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 PROVISION 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:

1. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
   a. FRONT: FIVE (5) FEET ALONG PUBLIC ROW WITH TEN (10) FEET PUBLIC UTILITY
   b. SIDE: FIVE (5) FEET PER TYPICAL LOTS DETAILS (SEE DEV. STANDARD DETAILS SHEET 3) / OR ZERO (0) FEET ON COMMON LOT LINE ONLY (DUPLEX PRODUCT – LOTS 1–54)
   c. REAR: FIVE (5) FEET
2. ALL OPEN SPACE/LANDSCAPE TRACTS, SIDEWALKS AND RETAINING WALLS SHALL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
3. 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).
4. 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.
5. FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0533G, DATED DECEMBER 7, 2018.
6. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
7. 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 11, 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)
8. SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE ROADWAYS, NOT IN THE PUBLIC RIGHT-OF-WAY.
9. 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 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 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.
10. 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.
11. 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.
12. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES 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.
13. AS NOTED IN THIS PUD DEVELOPMENT PLAN & PRELIMINARY PLAN, SOME LOTS WILL INCLUDE A 5' USE EASEMENT FOR EACH UNIT AT THE PATIO SIDE OR SIDE HOUSE ACCESS OF THE TENANT. HOWEVER, PATIOS MAY NOT ENCROACH INTO THE 5' SIDE YARD SETBACK/EASEMENT. ADDITIONALLY, EACH UNIT WILL BE SUBJECT TO A 5' MAINTENANCE ACCESS FOR THE BENEFIT OF AN ADJOINING UNIT. END UNITS 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 CCR'S.
14. 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	NOTES
PRINCIPAL USES	
DWELLINGS: SINGLE FAMILY ATTACHED (DUPLEX PRODUCT) WITH ATTACHED 1–CAR OR 2–CAR GARAGE (LOTS 1–54) SINGLE FAMILY DETACHED WITH OPTIONAL INTEGRAL ACCESSORY DWELLING UNIT (ADU) ABOVE ATTACHED GARAGE. ADU OPTION ONLY FOR (LOTS 55–92) MAX. ADU SIZE = 700 SF SINGLE FAMILY DETACHED (PREAMBLE PRODUCT) WITH OPTIONAL ATTACHED OR DETACHED GARAGE. OPTIONAL DETACHED GARAGE WITH ADU OR NO GARAGE WITH 2 PARKING STALLS (LOTS 93–227) MAX ADU SIZE = 500 SF	SEE "SETBACKS" BELOW AND ON SHEET 3 DEVELOPMENT STANDARDS DETAIL SHEET
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 DETACHED GARAGES NO GARAGE	LOTS 1–92 WILL INCL. 1–CAR OR 2–CAR GARAGES LOTS 93–227 MAY INCL. 2–CAR GARAGES (ATT.) LOTS 93–227 MAY INCL. 2–CAR GARAGES (DET.) 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 CCR'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 CCR'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:

1. THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
2. 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.
3. 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.

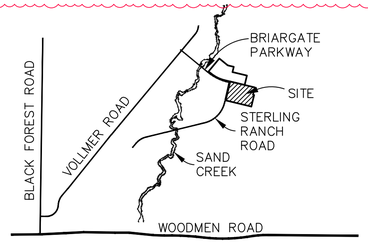
ALL PRIVATE STREET TRACTS WITH APPROVED DEVIATIONS, SHALL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.

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:		PARKING RANGE:
2 STALLS PER SINGLE FAMILY DETACHED UNIT (LOTS 55–227)	173 X 2 = 346	TOTAL SPACES REQUIRED
2 STALLS PER SINGLE FAMILY ATTACHED UNIT (LOTS 1–54)	54 X 2 = 108	= 468 SPACES
1 GUEST STALL PER 4 SINGLE FAMILY ATTACHED UNITS (LOTS 1–54)	54 / 4 = 14	INCLUDING 1 ADA STALL
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)	54 X 1 = 54	68 – 122
OPTIONAL 2–CAR GARAGE AND 18' MIN. DRIVEWAY (*2 SPACES)	54 X 2 = 108	PARKING SPACES
GUEST PARKING STALLS	14	INCLUDING 1 ADA STALL
SINGLE FAMILY DETACHED W/ADU OPTION (LOTS 55–92)		
2–CAR GARAGE AND 18' MIN. DRIVEWAY (*2 SPACES)	38 X 2 = 76	76 – 114
OPTIONAL ADU INCL. EXTRA SPACE ON DRIVEWAY (3 SPACES)	38 X 3 = 114	PARKING SPACES
SINGLE FAMILY DETACHED (PREAMBLE) W/ADU OPTION (LOTS 93–227)		
2–CAR ATTACHED GARAGE AND 18' MIN. DRIVEWAY (*2 SPACES)	135 X 2 = 270	270 – 288
NO GARAGE BUT TWO 18' MIN. PARKING STALLS (2 SPACES)	135 X 2 = 270	PARKING SPACES
2–CAR DETACHED GARAGE BUT NO DRIVEWAY (2 SPACES)	135 X 2 = 270	
OPTIONAL ADU INCL. EXTRA SPACE ON DRIVEWAY (35' WIDE LOT ONLY) (17 X 2) + (18 X 3) = 288		
OPTIONAL ADU W/O EXTRA SPACE ON DRIVEWAY (ADU UTILIZE EXCESS GUEST STALLS) 135 X 2 = 270		
EXCESS OFF-STREET GUEST PARKING STALLS	157	INCLUDING 5 ADA STALLS
TOTAL PARKING RANGE PROVIDED BASED ON PRODUCT OPTIONS	571 – 695	PARKING SPACES

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. 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. THE PROPOSED MODIFICATIONS ARE GRANTED IN EXCHANGE FOR THE ADDITIONAL OPEN SPACE/AMENITY DESIGN PROVIDED IN THIS PUD DEVELOPMENT PLAN.
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)	
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. HOWEVER, LOTS WILL HAVE DIRECT ACCESS FROM PRIVATE ROADS (TRACTS) THAT THEN CONNECT DIRECTLY TO A PUBLIC ROAD.	

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. 1 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:

1. THENCE N58°28'29"E, A DISTANCE OF 49.50 FEET;
2. THENCE S76°31'31"E, A DISTANCE OF 10.00 FEET;
3. 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).

SHEET INDEX

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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)
) ss
COUNTY OF EL PASO)

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)
) ss
COUNTY OF EL PASO)

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

_____ _____
BOARD OF COUNTY COMMISSIONER DATE

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

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

EL PASO COUNTY FILE NO.: PUD SP–22–006

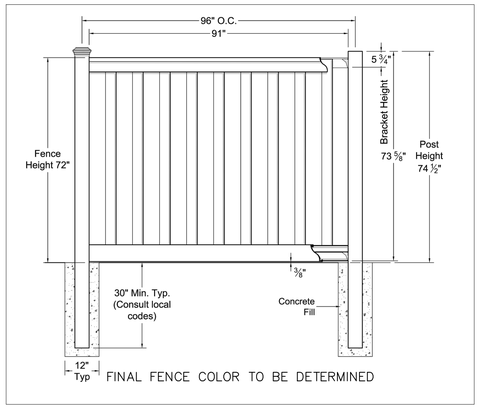
CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 (719)785–0790
Colorado Springs, Colorado 80903 (719)785–0799 (Fax)

VILLAGES AT STERLING RANCH
PUD DEVELOPMENT PLAN & P

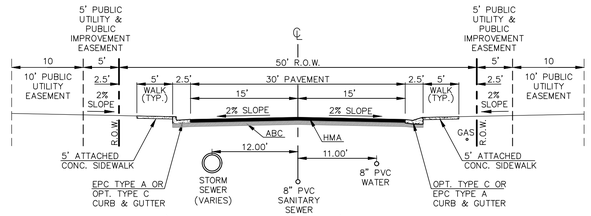
VILLAGES AT STERLING RANCH

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

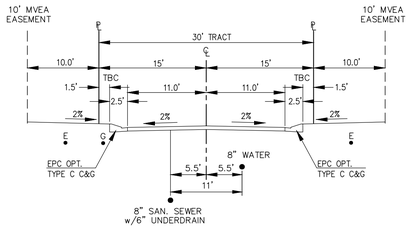
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1



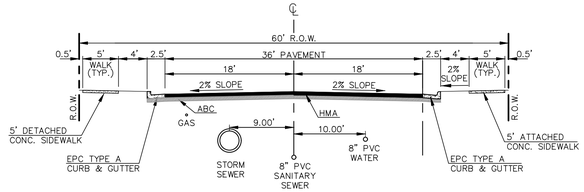
6' COMPOSITE PRIVACY FENCE FOR LOT SIDE YARDS



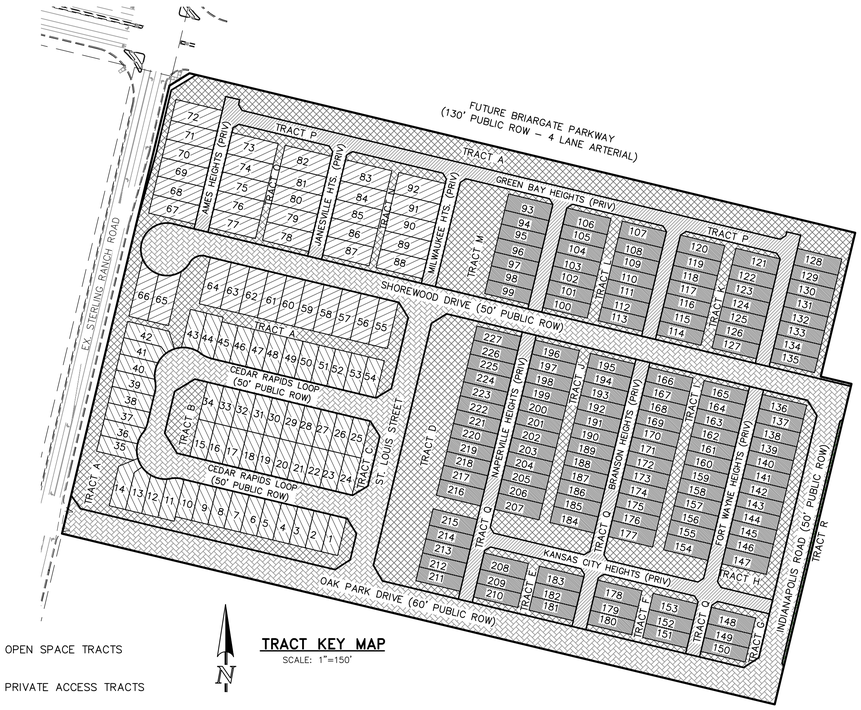
50' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN LOCAL ROADWAY
N.T.S.



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



60' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN RESIDENTIAL COLLECTOR
N.T.S.



TRACT KEY MAP
SCALE: 1"=150'

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)

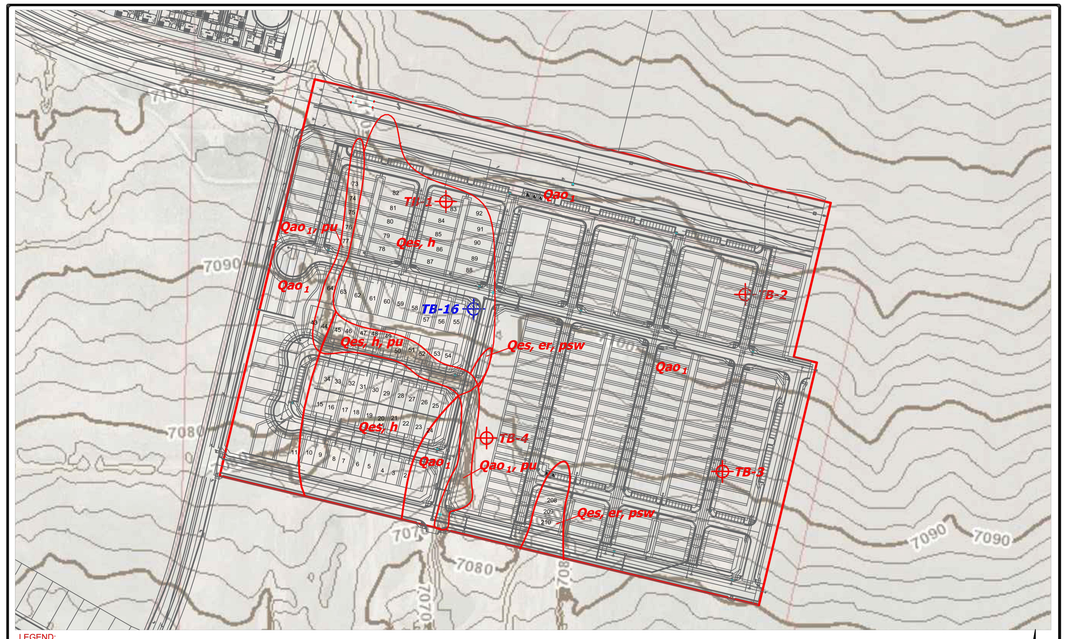
135 LOTS — PREAMBLE PRODUCT
SINGLE FAMILY DETACHED W/ ADU OPTION ABOVE DETACHED GARAGE ONLY (LOTS 93–227)

VILLAGES AT STERLING RANCH TRACT SUMMARY TABLE:

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/ PARK/OPEN SPACE/ TRAIL	PRIVATE ACCESS	MAILBOXES	SIGNAGE/PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	ELECTRIC EASEMENTS	FENCE/ WALLS	OWNED BY	MAINTAINED 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**									



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
psw - potentially seasonal shallow groundwater area
pu - potentially unstable slope

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

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 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)

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

20 10 0 20 40
SCALE: 1" = 20'

EL PASO COUNTY FILE NO.: PUD SP–22–006

VILLAGES AT STERLING RANCH
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1
TRACT USE TABLE / GEOLOGIC HAZARD MAP

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785–0790
Colorado Springs, Colorado 80903 (719)785–0799 (Fax)

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

ENTECH ENGINEERING, INC.
200 E. ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

