



# 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

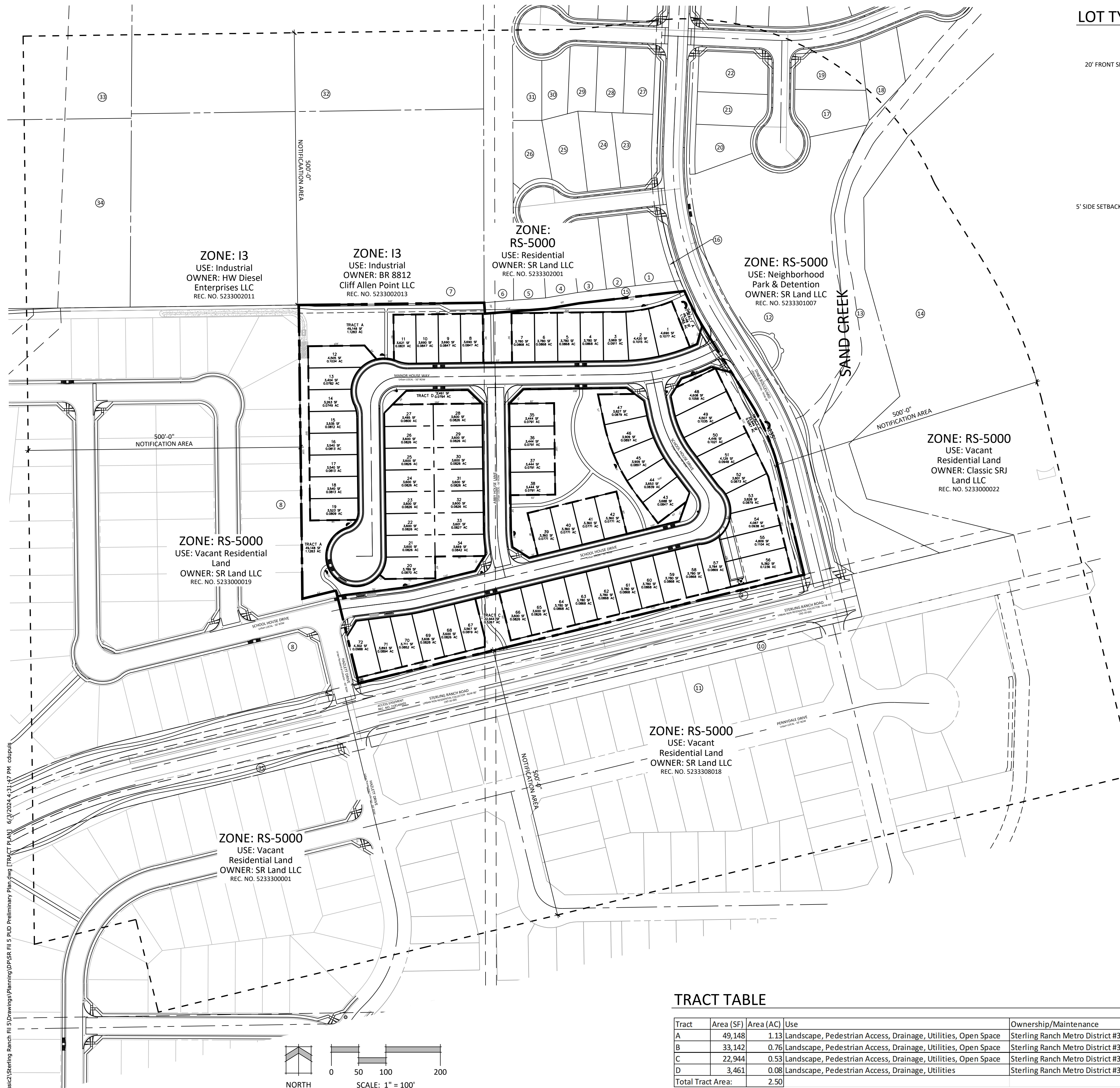


N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

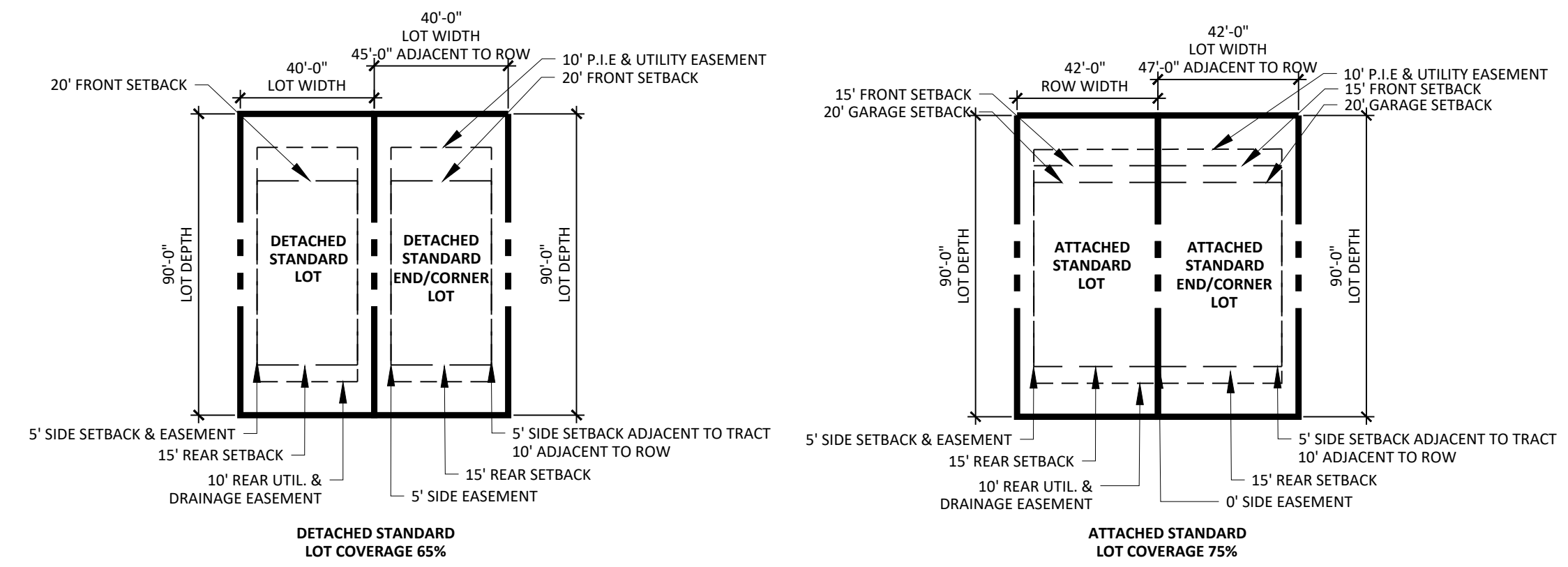
Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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### LOT TYPICALS



### LINE TYPE LEGEND

- TRACT BOUNDARIES
- PROPERTY BOUNDARY
- NOTIFICATION BOUNDARY

### 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 VRIC	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 L LP	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 L 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, Pedestrian Access, Drainage, Utilities, Open Space	Sterling Ranch Metro District #3
B	33,142	0.76	Landscape, Pedestrian Access, Drainage, Utilities, Open Space	Sterling Ranch Metro District #3
C	22,944	0.53	Landscape, Pedestrian Access, Drainage, Utilities, Open Space	Sterling Ranch Metro District #3
D	3,461	0.08	Landscape, Pedestrian Access, Drainage, Utilities	Sterling Ranch Metro District #3
<b>Total Tract Area:</b>		<b>2.50</b>		

## STERLING RANCH FILING 5

### PUD Preliminary Plan

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

### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12/04/2023	BP	PER COUNTY REVIEW COMMENTS
01/04/2024	BP	PER COUNTY REVIEW COMMENTS
01/12/2024	BP	PER COUNTY REVIEW COMMENTS
05/29/2024	CD	FOR MINOR AMENDMENTS

