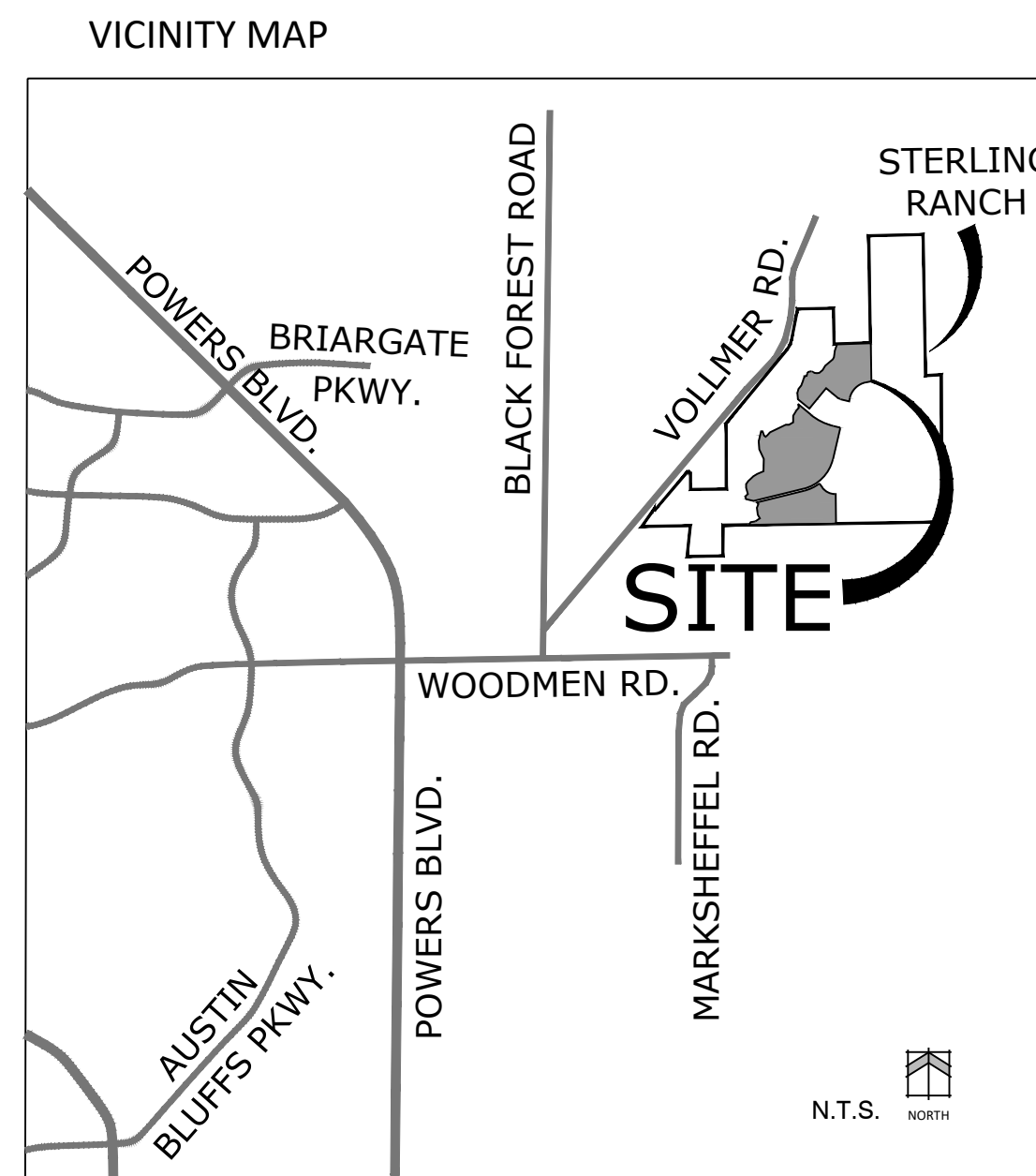


# STERLING RANCH EAST PRELIMINARY PLAN PHASE 1

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



## GENERAL NOTES

- All sidewalks shown on development plan are to be 5' concrete unless otherwise specified.
- 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.
- All trails to be non-motorized trails.
- Trails labeled as "County Regional Trail" will be maintained by SRMD.
- Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
- Developer shall analyze the need to provide all necessary off-street improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If off-site road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
- 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.
- 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 imply that any deviations or waivers that have not been otherwise approved through the deviation approval process.
- Residential lots shall not have direct access to Briargate Parkway (Principal Arterial) or Sterling Ranch Road (Non-Residential Urban Collector).
- The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- The following utility providers will serve the Sterling Ranch East Preliminary Plan Phase 1 area:  
Water: Sterling Ranch Metropolitan District  
Wastewater: Sterling Ranch Metropolitan District  
Gas: Colorado Springs Utilities & Black Hills Energy  
Electric: Mountain View Electric Association, Inc. where is the dividing line?
- 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.
- 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).
- The District will build and maintain a noise wall along lots adjacent to Briargate Parkway and Sterling Ranch Road.
- 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.
- An avigation easement affecting the subject property and development will be recorded with the [is 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 easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
- 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.
- Geologic Hazard Note: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Soils, Geology and Geologic Hazard Study Report by Entech Engineering Inc., dated April 19, 2022 in file SP 22-004 available at the El Paso County Planning and Community Development Department  
- Potentially Unstable Slopes: Drainage along west portion of site, (Filing 1 Lots 68-71, 235-241, 252-256 and 184-201)  
- Flooding: Drainage along west portion of site  
- Seasonal Shallow Groundwater: (Filing 1 Lots 99-101 and 173-191)  
- Potentially Seasonal Shallow Groundwater: (Filing 2 Lots 6-7, 15-19, 37-40 and 86-99)  
- Floodplain  
- Expansive Soils  
- Areas of Ponded Water:  
- Artificial Fill  
- Hydrocompaction: (Filing 1 Lots 88-118, 139-147, 183-187, 215, and 216) (Filing 2 Lots 1-3, 20-36, 42-54, 59-68, 166, and 178-185) (Filing 3 Lots 99-104)  
- Areas of Erosion  
- Radon  
Potentially unstable slopes will be mitigated with regarding to slopes no greater than 4:1 and use of retaining walls per the recommendation of the soils report. This will be addressed with final design. In Areas of Shallow Groundwater: Due to shallow groundwater in the area, all foundations shall incorporate an underground drainage system. Under drains to be maintained by the District.
- Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot use 5 feet for lots smaller than 2.5 acres public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- 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).

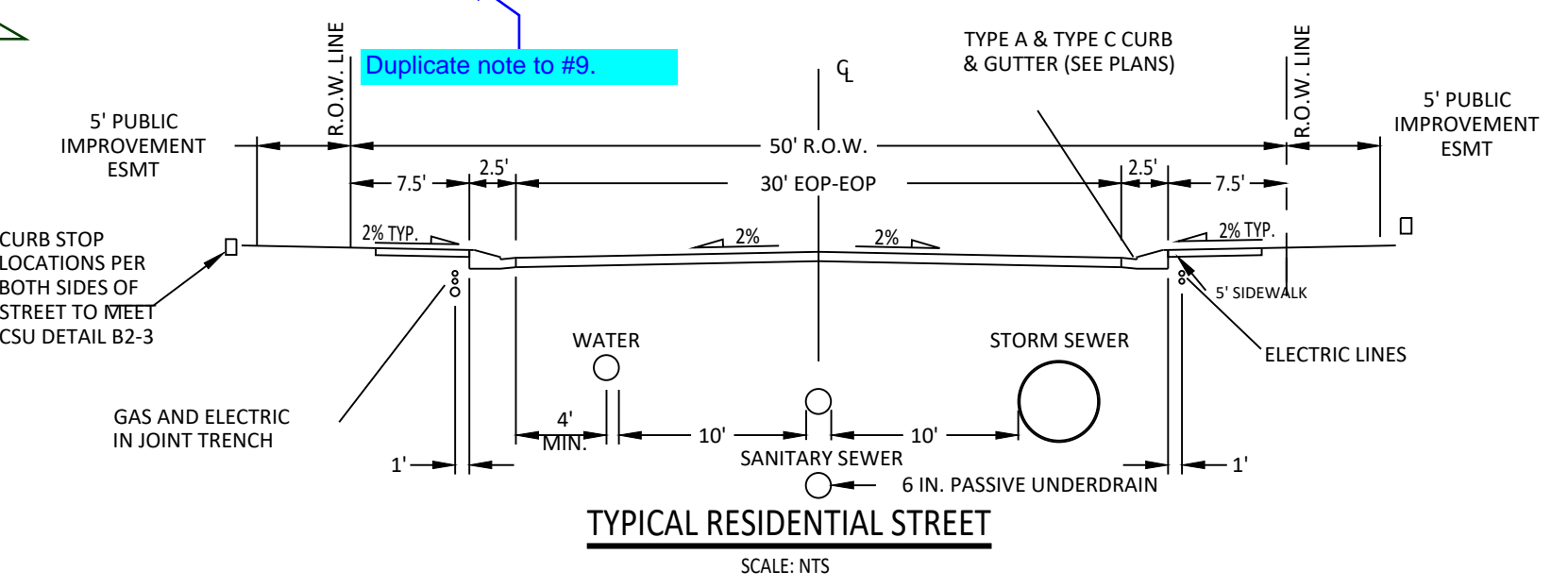
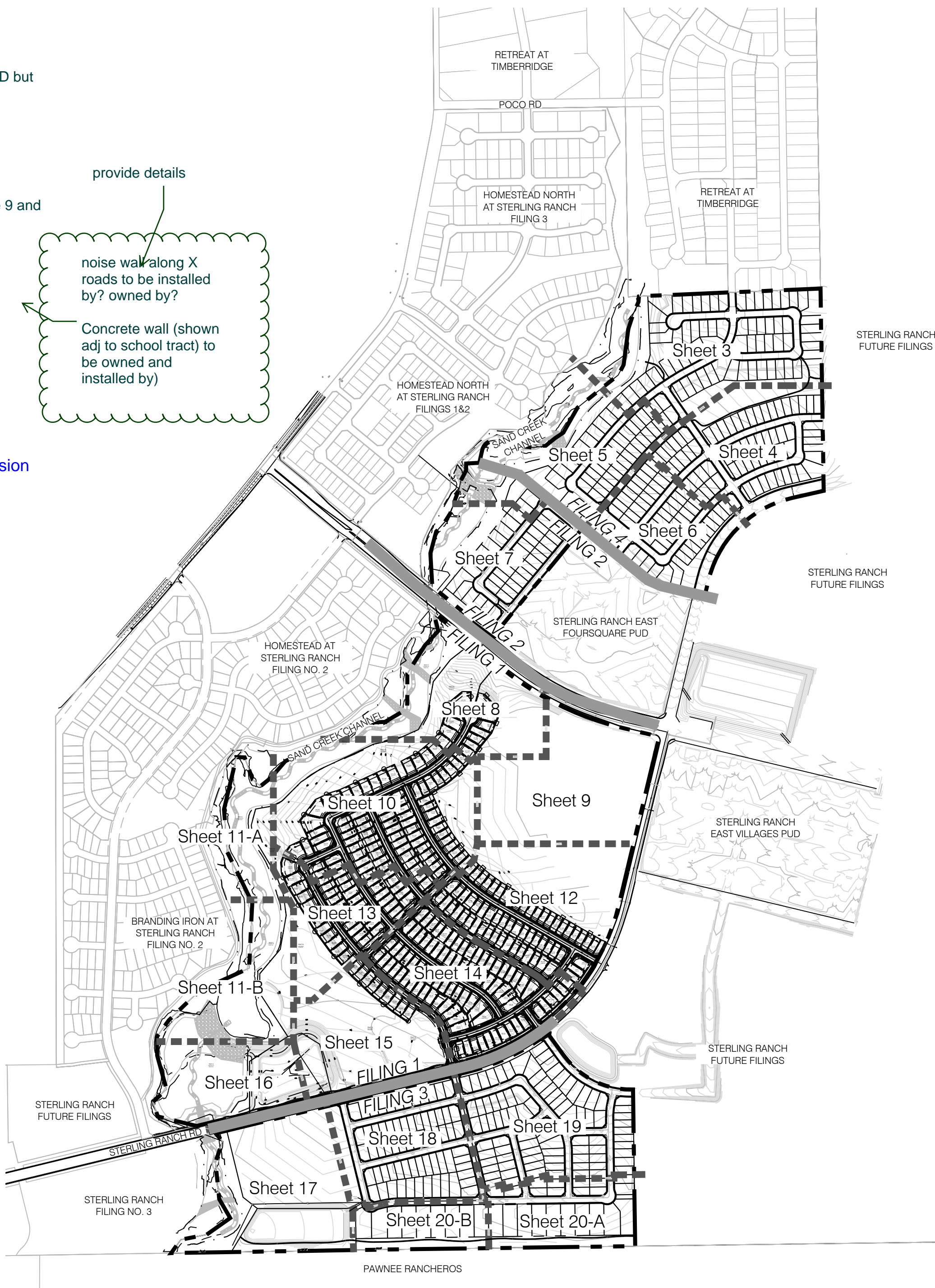
provide details  
noise wall along X roads to be installed by? owned by?  
Concrete wall (shown adj to school tract) to be owned and installed by)

delete this note 9 and leave note 20

each subdivision plat?

delete what is not needed

this is multi-phased



## 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	1,225,259	28.13	Landscape, OS, Community Park	Sterling Ranch Metro District & El Paso County
C	220,953	5.07	Landscape, Utilities, Detention	Sterling Ranch Metro District
D	5,559	0.13	Landscape, Utilities,	Sterling Ranch Metro District
E	5,972	0.14	Landscape, Utilities,	Sterling Ranch Metro District
F	3,980	0.09	Landscape, Utilities,	Sterling Ranch Metro District
G	16,855	0.39	Landscape	Sterling Ranch Metro District
H	12,664	0.29	Landscape	Sterling Ranch Metro District
I	4,735	0.11	Landscape	Sterling Ranch Metro District
Total Tract Area:		62.96		

## FILING 2 TRACT TABLE

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

## FUTURE SCHOOL FILING

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

## FILING 3 TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	15,432	0.35	Landscape, Utilities	Sterling Ranch Metro District
B	18,125	0.42	Landscape, Utilities	Sterling Ranch Metro District
C	3,945	0.09	Landscape, Utilities	Sterling Ranch Metro District
D	151,510	3.48	Landscape, Utilities, Trail, Buffer	Sterling Ranch Metro District
E	151,613	3.48	Landscape, OS, 15 FT County Maintenance Trail, Utilities	Sterling Ranch Metro District & El Paso County
F	516,622	11.86	Future School Site, Elementary	To be dedicated to D20
G	229,126	5.26	Regional Detention	Sterling Ranch Metro District
Total Tract Area:		24.94		

## 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, Utilities	Sterling Ranch Metro District
D	5,200	0.12	Landscape	Sterling Ranch Metro District
E	12,417	0.29	Landscape, Utilities	Sterling Ranch Metro District
F	47,692	1.09	Landscape, Utilities, OS	Sterling Ranch Metro District
G	43,717	1.00	Landscape, OS	Sterling Ranch Metro District
Total Tract Area:		13.65		

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

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

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

## SITE DATA

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

## 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	29.31	9 %
NEIGHBORHOOD PARK / OPEN SPACE / DRAINAGE	57.16	18 %
DRAINAGE/DETENTION	10.33	3 %
FUTURE SCHOOLS	50.3	16 %

## PROJECT TEAM

**OWNER:** Classic SRJ Land, LLC  
2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
719.592.9333  
N.E.S. Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
719.471.0073

**APPLICANT:**

## SHEET INDEX

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Sheet 30	Preliminary Grading & Utility Plan
Sheet 31	Preliminary Grading & Utility Plan
Sheet 32	Landscape Notes & Details
Sheet 33	Landscape Plan
Sheet 34	Landscape Plan
Sheet 35	Landscape Plan
Sheet 36	Site Constraints Exhibit



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

## ENTITLEMENT

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

## COVER SHEET

**1**  
OF  
**36**  
SP-22-004

# STERLING RANCH EAST PRELIMINARY PLAN PHASE 1

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

## LEGAL DESCRIPTION

### LEGAL DESCRIPTION: STERLING RANCH EAST PHASE I PRELIMINARY PLAN

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

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 3" 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°02'00"E, A DISTANCE OF 1386.68 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 53°28'56", 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 71.06 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 168.30 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:

- S89°13'48"W, A DISTANCE OF 1401.41 FEET;
- 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:

- N35°56'43"E, A DISTANCE OF 113.88 FEET;
- N78°17'17"E, A DISTANCE OF 182.32 FEET;
- N54°45'26"E, A DISTANCE OF 199.63 FEET;
- N30°01'21"W, A DISTANCE OF 151.07 FEET;
- N05°59'16"W, A DISTANCE OF 253.00 FEET;
- N17°59'13"E, A DISTANCE OF 156.80 FEET;
- 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 S00°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 68.50 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 N68°40'40"W, A DISTANCE OF 19.19 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. 21074161;

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

- N76°13'42"W, A DISTANCE OF 207.64 FEET;
- N17°52'47"W, A DISTANCE OF 105.81 FEET;
- N46°52'24"E, A DISTANCE OF 128.32 FEET;
- N15°27'56"W, A DISTANCE OF 241.77 FEET;
- N05°59'16"W, A DISTANCE OF 131.63 FEET;
- N35°47'33"E, A DISTANCE OF 139.61 FEET;
- N46°04'45"E, A DISTANCE OF 252.38 FEET;
- N00°16'33"E, A DISTANCE OF 166.84 FEET;
- N55°39'18"E, A DISTANCE OF 252.42 FEET;
- N02°44'27"E, A DISTANCE OF 452.46 FEET;
- N26°05'19"W, A DISTANCE OF 393.42 FEET;
- N04°22'24"W, A DISTANCE OF 296.69 FEET;
- N13°28'59"E, A DISTANCE OF 371.46 FEET;
- S88°53'18"E, A DISTANCE OF 96.14 FEET;
- S19°39'33"E, A DISTANCE OF 163.51 FEET;
- S50°40'25"E, A DISTANCE OF 72.52 FEET;
- N50°18'00"E, A DISTANCE OF 94.24 FEET;
- N40°27'16"E, A DISTANCE OF 150.60 FEET;
- N65°02'48"E, A DISTANCE OF 632.26 FEET;
- N87°30'32"E, A DISTANCE OF 117.08 FEET;
- N59°31'52"E, A DISTANCE OF 178.71 FEET;
- N00°14'15"E, A DISTANCE OF 243.48 FEET;
- N31°50'18"E, A DISTANCE OF 228.19 FEET;
- N42°37'17"E, A DISTANCE OF 138.57 FEET;
- N14°40'14"W, A DISTANCE OF 12.64 FEET;

THENCE S79°16'20"E, A DISTANCE OF 122.46 FEET;

THENCE N39°32'48"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:

- N89°08'28"E, A DISTANCE OF 1328.88 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28;
- S00°59'18"E, A DISTANCE OF 316.78 FEET;
- N87°35'00"E, A DISTANCE OF 73.64 FEET TO THE POINT OF BEGINNING;

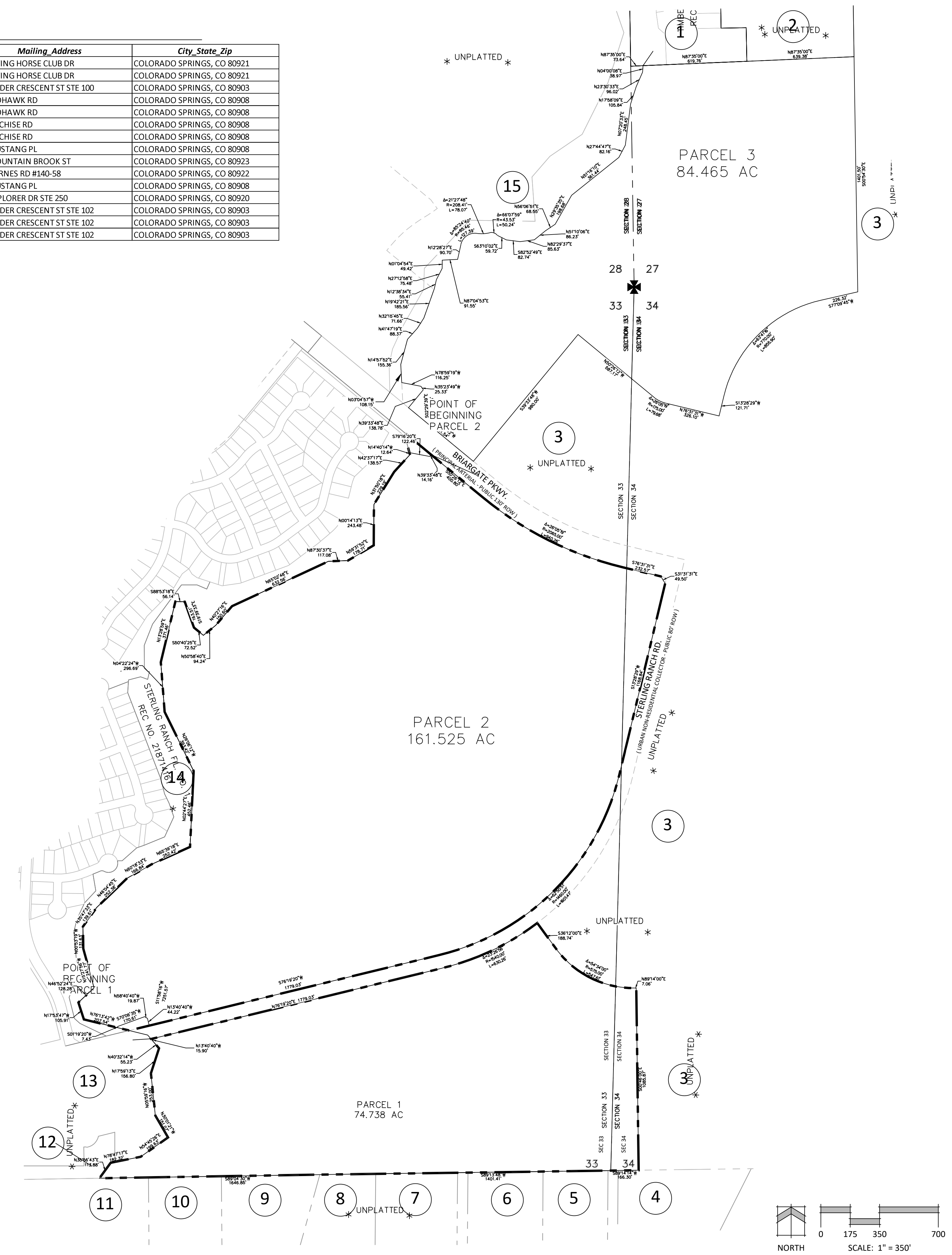
THENCE CONTINUING N87°35'00"E, ON THE SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1, A DISTANCE OF 619.76 FEET;  
THENCE CONTINUING N87°35'00"E, A DISTANCE OF 639.38 FEET;  
THENCE S00°54'30"E, A DISTANCE OF 1401.50 FEET;  
THENCE S17°02'45"W, A DISTANCE OF 226.32 FEET TO A POINT OF 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 N13°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 880.00 FEET;  
THENCE N50°26'12"W, A DISTANCE OF 501.54 FEET;  
THENCE N39°33'48"E, A DISTANCE OF 138.18 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°14'57"W, A DISTANCE OF 108.16 FEET;  
THENCE N14°57'52"E, A DISTANCE OF 155.36 FEET;  
THENCE N41°47'19"E, A DISTANCE OF 88.37 FEET;  
THENCE N02°10'45"E, A DISTANCE OF 71.66 FEET;  
THENCE N19°42'21"E, A DISTANCE OF 185.56 FEET;  
THENCE N12°28'34"E, A DISTANCE OF 52.41 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°01'45"E, A DISTANCE OF 51.55 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 N62°52'49"E, A DISTANCE OF 86.63 FEET;  
THENCE N51°10'06"E, A DISTANCE OF 86.23 FEET;  
THENCE N56°09'51"E, A DISTANCE OF 86.56 FEET;  
THENCE N03°19'35"E, A DISTANCE OF 108.68 FEET;  
THENCE N51°16'10"E, A DISTANCE OF 361.44 FEET;  
THENCE N27°42'47"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 N03°30'33"E, A DISTANCE OF 86.03 FEET;  
THENCE N04°00'08"E, A DISTANCE OF 36.97 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 DUJ Q	6152 MOUNTAIN BROOK ST	COLORADO SPRINGS, CO 80923
10	MASON LLC	7702 BARNES RD #140-58	COLORADO SPRINGS, CO 80922
11	HOEPNER MARY J	8250 MUSTANG PL	COLORADO SPRINGS, CO 80908
12	CHALLENGER COMMUNITIES LLC	8605 EXPLORER DR STE 250	COLORADO SPRINGS, CO 80920
13	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS, CO 80903
14	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS, CO 80903
15	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS, CO 80903



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PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

PROJECT INFO

ENTITLEMENT

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

## LEGAL BOUNDARY EXHIBIT & ADJACENT OWNERS

2 OF 36

PLAN FILE # SP-22-004

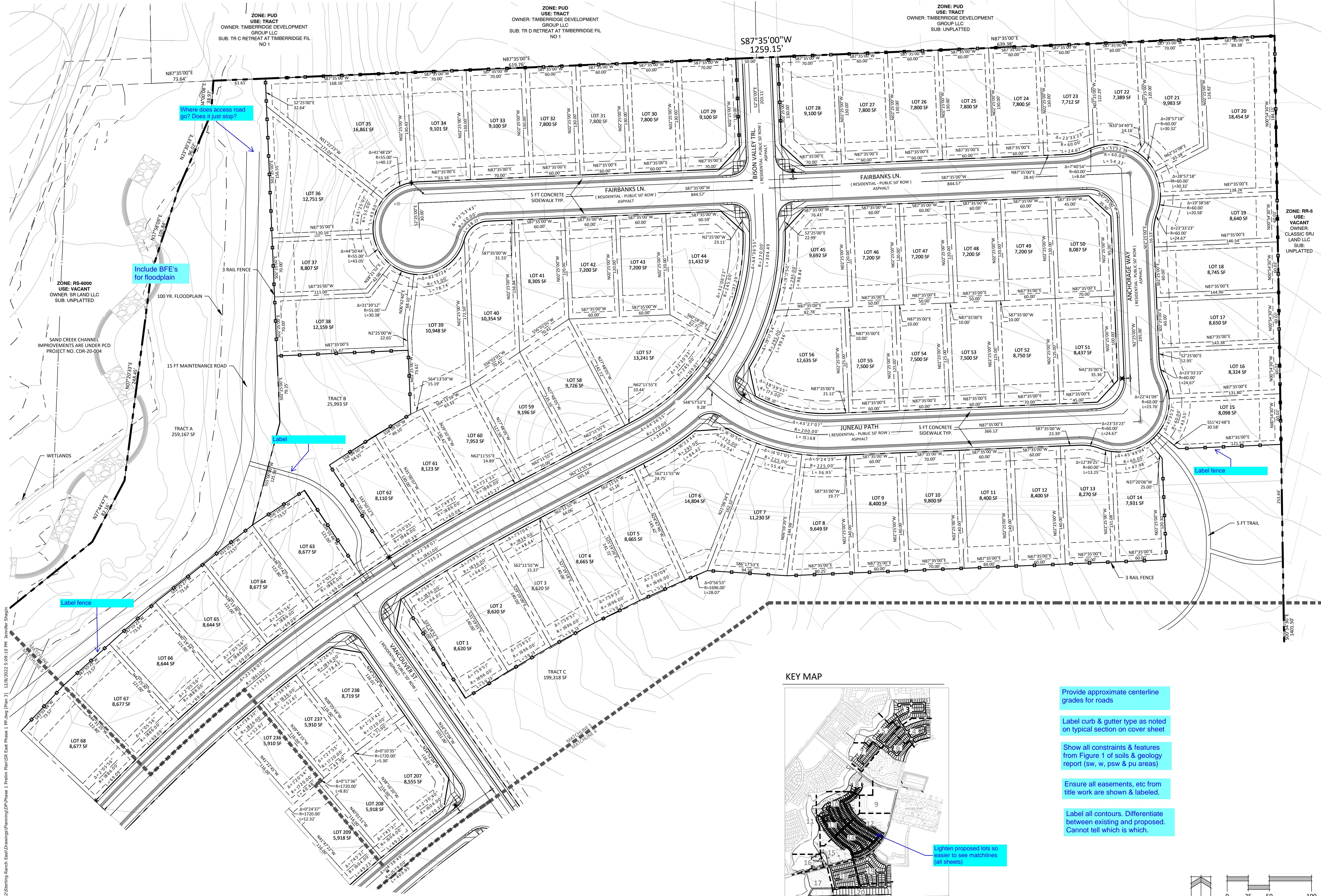
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# STERLING RANCH EAST PRELIMINARY PLAN PHASE 1

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



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

## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

### ENTITLEMENT

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

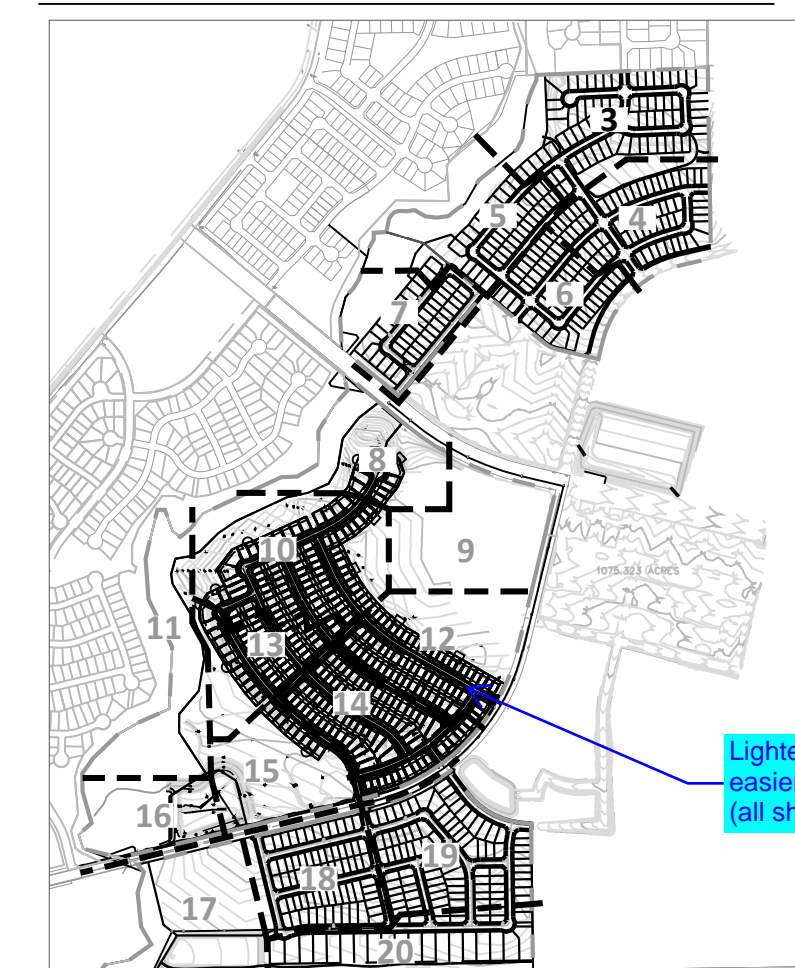
### PRELIMINARY SITE PLAN

3

3 OF 36

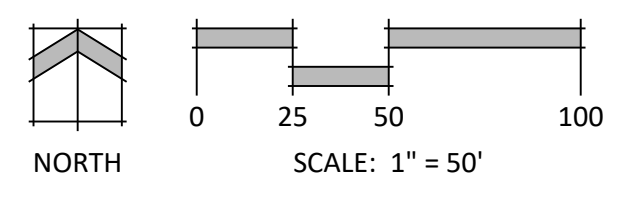
SP-22-004

#### KEY MAP



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

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

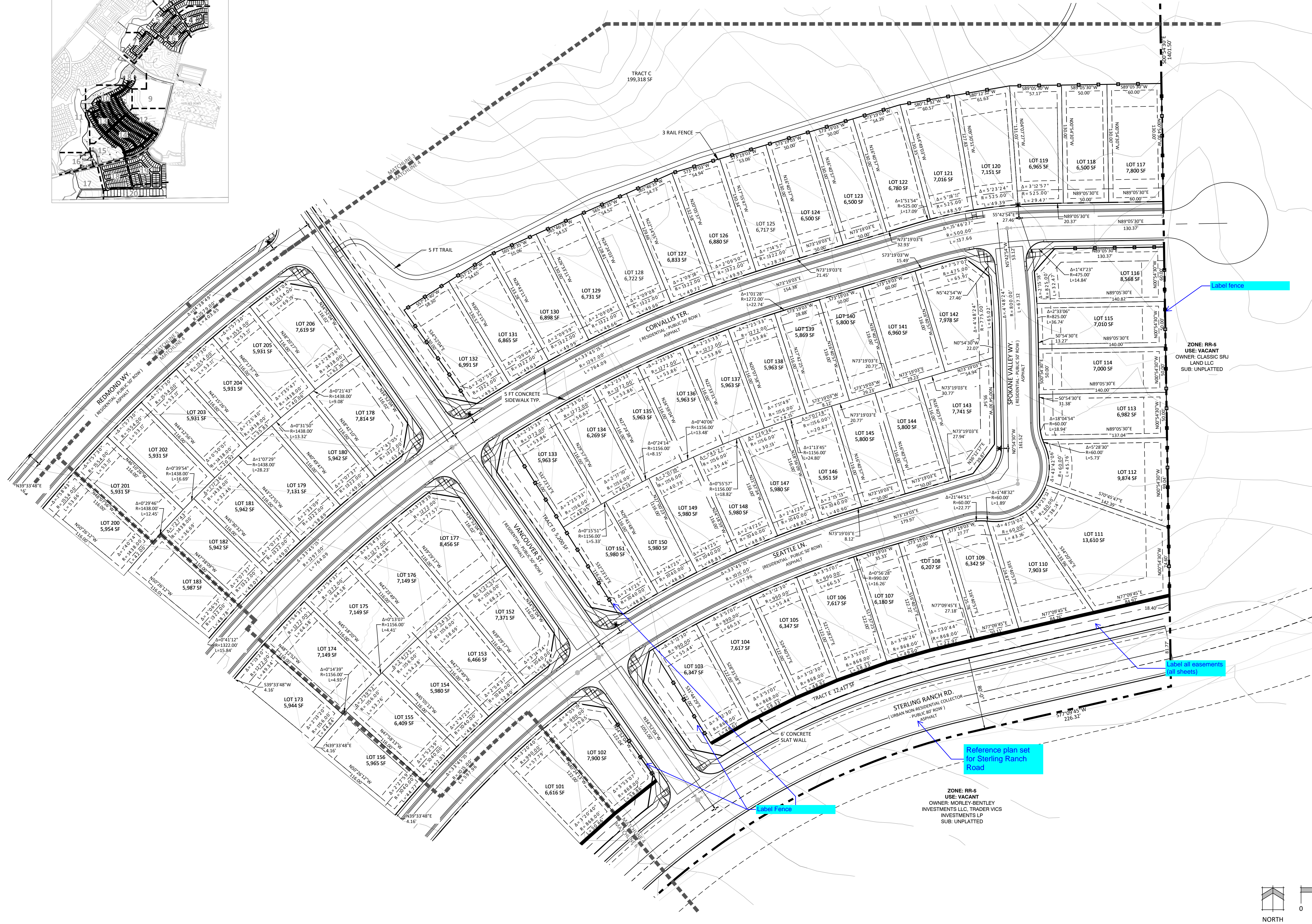
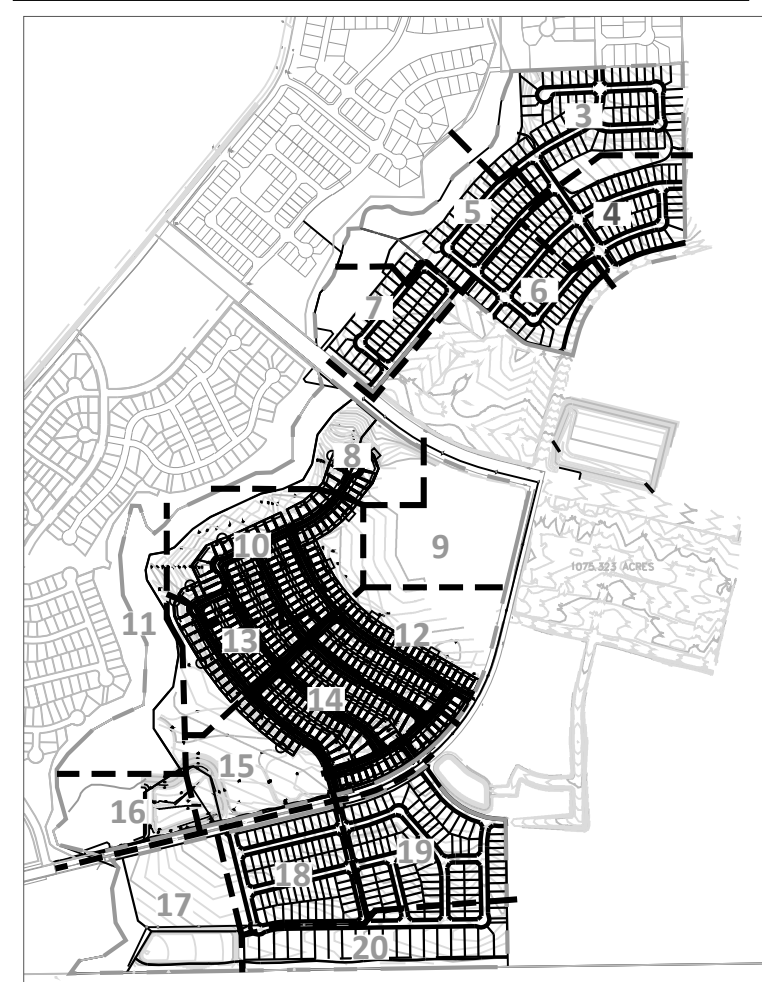


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# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP



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## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

### ENTITLEMENT

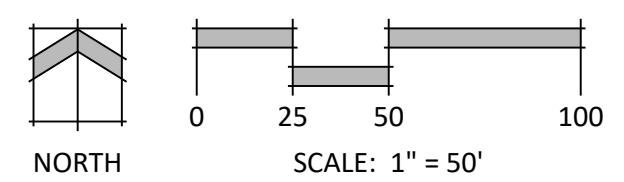
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### PRELIMINARY SITE PLAN

