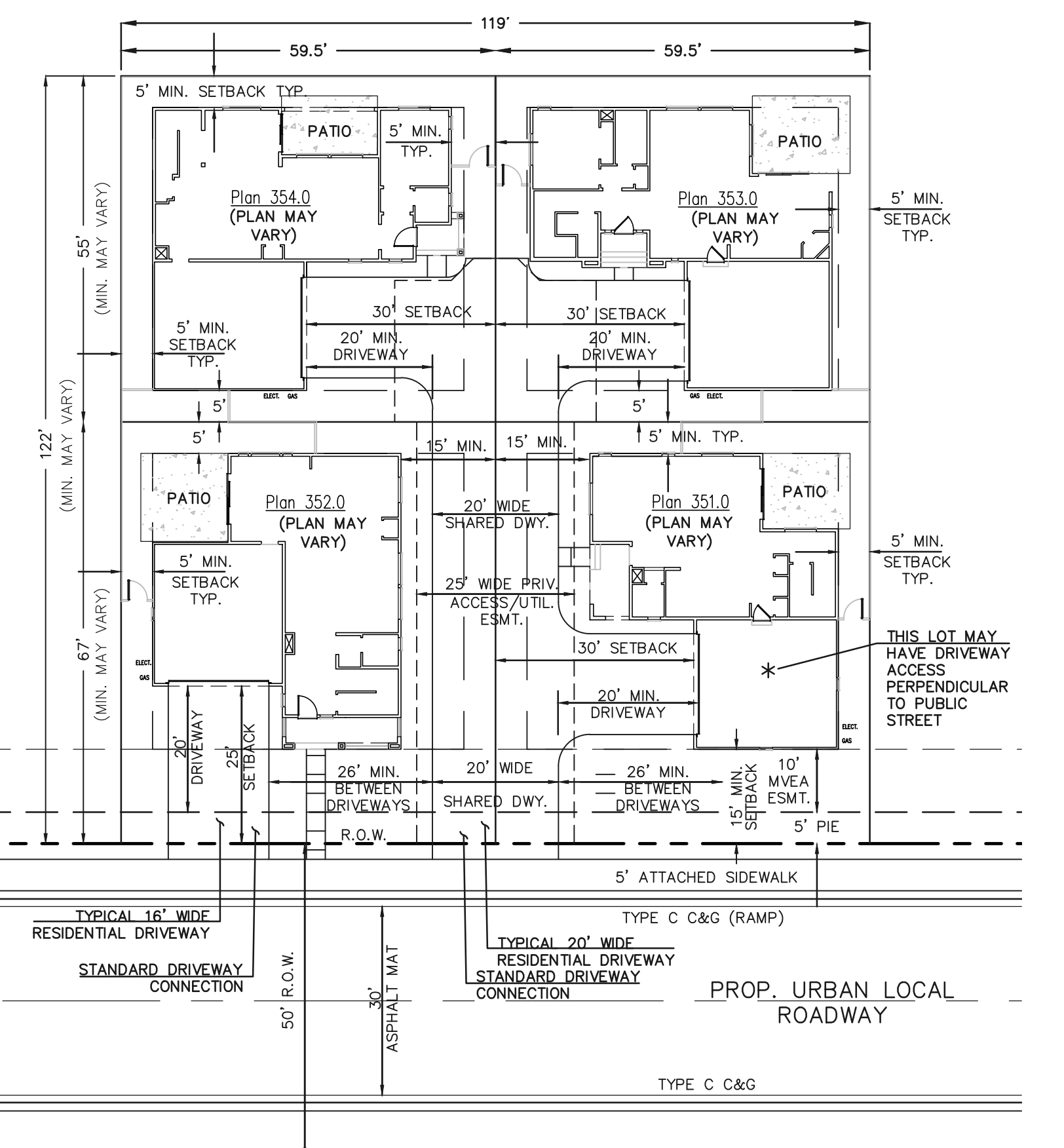
**FOUR SQUARE AT STERLING RANCH SUMMARY TABLE:**

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
<b>TOTAL</b>	<b>1,596,534</b>	<b>100%</b>		

\*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/DETECTION	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	SRMD	SRMD
H	487,493	X			X	X	X	X	X	SRMD	SRMD
<b>TOTAL</b>	<b>711,492</b>										



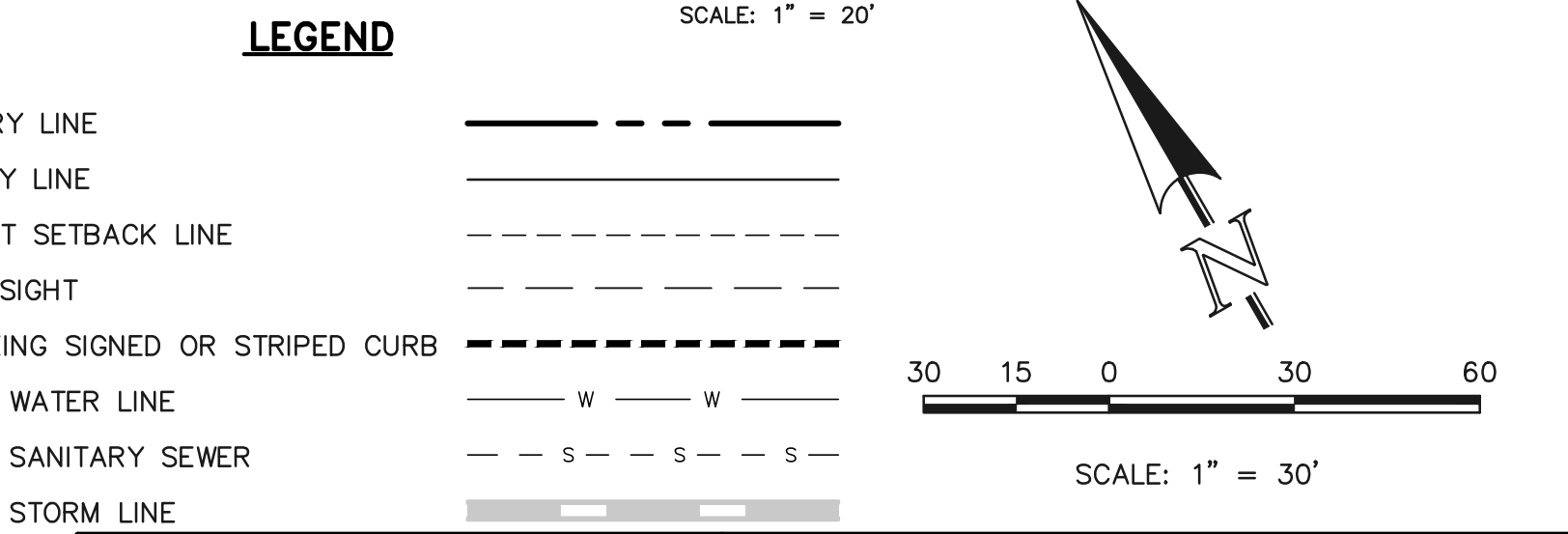
**NOTES:**

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.

**TYPICAL LOT DETAIL**  
SCALE: 1" = 20'



**ADDITIONAL SERVICE PROVIDERS**

**GENERAL NOTES FROM TITLE SHEET**

A. WATER PROVIDER: STERLING RANCH METROPOLITAN DISTRICT  
 B. WASTEWATER PROVIDER: STERLING RANCH METROPOLITAN DISTRICT  
 C. ELECTRIC PROVIDER: MOUNTAIN VIEW ELECTRIC ASSOCIATION  
 D. GAS PROVIDER: COLORADO SPRINGS UTILITIES  
 E. FIRE PROTECTION DISTRICT: BLACK FOREST FIRE PROTECTION  
 F. EMERGENCY SERVICES (AMBULANCE): EL PASO COUNTY  
 G. EMERGENCY SERVICES (POLICE): EL PASO COUNTY SHERIFF

**CLASSIC CONSULTING**

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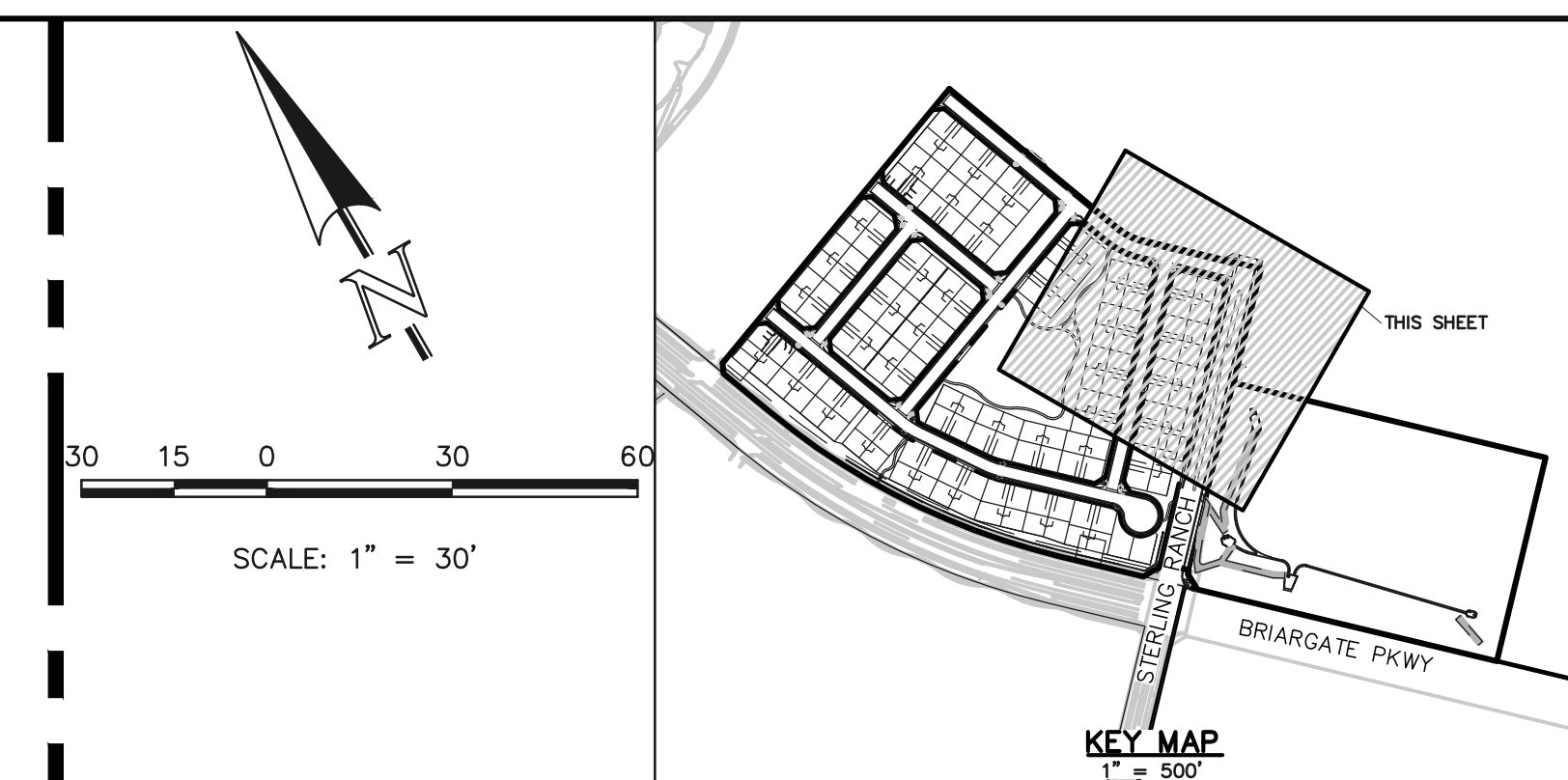
**STERLING RANCH EAST**  
PRELIMINARY PLAN NO. 2  
PUD DEVELOPMENT PLAN &  
PRELIMINARY PLAN

