STERLING RANCH PHASE TWO

PRELIMINARY PLAN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION SOUTH PARCEL

NORTH PARCEL
A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTHWEST CORNER AND 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTH QUARTER CORNER, SAID LINE BEARING N89°14'14"E.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N76°27'59"W A DISTANCE OF 3,258.79 FEET, TO A POINT ON THE SOUTHERLY LINE OF STERLING RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714151 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF SAID STERLING RANCH FILING NO. 1, N76°19'20"E A DISTANCE OF 306.51 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING SIX (6) COURSES;

1. S76°13'42"E A DISTANCE OF 113.48 FEET;
2. S40°32'14"E A DISTANCE OF 104.08 FEET;
3. S17°59'13"W A DISTANCE OF 156.80 FEET;
4. S05°59'16"E A DISTANCE OF 253.00 FEET;
5. S30°01'27"E A DISTANCE OF 151.07 FEET;
6. S54°45'26"W A DISTANCE OF 199.63 FEET;

THENCE ON THE EASTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21705379 AND ITS EXTENSION, THE FOLLOWING TWO (2) COURSES:

1. S78°47'17"W A DISTANCE OF 182.32 FEET;
2. S35°56'43"W A DISTANCE OF 113.87 FEET, TO A POINT ON THE NORTHERLY LINE OF PAWNEE RANCHEROS FILING NO. 2 RECORDED IN PLAT BOOK U-2 AT PAGE 45;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID PAWNEE RANCHEROS FILING NO. 2, THE FOLLOWING TWO (2) COURSES:

1. S89°04'30"W A DISTANCE OF 910.63 FEET;
2. S00°13'07"W A DISTANCE OF 1,128.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°16'22"W A DISTANCE OF 1,321.55 FEET, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, N06°22'37"E A DISTANCE OF 709.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100440;

THENCE ON SAID SOUTHERLY EASEMENT LINE, N49°38'29"W A DISTANCE OF 141.92 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N40°21'31"E A DISTANCE OF 160.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID ACCESS AND UTILITY EASEMENT;

THENCE ON SAID NORTHERLY EASEMENT LINE, N49°38'29"W A DISTANCE OF 16.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT 20.00' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783;

THENCE ON SAID SOUTHERLY EASEMENT LINE, THE FOLLOWING FIVE (5) COURSES:

1. N40°21'31"E A DISTANCE OF 402.59 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 08°26'12" AND AN ARC LENGTH OF 136.94 FEET, TO A POINT OF NON-TANGENT;
3. N41°03'23"E A DISTANCE OF 60.19 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S37°34'00"E, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 23°53'20" AND AN ARC LENGTH OF 391.92 FEET, TO A POINT OF TANGENT;
5. N76°19'20"E A DISTANCE OF 386.99 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY EASEMENT LINE, N76°19'20"E A DISTANCE OF 50.00 FEET;

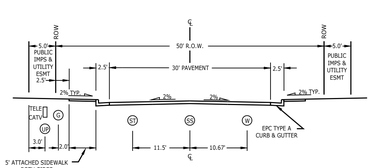
THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, S13°40'40"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

THENCE ON SAID SOUTHERLY EASEMENT LINE, N76°19'20"E A DISTANCE OF 852.10 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY EASEMENT LINE, N76°19'20"E A DISTANCE OF 80.00 FEET;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 80.00 FEET, TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 2,660,672 SQUARE FEET OR 61.0806 ACRES.



C (MODIFIED) URBAN LOCAL CROSS SECTION

SCALE: NTS

LEGAL DESCRIPTION NORTH PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTHWEST CORNER AND 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTH QUARTER CORNER, SAID LINE BEARING N89°14'14"E.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N82°23'37"W A DISTANCE OF 4,105.23 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT 20.00' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID SOUTHERLY EASEMENT LINE, S76°19'20"W A DISTANCE OF 60.00 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY EASEMENT LINE, THE FOLLOWING TWO (2) COURSES:

1. S76°19'20"W A DISTANCE OF 381.99 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 19°59'04" AND AN ARC LENGTH OF 369.72 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, THE FOLLOWING SIX (6) COURSES:

1. N16°30'13"W A DISTANCE OF 179.19 FEET;
2. S73°29'47"W A DISTANCE OF 11.27 FEET;
3. N01°55'19"E A DISTANCE OF 307.22 FEET;
4. N05°37'53"E A DISTANCE OF 90.96 FEET;
5. N02°02'55"E A DISTANCE OF 130.48 FEET;
6. N00°42'35"W A DISTANCE OF 241.35 FEET, TO A POINT ON THE SOUTHERLY LINE OF AMENDED PLAT BARBARICK SUBDIVISION RECORDED UNDER RECEPTION NO. 217713910;

THENCE ON SAID SOUTHERLY LINE, N89°17'25"E A DISTANCE OF 697.50 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. S00°42'35"E A DISTANCE OF 539.36 FEET;
2. N76°19'20"E A DISTANCE OF 63.46 FEET;

S13°40'40"E A DISTANCE OF 195.00 FEET, TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 589,966 SQUARE FEET OR 13.5437 ACRES.

FOR A TOTAL OF PARCEL A AND B CONTAINING A CALCULATED ARE OF 3,250,638 SQUARE FEET OR 74.6243 ACRES MORE OR LESS.

NOTES

1. All trails to be non-motorized trails.
2. Trails labeled as "County Regional Trail" will be maintained by El Paso County Parks Department.
3. Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
4. 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.
5. 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.
6. 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.
7. Residential lots shall not have direct access to Sterling Ranch Road (Collector) and Marksheffel Road (Principal Arterial).
8. "The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property."
10. Per Approved Sketch Plan (SKP 18-003) lots along the southern property boundary (Lots 12-24 and 66) adjacent to the Pawnee Rancheros Subdivision are to have a 100' minimum building setback, with an overall average 150' setback along the entirety of the approved Sketch Plan's south boundary.
11. Offsite channel improvements downstream of Pond W5 require City of Colorado Springs approvals
12. The following utility providers will serve the Sterling Ranch Phase 2 Preliminary Plan area:
    Water: Sterling Ranch Metropolitan District
    Wastewater: Sterling Ranch Metropolitan District
    Gas: Colorado Springs Utilities
    Electric: Mountain View Electric Association, Inc.
13. Marksheffel Road and Sterling Ranch Road Improvements are under PCD Project No. CDR-20-005

FEMA FLOODPLAIN NOTE

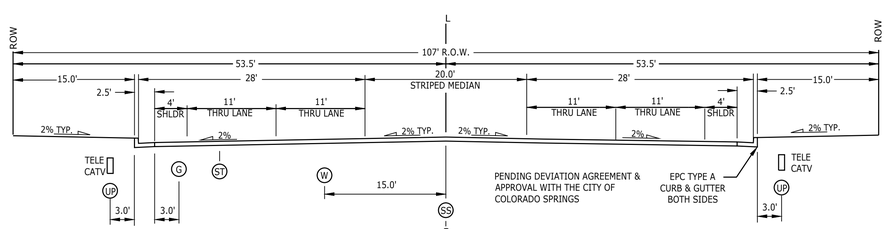
1. Floodplain Statement: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone AE of the FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

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 prepared by Entech Engineering Inc., dated May 4, 2021. This report is held in the Sterling Ranch Phase 2 Preliminary Plan File (SP203) at the El Paso County Planning and Community Development Department:

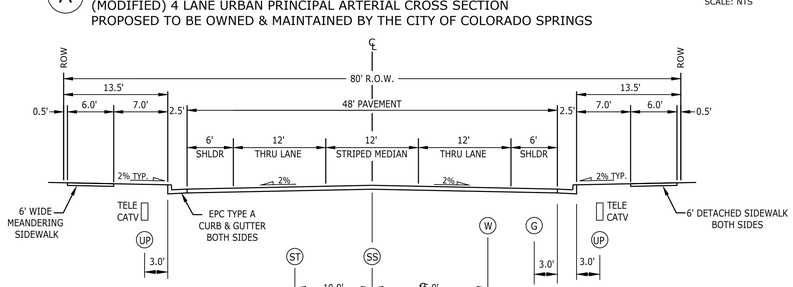
- Artificial /Undocumented Fill: Areas in south east portion of site
- Hydrocompaction: Areas in south west portion of site in Tract E
- Potentially Expansive Soils: Sporadic
- Potentially Unstable Slopes: Steep slopes along Sand Creek Drainage
- Potential Seasonal Shallow Groundwater: W/in drainage swales along western portion of site
- Seasonal Shallow Groundwater at 7-9 Feet: Lots 109,111,135,145-147,173,174,180,181,183-188,195-197,207-208

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.



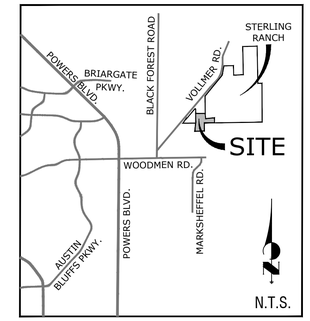
A FUTURE MARKSHEFFEL ROAD
(MODIFIED) 4 LANE URBAN PRINCIPAL ARTERIAL CROSS SECTION
PROPOSED TO BE OWNED & MAINTAINED BY THE CITY OF COLORADO SPRINGS

SCALE: NTS



B STERLING RANCH ROAD

VICINITY MAP



SITE DATA

OWNER:
SR LAND LLC.
20 BOULDER CRESCENT ST STE 102
COLORADO SPRINGS CO 80903-3300

VOLLMER ROAD LLC. C/O PIONEER SAND CO.
5000 NORTHPARK DR.
COLORADO SPRINGS CO 80918-3822

CHALLENGER COMMUNITIES LLC.
8605 EXPLORER DR. STE 250
COLORADO SPRINGS CO 80920-1013

PREPARED BY:
NES INC.
619 N. CASCADE AVE STE 200
COLORADO SPRINGS CO 80903

Tax ID Numbers:	5233000013, 5233000012, 5300000173, 5300000222
Sketch Plan:	SKP 18-003 (Approved 2018)
Current Zoning:	RS-5000, RR-5, I-3, CAD-O
Development Schedule:	2021
Proposed Land Use:	Single Family Residential & Commercial
Land Use	
Lots:	29.73 ac - 212 Lots (40%)
Open Space/Detention:	26.5 ac (36%)
Future Commercial Dev. (Tract F):	3.9 ac (5%)
Lift Station (Tract G):	1.5 ac (2%)
Marksheffel Rd. R.O.W. (Tract H):	2.54 ac (3%)
R.O.W.:	10.4543 ac (14%)
Total Area:	74.6243 ac
Density:	3.06 du/ac (excludes Tracts F & G)
Landscape Setbacks:	
-Marksheffel Rd.:	25' Principal Arterial
Landscape Buffers:	
-North Boundary:	20'
-South Boundary:	50' Buffer adjacent to Pawnee Rancheros Filing 1 (see note #10)

Zoning Density & 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
RS-5000	5,000 SF	30'	40% / 45%	50'	25'	5'
RR-5	5 AC	30'	25%	200'	25'	25'
I-3	1 AC	40'	25%	N/A	30'	30'

