driveways V

(technically they

driveways can

per definition).

What is the

setbcks from

these for the

the accessory

structures.

homes and then

Are the garages

attached then the

meet principal

structure setbac

detached garage

structure setback

what are accessed

structure uses, a

setbacks? LIST

meet accessory

only have 3 lots

are private roads

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

DUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR HILLSIDE AT LORSON RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO DUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE L O COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF HILLSIDE AT LORSON 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, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUB AND OF THE PUBLIC IN THE **ORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPYING, AND OTHER SECTION OF THE INTEREST OF THE DEVELOPMENT PLAN. THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE ATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE HOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW

CONFLICT: WHERE THERE IS MORE THEN 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.

LAN NO. 2

ADD HERE (THIS S

delete "on this sheet"

SAMPLE)

A. APPLICABILITY:

THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PLANNED UNIT DEVELOPMENT (PUD). THESE GUIDELINES SHALL GOVERN THE LAND USE, THE DIMENSIONAL ZONING REGULATIONS AND ALONG WITH THE COVENANTS, THE REGULATORY PROCESS FOR DETERMINING COMPLIANCE WITH THE PROVISION OF THE MIDTOWN COLLECTION AT STERLING RANCH EAST PRELIMINARY PLAN NO. 2

B. PROJECT DESCRIPTION:

STERLING RANCH EAST PRELIMINARY PLAN NO. 2 IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 158 SINGLE FAMILY LOTS LOCATED IN EL PASO COUNTY.

C. PERMITTED USES AND STRUCTURES:

	USE	NOTES			
	PRINCIPAL USES				
	DWELLINGS - SINGLE FAMILY DETACHED	5' SIDEYARD SETBACKS			
	OPEN SPACE, PARKS AND TRAILS				
	RECREATION AMENITIES	SUCH AS TRAILS, WALKS, PARKS			
	FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.			
	DISTRICT UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.			
	ACCESSORY USES				
	ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.			
	RESIDENTIAL HOME OCCUPATION	setbacks for			
	SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY accessory structure			
0.1.1	DECK (ATTACHED OR DETACHED, COVERED OR UNCOVE	REE must be defined			
Add a note	FENCE, WALL OR HEDGE	below.			
that a	ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES	detached garages			
maximum of 3	MAILBOXES	RY USES can garage be bigger			
lots can use -	MOBEL HOME / SUBDIVISION SALES OFFICE	than house?			
the shared	CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE			
driveways if	YARD OR GARAGE SALES				
this is the case	SPECIAL USES				
	FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.			
	CMRS FACILITY - STEALTH				
		Above_			
	NOTES:				
Since the shared	1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCT	URES ARE SUBJECT TO THE DEVELOPMENT STANDARD			

CHAPTER 5.1.7 OF THE EL PASO ${f county}$ LAMD DEVELOPMENT CODE (AS AMENDED). 3. PERMITTED TEMPORARY JUSÉS ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN HAPTER 5.2.1 OF THE EL PASO COÚNTY LAND DEVELOPMENT CODE (AS AMENDED) 4. PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED)

2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE—SPECIFIC DEVELOPMENT STANDARD SET OUT IN

D. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS. (SEE LOT TYPICAL ON THIS SHEET): MAXIMUM LOT COVERAGE: 60 PERCENT.

MINIMUM LOT SIZE: 3272 SF.

MAXIMUM BUILDING HEIGHT: THIRTY (35) FEET.

MINIMUM LOT DEPTH: 55.00 FEET.

OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT

SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE):

AT STERLING RANCH EAST PRELIMINABY PLAN NO. 2 PUD DEVELOPMENT PLAN.

FRONT YARD: 15 FEET MIN. (FRONT DOOR SIDE ALONG PUBLIC STREETS, 5 FEET ON REAR LOTS (SEE TYPICAL DETAIL))____ i dont understand the setbacks

ATTACHED / DETACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB IO FRONT-LOADED GARAGE.

SIDE YARD: 5 FEET (SEE TYPICAL LOT DETAIL).

CORNER LOT: STANDARS SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT. REAR YARD: 5 FEET MIN. is next to public road if any NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND

WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS. 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 AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

F. STREETS:

STREETS WITHIN STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. STREETS SHALL BE PUBLICLY AND PRIVATELY OWNED (AS NOTED). 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. PRIVATE STREETS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

and private roadways

G. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:

COVENANTS FOR STERLING RANCH EAST PRELIMINARY PLAN NO. 2 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. AUTHORITY:

THE AUTHORITY FOR THIS PUD DEVELOPMENT PLAN IS CHAPTER 4.2 (PLANNED UNI DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. THE AUTHORITY FOR CHAPTER 4.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

STERLING RANCH EAST PRELIMINARY PLAN NO. 2

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

THIS IS THE CODE BUT FOR THIS PUD DEFINE DRIVEWAY AS 4 LOTS. STATE SHARED DRIVEWAYS VIA EASMENTS AND

PROVIDE MAINTENANCE ENTITY AND RULES RELATED TO THE SHARED DRIVES. NO PRIVATE ROAD WAIVER NEEDED

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

8.4.3. Division of Land, Block, Lot, a

ROUNDWATER, AND

the course of normal airport operations.

Special District Notes:

located in a special district):

be recorded with each plat

a special taxing district,

and ramifications thereof.

The Subdivider(s) agrees on behalf of him/herself and

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

any developer or builder successors and assignees

that Subdivider and/or said successors and assigns

shall be required to pay traffic impact fees in

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

Where the Property is Located in the Airport Overlay Zone

Special District Disclosure (when the plat is

A Title 32 Special District Annual Report and

Disclosure Form satisfactory to the Planning

Fountain Mutual Irrigation Company Note:

districts are subject to a general obligation

produced from annual tax levies on the taxabl

familiarize himself/ herself with this potentiality

property within such districts. The buyer should

indebtedness that is paid by revenues

and Community Development Department shall

NOTICE: This property will be included within

District, created for the purpose of constructing 32

and maintaining certain drainage and park and

Metropolitan

TRACT G

The private roads as shown on this plat will not be

are constructed in conformance with El Paso County

standards in effect at the date of the request for

dedication and maintenance.

maintained by El Paso County until and unless the streets

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

for the

specific

L. PRIVATE ROADS:

GENERAL NOTES:

THE ADOPTION OF THIS PUD DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS PUD DEVELOPMENT PLAN FOR MIDTOWN COLLECTION AT STERLING RANCI EAST PRELIMINARY PLAN NO. 2 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISIONS OF CHAPTER 4.2 OF THE LAND DEVELOPMENT CODE AND THIS PUD DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNITE DEVELOPMENT ACT OF 1972, AS AMENDED.