REVISION	BY

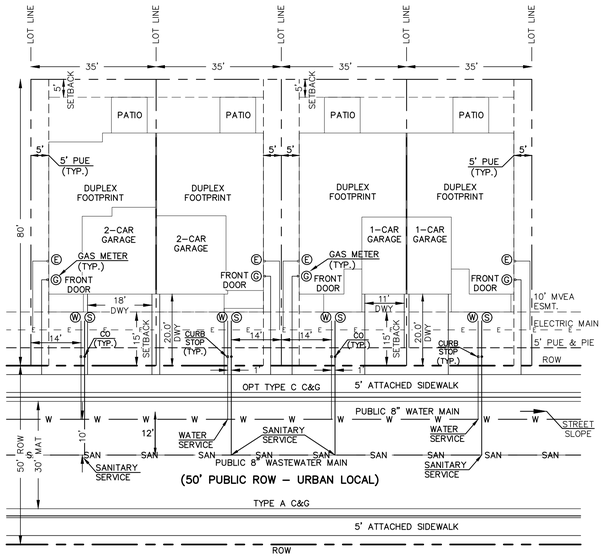
DRAWN BY: EAS
CHECKED BY:
DATE: 4/6/22
SCALE: AS SHOWN
SP NO. 220073
PCD# N/A
SHEET 7

N:\1183\26\DRAWING\SD\DEVELOPMENT\1183\26 DP-02REV.dwg, 4/7/2026 7:51:44 AM, 1:1, KS

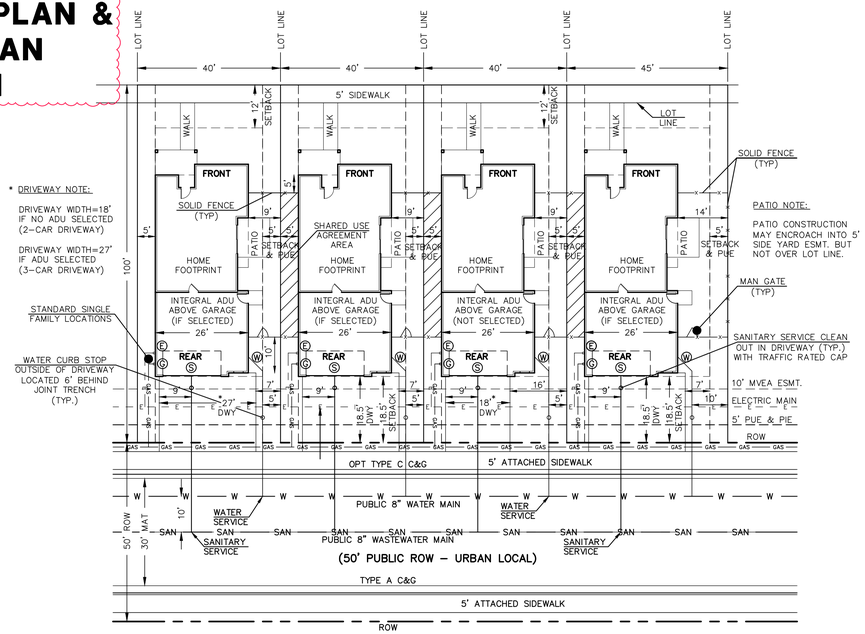
VILLAGES AT STERLING RANCH

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

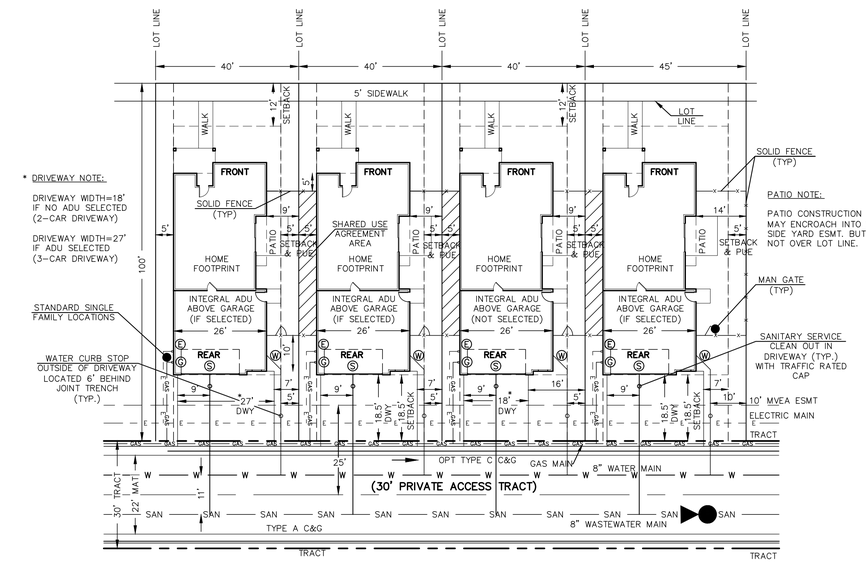
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1



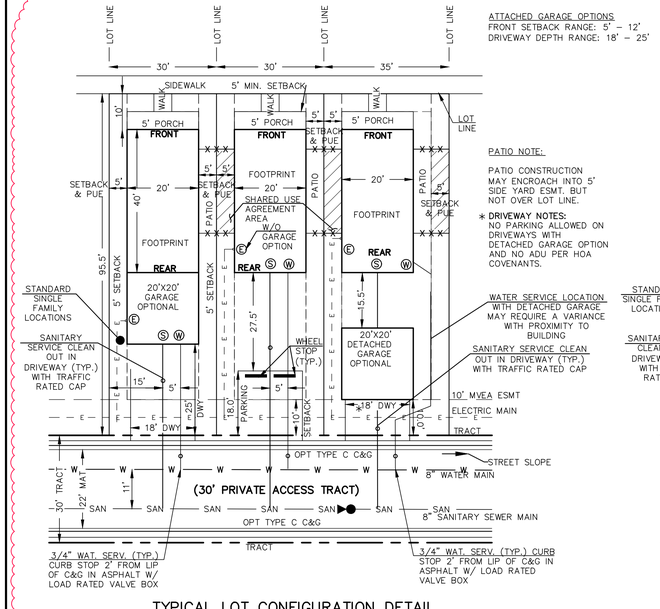
TYPICAL LOT CONFIGURATION DETAIL
(DUPLEX PRODUCT)
SCALE: 1"=20' (H)
(LOTS 1–54)



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



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

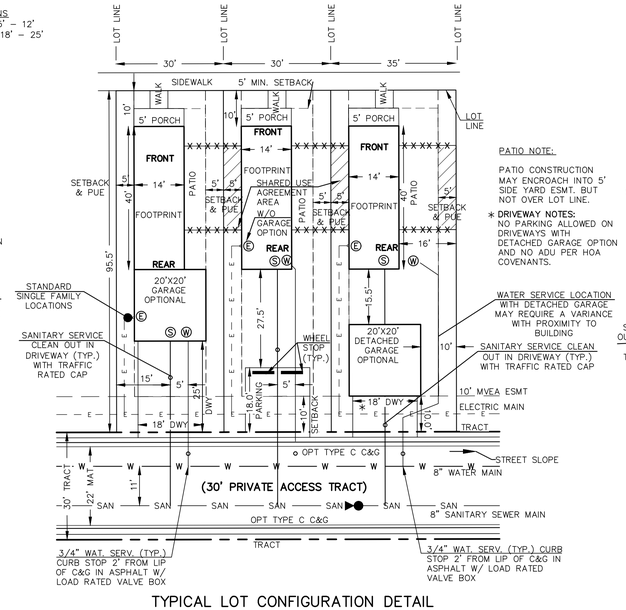


ATTACHED GARAGE OPTIONS
FRONT SETBACK RANGE: 5' – 12'
DRIVEWAY DEPTH RANGE: 18' – 25'

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

* DRIVEWAY NOTES:
NO PARKING ALLOWED ON DRIVEWAYS WITH DETACHED GARAGE OPTION AND NO ADU PER HOA COVENANTS.

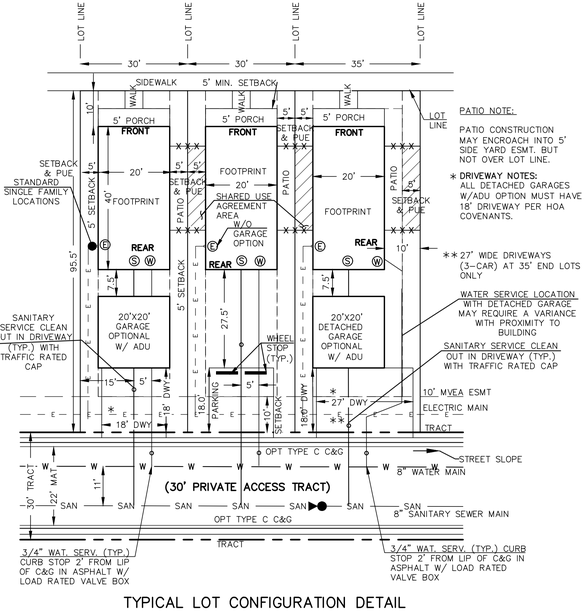
TYPICAL LOT CONFIGURATION DETAIL
(PREAMBLE PRODUCT – SINGLE FAMILY DETACHED 20'x40' BLDG. NO ADU OPTION)
ACCESS FROM PRIVATE ROAD TRACT
SCALE: 1"=20' (H)
(LOTS 93–227)
"NO PARKING / FIRE LANE" SIGNAGE PER FIRE DEPT. STDS.



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

* DRIVEWAY NOTES:
NO PARKING ALLOWED ON DRIVEWAYS WITH DETACHED GARAGE OPTION AND NO ADU PER HOA COVENANTS.

TYPICAL LOT CONFIGURATION DETAIL
(PREAMBLE PRODUCT – SINGLE FAMILY DETACHED 14'x40' BLDG. NO ADU OPTION)
ACCESS FROM PRIVATE ROAD TRACT
SCALE: 1"=20' (H)
(LOTS 93–227)
"NO PARKING / FIRE LANE" SIGNAGE PER FIRE DEPT. STDS.

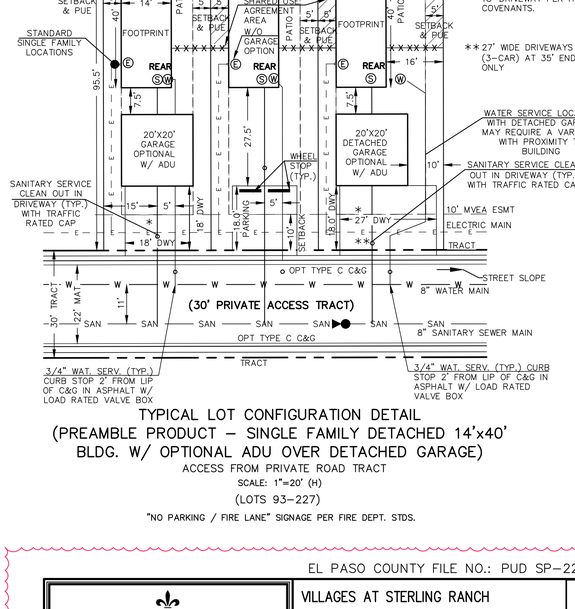


PATIO NOTE:
PATIO CONSTRUCTION MAY ENCROACH INTO 5' SIDE YARD ESMT. BUT NOT OVER LOT LINE.

** 27' WIDE DRIVEWAYS (3-CAR) AT 35' END LOTS ONLY

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

TYPICAL LOT CONFIGURATION DETAIL
(PREAMBLE PRODUCT – SINGLE FAMILY DETACHED 20'x40' 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.



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' DRIVEWAY PER HOA COVENANTS.

** 27' WIDE DRIVEWAYS (3-CAR) AT 35' END LOTS ONLY

TYPICAL LOT CONFIGURATION DETAIL
(PREAMBLE PRODUCT – SINGLE FAMILY DETACHED 14'x40' 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.

EL PASO COUNTY FILE NO.: PUD SP-22-006

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

VILLAGES AT STERLING RANCH
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1
DEVELOPMENT STANDARD DETAILS

CLASSIC CONSULTING

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

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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

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

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

STERLING RANCH EAST FILING NO. 1 FUTURE SCHOOL SITE

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

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

N13°28'38"E 130.00'

130' ROW

S76°31'31"E 10.00'

N58°28'29"E 49.50'

POINT OF BEGINNING

965.84'

S13°28'29"W 302.22'

S15°57'20"W 159.57'

FUTURE 6' MEANDERING SIDEWALK

PROP. 15' ACCESS & UTILITY EASEMENT

PROP. 25' LANDSCAPE SETBACK & SCREENWALL

PROP. 5' MAX. HT. RETAINING WALL

TRACT A
18,218 SF
3.403 AC

PROP. MVEA EASEMENT

TYPE B C&G

ADDITIONAL ROW

GREEN BAY HEIGHTS
(30' PRIVATE ROAD)

TRACT P
81,258 SF
1.865 AC

JANESVILLE HEIGHTS
(30' PRIVATE ROAD)

SHOREWOOD DRIVE
(50' PUBLIC ROW – URBAN LOCAL)

LOT 72 4500 SF
LOT 71 4000 SF
LOT 70 4000 SF
LOT 69 4000 SF
LOT 68 4000 SF
LOT 67 4000 SF
LOT 73 4500 SF
LOT 74 4000 SF
LOT 75 4000 SF
LOT 76 4000 SF
LOT 77 4000 SF
LOT 82 4500 SF
LOT 81 4000 SF
LOT 80 4000 SF
LOT 79 4000 SF
LOT 78 4000 SF
LOT 83 4500 SF
LOT 84 4000 SF
LOT 85 4000 SF
LOT 86 4000 SF
LOT 87 4000 SF
LOT 64 4500 SF
LOT 63 4000 SF
LOT 62 4000 SF
LOT 61 4000 SF
LOT 60 4000 SF
LOT 59 4000 SF
LOT 58 4000 SF
LOT 57 4000 SF
LOT 56
LOT 66 4316 SF
LOT 65 4712 SF

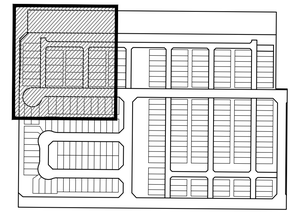
TRACT O 9425 SF
TRACT N 9425 SF

TRACT A
148,218 SF
3.403 AC

PROP. 10' MVEA EASEMENT
PROP. 5' PUE (TYP.)
PROP. 5' SIDEWALK
PROP. 5' SIDEWALK (TYP.)
PROP. 5' ATTACHED SIDEWALK
PROP. 5' PUE & PIE TYP.
PROP. 8' MAX. HT. RETAINING WALL
OPT. TYPE C C&G
TYPE A C&G
280' SIGHT LINE

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 5



KEY MAP
NOT TO SCALE

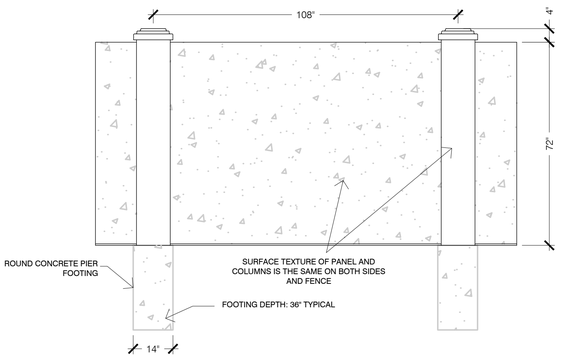
LEGEND

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

NO PARKING ANY TIME

NO PARKING ALONG CURB WITHIN PRIVATE ACCESS ROADS

EXACT LOCATION OF "NO PARKING" SIGNS DETERMINED ON CDS.



