

# VILLAGES AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1

### GENERAL PROVISIONS SECTION:

- A. **AUTHORITY:** THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
- B. **APPLICABILITY:** THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.
- C. **ADOPTION:** THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR VILLAGES AT STERLING RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN; IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
- D. **RELATIONSHIP TO COUNTY REGULATIONS:** THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF VILLAGES AT STERLING RANCH, PROVIDED HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE PASO COUNTY, SHALL BE APPLICABLE.
- E. **ENFORCEMENT:** TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATIONS ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.
- F. **CONFLICT:** WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.
- G. **MAXIMUM LEVEL OF DEVELOPMENT:** THE TOTAL OF DWELLINGS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OF SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.
- H. **PROJECT TRACKING:** AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.
- I. **OVERALL PROJECT STANDARDS:** THE STANDARD ZONING REQUIREMENTS OF EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, AND USE BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED HEREIN.

### PURPOSE AND INTENT:

THE VILLAGES AT STERLING RANCH PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN IS A PROPOSED 227 LOT SINGLE-FAMILY RESIDENTIAL COMMUNITY COMPRISED OF THREE DISTINCT RESIDENTIAL PRODUCTS UTILIZING BOTH PUBLIC AND PRIVATE ROADS TO ACCESS BOTH FRONT AND REAR LOADED HOMES.

### GENERAL NOTES:

- PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
  - FRONT: FIVE (5) FEET ALONG PUBLIC ROW WITH TEN (10) FEET PUBLIC UTILITY
  - SIDE: FIVE (5) FEET PER TYPICAL LOTS DETAILS (SEE DEV. STANDARD DETAILS SHEET 3) / OR ZERO (0) FEET ON COMMON LOT LINE ONLY (DUPEX PRODUCT - LOTS 1-54)
  - REAR: FIVE (5) FEET
- ALL OPEN SPACE/LANDSCAPE TRACTS, SIDEWALKS AND REINFORCING WALLS SHALL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
- DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND SHALL BE LIMITED TO A TOTAL OF FIFTY FOUR (54) SINGLE FAMILY ATTACHED DUPLEX UNITS (LOTS 1-54), THIRTY EIGHT (38) SINGLE FAMILY DETACHED UNITS WITH OPTIONAL INTEGRAL ADU ABOVE ATTACHED GARAGE (LOTS 55-92) AND ON HUNDRED THIRTY FIVE (135) SINGLE FAMILY DETACHED UNITS WITH OPTIONAL ADU ABOVE DETACHED GARAGE (LOTS 93-227).
- THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 20% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS.
- FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0533G, DATED DECEMBER 7, 2018.
- SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
- GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY VILLAGES AT STERLING RANCH PRELIMINARY PLAN PARCEL NO. 14, 15, 20, & 21" BY ENTECH ENGINEERING INC. DATED APRIL 13, 2022 IN FILE PUDSP226 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
  - POTENTIALLY SEASONAL SHALLOW GROUNDWATER AND EROSION (LOTS 208-210)
  - POTENTIALLY UNSTABLE SLOPE (LOTS 43-54, 64, 73-77)
  - HYDROCOMPACTION (LOTS 2-11, 15-34, 43-64, 73-92)

- SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE ROADS, NOT IN THE PUBLIC RIGHT-OF-WAY.
- ADA COMPLIANCE: APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR STANDARDS 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 PUBLIC AND PRIVATE SIDEWALKS. 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 TO 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 STREETS.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIAN AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.

- STERLING RANCH METROPOLITAN DISTRICT NOTE:  
NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, STERLING RANCH METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE, UTILITY, ROADWAY 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.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (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.
  - AS NOTED IN THIS PUD DEVELOPMENT PLAN & PRELIMINARY PLAN, SOME LOTS WILL INCLUDE A 5' USE EASEMENT AT THE PATIO SIDE OR SIDE HOUSE ACCESS OF THE TENANT. HOWEVER, PATIOS MAY NOT ENCR OACH INTO THE 5' SIDE YARD SETBACK/EASEMENT. ADDITIONALLY, EACH UNIT WILL NOT HAVE A USE EASEMENT IF ADJACENT TO A TRACT OR OPEN SPACE. SPECIFICS OF THE USE AND PERMISSIONS FOR THESE AREAS ARE DEFINED IN THE COR'S.

- ACCESSORY DWELLING UNITS (ADU) WILL NOT BE ALLOWED TO BE SOLD VIA CONDO PLAT BUT MAY BE RENTED OUT BY THE OWNER. ONLY LOTS 55-227 ALLOW FOR ADU OPTION.

### VILLAGES AT STERLING RANCH DEVELOPMENT GUIDELINES:

#### A. PERMITTED USES AND STRUCTURES:

| USE                                                                                                                                                                                                | PRINCIPAL USES | NOTES                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DWELLINGS:<br>SINGLE FAMILY ATTACHED (DUPEX PRODUCT) WITH ATTACHED 1-CAR OR 2-CAR GARAGE (LOTS 1-54)                                                                                               |                | SEE "SETBACKS" BELOW AND ON SHEET 3 DEVELOPMENT STANDARDS DETAIL SHEET                                                                                                                  |
| SINGLE FAMILY DETACHED WITH OPTIONAL INTEGRAL ACCESSORY DWELLING UNIT (ADU) ABOVE ATTACHED GARAGE. ADU OPTION ONLY FOR (LOTS 55-92)<br>MAX. ADU SIZE = 700 SF                                      |                |                                                                                                                                                                                         |
| SINGLE FAMILY DETACHED (PREAMBLE PRODUCT) WITH OPTIONAL ATTACHED OR DETACHED GARAGE<br>OPTIONAL DETACHED GARAGE WITH ADU OR NO GARAGE WITH 2 PARKING STALLS (LOTS 93-227)<br>MAX ADU SIZE = 500 SF |                |                                                                                                                                                                                         |
| OPEN SPACE, PARKS AND TRAILS                                                                                                                                                                       |                |                                                                                                                                                                                         |
| RECREATION AMENITIES                                                                                                                                                                               |                | SUCH AS TRAILS, WALKS THROUGHOUT OPEN SPACE                                                                                                                                             |
| FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME                                                                                                                                                 |                | THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS. |
| DISTRICT UTILITIES / DETENTION FACILITIES                                                                                                                                                          |                | TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.                                                                                                          |
| ATTACHED GARAGES                                                                                                                                                                                   |                | LOTS 1-92 WILL INCL. 1-CAR OR 2-CAR GARAGES<br>LOTS 93-227 MAY INCL. 2-CAR GARAGES (ATT.)                                                                                               |
| DETACHED GARAGES                                                                                                                                                                                   |                | LOTS 93-227 MAY INCL. 2-CAR GARAGES (DET.)                                                                                                                                              |
| NO GARAGE                                                                                                                                                                                          |                | LOTS 93-227 OPTIONAL NO GARAGE WILL INCL. 2 PARKING STALLS ON THE LOT (18' MIN. DEPTH)                                                                                                  |
| ACCESSORY USES                                                                                                                                                                                     |                |                                                                                                                                                                                         |
| ANIMAL KEEPING                                                                                                                                                                                     |                | UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.                                                                |
| RESIDENTIAL HOME OCCUPATION                                                                                                                                                                        |                |                                                                                                                                                                                         |
| POOLS, SPAS, HOT TUBS, PLAY EQUIPMENT, ETC.                                                                                                                                                        |                | AS ALLOWED PER COR'S, 5' SETBACK FROM LOT LINE                                                                                                                                          |
| SOLAR ENERGY SYSTEMS                                                                                                                                                                               |                | FOR PERSONAL USE ONLY                                                                                                                                                                   |
| DECK (ATTACHED, COVERED OR UNCOVERED)                                                                                                                                                              |                | 5' SETBACK FROM LOT LINE                                                                                                                                                                |
| FENCE OR WALL                                                                                                                                                                                      |                | INSTALLED ON LOT LINE                                                                                                                                                                   |
| ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES                                                                                                                                                   |                | ATTACHED TO UNIT ONLY AS ALLOWED BY COR'S MAILBOXES                                                                                                                                     |
| TEMPORARY USES                                                                                                                                                                                     |                |                                                                                                                                                                                         |
| MODEL HOME / SUBDIVISION SALES OFFICE                                                                                                                                                              |                |                                                                                                                                                                                         |
| CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE                                                                                                                                                    |                | ONLY WHEN ASSOCIATED WITH A PERMITTED USE                                                                                                                                               |
| YARD OR GARAGE SALES                                                                                                                                                                               |                |                                                                                                                                                                                         |
| SPECIAL USES                                                                                                                                                                                       |                |                                                                                                                                                                                         |
| FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME                                                                                                                                                 |                | THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS. |
| CMRS FACILITY - STEALTH                                                                                                                                                                            |                |                                                                                                                                                                                         |
| NOTES:                                                                                                                                                                                             |                |                                                                                                                                                                                         |
| 1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF THE VILLAGES AT STERLING RANCH PRELIMINARY PLAN AND PUD DEVELOPMENT PLAN.                           |                |                                                                                                                                                                                         |
| 2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).                                  |                |                                                                                                                                                                                         |
| 3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).                                 |                |                                                                                                                                                                                         |
| 4. PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).                                   |                |                                                                                                                                                                                         |

- B. DEVELOPMENT STANDARD FOR ALL RESIDENTIAL LOTS  
SEE DEVELOPMENT DATA ABOVE AND STANDARD DETAILS ON SHEET 3

SETBACKS: (SEE DEV. STANDARD DETAILS - SEE SHEET 3)

LOTS 1-54 - SINGLE FAMILY ATTACHED DUPLEX PRODUCT

FRONT YARD: 15 FEET MIN. (FACING PUBLIC ROW)

SIDE YARD: 0 FEET FOR COMMON LOT LINE ONLY, 5 FEET FOR ADJACENT DUPLEX LOT

REAR YARD: 5 FEET

CORNER LOT: 5 FEET + ADJACENT 10' WIDE TRACT, 15' TOTAL

LOTS 55-92 - SINGLE FAMILY DETACHED WITH OPTIONAL ADU

FRONT YARD: 12 FEET MIN. (FACING OPEN SPACE TRACT)

SIDE YARD: 5 FEET

REAR YARD: 18.5 FEET (FACING PRIVATE ROAD TRACT)

CORNER LOT: 5 FEET + ADJACENT 10' WIDE TRACT, 15' TOTAL

LOTS 93-227 - SINGLE FAMILY DETACHED PREAMBLE PRODUCT WITH OPTIONAL ADU ABOVE DETACHED GARAGE

FRONT YARD: 5 FEET MIN. (FACING OPEN SPACE TRACT)

SIDE YARD: 5 FEET

REAR YARD: 10 FEET (FACING PRIVATE ROAD TRACT)

CORNER LOT: 5 FEET + ADJACENT 10' WIDE TRACT, 15' TOTAL

NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.

#### C. LOT LINES:

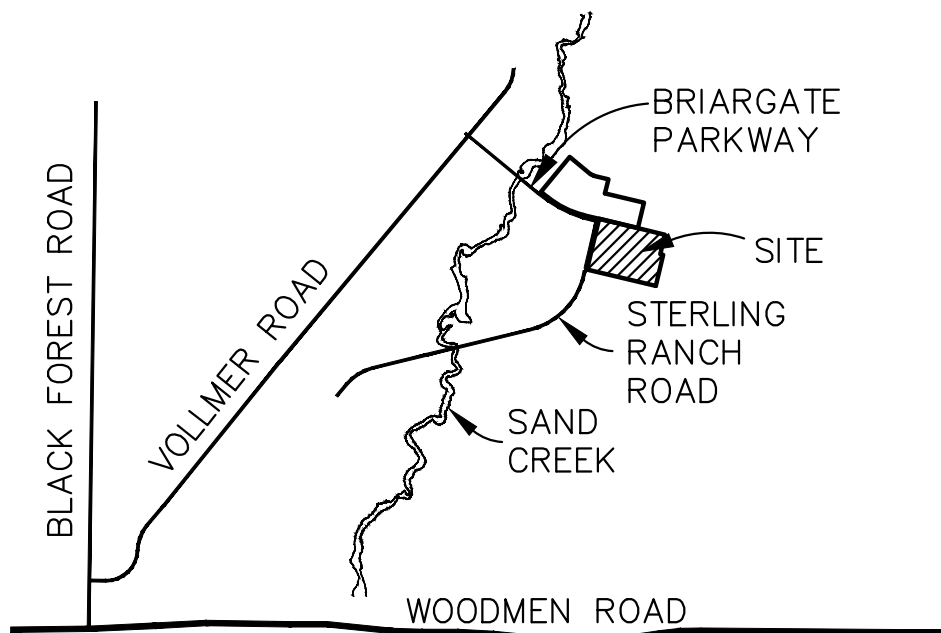
- THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
- FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
- MINOR ADJUSTMENTS TO LOT LINES AND TRACT AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

#### D. STREETS:

- STREETS WITHIN VILLAGES AT STERLING RANCH PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT, STREETS SHALL BE PUBLICLY AND PRIVATELY OWNED (AS NOTED BELOW).
- ALL PUBLIC STREETS WITH APPROVED DEVIATIONS, SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY.
- ALL PRIVATE STREET TRACTS WITH APPROVED DEVIATIONS, SHALL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
- E. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:
- COVENANTS FOR VILLAGES AT STERLING RANCH WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.

#### F. ACCESS LIMITATION:

THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO STERLING RANCH ROAD, BRIARGATE PARKWAY AND OAK PARK DRIVE.



### VICINITY MAP

N.T.S.

#### PARKING REQUIREMENTS:

- 2 STALLS PER SINGLE FAMILY DETACHED UNIT (LOTS 55-227)  
2 STALLS PER SINGLE FAMILY ATTACHED UNIT (LOTS 1-54)  
1 GUEST STALL PER 4 SINGLE FAMILY ATTACHED UNITS (LOTS 1-54)  
6 ADA STALLS BASED ON 171 STALLS PROVIDED

173 X 2 = 346  
54 X 2 = 108  
54 / 4 = 14  
(LDC TABLE 6-3) = 6

#### PARKING RANGE:

**TOTAL SPACES REQUIRED = 474 SPACES**

PARKING PROVIDED: \*(NOTE: TANDEM PARKING DOES NOT COUNT TOWARDS PARKING TOTAL)

#### SINGLE-FAMILY ATTACHED PRODUCT (LOTS 1-54)

- 1-CAR GARAGE AND 18' MIN. DRIVEWAY (\*1 SPACE)  
OPTIONAL 2-CAR GARAGE AND 18' MIN. DRIVEWAY (\*2 SPACES)  
GUEST PARKING STALLS

54 X 1 = 54  
54 X 2 = 108  
14 INCLUDING 1 ADA STALL

#### SINGLE FAMILY DETACHED W/ADU OPTION (LOTS 55-92)

- 2-CAR GARAGE AND 18' MIN. DRIVEWAY (\*2 SPACES)  
OPTIONAL ADU INCL. EXTRA SPACE ON DRIVEWAY (3 SPACES)

38 X 2 = 76  
38 X 3 = 114

76 - 114  
PARKING SPACES

#### SINGLE FAMILY DETACHED (PREAMBLE) W/ADU OPTION (LOTS 93-227)

- 2-CAR ATTACHED GARAGE AND 18' MIN. DRIVEWAY (\*2 SPACES)  
NO GARAGE BUT TWO 18' MIN. PARKING STALLS (2 SPACES)  
2-CAR DETACHED GARAGE, BUT NO DRIVEWAY (2 SPACES)  
OPTIONAL ADU INCL. EXTRA SPACE ON DRIVEWAY (35' WIDE LOT ONLY) (117 X 2) + (18 X 3) = 288  
OPTIONAL ADU W/O EXTRA SPACE ON DRIVEWAY (ADU UTILIZE EXCESS GUEST STALLS) 135 X 2 = 270

135 X 2 = 270  
135 X 2 = 270  
135 X 2 = 270

270 - 288  
PARKING SPACES

#### OFF-STREET GUEST PARKING STALLS PROVIDED

171 TOTAL INCLUDING 6 ADA STALLS

TOTAL PARKING RANGE PROVIDED BASED ON PRODUCT OPTIONS **585 - 695 PARKING SPACES PROVIDED**

### PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

| LDC/ECM SECTION                         | CATEGORY                               | STANDARD                                                           | MODIFICATION                                                                                           | JUSTIFICATION                                                                                                                                                                              |
|-----------------------------------------|----------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 LDC CHAPTER 8.4.4(E)(2)               | PRIVATE ROADS REQUIRE WAIVER           | USE OF PRIVATE ROADS SHALL BE LIMITED.                             | PRIVATE ROADS PROPOSED TO SERVE ONLY PORTIONS OF THIS COMMUNITY                                        | PRIVATE ROADS PROVIDE MORE FLEXIBILITY FOR THE DEVELOPMENT TO ACCOMMODATE THE UNIQUE COMMUNITY HOMES AND MULTIPLE PRODUCT LINES PROPOSED ON THE SITE.                                      |
| 2 LDC CHAPTER 8.4.4(E)(3)               | PRIVATE ROADS TO MEET COUNTY STANDARDS | PRIVATE ROADS SHALL BE CONSTRUCTED AND MAINTAINED TO ECM STANDARDS | ROAD WIDTH AND ROADWAY TERMINATIONS (SEE 3 AND 4 BELOW)                                                | MANY OF THE HOMES FRONT OPEN SPACE TRACTS WITH REAR GARAGE ACCESS FROM THE PRIVATE ROADS. THIS DESIGN ALLOWS FOR A MORE EFFICIENT PEDESTRIAN SYSTEM WITHIN ADDITIONAL OPEN SPACE PROVIDED. |
| 3 8.4.4.C PUBLIC ROADS REQ. LDC CHAPTER | LOT AREA AND DIMENSIONS                | LOTS TO HAVE FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD             | LOTS UTILIZING PRIVATE SHARED DRIVEWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD. | THE PROPOSED MODIFICATIONS ARE GRANTED IN EXCHANGE FOR THE ADDITIONAL OPEN SPACE/AMENITY DESIGN PROVIDED IN THIS PUD DEVELOPMENT PLAN.                                                     |

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH REFERENCES TO RECORDED DOCUMENTS BEING THOSE CERTAIN DOCUMENTS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE AND WITH BEARINGS REFERENCED TO THE EASTERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS DEDICATED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 11 RECORDED ON MAY 19, 2023 UNDER RECEPTION NO. 223715150, BEING MONUMENTED AT BOTH ENDS BY NO.5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "JR ENG LS 38252" ASSUMED TO BEAR N13°28'38"E, A DISTANCE OF 1168.84 FEET.

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID STERLING RANCH ROAD ALSO BEING THE NORTHEAST END OF THE ABOVE DESCRIBED BEARING REFERENCE;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING THREE (3) COURSES:

- THENCE N58°28'29"E, A DISTANCE OF 49.50 FEET;
- THENCE S76°31'31"E, A DISTANCE OF 10.00 FEET;
- THENCE N13°28'38"E, A DISTANCE OF 130.00 FEET;

THENCE S76°31'31"E, A DISTANCE OF 1,424.76 FEET;

THENCE S13°28'29"W, A DISTANCE OF 440.00 FEET;

THENCE S76°31'31"E, A DISTANCE OF 66.21 FEET;

THENCE S13°28'29"W, A DISTANCE OF 690.84 FEET;

THENCE N76°31'31"W, A DISTANCE OF 1,535.98 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE;

THENCE N13°28'29"E, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 965.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,701,352 SQUARE FEET (39.058 ACRES).

### DEVELOPMENT DATA:

|                                                |                                            |
|------------------------------------------------|--------------------------------------------|
| EXISTING ZONING:                               | RR-5                                       |
| TAX SCHEDULE NO.:                              | 5200000552                                 |
| TOTAL AREA:                                    | 39.058 ACRES                               |
| NUMBER OF LOTS:                                | 227                                        |
| TOTAL LOT AREA:                                | 16.22 ACRES (41.5%)                        |
| AVERAGE LOT SIZE:                              | 3,113 SF                                   |
| MINIMUM LOT SIZE:                              | 2800 SF                                    |
| MINIMUM LOT WIDTH:                             | 30.0'                                      |
| MINIMUM LOT DEPTH:                             | 80.0'                                      |
| MAXIMUM LOT COVERAGE:                          | 68%                                        |
| MAXIMUM BUILDING HEIGHT:                       | 35'                                        |
| GROSS DENSITY:                                 | 5.81 DU/AC                                 |
| NET DENSITY (W/O PUBLIC ROW & PRIVATE TRACTS): | 9.20 DU/AC                                 |
| PUBLIC ROADWAY (50' ROW - URBAN LOCAL)         | 10.99 ACRES (28.1%)                        |
| PRIVATE ACCESS ROAD (TRACTS)                   | 3.45 ACRES (8.8%)                          |
| TOTAL OPEN SPACE:                              | 8.40 ACRES (21.6%)                         |
| OPEN SPACE REQUIRED:                           | 10% OF 39.058 AC = 3.9 AC                  |
| OPEN SPACE PROVIDED:                           | 8.46 AC (21.7% TRACTS A-O AND R)           |
| CONTIGUOUS USABLE OPEN SPACE REQUIRED:         | (25% OF 3.9 AC) = 0.975 AC                 |
| CONTIGUOUS USABLE OPEN SPACE PROVIDED:         | 2.9 AC (TRACT A OUTSIDE OF PARKING STALLS) |

### APPLICANT/DEVELOPER/ PROPERTY OWNER

CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
MR. LOREN MORELAND  
(719) 592-9333

### PROPERTY ADDRESS

SE CORNER OF BRIARGATE PARKWAY  
& STERLING RANCH ROAD  
COLORADO SPRINGS, CO 80922

### APPLICANT REPRESENTATION

CLASSIC CONSULTING ENGINEERS  
& SURVEYORS, LLC  
619 N. CASCADE AVENUE, SUITE 200  
COLORADO SPRINGS, CO 80903  
MR. KYLE CAMPBELL, P.E.  
(719) 785-0790

### OWNER CERTIFICATION:

CLASSIC SRJ LAND, LLC  
NAME OF LANDOWNER

#### LANDOWNER'S SIGNATURE

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_ OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

I / WE, CAPSTONE TITLE, A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I / WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNER IN FEE SIMPLE BY \_\_\_\_\_ AT THE TIME OF THIS APPLICATION.

#### SIGNATURE

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_ OF \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### COUNTY CERTIFICATION:

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN THE ACCORDANCE WITH THE \_\_\_\_\_ (BOARD RESOLUTION OR MOTION #) \_\_\_\_\_ (DATE) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DATE

### CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_ EL PASO COUNTY CLERK AND RECORDER

CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226



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

VILLAGES AT STERLING RANCH  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
AMENDMENT 1  
TITLE SHEET

DESIGNED BY EAS SCALE DATE 11/27/2023

DRAWN BY EAS (H) 1"= 30' SHEET 1 OF 29

CHECKED BY (V) 1"= N/A JOB NO. 1183.26

### SHEET INDEX

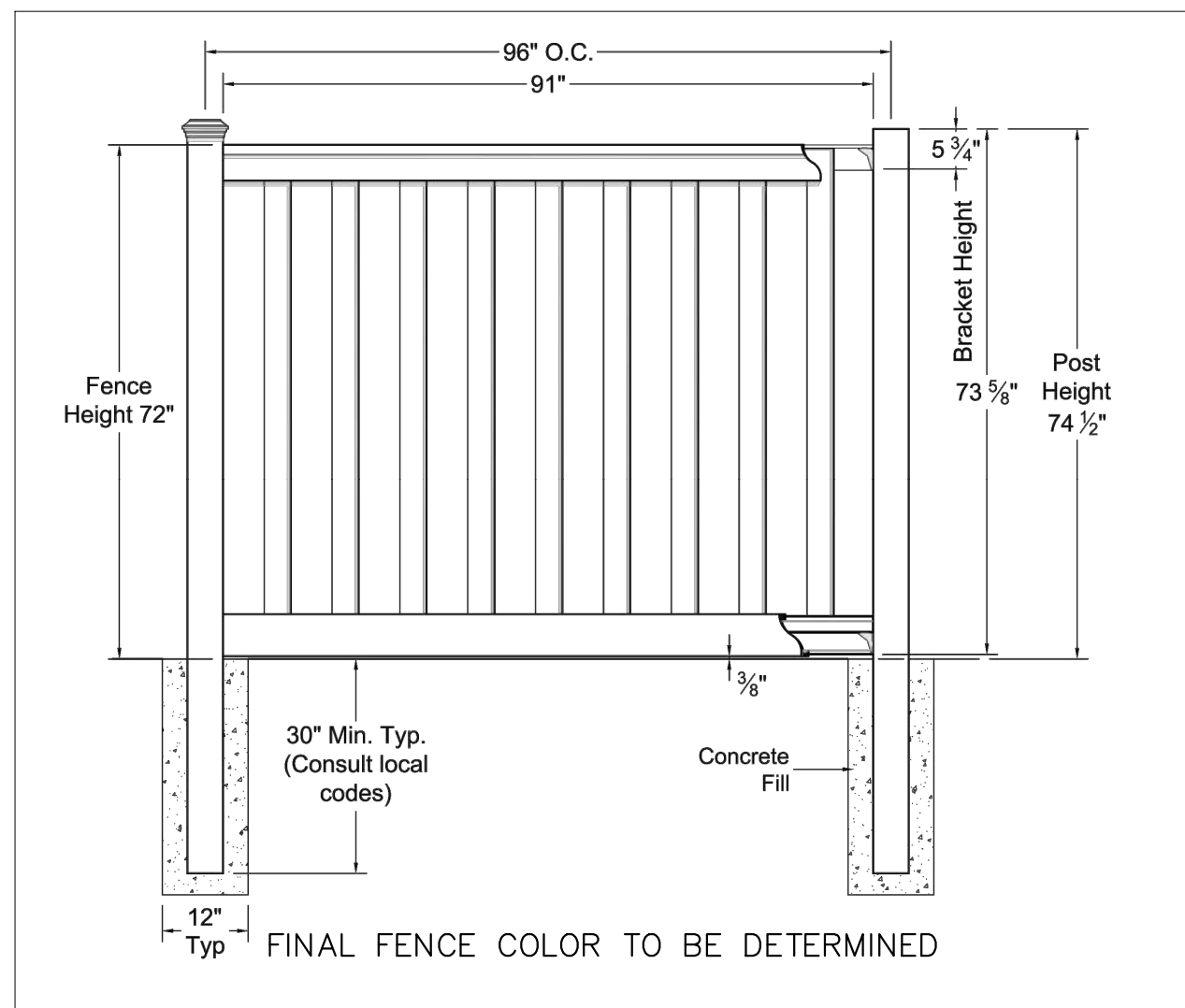
COVER SHEET  
PUD & PRELIMINARY PLAN  
PRELIMINARY GRADING & UTILITIES PLAN  
LANDSCAPE TITLE SHEET  
LANDSCAPE PLAN - OVERALL  
LANDSCAPE PLAN  
DETAILS

SHEET 1 OF 29  
SHEETS 2-9 OF 29  
SHEETS 10-17 OF 29  
SHEET 18 OF 29  
SHEET 19 OF 29  
SHEETS 20-28 OF 29  
SHEET 29 OF 29

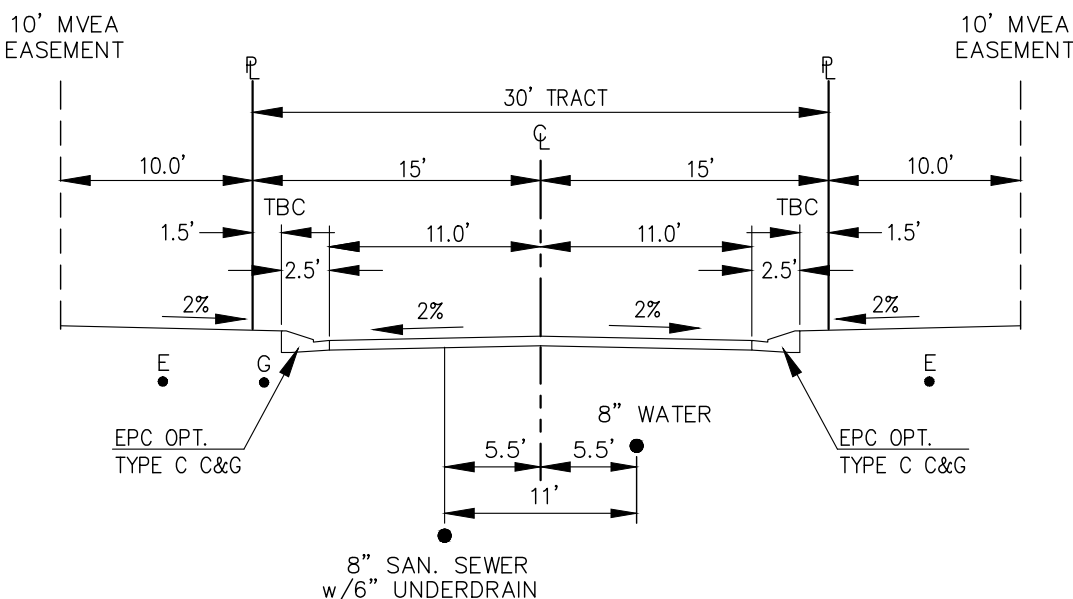
# VILLAGES AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W

