

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

PRELIMINARY PLAN

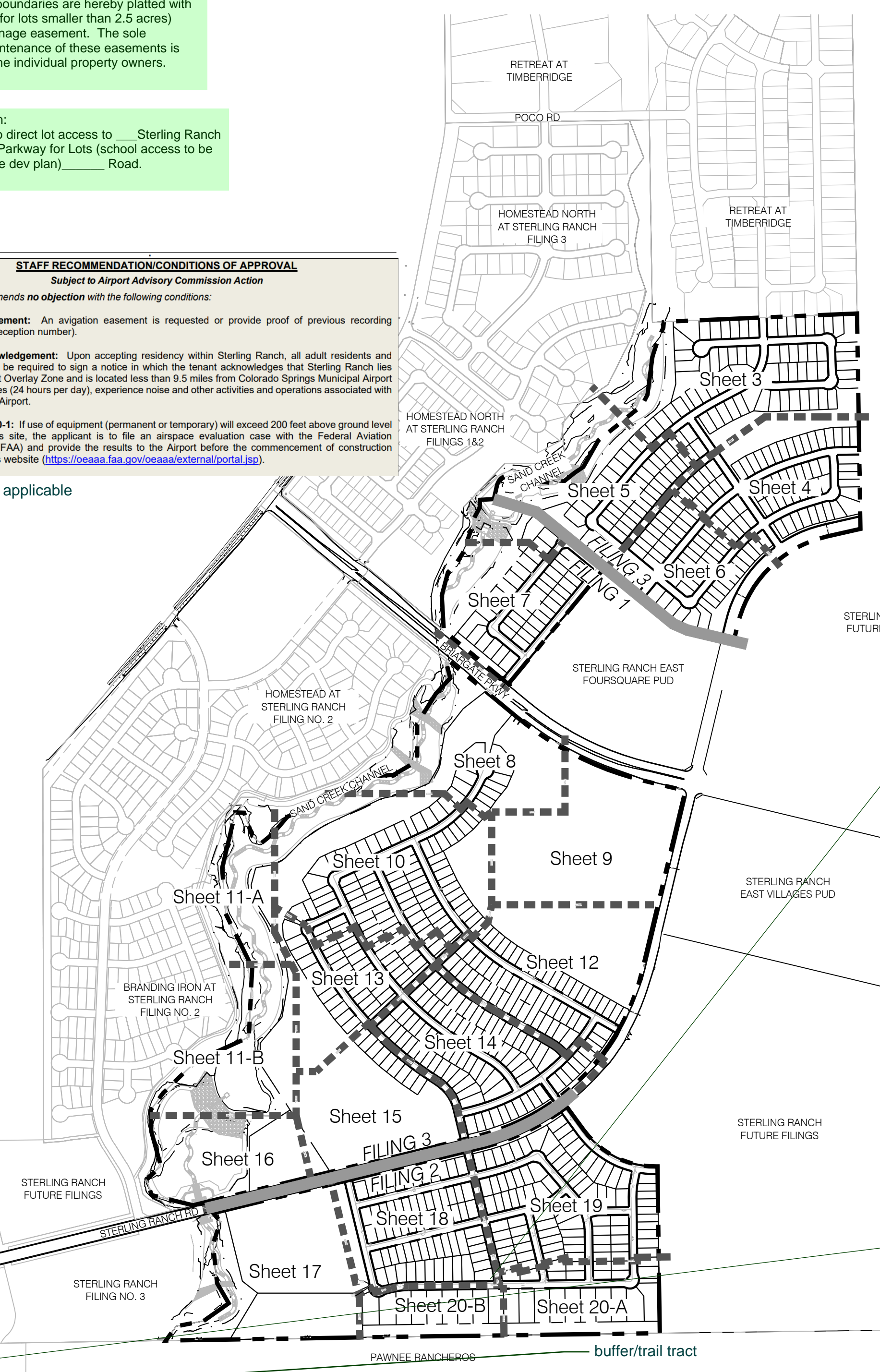
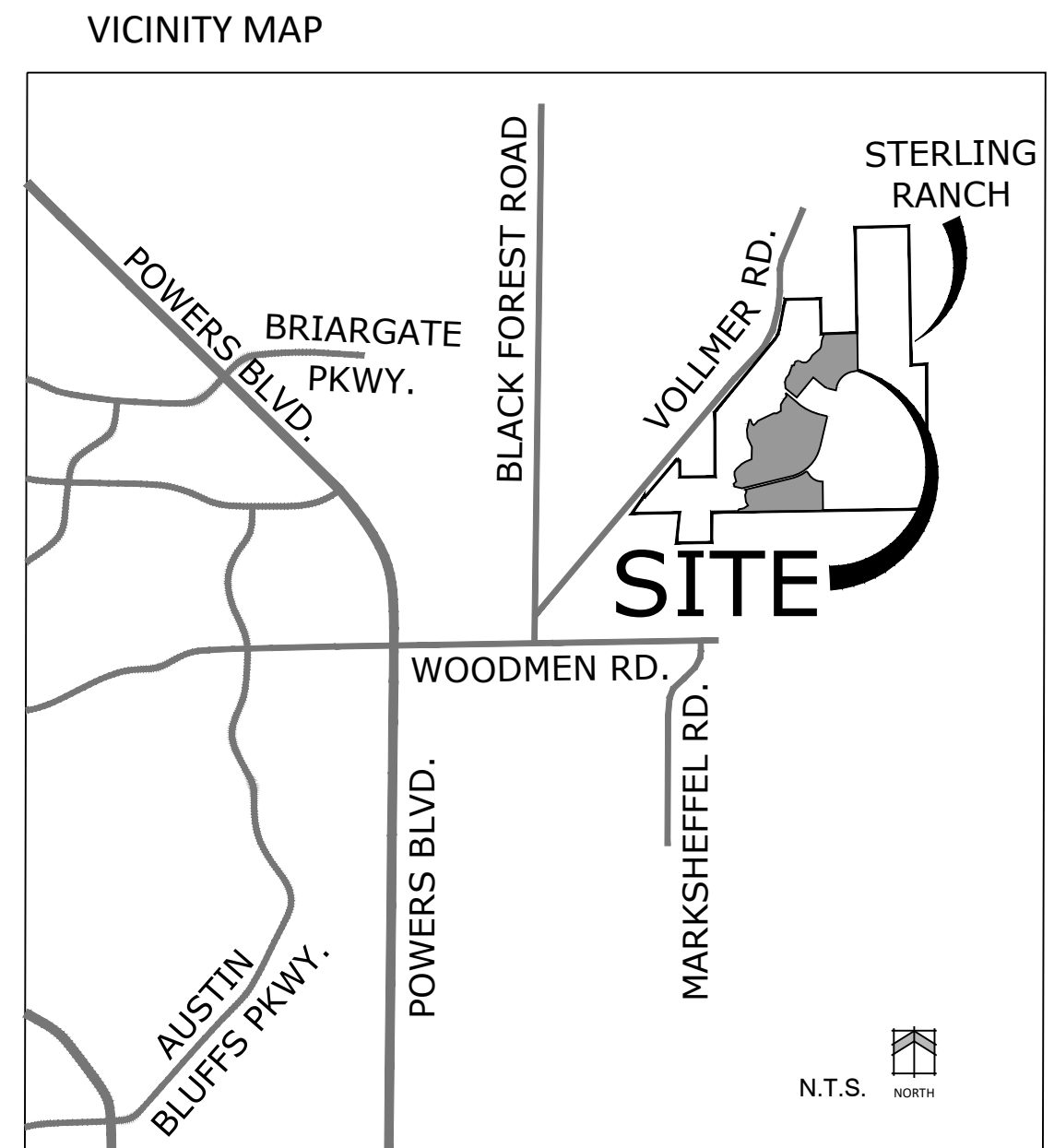
GENERAL NOTES

- 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. 08041C05356 & 08041C05336, 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 El Paso County Parks Department.
- Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
- Developer shall analyze the need to provide all necessary offsite road improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If offsite road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
- 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 implicitly allow 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 assignees that Subdivider and/or said successors and assignees 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 No. 1 area:
 Water: Sterling Ranch Metropolitan District
 Wastewater: Sterling Ranch Metropolitan District
 Gas: Colorado Springs Utilities & Black Hills Energy
 Electric: Mountain View Electric Association, Inc.
- 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; Wildlife 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.
- Notice: This property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the United States Air Force Academy's Airmanship Program. This notice shall remain in effect until the academy shall cease to be actively used. This notice shall run with the land.
- A private aviation easement acknowledging the USFA Airmanship Program will be established prior to recordation of the final subdivision plat(s) for this development or prior to the issuance of a certificate of occupancy for any unit within the development. **Is this applicable?**
- The aviation easement depicted herein for public aviation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 22-004 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect.
- Geologic Hazard Note: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated April 19, 2022 in file SP-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 68-7, 15-19, 37-40 and 86-99)
 - 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 grading 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.

Easements:
 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.

Access Limitation:
 There shall be no direct lot access to Sterling Ranch Road/Briargate Parkway for Lots (school access to be determined at site dev plan) Road.

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL
 Subject to Airport Advisory Commission Action
 Airport staff recommends no objection with the following conditions:
 • **Aviation Easement:** An aviation easement is requested or provide proof of previous recording (book/page or reception number).
 • **Airport Acknowledgement:** 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.
 • **FAA Form 7460-1:** If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities. FAA's website (<https://oaaaa.faa.gov/oasaaa/external/portal.asp>)



There is likely more than one filing so I thing you mean to say Sterling Ranch East Preliminary Plan Phase 1

yes its applicable

add more detailed note to constraint/hazard page please see page 35

is there a natural feature that is being removed by engineering and/or is there a proposed drainage easement within school tract; please identify easement or add note so school is aware that this feature exists? sheet 15 and 17

A & D should include Sand Creek Channel

SITE DATA

Tax ID Numbers:	5200000547, 5228000038, 5228000037, 5233000016, 5233000017, 5233000018, 5200000554, 5200000552, 5200000553 & 5233000015
Total Area:	321.374 Acres
Development Schedule:	Fall 2022
Sketch Plan:	SKP 18-003 (Approved 2018)
Current Zoning:	RR-5
Proposed Zoning:	RS-5000 & RR-0.5
Current Use:	Agriculture Grazing/Vacant
Proposed Use:	Single Family Residential
Proposed Gross Density:	2.4 DU/AC (761 Lots / 321.374 AC)
Proposed Net Density:	5.6 DU/AC (761 Lots / 134.54 AC)
Landscape Setbacks:	
Briargate Parkway:	25 FT
Sterling Ranch Road:	10 FT

ZONE DIMENSIONAL STANDARDS

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

LAND USE DATA TABLE

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

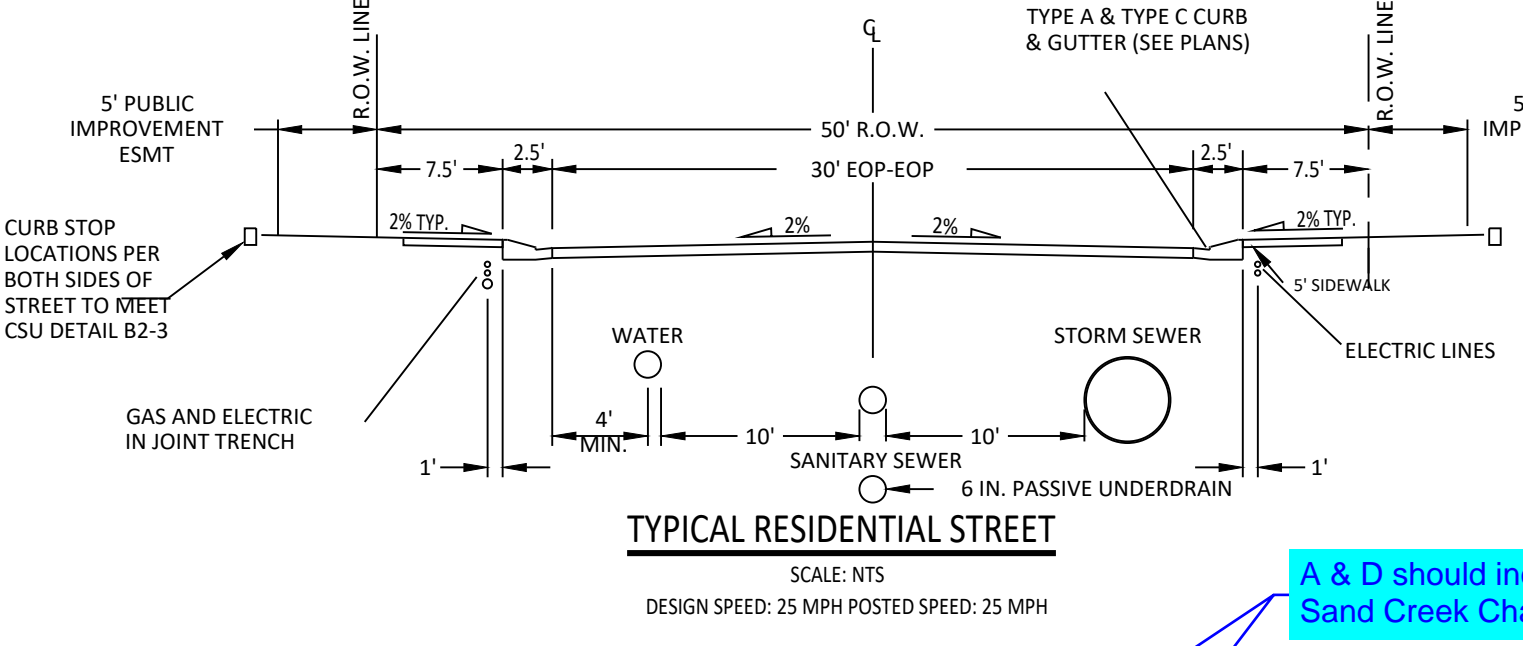
PROJECT TEAM
 Update table; add school tracts, future development as its own category they are not open space; identify Park only tract for the credits; drainage only tracts, general open space/buffer

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

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

SHEET INDEX

Sheet 1	Cover Sheet
Sheet 2	Legal Boundary & Adjacent Owners Exhibit
Sheet 3	Preliminary Site Plan
Sheet 4	Preliminary Site Plan
Sheet 5	Preliminary Site Plan
Sheet 6	Preliminary Site Plan
Sheet 7	Preliminary Site Plan
Sheet 8	Preliminary Site Plan
Sheet 9	Preliminary Site Plan
Sheet 10	Preliminary Site Plan
Sheet 11	Preliminary Site Plan
Sheet 12	Preliminary Site Plan
Sheet 13	Preliminary Site Plan
Sheet 14	Preliminary Site Plan
Sheet 15	Preliminary Site Plan
Sheet 16	Preliminary Site Plan
Sheet 17	Preliminary Site Plan
Sheet 18	Preliminary Site Plan
Sheet 19	Preliminary Site Plan
Sheet 20	Preliminary Site Plan
Sheet 21	Preliminary Grading & Utility Plan
Sheet 22	Preliminary Grading & Utility Plan
Sheet 23	Preliminary Grading & Utility Plan
Sheet 24	Preliminary Grading & Utility Plan
Sheet 25	Preliminary Grading & Utility Plan
Sheet 26	Preliminary Grading & Utility Plan
Sheet 27	Preliminary Grading & Utility Plan
Sheet 28	Preliminary Grading & Utility Plan
Sheet 29	Preliminary Grading & Utility Plan
Sheet 30	Preliminary Grading & Utility Plan
Sheet 31	Landscape Notes & Details
Sheet 32	Landscape Plan
Sheet 33	Landscape Plan
Sheet 34	Landscape Plan
Sheet 35	Site Constraints Exhibit



FILING 1 TRACT TABLE

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

FILING 2 TRACT TABLE

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

FILING 3 TRACT TABLE

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

CONTEXT MAP / SHEET INDEX MAP

Ownership Certification
 Classic SR Land, LLC
 Name of Landowner

Landowner's Signature, notarized

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

Notarized signature _____
 OR Name of Attorney and registration number _____

Clerk and Recorder Certification
 State of Colorado }
 I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20__ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.

El Paso County Clerk and Recorder

remove landscape from the future development tracts for the schools; these are not open space tracts they will be developed

remove the preimplan is not recorded



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 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:

COVER SHEET

1

1 OF 35

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

LEGAL DESCRIPTION

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

PARCEL 1
COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S12°01'42"W, A DISTANCE OF 7255.05 FEET TO THE POINT OF BEGINNING;
THENCE N76°19'20"E, A DISTANCE OF 1787.08 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 23°28'55", A RADIUS OF 1540.00 FEET AND A DISTANCE OF 630.26 FEET TO A POINT ON CURVE;
THENCE S38°12'00"E, A DISTANCE OF 188.72 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°34'00", A RADIUS OF 575.00 FEET AND A DISTANCE OF 547.61 FEET TO A POINT OF TANGENT;
THENCE N89°14'00"E, A DISTANCE OF 7.06 FEET;
THENCE S00°40'00"W, A DISTANCE OF 1085.87 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 166.30 FEET TO THE SOUTHEAST CORNER OF SECTION 33 OF SAID TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. S89°13'48"W, A DISTANCE OF 1401.41 FEET;
2. S89°04'30"W, A DISTANCE OF 1646.85 FEET;

THENCE N35°56'43"E, A DISTANCE OF 113.88 FEET;
THENCE N78°47'17"E, A DISTANCE OF 182.32 FEET;
THENCE N54°42'29"E, A DISTANCE OF 199.63 FEET;
THENCE N30°01'21"W, A DISTANCE OF 151.07 FEET;
THENCE N05°59'19"W, A DISTANCE OF 253.00 FEET;
THENCE N17°59'13"E, A DISTANCE OF 168.80 FEET;
THENCE N40°32'14"W, A DISTANCE OF 73.04 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 74.739 ACRES.

PARCEL 2
COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S00°12'09"E, A DISTANCE OF 3482.74 FEET TO THE POINT OF BEGINNING;
THENCE S50°26'12"E, A DISTANCE OF 588.91 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 28°05'19", A RADIUS OF 2065.00 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 48.50 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 1001.79 FEET TO THE SOUTHEAST CORNER OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714161;
THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 1 THE FOLLOWING TWENTY-SIX (26) COURSES:

1. N76°13'42"W, A DISTANCE OF 278.31 FEET;
2. N17°53'47"W, A DISTANCE OF 105.91 FEET;
3. N48°52'24"E, A DISTANCE OF 128.28 FEET;
4. N15°27'26"W, A DISTANCE OF 241.77 FEET;
5. N00°53'19"W, A DISTANCE OF 131.63 FEET;
6. N35°47'33"E, A DISTANCE OF 138.61 FEET;
7. N48°04'45"E, A DISTANCE OF 252.88 FEET;
8. N00°18'33"E, A DISTANCE OF 166.84 FEET;
9. N65°39'18"E, A DISTANCE OF 252.42 FEET;
10. N02°44'27"E, A DISTANCE OF 452.46 FEET;
11. N26°06'12"W, A DISTANCE OF 393.42 FEET;
12. N04°22'24"W, A DISTANCE OF 296.69 FEET;
13. N13°28'29"W, A DISTANCE OF 371.46 FEET;
14. S88°53'18"E, A DISTANCE OF 56.14 FEET;
15. S19°39'31"E, A DISTANCE OF 163.51 FEET;
16. S50°40'29"E, A DISTANCE OF 72.52 FEET;
17. N50°58'40"E, A DISTANCE OF 94.24 FEET;
18. N40°12'27"E, A DISTANCE OF 150.80 FEET;
19. N65°02'48"E, A DISTANCE OF 632.56 FEET;
20. N87°30'37"E, A DISTANCE OF 117.08 FEET;
21. N59°31'32"E, A DISTANCE OF 178.71 FEET;
22. N00°14'13"E, A DISTANCE OF 243.48 FEET;
23. N31°50'18"E, A DISTANCE OF 229.19 FEET;
24. N42°31'17"E, A DISTANCE OF 138.57 FEET;
25. N14°40'14"W, A DISTANCE OF 112.26 FEET;
26. N39°33'48"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 161.900 ACRES.

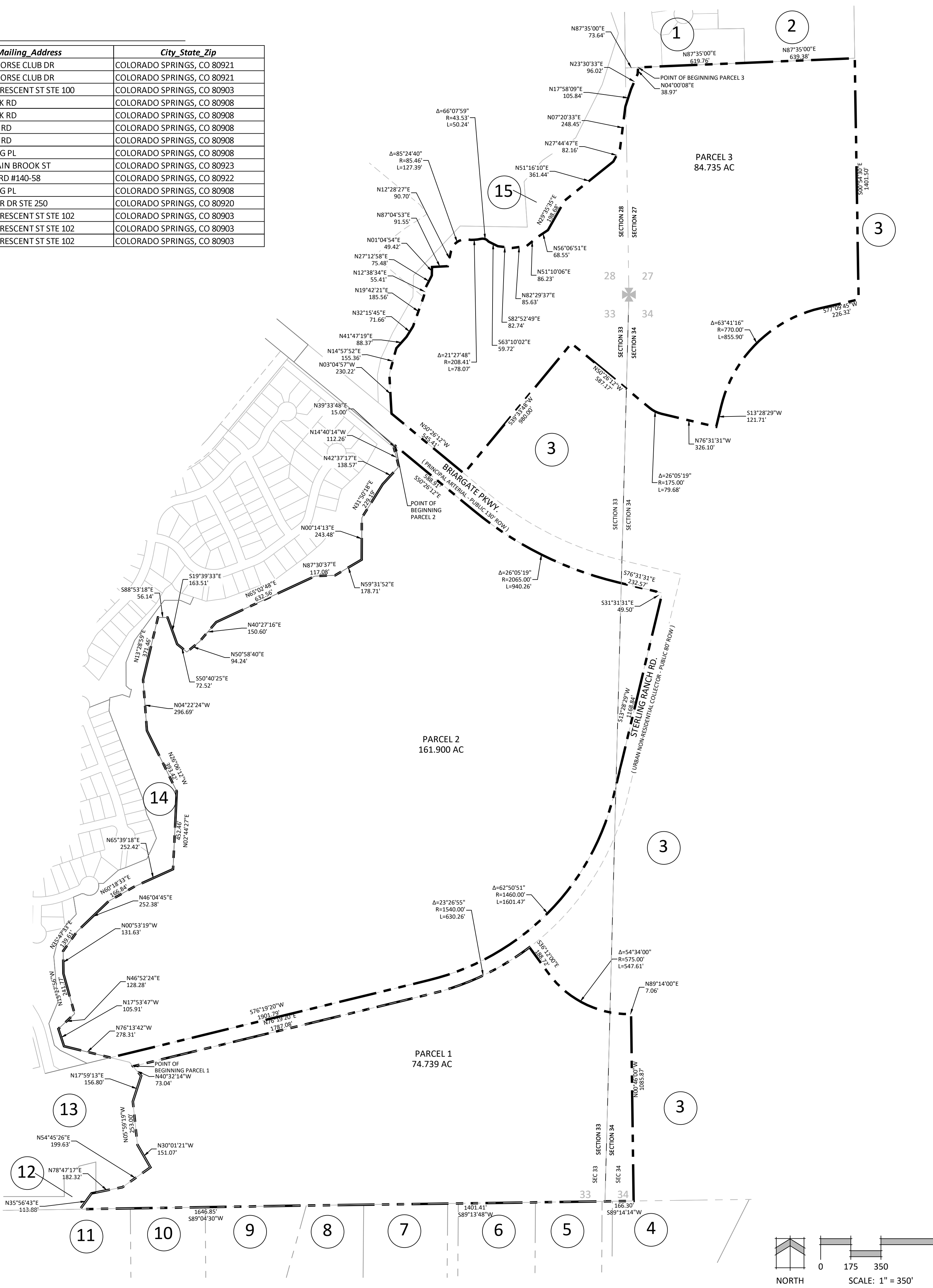
PARCEL 3
COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;
THENCE ON THE SOUTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

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

THENCE CONTINUING N87°35'00"E, ON THE SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1, A DISTANCE OF 619.76 FEET;
THENCE CONTINUING N87°35'00"E, A DISTANCE OF 639.38 FEET;
THENCE S00°53'18"E, A DISTANCE OF 1401.50 FEET;
THENCE S77°04'45"W, A DISTANCE OF 226.32 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 63°41'16", A RADIUS OF 770.00 FEET AND A DISTANCE OF 855.90 FEET TO A POINT OF TANGENT;
THENCE S13°28'29"W, A DISTANCE OF 121.71 FEET;
THENCE N76°31'31"W, A DISTANCE OF 326.10 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 26°05'19", A RADIUS OF 175.00 FEET AND A DISTANCE OF 79.88 FEET TO A POINT OF TANGENT;
THENCE N50°26'12"W, A DISTANCE OF 587.17 FEET;
THENCE S39°33'48"W, A DISTANCE OF 980.00 FEET;
THENCE N02°44'27"E, A DISTANCE OF 545.41 FEET;
THENCE N03°04'57"W, A DISTANCE OF 230.22 FEET;
THENCE N14°57'52"E, A DISTANCE OF 155.36 FEET;
THENCE N14°11'19"E, A DISTANCE OF 88.37 FEET;
THENCE N32°15'45"E, A DISTANCE OF 71.66 FEET;
THENCE N19°42'21"E, A DISTANCE OF 185.96 FEET;
THENCE N12°38'34"E, A DISTANCE OF 75.48 FEET;
THENCE N27°12'58"E, A DISTANCE OF 75.48 FEET;
THENCE N01°04'54"E, A DISTANCE OF 49.42 FEET;
THENCE N03°04'57"W, A DISTANCE OF 230.22 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 43.83 FEET AND A DISTANCE OF 50.24 FEET TO A POINT ON CURVE;
THENCE S63°14'16"E, A DISTANCE OF 89.72 FEET;
THENCE S82°52'49"E, A DISTANCE OF 82.74 FEET;
THENCE N82°29'37"E, A DISTANCE OF 85.63 FEET;
THENCE N51°10'06"E, A DISTANCE OF 86.23 FEET;
THENCE N89°14'00"E, A DISTANCE OF 7.06 FEET;
THENCE N29°35'35"E, A DISTANCE OF 188.88 FEET;
THENCE N51°10'10"E, A DISTANCE OF 361.44 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 96.00 FEET;
THENCE N04°00'08"E, A DISTANCE OF 38.97 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 84.735 ACRES.
CONTAINING A TOTAL CALCULATED AREA OF 321.374 ACRES.

ADJACENT OWNERS

AutoMergeField	Name	Mailing Address	City, State, Zip
1	TIMBERRIDGE DEVELOPMENT GROUP LLC	2138 FLYING HORSE CLUB DR	COLORADO SPRINGS, CO 80921
2	TIMBERRIDGE DEVELOPMENT GROUP LLC	2138 FLYING HORSE CLUB DR	COLORADO SPRINGS, CO 80921
3	CLASSIC SRJ LAND LLC	20 BOULDER CRESCENT ST STE 100	COLORADO SPRINGS, CO 80903
4	KRUGER MATTHEW ADAM	8515 MOHAWK RD	COLORADO SPRINGS, CO 80908
5	GROVEN DONALD R	8450 MOHAWK RD	COLORADO SPRINGS, CO 80908
6	ERIKSON 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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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

ENTITLEMENT

DATE: BY: DESCRIPTION:

LEGAL BOUNDARY EXHIBIT & ADJACENT OWNERS

2

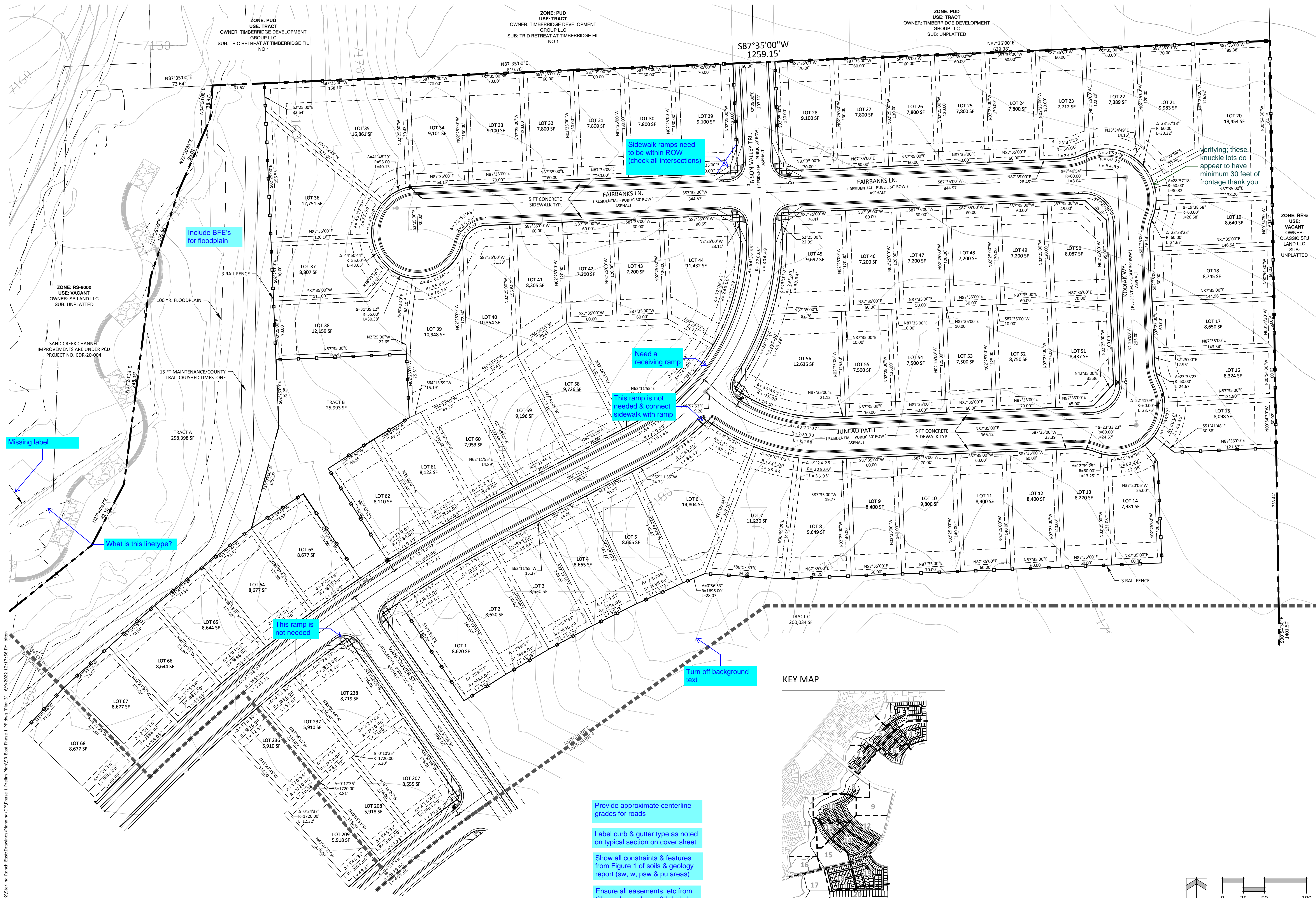
2 OF 36

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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verifying: these knuckle lots do appear to have a minimum 30 feet of frontage thank you

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

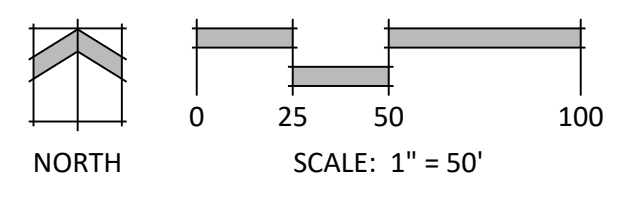
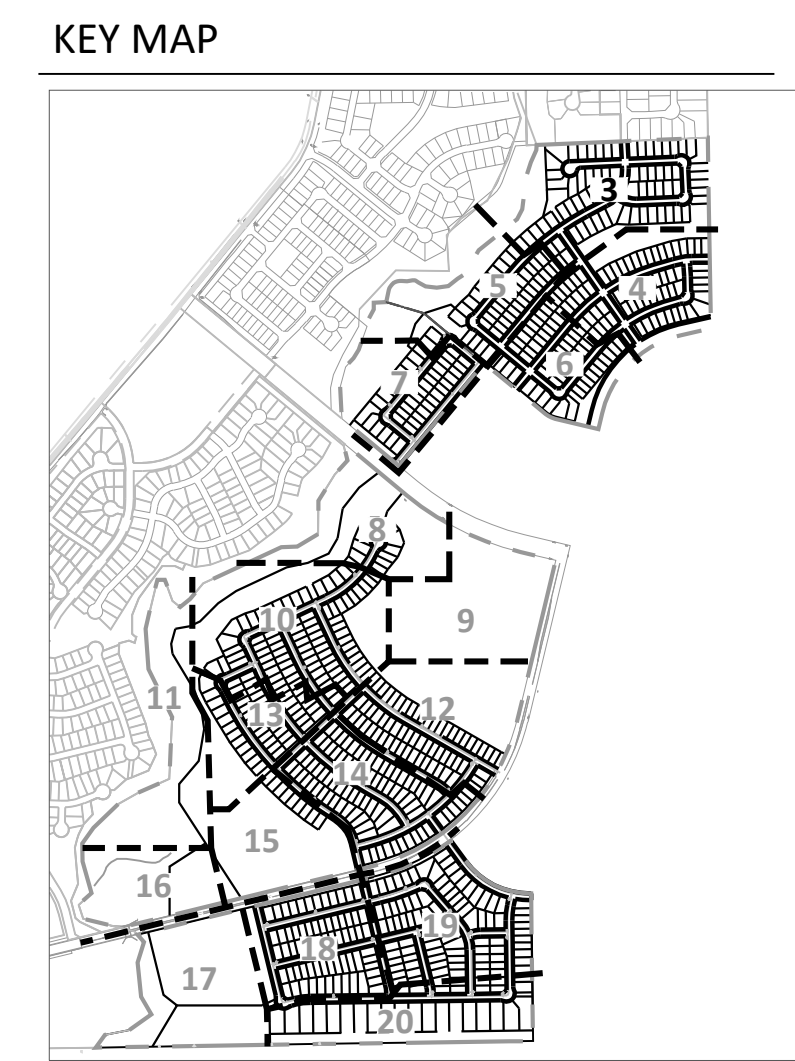
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DATE:	BY:	DESCRIPTION:

PRELIMINARY SITE PLAN

3

3 OF 35

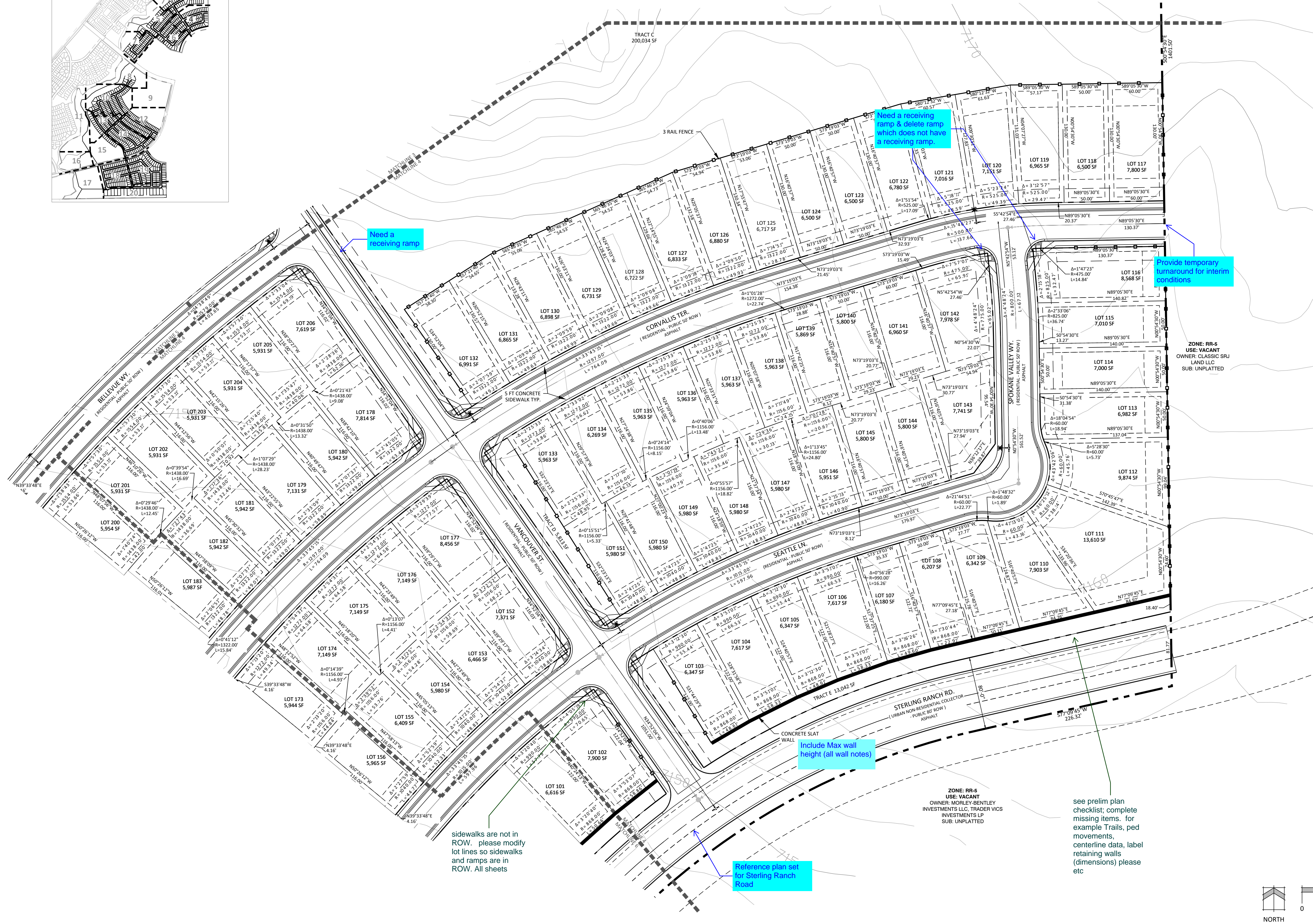


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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP



