

STERLING RANCH FILING 5

PUD PRELIMINARY PLAN

A PORTION OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY

GENERAL PROVISIONS

- A. **Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. **Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.
- C. **Adoption.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Sterling Ranch Filing 5 is in general conformity with the El Paso County Master Plan and El Paso County Policy Plan; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. **Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of Sterling Ranch Filing 5, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. **Enforcement.** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. **Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. **Maximum Level of Development.** The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. **Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- I. **Overall Project Standards.** The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.
- J. **Utility Providers.** The following utility providers will serve the at Sterling Ranch Filing 5 PUD Preliminary Plan area:
 Water: FAWWA
 Wastewater: FAWWA
 Gas: Colorado Springs Utilities
 Electric: Mountain View Electric

DEVELOPMENT GUIDELINES

- A. **Project Description**
 Sterling Ranch Filing 5 is a planned residential community on 11.66AC of land located east of Dines Boulevard and North of Sterling Ranch Road. The project is planned as a single family detached and attached community with a range of lot sizes, trails and open space throughout.
- B. **Permitted and Accessory uses:** Permitted and accessory uses are as identified in the use table below. These uses are also subject to the Covenants and approval of the Sterling Ranch Metro District.

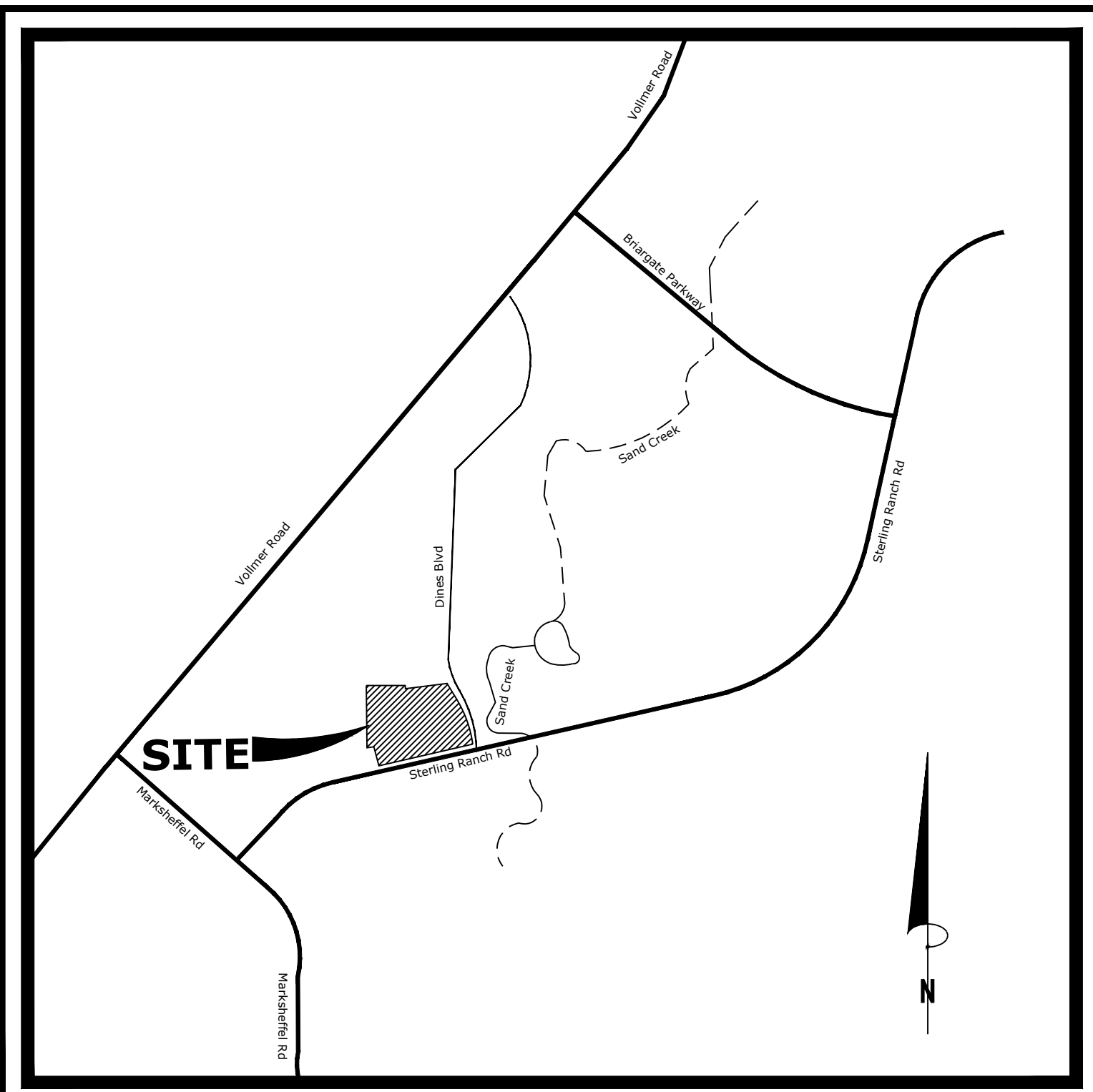
| PRINCIPAL USES | |
|-------------------------------------|------|
| CMRS Facility, Stealth | S** |
| Dwellings - Detached Single Family | A |
| Dwellings -Attached Single Family | A |
| Model Home/Subdivision Sales Office | T*** |
| Public Park, Open Space | A |
| Yard Parks | T*** |

| ACCESSORY USES | |
|---|----|
| Day Care Home | A* |
| Group Home | A* |
| Home Occupation, Residential | A |
| Accessory Living Quarters | A |
| Personal Use Greenhouse | A |
| Residential accessory structures & uses | A |
| Solar Energy system | A |

| LEGEND | |
|--|------------------|
| A: | Allowed Use |
| S: | Special Use** |
| T: | Temporary Use*** |
| Uses not listed in this table are prohibited. | |
| * Day Care & Group Homes may be an Allowed Use or a Special Use depending on the size as defined in Table 5-3 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.2 of the El Paso County Land Development Code OR as otherwise Amended | |
| ** Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2 OR as otherwise Amended | |
| *** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Amended | |

- C. **Signs.** Signs shall be permitted to identify entryways to Sterling Ranch Filing 5. The maximum size of the Community Entryway Sign shall be 100 square feet with a maximum height of (6) feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.
- D. **Development Standards**
- Attached Units
 - Maximum building height: 35'
 - Maximum lot coverage: 75%
 - Setback minimums:
 - Front: 20'
 - Rear: 15'
 - Side: 0' on shared lot boundaries 5' on detached side
 - End/Corner: 5' Next to Tract 10' Next to ROW
- Detached Units
 - Maximum building height: 35'
 - Maximum lot coverage: 65%
 - Setback minimums:
 - Front: 20'
 - Rear: 15'
 - Side: 5'
 - End/Corner: 5' Next to Tract 10' Next to ROW
- Minimum Lot Width: 30'
 - Minimum Lot Size: 3,000 SF
 - Landscape Setbacks/Buffer:
 - Sterling Ranch Road: 10'
 - Dines Boulevard: 10'
 - Northern Boundary: 15'
- Projections into setbacks are governed by the Land Development Code, as may be amended, and as stated below:
- Decks, patios, landings, window wells and other similar features may project into rear setbacks a maximum of 3' provided they do not interfere with utility services and drainage easements.
 - No projections into the streets and maintained by the Sterling Ranch Metropolitan District will be permitted.
- Accessory buildings must comply with the setbacks established above.
- Streets. Streets within Sterling Ranch Filing 5 subdivision provide general vehicular circulation throughout the development. All Streets shall be paved. Sidewalks will be provided as illustrated on this plan and as required by the LDC and ECM.
- Sight Distance Triangles. No landscaping may obstruct sight distance triangles or pedestrian facilities per Engineering Criteria Manual Reference 2.3.6.G.2 & 2.5.2.H, respectively. The minimum horizontal clearance for sidewalks around utilities structures, furniture, and other encroachments shall be 4 feet or greater to provide safe conditions for pedestrians and bicyclists per the Engineering Criteria Manual.
- Easements. Unless otherwise indicated, all side lot lines are hereby platted on either side with a 5ft public utility and drainage easement, except when the side yard is adjacent to a public street and there is a 10ft public improvement, public utility and drainage easement. All front lot lines are hereby platted with a 10ft public improvement, public utility and drainage easement, and all rear lot lines are hereby platted with a 7ft public utility and drainage easement. Attached dwelling units will not have an easement along the common shared property line. The sole responsibility for the surface maintenance of easements is hereby

Please see CGS comments and incorporate notes for specific lots identifying high ground water Lots 7-9 and 13-17. Does applicant intend to conduct monitoring prior to plat submittal? If not, are no basements proposed for these lots? Please state the mitigation for these lots.



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 220714654 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER

GENERAL NOTES

- All sidewalks shown on development plan are to be 5' concrete unless otherwise specified.
- Facilities and common area landscape will be maintained by the Sterling Ranch Metro District
- Landscape entry features, open space tracts, parks and trails shall be owned and maintained Sterling Ranch Metro District.
- Federal Emergency Management Agency, Flood Insurance Rate Map number 08041C0533G, effective date, December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year floodplain).
- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
- All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
- The public roads as shown on this PUD will be constructed to El Paso County standards and maintained by El Paso County.
- Minor changes such as minor lot or tract line adjustments upon final engineering will not require a PUD or Preliminary Plan amendment.
- 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.
- NOTICE: This property may be adversely impacted by noise, dust, fumes, and light pollution caused by adjacent industrial properties and activities. The buyer should research and be aware of this potentiality and the ramifications thereof.
- The following reports have been submitted in association with the PUD Preliminary Plan for this subdivision and are on file at the County Planning and Community Development Department: Traffic Impact Study prepared by LSC Transportation Consultants Inc., Soil, Geology and Geologic Hazard Study prepared by Entech Engineering Inc., Water Resources Report prepared by JDS Hydro, Waste Water Disposal Report prepared by JDS Hydro, Drainage Report prepared by JR Engineering
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- The following utility providers will serve Sterling Ranch Filing 5 PUD Preliminary Plan: Water: FAWWA | Wastewater: FAWWA | Gas: Colorado Springs Utilities | Electric: MVEA
- No direct lot access to Sterling Ranch Road and Dines Boulevard.
- All private shared drives shall be subject to a shared access easement to be recorded by separate instrument that will identify ownership, maintenance responsibilities, including being free of vehicle parking and other obstructions.
- Sterling Ranch Metro District to maintain all site walls and fences.
- In areas of potentially shallow groundwater, underground drainage systems may be required. Where basements are considered, interceptor or underslab drains may be necessary. The Sterling Ranch Metro District will be responsible for the maintenance of these underdrain systems when needed.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS

A Soils, Geology and Geologic Hazard Study for Sterling Ranch Filing 5, El Paso County, Colorado was completed by URS ENGINEERING, INC. ON DECEMBER 1, 2022.

Geologic Hazard Note:
 The following geologic constraints identified below were encountered on Sterling Ranch Filing 5. Mitigation measures and a map of the hazard area can be found in the Soil, Geology, and Geologic Hazard Study by Entech Engineering Inc. on December 1, 2023 available at the El Paso County Planning and Community Development Department:

- Potentially Seasoned Shallow Groundwater: (Lots 7-9 and 13-17).
- Expansive soils and shallow bedrock.
- Unstable soils may be encountered where excavations approach the groundwater level.

The property is located on FIRM panel NO. 08041C0533G, Dated 12.07.2018. Said property is located in zone X, area of 0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile

Entech Engineering Inc. concludes in their report that development of the site can be achieved if the items mentioned above are mitigated. These items can be mitigated through proper design and construction or through avoidance. Investigation on each lot is recommended prior to construction.