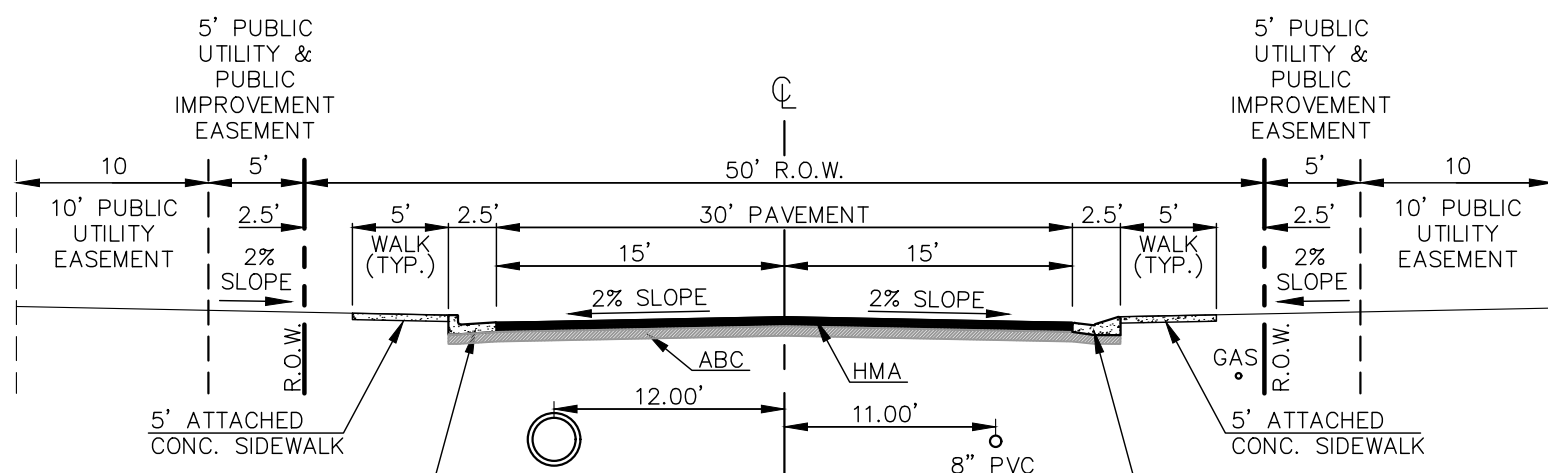
## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1



6' COMPOSITE PRIVACY  
FENCE FOR LOT SIDE YARDS

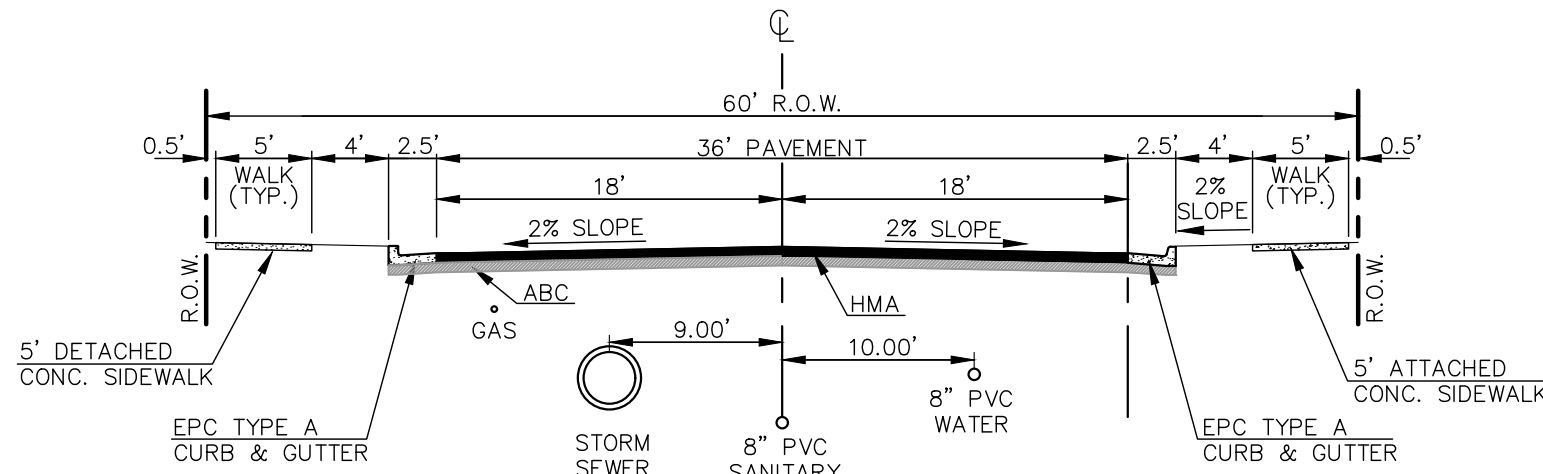


PRIVATE ROAD (30' WIDE TRACT)  
OWNED & MAINTAINED BY THE STERLING RANCH METRO. DISTRICT  
N.T.S.  
NO PARKING ALLOWED



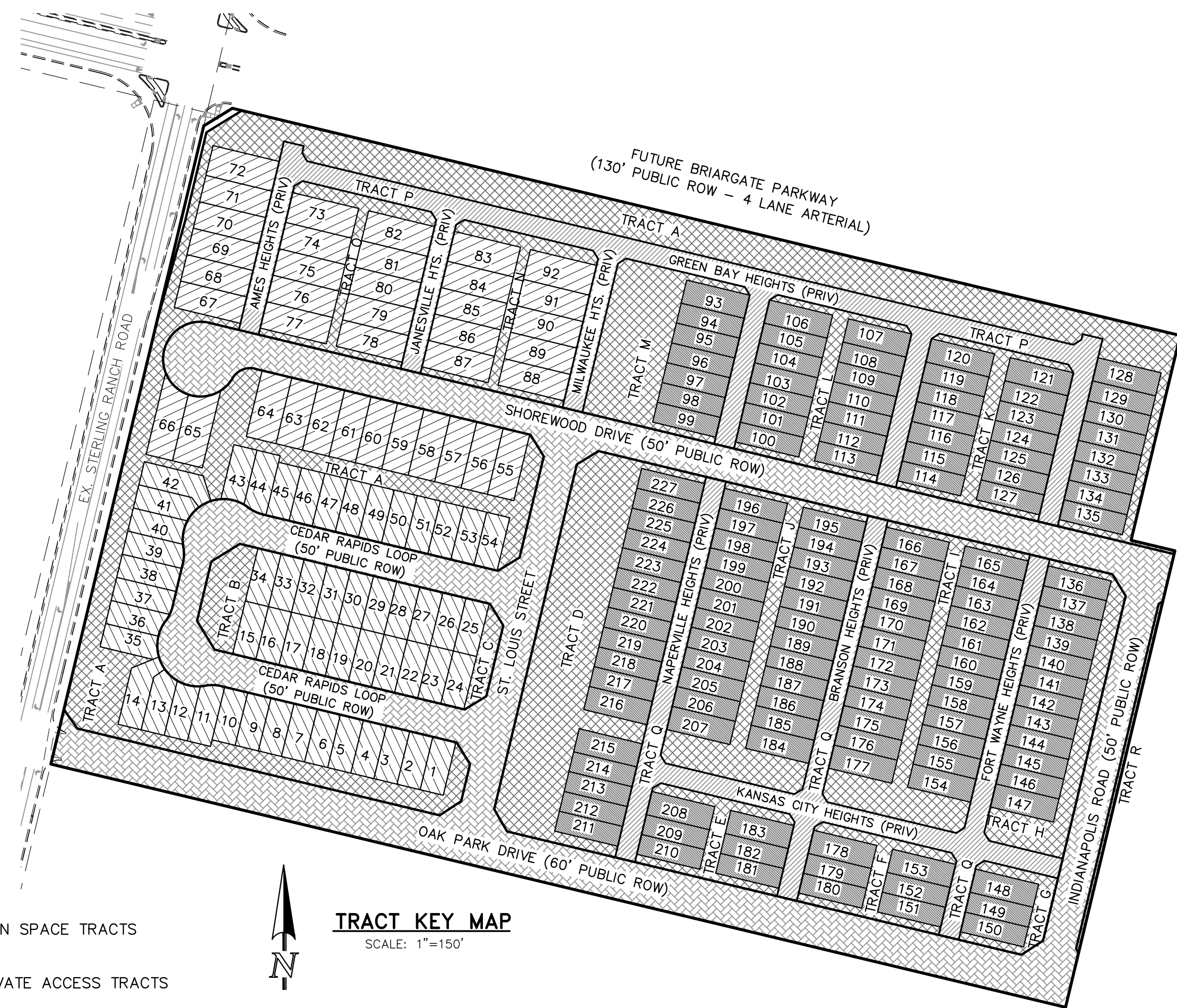
50' R.O.W. TYPICAL STREET/UTILITY SECTION

URBAN LOCAL ROADWAY  
N.T.S.



60' R.O.W. TYPICAL STREET/UTILITY SECTION

URBAN RESIDENTIAL COLLECTOR  
N.T.S.



- OPEN SPACE TRACTS
- PRIVATE ACCESS TRACTS
- PUBLIC ROW

- 54 LOTS SINGLE FAMILY DUPLEX PRODUCT (LOTS 1-54)
- 38 LOTS SINGLE FAMILY DETACHED W/ ADU OPTION (LOTS 55-92)
- 135 LOTS PREAMBLE PRODUCT SINGLE FAMILY DETACHED W/ ADU OPTION ABOVE DETACHED GARAGE ONLY (LOTS 93-227)

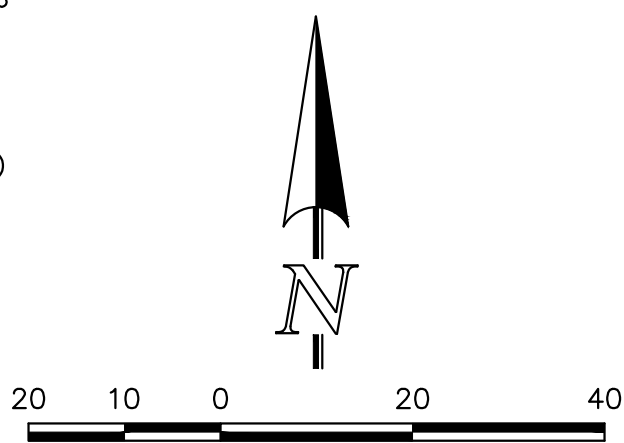
| TRACTS                  | PARCELS                  | SQUARE FEET | PERCENTAGE | OWNER                                | MAINTENANCE                          |
|-------------------------|--------------------------|-------------|------------|--------------------------------------|--------------------------------------|
| TRACTS (OPEN SPACE)     | A-O, R (SEE TABLE BELOW) | 365,988     | 21.6%      | STERLING RANCH METROPOLITAN DISTRICT | STERLING RANCH METROPOLITAN DISTRICT |
| TRACTS (PRIVATE ACCESS) | P, Q (SEE TABLE BELOW)   | 150,120     | 8.8%       | STERLING RANCH METROPOLITAN DISTRICT | STERLING RANCH METROPOLITAN DISTRICT |
| LOTS (227 TOTAL)        |                          | 706,557     | 41.5%      | INDIVIDUAL LOT OWNERS                |                                      |
| PUBLIC R.O.W.           |                          | 478,688     | 28.1%      | COUNTY                               | COUNTY                               |
| TOTAL                   |                          | 1,701,353   | 100.0%     |                                      |                                      |

| TRACT TABLE |           |           |                                        |                   |           |                                |                     |                       |                 |          |                  |
|-------------|-----------|-----------|----------------------------------------|-------------------|-----------|--------------------------------|---------------------|-----------------------|-----------------|----------|------------------|
| TRACT       | SIZE (SF) | SIZE (AC) | LANDSCAPE/<br>PARK/OPEN<br>SPACE/TRAIL | PRIVATE<br>ACCESS | MAILBOXES | SIGNAGE/PUBLIC<br>IMPROVEMENTS | PUBLIC<br>UTILITIES | ELECTRIC<br>EASEMENTS | FENCE/<br>WALLS | OWNED BY | MAINTAINED<br>BY |
| TRACT A     | 148,218   | 3.403     | X                                      |                   |           | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT B     | 8,745     | 0.201     | X                                      |                   | X         | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT C     | 3,729     | 0.086     | X                                      |                   |           | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT D     | 58,805    | 1.350     | X                                      |                   | X         | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT E     | 7,966     | 0.183     | X                                      |                   |           | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT F     | 7,966     | 0.183     | X                                      |                   |           | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT G     | 5,296     | 0.122     | X                                      |                   |           | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT H     | 16,128    | 0.370     | X                                      |                   | X         | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT I     | 21,329    | 0.490     | X                                      |                   |           | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT J     | 21,329    | 0.490     | X                                      |                   |           | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT K     | 9,360     | 0.215     | X                                      |                   |           | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT L     | 9,360     | 0.215     | X                                      |                   |           | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT M     | 26,272    | 0.603     | X                                      |                   | X         | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT N     | 9,425     | 0.216     | X                                      |                   |           | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT O     | 9,425     | 0.216     | X                                      |                   |           | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TRACT P     | 81,258    | 1.865     |                                        | X                 |           | X                              | X                   | X                     |                 | SRMD     | SRMD             |
| TRACT Q     | 68,862    | 1.581     |                                        | X                 |           | X                              | X                   | X                     |                 | SRMD     | SRMD             |
| TRACT R     | 2,635     | 0.060     | X                                      |                   |           | X                              | X                   | X                     | X               | SRMD     | SRMD             |
| TOTALS      | 516,108   | 11.85     |                                        |                   |           |                                |                     |                       |                 |          |                  |

### NOTE:

- GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY VILLAGES AT STERLING RANCH PRELIMINARY PLAN PARCEL NO. 14, 15, 20, & 21" BY ENTTECH ENGINEERING INC. DATED APRIL 13, 2022 IN FILE PUDSP226 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
- POTENTIALLY SEASONAL SHALLOW GROUNDWATER AND EROSION (LOTS 208-210)
  - POTENTIALLY UNSTABLE SLOPE (LOTS 43-54, 64, 73-77)
  - HYDROCOMPACTION (LOTS 2-11, 15-34, 43-64, 73-92)

NO BASEMENTS ARE PROPOSED WITHIN THIS SUBDIVISION. EITHER SLAB ON GRADE OR CRAWL SPACE WILL BE DESIGNED FOR ALL UNITS.



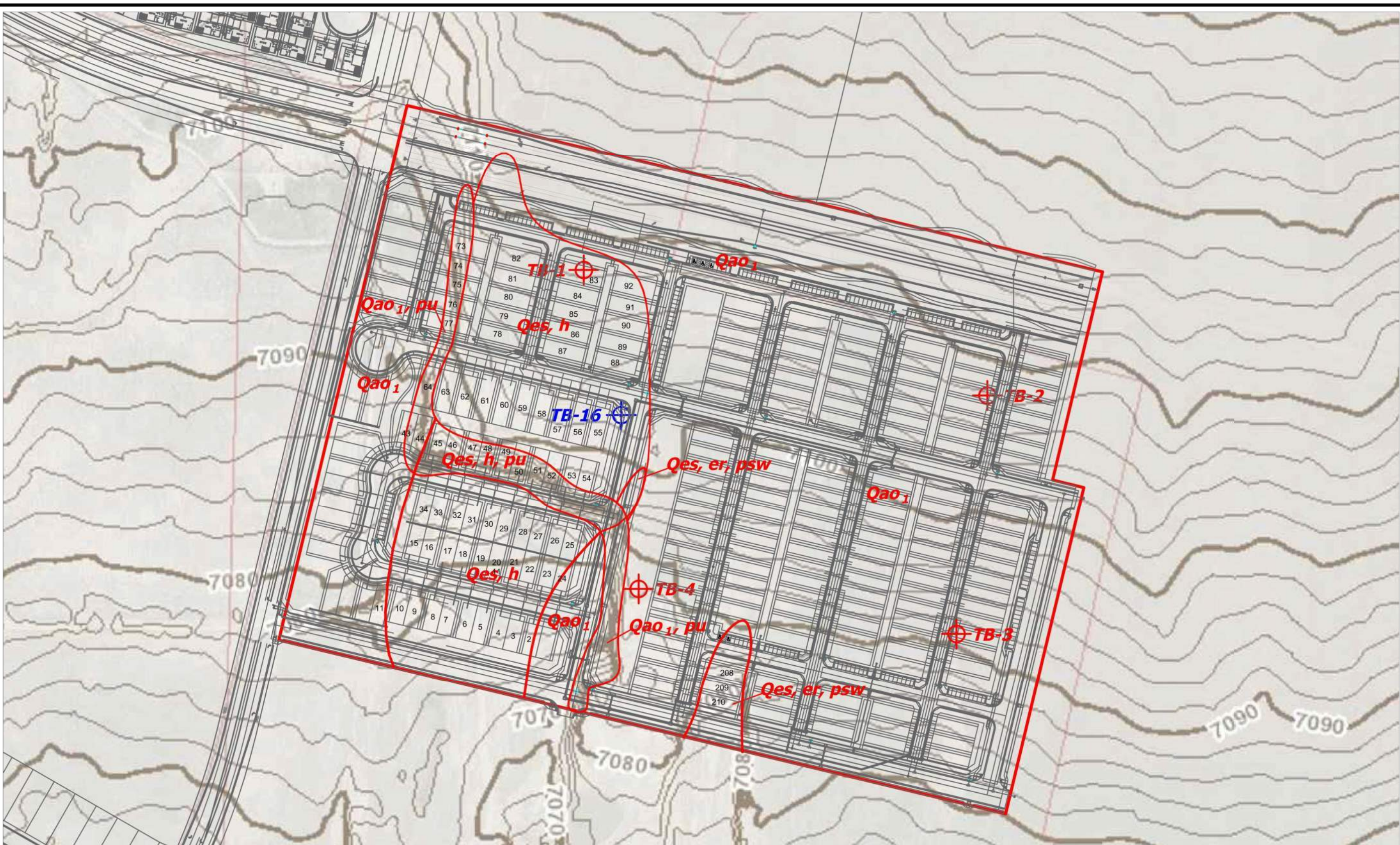
CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
AMENDMENT 1

TRACT USE TABLE / GEOLOGIC HAZARD MAP

|             |     |             |         |            |
|-------------|-----|-------------|---------|------------|
| DESIGNED BY | EAS | SCALE       | DATE    | 11/27/2023 |
| DRAWN BY    | EAS | (H) 1"= 20' | SHEET   | 2 OF 29    |
| CHECKED BY  |     | (V) 1"= N/A | JOB NO. | 1183.26    |



LEGEND:  
Qes - Eolian Sand of Holocene and Pleistocene? Age;  
wind deposited sands  
Qao - Old Alluvium one of late-middle Pleistocene Age;  
older terrace deposit  
er - erosion  
h - hydrocompaction  
psu - potentially seasonal shallow groundwater area  
pu - potentially unstable slope

REVISION BY

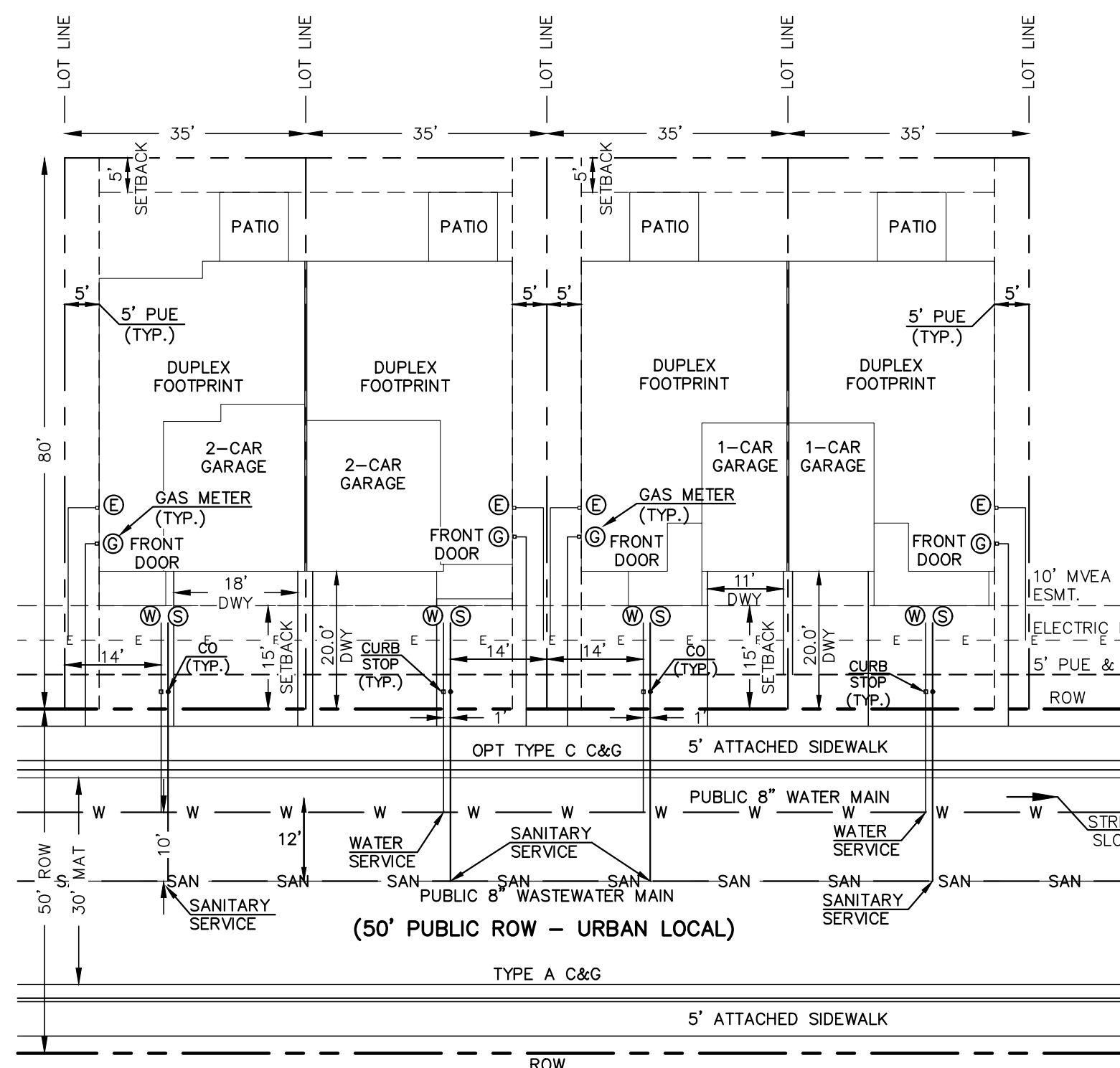
ENTTECH ENGINEERING, INC.  
COLORADO SPRINGS, CO. 80905  
719.580.5999

GEOLOGY/ENGINEERING GEOLOGY MAP  
STERLING RANCH  
PRELIMINARY PLAN NO. 3  
COLORADO SPRINGS, CO.  
FOR: CLASSIC SRJ

DATE  
CHECKED  
4/10/23  
BY  
AS SHOWN  
20230728  
FILE NO.

VILLAGES AT STERLING RANCH  
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W

PUD DEVELOPMENT PLAN &  
PRELIMINARY PLAN  
AMENDMENT 1



TYPICAL LOT CONFIGURATION DETAIL  
(DUPLIX PRODUCT)  
SCALE: 1"=20' (H)  
(LOTS 1-54)

\* DRIVEWAY NOTE:  
DRIVEWAY WIDTH=18'  
IF NO ADU SELECTED  
(2-CAR DRIVEWAY)  
DRIVEWAY WIDTH=27'  
IF ADU SELECTED  
(3-CAR DRIVEWAY)

WATER CURB STOP  
OUTSIDE OF DRIVEWAY  
LOCATED 6' BEHIND  
JOINT TRENCH  
(TYP.)

STANDARD SINGLE  
FAMILY LOCATIONS

10' MVEA ESMT.  
ELECTRIC MAIN  
5' PUE & PIE

5' ATTACHED SIDEWALK  
PUBLIC 8" WATER MAIN  
SANITARY SERVICE

5' ATTACHED SIDEWALK  
PUBLIC 8" WATER MAIN  
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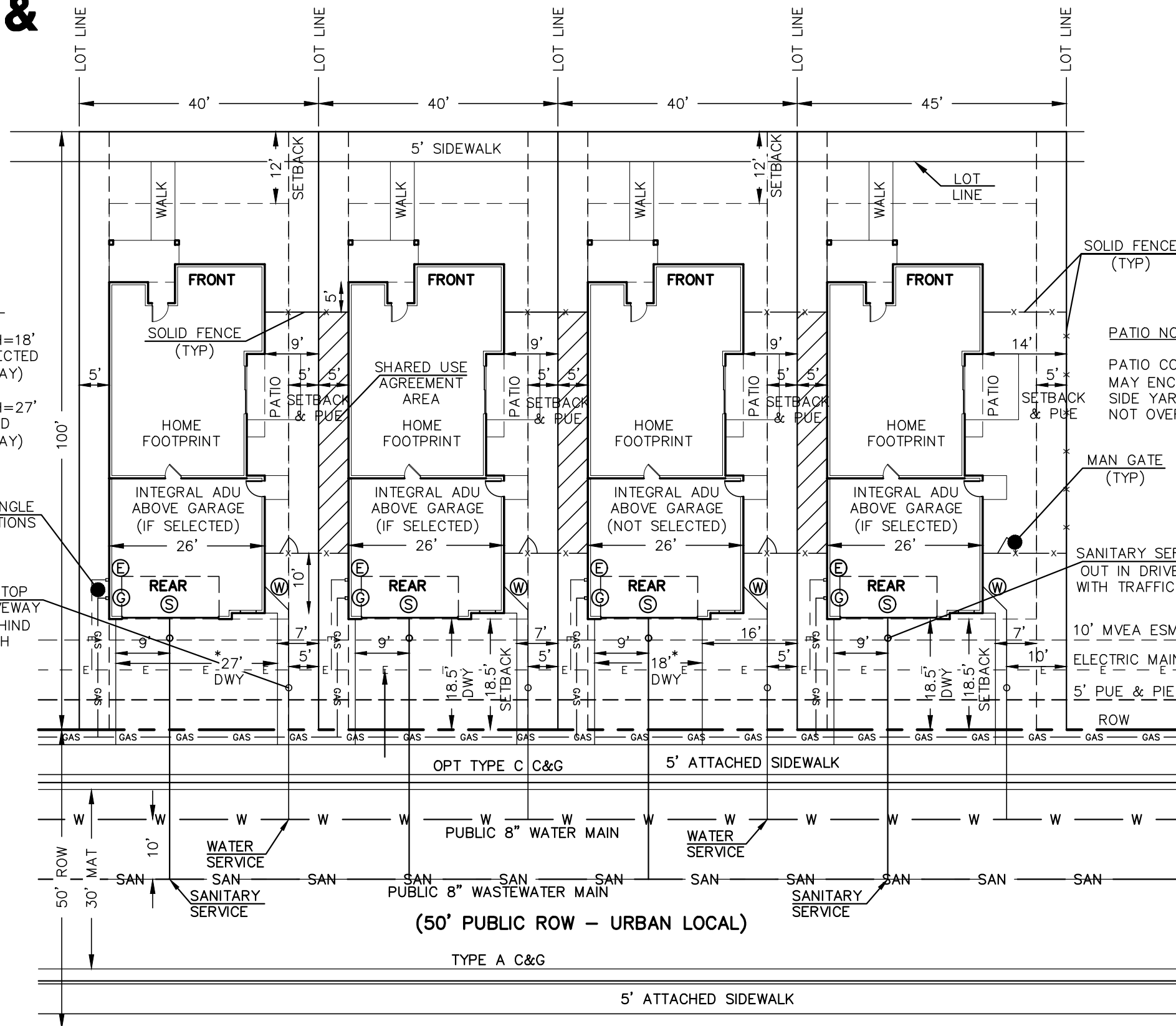
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SANITARY SERVICE



TYPICAL LOT CONFIGURATION DETAIL  
(SINGLE FAMILY DETACHED W/ OPTIONAL ADU)  
ACCESS FROM 50' PUBLIC ROW  
SCALE: 1"=20' (H)  
(LOTS 55-66)

\* DRIVEWAY NOTE:

DRIVEWAY WIDTH=18'  
IF NO ADU SELECTED  
(2-CAR DRIVEWAY)  
DRIVEWAY WIDTH=27'  
IF ADU SELECTED  
(3-CAR DRIVEWAY)

STANDARD SINGLE  
FAMILY LOCATIONS

WATER CURB STOP  
OUTSIDE OF DRIVEWAY  
LOCATED 6' BEHIND  
JOINT TRENCH  
(TYP.)

