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

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 El Paso County Parks Department.
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 No. 1 area:
    Water: Sterling Ranch Metropolitan District
    Wastewater: Sterling Ranch Metropolitan District
    Gas: Colorado Springs Utilities & Black Hills Energy
    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. Notice: This property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the United States Air Force Academy's Airmanship Program. This notice shall remain in effect until the academy shall cease to be actively used. This notice shall run with the land.
17. A private avigation easement acknowledging the USAFA airmanship program will be established prior to recordation of the final subdivision plat(s) for this development or prior to the issuance of a certificated of occupancy for any unit within the development.
18. The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. _____ of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
19. 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 Geohazard Evaluation Report by Entech Engineering Inc., dated April 19, 2022 in file SP _____ 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.

TYPICAL RESIDENTIAL STREET

SCALE: NTS

DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

FILING 1 TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	262516	6.03	Landscape, Park, 15 FT County/Maintenance Trail, Utilities	Sterling Ranch Metro District & El Paso County
B	26580	0.61	Landscape, Park	Sterling Ranch Metro District
C	20800	0.48	Landscape, Utilities	Sterling Ranch Metro District
D	1262684	28.99	Landscape, Park, 15 FT County/Maintenance Trail, Utilities	Sterling Ranch Metro District & El Paso County
E	1276874	29.31	Landscape, Park, Utilities	Sterling Ranch Metro District
F	170611	3.92	Landscape, Park, Utilities, Stormwater	Sterling Ranch Metro District
G	6459	0.15	Landscape	Sterling Ranch Metro District
H	6880	0.16	Landscape	Sterling Ranch Metro District
I	4777	0.11	Landscape	Sterling Ranch Metro District
J	14430	0.33	Landscape	Sterling Ranch Metro District
K	13155	0.30	Landscape	Sterling Ranch Metro District
L	5146	0.12	Landscape, Utilities	Sterling Ranch Metro District
M	1679119	38.55	Landscape, Future School Site	El Paso County School District 20
Total Tract Area:		109.05		

FILING 2 TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	16056	0.37	Landscape, Utilities	Sterling Ranch Metro District
B	18756	0.43	Landscape, Utilities	Sterling Ranch Metro District
C	3945	0.09	Landscape, Utilities	Sterling Ranch Metro District
D	151110	3.47	Landscape, Utilities	Sterling Ranch Metro District
E	151613	3.48	Landscape, Park, 15 FT County/Maintenance Trail, Utilities	Sterling Ranch Metro District & El Paso County
F	516790	11.86	Landscape, Future School Site	El Paso County School District 20
G	229223	5.26	Landscape, Utilities, Stormwater	Sterling Ranch Metro District
Total Tract Area:		24.97		

FILING 3 TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	258398	5.93	Sand Creek Channel, 15 FT County/Maintenance Trail, Utilities	Sterling Ranch Metro District & El Paso County
B	25993	0.60	Landscape	Sterling Ranch Metro District
C	200034	4.59	Landscape, Park, Utilities	Sterling Ranch Metro District
D	5813	0.13	Landscape	Sterling Ranch Metro District
E	13042	0.30	Landscape, Utilities	Sterling Ranch Metro District
F	48554	1.11	Landscape, Utilities	Sterling Ranch Metro District
G	43980	1.01	Landscape	Sterling Ranch Metro District
Total Tract Area:		13.68		

CONTEXT MAP / SHEET INDEX MAP

Ownership Certification

Classic SRJ Land, LLC
Name of Landowner

Landowner's Signature, notarized

I/we _____ a (*one of the following: qualified title insurance company, title company, title attorney, or attorney at law*) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.

Notarized signature

OR Name of Attorney and registration number

Clerk and Recorder Certification

State of Colorado)
)ss.
El Paso County)

I hereby certify that this Plan was filed in my office on this _____(*day*) of _____(*month*), 20___ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.