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



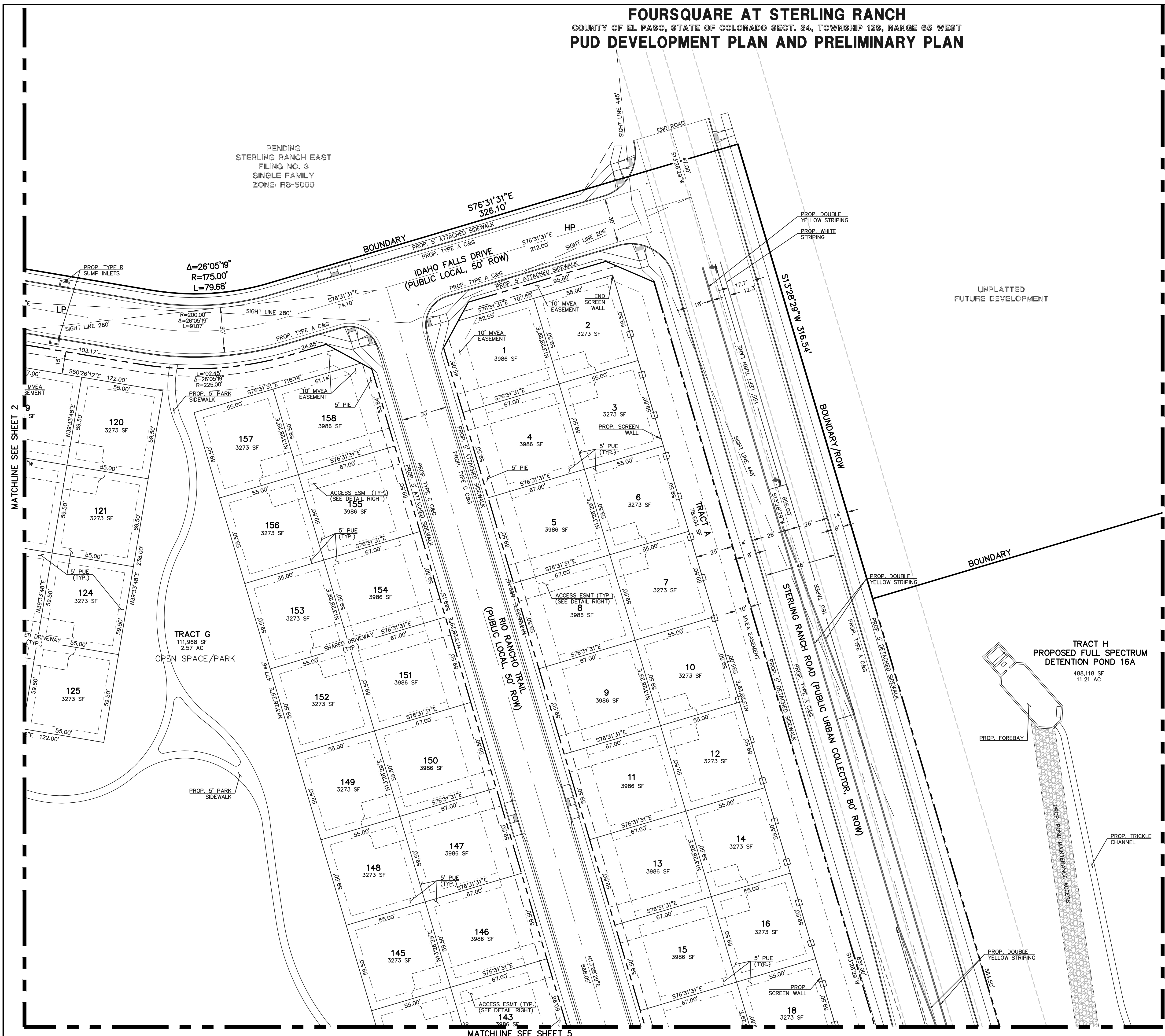
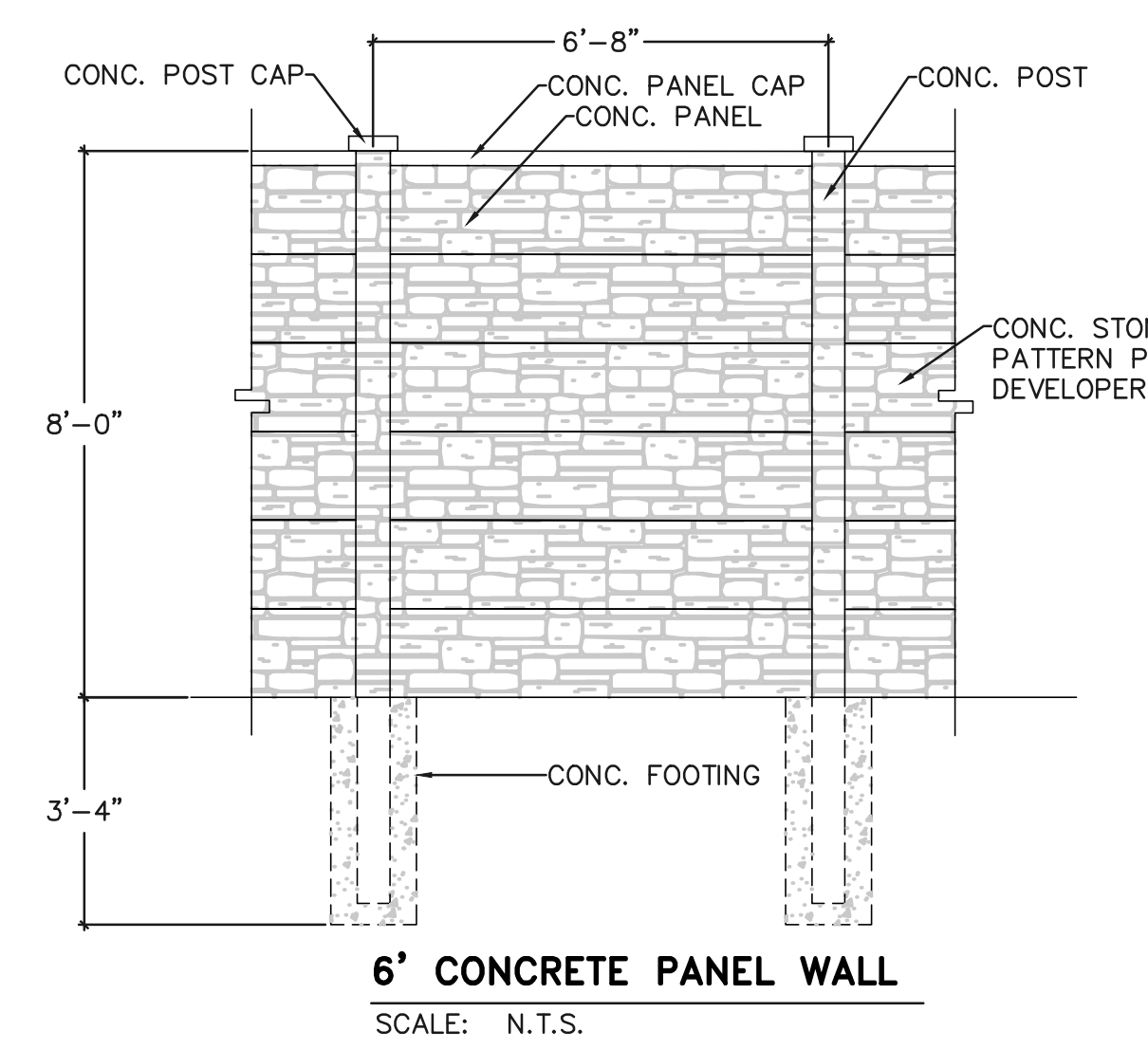
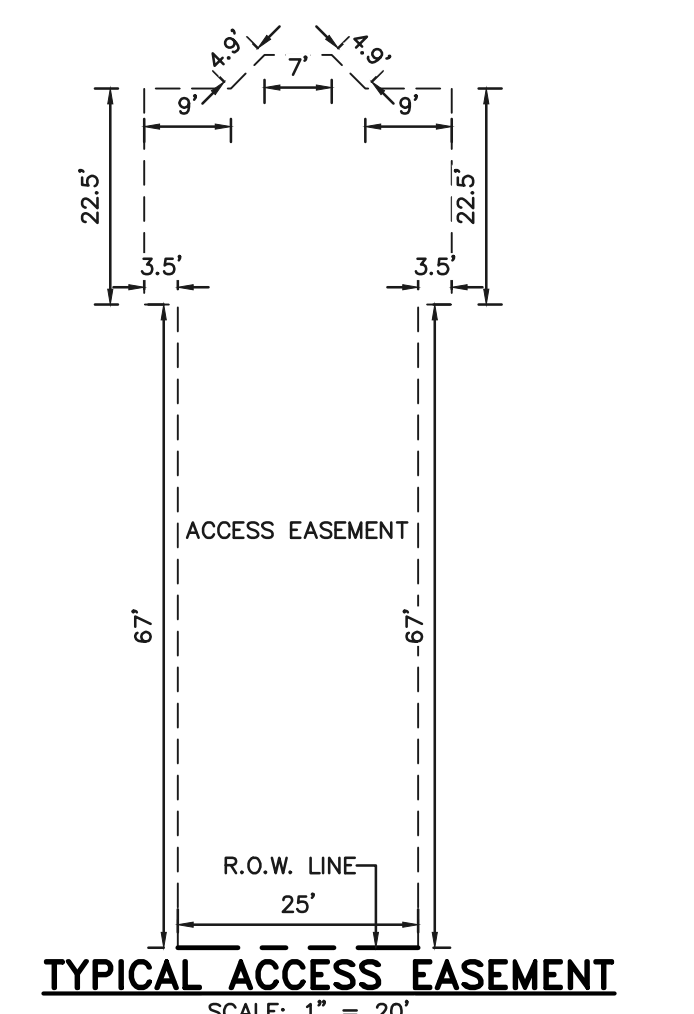
# FOUR SQUARE AT STERLING RANCH

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-
- EXISTING STORM LINE ---



MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 5

**CLASSIC CONSULTING**

**STERLING RANCH EAST  
PRELIMINARY PLAN NO. 2**

PUD DEVELOPMENT PLAN &  
PRELIMINARY PLAN

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

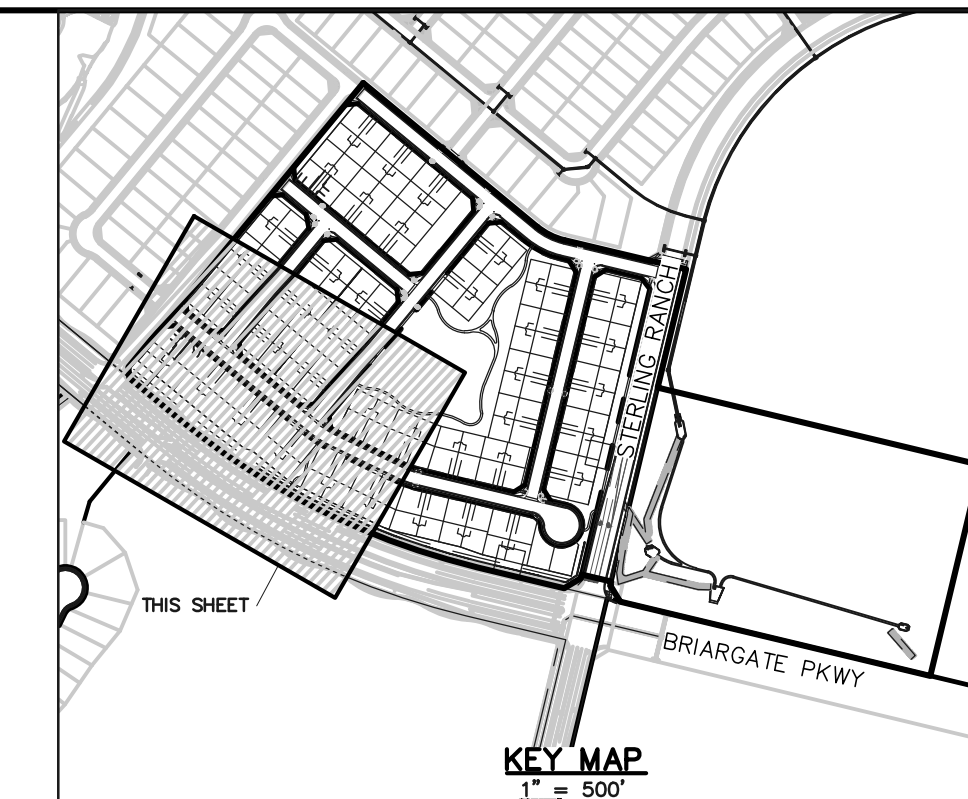
DRAWN BY: EAS    (H) 1" = 30'    SHEET 3 OF 19

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)

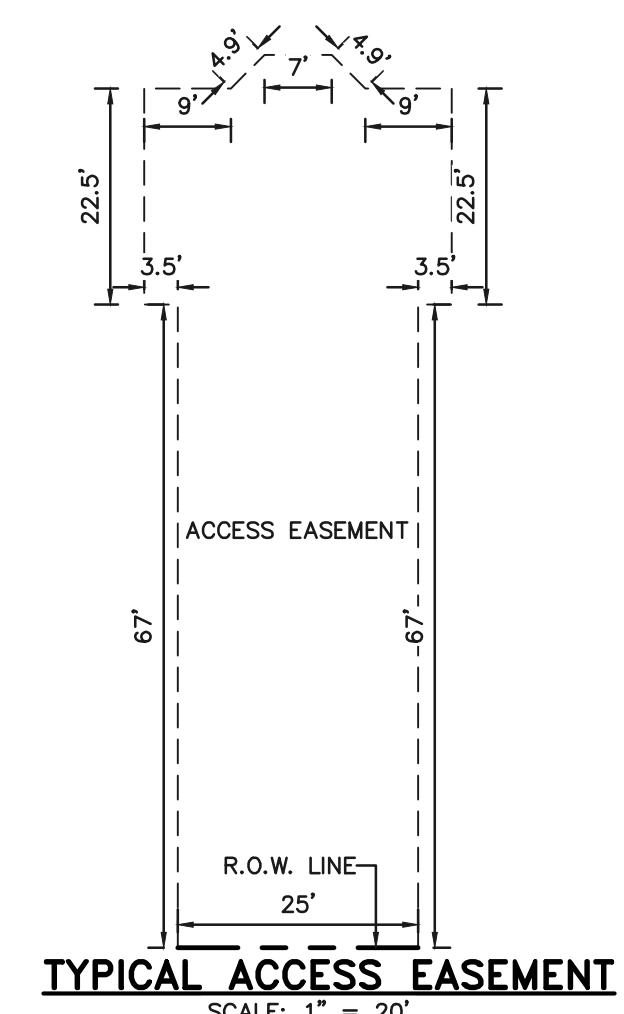


**FOUR SQUARE AT STERLING RANCH**  
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST  
**PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN**

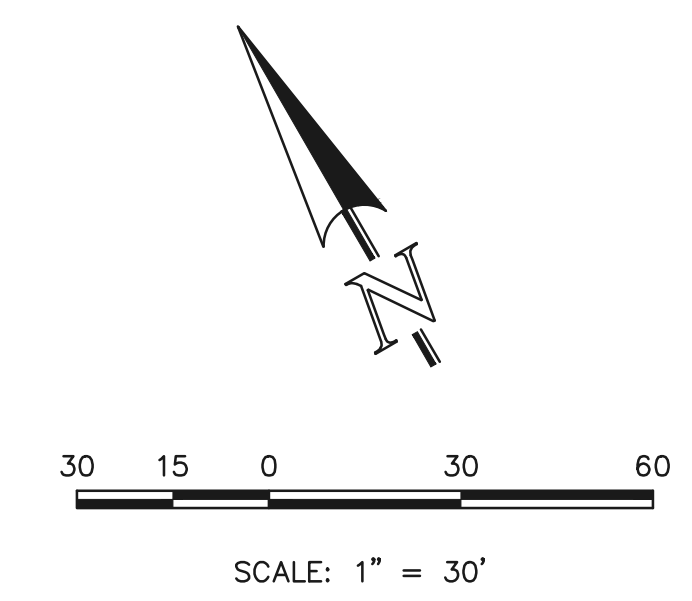


**LEGEND**

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



**TYPICAL ACCESS EASEMENT**  
SCALE: 1" = 20'



PENDING STERLING RANCH EAST FILING NO. 1 SINGLE FAMILY ZONE: RS-5000

BOULDER CITY DRIVE (PUBLIC LOCAL, 50' ROW) TO BE CONSTRUCTED WITH STEERING CONC. EAST PRELUDE WITH STEERING CONC. PRELUDE WITH STEERING CONC. EX. TYPE A C&G W/ FILING NO. 1