J. RELATIONSHIP TO COUNTY REGULATIONS:

THE PROVISIONS OF THIS PUB DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF STERLING RANCH EAST PRELIMINARY PLAN NO. 2, PROVIDED, HOWEVER THAT WHERE THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ANY DETERMINATION OR INTERPRETATION ISSUES BY THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE. Sterling Ranch Metro

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

THE PRIVATE SHARED DRIVEWAYS AS SHOWN WILL BE MAINTAINED BY THE HISTRICT! THE PRIVATE ROADS AS SHOWN WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

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 DISTRICT

PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:

(b) Standard Drainage Easement Widths and Locations. [ASEMEN] easements for urban and rural lots shall be provided b. SIDE: FIVE (5)

c. REAR: FIVE (5) we can only do 20 percent per Code d. STREETS: TEN (

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 25% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY

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 EAST PRELIMINARY PLAN NO. 2, HOMEOWNERS ASSOCIATION not the district? are you sure some are not to be maintained by District? 9 SIGHT DISTANCE TRIANGLE FASEMENT'S ARE IDENTIFIED ON THESE PLANS

Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) CLUDE THE POTENTIAL FOR standard The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of ORT "SOIL, GEOLOGY, AND format, NARY PLAN NO. 2 - PARCELadd all the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County + ENGINEERING, INC., DATED Planning and Community Development Department: OPMENT DEPARTMENT. IN Downslope Creep: (name lots or location of area) AS SLOPES WILL BE Potentially Seasonally High Groundwater:(name lots or location of area) ON EACH LOT IS report Other Hazard: (TO CPMPLETE NOTE See PAGES 7-13 IN REPORT TO ADD CONSTRAINTS AND FROM THE GEOTECHNICAL state MITIGATION) SURFACE RUNOFF AND SPECIFIC SOIL AND

Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES

PER ENGINEERING CRITERIA MANUAL REFERÊNCE

2.3.6.G.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM

AROUND UTILITY STRUCTURES, FURNITURE AND

OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR

NO LANDSCAPING SHALL OBSTRUCT SIGHT

HORIZONTAL CLEARANCE FOR SIDEWALKS

PEDESTRIAN AND BICYCLISTS PER THE

SNOW STORAGE SHALL BE ACCOMMODATED

ITSELF WITH CURRENT AMERICANS WITH

TO THAT ALL SITE ELEMENTS MEET THE

APPLICABLE ADA DESIGN STANDARDS AS

WITH THE ADA OR ANY REGULATIONS OR

OF JUSTICE. APPROVAL OF THIS PLAT AND

ONSITE IN AVAILABLE TRACTS AND AT DEAD

ENDS OF THE PRIVATE DRIVE AISLES, NOT IN

THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED

DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY

ASSOCIATED GRADING AND CONSTRUCTION PLANS

PUBLISHED BY THE UNITED STATES DEPARTMENT

ASSOCIATED CONSTRUCTION DOCUMENTS BY EL

PASO COUNTY DOES NOT ASSURE COMPLIANCE

GUIDELINES ENACTED OR PROMULGATED UNDER

BUILDER TO ENSURE ADA ACCESSIBILITY DURING

OR WITH RESPECT TO SUCH LAWS. IT IS THE

RESPONSIBILITY OF THE DEVELOPER / HOME

DISTRICT TO MAINTAIN SITE RETAINING WALLS.

CONSTRUCTION OF THE PRIVATE STREETS.

rewrite this please

maintained and

built to County

owned by

these internal streets

are private and will be

imagine these are not

standard since there

STANDARDS AND HAS LAID OUT THE PLAT AND

ENGINEERING CRITERIA MANUAL.

THE PUBLIC RIGHT-OF-WAY.

State maintenance entity OR NO BASMENTS ON LOTS X,G,H 11. DISTRICT / HOMEOWNER ARE RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED. what does this mean? please be specific what entitiy is responble for which.

12. AN AVIGATION EASEMENT WILL BE PROVIDED OR PROOF OF PREVIOUS RECORDING (BOOK/PAGE OR RECEPTION NUMBER) WITH SUBSEQUENT FINAL PLATE APPLICATION.

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.

this paragraph should

Add to general notes

Add to general notes

STERLING

RANCH EAST

de on landscape

-BRIARGATE PARKWAY STERLING SAND CREEK

VICINITY MAP

WOODMEN ROAD

PROPERTY OWNER CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 MR. LOREN MORELAND (719) 592-9333

PROPERTY ADDRESS

TBD BRIARGATE PARKWAY & STERLING RANCH ROAD COLORADO SPRINGS, CO 80922

APPLICANT REPRESENTATION

CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 MR. KYLE CAMPBELL, P.E. (719) 785-0790

NO BASEMNETS

AREPROPSOED

delete this

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

8.4.4.C PUBLIC ROADS REQ. LOT AREA AND LOTS TO HAVE A OTS UTILIZING PRIVATE THE PROPOSED UNIQUE LOT SHARED DRIVEWAYS WILL MINIMUM OF 30 FEET CONFIG. AND COMMUNITY DIMENSIONS OF FRONTAGE ON NOT HAVE DIRECT DESIGN REFLECT THE NEED AND ACCESS FROM A FRONTAGE ON OR ACROSS FOR SHARED PRIVATE (A) Division of Land Standards (1) Minimum Frontage for Division of Land. DRIVEWAYS THAT DIRECTLY PUBLIC ROAD FROM A PUBLIC ROAD division of land shall have a minimum of 60 feet frontage on a public road. CONNECT TO PUBLIC STREETS.

> **GEOLOGIC HAZARDS:** The site was generally found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions, which will impose some constraints to development. Hazards observed include artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater, potential unstable slopes, and radon. Suggestions for mitigation are included in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included

> > PARTICULARLY DESCRIBED AS FOLLOWS:

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

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 CONSTRAINT STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89'08'28"E, A DISTANCE OF 1356.68 FEET

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE 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 1212.26 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 98

DIMENSIONAL STANDARDS AND GUIDELINES CONTAINING A CALCULATED AREA OF 36



REAR YARD: FIVE FEET (5" PROJECTION INTO SETBACKS A. A COVERED/ SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES. B. OPEN AND UNENCLOSED PATIOS, FREESTANDING PERGOLAS, DECKS

PLATFORMS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR

REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR RAMP DOES NOT EXCEED 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED. FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE OPEN AND UNENCLOSED PATIOS, PERGOLAS, DECKS, PLATFORMS, LANDINGS OR AMPS EXCEEDING 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE MAY EXTEND A MAXIMUM OF 10 FEET INTO REQUIRED FRONT OR REAR YARD SETBACKS AND A MAXIMUM OF 42

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

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

FUTURE

NET DENSITY (W/O PUBLIC ROW): 5.16 DU/AC ROW (PUBLIC) 6.65 ACRES (18%) TOTAL OPEN SPACE: 16.59 ACRES (45%) MAXIMUM LOT COVERAGE: 60% FOR OPPOINT LOT NOTE: SEE STILL Add tract table: future dev tracts are Tract, SF, ownership, not openspace maintenance, purpose, percentage of open space only and percentage of usable open space This should not be a per Section 4.2.6 of certification bloc. Code. ADA COMPLIANCE: APPROVAL OF THE PLANMAND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ANACTED 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

RR-5

36.762 ACRES

3,722 SF

3,272 SF

4.03 DU/AC

55'

59.5

13.50 ACRES (37%)

5200000552, 5200000553, AND 5233000016

NAME OF LANDOWNER LANDOWNER'S SIGNATURE, NOTARIZED

OWNER CERTIFICATION:

PUBLIC AND PRIVATE SIDEWALKS.

