





# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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



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 PHASE 1 PRELIMINARY PLAN

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
02/13/23	AL	County Comments

### PRELIMINARY SITE PLAN

# 3

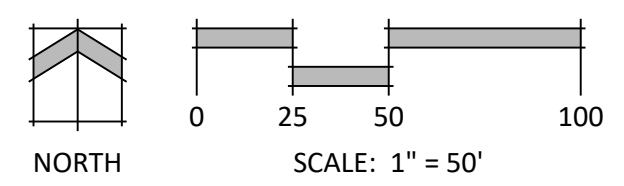
3 OF 36

SP-22-004

### KEY MAP



UNRESOLVED:  
Provide approximate centerline grades for roads

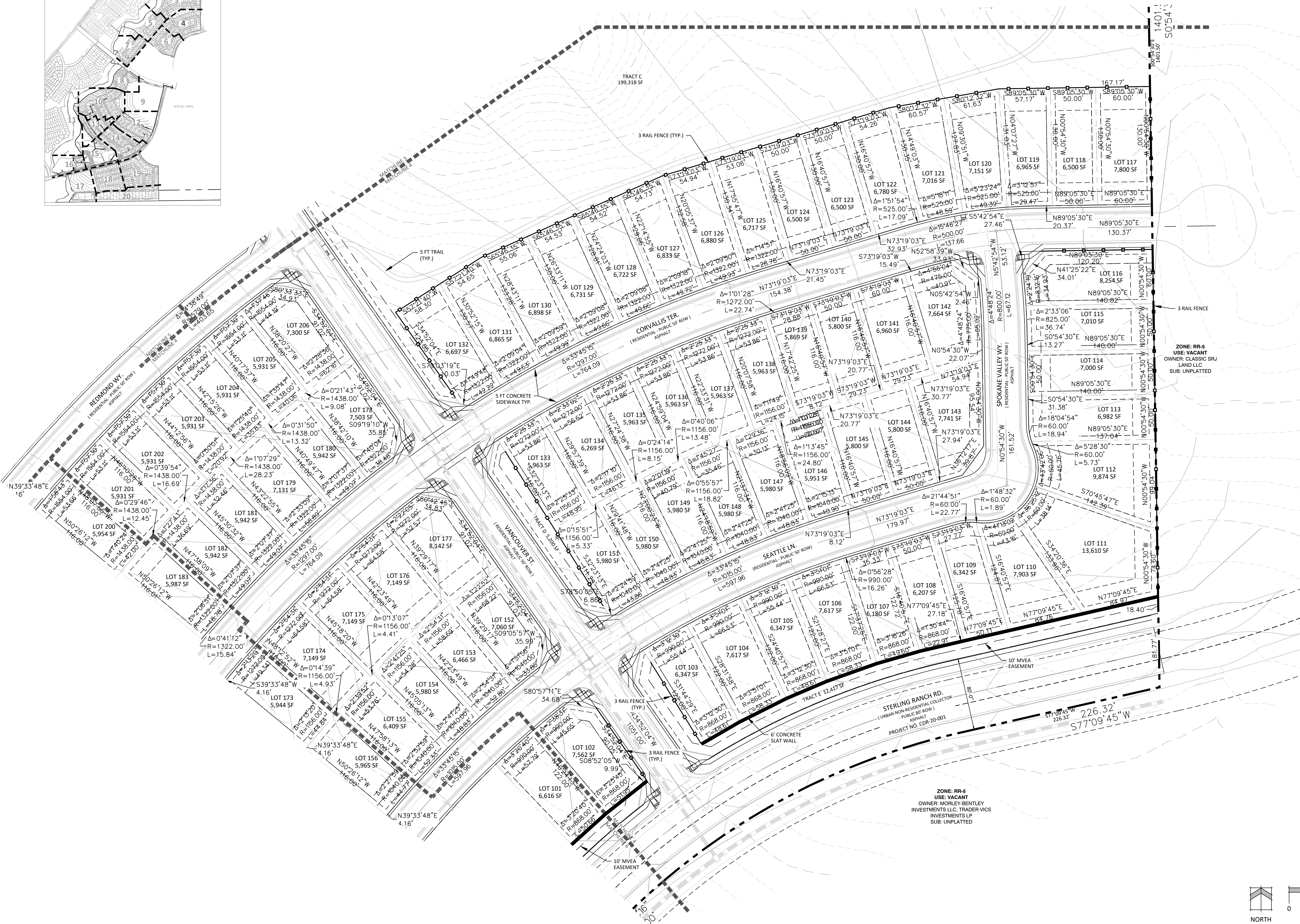


P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg (Plan 3) 3/6/2023 12:09:12 PM Jennifer Shapiro

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KEY MAP



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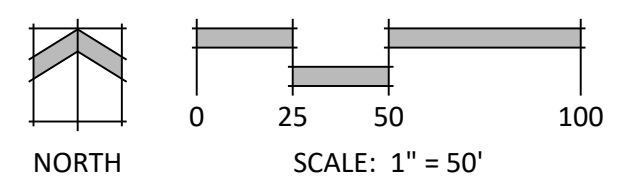
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

### PRELIMINARY SITE PLAN

4

4 OF 36

SP-22-004



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# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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KEY MAP

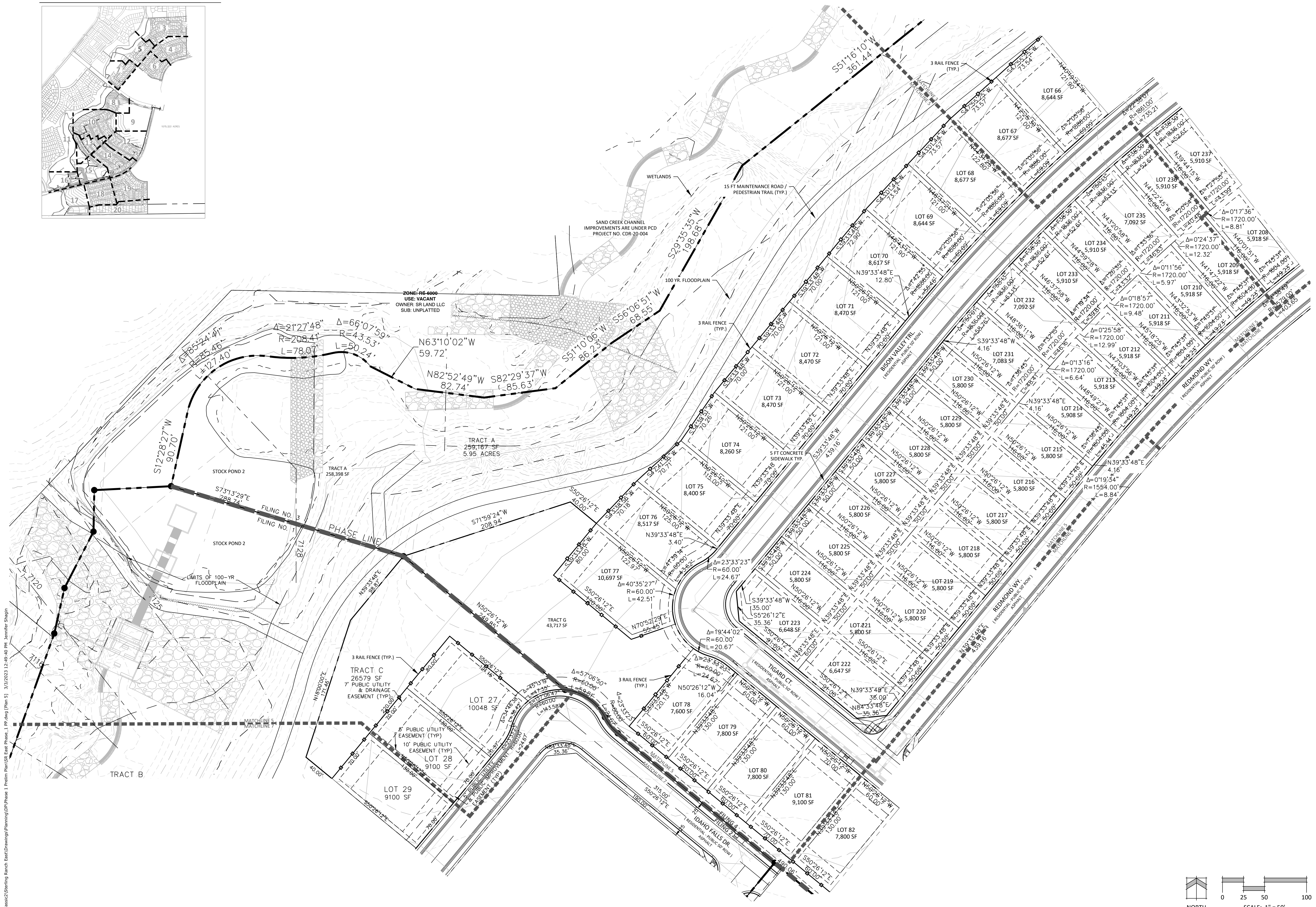


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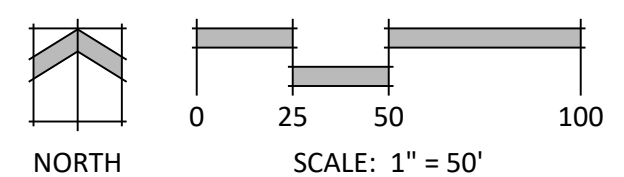
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

### PRELIMINARY SITE PLAN

5

5 OF 36

SP-22-004

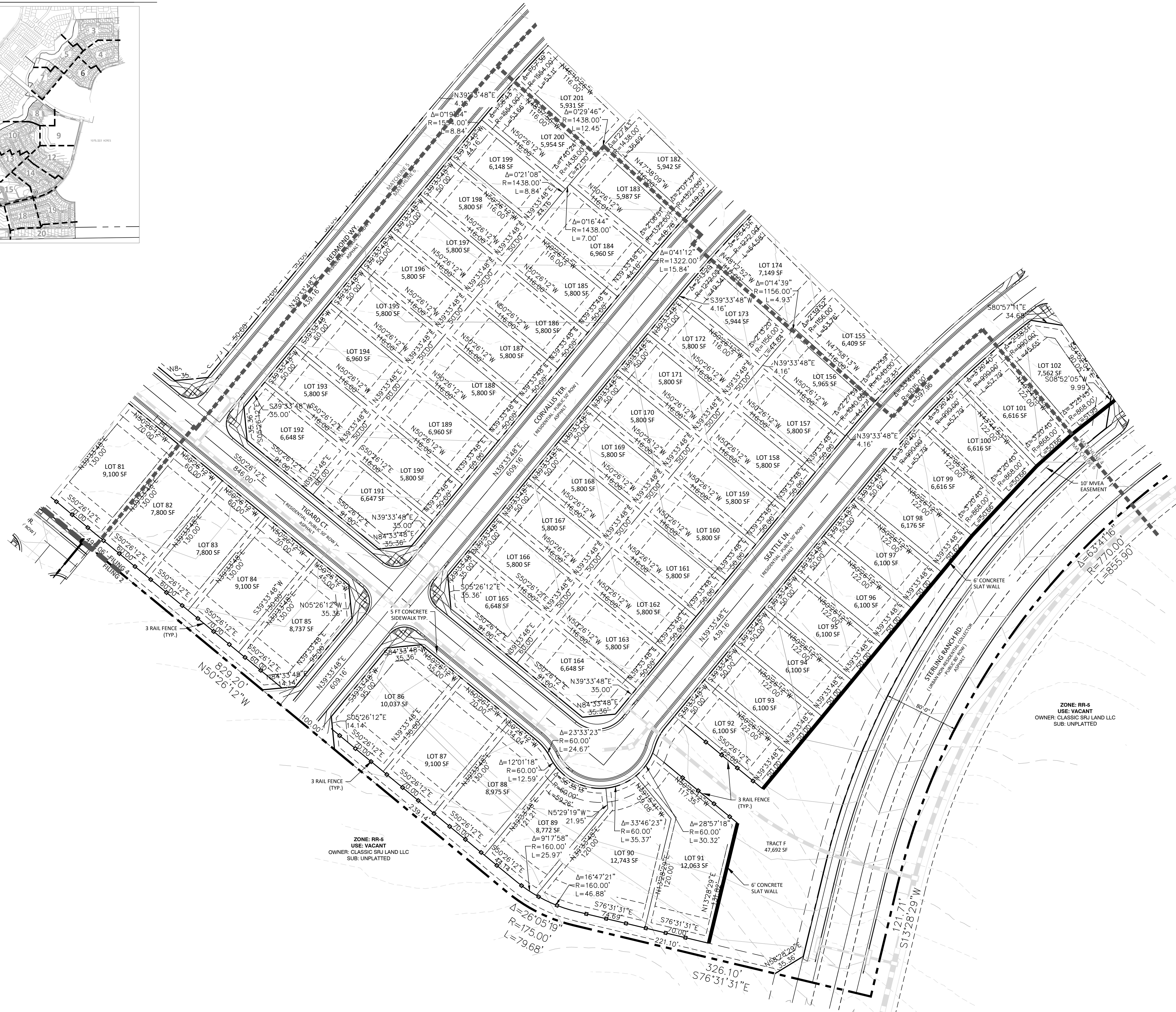


P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 5] 3/3/2023 12:49:40 PM Jennifer Shagin

# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO  
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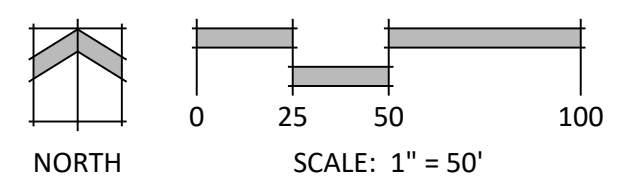
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

### PRELIMINARY SITE PLAN

6

6 OF 36

SP-22-004

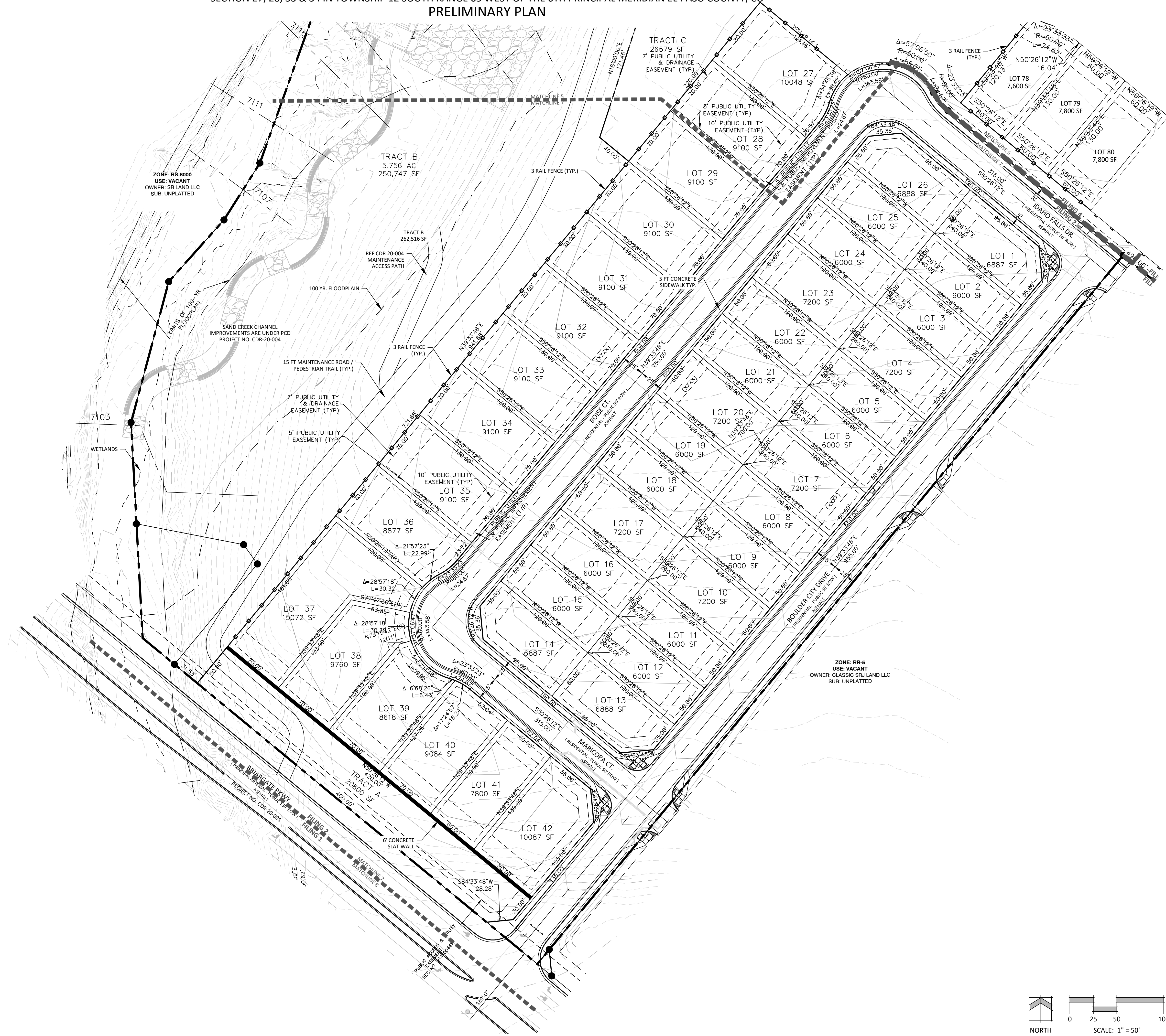


P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase\_1\_PP.dwg (Plan 6) 3/3/2023 3:14:23 PM Jennifer Shagin

# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO  
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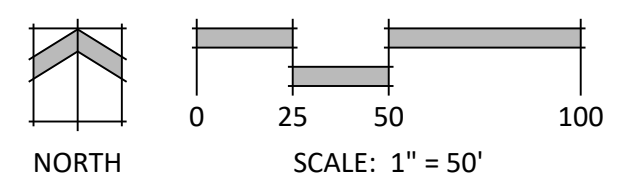
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

### PRELIMINARY SITE PLAN

7

7 OF 36

SP-22-004



P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase\_1\_PP.dwg [Plan 7] 3/3/2023 3:18:42 PM Jennifer Shagin

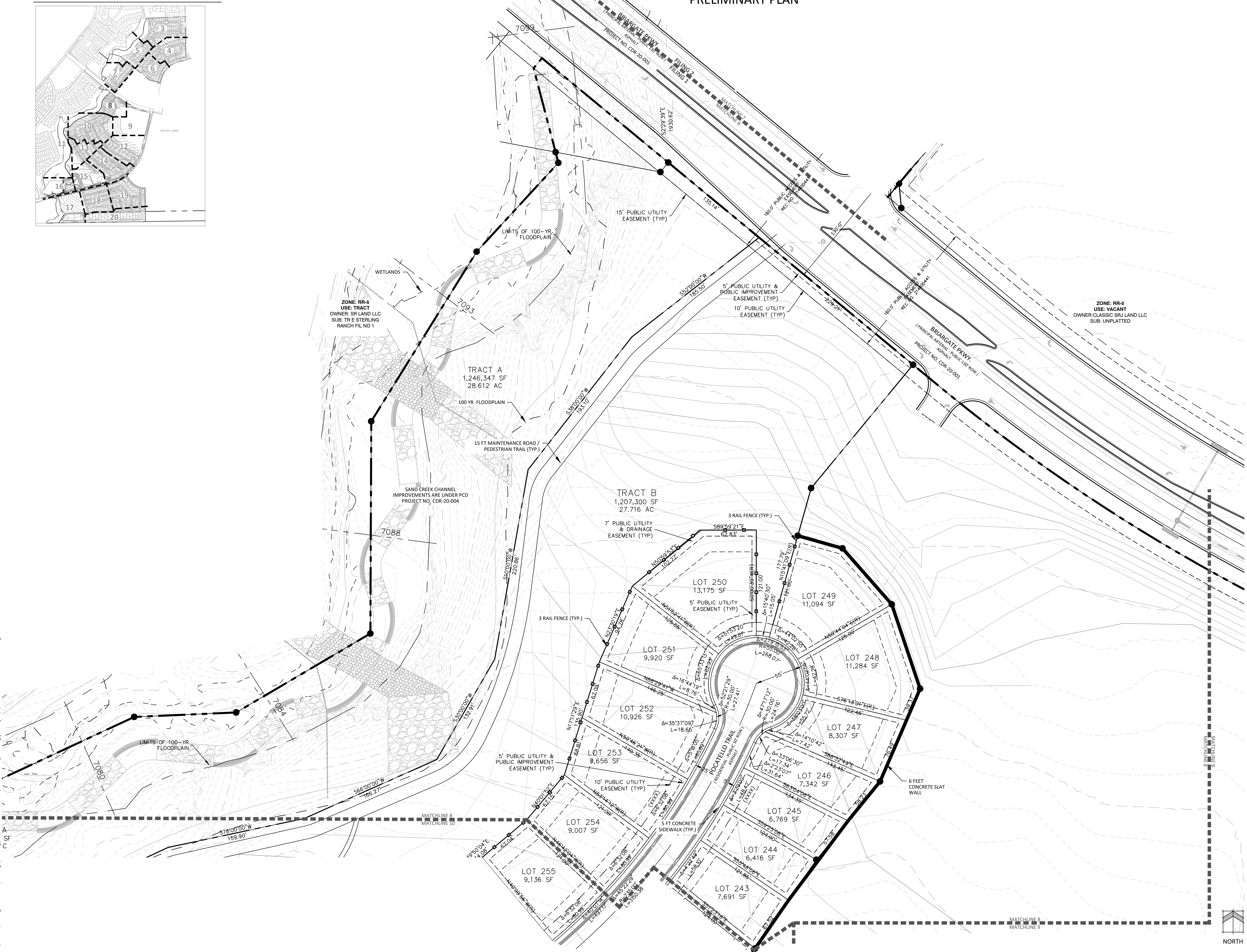
# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

KEY MAP



P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 8] 3/3/2023 2:08:08 PM Jennifer Shagin



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## STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN EL PASO COUNTY, CO

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

### ENTITLEMENT

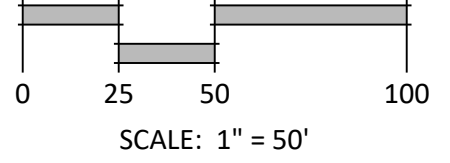
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

### PRELIMINARY SITE PLAN

8

8 OF 36

SP-22-004





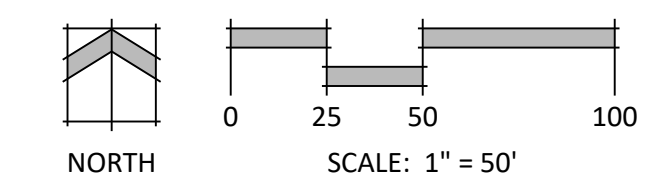
# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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



UNRESOLVED:  
Label contours (all sheets)



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

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

### ENTITLEMENT

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

### PRELIMINARY SITE PLAN

SHEET NUMBER  
**9**  
9 OF 36  
PLAN FILE #  
SP-22-004

P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 9] 3/3/2023 2:09:33 PM Jennifer Shagin

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



## STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022  
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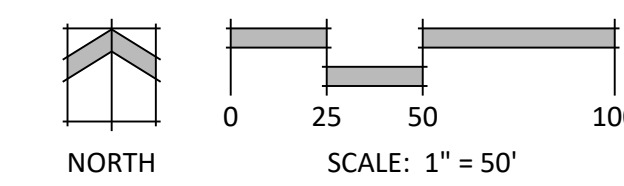
### ENTITLEMENT

