

GENERAL PROVISIONS: STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 488 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE. AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED. APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE BOUND BY THE DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS. ADDITION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR LOTS 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000. RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF LOTS 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000. ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT THE NECESSITY OF ANY POWER OF REGULATION OTHERWISE GRANTED BY LAW. CONFLICT: WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

A Facility for the passage of vehicles that provides access from a public or private road to no more than 3 lots.

THIS IS THE CODE BUT FOR THIS PUD DEFINE DRIVEWAY AS 4 LOTS. STATE SHARED DRIVEWAYS VIA EASEMENTS AND PROVIDE MAINTENANCE ENTITY AND RULES RELATED TO THE SHARED DRIVES. NO PRIVATE ROAD WALKER NEEDED THAN

FOUR SQUARE AT STERLING RANCH PUDSP

STERLING RANCH EAST PRELIMINARY PLAN NO. 2

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

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

(CONTINUED):

- I. ADOPTION: 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 LOT 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783

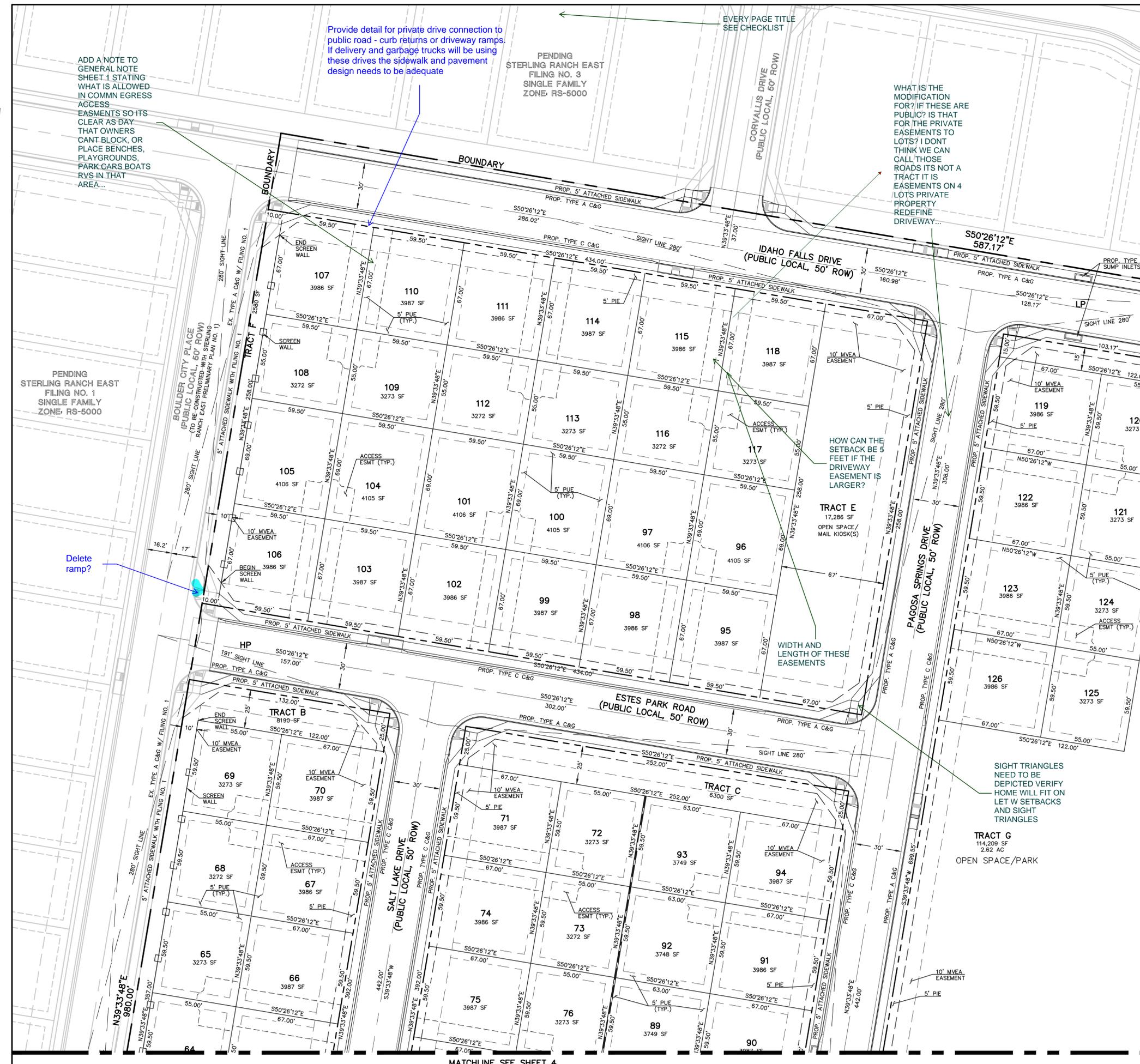
KEY MAP IS MISSING

ADD A NOTE TO GENERAL NOTE SHEET 1 STATING WHAT IS ALLOWED IN COMM EGRESS ACCESS EASEMENTS SO ITS CLEAR AS DAY THAT OWNERS CANT BLOCK, OR PLACE BENCHES, PLAYGROUNDS, PARK CARS BOATS RVS IN THAT AREA...

Provide detail for private drive connection to public road - curb returns or driveway ramps. If delivery and garbage trucks will be using these drives the sidewalk and pavement design needs to be adequate

EVERY PAGE TITLE SEE CHECKLIST

WHAT IS THE MODIFICATION FOR? IF THESE ARE PUBLIC? IS THAT FOR THE PRIVATE EASEMENTS TO LOTS? I DONT THINK WE CAN CALL THOSE ROADS ITS NOT A TRACT IT IS EASEMENTS ON 4 LOTS PRIVATE PROPERTY REDEFINE DRIVEWAY...



STERLING RANCH EAST PRELIMINARY PLAN NO. 2 SUMMARY TABLE:

PARCELS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A, B, C, D, E, E, F, G (PARKS, MAILBOXES, FENCES, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, PUBLIC UTILITIES, DRAINAGE)	234,629	15%	DISTRICT	DISTRICT
TRACT H (STORMWATER FSD)	488,118	30%	DISTRICT	DISTRICT
LOTS (158 TOTAL)	588,096	37%	INDIVIDUAL LOT OWNERS	
PUBLIC R.O.W.	289,794	18%	COUNTY	COUNTY
TOTAL	1,601,637	100%		

BREAK THIS DOWN SEE SAMPLE PROVIDED COMMENTS

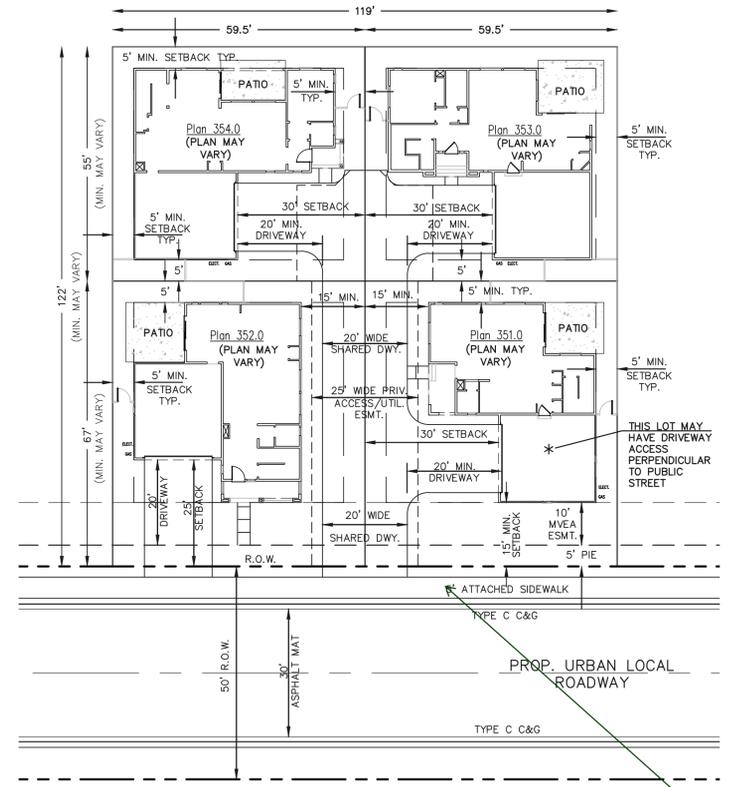
NOTES SAY HOA WHICH IS IT OR ARE SOME DISTRICT AND SOME HOA

MINIMUM BUILDING SETBACK TO PUBLIC STREET IS 15'-0" FROM PROPERTY LINE, EXCEPT THE MINIMUM SETBACK DIRECTLY IN FRONT OF VEHICULAR GARAGE DOORS TO THE PUBLIC STREET IS TO BE 25'-0" FROM THE PROPERTY LINE.

ALL OTHER BUILDING SETBACKS ARE 5'-0" MINIMUM FROM THE PROPERTY LINE.

