(5)Multiple Filings within Same Preliminary Plan or PUD. Multiple plat filings within the same preliminary plan or PUD area shall utilize sequential filing or phase numbers consistent with the name of the preliminary plan

7.2.5. Plat Naming and Number Conventions and Standards

Filing Nos 1,2,3 and 4

STERLING RANCH EAST PRELIMINARY PLAN ~~PHASE 1~~

this is multi -phased

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

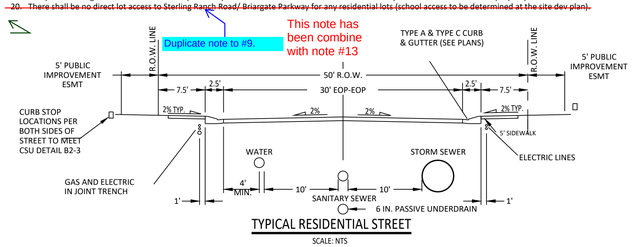
As discussed, project name is to remain: Sterling Ranch East Phase 1 Preliminary Plan

GENERAL NOTES

1. All sidewalks shown on development plan are to be 5' concrete unless otherwise specified.
2. The western portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone AE of the FEMA Floodplain Map No. 08041C0535G & 08041C0533G, dated December 7, 2018. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.
3. All trails to be non-motorized trails.
4. Trails labeled as "County Regional Trail" will be maintained by SRMD.
5. Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
6. Developer shall analyze the need to provide all necessary offsite road improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If offsite road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
7. All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
8. Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
9. Residential lots shall not have direct access to Briargate Parkway (Principal Arterial) or Sterling Ranch Road (Non-Residential Urban Collector).
10. 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.
11. The following utility providers will serve the Sterling Ranch East Preliminary Plan Phase 1 area:
    Water: Sterling Ranch Metropolitan District & FAWWA
    Wastewater: Sterling Ranch Metropolitan District
    Gas: Colorado Springs Utilities & Black Hills Energy where is the dividing line?
    Electric: Mountain View Electric Association, Inc.
12. The following reports have been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report
13. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
14. The District will build and maintain a noise wall along lots adjacent to Briargate Parkway and Sterling Ranch Road.
15. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
16. An avigation easement effecting the subject property and development will be recorded with the (is the)~~(on established by the)~~ subdivision plat. said easement shall be considered a public easement and is subject to the terms and conditions as specified in the instrument recorded under reception NO. 217069667 of the records of El Paso County, Colorado. All other easement or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
17. Upon accepting residency within Sterling Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Sterling Ranch lies within an Airport Overlay Zone and is located less than 9.5 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
18. 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 Soils, Geology and Geologic Hazard Study Report by Entech Engineering Inc., dated April 19, 2022 in file SP 22-004 available at the El Paso County Planning and Community Development Department
    - Potentially Unstable Slopes: Drainage along west portion of site, (Filing 1 Lots 68-71, 235-241, 252-256 and 184-201)
    - Flooding: Drainage along west portion of site
    - Seasonal Shallow Groundwater: (Filing 1 Lots 99-101 and 173-191)
    - Potentially Seasonal Shallow Groundwater:(Filing 2 Lots 6-7, 15-19, 37-40 and 86-99)
    -Floodplain
    -Expansive Soils
    -Areas of Ponded Water:
    -Artificial Fill
    -Hydrocompaction: (Filing 1 Lots 88-118, 139-147, 183-187, 215, and 216) (Filing 2 Lots 1-3, 20-36, 42-54, 59-68, 166, and 178-185) (Filing 3 Lots 99-104)
    -Areas of Erosion
    -Radon
    Potentially unstable slopes will be mitigated with regarding to slopes no greater than 4:1 and use of retaining walls per the recommendation of the soils report. This will be addressed with final design. In Areas of Shallow Groundwater: Due to shallow groundwater in the area, all foundations shall incorporate an underground drainage system. Under drains to be maintained by the District.
19. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot(use 5 feet for lots similar than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (the 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
20. ~~There shall be no direct lot access to Sterling Ranch Road/ Briargate Parkway for any residential lots (school access to be determined at the site dev plan).~~

Duplicate note to #9.

This note has been combine with note #13



TYPICAL RESIDENTIAL STREET

SCALE: NTS

delete this note 9 and leave note 20

deleted

provide details

noise wall along X roads to be installed by? owned by?

Concrete wall (shown adj to school tract) to be owned and installed by)

Note#13 regarding noise wall has been added. Details of noise wall shown on sheet 32

Water & Waste water is provided by FAWWA. CSU will provide gas south of Briargate. Black Hills Energy will provide gas north of Briargate.

Is this correct? I thought internal trails were maintained and owned by SRMD but dedicated trail easements were to County.

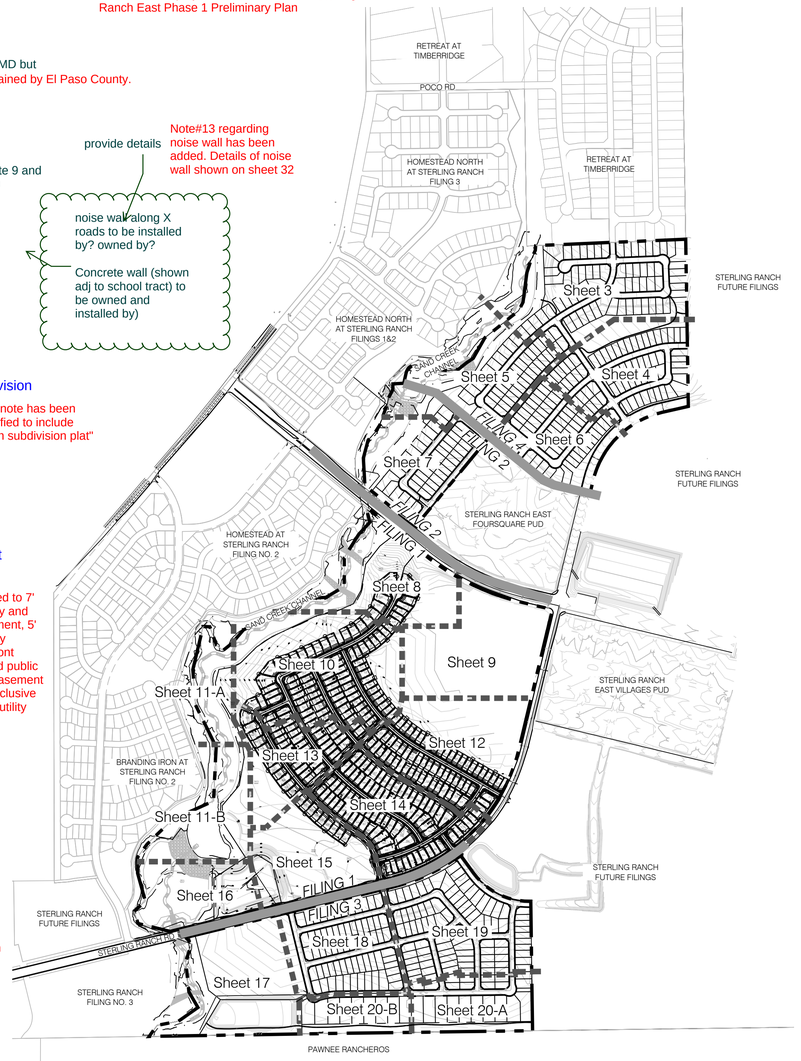
Trail will be maintained by El Paso County.

each subdivision plat?

This note has been modified to include "each subdivision plat"

delete what is not needed

Note is amended to 7' rear public utility and drainage easement, 5' side public utility easement, 5' front public utility and public improvement easement and addition exclusive 10' front public utility easement.



CONTEXT MAP / SHEET INDEX MAP

NORTH

filing 1 has a school site tract within it

Future school site has been added to Filing 1

FILING 1 TRACT TABLE

DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	1,246,347	28.61	Landscape, Park, 15 FT Maintenance Trail, Utilities, Sand Creek Channel, OS	Sterling Ranch Metro District & El Paso County
B	1,225,259	28.13	Landscape, OS, Community Park	Sterling Ranch Metro District & El Paso County
C	220,953	5.07	Landscape, Utilities, Detention	Sterling Ranch Metro District
D	5,559	0.13	Landscape, Utilities,	Sterling Ranch Metro District
E	5,972	0.14	Landscape, Utilities,	Sterling Ranch Metro District
F	3,980	0.09	Landscape, Utilities,	Sterling Ranch Metro District
G	16,855	0.39	Landscape	Sterling Ranch Metro District
H	12,664	0.29	Landscape	Sterling Ranch Metro District
I	4,735	0.11	Landscape	Sterling Ranch Metro District
Total Tract Area:	62.96			

FILING 2 TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	20,800	0.48	Landscape, Park, 15 FT Maintenance Trail, Utilities, Sand Creek Channel, OS	Sterling Ranch Metro District & El Paso County
B	262,516	6.03	Landscape, Park, OS	Sterling Ranch Metro District
C	26,580	0.61	Landscape, Utilities	Sterling Ranch Metro District
Total Tract Area:	7.11			

FUTURE SCHOOL FILING

Filing	Area (SF)	Area (AC)	Use	Ownership/Maintenance
1	1,677,060	38.50	Future School Site	To be dedicated to D20
Total Tract Area:	38.50			

FILING 3 TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	15,432	0.35	Landscape, Utilities	Sterling Ranch Metro District
B	18,125	0.42	Landscape, Utilities	Sterling Ranch Metro District
C	3,945	0.09	Landscape, Utilities	Sterling Ranch Metro District
D	151,510	3.48	Landscape, Utilities, Trail, Buffer	Sterling Ranch Metro District
E	151,513	3.48	Landscape, OS, 15 FT County Maintenance Trail, Utilities	Sterling Ranch Metro District & El Paso County
F	516,622	11.86	Future School Site, Elementary	To be dedicated to D20
G	229,126	5.26	Regional Detention	Sterling Ranch Metro District
Total Tract Area:	24.94			

correct- thank you for including school site as tract in tract table.

FILING 4 TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	259,167	5.95	Sand Creek Channel, 15 FT Maintenance Trail, Utilities, OS	Sterling Ranch Metro District & El Paso County
B	25,993	0.60	Landscape, OS	Sterling Ranch Metro District
C	199,318	4.60	Landscape, Park, Utilties	Sterling Ranch Metro District
D	5,200	0.12	Landscape	Sterling Ranch Metro District
E	12,417	0.29	Landscape, Utilities	Sterling Ranch Metro District
F	47,692	1.09	Landscape, Utilities, OS	Sterling Ranch Metro District
G	43,717	1.00	Landscape, OS	Sterling Ranch Metro District
Total Tract Area:	13.65			

(C)Lot Numbering. (1)Sequential Numbering. The numbering of lots shall follow a sequential numbering pattern.

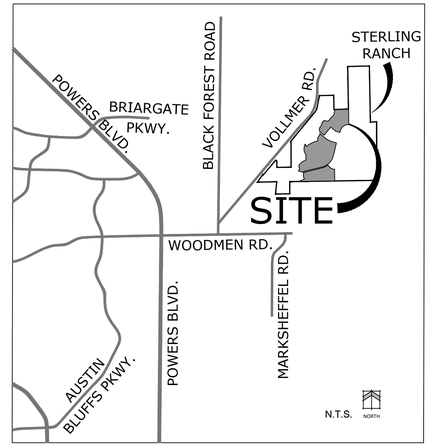
(4)Common Area Tracts Labeled. Tracts that are common open space for the subdivision shall be labeled "Common Area Tract" followed by a consecutive letter designation beginning with "A".

Per section 7.2.5 relates to plats not preliminary plans

just like lot numbers are 1-700, tracts should be A through Z. Not three A tracts. Its fine to have a-g in first chart then , h-k in second etc...

Per section 7.2.5 tracts have been labeled A-Z per Filing and lots have been labeled per plat filing

VICINITY MAP



SITE DATA

Tax ID Numbers:	5200000547, 5228000038, 5228000037, 5233000016, 5233000017, 5233000018, 5200000554, 5200000552, 5200000553 & 5233000015
Total Area:	320.728 Acres
Development Schedule:	Spring 2023
Sketch Plan:	SKP 22-004 (under review)
Current Zoning:	RR-5
Proposed Zoning:	RS-5000 & RR-0.5
Current Use:	Agriculture Grazing/Vacant
Proposed Use:	Single Family Residential
Proposed Gross Density:	2.4 DU/AC (761 Lots / 321.374 AC)
Proposed Net Density:	5.6 DU/AC (761 Lots / 134.54 AC)
Landscape Setbacks:	
Briargate Parkway:	25 FT
Sterling Ranch Road:	10 FT

Acreage has been corrected to 320.73AC

ZONE DIMENSIONAL STANDARDS

Zone	Min. Lot Size	Max. Building Height	Max Lot Coverage	Minimum Lot Width at front setback line	Front Building Setback	Side Building Setback	Rear Building Setback
RS-5000	5,000 SF	30'	40% / 45%	50'	25'	5'	25'
RR-0.5	21,780 SF	30'	None	100'	25'	10'	25'

LAND USE DATA TABLE

how many total tracts (school is a tract and water should be accounted for in school tracts)

School sites are in Two Tracts. This has been added. The WSIS submitted on 10.19.22 accounts for school tracts

LAND USE	ACRES	% OF LAND
SINGLE FAMILY	134.54	42 %
ROAD R.O.W	39.09	12 %
COMMUNITY PARK	29.31	9 %
NEIGHBORHOOD PARK / OPEN SPACE / DRAINAGE	57.16	18 %
DRAINAGE/DETENTION	10.33	3 %
FUTURE SCHOOLS	50.3	16 %

total acreage of prelim plan

Total acreage has been added.

PROJECT TEAM

OWNER: Classic SRJ Land, LLC
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921
719.592.9333

APPLICANT: N.E.S. Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
719.471.0073

SHEET INDEX

Sheet 1	Cover Sheet
Sheet 2	Legal Boundary & Adjacent Owners Exhibit
Sheet 3	Preliminary Site Plan
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Sheet 5	Preliminary Site Plan
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Sheet 22	Preliminary Grading & Utility Plan
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Sheet 27	Preliminary Grading & Utility Plan
Sheet 28	Preliminary Grading & Utility Plan
Sheet 29	Preliminary Grading & Utility Plan
Sheet 30	Preliminary Grading & Utility Plan
Sheet 31	Preliminary Grading & Utility Plan
Sheet 32	Landscape Notes & Details
Sheet 33	Landscape Plan
Sheet 34	Landscape Plan
Sheet 35	Landscape Plan
Sheet 36	Site Constraints Exhibit

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

COVER SHEET

SHEET NUMBER

1

1 OF 36

PLAN FILE #

SP-22-004

P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [COVER-1] 12/9/2022 1:28:48 PM Jennifer Shagin

STERLING RANCH EAST PRELIMINARY PLAN PHASE 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

LEGAL DESCRIPTION

LEGAL DESCRIPTION: STERLING RANCH EAST PHASE I PRELIMINARY PLAN

THREE (3) PARCELS OF LAND BEING A PORTION OF SECTIONS 27, 28, 33 AND 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

PARCEL 1

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S11°58'16"W, A DISTANCE OF 7251.57 FEET TO THE POINT OF BEGINNING;

THENCE N76°19'20"E, A DISTANCE OF 1779.03 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 23°26'56", A RADIUS OF 1540.00 FEET AND A DISTANCE OF 630.26 FEET TO A POINT ON CURVE;
THENCE S36°12'00"E, A DISTANCE OF 188.74 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°34'00", A RADIUS OF 575.00 FEET AND A DISTANCE OF 547.61 FEET TO A POINT OF TANGENT;
THENCE N89°14'00"E, A DISTANCE OF 7.06 FEET;
THENCE S00°46'00"E, A DISTANCE OF 1085.87 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 166.30 FEET TO THE SOUTHEAST CORNER OF SECTION 33 OF SAID TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. S89°13'48"W, A DISTANCE OF 1401.41 FEET;
2. S89°04'30"W, A DISTANCE OF 1646.85 FEET TO THE SOUTHWESTERLY CORNER OF STERLING RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 222714995;

THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 3 THE FOLLOWING SEVEN (7) COURSES:

1. N35°56'43"E, A DISTANCE OF 113.88 FEET;
2. N78°47'17"E, A DISTANCE OF 182.32 FEET;
3. N54°45'26"E, A DISTANCE OF 199.63 FEET;
4. N30°01'21"W, A DISTANCE OF 151.07 FEET;
5. N05°59'16"W, A DISTANCE OF 253.00 FEET;
6. N17°59'13"E, A DISTANCE OF 156.80 FEET;
7. N40°32'14"W, A DISTANCE OF 55.23 FEET;

THENCE N13°40'40"W, A DISTANCE OF 15.90 TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 74.738 ACRES.

PARCEL 2

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S02°29'39"E, A DISTANCE OF 3615.96 FEET TO THE POINT OF BEGINNING;

THENCE S50°26'12"E, A DISTANCE OF 400.80 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 26°05'19", A RADIUS OF 2065.000 FEET AND A DISTANCE OF 940.26 FEET TO A POINT OF TANGENT;
THENCE S76°31'31"E, A DISTANCE OF 232.57 FEET;
THENCE S31°31'31"E, A DISTANCE OF 49.50 FEET;
THENCE S13°28'29"W, A DISTANCE OF 1168.84 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 62°50'51", A RADIUS OF 1460.00 FEET AND A DISTANCE OF 1601.47 FEET TO A POINT OF TANGENT;
THENCE S76°19'20"W, A DISTANCE OF 1779.03 FEET;
THENCE N13°40'40"W, A DISTANCE OF 44.22 FEET;
THENCE N58°40'40"W, A DISTANCE OF 19.87 FEET;
THENCE S70°06'35"W, A DISTANCE OF 170.61 FEET;
THENCE S01°19'20"W, A DISTANCE OF 7.43 FEET TO A POINT ON THE EASTERLY BOUNDARY OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714161;

THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 1 THE FOLLOWING TWENTY-FIVE (25) COURSES:

1. N76°13'42"W, A DISTANCE OF 207.54 FEET;
2. N17°53'47"W, A DISTANCE OF 105.91 FEET;
3. N46°52'24"E, A DISTANCE OF 128.28 FEET;
4. N15°27'56"W, A DISTANCE OF 241.77 FEET;
5. N00°53'19"W, A DISTANCE OF 131.63 FEET;
6. N35°47'33"E, A DISTANCE OF 139.61 FEET;
7. N46°04'45"E, A DISTANCE OF 252.38 FEET;
8. N60°18'33"E, A DISTANCE OF 166.84 FEET;
9. N65°39'18"E, A DISTANCE OF 252.42 FEET;
10. N02°44'27"E, A DISTANCE OF 452.46 FEET;
11. N26°06'12"W, A DISTANCE OF 393.42 FEET;
12. N04°22'24"W, A DISTANCE OF 296.69 FEET;
13. N13°28'59"E, A DISTANCE OF 371.46 FEET;
14. S88°53'18"E, A DISTANCE OF 56.14 FEET;
15. S19°39'33"E, A DISTANCE OF 163.51 FEET;
16. S50°40'25"E, A DISTANCE OF 72.52 FEET;
17. N50°58'40"E, A DISTANCE OF 94.24 FEET;
18. N40°27'16"E, A DISTANCE OF 150.60 FEET;
19. N65°02'48"E, A DISTANCE OF 632.56 FEET;
20. N87°30'37"E, A DISTANCE OF 117.08 FEET;
21. N59°31'52"E, A DISTANCE OF 178.71 FEET;
22. N00°14'13"E, A DISTANCE OF 243.48 FEET;
23. N31°50'18"E, A DISTANCE OF 229.19 FEET;
24. N42°37'17"E, A DISTANCE OF 138.57 FEET;
25. N14°40'14"W, A DISTANCE OF 12.64 FEET;

THENCE S79°19'20"E, A DISTANCE OF 122.46 FEET;
THENCE N39°33'48"E, A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 161.525 ACRES.

PARCEL 3

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE SOUTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

1. N89°08'28"E, A DISTANCE OF 1326.68 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28;
2. S00°53'18"E, A DISTANCE OF 1316.78 FEET;
3. N87°35'00"E, A DISTANCE OF 73.64 FEET TO THE POINT OF BEGINNING;

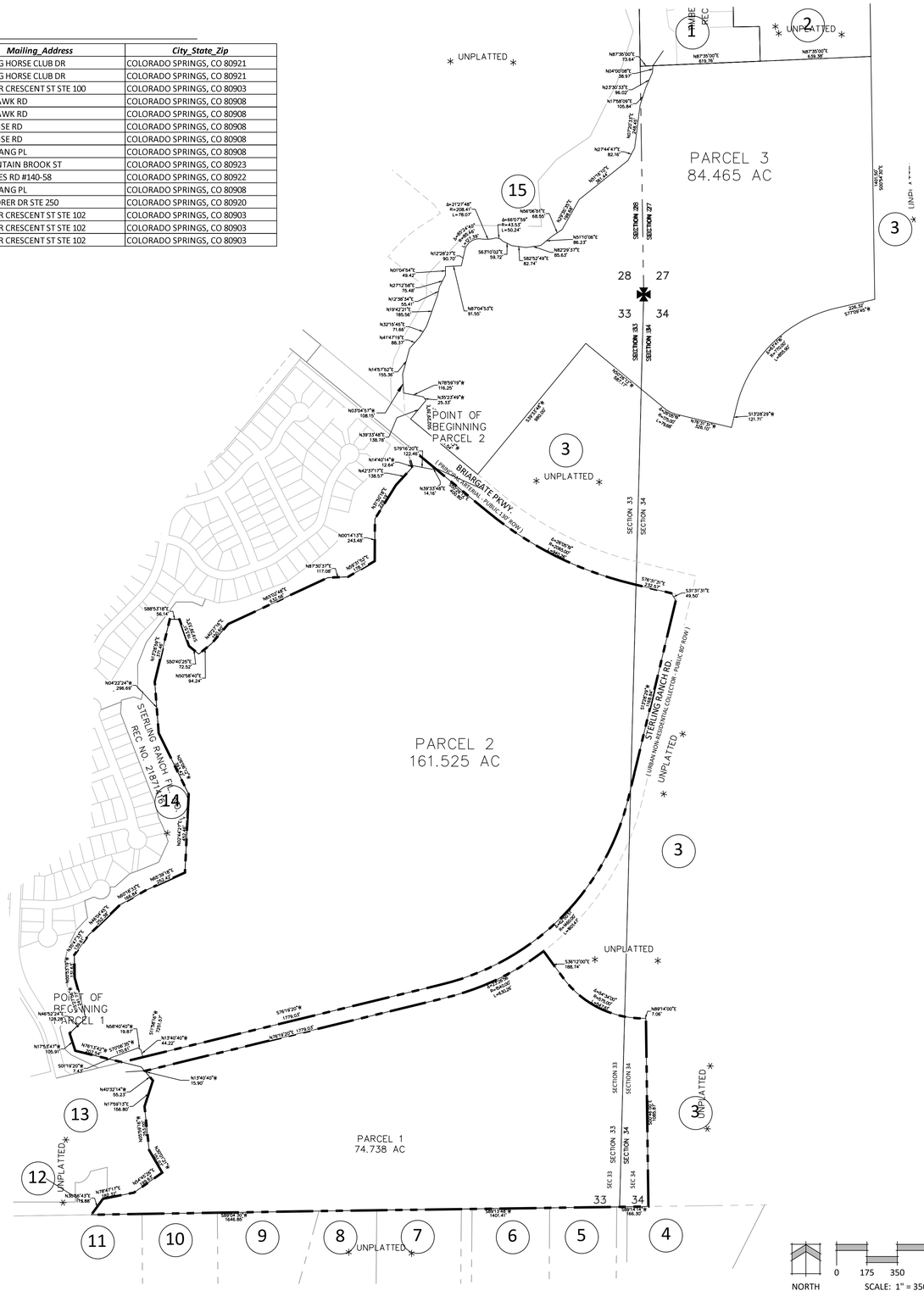
THENCE CONTINUING N87°35'00"E, ON THE SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1, A DISTANCE OF 619.76 FEET;
THENCE CONTINUING N87°35'00"E, A DISTANCE OF 639.38 FEET;
THENCE S00°54'30"E, A DISTANCE OF 1401.50 FEET;
THENCE S77°09'45"W, A DISTANCE OF 226.32 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 63°41'16", A RADIUS OF 770.00 FEET AND A DISTANCE OF 855.90 FEET TO A POINT OF TANGENT;
THENCE S13°28'29"W, A DISTANCE OF 121.71 FEET;
THENCE N76°31'31"W, A DISTANCE OF 326.10 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 26°05'19", A RADIUS OF 175.00 FEET AND A DISTANCE OF 79.68 FEET TO A POINT OF TANGENT;
THENCE N50°26'12"W, A DISTANCE OF 587.17 FEET;
THENCE S39°33'48"W, A DISTANCE OF 980.00 FEET;
THENCE N50°26'12"W, A DISTANCE OF 501.54 FEET;
THENCE N39°33'48"E, A DISTANCE OF 138.78 FEET;
THENCE N35°23'49"W, A DISTANCE OF 25.33 FEET;
THENCE N78°59'19"W, A DISTANCE OF 116.25 FEET;
THENCE N03°04'57"W, A DISTANCE OF108.15 FEET;
THENCE N14°57'52"E, A DISTANCE OF 155.36 FEET;
THENCE N41°47'19"E, A DISTANCE OF 88.37 FEET;
THENCE N32°15'45"E, A DISTANCE OF 71.66 FEET;
THENCE N19°42'21"E, A DISTANCE OF 185.56 FEET;
THENCE N12°38'34"E, A DISTANCE OF 55.41 FEET;
THENCE N27°12'58"E, A DISTANCE OF 75.48 FEET;
THENCE N01°04'54"E, A DISTANCE OF 49.42 FEET;
THENCE N87°04'53"E, A DISTANCE OF 91.55 FEET;
THENCE N12°28'27"E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 85°24'40", A RADIUS OF 85.46 FEET AND A DISTANCE OF 127.39 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°27'48", A RADIUS OF 208.41 FEET AND A DISTANCE OF 78.07 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 66°07'59", A RADIUS OF 43.53 FEET AND A DISTANCE OF 50.24 FEET TO A POINT ON CURVE;
THENCE S63°10'02"E, A DISTANCE OF 59.72 FEET;
THENCE S82°52'49"E, A DISTANCE OF 82.74 FEET;
THENCE N82°29'37"E, A DISTANCE OF 85.63 FEET;
THENCE N51°10'06"E, A DISTANCE OF 86.23 FEET;
THENCE N56°06'51"E, A DISTANCE OF 68.55 FEET;
THENCE N29°35'35"E, A DISTANCE OF 198.68 FEET;
THENCE N51°16'10"E, A DISTANCE OF 361.44 FEET;
THENCE N27°44'47"E, A DISTANCE OF 82.16 FEET;
THENCE N07°20'33"E, A DISTANCE OF 248.45 FEET;
THENCE N17°58'09"E, A DISTANCE OF 105.84 FEET;
THENCE N23°33'33"E, A DISTANCE OF 96.02 FEET;
THENCE N04°00'08"E, A DISTANCE OF 38.97 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 84.465 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 320.728 ACRES.