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EL PASO COUNTY, CO

DATE: 06.10.2022
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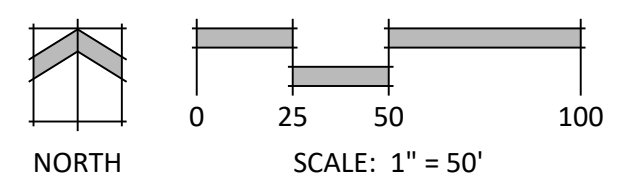
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PRELIMINARY SITE PLAN

4

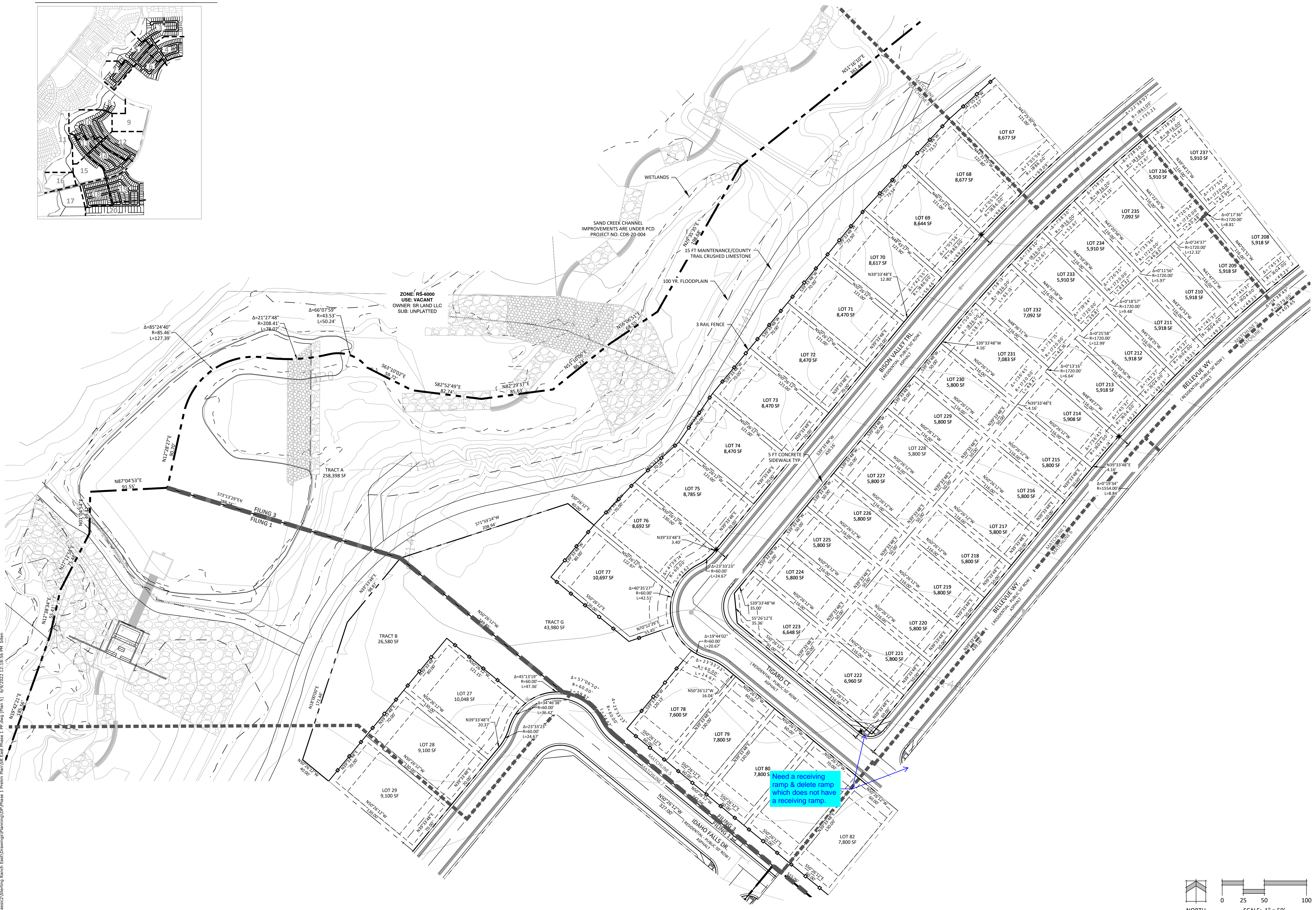
4 OF 35



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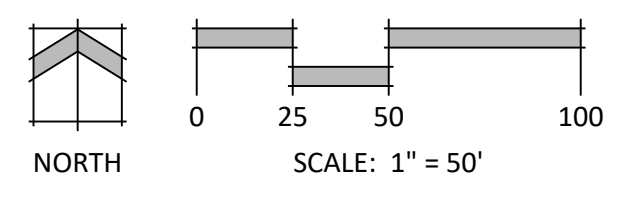
EL PASO COUNTY, CO
DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

PRELIMINARY SITE PLAN

5
5 OF 35

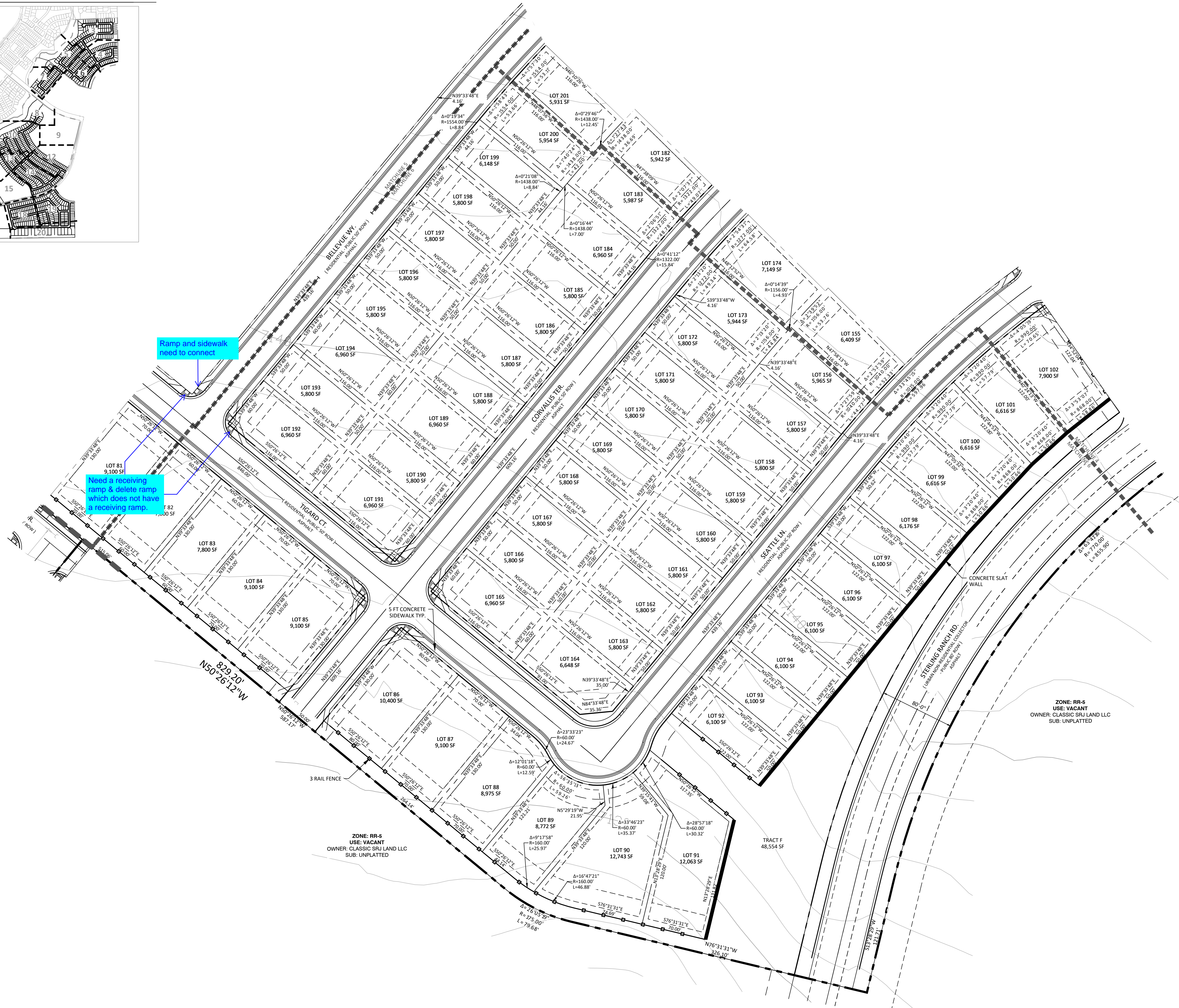


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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP



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EL PASO COUNTY, CO

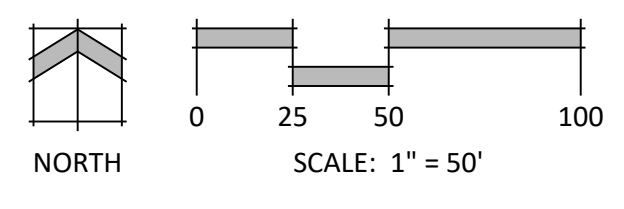
DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE: BY: DESCRIPTION:

PRELIMINARY SITE PLAN

6
6 OF 35

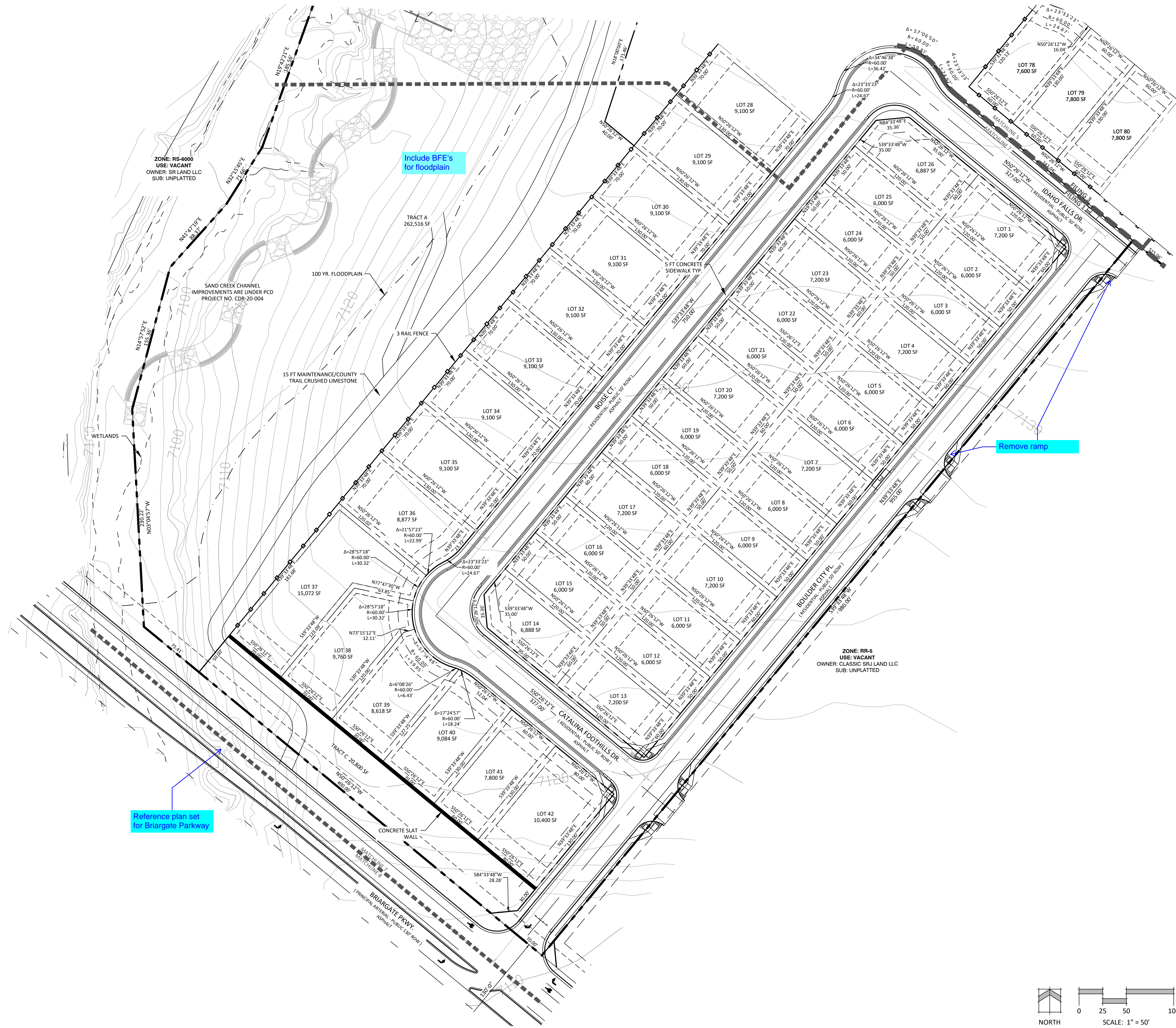
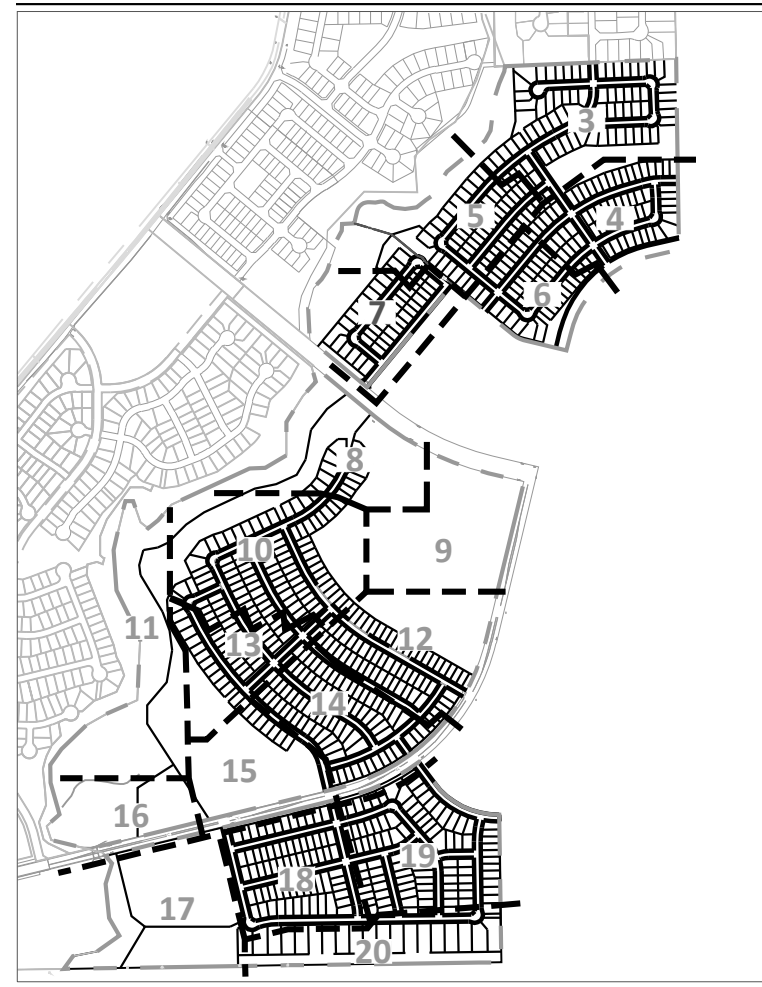


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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

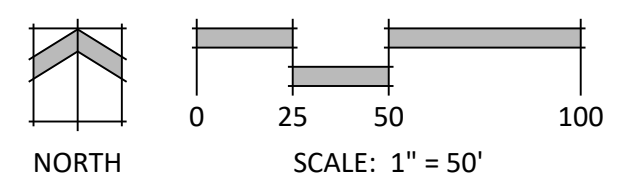
DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

PRELIMINARY SITE PLAN

7
7 OF 35

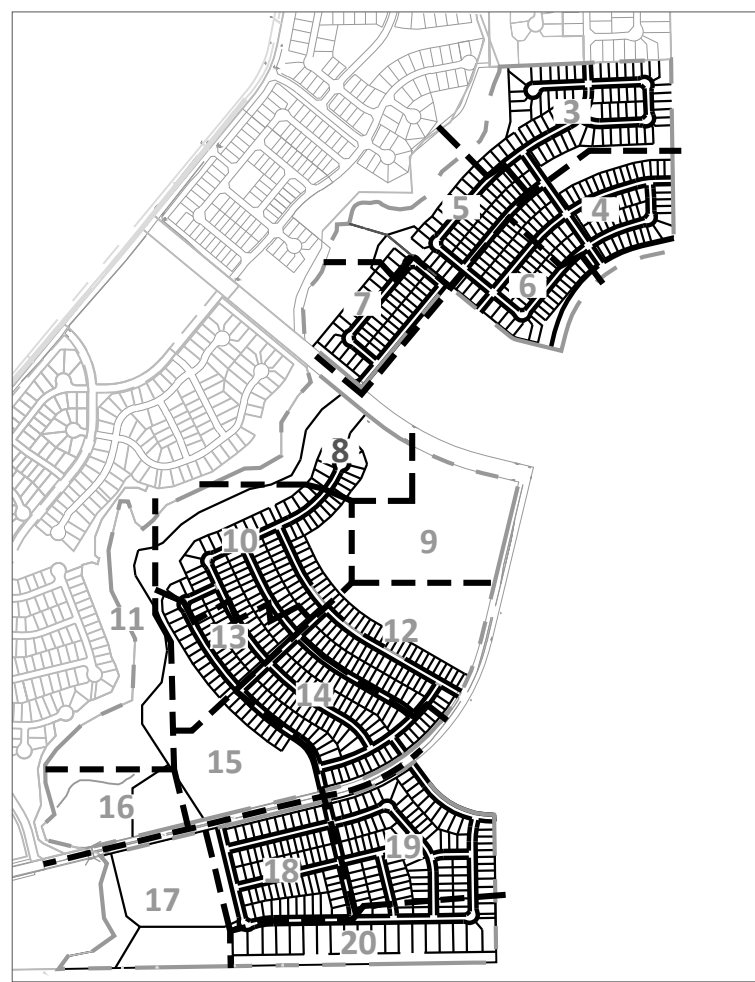


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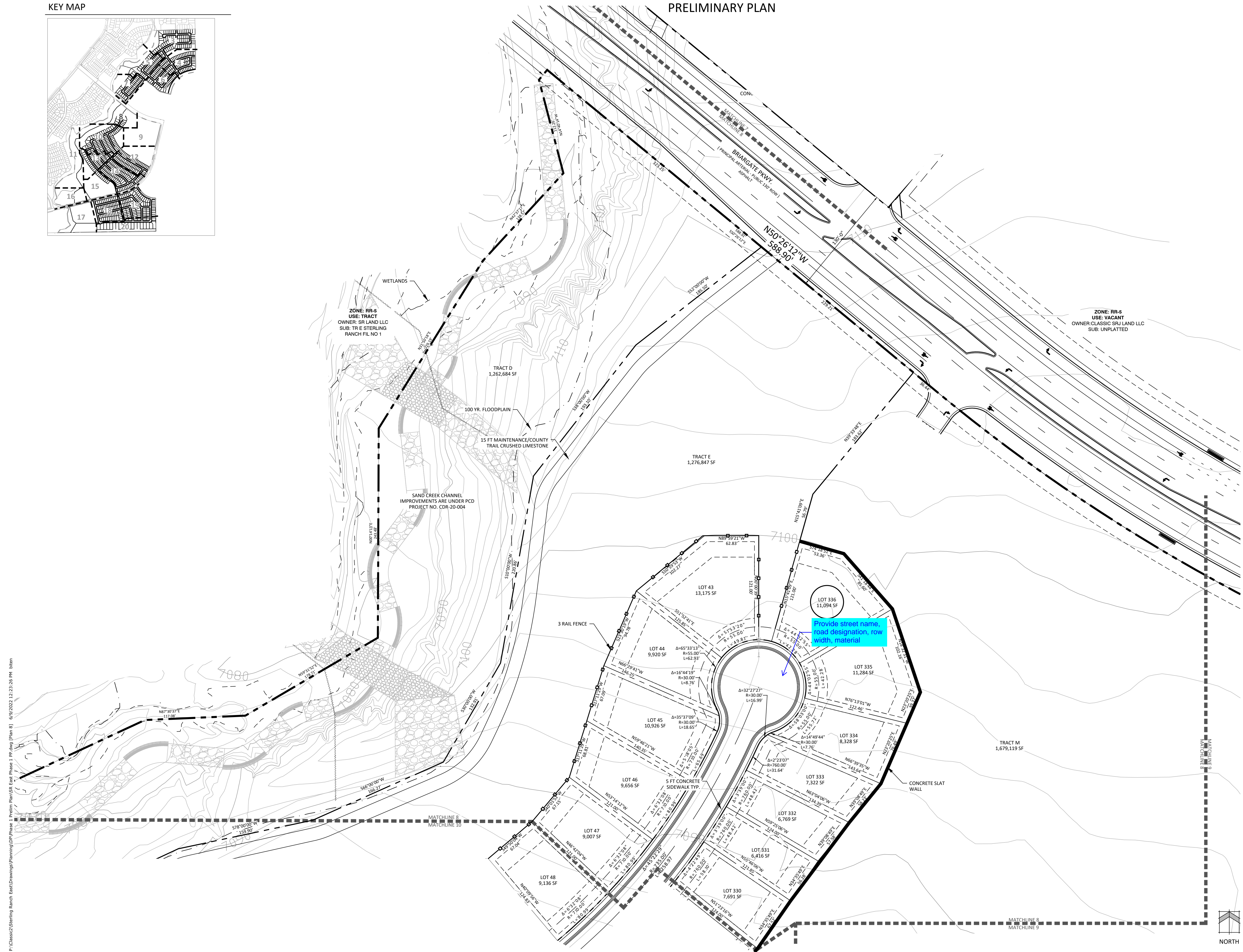
STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

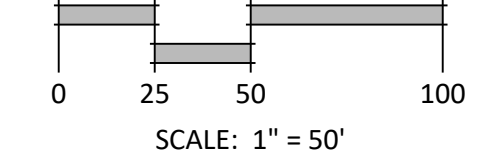
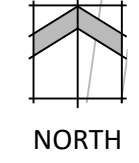
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Provide street name, road designation, row width, material



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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

DATE: BY: DESCRIPTION:

PRELIMINARY SITE PLAN

8 OF 35

PLAN FILE #

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP



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EL PASO COUNTY, CO

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

STAMP

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

PRELIMINARY SITE PLAN

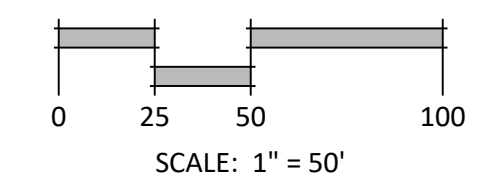
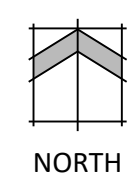
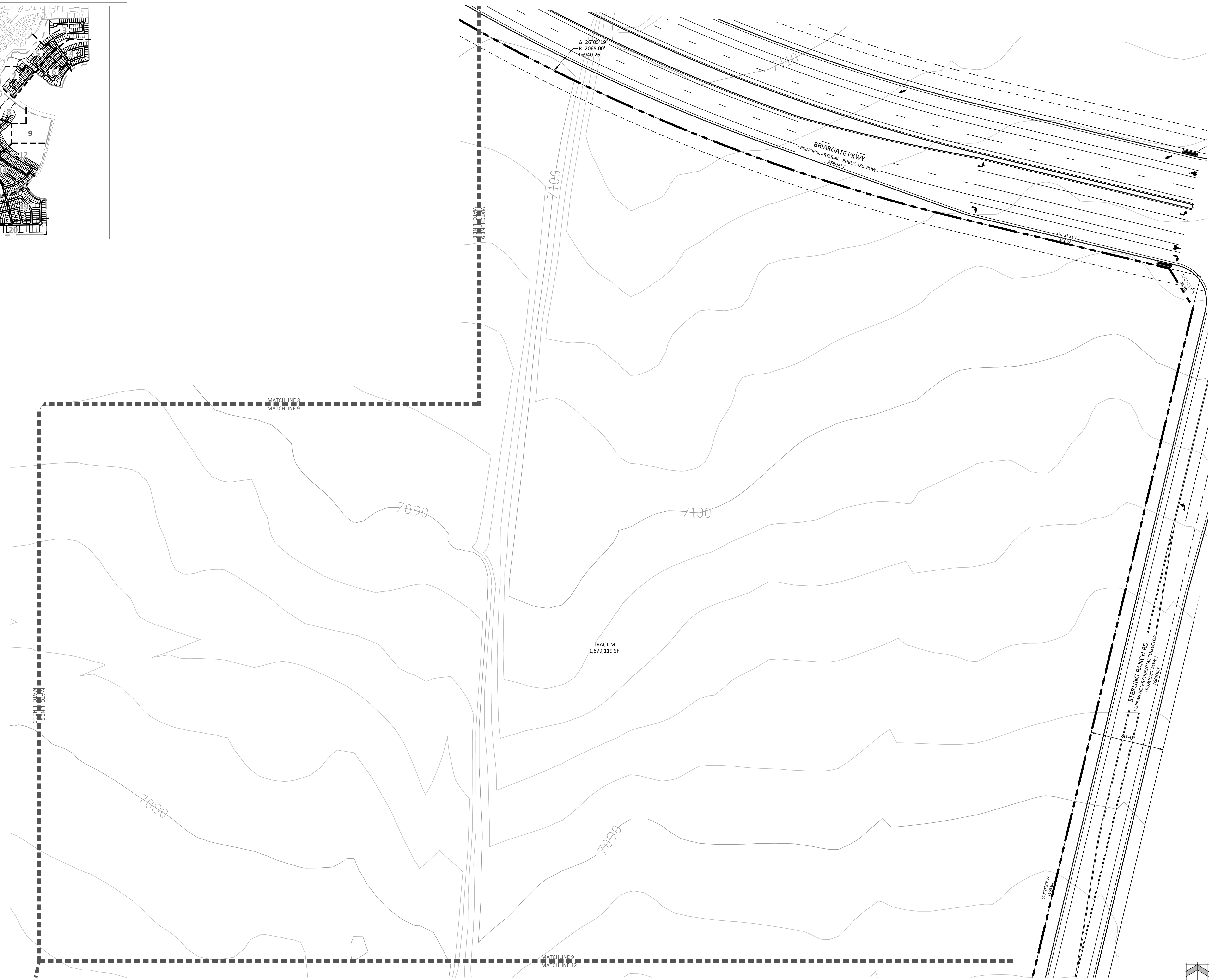
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9 OF 35

SHEET NUMBER

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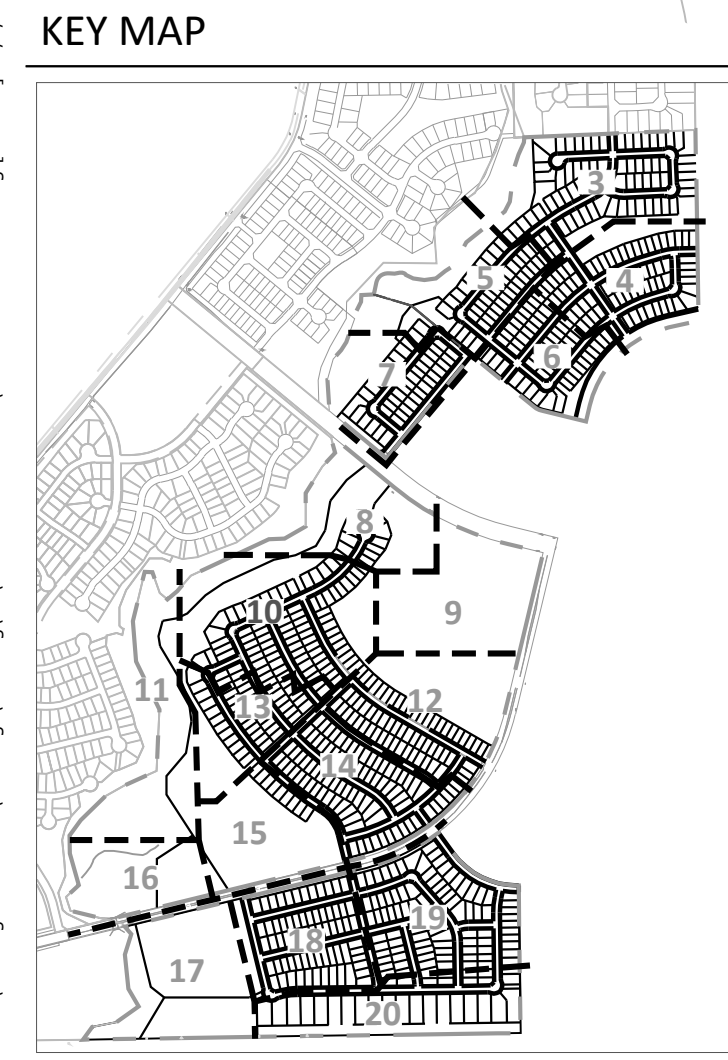
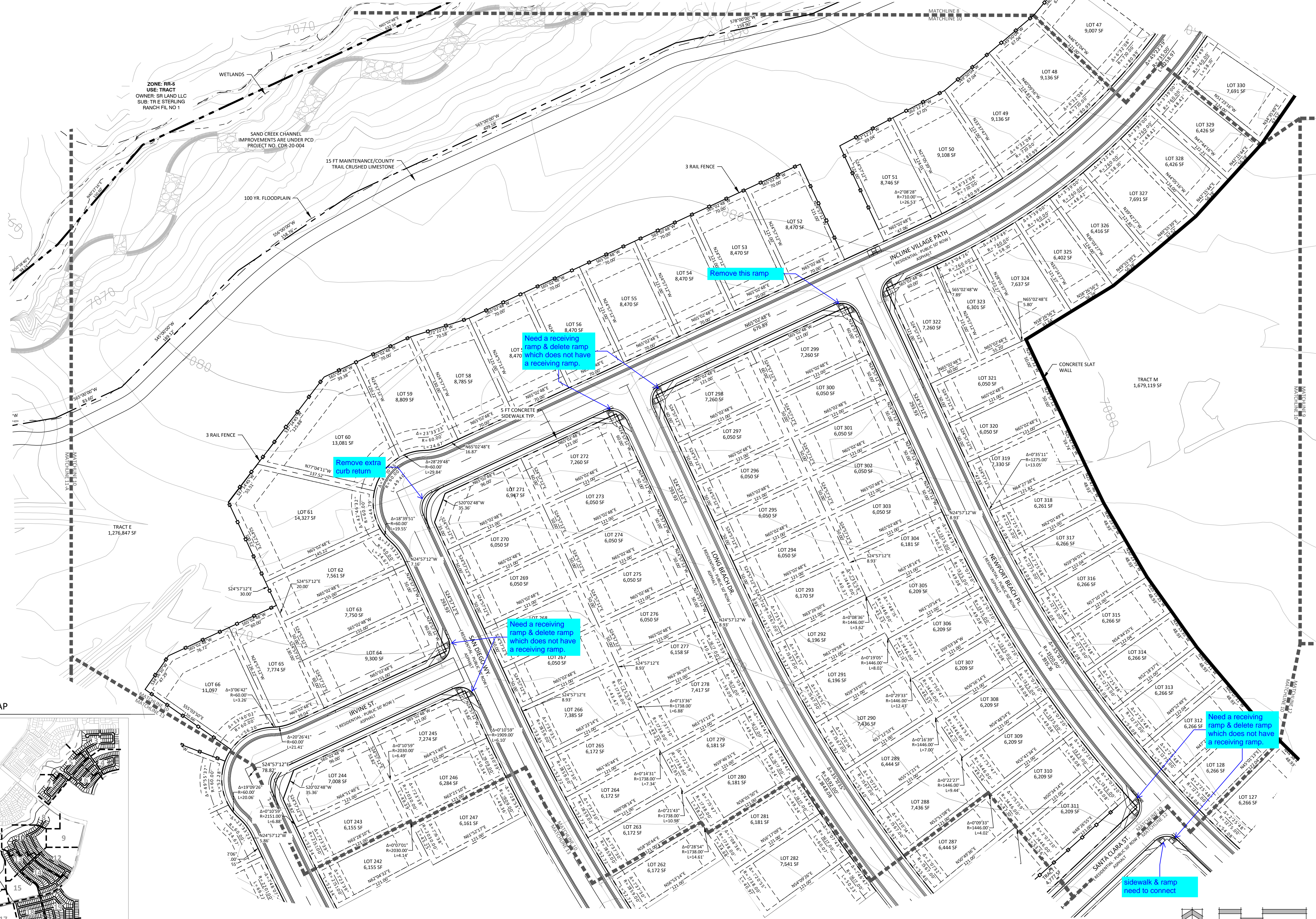


STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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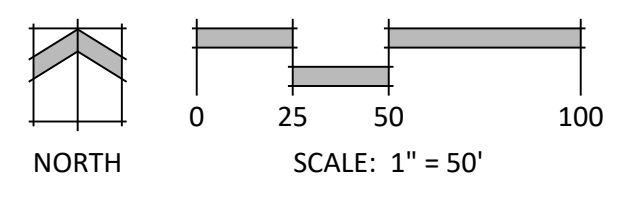
DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

