

STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents 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. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.

Special District Notes:
Special District Disclosure (when the plat is located in a special district):
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat.
Fountain Mutual Irrigation Company Note:
NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/ herself with this potentiality and ramifications thereof.

GENERAL NOTES:

- ALL SIDEWALKS SHOWN ON PRELIMINARY PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL TRAILS TO BE NON-MOTORIZED TRAILS.
- TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY and fencing/ walls in tracts or row?
- LANDSCAPING IN PUBLIC RIGHTS-OF-WAY WILL BE MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
- DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NECESSARY OFFSITE ROAD IMPROVEMENTS, WHICH MAY INCLUDE IMPROVEMENTS TO THE CITY OF COLORADO SPRINGS, TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT. IF OFFSITE ROAD IMPROVEMENTS ARE NECESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION. UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ECM, THE DRAINAGE CRITERIA MANUAL (DCM), AND THE DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS OR ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTIONS (RESOLUTION NO.19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE STERLING RANCH EAST FILING NO. 6 PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:
WATER: FAWWA
WASTEWATER: FAWWA
GAS: BLACK HILLS ENERGY
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; PRELIMINARY DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE DEVELOPER WILL BUILD A NOISE WALL ALONG LOTS ADJACENT TO BRIARGATE PARKWAY AND STERLING RANCH ROAD. SAID NOISE WALL IS TO BE LOCATED ON REAR LOT LINE OF THE LOTS AS INDICATED ON THE PRELIMINARY PLAN AND MAINTAINED BY THE METRO DISTRICT. A DETAIL OF THE PROPOSED CONCRETE WALL IS ON ATTACHED LANDSCAPE PLAN.
- 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.
- IN AREAS OF SHALLOW GROUNDWATER: DUE TO SHALLOW GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAINS TO BE MAINTAINED BY THE DISTRICT. (SEE SHEET 21 FOR GEOLOGIC CONSTRAINTS EXHIBIT)
- UNLESS OTHERWISE INDICATED, ALL LOTS HAVE THE FOLLOWING EASEMENTS, 7' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT, 5' SIDE PUBLIC EASEMENTS, 5' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ADDITIONAL 10' FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO STERLING RANCH ROAD OR BRIARGATE PARKWAY FOR ANY RESIDENTIAL LOTS.
- ANY LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A LICENSE AGREEMENT WITH THE DISTRICT AT TIME OF FINAL PLAT.

GEOLOGIC HAZARD NOTE:
THE OVERALL SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY FOR STERLING RANCH EAST FILING NO. 6, EL PASO COUNTY, COLORADO" BY ENTECH ENGINEERING, INC. DATED SEPTEMBER 24, 2024 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

POTENTIALLY SEASONALLY SHALLOW GROUNDWATER FOUND ON THE FOLLOWING LOTS: 81-86, 91, 92 AND 96 (SEE SHEET 19)
MITIGATION FOR THESE LOTS INCLUDE OVERLOT GRADING AND INCORPORATION OF UNDERGROUND DRAINAGE SYSTEMS AROUND FOUNDATIONS WITH DIRECT CONNECTION TO UNDERDRAIN SYSTEM WITHIN ADJACENT STREET MAINTAINED BY METRO DISTRICT.

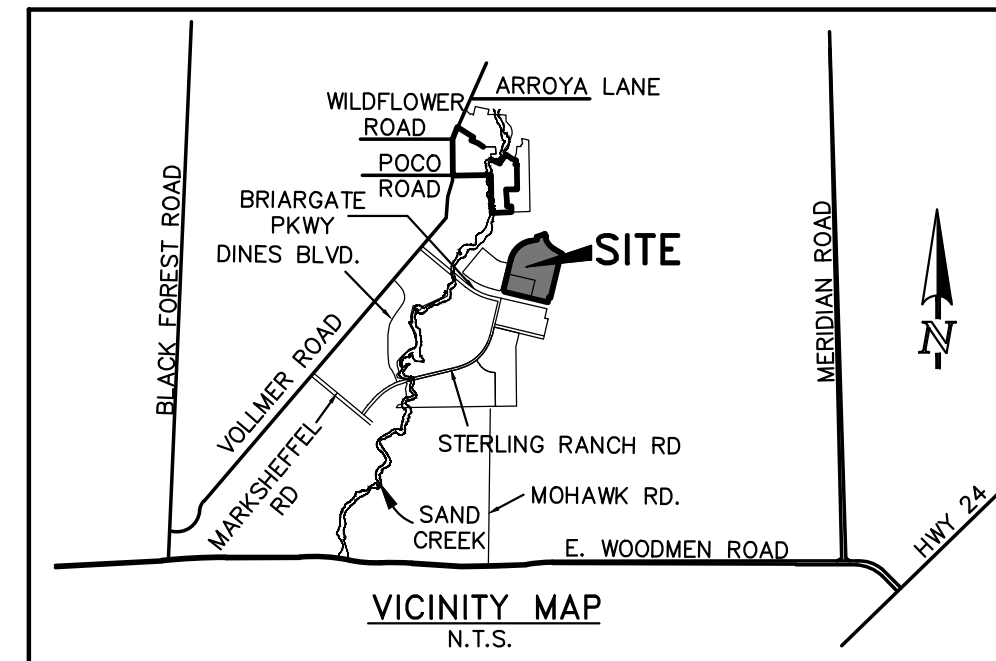
Include floodplain note

BASIS OF BEARINGS:
THE SOUTH LINE OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, BEING MONUMENTED AT THE WEST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.1 FOOT ABOVE EXISTING GRADE AND MONUMENTED ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.2 FOOT ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 89148'14" WEST A DISTANCE OF 2722.56 FEET.

SEE SHEET 2 FOR LEGAL DESCRIPTION

TRACT TABLE

| TRACT | AREA (SF) | AREA (AC.) | USE | OWNERSHIP/MAINTENANCE |
|------------------------------|-----------|------------|--|-------------------------------|
| A | 1,650 | 0.04 | OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES | STERLING RANCH METRO DISTRICT |
| B | 12,150 | 0.28 | OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES | STERLING RANCH METRO DISTRICT |
| C | 295,381 | 6.78 | DETENTION POND, UTILITIES | STERLING RANCH METRO DISTRICT |
| D | 27,434 | 0.63 | OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES | STERLING RANCH METRO DISTRICT |
| E | 53,420 | 1.22 | OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES | STERLING RANCH METRO DISTRICT |
| F | 2,130 | 0.05 | OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES | STERLING RANCH METRO DISTRICT |
| G | 35,290 | 0.81 | PARK, LANDSCAPE, TRAILS, UTILITIES | STERLING RANCH METRO DISTRICT |
| H | 12,526 | 0.29 | OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES | STERLING RANCH METRO DISTRICT |
| TOTAL TRACT AREA = 10.10 AC. | | | | |



Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

will easement be needed for this so district can maintain? depict easement on prelim



KEY MAP
SCALE: 1" = 200'

SITE DATA

| | |
|-------------------------|--|
| TAX ID NUMBERS: | 52000-00-573 |
| TOTAL AREA: | 56.13 ACRES |
| DEVELOPMENT SCHEDULE: | FALL 2025 |
| SKETCH PLAN: | SKP235 |
| CURRENT ZONING: | RS-5000 & PUD |
| PROPOSED ZONING: | RS-5000 |
| CURRENT USE: | AGRICULTURE GRAZING/VACANT |
| PROPOSED USE: | SINGLE FAMILY RESIDENTIAL |
| PROPOSED GROSS DENSITY: | 3.5 DU/AC (198 LOTS/56.13 AC) |
| PROPOSED NET DENSITY: | 5.7 DU/AC (198 LOTS/34.50 AC) |
| LANDSCAPE SETBACKS: | STERLING RANCH ROAD: 10 FT |
| | Briargate Parkway 25' all other non arterials are 10feet |

ZONE DIMENSIONAL STANDARDS

| ZONE | MIN. LOT SIZE | MAX. BUILDING HEIGHT | MAX. LOT COVERAGE | MIN. LOT W/TH AT FRONT SETBACK LINE | FRONT BUILDING SETBACK | SIDE BUILDING SETBACK | REAR BUILDING SETBACK |
|---------|---------------|----------------------|-------------------|-------------------------------------|------------------------|-----------------------|-----------------------|
| RS-5000 | 6,000 SF | 30' | 40%/45% | 50' | 25' | 5' | 25' |

LAND USE DATA TABLE

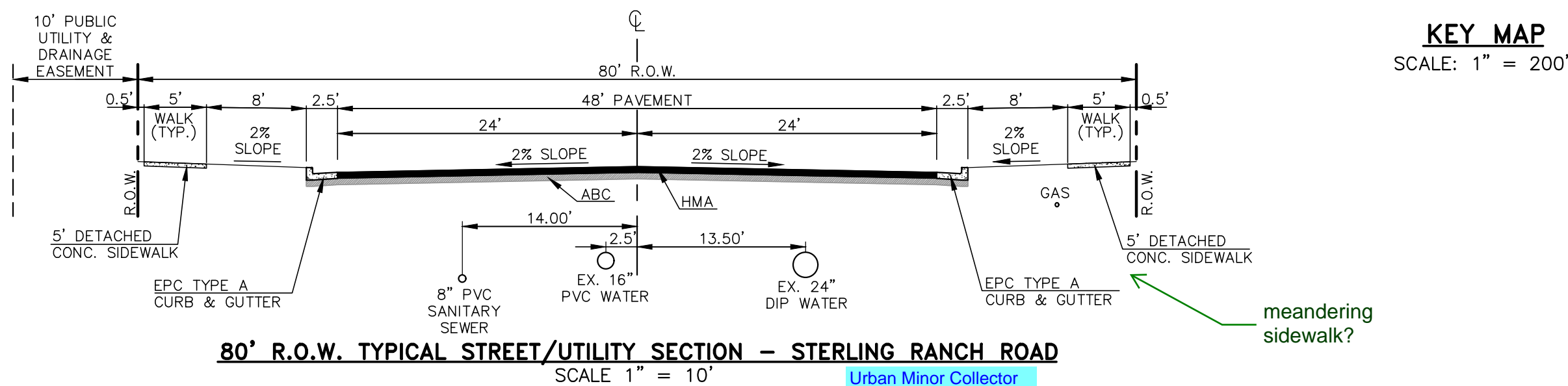
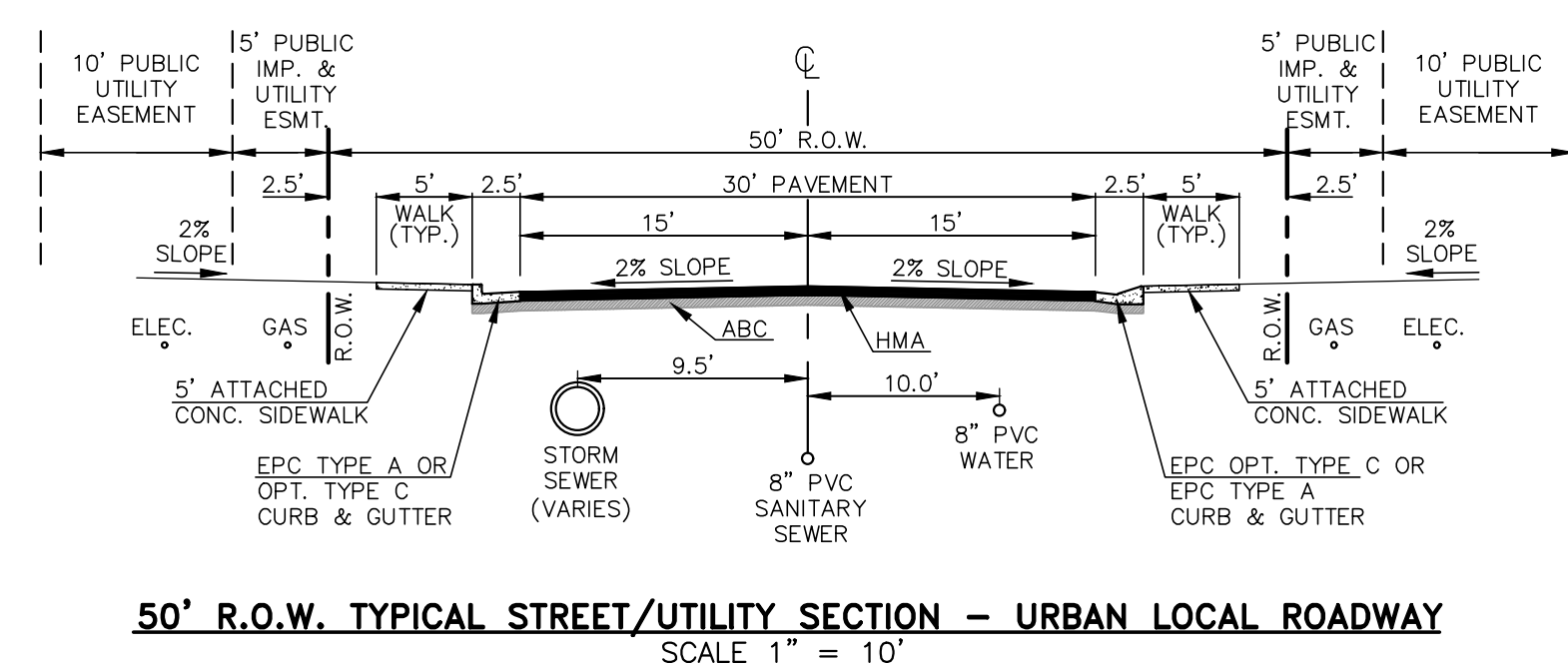
| LAND USE | ACRES | % OF LAND |
|-------------------------------------|-------|-----------|
| SINGLE FAMILY | 34.50 | 61.5% |
| ROAD ROW | 11.53 | 20.5% |
| NEIGHBORHOOD PARK/OPEN SPACE TRACTS | 3.32 | 5.9% |
| DRAINAGE/DETENTION POND | 6.78 | 12.1% |
| TOTAL | 56.13 | 100.0% |

PROJECT TEAM

| | |
|-----------------------------|--|
| OWNER: | CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-9333 MR. LOREN MORELAND |
| APPLICANT/CIVIL CONSULTANT: | CLASSIC CONSULTING 619 N. CASCADE AVE, SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHORTON, P.E. |
| LANDSCAPE CONSULTANT: | NES 619 N. CASCADE AVE, SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MS. ANDREA BARLOW, ASLA |
| LANDSCAPE CONSULTANT: | SUNFLOWER LANDSCAPES 7425 ADVENTURE WAY COLORADO SPRINGS, CO 80923 (719) 637-0313 MR. MIKE BERTA |

SHEET INDEX:

| | |
|--|-------------------|
| COVER SHEET | SHEET 1 OF 19 |
| LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT | SHEET 2 OF 19 |
| PRELIMINARY PLAN | SHEET 3 OF 19 |
| PRELIMINARY PLAN | SHEET 4 OF 19 |
| PRELIMINARY PLAN | SHEET 5 OF 19 |
| PRELIMINARY GRADING & UTILITY PLAN | SHEET 6 OF 19 |
| PRELIMINARY GRADING & UTILITY PLAN | SHEET 7 OF 19 |
| PRELIMINARY GRADING & UTILITY PLAN | SHEET 8 OF 19 |
| PRELIMINARY LANDSCAPE PLANS & DETAILS | SHEETS 9-18 OF 19 |
| GEOLOGIC CONSTRAINTS EXHIBIT | SHEET 19 OF 19 |



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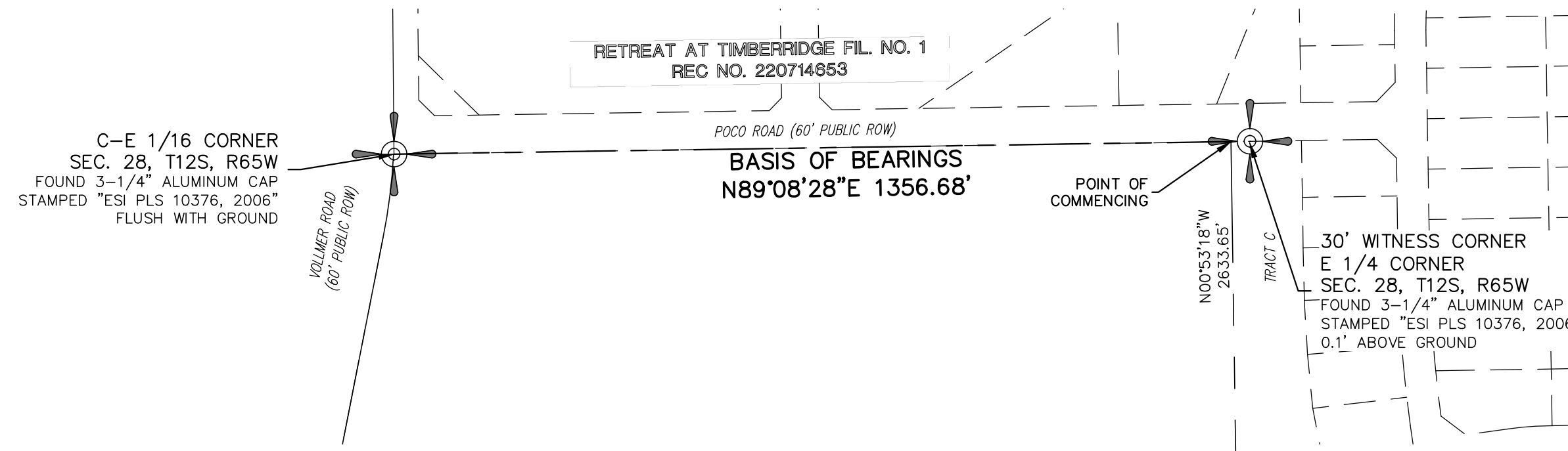
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|-------------|----------------------------------|--------------|-----------------|
| | STERLING RANCH EAST FILING NO. 6 | | |
| | PRELIMINARY PLAN | | |
| DESIGNED BY | | MAW | SCALE |
| DRAWN BY | | KES | (H) 1" = 50' |
| CHECKED BY | | (V) 1" = N/A | DATE |
| | | | 8/29/24 |
| | | | SHEET 1 OF 19 |
| | | | JOB NO. 1183.60 |

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STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 34, BEING MONUMENTED AT THE WEST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.1 FOOT ABOVE EXISTING GRADE AND MONUMENTED ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.2 FEET ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 89°14'14" WEST A DISTANCE OF 2722.56 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;

THENCE NORTH 01°30'45" EAST, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 3,724.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BRIARGATE PARKWAY AS DEDICATED BY HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED MAY 19, 2023 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NUMBER 223715150, SAID POINT ALSO BEING ON A 1,935.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 13°36'00" EAST;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY THE FOLLOWING FIVE (5) COURSES:

1. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°07'30", AN ARC DISTANCE OF 4.22 FEET;
2. THENCE SOUTH 76°31'31" EAST A DISTANCE OF 232.57 FEET;
3. THENCE NORTH 58°28'13" EAST A DISTANCE OF 49.50 FEET;
4. THENCE NORTH 13°28'29" EAST A DISTANCE OF 10.00 FEET;
5. THENCE SOUTH 76°31'32" EAST A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 13°28'29" EAST A DISTANCE OF 957.70 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 770.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°41'16", AN ARC DISTANCE OF 855.90 FEET;

THENCE NORTH 77°09'45" EAST A DISTANCE OF 226.34 FEET;

THENCE NORTH 00°54'30" WEST A DISTANCE OF 81.85 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 1,160.00 FEET, WHOSE CENTER BEARS NORTH 13°31'46" WEST;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°13'52", AN ARC DISTANCE OF 267.87 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 26°45'38" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 20°20'04" WEST A DISTANCE OF 57.73 FEET;

THENCE SOUTH 23°31'28" EAST A DISTANCE OF 68.18 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 570.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°28'32", AN ARC DISTANCE OF 362.87 FEET;

THENCE SOUTH 60°00'00" EAST A DISTANCE OF 295.92 FEET;

THENCE SOUTH 30°00'00" WEST A DISTANCE OF 146.68 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 1,264.46 FEET;

THENCE NORTH 76°31'31" WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 155.00 FEET;

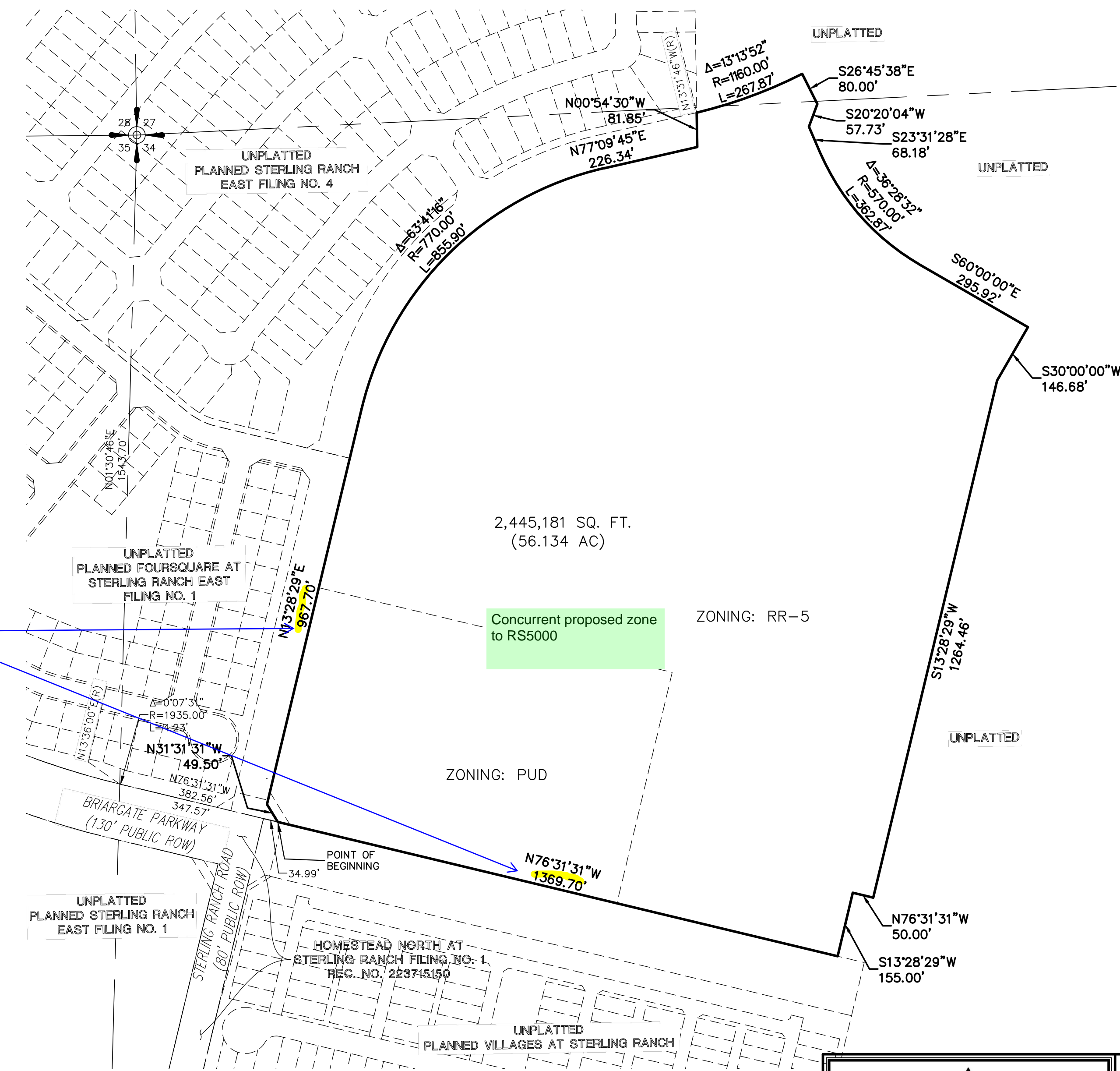
THENCE NORTH 76°31'31" WEST A DISTANCE OF 1,359.70 FEET TO THE RIGHT-OF-WAY OF STERLING RANCH ROAD AS DEDICATED BY SAID HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1;

THENCE NORTHWESTERLY, ON SAID RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;

1. THENCE CONTINUE NORTH 76°31'31" WEST A DISTANCE OF 10.00 FEET;
2. THENCE NORTH 31°31'31" WEST A DISTANCE OF 49.50 FEET;
3. THENCE NORTH 13°28'29" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 2,445,181 SQUARE FEET (56.134 ACRES).