Land Owner Certification

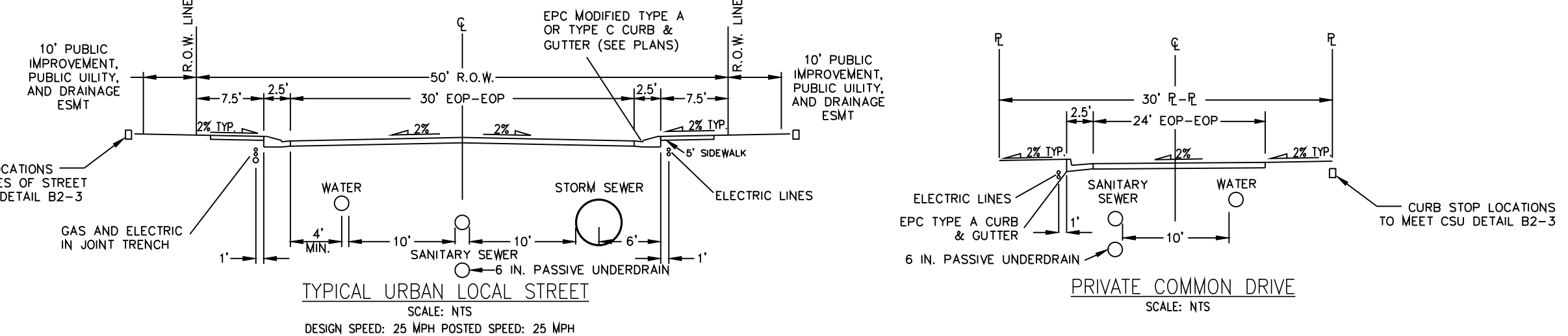
In Witness Whereof:
 HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____ 20____
 A.D., A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER
 State of Colorado
 County of _____
 Signed before me on _____, 20____
 by _____ (name(s) of individual(s) making statement).
 (Notary's official signature)

 (Title of office)

 (Commission Expiration)

STREET SECTION TYPICAL



SITE DATA

| | |
|---|---|
| Tax ID Number: | 5233302049 |
| Area: | 11.66 AC (507,909.6 SQ. FT.) |
| Development Schedule: | Spring 2024 |
| Current Zoning: | RR-5 CAD-O |
| Proposed Zoning: | BAD-O |
| Current Land Use: | Vacant |
| Proposed Land Use: | Single Family Residential (Attached & Detached) |
| Number of Lots: | 72 (270,629 SQ. FT.) |
| Gross Density: | 6.17 DU/AC |
| Open Space Area: | 2.51 AC (Tracts, A,B,C,D,E) |
| Total Tracts: | 2.59 AC (Tracts, A,B,C,D,E,F) |
| Open Space Required = | (10% of 507,909 SF) = 50,791 SF |
| Open Space Provided = | 109,527 SF (Tracts A,B,C,D,E) |
| 25% min. contiguous usable open space required (25% of 50,791 SF) = 12,698 SF | |
| Contiguous usable open space provided Tract B = 34,327 SF (67%) | |

LAND USE DATA TABLE

| LAND USE | ACRES | % OF LAND |
|---------------|-------|-----------|
| SINGLE FAMILY | 6.21 | 53.2% |
| PUBLIC ROADS | 2.93 | 25.2% |
| TRACTS | 2.52 | 21.6% |
| TOTAL | 11.66 | 100% |

PUD MODIFICATION TABLE (As allowed by LDC 4.2.6.(F)(2)(g))

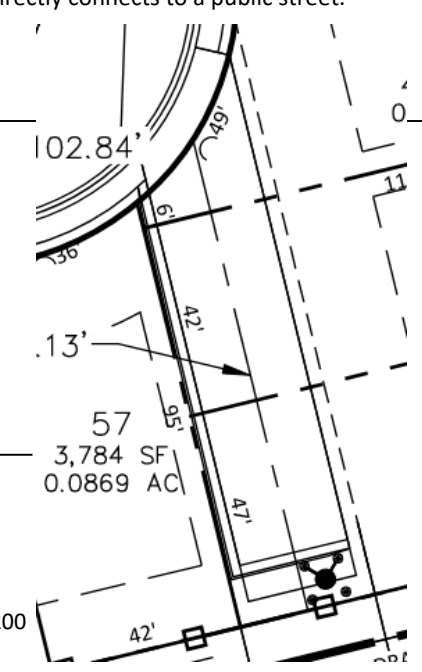
| LDC/ECM Section | Category | Standard | Modification | Justification |
|----------------------------|----------------------|---|---------------------|--|
| LDC Chapter 8.4.3(B)(2)(e) | Minimum Lot Frontage | Lots 54-56 to have standard 30 feet of access easement from a public road | 8.4.4.C per LOI V_2 | Lots utilizing private shared driveways will not have direct frontage on or across from a public road. |

After speaking with Justin, and he with Meggan we would like to remove the modification request and move forward with the shared drive way as is. Are rational on this is that a pud waiver cant be approved for no frontage since this is not a private road- its a shared driveway...and the driveway has 49 feet of frontage at the street so it meets the intent of the Code.

add additional language per example please

PROJECT TEAM

| | |
|---------------------|---|
| Owner/Subdivider: | Classic SRI Land, LLC 2138 Flying Horse Club Dr. Colorado Springs, CO 80921 |
| Applicant/Preparer: | NES Inc 619 N Cascade Avenue, Ste 200 Colorado Springs, CO 80903 |
| Land Planner: | NES Inc 619 N Cascade Avenue, Ste 200 Colorado Springs, CO 80903 |
| Civil Engineer: | J.R. Engineering 5475 Tech Center Drive, suite 235 Colorado Springs, CO 80919 |



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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STERLING RANCH FILING 5

PUD Preliminary Plan

DATE: 08/25/2023
 PROJECT MGR: A. BARLOW
 PREPARED BY: B. PERKINS

ENTITLEMENT

DATE: 12/04/2023
 BY: BP
 DESCRIPTION: PER COUNTY REVIEW COMMENTS

COVER SHEET

1

1 OF 9

PUDSP232

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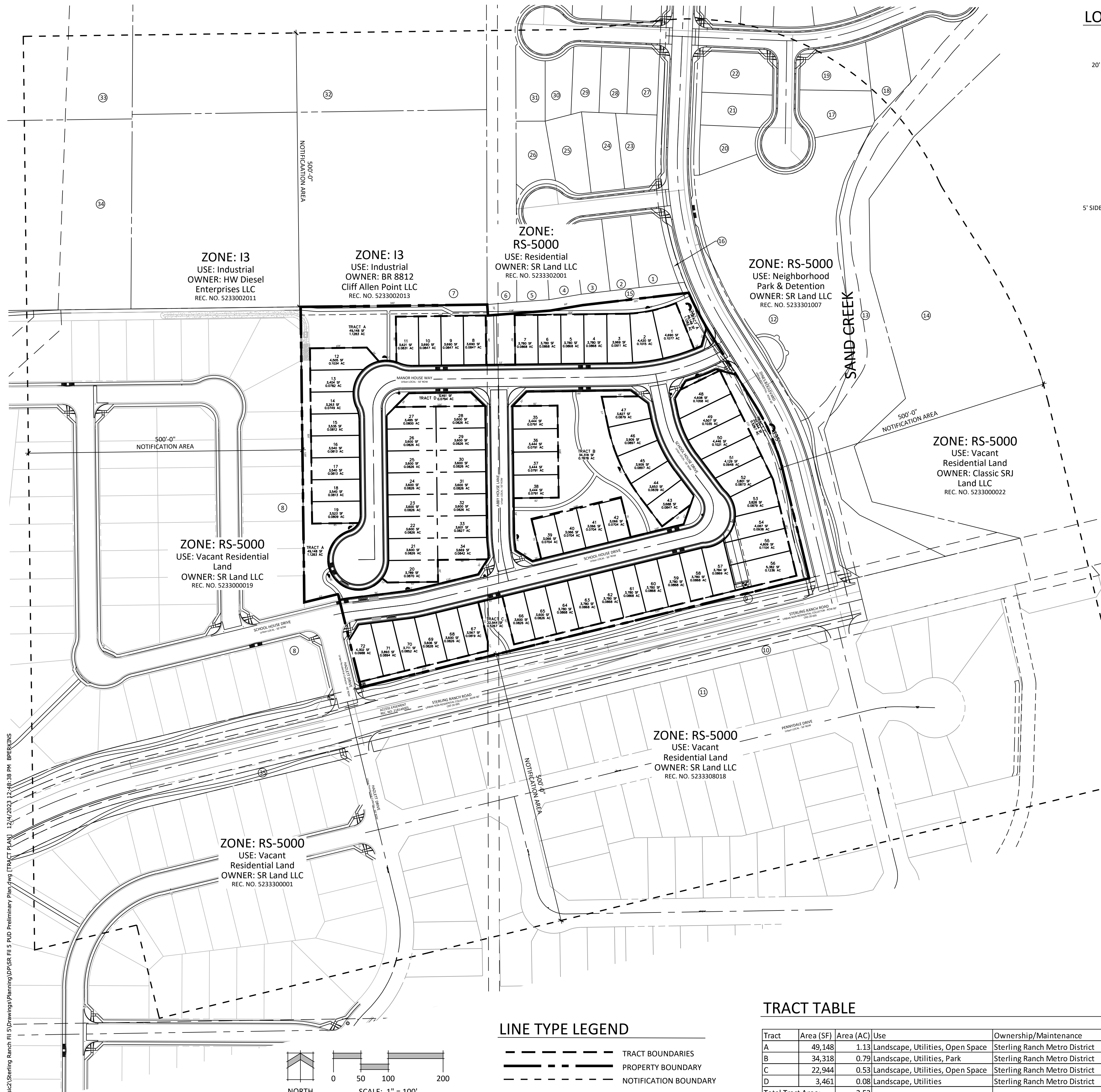


N.E.S. Inc.
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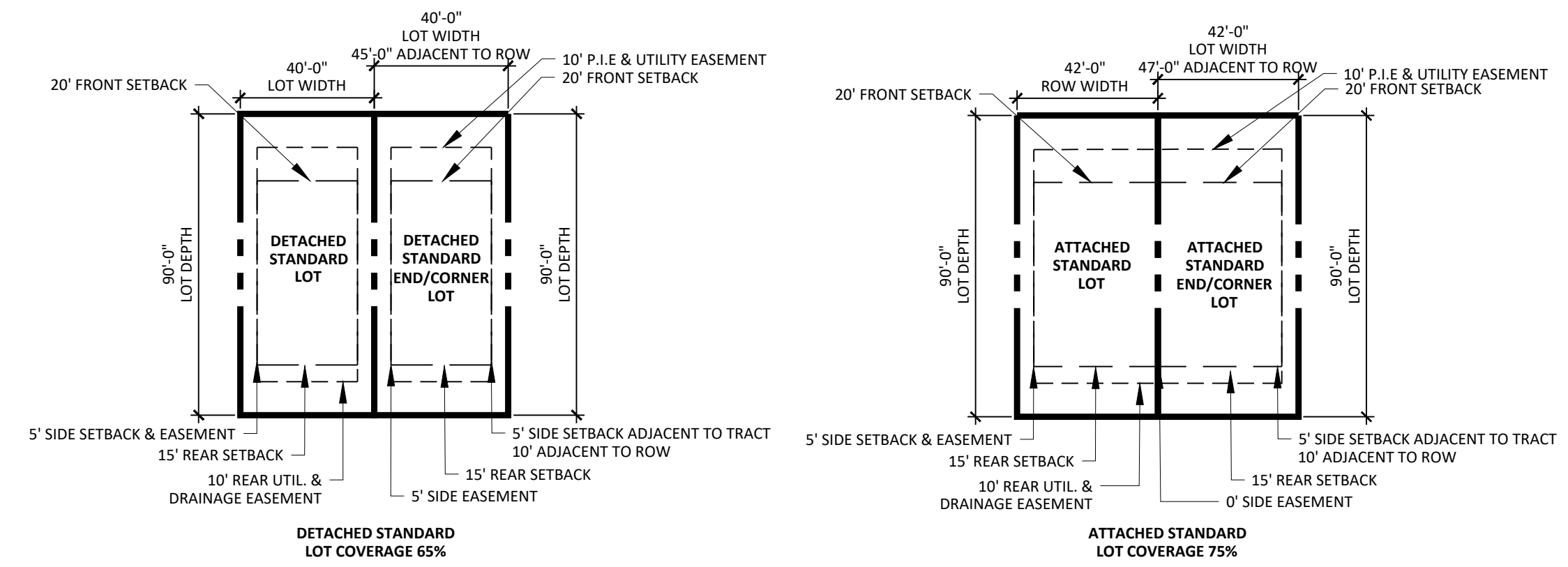
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LOT TYPICALS