6 6' CONCRETE BLOCK SCREEN WALL (NOISEWALL)
SCALE: NOT TO SCALE

N

30 15 0 30 60

SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

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

VILLAGES AT STERLING RANCH
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1
CLASSIC CONSULTING

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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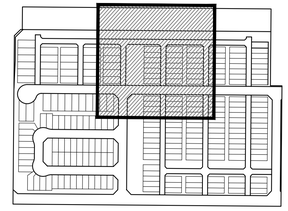
VILLAGES AT STERLING RANCH

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

S76°31'31"E
1424.76'

130' ROW

N76°31'31"W
1424.76'

BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)

ROADWAY TO BE BUILT WITH
FUTURE NORTHERLY & EASTERLY
ADJACENT DEVELOPMENT

1424.77'
1420.35'

FUTURE 6' MEANDERING SIDEWALK

PROP. 15' ACCESS & UTILITY EASEMENT

PROP. 25' LANDSCAPE SETBACK & SCREENWALL

PROP. 7' MAX. HT. RETAINING WALL

TYPE B C&G

TRACT A
148,218 SF
3.403 AC

TRACT P
81,258 SF
1.865 AC

9' STALL (TYP.)

18' STALL (TYP.)

31' TO 3' E

30' TRACT

22' MAT

245.00'

PROP. MVEA EASEMENT

PROP. 5' PUE (TYP.)

1159.59'

1209.59'
S76°31'31"E
229.59'

GREEN BAY HEIGHTS
(30' PRIVATE ROAD)

TYPE A C&G

195.00'

N13°28'29"W
14.14'

S76°31'31"E
100.00'

PROP. 10' MVEA EASEMENT

LOT 83
4500 SF

LOT 92
4500 SF

LOT 84
4000 SF

LOT 91
4000 SF

LOT 85
4000 SF

LOT 90
4000 SF

LOT 86
4000 SF

LOT 89
4000 SF

LOT 87
4000 SF

LOT 88
4000 SF

N76°31'31"W
100.00'

45.00'

40.00'

205.00'

275.00'

TRACT N
9425 SF

S13°28'29"W
905.84'

MILWAUKEE HEIGHTS
(30' PRIVATE ROAD)

PROP. 5' SIDEWALK (TYP.)

PROP. 10' MVEA EASEMENT

15' SETBACK (TYP.)

10.00'

15.00'

199.59'

PROP. 5' ATTACHED SIDEWALK

PROP. 5' SIDEWALK

PROP. 6' ATTACHED SIDEWALK

OPT. TYPE C C&G

TYPE B C&G

TRACT M
26,272 SF

PROP. 5' SIDEWALK

PROP. 5' PUE (TYP.)

LOT 93
3342 SF

LOT 94
2865 SF

LOT 95
2865 SF

LOT 96
2865 SF

LOT 97
2865 SF

LOT 98
2865 SF

LOT 99
2865 SF

LOT 106
3343 SF

LOT 105
2865 SF

LOT 104
2865 SF

LOT 103
2865 SF

LOT 102
2865 SF

LOT 101
2865 SF

LOT 100
2865 SF

NAPERVILLE HEIGHTS
(30' PRIVATE ROAD)

875.84'
S13°28'29"W

275.00'

215.00'

TRACT L
9360 SF

LOT 107
3342 SF

LOT 108
2865 SF

LOT 109
2865 SF

LOT 110
2865 SF

LOT 111
2865 SF

LOT 112
2865 SF

LOT 113
2865 SF

PROP. 10' MVEA EASEMENT

PROP. 5' PUE (TYP.)

PROP. 5' SIDEWALK (TYP.)

BRANSON HEIGHTS
(30' PRIVATE ROAD)

LOT 120
3343 SF

LOT 119
2865 SF

LOT 118
2865 SF

LOT 117
2865 SF

LOT 116
2865 SF

LOT 115
2865 SF

LOT 114
2865 SF

PROP. PIE (TYP.)

OPT. TYPE C C&G

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6

SHORewood DRIVE
(50' PUBLIC ROW – URBAN LOCAL)

1460.70'
S76°31'31"E
229.59'

1460.70'

50' ROW

30' MAT

280' SIGHT LINE

PROP. 5' PUE & PIE TYP.

PROP. 5' ATTACHED SIDEWALK

TRACT D
58,805 SF
1.350 AC

SEE LANDSCAPE PLANS FOR OPEN SPACE DESIGN

PROP. 10' MVEA EASEMENT

PROP. 5' SIDEWALK (TYP.)

TRACT Q
1.581 AC

TRACT J
21,329 SF

68,862 SF

LOT 227
2865 SF

LOT 226
2865 SF

LOT 225
2865 SF

LOT 224

LOT 196
2865 SF

LOT 197
2865 SF

LOT 198
2865 SF

LOT 195
2865 SF

LOT 194
2865 SF

LOT 193
2865 SF

LOT 166
2865 SF

LOT 167
2865 SF

LOT 168
2865 SF

777.87'

163.12'

152.90'

MATCHLINE SEE SHEET 8

ST. LOUIS STREET
(50' PUBLIC ROW – URBAN LOCAL)

LOT 57
4000 SF

LOT 56
4000 SF

LOT 55
4000 SF

PROP. 5' PUE (TYP.)

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 ANY TIME

NO PARKING ANY TIME

NO PARKING ALONG CURB WITHIN PRIVATE ACCESS ROADS

EXACT LOCATION OF "NO PARKING" SIGNS DETERMINED ON CDS.

N

30 15 0 30 60

SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

CLASSIC CONSULTING SM

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

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1

CLASSIC CONSULTING

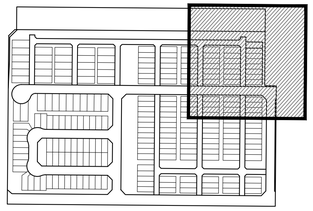
DESIGNED BY	EAS	SCALE		DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'		SHEET	5 OF 29
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.26

N:\1183\26\DRAWINGS\DEVELOPMENT\1183\26 DP-05REV (dwg, 4/7/2026 7:43:40 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

UNPLATTED
OWNER: CLASSIC SRJ LAND, LLC
FUTURE SINGLE FAMILY RESIDENTIAL
CURRENT ZONING: RR-5

BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)

ROADWAY TO BE BUILT WITH
FUTURE NORTHERLY & EASTERLY
ADJACENT DEVELOPMENT

130' ROW

UNPLATTED
FUTURE BRIARGATE PARKWAY
RIGHT OF WAY

MATCHLINE SEE SHEET 5

BRANSON HEIGHTS (30' PRIVATE ROAD)

FORT WAYNE HEIGHTS (30' PRIVATE ROAD)

GREEN BAY HEIGHTS (30' PRIVATE ROAD)

SHOREWOOD DRIVE (50' PUBLIC ROW – URBAN LOCAL)

TRACT A
148,218 SF
3.403 AC

TRACT P
81,258 SF
1.865 AC

TRACT K
9360 SF

TRACT I
21,329 SF

TRACT Q
68,862 SF
1.581 AC

TRACT H
16,126 SF

TRACT R
2635 SF

LOT 114 2865 SF
LOT 115 2865 SF
LOT 116 2865 SF
LOT 117 2865 SF
LOT 118 2865 SF
LOT 119 2865 SF
LOT 120 3343 SF
LOT 121 3342 SF
LOT 122 2865 SF
LOT 123 2865 SF
LOT 124 2865 SF
LOT 125 2865 SF
LOT 126 2865 SF
LOT 127 2865 SF
LOT 128 3343 SF
LOT 129 2865 SF
LOT 130 2865 SF
LOT 131 2865 SF
LOT 132 2865 SF
LOT 133 2865 SF
LOT 134 2865 SF
LOT 135 2865 SF
LOT 136 2865 SF
LOT 137 2865 SF
LOT 138 2865 SF
LOT 163 2865 SF
LOT 164 2865 SF
LOT 165 2865 SF
LOT 166 2865 SF
LOT 167 2865 SF
LOT 168 2865 SF

UNPLATTED
OWNER: CLASSIC SRJ LAND, LLC
FUTURE PUD DEVELOPMENT (5-8DU/AC)
CURRENT ZONING: RR-5
FUTURE ZONING: PUD

TRACT A

MATCHLINE SEE SHEET 9

LEGEND

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

NO PARKING ANY TIME

NO PARKING ALONG CURB WITHIN PRIVATE ACCESS ROADS

EXACT LOCATION OF "NO PARKING" SIGNS DETERMINED ON CDS.

N

30 15 0 30 60

SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

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

VILLAGES AT STERLING RANCH
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1
CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE		DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'		SHEET	6 OF 29
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.26

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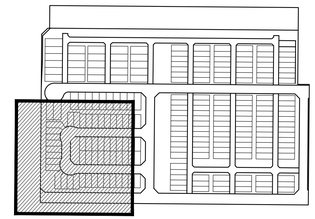
VILLAGES AT STERLING RANCH

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

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 8

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

965.84'

CEDAR RAPIDS LOOP
(50' PUBLIC ROW – URBAN LOCAL)

OAK PARK DRIVE
(60' PUBLIC ROW – RES. COLLECTOR)

TRACT A
148,218 SF
3.403 AC

TRACT B
8745 SF

LOT 64 4500 SF
LOT 63 4000 SF
LOT 62 4000 SF
LOT 61 4000 SF
LOT 60 4000 SF
LOT 59 4000 SF
LOT 58 4000 SF
LOT 57 4000 SF
LOT 56
LOT 66 4316 SF
LOT 65 4712 SF
LOT 43 2830 SF
LOT 44 3069 SF
LOT 45 2800 SF
LOT 46 2800 SF
LOT 47 2800 SF
LOT 48 2800 SF
LOT 49 2800 SF
LOT 50 2800 SF
LOT 51 2800 SF
LOT 52 2800 SF
LOT 42 3622 SF
LOT 41 3039 SF
LOT 40 2832 SF
LOT 39 3088 SF
LOT 38 3150 SF
LOT 37 3144 SF
LOT 36 2915 SF
LOT 35 2896 SF
LOT 34 2800 SF
LOT 33 2800 SF
LOT 32 2800 SF
LOT 31 2800 SF
LOT 30 2800 SF
LOT 29 2800 SF
LOT 28 2800 SF
LOT 27 2800 SF
LOT 15 2800 SF
LOT 16 2800 SF
LOT 17 2800 SF
LOT 18 2800 SF
LOT 19 2800 SF
LOT 20 2800 SF
LOT 21 2800 SF
LOT 22 2800 SF
LOT 14 3607 SF
LOT 13 3068 SF
LOT 12 2830 SF
LOT 11 3069 SF
LOT 10 2800 SF
LOT 9 2800 SF
LOT 8 2800 SF
LOT 7 2800 SF
LOT 6 2800 SF
LOT 5 2800 SF
LOT 4 2800 SF
LOT 3 2800 SF
LOT 2

PROP. 8' MAX. HT. RETAINING WALL
PROP. 5' PUE (TYP.)
PROP. 10' MVEA EASEMENT
PROP. 5' PUE & PIE
PROP. 5' ATTACHED SIDEWALK
OPOT. TYPE C C&G
OPT. TYPE C C&G
PROP. 6' ATTACHED SIDEWALK
TYPE A C&G
TYPE B C&G
PROP. 4' MAX. HT. RETAINING WALL
PROP. 6' MAX. HT. RETAINING WALL
PROP. 5' DETACHED SIDEWALK
18' STALL (TYP.)
8' STALL (TYP.)
50' ROW
30' MAT
40' ROW
35' ROW
60' ROW
445' SIGHT LINE
625.18'
548.44'
378.53'
355.57'
350.00'
428.00'
N76°31'31"W 405.00'
N76°31'31"W 350.00'
N76°31'31"W 140.00'
S76°31'31"E 350.00'
S76°31'31"E 70.00'
N76°31'31"W 85.00'
S76°31'31"E 88.84'
N76°31'31"W 80.00'
N76°31'31"W 81.87'
N76°31'31"W 83.48'
N76°31'31"W 90.00'
N76°31'31"W 88.55'
N76°31'31"W 80.00'
N76°31'31"W 80.00'
S54°45'43"W(R) 19.85'
N36°47'39"W(R) 18.02'
S33°00'05"E 34.00'
N13°28'29"E 106.00'
N58°28'29"E 49.50'
N31°31'31"W 49.50'
S76°31'31"E 428.00'
N76°31'31"W 428.00'
CEDAR RAPIDS (50' PUBLIC ROW – UR

LEGEND

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

NO PARKING ANYTIME

NO PARKING ALONG CURB WITHIN PRIVATE ACCESS ROADS

EXACT LOCATION OF "NO PARKING" SIGNS DETERMINED ON CDS.

