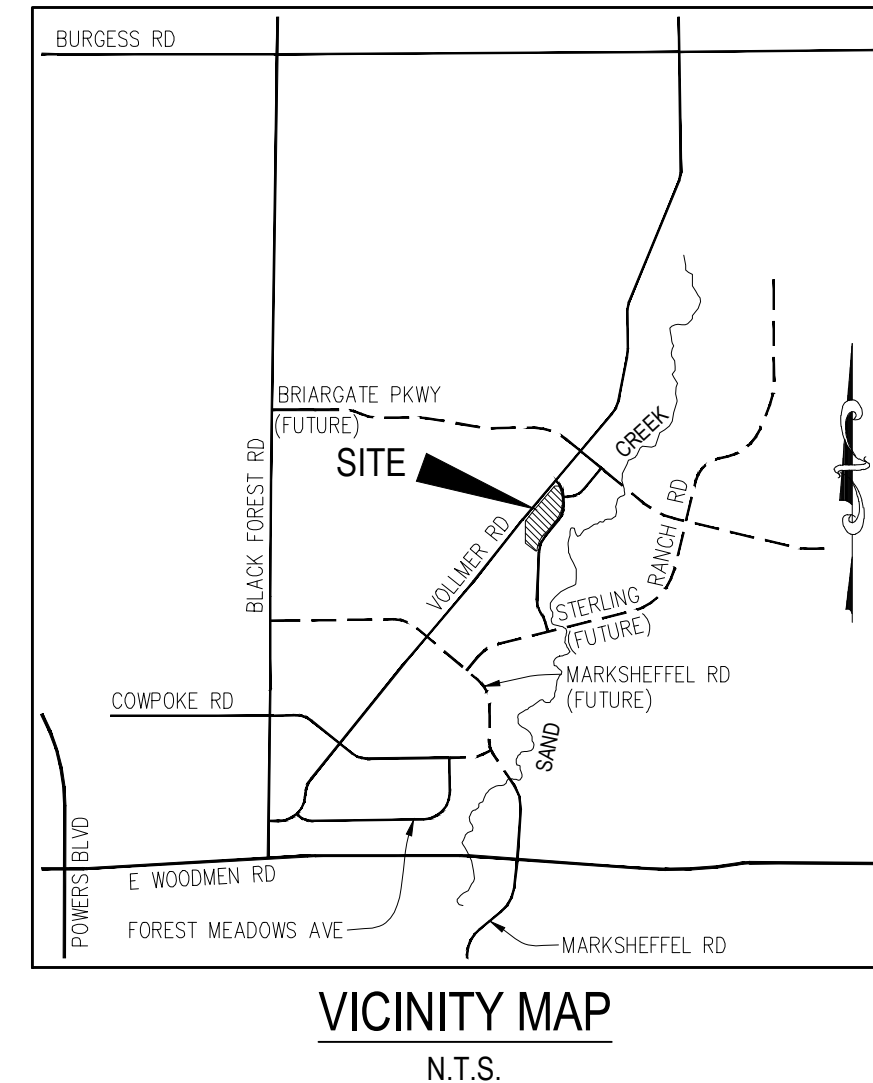


HOMESTEAD AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT G, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



BE IT KNOWN BY THESE PRESENTS:

THAT SR LAND, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A REPLAT OF TRACT G, "STERLING RANCH FILING NO. 1", AS RECORDED UNDER RECEPTION # _____ IN THE EL PASO COUNTY RECORDS,

SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 852,634 SQUARE FEET (19.574 ACRES) MORE OR LESS

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A IS FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

complete

PLAT NOTES:

- 1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34...
2. FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN...
3. TITLE COMMITMENT: TITLE COMMITMENT ITEMS...
4. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
5. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
6. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
7. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
8. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
9. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER...
10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN...
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE...
12. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT...
13. SIDE-LOT DRAINAGE SWALES SHALL BE CONSTRUCTED WHERE NECESSARY AT THE TIME OF HOME CONSTRUCTION.
14. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS...
15. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
16. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
17. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT...

Complete note.

Replace development services throughout application with Planning and Community Development Department

Include 5-foot public improvements easement on front lot lines.

add No. 3

PLAT NOTES:

- 18. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.
19. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
20. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
21. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
22. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
23. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
24. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
25. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454), 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.
26. THE FOLLOWING TRACTS AND 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 GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, INC, DATED JANUARY 2009, IN FILE SP-14-015 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING TRACTS AND LOTS ARE IMPACTED: POTENTIALLY SEASONAL SHALLOW GROUNDWATER: TRACT A, LOTS 1, 2, 15-27, 64, 65, 66, AND 72
27. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD.

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2018.

VERNON P. TAYLOR
COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, COLORADO 80903

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "HOMESTEAD AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "HOMESTEAD AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF 2017, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____M., THIS _____ DAY OF _____, 2018, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

FEES:

SUMMARY:

Table with columns for Fee Type, Amount, and Percentage. Includes Drainage Fee, Bridge Fee, School Fee, Park Fee, and Summary of Tracts and Acres.

TRACT TABLE with columns: TRACT, SIZE (ACRES), USE, MAINTENANCE, OWNERSHIP. Row A: 0.067, LANDSCAPE/PUBLIC IMPROVEMENTS/ PUBLIC UTILITY, SRDM#1, SRDM#1

BY _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO)
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2018, A.D.

BY _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC _____

OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "HOMESTEAD AT STERLING RANCH FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE...

THE AFORESAIDED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2018, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY

OF _____, 2018, A.D. BY _____

AS _____ OF SR LAND, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC _____

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

PCD

PCD



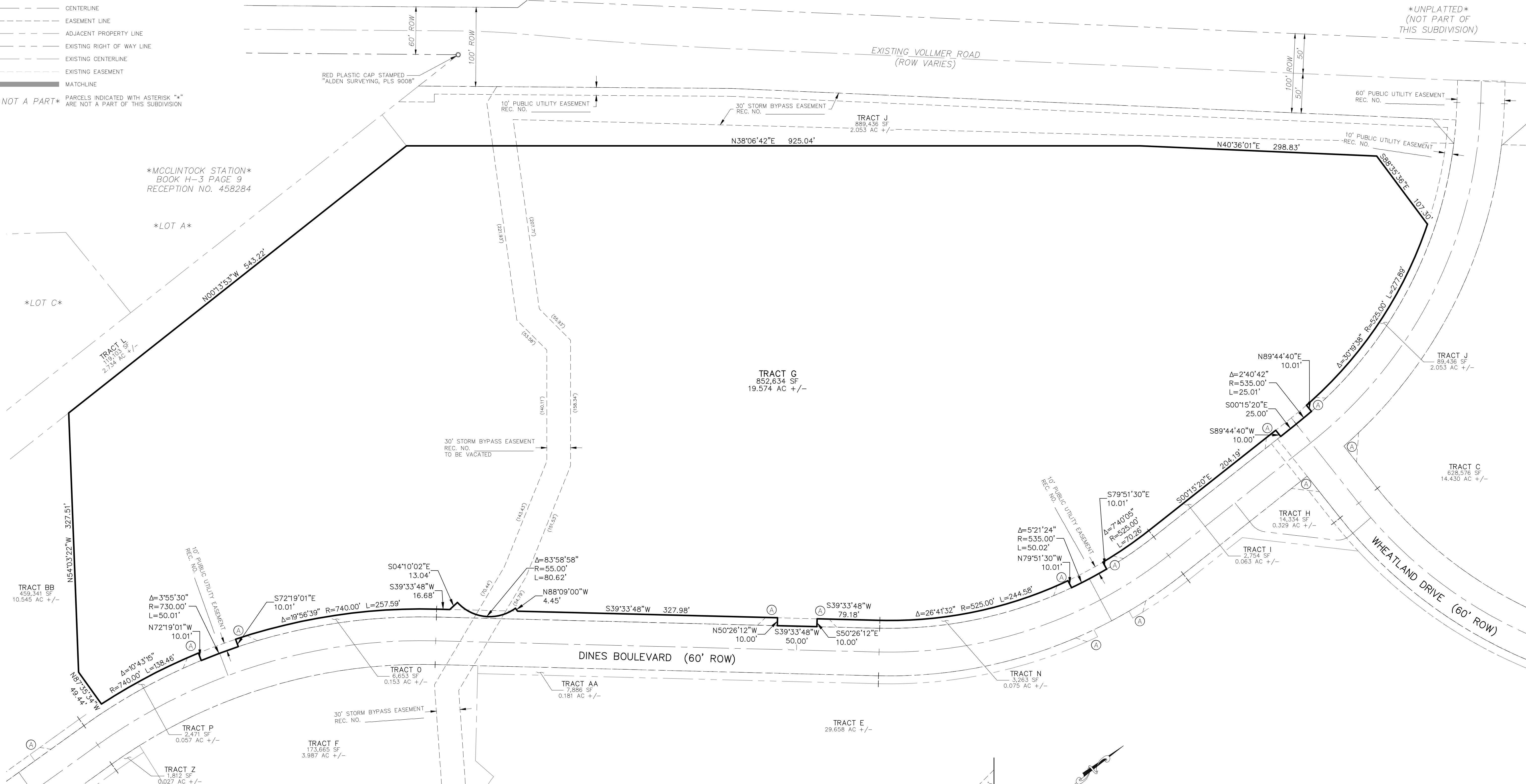
HOMESTEAD AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT G, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

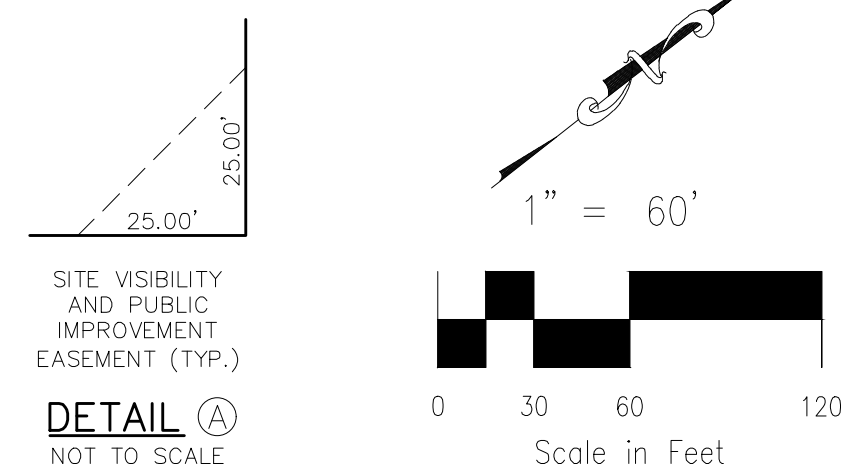
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
 - FOUND MONUMENT AS NOTED

- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- MATCHLINE

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



AS PLATTED



FINAL PLAT
HOMESTEAD AT STERLING RANCH
FILING NO. 1
JOB NO. 09-005
DATE PREPARED: 10/30/2017
DATE REVISED: 03/19/2018



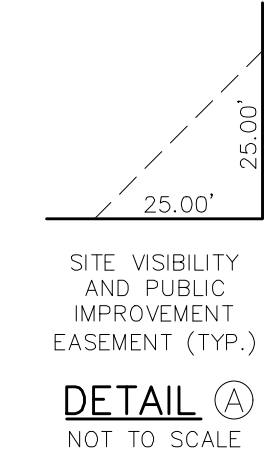
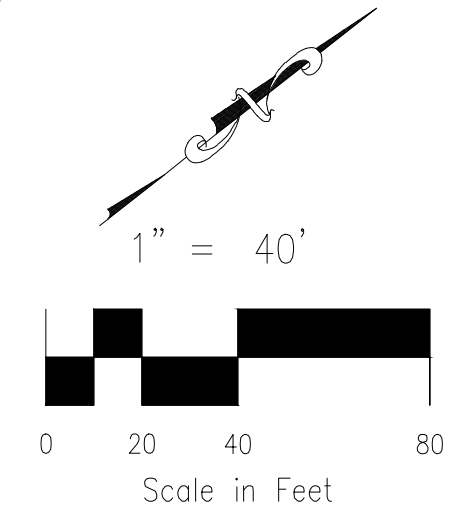
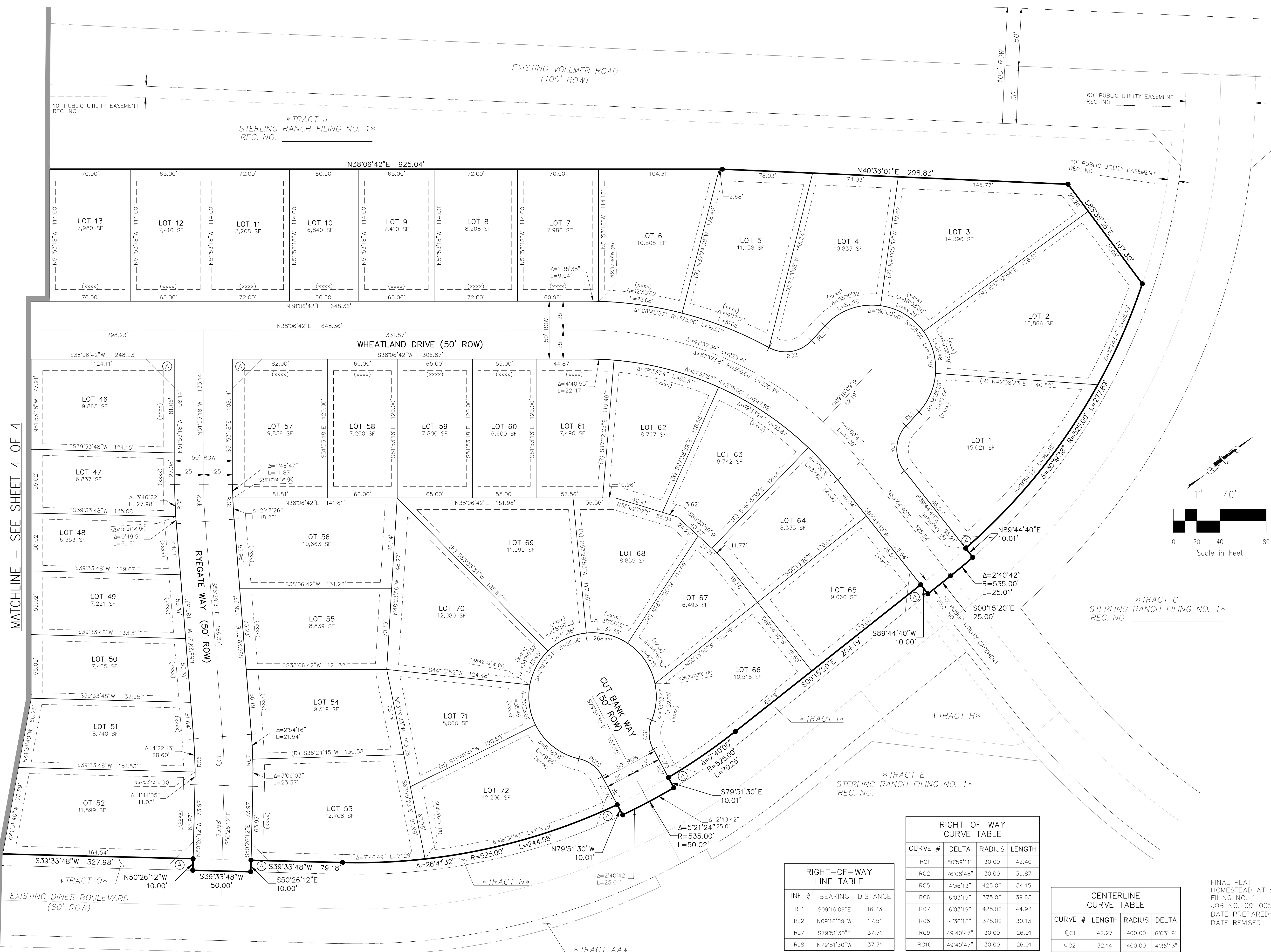
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: C:\90005A\Sterling Ranch No. 2\dwg\Survey\Plan\09-005 Homestead Plat.dwg PlotDate: 4/10/2018 11:07 AM

HOMESTEAD AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT G, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

locate fencing, trail and landscap per the approved exhibit to be recorded with plat and provide an inset to identify the landscape typical-



- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
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 - - - ADJACENT PROPERTY LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT
 - MATCHLINE
- *NOT A PART*