ADJACENT OWNERS

AutoMergeField	Name	Mailing_Address	City_State_Zip
1	TIMBERRIDGE DEVELOPMENT GROUP LLC	2138 FLYING HORSE CLUB DR	COLORADO SPRINGS, CO 80921
2	TIMBERRIDGE DEVELOPMENT GROUP LLC	2138 FLYING HORSE CLUB DR	COLORADO SPRINGS, CO 80921
3	CLASSIC SRJ LAND LLC	20 BOULDER CRESCENT ST STE 100	COLORADO SPRINGS, CO 80903
4	KRUGER MATTHEW ADAM	8515 MOHAWK RD	COLORADO SPRINGS, CO 80908
5	GROVEN DONALD R	8450 MOHAWK RD	COLORADO SPRINGS, CO 80908
6	ERICKSON STASIA	8465 COCHISE RD	COLORADO SPRINGS, CO 80908
7	JOHNSON GARY D	8460 COCHISE RD	COLORADO SPRINGS, CO 80908
8	EVANS PROPERTY TRUST	8440 MUSTANG PL	COLORADO SPRINGS, CO 80908
9	NGUYEN DUY Q	6152 MOUNTAIN BROOK ST	COLORADO SPRINGS, CO 80923
10	MASON LLC	7702 BARNES RD #140-58	COLORADO SPRINGS, CO 80922
11	HOEPNER MARY J	8250 MUSTANG PL	COLORADO SPRINGS, CO 80908
12	CHALLENGER COMMUNITIES LLC	8605 EXPLORER DR STE 250	COLORADO SPRINGS, CO 80920
13	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS, CO 80903
14	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS, CO 80903
15	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS, CO 80903



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PLANNER / LANDSCAPE ARCHITECT

3S ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	COUNTY COMMENTS

ISSUE / REVISION

SHEET TITLE

LEGAL BOUNDARY EXHIBIT & ADJACENT OWNERS

SHEET NUMBER

2

2 OF 36

PLAN FILE #

SP-22-004

P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP Sheet 2 & 47.dwg [LEGAL-2] 12/8/2022 3:38:43 PM Jennifer Shapin

STERLING RANCH EAST PRELIMINARY PLAN PHASE 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

Where does access road go? Does it just stop?

This will connect with TimberRidge to the North

Include BFE's for floodplain

BFE's are shown in grading sheets

labeled as 5' concrete walk

Label

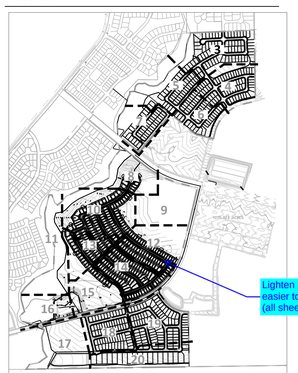
Label fence labeled

Label fence labeled

Lighten proposed lots so easier to see matchlines (all sheets)

This has been lightened on all sheets

KEY MAP



Provide approximate centerline grades for roads	shown on updated plan.
Label curb & gutter type as noted on typical section on cover sheet	Labeled on grading sheets
Show all constraints & features from Figure 1 of soils & geology report (sw, w, psw & pu areas)	Shown on Sheet 36
Ensure all easements, etc from title work are shown & labeled.	Easements are shown and labeled
Label all contours. Differentiate between existing and proposed. Cannot tell which is which.	Existing contours are shown as dashed. Proposed contours are shown as continuous

NORTH

0 25 50 100

SCALE: 1" = 50'

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PLANNER / LANDSCAPE ARCHITECT

JD ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

3

3 OF 36

PCAN FILE #

SP-22-004

P:\Classic\2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 3] 12/8/2022 5:09:10 PM Jennifer Shapiro

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

KEY MAP

TRACT C
199,318 SF

3 RAIL FENCE

MATCHLINE A
MATCHLINE A

5 FT TRAIL

REDMOND WY.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT

CORVALLIS TER.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT

SPOKANE VALLEY WY.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT

VANCOUVER ST.
(RESIDENTIAL - PUBLIC 60' ROW)
ASPHALT

SEATTLE LN.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT

STERLING RANCH RD.
(URBAN NON-RESIDENTIAL COLLECTOR - PUBLIC 80' ROW)
ASPHALT

5 FT CONCRETE SIDEWALK TYP.

6' CONCRETE SLAT WALL

TRACT D 2,300 SF

TRACT E 12,417 SF

LOT 201 5,931 SF
LOT 202 5,931 SF
LOT 203 5,931 SF
LOT 204 5,931 SF
LOT 205 5,931 SF
LOT 206 7,619 SF
LOT 178 7,814 SF
LOT 179 7,131 SF
LOT 180 5,942 SF
LOT 181 5,942 SF
LOT 182 5,942 SF
LOT 183 5,987 SF
LOT 200 5,954 SF
LOT 173 5,944 SF
LOT 174 7,149 SF
LOT 175 7,149 SF
LOT 176 7,149 SF
LOT 177 8,456 SF
LOT 152 7,371 SF
LOT 153 6,466 SF
LOT 154 5,980 SF
LOT 155 6,409 SF
LOT 156 5,965 SF
LOT 101 6,616 SF
LOT 102 7,900 SF
LOT 103 6,347 SF
LOT 104 7,617 SF
LOT 105 6,347 SF
LOT 106 7,617 SF
LOT 107 6,180 SF
LOT 108 6,207 SF
LOT 109 6,342 SF
LOT 110 7,903 SF
LOT 111 13,610 SF
LOT 112 9,874 SF
LOT 113 6,982 SF
LOT 114 7,000 SF
LOT 115 7,010 SF
LOT 116 8,568 SF
LOT 117 7,800 SF
LOT 118 6,500 SF
LOT 119 6,965 SF
LOT 120 7,151 SF
LOT 121 7,016 SF
LOT 122 6,780 SF
LOT 123 6,500 SF
LOT 124 6,500 SF
LOT 125 6,717 SF
LOT 126 6,880 SF
LOT 127 6,833 SF
LOT 128 6,722 SF
LOT 129 6,731 SF
LOT 130 6,898 SF
LOT 131 6,865 SF
LOT 132 6,991 SF
LOT 133 5,963 SF
LOT 134 6,269 SF
LOT 135 5,963 SF
LOT 136 5,963 SF
LOT 137 5,963 SF
LOT 138 5,963 SF
LOT 139 5,869 SF
LOT 140 5,800 SF
LOT 141 6,960 SF
LOT 142 7,978 SF
LOT 143 7,741 SF
LOT 144 5,800 SF
LOT 145 5,800 SF
LOT 146 5,951 SF
LOT 147 5,980 SF
LOT 148 5,980 SF
LOT 149 5,980 SF
LOT 150 5,980 SF
LOT 151 5,980 SF

Label fence
labeled

ZONE: RR-5
USE: VACANT
OWNER: CLASSIC SRJ LAND LLC
SUB: UNPLATTED

Label all easements (all sheets)
labeled at 15' MVEA easement

These dashed lines are part of Project number CDR 20-001

Reference plan set for Sterling Ranch Road

Project number has been added.

Label Fence
Labeled

ZONE: RR-5
USE: VACANT
OWNER: MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP
SUB: UNPLATTED

NORTH

0 25 50 100
SCALE: 1" = 50'

N.E.S. Inc.
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PLANNER / LANDSCAPE ARCHITECT

JD ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

4

4 OF 36

PCRN FILE #

SP-22-004

P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 4] 12/8/2022 5:10:03 PM Jennifer Shagin

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

KEY MAP

ZONE: RS-6000
USE: VACANT
OWNER: SR LAND LLC
SUB: UNPLATTED

WETLANDS

SAND CREEK CHANNEL
IMPROVEMENTS ARE UNDER PCD
PROJECT NO. CDR-20-004

15 FT MAINTENANCE ROAD

100 YR. FLOODPLAIN

3 RAIL FENCE

5 FT CONCRETE SIDEWALK TYP.

TRACT A
258,398 SF

TRACT C
26,580 SF

TRACT G
43,717 SF

FILING NO. 3

FILING NO. 1

PHASE LINE

BISON VALLEY TRL
(RESIDENTIAL - PUBLIC 56' ROW)
ASPHALT

REDMOND WY.
(RESIDENTIAL - PUBLIC 56' ROW)
ASPHALT

TIGARD CT
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT

IDAHO FALLS DR
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT

Per coversheet, these are Filings No. 4 & No. 2. Please revise and update appropriate sheets & overlapping text

This has been updated.

Label fence labeled

Label fence labeled

Add match line labels

This has been updated.

F No. 4 & No. 2 per cover sheet

2015 has been updated.

NORTH

0 25 50 100

SCALE: 1" = 50'

P:\Classic\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 5] 12/8/2022 5:11:24 PM Jennifer Shagin

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PLANNER / LANDSCAPE ARCHITECT

JD ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

5

5 OF 36

PLAN FILE #

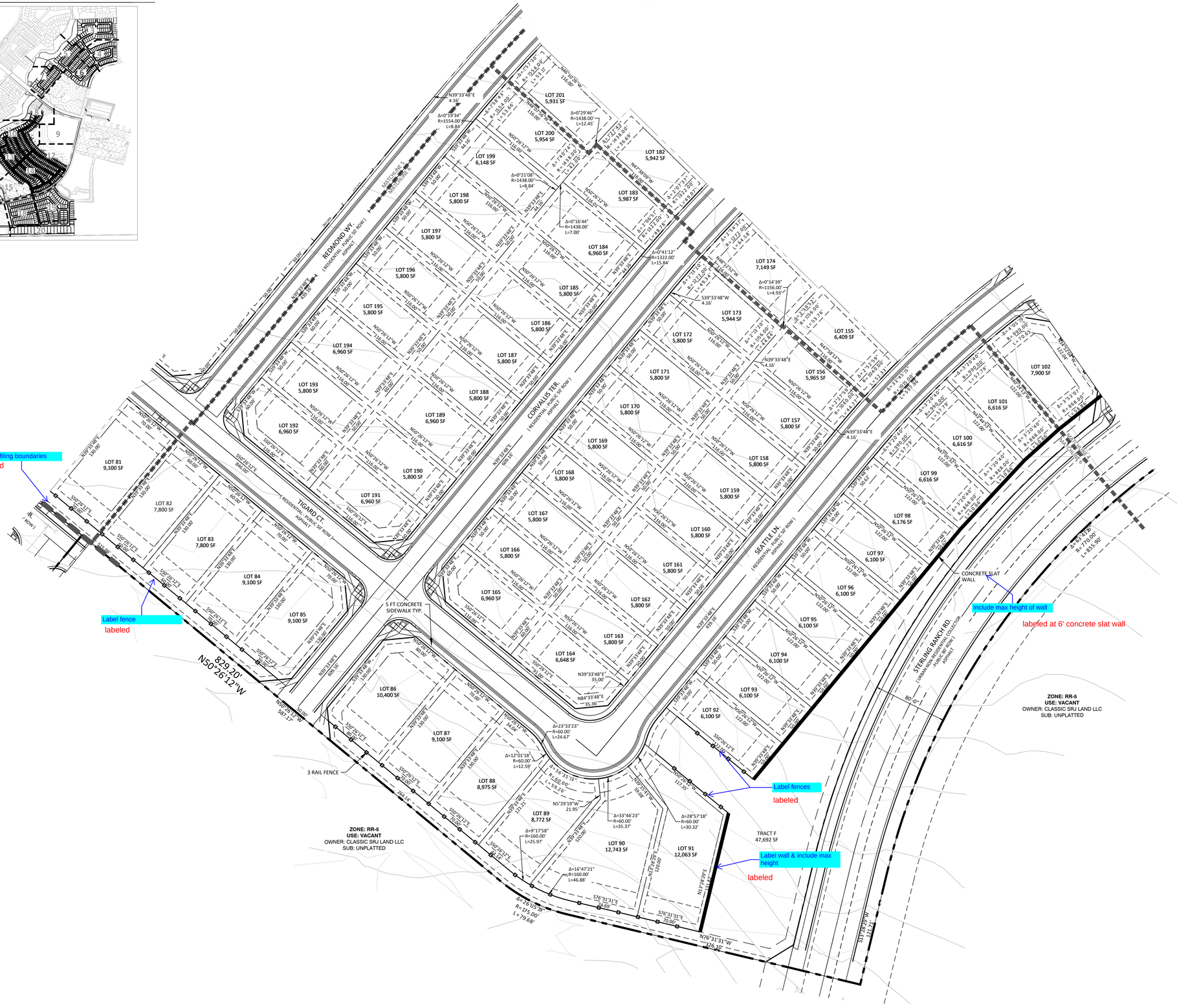
SP-22-004

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

KEY MAP



NORTH

0 25 50 100

SCALE: 1" = 50'

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PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE:	06.10.2022
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

6

6 OF 36

PCAN FILE #

SP-22-004

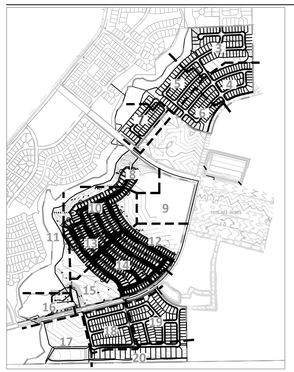
P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 6] 12/8/2022 5:12:13 PM Jennifer Shagin

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

KEY MAP



Include BFE's for floodplain

BFE's are shown on grading sheets included with this submittal

Per cover sheet, boundary between Filing No. 4 & No. 2

Updated to show Filing 4 and Filing 2

Include max height of wall

Label filing boundaries shown as Filing 1 and Filing 1

labeled as 6' concrete slat wall

Reference plan set for Briargate Parkway

Project no. CDR 20-001 has been added

NORTH

0 25 50 100

SCALE: 1" = 50'

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LANDSCAPE ARCHITECT

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

PRELIMINARY SITE PLAN

SHEET TITLE

7

SHEET NUMBER

7 OF 36

PLAN FILE #

SP-22-004

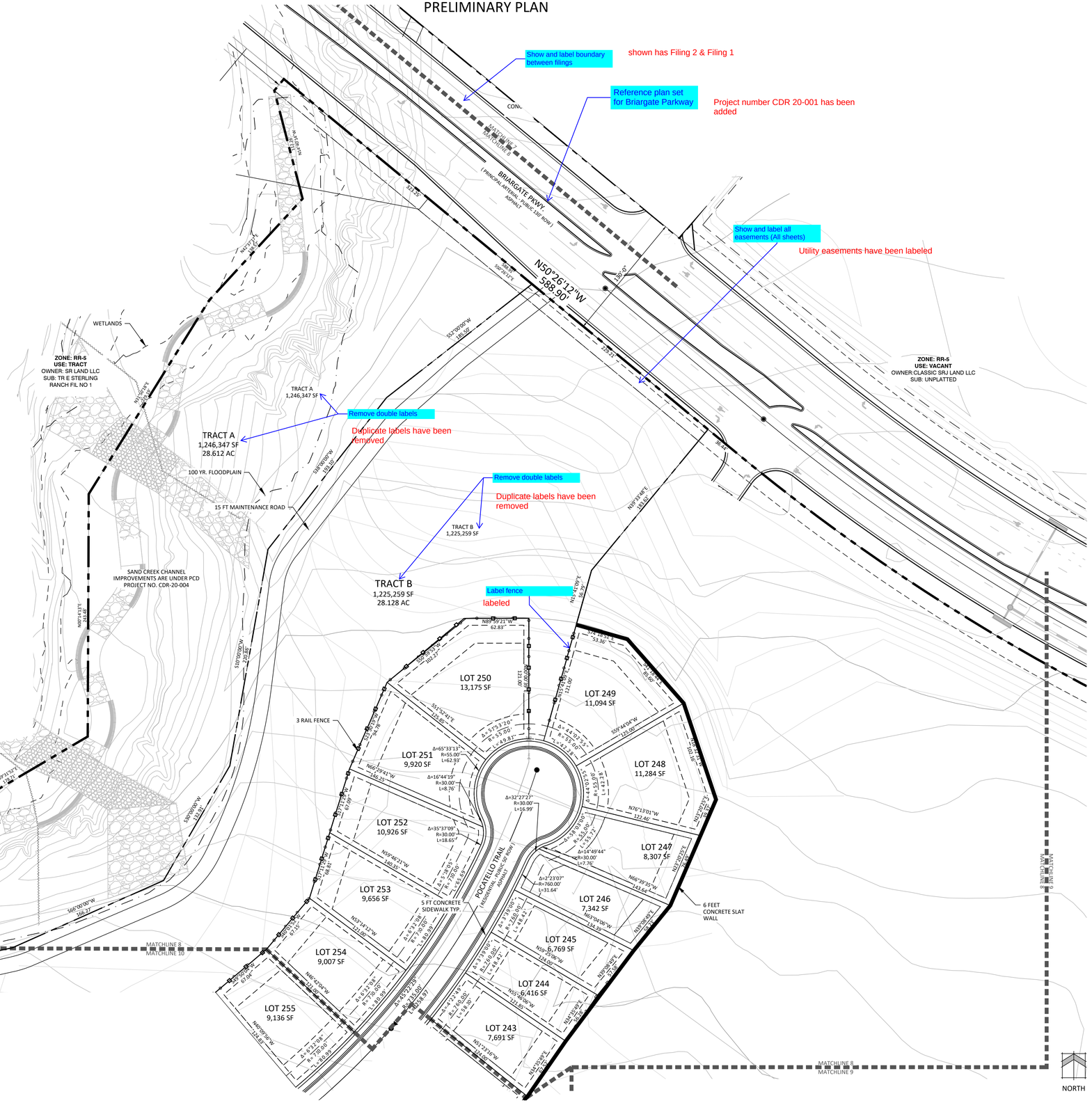
P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 7] 12/8/2022 5:13:20 PM Jennifer Shagin

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

KEY MAP



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

8

8 OF 36

PLAN FILE #

SP-22-004

P:\Classic\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 8] 12/9/2022 12:06:28 PM Jennifer Shagin

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

KEY MAP

-Label contours

-Cannot differentiate between existing and proposed contours

Existing contours shown as dashed. Proposed contours shown as continuous

Project Number 20-001 has been added

Reference plan set for Briargate Parkway

Reference plan set for Sterling Ranch Road

Project Number CDR 20-0001 has been added

Δ=26°05'19"
R=2065.00'
L=940.26'

BRIARGATE PKWY.
(PRINCIPAL ARTERIAL - PUBLIC 130' ROW)
ASPHALT

STERLING RANCH RD.
(URBAN NON-RESIDENTIAL COLLECTOR - PUBLIC 80' ROW)
ASPHALT

80'-0"

S12°28'39"W
1318.64'

S 77°34'41" E
1317.43'

MATCHLINE 8
MATCHLINE 9

MATCHLINE 9
MATCHLINE 8

MATCHLINE 9
MATCHLINE 12

FUTURE SCHOOL SITE

FUTURE SCHOOL FILING 1,677,060 SF

NORTH

0 25 50 100

SCALE: 1" = 50'

P:\Classic\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 9] 12/8/2022 5:15:26 PM Jennifer Shapin

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PLANNER / LANDSCAPE ARCHITECT

JX ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

9

9 OF 36

PLAN FILE #

SP-22-004

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

5' concrete walk is shown on sheet 20.
These will be owned and maintained by El Paso County.

please depict the trail (pedestrian connections- surface width, add note to who is to install these pedestrian connections and who is to maintain) connections as required on the checklist for preliminary plan

TRACT A
1,246,347 SF
28.612 AC

TRACT B
1,225,259 SF
28.128 AC

ZONE: RR-5
USE: TRACT
OWNER: SR LAND LLC
SUB: TR E STERLING RANCH FIL NO 1

WETLANDS

SAND CREEK CHANNEL IMPROVEMENTS ARE UNDER PCD PROJECT NO. CDR-20-004

15 FT MAINTENANCE ROAD

100 YR. FLOODPLAIN

3 RAIL FENCE

Label fence

labeled

5' Concrete trail has been added here

POCATELLO TRAIL
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT

CLEAR LAKE ST.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT

LONG BEACH DR.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT

NEWPORT BEACH PL.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT

SANTA CLARA ST.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT

5 FT CONCRETE SIDEWALK TYP.

6 FEET CONCRETE SLAT WALL

FUTURE SCHOOL FILING 1,677,060 SF

LOT 254 9,007 SF
LOT 255 9,136 SF
LOT 256 9,136 SF
LOT 257 9,108 SF
LOT 258 8,746 SF
LOT 259 8,470 SF
LOT 260 8,470 SF
LOT 261 8,470 SF
LOT 262 8,470 SF
LOT 263 8,470 SF
LOT 264 8,470 SF
LOT 265 8,785 SF
LOT 266 8,809 SF
LOT 267 13,081 SF
LOT 268 14,327 SF
LOT 269 2,561 SF
LOT 270 7,750 SF
LOT 271 8,836 SF
LOT 272 2,774 SF
LOT 273 11,097 SF
LOT 47 7,008 SF
LOT 48 6,810 SF
LOT 49 6,284 SF
LOT 50 6,161 SF
LOT 45 6,155 SF
LOT 46 6,155 SF
LOT 101 6,172 SF
LOT 102 6,172 SF
LOT 99 6,172 SF
LOT 100 6,172 SF
LOT 171 6,796 SF
LOT 172 6,796 SF
LOT 173 6,050 SF
LOT 174 6,050 SF
LOT 175 6,050 SF
LOT 176 6,050 SF
LOT 177 6,181 SF
LOT 178 6,209 SF
LOT 179 6,209 SF
LOT 180 6,209 SF
LOT 181 6,209 SF
LOT 182 6,209 SF
LOT 183 6,209 SF
LOT 184 6,098 SF
LOT 160 6,444 SF
LOT 161 7,436 SF
LOT 162 6,444 SF
LOT 163 7,436 SF
LOT 164 6,196 SF
LOT 165 6,196 SF
LOT 166 6,170 SF
LOT 167 6,050 SF
LOT 168 6,050 SF
LOT 169 6,050 SF
LOT 105 6,050 SF
LOT 106 6,050 SF
LOT 107 6,050 SF
LOT 108 6,947 SF
LOT 110 6,050 SF
LOT 111 6,050 SF
LOT 112 6,050 SF
LOT 113 6,050 SF
LOT 114 6,158 SF
LOT 115 7,417 SF
LOT 116 6,181 SF
LOT 117 6,181 SF
LOT 118 6,181 SF
LOT 119 7,541 SF
LOT 120 6,050 SF
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LOT 174 6,050 SF
LOT 175 6,050 SF
LOT 176 6,050 SF
LOT 177 6,050 SF
LOT 178 6,050 SF
LOT 179 6,050 SF
LOT 180 6,050 SF
LOT 181 6,050 SF
LOT 182 6,050 SF
LOT 183 6,050 SF
LOT 184 6,050 SF