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

### PRELIMINARY SITE PLAN

10  
10 OF 36

SP-22-004

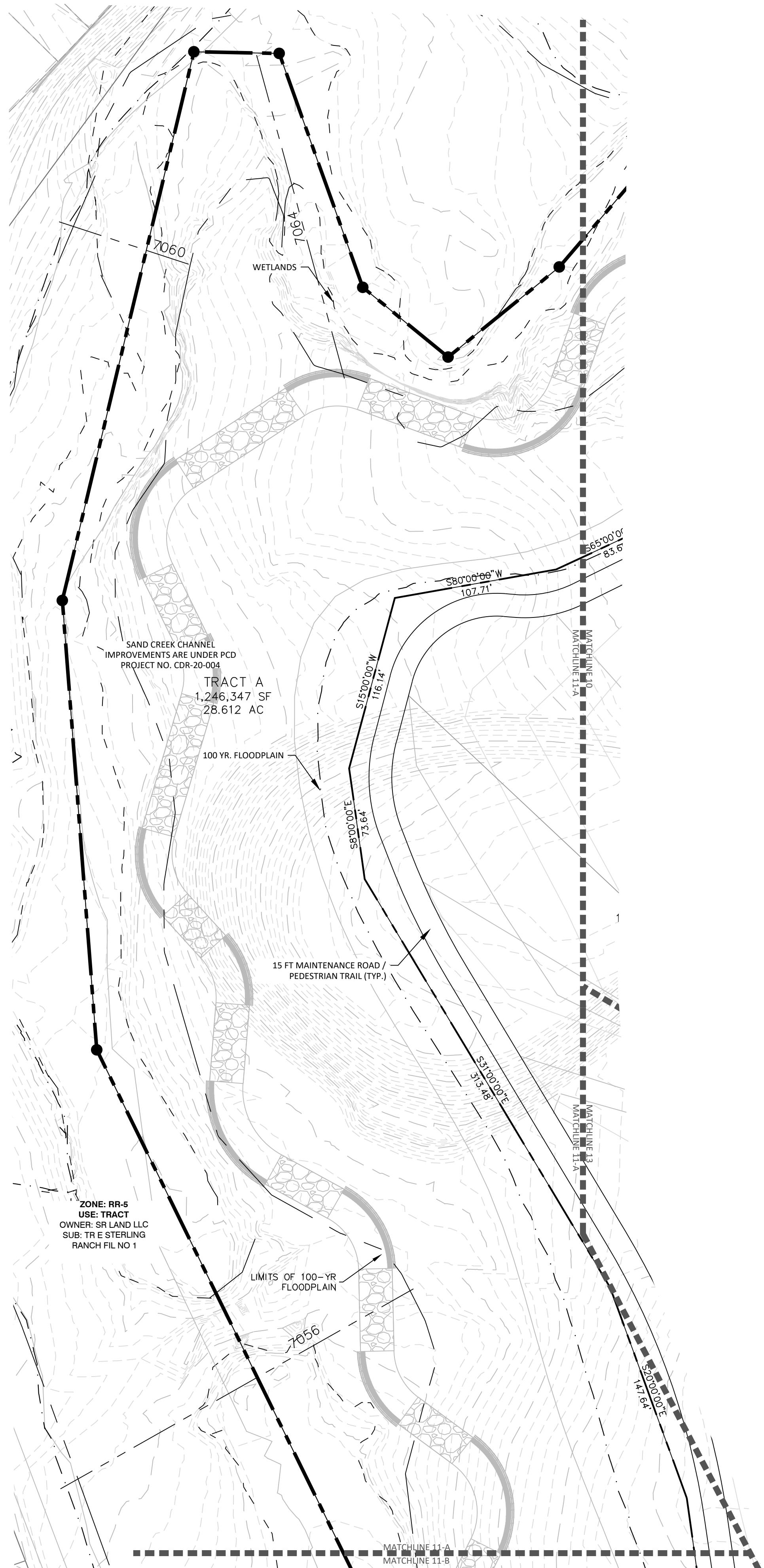


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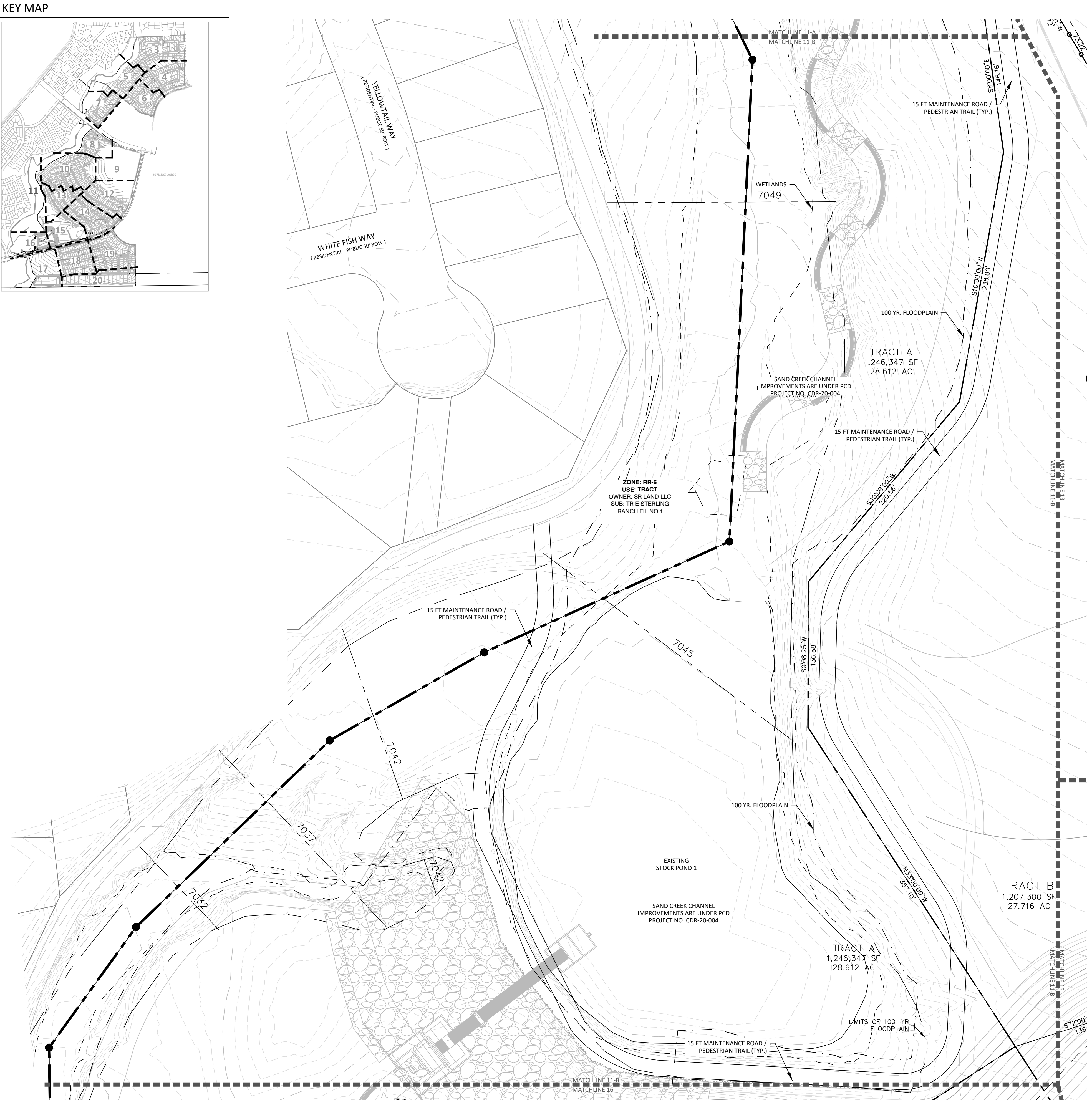
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PRELIMINARY PLAN

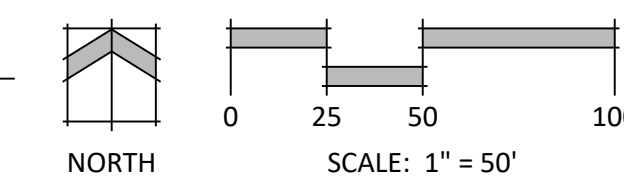
KEY MAP



**A** VIEWPORT 11-A  
11



**B** VIEWPORT 11-B  
11



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

### PRELIMINARY SITE PLAN

**11**

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SP-22-004

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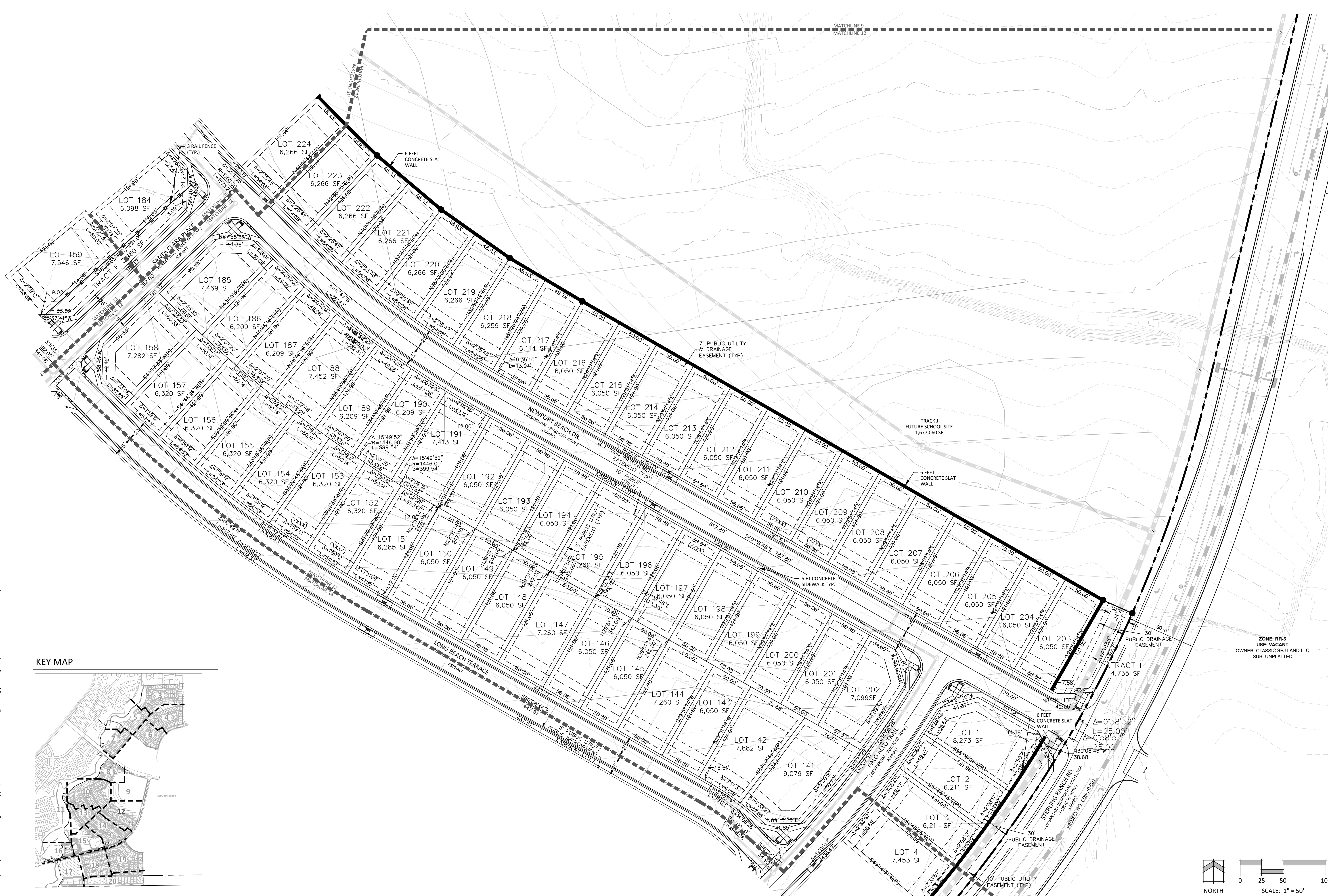


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KEY MAP



PLANNED / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

DATE:

STAMP

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

**STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN**  
EL PASO COUNTY, CO

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

**ENTITLEMENT**

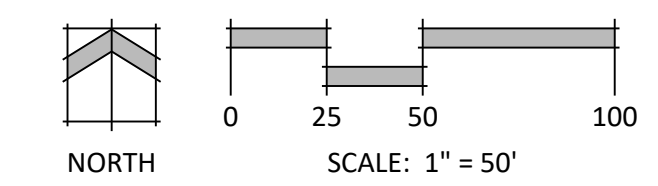
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

**PRELIMINARY SITE PLAN**

**12**

12 OF 36

SP-22-004



P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase\_1\_PP.dwg [Plan 12] 3/2/2023 2:11:10 PM Jennifer Shagin

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SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO  
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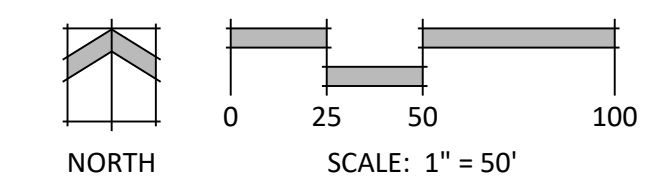
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

### PRELIMINARY SITE PLAN

# 13

13 OF 36

SP-22-004



# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO  
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UNRESOLVED:  
Length label of curve  
seems long for size of  
curve

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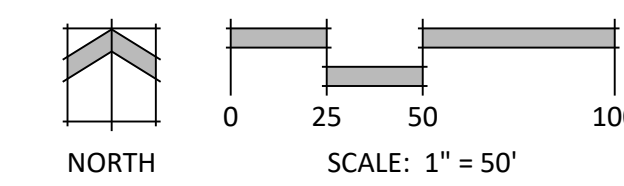
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

### PRELIMINARY SITE PLAN

# 14

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SP-22-004



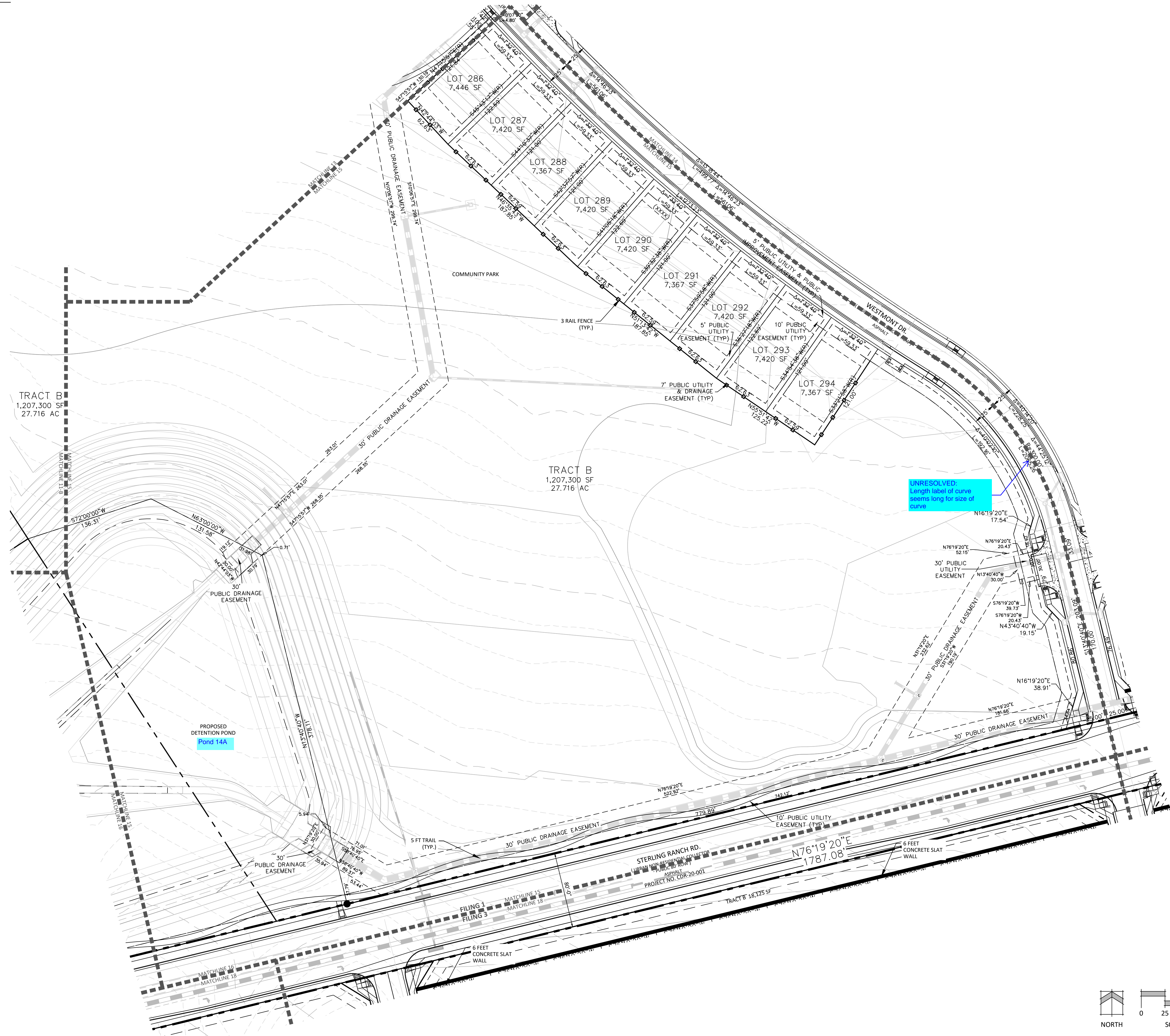
P:\Client2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase\_1\_PP.dwg [Plan 14] 3/2/2023 2:12:19 PM Jennifer Shagin

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## PRELIMINARY PLAN

KEY MAP



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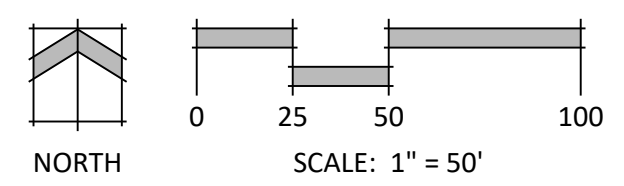
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

#### PRELIMINARY SITE PLAN

# 15

15 OF 36

SP-22-004

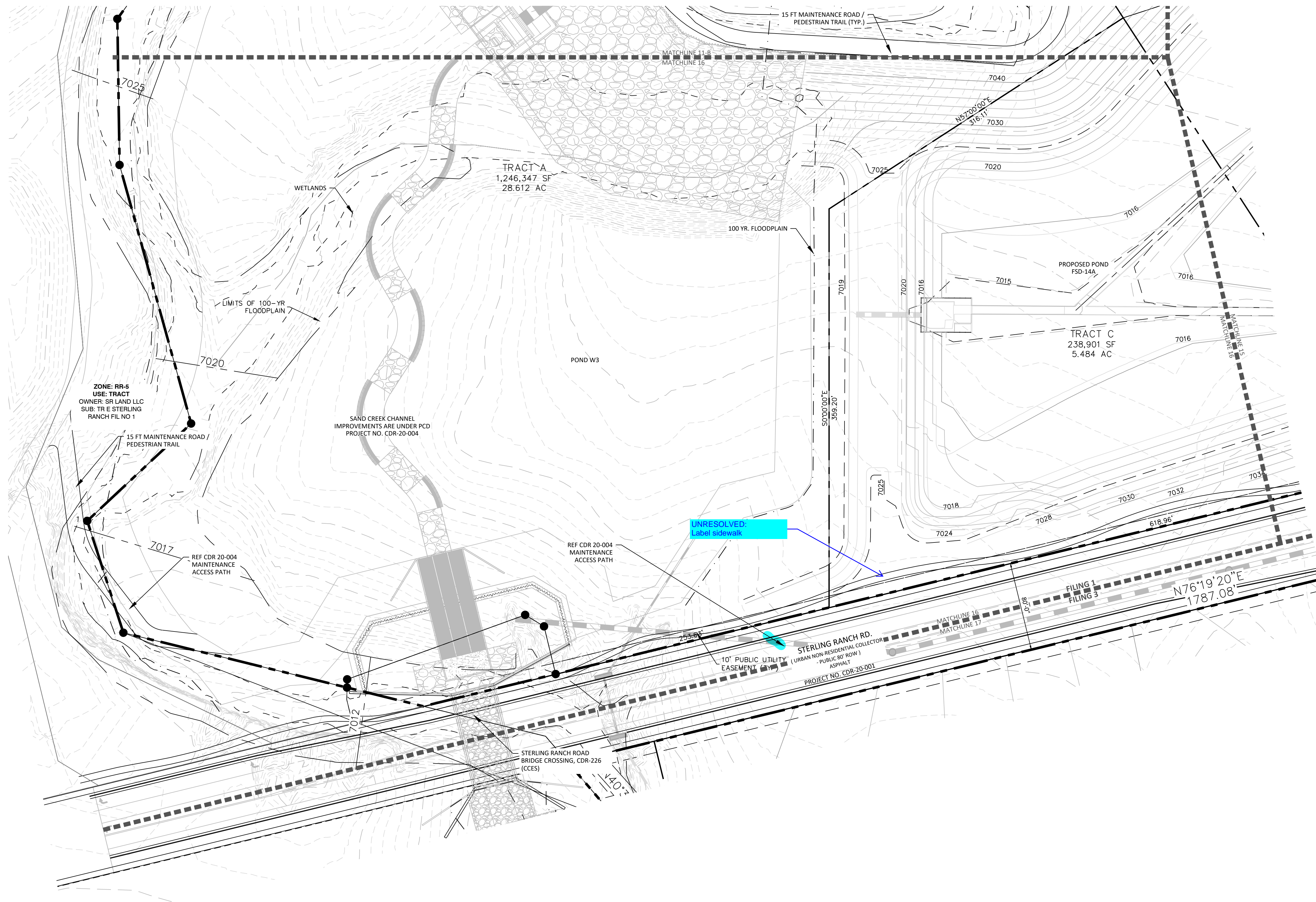


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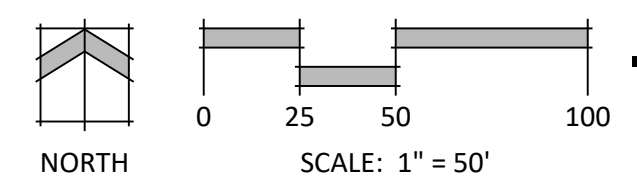
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

PRELIMINARY SITE PLAN

16

16 OF 36

SP-22-004



P:\Classic2\Sterling Ranch East\Drawings\Planning\DR\Phase 1 Prelim Plan\SR East Phase\_1\_PP.dwg (Plan 16) 3/2/2023 2:13:26 PM Jennifer Shagin