Highlighted items are discrepancies between legal description and map



ADJACENT OWNER

| ADJACENT OWNER NAME | MAILING ADDRESS | CITY STATE ZIP |
|----------------------|---------------------------------|----------------------------|
| CLASSIC SRJ LAND LLC | 20 BOULDER CRESCENT ST STE. 100 | COLORADO SPRINGS, CO 80903 |



STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN
LEGAL DESCRIPTION / ADJACENT OWNERS

| DESIGNED BY | MAW | SCALE | DATE | 8/29/24 |
|-------------|-----|---------------|---------|---------|
| DRAWN BY | KES | (H) 1" = 200' | SHEET | 2 OF 19 |
| CHECKED BY | | (V) 1" = N/A | JOB NO. | 1183.60 |

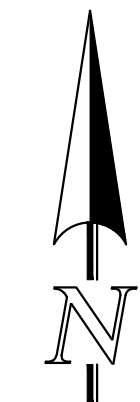
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)



PCD NO.

200 100 0 200 400

SCALE: 1" = 200'



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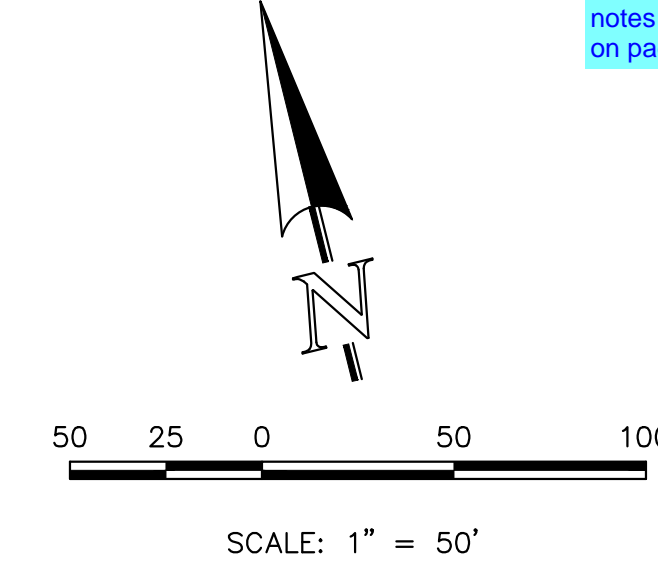
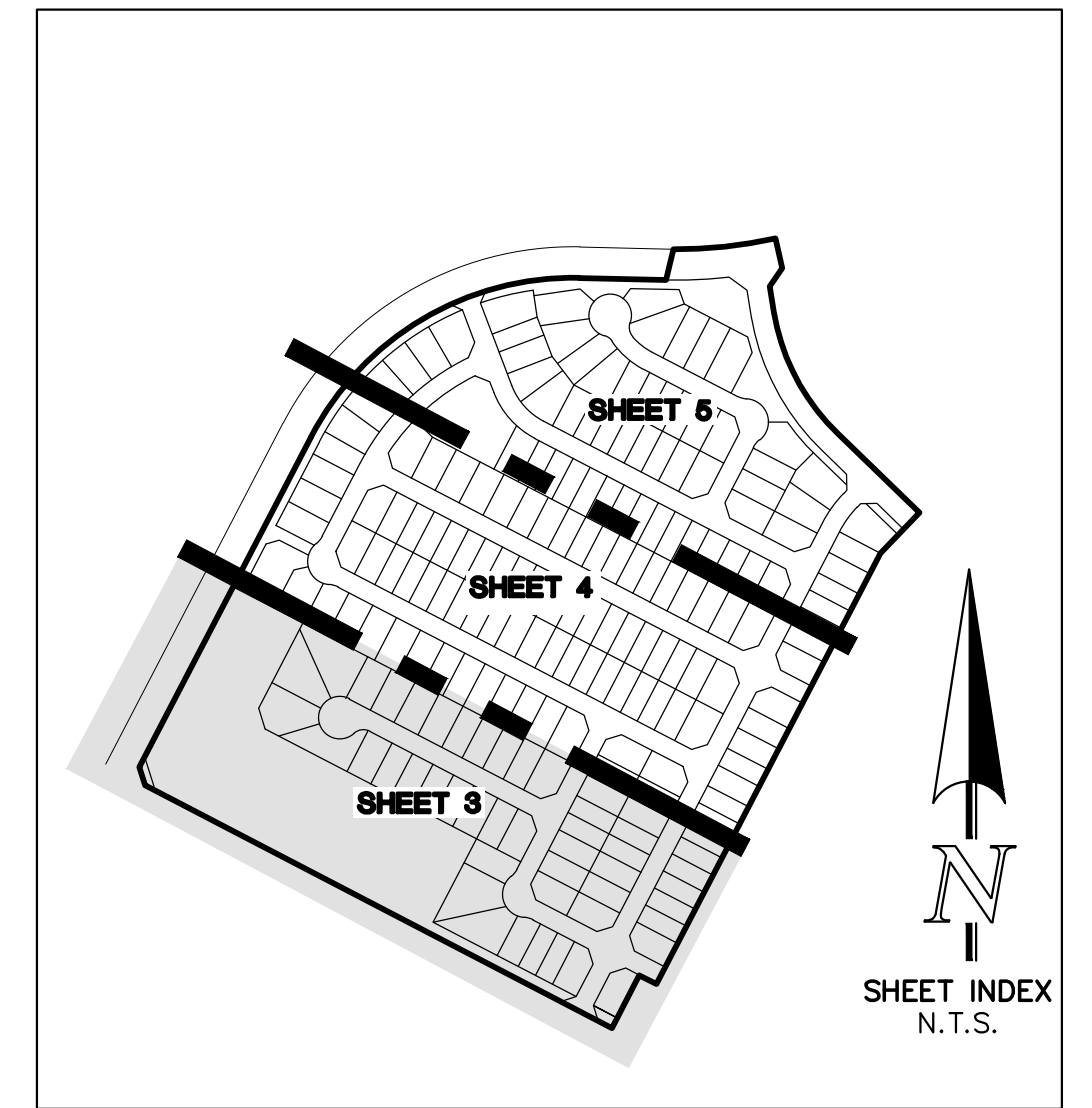
PRELIMINARY PLAN

EASEMENT NOTE

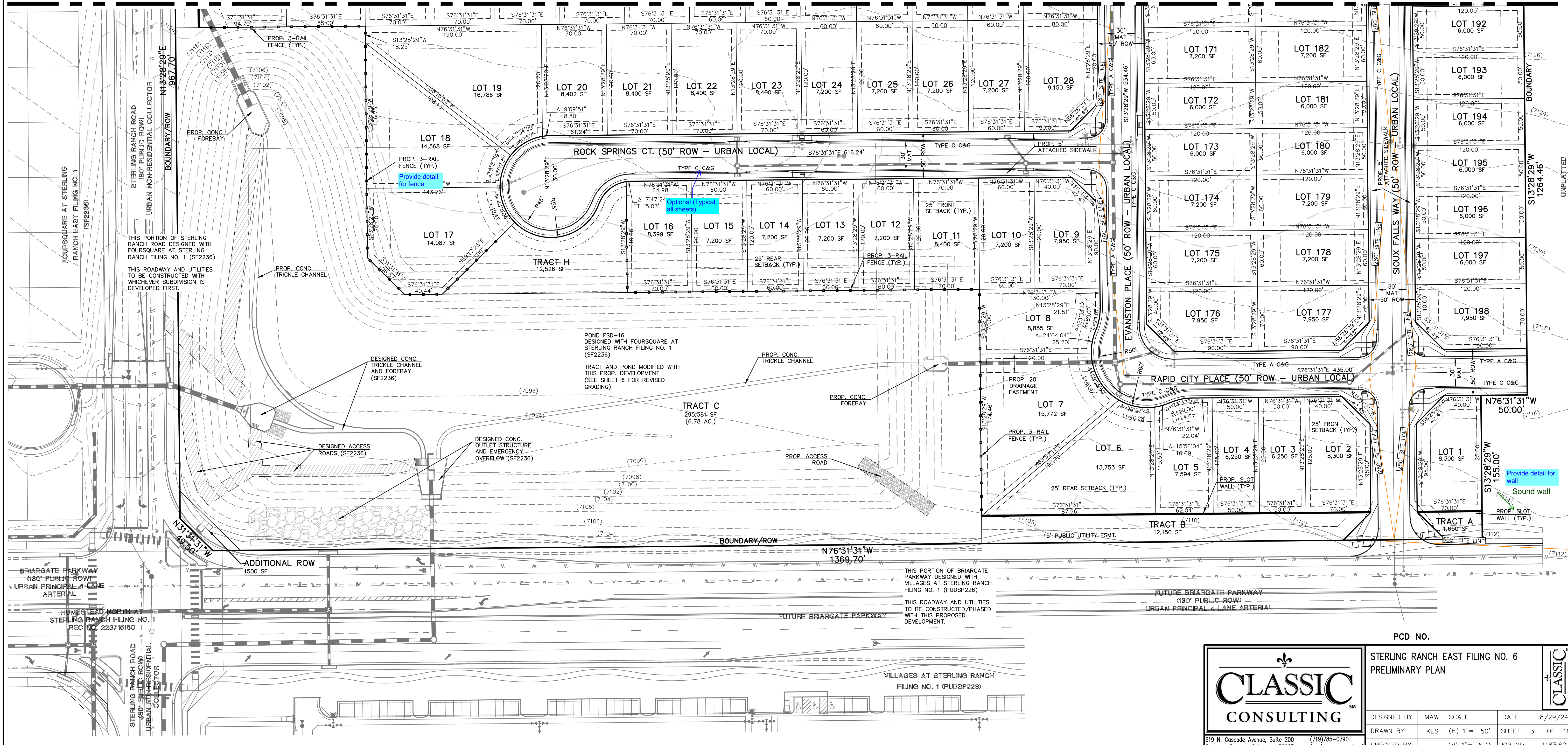
ALL LOTS WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

- 5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
- 5' FRONT PUBLIC IMP. ESMT. 15' FRONT PUBLIC UTIL. ESMT.
- 7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

Include same detail to go with easement notes as shown on page 6



MATCHLINE SEE SHEET 4



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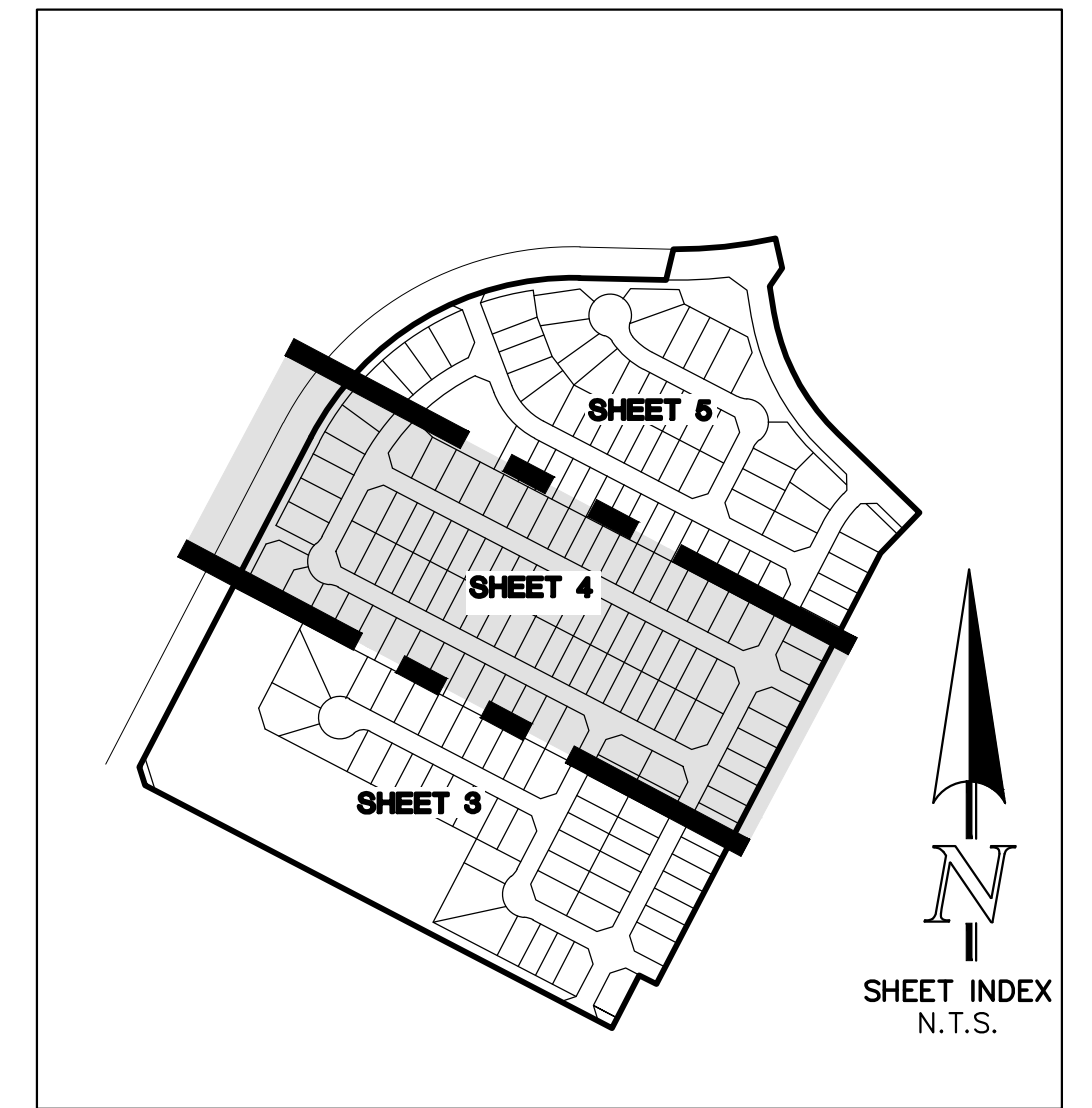
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| | DESIGNED BY | MAW | SCALE | DATE |
| | DRAWN BY | KES | (H) 1" = 50' | 8/29/24 |
| | CHECKED BY | (V) | 1" = N/A | SHEET 3 OF 19 |
| 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 | | (719) 785-0790 (719) 785-0799 (Fax) | | |

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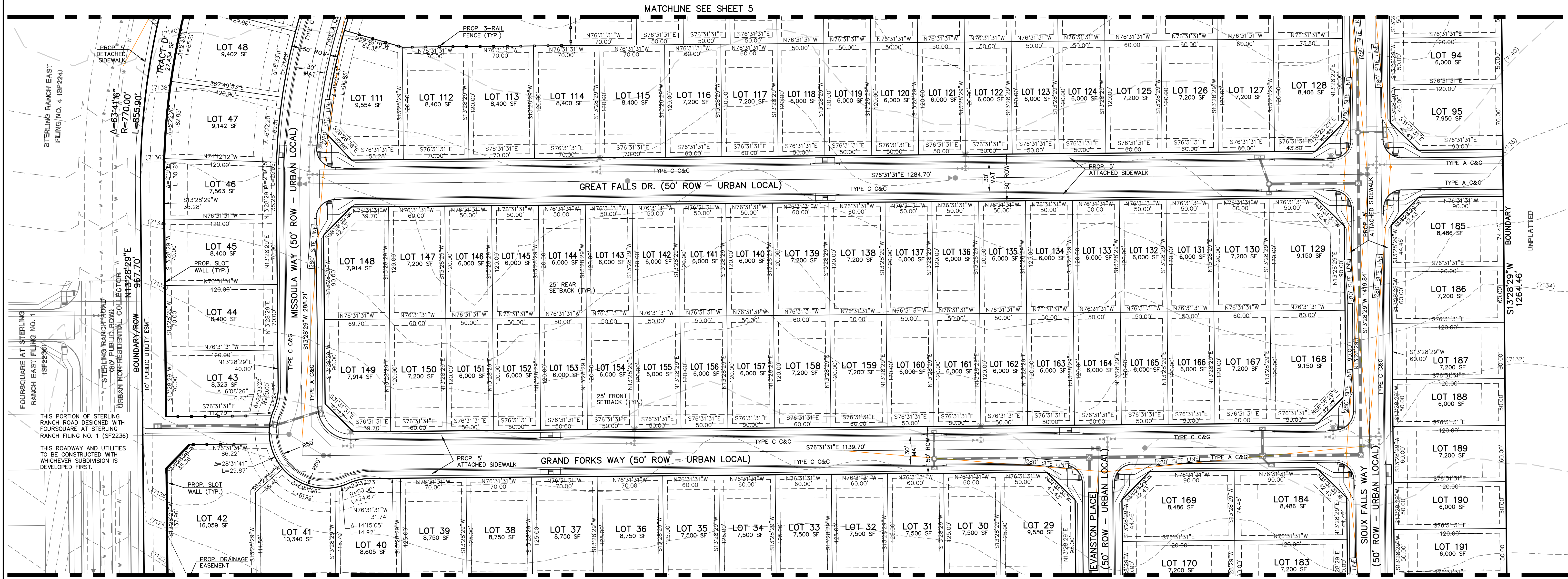
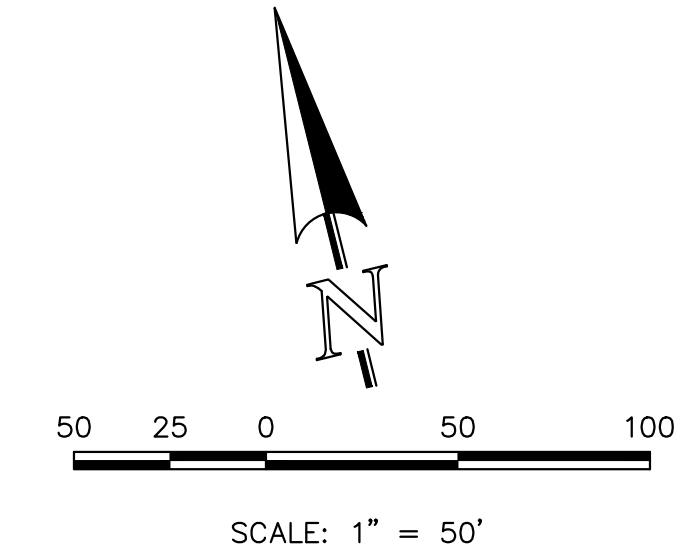
STERLING RANCH EAST FILING NO. 6

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PRELIMINARY PLAN



EASEMENT NOTE
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5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.



THIS PORTION OF STERLING RANCH ROAD DESIGNED WITH FOURSQUARE AT STERLING RANCH FILING NO. 1 (SF2236)

THIS ROADWAY AND UTILITIES TO BE CONSTRUCTED WITH WHICHEVER SUBDIVISION IS DEVELOPED FIRST.

PCD NO.

STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN

| | | | | |
|-------------|--------------|--------------|---------|---------|
| DESIGNED BY | MAW | SCALE | DATE | 8/29/24 |
| DRAWN BY | KES | (H) 1" = 50' | SHEET | 4 OF 19 |
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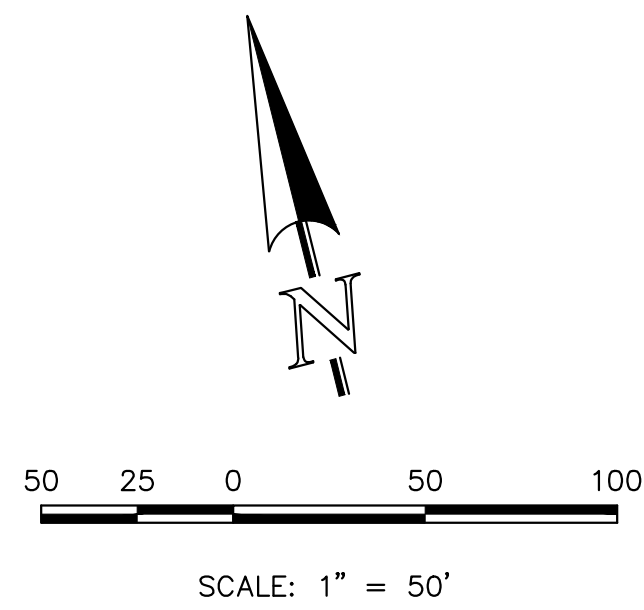
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(719) 785-0799 (Fax)

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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



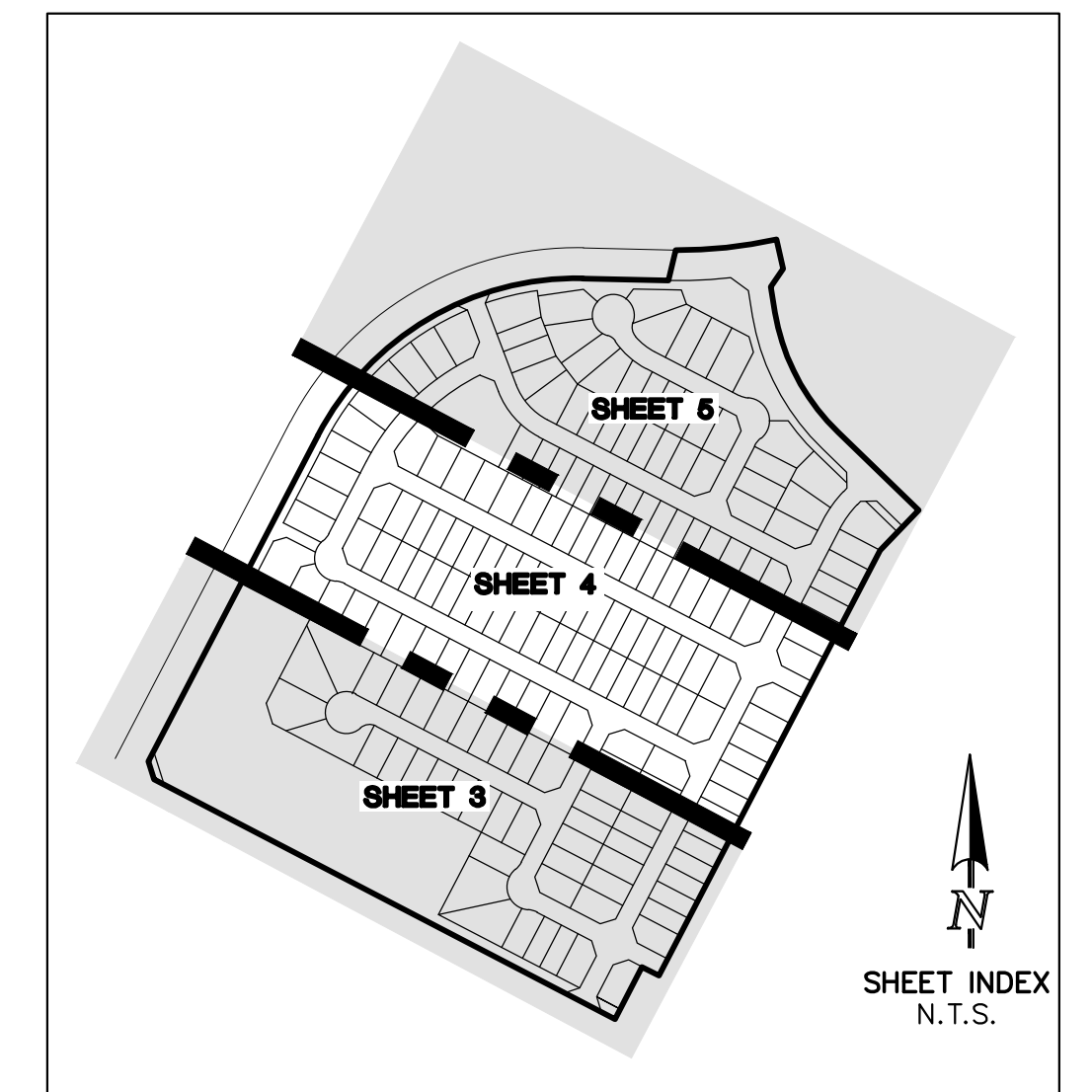
EASEMENT NOTE

ALL LOTS WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.

