



# STERLING RANCH PHASE TWO PRELIMINARY PLAN

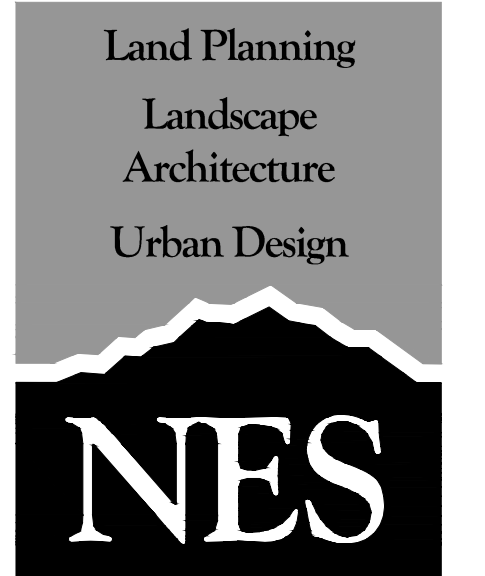
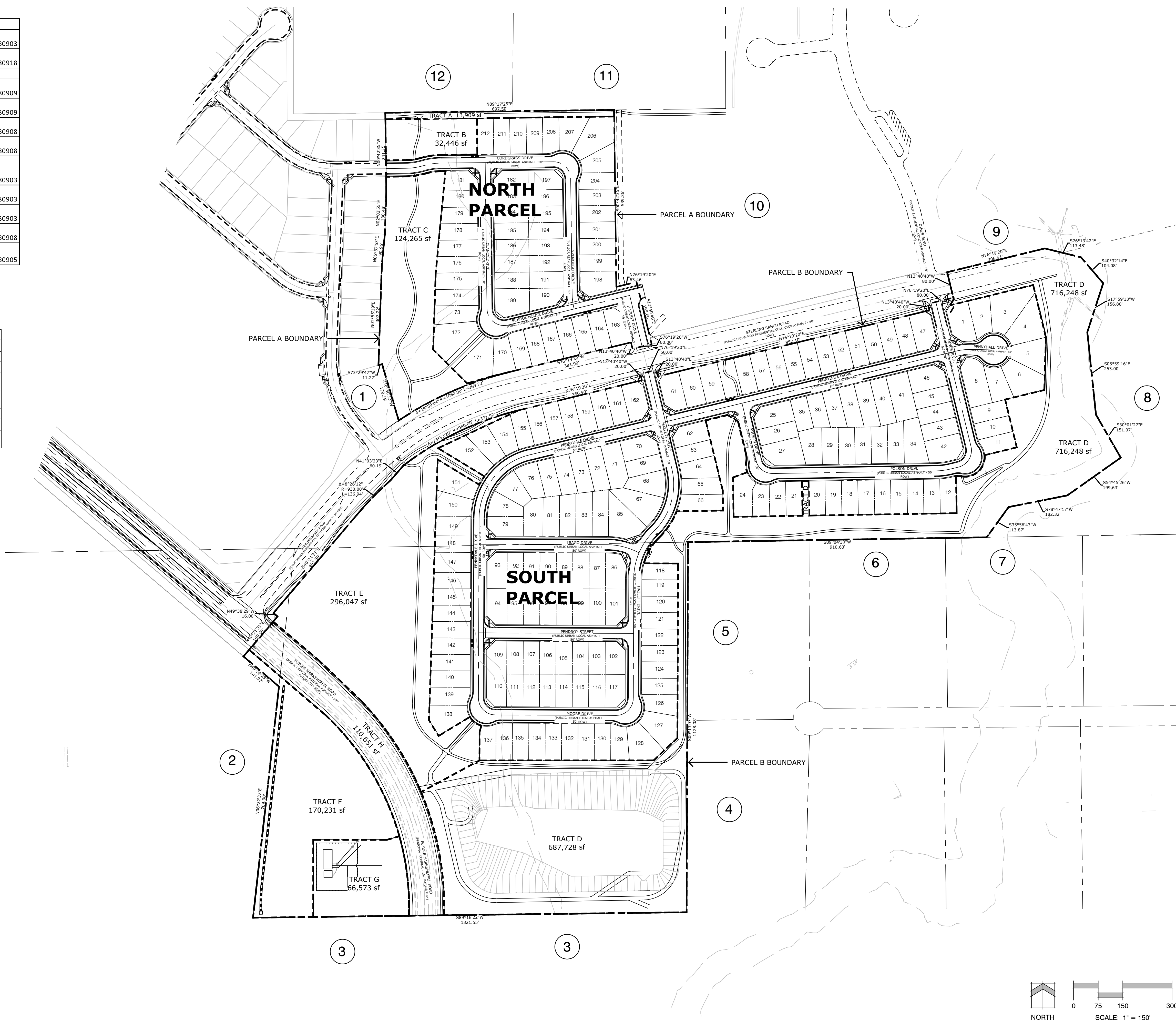
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

## 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.	Until City Accepts ROW



Land Planning  
Landscape  
Architecture  
Urban Design

Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com

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## STERLING RANCH PHASE 2 PRELIMINARY PLAN

El Paso County, Colorado

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

## ENTITLEMENT

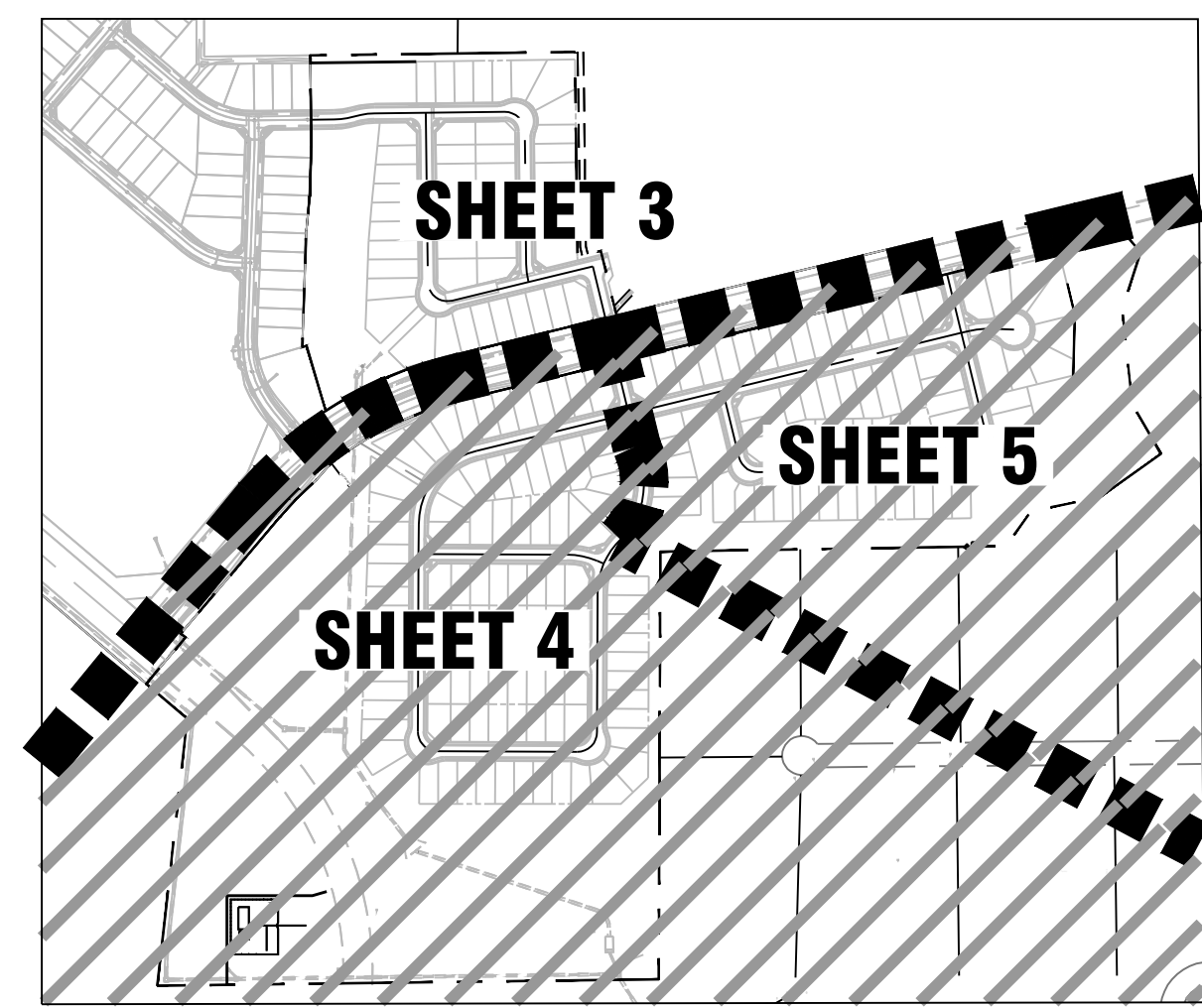
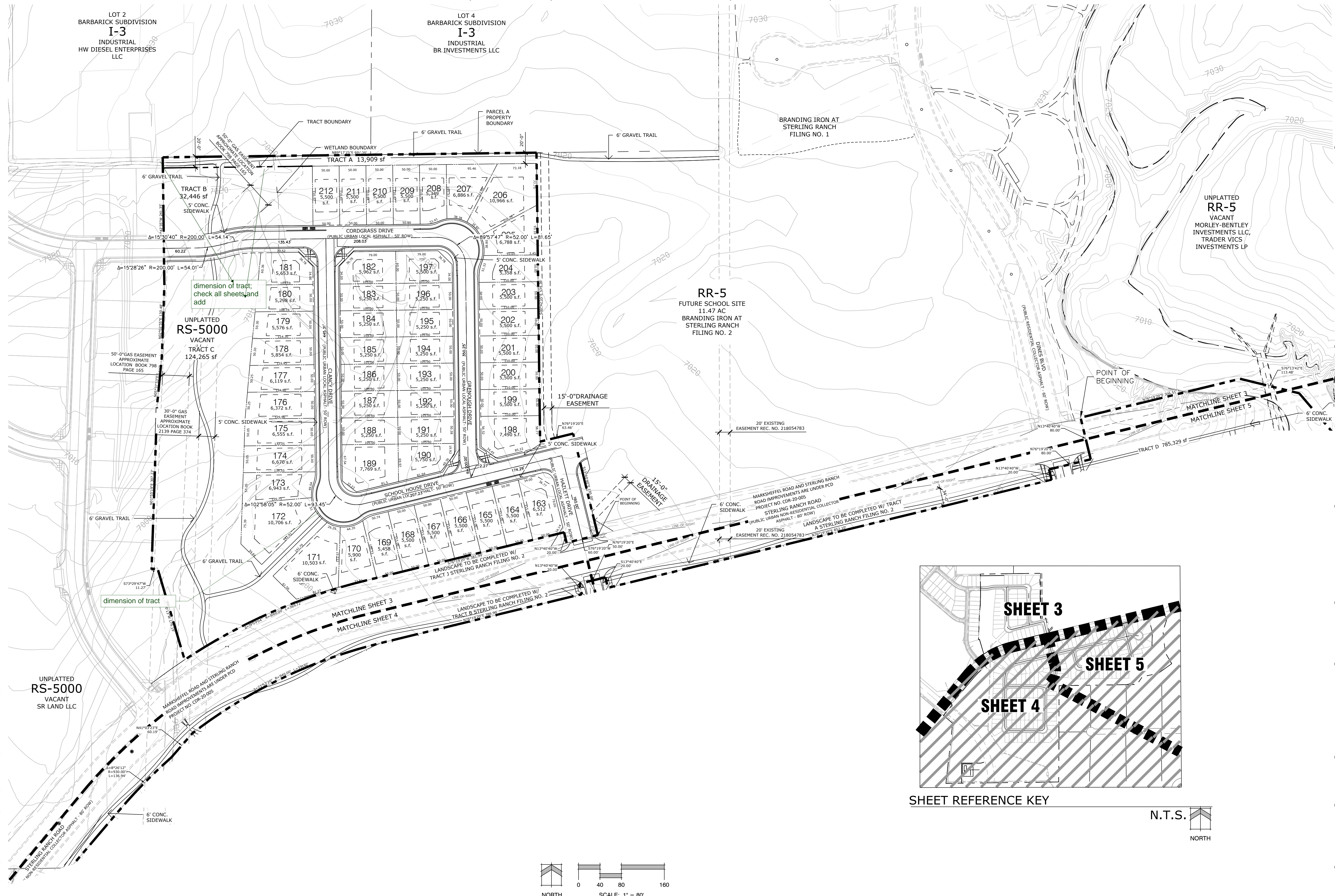
DATE:	BY:	DESCRIPTION:
03.01.2021	B.I.	PER COUNTY COMMENTS
05.17.2021	B.I.	PER COUNTY COMMENTS
07.29.2021	B.I.	PER COUNTY COMMENTS