El Paso County Clerk and Recorder

VICINITY MAP

SITE DATA

Tax ID Numbers:	5200000547, 5228000038, 5228000037, 5233000016, 5233000017, 5233000018, 5200000554, 5200000552, 5200000553 & 5233000015
Total Area:	321.374 Acres
Development Schedule:	Fall 2022
Sketch Plan:	SKP 18-003 (Approved 2018)
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

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

LAND USE	ACRES	% OF LAND
SINGLE FAMILY	134.54	42 %
ROAD R.O.W	39.134	12 %
OPEN SPACE TRACTS	147.70	46 %

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

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NES

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

Tel. 719.471.0073
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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:

ISSUE / REVISION

SHEET TITLE

COVER SHEET

SHEET NUMBER

1

1 OF 35

PLAN FILE #

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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

LEGAL DESCRIPTION

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 S12°01'42"W, A DISTANCE OF 7255.05 FEET TO THE POINT OF BEGINNING;

THENCE N76°19'20"E, A DISTANCE OF 1787.08 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 23°26'55", 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 188.72 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;

THENCE N35°56'43"E, A DISTANCE OF 113.88 FEET;
THENCE N78°47'17"E, A DISTANCE OF 182.32 FEET;
THENCE N54°45'26"E, A DISTANCE OF 199.63 FEET;
THENCE N30°01'21"W, A DISTANCE OF 151.07 FEET;
THENCE N17°59'13"E, A DISTANCE OF 253.00 FEET;
THENCE N17°59'13"E, A DISTANCE OF 156.80 FEET;
THENCE N40°32'14"W, A DISTANCE OF 73.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 74.739 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 S00°12'09"E, A DISTANCE OF 3492.74 FEET TO THE POINT OF BEGINNING;

THENCE S50°26'12"E, A DISTANCE OF 588.91 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 1901.79 FEET TO THE SOUTHEASTERLY CORNER 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-SIX (26) COURSES:

1. N76°13'42"W, A DISTANCE OF 278.31 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 112.26 FEET;
26. N39°33'48"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 161.900 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 839.38 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 545.41 FEET;
THENCE N03°04'57"W, A DISTANCE OF 230.22 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 REVERSE 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°30'33"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 84.735 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 321.374 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

NES

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PLANNER / LANDSCAPE ARCHITECT

JR 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:

ISSUE / REVISION

SHEET TITLE

LEGAL BOUNDARY EXHIBIT & ADJACENT OWNERS

SHEET NUMBER

2

2 OF 36

PLAN TITLE #

P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP Sheet 2 & 47.dwg [LEGAL-2] 6/9/2022 10:30:33 AM bIten

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'

NES

N.E.S. Inc.
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Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

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PLANNER / LANDSCAPE ARCHITECT

JR 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

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

3

PLAN FILE #

3 OF 35

P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 3] 6/9/2022 12:17:56 PM biten

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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JN ASSOCIATION WITH

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EL PASO COUNTY, CO

PROJECT INFO

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

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ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

4

4 OF 35

PLAN FILE #

P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 4] 6/9/2022 12:18:23 PM biten

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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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

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ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

5

5 OF 35

PLAN FILE #

P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 5] 6/9/2022 12:18:56 PM biten

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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JN 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

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ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

6

6 OF 35

PLAN FILE #

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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

NORTH

0 25 50 100

SCALE: 1" = 50'

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EL PASO COUNTY, CO

PROJECT INFO

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

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ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

7

7 OF 35

PLAN TITLE #

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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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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

PROJECT INFO

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PREPARED BY:	B. ITEN

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ISSUE INFO

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

8

8 OF 35

PLAN TITLE #

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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

NORTH

0 25 50 100

SCALE: 1" = 50'

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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

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ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

9

9 OF 35

PLAN FILE #

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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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ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

10

10 OF 35

PLAN FILE #

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

B
11
VIEWPORT 11-B

NORTH

0 25 50 100

SCALE: 1" = 50'

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DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

11

11 OF 35

PLAN FILE #

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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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ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

12

12 OF 35

PLAN FILE #

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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EL PASO COUNTY, CO

PROJECT INFO

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

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ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

13

13 OF 35

PLAN FILE #

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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