4

4 OF 36

SP-22-004

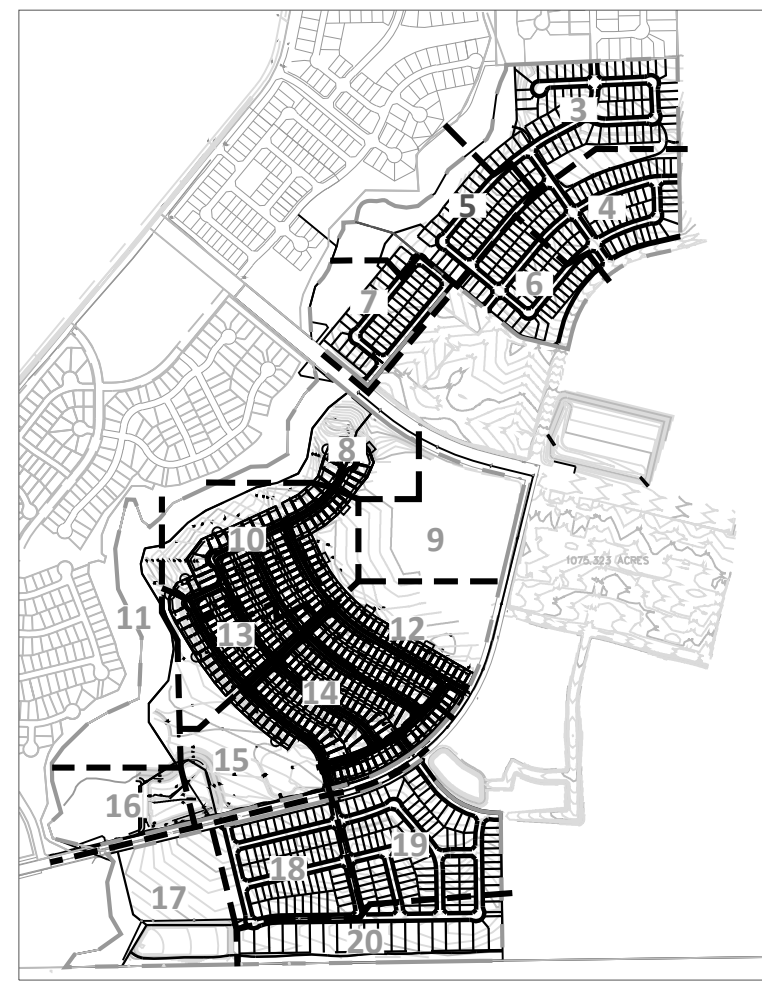


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# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP

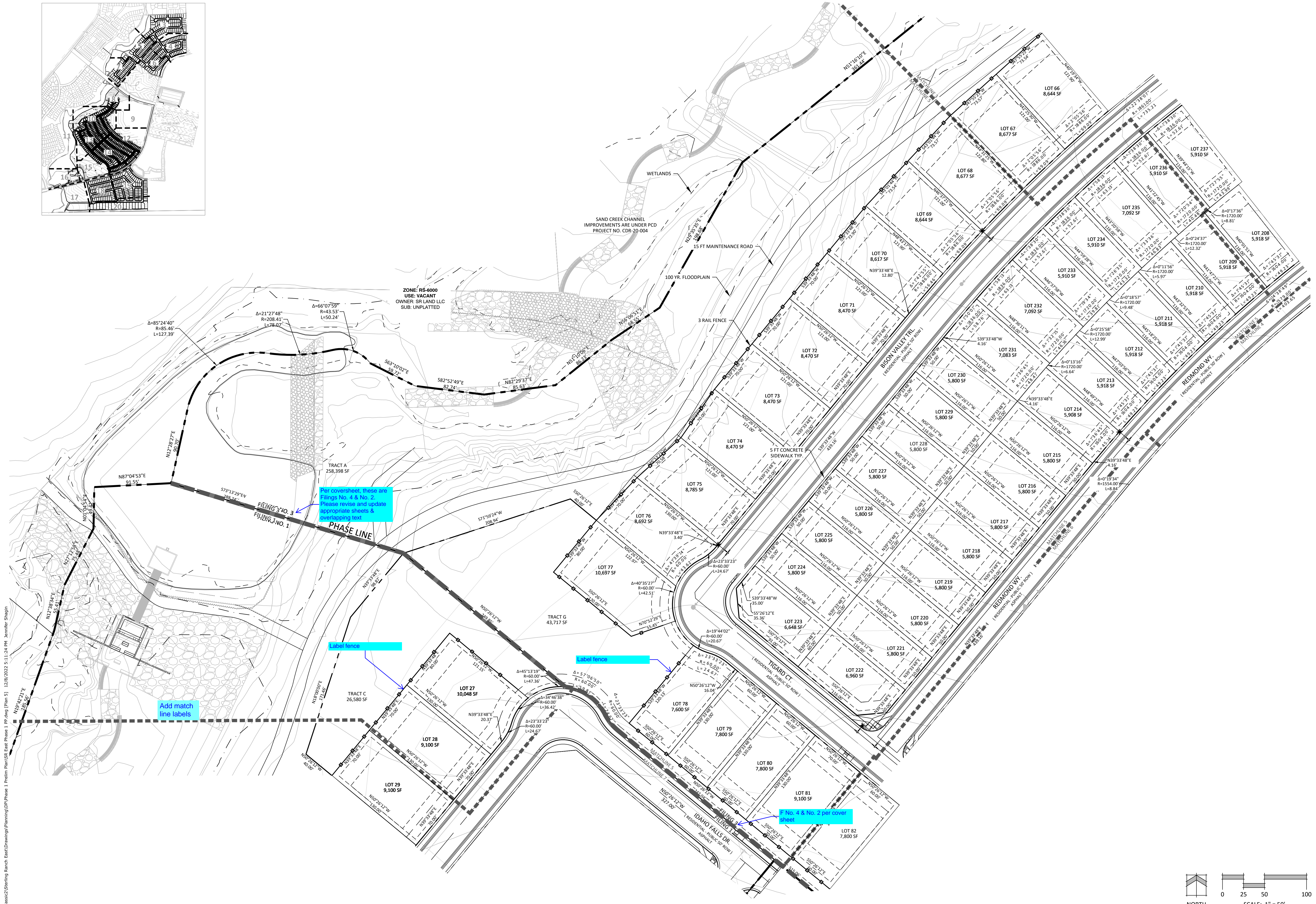


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Per coversheet, these are Filings No. 4 & No. 2. Please revise and update appropriate sheets & overlapping text

Add match line labels

Label fence

Per No. 4 & No. 2 per Cover sheet

P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plim 5] 12/8/2022 3:11:24 PM Jennifer Shagin

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

STAMP

ENTITLEMENT

ISSUE INFO

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

ISSUE / REVISION

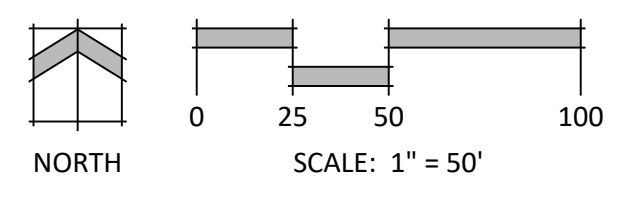
## PRELIMINARY SITE PLAN

SHEET TITLE

5

5 OF 36

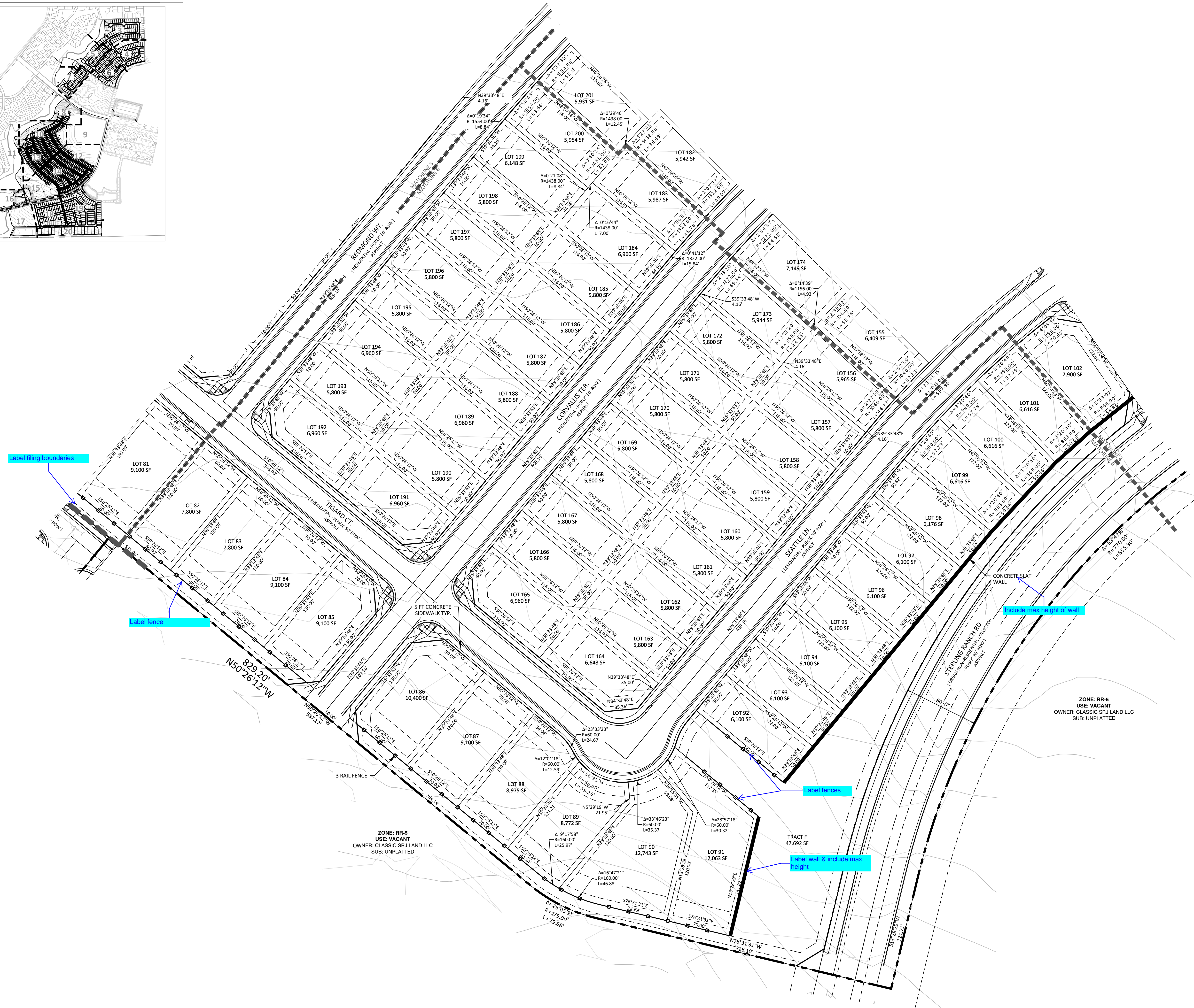
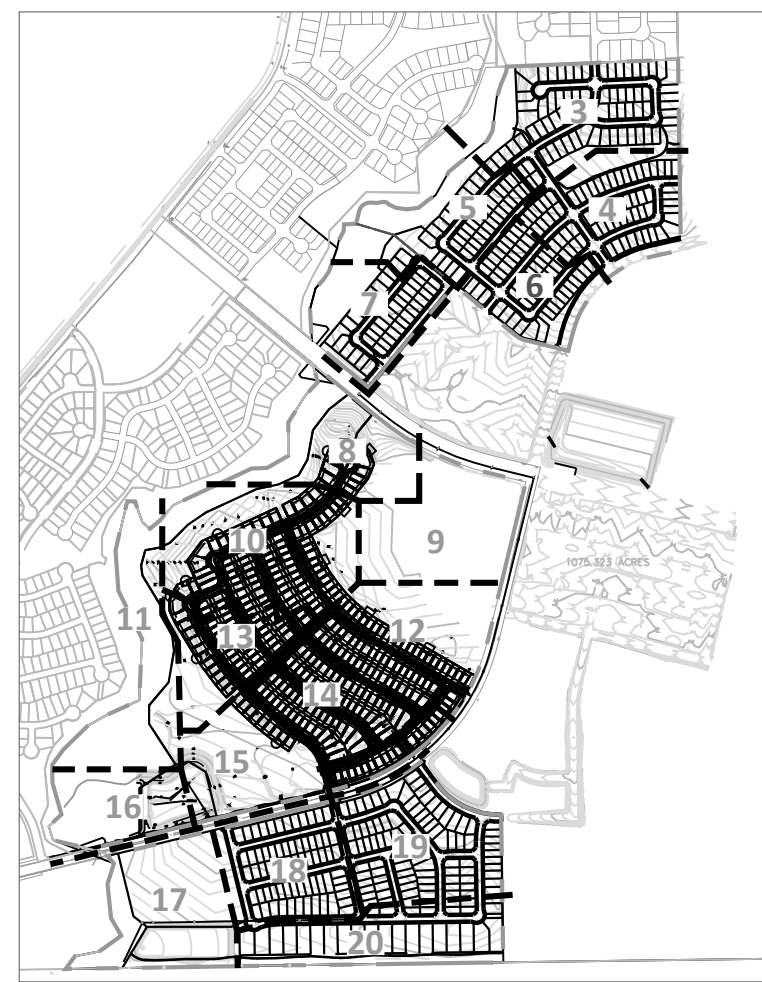
PLAN FILE # SP-22-004



# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP



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## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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### ENTITLEMENT

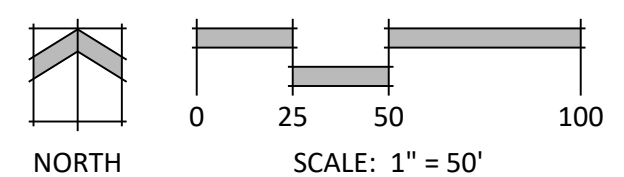
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### PRELIMINARY SITE PLAN

6

6 OF 36

SP-22-004

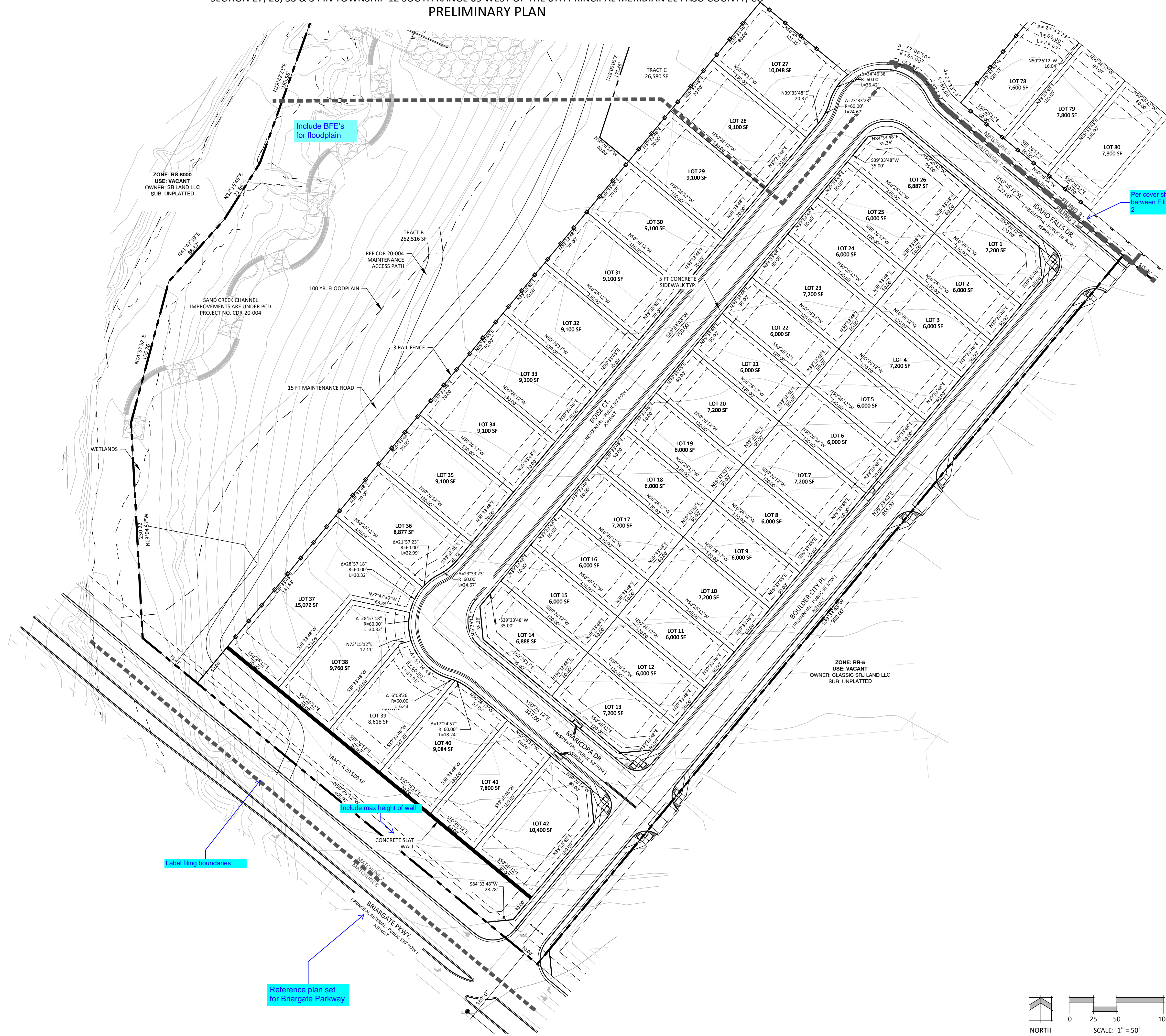
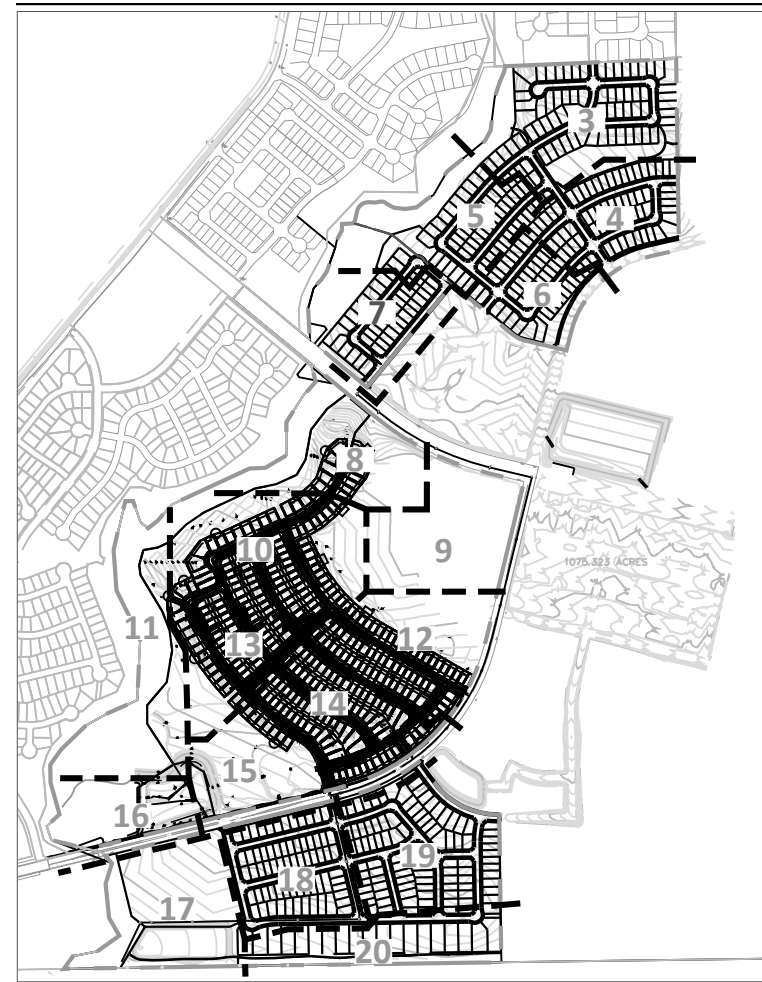


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# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP



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## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

### ENTITLEMENT

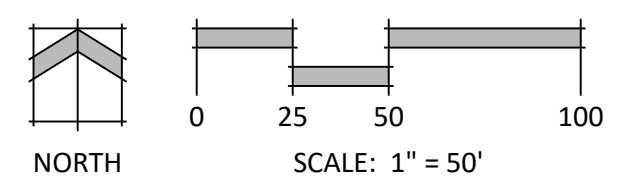
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments

### PRELIMINARY SITE PLAN

7

7 OF 36

SP-22-004



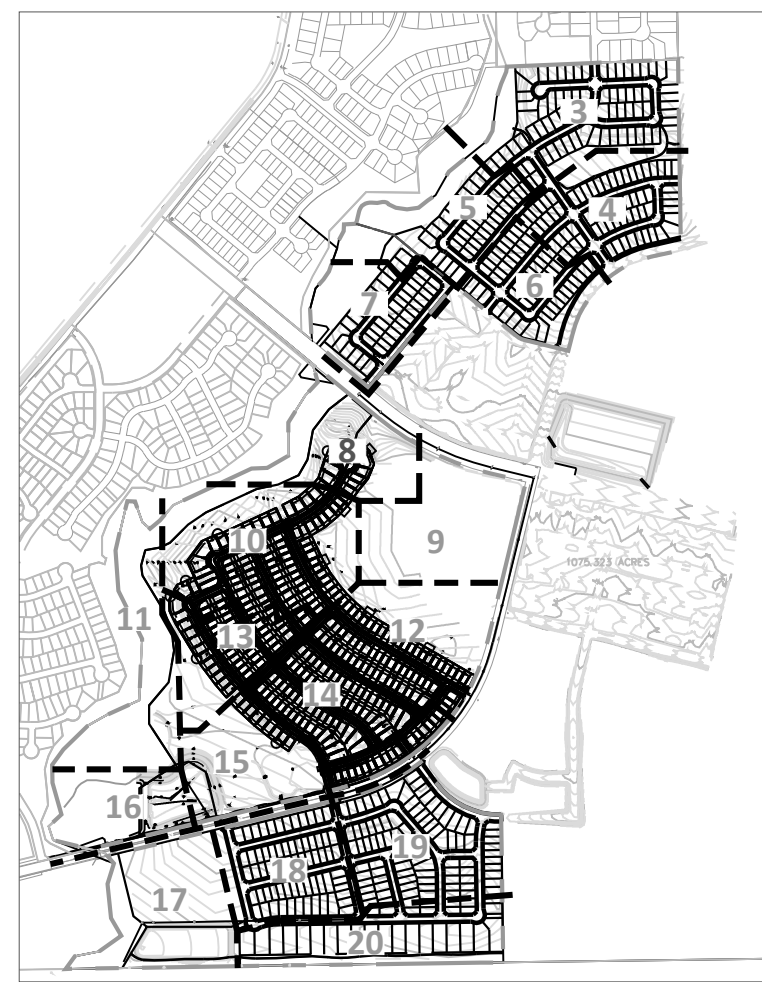
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# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

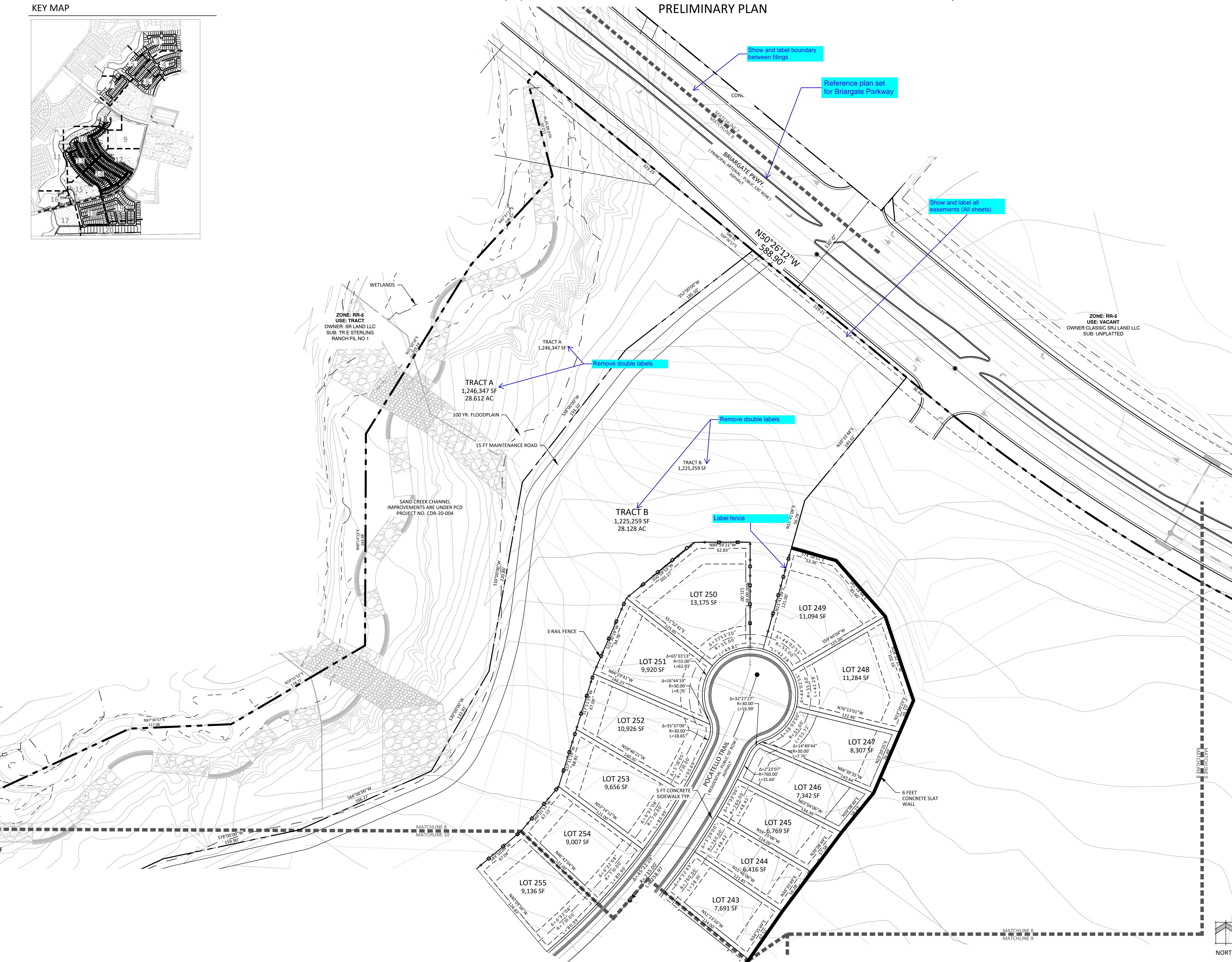
SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

## PRELIMINARY PLAN

KEY MAP



P:\Classic2\Sterling Ranch East Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg (Plan 8) 12/9/2022 12:06:28 PM Jennifer Shagin



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### STERLING RANCH EAST PRELIMINARY PLAN NO. 1

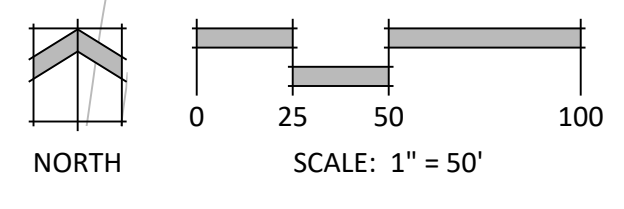
EL PASO COUNTY, CO  
DATE: 06.10.2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. ITEN

### ENTITLEMENT

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

### PRELIMINARY SITE PLAN

8 OF 36  
PLAN FILE # SP-22-004

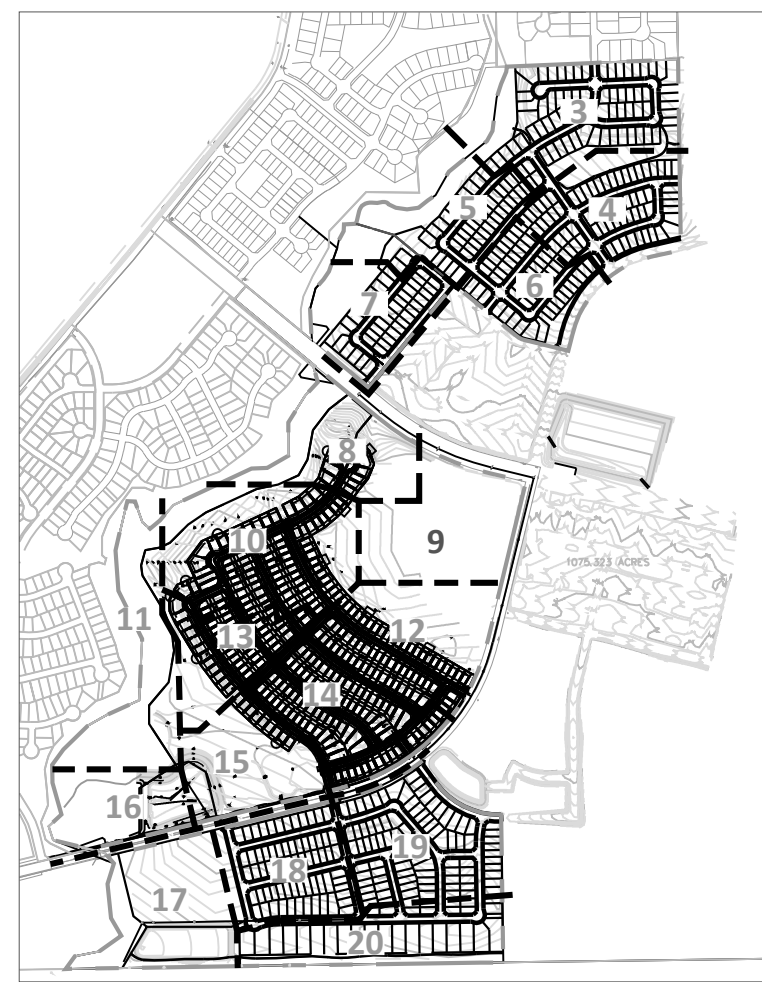




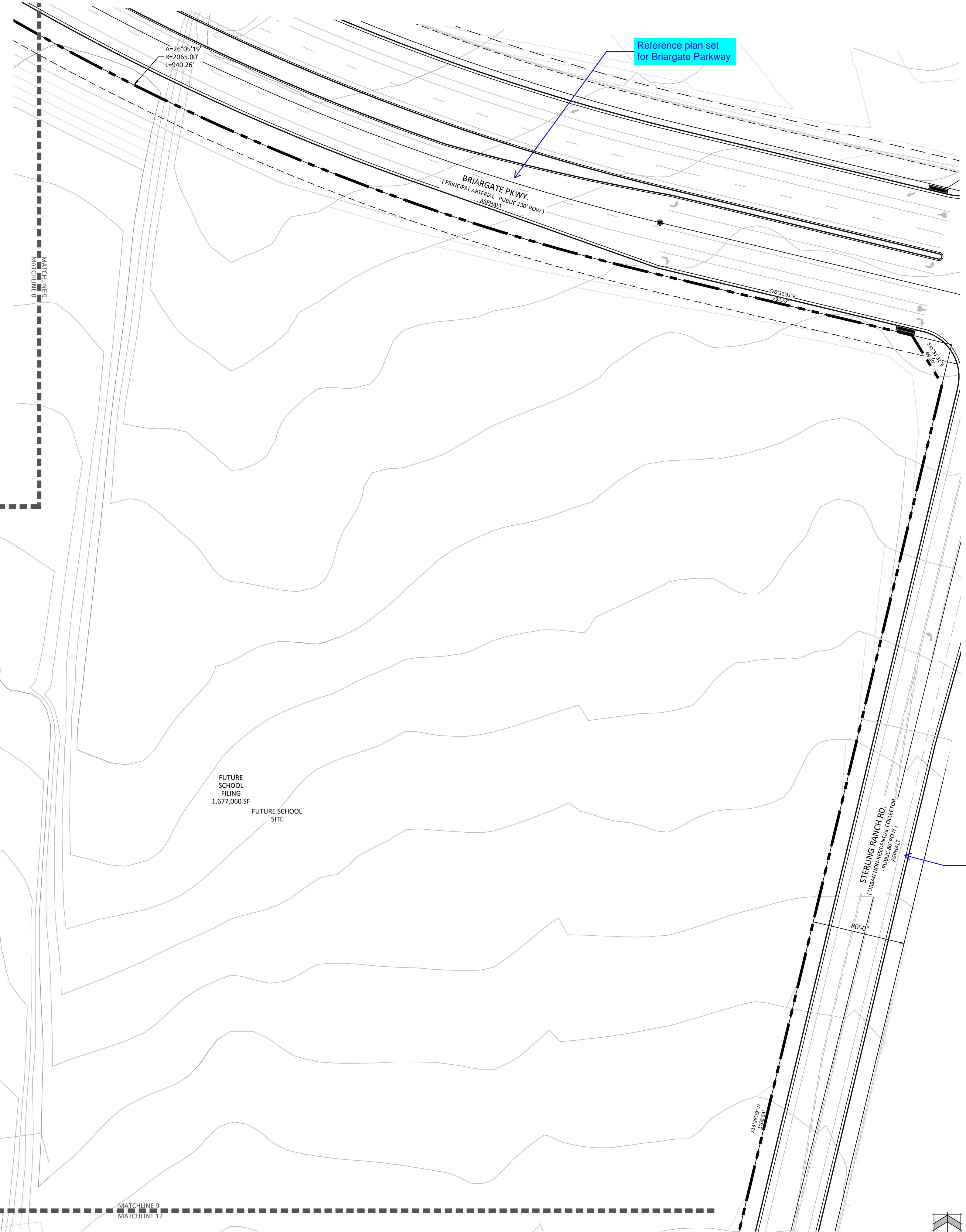
# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP



-Label contours  
-Cannot differentiate between existing and proposed contours



Reference plan set for Briargate Parkway

Reference plan set for Sterling Ranch Road



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

STAMP

### ENTITLEMENT

ISSUE INFO

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

ISSUE / REVISION

### PRELIMINARY SITE PLAN

SHEET TITLE

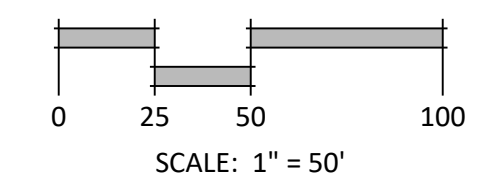
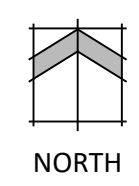
9

9 OF 36

SHEET NUMBER

PLAN FILE #

SP-22-004



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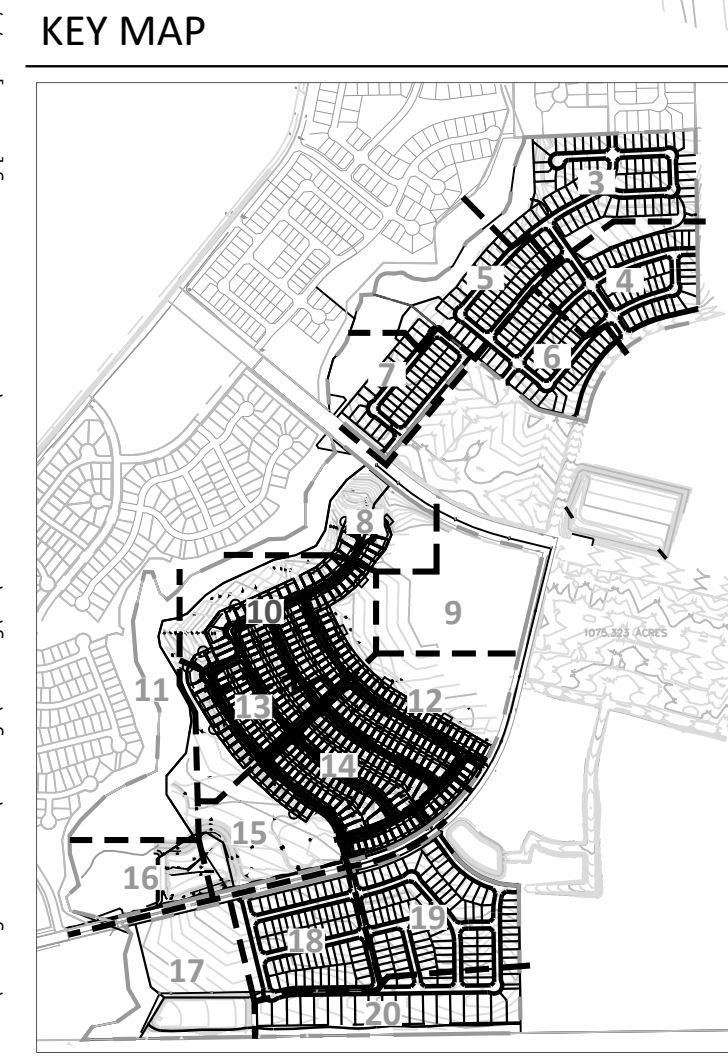
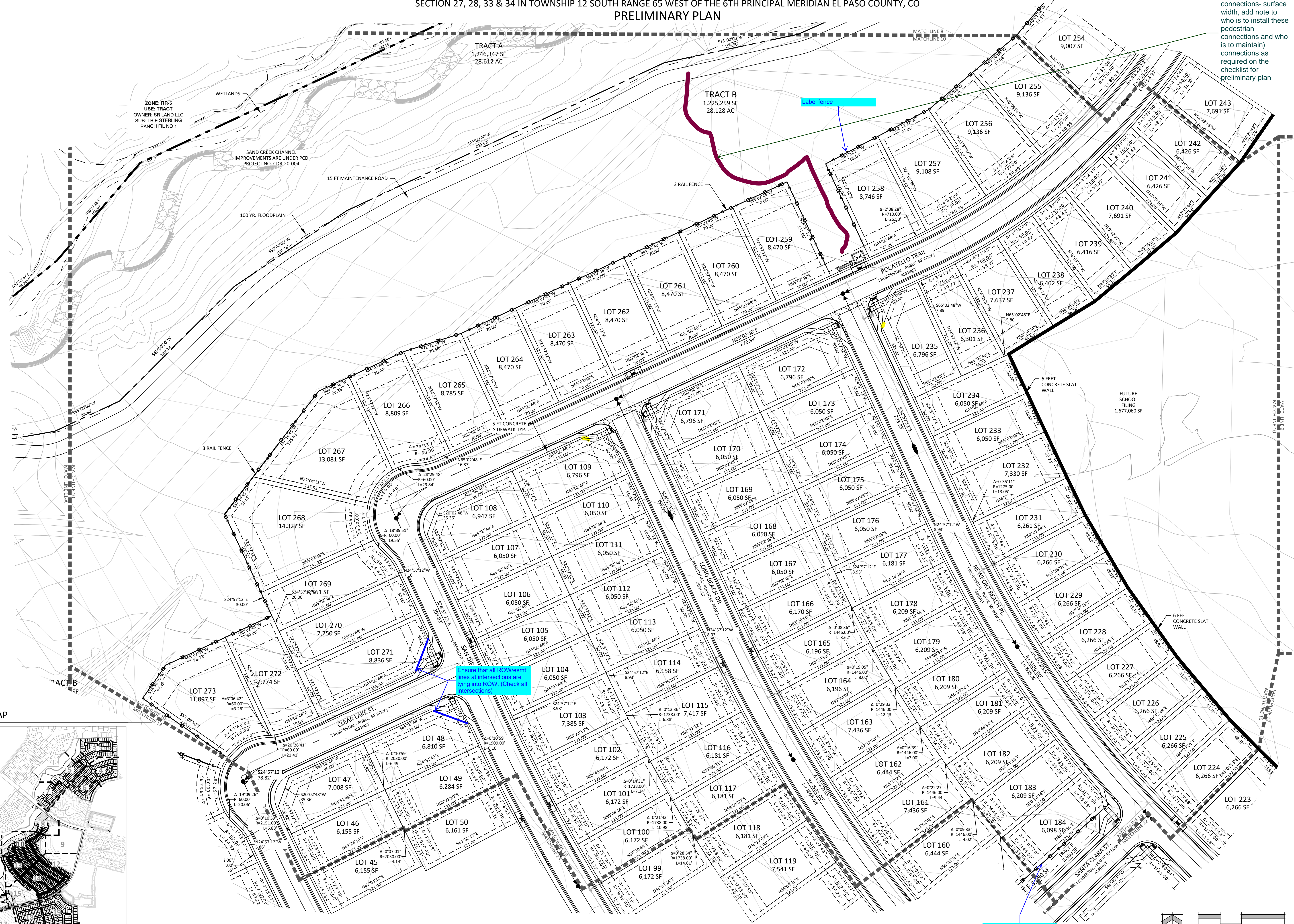
# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