SHEET INDEX

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Sheet 5 of 17:	Preliminary Plan
Sheet 6 of 17:	Preliminary Grading Plan
Sheet 7 of 17:	Preliminary Grading Plan
Sheet 8 of 17:	Preliminary Grading Plan
Sheet 9 of 17:	Preliminary Grading Plan
Sheet 10 of 17:	Preliminary Utility Plan
Sheet 11 of 17:	Preliminary Utility Plan
Sheet 12 of 17:	Preliminary Utility Plan
Sheet 13 of 17:	Landscape Notes & Details
Sheet 14 of 17:	Landscape Plan
Sheet 15 of 17:	Landscape Plan
Sheet 16 of 17:	Landscape Plan
Sheet 17 of 17:	Site Constraints Exhibit

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Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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PLANNERS LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

STERLING RANCH PHASE 2

PRELIMINARY PLAN

El Paso County, Colorado

PROJECT INFO

DATE: 06.17.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

FINAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
03.01.2021	B.I.	PER COUNTY COMMENTS
05.17.2021	B.I.	PER COUNTY COMMENTS

ISSUE REVISION

SHEET TITLE

COVER SHEET

SHEET NUMBER

1

1 OF 17

PLAN FILE #

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STERLING RANCH PHASE TWO

PRELIMINARY PLAN

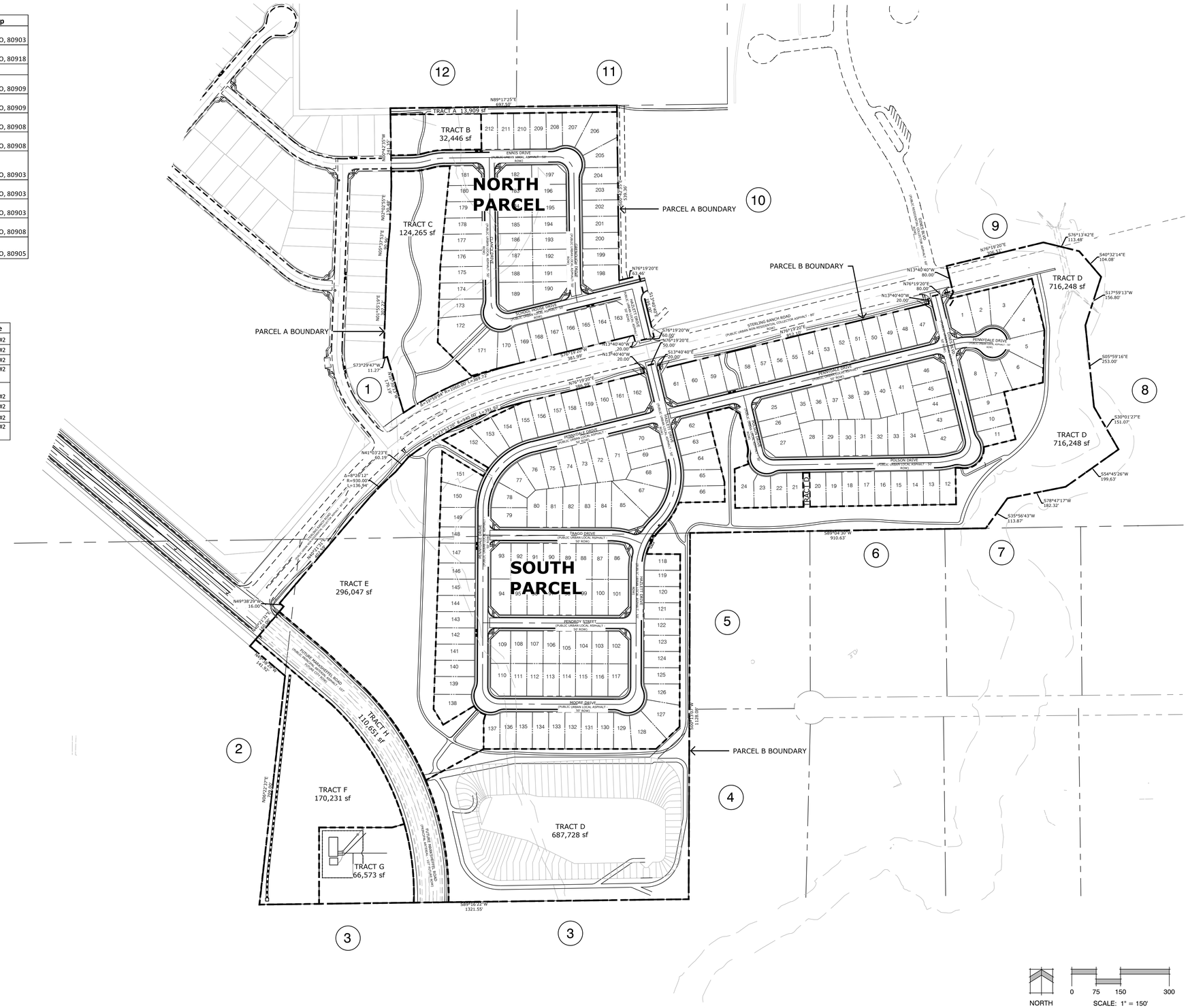
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

ADJACENT OWNERS TABLE:

	Name	Mailing Address	City, State, Zip
1	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
2	8335 VOLLMER ROAD LLC, C/O PIONEER SAND CO	5000 NORTHPARK DR	COLORADO SPRINGS CO, 80918
3	RAO INVESTMENTS LLC	7910 GATEWAY E STE 102	EL PASO TX, 79915
4	BAKER ELSIE I TRUST	2524 MEADOWLARK LN	COLORADO SPRINGS CO, 80909
5	BAKER ELSIE I TRUST	2524 MEADOWLARK LN	COLORADO SPRINGS CO, 80909
6	PETE A & GRACE TRUJILLO	8170 MUSTANG PL	COLORADO SPRINGS CO, 80908
7	MARY J HOEPNER	8250 MUSTANG PL	COLORADO SPRINGS CO, 80908
8	MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP	20 BOULDER CRESCENT ST STE 100	COLORADO SPRINGS CO, 80903
9	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
10	EL PASO COUNTY	200 S CASCADE AVE	COLORADO SPRINGS CO, 80903
11	BR INVESTMENTS LLC	PO BOX 88120	COLORADO SPRINGS CO, 80908
12	HW DIESEL ENTERPRISES LLC	125 S CHESTNUT ST	COLORADO SPRINGS CO, 80905

TRACT USE CHART:

Tract	Area (SF)	Use	Ownership/Maintenance
A	13,909	Landscape, Drainage, 6 Ft Trails	Sterling Ranch Metro District #2
B	32,446	Landscape, Drainage, 6 Ft Trails, Mail Kiosk	Sterling Ranch Metro District #2
C	124,265	Landscape, Drainage, 6 Ft Trails, Utilities	Sterling Ranch Metro District #2
D	687,728	Landscape, Drainage, 6 Ft Trails, 10 Ft County Regional Trail, Utilities, Stormwater	Sterling Ranch Metro District #2 & El Paso County
E	296,047	Landscape, Open Space, Drainage, 6 Ft Trails, Utilities	Sterling Ranch Metro District #2
F	170,231	Future Development, Drainage, Utilities	Sterling Ranch Metro District #2
G	66,573	Lift Station	Sterling Ranch Metro District #2
H	110,651	Marksheffel Road R.O.W.	Sterling Ranch Metro District #2 Until City Accepts ROW



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www.nescolorado.com

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PLANNED LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH PHASE 2

PRELIMINARY PLAN

El Paso County, Colorado

PROJECT INFO

DATE: 06.17.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

SEAL

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
03.01.2021	B.I.	PER COUNTY COMMENTS
05.17.2021	B.I.	PER COUNTY COMMENTS

SHEET TITLE

ADJACENT OWNERS & OVERALL SITE EXHIBIT

SHEET NUMBER

2

2 OF 17

PLAN FILE #

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STERLING RANCH PHASE TWO

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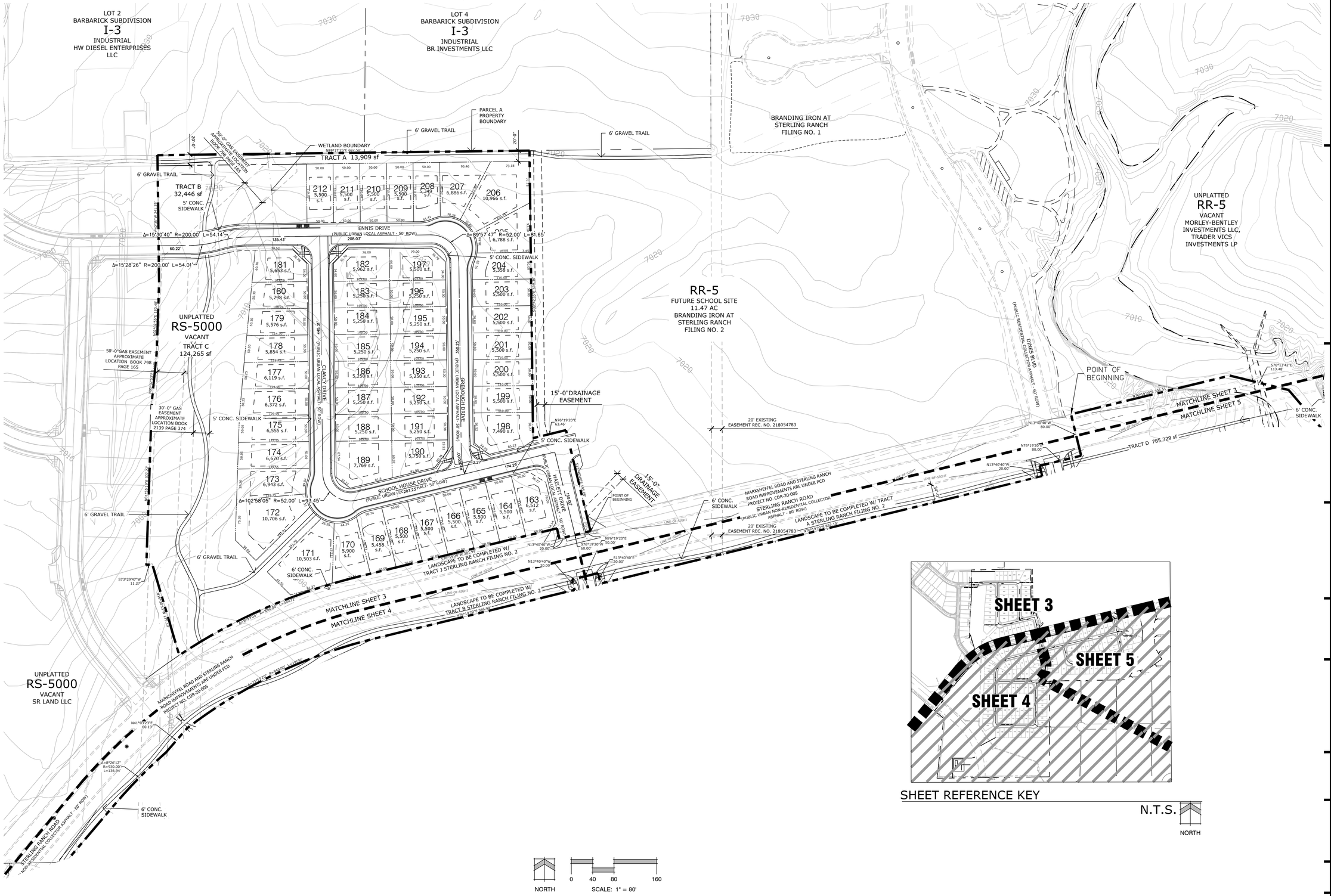

SHEET REFERENCE KEY

N.T.S.