RIGHT-OF-WAY LINE TABLE

CURVE #	BEARING	DISTANCE
RL1	S09°16'09"E	16.23
RL2	N09°16'09"W	17.51
RL7	S79°51'30"E	37.71
RL8	N79°51'30"W	37.71

RIGHT-OF-WAY CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
RC1	80°59'11"	30.00	42.40
RC2	76°08'48"	30.00	39.87
RC5	4°36'13"	425.00	34.15
RC6	6°03'19"	375.00	39.63
RC7	6°03'19"	425.00	44.92
RC8	4°36'13"	375.00	30.13
RC9	49°40'47"	30.00	26.01
RC10	49°40'47"	30.00	26.01

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
©C1	42.27	400.00	6°03'19"
©C2	32.14	400.00	4°36'13"

FINAL PLAT
HOMESTEAD AT STERLING RANCH
FILING NO. 1
JOB NO. 09-005
DATE PREPARED: 10/30/2017
DATE REVISED: 03/19/2018



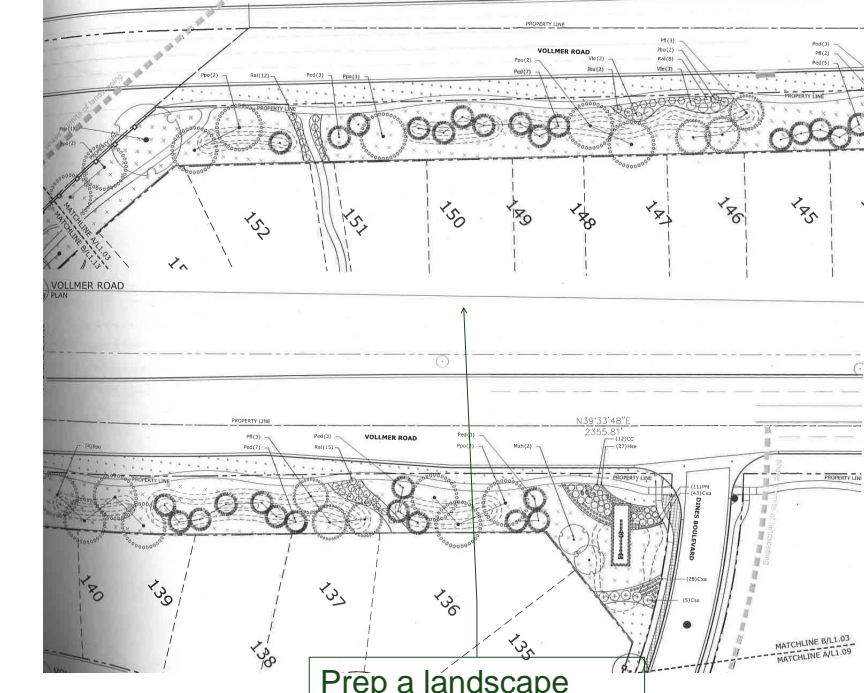
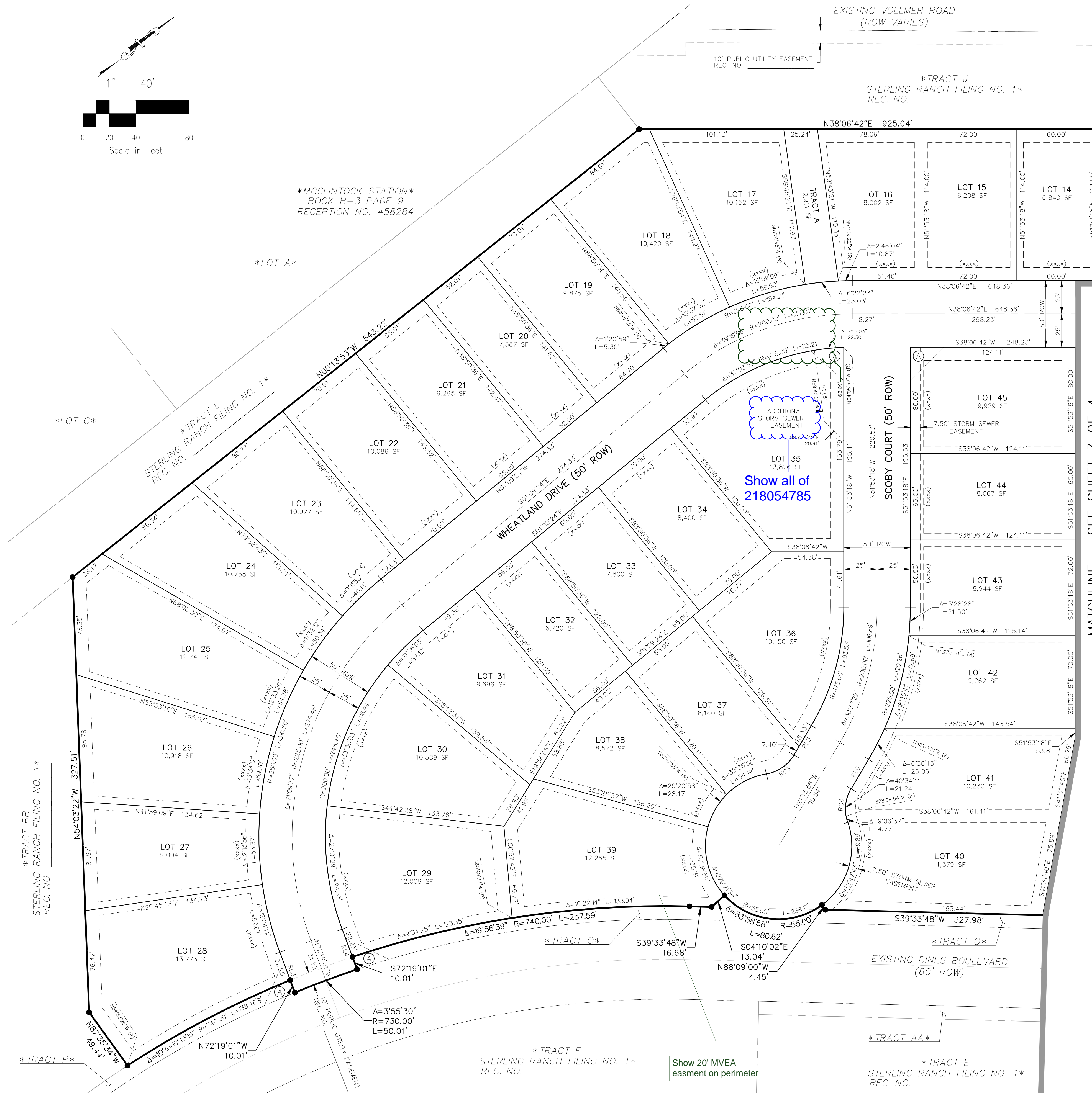
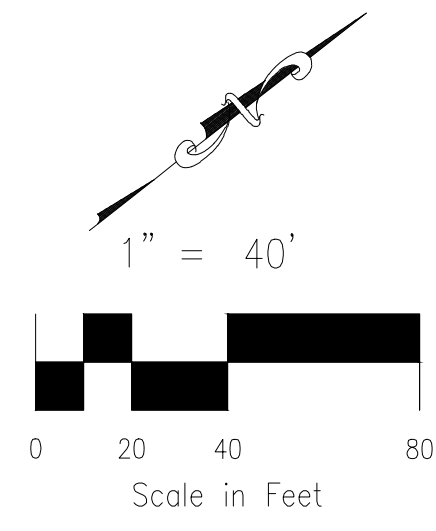
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: C:\90005A\Sterling Ranch No. 2\dwg\Survey\Plat\09-005 Homestead Plat.dwg PlotStamp: 4/7/2018 11:08 AM

MATCHLINE - SEE SHEET 4 OF 4

HOMESTEAD AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT G, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



Prep a landscape exhibit to be recorded with this plat based on the approved landscape plan. You can show a detail on plat or a separate sheet of 8x11" to be recorded. we can not record the preliminary plan. When the PUD was rezoned to RS5000 an agreement was made. THIS applies to all plats with landscaping in the RS5000. Landscape/trails will be collateralized as a subdivision improvement for the landscape that falls within the subdivision boundary and should be shown on the FAE.

MATCHLINE - SEE SHEET 3 OF 4

LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

RIGHT-OF-WAY CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
RC3	49°40'47"	30.00	26.01
RC4	49°40'47"	30.00	26.01

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL3	N72°19'01"W	32.25
RL4	S72°19'01"E	32.25
RL5	N21°15'56"W	25.73
RL6	S21°15'56"E	25.73

25.00'
25.00'
SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
DETAIL A
NOT TO SCALE

FINAL PLAT
HOMESTEAD AT STERLING RANCH
FILING NO. 1
JOB NO. 09-005
DATE PREPARED: 10/30/2017
DATE REVISED: 03/19/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: C:\90005A\Sterling Ranch No 2\dwg\Survey\Plan\09-005 Homestead Plat.dwg PlotStamp: 4/7/2018 11:08 AM

STERLING RANCH PHASE ONE PRELIMINARY PLAN

SE ¼ OF SEC. 32 & 33; T12S, R65W; NW ¼ OF SEC 4 & NE ¼ OF SEC. 5, T13S, 465W, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Legal Description

A PORTION OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32 AND SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT ITS WEST END BY A 3 ¼" ALUMINUM CAP STAMPED 2006 ESI PL3 10376, AND AT ITS EAST END BY A 2 ¼" ALUMINUM CAP STAMPED PL5 4842, THE LINE BETWEEN THEM IS ASSUMED TO BEAR N89°05'36"E.

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF VOLLMER ROAD WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N 39°33'48" E ON SAID SOUTHEASTERLY LINE OF VOLLMER ROAD, 2355.81 FEET TO THE FUTURE NORTHEASTERLY LINE OF BRIARGATE PARKWAY; THENCE ALONG THE NORTHEASTERLY LINE 850°26'12" E, 810.00 FEET; THENCE S 39°33'48" W, 130.00 FEET TO A POINT ON THE FUTURE SOUTHWESTERLY LINE OF SAID BRIARGATE PARKWAY; THENCE ALONG SAID SOUTHWESTERLY LINE S 59°20'12" E, 766.13 FEET;

THENCE S 39°33'48" W, 15.00 FEET;
THENCE S 14°40'14" E, 112.26 FEET;
THENCE S 42°37'17" W, 138.57 FEET;
THENCE S 31°50'18" W, 229.19 FEET;
THENCE S 00°14'13" W, 243.48 FEET;
THENCE S 59°31'52" W, 178.71 FEET;
THENCE S 87°30'37" W, 117.08 FEET;
THENCE S 65°02'48" W, 632.56 FEET;
THENCE S 40°27'16" W, 150.60 FEET;
THENCE S 50°58'40" W, 94.24 FEET;
THENCE N 50°40'25" W, 72.52 FEET;
THENCE N 19°39'33" W, 163.51 FEET;
THENCE N 88°53'18" W, 56.14 FEET;
THENCE S 13°28'59" W, 371.46 FEET;
THENCE S 04°22'24" E, 206.69 FEET;
THENCE S 26°06'12" E, 393.42 FEET;
THENCE S 02°44'27" W, 452.46 FEET;
THENCE S 65°39'18" W, 252.42 FEET;
THENCE S 60°18'33" W, 166.84 FEET;
THENCE S 46°04'45" W, 252.38 FEET;
THENCE S 35°47'33" W, 139.61 FEET;
THENCE S 00°53'19" E, 131.43 FEET;
THENCE S 15°27'56" E, 241.77 FEET;
THENCE S 46°52'24" W, 128.28 FEET;
THENCE S 17°53'47" E, 105.91 FEET;
THENCE S 70°13'42" E, 278.31 FEET TO A POINT ON THE FUTURE NORTH LINE OF STERLING RANCH ROAD; THENCE ALONG SAID FUTURE NORTH LINE S 76°19'20" W, 306.51 FEET;

THENCE S 13°40'40" E, 80.00 FEET TO A POINT ON THE FUTURE SOUTH LINE OF SAID STERLING RANCH ROAD;
THENCE ALONG SAID SOUTH LINE S 76°19'20" W, 1369.09 FEET;
THENCE 402.26 FEET ON THE ARC OF A 960.00 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°00'30" AND A CHORD THAT BEARS S 64°19'05" W, 399.33 FEET;

THENCE S 41°03'23" W, 60.83 FEET;
THENCE 138.53 FEET ON THE ARC OF A 950.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°21'18" AND A CHORD THAT BEARS S 44°32'10" W, 138.41 FEET;
THENCE S 40°21'31" W, 402.59 FEET;
THENCE S 49°38'29" E, 36.00 FEET TO A POINT ON THE FUTURE NORTHEASTERLY LINE OF MARKSHEFFEL ROAD;

THENCE S 40°21'31" W, 140.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID MARKSHEFFEL ROAD;
THENCE ALONG SAID SOUTHWESTERLY LINE N 49°38'29" E, 1460.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID VOLLMER ROAD;
THENCE ALONG SAID SOUTHEASTERLY LINE N 40°15'29" E, 1808.28 FEET; THENCE S 49°23'02" E, 19.51 FEET;

THENCE 87.22 FEET ON THE ARC OF A 116.28 FOOT RADIUS NON-TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 42°58'40" AND A CHORD THAT BEARS S 70°22'12" E, 85.19 FEET TO THE WESTERLY LINE OF SAID SECTION 33; THENCE S 90°08'10" E ON SAID WESTERLY LINE, 631.32 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N 89°17'25" E ALONG SAID SOUTH LINE A DISTANCE OF 279.65;

THENCE S 00°42'35" E, 241.35 FEET;
THENCE S 02°02'55" W, 130.48 FEET;
THENCE S 05°37'53" W, 90.96 FEET;
THENCE S 01°55'19" W, 307.22 FEET;
THENCE N 73°29'47" E, 112.27 FEET;
THENCE S 16°30'13" E, 200.14 FEET TO A POINT ON SAID FUTURE NORTH LINE OF STERLING RANCH ROAD;