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

30 15 0 30 60

SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

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

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 7 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.26

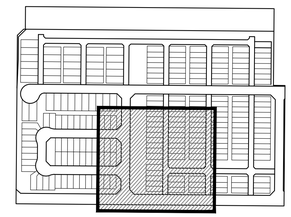
N:\1183\26\DRAWINGS\DEVELOPMENT\1183\26 DP-07REV.dwg, 4/7/2026 7:44:20 AM, 1:1, KS

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

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 9

ST. LOUIS STREET (50' PUBLIC ROW – URBAN LOCAL)

CEDAR RAPIDS LOOP (50' PUBLIC ROW – URBAN LOCAL)

NAPERVILLE HEIGHTS (30' PRIVATE ROAD)

BRANSON HEIGHTS (30' PRIVATE ROAD)

KANSAS CITY HEIGHTS (30' PRIVATE ROAD)

OAK PARK DRIVE (60' PUBLIC ROW – RES. COLLECTOR)

TRACT D 58,805 SF 1.350 AC — SEE LANDSCAPE PLANS FOR OPEN SPACE DESIGN

TRACT C 3729 SF

TRACT E 7966 SF

TRACT J 21,329 SF

TRACT Q 68,862 SF 1.581 AC

LOT 1 2800 SF · LOT 2 2800 SF · LOT 3 2800 SF · LOT 4 2800 SF

LOT 21 2800 SF · LOT 22 2800 SF · LOT 23 2800 SF · LOT 24 2800 SF

LOT 25 2800 SF · LOT 26 2800 SF · LOT 27 2800 SF · LOT 28 2800 SF

LOT 51 2800 SF · LOT 52 2800 SF · LOT 53 2800 SF · LOT 54 2800 SF

LOT 55 4000 SF · LOT 56 4000 SF · LOT 57 4000 SF

LOT 166 – LOT 179 2865 SF

LOT 180 2865 SF

LOT 181 2865 SF

LOT 182 2865 SF

LOT 183 3343 SF

LOT 184 3343 SF

LOT 185 2865 SF

LOT 186 2865 SF

LOT 187 2865 SF

LOT 188 2865 SF

LOT 189 2865 SF

LOT 190 2865 SF

LOT 191 2865 SF

LOT 192 2865 SF

LOT 193 2865 SF

LOT 194 2865 SF

LOT 195 2865 SF

LOT 196 2865 SF

LOT 197 2865 SF

LOT 198 2865 SF

LOT 199 2865 SF

LOT 200 2865 SF

LOT 201 2865 SF

LOT 202 2865 SF

LOT 203 2865 SF

LOT 204 2865 SF

LOT 205 2865 SF

LOT 206 2865 SF

LOT 207 3342 SF

LOT 208 3342 SF

LOT 209 2865 SF

LOT 210 2865 SF

LOT 211 2865 SF

LOT 212 2865 SF

LOT 213 2865 SF

LOT 214 2865 SF

LOT 215 3342 SF

LOT 216 3343 SF

LOT 217 2865 SF

LOT 218 2865 SF

LOT 219 2865 SF

LOT 220 2865 SF

LOT 221 2865 SF

LOT 222 2865 SF

LOT 223 2865 SF

LOT 224 2865 SF

LOT 225 2865 SF

LOT 226 2865 SF

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

LEGEND

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

NO PARKING ANY TIME

NO PARKING ANY TIME

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'

EL PASO COUNTY FILE NO.: PUD SP-22-006

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

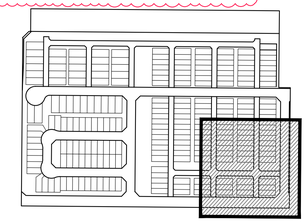
VILLAGES AT STERLING RANCH			
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1			
DESIGNED BY	EAS	SCALE	DATE 11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET 8 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.26

N:\1183\26\DRAWINGS\DEVELOPMENT\1183\26 DP-08REV(.dwg, 4/7/2026 7:44:33 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

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8

BRANSON HEIGHTS (30' PRIVATE ROAD)

FORT WAYNE HEIGHTS (30' PRIVATE ROAD)

KANSAS CITY HEIGHTS (30' PRIVATE ROAD)

OAK PARK DRIVE (60' PUBLIC ROW – RES. COLLECTOR)

INDIANAPOLIS ROAD (50' PUBLIC ROW – URBAN LOCAL)

TRACT Q 68,862 SF 1.581 AC

TRACT I 21,329 SF

TRACT H 16,128 SF

TRACT F 7966 SF

TRACT G 5296 SF

TRACT R 2635 SF

LOT 166 2865 SF S76°31'31"E 95.50'
LOT 167 2865 SF S76°31'31"E 95.50'
LOT 168 2865 SF S76°31'31"E 95.50'
LOT 169 2865 SF S76°31'31"E 95.50'
LOT 170 2865 SF S76°31'31"E 95.50'
LOT 171 2865 SF S76°31'31"E 95.50'
LOT 172 2865 SF S76°31'31"E 95.50'
LOT 173 2865 SF S76°31'31"E 95.50'
LOT 174 2865 SF S76°31'31"E 95.50'
LOT 175 2865 SF S76°31'31"E 95.50'
LOT 176 2865 SF S76°31'31"E 95.50'
LOT 177 3342 SF N76°31'31"W 95.50'

LOT 165 2865 SF N76°31'31"W 95.50'
LOT 164 2865 SF N76°31'31"W 95.50'
LOT 163 2865 SF N76°31'31"W 95.50'
LOT 162 2865 SF N76°31'31"W 95.50'
LOT 161 2865 SF N76°31'31"W 95.50'
LOT 160 2865 SF N76°31'31"W 95.50'
LOT 159 2865 SF N76°31'31"W 95.50'
LOT 158 2865 SF N76°31'31"W 95.50'
LOT 157 2865 SF N76°31'31"W 95.50'
LOT 156 2865 SF N76°31'31"W 95.50'
LOT 155 2865 SF N76°31'31"W 95.50'
LOT 154 3343 SF N76°31'31"W 95.50'

LOT 136 2865 SF S76°31'31"E 95.50'
LOT 137 2865 SF S76°31'31"E 95.50'
LOT 138 2865 SF S76°31'31"E 95.50'
LOT 139 2865 SF S76°31'31"E 95.50'
LOT 140 2865 SF S76°31'31"E 95.50'
LOT 141 2865 SF S76°31'31"E 95.50'
LOT 142 2865 SF S76°31'31"E 95.50'
LOT 143 2865 SF S76°31'31"E 95.50'
LOT 144 2865 SF S76°31'31"E 95.50'
LOT 145 2865 SF S76°31'31"E 95.50'
LOT 146 2865 SF S76°31'31"E 95.50'
LOT 147 3342 SF N76°31'31"W 95.50'

LOT 178 3342 SF S76°31'31"E 95.50'
LOT 179 2865 SF S76°31'31"E 95.50'
LOT 180 2865 SF N76°31'31"W 95.50'

LOT 153 3343 SF N76°31'31"W 95.50'
LOT 152 2865 SF N76°31'31"W 95.50'
LOT 151 2865 SF N76°31'31"W 95.50'

LOT 148 3342 SF S76°31'31"E 95.50'
LOT 149 2865 SF S76°31'31"E 95.50'
LOT 150 2865 SF N76°31'31"W 95.50'

PROP. 5' SIDEWALK (TYP.)
PROP. 5' PUE (TYP.)
PROP. 10' MVEA EASEMENT
PROP. 6' ATT. SIDEWALK
TYPE A C&G
TYPE B C&G
OPT. TYPE C C&G
5' ATTACHED SIDEWALK
PROP. 5' ATTACHED SIDEWALK
PROP. 5' DETACHED SIDEWALK
9' STALL (TYP.)
18' STALL (TYP.)
30' TRACT 22' MAT
50' ROW 30' MAT
60' ROW 36' MAT
280' SIGHT LINE
445' SIGHT LINE

S13°28'29"W 875.84'
S13°28'29"W 909.34'
S13°28'29"W 630.84'
S13°28'29"W 690.84'
N13°28'29"E 365.00'
463.92'
413.92'
397.45'
532.11'
521.83'
136.91'
94.38'
166.91'
95.14'
52.25'
N29°57'38"W 7.27'
N76°31'31"W 651.21'
245.00'
195.00'
111.21'
161.21'
880.81'
215.00'
30.00'

UNPLATTED
OWNER: CLASSIC SRJ LAND, LLC
FUTURE PUD DEVELOPMENT (5-8DU/AC)
CURRENT ZONING: RR-5
FUTURE ZONING: PUD

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

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 ANY TIME

NO PARKING ALONG CURB WITHIN PRIVATE ACCESS ROADS

EXACT LOCATION OF "NO PARKING" SIGNS DETERMINED ON CDS.

N

30 15 0 30 60

SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

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

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1

CLASSIC CONSULTING

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

N:\11832\6DRAWINGS\DEVELOPMENT\11832\6 DP-09REV.dwg, 4/7/2026 7:44:47 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

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

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

EX. TYPE R SUMP INLET
LP
EX. 24" DIP WATER MAIN
EX. 16" DIP WM
EXIST. 36" RCP PUBLIC STORM
EX. 48" RCP PUBLIC STORM
EX. 48" RCP PUBLIC STORM
BOUNDARY/ROW
PROP. 24" DIP WATER MAIN REPLACEMENT
PROP. 16" PUBLIC WATER MAIN
BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)
ROADWAY TO BE BUILT WITH FUTURE NORTHERLY & EASTERLY ADJACENT DEVELOPMENT

TRACT A
148,218 SF
3.403 AC
PROP. RETAINING WALL 5' MAX. HT.
PROP. 15' ACCESS & UTILITY EASEMENT
PROP. 25' LANDSCAPE SETBACK
PROP. TYPE B C&G
PROP. PUBLIC WATER MAIN
GREEN BAY HEIGHTS
(30' PRIVATE ROAD)
TRACT P
81,258 SF
1.865 AC
PROP. TYPE A C&G
−1.50%
PROP. PUBLIC WATER MAIN
PROP. TYPE A C&G
−1.50%

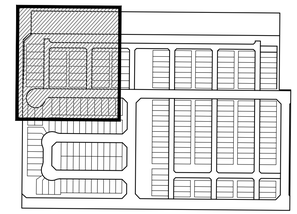
LOT 72 4500 SF
LOT 71 4000 SF
LOT 70 4000 SF
LOT 69 4000 SF
LOT 68 4000 SF
LOT 67 4000 SF
LOT 73 4500 SF
LOT 74 4000 SF
LOT 75 4000 SF
LOT 76 4000 SF
LOT 77 4000 SF
LOT 82 4500 SF
LOT 81 4000 SF
LOT 80 4000 SF
LOT 79 4000 SF
LOT 78 4000 SF
LOT 83 4500 SF
LOT 84 4000 SF
LOT 85 4000 SF
LOT 86 4000 SF
LOT 87 4000 SF

PROP. OPT. TYPE C C&G
−1.40%
PROP. PUBLIC WASTEWATER MAIN
PROP. PUBLIC WATER MAIN
PROP. OPT. TYPE C C&G
AMES HEIGHTS (30' PRIVATE ROAD)
TRACT O 9425 SF
JANESVILLE HEIGHTS (30' PRIVATE ROAD)
−1.66%
TRACT N 9425 SF
MATCHLINE SEE SHEET 11

PROP. 48" RCP PUBLIC STORM (BY OTHERS)
STERLING RANCH ROAD (PUBLIC NON. RES. COLLECTOR, 80' ROW)
EX. 48" RCP PUBLIC STORM
EX. 16" DIP WM
STERLING RANCH EAST FILING NO. 1 FUTURE SCHOOL SITE
EX. 16" DIP PUBLIC WATER MAIN
EX. 8" PVC PUBLIC WASTEWATER MAIN
EX. 8" PVC PUBLIC WATER STUB
BOUNDARY

PROP. 5' ATTACHED SIDEWALK
PROP. PUBLIC WATER MAIN
PROP. TYPE A C&G
PROP. PUBLIC WASTEWATER MAIN
SHOREWOOD DRIVE
(PUBLIC LOCAL, 50' ROW)
−1.50%
PROP. OPT. TYPE C C&G
−1.50%
PROP. 5' ATTACHED SIDEWALK
PROP. RETAINING WALL 8' MAX. HT.
HP

LOT 64 4000 SF
LOT 63 4000 SF
LOT 62 4000 SF
LOT 61 4000 SF
LOT 60 4000 SF
LOT 59 4000 SF
LOT 58 4000 SF
LOT 57 4000 SF
LOT 66 4316 SF
LOT 65 4712 SF
TRACT A 148,218 SF
MATCHLINE SEE SHEET 13



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

N

30 15 0 30 60

SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

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

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN
AMENDMENT 1

CLASSIC CONSULTING

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

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

BOUNDARY/ROW

PROP. 24" DIP WATER MAIN REPLACEMENT
PROP. 16" PUBLIC WATER MAIN

BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)

ROADWAY TO BE BUILT WITH FUTURE NORTHERLY & EASTERLY ADJACENT DEVELOPMENT

TRACT O

PROP. 25' LANDSCAPE SETBACK
PROP. 15' ACCESS & UTILITY EASEMENT
PROP. RETAINING WALL 7' MAX. HT.

