

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

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.
- 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 IN 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 AND 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 ENTENCH ENGINEERING, INC. DATED SEPTEMBER 24, 2024 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

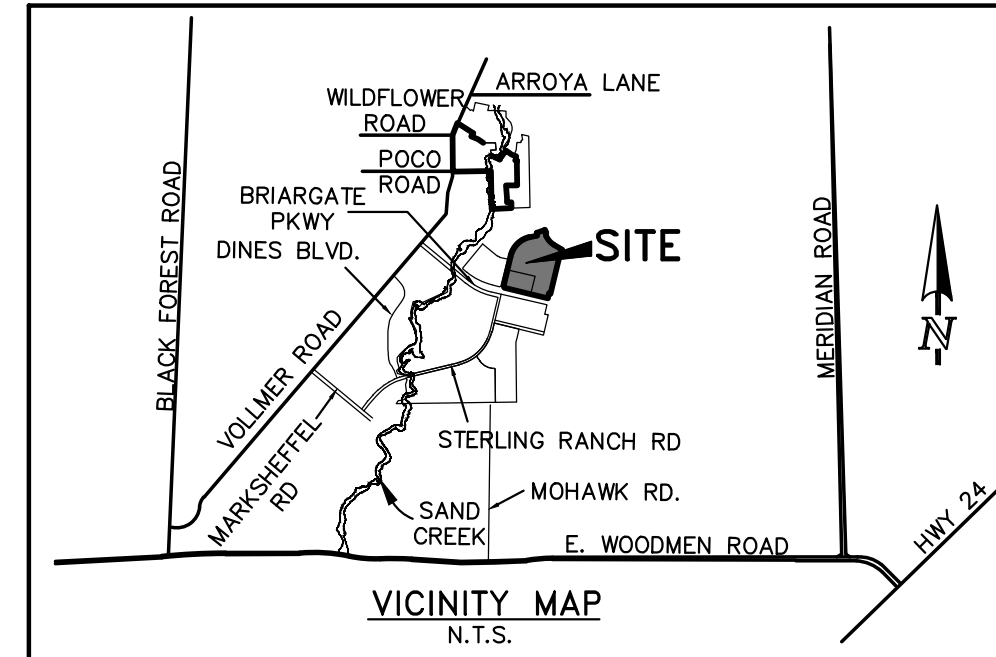
POTENTIALLY SEASONALLY SHALLOW GROUNDWATER FOUND ON THE FOLLOWING LOTS: 81-86, 91, 92 AND 96 (SEE SHEET 19)
MITIGATION FOR THESE LOTS INCLUDE OVERLOT GRADING AND INCORPORATION OF UNDERGROUND DRAINAGE SYSTEMS AROUND FOUNDATIONS WITH DIRECT CONNECTION TO UNDERDRAIN SYSTEM WITHIN ADJACENT STREET MAINTAINED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

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 891°48'14" 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.				



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

ZONE DIMENSIONAL STANDARDS

ZONE	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT WIDTH 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

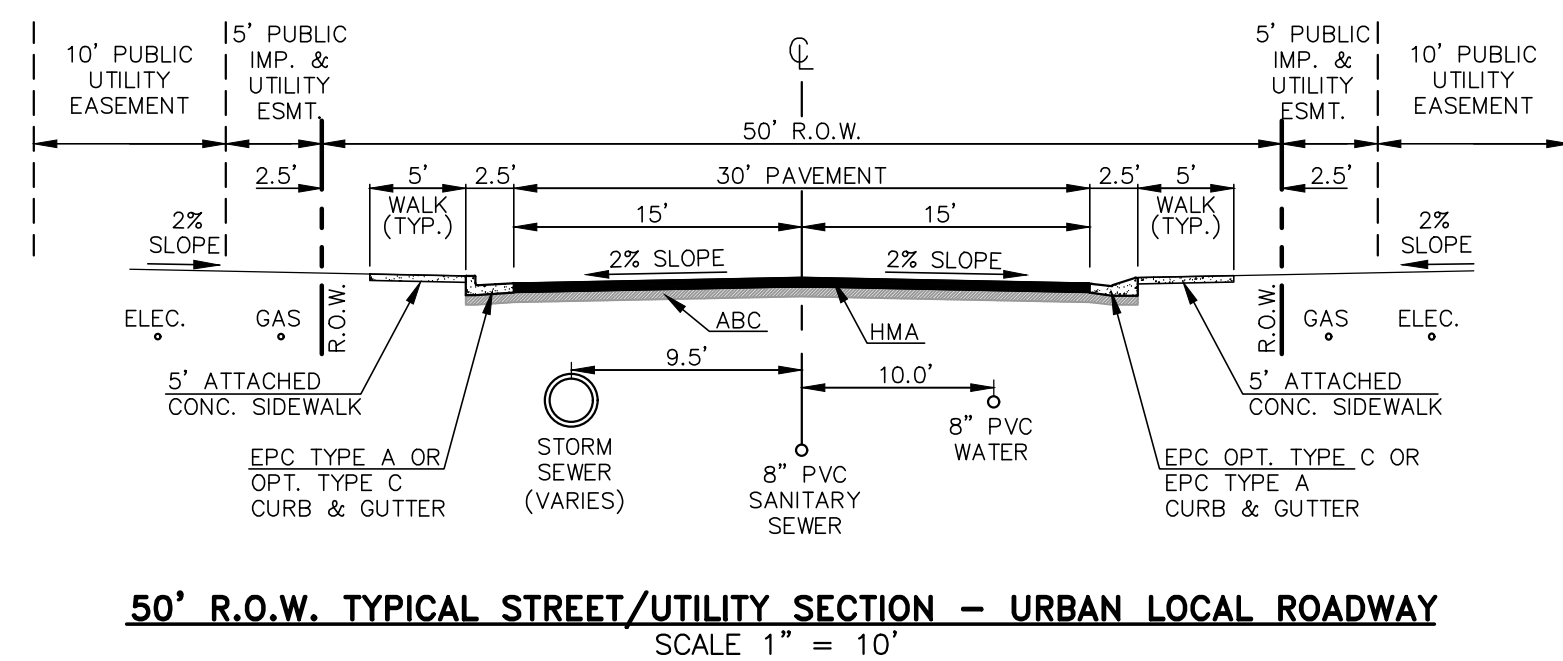
LAND USE	ACRES	% OF LAND
SINGLE FAMILY	34.50	61.5%
ROAD ROW	11.53	20.5%
NEIGHBORHOOD PARK/OPEN SPACE TRACTS	3.32	5.9%
DRAINAGE/DETENTION POND	6.78	12.1%
TOTAL	56.13	100.0%

PROJECT TEAM

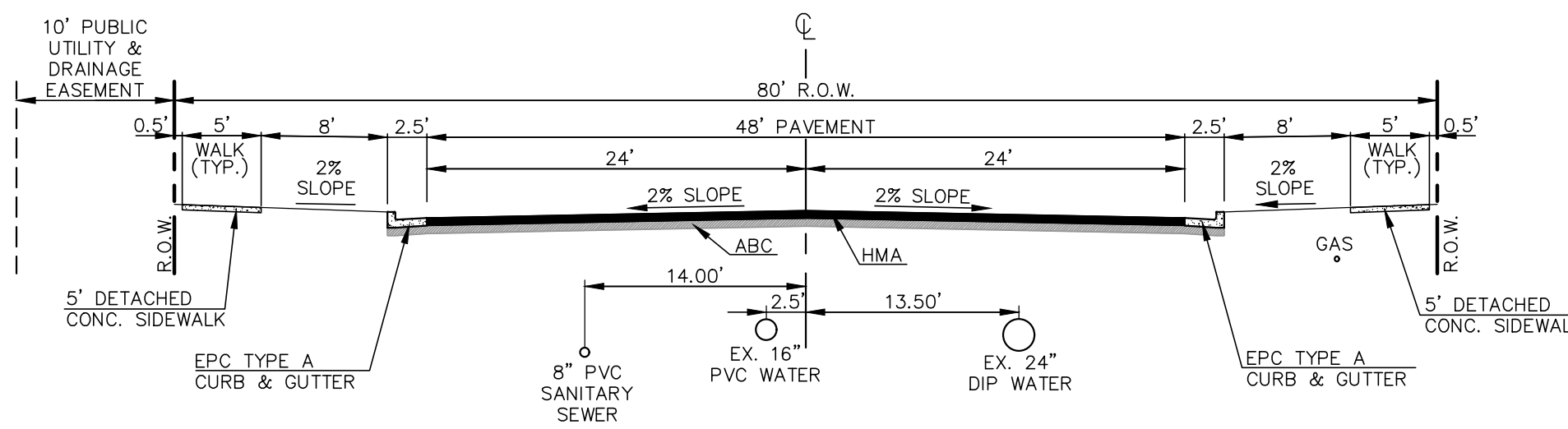
OWNER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-9333 MR. LOREN MORELAND
APPLICANT/CIVIL CONSULTANT:	CLASSIC CONSULTING 619 N. CASCADE AVE, SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHORTON, P.E.
LANDSCAPE CONSULTANT:	NES 619 N. CASCADE 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:

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50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY
SCALE 1" = 10'



80' R.O.W. TYPICAL STREET/UTILITY SECTION - STERLING RANCH ROAD
SCALE 1" = 10'



PCD NO.
STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN
TITLE SHEET

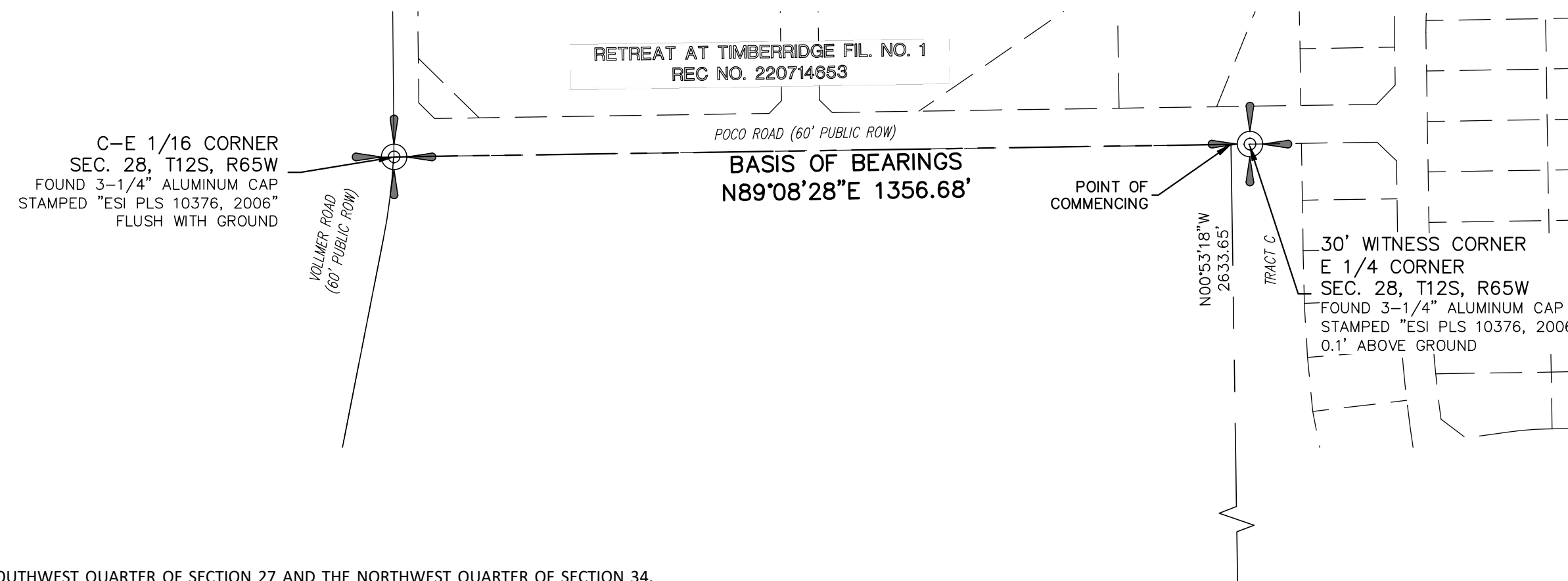
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DRAWN BY	KES	(H) 1" = 50'	SHEET	1 OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.60	

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



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;

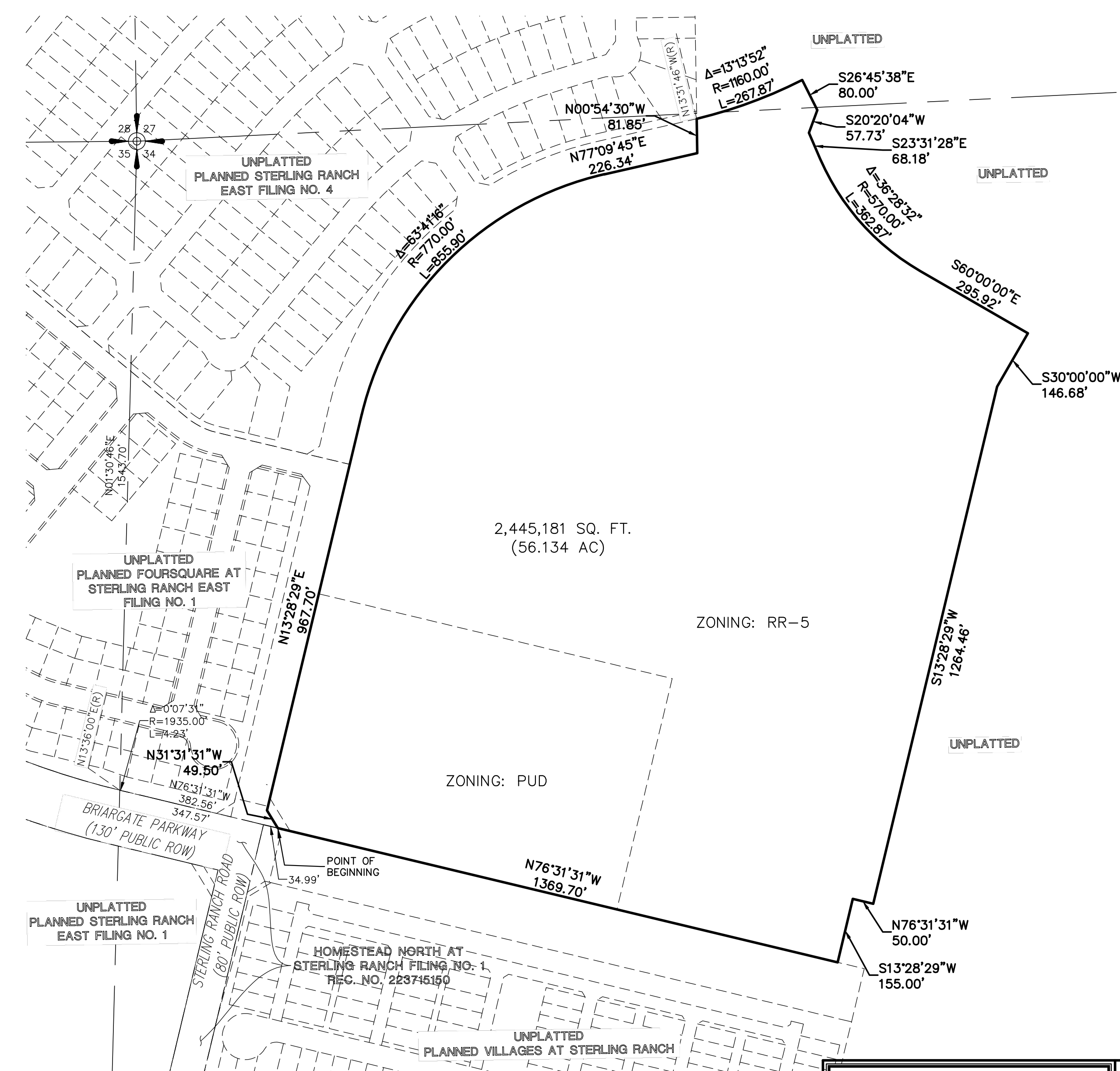
THENCE SOUTH 13°28'29" WEST A DISTANCE OF 155.00 FEET;

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;

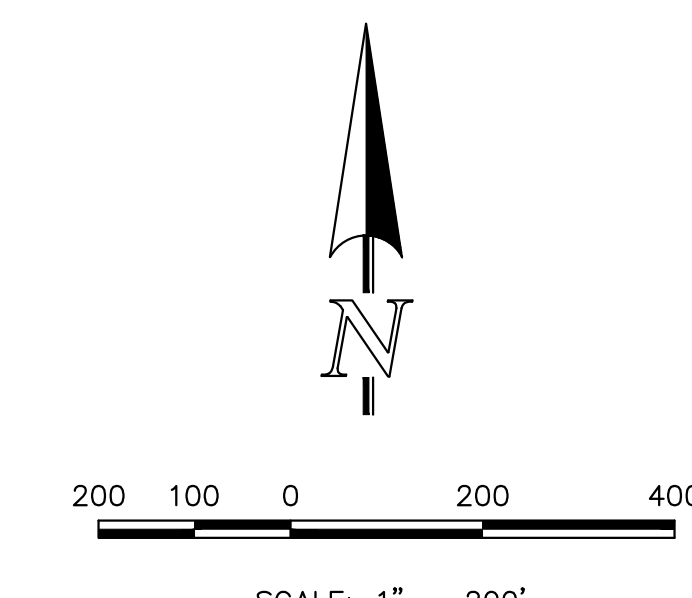
1. THENCE CONTINUE NORTH 76°31'31" WEST A DISTANCE OF 10.00 FEET;
2. THENCE NORTH 31°31'31" WEST A DISTANCE OF 49.50 FEET;
3. THENCE NORTH 13°28'29" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

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



ADJACENT OWNER

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



PCD NO.