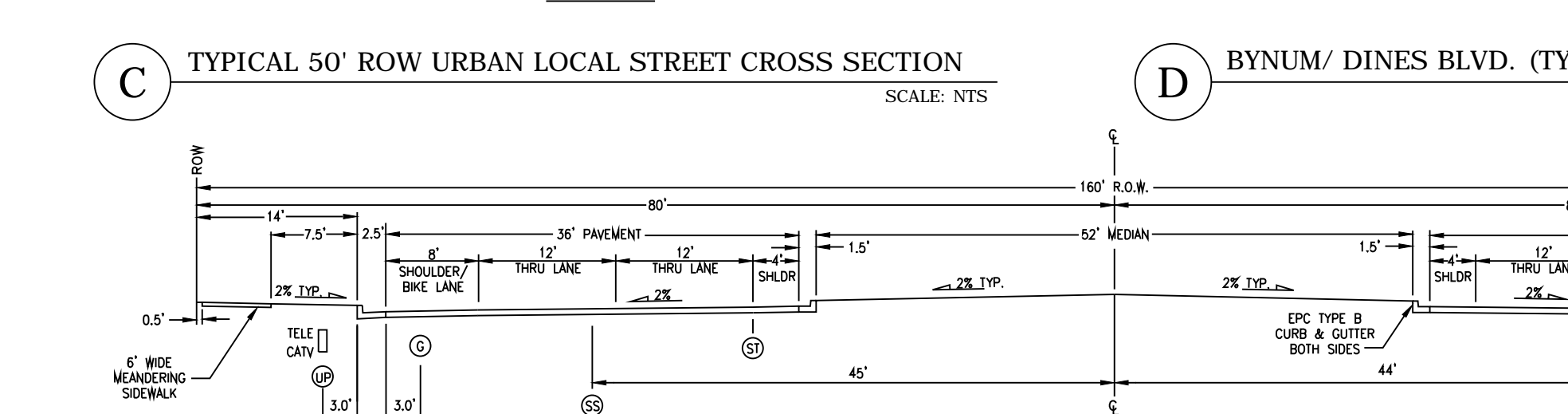
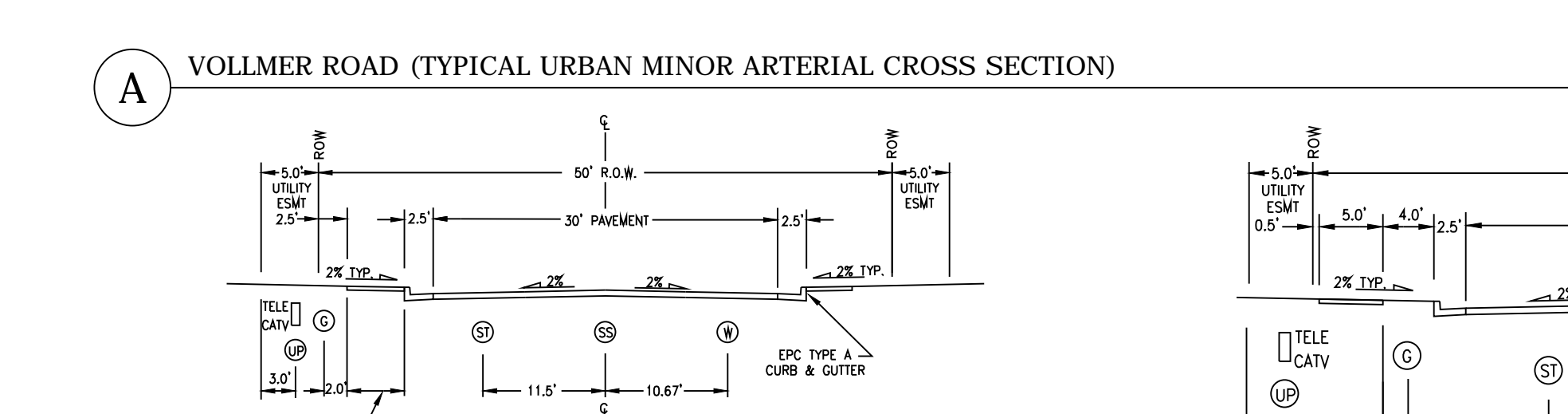
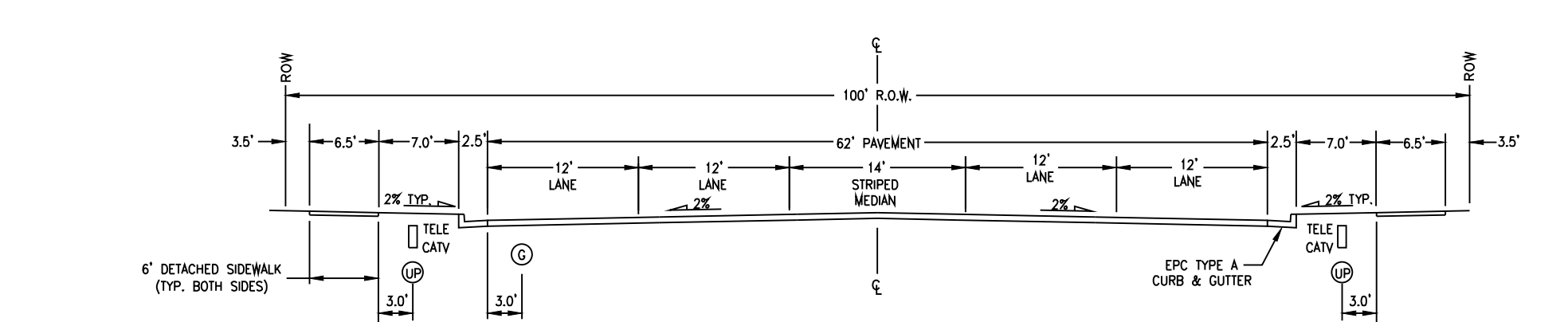
THENCE 368.93 FEET ON THE ARC OF A 1040.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20°19'30" AND A CHORD THAT BEARS N 66°09'35" E, 367.00 FEET;
THENCE N 76°19'20" E ALONG SAID NORTH LINE, A DISTANCE OF 1284.09 FEET;
THENCE N 13°40'40" W, 218.90 FEET;
THENCE 134.76 FEET ON THE ARC OF A 420.00 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°23'00" AND A CHORD THAT BEARS N 22°57'43" W, 134.18 FEET;
THENCE N 32°03'40" W, 152.06 FEET;
THENCE 85.14 FEET ON THE ARC OF A 595.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 8°11'54" AND A CHORD THAT BEARS N 27°57'43" W, 85.07 FEET;
THENCE S 83°22'30" W, 194.64 FEET;
THENCE S 80°21'06" W, 59.99 FEET;
THENCE S 85°53'10" W, 59.92 FEET;
THENCE S 85°09'36" W, 54.23 FEET;
THENCE N 04°50'24" W, 20.00 FEET TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 33;

THENCE ALONG SAID WEST LINE N 00°07'25" W, A DISTANCE OF 2414.11 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 7,939,381 SQUARE FEET (182.26 ACRES) MORE OR LESS.

SPENCER J. BARRON
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 38141

DESCRIPTION PREPARED BY:
M&S CIVIL CONSULTANTS, INC.
102 EAST PIKES PEAK AVENUE, SUITE 306
COLORADO SPRINGS, CO 80903

Typical Street Cross Sections



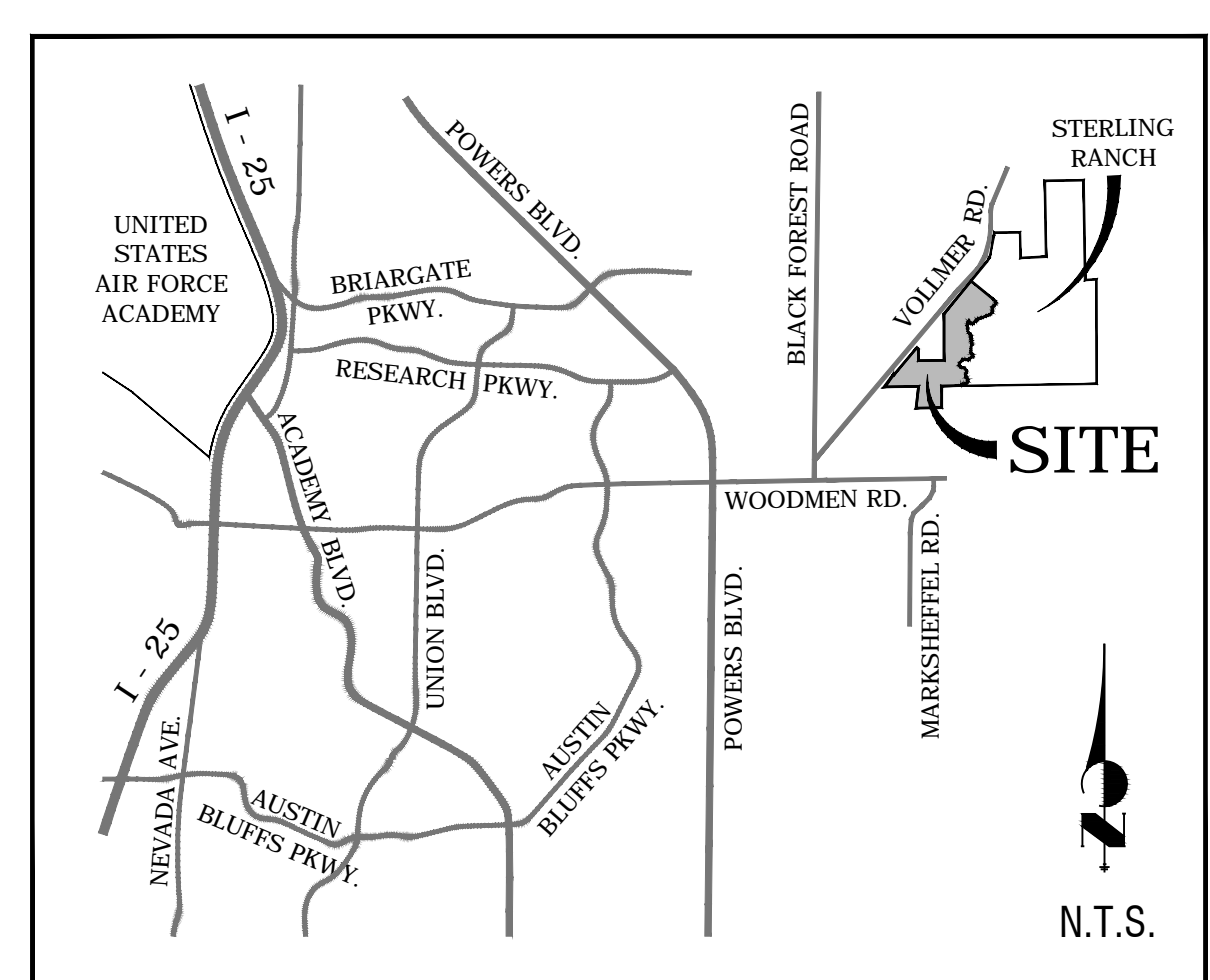
Tract Table

TRACT	DESCRIPTION	MAINTENANCE	AREA (AC)
A	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.9900
B	Trails, Open Space, Landscaping, Signage	Sterling Ranch Metropolitan District	0.9900
C	Landscaping, Mail Kiosk & Parking, Sidewalks, Signage	Sterling Ranch Metropolitan District	0.1300
D	Utilities, Trails, Open Space, Drainage	Sterling Ranch Metropolitan District	14.7800
E	Utilities, Trails, Open Space, Drainage	Sterling Ranch Metropolitan District	0.0900
F	Park, Trail, Utilities, Drainage	Sterling Ranch Metropolitan District	3.9800
G	Utilities, Trails, Open Space, Drainage	Sterling Ranch Metropolitan District	0.0900
H	Landscaping, Mail Kiosk & Parking, Sidewalks, Signage	Sterling Ranch Metropolitan District	0.3800
I	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0600
J	Trails, Open Space, Landscaping, Signage	Sterling Ranch Metropolitan District	1.7300
K	Utilities, Trails, Open Space, Drainage	Sterling Ranch Metropolitan District	0.0400
L	Trails, Open Space, Landscaping	Sterling Ranch Metropolitan District	2.7800
M	Trails, Open Space, Landscaping	Sterling Ranch Metropolitan District	0.1700
N	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0700
O	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.1500
P	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0600
Q	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0500
R	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0600
S	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0600
T	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0600
U	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0300
V	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0700
W	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0600
X	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0600
Y	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0500
Z	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0300
AA	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.1800
BB	Utilities, Trails, Open Space, Drainage	Sterling Ranch Metropolitan District	0.0900
CC	Utilities, Trails, Open Space, Drainage	Sterling Ranch Metropolitan District	0.1400
DD	Park, Trail, Utilities, Drainage	Sterling Ranch Metropolitan District	1.8700
EE	Landscaping, Mail Kiosk & Parking, Sidewalks, Signage	Sterling Ranch Metropolitan District	0.3800
FF	Landscaping, Sidewalk, Utilities	Sterling Ranch Metropolitan District	0.0300
GG	Utilities, Trails, Open Space, Drainage	Sterling Ranch Metropolitan District	0.3100
HH	Trails, Open Space, Landscaping	Sterling Ranch Metropolitan District	1.2600
II	Trails, Open Space, Landscaping, Signage	Sterling Ranch Metropolitan District	3.7200
TOTAL			35.0000

Notes

- All trails to be non-motorized trails.
- Trails labeled as "County 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.
- Vacation of public roads (Book A, Page 78) with the final plat.
- 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 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 a street classified as a Residential Collector or higher.
- Median island design is conceptual only on this plan.
- Where Wetland Mitigation is required, it will be addressed and permitted with the Final Plats.
- The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 12-382), 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.
- Lots followed by "*" will be used as Temporary Detention Ponds. These ponds shown along the Sand Creek Channel shall be constructed outside the 100-year floodplain. These ponds may be final planted within tracts and owned and maintained by the Sterling Ranch Metropolitan District.

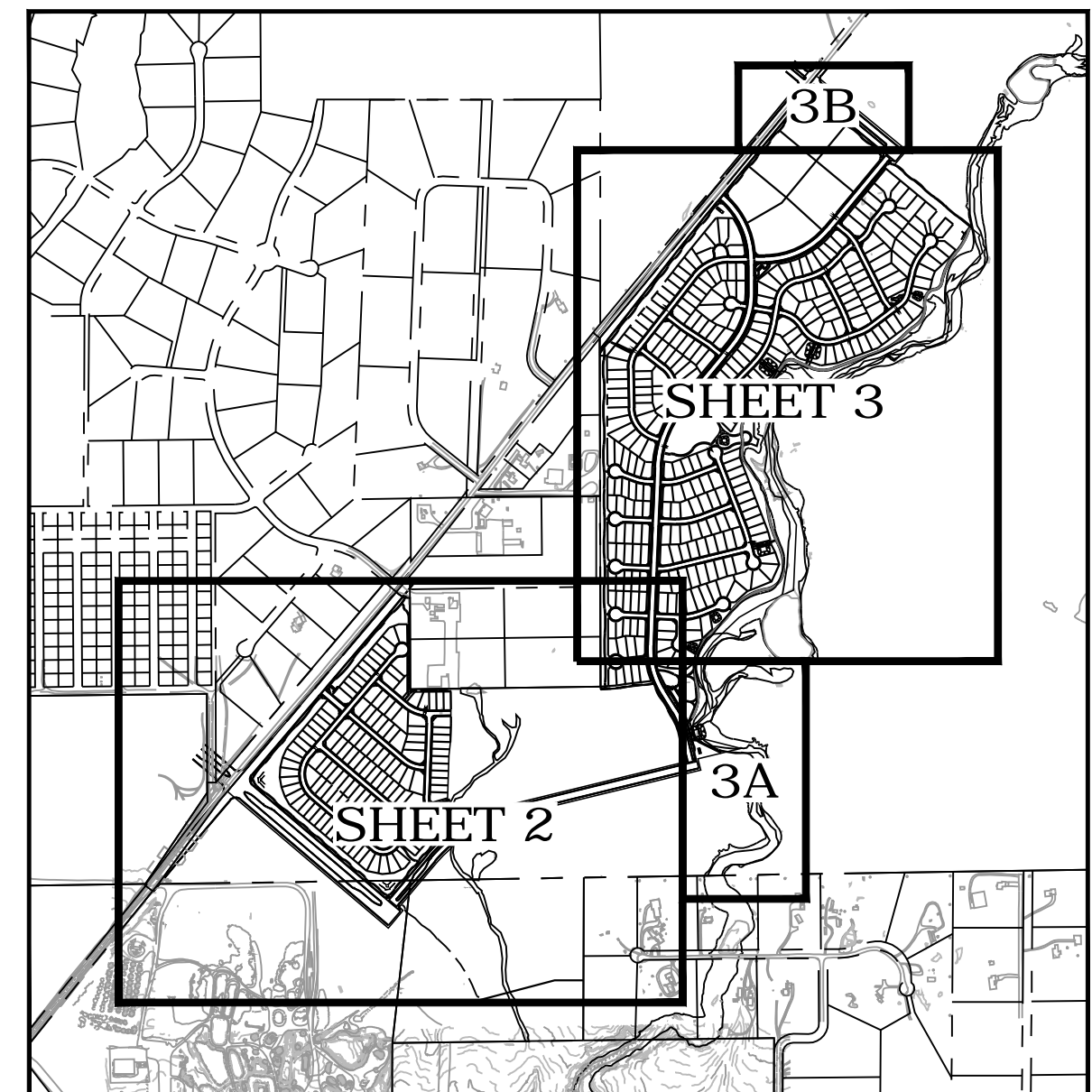
Vicinity Map



Land Use Data

Existing Zoning:	RR-5	% of Total	Phase
Proposed Zoning:	RS 5000 & CS	100.00 %	
Total Area:	182.26 AC 7,939,246 SF		
Commercial Area:	14.82 AC (Net of Roads)	8.1 %	Phase 1
Residential Area:	85.15 AC	46.8 %	Phase 1
Tracts:	31.02 AC	17.0 %	Phase 1
Neighborhood Park:	3.98 AC (Tract F)	2.1 %	Phase 1
R.O.W.:	47.29 AC	26.0 %	Phase 1
No. of S.F. Lots:	457 Lots		
No. of Commercial Lots:	6 Lots		
Gross Density:	2.51 DU/AC (457 + 182.26 AC)		
Net Density:	5.37 DU/AC (457 + 85.15 AC)		

Sheet Key



Sheet Index

- Sheet 1 of 4 Cover Sheet
- Sheet 2 of 4 Site Plan
- Sheet 3 of 4 Site Plan
- Sheet 4 of 4 Potential Geo-Hazard Plan

