

STERLING RANCH FILING 5

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

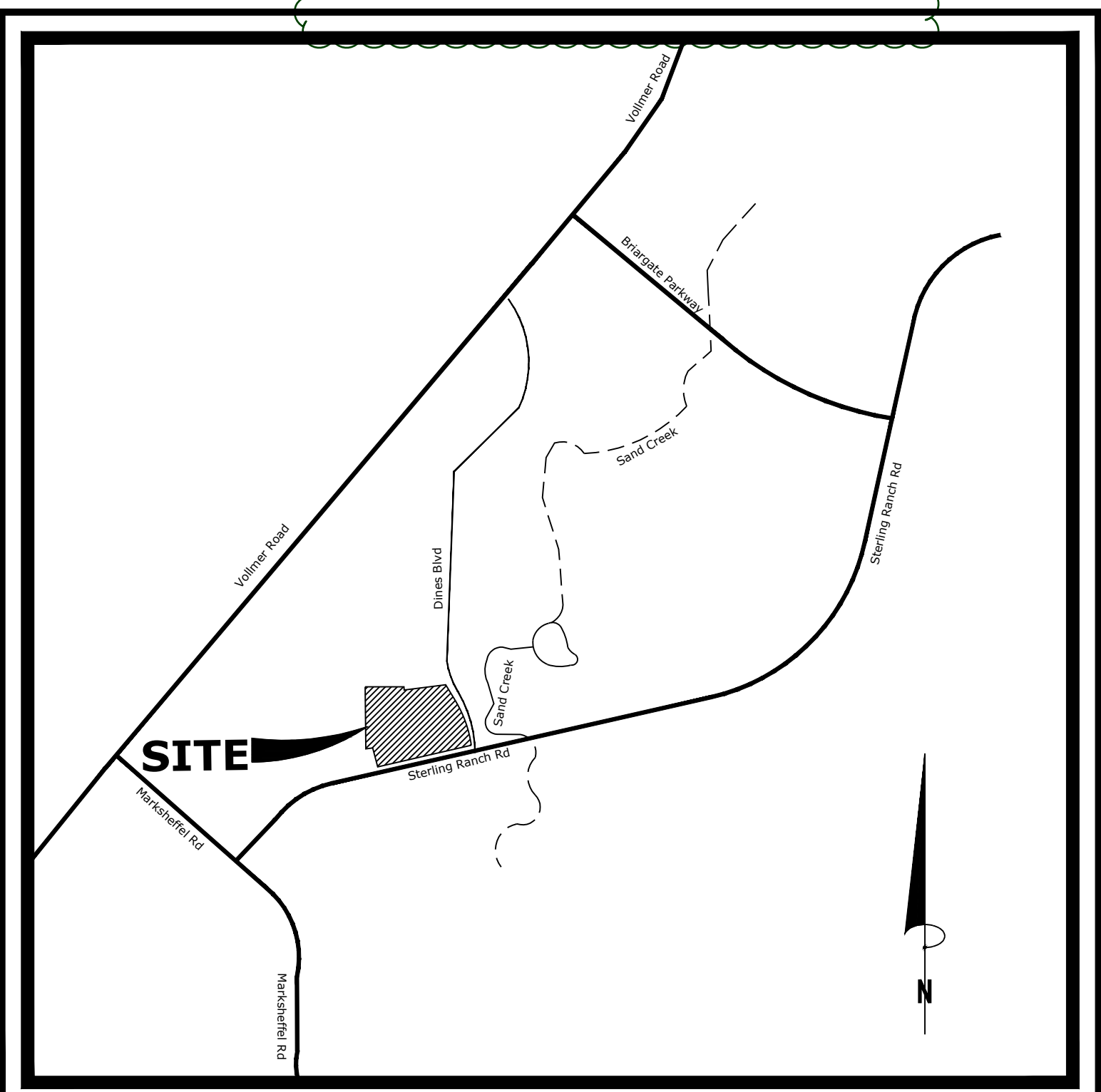
PUD PRELIMINARY PLAN

Please get the heading form the surveyor it must include the township range section, not the reception number.

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 the 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 cover 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 level of development within the specified planning areas is 1. The actual number of dwellings or level of development requirements of the Board of County Commissioners.
- H. Project Tracking. At the time of any final plat development, in order to assure maximum development, the project shall be tracked in accordance with the provisions of the Land Development Code, as may be amended, and as stated below:
- I. Overall Project Standards. The standard zoning, landscaping, site development, accessory and temporary uses shall be in accordance with the provisions of the Land Development Code, as may be amended, and as stated below:
- J. Utility Providers. The following utility providers will serve the PUD:
- Water: FAWWA
 - Wastewater: FAWWA
 - Gas: Colorado Springs Utilities
 - Electric: Mountain View Electric

sample from Copper Chase detached product



VICINITY MAP

N.T.S.

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:	PUD
Current Land Use:	Vacant
Proposed Land Use:	Single Family Residential (Attached & Detached)
Number of Lots:	72 (267,325 SQ. FT.)
Minimum Lot Size:	3,066 SQ. FT.
Open Space Area:	2.51 AC (Tracts A,B,C,D,E)
Tract Area:	2.51 AC (Tracts A,B,C,D,E)
Lot Setbacks:	
Front:	20'
Side:	5' (5' Minimum Corner Lots (Attached))
Rear:	15'
Landscape Setbacks:	
South (Sterling Ranch Road):	10'
East (Dimes Blvd):	10'
Landscape Buffer:	
North east (340 FT):	15'
Open Space Required =	(10% of 507,909 SF) = 50,791 SF
Open Space Provided =	109,527 SF (Tracts A,B,C,D,E)

put lot size in development standards

LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY	6.13	52.6%
PUBLIC ROADS	2.94	25.2%
OPEN SPACE TRACTS	2.51	21.5%
OTHER TRACTS	0.08	0.7%
TOTAL	11.66	100%

please review sub summary sheet and make sure numbers are matching

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 to have standard 30 feet of frontage on and access from a public road	Lots utilizing private shared driveways will not have direct frontage on or across from a public road.	The allowance of three lots to be accessed from a shared drive will allow for additional open space and more efficient vehicular and pedestrian circulation. The shared private drive directly connects to a public street.

which lots? its not all of them

this may change depending on Districts ability to own and maintain a driveway serving 3 private lots- may need to be private road or private drive/ emergency access? Please let staff know if thats allowable under service plan.... Foursquare used an easement on lots for shared drive

PROJECT TEAM

Owner/Subdivider:	Classic SRJ 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

DEVELOPMENT GUIDELINES

- A. Project Description. Sterling Ranch Filing 5 is a planned residential community on 11.66AC of land located east of Dimes 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.

Are the accessory uses the same for detached and attached units?

PRINCIPAL USES		ACCESSORY USES	
CMRS Facility, Stealth	S**	Day Care Home	A*
Dwellings - Detached Single Family	A	Group Home	A*
Dwellings -Attached Single Family	A	Home Occupation, Residential	A
Model Home/Subdivision Sales Office	T***	Accessory Living Quarters	A
Public Park, Open Space	A	Personal Use Greenhouse	A
Yard Sales	T***	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.

is this realistic on small lots? Max building coverage of 40 % is very low thats 1226 sf first floor w garage principle house...did you want to up it to 65% so a product can fit...?

please identify setbacks for attached units and then setbacks for detached units so front counter staff has clarity.

corner lots typically have 2 frontages; the code allows for the lot side that does not have access to road to have a larger setback to ensure sight visibility...and eliminate two front setbacks- please address.

detached unit side setback: 5'?

delete this some lots are under 40

who is installing the concrete wall, & vinyl fence and who is maintaining?

Ensure note lists all items noted in Geology Report and matches with Letter of Intent

identify lots that have the ground water and the lots to be filled in and identify what lots will require the "high foundation, floating foundation or no basements"

identify who will install and maintain under drains...

sample easement note

see example

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.
- Unless otherwise indicated, all side, front, and rear lot lines will include 5 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries include a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- Minor changes such as minor lot or tract line adjustments 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 oversight 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

Notes to include: -No direct lot access to Sterling Ranch Road and Dimes Boulevard. -All private shared drives shall be owned & maintained by Sterling Ranch Metro District. -Shared access easement providing access to 3 lots to remain clear of any obstructions or parked vehicles. -Sterling Ranch Metro District to maintain site retaining walls.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZA

A Soils, Geology and Geologic Hazard Study for Sterling Ranch Filing 5, El Paso County, Colorado was completed by Entech Engineering, Inc. on November 22, 2022.

Geologic Hazard Note: The following lots have been found to be impacted by geologic hazards, Lots: 7,8,9,10,11,13,14,15,16,17. 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 November 22, 2022 available at the El Paso County Planning and Community Development Department:

Potentially Seasoned Shallow Groundwater: (Northwestern portion of the site)
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 change 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.

Classic SRJ Land, LLC
Name of Landowner

Landowner's Signature, notarized

Ownership Certification
I/we _____ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.

Notarized signature

OR Name of Attorney and registration number

Board of County Commissioners Certification
This PUD/preliminary plan for at Sterling Ranch was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

President, Board of County Commissioners _____ date _____

Director, Planning & Community Development Department _____ date _____

Clerk and Recorder Certification
State of Colorado)
This PUD/preliminary plan for at Sterling Ranch was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.

El Paso County Clerk and Recorder

SHEET INDEX

Sheet 1 of 9:	Cover Sheet
Sheet 2 of 9:	Tract Table, Lot Typicals, Adjacent Property Owners
Sheet 3 of 9:	PUD Preliminary Plan
Sheet 4 of 9:	PUD Preliminary Grading Plan
Sheet 5 of 9:	PUD Preliminary Utility Plan
Sheet 6 of 9:	PUD Preliminary Plan Landscape Notes
Sheet 7 of 9:	PUD Preliminary Plan Landscape Details
Sheet 8 of 9:	PUD Preliminary Plan Landscape Plan
Sheet 9 of 9:	PUD Preliminary Plan Geohazards Constraints Map