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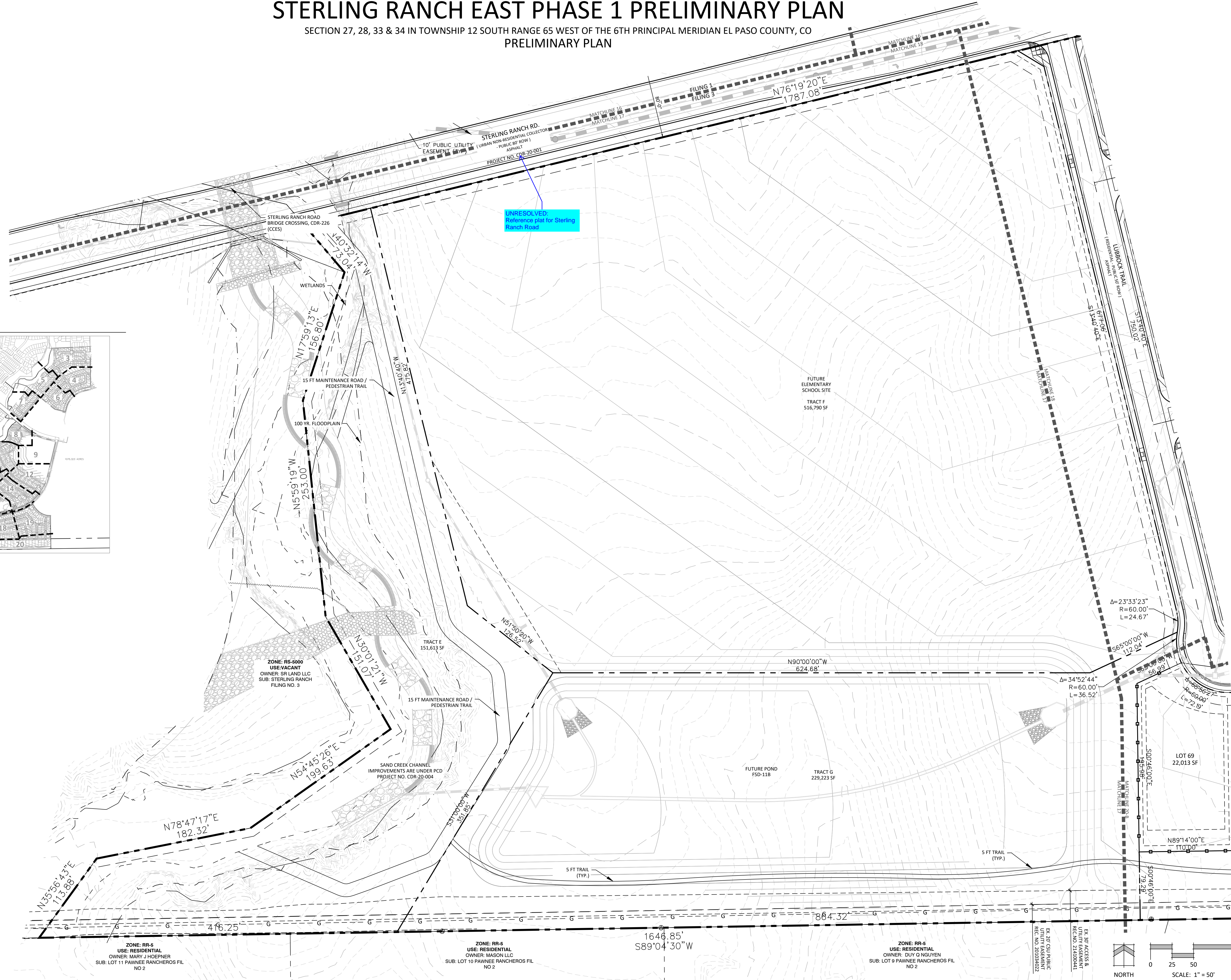
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17 OF 36

SP-22-004

SHEET NUMBER

PLAN FILE #



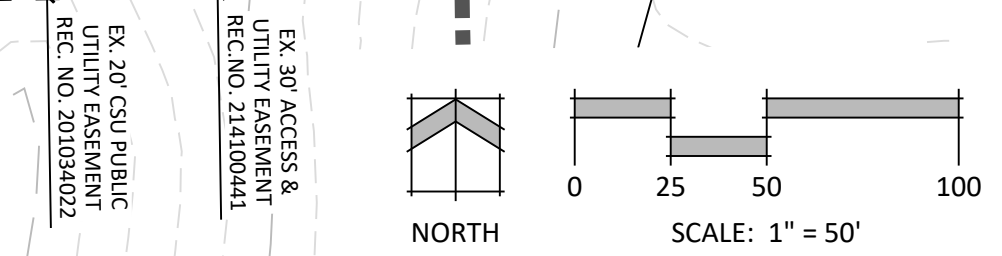
### KEY MAP



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

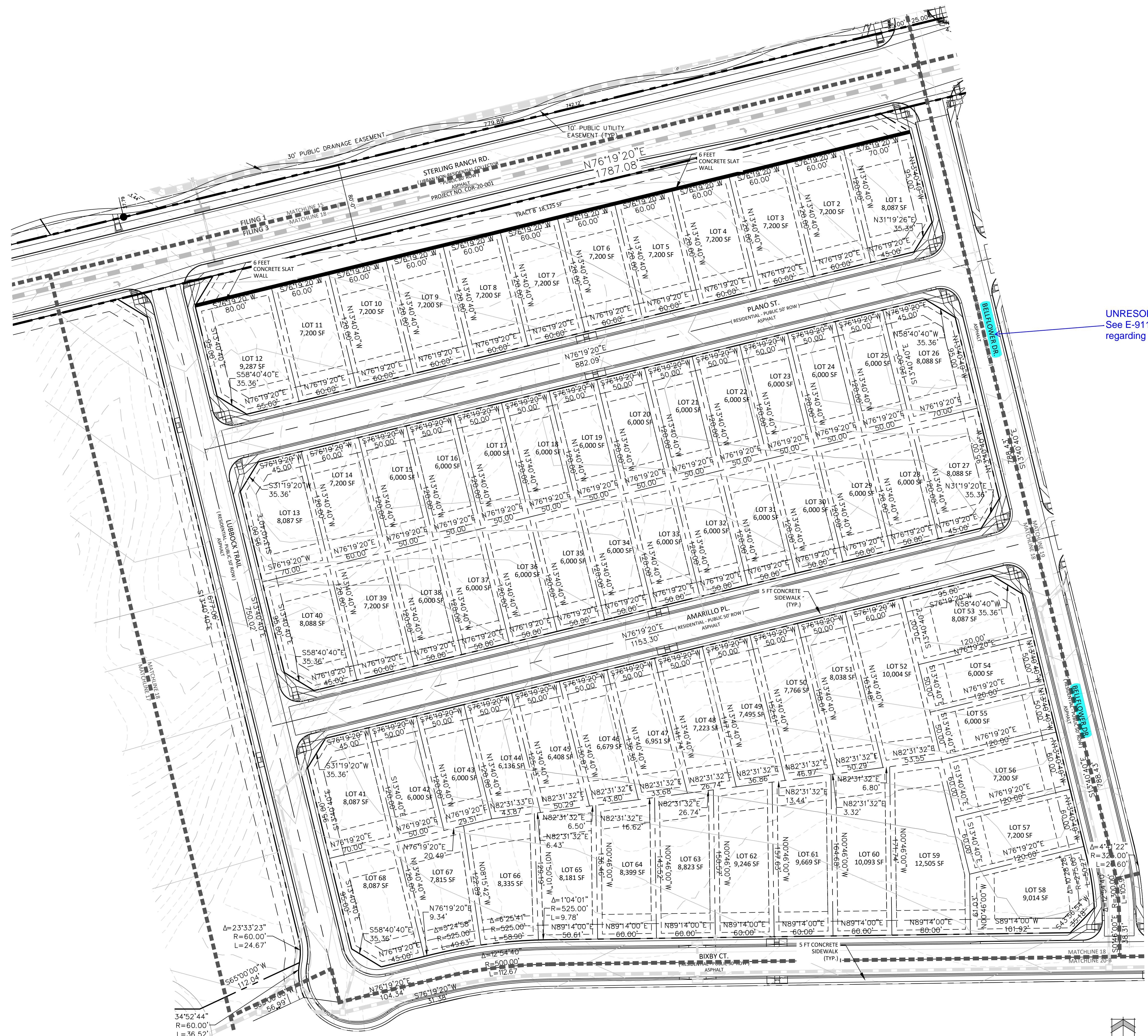


P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase\_1\_PP.dwg [Plan 17] 3/2/2023 2:13:54 PM Jennifer Shagin

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KEY MAP



UNRESOLVED:  
See E-911 comments  
regarding street name



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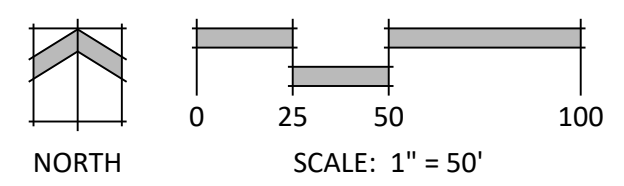
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

PRELIMINARY SITE PLAN

18

18 OF 36

SP-22-004



P:\Class2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 18] 3/2/2023 2:14:28 PM Jennifer Shagin

# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

PRELIMINARY PLAN

KEY MAP



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 PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

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

### ENTITLEMENT

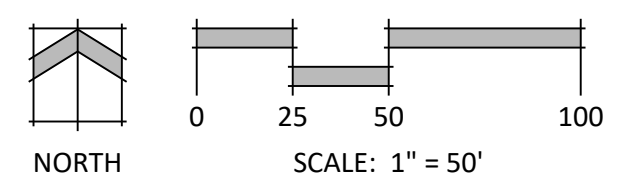
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

### PRELIMINARY SITE PLAN

# 19

19 OF 36

SP-22-004



P:\Client2\Sterling Ranch East Drawings\Planning\Phase 1 Prelim Plan\SR East Phase\_1\_PP.dwg (Plan 19) 3/2/2023 2:14:57 PM Jennifer Shagin

# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

KEY MAP



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

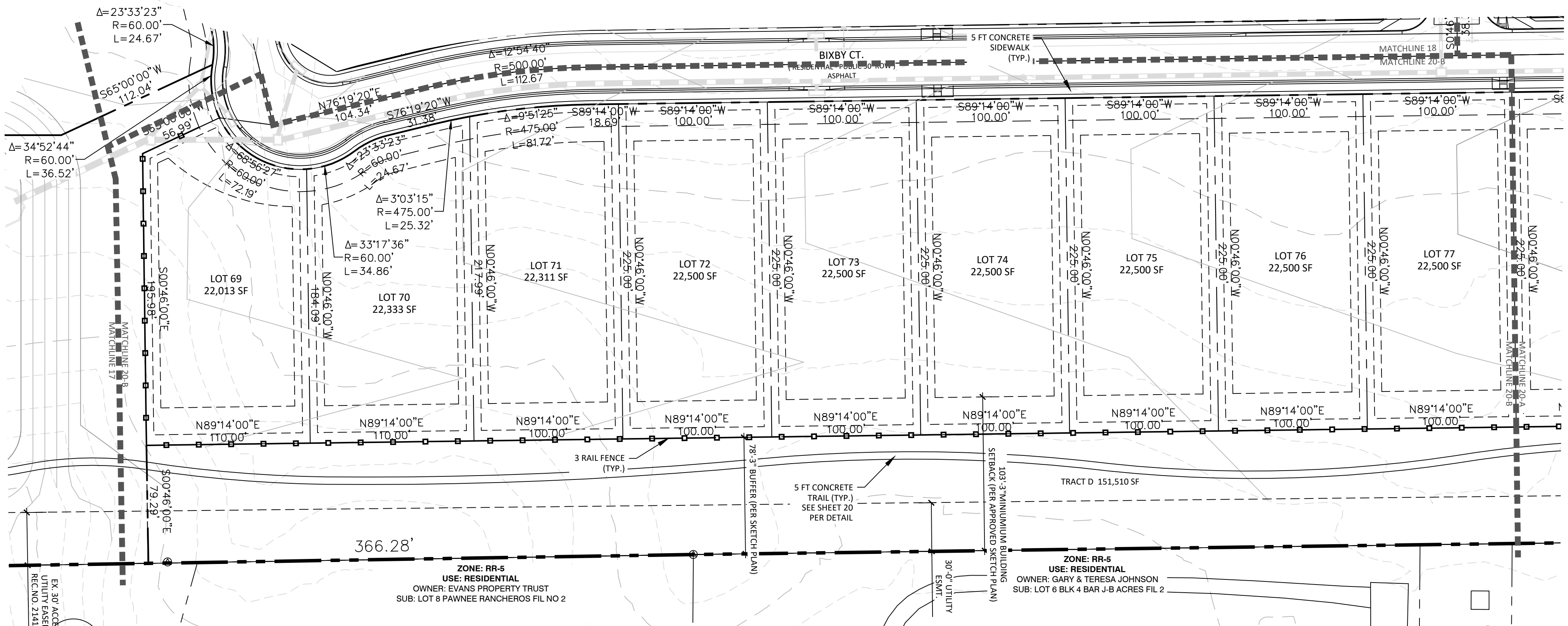
Tel. 719.471.0073  
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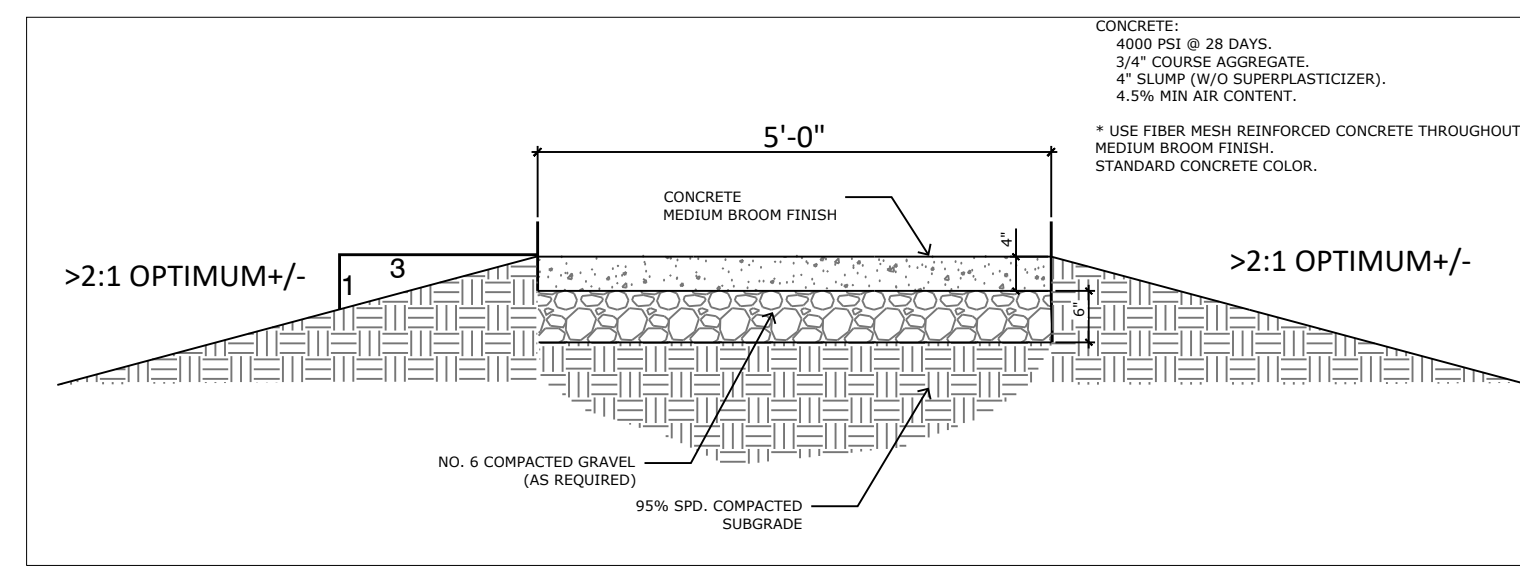


**A** VIEWPORT 20-A



**B** VIEWPORT 20-B

5' CONCRETE TRAIL



## STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022  
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### ENTITLEMENT

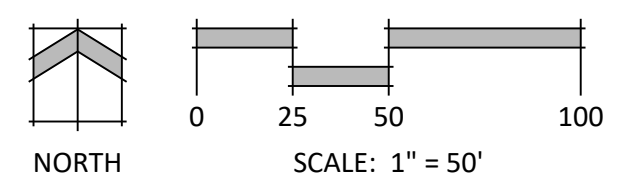
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments

### PRELIMINARY SITE PLAN

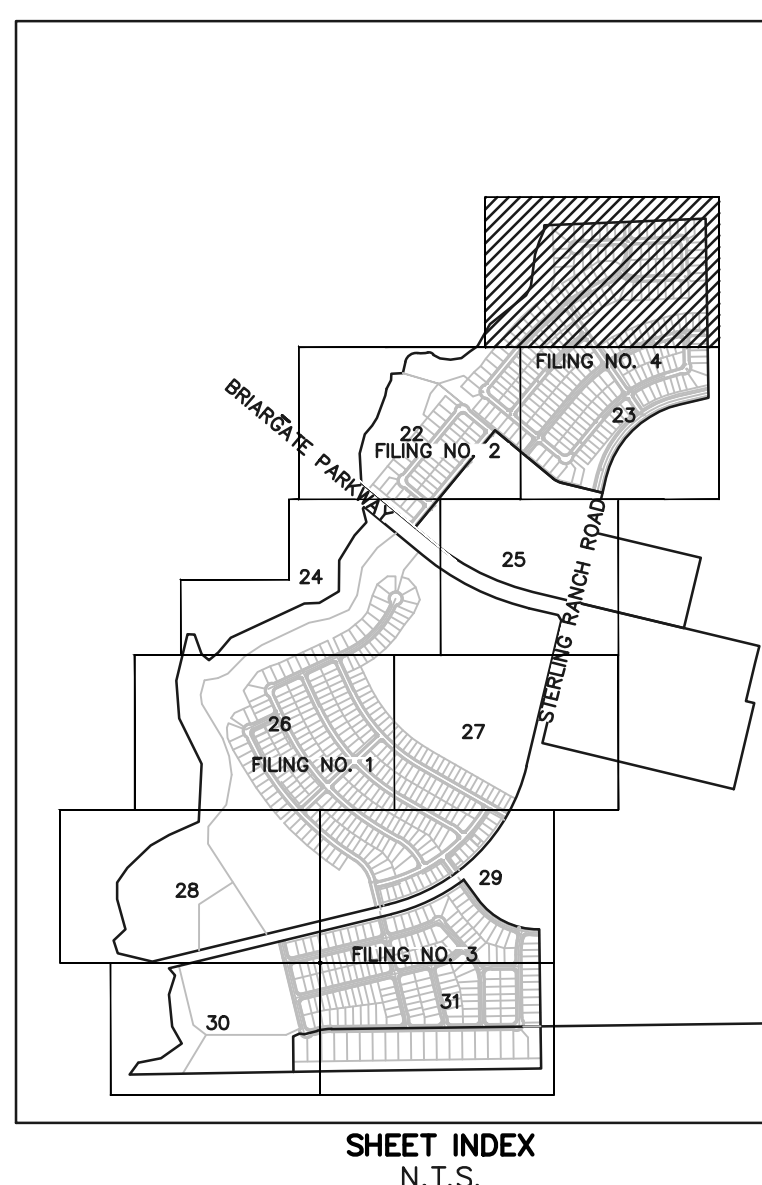
**20**

20 OF 36

SP-22-004



P:\Classic2\Sterling Ranch East\Drawings\Planning\DR\Phase 1 Prelim Plan\SR East Phase\_1\_PP.dwg [Plan 20] 3/2/2023 3:55:46 PM Jennifer Shagin



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

UNPLATTED

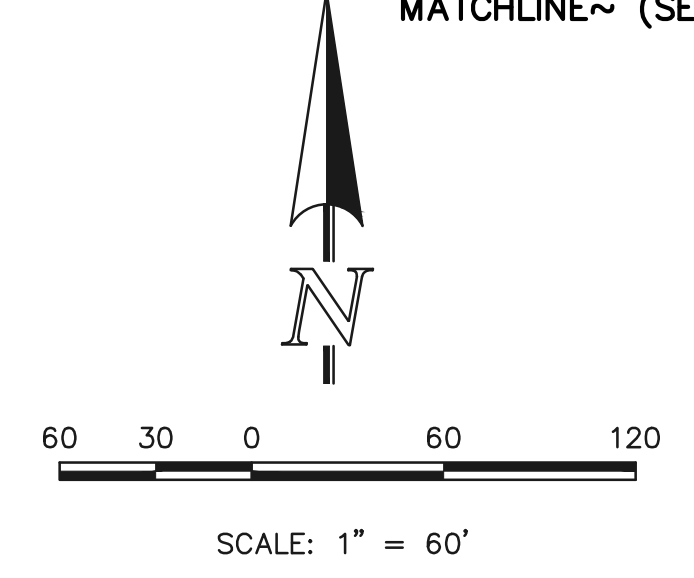
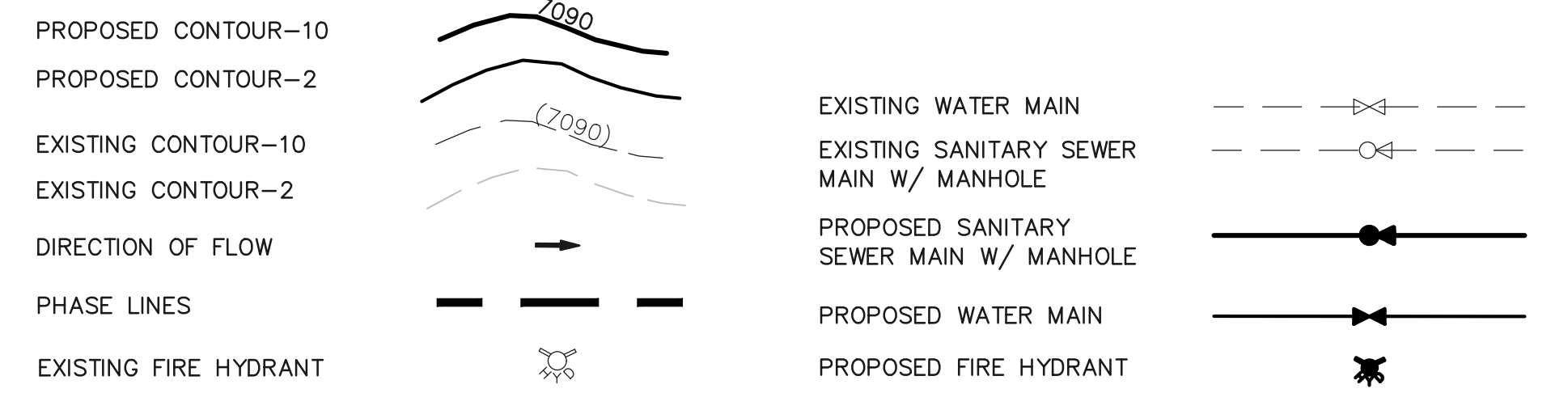
PROP. TEMPORARY SWALE TO DIVERT EX. FLOWS FROM PROPOSED DEVELOPMENT

FUTURE STERLING RANCH EAST FILING

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

Temporary culvert needed at temporary cul-de-sac?