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



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IN ASSOCIATION WITH

STAMP

ISSUE INFO

SHEET TITLE

PLAN FILE #

## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

ENTITLEMENT

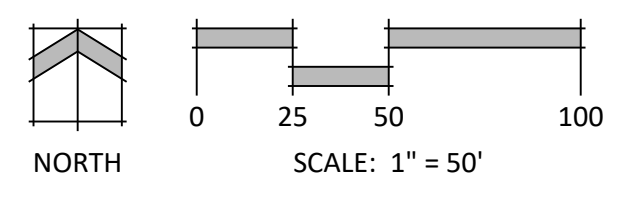
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12/08/22	JS	County Comments

PRELIMINARY SITE PLAN

# 10

10 OF 36

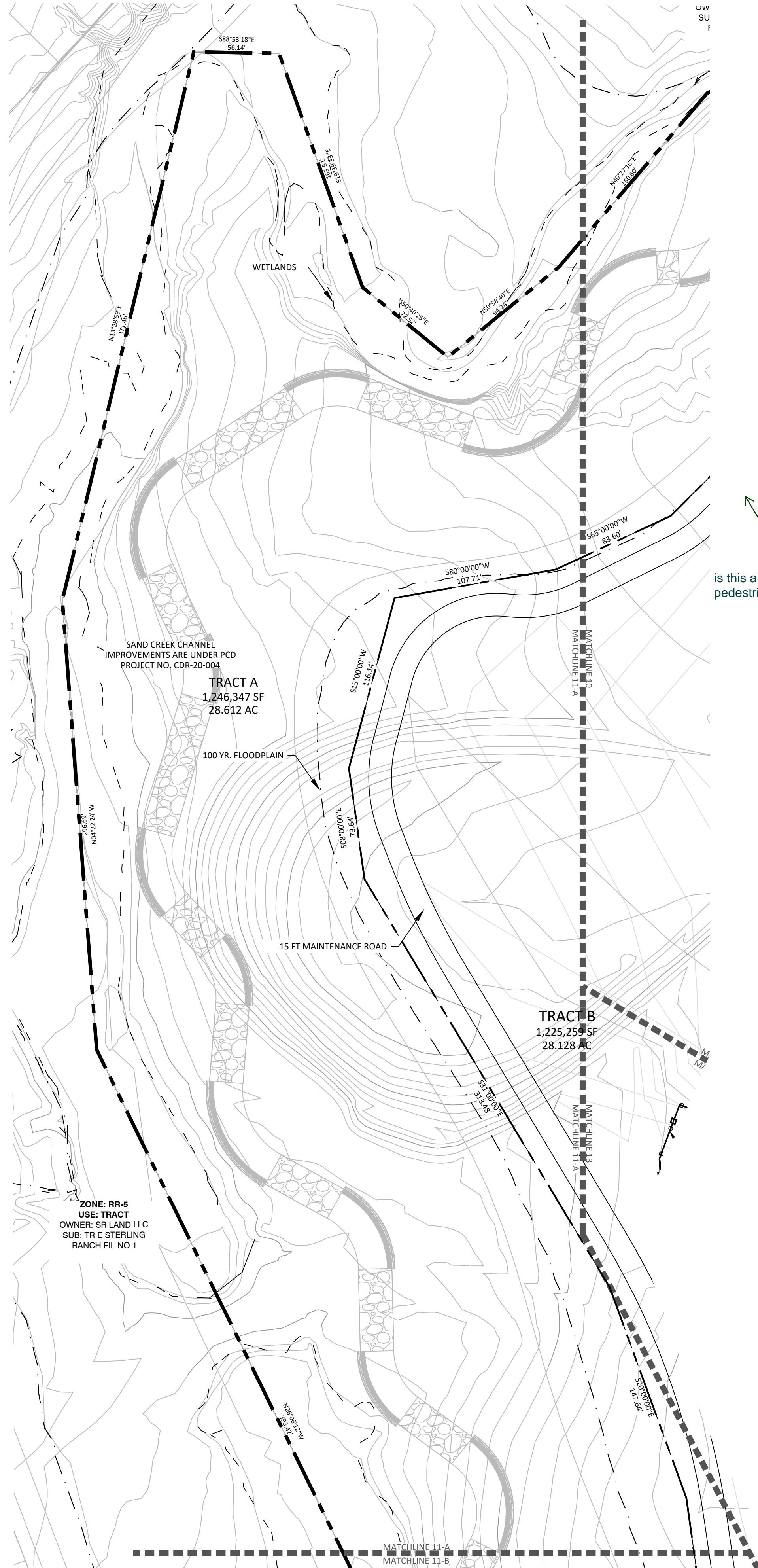
SP-22-004



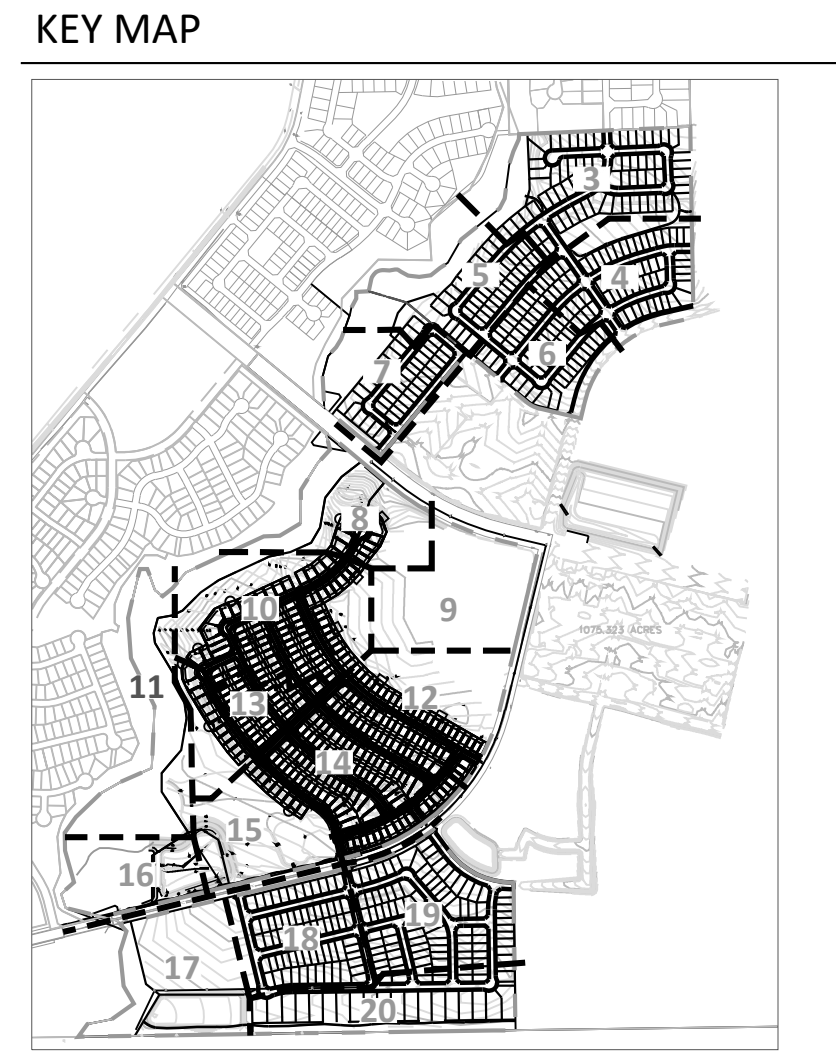
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# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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



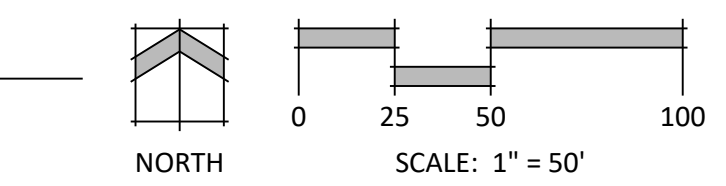
**A** VIEWPORT 11-A  
11



is this also a pedestrian amenity?



**B** VIEWPORT 11-B  
11



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## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

### ENTITLEMENT

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

### PRELIMINARY SITE PLAN

**11**

11 OF 36

SP-22-004

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# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

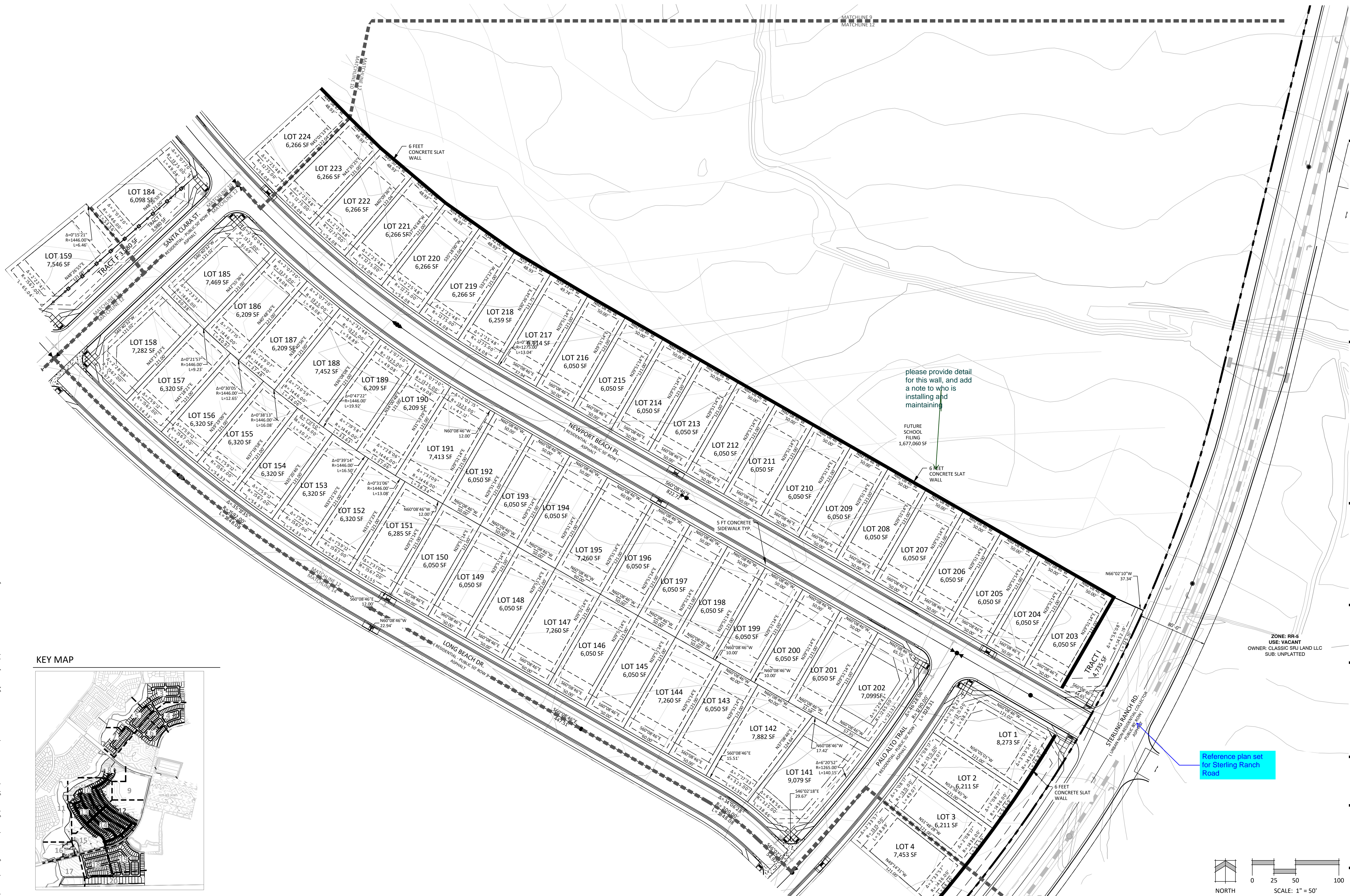


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please provide detail for this wall, and add a note to who is installing and maintaining

Reference plan set for Sterling Ranch Road

## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

### ENTITLEMENT

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

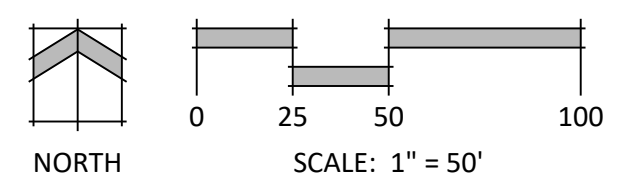
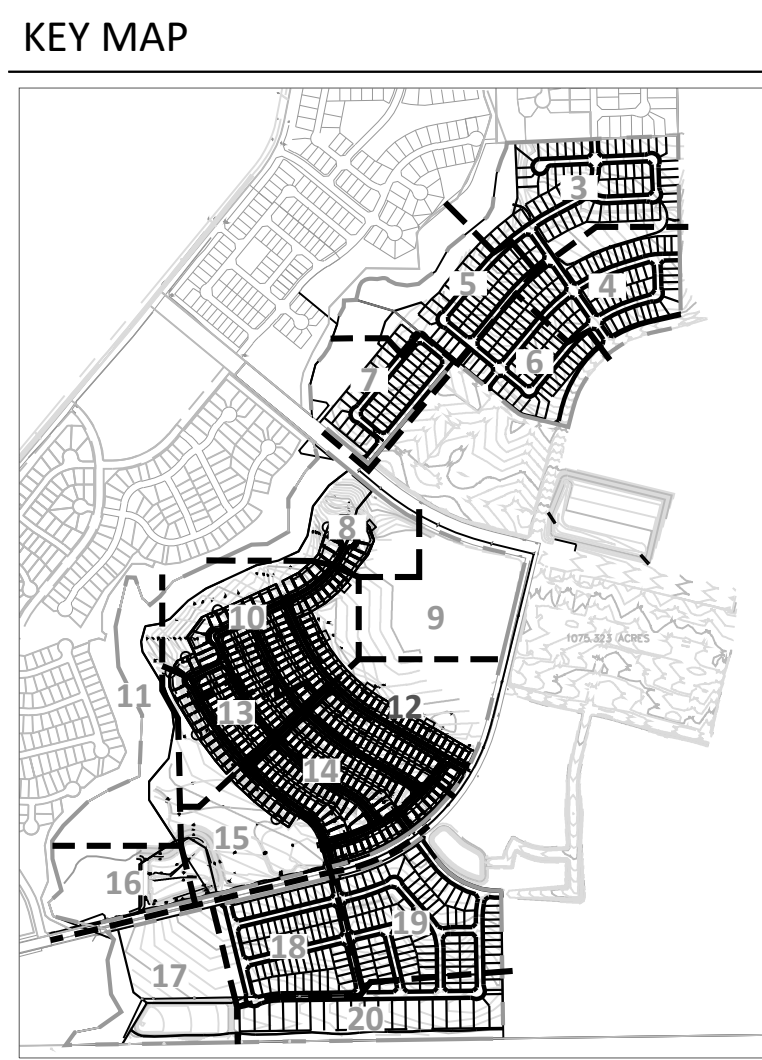
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### PRELIMINARY SITE PLAN

12

12 OF 36

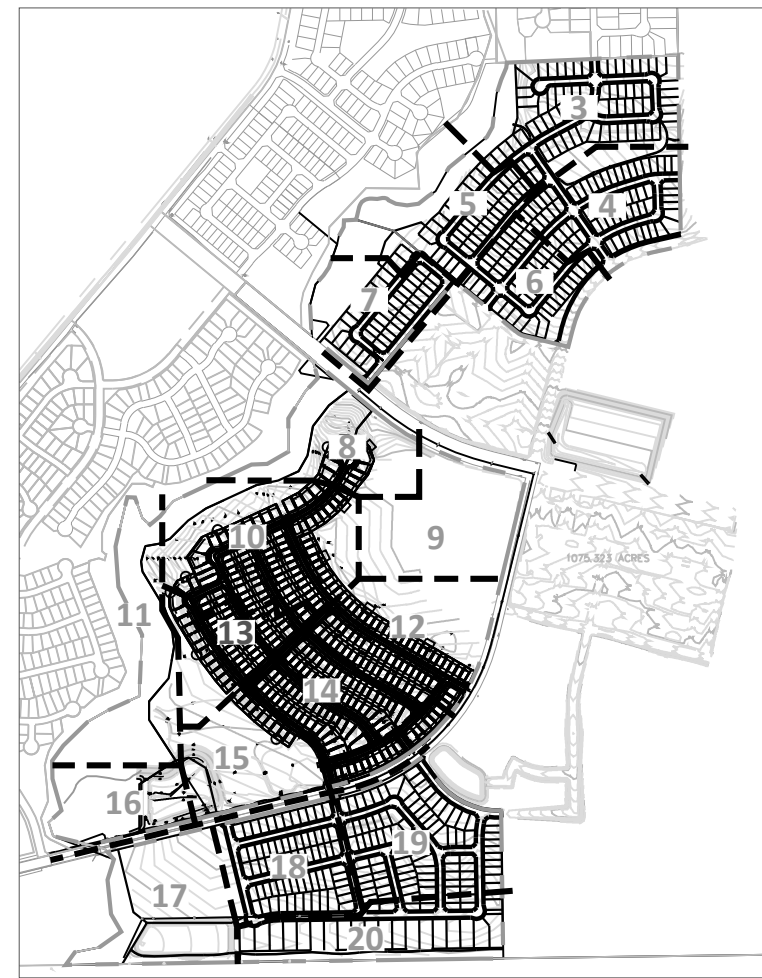
SP-22-004



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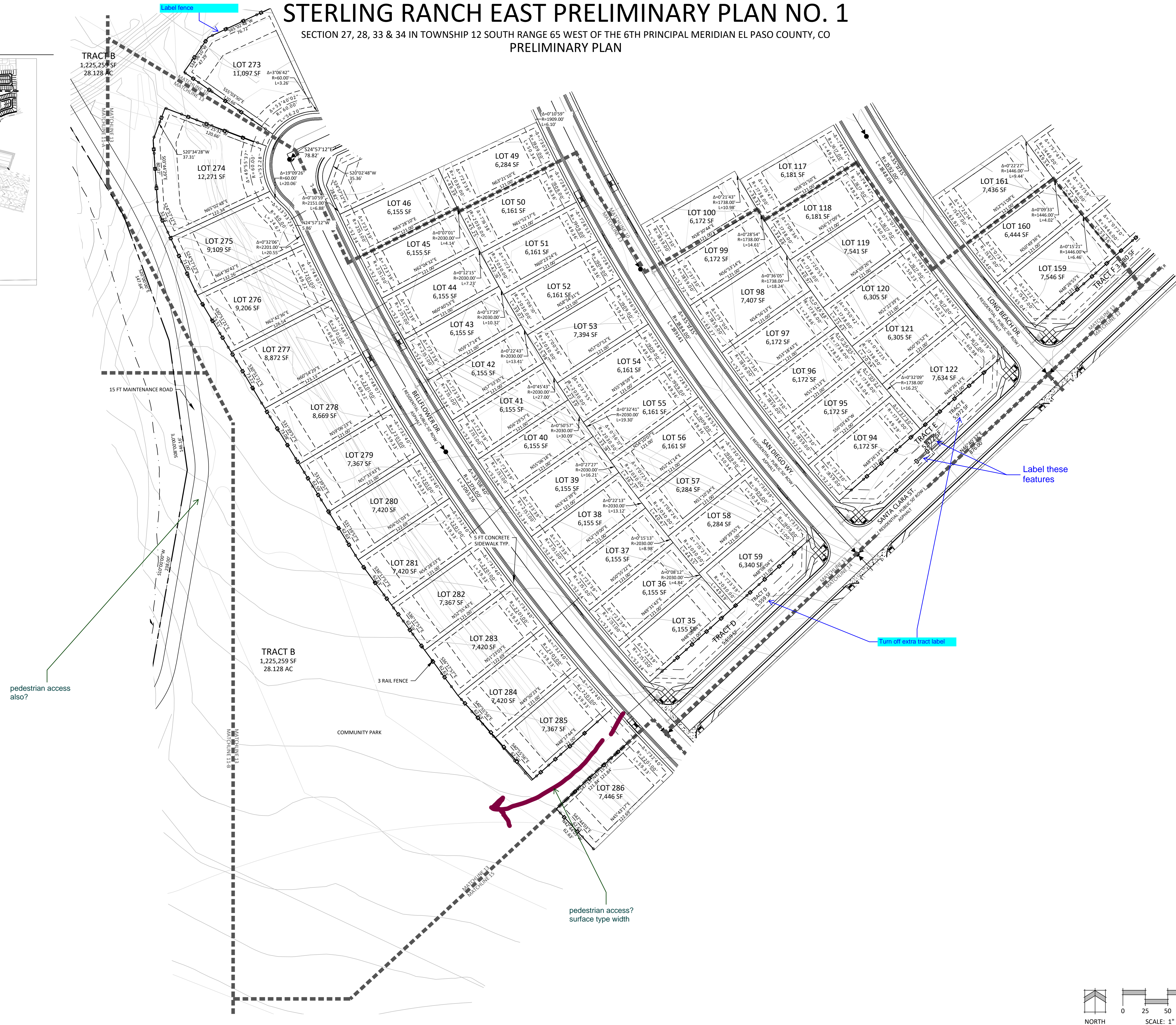
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KEY MAP



# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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



pedestrian access also?

pedestrian access? surface type width

Label these features

Turn off extra tract label



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## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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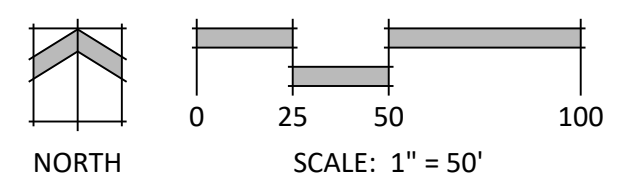
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### PRELIMINARY SITE PLAN

# 13

13 OF 36

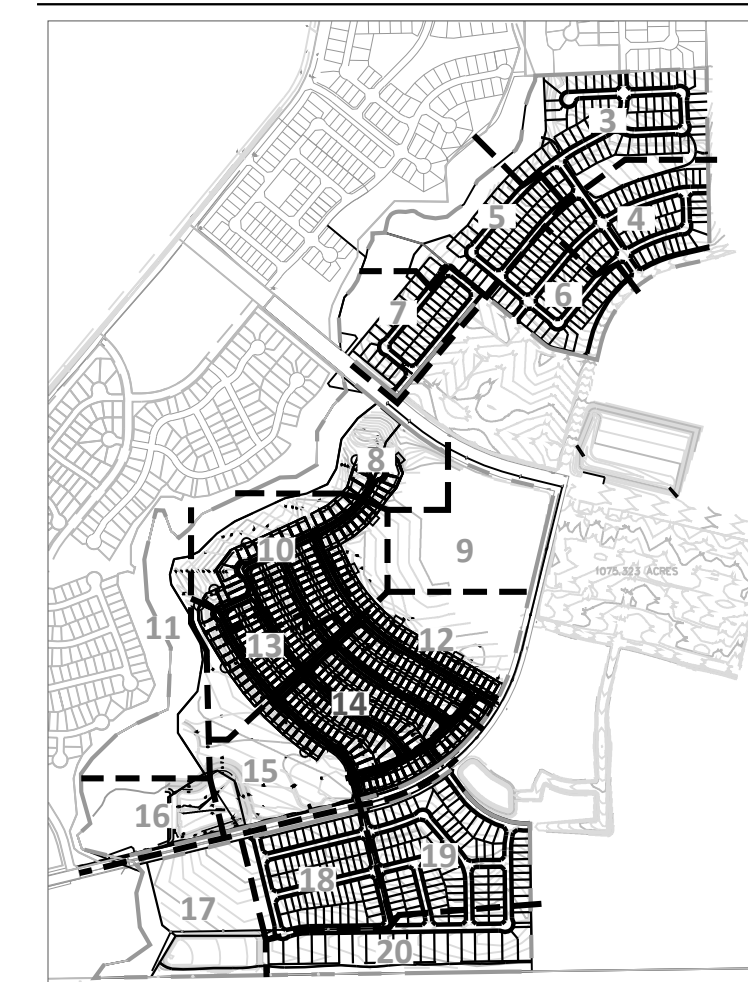
SP-22-004



# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP

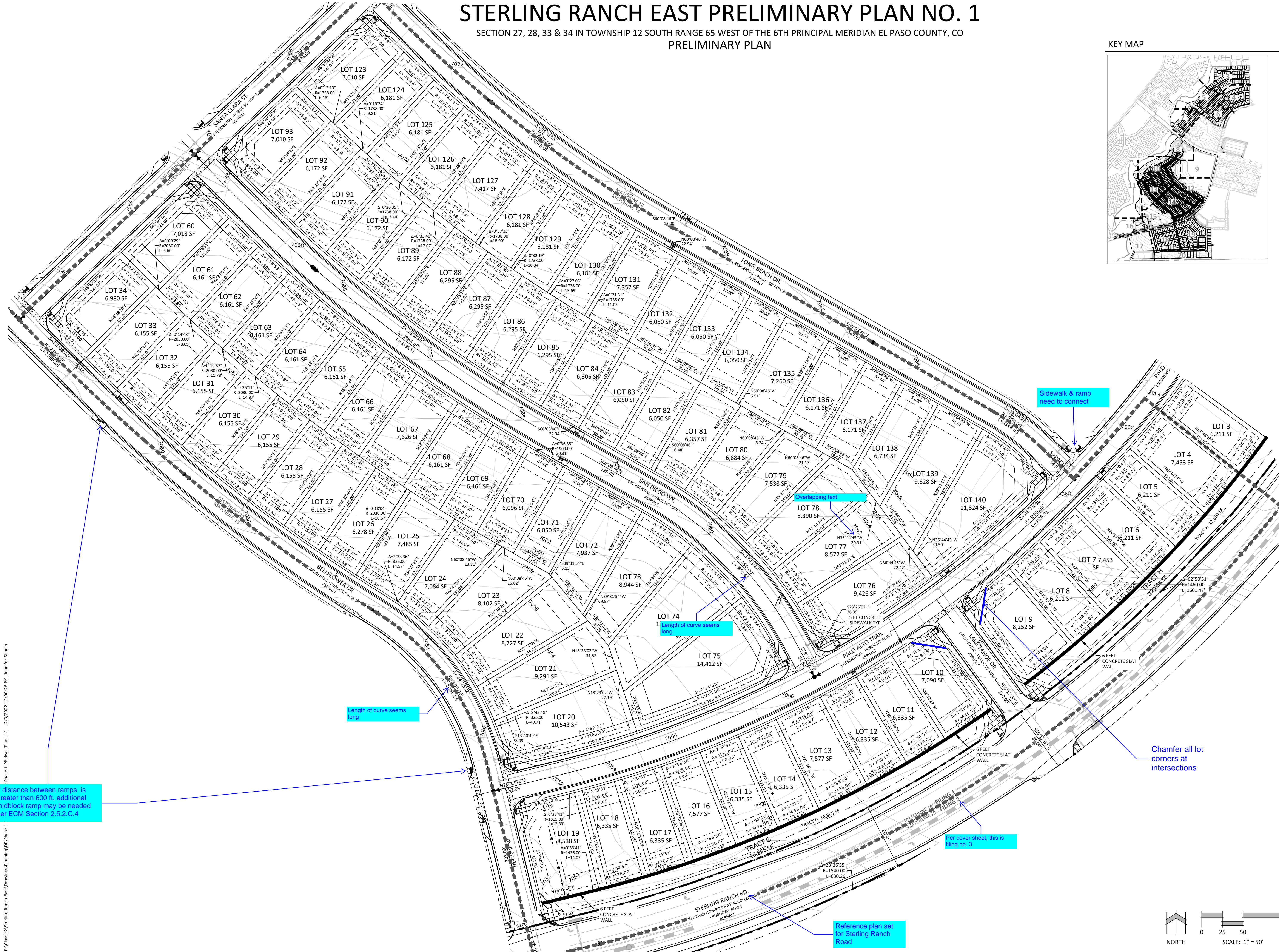


N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

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P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1\Phase 1 PP.dwg (Plan 14) 12/9/2022 12:00:26 PM Jennifer Shagin

## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

### ENTITLEMENT

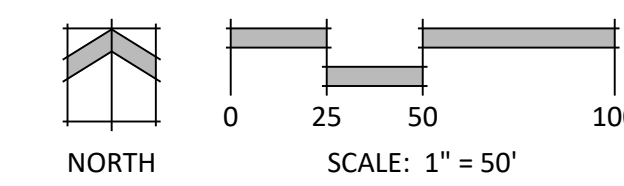
DATE: 12/08/22 BY: JS DESCRIPTION: County Comments

### PRELIMINARY SITE PLAN

# 14

14 OF 36

SP-22-004

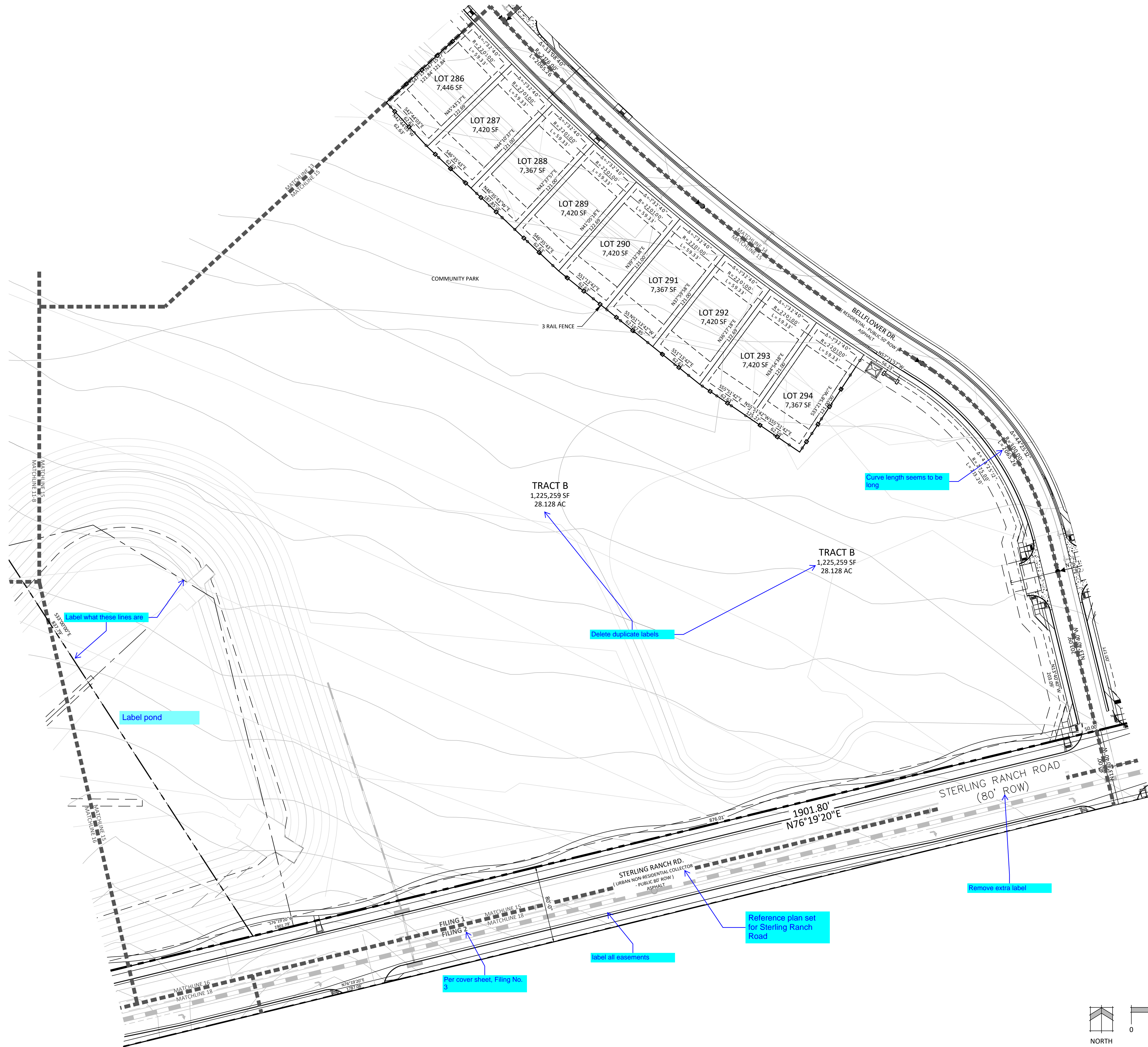
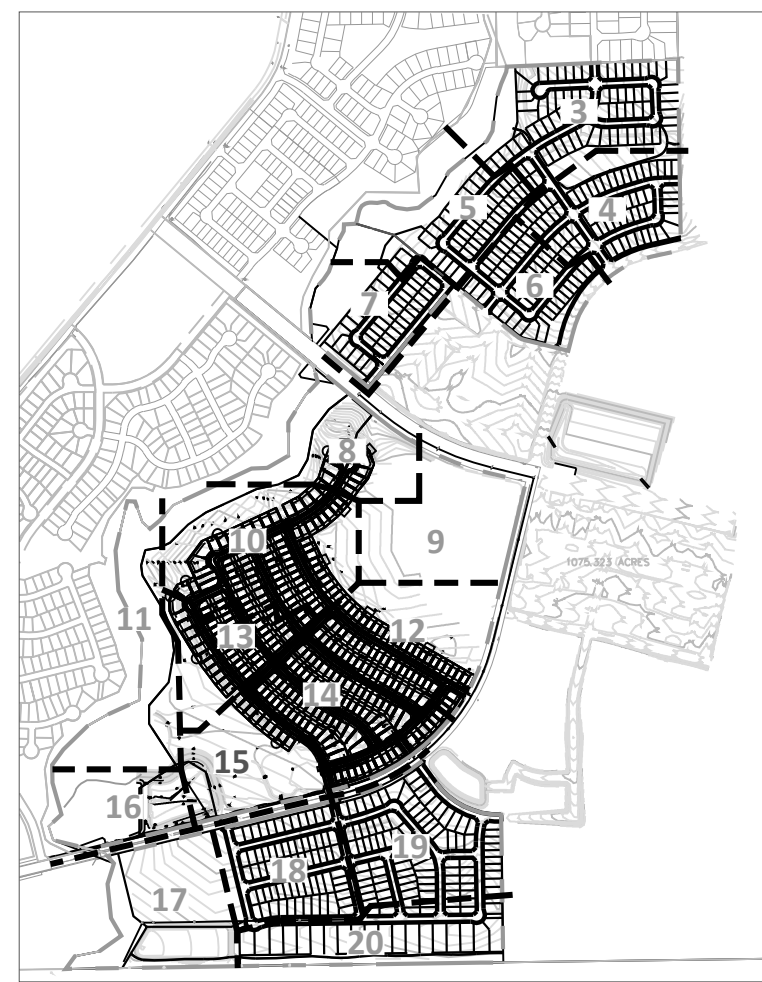


# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

## PRELIMINARY PLAN

KEY MAP



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### STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

#### ENTITLEMENT

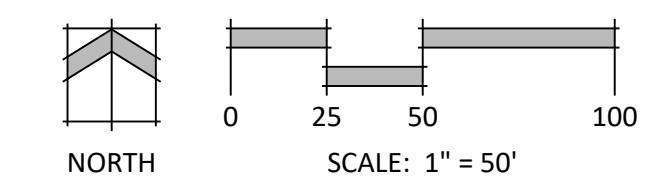
DATE: 12/08/22 BY: JS DESCRIPTION: County Comments

#### PRELIMINARY SITE PLAN

15

15 OF 36

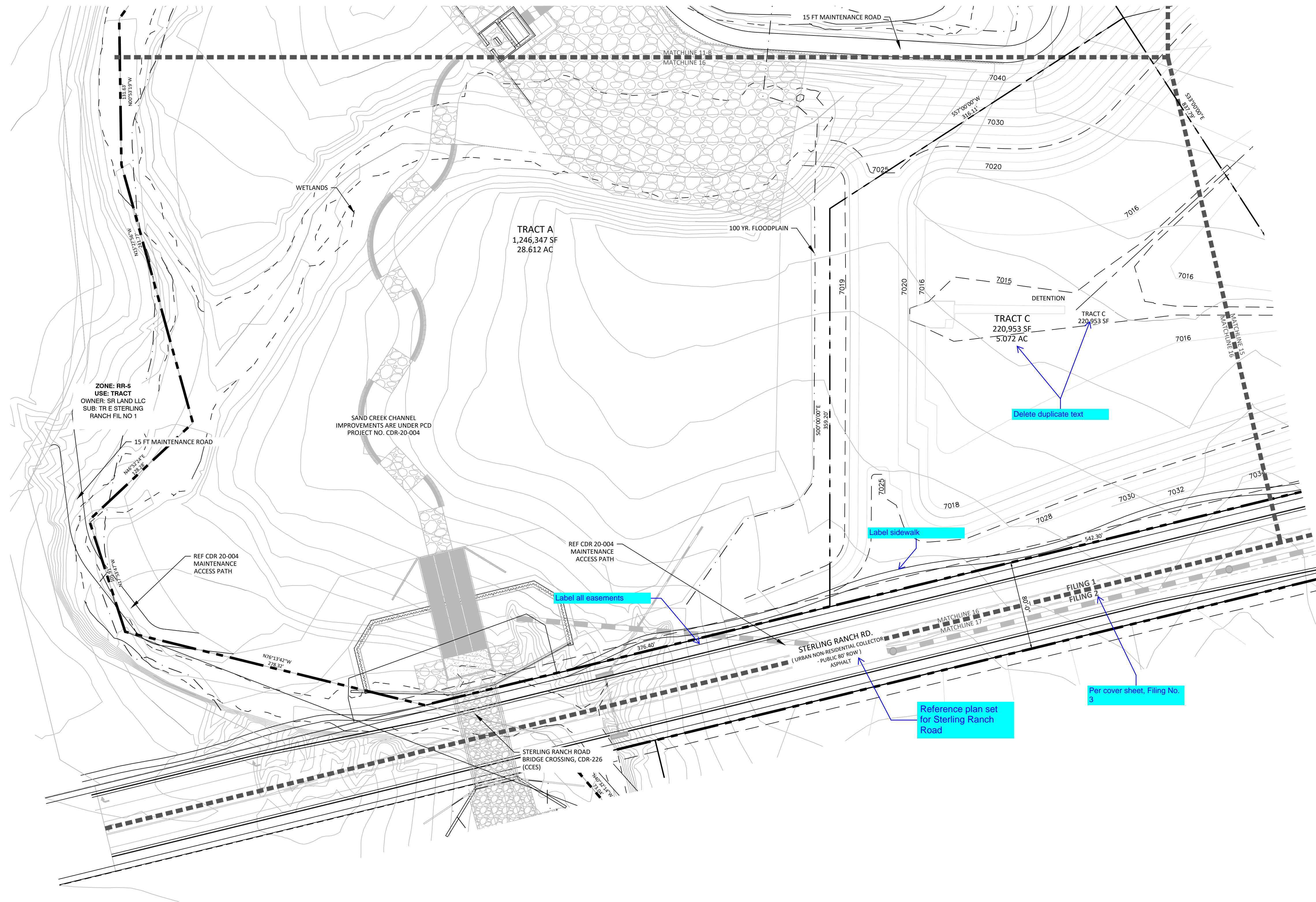
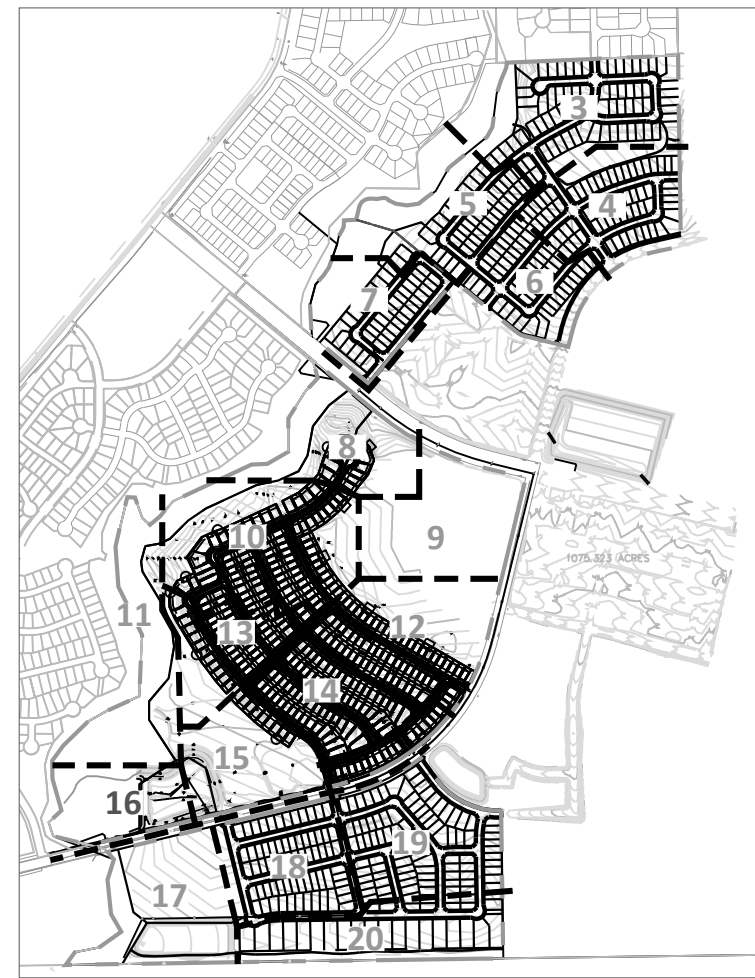
SP-22-004



# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP



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## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

### ENTITLEMENT

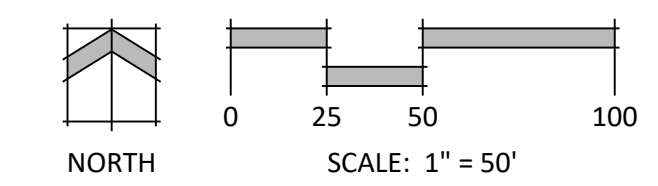
DATE: 12/08/22 BY: JS DESCRIPTION: County Comments

### PRELIMINARY SITE PLAN

16

16 OF 36

SP-22-004



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



# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

PRELIMINARY PLAN

Reference plan set for Sterling Ranch Road and plat

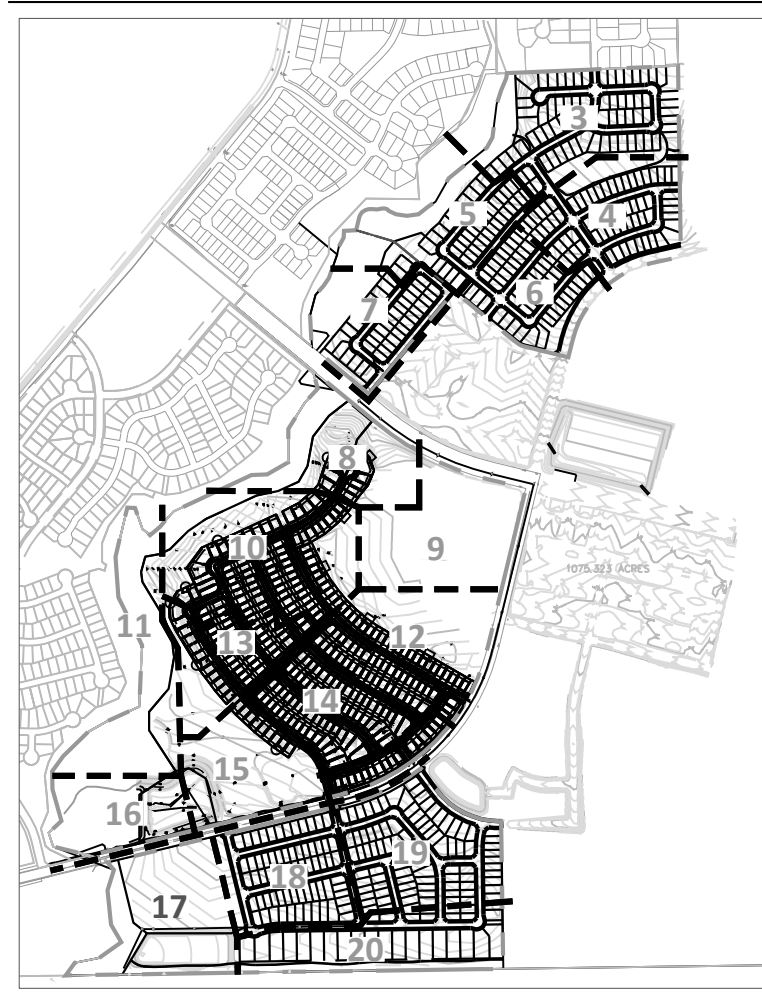
Delete duplicate label

Include Pond Name

Label all easements

Turn of label Street name doesn't match other label

KEY MAP



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## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

### ENTITLEMENT

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

### PRELIMINARY SITE PLAN

17

17 OF 36

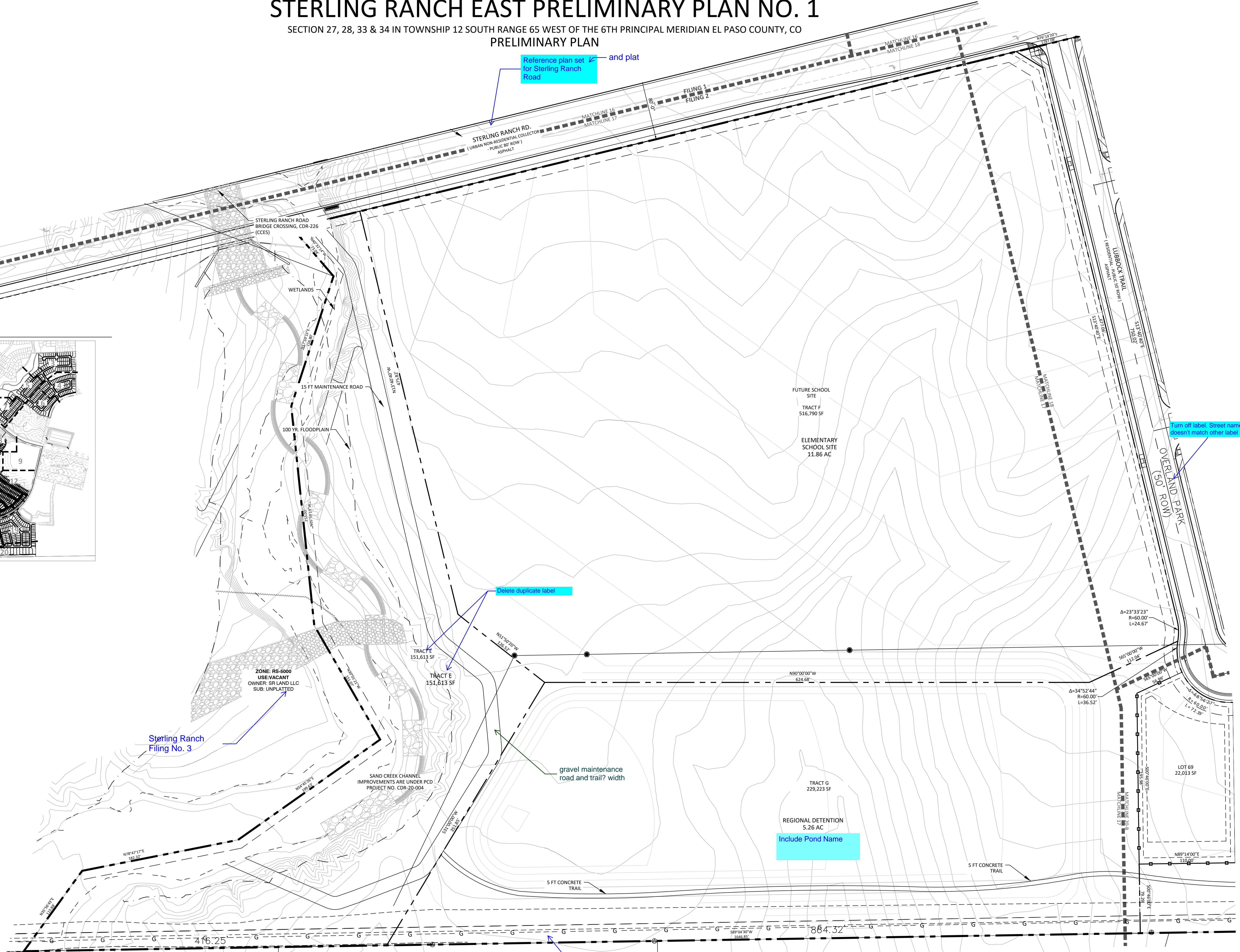
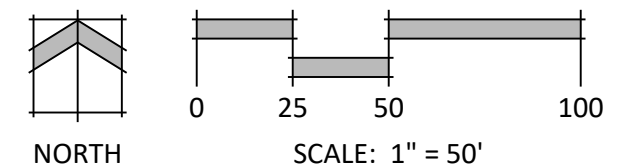
SP-22-004

P:\Classic2\Sterling Ranch East\Drawings\Planning\DR\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg (Plan 17) 12/08/2022 5:27:37 PM Jennifer Shagin

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

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

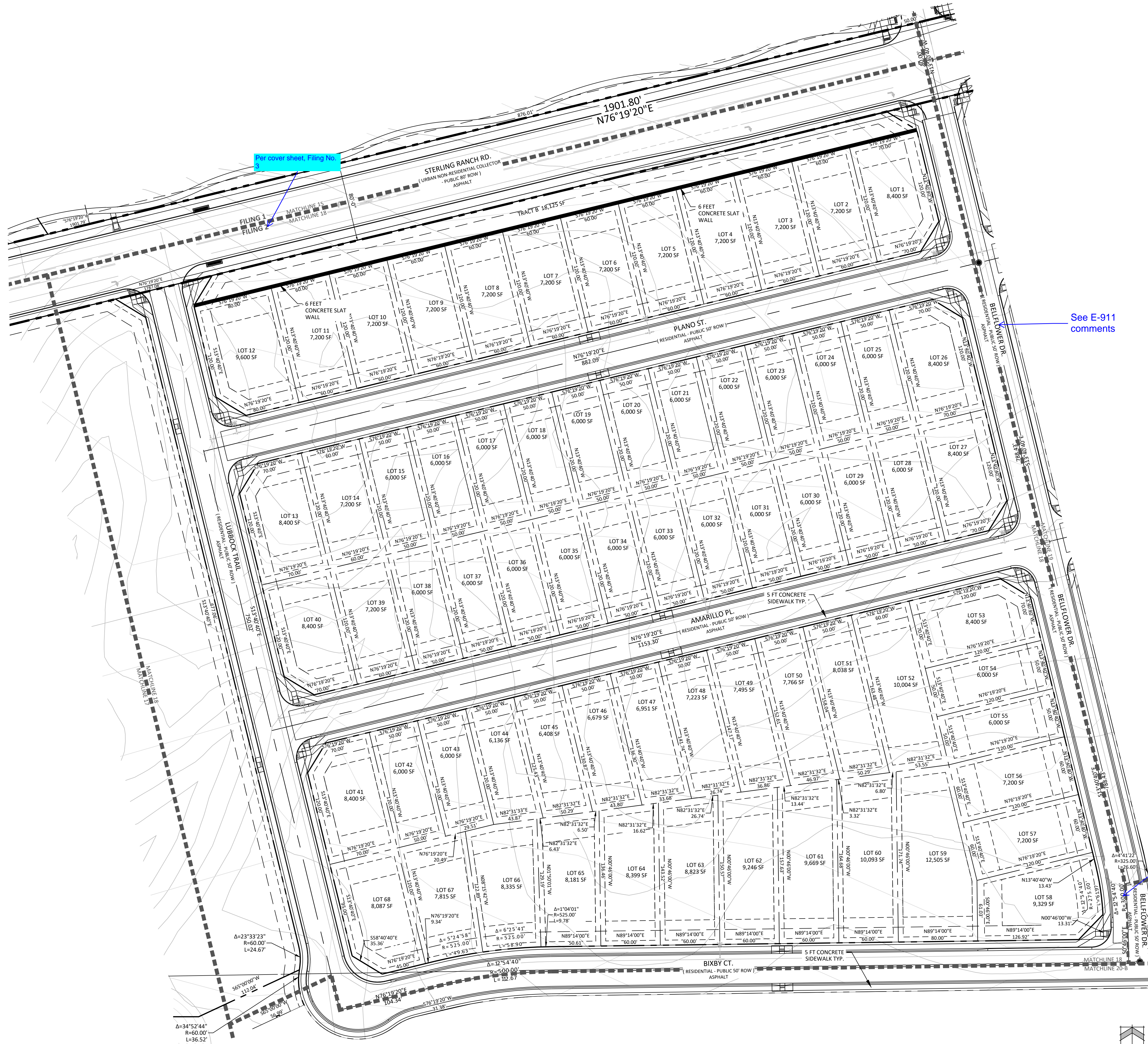
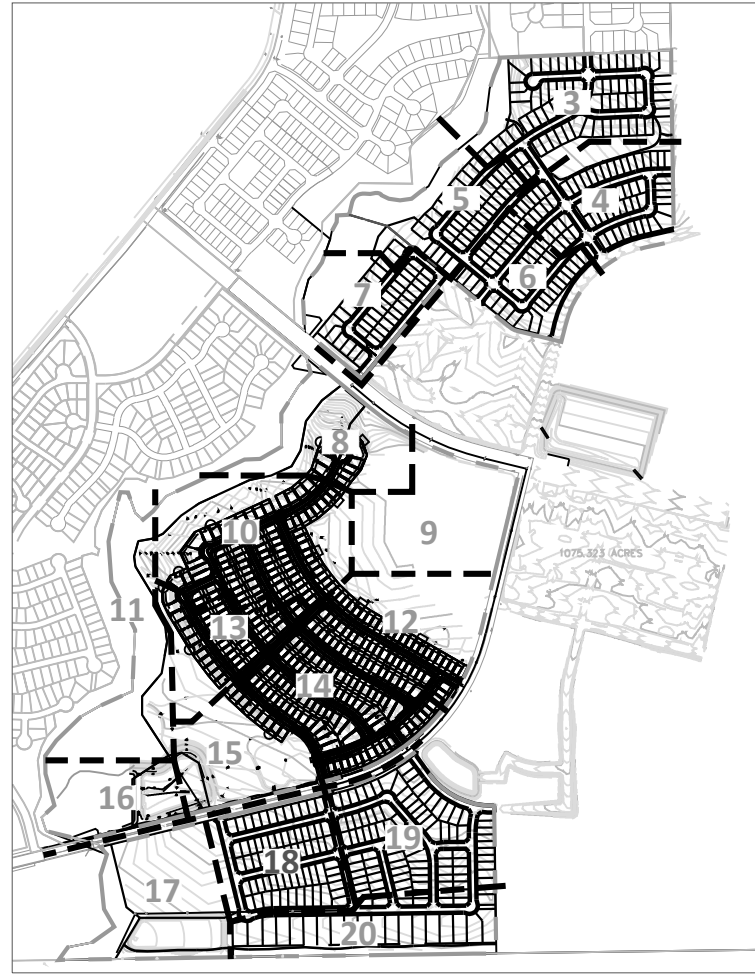
ZONE: RR-5  
USE: RESIDENTIAL  
OWNER: DUJ Q NGUYEN  
SUB: LOT 9 PAWNEE RANCHEROS FIL NO 2



# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP



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**STERLING RANCH EAST PRELIMINARY PLAN NO. 1**  
EL PASO COUNTY, CO

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

ENTITLEMENT

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

PRELIMINARY SITE PLAN

18

18 OF 36

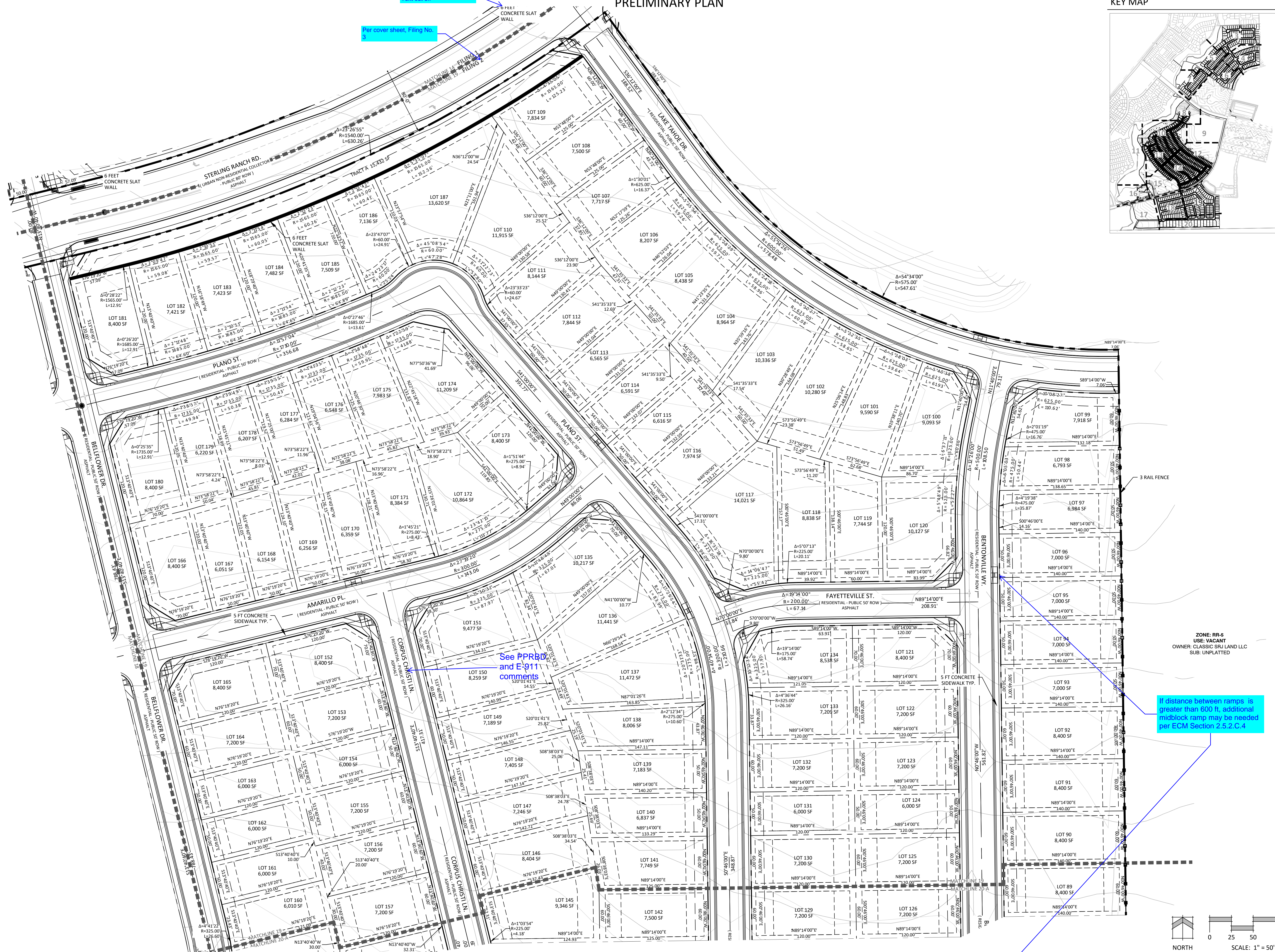
SP-22-004

P:\Classic2\Sterling Ranch East Drawings\Planning\DWG\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 18] 12/08/2022 5:32:19 PM Jennifer Shagin

# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP



Text cut off  
Per cover sheet, Filing No. 3

See PRRD and E-911 comments

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

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

## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

### ENTITLEMENT

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

### PRELIMINARY SITE PLAN

19

19 OF 36

SP-22-004

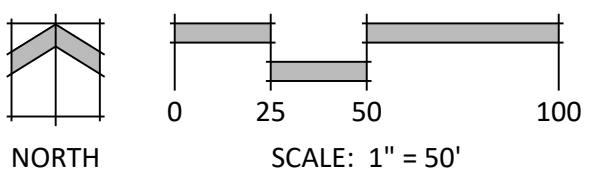


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# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP



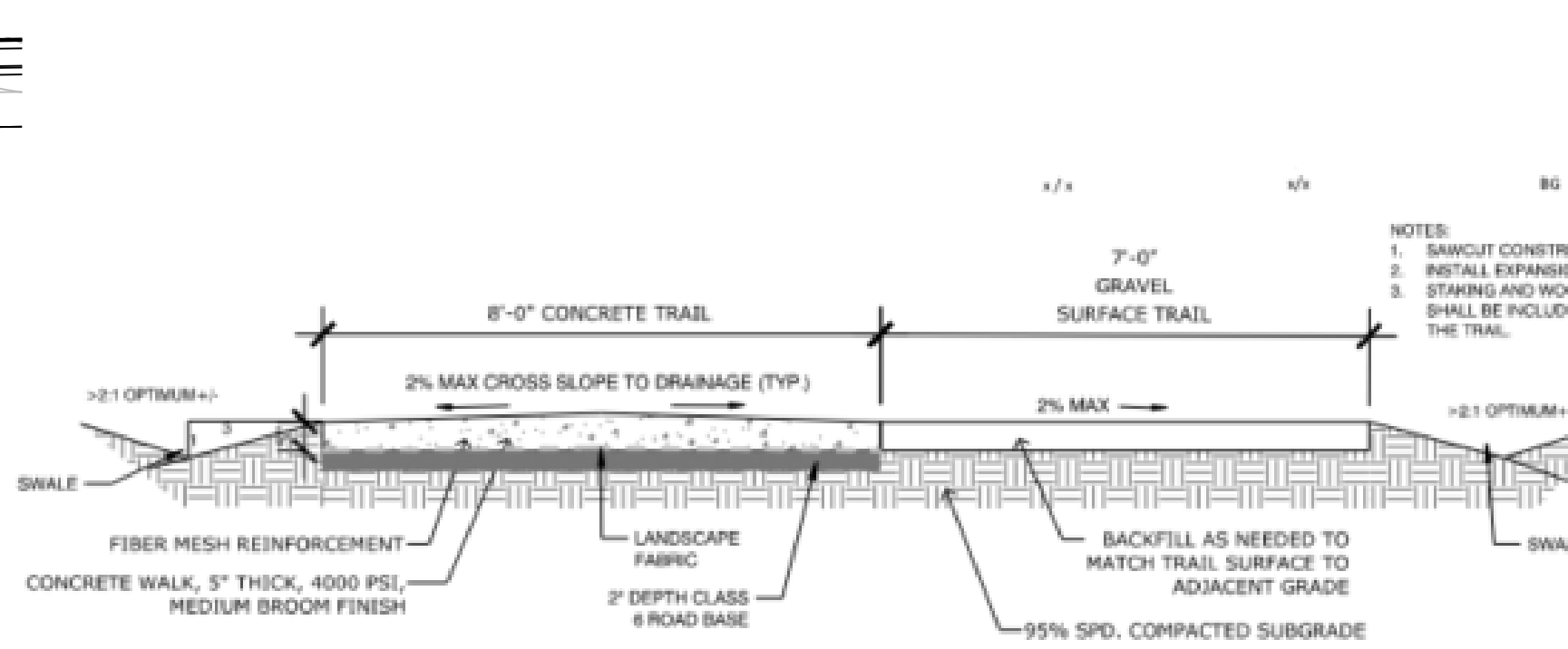
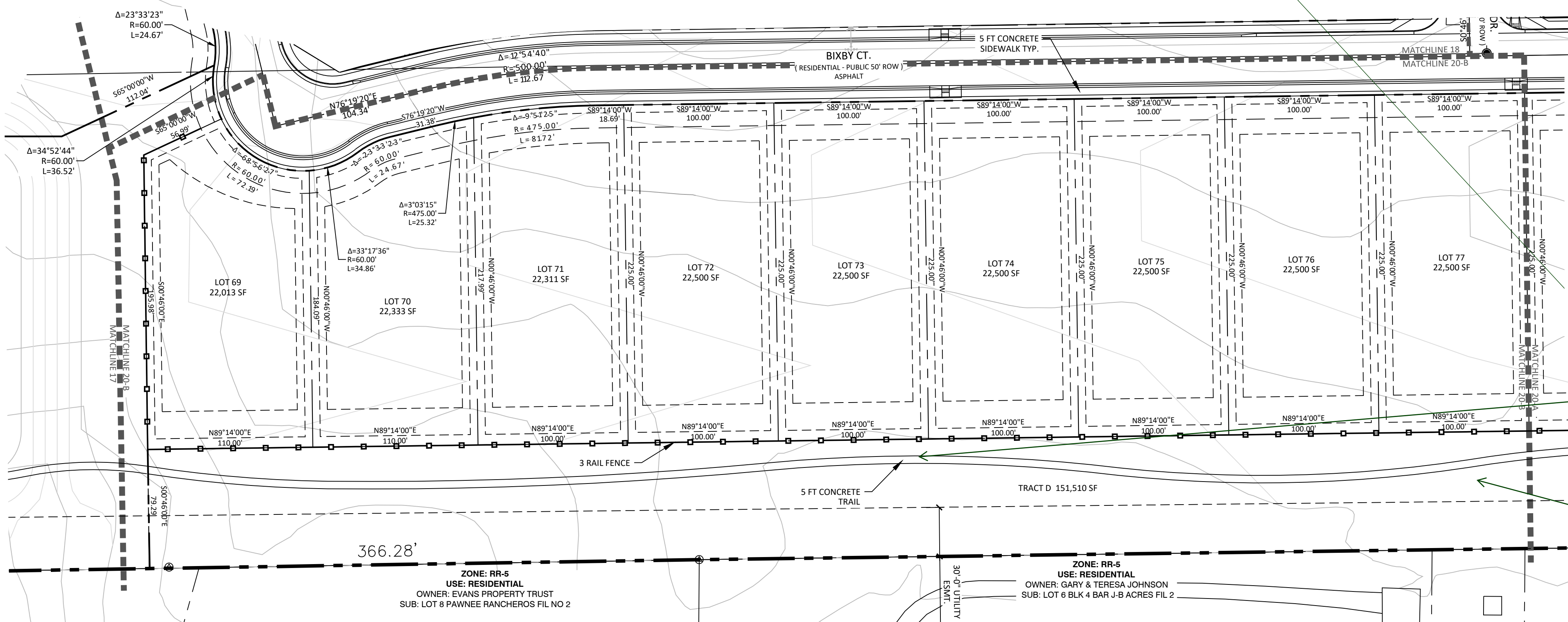
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truncated notes

Needs to be 30'

**A** VIEWPORT 20-A

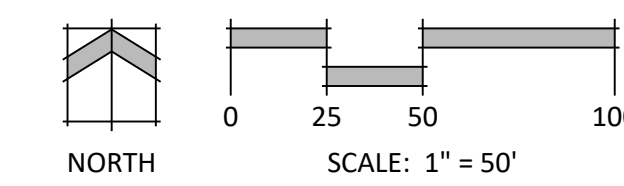


**6** CONCRETE TRAIL  
N.T.S.

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

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

**B** VIEWPORT 20-B



## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

### ENTITLEMENT

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

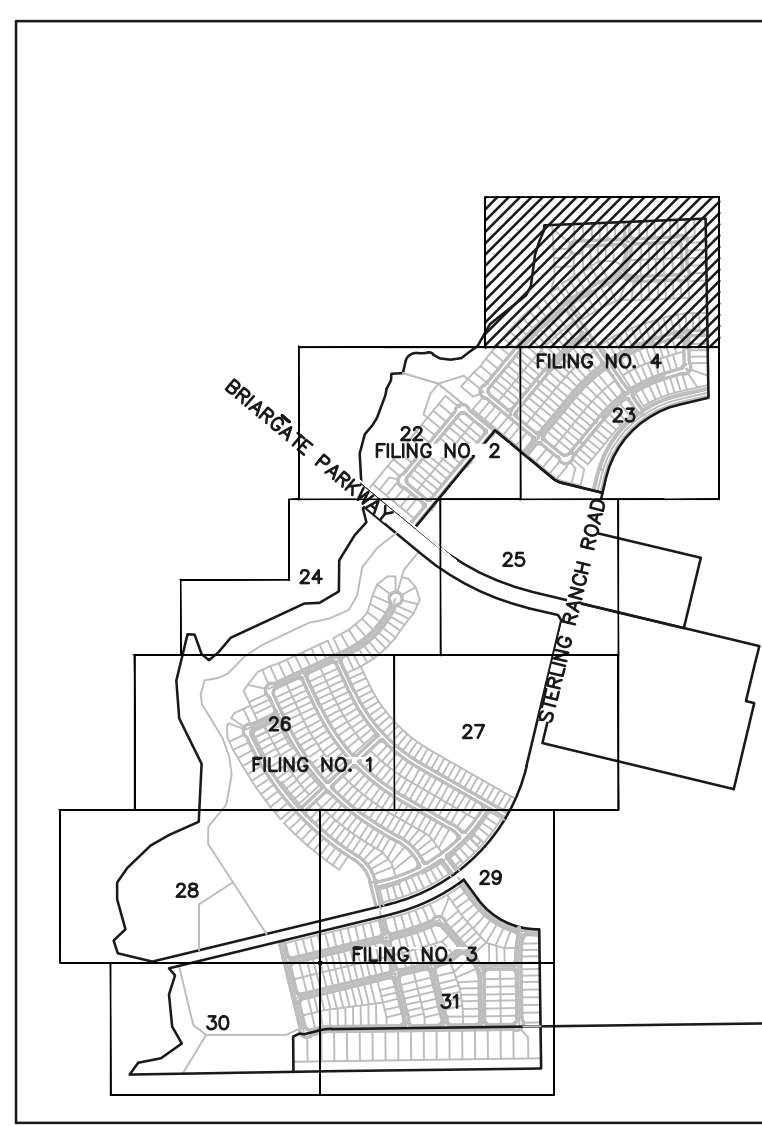
### PRELIMINARY SITE PLAN

20

20 OF 36

SP-22-004

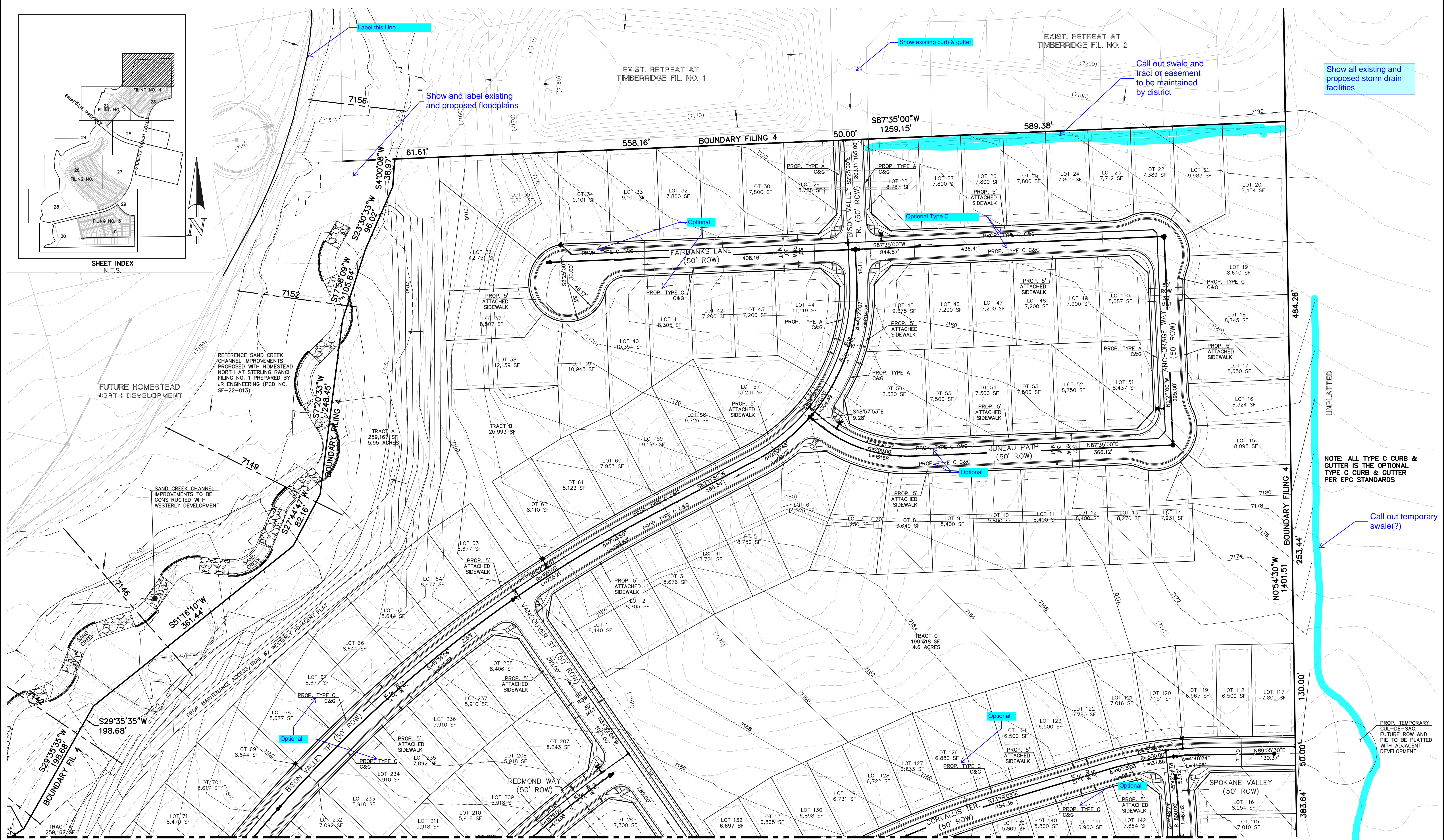
P:\Classic2\Sterling Ranch East\Drawings\Planning\DR\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg (Prelim 20) 12/8/2022 5:36:20 PM Jennifer Shapiro



FUTURE HOMESTEAD NORTH DEVELOPMENT

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

SAND CREEK CHANNEL IMPROVEMENTS TO BE CONSTRUCTED WITH WESTERLY DEVELOPMENT



Show all existing and proposed storm drain facilities

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

Call out temporary swale(?)