	STERLING RANCH EAST FILING NO. 6			
	PRELIMINARY PLAN			
	LEGAL DESCRIPTION / ADJACENT OWNERS			
	DESIGNED BY	MAW		SCALE
DRAWN BY	KES	(H) 1" = 200'	SHEET	2 OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.60	

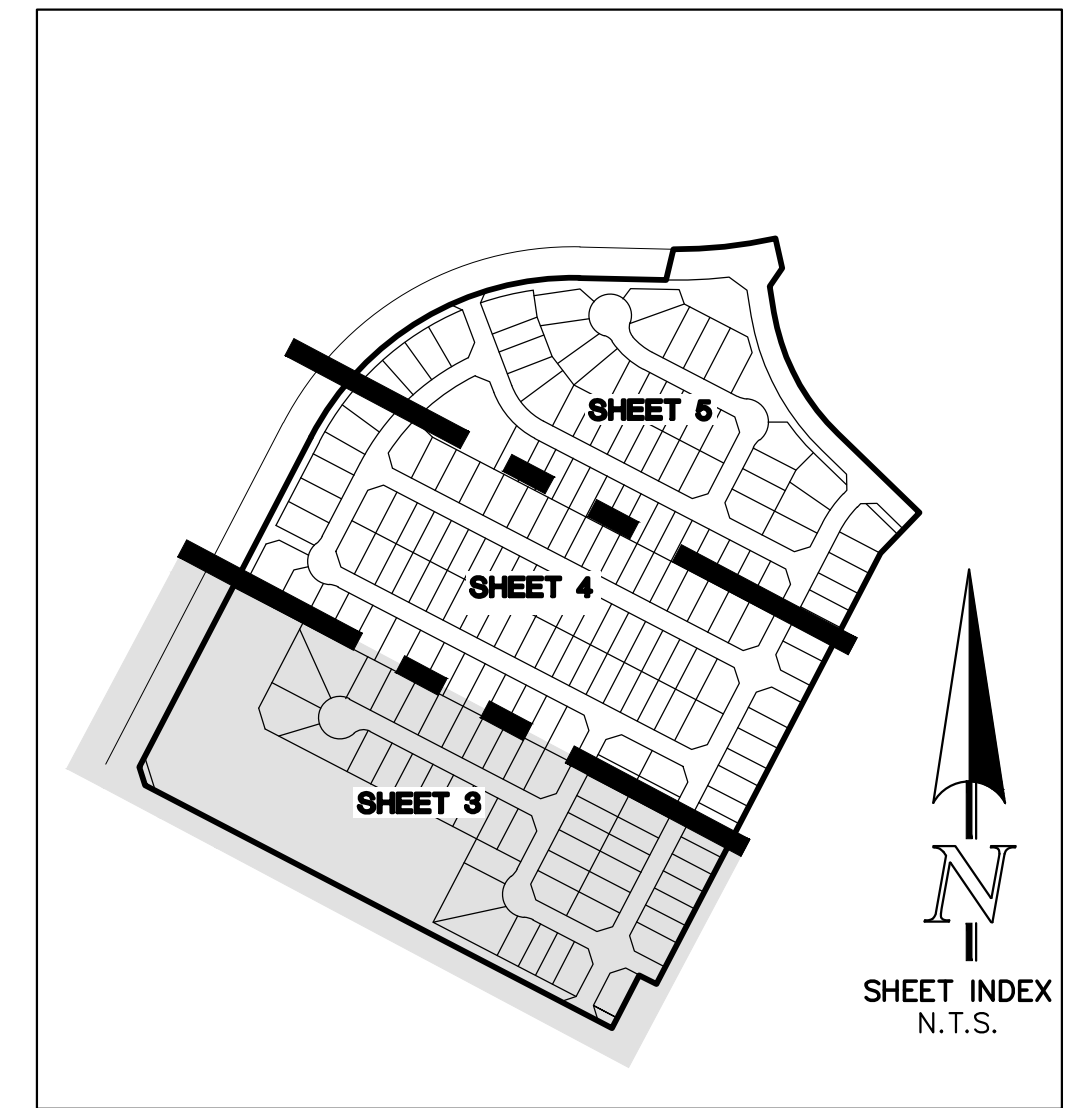
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

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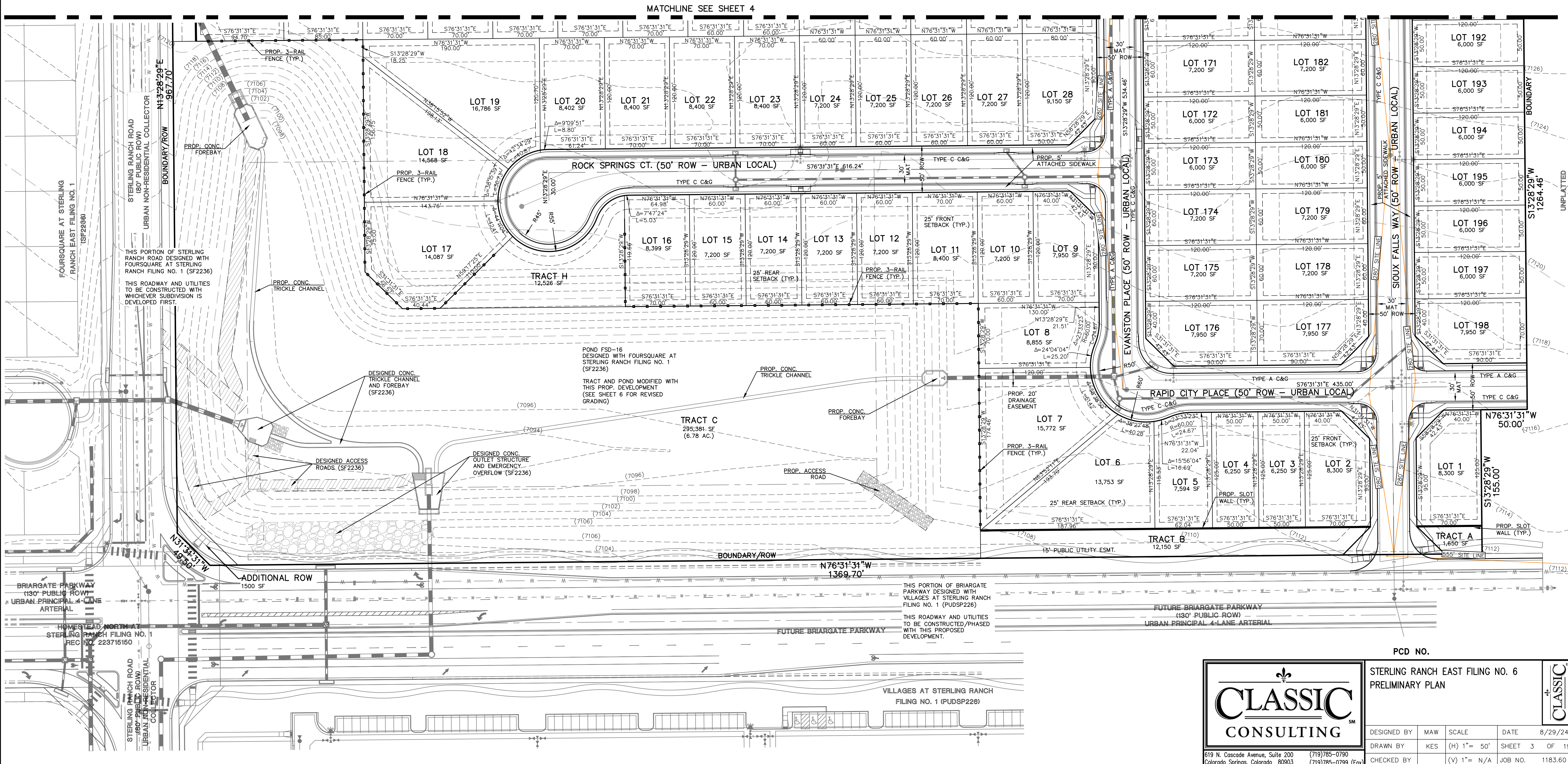
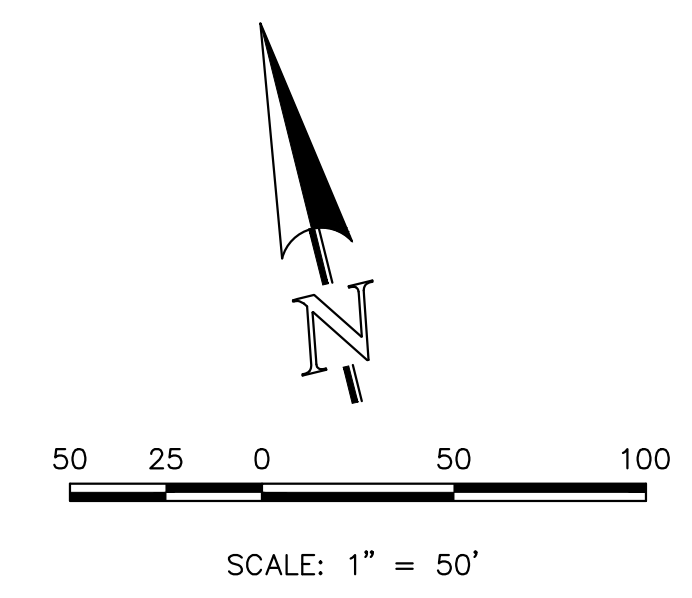
STERLING RANCH EAST FILING NO. 6

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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.



PCD NO. STERLING RANCH EAST FILING NO. 6 PRELIMINARY PLAN

CLASSIC CONSULTING

DESIGNED BY MAW SCALE DATE 8/29/24
DRAWN BY KES (H) 1" = 50' SHEET 3 OF 19
CHECKED BY (V) 1" = N/A JOB NO. 1183.60

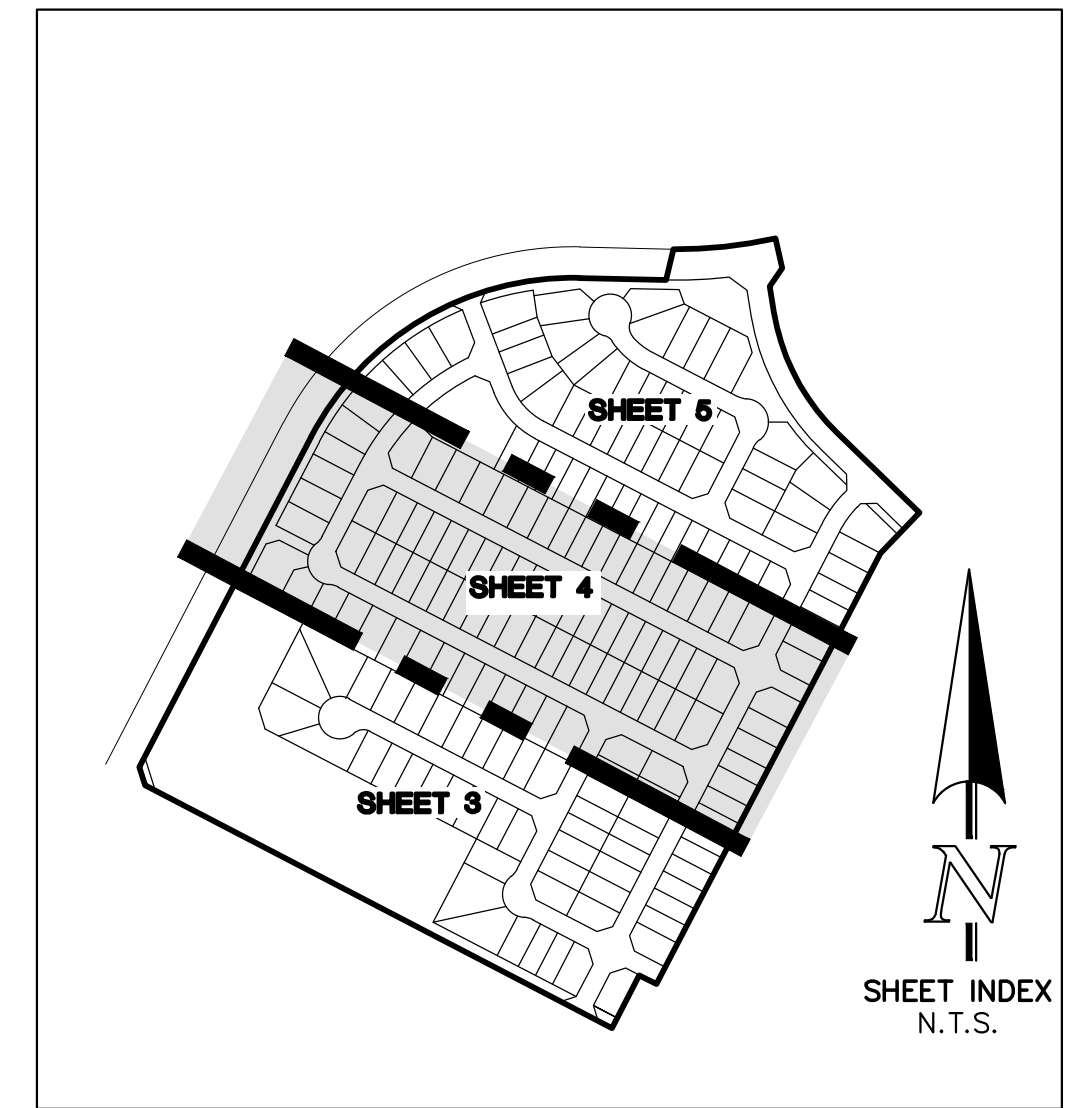
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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PRELIMINARY PLAN



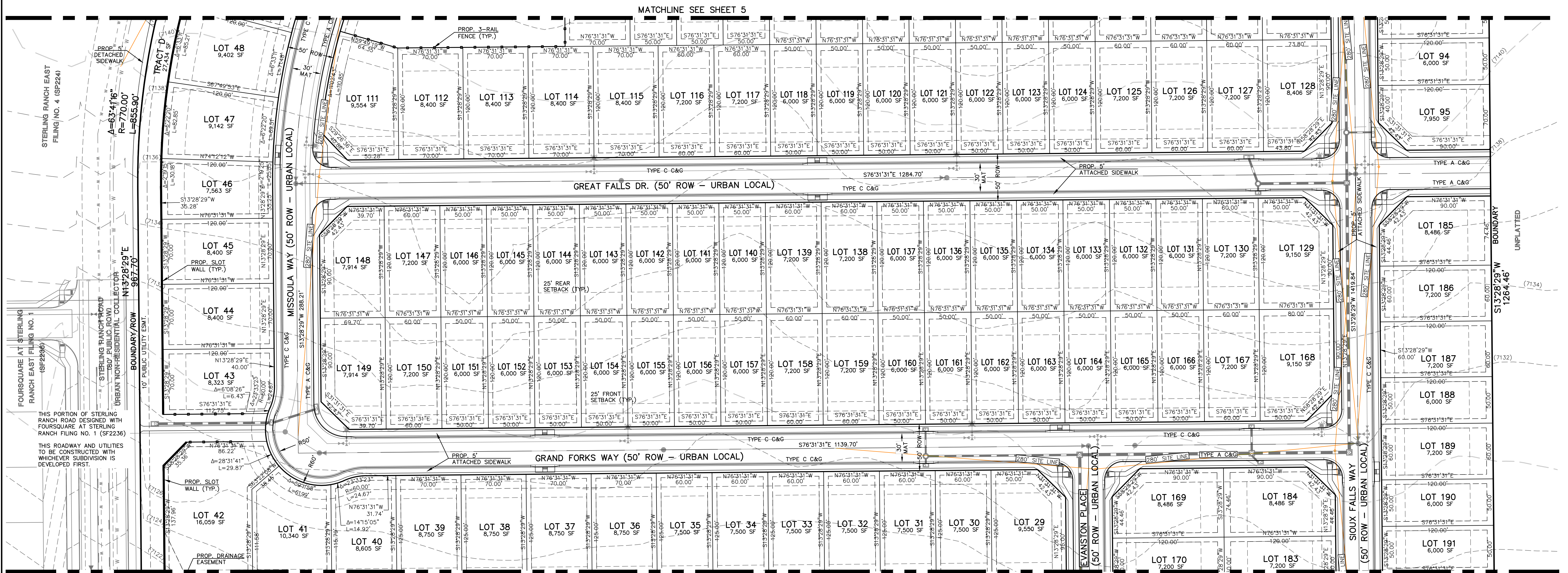
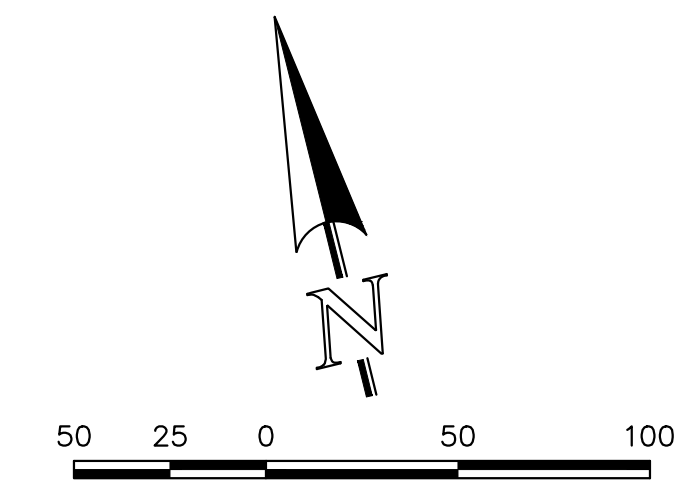
EASEMENT NOTE

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.