PRELIMINARY SITE PLAN

10
10 OF 35

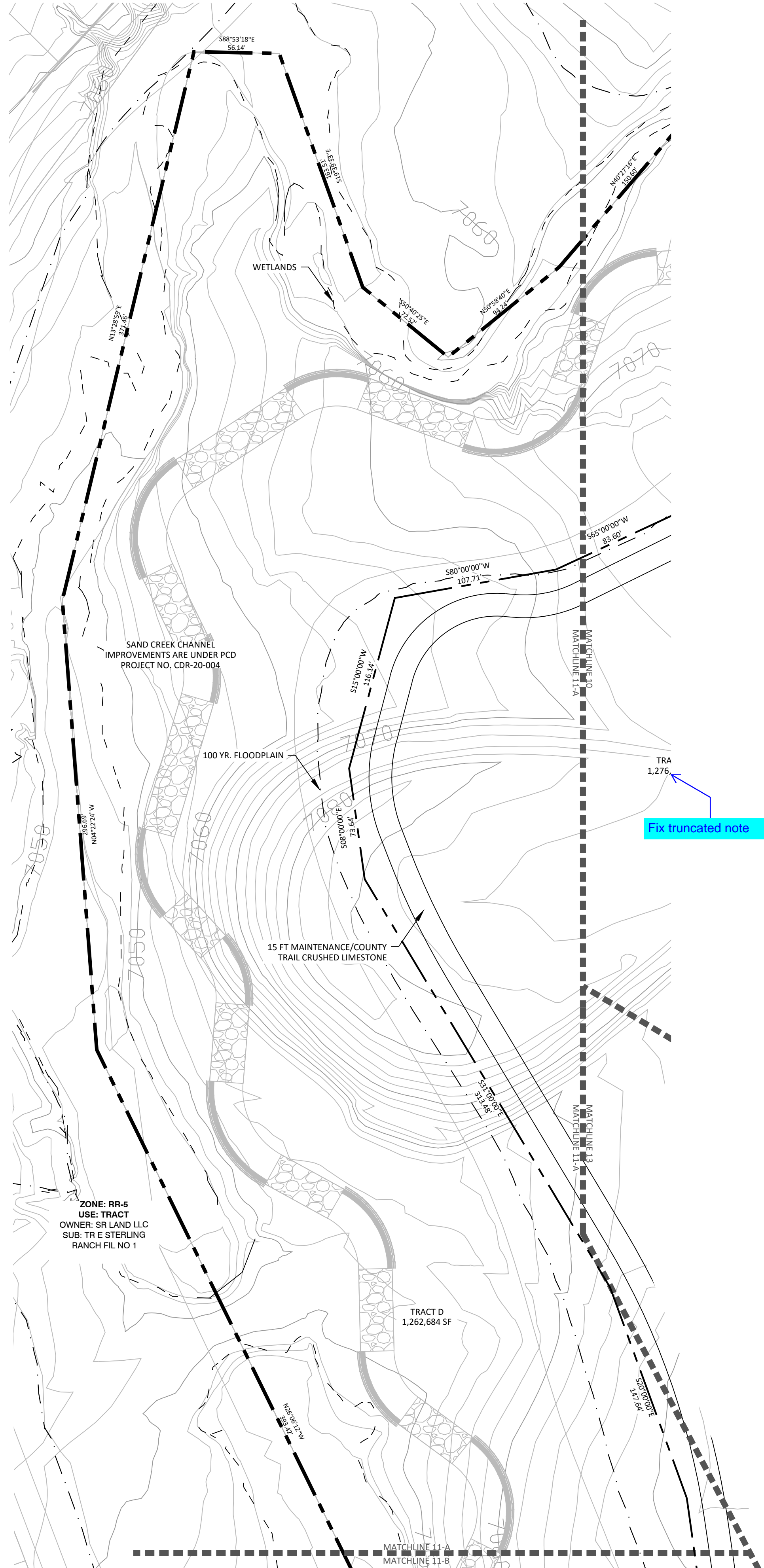


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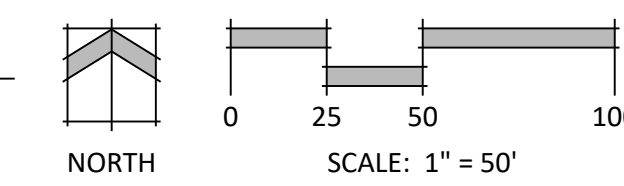
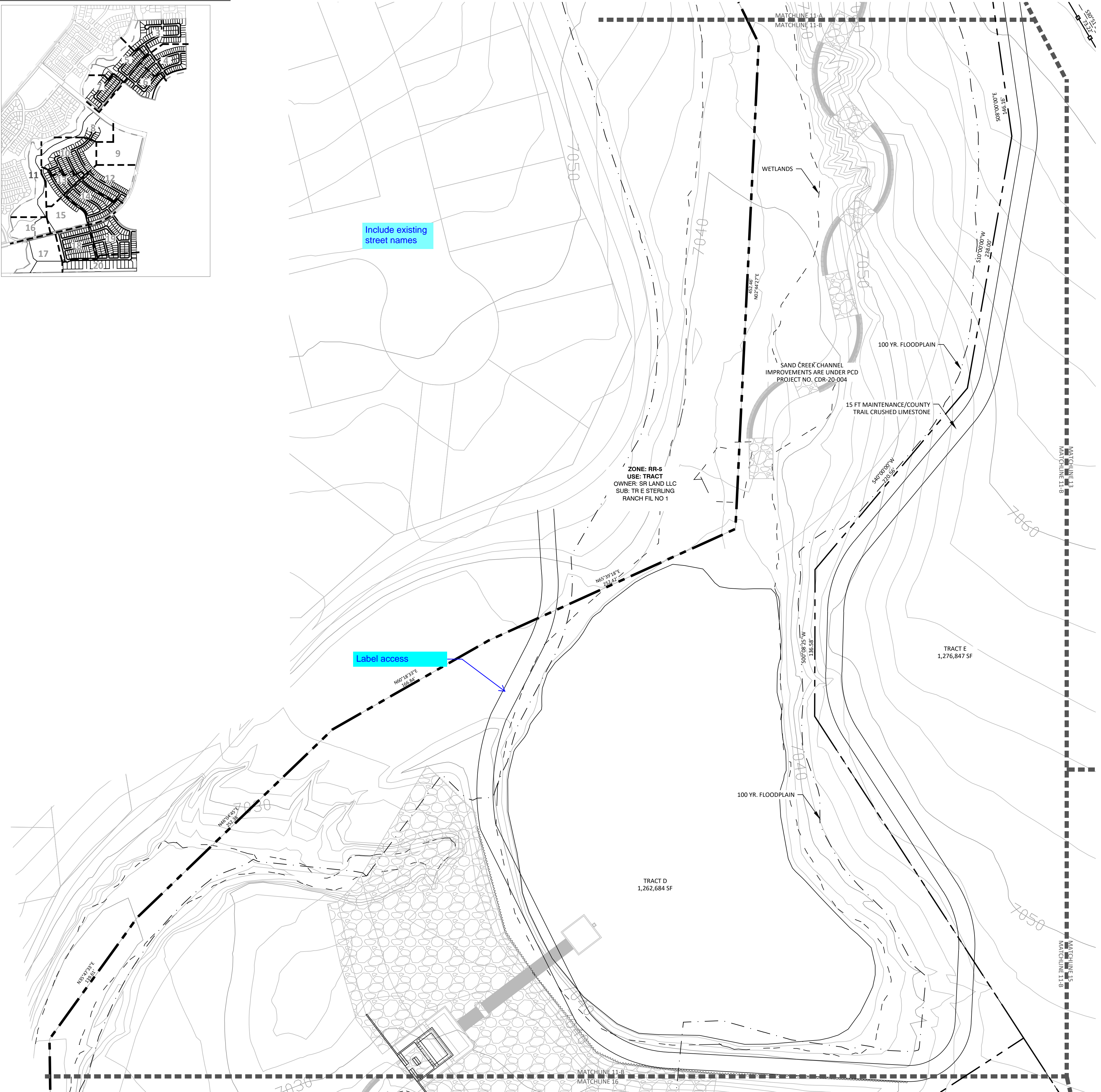
STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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



B VIEWPORT 11-B



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EL PASO COUNTY, CO

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

PRELIMINARY SITE PLAN

11

11 OF 35

P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 11] 6/9/2022 12:25:00 PM biten

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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
PRELIMINARY PLAN

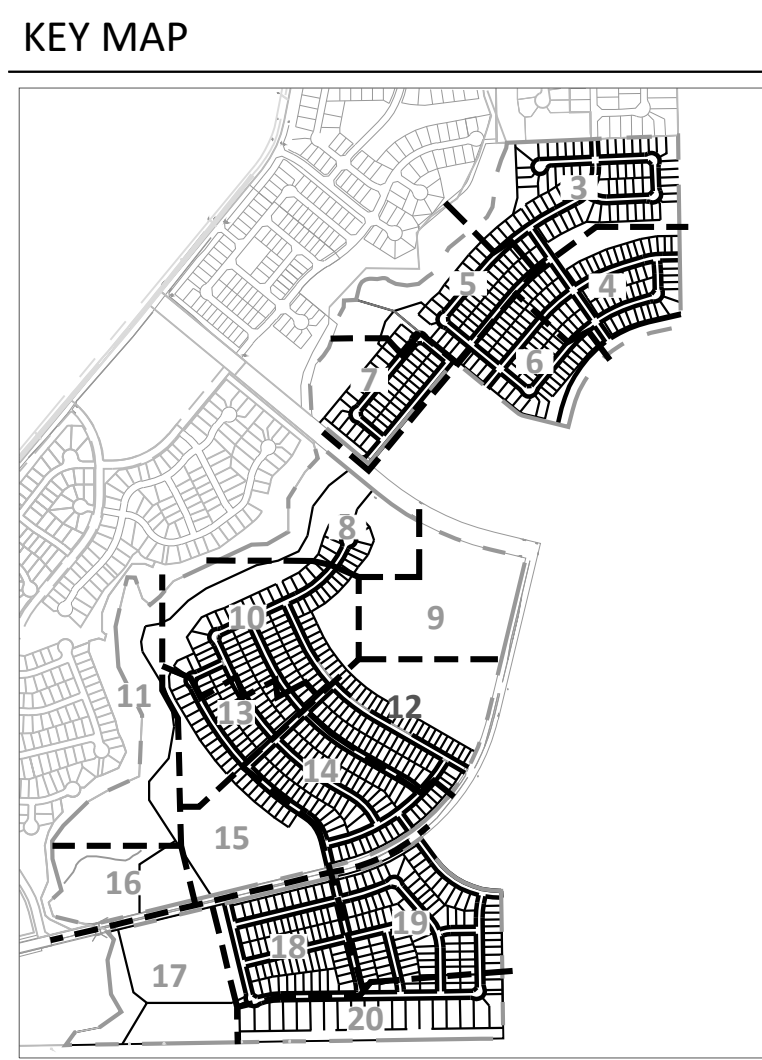
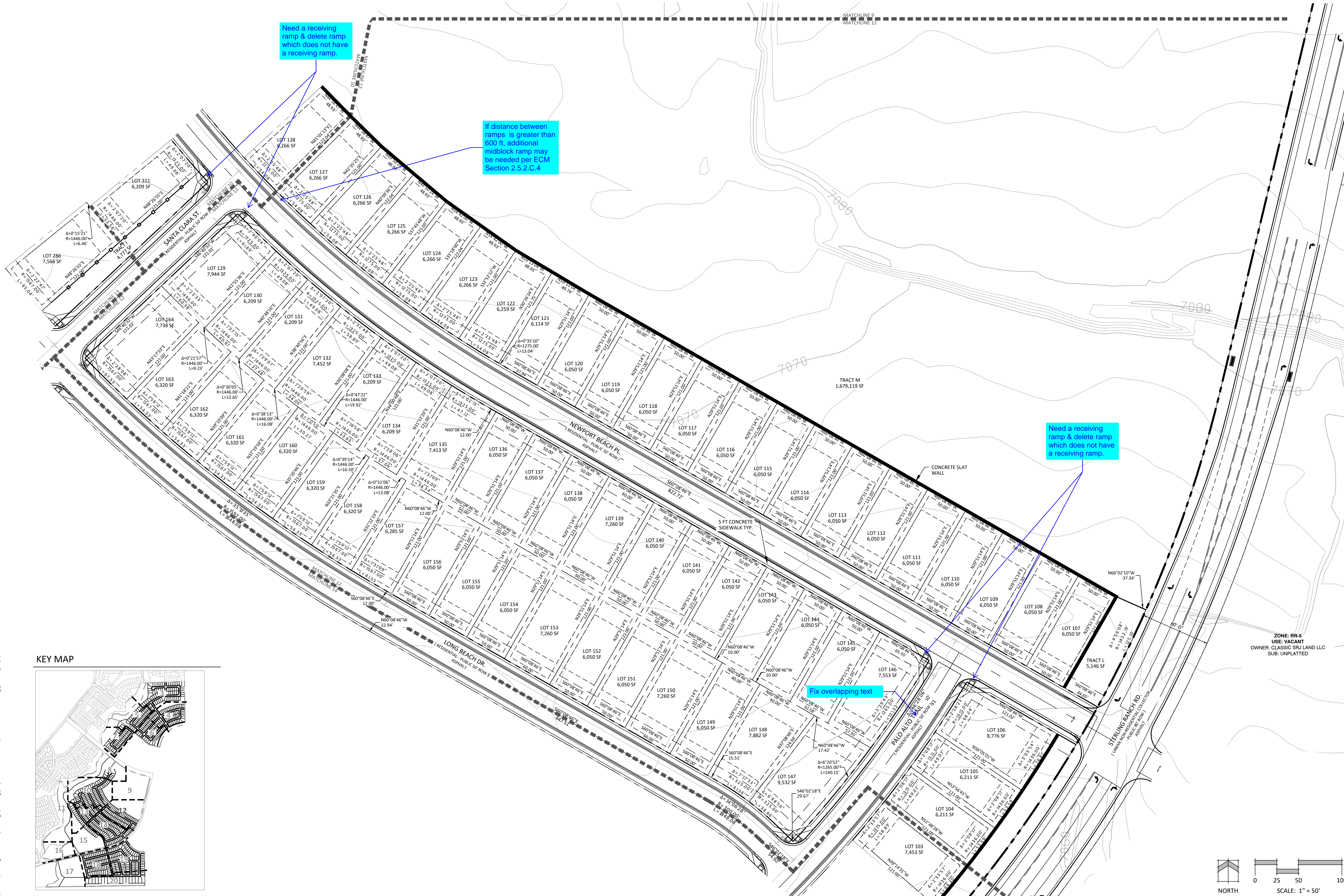


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EL PASO COUNTY, CO
DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

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

DATE:	BY:	DESCRIPTION:

PRELIMINARY SITE PLAN

SHEET NUMBER
12
OF 35

SCALE: 1" = 50'

NORTH

P:\Classic\Sterling Ranch East\Drawings\Planning\DP\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 12] 6/9/2022 12:25:55 PM biten

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP



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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
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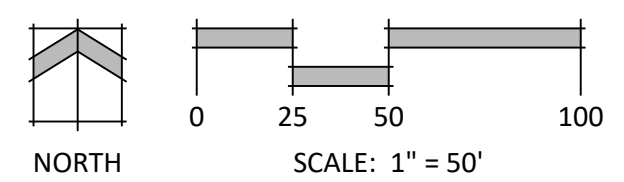
ENTITLEMENT

DATE: BY: DESCRIPTION:

PRELIMINARY SITE PLAN

13

13 OF 35



STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

KEY MAP

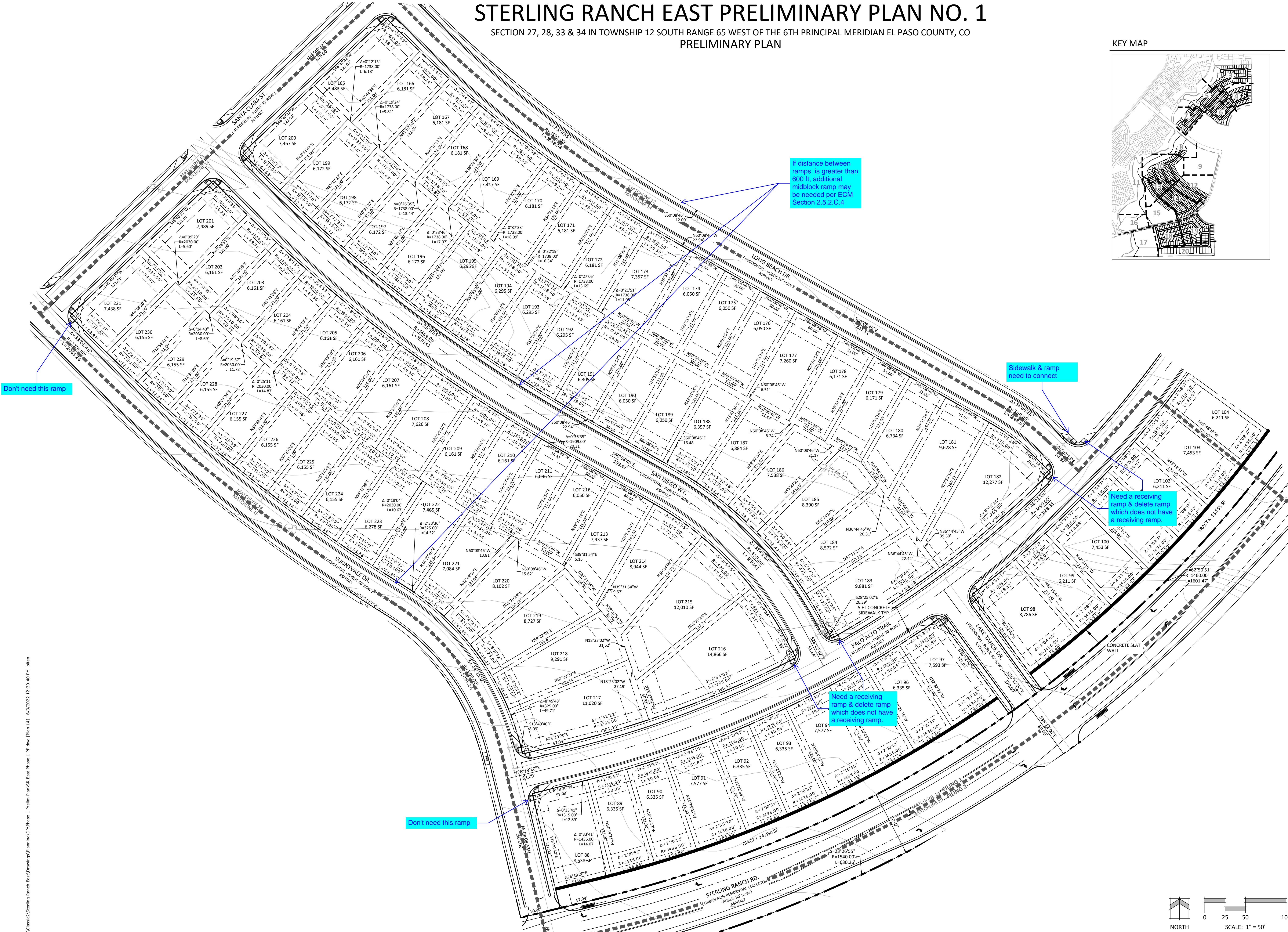


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EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
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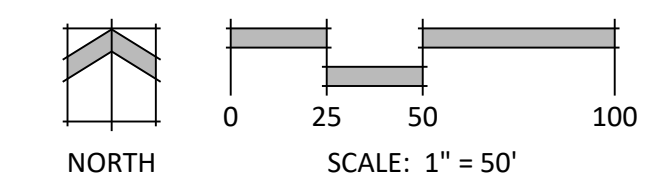
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PRELIMINARY SITE PLAN

14

14 OF 35



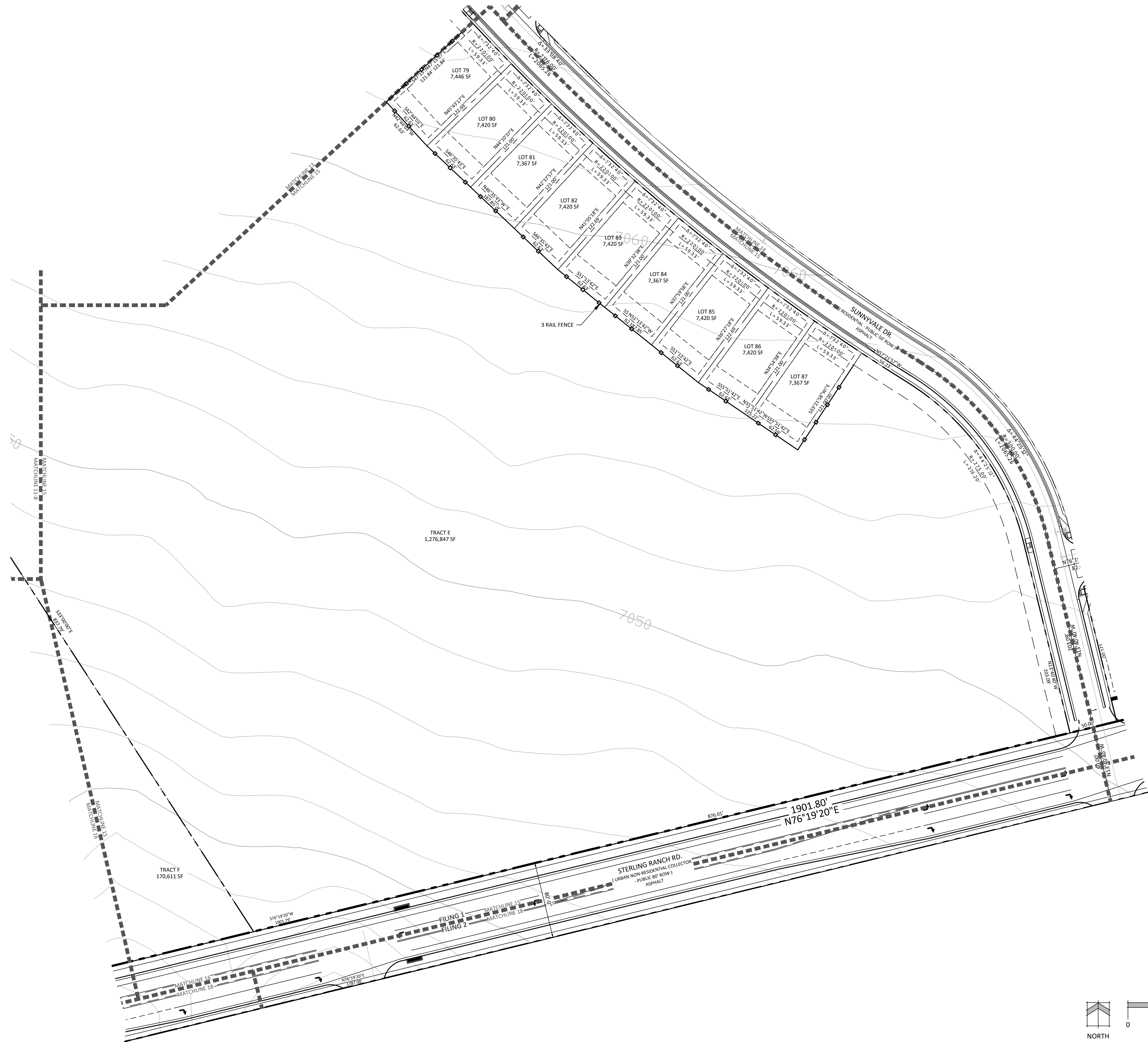
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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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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ISSUE INFO

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SHEET TITLE

SHEET NUMBER

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

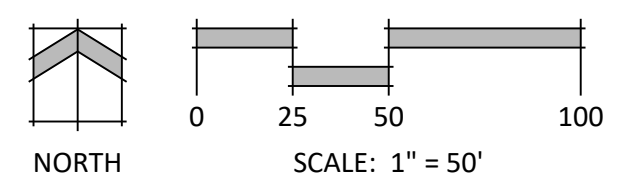
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PRELIMINARY SITE PLAN

15

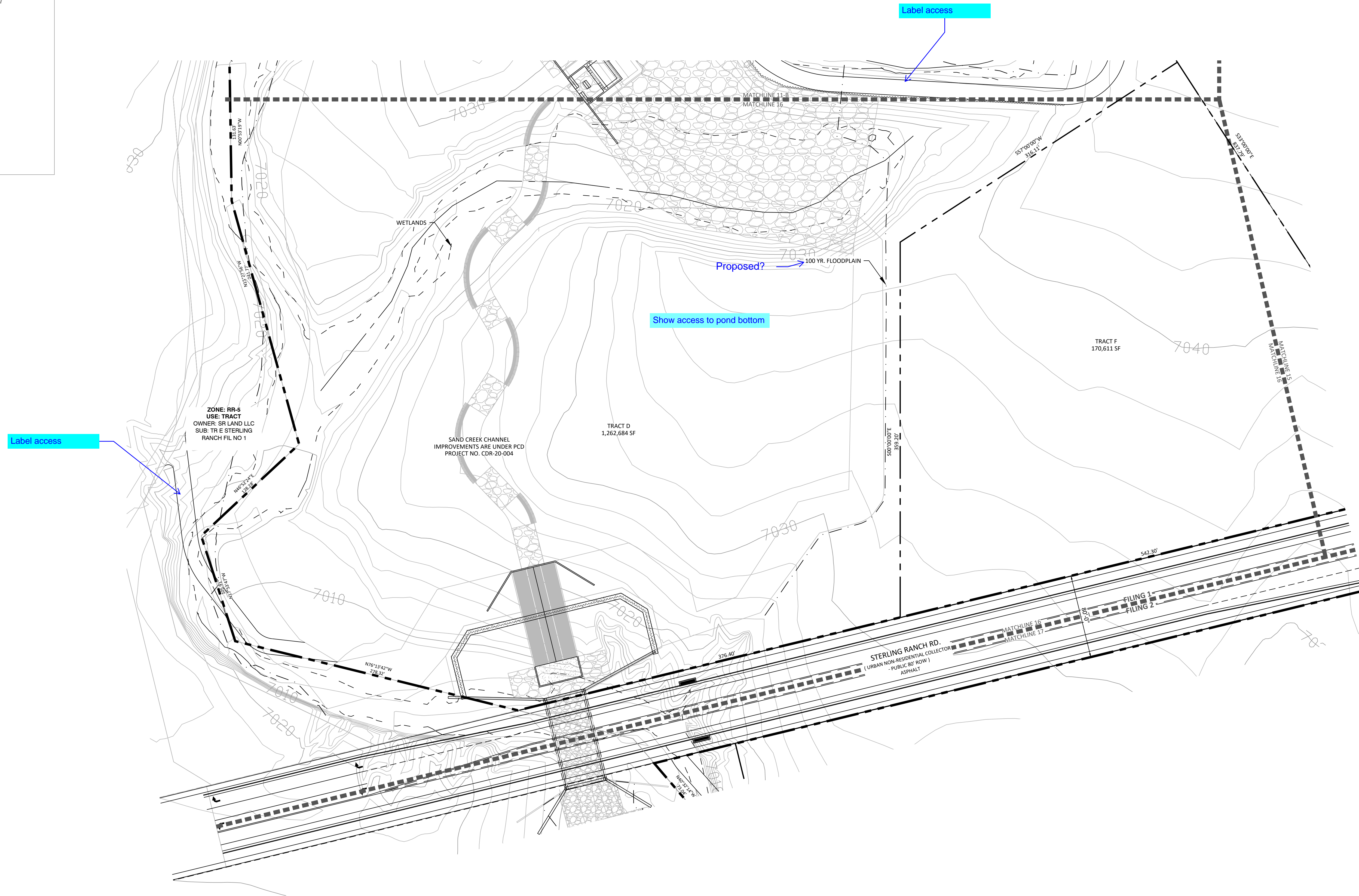
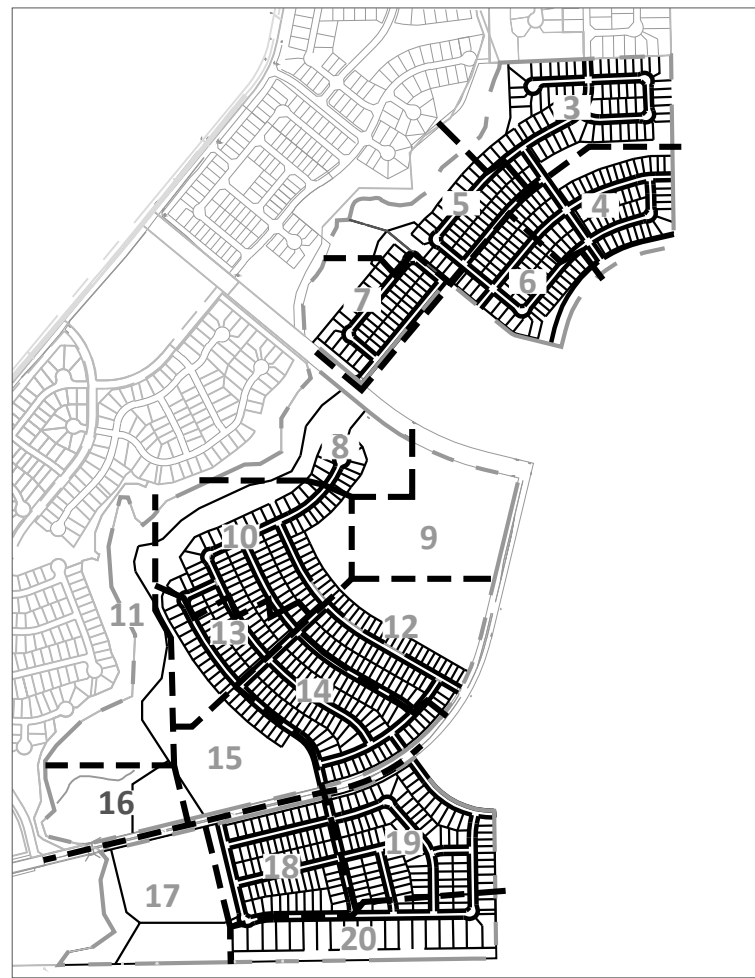
15 OF 35



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 access

Label access

Show access to pond bottom

Proposed? 100 YR. FLOODPLAIN

P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 16] 6/9/2022 12:32:41 PM biten



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EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
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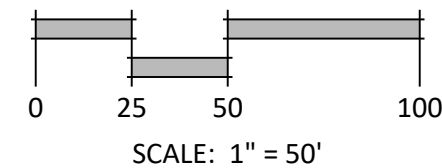
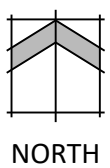
ENTITLEMENT

DATE: BY: DESCRIPTION:

PRELIMINARY SITE PLAN

16

16 OF 35



NORTH

SCALE: 1" = 50'

PLAN FILE #

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
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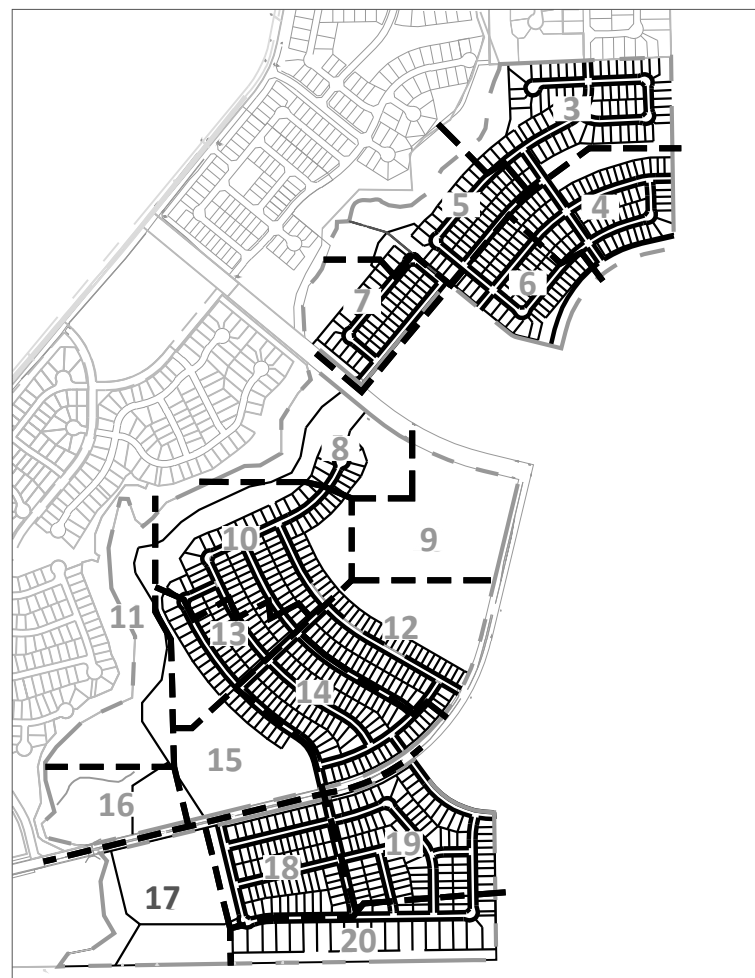
Reference bridge plans if separate from channel plans

school tract label

drainage easement; see riparian study

trail connection if relocated from south boundary possibility

KEY MAP



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:

PRELIMINARY SITE PLAN

17

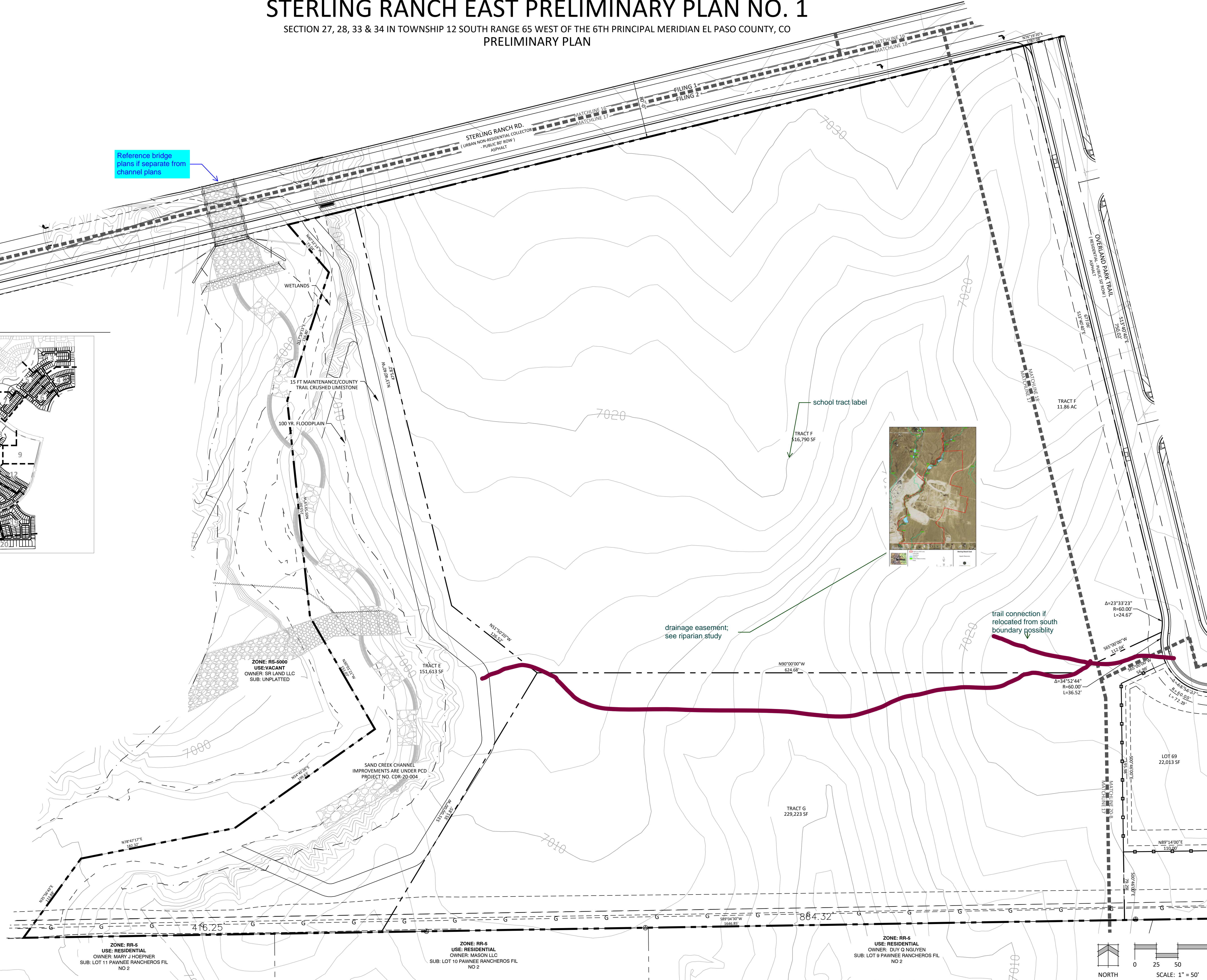
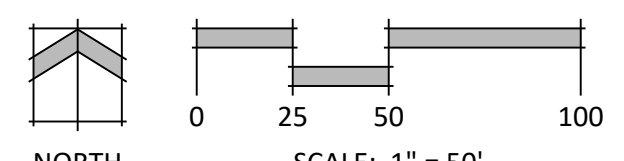
17 OF 35

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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

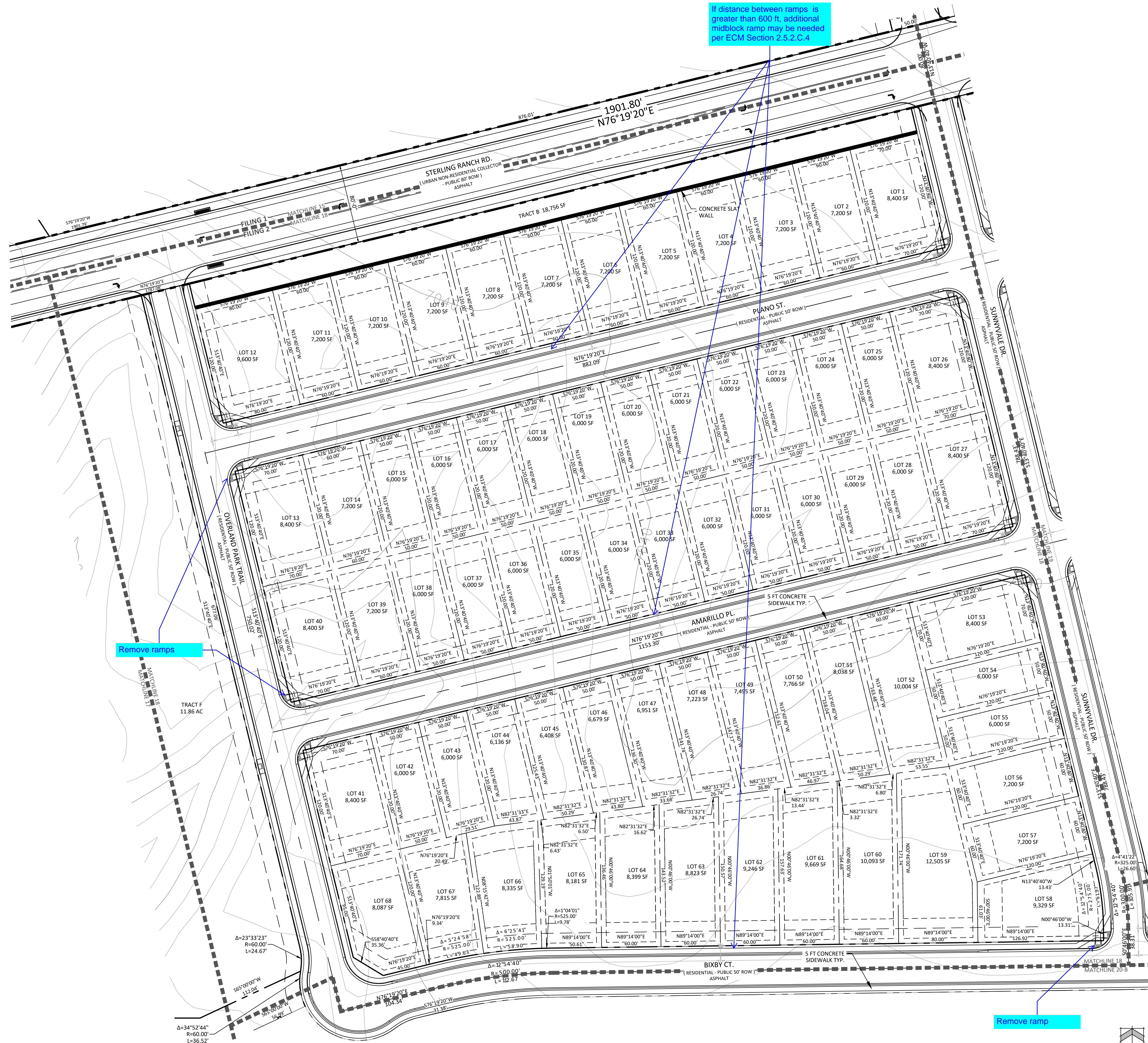
ZONE: RR-5
USE: RESIDENTIAL
OWNER: DU Y O NGUYEN
SUB: LOT 9 PAWNEE RANCHEROS FIL NO 2