NORTH

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Colorado Springs, CO 80903

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PLANNERS LANDSCAPE ARCHITECT

N ASSOCIATION WITH

STERLING RANCH PHASE 2

PRELIMINARY PLAN

El Paso County, Colorado

PROJECT INFO

DATE: 06.17.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

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ENTITLEMENT

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ISSUE REVISION

SHEET TITLE

PRELIMINARY PLAN

SHEET NUMBER

3

3 OF 17

PLAN FILE #

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STERLING RANCH PHASE TWO

PRELIMINARY PLAN

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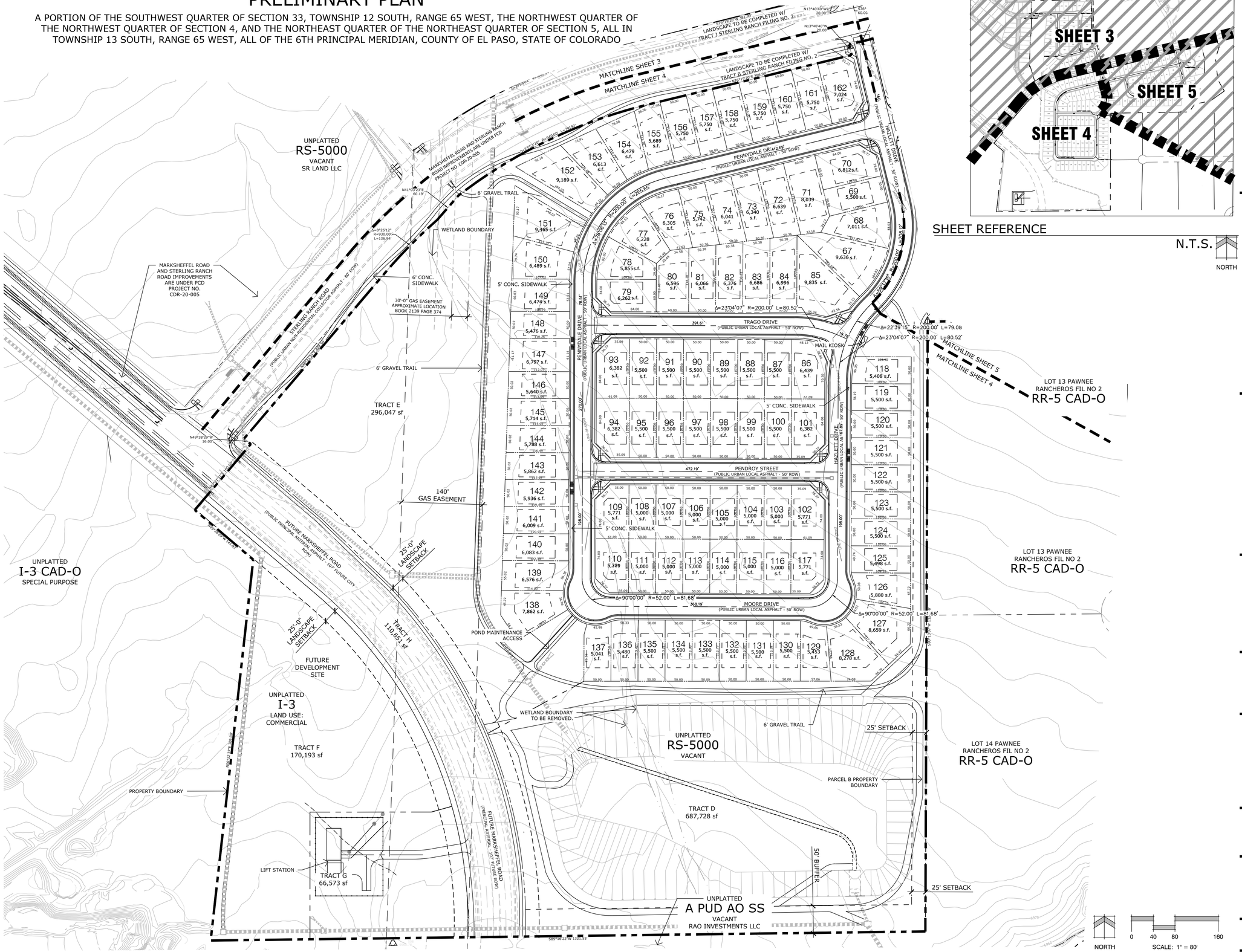

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Fax 719.471.0267

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PLANNED LANDSCAPE ARCHITECT

N ASSOCIATION WITH

STERLING RANCH PHASE 2

PRELIMINARY PLAN

El Paso County, Colorado

PROJECT INFO

DATE:	06.17.2020
PROJECT MGR:	E. GANAWAY
PREPARED BY:	B. ITEN

SEAL

ENTITLEMENT

DOLE INFO

DOLE REVISION

DATE:	BY:	DESCRIPTION:
03.01.2021	B.I.	PER COUNTY COMMENTS
05.17.2021	B.I.	PER COUNTY COMMENTS

SHEET TITLE

PRELIMINARY PLAN

SHEET NUMBER

4

4 OF 17

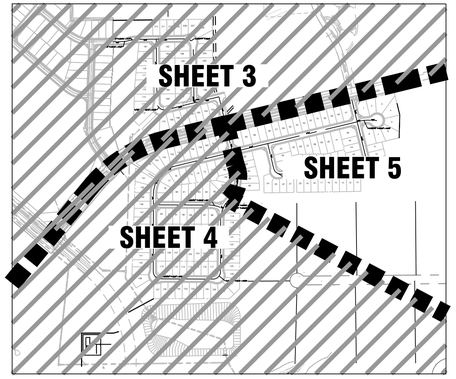
PLAN FILE #

P:\Morley\Sterling Ranch Phase 2\Drawings\Planning\Develop\Sterling Ranch_PH2 Prelim-Plan.dwg [Plan Sheet 4] 5/17/2021 3:51:16 PM biten

STERLING RANCH PHASE TWO

PRELIMINARY PLAN

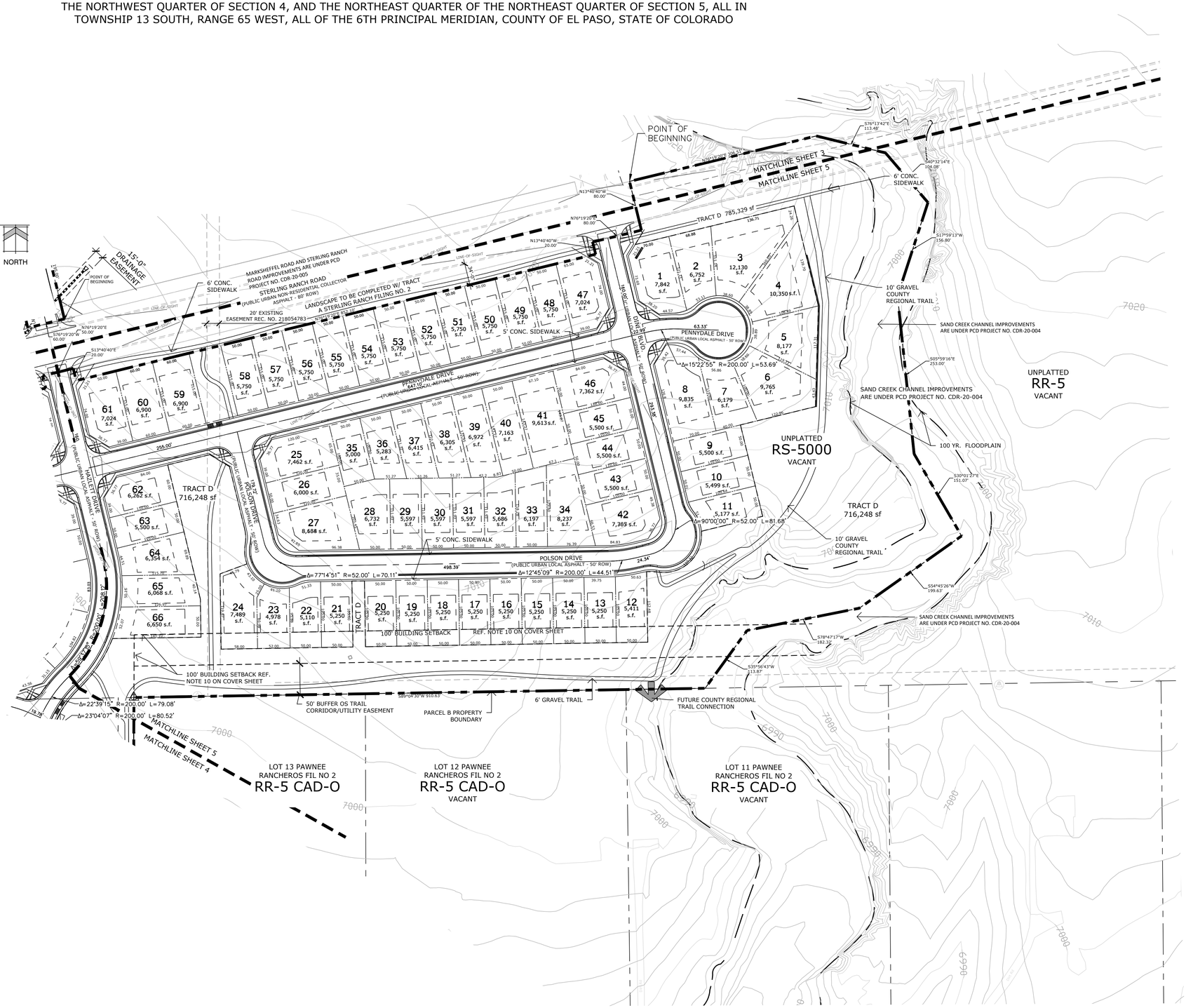
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



SHEET REFERENCE

N.T.S.