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.

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DESIGNED BY	MAW	SCALE	DATE 8/29/24
DRAWN BY	KES	(H) 1" = 50'	SHEET 4 OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.60



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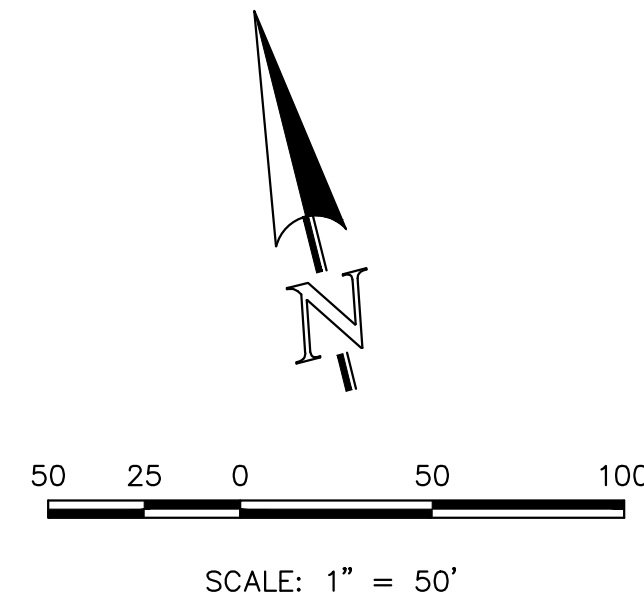
CLASSIC CONSULTING

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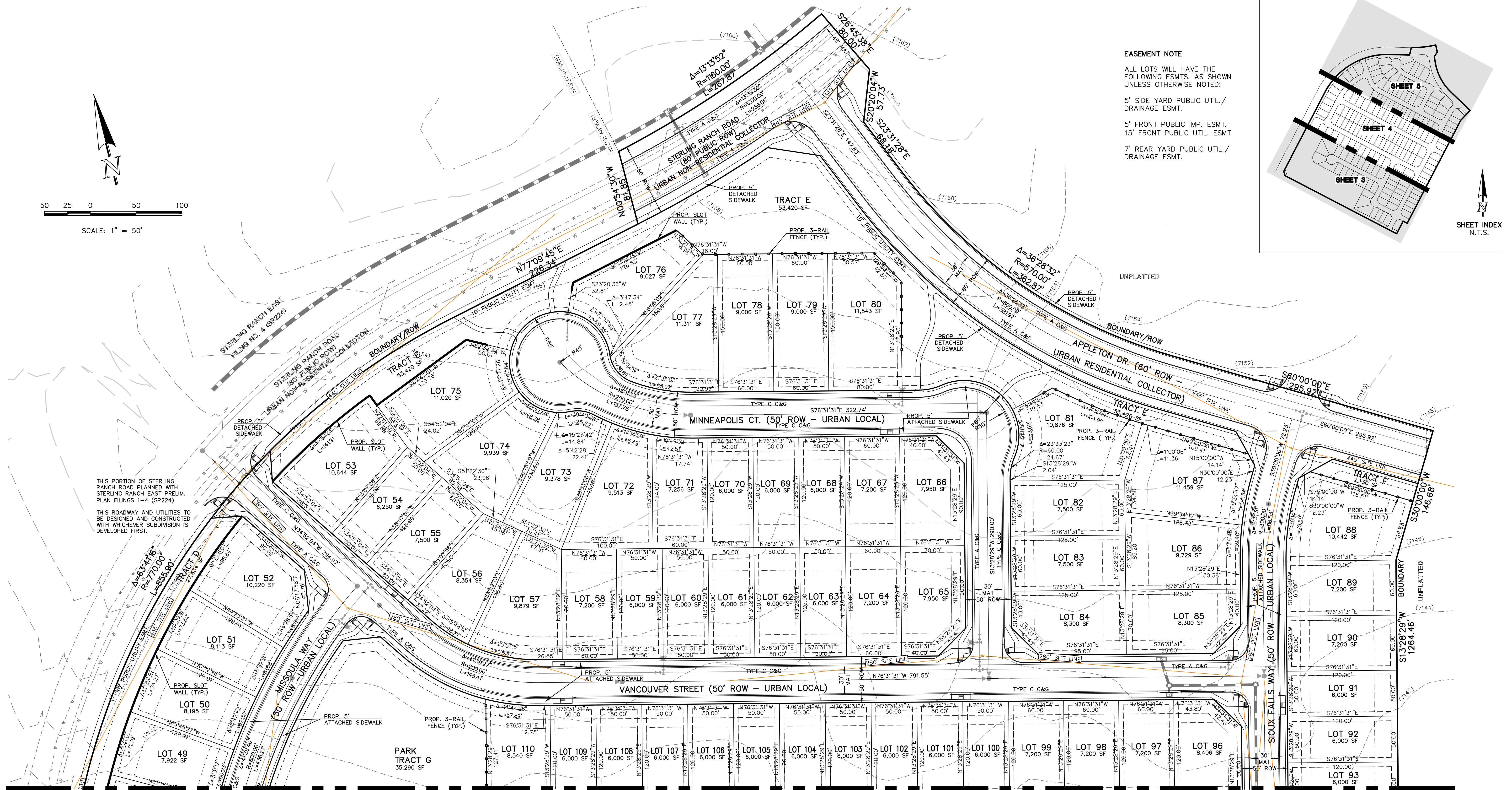
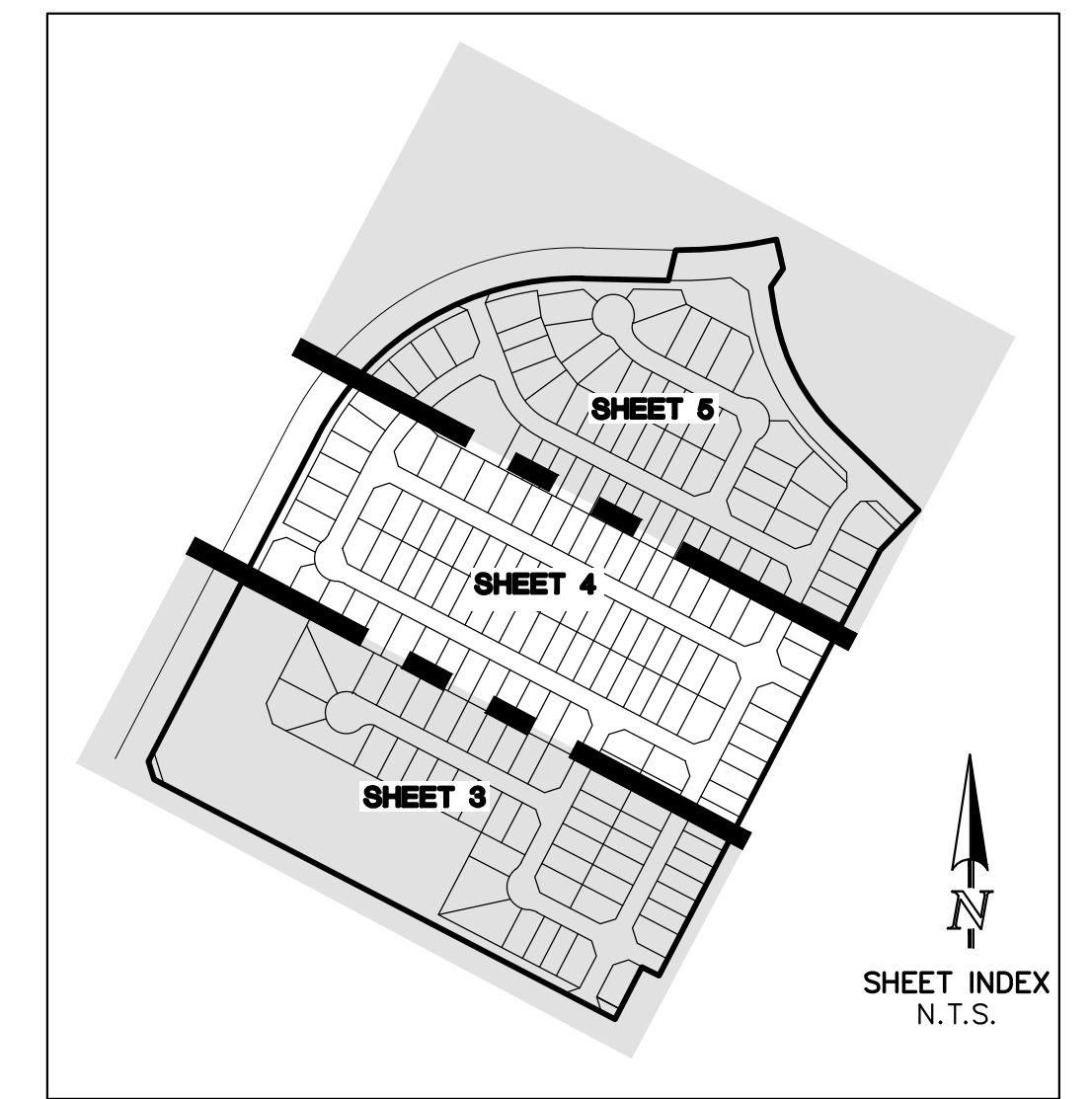
PRELIMINARY PLAN



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 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

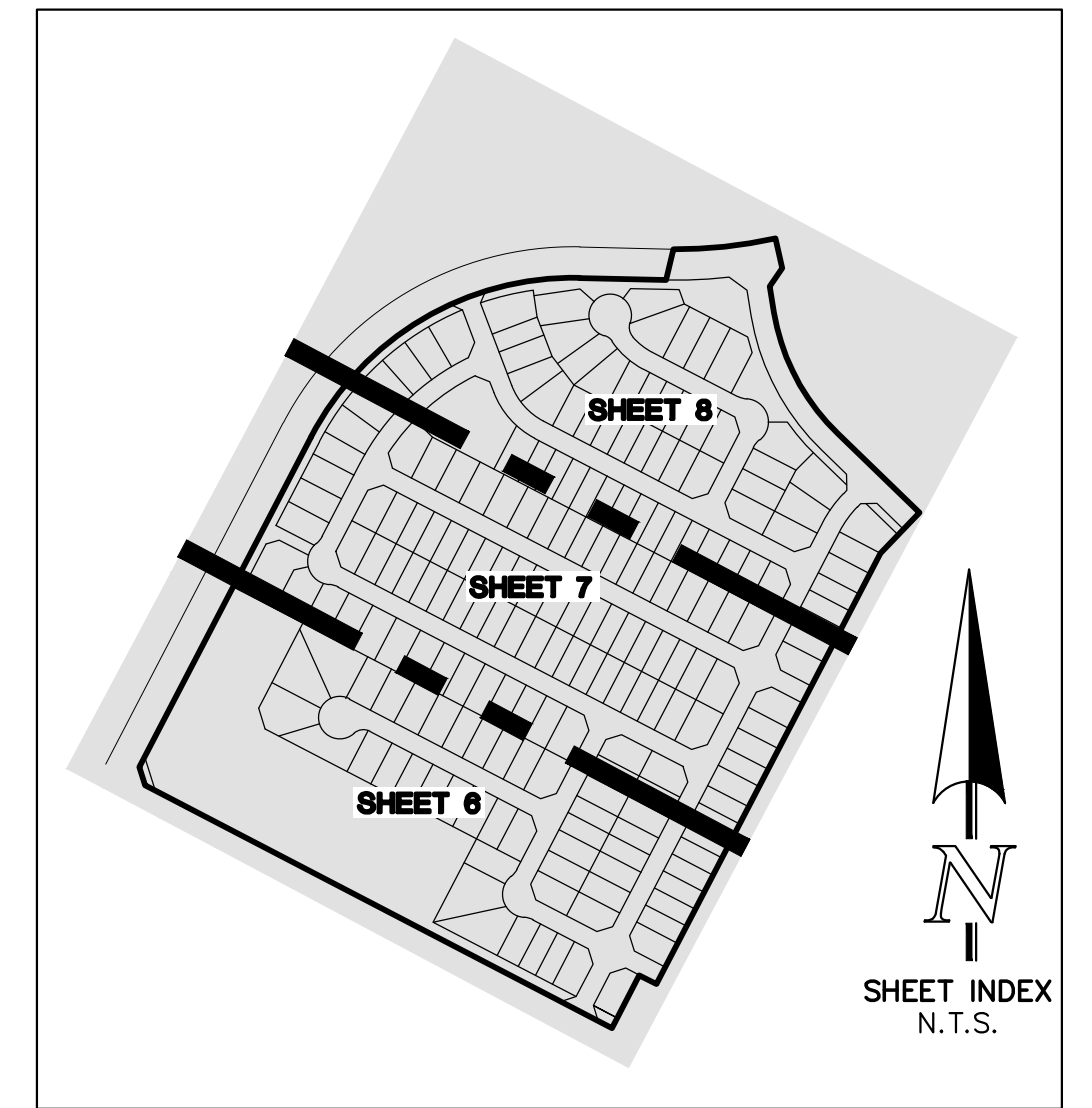
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 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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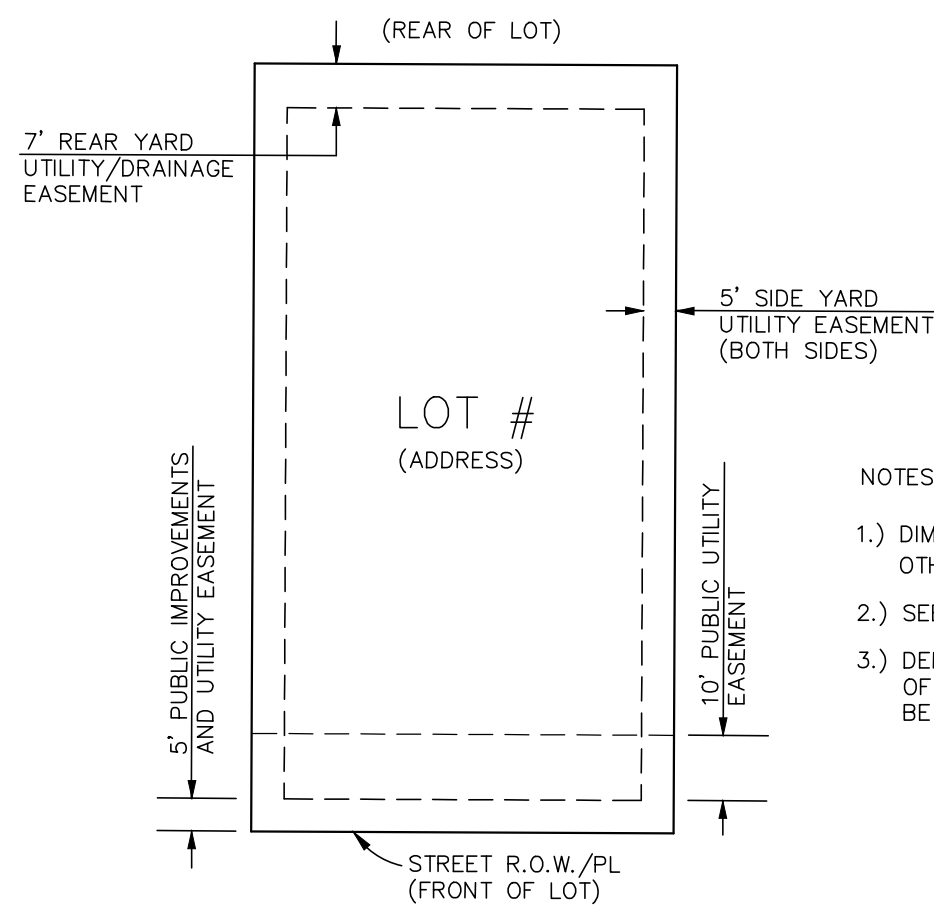
STERLING RANCH EAST FILING NO. 6