DEVELOPMENT DATA:

EXISTING ZONING:

TOTAL AREA:

TAX SCHEDULE NO.

NUMBER OF LOTS:

TOTAL LOT AREA:

AVERAGE LOT SIZE:

MINIMUM LOT SIZE:

MINIMUM LOT WIDTH:

MINIMUM LOT DEPTH:

GROSS DENSITY:

__ 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 , 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

this should have a NOTARY SIGNATURE place for the owners to sign

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

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_____

BOARD OF COUNTY COMMISSIONER

____DAY OF___ 20___, A.D., AND IS DULY RECORDED O'CLOCK .M. THIS AT RECEPTION NO. _OF THE RECORDS OF EL PASO COUNTY, COLORADO. CHUCK BROERMAN, RECORDER

SHEET INDEX

COVER SHEET

PUD & PRELIMINARY PLAN PRELIMINARY GRADING & UTILITIES PLAN LANDSCAPE TITLE SHEET LANDSCAPE PLAN - OVERALL LANDSCAPE PLAN PLANTING DETAILS AND NOTES

SHEET 1 OF 19 SHEETS 2-6 OF 19 SHEETS 7-11 OF 19 FOURSQUARE A SHEET 12 OF 19 STERLING RANCH SHEETS 14-18 OF 19PUDSP SHEET 19/ OF 19 PCDD FILE NO.: PUDSP227

DATE

DATE

STERLING RANCH EAST

PRELIMINARY PLAN NO. 2

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

DESIGNED BY EAS SCALE DATE 03/08/202 EAS | (H) 1"= 200' | SHEET 1 OF 19 CHECKED BY |(V) 1" = N/A | JOB NO.