5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.

7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.



THIS PORTION OF STERLING RANCH PLANNED WITH STERLING RANCH EAST PRELIM. PLAN FILINGS 1-4 (SP224)
THIS ROADWAY AND UTILITIES TO BE DESIGNED AND CONSTRUCTED WITH WHICHEVER SUBDIVISION IS DEVELOPED FIRST.

MATCHLINE SEE SHEET 4

PCD NO.

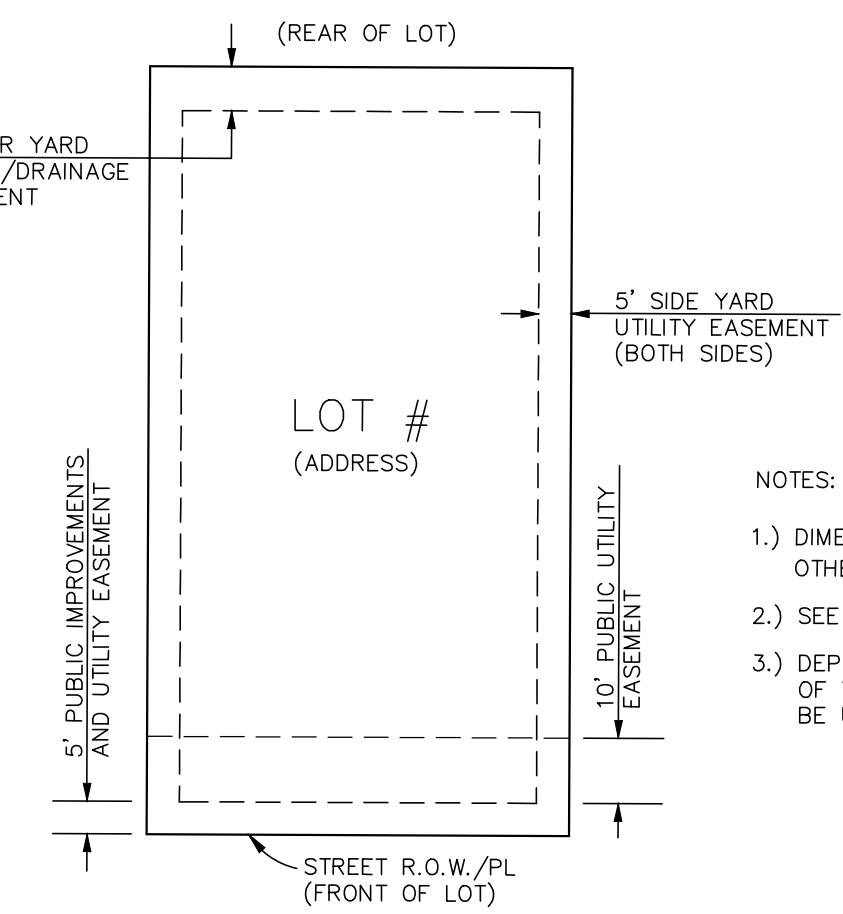
| | | | | |
|--|--|--------------|--------------|---------------|
| | STERLING RANCH EAST FILING NO. 6 PRELIMINARY PLAN | | | |
| | DESIGNED BY | MAW | SCALE | DATE |
| | DRAWN BY | KES | (H) 1" = 50' | SHEET 5 OF 19 |
| | CHECKED BY | (V) 1" = N/A | JOB NO. | 1183.60 |
| 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 | | | | |
| (719) 785-0790 (719) 785-0799 (Fax) | | | | |

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STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

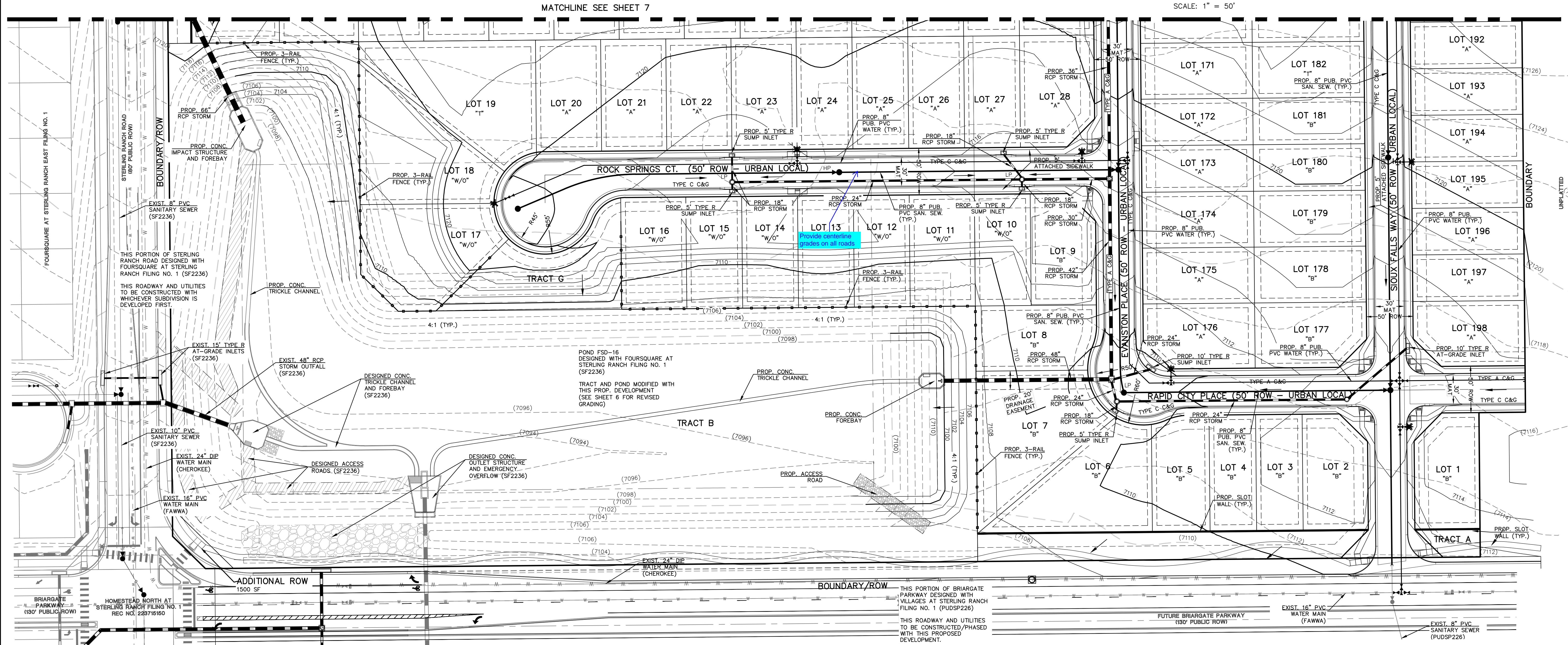
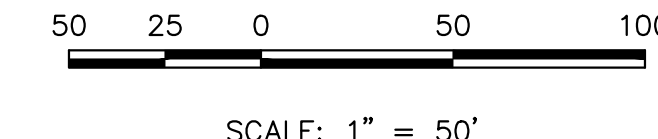
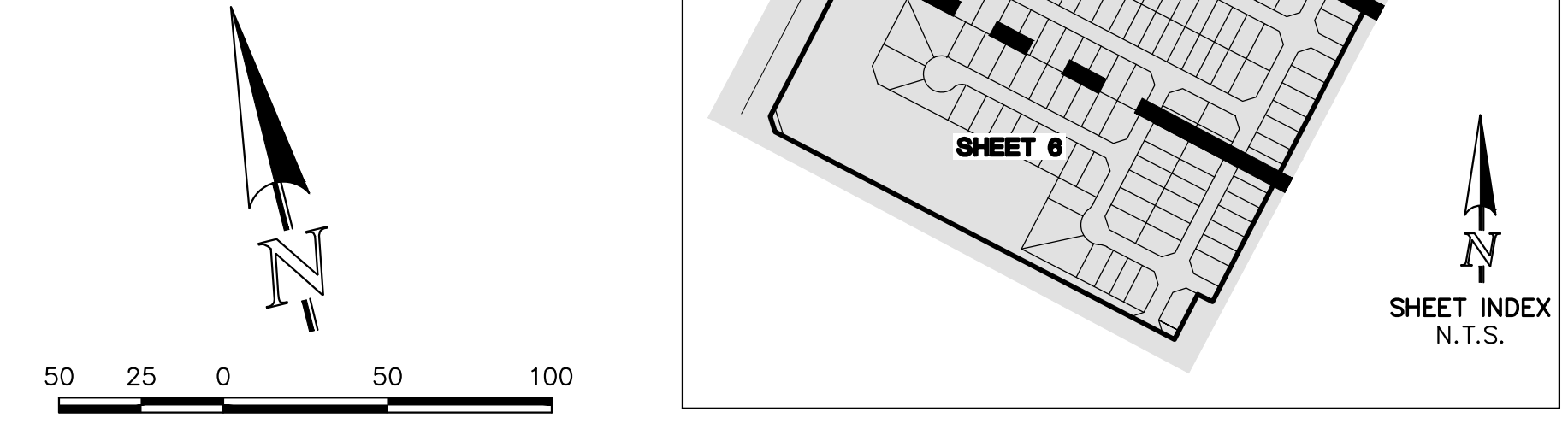
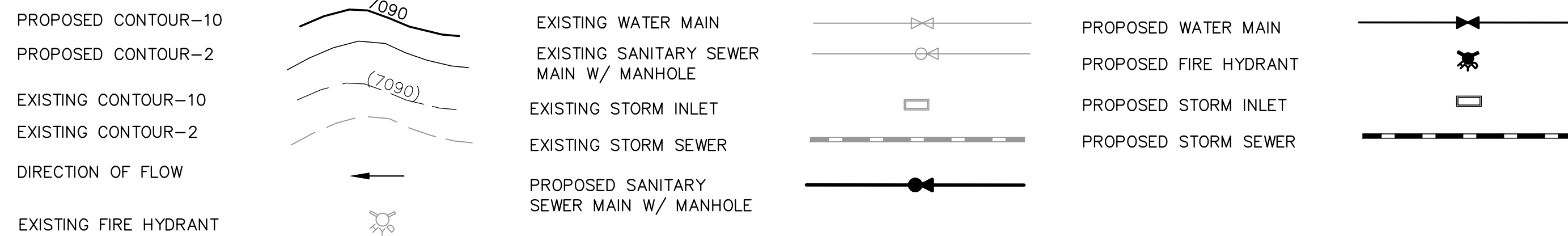
PRELIMINARY PLAN



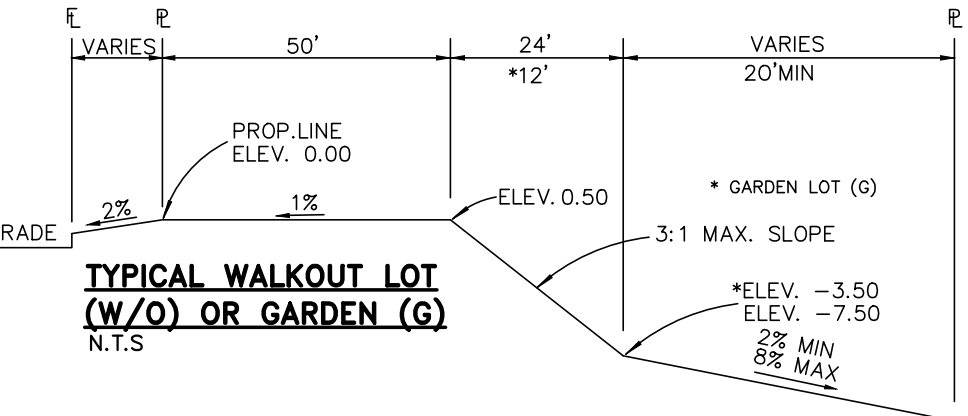
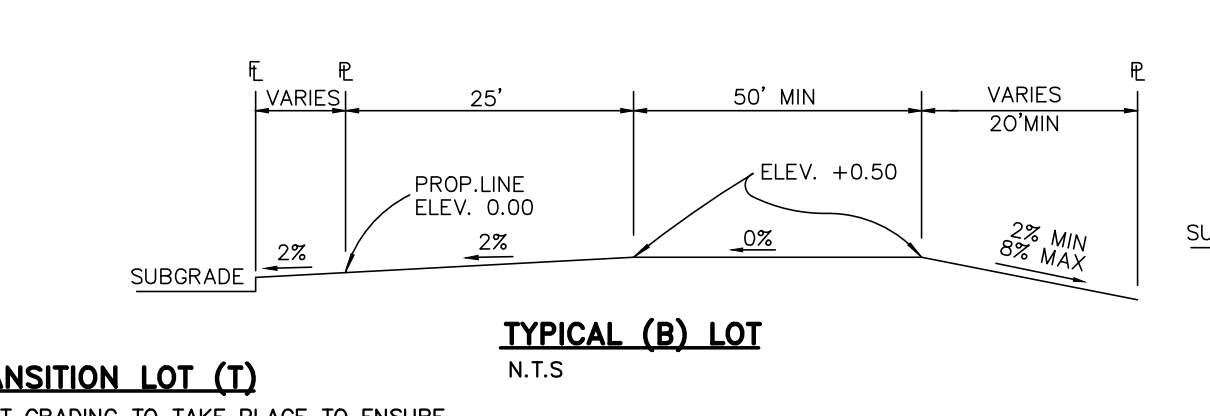
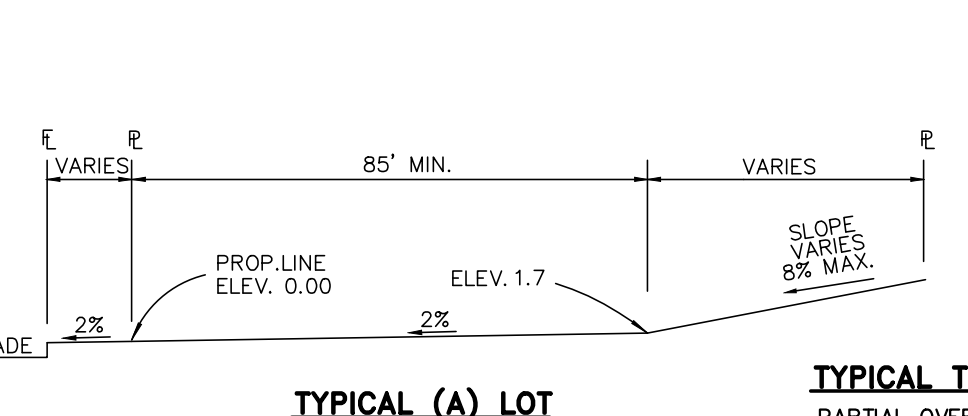
NOTES:
 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS
 3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.

DETAIL: TYPICAL LOT EASEMENTS

LEGEND



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NOTES:
 1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

CLASSIC CONSULTING

PCD NO. 1183.60

STERLING RANCH EAST FILING NO. 6
 PRELIMINARY PLAN
 PRELIMINARY GRADING AND UTILITIES

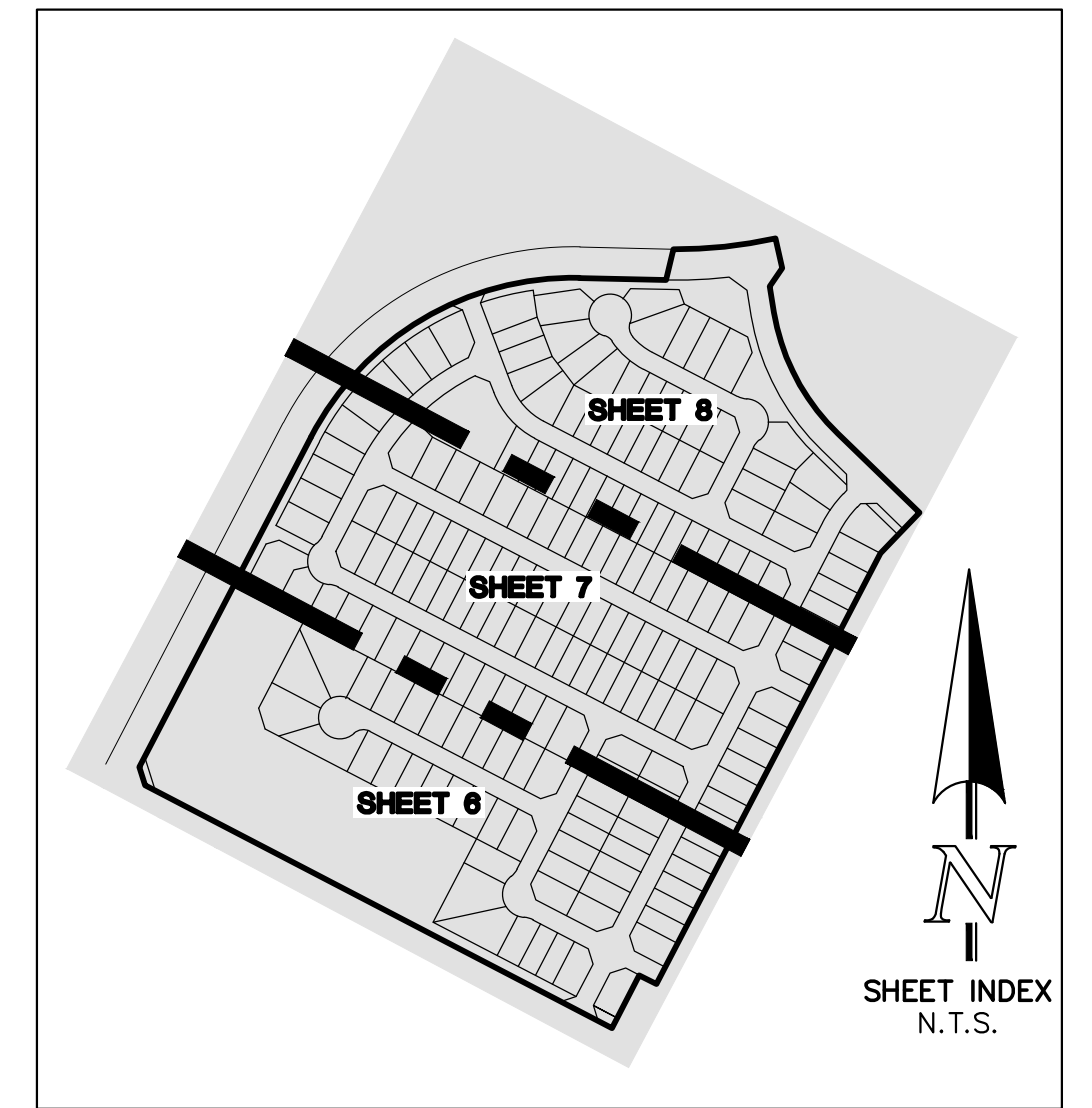
| | | | | |
|-------------|--------------|--------------|---------|---------|
| DESIGNED BY | MAW | SCALE | DATE | 8/29/24 |
| DRAWN BY | KES | (H) 1" = 50' | SHEET | 6 OF 19 |
| CHECKED BY | (V) 1" = N/A | JOB NO. | 1183.60 | |

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

STERLING RANCH EAST FILING NO. 6

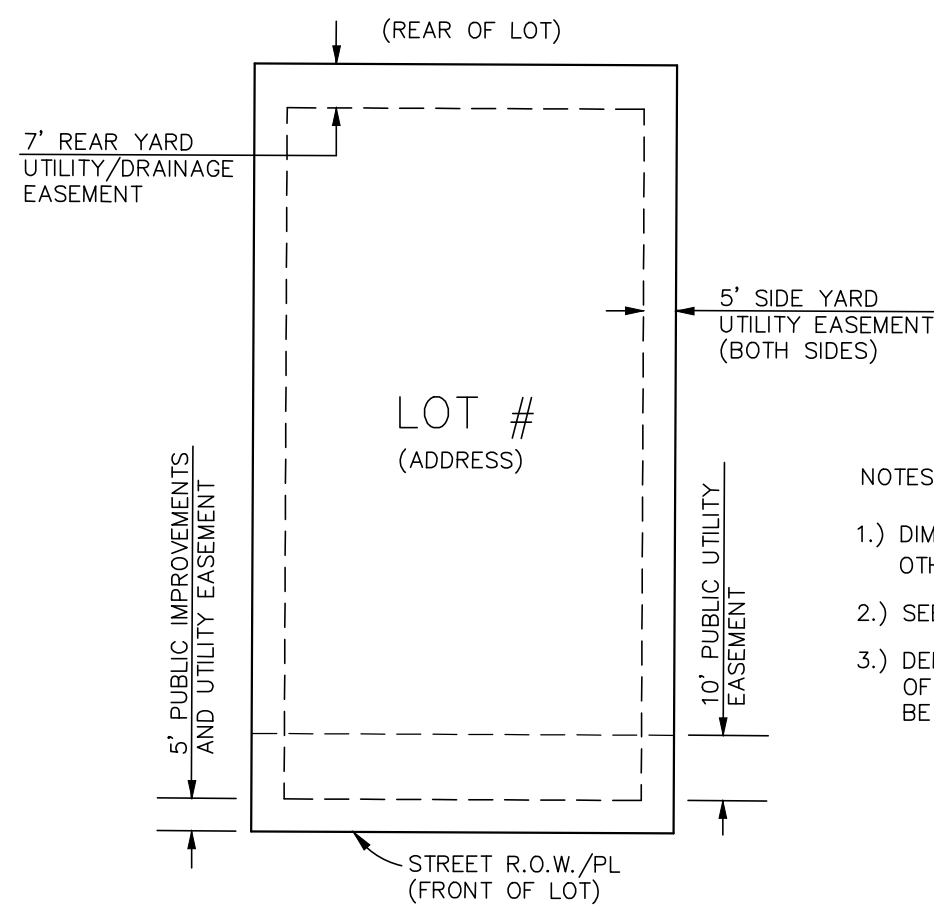
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



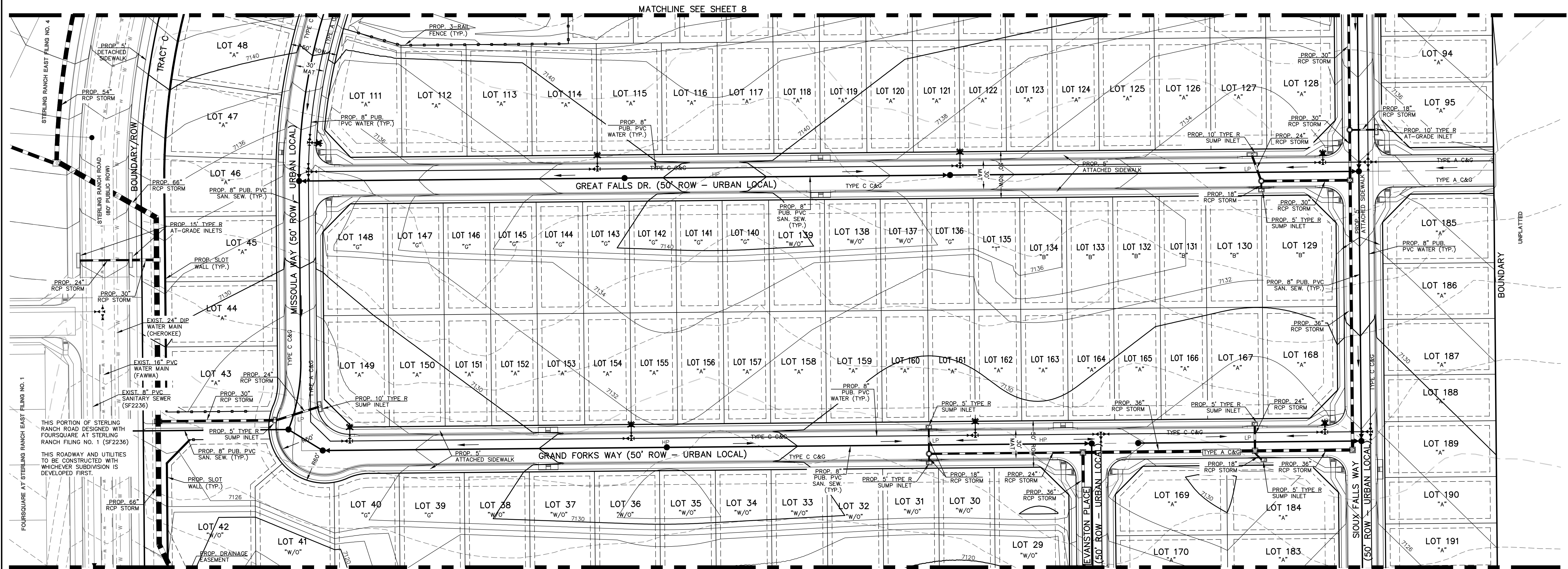
50 25 0 50 100

SCALE: 1" = 50'



- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 - 2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS
 - 3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.