10' MVEA ESMT.  
ELECTRIC MAIN  
5' PUE & PIE

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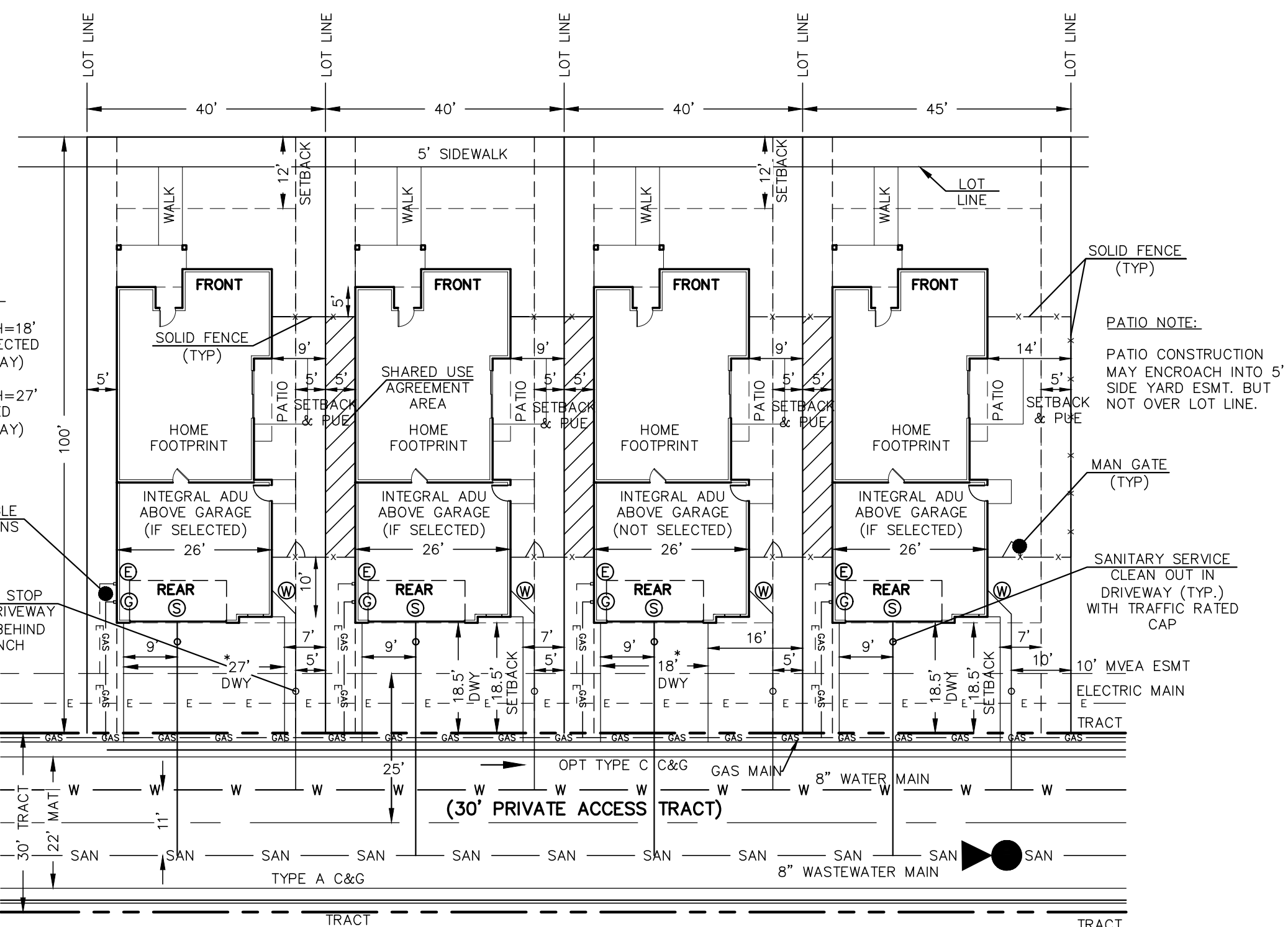
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TYPICAL LOT CONFIGURATION DETAIL  
(SINGLE FAMILY DETACHED W/ OPTIONAL ADU)  
ACCESS FROM PRIVATE ROAD TRACT  
SCALE: 1"=20' (H)  
(LOTS 67-92)  
\*NO PARKING / FIRE LANE" SIGNAGE PER FIRE DEPT. STDS

PATIO NOTE:

PATIO CONSTRUCTION  
MAY ENCROACH INTO 5'  
SIDE YARD ESMT. BUT  
NOT OVER LOT LINE.

\* DRIVEWAY NOTES:  
ALL DETACHED GARAGES  
W/ADU OPTION MUST  
HAVE 18' LONG DRIVEWAY  
PER HOA COVENANTS.

\* 35' WIDE LOTS:  
27' WIDE DRIVEWAYS  
(3-CAR) WITH THIRD  
SPACE FOR ADU

\* 30' WIDE LOTS:  
18' WIDE DRIVEWAYS  
(2-CAR) ADU PARKING  
WILL USE CLOSEST EXTRA  
GUEST STALL

WATER SERVICE LOCATION  
WITH DETACHED GARAGE  
MAY REQUIRE A VARIANCE  
WITH PROXIMITY TO  
BUILDING

SANITARY SERVICE CLEAN  
OUT IN DRIVEWAY (TYP.)  
WITH TRAFFIC RATED CAP

10' MVEA ESMT  
ELECTRIC MAIN

5' ATTACHED SIDEWALK  
PUBLIC 8" WATER MAIN  
SANITARY SERVICE

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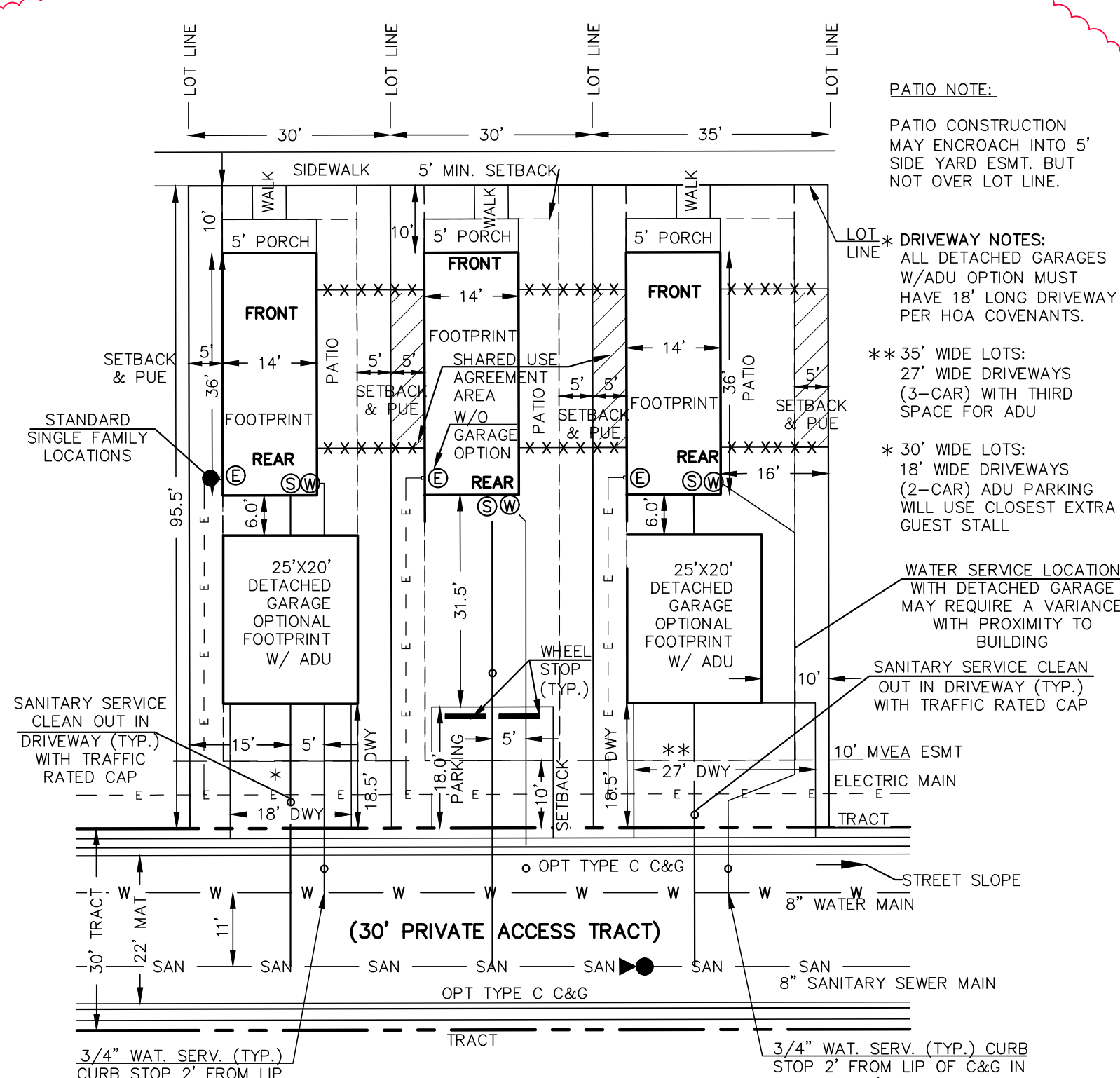
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TYPICAL LOT CONFIGURATION DETAIL  
(PRELIMINARY PRODUCT - SINGLE FAMILY DETACHED 14'x36'  
BLDG. W/ OPTIONAL ADU OVER DETACHED GARAGE)  
ACCESS FROM PRIVATE ROAD TRACT  
SCALE: 1"=20' (H)  
(LOTS 93-227)  
\*NO PARKING / FIRE LANE" SIGNAGE PER FIRE DEPT. STDS.

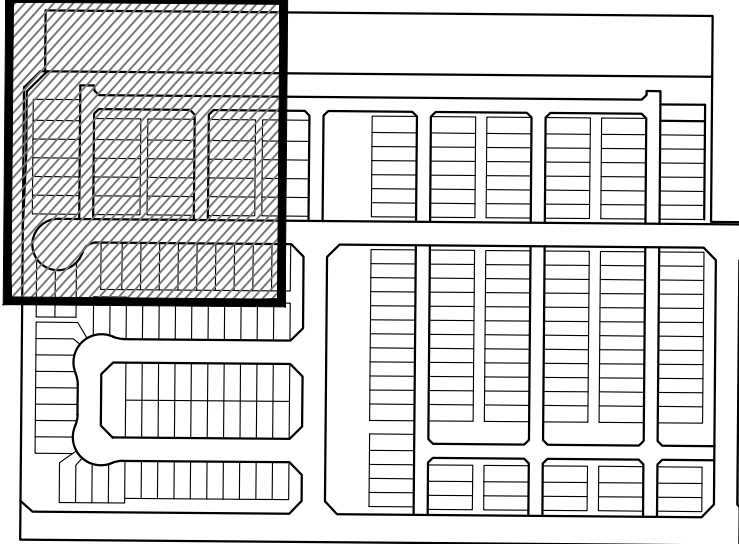
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|                           |             |                                                                                                                      |                 |
|---------------------------|-------------|----------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>CLASSIC CONSULTING</b> |             | VILLAGES AT STERLING RANCH<br>PUD DEVELOPMENT PLAN & PRELIMINARY PLAN<br>AMENDMENT 1<br>DEVELOPMENT STANDARD DETAILS |                 |
| DESIGNED BY               | EAS         | SCALE                                                                                                                | DATE 11/27/2023 |
| DRAWN BY                  | EAS         | (H) 1"= 20'                                                                                                          | SHEET 3 OF 29   |
| CHECKED BY                | (V) 1"= N/A | JOB NO.                                                                                                              | 1183.26         |

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

CLASSIC CONSULTING

VILLAGES AT STERLING RANCH  
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
AMENDMENT 1



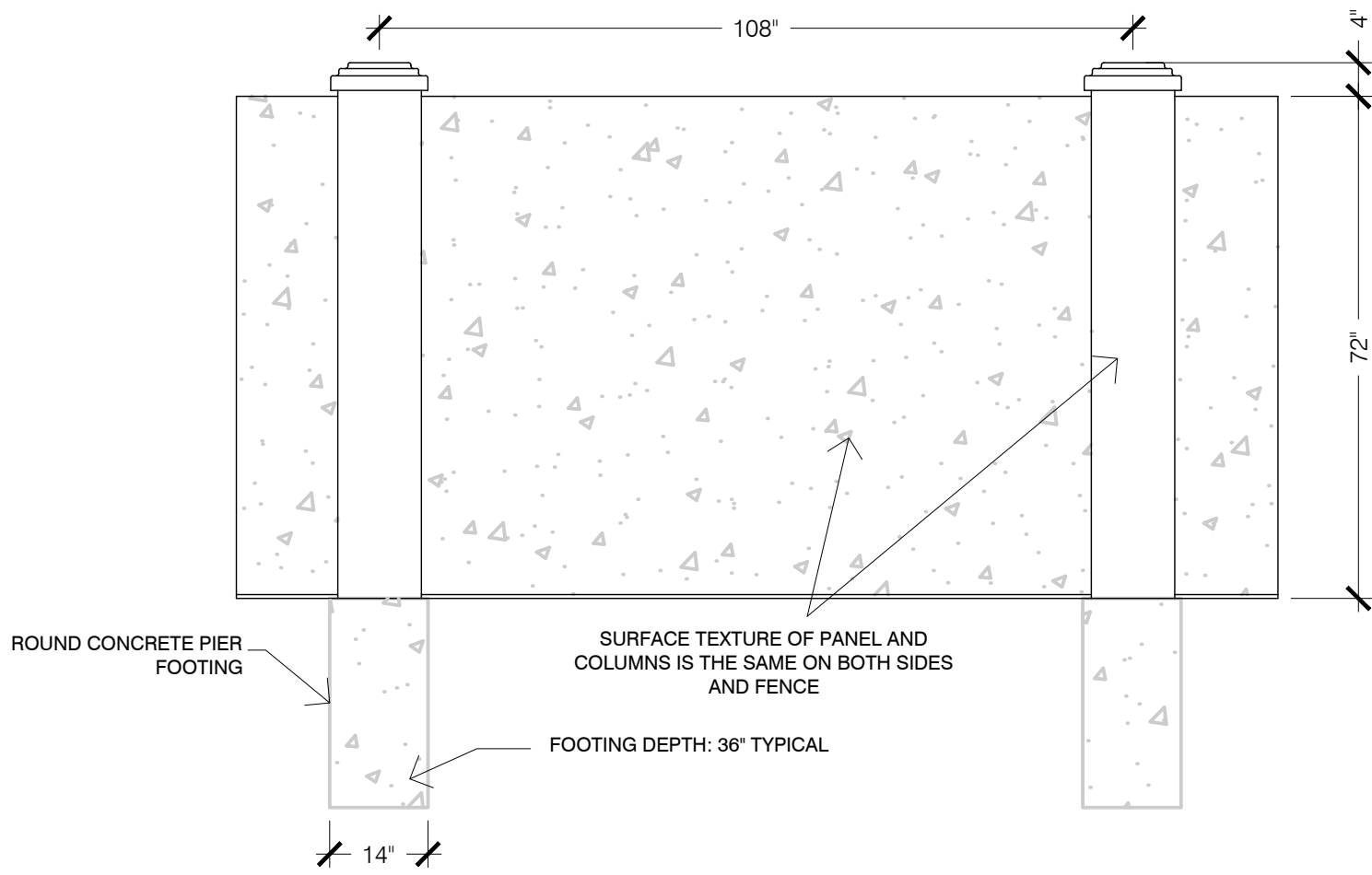
KEY MAP  
NOT TO SCALE

LEGEND

|                         |               |
|-------------------------|---------------|
| BOUNDARY LINE           | —————         |
| PROPERTY LINE           | —————         |
| EASEMENT SETBACK LINE   | - - - - -     |
| LINE OF SIGHT           | —————         |
| EXISTING WATER LINE     | — W — W —     |
| EXISTING SANITARY SEWER | — S — S — S — |
| EXISTING STORM LINE     | —————         |

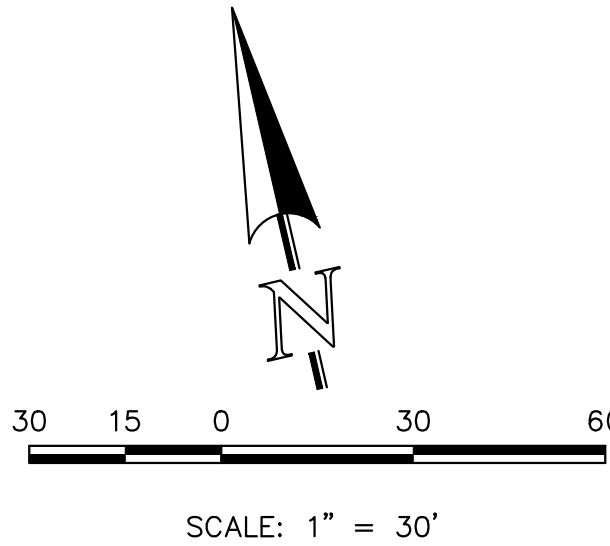


NO PARKING ALONG CURB  
WITHIN PRIVATE ACCESS ROADS  
EXACT LOCATION OF "NO PARKING"  
SIGNS DETERMINED ON CDS.



6' CONCRETE BLOCK SCREEN WALL (NOISEWALL)

SCALE: NOT TO SCALE



CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
AMENDMENT 1

|             |     |             |         |            |
|-------------|-----|-------------|---------|------------|
| DESIGNED BY | EAS | SCALE       | DATE    | 11/27/2023 |
| DRAWN BY    | EAS | (H) 1"= 30' | SHEET   | 4 OF 29    |
| CHECKED BY  |     | (V) 1"= N/A | JOB NO. | 1183.26    |



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CLASSIC  
CONSULTING

TRACT H  
OWNER: CLASSIC SRJ LAND, LLC  
FOURSQUARE AT STERLING RANCH FIL. 1  
CURRENT ZONING: PUD

BRIARGATE PARKWAY  
(PUBLIC ARTERIAL, 130' ROW)  
ROADWAY TO BE BUILT WITH  
FUTURE NORTHERLY & EASTERLY  
ADJACENT DEVELOPMENT

GREEN BAY HEIGHTS  
(30' PRIVATE ROAD)

JANESVILLE HEIGHTS  
(30' PRIVATE ROAD)

MATCHLINE SEE SHEET 5

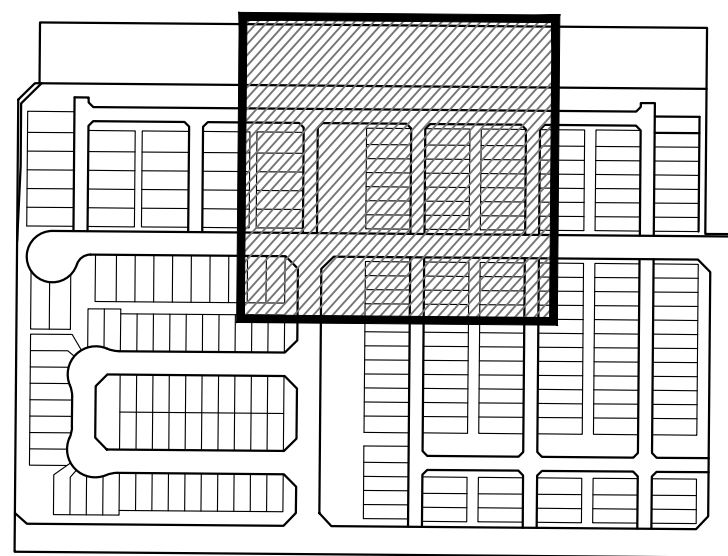
MATCHLINE SEE SHEET 7

STERLING RANCH EAST  
FILING NO. 1  
FUTURE SCHOOL SITE

STERLING RANCH ROAD  
(PUBLIC NON-RES.  
COLLECTOR, 80' ROW)

POINT OF  
BEGINNING

VILLAGES AT STERLING RANCH  
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1

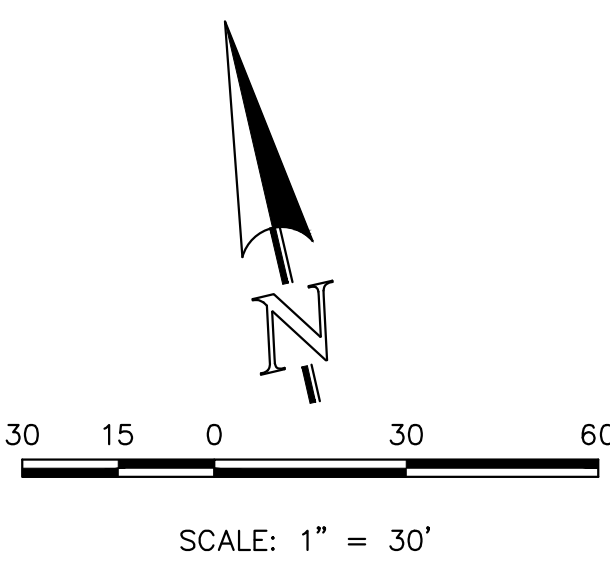


KEY MAP  
NOT TO SCALE

LEGEND

- BOUNDARY LINE  
PROPERTY LINE  
EASEMENT SETBACK LINE  
LINE OF SIGHT  
EXISTING WATER LINE  
EXISTING SANITARY SEWER  
EXISTING STORM LINE

NO PARKING ALONG CURB  
WITHIN PRIVATE ACCESS ROADS  
EXACT LOCATION OF "NO PARKING"  
SIGNS DETERMINED ON CDS.



CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226

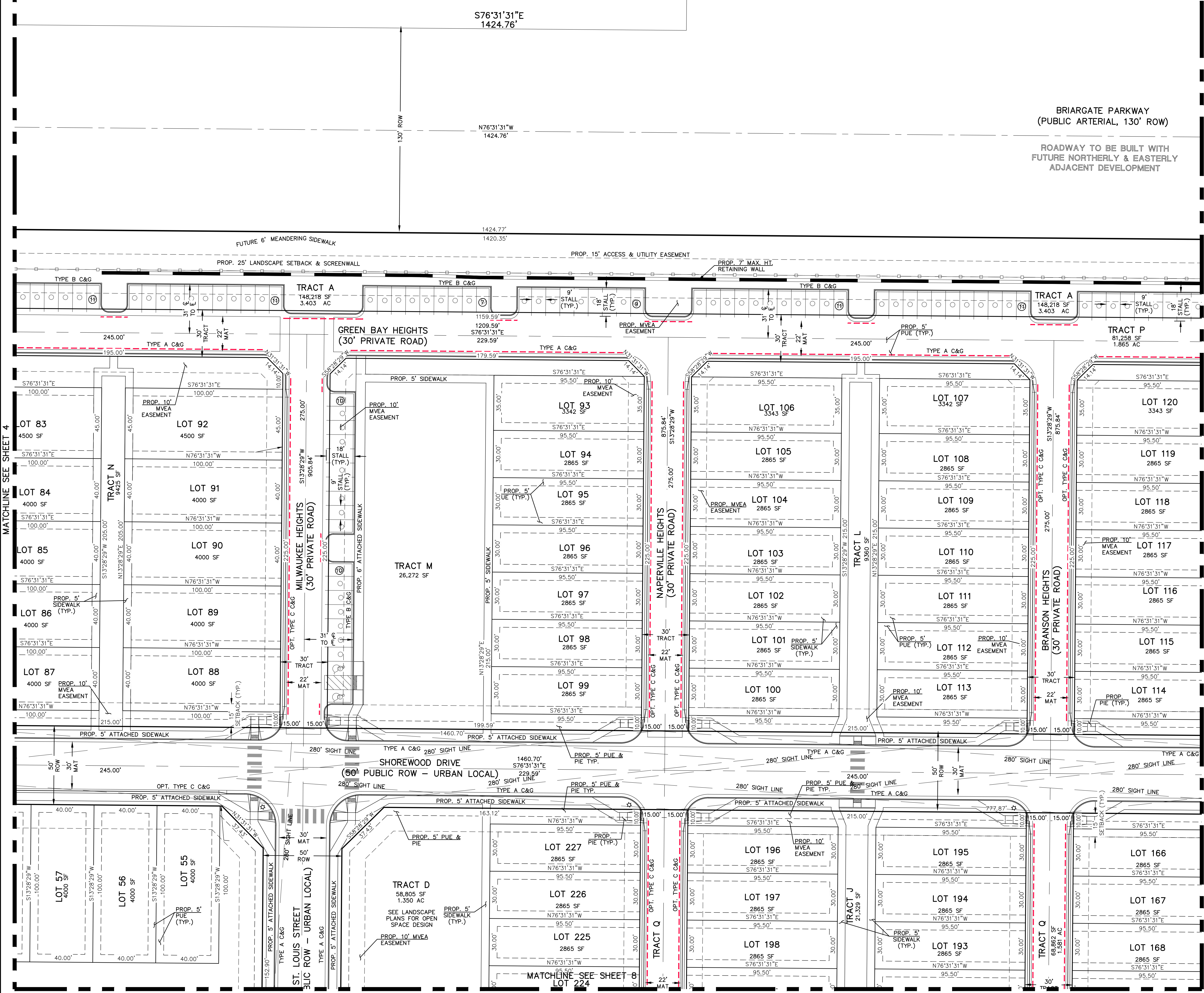
VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
AMENDMENT 1

|             |     |             |         |            |
|-------------|-----|-------------|---------|------------|
| DESIGNED BY | EAS | SCALE       | DATE    | 11/27/2023 |
| DRAWN BY    | EAS | (H) 1"= 30' | SHEET   | 5 OF 29    |
| CHECKED BY  |     | (V) 1"= N/A | JOB NO. | 1183.26    |

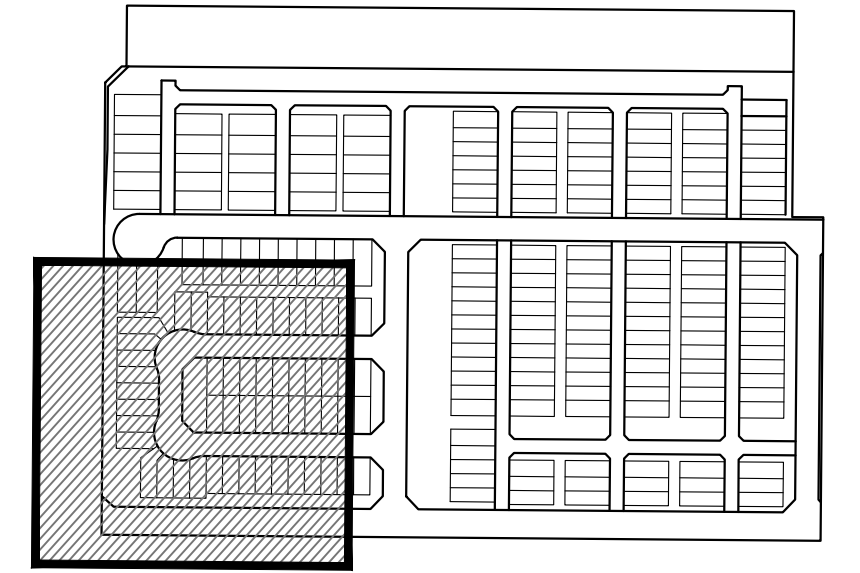


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VILLAGES AT STERLING RANCH  
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
AMENDMENT 1



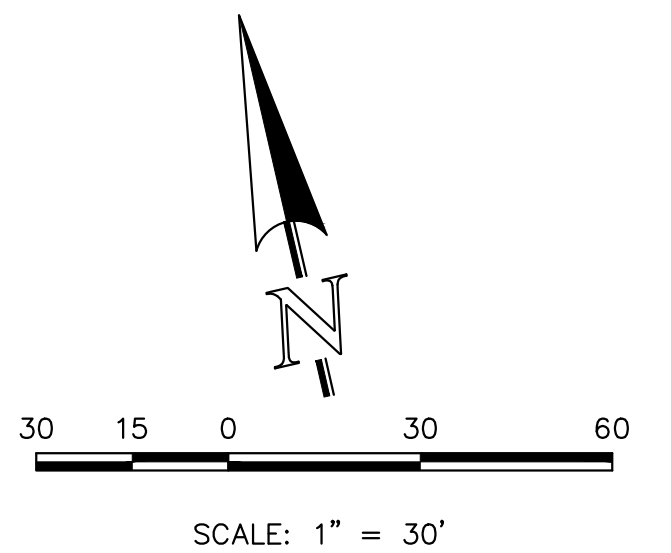
KEY MAP  
NOT TO SCALE

LEGEND

|                         |         |
|-------------------------|---------|
| BOUNDARY LINE           |         |
| PROPERTY LINE           |         |
| EASEMENT SETBACK LINE   |         |
| LINE OF SIGHT           |         |
| EXISTING WATER LINE     | W W     |
| EXISTING SANITARY SEWER | S S S S |
| EXISTING STORM LINE     |         |



NO PARKING ALONG CURB  
WITHIN PRIVATE ACCESS ROADS  
EXACT LOCATION OF "NO PARKING"  
SIGNS DETERMINED ON CDS.



CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
AMENDMENT 1

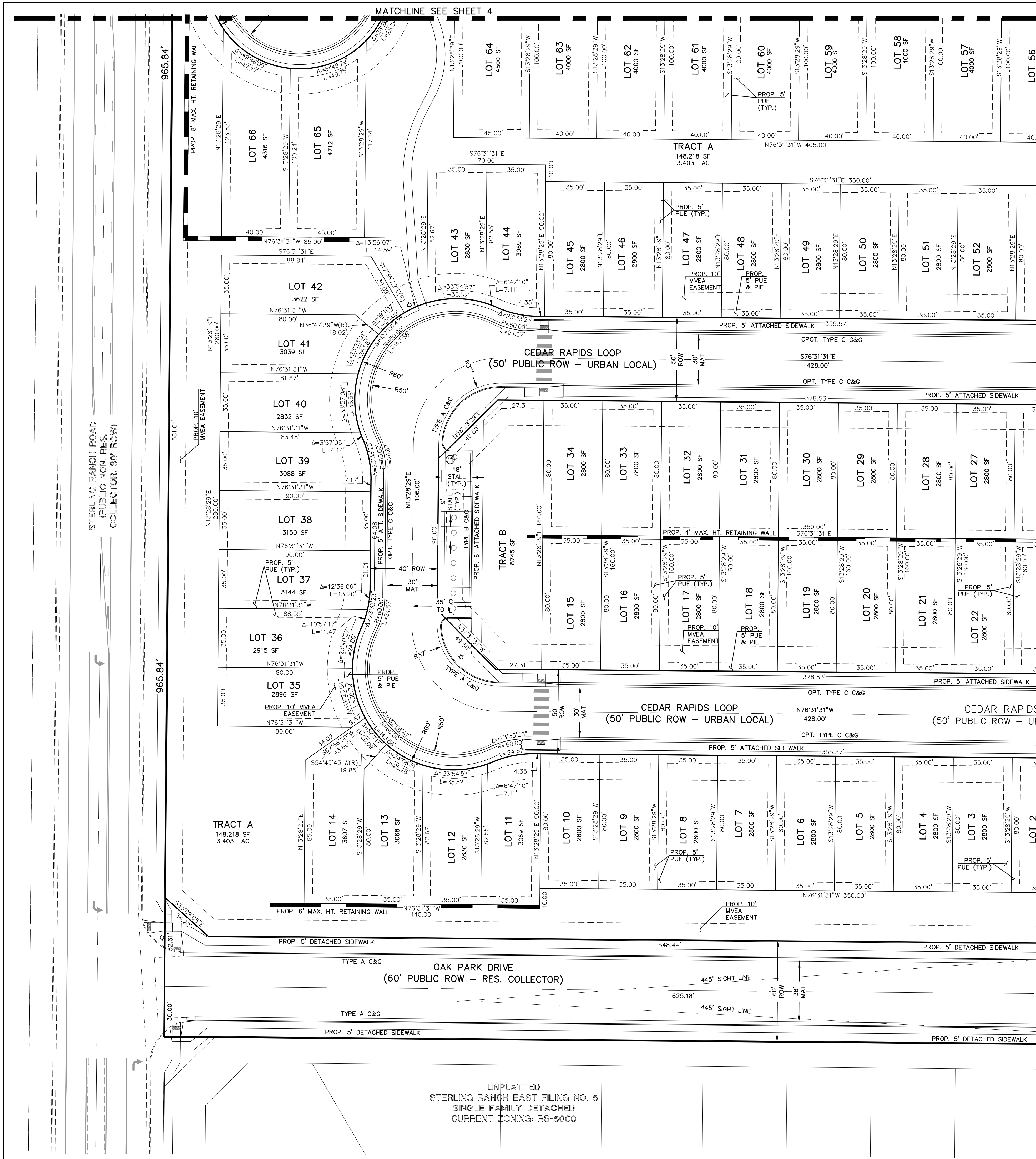
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|-------------|-------------|-------------|---------|------------|
| DESIGNED BY | EAS         | SCALE       | DATE    | 11/27/2023 |
| DRAWN BY    | EAS         | (H) 1"= 30' | SHEET   | 7 OF 29    |
| CHECKED BY  | (V) 1"= N/A | JOB NO.     | 1183.26 |            |



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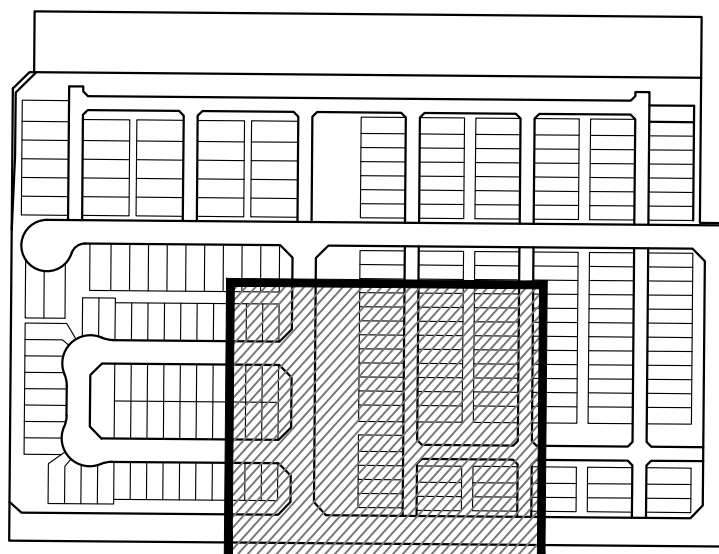


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UNPLATTED  
STERLING RANCH EAST FILING NO. 5  
SINGLE FAMILY DETACHED  
CURRENT ZONING: RS-5000

VILLAGES AT STERLING RANCH  
COUNTY OF EL PASO, STATE OF COLORADO  
SECT. 34. TOWNSHIP 12S, RANGE 65W  
PUD DEVELOPMENT PLAN &  
PRELIMINARY PLAN  
AMENDMENT 1



KEY MAP  
NOT TO SCALE

LEGEND

|                         |     |
|-------------------------|-----|
| BOUNDARY LINE           | --- |
| PROPERTY LINE           | --- |
| EASEMENT SETBACK LINE   | --- |
| LINE OF SIGHT           | --- |
| EXISTING WATER LINE     | --- |
| EXISTING SANITARY SEWER | --- |
| EXISTING STORM LINE     | --- |



NO PARKING ALONG CURB  
WITHIN PRIVATE ACCESS ROADS  
EXACT LOCATION OF "NO PARKING"  
SIGNS DETERMINED ON CDS.



30 15 0 30 60  
SCALE: 1" = 30'

CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
AMENDMENT 1

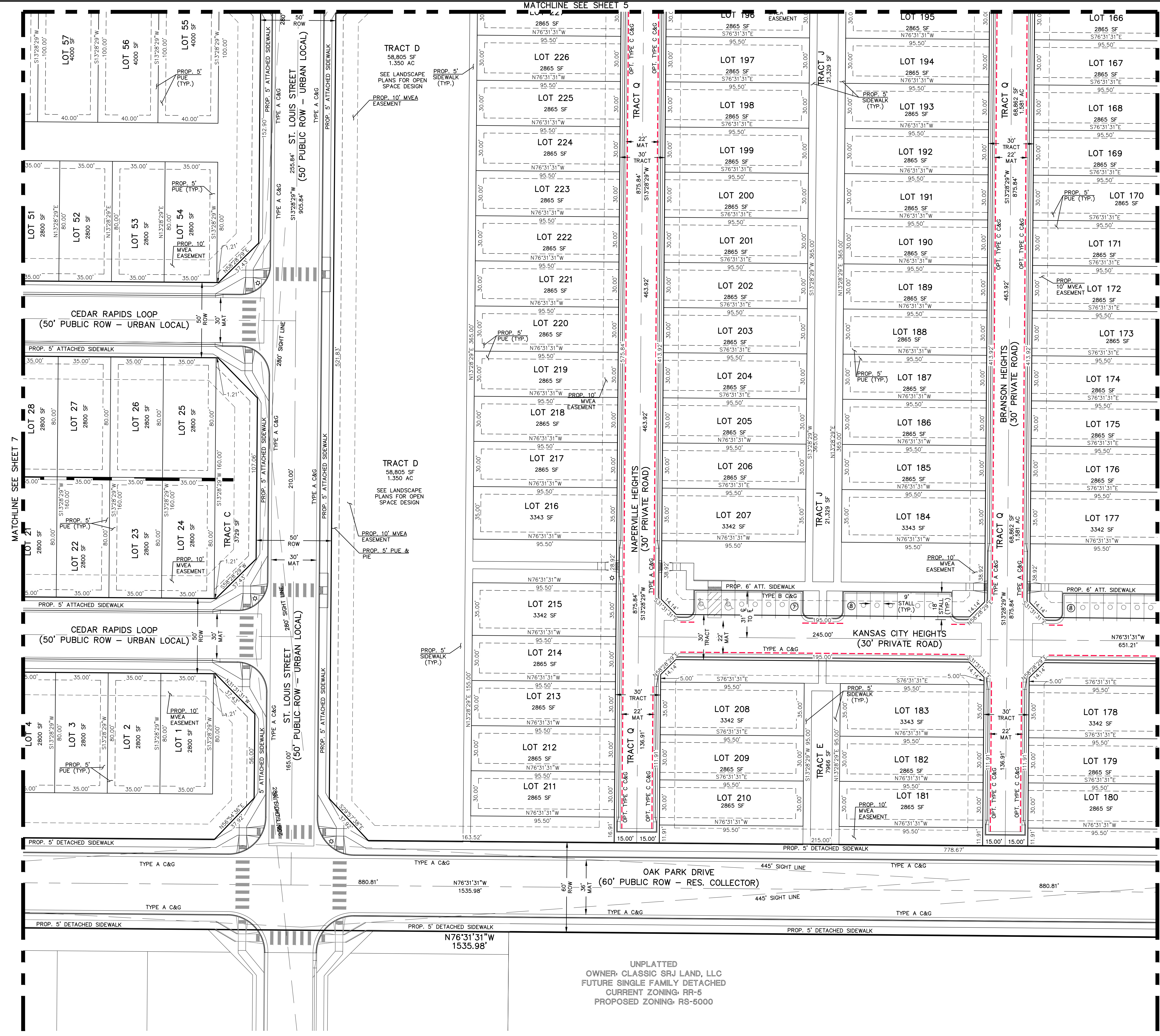
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|-------------|-----|-------------|---------|------------|
| DESIGNED BY | EAS | SCALE       | DATE    | 11/27/2023 |
| DRAWN BY    | EAS | (H) 1"= 30' | SHEET   | 8 OF 29    |
| CHECKED BY  |     | (V) 1"= N/A | JOB NO. | 1183.26    |

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CLASSIC  
CONSULTING

UNPLATTED  
OWNER: CLASSIC SRJ LAND, LLC  
FUTURE SINGLE FAMILY DETACHED  
CURRENT ZONING: RR-5  
PROPOSED ZONING: RS-5000

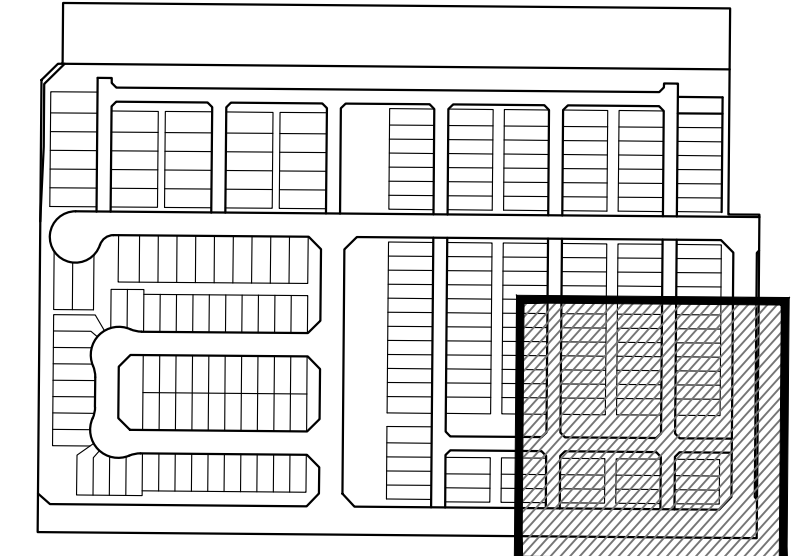


MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 5

VILLAGES AT STERLING RANCH  
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
AMENDMENT 1



KEY MAP  
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE



NO PARKING ALONG CURB  
WITHIN PRIVATE ACCESS ROADS  
EXACT LOCATION OF "NO PARKING"  
SIGNS DETERMINED ON CDS.



30 15 0 30 60

SCALE: 1" = 30'

CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
AMENDMENT 1

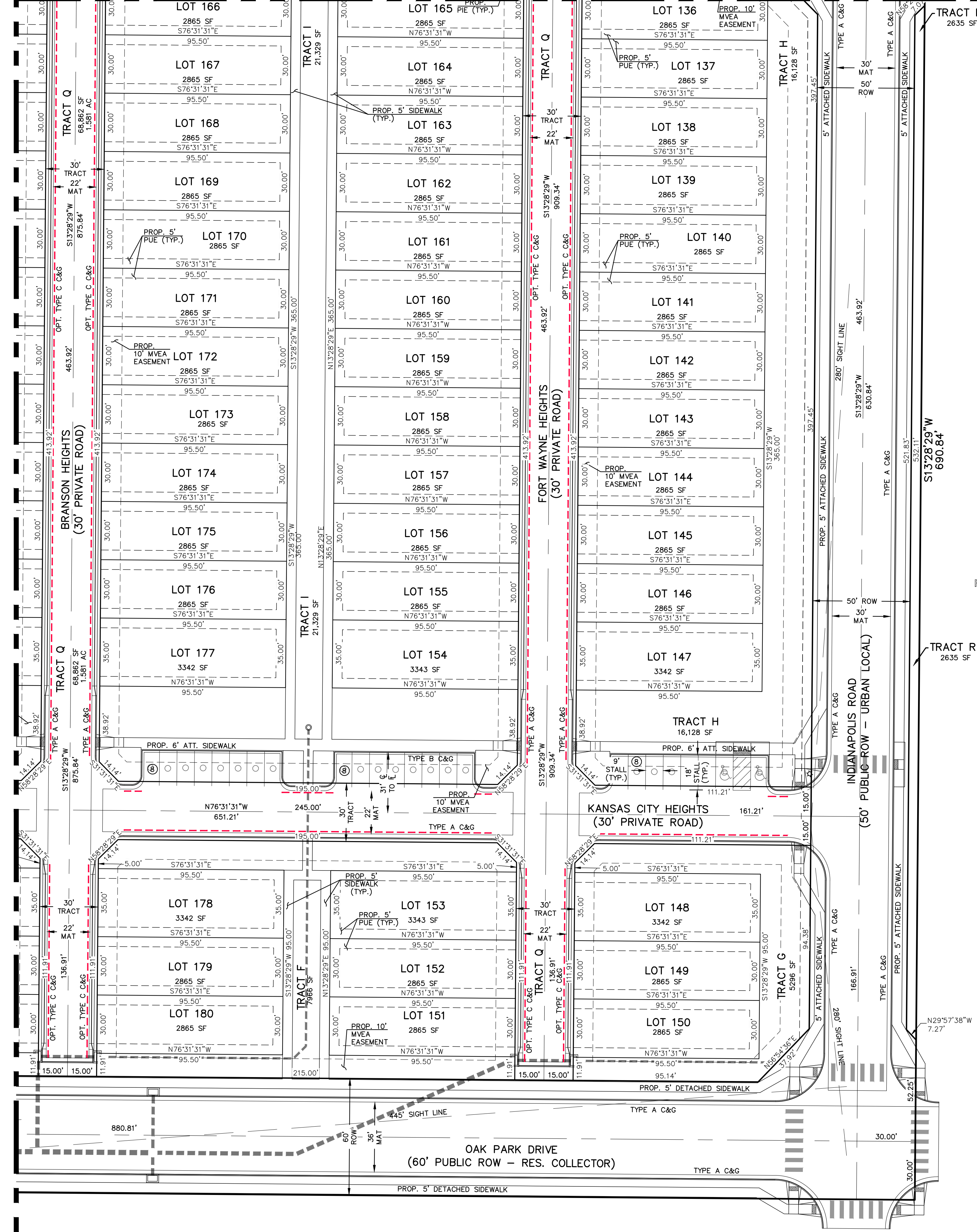
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|-------------|-----|-------------|---------|------------|
| DESIGNED BY | EAS | SCALE       | DATE    | 11/27/2023 |
| DRAWN BY    | EAS | (H) 1"= 30' | SHEET   | 9 OF 29    |
| CHECKED BY  |     | (V) 1"= N/A | JOB NO. | 1183.26    |



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MATCHLINE SEE SHEET 6

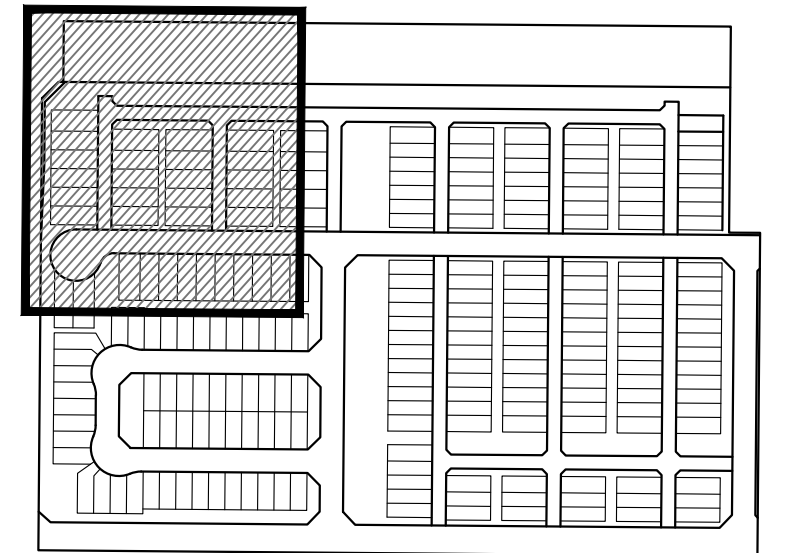


UNPLATTED  
OWNER: CLASSIC SRJ LAND, LLC  
FUTURE SINGLE FAMILY DETACHED  
CURRENT ZONING: RR-5  
PROPOSED ZONING: RS-5000

UNPLATTED  
OWNER: CLASSIC SRJ LAND, LLC  
FUTURE PUD DEVELOPMENT (5-80U/AC)  
CURRENT ZONING: RR-5  
FUTURE ZONING: PUD

MATCHLINE SEE SHEET 8

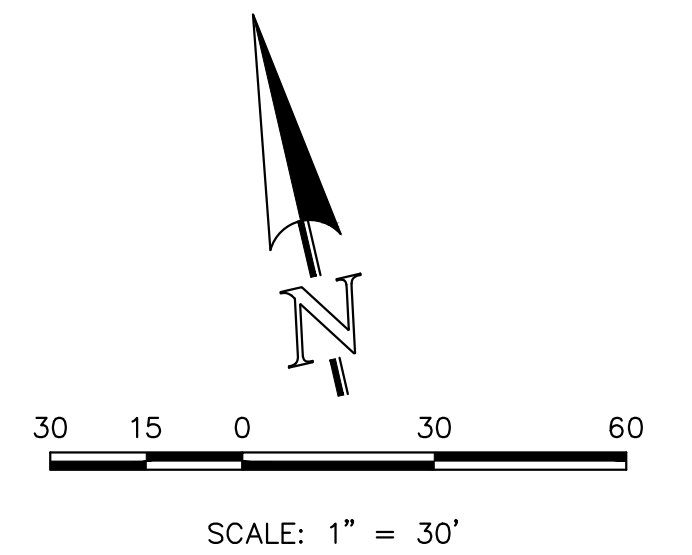
VILLAGES AT STERLING RANCH  
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
AMENDMENT 1



KEY MAP  
NOT TO SCALE

LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226

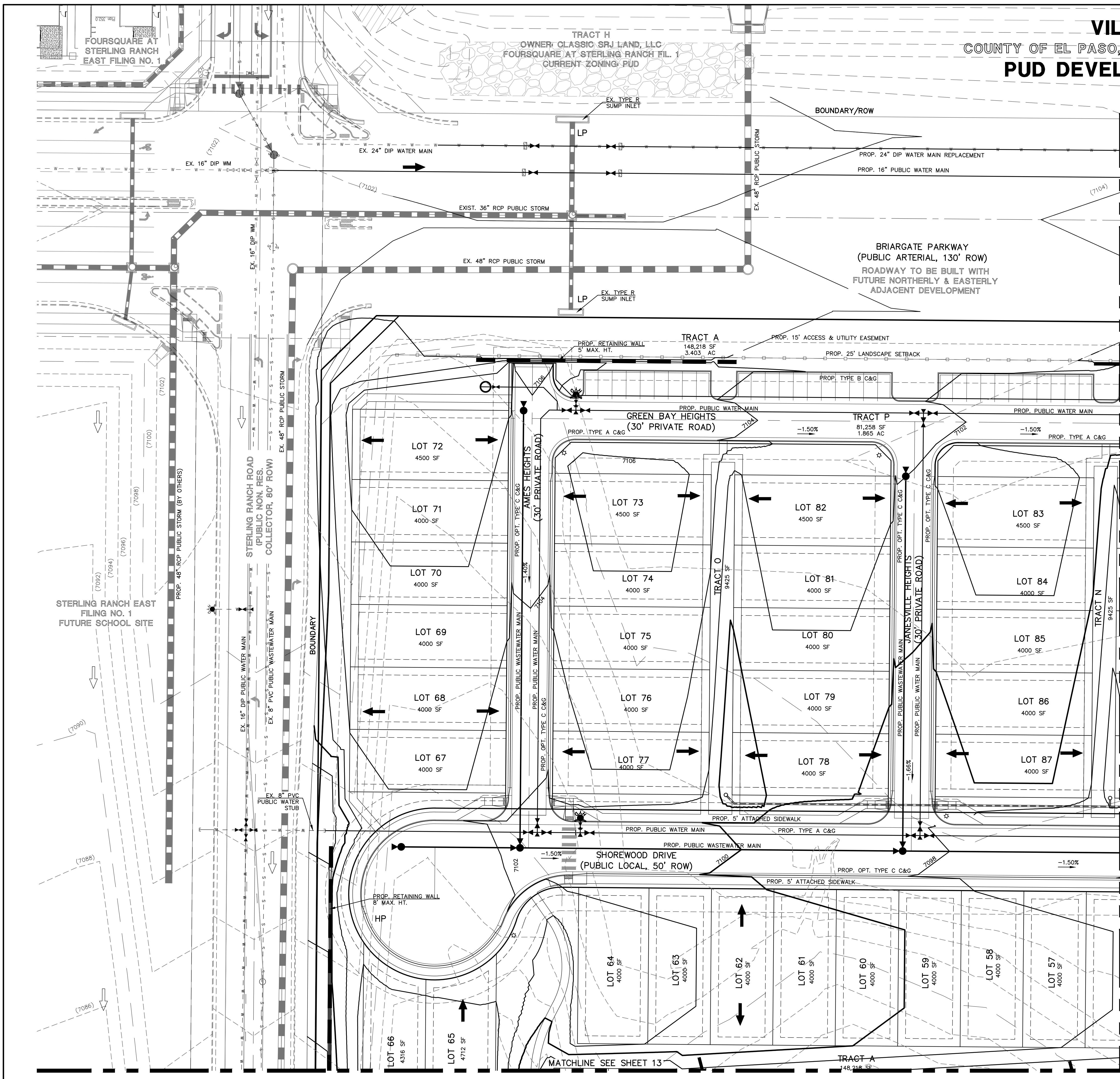
VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN  
AMENDMENT 1

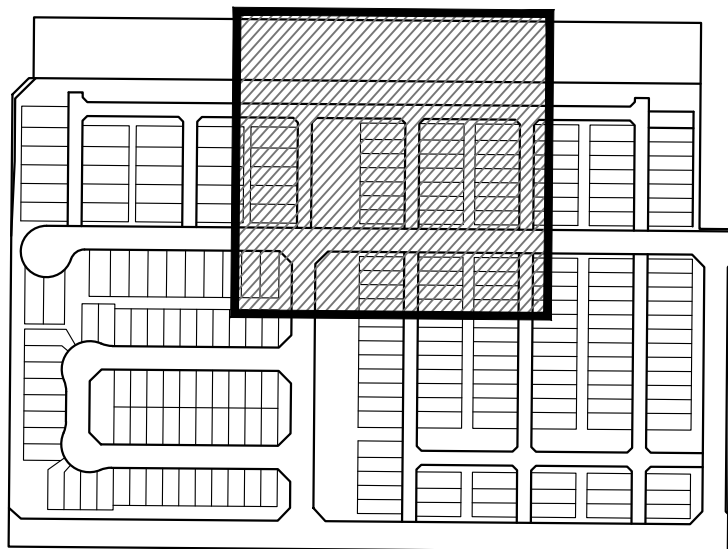
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|-------------|-----|-------------|---------|------------|
| DESIGNED BY | EAS | SCALE       | DATE    | 11/27/2023 |
| DRAWN BY    | EAS | (H) 1"= 30' | SHEET   | 10 OF 29   |
| CHECKED BY  |     | (V) 1"= N/A | JOB NO. | 1183.26    |



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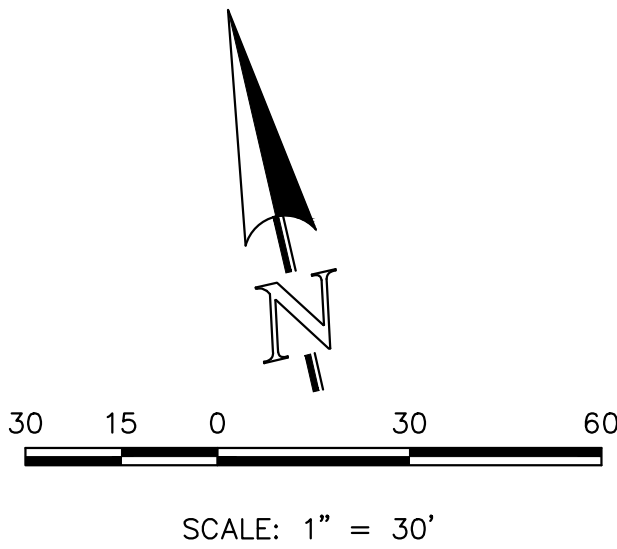
VILLAGES AT STERLING RANCH  
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
AMENDMENT 1



KEY MAP  
NOT TO SCALE

LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226

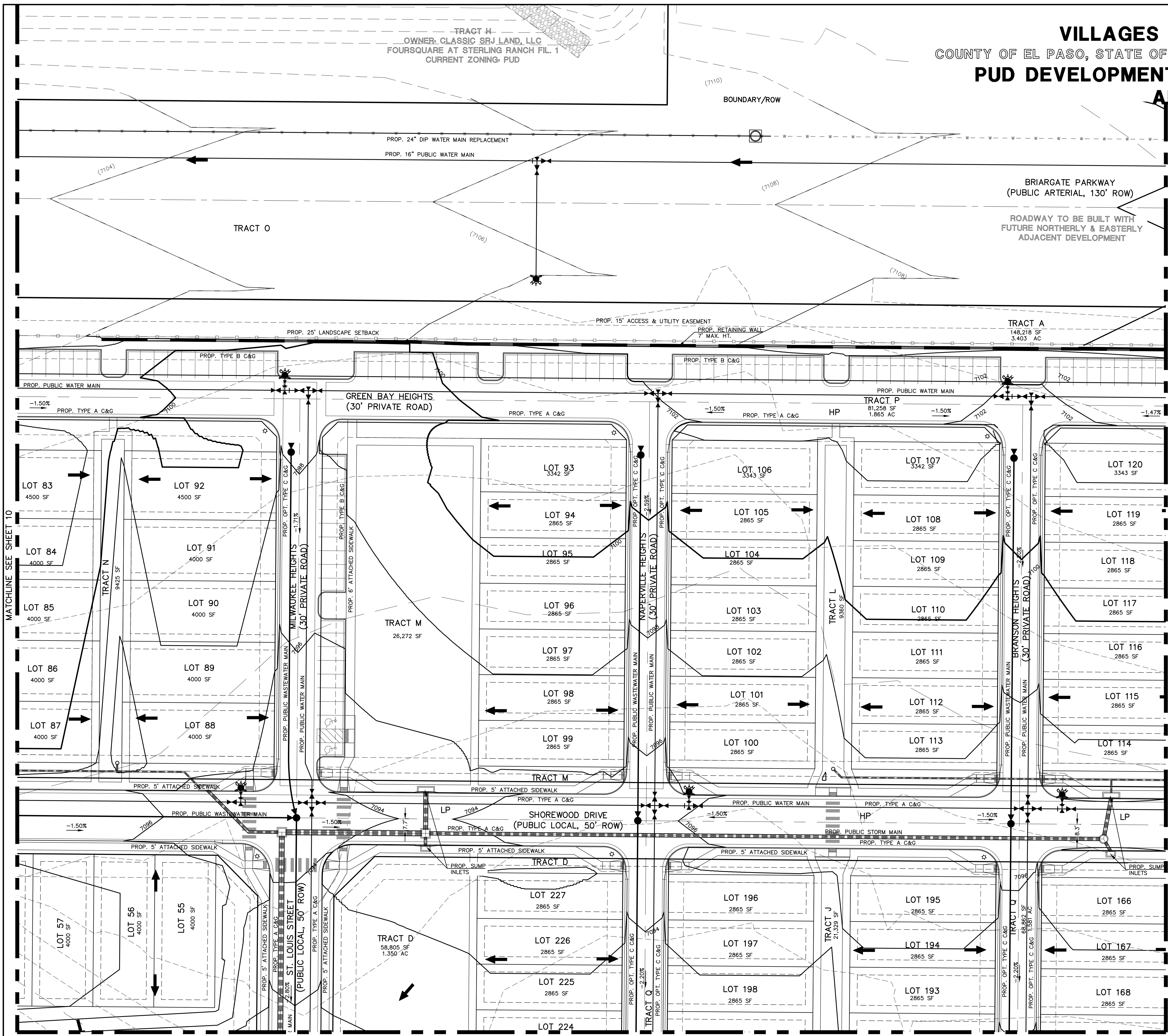
VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN  
AMENDMENT 1

|             |     |             |         |            |
|-------------|-----|-------------|---------|------------|
| DESIGNED BY | EAS | SCALE       | DATE    | 11/27/2023 |
| DRAWN BY    | EAS | (H) 1"= 30' | SHEET   | 11 OF 29   |
| CHECKED BY  |     | (V) 1"= N/A | JOB NO. | 1183.26    |