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



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. ITEN

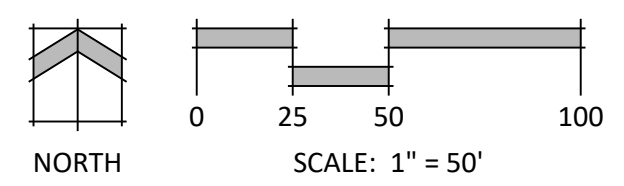
ENTITLEMENT

DATE: BY: DESCRIPTION:

PRELIMINARY SITE PLAN

18

18 OF 35



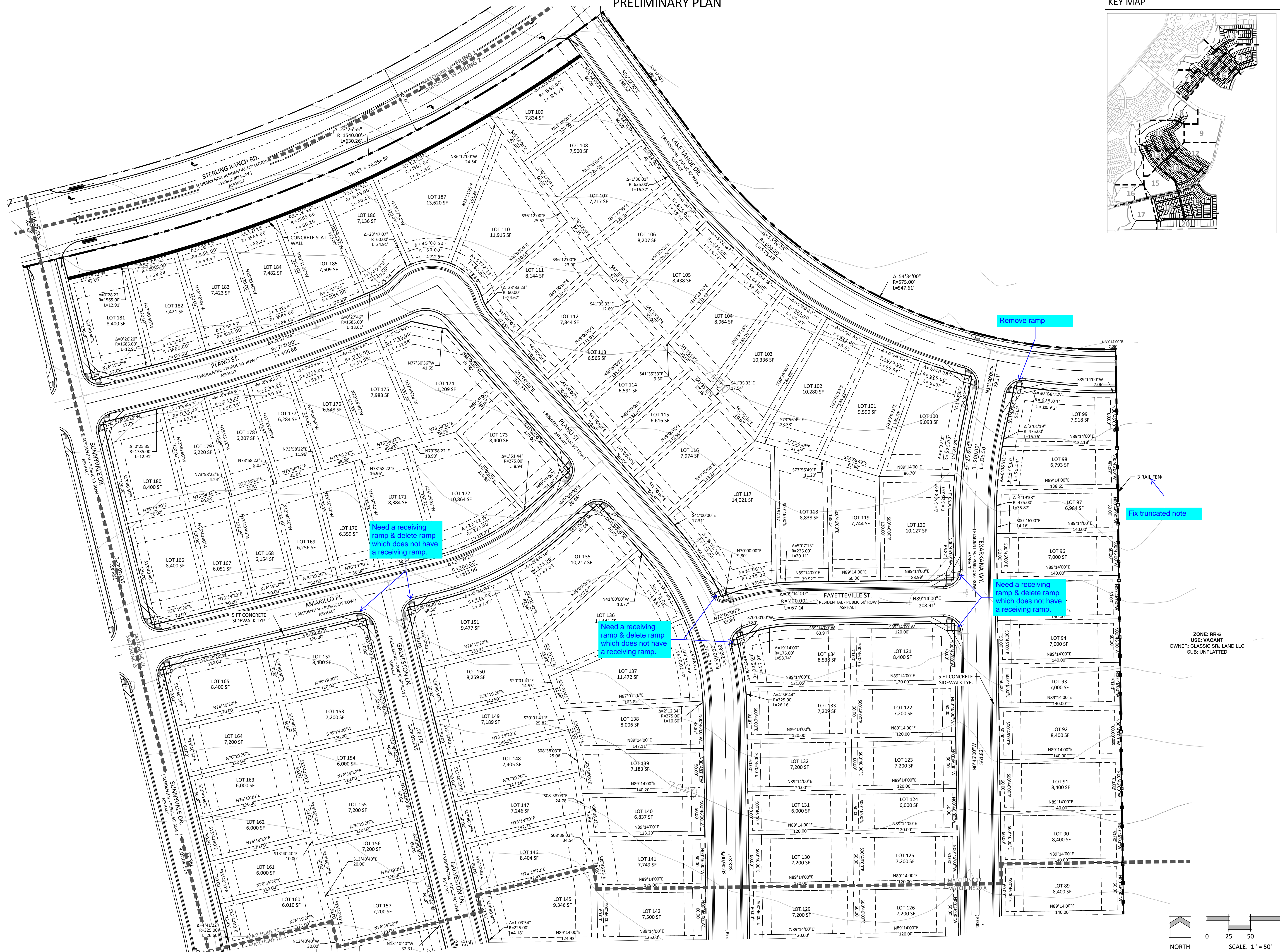
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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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

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

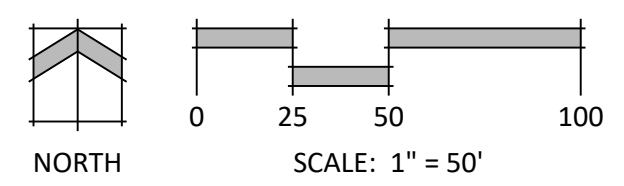
ENTITLEMENT

DATE: BY: DESCRIPTION:

PRELIMINARY SITE PLAN

19

19 OF 35



P:\Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg (Pim 19) 6/9/2022 12:34:04 PM bitn

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

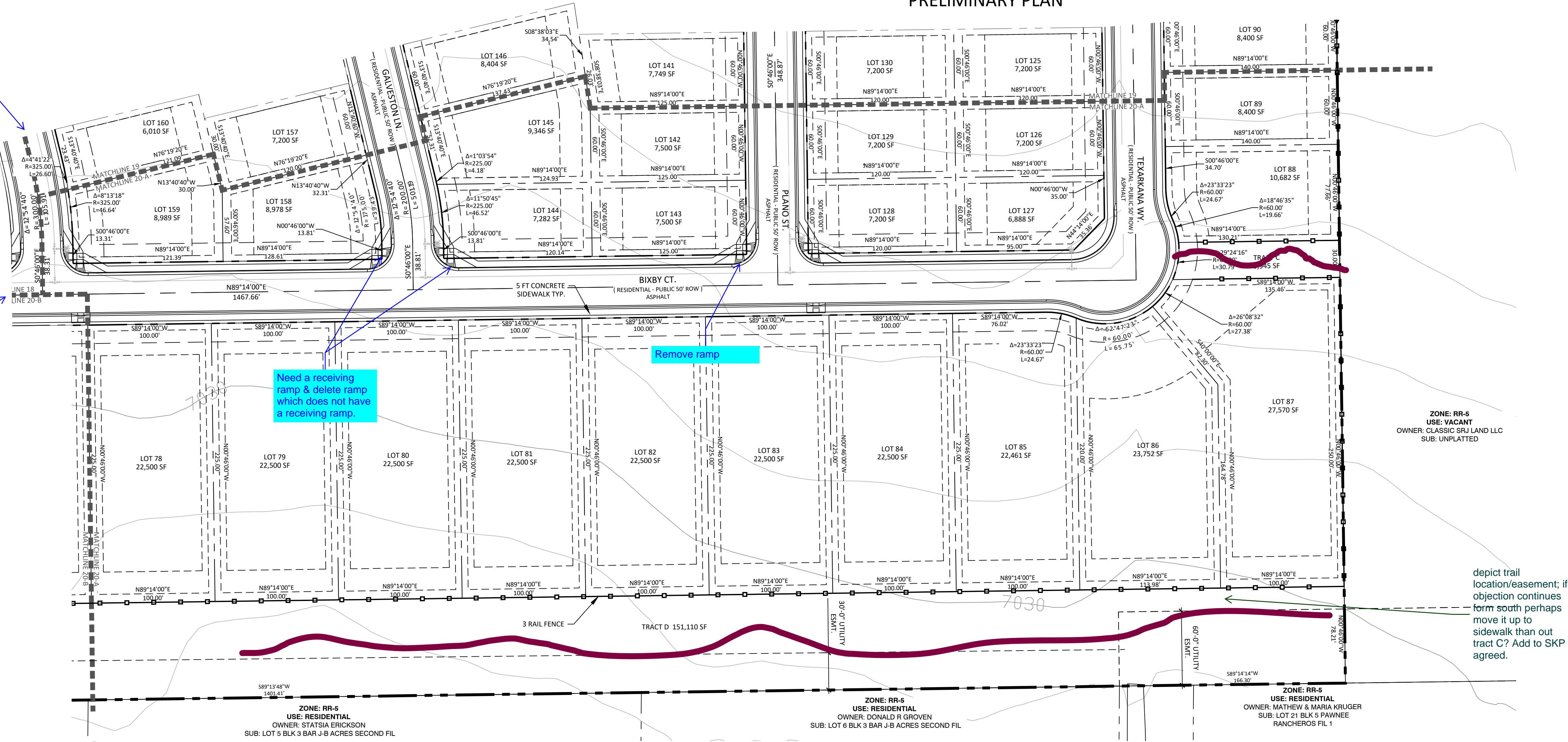
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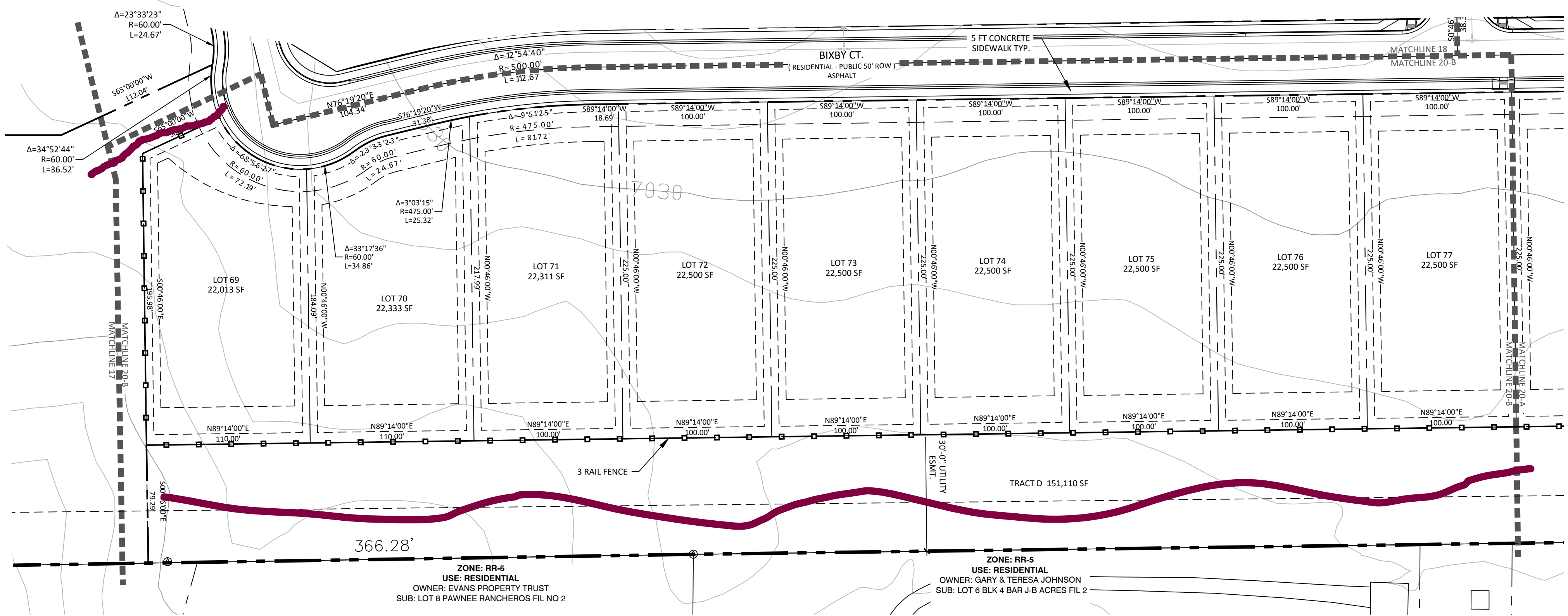
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
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Street name

Notes



A VIEWPORT 20-A



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

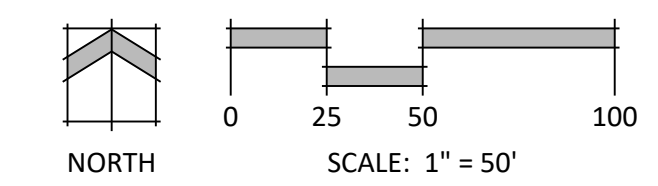
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DATE:	BY:	DESCRIPTION:

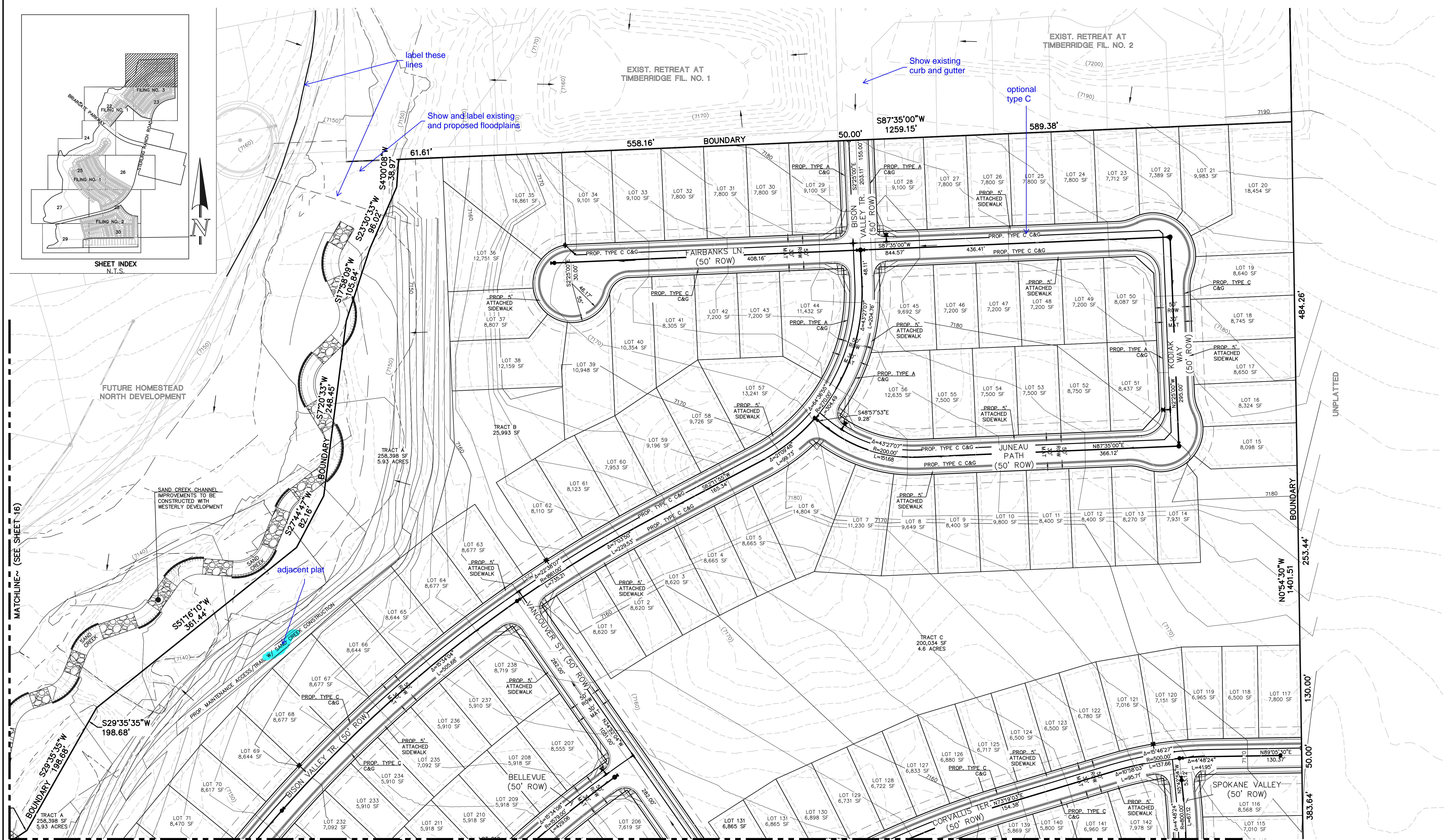
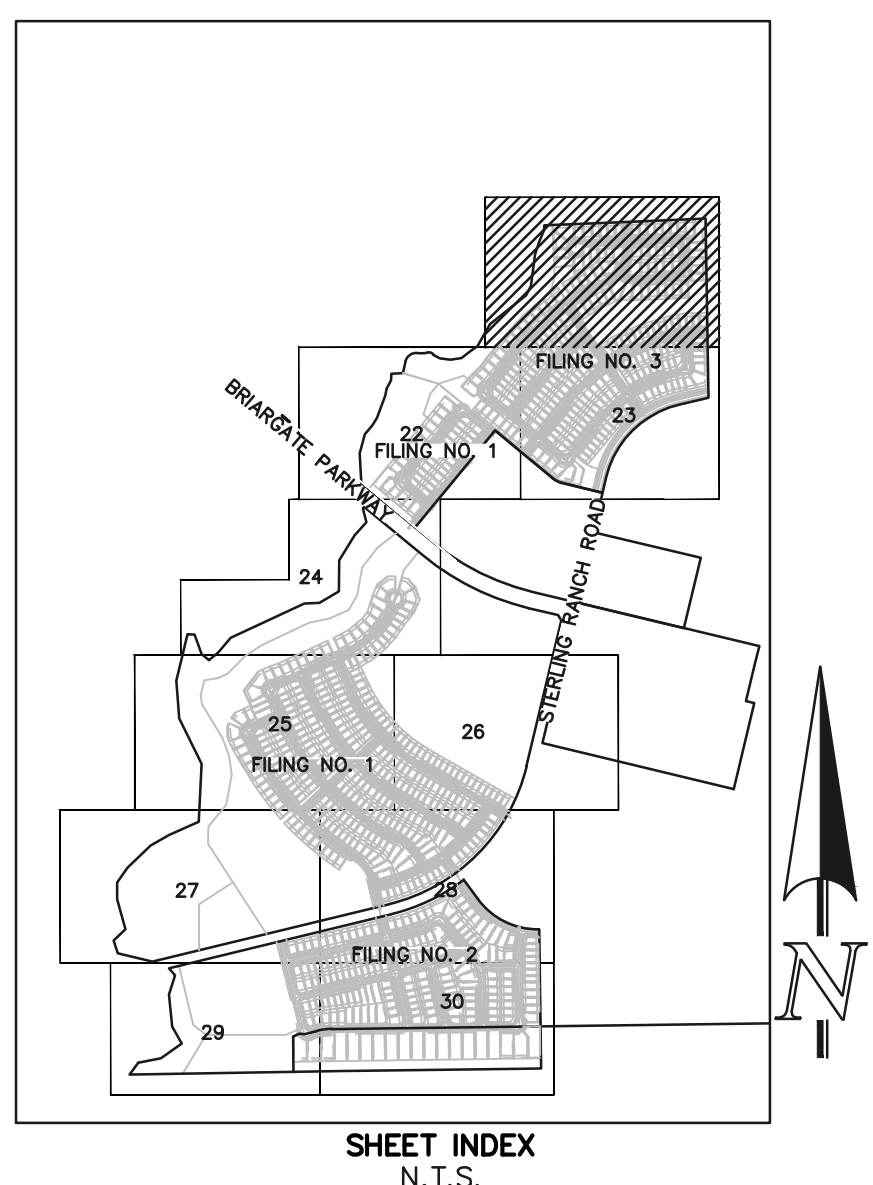
PRELIMINARY SITE PLAN

20

20 OF 35



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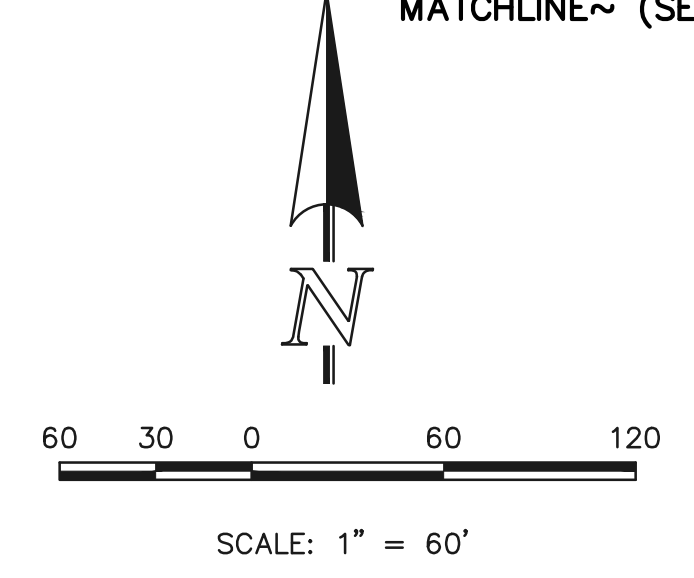
MATCHLINE~ (SEE SHEET 16)

MATCHLINE~ (SEE SHEET 18)

MATCHLINE~ (SEE SHEET 19)

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

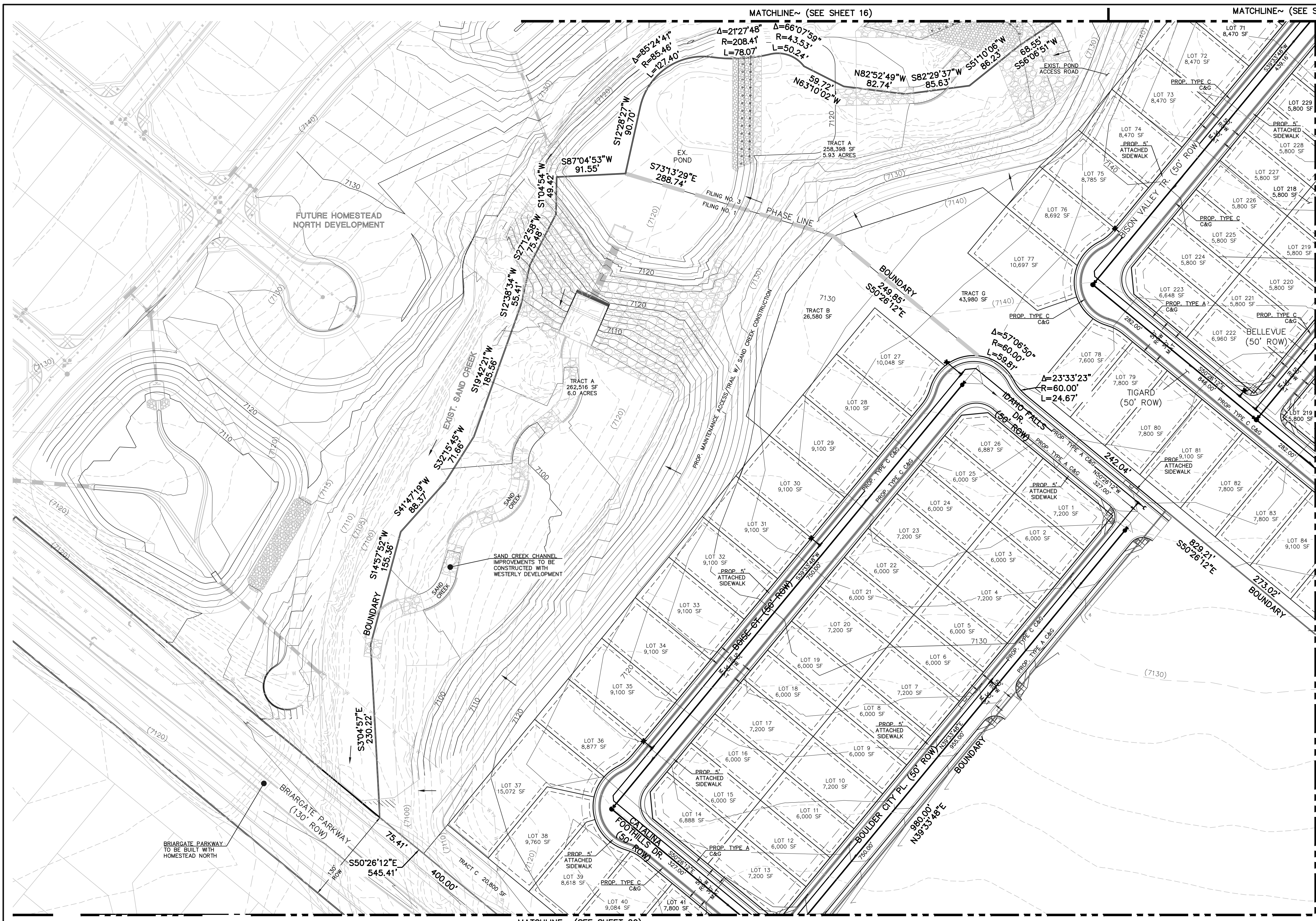


STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET	21 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.22	

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





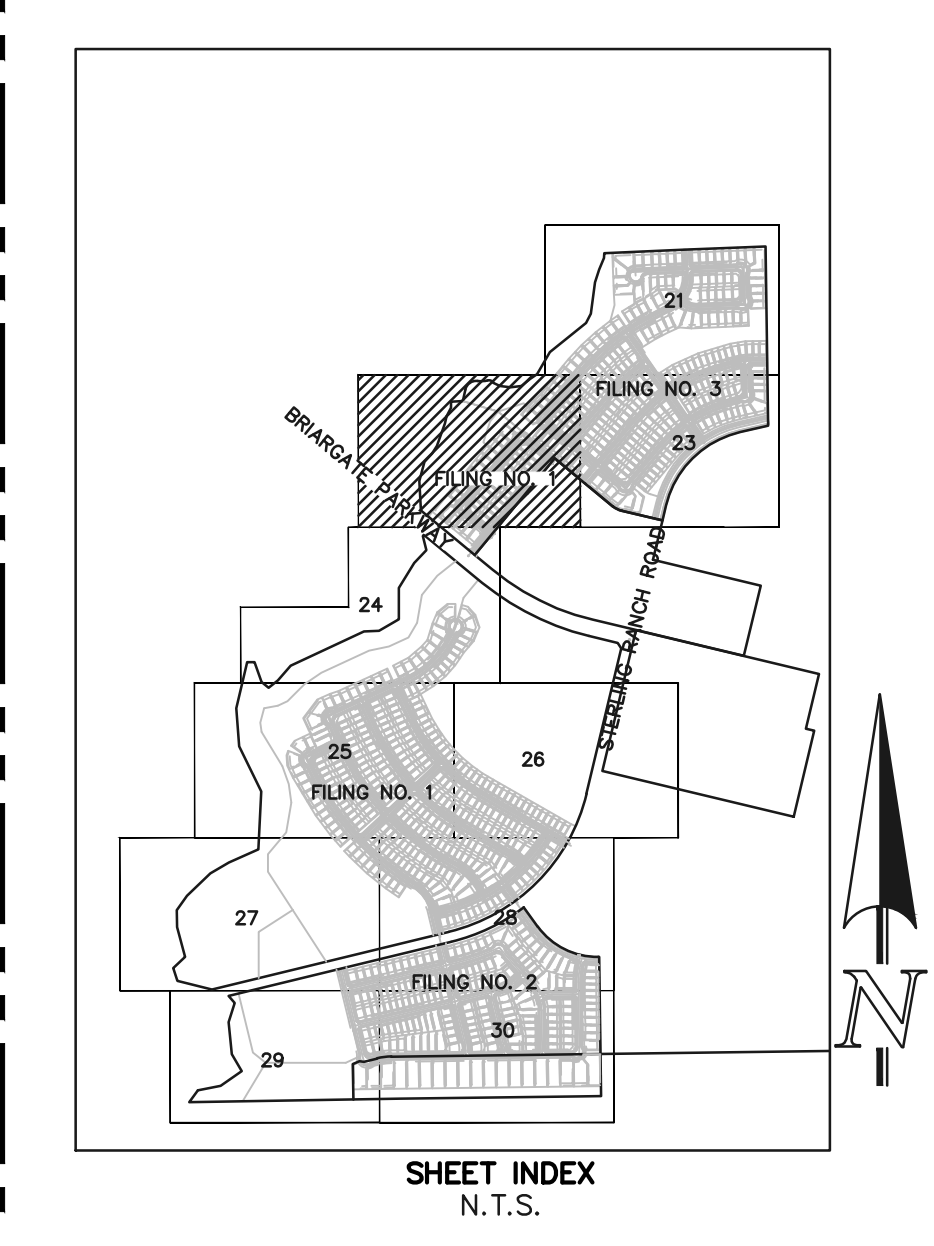
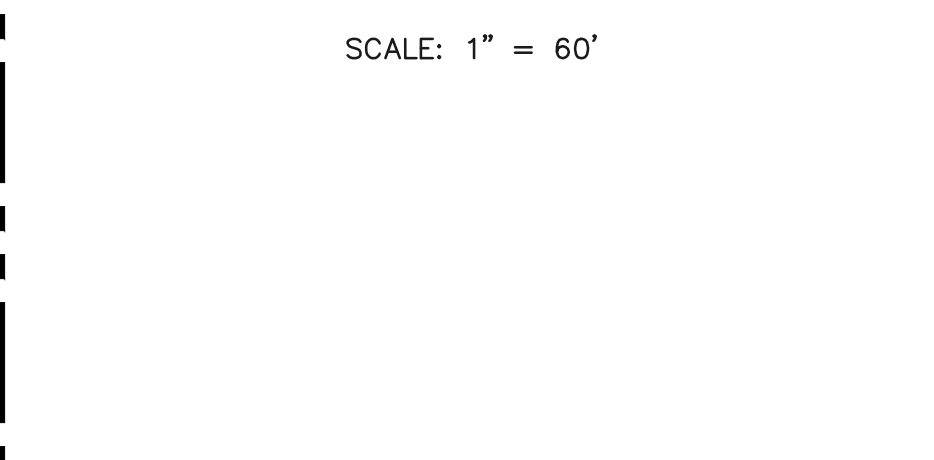
MATCHLINE~ (SEE SHEET 17)

MATCHLINE~ (SEE SHEET 19)

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 19)



CLASSIC CONSULTING

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Colorado Springs, Colorado 80903

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

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

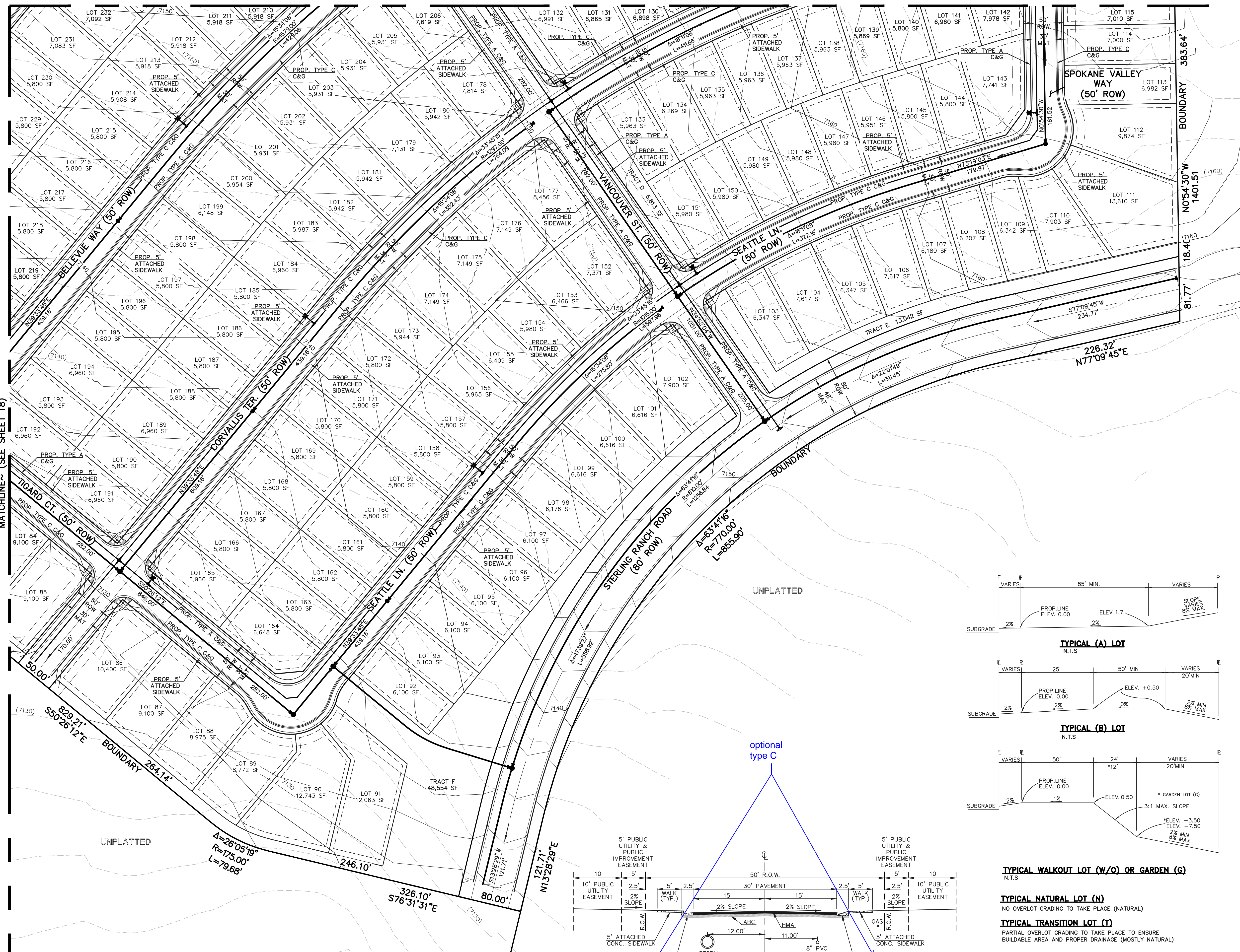
PRELIMINARY GRADING & UTILITY PLAN

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

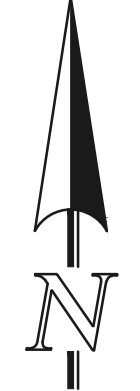
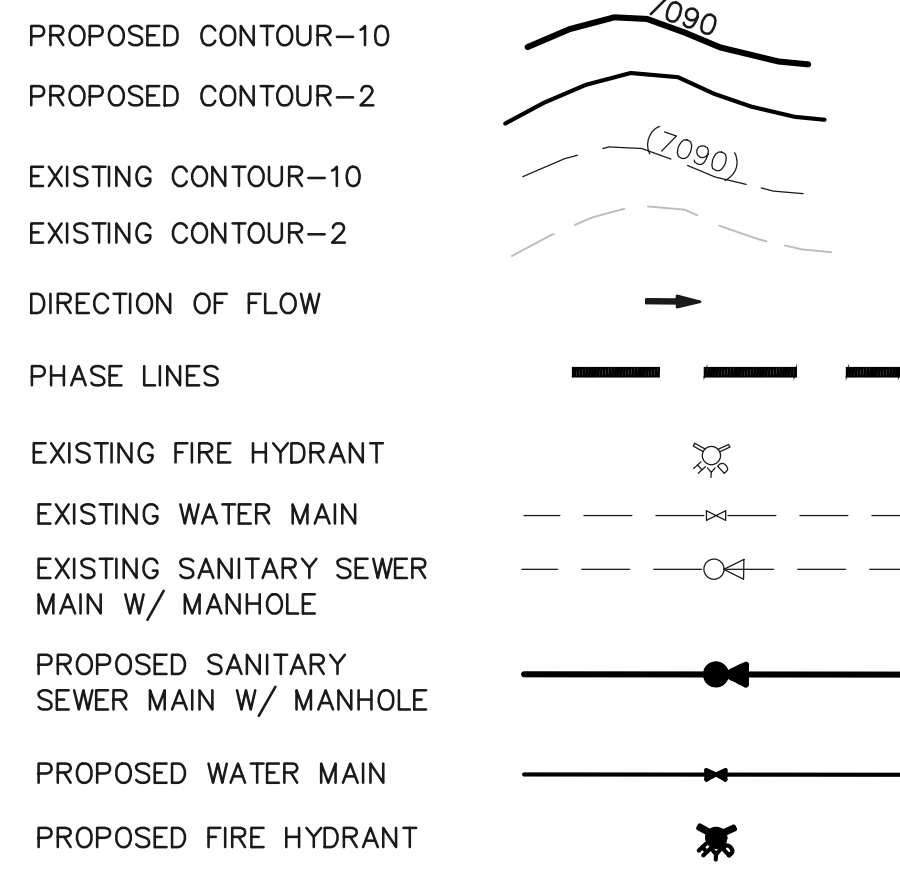
CLASSIC CONSULTING