NORTH



NORTH

0 40 80 160

SCALE: 1" = 80'

Land Planning
Landscape Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

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PLANNED LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH PHASE 2

PRELIMINARY PLAN

El Paso County, Colorado

PROJECT INFO

DATE: 06.17.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

SEAL

ISSUE INFO

ENTITLEMENT

ISSUE REVISION

DATE:	BY:	DESCRIPTION:
03.01.2021	B.I.	PER COUNTY COMMENTS
05.17.2021	B.I.	PER COUNTY COMMENTS

SHEET TITLE

PRELIMINARY PLAN

SHEET NUMBER

5

5 OF 17

PLAN FILE #

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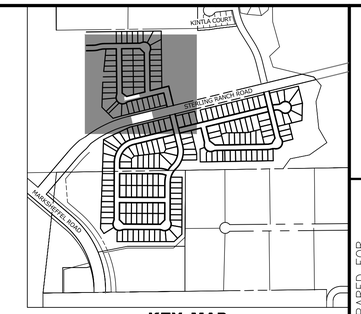
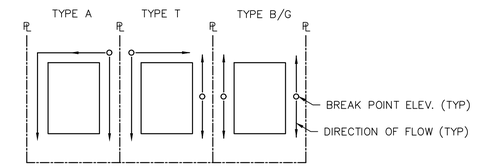
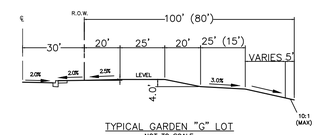


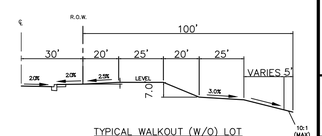
KEY MAP
SCALE: NTS



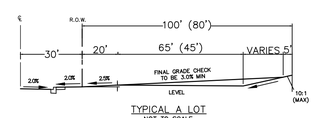
LOT DRAINAGE TYPES AND
SWALE DIRECTION
NOT TO SCALE



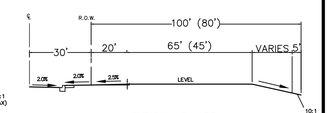
TYPICAL GARDEN "G" LOT
NOT TO SCALE



TYPICAL WALKOUT (W/O) LOT
NOT TO SCALE



TYPICAL A LOT
NOT TO SCALE



TYPICAL "B" LOT
NOT TO SCALE

LEGEND

- EXISTING STORM SEWER
- STORM SEWER PROPOSED
- PROPOSED R.O.W
- PROPOSED PROPERTY LINES
- PROPOSED SIDEWALK
- EXISTING PROPERTY LINE
- ROW EXISTING
- FL EXISTING
- SIDEWALK EXISTING
- DRAINAGE ACCESS & MAINTENANCE EASEMENT
- SILT FENCE — SF —
- DRAINAGE DITCH/SWALE
- INLET
- L.P./H.P. — LOW POINT/HIGH POINT
- (2.0)% — FLOW DIRECTION & SLOPE
- FLOW DIRECTION ARROW
- EXISTING FLOW DIRECTION ARROW
- EMERGENCY OVERFLOW DIRECTION
- EXISTING — 7100
- PROPOSED — 7100

Know what's **below.**
Call before you dig.

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	05/26/21
DESIGNED BY	AAM
DRAWN BY	CJD
CHECKED BY	

STERLING RANCH PHASE 2

PRELIMINARY GRADING PLAN

SHEET 6 OF 17

JOB NO. 25188.02

MATCH: SEE SHEET 6

TRACT B
(SCHOOL SITE)

20' PERMANENT EASEMENT
REC. NO. 201034022

SCHEDULE NUMBER: 5233000010
OWNER: MORLEY-BENTLEY
INVESTMENTS LLC

SCHEDULE NUMBER: 5233000014
OWNER: MORLEY-BENTLEY
INVESTMENTS LLC

STERLING RANCH RD

STERLING RANCH ROAD

CROSSPAN

7022.35

2-5' WALL

3' WALL

PENNYDALE DR

POLSON DR

DINES BLVD

TRACT D

SUMP INLETS

SAND CREEK

100YR

1.00%
2.53%
1.45%
1.46%
1.42%
2.99%
2.32%
2.84%
5.81%
3.07%
5.72%
2.02%
1.99%
0.76%
9.44%

7009.91

SCHEDULE NUMBER: 5304002020
OWNER: BALERS ELSIE I TRUST

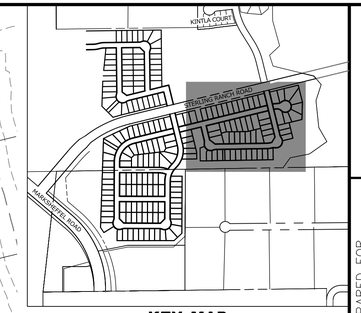
SCHEDULE NUMBER: 5304002019
OWNER: TRUJILLO PETE A

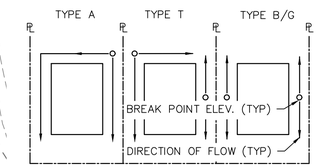
SCHEDULE NUMBER: 5304002018
OWNER: HOEPNER MARY J

Know what's below.
Call before you dig.

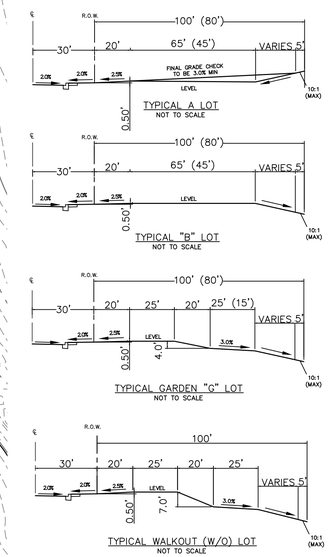
50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

KEY MAP
SCALE: NTS





LOT DRAINAGE TYPES AND
SWALE DIRECTION
NOT TO SCALE



LEGEND

EXISTING STORM SEWER	
STORM SEWER PROPOSED	
PROPOSED R.O.W	
PROPOSED PROPERTY LINES	
PROPOSED SIDEWALK	
EXISTING PROPERTY LINE	
ROW EXISTING	
FL EXISTING	
SIDEWALK EXISTING	
DRAINAGE ACCESS & MAINTENANCE EASEMENT	
SILT FENCE	SF
	INLET
L.P./H.P.	LOW POINT/HIGH POINT
(2.0)%	FLOW DIRECTION & SLOPE
	FLOW DIRECTION ARROW
	EXISTING FLOW DIRECTION ARROW
	EMERGENCY OVERFLOW DIRECTION

EXISTING 7100 — PROPOSED 7100

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1" = 50'
V-SCALE	N/A
DATE	05/26/21
DESIGNED BY	AAM
DRAWN BY	CJD
CHECKED BY	

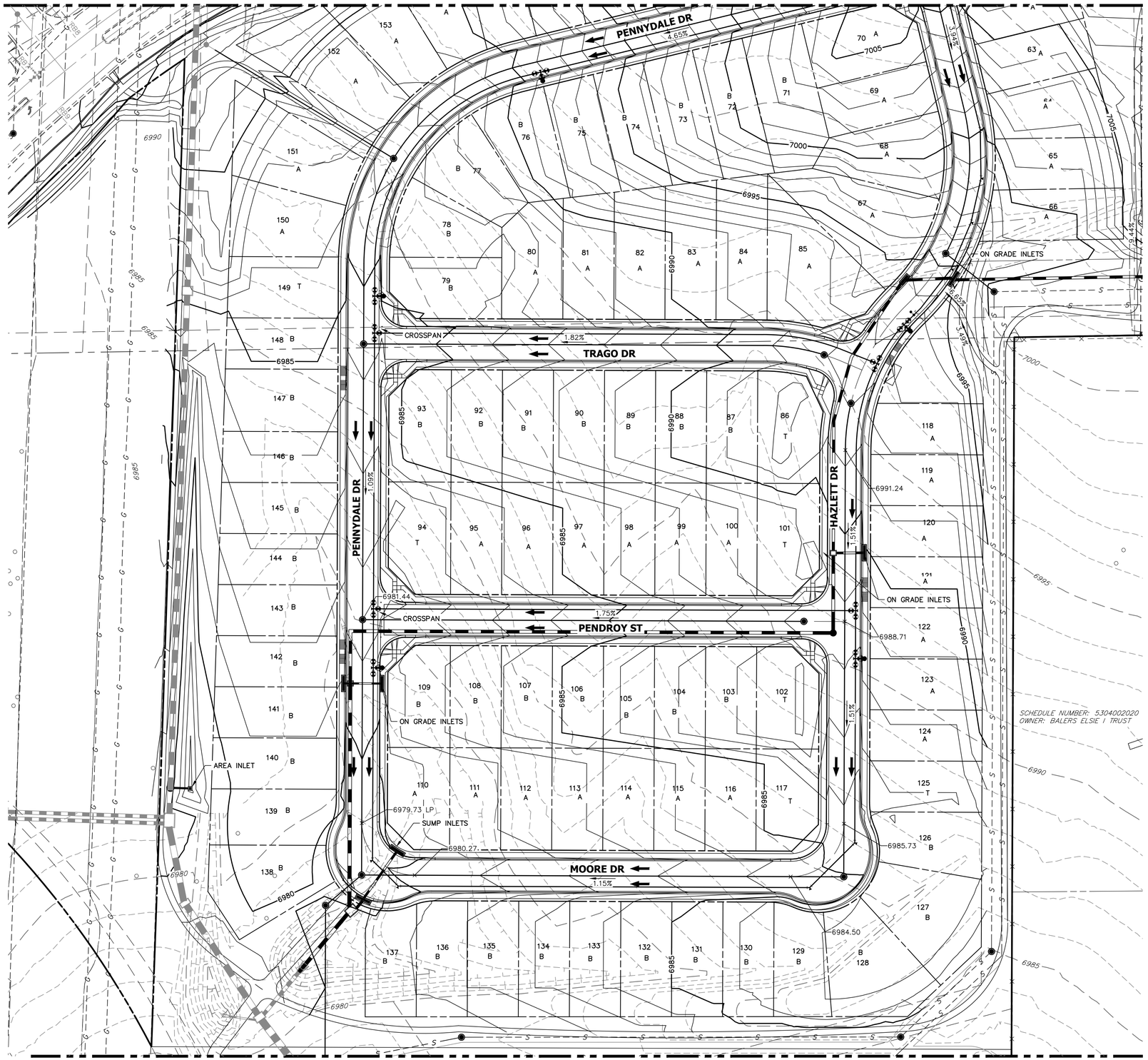
STERLING RANCH PHASE 2

PRELIMINARY GRADING PLAN

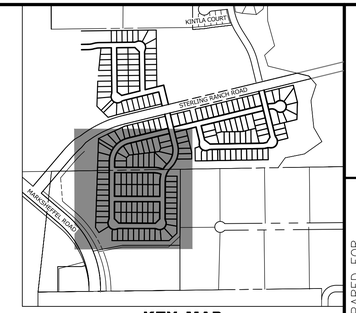
SHEET 7 OF 17

JOB NO. 25188.02

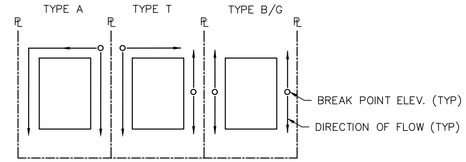
MATCH: SEE SHEET 6



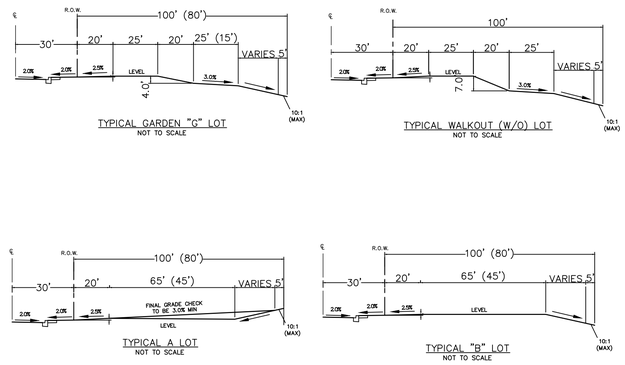
MATCH: SEE SHEET 9



KEY MAP
SCALE: NTS



LOT DRAINAGE TYPES AND
SWALE DIRECTION
NOT TO SCALE



TYPICAL GARDEN "G" LOT
NOT TO SCALE

TYPICAL WALKOUT (W/O) LOT
NOT TO SCALE

TYPICAL A LOT
NOT TO SCALE

TYPICAL "B" LOT
NOT TO SCALE

LEGEND

EXISTING STORM SEWER	
STORM SEWER PROPOSED	
PROPOSED R.O.W	
PROPOSED PROPERTY LINES	
PROPOSED SIDEWALK	
EXISTING PROPERTY LINE	
ROW EXISTING	
FL EXISTING	
SIDEWALK EXISTING	
DRAINAGE ACCESS & MAINTENANCE EASEMENT	
SILT FENCE	SF
EXISTING	7100
PROPOSED	7100
INLET	
L.P./H.P.	LOW POINT/HIGH POINT
(2.0)%	FLOW DIRECTION & SLOPE
	FLOW DIRECTION ARROW
	EXISTING FLOW DIRECTION ARROW
	EMERGENCY OVERFLOW DIRECTION