SANTA CLARA ST.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT
LONG BEACH DR.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT
SAN DIEGO WY
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT
SUNNYVALE DR.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT
PALO ALTO TRAIL
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT
LAKE TAHOE DR.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT
STERLING RANCH RD.
(URBAN NON-RESIDENTIAL COLLECTOR - PUBLIC 80' ROW)
ASPHALT
MATCHLINE 12
MATCHLINE 14
MATCHLINE 13
MATCHLINE 15
MATCHLINE 1 FILING 1
MATCHLINE 2 FILING 2
LOT 165 7,483 SF
LOT 166 6,181 SF
LOT 167 6,181 SF
LOT 168 6,181 SF
LOT 169 7,417 SF
LOT 170 6,181 SF
LOT 171 6,181 SF
LOT 172 6,181 SF
LOT 173 7,357 SF
LOT 174 6,050 SF
LOT 175 6,050 SF
LOT 176 6,050 SF
LOT 177 7,260 SF
LOT 178 6,171 SF
LOT 179 6,171 SF
LOT 180 6,734 SF
LOT 181 9,628 SF
LOT 182 12,277 SF
LOT 183 9,881 SF
LOT 184 8,572 SF
LOT 185 8,390 SF
LOT 186 7,538 SF
LOT 187 6,884 SF
LOT 188 6,357 SF
LOT 189 6,050 SF
LOT 190 6,050 SF
LOT 191 6,305 SF
LOT 192 6,295 SF
LOT 193 6,295 SF
LOT 194 6,295 SF
LOT 195 6,295 SF
LOT 196 6,172 SF
LOT 197 6,172 SF
LOT 198 6,172 SF
LOT 199 6,172 SF
LOT 200 7,467 SF
LOT 201 7,489 SF
LOT 202 6,161 SF
LOT 203 6,161 SF
LOT 204 6,161 SF
LOT 205 6,161 SF
LOT 206 6,161 SF
LOT 207 6,161 SF
LOT 208 7,626 SF
LOT 209 6,161 SF
LOT 210 6,161 SF
LOT 211 6,096 SF
LOT 212 6,050 SF
LOT 213 7,937 SF
LOT 214 8,944 SF
LOT 215 12,010 SF
LOT 216 14,866 SF
LOT 217 11,020 SF
LOT 218 9,291 SF
LOT 219 8,727 SF
LOT 220 8,102 SF
LOT 221 7,084 SF
LOT 222 7,485 SF
LOT 223 6,278 SF
LOT 224 6,155 SF
LOT 225 6,155 SF
LOT 226 6,155 SF
LOT 227 6,155 SF
LOT 228 6,155 SF
LOT 229 6,155 SF
LOT 230 6,155 SF
LOT 231 7,438 SF
LOT 88 8,538 SF
LOT 89 6,335 SF
LOT 90 6,335 SF
LOT 91 7,577 SF
LOT 92 6,335 SF
LOT 93 6,335 SF
LOT 94 7,577 SF
LOT 95 6,335 SF
LOT 96 6,335 SF
LOT 97 7,593 SF
LOT 98 8,786 SF
LOT 99 6,211 SF
LOT 100 7,453 SF
LOT 101 6,211 SF
LOT 102 6,211 SF
LOT 103 7,453 SF
LOT 104 6,211 SF
TRACT J 14,430 SF
TRACT K 13,155 SF
CONCRETE SLAT WALL
5 FT CONCRETE SIDEWALK TYP.
S60°08'46"E 12.00'
N60°08'46"W 22.94'
S60°08'46"E 44.11'
S60°08'46"E 139.42'
S60°08'46"E 22.94'
S60°08'46"E 16.48'
N60°08'46"W 8.24'
N60°08'46"W 6.51'
N60°08'46"W 21.17'
N36°44'45"W 20.31'
N36°44'45"W 39.50'
N36°44'45"W 22.42'
S28°25'02"E 26.39'
S28°25'02"E 51.66'
S66°12'00"E 170.00'
S66°12'00"E 80.00'
N76°19'20"E 82.09'
N76°19'20"E 57.09'
N76°19'20"W 57.09'
N13°40'40"E 80.00'
N13°40'40"E 57.09'
N13°40'40"E 50.00'
N23°23'36"W 1,601.47'
R=82°50'51"
R=1460.00'
L=1601.47'
Δ=23°26'55"
R=1540.00'
L=630.26'
Δ=0°12'13"
R=1738.00'
L=6.18'
Δ=0°19'24"
R=1738.00'
L=9.81'
Δ=0°26'35"
R=1738.00'
L=13.44'
Δ=0°33'46"
R=1738.00'
L=17.07'
Δ=0°37'33"
R=1738.00'
L=18.99'
Δ=0°32'19"
R=1738.00'
L=16.34'
Δ=0°27'05"
R=1738.00'
L=13.69'
Δ=0°21'51"
R=1738.00'
L=11.05'
Δ=0°09'29"
R=2030.00'
L=5.60'
Δ=0°14'43"
R=2030.00'
L=8.69'
Δ=0°19'57"
R=2030.00'
L=11.78'
Δ=0°25'11"
R=2030.00'
L=14.87'
Δ=0°18'04"
R=2030.00'
L=10.67'
Δ=2°33'36"
R=325.00'
L=14.52'
Δ=8°45'48"
R=325.00'
L=49.71'
Δ=0°33'41"
R=1315.00'
L=12.89'
Δ=0°33'41"
R=1436.00'
L=14.07'
Δ=4°41'23"
R=1265.00'
L=103.50'
Δ=8°54'03"
R=1265.00'
L=196.57'
Δ=0°36'35"
R=1909.00'
L=20.31'
Δ=0°42'46"
R=2030.00'
L=25.27'
Δ=0°36'36"
R=2030.00'
L=21.63'
Δ=0°36'36"
R=2030.00'
L=21.63'
Δ=0°42'46"
R=2030.00'
L=25.27'
Δ=0°42'46"
R=2030.00'
L=25.27'
Δ=0°42'46"
R=2030.00'
L=25.27'
Δ=2°38'30"
R=1436.00'
L=66.25'
Δ=2°30'57"
R=1436.00'
L=63.05'
Δ=2°30'57"
R=1436.00'
L=63.05'
Δ=2°30'57"
R=1436.00'
L=63.05