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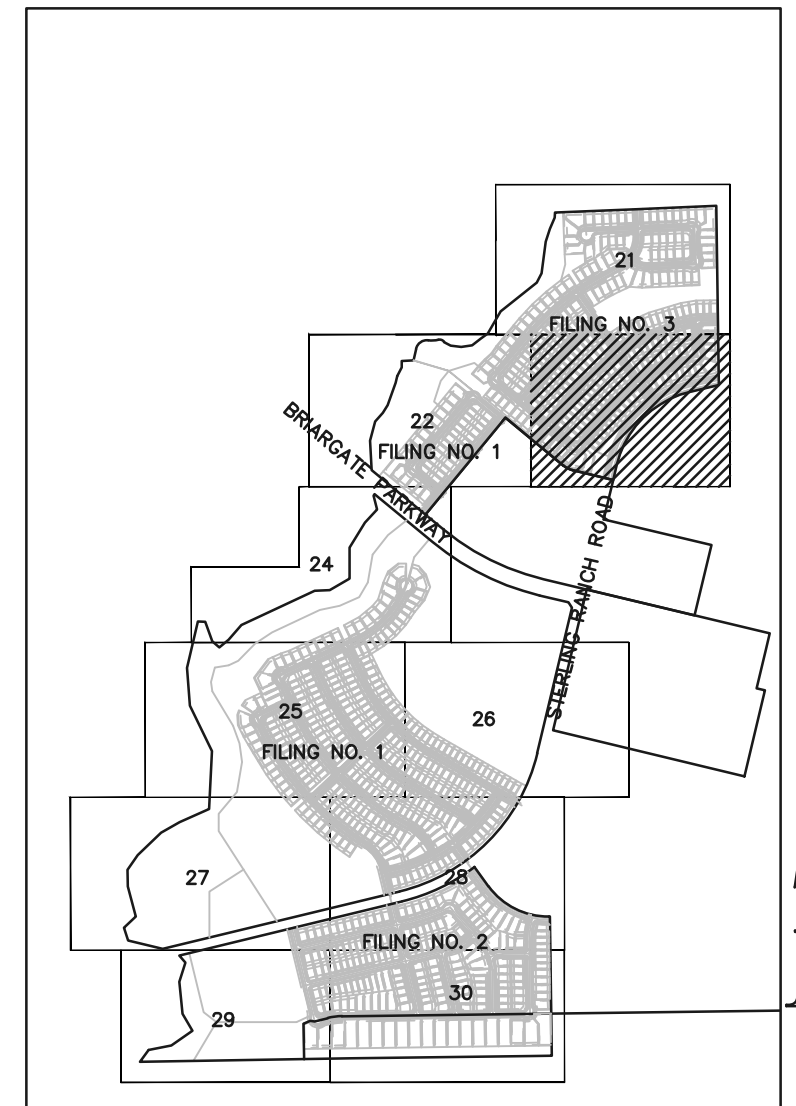
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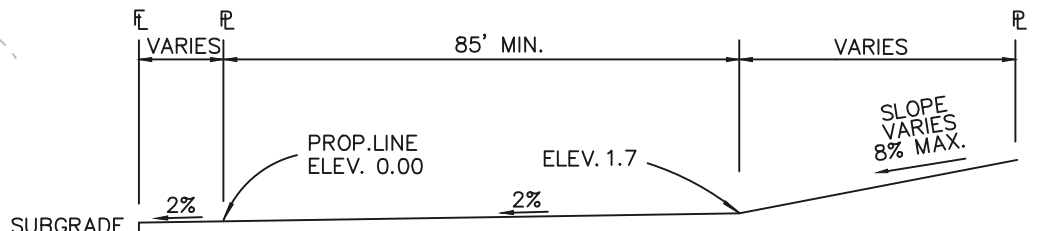
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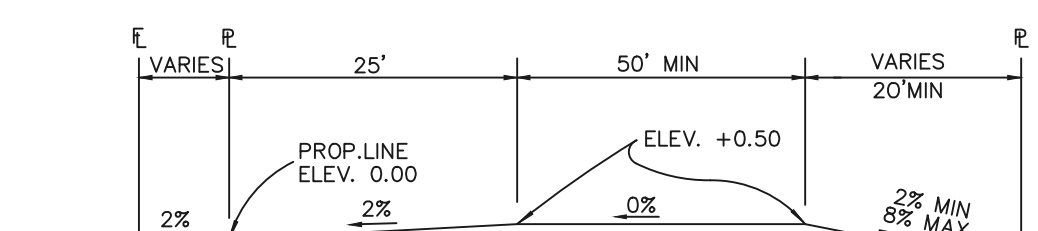
SCALE: 1" = 60'



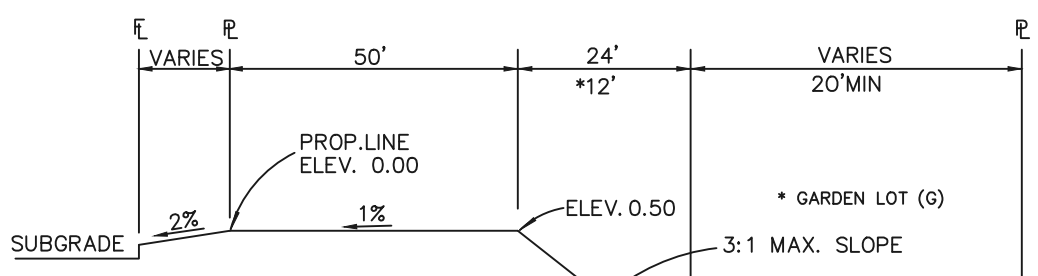
SHEET INDEX N.T.S.



TYPICAL (A) LOT N.T.S.



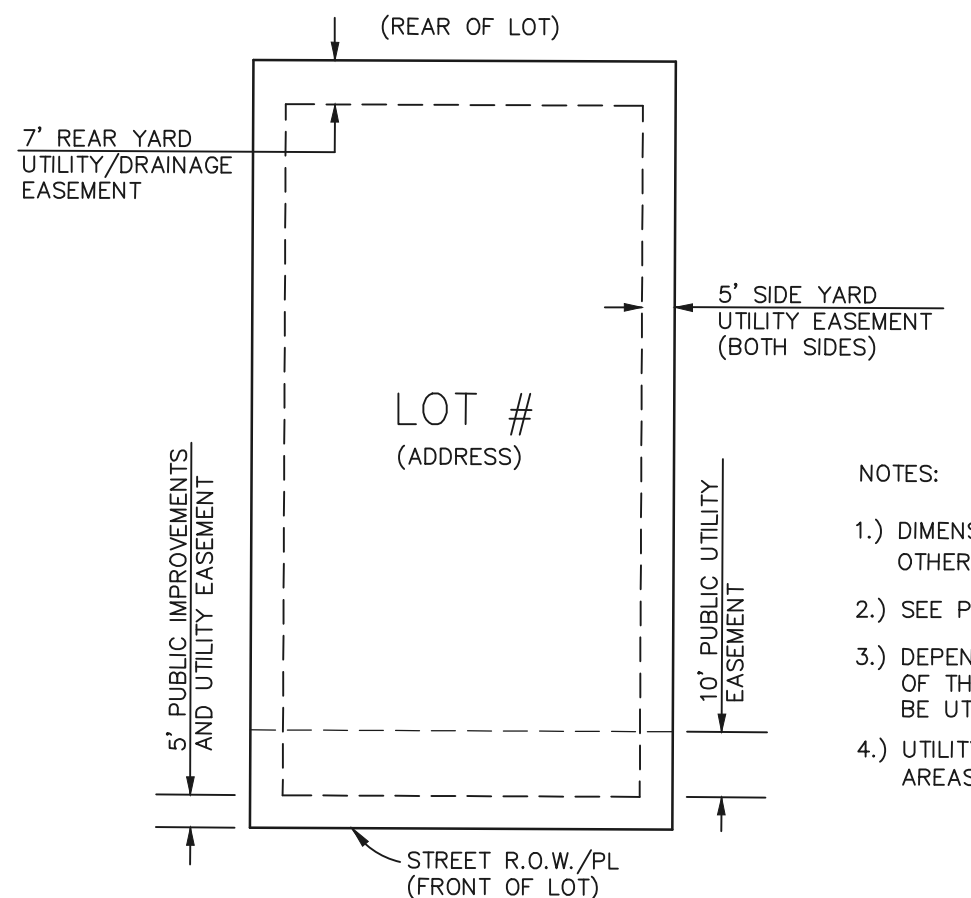
TYPICAL (B) LOT N.T.S.



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

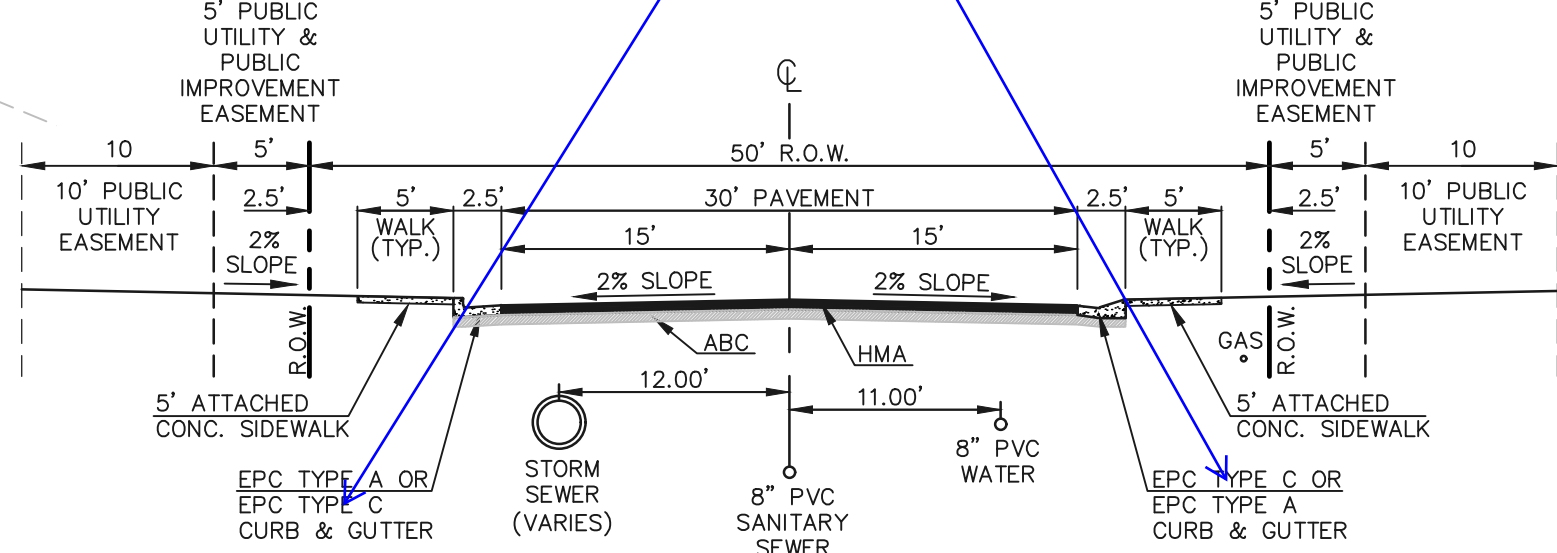
TYPICAL NATURAL LOT (N) N.T.S.

TYPICAL TRANSITION LOT (T) 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.



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

MATCHLINE~ (SEE SHEET 18)

MATCHLINE~ (SEE SHEET 21)

CLASSIC CONSULTING

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

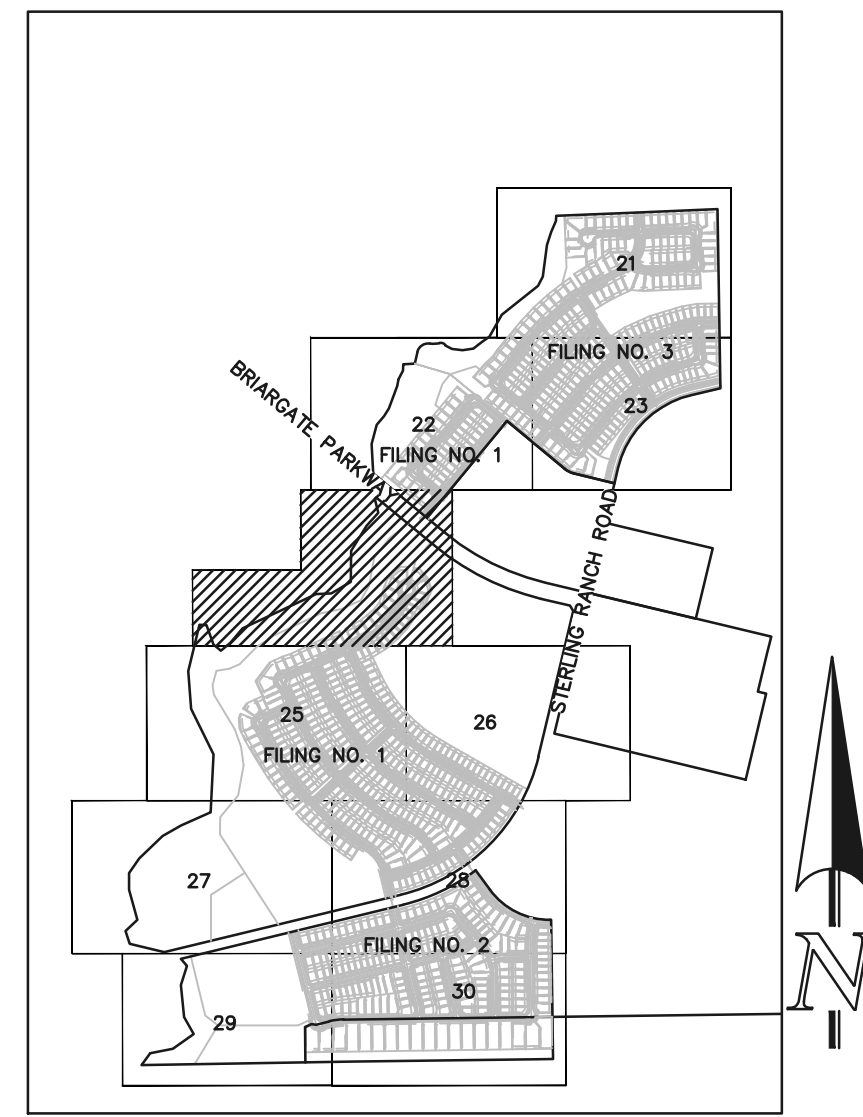
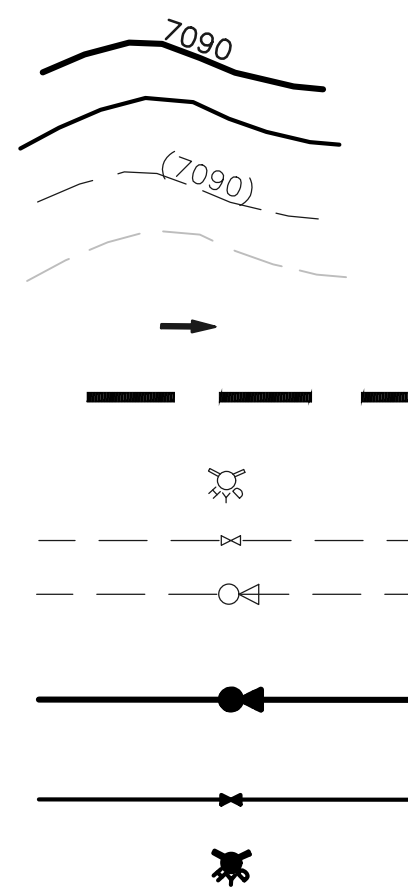
DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET	23 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.22	

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

N:\118322\DRAWINGS\DEVELOPMENT\OP-MS-SHEET 23-PC-03.dwg, 6/13/2022, 1:15:56 PM, 1:1

LEGEND

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

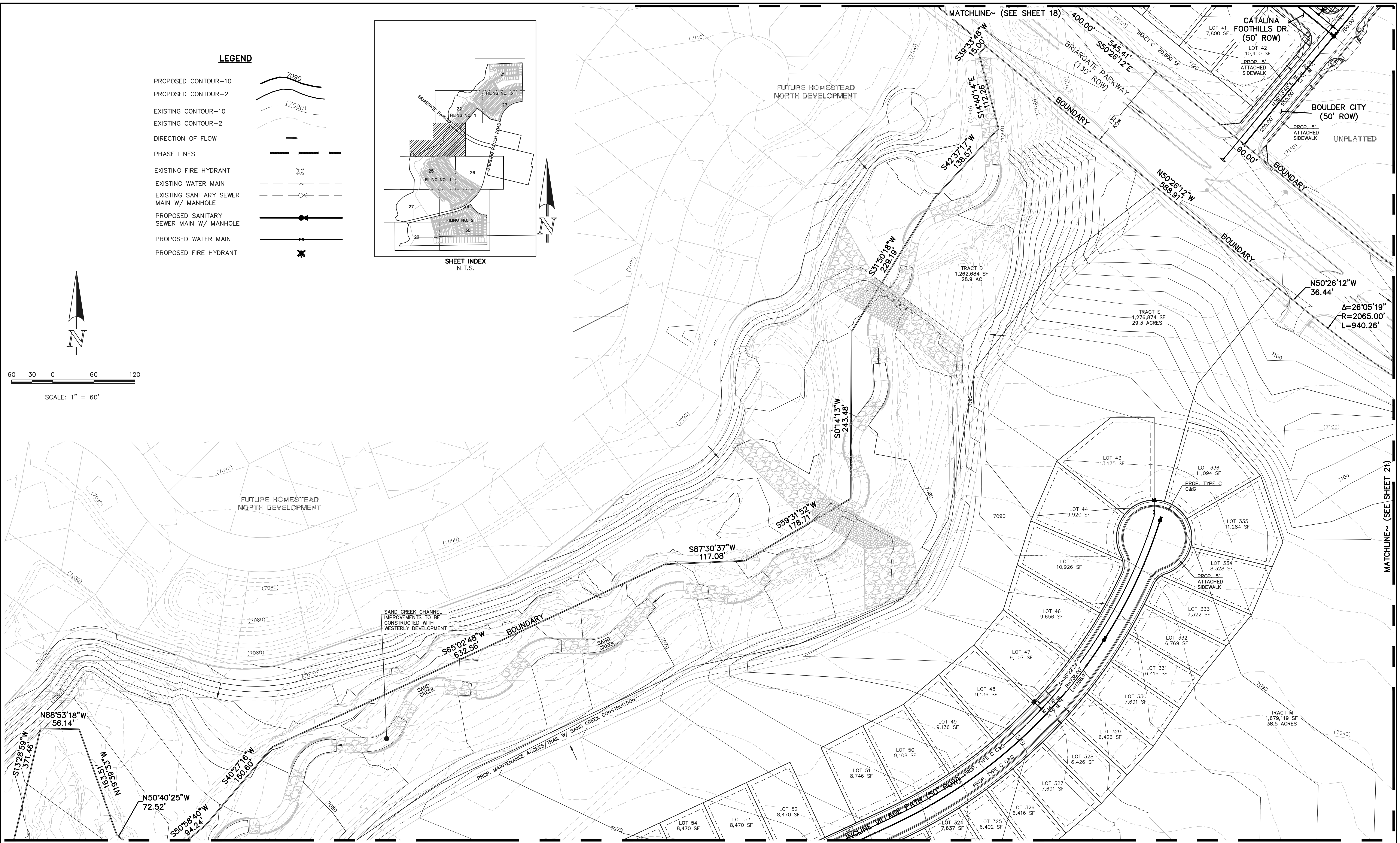


SHEET INDEX
N.T.S.



60 30 0 60 120

SCALE: 1" = 60'



MATCHLINE~ (SEE SHEET 22)

MATCHLINE~ (SEE SHEET 21)



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

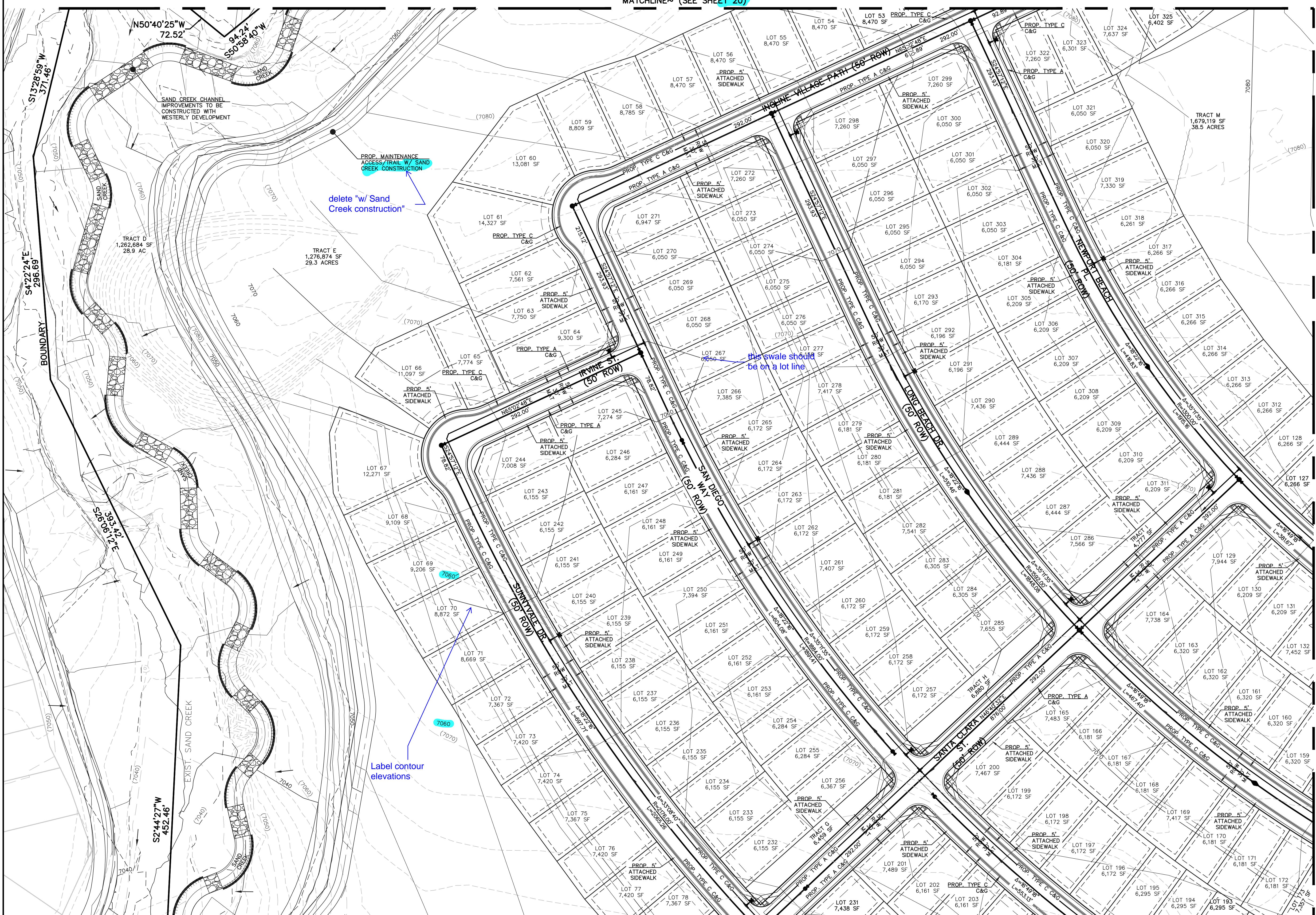
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CHECKED BY		(V) 1" = N/A	JOB NO.	1183.22

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



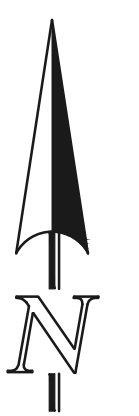
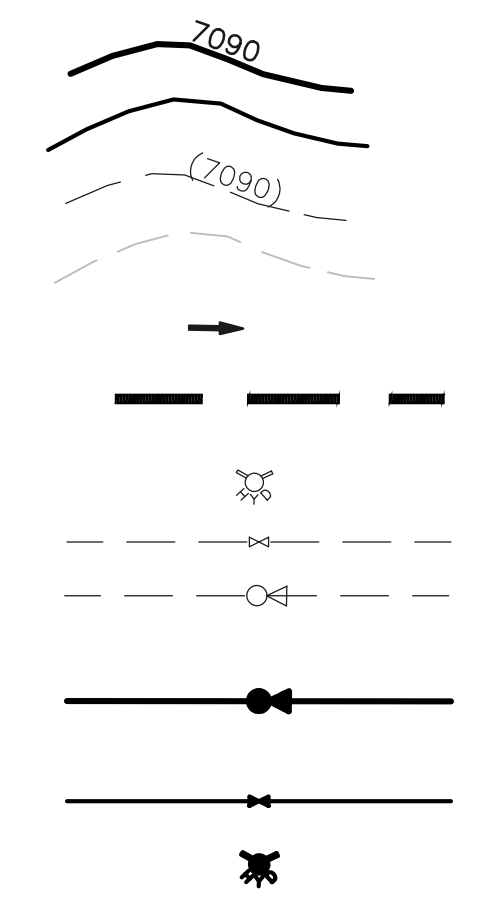
CLASSIC CONSULTING

MATCHLINE~ (SEE SHEET 20)

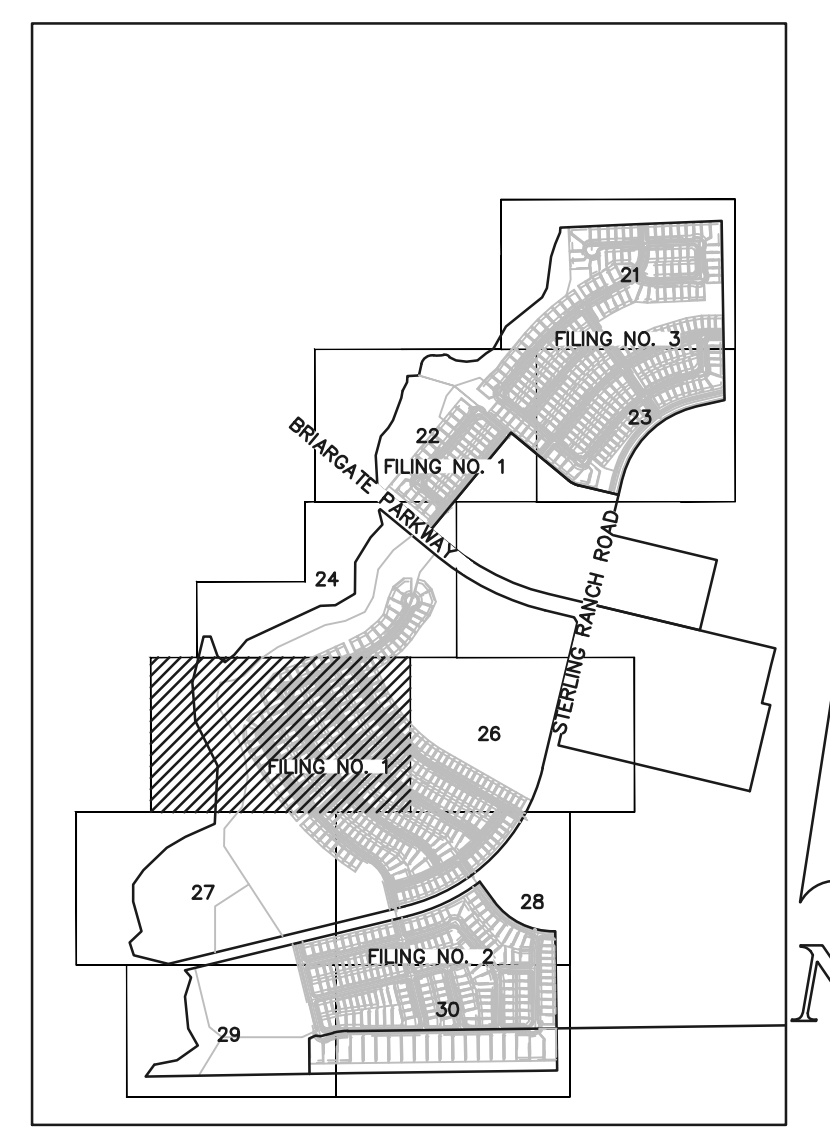


LEGEND

- 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



SCALE: 1" = 60'



SHEET INDEX N.T.S.

MATCHLINE~ (SEE SHEET 24)



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 35
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)



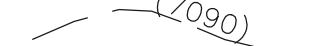




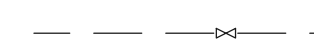
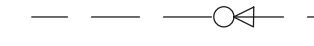


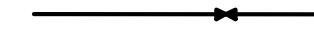


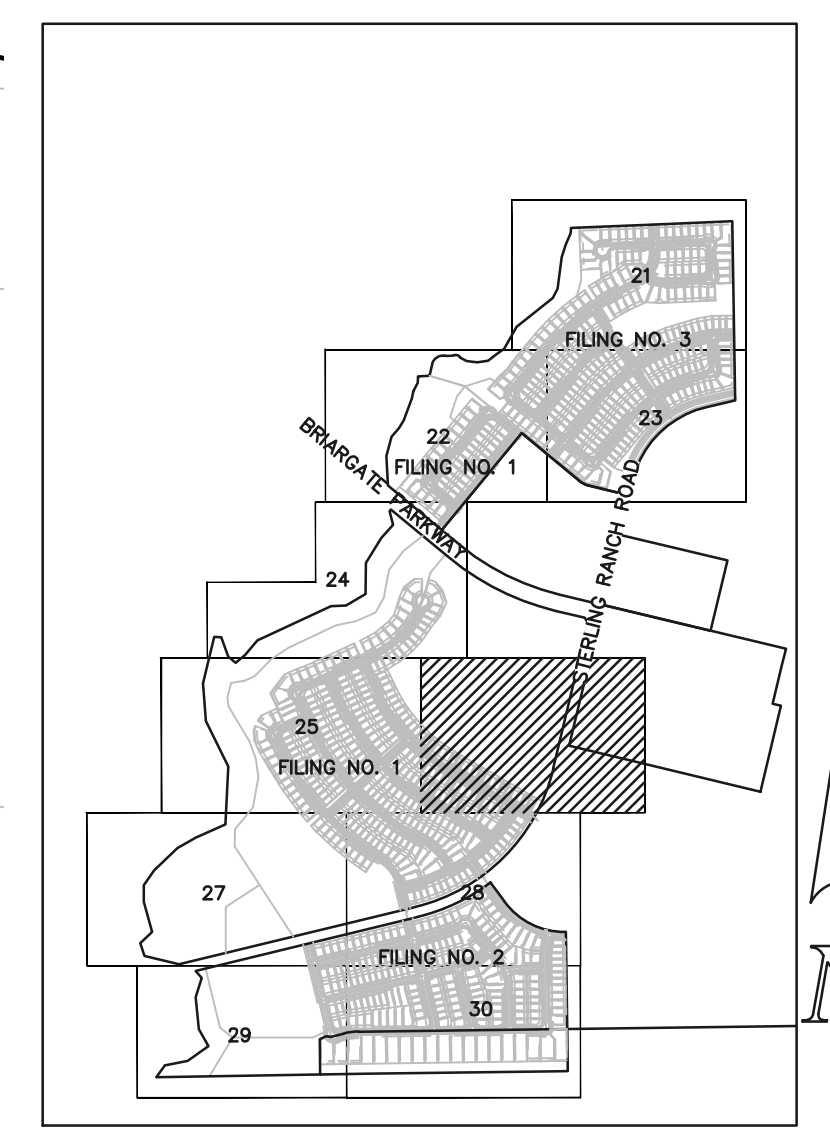
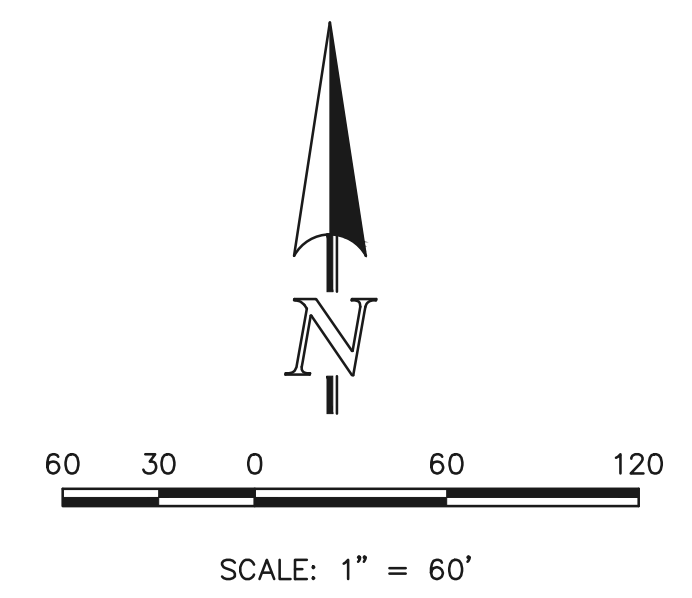
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MATCHLINE ~ (SEE SHEET 20)

MATCHLINE ~ (SEE SHEET 21)

LEGEND

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



SHEET INDEX
N.T.S.