Owner/Applicant

SR Land, LLC
20 Boulder Crescent Street
Colorado Springs, CO 80903
(719) 471-1742

Owner

Arvest Bank
7401 W. 135th Street
Overland Park, KS 66223
(913) 279-3300

Planner

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
(719) 471-0073

Engineer

M & S Civil Consultants
15 N. Nevada Ave.
Colorado Springs, CO 80903
(719) 955-5485

URBAN DESIGN
LAND PLANNING
& LANDSCAPE
ARCHITECTURE

606 South Tejon Street
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0077

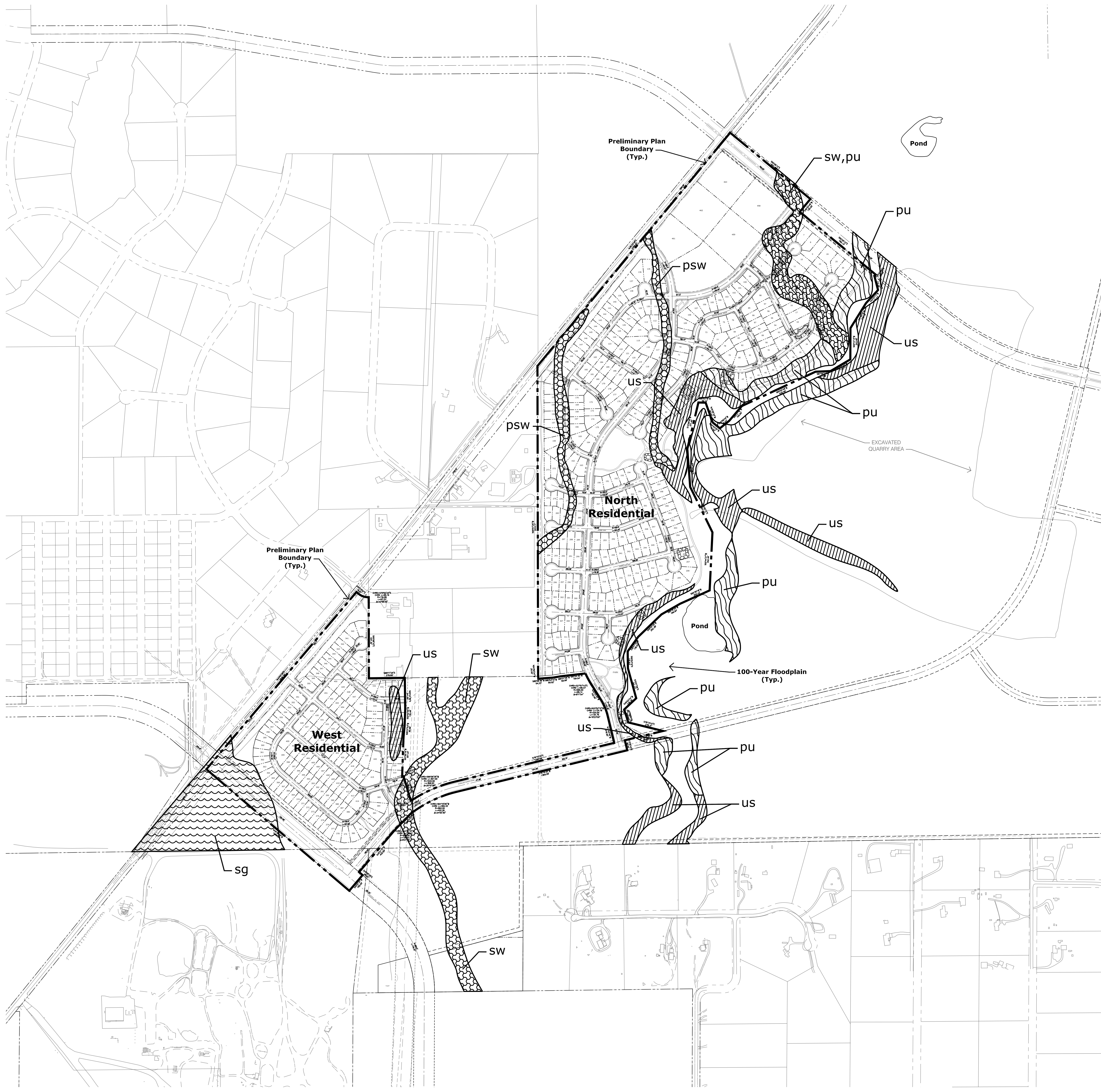
Sterling Ranch Phase One
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO

DATE:	BY:	COMMENTS:
02/02/2015	FLYNN	PRELIMINARY
	MAYNARD	APPROVED

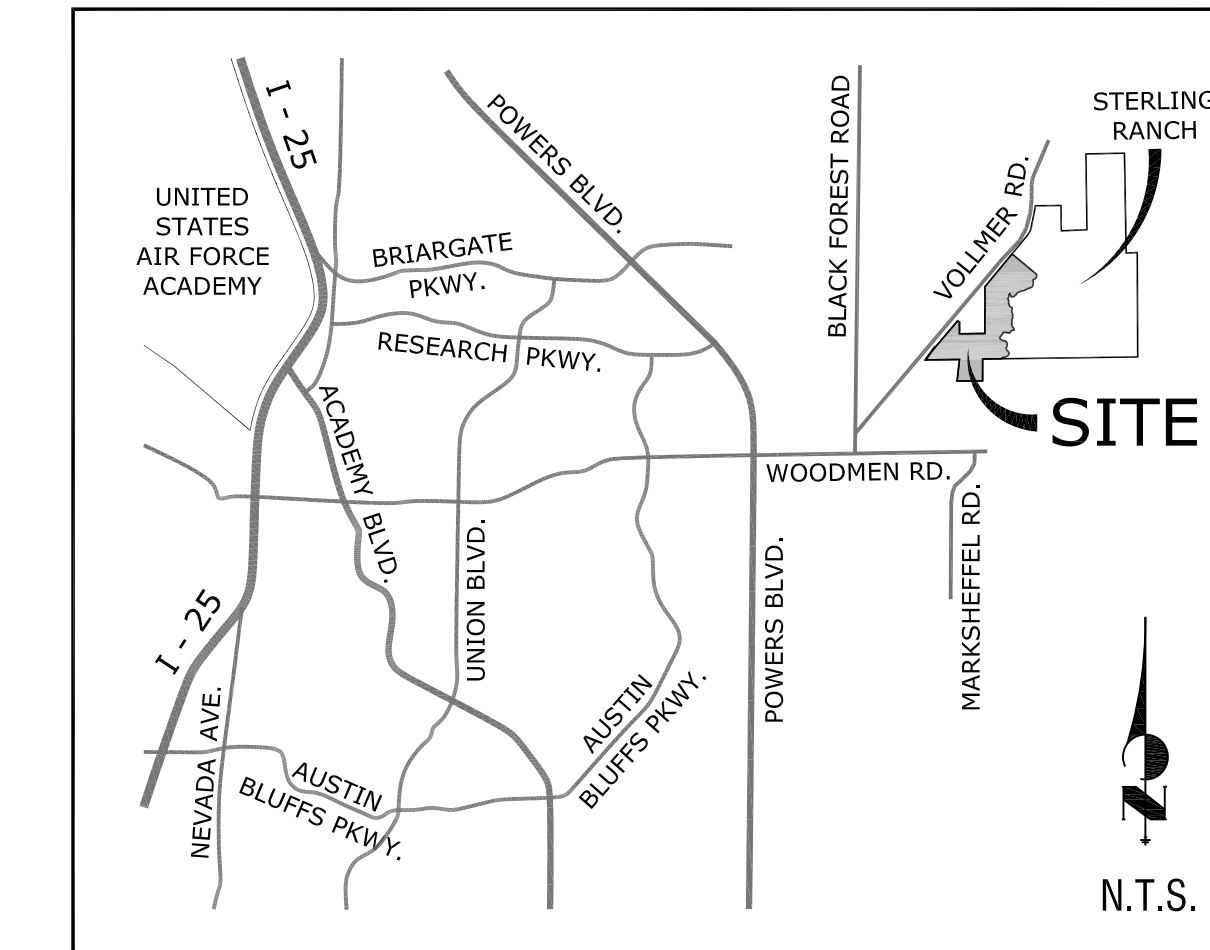
COVER SHEET

SHEET NO. **1** of 4 SHEETS



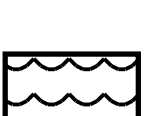

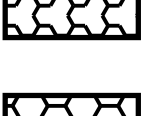

SP 14-015



Vicinity Map



Geological Hazard Legend

-  us - Unstable Slopes
-  pu - Potentially Unstable Slopes
-  sg - Shallow Groundwater
-  sw - Seasonal Shallow Groundwater
-  psw - Potentially Seasonal Shallow Groundwater
-  100-year Floodplain

Lots with Geological Hazards

- West Residential: (12 Lots)
#221-332
- North Residential: (81 Lots)
#1-6, 11-16, 19-21, 27-47, 49-59, 65-70,
111, 117, 132-134, 151-162, 229, 269-271,
277-278, 281-282, 285-287

Notes

1. Geological Hazards will be mitigated per recommendations in the "Geological Hazard Evaluation" report by Entech Engineering dated 1/20/2009, and by grading & drainage plans.

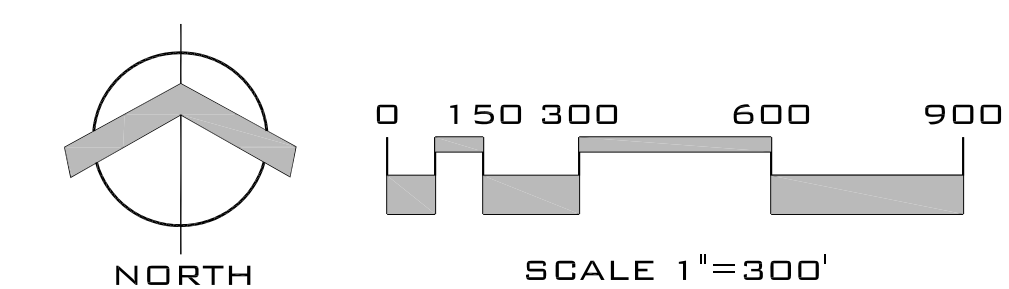
DATE: 02/02/2015	DESIGN: J. KUHNIEL	APPROVED: J. MAYNARD
REVISIONS:	BY:	COMMENTS:

DATE:	BY:	COMMENTS:

AREAS OF GEOLOGICAL HAZARD

SHEET NO.
4
of 4 SHEETS

SP 14-015



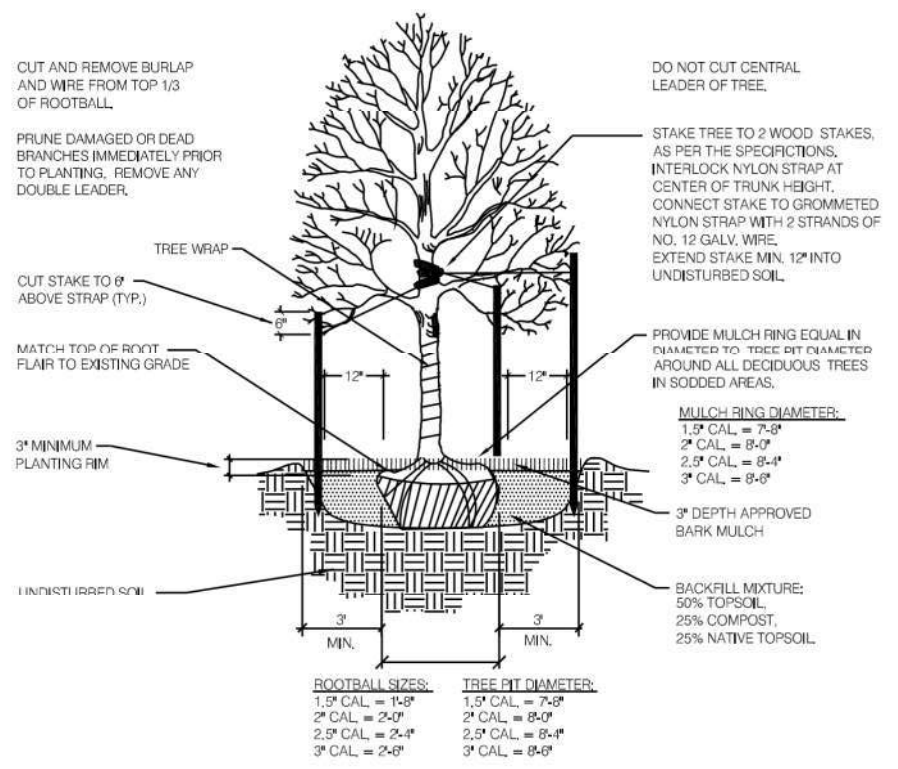
LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF PREMIUM 3 ORGANIC COMPOST (TYPE II) ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 6" OF SOIL. AMENDMENTS ARE BASED ON SOIL ANALYSIS. THE BELOW LEVELS ARE REQUIRED FOR ANY ORGANIC MATTER USE. AMEND SOIL PER THE GUIDELINES LISTED BELOW TO ADDRESS DEFICIENCIES NOTED IN THE SOIL ANALYSIS.
 - SALT LEVEL EQUAL TO OR LESS THAN 6MMHOS/EM
 - pH LEVEL EQUAL TO OR LESS THAN 7
 - ORGANIC MATTER CONTENT EQUAL TO OR GREATER THAN 85%
 - NITROGEN: CARBON: BETWEEN 20:1 AND 30:1
 - PARTICLE SIZE: THE COURSER THE BETTER, NO SILT OR CLAY SIZED PARTICLES
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- ALL TREES AND SHRUBS TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS ROCK MULCH IS PRESENT. MULCH RINGS TO BE SIZED PER PLANTING DETAILS. WOOD MULCH TO BE "GORILLA HAIR CEDAR MULCH" SUBMIT PRODUCT INFORMATION TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- ALL SEED, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- STEEL EDGING TO BE "DURADEGE" (1/2" THICK X 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES, USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS. SUBMIT PRODUCT INFORMATION TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- COBBLE: 2"-4" CRIPPLE CREEK GOLD ORE FROM C&S SAND AND STONE, CO. (719.577.9900), OR APPROVED EQUAL. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION.
- ROCK MULCH: 3/4" CARRON GRANITE FROM C&S SAND AND STONE, CO. (719.577.9900), OR APPROVED EQUAL. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION.