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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JN 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

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ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

15

15 OF 35

PLAN FILE #

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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

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0 25 50 100

SCALE: 1" = 50'

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ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

16

16 OF 35

PLAN TITLE #

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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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EL PASO COUNTY, CO

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ENTITLEMENT

ISSUE / REVISION

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SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

17

17 OF 35

PLAN TITLE #

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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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0 25 50 100

SCALE: 1" = 50'

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ENTITLEMENT

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

18

18 OF 35

PLAN TITLE #

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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

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. ITTEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

19

19 OF 35

PLAN TITLE #

P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 19] 6/9/2022 12:34:04 PM bten

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

A 20 VIEWPORT 20-A

B 20 VIEWPORT 20-B

KEY MAP

NORTH

0 25 50 100

SCALE: 1" = 50'

NES

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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JN ASSOCIATION WITH

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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DATE:	BY:	DESCRIPTION:

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

20

20 OF 35

PLAN FILE #

P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 20] 6/9/2022 12:35:37 PM biten

CLASSIC CONSULTING

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(719)785-0790
(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 21	OF 35
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.22

N:\118322\DRAWINGS\DEVELOPMENT\DP-NES SHEET 21-PG-01.dwg, 6/13/2022 1:19:44 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

N

60 30 0 60 120

SCALE: 1" = 60'

SHEET INDEX
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PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1"= 60'	SHEET 22 OF 35	
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.22	

N:\118322\DRAWINGS\DEVELOPMENT\DP-NES SHEET 22-PG-02.dwg, 6/13/2022 1:17:05 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

N

60 30 0 60 120

SCALE: 1" = 60'

SHEET INDEX
N.T.S.

50' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN LOCAL ROADWAY
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)

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.

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DESIGNED BY	EAS	SCALE		DATE	04/01/2022
DRAWN BY	ESO	(H) 1"= 60'		SHEET	23 OF 35
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

N:\1183.22\DRAWINGS\DEVELOPMENT\DP-NES SHEET 23-PG-03.dwg, 6/13/2022 1:15:56 PM, 1:1

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.

N

60 30 0 60 120

SCALE: 1" = 60'

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PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1"= 60'	SHEET 24 OF 35	
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.22	

N:\118322\DRAWINGS\DEVELOPMENT\DP-NES SHEET 24-PG-04.dwg, 6/13/2022 1:14:46 PM, 1:1

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
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PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1"= 60'	SHEET 25 OF 35	
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.22

N:\1183.22\DRAWINGS\DEVELOPMENT\DP-NES SHEET 25-PG-05.dwg, 6/13/2022 1:13:24 PM, 1:1

MATCHLINE ~ (SEE SHEET 20)

MATCHLINE ~ (SEE SHEET 21)

MATCHLINE ~ (SEE SHEET 22)

MATCHLINE ~ (SEE SHEET 25)

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	

N

60 30 0 60 120

SCALE: 1" = 60'

TRACT M
1,679,119 SF
38.5 ACRES

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

1168.84'
N13°28'29"E

UNPLATTED

UNPLATTED

Δ=16°22'45"
L=392.37'