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: 8/25/23
PROJECT MGR: A BARLOW
PREPARED BY: A LANGHANS

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

COVER SHEET

1 OF 9

STERLING RANCH FILING 5

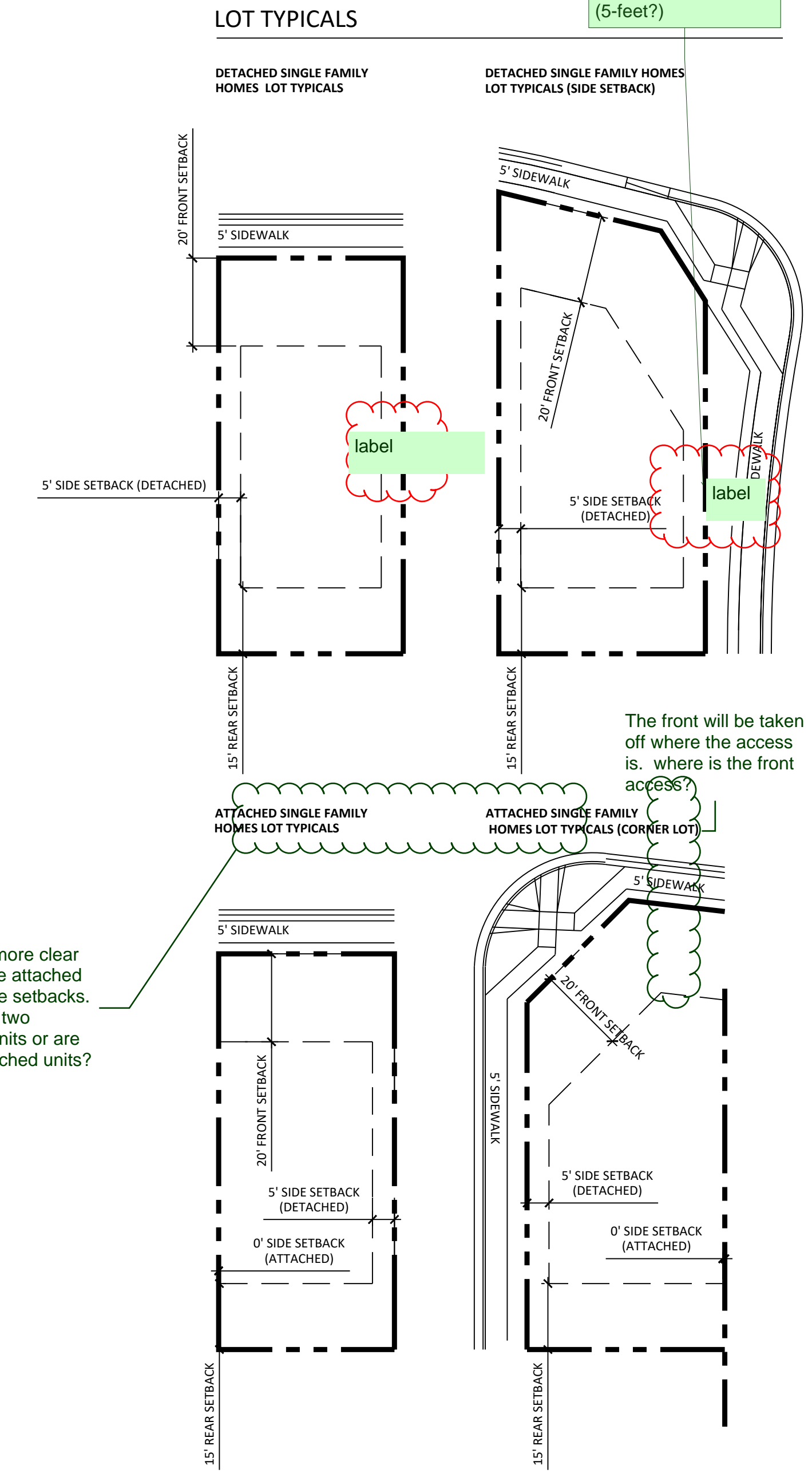
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PUD/PRELIMINARY/DEVELOPMENT PLAN



TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	49,134	1.13	Landscape, Utilities, Open Space	Sterling Ranch Metro District
B	33,991	0.78	Landscape, Utilities, Park	Sterling Ranch Metro District
C	22,441	0.52	Landscape, Utilities, Open Space	Sterling Ranch Metro District
D	3,461	0.08	Landscape, Utilities	Sterling Ranch Metro District
E	500	0.01	Landscape, Utilities	Sterling Ranch Metro District
F	3,413	0.08	Private Driveway	Sterling Ranch Metro District
Total Tract Area:				2.59

for which lots . . . Is the district paying for a private driveway? Should also be emergency access? Private road or emergency access is allowed under district service plan. Is a driveway serving 3 residences only?



ADJACENT OWNERS

Owner Name	Location	CITY, STATE, ZIP
1 JEFFREY LAND KRISTA K HARDOCK	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 LOT 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 LUBUYOTIKI2 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

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Tel. 719.471.0073
Fax 719.471.0267
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STERLING RANCH FILING 5

PUD Preliminary Plan

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

ENTITLEMENT

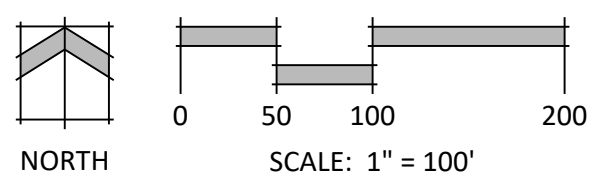
DATE:	BY:	DESCRIPTION:

TRACT TABLE, LOT TYPICALS, ADJACENT PROPERTY OWNERS

2

2 OF 9

P:\Clients\Sterling Ranch EL\5\Demolish\Planning\DP\SR F5 PUD Preliminary Plan (Rev. 11-20-23)\TRACT PLAN_8/24/2023 4:18:27 PM Jennifer Shagin

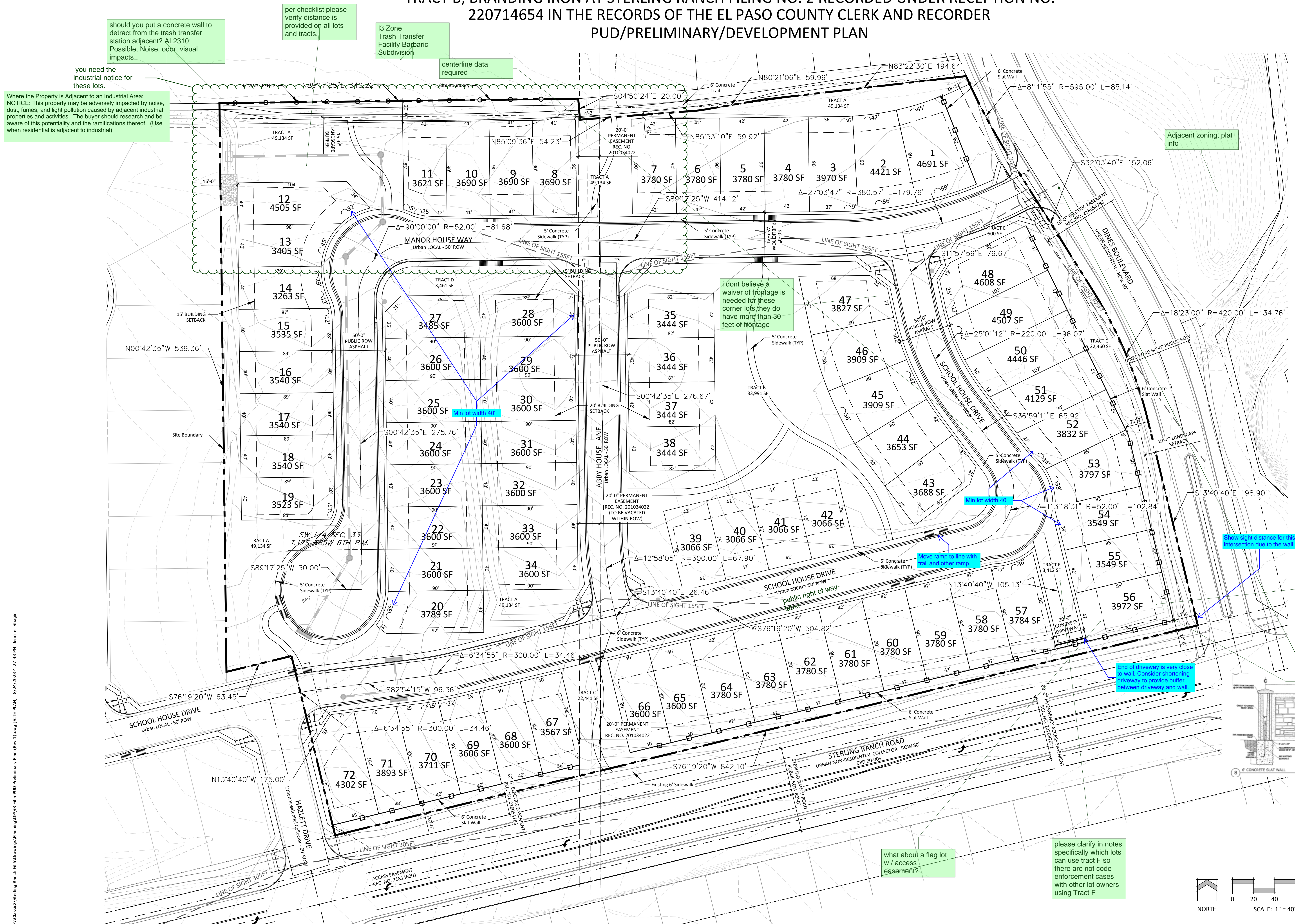


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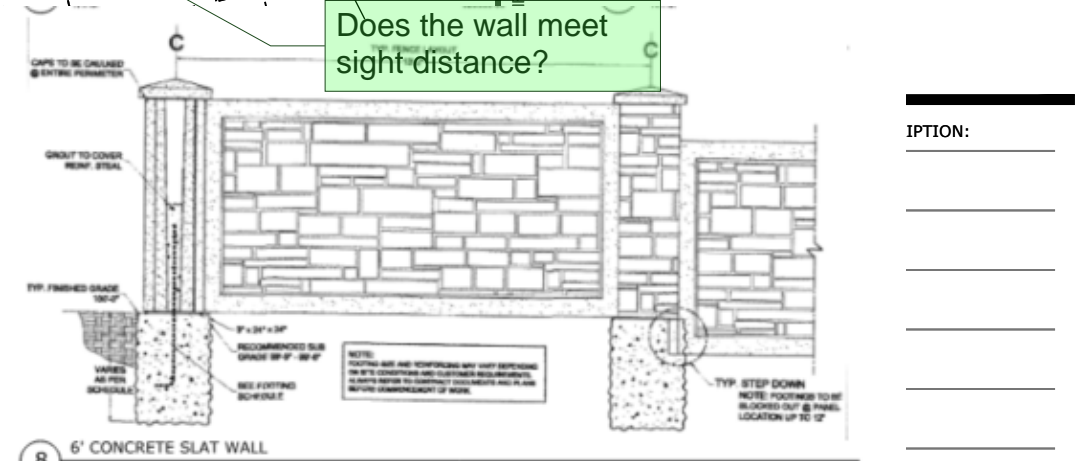
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PUD PRELIMINARY PLAN

3 OF 9

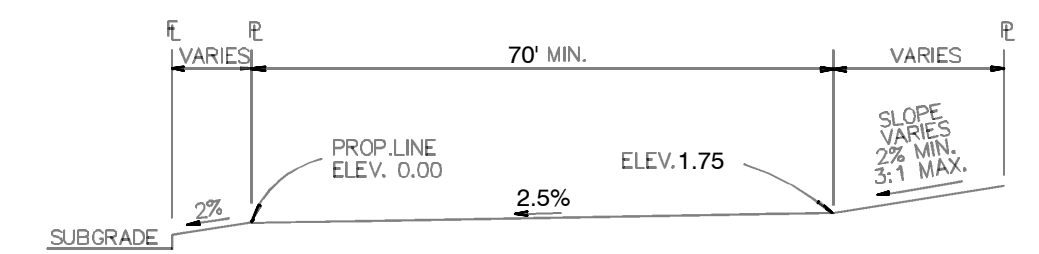


KEY MAP
SCALE: NTS

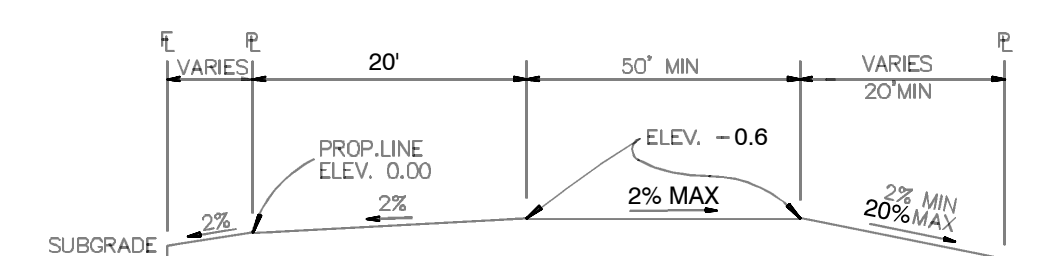
LEGEND

- EXISTING STORM SEWER
- STORM SEWER PROPOSED
- PROPOSED R.O.W
- PROPOSED PROPERTY LINES
- PROPOSED SIDEWALK
- EXISTING PROPERTY LINE
- ROW EXISTING
- FL EXISTING
- SIDEWALK EXISTING
- DRAINAGE ACCESS & MAINTENANCE EASEMENT
- SILT FENCE
- DRAINAGE DITCH/SWALE