280' SIGHT LINE

214' SIGHT LINE

BOUNDARY

25' LANDSCAPE SETBACK

EX. 15' PUBLIC UTILITY & IMPROVEMENT EASEMENT

BOUNDARY/ROW

BOUNDARY

BOUNDARY

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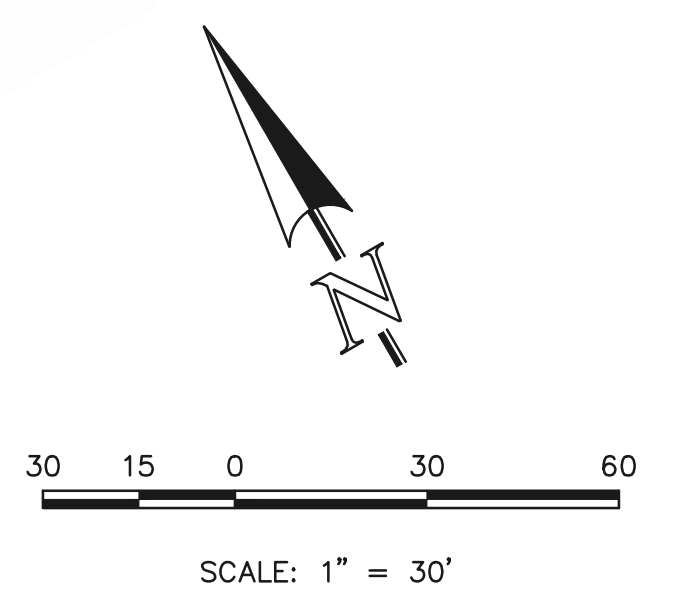
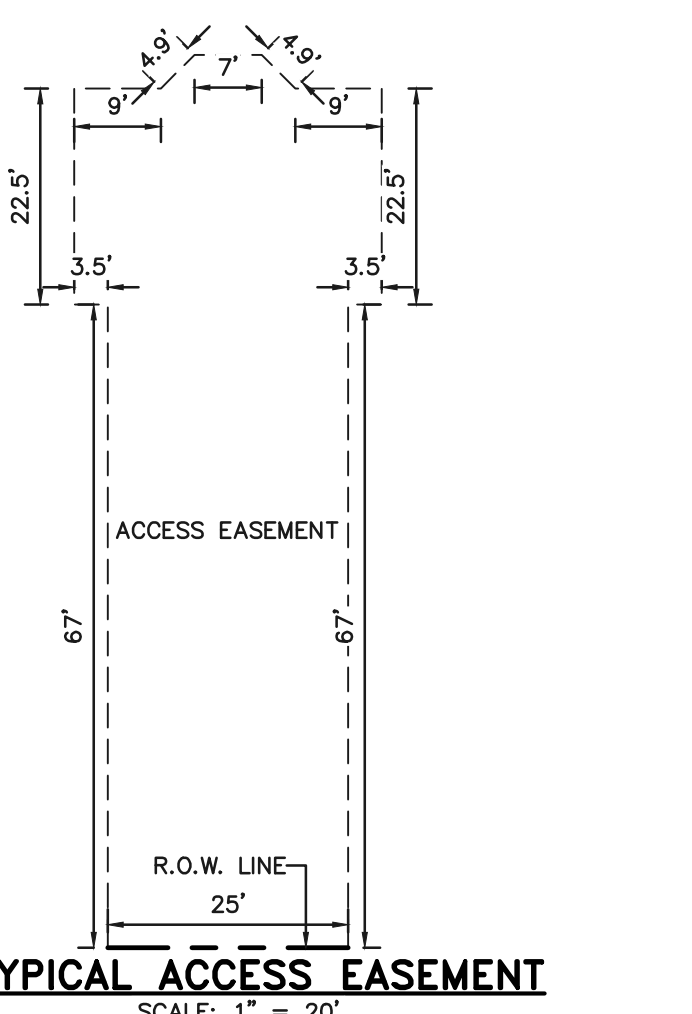
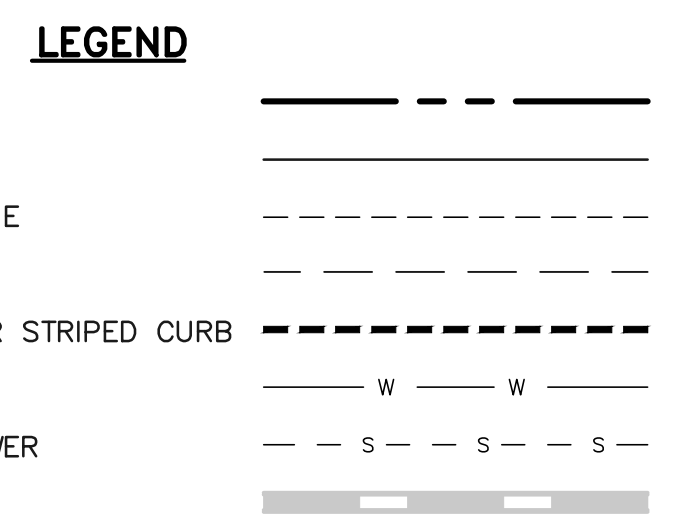
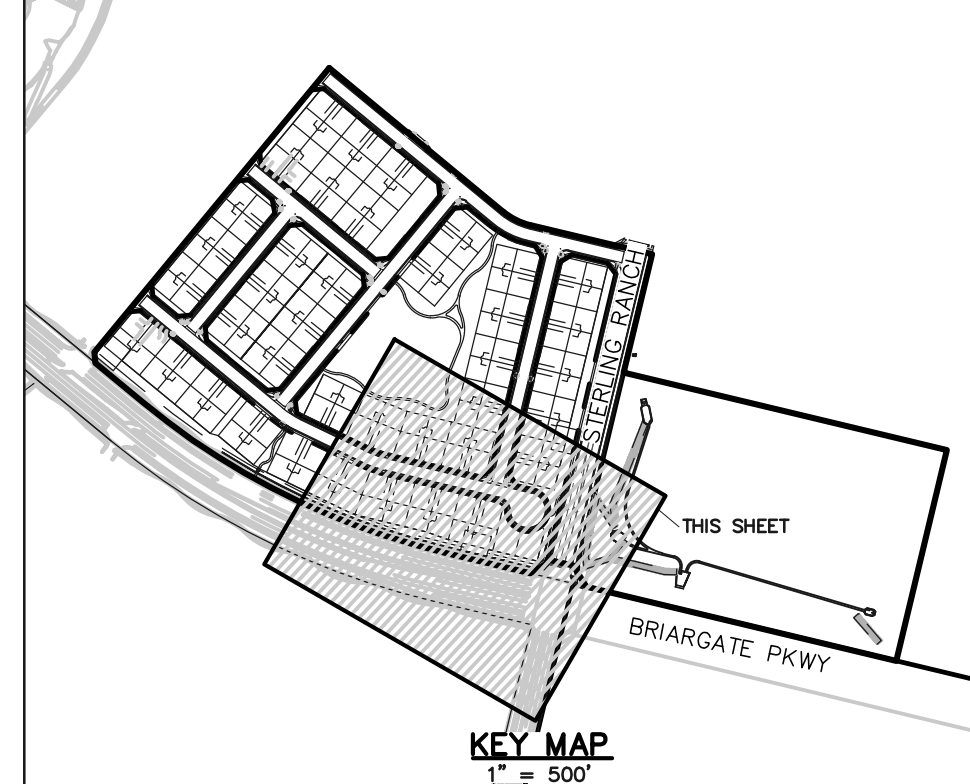
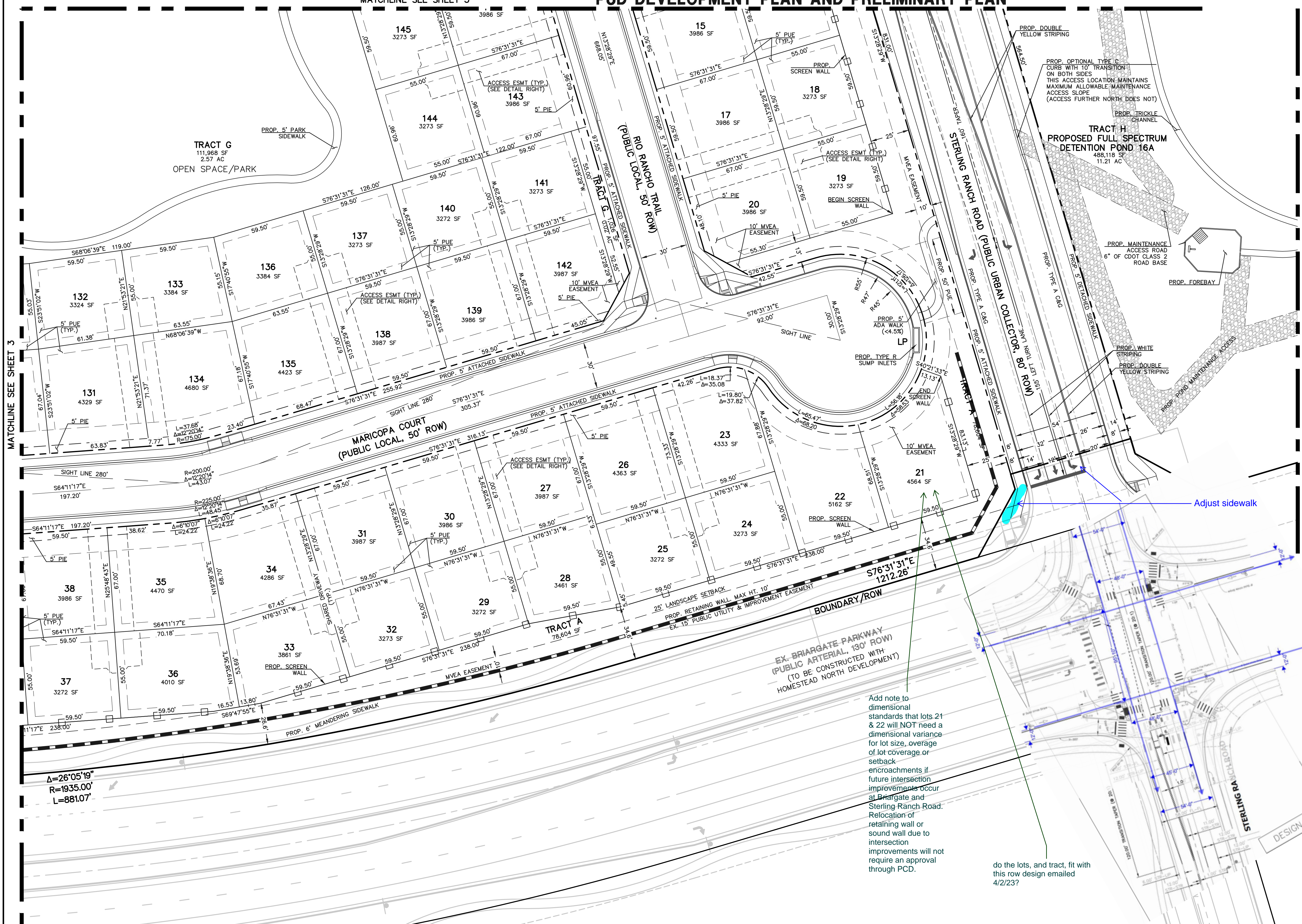
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**FOUR SQUARE AT STERLING RANCH**  
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST  
**PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN**



STERLING RANCH EAST  
 FILING NO. 1  
 FUTURE SCHOOL SITE



<b>STERLING RANCH EAST PRELIMINARY PLAN NO. 2</b>			
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

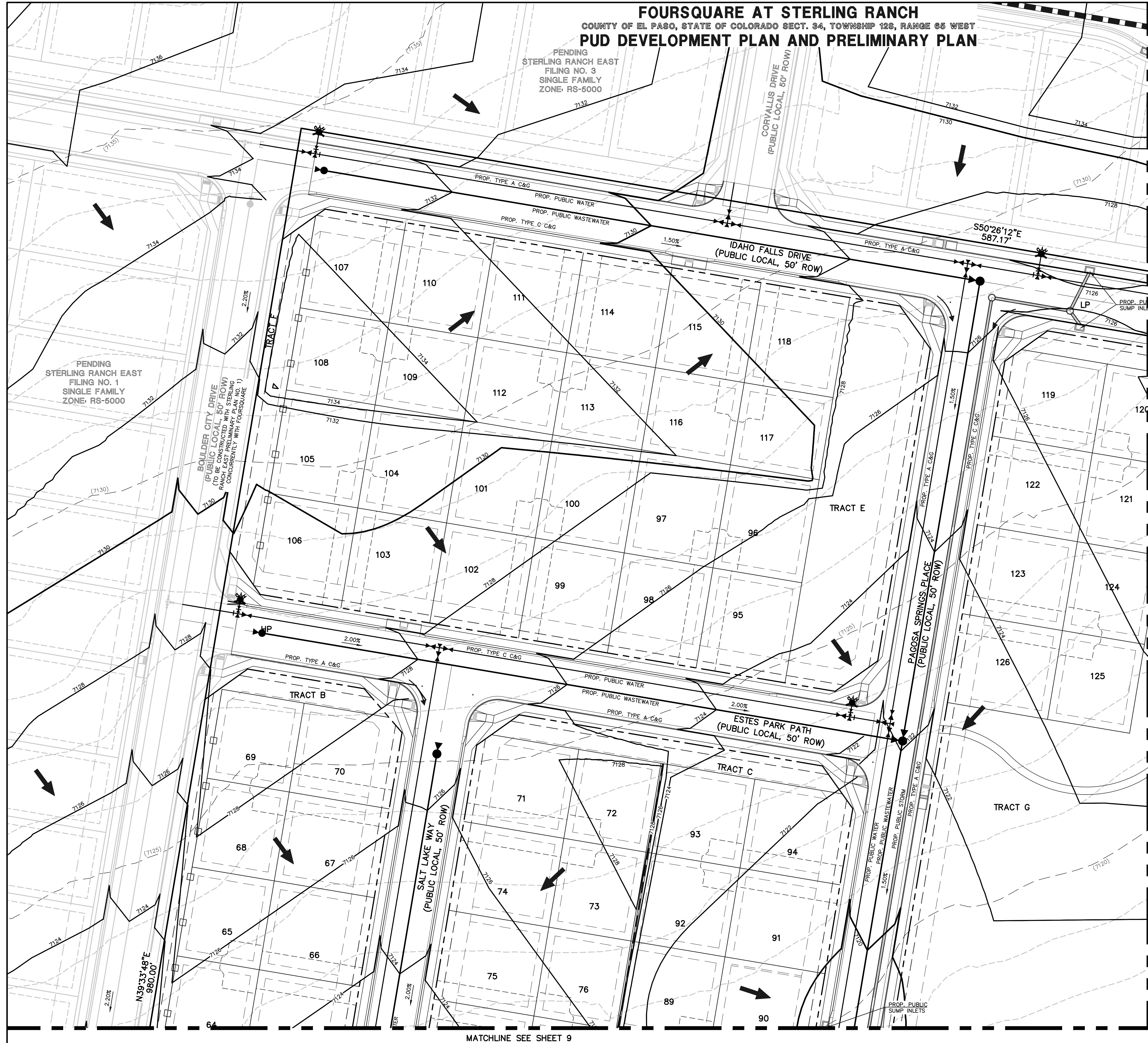
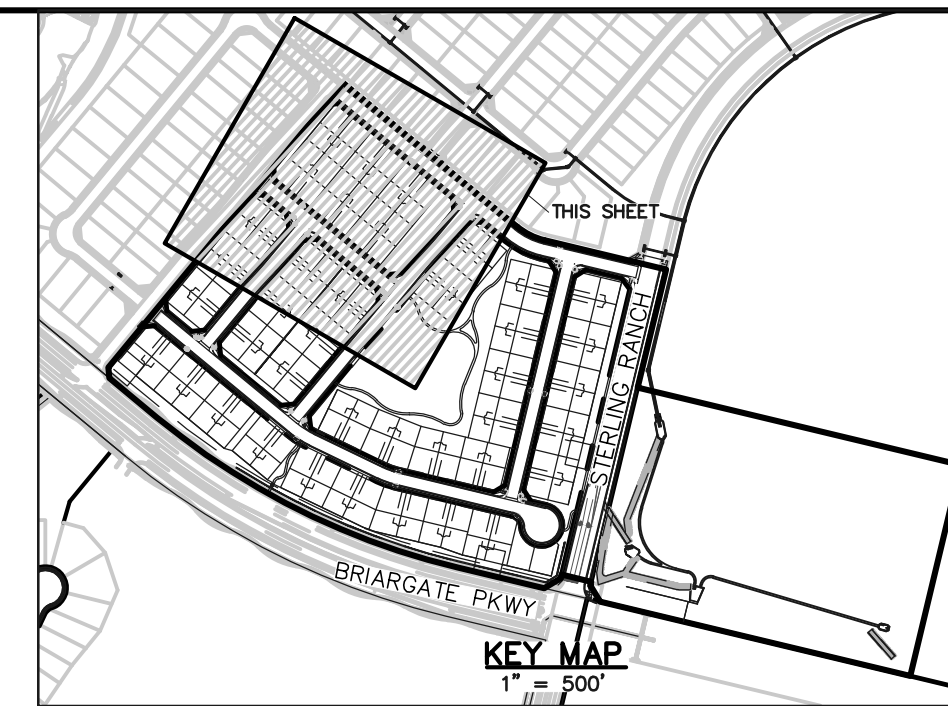
619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719) 785-0790  
 (719) 785-0799 (Fax)





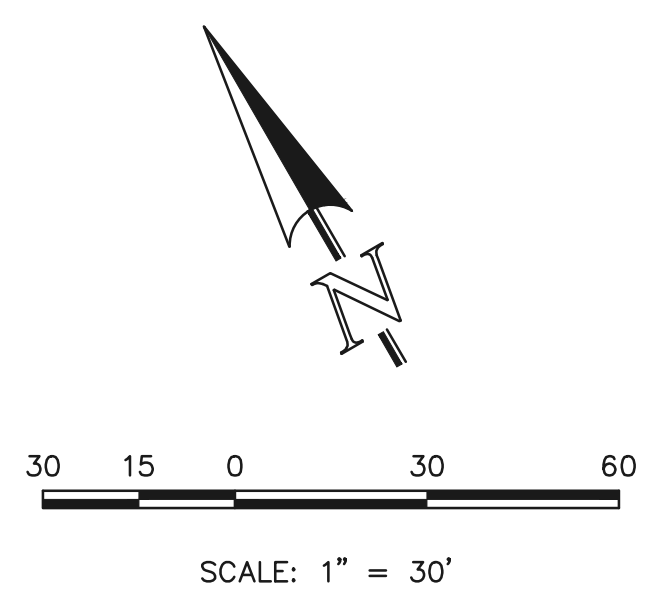


**FOUR SQUARE AT STERLING RANCH**  
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST  
**PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN**



**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

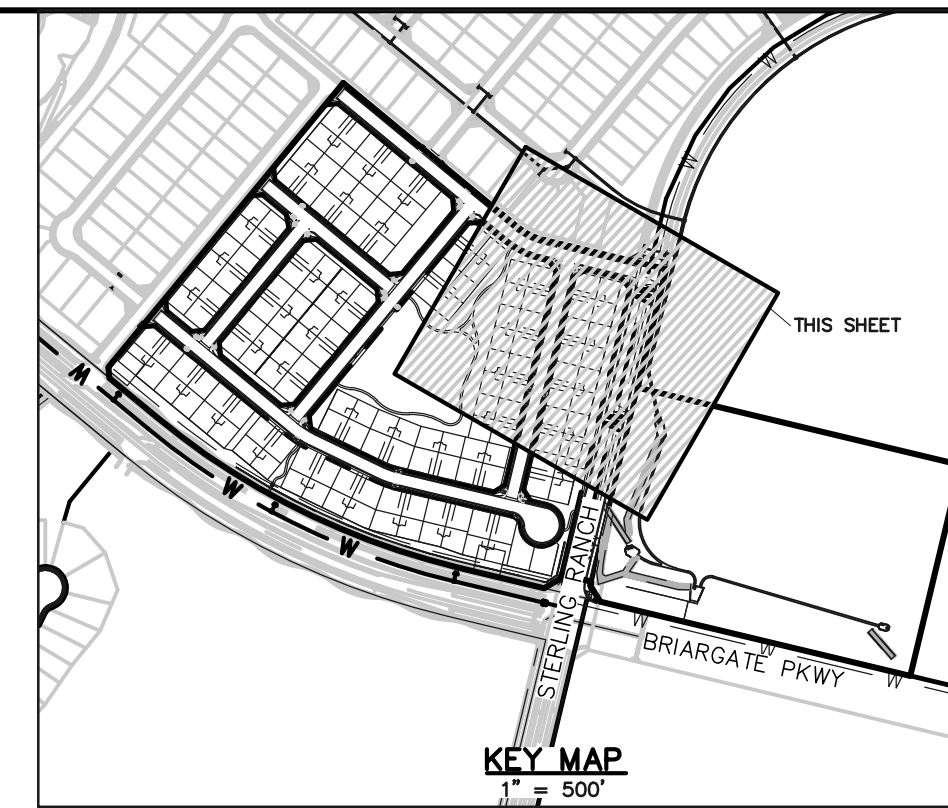
MATCHLINE SEE SHEET 9

	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)