### TRACT TABLE, LOT TYPICALS, ADJACENT PROPERTY OWNERS

2

2 OF 9

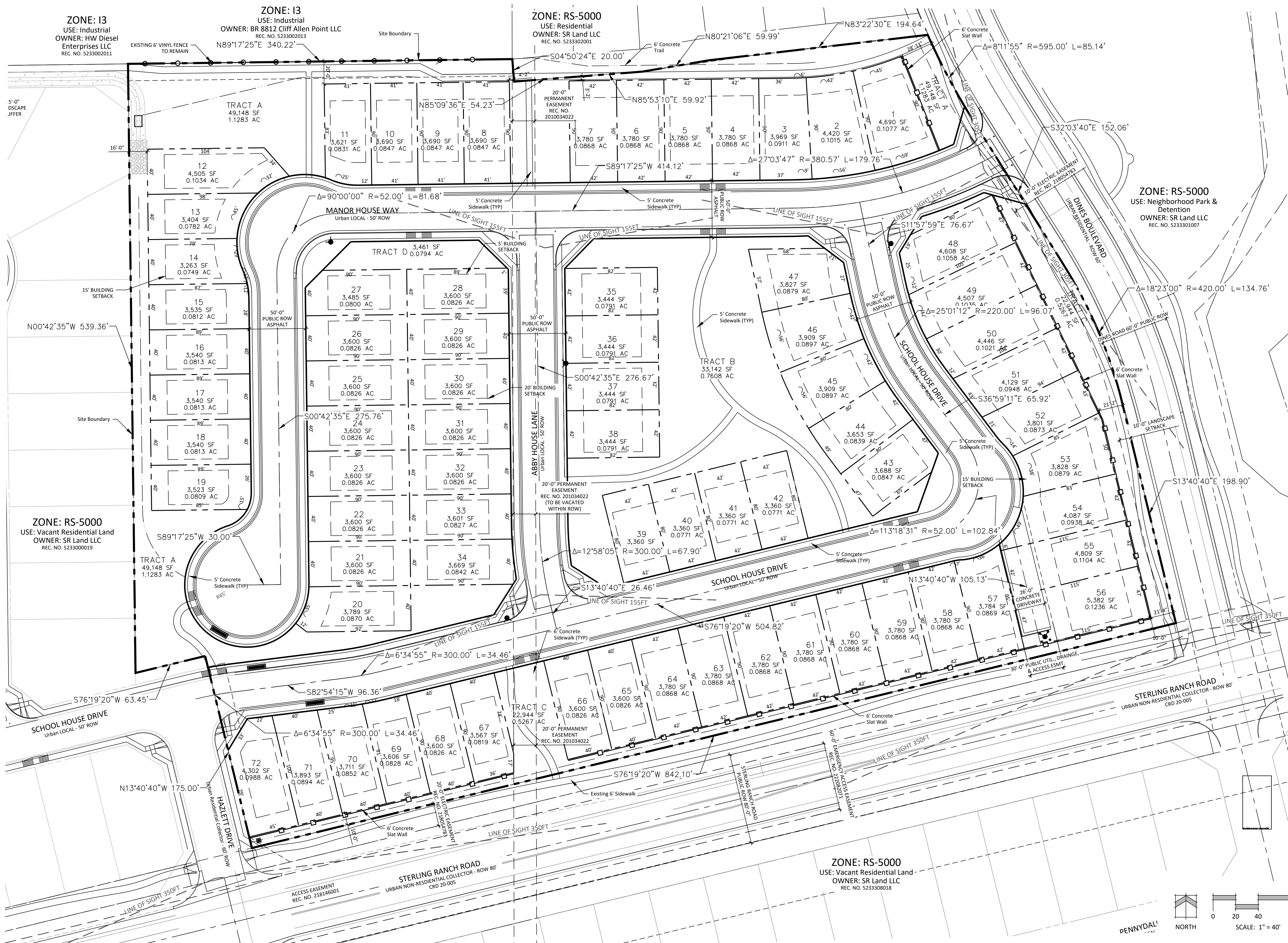
PUDSP232

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# STERLING RANCH FILING 5

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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  
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#### ENTITLEMENT

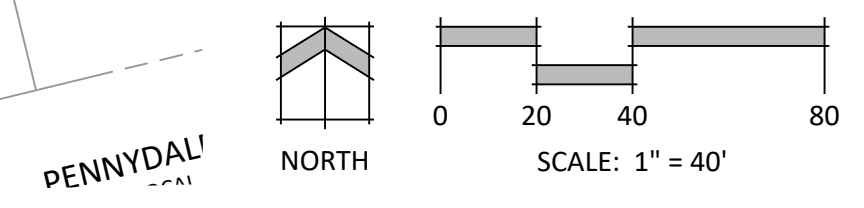
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#### PUD PRELIMINARY PLAN

3 OF 9

PUDSP232

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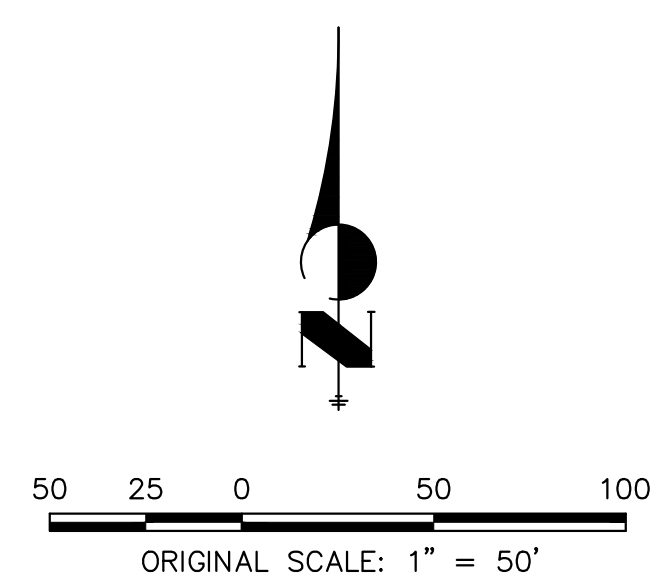
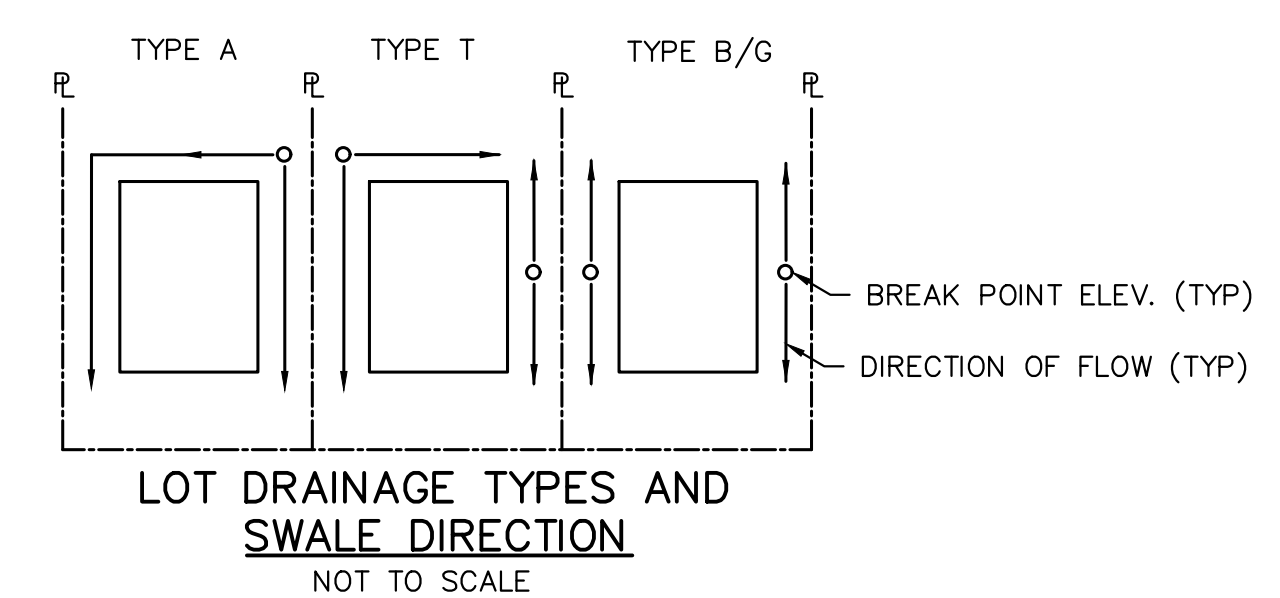
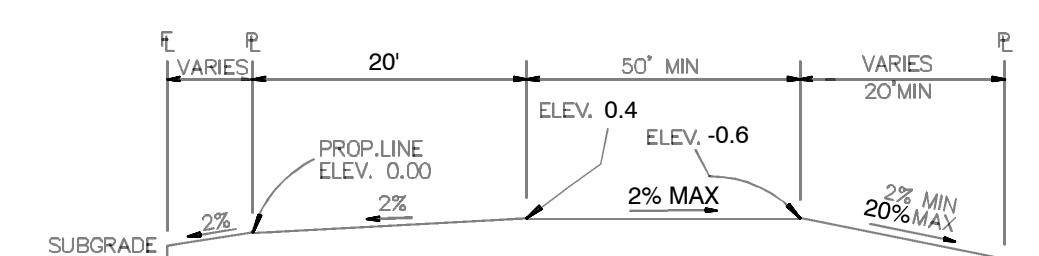
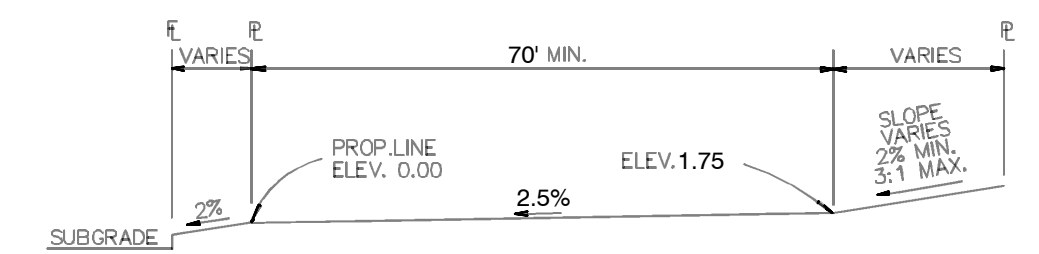
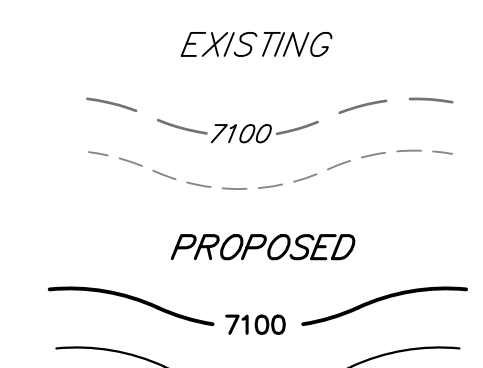