**LEGEND**



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

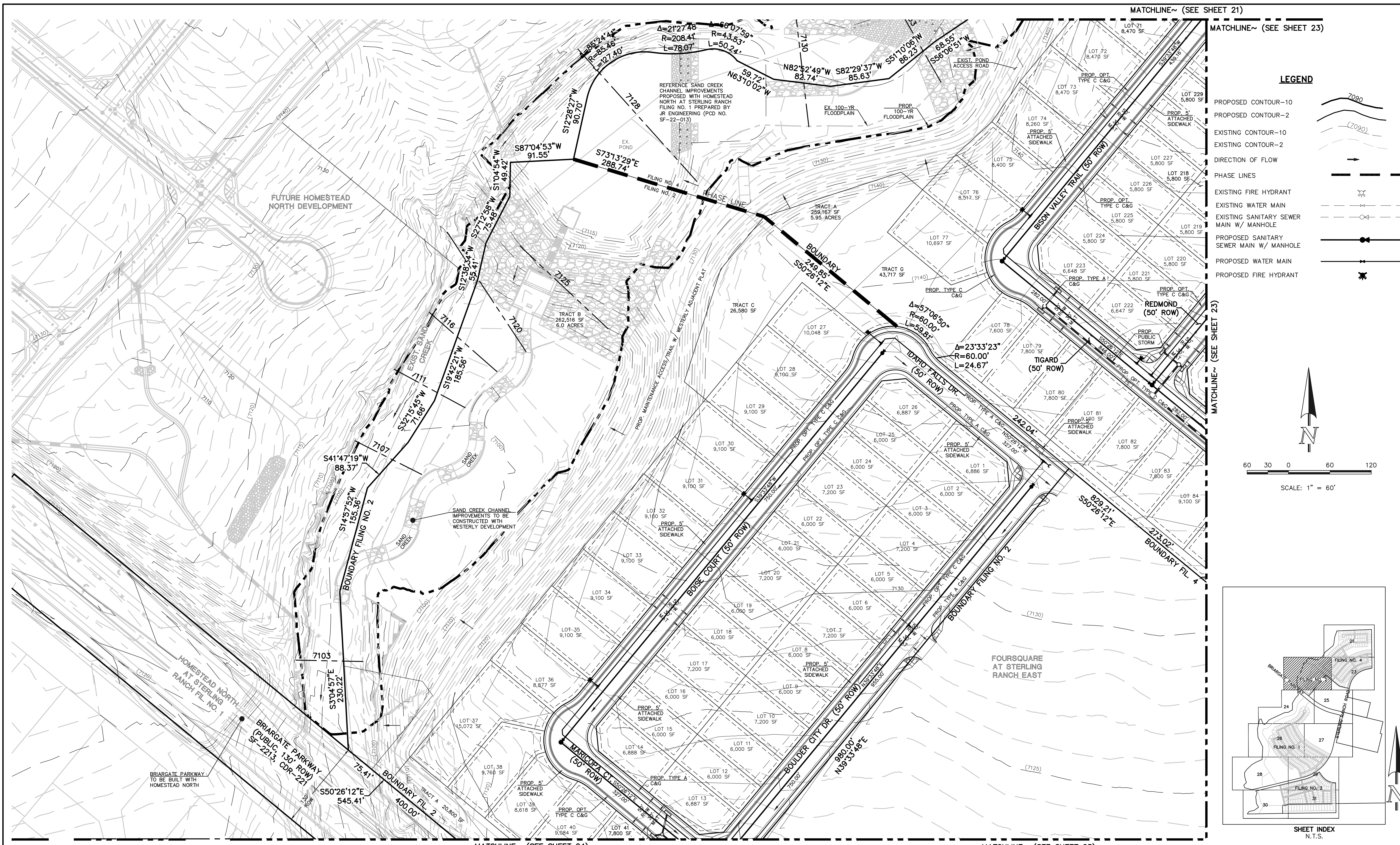


**STERLING RANCH EAST PRELIMINARY PLAN NO. 1 PRELIMINARY GRADING & UTILITY PLAN**

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)

N:\1822\DRAWINGS\DEVELOPMENT\SP-MES SHEET 21-PP-01.dwg, 3/2/2023 12:04:13 PM, 11



MATCHLINE~ (SEE SHEET 21)

MATCHLINE~ (SEE SHEET 23)

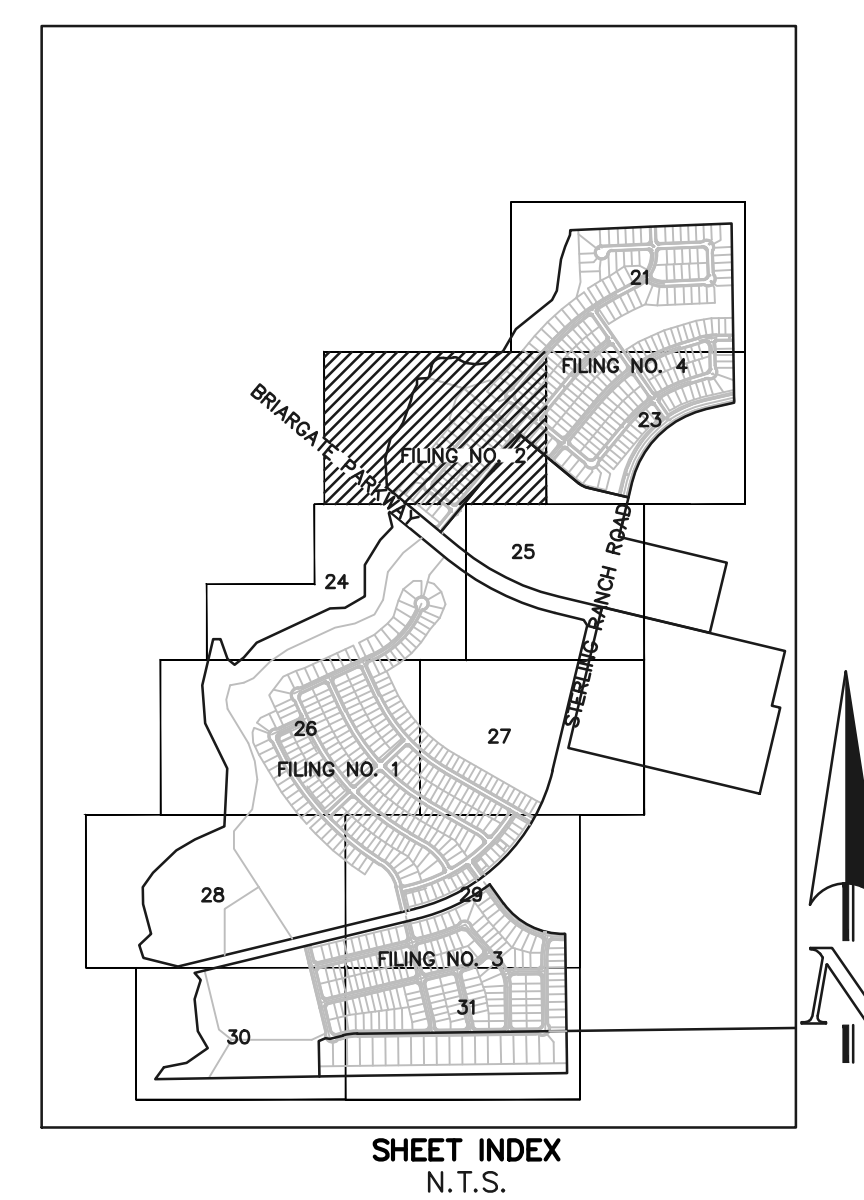
**LEGEND**

- 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'

MATCHLINE~ (SEE SHEET 25)



- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
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**CLASSIC CONSULTING**

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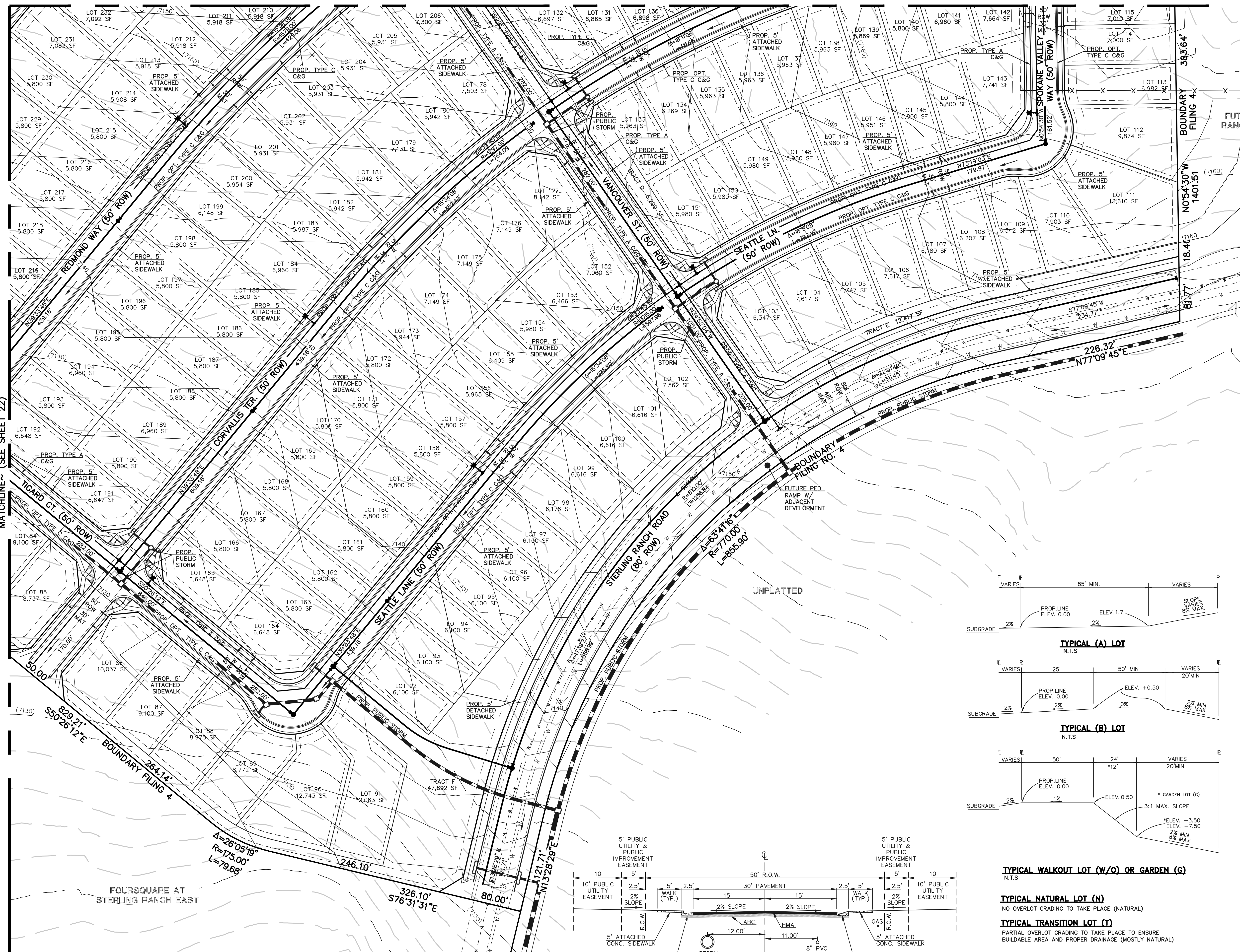
(719) 785-0790  
(719) 785-0799 (Fax)

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

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
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CHECKED BY	(V)	1" = N/A	JOB NO.	1183.22

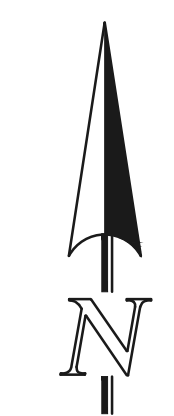
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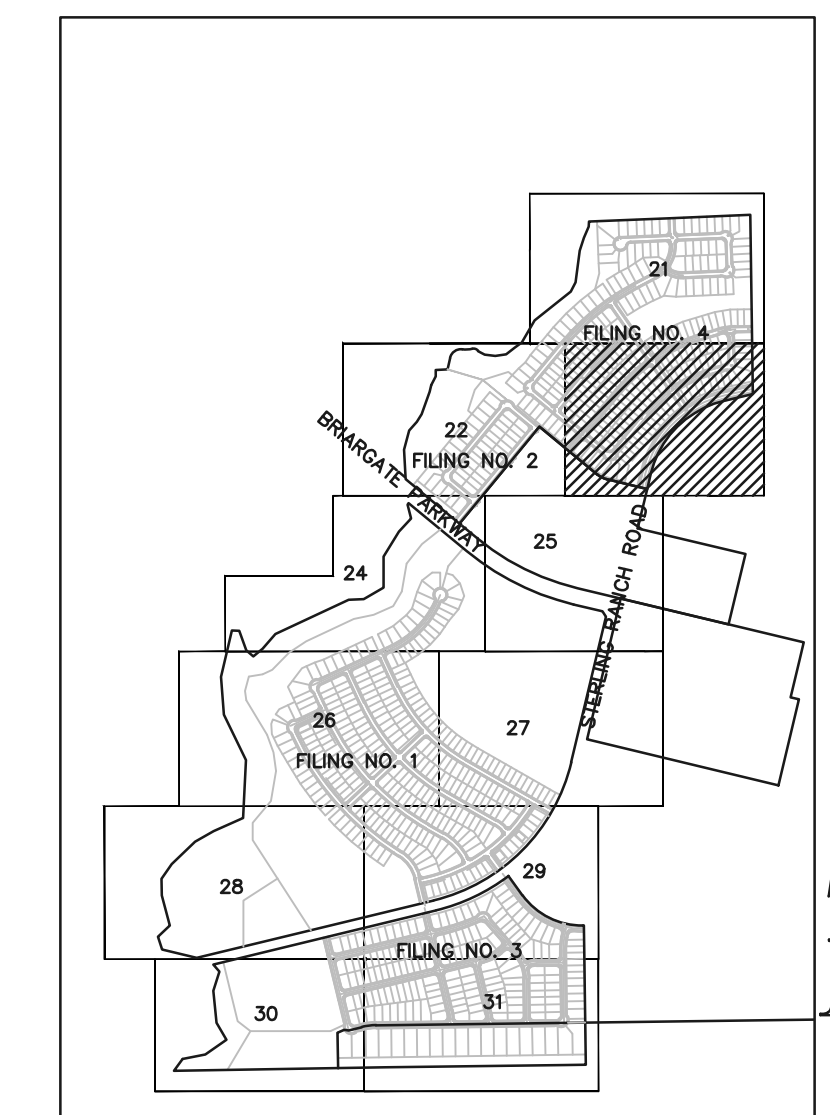


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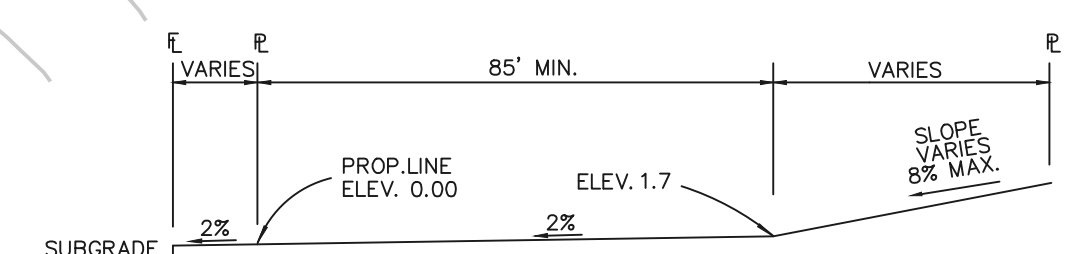
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- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN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



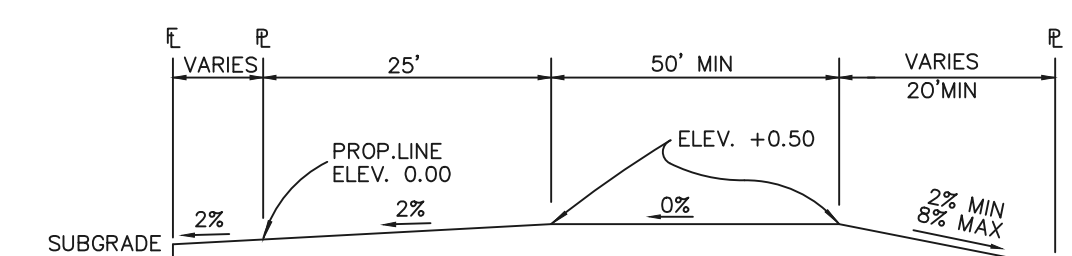
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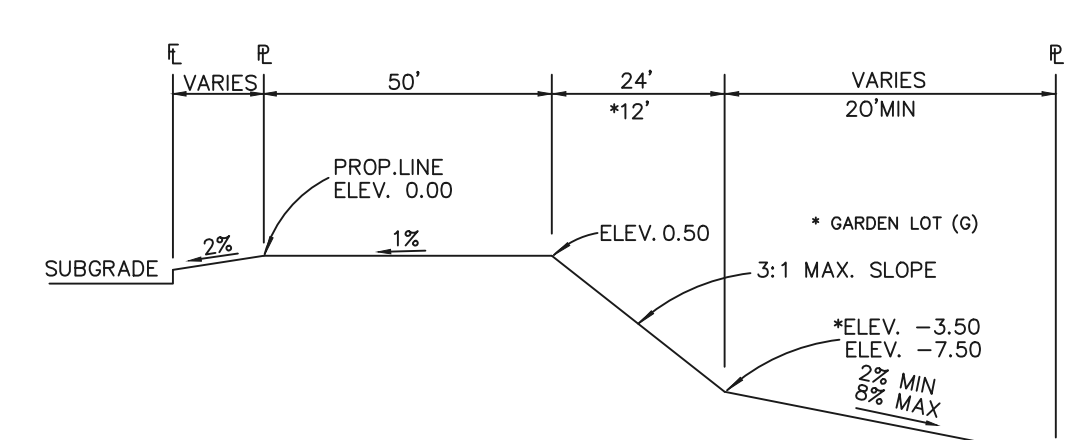
SHEET INDEX N.T.S.



TYPICAL (A) LOT N.T.S.



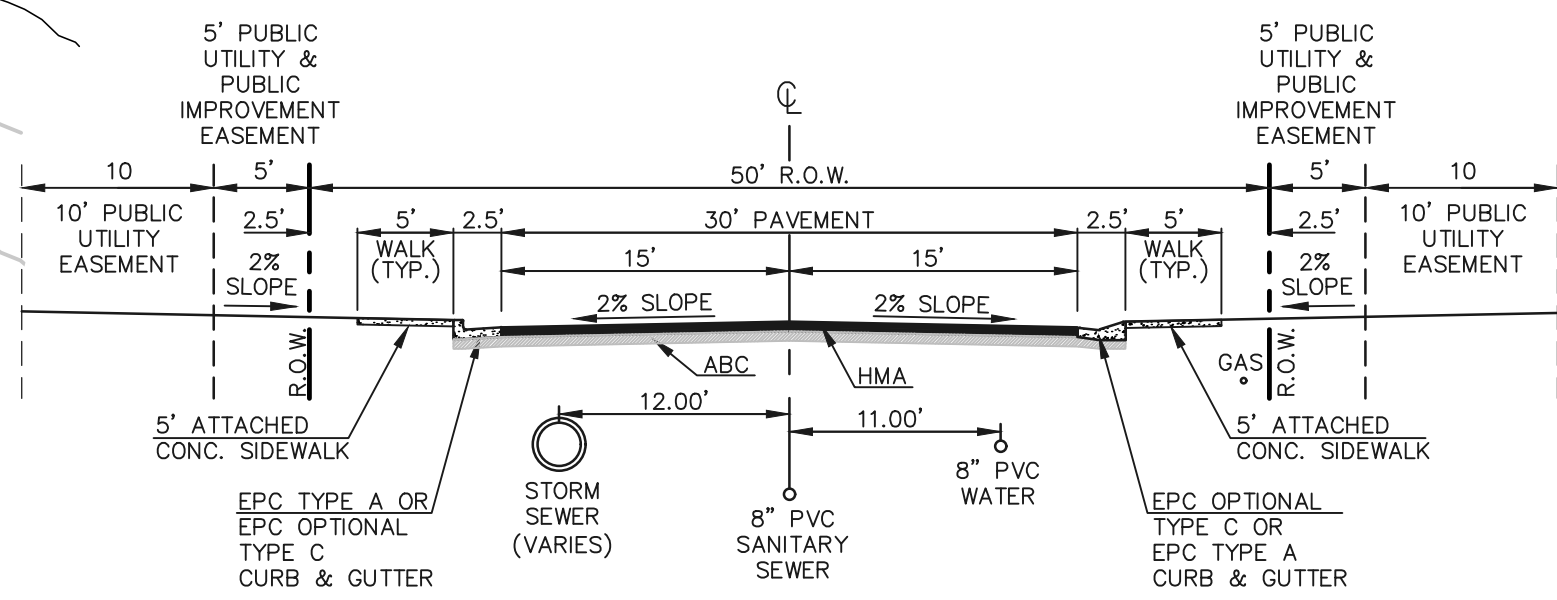
TYPICAL (B) LOT N.T.S.



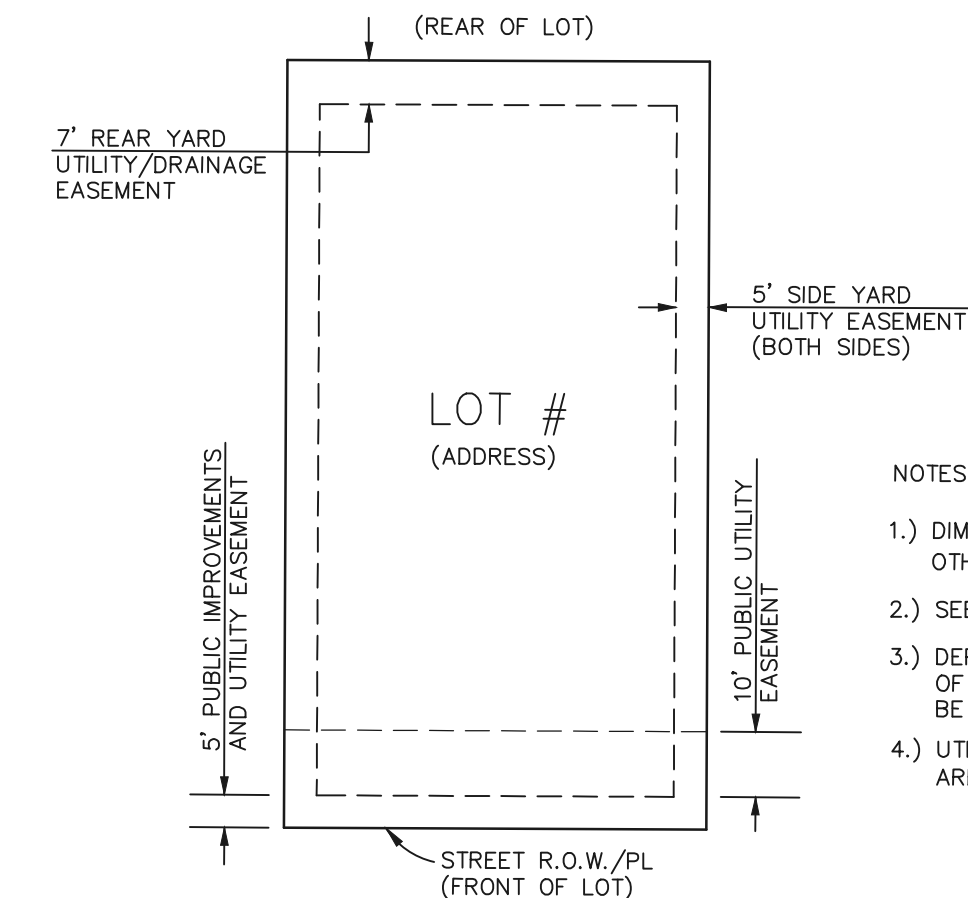
TYPICAL WALKOUT LOT (W/O) OR GARDEN (G) N.T.S.

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

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



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



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.