BOUNDARY

Δ=62°50'51"
R=1460.00'
L=1601.46'

TRACT L
5,146 SF

NEWPORT BEACH PL. (50' ROW)

S80°08'46"E
822.72'

612.80'

PROP. TYPE C C&G

PROP. 5' ATTACHED SIDEWALK

LONG BEACH DR. (50' ROW)

Δ=46°28'06"
R=1290.00'
L=1128.31

Δ=14°06'28"
L=317.63'

170.00'

Δ=16°49'18"
L=467.40'

Δ=35°11'35"
R=1592.00'
L=1848.08

Δ=35°11'35"
R=1500.00'
L=1848.08

Δ=16°49'18"
L=467.40'

LOT 127 6,266 SF
LOT 126 6,266 SF
LOT 125 6,266 SF
LOT 124 6,266 SF
LOT 123 6,266 SF
LOT 122 6,259 SF
LOT 121 6,114 SF
LOT 120 6,050 SF
LOT 119 6,050 SF
LOT 118 6,050 SF
LOT 117 6,050 SF
LOT 116 6,050 SF
LOT 115 6,050 SF
LOT 114 6,050 SF
LOT 113 6,050 SF
LOT 112 6,050 SF
LOT 111 6,050 SF
LOT 110 6,050 SF
LOT 109 6,050 SF
LOT 108 6,050 SF
LOT 107 6,050 SF
LOT 132 7,452 SF
LOT 133 6,209 SF
LOT 134 6,209 SF
LOT 135 7,413 SF
LOT 136 6,050 SF
LOT 137 6,050 SF
LOT 138 6,050 SF
LOT 139 7,260 SF
LOT 140 6,050 SF
LOT 141 6,050 SF
LOT 142 6,050 SF
LOT 143 6,050 SF
LOT 144 6,050 SF
LOT 145 6,050 SF
LOT 146 7,553 SF
LOT 149 6,050 SF
LOT 150 7,260 SF
LOT 151 6,050 SF
LOT 152 6,050 SF
LOT 153 7,260 SF
LOT 154 6,050 SF
LOT 155 6,050 SF
LOT 156 6,050 SF
LOT 157 6,285 SF
LOT 158 6,320 SF
LOT 159 6,320 SF
LOT 173 7,357 SF
LOT 174 6,050 SF
LOT 175 6,050 SF

PROP. TYPE C C&G

PROP. 5' ATTACHED SIDEWALK

SHEET INDEX
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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	26 OF 35
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.22

N:\1183.22\DRAWINGS\DEVELOPMENT\DP-NES SHEET 26-PG-06.dwg, 6/13/2022 1:09:10 PM, 1:1

MATCHLINE ~ (SEE SHEET 22)

S24°44'27"W 452.46'
S65°39'18"W 252.42'
S60°18'33"W 166.84'
S46°04'45"W 252.38'
S35°47'33"W 139.61'
S0°53'19"E 131.63'
S15°27'59"E 241.77'
S46°52'24"W 128.28'
S17°53'47"E 105.91'
S76°13'42"E 278.32'
376.40'
542.30'
1901.80
N76°19'20"E
N76°19'20"E 1787.08'
BOUNDARY 800.00'
BOUNDARY
BOUNDARY
876.01'
50.00'
170.02'
S13°40'40"E 750.02'
800.00'
290.00'
N76°19'20"E 882.09'

PROP. MAINTENANCE ACCESS/TRAIL W/ SAND CREEK CONSTRUCTION

EX. POND

TOP BERM

EX. BERM

TRACT D
1,262,684 SF
28.9 AC

EX. FULL SPECTRUM DETENTION FACILITY

SAND CREEK CHANNEL IMPROVEMENTS TO BE CONSTRUCTED WITH WESTERLY DEVELOPMENT

PROPOSED PUBLIC FULL SPECTRUM DETENTION POND

TRACT F
170,611 SF
3.92 ACRES

CONCRETE BOX CULVERTS (SE ENGINEERING FOR DETAILS)

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

STERLING RANCH ROAD TO BE CONSTRUCTED WITH HOMESTEAD NORTH

FUTURE MIDDLE SCHOOL SITE
TRACT E
1,276,874 SF
29.3 ACRES

ELEMENTARY SCHOOL SITE
11.86 AC

LOT 78
7,367 SF
Δ=18°22'16"
L=697.71'