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)



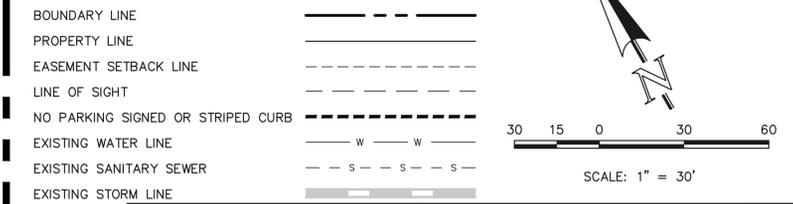
TYPICAL LOT DETAIL SCALE: 1" = 20'

DETACH FOR SNOW REMOVAL: PROVIDE ON PROFILE; PROVIDE A PROFILE OF THE DRIVEWAY ACCESS SHARED PLEASE

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: MOUNT 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

LEGEND



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	7 OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20	

WHAT SHEET IS THIS - NAME

N:\118320\DRAWINGS\DEVELOPMENT\118320_DP-02.dwg, 6/2/2022, 2:02:07 PM, 1:1

LEGEND

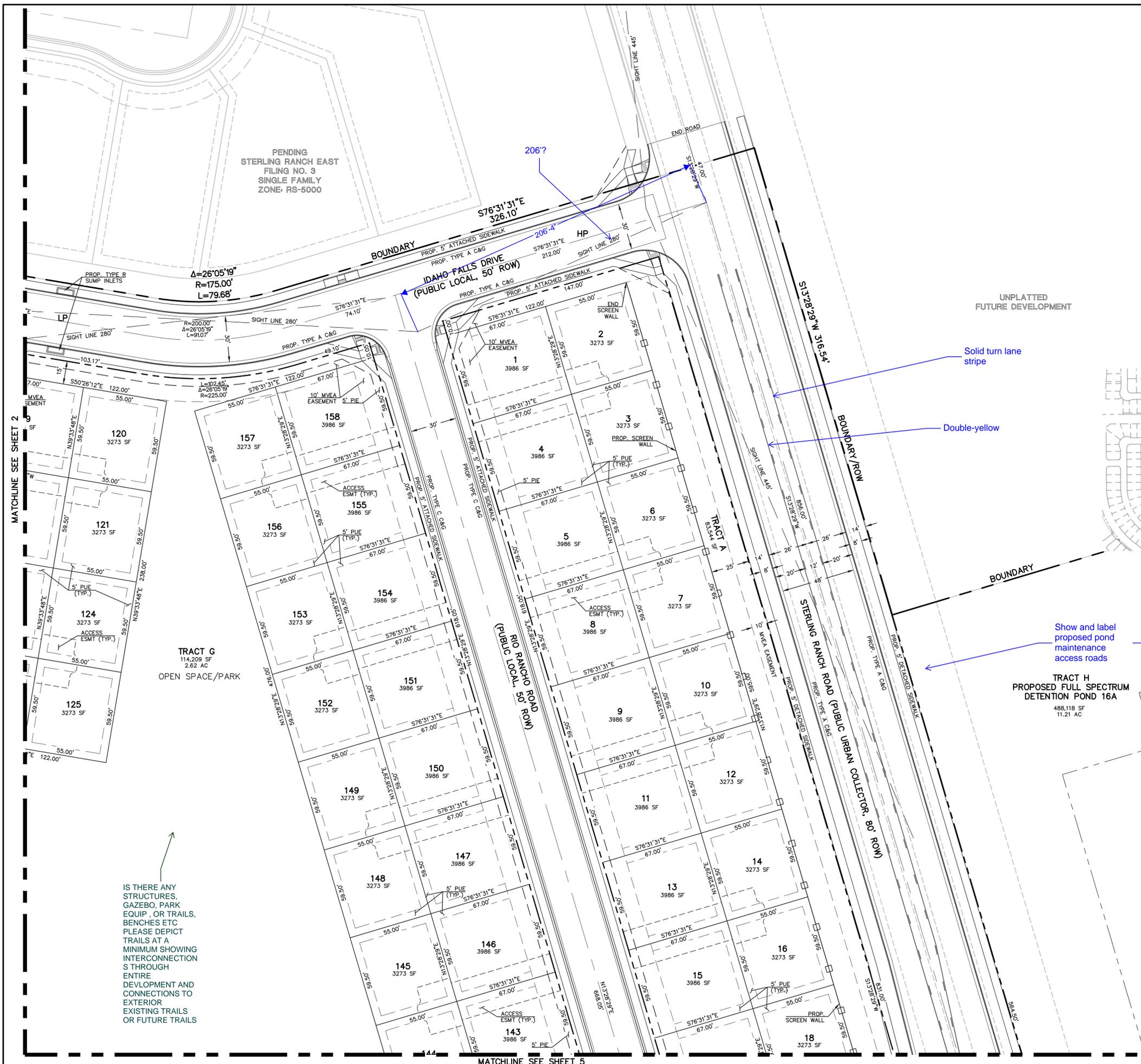
- BOUNDARY LINE 
- PROPERTY LINE 
- EASEMENT SETBACK LINE 
- LINE OF SIGHT 
- NO PARKING SIGNED OR STRIPED CURB 
- EXISTING WATER LINE 
- EXISTING SANITARY SEWER 
- EXISTING STORM LINE 

TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	POCKET PARK	DISC GOLF COURSE	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	FUTURE R.O.W.	OWNED BY	MAINTAINED BY
A	520,615	X			X	X		X		LRMD	LRMD
B	129,464	X				X		X		LRMD	LRMD
C	17,176	X			X	X	X			LRMD	LRMD
D	17,110	X			X	X	X			LRMD	LRMD
E	159,274	X		X	X	X	X			LRMD	LRMD
F	24,289	X			X	X	X			LRMD	LRMD
G	5,729	X			X	X	X			LRMD	LRMD
H	10,039	X			X	X	X			LRMD	LRMD
I	25,339	X			X	X	X			LRMD	LRMD
J	13,762	X	X		X	X	X			LRMD	LRMD
K	65,121	X			X	X	X			LRMD	LRMD
L	8,054	X			X	X	X			LRMD	LRMD
M	88,638	X			X	X	X			LRMD	LRMD
N	73,236				X	X	X	X		LRMD	LRMD
O	7,200	X	X		X	X	X			LRMD	LRMD
1,165,046											

LRMD = LORSON RANCH METROPOLITAN DISTRICT



SAMPLE OF TRACT SHEET AND TABLE DEPICTING TRAILS, USES ETC... YOUR DEV IS SMALL SO IT COULD BE ADDED TO SHEET AFTER COVER IF NO ROOM



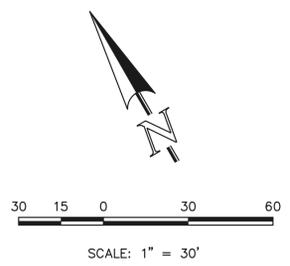
Solid turn lane stripe

Double-yellow

Show and label proposed pond maintenance access roads

TRACT H PROPOSED FULL SPECTRUM DETENTION POND 16A
488,118 SF
11.21 AC

IS THERE ANY STRUCTURES, GAZEBO, PARK EQUIP, OR TRAILS, BENCHES ETC PLEASE DEPICT TRAILS AT A MINIMUM SHOWING INTERCONNECTIONS THROUGH ENTIRE DEVELOPMENT AND CONNECTIONS TO EXTERIOR EXISTING TRAILS OR FUTURE TRAILS





CLASSIC CONSULTING

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

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

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

DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET	3 OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20	