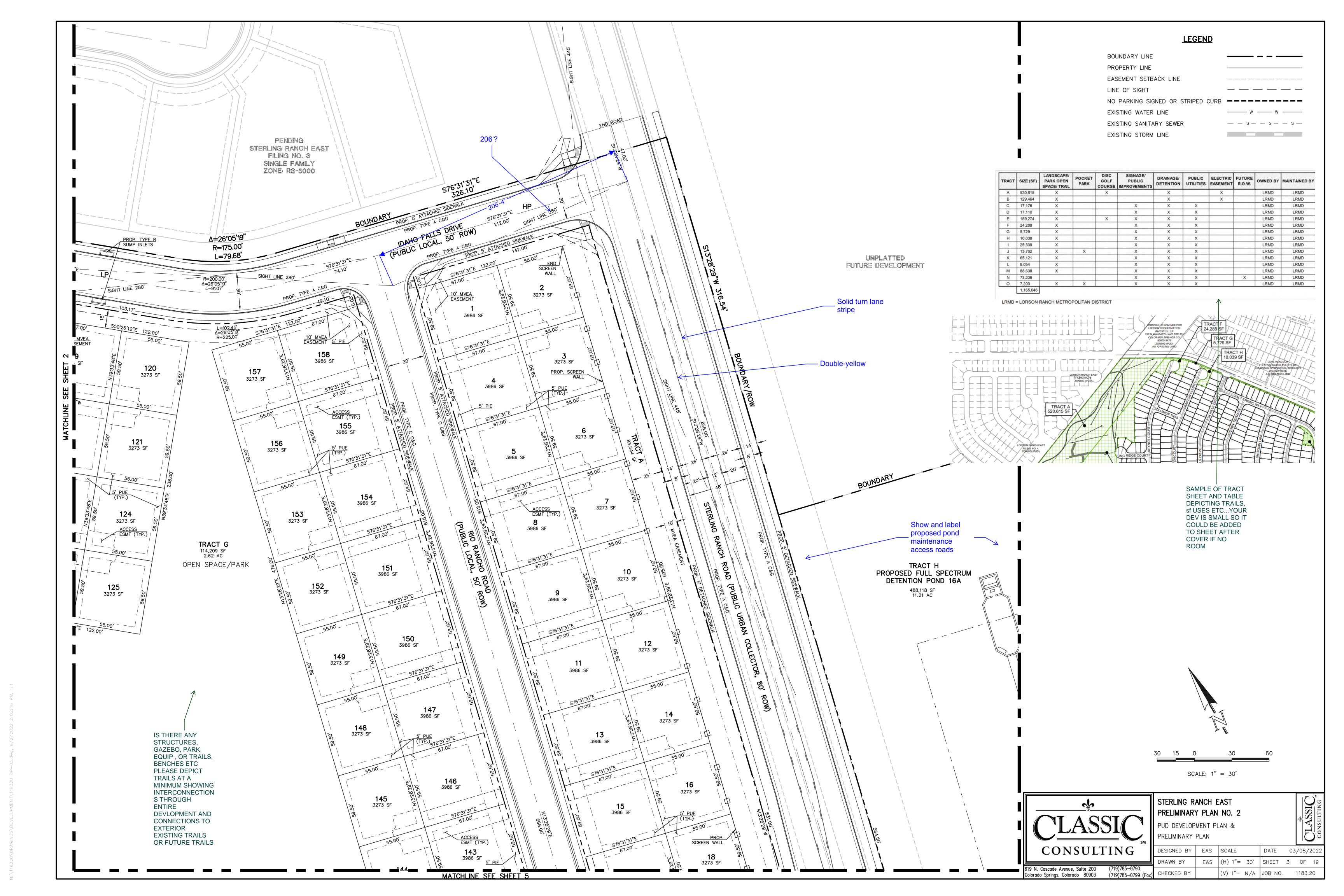
CONSULTING

319 N. Cascade Avenue, Suite 200

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

TITLE SHEET

WHAT SHEET IS THIS - NAME



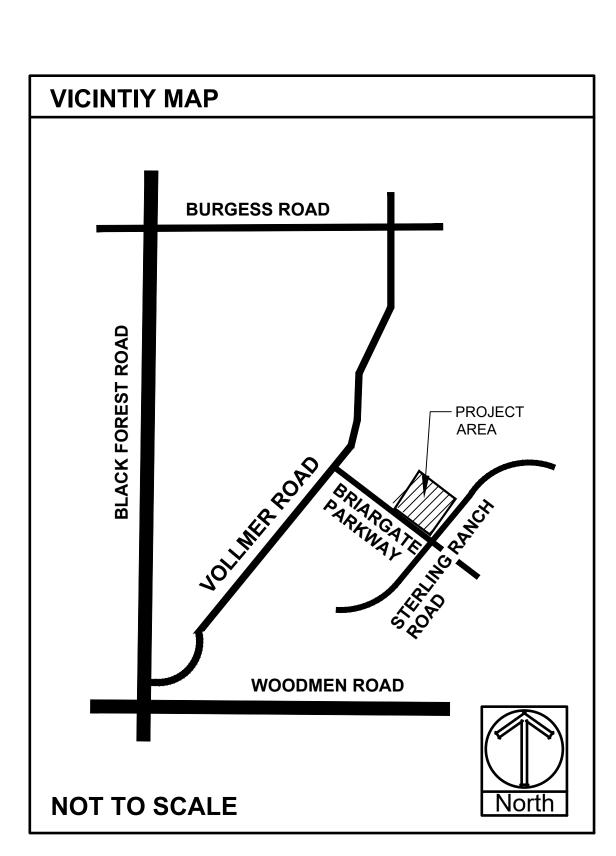
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(719)785-0799 (Fax) CHECKED BY

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

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



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 SET	BACKS (LS)						
Street Name / Boundary	Street Classification	Width (ft.) Reg. / Prov.	Linear	Tree Req. / F	t. Tr	ee Req. /Prov.	
Briargate Parkway Sterling Ranch Raod West Road North Road	Minor Arterial Minor Arterial Non Arterial Non Arterial	20'/20' 20'/20' 20'/20' 10'/10' 10'/10'	1,330' 806' 830' 836'	1/25 1/25 1/30 1/30		54 / 49 33 / 30 28 / 22 28 / 22	
Shrub Substitutions	Ornamental grass	Setback	Perc	ent Ground			
Req. / Prov.	Req. / Prov.	Abbr.	Plan	e Cov. Req./P	ro		
50/50 30/30	0/0 0/0	LS LS		5%/75% 5%/75%			
60/60	0/0	LS		5%/75%			
60/60	0/0	LS		5%/75%			
Motor Vehicle (M)	/)						
Number of Parking	Shade Trees (1/15	Vehicle Lot		Linear	2/	3 Length	
Spots	Spaces) Req. / Prov.	Frontage	Footage		Fr	Frontage	
NA	NA	NA		NA		NA	
Min. 3' High Screening		Length Scr	reen	Abrev. or	1	% Ground Plane	
Plants Req. / Prov.		Wall / Berr	n Prov. Ab	br. Plan	Plane	Cov. Req. /Prov.	
NA		NA		MV		75%/75%	
Internal Landscap	oing (IL)						
Net Site Area (SF)	Percent Min.	Internal Area	a	Internal Trees	(1/500	SF)	
(Less Public R.O.W.)	Internal Area	(SF) Req. / F	Prov.	Req. / Prov.			
957,685 SF (Pond area not (Internal landscape area is	, .	97,200 / 130 0 SF each lot =	•	195 / 156 required for s	mall lot	PUD)	
Shrub Substitutions	Ornamental grass	Setback	Perc	ent Ground			
Req. / Prov.	Req. / Prov.	Abbr.	Plan	e Cov. Req./P	rov.		
390 / 390+	0/0	IL		75%/75%			

PLA	NTING LEGEND	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			
ABBR. Q	TY. BOTANICAL NAME	COMMON NAME	SIZE	NOTES	
DECIDUO	OUS TREES				
AAM	38 Acer ginnala 'Flame'	Maple, Amur	1-1/2" R	,DE,F,Z=3, 8.5K,A,S	
ABM	11 Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K,S,SIG	
ANM	46 Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K,S,SIG	
CCH	27 Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2" R,[DE,F,Z=4,8.5K,A,D,S	
	34 Malus 'Spring Snow'	Crabapple,Spring Snow	1-1/2"	F,Z=4, 8.5K,S,SI	
TAR	33 Tilla americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3, 6K,S,SIG	
TGL	18 Tilla cordata 'Greenspire'	Linden, Greenspire	1-1/2"	Z=4, 6K,S,SIG	
EVERGR	EEN TREES				
PIB	17 Picea pungens 'Bakeri'	Spruce, Bakeri		,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	45 Pinus ponderosa	Pine, Ponderosa	6' R,	DE,Z=3, 9.5K,D,SIG	
DECIDUO	DUS SHRUBS				
ABR	52 Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red	5 Gal F	R,DE,Z=5, 7.5K,S,SIC	
ASB	16 Amelanchier alnifolia 'Saskatoon'	Serviceberry, Saskatoon	5 Gal Di	E,F,Z=3, 10K,A,D,SI	
	27 Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R,DE,Z=4, 7K,A,SIG	
	27 Contoneaster acutifolia	Contoneaster, peking	5 Gal	R,DE,Z=4, 10K,S,SI	
	31 Euonymous alatus	Burning Bush		,DE,F,Z=3, 7.5K,S,S	
	59 Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal F	R,DE,F,Z=2, 10K,S,S	
	92 Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger		R,DE,F,Z=2, 10K,S,S	
	36 Rhus aromatica 'Gro-low'	Sumac, Gro-Low		DE,Z=3, 8.5K,A,D,SI	
	30 Spiraea x bumalda 'Froebel'	Spirea, Froebel	5 Gal	R,DE, 7.5K,A,S,SIG	
VOS	21 Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal F	R,DE, 7.5K,A,SIG	
	EEN SHRUBS				
JBJ	60 Juniperus Sabina	Juniper, Buffalo	5 Gal I	R,DE,Z=3,8.5K,A,SI	
	84 Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal R	,DE,Z=3, 7.5K,A,D,S	
PGS	31 Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG	

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	1,534 LF
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	44,913 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	15,717 SF
	4-8" AND 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	3,963 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	85 TOTAL
	KENTUCKY BLUEGRASS SOD	69,163 SF
* * * * * * * * * * * * * * * * * * *	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	79,074 SF
	NON- IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE MIX AT DET. POND (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	210,435 SF
	BERM	3,096 SF



DATE REVISION DESCRIPTION

FOR CONSTRUCTION

NOT FOR CONSTRUCTION



FOUR PACK AT STERLING RANCH
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER
2673-0122