## ADJACENT OWNERS & OVERALL SITE EXHIBIT

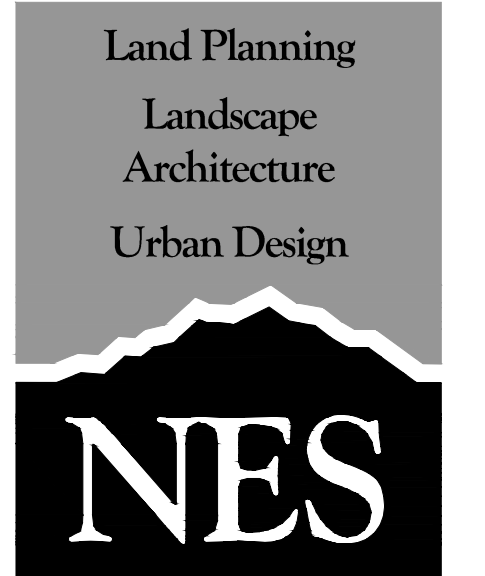
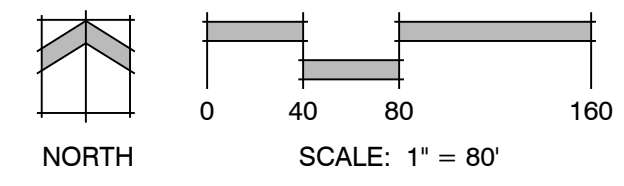
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# STERLING RANCH PHASE TWO PRELIMINARY PLAN

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



SHEET REFERENCE KEY  
N.T.S. NORTH



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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## STERLING RANCH PHASE 2 PRELIMINARY PLAN

El Paso County, Colorado

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

### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.01.2021	B.I.	PER COUNTY COMMENTS
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07.29.2021	B.I.	PER COUNTY COMMENTS

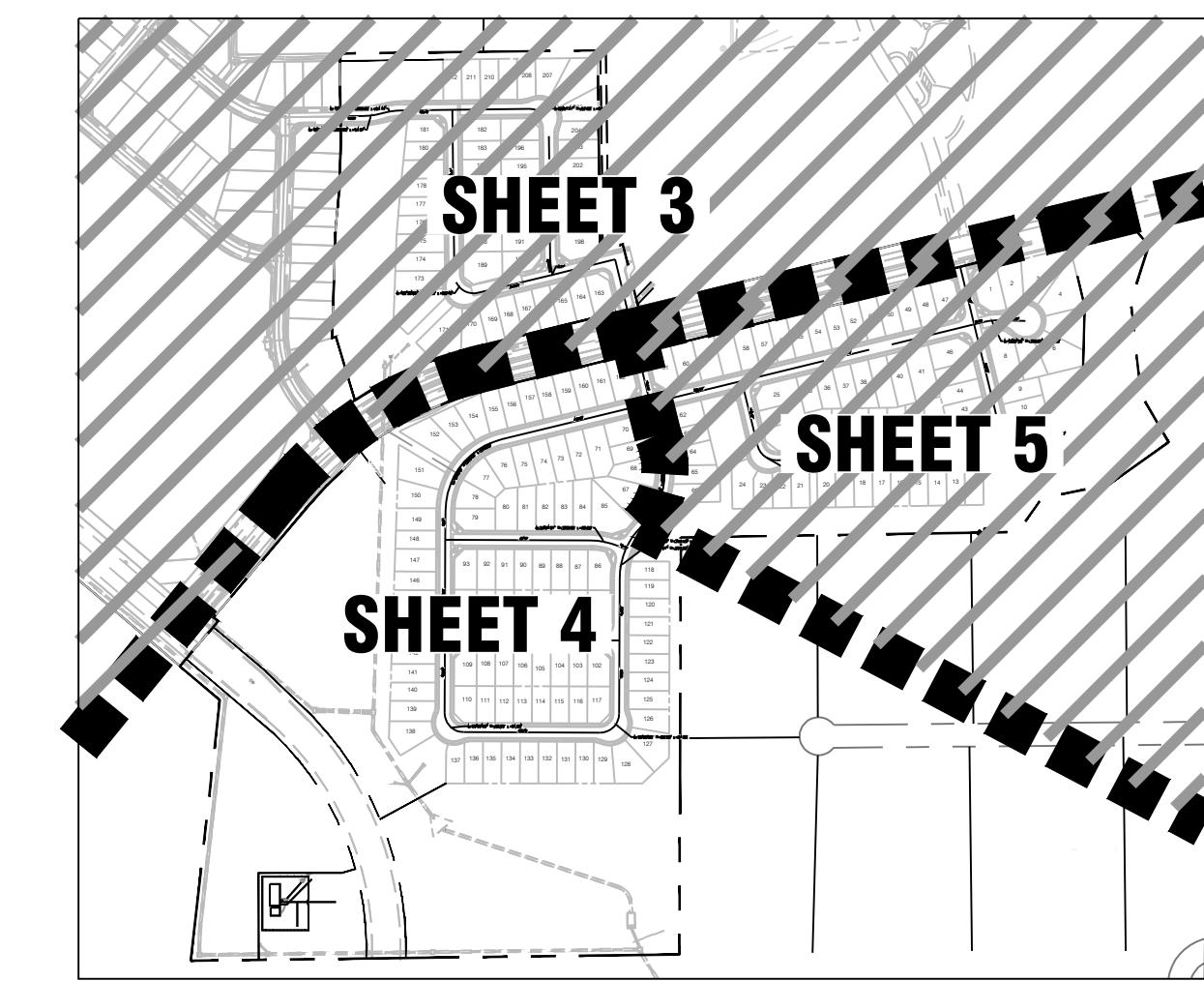
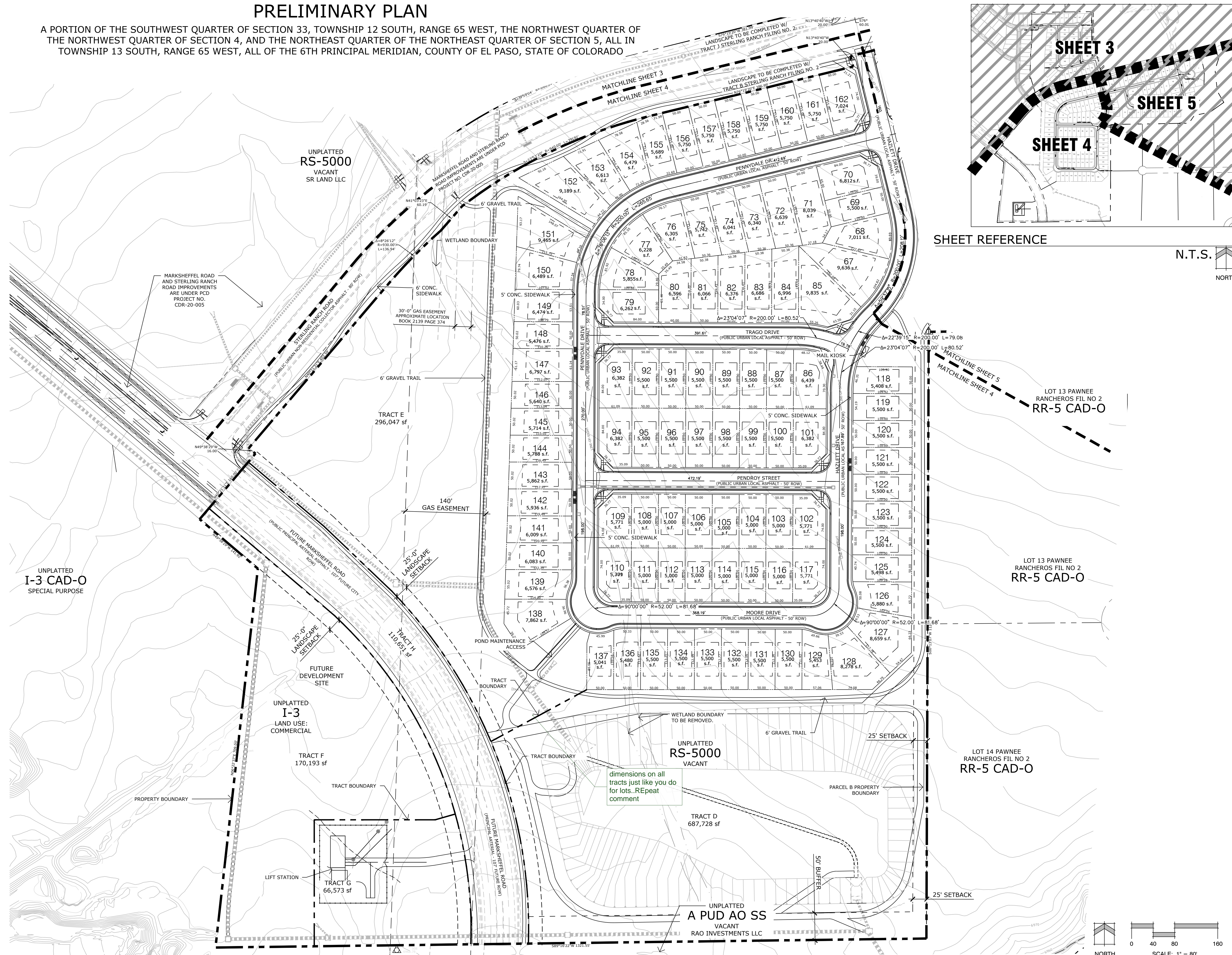
### PRELIMINARY PLAN

**3**  
OF 17

P:\Morley\Sterling Ranch Phase 2\Drawings\Planning\Develop\Sterling Ranch\_P12 Prelim-Plan.dwg [Plan Sheet 3] 7/29/2021 2:45:47 PM blen

# 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 SECTION 4, AND 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.