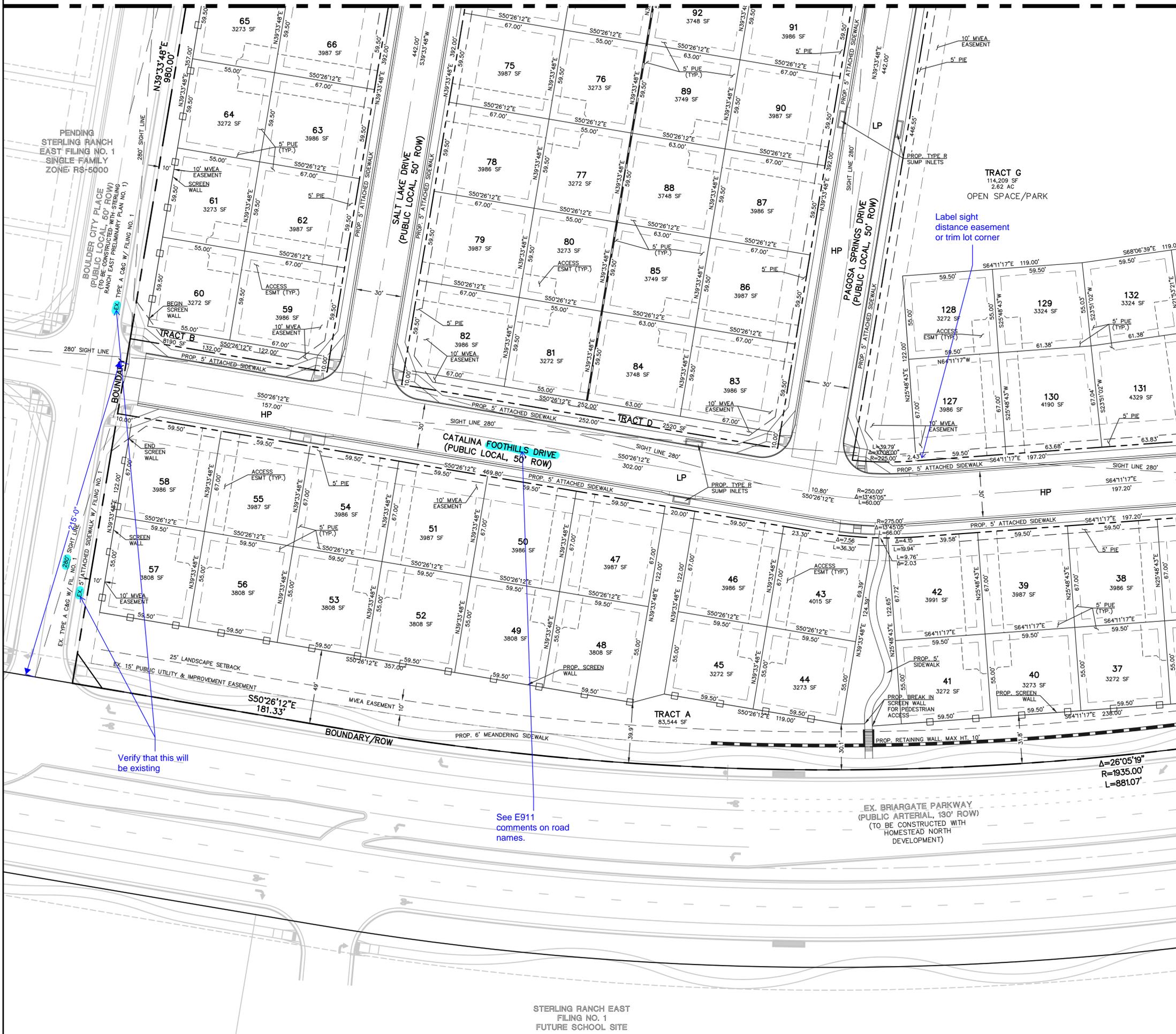


CLASSIC CONSULTING

MATCHLINE SEE SHEET 2

LEGEND

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



MATCHLINE SEE SHEET 5

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

BOULDER CITY PLACE
(PUBLIC LOCAL, 50' ROW)
RANCH EAST PRELIMINARY PLAN (NO. 1)
TYPE A C&G W/ FILING NO. 1

TRACT B
8190 SF

TRACT D
2520 SF

TRACT A
83,544 SF

TRACT C
114,209 SF
2.62 AC

OPEN SPACE/PARK

EX. BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)
(TO BE CONSTRUCTED WITH
HOMESTEAD NORTH
DEVELOPMENT)

Verify that this will
be existing

See E911
comments on road
names.

Label sight
distance easement
or trim lot corner



CLASSIC CONSULTING

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



SCALE: 1" = 30'

DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET	4 OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20	

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Colorado Springs, Colorado 80903 (719) 785-0790 (Fax)

STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE

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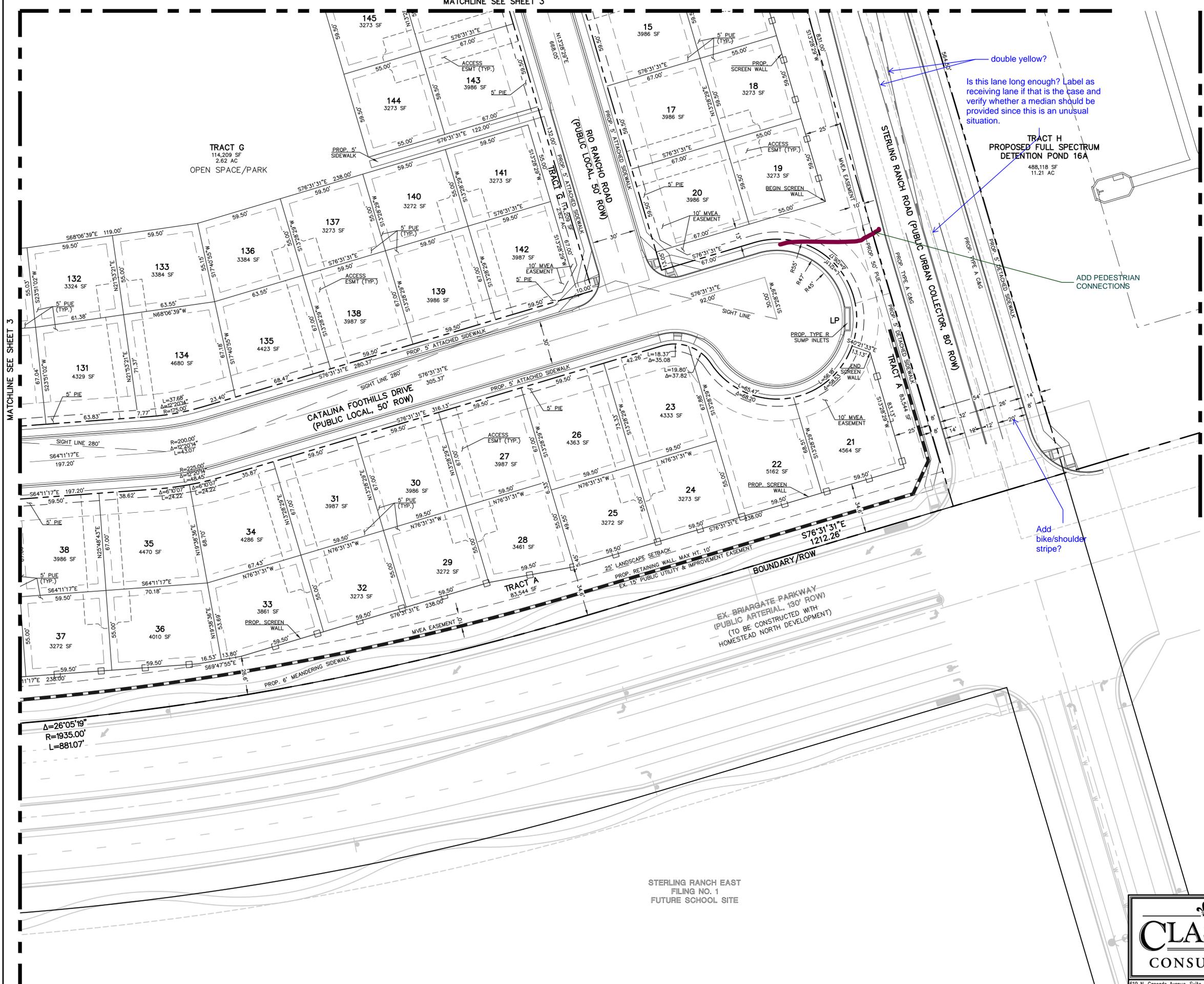
MATCHLINE SEE SHEET 3

LEGEND

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

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6



double yellow?
Is this lane long enough? Label as receiving lane if that is the case and verify whether a median should be provided since this is an unusual situation.

ADD PEDESTRIAN CONNECTIONS

Add bike/shoulder stripe?

STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE



CLASSIC CONSULTING

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

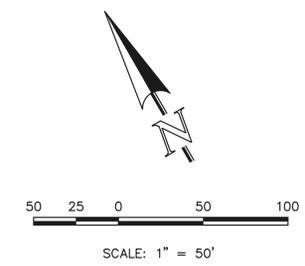
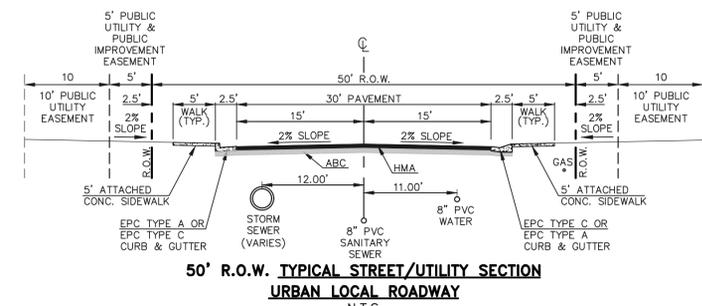
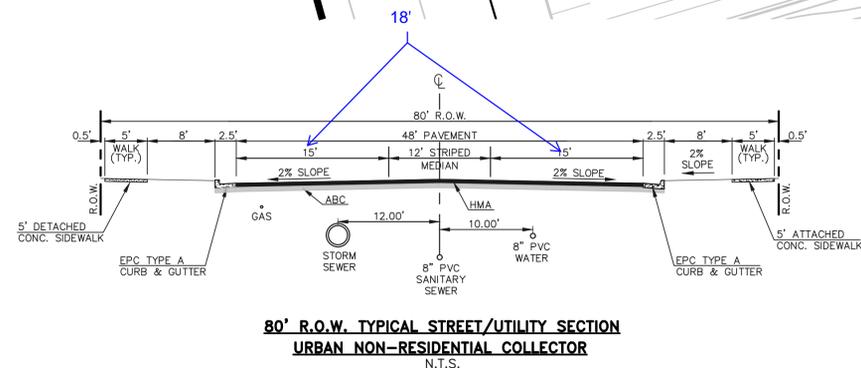
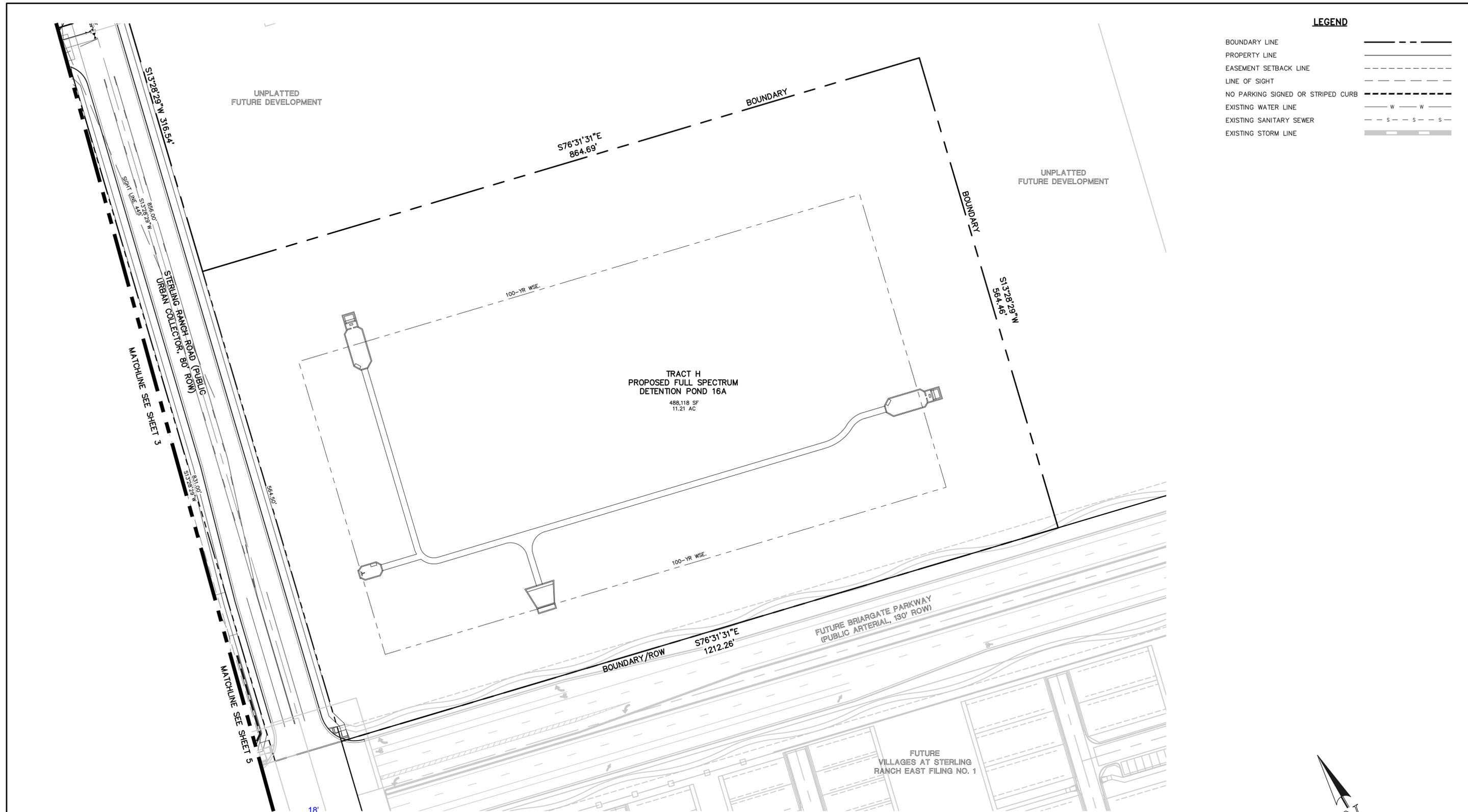
DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET	5 OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20	

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N:\118320\DRAWINGS\DEVELOPMENT\118320_DP-05.dwg, 6/2/2022, 2:02:37 PM, 1:1

LEGEND

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

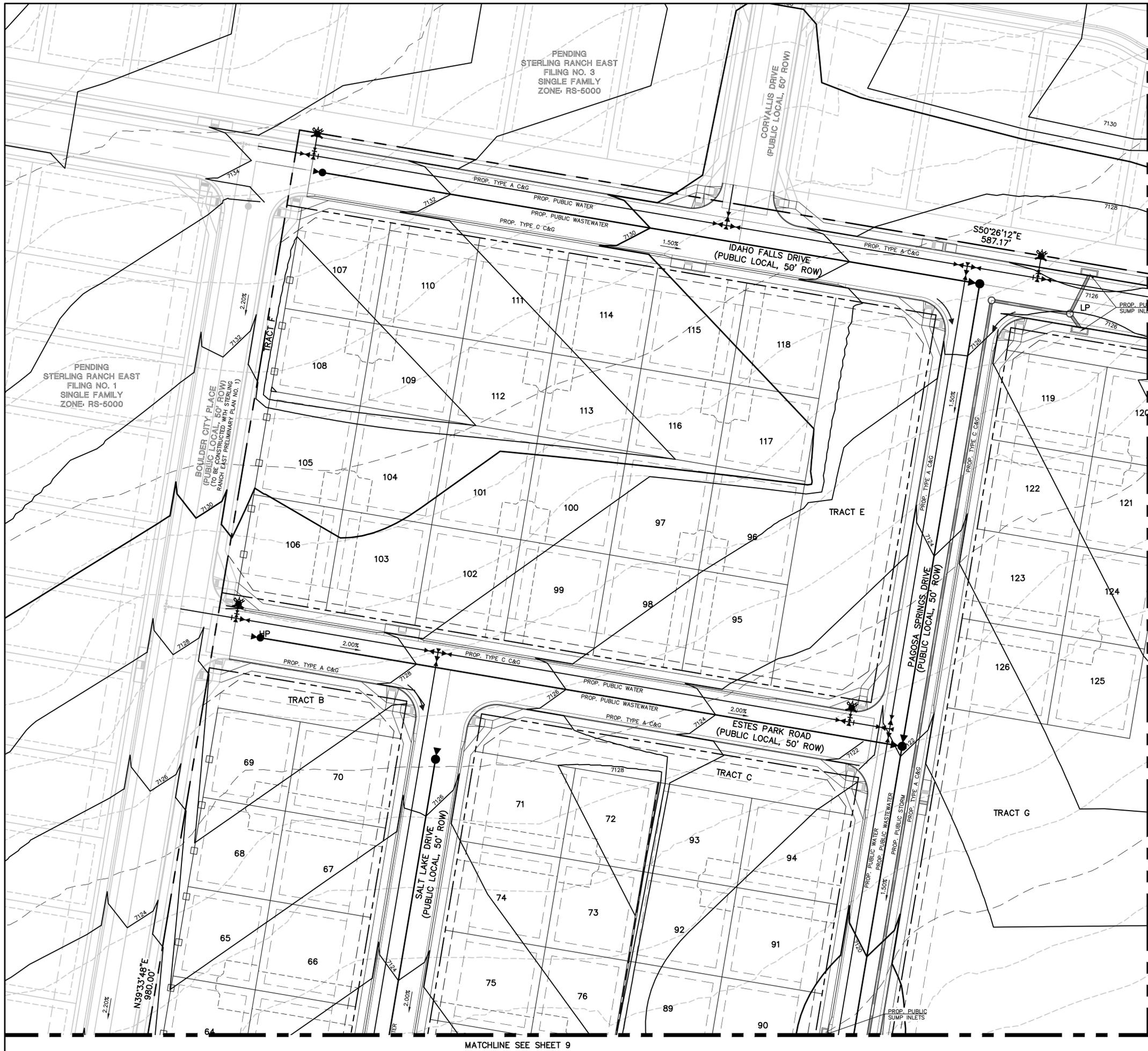


STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN			
DESIGNED BY	EAS	SCALE	DATE 03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET 6 OF 19
CHECKED BY		(V) 1" = N/A	JOB NO. 1183.20