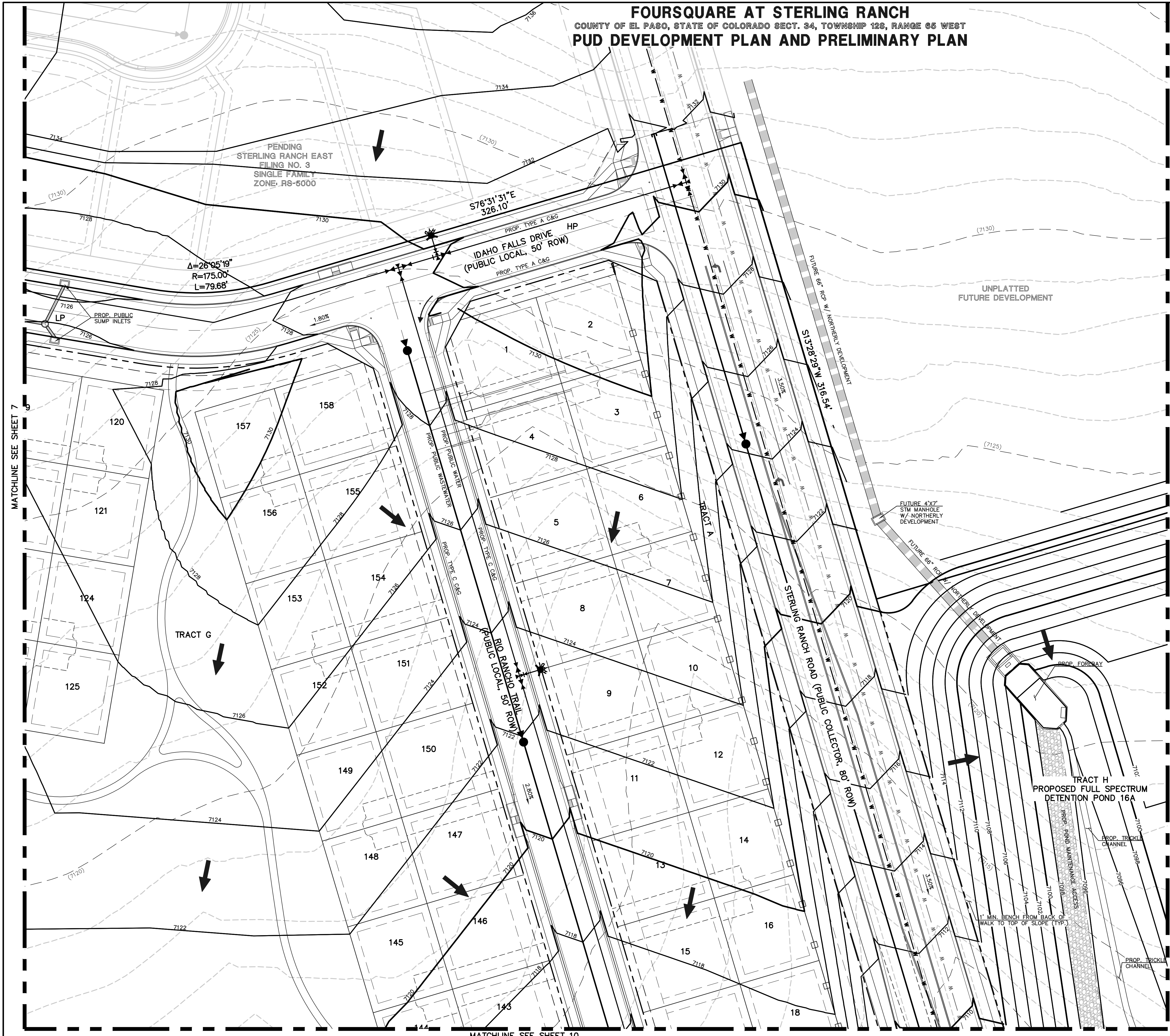


**FOUR SQUARE AT STERLING RANCH**  
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST  
**PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN**



**LEGEND**

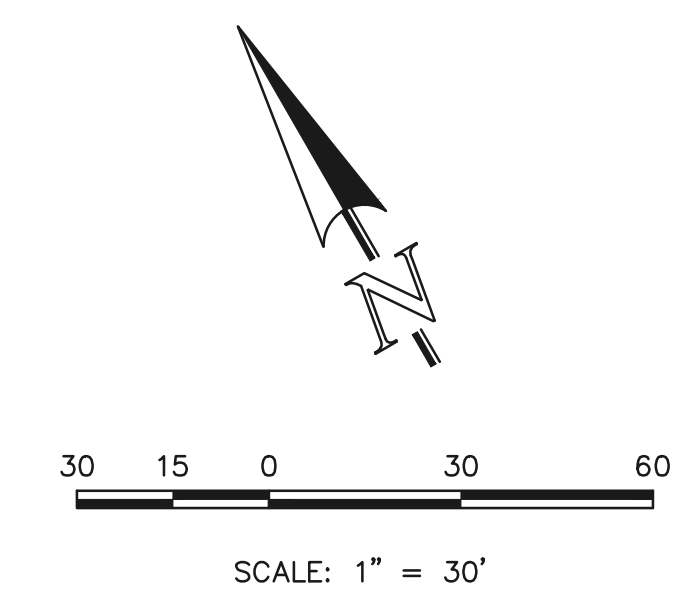
- 6770 EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 10



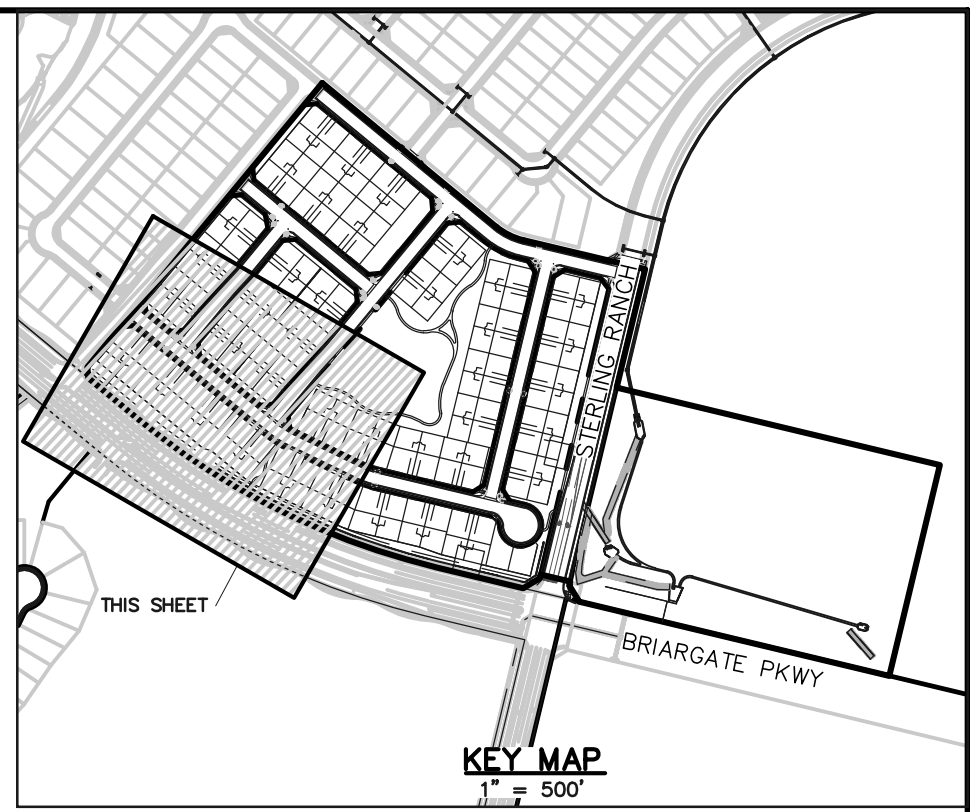
		<b>STERLING RANCH EAST</b> PRELIMINARY PLAN NO. 2 PRELIMINARY GRADING & UTILITIES PLAN	
		DESIGNED BY EAS	SCALE (H) 1" = 30'
DRAWN BY EAS	CHECKED BY (V) 1" = N/A	JOB NO. 1183.20	(719) 785-0790 (719) 785-0799 (Fax)

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



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

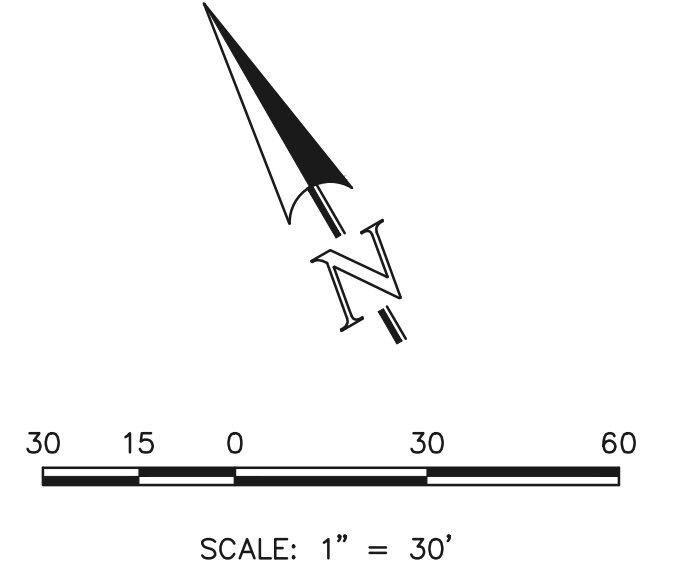
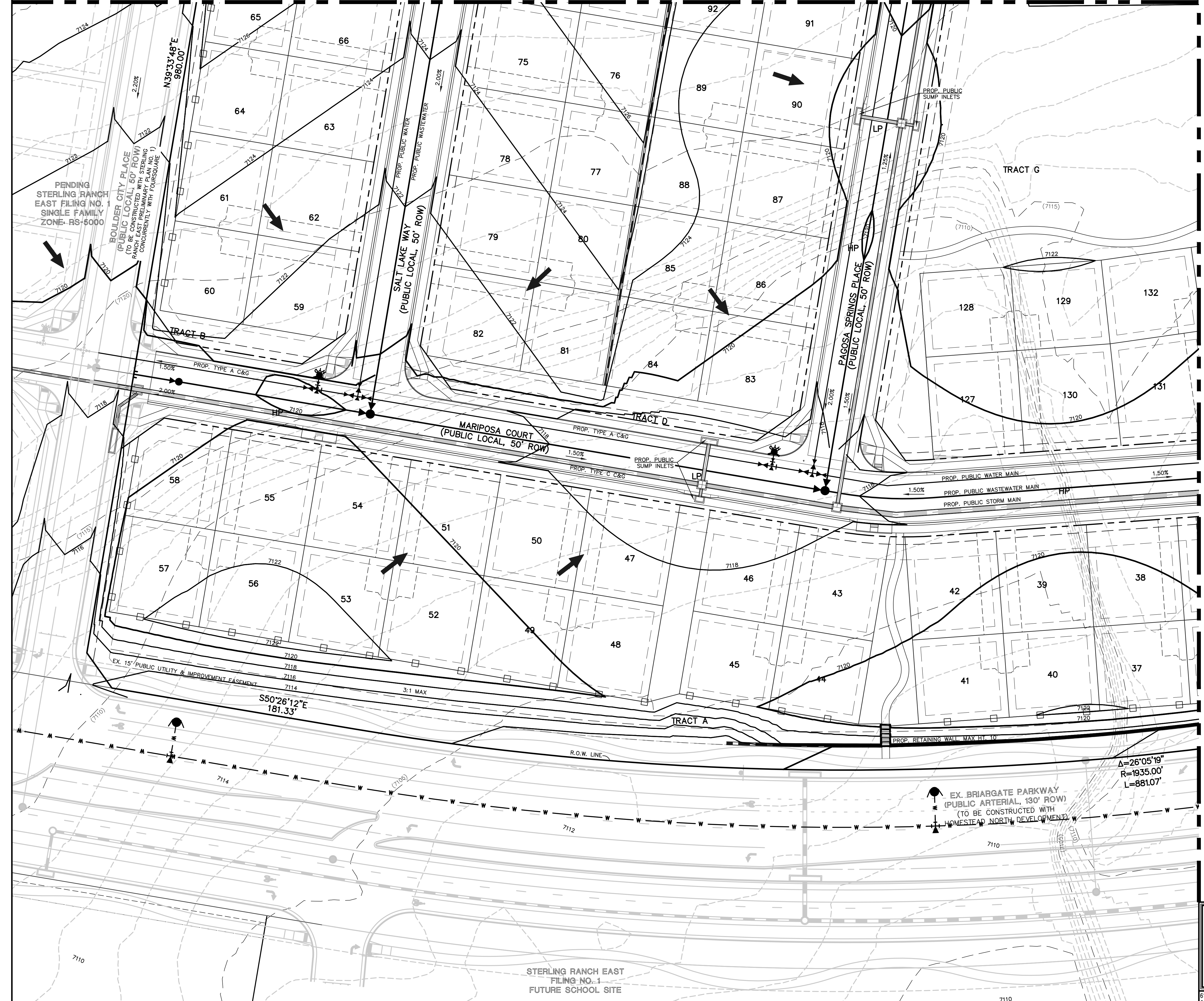
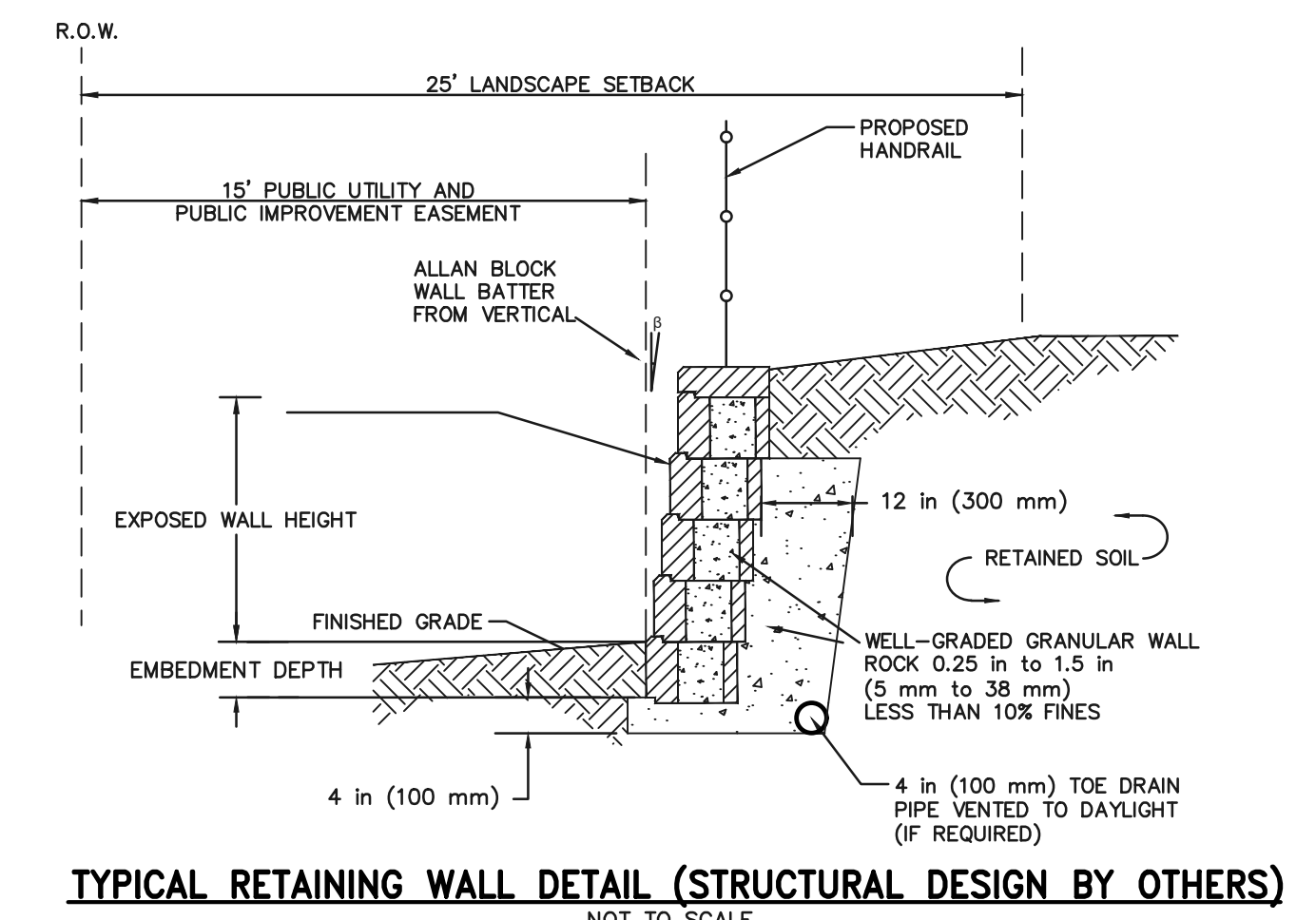
MATCHLINE SEE SHEET 7