Know what's **below.**
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50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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No.	REVISION	BY	DATE

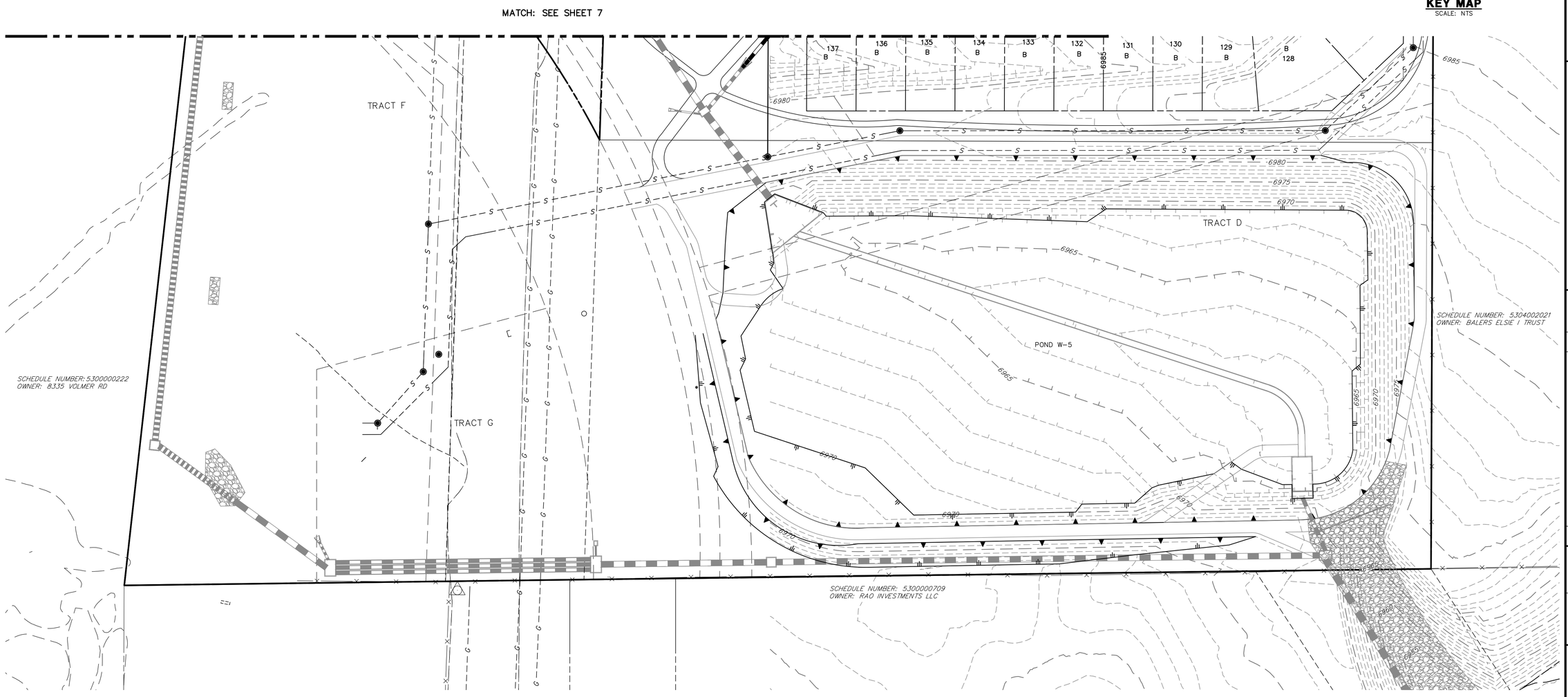
H-SCALE	1"=50'
V-SCALE	N/A
DATE	05/26/21
DESIGNED BY	AAM
DRAWN BY	CJD
CHECKED BY	

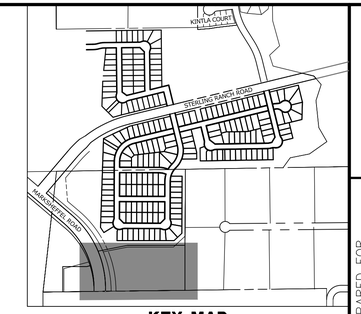
STERLING RANCH PHASE 2

PRELIMINARY GRADING PLAN

SHEET 8 OF 17

JOB NO. 25188.02





KEY MAP
SCALE: NTS

LEGEND

EXISTING STORM SEWER	
STORM SEWER PROPOSED	
PROPOSED R.O.W	
PROPOSED PROPERTY LINES	
PROPOSED SIDEWALK	
EXISTING PROPERTY LINE	
ROW EXISTING	
FL EXISTING	
SIDEWALK EXISTING	
DRAINAGE ACCESS & MAINTENANCE EASEMENT	
SILT FENCE	SF

	INLET
L.P./H.P.	LOW POINT/HIGH POINT
(2.0)%	FLOW DIRECTION & SLOPE
	FLOW DIRECTION ARROW
	EXISTING FLOW DIRECTION ARROW
	EMERGENCY OVERFLOW DIRECTION

EXISTING: 7100
PROPOSED: 7100

Know what's **below.**
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50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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No.	REVISION	BY	DATE

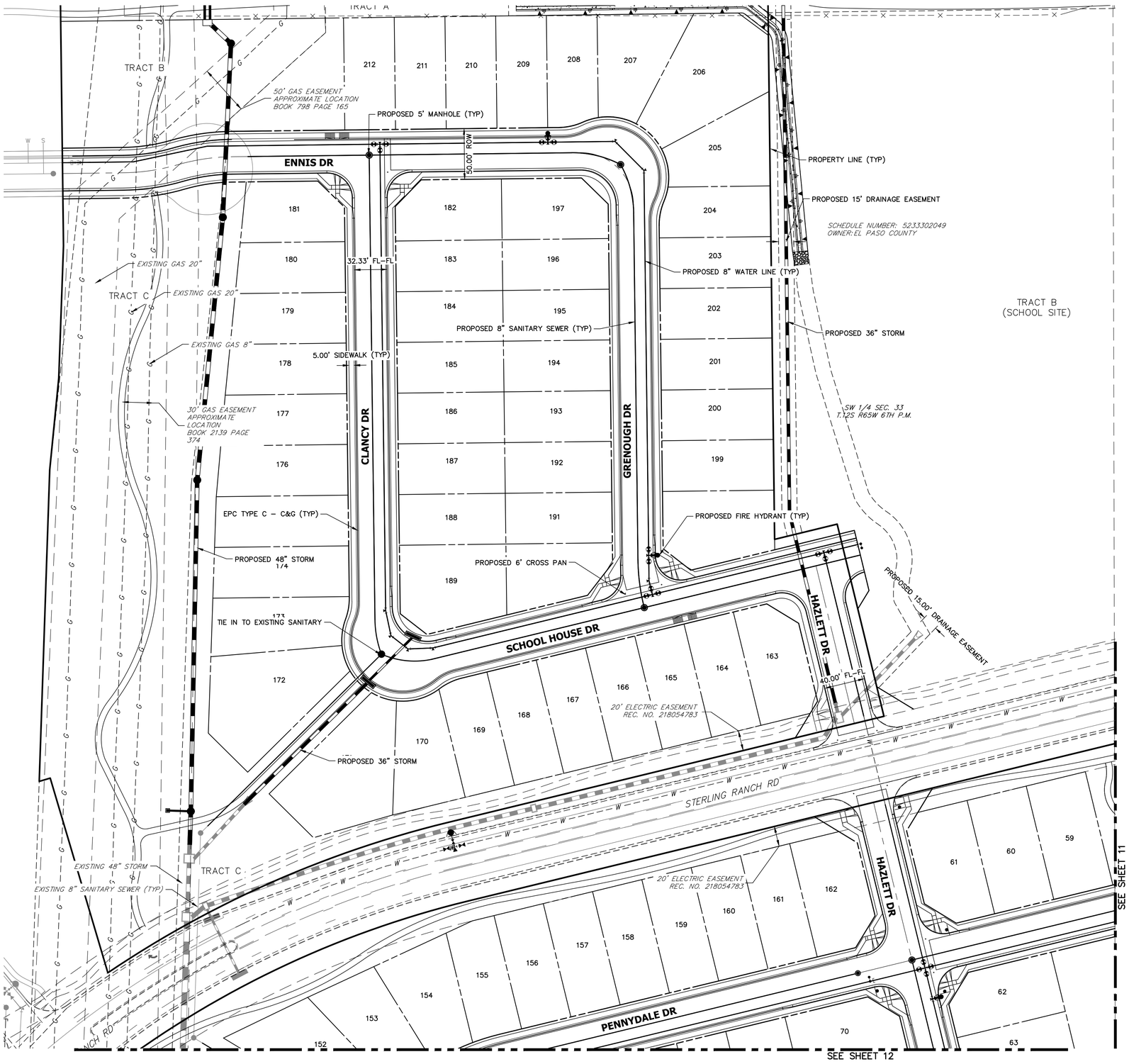
H-SCALE	1"=50'
V-SCALE	N/A
DATE	05/26/21
DESIGNED BY	AAM
DRAWN BY	CJD
CHECKED BY	

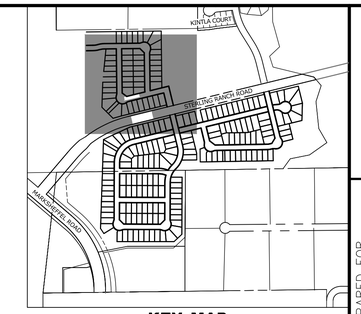
STERLING RANCH PHASE 2

PRELIMINARY GRADING PLAN

SHEET 9 OF 17

JOB NO. 25188.02





KEY MAP
SCALE: NTS

N

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

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No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	05/26/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

STERLING RANCH PHASE 2

PRELIMINARY UTILITY PLAN

SHEET 10 OF 17

JOB NO. 25188.02

SEE SHEET 10

SEE SHEET 12

20' PERMANENT EASEMENT
REC. NO. 201034022

STERLING RANCH RD

TRACT D

TIE IN TO EXISTING SANITARY MH

PROPOSED FIRE HYDRANT (TYP)

SCHEDULE NUMBER: 5233000014
OWNER: MORLEY-BENTLEY
INVESTMENTS LLC

100YR

EXISTING 4" GAS

PENNYDALE DR

50.00' ROW (TYP)

32.33' FL-FL (TYP)

EXISTING 15" SANITARY SEWER (TYP)

DINES BLVD

37' PROPERTY LINE (TYP)

PROPOSED 8" WATER LINE (TYP)