DETAIL: TYPICAL LOT EASEMENTS



LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE

- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER

NOTES:

1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT



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

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

PCD NO.

STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN
PRELIMINARY GRADING AND UTILITIES

| | | | | |
|-------------|-----|--------------|---------|---------|
| DESIGNED BY | MAW | SCALE | DATE | 8/29/24 |
| DRAWN BY | KES | (H) 1" = 50' | SHEET | 7 OF 19 |
| CHECKED BY | (V) | 1" = N/A | JOB NO. | 1183.60 |



CLASSIC CONSULTING

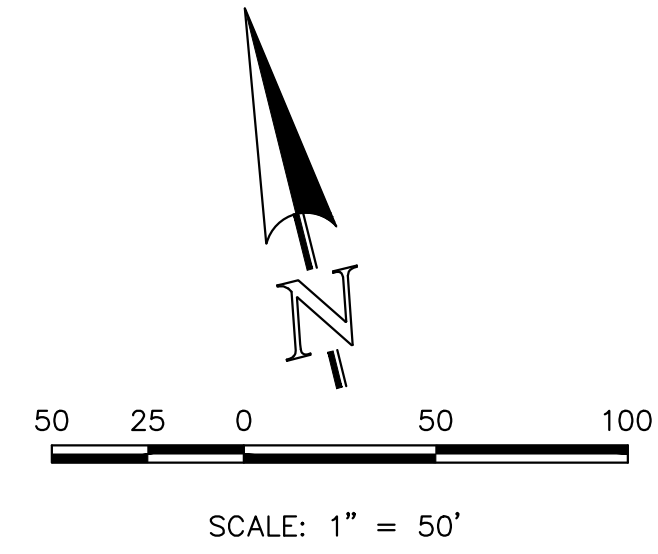
STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

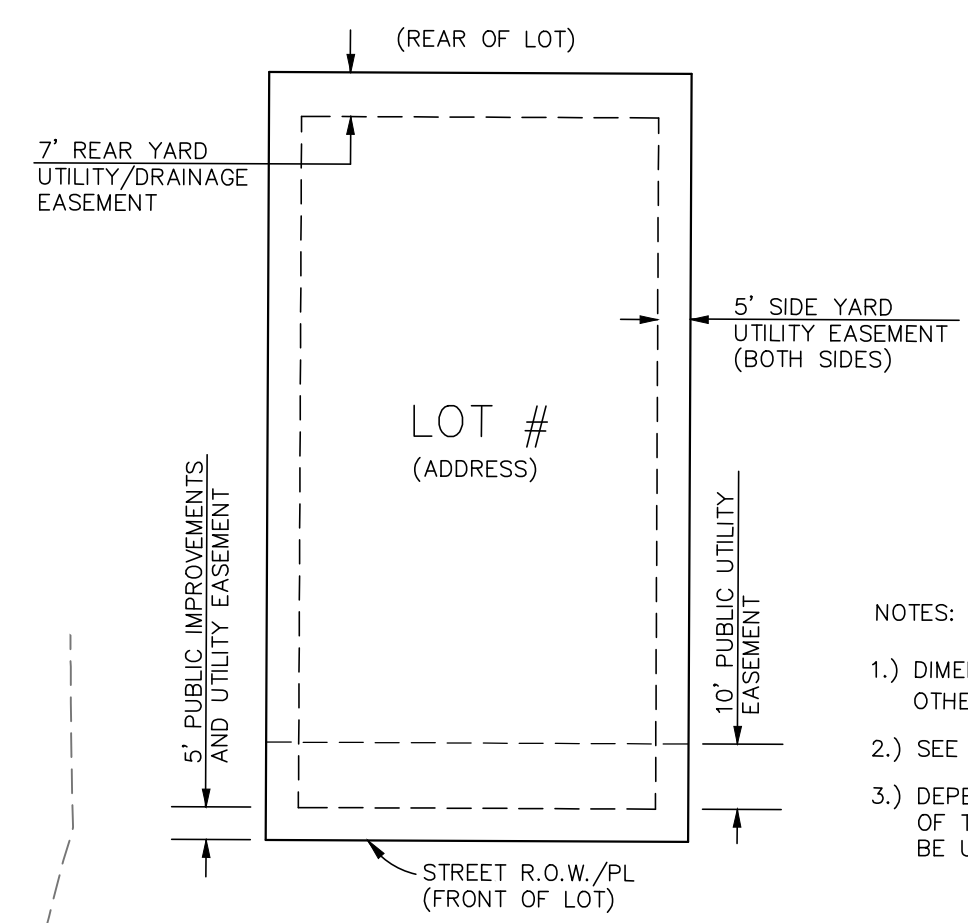
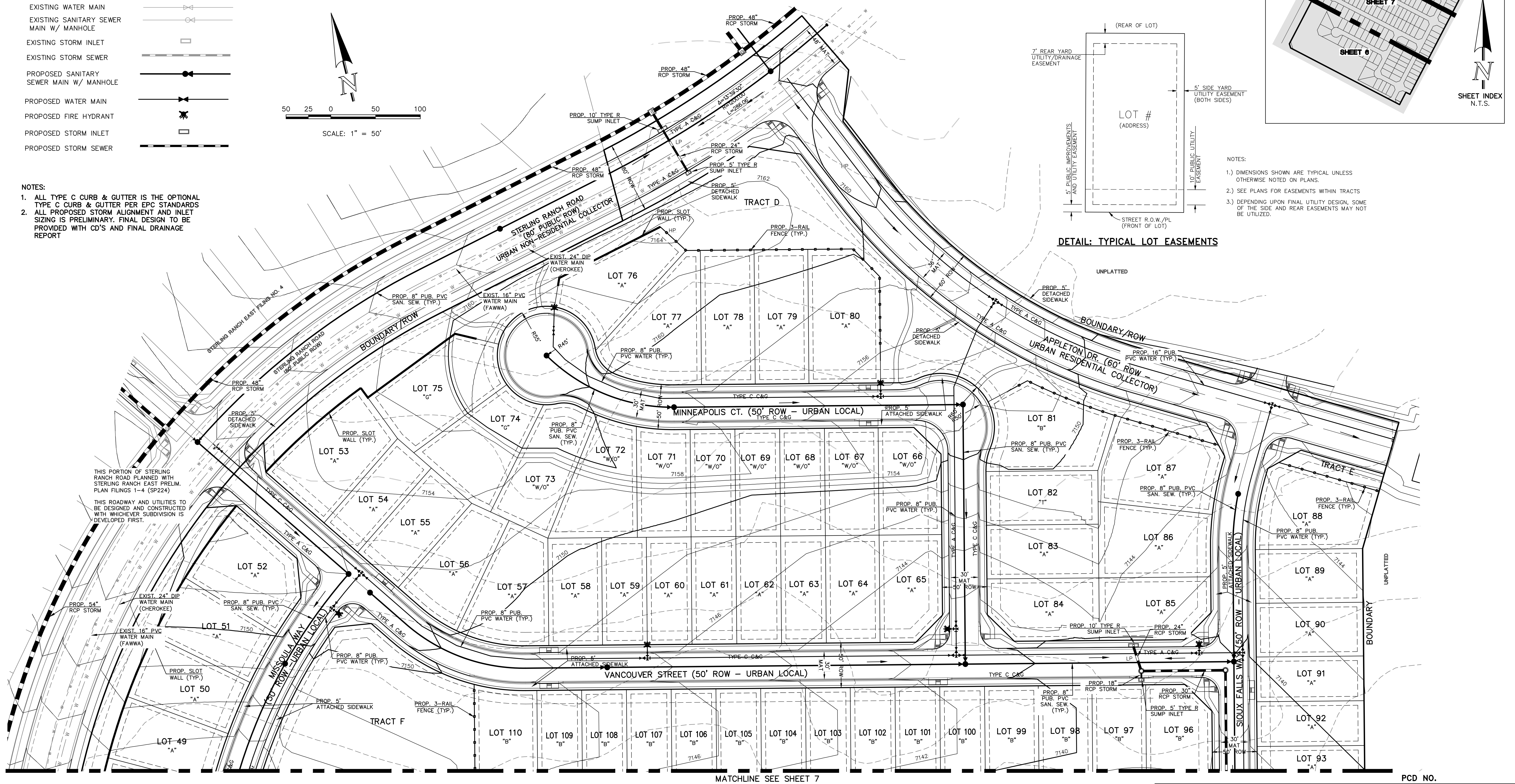
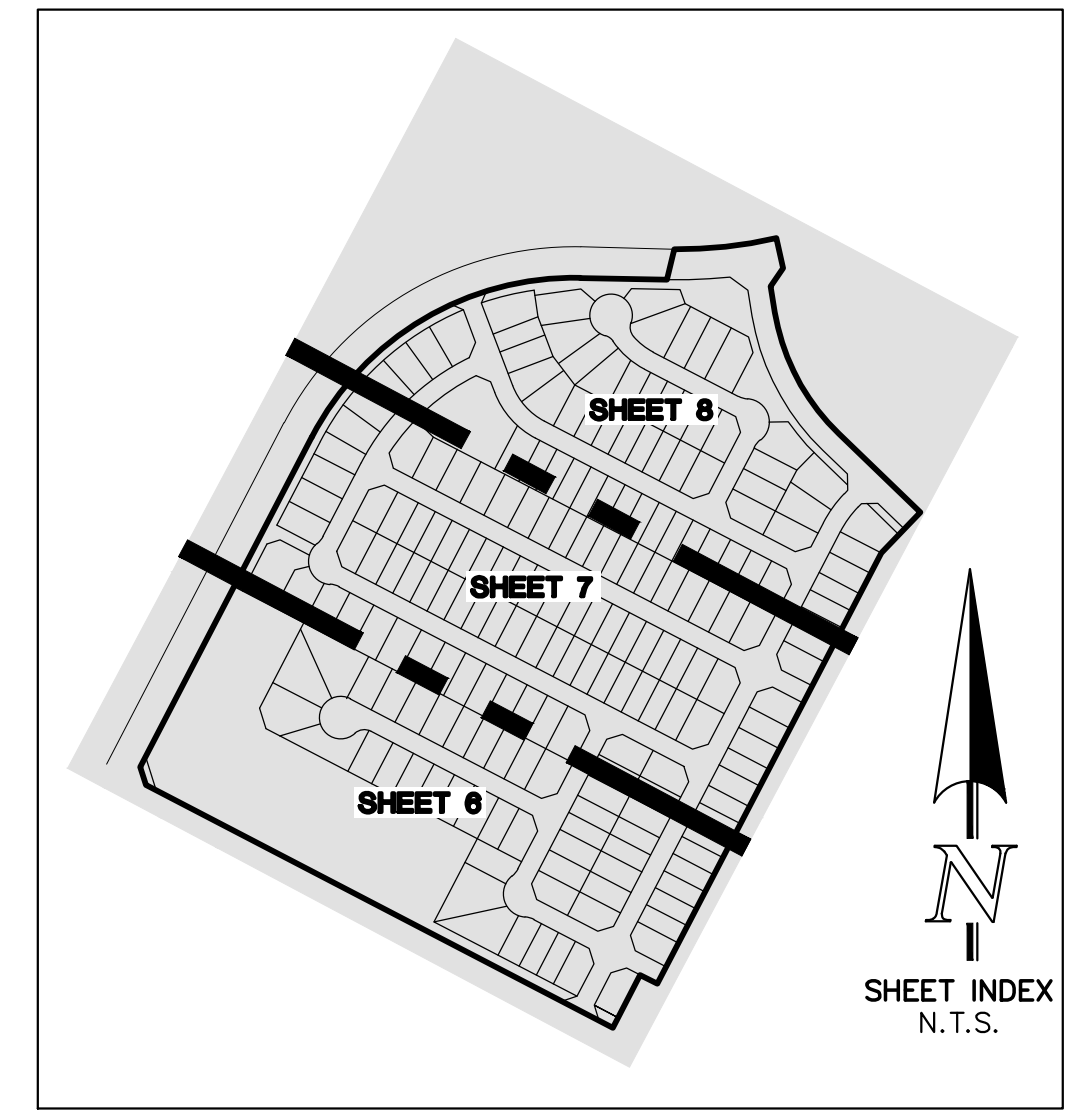
PRELIMINARY PLAN

LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER



- NOTES:**
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
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- NOTES:**
1. DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 2. SEE PLANS FOR EASEMENTS WITHIN TRACTS.
 3. DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.

THIS PORTION OF STERLING RANCH ROAD PLANNED WITH STERLING RANCH EAST PRELIM. PLAN FILINGS 1-4 (SP224)

THIS ROADWAY AND UTILITIES TO BE DESIGNED AND CONSTRUCTED WITH WHICHEVER SUBDIVISION IS DEVELOPED FIRST.

MATCHLINE SEE SHEET 7

PCD NO.

| | | | |
|--|--------------|---|---------------|
| | | STERLING RANCH EAST FILING NO. 6 PRELIMINARY PLAN PRELIMINARY GRADING AND UTILITIES | |
| DESIGNED BY | MAW | SCALE | DATE |
| DRAWN BY | KES | (H) 1" = 50' | SHEET 8 OF 19 |
| CHECKED BY | (V) 1" = N/A | JOB NO. | 1183.60 |
| 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 | | (719) 785-0790 (719) 785-0799 (Fax) | |

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Sterling Ranch East

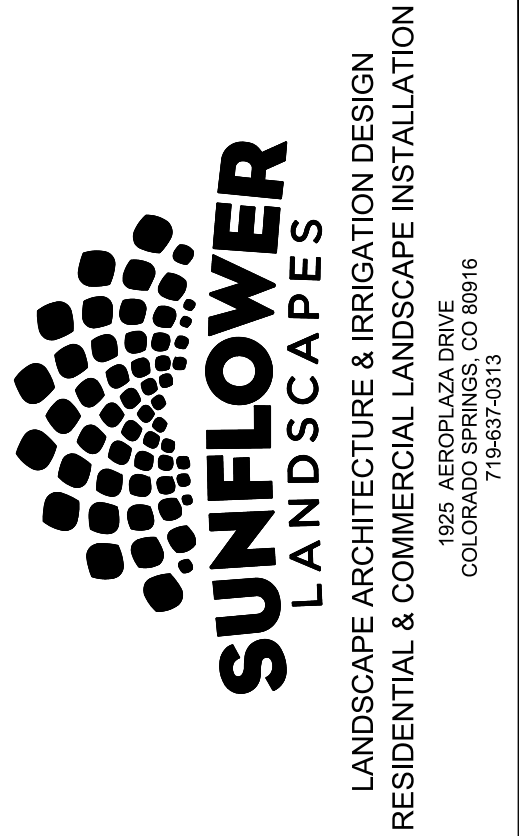
County of El Paso, State of Colorado, Filing 6
PUD Development Plan & Preliminary Plan

Filing No 6 preliminary plan- match header all sheets

STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



| Road Classification | Depth of Roadway Landscaping Area | Required Trees (Trees/ Linear Foot of Frontage) |
|--------------------------------|-----------------------------------|---|
| Expressway, Principal Arterial | 25 feet | 1 per 20 feet |
| Urban Interchange/Intersection | 25 feet | 1 per 20 feet (Substitute shrubs for visibility) |
| Minor Arterial | 20 feet | 1 per 25 feet |
| Non-Arterial ¹ | 10 feet | 1 per 30 feet |

IRRIGATION SYSTEM DESCRIPTION
The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.

FINAL LANDSCAPE SUBMITTAL NOTE
When Final Landscape plan is submitted an irrigation plan will be submitted, with all applicable support materials (at the time of building permit application). Review and approval of these plans to occur thirty (30) days prior to building permit issuance or prior to certificate of occupancy issuance.

If an irrigation plan is not submitted with the final Landscape plan submittal, an irrigation plan must be submitted for review 90 days after a building permit is issued. The irrigation plan must be approved prior to any irrigation equipment installation or issuance of certificate of occupancy.

this may be a city standard not a County one.

¹ The required depth of the roadway landscape area shall be increased to 15 feet along a non-arterial road or public alley where the road or alley separates a non-residential use from a residential zoning district. The number of required trees shall be increased to 1 per 15 feet of linear frontage. A minimum of 1/3 of the trees shall be evergreen trees.

| DATE | REVISION DESCRIPTION |
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FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

| Street Name / Boundary | Street Classification | Width (ft.) Req. / Prov. | Linear Footage | Tree Req. / Ft. | Tree Req. /Prov. |
|------------------------|-----------------------------|--------------------------|----------------|-----------------|------------------|
| Briargate Parkway | Major Arterial | 25'/25' | 506 | 1/20 | 25.3 / 20 |
| Sterling Ranch Road | Minor Arterial | 20'/20' | 1,703 | 1/25 | 68.1 / 45 |
| A Road | NON arterial Minor Arterial | 20'/20' | 781 | 1/25 | 31.2 / 19 |

| Shrub Substitutions Req. / Prov. | Ornamental grass Req. / Prov. | Setback Abbr. | Percent Ground Plane Cov. Req./Pro |
|----------------------------------|-------------------------------|---------------|------------------------------------|
| 60 / 60 | 0 / 0 | LS | 75% / 75% |
| 230 / 230 | 0 / 0 | LS | 75% / 75% |
| 120 / 120 | 0 / 0 | LS | 75% / 75% |

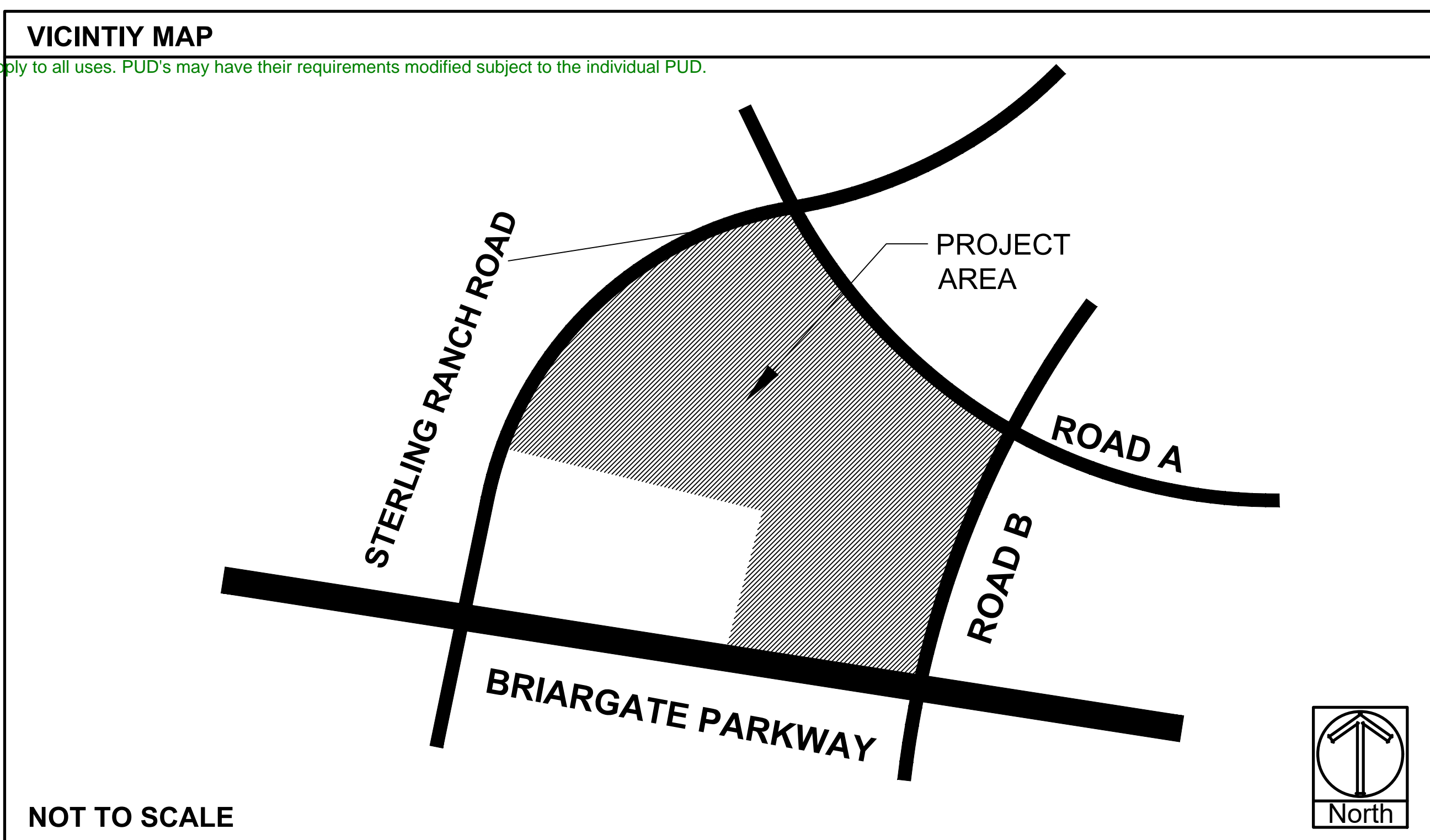
Code requires landscaping at all residential streets

are you pushing the landscape setbacks into the lots or are they in tracks adjacent to the roads?
all residential roads

6.2.2. Landscape Requirements

(A)General. (1)Purpose. The landscape requirements are intended to provide uniform standards for the development and maintenance of the landscaping of private property and public rights-of-way to achieve a balance between the individual right to develop and the general benefit and welfare of the community. The benefits to be achieved and the overall purposes of the landscaping required by this Section are: (1) to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment; (2) to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise; (3) to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy; and (4) to create an overall pleasant and attractive surrounding.

(a)Applies to All Land Uses. The requirements of this Section shall apply to all uses. PUD's may have their requirements modified subject to the individual PUD.