DATE 5/25/2022

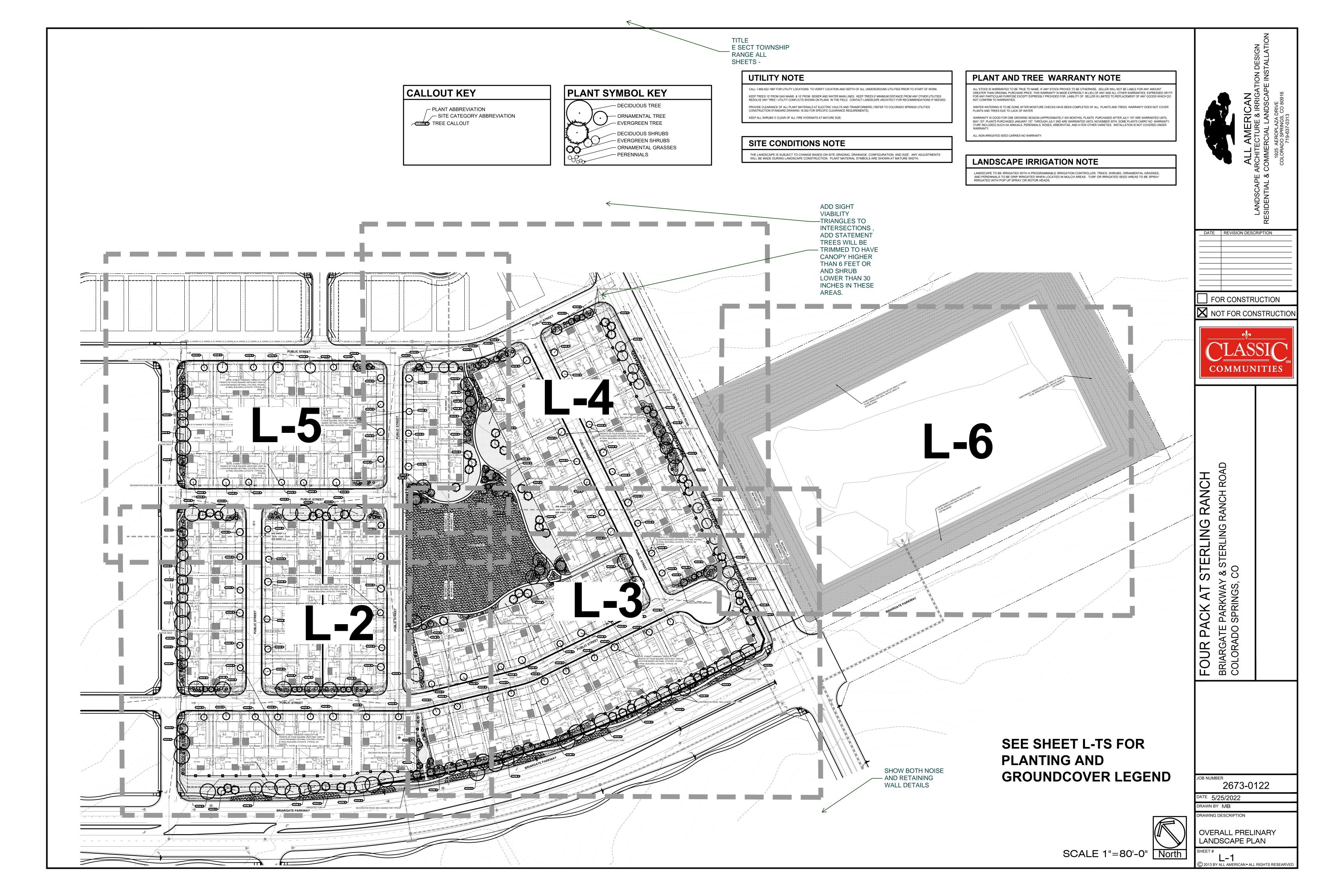
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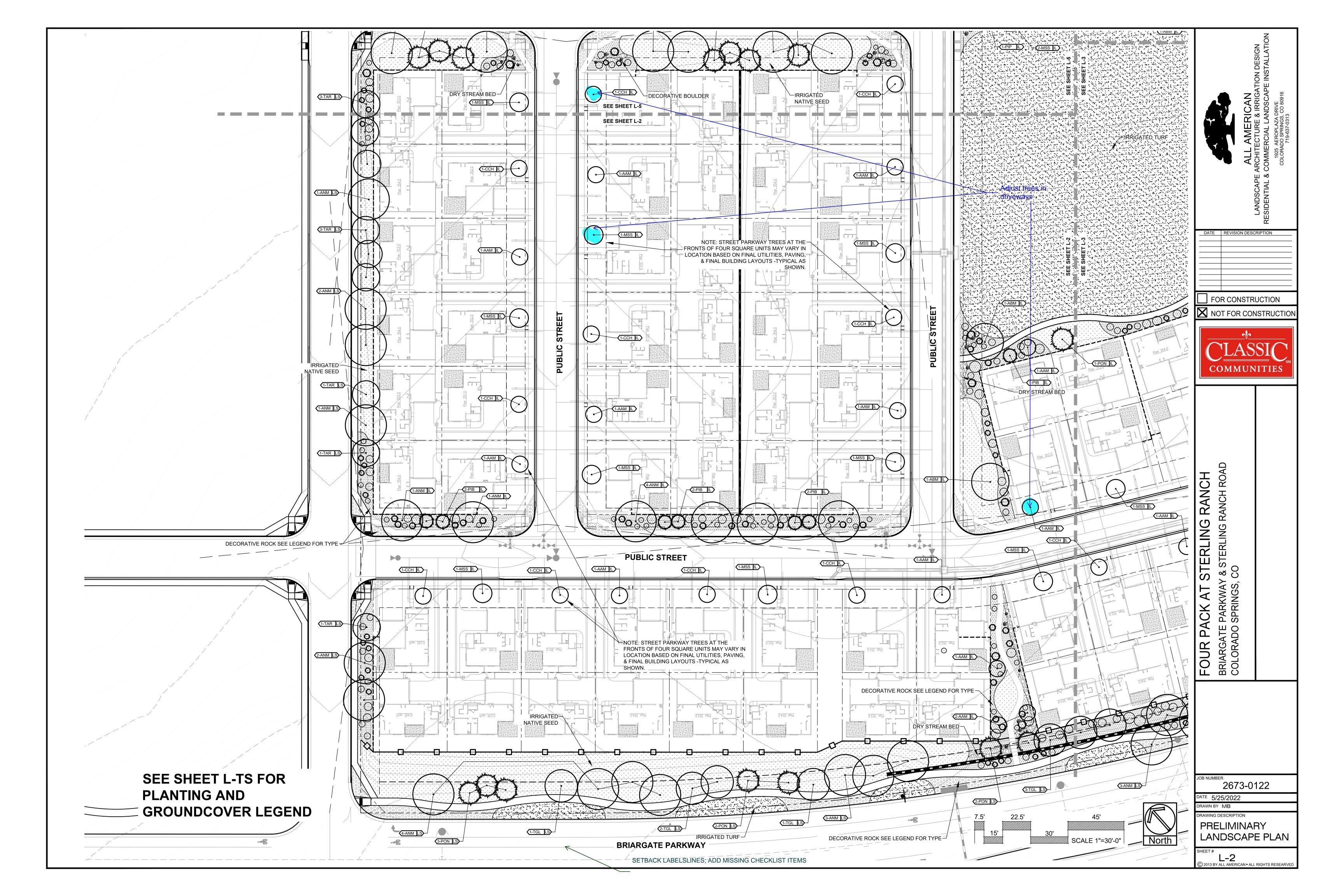