DETACHED STANDARD LOT COVERAGE 65%

ATTACHED STANDARD LOT COVERAGE 75%

ZONE: RS-5000
USE: Vacant Residential Land
OWNER: Classic SRJ Land LLC
REC. NO. 523300022

ADJACENT OWNERS

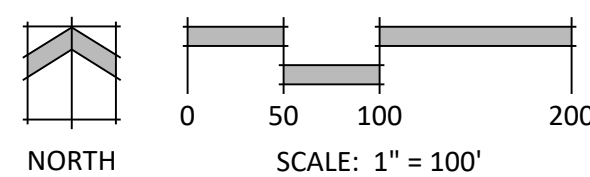
| Owner Name | Location | CITY, STATE, ZIP |
|---|--------------------------------|-----------------------------|
| 1 JEFFREY LAND KRISTA K HARDSOCK | 8297 KINTLA CT | Colorado Springs, CO, 80908 |
| 2 JACKSON EDWARD AND PATRICIA JOANN POPE | 8287 KINTLA CT | Colorado Springs, CO, 80908 |
| 3 DUANE AND GLENDA LEWIS HERBERT | 8277 KINTLA CT | Colorado Springs, CO, 80908 |
| 4 RYAN AND JESSICA L RHUDE | 8267 KINTLA CT | Colorado Springs, CO, 80908 |
| 5 JOSEPH AND WINNIE VASQUEZ | 8257 KINTLA CT | Colorado Springs, CO, 80908 |
| 7 BR 8812 CLIFF ALLEN POINT LLC | PO BOX 88120 | Colorado Springs, CO, 80908 |
| 6,8,9,10,12,13,15 SR LAND LLC | 20 BOULDER CRESCENT ST STE 102 | Colorado Springs, CO, 80903 |
| 11 ARTESIA LT HOLDINGS LLC | 4400 STATE HIGHWAY 121 STE 410 | Colorado Springs, CO, 75056 |
| 14 CLASSIC SRJ LAND LLC | 2138 FLYING HORSE CLUB DR | Colorado Springs, CO, 80921 |
| 17 CRAIG M AND JULIE A DRAGOSH | 8881 MISTY LAKE CT | Colorado Springs, CO, 80908 |
| 18 ELIZABETH AND MICHAEL FREAUFF | 8337 SPRAGUE WAY | Colorado Springs, CO, 80908 |
| 19 BRANDON & ASHLEY VRCIC | 8891 MISTY LAKE CT | Colorado Springs, CO, 80908 |
| 20 JACQUELYN LEE ELESON | 8870 MISTY LAKE CT | Colorado Springs, CO, 80908 |
| 21 WILLIAM BRAWNER AND PAOLA GOYTIA BENITEZ | 8880 MISTY LAKE CT | Colorado Springs, CO, 80908 |
| 22 ALEXA AND BAILEY LYONS | 8890 MISTY LAKE CT | Colorado Springs, CO, 80908 |
| 23 ROBERT LAWRENCE AND STEPHANIE DEWOODY | 8298 KINTLA CT | Colorado Springs, CO, 80908 |
| 24 FKX SFR LLP | 6480 OLYMPIC PARK PT UNIT 302 | Colorado Springs, CO, 80923 |
| 25 MARK R AND SHANNA W GARDNER | 8278 KINTLA CT | Colorado Springs, CO, 80908 |
| 26 MIC AND VICKY PHILLIPS | 8268 KINTLA CT | Colorado Springs, CO, 80908 |
| 27 MIKAL LEON MURREY, MARGARET ANNE MURREY, MICHELLE MEKEL MURREY | 8289 SPRAGUE WAY | Colorado Springs, CO, 80908 |
| 28 LIBUYOTIKI2 PROPERTIES LLC | 8281 SPRAGUE WAY | Colorado Springs, CO, 80908 |
| 29 PALANIAPPAN SASIKUMAR | 8273 SPRAGUE WAY | Colorado Springs, CO, 80908 |
| 30 ERIN FACH AND ROBERT I EINSPAHR | 8265 SPRAGUE WAY | Colorado Springs, CO, 80908 |
| 31 CHAD CASKEY AND JILLIAN MASSEY | 8257 SPRAGUE WAY | Colorado Springs, CO, 80908 |
| 32 BWH PROPERTIES LLC | 125 S CHESTNUT ST | Colorado Springs, CO, 80905 |
| 33 LEWIS-WOLF PROPERTIES LLLP C/O BILLS TOOL RENTAL INC | 125 S CHESTNUT ST | Colorado Springs, CO, 80905 |
| 34 HW DIESEL ENTERPRISES LLC | 125 S CHESTNUT ST | Colorado Springs, CO, 80905 |
| 35 SR LAND LLC AND CHALLENGER COMMUNITIES LLC | 20 BOULDER CRESCENT ST STE 102 | Colorado Springs, CO, 80903 |

TRACT TABLE

| Tract | Area (SF) | Area (AC) | Use | Ownership/Maintenance |
|-------------------|-----------|-----------|----------------------------------|-------------------------------|
| A | 49,148 | 1.13 | Landscape, Utilities, Open Space | Sterling Ranch Metro District |
| B | 34,318 | 0.79 | Landscape, Utilities, Park | Sterling Ranch Metro District |
| C | 22,944 | 0.53 | Landscape, Utilities, Open Space | Sterling Ranch Metro District |
| D | 3,461 | 0.08 | Landscape, Utilities | Sterling Ranch Metro District |
| Total Tract Area: | | 2.52 | | |