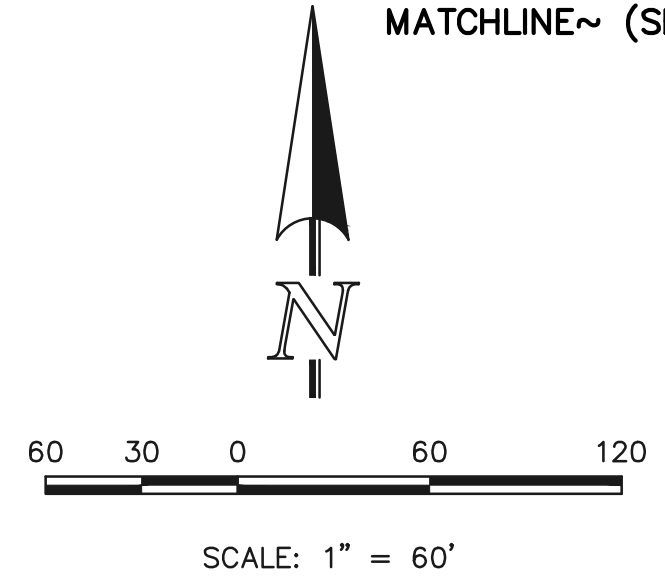
PROP. TEMPORARY CUL-DE-SAC FUTURE ROW AND PIE TO BE PLATTED WITH ADJACENT DEVELOPMENT

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
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE

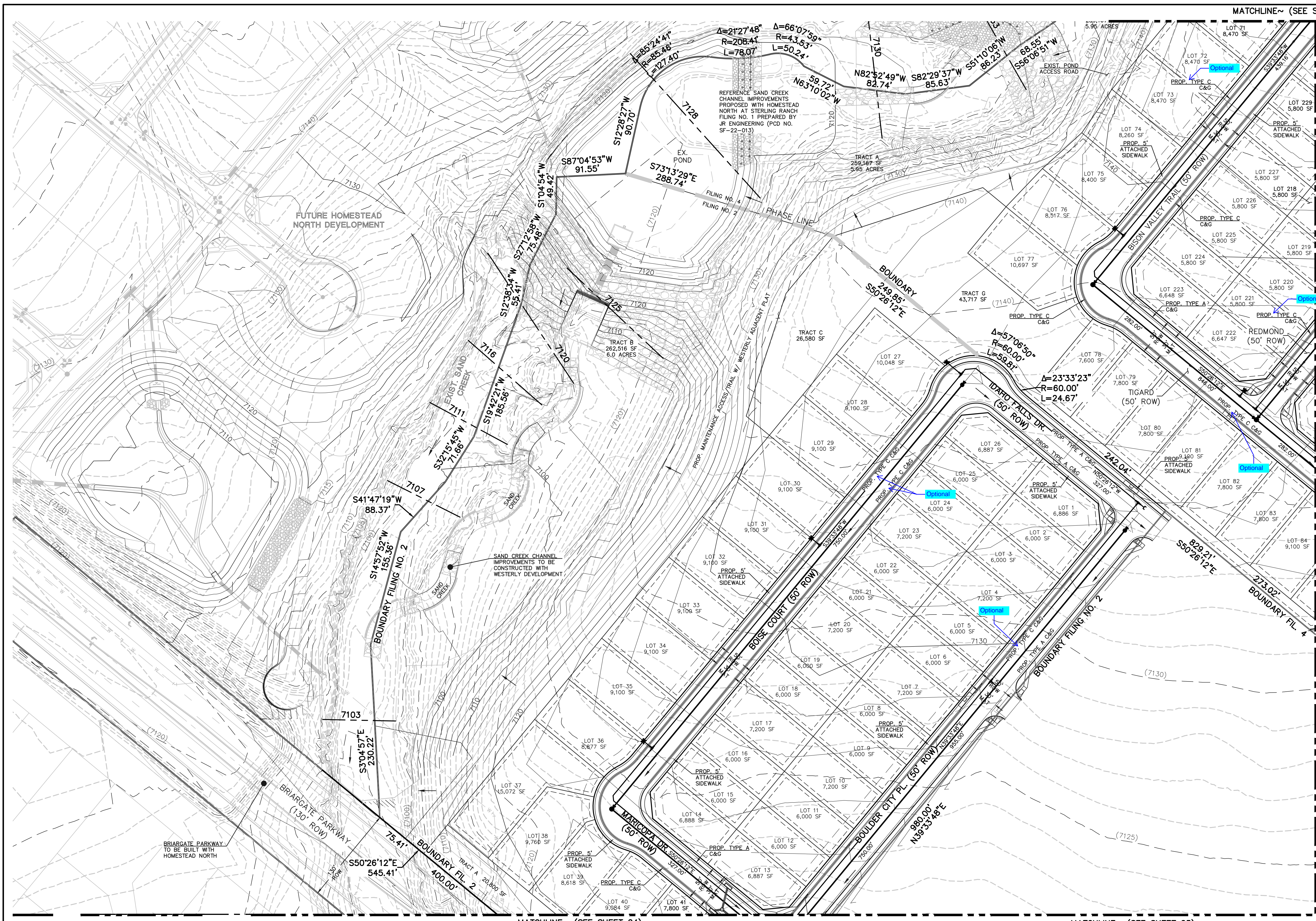


STERLING RANCH EAST PRELIMINARY PLAN NO. 1 PRELIMINARY GRADING & UTILITY PLAN

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

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





MATCHLINE~ (SEE SHEET 21)

MATCHLINE~ (SEE SHEET 23)

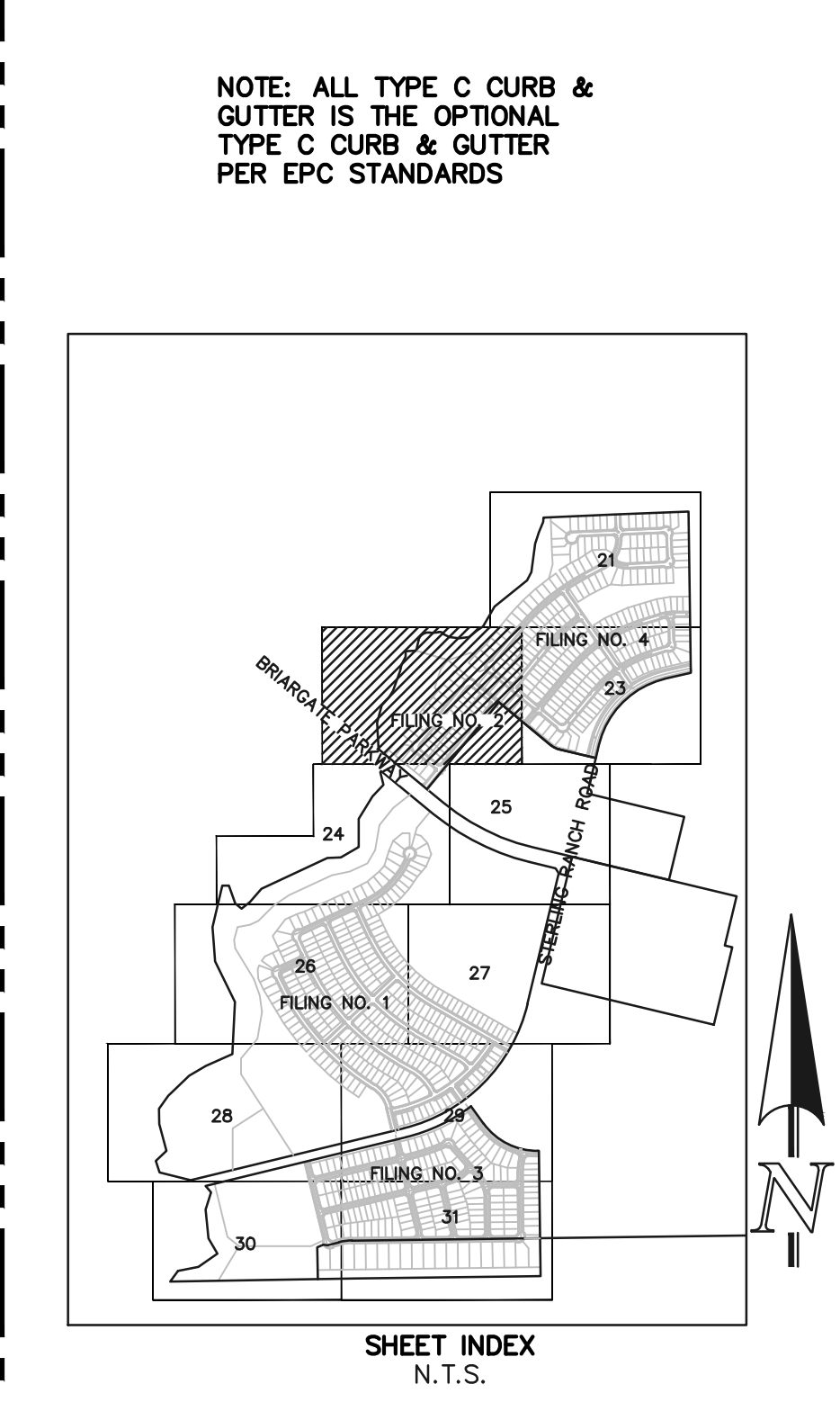
**LEGEND**

- 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

60 30 0 60 120

SCALE: 1" = 60'

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



**CLASSIC CONSULTING**

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

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

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Colorado Springs, Colorado 80903

(719) 785-0790  
(719) 785-0799 (Fax)

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MATCHLINE~ (SEE SHEET 21)

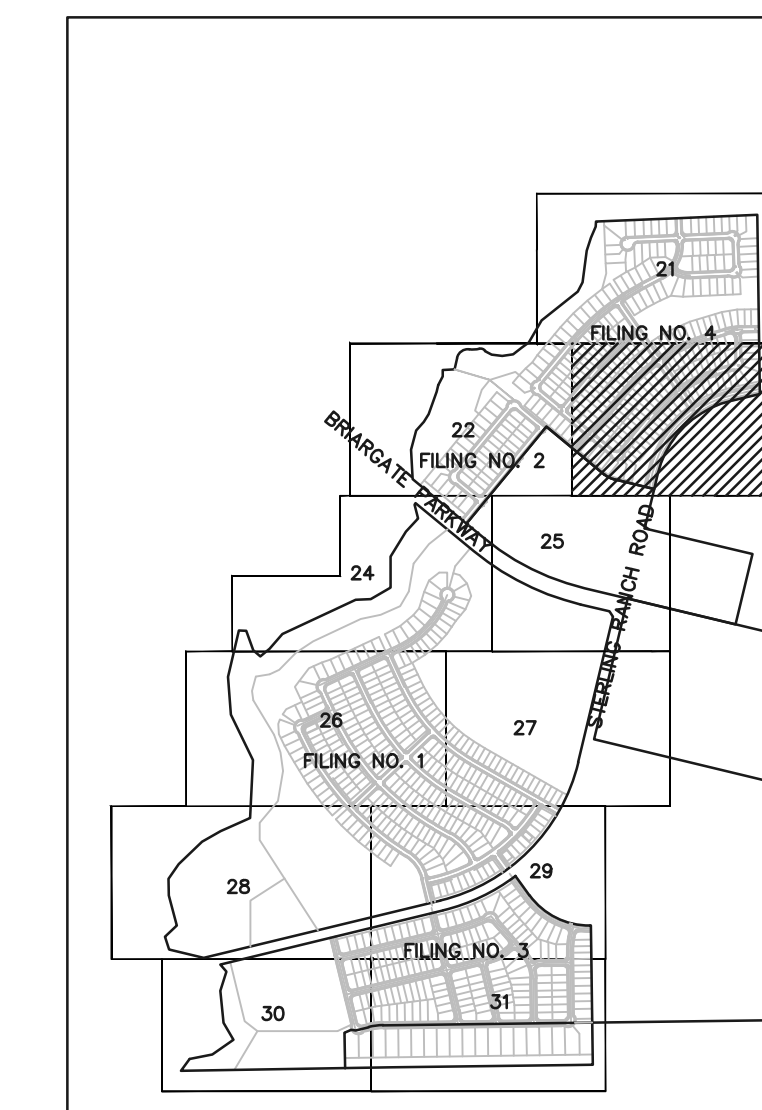
LEGEND

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- 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



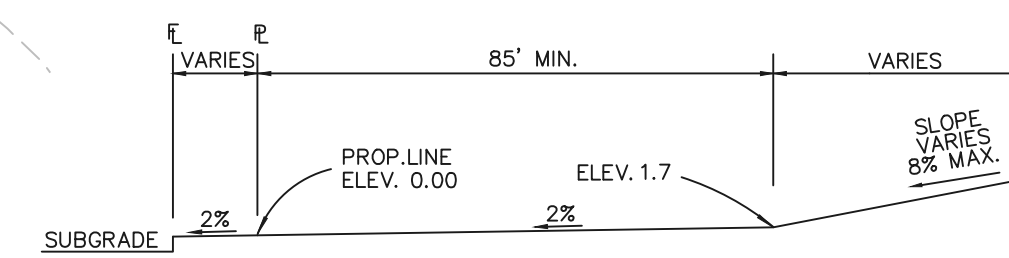
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SCALE: 1" = 60'

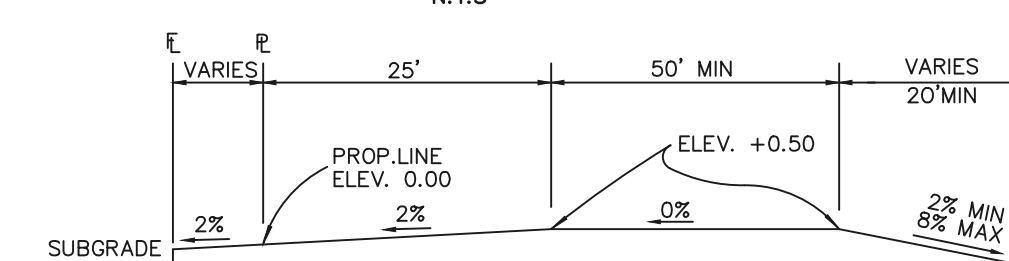


SHEET INDEX  
N.T.S.

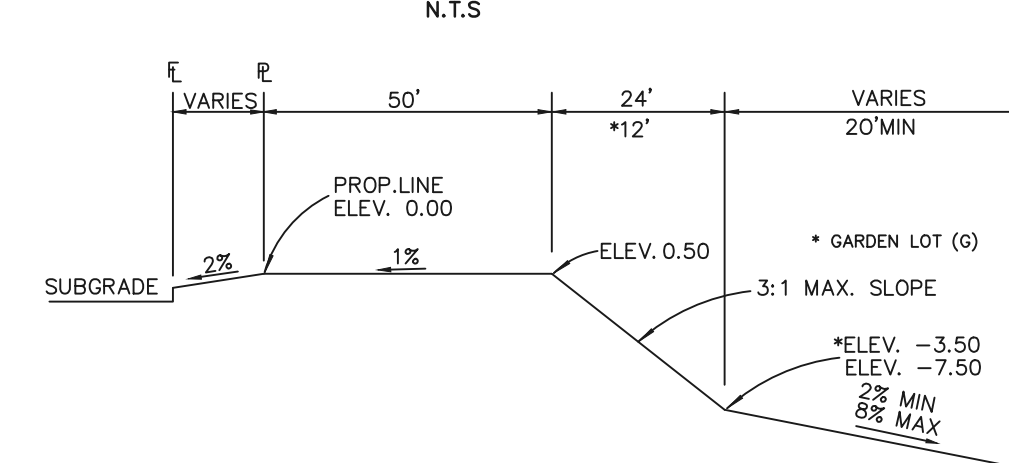
NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS



TYPICAL (A) LOT  
N.T.S.



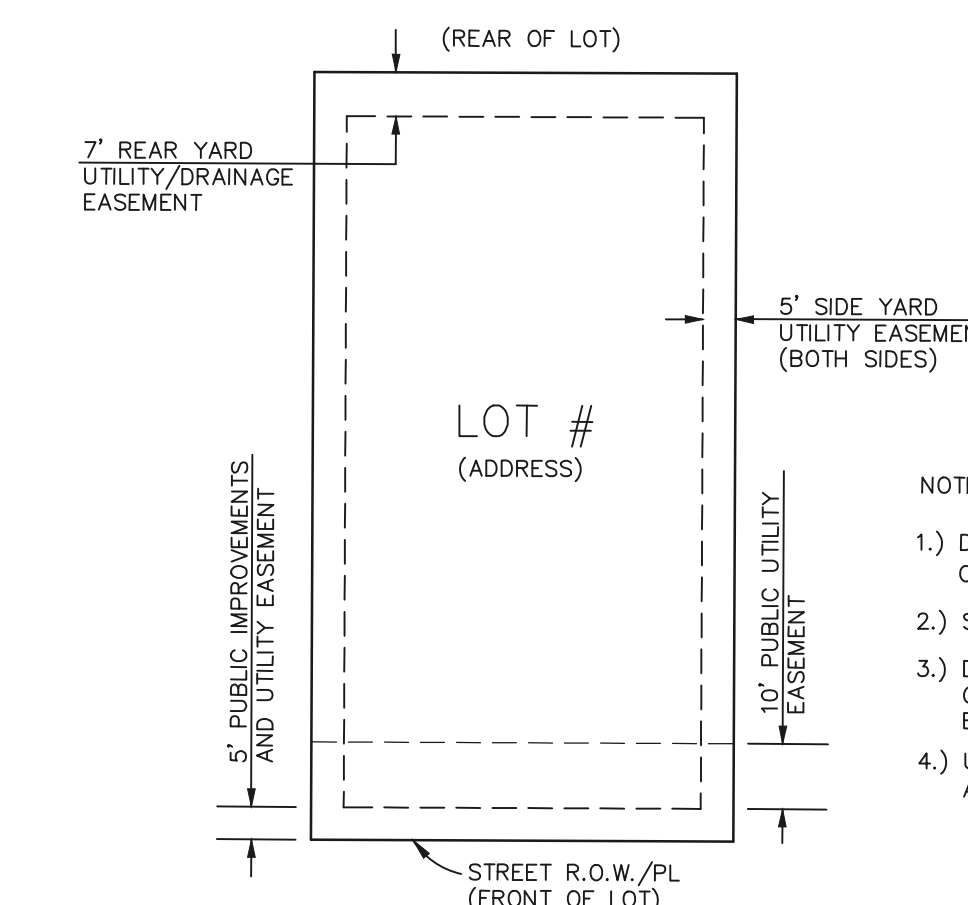
TYPICAL (B) LOT  
N.T.S.



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

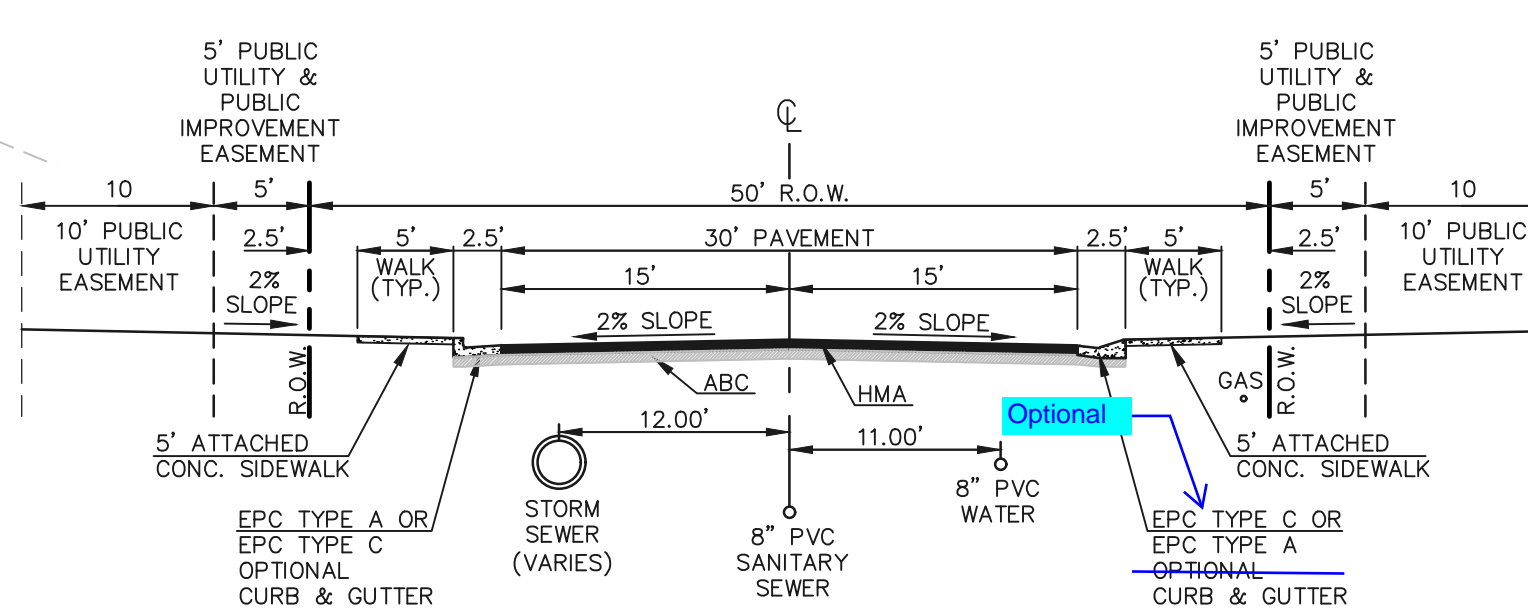
TYPICAL NATURAL LOT (N)  
NO OVERLOT GRADING TO TAKE PLACE (NATURAL)

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

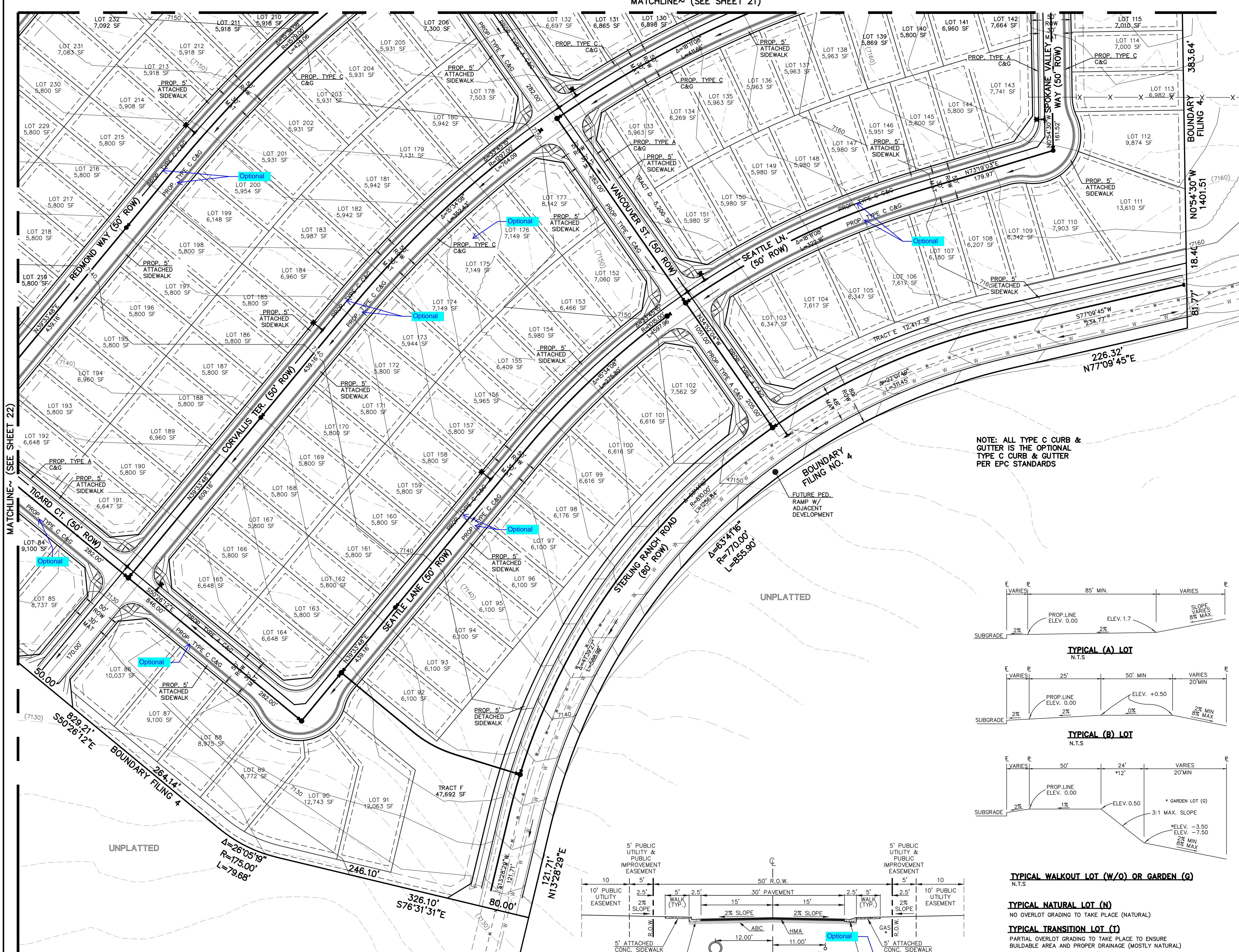


DETAIL: TYPICAL LOT EASEMENTS  
N.T.S.

- 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.



MATCHLINE~ (SEE SHEET 25)

**CLASSIC CONSULTING**

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

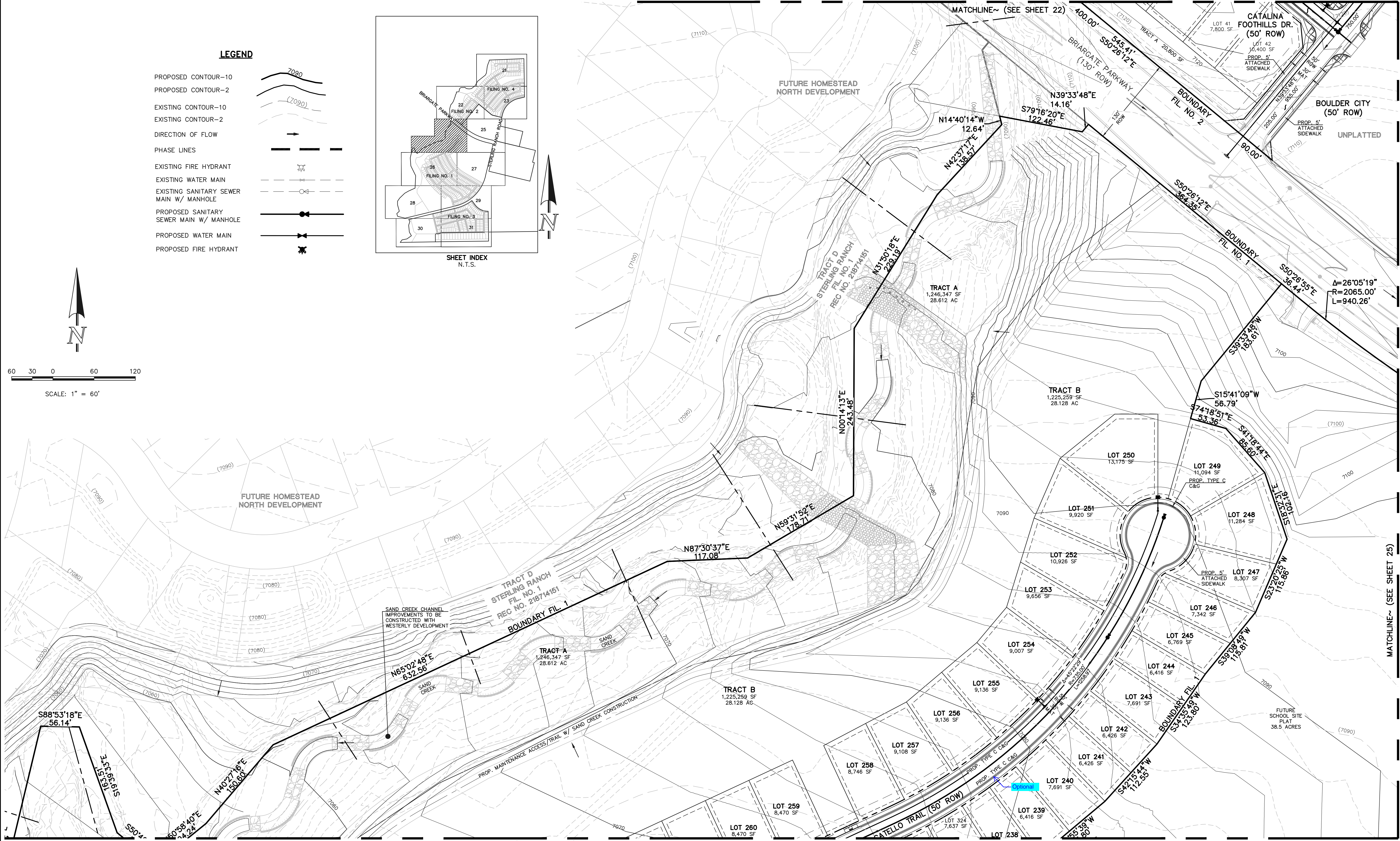
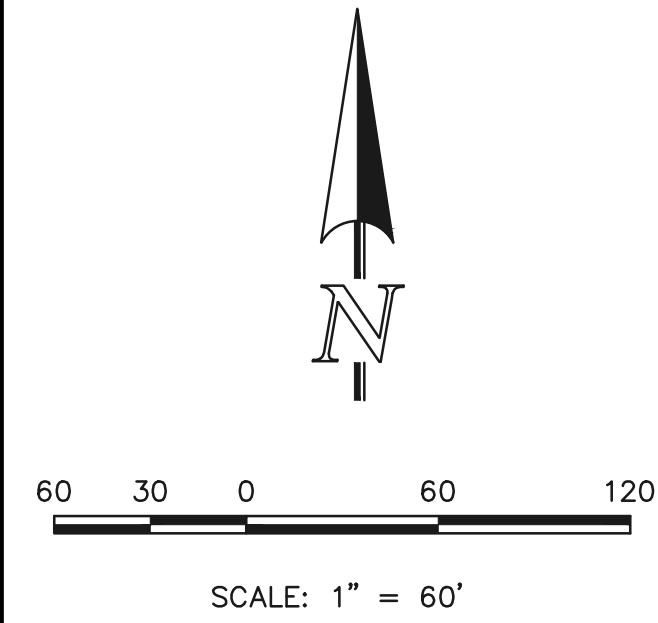
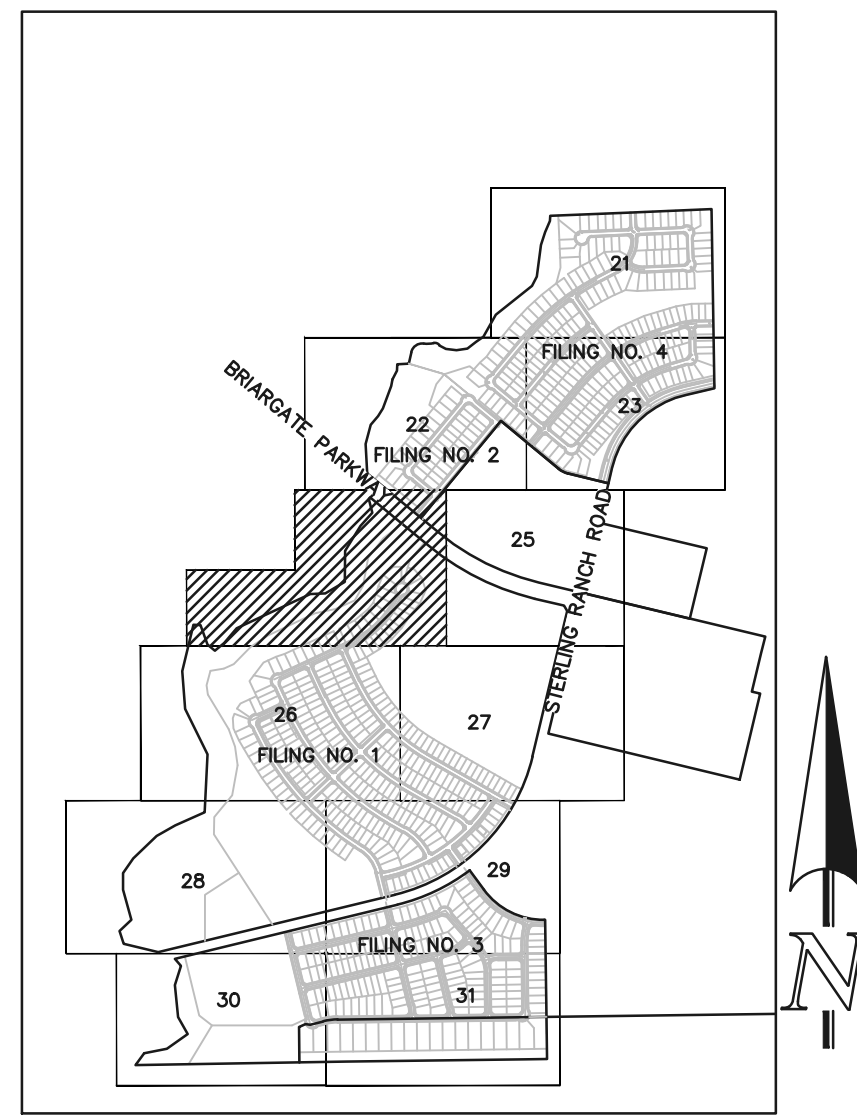
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DRAWN BY	ESO	(H) 1" = 60'	SHEET	23 OF 36
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.22	

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N:\118322\URBANS\DEVELOPMENT\03-NEE\SHEET 23-EG-03.dwg, 12/7/2022, 12:05:32 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



MATCHLINE~ (SEE SHEET 26)

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



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

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

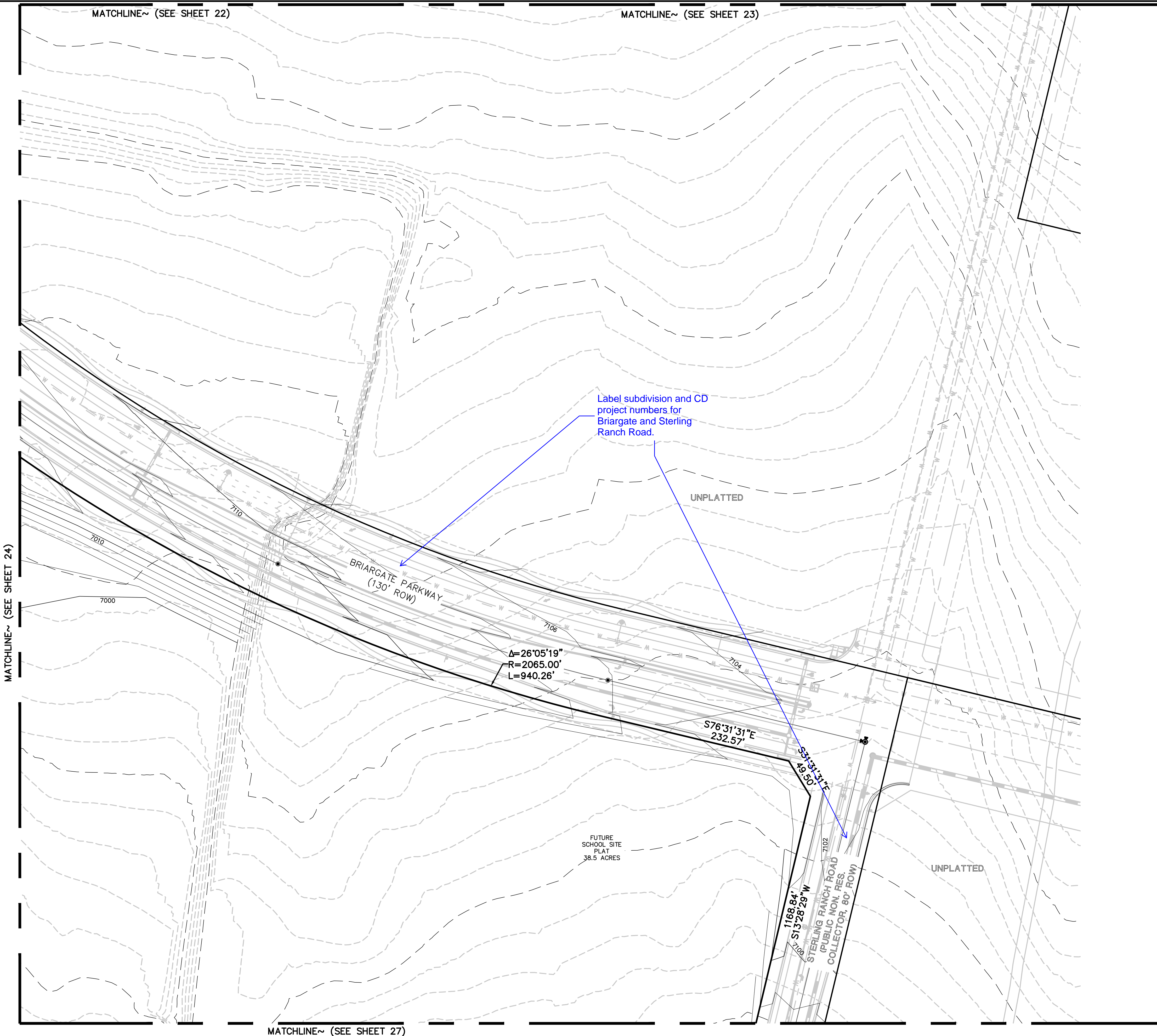
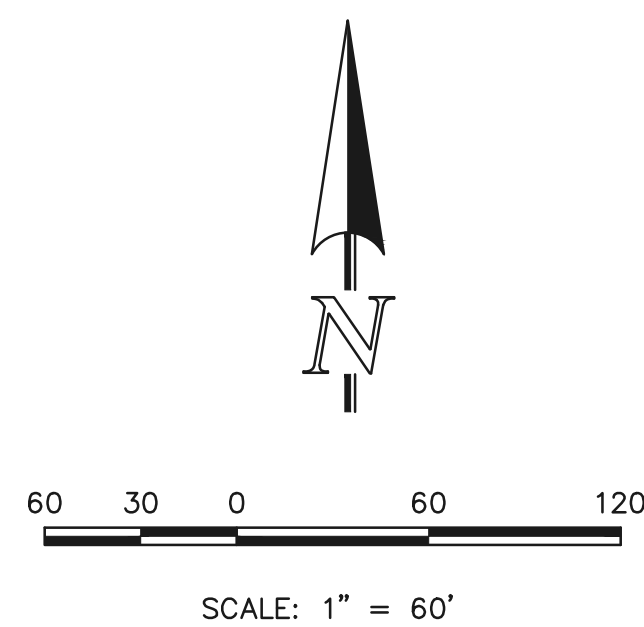
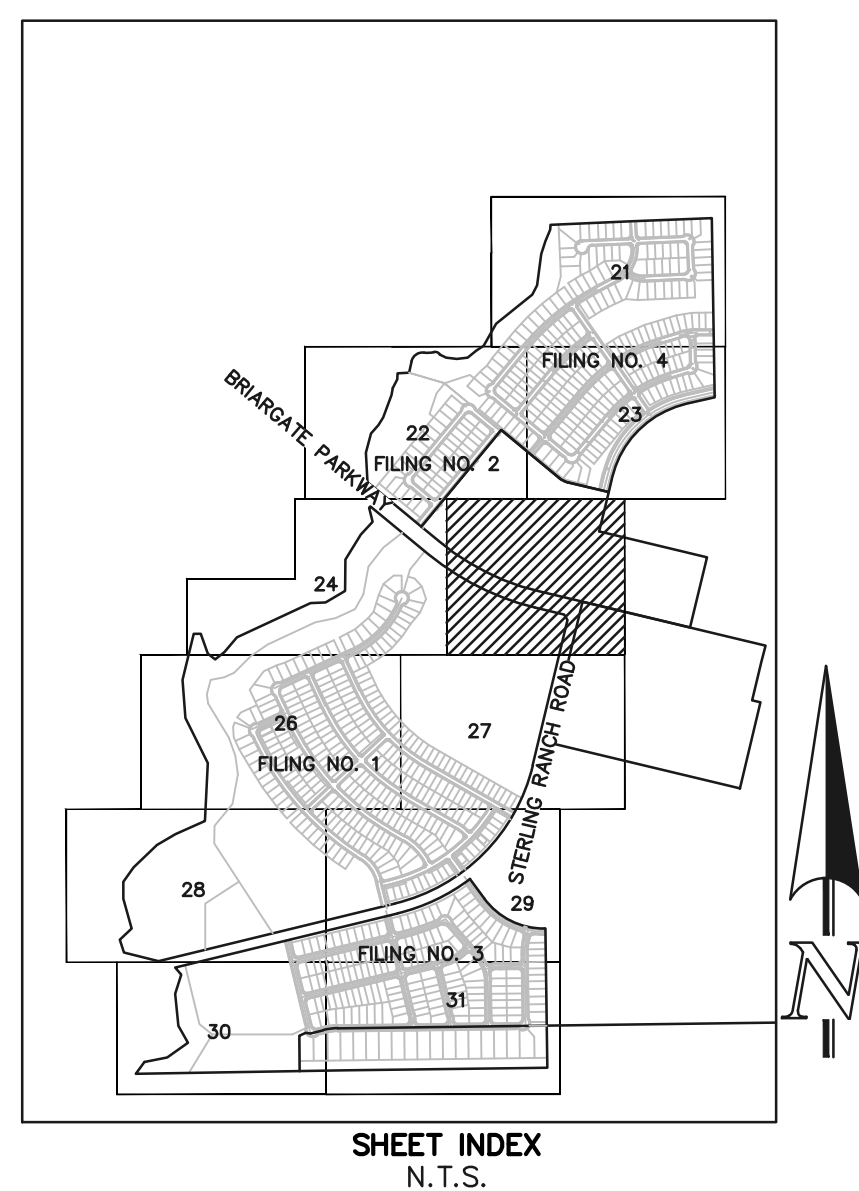
MATCHLINE~ (SEE SHEET 25)

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**LEGEND**

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



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

**CLASSIC CONSULTING**<sup>SM</sup>

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Colorado Springs, Colorado 80903