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

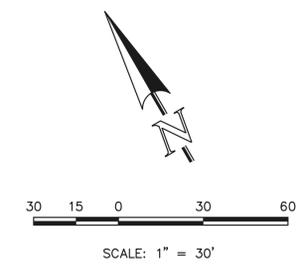


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LEGEND

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



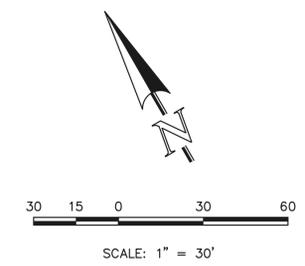
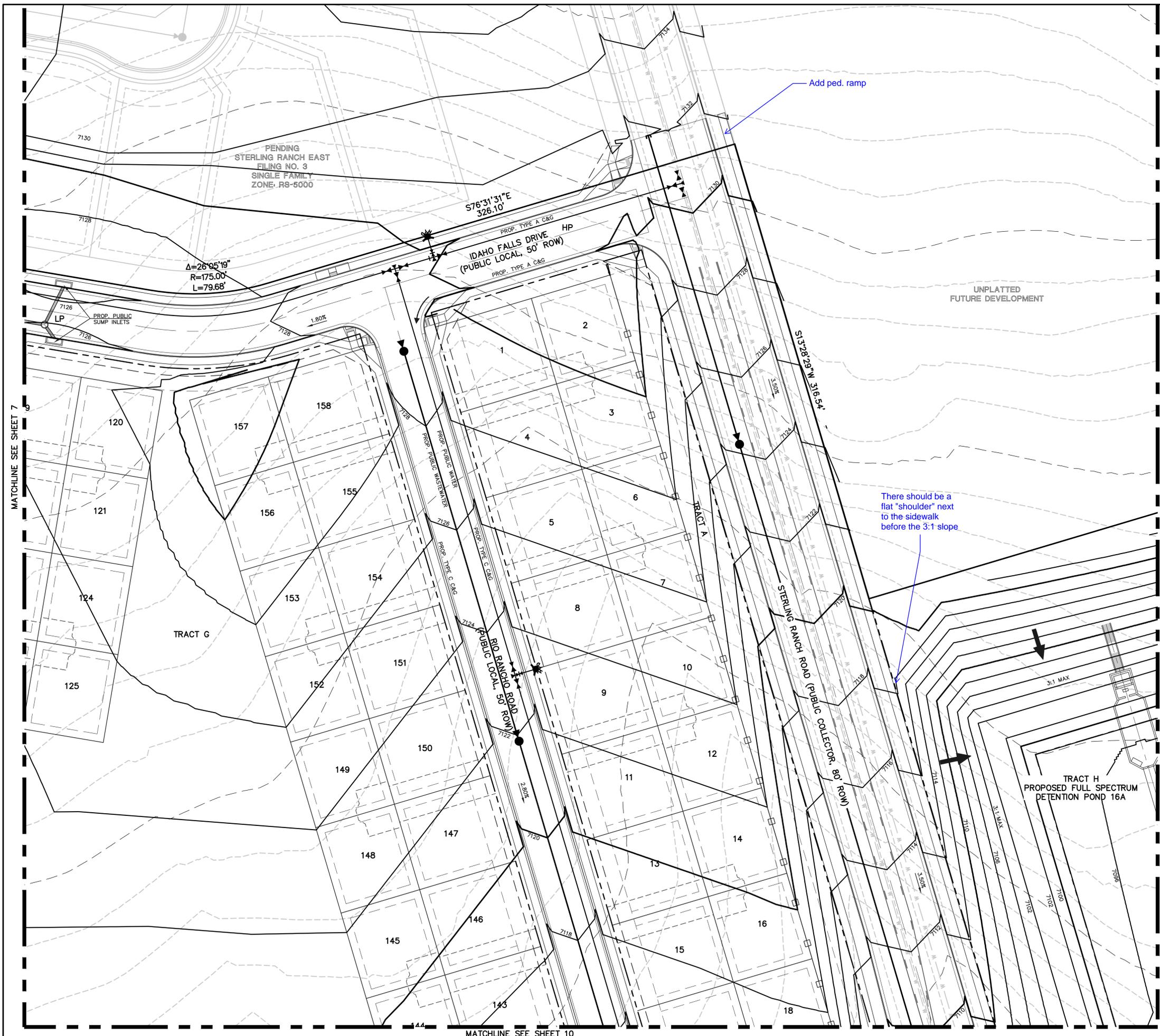
	STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PRELIMINARY GRADING & UTILITIES PLAN				
	DESIGNED BY	EAS	SCALE		DATE
DRAWN BY	EAS	(H) 1" = 30'	SHEET	7	OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20		

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

N:\118320\DRAWINGS\DEVELOPMENT\118320_DP-07.dwg, 6/2/2022, 2:03:05 PM, 1:1

LEGEND

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



		STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PRELIMINARY GRADING & UTILITIES PLAN	
		DESIGNED BY: EAS DRAWN BY: EAS CHECKED BY:	SCALE: (H) 1" = 30' (V) 1" = N/A

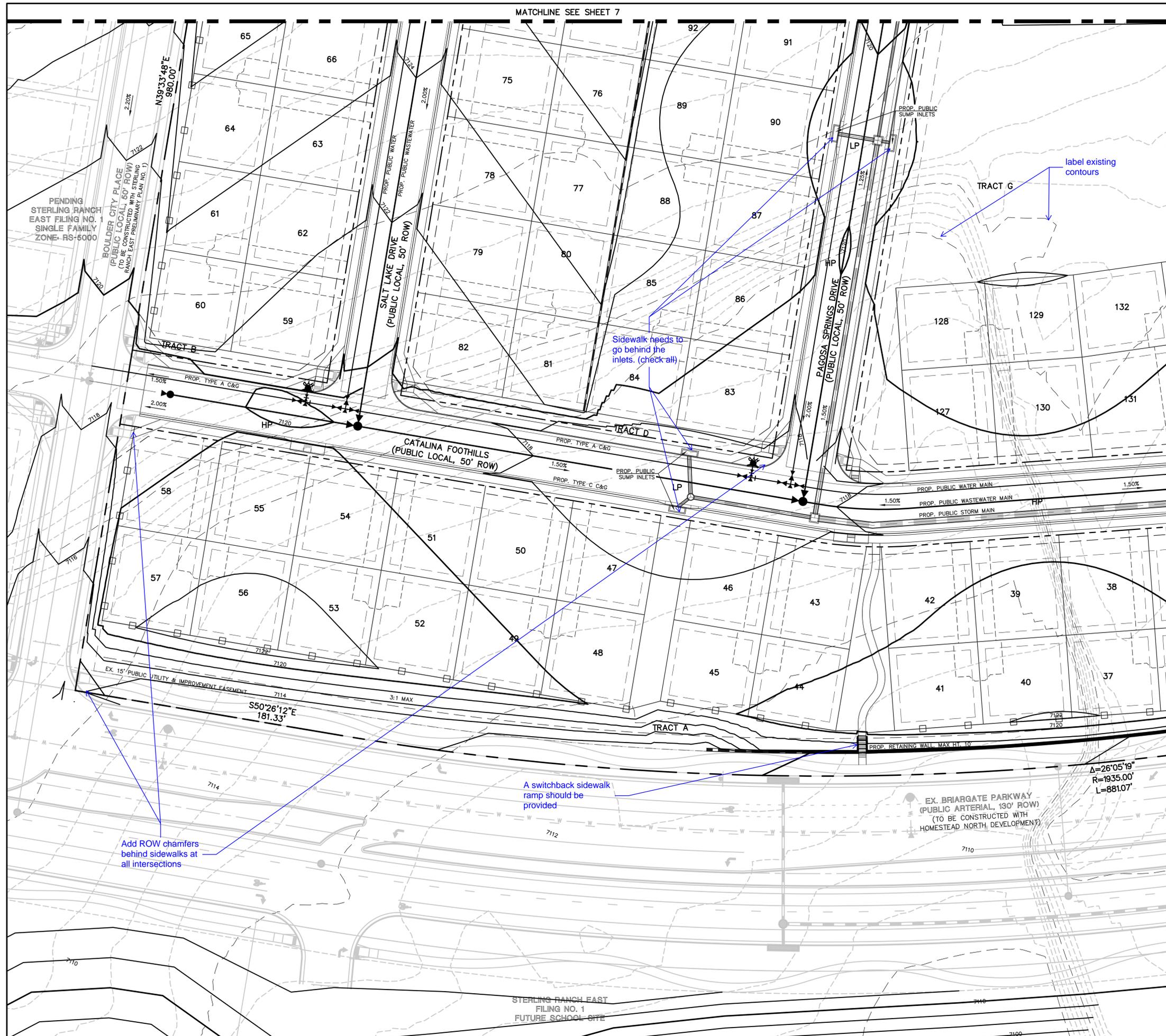
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)

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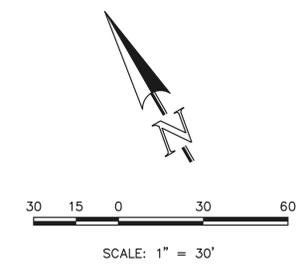
MATCHLINE SEE SHEET 7