LINE TYPE LEGEND

- TRACT BOUNDARIES
- PROPERTY BOUNDARY
- NOTIFICATION BOUNDARY



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PREPARED BY: B. PERKINS

ENTITLEMENT

DATE: 12/04/2023 BY: BP PER: COUNTY REVIEW COMMENTS

TRACT TABLE, LOT TYPICALS, ADJACENT PROPERTY OWNERS

2

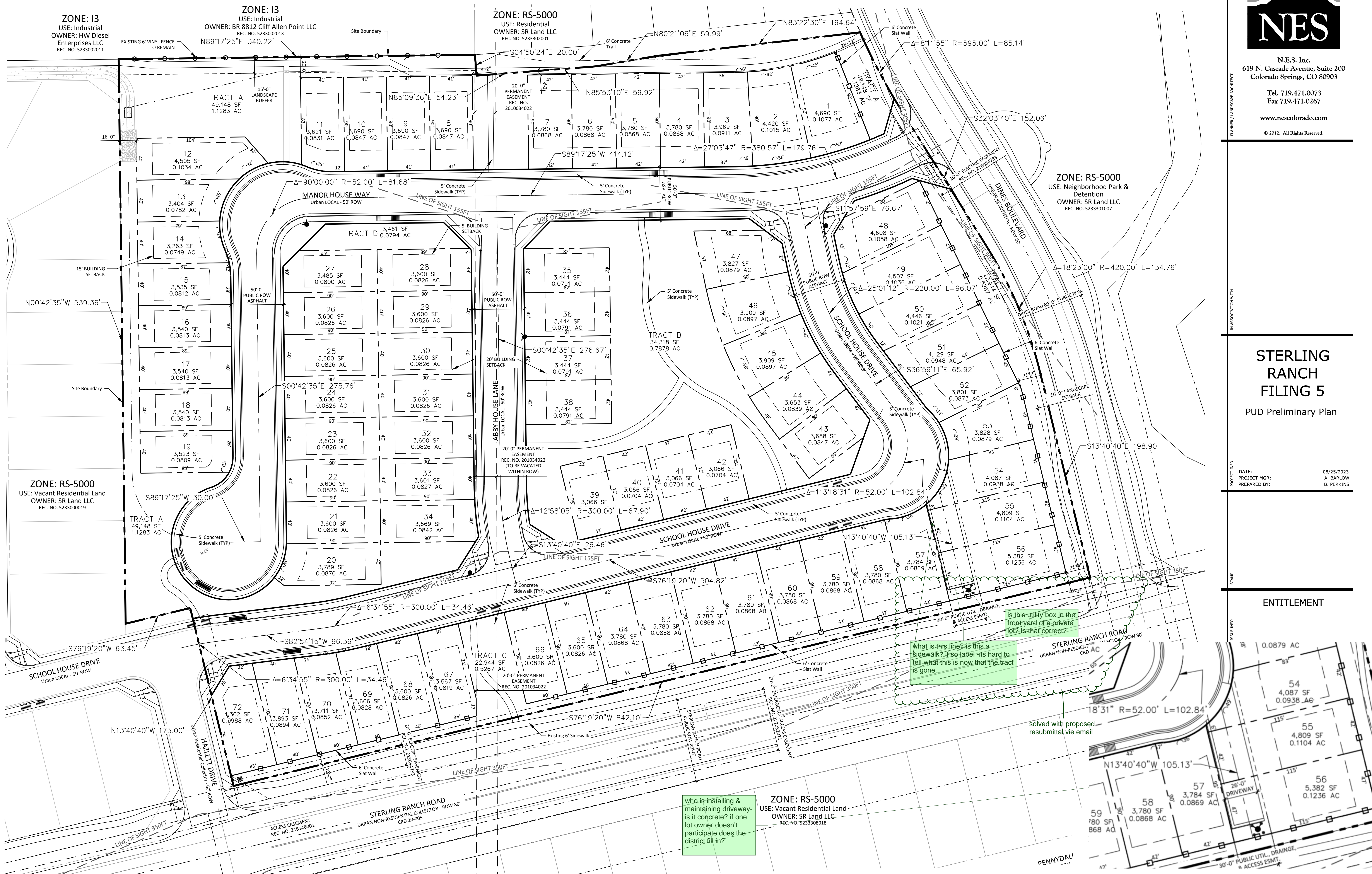
2 OF 9

PUDSP232

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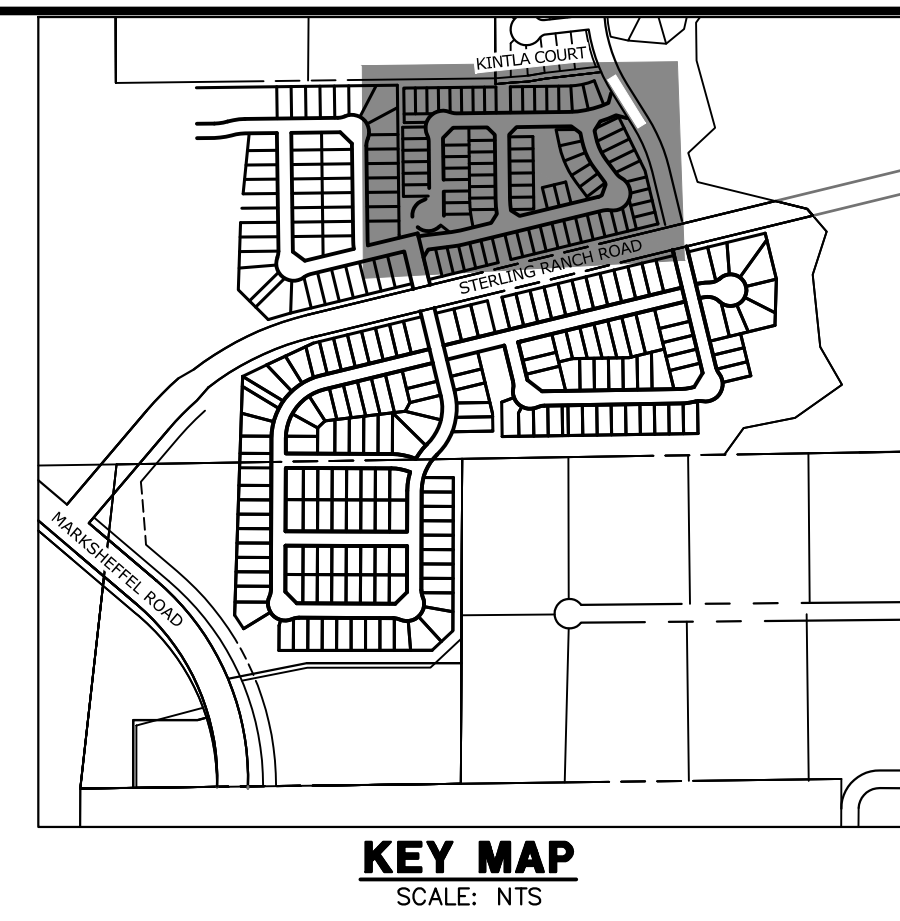
ENTITLEMENT

is this utility box in the front yard of a private lot? Is that correct?

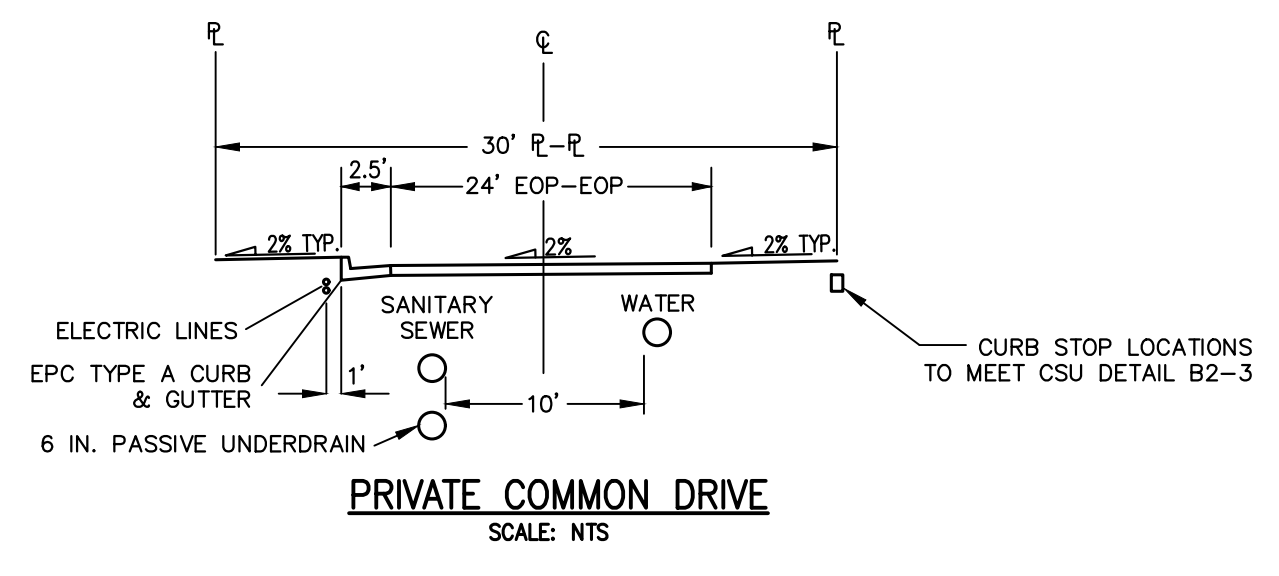
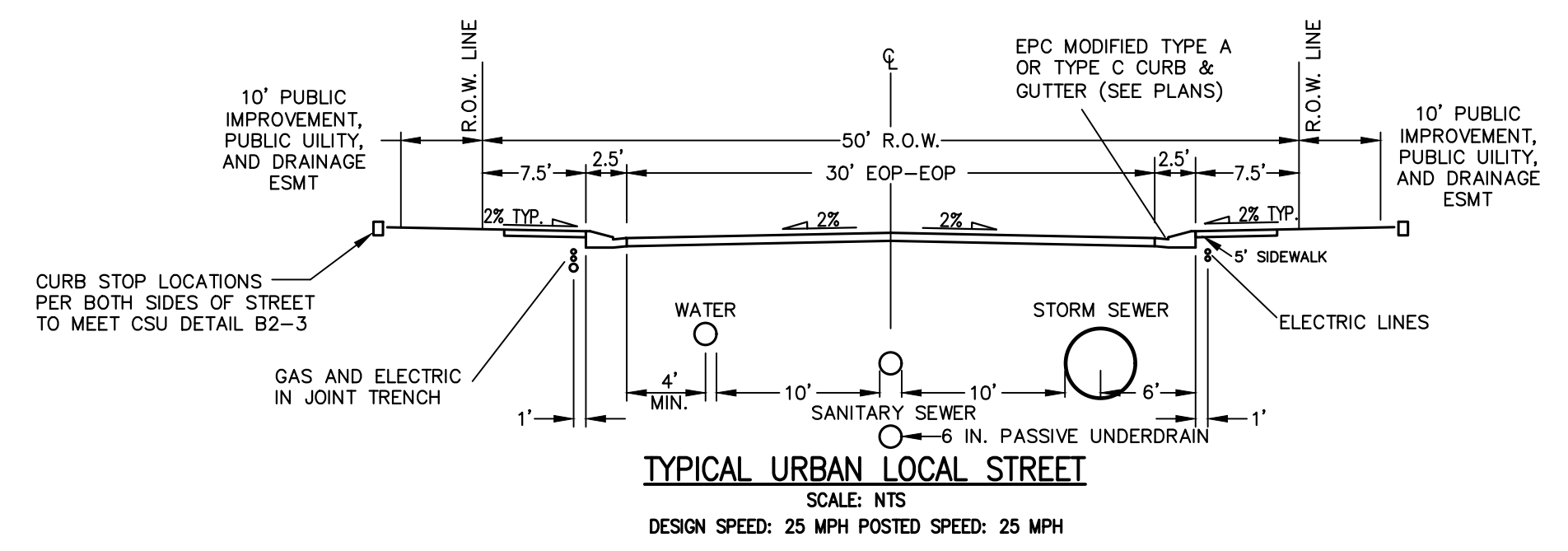
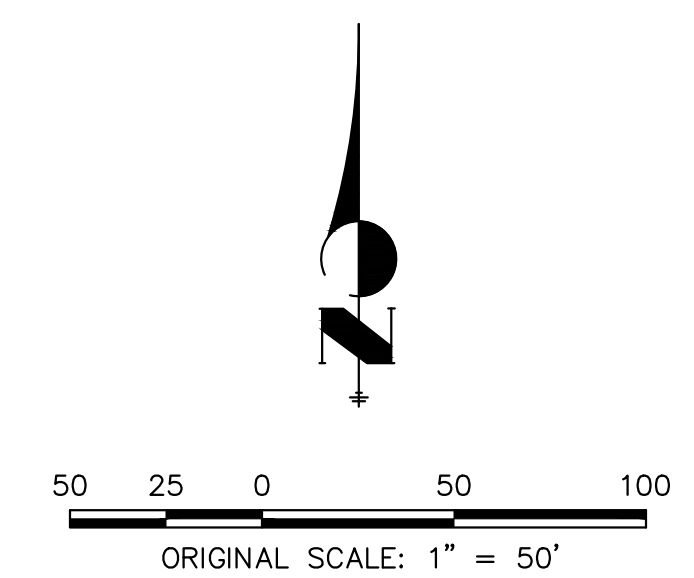
what is this line? is this a sidewalk? if so label - its hard to tell what this is now that the tract is gone.

who is installing & maintaining driveway - is it concrete? if one lot owner doesn't participate does the district fill in?

P:\Clients\Sterling Ranch Pl\5\Drawings\Planning\DP\SR F5 PUD Preliminary Plan.dwg (SITE PLAN) 12/4/2023 12:51:43 PM BPERKINS



- LEGEND**
- PROPOSED SANITARY SEWER MAIN (SAN)
 - PROPOSED WATER MAIN (WL)
 - - - - - EXISTING SANITARY SEWER
 - - - - - EXISTING WATER LINE
 - — — — — PROJECT BOUNDARY
 - - - - - PROPOSED R.O.W.
 - - - - - EXISTING R.O.W.
 - - - - - PROPOSED EASEMENT
 - - - - - EXISTING EASEMENT
 - - - - - EXISTING GAS LINE
 - - - - - EXISTING ELECTRIC LINE
 - - - - - EXISTING TELEPHONE LINE
 - - - - - EXISTING OVERHEAD UTILITIES
 - - - - - EXISTING FENCE
 - - - - - EXISTING STORM SEWER
 - PROPOSED STORM SEWER (STM)
 - STORM SEWER INLET
 - WATER VALVE
 - ⊕ WATER TEE FITTING
 - ⊙ CROSS FITTING
 - FIRE HYDRANT
 - WATER MANHOLE
 - SANITARY MANHOLE
 - ⊖ EXISTING SIGN



Know what's below.
Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
LOREN MORELAND
(719) 785-3270

J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

| No. | REVISION | BY | DATE |
|-----|----------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|-------------|----------|
| H-SCALE | 1"=60' |
| V-SCALE | N/A |
| DATE | 11/13/23 |
| DESIGNED BY | RAB |
| DRAWN BY | PAL |
| CHECKED BY | |

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LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

| | |
|-------------------|--------------|
| NITROGEN | 0 LBS/1000SF |
| PHOSPHORUS (P205) | 0 LBS/1000SF |
| POTASSIUM (K2O) | 0 LBS/1000SF |
| SULFUR (S04-S) | 0 LBS/1000SF |
| LIME | 0 LBS/1000SF |
| | -OR- |

RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- PSE: PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND |
|-------------------------|-----|--|--------|-------|-----------|------|
| DECIDUOUS TREES | | | | | | |
| | 10 | Acer grandidentatum 'Schmidt' TM / Rocky Mountain Glow Maple | 30' | 30' | 1.5" Cal. | B&B |
| | 2 | Acer platanoides 'Cleveland' / Cleveland Norway Maple | 50' | 30' | 1.5" Cal. | B&B |
| | 1 | Gleditsia triacanthos inermis 'Northern Acclaim' TM / Northern Acclaim Honeylocust | 50' | 40' | 1.5" Cal. | B&B |
| | 2 | Gymnocladus dioica 'Espresso' / Kentucky Coffeetree | 60' | 50' | 1.5" Cal. | B&B |
| | 13 | Prunus x virginiana 'P0025' TM / Sucker Punch Red Chokecherry | 25' | 20' | 1.5" Cal. | B&B |
| EVERGREEN TREES | | | | | | |
| | 4 | Juniperus scopulorum / Rocky Mountain Juniper | 20' | 12" | 6" HT | B&B |
| | 2 | Juniperus scopulorum 'Moonglow' / Moonglow Juniper | 20' | 8" | 6" HT | B&B |
| | 7 | Picea pungens glauca 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce | 15' | 10' | 6" HT | B&B |
| | 4 | Pinus edulis / Pinon Pine | 30' | 20' | 6" HT | B&B |
| | 24 | Pinus mugo rostrata / Upright Mugo Pine | 18" | 10" | 6" HT | B&B |
| | 24 | Pinus nigra / Austrian Pine | 50' | 30' | 6" HT | B&B |
| ORNAMENTAL TREES | | | | | | |
| | 24 | Acer glabrum / Rocky Mountain Maple | 20' | 15' | 1.5" Cal. | B&B |
| | 1 | Prunus tomentosa / Nanking Cherry | 15' | 10" | 1.5" Cal. | B&B |
| | 7 | Syringa reticulata / Japanese Tree Lilac | 25' | 20" | 1.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | 9 | Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry | 4' | 4' | 5 GAL | CONT |
| | 15 | Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub | 4' | 4' | 5 GAL | CONT |
| | 8 | Cornus sericea / Redoiser Dogwood | 8' | 8' | 5 GAL | CONT |
| | 122 | Cornus sericea 'Kelseyi' / Kelseyi Dogwood | 2.5' | 2.5' | 5 GAL | CONT |
| | 3 | Juniperus virginiana 'Globosa' / Globe Eastern Redcedar | 3' | 8" | 5 GAL | CONT |
| | 8 | Physocarpus opulifolius 'Diablo' / Diablo Ninebark | 8' | 8" | 5 GAL | CONT |
| | 28 | Pinus mugo 'Big Tuna' / Mountain Pine | 5' | 6" | 5 GAL | CONT |
| | 45 | Pinus mugo 'Compacta' / Dwarf Mugo Pine | 3' | 3" | 5 GAL | CONT |
| | 20 | Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine | 2' | 6" | 5 GAL | CONT |
| DECIDUOUS SHRUBS | | | | | | |
| | 10 | Forestiera neomexicana / New Mexico Privet | 12' | 12" | 5 GAL | CONT |
| GRASSES | | | | | | |
| | 193 | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass | 5' | 2" | 1 GAL | CONT |
| | 69 | Chasmanthium latifolium 'Little Tickler' / Little Tickler Northern Sea Oats | 2' | 2" | 1 GAL | CONT |

GROUND COVER LEGEND

| | | |
|--|--|-----------|
| | NATIVE GRASS Upland Native Seed Mix | 30,466 sf |
| | ROCK MULCH 3/4" Cimarron Granite | 21,368 sf |
| | COBBLE 2"-4" Cripple Creek Gold Ore | 24,103 sf |
| | TALL FESCUE SOD | 18,869 sf |



N.E.S. Inc.
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Fax 719.471.0267

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH FILING 5

PUD Preliminary Plan

PROJECT INFO

DATE: 08/25/23
PROJECT MGR: A. BARLOW
PREPARED BY: A. LANGHANS

STAMP

ISSUE INFO

| DATE: | BY: | DESCRIPTION: |
|------------|-----|----------------------------|
| 12/04/2023 | BP | PER COUNTY REVIEW COMMENTS |
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ISSUE / REVISION

**PUD PRELIMINARY PLAN
LANDSCAPE NOTES**

SHEET TITLE

6

6 OF 9

SHEET NUMBER

PLAN FILE #

PUDSP232

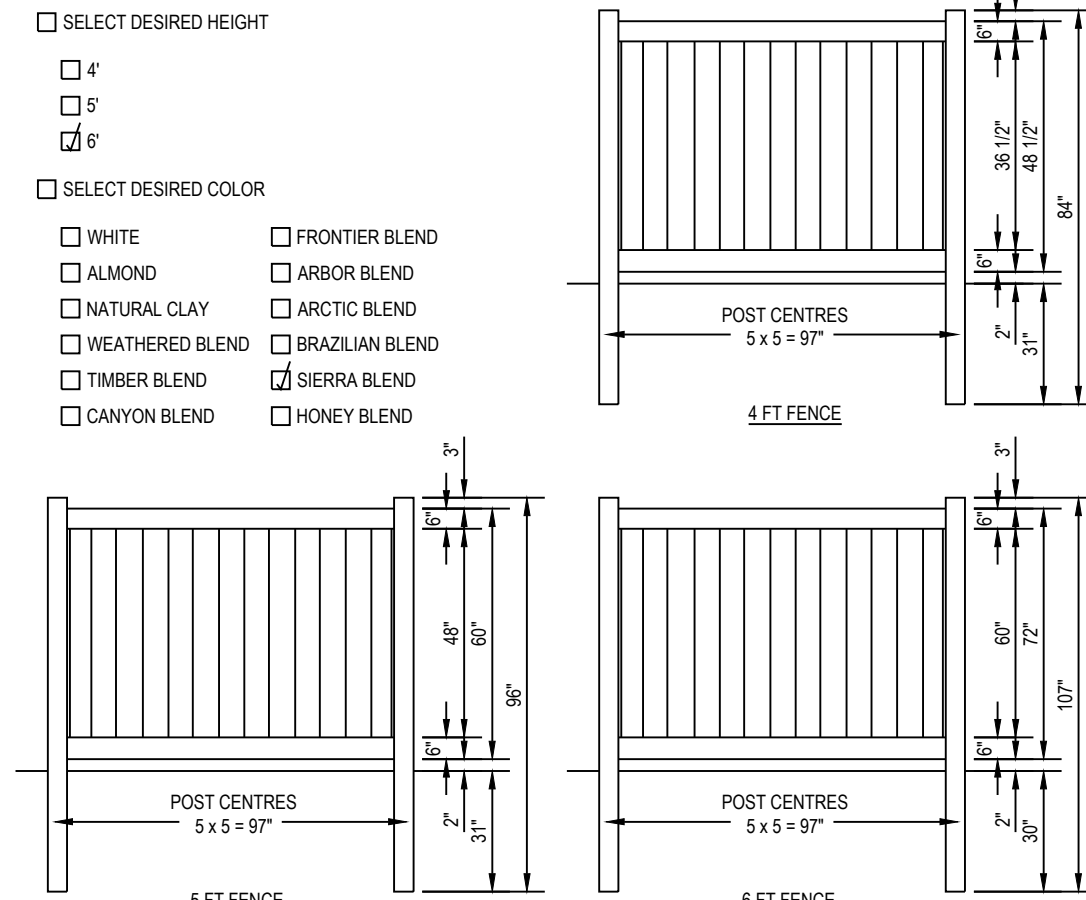
STERLING RANCH FILING 5

PUD PRELIMINARY PLAN

A PORTION OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY

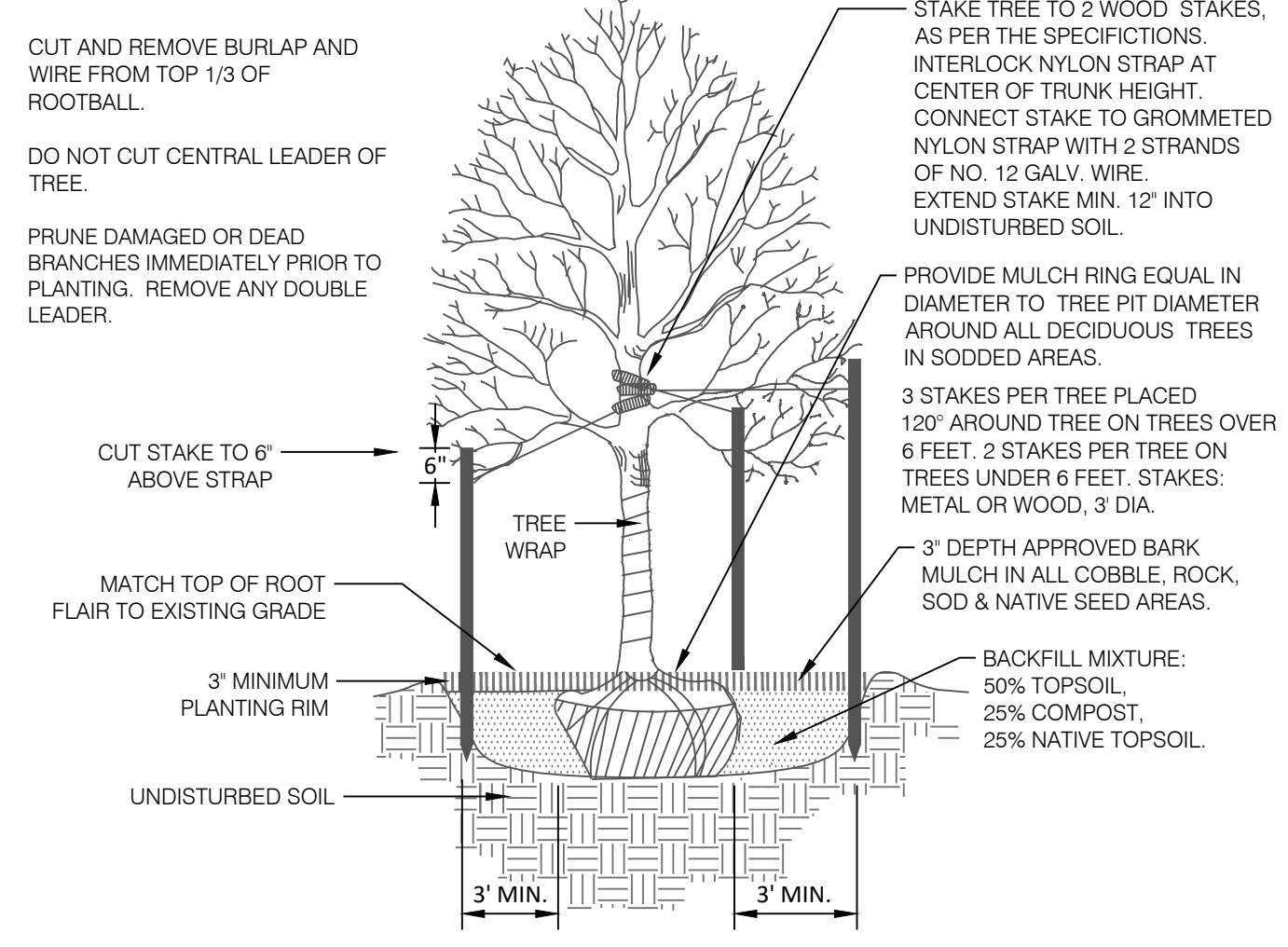
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PHONE: (716) 823-3023
FAX: (716) 823-2843
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NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 035-017C.