LOT 79
7,446 SF

PROP. TYPE C C&G

SUNNYVALE DR.
(50' ROW)

LOT 80
7,420 SF

PROP. 5' ATTACHED SIDEWALK

LOT 81
7,367 SF

LOT 82
7,420 SF

LOT 83
7,420 SF

LOT 84
7,367 SF

N46°40'32"E
292.00'

LOT 231
7,438 SF

LOT 230
6,155 SF

PROP. 5' ATTACHED SIDEWALK

LOT 229
6,155 SF

PROP. TYPE C C&G

Δ=37°08'40"
R=217.00'
T=206.28'
L=421.18'

Δ=46°46'33"
L=36.08'

TRACT B 18,756 SF

LOT 10
7,200 SF

LOT 9
7,200 SF

LOT 11
7,200 SF

PROP. 5' ATTACHED SIDEWALK

PROP. TYPE A C&G

LOT 12
9,600 SF

PROP. 5' ATTACHED SIDEWALK

OVERLAND PARK
(50' ROW)

50' ROW
30' MAT

PLANO ST.
(50' ROW)

PROP. TYPE C C&G

LOT 15
6,000 SF

LOT 16
6,000 SF

MATCHLINE ~ (SEE SHEET 25)

MATCHLINE ~ (SEE SHEET 26)

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	

N

60 30 0 60 120

SCALE: 1" = 60'

SHEET INDEX
N.T.S.

CLASSIC CONSULTING
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STERLING RANCH EAST PRELIMINARY PLAN NO. 1
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DESIGNED BY	EAS	SCALE		DATE	04/01/2022
DRAWN BY	ESO	(H) 1"= 60'		SHEET	27 OF 35
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

N:\1183.22\DRAWINGS\DEVELOPMENT\DP-NES SHEET 27-PG-07.dwg, 6/13/2022 1:08:40 PM, 1:1

MATCHLINE ~ (SEE SHEET 22)

MATCHLINE ~ (SEE SHEET 23)

MATCHLINE ~ (SEE SHEET 24)

MATCHLINE ~ (SEE SHEET 27)

LONG BEACH DR. (50' ROW)

SAN DIEGO WAY (50' ROW)

SUNNYVALE DR. (50' ROW)

PALO ALTO TRAIL (50' ROW)

LAKE TAHOE DR. (50' ROW)

NEWPORT BEACH (50' ROW)

PLANO ST. (50' ROW)

AMARILLO PL. (50' ROW)

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

BOUNDARY

UNPLATTED

TRACT E 1,276,874 SF 29.3 ACRES

TRACT J 1,250 SF

TRACT A 16,056 SF

TRACT B 18,756 SF

TRACT K 13,155 SF

1901.80 N76°19'20"E

N76°19'20"E 1787.08'

750.00'

1085.87' S01°00'00"E

49.96'

Δ=16°22'45" L=392.37'

Δ=1°57'44" L=50.00'

Δ=23°56'59" L=560.28'

Δ=62°50'51" R=1460.00' L=1601.46'

Δ=1°51'37" L=50.00'

Δ=22°31'07" L=548.81'

Δ=23°26'55" R=1540.00' L=630.26'

Δ=21°35'18" L=580.25'

Δ=54°34'00" R=575.00' L=547.61'

Δ=12°26'00" L=130.20'

Δ=21°00'00" L=109.96'

Δ=27°19'20" R=300.00' L=143.06'

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	

N

60 30 0 60 120

SCALE: 1" = 60'

SHEET INDEX
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DRAWN BY	ESO	(H) 1"= 60'	SHEET	28 OF 35
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.22

N:\1183.22\DRAWINGS\DEVELOPMENT\DP-NES SHEET 28-PG-08.dwg, 6/13/2022 1:08:15 PM, 1:1

MATCHLINE ~ (SEE SHEET 24)

STERLING RANCH ROAD (80' ROW)

UNPLATTED

BOUNDARY

N40°21'4"W 73.04'

79.99'

800.00'

N76°19'20"E 1787.08'

N17°59'13"E 156.80'

N5°59'19"W 253.00'

N30°01'21"W 151.07'

N54°45'26"E 199.63'

N78°47'17"E 182.32'

N35°56'43"E 113.88'

416.25'

S89°04'30"W 1646.85'

864.32'

366.28'