**LEGEND**

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

MATCHLINE SEE SHEET 10



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

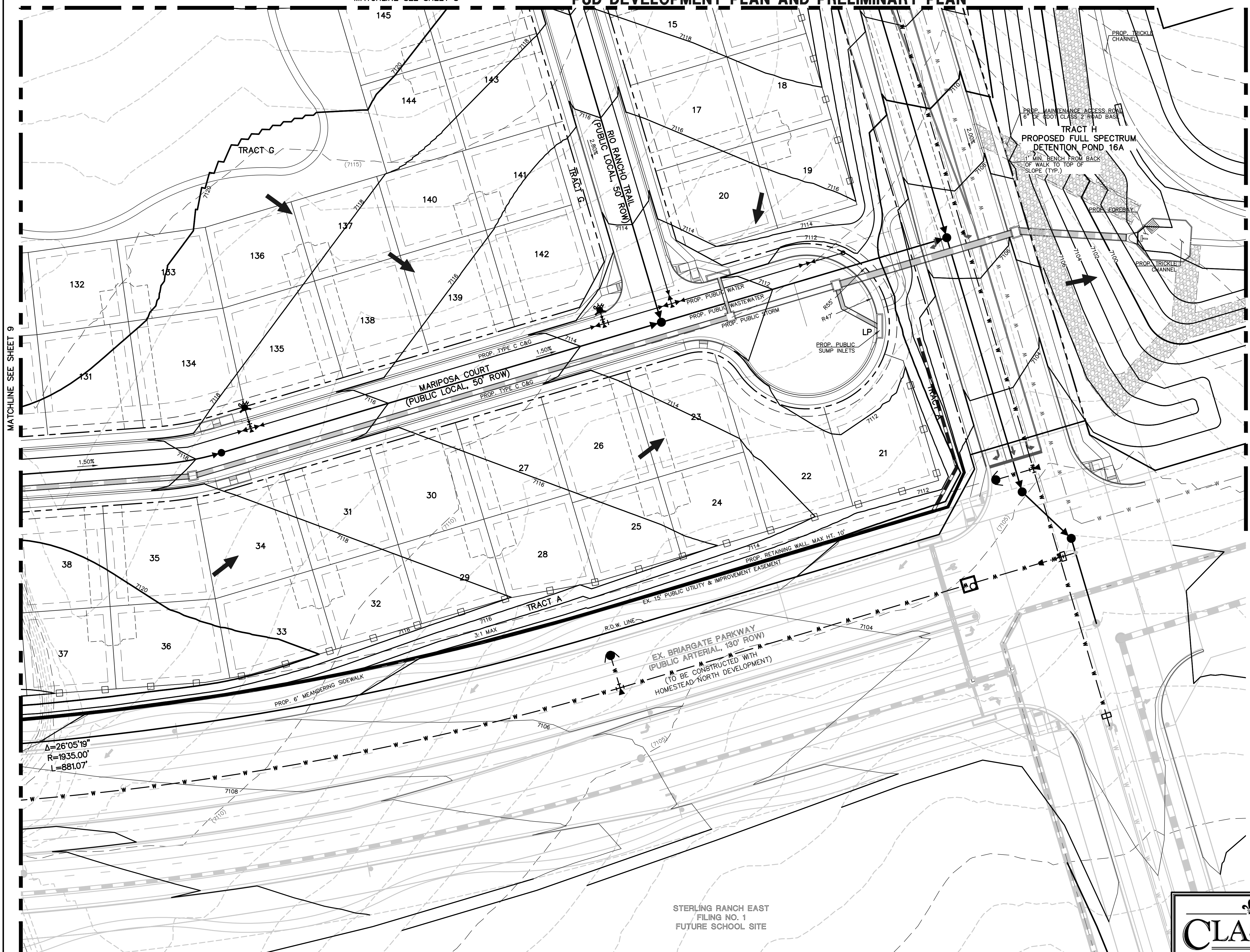
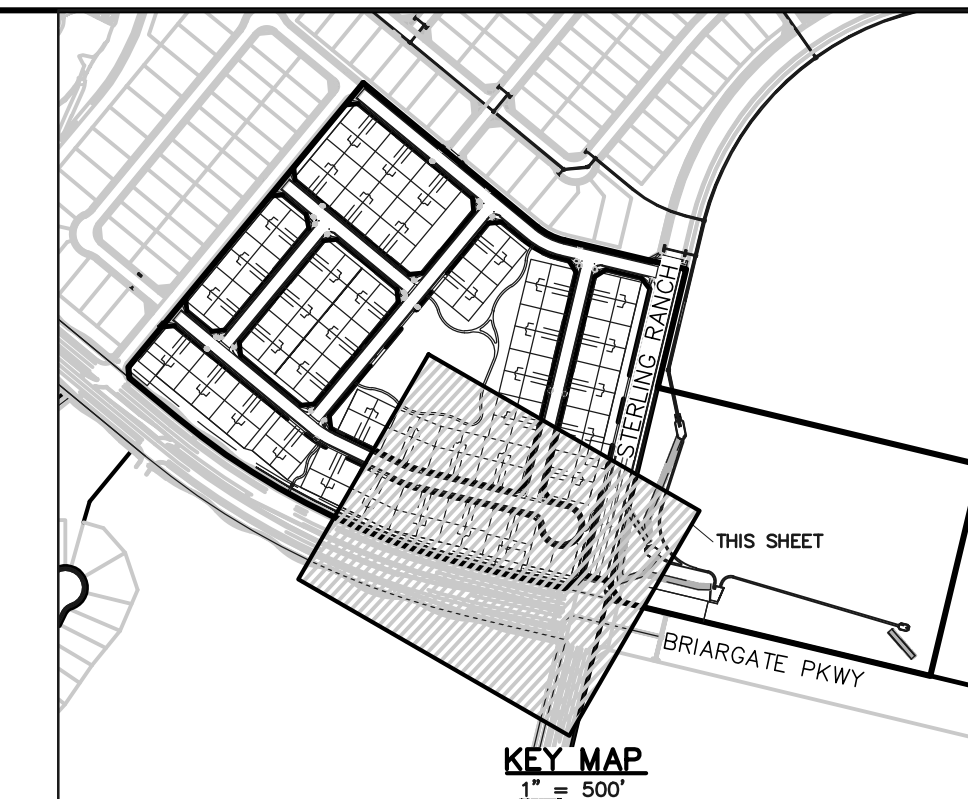
619 N. Cascade Avenue, Suite 200 (719) 785-0790  
 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

STERLING RANCH EAST  
 FILING NO. 1  
 FUTURE SCHOOL SITE

7110



**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**



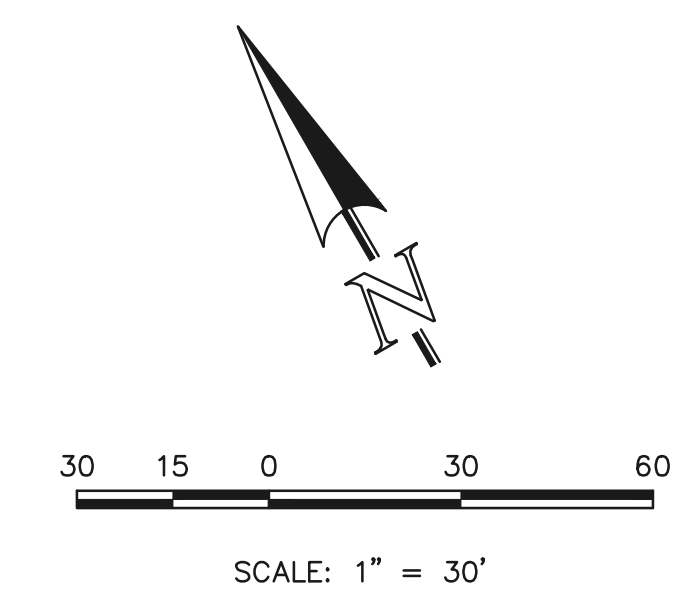
- LEGEND**
- 6770 EXISTING CONTOUR
  - 6770 PROPOSED CONTOUR
  - BOUNDARY/FILING LINE
  - EXISTING FLOW DIRECTION
  - PROPOSED FLOW DIRECTION
  - PROPOSED INLET
  - PROPOSED STORM PIPE
  - EXISTING STORM PIPE
  - HP PROPOSED HIGH POINT
  - LP PROPOSED LOW POINT

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 11

$\Delta = 26^{\circ}05'19''$   
 $R = 1935.00'$   
 $L = 881.07'$



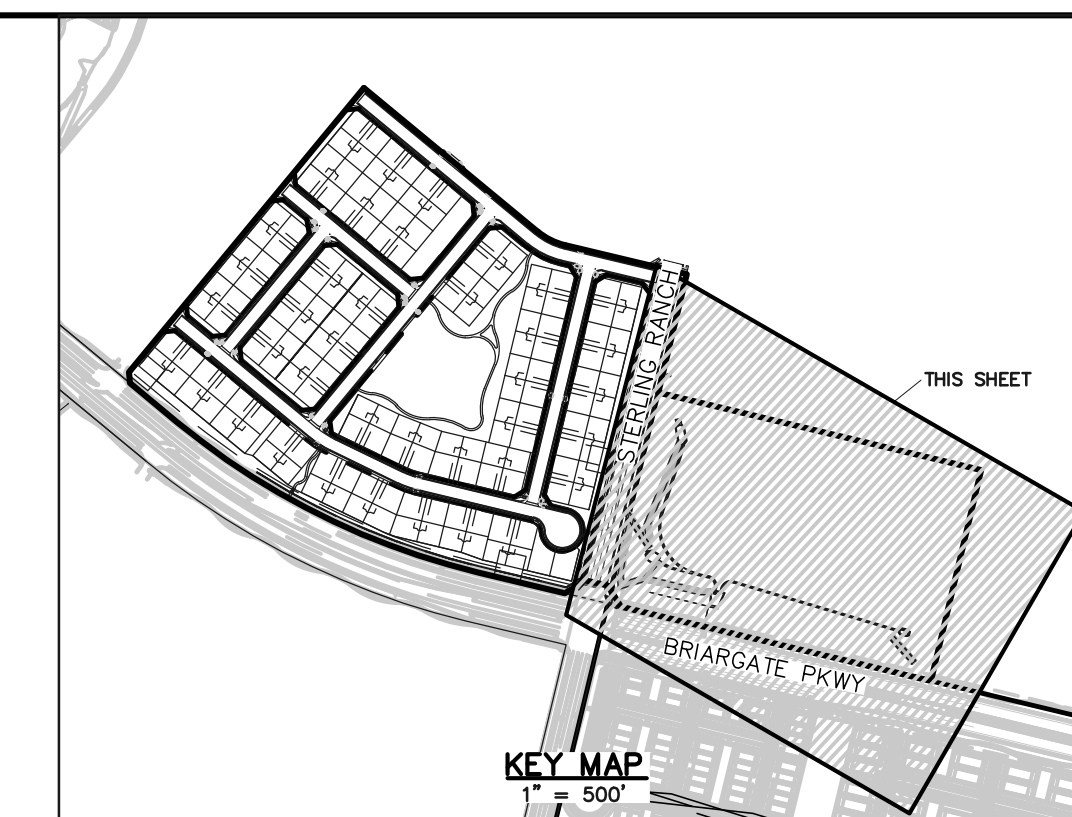
STERLING RANCH EAST  
 FILING NO. 1  
 FUTURE SCHOOL SITE

<b>CLASSIC CONSULTING</b> <small>SM</small>	<b>STERLING RANCH EAST</b>		
	<b>PRELIMINARY PLAN NO. 2</b>		
PRELIMINARY GRADING & UTILITIES PLAN			
DESIGNED BY	EAS	SCALE	DATE 03/08/2022
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 (719) 785-0799 (Fax)

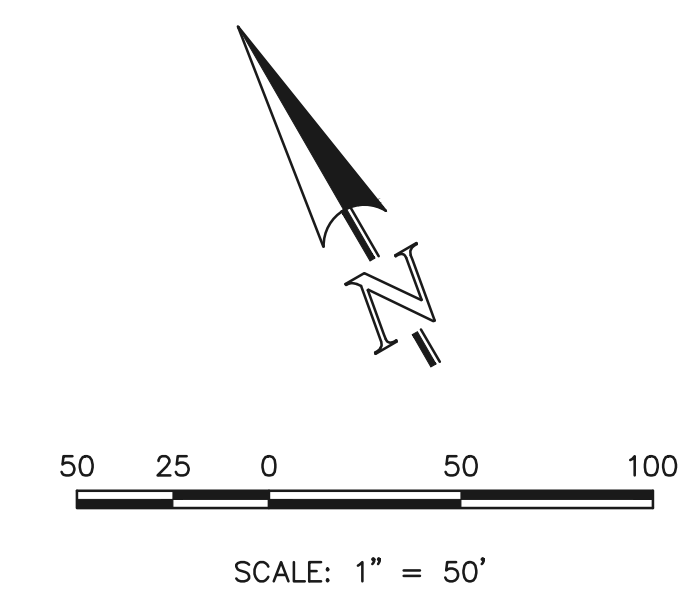
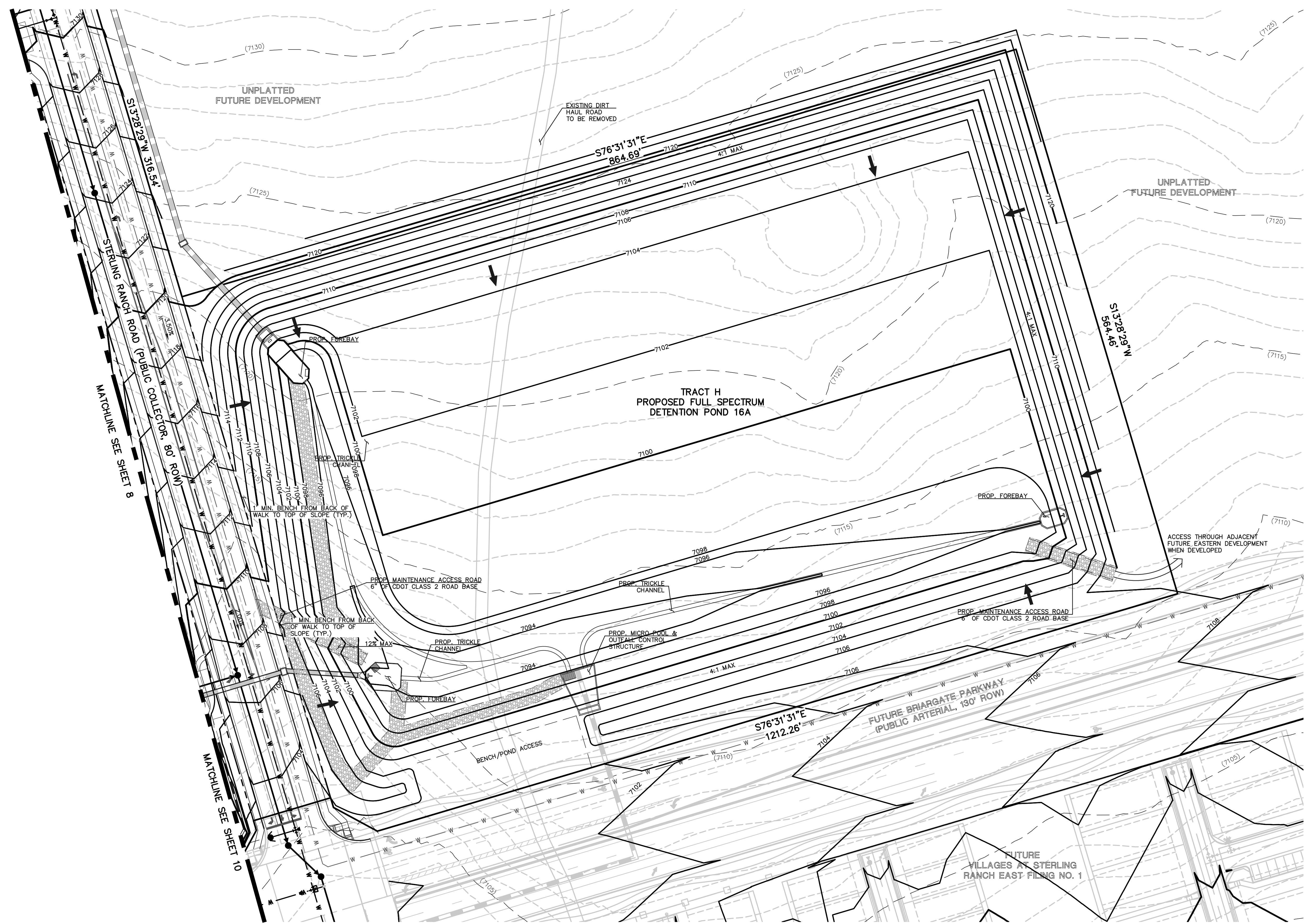