PLANTING LEGEND

Notes Key:
X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant
Z=Zone, K=Altitude, Water Use Inch / year. D=Dry (13-20"), A=Adaptable (18-28")
S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)

| ABBR. | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|---------------------------|------|--|------------------------------------|--------|--------------------------|
| DECIDUOUS TREES | | | | | |
| ABM | 2 | Acer x freemanii 'Autumn Blaze' | Maple, Autumn Blaze | 1-1/2" | Z=4, 6.5K,S,SIG |
| ANM | 23 | Acer platanoides | Maple, Norway | 1-1/2" | Z=4, 6.5K,S,SIG |
| CCH | 5 | Crataegus crus-galli 'Inermis' | Hawthorn, Cockspur (Thornless) | 1-1/2" | R,DE,F,Z=4, 8.5K,A,D,SIG |
| MSS | 21 | Malus 'Spring Snow' | Crabapple, Spring Snow | 1-1/2" | F,Z=4, 8.5K,S,SIG |
| PCR | 2 | Prunus virginiana 'Schubert' | Cherry, Canada Red | 1-1/2" | R,DE,F,Z=2, 9.5K,A,S,SIG |
| TAR | 14 | Tilia americana 'Redmond' | Linden, Redmond | 1-1/2" | Z=3, 6K,S,SIG |
| EVERGREEN TREES | | | | | |
| PIP | 6 | Picea pungens | Spruce, Colorado Blue | 6' | R,DE,Z=3, 10K,S,SIG |
| PON | 25 | Pinus ponderosa | Pine, Ponderosa | 6' | R,DE,Z=3, 9.5K,D,SIG |
| DECIDUOUS SHRUBS | | | | | |
| ARB | 27 | Aronia melanocarpa | Chokeberry, Black | 5 Gal | R,DE,Z=2, 8.5K,A,SIG |
| BRG | 65 | Berberis thunbergii 'Rose Glow' | Barberry, Rosy Glow | 5 Gal | R,DE,Z=4, 7K,A,SIG |
| COP | 28 | Contoneaster acutifolia | Contoneaster, peking | 5 Gal | R,DE,Z=4, 10K,S,SIG |
| CRD | 13 | Cornus stolonifera 'colorodensis' | Dogwood, Red Twig | 5 Gal | R,DE,Z=2,F, 8K,S,SIG |
| EBB | 32 | Euonymus alatus | Burning Bush | 5 Gal | R,DE,F,Z=3, 7.5K,S,SIG |
| PBS | 60 | Prunus Besseyi 'Pawnee Buttes' | Western Sandcherry 'Pawnee Buttes' | 5 Gal | F,Z=3, 9.5K,A,SIG |
| POG | 43 | Potentilla fruticosa 'Gold finger' | Potentilla, Gold finger | 5 Gal | R,DE,F,Z=2, 10K,S,SIG |
| PSG | 5 | Potentilla 'Sutters Gold' | Potentilla, Sutters Gold | 5 Gal | R,DE,Z=3, 8.5K,S,SIG |
| SCL | 10 | Syringa x chinensis | Lilac, Chinese | 5 Gal | R,DE,Z=3, 9K,A,SIG |
| SCW | 15 | Syringa vulgaris 'Alba' | Lilac, Common White | 5 Gal | R,DE,F,Z=2, 10K,A,SIG |
| SPC | 35 | Spiraea x bumalda 'Goldmound' | Spirea, Goldmound | 5 Gal | R,DE,Z=3, 7.5K,A,S,SIG |
| SPV | 15 | Spiraea x 'Vanhouttei' | Spirea, Vanhouttei | 5 Gal | R,DE,Z=3, 7.5K,A,S,SIG |
| VOS | 20 | Viburnum opulus 'Roseum' | Viburnum Snowball | 5 Gal | R,DE, 7.5K,A,SIG |
| EVERGREEN SHRUBS | | | | | |
| JB | 90 | Juniperus Sabina | Juniper, Buffalo | 5 Gal | R,DE,Z=3, 8.5K,A,SIG |
| PGS | 17 | Picea pungens 'Glauca Globosa' | Spruce, Globe Blue | 5 Gal | Z=2, 10K,S,SIG |
| ORNAMENTAL GRASSES | | | | | |
| CAA | 19 | Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass | 1 Gal | R,DE,Z=3, 6.5K,A,SIG |
| PSR | 76 | Panicum virgatum 'Rebraun' | Switch grass 'Rebraun' | 1 Gal | R,DE,Z=5, 7K,D,SIG |
| PERENNIALS | | | | | |
| GAM | 47 | Gaillardia aristata 'Monarch Mix' | Blanket Flower 'Monarch Mix' | 1 Gal | R,DE,F,Z=3, 8.5K,A,SIG |

GROUNDCOVER LEGEND

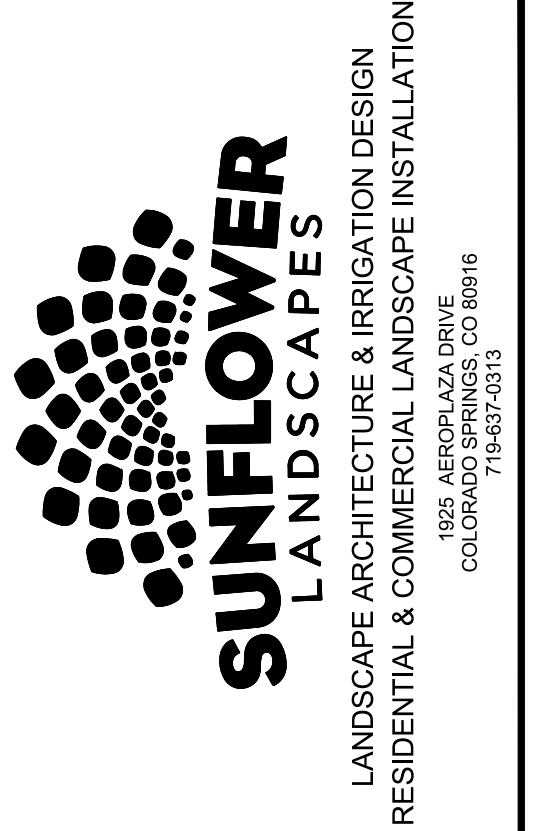
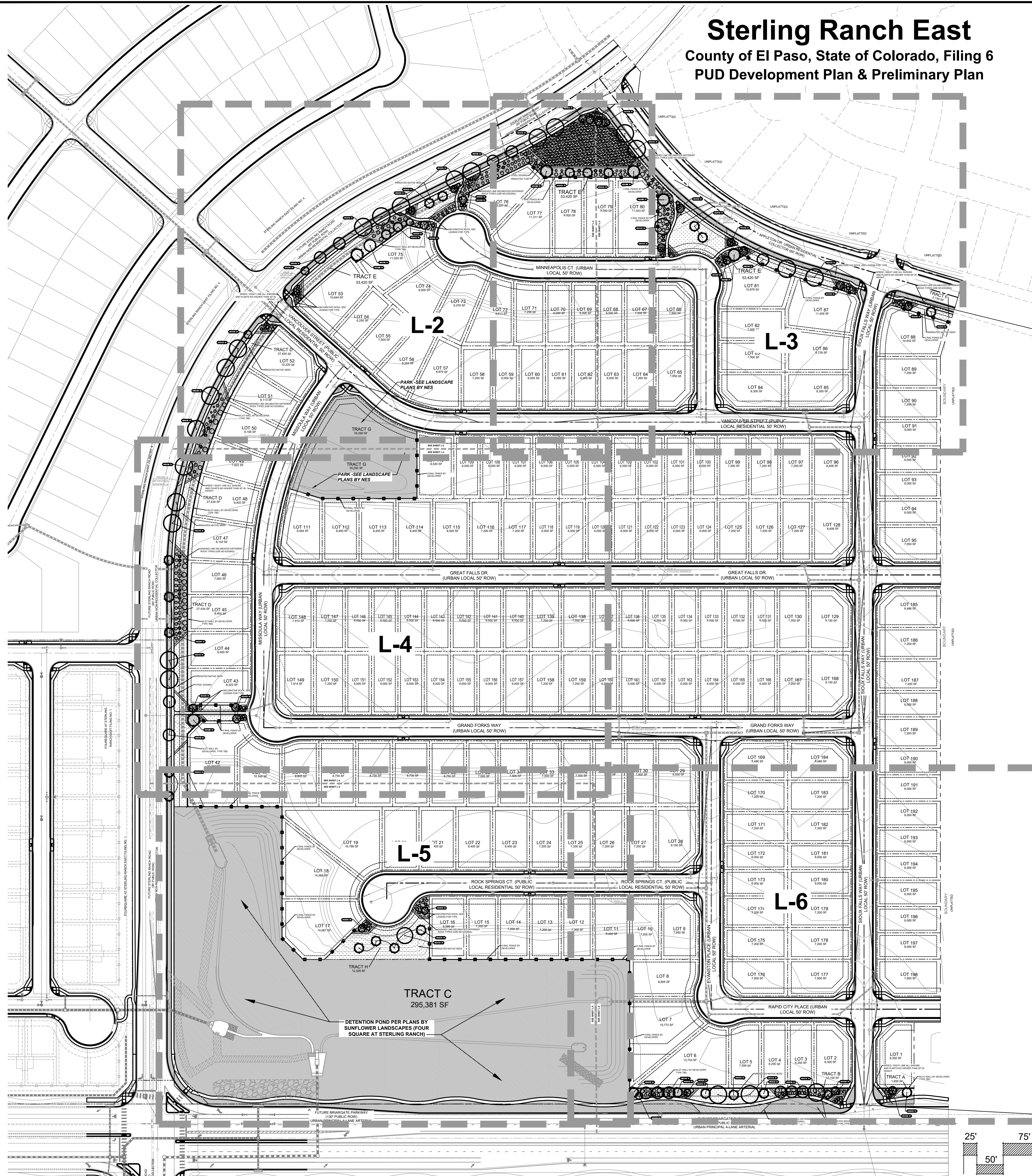
| SYMBOL | DESCRIPTION | QUANTITY |
|-----------|---|-----------|
| — | STEEL EDGING | 1,322 LF |
| [Pattern] | 1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC | 46,983 SF |
| [Pattern] | 3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC | 21,106 SF |
| [Symbol] | DECORATIVE BOULDER | 38 TOTAL |
| [Pattern] | KENTUCKY BLUEGRASS SOD | 12,245 SF |
| [Pattern] | IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES). | 51,216 SF |

STERLING RANCH EAST
FILING 6
STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
EL PASO COUNTY

JOB NUMBER
2747-0924
DATE 9/26/2024
DRAWN BY MB
DRAWING DESCRIPTION
TITLE SHEET
SHEET #
L-TS
© 2023 BY SUNFLOWER LANDSCAPES • ALL RIGHTS RESERVED

Sterling Ranch East

County of El Paso, State of Colorado, Filing 6
PUD Development Plan & Preliminary Plan



| DATE | REVISION DESCRIPTION |
|------|----------------------|
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FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

PLANT SYMBOL KEY

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFORM TO WARRANTIES.

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

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 31ST ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NONIRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

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

UTILITY NOTE

CALL 1-800-482-1887 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

KEEP TREES 1' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 14-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

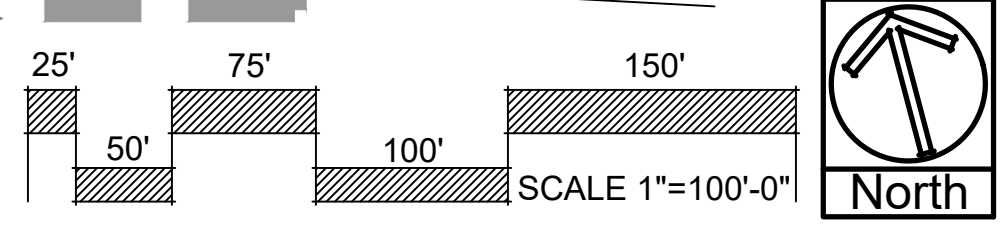
KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

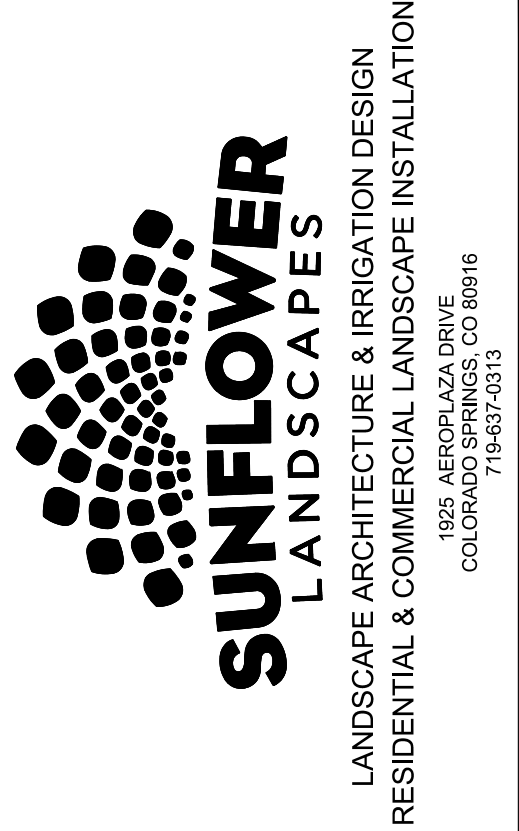
STERLING RANCH EAST
 FILING 6
 STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
 EL PASO COUNTY

JOB NUMBER
2747-0924
 DATE
 9/26/2024
 DRAWN BY
 MB
 DRAWING DESCRIPTION
**PRELIMINARY
 LANDSCAPE -
 OVERALL PLAN**
 SHEET #
L-1
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Sterling Ranch East

County of El Paso, State of Colorado, Filing 6
PUD Development Plan & Preliminary Plan



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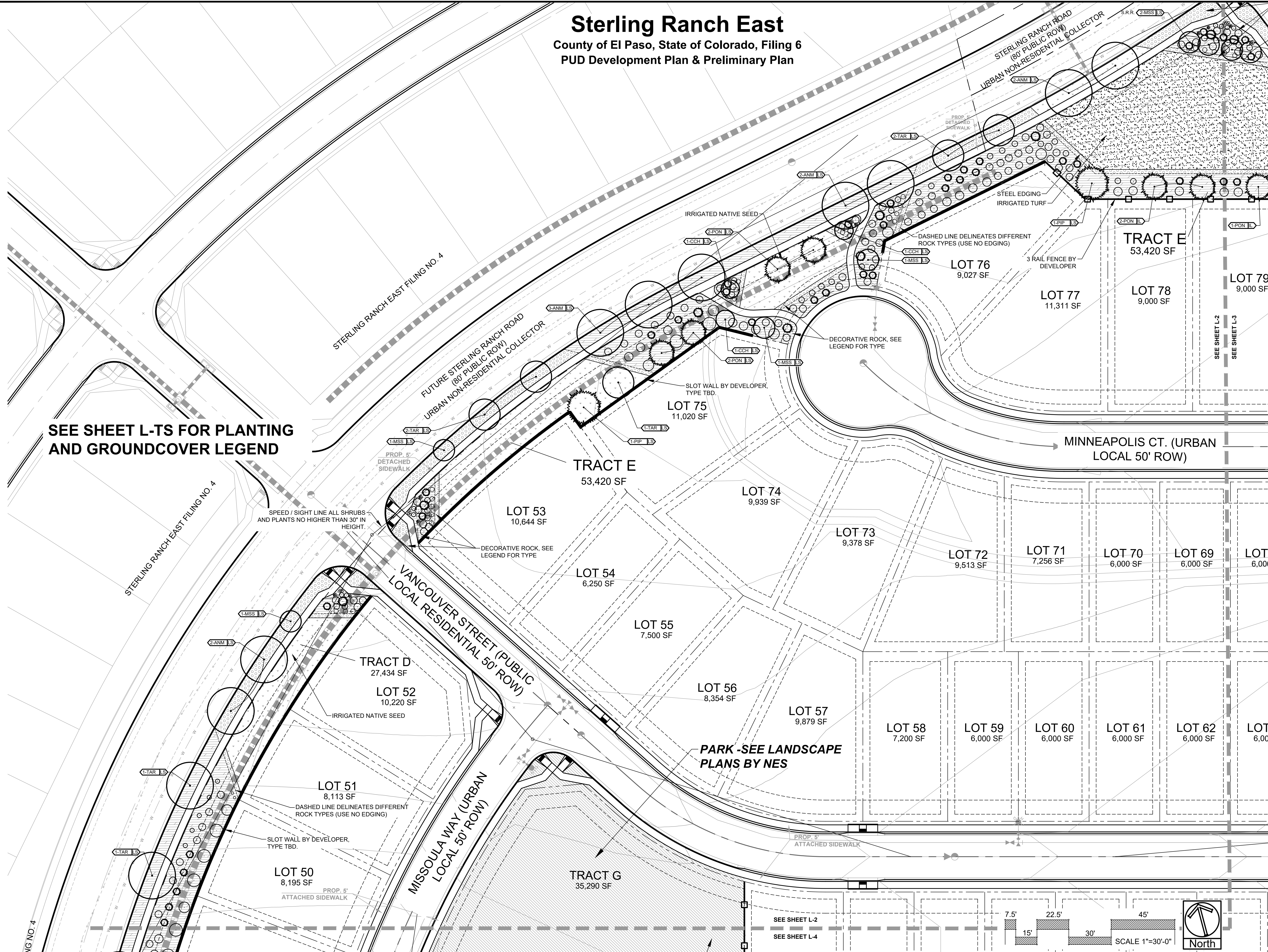
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STERLING RANCH EAST
 FILING 6
 STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
 EL PASO COUNTY

JOB NUMBER: 2747-0924
 DATE: 9/26/2024
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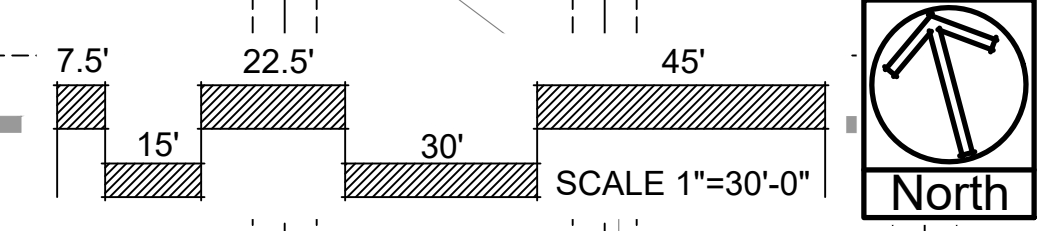
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PRELIMINARY LANDSCAPE PLAN
 SHEET #:
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SEE SHEET L-TS FOR PLANTING AND GROUND COVER LEGEND

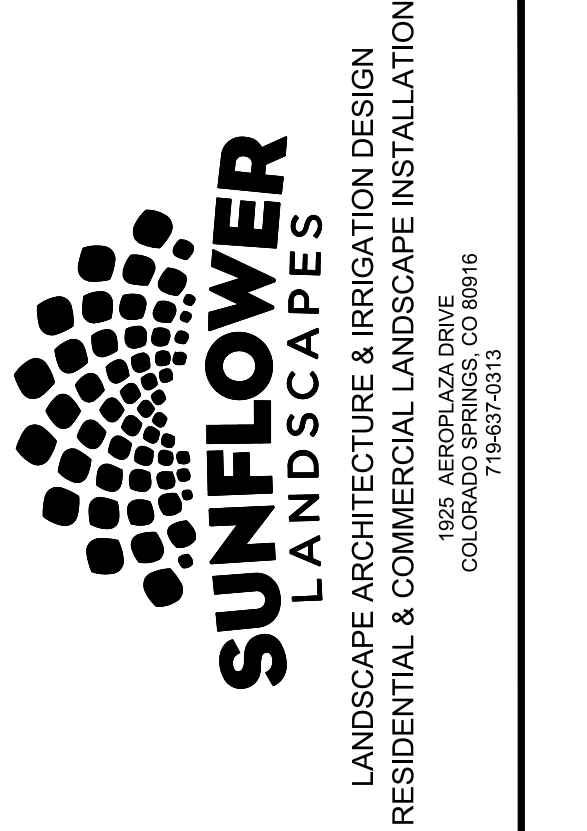
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STERLING RANCH EAST FILING NO. 4



Sterling Ranch East

County of El Paso, State of Colorado, Filing 6
PUD Development Plan & Preliminary Plan



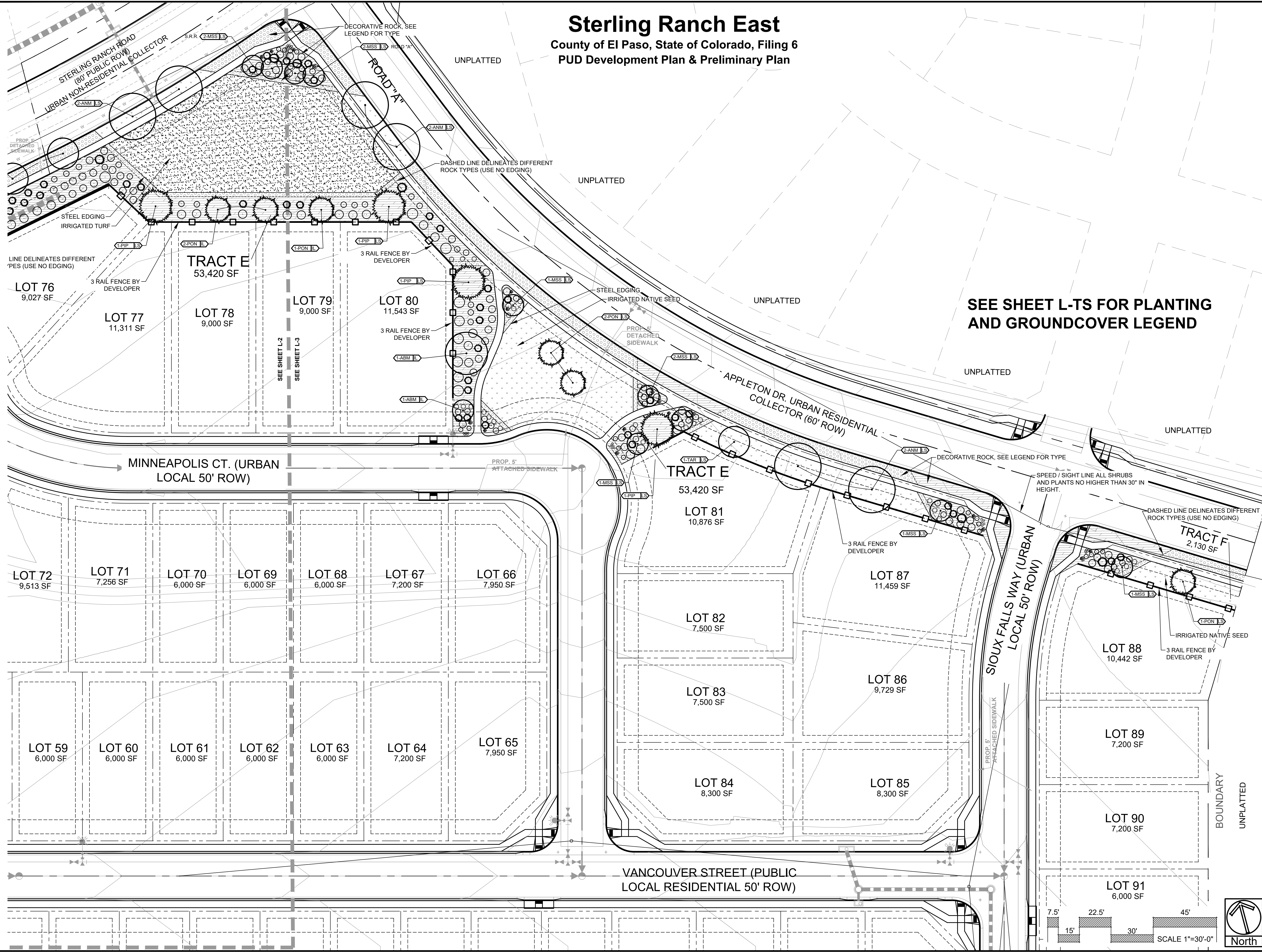
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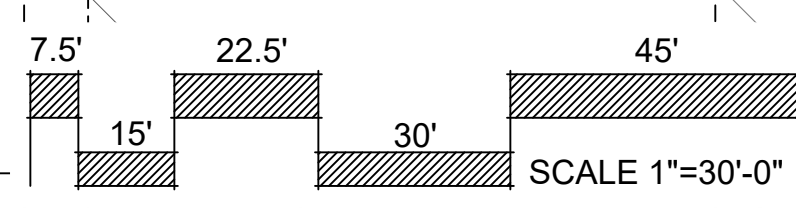


STERLING RANCH EAST
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 EL PASO COUNTY