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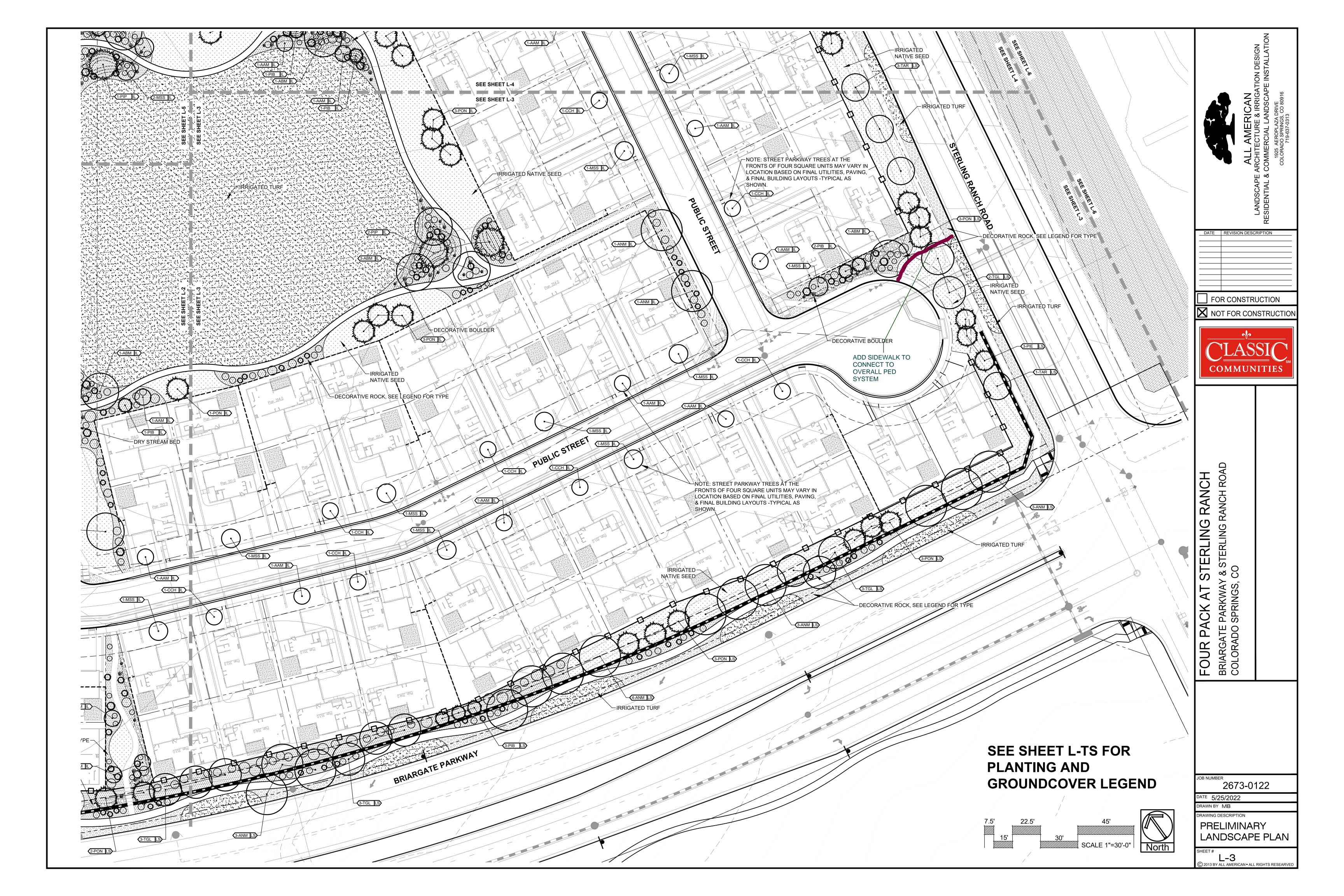
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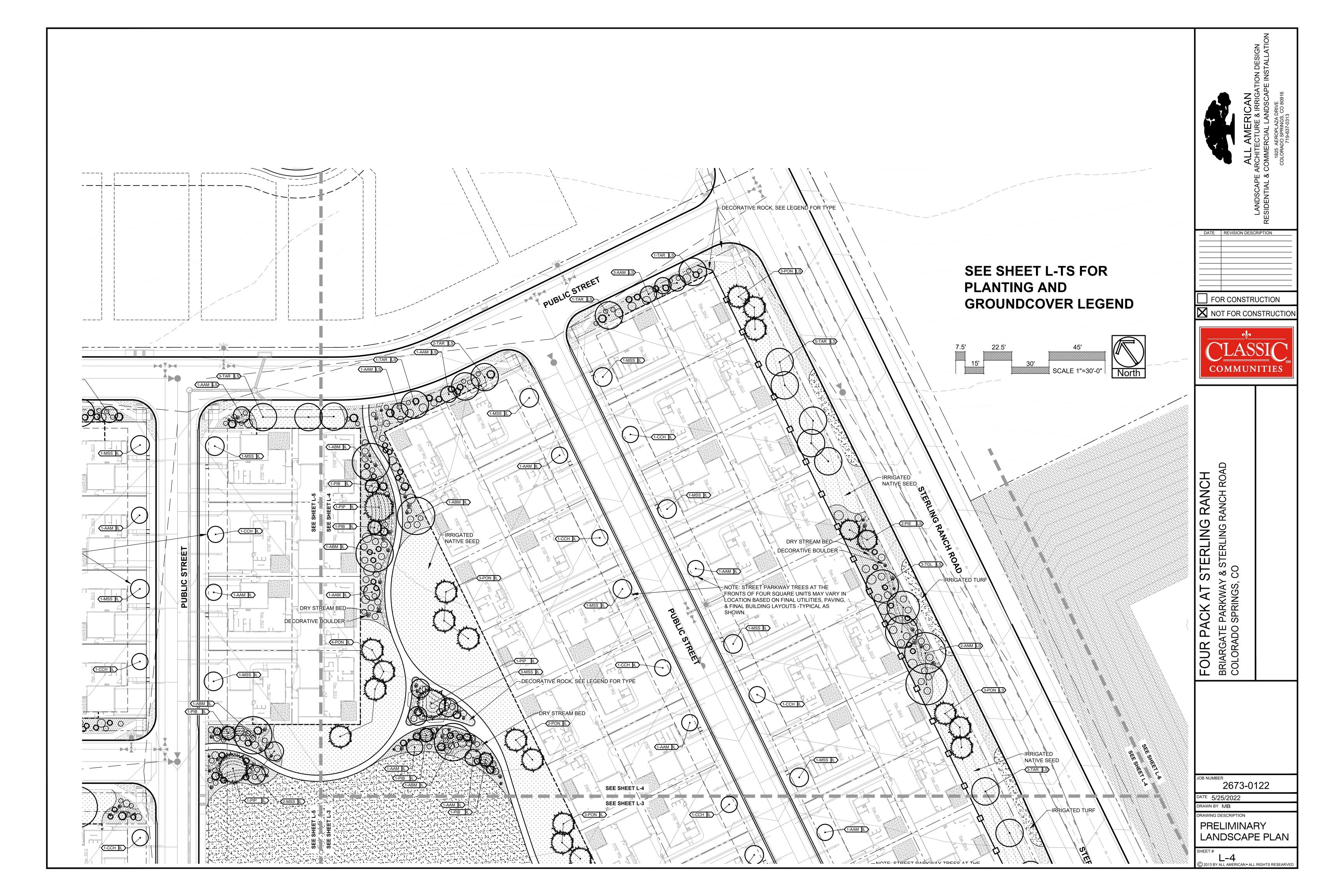