TRACT A
148,218 SF
3.403 AC

PROP. TYPE B C&G
PROP. PUBLIC WATER MAIN
PROP. TYPE A C&G

GREEN BAY HEIGHTS
(30' PRIVATE ROAD)

TRACT P
81,258 SF
1.865 AC

HP

LOT 83 4500 SF
LOT 92 4500 SF
LOT 84 4000 SF
LOT 91 4000 SF
LOT 85 4000 SF
LOT 90 4000 SF
LOT 86 4000 SF
LOT 89 4000 SF
LOT 87 4000 SF
LOT 88 4000 SF
LOT 93 3342 SF
LOT 94 2865 SF
LOT 95 2865 SF
LOT 96 2865 SF
LOT 97 2865 SF
LOT 98 2865 SF
LOT 99 2865 SF
LOT 106 3343 SF
LOT 105 2865 SF
LOT 104 2865 SF
LOT 103 2865 SF
LOT 102 2865 SF
LOT 101 2865 SF
LOT 100 2865 SF
LOT 107 3342 SF
LOT 108 2865 SF
LOT 109 2865 SF
LOT 110 2865 SF
LOT 111 2865 SF
LOT 112 2865 SF
LOT 113 2865 SF
LOT 120 3343 SF
LOT 119 2865 SF
LOT 118 2865 SF
LOT 117 2865 SF
LOT 116 2865 SF
LOT 115 2865 SF
LOT 114 2865 SF

TRACT N 9425 SF
TRACT M 26,272 SF
TRACT L 9360 SF
TRACT J 21,929 SF
TRACT Q 68,862 SF 1.581 AC

MILWAUKEE HEIGHTS (30' PRIVATE ROAD)
NAPERVILLE HEIGHTS (30' PRIVATE ROAD)
BRANSON HEIGHTS (30' PRIVATE ROAD)

PROP. OPT. TYPE C C&G
PROP. TYPE B C&G
PROP. 6' ATTACHED SIDEWALK
PROP. PUBLIC WASTEWATER MAIN
PROP. PUBLIC WATER MAIN

PROP. 5' ATTACHED SIDEWALK
PROP. TYPE A C&G
PROP. PUBLIC WASTEWATER MAIN
PROP. PUBLIC WATER MAIN
PROP. PUBLIC STORM MAIN
PROP. SUMP INLETS

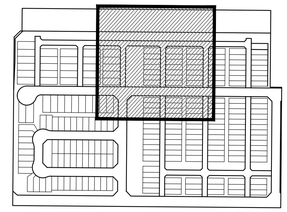
SHOREWOOD DRIVE
(PUBLIC LOCAL, 50' ROW)

ST. LOUIS STREET
(PUBLIC LOCAL, 50' ROW)

TRACT D
58,805 SF
1.350 AC

LOT 57 4000 SF
LOT 56 4000 SF
LOT 55 4000 SF
LOT 227 2865 SF
LOT 226 2865 SF
LOT 225 2865 SF
LOT 224
LOT 196 2865 SF
LOT 197 2865 SF
LOT 198 2865 SF
LOT 195 2865 SF
LOT 194 2865 SF
LOT 193 2865 SF
LOT 166 2865 SF
LOT 167 2865 SF
LOT 168 2865 SF

MATCHLINE SEE SHEET 10
MATCHLINE SEE SHEET 12
MATCHLINE SEE SHEET 14



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

N

30 15 0 30 60

SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

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

VILLAGES AT STERLING RANCH
PRELIMINARY GRADING AND UTILITY PLAN
AMENDMENT 1

CLASSIC CONSULTING

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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VILLAGES AT STERLING RANCH

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

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1

UNPLATTED
OWNER: CLASSIC SRJ LAND, LLC
FUTURE SINGLE FAMILY RESIDENTIAL
CURRENT ZONING: RR-5

PROP. PUBLIC WASTEWATER STUB FOR FUTURE DEVELOPMENT

BOUNDARY/ROW

EX. 24" DIP WATER MAIN

PROP. 16" PUBLIC WATER MAIN

BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)

ROADWAY TO BE BUILT WITH FUTURE NORTHERLY & EASTERLY ADJACENT DEVELOPMENT

PROP. PUBLIC WASTEWATER MAIN

UNPLATTED
FUTURE BRIARGATE PARKWAY
RIGHT OF WAY

PROP. RETAINING WALL
7' MAX. HT.

PROP. 15' ACCESS & UTILITY EASEMENT

PROP. 25' LANDSCAPE SETBACK

TRACT A
148,218 SF
3.403 AC

PROP. TYPE B C&G

PROP. PUBLIC WATER MAIN

TRACT P
81,258 SF
1.865 AC

GREEN BAY HEIGHTS
(30' PRIVATE ROAD)

PROP. TYPE A C&G

LOT 120 3343 SF
LOT 121 3342 SF
LOT 128 3343 SF
LOT 129 2865 SF
LOT 119 2865 SF
LOT 122 2865 SF
LOT 130 2865 SF
LOT 118 2865 SF
LOT 123 2865 SF
LOT 131 2865 SF
LOT 117 2865 SF
LOT 124 2865 SF
LOT 132 2865 SF
LOT 116 2865 SF
LOT 125 2865 SF
LOT 133 2865 SF
LOT 115 2865 SF
LOT 126 2865 SF
LOT 134 2865 SF
LOT 114 2865 SF
LOT 127 2865 SF
LOT 135 2865 SF

BRANSON HEIGHTS
(30' PRIVATE ROAD)

FORT WAYNE HEIGHTS
(30' PRIVATE ROAD)

TRACT K
9360 SF

PROP. PUBLIC WASTEWATER MAIN
PROP. PUBLIC WATER MAIN
PROP. OPT. TYPE C C&G
PROP. OPT. TYPE C C&G

BOUNDARY

UNPLATTED
OWNER: CLASSIC SRJ LAND, LLC
FUTURE PUD DEVELOPMENT (5-8DU/AC)
CURRENT ZONING: RR-5
FUTURE ZONING: PUD

TRACT A

PROP. 5' ATTACHED SIDEWALK
PROP. TYPE A C&G
PROP. PUBLIC WATER MAIN

SHOREWOOD DRIVE
(PUBLIC LOCAL, 50' ROW)

LP
HP

PROP. SUMP INLETS

LOT 166 2865 SF
LOT 165 2865 SF
LOT 136 2865 SF
LOT 167 2865 SF
LOT 164 2865 SF
LOT 137 2865 SF
LOT 168 2865 SF
LOT 163 2865 SF
LOT 138 2865 SF

TRACT Q
64,862 SF
1.581 AC

TRACT J
21,235 SF

TRACT H
16,128 SF

TRACT R
2635 SF

PROP. OPT. TYPE A C&G
PROP. 5' ATTACHED SIDEWALK
PROP. PUBLIC WATER MAIN

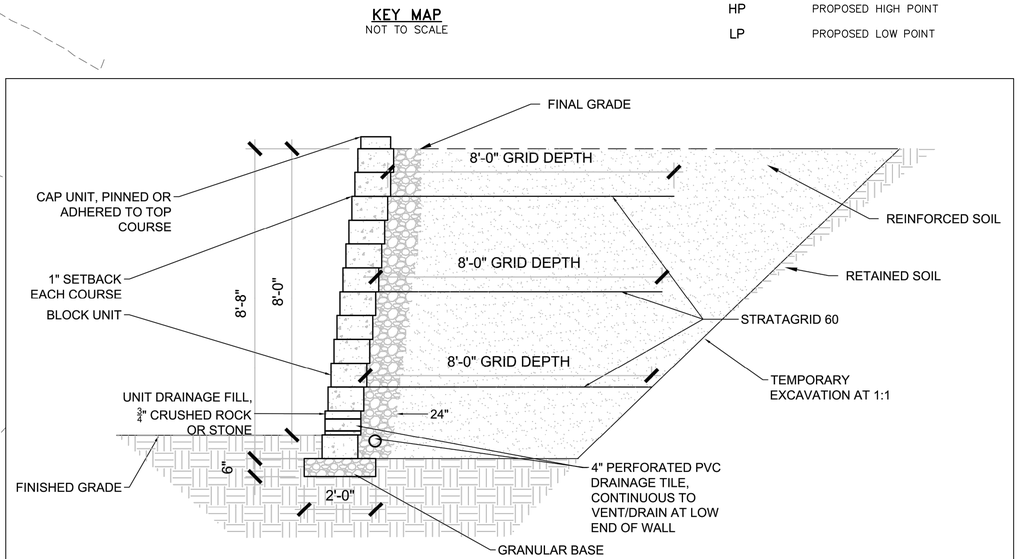
MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 15

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



**FINAL RETAINING WALL DESIGN BY OTHERS

4 8'-0" MAX MSE WALL
SCALE: 1/2" = 1'-0"

N

30 15 0 30 60

SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

CLASSIC CONSULTING SM

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

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN
AMENDMENT 1

CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE	DATE 11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET 12 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.26

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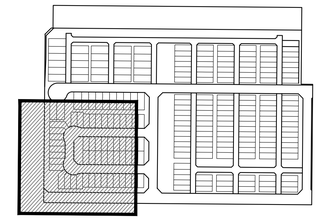
VILLAGES AT STERLING RANCH

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

MATCHLINE SEE SHEET 10

LOT 64 4000 SF | LOT 63 4000 SF | LOT 62 4000 SF | LOT 61 4000 SF | LOT 60 4000 SF | LOT 59 4000 SF | LOT 58 4000 SF | LOT 57 4000 SF

LOT 66 4316 SF | LOT 65 4712 SF

TRACT A
148,218 SF
3.403 AC

PROP. RETAINING WALL
8' MAX. HT.

LOT 43 2830 SF | LOT 44 3069 SF | LOT 45 2800 SF | LOT 46 2800 SF | LOT 47 2800 SF | LOT 48 2800 SF | LOT 49 2800 SF | LOT 50 2800 SF | LOT 51 2800 SF | LOT 52 2800 SF

LOT 42
3622 SF

LOT 41
3039 SF

LOT 40
2832 SF

LOT 39
3088 SF

LOT 38
3150 SF

LOT 37
3144 SF

LOT 36
2915 SF

LOT 35
2896 SF

EX. 16" DIP PUBLIC WATER MAIN
EX. 8" PVC PUBLIC WASTEWATER MAIN
EX. 48" RCP PUBLIC STORM

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

BOUNDARY/ROW

STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE

PROP. 48" RCP PUBLIC STORM (BY OTHERS)

HP

PROP. 5' ATTACHED SIDEWALK
PROP. OPT. TYPE C C&G
PROP. PUBLIC WATER MAIN
PROP. PUBLIC WASTEWATER MAIN
−1.50%
CEDAR RAPIDS LOOP
(PUBLIC LOCAL, 50' ROW)

TYPE A C&G
PROP. 5' ATTACHED SIDEWALK
PROP. OPT. TYPE C C&G
PROP. TYPE B C&G
−2.00%
PROP. PUBLIC WATER MAIN
PROP. PUBLIC WASTEWATER MAIN

LOT 34 2800 SF | LOT 33 2800 SF | LOT 32 2800 SF | LOT 31 2800 SF | LOT 30 2800 SF | LOT 29 2800 SF | LOT 28 2800 SF | LOT 27 2800 SF

TRACT B
8745 SF

PROP. RETAINING WALL 4' MAX. HT.

LOT 15 2800 SF | LOT 16 2800 SF | LOT 17 2800 SF | LOT 18 2800 SF | LOT 19 2800 SF | LOT 20 2800 SF | LOT 21 2800 SF | LOT 22 2800 SF

MATCHLINE SEE SHEET 14

PROP. 5' ATTACHED SIDEWALK
PROP. PUBLIC WATER MAIN
PROP. OPT. TYPE C C&G
PROP. PUBLIC WASTEWATER MAIN
−2.00%
CEDAR RAPIDS LOOP
(PUBLIC LOCAL, 50' ROW)

TRACT A
148,218 SF
3.403 AC

LOT 14 3607 SF | LOT 13 3068 SF | LOT 12 2830 SF | LOT 11 3069 SF | LOT 10 2800 SF | LOT 9 2800 SF | LOT 8 2800 SF | LOT 7 2800 SF | LOT 6 2800 SF | LOT 5 2800 SF | LOT 4 2800 SF | LOT 3 2800 SF | LOT 2

PROP. RETAINING WALL 6' MAX. HT.