**LEGEND**

- 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



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



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**  
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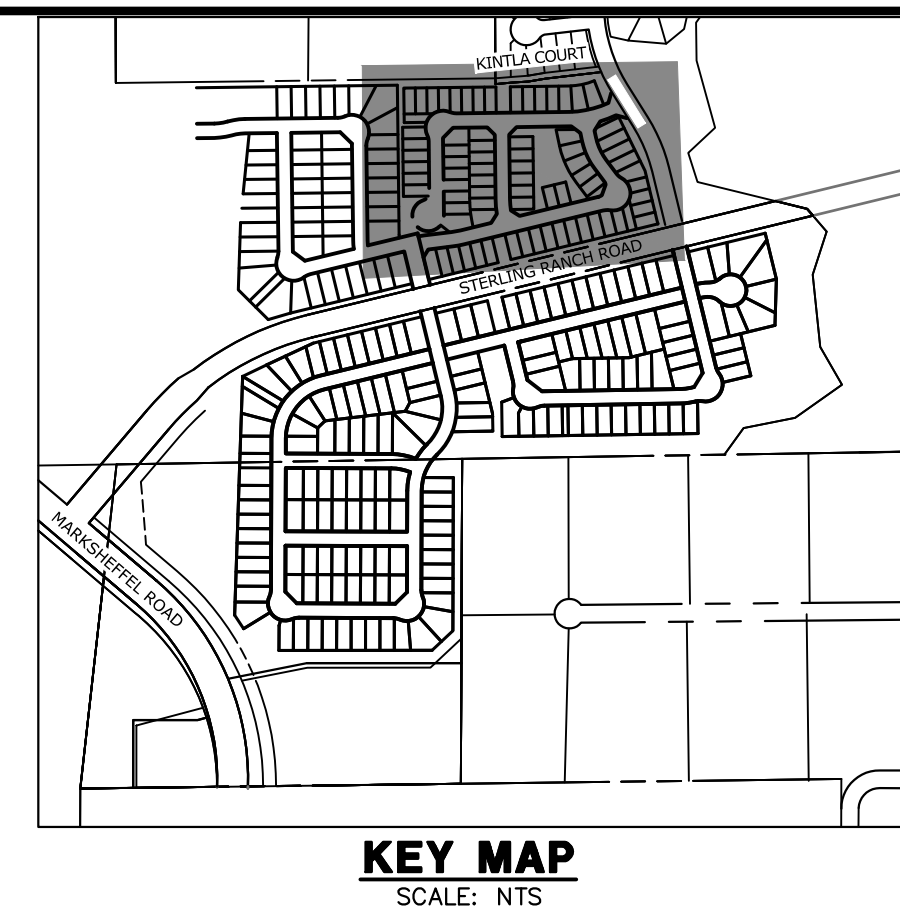
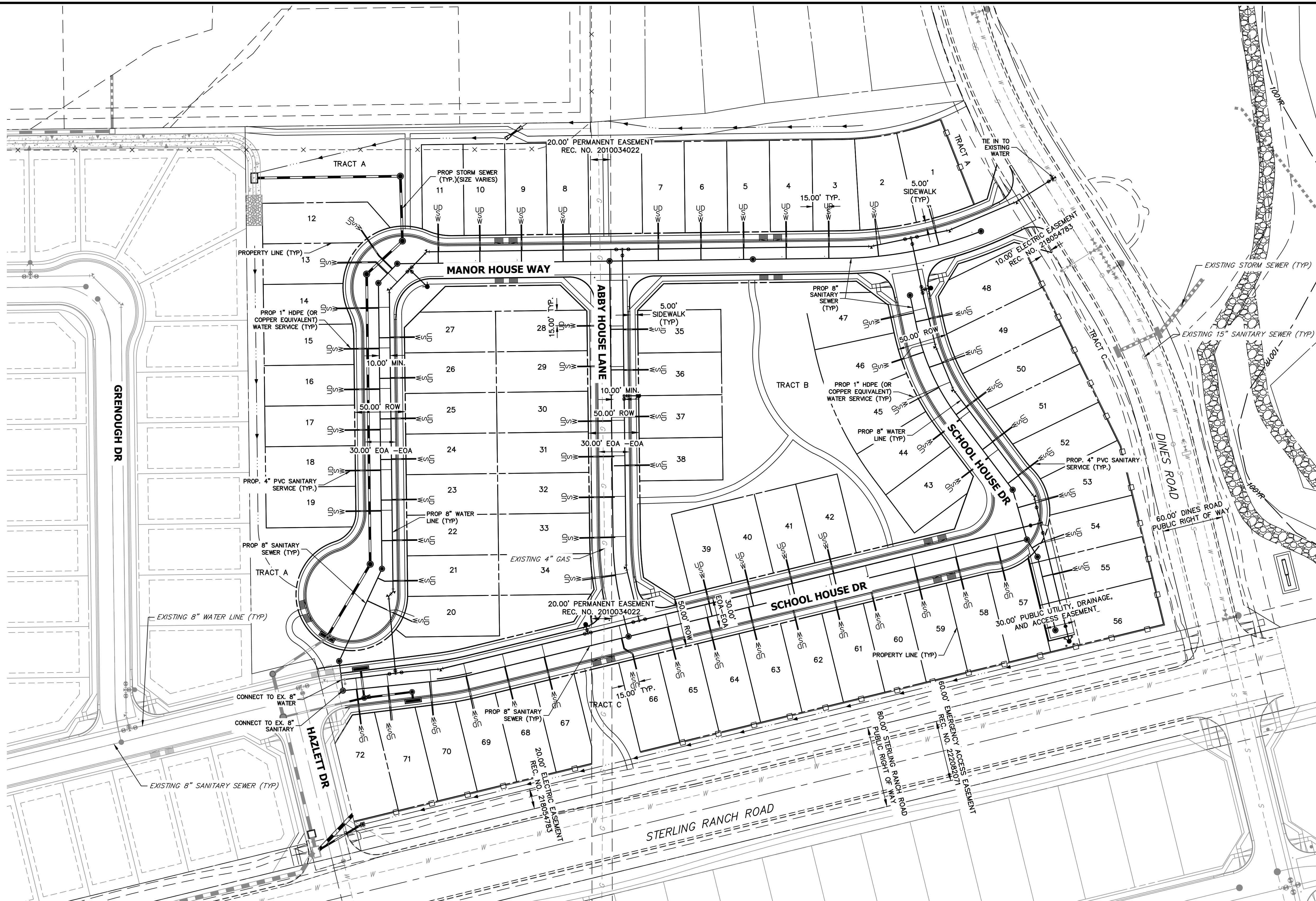
BY	DATE	No.	REVISION

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V-SCALE N/A  
DATE 05/31/24  
DESIGNED BY RAB  
DRAWN BY APL  
CHECKED BY

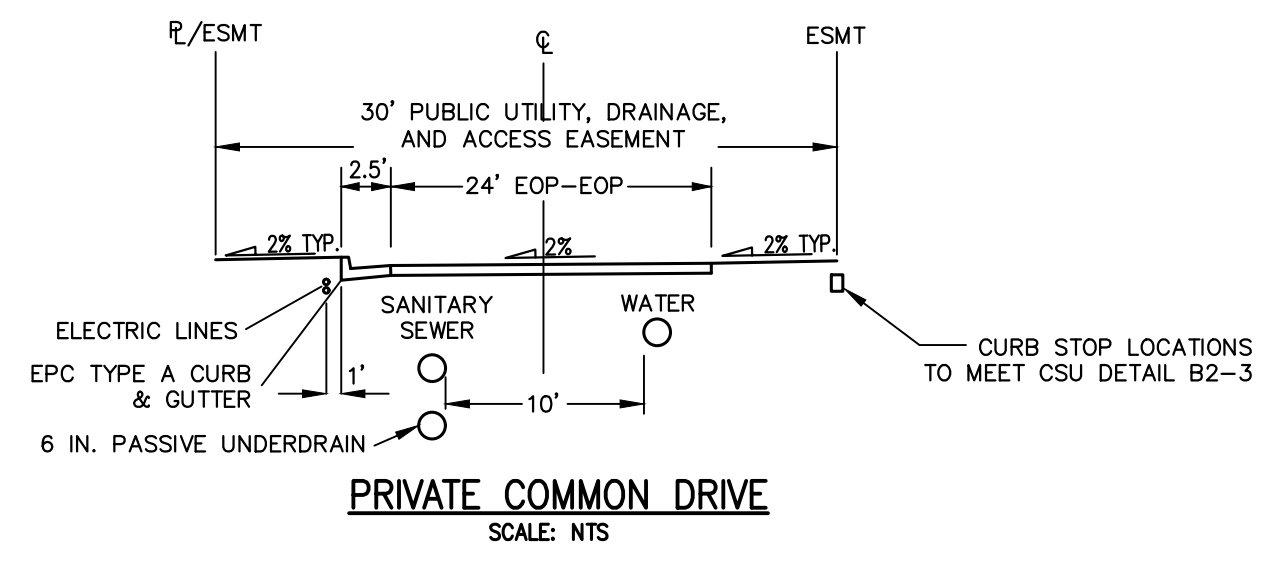
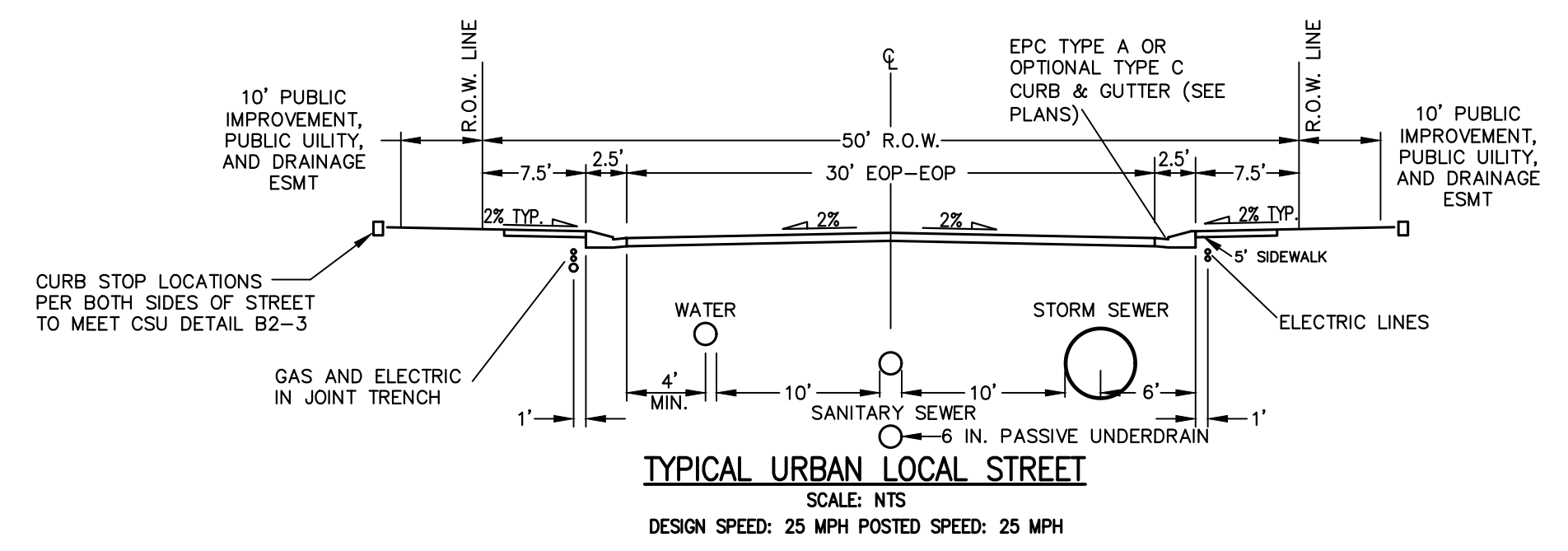
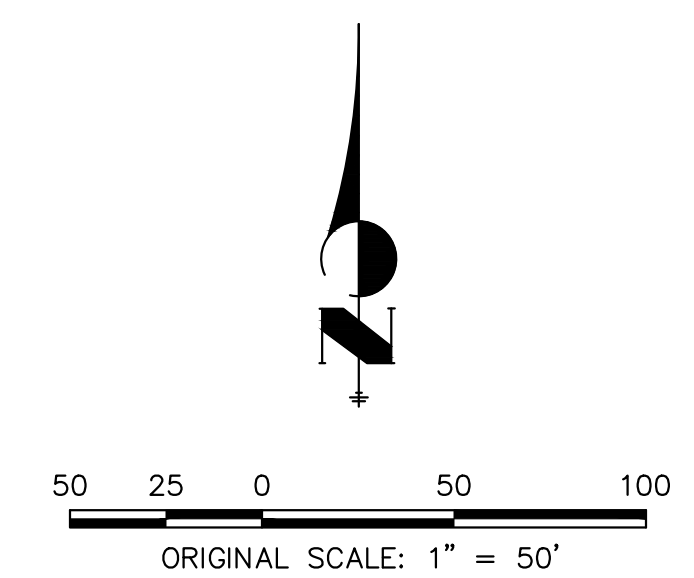
**STERLING RANCH FILING 5**  
**PRELIMINARY GRADING PLAN**