1 6' VINYL FENCE



ROOTBALL SIZES:
 1.5' Cal. = 1'-8"
 2' Cal. = 2'-0"
 2.5' Cal. = 2'-4"
 3' Cal. = 2'-6"

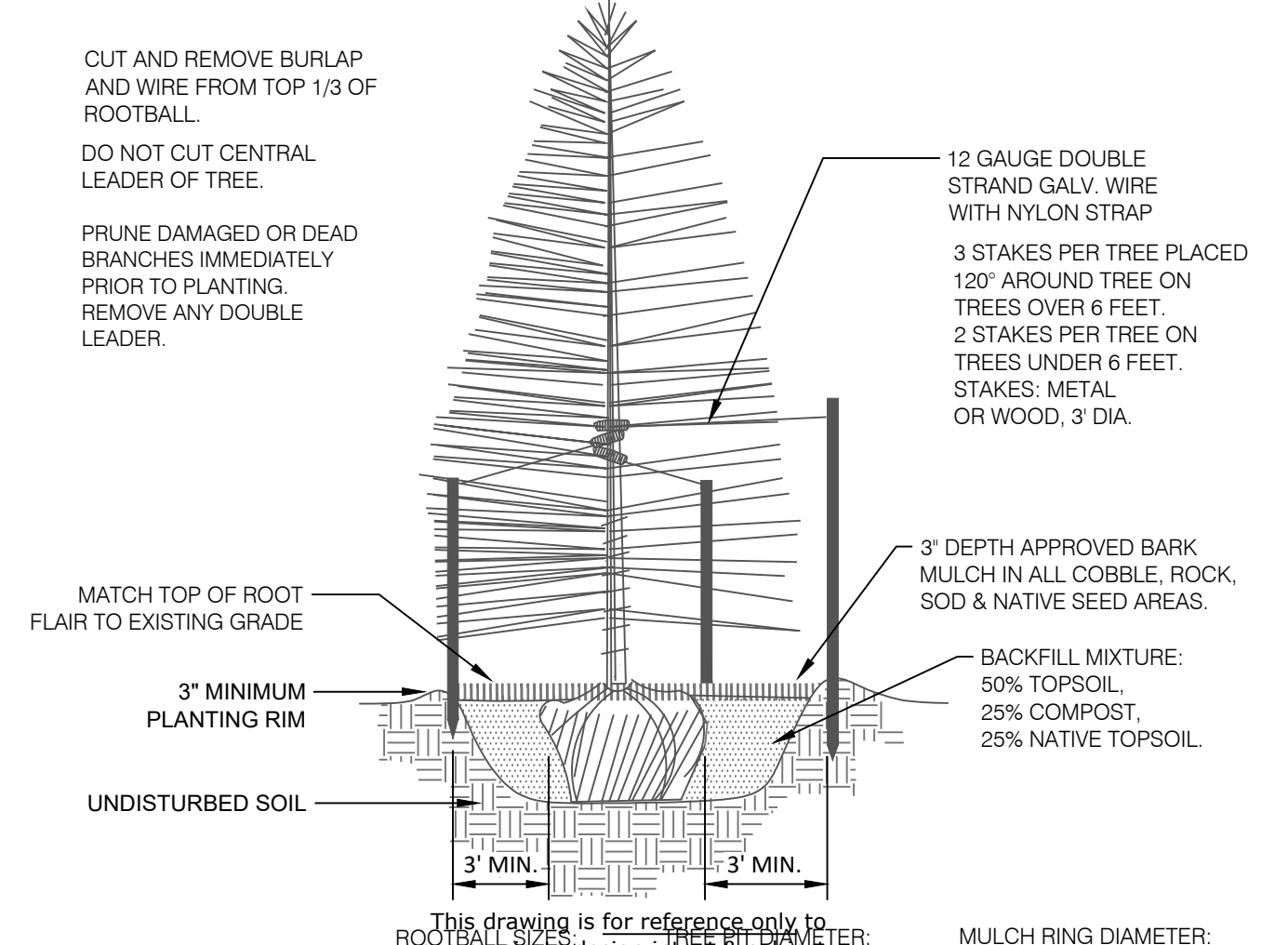
TREE PIT DIAMETER:
 1.5' Cal. = 7'-8"
 2' Cal. = 8'-0"
 2.5' Cal. = 8'-4"
 3' Cal. = 8'-6"

MULCH RING DIAMETER:
 1.5' Cal. = 7'-8"
 2' Cal. = 8'-0"
 2.5' Cal. = 8'-4"
 3' Cal. = 8'-6"

2 DECIDUOUS TREE PLANTING DETAIL

N.T.S.

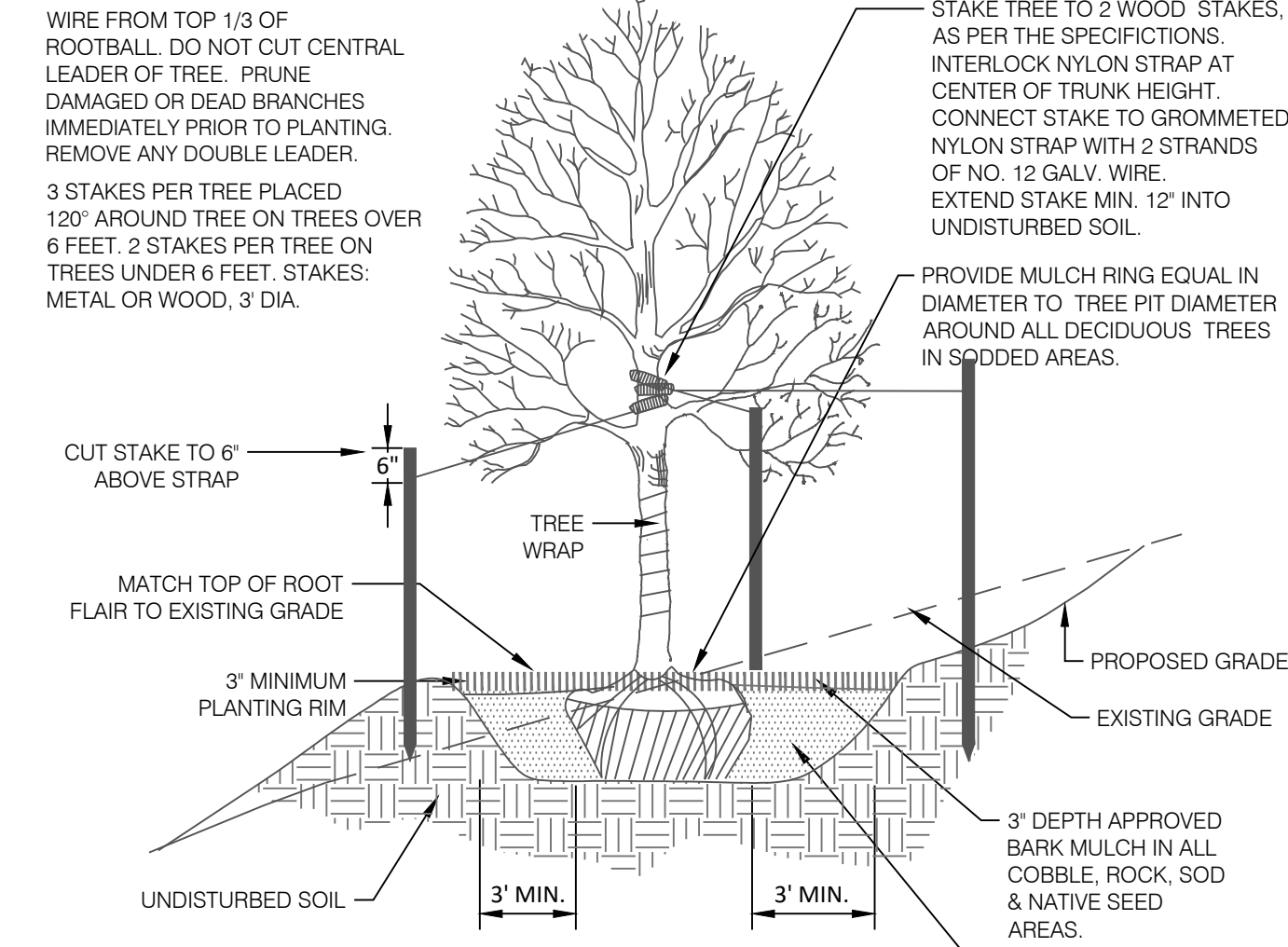
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3 CONIFEROUS TREE PLANTING DETAIL

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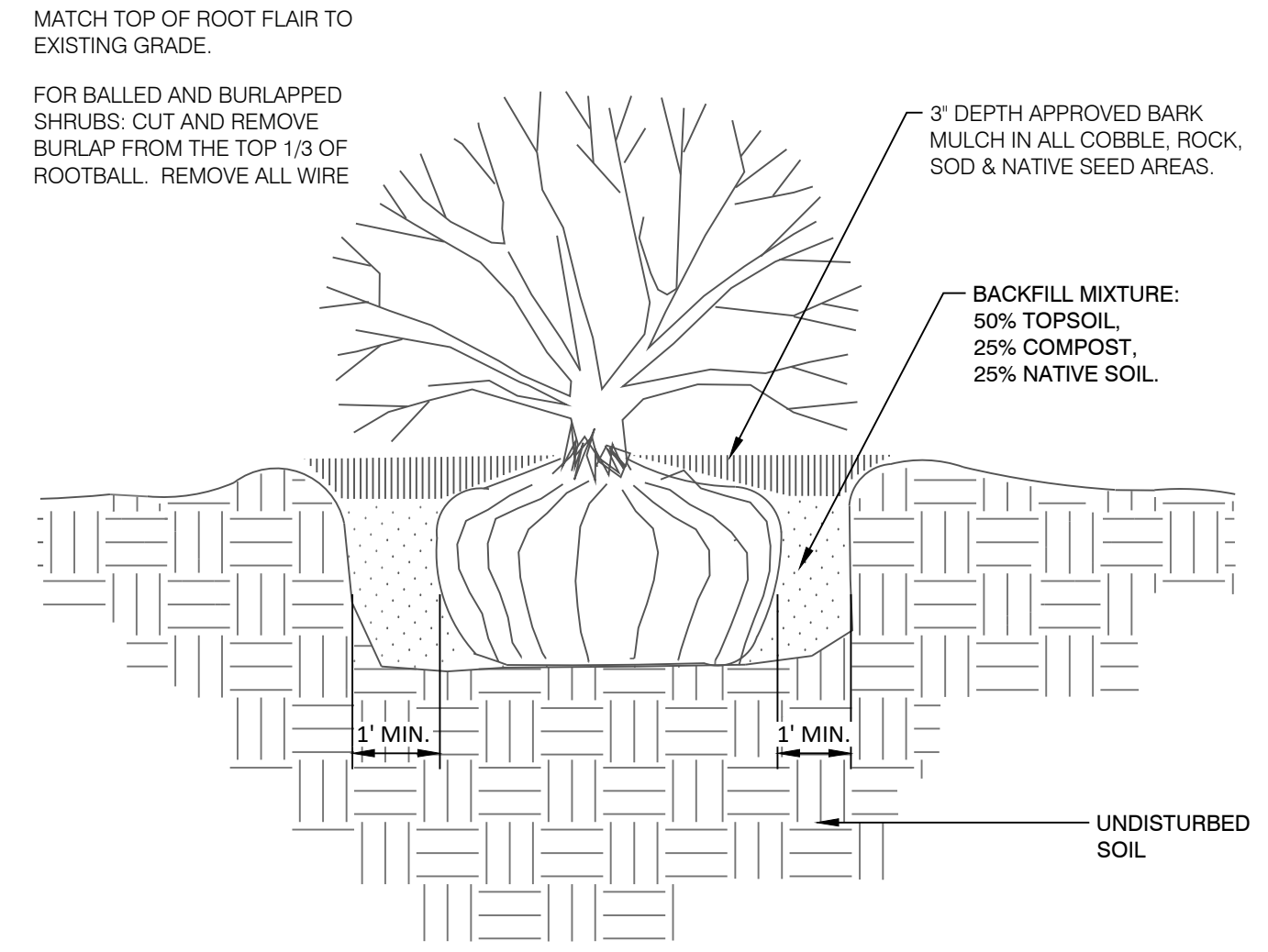
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4 DECIDUOUS TREE PLACEMENT ON SLOPE