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



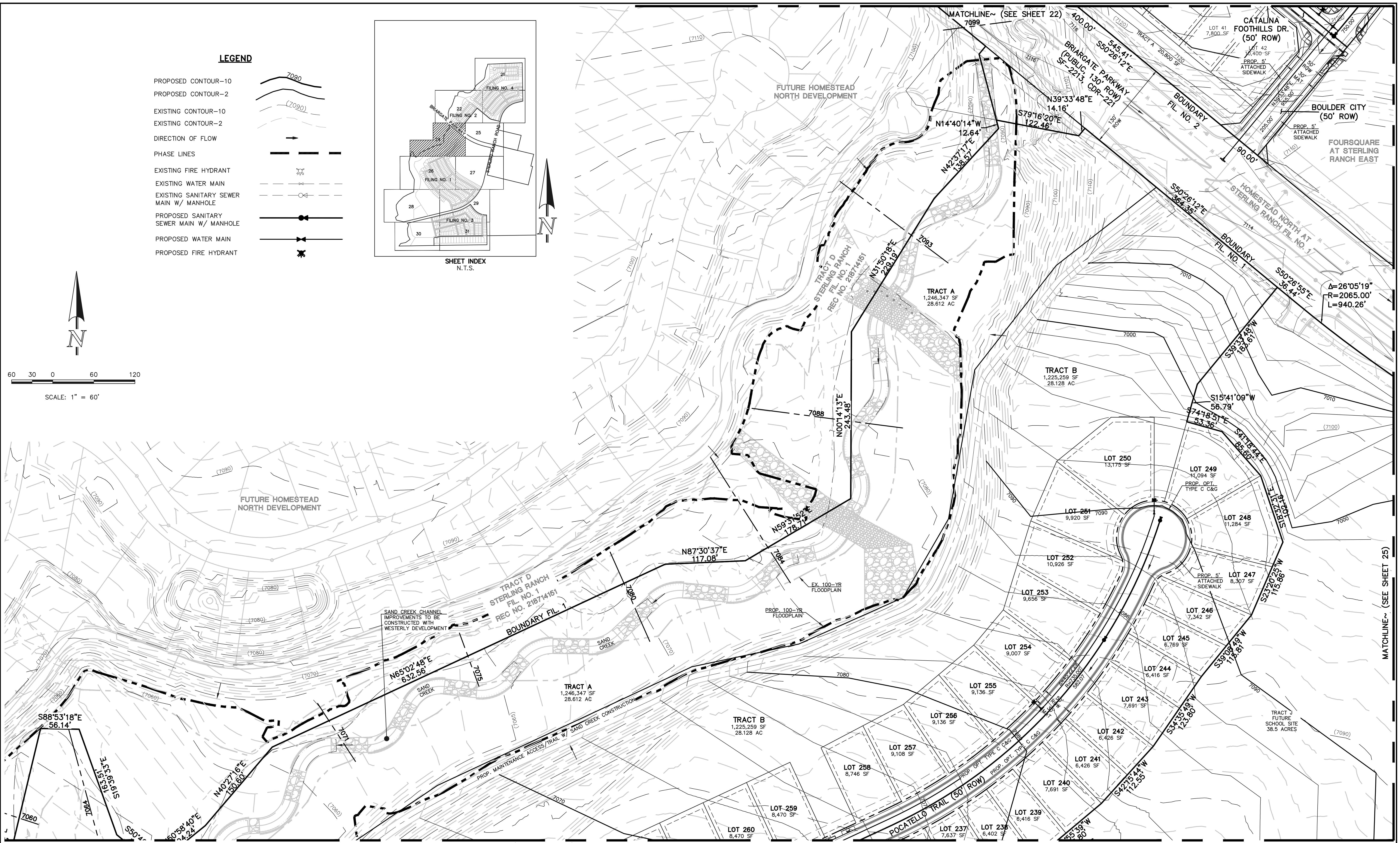
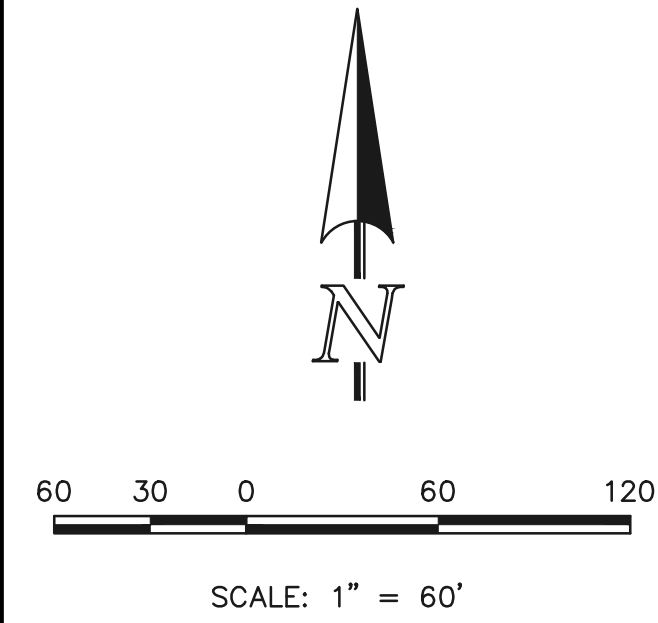
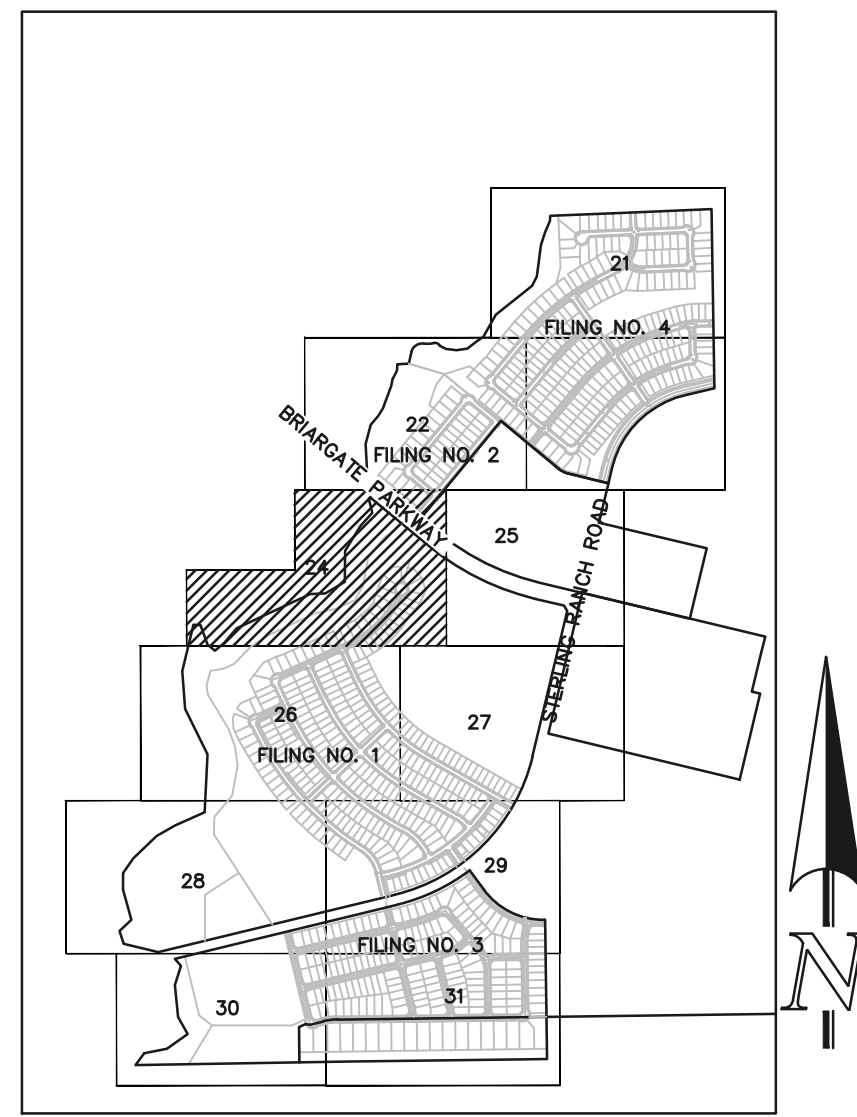
STERLING RANCH EAST PRELIMINARY PLAN NO. 1  
PRELIMINARY GRADING & UTILITY PLAN

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

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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
- 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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(719) 785-0799 (Fax)

<b>STERLING RANCH EAST PRELIMINARY PLAN NO. 1</b>			
<b>PRELIMINARY GRADING &amp; UTILITY PLAN</b>			
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

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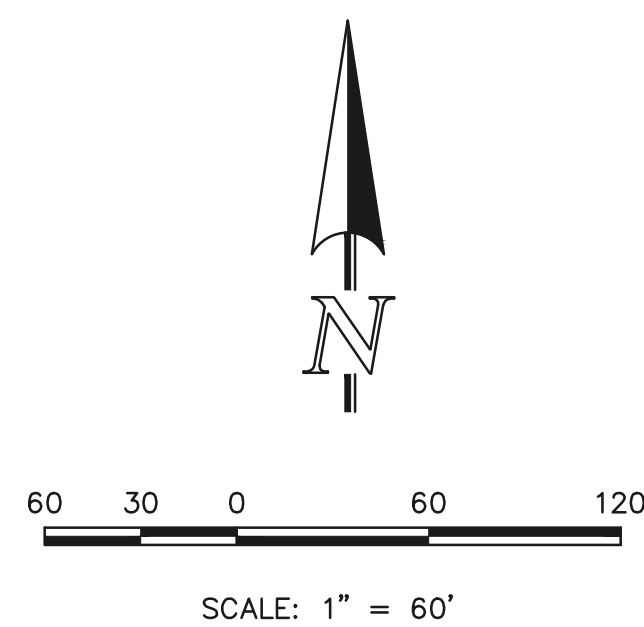
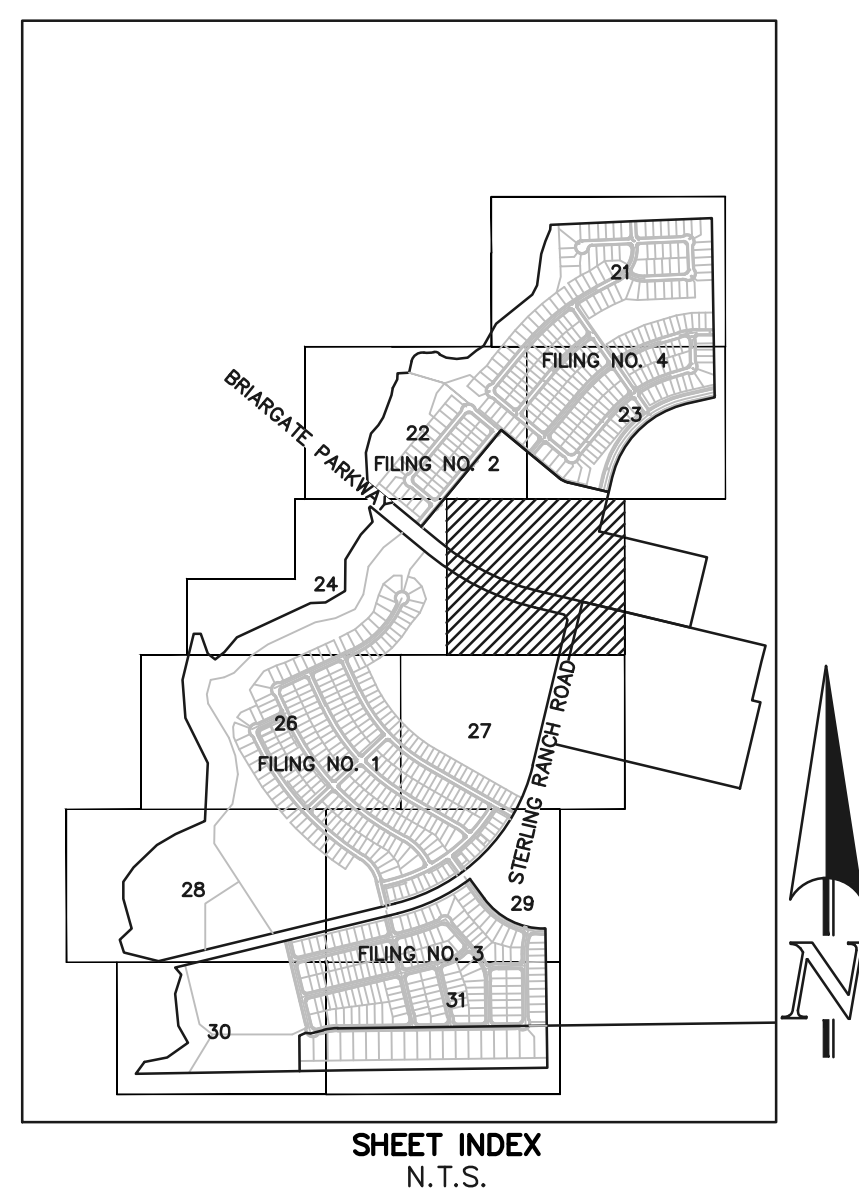
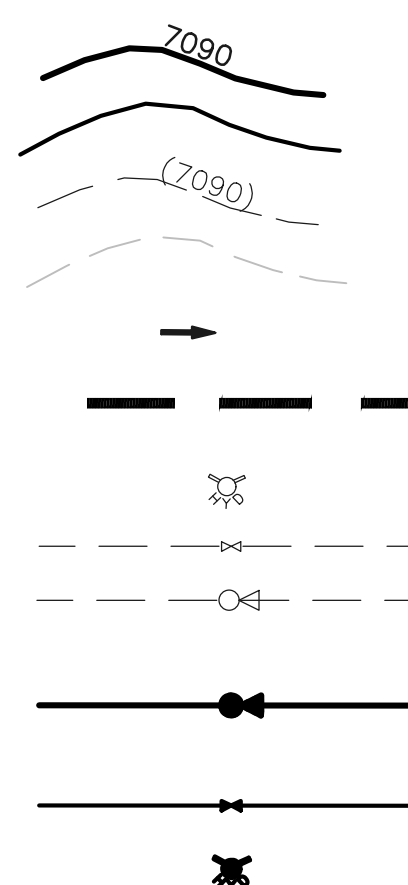


MATCHLINE~ (SEE SHEET 22)

MATCHLINE~ (SEE SHEET 23)

**LEGEND**

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



MATCHLINE~ (SEE SHEET 24)



MATCHLINE~ (SEE SHEET 27)

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

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET	25 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)



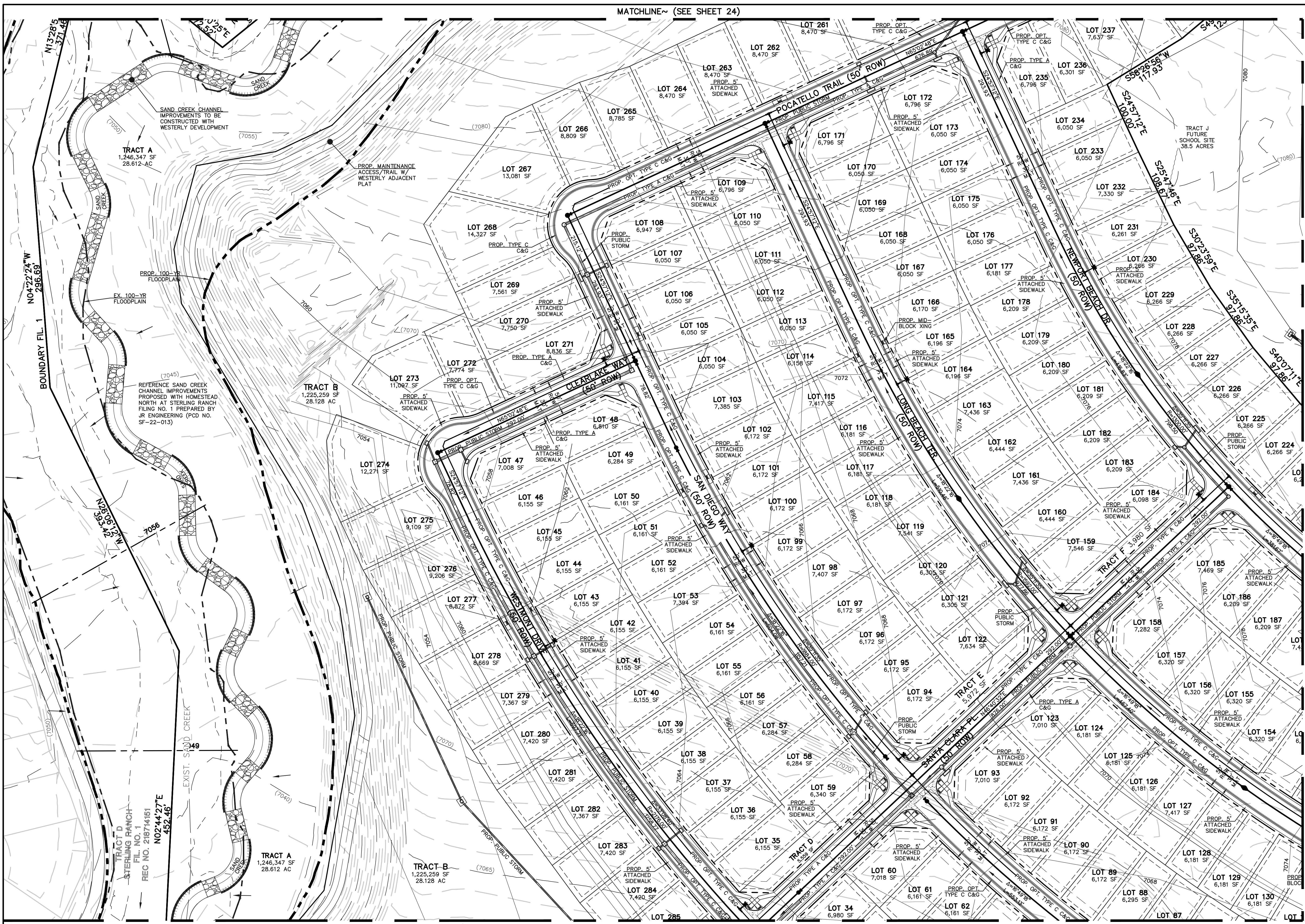
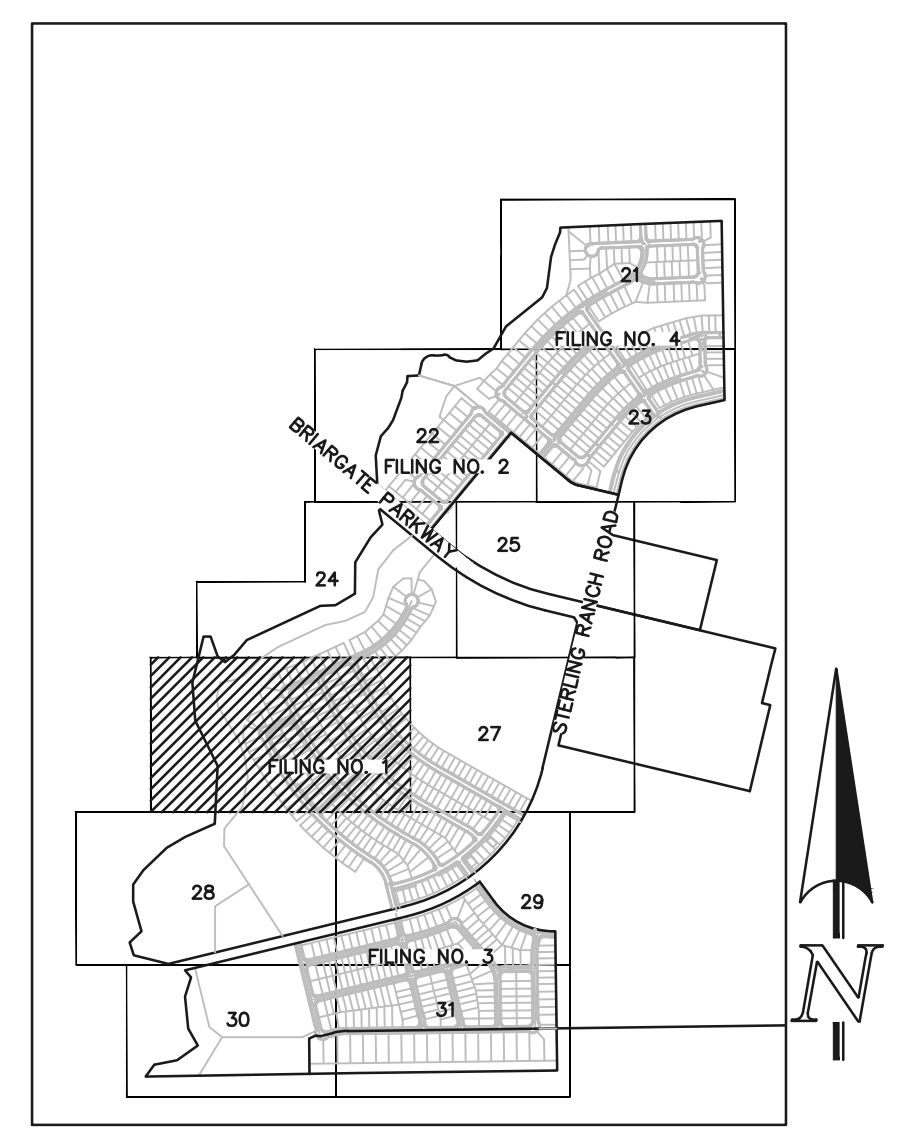
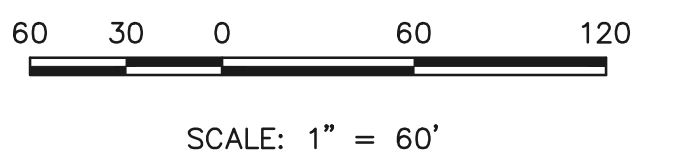
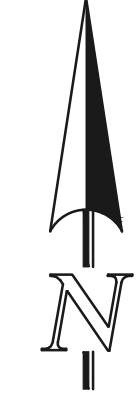
CLASSIC CONSULTING

MATCHLINE~ (SEE SHEET 24)

LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
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MATCHLINE~ (SEE SHEET 28)

**CLASSIC CONSULTING**

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

DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	ESO	(H) 1" = 60'	04/01/2022
CHECKED BY	(V) 1" = N/A		SHEET 26 OF 36
			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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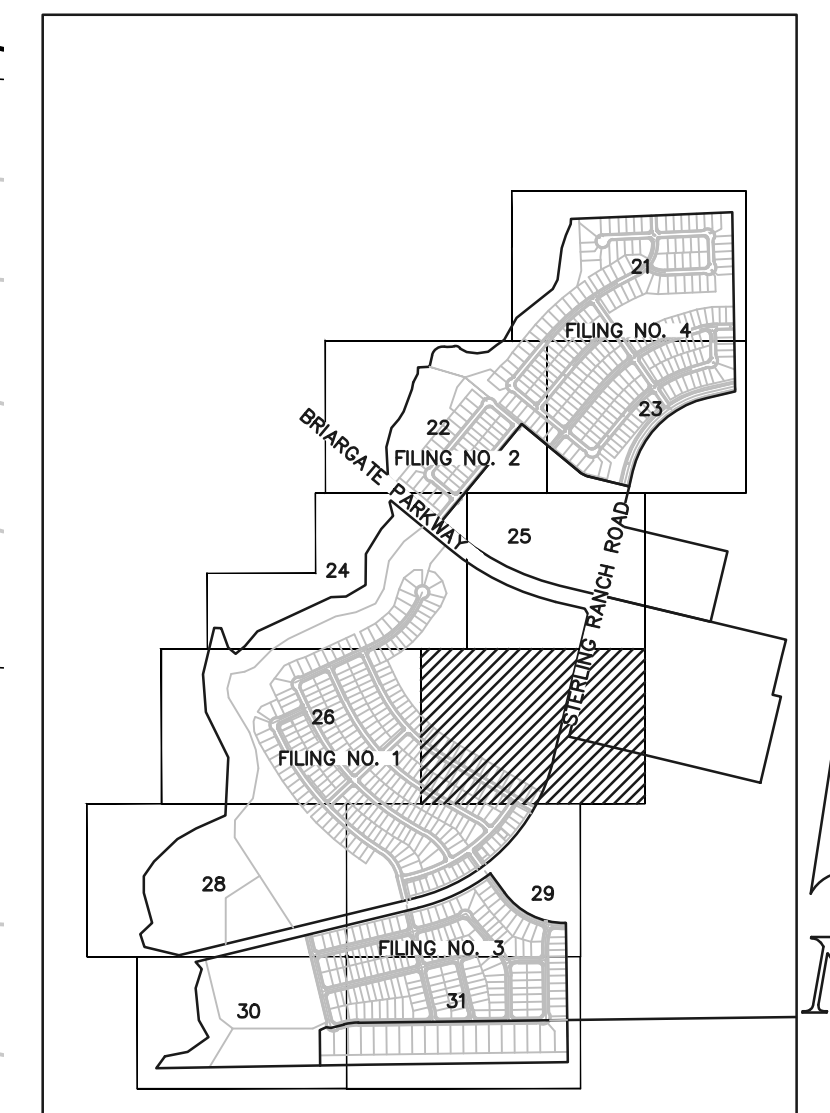
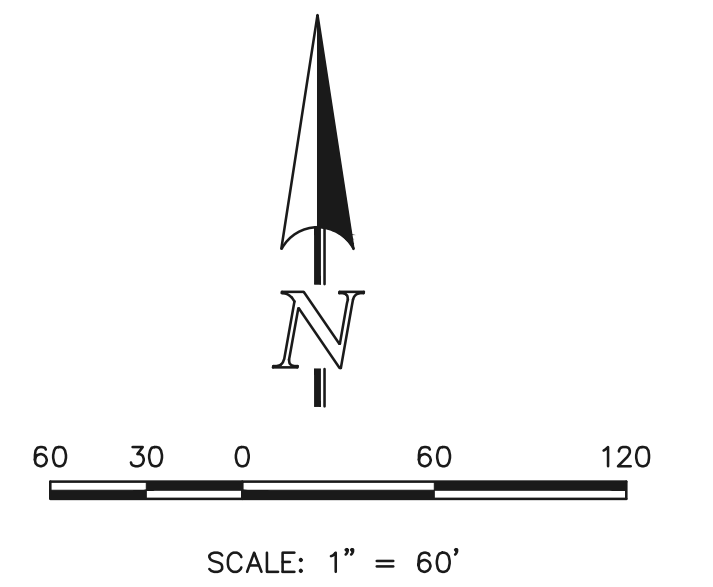
MATCHLINE ~ (SEE SHEET 24)