PROP. 5' DETACHED SIDEWALK
PROP. TYPE A C&G
PROP. PUBLIC WATER MAIN
OAK PARK DRIVE
(PUBLIC RES. COLLECTOR, 60' ROW)
HP
−1.50%
PROP. TYPE A C&G
PROP. 5' DETACHED SIDEWALK

EX. 8" PVC PUBLIC WATER STUB

BOUNDARY

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

7086 | 7084 | 7082 | 7080 | 7078 | 7076 | 7074 | 7090 | 7092 | 7094 | 7088

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

N

30 15 0 30 60

SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

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

VILLAGES AT STERLING RANCH
PRELIMINARY GRADING AND UTILITY PLAN
AMENDMENT 1

CLASSIC CONSULTING

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

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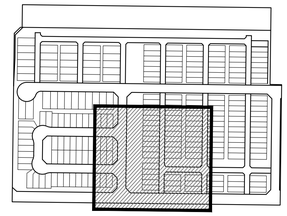
VILLAGES AT STERLING RANCH

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

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 16

CEDAR RAPIDS LOOP (PUBLIC LOCAL, 50' ROW)

ST. LOUIS STREET (PUBLIC LOCAL, 50' ROW)

OAK PARK DRIVE (PUBLIC RES. COLLECTOR, 60' ROW)

NAPERVILLE HEIGHTS (30' PRIVATE ROAD)

KANSAS CITY HEIGHTS (30' PRIVATE ROAD)

BRANSON HEIGHTS (30' PRIVATE ROAD)

TRACT C 3729 SF

TRACT D 58,805 SF 1.350 AC

TRACT J 21,329 SF

TRACT Q 68,852 SF 1.581 AC

TRACT E 7966 SF

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

BOUNDARY

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

N

30 15 0 30 60

SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

CLASSIC CONSULTING SM
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Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

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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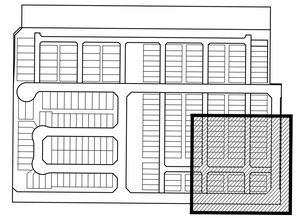
VILLAGES AT STERLING RANCH

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

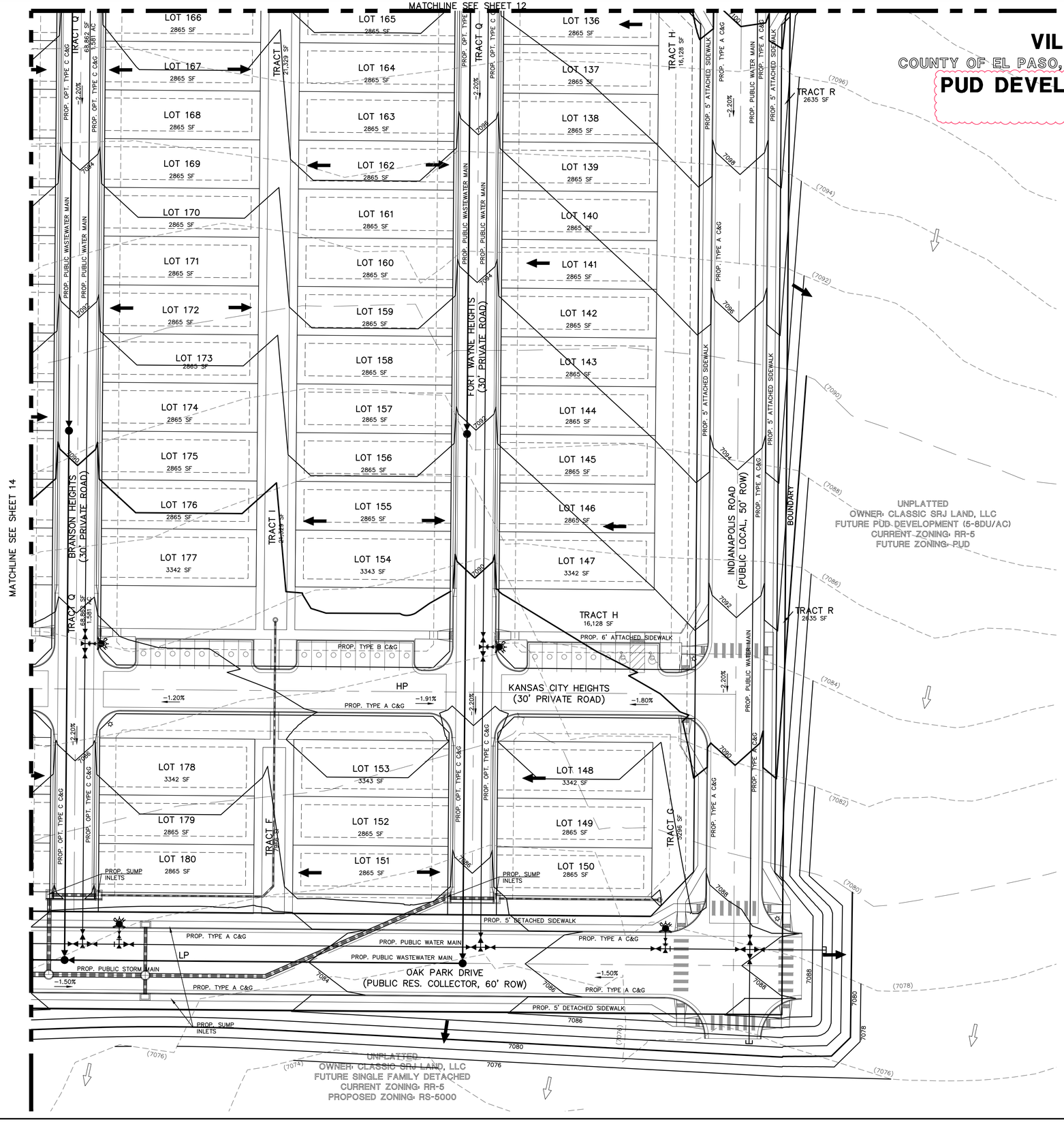
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT 1



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



N
30 15 0 30 60

SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

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

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN
AMENDMENT 1

CLASSIC CONSULTING

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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MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 14

OAK PARK DRIVE
(PUBLIC RES. COLLECTOR, 60' ROW)

PROP. TYPE A C&G

PROP. TYPE A C&G

BOUNDARY

BOUNDARY

LP

HP

ST. LOUIS STREET
(PUBLIC LOCAL, 50' ROW)

STERLING RANCH EAST FILING NO. 5
SINGLE FAMILY DETACHED
CURRENT ZONING: RS-5000
(PCD NO. SF2430)

OFF-SITE GRADING OF FUTURE ST. LOUIS ST. REQUIRED FOR UTILITY INSTALLATION OUTFALLS FOR VILLAGES SITE.

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

PROP. 48" RCP STORM OUTFALL TO BE CONSTRUCTED WITH VILLAGES SITE

STERLING RANCH EAST FILING NO. 5
SINGLE FAMILY DETACHED
CURRENT ZONING: RS-5000
(PCD NO. SF2430)

PROP. 8" PVC SANITARY SEWER OUTFALL TO BE CONSTRUCTED WITH VILLAGES SITE

ST. LOUIS STREET
(PUBLIC LOCAL, 50' ROW)

OFF-SITE GRADING OF FUTURE ST. LOUIS ST. REQUIRED FOR UTILITY INSTALLATION OUTFALLS FOR VILLAGES SITE.

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

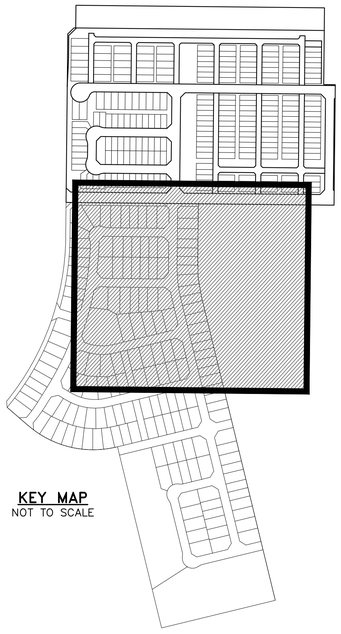
STERLING RANCH EAST FILING NO. 5
SINGLE FAMILY DETACHED
CURRENT ZONING: RS-5000
(PCD NO. SF2430)

MATCHLINE SEE SHEET 17

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

N

60 30 0 60 120

SCALE: 1" = 60'

EL PASO COUNTY FILE NO.: PUD SP-22-006

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (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	16 OF 29
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.26

N:\1183260\DRAWINGS\DEVELOPMENT\1183026 PU-RG-16-17REV.dwg, 4/7/2026 7:47:50 AM, 1:1, KS

MATCHLINE SEE SHEET 16

PROP. 48" RCP STORM OUTFALL TO BE CONSTRUCTED WITH VILLAGES SITE

STERLING RANCH EAST FILING NO. 5
SINGLE FAMILY DETACHED
CURRENT ZONING: RS-5000
(PCD NO. SF2430)

ST. LOUIS STREET
(PUBLIC LOCAL, 50' ROW)

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

PROP. 8" PVC SANITARY SEWER OUTFALL TO BE CONSTRUCTED WITH VILLAGES SITE

OFF-SITE GRADING OF FUTURE ST. LOUIS ST. REQUIRED FOR UTILITY INSTALLATION OUTFALLS FOR VILLAGES SITE.

STERLING RANCH EAST FILING NO. 5
SINGLE FAMILY DETACHED
CURRENT ZONING: RS-5000
(PCD NO. SF2430)

POND FSD 14-B
(PCD NO. SF2430)

OFF-SITE POND REQUIRED TO BE CONSTRUCTED WITH VILLAGES SITE.

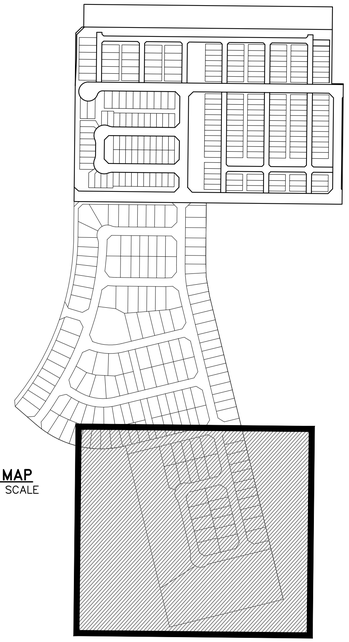
LOT 21
PAWNEE RANCHEROS
FILING NO. 1
ZONING: RR-5

LOT 21
PAWNEE RANCHEROS
FILING NO. 1
ZONING: RR-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

(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

N

60 30 0 60 120

SCALE: 1" = 60'

EL PASO COUNTY FILE NO.: PUD SP-22-006

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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

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2250280le8
4/8/2025

Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West

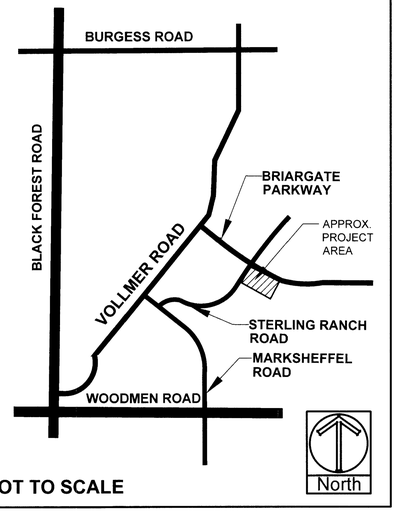
PUD Development Plan & Preliminary Plan

PLANTING LEGEND

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

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ABM	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,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 melancarpa	Chokeberrry, 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	Euonymous 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	Juniperous sabina 'Broadmoor'	Juniper, Broadmoor	5 Gal	R,DE,Z=3,8K,A,SIG
JCS	24	Juniperous 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

VICINTIY MAP



NOT TO SCALE

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 Req. / Prov.	Width (ft.) Footage	Linear	Tree Req. / Ft.	Tree Req. /Prov.	Evergreen trees 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 Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground 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 Spots	Shade Trees (1/15 Spaces) Req. / Prov.	Vehicle Lot Frontage	Linear Footage	2/3 Length Frontage
171	11.4 / 12	East Drive	54 Ft.	36 Ft.

Min. 3' High Screening Plants Req. / Prov.	Length Screen Wall / Berm Prov.	Abbrev. on Plan	Plane	% Ground Plane Cov. Req. /Prov.
8/9	NA	MV		75%/75%

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

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

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

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

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 TITLE SHEET
SHEET # L-TS 18 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

225028668
4/8/2025

CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- 15-ARG TREE CALLOUT
- 12-JUA XM SHRUB & ORN. GRASS CALLOUT
- 2-RBE PERENNIAL CALLOUT
- PLANT QUANTITY

PLANT SYMBOL KEY

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

PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR FIT FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM 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 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

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

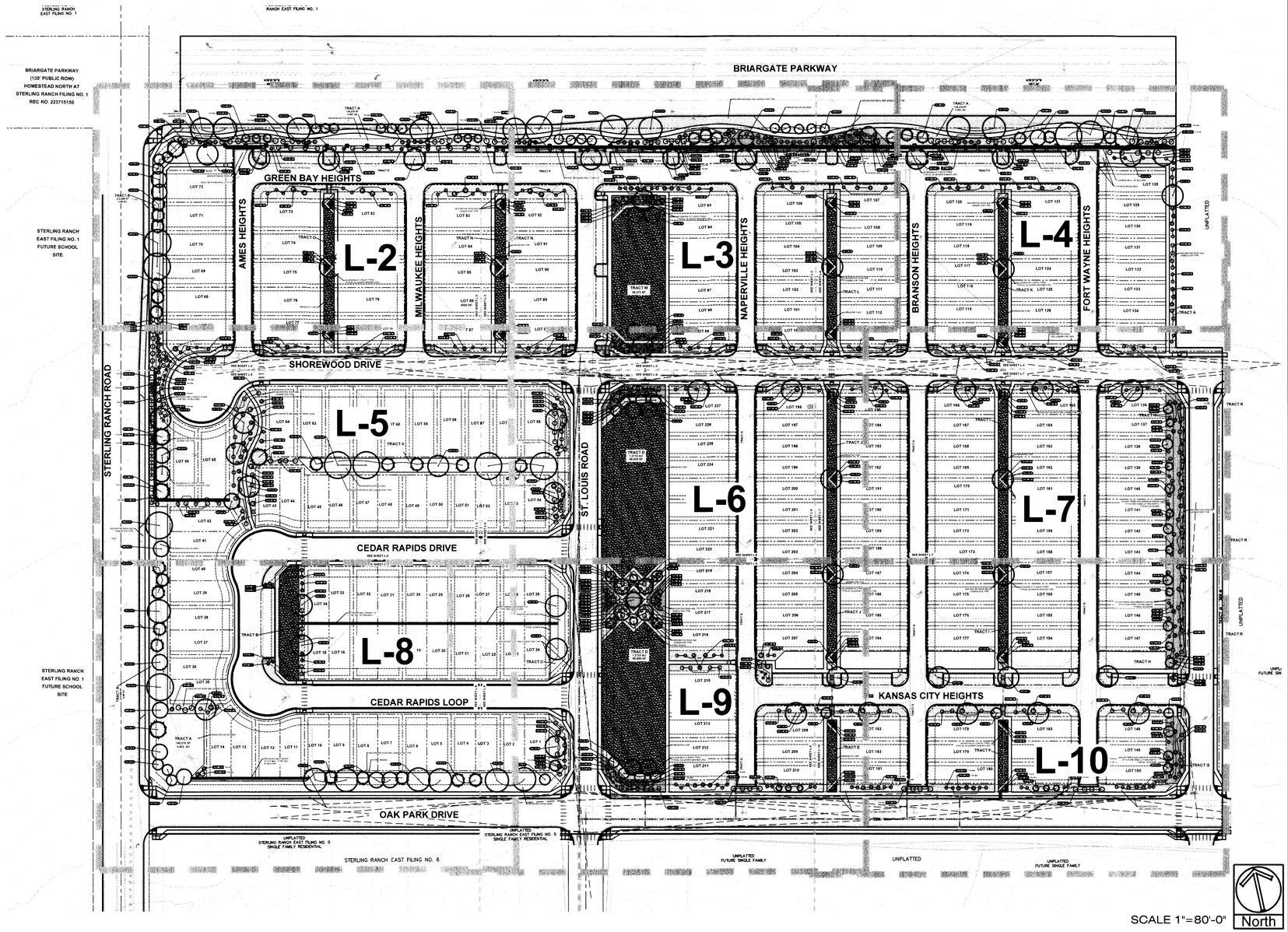
SITE CONDITIONS NOTE

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

1. 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.
2. 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.
3. SOD AREAS TO BE AMENDED WITH : 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL.