LEGEND

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



MATCHLINE SEE SHEET 10



STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE

**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	9 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)

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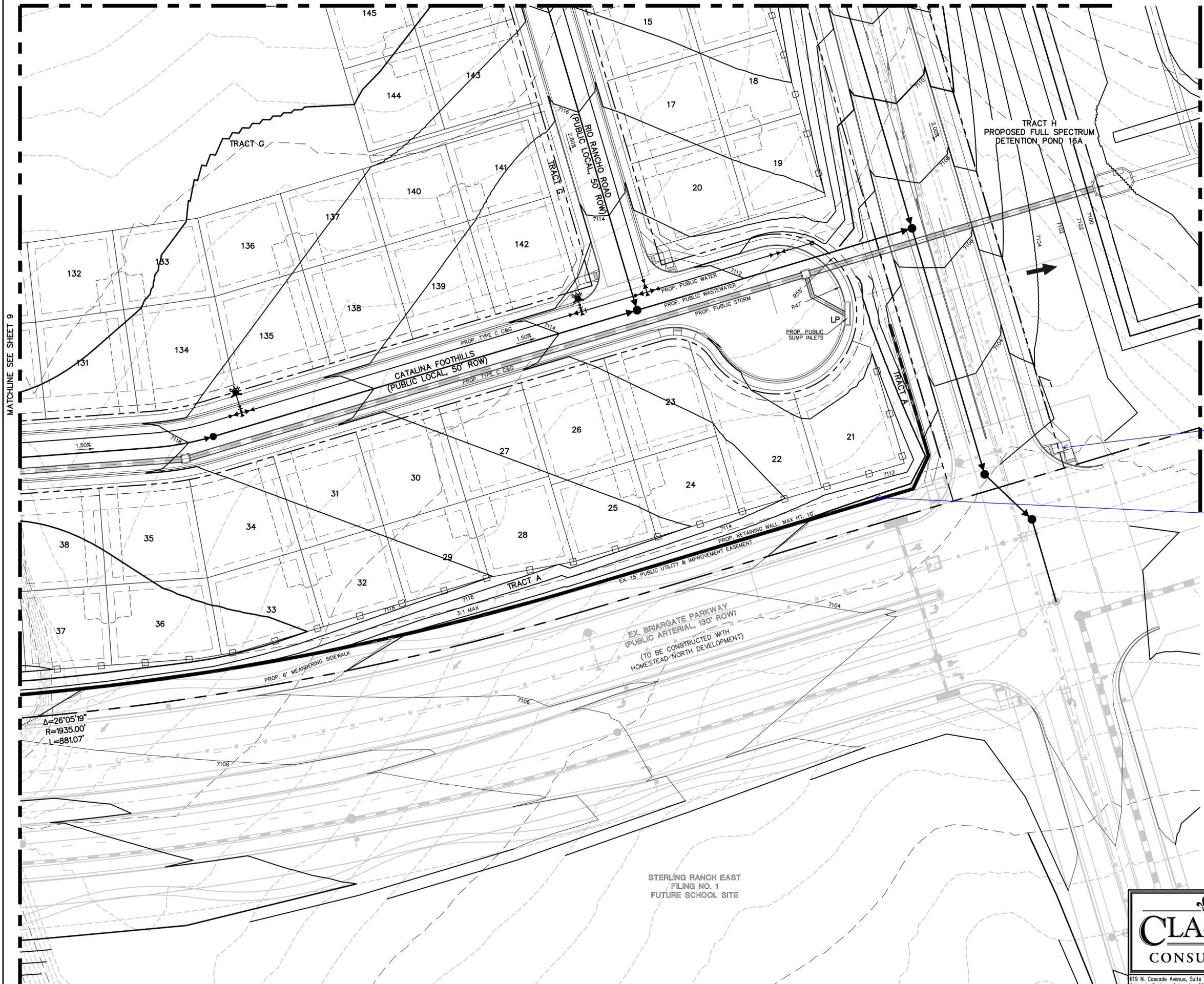
MATCHLINE SEE SHEET 8

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 11



Add ROW chamfers behind the sidewalks

Provide details and locations for handrails on the tall retaining walls

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



SCALE: 1" = 30'

STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE



STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PRELIMINARY GRADING & UTILITIES PLAN



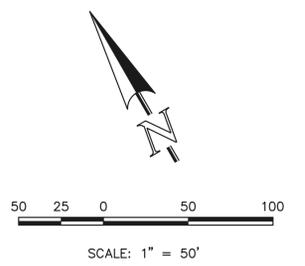
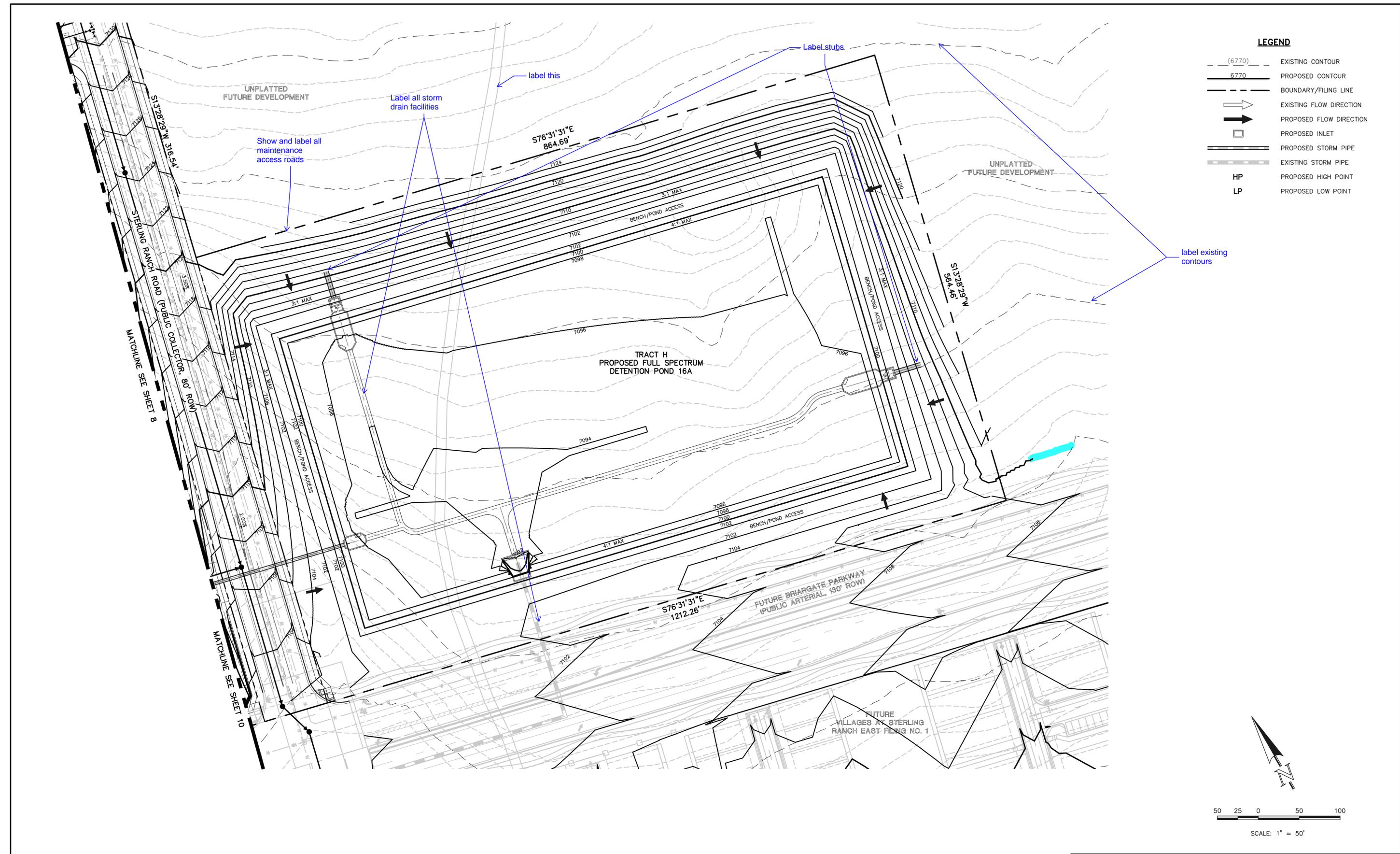
DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET	10 OF 19
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.20

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(719) 785-0799 (Fax)

N:\118320\DRAWINGS\DEVELOPMENT\118320_DP-10.dwg, 6/2/2022, 2:04:19 PM, 1:1

LEGEND

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



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

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N:\118320\DRAWINGS\DEVELOPMENT\118320_DP-11.dwg, 6/2/2022, 2:04:35 PM, 1:1

TITLE
E SECT TOWNSHIP
RANGE ALL
SHEETS -

CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT

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. 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.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VENTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARDS DRAWING 18-202 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.

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

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY 90 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. (TREE INCLUDED: SUCH AS ANNUALS, PERENNIALS, ROSES, AND ORNAMENTAL. AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.)