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

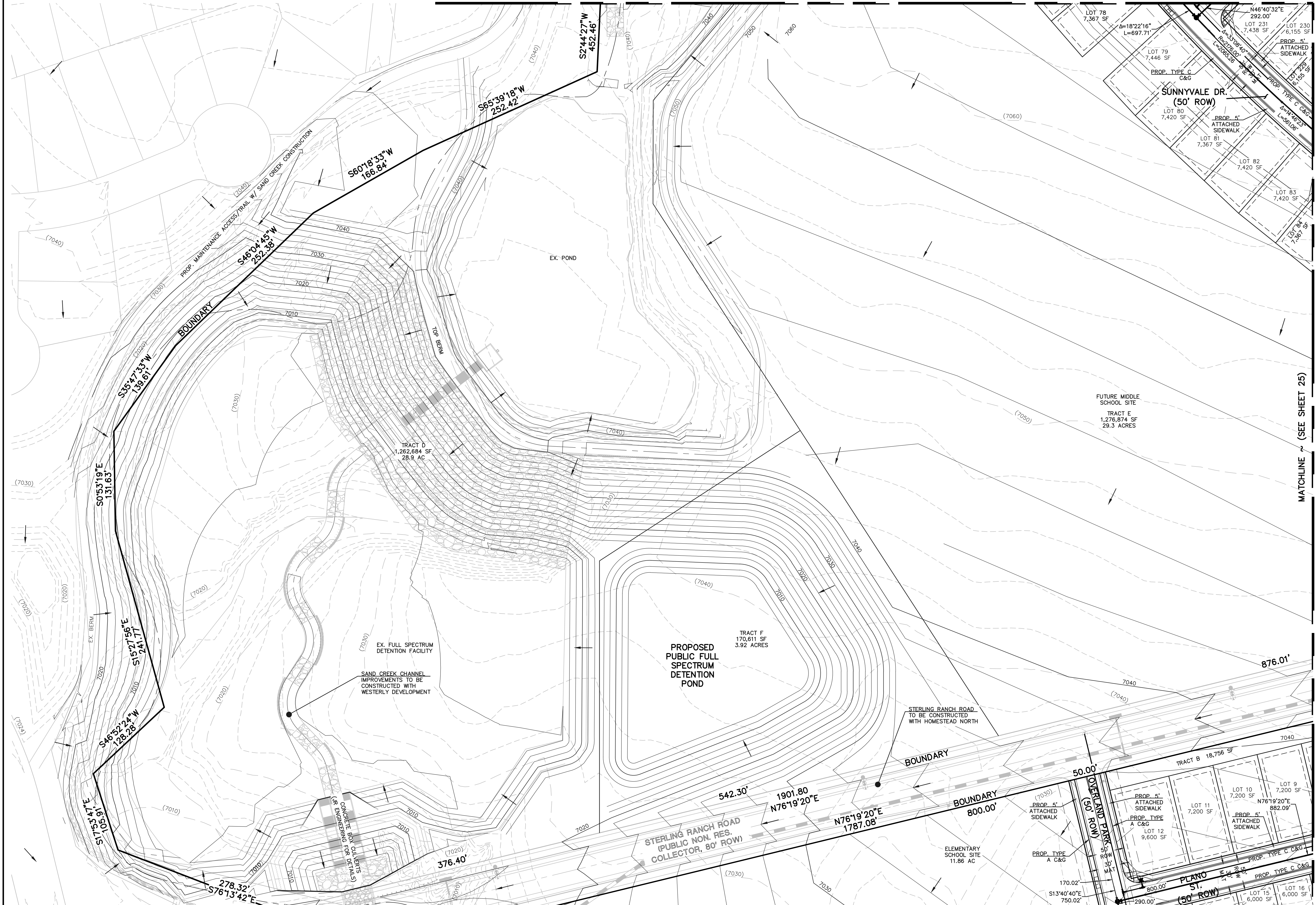


DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET	26 OF 35
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.22

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

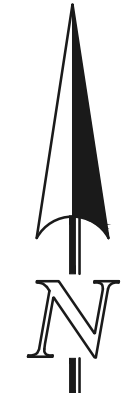
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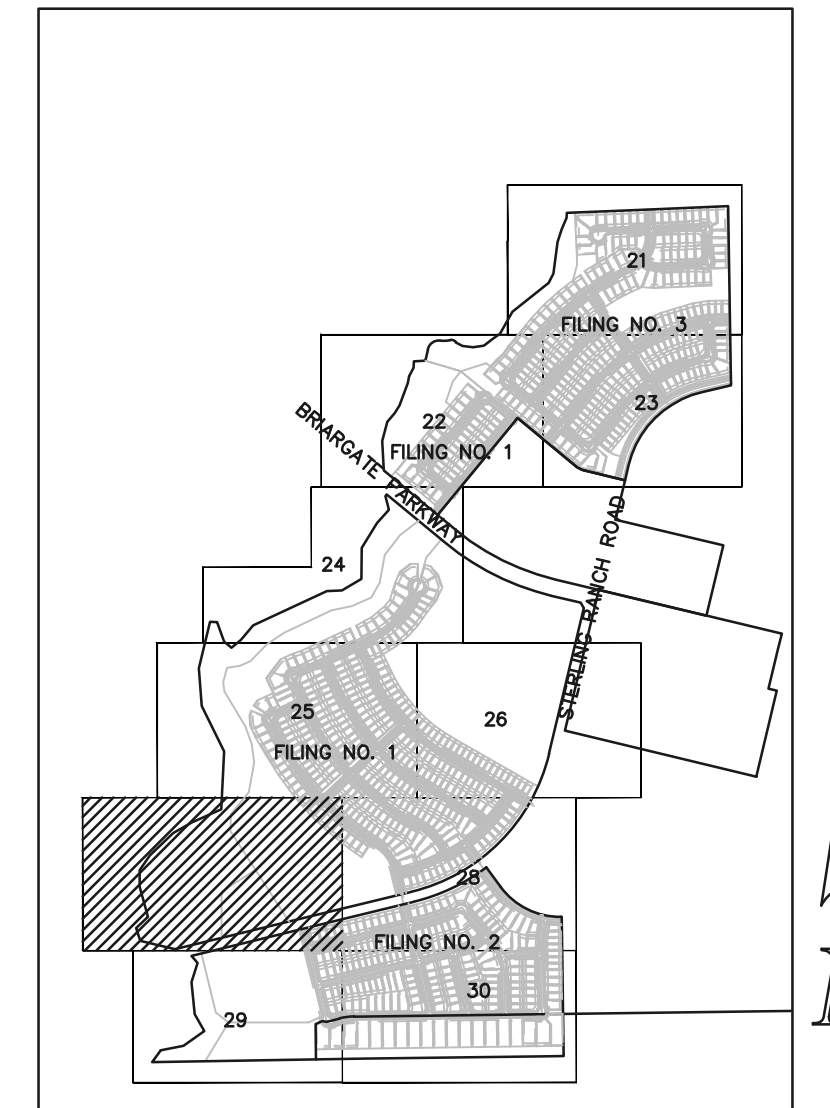


LEGEND

- 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



SCALE: 1" = 60'



SHEET INDEX
N.T.S.

MATCHLINE ~ (SEE SHEET 26)

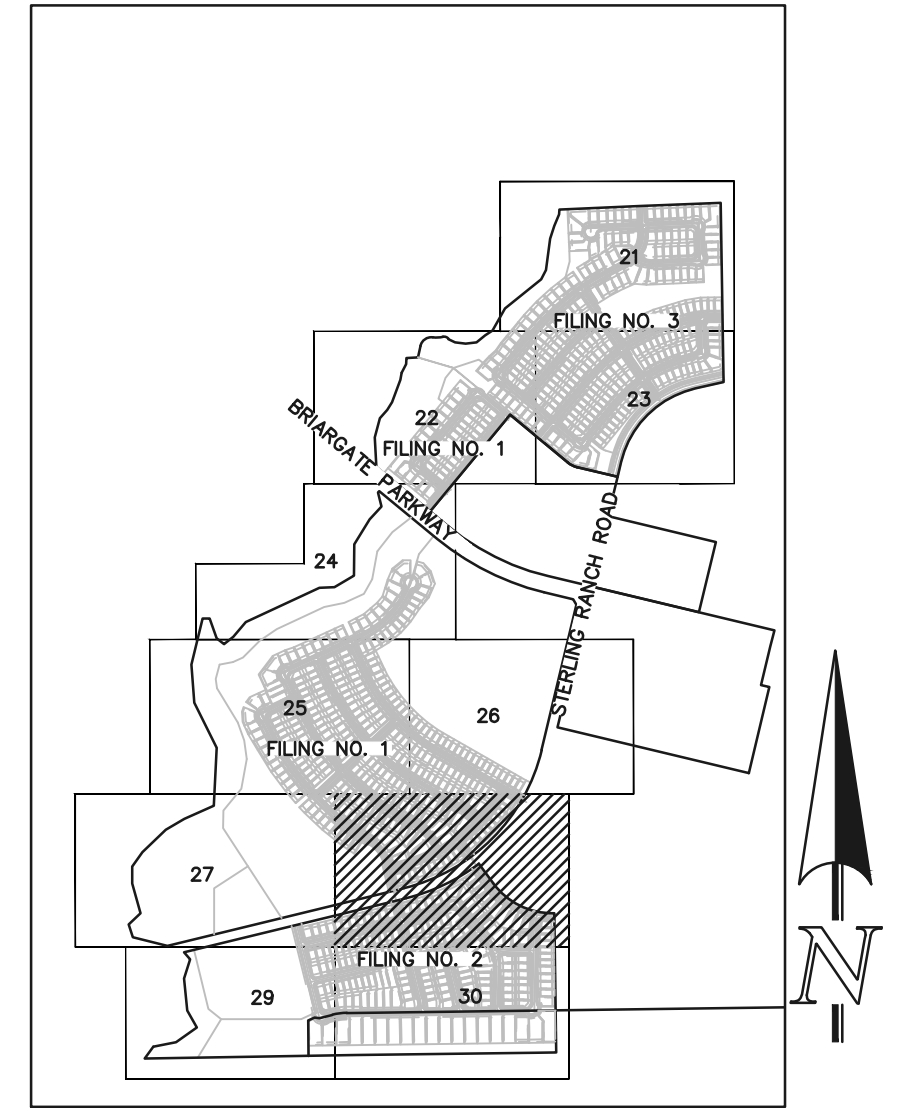
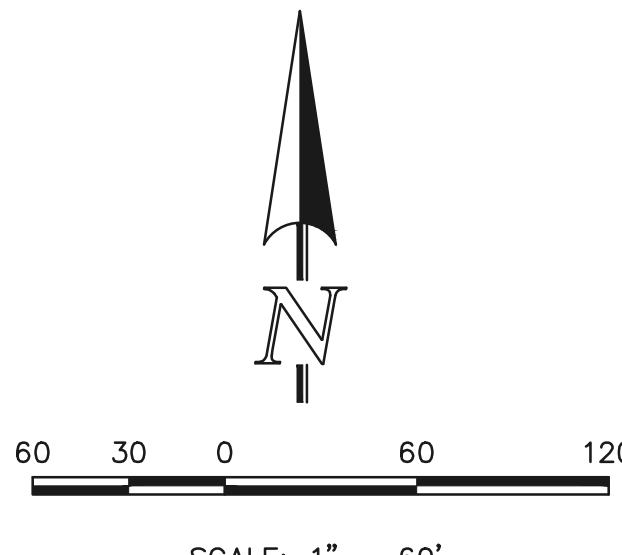
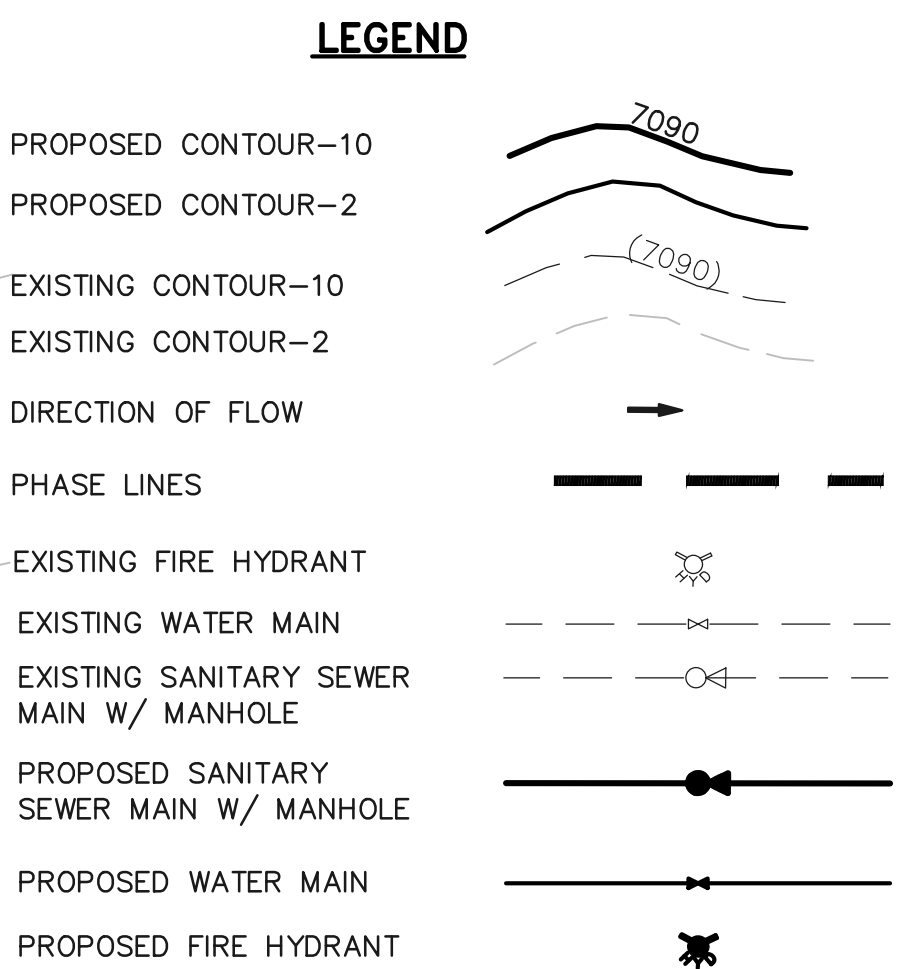
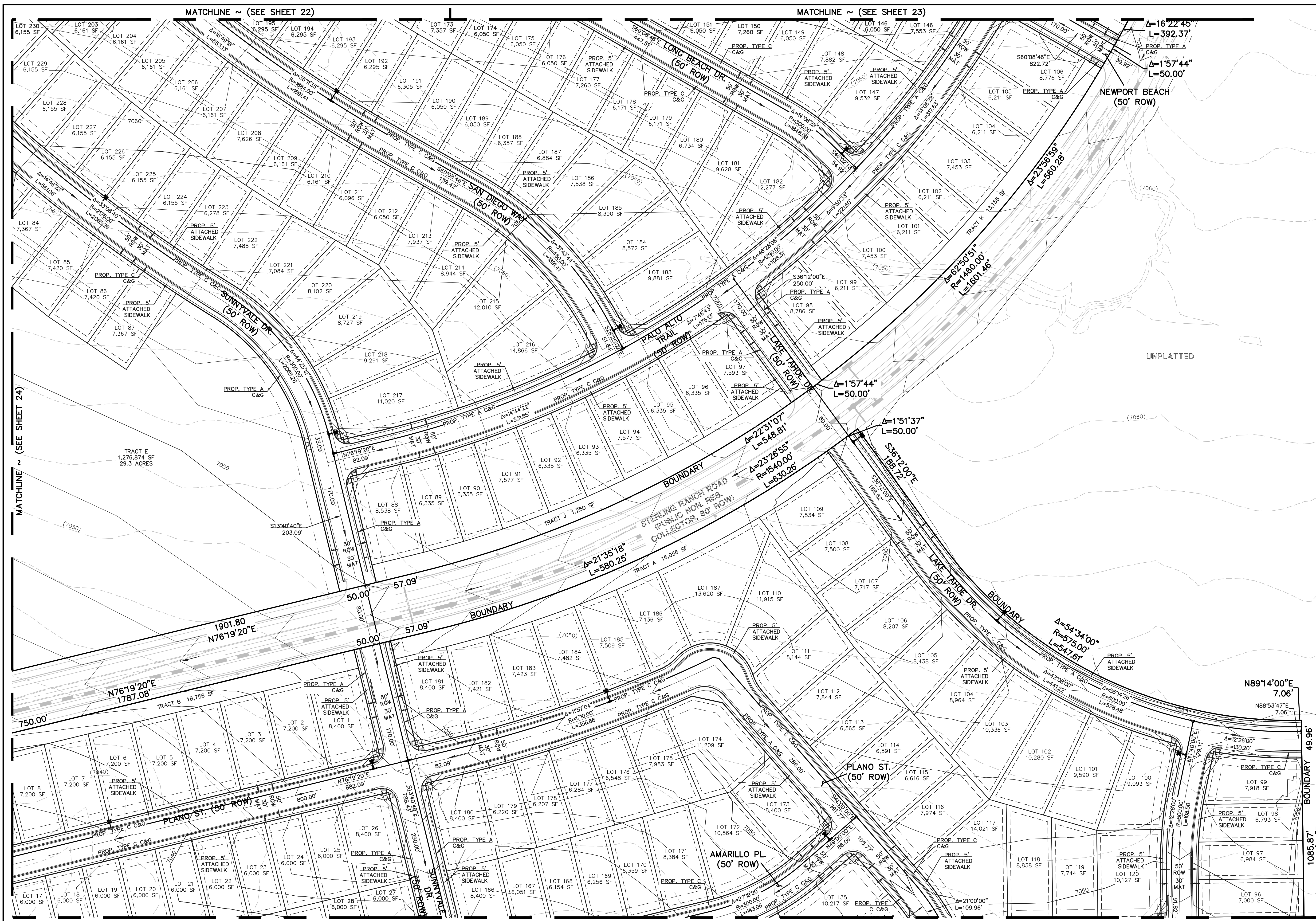


**STERLING RANCH EAST PRELIMINARY
PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN**

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

619 N. Cascade Avenue, Suite 200 (719) 785-0790
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N:\118322\DRAWINGS\DEVELOPMENT\OP-RES_SHEET 27-PC-07.dwg, 6/13/2022, 1:08:40 PM, 1:1



MATCHLINE ~ (SEE SHEET 22)

MATCHLINE ~ (SEE SHEET 23)

MATCHLINE ~ (SEE SHEET 24)

MATCHLINE ~ (SEE SHEET 27)

LOT 230 6,155 SF

LOT 229 6,155 SF

LOT 228 6,155 SF

LOT 227 6,155 SF

LOT 226 6,155 SF

LOT 225 6,155 SF

LOT 224 6,155 SF

LOT 223 6,278 SF

LOT 222 7,485 SF

LOT 221 7,084 SF

LOT 220 8,102 SF

LOT 219 8,727 SF

LOT 218 9,291 SF

LOT 217 11,020 SF

LOT 216 14,866 SF

LOT 215 12,010 SF

LOT 214 9,944 SF

LOT 213 7,937 SF

LOT 212 6,050 SF

LOT 211 6,096 SF

LOT 210 6,161 SF

LOT 209 6,161 SF

LOT 208 7,626 SF

LOT 207 6,161 SF

LOT 206 6,161 SF

LOT 205 6,161 SF

LOT 204 6,161 SF

LOT 195 6,295 SF

LOT 194 6,295 SF

LOT 193 6,295 SF

LOT 192 6,295 SF

LOT 191 6,305 SF

LOT 190 6,050 SF

LOT 189 6,050 SF

LOT 188 6,357 SF

LOT 187 6,884 SF

LOT 186 7,538 SF

LOT 185 8,390 SF

LOT 184 8,572 SF

LOT 183 9,881 SF

LOT 182 12,277 SF

LOT 181 9,628 SF

LOT 180 6,734 SF

LOT 179 6,171 SF

LOT 178 6,171 SF

LOT 177 7,260 SF

LOT 176 6,050 SF

LOT 175 6,050 SF

LOT 174 6,050 SF

LOT 173 7,357 SF

LOT 151 6,050 SF

LOT 150 7,260 SF

LOT 149 6,050 SF

LOT 148 7,882 SF

LOT 147 9,532 SF

LOT 146 6,050 SF

LOT 146 7,553 SF

LOT 106 8,776 SF

LOT 105 6,211 SF

LOT 104 6,211 SF

LOT 103 7,453 SF

LOT 102 6,211 SF

LOT 101 6,211 SF

LOT 100 7,453 SF

LOT 99 6,211 SF

LOT 98 8,786 SF

LOT 97 7,593 SF

LOT 96 6,335 SF

LOT 95 6,335 SF

LOT 94 7,577 SF

LOT 93 6,335 SF

LOT 92 6,335 SF

LOT 91 7,577 SF

LOT 89 6,335 SF

LOT 88 8,538 SF

LOT 87 7,367 SF

LOT 86 7,420 SF

LOT 85 7,420 SF

LOT 84 7,367 SF

LOT 187 13,620 SF

LOT 186 7,136 SF

LOT 185 7,509 SF

LOT 184 7,482 SF

LOT 183 7,423 SF

LOT 182 7,421 SF

LOT 181 8,400 SF

LOT 180 8,400 SF

LOT 179 6,220 SF

LOT 178 6,207 SF

LOT 177 6,284 SF

LOT 176 6,548 SF

LOT 175 7,983 SF

LOT 174 11,209 SF

LOT 173 8,400 SF

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LOT 171 8,384 SF

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LOT 114 6,591 SF

LOT 113 6,565 SF

LOT 112 7,844 SF

LOT 111 8,144 SF

LOT 110 11,915 SF

LOT 109 7,834 SF

LOT 108 7,500 SF

LOT 107 7,717 SF

LOT 106 8,207 SF

LOT 105 8,438 SF

LOT 104 8,964 SF

LOT 103 10,336 SF

LOT 102 10,280 SF

LOT 101 9,590 SF

LOT 100 9,093 SF

LOT 99 7,918 SF

LOT 98 6,793 SF

LOT 97 6,984 SF

LOT 96 7,000 SF

TRACT A 16,056 SF

TRACT B 18,756 SF

TRACT C 16,056 SF

TRACT D 16,056 SF

TRACT E 12,768,874 SF 29.3 ACRES

TRACT F 16,056 SF

TRACT G 16,056 SF

TRACT H 16,056 SF

TRACT I 16,056 SF

TRACT J 1,250 SF

TRACT K 3,155 SF

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

PLANO ST. (50' ROW)

AMARILLO PL. (50' ROW)

LAKE TAHOE DR. (50' ROW)

PALCO ALTO TRAIL (50' ROW)

SUNNYSIDE DR. (50' ROW)

LONG BEACH DR. (50' ROW)

NEWPORT BEACH (50' ROW)

BOUNDARY

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

UNPLATTED

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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

UNPLATTED

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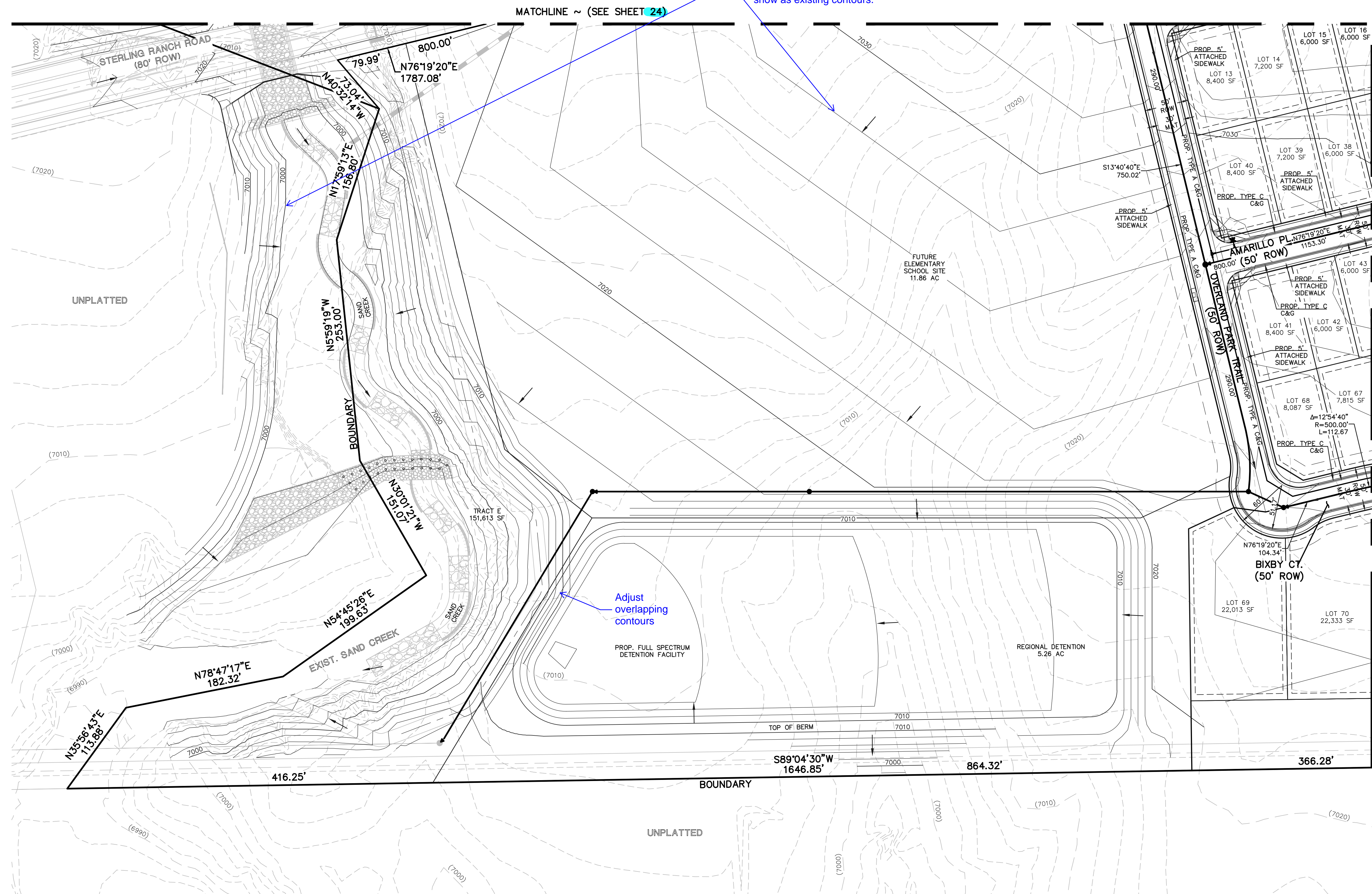
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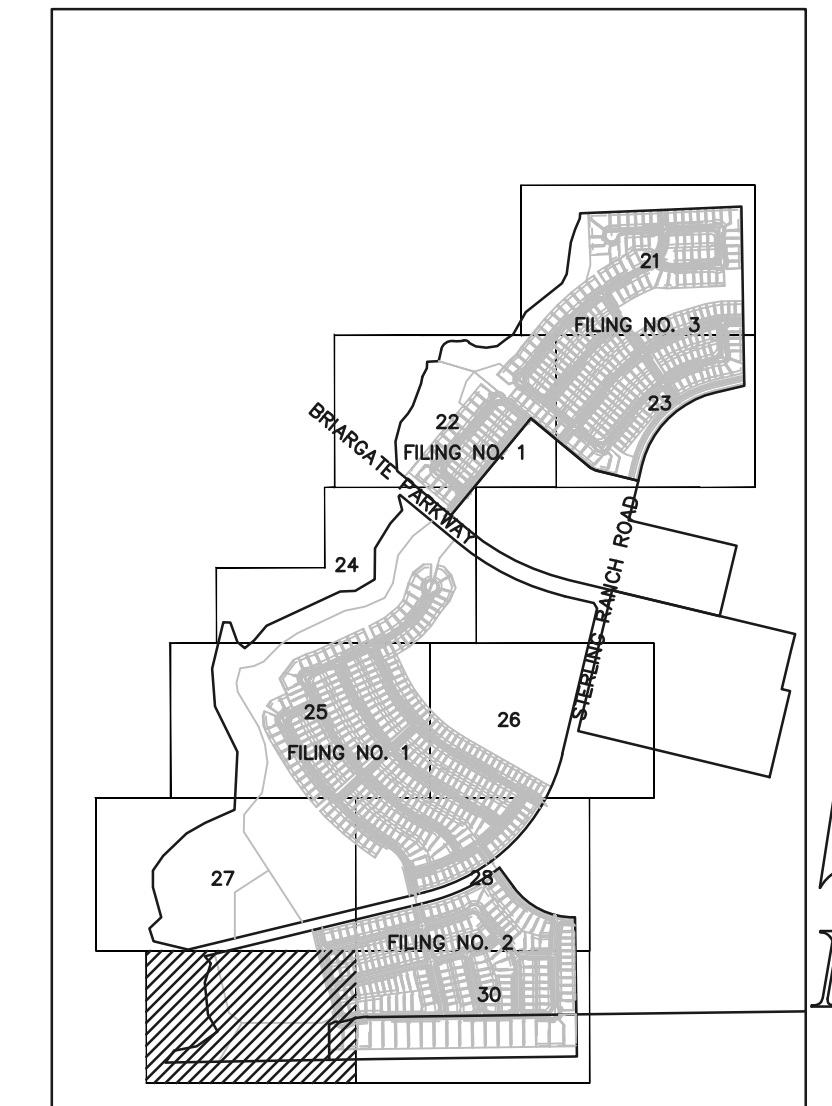
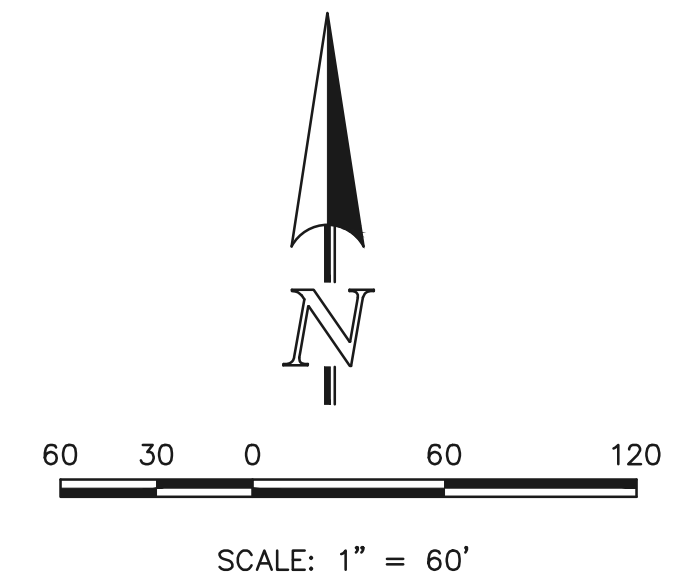
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Differentiate between Channel construction and site grading contours. If Sand Creek is expected to occur first, show as existing contours.



- 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)

Adjust overlapping contours



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 35
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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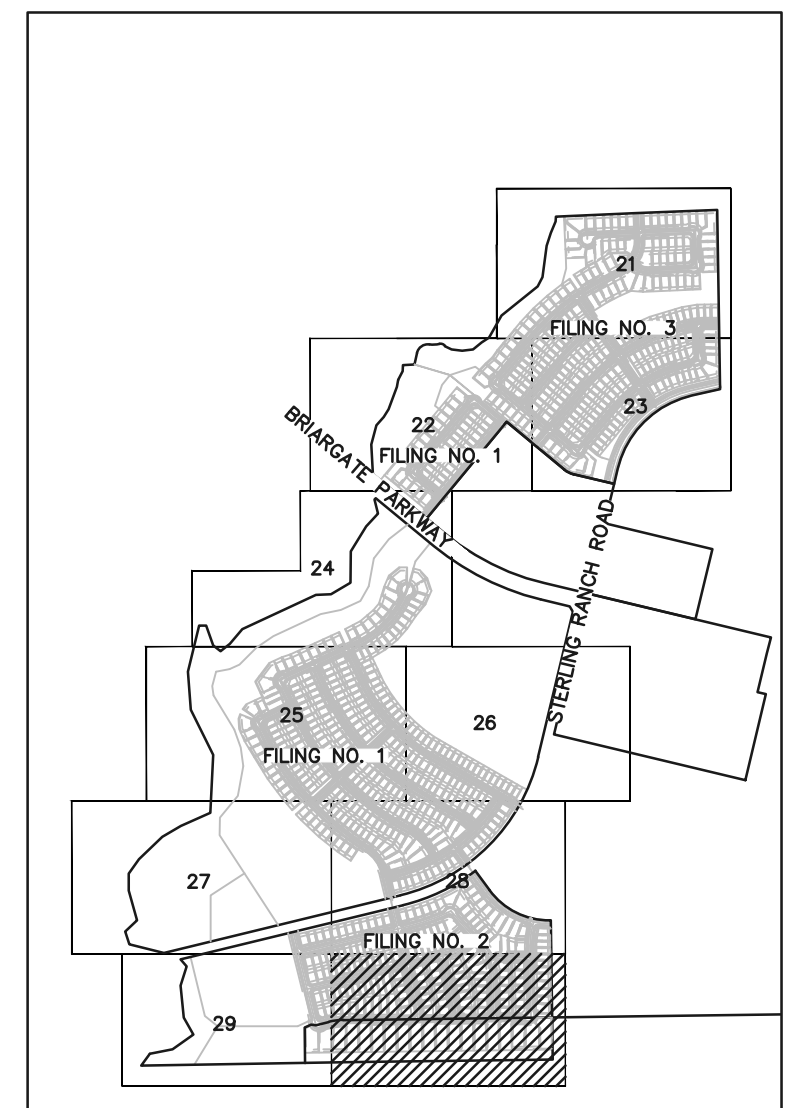
MATCHLINE ~ (SEE SHEET 25)



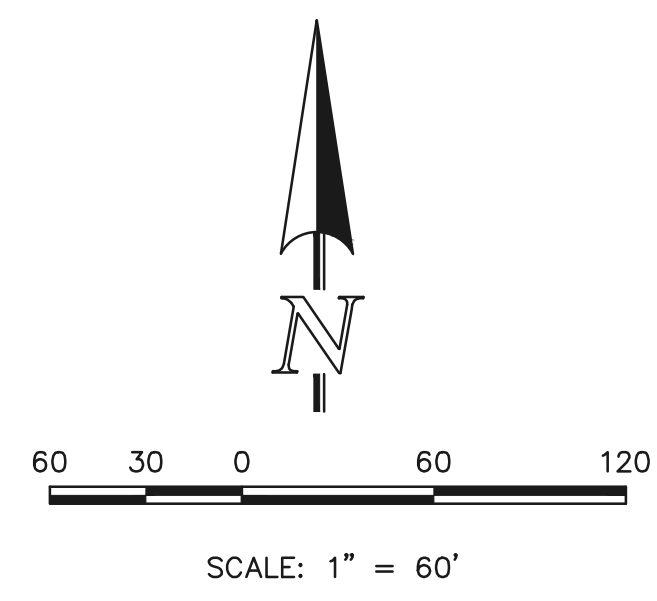
MATCHLINE ~ (SEE SHEET 26)

LEGEND

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



SHEET INDEX
N.T.S.



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

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET	30 OF 35
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.22

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



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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

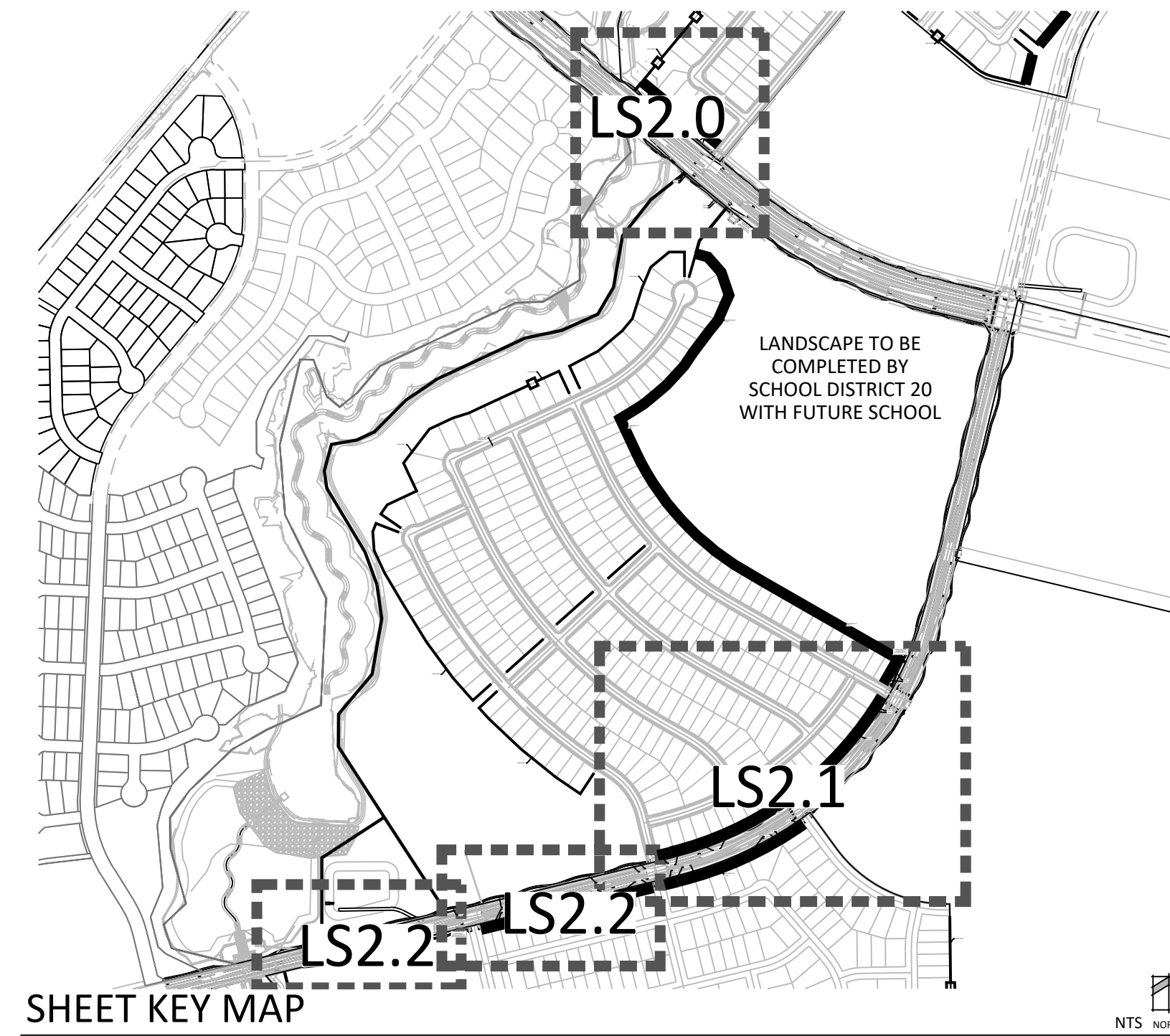
PRELIMINARY PLAN

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.