Land Planning  
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## STERLING RANCH PHASE 2 PRELIMINARY PLAN

El Paso County,  
Colorado

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

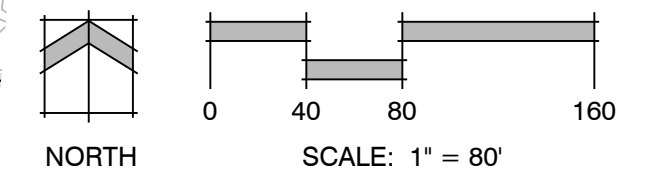
### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.01.2021	B.I.	PER COUNTY COMMENTS
05.17.2021	B.I.	PER COUNTY COMMENTS
07.29.2021	B.I.	PER COUNTY COMMENTS

### PRELIMINARY PLAN

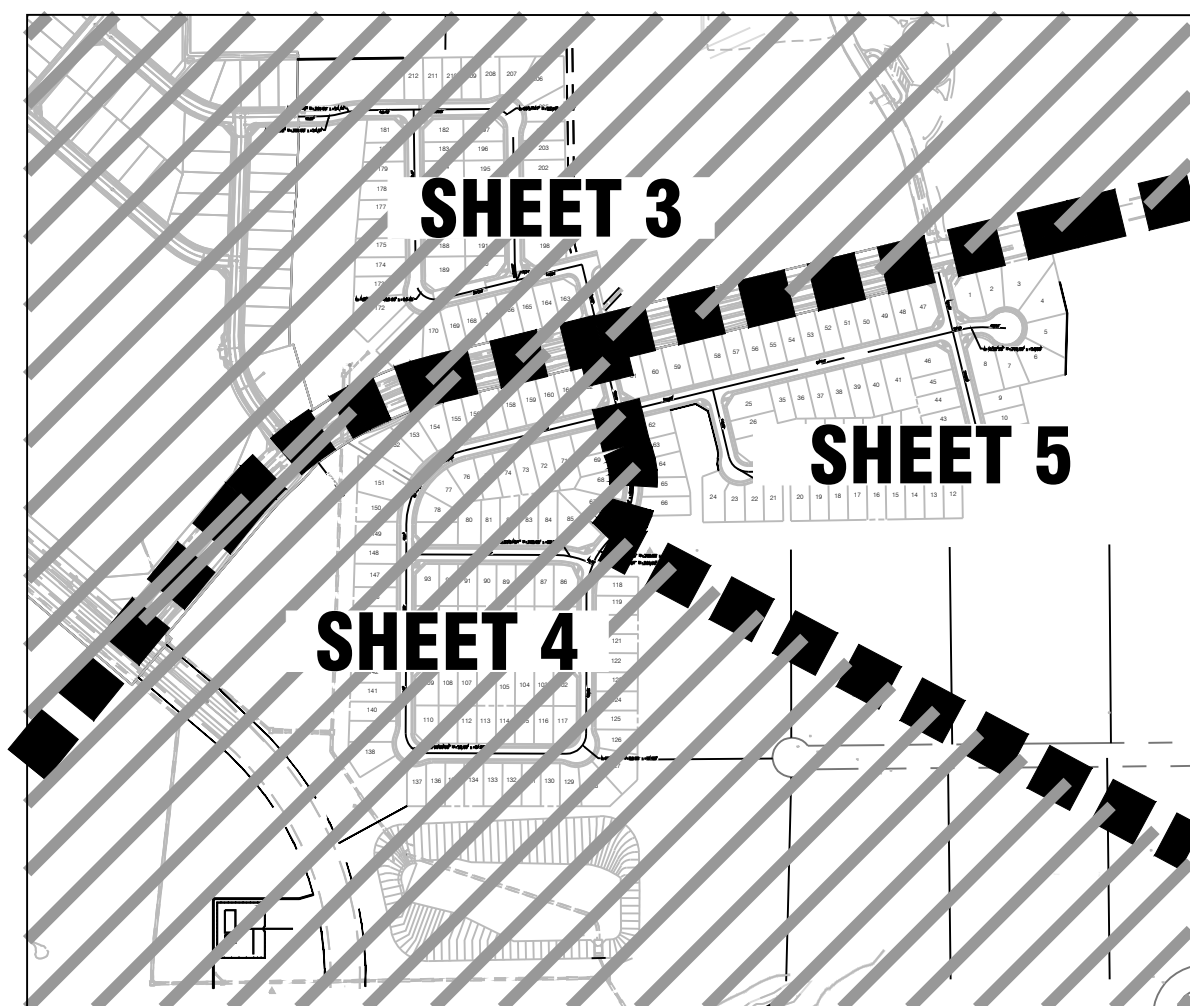
4  
4 OF 17

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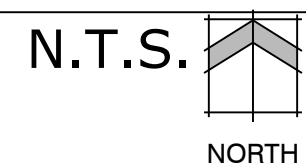


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SHEET REFERENCE



N.T.S.

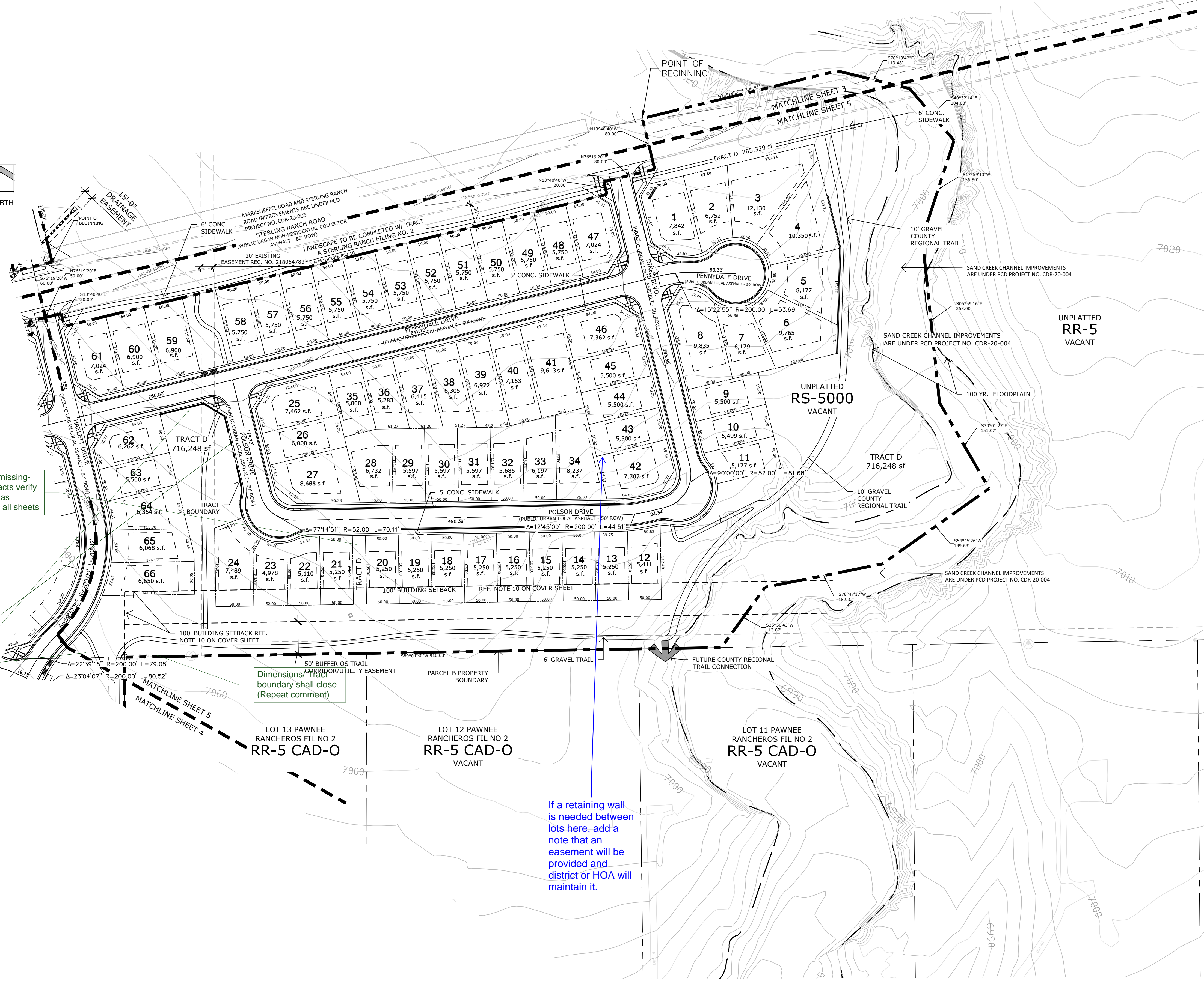
NORTH

dimension missing-  
check all tracts verify  
every line has  
dimensions all sheets

dimension

Dimensions of  
boundary shall close  
(Repeat comment)

If a retaining wall  
is needed between  
lots here, add a  
note that an  
easement will be  
provided and  
district or HOA will  
maintain it.