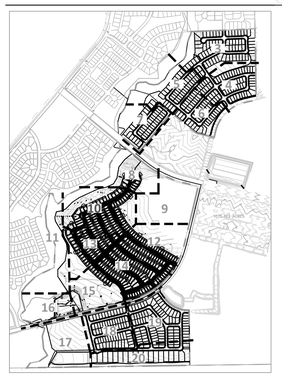
Ensure that all ROW/esmt lines at intersections are tying into ROW. (Check all intersections)

ROW/esmt lines at intersections tie into ROW

Label fence

Fence has been labeled

KEY MAP



NORTH

0 25 50 100

SCALE: 1" = 50'

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Tel. 719.471.0073
Fax 719.471.0267

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PLANNER / LANDSCAPE ARCHITECT

JX ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

3 AMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

10

10 OF 36

PLAN FILE #

SP-22-004

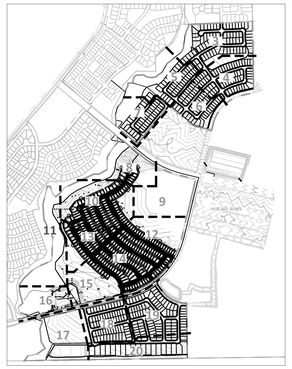
P:\Classics\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 10] 12/9/2022 12:08:54 PM Jennifer Shagin

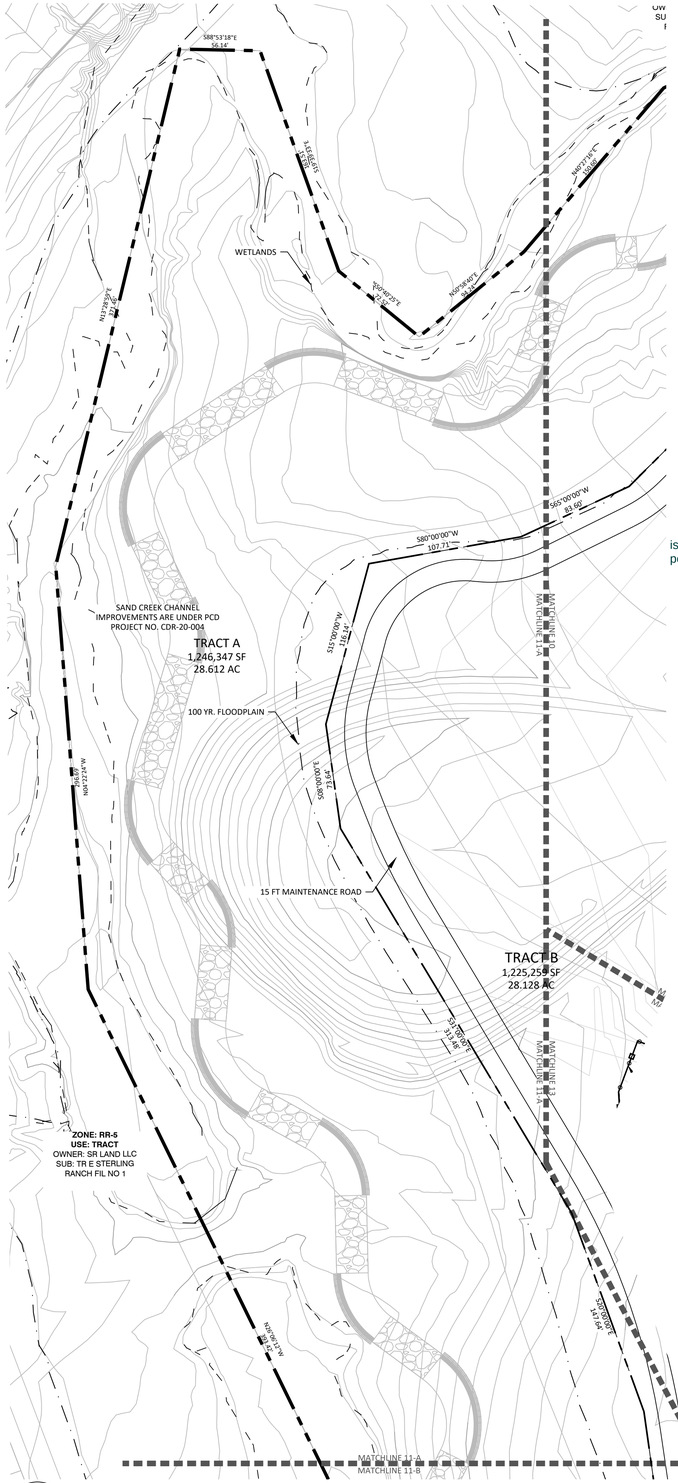
STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

KEY MAP

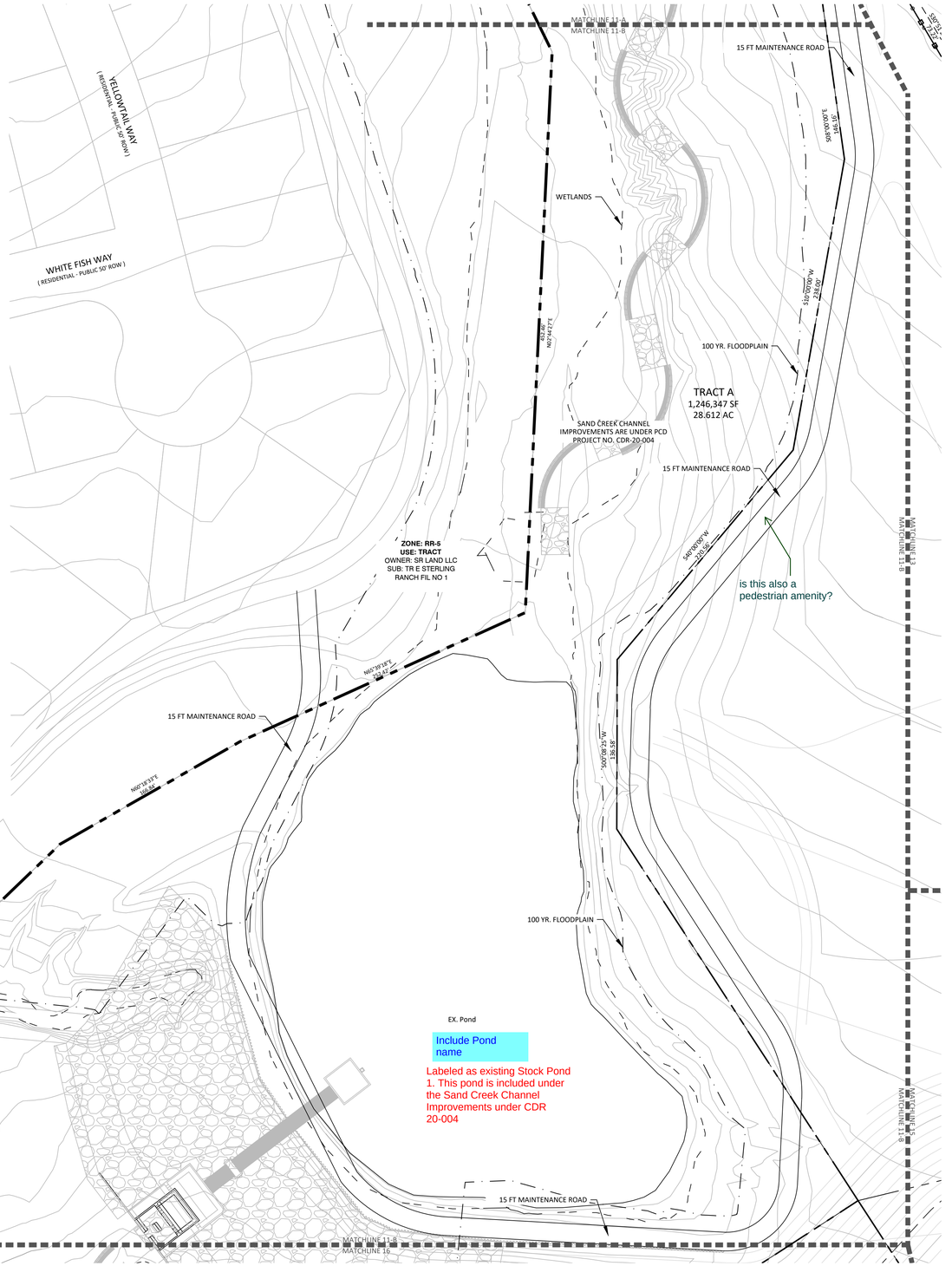




A 11 VIEWPORT 11-A

is this also a pedestrian amenity?

Yes. 15' maintenance trail 8' wide H20 loaded concrete and 7' of gravel for pedestrians. This will be owned and maintained by El Paso County.



B 11 VIEWPORT 11-B

NORTH

0 25 50 100

SCALE: 1" = 50'

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ISSUE INFO

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

11

11 OF 36

PCRN FILE #

SP-22-004

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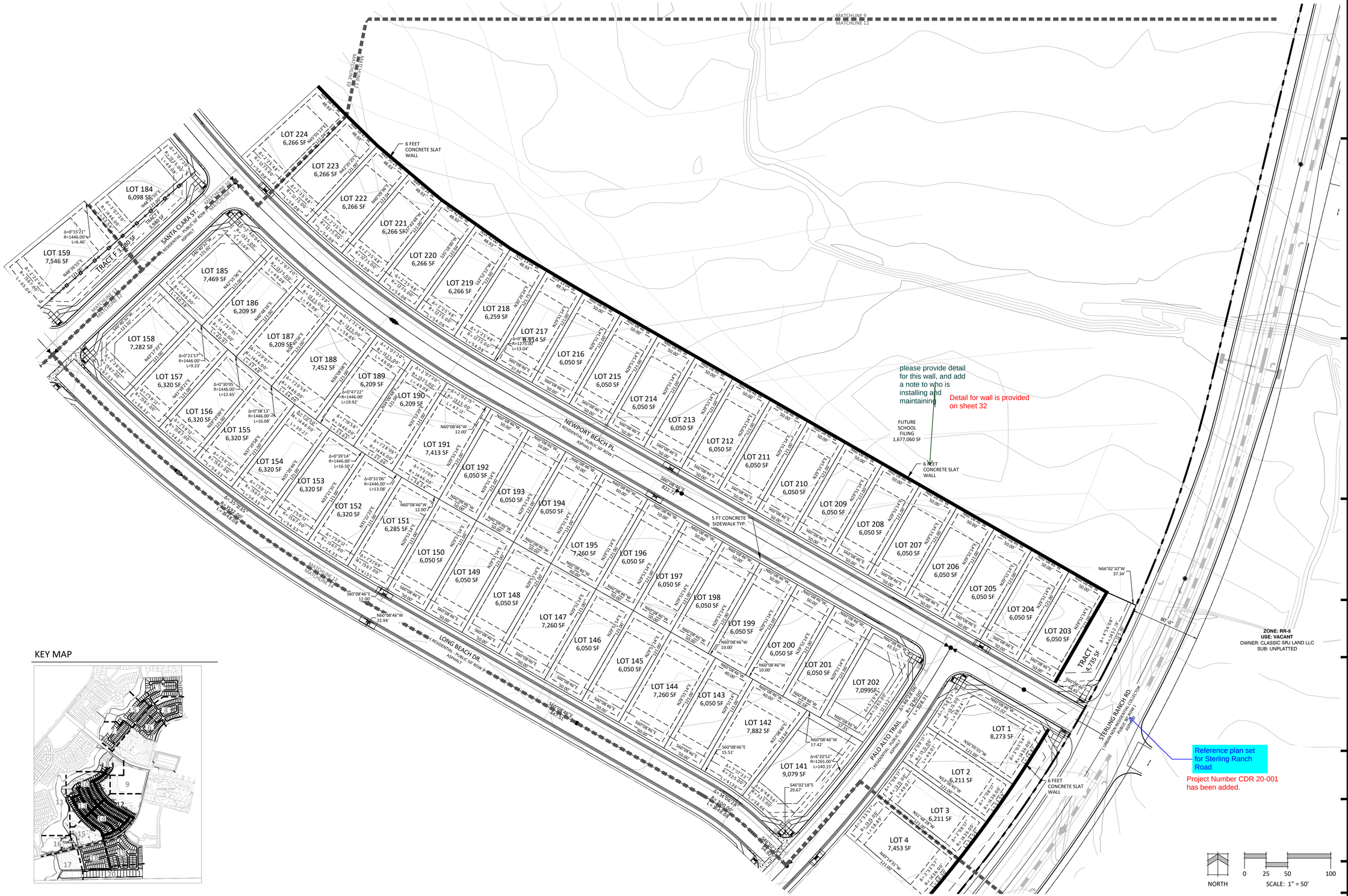
STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN



KEY MAP

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PLANNER / LANDSCAPE ARCHITECT

JJS ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

SYMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

12

12 OF 36

PLAN FILE #

SP-22-004

P:\Classic\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 12] 12/9/2022 11:37:41 AM Jennifer Shapin

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

KEY MAP

Label fence

labeled

TRACT B
1,225,259 SF
28.128 AC

LOT 273
11,097 SF

LOT 274
12,271 SF

LOT 275
9,109 SF

LOT 276
9,206 SF

LOT 277
8,872 SF

LOT 278
8,669 SF

LOT 279
7,367 SF

LOT 280
7,420 SF

LOT 281
7,420 SF

LOT 282
7,367 SF

LOT 283
7,420 SF

LOT 284
7,420 SF

LOT 285
7,367 SF

LOT 286
7,446 SF

LOT 45
6,155 SF

LOT 46
6,155 SF

LOT 49
6,284 SF

LOT 50
6,161 SF

LOT 44
6,155 SF

LOT 51
6,161 SF

LOT 52
6,161 SF

LOT 43
6,155 SF

LOT 53
7,394 SF

LOT 42
6,155 SF

LOT 54
6,161 SF

LOT 41
6,155 SF

LOT 55
6,161 SF

LOT 40
6,155 SF

LOT 56
6,161 SF

LOT 39
6,155 SF

LOT 57
6,284 SF

LOT 38
6,155 SF

LOT 58
6,284 SF

LOT 37
6,155 SF

LOT 59
6,340 SF

LOT 36
6,155 SF

LOT 35
6,155 SF

LOT 100
6,172 SF

LOT 99
6,172 SF

LOT 98
7,407 SF

LOT 97
6,172 SF

LOT 96
6,172 SF

LOT 95
6,172 SF

LOT 94
6,172 SF

LOT 117
6,181 SF

LOT 118
6,181 SF

LOT 119
7,541 SF

LOT 120
6,305 SF

LOT 121
6,305 SF

LOT 122
7,634 SF

LOT 161
7,436 SF

LOT 160
6,444 SF

LOT 159
7,546 SF

TRACT E
3,780 SF

TRACT F
3,027 SF

TRACT G
5,559 SF

TRACT D
5,559 SF

BLUEFLOWER DR (RESIDENTIAL ASPHALT 50' ROW)

SAN DIEGO WY (RESIDENTIAL ASPHALT 50' ROW)

LONG BEACH DR (RESIDENTIAL ASPHALT 50' ROW)

SANTA CLARA ST (RESIDENTIAL ASPHALT 50' ROW)

15 FT MAINTENANCE ROAD

5 FT CONCRETE SIDEWALK TYP.

3 RAIL FENCE

COMMUNITY PARK

MATCHLINE 13

MATCHLINE 14

MATCHLINE 15

MATCHLINE 16

Label these features

These have been removed.

Turn off extra tract label

Extra labels have been removed

pedestrian access also?

5' concrete walk shown as connecting to Future Community Park

pedestrian access? surface type width

NORTH

SCALE: 1" = 50'

0 25 50 100

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PLANNING | LANDSCAPE ARCHITECTURE

IN ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ISSUE INFO

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

13

13 OF 36

PLAN FILE #

SP-22-004

P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 13] 12/9/2022 11:41:34 AM Jennifer Shagin

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

KEY MAP

Sidewalk and ramp connection is shown

Sidewalk & ramp need to connect

Overlapping text

Corrected.

Length of curve seems long

Length of curve seems long

Curve lengths are sufficient to meet code.

If distance between ramps is greater than 600 ft, additional midblock ramp may be needed per ECM Section 2.5.2.C.4

Ramps are within 600' of each other.

Chamfer all lot corners at intersections

corners at intersections have been chamfered.

Per cover sheet, this is filing no. 3

Shown as Filing 1 and 3

Reference plan set for Sterling Ranch Road

Project Number CDR 20-001 has been added

NORTH

0 25 50 100

SCALE: 1" = 50'

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PLANNING / LANDSCAPE ARCHITECTS

IN ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

14

14 OF 36

PLAN FILE #

SP-22-004

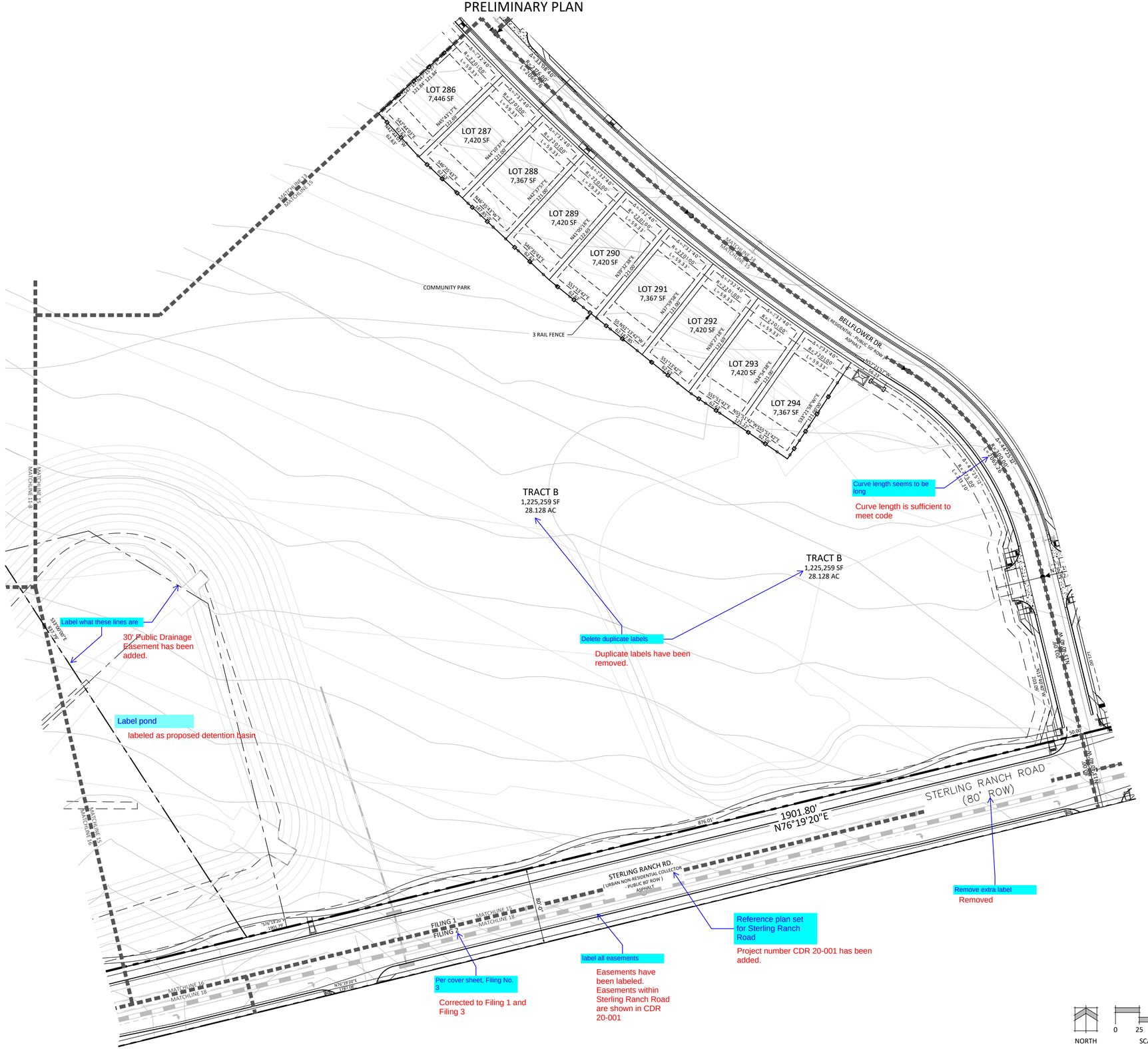
P:\Classic\Sterling Ranch East\Drawings\Planning\DP\Phase 1 PP\Phase 1 PP.dwg [Plan 14] 12/9/2022 12:00:26 PM Jennifer Shagin

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

KEY MAP



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

PRELIMINARY SITE PLAN

SHEET TITLE

SHEET NUMBER

15

15 OF 36

PCAN FILE #

SP-22-004

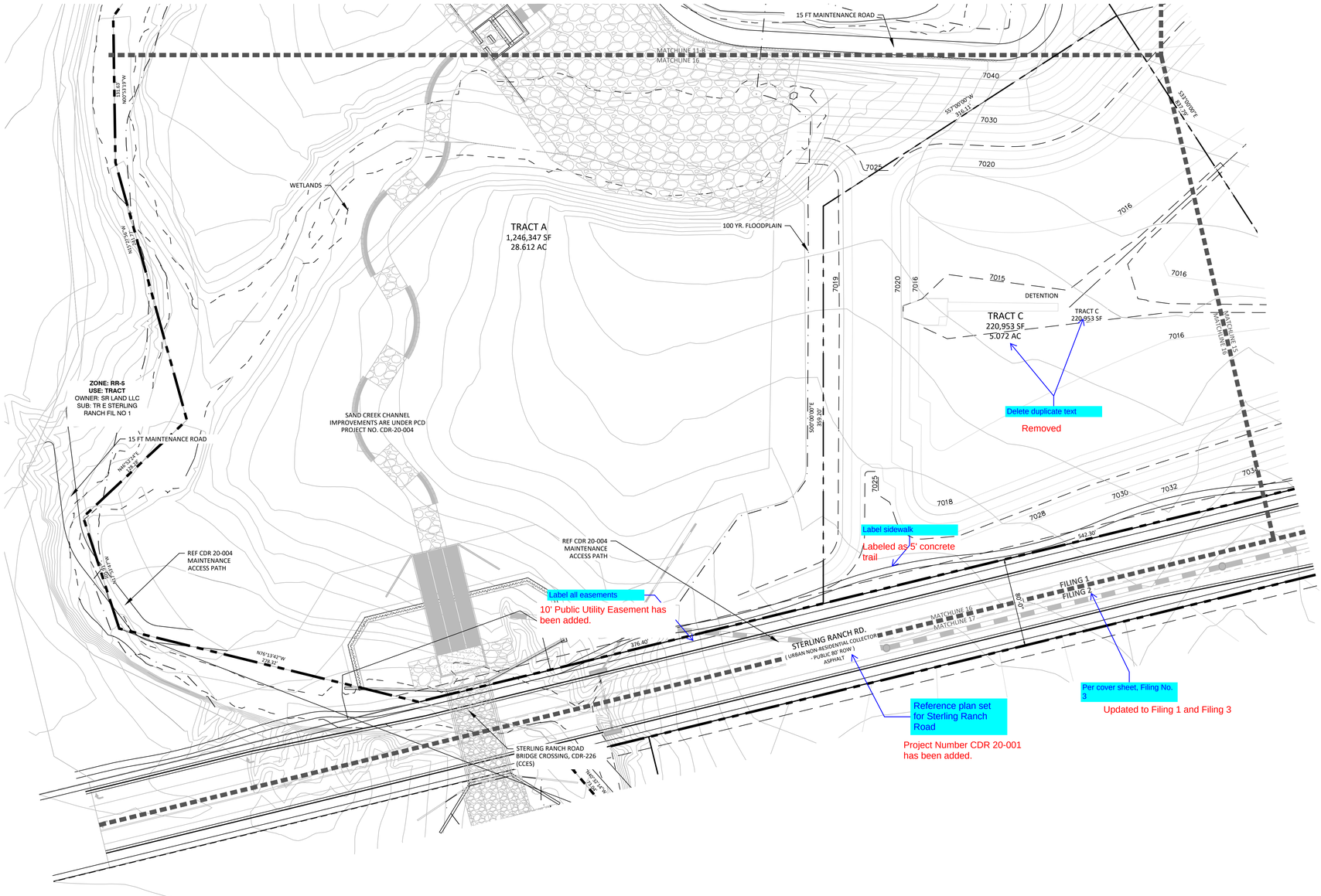
P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 15] 12/9/2022 12:02:25 PM Jennifer Shagin

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

KEY MAP



NORTH

0 25 50 100

SCALE: 1" = 50'

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PLANNER / LANDSCAPE ARCHITECT

JS ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

16

16 OF 36

PLAN FILE #

SP-22-004

P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 16] 12/9/2022 10:07:06 AM Jennifer Shagin

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

Reference plan set for Sterling Ranch Road and plat

Project Number CDR 20-001 has been added

KEY MAP

STERLING RANCH RD.
(URBAN NON-RESIDENTIAL COLLECTOR - PUBLIC 80' ROW)
ASPHALT

MATCHLINE 16
MATCHLINE 17

80' R.O.W.