SHEET 4 OF 9  
JOB NO. 25188.16

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- LEGEND**
- PROPOSED SANITARY SEWER MAIN (SAN)
  - PROPOSED WATER MAIN (WL)
  - - - - - EXISTING SANITARY SEWER
  - - - - - EXISTING WATER LINE
  - PROPOSED 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
  - STORM SEWER INLET
  - WATER VALVE
  - ⊕ WATER TEE FITTING
  - ⊙ CROSS FITTING
  - FIRE HYDRANT
  - WATER MANHOLE
  - SANITARY MANHOLE
  - ⊖ EXISTING SIGN



Know what's below.  
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No.	REVISION	BY	DATE

H-SCALE	1"=60'
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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 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: "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	CODE	REGS
<b>DECIDUOUS TREES</b>								
	10	Acer grandidentatum 'Schmidt' TM / Rocky Mountain Glow Maple	30'	30'	1.5" Cal.	B&B	75	
	2	Acer platanoides 'Cleveland' / Cleveland Norway Maple	50'	30'	1.5" Cal.	B&B	45	
	1	Gleditsia triacanthos inermis 'Northern Acclaim' TM / Northern Acclaim Honeylocust	50'	40'	1.5" Cal.	B&B	45A	
	2	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	60'	50'	1.5" Cal.	B&B	34AS	
	13	Prunus x virginiana 'P0025' TM / Sucker Punch Red Chokecherry	25'	20'	1.5" Cal.	B&B	1245678AD	
<b>EVERGREEN TREES</b>								
	4	Juniperus scopulorum / Rocky Mountain Juniper	20'	12"	6" HT	B&B	125678D	
	2	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	20'	8"	6" HT	B&B	125678D	
	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	1256D	
	24	Pinus nigra / Austrian Pine	50'	30"	6" HT	B&B	25678A	
<b>ORNAMENTAL TREES</b>								
	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		
<b>SHRUBS</b>								
	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 'Kelsey' / Kelsey Dogwood	2.5'	2.5"	5 GAL.	CONT	4575	
	3	Juniperus virginiana 'Globose' / 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		
<b>DECIDUOUS SHRUBS</b>								
	10	Forestiera neomexicana / New Mexico Privet	12'	12"	5 GAL	CONT		
<b>GRASSES</b>								
	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	39,466 sf
	ROCK MULCH 3/4" Cimarron Granite	21,068 sf
	COBBLE 2"-4" Cripple Creek Gold Ore	24,103 sf
	TALL FESCUE SOD	18,343 sf

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:
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01/04/2024	BP	PER COUNTY REVIEW COMMENTS
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05/29/2024	CD	FOR MINOR AMENDMENTS

### PUD PRELIMINARY PLAN LANDSCAPE NOTES

# 6

6 OF 9

SHEET NUMBER

6 OF 9

PLAN FILE #

PUDSP232

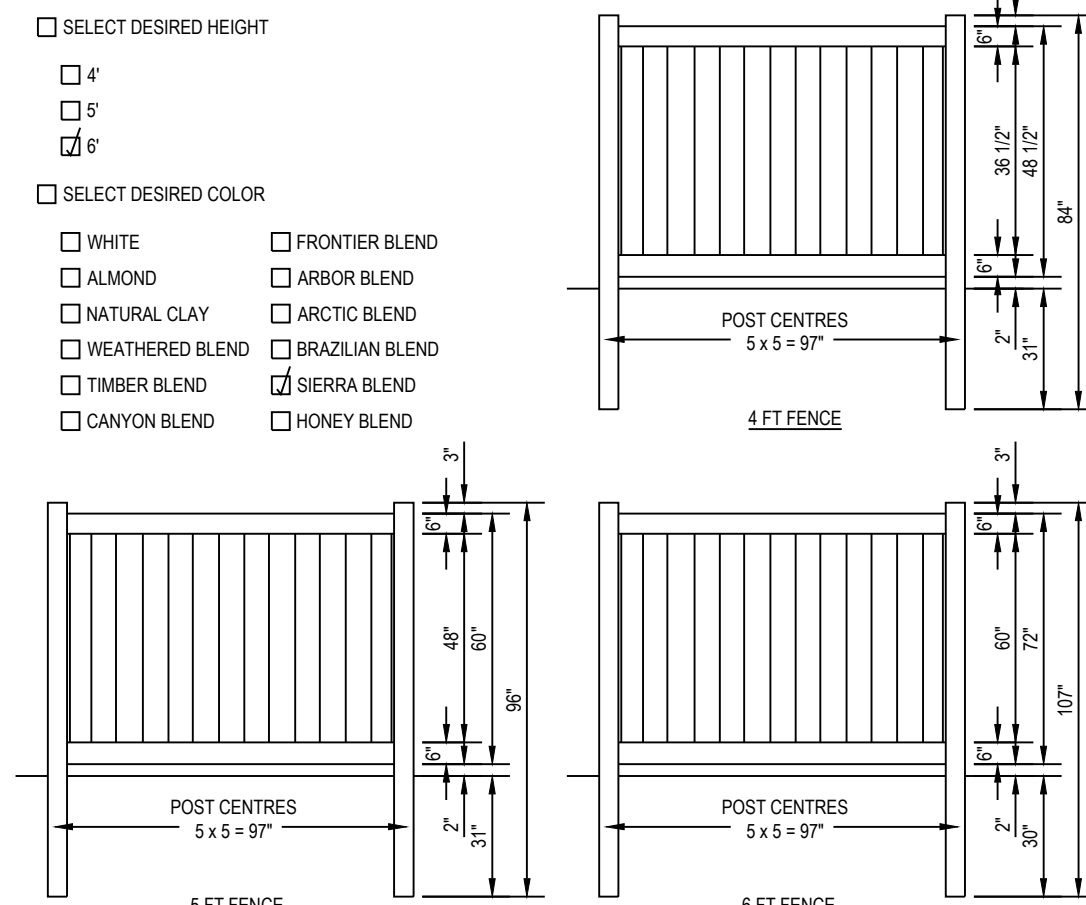
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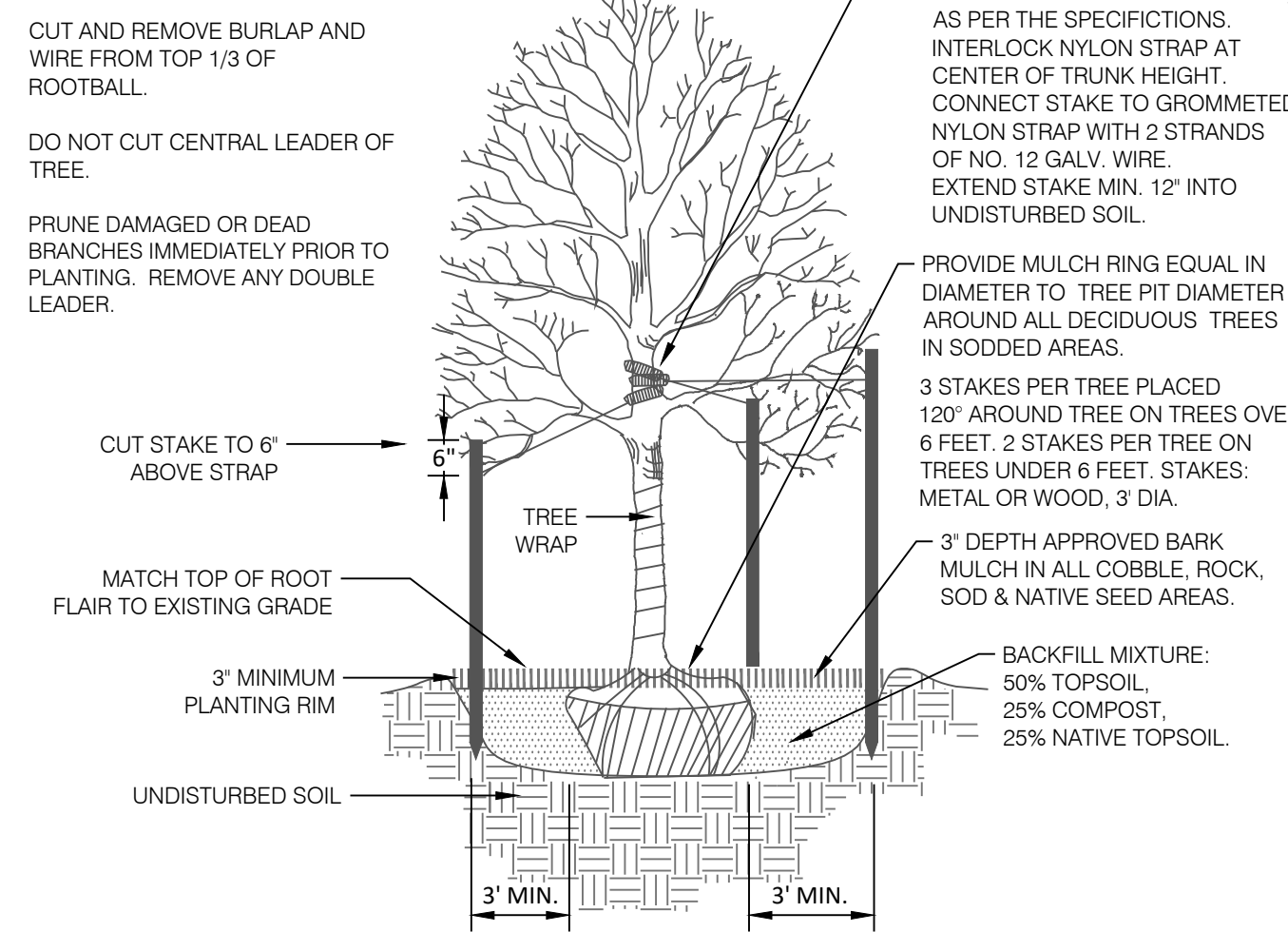
CertainTeed  
**Bufftech**  
Vinyl Fence Products

