STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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.
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. 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.
10. The following utility providers will serve the Sterling Ranch East Preliminary Plan Phase 1 area:
    Water: FAWWA
    Wastewater: FAWWA
    Gas: Colorado Springs Gas South of Briargate & Black Hills Energy North of Briargate
    Electric: Mountain View Electric Association, Inc.
11. 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
12. 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).
13. The District will build and maintain a noise wall along lots adjacent to Briargate Parkway and Sterling Ranch Road. Such noise wall is to be constructed on rear lot line of lots as indicated on the preliminary plan. A detail of the proposed concrete wall is on sheet 32.
14. 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.
15. An avigation easement effecting the subject property and development will be recorded with each sub. plat (is therein 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.
16. 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.
17. 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
18. 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 lots have the following easements, 7' rear public utility and drainage easement, 5' side public utility easement, 5' front public utility and public improvement easement, and additional exclusive 10' front public utility 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).

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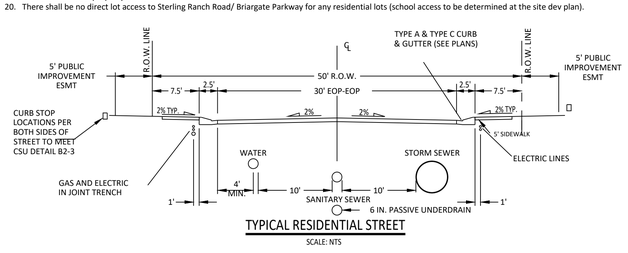
and drainage
drainage has been added to note



TYPICAL RESIDENTIAL STREET

SCALE: NTS

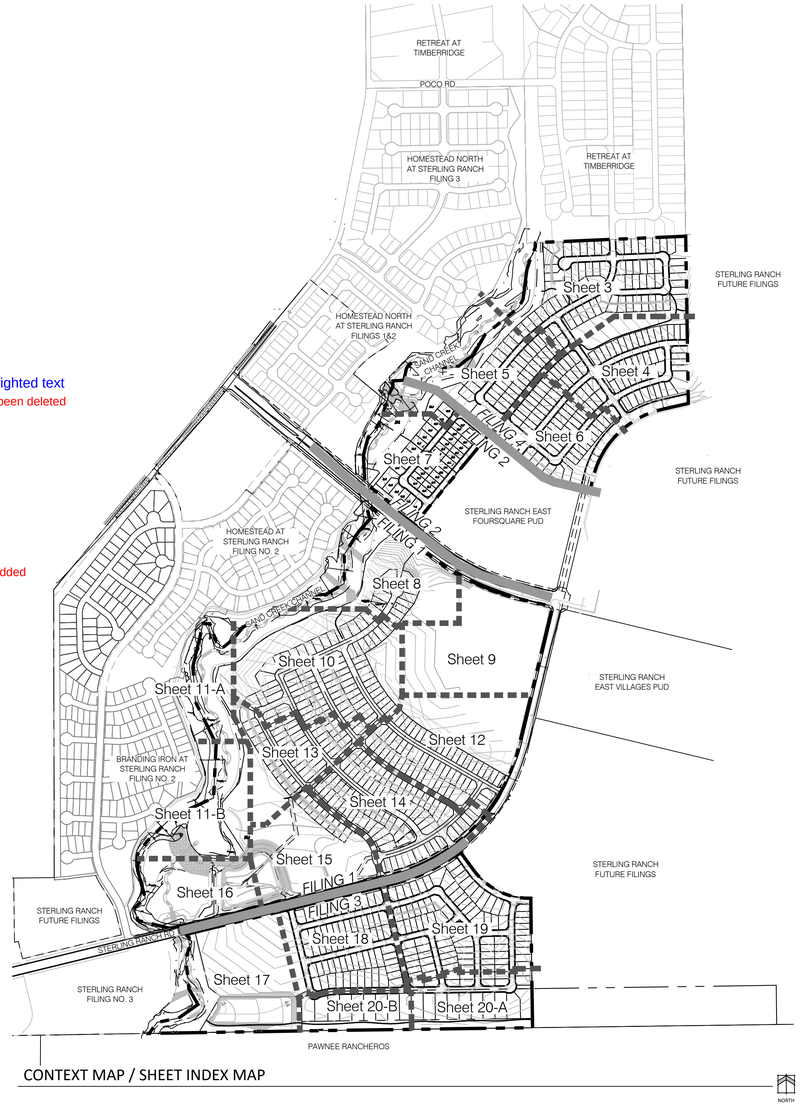
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

FILING 1 TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	1,246,347	28.61	Landscape, Park, 15 FT Maintenance Trail, Utilities, Sand Creek Channel, OS	Sterling Ranch Metro District & El Paso County
B	1,207,300	27.72	Landscape, OS, Community Park	Sterling Ranch Metro District & El Paso County
C	268,901	6.17	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
J	1,677,060	38.50	Future School Site	To be dedicated to D20
Total Tract Area:		102.14		

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	250,747	5.76	Landscape, Park, OS	Sterling Ranch Metro District
C	26,579	0.61	Landscape, Utilities	Sterling Ranch Metro District
Total Tract Area:		6.84		



CONTEXT MAP / SHEET INDEX MAP

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	151,613	3.48	Landscape, OS, 15 FT County/Maintenance Trail, Utilities	Sterling Ranch Metro District & El Paso County
F	516,790	11.86	Future School Site, Elementary	To be dedicated to D20
G	226,223	5.19	Regional Detention	Sterling Ranch Metro District
Total Tract Area:		24.88		

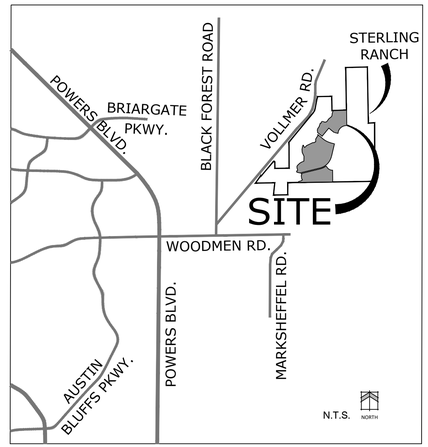
FILING 4 TRACT TABLE

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		

per direction from Meggan- approved plat naming, and other documents (7.2.5 includes prelim plans) convention for this project comments- planning has no further comments

Acknowledged. Thank you.

VICINITY MAP



SITE DATA

TSN's have been updated to match updated application and LOI

Tax ID Numbers:	5200000547, 5228000038, 5228000037, 5233000016, 5233000017, 5233000018, 5200000554, 5200000552, 5200000553 & 5233000015
Total Area:	320.73 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 / 320.73 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	39.09	12 %
COMMUNITY PARK (1 TRACT)	27.72	9 %
NEIGHBORHOOD PARK / OPEN SPACE / DRAINAGE	63.82	19 %
DRAINAGE/DETENTION	5.26	2 %
FUTURE SCHOOLS (2 TRACTS)	50.3	16 %
TOTAL	320.73	100 %

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

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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 PHASE 1 PRELIMINARY PLAN

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
02/13/23	AL	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) 3/3/2023 2:40:28 PM Jennifer Shapiro

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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. N83°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°16'20"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;

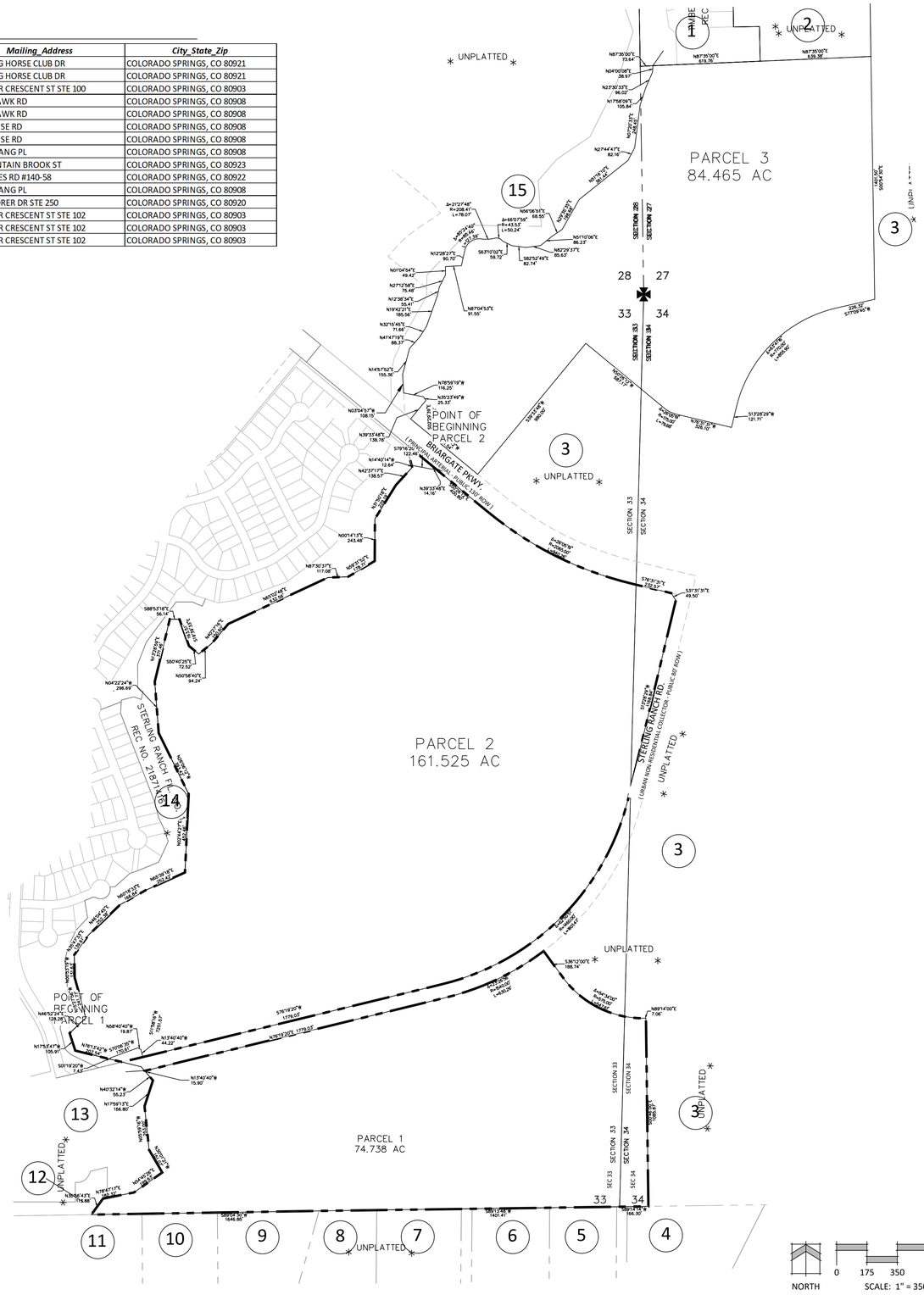
THENCE CONTINUING N87°35'00"E, ON THE SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1, A DISTANCE OF 619.76 FEET;
THENCE CONTINUING N87°35'00"E, A DISTANCE OF 839.38 FEET;
THENCE S00°54'30"E, A DISTANCE OF 1401.50 FEET;
THENCE S77°09'45"W, A DISTANCE OF 226.32 FEET TO A POINT OF CURVE;
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 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°11'06"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 84.465 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



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 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

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] 3/3/2023 2:25:10 PM Jennifer Shagin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

PRELIMINARY PLAN

ZONE: PUD
USE: TRACT
OWNER: TIMBERRIDGE DEVELOPMENT GROUP LLC
SUB: TR C RETREAT AT TIMBERRIDGE FIL NO 1

ZONE: PUD
USE: TRACT
OWNER: TIMBERRIDGE DEVELOPMENT GROUP LLC
SUB: TR D RETREAT AT TIMBERRIDGE FIL NO 1

ZONE: PUD
USE: TRACT
OWNER: TIMBERRIDGE DEVELOPMENT GROUP LLC
SUB: UNPLATTED

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

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

Maintenance rd. connects to Timberridge

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

100 YR. FLOODPLAIN

3 RAIL FENCE (TYP.)

15 FT MAINTENANCE ROAD / PEDESTRIAN TRAIL (TYP.)

WETLANDS

5 FT CONCRETE SIDEWALK TYP.

5 FT CONCRETE WALK (TYP.)

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

BISON VALLEY TRL (RESIDENTIAL - PUBLIC 50' ROW) ASPHALT

ANCHORAGE WAY (RESIDENTIAL - PUBLIC 50' ROW)

JUNEAU PATH (RESIDENTIAL - PUBLIC 50' ROW) ASPHALT

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

MATCHLINE MATCHLINE

TRACT A 259,167 SF 5.95 ACRES

TRACT B 25,993 SF

TRACT C 199,318 SF

LOT 1 8,440 SF
LOT 2 8,705 SF
LOT 3 8,676 SF
LOT 4 8,721 SF
LOT 5 8,750 SF
LOT 6 14,526 SF
LOT 7 11,230 SF
LOT 8 9,649 SF
LOT 9 8,400 SF
LOT 10 9,800 SF
LOT 11 8,400 SF
LOT 12 8,400 SF
LOT 13 8,270 SF
LOT 14 7,931 SF
LOT 15 8,098 SF
LOT 16 8,324 SF
LOT 17 9,950 SF
LOT 18 8,745 SF
LOT 19 8,640 SF
LOT 20 18,454 SF
LOT 21 9,983 SF
LOT 22 7,389 SF
LOT 23 7,712 SF
LOT 24 7,800 SF
LOT 25 7,800 SF
LOT 26 7,800 SF
LOT 27 7,800 SF
LOT 28 8,787 SF
LOT 29 8,788 SF
LOT 30 7,800 SF
LOT 31 7,800 SF
LOT 32 7,800 SF
LOT 33 9,100 SF
LOT 34 9,101 SF
LOT 35 16,861 SF
LOT 36 12,751 SF
LOT 37 8,807 SF
LOT 38 12,883 SF
LOT 39 9,221 SF
LOT 40 10,354 SF
LOT 41 8,305 SF
LOT 42 7,200 SF
LOT 43 7,200 SF
LOT 44 11,119 SF
LOT 45 9,375 SF
LOT 46 7,200 SF
LOT 47 7,200 SF
LOT 48 7,200 SF
LOT 49 7,200 SF
LOT 50 8,087 SF
LOT 51 8,437 SF
LOT 52 8,750 SF
LOT 53 7,500 SF
LOT 54 7,500 SF
LOT 55 7,500 SF
LOT 56 12,320 SF
LOT 57 13,241 SF
LOT 58 9,726 SF
LOT 59 9,196 SF
LOT 60 8,105 SF
LOT 61 7,619 SF
LOT 62 7,803 SF
LOT 63 8,909 SF
LOT 64 8,677 SF
LOT 65 8,644 SF
LOT 66 8,644 SF
LOT 67 8,677 SF
LOT 68 8,677 SF
LOT 205 5,918 SF
LOT 206 5,918 SF
LOT 207 8,243 SF
LOT 208 5,918 SF
LOT 230 5,910 SF
LOT 237 5,910 SF
LOT 238 8,406 SF

KEY MAP

UNRESOLVED:
Provide approximate centerline grades for roads

Centerline grades for roads are provided on grading sheets.