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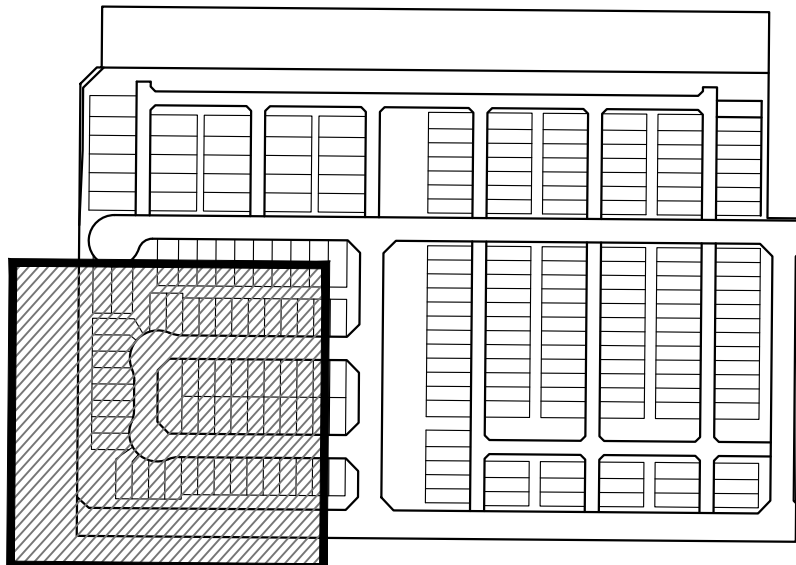
MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 14



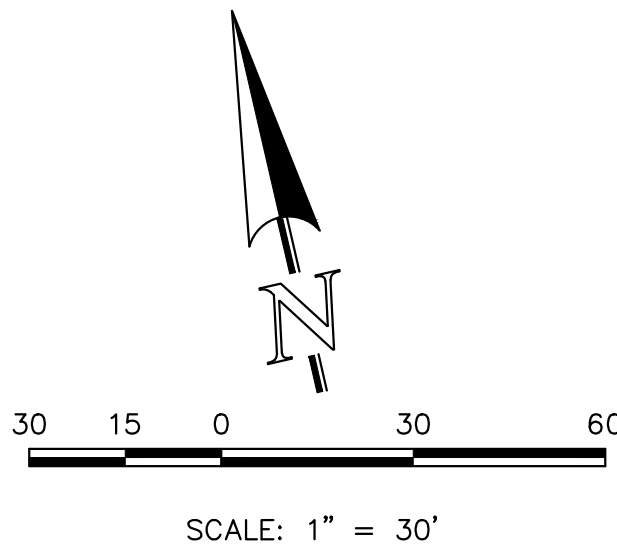
VILLAGES AT STERLING RANCH  
COUNTY OF EL PASO, STATE OF COLORADO  
SECT. 34. TOWNSHIP 12S, RANGE 65W  
PUD DEVELOPMENT PLAN &  
PRELIMINARY PLAN  
AMENDMENT 1



KEY MAP  
NOT TO SCALE

LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN  
AMENDMENT 1

|             |     |             |         |            |
|-------------|-----|-------------|---------|------------|
| DESIGNED BY | EAS | SCALE       | DATE    | 11/27/2023 |
| DRAWN BY    | EAS | (H) 1"= 30' | SHEET   | 13 OF 29   |
| CHECKED BY  |     | (V) 1"= N/A | JOB NO. | 1183.26    |



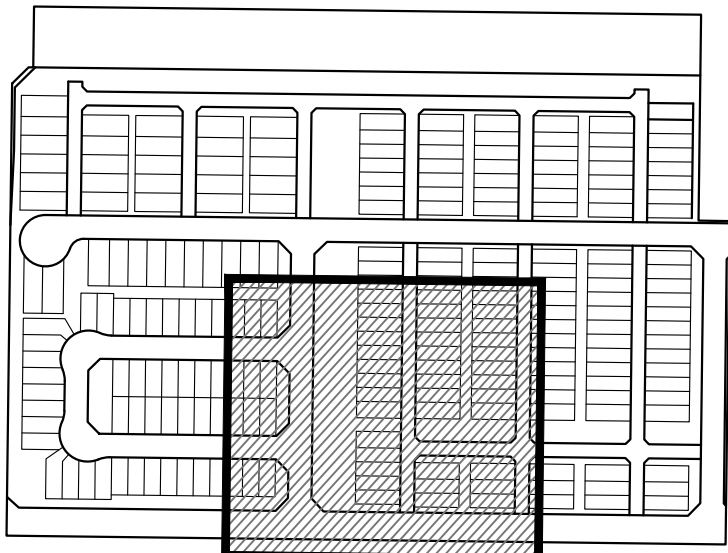
619 N. Cascade Avenue, Suite 200  
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VILLAGES AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO  
SECT. 34, TOWNSHIP 12S, RANGE 65W

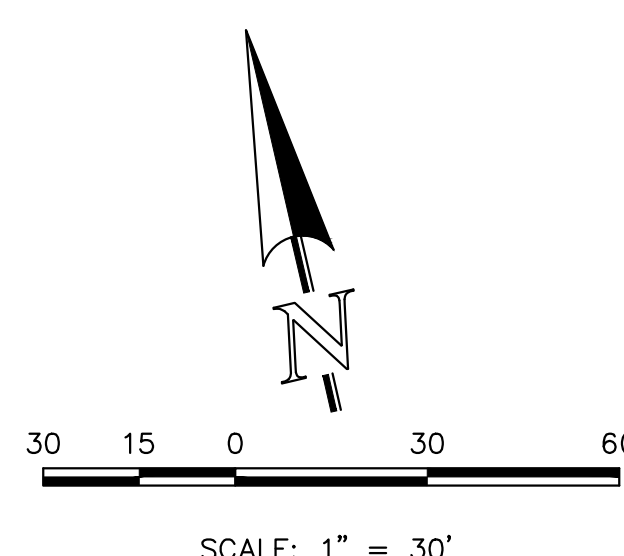
PUD DEVELOPMENT PLAN &  
PRELIMINARY PLAN  
AMENDMENT 1



KEY MAP  
NOT TO SCALE

LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226

VILLAGES AT STERLING RANCH

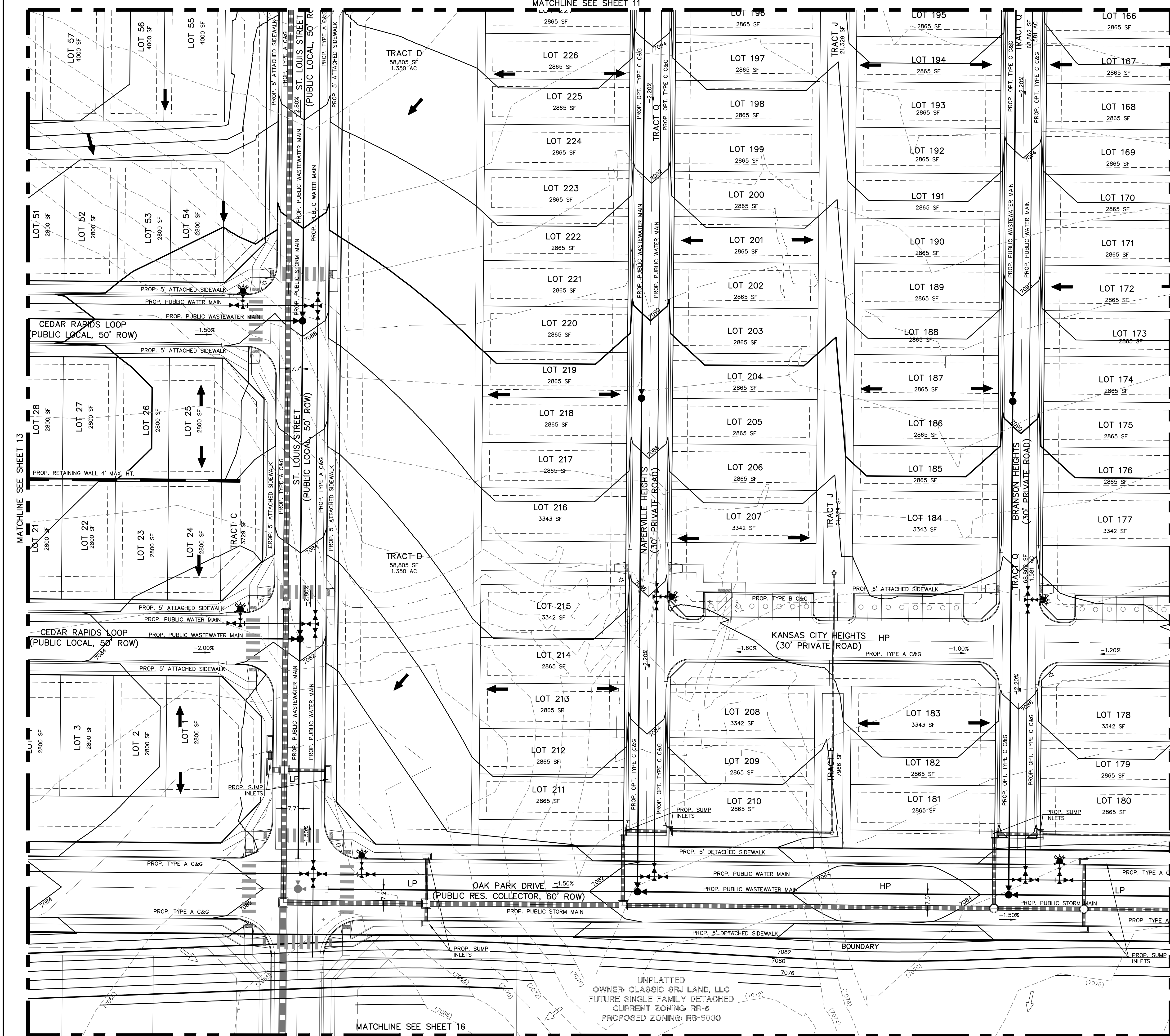
PRELIMINARY GRADING AND UTILITY PLAN  
AMENDMENT 1

|             |     |             |         |            |
|-------------|-----|-------------|---------|------------|
| DESIGNED BY | EAS | SCALE       | DATE    | 11/27/2023 |
| DRAWN BY    | EAS | (H) 1"= 30' | SHEET   | 14 OF 29   |
| CHECKED BY  |     | (V) 1"= N/A | JOB NO. | 1183.26    |



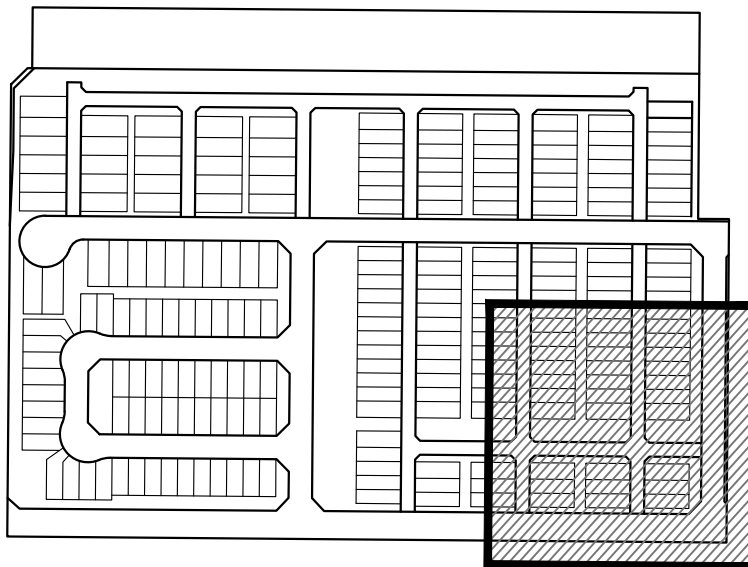
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(719) 785-0799 (Fax)

UNPLATTED  
OWNER: CLASSIC SRJ LAND, LLC  
FUTURE SINGLE FAMILY DETACHED  
CURRENT ZONING: RR-5  
PROPOSED ZONING: RS-5000



N:\118326\DRAWINGS\DEVELOPMENT\118326 PU-PG-1-REV.dwg, 6/28/2026 6:48:27 AM, 1:1, KS

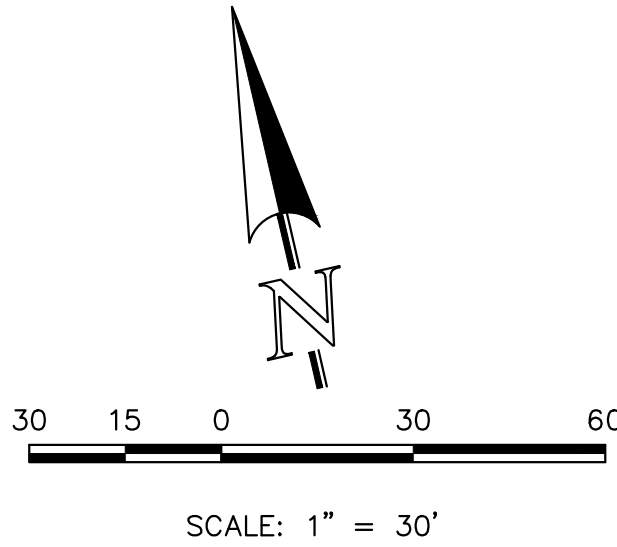
VILLAGES AT STERLING RANCH  
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34. TOWNSHIP 12S, RANGE 65W  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
AMENDMENT 1



KEY MAP  
NOT TO SCALE

LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN  
AMENDMENT 1

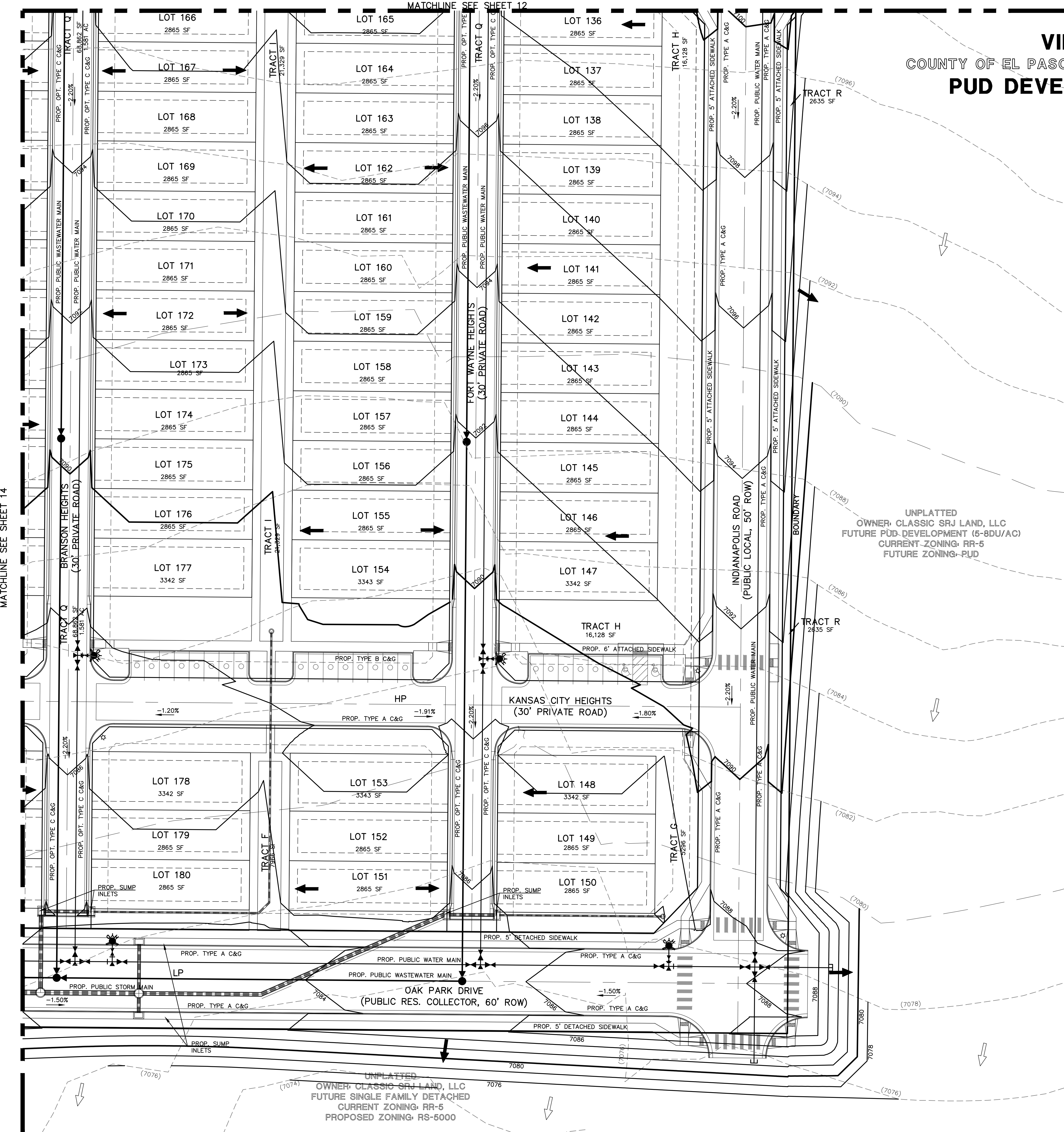
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| DESIGNED BY | EAS         | SCALE       | DATE    | 11/27/2023 |
| DRAWN BY    | EAS         | (H) 1"= 30' | SHEET   | 15 OF 29   |
| CHECKED BY  | (V) 1"= N/A | JOB NO.     | 1183.26 |            |



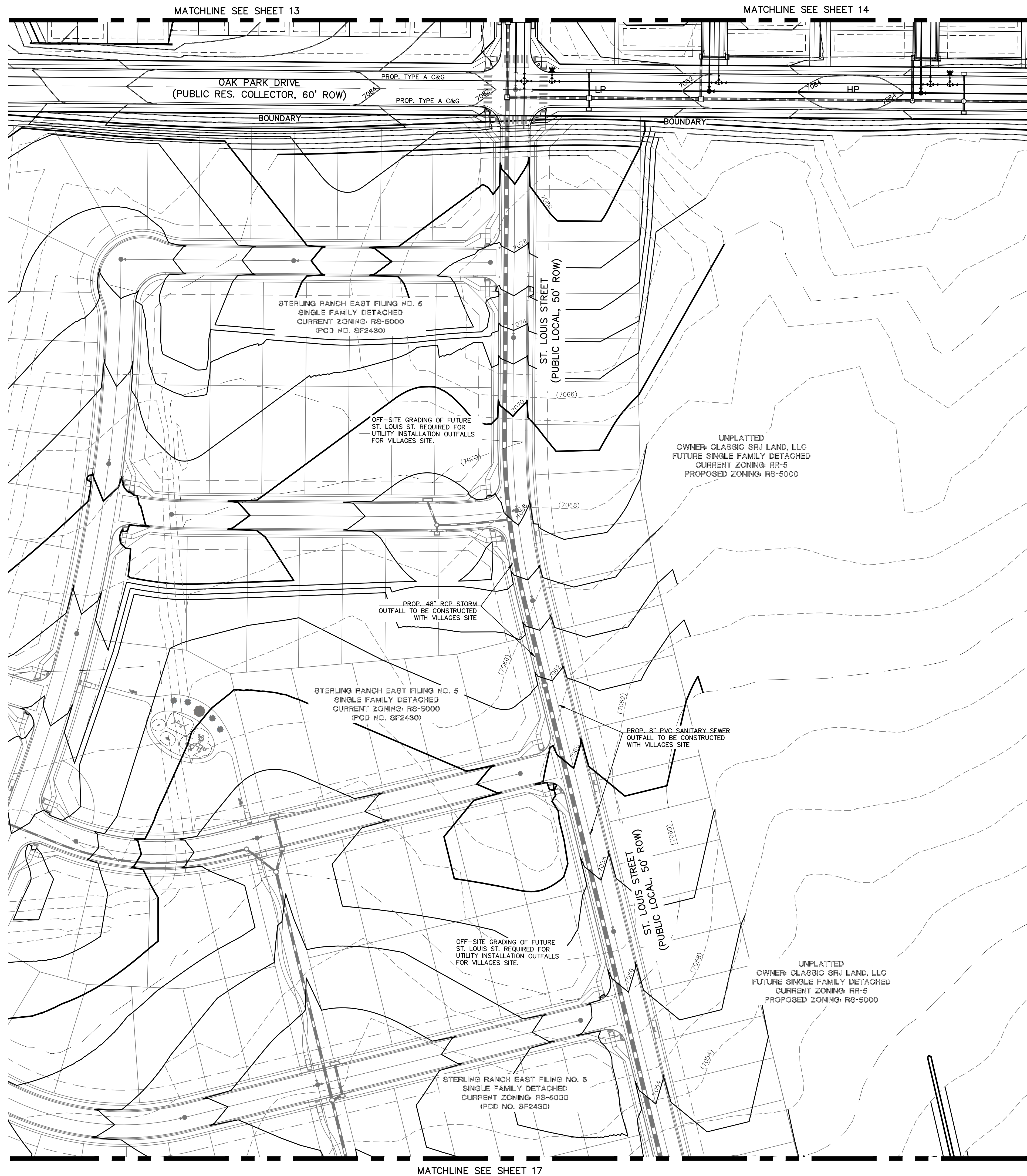
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619 N. Cascade Avenue, Suite 200  
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(719) 785-0790  
(719) 785-0799 (Fax)



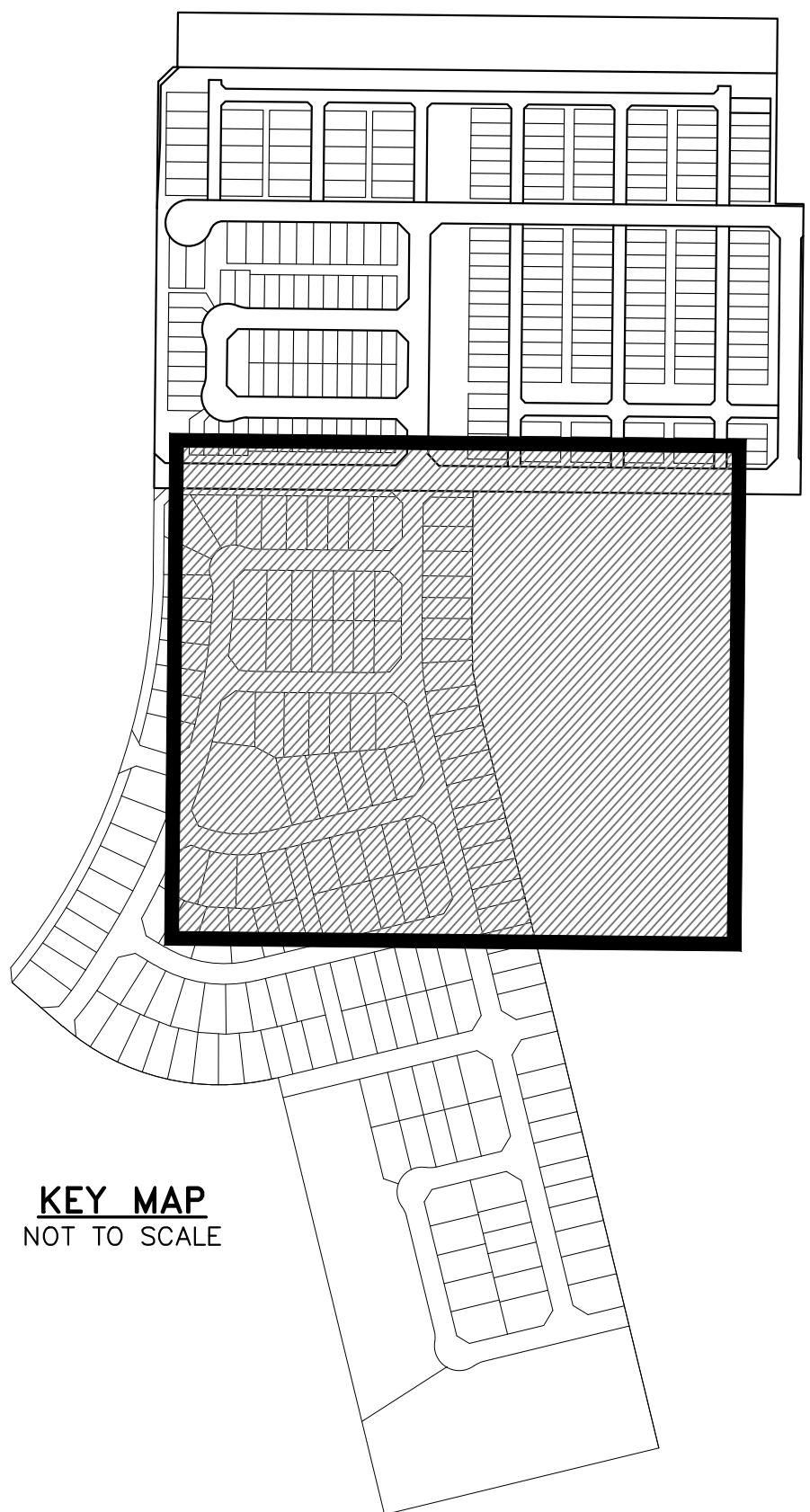
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# VILLAGES AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO  
SECT. 34. TOWNSHIP 12S, RANGE 65W

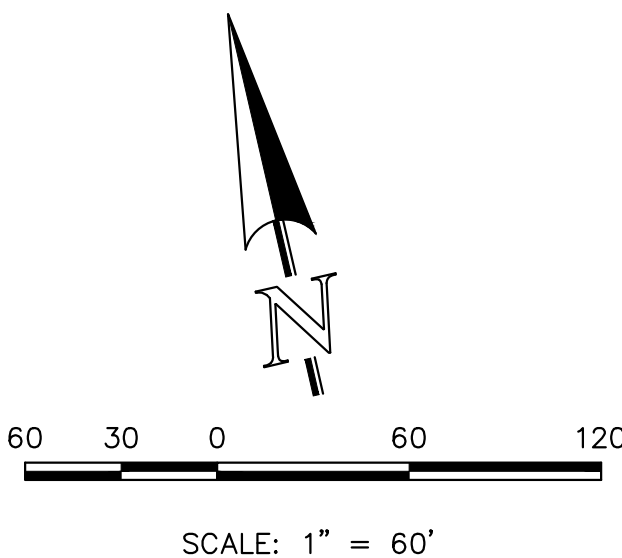
## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1