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0213

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

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

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 OVERALL LANDSCAPE PLAN
SHEET # L-1 19 OF 29

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Villages at Sterling Ranch

225028606 8
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 GROUNDCOVER LEGEND

5' 10' 15' 20' 30' SCALE 1"=20'-0"

North

BRIARGATE PARKWAY

TRACT A
148,218 SF
3.403 AC

IRRIGATED NATIVE SEED

DECORATIVE ROCK SEE LEGEND FOR TYPE

SCREEN WALL - BY BUILDER

GREEN BAY HEIGHTS

TRACT P
81,258 SF
1.865 AC
(Private Road)

SNOW STORAGE AREA

PROP. RETAINING WALL 2' HT.±

TRACT B
212,909 SF
4.89 AC

LOT 72
4500 SF

LOT 71
4000 SF

LOT 70
4000 SF

LOT 69
4000 SF

LOT 68
4000 SF

LOT 67
4000 SF

AMES HEIGHTS

LOT 73
4500 SF

LOT 82
4500 SF

TRACT O
9425 SF

LOT 74
4000 SF

LOT 81
4000 SF

LOT 75
4000 SF

LOT 80
4000 SF

NO EDGING AT 2 ROCK TYPES - TYPICAL AS SHOWN (DASHED LINE).

LOT 76
4000 SF

LOT 79
4000 SF

IRRIGATED TURF

LOT 77
4000 SF

STEEL EDGING

LOT 78
4000 SF

JANESVILLE HEIGHTS

LOT 83
4500 SF

TRACT N

LOT 84
4000 SF

LOT 85
4000 SF

LOT 86
4000 SF

LOT 87
4000 SF

SEE SHEET L-2

SEE SHEET L-3

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

SHOREWOOD DRIVE
(Public Res. collector)

SEE SHEET L-2

SEE SHEET L-5

RETAINING WALL HEIGHT 8' MAX.
(TYPE TBD - BY BUILDER).

DECORATIVE ROCK SEE LEGEND FOR TYPE

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
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1926 AEROPLAZA DRIVE
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SHEET # L-2 20 OF 29

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Villages at Sterling Ranch

22502.8 Sheet 8
4/8/2025

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

5' 10' 15' 20' 30'
SCALE 1"=20'-0"

North

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

BRIARGATE PARKWAY

DECORATIVE ROCK SEE LEGEND FOR TYPE
IRRIGATED NATIVE SEED
SCREEN WALL - BY BUILDER
GREEN BAY HEIGHTS
TRACT P 81,258 SF 1.865 AC (Private Road)
PROP. RETAINING WALL 7' MAX. HT.
STEEL EDGING
GREEN BAY HEIGHTS
TRACT P 81,258 SF 1.865 AC (Private Road)
PROP. RETAINING WALL 7' MAX. HT.

LOT 83 4500 SF
LOT 92 4500 SF
LOT 93 3342 SF
LOT 106 3343 SF
LOT 84 4000 SF
LOT 91 4000 SF
LOT 94 2865 SF
LOT 95 2865 SF
LOT 105 2865 SF
LOT 104 2865 SF
LOT 85 4000 SF
LOT 90 4000 SF
LOT 96 2865 SF
LOT 103 2865 SF
LOT 86 4000 SF
LOT 89 4000 SF
LOT 97 2865 SF
LOT 102 2865 SF
LOT 87 4000 SF
LOT 88 4000 SF
LOT 98 2865 SF
LOT 101 2865 SF
LOT 99 2865 SF
LOT 100 2865 SF

TRACT N 9425 SF
TRACT M 26,272 SF
TRACT L 9360 SF
TRACT Q 66,461 SF 1.581 AC (private road)

MILWAUKEE HEIGHTS (Public Road)
NAPERVILLE HEIGHTS

IRRIGATED TURF
NO EDGING AT 2 ROCK TYPES - TYPICAL AS SHOWN (DASHED LINE).

SEE SHEET L-2
SEE SHEET L-3
SEE SHEET L-4
SEE SHEET L-3
SEE SHEET L-6

SHOREWOOD DRIVE (Public Res. collector)
SHOREWOOD DRIVE (Public Res. collector)

7100 7098 7096 7094 7102

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0613

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SHEET # L-3 21 OF 29

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Villages at Sterling Ranch

225027868 4/8/2026

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West

PUD Development Plan & Preliminary Plan

SCALE 1"=20'-0"

North

BRIARGATE PARKWAY

TRACT A
148,218 SF
3.403 AC

DECORATIVE ROCK SEE LEGEND FOR TYPE

IRRIGATED NATIVE SEED

SCREEN WALL - BY BUILDER
GREEN BAY HEIGHTS

NO EDGING AT 2 ROCK TYPES - TYPICAL AS SHOWN (DASHED LINE).

TRACT P
81,258 SF
1.865 AC
(Private Road)

PROP. RETAINING WALL 7' MAX. HT.

SCREEN WALL - BY BUILDER

SNOW STORAGE AREA

UNPLATTED

LOT 106 3343 SF
LOT 107 3342 SF
LOT 108 2865 SF
LOT 109 2865 SF
LOT 110 2865 SF
LOT 111 2865 SF
LOT 112 2865 SF
LOT 113 2865 SF
LOT 105 2865 SF
LOT 104 2865 SF
LOT 103 2865 SF
LOT 102 2865 SF
LOT 101 2865 SF
LOT 100 2865 SF

TRACT L
9360 SF

IRRIGATED TURF

DECORATIVE ROCK SEE LEGEND FOR TYPE

SEE SHEET L-3

SEE SHEET L-4

LOT 120 3343 SF
LOT 121 3342 SF
LOT 119 2865 SF
LOT 122 2865 SF
LOT 118 2865 SF
LOT 123 2865 SF
LOT 117 2865 SF
LOT 124 2865 SF
LOT 116 2865 SF
LOT 125 2865 SF
LOT 115 2865 SF
LOT 126 2865 SF
LOT 114 2865 SF
LOT 127 2865 SF

TRACT K
9360 SF

NO EDGING AT 2 ROCK TYPES - TYPICAL AS SHOWN (DASHED LINE).

BRANSON HEIGHTS

TRACT Q
68,862 SF
1.581 AC
(private road)

LOT 128 3343 SF
LOT 129 2865 SF
LOT 130 2865 SF
LOT 131 2865 SF
LOT 132 2865 SF
LOT 134 2865 SF
LOT 135 2865 SF

FORT WAYNE HEIGHTS

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

TRACT A

SHOREWOOD DRIVE
(Public Res. collector)

SEE SHEET L-4

SEE SHEET L-7

7108 7106 7104 7102 7100 7098 7096

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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SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 ACROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

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-4 22 OF 29

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225028 Rev 8
4/8/2025

Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West

PUD Development Plan & Preliminary Plan

4000 SF

SHOREWOOD DRIVE
(Public Res. collector)

SEE SHEET L-2

SEE SHEET L-5

DECORATIVE ROCK SEE LEGEND FOR TYPE

RETAINING WALL HEIGHT 8' MAX. (TYPE TBD - BY BUILDER).

CONCRETE WALKWAY BY DEVELOPER

LOT 78 4000 SF

LOT 87 4000 SF

LOT 64 2800 SF

LOT 63 2800 SF

LOT 62 2800 SF

LOT 61 2800 SF

LOT 60 2800 SF

LOT 59 2800 SF

LOT 58 2800 SF

LOT 57 2800 SF

TRACT A
148,218 SF
3.403 AC

LOT 66 4316 SF

LOT 65 4712 SF

NO EDGING AT 2 ROCK TYPES - TYPICAL AS SHOWN (DASHED LINE).

IRRIGATED NATIVE SEED

DECORATIVE ROCK SEE LEGEND FOR TYPE

LOT 44 3069 SF

LOT 43 2830 SF

LOT 45 2800 SF

LOT 46 2800 SF

LOT 47 2800 SF

LOT 48 2800 SF

LOT 49 2800 SF

LOT 50 2800 SF

LOT 51 2800 SF

LOT 52 2800 SF

LOT 42 3622 SF

LOT 41 3039 SF

LOT 40 2832 SF

LOT 39 3088 SF

LOT 38 3150 SF

SEE SHEET L-5

SEE SHEET L-6

CEDAR RAPIDS LOOP
(Public Res. collector)

SEE SHEET L-5

SEE SHEET L-8

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

LOT 34 2800 SF

LOT 33 2800 SF

LOT 32 2800 SF

LOT 31 2800 SF

LOT 30 2800 SF

LOT 29 2800 SF

LOT 28 2800 SF

LOT 27 2800 SF

RETAINING WALL HEIGHT 2-4'. (TYPE TBD - BY BUILDER).

TRACT B
7745 SF

IRRIGATED TURF

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

CEDAR RAPIDS LOOP

5' 10' 15' 20' 30'

SCALE 1"=20'-0"

North

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0613

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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

DRAWN BY MB

DRAWING DESCRIPTION
FINAL LANDSCAPE PLAN

SHEET # L-5 23 OF 29

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Villages at Sterling Ranch

225028 Elder 4/8/2025

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West

PUD Development Plan & Preliminary Plan

LOT 87 4000 SF | LOT 88 4000 SF | LOT 100 2865 SF

SHOREWOOD DRIVE (Public Res. collector) | SHOREWOOD DRIV (Public Res. collector)

SEE SHEET L-3

SEE SHEET L-6

DECORATIVE ROCK SEE LEGEND FOR TYPE

LOT 58 2800 SF | LOT 57 2800 SF | LOT 56 2800 SF | LOT 55 2800 SF

LOT 51 2800 SF | LOT 52 2800 SF | LOT 53 2800 SF | LOT 54 2800 SF

LOT 28 2800 SF | LOT 27 2800 SF | LOT 26 2800 SF | LOT 25 2800 SF

CEDAR RAPIDS LOOP (Public Res. collector)

ST. LOUIS STREET (Public Road)

TRACT D 1.2733 AC 58,805 SF

LOT 227 2865 SF | LOT 226 2865 SF | LOT 225 2865 SF | LOT 224 2865 SF | LOT 223 2865 SF | LOT 222 2865 SF | LOT 221 2865 SF | LOT 220 2865 SF | LOT 219 2865 SF | LOT 218 2865 SF | LOT 217 2865 SF | LOT 216 3343 SF

STEEL EDGING

IRRIGATED TURF

RETAINING WALL HEIGHT 2-4' (TYPE TBD - BY BUILDER).

IRRIGATED NATIVE SEED

TRACT Q 68,862 SF 1.581 AC (private road)

NAPERVILLE HEIGHTS

TRACT N

LOT 196 2865 SF | LOT 197 2865 SF | LOT 198 2865 SF | LOT 199 2865 SF | LOT 200 2865 SF | LOT 201 2865 SF | LOT 202 2865 SF | LOT 203 2865 SF | LOT 204 2865 SF | LOT 205 2865 SF | LOT 206 2865 SF

TRACT J 21,329 SF

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

SEE SHEET L-5 | SEE SHEET L-6 | SEE SHEET L-7 | SEE SHEET L-9

NO EDGING AT 2 ROC TYPICAL AS SHOWN (

5' 10' 15' 20' 30' SCALE 1"=20'-0"

North

SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.637.0333

DATE	REVISION DESCRIPTION
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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

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FINAL LANDSCAPE PLAN

SHEET # L-6 24 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

225028686 4/8/2025

SHOREWOOD DRIVE (Public Res. collector)

SEE SHEET L-4

SEE SHEET L-7

SEE SHEET L-6

SEE SHEET L-10

DECORATIVE ROCK SEE LEGEND FOR TYPE

LOT 113 2865 SF

LOT 135 2865 SF

LOT 195 2865 SF

LOT 194 2865 SF

LOT 193 2865 SF

LOT 192 2865 SF

LOT 191 2865 SF

LOT 190 2865 SF

LOT 189 2865 SF

LOT 188 2865 SF

LOT 187 2865 SF

LOT 186 2865 SF

LOT 185 2865 SF

LOT 184

LOT 166 2865 SF

LOT 165 2865 SF

LOT 167 2865 SF

LOT 164 2865 SF

LOT 168 2865 SF

LOT 163 2865 SF

LOT 169 2865 SF

LOT 162 2865 SF

LOT 170 2865 SF

LOT 161 2865 SF

LOT 171 2865 SF

LOT 160 2865 SF

LOT 172 2865 SF

LOT 159 2865 SF

LOT 173 2865 SF

LOT 158 2865 SF

LOT 174 2865 SF

LOT 157 2865 SF

LOT 175 2865 SF

LOT 156 2865 SF

LOT 176 2865 SF

LOT 155 2865 SF

LOT 177

LOT 154

LOT 136 2865 SF

LOT 137 2865 SF

LOT 138 2865 SF

LOT 139 2865 SF

LOT 140 2865 SF

LOT 141 2865 SF

LOT 143 2865 SF

LOT 144 2865 SF

LOT 145 2865 SF

LOT 146 2865 SF

TRACT H 16,128 SF

TRACT I 21,329 SF

TRACT J 21,329 SF

TRACT O

TRACT P

TRACT Q 68,862 SF 1.581 AC (private road)

BRANSON HEIGHTS

FORT WAYNE HEIGHTS

INDIANAPOLIS ROAD

IRRIGATED TURF

STEEL EDGING

ADJUST TREES AND SHRUB AS NEEDED AT FUTURE HOME LOT WALKWAYS - TYPICAL AS SHOWN.