FILING 1
FILING 2

STERLING RANCH ROAD BRIDGE CROSSING, CDR-226 (CCES)

WETLANDS

15 FT MAINTENANCE ROAD

100 YR. FLOODPLAIN

TRACT E
151,613 SF

TRACT E
151,613 SF

Delete duplicate label

Duplicate labels have been removed.

ZONE: RS-5000
USE:VACANT
OWNER: SR LAND LLC
SUB: UNPLATTED

Sterling Ranch Filing No. 3

Updated to include Sterling Ranch Filing No. 3

SAND CREEK CHANNEL IMPROVEMENTS ARE UNDER PCD PROJECT NO. CDR-20-004

gravel maintenance road and trail? width

FUTURE SCHOOL SITE

TRACT F
516,790 SF

ELEMENTARY SCHOOL SITE
11.86 AC

TRACT G
229,223 SF

REGIONAL DETENTION
5.26 AC

Include Pond Name

Labeled as Future Pond FSD-11B

LUBBOCK TRAIL
(RESIDENTIAL - PUBLIC 60' ROW)
ASPHALT

OVERLAND PARK (50' ROW)

Turn off label. Street name doesn't match other label

Removed

LOT 69
22,013 SF

Δ=23°33'23"
R=60.00'
L=24.67'

Δ=34°52'44"
R=60.00'
L=36.52'

R=68.94'
R=60.00'
L=72.89'

N90°00'00"W
624.68'

S60°00'00"W
113.96'

S60°00'00"W
150.00'

N89°14'00"E
110.00'

S13°46'00"E
750.02'

S13°46'00"E
97.06'

S00°45'46"E
1,320.05'

5 FT CONCRETE TRAIL

5 FT CONCRETE TRAIL

N51°52'20"W
106.57'

N38°47'13"E
183.37'

S38°56'26"W
213.00'

S31°05'56"W
251.85'

N38°47'13"E
183.37'

N38°47'13"E
183.37'

S89°04'30"W
1646.85'

46.25

884.32

ZONE: RR-5
USE: RESIDENTIAL
OWNER: MARY J HOEPNER
SUB: LOT 11 PAWNEE RANCHEROS FIL NO 2

ZONE: RR-5
USE: RESIDENTIAL
OWNER: MASON LLC
SUB: LOT 10 PAWNEE RANCHEROS FIL NO 2

ZONE: RR-5
USE: RESIDENTIAL
OWNER: DUY Q NGUYEN
SUB: LOT 9 PAWNEE RANCHEROS FIL NO 2

Label all easements

Utility Easement has been labeled.

NORTH

0 25 50 100

SCALE: 1" = 50'

NES

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PLANNER / LANDSCAPE ARCHITECT

JX ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE:	06.10.2022
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

17

17 OF 36

PLAN FILE #

SP-22-004

P:\Class(2)\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 17] 12/8/2022 5:27:37 PM Jennifer Shapin

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

KEY MAP

This has been updated to Filing 1 and Filing 3

Per cover sheet, Filing No. 3

See E-911 comments

Road Names have been updated per E-911 comments

Missing curve length in label

Curve length has been added.

NORTH

SCALE: 1" = 50'

0 25 50 100

P:\Class(2)\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 18] 12/8/2022 5:32:19 PM Jennifer Shagin

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PLANNING / LANDSCAPE ARCHITECTS

JV ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

18

18 OF 36

PLAN FILE #

SP-22-004

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

Text cut off
Viewport has been adjusted.

Per cover sheet, Filing No. 3

Updated to Filing 1 and Filing 2

KEY MAP

STERLING RANCH RD.
(URBAN NON-RESIDENTIAL COLLECTOR - PUBLIC 80' ROW) ASPHALT

LAKE TAHOE DR.
(RESIDENTIAL - PUBLIC 50' ROW) ASPHALT

PLANO ST.
(RESIDENTIAL - PUBLIC 50' ROW) ASPHALT

BELLFLOWER DR.
(RESIDENTIAL - PUBLIC 50' ROW) ASPHALT

AMARILLO PL.
(RESIDENTIAL - PUBLIC 50' ROW) ASPHALT

CORVUS CHRISTI LN.
(RESIDENTIAL - PUBLIC 50' ROW) ASPHALT

BENTONVILLE WY.
(RESIDENTIAL - PUBLIC 50' ROW) ASPHALT

FAYETTEVILLE ST.
(RESIDENTIAL - PUBLIC 50' ROW) ASPHALT

6 FEET CONCRETE SLAT WALL

5 FT CONCRETE SIDEWALK TYP.

3 RAIL FENCE

MATCHLINE 19

MATCHLINE 20

MATCHLINE 20-A

TRACT A 15,432 SF

LOT 101 9,590 SF

LOT 102 10,280 SF

LOT 103 10,336 SF

LOT 104 8,964 SF

LOT 105 8,438 SF

LOT 106 8,207 SF

LOT 107 7,717 SF

LOT 108 7,500 SF

LOT 109 7,834 SF

LOT 110 11,915 SF

LOT 111 8,144 SF

LOT 112 7,844 SF

LOT 113 6,565 SF

LOT 114 6,591 SF

LOT 115 6,616 SF

LOT 116 7,974 SF

LOT 117 14,021 SF

LOT 118 8,838 SF

LOT 119 7,744 SF

LOT 120 10,127 SF

LOT 121 8,400 SF

LOT 122 7,200 SF

LOT 123 7,200 SF

LOT 124 6,000 SF

LOT 125 7,200 SF

LOT 126 7,200 SF

LOT 129 7,200 SF

LOT 130 7,200 SF

LOT 131 6,000 SF

LOT 132 7,200 SF

LOT 133 7,209 SF

LOT 134 8,538 SF

LOT 135 10,217 SF

LOT 136 11,441 SF

LOT 137 11,472 SF

LOT 138 8,006 SF

LOT 139 7,183 SF

LOT 140 6,837 SF

LOT 141 7,749 SF

LOT 142 7,500 SF

LOT 145 9,346 SF

LOT 146 8,404 SF

LOT 147 7,246 SF

LOT 148 7,405 SF

LOT 150 8,259 SF

LOT 151 9,477 SF

LOT 152 8,400 SF

LOT 153 7,200 SF

LOT 154 6,000 SF

LOT 155 7,200 SF

LOT 156 7,200 SF

LOT 157 7,200 SF

LOT 160 6,010 SF

LOT 161 6,000 SF

LOT 162 6,000 SF

LOT 163 6,000 SF

LOT 164 7,200 SF

LOT 165 8,400 SF

LOT 166 8,400 SF

LOT 167 6,051 SF

LOT 168 6,154 SF

LOT 169 6,256 SF

LOT 170 6,359 SF

LOT 171 8,384 SF

LOT 172 10,864 SF

LOT 173 8,400 SF

LOT 174 11,209 SF

LOT 175 7,983 SF

LOT 176 6,548 SF

LOT 177 6,284 SF

LOT 178 6,207 SF

LOT 179 6,220 SF

LOT 180 8,400 SF

LOT 181 8,400 SF

LOT 182 7,421 SF

LOT 183 7,423 SF

LOT 184 7,482 SF

LOT 185 7,509 SF

LOT 186 7,136 SF

LOT 187 13,620 SF

LOT 98 6,793 SF

LOT 97 6,984 SF

LOT 96 7,000 SF

LOT 95 7,000 SF

LOT 94 7,000 SF

LOT 93 7,000 SF

LOT 92 8,400 SF

LOT 91 8,400 SF

LOT 90 8,400 SF

LOT 89 8,400 SF

LOT 99 7,918 SF

ZONE: RR-5
USE: VACANT
OWNER: CLASSIC SRJ LAND LLC
SUB: UNPLATTED

See PPRBD and E-911 comments

Road Names have been updated per E-911 comments

If distance between ramps is greater than 600 ft, additional midblock ramp may be needed per ECM Section 2.5.2.C.4

Ramp distance is sufficient. These are within 600' of eachother.

NORTH

SCALE: 1" = 50'

0 25 50 100

P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 19] 12/8/2022 5:33:57 PM Jennifer Shagin

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNING / LANDSCAPE ARCHITECTURE

IN ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

19

19 OF 36

PLAN FILE #

SP-22-004

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

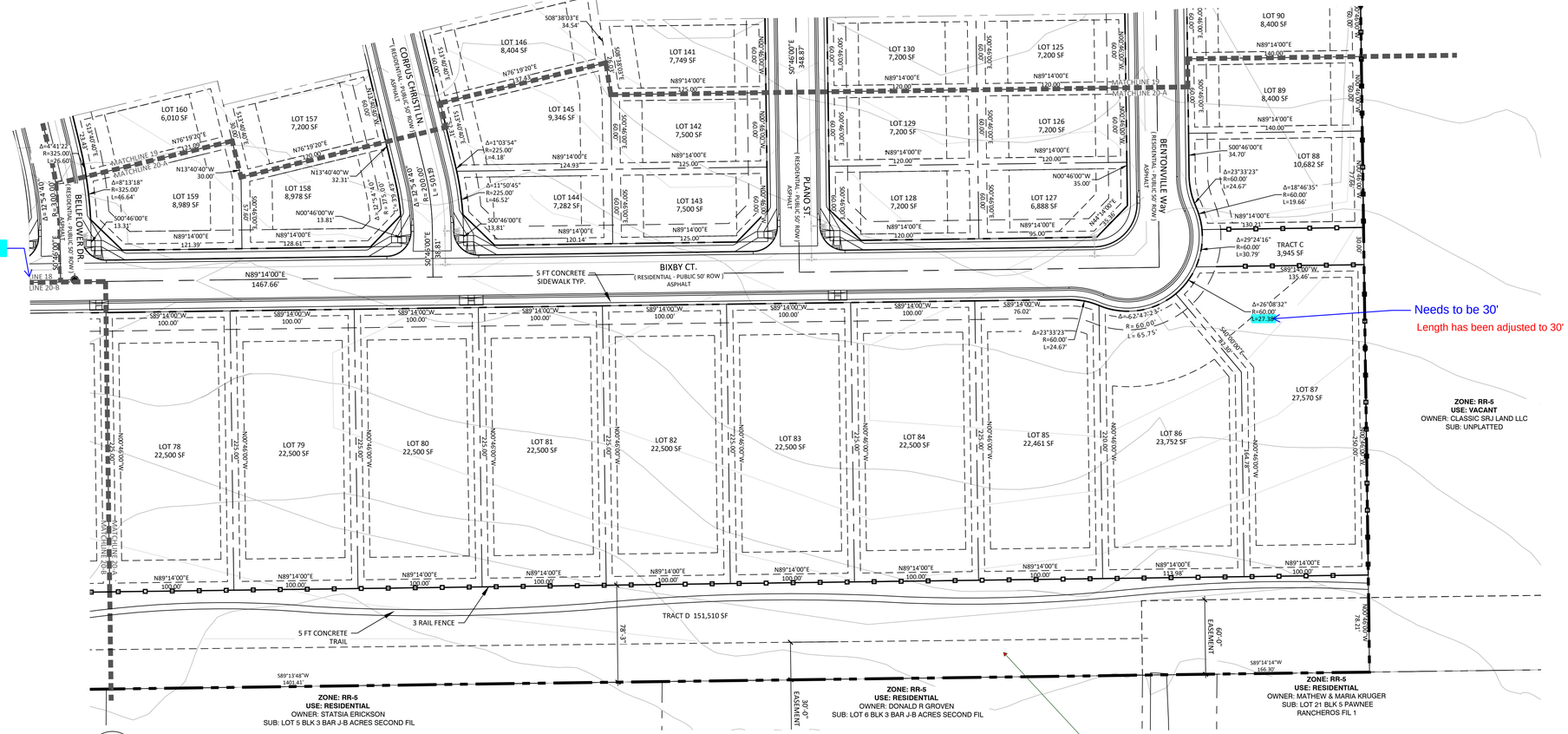
PRELIMINARY PLAN

truncated notes

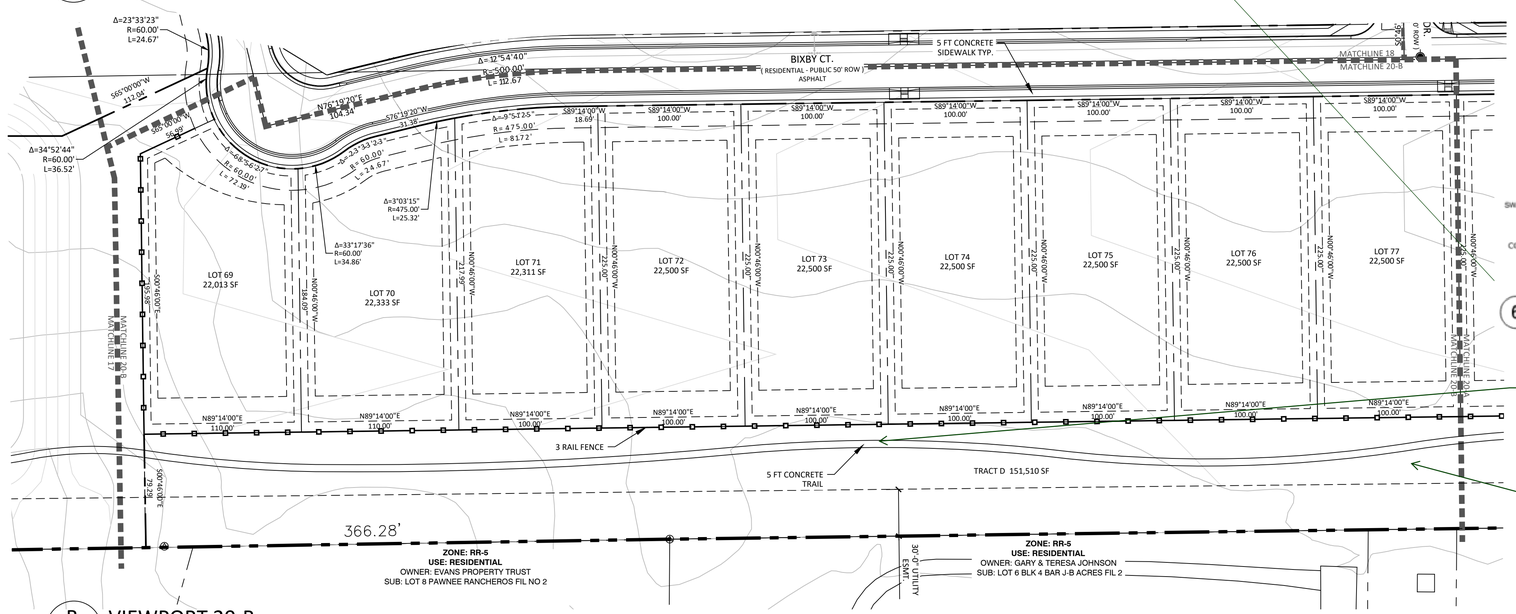
matchline is shown

Needs to be 30'

Length has been adjusted to 30'

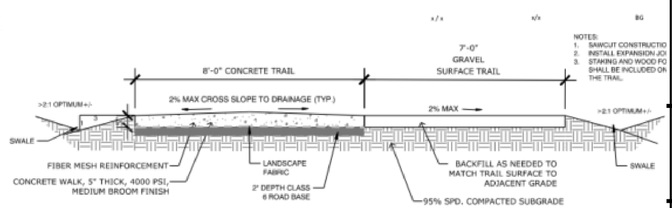


A 20 VIEWPORT 20-A



B 20 VIEWPORT 20-B

Detail of a 5' concrete walk been added to sheet 20



6 CONCRETE TRAIL

N.T.S. DETAIL-FILE

I though this was equine connection trail but its concrete> ? please match detail

This is a 5' concrete community trail, not a regional trial. Concrete is better for long term maintenance. No equestrian trails proposed in Sterling Ranch as suburban area.

please identify the required buffer and the additional building setback per the sketch plan for these lots

Buffer and building setback is shown and meets Sketch Plan minimum requirement.

NORTH

0 25 50 100

SCALE: 1" = 50'

KEY MAP

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Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

3X ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

PRELIMINARY SITE PLAN

SHEET TITLE

20

SHEET NUMBER

20 OF 36

PLAN FILE #

SP-22-004

P:\Classic\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Preliminary Plan\SR East Phase 1 PP.dwg [Plan 20] 12/8/2022 5:36:20 PM Jennifer Shagin

Label this l ine

Show existing curb & gutter

Call out swale and tract or easement to be maintained by district

Show all existing and proposed storm drain facilities

Show and label existing and proposed floodplains

Optional

Optional Type C

Optional

Optional

Optional

Optional

Call out temporary swale(?)

NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

PROP. TEMPORARY CUL-DE-SAC. FUTURE ROW AND PIE TO BE PLATTED WITH ADJACENT DEVELOPMENT

EXIST. RETREAT AT TIMBERRIDGE FIL. NO. 1

EXIST. RETREAT AT TIMBERRIDGE FIL. NO. 2

FUTURE HOMESTEAD NORTH DEVELOPMENT

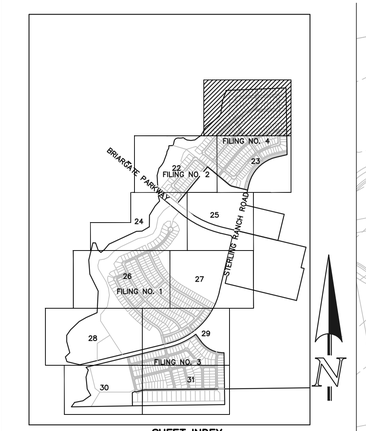
REFERENCE SAND CREEK CHANNEL IMPROVEMENTS PROPOSED WITH HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 PREPARED BY JR ENGINEERING (PCD NO. SF-22-013)

SAND CREEK CHANNEL IMPROVEMENTS TO BE CONSTRUCTED WITH WESTERLY DEVELOPMENT

PROP. MAINTENANCE ACCESS/TRAIL W/ WESTERLY ADJACENT PLAT

UNPLATTED

SHEET INDEX
N.T.S.



MATCHLINE~ (SEE SHEET 22)

MATCHLINE~ (SEE SHEET 23)

LEGEND

- PROPOSED CONTOUR–10
- PROPOSED CONTOUR–2
- EXISTING CONTOUR–10
- EXISTING CONTOUR–2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

N

60 30 0 60 120

SCALE: 1" = 60'

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

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE		DATE	04/01/2022
DRAWN BY	ESO	(H) 1"= 60'		SHEET	21 OF 36
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

N:\1183\2\DRAWINGS\DEVELOPMENT\DP-NES SHEET 21-PG-01.dwg, 12/7/2022 10:48:24 AM, 1:1

MATCHLINE~ (SEE SHEET 21)

MATCHLINE~ (SEE SHEET 23)

MATCHLINE~ (SEE SHEET 24)

MATCHLINE~ (SEE SHEET 25)

FUTURE HOMESTEAD NORTH DEVELOPMENT

REFERENCE SAND CREEK CHANNEL IMPROVEMENTS PROPOSED WITH HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 PREPARED BY JR ENGINEERING (PCD NO. SF-22-013)

SAND CREEK CHANNEL IMPROVEMENTS TO BE CONSTRUCTED WITH WESTERLY DEVELOPMENT

BRIARGATE PARKWAY TO BE BUILT WITH HOMESTEAD NORTH

EXIST. SAND CREEK

PROP. MAINTENANCE ACCESS TRAIL W/ WESTERLY ADJACENT PLAT

EXIST. POND ACCESS ROAD

EX. POND

TRACT A 259,369 SF 5.95 ACRES

TRACT B 262,516 SF 6.0 ACRES

TRACT C 26,580 SF

TRACT G 43,717 SF

PHASE LINE

FILING NO. 4

FILING NO. 2

BOUNDARY

BISON VALLEY TRAIL (50' ROW)

REDMOND (50' ROW)

TIGARD (50' ROW)

IDAHO FALLS DR. (50' ROW)

BOISE COURT (50' ROW)

BOULDER CITY PL. (50' ROW)

MARICOPA DR. (50' ROW)

BRIARGATE PARKWAY (130' ROW)

BOUNDARY FILING NO. 2

BOUNDARY FIL. 4

S87°04'53"W 91.55'

S1°04'54"W 49.42'

S12°28'27"W 90.70'

S71°13'29"E 288.74'

S27°12'58"W 75.48'

S12°38'34"W 55.41'

S19°42'21"W 185.56'

S32°15'45"W 71.66'

S41°47'19"W 88.37'

S45°37'52"W 155.36'

S04°04'12"W 455.16'

S50°26'12"E 545.41'

S50°26'12"E 400.00'

S50°26'12"E 839.21'

S50°26'12"E 273.02'

S50°26'12"E 848.00'

S04°04'12"W 455.16'

S04°04'12"W 750.00'

S04°04'12"W 750.00'

S04°04'12"W 327.00'

S50°26'12"E 327.00'

S50°26'12"E 242.04'

N39°33'48"E 980.00'

N39°33'48"E 355.00'

N39°33'48"E 750.00'

Δ=85°24'41" R=85.46' L=127.40'

Δ=21°27'48" R=208.47' L=78.07'

Δ=66°07'59" R=43.53' L=50.24'

Δ=57°06'50" R=60.00' L=59.81'

Δ=23°33'23" R=60.00' L=24.67'

59.72' N63°10'02"W

N82°52'49"W 82.74'

S82°29'37"W 85.63'

S51°10'06"W 86.23'

S56°06'51"W 68.55'

282.00'

LOT 71 8,470 SF
LOT 72 8,470 SF
LOT 73 8,470 SF
LOT 74 8,260 SF
LOT 75 8,400 SF
LOT 76 8,517 SF
LOT 77 10,697 SF
LOT 78 7,600 SF
LOT 79 7,800 SF
LOT 80 7,800 SF
LOT 81 7,800 SF
LOT 82 7,800 SF
LOT 83 7,800 SF
LOT 84 9,100 SF
LOT 229 5,800 SF
LOT 227 5,800 SF
LOT 218 5,800 SF
LOT 226 5,800 SF
LOT 225 5,800 SF
LOT 224 5,800 SF
LOT 219 5,800 SF
LOT 220 5,800 SF
LOT 221 5,800 SF
LOT 222 6,647 SF
LOT 223 6,648 SF
LOT 27 10,048 SF
LOT 28 9,100 SF
LOT 29 9,100 SF
LOT 30 9,100 SF
LOT 31 9,100 SF
LOT 32 9,100 SF
LOT 33 9,100 SF
LOT 34 9,100 SF
LOT 35 9,100 SF
LOT 36 8,877 SF
LOT 37 45,072 SF
LOT 38 9,760 SF
LOT 39 8,618 SF
LOT 40 9,084 SF
LOT 41 7,800 SF
LOT 26 6,887 SF
LOT 25 6,000 SF
LOT 24 6,000 SF
LOT 23 7,200 SF
LOT 22 6,000 SF
LOT 21 6,000 SF
LOT 20 7,200 SF
LOT 19 6,000 SF
LOT 18 6,000 SF
LOT 17 7,200 SF
LOT 16 6,000 SF
LOT 15 6,000 SF
LOT 14 6,888 SF
LOT 13 6,887 SF
LOT 12 6,000 SF
LOT 11 6,000 SF
LOT 10 7,200 SF
LOT 9 6,000 SF
LOT 8 6,000 SF
LOT 7 7,200 SF
LOT 6 6,000 SF
LOT 5 6,000 SF
LOT 4 7,200 SF
LOT 3 6,000 SF
LOT 2 6,000 SF
LOT 1 6,886 SF

PROP. TYPE C C&G
PROP. TYPE A C&G
PROP. 5' ATTACHED SIDEWALK
Optional

LEGEND

- PROPOSED CONTOUR–10
- PROPOSED CONTOUR–2
- EXISTING CONTOUR–10
- EXISTING CONTOUR–2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

60 30 0 60 120

SCALE: 1" = 60'

NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

SHEET INDEX
N.T.S.