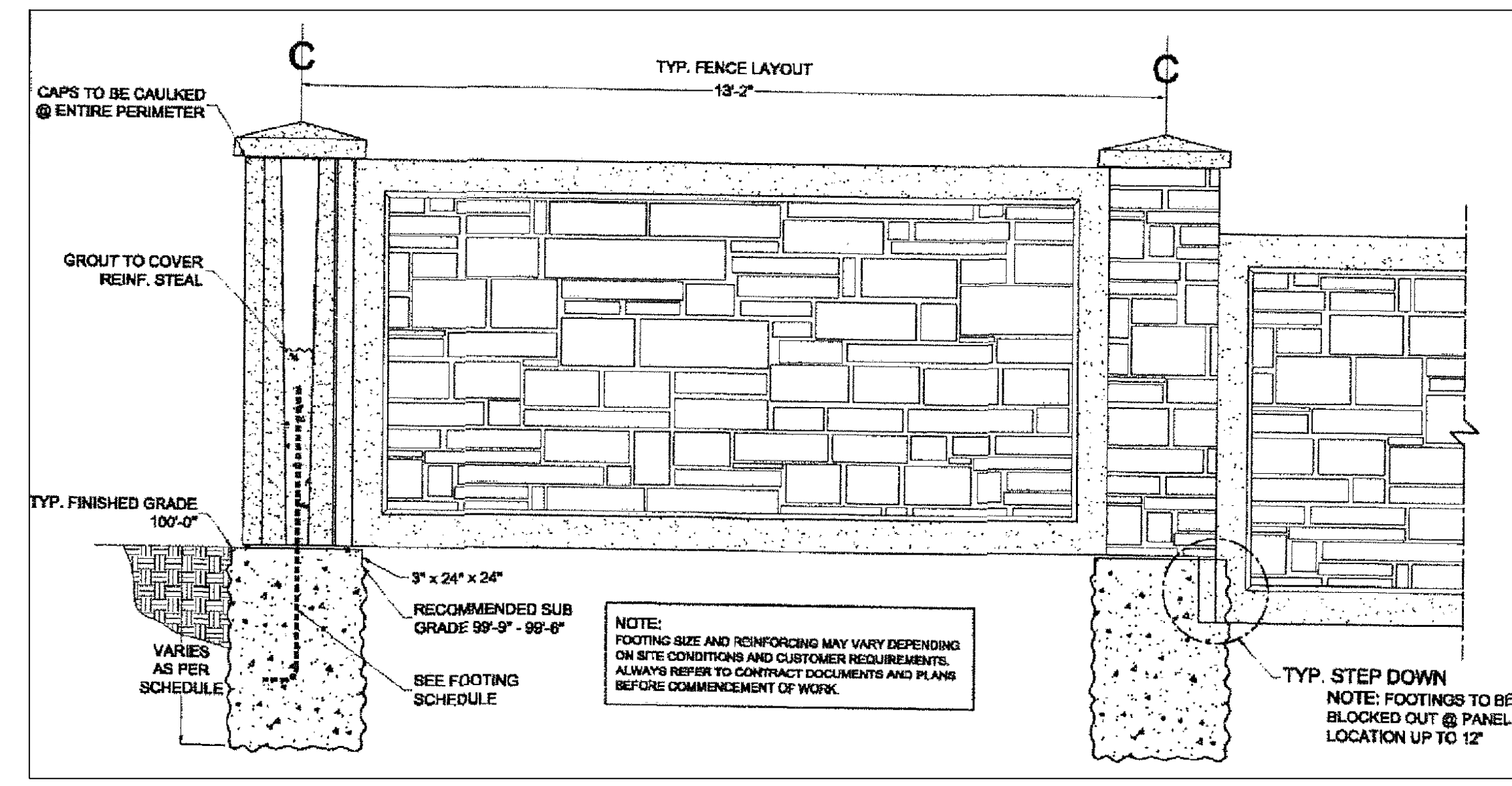
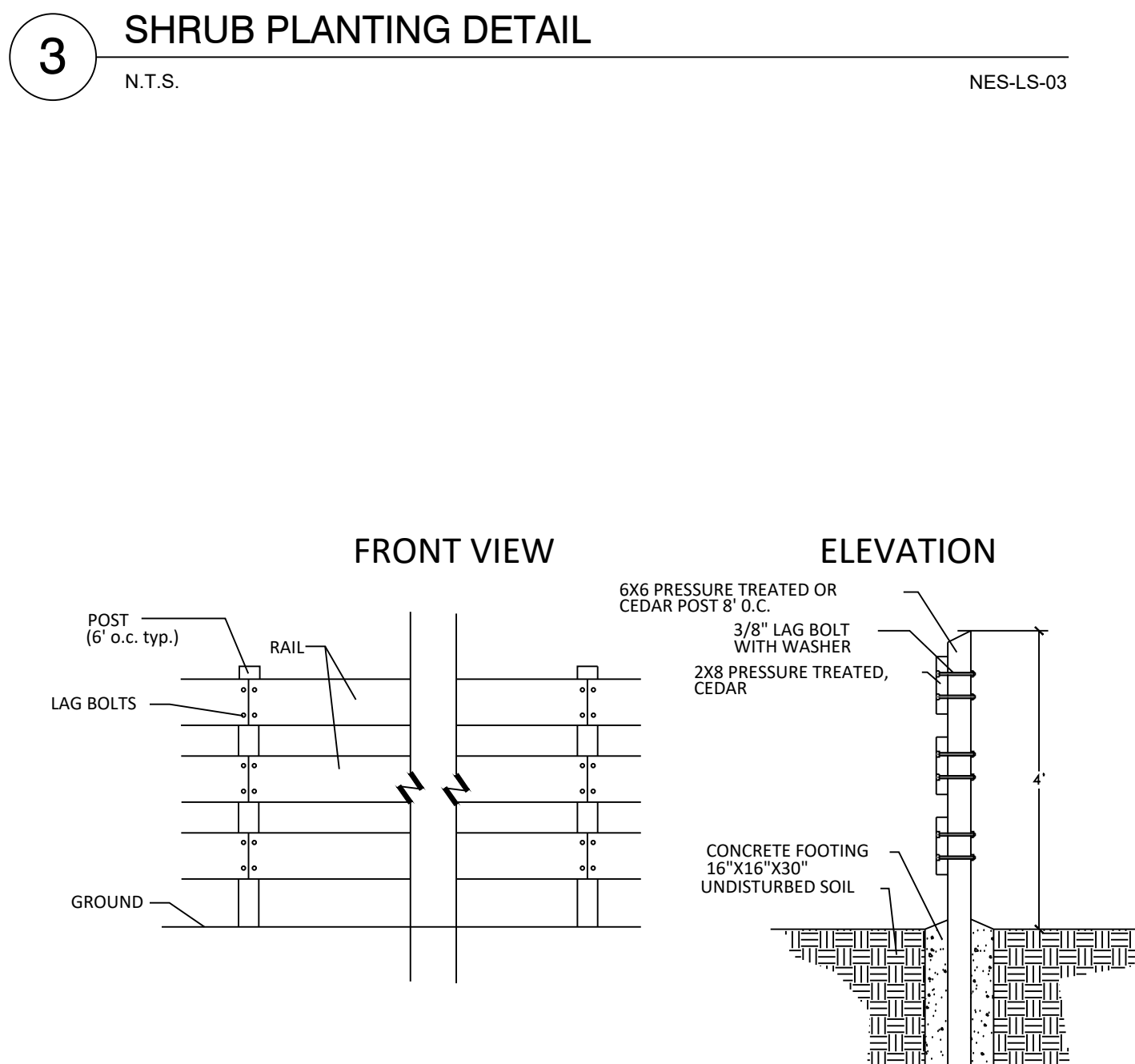
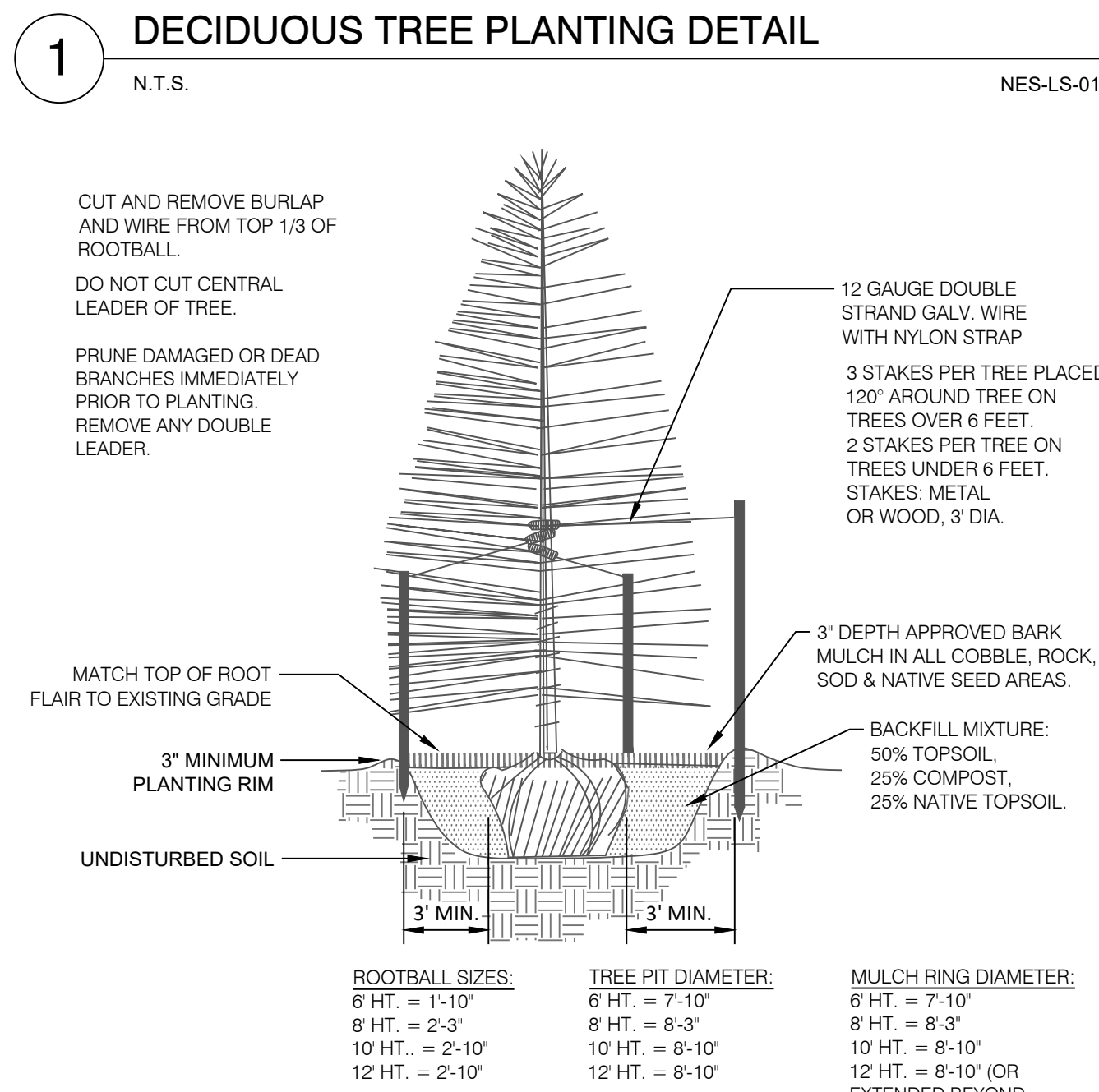
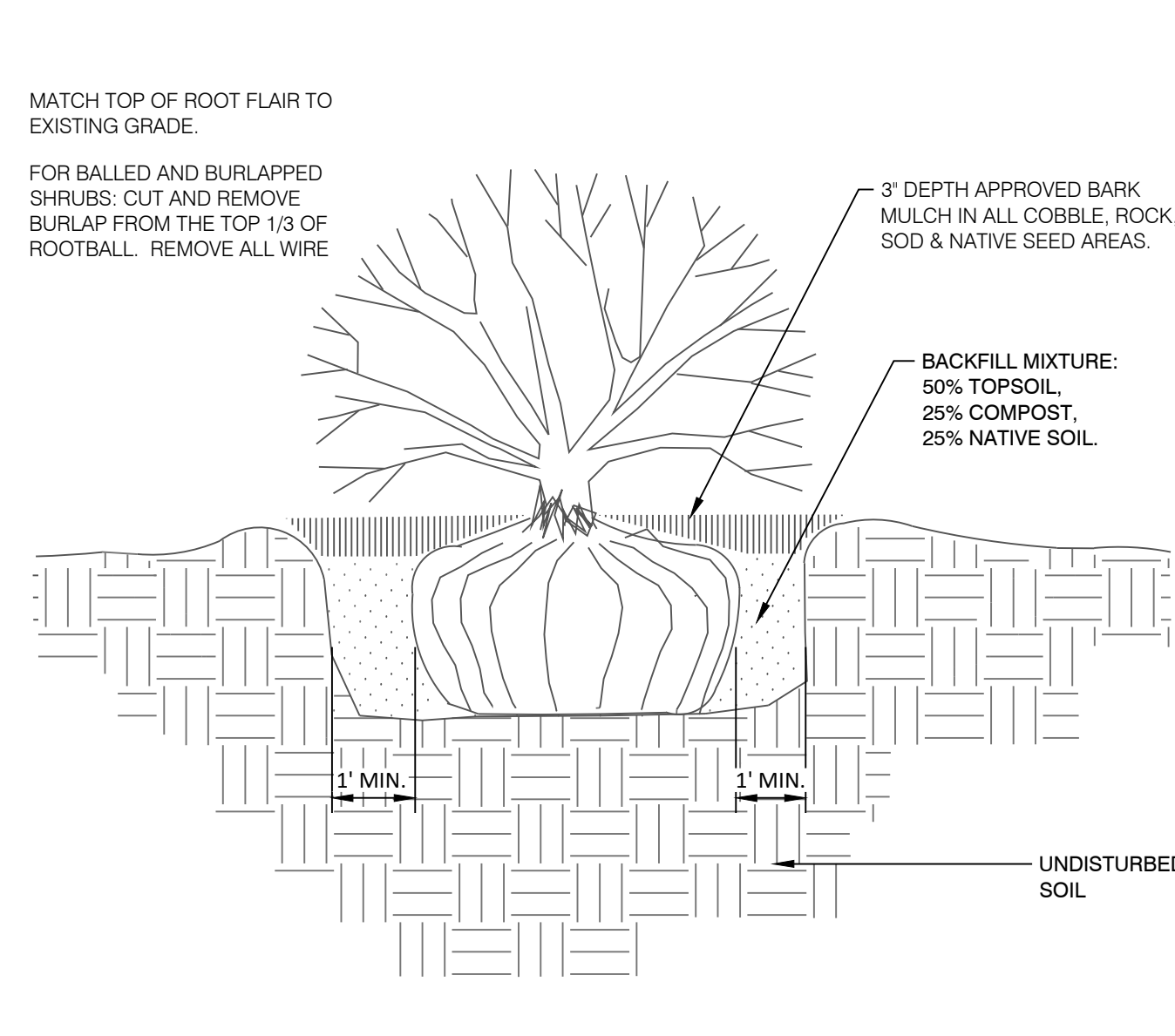
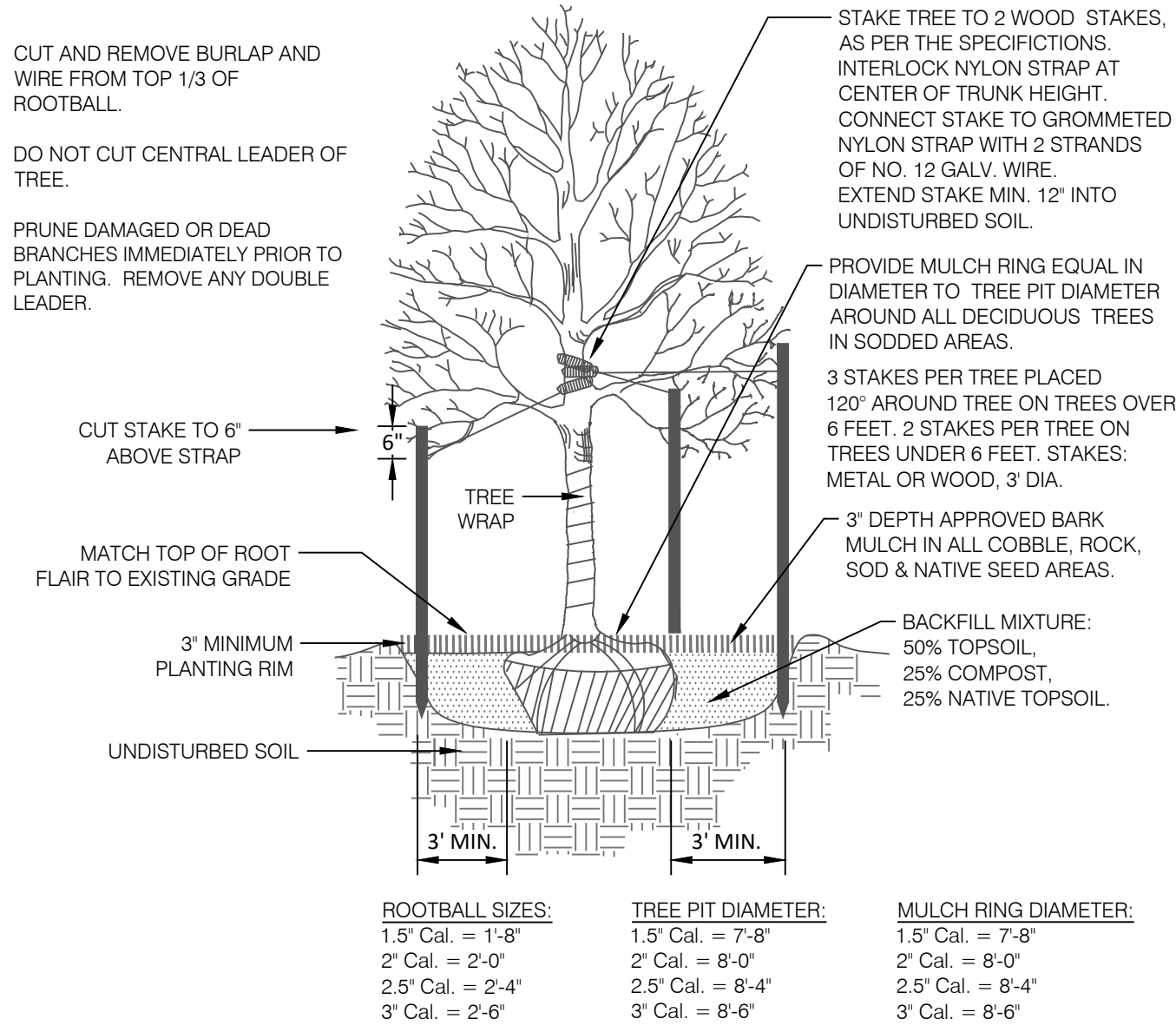
NITROGEN	0 LBS/1000SF
PHOSPHORUS (P2O5)	2 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

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 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 HAIR 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" 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 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 APPROVALS 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

GROUND COVER LEGEND

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



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
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Fax 719.471.0267

www.nescolorado.com

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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

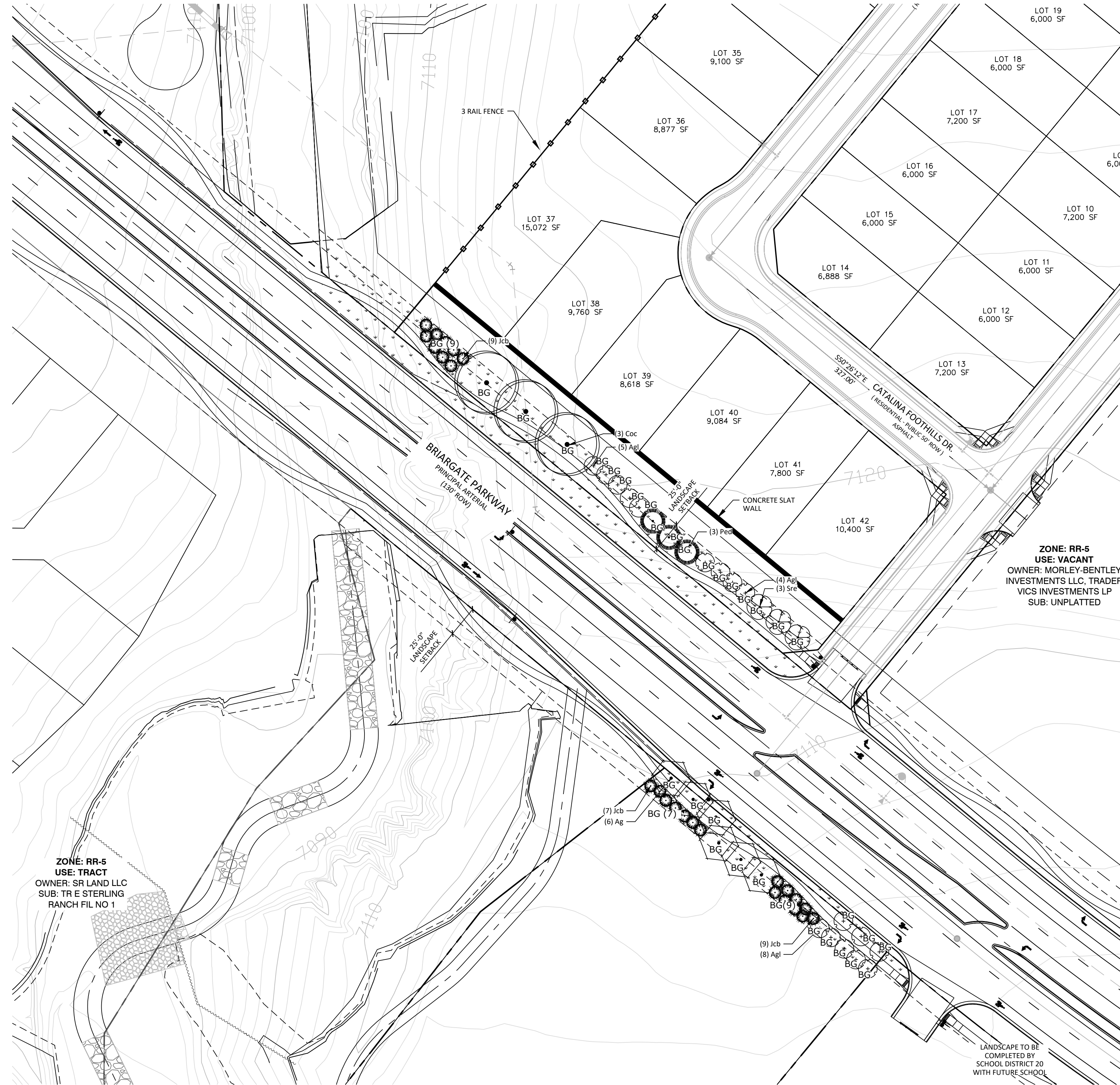
LANDSCAPE NOTES & DETAILS

LS1.0

31 OF 35

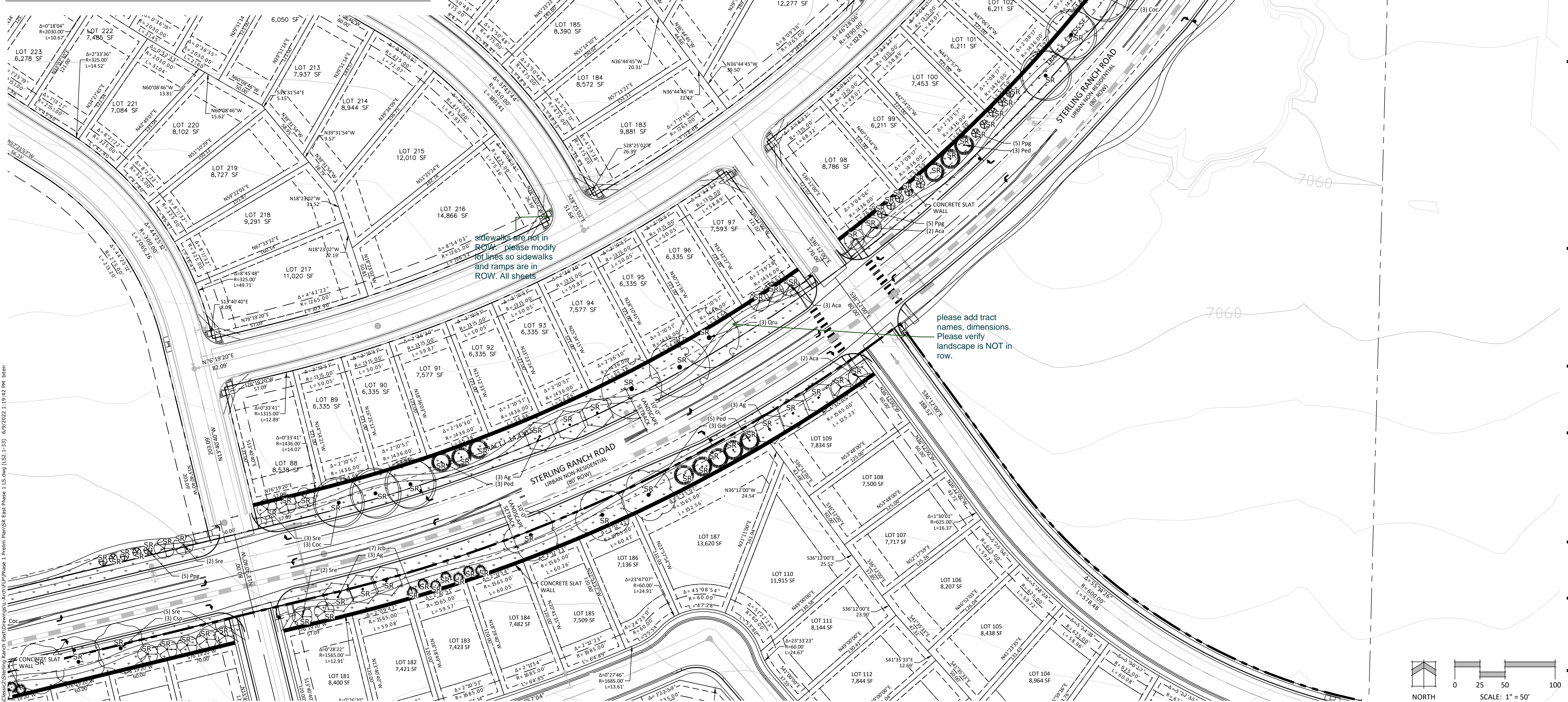
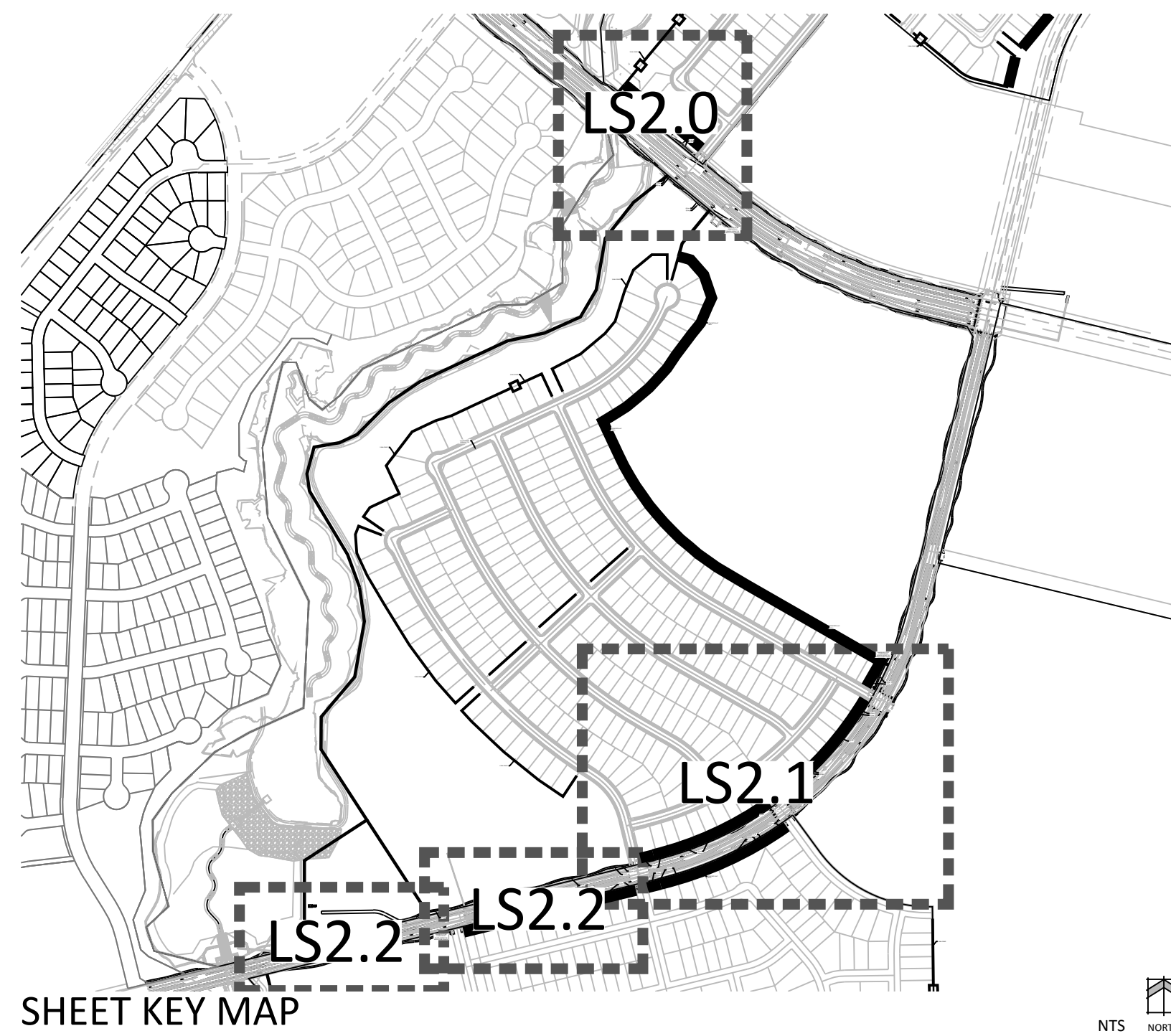
STERLING RANCH EAST PHASE 1

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



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



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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:

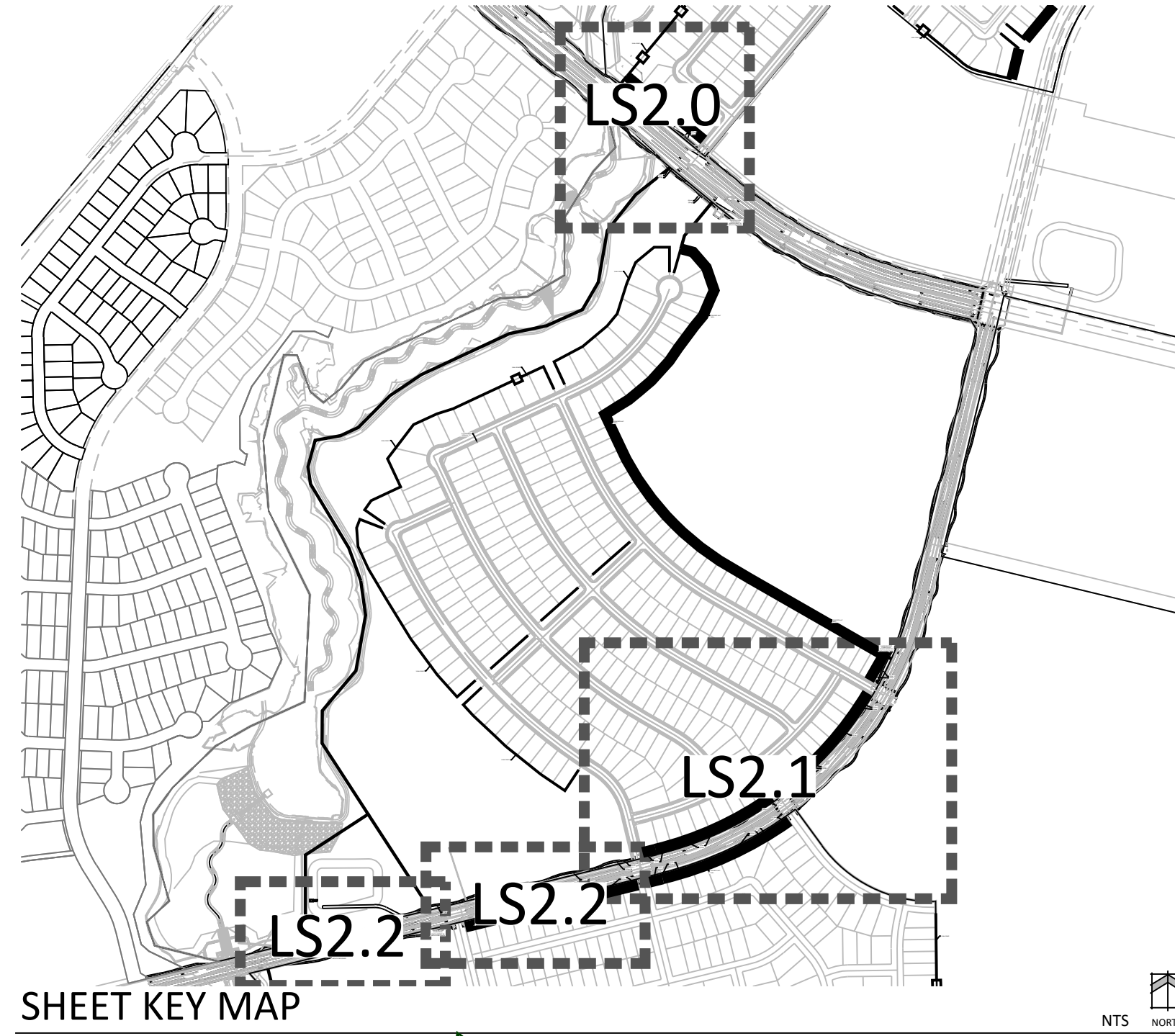
LANDSCAPE PLAN

LS2.1

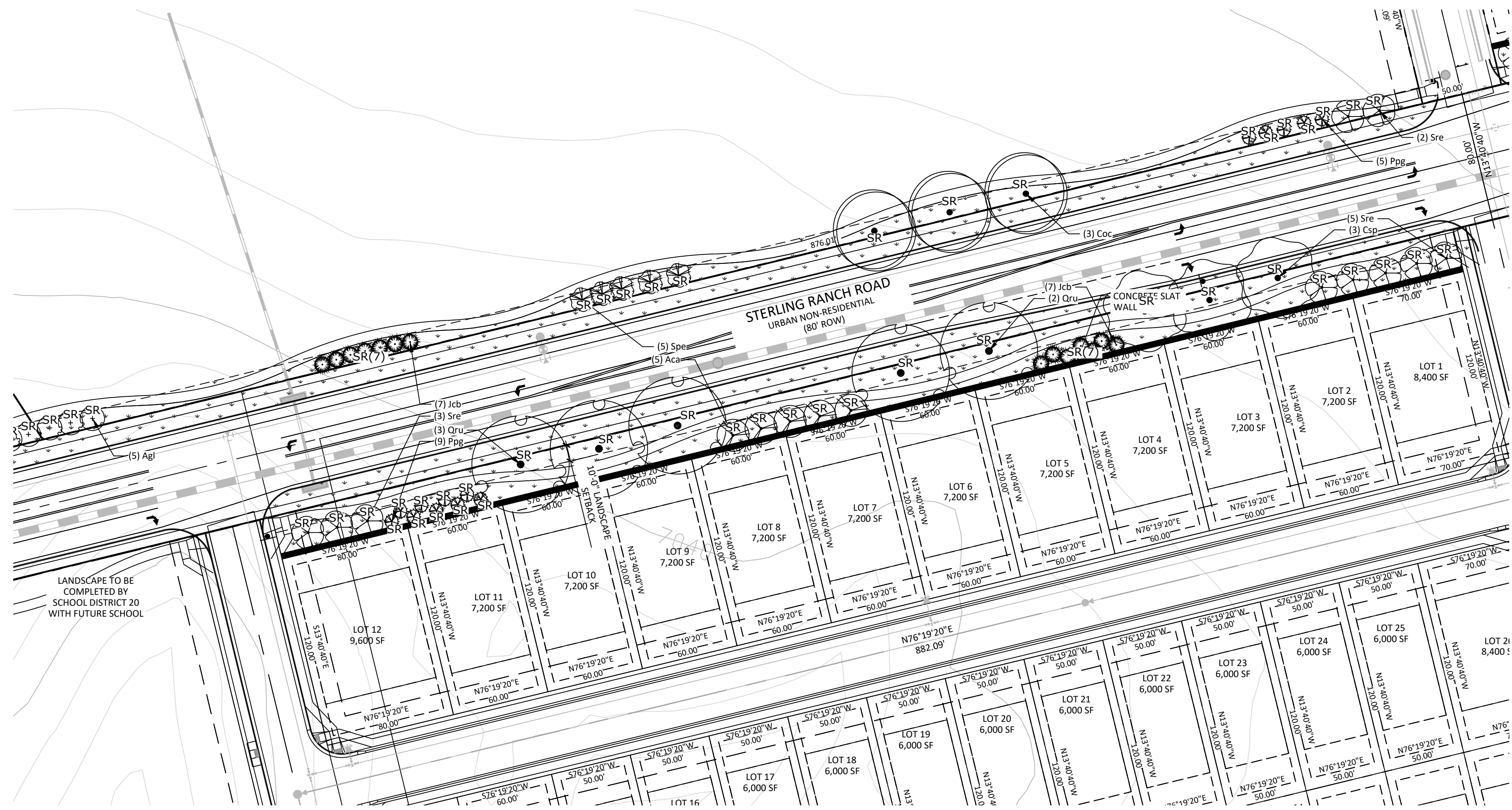
33 OF 35

STERLING RANCH EAST PHASE 1

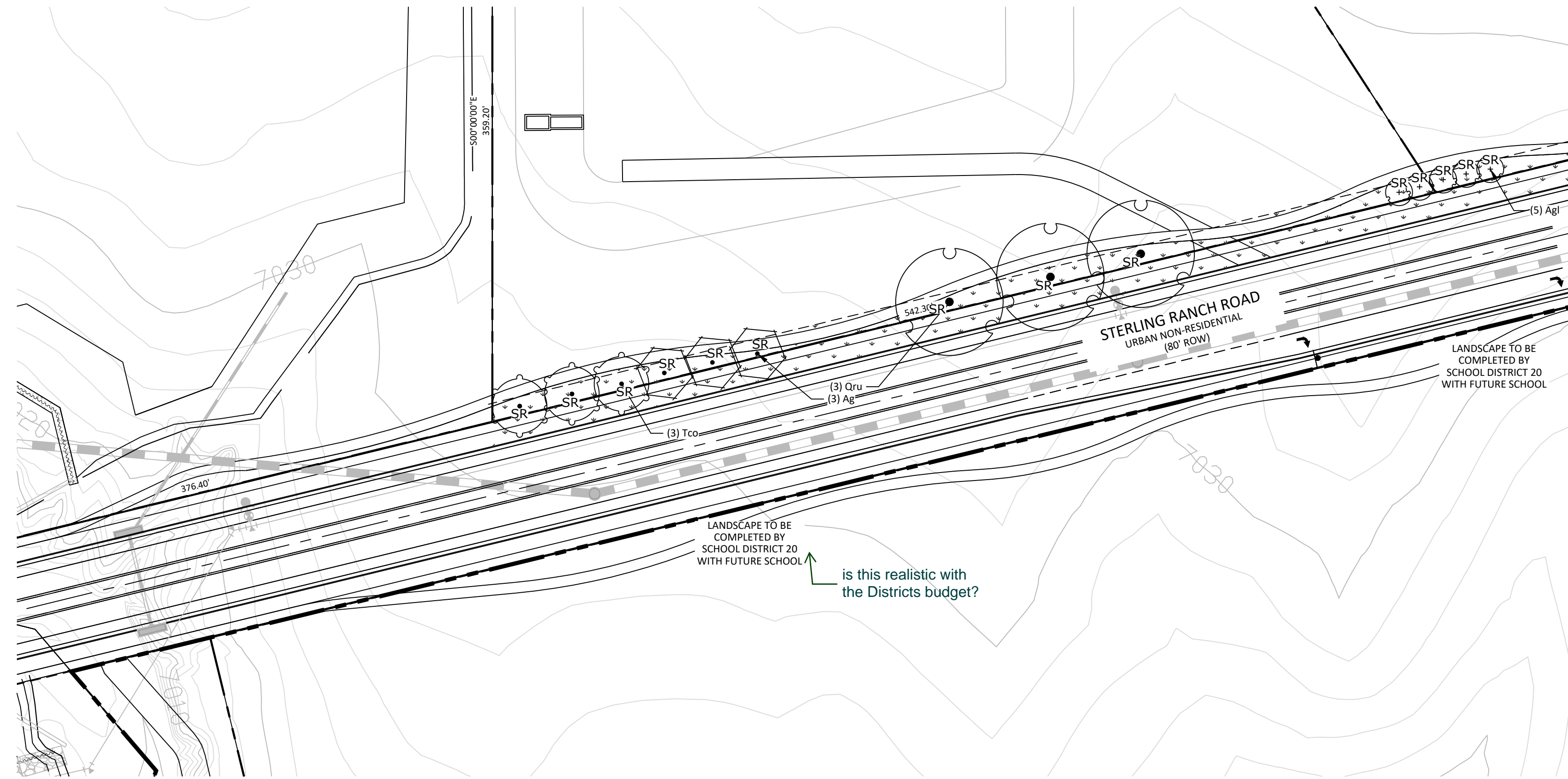
SECTION 27,28,33 AND 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN



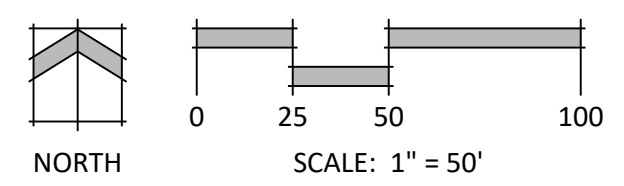
is there a planting scheme for southern buffer?