**FOURSQUARE AT STERLING RANCH**  
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST  
**PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN**



**LEGEND**

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



	<b>STERLING RANCH EAST                  PRELIMINARY PLAN NO. 2</b>			
	PRELIMINARY GRADING & UTILITIES PLAN			
DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET	11 OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20	

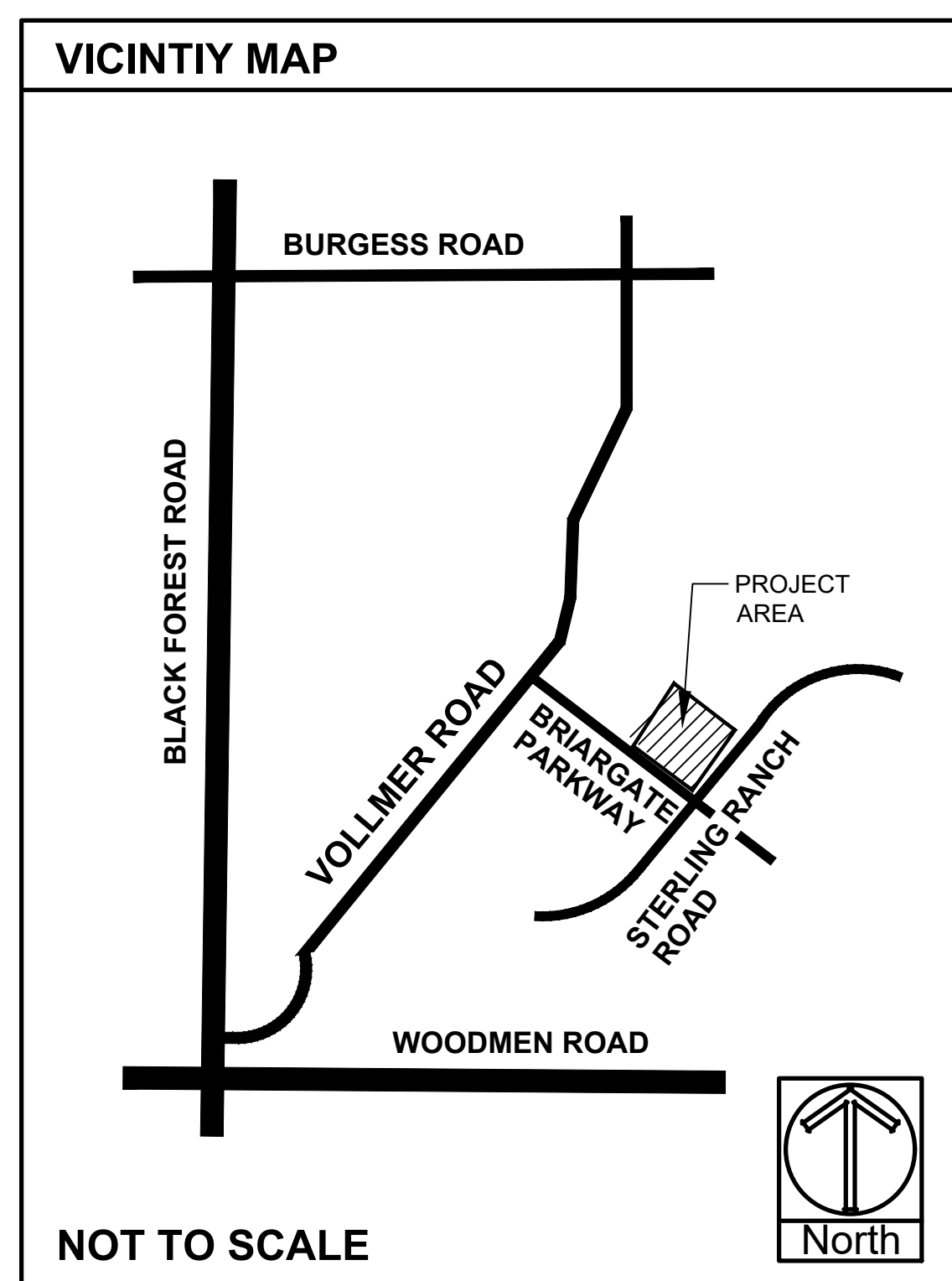
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)



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

No site-specific noise study was undertaken for FourSquare at Sterling Ranch as a Noise Impact Study was undertaken for Homestead North, which is similarly located immediately adjacent to Briargate Parkway. The Homestead North Noise Impact Study recommended a minimum 6-foot-high noise barrier along Briargate Parkway arterial road to reduce noise levels in the adjacent proposed development below 67 decibels. Based on this previous recommendation, a 6' concrete panel noise wall is proposed along the rear of the lots backing to Briargate Parkway. Sterling Ranch Road does not require noise mitigation as it is classified as a collector, but the 6' concrete panel noise wall is continued along Sterling Ranch Road screening for privacy and to provide a consistent development identify. A detail of the 6' concrete panel wall is provided in the PUDSP plan set.

I cant locate the detail of the noise wall per the noise memo



<b>PROJECT SITE DATA</b>
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)

<b>LANDSCAPE REQUIREMENTS</b>					
<b>LANDSCAPE SETBACKS (LS)</b>					
Street Name / Boundary	Street Classification	Width (ft.)	Linear Req. / Prov.	Tree Req. / Ft. Footage	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	Ornamental grass	Setback	Percent Ground		
Req. / Prov.	Req. / Prov.	Abbr.	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%		
<b>Motor Vehicle (MV)</b>					
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	Screen Prov. Abbr.	Abrev. on Plan	% Ground Plane Cov. Req. /Prov.	
NA	NA	NA	MV	75%/75%	
<b>Internal Landscaping (IL)</b>					
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	Ornamental grass	Setback	Percent Ground		
Req. / Prov.	Req. / Prov.	Abbr.	Plane Cov. Req./Prov.		
330 / 330+	0/0	IL	75%/75%		

<b>PLANTING LEGEND</b>					
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)					
<b>ABBR.</b>	<b>QTY.</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>SIZE</b>	<b>NOTES</b>
<b>DECIDUOUS TREES</b>					
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	Crataegus 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
<b>EVERGREEN TREES</b>					
PIB	6	Picea pungens 'Bakeri'	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
<b>DECIDUOUS SHRUBS</b>					
ABR	76	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'	Berberis, 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	167	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 josifexa '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
<b>EVERGREEN SHRUBS</b>					
JB	128	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3,8.5K,A,SIG
JUA	89	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R,DE,Z=3, 7.5K,A,D,SIG
PGS	40	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG
<b>ORNAMENTAL GRASSES</b>					
CAA	18	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R,DE,Z=3, 6.5K,A,SIG

<b>GROUNDCOVER LEGEND</b>		
<b>SYMBOL</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>
	STEEL EDGING	2,571 LF
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	84,218 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	26,463 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)	63,632 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)	211,916 SF
	NON-IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE MIX AT DET. POND BOTTOM (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	245,527 SF
	BERM	2,799 SF



DATE	REVISION DESCRIPTION
3/18/2022	City comment revisions
10/3/2022	Added shrub callouts, base revised (lot locations)
3/7/2023	Steps out end ramp in revision 1 near South East corner.

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

**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 1-800-402-1967 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 5' 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 STANDARDS DRAWING 31-302 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 CONFIRM TO WARRANTIES.

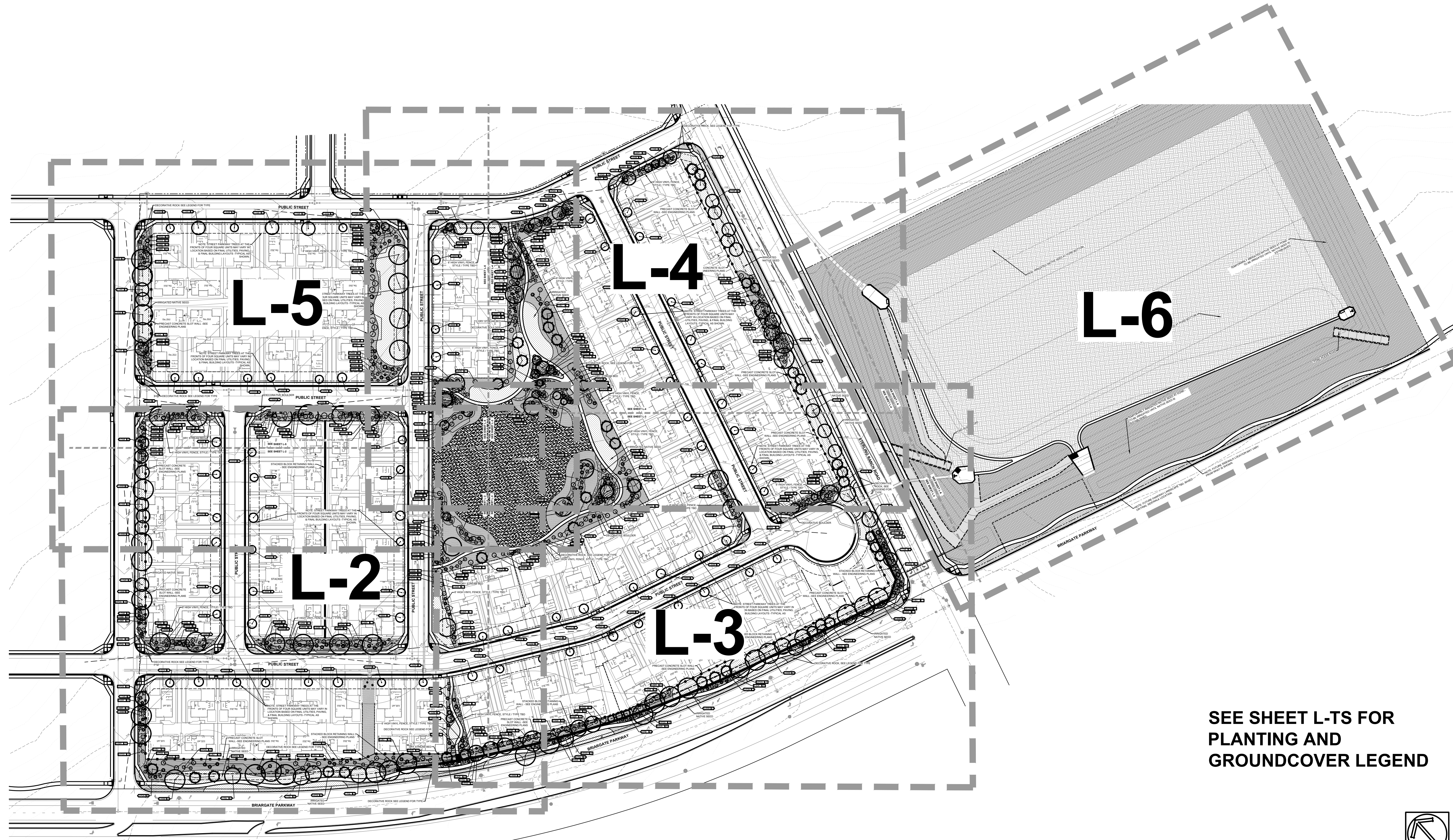
WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

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 31ST ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (THOSE INCLUDED SUCH AS ANNUALS, PERENNIALS, ROSES, AND ORNAMENTAL TREES). 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  
 GROUNDCOVER LEGEND**

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

DATE	REVISION DESCRIPTION
3/19/2022	City comment revisions
1/23/2022	Added shrub callouts, base revised (dit locations)
3/7/2021	Steps out and ramp in revision 1 near South East corner.

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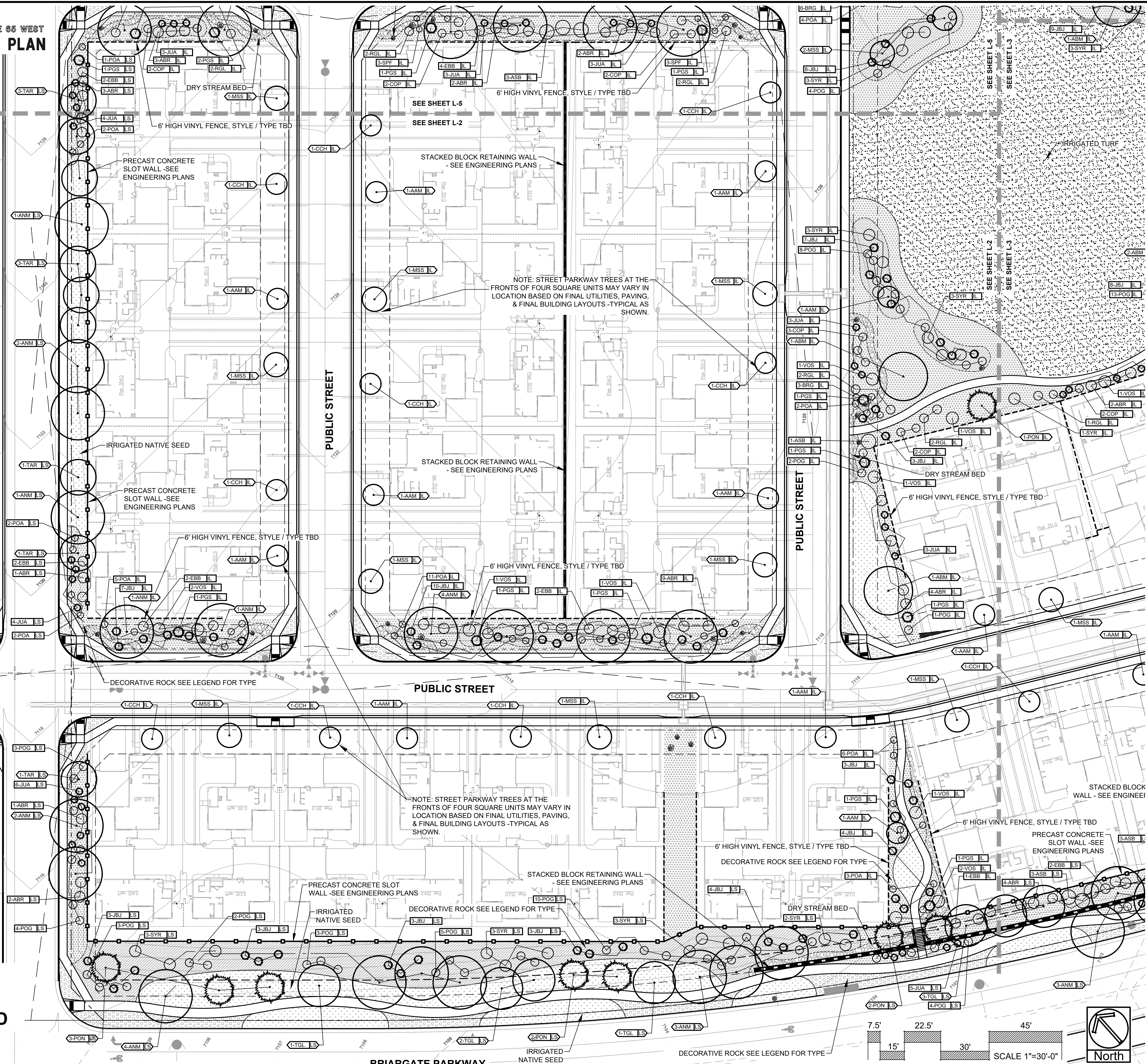
**FOURSQUARE AT STERLING RANCH**  
 BRIARGATE PARKWAY & STERLING RANCH ROAD  
 COLORADO SPRINGS, CO

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



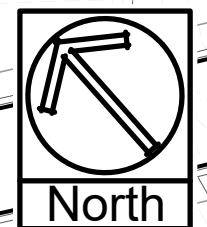
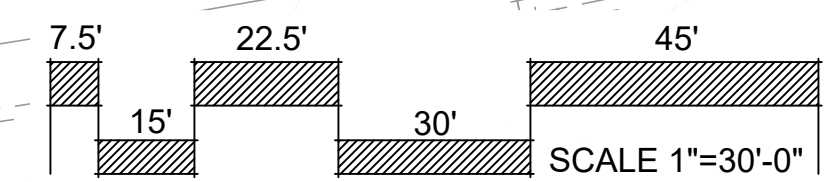
**FOURSQUARE AT STERLING RANCH**  
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 05 WEST  
**PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN**



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

Please make sure the file number PUDSP227 is on all sheets before Mylar is brought in for recording.