FILING NO. 4
FILING NO. 1
FILING NO. 3
BRIARGATE PARKWAY
STERLING RANCH ROAD

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

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE		DATE	04/01/2022
DRAWN BY	ESO	(H) 1"=	60'	SHEET	22 OF 36
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.22

N:\1183\22\DRAWINGS\DEVELOPMENT\DP-RES SHEET 22-PG-02.dwg, 12/7/2022 11:12:27 AM, 1:1

MATCHLINE~ (SEE SHEET 21)

MATCHLINE~ (SEE SHEET 22)

MATCHLINE~ (SEE SHEET 25)

REDMOND WAY (50' ROW)

CORVALLIS TER (50' ROW)

TIGARD CT (50' ROW)

SEATTLE LANE (50' ROW)

VANCOUVER ST (50' ROW)

SEATTLE LN. (50' ROW)

SPOKANE VALLEY WAY (50' ROW)

STERLING RANCH ROAD (80' ROW)

BOUNDARY FILING 4

BOUNDARY FILING NO. 4

UNPLATTED

TRACT D 5,400 SF

TRACT E 12,417 SF

TRACT F 47,692 SF

FUTURE PED. RAMP W/ ADJACENT DEVELOPMENT

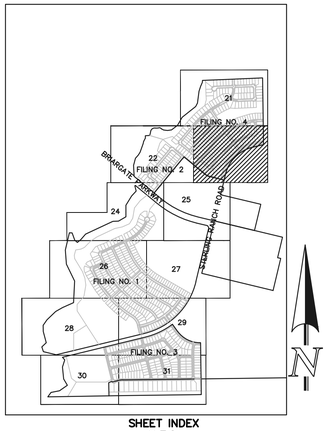
NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

LEGEND

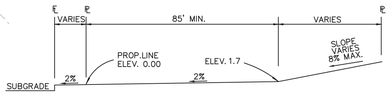
- PROPOSED CONTOUR–10
- PROPOSED CONTOUR–2
- EXISTING CONTOUR–10
- EXISTING CONTOUR–2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

60 30 0 60 120

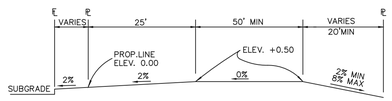
SCALE: 1" = 60'



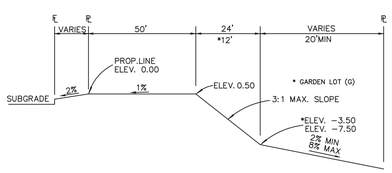
SHEET INDEX
N.T.S.



TYPICAL (A) LOT
N.T.S



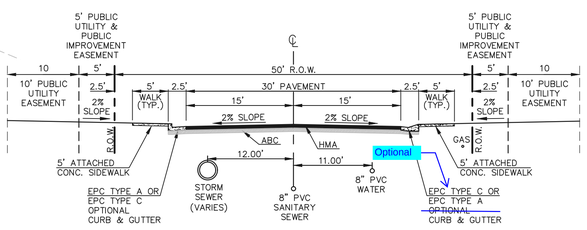
TYPICAL (B) LOT
N.T.S



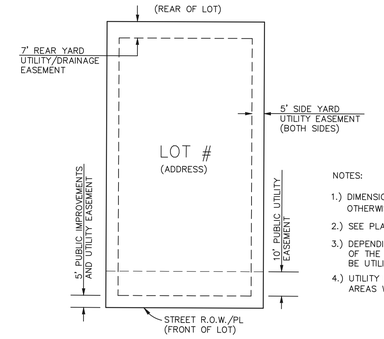
TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
N.T.S

TYPICAL NATURAL LOT (N)
NO OVERLOT GRADING TO TAKE PLACE (NATURAL)

TYPICAL TRANSITION LOT (T)
PARTIAL OVERLOT GRADING TO TAKE PLACE TO ENSURE BUILDABLE AREA AND PROPER DRAINAGE (MOSTLY NATURAL)



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



NOTES:

1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.

2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS

3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.

4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.

DETAIL: TYPICAL LOT EASEMENTS
N.T.S.

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

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE		DATE	04/01/2022
DRAWN BY	ESO	(H) 1"= 60'		SHEET	23 OF 36
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

N:\1183.22\CRAWINGS\DEVELOPMENT\DP-NES SHEET 23-PG-03.dwg, 12/7/2022 12:03:32 PM, 1:1

LEGEND

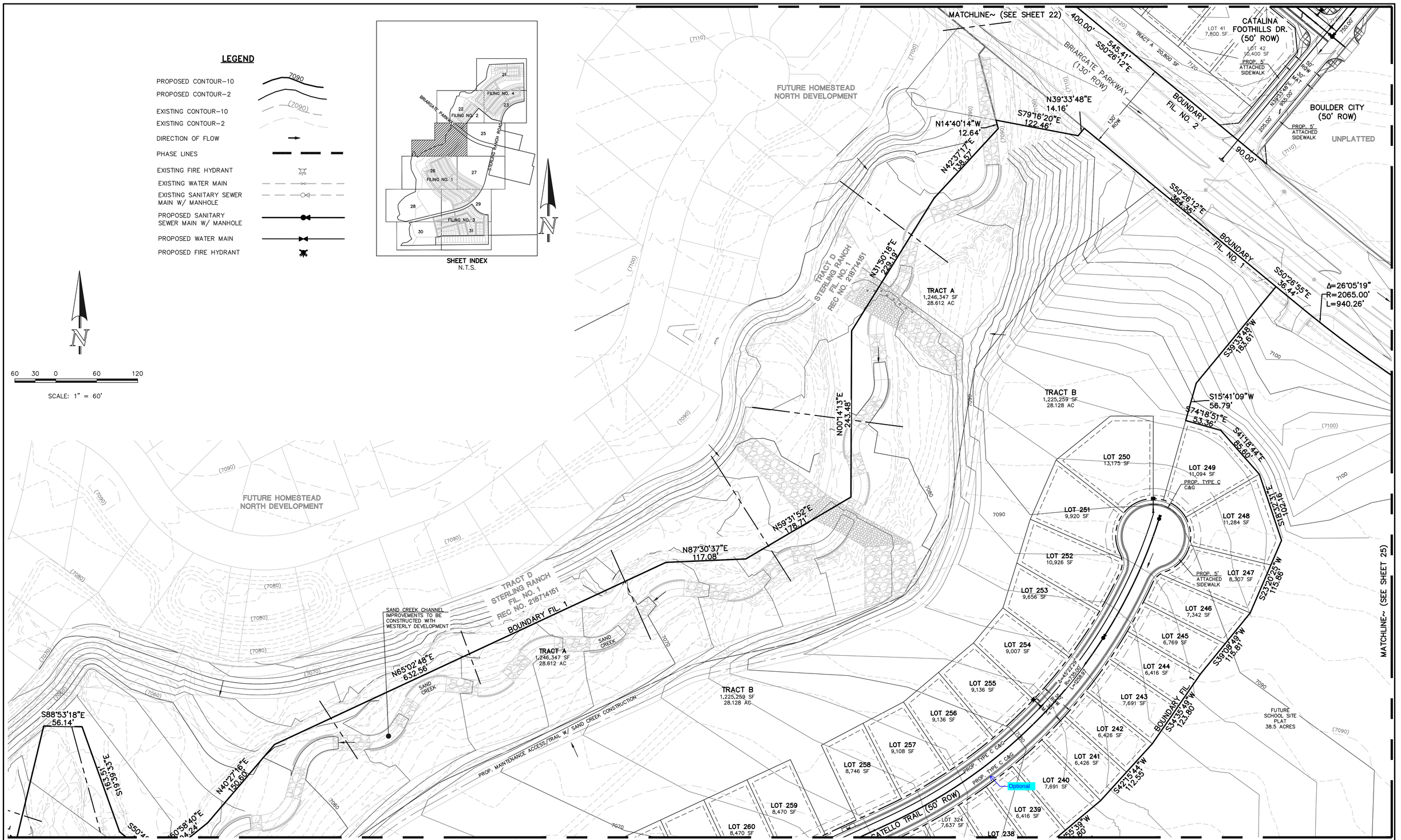
PROPOSED CONTOUR–10 — 7090
PROPOSED CONTOUR–2
EXISTING CONTOUR–10 — (7090)
EXISTING CONTOUR–2
DIRECTION OF FLOW
PHASE LINES
EXISTING FIRE HYDRANT
EXISTING WATER MAIN
EXISTING SANITARY SEWER MAIN W/ MANHOLE
PROPOSED SANITARY SEWER MAIN W/ MANHOLE
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT

SHEET INDEX
N.T.S.

N

60 30 0 60 120

SCALE: 1" = 60'



NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

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

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

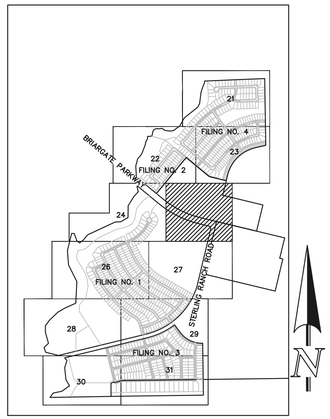
CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE	DATE 04/01/2022
DRAWN BY	ESO	(H) 1"= 60'	SHEET 24 OF 36
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.22

N:\1183.22\DRAWINGS\DEVELOPMENT\DP-AKS SHEET 24-PG-04.dwg, 12/7/2022 12:04:56 PM, 1:1

LEGEND

PROPOSED CONTOUR–10 — 7090
PROPOSED CONTOUR–2
EXISTING CONTOUR–10 — (7090)
EXISTING CONTOUR–2
DIRECTION OF FLOW
PHASE LINES
EXISTING FIRE HYDRANT
EXISTING WATER MAIN
EXISTING SANITARY SEWER MAIN W/ MANHOLE
PROPOSED SANITARY SEWER MAIN W/ MANHOLE
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT



SHEET INDEX
N.T.S.

MATCHLINE~ (SEE SHEET 22)
MATCHLINE~ (SEE SHEET 23)
MATCHLINE~ (SEE SHEET 24)
MATCHLINE~ (SEE SHEET 27)

Label subdivision and CD project numbers for Briargate and Sterling Ranch Road.

UNPLATTED

BRIARGATE PARKWAY (130' ROW)

7110
7010
7000
7106
7104
7102
7100

Δ=26°05'19"
R=2065.00'
L=940.26'

S76°31'31"E
232.57'

S13°28'29"W
49.50'

1168.84'
S13°28'29"W

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

FUTURE SCHOOL SITE PLAT
38.5 ACRES

UNPLATTED

N

60 30 0 60 120

SCALE: 1" = 60'

NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

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Colorado Springs, Colorado 80903
(719)785-0790
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STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE	DATE 04/01/2022
DRAWN BY	ESO	(H) 1"= 60'	SHEET 25 OF 36
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.22

N:\1183\DRAWINGS\DEVELOPMENT\DP-MES SHEET 25-PG-05.dwg, 12/7/2022 12:06:13 PM, 1:1

MATCHLINE~ (SEE SHEET 24)

MATCHLINE~ (SEE SHEET 27)

MATCHLINE~ (SEE SHEET 28)

POCATELLO TRAIL (50' ROW)

CLEARLAKE STREET (50' ROW)

SAN DIEGO WAY (50' ROW)

BELLFLOWER DRIVE (50' ROW)

LONG BEACH DR (50' ROW)

NEWPORT BEACH PL (50' ROW)

SANTA CLARA ST (50' ROW)

BOUNDARY FIL. 1

TRACT A
1,246,347 SF
28.612 AC

TRACT B
1,225,259 SF
28.128 AC

TRACT C
STERLING RANCH FIL. NO. 1
REC NO. 218714151

TRACT D
STERLING RANCH FIL. NO. 1
REC NO. 218714151

TRACT E
5,972 SF

TRACT F
3,980 SF

TRACT G
5,298 SF

SAND CREEK CHANNEL IMPROVEMENTS TO BE CONSTRUCTED WITH WESTERLY DEVELOPMENT

PROP. MAINTENANCE ACCESS/TRAIL W/ WESTERLY ADJACENT PLAT

REFERENCE SAND CREEK CHANNEL IMPROVEMENTS PROPOSED WITH HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 PREPARED BY JR ENGINEERING (PCD NO. SF-22-013)

FUTURE SCHOOL SITE PLAT 38.5 ACRES

PROP. MID-BLOCK XING

Optional

LEGEND

- PROPOSED CONTOUR-10 (7090)
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10 (7090)
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

60 30 0 60 120

SCALE: 1" = 60'

SHEET INDEX
N.T.S.

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

STERLING RANCH EAST PRELIMINARY
PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE	DATE 04/01/2022
DRAWN BY	ESO	(H) 1"= 60'	SHEET 26 OF 36
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.22

N:\1183\22\DRAWINGS\DEVELOPMENT\DP-MES SHEET 26-PG-ON.dwg, 12/7/2022 12:07:26 PM, 1:1

MATCHLINE ~ (SEE SHEET 24)

MATCHLINE ~ (SEE SHEET 25)

MATCHLINE ~ (SEE SHEET 26)

MATCHLINE ~ (SEE SHEET 29)

LEGEND

- PROPOSED CONTOUR–10 / PROPOSED CONTOUR–2
- EXISTING CONTOUR–10 / EXISTING CONTOUR–2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

N

60 30 0 60 120

SCALE: 1" = 60'

NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

SHEET INDEX
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STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE		DATE	04/01/2022
DRAWN BY	ESO	(H) 1"= 60'		SHEET	27 OF 36
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

N:\1183\2\DRAWINGS\DEVELOPMENT\DP-MES SHEET 27-PG-07.dwg, 12/7/2022 12:09:41 PM, 1:1

MATCHLINE ~ (SEE SHEET 26)

N65°39'18"E 252.42'

N60°18'33"E 166.84'

N46°04'45"E 252.38'

N35°47'33"E 139.61'

N00°53'19"W 131.63'

N15°27'24"W 241.77'

N46°52'24"E 128.28'

N17°53'47"W 105.91'

N76°13'45"W 207.54'

S01°19'20"W 44.22'

S70°06'35"W 170.61'

N58°40'40"W 19.87'

N13°40'40"W 376.40'

S13°40'40"E 750.02'

N76°19'20"E 1787.08'

N76°19'20"E 1901.80'

S76°19'20"W 1779.03'

876.01'

542.30'

775.00'

100.00'

290.00'

800.00'

N76°19'20"E 882.09'

N46°40'32"E 292.00'

Δ=18°22'16" L=697.71'

Δ=33°08'40" R=217.00' L=2085.28'

Δ=46°48'08" L=301.06'

PROP. MAINTENANCE ACCESS/TRAIL W/ SAND CREEK CONSTRUCTION

BOUNDARY FIL. 1

REFERENCE SAND CREEK CHANNEL IMPROVEMENTS PROPOSED WITH HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 PREPARED BY JR ENGINEERING (PCD NO. SF-22-013)

EX. POND

TOP BERM

TRACT A
1,246,347 SF
28.612 AC

EX. FULL SPECTRUM DETENTION FACILITY

SAND CREEK CHANNEL IMPROVEMENTS TO BE CONSTRUCTED WITH WESTERLY DEVELOPMENT

TRACT C
220,953 SF
5.072 AC

PROPOSED PUBLIC FULL SPECTRUM DETENTION POND

TRACT D
STERLING RANCH FIL. NO. 1
REC NO. 218714151

PROP. MAINTENANCE ACCESS TO POND BOTTOM

CONCRETE BOX CULVERTS (SR ENGINEERING FOR DETAILS)

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

STERLING RANCH ROAD TO BE CONSTRUCTED WITH HOMESTEAD NORTH

PROP. 5' MEANDERING SIDEWALK W/ PARK CONSTRUCTION

BOUNDARY FILING NO. 1

BOUNDARY FILING NO. 3

TRACT B
1,225,259 SF
28.128 AC

FUTURE COMMUNITY PARK

ELEMENTARY SCHOOL SITE
11.86 AC

LOT 285
7,367 SF

LOT 286
7,446 SF

LOT 287
7,420 SF

LOT 288
7,367 SF

LOT 289
7,420 SF

LOT 290
7,420 SF

SUNNYVALE DR.
(50' ROW)

PROP. 5' ATTACHED SIDEWALK

PROP. TYPE C C&G

LUBBOCK TRAIL
(50' ROW)

50' ROW
30' MAT.

PLANO ST.
(50' ROW)

TRACT B 18,125 SF

LOT 9
7,200 SF

LOT 10
7,200 SF

LOT 11
7,200 SF

LOT 12
9,287 SF

PROP. TYPE A C&G

PROP. TYPE C C&G

LOT 15
6,000 SF

LOT 16
6,000 SF

MATCHLINE ~ (SEE SHEET 29)

MATCHLINE ~ (SEE SHEET 30)

LEGEND

- PROPOSED CONTOUR–10
- PROPOSED CONTOUR–2
- EXISTING CONTOUR–10
- EXISTING CONTOUR–2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

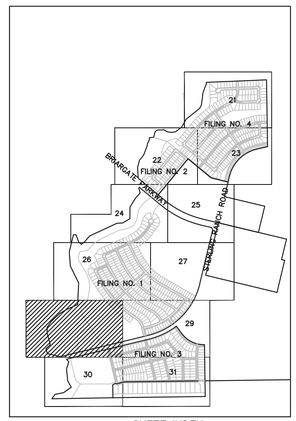
NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

NOTE: CHANNEL AND ADJACENT PARK AREA GRADING TO TAKE PLACE AT SAME TIME

N

60 30 0 60 120

SCALE: 1" = 60'



SHEET INDEX
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CLASSIC CONSULTING

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

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE		DATE	04/01/2022
DRAWN BY	ESO	(H) 1"= 60'		SHEET	28 OF 36
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

N:\1183\2\DRAWINGS\DEVELOPMENT\DP-NES SHEET 28-PG-06.dwg, 12/7/2022 12:12:22 PM, 1:1

MATCHLINE ~ (SEE SHEET 26)

MATCHLINE ~ (SEE SHEET 27)

MATCHLINE ~ (SEE SHEET 28)

MATCHLINE ~ (SEE SHEET 31)

LOT 33 SF
LOT 63 6,161 SF
LOT 64 6,161 SF
LOT 65 6,161 SF
LOT 66 6,161 SF
LOT 67 7,626 SF
LOT 68 6,161 SF
LOT 69 6,161 SF
LOT 70 6,096 SF
LOT 71 6,050 SF
LOT 72 7,937 SF
LOT 73 8,944 SF
LOT 74 12,010 SF
LOT 75 14,412 SF
LOT 76 9,426 SF
LOT 77 8,572 SF
LOT 78 8,390 SF
LOT 79 7,538 SF
LOT 80 6,884 SF
LOT 81 6,357 SF
LOT 82 6,050 SF
LOT 83 6,050 SF
LOT 84 6,305 SF
LOT 85 6,295 SF
LOT 86 6,295 SF
LOT 132 6,050 SF
LOT 133 6,050 SF
LOT 134 6,050 SF
LOT 135 7,260 SF
LOT 136 6,171 SF
LOT 137 6,171 SF
LOT 138 6,734 SF
LOT 139 9,628 SF
LOT 140 11,824 SF
LOT 141 9,079 SF
LOT 142 7,882 SF
LOT 143 6,050 SF
LOT 144 7,260 SF
LOT 145 7,099SF
LOT 1 8,273 SF
LOT 2 6,211 SF
LOT 3 6,211 SF
LOT 4 7,453 SF
LOT 5 6,211 SF
LOT 6 6,211 SF
LOT 7 7,453 SF
LOT 8 6,211 SF
LOT 9 8,252 SF
LOT 10 7,090 SF
LOT 11 6,335 SF
LOT 12 6,335 SF
LOT 13 7,577 SF
LOT 14 6,335 SF
LOT 15 6,335 SF
LOT 16 7,577 SF
LOT 17 6,335 SF
LOT 18 6,335 SF
LOT 19 8,538 SF
LOT 20 10,543 SF
LOT 21 9,291 SF
LOT 22 8,727 SF
LOT 23 8,102 SF
LOT 24 7,084 SF
LOT 25 7,485 SF
LOT 26 6,278 SF
LOT 27 6,155 SF
LOT 28 6,155 SF
LOT 29 6,155 SF
LOT 30 6,155 SF
LOT 31 6,155 SF
LOT 32 6,155 SF
LOT 291 7,367 SF
LOT 292 7,420 SF
LOT 293 7,420 SF
LOT 294 7,367 SF
TRACT A 15,432 SF
TRACT B 1,225,259 SF 28.128 AC
FUTURE COMMUNITY PARK
TRACT B 18,125 SF
TRACT G 16,855 SF
TRACT H 12,664 SF
UNPLATTED
LOT 1 8,273 SF
LOT 2 6,211 SF
LOT 3 6,211 SF
LOT 4 7,453 SF
LOT 5 6,211 SF
LOT 6 6,211 SF
LOT 7 7,453 SF
LOT 8 6,211 SF
LOT 9 8,252 SF
LOT 10 7,090 SF
LOT 11 6,335 SF
LOT 12 6,335 SF
LOT 13 7,577 SF
LOT 14 6,335 SF
LOT 15 6,335 SF
LOT 16 7,577 SF
LOT 17 6,000 SF
LOT 18 6,000 SF
LOT 19 6,000 SF
LOT 20 6,000 SF
LOT 21 6,000 SF
LOT 22 6,000 SF
LOT 23 6,000 SF
LOT 24 6,000 SF
LOT 25 6,000 SF
LOT 26 8,088 SF
LOT 27 8,088 SF
LOT 28 6,000 SF
LOT 96 7,000 SF
LOT 97 6,984 SF
LOT 98 6,793 SF
LOT 99 7,608 SF
LOT 100 8,783 SF
LOT 101 9,590 SF
LOT 102 10,280 SF
LOT 103 10,336 SF
LOT 104 8,964 SF
LOT 105 8,438 SF
LOT 106 8,207 SF
LOT 107 7,317 SF
LOT 108 7,500 SF
LOT 109 7,834 SF
LOT 110 11,915 SF
LOT 111 8,144 SF
LOT 112 7,844 SF
LOT 113 6,565 SF
LOT 114 6,591 SF
LOT 115 6,616 SF
LOT 116 7,974 SF
LOT 117 14,021 SF
LOT 118 8,838 SF
LOT 119 7,744 SF
LOT 120 9,815 SF
LOT 135 9,924 SF
LOT 136 7,200 SF
LOT 137 7,200 SF
LOT 138 7,200 SF
LOT 139 7,200 SF
LOT 140 7,200 SF
LOT 141 7,200 SF
LOT 142 7,200 SF
LOT 143 7,200 SF
LOT 144 7,200 SF
LOT 145 7,200 SF
LOT 146 6,000 SF
LOT 147 6,000 SF
LOT 148 6,000 SF
LOT 149 6,000 SF
LOT 150 6,000 SF
LOT 151 6,000 SF
LOT 152 6,000 SF
LOT 153 6,000 SF
LOT 154 6,000 SF
LOT 155 6,000 SF
LOT 156 6,000 SF
LOT 157 6,000 SF
LOT 158 6,000 SF
LOT 159 6,000 SF
LOT 160 6,000 SF
LOT 161 6,000 SF
LOT 162 6,000 SF
LOT 163 6,000 SF
LOT 164 6,000 SF
LOT 165 6,000 SF
LOT 166 8,087 SF
LOT 167 16,051 SF
LOT 168 6,154 SF
LOT 169 6,256 SF
LOT 170 6,359 SF
LOT 171 8,384 SF
LOT 172 10,864 SF
LOT 173 8,087 SF
LOT 174 11,209 SF
LOT 175 7,393 SF
LOT 176 6,548 SF
LOT 177 6,284 SF
LOT 178 6,207 SF
LOT 179 6,220 SF
LOT 180 8,087 SF
LOT 181 8,087 SF
LOT 182 7,421 SF
LOT 183 7,423 SF
LOT 184 7,482 SF
LOT 185 7,509 SF
LOT 186 7,136 SF
LOT 187 13,620 SF