MATCHLINE ~ (SEE SHEET 25)

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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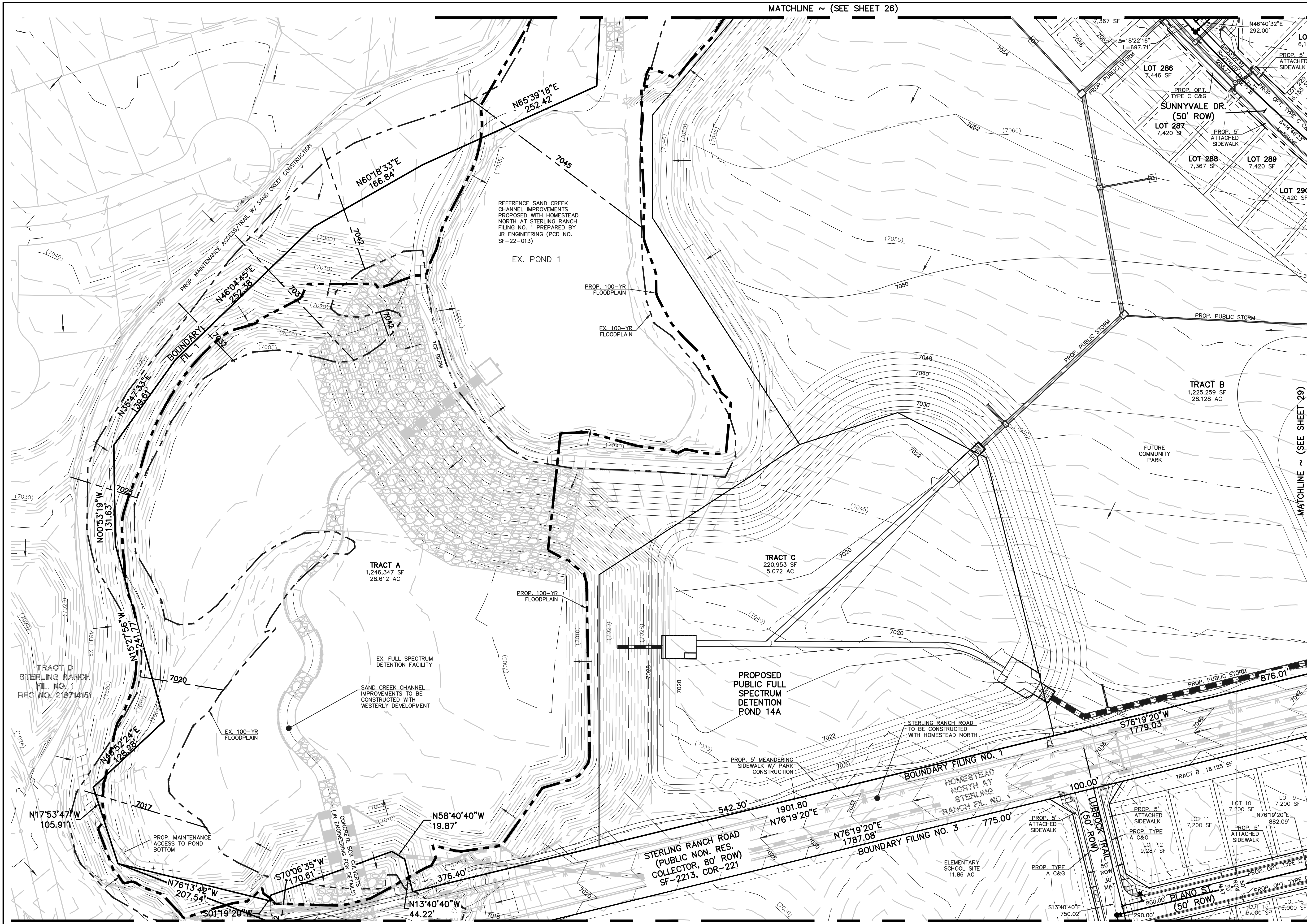


**STERLING RANCH EAST PRELIMINARY PLAN NO. 1**  
**PRELIMINARY GRADING & UTILITY PLAN**

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 (719) 785-0790  
 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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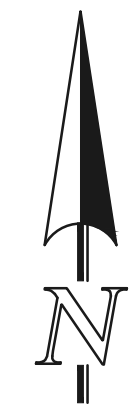


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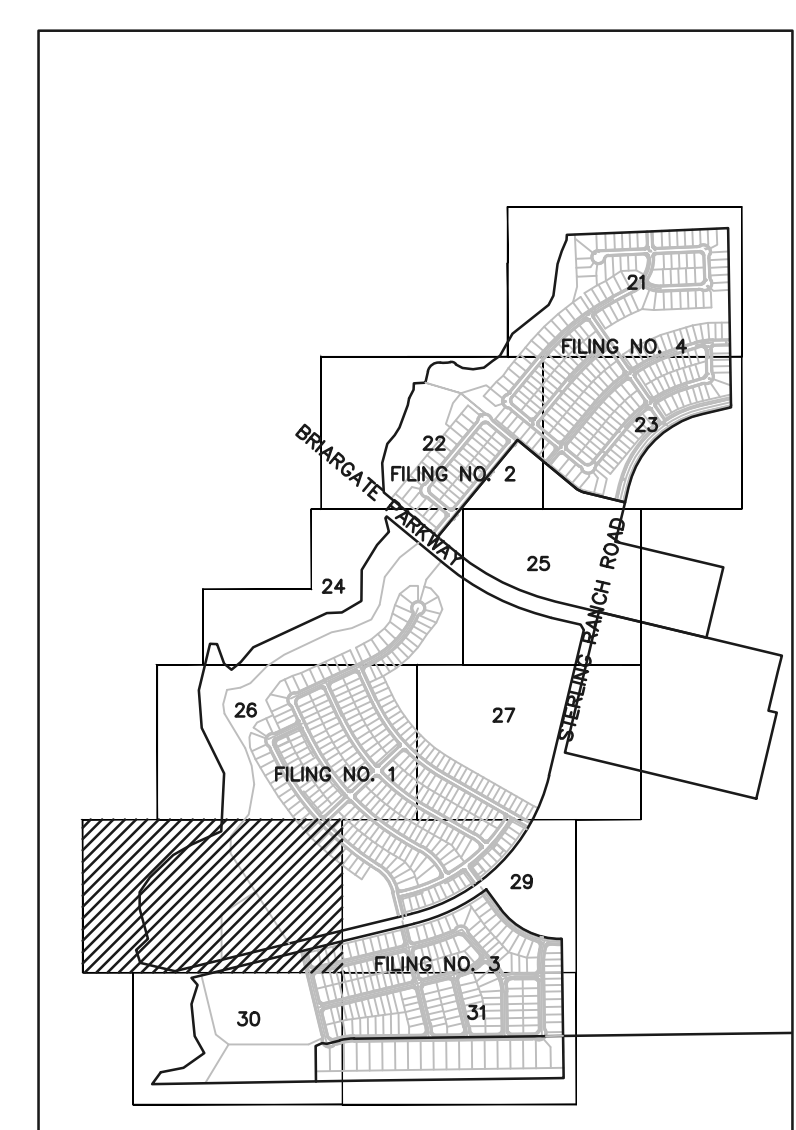
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- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN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

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

- NOTES:
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SCALE: 1" = 60'



SHEET INDEX N.T.S.



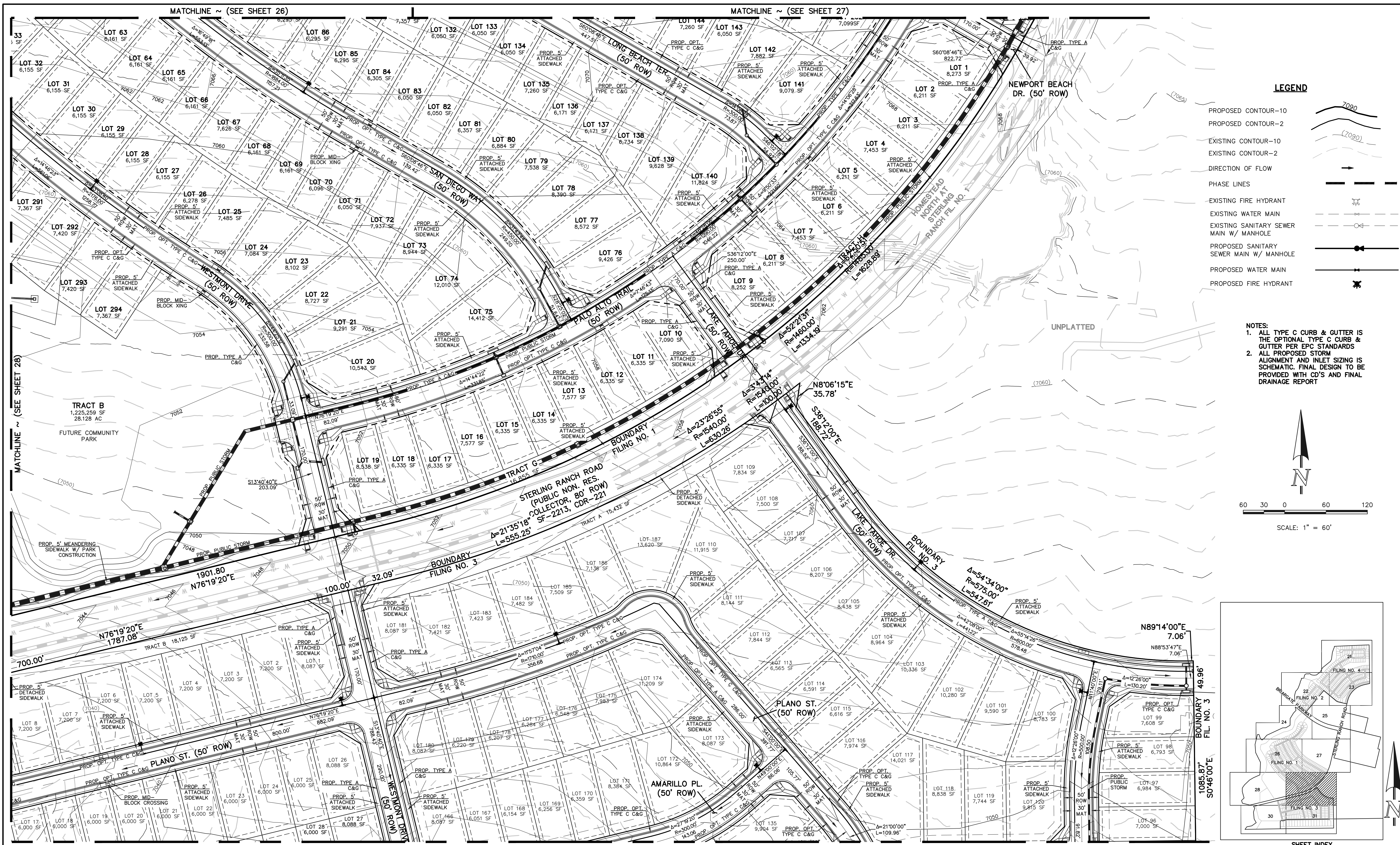
STERLING RANCH EAST PRELIMINARY PLAN NO. 1  
PRELIMINARY GRADING & UTILITY PLAN

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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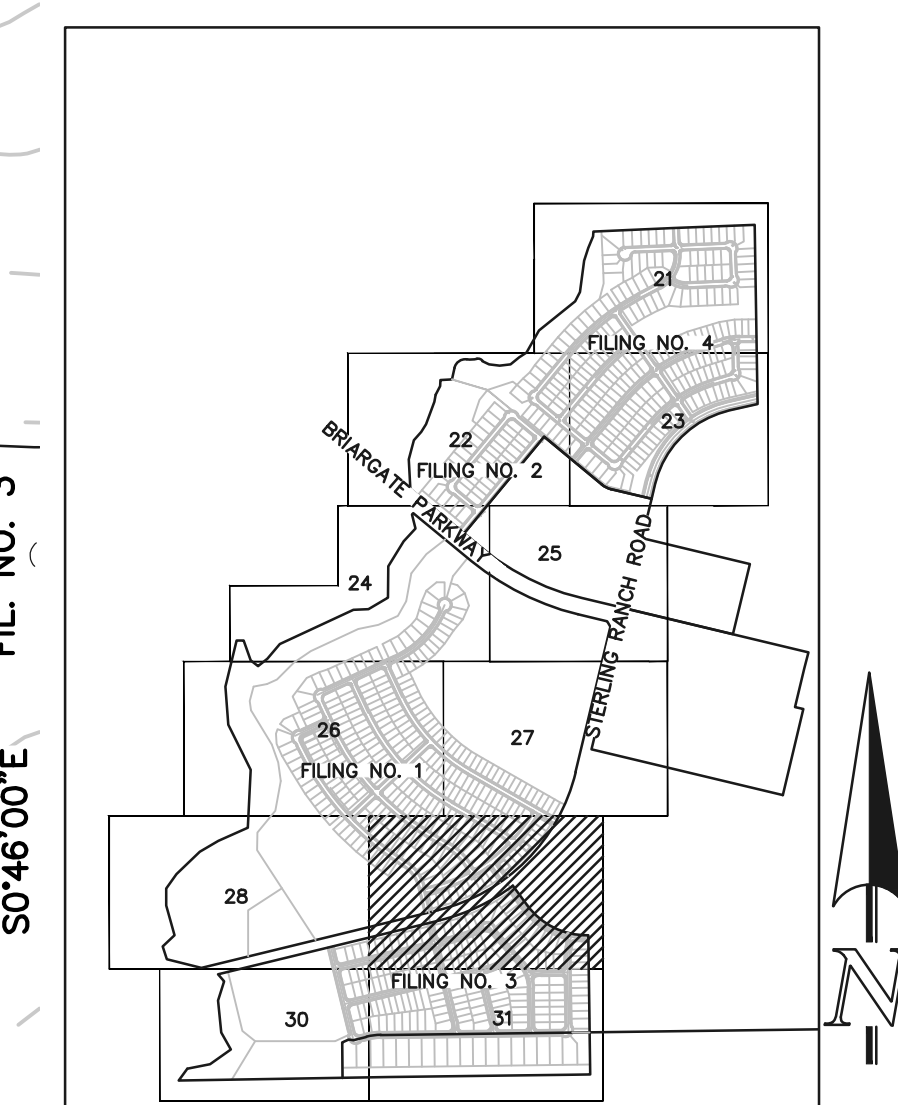
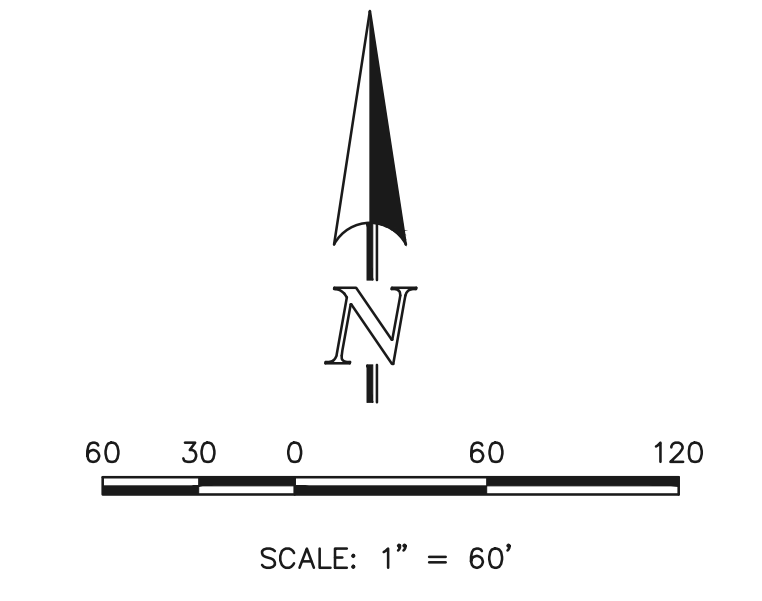
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**LEGEND**

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- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
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SHEET INDEX  
N.T.S.

MATCHLINE ~ (SEE SHEET 28)

MATCHLINE ~ (SEE SHEET 26)

MATCHLINE ~ (SEE SHEET 27)

MATCHLINE ~ (SEE SHEET 31)

**CLASSIC CONSULTING**

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

**PRELIMINARY GRADING & UTILITY PLAN**

DESIGNED BY: EAS    SCALE:    DATE: 04/01/2022

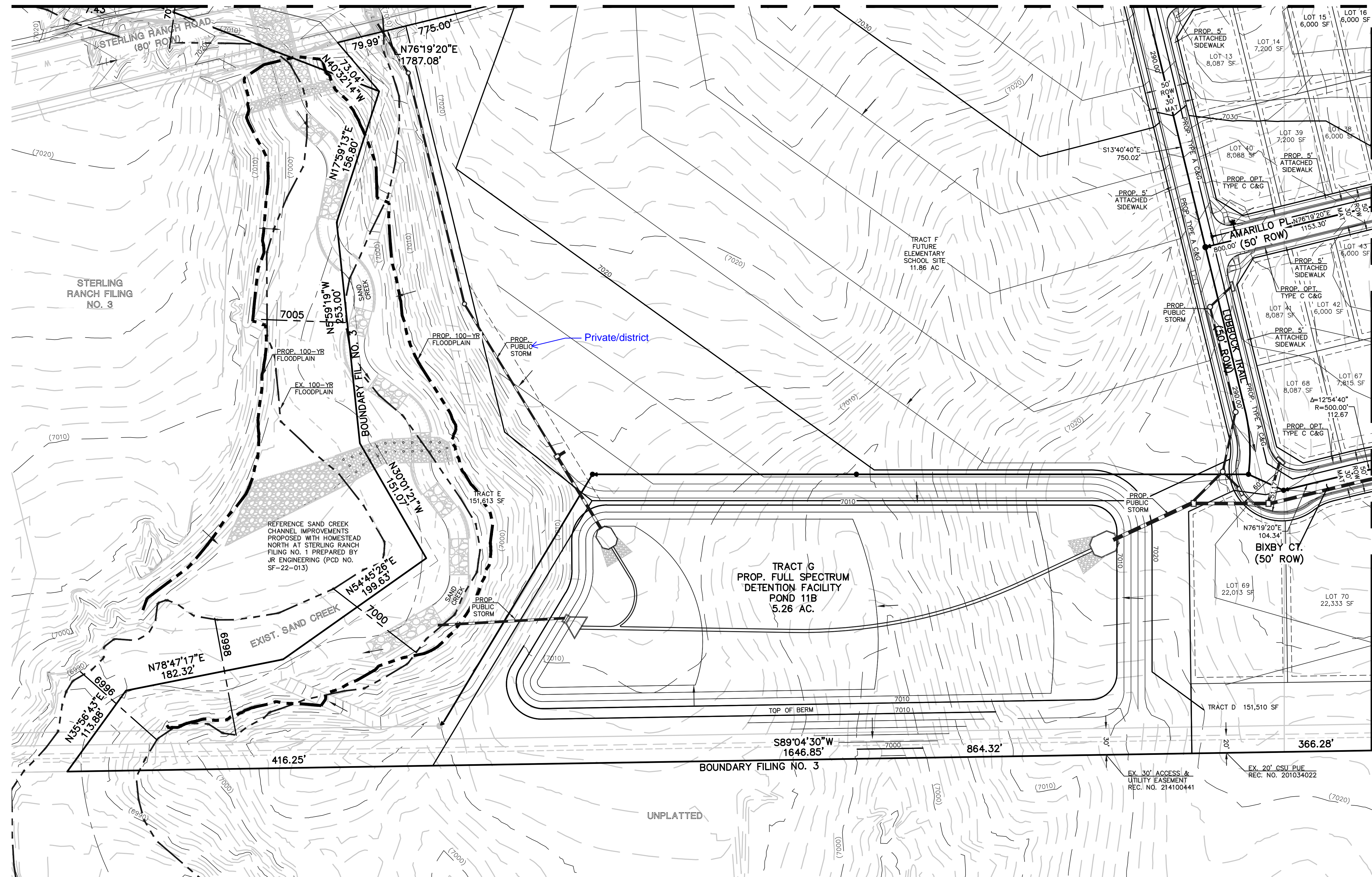
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CHECKED BY:    (V) 1" = N/A    JOB NO. 1183.22

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

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MATCHLINE ~ (SEE SHEET 28)



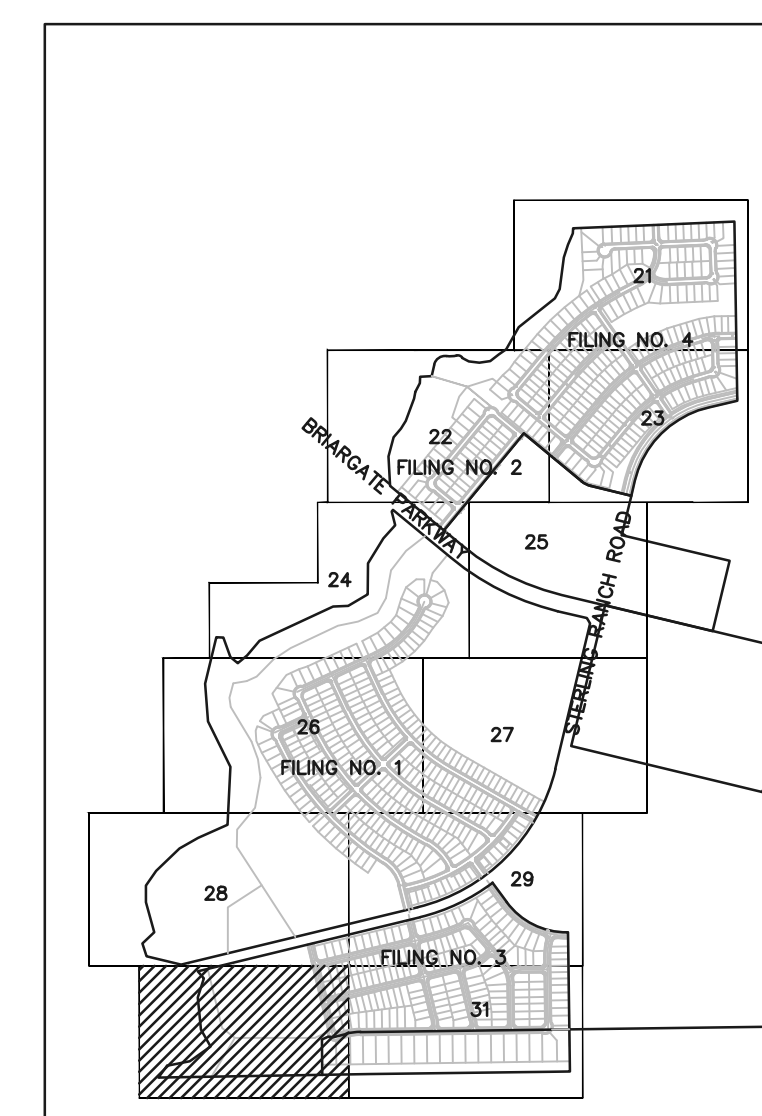
**LEGEND**

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

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



SCALE: 1" = 60'