LAYOUT 1



is this realistic with the District's budget?



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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

34 OF 35

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

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



GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

Geologic Hazard Note: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated April 19, 2022 in file SP _____ available at the El Paso County Planning and Community Development Department:

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

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

GEOLOGIC CONSTRAINTS NOTES

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

Legend:

- Qaf - Artificial Fill of Holocene Age:**
Man-made fill deposits
- Qal - Recent Alluvium of Quaternary Age:**
recent water deposits
- Qes - Eolian Sand of 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
- fp - floodplain**
- sw - seasonal shallow groundwater area**
- w - areas of ponded water**
- psw - potentially seasoned shallow groundwater area**
- pu - potentially unstable slope**

↑
Add 'h'

add the customizable GE note ; identifying mitigation for specific lots based on the identified constraint. Some lots may not be suitable for basements...some will have under drains, if so what lots, and who maintains?

is this to be removed? state mitigation for this school tracts for the constraints

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or location of area)
- Rockfall Source: (name lots or location of area)
- Rockfall Runout Zone: (name lots or location of area)
- Potentially Seasonally High Groundwater: (name lots or location of area)
- Other Hazard:

In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Add drainage easement to school tract. Add note may change at site dev plan if school mitigates constraint.



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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: BY: DESCRIPTION:

CONSTRAINTS EXHIBIT

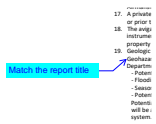
35

35 OF 35

Preliminary Plan Drawings_v1 review 1.pdf Markup Summary

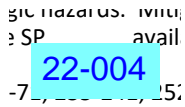
8-22-2022

CDurham (68)



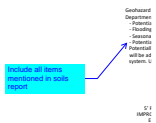
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Author: CDurham
Date: 8/4/2022 5:06:51 PM
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Layer:
Space:

Match the report title



Subject: Text Box
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Author: CDurham
Date: 8/4/2022 5:07:07 PM
Status:
Color: ■
Layer:
Space:

22-004



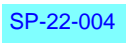
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Page Label: [1] COVER-1
Author: CDurham
Date: 8/4/2022 5:07:31 PM
Status:
Color: ■
Layer:
Space:

Include all items mentioned in soils report



Subject: Callout
Page Label: [1] COVER-1
Author: CDurham
Date: 8/4/2022 5:08:22 PM
Status:
Color: ■
Layer:
Space:

A & D should include Sand Creek Channel



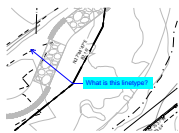
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Author: CDurham
Date: 8/17/2022 2:14:26 PM
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Color: ■
Layer:
Space:

SP-22-004



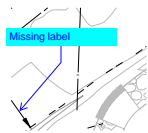
Subject: Text Box
Page Label: [1] Plan 3
Author: CDurham
Date: 8/4/2022 5:09:34 PM
Status:
Color: ■
Layer:
Space:

Include BFE's for floodplain



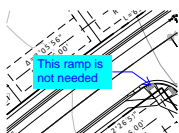
Subject: Callout
Page Label: [1] Plan 3
Author: CDurham
Date: 8/4/2022 5:10:15 PM
Status:
Color: ■
Layer:
Space:

What is this linetype?



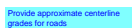
Subject: Callout
Page Label: [1] Plan 3
Author: CDurham
Date: 8/4/2022 5:10:28 PM
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Color: ■
Layer:
Space:

Missing label



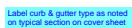
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Page Label: [1] Plan 3
Author: CDurham
Date: 8/4/2022 5:10:52 PM
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Color: ■
Layer:
Space:

This ramp is not needed



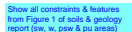
Subject: Text Box
Page Label: [1] Plan 3
Author: CDurham
Date: 8/4/2022 5:11:20 PM
Status:
Color: ■
Layer:
Space:

Provide approximate centerline grades for roads



Subject: Text Box
Page Label: [1] Plan 3
Author: CDurham
Date: 8/4/2022 5:15:23 PM
Status:
Color: ■
Layer:
Space:

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



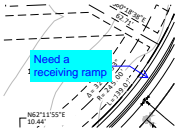
Subject: Text Box
Page Label: [1] Plan 3
Author: CDurham
Date: 8/4/2022 5:15:26 PM
Status:
Color: ■
Layer:
Space:

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.

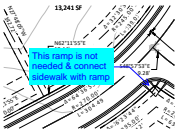
Subject: Text Box
Page Label: [1] Plan 3
Author: CDurham
Date: 8/4/2022 5:15:29 PM
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Color: ■
Layer:
Space:

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



Subject: Callout
Page Label: [1] Plan 3
Author: CDurham
Date: 8/4/2022 5:14:04 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp



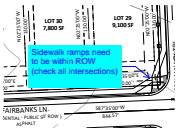
Subject: Callout
Page Label: [1] Plan 3
Author: CDurham
Date: 8/4/2022 5:14:40 PM
Status:
Color: ■
Layer:
Space:

This ramp is not needed & connect sidewalk with ramp



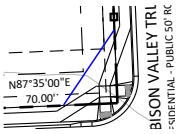
Subject: Callout
Page Label: [1] Plan 3
Author: CDurham
Date: 8/4/2022 5:15:02 PM
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Color: ■
Layer:
Space:

Turn off background text

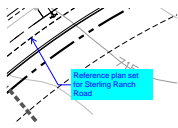


Subject: Callout
Page Label: [1] Plan 3
Author: CDurham
Date: 8/17/2022 2:16:09 PM
Status:
Color: ■
Layer:
Space:

Sidewalk ramps need to be within ROW (check all intersections)



Subject: Line
Page Label: [1] Plan 3
Author: CDurham
Date: 8/4/2022 5:23:12 PM
Status:
Color: ■
Layer:
Space:



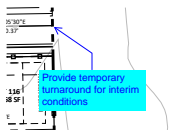
Subject: Callout
Page Label: [1] Plan 4
Author: CDurham
Date: 8/4/2022 5:15:55 PM
Status:
Color: ■
Layer:
Space:

Reference plan set for Sterling Ranch Road



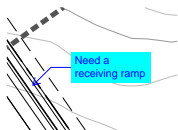
Subject: Text Box
Page Label: [1] Plan 4
Author: CDurham
Date: 8/4/2022 5:16:23 PM
Status:
Color: ■
Layer:
Space:

Include Max wall height (all wall notes)



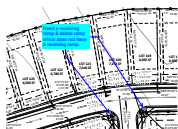
Subject: Callout
Page Label: [1] Plan 4
Author: CDurham
Date: 8/4/2022 5:16:55 PM
Status:
Color: ■
Layer:
Space:

Provide temporary turnaround for interim conditions



Subject: Callout
Page Label: [1] Plan 4
Author: CDurham
Date: 8/4/2022 5:18:33 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp



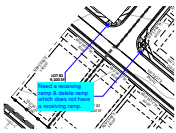
Subject: Callout
Page Label: [1] Plan 4
Author: CDurham
Date: 8/4/2022 5:19:44 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



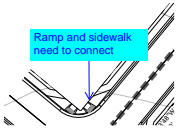
Subject: Callout
Page Label: [1] Plan 5
Author: CDurham
Date: 8/4/2022 5:20:18 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



Subject: Callout
Page Label: [1] Plan 6
Author: CDurham
Date: 8/4/2022 5:21:08 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



Subject: Callout
Page Label: [1] Plan 6
Author: CDurham
Date: 8/4/2022 5:21:26 PM
Status:
Color: ■
Layer:
Space:

Ramp and sidewalk need to connect



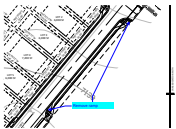
Subject: Text Box
Page Label: [1] Plan 7
Author: CDurham
Date: 8/4/2022 5:23:57 PM
Status:
Color: ■
Layer:
Space:

Include BFE's for floodplain



Subject: Callout
Page Label: [1] Plan 7
Author: CDurham
Date: 8/4/2022 5:24:27 PM
Status:
Color: ■
Layer:
Space:

Reference plan set for Briargate Parkway



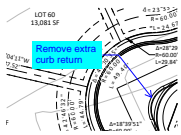
Subject: Callout
Page Label: [1] Plan 7
Author: CDurham
Date: 8/4/2022 5:26:44 PM
Status:
Color: ■
Layer:
Space:

Remove ramp



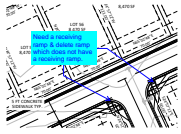
Subject: Callout
Page Label: [1] Plan 8
Author: CDurham
Date: 8/4/2022 5:27:28 PM
Status:
Color: ■
Layer:
Space:

Provide street name, road designation, row width, material



Subject: Callout
Page Label: [1] Plan 10
Author: CDurham
Date: 8/4/2022 5:28:16 PM
Status:
Color: ■
Layer:
Space:

Remove extra curb return



Subject: Callout
Page Label: [1] Plan 10
Author: CDurham
Date: 8/4/2022 5:28:57 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



Subject: Callout
Page Label: [1] Plan 10
Author: CDurham
Date: 8/4/2022 5:29:09 PM
Status:
Color: ■
Layer:
Space:

Remove this ramp



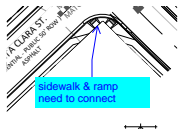
Subject: Callout
Page Label: [1] Plan 10
Author: CDurham
Date: 8/4/2022 5:29:41 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



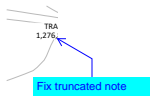
Subject: Callout
Page Label: [1] Plan 10
Author: CDurham
Date: 8/4/2022 5:30:01 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



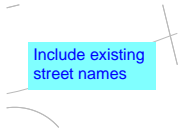
Subject: Callout
Page Label: [1] Plan 10
Author: CDurham
Date: 8/4/2022 5:30:26 PM
Status:
Color: ■
Layer:
Space:

sidewalk & ramp need to connect



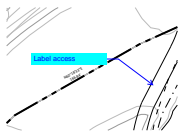
Subject: Callout
Page Label: [1] Plan 11
Author: CDurham
Date: 8/4/2022 5:30:58 PM
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Color: ■
Layer:
Space:

Fix truncated note



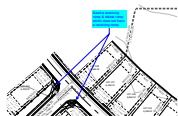
Subject: Text Box
Page Label: [1] Plan 11
Author: CDurham
Date: 8/4/2022 5:31:23 PM
Status:
Color: ■
Layer:
Space:

Include existing street names



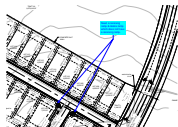
Subject: Callout
Page Label: [1] Plan 11
Author: CDurham
Date: 8/4/2022 5:31:34 PM
Status:
Color: ■
Layer:
Space:

Label access



Subject: Callout
Page Label: [1] Plan 12
Author: CDurham
Date: 8/4/2022 5:31:59 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



Subject: Callout
Page Label: [1] Plan 12
Author: CDurham
Date: 8/4/2022 5:32:12 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



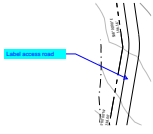
Subject: Callout
Page Label: [1] Plan 12
Author: CDurham
Date: 8/4/2022 5:33:04 PM
Status:
Color: ■
Layer:
Space:

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



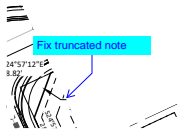
Subject: Callout
Page Label: [1] Plan 12
Author: CDurham
Date: 8/4/2022 5:33:19 PM
Status:
Color: ■
Layer:
Space:

Fix overlapping text



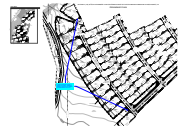
Subject: Callout
Page Label: [1] Plan 13
Author: CDurham
Date: 8/4/2022 5:34:01 PM
Status:
Color: ■
Layer:
Space:

Label access road



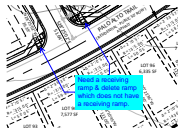
Subject: Callout
Page Label: [1] Plan 13
Author: CDurham
Date: 8/4/2022 5:34:20 PM
Status:
Color: ■
Layer:
Space:

Fix truncated note



Subject: Callout
Page Label: [1] Plan 13
Author: CDurham
Date: 8/4/2022 5:40:07 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



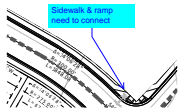
Subject: Callout
Page Label: [1] Plan 14
Author: CDurham
Date: 8/4/2022 5:34:56 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



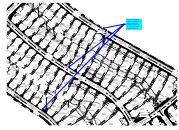
Subject: Callout
Page Label: [1] Plan 14
Author: CDurham
Date: 8/4/2022 5:35:14 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



Subject: Callout
Page Label: [1] Plan 14
Author: CDurham
Date: 8/4/2022 5:37:30 PM
Status:
Color: ■
Layer:
Space:

Sidewalk & ramp need to connect



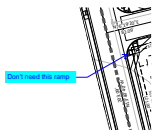
Subject: Callout
Page Label: [1] Plan 14
Author: CDurham
Date: 8/4/2022 5:40:48 PM
Status:
Color: ■
Layer:
Space:

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



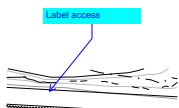
Subject: Callout
Page Label: [1] Plan 14
Author: CDurham
Date: 8/4/2022 5:41:16 PM
Status:
Color: ■
Layer:
Space:

Don't need this ramp



Subject: Callout
Page Label: [1] Plan 14
Author: CDurham
Date: 8/4/2022 5:41:37 PM
Status:
Color: ■
Layer:
Space:

Don't need this ramp



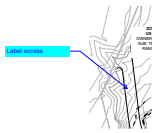
Subject: Callout
Page Label: [1] Plan 16
Author: CDurham
Date: 8/4/2022 5:44:12 PM
Status:
Color: ■
Layer:
Space:

Label access



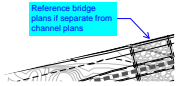
Subject: Text Box
Page Label: [1] Plan 16
Author: CDurham
Date: 8/4/2022 5:44:50 PM
Status:
Color: ■
Layer:
Space:

Show access to pond bottom



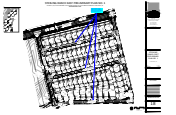
Subject: Callout
Page Label: [1] Plan 16
Author: CDurham
Date: 8/4/2022 5:45:03 PM
Status:
Color: ■
Layer:
Space:

Label access



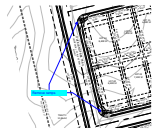
Subject: Callout
Page Label: [1] Plan 17
Author: CDurham
Date: 8/4/2022 5:45:34 PM
Status:
Color: ■
Layer:
Space:

Reference bridge plans if separate from channel plans



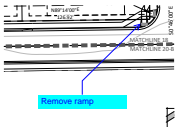
Subject: Callout
Page Label: [1] Plan 18
Author: CDurham
Date: 8/4/2022 5:46:27 PM
Status:
Color: ■
Layer:
Space:

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: [1] Plan 18
Author: CDurham
Date: 8/4/2022 5:46:57 PM
Status:
Color: ■
Layer:
Space:

Remove ramps



Subject: Callout
Page Label: [1] Plan 18
Author: CDurham
Date: 8/4/2022 5:47:12 PM
Status:
Color: ■
Layer:
Space:

Remove ramp



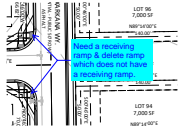
Subject: Callout
Page Label: [1] Plan 19
Author: CDurham
Date: 8/4/2022 5:53:03 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



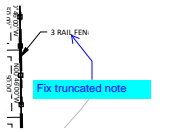
Subject: Callout
Page Label: [1] Plan 19
Author: CDurham
Date: 8/4/2022 5:53:13 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



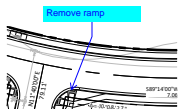
Subject: Callout
Page Label: [1] Plan 19
Author: CDurham
Date: 8/4/2022 5:53:27 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



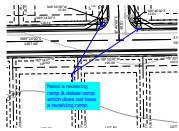
Subject: Callout
Page Label: [1] Plan 19
Author: CDurham
Date: 8/4/2022 5:53:38 PM
Status:
Color: ■
Layer:
Space:

Fix truncated note



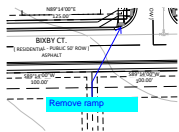
Subject: Callout
Page Label: [1] Plan 19
Author: CDurham
Date: 8/4/2022 5:54:00 PM
Status:
Color: ■
Layer:
Space:

Remove ramp



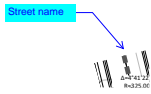
Subject: Callout
Page Label: [1] Plan 20
Author: CDurham
Date: 8/4/2022 5:54:19 PM
Status:
Color: ■
Layer:
Space:

Need a receiving ramp & delete ramp which does not have a receiving ramp.



Subject: Callout
Page Label: [1] Plan 20
Author: CDurham
Date: 8/4/2022 5:54:35 PM
Status:
Color: ■
Layer:
Space:

Remove ramp



Subject: Callout
Page Label: [1] Plan 20
Author: CDurham
Date: 8/4/2022 5:54:50 PM
Status:
Color: ■
Layer:
Space:

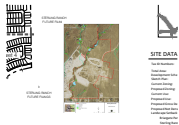
Street name



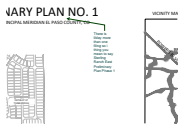
Subject: Callout
Page Label: [1] Plan 20
Author: CDurham
Date: 8/4/2022 5:55:01 PM
Status:
Color: ■
Layer:
Space:

Fix truncated notes

dsdparsons (41)



Subject: Image
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 11:47:51 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 11:55:04 AM
Status:
Color: ■
Layer:
Space:

There is likley more than one filing so i thing you mean to say Sterling Ranch East Preliminary Plan Phase 1

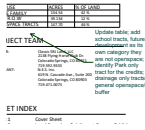


Subject: Arrow
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 12:07:14 PM
Status:
Color: ■
Layer:
Space:



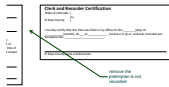
Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 12:10:39 PM
Status:
Color: ■
Layer:
Space:

is there a natural feature that is being removed by engineering and/or is there a proposed drainage easement within school tract; please identify easement or add note so school is aware that this feature exists? sheet 15 and 17



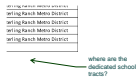
Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 12:17:28 PM
Status:
Color: ■
Layer:
Space:

Update table; add school tracts, future development as its own category they are not openspace; identify Park only tract for the credits; drainage only tracts, general openspace/ buffer



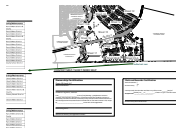
Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 12:13:39 PM
Status:
Color: ■
Layer:
Space:

remove the prelimplan is not recorded



Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 12:15:08 PM
Status:
Color: ■
Layer:
Space:

where are the dedicated school tracts?



Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 12:15:25 PM
Status:
Color: ■
Layer:
Space:

buffer/trail tract



Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 12:16:19 PM
Status:
Color: ■
Layer:
Space:

remove landscape from the future development tracts for the schools; these are not open space tracts they will be developed



Subject: Arrow
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 12:17:35 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 2:16:42 PM
Status:
Color: ■
Layer:
Space:

add more detailed note to constraint/hazard page
 please see page 35



Subject: Image
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 2:17:27 PM
Status:
Color: ■
Layer:
Space:

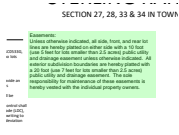


Subject: Image
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 2:18:21 PM
Status:
Color: ■
Layer:
Space:



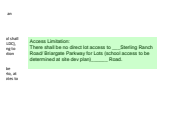
Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 2:18:33 PM
Status:
Color: ■
Layer:
Space:

yes its applicable



Subject: Easements
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 2:18:52 PM
Status:
Color: ■
Layer:
Space:

Easements:
 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.



Subject: Limited Access
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 2:20:05 PM
Status:
Color: ■
Layer:
Space:

Access Limitation:
 There shall be no direct lot access to ___Sterling Ranch Road/ Briargate Parkway for Lots (school access to be determined at site dev plan)_____ Road.

Road Impact Fee Program
not paid at final plat record
property.
any Plan No. 1 area.

Subject: Cloud
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 2:20:44 PM
Status:
Color: ■
Layer:
Space:

trail detail add to
landscape plan
sheets please
otherwise specified
is mapped within Zone A2 of the RSM Foundation Map
within Zone 4, which is determined to be outside the 500-y
county Parks Department.

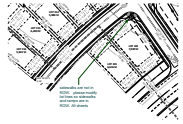
Subject: Callout
Page Label: [1] COVER-1
Author: dsdparsons
Date: 8/22/2022 2:21:03 PM
Status:
Color: ■
Layer:
Space:

trail detail add to landscape plan sheets please



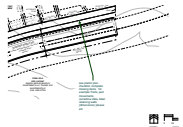
Subject: Callout
Page Label: [1] Plan 3
Author: dsdparsons
Date: 8/22/2022 2:02:06 PM
Status:
Color: ■
Layer:
Space:

verifying; these knuckle lots do appear to have
minimum 30 feet of frontage thank you



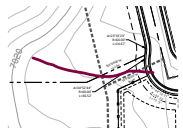
Subject: Callout
Page Label: [1] Plan 4
Author: dsdparsons
Date: 8/22/2022 2:12:04 PM
Status:
Color: ■
Layer:
Space:

sidewalks are not in ROW. please modify lot lines
so sidewalks and ramps are in ROW. All sheets

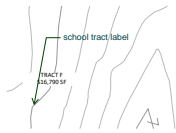


Subject: Callout
Page Label: [1] Plan 4
Author: dsdparsons
Date: 8/22/2022 2:13:42 PM
Status:
Color: ■
Layer:
Space:

see prelim plan checklist; complete missing items.
for example Trails, ped movements, centerline
data, label retaining walls (dimensions) please etc



Subject: Pen
Page Label: [1] Plan 17
Author: dsdparsons
Date: 8/22/2022 1:27:03 PM
Status:
Color: ■
Layer:
Space:



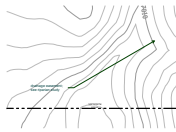
Subject: Callout
Page Label: [1] Plan 17
Author: dsdparsons
Date: 8/22/2022 1:27:24 PM
Status:
Color: ■
Layer:
Space:

school tract label



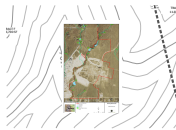
Subject: Callout
Page Label: [1] Plan 17
Author: dsdparsons
Date: 8/22/2022 1:27:50 PM
Status:
Color: ■
Layer:
Space:

trail connection if relocated from south boundary possibility



Subject: Callout
Page Label: [1] Plan 17
Author: dsdparsons
Date: 8/22/2022 1:28:54 PM
Status:
Color: ■
Layer:
Space:

drainage easement; see riparian study



Subject: Image
Page Label: [1] Plan 17
Author: dsdparsons
Date: 8/22/2022 1:28:50 PM
Status:
Color: ■
Layer:
Space:



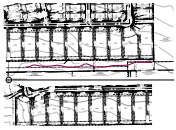
Subject: Pen
Page Label: [1] Plan 17
Author: dsdparsons
Date: 8/22/2022 1:29:14 PM
Status:
Color: ■
Layer:
Space:

/



Subject: Callout
Page Label: [1] Plan 20
Author: dsdparsons
Date: 8/22/2022 1:25:30 PM
Status:
Color: ■
Layer:
Space:

depict trail location/easement; if objection continues form south perhaps move it up to sidewalk than out tract C? Add to SKP if agreed.



Subject: Pen
 Page Label: [1] Plan 20
 Author: dsdparsons
 Date: 8/22/2022 1:25:39 PM
 Status:
 Color: ■
 Layer:
 Space:



Subject: Pen
 Page Label: [1] Plan 20
 Author: dsdparsons
 Date: 8/22/2022 1:25:44 PM
 Status:
 Color: ■
 Layer:
 Space:

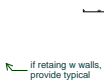
m



Subject: Pen
 Page Label: [1] Plan 20
 Author: dsdparsons
 Date: 8/22/2022 1:26:01 PM
 Status:
 Color: ■
 Layer:
 Space:

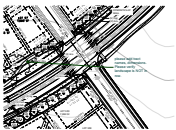


Subject: Pen
 Page Label: [1] Plan 20
 Author: dsdparsons
 Date: 8/22/2022 1:26:35 PM
 Status:
 Color: ■
 Layer:
 Space:



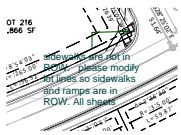
Subject: Callout
 Page Label: [1] LS Notes & Details-31
 Author: dsdparsons
 Date: 8/22/2022 2:14:56 PM
 Status:
 Color: ■
 Layer:
 Space:

if retaining w walls, provide typical



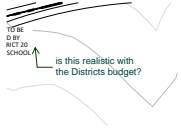
Subject: Callout
 Page Label: [1] LS2.1-33
 Author: dsdparsons
 Date: 8/22/2022 2:10:37 PM
 Status:
 Color: ■
 Layer:
 Space:

please add tract names, dimensions. Please verify landscape is NOT in row.



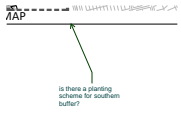
Subject: Callout
Page Label: [1] LS2.1-33
Author: dsdparsons
Date: 8/22/2022 2:11:40 PM
Status:
Color: ■
Layer:
Space:

sidewalks are not in ROW. please modify lot lines so sidewalks and ramps are in ROW. All sheets



Subject: Callout
Page Label: [1] LS2.2-34
Author: dsdparsons
Date: 8/22/2022 2:09:13 PM
Status:
Color: ■
Layer:
Space:

is this realistic with the Districts budget?



Subject: Callout
Page Label: [1] LS2.2-34
Author: dsdparsons
Date: 8/22/2022 2:15:56 PM
Status:
Color: ■
Layer:
Space:

is there a planting scheme for southern buffer?



Subject: Callout
Page Label: [1] Site Constraints-35
Author: dsdparsons
Date: 8/22/2022 2:07:26 PM
Status:
Color: ■
Layer:
Space:

Add drainage easement to school tract. Add note may change at site dev plan if school mitigates constraint.



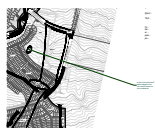
Subject: Callout
Page Label: [1] Site Constraints-35
Author: dsdparsons
Date: 8/22/2022 2:06:48 PM
Status:
Color: ■
Layer:
Space:

add the customizable GE note ; identifying mitigation for specific lots based on the identified constraint. Some lots may not be suitable for basements...some will have under drains, if so what lots, and who maintains?



Subject: Soils & Geology
Page Label: [1] Site Constraints-35
Author: dsdparsons
Date: 8/22/2022 2:04:26 PM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 ■Downslope Creep: (name lots or location of area)
 ■Rockfall Source:(name lots or location of area)
 ■Rockfall Runout Zone:(name lots or location of area)
 ■Potentially Seasonally High Groundwater:(name lots or location of area)
 ■Other Hazard:
 In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



Subject: Callout
Page Label: [1] Site Constraints-35
Author: dsdparsons
Date: 8/22/2022 2:08:19 PM
Status:
Color: ■
Layer:
Space:

is this to be removed? state mitigation for this school tracts for the constarints

dsdrice (27)

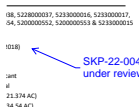
...a of escape
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 e affected an

Subject:
Page Label: [1] COVER-1
Author: dsdrice
Date: 8/16/2022 3:35:21 PM
Status:
Color: ■
Layer:
Space:

Is this applicable?

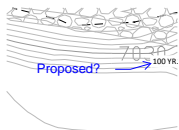


Subject: Callout
Page Label: [1] COVER-1
Author: dsdrice
Date: 8/17/2022 2:16:20 PM
Status:
Color: ■
Layer:
Space:



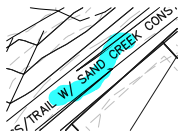
Subject: Callout
Page Label: [1] COVER-1
Author: dsdrice
Date: 8/16/2022 5:57:04 PM
Status:
Color: ■
Layer:
Space:

SKP-22-004 under review

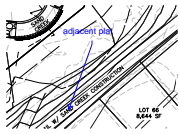


Subject: Callout
Page Label: [1] Plan 16
Author: dsdrice
Date: 8/17/2022 10:01:04 AM
Status:
Color: ■
Layer:
Space:

Proposed?



Subject:
Page Label: 21
Author: dsdrice
Date: 8/16/2022 6:01:07 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 21
Author: dsdrice
Date: 8/16/2022 6:01:38 PM
Status:
Color: ■
Layer:
Space:

adjacent plat



Subject: Callout
Page Label: 21
Author: dsdrice
Date: 8/16/2022 6:05:24 PM
Status:
Color: ■
Layer:
Space:

Show and label existing and proposed floodplains



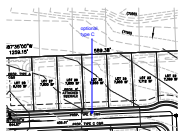
Subject: Callout
Page Label: 21
Author: dsdrice
Date: 8/16/2022 6:05:17 PM
Status:
Color: ■
Layer:
Space:

label these lines



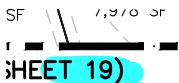
Subject: Callout
Page Label: 21
Author: dsdrice
Date: 8/16/2022 7:05:45 PM
Status:
Color: ■
Layer:
Space:

Show existing curb and gutter



Subject: Callout
Page Label: 21
Author: dsdrice
Date: 8/16/2022 6:21:27 PM
Status:
Color: ■
Layer:
Space:

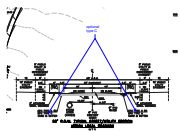
optional type C



Subject:
Page Label: 21
Author: dsdrice
Date: 8/16/2022 9:01:55 PM
Status:
Color: ■
Layer:
Space:



Subject:
Page Label: 21
Author: dsdrice
Date: 8/16/2022 9:02:30 PM
Status:
Color: ■
Layer:
Space:



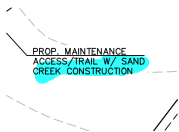
Subject: Callout
Page Label: 23
Author: dsdrice
Date: 8/16/2022 6:23:40 PM
Status:
Color: ■
Layer:
Space:

optional type C

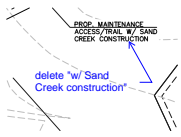


Subject: Callout
Page Label: 25
Author: dsdrice
Date: 8/16/2022 8:57:34 PM
Status:
Color: ■
Layer:
Space:

this swale should be on a lot line



Subject:
Page Label: 25
Author: dsdrice
Date: 8/16/2022 8:58:51 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 25
Author: dsdrice
Date: 8/16/2022 8:59:31 PM
Status:
Color: ■
Layer:
Space:

delete "w/ Sand Creek construction"



Subject:
Page Label: 25
Author: dsdrice
Date: 8/16/2022 9:00:13 PM
Status:
Color: ■
Layer:
Space:

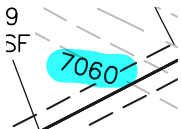


Subject:
Page Label: 25
Author: dsdrice
Date: 8/17/2022 2:12:09 PM
Status:
Color: ■
Layer:
Space:

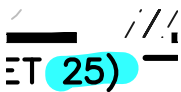


Subject: Callout
Page Label: 25
Author: dsdrice
Date: 8/17/2022 2:13:01 PM
Status:
Color: ■
Layer:
Space:

Label contour elevations




Subject:
Page Label: 25
Author: dsdrice
Date: 8/17/2022 2:13:09 PM
Status:
Color: ■
Layer:
Space:



Subject:
Page Label: 26
Author: dsdrice
Date: 8/17/2022 10:03:24 AM
Status:
Color: ■
Layer:
Space:




IET 22)

Subject:
Page Label: 26
Author: dsdrice
Date: 8/17/2022 10:03:28 AM
Status:
Color: 
Layer:
Space:




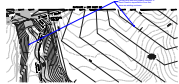
ET 20)


Subject:
Page Label: 26
Author: dsdrice
Date: 8/17/2022 10:03:30 AM
Status:
Color: 
Layer:
Space:



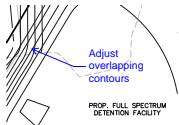
ET 24)


Subject:
Page Label: 29
Author: dsdrice
Date: 8/17/2022 10:23:12 AM
Status:
Color: 
Layer:
Space:



Subject: Callout
Page Label: 29
Author: dsdrice
Date: 8/17/2022 11:09:21 AM
Status:
Color: 
Layer:
Space:


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



Subject: Callout
Page Label: 29
Author: dsdrice
Date: 8/17/2022 11:33:32 AM
Status:
Color: 
Layer:
Space:

Adjust overlapping contours



Subject: Callout
Page Label: [1] Site Constraints-35
Author: dsdrice
Date: 8/16/2022 3:34:20 PM
Status:
Color: 
Layer:
Space:

Add "h"