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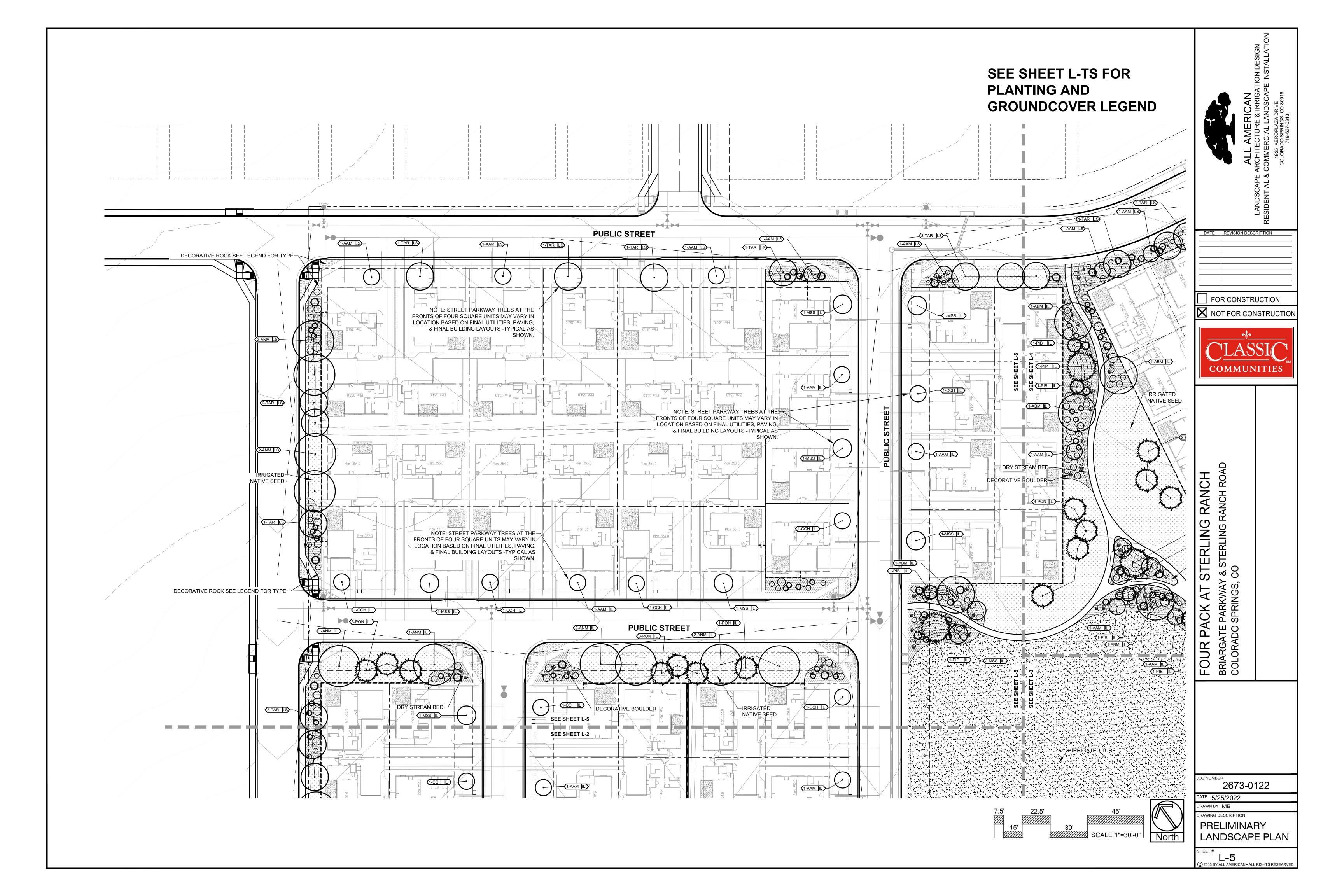
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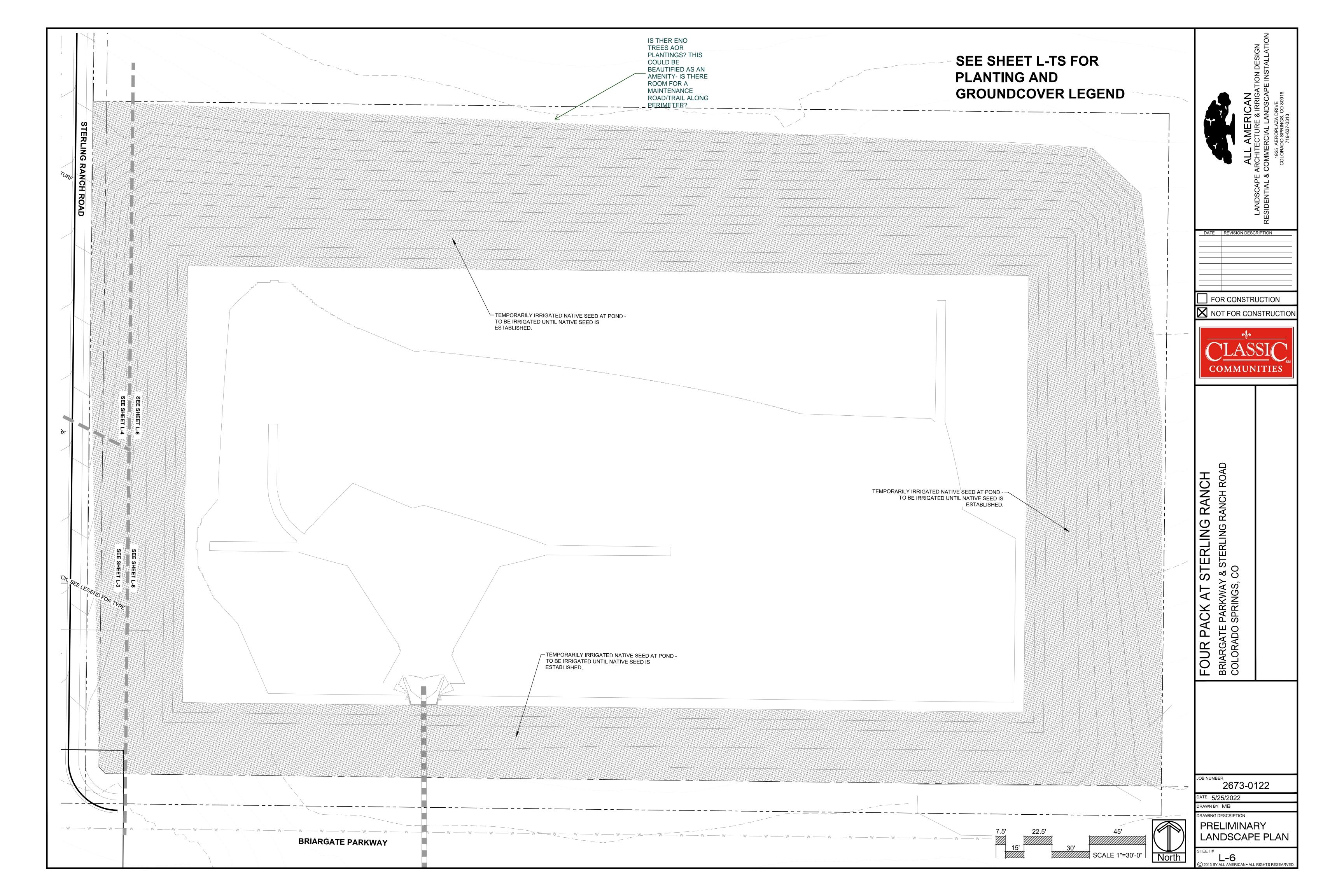