CERTAINTEED CORPORATION FENCE,  
DECK & RAIL DIVISION  
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BUFFALO, NY 14218  
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FAX: (716) 823-2843  
www.certainteed.com



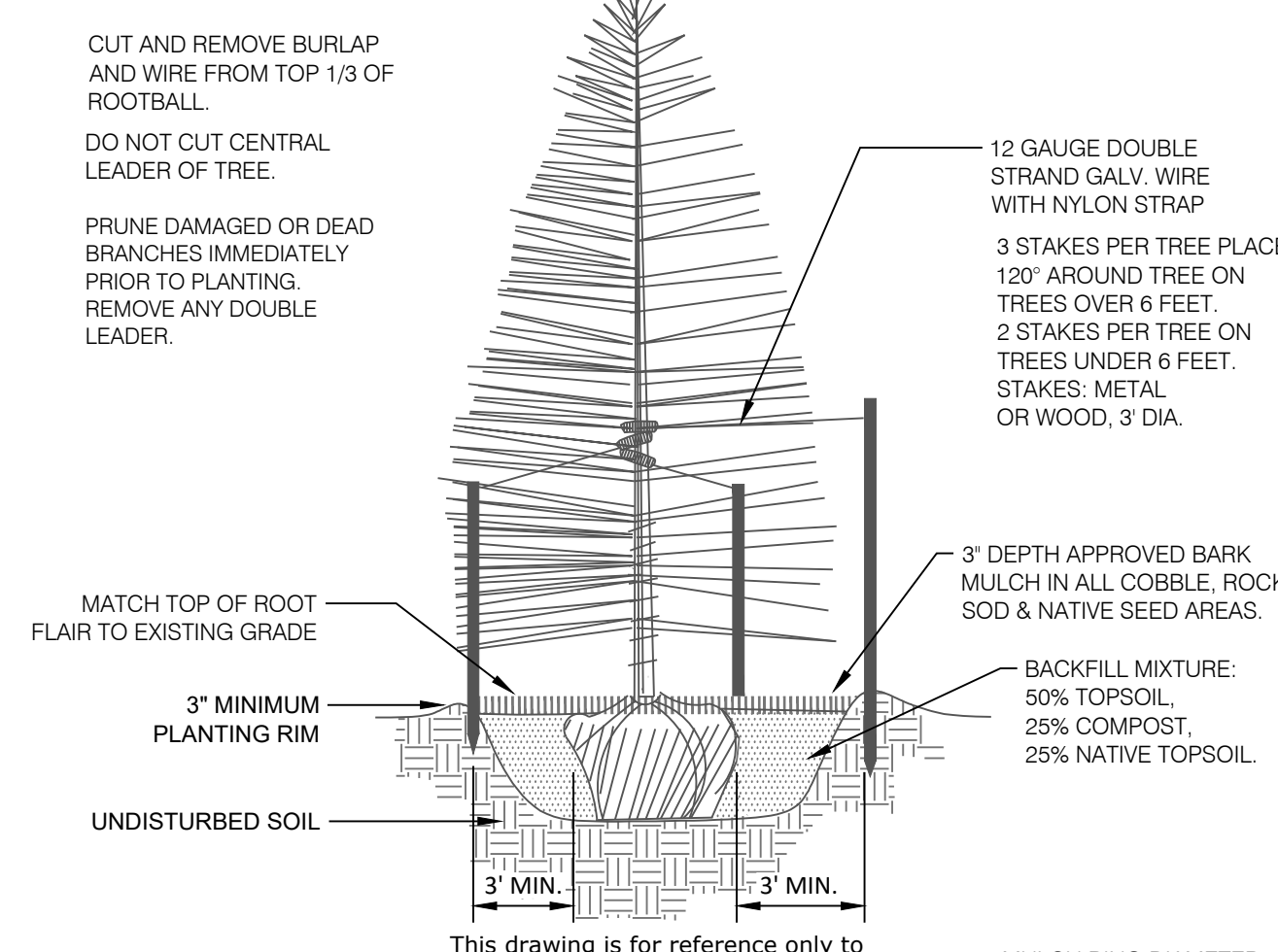
- SELECT DESIRED HEIGHT
- 4'
  - 5'
  - 6'
- SELECT DESIRED COLOR
- WHITE
  - ALMOND
  - NATURAL CLAY
  - WEATHERED BLEND
  - TIMBER BLEND
  - CANYON BLEND
  - FRONTIER BLEND
  - ARBOR BLEND
  - ARCTIC BLEND
  - BRAZILIAN BLEND
  - SIERRA BLEND
  - HONEY BLEND

1 6' VINYL FENCE



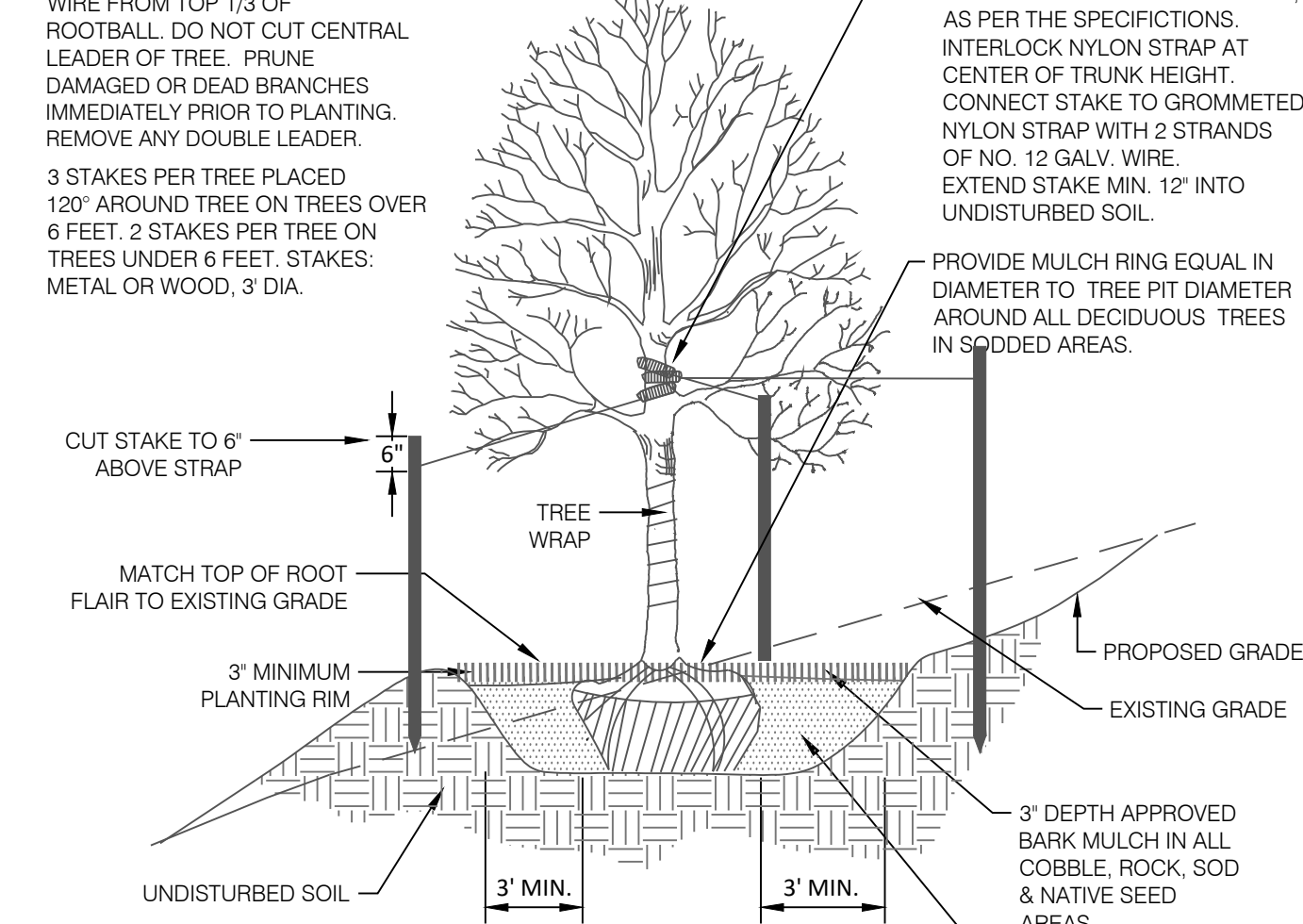
ROOTBALL SIZES:	TREE PIT DIAMETER:	MULCH RING DIAMETER:
1.5' Cal. = 1'-8"	1.5' Cal. = 7'-8"	1.5' Cal. = 7'-8"
2' Cal. = 2'-0"	2' Cal. = 8'-0"	2' Cal. = 8'-0"
2.5' Cal. = 2'-4"	2.5' Cal. = 8'-4"	2.5' Cal. = 8'-4"
3' Cal. = 2'-6"	3' Cal. = 8'-6"	3' Cal. = 8'-6"