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

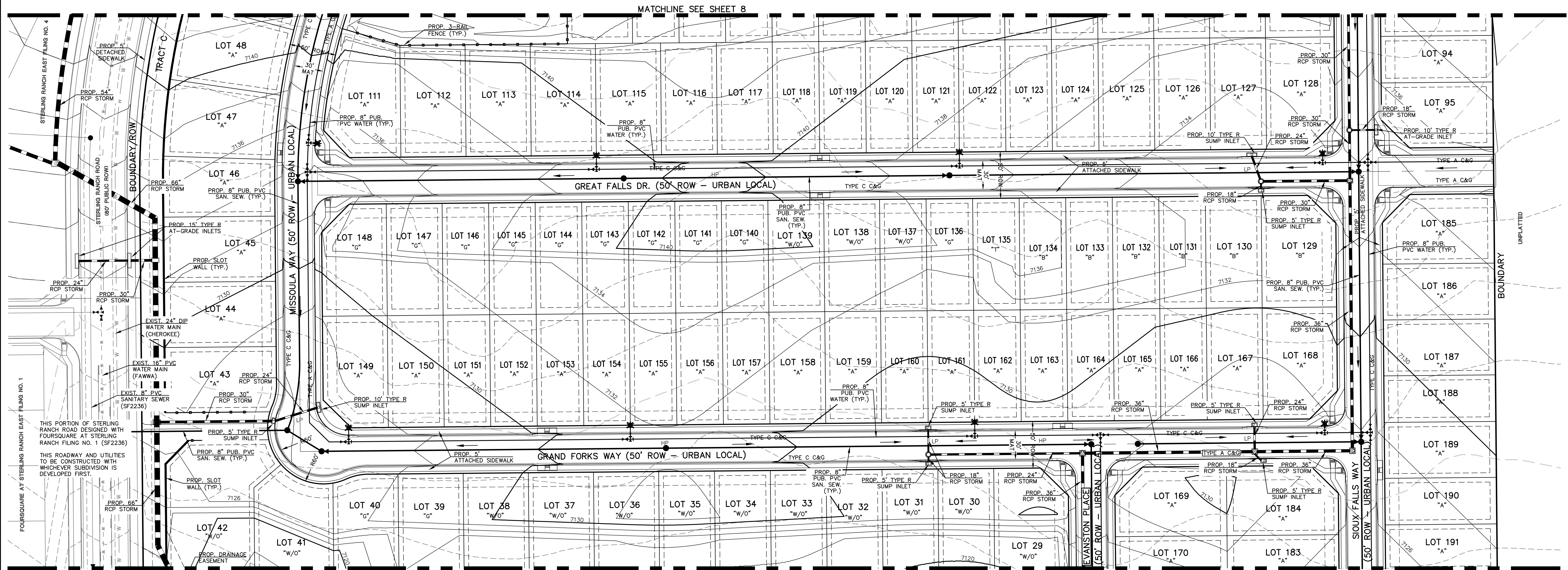


50 25 0 50 100
SCALE: 1" = 50'



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

- 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



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

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

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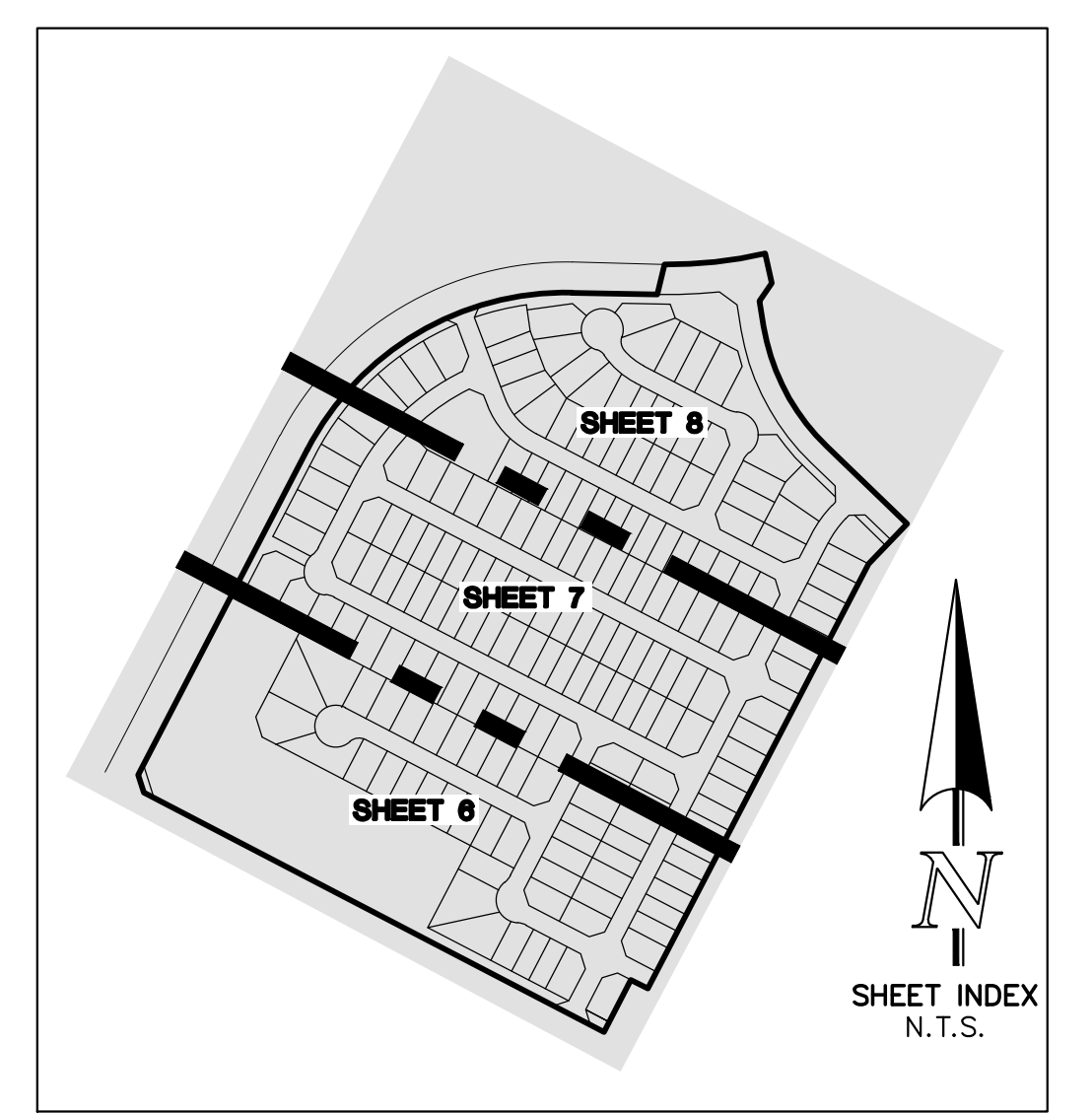
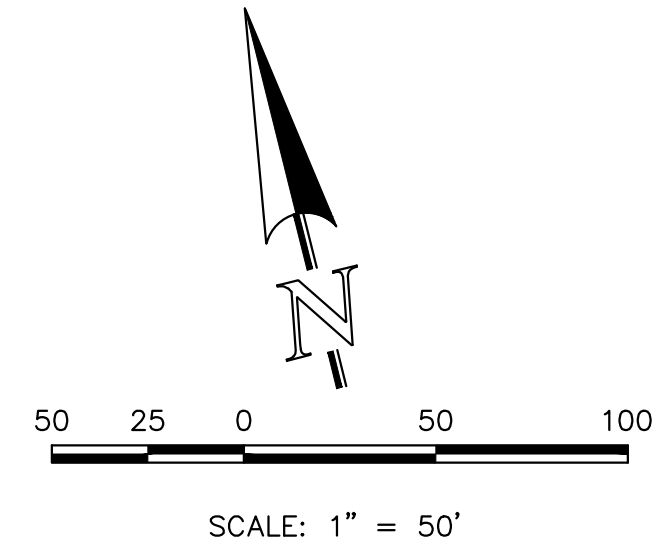
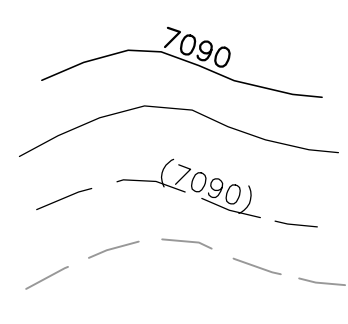
STERLING RANCH EAST FILING NO. 6

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

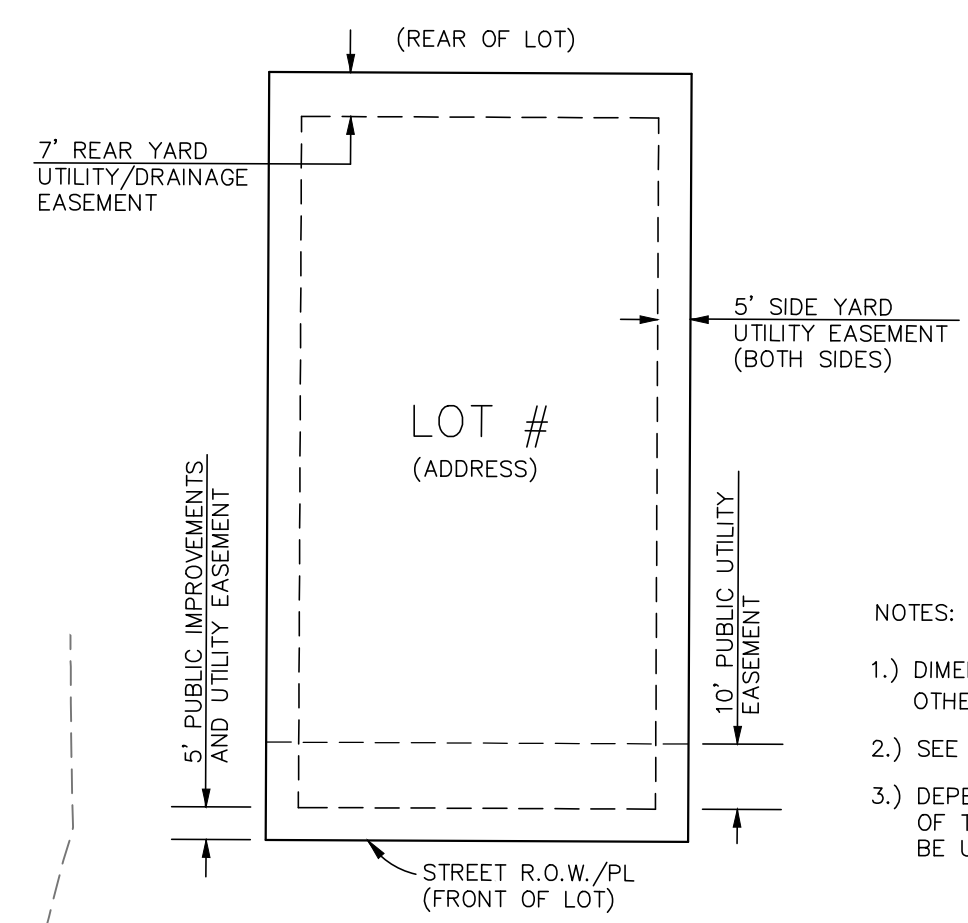
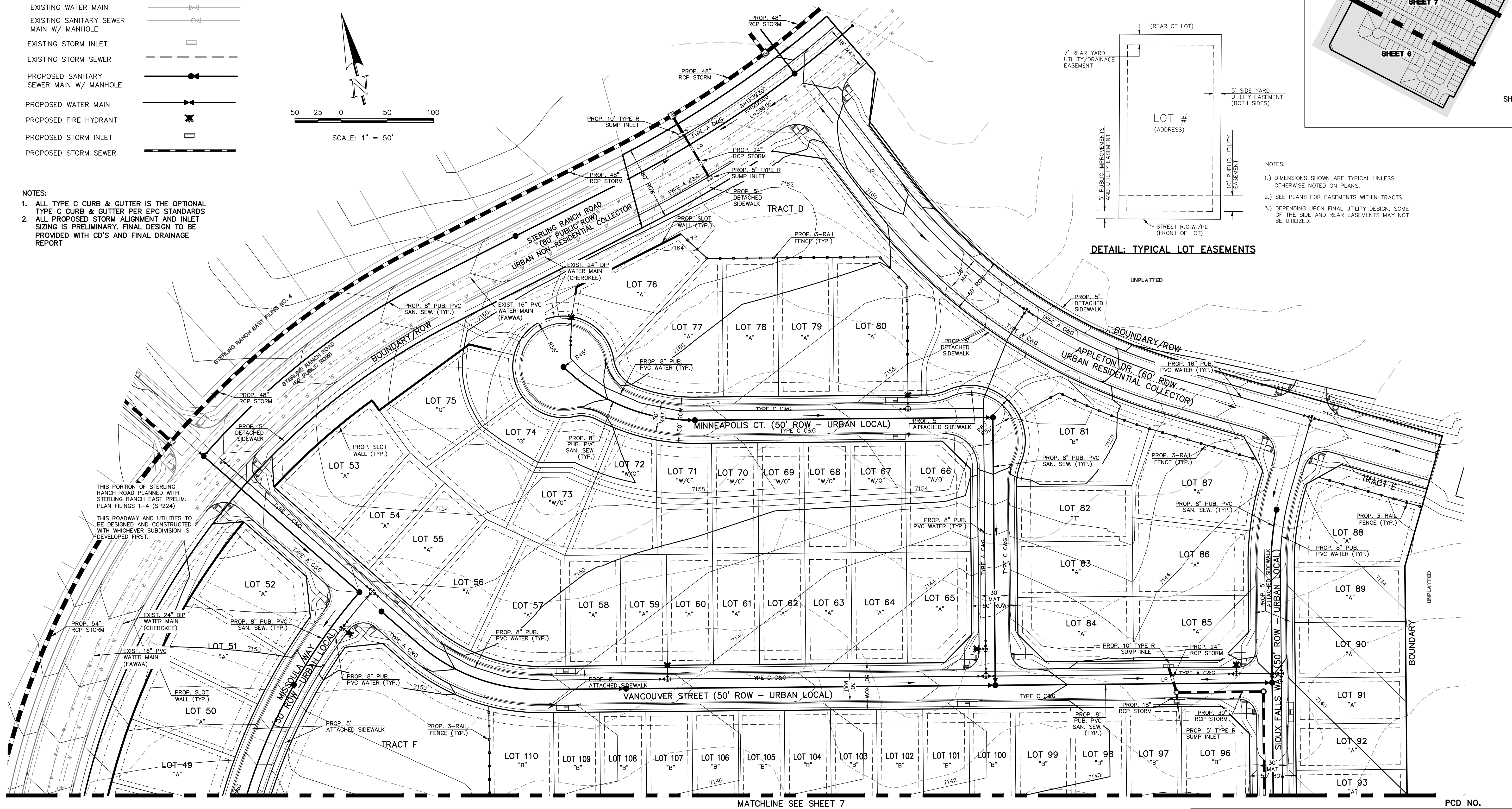
PRELIMINARY PLAN

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:**
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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	8/29/24
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

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(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

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.

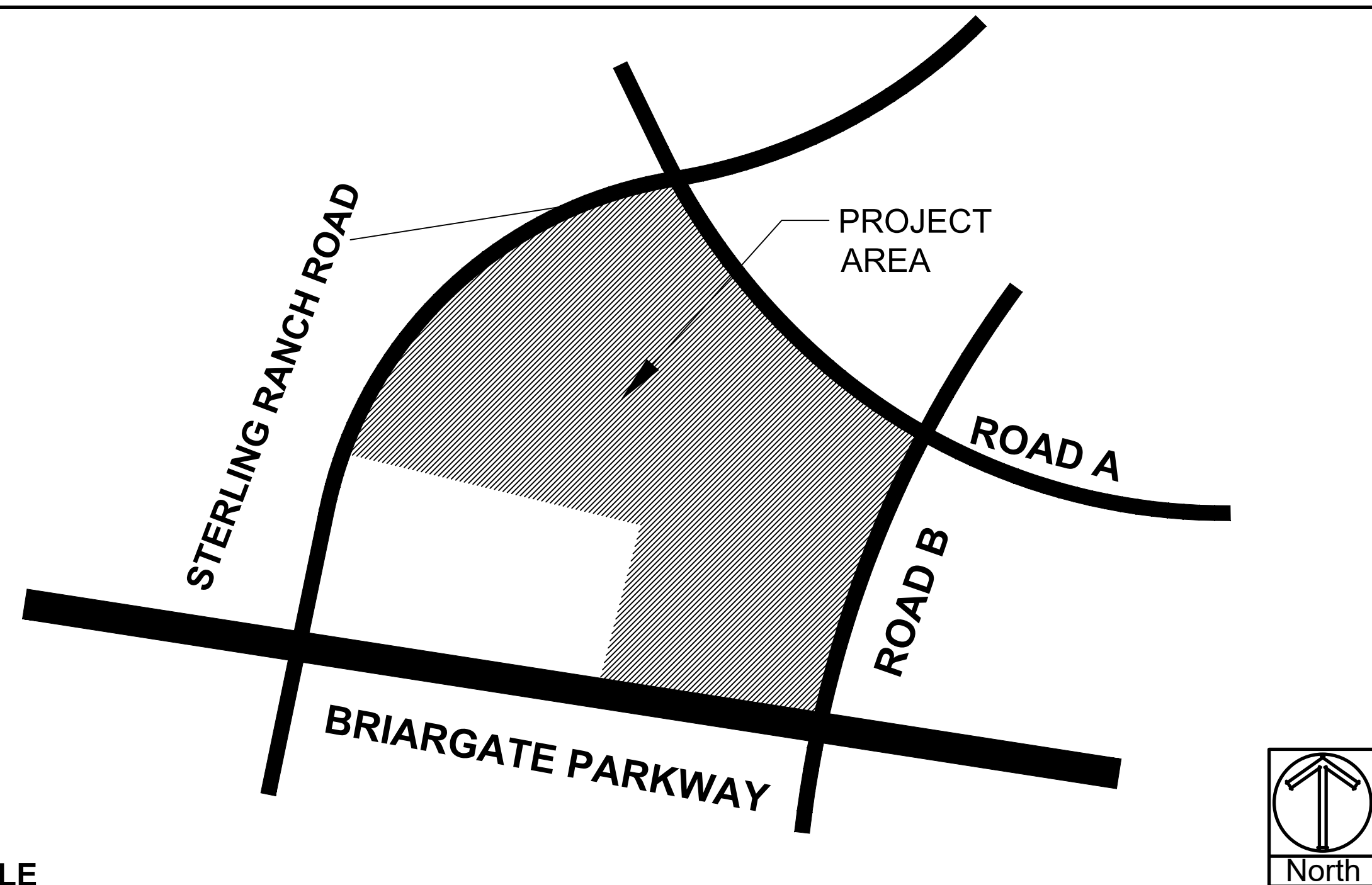
If an irrigation plan is not submitted with the final Landscape plan submittal, an irrigation plan must be submitted for review 90 days after a building permit is issued. The irrigation plan must be approved prior to any irrigation equipment installation or issuance of certificate of occupancy.

LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

Street Name / Boundary	Street Classification	Width (ft.)	Linear Req. / Prov.	Tree Req. / Ft. Footage	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	Minor Arterial	20'/20'	781	1/25	31.2 / 19
Shrub Substitutions	Ornamental grass	Setback	Percent Ground		
Req. / Prov.	Req. / Prov.	Abbr.	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%		

VICINITY MAP



NOT TO SCALE

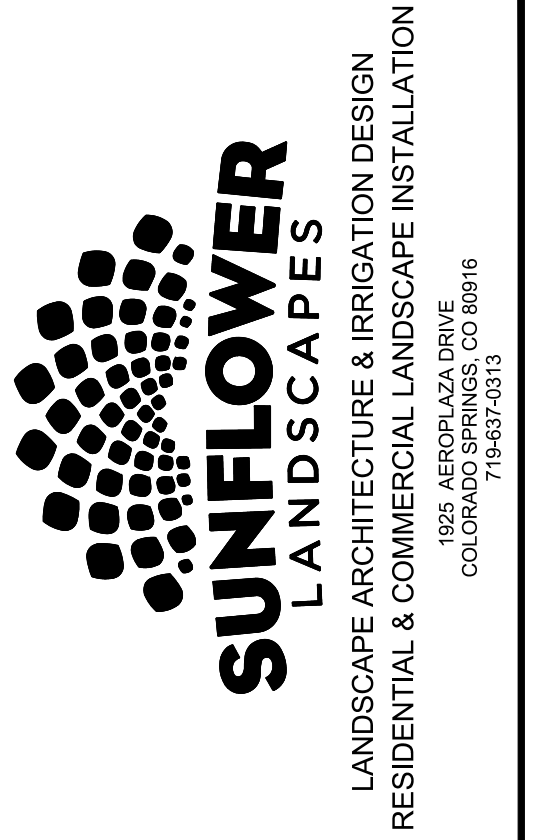
PLANTING LEGEND

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'	Spiraea, Goldmound	5 Gal	R, DE, Z=3, 7.5K, A, S, SIG
SPV	15	Spiraea x 'vanhouttei'	Spiraea, Vanhoutte	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					
JBj	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
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	46,983 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	21,106 SF
	DECORATIVE BOULDER	38 TOTAL
	KENTUCKY BLUEGRASS SOD	12,245 SF
	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



DATE	REVISION DESCRIPTION

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



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

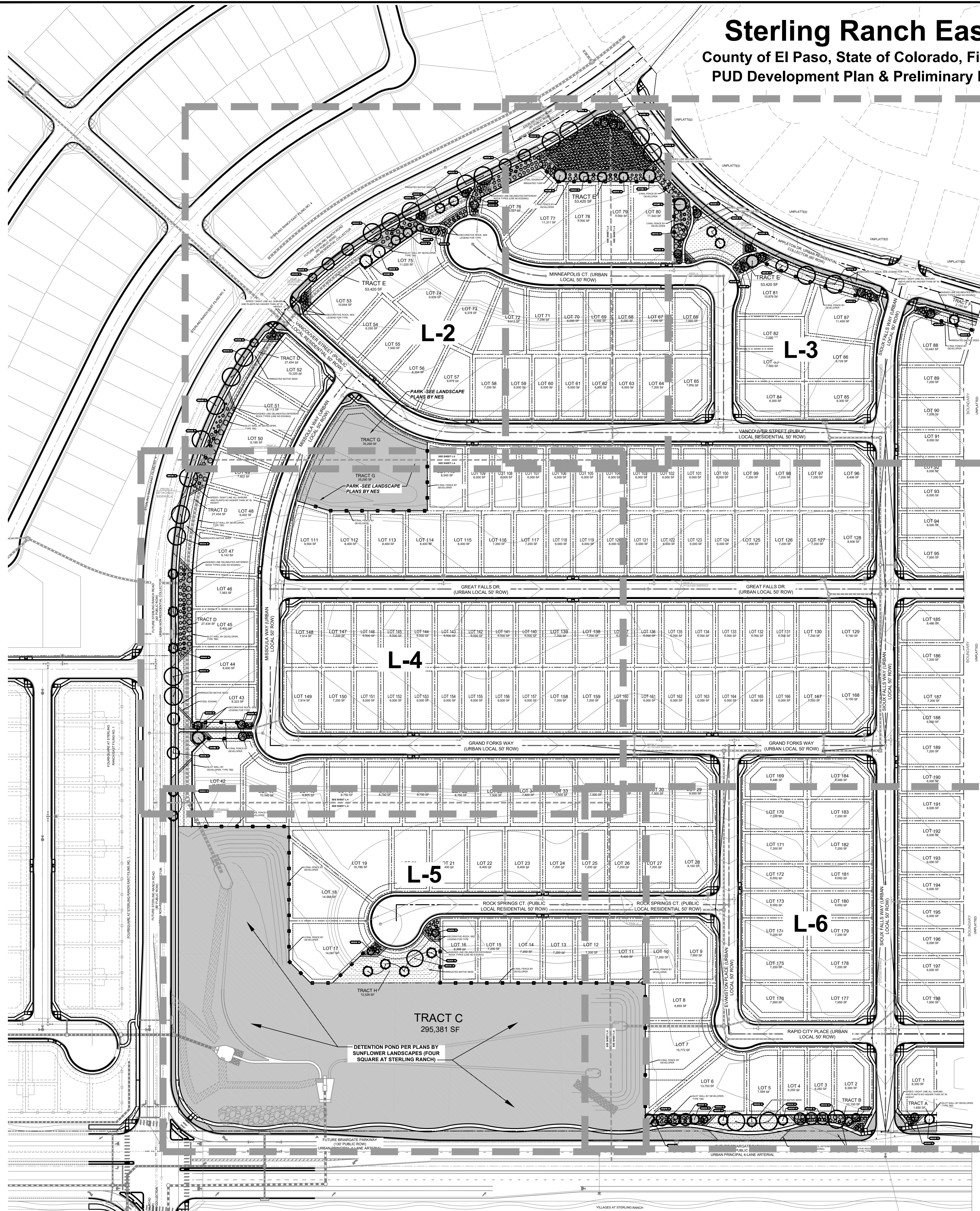
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TITLE SHEET

SHEET #
L-TS

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Sterling Ranch East

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

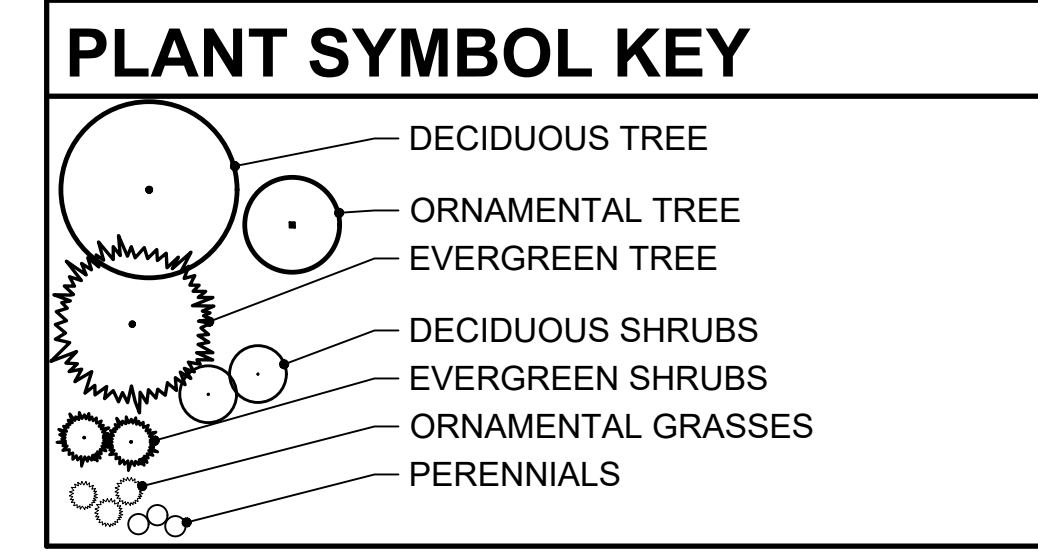
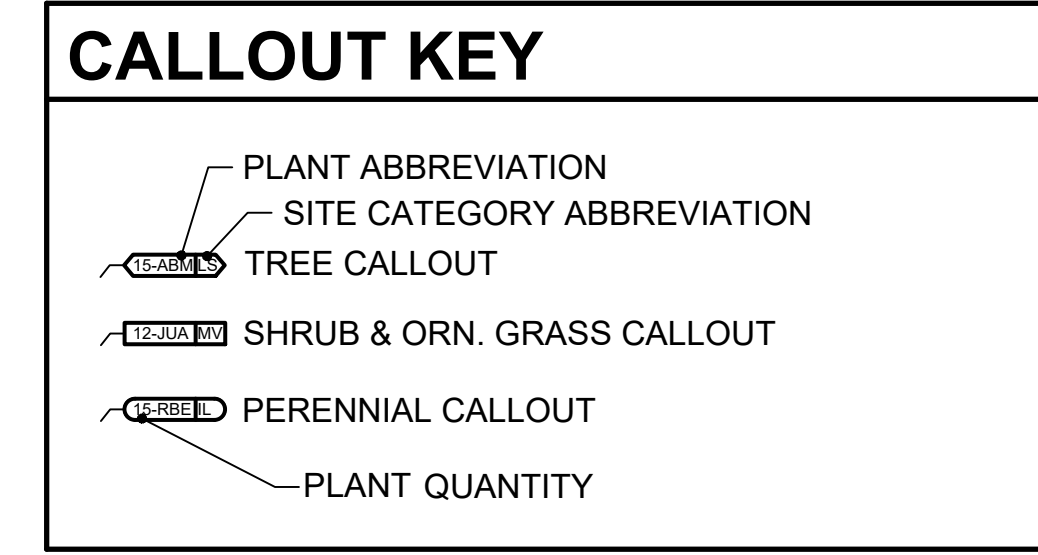


DATE	REVISION DESCRIPTION

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



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.

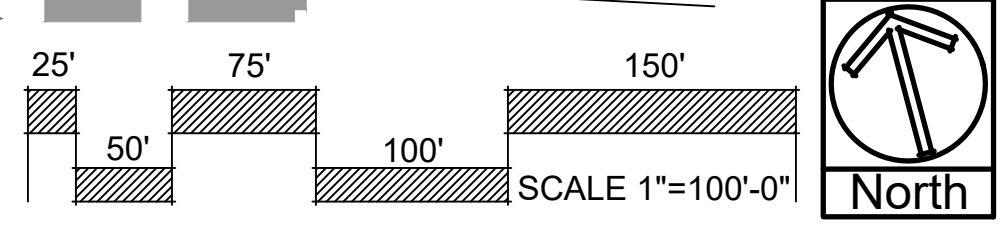
KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

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

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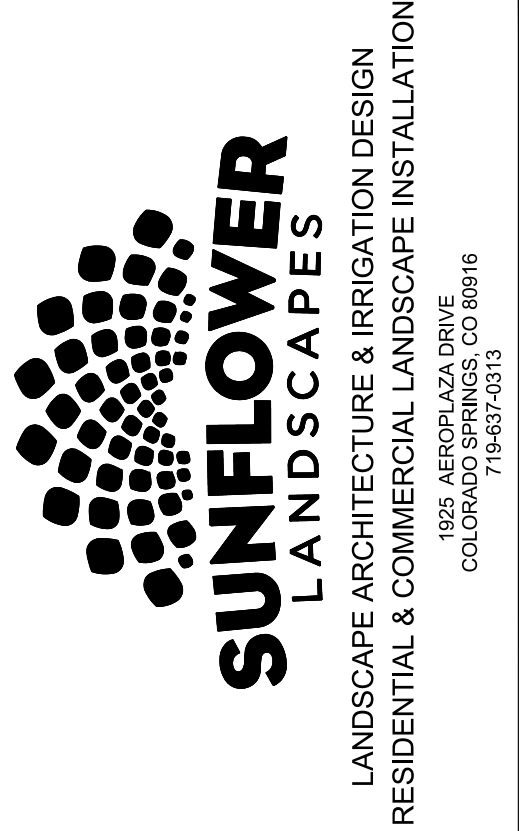
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PRELIMINARY LANDSCAPE - OVERALL PLAN

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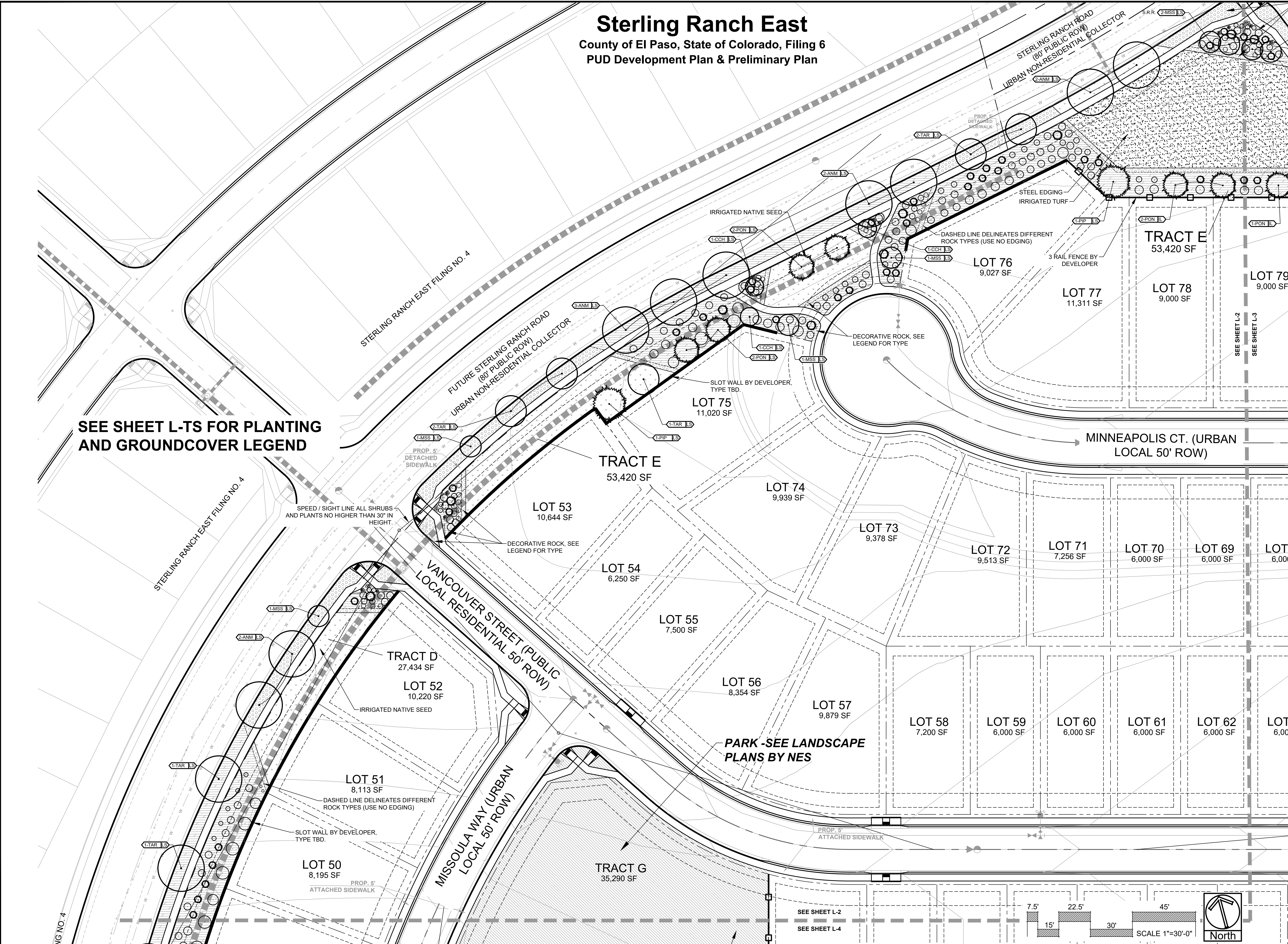
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STERLING RANCH EAST
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 STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
 EL PASO COUNTY