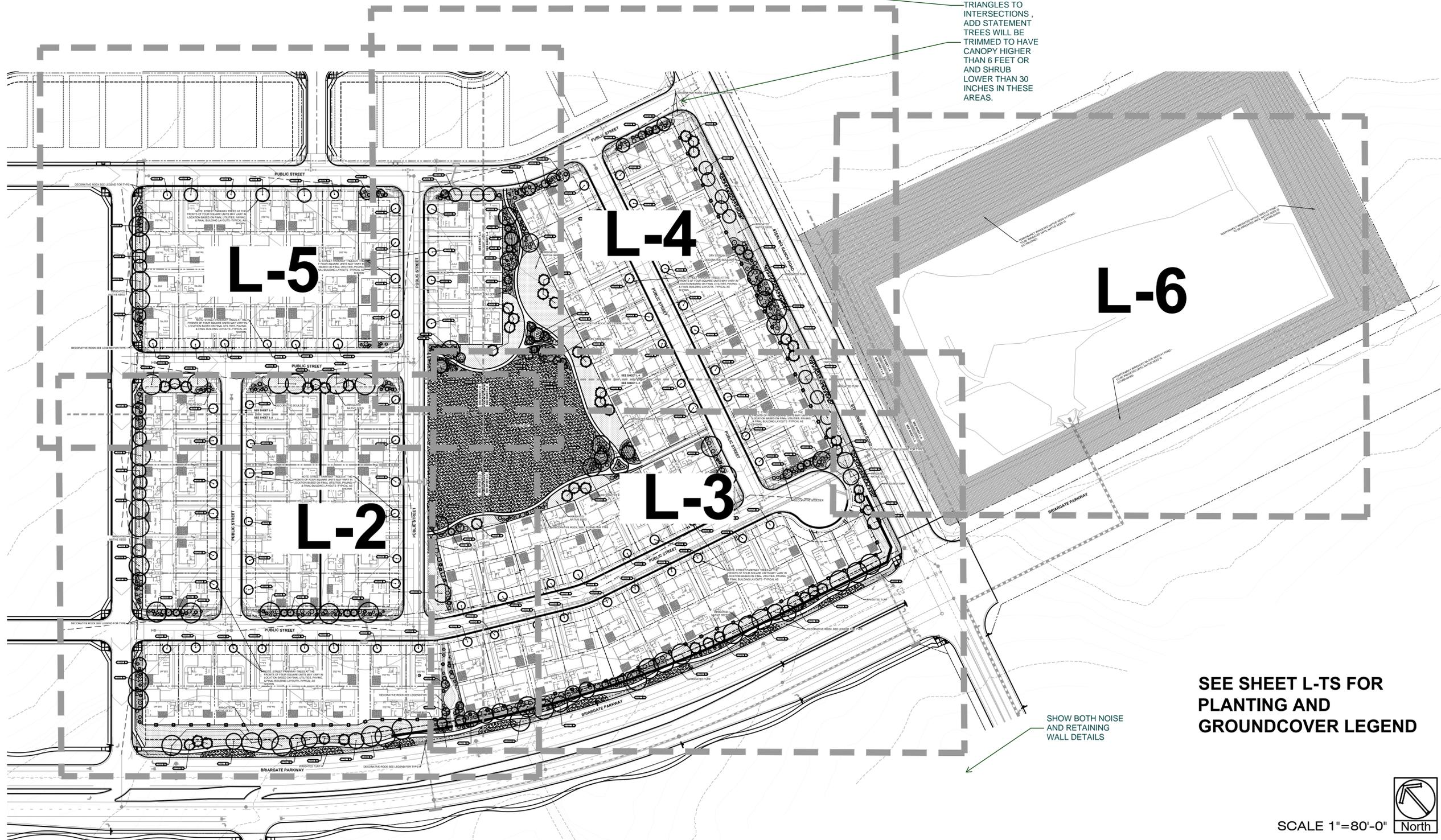
ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER. TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO BE DRIP IRRIGATED WHEN LOCATED IN MULCH AREAS. TURF OR IRRIGATED SEED AREAS TO BE SPRAY IRRIGATED WITH POST-UP SPRAY OR ROTOR HEADS.

ADD SIGHT VIABILITY TRIANGLES TO INTERSECTIONS. ADD STATEMENT TREES WILL BE TRIMMED TO HAVE CANOPY HIGHER THAN 6 FEET OR AND SHRUB LOWER THAN 30 INCHES IN THESE AREAS.

SHOW BOTH NOISE AND RETAINING WALL DETAILS



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

ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-527-6373

DATE	REVISION DESCRIPTION

- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION

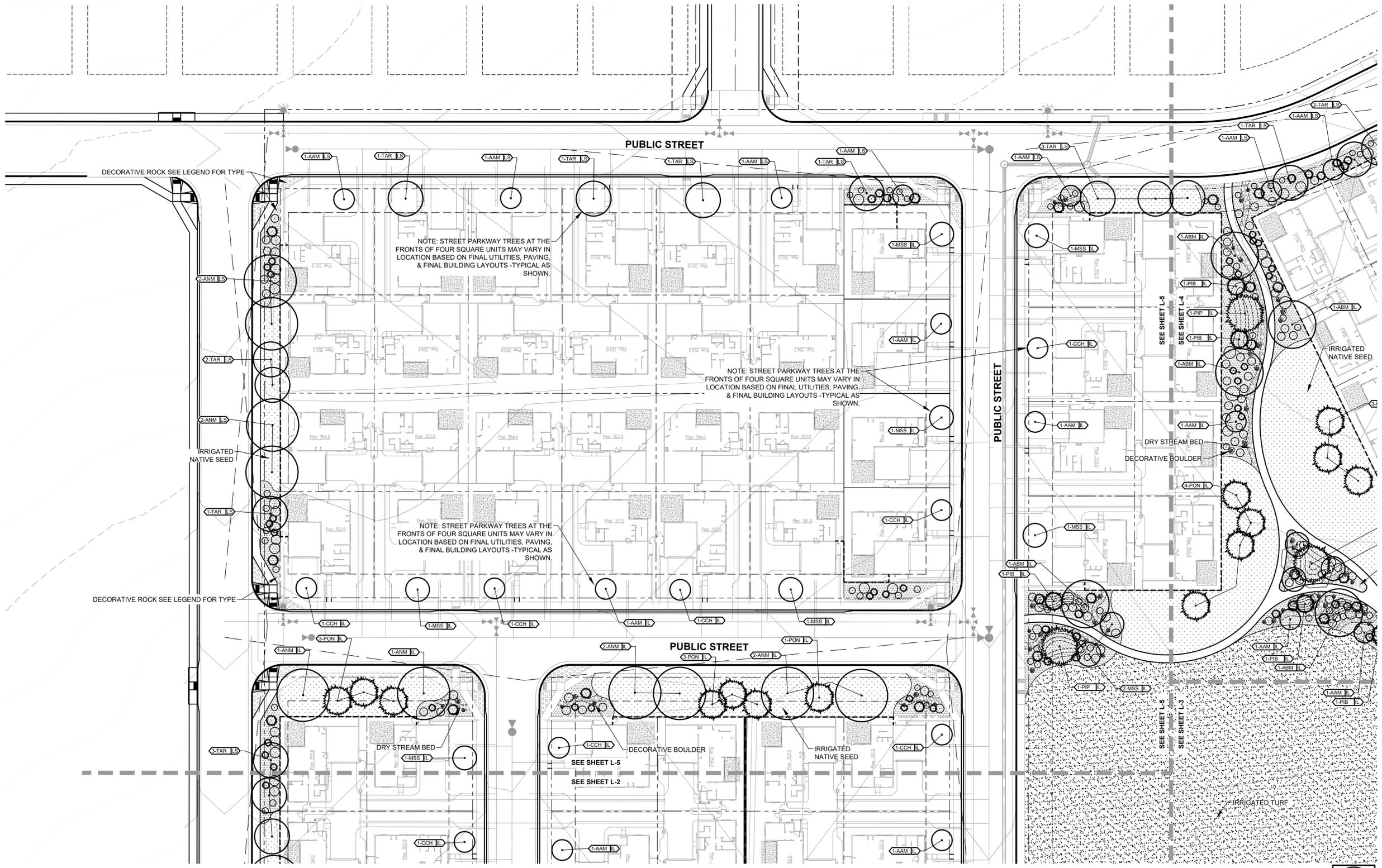


FOUR PACK AT STERLING RANCH
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	5/25/2022
DRAWN BY	MB
DRAWING DESCRIPTION	OVERALL PRELIMINARY LANDSCAPE PLAN
SHEET #	L-1
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SCALE 1" = 80'-0" North