NORTH

SCALE: 1" = 50'

0 25 50 100

NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
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PLANNER / LANDSCAPE ARCHITECT

3S ASSOCIATION WITH

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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
02/13/23	AL	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

3

3 OF 36

PLAN FILE #

SP-22-004

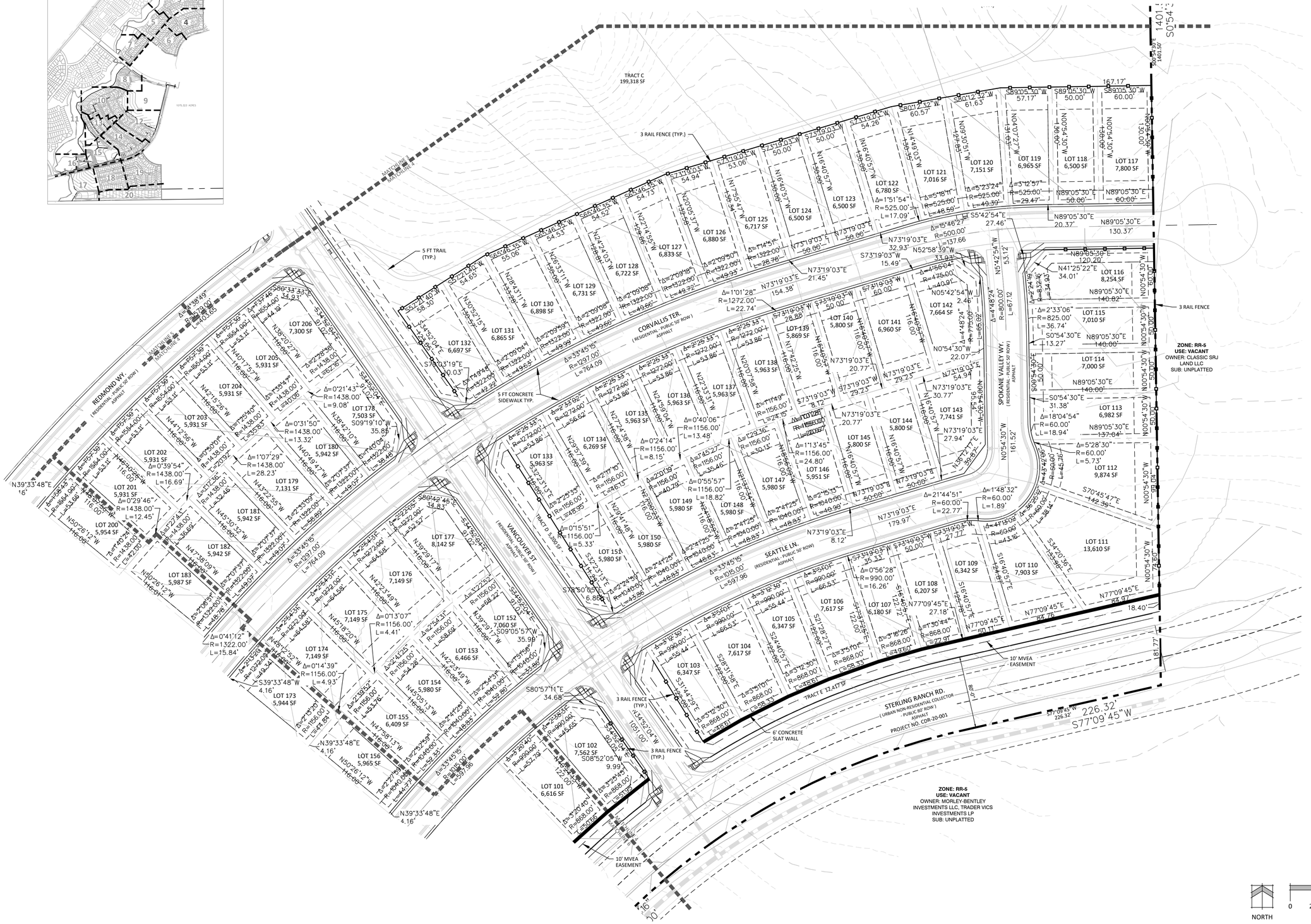
P:\Class\2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase_1 PP.dwg [Plan 3] 3/8/2023 12:09:10 PM Jennifer Shapin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

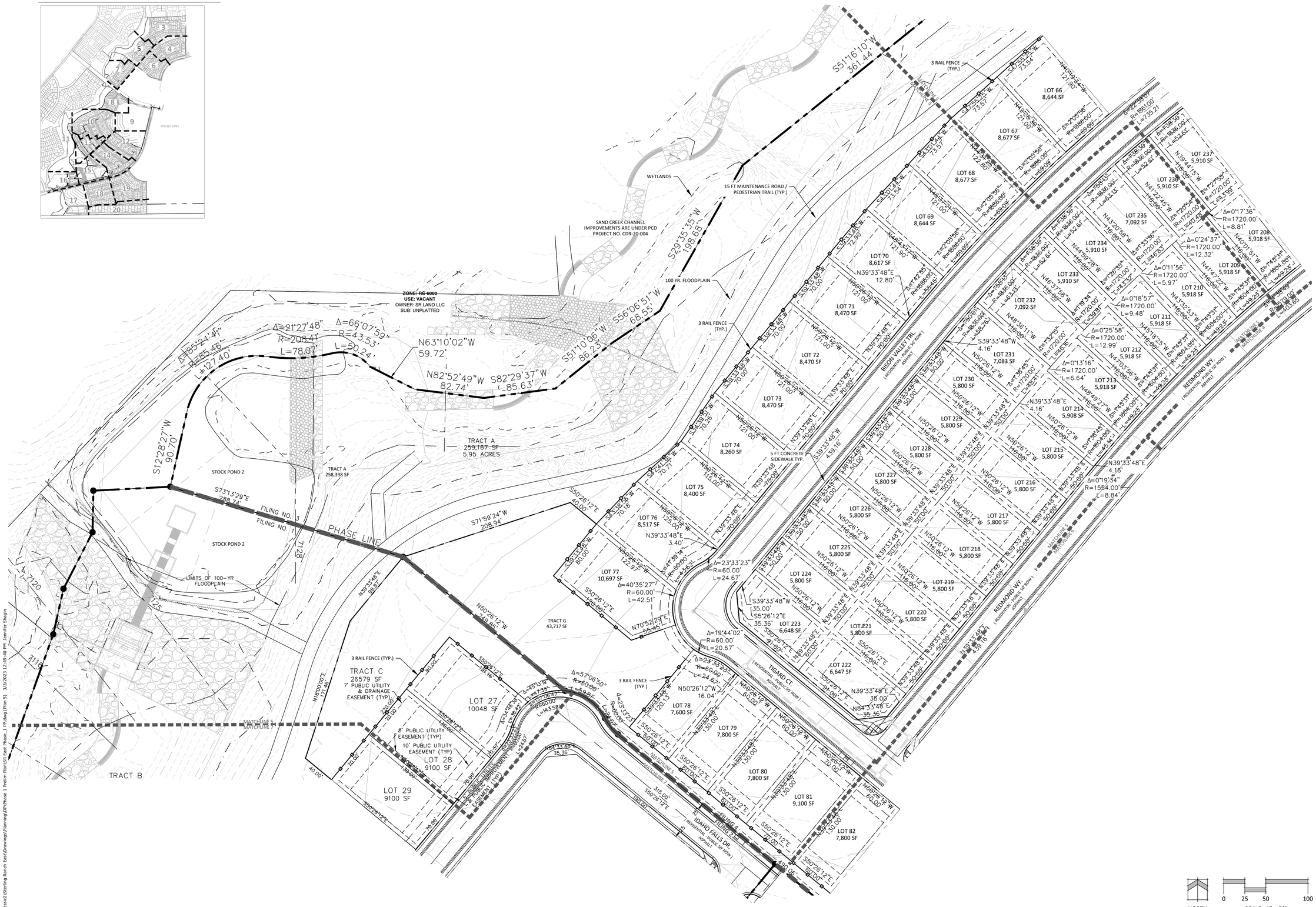

TRACT C
199,318 SF
3 RAIL FENCE (TYP.)
5 FT TRAIL (TYP.)
MATCHLINE MATCHLINE
REDMOND WY.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT
CORVALLIS TER.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT
VANCOUVER ST.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT
SEATTLE LN.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT
SPOKANE VALLEY WY.
(RESIDENTIAL - PUBLIC 50' ROW)
ASPHALT
STERLING RANCH RD.
(URBAN NON-RESIDENTIAL COLLECTOR
PUBLIC 80' ROW)
ASPHALT
PROJECT NO. COR-20-001
5 FT CONCRETE SIDEWALK TYP.
6' CONCRETE SLAT WALL
3 RAIL FENCE (TYP.)
10' MVEA EASEMENT
ZONE: RR-5
USE: VACANT
OWNER: CLASSIC SRJ LAND LLC
SUB: UNPLATTED
ZONE: RR-5
USE: VACANT
OWNER: MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP
SUB: UNPLATTED
LOT 101 6,616 SF
LOT 102 7,562 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 8,254 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 6,697 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 7,664 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
LOT 152 7,060 SF
LOT 153 6,466 SF
LOT 154 5,980 SF
LOT 155 6,409 SF
LOT 156 5,965 SF
LOT 169 7,503 SF
LOT 170 7,503 SF
LOT 171 7,503 SF
LOT 172 7,503 SF
LOT 173 5,944 SF
LOT 174 7,149 SF
LOT 175 7,149 SF
LOT 176 7,149 SF
LOT 177 8,142 SF
LOT 178 7,503 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 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 7,300 SF
TRACT D 5,280 SF
TRACT E 12,417 SF
N39°33'48"E 4.16'
S39°33'48"W 4.16'
S80°57'14"E 34.68'
S77°09'45"W 226.32'
S0°54'30"E 1401.50'
N0°54'30"W 1951.00'
S0°54'30"E 1951.00'
N89°05'30"E 167.17'
S89°05'30"W 60.00'
S89°05'30"W 50.00'
S89°05'30"W 57.17'
N89°05'30"E 130.37'
N89°05'30"E 120.20'
N89°05'30"E 140.00'
N89°05'30"E 140.82'
N89°05'30"E 20.37'
N89°05'30"E 60.00'
N89°05'30"E 50.00'
S0°54'30"E 161.52'
S0°54'30"E 31.38'
S0°54'30"E 27.46'
S0°54'30"E 61.63'
S0°54'30"E 60.57'
N0°54'30"W 130.00'
N0°54'30"W 50.00'
N0°54'30"W 60.00'
N0°54'30"W 50.00'
N0°54'30"W 50.00'
N0°54'30"W 50

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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


S51°16'10"W
361.44'
3 RAIL FENCE (TYP.)
WETLANDS
15 FT MAINTENANCE ROAD / PEDESTRIAN TRAIL (TYP.)
SAND CREEK CHANNEL
IMPROVEMENTS ARE UNDER PCD
PROJECT NO. CDR-20-004
S29°35'35"W
198.68'
100 YR. FLOODPLAIN
ZONE: RS-6000
USE: VACANT
OWNER: SR LAND LLC
SUB: UNPLATTED
S56°06'51"W
68.55'
S51°10'06"W
86.23'
Δ=85°24'41"
R=85.46'
L=127.40'
Δ=21°27'48"
R=208.41'
L=78.07'
Δ=66°07'59"
R=43.53'
L=50.24'
N63°10'02"W
59.72'
N82°52'49"W
82.74'
S82°29'37"W
85.63'
TRACT A
259,167 SF
5.95 ACRES
TRACT A
258,398 SF
STOCK POND 2
STOCK POND 2
S12°28'27"W
90.70'
S73°13'29"E
288.74'
FILING NO. 3
FILING NO. 1
PHASE LINE
S71°59'24"W
208.94'
LIMITS OF 100-YR FLOODPLAIN
7120
7125
7115
N39°33'48"E
90.87'
N50°26'12"W
149.95'
N18°00'00"E
72.46'
MATCHLINE 5
MATCHLINE 7
TRACT B
TRACT G
43,717 SF
TRACT C
26579 SF
7' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.)
3 RAIL FENCE (TYP.)
LOT 27
10048 SF
LOT 28
9100 SF
LOT 29
9100 SF
5' PUBLIC UTILITY EASEMENT (TYP)
10' PUBLIC UTILITY EASEMENT (TYP)
5 FT CONCRETE SIDEWALK TYP.
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
9,100 SF
LOT 82
7,800 SF
LOT 73
8,470 SF
LOT 72
8,470 SF
LOT 71
8,470 SF
LOT 70
8,617 SF
LOT 69
8,644 SF
LOT 68
8,677 SF
LOT 67
8,677 SF
LOT 66
8,644 SF
BISON VALLEY TRL
(RESIDENTIAL PUBLIC ROW)
ASPHALT
REDMOND WY.
(RESIDENTIAL PUBLIC ROW)
ASPHALT
TIGARD CT.
(RESIDENTIAL PUBLIC ROW)
ASPHALT
IDAHO FALLS DR.
(RESIDENTIAL PUBLIC ROW)
ASPHALT
MATCHLINE 5
MATCHLINE 7
MATCHLINE 6
MATCHLINE 8
LOT 230
5,800 SF
LOT 229
5,800 SF
LOT 228
5,800 SF
LOT 227
5,800 SF
LOT 226
5,800 SF
LOT 225
5,800 SF
LOT 224
5,800 SF
LOT 223
6,648 SF
LOT 222
6,647 SF
LOT 221
5,800 SF
LOT 220
5,800 SF
LOT 219
5,800 SF
LOT 218
5,800 SF
LOT 217
5,800 SF
LOT 216
5,800 SF
LOT 215
5,800 SF
LOT 214
5,908 SF
LOT 213
5,918 SF
LOT 212
5,918 SF
LOT 211
5,918 SF
LOT 210
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LOT 209
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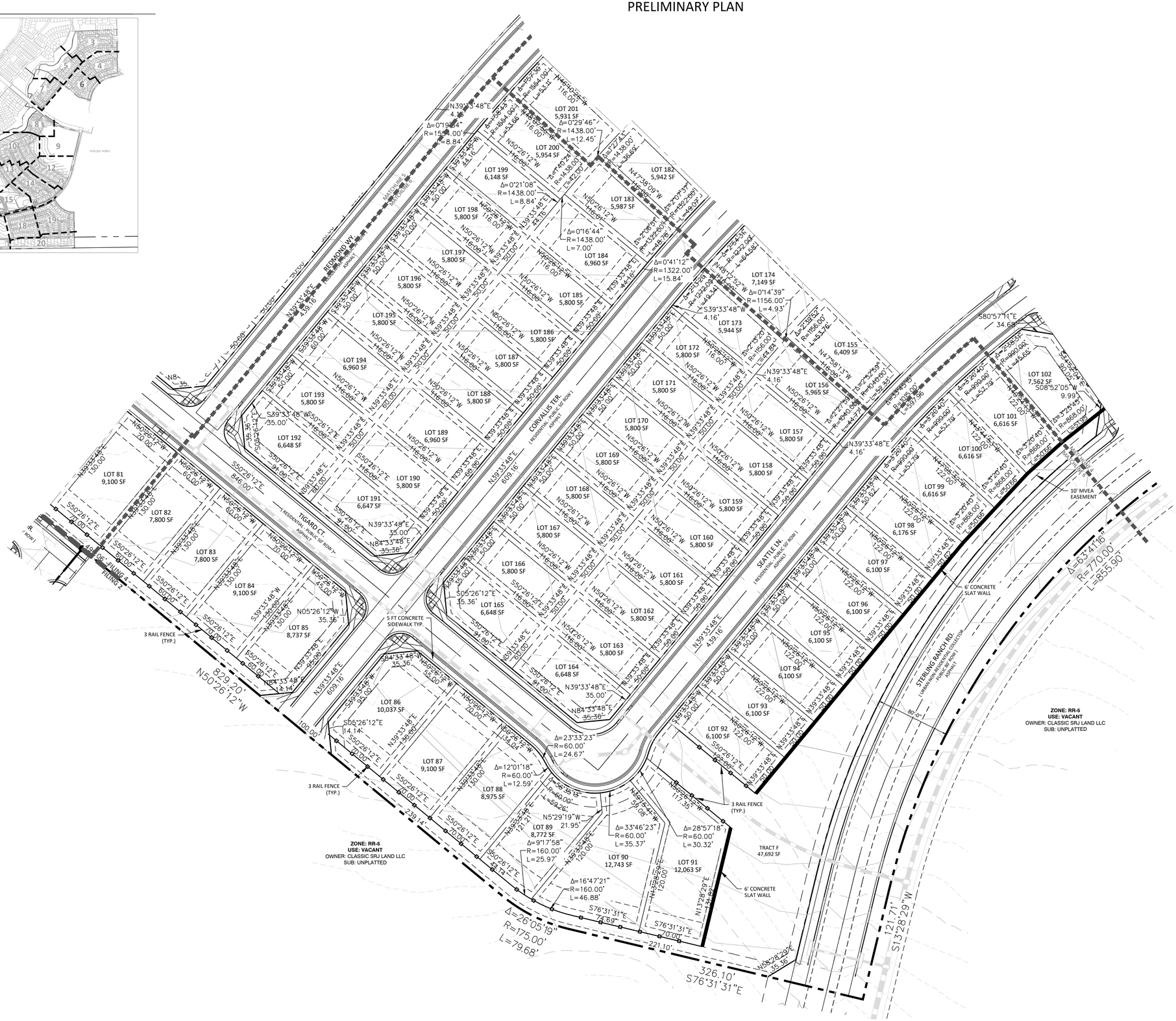
LOT 208
5,918 SF
LOT 238
5,910 SF
LOT 237
5,910 SF
LOT 235
7,092 SF
LOT 234
5,910 SF
LOT 233
5,910 SF
LOT 232
7,092 SF
LOT 231
7,083 SF
S39°33'48"W
4.16'
N39°33'48"E
4.16'
Δ=0°19'34"
R=1554.00'
L=8.84'
N39°33'48"E
35.00'
S55°26'12"E
35.36'
S39°33'48"W
35.00'
N84°33'48"E
35.36'
N50°26'12"W
16.04'
S39°33'48"W
4.16'
N39°33'48"E
4.16'
Δ=19°44'02"
R=60.00'
L=20.67'
Δ=23°33'23"
R=60.00'
L=24.67'
Δ=40°35'27"
R=60.00'
L=42.51'
Δ=23°33'23"
R=60.00'
L=24.67'
Δ=57°06'30"
R=60.00'
L=59.81'
Δ=47°39'14"
R=60.00'
L=49.92'
Δ=35°13'19"
R=60.00'
L=36.87'
Δ=24°46'38"
R=60.00'
L=25.95'
Δ=66°07'47"
R=60.00'
L=69.25'
Δ=23°33'23"
R=60.00'
L=24.67'
Δ=23°33'23"
R=60.00'
L=24.67'
Δ=23°33'23"
R=60.00'
L=24.67'
Δ=0°13'16"
R=1720.00'
L=6.64'
Δ=0°25'58"
R=1720.00'
L=12.99'
Δ=0°18'57"
R=1720.00'
L=9.48'
Δ=0°11'56"
R=1720.00'
L=5.97'
Δ=0°24'37"
R=1720.00'
L=12.32'
Δ=0°17'36"
R=1720.00'
L=8.81'
Δ=1°27'58"
R=1720.00'
L=43.99'
Δ=1°20'54"
R=1720.00'
L=40.50'
Δ=1°27'58"
R=1720.00'
L=43.99'
Δ=1°27'58"
R=1720.00'
L=43.99'
Δ=1°36'45"
R=1720.00'
L=48.43'
Δ=1°36'45"
R=1720.00'
L=48.43'
Δ=1°36'45"
R=1720.00'
L=48.43

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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.
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

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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
02/13/23	AL	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