KEY MAP  
NOT TO SCALE

### LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226



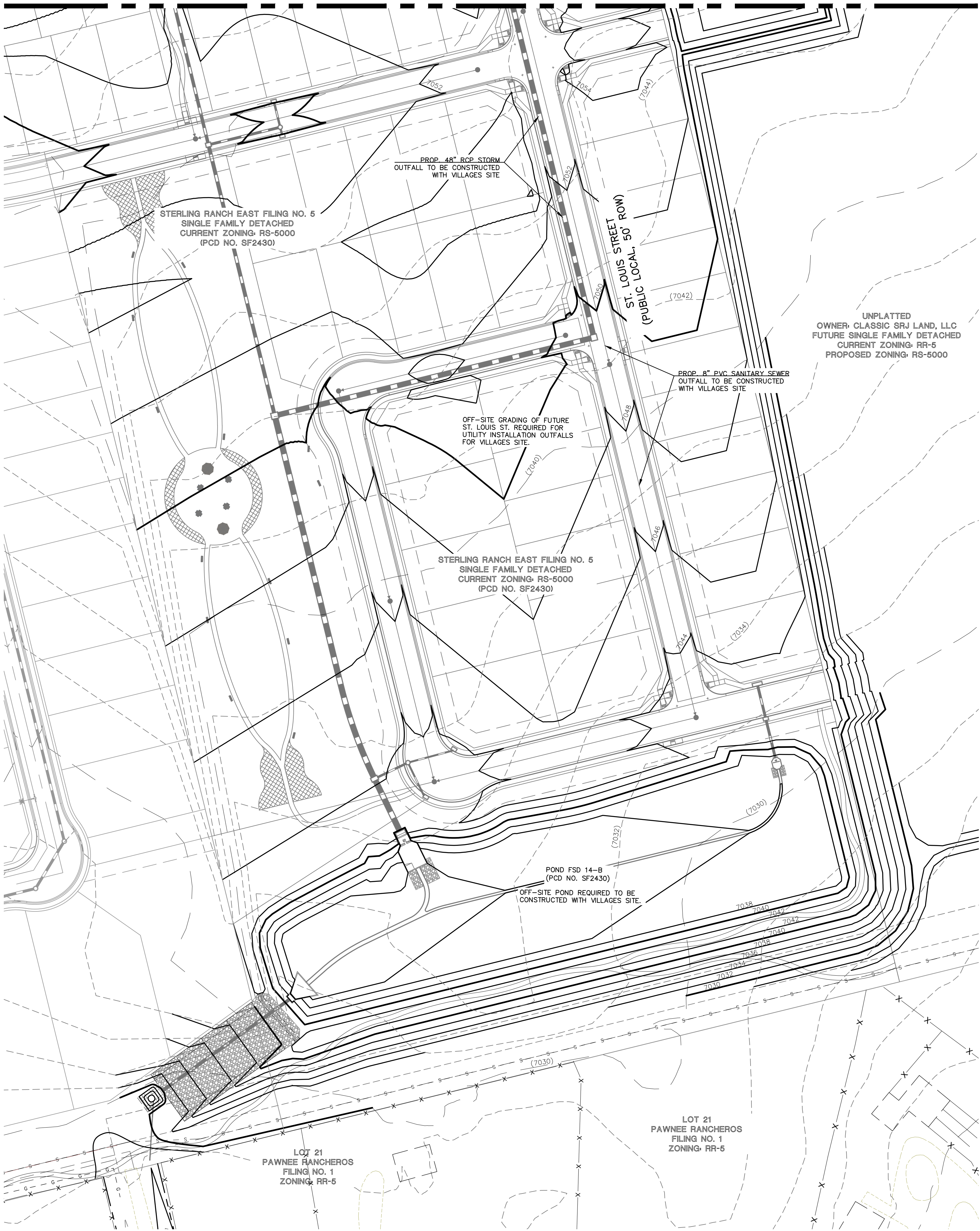
VILLAGES AT STERLING RANCH  
PRELIMINARY GRADING AND UTILITY PLAN  
AMENDMENT 1  
OFF-SITE

|             |     |             |         |           |
|-------------|-----|-------------|---------|-----------|
| DESIGNED BY | EAS | SCALE       | DATE    | 11/8/2024 |
| DRAWN BY    | EAS | (H) 1"= 60' | SHEET   | 16 OF 29  |
| CHECKED BY  |     | (V) 1"= N/A | JOB NO. | 1183.26   |

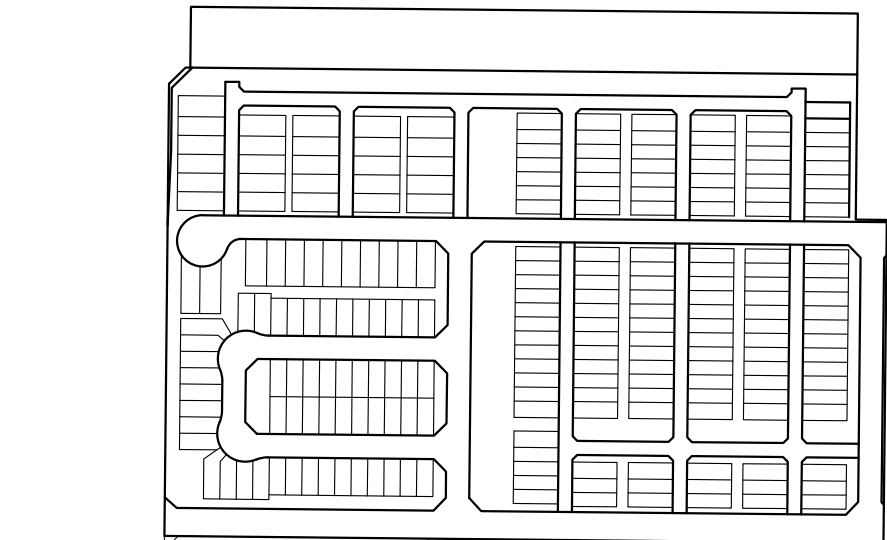
619 N. Cascade Avenue, Suite 200  
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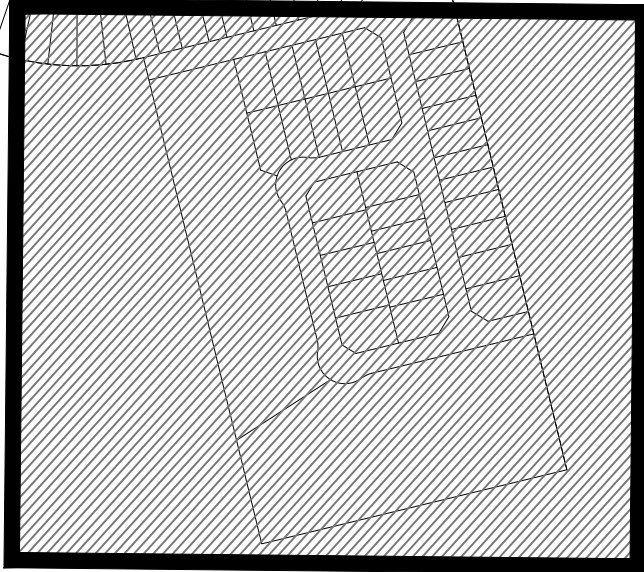
MATCHLINE SEE SHEET 16



VILLAGES AT STERLING RANCH  
COUNTY OF EL PASO, STATE OF COLORADO  
SECT. 34. TOWNSHIP 12S, RANGE 65W  
PUD DEVELOPMENT PLAN &  
PRELIMINARY PLAN  
AMENDMENT 1

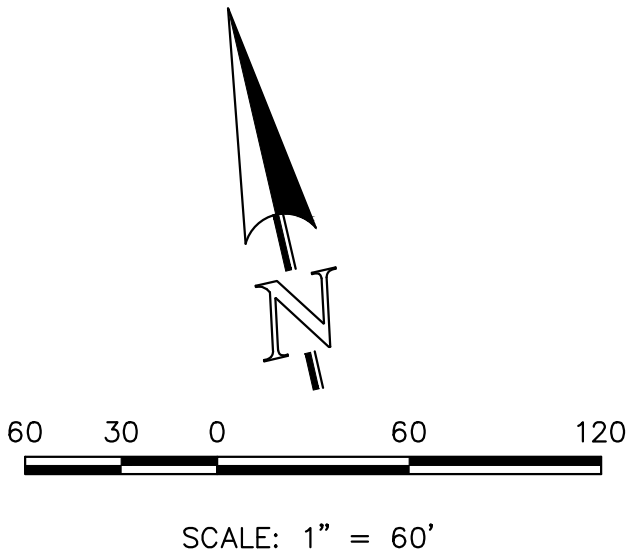


KEY MAP  
NOT TO SCALE



LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



CURRENT FILE NO.: PUD SP261  
ORIGINAL FILE NO.: PUD SP226



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(719) 785-0799 (Fax)

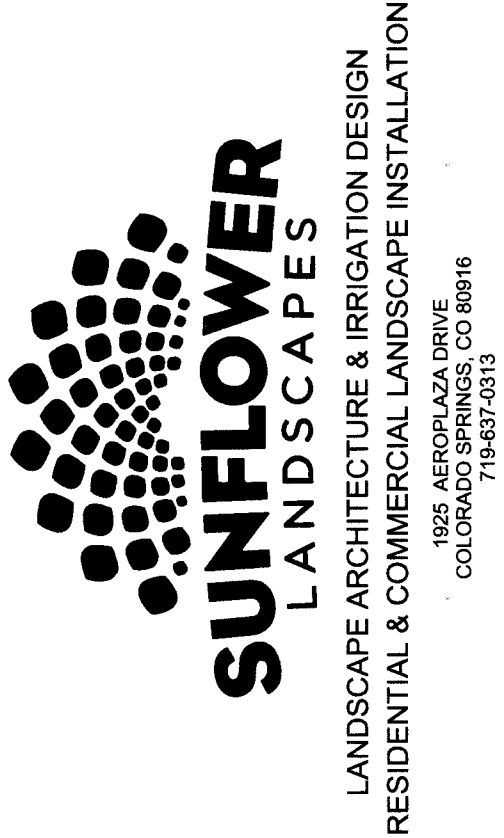
VILLAGES AT STERLING RANCH  
PRELIMINARY GRADING AND UTILITY PLAN  
AMENDMENT 1  
OFF-SITE

|             |     |             |         |           |
|-------------|-----|-------------|---------|-----------|
| DESIGNED BY | EAS | SCALE       | DATE    | 11/8/2024 |
| DRAWN BY    | EAS | (H) 1"= 60' | SHEET   | 17 OF 29  |
| CHECKED BY  |     | (V) 1"= N/A | JOB NO. | 1183.26   |



Villages at Sterling Ranch  
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West  
PUD Development Plan & Preliminary Plan

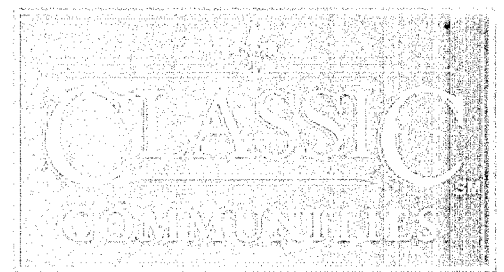
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4/8/2025



| DATE       | REVISION DESCRIPTION     |
|------------|--------------------------|
| 9/10/2024  | County comment revisions |
| 11/14/2024 | County comment revisions |
| 12/19/2024 | County comment revisions |
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VILLAGES AT STERLING RANCH  
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST  
BRIARGATE PARKWAY & STERLING RANCH ROAD  
COLORADO SPRINGS, CO

JOB NUMBER  
2674-0122

DATE 8/15/2024

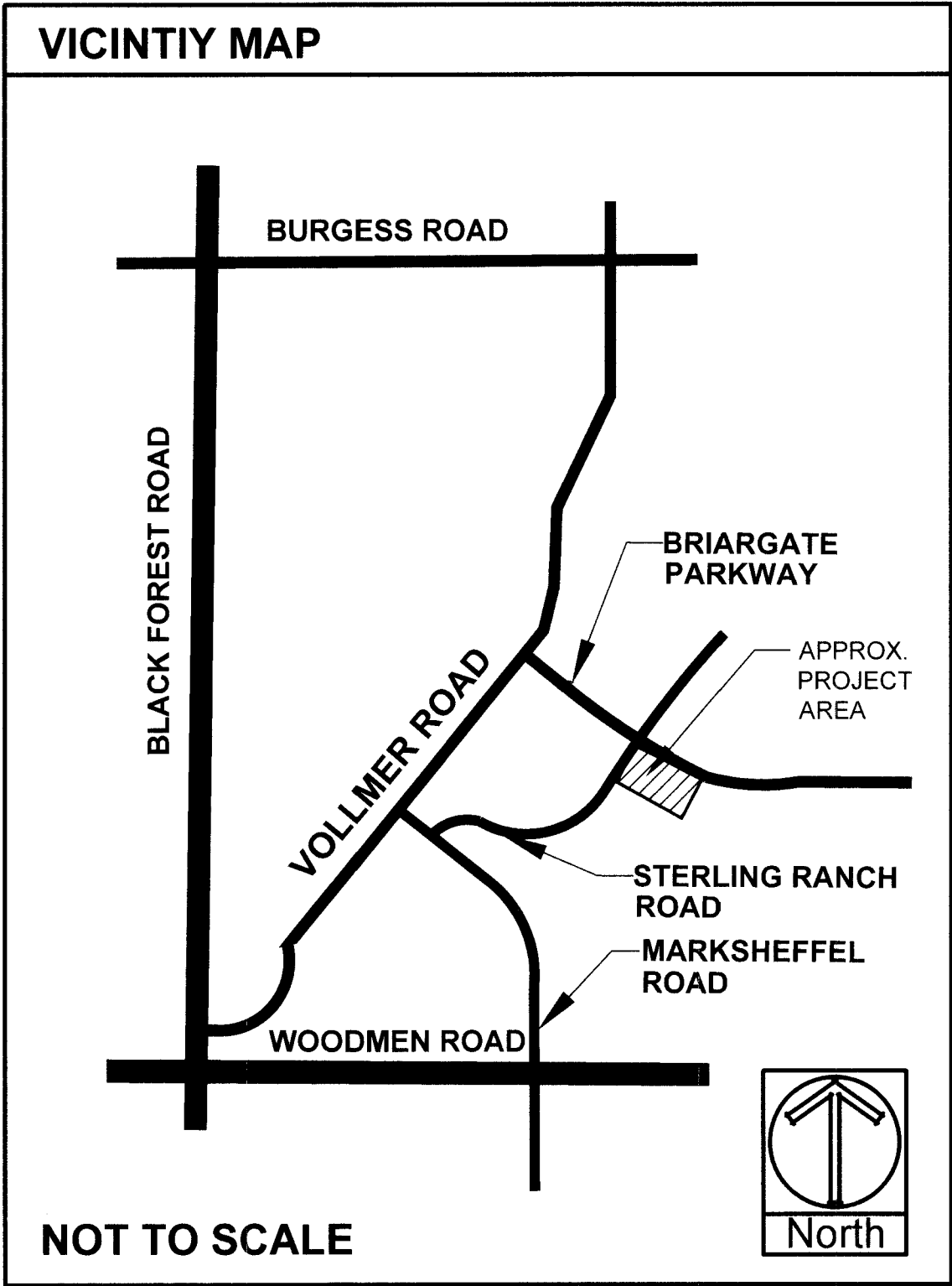
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DRAWING DESCRIPTION  
TITLE SHEET

SHEET #  
L-TS 18 OF 29  
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| PLANTING LEGEND                                                                                                                                                                                                                                           |      |                                            |                                |                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------|--------------------------------|----------------------------------|
| Notes Key:<br>X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant<br>Z=Zone, K=Altitude, Water Use inch / year, D=Dry (13-20"), A=Adaptable (18-28")<br>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                                                                                                                                                                                                                                                       | 38   | Acer x freemanii 'Autumn Blaze'            | Maple, Autumn Blaze            | 1-1/2" Z=4, 6.5K,S,SIG           |
| ACT                                                                                                                                                                                                                                                       | 2    | Acer tataricum                             | Maple tatarian                 | 1-1/2" Z=3, 8.5K,A,SIG           |
| ANM                                                                                                                                                                                                                                                       | 16   | Acer platanoides                           | Maple, Norway                  | 1-1/2" Z=4, 6.5K,S,SIG           |
| ARR                                                                                                                                                                                                                                                       | 13   | Acer platanoides 'Royal Red'               | Maple, Royal Red               | 1-1/2" Z=4, 6.5K,S,SIG           |
| CCH                                                                                                                                                                                                                                                       | 18   | Crataegus crus-galli 'Inermis'             | Hawthorn, Cockspur (Thornless) | 1-1/2" R,DE,F,Z=4,8.5K,A,D,SIG   |
| COH                                                                                                                                                                                                                                                       | 12   | Celtis occidentalis                        | Hackberry                      | 1-1/2" R,DE,F,Z=3,7K,A,D,SIG     |
| GSH                                                                                                                                                                                                                                                       | 12   | Gleditsia triacanthos 'Skyline'            | Honeylocust, Skyline           | 1-1/2" R,DE,F,Z=4, 6.5K,A,S,SIG  |
| MSS                                                                                                                                                                                                                                                       | 34   | Malus 'Spring Snow'                        | Crabapple Spring Snow          | 1-1/2" F,Z=4, 8.5K,S,SIG         |
| PCR                                                                                                                                                                                                                                                       | 6    | Prunus virginiana 'Schubert'               | Cherry, Canada Red             | 1-1/2" R,DE,F,Z=2, 9.5K,A,S,SIG  |
| TAR                                                                                                                                                                                                                                                       | 15   | Tilia americana 'Redmond'                  | Linden, Redmond                | 1-1/2" Z=3, 6K,S,SIG             |
| EVERGREEN TREES                                                                                                                                                                                                                                           |      |                                            |                                |                                  |
| JCJ                                                                                                                                                                                                                                                       | 6    | Juniperus scopulorum 'Cologreen'           | Juniper, Cologreen             | 15 Gal (6') R,DE,Z=3, 8.5K,D,SIG |
| PIB                                                                                                                                                                                                                                                       | 14   | Picea pungens 'Bakeri'                     | Spruce, Bakeri                 | 6' R,DE,Z=2, 8K,S,SIG            |
| PIE                                                                                                                                                                                                                                                       | 9    | Pinus edulis                               | Pine, Pinyon                   | 6' X,R,DE,Z=3, 7.5K,D,SIG        |
| PIP                                                                                                                                                                                                                                                       | 6    | Picea pungens                              | Spruce, Colorado Blue          | 6' R,DE,Z=3, 10K,S,SIG           |
| PON                                                                                                                                                                                                                                                       | 21   | Pinus ponderosa                            | Pine, Ponderosa                | 6' R,DE,Z=3, 9.5K,D,SIG          |
| DECIDUOUS SHRUBS                                                                                                                                                                                                                                          |      |                                            |                                |                                  |
| ABR                                                                                                                                                                                                                                                       | 58   | Aronia arbutifolia 'Brilliantissima'       | Chokeberry, Brilliant Red      | 5 Gal R,DE,Z=5, 7.5K,S,SIG       |
| ARB                                                                                                                                                                                                                                                       | 12   | Aronia melanocarpa                         | Chokeberry, Black              | 5 Gal R,DE,Z=2, 8.5K,A,SIG       |
| COP                                                                                                                                                                                                                                                       | 56   | Contoneaster acutifolia                    | Contoneaster, peking           | 5 Gal R,DE,Z=4, 10K,S,SIG        |
| CRD                                                                                                                                                                                                                                                       | 24   | Cornus stolonifera 'colorodensis'          | Dogwood, Red Twig              | 5 Gal R,DE,Z=2,F, 8K,S,SIG       |
| EBB                                                                                                                                                                                                                                                       | 9    | Euonymus alatus                            | Burning Bush                   | 5 Gal R,DE,F,Z=3, 7.5K,S,SIG     |
| FNP                                                                                                                                                                                                                                                       | 13   | Forestica neomexicana                      | Privet, New Mexican            | 5 Gal R,DE,Z=3-4,7.5K,A,D,SIG    |
| POA                                                                                                                                                                                                                                                       | 111  | Potentilla fruticosa 'Abbotswood'          | Potentilla, Abbotswood         | 5 Gal R,DE,F,Z=2, 10K,S,SIG      |
| POG                                                                                                                                                                                                                                                       | 34   | Potentilla fruticosa 'Gold finger'         | Potentilla, Gold finger        | 5 Gal R,DE,F,Z=2, 10K,S,SIG      |
| PRS                                                                                                                                                                                                                                                       | 72   | Potentilla fruticosa 'Red sunset'          | Potentilla, 'Red Sunset'       | 5 Gal R,DE,Z=3,S,SIG             |
| RFB                                                                                                                                                                                                                                                       | 32   | Rhamnus frangula 'Columnaris'              | Buckthorn, Columnar            | 5 Gal R,DE,Z=2, 7.5K,D,SIG       |
| RGL                                                                                                                                                                                                                                                       | 84   | Rhus aromatica 'Gro-low'                   | Sumac, Gro-Low                 | 5 Gal DE,Z=3, 8.5K,A,D,SIG       |
| SCL                                                                                                                                                                                                                                                       | 9    | Syringa x chinensis                        | Lilac, Chinese                 | 5 Gal R,DE,Z=3, 9K,A,SIG         |
| SPG                                                                                                                                                                                                                                                       | 103  | Spiraea x bumalda 'Goldmound'              | Spirea, Goldmound              | 5 Gal R,DE,Z=3,7.5K,A,S,SIG      |
| SPV                                                                                                                                                                                                                                                       | 72   | Spiraea x 'Vanhouttei'                     | Spirea, Vanhoutte              | 5 Gal R,DE,Z=3, 7.5K,A,S,SIG     |
| VOS                                                                                                                                                                                                                                                       | 29   | Viburnum opulus 'Roseum'                   | Viburnum Snowball              | 5 Gal R,DE, 7.5K,A,SIG           |
| EVERGREEN SHRUBS                                                                                                                                                                                                                                          |      |                                            |                                |                                  |
| JBJ                                                                                                                                                                                                                                                       | 105  | Juniperus Sabina                           | Juniper, Buffalo               | 5 Gal R,DE,Z=3,8.5K,A,SIG        |
| JBM                                                                                                                                                                                                                                                       | 22   | Juniperus sabinia 'Broadmoor'              | Juniper, Broadmoor             | 5 Gal R,DE,Z=3,8K,A,SIG          |
| JCS                                                                                                                                                                                                                                                       | 24   | Juniperus chinensis 'Spartan'              | Juniper, Spartan               | 5 Gal R,DE,Z=5, 7.5K,A,D,SIG     |
| JUA                                                                                                                                                                                                                                                       | 26   | Juniperus chinensis 'Armstrong'            | Juniper, Armstrong             | 5 Gal R,DE,Z=3, 7.5K,A,D,SIG     |
| PGS                                                                                                                                                                                                                                                       | 35   | Picea pungens 'Glauca Globosa'             | Spruce, Globe Blue             | 5 Gal Z=2, 10K,S,SIG             |
| PIM                                                                                                                                                                                                                                                       | 20   | Pinus mugo 'Slowmound'                     | Pine, Slowmound Mugo           | 5 Gal Z=3, 9.5K,D,SIG            |
| ORNAMENTAL GRASSES                                                                                                                                                                                                                                        |      |                                            |                                |                                  |
| CAA                                                                                                                                                                                                                                                       | 180  | Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass             | 1 Gal R,DE,Z=3, 6.5K,A,SIG       |
| PSR                                                                                                                                                                                                                                                       | 35   | Panicum virgatum 'Rebraun'                 | Switch grass 'Rebraun'         | 1 Gal R,DE,Z=5, 7K,D,SIG         |

| GROUNDCOVER LEGEND |                                                                                                                                     |            |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------|
| SYMBOL             | DESCRIPTION                                                                                                                         | QUANTITY   |
|                    | STEEL EDGING                                                                                                                        | 5,464 LF   |
|                    | 3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC                                                                                | 28,016 SF  |
|                    | 1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC                                                                               | 116,266 SF |
|                    | 3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC                                                                               | 46,056 SF  |
|                    | 2"-6" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC                                                                                 | 9,223 SF   |
|                    | CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (QUANTITY AT RIGHT NOT SHOWN FOR MULCH RINGS AT TREES LOCATED IN TURF OR NATIVE SEED) | TBD        |
|                    | KENTUCKY BLUEGRASS SOD                                                                                                              | 77,648 SF  |
|                    | IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES) | 66,177 SF  |



| PROJECT SITE DATA     |              |
|-----------------------|--------------|
| ZONING:               | PUD          |
| PROPERTY AREA:        | 1,388,499 SF |
| PARKING SPOTS:        | 171          |
| TOTAL LANDSCAPE AREA: | 343,341 SF   |

| LANDSCAPE REQUIREMENTS                        |                                           |                         |                                       |                                    |                  |                                |
|-----------------------------------------------|-------------------------------------------|-------------------------|---------------------------------------|------------------------------------|------------------|--------------------------------|
| LANDSCAPE SETBACKS (LS)                       |                                           |                         |                                       |                                    |                  |                                |
| Street Name / Boundary                        | Street Classification<br>Req. / Prov.     | Width (ft.)<br>Footage  | Linear                                | Tree Req. / Ft.                    | Tree Req. /Prov. | Evergreen trees<br>Req. /Prov. |
| Briargate Parkway                             | Minor Arterial                            | 20'/20'                 | 1485'                                 | 1/25                               | 59.4 / 48        | 0 / 0                          |
| Sterling Ranch Road                           | Minor Arterial                            | 20'/20'                 | 917'                                  | 1/25                               | 36.7 / 31        | 0 / 0                          |
| Oak Park Drive                                | Non Arterial                              | 10'/10'                 | 1001'                                 | 1/30                               | 33.4 / 26        | 11 / 11                        |
| Indianapolis Road                             | Non Arterial                              | 10'/10'                 | 522'                                  | 1/30                               | 17.4 / 17        | 6 / 6                          |
| Shrub Substitutions<br>Req. / Prov.           | Ornamental grass<br>Req. / Prov.          | Setback<br>Abbr.        | Percent Ground<br>Plane Cov. Req./Pro |                                    |                  |                                |
| 110 / 110                                     | 0 / 0                                     | LS                      | 75%/75%                               |                                    |                  |                                |
| 60 / 60                                       | 0 / 0                                     | LS                      | 75%/75%                               |                                    |                  |                                |
| 70 / 70                                       | 0 / 0                                     | LS                      | 75%/75%                               |                                    |                  |                                |
| 0 / 0                                         | 0 / 0                                     | LS                      | 75%/75%                               |                                    |                  |                                |
| Motor Vehicle (MV)                            |                                           |                         |                                       |                                    |                  |                                |
| Number of Parking<br>Spots                    | Shade Trees (1/15<br>Spaces) Req. / Prov. | Vehicle Lot<br>Frontage | Linear<br>Footage                     | 2/3 Length<br>Frontage             |                  |                                |
| 171                                           | 11.4 / 12                                 | East Drive              | 54 Ft.                                | 36 Ft.                             |                  |                                |
| Min. 3' High Screening<br>Plants Req. / Prov. | Length Screen<br>Wall / Berm Prov. Abbr.  |                         | Abrev. on<br>Plan                     | % Ground Plane<br>Cov. Req. /Prov. |                  |                                |
| 8/9                                           | NA                                        |                         | MV                                    | 75%/75%                            |                  |                                |

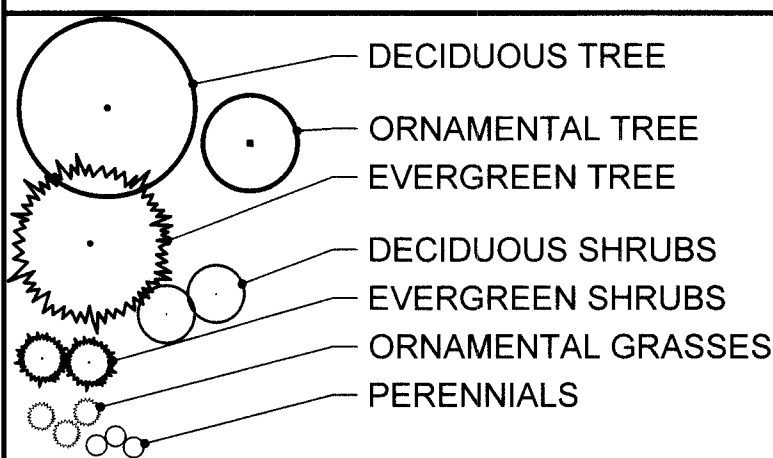
Villages at Sterling Ranch  
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West  
PUD Development Plan & Preliminary Plan

225028668  
4/8/2025

CALLOUT KEY

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

PLANT SYMBOL KEY



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 FIT 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 2ND 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 NON-IRRIGATED NATIVE 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 MULCH AREAS. TURF OR IRRIGATED NATIVE SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.