2 DECIDUOUS TREE PLANTING DETAIL



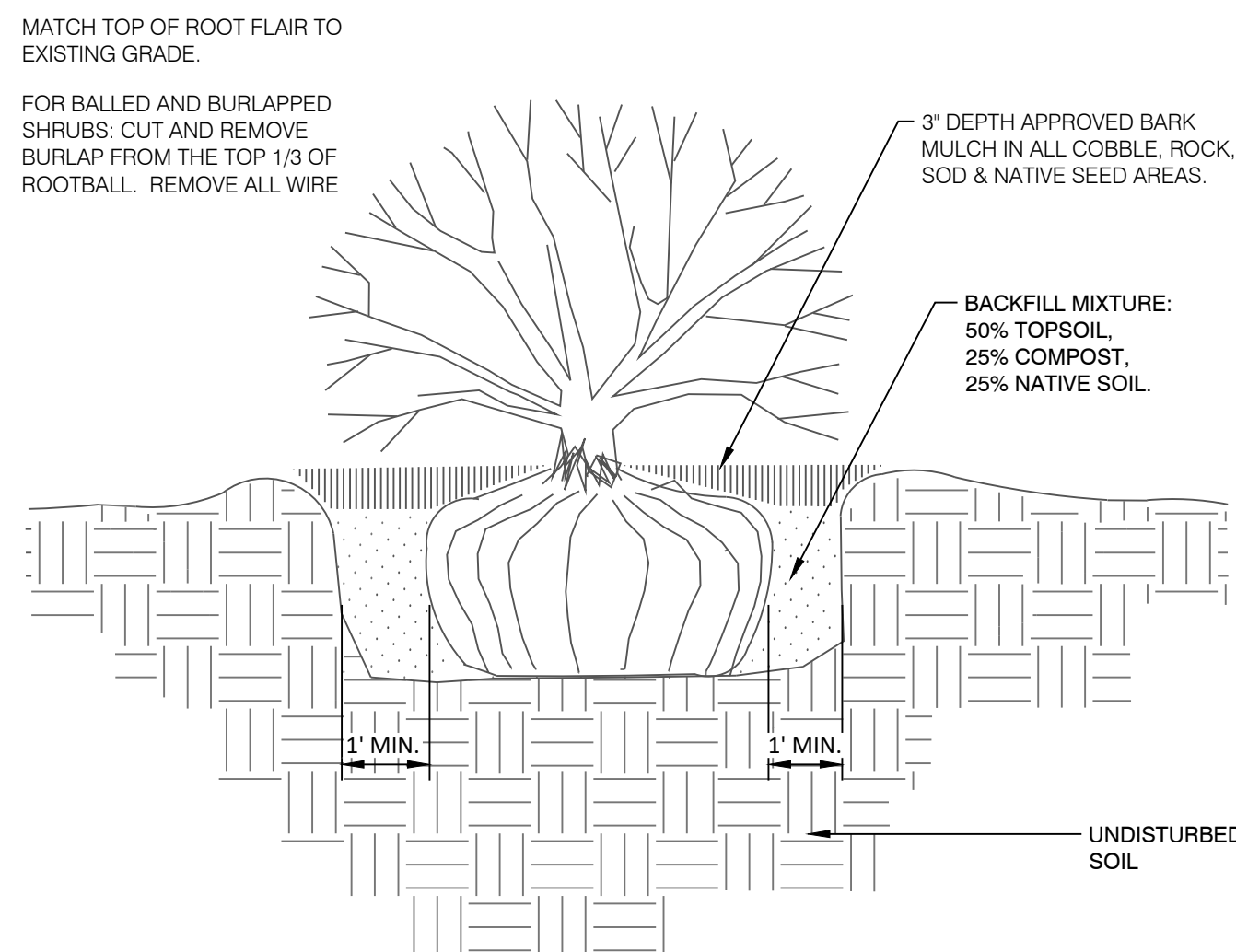
ROOTBALL SIZES:	TREE PIT DIAMETER:	MULCH RING DIAMETER:
6' HT. = 1'-10"	6' HT. = 7'-8"	6' HT. = 7'-10"
8' HT. = 2'-3"	8' HT. = 8'-3"	8' HT. = 8'-3"
10' HT. = 2'-10"	10' HT. = 8'-10"	10' HT. = 8'-10"
12' HT. = 2'-10"	12' HT. = 8'-10"	12' HT. = 8'-10"

3 CONIFEROUS TREE PLANTING DETAIL

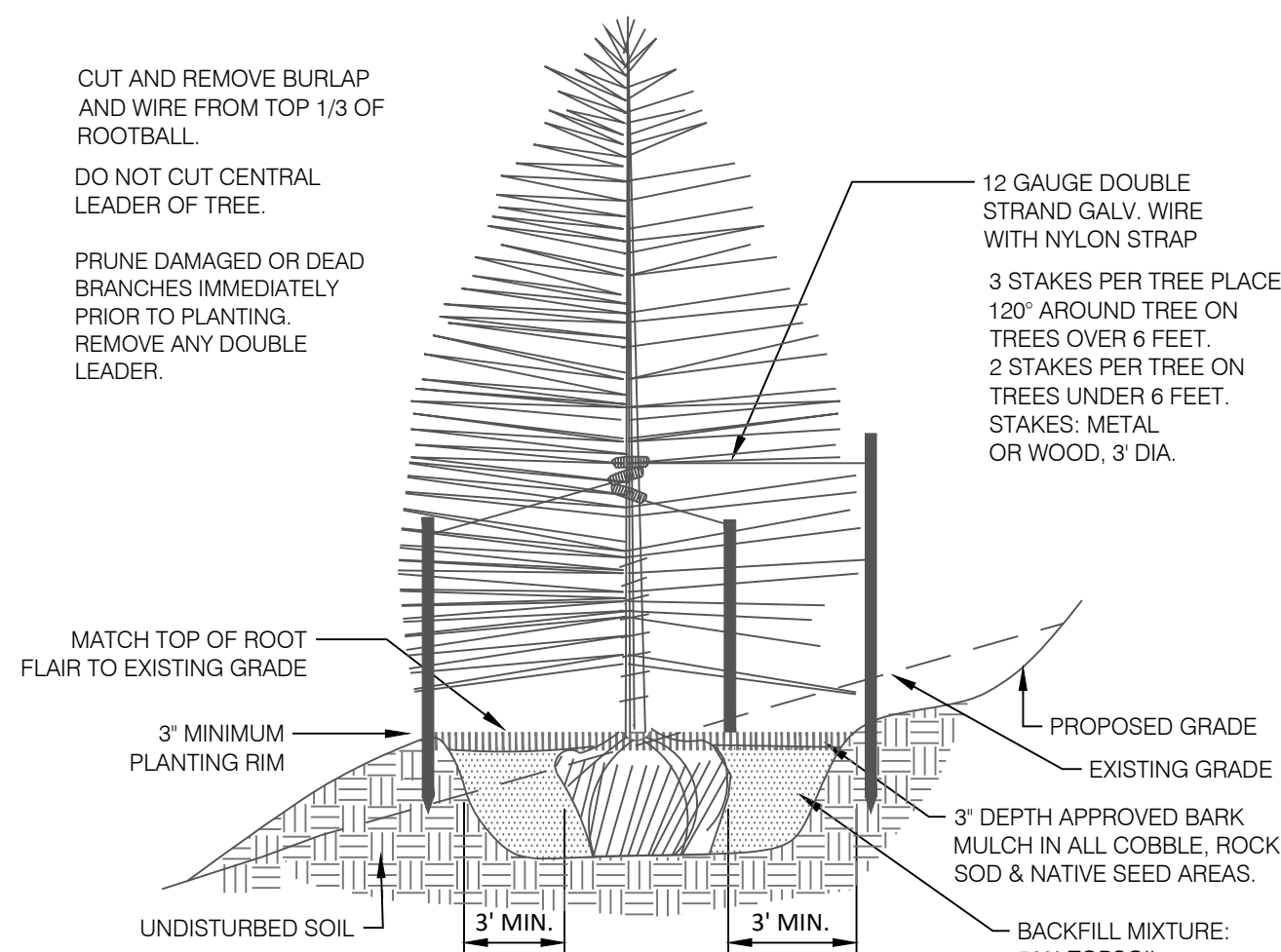


ROOTBALL SIZES:	TREE PIT DIAMETER:	MULCH RING DIAMETER:
1.5' Cal. = 1'-8"	1.5' Cal. = 7'-8"	1.5' Cal. = 7'-8"
2' Cal. = 2'-0"	2' Cal. = 8'-0"	2' Cal. = 8'-0"
2.5' Cal. = 2'-4"	2.5' Cal. = 8'-4"	2.5' Cal. = 8'-4"
3' Cal. = 2'-6"	3' Cal. = 8'-6"	3' Cal. = 8'-6"