6

6 OF 36

PLAN FILE #

SP-22-004

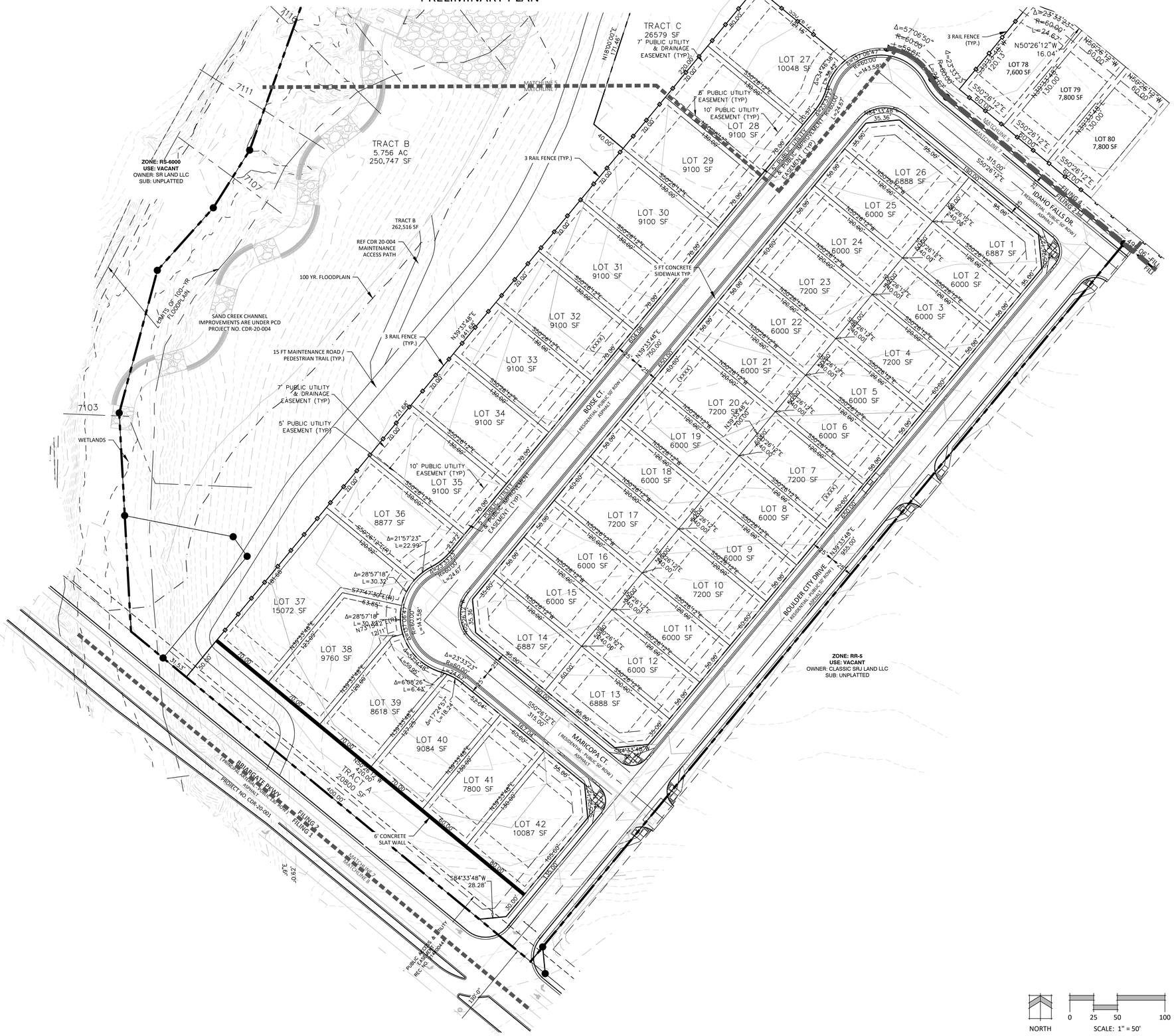
P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase_1 PP.dwg [Plan 6] 3/3/2023 3:14:23 PM Jennifer Shapin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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 PHASE 1 PRELIMINARY PLAN

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
02/13/23	AL	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

7

7 OF 36

PLAN FILE #

SP-22-004

NORTH

SCALE: 1" = 50'

0 25 50 100

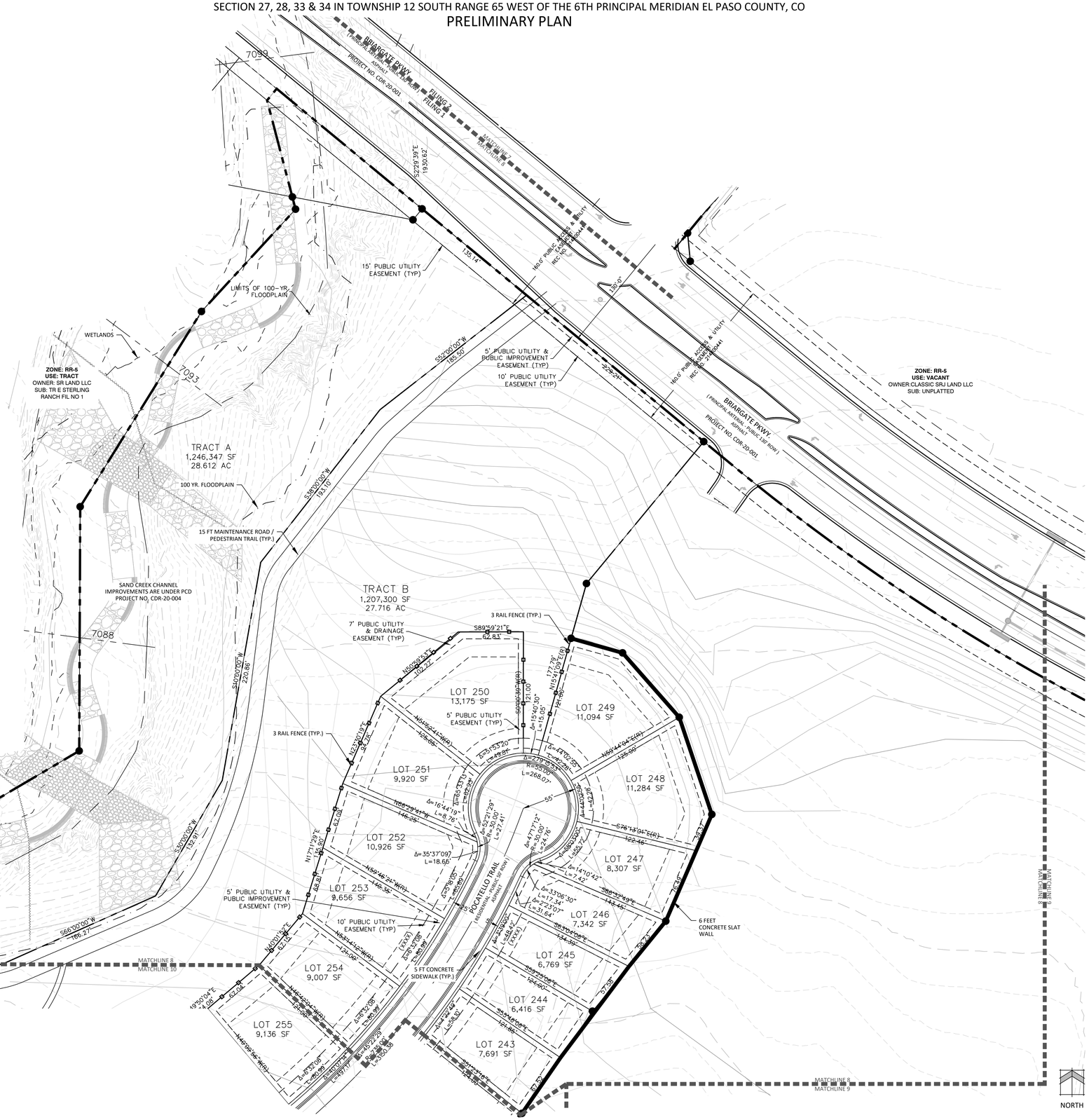
P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase_1 PP.dwg [Plan 7] 3/3/2023 3:18:42 PM Jennifer Shagin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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'

P:\Class2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase_1 PP.dwg [Plan 8] 3/3/2023 2:06:08 PM Jennifer Shagin

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

Tel. 719.471.0073
Fax 719.471.0267

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PLANNING / LANDSCAPE ARCHITECTURE

IN ASSOCIATION WITH

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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
02/13/23	AL	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

8

8 OF 36

PLAN TITLE #

SP-22-004

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

UNRESOLVED:
Label contours (all sheets)

Major contours have been labeled.

BRIARGATE PKWY.
(PRINCIPAL ARTERIAL - PUBLIC 130' ROW)
- ASPHALT
PROJECT NO. CDR-20-001

MATCHLINE 8
MATCHLINE 9

MATCHLINE 9
MATCHLINE 9

TRACK J
FUTURE SCHOOL SITE
1,677,060 SF

MATCHLINE 9
MATCHLINE 10

STERLING RANCH RD.
(URBAN RESIDENTIAL COLLECTOR
- PUBLIC 80' ROW)
ASPHALT
PROJECT NO. CDR-20-001

80'-0"

MATCHLINE 9
MATCHLINE 12

NORTH

0 25 50 100

SCALE: 1" = 50'

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

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PLANNER / LANDSCAPE ARCHITECT

JX ASSOCIATION WITH

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

PROJECT INFO

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

STAMP

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DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

9

9 OF 36

PLAN TYPE #

SP-22-004

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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

PRELIMINARY PLAN

TRACT A
1,246,347 SF
28.612 AC
TRACT B
1,207,300 SF
27.716 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
100 YR. FLOODPLAIN
15 FT MAINTENANCE ROAD / PEDESTRIAN TRAIL (TYP.)
3 RAIL FENCE (TYP.)
5 FT CONCRETE WALK (TYP.)
5 FT CONCRETE SIDEWALK (TYP.)
6 FEET CONCRETE SLAT WALL
POCATELLO TRAIL (RESIDENTIAL PUBLIC 56' ROW)
CLEARLAKE WAY (RESIDENTIAL PUBLIC 50' ROW)
LONG BEACH TERRACE (RESIDENTIAL PUBLIC 50' ROW)
NEWPORT BEACH DR. (RESIDENTIAL PUBLIC 50' ROW)
SAN DIEGO WY. (RESIDENTIAL PUBLIC 50' ROW)
SANTA CRUZ PLACE (RESIDENTIAL PUBLIC 50' ROW)
TRACK J
FUTURE SCHOOL SITE
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 7,561 SF
LOT 270 7,750 SF
LOT 271 8,836 SF
LOT 272 7,774 SF
LOT 273 11,097 SF
LOT 274 271 SF
LOT 243 7,691 SF
LOT 242 6,426 SF
LOT 241 6,426 SF
LOT 240 7,691 SF
LOT 239 6,416 SF
LOT 238 6,402 SF
LOT 237 7,637 SF
LOT 236 6,301 SF
LOT 235 6,796 SF
LOT 234 6,050 SF
LOT 233 6,050 SF
LOT 232 7,330 SF
LOT 231 6,261 SF
LOT 230 6,266 SF
LOT 229 6,266 SF
LOT 228 6,266 SF
LOT 227 6,266 SF
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LOT 225 6,266 SF
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LOT 175 6,050 SF
LOT 174 6,050 SF
LOT 173 6,050 SF
LOT 172 6,796 SF
LOT 171 6,796 SF
LOT 170 6,050 SF
LOT 169 6,050 SF
LOT 168 6,050 SF
LOT 167 6,050 SF
LOT 166 6,170 SF
LOT 165 6,196 SF
LOT 164 6,196 SF
LOT 163 7,436 SF
LOT 162 6,444 SF
LOT 161 7,436 SF
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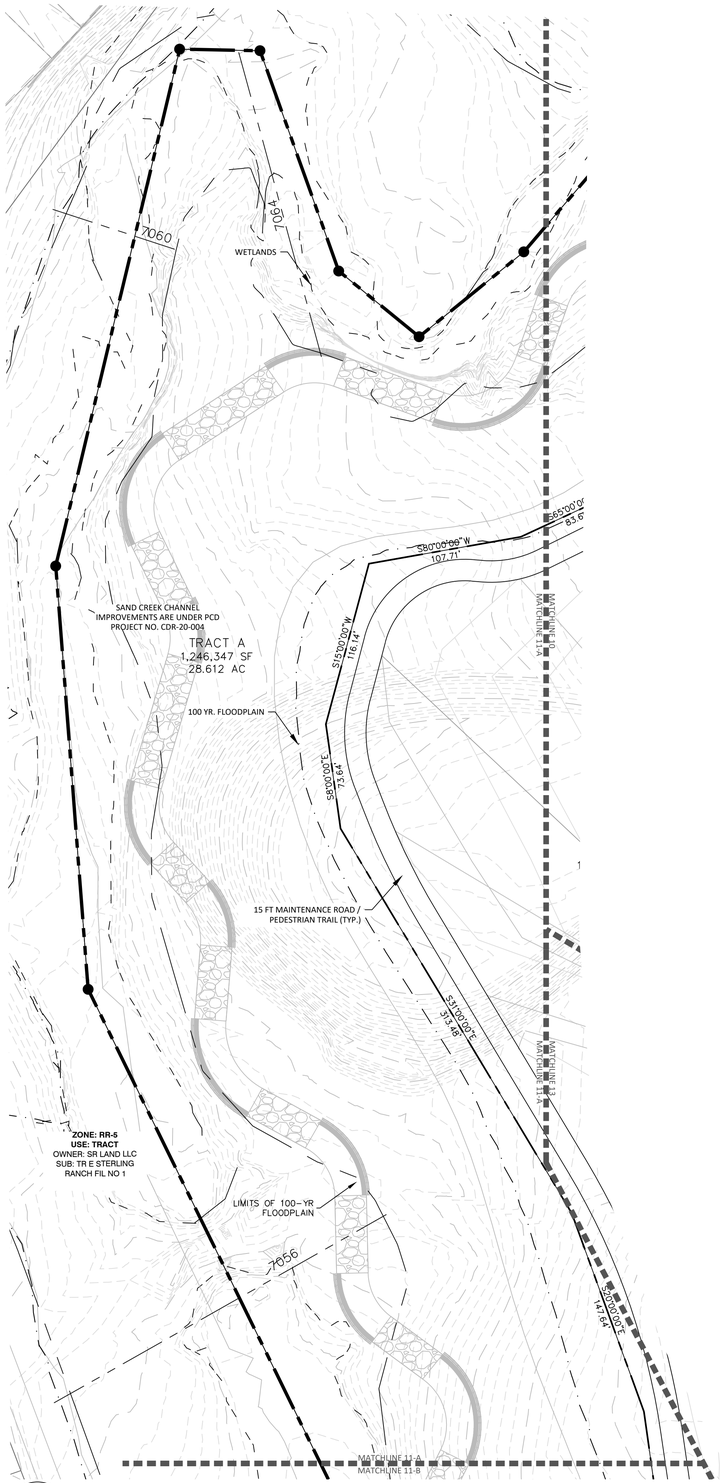
LOT 111 6,050 SF
LOT 110 6,050 SF
LOT 109 6,796 SF
LOT 108 6,947 SF
LOT 107 6,050 SF
LOT 106 6,050 SF
LOT 105 6,050 SF
LOT 104 6,050 SF
LOT 103 7,385 SF
LOT 102 6,172 SF
LOT 101 6,172 SF
LOT 100 6,172 SF
LOT 99 6,172 SF
LOT 50 6,161 SF
LOT 49 6,284 SF
LOT 48 6,810 SF
LOT 47 7,008 SF
LOT 46 6,155 SF
LOT 45 6,155 SF
MATCHLINE 8
MATCHLINE 10
MATCHLINE 9
MATCHLINE 11
MATCHLINE 12
MATCHLINE 13
MATCHLINE 14
MATCHLINE 15
MATCHLINE 16
MATCHLINE 17
MATCHLINE 18
MATCHLINE 19
MATCHLINE 20
MATCHLINE 21
MATCHLINE 22
MATCHLINE 23
MATCHLINE 24
MATCHLINE 25
MATCHLINE 26
MATCHLINE 27
MATCHLINE 28
MATCHLINE 29
MATCHLINE 30
MATCHLINE

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

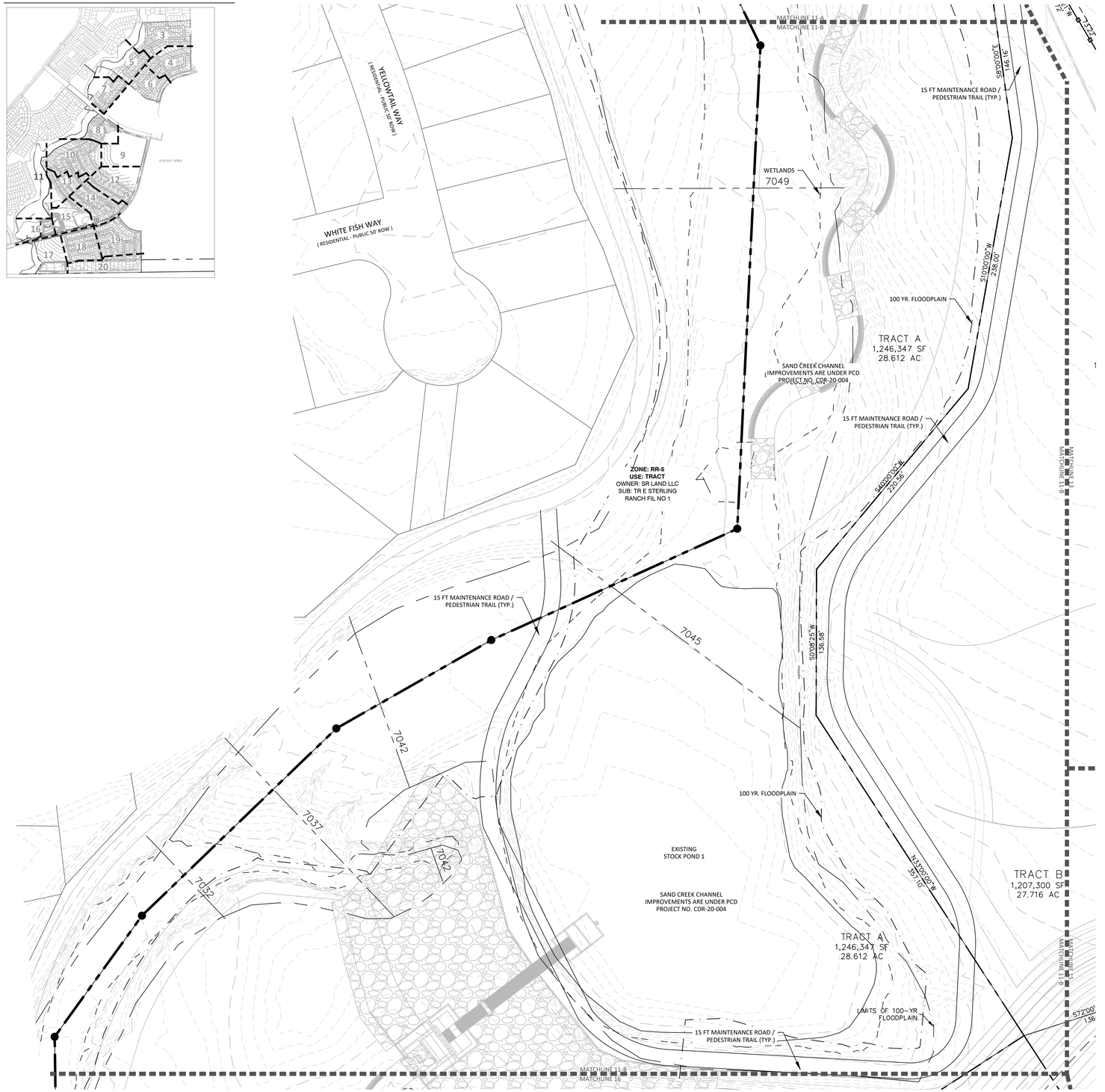
SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