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	30 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)



MATCHLINE ~ (SEE SHEET 29)



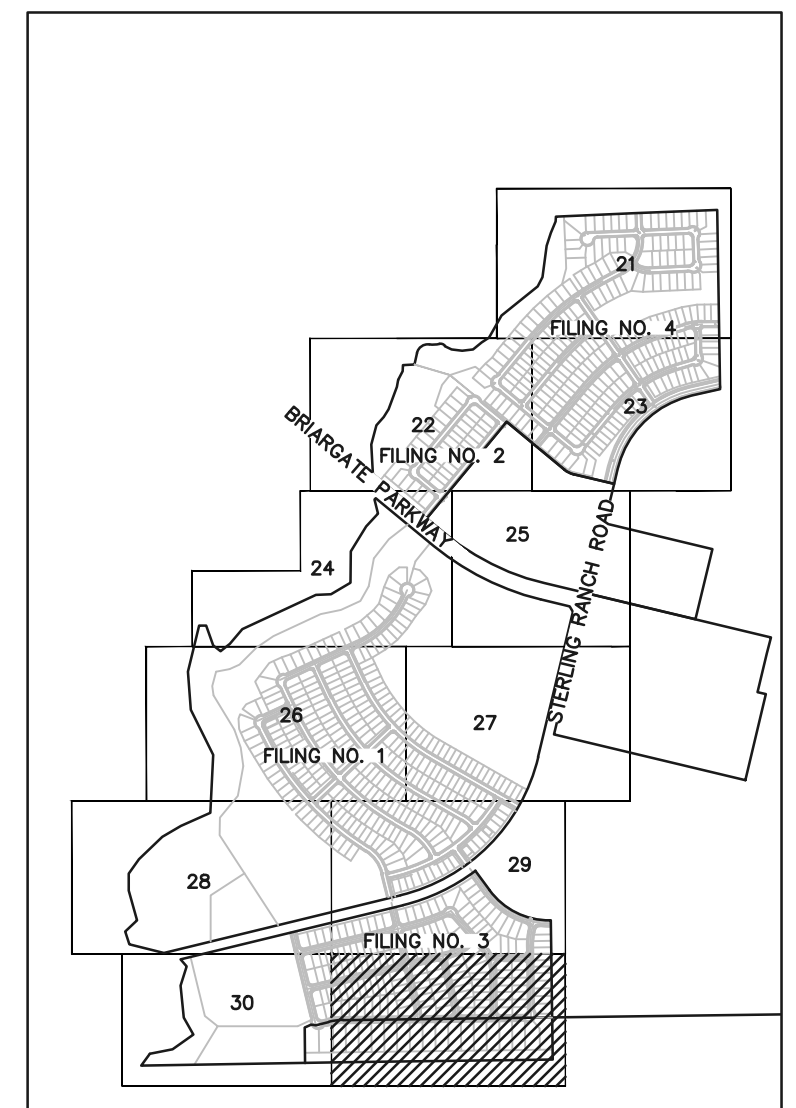
MATCHLINE ~ (SEE SHEET 30)

BOUNDARY FILING NO. 3  
UNPLATTED

BOUNDARY FILING NO. 3  
UNPLATTED

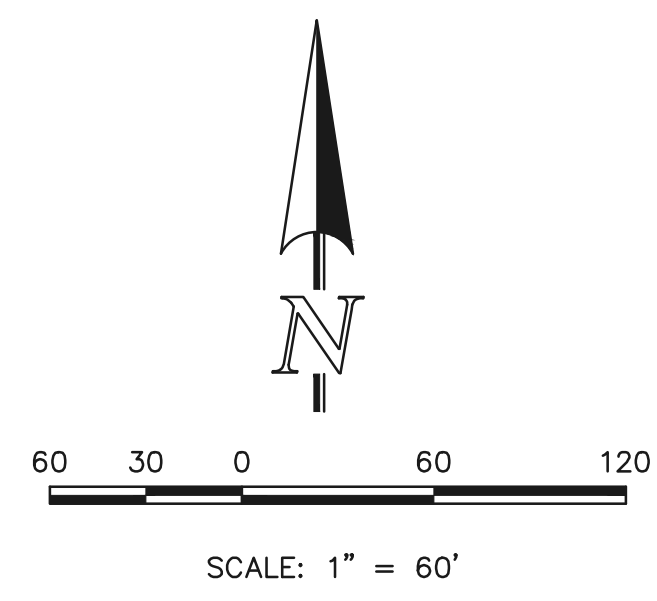
**LEGEND**

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



SHEET INDEX  
N.T.S.

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



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



N:\118322\DRAWINGS\DEVELOPMENT\DP-MES SHEET 31.dwg, 3/27/2023 1:52:38 PM, 1:1

# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

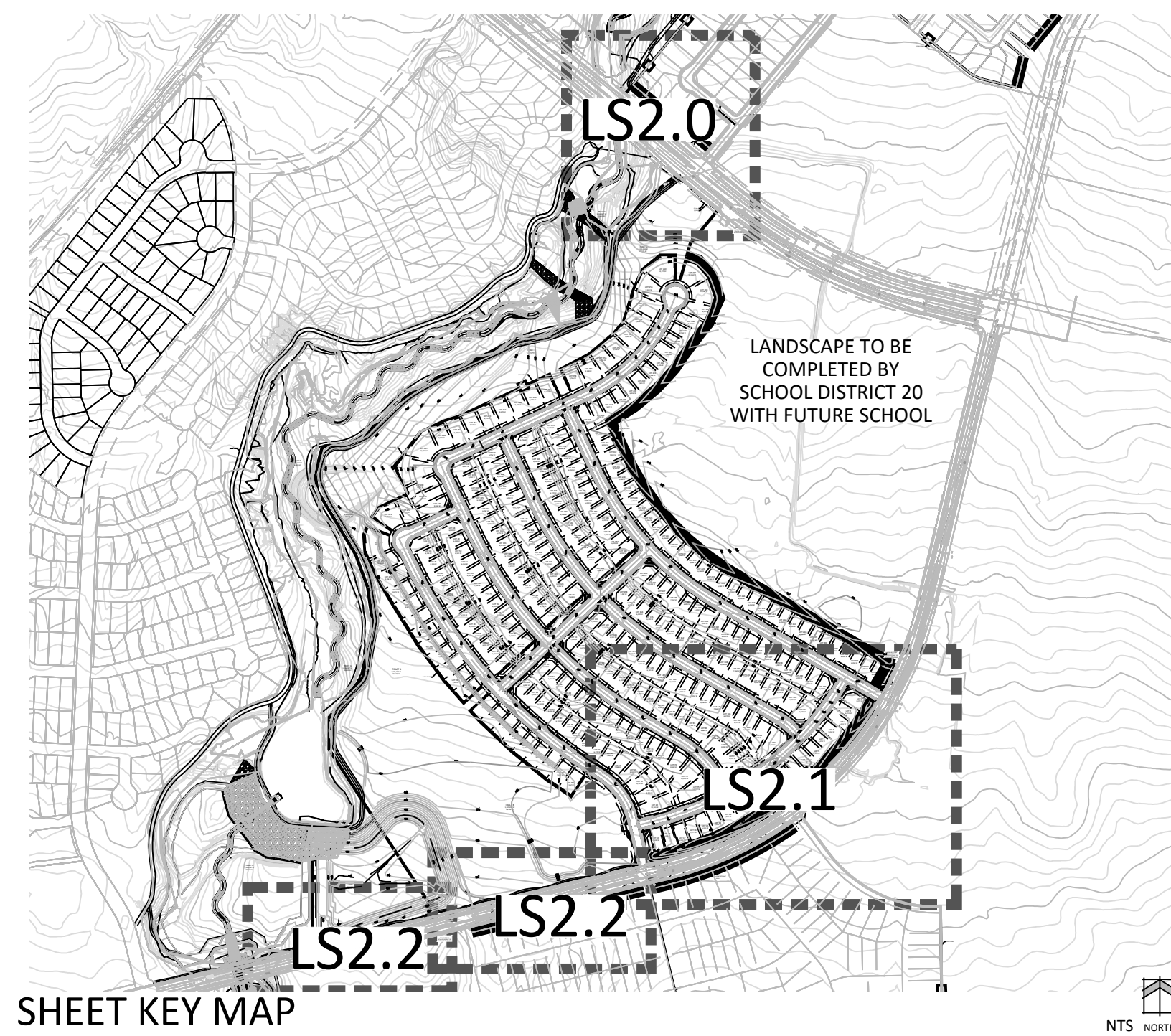
SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO  
PRELIMINARY PLAN

## LANDSCAPE NOTES

- 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 UTILIZED 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 SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD 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 HARK SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, 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" CHAMARRON 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 SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD 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) 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

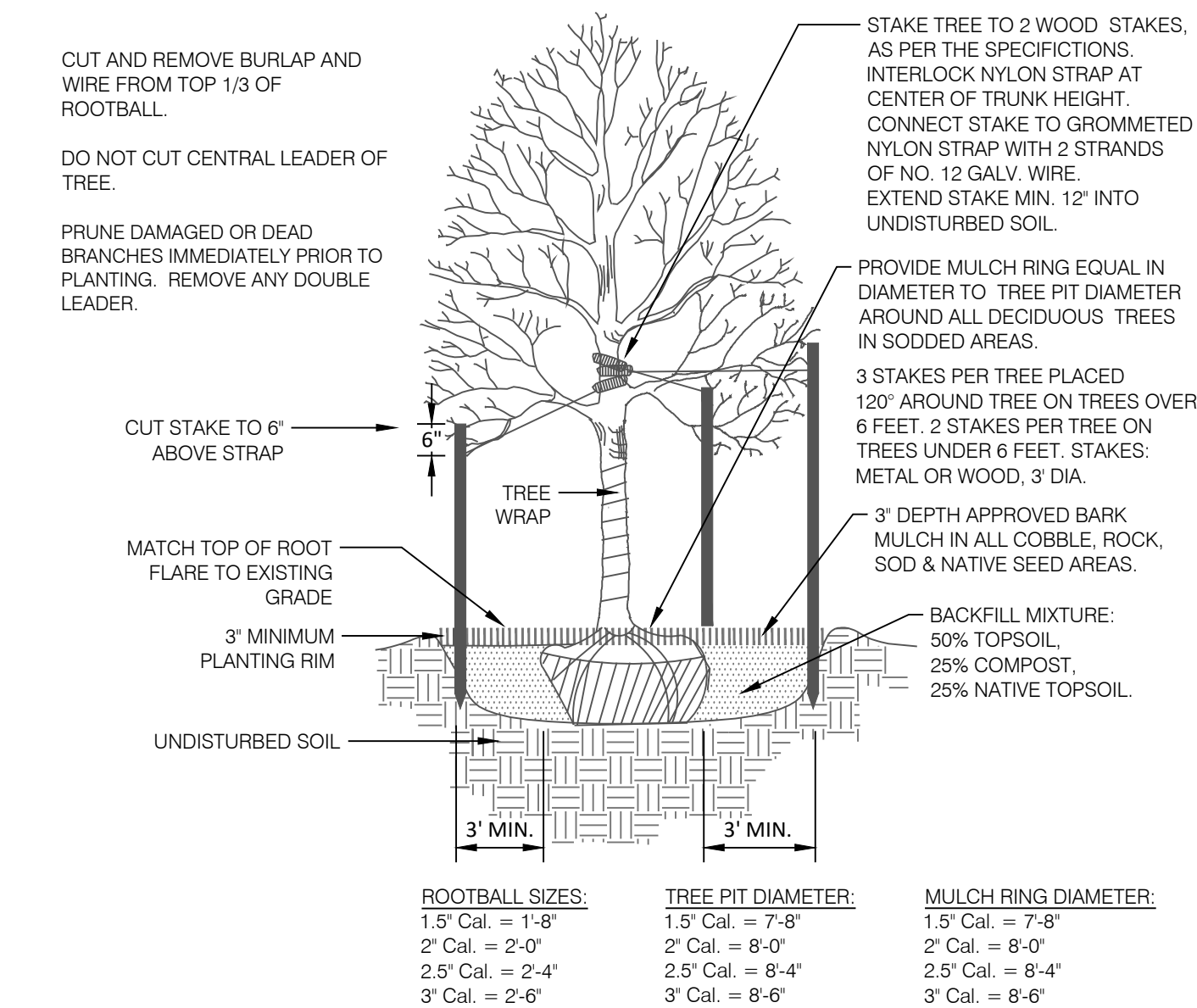
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
Ag	18	Aesculus glabra / Ohio Buckeye	40'	30'	1.5" Cal.	B&B	
Csp	3	Catalpa speciosa / Northern Catalpa	60'	50'	1.5" Cal.	B&B	
Coc	12	Celtis occidentalis / Common Hackberry	60'	50'	1.5" Cal.	B&B	
Gtr	2	Gleditsia triacanthos / Honey 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	

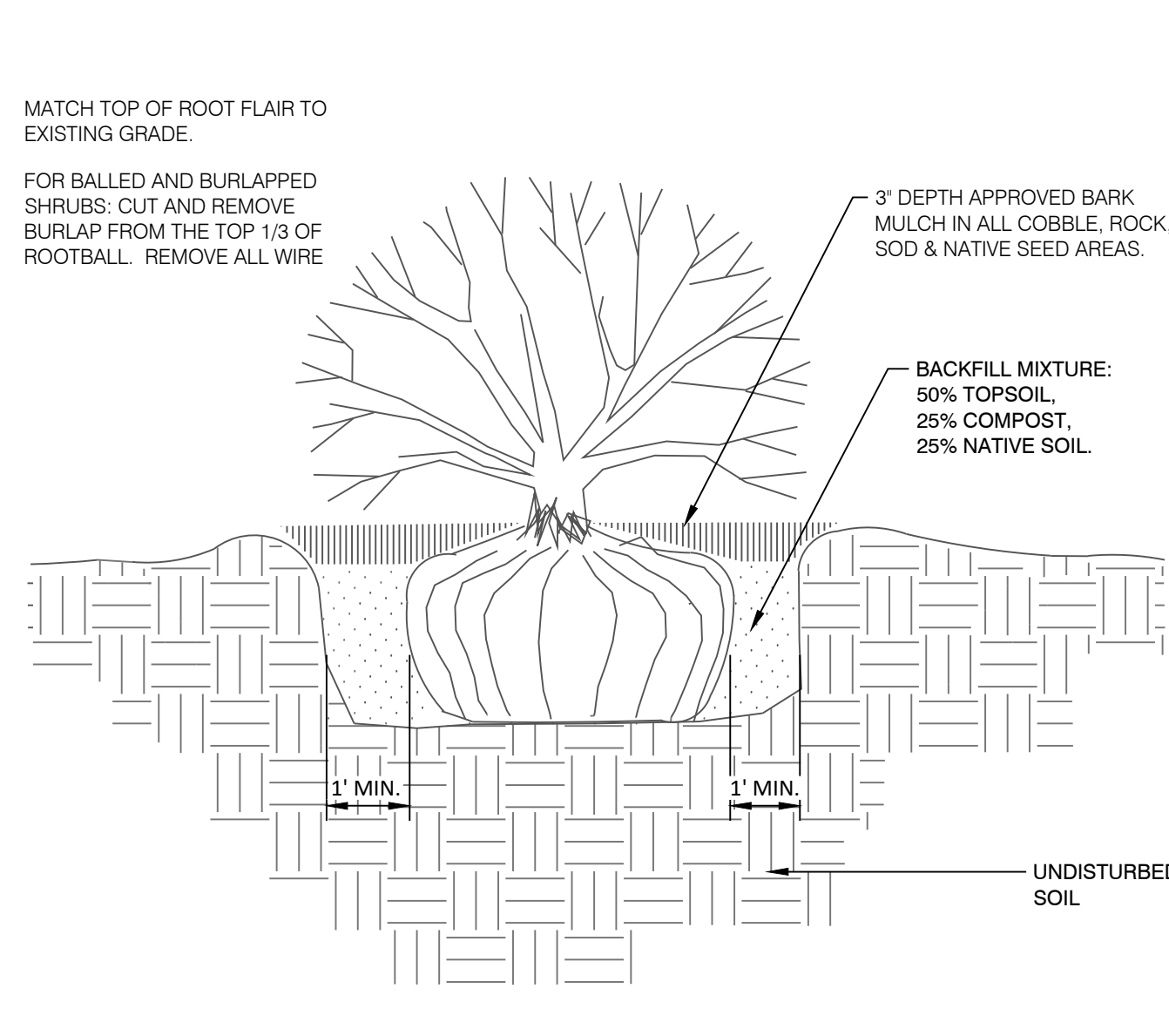
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
Jcb	46	Juniperus chinensis 'Blue Point' / Blue Point Juniper	15'	10'	6" HT	B&B	
Ppg	24	Picea pungens glauca 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce	15'	10'	6" HT	B&B	
Ped	17	Pinus edulis / Pinon Pine	30'	20'	6" HT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

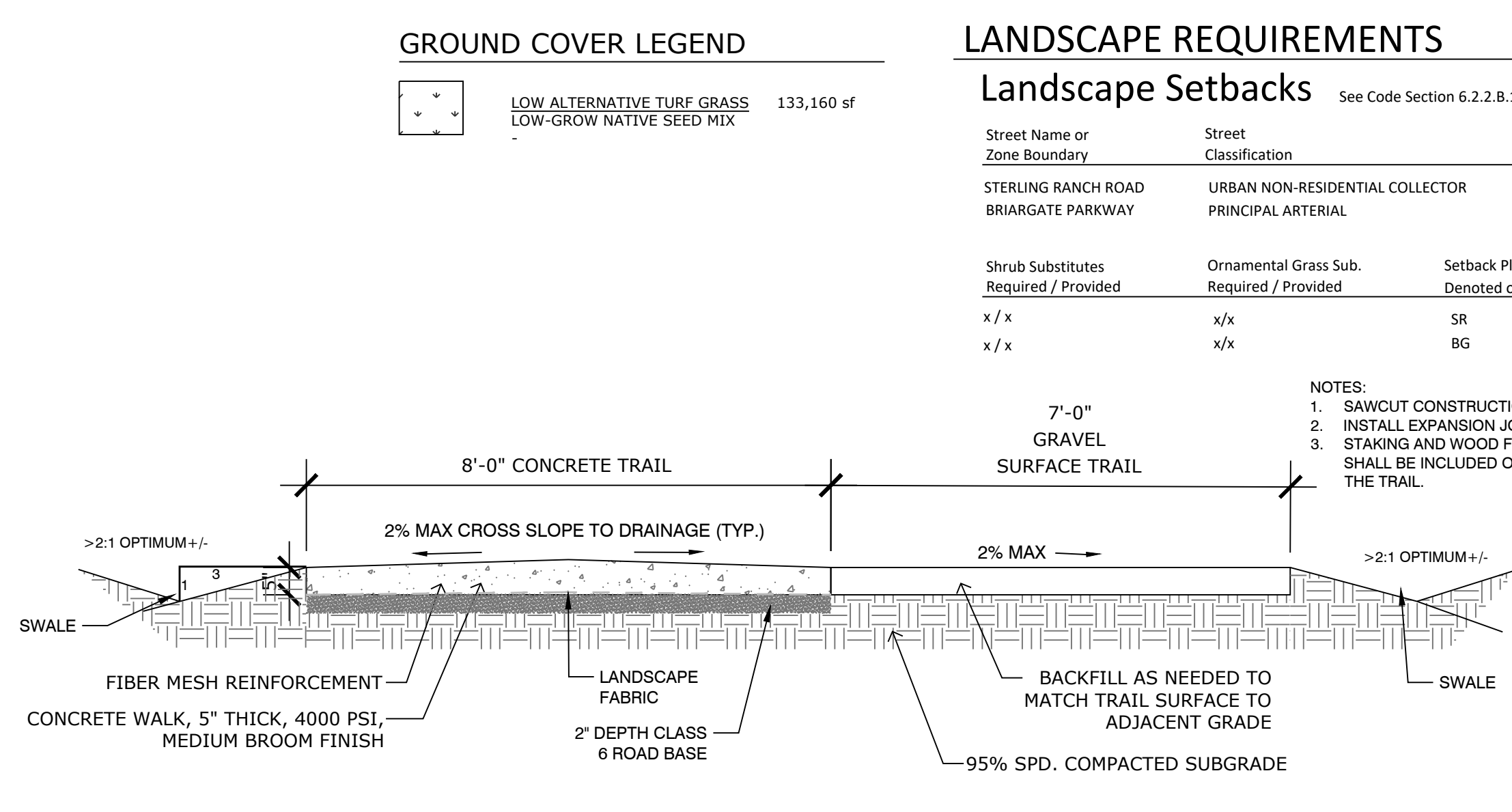
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
Ag1	22	Acer glabrum / Rocky Mountain Maple	20'	15'	1.5" Cal.	B&B	
Aca	12	Amelanchier canadensis / Canadian Serviceberry	25'	20'	1.5" Cal.	B&B	
Ppa	1	Prunus padus / May Day Tree	30'	30'	1.5" Cal.	B&B	
Spe	5	Syringa pekinensis / Peking Lilac	20'	15'	1.5" Cal.	B&B	
Sre	21	Syringa reticulata / Japanese Tree Lilac	25'	20'	1.5" Cal.	B&B	