- INLET
- L.P./H.P.
- FLOW DIRECTION & SLOPE
- FLOW DIRECTION ARROW
- EXISTING FLOW DIRECTION ARROW
- EMERGENCY OVERFLOW DIRECTION
- EXISTING
7100
- PROPOSED
7100

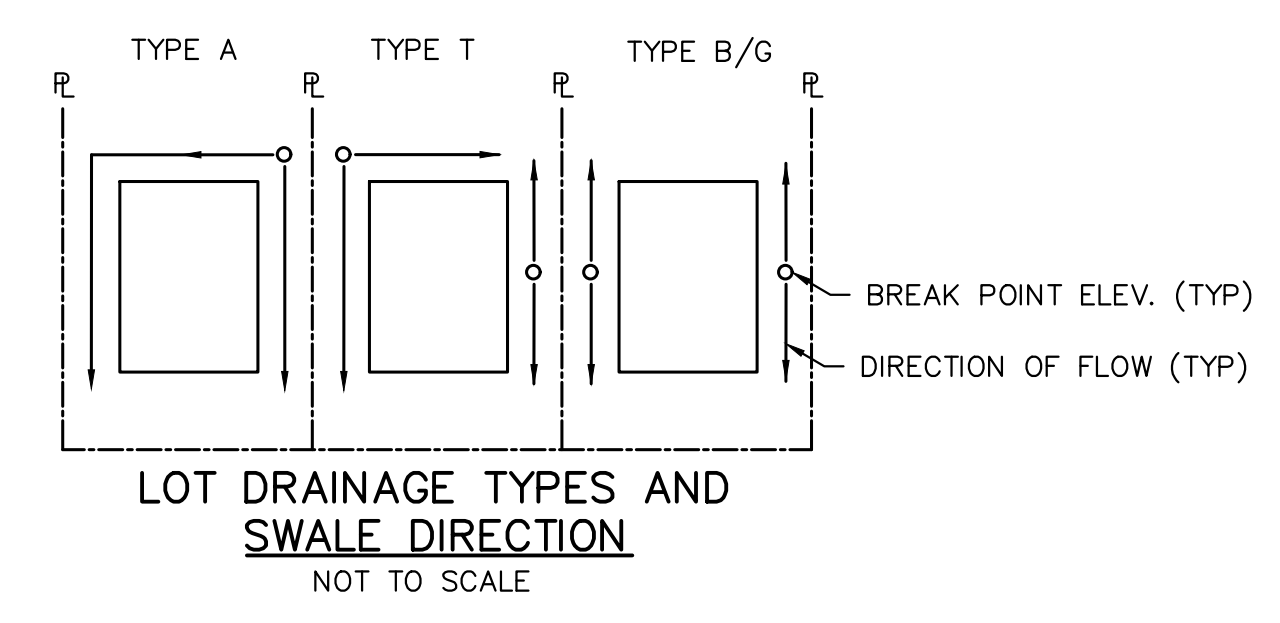


TYPICAL A LOT
NOT TO SCALE

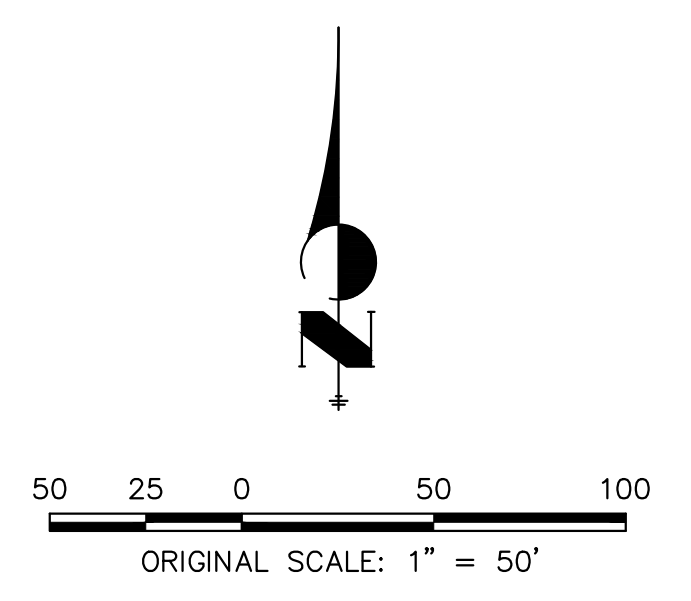


TYPICAL B LOT
NOT TO SCALE

Label areas on plan
Indicate these areas on plan



Cut volume (unadjusted) 6,130 Cu. Yd.
Fill volume (unadjusted) 26,628 Cu. Yd.
Net volume (unadjusted) 20,498 Cu. Yd. <Fill>



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

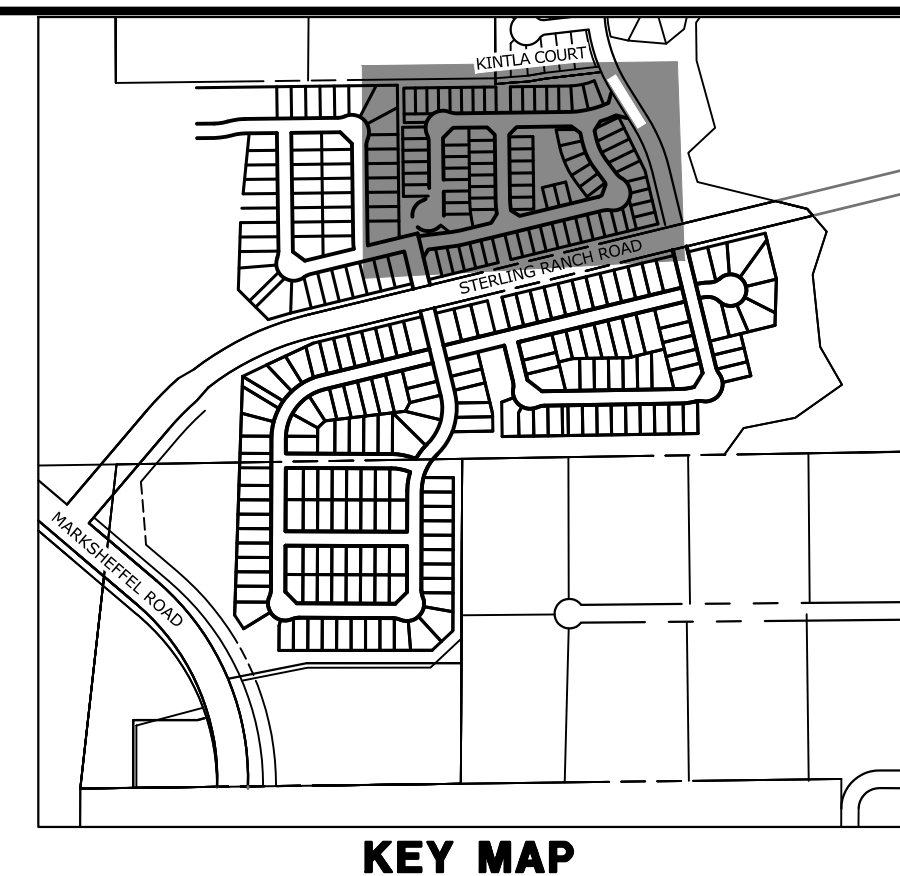
J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

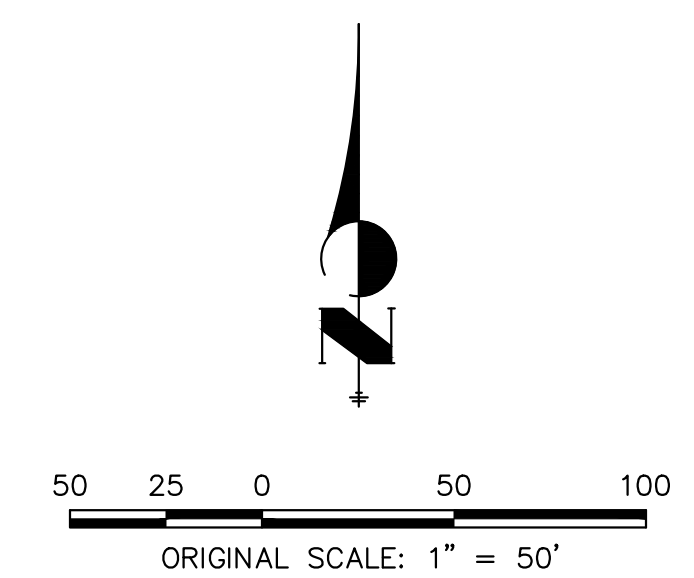
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	08/08/23	RAB	DIG	

STERLING RANCH FILING 5
PRELIMINARY GRADING PLAN

SHEET 4 OF 9
JOB NO. 25188.16



- LEGEND**
- PROPOSED SANITARY SEWER MAIN (SAN)
 - PROPOSED WATER MAIN (WL)
 - S- EXISTING SANITARY SEWER
 - W- EXISTING WATER LINE
 - PROPOSED BOUNDARY
 - - - EXISTING R.O.W.
 - - - EXISTING EASEMENT
 - G- EXISTING GAS LINE
 - E- EXISTING ELECTRIC LINE
 - T- EXISTING TELEPHONE LINE
 - OHU- EXISTING OVERHEAD UTILITIES
 - X- EXISTING FENCE
 - EXISTING STORM SEWER
 - STORM SEWER INLET
 - WATER VALVE
 - ⊕ WATER TEE FITTING
 - ⊗ CROSS FITTING
 - FIRE HYDRANT
 - WATER MANHOLE
 - SANITARY MANHOLE
 - ⊖ EXISTING SIGN



Label all easements
Include service lines



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.