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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Colorado Springs, CO 80903

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PLANNER / LANDSCAPE ARCHITECT

JS ASSOCIATION WITH

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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
02/13/23	AL	County Comments

ISSUE / REVISION

PRELIMINARY SITE PLAN

SHEET TITLE

SHEET NUMBER

11

11 OF 36

PLAN FILE #

SP-22-004

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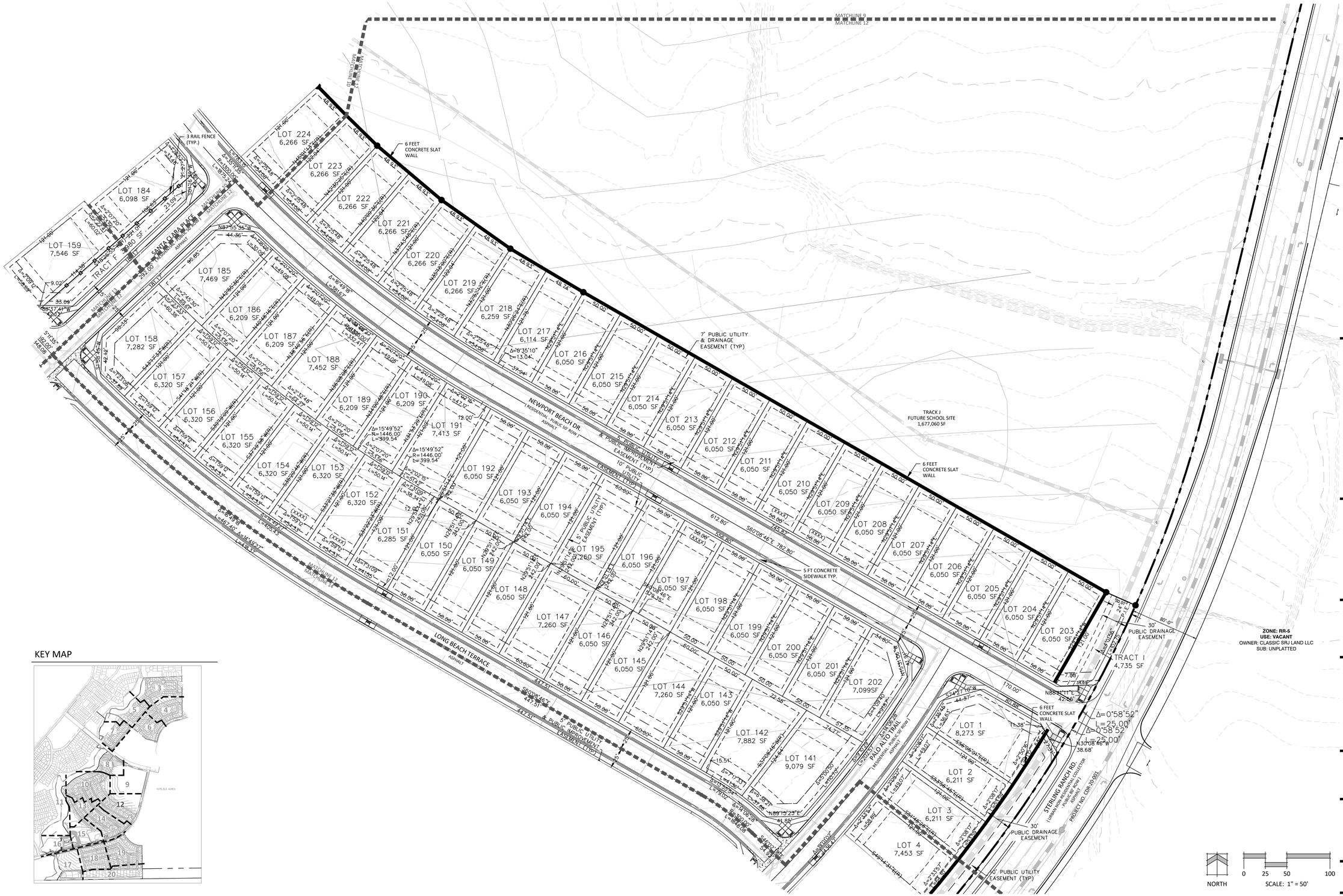
STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

PRELIMINARY PLAN


MATCHLINE 9
MATCHLINE 12
3 RAIL FENCE (TYP.)
6 FEET CONCRETE SLAT WALL
7' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP)
NEWPORT BEACH DR.
RESIDENTIAL PUBLIC 50' ROW
ASPHALT
10' PUBLIC UTILITY EASEMENT (TYP)
5' PUBLIC UTILITY EASEMENT (TYP)
5 FT CONCRETE SIDEWALK TYP.
TRACK J
FUTURE SCHOOL SITE
1,677,060 SF
ZONE: RR-5
USE: VACANT
OWNER: CLASSIC SRJ LAND LLC
SUB: UNPLATTED
TRACT I
4,735 SF
LOT 1
8,273 SF
LOT 2
6,211 SF
LOT 3
6,211 SF
LOT 4
7,453 SF
PALO ALTO TRAIL
RESIDENTIAL PUBLIC 50' ROW
ASPHALT
STERLING RANCH RD.
LIMITED ACCESS ARTERIAL
PUBLIC 80' ROW
ASPHALT
PROJECT NO. CDR-20.001
30' PUBLIC DRAINAGE EASEMENT
30' PUBLIC UTILITY EASEMENT (TYP)
LONG BEACH TERRACE
ASPHALT
SANTA CLARA PLACE
ASPHALT
TRACT F
1.80 AC
LOT 158
7,282 SF
LOT 157
6,320 SF
LOT 156
6,320 SF
LOT 155
6,320 SF
LOT 154
6,320 SF
LOT 153
6,320 SF
LOT 152
6,320 SF
LOT 151
6,285 SF
LOT 150
6,050 SF
LOT 149
6,050 SF
LOT 148
6,050 SF
LOT 147
7,260 SF
LOT 146
6,050 SF
LOT 145
6,050 SF
LOT 144
7,260 SF
LOT 143
6,050 SF
LOT 142
7,882 SF
LOT 141
9,079 SF
LOT 184
6,098 SF
LOT 185
7,469 SF
LOT 186
6,209 SF
LOT 187
6,209 SF
LOT 188
7,452 SF
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LOT 190
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LOT 194
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LOT 214
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LOT 215
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LOT 216
6,050 SF
LOT 217
6,114 SF
LOT 218
6,259 SF
LOT 219
6,266 SF
LOT 220
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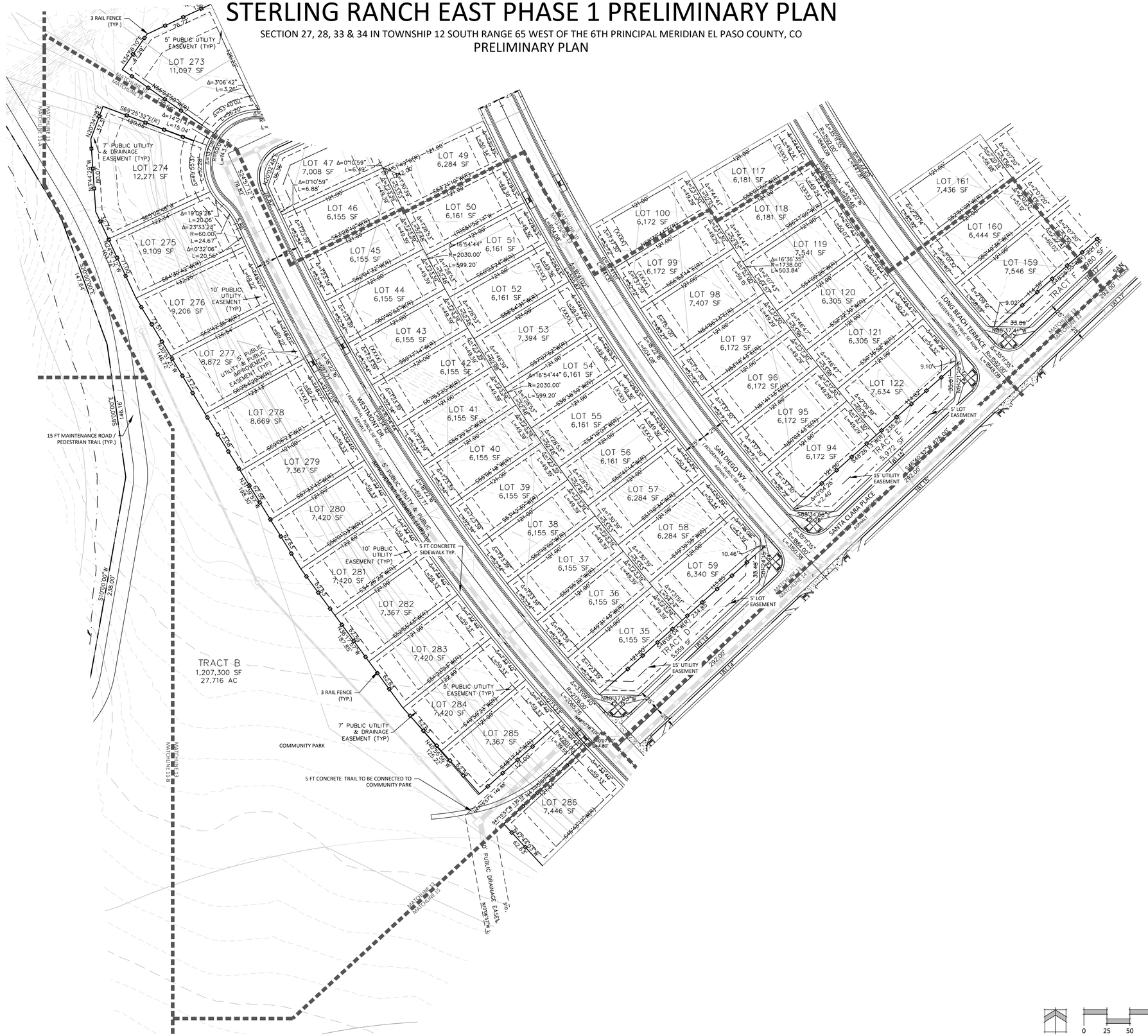
LOT 221
6,266 SF
LOT 222
6,266 SF
LOT 223
6,266 SF
LOT 224
6,266 SF
MATCHLINE 11
MATCHLINE 12
MATCHLINE 13
MATCHLINE 14
612.80'
S60°08'46"E 792.80'
S60°08'46"E 447.51'
N89°15'23"E 41.86'
N89°55'55"W 44.36'
N89°37'41"W 33.09'
S89°15'23"W 42.42'
N30°08'46"W 38.68'
N89°11'11"E 42.58'
Δ=0°58'52" L=25.00' R=1460.00'
Δ=0°58'52" L=25.00' R=1460.00'
R=1460.00' L=875.21'
R=1446.00' L=399.54'
R=1446.00' L=399.54'
R=1446.00' L=38.34'
R=1446.00' L=51.47'
R=1446.00' L=49.08'
R=1446.00' L=49.08'
R=1446.00' L=49.08

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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


3 RAIL FENCE (TYP.)
5' PUBLIC UTILITY EASEMENT (TYP)
LOT 273
11,097 SF
7' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP)
LOT 274
12,271 SF
LOT 275
9,109 SF
10' PUBLIC UTILITY EASEMENT (TYP)
LOT 276
9,206 SF
LOT 277
8,872 SF
5' PUBLIC UTILITY & PUBLIC IMPROVEMENT EASEMENT (TYP)
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
15 FT MAINTENANCE ROAD / PEDESTRIAN TRAIL (TYP.)
TRACT B
1,207,300 SF
27.716 AC
COMMUNITY PARK
5 FT CONCRETE TRAIL TO BE CONNECTED TO COMMUNITY PARK
3 RAIL FENCE (TYP.)
7' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP)
5 FT CONCRETE SIDEWALK TYP.
10' PUBLIC UTILITY EASEMENT (TYP)
5' PUBLIC UTILITY EASEMENT (TYP)
MATCHLINE 13
MATCHLINE 14
MATCHLINE 15
WESTMONT DR
(RESIDENTIAL ASPHALT 50' ROW)
SAN DIEGO WY
(RESIDENTIAL ASPHALT 50' ROW)
LONG BEACH TERRACE
(RESIDENTIAL ASPHALT 50' ROW)
SANTA CARA PLACE
(RESIDENTIAL ASPHALT 50' ROW)
TRACT C
5,972 SF
TRACT D
5,959 SF
TRACT F
5,980 SF
15' UTILITY EASEMENT
5' LOT EASEMENT
LOT 46
6,155 SF
LOT 47
7,008 SF
LOT 49
6,284 SF
LOT 50
6,161 SF
LOT 45
6,155 SF
LOT 51
6,161 SF
LOT 44
6,155 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
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LOT 58
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LOT 37
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LOT 59
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LOT 36
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LOT 35
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LOT 100
6,172 SF
LOT 117
6,181 SF
LOT 99
6,172 SF
LOT 118
6,181 SF
LOT 98
7,407 SF
LOT 119
7,541 SF
LOT 97
6,172 SF
LOT 120
6,305 SF
LOT 96
6,172 SF
LOT 121
6,305 SF
LOT 95
6,172 SF
LOT 122
7,634 SF
LOT 94
6,172 SF
LOT 161
7,436 SF
LOT 160
6,444 SF
LOT 159
7,546 SF
LOT 158
7,680 SF
S10°00'00"W 2,147.64'
S10°00'00"W 2,258.00'
S10°00'00"W 198.50'
N20°24'29"W 80.00'
N20°24'29"E 80.00'
S69°25'32"E(R) 120.00'
N69°25'32"W(R) 120.00'
S64°50'42"E(R) 122.54'
S64°50'42"E(R) 122.54'
S64°50'42"E(R) 122.54

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

UNRESOLVED:
Length label of curve seems long for size of curve

Curve length has been updated

NORTH

0 25 50 100

SCALE: 1" = 50'

NES

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PLANNER / LANDSCAPE ARCHITECT

CIVIL ASSOCIATE

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

PROJECT INFO

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

STAMP

ENTITLEMENT

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12/08/22	JS	County Comments
02/13/23	AL	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