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El Paso County,  
Colorado

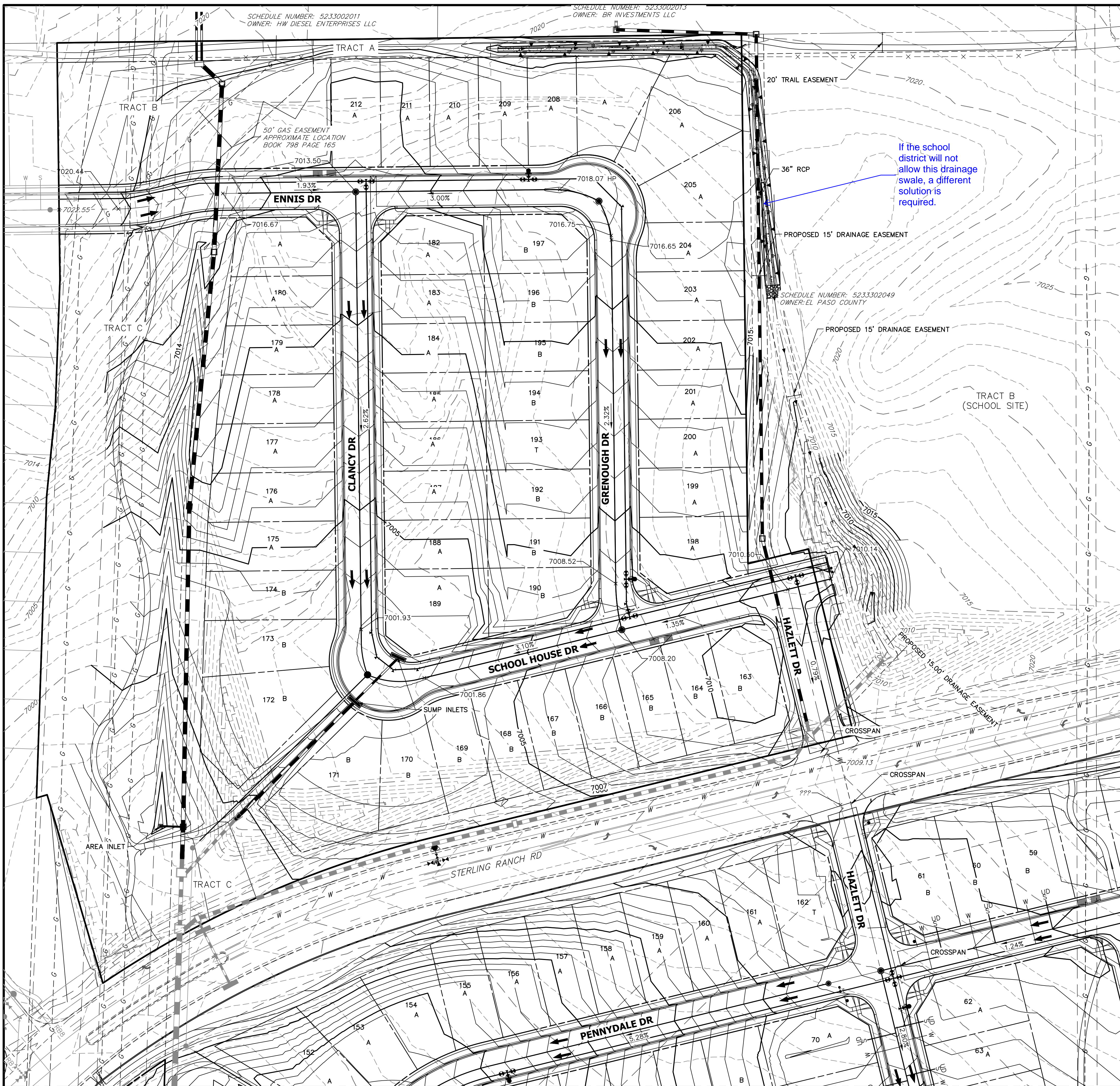
DATE: 06.17.2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. ITEN

### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.01.2021	B.I.	PER COUNTY COMMENTS
05.17.2021	B.I.	PER COUNTY COMMENTS
07.29.2021	B.I.	PER COUNTY COMMENTS

### PRELIMINARY PLAN

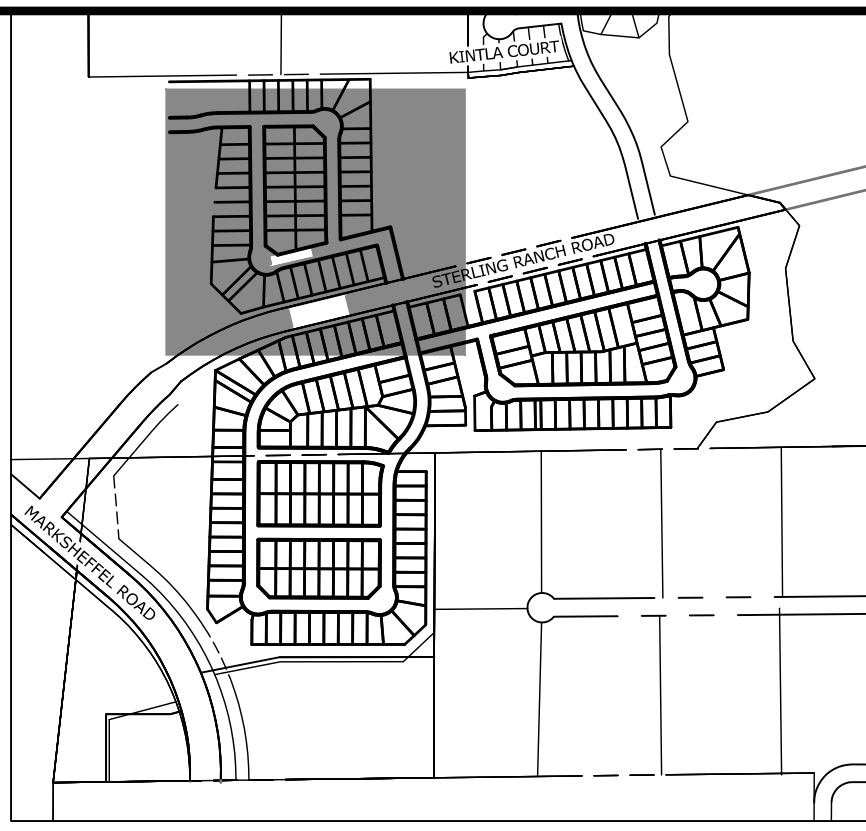
5  
OF 17



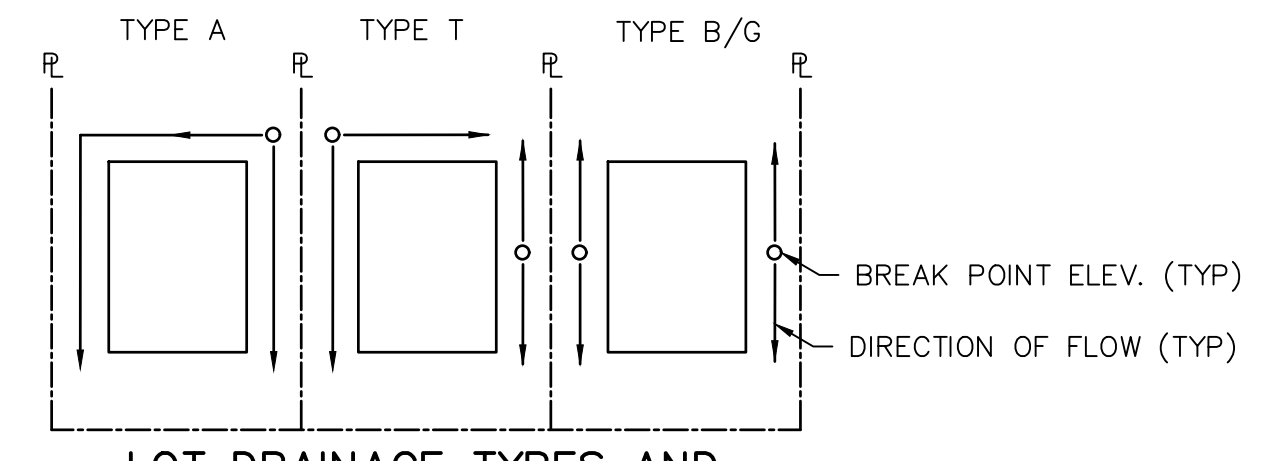
SCHEDULE NUMBER: 5233002011  
OWNER: HW DIESEL ENTERPRISES LLC

SCHEDULE NUMBER: 5233002013  
OWNER: BR INVESTMENTS LLC

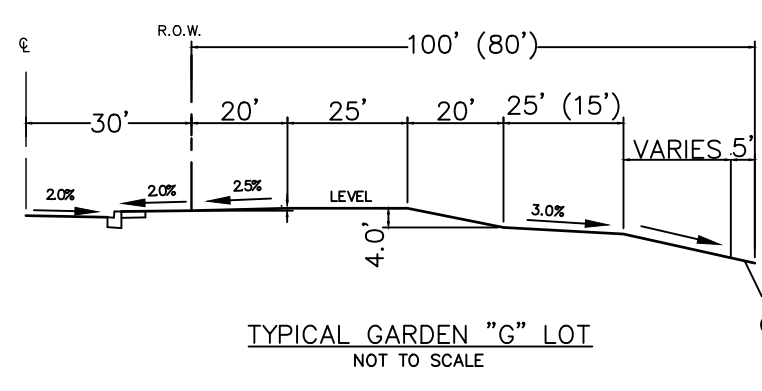
SCHEDULE NUMBER: 5233302049  
OWNER: EL PASO COUNTY



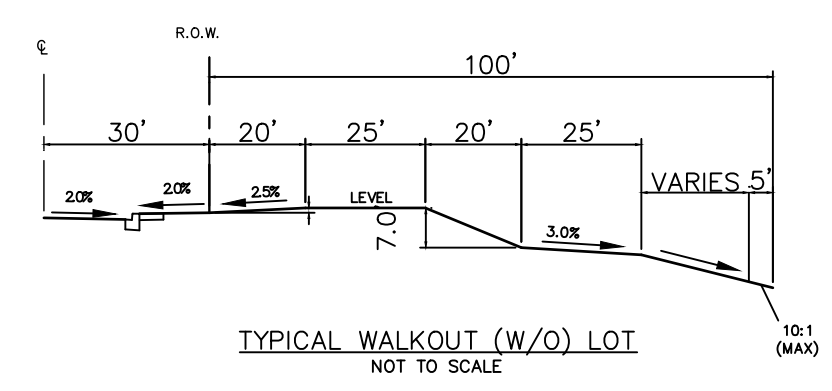
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SCALE: NTS