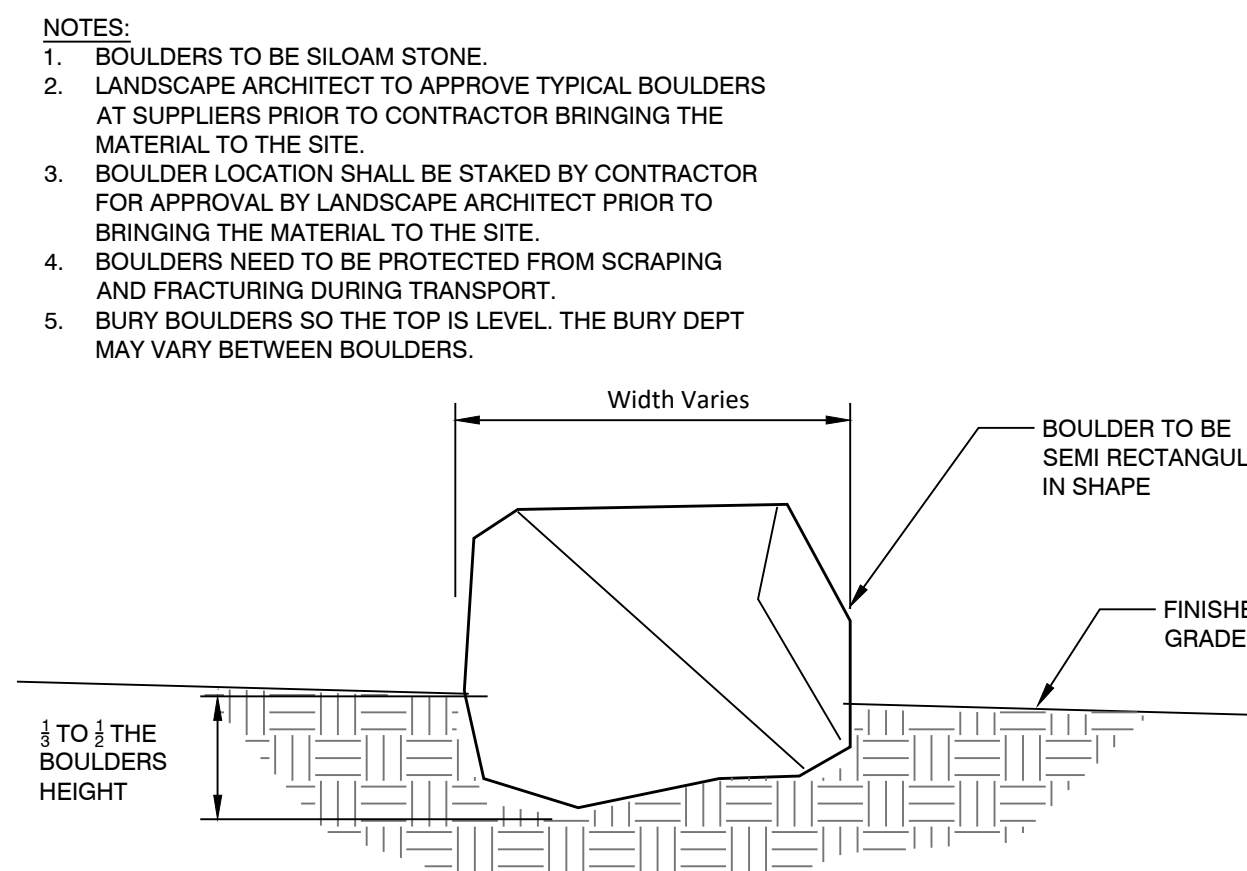
4 DECIDUOUS TREE PLACEMENT ON SLOPE



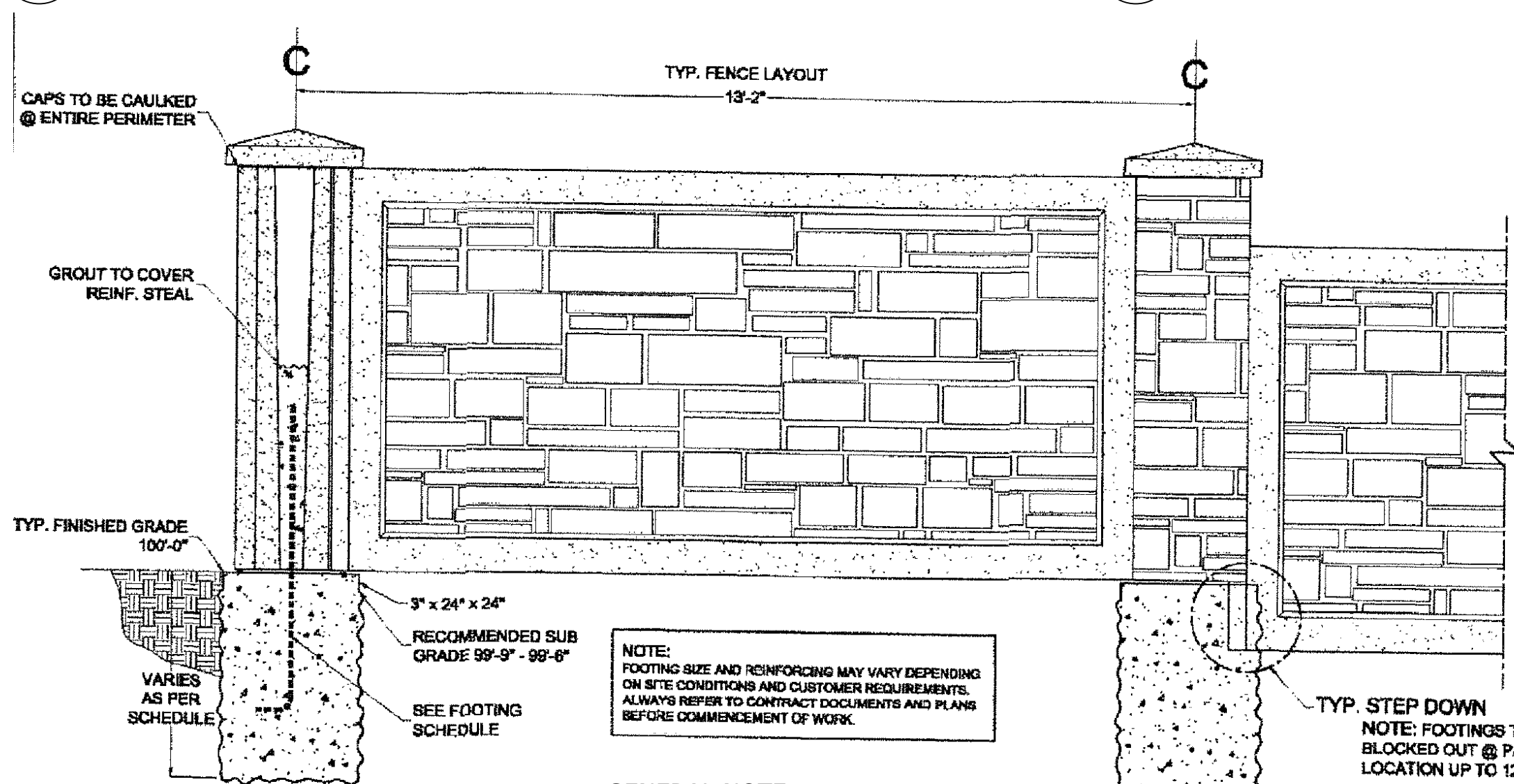
5 SHRUB PLANTING DETAIL



6 CONIFEROUS TREE PLACEMENT ON SLOPE



7 LANDSCAPE BOULDER



8 6' CONCRETE SLAT WALL

GENERAL NOTE  
1. 2'-3" gap is proposed along the base of the wall to prevent any drainage issues.