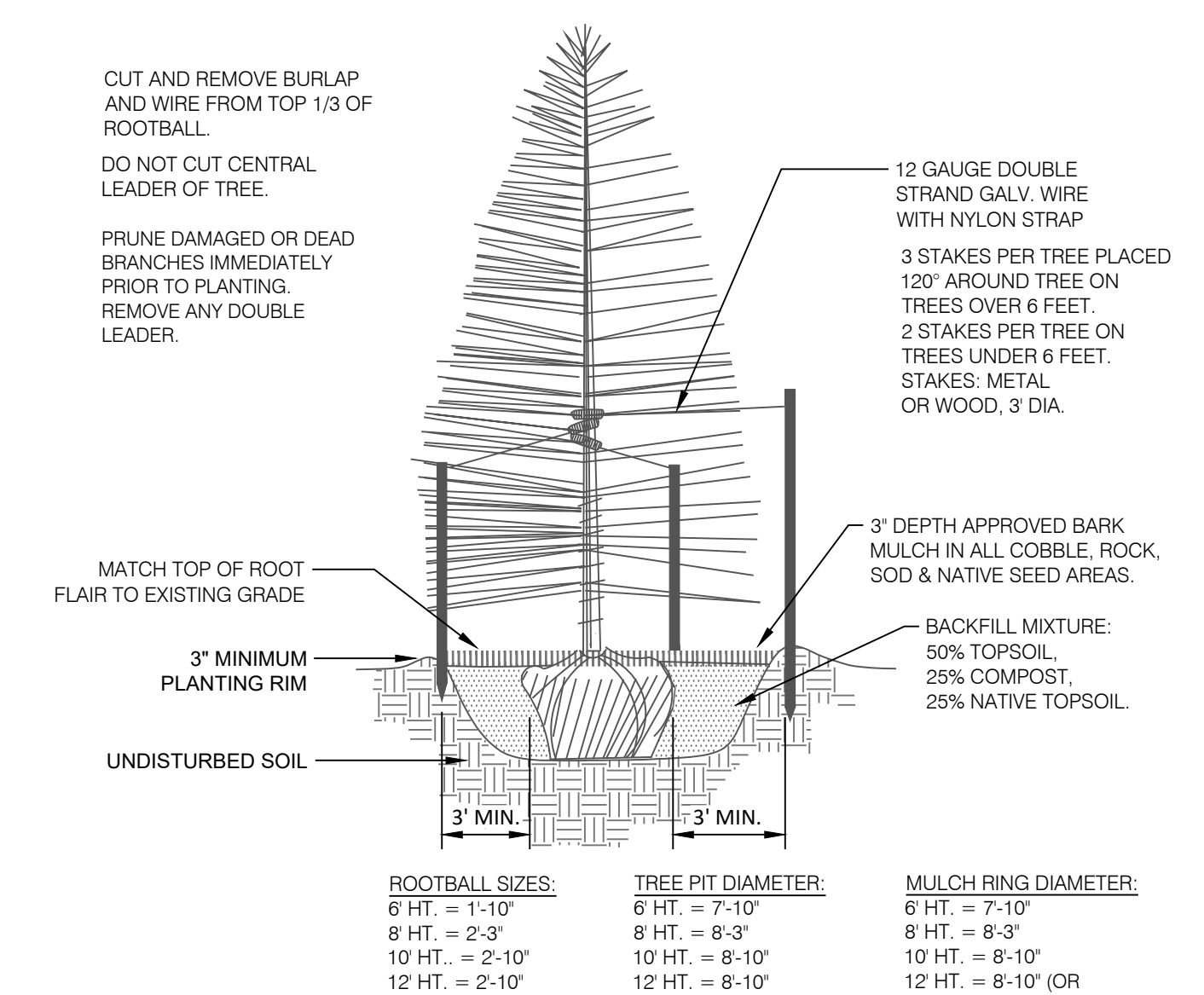
**1 DECIDUOUS TREE PLANTING DETAIL**  
N.T.S. 329343-01



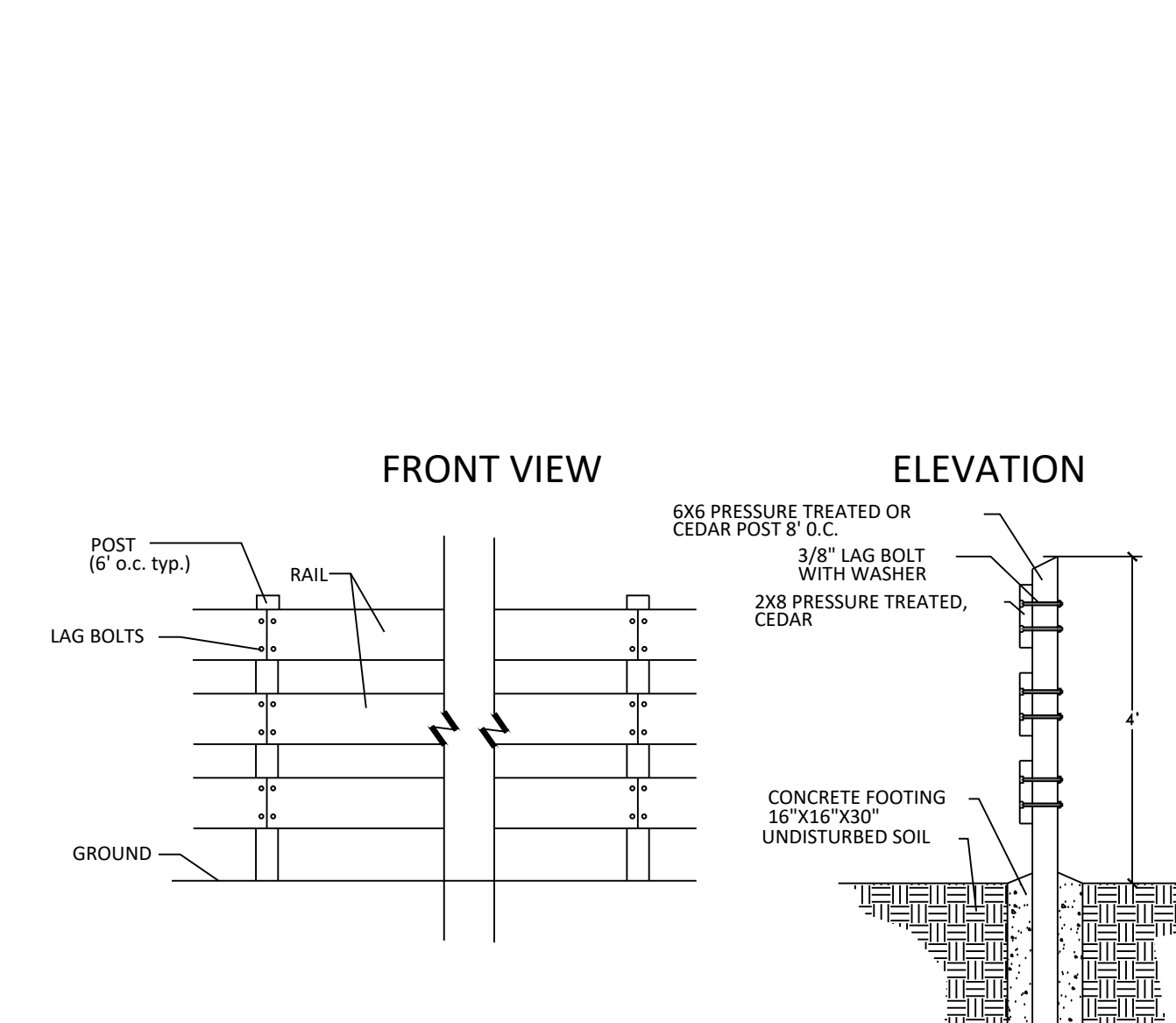
**3 SHRUB PLANTING DETAIL**  
N.T.S. 329333-03



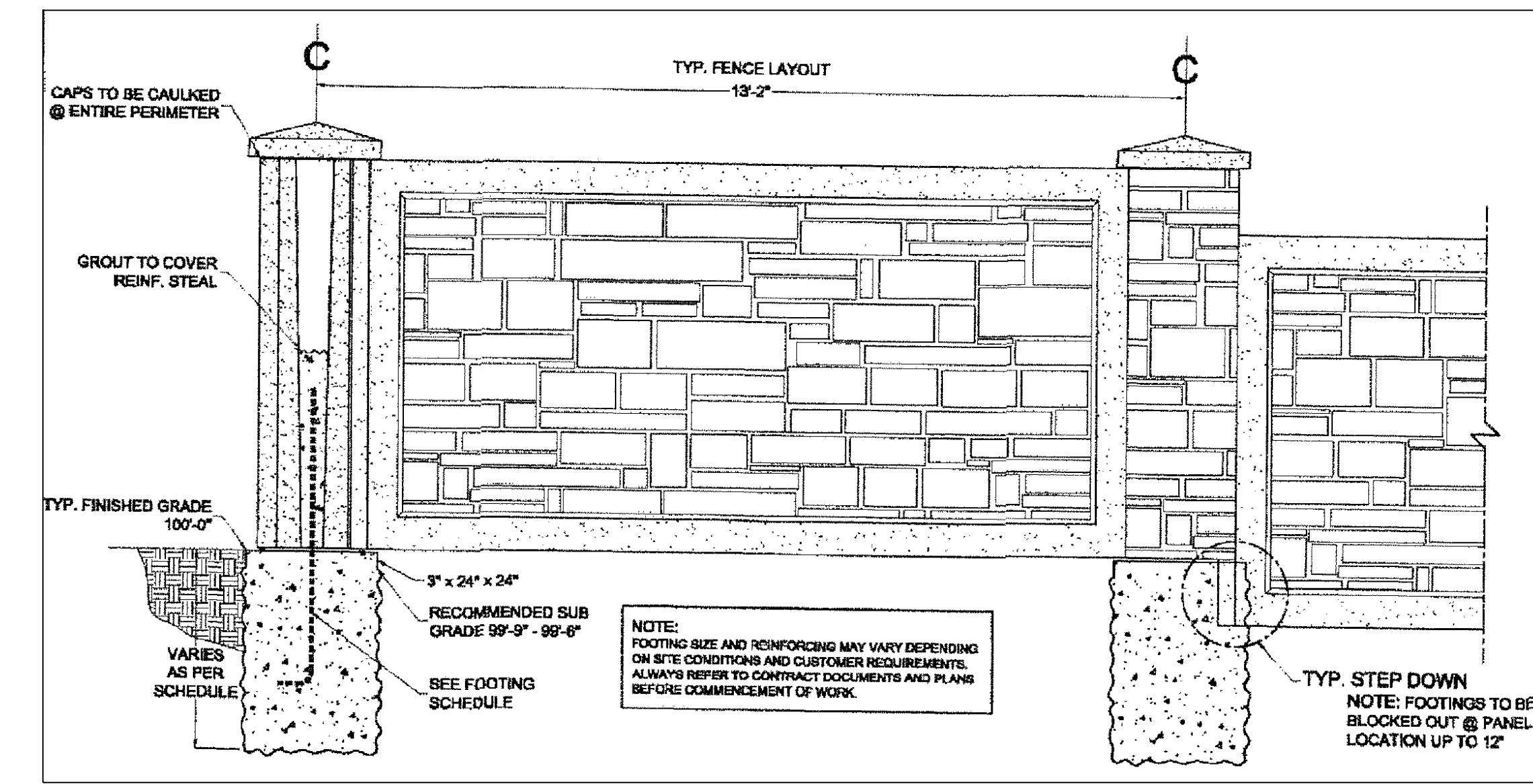
**6 REGIONAL TRAIL**  
N.T.S. DETAIL-FILE



**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

## LANDSCAPE REQUIREMENTS

### Landscape Setbacks

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

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

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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) 3/7/2023 2:16:25 PM Jennifer Shagin



# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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



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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

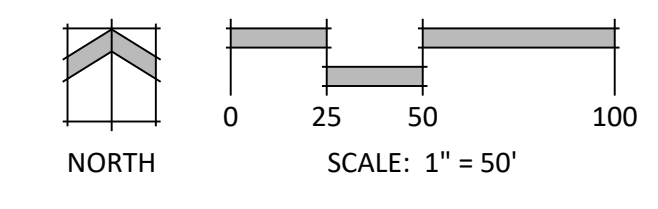
DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

LS2.0

33 OF 36

SP-22-004



P:\Classic2\Sterling Ranch East\Drawings\Arch\PE\Phase 1 Prelim Plan\SE East Phase 1 LS.dwg (LS 2.0-32) 3/3/2023 4:36:15 PM Jennifer Shagin

# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

PRELIMINARY PLAN



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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

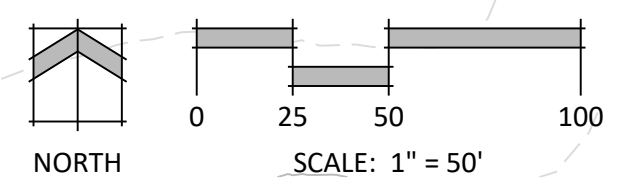
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### LANDSCAPE PLAN

# LS2.1

34 OF 36

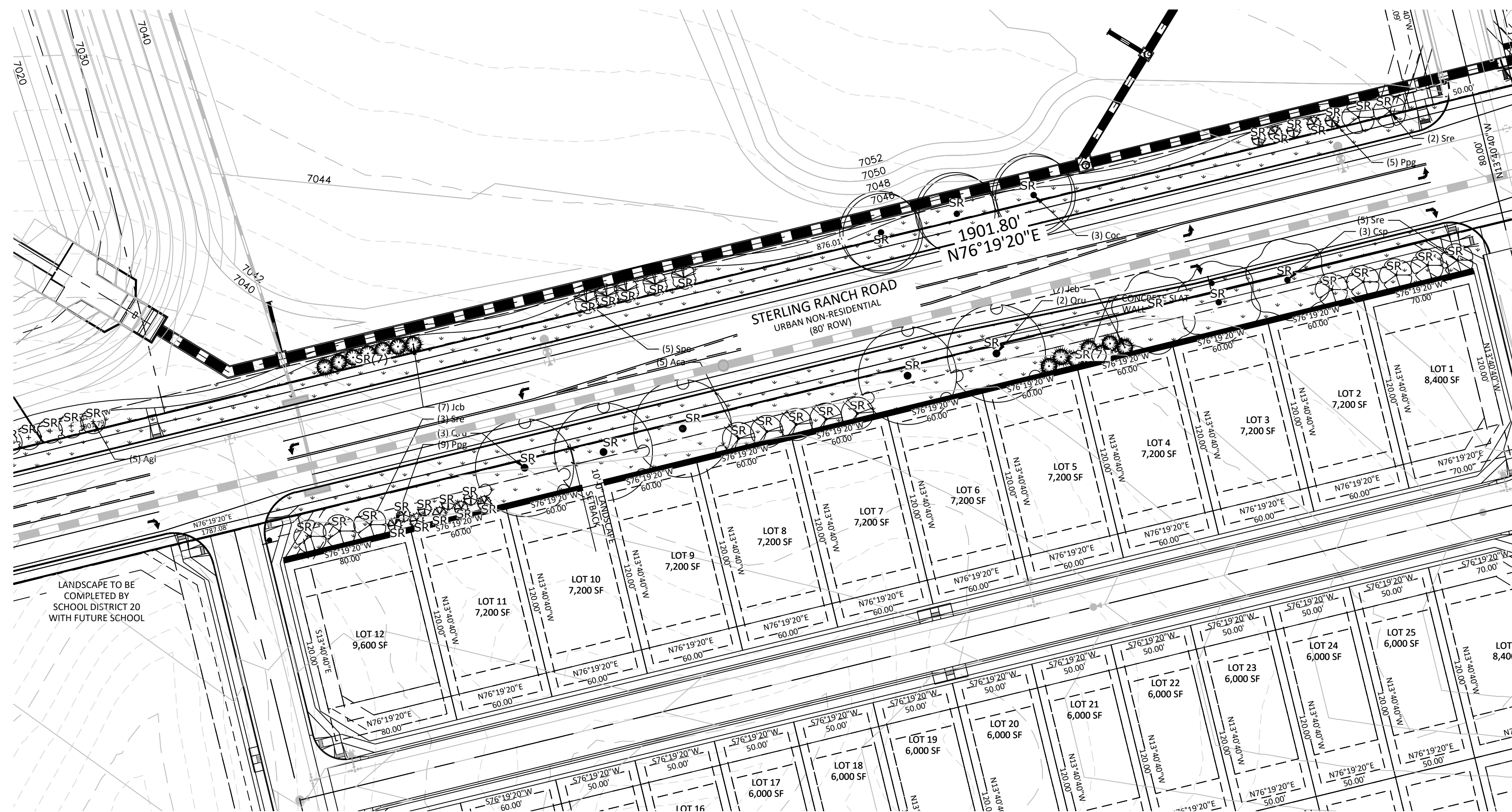
SP-22-004



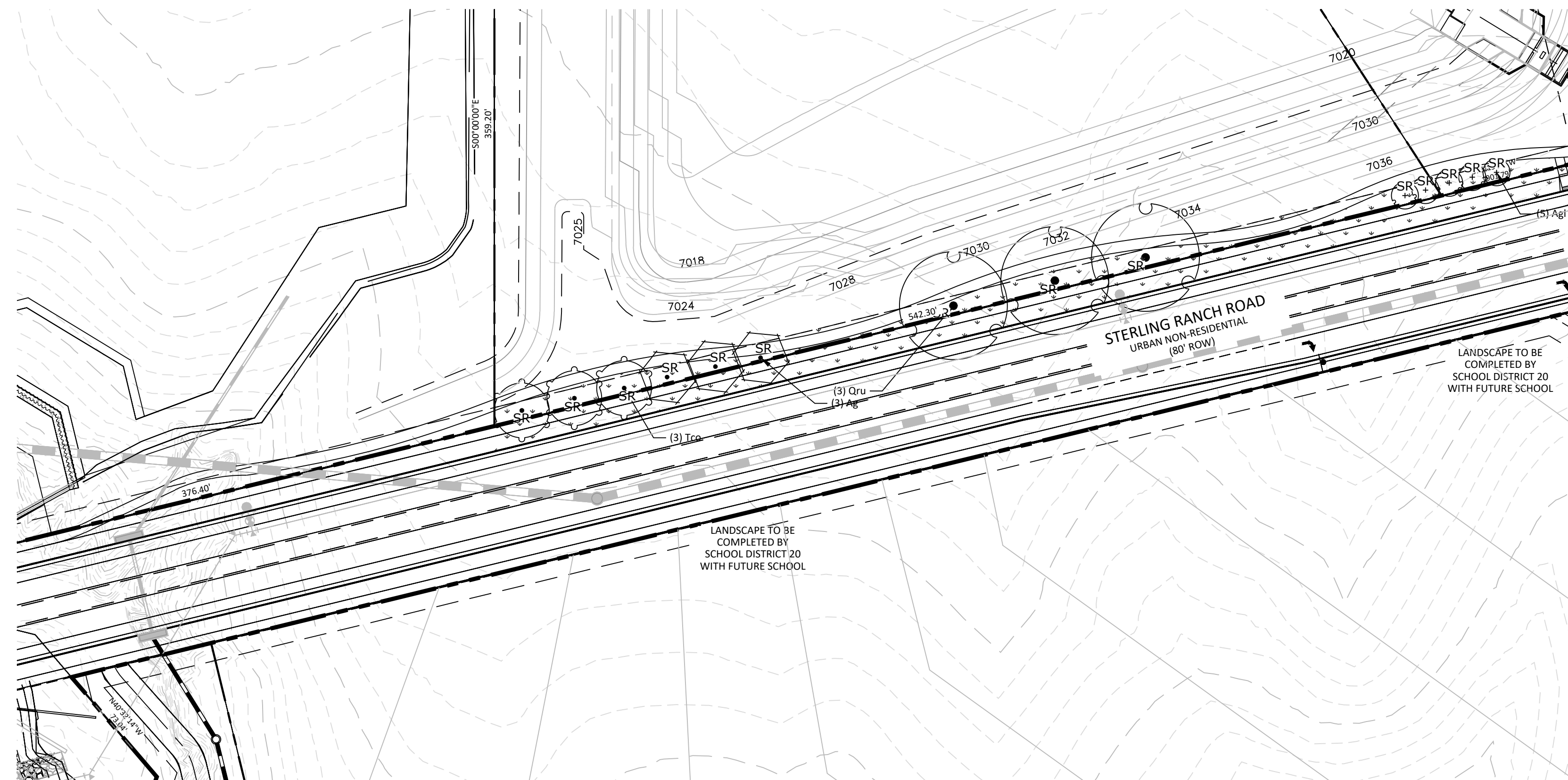
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# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

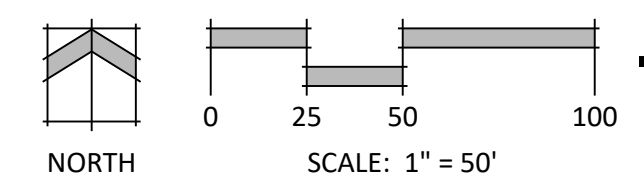
SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO  
PRELIMINARY PLAN



LAYOUT 1



LAYOUT 2



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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 PLAN

# LS2.2

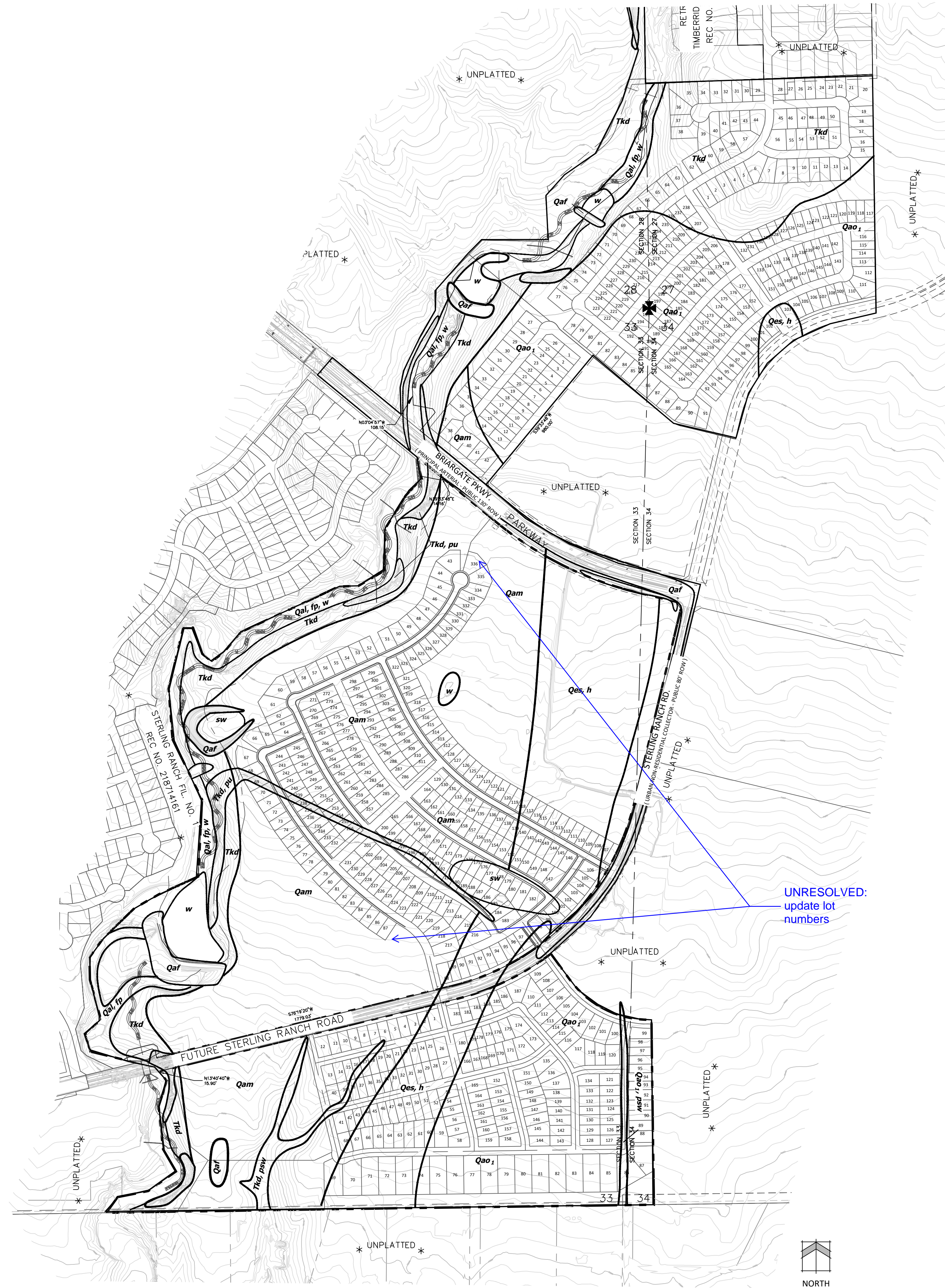
35 OF 36

SP-22-004

# STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

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

## PRELIMINARY PLAN



### 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

P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase 1 PP Sheet 2 & 47.dwg [Site Constraints-35] 3/3/2023 2:15:42 PM Jennifer Shagin