SAND CREEK

EXIST. SAND CREEK

TRACT E 151,613 SF

PROP. FULL SPECTRUM DETENTION FACILITY

TOP OF BERM

REGIONAL DETENTION 5.26 AC

FUTURE ELEMENTARY SCHOOL SITE 11.86 AC

S13°40'40"E 750.02'

PROP. 5' ATTACHED SIDEWALK

PROP. TYPE A C&G

PROP. TYPE C C&G

AMARILLO PL (50' ROW)

N76°19'20"E 1153.30'

OVERLAND PARK TRAIL (50' ROW)

280.00'

Δ=12°54'40" R=500.00' L=112.67

N76°19'20"E 104.34'

BIXBY CT. (50' ROW)

LOT 13 8,400 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 8,400 SF

LOT 41 8,400 SF

LOT 42 6,000 SF

LOT 43 6,000 SF

LOT 67 7,815 SF

LOT 68 8,087 SF

LOT 69 22,013 SF

LOT 70 22,333 SF

MATCHLINE ~ (SEE SHEET 27)

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'

SHEET INDEX
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DRAWN BY	ESO	(H) 1"= 60'	SHEET	29 OF 35
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.22

N:\1183.22\DRAWINGS\DEVELOPMENT\DP-NES SHEET 29-PG-09.dwg, 6/13/2022 1:07:47 PM, 1:1

MATCHLINE ~ (SEE SHEET 25)

MATCHLINE ~ (SEE SHEET 26)

AMARILLO PL. (50' ROW)

N76°19'00"E 1153.30'

PROP. TYPE C C&G

PROP. TYPE A C&G

SUNNYVALE DR. (50' ROW)

GALVESTON LN. (50' ROW)

PLANO ST. (50' ROW)

FAYETTEVILLE ST. (50' ROW)

N89°14'00"E 208.91'

TEXARKANA WAY (50' ROW)

BIXBY CT. (50' ROW)

N89°14'00"E 1467.67'

S89°13'48"W 1401.41'

S89°14'14"W 166.30'

BOUNDARY

1085.87' S0°46'00"E

677.70'

30.00'

250.00'

78.21'

TRACT C 3,945 SF

TRACT D 151,510 SF

UNPLATTED

PROP. 5' ATTACHED SIDEWALK

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 27 8,400 SF
LOT 28 6,000 SF
LOT 29 6,000 SF
LOT 30 6,000 SF
LOT 31 6,000 SF
LOT 32 6,000 SF
LOT 33 6,000 SF
LOT 34 6,000 SF
LOT 35 6,000 SF
LOT 36 6,000 SF
LOT 37 6,000 SF
LOT 44 6,136 SF
LOT 45 6,408 SF
LOT 46 6,679 SF
LOT 47 6,951 SF
LOT 48 7,223 SF
LOT 49 7,495 SF
LOT 50 7,766 SF
LOT 51 8,038 SF
LOT 52 10,004 SF
LOT 53 8,400 SF
LOT 54 6,000 SF
LOT 55 6,000 SF
LOT 56 7,200 SF
LOT 57 7,200 SF
LOT 58 9,329 SF
LOT 59 12,505 SF
LOT 60 10,093 SF
LOT 61 9,669 SF
LOT 62 9,246 SF
LOT 63 8,823 SF
LOT 64 8,399 SF
LOT 65 8,181 SF
LOT 66 8,335 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 88 10,682 SF
LOT 87 27,570 SF
LOT 86 23,752 SF
LOT 85 22,461 SF
LOT 84 22,500 SF
LOT 83 22,500 SF
LOT 82 22,500 SF
LOT 81 22,500 SF
LOT 80 22,500 SF
LOT 79 22,500 SF
LOT 78 22,500 SF
LOT 77 22,500 SF
LOT 76 22,500 SF
LOT 75 22,500 SF
LOT 74 22,500 SF
LOT 73 22,500 SF
LOT 72 22,500 SF
LOT 71 22,311 SF
LOT 166 8,400 SF
LOT 167 8,400 SF
LOT 165 8,400 SF
LOT 164 7,200 SF
LOT 163 6,000 SF
LOT 162 6,000 SF
LOT 161 6,000 SF
LOT 160 6,010 SF
LOT 159 8,989 SF
LOT 158 8,978 SF
LOT 157 7,200 SF
LOT 156 7,200 SF
LOT 155 7,200 SF
LOT 154 6,000 SF
LOT 153 7,200 SF
LOT 152 8,400 SF
LOT 151 9,477 SF
LOT 150 8,259 SF
LOT 149 7,189 SF
LOT 148 7,405 SF
LOT 147 7,246 SF
LOT 146 8,404 SF
LOT 145 9,346 SF
LOT 144 7,282 SF
LOT 143 7,500 SF
LOT 142 7,500 SF
LOT 141 7,749 SF
LOT 140 6,837 SF
LOT 139 7,183 SF
LOT 138 8,006 SF
LOT 137 11,472 SF
LOT 136 11,441 SF
LOT 135 10,217 SF
LOT 134 8,538 SF
LOT 133 7,209 SF
LOT 132 7,200 SF
LOT 131 6,000 SF
LOT 130 7,200 SF
LOT 129 7,200 SF
LOT 128 7,200 SF
LOT 127 6,888 SF
LOT 126 7,200 SF
LOT 125 7,200 SF
LOT 124 6,000 SF
LOT 123 7,200 SF
LOT 122 7,200 SF
LOT 121 8,400 SF