N.E.S. Inc.  
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www.nescolorado.com

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# STERLING RANCH FILING 5

PUD Preliminary Plan

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

DATE:	BY:	DESCRIPTION:
12/04/2023	BP	PER COUNTY REVIEW COMMENTS
01/04/2024	BP	PER COUNTY REVIEW COMMENTS
01/12/2024	BP	PER COUNTY REVIEW COMMENTS
05/29/2024	CD	FOR MINOR AMENDMENTS

## PUD PRELIMINARY PLAN LANDSCAPE DETAILS

7

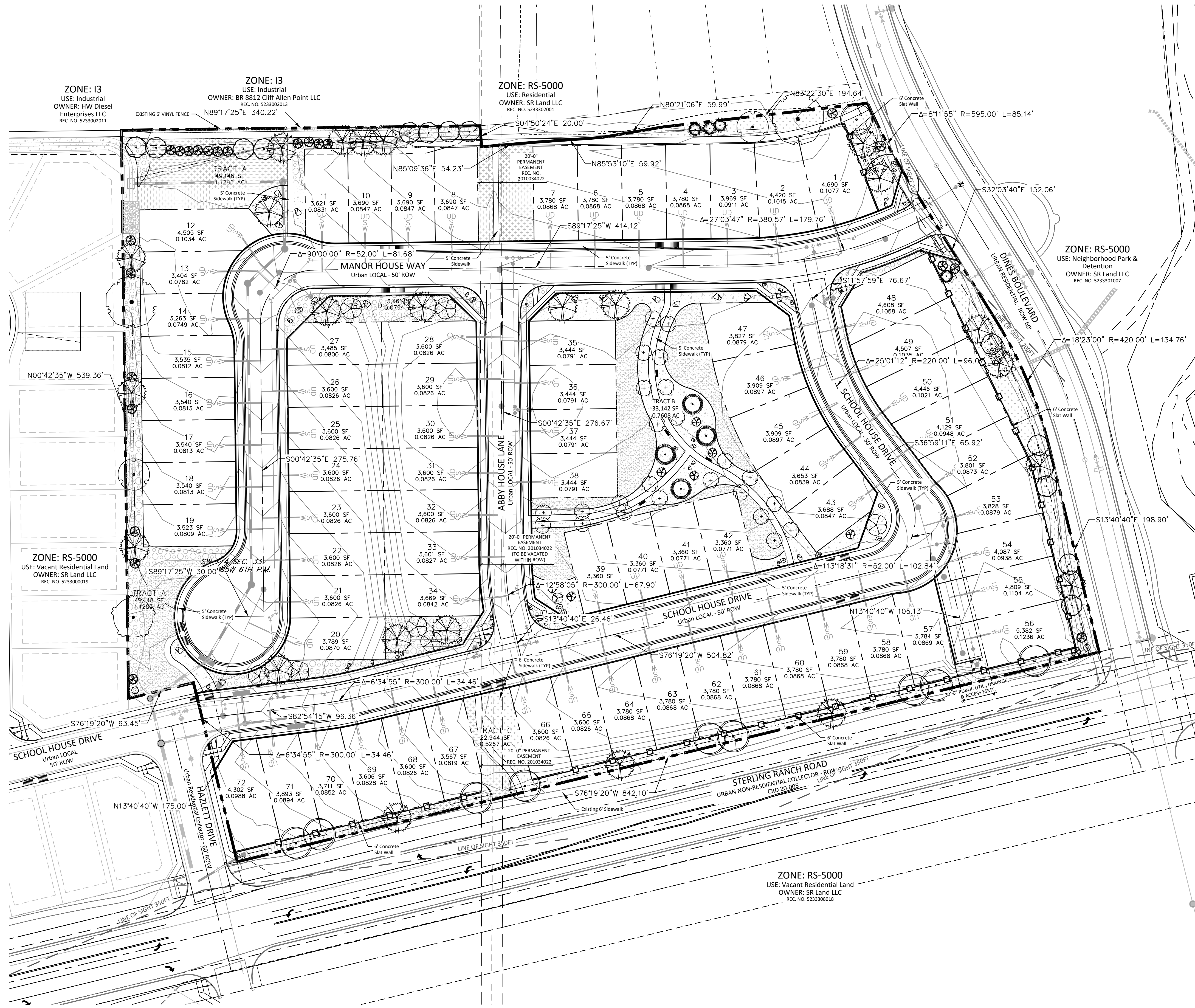
7 OF 9

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



### GROUND COVER LEGEND

	NATIVE GRASS Upland Native Seed Mix	39,466 sf
	ROCK MULCH 3/4" Cimarron Granite	21,068 sf
	COBBLE 2"-4" Cripple Creek Gold Ore	24,103 sf
	TALL FESCUE SOD	18,343 sf



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## STERLING RANCH FILING 5

PUD Preliminary Plan

DATE: 08/25/23  
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PREPARED BY: A. LANGHANS

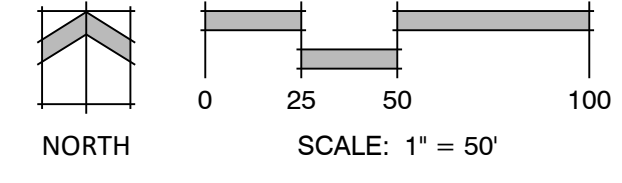
DATE:	BY:	DESCRIPTION:
12/04/2023	BP	PER COUNTY REVIEW COMMENTS
01/04/2024	BP	PER COUNTY REVIEW COMMENTS
01/12/2024	BP	PER COUNTY REVIEW COMMENTS
05/29/2024	CD	FOR MINOR AMENDMENTS

### FINAL LANDSCAPE PLAN

# 8

8 OF 9

PUDSP232



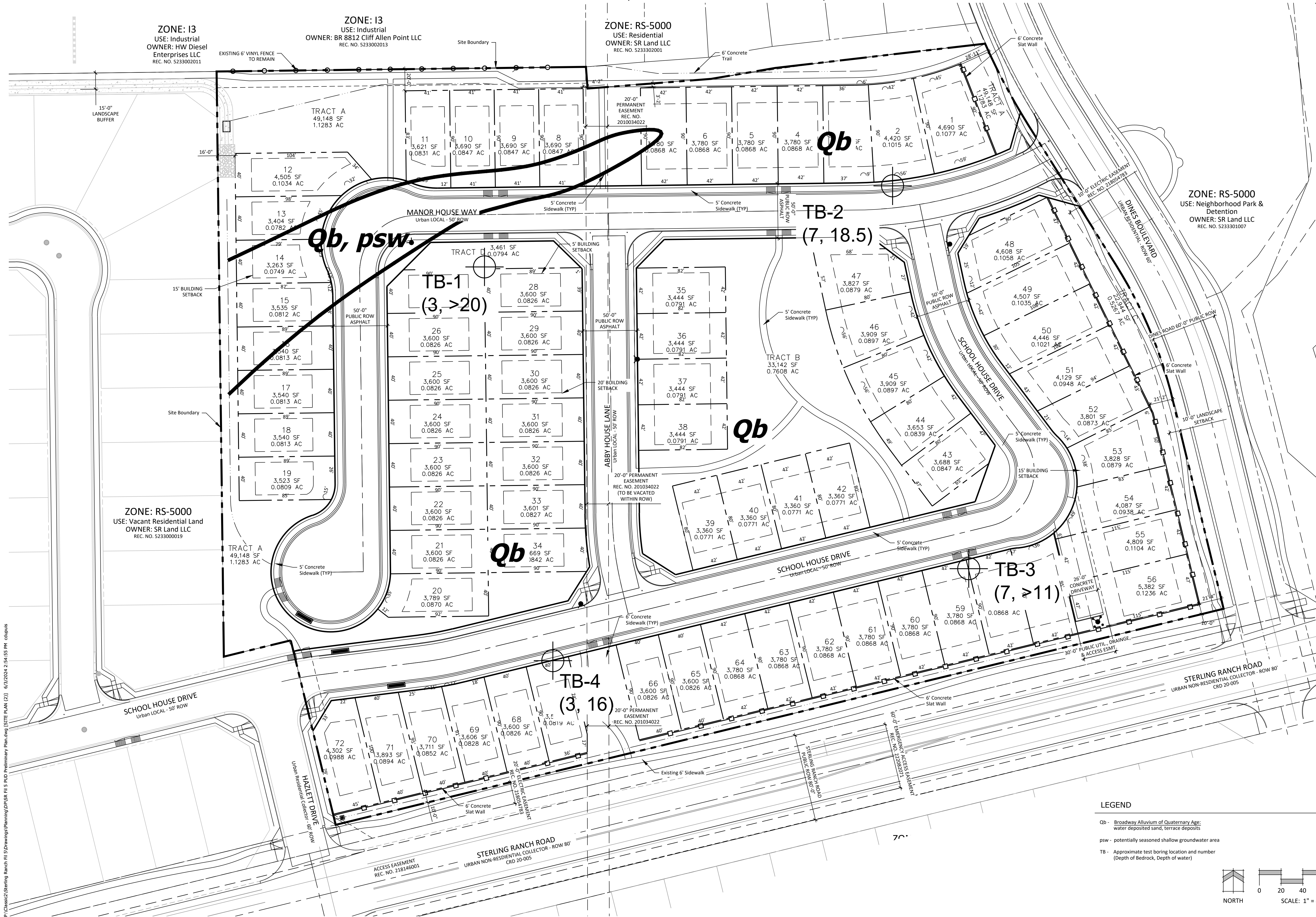
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# STERLING RANCH FILING 5

## 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



**ZONE: I3**  
USE: Industrial  
OWNER: HW Diesel Enterprises LLC  
REC. NO. 5233002011

**ZONE: I3**  
USE: Industrial  
OWNER: BR 8812 Cliff Allen Point LLC  
REC. NO. 5233002013

**ZONE: RS-5000**  
USE: Residential  
OWNER: SR Land LLC  
REC. NO. 5233302001

**ZONE: RS-5000**  
USE: Neighborhood Park & Detention  
OWNER: SR Land LLC  
REC. NO. 5233301007

**ZONE: RS-5000**  
USE: Vacant Residential Land  
OWNER: SR Land LLC  
REC. NO. 5233000019



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### STERLING RANCH FILING 5 PUD Preliminary Plan

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

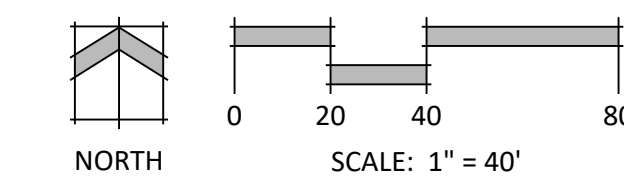
#### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12/04/2023	BP	PER COUNTY REVIEW COMMENTS
01/04/2024	BP	PER COUNTY REVIEW COMMENTS
01/12/2024	BP	PER COUNTY REVIEW COMMENTS
05/29/2024	CD	FOR MINOR AMENDMENTS

#### 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)



P:\Clients\Sterling Ranch Fil 5\Drawings\Planning\DP\SR Fil 5 PUD Preliminary Plan.dwg (SITE PLAN) (2) 6/27/2024 2:54:55 PM claudis