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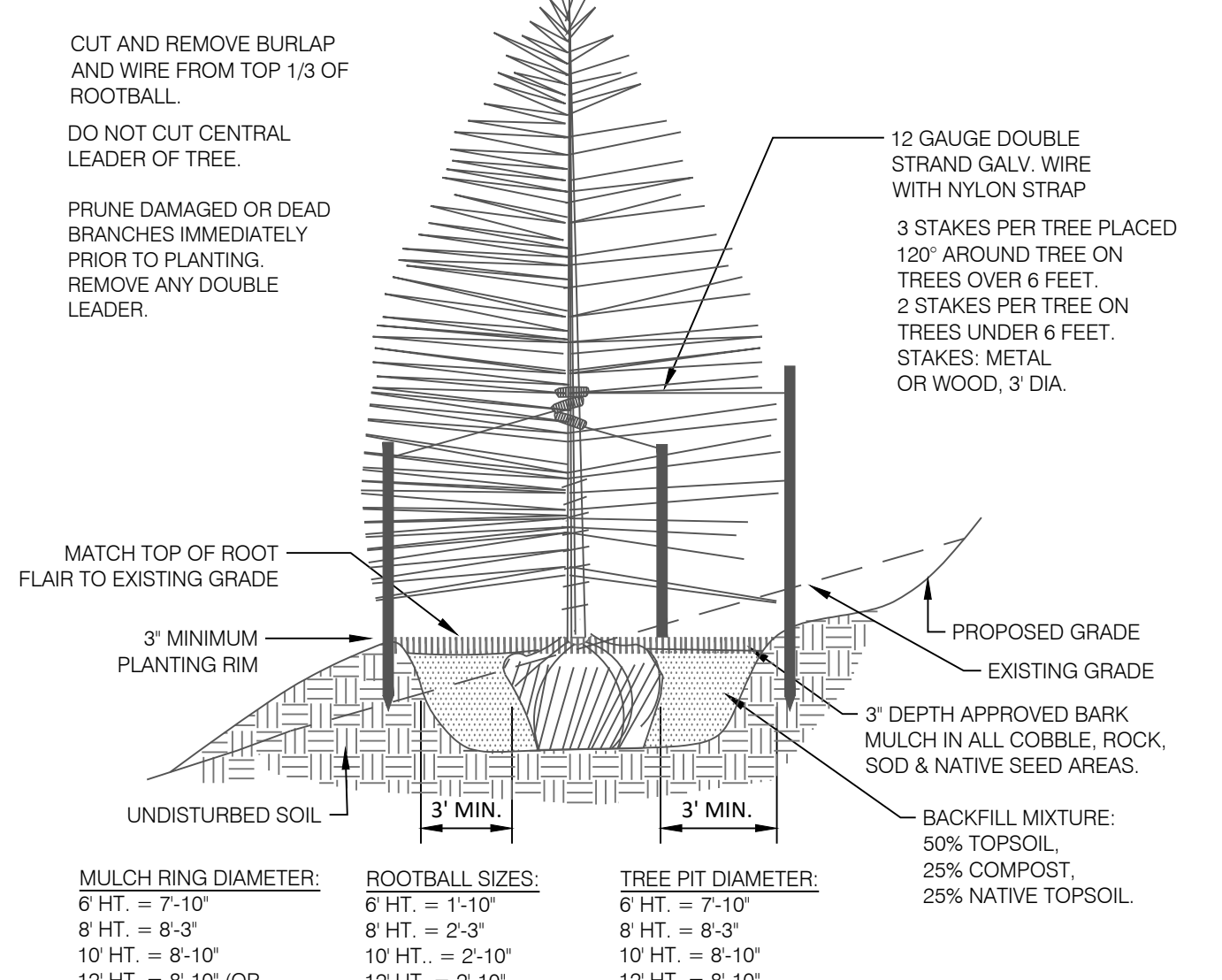
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5 SHRUB PLANTING DETAIL

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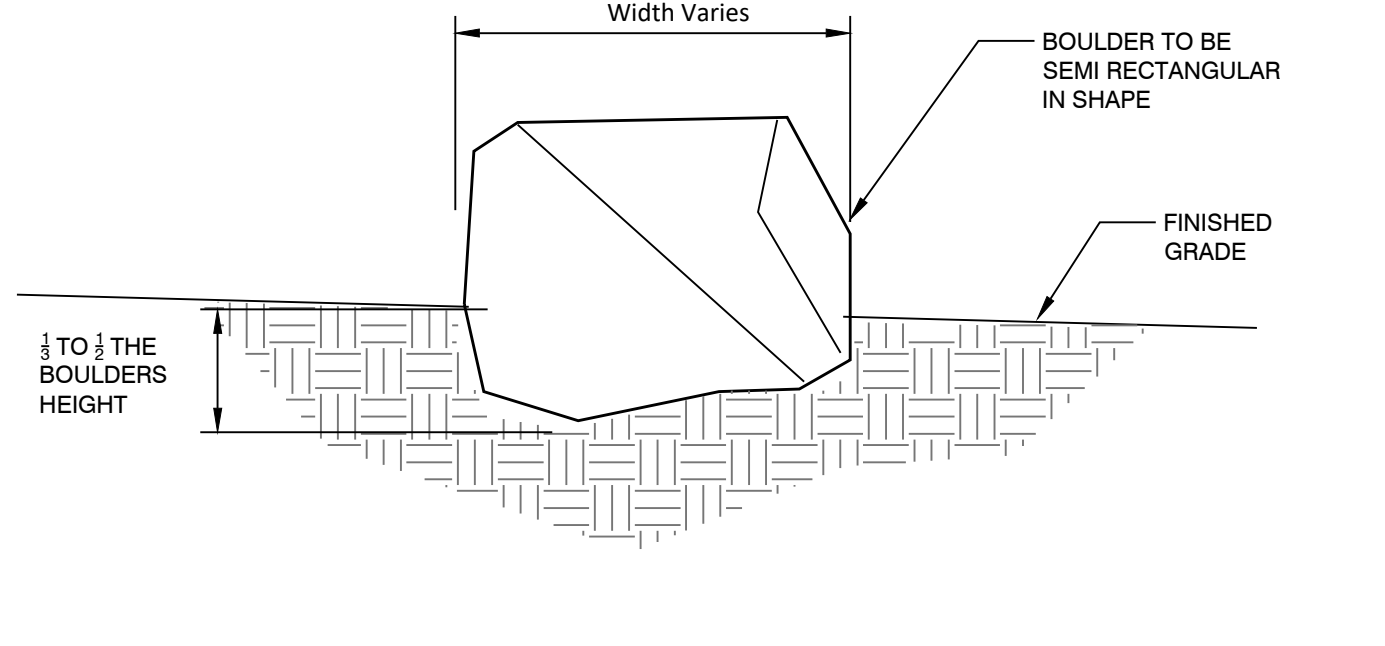
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6 CONIFEROUS TREE PLACEMENT ON SLOPE

N.T.S.

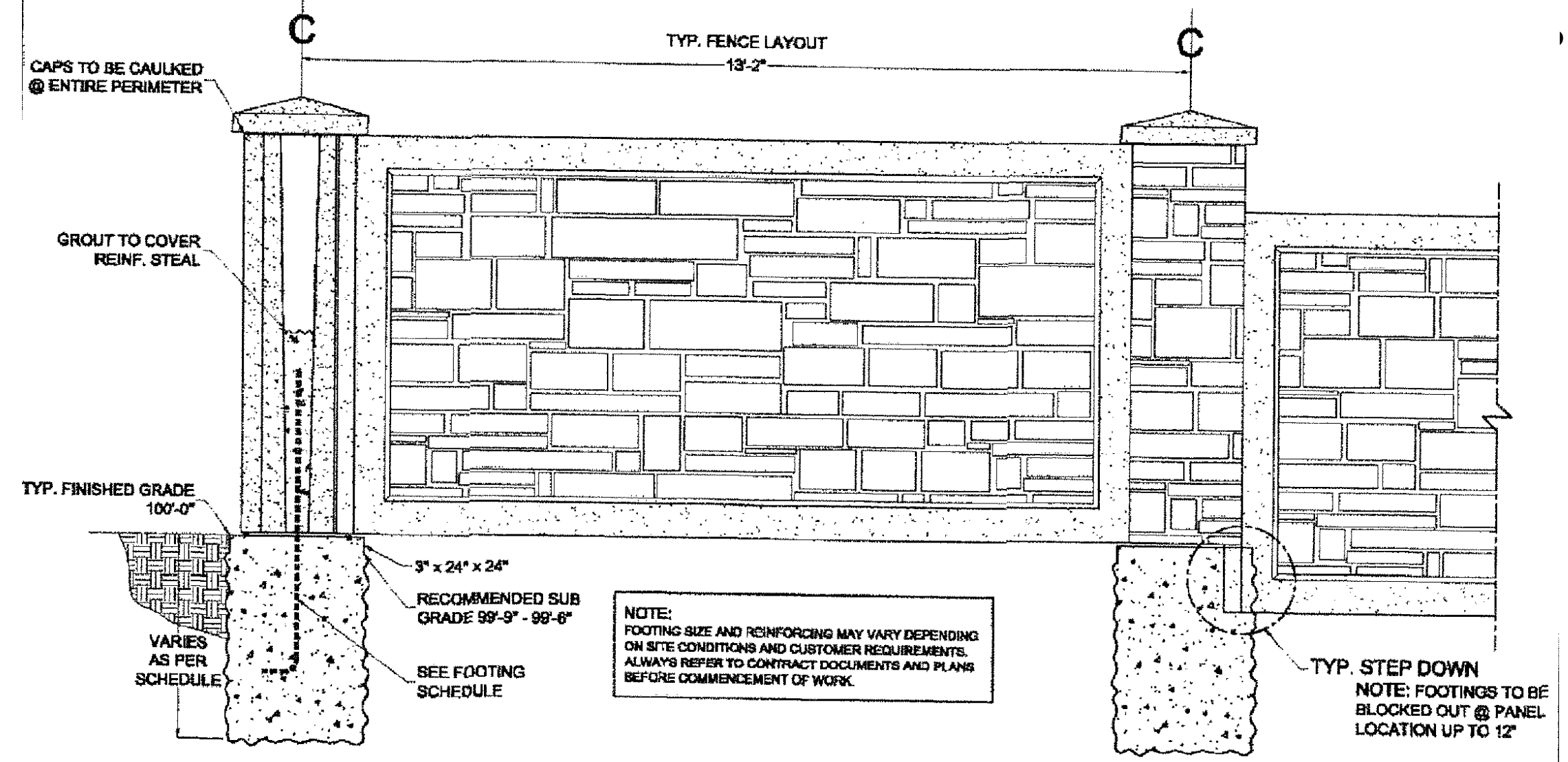
329343-06



7 LANDSCAPE BOULDER

N.T.S.