S60°08'46"E LONG BEACH DR. (50' ROW) 441.51'
Δ=35°11'35" R=884.00' L=889.41
Δ=46°46'16" L=453.13'
Δ=14°46'23" L=561.06'
Δ=33°08'40" R=270.00' L=260.54
Δ=44°29'52" R=300.00' L=208.26
Δ=31°53'47" R=450.00' L=899.41
S60°08'46"E SAN DIEGO WAY (50' ROW) 139.42'
Δ=14°04'28" R=300.00' L=884.98
S60°08'46"E 822.72'
Δ=41°08'28" R=300.00' L=431.63'
Δ=49°50'13" R=225.00' L=195.69'
Δ=46°28'06" R=250.00' L=202.71'
Δ=7°46'43" L=175.15'
Δ=14°44'22" L=331.85'
Δ=52°27'34" R=1460.00' L=1334.19'
Δ=3°43'14" R=1540.00' L=100.00'
Δ=23°26'55" R=1540.00' L=630.26'
Δ=21°35'18" L=555.25'
Δ=54°34'00" R=575.00' L=547.61'
Δ=42°08'00" L=441.22'
Δ=55°14'56" R=800.00' L=578.48
Δ=115°7'04" R=710.00' L=356.68
Δ=27°19'20" R=300.00' L=143.06
Δ=21°00'00" L=109.96'
Δ=12°26'00" L=130.20'

S36°12'00"E 250.00'
S36°12'00"E 188.72'
N8°06'15"E 35.78'
N76°19'20"E 82.09'
N76°19'20"E 1901.80'
N76°19'20"E 1787.08'
N76°19'20"E 882.09'
700.00'
800.00'
100.00'
32.09'
82.09'
33.09'
170.00'
S13°40'40"E 203.09'
S13°40'40"E 788.43'
290.00'
S40°00'00"E 391.77'
S40°00'00"E 105.77'
S40°00'00"E 86.06'
N89°14'00"E 7.06'
N88°53'47"E 7.06'
S0°46'00"E 1085.87'
S0°46'00"E 1093.96'
S0°46'00"E 1131.11'
S0°46'00"E 281.16'
N89°14'00"E 1093.96'

PROP. TYPE C C&G
PROP. TYPE A C&G
PROP. 5' ATTACHED SIDEWALK
PROP. 5' DETACHED SIDEWALK
PROP. MID-BLOCK XING
PROP. 5' MEANDERING SIDEWALK W/ PARK CONSTRUCTION
Optional
50' ROW 30' MAT
BOUNDARY FILING NO. 1
BOUNDARY FILING NO. 3
BOUNDARY FIL. NO. 3
NEWPORT BEACH (50' ROW)
BELLFLOWER DRIVE (50' ROW)
PALO ALTO TRAIL (50' ROW)
LAKE TAHOE DR. (50' ROW)
PLANO ST. (50' ROW)
AMARILLO PL. (50' ROW)
STERLING RANCH ROAD (PUBLIC NON-RES. COLLECTOR, 80' ROW)
Verify street name

LEGEND

- PROPOSED CONTOUR–10 (7090)
- PROPOSED CONTOUR–2
- EXISTING CONTOUR–10 (7090)
- EXISTING CONTOUR–2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

N

60 30 0 60 120

SCALE: 1" = 60'

SHEET INDEX
N.T.S.

FILING NO. 4
FILING NO. 2
FILING NO. 1
FILING NO. 3
BRIARGATE PARKWAY
STERLING RANCH ROAD

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

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE		DATE	04/01/2022
DRAWN BY	ESO	(H) 1"=	60'	SHEET	29 OF 36
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.22

N:\1183.22\DRAWINGS\DEVELOPMENT\DP-RES SHEET 29-PG-09.dwg, 12/7/2022 12:14:34 PM, 1:1

Differentiate between Channel construction & site grading contours. If Sand Creek is expected to occur first, show as existing contours.

MATCHLINE ~ (SEE SHEET 28)

STERLING RANCH ROAD (80' ROW)

N76°19'20"E 1787.08'

775.00'

79.99'

N40°21'41"W 73.04'

N17°59'13"E 156.80'

UNPLATTED

Sterling Ranch Filing No. 3

N5°59'19"W 253.00'

BOUNDARY FIL. NO. 3

SAND CREEK

TRACT F FUTURE ELEMENTARY SCHOOL SITE 11.86 AC

PROP. 5' ATTACHED SIDEWALK

PROP. TYPE C C&G

PROP. TYPE A C&G

S13°40'40"E 750.02'

AMARILLO PL (50' ROW)

N76°19'20"E 1153.30'

LUBBOCK TRAIL (50' ROW)

LOT 13 8,087 SF

LOT 14 7,200 SF

LOT 15 6,000 SF

LOT 16 6,000 SF

LOT 38 6,000 SF

LOT 39 7,200 SF

LOT 40 8,088 SF

LOT 41 8,087 SF

LOT 42 6,000 SF

LOT 43 6,000 SF

LOT 67 7,815 SF

LOT 68 8,087 SF

Δ=12°54'40" R=500.00' L=112.67

MATCHLINE ~ (SEE SHEET 31)

TRACT E 151,613 SF

REFERENCE SAND CREEK CHANNEL IMPROVEMENTS PROPOSED WITH HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 PREPARED BY JR ENGINEERING (PCD NO. SF-22-013)

N30°01'21"W 151.07'

N54°45'26"E 199.63'

100.00'

EXIST. SAND CREEK

N78°47'17"E 182.32'

6998

6996

N35°56'43"E 113.88'

416.25'

Adjust overlapping contours

PROP. FULL SPECTRUM DETENTION FACILITY

TRACT G REGIONAL DETENTION 5.26 AC

TOP OF BERM

S89°04'30"W 1646.85'

864.32'

366.28'

BOUNDARY FILING NO. 3

TRACT D 151,510 SF

N76°19'20"E 104.34'

BIXBY CT. (50' ROW)

LOT 69 22,013 SF

LOT 70 22,333 SF

Show all proposed storm drains

UNPLATTED

LEGEND

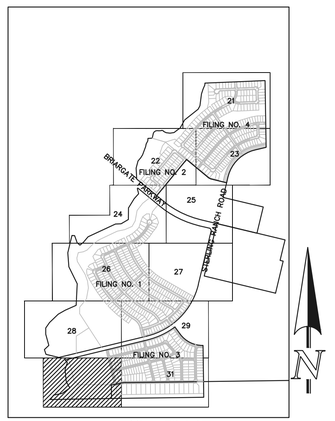
- PROPOSED CONTOUR–10
- PROPOSED CONTOUR–2
- EXISTING CONTOUR–10
- EXISTING CONTOUR–2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

N

60 30 0 60 120

SCALE: 1" = 60'



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DESIGNED BY	EAS	SCALE	DATE 04/01/2022
DRAWN BY	ESO	(H) 1"= 60'	SHEET 30 OF 36
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.22

N:\1183\2\DRAWINGS\DEVELOPMENT\DP-NES SHEET 30-PG-10.dwg, 12/7/2022 12:19:26 PM, 1:1

MATCHLINE ~ (SEE SHEET 29)

MATCHLINE ~ (SEE SHEET 30)

AMARILLO PL. (50' ROW)

BELLFLOWER DRIVE (50' ROW)

CORPUS CHRISTI LANE (50' ROW)

PLANO ST. (50' ROW)

FAYETTEVILLE ST. (50' ROW)

BENTONVILLE WAY (50' ROW)

BIXBY CT. (50' ROW)

BOUNDARY FILING NO. 3

UNPLATTED

TRACT C 3,945 SF

TRACT D 151,510 SF

S89°13'48"W 1401.41'

S89°14'14"W 166.30'

1085.87' S0°46'00"E

677.70'

250.00'

30.00'

78.21'

LEGEND

- PROPOSED CONTOUR–10
- PROPOSED CONTOUR–2
- EXISTING CONTOUR–10
- EXISTING CONTOUR–2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

SHEET INDEX
N.T.S.

NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

60 30 0 60 120

SCALE: 1" = 60'

Label all easements

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CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE		DATE	04/01/2022
DRAWN BY	ESO	(H) 1"= 60'		SHEET	31 OF 36
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

N:\1183\22\DRAWINGS\DEVELOPMENT\OP-RES SHEET 31-PG-11.dwg, 12/7/2022 12:18:35 PM, 1:1

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

LANDSCAPE NOTES

1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
2. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

NITROGEN	0 LBS/1000SF
PHOSPHORUS (P2O5)	0 LBS/1000SF
POTASSIUM (K20)	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

OR

RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits

3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
4. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
5. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
7. SOD TO BE TALL FESCUE BLEND.
8. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
9. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
10. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
14. ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
16. SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
17. PSE: PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
18. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
19. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
20. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
21. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

SHEET KEY MAP

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ag	18	Aesculus glabra / Ohio Buckeye	40`	30`	1.5" Cal.	B&B
	Csp	3	Catalpa speciosa / Northern Catalpa	60`	50`	1.5" Cal.	B&B
	Coc	12	Celtis occidentalis / Common Hackberry	60`	50`	1.5" Cal.	B&B
	Gtr	2	Gleditsia triacanthos / Honey Locust	60`	40`	1.5" Cal.	B&B
	Gdi	3	Gymnocladus dioica / Kentucky Coffee Tree	60`	50`	1.5" Cal.	B&B
	Qru	11	Quercus rubra / Red Oak	60`	60`	1.5" Cal.	B&B
	Tco	3	Tilia cordata / Littleleaf Linden	45`	35`	1.5" Cal.	B&B

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Jcb	46	Juniperus chinensis `Blue Point` / Blue Point Juniper	15`	10`	6` HT	B&B
	Ppg	24	Picea pungens glauca `Baby Blue Eyes` / Baby Blue Eyes Colorado Blue Spruce	15`	10`	6` HT	B&B
	Ped	17	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agl	22	Acer glabrum / Rocky Mountain Maple	20`	15`	1.5" Cal.	B&B
	Aca	12	Amelanchier canadensis / Canadian Serviceberry	25`	20`	1.5" Cal.	B&B
	Ppa	1	Prunus padus / May Day Tree	30`	30`	1.5" Cal.	B&B
	Spe	5	Syringa pekinensis / Peking Lilac	20`	15`	1.5" Cal.	B&B
	Sre	21	Syringa reticulata / Japanese Tree Lilac	25`	20`	1.5" Cal.	B&B

GROUND COVER LEGEND

	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX	133,160 sf

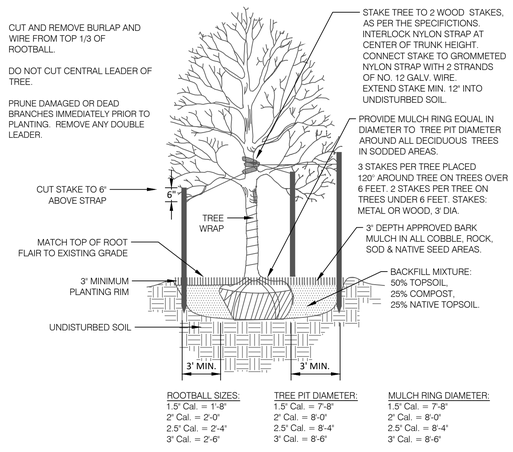
LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section 6.2.2.B.1

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required
STERLING RANCH ROAD	URBAN NON-RESIDENTIAL COLLECTOR	10' / 10'	4,105	1 / 30'
BRIARGATE PARKWAY	PRINCIPAL ARTERIAL	25' / 25'	1,134	1 / 20'

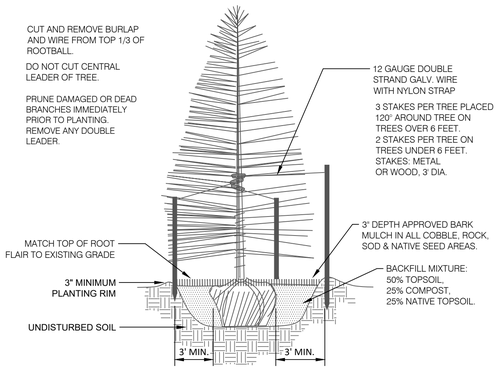
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	No. of Trees Req./ Prov.
x / x	x/x	SR	75% / 75%	137 / 137
x / x	x/x	BG	75% / 75%	57 / 57



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

1 DECIDUOUS TREE PLANTING DETAIL

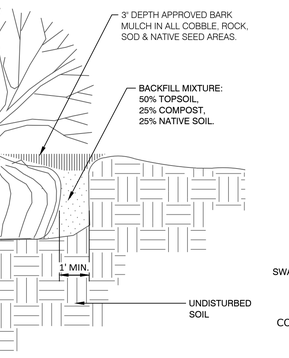
N.T.S. 329343-01



ROOTBALL SIZES:	TREE PIT DIAMETER:	MULCH RING DIAMETER:
6' HT. = 1'-10"	6' HT. = 7'-10"	6' HT. = 7'-10"
8' HT. = 2'-3"	8' HT. = 8'-3"	8' HT. = 8'-3"
10' HT. = 2'-10"	10' HT. = 8'-10"	10' HT. = 8'-10"
12' HT. = 2'-10"	12' HT. = 8'-10"	12' HT. = 8'-10" (OR EXTENDED BEYOND BRANCHING)

2 CONIFEROUS TREE PLANTING DETAIL

N.T.S. 329343-02



3 SHRUB PLANTING DETAIL

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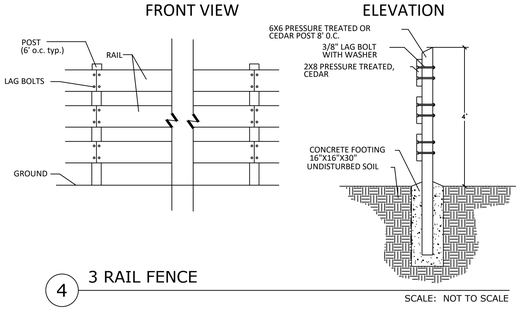

4 3 RAIL FENCE

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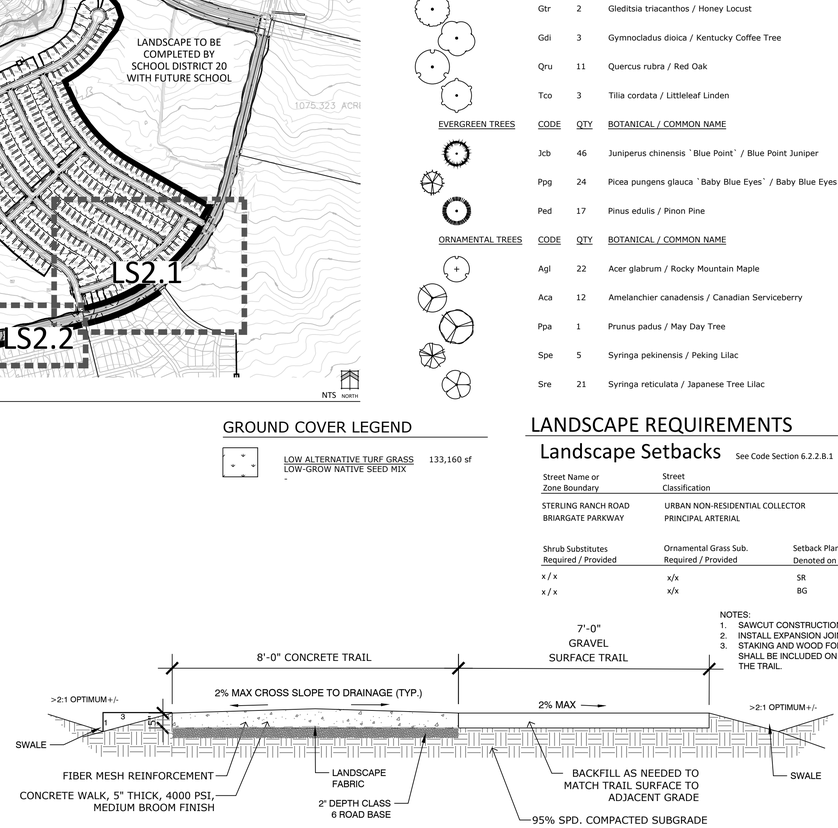
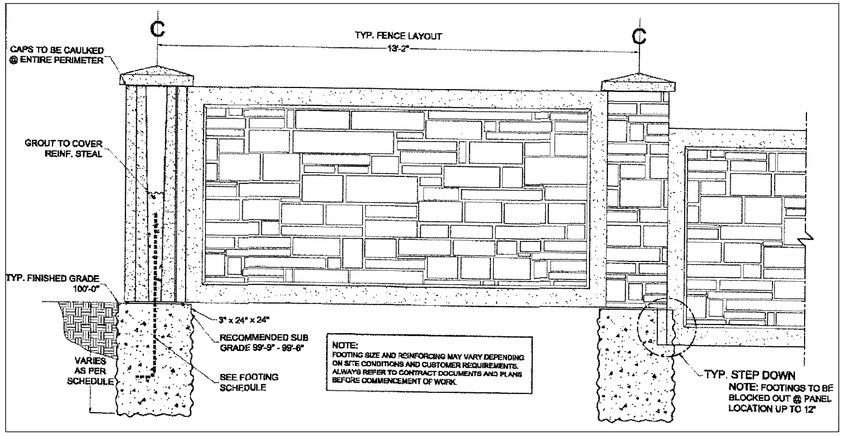


NOTES:
1. SAWCUT CONSTRUCTION JOINTS EVERY 10' (1/4 DEPTH OF TRAIL)
2. INSTALL EXPANSION JOINTS EVERY 100'
3. STAKING AND WOOD FORMS ARE TO BE APPROVED PRIOR TO POURING CONCRETE. THIS NOTE SHALL BE INCLUDED ON ALL SETS OF CONSTRUCTION DOCUMENTS COVERING THE SCOPE OF THE TRAIL.

6 CONCRETE TRAIL

N.T.S. DETAIL-FILE



This drawing is for reference only to communicate design intent & subject to change

5 6' CONCRETE SLAT WALL

SCALE: NOT TO SCALE

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

Tel. 719.471.0073
Fax 719.471.0267

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE:	06.10.22
PROJECT MGR:	A. BARLOW
PREPARED BY:	J. SHAGIN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE: LANDSCAPE NOTES & DETAILS

SHEET NUMBER: LS1.0

32 OF 36

PLAN FILE #: SP-22-004

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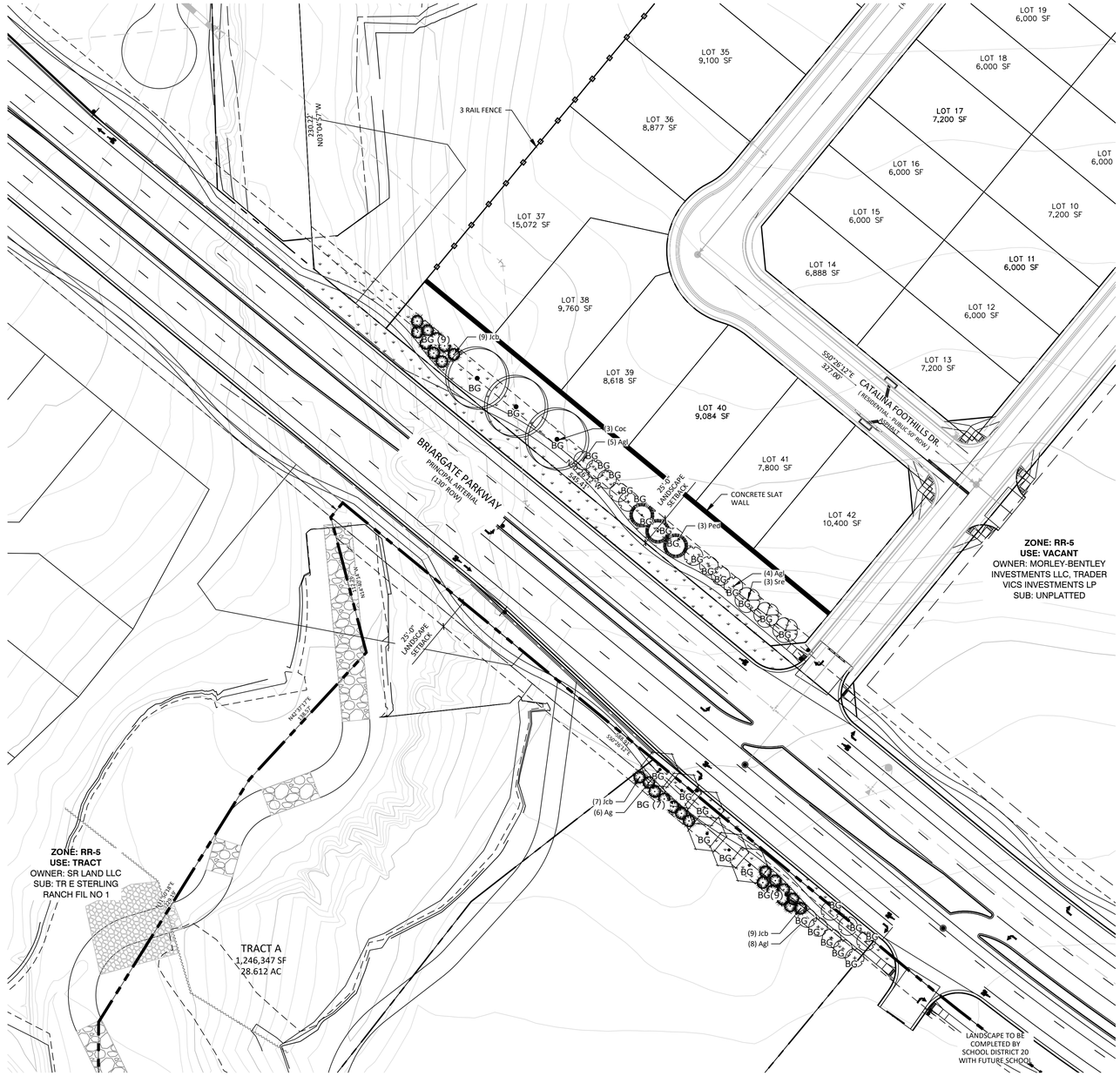
STERLING RANCH EAST PHASE 1