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2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=60'
V-SCALE	N/A
DATE	08/08/23
DESIGNED BY	RAB
DRAWN BY	DIG
CHECKED BY	

STERLING RANCH FILING 5
UTILITY PLAN
SHEET 5 OF 9
JOB NO. 25188.16

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PUD PRELIMINARY PLAN

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


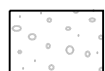


OR
RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL 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 SHREDDED 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: "DURADEG" (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

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	As	10	Acer grandidentatum 'Schmidt' TM / Rocky Mountain Glow Maple	30'	30'	1.5" Cal.	B&B
	Apc	2	Acer platanoides 'Cleveland' / Cleveland Norway Maple	50'	30'	1.5" Cal.	B&B
	Gi	1	Gleditsia triacanthos inermis 'Northern Acclaim' TM / Northern Acclaim Honeylocust	50'	40'	1.5" Cal.	B&B
	Gd	3	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	60'	50'	1.5" Cal.	B&B
	Pv	14	Prunus x virginiana 'P002S' TM / Sucker Punch Red Chokecherry	25'	20'	1.5" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pg	4	Juniperus scopulorum / Rocky Mountain Juniper	20'	12'	6" HT	B&B
	Js	2	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	20'	8'	6" HT	B&B
	Pp	24	Picea pungens 'Glauca' / Colorado Blue Spruce	60'	20'	6" HT	B&B
	Ppg	7	Picea pungens glauca 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce	15'	10'	6" HT	B&B
	Ped	4	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B
	Pmr	25	Pinus mugo rostrata / Upright Mugo Pine	18'	10'	6" HT	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ag1	24	Acer glabrum / Rocky Mountain Maple	20'	15'	1.5" Cal.	B&B
	Pto	1	Prunus tomentosa / Nanking Cherry	15'	10'	1.5" Cal.	B&B
	Sre	9	Syringa reticulata / Japanese Tree Lilac	25'	20'	1.5" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Btc	9	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	4'	4'	5 GAL	CONT
	Cxc	15	Caryopteris x candonensis 'Blue Mist' / Blue Mist Shrub	4'	4'	5 GAL	CONT
	Cse	8	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT
	Ck2	122	Cornus sericea 'Kelsey' / Kelsey Dogwood	2.5'	2.5'	5 GAL	CONT
	Je	3	Juniperus virginiana 'Globosa' / Globe Eastern Redcedar	3'	8'	5 GAL	CONT.
	Pod	8	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	8'	8'	5 GAL	CONT
	Pb2	28	Pinus mugo 'Big Tuna' / Mountain Pine	5'	6'	5 GAL	CONT
	Pc	45	Pinus mugo 'Compacta' / Dwarf Mugo Pine	3'	3'	5 GAL	CONT
	Psy	20	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	2'	6'	5 GAL	CONT
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Fn	10	Forestiera neomexicana / New Mexico Privet	12'	12'	5 GAL	CONT.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	193	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT
	Cl	69	Chasmanthium latifolium 'Little Tickler' / Little Tickler Northern Sea Oats	2'	2'	1 GAL	CONT

please check the drought tolerance (medium to high water usage)

GROUND COVER SCHEDULE

	NATIVE GRASS Upland Native Seed Mix	40,938 sf
	ROCK MULCH 3/4" Cimarron Granite	21,777 sf
	COBBLE 2"-4" Cripple Creek Gold Ore	26,272 sf
	TALL FESCUE SOD	18,932 sf



N.E.S. Inc.
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Tel. 719.471.0073
Fax 719.471.0267

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STERLING RANCH FILING 5

PUD Preliminary Plan

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

PUD PRELIMINARY PLAN LANDSCAPE NOTES

6

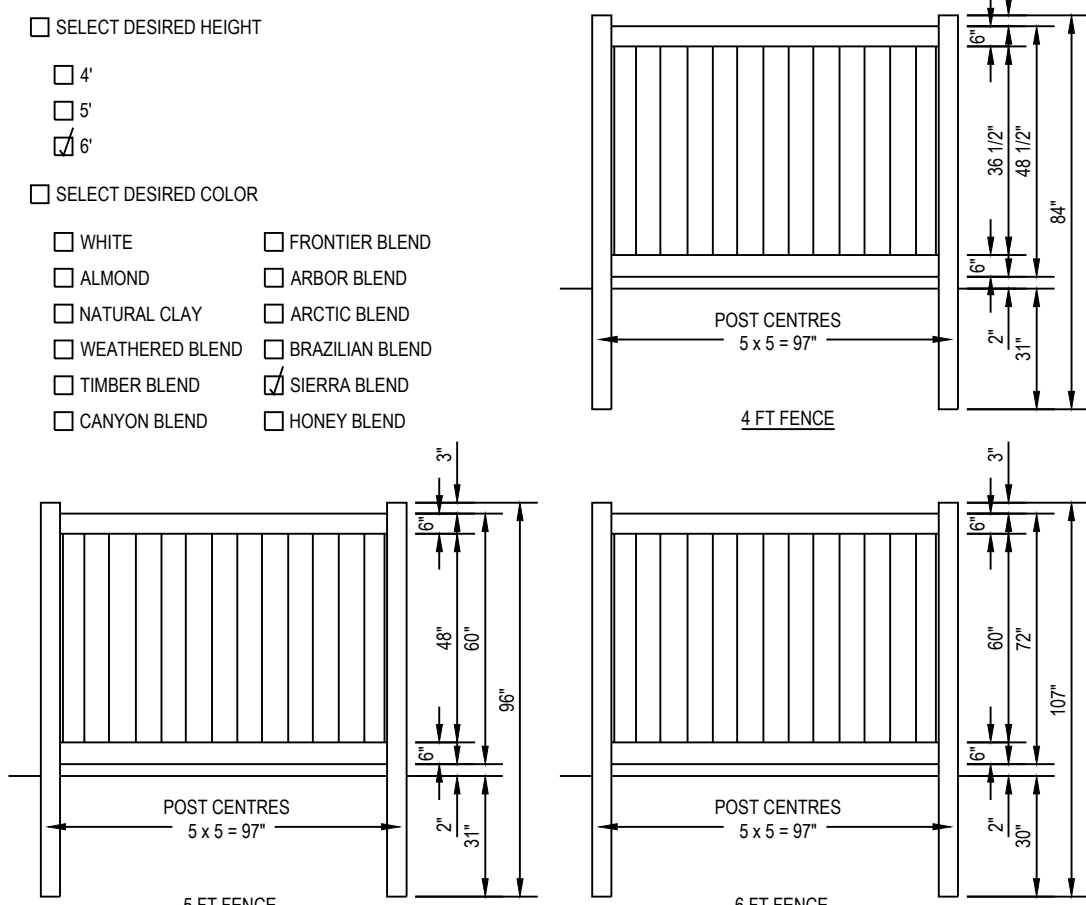
6 OF 9

STERLING RANCH FILING 5

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
PUD PRELIMINARY PLAN

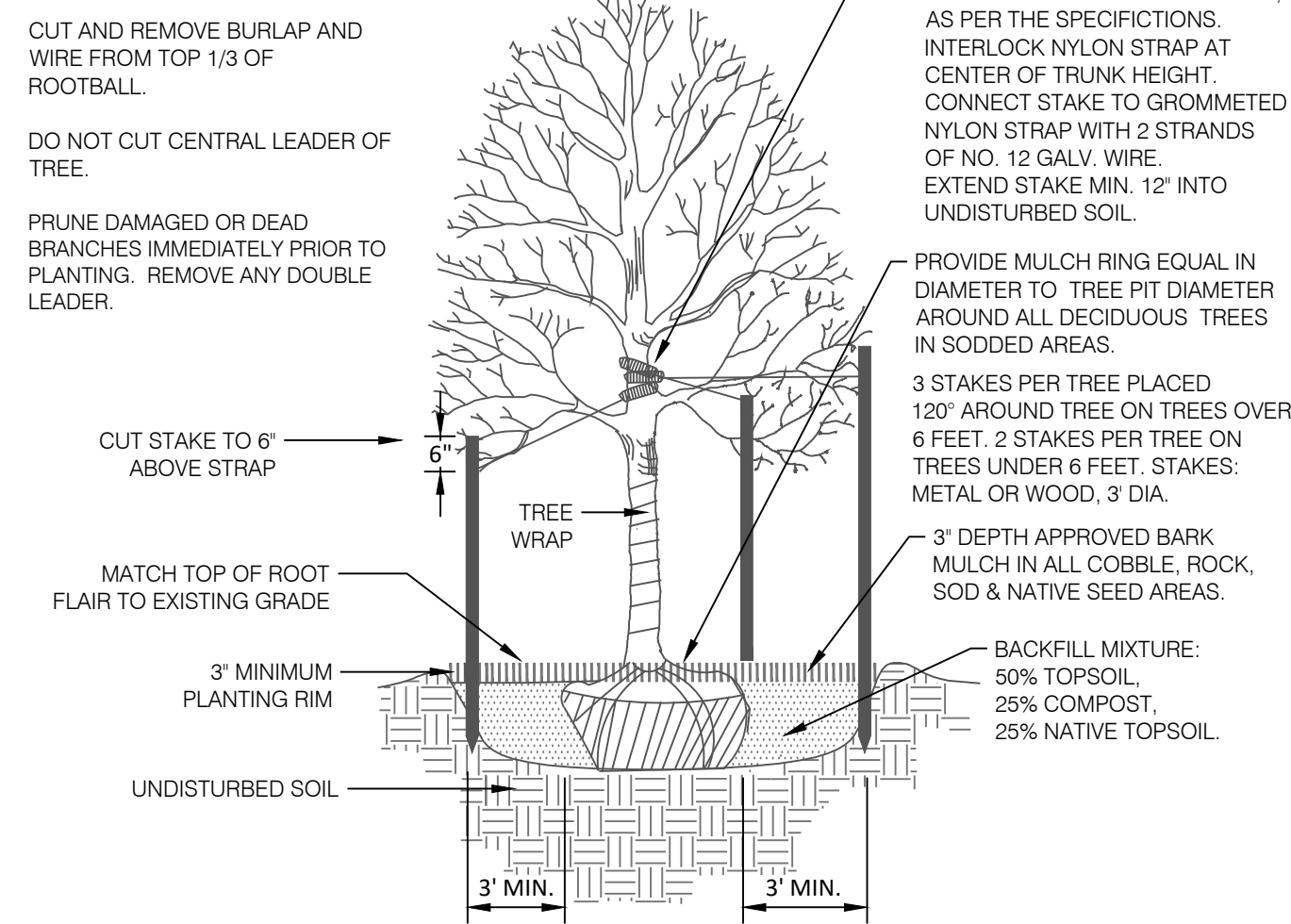
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TOLL FREE: 1-800-333-0569
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FAX: (716) 823-2843
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NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO 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