JOB NUMBER: 2747-0924
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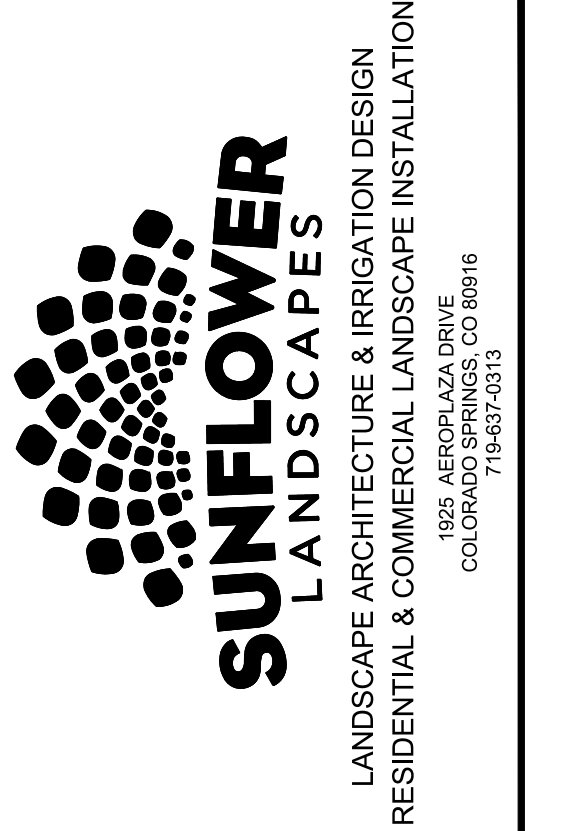
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PRELIMINARY LANDSCAPE PLAN
 SHEET #
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FILING NO. 4

Sterling Ranch East

County of El Paso, State of Colorado, Filing 6
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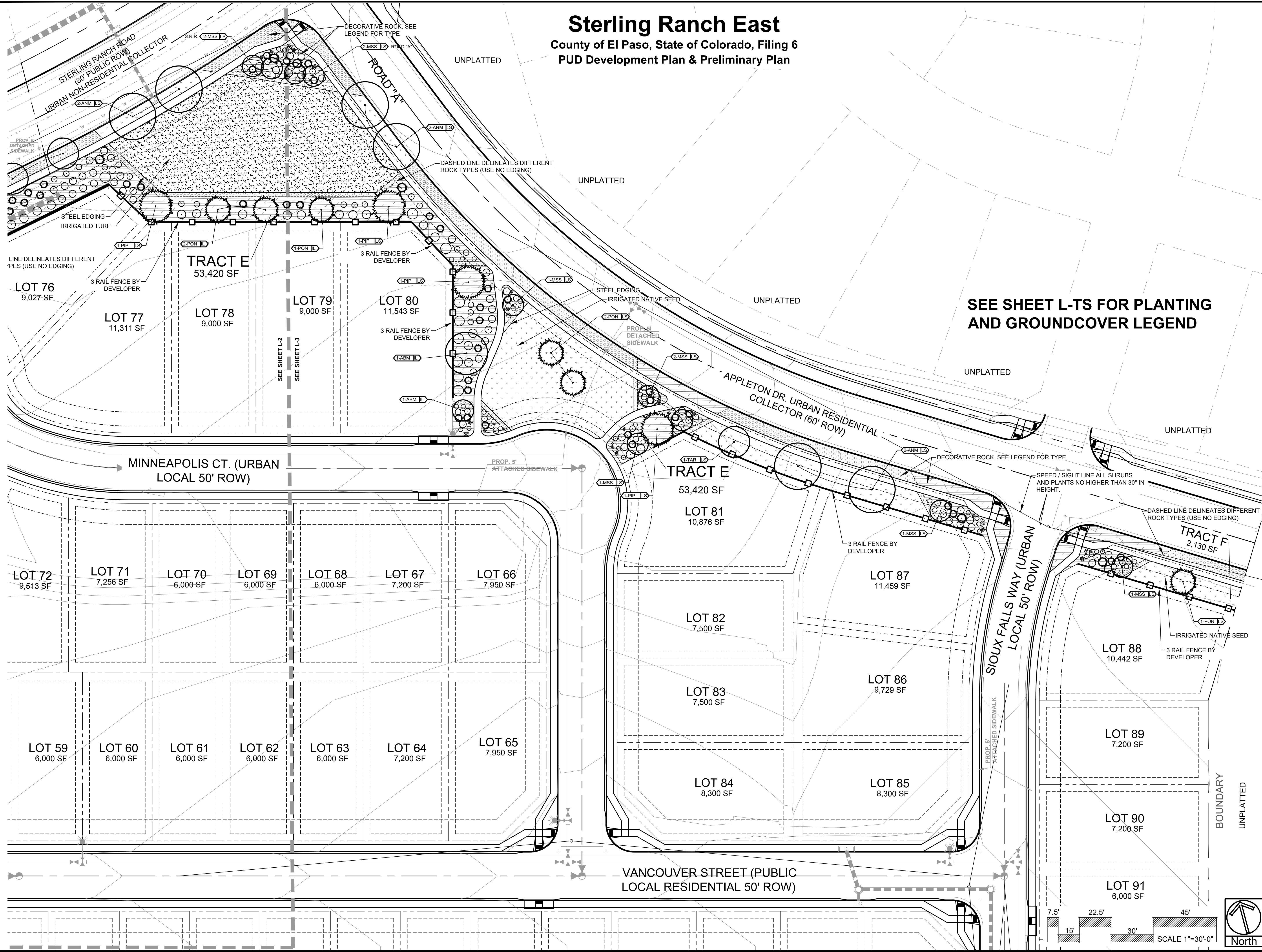
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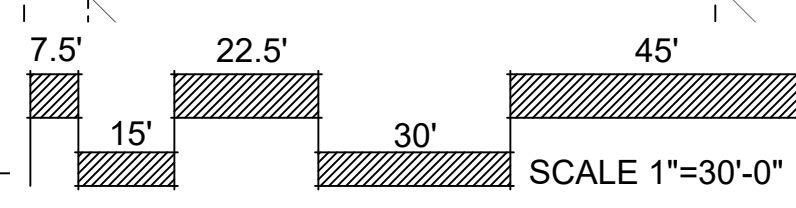


STERLING RANCH EAST
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 EL PASO COUNTY

JOB NUMBER	2747-0924
DATE	9/26/2024
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SHEET #	L-3
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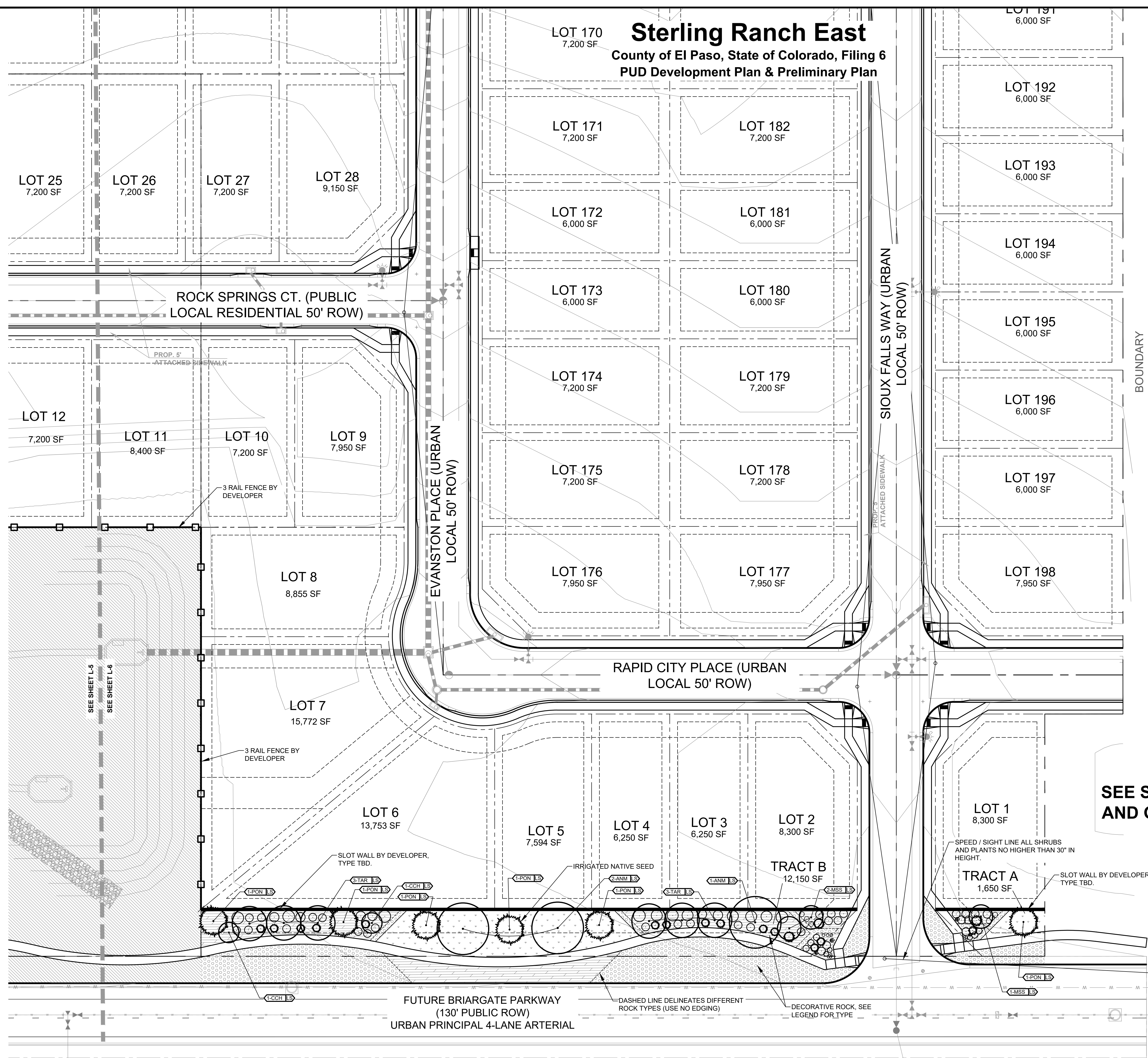


SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



Sterling Ranch East

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



SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

BOUNDARY UNPLATTED



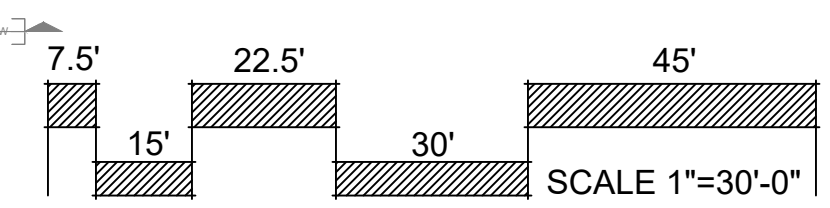
DATE	REVISION DESCRIPTION

- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION



STERLING RANCH EAST
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DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-6
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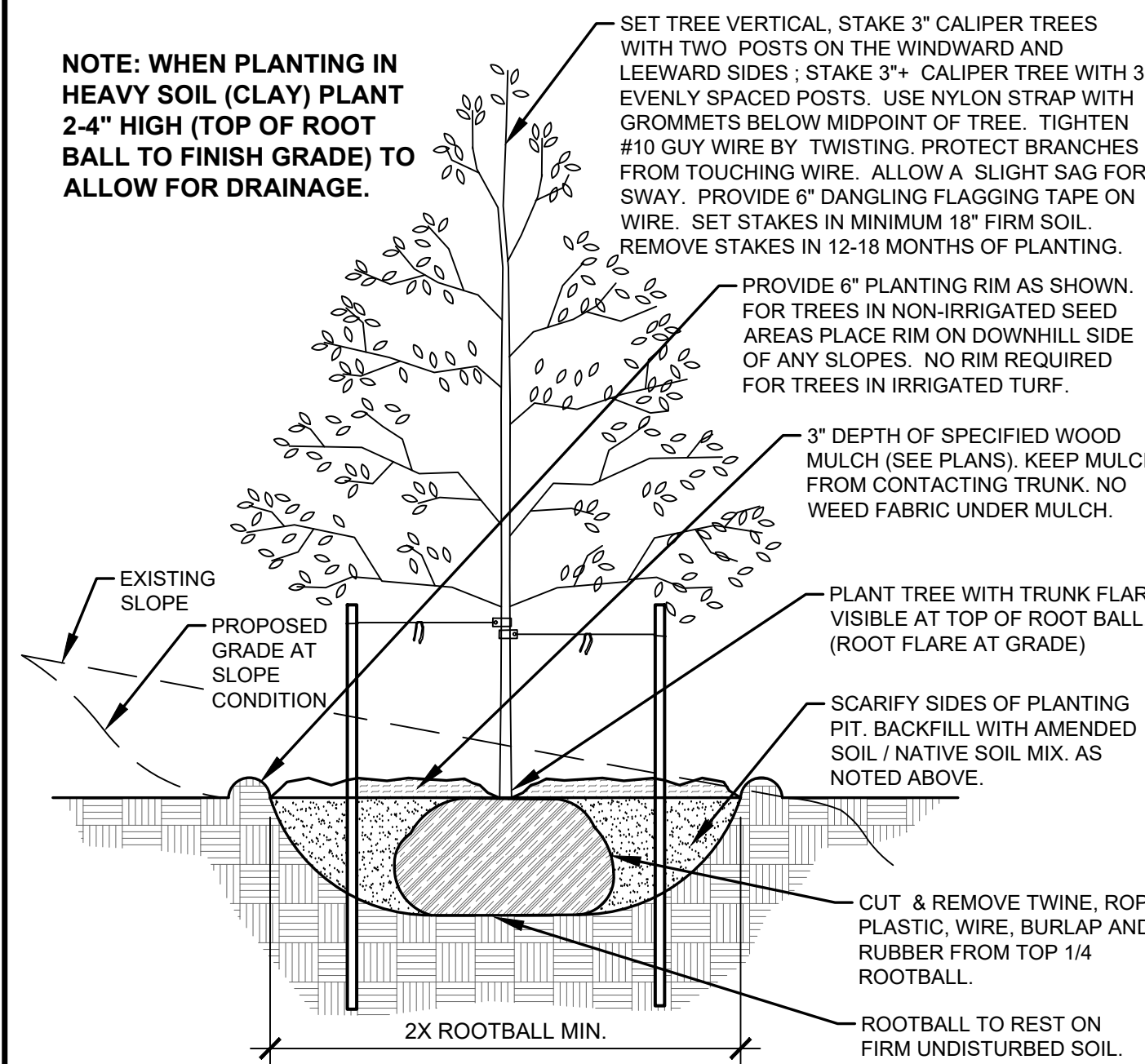


Sterling Ranch East

County of El Paso, State of Colorado, Filing 6

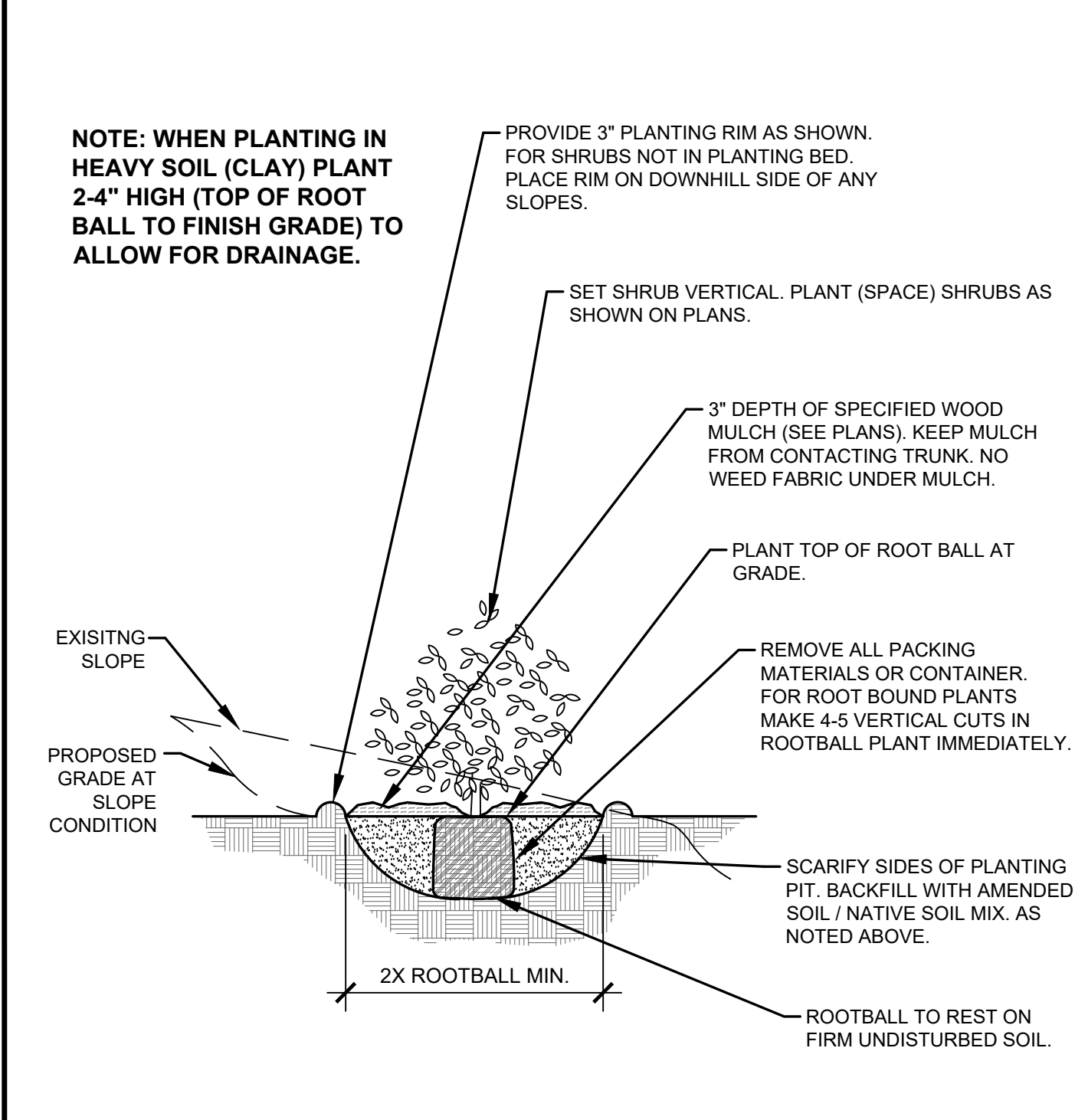
PUD Development Plan & Preliminary Plan

- 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.