14

14 OF 36

PLAN FILE #

SP-22-004

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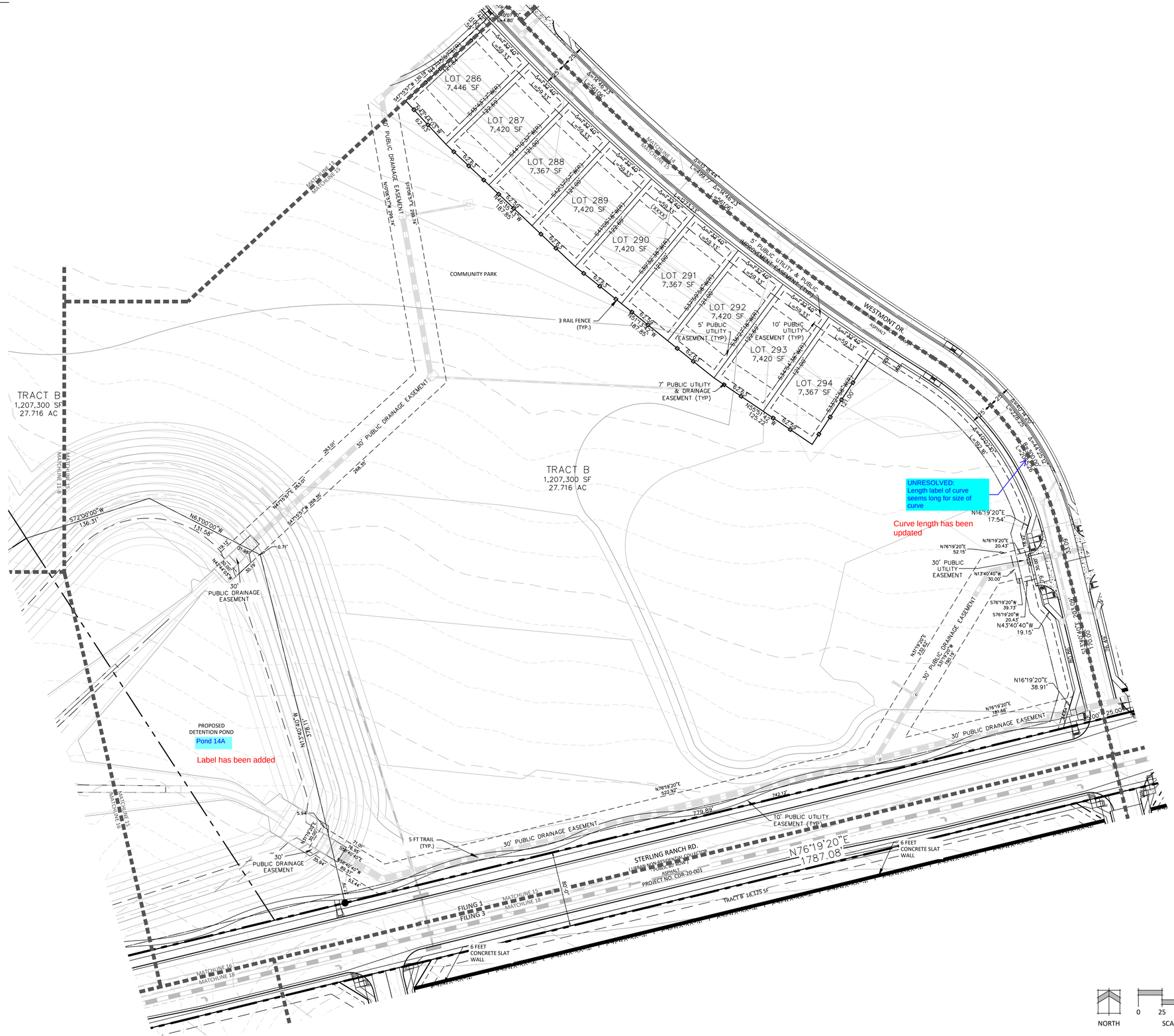
STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

JH ASSOCIATION WITH

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EL PASO COUNTY, CO

PROJECT INFO

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PREPARED BY:	B. ITEN

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ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

15

15 OF 36

PLAN FILE #

SP-22-004

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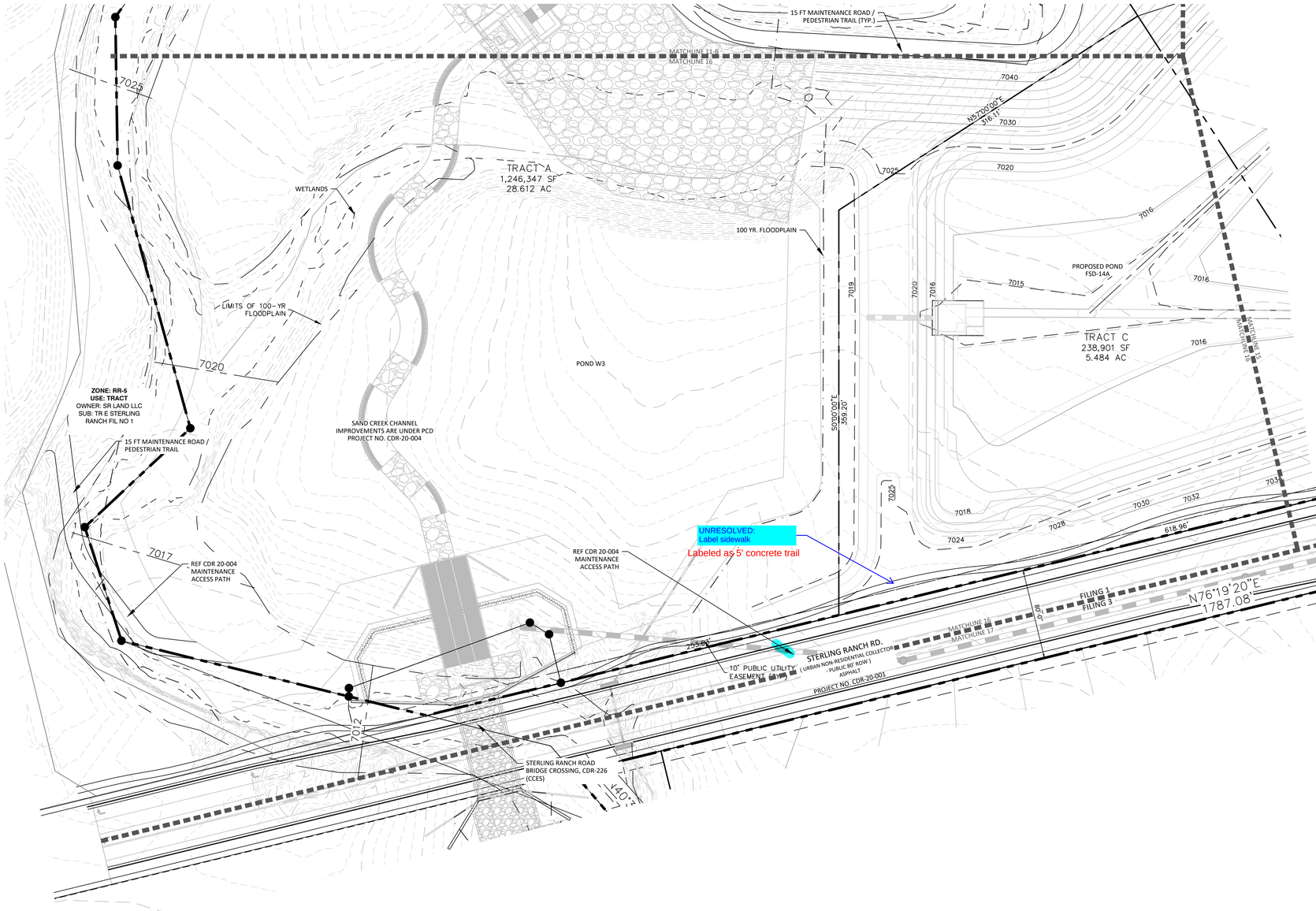
STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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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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

JS ASSOCIATION WITH

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

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PREPARED BY: B. ITEN

STAMP

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ISSUE INFO

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02/13/23	AL	County Comments

ISSUE / REVISION

PRELIMINARY SITE PLAN

SHEET TITLE

SHEET NUMBER

16

16 OF 36

PLAN TYPE #

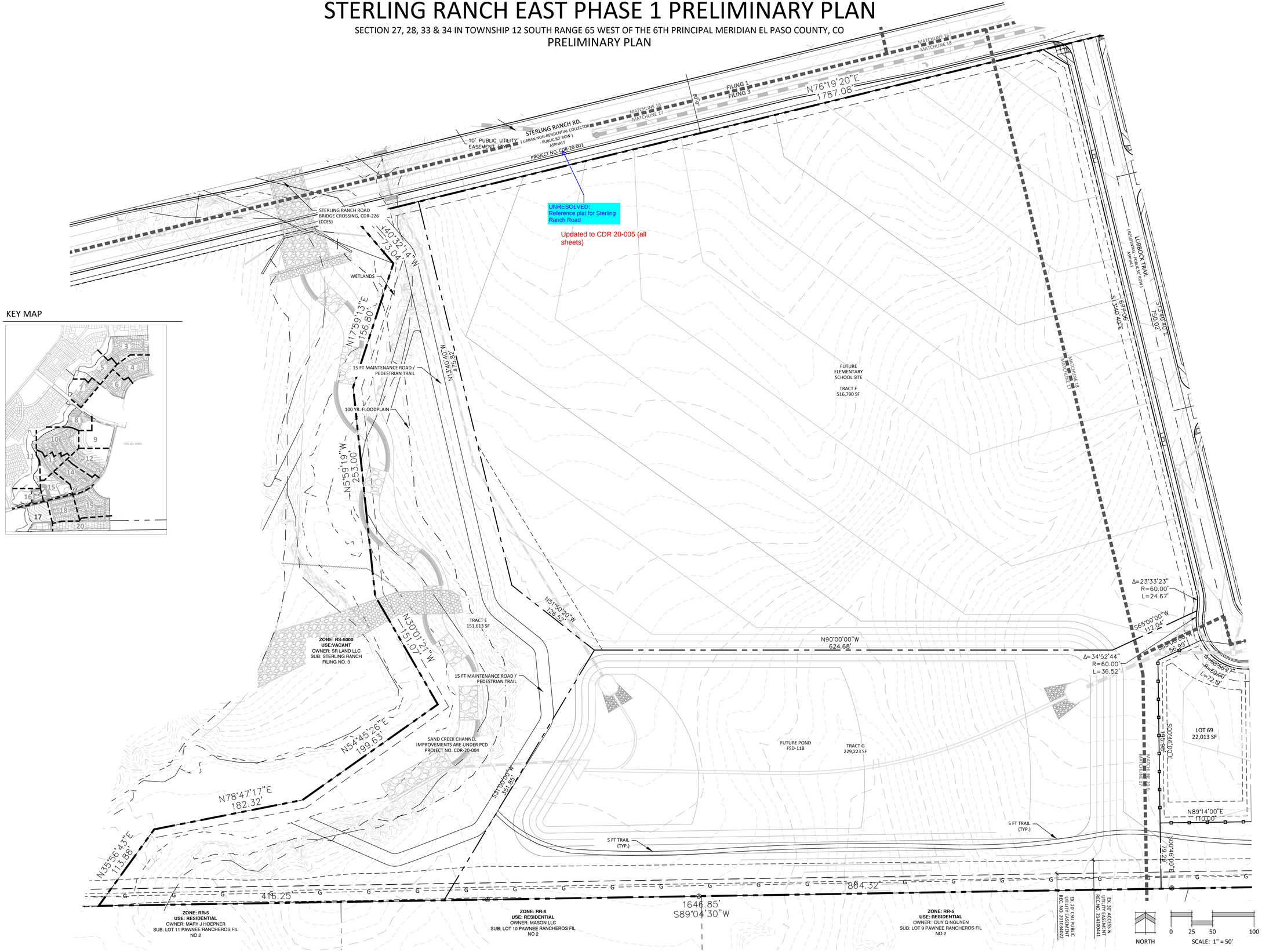
SP-22-004

P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase_1 PP.dwg [Plan 16] 3/3/2023 2:13:26 PM Jennifer Shapin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

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 PHASE 1 PRELIMINARY PLAN

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
02/13/23	AL	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

17

17 OF 36

PLAN FILE #

SP-22-004

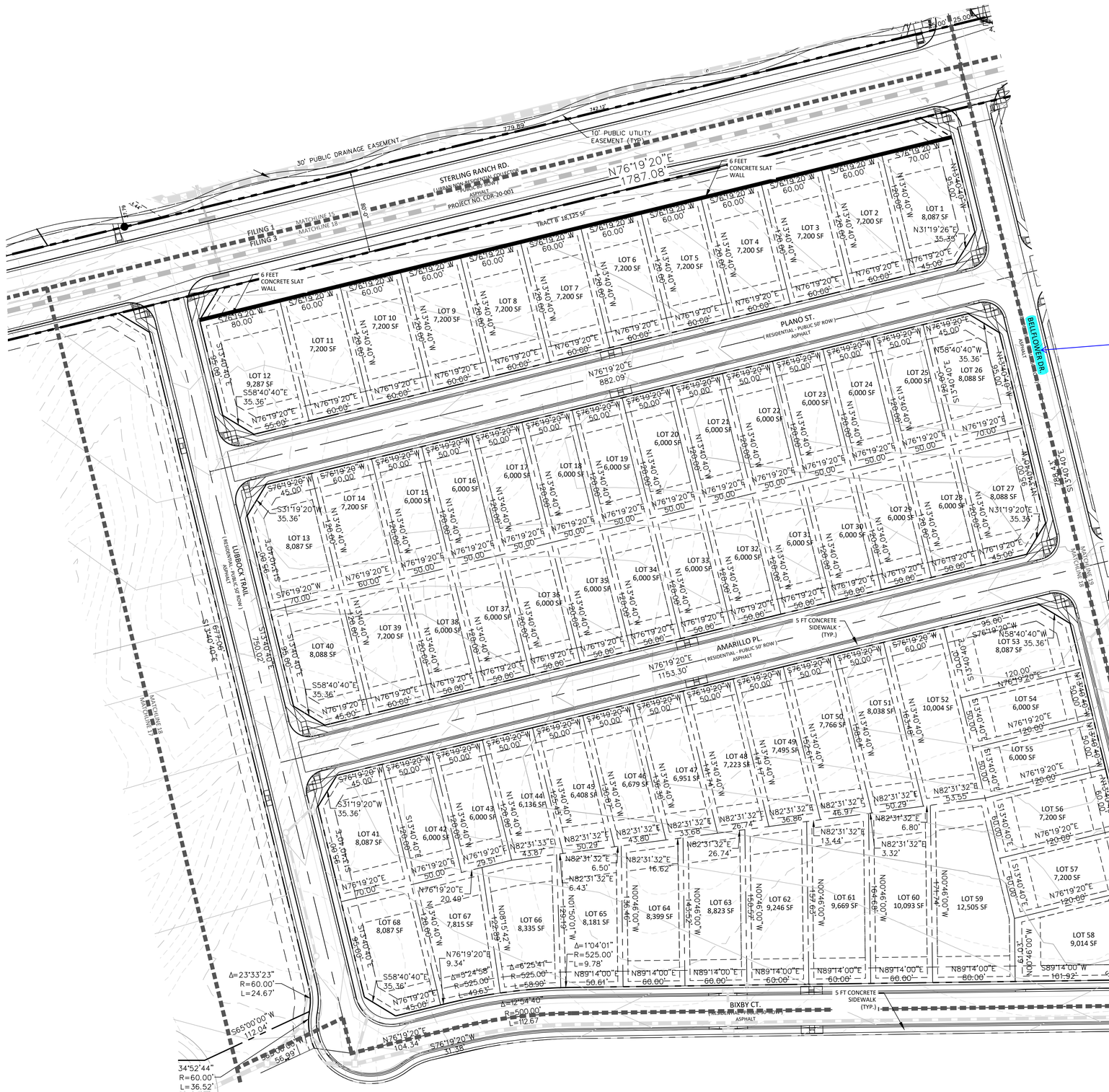
P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase_1 PP.dwg [Plan 17] 3/3/2023 2:13:54 PM Jennifer Shapin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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



UNRESOLVED:
See E-911 comments regarding street name

Updated to Westmont

0 25 50 100

NORTH

SCALE: 1" = 50'

NES

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Colorado Springs, CO 80903

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PLANNER / LANDSCAPE ARCHITECT

JX ASSOCIATION WITH

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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
02/13/23	AL	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

18

18 OF 36

PCRN FILE #

SP-22-004

P:\Class(2)\Sterling Ranch East\Drawings\Planning\DP\Phase_1 Prelim Plan\SR East Phase_1 PP.dwg [Plan 18] 3/3/2023 2:14:28 PM Jennifer Shagin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

UNRESOLVED:
See PPRBD and E-911 comments regarding street name

Per conversations with enumerations, Corpus Christi has been approved and reserved.

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

NORTH

0 25 50 100

SCALE: 1" = 50'

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Fax 719.471.0267

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PLANNING / LANDSCAPE ARCHITECTS

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN
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
02/13/23	AL	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

19

19 OF 36

PLAN FILE #

SP-22-004

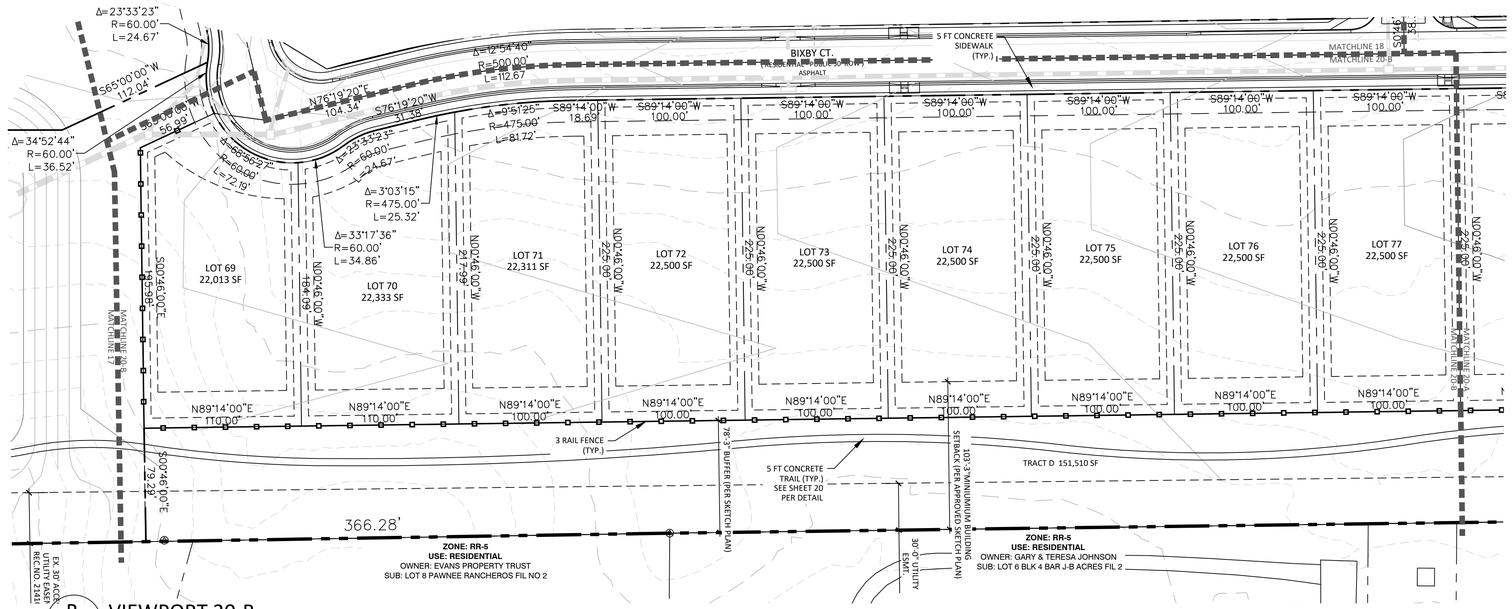
P:\Classic2\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase_1 PP.dwg [Plan 19] 3/3/2023 2:14:57 PM Jennifer Shagin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

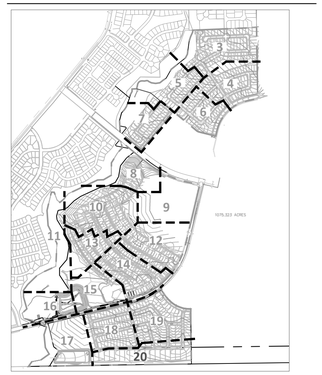
PRELIMINARY PLAN

A 20 VIEWPORT 20-A

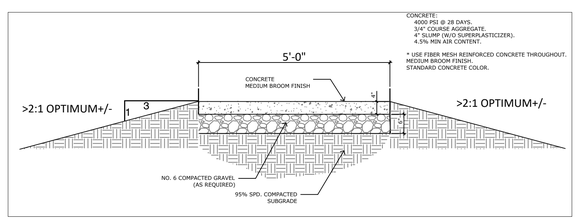


B 20 VIEWPORT 20-B

KEY MAP



5' CONCRETE TRAIL



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

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PLANNING / LANDSCAPE ARCHITECTURE

JD ASSOCIATION WITH

PROJECT INFO

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

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

ISSUE / REVISION

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

20

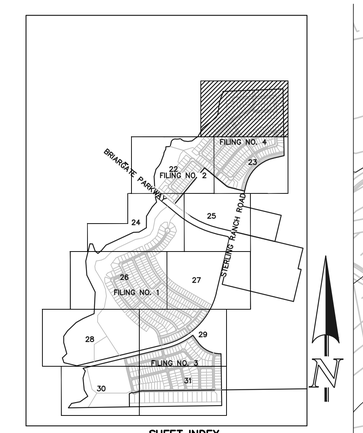
20 OF 36

PCRN FILE #

SP-22-004

ENTITLEMENT

P:\Class(2\Sterling Ranch East\Drawings\Planning\DP\Phase_1 Prelim Plan\SR East Phase_1 PP.dwg [Plan 20] 3/3/2023 3:55:46 PM Jennifer Shagin



SHEET INDEX
N.T.S.