Δ=12°54'40" R=500.00' L=112.67

Δ=12°54'40" R=300.00' L=105.91

Δ=12°54'40" R=200.00' L=501.19

Δ=19°14'00" R=300.00' L=210.66

Δ=21°00'00" L=109.96'

Δ=19°14'00" L=100.71'

Δ=40°14'00" R=300.00' L=210.66

Δ=19°14'00" R=200.00' L=67.14

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'

CLASSIC CONSULTING

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Colorado Springs, Colorado 80903
(719)785-0790
(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	30 OF 35
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.22

N:\1183.22\DRAWINGS\DEVELOPMENT\DP-NES SHEET 30-PG-10.dwg, 6/13/2022 1:06:10 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 (P205)	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

NTS

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

ROOTBALL SIZES:
1.5" Cal. = 1'-8"
2" Cal. = 2'-0"
2.5" Cal. = 2'-4"
3" Cal. = 2'-6"

TREE PIT DIAMETER:
1.5" Cal. = 7'-6"
2" Cal. = 8'-0"
2.5" Cal. = 8'-4"
3" Cal. = 8'-6"

MULCH RING DIAMETER:
1.5" Cal. = 7'-6"
2" Cal. = 8'-0"
2.5" Cal. = 8'-4"
3" Cal. = 8'-6"

1 DECIDUOUS TREE PLANTING DETAIL

N.T.S. NES-LS-01

3 SHRUB PLANTING DETAIL

N.T.S. NES-LS-03

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

GROUND COVER LEGEND

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

ROOTBALL SIZES:
6' HT. = 1'-10'
8' HT. = 2'-3'
10' HT. = 2'-10'
12' HT. = 2'-10'

TREE PIT DIAMETER:
6' HT. = 7'-10'
8' HT. = 8'-3'
10' HT. = 8'-10'
12' HT. = 8'-10'

MULCH RING DIAMETER:
6' HT. = 7'-10'
8' HT. = 8'-3'
10' HT. = 8'-10'
12' HT. = 8'-10' (OR EXTENDED BEYOND BRANCHING)

2 CONIFEROUS TREE PLANTING DETAIL

N.T.S. NES-LS-02

4 3 RAIL FENCE

SCALE: NOT TO SCALE

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

5 CONCRETE SLAT WALL

SCALE: NOT TO SCALE

NES

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

STAMP

ISSUE INFO

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

LANDSCAPE NOTES & DETAILS

SHEET NUMBER

LS1.0

31 OF 35

PLAN TITLE #

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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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DATE:	BY:	DESCRIPTION:

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LS2.0

32 OF 35

PLAN TITLE #

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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

0 25 50 100

SCALE: 1" = 50'

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PROJECT INFO

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

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ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LS2.1

33 OF 35

PLAN TITLE #

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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

LAYOUT 1

LAYOUT 2

NORTH

0 25 50 100

SCALE: 1" = 50'

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PREPARED BY: J. SHAGIN

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ISSUE INFO

ENTITLEMENT

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DATE:	BY:	DESCRIPTION:

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LS2.2

34 OF 35

PLAN FILE #

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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

GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

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 Geohazard Evaluation Report by Entech Engineering Inc., dated April 19, 2022 in file SP _____ 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
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 ARCHITECT

JN 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

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

CONSTRAINTS EXHIBIT

SHEET NUMBER

35

35 OF 35

PLAN FILE #

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