UTILITY NOTE

CALL 1-800-922-1987 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 16-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

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

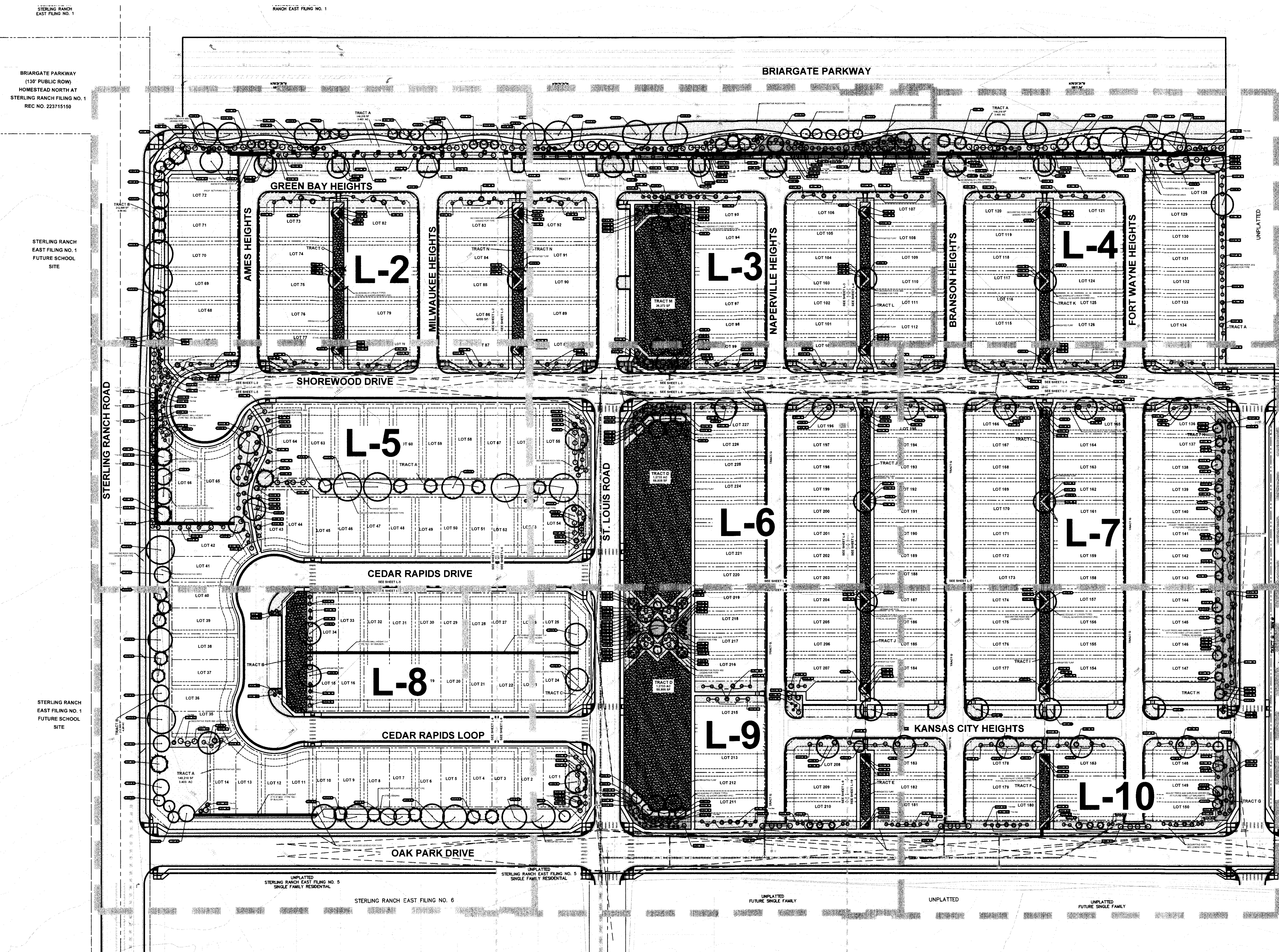
SITE CONDITIONS NOTE

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.

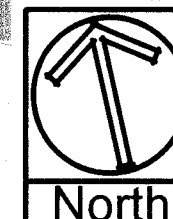
LANDSCAPE INSTALLATION NOTES

- 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 MANUFACTURE RECOMMENDATIONS.
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF FILLED INTO TOP 6" OF SOIL.
- SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF FILLED INTO THE TOP 6" OF SOIL.

SEE SHEET L-TS FOR PLANTING  
AND GROUNDCOVER LEGEND

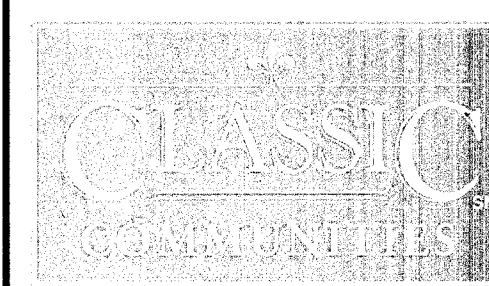


SCALE 1"=80'-0"



| DATE       | REVISION DESCRIPTION     |
|------------|--------------------------|
| 9/10/2024  | County comment revisions |
| 11/14/2024 | County comment revisions |
| 12/19/2024 | County comment revisions |
|            |                          |
|            |                          |
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VILLAGES AT STERLING RANCH  
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST  
BRIARGATE PARKWAY & STERLING RANCH ROAD  
COLORADO SPRINGS, CO

JOB NUMBER  
2674-0122

DATE  
8/15/2024

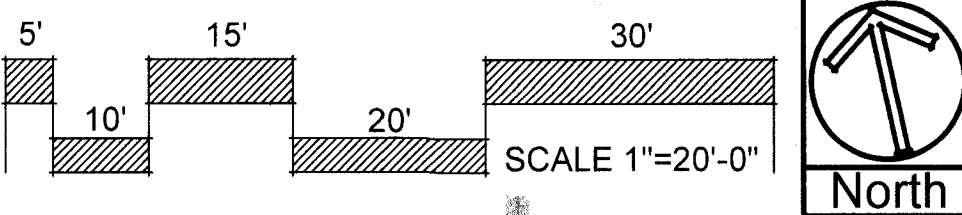
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MB

DRAWING DESCRIPTION  
FINAL OVERALL  
LANDSCAPE PLAN

SHEET #  
L-1 19 OF 29  
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SEE SHEET L-TS FOR  
PLANTING AND  
GROUND COVER LEGEND

**Villages at Sterling Ranch** 2256281068  
4/8/2025  
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West  
PUD Development Plan & Preliminary Plan



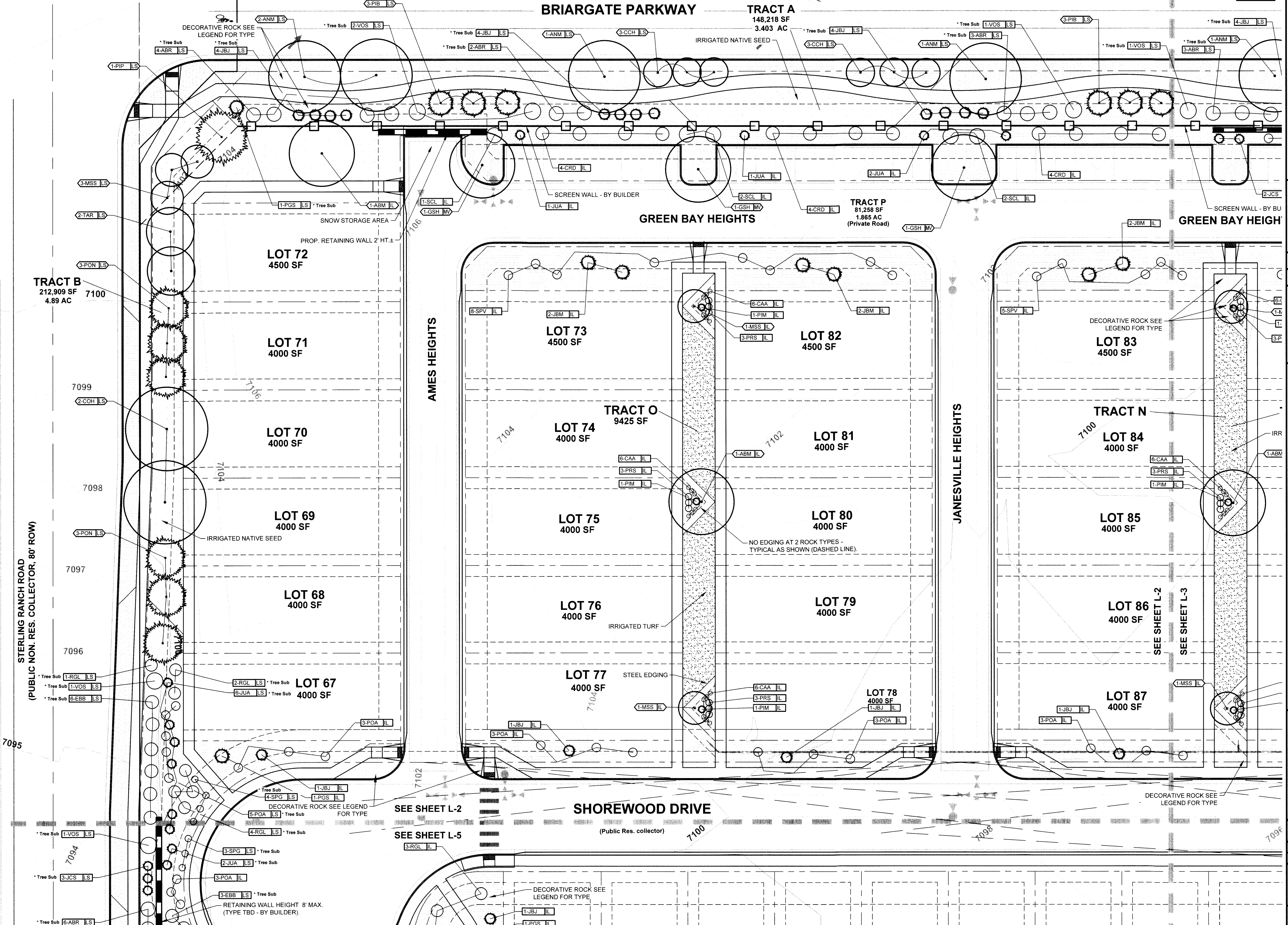
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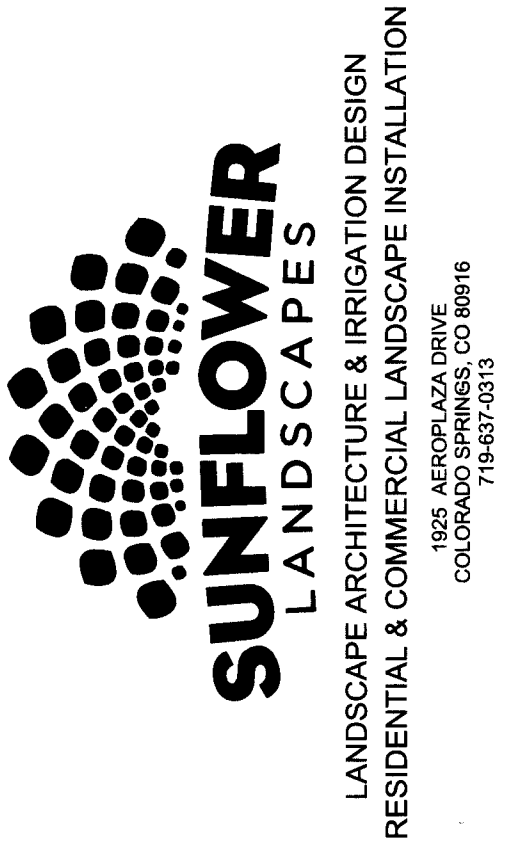
VILLAGES AT STERLING RANCH  
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST  
BRIARGATE PARKWAY & STERLING RANCH ROAD  
COLORADO SPRINGS, CO

|                                                      |                      |
|------------------------------------------------------|----------------------|
| JOB NUMBER                                           | 2674-0122            |
| DATE                                                 | 8/15/2024            |
| DRAWN BY                                             | MB                   |
| DRAWING DESCRIPTION                                  | FINAL LANDSCAPE PLAN |
| SHEET #                                              | L-2 20 OF 29         |
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Villages at Sterling Ranch 2250281448  
4/8/2025  
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West  
PUD Development Plan & Preliminary Plan

SEE SHEET L-TS  
FOR PLANTING AND  
GROUND COVER  
LEGEND



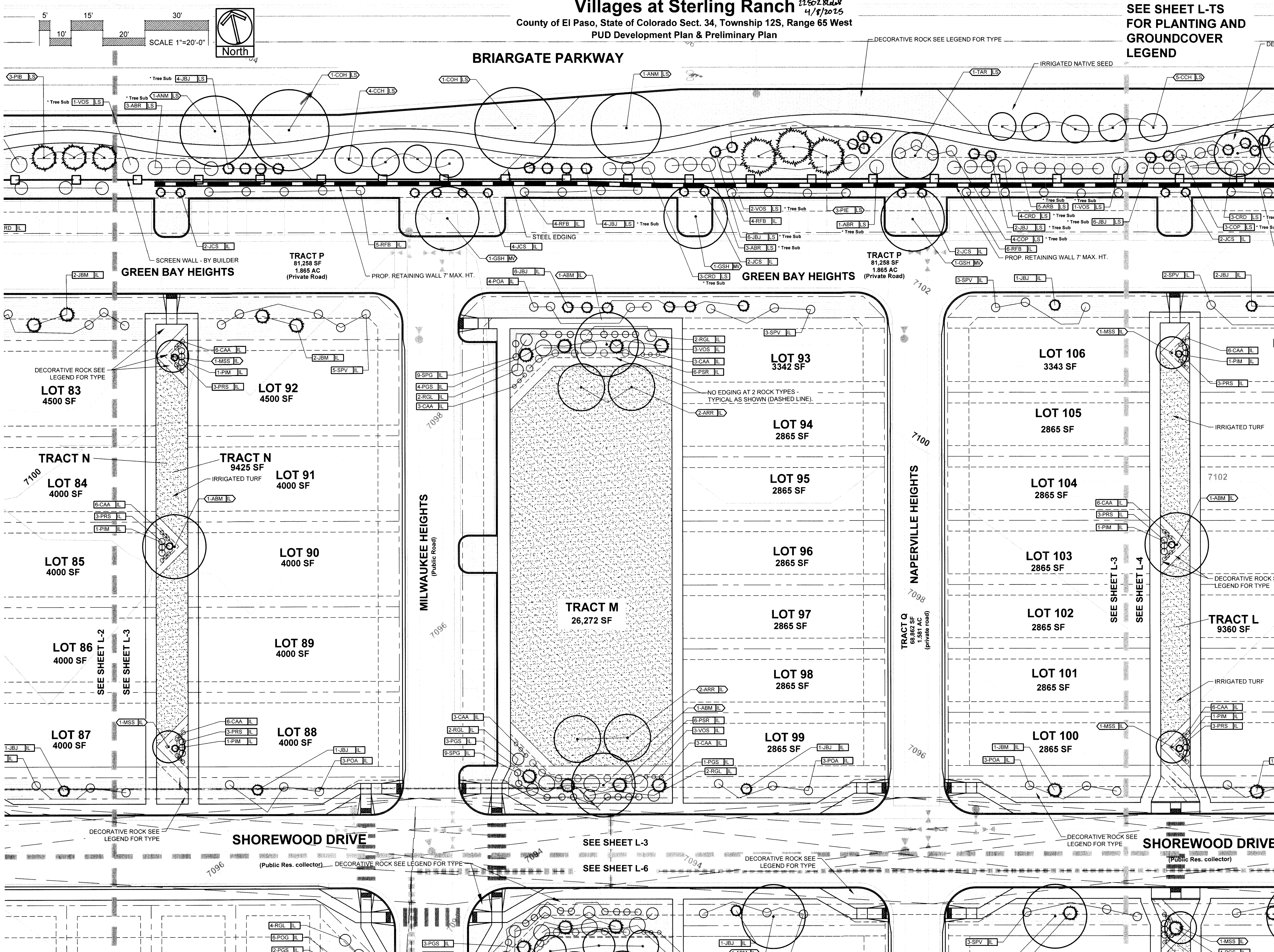
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|------------|--------------------------|
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| 11/14/2024 | County comment revisions |
| 12/19/2024 | County comment revisions |

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BRIARGATE PARKWAY & STERLING RANCH ROAD  
COLORADO SPRINGS, CO

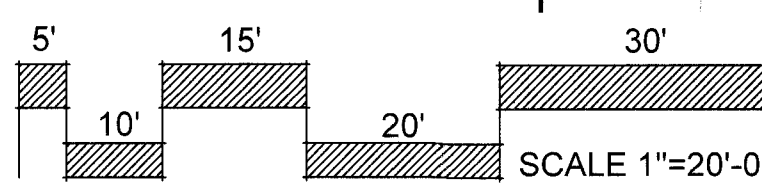
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| DRAWING DESCRIPTION                                  | FINAL LANDSCAPE PLAN |
| SHEET #                                              | L-3 21 OF 29         |
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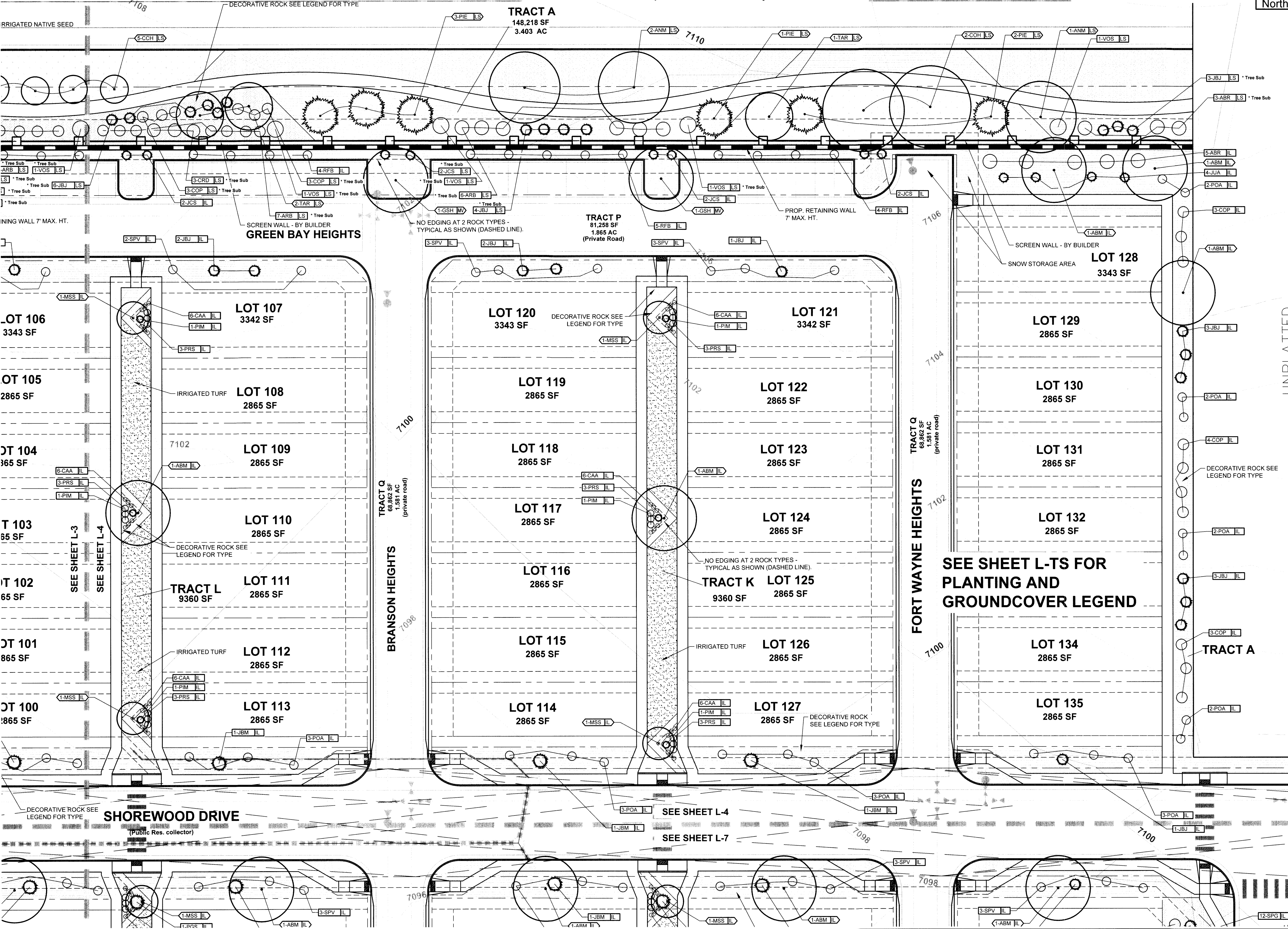
Villages at Sterling Ranch

225026104  
4/8/2026

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West  
PUD Development Plan & Preliminary Plan



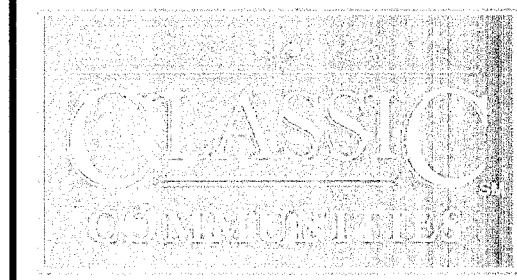
BRIARGATE PARKWAY



SUNFLOWER  
LANDSCAPES  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1025 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719.587.0013

| DATE       | REVISION DESCRIPTION     |
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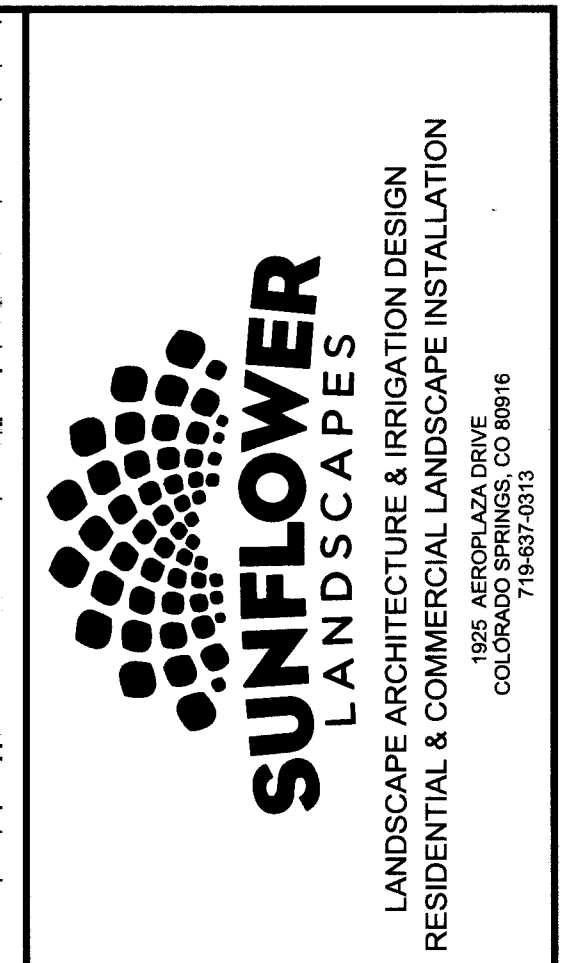
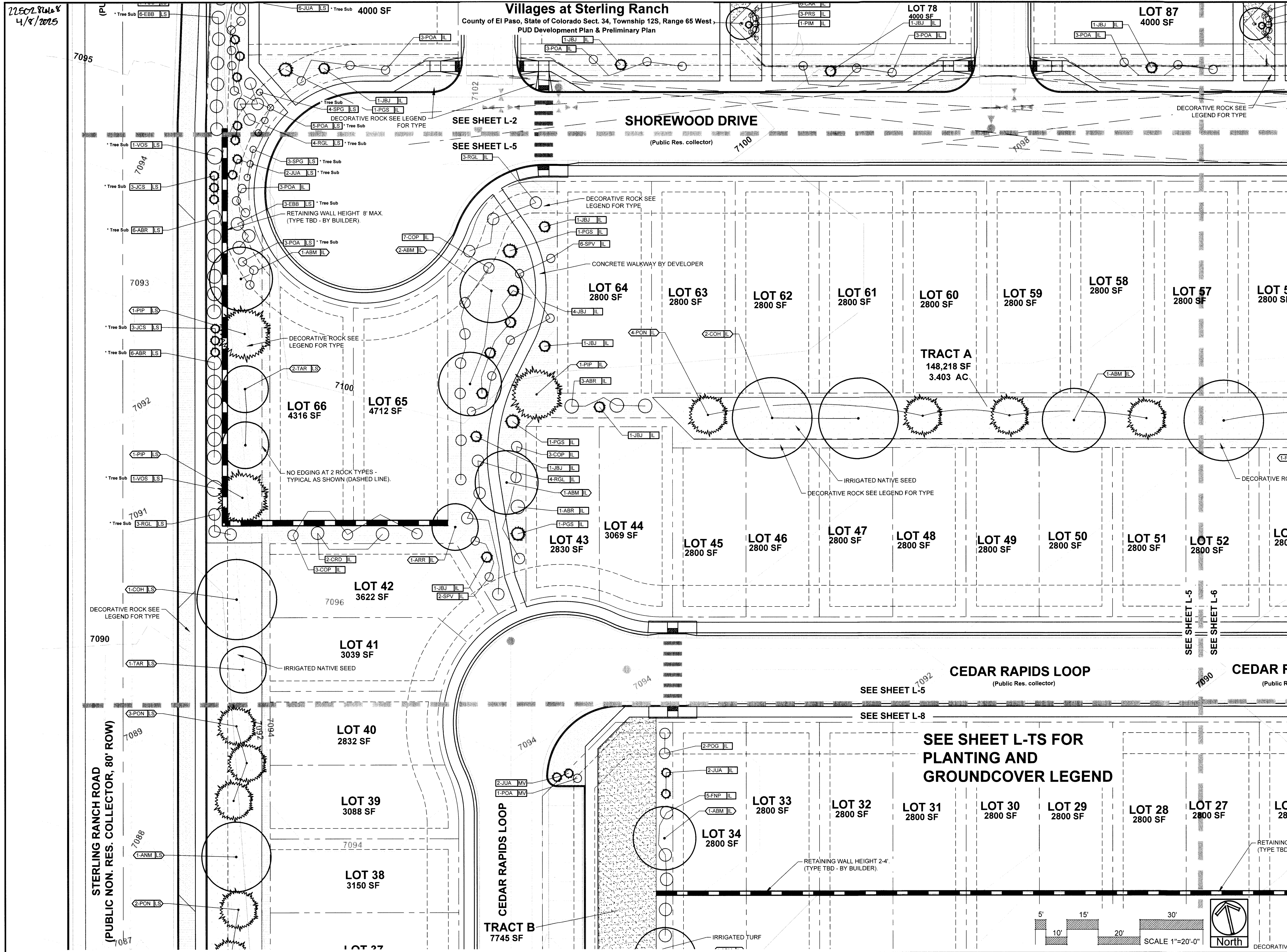
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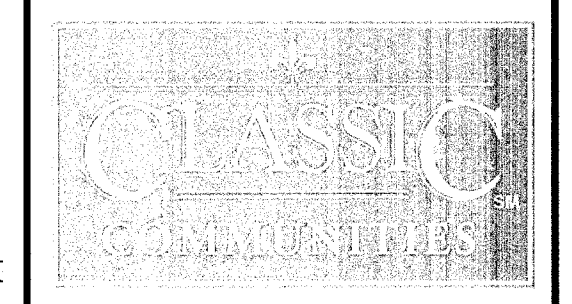
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|------------------------------------------------------|----------------------|
| JOB NUMBER                                           | 2674-0122            |
| DATE                                                 | 8/15/2024            |
| DRAWN BY                                             | MB                   |
| DRAWING DESCRIPTION                                  | FINAL LANDSCAPE PLAN |
| SHEET #                                              | L-4 22 OF 29         |
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**VILLAGES AT STERLING RANCH**  
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST  
BRIARGATE PARKWAY & STERLING RANCH ROAD  
COLORADO SPRINGS, CO

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| JOB NUMBER                                           | 2674-0122            |
| DATE                                                 | 8/15/2024            |
| DRAWN BY                                             | MB                   |
| DRAWING DESCRIPTION                                  | FINAL LANDSCAPE PLAN |
| SHEET #                                              | L-5 23 OF 29         |
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4/8/2025  
page 65 West

## PUD Development Plan & Preliminary Plan

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CLASSIC  
COMMUNITIES

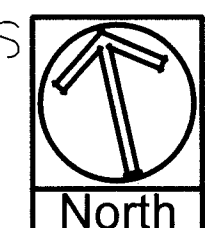
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| 2674-0122                                               |              |
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| DRAWING DESCRIPTION                                     |              |
| FINAL LANDSCAPE<br>PLAN                                 |              |
| SHEET #                                                 | L-7 25 OF 29 |
| (C) 2023 BY KIM COWI / ANDREWS+KARLSON ASSOCIATES, INC. |              |

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| JOB NUMBER          | 2674-0122               |
| DATE                | 8/15/2024               |
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| DRAWING DESCRIPTION | FINAL LANDSCAPE<br>PLAN |
| SHEET #             | L-7 25 OF 25            |