EXIST. RETREAT AT TIMBERRIDGE FIL. NO. 1 DETENTION POND

EXIST. RETREAT AT TIMBERRIDGE FIL. NO. 2

EX. TEMP. STORM PIPE W/ TEMP. POND TO BE REMOVED W/ DEVELOPMENT

EX. SWALE TO BE REMOVED & EX. DRAINAGE EASEMENT TO BE VACATED

Show conveyance if the swale to the west is to be removed

conveyance is shown

BOUNDARY FILING 4

S87°35'00"W 1259.15'

558.16'

50.00'

589.38'

484.26'

FUTURE STERLING RANCH EAST FILING

UNPLATTED

PROP. TEMPORARY SWALE TO DIVERT EX. FLOWS FROM PROPOSED DEVELOPMENT

BOUNDARY FILING 4

N0°54'30"W 1401.5'

253.44'

130.00'

383.64'

50.00'

FUTURE STERLING RANCH EAST FILING

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

Temporary culvert design will be provided with CDs.

Temporary culvert needed at temporary cul-de-sac?

61.61'

S4°00'08"W 38.97'

S23°30'33"W 96.02'

S17°56'09"W 105.84'

S7°20'33"W 248.45'

S27°44'47"W 82.16'

S51°16'10"W 361.44'

S29°35'35"W 198.68'

BOUNDARY FIL 4

FUTURE HOMESTEAD NORTH DEVELOPMENT

EX. WALL W/ HOMESTEAD NORTH DEVELOPMENT

EX. 100-YR FLOODPLAIN

PROP. 100-YR FLOODPLAIN

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

SAND CREEK

TRACT A 259,167 SF 5.95 ACRES

TRACT B 27,440 SF

TRACT C 199,318 SF 4.6 ACRES

FAIRBANKS LANE (50' ROW)

BISON VALLEY TR. (50' ROW)

VANCOUVER ST. (50' ROW)

REDMOND WAY (50' ROW)

JUNEAU PATH (50' ROW)

ANCHORAGE WAY (50' ROW)

SPOKANE VALLEY (50' ROW)

CORVALLIS TER. (50' ROW)

PROP. PUBLIC STORM

PROP. OPT. TYPE C C&G

PROP. TYPE A C&G

PROP. 5' ATTACHED SIDEWALK

LOT 1 8,440 SF
LOT 2 8,705 SF
LOT 3 8,676 SF
LOT 4 8,721 SF
LOT 5 8,750 SF
LOT 6 14,526 SF
LOT 7 11,230 SF
LOT 8 9,649 SF
LOT 9 8,400 SF
LOT 10 9,800 SF
LOT 11 8,400 SF
LOT 12 8,400 SF
LOT 13 8,270 SF
LOT 14 7,931 SF
LOT 15 8,098 SF
LOT 16 8,324 SF
LOT 17 8,650 SF
LOT 18 8,745 SF
LOT 19 8,640 SF
LOT 20 18,454 SF
LOT 21 9,983 SF
LOT 22 7,389 SF
LOT 23 7,712 SF
LOT 24 7,800 SF
LOT 25 7,800 SF
LOT 26 7,800 SF
LOT 27 7,800 SF
LOT 28 8,787 SF
LOT 29 8,758 SF
LOT 30 7,800 SF
LOT 31 7,800 SF
LOT 32 7,800 SF
LOT 33 9,100 SF
LOT 34 9,101 SF
LOT 35 16,861 SF
LOT 36 12,751 SF
LOT 37 8,807 SF
LOT 38 12,883 SF
LOT 39 9,221 SF
LOT 40 10,354 SF
LOT 41 8,305 SF
LOT 42 7,200 SF
LOT 43 7,200 SF
LOT 44 11,119 SF
LOT 45 9,175 SF
LOT 46 7,200 SF
LOT 47 7,200 SF
LOT 48 7,200 SF
LOT 49 7,200 SF
LOT 50 8,087 SF
LOT 51 8,437 SF
LOT 52 8,750 SF
LOT 53 7,500 SF
LOT 54 7,500 SF
LOT 55 7,500 SF
LOT 56 12,320 SF
LOT 57 13,241 SF
LOT 58 9,726 SF
LOT 59 9,196 SF
LOT 60 8,105 SF
LOT 61 7,619 SF
LOT 62 7,803 SF
LOT 63 8,909 SF
LOT 64 8,677 SF
LOT 65 8,644 SF
LOT 66 8,644 SF
LOT 67 8,677 SF
LOT 68 8,677 SF
LOT 69 8,644 SF
LOT 70 8,617 SF
LOT 71 8,470 SF
LOT 115 7,010 SF
LOT 116 8,254 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 126 6,880 SF
LOT 127 6,633 SF
LOT 128 6,722 SF
LOT 129 6,731 SF
LOT 130 6,898 SF
LOT 131 6,865 SF
LOT 132 6,692 SF
LOT 139 5,869 SF
LOT 140 5,800 SF
LOT 141 6,960 SF
LOT 142 7,664 SF
LOT 206 7,300 SF
LOT 207 8,243 SF
LOT 208 5,918 SF
LOT 209 5,918 SF
LOT 210 5,918 SF
LOT 211 5,918 SF
LOT 232 7,092 SF
LOT 233 5,910 SF
LOT 234 5,910 SF
LOT 235 7,092 SF
LOT 236 5,910 SF
LOT 237 5,910 SF
LOT 238 8,406 SF

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

NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS SCHEMATIC. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

N

60 30 0 60 120

SCALE: 1" = 60'

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	21 OF 36
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

N:\1A832\CRAWINGS\DEVELOPMENT\DP-NES SHEET 21-PG-01.dwg, 3/2/2023 12:04:13 PM, 1:1

MATCHLINE~ (SEE SHEET 21)

MATCHLINE~ (SEE SHEET 23)

MATCHLINE~ (SEE SHEET 24)

MATCHLINE~ (SEE SHEET 25)

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.

NOTES:
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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	22 OF 36
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

N:\1183.22\DRAWINGS\DEVELOPMENT\DP-MES SHEET 22-PG-02.dwg, 3/7/2023 12:06:00 PM, 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)

SPOKANE VALLEY WAY (50' ROW)

STERLING RANCH ROAD (80' ROW)

BOUNDARY FILING NO. 4

BOUNDARY FILING 4

FUTURE PED. RAMP W/ ADJACENT DEVELOPMENT

UNPLATTED

FOURSQUARE AT STERLING RANCH EAST

TRACT E 12,417 SF

TRACT F 47,692 SF

PROP. PUBLIC STORM

PROP. 5' ATTACHED SIDEWALK

PROP. 5' DETACHED SIDEWALK

PROP. OPT. TYPE C C&G

PROP. TYPE A C&G

PROP. TYPE C C&G

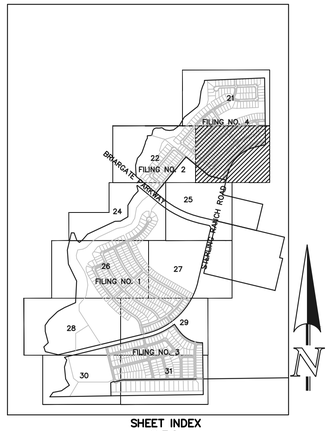
LEGEND

- 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

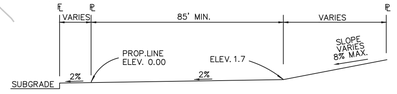
N

60 30 0 60 120

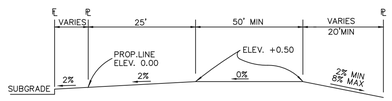
SCALE: 1" = 60'



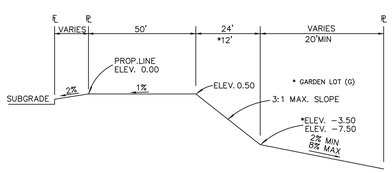
SHEET INDEX
N.T.S.



TYPICAL (A) LOT
N.T.S



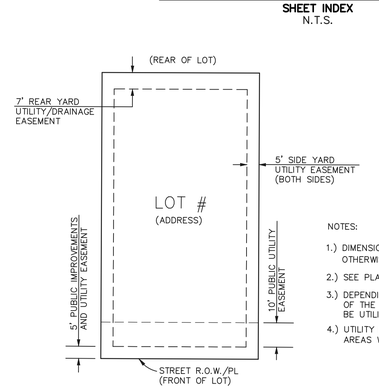
TYPICAL (B) LOT
N.T.S



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

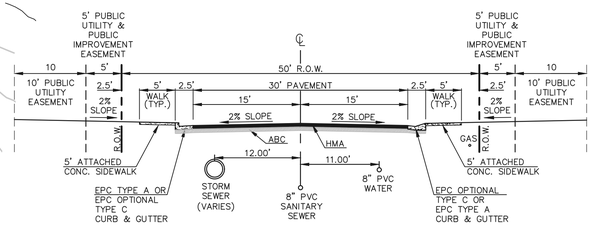
TYPICAL NATURAL LOT (N)
NO OVERLOT GRADING TO TAKE PLACE (NATURAL)

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



DETAIL: TYPICAL LOT EASEMENTS
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.



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

NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
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CLASSIC CONSULTING
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Colorado Springs, Colorado 80903 (719)785-0799(Fax)

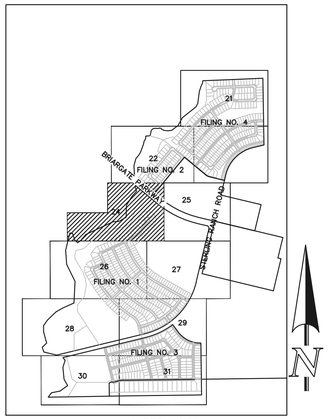
STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

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

N:\1183\2\DRAWINGS\DEVELOPMENT\OP-NES SHEET 23-PG-03.dwg, 3/2/2023 12:19:33 PM, 1:1

LEGEND

- PROPOSED CONTOUR–10 / PROPOSED CONTOUR–2 (7090)
- EXISTING CONTOUR–10 / EXISTING CONTOUR–2 (7090)
- 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.

60 30 0 60 120

SCALE: 1" = 60'

MATCHLINE~ (SEE SHEET 22)

FUTURE HOMESTEAD NORTH DEVELOPMENT

CATALINA FOOTHILLS DR. (50' ROW)

LOT 41 7,800 SF

LOT 42 10,400 SF

TRACT A 20,800 SF

PROP. 5' ATTACHED SIDEWALK

BRIARGATE PARKWAY (PUBLIC, 130' ROW) SF-2213, CDR-221

400.00'

S50°26'12"E 545.41'

N39°33'48"E 14.16'

S79°16'20"E 122.46'

BOULDER CITY (50' ROW)

BOUNDARY FIL. NO. 2

90.00'

FOURSQUARE AT STERLING RANCH EAST

N14°40'14"W 12.64'

N42°37'17"E 138.67'

HOMESTEAD NORTH AT STERLING RANCH FIL. NO. 1

S50°26'12"E 364.35'

BOUNDARY FIL. NO. 1

S50°26'55"E 36.44'

Δ=26°05'19" R=2065.00' L=940.26'

TRACT D STERLING RANCH FIL. NO. 1 REC NO. 2187141S1

N31°50'18"E 229.19'

TRACT A 1,246,347 SF 28.612 AC

TRACT B 1,225,259 SF 28.128 AC

S49°33'49"W 19.46'

S15°41'09"W 56.79'

S74°18'51"E 53.36'

S41°18'44"E 85.60'

N00°14'13"E 243.48'

N59°51'52"E 178.71'

N87°30'37"E 117.08'

LOT 250 13,175 SF

LOT 249 11,094 SF

PROP. OPT. TYPE C C&G

LOT 251 9,920 SF

LOT 248 11,284 SF

LOT 252 10,926 SF

LOT 247 8,307 SF

PROP. 5' ATTACHED SIDEWALK

S18°27'21"E 102.16'

S23°20'25"W 115.86'

LOT 253 9,656 SF

LOT 246 7,342 SF

LOT 254 9,007 SF

LOT 245 6,769 SF

S39°09'49"W 119.81'

LOT 244 6,416 SF

LOT 255 9,136 SF

LOT 256 9,136 SF

LOT 243 7,691 SF

S34°35'49"W 123.80'

LOT 242 6,426 SF

LOT 257 9,108 SF

LOT 241 6,426 SF

LOT 258 8,746 SF

LOT 240 7,691 SF

S42°15'44"W 112.55'

LOT 259 8,470 SF

LOT 239 6,416 SF

LOT 260 8,470 SF

LOT 237 7,637 SF

LOT 238 6,402 SF

S55°39'W 80'

POCATELLO TRAIL (50' ROW)

PROP. OPT. TYPE C C&G

TRACT J FUTURE SCHOOL SITE 38.5 ACRES

EX. 100–YR FLOODPLAIN

PROP. 100–YR FLOODPLAIN

SAND CREEK CHANNEL IMPROVEMENTS TO BE CONSTRUCTED WITH WESTERLY DEVELOPMENT

BOUNDARY FIL. 1

SAND CREEK

N65°02'48"E 632.56'

PROP. MAINTENANCE ACCESS/TRAIL W/ SAND CREEK CONSTRUCTION

S88°53'18"E 56.14'

S19°39'37"E 163.51'

N40°27'16"E 150.60'

S50°58'40"E 24.24'

MATCHLINE~ (SEE SHEET 26)

MATCHLINE~ (SEE SHEET 25)

NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS SCHEMATIC. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

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

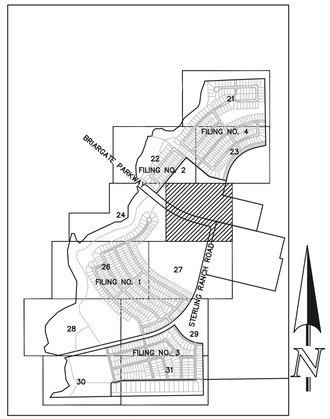
CLASSIC CONSULTING

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

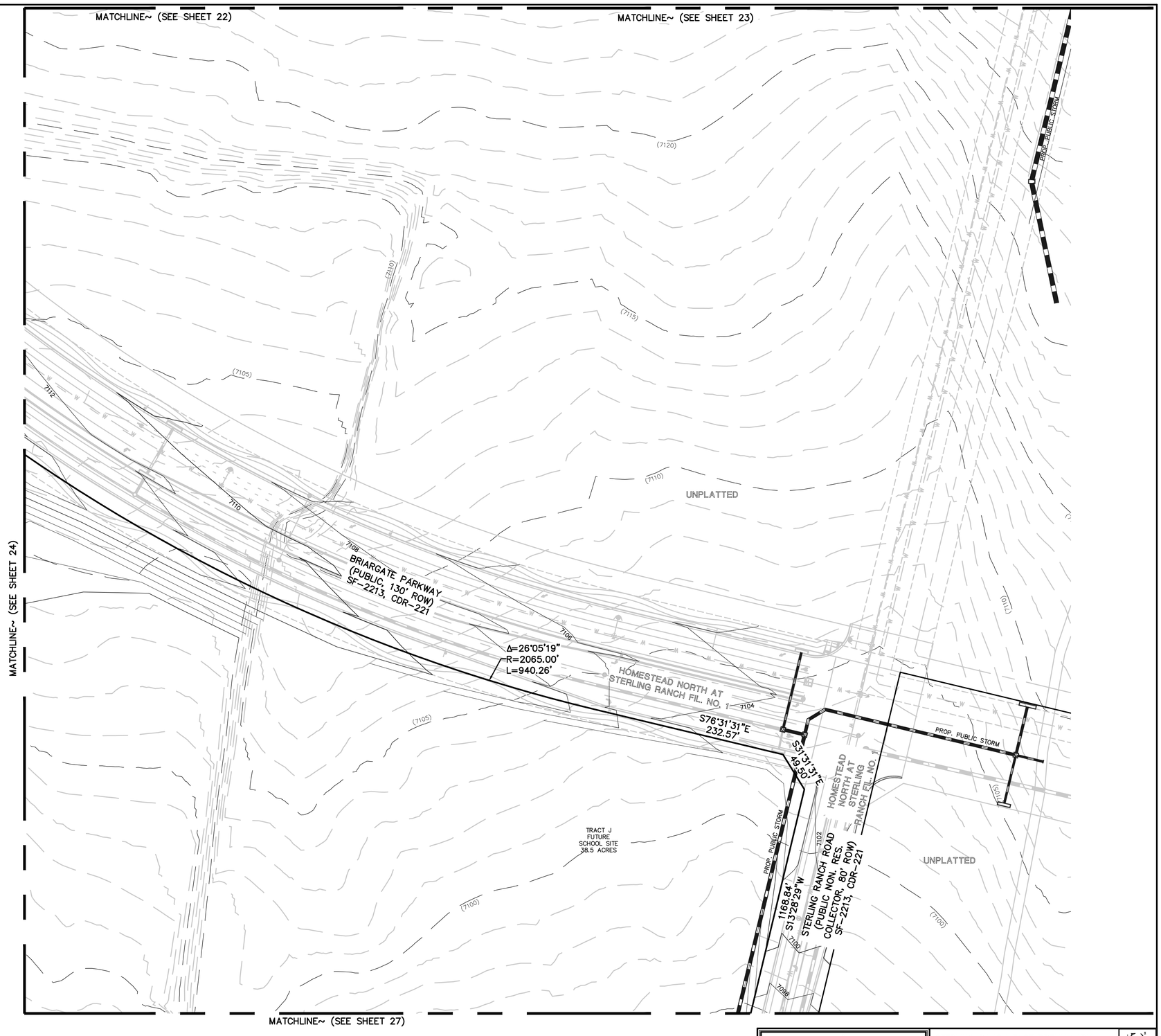
N:\1183\2\DRAWINGS\DEVELOPMENT\DP-NES SHEET 24-PG-04.dwg, 3/2/2023 12:36:05 PM, 1:1

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



SHEET INDEX
N.T.S.