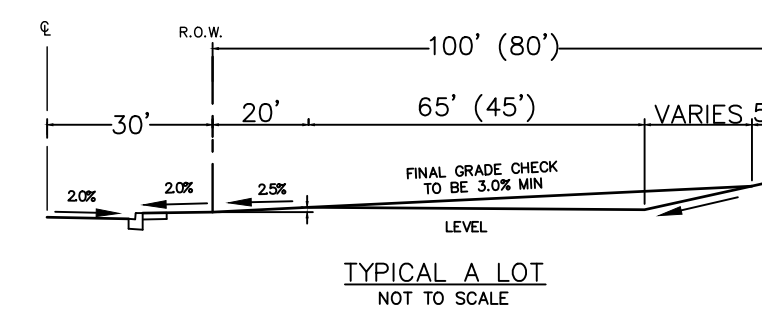
**LOT DRAINAGE TYPES AND SWALE DIRECTION**  
NOT TO SCALE



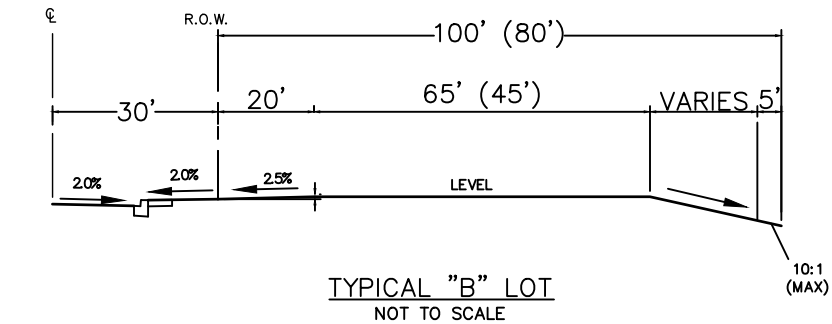
TYPICAL GARDEN "G" LOT  
NOT TO SCALE



TYPICAL WALKOUT (W/O) LOT  
NOT TO SCALE



TYPICAL A LOT  
NOT TO SCALE



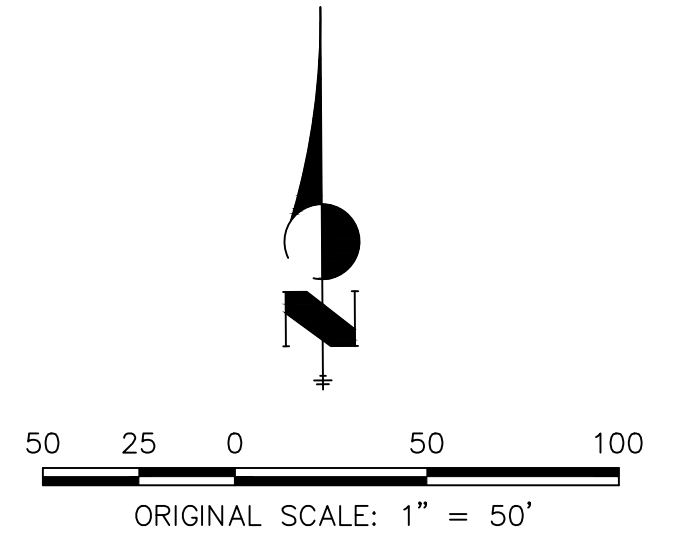
TYPICAL "B" LOT  
NOT TO SCALE

**LEGEND**

EXISTING STORM SEWER		INLET	
STORM SEWER PROPOSED		L.P./H.P.	
PROPOSED R.O.W.		(2.0%)	
PROPOSED PROPERTY LINES			
PROPOSED SIDEWALK			
EXISTING PROPERTY LINE			
FL EXISTING			
SIDEWALK EXISTING			
DRAINAGE ACCESS & MAINTENANCE EASEMENT			
SILT FENCE			
DRAINAGE DITCH/SWALE			
		EXISTING	
		PROPOSED	



Know what's below.  
Call before you dig.



ORIGINAL SCALE: 1" = 50'

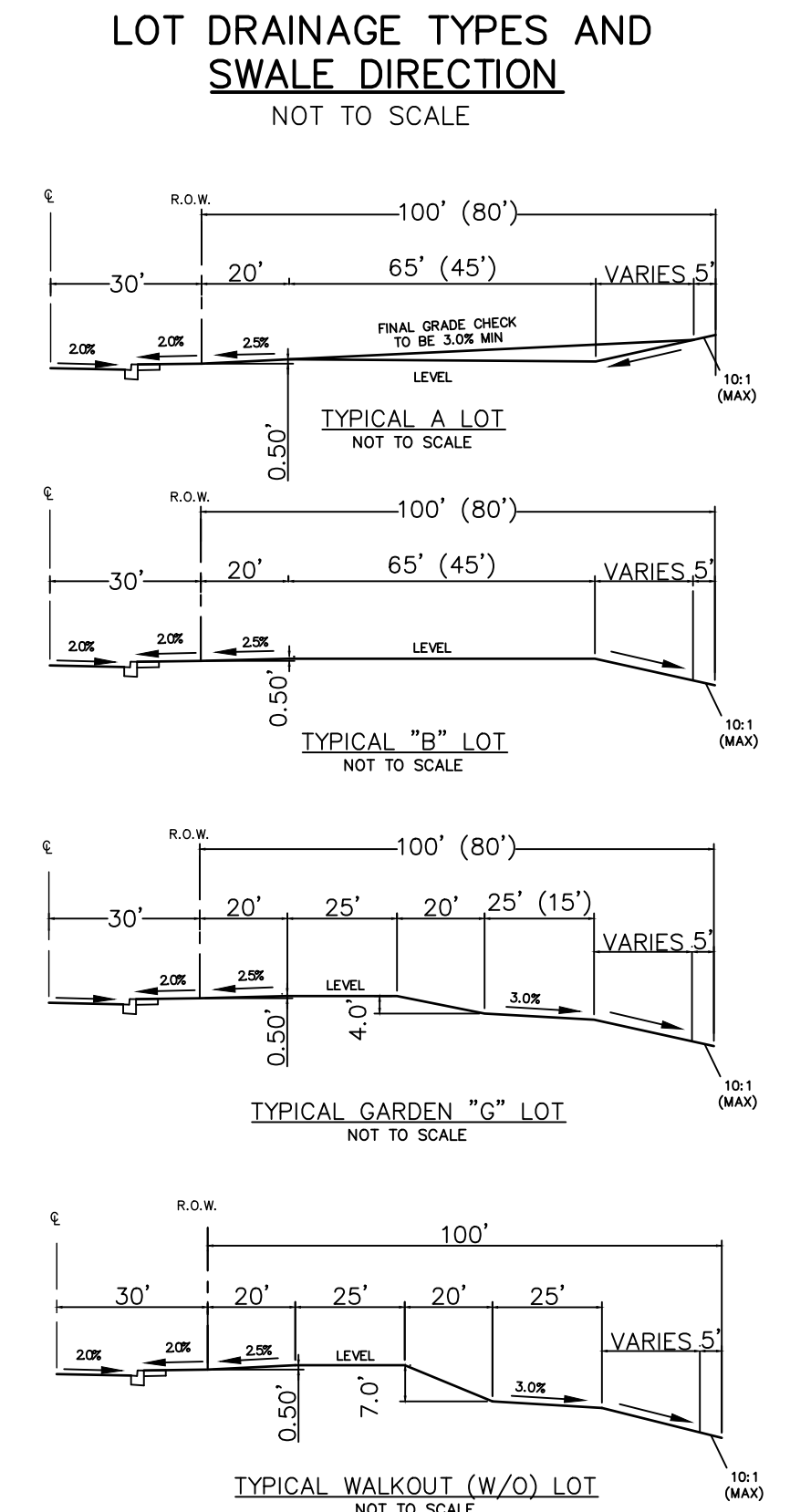
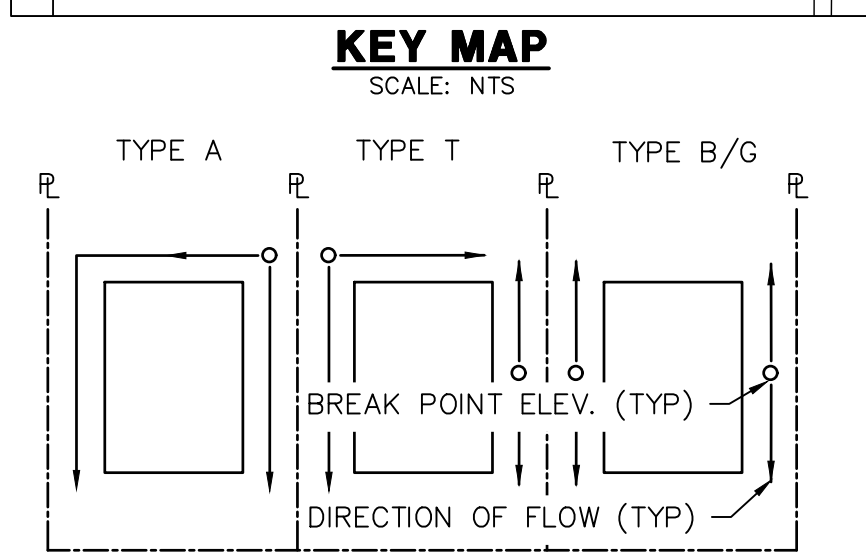
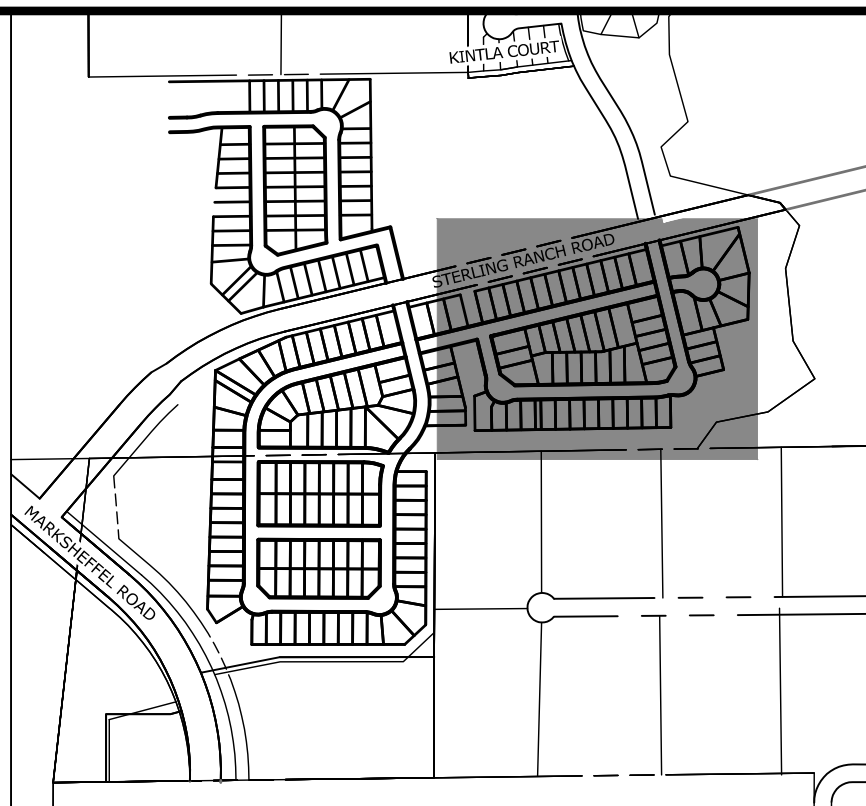
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.  
**PREPARED FOR**  
SR LAND, LLC  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