**BRIARGATE PARKWAY**



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 1925 AEROPOLAZA DRIVE  
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 719-657-6373

DATE	REVISION DESCRIPTION
3/16/2022	City comment revisions
10/3/2022	Added shrub palette, base revised (dit location)
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**FOURSQUARE AT STERLING RANCH**  
 BRIARGATE PARKWAY & STERLING RANCH ROAD  
 COLORADO SPRINGS, CO

JOB NUMBER  
**2673-0122**  
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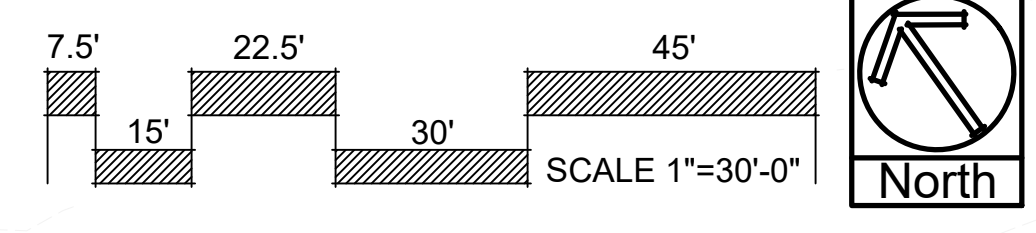






**FOURSQUARE AT STERLING RANCH**  
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST  
**PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN**

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



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 719-587-6313

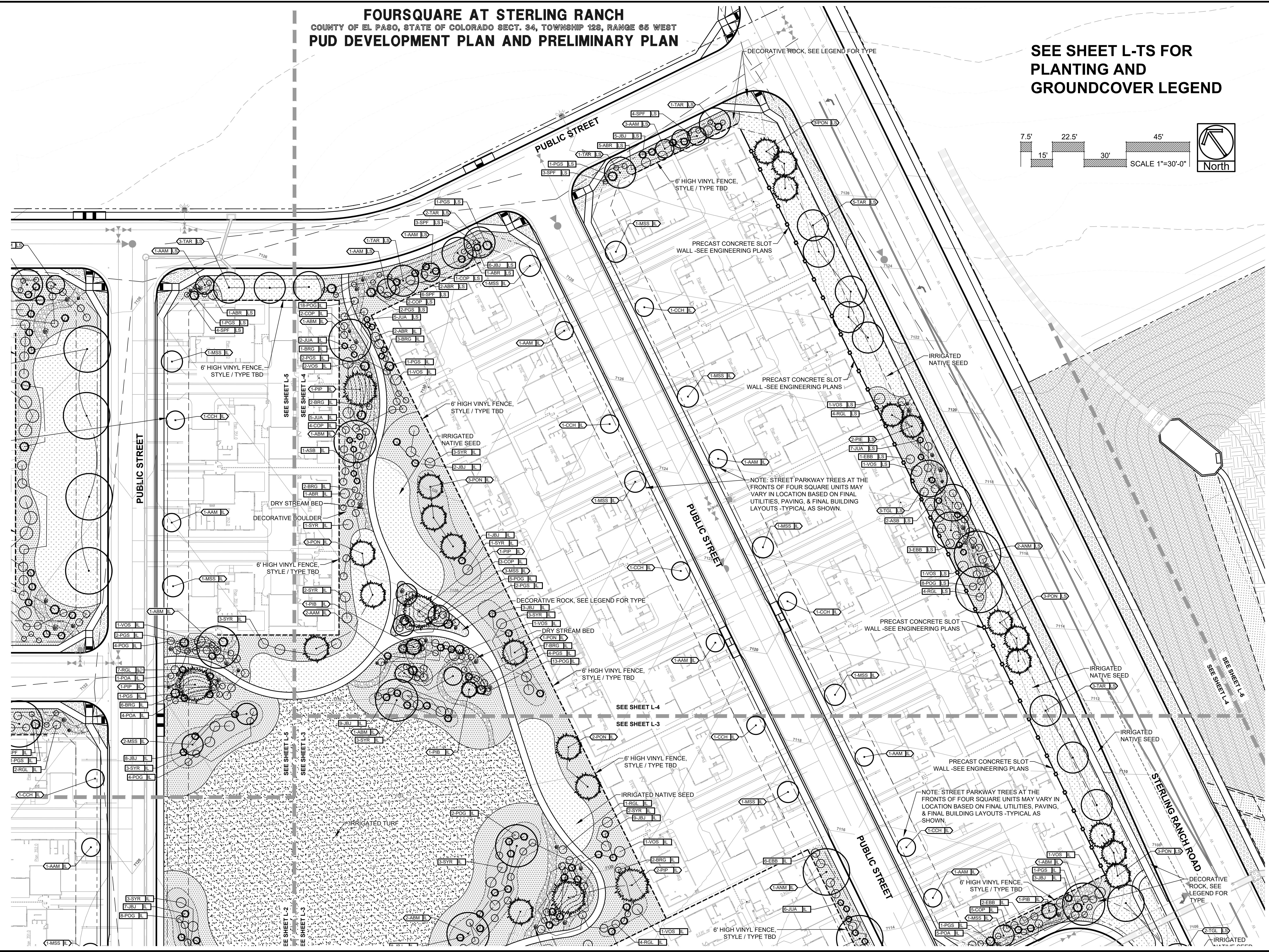
DATE	REVISION DESCRIPTION
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**FOURSQUARE AT STERLING RANCH**  
 BRIARGATE PARKWAY & STERLING RANCH ROAD  
 COLORADO SPRINGS, CO

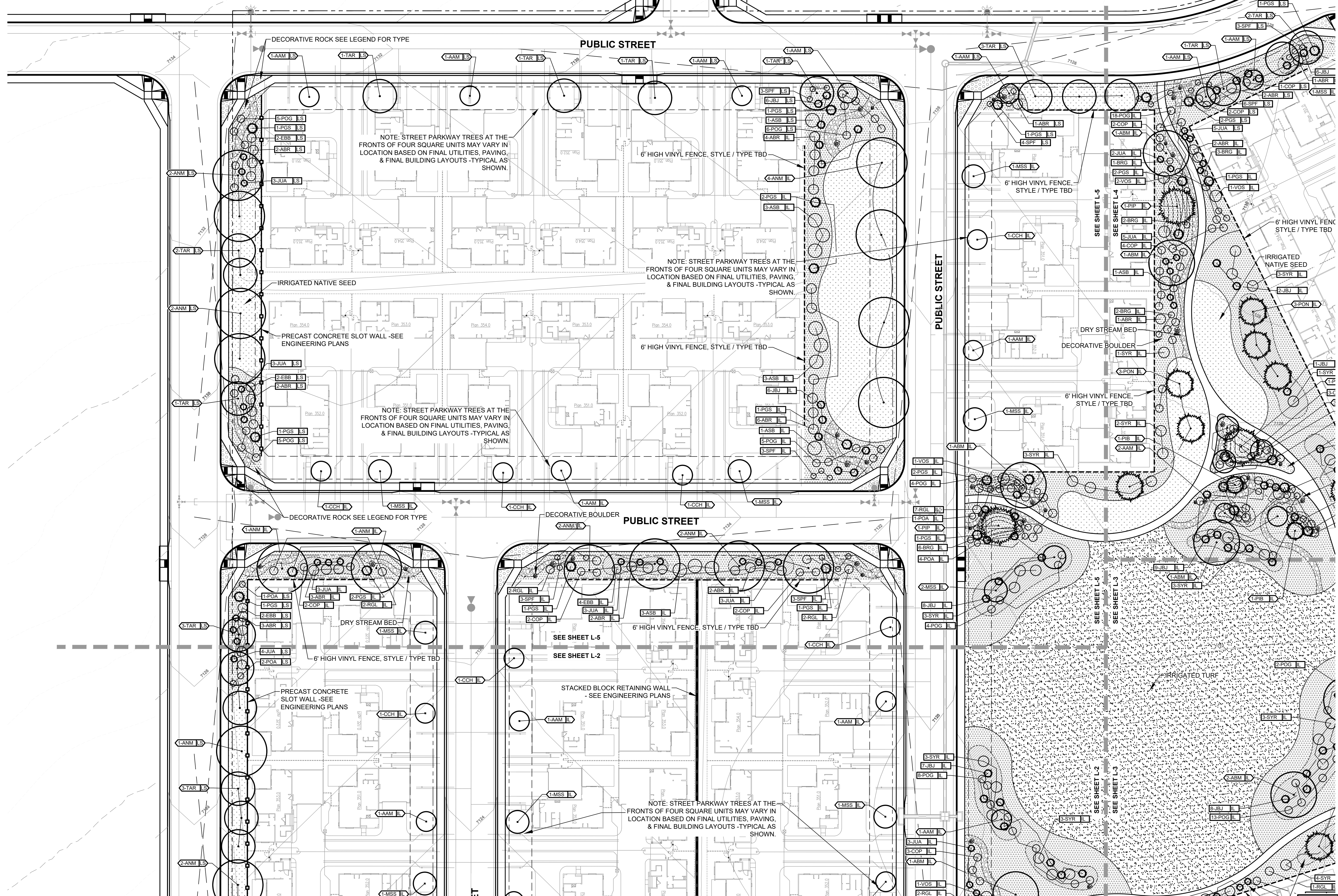
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**FOURSQUARE AT STERLING RANCH**  
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST  
**PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN**

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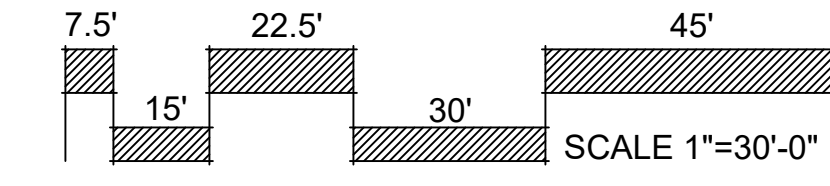
DATE	REVISION DESCRIPTION
3/19/2022	City comment revisions
10/3/2022	Added shrub palette, base revised (dit location)
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**FOURSQUARE AT STERLING RANCH**  
 BRIARGATE PARKWAY & STERLING RANCH ROAD  
 COLORADO SPRINGS, CO

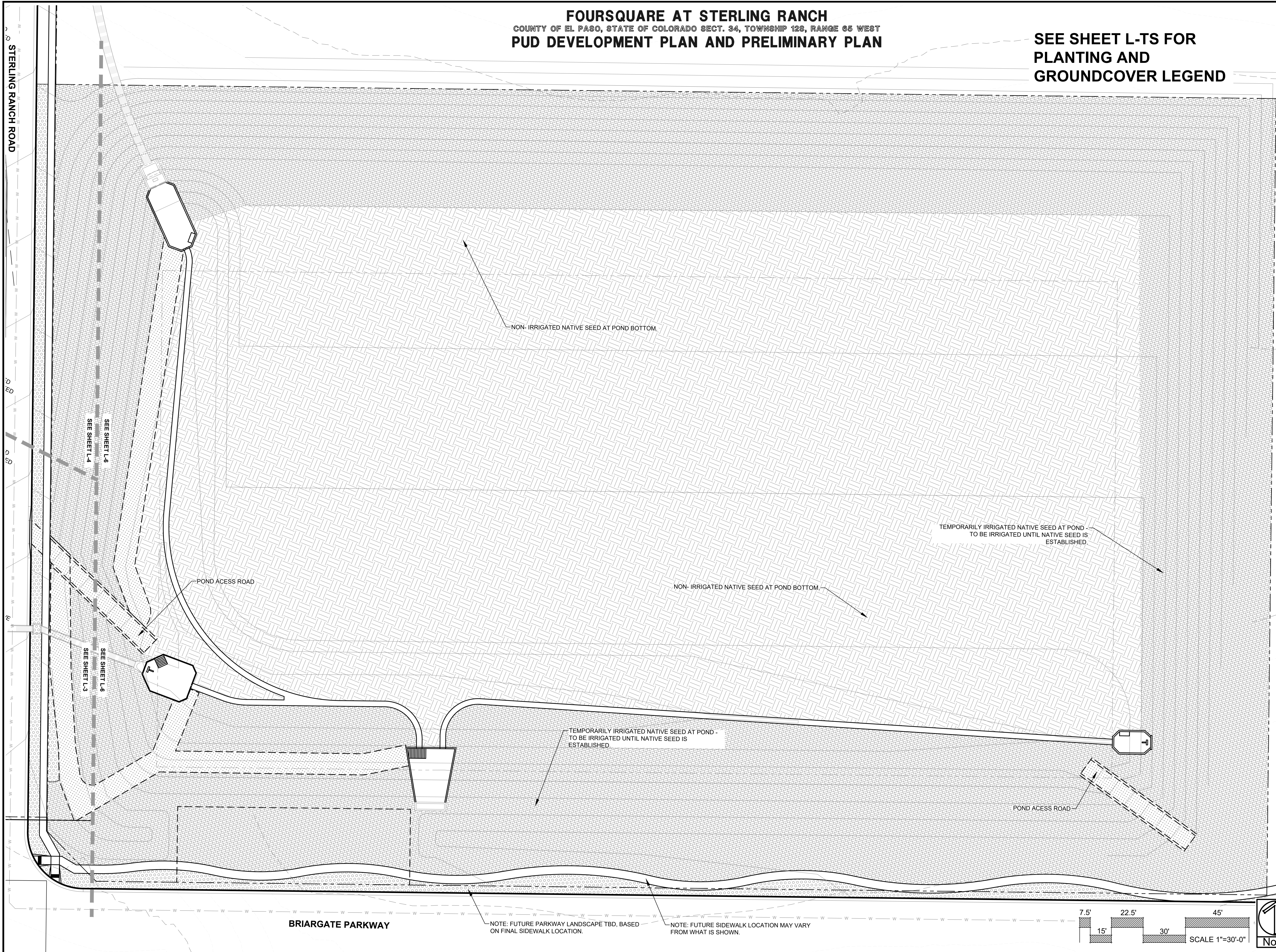
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**FOURSQUARE AT STERLING RANCH**  
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST  
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 1925 AEROPLAZA DRIVE  
 COLORADO SPRINGS, CO 80916  
 719-587-6313

DATE	REVISION DESCRIPTION
3/18/2022	City comment revisions
10/3/2022	Added shrub palette, base revised (lot locations)
3/7/2023	Steps out and ramp in revision ) near South East corner.

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

JOB NUMBER  
**2673-0122**

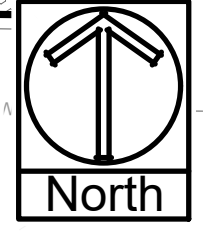
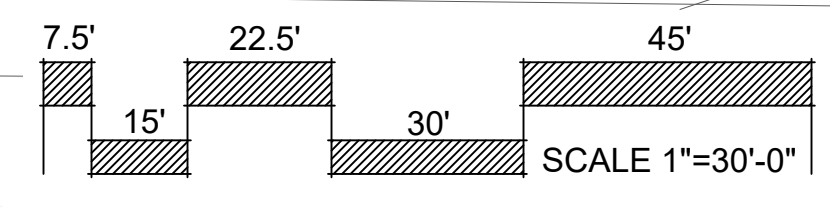
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**PRELIMINARY  
 LANDSCAPE PLAN**

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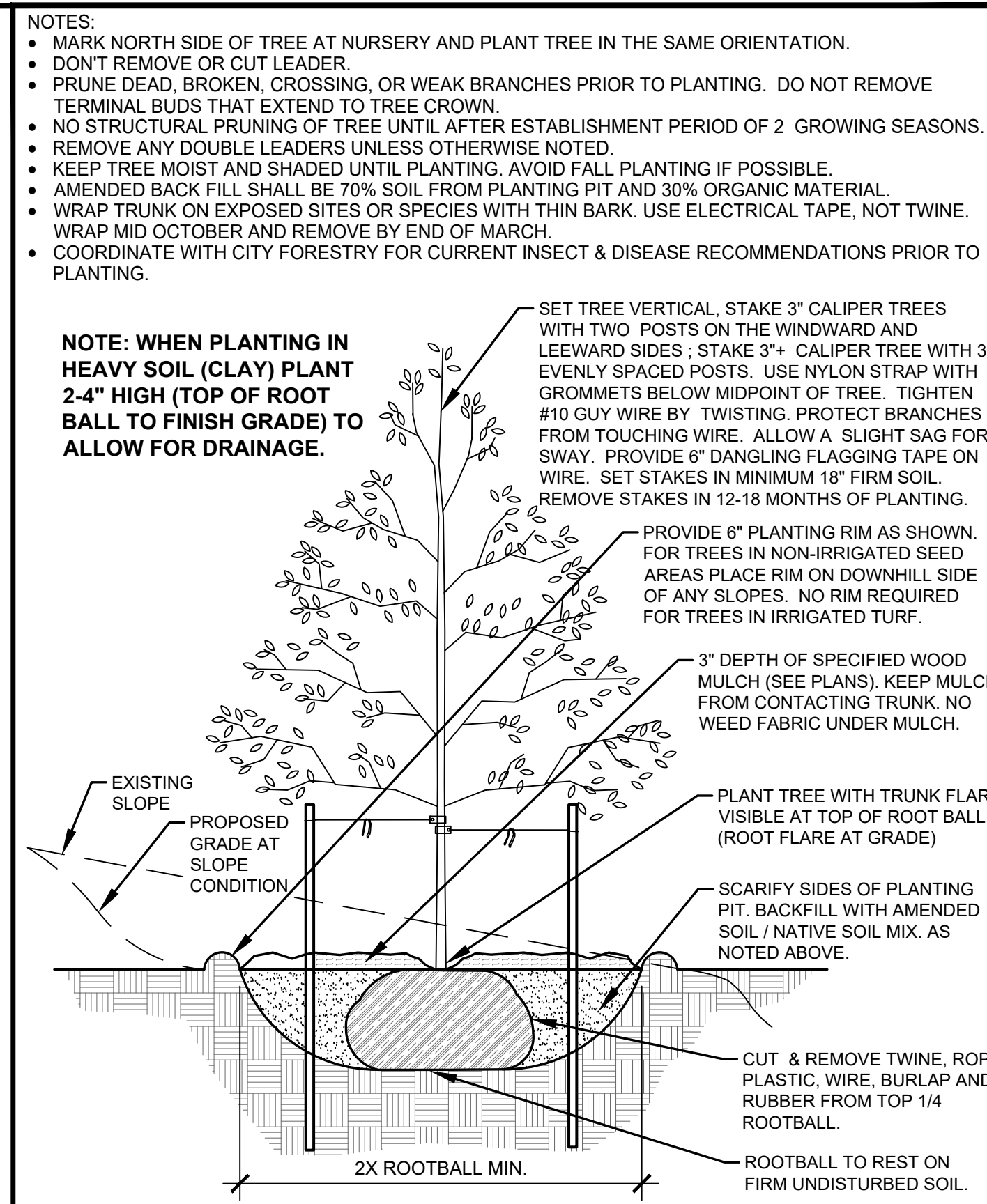