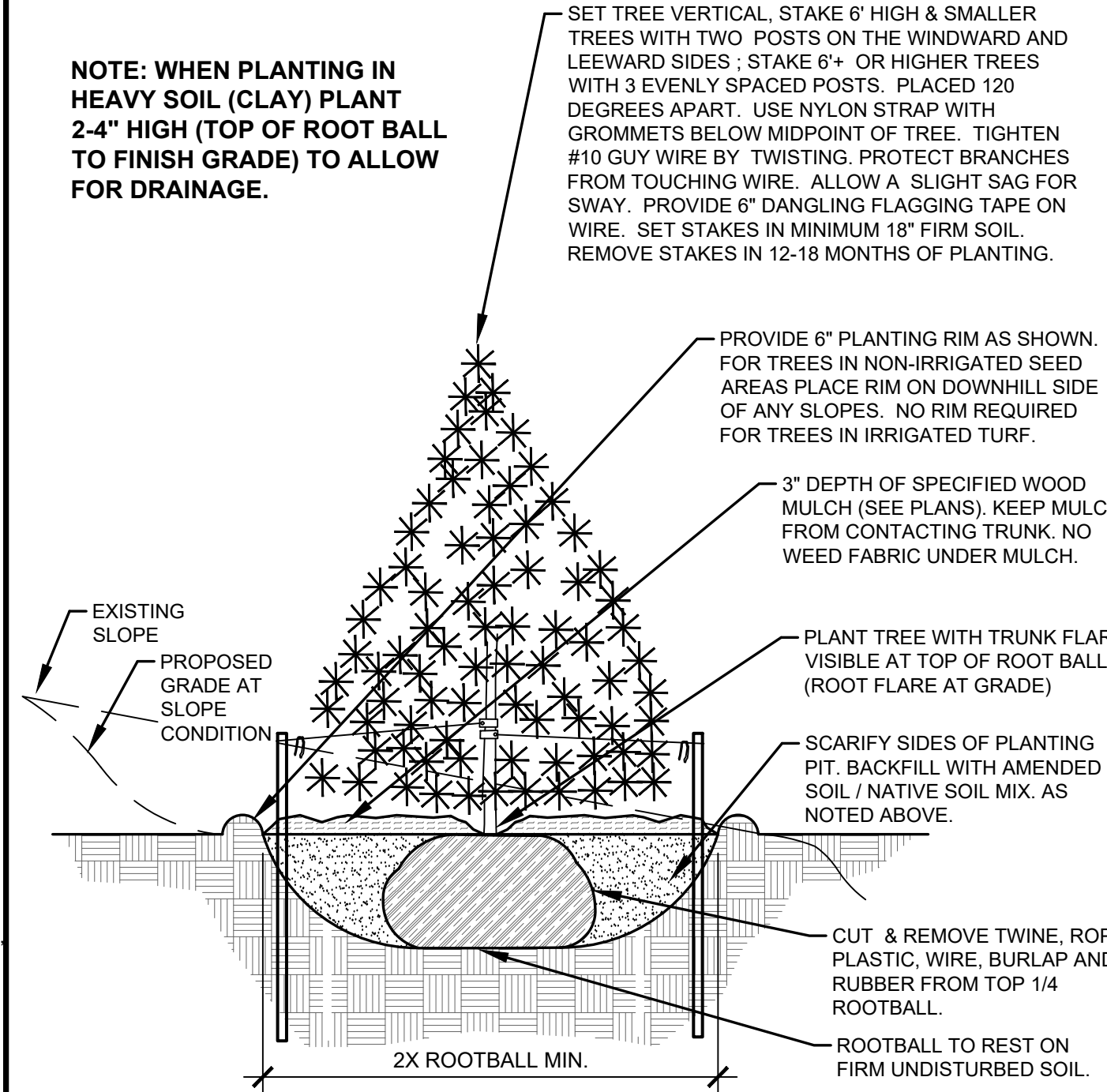
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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



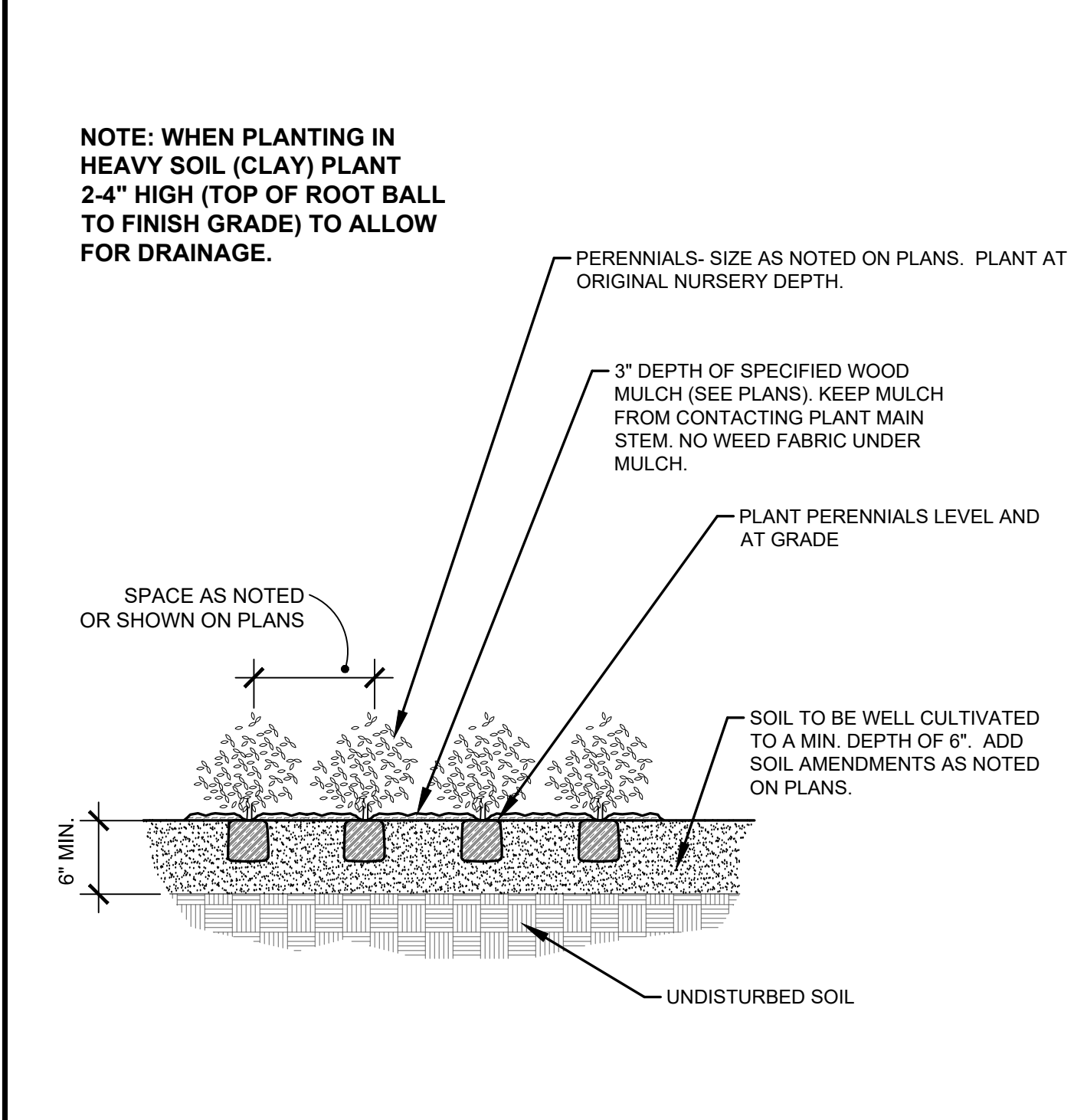
C SHRUB PLANTING DETAIL
NOT TO SCALE

- 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

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



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.

-BUFFALGRASS	25%
-GRAMA, BLUE	20%
-GRAMA, SIDECOATS	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.

DATE	REVISION DESCRIPTION

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



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

Landscaping 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

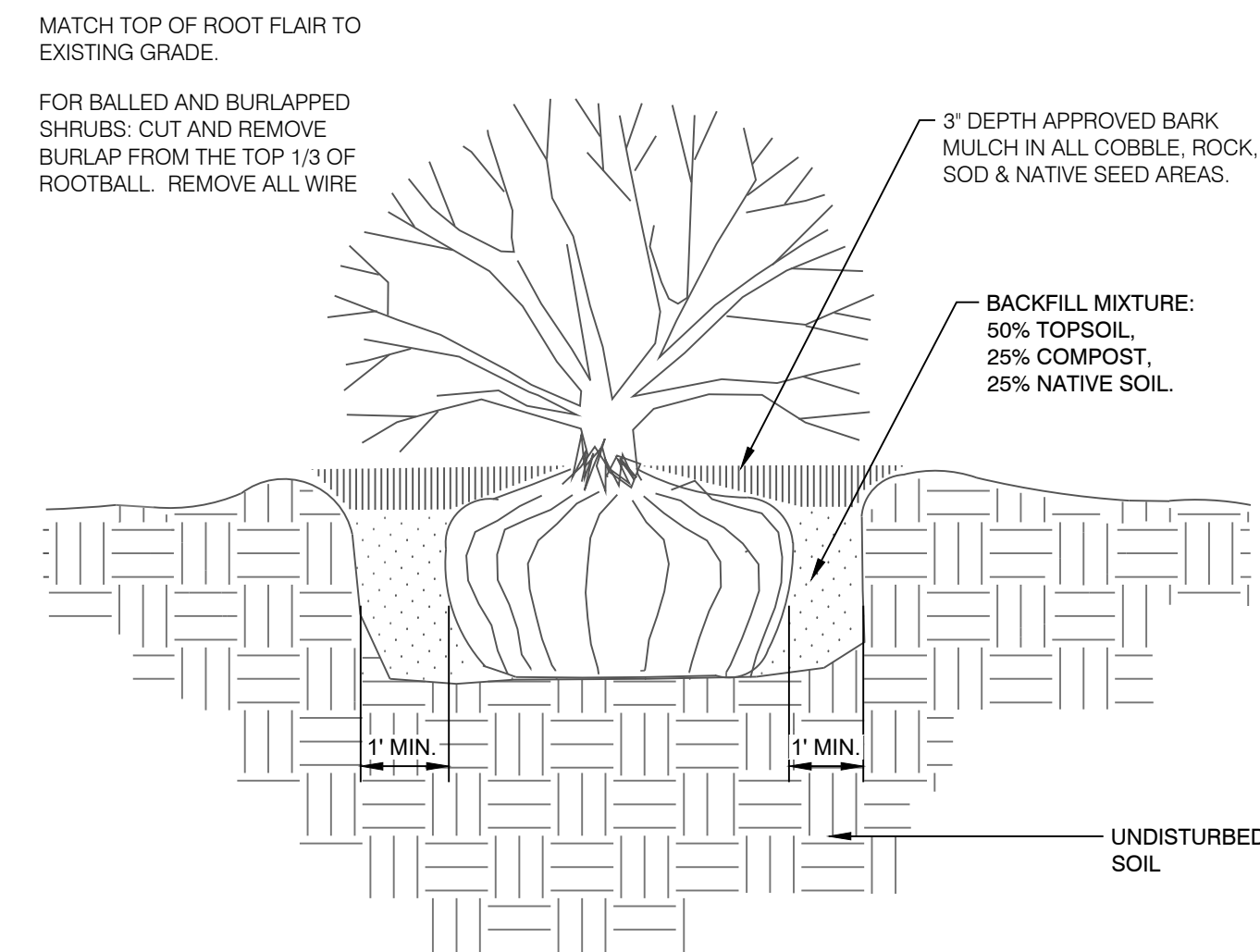
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
x / x	x / x	--	75% / 75%
x / x	x / x	--	75% / 75%
x / x	x / x	--	75% / 75%

PLANT SCHEDULE

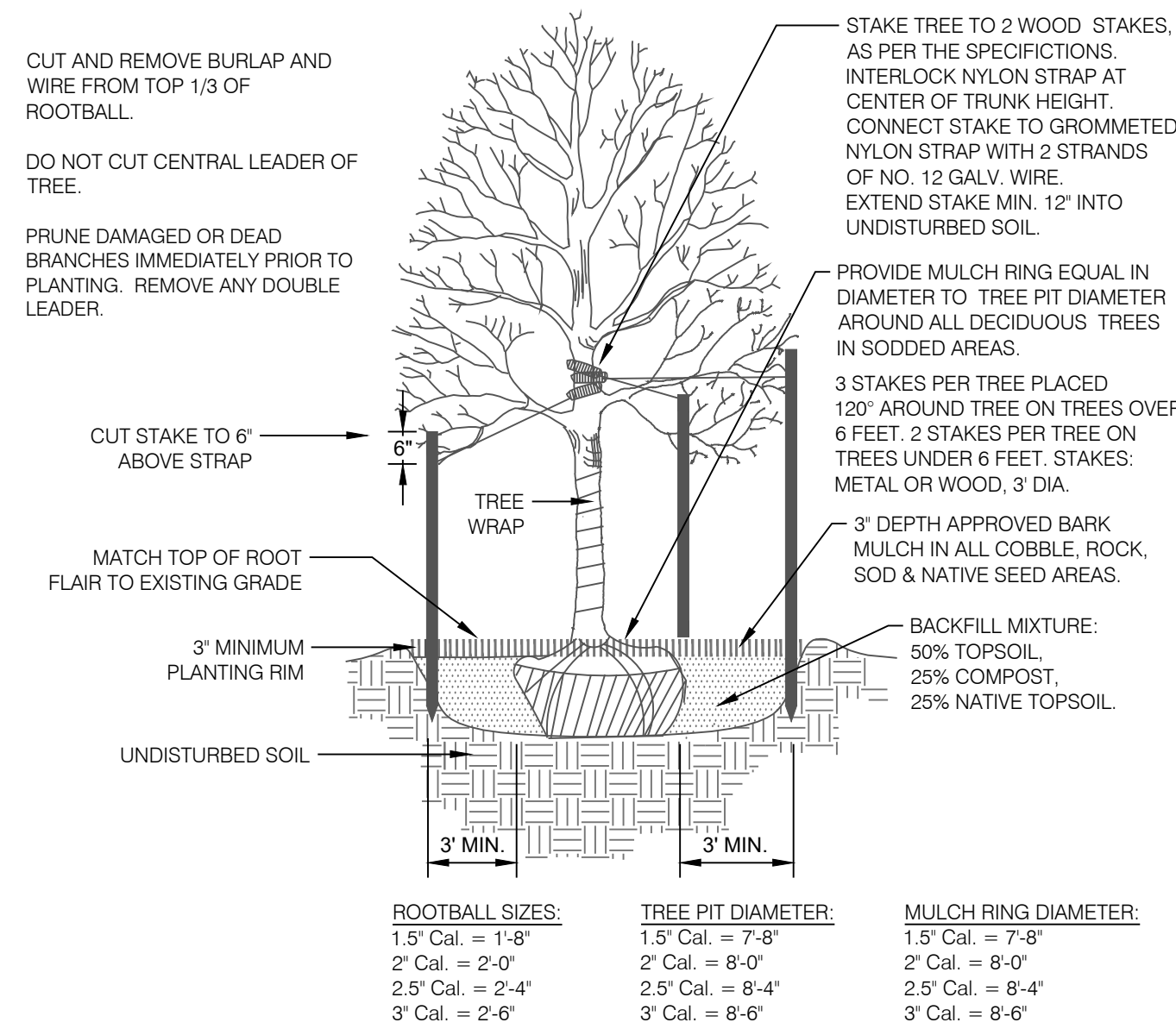
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES						
Agr	10	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B
Tco	7	Tilia cordata / Littleleaf Linden	45'	35'	2" Cal.	B&B
EVERGREEN TREES						
Ped	8	Pinus cembroides edulis / Pinyon Pine	30'	20'	6' HT	B&B
Pni	2	Pinus nigra 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