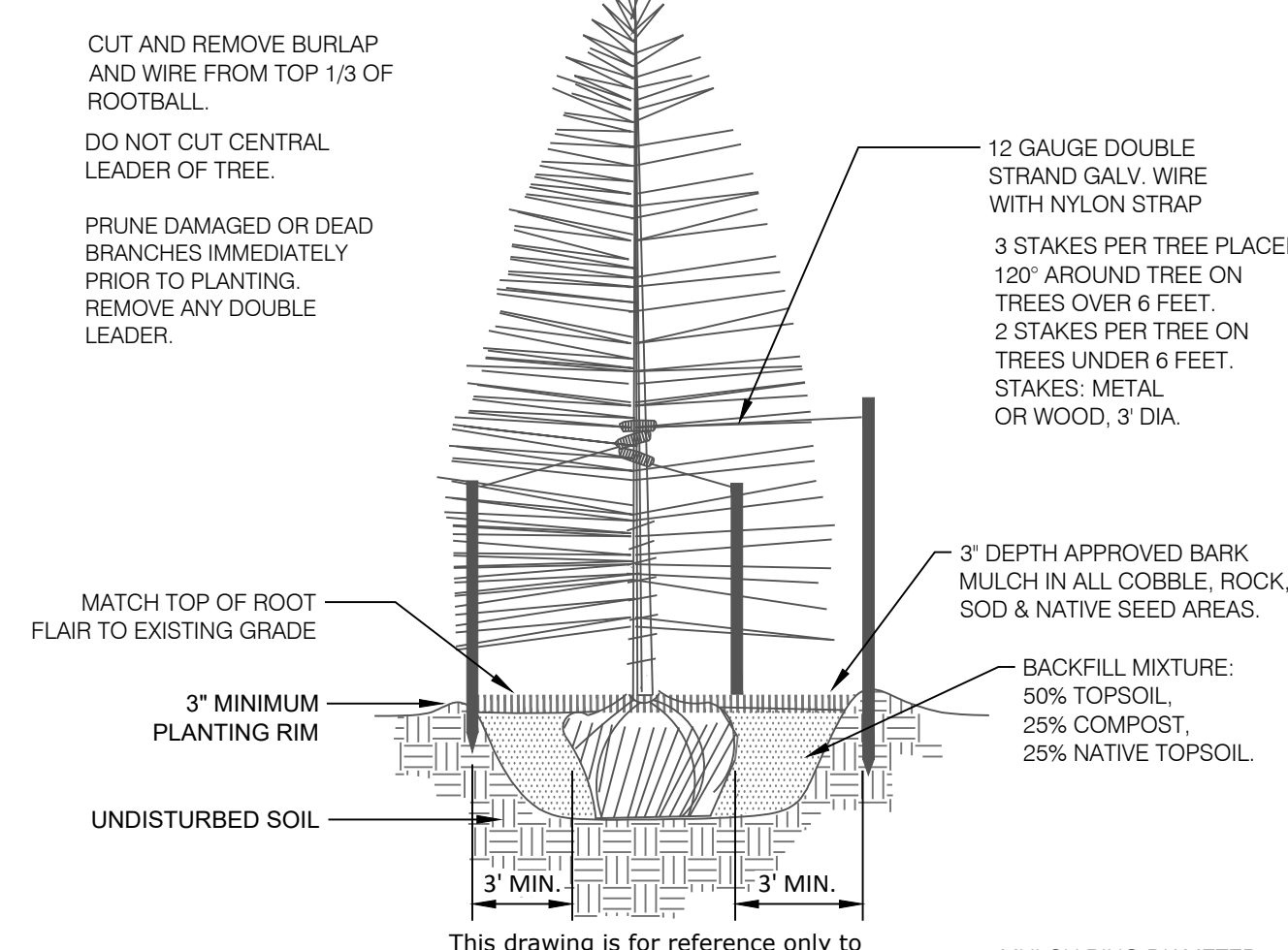


ROOTBALL SIZES:
 1.5' Cal. = 1'-8"
 2' Cal. = 2'-0"
 2.5' Cal. = 2'-4"
 3' Cal. = 2'-6"

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



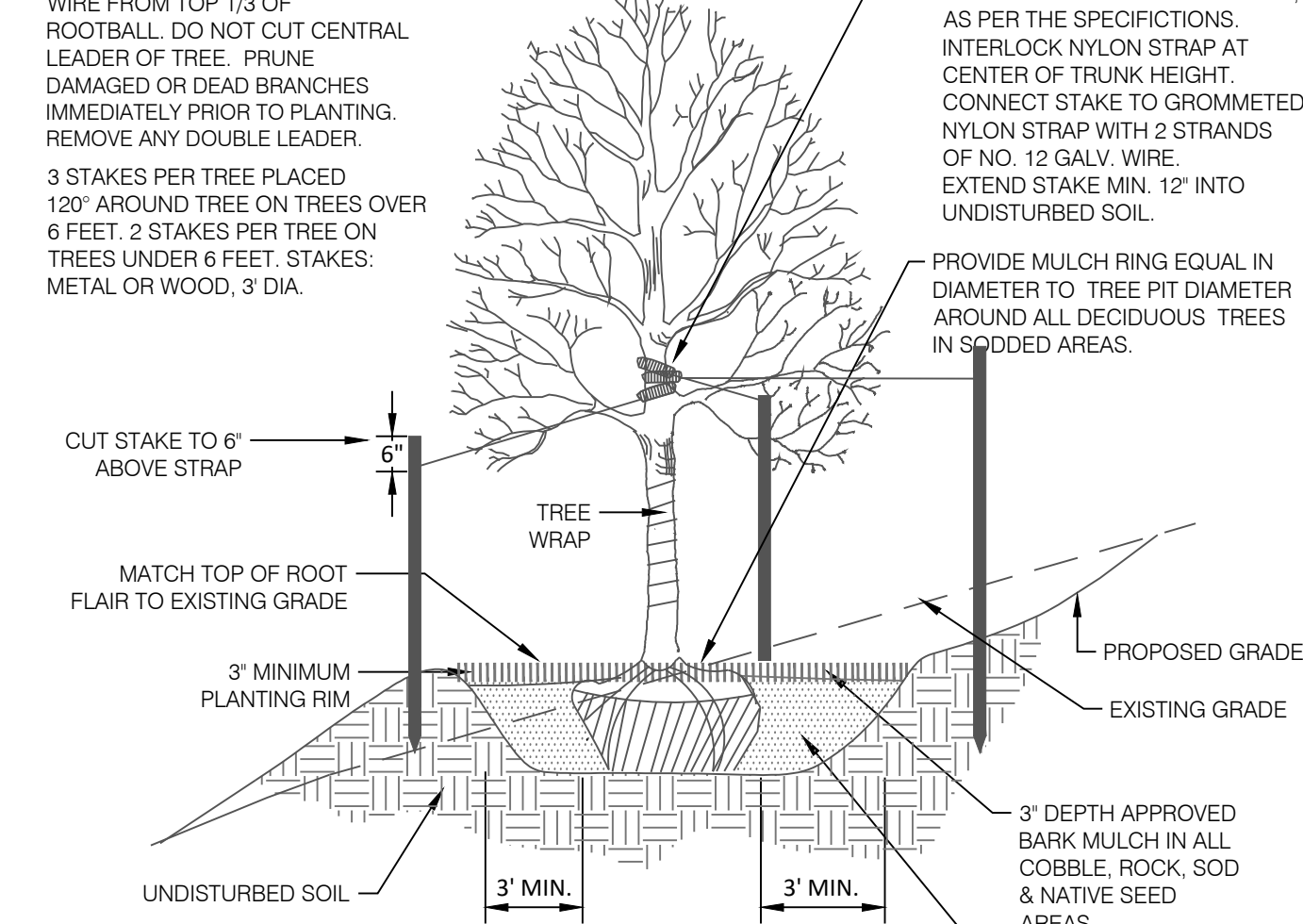
MULCH RING DIAMETER:
 6 HT. = 7'-10"
 8 HT. = 8'-3"
 10 HT. = 8'-10"
 12 HT. = 8'-10" (OR EXTENDED BEYOND BRANCHING)

ROOTBALL SIZES:
 6 HT. = 1'-10"
 8 HT. = 2'-3"
 10 HT. = 2'-10"
 12 HT. = 2'-10"

TREE PIT DIAMETER:
 6 HT. = 6'-6"
 8 HT. = 8'-0"
 10 HT. = 8'-3"
 12 HT. = 8'-10"

SCALE: NOT TO SCALE

3 CONIFEROUS TREE PLANTING DETAIL

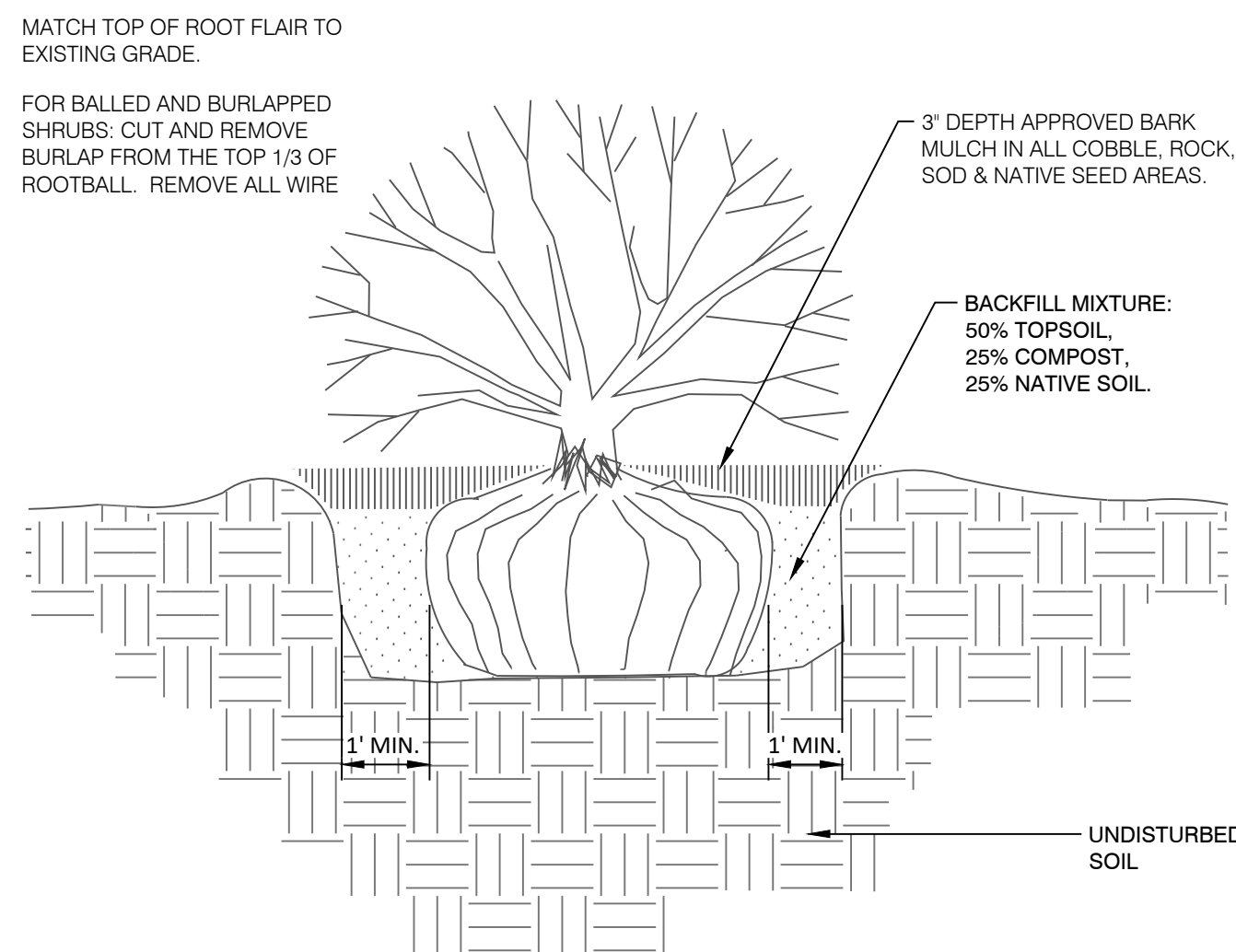


MULCH RING DIAMETER:
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 2' Cal. = 8'-0"
 2.5' Cal. = 8'-4"
 3' Cal. = 8'-6"