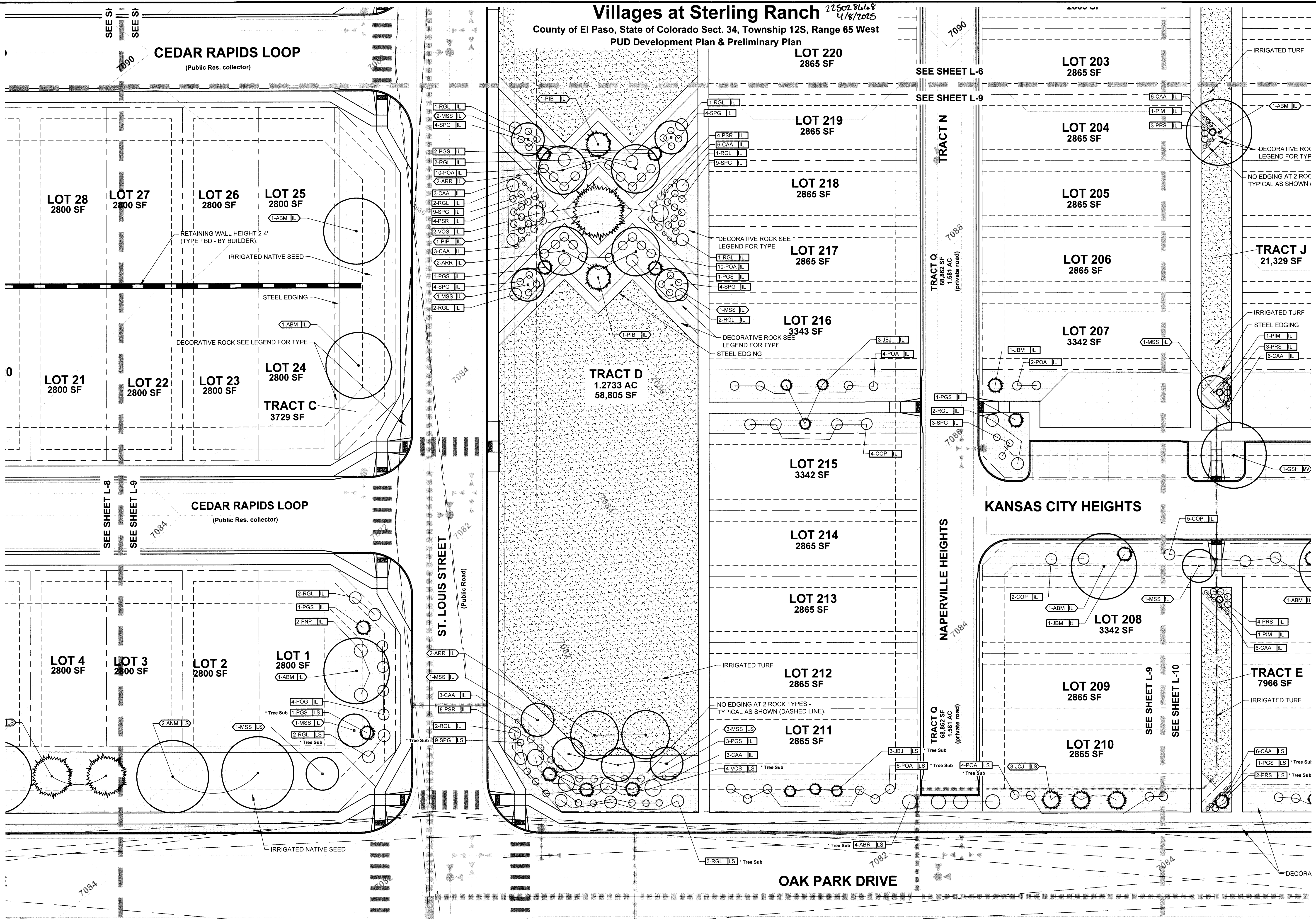
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West  
PUD Development Plan & Preliminary Plan

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| JOB NUMBER                                           | 2674-0122 |
| DATE                                                 | 8/15/2024 |
| DRAWN BY                                             | MB        |
| DRAWING DESCRIPTION                                  |           |
| FINAL LANDSCAPE<br>PLAN                              |           |
| SHEET #                                              |           |
| L-8 26 OF 29                                         |           |
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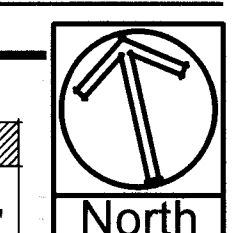
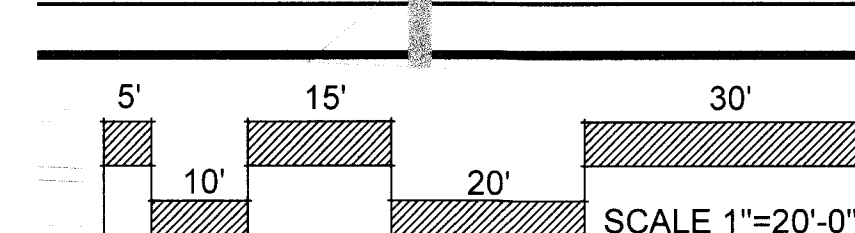


Villages at Sterling Ranch  
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West  
PUD Development Plan & Preliminary Plan



UNPLATTED  
STERLING RANCH EAST FILING NO. 5  
SINGLE FAMILY RESIDENTIAL

SEE SHEET L-TS FOR  
PLANTING AND  
GROUNDCOVER LEGEND



**SUNFLOWER**  
LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1825 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719.561.5015

| DATE       | REVISION DESCRIPTION     |
|------------|--------------------------|
| 3/10/2024  | County comment revisions |
| 11/14/2024 | County comment revisions |
| 12/19/2024 | County comment revisions |

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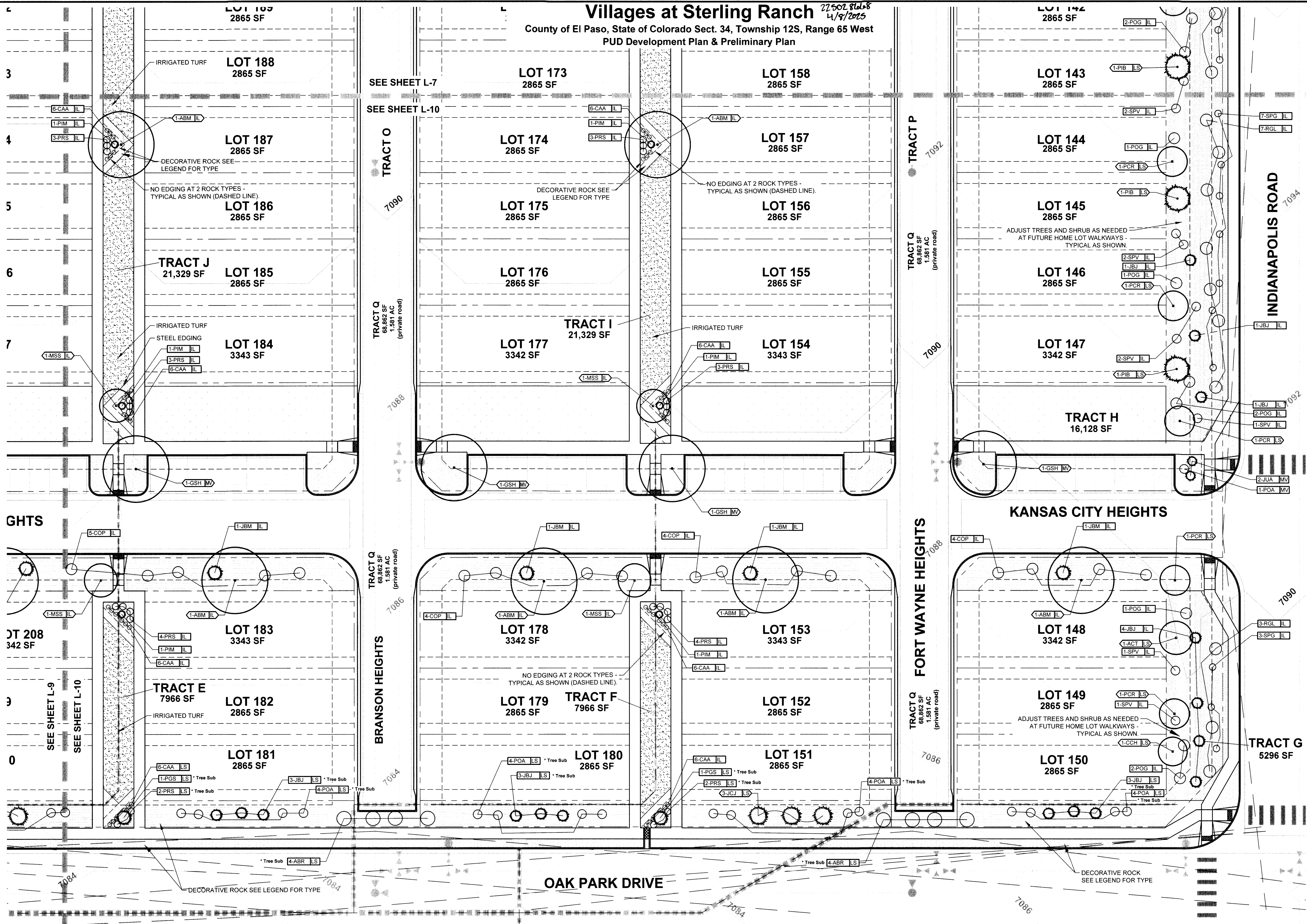
VILLAGES AT STERLING RANCH  
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST  
BRIARGATE PARKWAY & STERLING RANCH ROAD  
COLORADO SPRINGS, CO

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| JOB NUMBER          | 2674-0122            |
| DATE                | 8/15/2024            |
| DRAWN BY            | MB                   |
| DRAWING DESCRIPTION | FINAL LANDSCAPE PLAN |
| SHEET #             | L-9 27 OF 29         |

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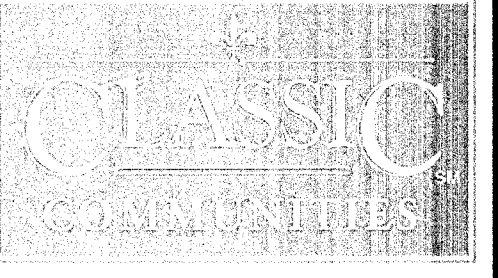
Villages at Sterling Ranch  
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West  
PUD Development Plan & Preliminary Plan

27,501,866 SF  
4/8/2025



| DATE       | REVISION DESCRIPTION     |
|------------|--------------------------|
| 9/10/2024  | County comment revisions |
| 11/14/2024 | County comment revisions |
| 12/19/2024 | County comment revisions |

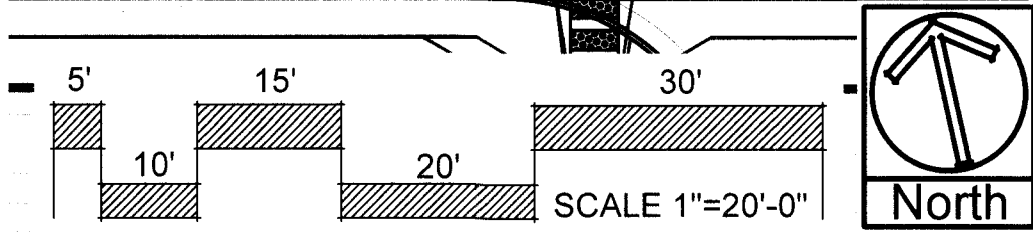
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VILLAGES AT STERLING RANCH  
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST  
BRIARGATE PARKWAY & STERLING RANCH ROAD  
COLORADO SPRINGS, CO

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| JOB NUMBER          | 2674-0122            |
| DATE                | 8/15/2024            |
| DRAWN BY            | MB                   |
| DRAWING DESCRIPTION | FINAL LANDSCAPE PLAN |
| SHEET #             | L-10 28 OF 29        |

SEE SHEET L-TS FOR  
PLANTING AND  
GROUNDCOVER LEGEND



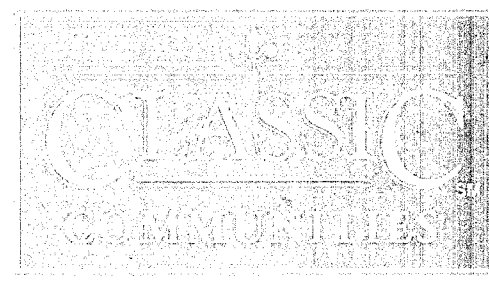
Villages at Sterling Ranch  
County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West  
PUD Development Plan & Preliminary Plan

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4/8/2025



| DATE       | REVISION DESCRIPTION     |
|------------|--------------------------|
| 9/10/2024  | County comment revisions |
| 11/14/2024 | County comment revisions |
| 12/19/2024 | County comment revisions |
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VILLAGES AT STERLING RANCH  
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST  
BRIARGATE PARKWAY & STERLING RANCH ROAD  
COLORADO SPRINGS, CO

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DATE 8/15/2024

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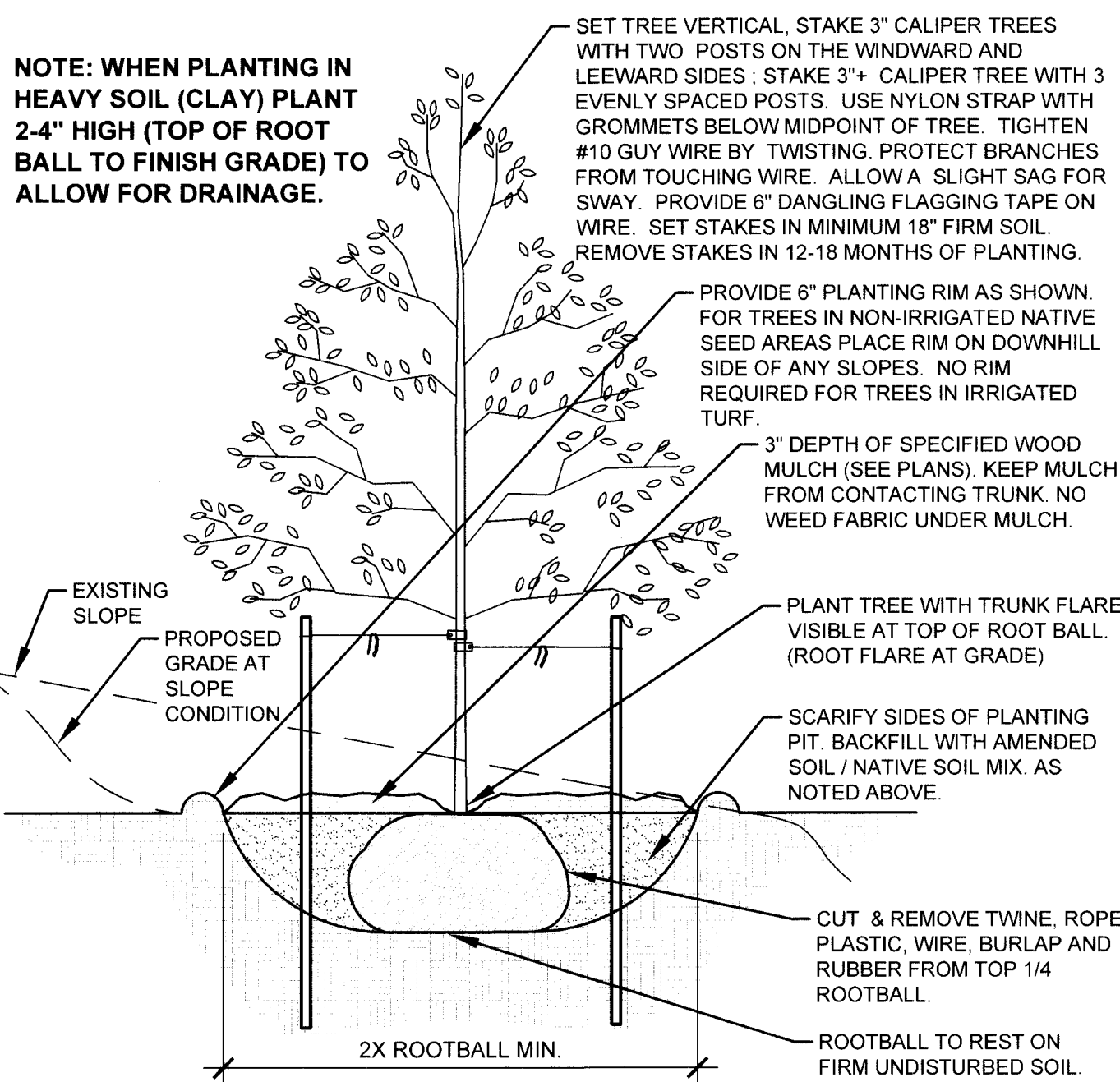
DRAWING DESCRIPTION

PLANTING DETAILS  
& NOTES

SHEET #  
L-11 29 OF 29  
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- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
  - DON'T 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.

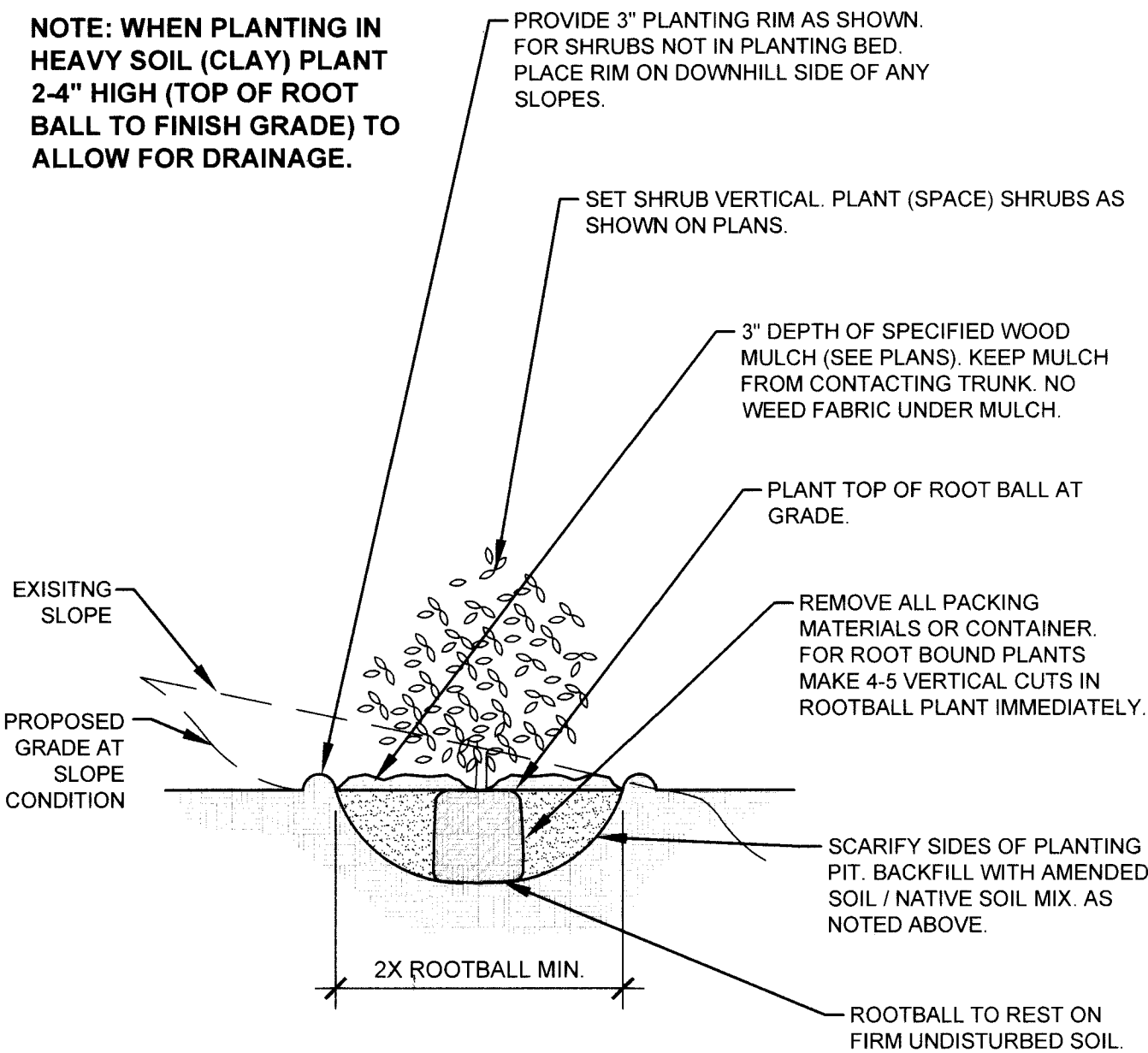
NOTE: WHEN PLANTING IN  
HEAVY SOIL (CLAY) PLANT  
2-4" HIGH (TOP OF ROOT  
BALL TO FINISH GRADE) TO  
ALLOW FOR DRAINAGE.



**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.

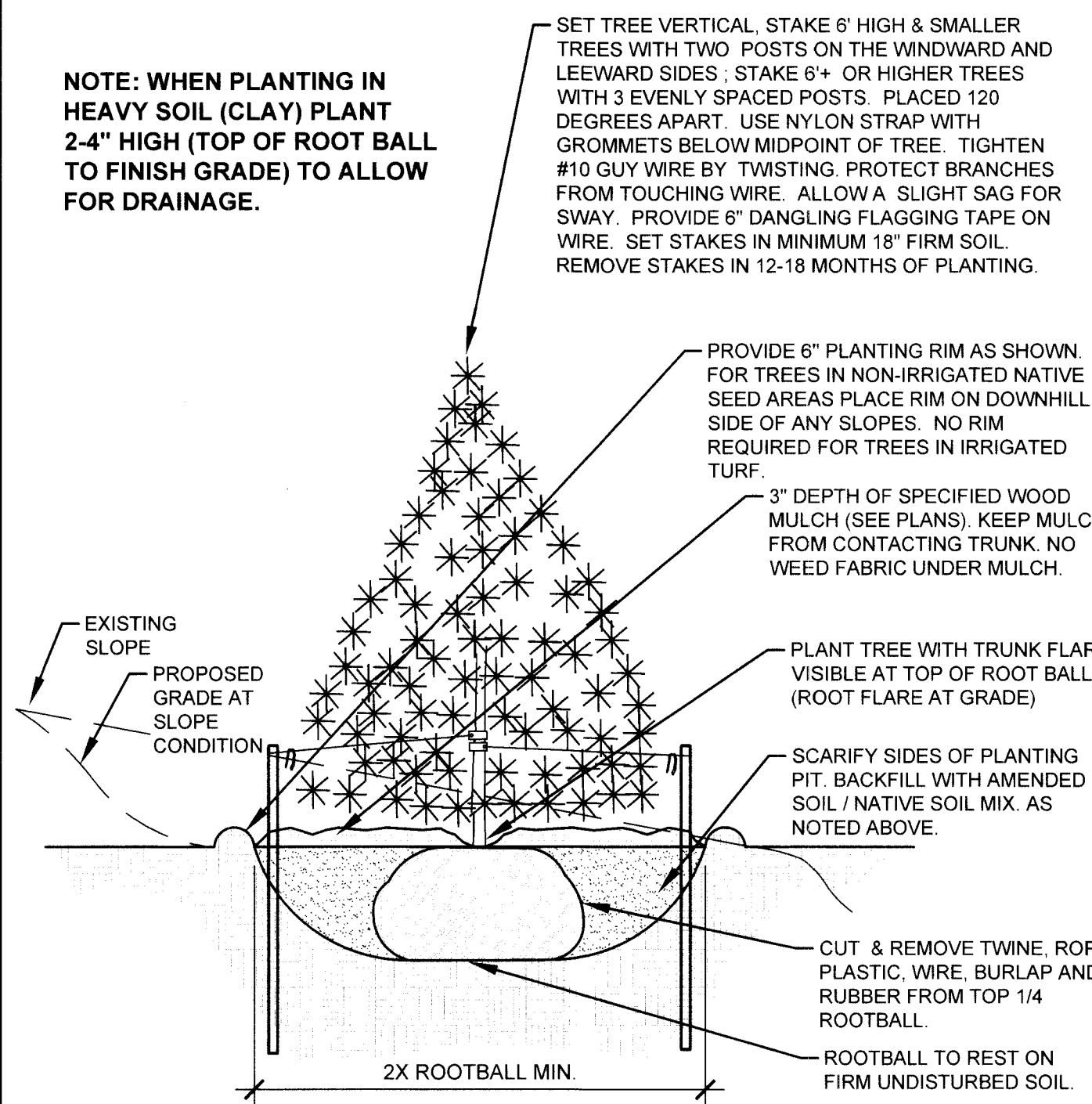
NOTE: WHEN PLANTING IN  
HEAVY SOIL (CLAY) PLANT  
2-4" HIGH (TOP OF ROOT  
BALL TO FINISH GRADE) TO  
ALLOW FOR DRAINAGE.



**C** SHRUB PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
  - DON'T 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.

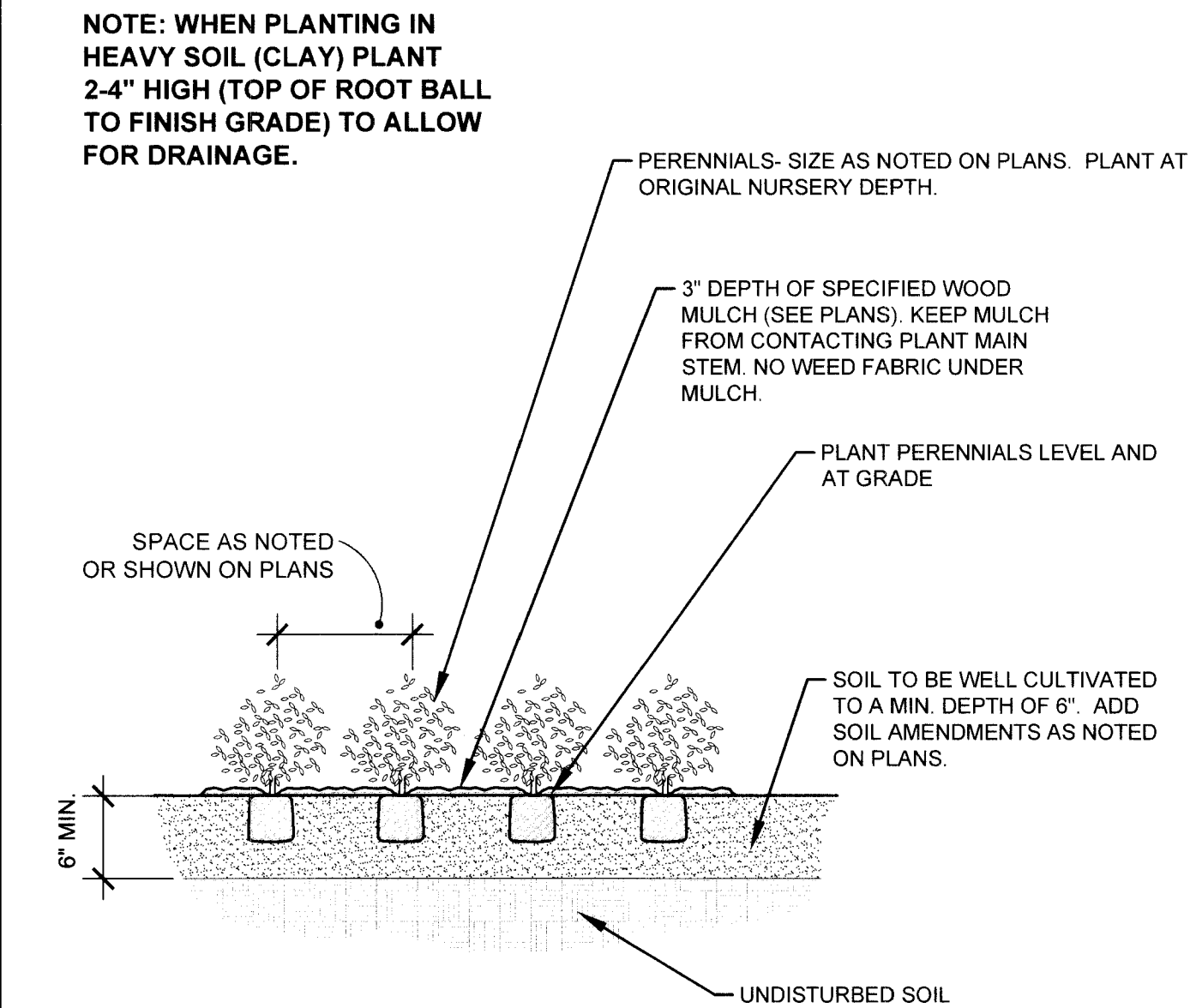
NOTE: WHEN PLANTING IN  
HEAVY SOIL (CLAY) PLANT  
2-4" HIGH (TOP OF ROOT BALL  
TO FINISH GRADE) TO ALLOW  
FOR DRAINAGE.



**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.

NOTE: WHEN PLANTING IN  
HEAVY SOIL (CLAY) PLANT  
2-4" HIGH (TOP OF ROOT BALL  
TO FINISH GRADE) TO ALLOW  
FOR DRAINAGE.



**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 (ALCC), 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 SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
  - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
  - HANDSCAPE 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" -1" ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE'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 THE TOP 6" OF SOIL. (IF APPLICABLE)
- LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5' 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 OWNERS 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 B' 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.

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 MANUFACTURE'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 MANUFACTURE'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 CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

--BUFTALGRASS 25%  
--GRAMA, BLUE 20%  
--GRAMA, SIDEWAYS 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.

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS (AT POND BOTTOM). SEE BELOW FOR WHAT THE MIX CONTAINS.  
--BIG BLUESTEM 20%  
--GRAMA, BLUE 10%  
--GREEN NEEDLEGRASS 10%  
--WHEATGRASS, WESTERN 20%  
--SWITCHGRASS 10%  
--PRAIRIE SANDREED 10%  
--YELLOW INDIANGRASS 10%  
--GRAMA SIDEWAYS 10%

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 SEEDED TO FILL IN SUCH AREAS.