**J.R. ENGINEERING**  
A Westman Company  
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	08/03/21	AAM	CJD	

STERLING RANCH PHASE 2  
PRELIMINARY GRADING PLAN



**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	
L.P./H.P.	
(2.0%)	
	FLOW DIRECTION ARROW
	EXISTING FLOW DIRECTION ARROW
	EMERGENCY OVERFLOW DIRECTION

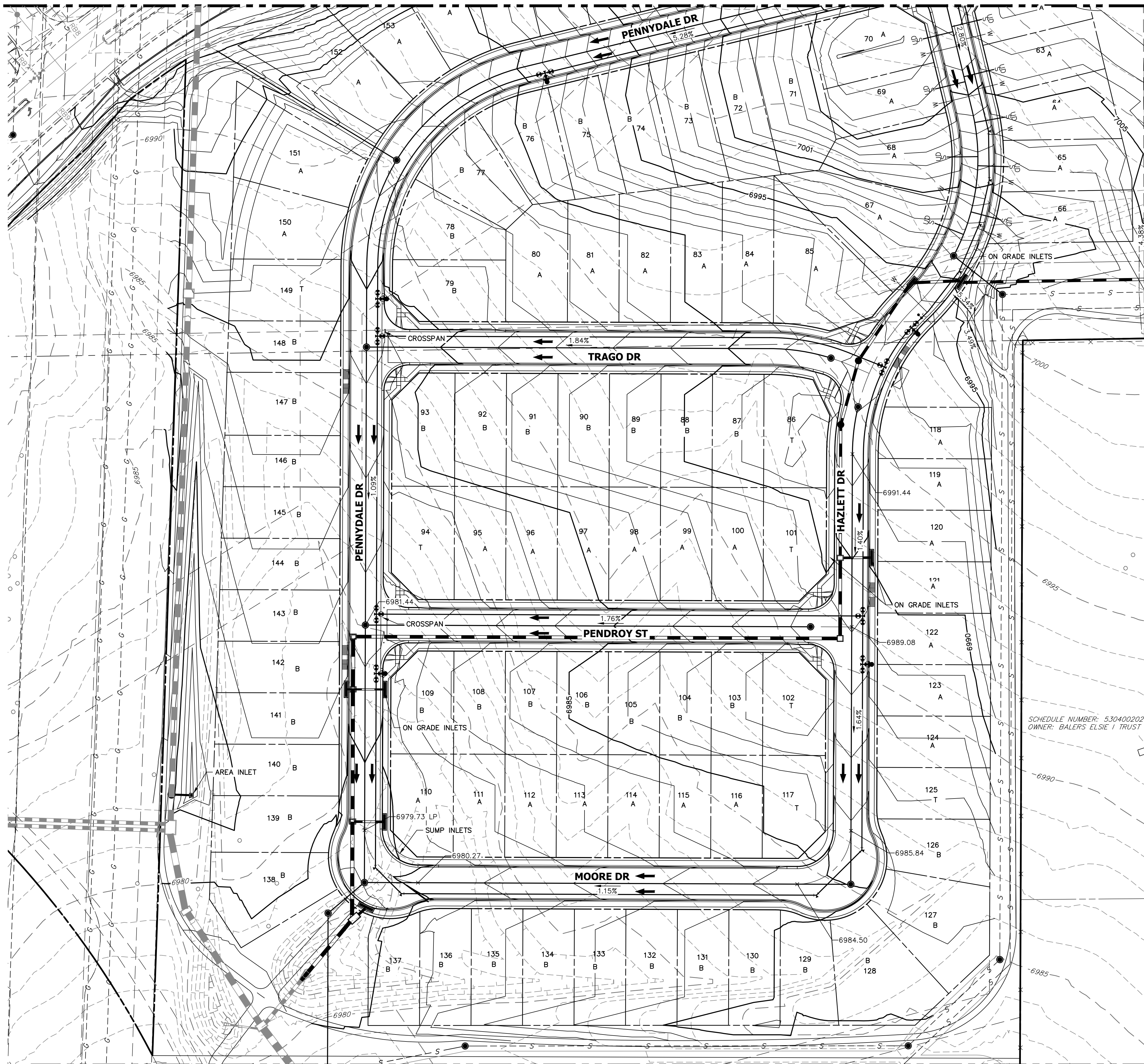
EXISTING      PROPOSED

**811**  
Know what's below.  
Call before you dig.

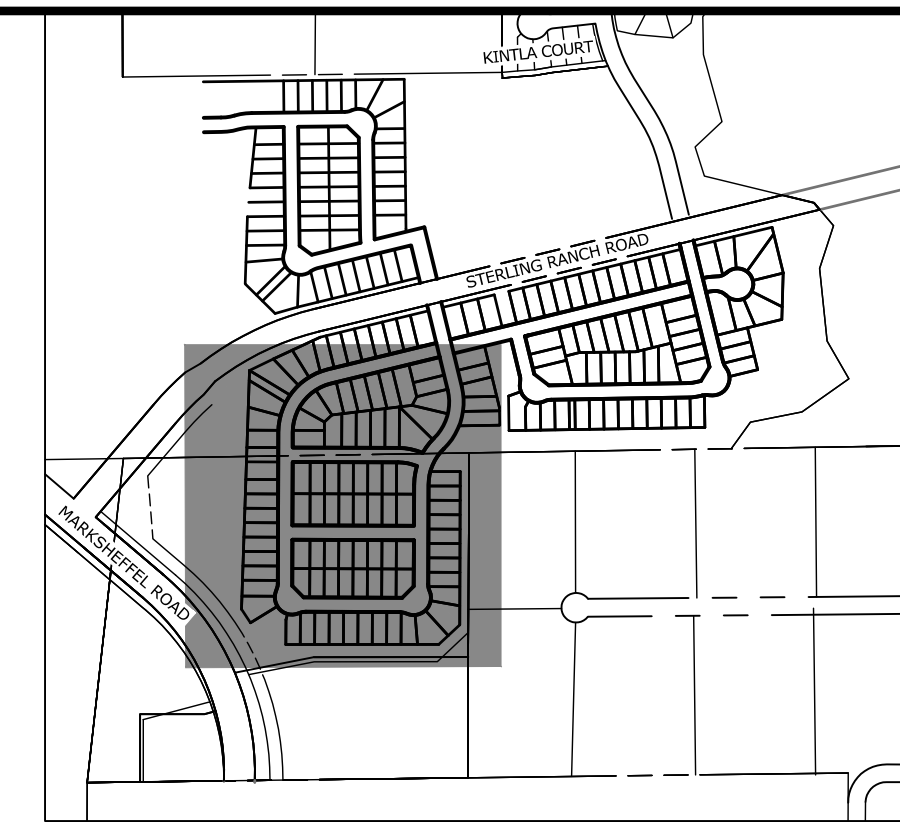
50 25 0 50 100  
ORIGINAL SCALE: 1" = 50'

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
BY	DATE
NO.	REVISION
H-SCALE	1" = 50'
V-SCALE	N/A
DATE	08/03/21
DESIGNED BY	AAM
DRAWN BY	CJD
CHECKED BY	
STERLING RANCH PHASE 2	
PRELIMINARY GRADING PLAN	
SHEET	7 OF 17
JOB NO.	25188.02