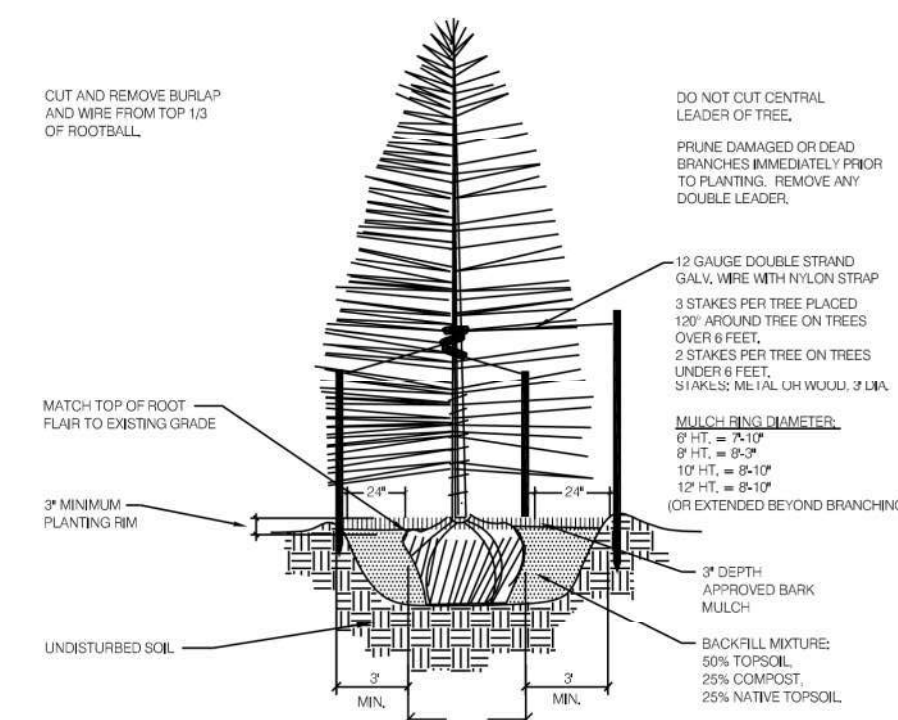
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY	QTY
Agr	Acer grandidentatum / Bigtooth Maple	30'	30'	3" Cal.	B&B	NonX		60
Coc	Celtis occidentalis / Common Hackberry	60'	50'	3" Cal.	B&B	Xeric		32
Cco	Corylus colurna / Turkish Hilbert	45'	30'	3" Cal.	B&B	Xeric		40
Ccr	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B	Xeric		22
Gdi	Gymnocladia dioica / Kentucky Coffee Tree	60'	50'	3" Cal.	B&B	NonX		14
Mxh	Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B	NonX		43
Pcl	Pinus cortorta latifolia / Lodgepole Pine	70'	15'	8" HT	B&B	NonX		116
Ped	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B	Xeric		136
Pfl	Pinus flexilis / Limber Pine	50'	30'	6" HT	B&B	Xeric		49
Ppo	Pinus ponderosa / Ponderosa Pine	80'	40'	8" HT	B&B	Xeric		66
Pde	Populus deltoides / Eastern Cottonwood	80'	60'	3" Cal.	B&B	NonX		7
Pam	Prunus americana / American Plum	20'	10'	2" Cal.	B&B	NonX		27
Rgl	Rhus glabra / Smooth Sumac	15'	10'	2" Cal.	B&B	Xeric		13

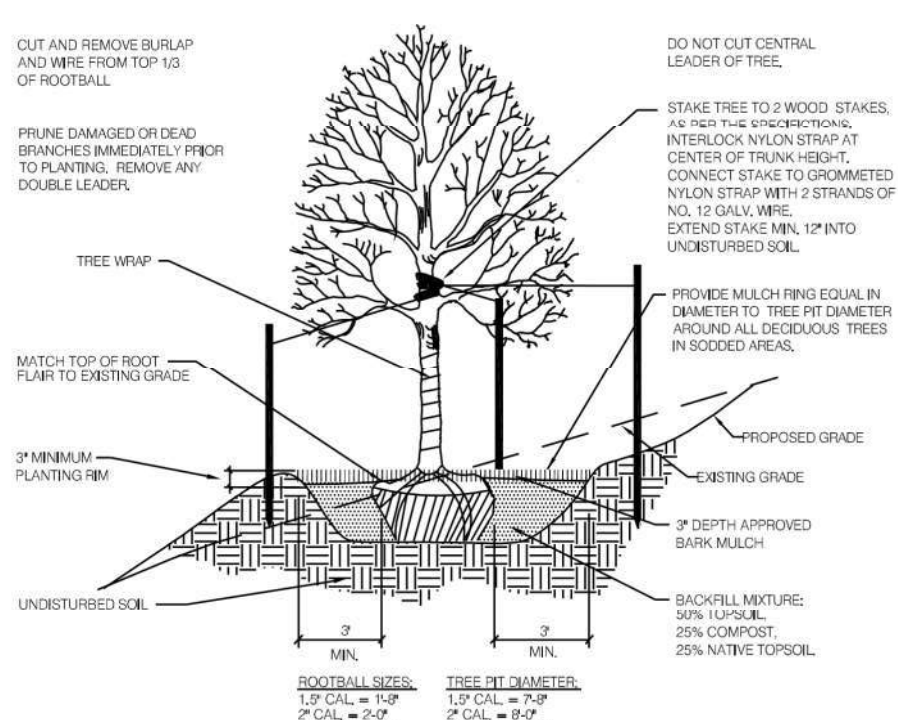
SHRUBS	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY	QTY
Acs	Amorpha canescens / Leadplant	4'	4'	1 GAL	CONT	Xeric		4
Cbr	Calamagrostis brachytricha / Reed Grass	4'	3'	1 GAL	CONT	NonX		130
Cxa	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT	NonX	A	195
Cxc	Caryopteris x clandonensis / Bluebeard	3'	3'	5 GAL	CONT	NonX		120
Cto	Cerastium tomentosum / Snow In Summer	1'	1.5'	1 GAL	CONT	NonX		248
Cse	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT	NonX		77
Hac	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT	NonX		394
Jbu	Juniperus sabina 'Buffalo' / Buffalo Savin Juniper	1'	8"	5 GAL	CONT	NonX	568A	114
Jta	Juniperus sabina 'Tamariscifolia' / Tamarack Savin Juniper	6'	8"	5 GAL	CONT	NonX		29
Pvm	Panicum virgatum / Switch Grass	4'	1.5'	1 GAL	CONT	NonX		183
Paf	Persicaria affinis / Knotweed	0.5'	1.5'	1 GAL	CONT	NonX		269
Pod	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	8'	8'	5 GAL	CONT	NonX		35
Pmb	Pinus mugo 'Big Tuna' / Big Tuna Mugo Pine	8'	6'	5 GAL	CONT	Xeric	1256D	12
Ral	Ribes alpinum / Alpine Currant	6'	6'	5 GAL	CONT	Xeric		90
Ssc	Schizachyrium scoparium / Little Bluestem Grass	4'	2.5'	1 GAL	CONT	NonX		131
Srf	Solidago rugosa 'Fireworks' / Wrinkleleaf Goldenrod	3'	2'	1 GAL	CONT	NonX		119
Vle	Viburnum lentago / Nannyberry Viburnum	15'	8"	5 GAL	CONT	NonX	456DA	15



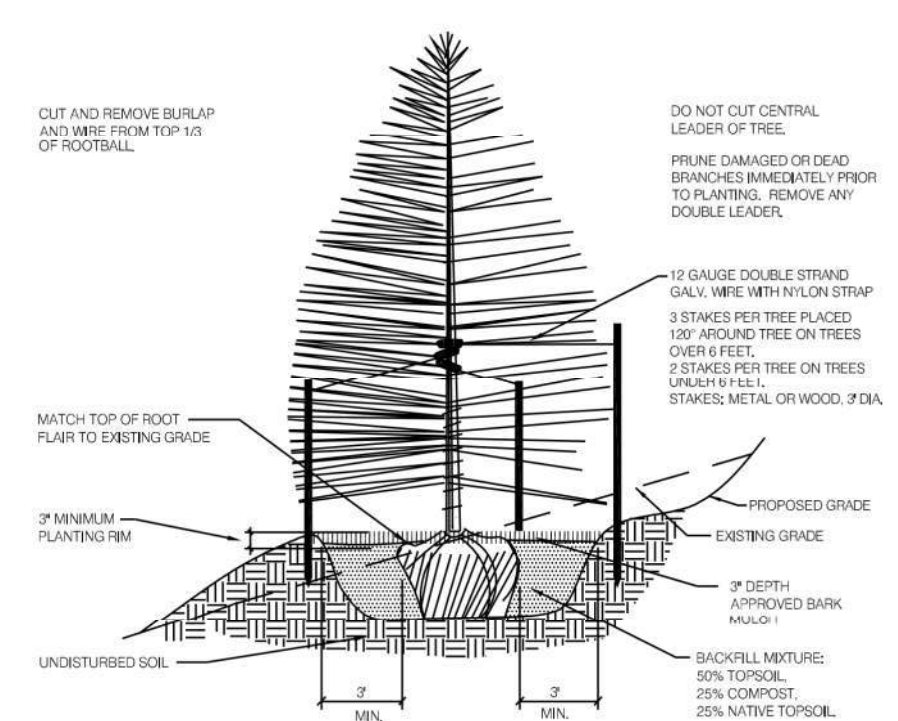
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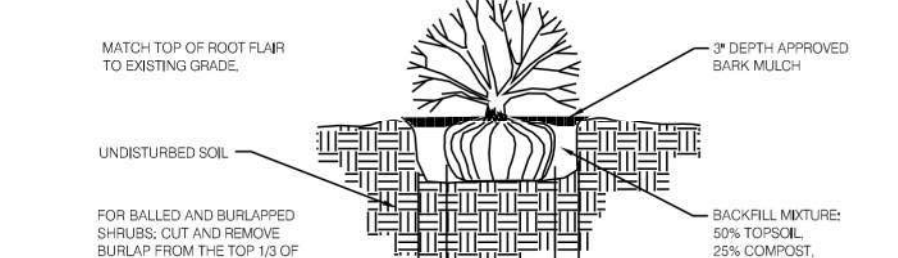
2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



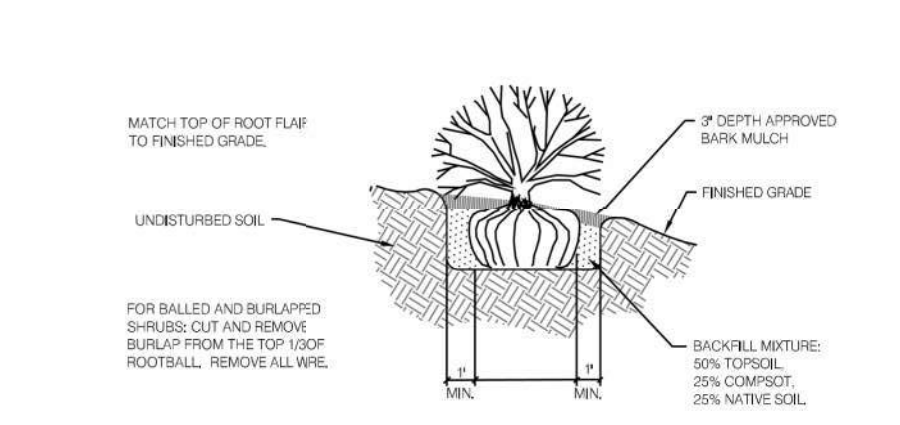
3 DECIDUOUS TREE PLACEMENT ON SLOPE
SCALE: NOT TO SCALE



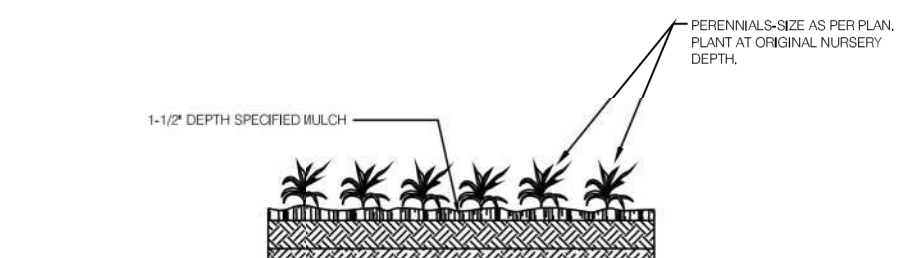
4 CONIFEROUS TREE PLACEMENT ON SLOPE
SCALE: NOT TO SCALE



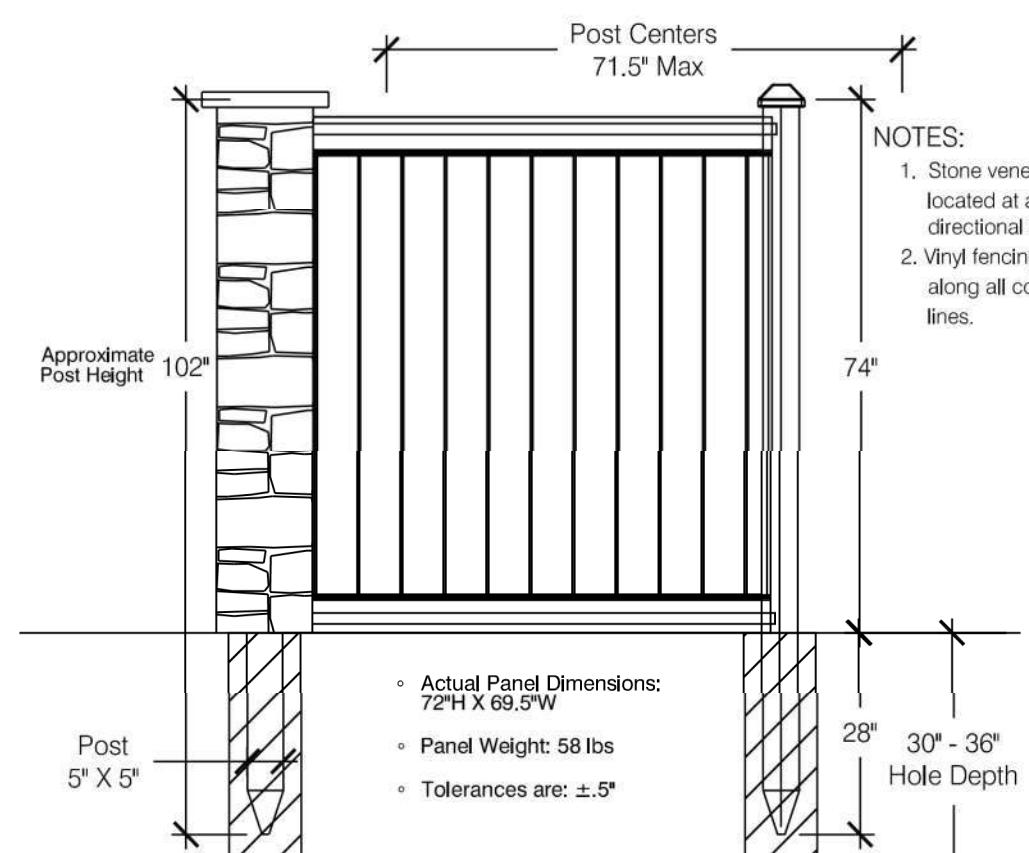
5 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



6 SHRUB PLACEMENT ON SLOPES
SCALE: NOT TO SCALE



7 PERENNIAL / GROUND COVER PLANTING
SCALE: NOT TO SCALE



8 VINYL FENCE
SCALE: NOT TO SCALE

NATIVE GRASS MIX

EROSION PROTECTION/REVEGETATION REQUIREMENTS
Per U.S.A. Soil Conservation Service Guidelines

1. Practice No. & Name: LOW GROW GRASS MIX - From Arkansas Valley Seed Co.	Range Site: Loamy and shallow foothills
2. Planned: 0.8 AC (24,775 sq ft)	

Seedbed Prep:	Subsoiled to 6\"/>
a. Method	As approved by L.A.
b. Clean Tilled	X
c. Firm Seeded	X
d. Stubble cover	X
e. Other	Till in 2 cu. yds/1,000 sq ft organic matter

Seeding Operation:	a. Method	Hydroseed
b. Broadcast	Interested	
c. Drill Spacing	Interested	
d. Date	April/May or as approved by L.A.	
e. Planting Depth	1/4-1/2\"/>	

Fertilizer (Pounds Actual Per Acre):	Weed Control:
N2 - 50 pounds per acre	Mowing: X
P205 - 40 pounds per acre	Chemical: X
K - N/A	Dates: 14 days prior to seeding
	See S.C.S. for specific recommendations at herbicide application time.