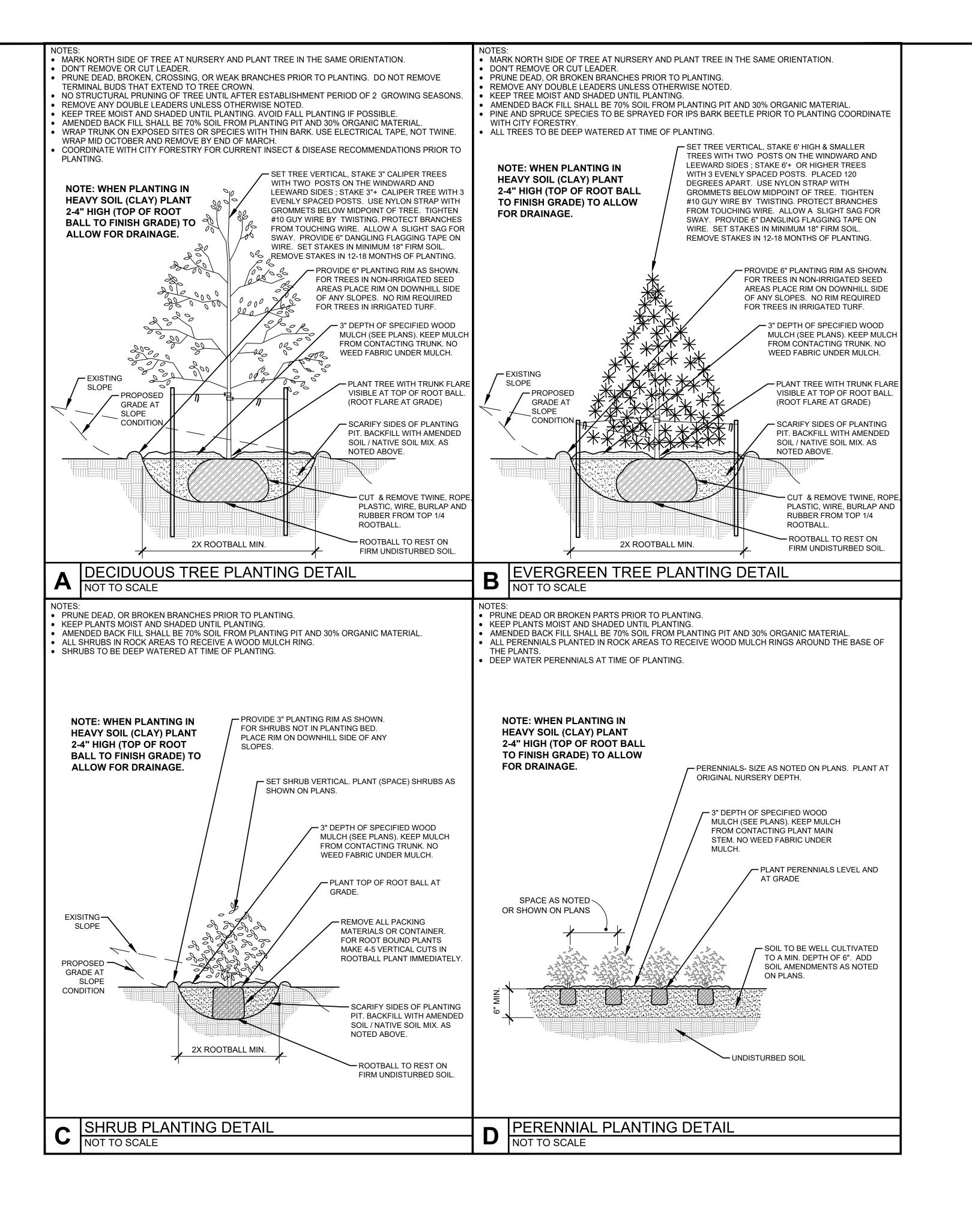












LANDSCAPE CONTRACTOR NOTES

- 1. STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
- 2. REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- 3. PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- 4. 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.
- 5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE
- 6. 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 MANUFACTURE'S RECOMMENDATIONS.
- 2. SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
- 3. 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)
- 4. 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)
- 5. 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)
- 6. ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
- 7. 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.
- 8. 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.
- 9. IF APPLICABLE :ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B'
- TOPSOIL OR EQUAL.
- 10. ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL . AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
- 11. 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

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

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

SLOPE PROTECTION (IF APPLICABLE)

- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE'S GUIDELINES

CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURE'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

--DROPSEED, SAND

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, SIDEOATS 29
--GREEN NEEDLEGRASS 5%
--WHEATGRASS, WESTERN 20

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 --GRAMA, BLUE --GREEN NEEDLEGRASS --WHEATGRASS WESTERN --SWITCHGRASS --PRAIRIE SANDREED --YELLOW INDIANGRASS --GRAMA SIDEOATS

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.

AMFRICAN

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FOUR PACK AT STERLING RANCH BRIARGATE PARKWAY & STERLING RANCH ROAD COLORADO SPRINGS, CO

2673-0122

DATE 5/25/2022

DRAWN BY MB

PRAWING DESCRIPTION

PLANTING DETAILS & NOTES

SHEET #

L-7

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