5.00' SIDEWALK (TYP)

EPC TYPE C - C&G (TYP)

PROPOSED FIRE HYDRANT (TYP)

PROPOSED 5' MANHOLE (TYP)

PROPOSED 18" STORM

POLSON DR

PROPOSED 10' TYPE-R INLET (TYP)

TRACT D

PROPOSED 24" STORM

EXISTING 15" SANITARY SEWER (TYP)

20' PERMANENT EASEMENT
REC. NO. 201034022

10" FORCE MAIN (TYP)

SAND CREEK

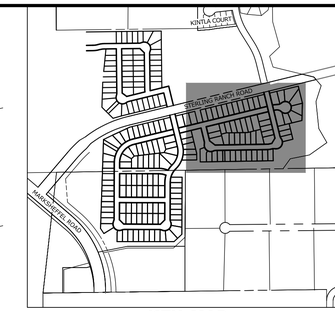
ACCESS AND UTILITY EASEMENT
REC. NO. 214100441

20' ACCESS EASEMENT
REC. NO. 211091268

SCHEDULE NUMBER: 5304002020
OWNER: BALERS ELSIE I TRUST

SCHEDULE NUMBER: 5304002019
OWNER: TRUJILLO PETE A

SCHEDULE NUMBER: 5304002018
OWNER: HOEPNER MARY J



KEY MAP
SCALE: NTS

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

Know what's **below.**
Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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No.	REVISION	BY	DATE

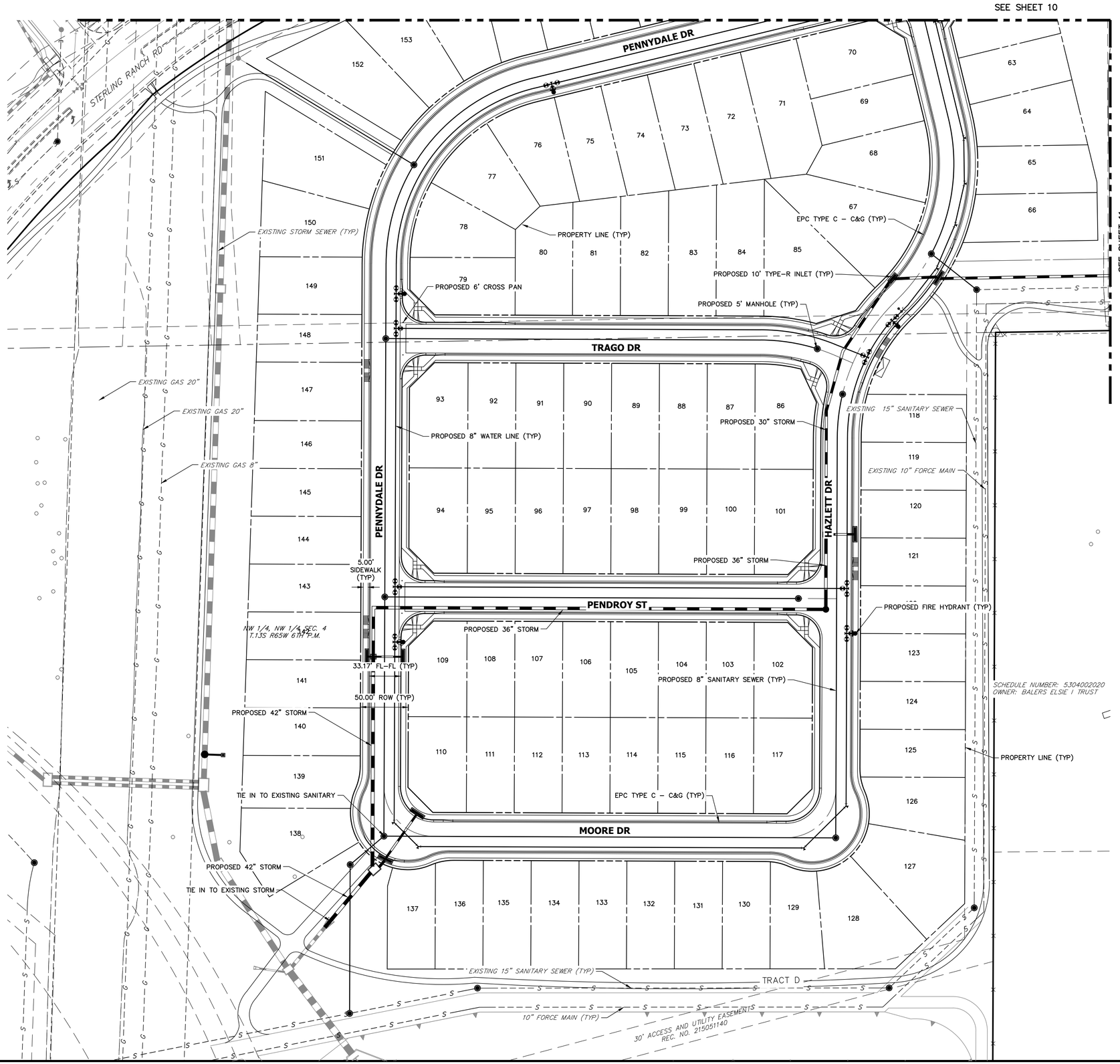
H-SCALE	1"=50'
V-SCALE	N/A
DATE	05/26/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

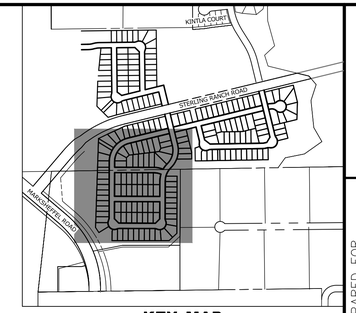
STERLING RANCH PHASE 2

PRELIMINARY UTILITY PLAN

SHEET 11 OF 17

JOB NO. 25188.02





KEY MAP
SCALE: NTS

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

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No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	05/26/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

STERLING RANCH PHASE 2

PRELIMINARY UTILITY PLAN

Know what's **below.**
Call before you dig.

SHEET 12 OF 17

JOB NO. 25188.02

STERLING RANCH PHASE TWO

PRELIMINARY PLAN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LANDSCAPE NOTES

1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
2. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
3. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
5. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
6. ALL SOD SHALL BE TALL FESCUE BLEND.
7. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
8. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
9. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
10. 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.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
14. GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
16. SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
17. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
18. 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.
19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

Landscape Buffers & Screens

See Code Section 6.2.2 (D)(2)

Street Name or Property Line	Buffer Tree Abbr. Denoted on Plan	Width (in Ft.) Req. / Provided	Linear Footage	Tree/Feet Required	Buffer Trees (1/20') Required / Prov.	Evergreen Trees (50%) Required / Provided
Industrial North	(IN)	15' / 20'	697'	1 / 30'	24 / 24	12 / 20
Residential South	(RS)	15' / 50'	947'	1 / 30'	32 / 32	16 / 28
PUD South	(PS)	15' / 50'	752'	1 / 30'	25 / 25	13 / 13

Landscape Setbacks

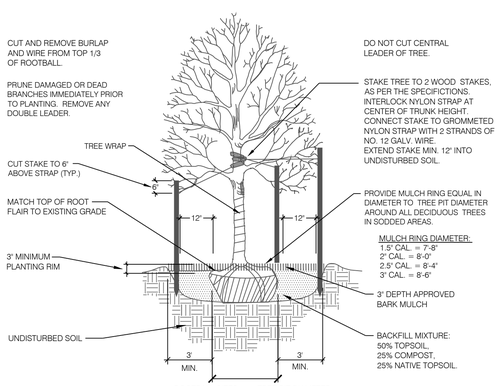
See Code Section 6.2.2.B.1

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Marksheffel Road	Principal Arterial	25' / 25	2,069	1 / 20'	104 / 47

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Agr	12	Acer grandidentatum / Bigtooth Maple	30`	30`	2" Cal.	B&B	NonX
	Coc	11	Celtis occidentalis / Common Hackberry	60`	50`	3" Cal.	B&B	Xeric
	Ccr	4	Crataegus crus-galli / Cockspur Hawthorn	30`	30`	2" Cal.	B&B	Xeric
	Mxh	5	Malus x `Hopa` / Hopa Crab Apple	25`	25`	2" Cal.	B&B	NonX

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Pcl	16	Pinus contorta latifolia / Lodgepole Pine	70`	15`	8` HT	B&B	NonX
	Ped	42	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B	Xeric
	Pfl	37	Pinus flexilis / Limber Pine	50`	30`	6` HT	B&B	Xeric
	Ppo	4	Pinus ponderosa / Ponderosa Pine	80`	40`	8` HT	B&B	Xeric



1 DECIDUOUS TREE PLANTING DETAIL

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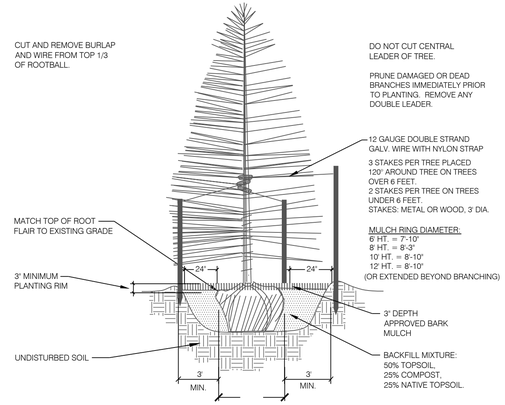

2 CONIFEROUS TREE PLANTING DETAIL

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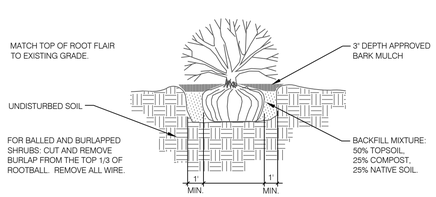
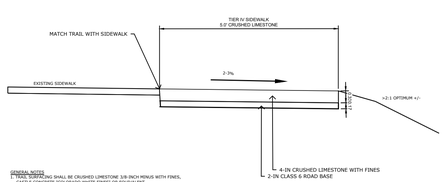


5 SHRUB PLANTING DETAIL

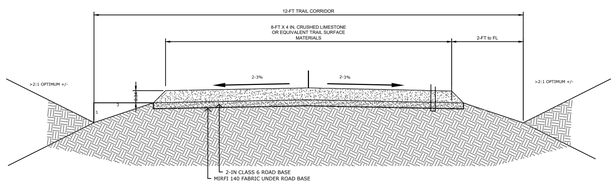
SCALE: NOT TO SCALE



GENERAL NOTES
1. TRAIL SURFACING SHALL BE CRUSHED LIMESTONE 3/8-INCH MINUS WITH FINES, CASTLE CONCRETE "COLORADO WHITE FINES" OR EQUIVALENT.
2. TRAIL SURFACING SHALL BE COMPACTED WITH ROLLER
3. ALL DISTURBED AREAS AND EXPOSED SOIL SHALL BE RESEEDED WITH "EL PASO COUNTY NATIVE LOW GROW" SEED MIX AND HYDROMULCHED OR COVERED WITH PHOTO-DEGRADABLE EROSION CONTROL BLANKET.

EL PASO COUNTY TIER IV TRAIL DETAIL

SCALE: N.T.S.