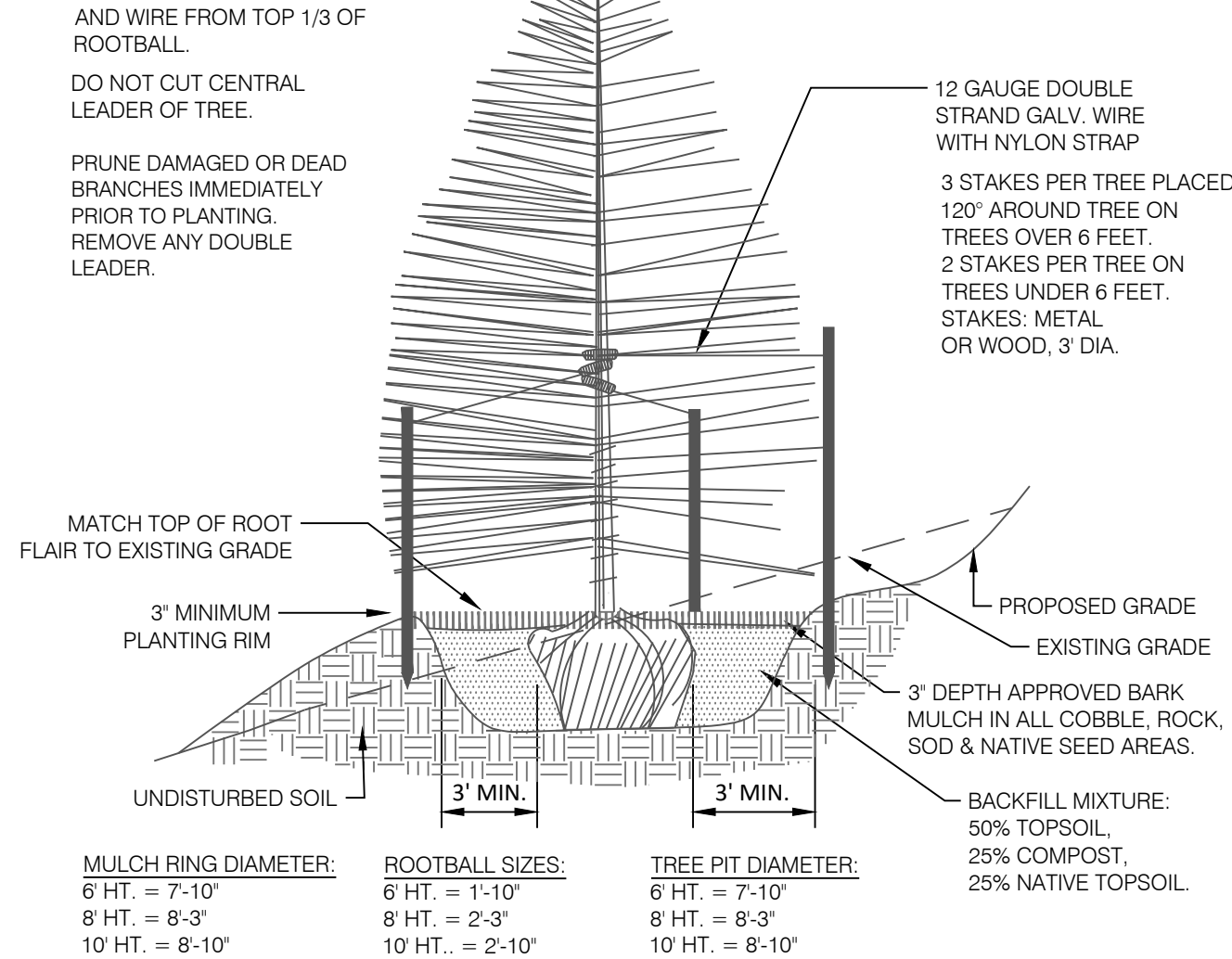
ROOTBALL SIZES:
 1.5' Cal. = 1'-8"
 2' Cal. = 2'-0"
 2.5' Cal. = 2'-4"
 3' Cal. = 2'-6"

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

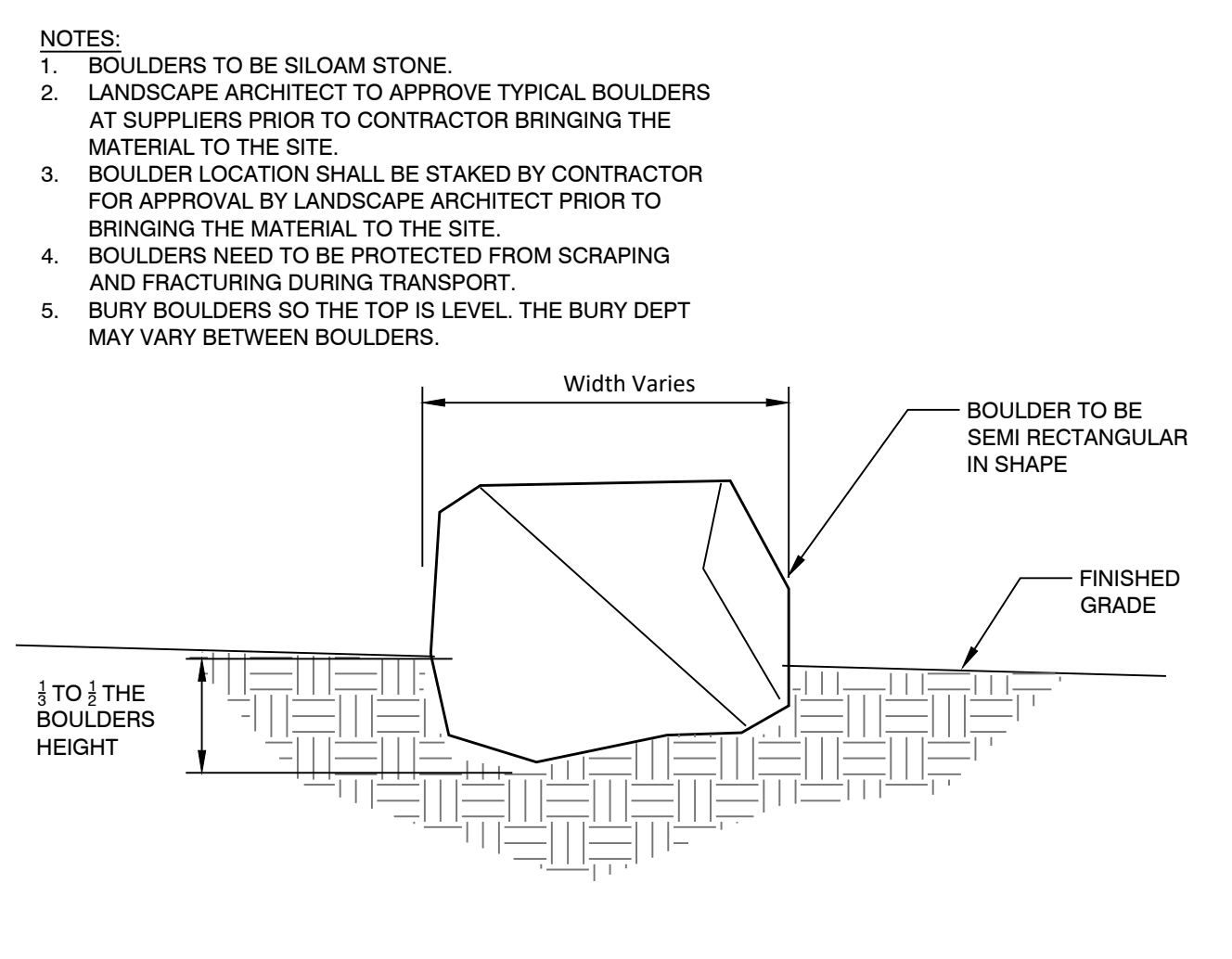
4 DECIDUOUS TREE PLACEMENT ON SLOPE



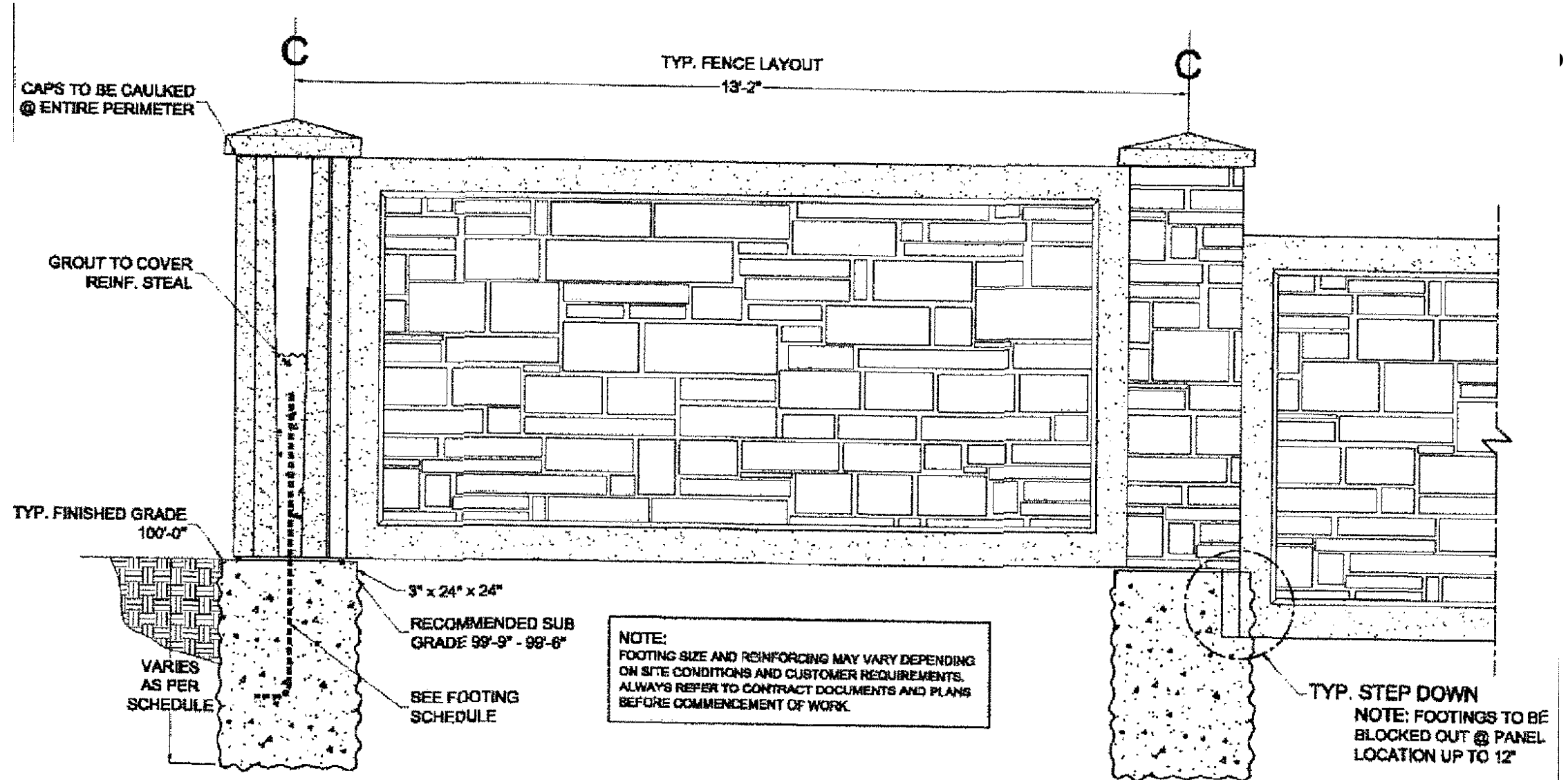
5 SHRUB PLANTING DETAIL



6 CONIFEROUS TREE PLACEMENT ON SLOPE



7 LANDSCAPE BOULDER



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

STAMP

DATE: BY: DESCRIPTION:

PUD PRELIMINARY PLAN
 LANDSCAPE DETAILS

7
 7 OF 9

P:\Users\jbarlow\OneDrive\Documents\Sterling Ranch Filing 5\Drawings\1-Utility\UP\Sterling Ranch Filing 5\15.dwg [COUNTY]_LSE_8/24/2023 5:03:28 PM J. Barlow