Mulch:	Kind: Green Color Hydromulch after seeding. Contractor to submit product sample.
Amount:	2,200 lbs/acre
How Applied:	Hydroseeded in two steps: First Step - Seed Application, Second Step - Mulch Application
How Anchored:	100 lbs./Acre Tackifier
Anchorage Depth:	1/4\"/>

Seed Variety	Lbs/Acre	Planned Acres	Total Lbs.
Low Grow Grass Mix	40 lbs/acre	xxx AC	xx lbs.
30% Schramm Created Wheatgrass			
25% Sheep Fescue			
20% Perennial Ryegrass			
15% Chewings Fescue			
10% Kentucky Bluegrass			

ALTERNATIVE TURF NATIVE SEED MIX

EROSION PROTECTION/REVEGETATION REQUIREMENTS
Per U.S.A. Soil Conservation Service Guidelines

1. Practice No. & Name: SHORT GRASS PRAIRIE	Range Site: Loamy and shallow foothills
2. Planned:	

Seedbed Prep:	Subsoiled to 6\"/>
a. Method	As approved by L.A.
b. Clean Tilled	X
c. Firm Seeded	X
d. Stubble cover	X
e. Other	Till in 2 cu. yds/1,000 sq ft organic matter

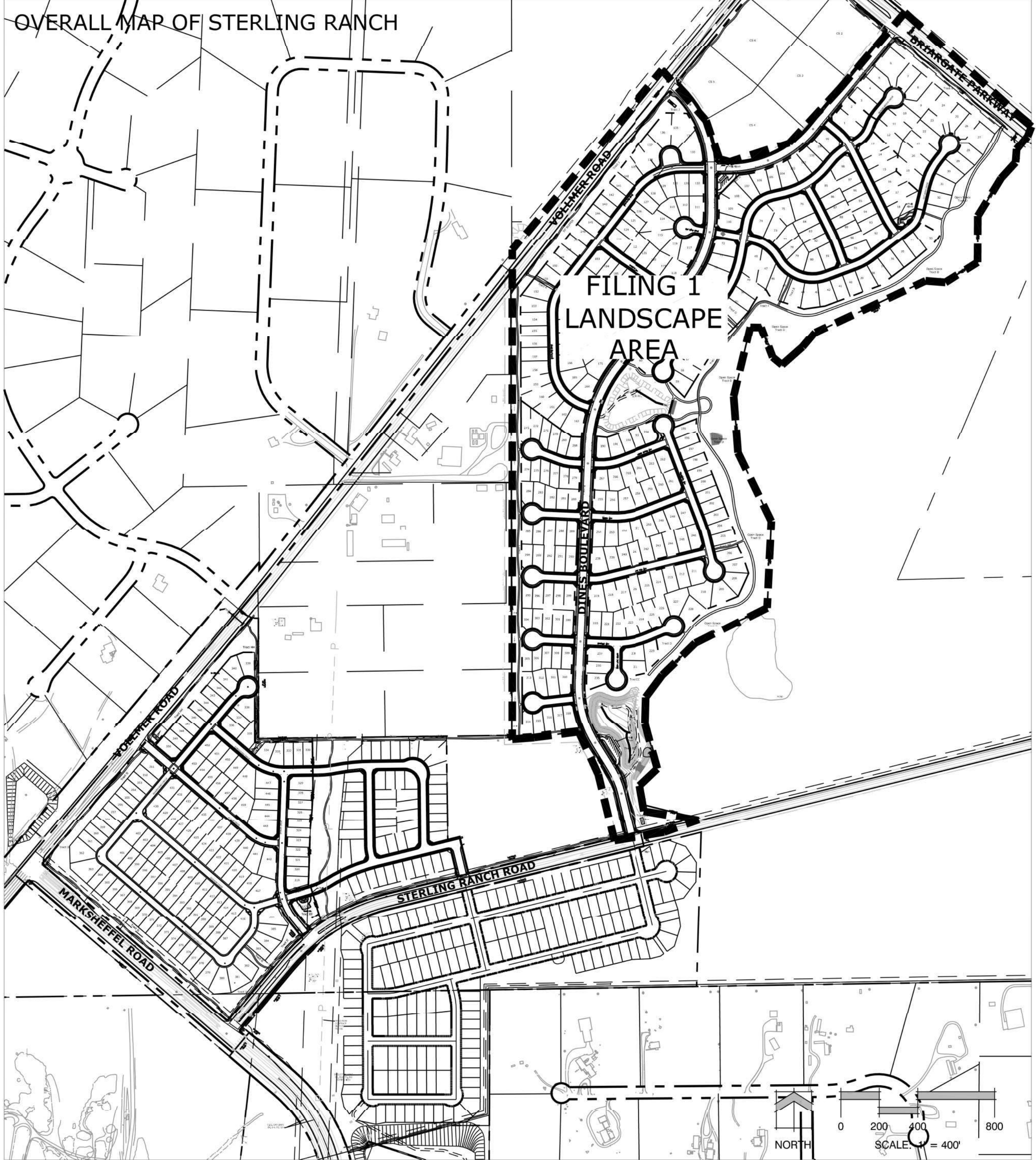
Seeding Operation:	a. Method	Hydroseed
b. Broadcast	Interested	
c. Drill Spacing	Interested	
d. Date	April/May or as approved by L.A.	
e. Planting Depth	1/4-1/2\"/>	

Fertilizer (Pounds Actual Per Acre):	Weed Control:
N2 - 50 pounds per acre	Mowing: X
P205 - 40 pounds per acre	Chemical: X
K - N/A	Dates: 14 days prior to seeding
	See S.C.S. for specific recommendations at herbicide application time.

Mulch:	Kind: Green Color Hydromulch after seeding. Contractor to submit product sample.
Amount:	2,200 lbs/acre
How Applied:	Hydroseeded in two steps: First Step - Seed Application, Second Step - Mulch Application
How Anchored:	100 lbs./Acre Tackifier
Anchorage Depth:	1/4\"/>

Seed Variety	Species	Required PLS Rates per Acre
Arkansas Valley Seed Co.		
30% Schramm Created Wheatgrass	Agropyron cristatum	6.0
25% Sheep Fescue	Bouteloua gracilis	3.0
20% Perennial Ryegrass	Bouteloua curtipendula	3.0
15% Chewings Fescue	Bouteloua curtipendula (vari)	6.0
10% Kentucky Bluegrass	Lolium perenne	6.0

(2) % of Species in Mixture	(3) PLS Seeding Rate Per species/Acre (1)(x2)	(4) Planned Acre	Total PLS Rates per Acre
27	1,620		
08	0,240		
24	2,160		
14	0,840		
27	2,160		
TOTALS:	7,020 PLS/AC		



STERLING RANCH

STREETSCAPE LANDSCAPING

DATE: 12-01-15
PROJECT MGR: AB
PREPARED BY: SF

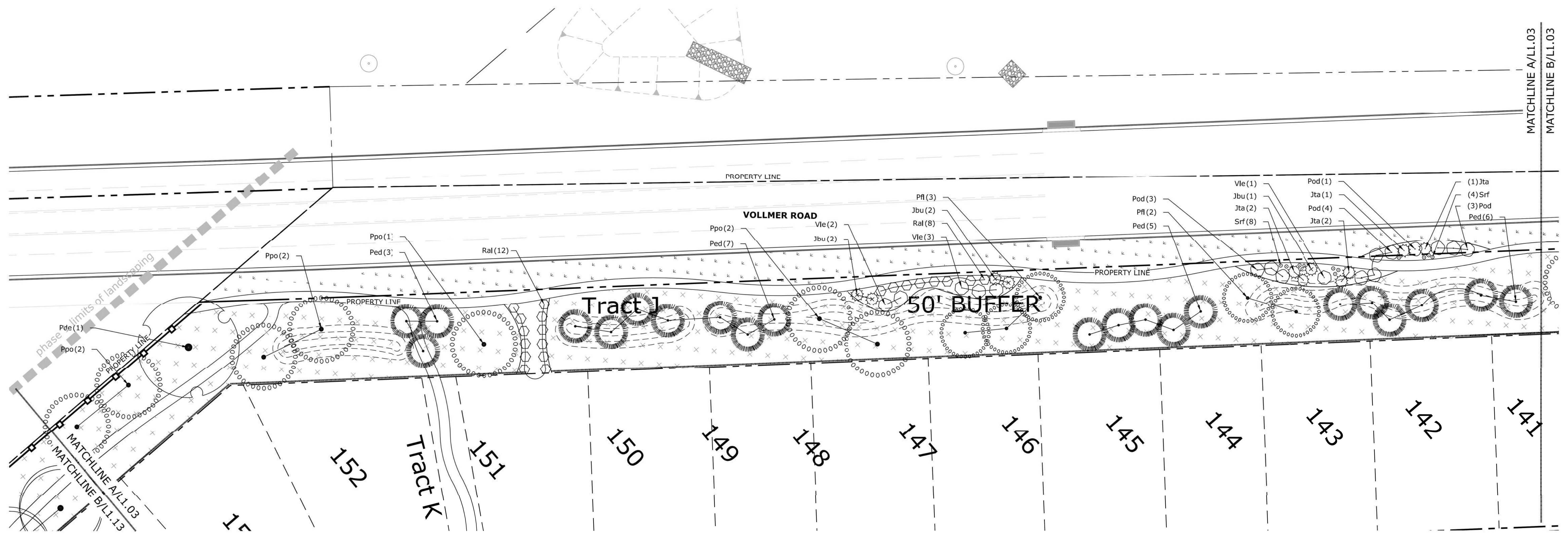
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DATE: 9.21.16
BY: JAR
DESCRIPTION: COUNTY COMMENT

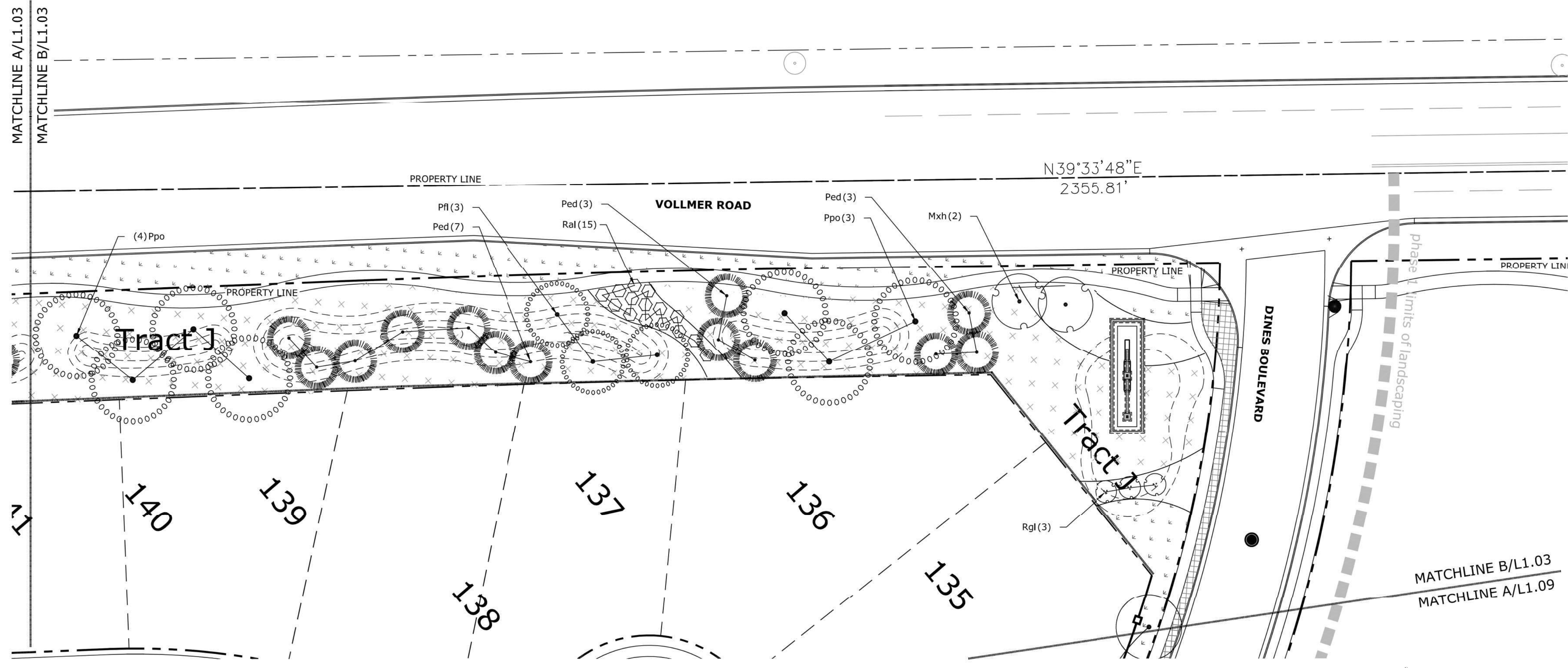
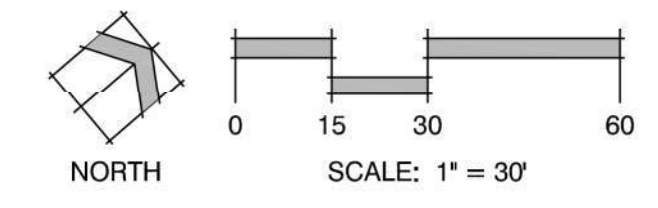
LANDSCAPE DETAILS AND NOTES

L1.00

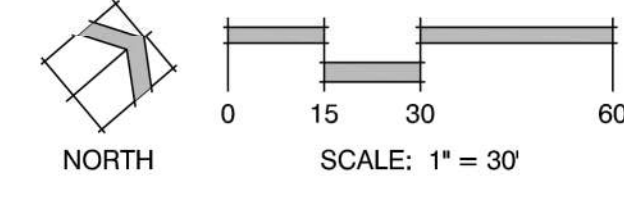
OF



A VOLLMER ROAD
L1.03 PLAN



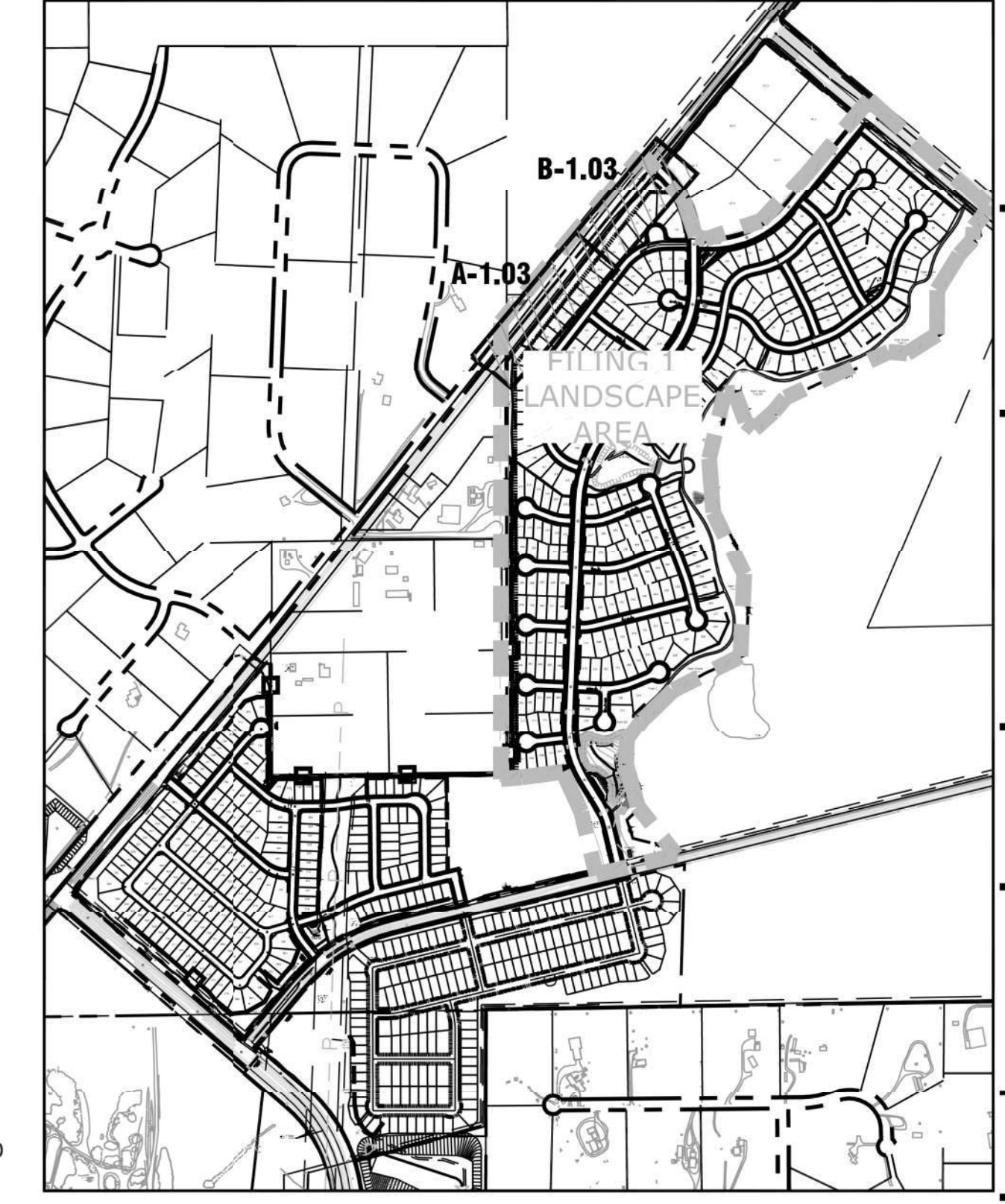
B VOLLMER ROAD AND DINES BOULEVARD
L1.03 PLAN