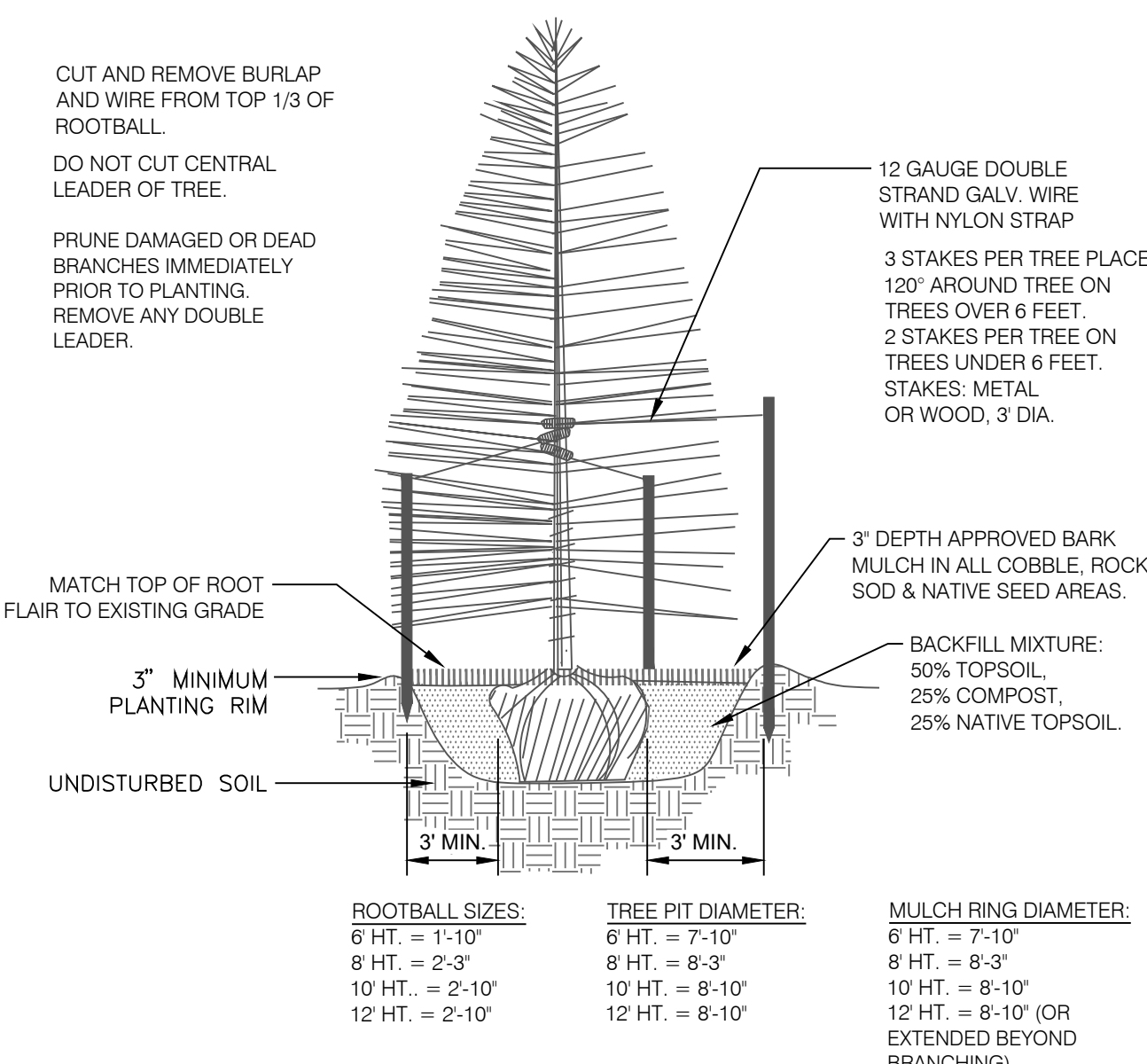
	CEDAR WOOD MULCH	3,530 sf
	TALL RESCUE SOD	23,437 sf
	ROCK MULCH	7,695 sf



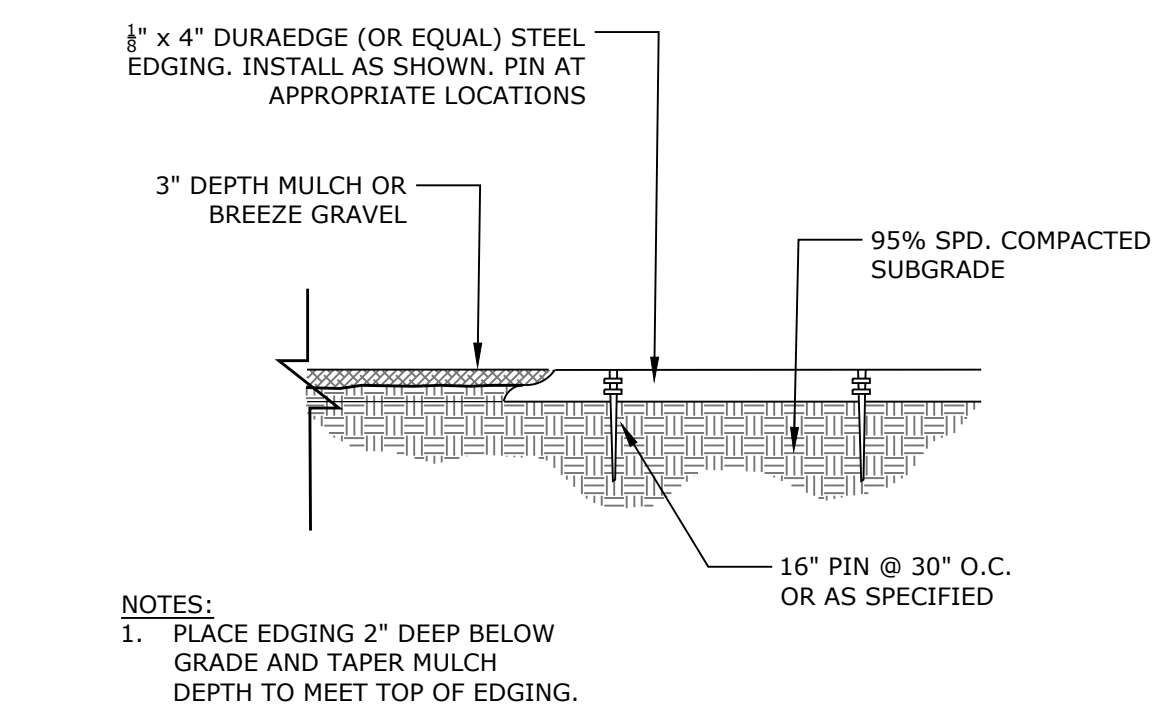
1 SHRUB PLANTING DETAIL
N.T.S. 329333-03



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



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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

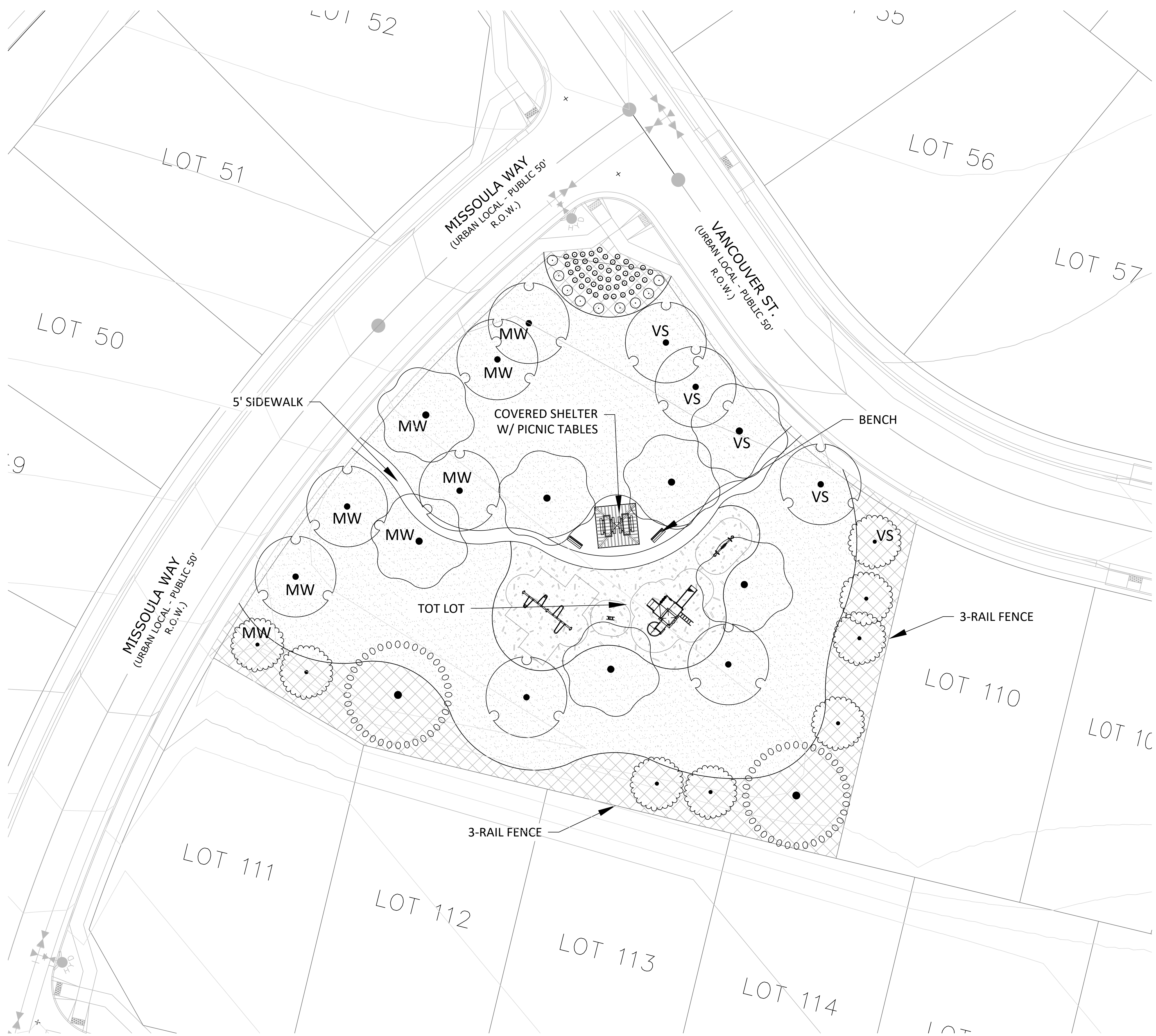
ISSUE TYPE

DATE:	BY:	DESCRIPTION:
ISSUE.1	BY	DESCRIPTION

LANDSCAPE NOTES & DETAILS

17 OF 19

CPC #



GROUNDCOVER LEGEND

CONCEPT PLANT SCHEDULE

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



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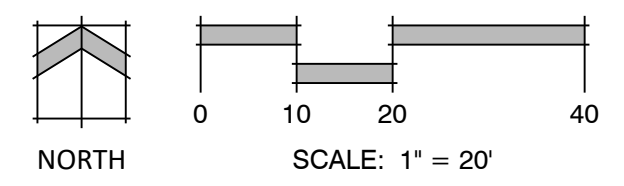
ISSUE TYPE

DATE:	BY:	DESCRIPTION:
ISSUE.1	BY	DESCRIPTION

LANDSCAPE PLAN

18 OF 19

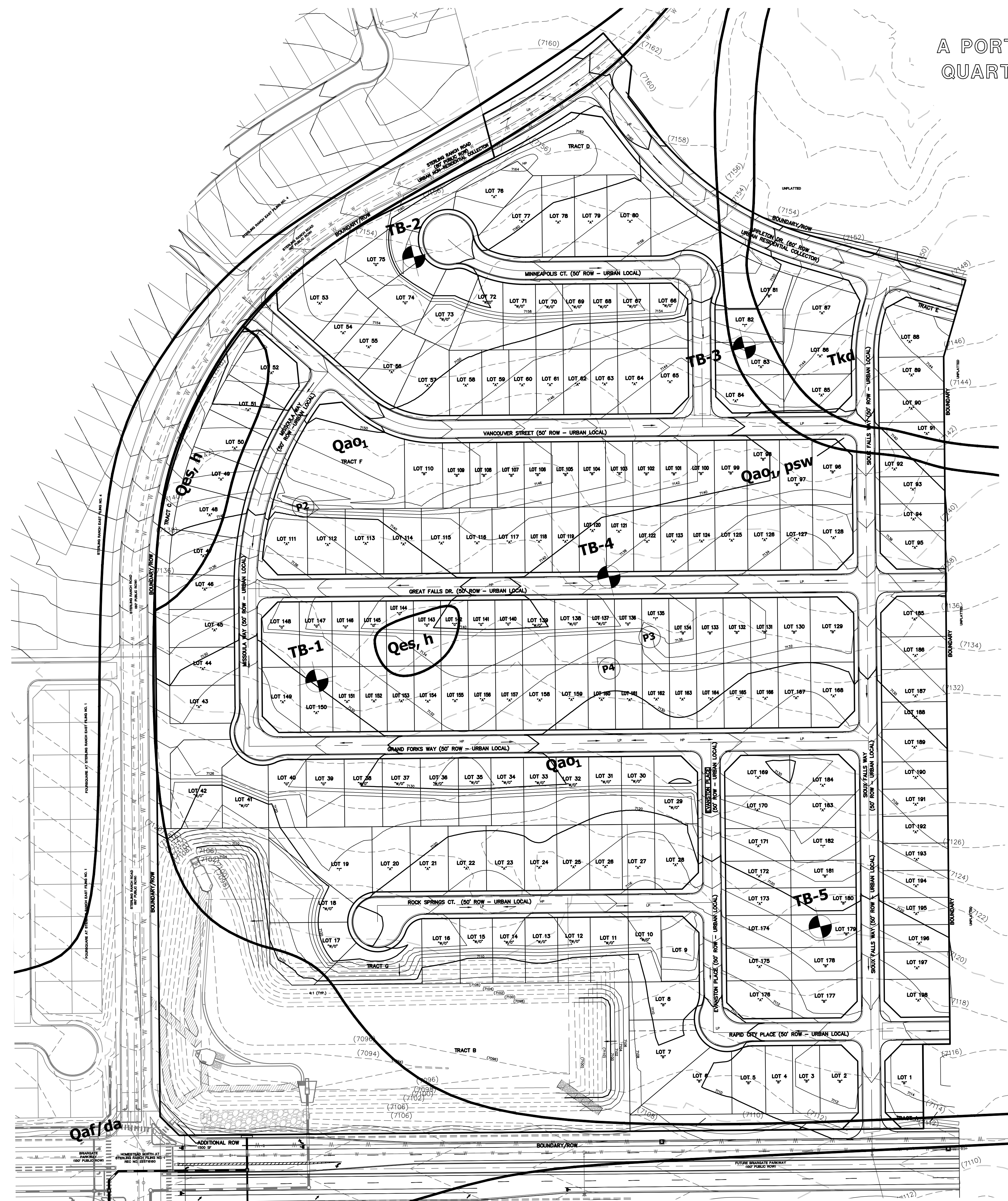
CPC #



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

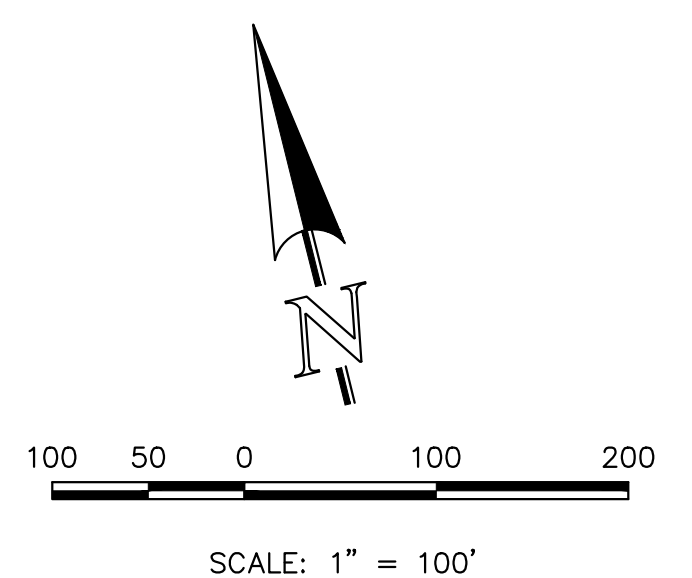


LEGEND

- 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



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

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(719) 785-0799 (Fax)

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