GENERAL NOTES
1. TRAIL SURFACING SHALL BE CRUSHED LIMESTONE 3/8-INCH MINUS WITH FINES, CASTLE CONCRETE "COLORADO WHITE FINES" OR EQUIVALENT.
2. TRAIL SURFACING SHALL BE COMPACTED WITH ROLLER
3. TRAIL ON RAILROAD BED SHALL BE EXCAVATED TO 2 IN OR TO RAILROAD BALLAST
4. ALL DISTURBED AREAS AND EXPOSED SOIL SHALL BE RESEEDED WITH "EL PASO COUNTY NATIVE LOW GROW" SEED MIX AND HYDROMULCHED OR COVERED WITH PHOTO-DEGRADABLE EROSION CONTROL BLANKET.

EL PASO COUNTY TIER I TRAIL DETAIL

SCALE: N.T.S.

Land Planning
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Urban Design

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PLANNERS LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH PHASE 2

PRELIMINARY PLAN

El Paso County, Colorado

PROJECT INFO

DATE: 07.06.2020
PROJECT MGR: E.GANAWAY
PREPARED BY: B. ITEN

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
03.01.2021	B.I.	PER COUNTY COMMENTS
05.17.2021	B.I.	PER COUNTY COMMENTS

ISSUE / REVISION

SHEET TITLE

LANDSCAPE NOTES & DETAILS

SHEET NUMBER

13

13 OF 17

PLAN FILE #

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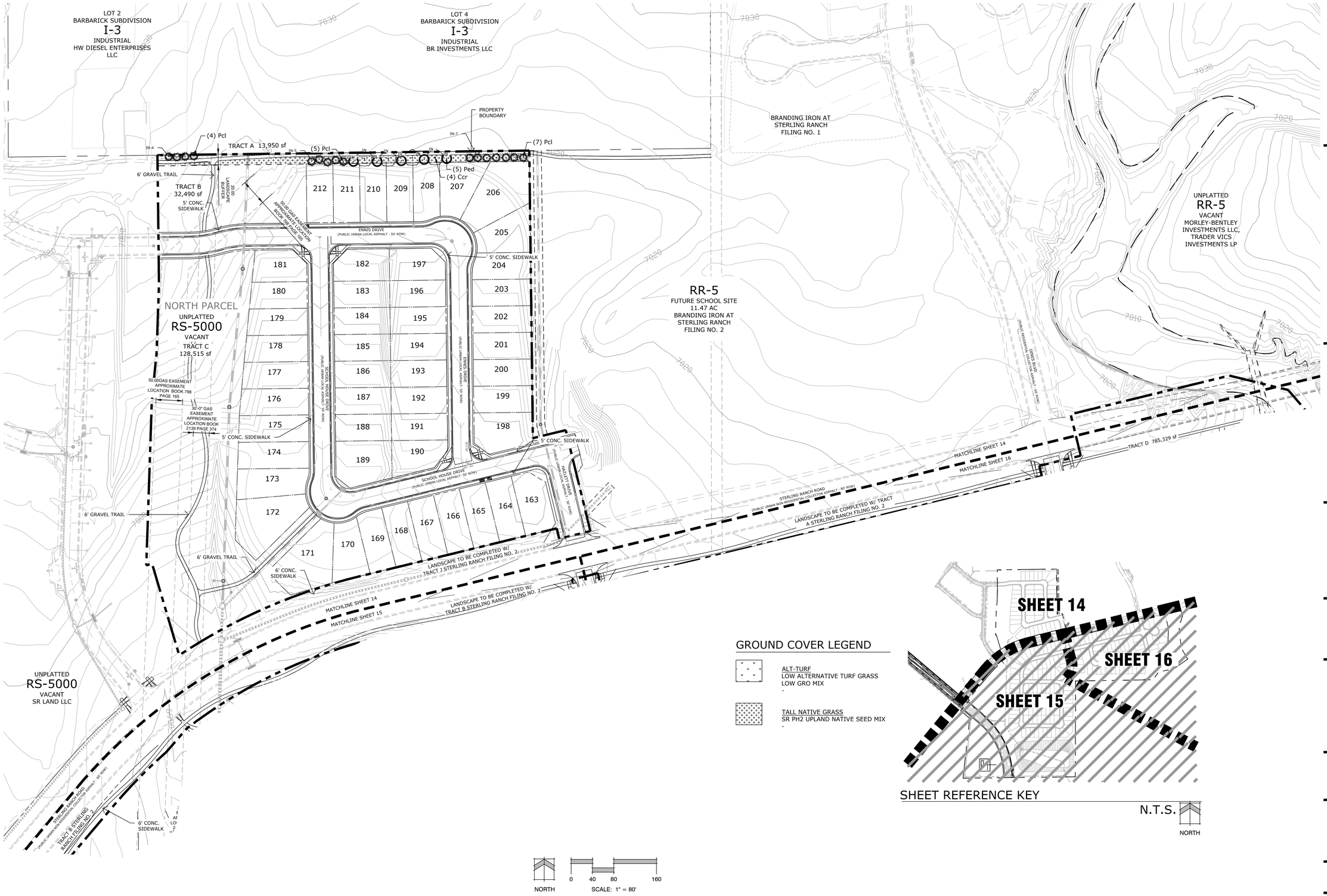
STERLING RANCH PHASE TWO

PRELIMINARY PLAN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



GROUND COVER LEGEND

ALT-TURF
LOW ALTERNATIVE TURF GRASS
LOW GRO MIX
-

TALL NATIVE GRASS
SR PH2 UPLAND NATIVE SEED MIX
-

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PLANNED LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

STERLING RANCH PHASE 2

PRELIMINARY PLAN

El Paso County, Colorado

PROJECT INFO

DATE:	07.06.2020
PROJECT MGR:	E.GANAWAY
PREPARED BY:	B. ITEN

SEAL

ISSUE INFO

ENTITLEMENT

ISSUE REVISION

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SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

14

14 OF 17

PLAN FILE #

STERLING RANCH PHASE TWO

PRELIMINARY PLAN

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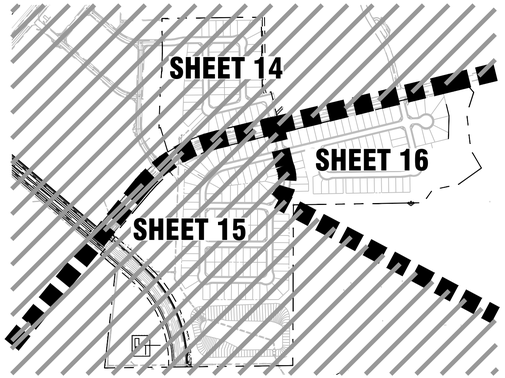


SHEET REFERENCE

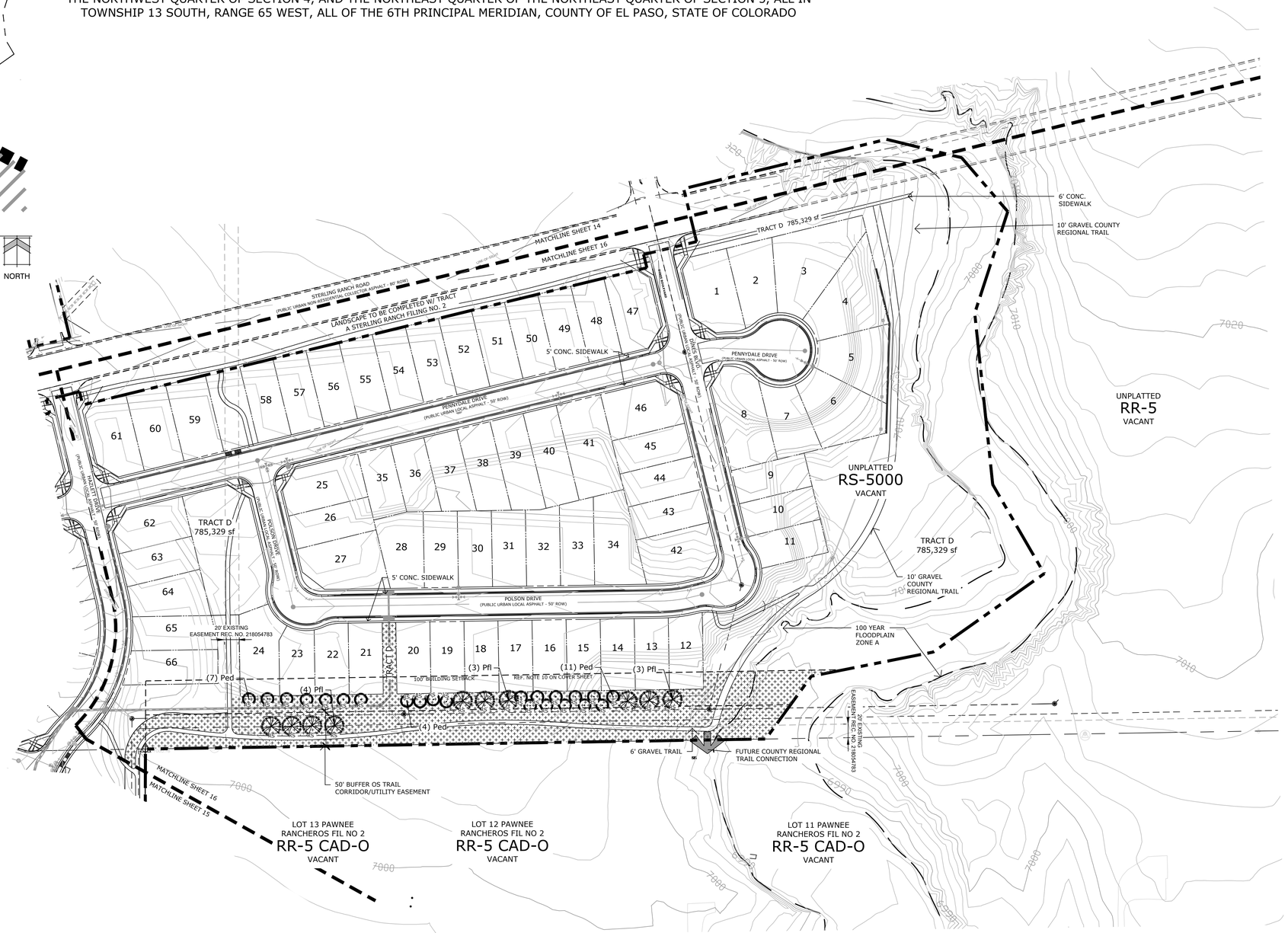
N.T.S.