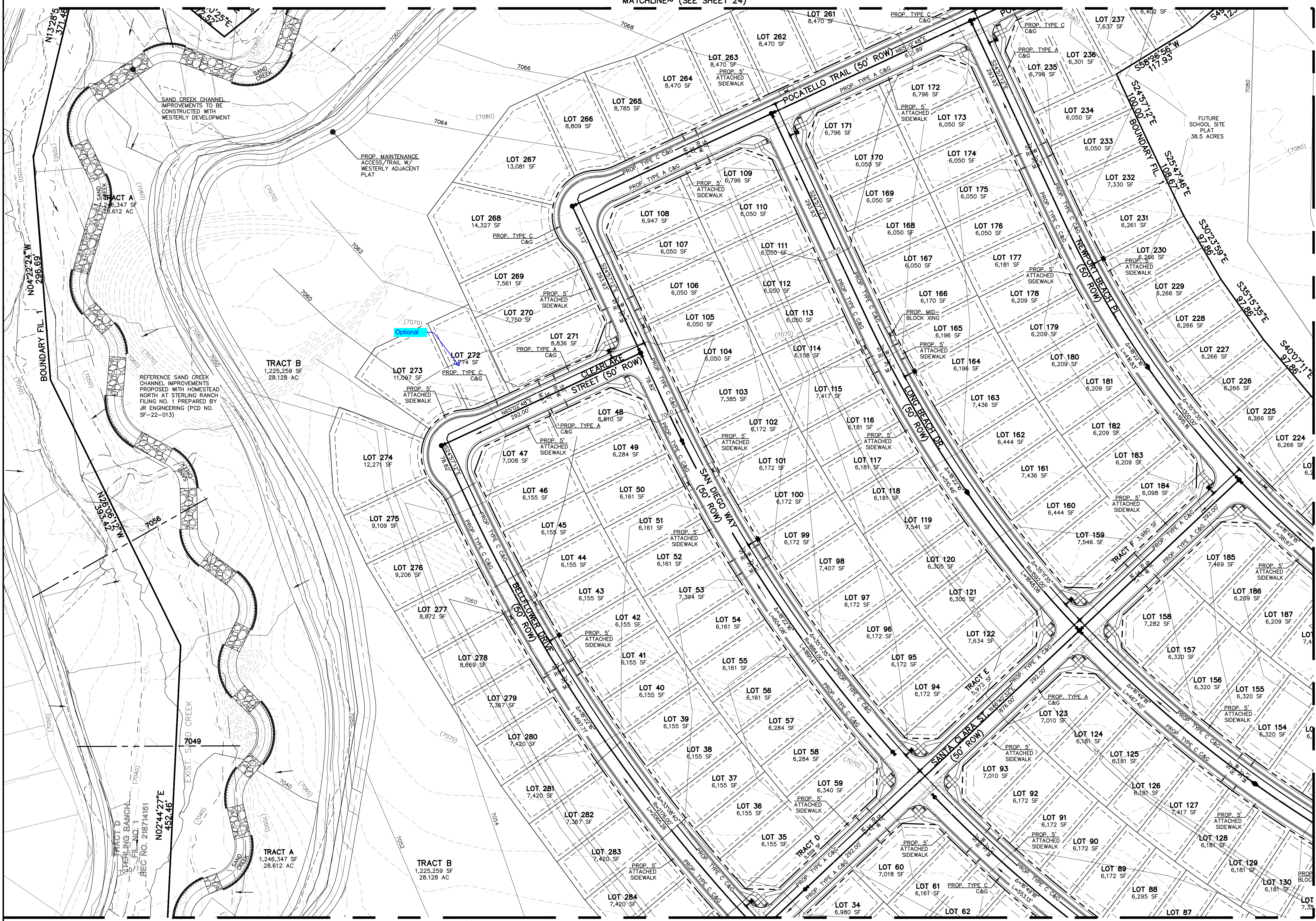
(719) 785-0790  
(719) 785-0799 (Fax)

**STERLING RANCH EAST PRELIMINARY PLAN NO. 1**

**PRELIMINARY GRADING & UTILITY PLAN**

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

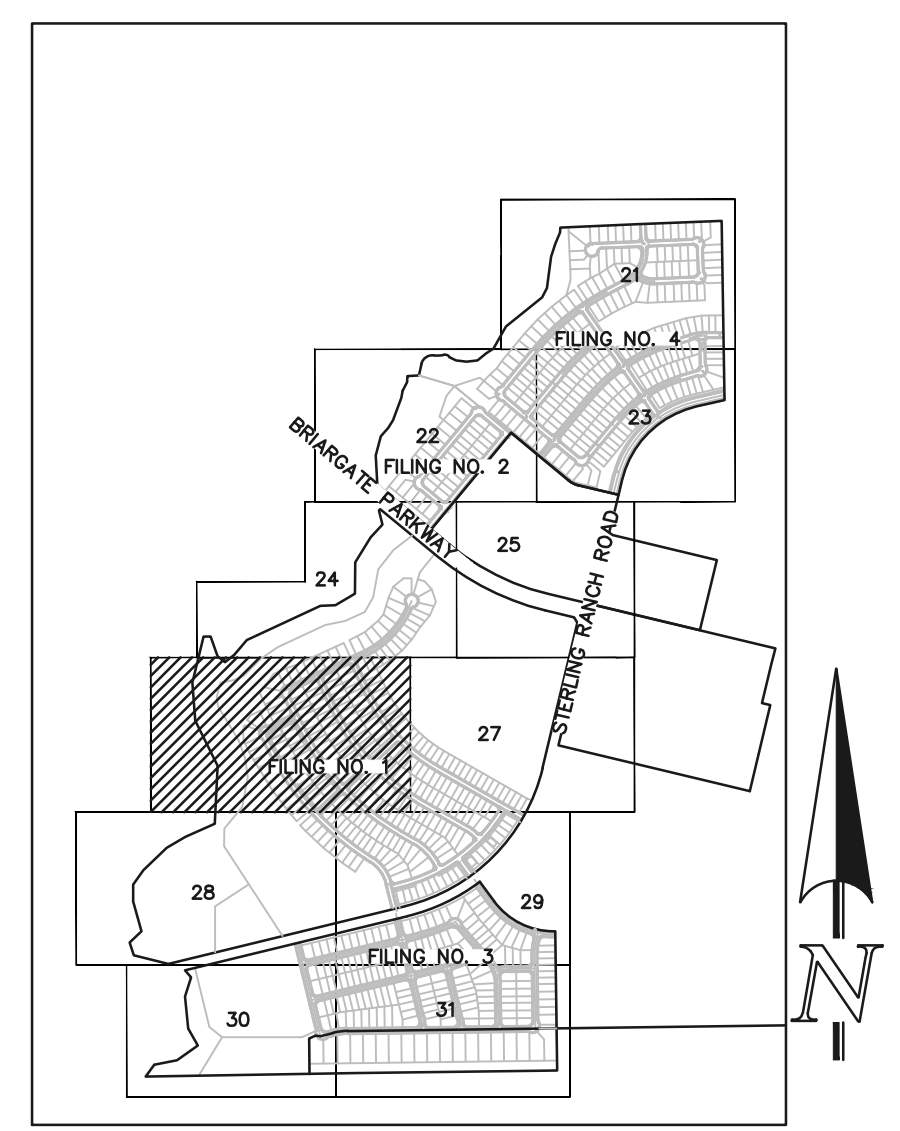
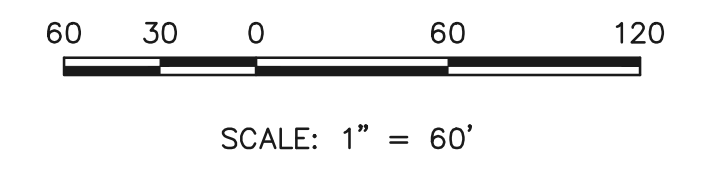
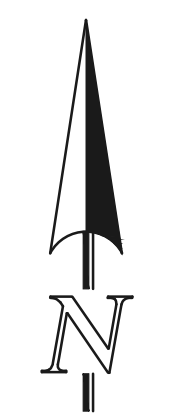
MATCHLINE~ (SEE SHEET 24)



LEGEND

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

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



SHEET INDEX N.T.S.

MATCHLINE~ (SEE SHEET 28)



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

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



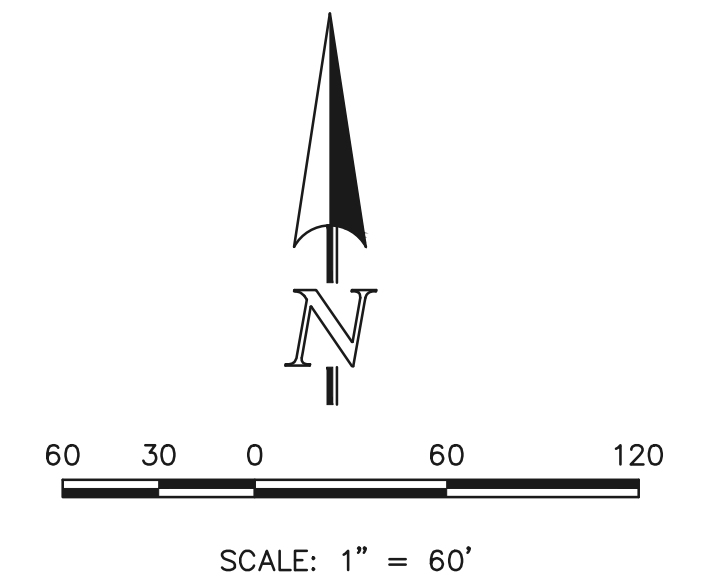
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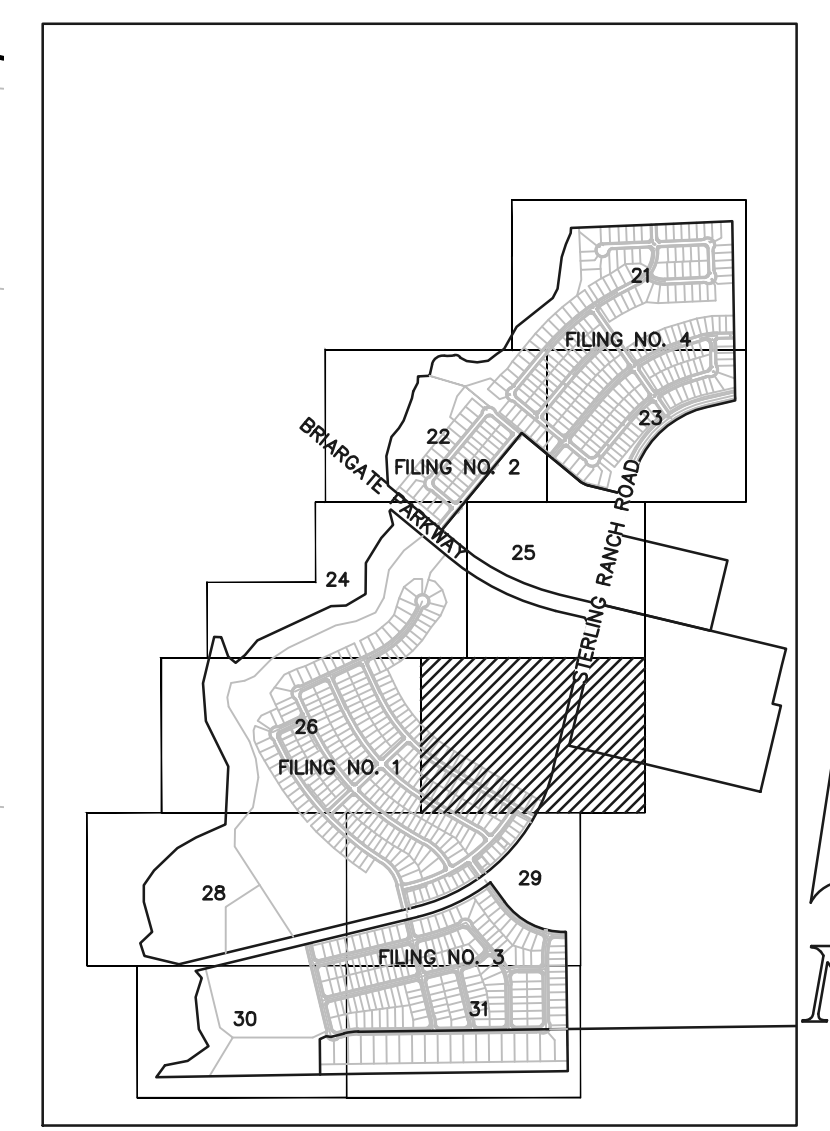
MATCHLINE ~ (SEE SHEET 25)

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- 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
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- PROPOSED FIRE HYDRANT



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



SHEET INDEX N.T.S.



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

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

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



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

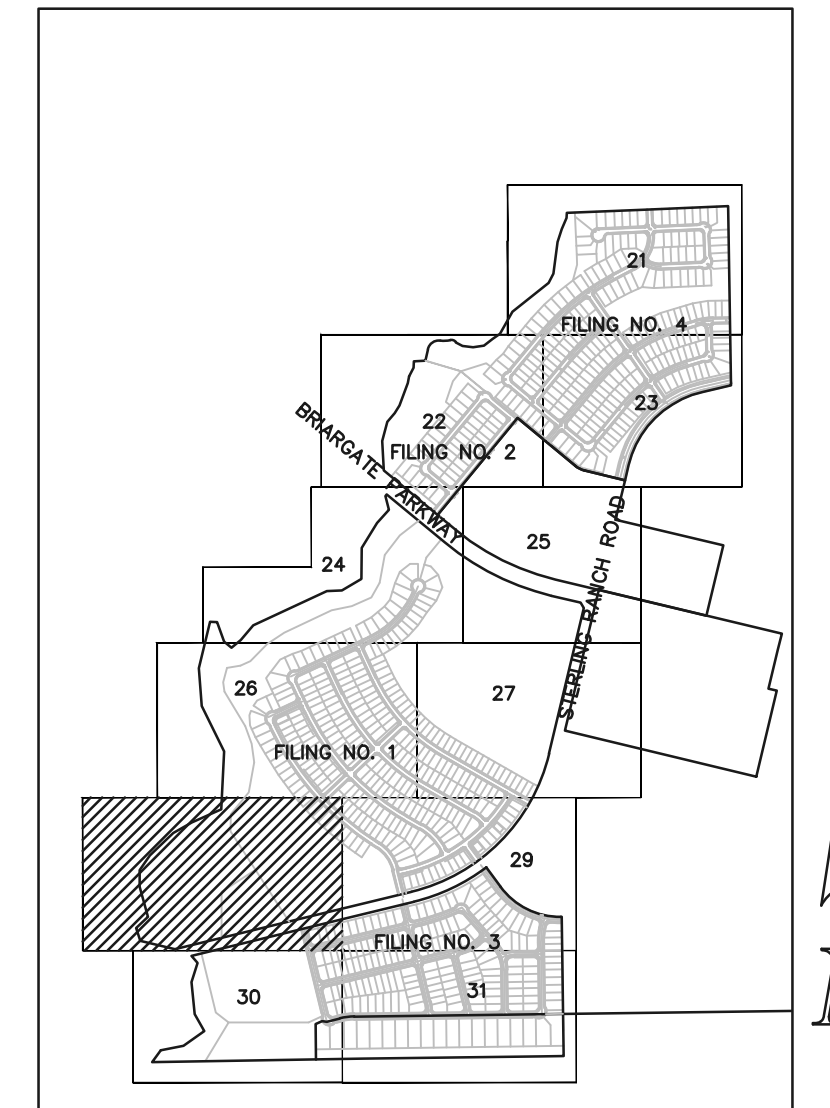
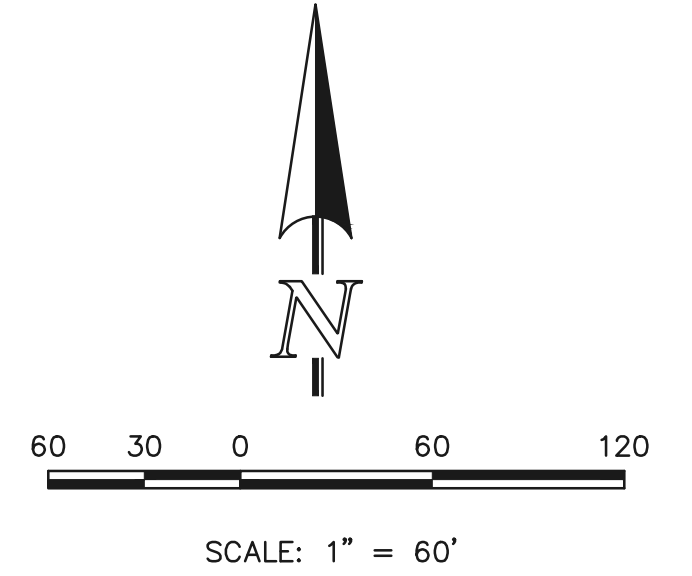
NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

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

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



SHEET INDEX N.T.S.



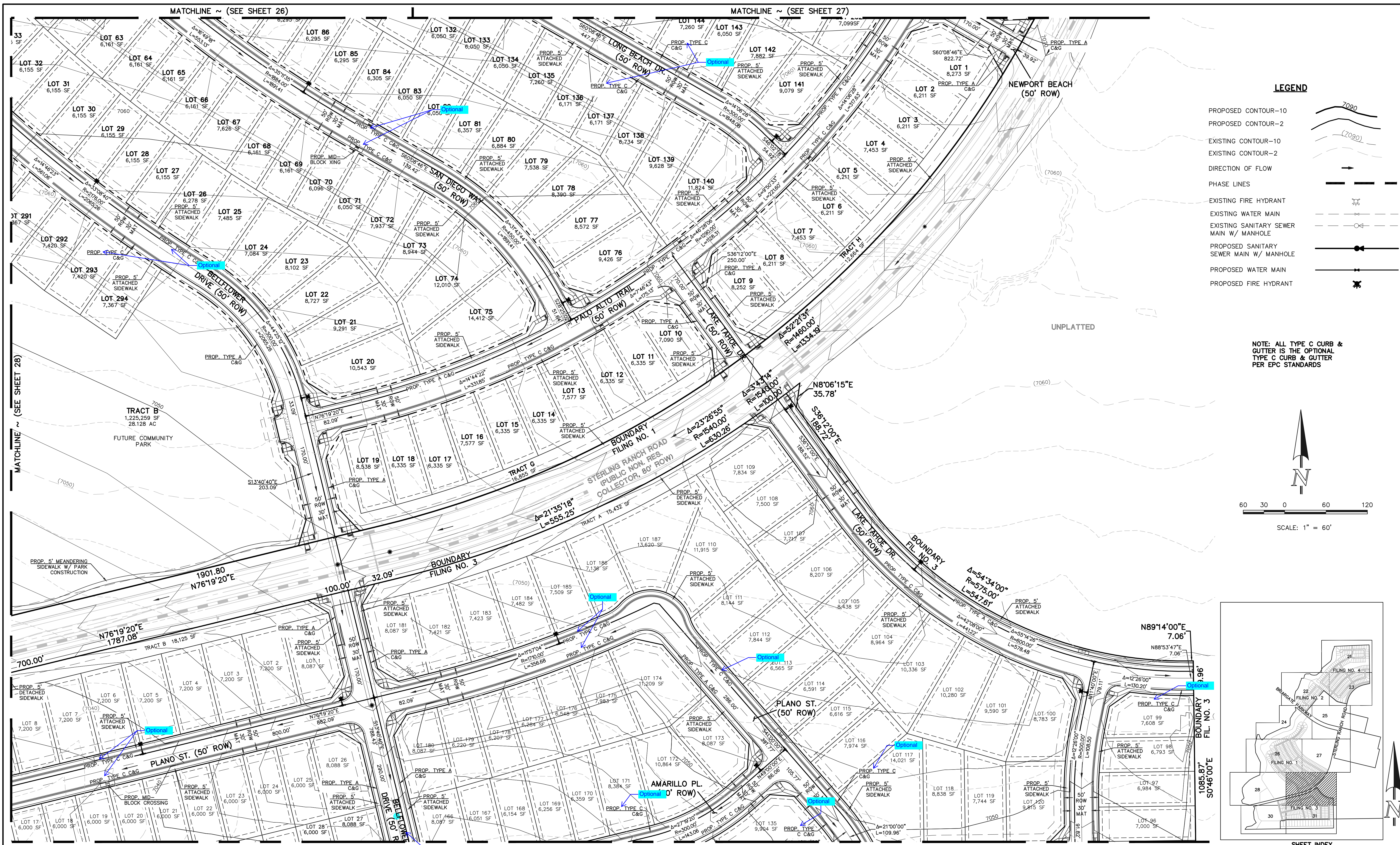
STERLING RANCH EAST PRELIMINARY  
PLAN NO. 1  
PRELIMINARY GRADING & UTILITY PLAN

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

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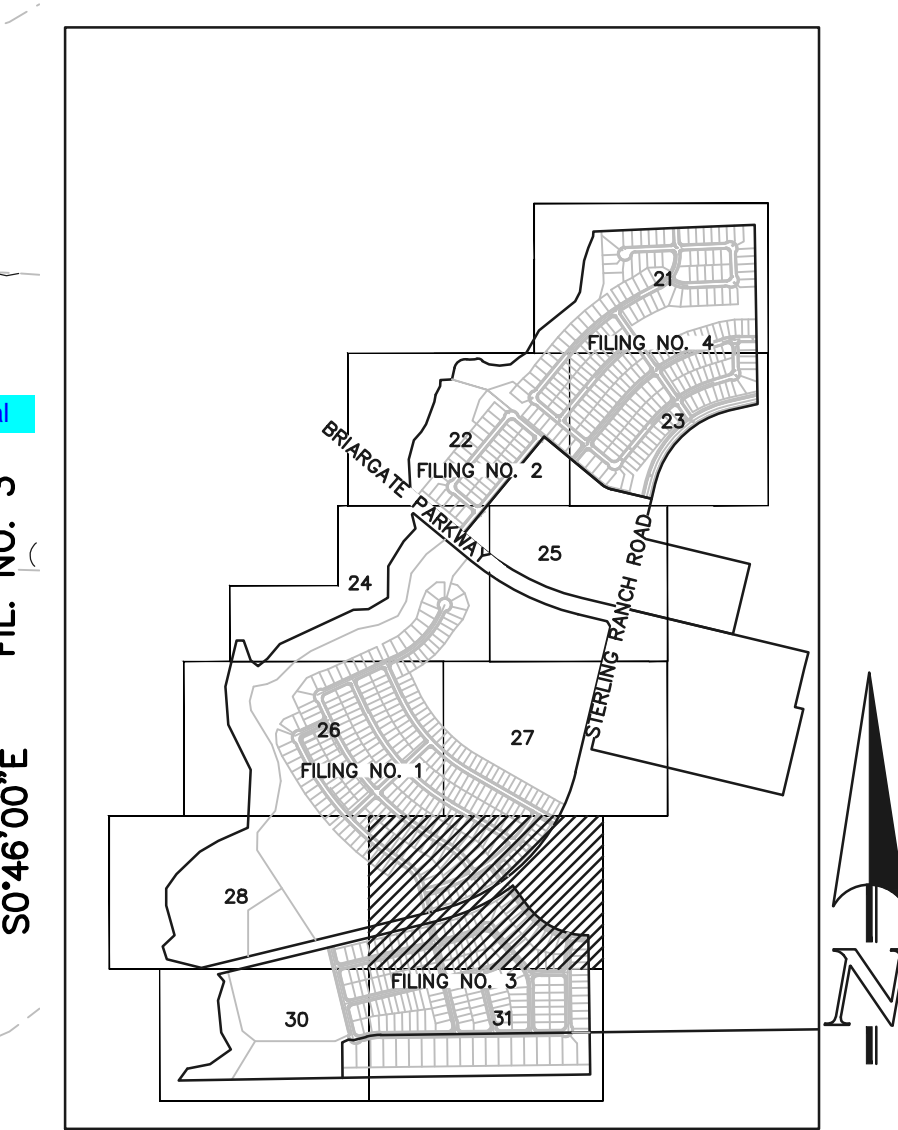
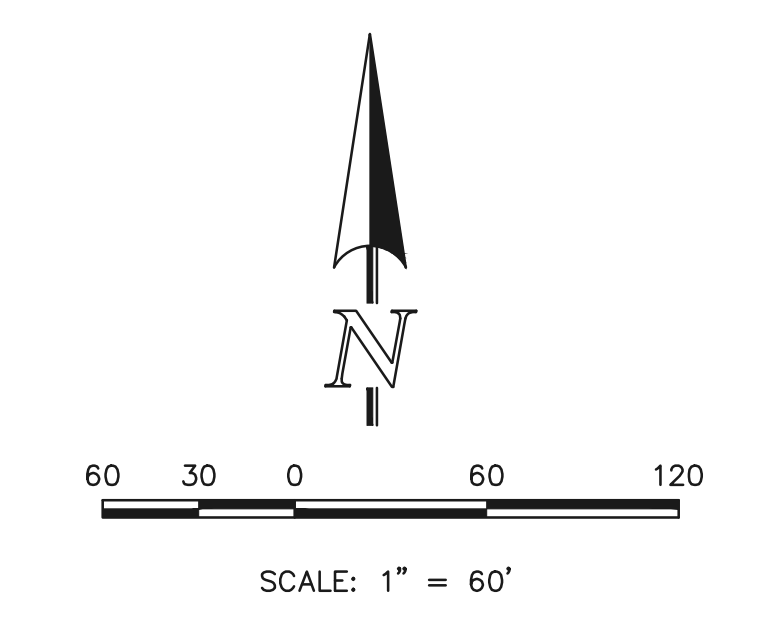




**LEGEND**

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
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- EXISTING SANITARY SEWER MAIN W/ MANHOLE
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NOTE: ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS



SHEET INDEX N.T.S.

MATCHLINE ~ (SEE SHEET 26)

MATCHLINE ~ (SEE SHEET 27)

MATCHLINE ~ (SEE SHEET 28)

MATCHLINE ~ (SEE SHEET 31)

Verify street name



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

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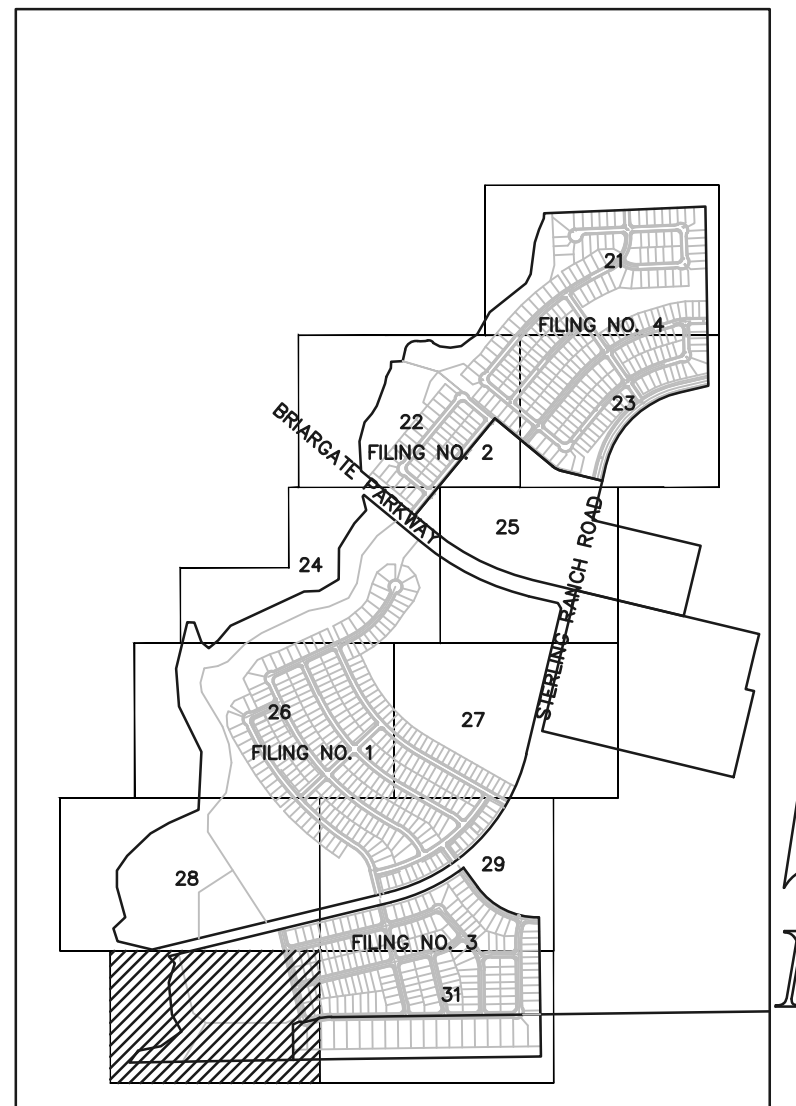
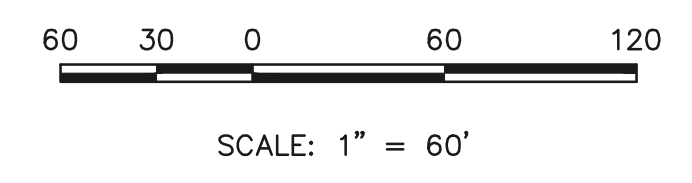
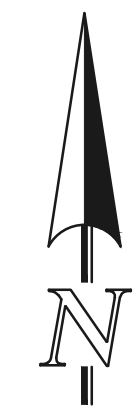
Differentiate between Channel construction & site grading contours. If Sand Creek is expected to occur first, show as existing contours.

MATCHLINE ~ (SEE SHEET 28)

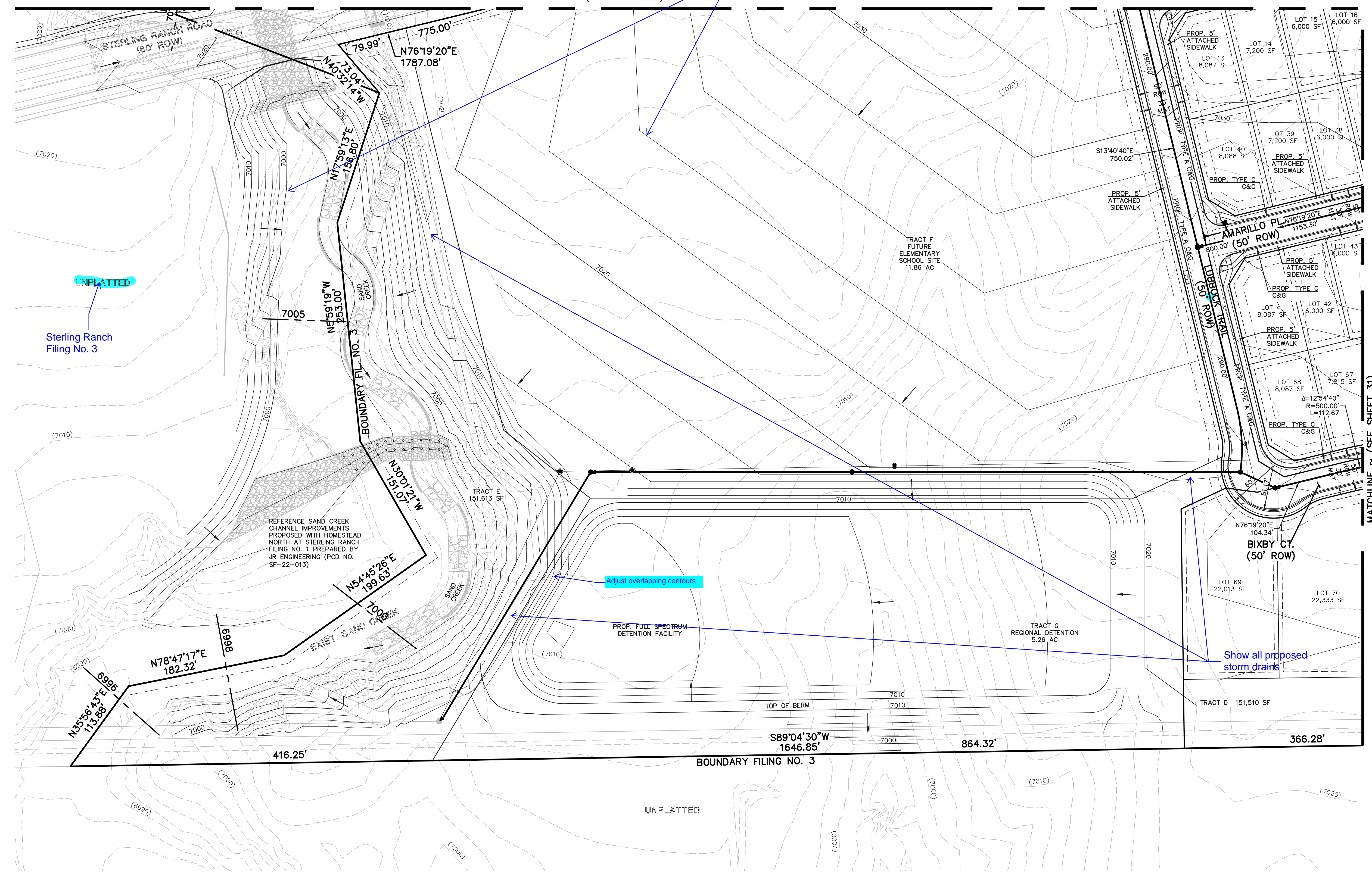
**LEGEND**

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- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
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- PROPOSED FIRE HYDRANT

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



SHEET INDEX  
N.T.S.



UNPLATTED  
Sterling Ranch Filing No. 3

Adjust overlapping contours

Show all proposed storm drains



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

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



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MATCHLINE ~ (SEE SHEET 29)

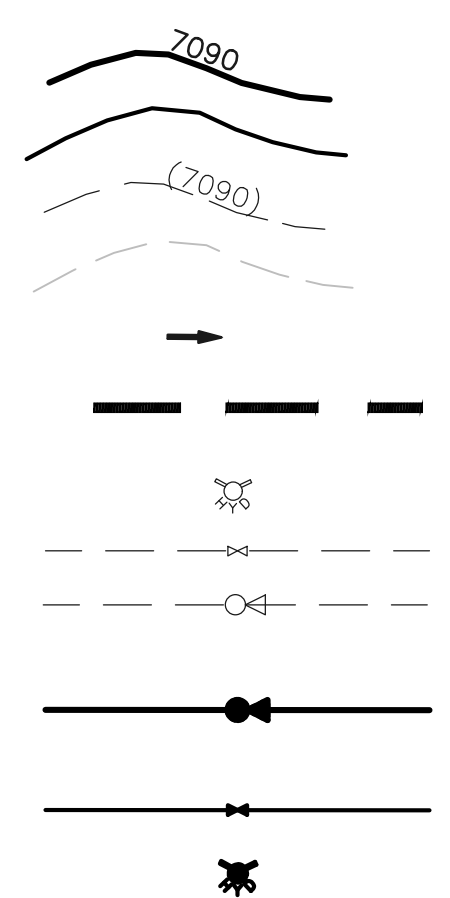


MATCHLINE ~ (SEE SHEET 30)

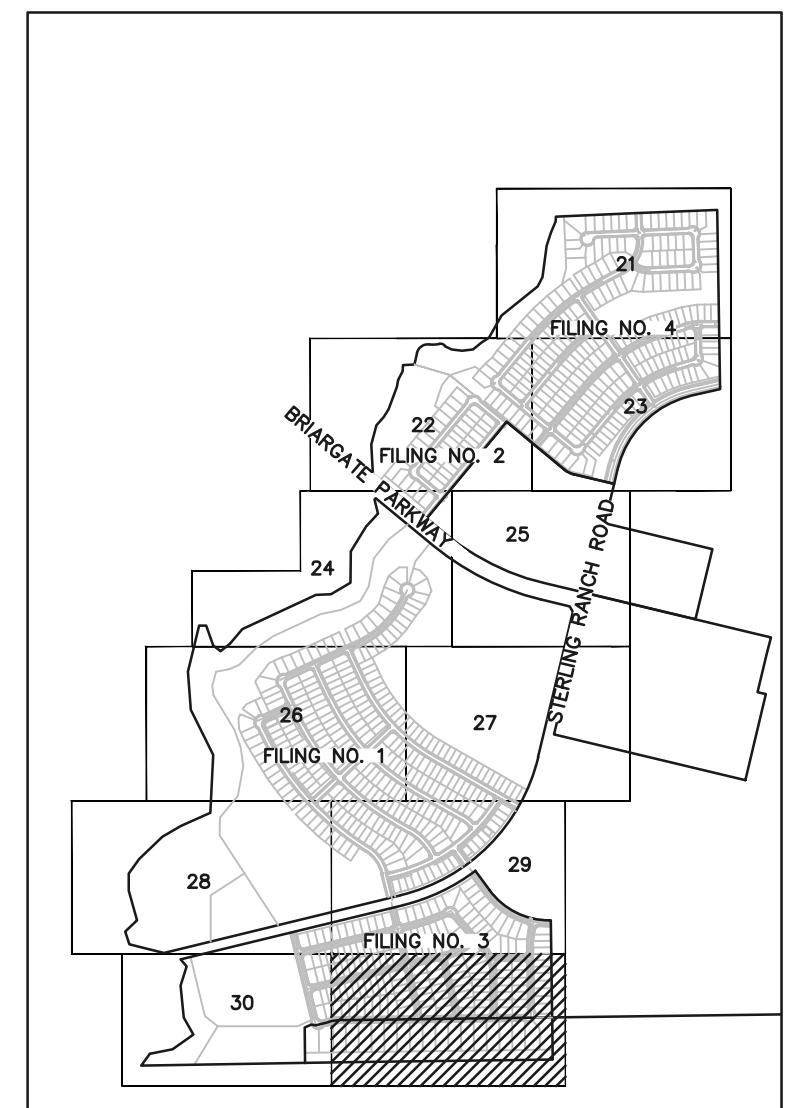
Label all easements

**LEGEND**

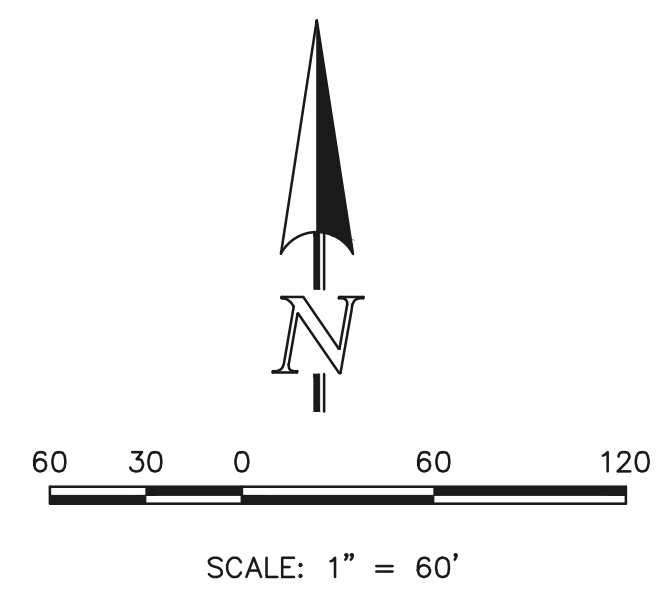
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
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- PROPOSED FIRE HYDRANT



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



SHEET INDEX N.T.S.