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| SHEET # | L-3 |

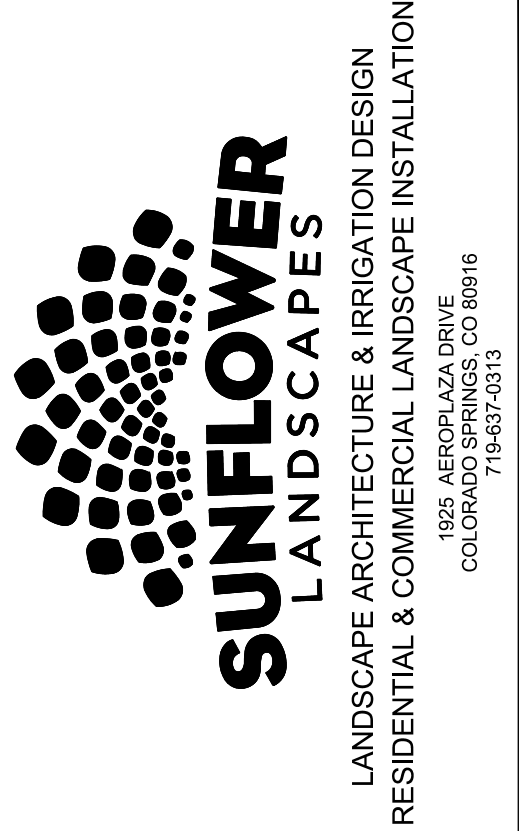


SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



Sterling Ranch East

County of El Paso, State of Colorado, Filing 6
 PUD Development Plan & Preliminary Plan T 106



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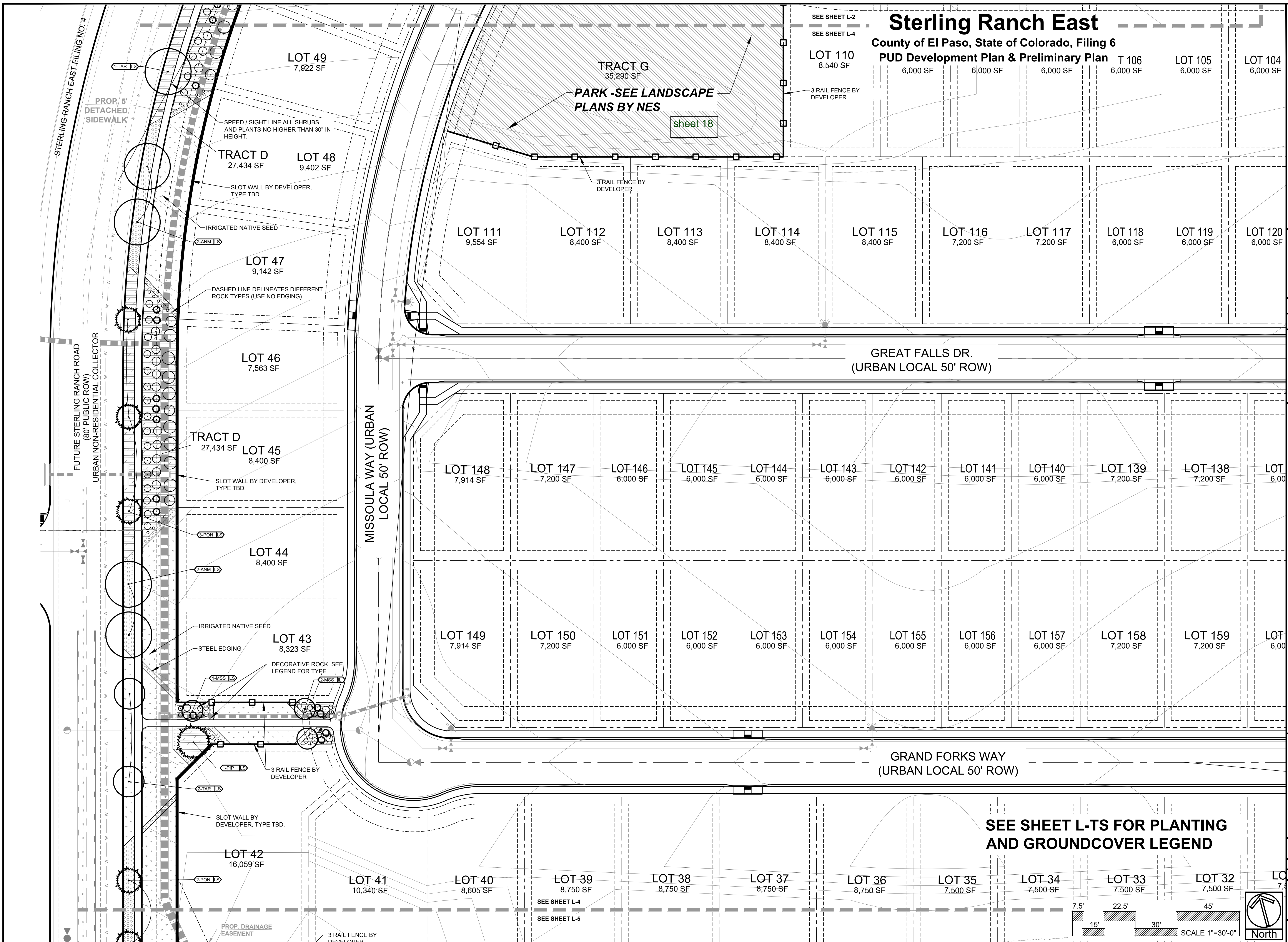
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STERLING RANCH EAST
 FILING 6
 STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
 EL PASO COUNTY

JOB NUMBER: 2747-0924
 DATE: 9/26/2024
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Sterling Ranch East

County of El Paso, State of Colorado, Filing 6
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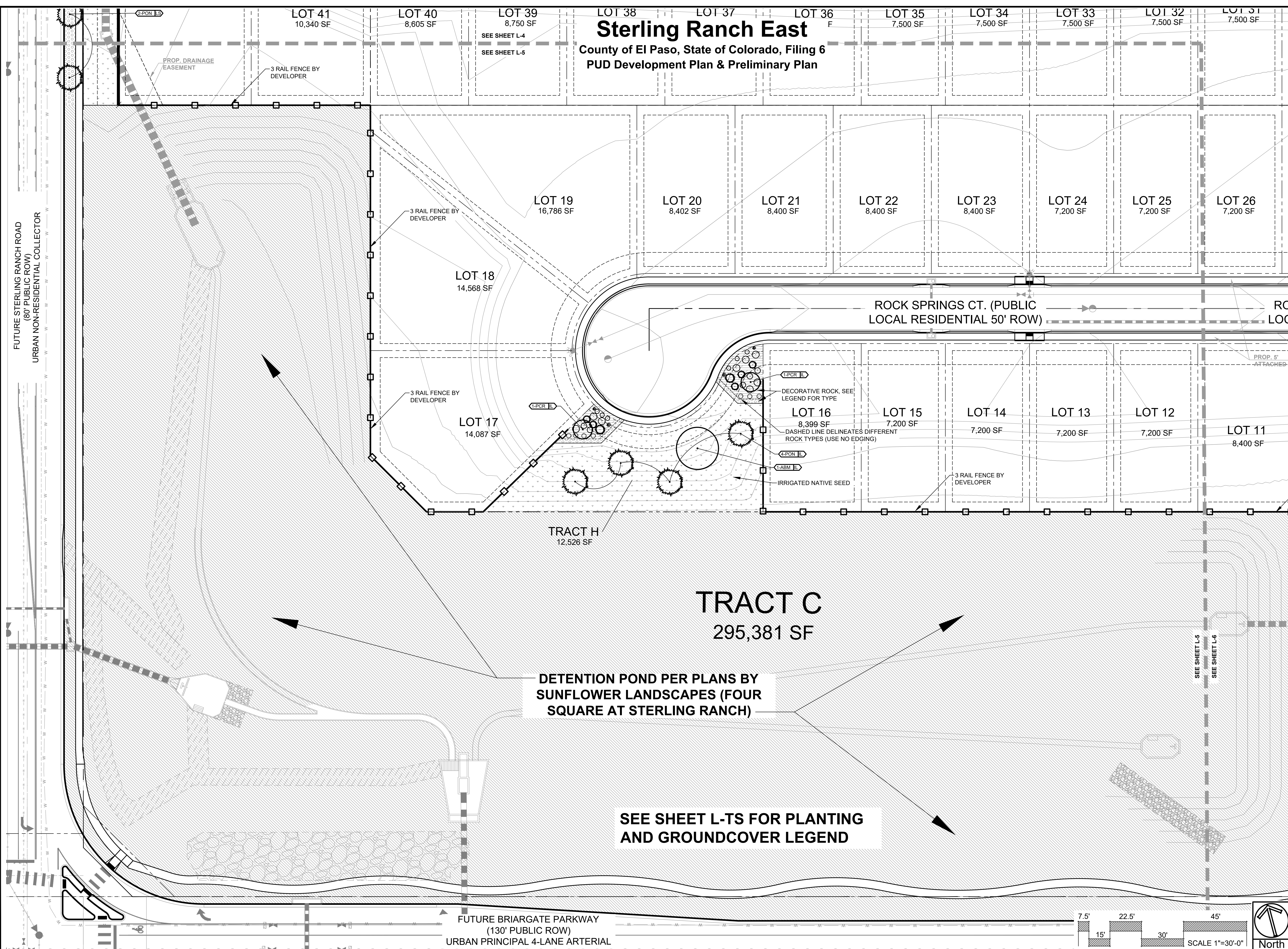
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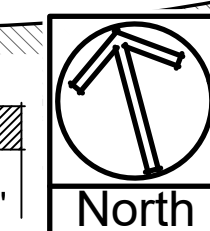
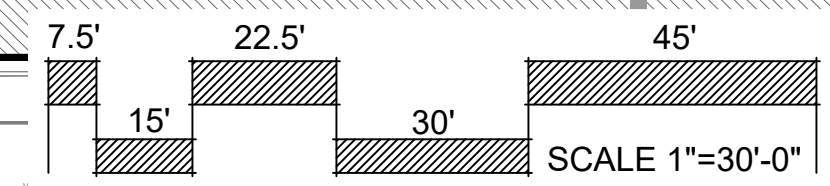
STERLING RANCH EAST
FILING 6
STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
EL PASO COUNTY

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| JOB NUMBER | 2747-0924 |
| DATE | 9/26/2024 |
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| SHEET # | L-5 |



DETENTION POND PER PLANS BY SUNFLOWER LANDSCAPES (FOUR SQUARE AT STERLING RANCH)

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

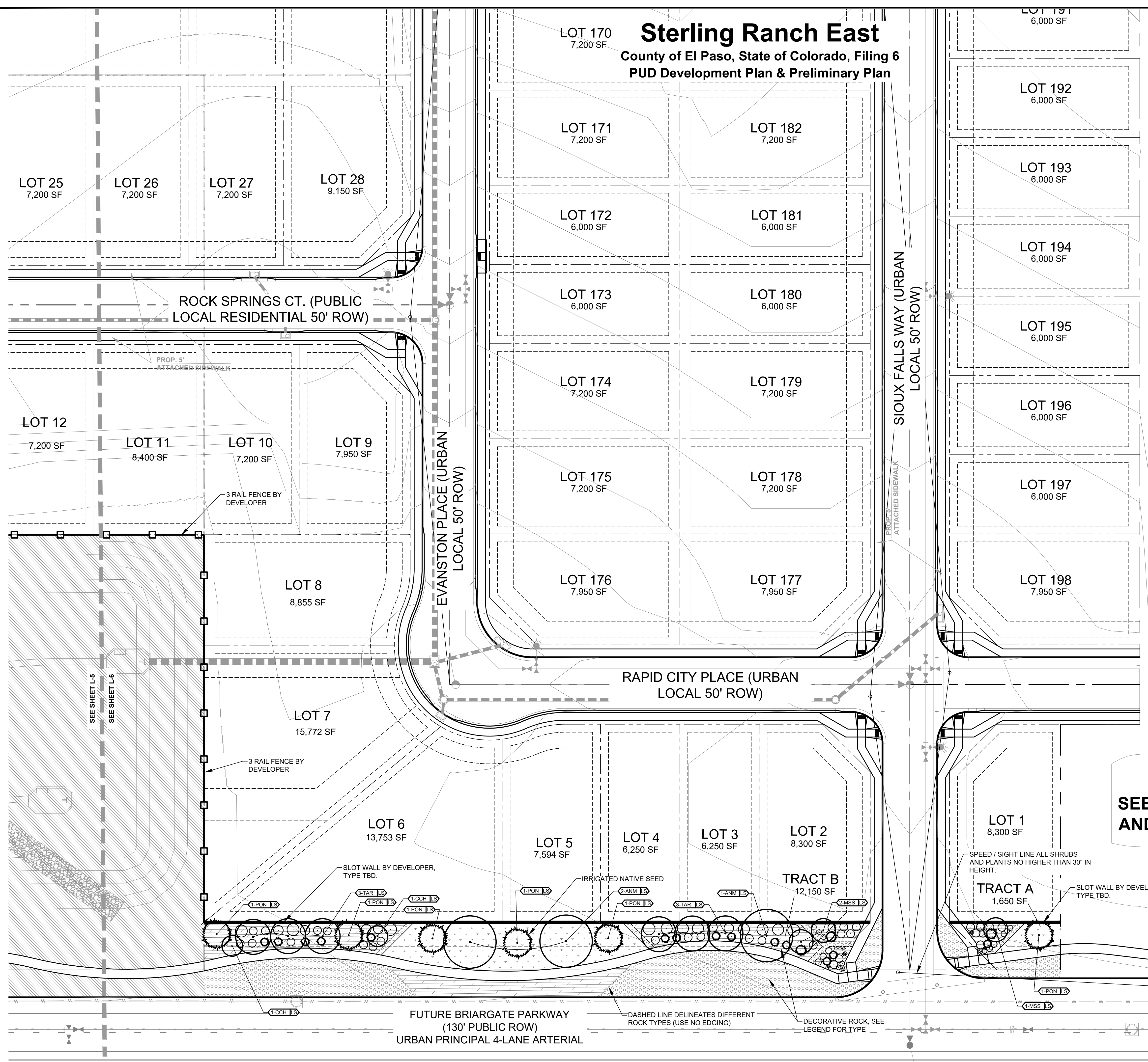


FUTURE STERLING RANCH ROAD (80' PUBLIC ROW)
URBAN NON-RESIDENTIAL COLLECTOR

FUTURE BRIARGATE PARKWAY (130' PUBLIC ROW)
URBAN PRINCIPAL 4-LANE ARTERIAL

Sterling Ranch East

County of El Paso, State of Colorado, Filing 6
PUD Development Plan & Preliminary Plan



SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

BOUNDARY UNPLATTED



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STERLING RANCH EAST
 FILING 6
 STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
 EL PASO COUNTY

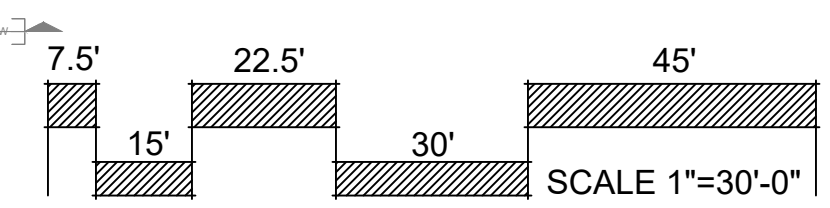
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PRELIMINARY LANDSCAPE PLAN

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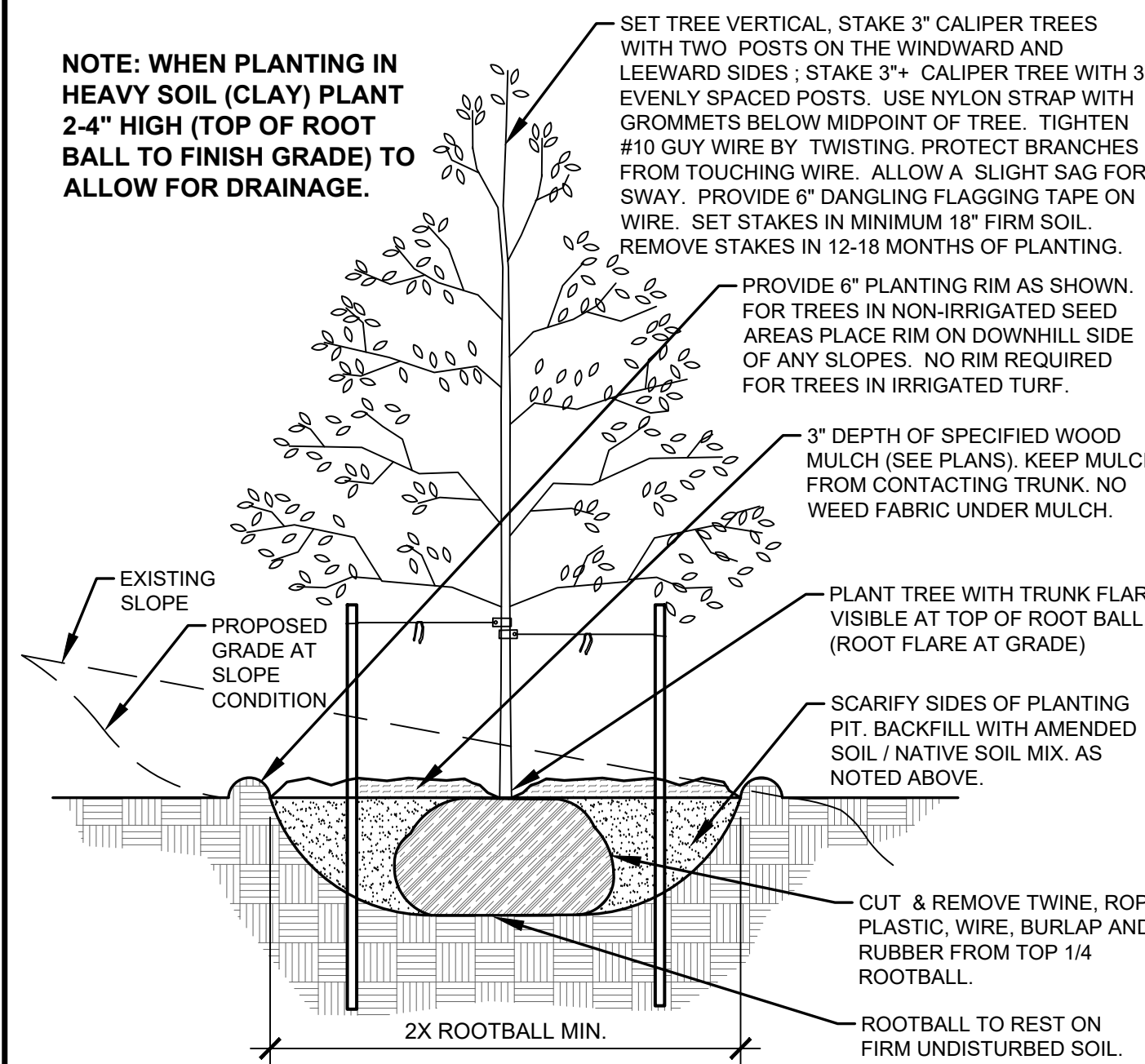


Sterling Ranch East

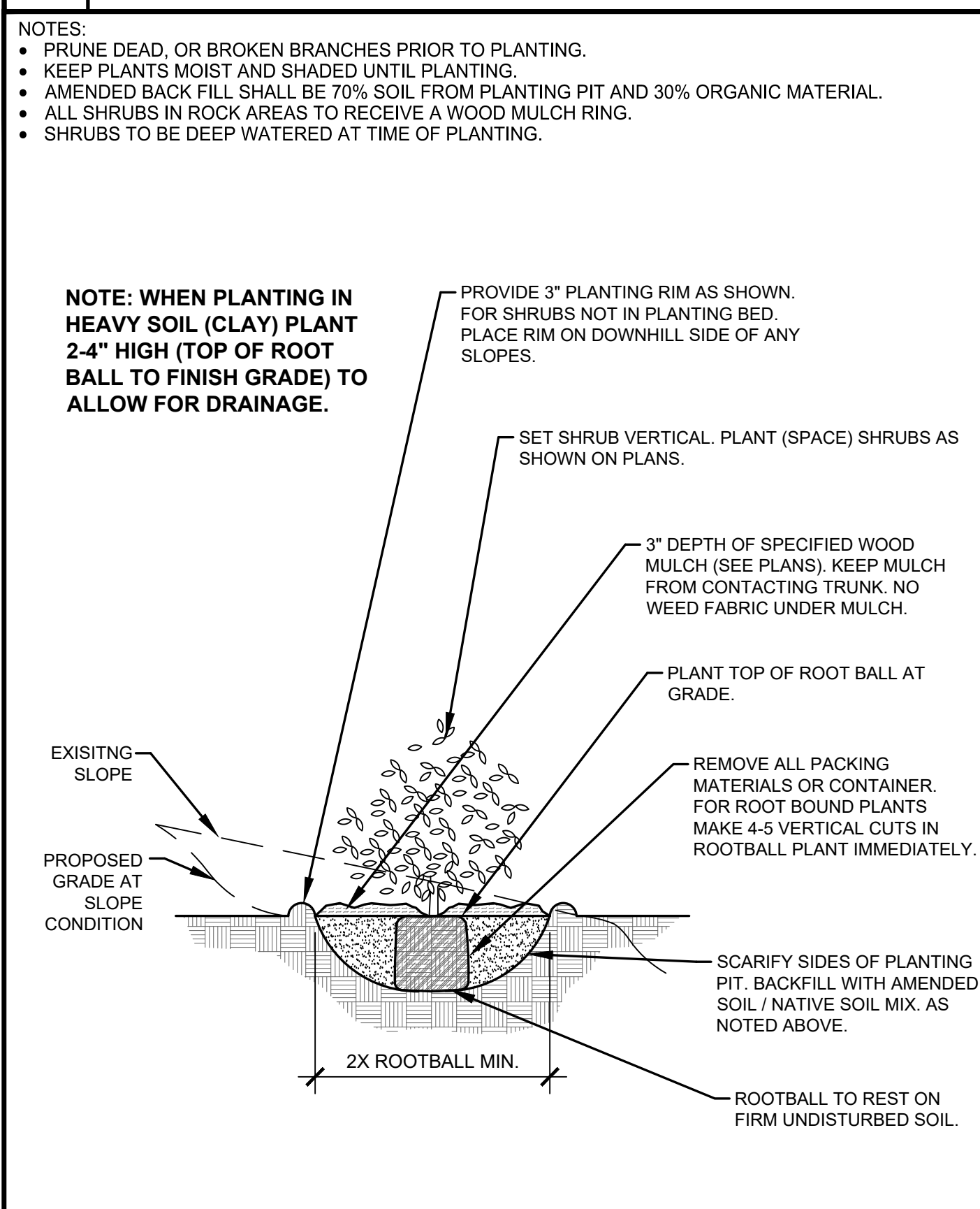
County of El Paso, State of Colorado, Filing 6