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(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 25 OF 36
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.22

N:\1183\2\DRAWINGS\DEVELOPMENT\DP-NES SHEET 25-PG-05.dwg, 3/2/2023 12:43:12 PM, 1:1

MATCHLINE~ (SEE SHEET 24)

MATCHLINE~ (SEE SHEET 27)

MATCHLINE~ (SEE SHEET 28)

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

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60 30 0 60 120

SCALE: 1" = 60'

SHEET INDEX
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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 26 OF 36
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.22

N:\1183.22\DRAWINGS\DEVELOPMENT\DP-MES SHEET 26-PG-(NI).dwg, 3/2/2023 12:46:23 PM, 1:1

MATCHLINE ~ (SEE SHEET 24)

MATCHLINE ~ (SEE SHEET 25)

MATCHLINE ~ (SEE SHEET 26)

MATCHLINE ~ (SEE SHEET 29)

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

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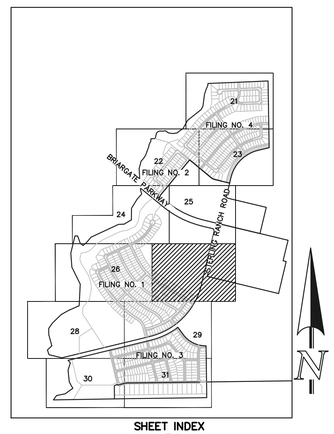
N

60 30 0 60 120

SCALE: 1" = 60'



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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	27 OF 36
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

N:\1183Z2\DRAWINGS\DEVELOPMENT\DP-NES SHEET 27-PG-07.dwg, 3/2/2023 12:57:34 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 138.61'

N00°53'19"W 131.63'

N15°27'56"W 241.77'

N46°52'24"E 128.28'

N17°53'47"W 105.91'

N76°13'42"W 207.54'

S01°19'20"W

S70°06'35"W 170.61'

N58°40'40"W 19.87'

376.40'

N13°40'40"W 44.22'

542.30'

1901.80

N76°19'20"E 1787.08'

775.00'

S13°40'40"E 750.02'

290.00'

N76°19'20"E 882.09'

S76°19'20"W 1779.03'

876.01'

100.00'

800.00'

N46°40'32"E 292.00'

Δ=18°22'16" L=697.71'

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 1

PROP. MAINTENANCE ACCESS/TRAIL W/ SAND CREEK CONSTRUCTION

BOUNDARY FIL. 1

TOP BERM

PROP. 100-YR FLOODPLAIN

EX. 100-YR FLOODPLAIN

TRACT A
1,246,347 SF
28.612 AC

TRACT B
1,225,259 SF
28.128 AC

TRACT C
220,953 SF
5.072 AC

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

EX. FULL SPECTRUM DETENTION FACILITY

SAND CREEK CHANNEL IMPROVEMENTS TO BE CONSTRUCTED WITH WESTERLY DEVELOPMENT

PROPOSED PUBLIC FULL SPECTRUM DETENTION POND 14A

EX. BERM

PROP. MAINTENANCE ACCESS TO POND BOTTOM

CONCRETE BOX CULVERTS (SR ENGINEERING FOR DETAILS)

PROP. 5' MEANDERING SIDEWALK W/ PARK CONSTRUCTION

STERLING RANCH ROAD TO BE CONSTRUCTED WITH HOMESTEAD NORTH

STERLING RANCH ROAD (PUBLIC NON. RES. COLLECTOR, 80' ROW) SF-2213, CDR-221

HOMESTEAD NORTH AT STERLING RANCH FIL. NO. 1

BOUNDARY FILING NO. 1

BOUNDARY FILING NO. 3

PROP. PUBLIC STORM

PROP. 5' ATTACHED SIDEWALK

PROP. TYPE A C&G

PROP. OPT TYPE C C&G

LUBBOCK TRAIL (50' ROW)

PLANO ST. (50' ROW)

SUNNYVALE DR. (50' ROW)

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

LOT 10 7,200 SF

LOT 11 7,200 SF

LOT 12 9,287 SF

LOT 9 7,200 SF

TRACT B 18,125 SF

LOT 15 6,000 SF

LOT 16 6,000 SF

FUTURE COMMUNITY PARK

ELEMENTARY SCHOOL SITE 11.86 AC

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

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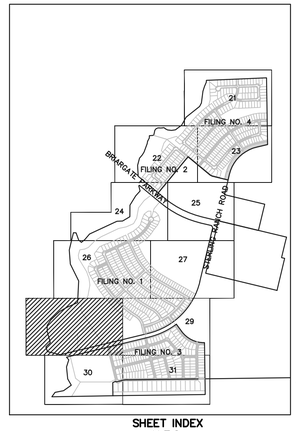
N

60 30 0 60 120

SCALE: 1" = 60'



SHEET INDEX
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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:\1183.22\DRAWINGS\DEVELOPMENT\OP-RES SHEET 28-PG-01R.dwg, 3/2/2023 1:14:48 PM, 1:1

MATCHLINE ~ (SEE SHEET 26)

MATCHLINE ~ (SEE SHEET 27)

MATCHLINE ~ (SEE SHEET 28)

MATCHLINE ~ (SEE SHEET 31)

LOT 32 6,155 SF
LOT 31 6,155 SF
LOT 30 6,155 SF
LOT 29 6,155 SF
LOT 28 6,155 SF
LOT 27 6,155 SF
LOT 26 6,278 SF
LOT 25 7,485 SF
LOT 24 7,084 SF
LOT 23 8,102 SF
LOT 22 8,727 SF
LOT 21 9,291 SF
LOT 20 10,543 SF
LOT 291 7,367 SF
LOT 292 7,420 SF
LOT 293 7,420 SF
LOT 294 7,367 SF
LOT 63 6,161 SF
LOT 64 6,161 SF
LOT 65 6,161 SF
LOT 66 6,161 SF
LOT 67 7,628 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 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
TRACT B 1,225,259 SF 28.128 AC FUTURE COMMUNITY PARK
TRACT G 16,855 SF
TRACT A 15,435 SF
TRACT B 18,125 SF
LOT 109 7,834 SF
LOT 108 7,500 SF
LOT 107 7,217 SF
LOT 187 13,620 SF
LOT 110 11,915 SF
LOT 186 7,136 SF
LOT 106 8,207 SF
LOT 185 7,509 SF
LOT 111 8,144 SF
LOT 184 7,482 SF
LOT 105 8,438 SF
LOT 112 7,844 SF
LOT 183 7,423 SF
LOT 104 8,964 SF
LOT 181 8,087 SF
LOT 182 7,421 SF
LOT 113 6,565 SF
LOT 103 10,336 SF
LOT 174 11,209 SF
LOT 114 6,591 SF
LOT 102 10,280 SF
LOT 175 7,983 SF
LOT 115 6,616 SF
LOT 101 9,590 SF
LOT 100 8,783 SF
LOT 99 7,608 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 173 8,087 SF
LOT 116 7,974 SF
LOT 117 14,021 SF
LOT 98 6,793 SF
LOT 97 6,984 SF
LOT 96 7,000 SF
LOT 118 8,838 SF
LOT 119 7,744 SF
LOT 120 9,815 SF
LOT 172 10,864 SF
LOT 171 8,384 SF
LOT 170 6,359 SF
LOT 169 6,256 SF
LOT 168 6,154 SF
LOT 167 16,051 SF
LOT 166 8,087 SF
LOT 135 9,904 SF
LOT 27 8,088 SF
LOT 28 6,000 SF
LOT 26 8,088 SF
LOT 25 6,000 SF
LOT 24 6,000 SF
LOT 23 6,000 SF
LOT 22 6,000 SF
LOT 21 6,000 SF
LOT 20 6,000 SF
LOT 19 6,000 SF
LOT 18 6,000 SF
LOT 17 6,000 SF
LOT 1 8,087 SF
LOT 2 7,200 SF
LOT 3 7,200 SF
LOT 4 7,200 SF
LOT 5 7,200 SF
LOT 6 7,200 SF
LOT 7 7,200 SF
LOT 8 7,200 SF

S60°08'46"E LONG BEACH TER. (50' ROW) 441.51'
R=450.00' Δ=46°46'18" L=367.33'
R=450.00' Δ=15°17'21" L=120.07'
R=300.00' Δ=7°19'25" L=38.37'
S60°08'46"E 822.72'
S60°08'46"E SAN DIEGO WAY (50' ROW) 139.42'
R=2150.00' Δ=14°46'23" L=554.46'
R=2150.00' Δ=3°15'40" L=122.36'
R=450.00' Δ=3°15'40" L=25.62'
R=450.00' Δ=14°46'23" L=116.05'
R=450.00' Δ=3°50'13" L=30.15'
R=450.00' Δ=14°46'23" L=116.05'
R=450.00' Δ=14°46'23" L=116.05'
R=450.00' Δ=14°46'23" L=116.05

MATCHLINE ~ (SEE SHEET 28)

MATCHLINE ~ (SEE SHEET 31)

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'

N5°59'19"W 253.00'

STERLING RANCH FILING NO. 3

SAND CREEK

7005

PROP. 100-YR FLOODPLAIN

EX. 100-YR FLOODPLAIN

BOUNDARY FIL. NO. 3

N30°01'21"W 151.07'

TRACT E 151,613 SF

PROP. PUBLIC STORM

Private/district
Labeled as private

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

N54°45'26"E 199.63'

EXIST. SAND CREEK

N78°47'17"E 182.32'

N35°56'43"E 113.88'

6998

6996

7000

TRACT G
PROP. FULL SPECTRUM DETENTION FACILITY
POND 11B
5.26 AC.

TOP OF BERM

S89°04'30"W 1646.85'

416.25'

BOUNDARY FILING NO. 3

UNPLATTED

TRACT F
FUTURE ELEMENTARY SCHOOL SITE
11.86 AC

S13°40'40"E 750.02'

PROP. 5' ATTACHED SIDEWALK

PROP. OPT. TYPE C C&G

PROP. TYPE A C&G

AMARILLO PL (50' ROW)

N76°19'20"E 1153.30'

500.00'

LUBBOCK TRAIL (50' ROW)

N76°19'20"E 104.34'

BIXBY CT. (50' ROW)

LOT 15 6,000 SF
LOT 16 6,000 SF
LOT 14 7,200 SF
LOT 13 8,087 SF
LOT 39 7,200 SF
LOT 38 6,000 SF
LOT 40 8,088 SF
LOT 43 6,000 SF
LOT 41 8,087 SF
LOT 42 6,000 SF
LOT 68 8,087 SF
LOT 67 7,815 SF
LOT 69 22,013 SF
LOT 70 22,333 SF

Δ=12°54'40" R=500.00' 112.67

TRACT D 151,510 SF

366.28'

EX. 30' ACCESS & UTILITY EASEMENT REC. NO. 214100441

EX. 20' CSU PUE REC. NO. 201034022

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

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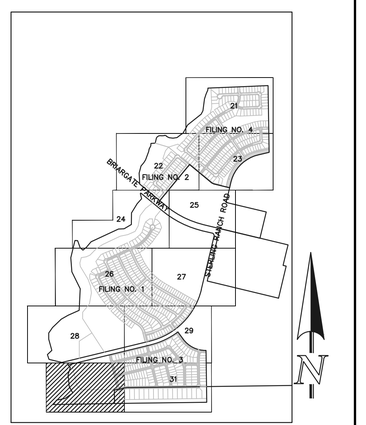
N

60 30 0 60 120

SCALE: 1" = 60'



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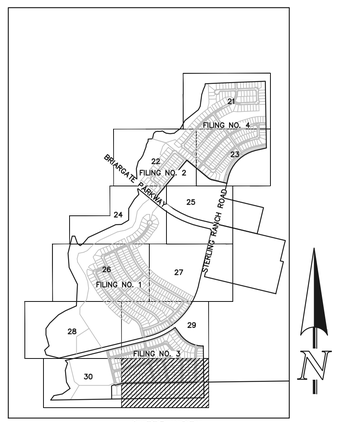
STERLING RANCH EAST PRELIMINARY
PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

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

N:\1183.22\DRAWINGS\DEVELOPMENT\DP-NES SHEET 30-PG-10.dwg, 3/2/2023 11:31:52 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



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60 30 0 60 120

SCALE: 1" = 60'

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PRELIMINARY GRADING & UTILITY PLAN

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\DP-MES SHEET 31-PG-11.dwg, 3/2/2023 1:32:38 PM, 1:1

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

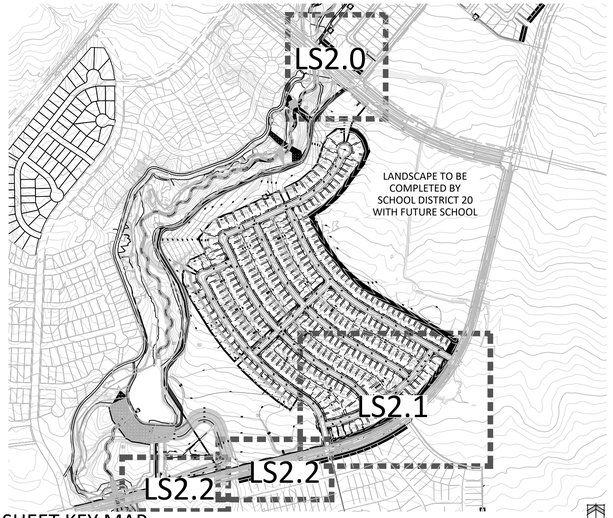
1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL 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 — 133,160 sf
LOW-GROW NATIVE SEED MIX

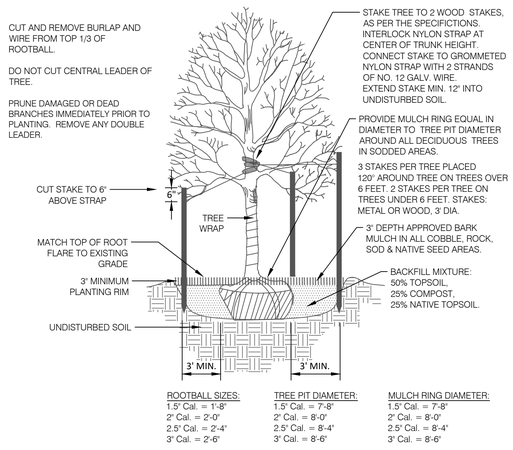
LANDSCAPE REQUIREMENTS

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'

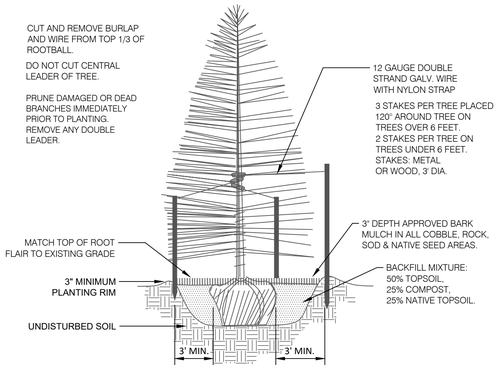
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	No. of Trees Req./ Prov.
x / x	x/x	SR	75% / 75%	137 / 137
x / x	x/x	BG	75% / 75%	57 / 57



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

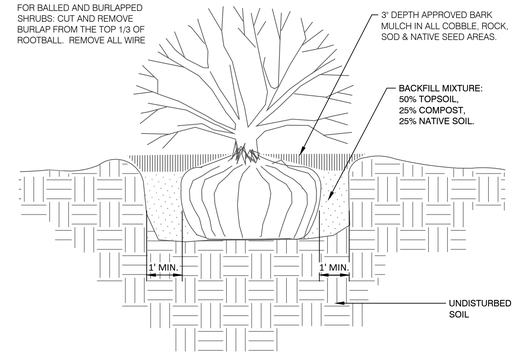
N.T.S. 329343-01



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)

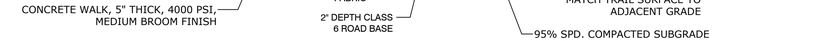
2 CONIFEROUS TREE PLANTING DETAIL

N.T.S. 329343-02



3 SHRUB PLANTING DETAIL

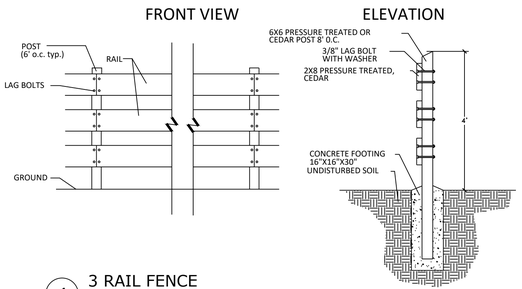
N.T.S. 329333-03



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.