NORTH

GROUND COVER LEGEND

ALT-TURF
LOW ALTERNATIVE TURF GRASS
LOW GRO MIX
-

TALL NATIVE GRASS
SR PH2 UPLAND NATIVE SEED MIX
-



NORTH

0 25 50 100

SCALE: 1" = 50'

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PLANNED LANDSCAPE ARCHITECT

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STERLING RANCH PHASE 2

PRELIMINARY PLAN

El Paso County, Colorado

PROJECT INFO

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SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

16

16 OF 17

PLAN FILE #

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STERLING RANCH PHASE TWO

PRELIMINARY PLAN

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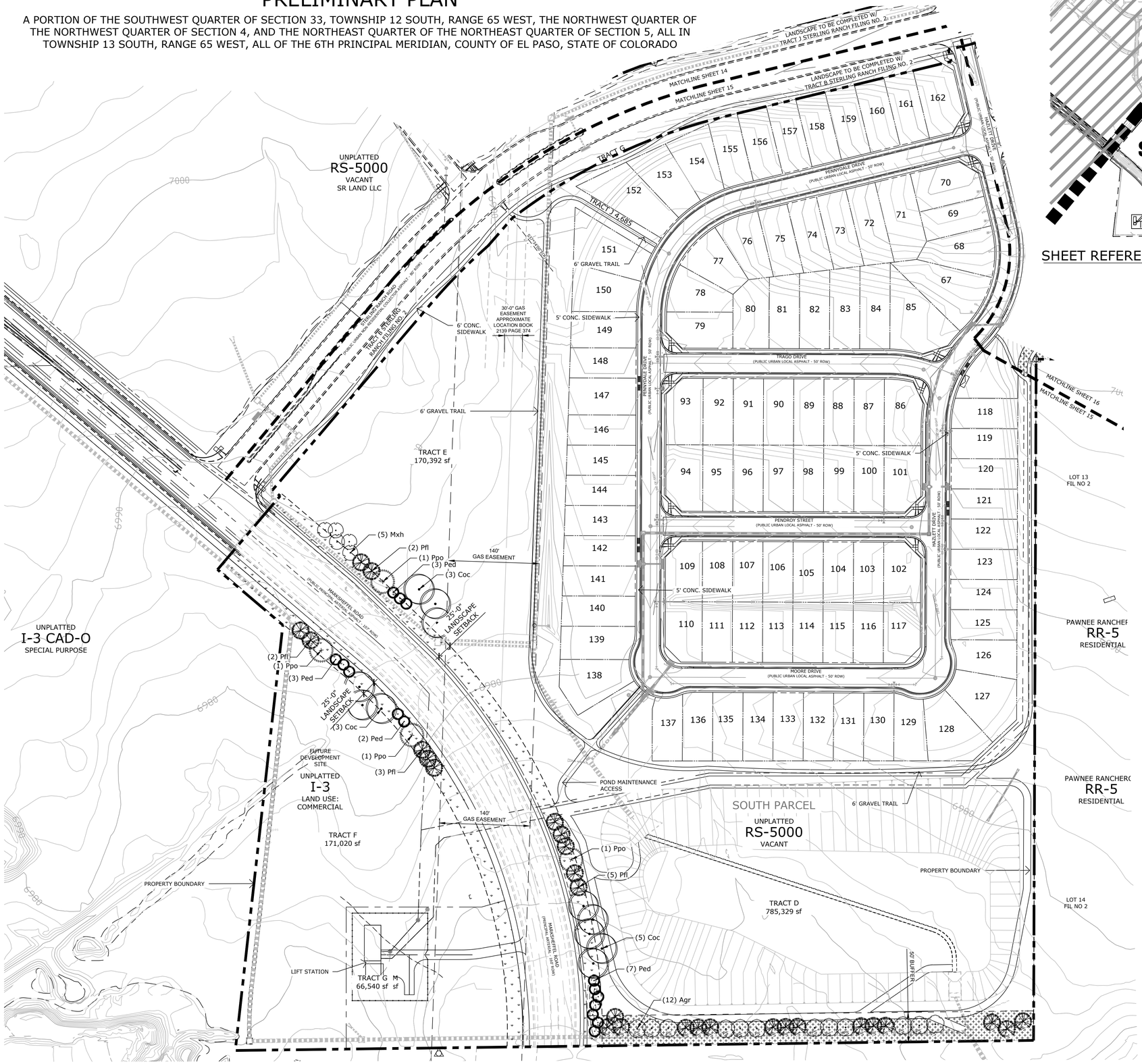

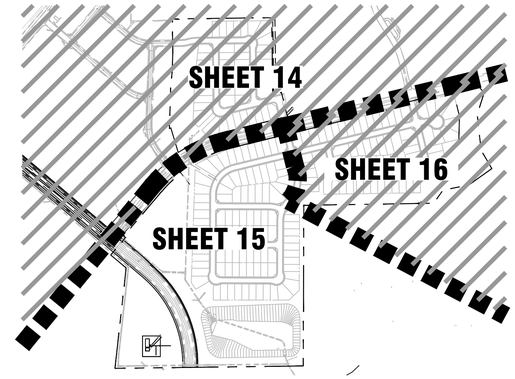

SHEET REFERENCE

N.T.S.

NORTH

GROUND COVER LEGEND

ALT-TURF
LOW ALTERNATIVE TURF GRASS
LOW GRO MIX
-

TALL NATIVE GRASS
SR PH2 UPLAND NATIVE SEED MIX
-

NORTH

0 25 50 100

SCALE: 1" = 50'

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PLANNED LANDSCAPE ARCHITECT

H.O.A. ASSOCIATION NOTE

STERLING RANCH PHASE 2

PRELIMINARY PLAN

El Paso County, Colorado

PROJECT INFO

DATE: 07.06.2020
PROJECT MGR: E.GANAWAY
PREPARED BY: B. ITEN

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SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

15

15 OF 17

PLAN FILE #

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STERLING RANCH PHASE TWO

PRELIMINARY PLAN

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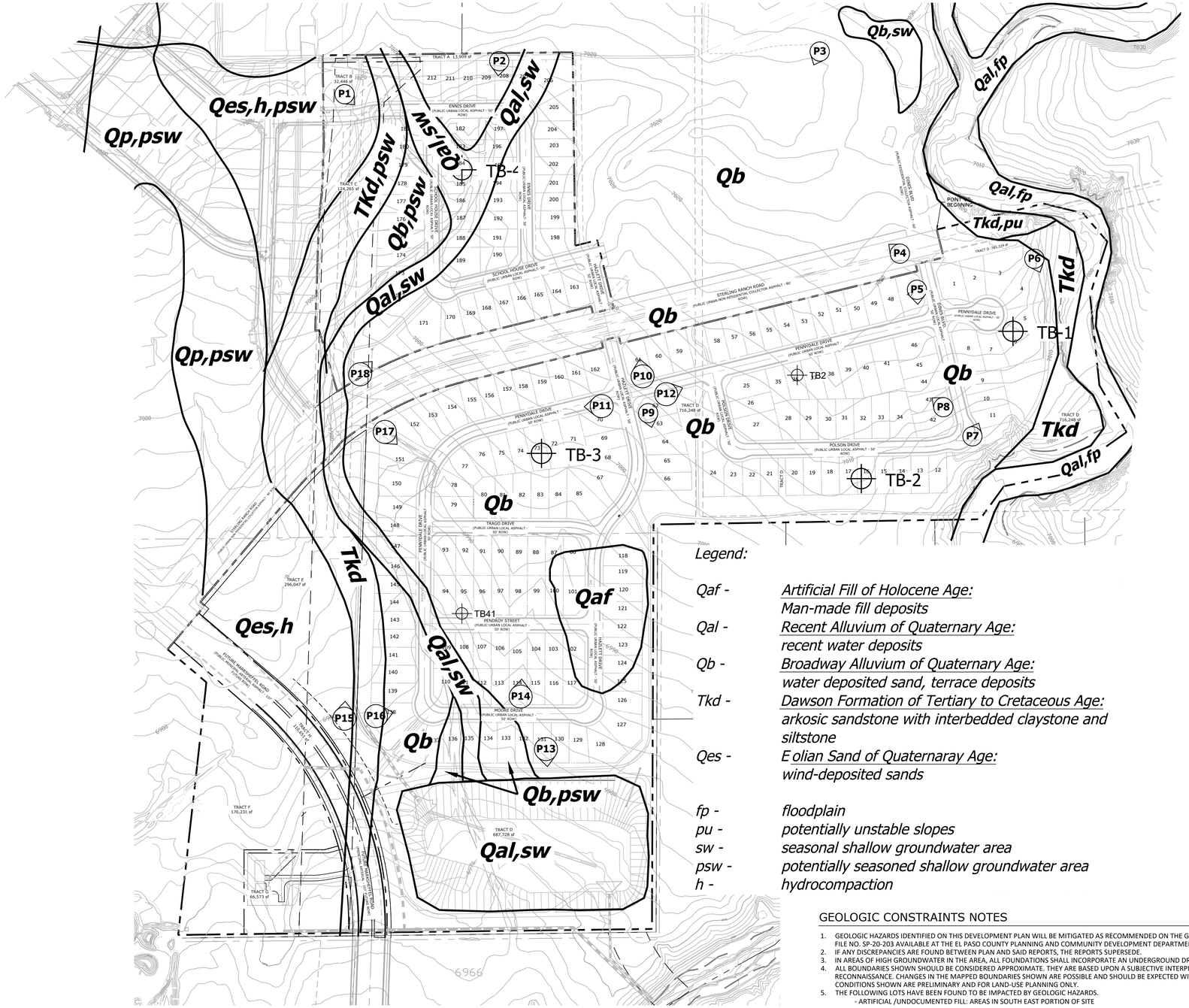

Legend:

Qaf -	*Artificial Fill of Holocene Age:*
	Man-made fill deposits
Qal -	*Recent Alluvium of Quaternary Age:*
	recent water deposits
Qb -	*Broadway Alluvium of Quaternary Age:*
	water deposited sand, terrace deposits
Tkd -	*Dawson Formation of Tertiary to Cretaceous Age:*
	arkosic sandstone with interbedded claystone and siltstone
Qes -	*E olian Sand of Quaternaray Age:*
	wind-deposited sands
fp -	*floodplain*
pu -	*potentially unstable slopes*
sw -	*seasonal shallow groundwater area*
psw -	*potentially seasoned shallow groundwater area*
h -	*hydrocompaction*

NORTH

0 75 150 300

SCALE: 1" = 150'

GEOLOGIC CONSTRAINTS NOTES

1. GEOLOGIC HAZARDS IDENTIFIED ON THIS DEVELOPMENT PLAN WILL BE MITIGATED AS RECOMMENDED ON THE GEOHAZARD EVALUATION REPORT BY ENTECH ENGINEERING INC., DATED MAY 04, 2021 IN FILE NO. SP-20-203 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
2. IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
3. IN AREAS OF HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
4. 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.
5. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS.
   - ARTIFICIAL /UNDOCUMENTED FILL: AREAS IN SOUTH EAST PORTION OF SITE
   - HYDROCOMPACTION: AREAS IN SOUTH WEST PORTION OF SITE IN TRACT E
   - POTENTIALLY EXPANSIVE SOILS: SPORADIC
   - POTENTIALLY UNSTABLE SLOPES: STEEP SLOPES ALONG SAND CREEK DRAINAGE
   - POTENTIAL SEASONAL SHALLOW GROUNDWATER: W/IN DRAINAGE SWALES ALONG WESTERN PORTION OF SITE
   - SEASONAL SHALLOW GROUNDWATER AT 7-9 FEET: LOTS 109,111,135,145-147,173,174,180,181,183-188,195-197,207-208

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.

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PLANNERS LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

STERLING RANCH PHASE 2

PRELIMINARY PLAN

El Paso County, Colorado

PROJECT INFO

DATE: 06.17.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
03.01.2021	B.I.	PER COUNTY COMMENTS
05.17.2021	B.I.	PER COUNTY COMMENTS

ISSUE REVISION

SHEET TITLE

SITE CONSTRAINTS EXHIBIT

SHEET NUMBER

17

17 OF 17

FILENAME

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