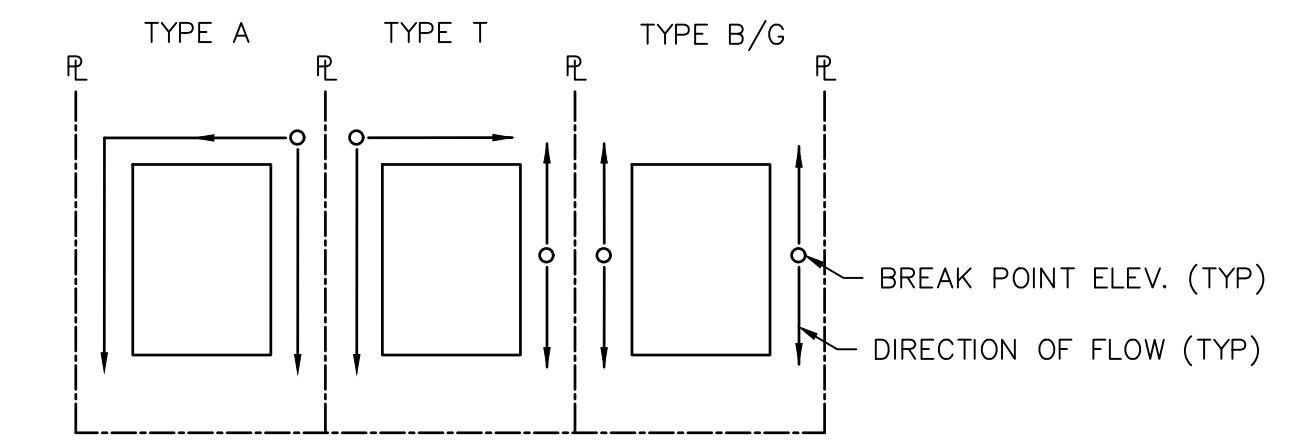
MATCH: SEE SHEET 6



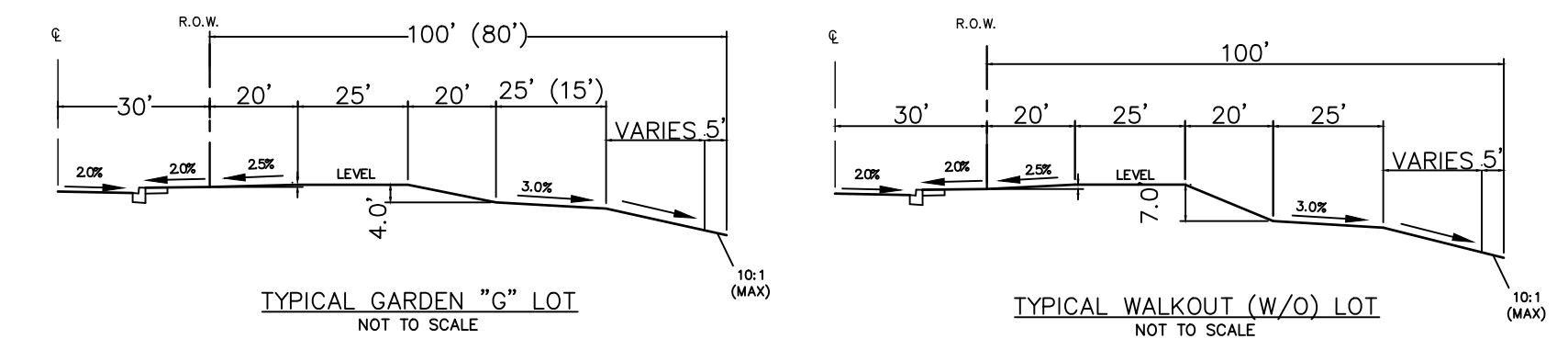
MATCH: SEE SHEET 9



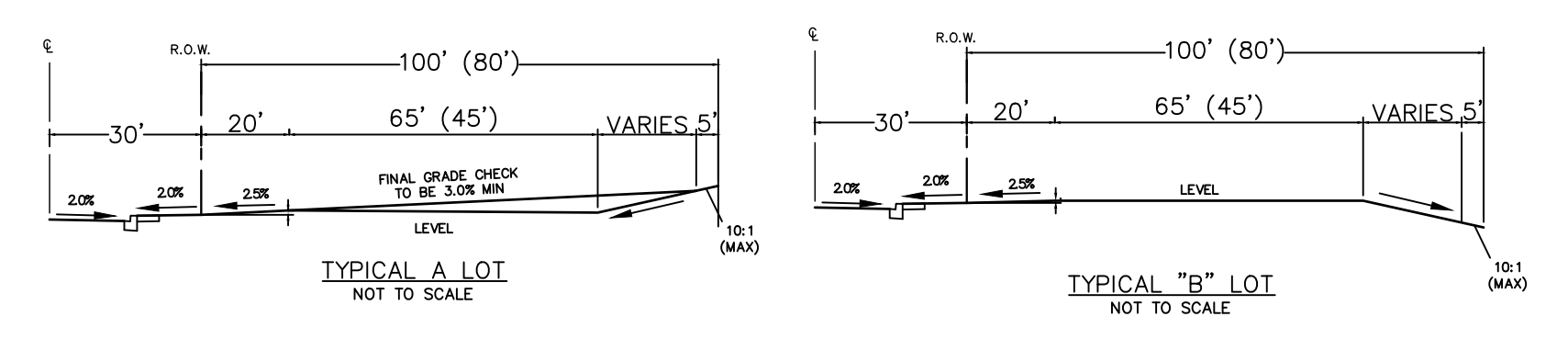
KEY MAP  
SCALE: NTS



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

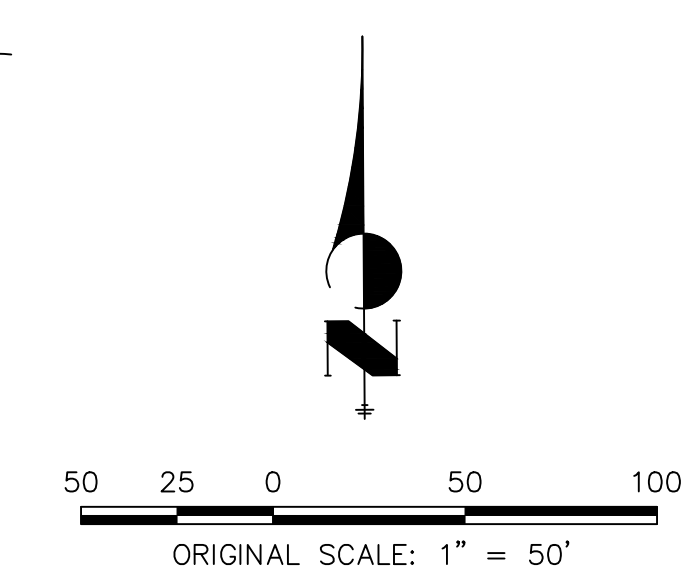
**LEGEND**

- 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
- EXISTING
- PROPOSED
- INLET
- LOW POINT/HIGH POINT
- FLOW DIRECTION & SLOPE
- FLOW DIRECTION ARROW
- EXISTING FLOW DIRECTION ARROW
- EMERGENCY OVERTFLOW DIRECTION

SCHEDULE NUMBER: 5304002020  
OWNER: BALERS ELSIE I TRUST



Know what's below.  
Call before you dig.



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

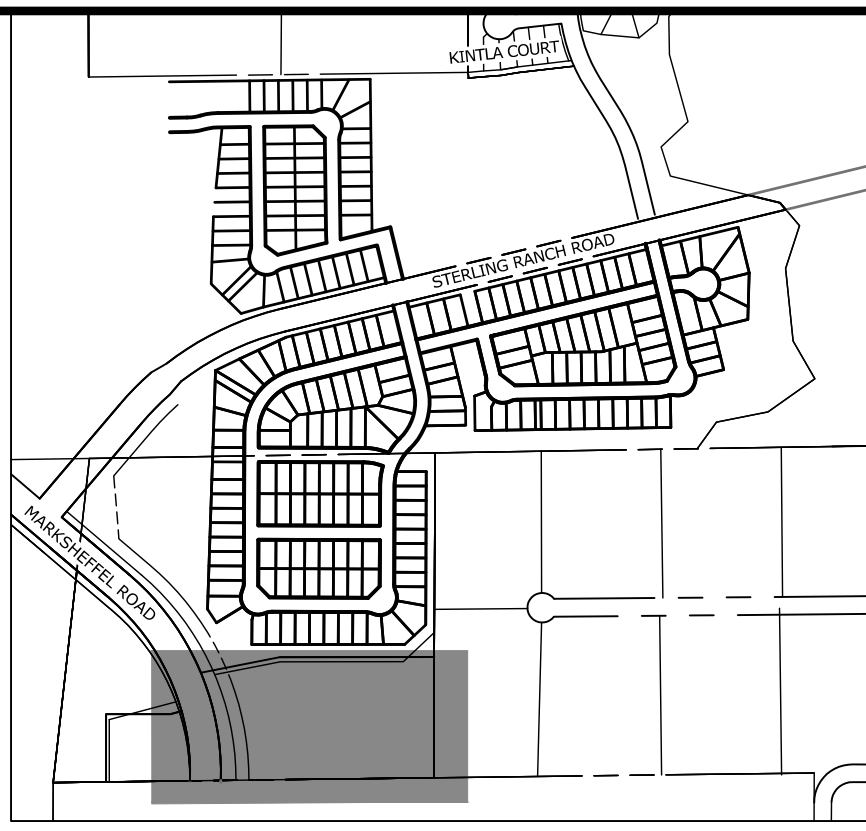
PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

**J.R. ENGINEERING**  
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE						
				1"=50'	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY





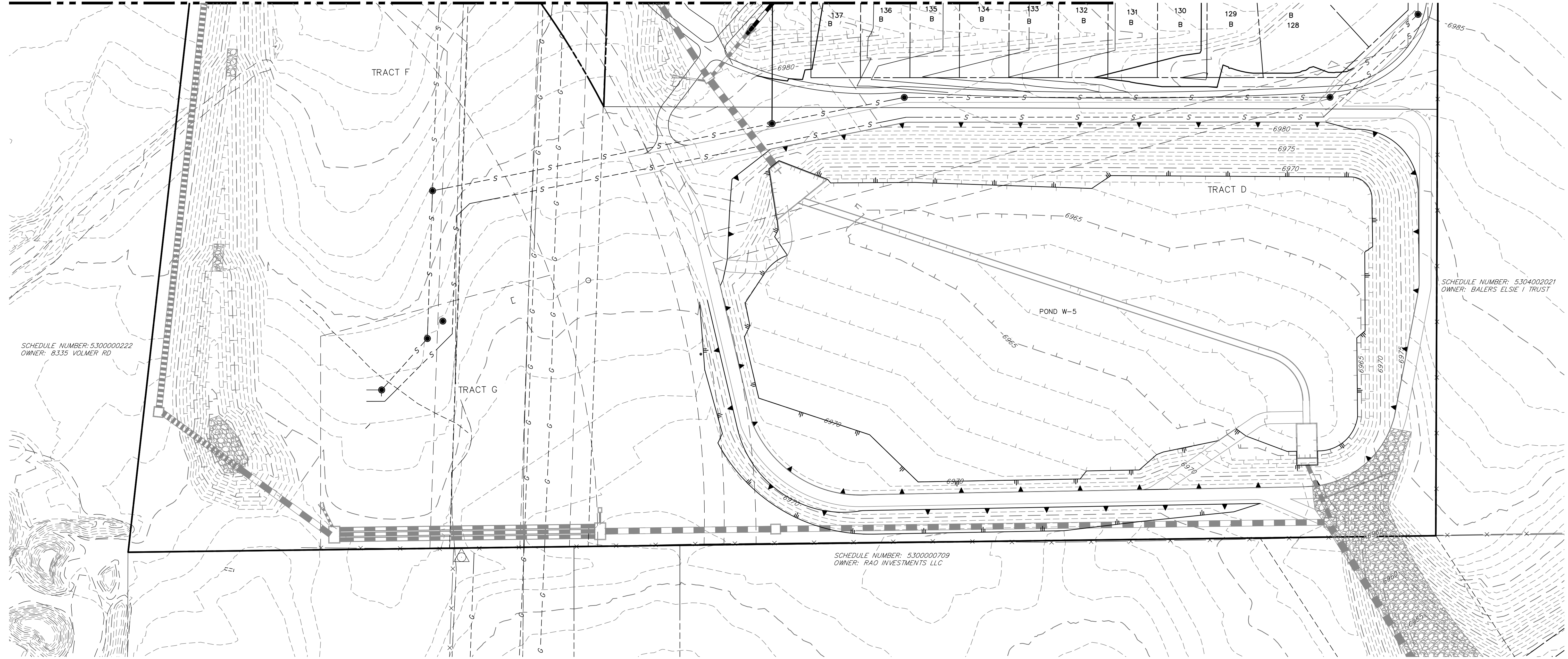
**KEY MAP**  
SCALE: NTS

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COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

**J.R. ENGINEERING**  
A Westman Company  
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Fort Collins 970-491-9888 • www.jrengineering.com