SECTION 27,28,33 AND 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

SHEET KEY MAP

NTS NORTH



NORTH

0 25 50 100

SCALE: 1" = 50'

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.22
PROJECT MGR: A. BARLOW
PREPARED BY: J. SHAGIN

STAMP

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LS2.0

33 OF 36

PLAN FILE #

SP-22-004

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STERLING RANCH EAST PHASE 1

SECTION 27,28,33 AND 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

SHEET KEY MAP

NTS

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

TRACT A
W235.5F

LANDSCAPE TO BE COMPLETED BY SCHOOL DISTRICT 20 WITH FUTURE SCHOOL

CONCRETE SLAT WALL

10'-0" LANDSCAPE SETBACK

N.E.S. Inc.
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PLANNING / LANDSCAPE ARCHITECTURE

IN ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.22
PROJECT MGR: A. BARLOW
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LS2.1

SHEET NUMBER

34 OF 36

PCAN FILE #

SP-22-004

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STERLING RANCH EAST PHASE 1

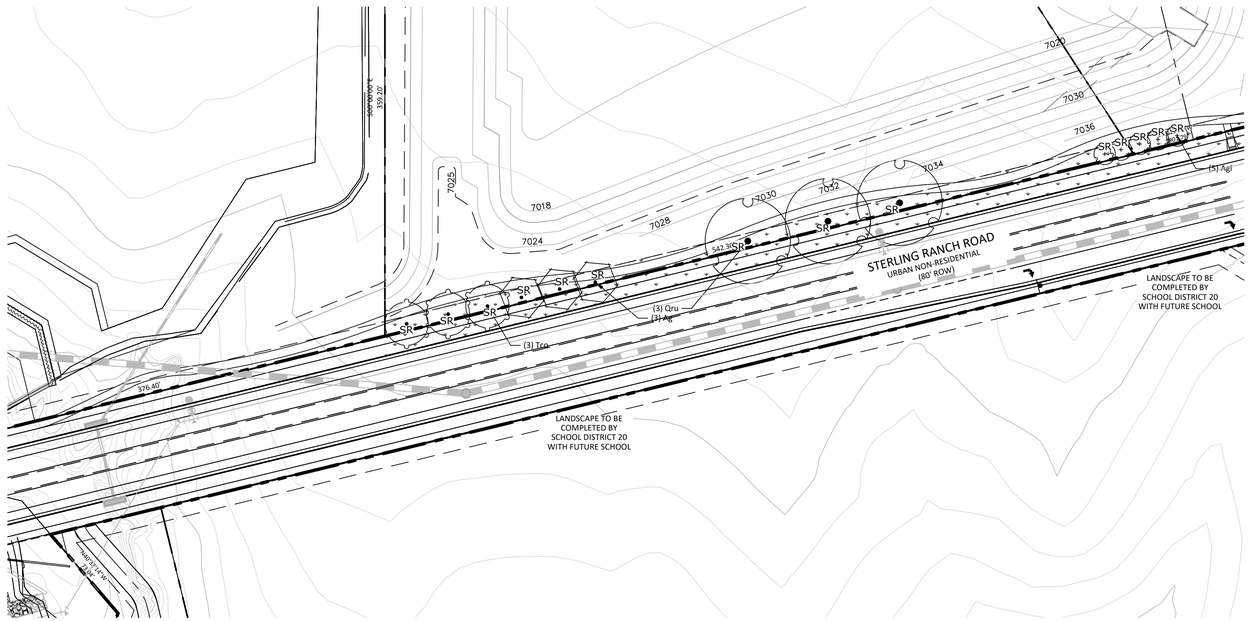
SECTION 27,28,33 AND 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

SHEET KEY MAP

NTS NORTH

LAYOUT 1



LAYOUT 2

NORTH

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PLANNING / LANDSCAPE ARCHITECTURE

IN ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.22
PROJECT MGR: A. BARLOW
PREPARED BY: J. SHAGIN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

LS2.2

SHEET NUMBER

35 OF 36

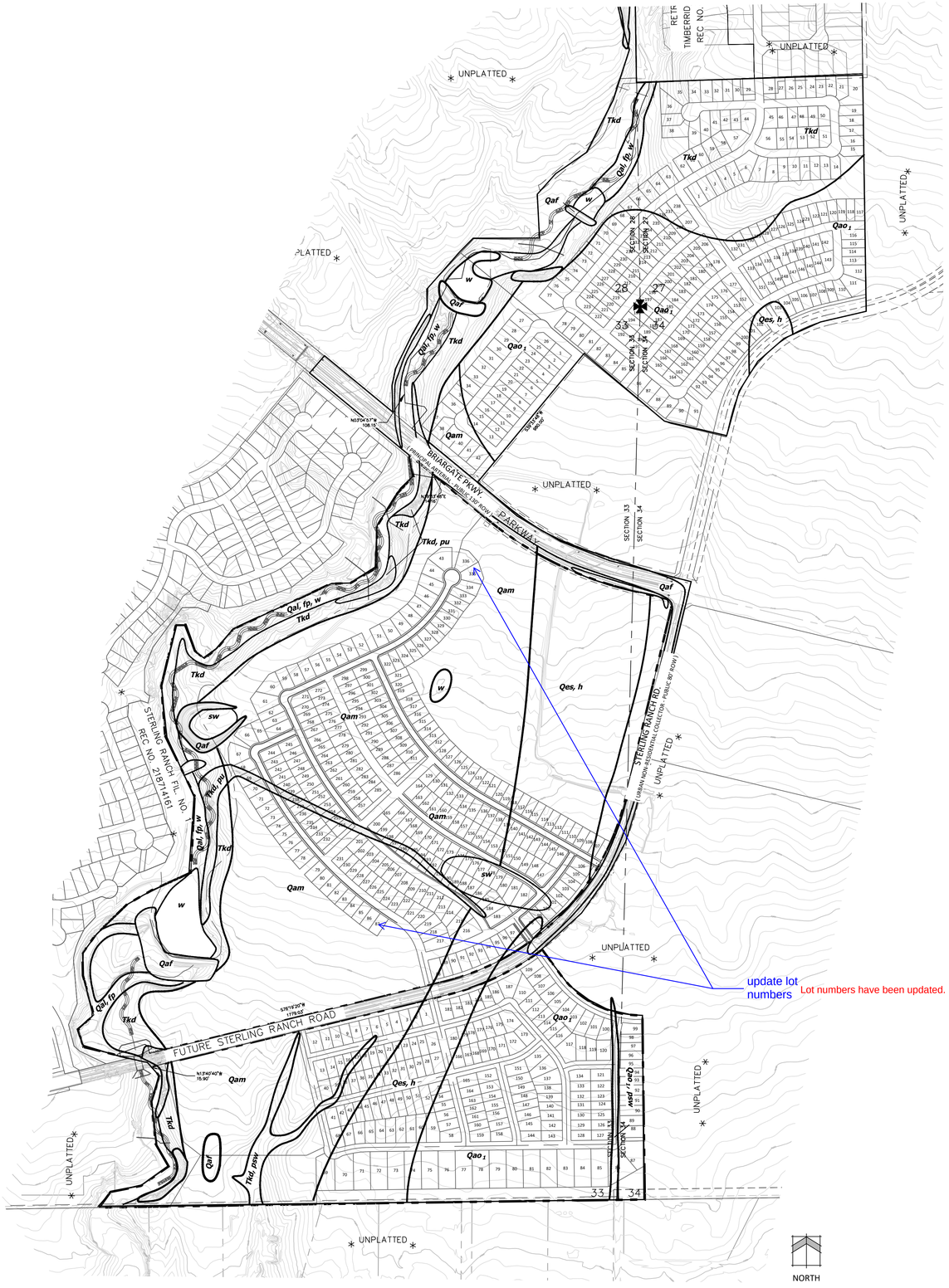
PLAN FILE #

SP-22-004

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN



update lot numbers

Lot numbers have been updated.

SOILS AND GEOLOGY CONDITIONS

Geologic Hazard Note-Final Plat: 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 Geohazard Evaluation Report by Entech Engineering Inc., dated April 19, 2022 in file SKP 22-004 available at the El Paso County Planning and Community Development Department:

- Potentially Unstable Slopes: Drainage along west portion of site, (Filing 3 Lots 68-71, 235-241, 252-256 and 184-201)
- Flooding: Drainage along west portion of site
- Seasonal High Groundwater: (Filing 3 Lots 99-101 and 173-191)
- Potentially Seasonal High Groundwater:(Filing 2 Lots 6-7, 15-19, 37-40 and 86-99)

Potentially unstable slopes will be mitigated with regrading to slopes no greater than 4:1 and use of retaining walls per the recommendation of the soils report. This will be addressed with final design. In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. Under drains to be maintained by the District.

GEOLOGIC CONSTRAINTS NOTES

1. IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
2. ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE INTERPRETATION OF PUBLISHED MAPS, AERIAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION. ALL INTERPRETATIONS AND CONDITIONS SHOWN ARE PRELIMINARY AND FOR LAND-USE PLANNING ONLY.

Legend:

Qaf -	*Artificial Fill of Holocene Age:*
	Man-made fill deposits
Qal -	*Recent Alluvium of Quaternary Age:*
	recent water deposits
Qes -	*Eolian Sand of Quaternaray Age:*
	Wind-deposited sands
Qam -	*Middle Alluvium of Late Pleistocene Age:*
	water deposited sand, terrace deposits
Qao1 -	*Old Alluvium One Late-Middle Pleistocene Age:*
	older terrace deposit
Tkd -	*Dawson Formation of Tertiary to Cretaceous Age:*
	arkosic sandstone with interbedded claystone and siltstone
h-	*hydrocompaction*
fp -	*floodplain*
sw -	*seasonal shallow groundwater area*
w -	*areas of ponded water*
psw -	*potentially seasoned shallow groundwater area*
pu -	*potentially unstable slope*

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PLANNING / LANDSCAPE ARCHITECTURE

IN ASSOCIATION WITH

STERLING RANCH EAST PHASE 1

EL PASO COUNTY, CO

PROJECT INFO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ISSUE INFO

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

ISSUE / REVISION

SHEET TITLE

CONSTRAINTS EXHIBIT

SHEET NUMBER

36

36 OF 36

PCD FILE #

SP-22-004

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V2_Preliminary Plan Drawings.pdf Markup Summary 1-9-2023

dsdrice (34)

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(is therein established by the _____)
subdivision plat

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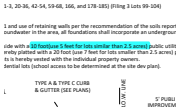
each subdivision plat?



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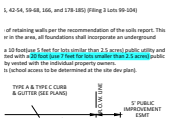
10 foot(use 5 feet for lots similar than 2.5 acres)



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20 foot (use 7 feet for lots smaller than 2.5 acres)

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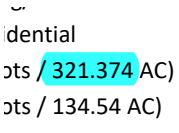
delete what is not needed



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321.374

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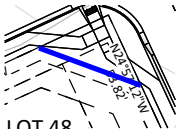

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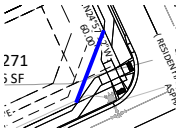

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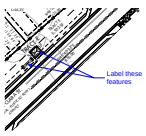

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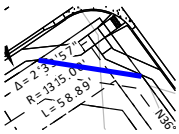
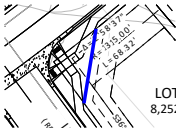
Space:

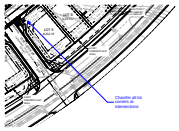
Label these features



Subject: Arrow
Page Label: [1] Plan 14
Author: dsdrice
Date: 1/5/2023 11:30:22 AM
Status:
Color:
Layer:
Space:

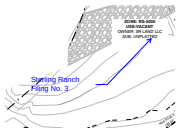


Subject: Arrow
Page Label: [1] Plan 14
Author: dsdrice
Date: 1/5/2023 11:30:45 AM
Status:
Color:
Layer:
Space:



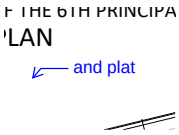
Subject: Callout
Page Label: [1] Plan 14
Author: dsdrice
Date: 1/5/2023 11:31:11 AM
Status:
Color:
Layer:
Space:

Chamfer all lot corners at intersections



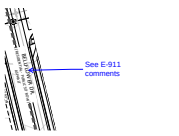
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 17
Author: dsdrice
Date: 1/5/2023 12:08:39 PM
Status:
Color:
Layer:
Space:

Sterling Ranch Filing No. 3



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 17
Author: dsdrice
Date: 1/5/2023 12:09:14 PM
Status:
Color:
Layer:
Space:

and plat

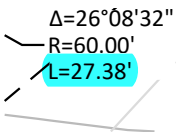


Subject: Callout
Page Label: SR East Phase 1 PP-Plan 18
Author: dsdrice
Date: 1/5/2023 11:38:31 AM
Status:
Color:
Layer:
Space:

See E-911 comments

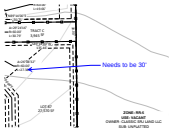
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 19
Author: dsdrice
Date: 1/5/2023 11:41:21 AM
Status:
Color:
Layer:
Space:

See PPRBD and E-911 comments



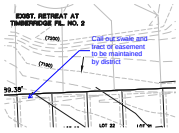
Subject:
Page Label: SR East Phase 1 PP-Plan 20
Author: dsdrice
Date: 1/5/2023 11:42:06 AM
Status:
Color:
Layer:
Space:

L=27.38'



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 20
Author: dsdrice
Date: 1/5/2023 11:42:29 AM
Status:
Color:
Layer:
Space:

Needs to be 30'

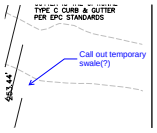


Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: dsdrice
Date: 1/6/2023 9:45:19 AM
Status:
Color:
Layer:
Space:

Call out swale and tract or easement to be maintained by district

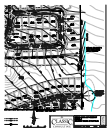
---

Subject:
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: dsdrice
Date: 1/6/2023 9:45:40 AM
Status:
Color:
Layer:
Space:



Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: dsdrice
Date: 1/6/2023 9:50:50 AM
Status:
Color:
Layer:
Space:

Call out temporary swale(?)



Subject:
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: dsdrice
Date: 1/6/2023 9:51:04 AM
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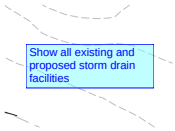
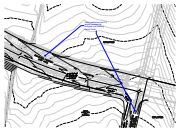


Subject: Text Box
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: dsdrice
Date: 1/6/2023 11:15:26 AM
Status:
Color:
Layer:
Space:

Show all existing and proposed storm drain facilities



Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: dsdrice
Date: 1/5/2023 11:57:13 AM
Status:
Color:
Layer:
Space:

Label subdivision and CD project numbers for Briargate and Sterling Ranch Road.

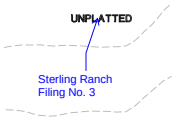
Subject:
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: dsdrice
Date: 1/5/2023 12:04:00 PM
Status:
Color:
Layer:
Space:

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: dsdrice
Date: 1/5/2023 12:04:20 PM
Status:
Color:
Layer:
Space:

Verify street name

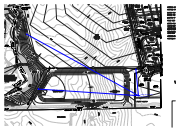
Subject:
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: dsdrice
Date: 1/5/2023 12:02:30 PM
Status:
Color:
Layer:
Space:

Subject:
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: dsdrice
Date: 1/5/2023 12:06:03 PM
Status:
Color:
Layer:
Space:



Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: dsdrice
Date: 1/5/2023 12:06:23 PM
Status:
Color:
Layer:
Space:

Sterling Ranch Filing No. 3



Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: dsdrice
Date: 1/6/2023 9:36:19 AM
Status:
Color:
Layer:
Space:

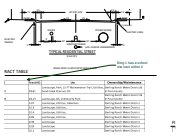
Show all proposed storm drains

Subject: Callout
Page Label: SR East Phase 1 PP Sheet 2 & 47-Site Constraints-35
Author: dsdrice
Date: 1/5/2023 1:42:02 PM
Status:
Color:
Layer:
Space:

update lot numbers

---

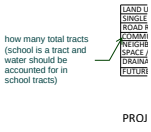
dsdparsons (36)



Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 1:19:33 PM
Status:
Color:
Layer:
Space:

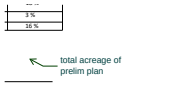
filing 1 has a school site tract within it

Subject: Arrow
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 1:19:39 PM
Status:
Color:
Layer:
Space:



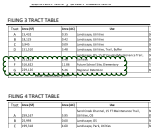
Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 1:23:22 PM
Status:
Color:
Layer:
Space:

how many total tracts (school is a tract and water should be accounted for in school tracts)

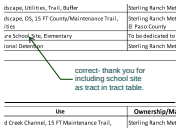


Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 1:21:44 PM
Status:
Color:
Layer:
Space:

total acreage of prelim plan



Subject: Cloud
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 1:22:21 PM
Status:
Color:
Layer:
Space:



Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 1:22:50 PM
Status:
Color:
Layer:
Space:

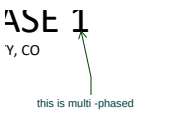
correct- thank you for including school site as tract in tract table.

Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 1:27:12 PM
Status:
Color:
Layer:
Space:

Filing Nos 1,2,3 and 4

Subject: Pen
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 1:27:20 PM
Status:
Color:
Layer:
Space:

-



Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 1:27:30 PM
Status:
Color:
Layer:
Space:

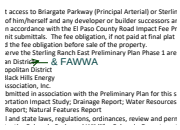
this is multi -phased

Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 1:28:46 PM
Status:
Color:
Layer:
Space:

Is this correct? I thought internal trails were maintained and owned by SRMD but dedicated trail easements were to County.

Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 1:29:15 PM
Status:
Color:
Layer:
Space:

where is the dividing line?



Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 1:29:12 PM
Status:
Color:
Layer:
Space:

& FAWWA

Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 1:29:28 PM
Status:
Color:
Layer:
Space:

Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 2:35:56 PM
Status:
Color:
Layer:
Space:

just like lot numbers are 1-700, tracts should be A through Z. Not three A tracts. Its fine to have a-g in first chart then , h-k in second etc...

Subject: Text Box
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 2:35:34 PM
Status:
Color:
Layer:
Space:

(C)Lot Numbering. (1)Sequential Numbering. The numbering of lots shall follow a sequential numbering pattern.

Subject: Text Box
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 2:35:50 PM
Status:
Color:
Layer:
Space:

(4)Common Area Tracts Labeled. Tracts that are common open space for the subdivision shall be labeled "Common Area Tract"
followed by a consecutive letter designation beginning with "A".

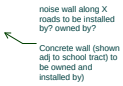
Subject: Text Box
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 2:37:01 PM
Status:
Color:
Layer:
Space:

(5)Multiple Filings within Same Preliminary Plan or PUD. Multiple plat filings within the same preliminary plan or PUD area shall utilize sequential filing or phase numbers consistent with the name of the preliminary plan

---

Subject: Text Box
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 2:37:17 PM
Status:
Color:
Layer:
Space:

7.2.5. Plat Naming and Number Conventions and Standards



Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 2:42:51 PM
Status:
Color:
Layer:
Space:

noise wall along X roads to be installed by? owned by?

Concrete wall (shown adj to school tract) to be owned and installed by)

Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 2:42:30 PM
Status:
Color:
Layer:
Space:

delete this note 9 and leave note 20

Subject: Cloud
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 2:51:27 PM
Status:
Color:
Layer:
Space:

Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 1/9/2023 3:08:59 PM
Status:
Color:
Layer:
Space:

provide details

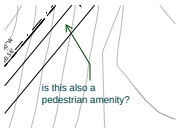
Subject: Pen
Page Label: [1] Plan 10
Author: dsdparsons
Date: 1/9/2023 1:07:55 PM
Status:
Color:
Layer:
Space:

m

Subject: Callout
Page Label: [1] Plan 10
Author: dsdparsons
Date: 1/9/2023 1:09:50 PM
Status:
Color:
Layer:
Space:

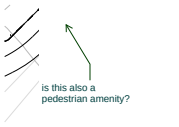
please depict the trail (pedestrian connections- surface width, add note to who is to install these pedestrian connections and who is to maintain) connections as required on the checklist for preliminary plan

---



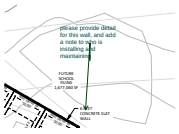
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 11
Author: dsdparsons
Date: 1/9/2023 1:10:47 PM
Status:
Color:
Layer:
Space:

is this also a pedestrian amenity?



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 11
Author: dsdparsons
Date: 1/9/2023 1:11:08 PM
Status:
Color:
Layer:
Space:

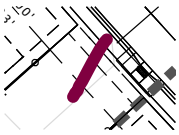
is this also a pedestrian amenity?



Subject: Callout
Page Label: [1] Plan 12
Author: dsdparsons
Date: 1/9/2023 2:40:38 PM
Status:
Color:
Layer:
Space:

please provide detail for this wall, and add a note to who is installing and maintaining

---



Subject: Pen
Page Label: [1] Plan 13
Author: dsdparsons
Date: 1/9/2023 1:11:42 PM
Status:
Color:
Layer:
Space:

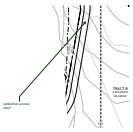
,

Subject: Pen
Page Label: [1] Plan 13
Author: dsdparsons
Date: 1/9/2023 1:11:47 PM
Status:
Color:
Layer:
Space:

.

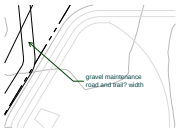
Subject: Callout
Page Label: [1] Plan 13
Author: dsdparsons
Date: 1/9/2023 1:12:03 PM
Status:
Color:
Layer:
Space:

pedestrian access? surface type width



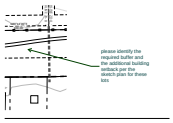
Subject: Callout
Page Label: [1] Plan 13
Author: dsdparsons
Date: 1/9/2023 1:12:25 PM
Status:
Color:
Layer:
Space:

pedestrian access also?



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 17
Author: dsdparsons
Date: 1/9/2023 1:14:08 PM
Status:
Color:
Layer:
Space:

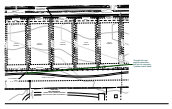
gravel maintenance road and trail? width



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 20
Author: dsdparsons
Date: 1/9/2023 1:16:29 PM
Status:
Color:
Layer:
Space:

please identify the required buffer and the additional building setback per the sketch plan for these lots

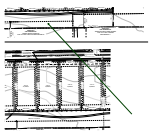
---



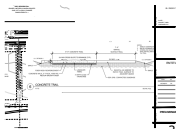
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 20
Author: dsdparsons
Date: 1/9/2023 3:08:42 PM
Status:
Color:
Layer:
Space:

I though this was equine connection trail but its concrete> ? please match detail

---

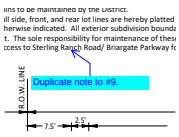


Subject: Arrow
Page Label: SR East Phase 1 PP-Plan 20
Author: dsdparsons
Date: 1/9/2023 2:06:30 PM
Status:
Color:
Layer:
Space:



Subject: Image
Page Label: SR East Phase 1 PP-Plan 20
Author: dsdparsons
Date: 1/9/2023 3:08:32 PM
Status:
Color:
Layer:
Space:

CDurham (119)

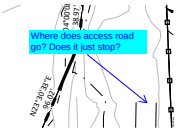


Subject: Callout
Page Label: [1] COVER-1
Author: CDurham
Date: 12/29/2022 2:37:25 PM
Status:
Color:
Layer:
Space:

Duplicate note to #9.

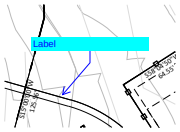
Subject: Text Box
Page Label: SR East Phase 1 PP-Plan 3
Author: CDurham
Date: 12/29/2022 9:49:02 AM
Status:
Color:
Layer:
Space:

Include BFE's for floodplain



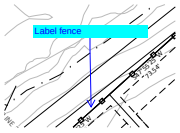
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 3
Author: CDurham
Date: 12/29/2022 12:49:09 PM
Status:
Color:
Layer:
Space:

Where does access road go? Does it just stop?