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

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

N:\118322\DRAWINGS\DEVELOPMENT\DP-MES SHEET 31.dwg - 12/7/2022 12:18:35 PM, 1:1

# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

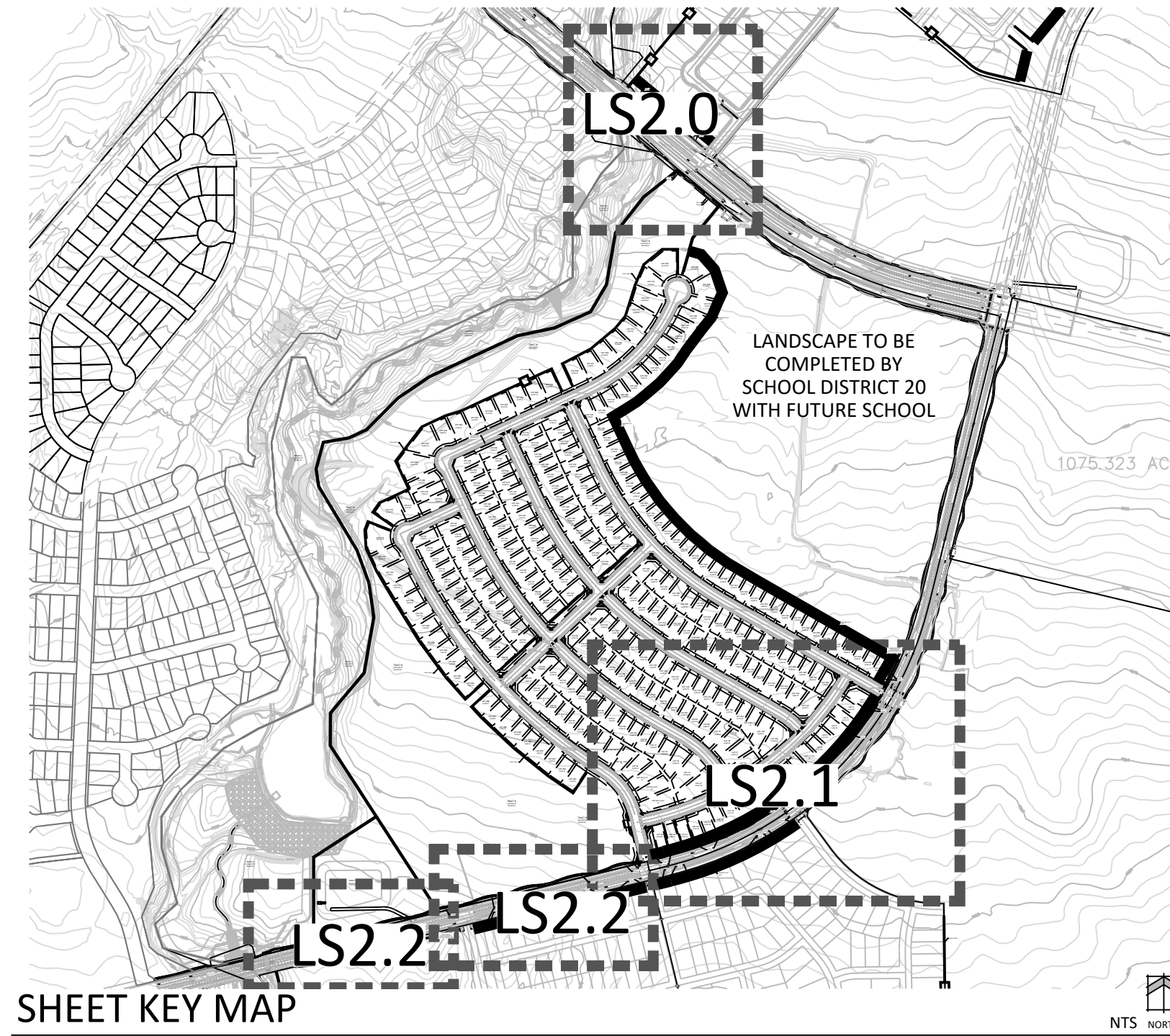
## PRELIMINARY PLAN

### LANDSCAPE NOTES

- 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.
- 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.
 

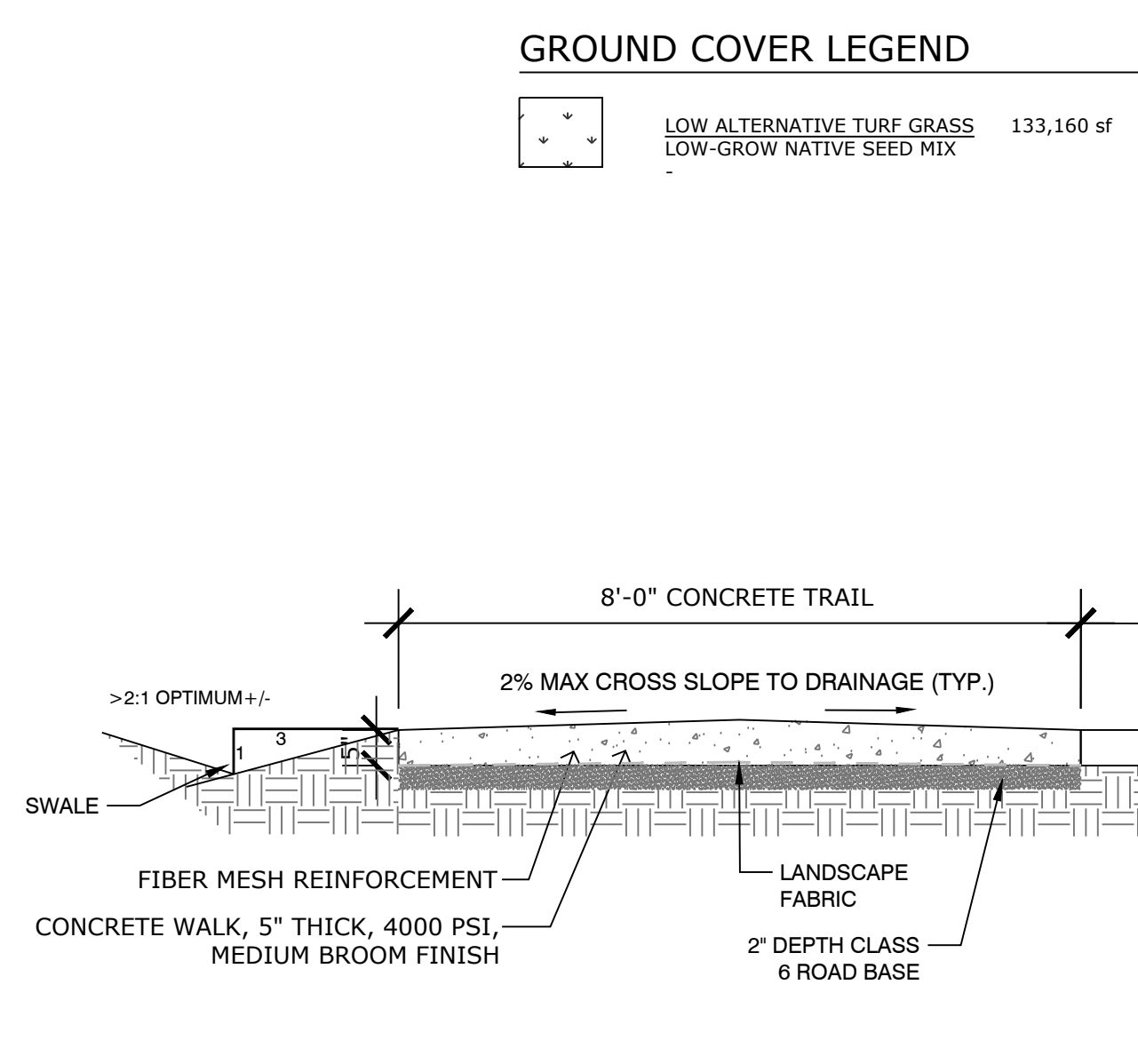
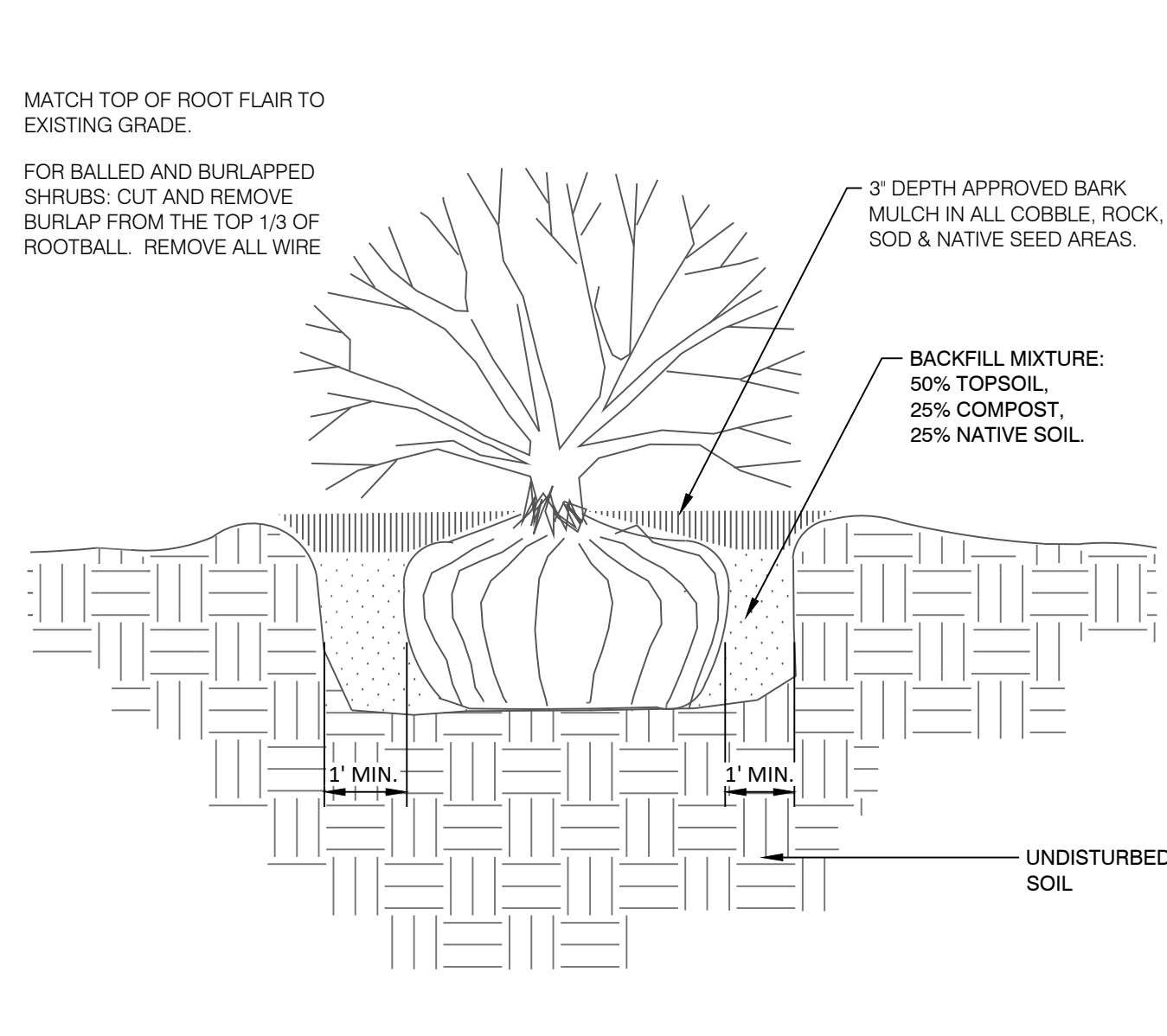
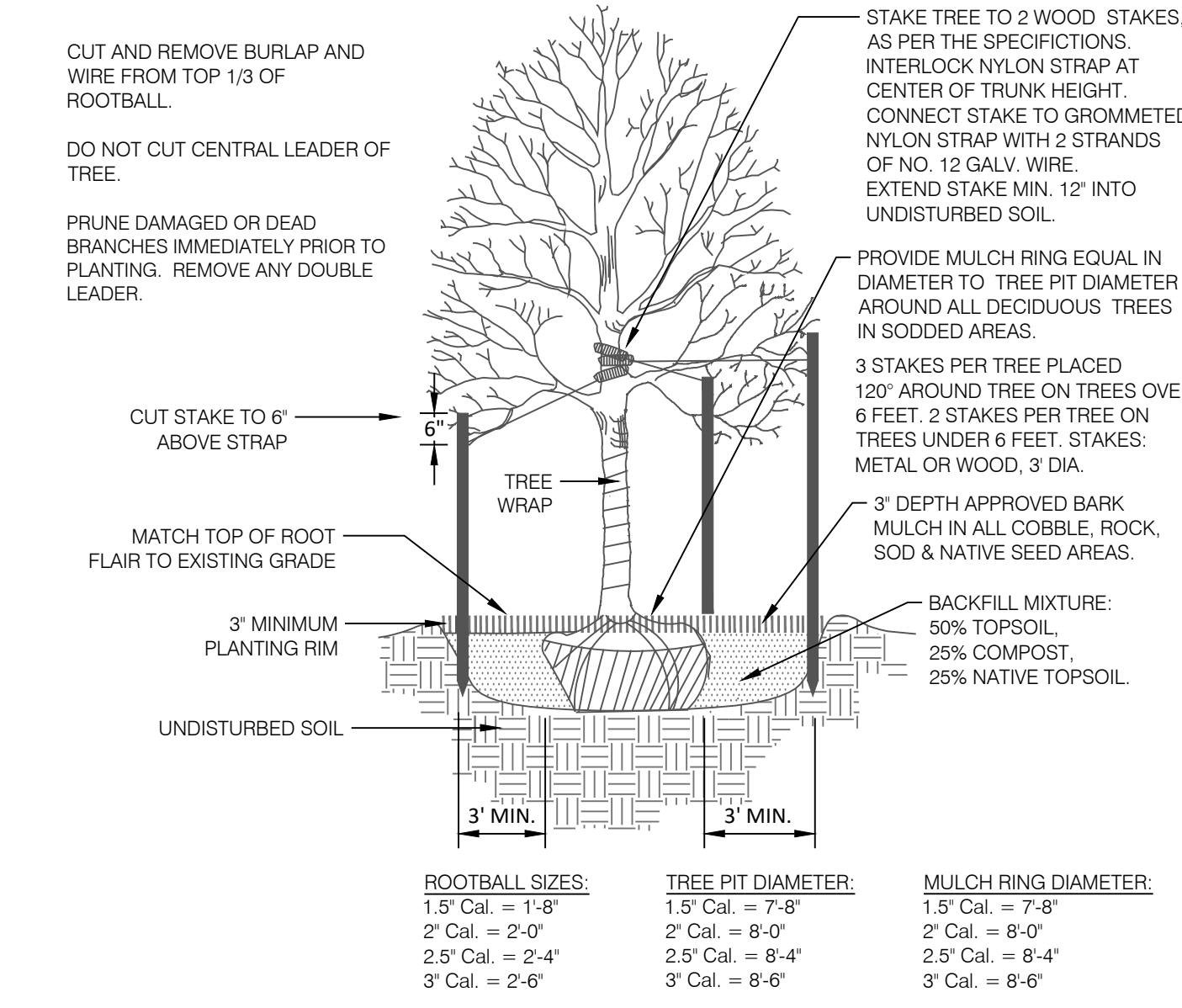
NITROGEN	0 LBS/1000SF
PHOSPHORUS (P2O5)	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

RECOMMENDED SOIL AMENDMENT:  
TRI-MIX III as supplied by C&C Sand  
-To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOG 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.
- SOG TO BE TALL FESCUE BLEND.
- NO SOG SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOG, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOG, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOG AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- 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.
- 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.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- 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.
- THESE PLANS ARE FOR COUNTY APPROVAL ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- 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.



### 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
Ag1	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	



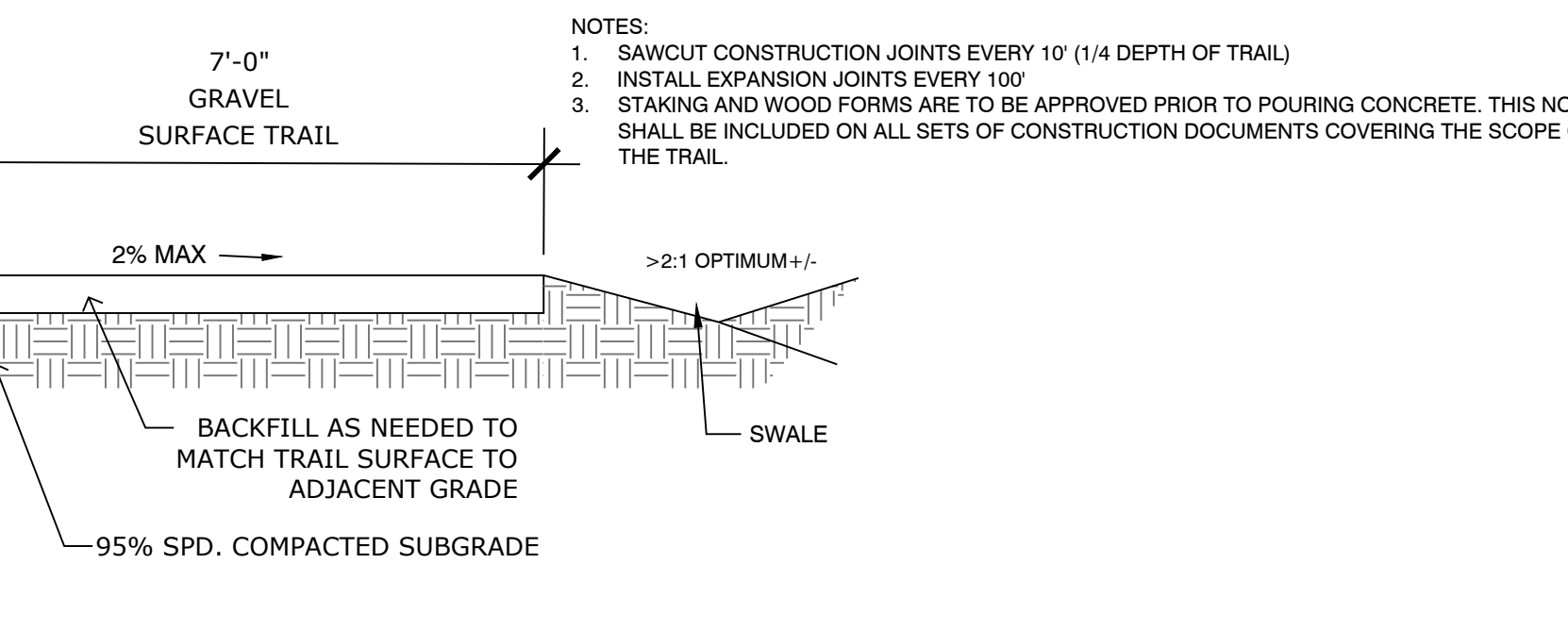
### LANDSCAPE REQUIREMENTS

#### 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'

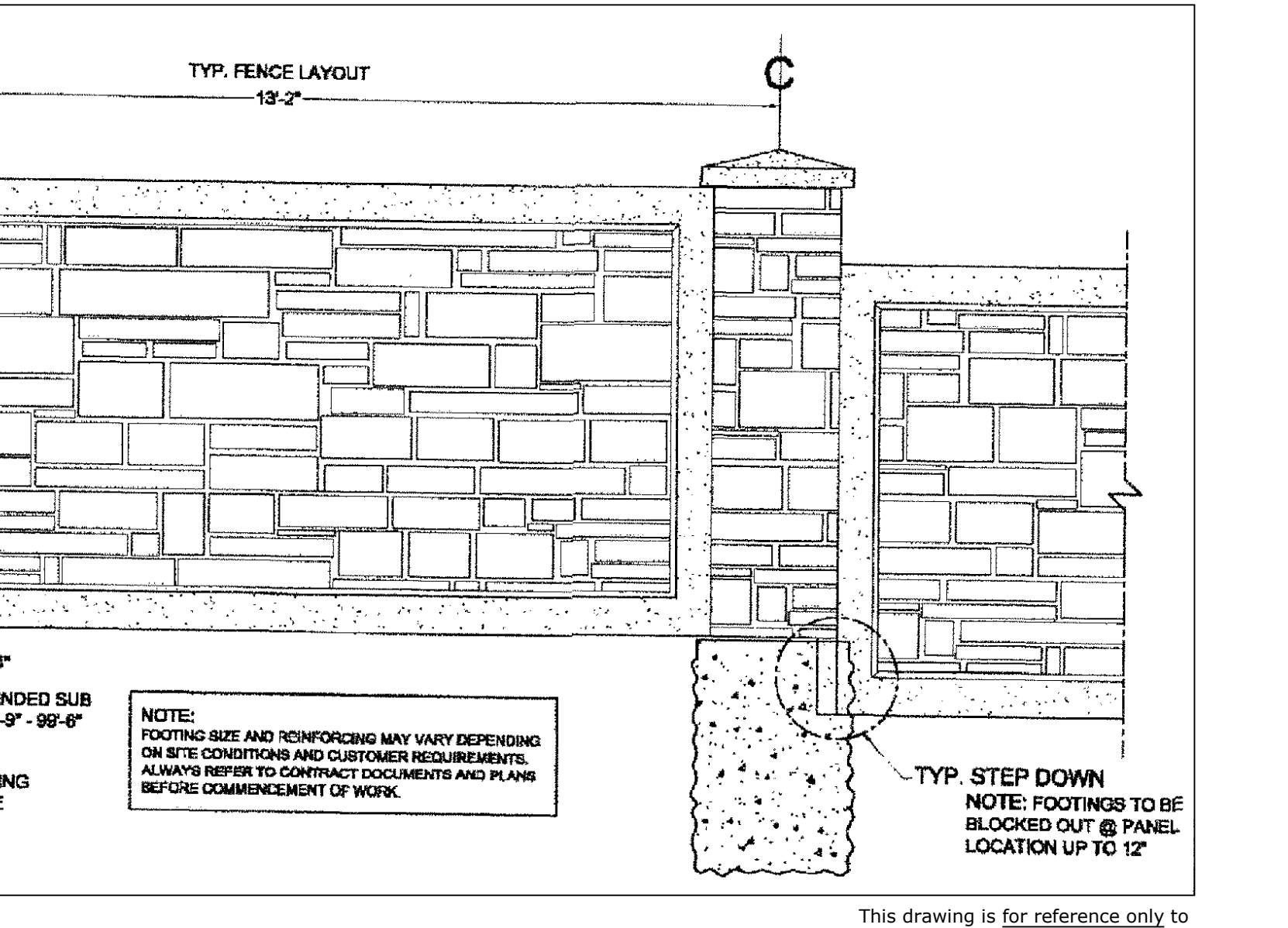
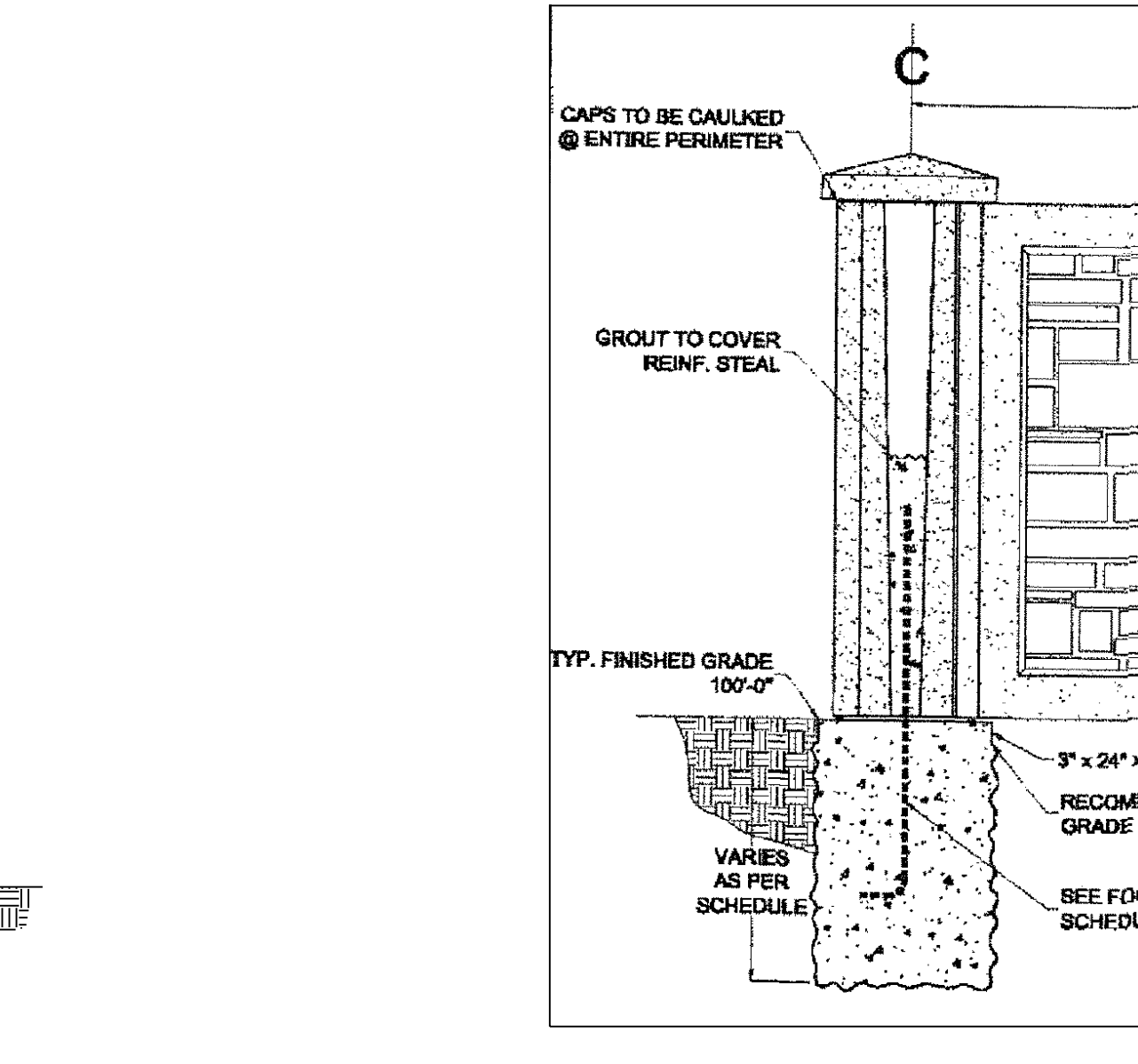
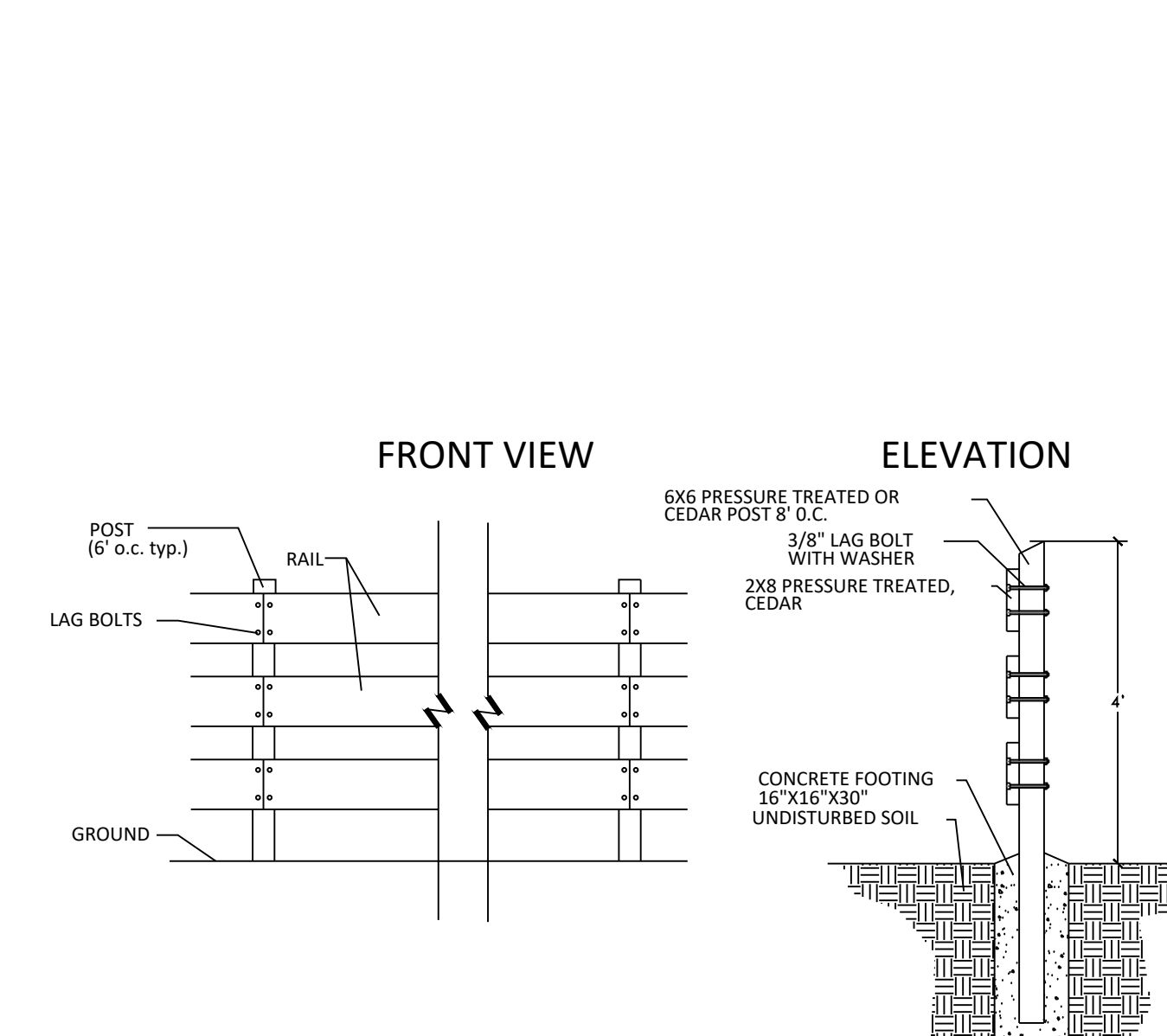
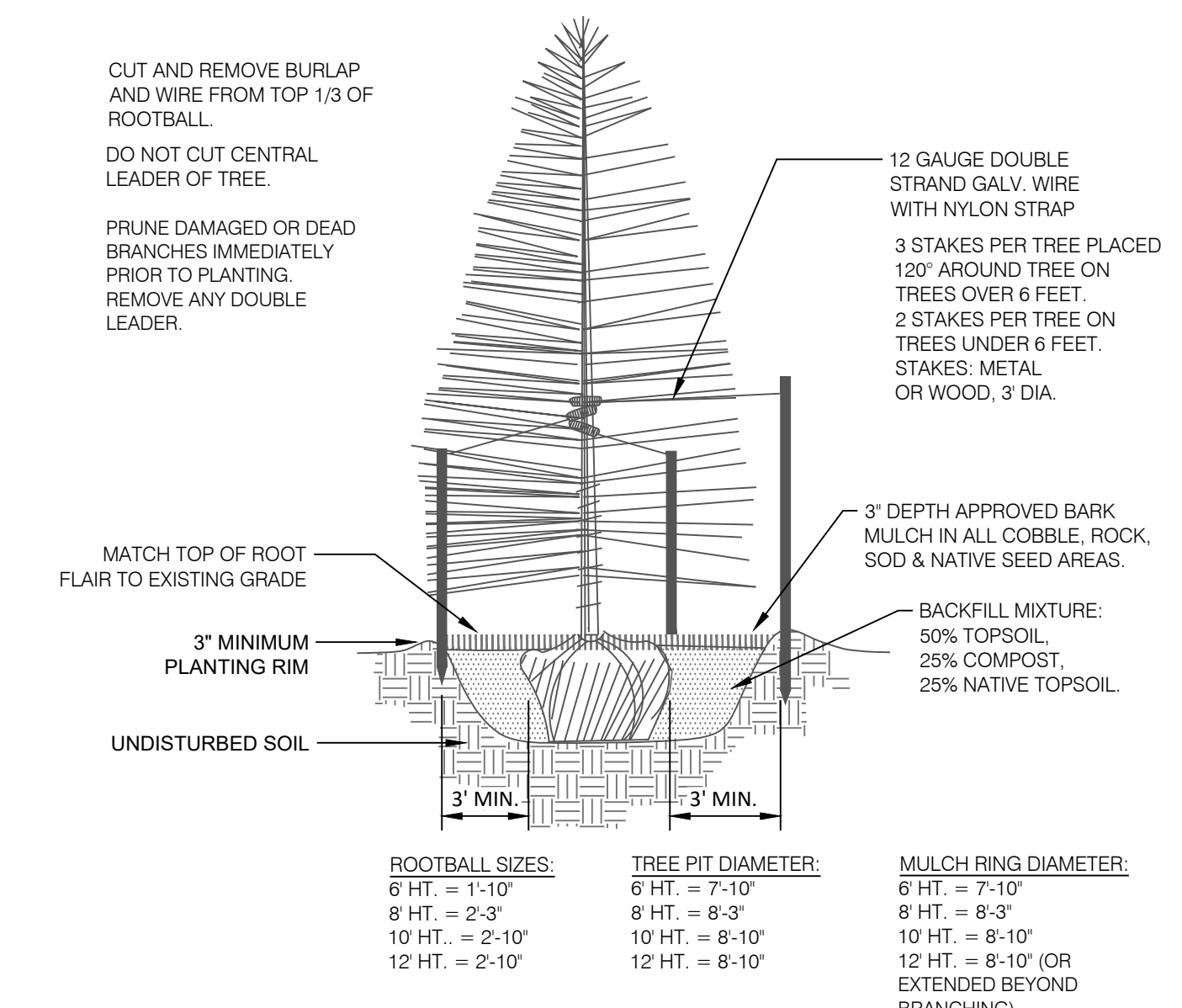
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	No. of Trees Req. / Prov.
x / x	x/x	SR	75% / 75%	137 / 137
x / x	x/x	BG	75% / 75%	57 / 57



1 DECIDUOUS TREE PLANTING DETAIL  
N.T.S. 329343-01

3 SHRUB PLANTING DETAIL  
N.T.S. 329333-03

6 CONCRETE TRAIL  
N.T.S. 329333-03



2 CONIFEROUS TREE PLANTING DETAIL  
N.T.S. 329343-02

4 3 RAIL FENCE  
SCALE: NOT TO SCALE

5 6' CONCRETE SLAT WALL  
SCALE: NOT TO SCALE

ENTITLEMENT  
SCALE: NOT TO SCALE



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# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

### ENTITLEMENT

DATE:	BY:	DESCRIPTION:

### LANDSCAPE NOTES & DETAILS

# LS1.0

32 OF 36

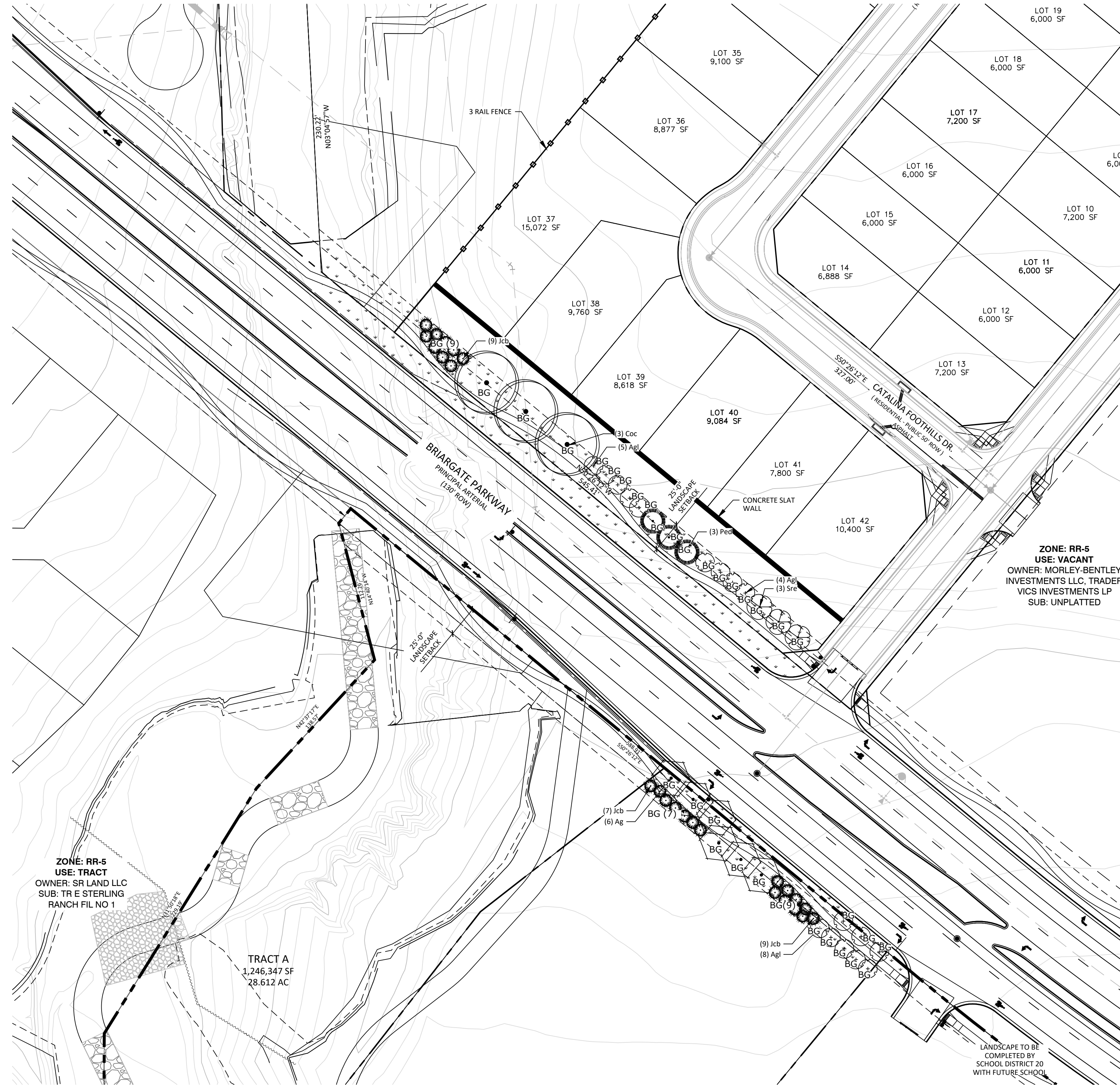
SP-22-004

P:\Clients\Sterling Ranch East\Drawings\Activity\Phase 1 Prelim Plan\SR East Phase 1 LS.dwg (LS.dwg) (LS Notes & Details)-31 12/19/2022 8:43:15 AM alshagins



# STERLING RANCH EAST PHASE 1

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



P:\Classic2\Sterling Ranch East\Drawings\Arch\LP\Phase 1 Prelim Plan\SE East Phase 1 LS.dwg (LS 2.0-32) 12/9/2022 9:49:04 AM Jennifer Shagin



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Tel. 719.471.0073  
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STERLING RANCH EAST  
PRELIMINARY PLAN NO. 1  
EL PASO COUNTY, CO

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

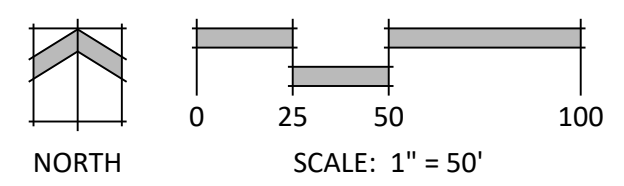
ENTITLEMENT

LANDSCAPE PLAN

LS2.0

33 OF 36

SP-22-004



# STERLING RANCH EAST PHASE 1

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



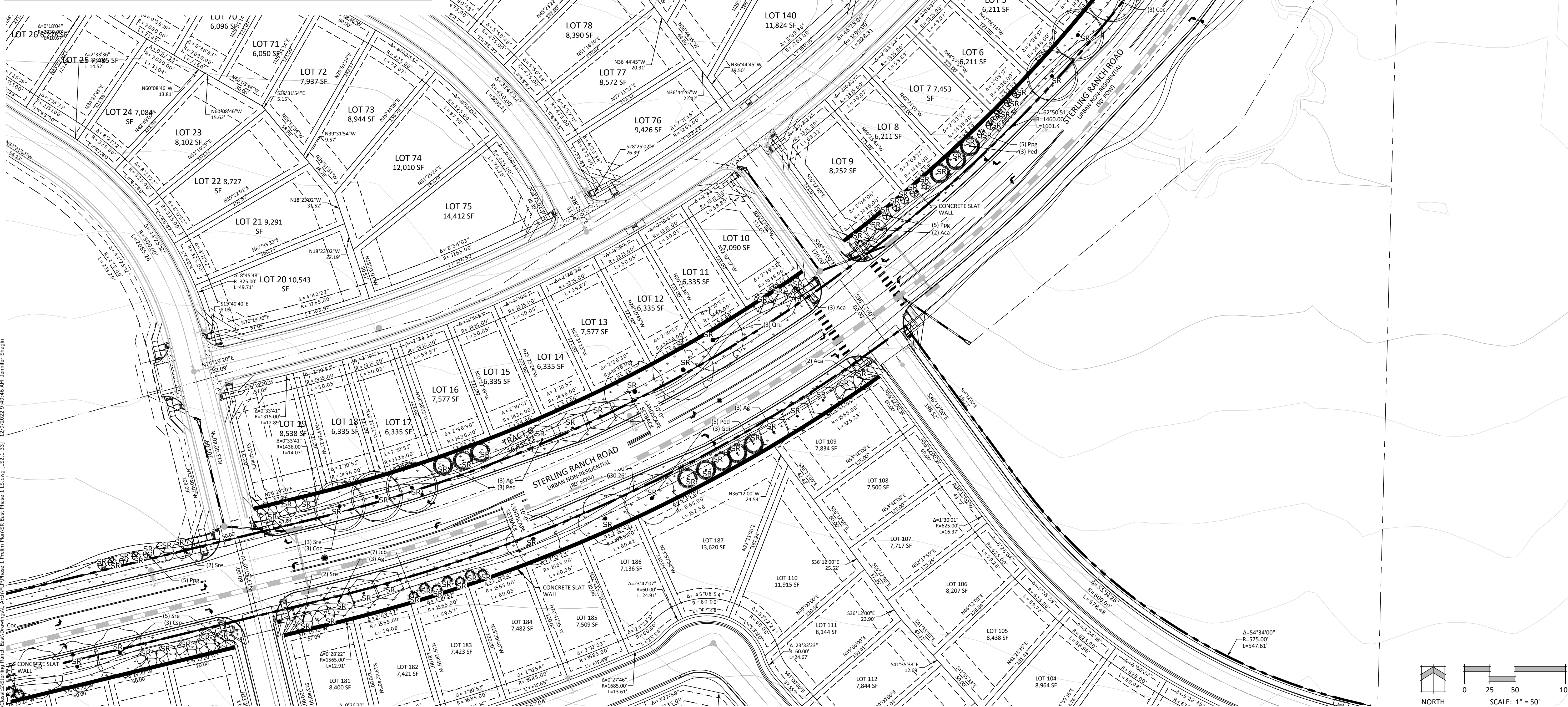
N.E.S. Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903