PUD Development Plan & Preliminary Plan

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

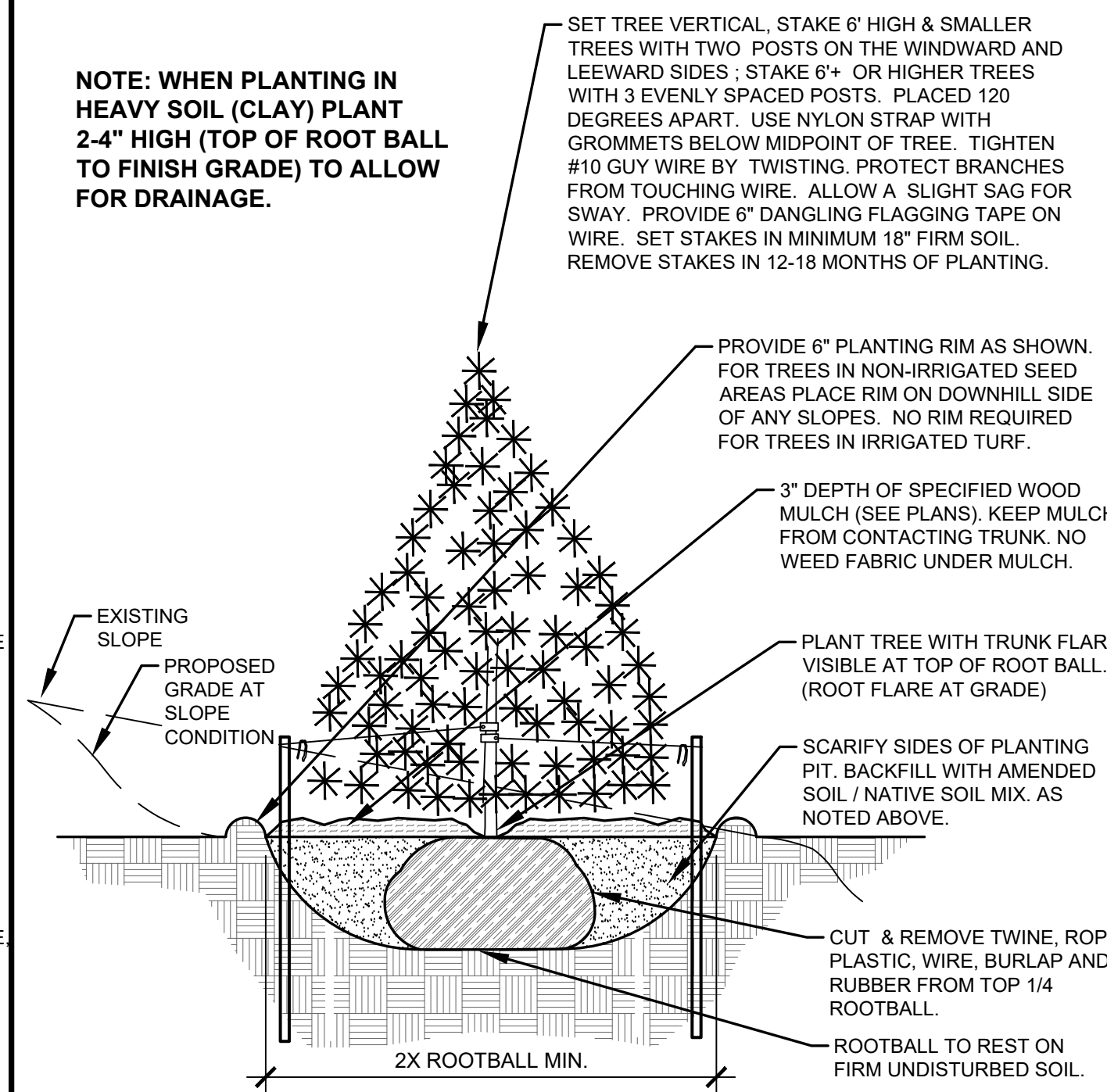


A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

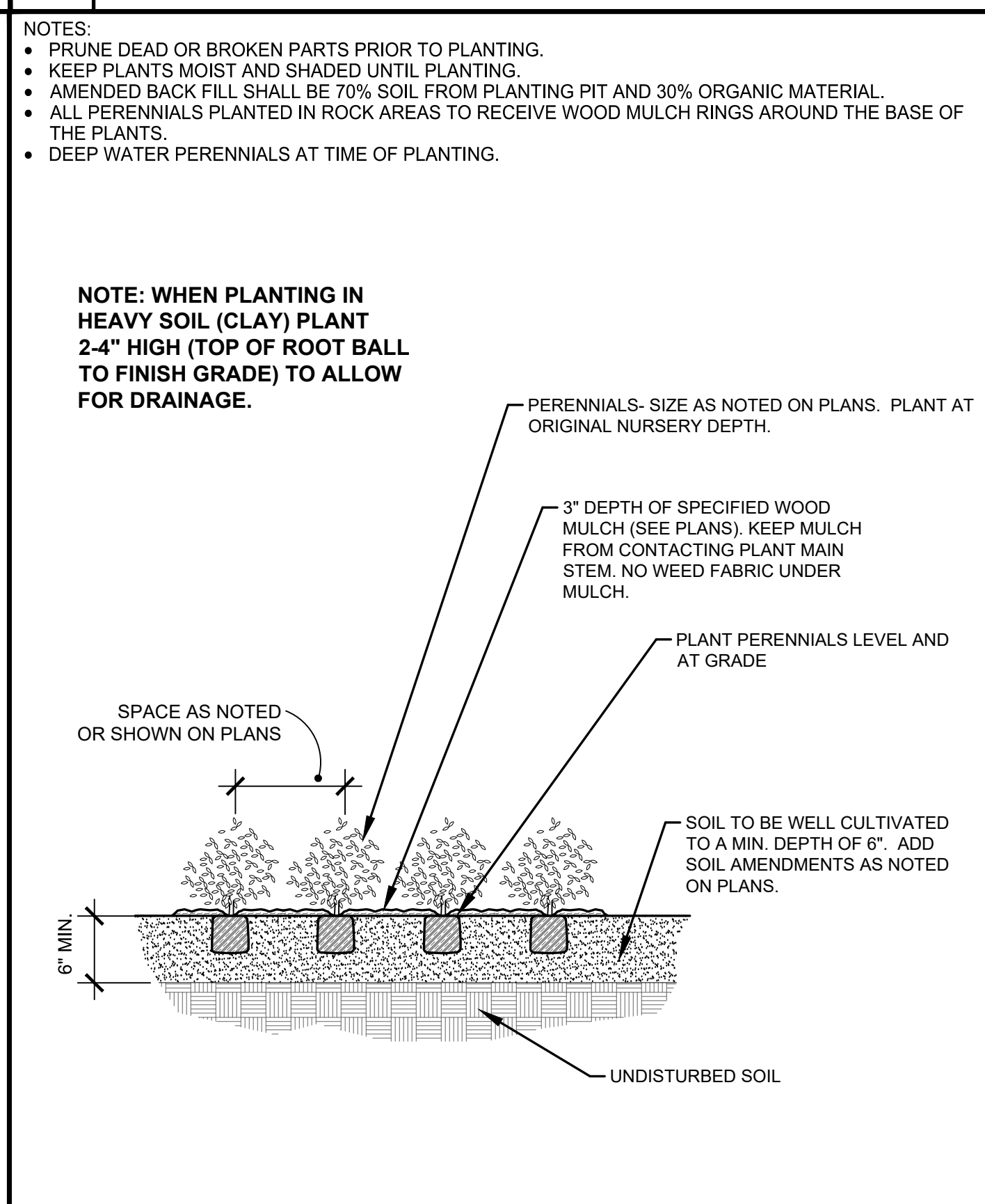


C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DONT REMOVE OR CUT LEADER.
 - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

- STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCCO), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULED INSPECTIONS. INSPECTIONS TO INCLUDE:
 - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
 - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
 - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
- ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL (IF APPLICABLE)
- LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 9" O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
- ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES - 36" DIAMETER MULCH RING, SHRUBS - 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES - 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
- ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
- CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
- IF APPLICABLE ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 6" TOPSOIL OR EQUAL.
- ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
- TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER, STORM DRAINS OR ELECTRICAL UTILITIES. PLANTS NOT TO BE INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.

EXISTING TREE PROTECTION (IF APPLICABLE)
 ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.
 ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.

BARK BEETLE PROTECTION NOTE (IF APPLICABLE)
 LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
 -- ASTROBRAND PERMETHRIN
 -- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURER'S GUIDELINES

SLOPE PROTECTION (IF APPLICABLE)
 CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURER'S RECOMMENDATIONS.
 EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.
 CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

SEEDING NOTES

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

| | |
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| -BUFFALGRASS | 25% |
| -GRAMMA, BLUE | 20% |
| -GRAMMA, SIDECATS | 29% |
| -GREEN NEEDLEGRASS | 5% |
| -WHEATGRASS, WESTERN | 20% |
| -DROPSSEED, SAND | 1% |

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE MIX USING A ONE STEP HYDRO-MULCH.

ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEED TO FILL IN SUCH AREAS.

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STERLING RANCH EAST
 FILING 6
 STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
 EL PASO COUNTY

JOB NUMBER: **2747-0924**

DATE: **9/26/2024**

DRAWN BY: **MB**

DRAWING DESCRIPTION: **PLANTING DETAILS & NOTES**

SHEET #: **L-7**

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STERLING RANCH EAST FILING NO.6

SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES

- 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.

| RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS: TRI-MIX III as supplied by C&C Sand -To be applied as backfill in planting pits | | | |
|---|--------------|-----------------|---------------|
| SOD | SEED | SHRUB-BROADLEAF | SHRUB-CONIFER |
| NITROGEN | 0 LBS/1000SF | 0 LBS/1000SF | 0 LBS/1000SF |
| PHOSPHORUS (P205) | 0 LBS/1000SF | 0 LBS/1000SF | 0 LBS/1000SF |
| POTASSIUM (K2O) | 0 LBS/1000SF | 0 LBS/1000SF | 0 LBS/1000SF |
| SULFUR (S04-S) | 0 LBS/1000SF | 0 LBS/1000SF | 0 LBS/1000SF |
| MANGANESE | 0 LBS/1000SF | 0 LBS/1000SF | 0 LBS/1000SF |
- *NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE PROVIDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- 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 SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- 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.
- ROCK MULCH: 3/4" DIAMETER ANGULAR CIMARRON GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
- ALL LANDSCAPE BOUNDARIES SHOWN ON PLAN ARE TO BE 12 CUBIC FEET MINIMUM. ROCK BOUNDARIES UNLESS OTHERWISE SPECIFIED.
- AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

| Street Name or Zone Boundary | Street Classification | Width (in Ft.) Req./Prov. | Linear Footage | Tree/Feet Required | No. of Trees Req./ Prov. |
|------------------------------|-----------------------|---------------------------|----------------|--------------------|--------------------------|
| Missoula Way | MW | 10 | 231' | 1 / 30' | 8 / 8 |
| Vancouver St | VS | 10 | 166' | 1 / 30' | 6 / 6 |

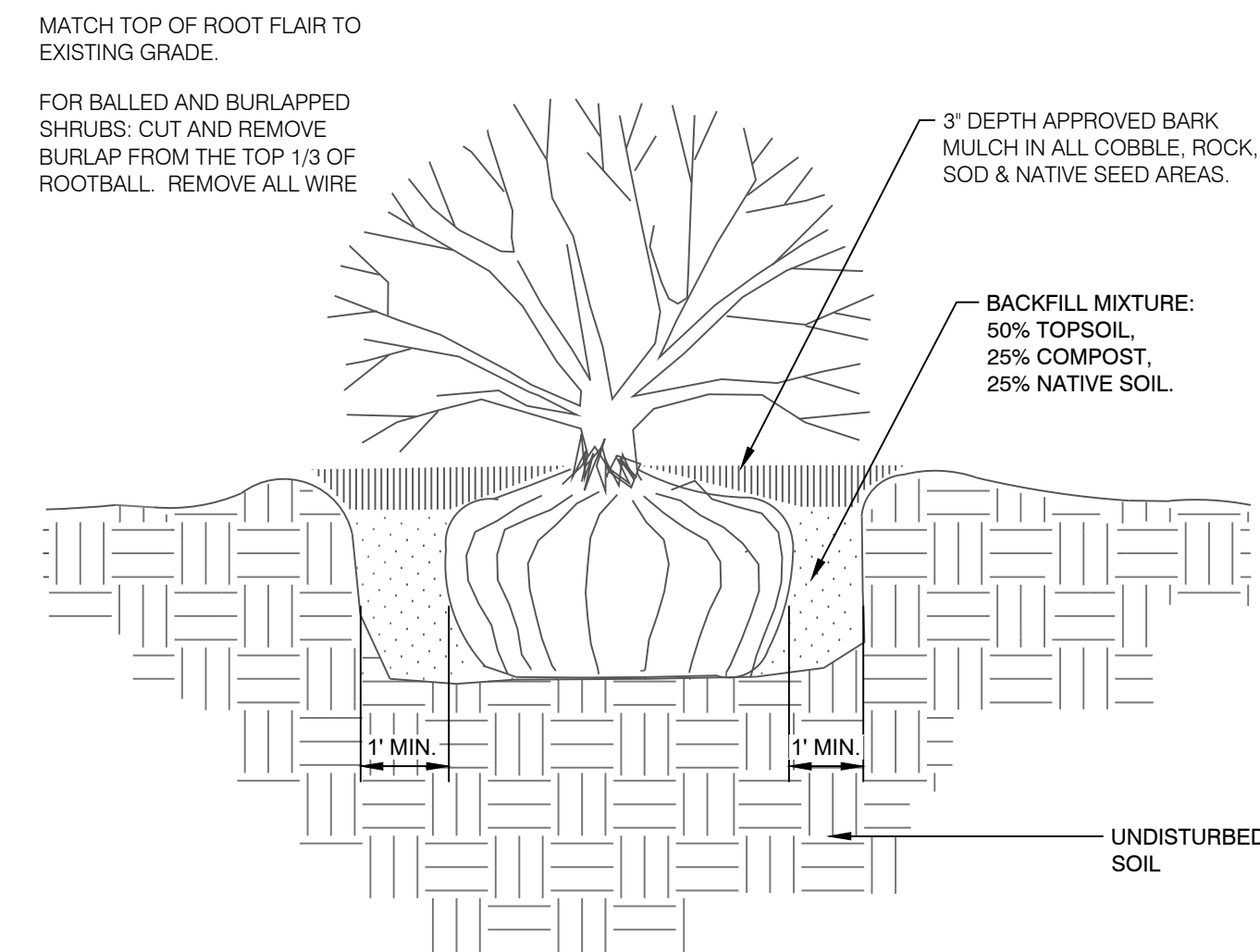
| Shrub Substitutes Required / Provided | Ornamental Grass Sub. Required / Provided | Setback Plant Abbr. Denoted on Plan | Percent Ground Plane Veg. Req. / Provided |
|---------------------------------------|---|-------------------------------------|---|
| x / x | x / x | -- | 75% / 75% |
| x / x | x / x | -- | 75% / 75% |
| x / x | x / x | -- | 75% / 75% |

PLANT SCHEDULE

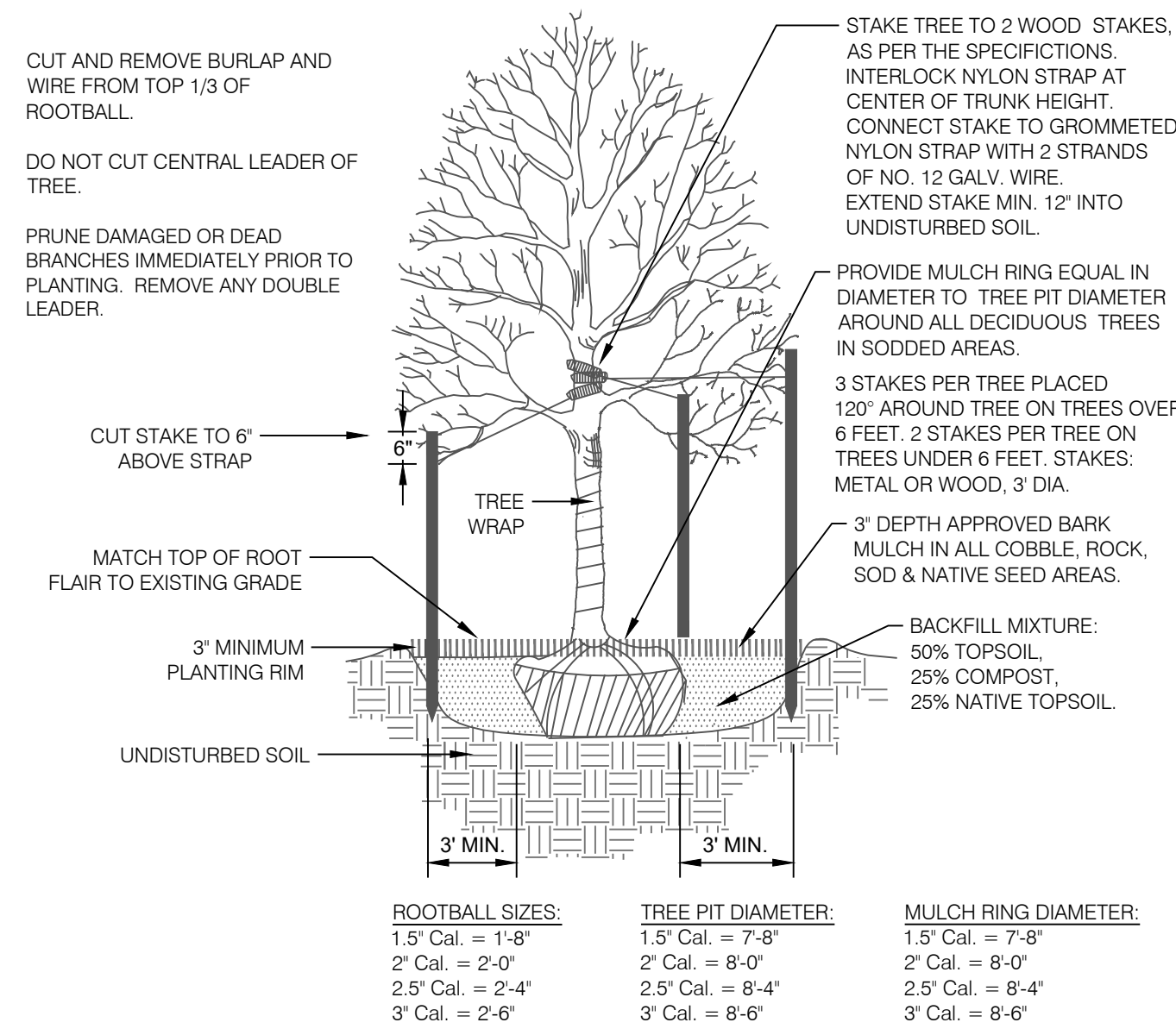
| CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND |
|------------------------|-----|---|--------|-------|---------|------|
| DECIDUOUS TREES | | | | | | |
| Agr | 10 | Acer grandidentatum / Bigtooth Maple | 30' | 30' | 2" Cal. | B&B |
| Tco | 7 | Tilia cordata / Littleleaf Linden | 45' | 35' | 2" Cal. | B&B |
| EVERGREEN TREES | | | | | | |
| Ped | 8 | Pinus cembroides edulis / Pinyon Pine | 30' | 20' | 6' HT | B&B |
| Pni | 2 | Pinus nigra nigra / Austrian Black Pine | 60' | 40' | 8' HT | B&B |
| SHRUBS | | | | | | |
| Pm | 10 | Pinus mugo 'Mops' / Mops Mugo Pine | 20L | 4' | 5 GAL | CONT |
| GRASSES | | | | | | |
| Ck | 46 | Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass | 5' | 2' | 5 GAL | CONT |

CONCEPT PLANT SCHEDULE

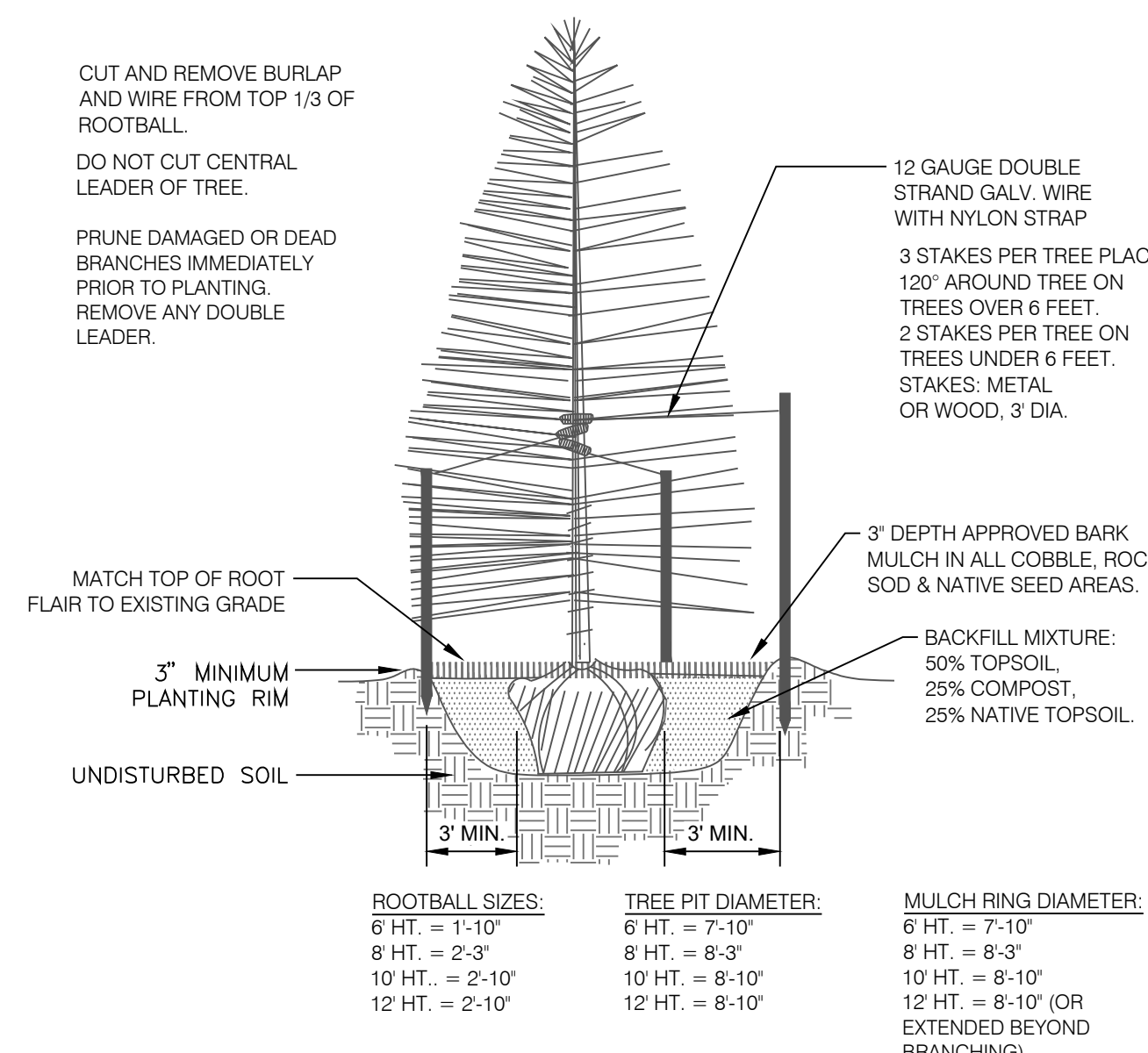
| | | |
|--|------------------|-----------|
| | CEDAR WOOD MULCH | 3,530 sf |
| | TALL RESCUE SOD | 23,437 sf |
| | ROCK MULCH | 7,695 sf |



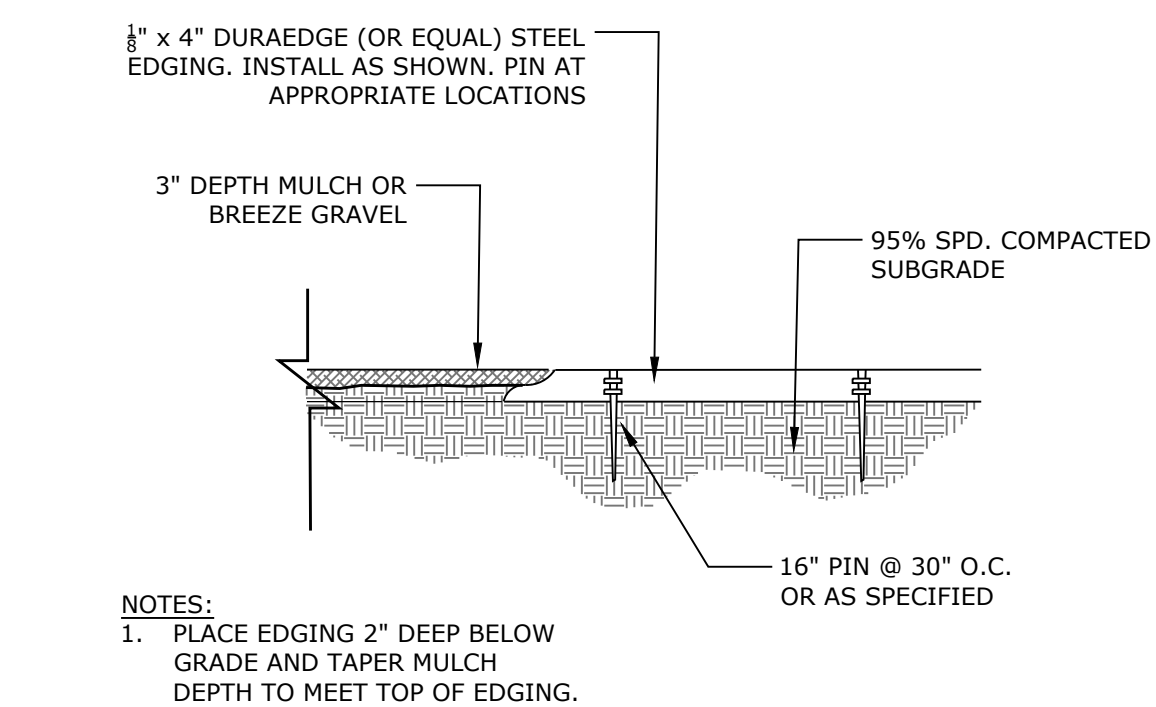
1 SHRUB PLANTING DETAIL
N.T.S. 329333-03