STERLING RANCH FILING 5

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
PUD PRELIMINARY PLAN



CONCEPT PLANT SCHEDULE

	NATIVE GRASS Upland Native Seed Mix	40,938 sf
	ROCK MULCH 3/4" Cimarron Granite	21,211 sf
	COBBLE 2"-4" Cripple Creek Gold Ore	27,526 sf
	TALL FESCUE SOD	19,402 sf

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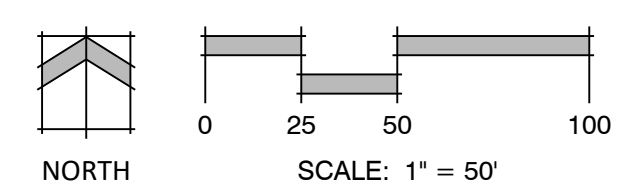
STERLING RANCH FILING 5
PUD Preliminary Plan

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

FINAL LANDSCAPE PLAN

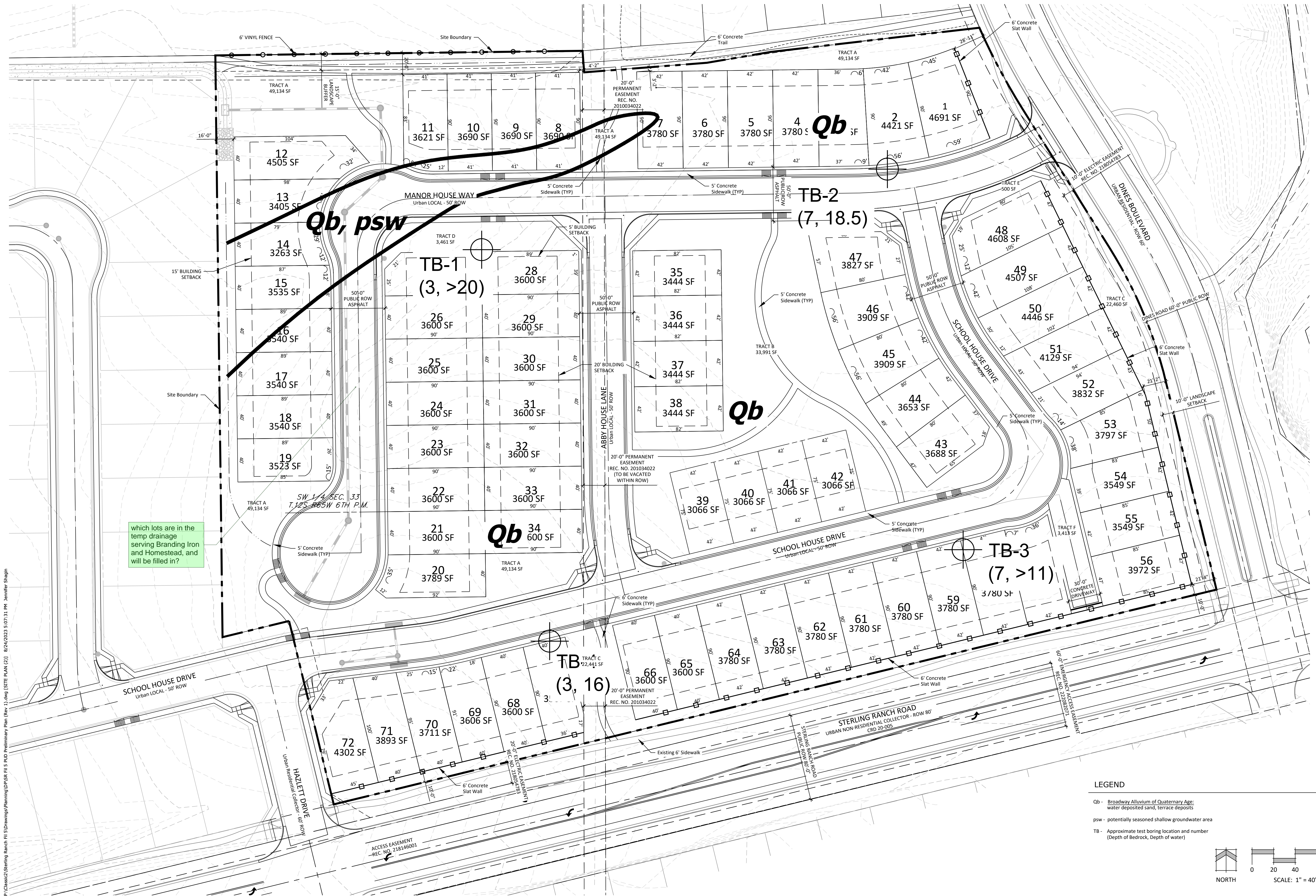
8 OF 9

P:\class\sterling_ranch_ft\Drawings\1-arch\PL\sterling_ranch_filing_5\5.dwg (S:\PLAN - 8/24/2023 3:04:48 PM) Jimmie Shagin



STERLING RANCH FILING 5

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
PUD PRELIMINARY PLAN



which lots are in the temp drainage serving Branding Iron and Homestead, and will be filled in?

P:\Client\Sterling Ranch Fil 5\Drawings\Planning\DP\SR Fil 5 PUD Preliminary Plan (Rev. 1).dwg (SITE PLAN (2)) 8/24/2023 5:07:31 PM Jennifer Shapiro



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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH
PROJECT INFO
DATE: 8/25/23
PROJECT MGR: A BARLOW
PREPARED BY: A LANGHANS
STAMP
ISSUE INFO
DATE: BY: DESCRIPTION:
ISSUE / REVISION
SHEET TITLE
PUD PRELIMINARY PLAN
GEOHAZARDS
CONSTRAINTS MAP
SHEET NUMBER
9 OF 9
PLAN FILE #

STERLING RANCH FILING 5 PUD Preliminary Plan

ENTITLEMENT

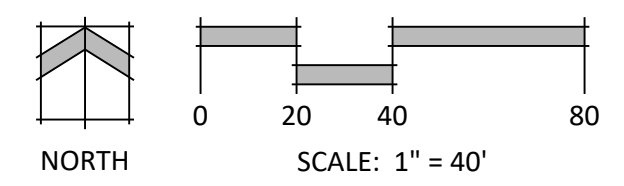
PUD PRELIMINARY PLAN GEOHAZARDS CONSTRAINTS MAP

9

9 OF 9

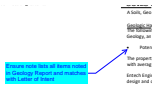
LEGEND

- 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)



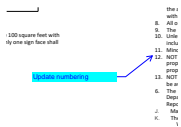
V1_PUDSP comments.pdf Markup Summary

CDurham (13)



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Ensure note lists all items noted in Geology Report and matches with Letter of Intent



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Update numbering



Subject: Text Box
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Author: CDurham
Date: 10/2/2023 8:46:25 AM
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Notes to Include:
-No direct lot access to Sterling Ranch Road and Dines Boulevard.
-All private shared drives shall be owned & maintained by Sterling Ranch Metro District.
-Shared access easement providing access to 3 lots to remain clear of any obstructions or parked vehicles.
-Sterling Ranch Metro District to maintain site retaining walls.



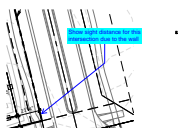
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Min lot width 40'



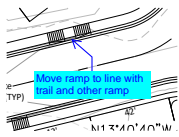
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Min lot width 40'



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Show sight distance for this intersection due to the wall



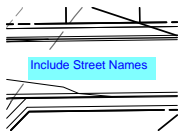
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Move ramp to line with trail and other ramp



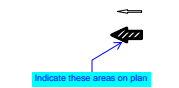
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End of driveway is very close to wall. Consider shortening driveway to provide buffer between driveway and wall.



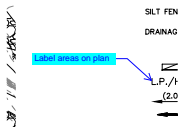
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Include Street Names



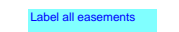
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Indicate these areas on plan



Subject: Callout
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Author: CDurham
Date: 10/2/2023 8:50:31 AM
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Space:

Label areas on plan



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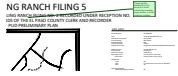
Label all easements

Include service lines

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Include service lines

dsdparsons (55)



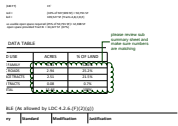
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Author: dsdparsons
Date: 10/2/2023 12:10:12 PM
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Please get the heading form the surveyor it must include the township range section, not the reception number.



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Date: 10/2/2023 12:10:54 PM
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move here or under here



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please review sub summary sheet and make sure numbers are matching



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identify lots that have the ground water and the lots to be filled in and identify what lots will require the "high foundation, floating foundation or no basements"

Identify who will install and maintain under drains...

Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 12:54:35 PM
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identify who will install and maintain under drains...

way to Stirling Ranch Tract 5. The maximum size of the Community Center shall be determined by the number of units proposed to be developed on the site. The maximum size of the Community Center shall be determined by the number of units proposed to be developed on the site. The maximum size of the Community Center shall be determined by the number of units proposed to be developed on the site.

Subject: Planner
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corner lots typically have 2 frontages ; the code allows for the lot side that does not have access to road to have a larger setback to ensure sight visibility..and eliminate two front setbacks- please address.

please identify setbacks for attached units and then setbacks for detached units so front counter staff has clarity.

Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 12:57:34 PM
Status:
Color: ■
Layer:
Space:

please identify setbacks for attached units and then setbacks for detached units so front counter staff has clarity.

detached unit side setback: 5' ?

Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:08:26 PM
Status:
Color: ■
Layer:
Space:

detached unit side setback: 5' ?

thirty (35) feet
40%
m
(0' Attached Units)
(Corner Lot)
m
m

Subject: Arrow
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:08:18 PM
Status:
Color: ■
Layer:
Space:

is this realistic on small lots? Max building coverage of 40 % is very low thats 1226 sf first floor w garage principle house...did you want to up it to 65% so a product can fit...?

Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:11:40 PM
Status:
Color: ■
Layer:
Space:

is this realistic on small lots? Max building coverage of 40 % is very low thats 1226 sf first floor w garage principle house...did you want to up it to 65% so a product can fit...?

thirty (35) feet
40%
m
(0' Attached Units)
(Corner Lot)
m
m

Subject: Arrow
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:10:03 PM
Status:
Color: ■
Layer:
Space:

- 1. N
- 2. N
- 3. S

Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:11:54 PM
Status:
Color:
Layer:
Space:

- 8. Signs shall be permitted to identify entries a maximum height of 10 feet. Sign size shall be measured perpendicular to the maximum size.
- 9. **Development Standards:**
 - 1. **Minimum Front Setback:** 10 feet
 - 2. **Maximum Lot Coverage:** 40%
 - 3. **Maximum Height:** 12 feet
 - 4. **Minimum Lot Width:** 30 feet
 - 5. **Minimum Lot Area:** 10,000 sq ft
 - 6. **Minimum Lot Slope:** 2%
 - 7. **Minimum Lot Depth:** 30 feet
 - 8. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 9. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 10. **Minimum Lot Width (Corner Lot):** 35 feet
 - 11. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 12. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 13. **Minimum Lot Width (Corner Lot):** 35 feet
 - 14. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 15. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 16. **Minimum Lot Width (Corner Lot):** 35 feet
 - 17. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 18. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 19. **Minimum Lot Width (Corner Lot):** 35 feet
 - 20. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 21. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 22. **Minimum Lot Width (Corner Lot):** 35 feet
 - 23. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 24. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 25. **Minimum Lot Width (Corner Lot):** 35 feet
 - 26. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 27. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 28. **Minimum Lot Width (Corner Lot):** 35 feet
 - 29. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 30. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 31. **Minimum Lot Width (Corner Lot):** 35 feet
 - 32. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 33. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 34. **Minimum Lot Width (Corner Lot):** 35 feet
 - 35. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 36. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 37. **Minimum Lot Width (Corner Lot):** 35 feet
 - 38. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 39. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 40. **Minimum Lot Width (Corner Lot):** 35 feet
 - 41. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 42. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 43. **Minimum Lot Width (Corner Lot):** 35 feet
 - 44. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 45. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 46. **Minimum Lot Width (Corner Lot):** 35 feet
 - 47. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 48. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 49. **Minimum Lot Width (Corner Lot):** 35 feet
 - 50. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 51. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 52. **Minimum Lot Width (Corner Lot):** 35 feet
 - 53. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 54. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 55. **Minimum Lot Width (Corner Lot):** 35 feet
 - 56. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 57. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 58. **Minimum Lot Width (Corner Lot):** 35 feet
 - 59. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 60. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 61. **Minimum Lot Width (Corner Lot):** 35 feet
 - 62. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 63. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 64. **Minimum Lot Width (Corner Lot):** 35 feet
 - 65. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 66. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 67. **Minimum Lot Width (Corner Lot):** 35 feet
 - 68. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 69. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 70. **Minimum Lot Width (Corner Lot):** 35 feet
 - 71. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 72. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 73. **Minimum Lot Width (Corner Lot):** 35 feet
 - 74. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 75. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 76. **Minimum Lot Width (Corner Lot):** 35 feet
 - 77. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 78. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 79. **Minimum Lot Width (Corner Lot):** 35 feet
 - 80. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 81. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 82. **Minimum Lot Width (Corner Lot):** 35 feet
 - 83. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 84. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 85. **Minimum Lot Width (Corner Lot):** 35 feet
 - 86. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 87. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 88. **Minimum Lot Width (Corner Lot):** 35 feet
 - 89. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 90. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 91. **Minimum Lot Width (Corner Lot):** 35 feet
 - 92. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 93. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 94. **Minimum Lot Width (Corner Lot):** 35 feet
 - 95. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 96. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 97. **Minimum Lot Width (Corner Lot):** 35 feet
 - 98. **Minimum Lot Area (Corner Lot):** 15,000 sq ft
 - 99. **Minimum Lot Depth (Corner Lot):** 35 feet
 - 100. **Minimum Lot Width (Corner Lot):** 35 feet
- 10. No projections into the tracks owned and in

Subject: Cloud
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:12:01 PM
Status:
Color:
Layer:
Space:



Subject: Image
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:13:25 PM
Status:
Color:
Layer:
Space:

of El Paso County and shall be provision which is most restrictive shown sample from Copper Chase detached product with City Engineering or Water

Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:13:42 PM
Status:
Color:
Layer:
Space:

sample from Copper Chase detached product



Subject: Image
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:14:47 PM
Status:
Color:
Layer:
Space:

sample easement note

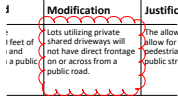
Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:15:02 PM
Status:
Color:
Layer:
Space:

sample easement note

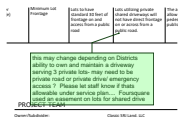


Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:26:18 PM
Status:
Color: ■
Layer:
Space:

see example



Subject: Cloud
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:26:47 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 2:11:46 PM
Status:
Color: ■
Layer:
Space:

this may change depending on Districts ability to own and maintain a driveway serving 3 private lots- may need to be private road or private drive/ emergency access ? Please let staff know if thats allowable under service plan.... Foursquare used an easement on lots for shared drive



Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:29:20 PM
Status:
Color: ■
Layer:
Space:

put lot size in development standards

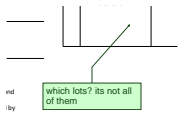


Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:29:08 PM
Status:
Color: ■
Layer:
Space:



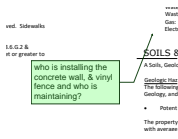
Subject: Text Box
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:37:52 PM
Status:
Color: ■
Layer:
Space:

Are the accessory uses the same for detached and attached units?



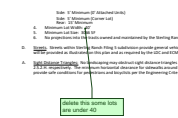
Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 1:52:06 PM
Status:
Color: ■
Layer:
Space:

which lots? its not all of them



Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 2:01:02 PM
Status:
Color: ■
Layer:
Space:

who is installing the concrete wall, & vinyl fence and who is maintaining?



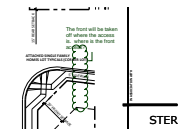
Subject: Planner
Page Label: [1] COUNTY_COVER
Author: dsdparsons
Date: 10/2/2023 2:02:31 PM
Status:
Color: ■
Layer:
Space:

delete this some lots are under 40



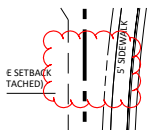
Subject: Planner
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 10/2/2023 12:58:48 PM
Status:
Color: ■
Layer:
Space:

what is the black heavy dashed line representing? is that fencing?

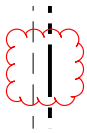


Subject: Planner
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 10/2/2023 1:39:32 PM
Status:
Color: ■
Layer:
Space:

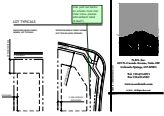
The front will be taken off where the access is. where is the front access?



Subject: Cloud
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 10/2/2023 1:39:57 PM
Status:
Color: ■
Layer:
Space:

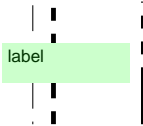


Subject: Cloud
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 10/2/2023 1:40:09 PM
Status:
Color: ■
Layer:
Space:



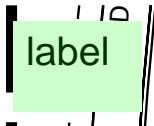
Subject: Planner
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 10/2/2023 1:42:15 PM
Status:
Color: ■
Layer:
Space:

side yard set backs on streets must met clear zone- please add setback label (5-feet?)



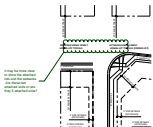
Subject: Planner
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 10/2/2023 1:42:38 PM
Status:
Color: ■
Layer:
Space:

label



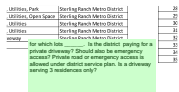
Subject: Planner
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 10/2/2023 1:42:48 PM
Status:
Color: ■
Layer:
Space:

label



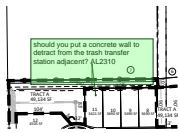
Subject: Planner
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 10/2/2023 1:44:36 PM
Status:
Color: ■
Layer:
Space:

it may be more clear to show the attached lots and the setbacks. Are these two attached units or are they 5 attached units?



Subject: Planner
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 10/2/2023 2:11:08 PM
Status:
Color: ■
Layer:
Space:

for which lots _____. Is the district paying for a private driveway? Should also be emergency access? Private road or emergency access is allowed under district service plan. Is a driveway serving 3 residences only?



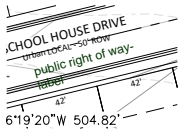
Subject: Planner
Page Label: [1] TRACT PLAN
Author: dsdparsons
Date: 10/2/2023 2:29:30 PM
Status:
Color: ■
Layer:
Space:

should you put a concrete wall to detract from the trash transfer station adjacent? AL2310



Subject: Planner
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 1:01:12 PM
Status:
Color: ■
Layer:
Space:

i dont believe a waiver of frontage is needed for these corner lots they do have more than 30 feet of frontage



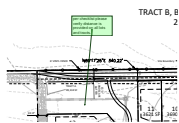
Subject: Planner
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 1:02:40 PM
Status:
Color: ■
Layer:
Space:

public right of way- label



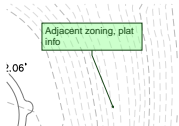
Subject: Planner
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 1:03:46 PM
Status:
Color: ■
Layer:
Space:

centerline data required



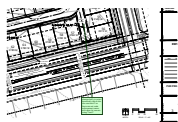
Subject: Planner
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 1:04:51 PM
Status:
Color: ■
Layer:
Space:

per checklist please verify distance is provided on all lots and tracts.



Subject: Planner
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 1:46:04 PM
Status:
Color: ■
Layer:
Space:

Adjacent zoning, plat info



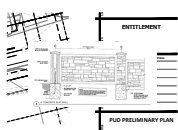
Subject: Planner
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 1:59:00 PM
Status:
Color: ■
Layer:
Space:

please clarify in notes specifically which lots can use tract F so there are not code enforcement cases with other lot owners using Tract F



Subject: Planner
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 1:58:28 PM
Status:
Color: ■
Layer:
Space:

Does this lot meet clear zone for this classification of intersection?



Subject: Image
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 2:03:28 PM
Status:
Color: ■
Layer:
Space:

Does the wall meet sight distance?



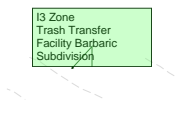
Subject: Planner
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 2:04:27 PM
Status:
Color: ■
Layer:
Space:

Does the wall meet sight distance?



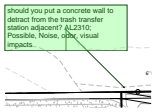
Subject: Arrow
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 2:04:20 PM
Status:
Color: ■
Layer:
Space:

I3 Zone
 Trash Transfer Facility Barbaric Subdivision



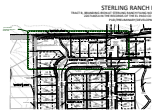
Subject: Planner
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 2:31:08 PM
Status:
Color: ■
Layer:
Space:

I3 Zone
 Trash Transfer Facility Barbaric Subdivision



Subject: Planner
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 2:34:05 PM
Status:
Color: ■
Layer:
Space:

should you put a concrete wall to detract from the trash transfer station adjacent? AL2310; Possible, Noise, odor, visual impacts



Subject: Planner
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 2:35:08 PM
Status:
Color: ■
Layer:
Space:

you need the industrial notice for these lots.



Subject: Industrial
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 2:34:55 PM
Status:
Color: ■
Layer:
Space:

Where the Property is Adjacent to an Industrial Area:
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. (Use when residential is adjacent to industrial)



Subject: Planner
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 10/2/2023 2:37:25 PM
Status:
Color: ■
Layer:
Space:

what about a flag lot w / access easement?



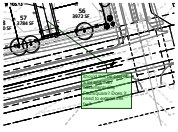
Subject: Planner
Page Label: [1] COUNTY_LS (2)
Author: dsdparsons
Date: 10/2/2023 3:22:08 PM
Status:
Color: ■
Layer:
Space:

This tree is not drought tolerant, nor wind tolerant and subject to disease when stressed ; please use a more suitable tree. Austrian Pine; Ponderosa for example; a list of trees was recently sent to the HBA for the landscape update and is available on line



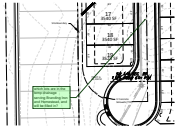
Subject: Planner
Page Label: [1] COUNTY_LS (2)
Author: dsdparsons
Date: 10/2/2023 3:24:42 PM
Status:
Color: ■
Layer:
Space:

please check the drought tolerance (medium to high water usage)



Subject: Planner
Page Label: [1] LS PLAN
Author: dsdparsons
Date: 10/2/2023 2:08:50 PM
Status:
Color: ■
Layer:
Space:

should this be part of a lot and than easements like Foursquare? Does it need to extend this far?



Subject: Planner
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 10/2/2023 2:05:23 PM
Status:
Color: ■
Layer:
Space:

which lots are in the temp drainage serving Branding Iron and Homestead, and will be filled in?