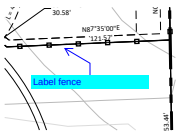
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 3
Author: CDurham
Date: 12/29/2022 12:49:19 PM
Status:
Color:
Layer:
Space:

Label



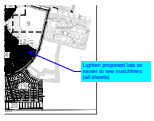
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 3
Author: CDurham
Date: 12/29/2022 12:49:29 PM
Status:
Color:
Layer:
Space:

Label fence



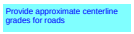
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 3
Author: CDurham
Date: 12/29/2022 12:49:51 PM
Status:
Color:
Layer:
Space:

Label fence



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 3
Author: CDurham
Date: 12/29/2022 1:26:18 PM
Status:
Color:
Layer:
Space:

Lighten proposed lots so easier to see matchlines (all sheets)



Subject: Text Box
Page Label: SR East Phase 1 PP-Plan 3
Author: CDurham
Date: 12/29/2022 1:58:25 PM
Status:
Color:
Layer:
Space:

Provide approximate centerline grades for roads

Label curb & gutter type as noted on typical section on cover sheet

Subject: Text Box
Page Label: SR East Phase 1 PP-Plan 3
Author: CDurham
Date: 12/29/2022 1:58:41 PM
Status:
Color:
Layer:
Space:

Label curb & gutter type as noted on typical section on cover sheet

---

Show all constraints & features from Figure 1 of soils & geology report (sw, w, psw & pu areas)

Subject: Text Box
Page Label: SR East Phase 1 PP-Plan 3
Author: CDurham
Date: 12/29/2022 1:58:51 PM
Status:
Color:
Layer:
Space:

Show all constraints & features from Figure 1 of soils & geology report (sw, w, psw & pu areas)

Ensure all easements, etc from title work are shown & labeled.

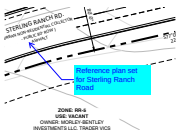
Subject: Text Box
Page Label: SR East Phase 1 PP-Plan 3
Author: CDurham
Date: 12/29/2022 1:59:01 PM
Status:
Color:
Layer:
Space:

Ensure all easements, etc from title work are shown & labeled.

Label all contours. Differentiate between existing and proposed. Cannot tell which is which.

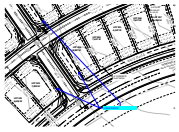
Subject: Text Box
Page Label: SR East Phase 1 PP-Plan 3
Author: CDurham
Date: 12/29/2022 1:59:33 PM
Status:
Color:
Layer:
Space:

Label all contours. Differentiate between existing and proposed. Cannot tell which is which.



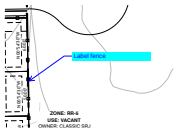
Reference plan set for Sterling Ranch Road

Subject: Callout
Page Label: SR East Phase 1 PP-Plan 4
Author: CDurham
Date: 12/29/2022 10:00:07 AM
Status:
Color:
Layer:
Space:



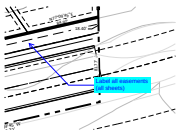
Label Fence

Subject: Callout
Page Label: SR East Phase 1 PP-Plan 4
Author: CDurham
Date: 12/29/2022 1:13:47 PM
Status:
Color:
Layer:
Space:



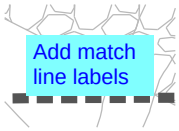
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 4
Author: CDurham
Date: 12/29/2022 1:14:09 PM
Status:
Color:
Layer:
Space:

Label fence



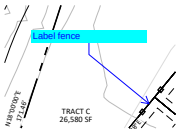
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 4
Author: CDurham
Date: 12/29/2022 1:14:37 PM
Status:
Color:
Layer:
Space:

Label all easements (all sheets)



Subject: Text Box
Page Label: SR East Phase 1 PP-Plan 5
Author: CDurham
Date: 12/29/2022 1:15:16 PM
Status:
Color:
Layer:
Space:

Add match line labels



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 5
Author: CDurham
Date: 12/29/2022 1:15:25 PM
Status:
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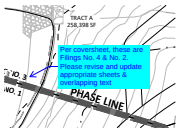
Layer:
Space:

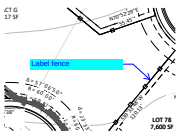
Label fence



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 5
Author: CDurham
Date: 12/29/2022 1:16:16 PM
Status:
Color:
Layer:
Space:

Per coversheet, these are Filings No. 4 & No. 2. Please revise and update appropriate sheets & overlapping text

---

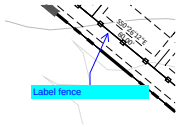


Subject: Callout
Page Label: SR East Phase 1 PP-Plan 5
Author: CDurham
Date: 12/29/2022 1:16:30 PM
Status:
Color:
Layer:
Space:

Label fence

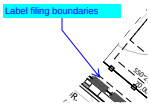
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 5
Author: CDurham
Date: 12/29/2022 1:16:59 PM
Status:
Color:
Layer:
Space:

F No. 4 & No. 2 per cover sheet



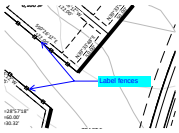
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 6
Author: CDurham
Date: 12/29/2022 1:17:22 PM
Status:
Color:
Layer:
Space:

Label fence



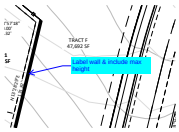
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 6
Author: CDurham
Date: 12/29/2022 1:17:37 PM
Status:
Color:
Layer:
Space:

Label filing boundaries



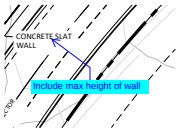
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 6
Author: CDurham
Date: 12/29/2022 1:18:07 PM
Status:
Color:
Layer:
Space:

Label fences



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 6
Author: CDurham
Date: 12/29/2022 1:18:22 PM
Status:
Color:
Layer:
Space:

Label wall & include max height



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 6
Author: CDurham
Date: 12/29/2022 1:18:31 PM
Status:
Color:
Layer:
Space:

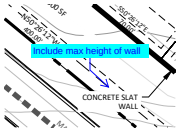
Include max height of wall

Subject: Text Box
Page Label: SR East Phase 1 PP-Plan 7
Author: CDurham
Date: 12/29/2022 10:07:05 AM
Status:
Color:
Layer:
Space:

Include BFE's for floodplain

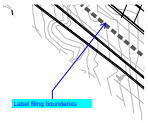
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 7
Author: CDurham
Date: 12/29/2022 10:07:34 AM
Status:
Color:
Layer:
Space:

Reference plan set for Briargate Parkway



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 7
Author: CDurham
Date: 12/29/2022 1:19:09 PM
Status:
Color:
Layer:
Space:

Include max height of wall



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 7
Author: CDurham
Date: 12/29/2022 1:19:20 PM
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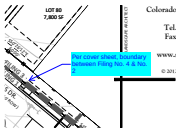
Label filing boundaries



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 7
Author: CDurham
Date: 12/29/2022 1:19:50 PM
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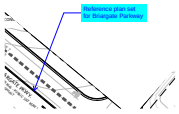
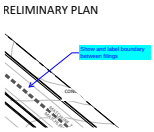
Layer:
Space:

Per cover sheet, boundary between Filing No. 4 & No. 2



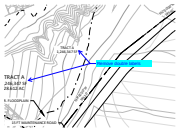
Subject: Callout
Page Label: [1] Plan 8
Author: CDurham
Date: 12/29/2022 10:10:53 AM
Status:
Color:
Layer:
Space:

Reference plan set for Briargate Parkway



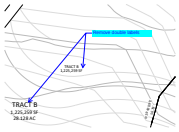
Subject: Callout
Page Label: [1] Plan 8
Author: CDurham
Date: 12/29/2022 1:20:16 PM
Status:
Color:
Layer:
Space:

Show and label boundary between filings



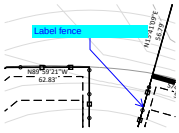
Subject: Callout
Page Label: [1] Plan 8
Author: CDurham
Date: 12/29/2022 1:20:39 PM
Status:
Color:
Layer:
Space:

Remove double labels



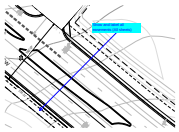
Subject: Callout
Page Label: [1] Plan 8
Author: CDurham
Date: 12/29/2022 1:20:54 PM
Status:
Color:
Layer:
Space:

Remove double labels



Subject: Callout
Page Label: [1] Plan 8
Author: CDurham
Date: 12/29/2022 1:21:13 PM
Status:
Color:
Layer:
Space:

Label fence



Subject: Callout
Page Label: [1] Plan 8
Author: CDurham
Date: 12/29/2022 1:21:36 PM
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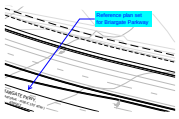
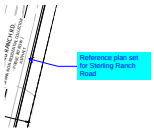
Color:
Layer:
Space:

Show and label all easements (All sheets)



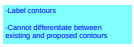
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 9
Author: CDurham
Date: 12/29/2022 10:12:00 AM
Status:
Color:
Layer:
Space:

Reference plan set for Briargate Parkway



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 9
Author: CDurham
Date: 12/29/2022 10:12:33 AM
Status:
Color:
Layer:
Space:

Reference plan set for Sterling Ranch Road



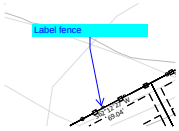
Subject: Text Box
Page Label: SR East Phase 1 PP-Plan 9
Author: CDurham
Date: 12/29/2022 1:22:19 PM
Status:
Color:
Layer:
Space:

-Label contours

-Cannot differentiate between existing and proposed contours

Subject: Callout
Page Label: [1] Plan 10
Author: CDurham
Date: 12/29/2022 1:22:48 PM
Status:
Color:
Layer:
Space:

Label fence



Subject: Callout
Page Label: [1] Plan 10
Author: CDurham
Date: 12/29/2022 1:22:59 PM
Status:
Color:
Layer:
Space:

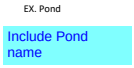
Label fence

Subject: Callout
Page Label: [1] Plan 10
Author: CDurham
Date: 12/29/2022 1:24:20 PM
Status:
Color:
Layer:
Space:

Ensure that all ROW/esmt lines at intersections are tying into ROW. (Check all intersections)

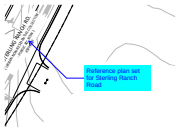
Subject: Highlight
Page Label: [1] Plan 10
Author: CDurham
Date: 12/29/2022 1:24:45 PM
Status:
Color:
Layer:
Space:

Subject: Highlight
Page Label: [1] Plan 10
Author: CDurham
Date: 12/29/2022 1:25:00 PM
Status:
Color:
Layer:
Space:



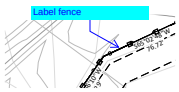
Subject: Text Box
Page Label: SR East Phase 1 PP-Plan 11
Author: CDurham
Date: 12/29/2022 1:25:33 PM
Status:
Color:
Layer:
Space:

Include Pond name



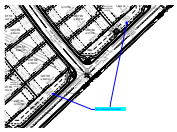
Subject: Callout
Page Label: [1] Plan 12
Author: CDurham
Date: 12/29/2022 10:24:10 AM
Status:
Color:
Layer:
Space:

Reference plan set for Sterling Ranch Road



Subject: Callout
Page Label: [1] Plan 13
Author: CDurham
Date: 12/29/2022 1:27:15 PM
Status:
Color:
Layer:
Space:

Label fence

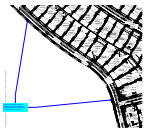


Subject: Callout
Page Label: [1] Plan 13
Author: CDurham
Date: 12/29/2022 1:27:59 PM
Status:
Color:
Layer:
Space:

Turn off extra tract label

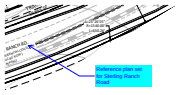
Subject: Callout
Page Label: [1] Plan 14
Author: CDurham
Date: 12/29/2022 10:35:11 AM
Status:
Color:
Layer:
Space:

Sidewalk & ramp need to connect



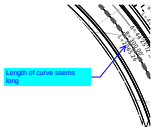
Subject: Callout
Page Label: [1] Plan 14
Author: CDurham
Date: 12/29/2022 10:37:55 AM
Status:
Color:
Layer:
Space:

If distance between ramps is greater than 600 ft, additional midblock ramp may be needed per ECM Section 2.5.2.C.4



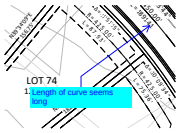
Subject: Callout
Page Label: [1] Plan 14
Author: CDurham
Date: 12/29/2022 10:59:31 AM
Status:
Color:
Layer:
Space:

Reference plan set for Sterling Ranch Road



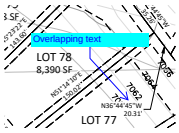
Subject: Callout
Page Label: [1] Plan 14
Author: CDurham
Date: 12/29/2022 1:28:26 PM
Status:
Color:
Layer:
Space:

Length of curve seems long



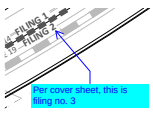
Subject: Callout
Page Label: [1] Plan 14
Author: CDurham
Date: 12/29/2022 1:28:51 PM
Status:
Color:
Layer:
Space:

Length of curve seems long



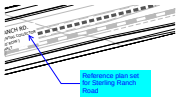
Subject: Callout
Page Label: [1] Plan 14
Author: CDurham
Date: 12/29/2022 1:29:05 PM
Status:
Color:
Layer:
Space:

Overlapping text



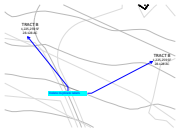
Subject: Callout
Page Label: [1] Plan 14
Author: CDurham
Date: 12/29/2022 1:29:27 PM
Status:
Color:
Layer:
Space:

Per cover sheet, this is filing no. 3



Subject: Callout
Page Label: [1] Plan 15
Author: CDurham
Date: 12/29/2022 10:59:43 AM
Status:
Color:
Layer:
Space:

Reference plan set for Sterling Ranch Road

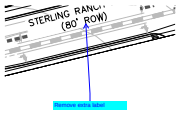


Subject: Callout
Page Label: [1] Plan 15
Author: CDurham
Date: 12/29/2022 11:00:11 AM
Status:
Color:
Layer:
Space:

Delete duplicate labels

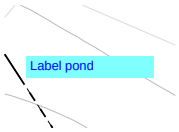
Subject: Callout
Page Label: [1] Plan 15
Author: CDurham
Date: 12/29/2022 1:30:06 PM
Status:
Color:
Layer:
Space:

label all easements



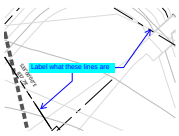
Subject: Callout
Page Label: [1] Plan 15
Author: CDurham
Date: 12/29/2022 1:30:18 PM
Status:
Color:
Layer:
Space:

Remove extra label



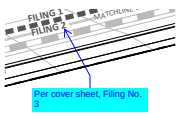
Subject: Text Box
Page Label: [1] Plan 15
Author: CDurham
Date: 12/29/2022 1:30:29 PM
Status:
Color:
Layer:
Space:

Label pond



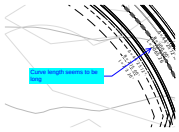
Subject: Callout
Page Label: [1] Plan 15
Author: CDurham
Date: 12/29/2022 1:30:55 PM
Status:
Color:
Layer:
Space:

Label what these lines are



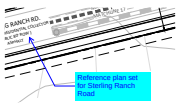
Subject: Callout
Page Label: [1] Plan 15
Author: CDurham
Date: 12/29/2022 1:31:16 PM
Status:
Color:
Layer:
Space:

Per cover sheet, Filing No. 3



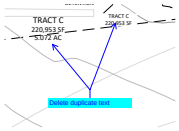
Subject: Callout
Page Label: [1] Plan 15
Author: CDurham
Date: 12/29/2022 1:31:33 PM
Status:
Color:
Layer:
Space:

Curve length seems to be long



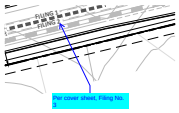
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 16
Author: CDurham
Date: 12/29/2022 11:03:03 AM
Status:
Color:
Layer:
Space:

Reference plan set for Sterling Ranch Road



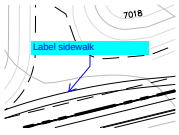
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 16
Author: CDurham
Date: 12/29/2022 11:04:53 AM
Status:
Color:
Layer:
Space:

Delete duplicate text



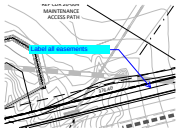
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 16
Author: CDurham
Date: 12/29/2022 1:31:52 PM
Status:
Color:
Layer:
Space:

Per cover sheet, Filing No. 3



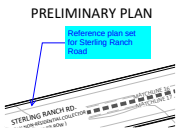
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 16
Author: CDurham
Date: 12/29/2022 1:32:02 PM
Status:
Color:
Layer:
Space:

Label sidewalk



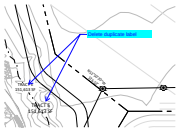
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 16
Author: CDurham
Date: 12/29/2022 1:32:27 PM
Status:
Color:
Layer:
Space:

Label all easements



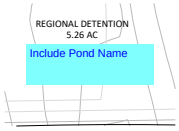
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 17
Author: CDurham
Date: 12/29/2022 12:40:22 PM
Status:
Color:
Layer:
Space:

Reference plan set for Sterling Ranch Road



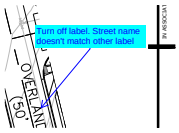
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 17
Author: CDurham
Date: 12/29/2022 1:32:53 PM
Status:
Color:
Layer:
Space:

Delete duplicate label



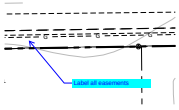
Subject: Text Box
Page Label: SR East Phase 1 PP-Plan 17
Author: CDurham
Date: 12/29/2022 1:33:04 PM
Status:
Color:
Layer:
Space:

Include Pond Name



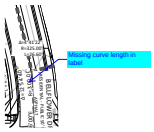
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 17
Author: CDurham
Date: 12/29/2022 1:33:24 PM
Status:
Color:
Layer:
Space:

Turn off label. Street name doesn't match other label



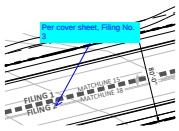
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 17
Author: CDurham
Date: 12/29/2022 2:00:59 PM
Status:
Color:
Layer:
Space:

Label all easements



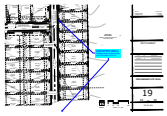
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 18
Author: CDurham
Date: 12/29/2022 1:33:53 PM
Status:
Color:
Layer:
Space:

Missing curve length in label



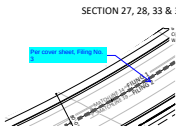
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 18
Author: CDurham
Date: 12/29/2022 1:34:10 PM
Status:
Color:
Layer:
Space:

Per cover sheet, Filing No. 3



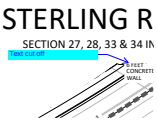
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 19
Author: CDurham
Date: 12/29/2022 1:35:00 PM
Status:
Color:
Layer:
Space:

If distance between ramps is greater than 600 ft, additional midblock ramp may be needed per ECM Section 2.5.2.C.4



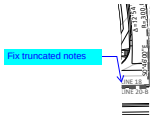
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 19
Author: CDurham
Date: 12/29/2022 1:35:32 PM
Status:
Color:
Layer:
Space:

Per cover sheet, Filing No. 3



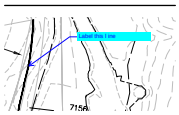
Subject: Callout
Page Label: SR East Phase 1 PP-Plan 19
Author: CDurham
Date: 12/29/2022 1:35:51 PM
Status:
Color:
Layer:
Space:

Text cut off



Subject: Callout
Page Label: SR East Phase 1 PP-Plan 20
Author: CDurham
Date: 12/29/2022 12:46:49 PM
Status:
Color:
Layer:
Space:

Fix truncated notes

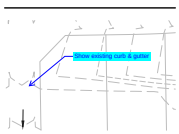


Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:37:09 PM
Status:
Color:
Layer:
Space:

Label this l ine

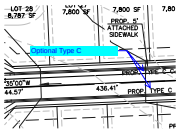
Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:37:51 PM
Status:
Color:
Layer:
Space:

Show and label existing and proposed floodplains



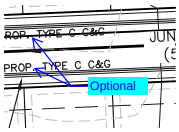
Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:39:13 PM
Status:
Color:
Layer:
Space:

Show existing curb & gutter



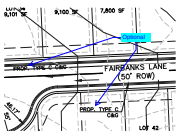
Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:48:05 PM
Status:
Color:
Layer:
Space:

Optional Type C



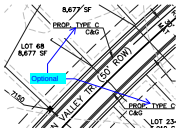
Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:47:56 PM
Status:
Color:
Layer:
Space:

Optional



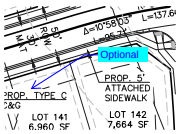
Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:48:26 PM
Status:
Color:
Layer:
Space:

Optional



Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:48:52 PM
Status:
Color:
Layer:
Space:

Optional



Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:49:13 PM
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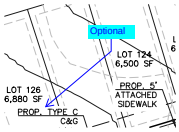

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:49:23 PM
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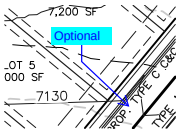

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:46:44 PM
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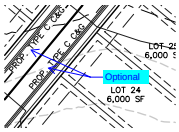

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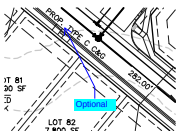

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Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:47:09 PM
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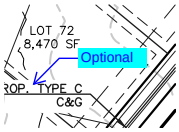

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:47:23 PM
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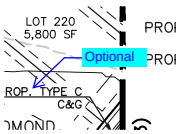

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:47:34 PM
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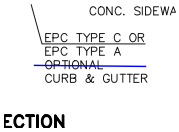
Optional



Subject: Line
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:40:56 PM
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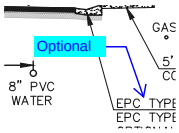

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:41:08 PM
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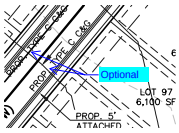
Optional



Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:44:24 PM
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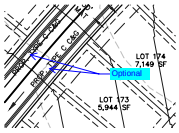
Optional



Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:44:38 PM
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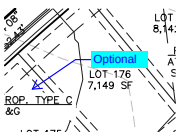

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
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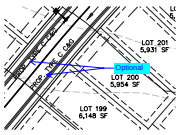

Subject: Callout
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Author: CDurham
Date: 12/29/2022 1:45:01 PM
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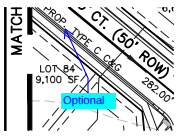

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
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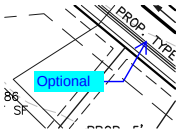

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
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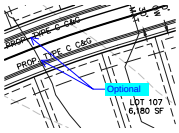

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:46:03 PM
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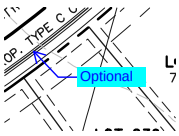

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:43:44 PM
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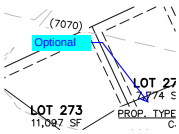

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:43:15 PM
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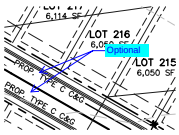

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:50:02 PM
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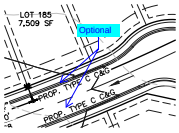

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:51:14 PM
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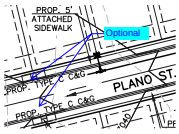

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
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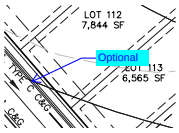

Subject: Callout
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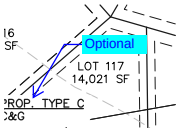

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:52:08 PM
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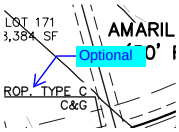

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:52:21 PM
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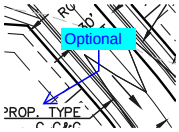

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Author: CDurham
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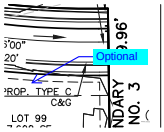

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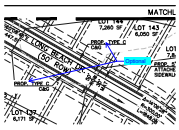

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:53:16 PM
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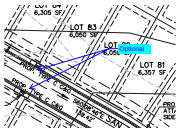

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:53:34 PM
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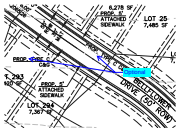

Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:53:57 PM
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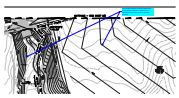
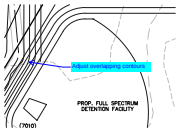


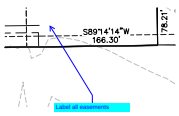
Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:56:10 PM
Status:
Color:
Layer:
Space:

Differentiate between Channel construction & site grading contours. If Sand Creek is expected to occur first, show as existing contours.



Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:56:42 PM
Status:
Color:
Layer:
Space:

Adjust overlapping contours



Subject: Callout
Page Label: Sterling PP1 NES Sheets 12-07-22 [1] Layout1
Author: CDurham
Date: 12/29/2022 1:57:14 PM
Status:
Color:
Layer:
Space:

Label all easements