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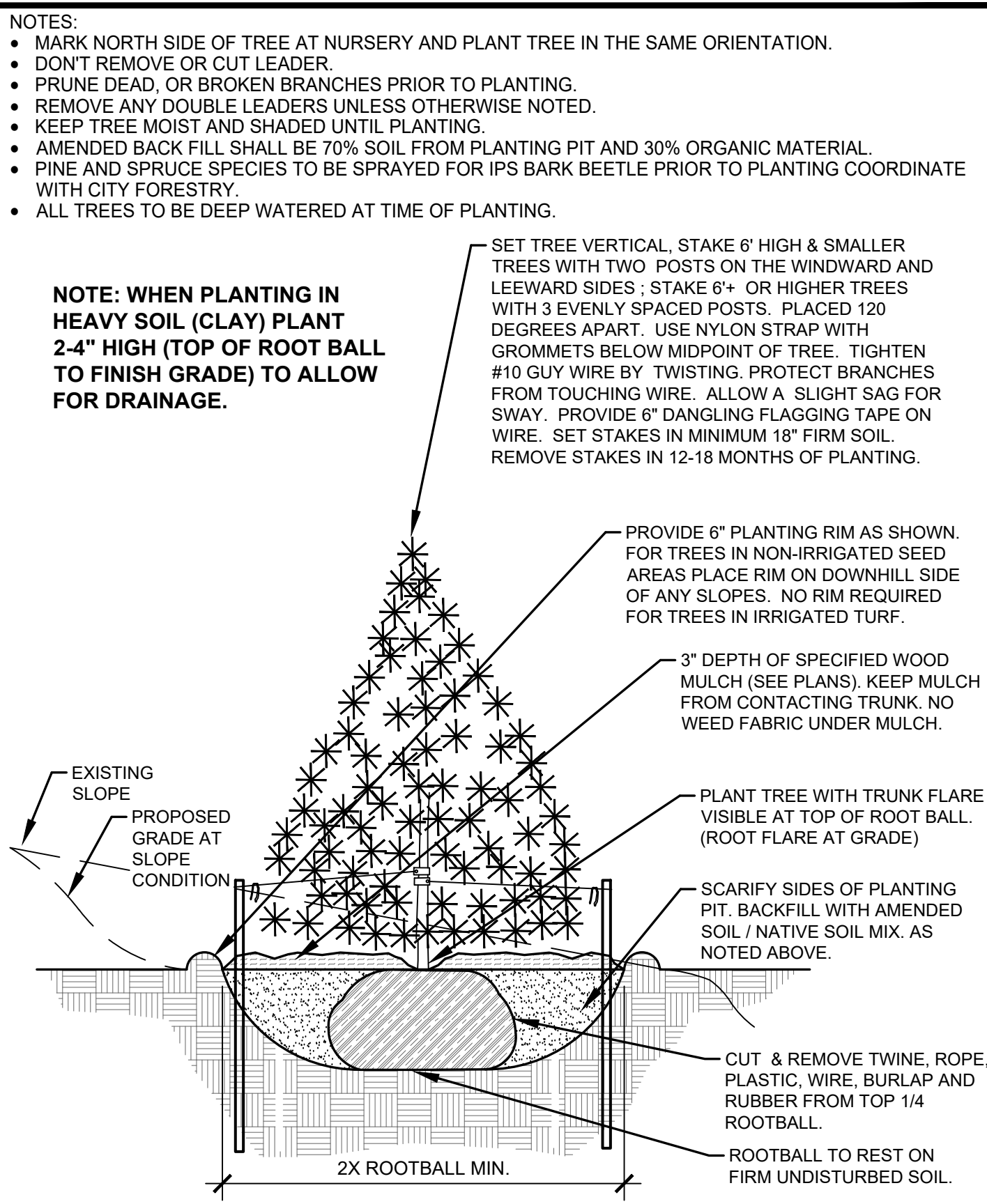
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST  
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

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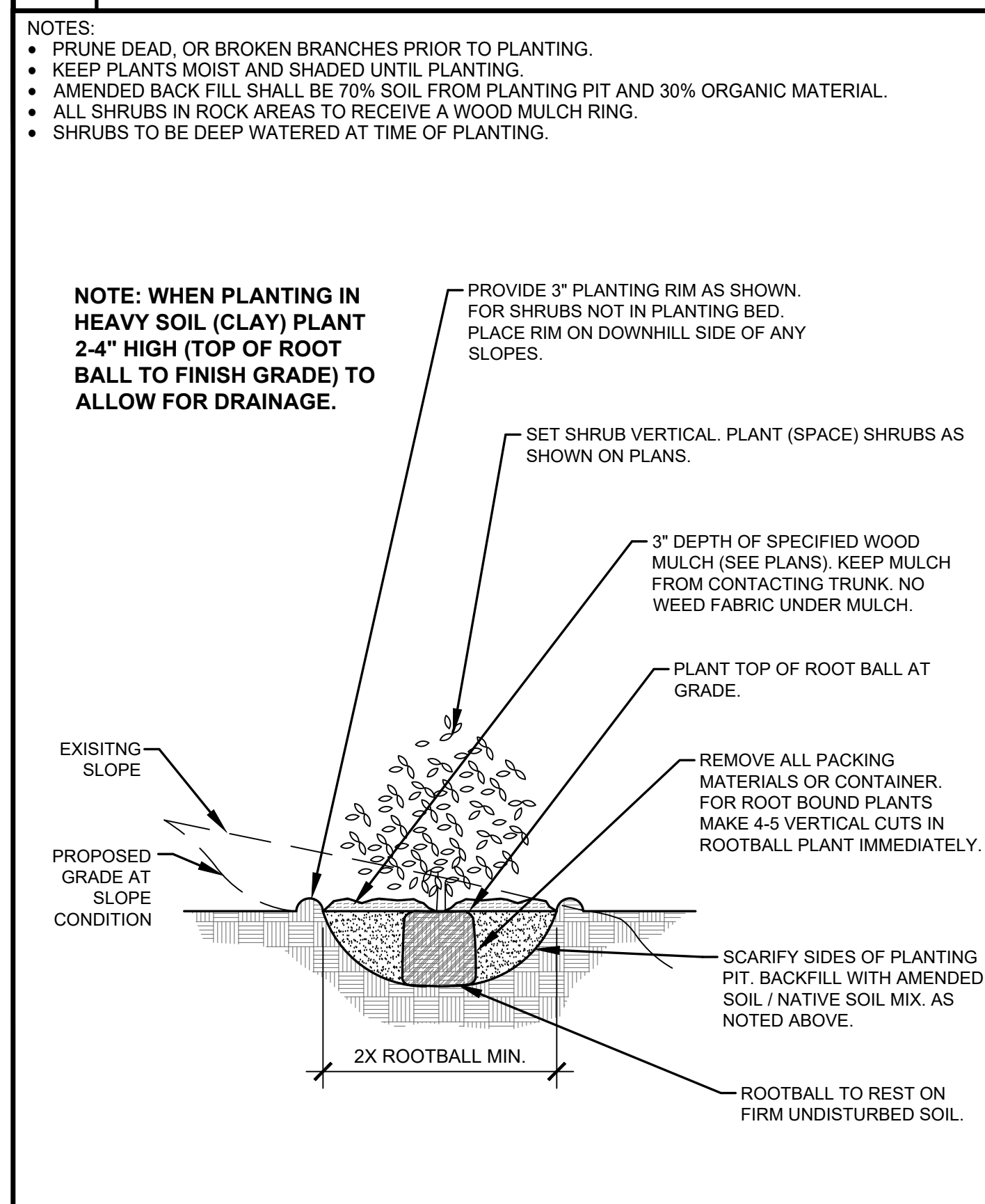
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COLORADO SPRINGS, CO 80916  
719-657-6313



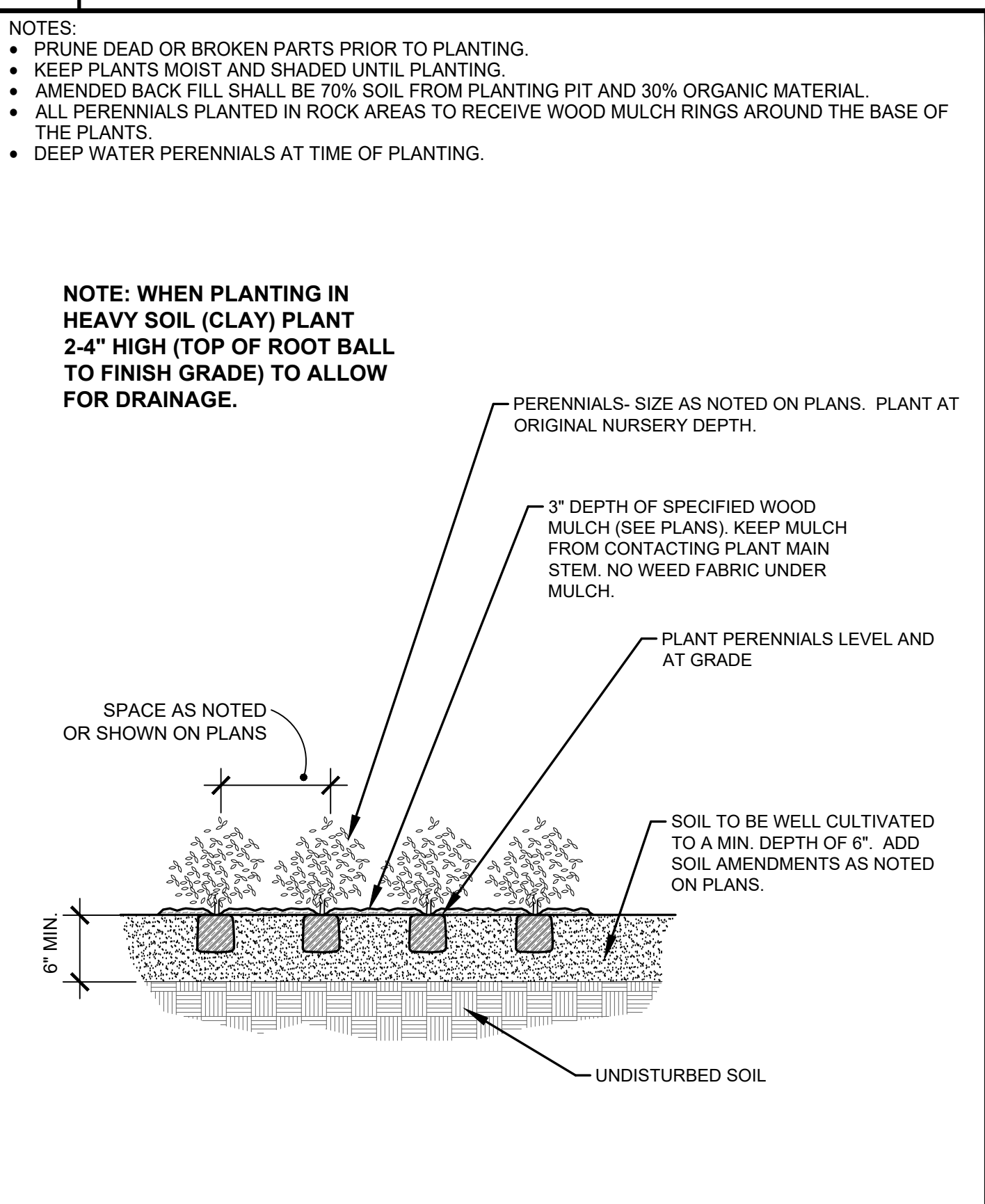
**A** DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE



**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 SCHEDULED 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%
-GRAMA, BLUE	20%
-GRAMA, SIDE OATS	29%
-GREEN NEEDLEGRASS	5%
-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./1,000 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 1,000 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./1,000 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 1,000 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.

DATE	REVISION DESCRIPTION
3/19/2022	City comment revisions
10/3/2022	Added shrub callouts, base revised (dit locations)
3/7/2023	Steps out and ramp in revision 1 near South East corner.

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  
TMB

DRAWING DESCRIPTION  
**PLANTING DETAILS & NOTES**

SHEET #  
**L-7**

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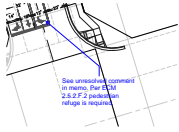


# v3\_PUD Development Plan.pdf Markup Summary 4-5-2023

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## CDurham (1)

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**Subject:** Callout  
**Page Label:** [1] DP-05  
**Author:** CDurham  
**Date:** 4/3/2023 5:28:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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

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## dspdparsons (9)

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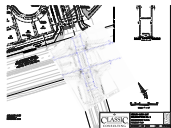
**Subject:** Callout  
**Page Label:** [1] Layout1  
**Author:** dspdparsons  
**Date:** 4/5/2023 10:08:08 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add note to dimensional standards that lots 21 & 22 will NOT need a dimensional variance for lot size, overage of lot coverage or setback encroachments if future intersection improvements occur at Briargate and Sterling Ranch Road. Relocation of retaining wall or sound wall due to intersection improvements will not require an approval through PCD.



**Subject:** Callout  
**Page Label:** [1] Layout1  
**Author:** dspdparsons  
**Date:** 4/5/2023 10:09:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

sight distance note as discussed .....



**Subject:** Image  
**Page Label:** [1] DP-05  
**Author:** dspdparsons  
**Date:** 4/4/2023 10:16:24 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] DP-05  
**Author:** dspdparsons  
**Date:** 4/4/2023 10:18:45 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

do the lots, and tract, fit with this row design emailed 4/2/23?



**Subject:** Callout  
**Page Label:** [1] DP-05  
**Author:** dspdparsons  
**Date:** 4/5/2023 10:07:16 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add note to dimensional standards that lots 21 & 22 will NOT need a dimensional variance for lot size, overage of lot coverage or setback encroachments if future intersection improvements occur at Briargate and Sterling Ranch Road. Relocation of retaining wall or sound wall due to intersection improvements will not require an approval through PCD.





**Subject:** Image  
**Page Label:** [1] PLTG 2673-0122 v.6-L-TS  
**Author:** dsdparsons  
**Date:** 4/5/2023 9:04:31 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] PLTG 2673-0122 v.6-L-TS  
**Author:** dsdparsons  
**Date:** 4/5/2023 9:07:41 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

I cant locate the detail of the noise wall per the noise memo



**Subject:** Cloud  
**Page Label:** [1] PLTG 2673-0122 v.6-L-TS  
**Author:** dsdparsons  
**Date:** 4/5/2023 9:07:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [3] PLTG 2673-0122 v.6-L-2  
**Author:** dsdparsons  
**Date:** 4/5/2023 8:57:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please make sure the file number PUDSP227 is on all sheets before Mylar is brought in for recording.

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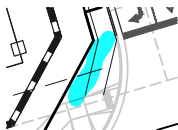
dsdrice (2)

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**Subject:** Callout  
**Page Label:** [1] DP-05  
**Author:** dsdrice  
**Date:** 4/4/2023 2:21:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Adjust sidewalk



**Subject:** Engineer  
**Page Label:** [1] DP-05  
**Author:** dsdrice  
**Date:** 4/4/2023 2:21:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**