NO EDGING AT 2 ROCK TYPES - TYPICAL AS SHOWN (DASHED LINE).

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

5' 10' 15' 20' 30'

SCALE 1"=20'-0"

North

SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1905 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.570.0333

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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CLASSIC COMMUNITIES

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

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SHEET # L-7 25 OF 29

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Villages at Sterling Ranch

2250286868
4/8/2025

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

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

CEDAR RAPIDS LOOP
(Public Res. collector)

CEDAR RAPIDS LOOP
(Public Res. collector)

OAK PARK DRIVE

SEE SHEET L-5
SEE SHEET L-8
SEE SHEET L-8
SEE SHEET L-9

LOT 41
3039 SF
LOT 40
2832 SF
LOT 39
3088 SF
LOT 38
3150 SF
LOT 37
3144 SF
LOT 36
2915 SF
LOT 35
2896 SF
LOT 34
2800 SF
LOT 33
2800 SF
LOT 32
2800 SF
LOT 31
2800 SF
LOT 30
2800 SF
LOT 29
2800 SF
LOT 28
2800 SF
LOT 27
2800 SF
LOT 15
2800 SF
LOT 16
2800 SF
LOT 17
2800 SF
LOT 18
2800 SF
LOT 19
2800 SF
LOT 20
2800 SF
LOT 21
2800 SF
LOT 22
2800 SF
LOT 14
3607 SF
LOT 13
3068 SF
LOT 12
2830 SF
LOT 11
3069 SF
LOT 10
2800 SF
LOT 9
2800 SF
LOT 8
2800 SF
LOT 7
2800 SF
LOT 6
2800 SF
LOT 5
2800 SF
LOT 4
2800 SF
LOT 3
2800 SF

TRACT B
212,909 SF
4.89 AC
TRACT B
7745 SF
TRACT A
148,218 SF
3.403 AC

1-TAR LS
IRRIGATED NATIVE SEED
3-PON LS
1-ANM LS
2-PON LS
1-TAR LS
1-COH LS
* Tree Sub
1-JBJ LS
DECORATIVE ROCK SEE LEGEND FOR TYPE
* Tree Sub
3-SCL LS
1-ABM IL
1-PGS IL
3-POG IL
1-TAR LS
1-PIP LS
1-TAR LS
1-MSS LS
IRRIGATED NATIVE SEED
2-JBJ LS * Tree Sub
1-SCL LS * Tree Sub
2-MSS LS
1-TAR LS
2-POG IL
2-JUA IL
2-JUA MV
1-POA MV
5-FNP IL
1-ABM IL
RETAINING WALL HEIGHT 2-4'.
(TYPE TBD - BY BUILDER).
RETAINING
(TYPE TBD
IRRIGATED TURF
1-ABM IL
1-POA MV
2-JUA MV
2-JUA IL
2-POG IL
DECORATIVI
RETAINING WALL HEIGHT
2' TO 6' MAX (TYPE TBD -
BY BUILDER).
2-ANM LS
3-PON LS
2-TAR LS
DECORATIVE ROCK SEE LEGEND FOR TYPE
STEEL EDGING
2-ANM LS
2-PON LS
2-ANM LS
DECORATIVE ROCK SEE LEGEND FOR TYPE

7094 7092 7090 7088 7086 7084 7082 7085 7087 7089 7091 7093

UNPLATTED
STERLING RANCH EAST FILING NO. 5
SINGLE FAMILY RESIDENTIAL

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

5' 10' 15' 20' 30'
SCALE 1"=20'-0"
North

STERLING RA
S

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0613

DATE	REVISION DESCRIPTION
9/10/2024	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
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DRAWING DESCRIPTION FINAL LANDSCAPE PLAN
SHEET # L-8 26 OF 29

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Villages at Sterling Ranch

225028626
4/8/2025

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West

PUD Development Plan & Preliminary Plan

CEDAR RAPIDS LOOP
(Public Res. collector)

SEE SHEET L-8
SEE SHEET L-9

LOT 28 2800 SF
LOT 27 2800 SF
LOT 26 2800 SF
LOT 25 2800 SF
LOT 24 2800 SF
LOT 23 2800 SF
LOT 22 2800 SF
LOT 21 2800 SF
LOT 4 2800 SF
LOT 3 2800 SF
LOT 2 2800 SF
LOT 1 2800 SF

RETAINING WALL HEIGHT 2-4'
(TYPE TBD - BY BUILDER).
IRRIGATED NATIVE SEED
STEEL EDGING
DECORATIVE ROCK SEE LEGEND FOR TYPE

TRACT C
3729 SF

TRACT D
1.2733 AC
58,805 SF

ST. LOUIS STREET
(Public Road)

LOT 220 2865 SF
LOT 219 2865 SF
LOT 218 2865 SF
LOT 217 2865 SF
LOT 216 3343 SF
LOT 215 3342 SF
LOT 214 2865 SF
LOT 213 2865 SF
LOT 212 2865 SF
LOT 211 2865 SF

SEE SHEET L-6
SEE SHEET L-9

TRACT N
TRACT Q
68,862 SF
1.581 AC
(private road)

LOT 203 2865 SF
LOT 204 2865 SF
LOT 205 2865 SF
LOT 206 2865 SF
LOT 207 3342 SF
LOT 208 3342 SF
LOT 209 2865 SF
LOT 210 2865 SF

TRACT J
21,329 SF

TRACT E
7966 SF

KANSAS CITY HEIGHTS
NAPERVILLE HEIGHTS

SEE SHEET L-9
SEE SHEET L-10

IRRIGATED TURF
STEEL EDGING
NO EDGING AT 2 ROCK TYPES - TYPICAL AS SHOWN (DASHED LINE).
DECORATIVE ROCK SEE LEGEND FOR TYPE
NO EDGING AT 2 ROC TYPICAL AS SHOWN (

OAK PARK DRIVE

UNPLATTED
STERLING RANCH EAST FILING NO. 5
SINGLE FAMILY RESIDENTIAL

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

5' 10' 15' 20' 30'
SCALE 1"=20'-0"
North

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AERO PLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

DATE	REVISION DESCRIPTION
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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 FINAL LANDSCAPE PLAN
SHEET # L-9 27 OF 29

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Villages at Sterling Ranch

22502 8268 4/8/2025

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West

PUD Development Plan & Preliminary Plan

LOT 189 2865 SF

LOT 188 2865 SF

LOT 187 2865 SF

LOT 186 2865 SF

TRACT J 21,329 SF

LOT 185 2865 SF

LOT 184 3343 SF

IRRIGATED TURF

STEEL EDGING

6-CAA IL

1-PIM IL

3-PRS IL

1-ABM IL

1-MSS IL

DECORATIVE ROCK SEE LEGEND FOR TYPE

NO EDGING AT 2 ROCK TYPES - TYPICAL AS SHOWN (DASHED LINE).

1-GSH MV

SEE SHEET L-7

SEE SHEET L-10

LOT 173 2865 SF

LOT 174 2865 SF

LOT 175 2865 SF

LOT 176 2865 SF

TRACT I 21,329 SF

LOT 177 3342 SF

LOT 158 2865 SF

LOT 157 2865 SF

LOT 156 2865 SF

LOT 155 2865 SF

LOT 154 3343 SF

TRACT O

TRACT Q 68,862 SF 1.581 AC (private road)

TRACT P

7092

7090

7088

LOT 142 2865 SF

LOT 143 2865 SF

LOT 144 2865 SF

LOT 145 2865 SF

LOT 146 2865 SF

LOT 147 3342 SF

TRACT H 16,128 SF

2-POG IL

1-PIB LS

2-SPV IL

7-SPG IL

7-RGL IL

1-POG IL

1-PCR LS

ADJUST TREES AND SHRUB AS NEEDED AT FUTURE HOME LOT WALKWAYS - TYPICAL AS SHOWN.

1-JBJ IL

2-POG IL

1-SPV IL

2-JUA MV

1-POA MV

INDIANAPOLIS ROAD

7094

KANSAS CITY HEIGHTS

FORT WAYNE HEIGHTS

7086

7084

LOT 208 3342 SF

LOT 183 3343 SF

LOT 182 2865 SF

LOT 181 2865 SF

TRACT E 7966 SF

LOT 178 3342 SF

LOT 179 2865 SF

TRACT F 7966 SF

LOT 180 2865 SF

LOT 153 3343 SF

LOT 152 2865 SF

LOT 151 2865 SF

LOT 148 3342 SF

LOT 149 2865 SF

LOT 150 2865 SF

TRACT G 5296 SF

4-COP IL

1-JBM IL

4-PRS IL

6-CAA IL

1-PIM IL

1-MSS IL

1-ABM IL

3-JBJ LS

4-POA LS

6-CAA LS

1-PGS LS

2-PRS LS

3-JCJ LS

4-ABR LS

* Tree Sub

4-JBJ IL

1-ACT LS

1-SPV IL

3-RGL IL

3-SPG IL

1-PCR LS

1-CCH LS

2-POG IL

SEE SHEET L-9

SEE SHEET L-10

BRANSON HEIGHTS

OAK PARK DRIVE

DECORATIVE ROCK SEE LEGEND FOR TYPE

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

5' 15' 30' 10' 20' SCALE 1"=20'-0"

North

SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-597-0513

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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

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SHEET # L-10 28 OF 29

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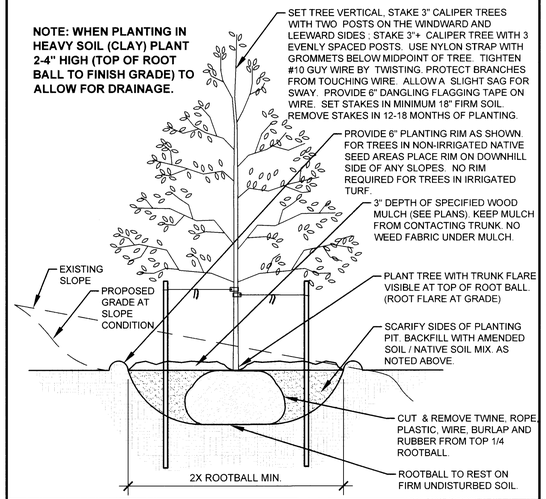
Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West

PUD Development Plan & Preliminary Plan

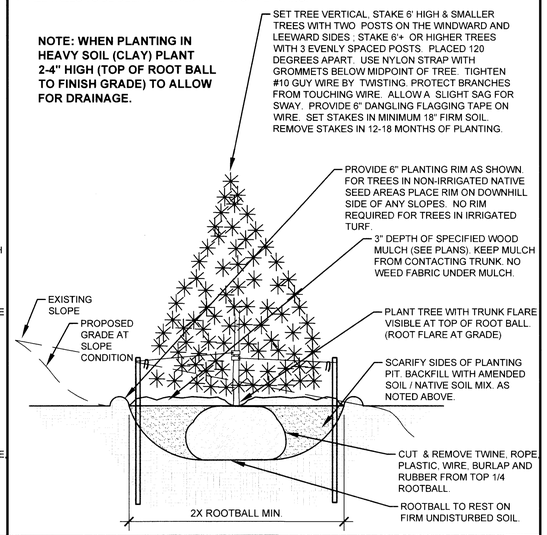
22502.81ole8
4/8/2025

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.



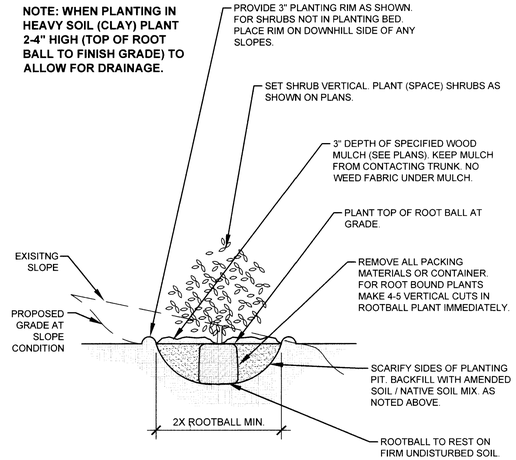
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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.



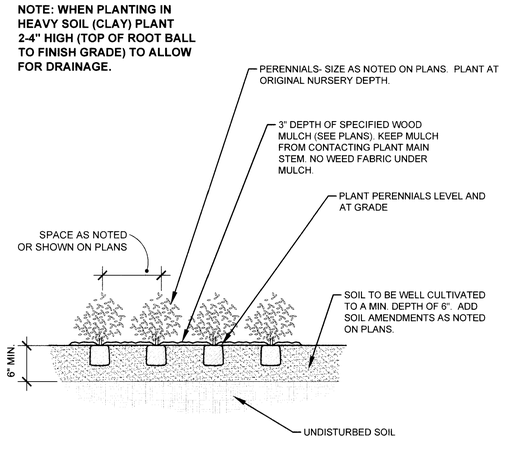
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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



C SHRUB PLANTING DETAIL
NOT TO SCALE

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



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

1. STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
2. REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
3. PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
4. 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.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
6. 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.
   -- HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
   -- IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

1. 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'S RECOMMENDATIONS.
2. SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
3. 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)
4. 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)
5. 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)
6. ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
7. CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
8. 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.
9. IF APPLICABLE :ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B' TOPSOIL OR EQUAL.
10. ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL . AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
11. 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 PERMITHRIN
-- 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.

--BUFFALOGRASS	25%
--GRAMA, BLUE	20%
--GRAMA, SIDEOATS	29%
--GREEN NEEDLEGRASS	5%
--WHEATGRASS, WESTERN	20%
--DROPSEED, 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%	--SWITCHGRASS	10%
--GRAMA, BLUE	10%	--PRAIRIE SANDREED	10%
--GREEN NEEDLEGRASS	10%	--YELLOW INDIANGRASS	10%
--WHEATGRASS WESTERN	20%	--GRAMA SIDEOATS	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 SMALL AREAS.

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

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

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

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
PLANTING DETAILS & NOTES
SHEET # L-11 29 OF 29

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