LANDSCAPE LEGEND

	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE

SHEET KEY



STERLING
RANCH

STREETSCAPE
LANDSCAPING

PROJECT INFO

DATE:	12-01-15
PROJECT MGR:	AB
PREPARED BY:	SF

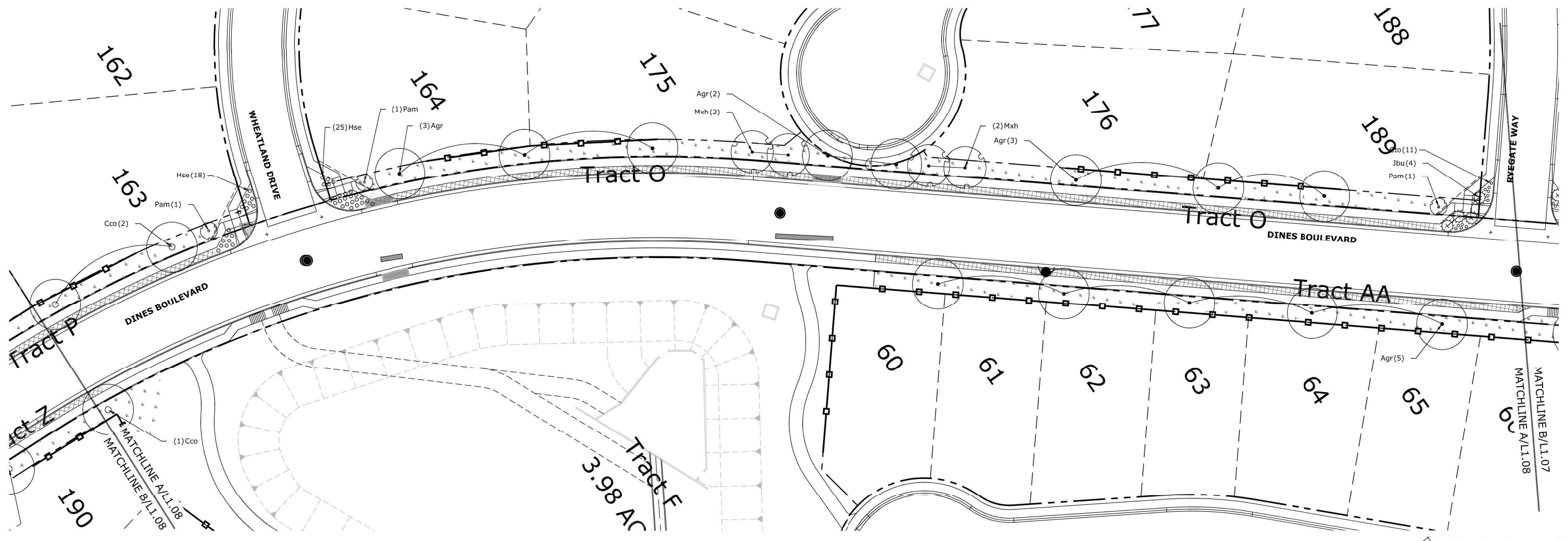
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9.21.16	JAR	COUNTY COMMENT

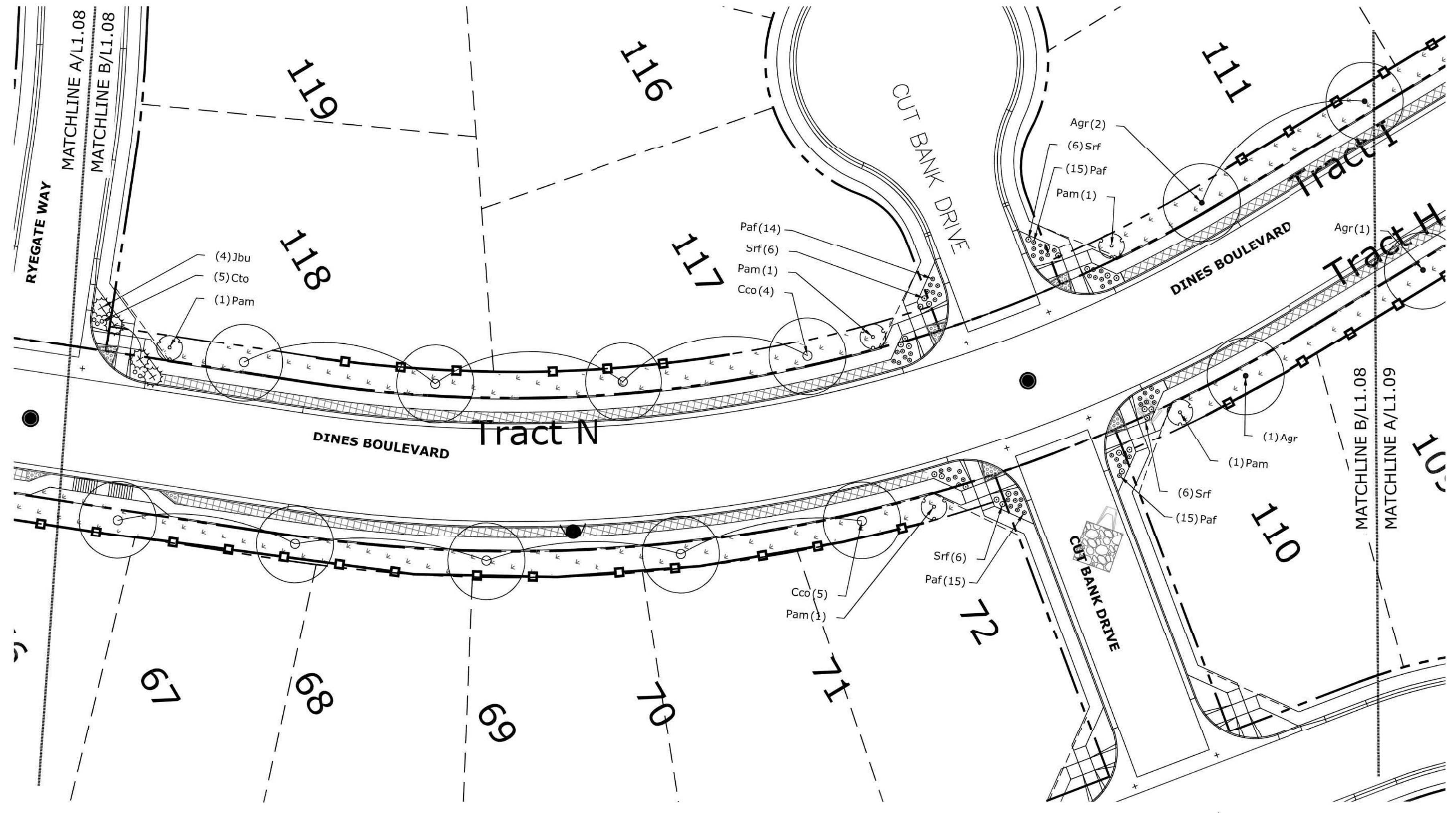
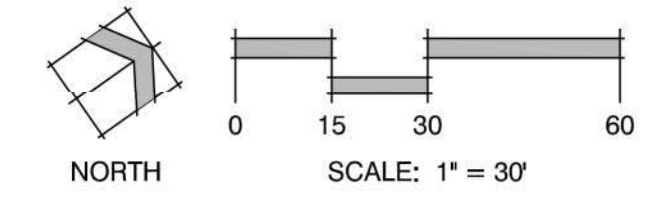
LANDSCAPE PLAN

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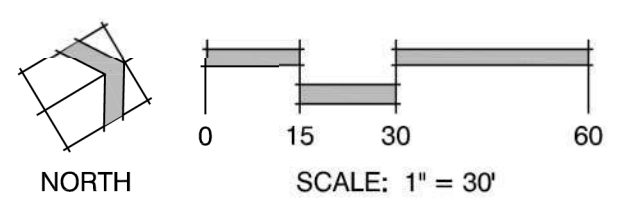
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A DINES BOULEVARD
L1.08 PLAN



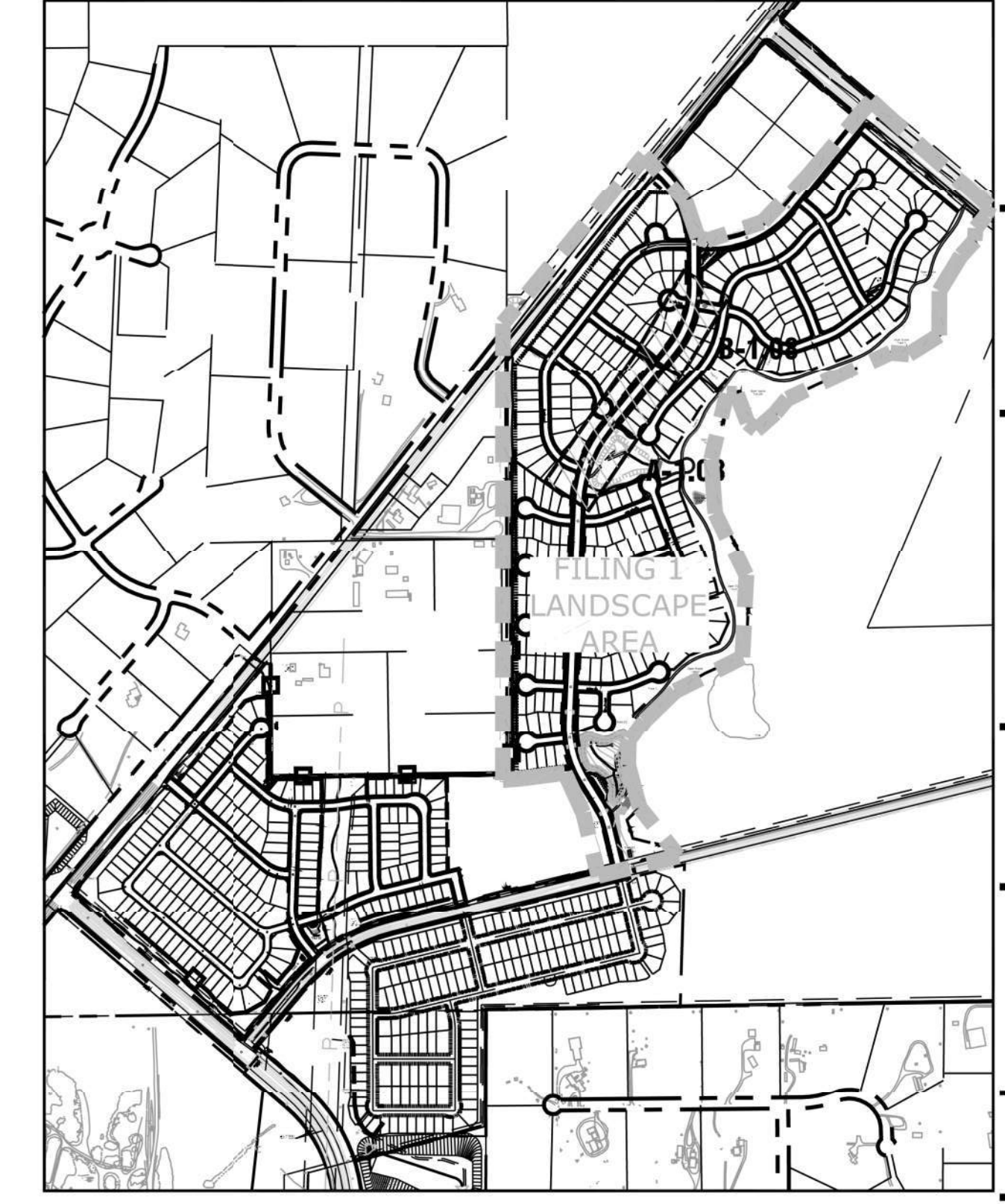
B DINES BOULEVARD
L1.08 PLAN



LANDSCAPE LEGEND

	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE

SHEET KEY



STERLING RANCH

STREETSCAPE LANDSCAPING

PROJECT INFO

DATE:	12-01-15
PROJECT MGR:	AB
PREPARED BY:	SF

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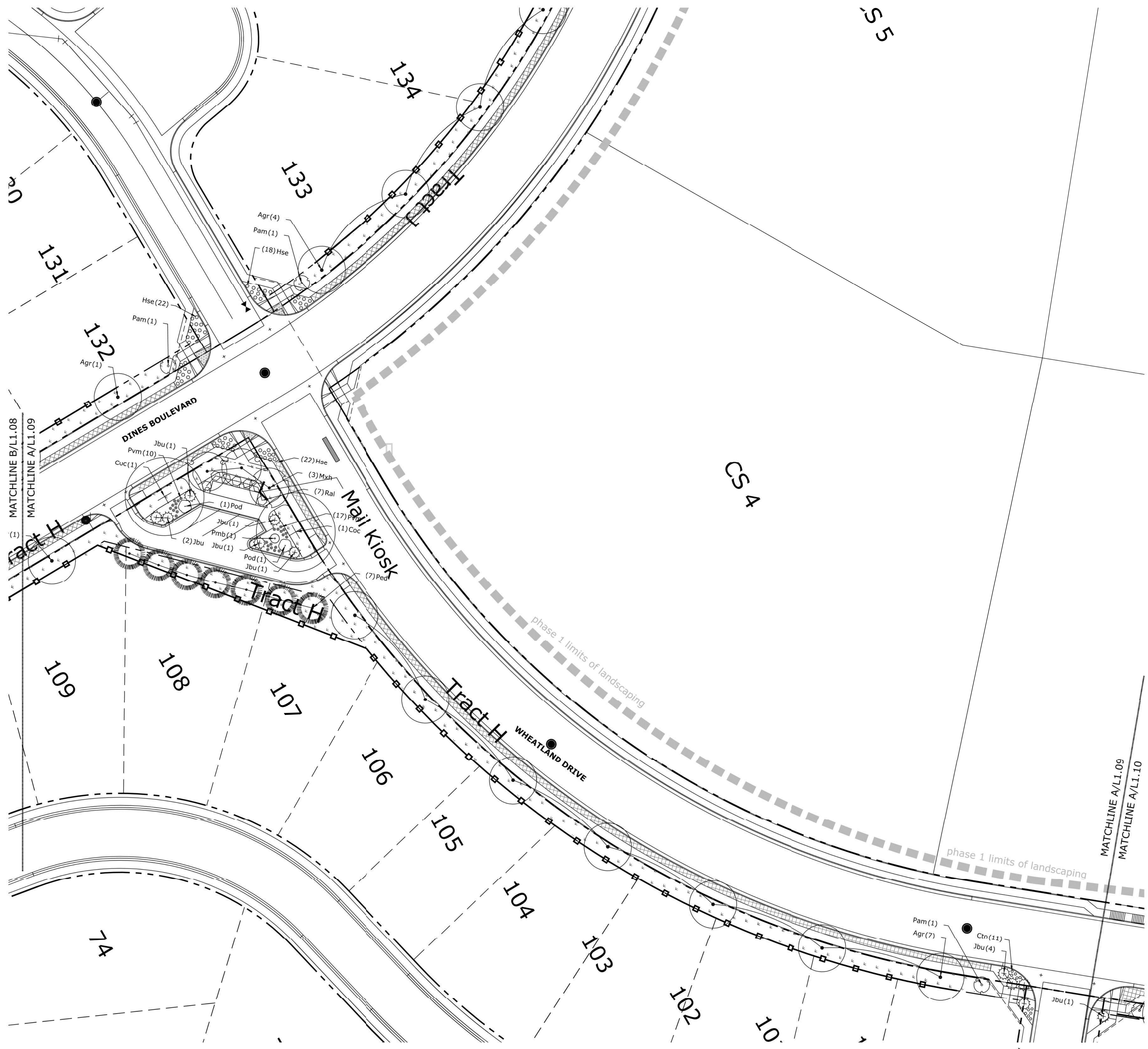
REVISIONS