Tel. 719.471.0073  
 Fax 719.471.0267

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PLANNER / LANDSCAPE ARCHITECT  
 IN ASSOCIATION WITH



## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

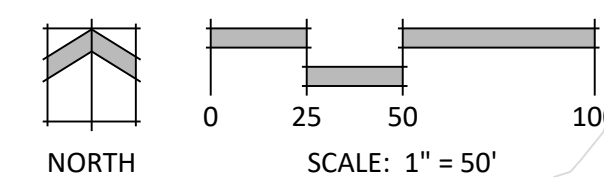
ENTITLEMENT

LANDSCAPE PLAN

# LS2.1

34 OF 36

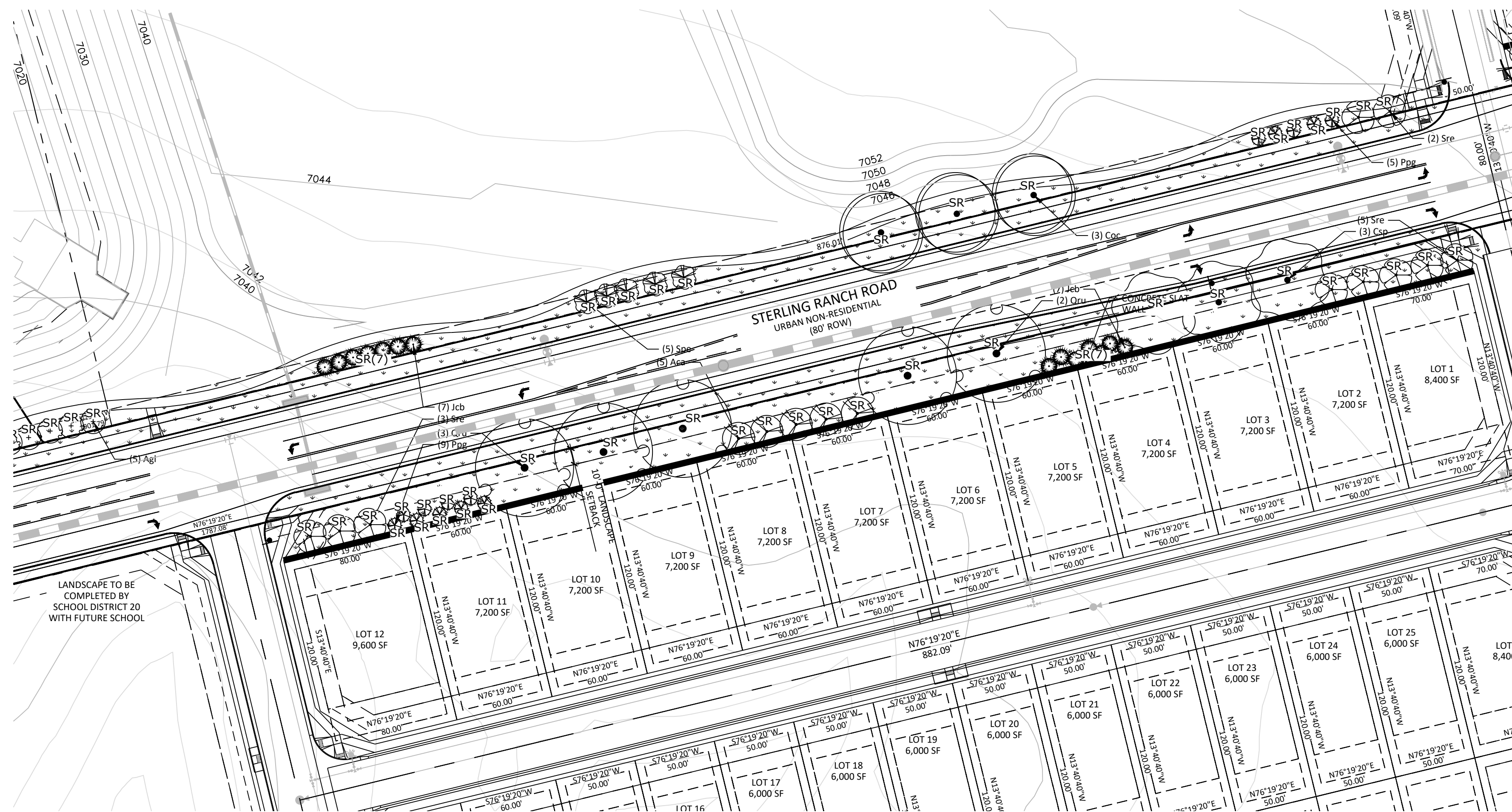
SP-22-004



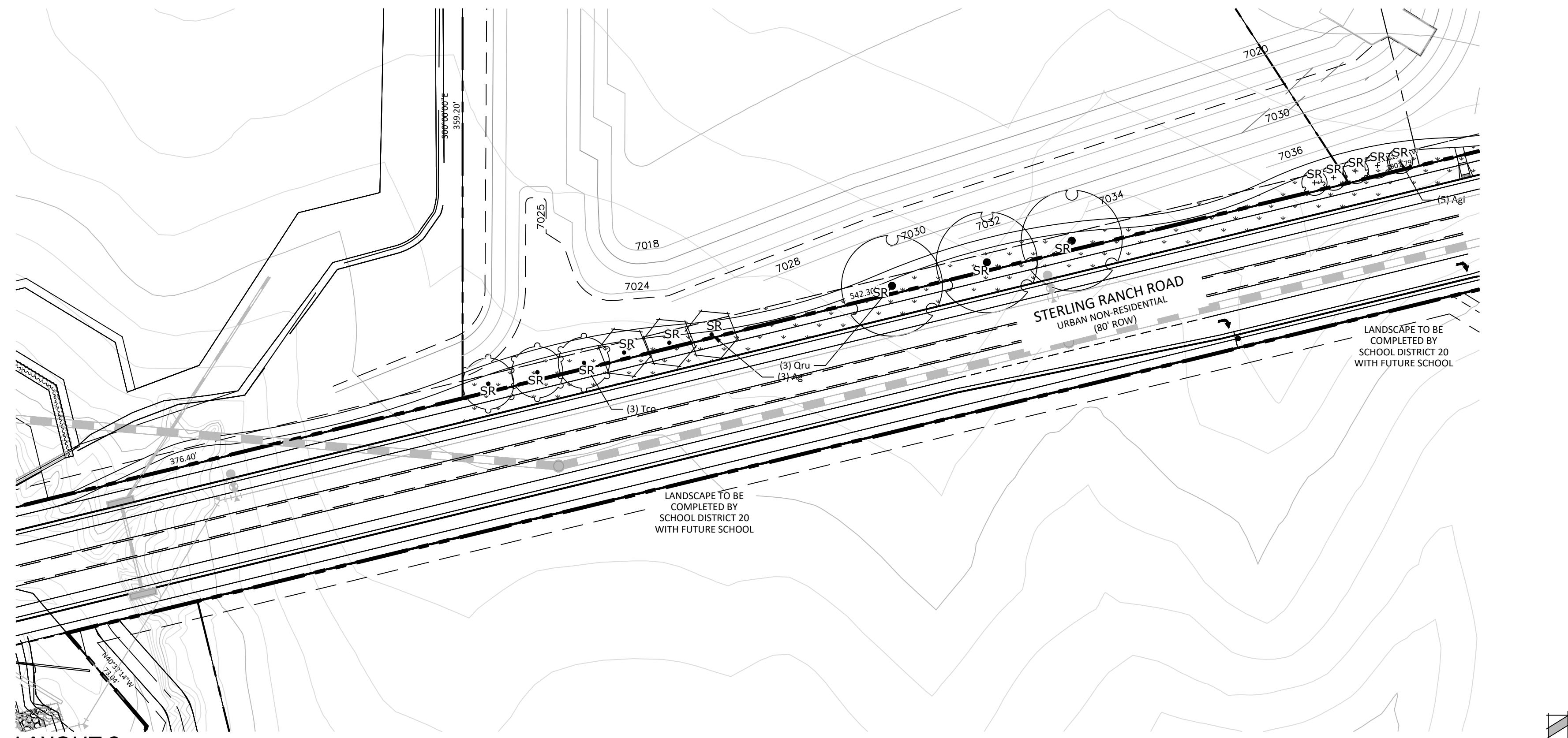
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# STERLING RANCH EAST PHASE 1

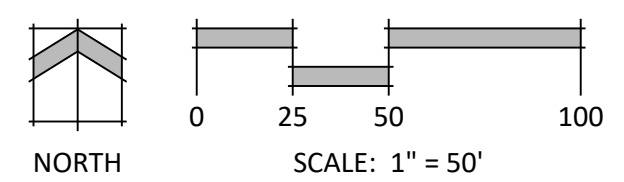
SECTION 27,28,33 AND 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO  
PRELIMINARY PLAN



**LAYOUT 1**



**LAYOUT 2**



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

STAMP

### ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

### LANDSCAPE PLAN

SHEET TITLE

# LS2.2

35 OF 36

SHEET NUMBER

SP-22-004

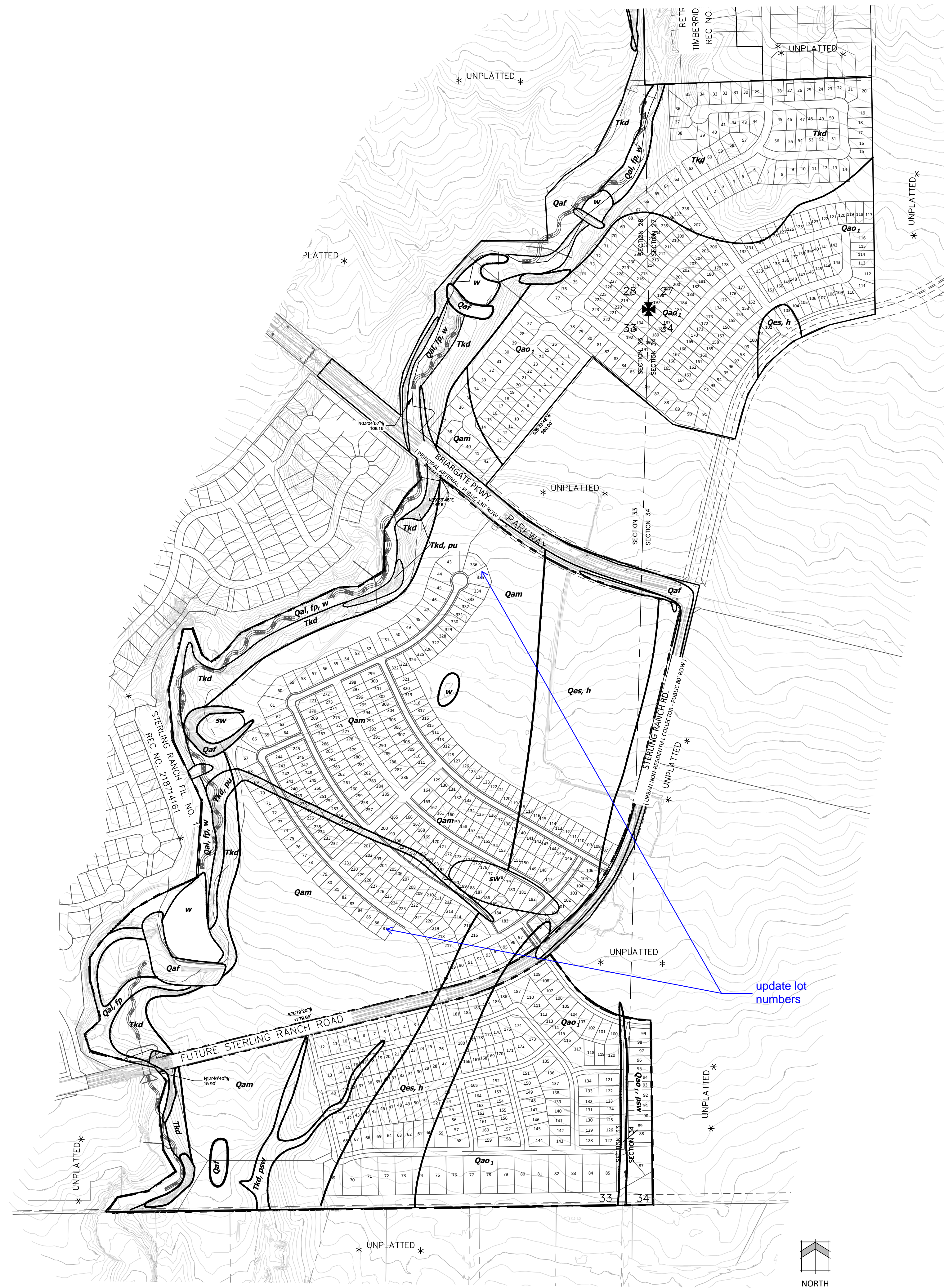
PLAN FILE #

P:\Classic2\Sterling Ranch East\Drawings\Arch\PE\Phase 1 Prelim Plan\SR East Phase 1 LS.dwg (LS2.2-34) 12/29/2022 10:15:07 AM Jennifer Shagin

# STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

## PRELIMINARY PLAN



### 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 Quaternary 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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## STERLING RANCH EAST PHASE 1

EL PASO COUNTY, CO

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

### ENTITLEMENT

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

### CONSTRAINTS EXHIBIT

# 36

36 OF 36

SP-22-004



PHASE 1

ASO COUNTY, CO

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**Page Label:** SR East Phase 1 PP Sheet 2 & 47-LEGAL-2  
**Author:** dsdrice  
**Date:** 1/5/2023 11:06:26 AM  
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PHASE 1

ASO COUNTY, CO

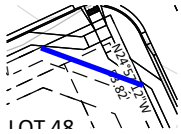
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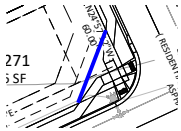
NO. 1

SO COUNTY, CO

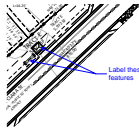
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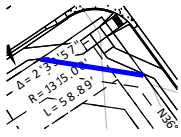
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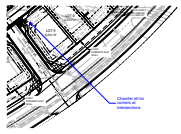
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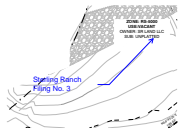


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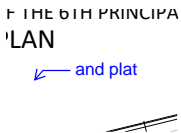
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Chamfer all lot corners at intersections



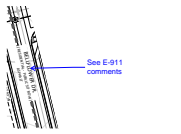
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Sterling Ranch Filing No. 3



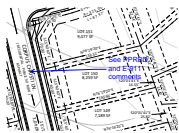
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and plat



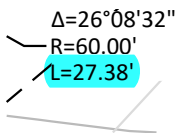
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See E-911 comments



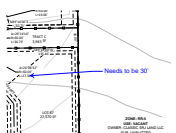
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See PPRBD and E-911 comments



**Subject:**  
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**Author:** dsdrice  
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L=27.38'



**Subject:** Callout  
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**Date:** 1/5/2023 11:42:29 AM  
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**Layer:**  
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Needs to be 30'

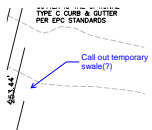


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**Date:** 1/6/2023 9:45:19 AM  
**Status:**  
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Call out swale and tract or easement to be maintained by district



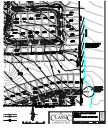
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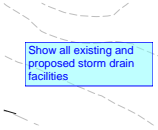
Call out temporary swale(?)





---

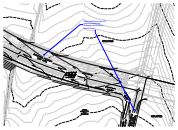
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**Author:** dsdrice  
**Date:** 1/6/2023 11:15:26 AM  
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Show all existing and proposed storm drain facilities



---

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**Author:** dsdrice  
**Date:** 1/5/2023 11:57:13 AM  
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Label subdivision and CD project numbers for Briargate and Sterling Ranch Road.



---

**Subject:**  
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Verify street name



---

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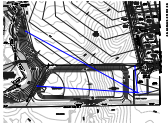
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UNPLATTED

Sterling Ranch  
Filing No. 3

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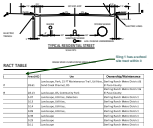


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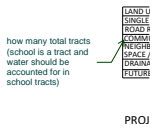
dsdparsons (36)



**Subject:** Callout  
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**Date:** 1/9/2023 1:19:33 PM  
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NO.	DATE	BY	DESCRIPTION
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2	1/9/2023	dsdparsons	COVER-1
3	1/9/2023	dsdparsons	COVER-1
4	1/9/2023	dsdparsons	COVER-1
5	1/9/2023	dsdparsons	COVER-1
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**Date:** 1/9/2023 1:19:39 PM  
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**Color:** ■  
**Layer:**  
**Space:**



PROJ

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

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

← total acreage of prelim plan

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

total acreage of prelim plan

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

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

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

← Filing Nos 1,2,3 and 4  
**N PHASE 1**  
PASO COUNTY, CO

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

Filing Nos 1,2,3 and 4

~~PHASE 1~~  
SO COUNTY, CO

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

A5E 1  
Y, CO  
this is multi-phased

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

this is multi-phased



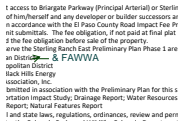
**Subject:** Callout  
**Page Label:** [1] COVER-1  
**Author:** dsdparsons  
**Date:** 1/9/2023 1:28:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



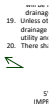
**Subject:** Callout  
**Page Label:** [1] COVER-1  
**Author:** dsdparsons  
**Date:** 1/9/2023 1:29:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

where is the dividing line?



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

& FAWWA



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



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

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



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

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



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

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



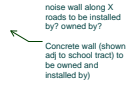
**Subject:** Text Box  
**Page Label:** [1] COVER-1  
**Author:** dsdparsons  
**Date:** 1/9/2023 2:37:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



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

7.2.5. Plat Naming and Number Conventions and Standards



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

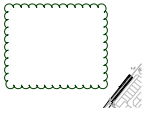
noise wall along X roads to be installed by? owned by?

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



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

delete this note 9 and leave note 20



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

provide details



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

provide details



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

m



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

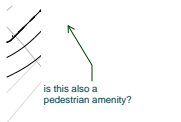
please depict the trail (pedestrian connections- surface width, add note to who is to install these pedestrian connections and who is to maintain) connections as required on the checklist for preliminary plan



is this also a pedestrian amenity?

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

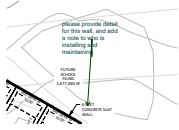
is this also a pedestrian amenity?



is this also a pedestrian amenity?

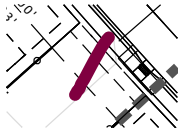
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 11  
**Author:** dsdparsons  
**Date:** 1/9/2023 1:11:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this also a pedestrian amenity?

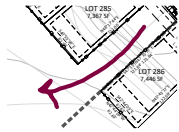


**Subject:** Callout  
**Page Label:** [1] Plan 12  
**Author:** dsdparsons  
**Date:** 1/9/2023 2:40:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



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

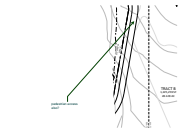


**Subject:** Pen  
**Page Label:** [1] Plan 13  
**Author:** dsdparsons  
**Date:** 1/9/2023 1:11:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



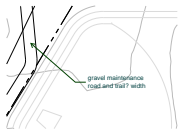
**Subject:** Callout  
**Page Label:** [1] Plan 13  
**Author:** dsdparsons  
**Date:** 1/9/2023 1:12:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

pedestrian access? surface type width



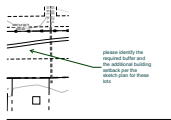
**Subject:** Callout  
**Page Label:** [1] Plan 13  
**Author:** dsdparsons  
**Date:** 1/9/2023 1:12:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

pedestrian access also?



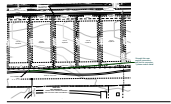
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 17  
**Author:** dsdparsons  
**Date:** 1/9/2023 1:14:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

gravel maintenance road and trail? width



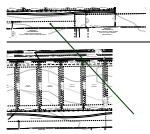
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 20  
**Author:** dsdparsons  
**Date:** 1/9/2023 1:16:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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

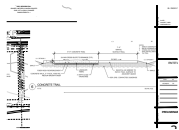


**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 20  
**Author:** dsdparsons  
**Date:** 1/9/2023 3:08:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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

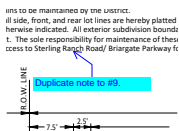


**Subject:** Arrow  
**Page Label:** SR East Phase 1 PP-Plan 20  
**Author:** dsdparsons  
**Date:** 1/9/2023 2:06:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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

**CDurham (119)**



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

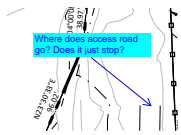
Duplicate note to #9.



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

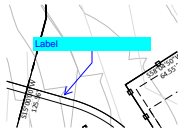
Include BFE's for floodplain





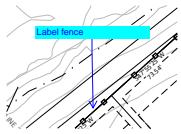
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 3  
**Author:** CDurham  
**Date:** 12/29/2022 12:49:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Where does access road go? Does it just stop?



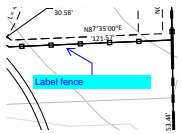
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 3  
**Author:** CDurham  
**Date:** 12/29/2022 12:49:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label



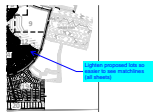
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 3  
**Author:** CDurham  
**Date:** 12/29/2022 12:49:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label fence



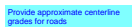
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 3  
**Author:** CDurham  
**Date:** 12/29/2022 12:49:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label fence



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

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



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

Provide approximate centerline grades for roads

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

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

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

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

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

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

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

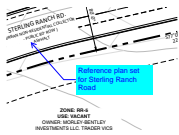
**Subject:** Text Box  
**Page Label:** SR East Phase 1 PP-Plan 3  
**Author:** CDurham  
**Date:** 12/29/2022 1:59:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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

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

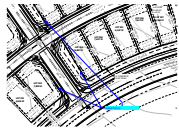
**Subject:** Text Box  
**Page Label:** SR East Phase 1 PP-Plan 3  
**Author:** CDurham  
**Date:** 12/29/2022 1:59:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



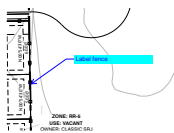
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 4  
**Author:** CDurham  
**Date:** 12/29/2022 10:00:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Reference plan set for Sterling Ranch Road



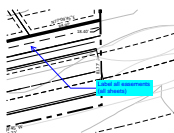
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 4  
**Author:** CDurham  
**Date:** 12/29/2022 1:13:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label Fence



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

Label fence



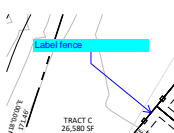
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 4  
**Author:** CDurham  
**Date:** 12/29/2022 1:14:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label all easements (all sheets)



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

Add match line labels



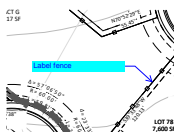
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 5  
**Author:** CDurham  
**Date:** 12/29/2022 1:15:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label fence



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

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



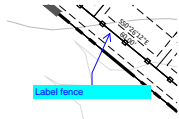
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 5  
**Author:** CDurham  
**Date:** 12/29/2022 1:16:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label fence



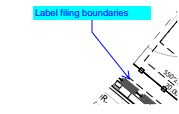
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 5  
**Author:** CDurham  
**Date:** 12/29/2022 1:16:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

F No. 4 & No. 2 per cover sheet



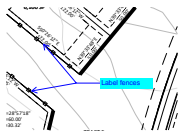
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 6  
**Author:** CDurham  
**Date:** 12/29/2022 1:17:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label fence



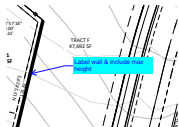
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 6  
**Author:** CDurham  
**Date:** 12/29/2022 1:17:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label filing boundaries



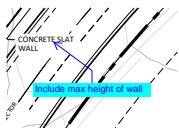
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 6  
**Author:** CDurham  
**Date:** 12/29/2022 1:18:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label fences



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

Label wall & include max height



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

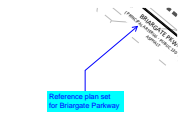
Include max height of wall



---

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

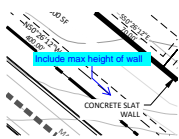
Include BFE's for floodplain



---

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

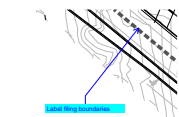
Reference plan set for Briargate Parkway



---

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

Include max height of wall



---

**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 7  
**Author:** CDurham  
**Date:** 12/29/2022 1:19:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

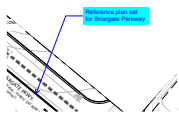
Label filing boundaries



---

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

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

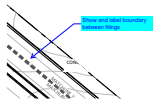


---

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

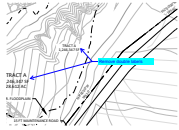
Reference plan set for Briargate Parkway

RELIMINARY PLAN



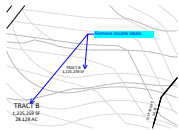
**Subject:** Callout  
**Page Label:** [1] Plan 8  
**Author:** CDurham  
**Date:** 12/29/2022 1:20:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show and label boundary between filings



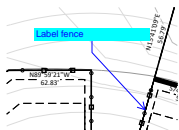
**Subject:** Callout  
**Page Label:** [1] Plan 8  
**Author:** CDurham  
**Date:** 12/29/2022 1:20:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Remove double labels



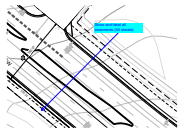
**Subject:** Callout  
**Page Label:** [1] Plan 8  
**Author:** CDurham  
**Date:** 12/29/2022 1:20:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Remove double labels



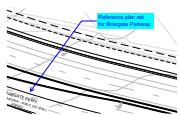
**Subject:** Callout  
**Page Label:** [1] Plan 8  
**Author:** CDurham  
**Date:** 12/29/2022 1:21:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label fence



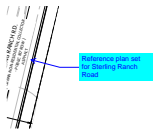
**Subject:** Callout  
**Page Label:** [1] Plan 8  
**Author:** CDurham  
**Date:** 12/29/2022 1:21:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show and label all easements (All sheets)



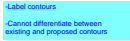
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 9  
**Author:** CDurham  
**Date:** 12/29/2022 10:12:00 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Reference plan set for Briargate Parkway



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

Reference plan set for Sterling Ranch Road



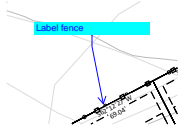
**Subject:** Text Box  
**Page Label:** SR East Phase 1 PP-Plan 9  
**Author:** CDurham  
**Date:** 12/29/2022 1:22:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

-Label contours  
 -Cannot differentiate between existing and proposed contours



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

Label fence



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

Label fence



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

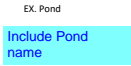
Ensure that all ROW/esmt lines at intersections are tying into ROW. (Check all intersections)



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

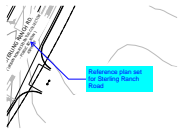


**Subject:** Highlight  
**Page Label:** [1] Plan 10  
**Author:** CDurham  
**Date:** 12/29/2022 1:25:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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

Include Pond name



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

Reference plan set for Sterling Ranch Road



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

Label fence



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

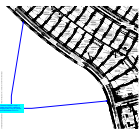
Turn off extra tract label



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

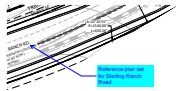
Sidewalk & ramp need to connect





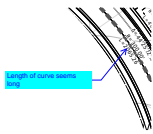
**Subject:** Callout  
**Page Label:** [1] Plan 14  
**Author:** CDurham  
**Date:** 12/29/2022 10:37:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



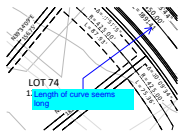
**Subject:** Callout  
**Page Label:** [1] Plan 14  
**Author:** CDurham  
**Date:** 12/29/2022 10:59:31 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Reference plan set for Sterling Ranch Road



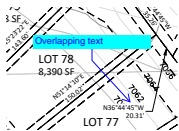
**Subject:** Callout  
**Page Label:** [1] Plan 14  
**Author:** CDurham  
**Date:** 12/29/2022 1:28:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Length of curve seems long



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

Length of curve seems long



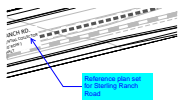
**Subject:** Callout  
**Page Label:** [1] Plan 14  
**Author:** CDurham  
**Date:** 12/29/2022 1:29:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Overlapping text



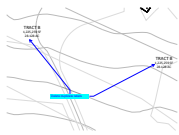
**Subject:** Callout  
**Page Label:** [1] Plan 14  
**Author:** CDurham  
**Date:** 12/29/2022 1:29:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per cover sheet, this is filing no. 3



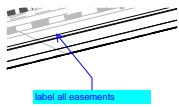
**Subject:** Callout  
**Page Label:** [1] Plan 15  
**Author:** CDurham  
**Date:** 12/29/2022 10:59:43 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Reference plan set for Sterling Ranch Road



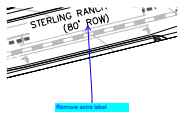
**Subject:** Callout  
**Page Label:** [1] Plan 15  
**Author:** CDurham  
**Date:** 12/29/2022 11:00:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete duplicate labels



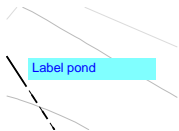
**Subject:** Callout  
**Page Label:** [1] Plan 15  
**Author:** CDurham  
**Date:** 12/29/2022 1:30:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label all easements



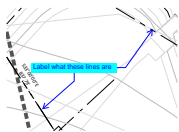
**Subject:** Callout  
**Page Label:** [1] Plan 15  
**Author:** CDurham  
**Date:** 12/29/2022 1:30:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Remove extra label



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

Label pond



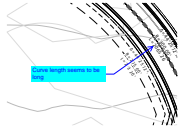
**Subject:** Callout  
**Page Label:** [1] Plan 15  
**Author:** CDurham  
**Date:** 12/29/2022 1:30:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label what these lines are



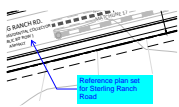
**Subject:** Callout  
**Page Label:** [1] Plan 15  
**Author:** CDurham  
**Date:** 12/29/2022 1:31:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per cover sheet, Filing No. 3



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

Curve length seems to be long



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

Reference plan set for Sterling Ranch Road



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

Delete duplicate text



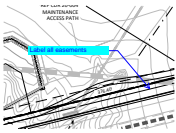
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 16  
**Author:** CDurham  
**Date:** 12/29/2022 1:31:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per cover sheet, Filing No. 3



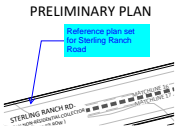
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 16  
**Author:** CDurham  
**Date:** 12/29/2022 1:32:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label sidewalk



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

Label all easements



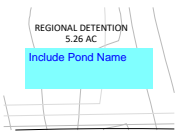
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 17  
**Author:** CDurham  
**Date:** 12/29/2022 12:40:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Reference plan set for Sterling Ranch Road



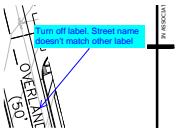
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 17  
**Author:** CDurham  
**Date:** 12/29/2022 1:32:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete duplicate label



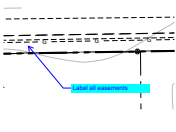
**Subject:** Text Box  
**Page Label:** SR East Phase 1 PP-Plan 17  
**Author:** CDurham  
**Date:** 12/29/2022 1:33:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include Pond Name



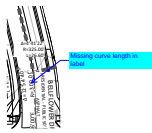
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 17  
**Author:** CDurham  
**Date:** 12/29/2022 1:33:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



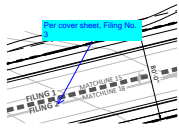
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 17  
**Author:** CDurham  
**Date:** 12/29/2022 2:00:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label all easements



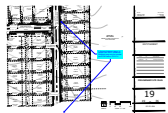
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 18  
**Author:** CDurham  
**Date:** 12/29/2022 1:33:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Missing curve length in label



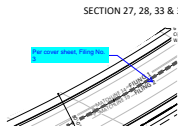
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 18  
**Author:** CDurham  
**Date:** 12/29/2022 1:34:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per cover sheet, Filing No. 3



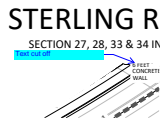
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 19  
**Author:** CDurham  
**Date:** 12/29/2022 1:35:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



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

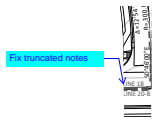
Per cover sheet, Filing No. 3



STERLING R  
SECTION 27, 28, 33 & 34 IN

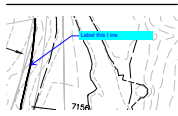
**Subject:** Callout  
**Page Label:** SR East Phase 1 PP-Plan 19  
**Author:** CDurham  
**Date:** 12/29/2022 1:35:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Text cut off



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

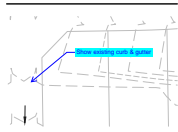
Fix truncated notes



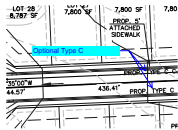
**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Label this line  
**Author:** CDurham  
**Date:** 12/29/2022 1:37:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



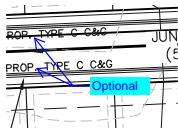
**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Show and label existing and proposed floodplains  
**Author:** CDurham  
**Date:** 12/29/2022 1:37:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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



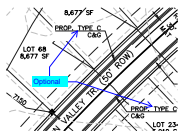
**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional Type C  
**Author:** CDurham  
**Date:** 12/29/2022 1:48:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



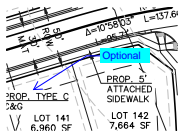
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**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:47:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



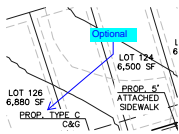
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**Author:** CDurham  
**Date:** 12/29/2022 1:48:26 PM  
**Status:**  
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**Layer:**  
**Space:**



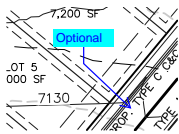
**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:48:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



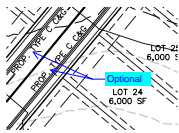
**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:49:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



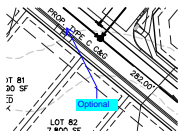
**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:49:23 PM  
**Status:**  
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**Layer:**  
**Space:**



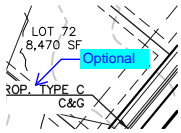
**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:46:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:46:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

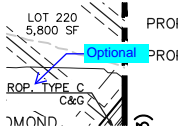


**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:47:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



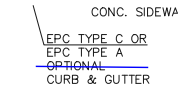
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:47:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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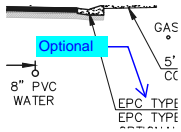
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**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:47:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**SECTION**

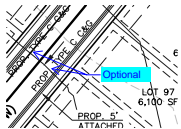
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**Subject:** Line  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1  
**Author:** CDurham  
**Date:** 12/29/2022 1:40:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



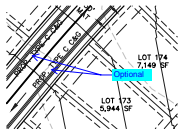
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:41:08 PM  
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**Layer:**  
**Space:**



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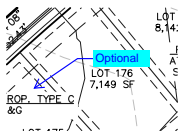
**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:44:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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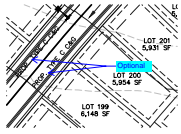
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**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:44:38 PM  
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**Layer:**  
**Space:**





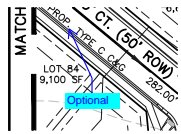
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:44:46 PM  
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**Color:** ■  
**Layer:**  
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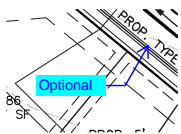
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:45:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



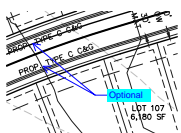
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:45:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



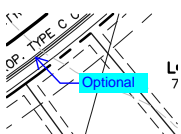
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:45:28 PM  
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**Layer:**  
**Space:**



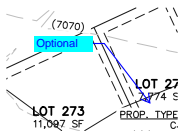
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:46:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



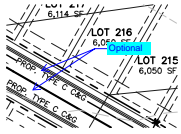
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:43:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



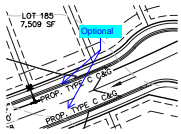
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1  
**Author:** CDurham  
**Date:** 12/29/2022 1:43:15 PM  
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**Layer:**  
**Space:**



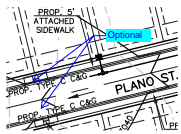
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1  
**Author:** CDurham  
**Date:** 12/29/2022 1:50:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



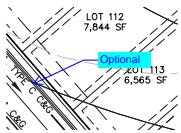
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1  
**Author:** CDurham  
**Date:** 12/29/2022 1:51:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



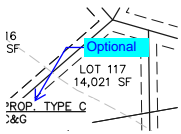
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1  
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**Date:** 12/29/2022 1:51:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



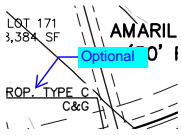
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1  
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**Date:** 12/29/2022 1:51:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



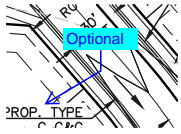
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1  
**Author:** CDurham  
**Date:** 12/29/2022 1:52:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



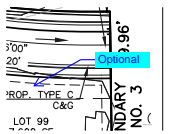
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:52:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



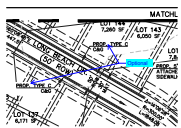
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:52:29 PM  
**Status:**  
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**Layer:**  
**Space:**



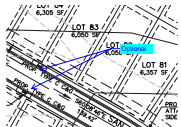
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:52:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:53:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



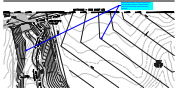
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**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:53:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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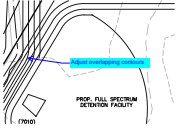
**Subject:** Callout  
**Page Label:** Sterling PP1 NES Sheets 12-07-22 [1] Layout1 Optional  
**Author:** CDurham  
**Date:** 12/29/2022 1:53:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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

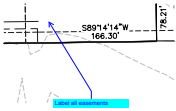
Differentiate between Channel construction & site grading contours. If Sand Creek is expected to occur first, show as existing contours.



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

Adjust overlapping contours



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

Label all easements