2 DECIDUOUS TREE PLANTING DETAIL
N.T.S. 329343-01



3 CONIFEROUS TREE PLANTING DETAIL
N.T.S. 329343-02



4 STEEL EDGING
N.T.S. 329413-09



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 EAST FILING NO.6

PRELIMINARY LANDSCAPE PLAN

PROJECT ADDRESS

OTHER INFO

DATE: 10/08/2024
PROJECT MGR: A.BARLOW
PREPARED BY: A.LANGHANS

ISSUE TYPE

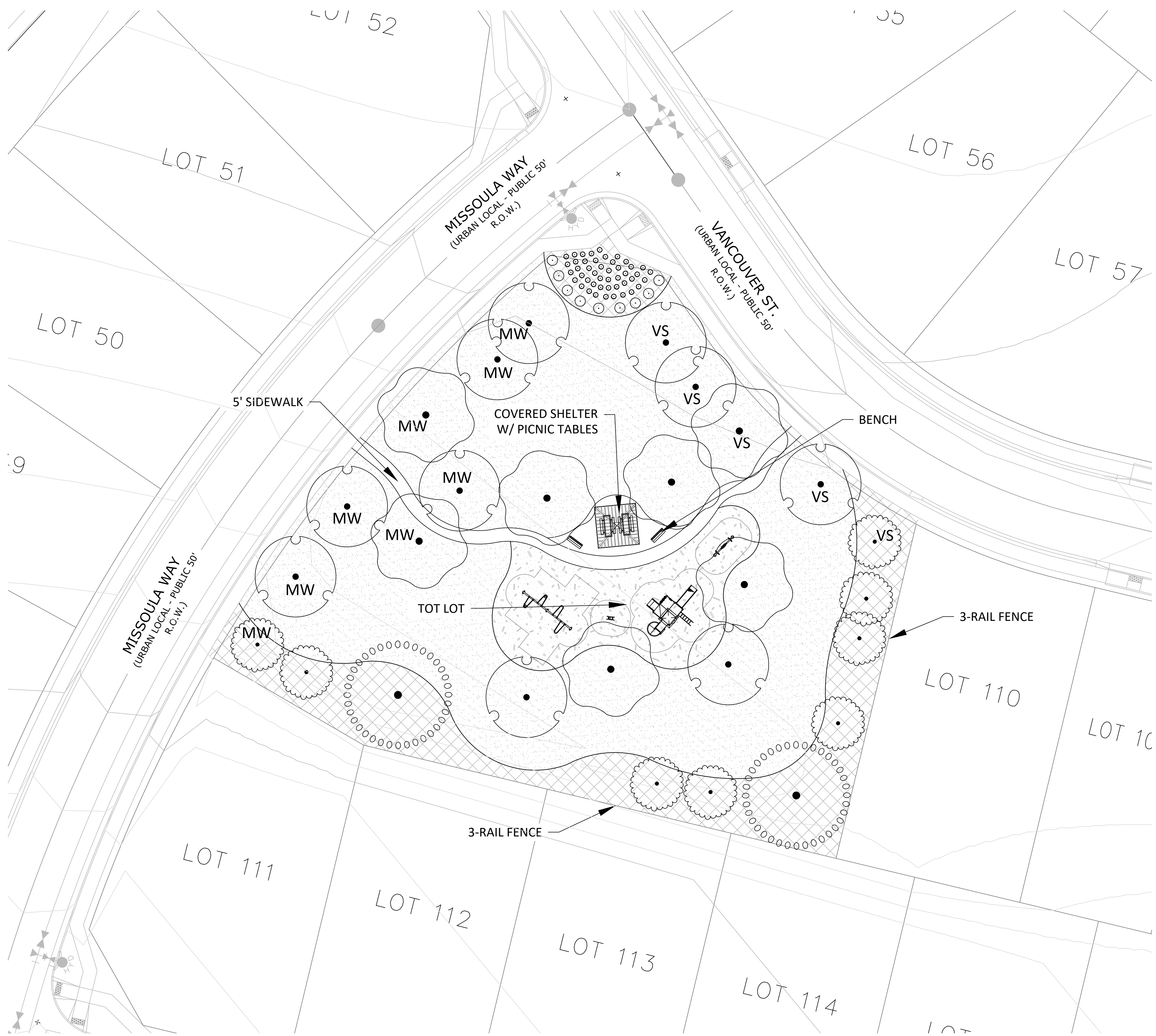
| DATE: | BY: | DESCRIPTION: |
|---------|-----|--------------|
| ISSUE.1 | BY | DESCRIPTION |

LANDSCAPE NOTES & DETAILS

17 OF 19

PLAN FILE #

CPC #



GROUNDCOVER LEGEND

CONCEPT PLANT SCHEDULE

| | | |
|--|------------------|-----------|
| | CEDAR WOOD MULCH | 3,530 sf |
| | TALL FESCUE SOD | 23,437 sf |
| | ROCK MULCH | 7,695 sf |



N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719.471.0073
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STERLING RANCH EAST FILING NO.6

PRELIMINARY LANDSCAPE PLAN
 PROJECT ADDRESS

OTHER INFO
 DATE: 10/08/2024
 PROJECT MGR: A.BARLOW
 PREPARED BY: A.LANGHANS

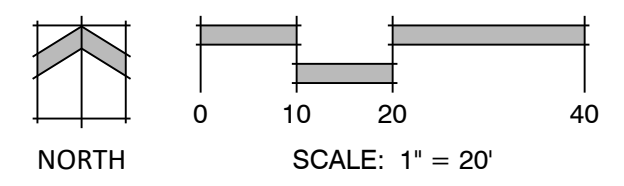
ISSUE TYPE

| DATE: | BY: | DESCRIPTION: |
|---------|-----|--------------|
| ISSUE.1 | BY | DESCRIPTION |
| | | |
| | | |

LANDSCAPE PLAN

18 OF 19

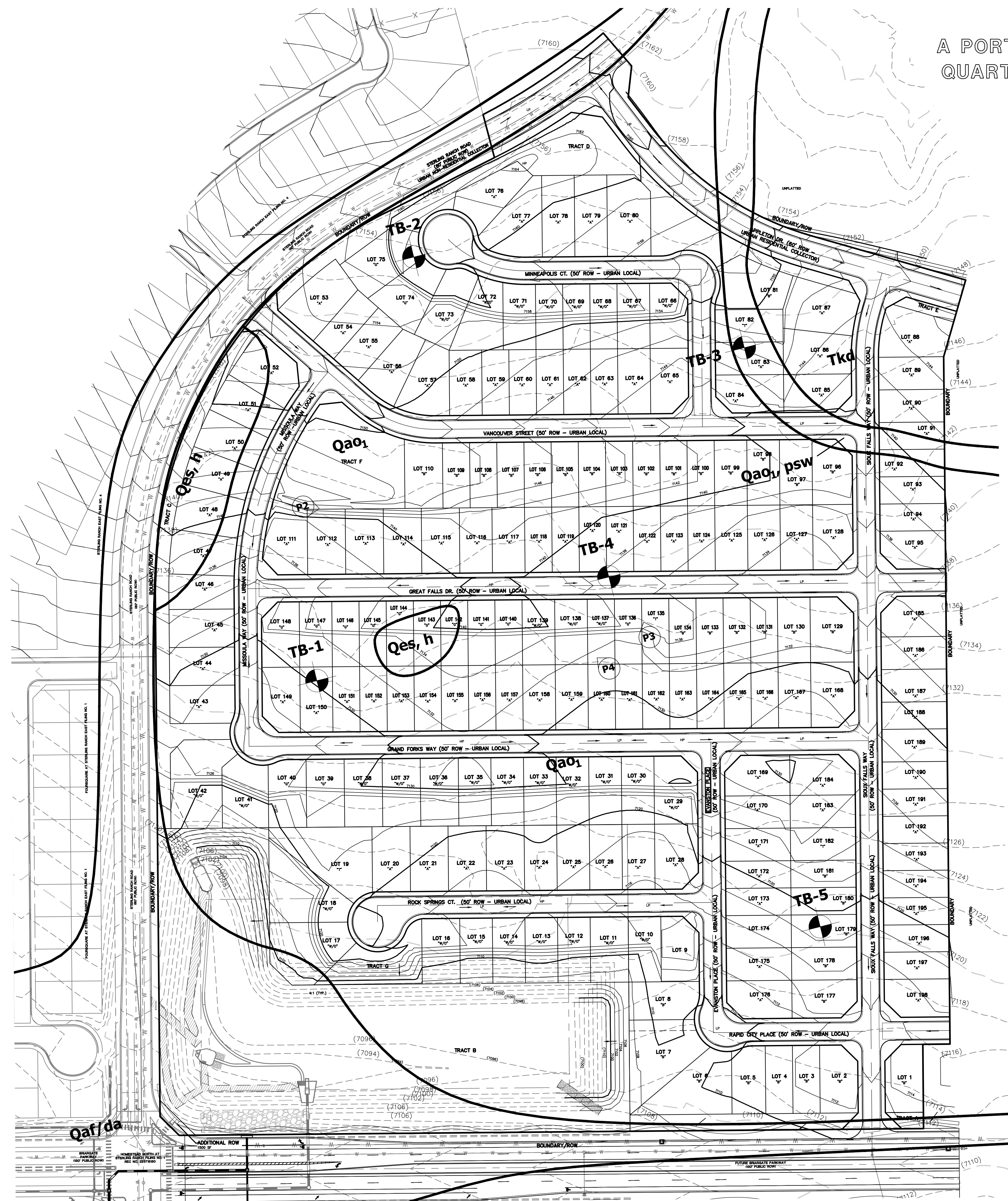
CPC #



STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

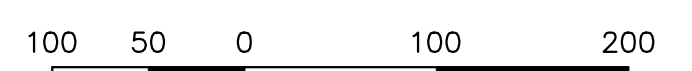
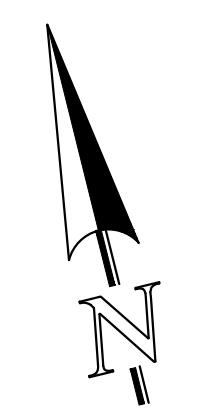


LEGEND

- Qaf - ARTIFICIAL FILL OF HOLOCENE AGE:
MAN PLACED FILL DEPOSITS AND FILL STOCKPILES
- Qes - EOLIAN SAND OF HOLOCENE AND PLEISTOCENE AGE:
WIND BLOWN SAND DEPOSITS
- Qao1 - OLD ALLUVIUM ONE LATE-MIDDLE PLEISTOCENE AGE:
TERRACE DEPOSITED SANDS AND GRAVELS
- Tkd - DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE:
ARKOSIC SANDSTONE WITH INTERBEDDED CLAYSTONE AND SILTSTONE
- da - DISTURBED AREA
- h - HYDROCOMPACTION
- psw - POTENTIAL SEASONALLY SHALLOW GROUNDWATER AREA

REFERENCE:

SOILS AND GEOLOGY STUDY
PRELIMINARY PLAN STERLING RANCH EAST
FILING NO. 6
EL PASO COUNTY, CO
PREPARED BY
ENTECH ENGINEERING, INC.
DATED SEPTEMBER 24, 2024



SCALE: 1" = 100'

PCD NO.



STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN
GEOLOGIC CONSTRAINTS MAP



| | | | | |
|-------------|-----|---------------|---------|----------|
| DESIGNED BY | MAW | SCALE | DATE | 8/29/24 |
| DRAWN BY | KES | (H) 1" = 100' | SHEET | 19 OF 19 |
| CHECKED BY | | (V) 1" = N/A | JOB NO. | 1183.60 |

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

V:\18360\DRAWINGS\DEVELOPMENT\PRELIMINARY PLAN\18360-GEOLGIC CONSTRAINTS MAP.dwg, 9/25/2024 11:42:28 AM, 1:1

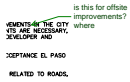
V1_Preliminary Plan Drawings.pdf Markup Summary

Callout (13)



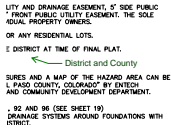
Subject: Callout
Page Label: [1] 01-PP
Author: dsdparsons
Date: 11/13/2024 8:42:43 AM
Status:
Color: ■
Layer:
Space:

and fencing/ walls in tracts or row?



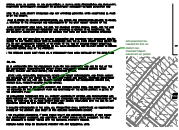
Subject: Callout
Page Label: [1] 01-PP
Author: dsdparsons
Date: 11/13/2024 8:57:46 AM
Status:
Color: ■
Layer:
Space:

is this for offsite improvements? where



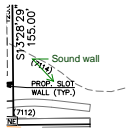
Subject: Callout
Page Label: [1] 01-PP
Author: dsdparsons
Date: 11/13/2024 8:59:00 AM
Status:
Color: ■
Layer:
Space:

District and County



Subject: Callout
Page Label: [1] 01-PP
Author: dsdparsons
Date: 11/13/2024 8:59:57 AM
Status:
Color: ■
Layer:
Space:

will easement be needed for this so district can maintain?depict easement on prelim



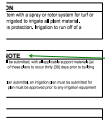
Subject: Callout
Page Label: [1] 03-PP
Author: dsdparsons
Date: 11/13/2024 9:15:10 AM
Status:
Color: ■
Layer:
Space:

Sound wall



Subject: Callout
Page Label: [1] 01-PP
Author: dsdparsons
Date: 11/13/2024 9:26:37 AM
Status:
Color: ■
Layer:
Space:

meandering sidewalk?



Subject: Callout
Page Label: [1] PLTG 2747-0924 v.3-L-TS
Author: dsdparsons
Date: 11/13/2024 9:46:25 AM
Status:
Color: ■
Layer:
Space:

this may be a city standard not a County one.



Subject: Callout
Page Label: [1] PLTG 2747-0924 v.3-L-TS
Author: dsdparsons
Date: 11/13/2024 9:47:00 AM
Status:
Color: ■
Layer:
Space:

all residential roads



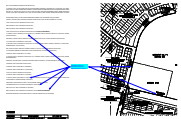
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Page Label: [1] PLTG 2747-0924 v.3-L-TS
Author: dsdparsons
Date: 11/13/2024 9:48:21 AM
Status:
Color: ■
Layer:
Space:

are you pushing the landscape setbacks into the lots or are they in tracts adjacent to the roads?



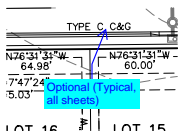
Subject: Callout
Page Label: [1] 01-PP
Author: CDurham
Date: 11/14/2024 12:22:54 PM
Status:
Color: ■
Layer:
Space:

Update layout - plan only show 198 lots



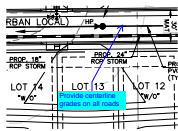
Subject: Callout
Page Label: [1] 02-PP
Author: CDurham
Date: 11/14/2024 12:41:09 PM
Status:
Color: ■
Layer:
Space:

Highlighted items are discrepancies between legal description and map



Subject: Callout
Page Label: [1] 03-PP
Author: CDurham
Date: 11/14/2024 12:53:26 PM
Status:
Color: ■
Layer:
Space:

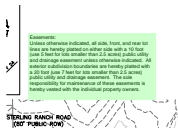
Optional (Typical, all sheets)



Subject: Callout
Page Label: [1] SHT-06
Author: CDurham
Date: 11/14/2024 12:56:00 PM
Status:
Color: ■
Layer:
Space:

Provide centerline grades on all roads

Easements (1)



Subject: Easements
Page Label: [1] 01-PP
Author: dsdparsons
Date: 11/13/2024 11:54:17 AM
Status:
Color: ■
Layer:
Space:

Easements:
 Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Highlight (7)

VALUE OF 80.00 FEET
 OF **957.70** FEET

Subject: Highlight
Page Label: [1] 02-PP
Author: CDurham
Date: 11/14/2024 12:39:32 PM
Status:
Color: ■
Layer:
Space:

957.70



Subject: Highlight
Page Label: [1] 02-PP
Author: CDurham
Date: 11/14/2024 12:39:38 PM
Status:
Color: ■
Layer:
Space:

HENCE NORTH 13°28'29" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

OF 155.00 FEET;
 OF **1,359.70** FEET
 UNCH FILING NO.

Subject: Highlight
Page Label: [1] 02-PP
Author: CDurham
Date: 11/14/2024 12:39:46 PM
Status:
Color: ■
Layer:
Space:

1,359.70

OF **10.00** FEET

Subject: Highlight
Page Label: [1] 02-PP
Author: CDurham
Date: 11/14/2024 12:39:49 PM
Status:
Color: ■
Layer:
Space:

10.00

THENCE SOUTH 89°00'00" WEST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°00'00" WEST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°00'00" WEST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°00'00" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING
BEING THE INTERSECTION OF THE CENTER LINE OF SAID ROAD TO THE SOUTHWEST CORNER OF SAID LOT;
THENCE SOUTHWESTERLY ALONG SAID CORNER OF SAID LOT THE FOLLOWING THREE COURSES, TO-WIT:
1. 100.00 FEET ALONG SAID CORNER OF SAID LOT;
2. THENCE NORTH 89°00'00" WEST A DISTANCE OF 100.00 FEET;
3. THENCE NORTH 89°00'00" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING
THE SAID DISTANCE BEING THE TOTAL DISTANCE OF 300.00 FEET.

Subject: Highlight
Page Label: [1] 02-PP
Author: CDurham
Date: 11/14/2024 12:39:52 PM
Status:
Color: ■
Layer:
Space:

THENCE CONTINUE NORTH 76°31'31" WEST A DISTANCE OF 10.00 FEET;

N76°31'31"W
1369.70'

Subject: Highlight
Page Label: [1] 02-PP
Author: CDurham
Date: 11/14/2024 12:40:04 PM
Status:
Color: ■
Layer:
Space:

N13°28'29"E
967.70'

Subject: Highlight
Page Label: [1] 02-PP
Author: CDurham
Date: 11/14/2024 12:40:06 PM
Status:
Color: ■
Layer:
Space:

Image (2)

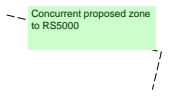


Subject: Image
Page Label: [1] PLTG 2747-0924 v.3-L-TS
Author: dsdparsons
Date: 11/13/2024 9:54:32 AM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] PLTG 2747-0924 v.3-L-TS
Author: dsdparsons
Date: 11/13/2024 9:55:22 AM
Status:
Color: ■
Layer:
Space:

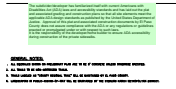
Planner (1)



Subject: Planner
Page Label: [1] 02-PP
Author: dsdparsons
Date: 11/13/2024 2:03:41 PM
Status:
Color: ■
Layer:
Space:

Concurrent proposed zone to RS5000

Small Lot Development (1)



Subject: Small Lot Development
Page Label: [1] 01-PP
Author: dsdparsons
Date: 11/13/2024 11:56:37 AM
Status:
Color: ■
Layer:
Space:

The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents 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. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.

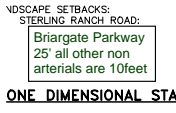
Special Districts (1)



Subject: Special Districts
Page Label: [1] 01-PP
Author: dsdparsons
Date: 11/13/2024 11:56:12 AM
Status:
Color: ■
Layer:
Space:

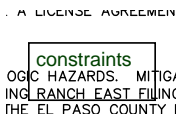
Special District Notes:
Special District Disclosure (when the plat is located in a special district):
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat
Fountain Mutual Irrigation Company Note:
NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/ herself with this potentiality and ramifications thereof.

Text Box (13)



Subject: Text Box
Page Label: [1] 01-PP
Author: dsdparsons
Date: 11/13/2024 9:05:28 AM
Status:
Color: ■
Layer:
Space:

Briargate Parkway 25' all other non arterials are 10feet

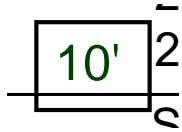


Subject: Text Box
Page Label: [1] 01-PP
Author: dsdparsons
Date: 11/13/2024 9:25:46 AM
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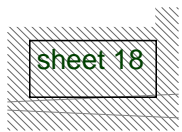
constraints

| | |
|-----------|----------------|
| Freeway | Major Arterial |
| Arterial | Minor Arterial |
| Collector | Minor Arterial |
| Local | Minor Arterial |
| Other | Ornamental |
| Other | Req. / Prov. |
| Other | 0 / 0 |
| Other | 0 / 0 |

Subject: Text Box
Page Label: [1] PLTG 2747-0924 v.3-L-TS
Author: dsdparsons
Date: 11/13/2024 9:47:34 AM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: [1] PLTG 2747-0924 v.3-L-TS
Author: dsdparsons
Date: 11/13/2024 9:47:48 AM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: [5] PLTG 2747-0924 v.3-L-4
Author: dsdparsons
Date: 11/13/2024 9:50:24 AM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: [1] PLTG 2747-0924 v.3-L-TS
Author: dsdparsons
Date: 11/13/2024 9:51:04 AM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: [1] PLTG 2747-0924 v.3-L-TS
Author: dsdparsons
Date: 11/13/2024 9:54:06 AM
Status:
Color: ■
Layer:
Space:

6.2.2. Landscape Requirements

(A)General. (1)Purpose. The landscape requirements are intended to provide uniform standards for the development and maintenance of the landscaping of private property and public rights-of-way

to achieve a balance between the individual right to develop and the general benefit and welfare of the community. The benefits to be achieved and the overall purposes of the landscaping required by this Section are: (1) to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment; (2) to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise; (3) to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy; and (4) to create an overall pleasant and attractive surrounding.

(2)Applicability.

(a)Applies to All Land Uses.

The requirements of this Section shall apply to all uses. PUD's may have their requirements modified subject to the individual PUD.

35t
Filing &
ry Plan

Subject: Text Box
Page Label: [1] PLTG 2747-0924 v.3-L-TS
Author: dsdparsons
Date: 11/13/2024 9:54:56 AM
Status:
Color: ■
Layer:
Space:

Filing No 6 preliminary plan- match header all sheets

ATER CURB & G
ERLING RANCH ROAD
Urban Minor Collector

Subject: Text Box
Page Label: [1] 01-PP
Author: CDurham
Date: 11/13/2024 2:08:52 PM
Status:
Color: ■
Layer:
Space:

Urban Minor Collector

POTENTIALLY SEASONALLY SHAL
MITIGATION FOR THESE LOTS: INC
DIRECT CONNECTION TO UNDERC
Include floodplain note
BASIS OF BEARINGS:
THE SOUTH LINE OF SOUTHWEST QI
34, BEING MONUMENTED AT THE W

Subject: Text Box
Page Label: [1] 01-PP
Author: CDurham
Date: 11/14/2024 12:25:01 PM
Status:
Color: ■
Layer:
Space:

Include floodplain note

Include same
detail to go with
easement
notes as shown
on page 6

A
F
U
5
D

Subject: Text Box
Page Label: [1] 03-PP
Author: CDurham
Date: 11/14/2024 12:55:17 PM
Status:
Color: ■
Layer:
Space:

Include same detail to go with easement notes as shown on page 6

3
3
3
3
Provide detail for
wall
(7114)

Subject: Text Box
Page Label: [1] 03-PP
Author: CDurham
Date: 11/14/2024 1:05:34 PM
Status:
Color: ■
Layer:
Space:

Provide detail for wall

FENCE (TYP.)
Provide detail
for fence
443.76'

Subject: Text Box
Page Label: [1] 03-PP
Author: CDurham
Date: 11/14/2024 1:06:05 PM
Status:
Color: ■
Layer:
Space:

Provide detail for fence