DATE	BY	DESCRIPTION
9.21.16	JAR	COUNTY COMMENT

LANDSCAPE PLAN

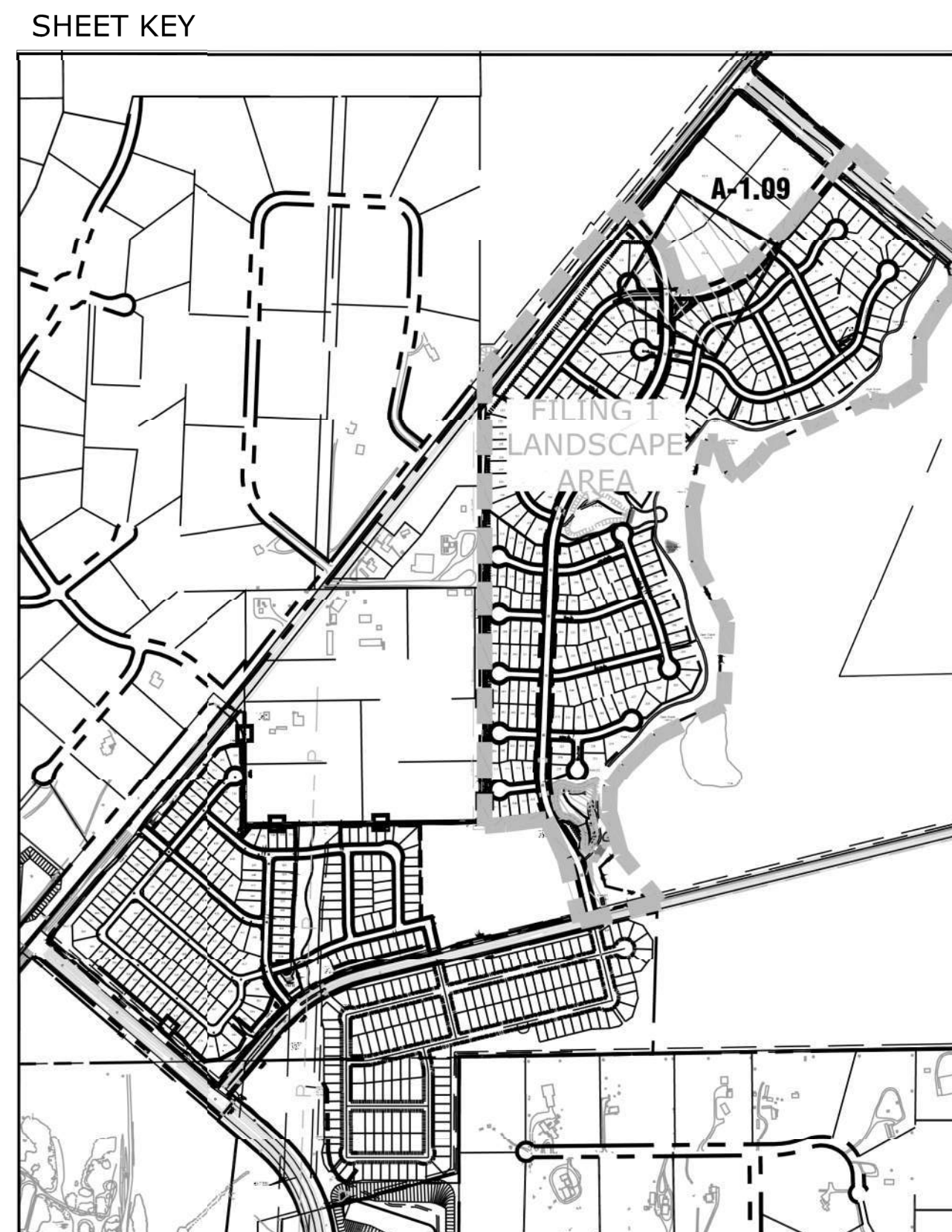
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LANDSCAPE LEGEND

	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE



STERLING RANCH
STREETSCAPE LANDSCAPING

DATE: 12-01-15
PROJECT MGR: AB
PREPARED BY: SF

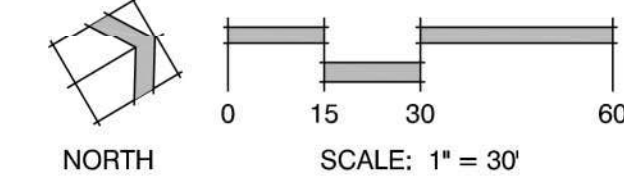
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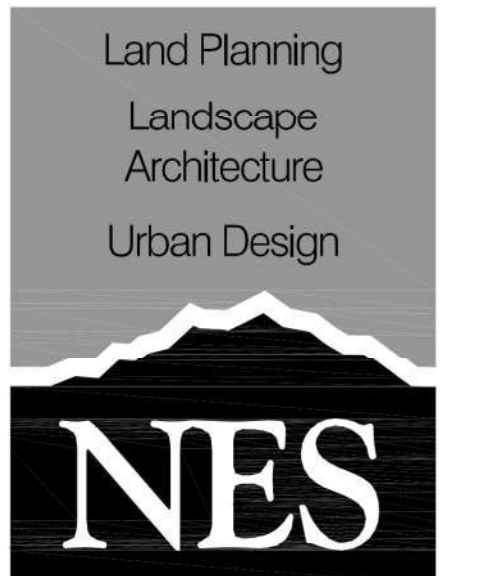
LANDSCAPE PLAN

L 1.09
OF

A DINES BOULEVARD AND WHEATLAND DRIVE
L1.09 PLAN



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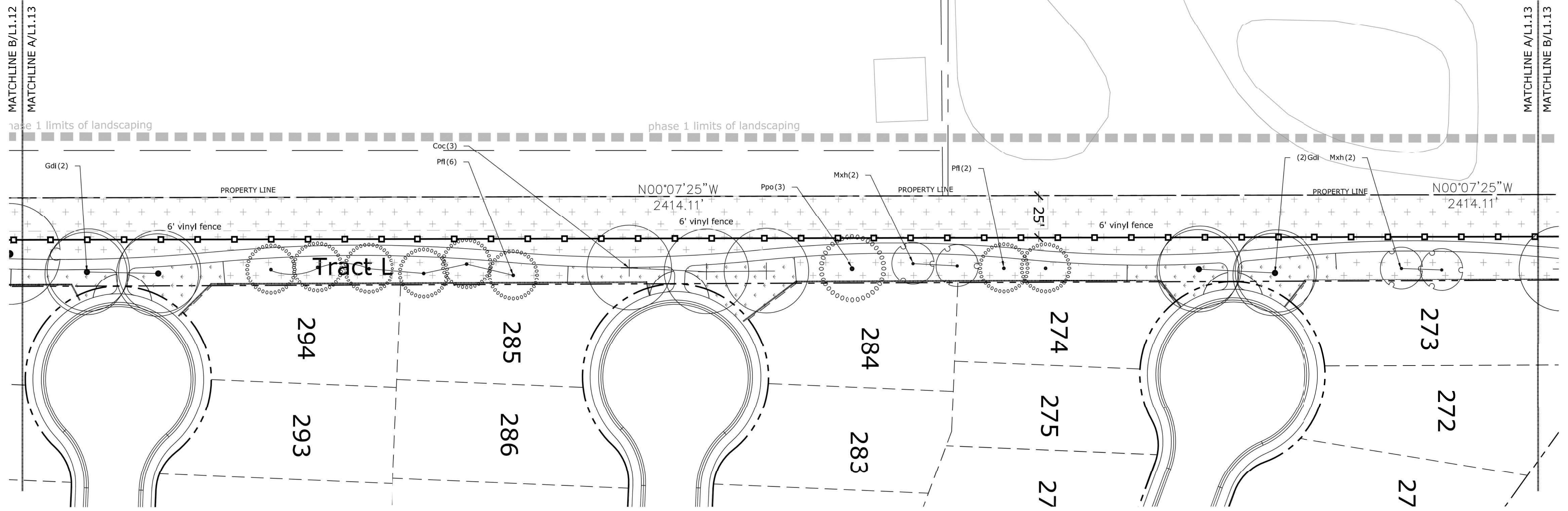


Land Planning
Landscape
Architecture
Urban Design

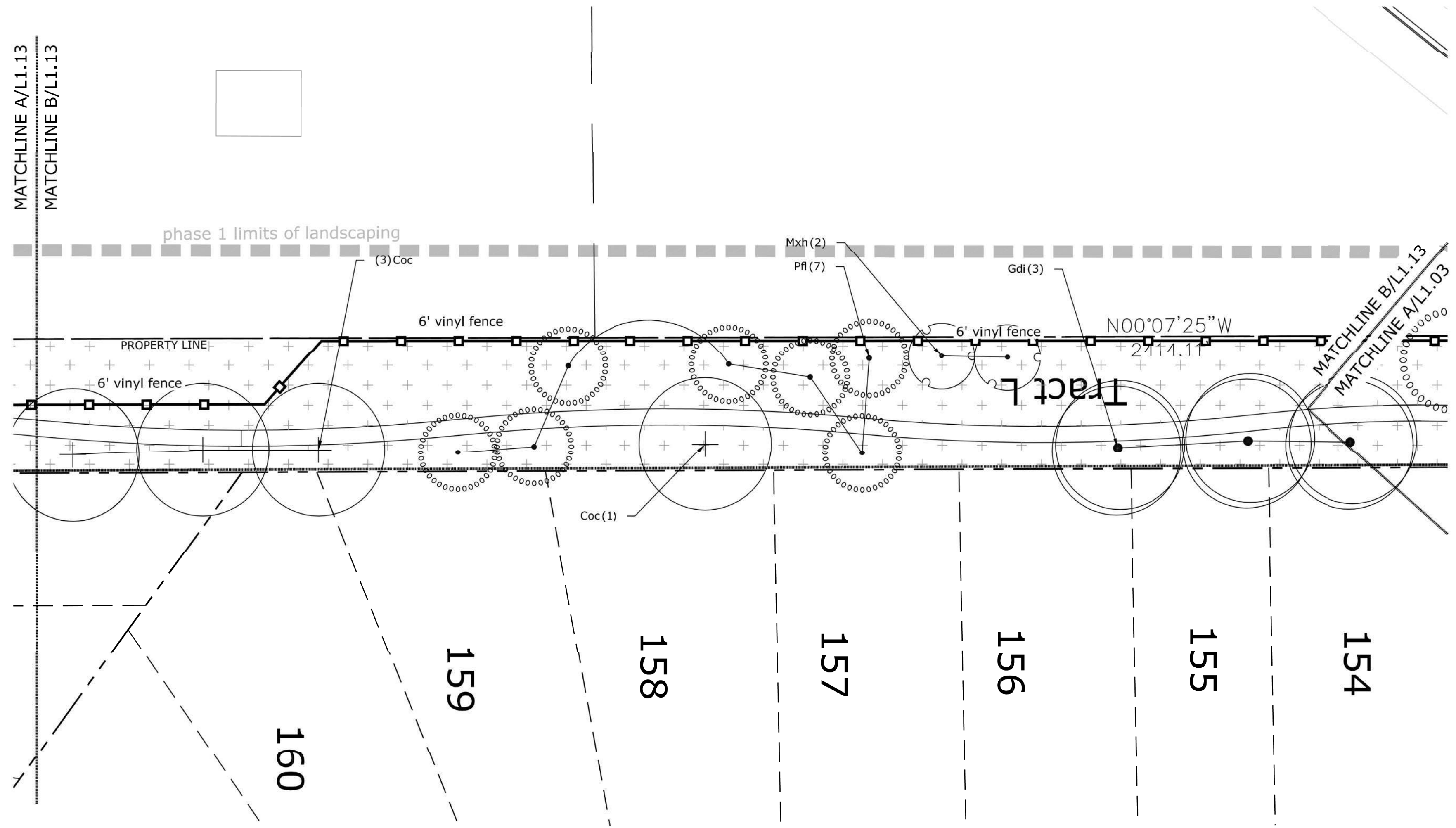
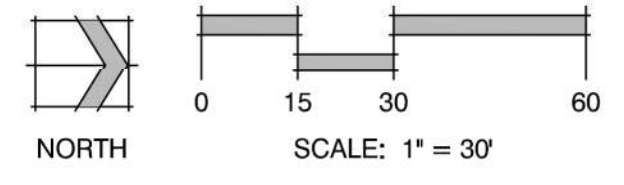
N.E.S. Inc.
619 N. Cascade Avenue, Suite
200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

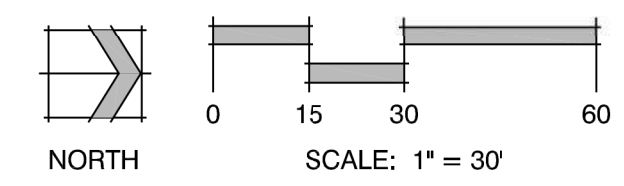
www.nescolorado.com



A INDUSTRIAL BUFFER
L1.13 PLAN

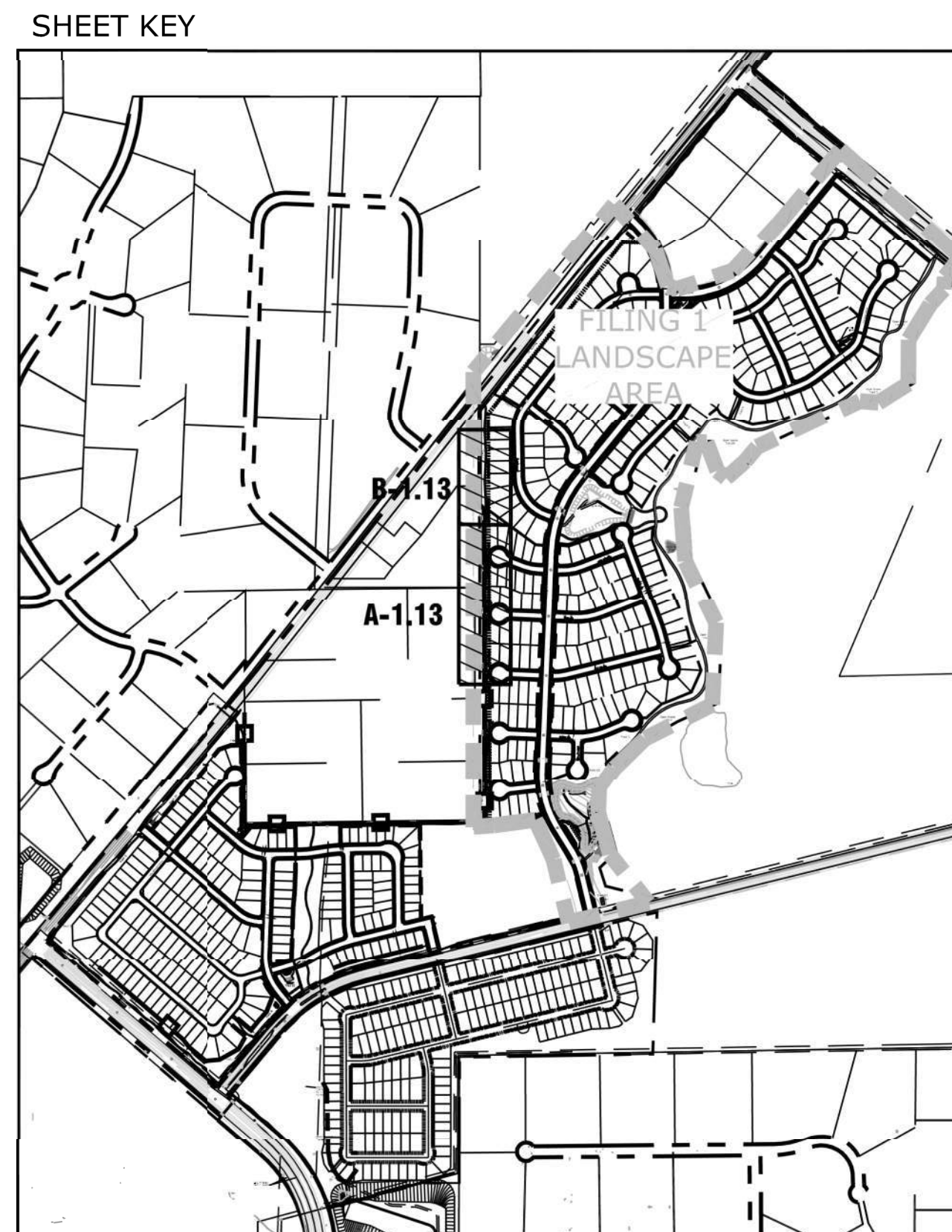


B INDUSTRIAL BUFFER
L1.13 PLAN



LANDSCAPE LEGEND

	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE



STERLING RANCH

STREETSCAPE LANDSCAPING

PROJECT INFO

DATE:	12-01-15
PROJECT MGR:	AB
PREPARED BY:	SF

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DATE:	BY:	DESCRIPTION:
9.21.16	JAR	COUNTY COMMENT

LANDSCAPE PLAN

L 1.13
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