3294-08



8 6' CONCRETE SLAT WALL



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STERLING RANCH FILING 5

PUD Preliminary Plan

DATE: 08/25/23
 PROJECT MGR: A. BARLOW
 PREPARED BY: A. LANGHANS

ISSUE INFO

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|------------|-----|----------------------------|
| 12/04/2023 | BP | PER COUNTY REVIEW COMMENTS |

ISSUE / REVISION

SHEET TITLE

PUD PRELIMINARY PLAN
 LANDSCAPE DETAILS

SHEET NUMBER

7 OF 9

PLAN FILE #

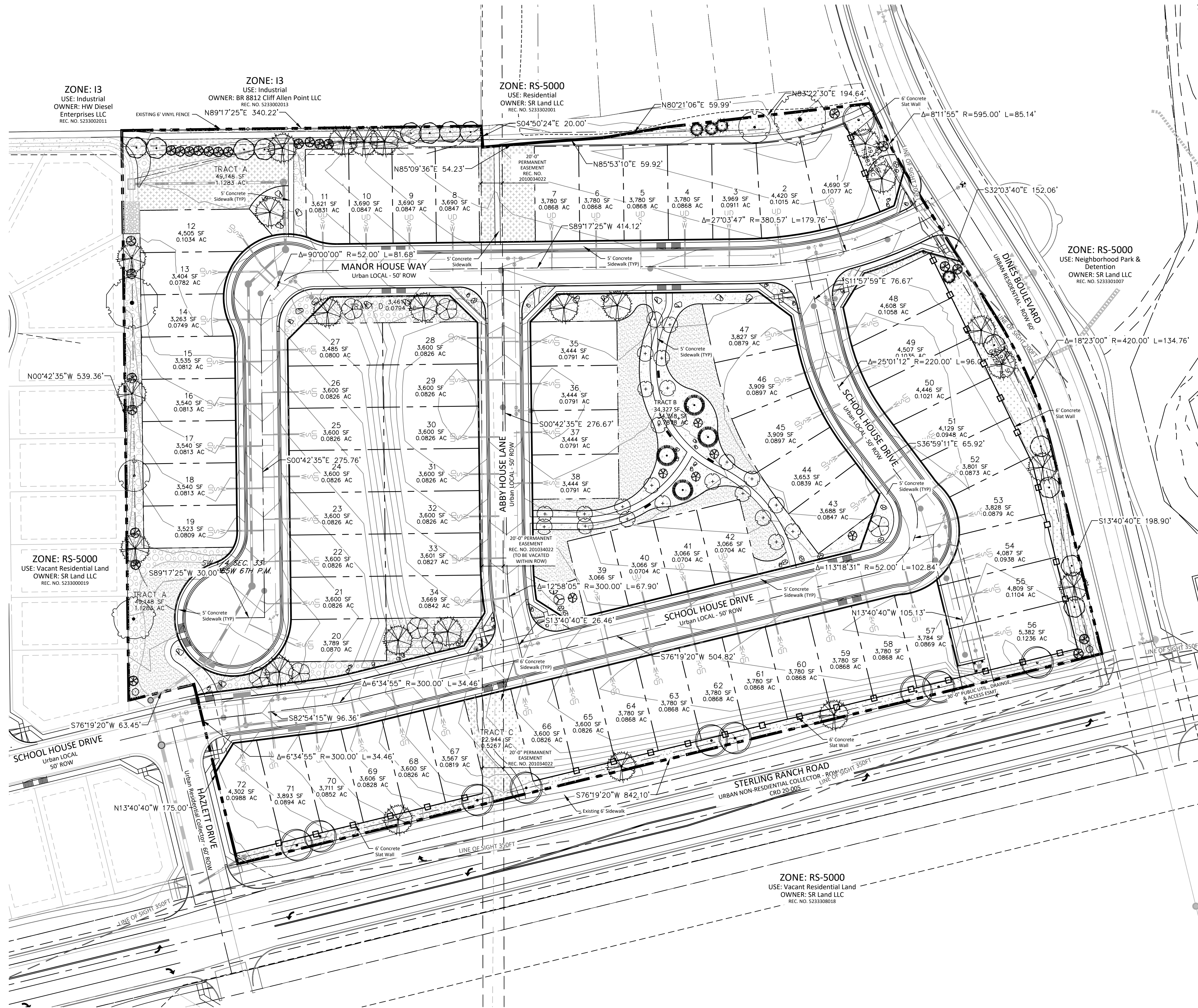
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STERLING RANCH FILING 5

PUD PRELIMINARY PLAN

A PORTION OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY



GROUND COVER LEGEND

| | | |
|--|--|-----------|
| | NATIVE GRASS Upland Native Seed Mix | 39,466 sf |
| | ROCK MULCH 3/4" Cimarron Granite | 21,368 sf |
| | COBBLE 2"-4" Cripple Creek Gold Ore | 24,103 sf |
| | TALL FESCUE SOD | 18,869 sf |



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PUD Preliminary Plan

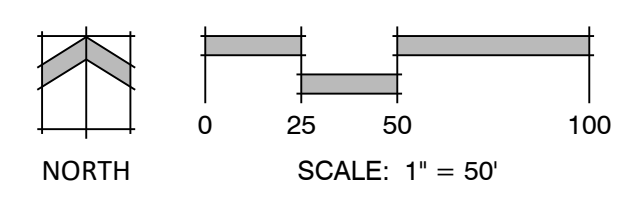
DATE: 08/25/23
PROJECT MGR: A. BARLOW
PREPARED BY: A. LANGHANS

FINAL LANDSCAPE PLAN

8

8 OF 9

PUDSP232

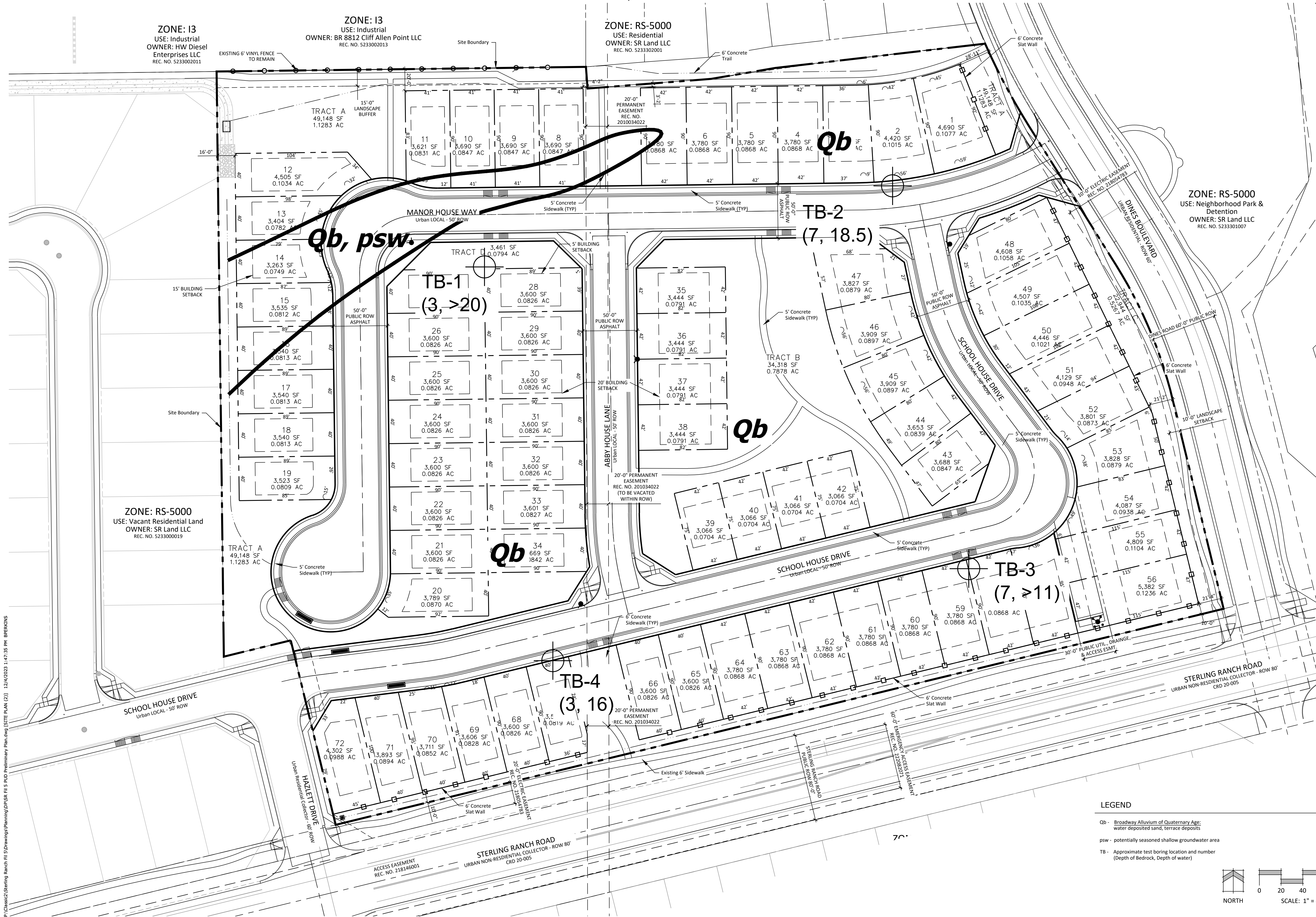


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STERLING RANCH FILING 5

PUD PRELIMINARY PLAN

A PORTION OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY



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STERLING RANCH FILING 5 PUD Preliminary Plan

DATE: 08/25/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

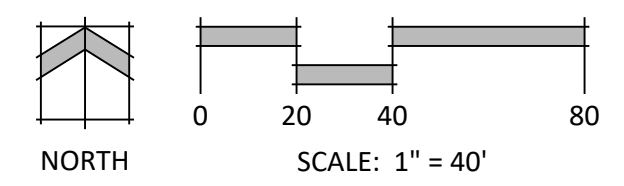
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| DATE: | BY: | DESCRIPTION: |
|------------|-----|-----------------------------|
| 12/04/2023 | BP | PER. COUNTY REVIEW COMMENTS |

PUD PRELIMINARY PLAN GEOHAZARDS CONSTRAINTS MAP

9 OF 9
PUDSP232

- LEGEND**
- Qb - Broadway Alluvium of Quaternary Age: water deposited sand, terrace deposits
 - psw - potentially seasoned shallow groundwater area
 - TB - Approximate test boring location and number (Depth of Bedrock, Depth of water)



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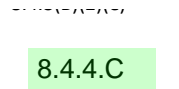
V2_PUD.pdf Markup Summary

dsdparsons (16)



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After speaking with Justin, and he with Meggan we would like to remove the modification request and move forward with the shared drive way as is. Are rational on this is that a pud waiver cant be approved for no frontage since this is not a private road- its a shared driveway...and the driveway has 49 feet of frontage at the street so it meets the intent of the Code.



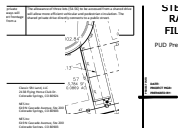
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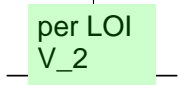


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no mods needed

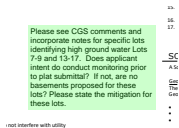


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per LOI V_2



Subject: Planner
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Please see CGS comments and incorporate notes for specific lots identifying high ground water Lots 7-9 and 13-17. Does applicant intent do conduct monitoring prior to plat submittal? If not, are no basements proposed for these lots? Please state the mitigation for these lots.



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there is a more detailed note for projections into drainage easements



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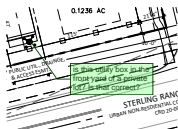


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add additional language per example please



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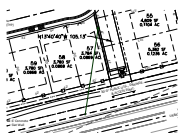
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is this utility box in the front yard of a private lot? Is that correct?



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Date: 12/18/2023 10:31:18 AM
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what is this line? is this a sidewalk? if so label -its hard to tell what this is now that the tract is gone.



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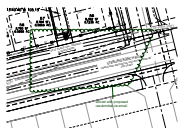


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who is installing & maintaining driveway- is it concrete? if one lot owner doesn't participate does the district fill in?



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Date: 12/18/2023 1:56:24 PM
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Space:

solved with proposed resubmittal vie email