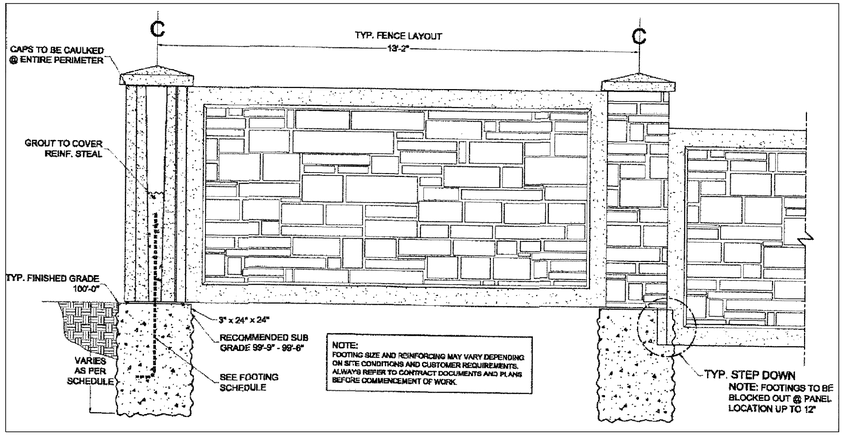
6 REGIONAL TRAIL

N.T.S. DETAIL-FILE



4 3 RAIL FENCE

SCALE: NOT TO SCALE



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

5 6' CONCRETE SLAT WALL

SCALE: NOT TO SCALE

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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 NOTES & DETAILS

SHEET NUMBER

LS1.0

32 OF 36

PLAN FILE #

SP-22-004

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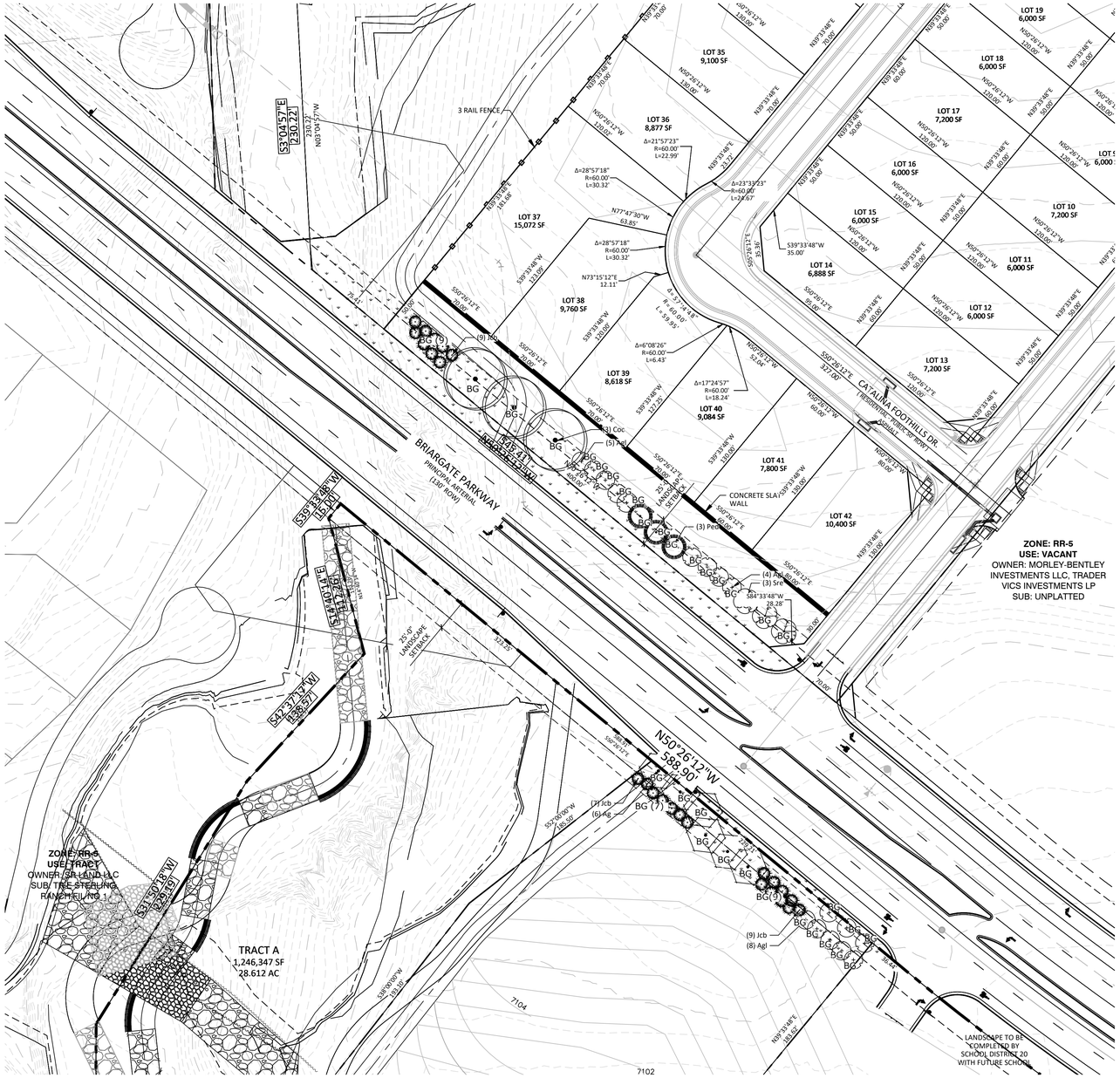
STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 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

33 OF 36

PLAN FILE #

SP-22-004

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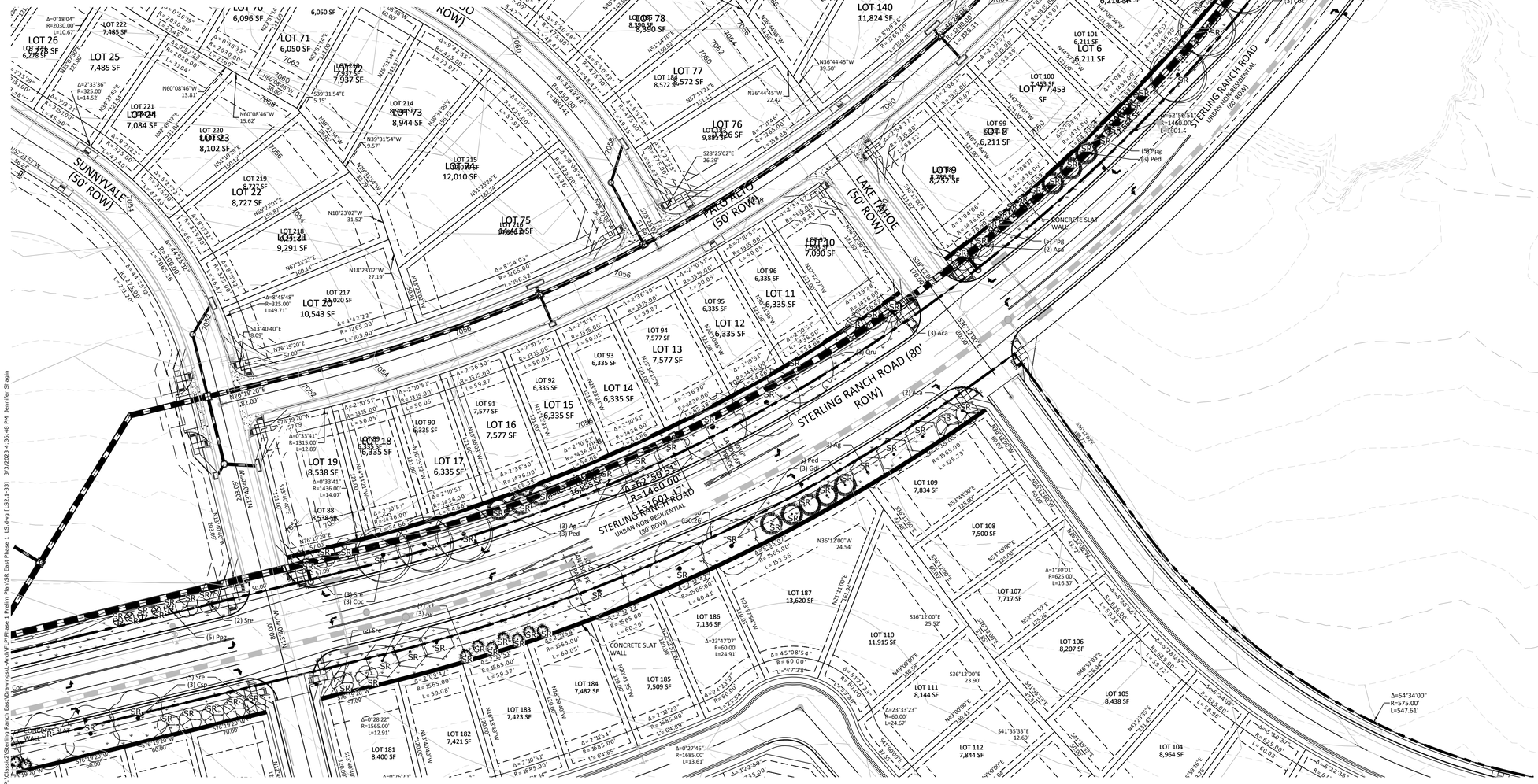
STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 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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PLANNING / LANDSCAPE ARCHITECT

JD 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

SHEET

ENTITLEMENT

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ISSUE / REVISION

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LANDSCAPE PLAN

SHEET NUMBER

LS2.1

34 OF 36

PLAN FILE #

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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

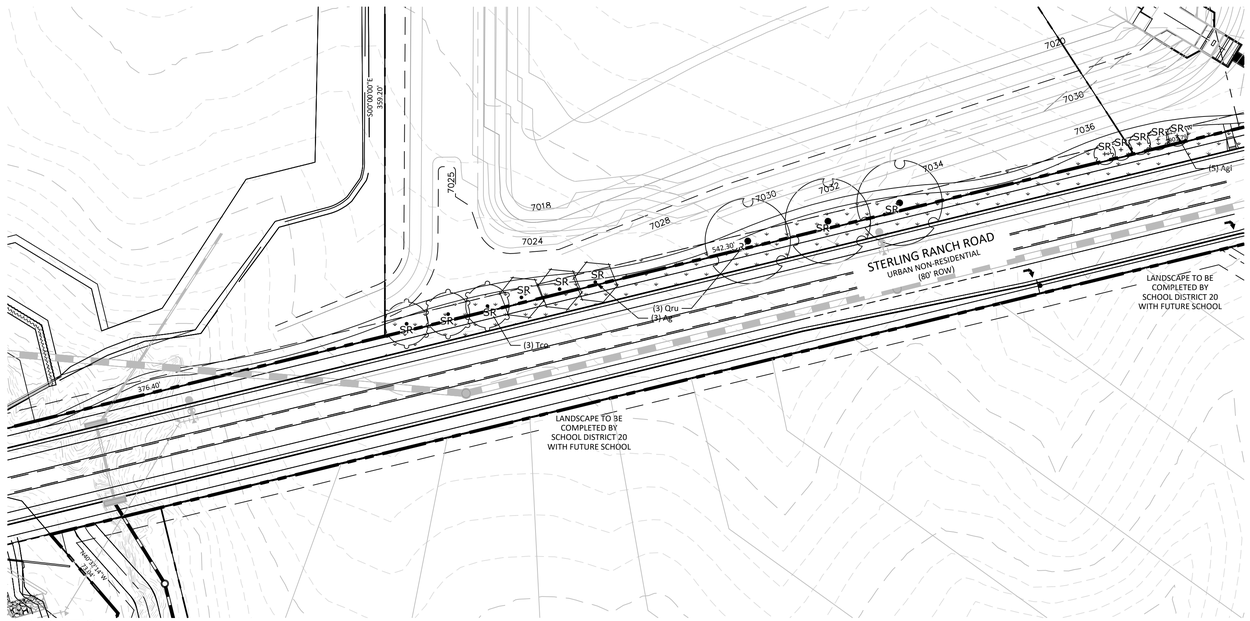
SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN

SHEET KEY MAP

NTS NORTH

LAYOUT 1



LAYOUT 2

NORTH

0 25 50 100

SCALE: 1" = 50'

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PLANNER / LANDSCAPE ARCHITECT

JX ASSOCIATION WITH

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EL PASO COUNTY, CO

PROJECT INFO

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

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ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

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SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LS2.2

35 OF 36

PLAN FILE #

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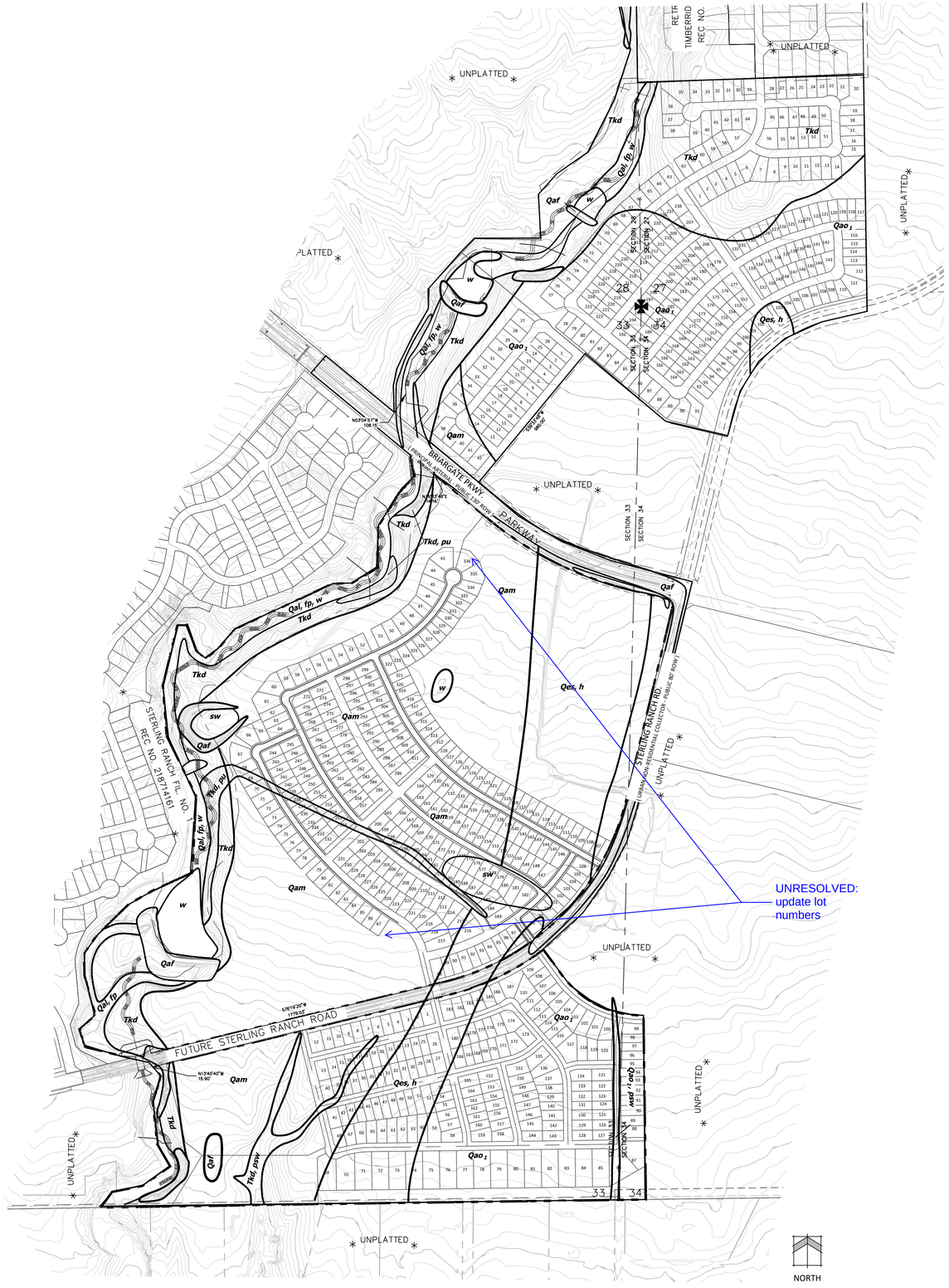
STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

PRELIMINARY PLAN



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

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

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SHEET TITLE

CONSTRAINTS EXHIBIT

SHEET NUMBER

36

36 OF 36

PCD FILE #

SP-22-004

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