SEE SHEET L-TS FOR
PLANTING AND
GROUNDCOVER LEGEND



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

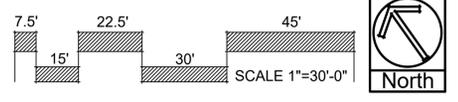
DATE
5/25/2022

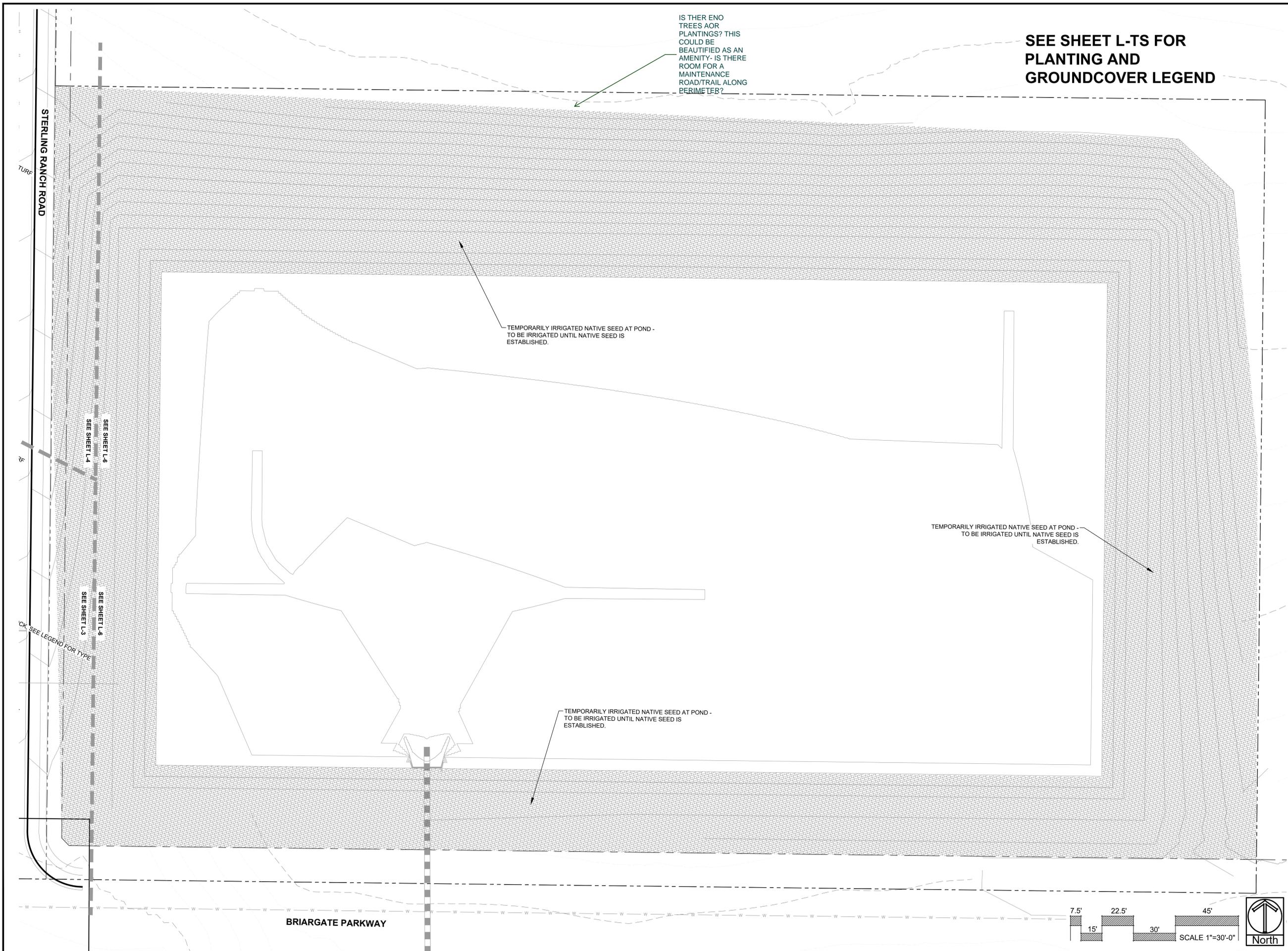
DRAWN BY
MB

DRAWING DESCRIPTION
**PRELIMINARY
LANDSCAPE PLAN**

SHEET #
L-5

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

DATE	REVISION DESCRIPTION

- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION



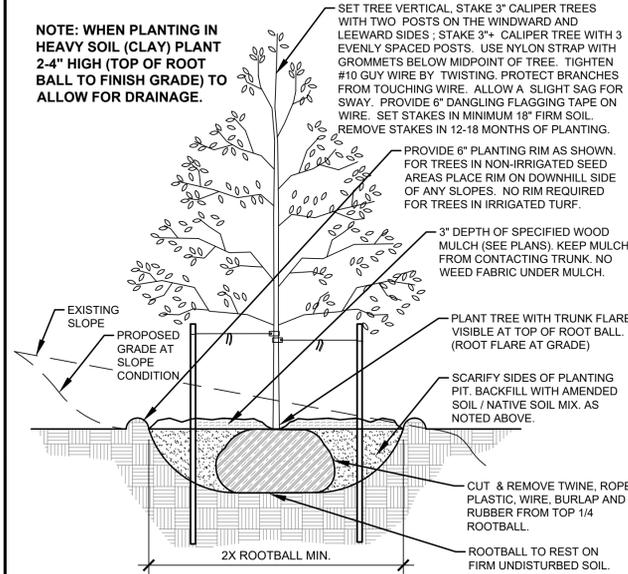
FOUR PACK AT STERLING RANCH
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER: 2673-0122
 DATE: 5/25/2022
 DRAWN BY: MIB

DRAWING DESCRIPTION:
PRELIMINARY LANDSCAPE PLAN
 SHEET #:
L-6
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- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

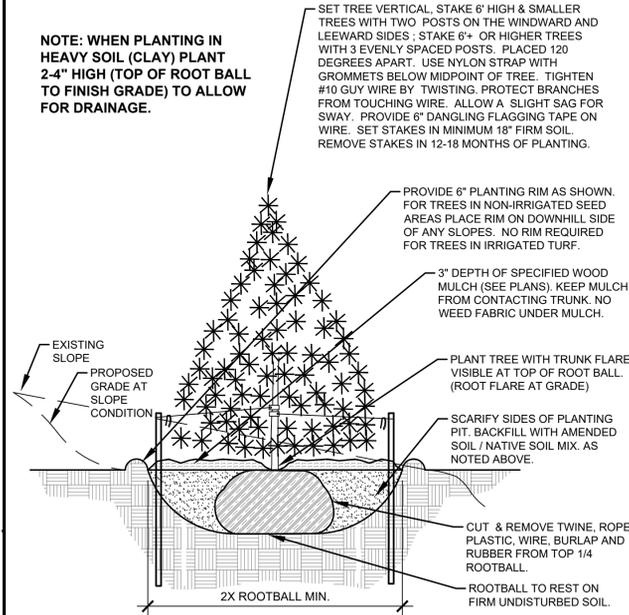
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

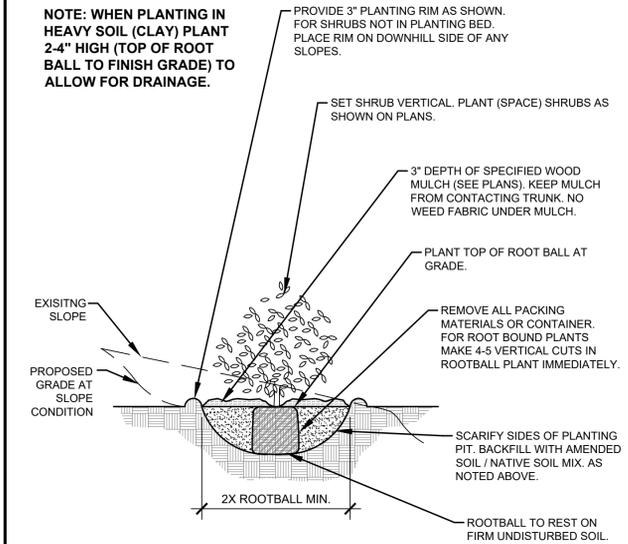
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
 - SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.

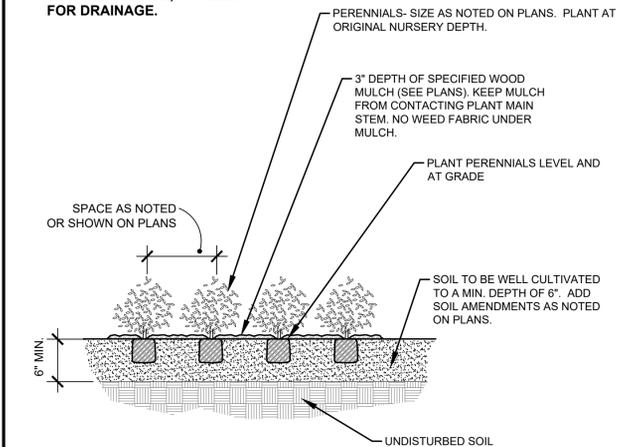
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
 - DEEP WATER PERENNIALS AT TIME OF PLANTING.

NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



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

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



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