MATCH: SEE SHEET 7



SCHEDULE NUMBER: 530400201  
OWNER: BALERS ELSIE I TRUST

SCHEDULE NUMBER: 530000222  
OWNER: 8335 VOLMER RD

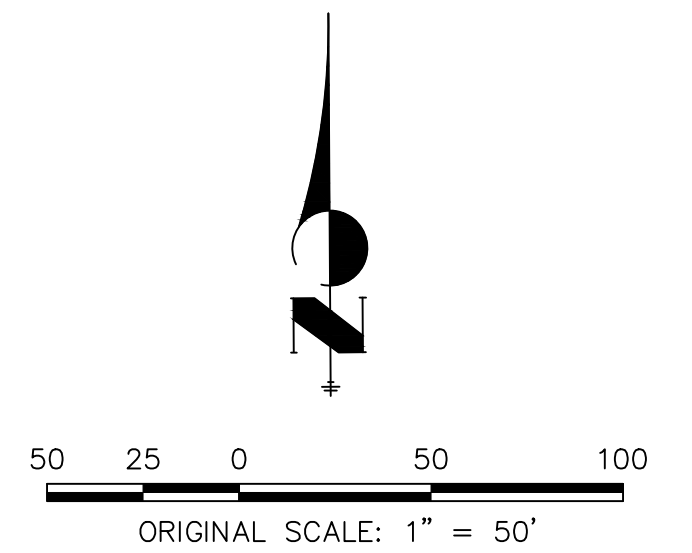
SCHEDULE NUMBER: 530000709  
OWNER: RAO INVESTMENTS LLC

**LEGEND**

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

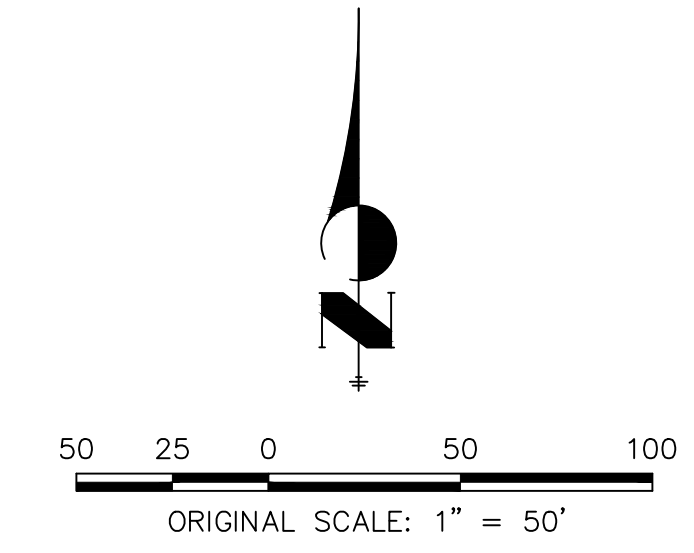
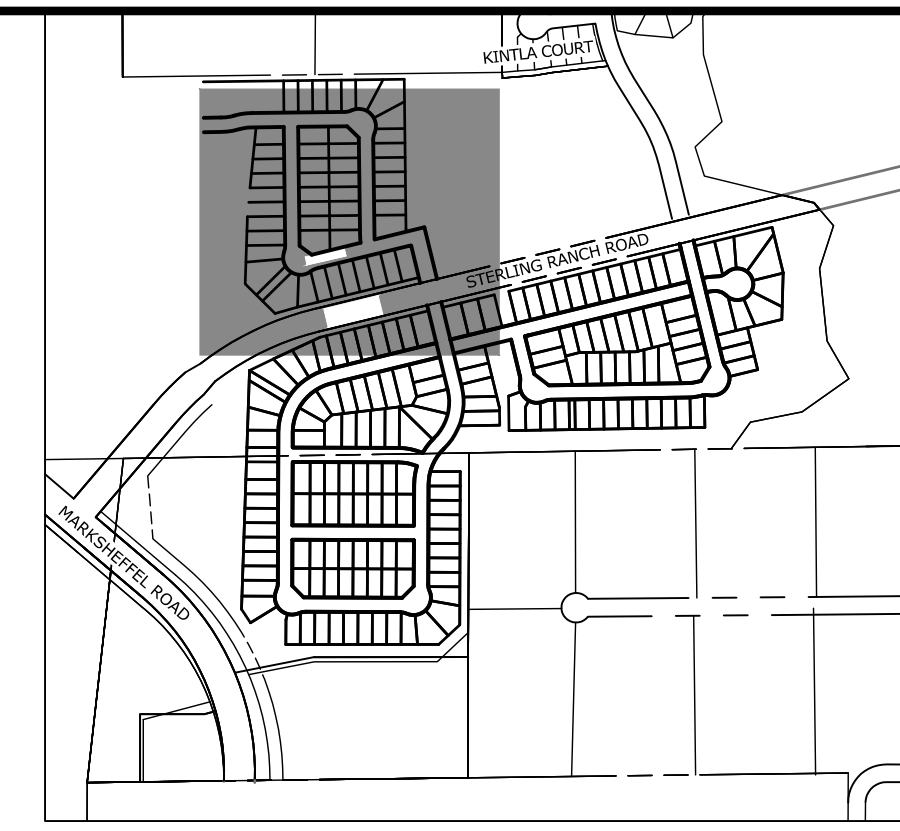
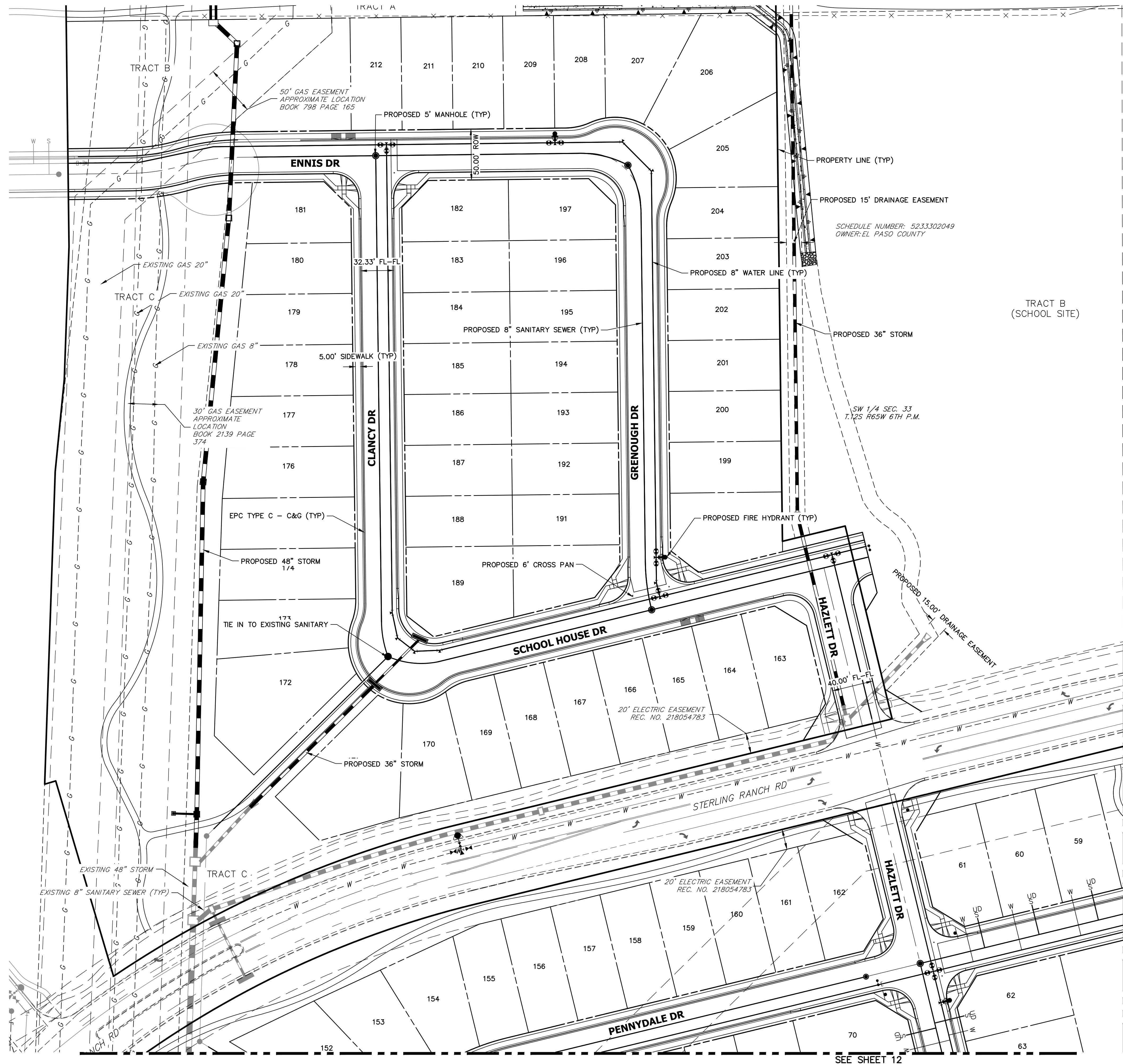


Know what's below.  
Call before you dig.



BY	DATE	No.	REVISION

STERLING RANCH PHASE 2  
PRELIMINARY GRADING PLAN



SCHEDULE NUMBER: 5233302049  
OWNER: EL PASO COUNTY

SW 1/4 SEC. 33  
T.12S R.65W 6TH P.M.

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

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

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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

STERLING RANCH PHASE 2	H-SCALE 1"=50'	V-SCALE N/A	DATE 08/03/21	DESIGNED BY JRM	DRAWN BY JRM	CHECKED BY
PRELIMINARY UTILITY PLAN						
SHEET 10 OF 17						
JOB NO. 25188.02						



SEE SHEET 11

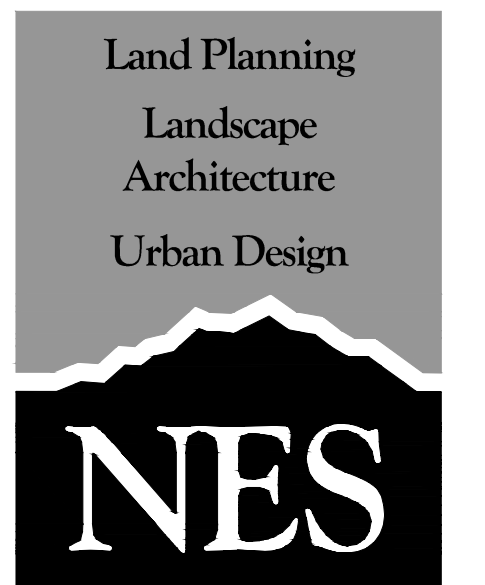
SEE SHEET 12





# 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



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## LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 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.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- 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.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

## Landscape Buffers & Screens See Code Section 6.2.2 (D)(2)

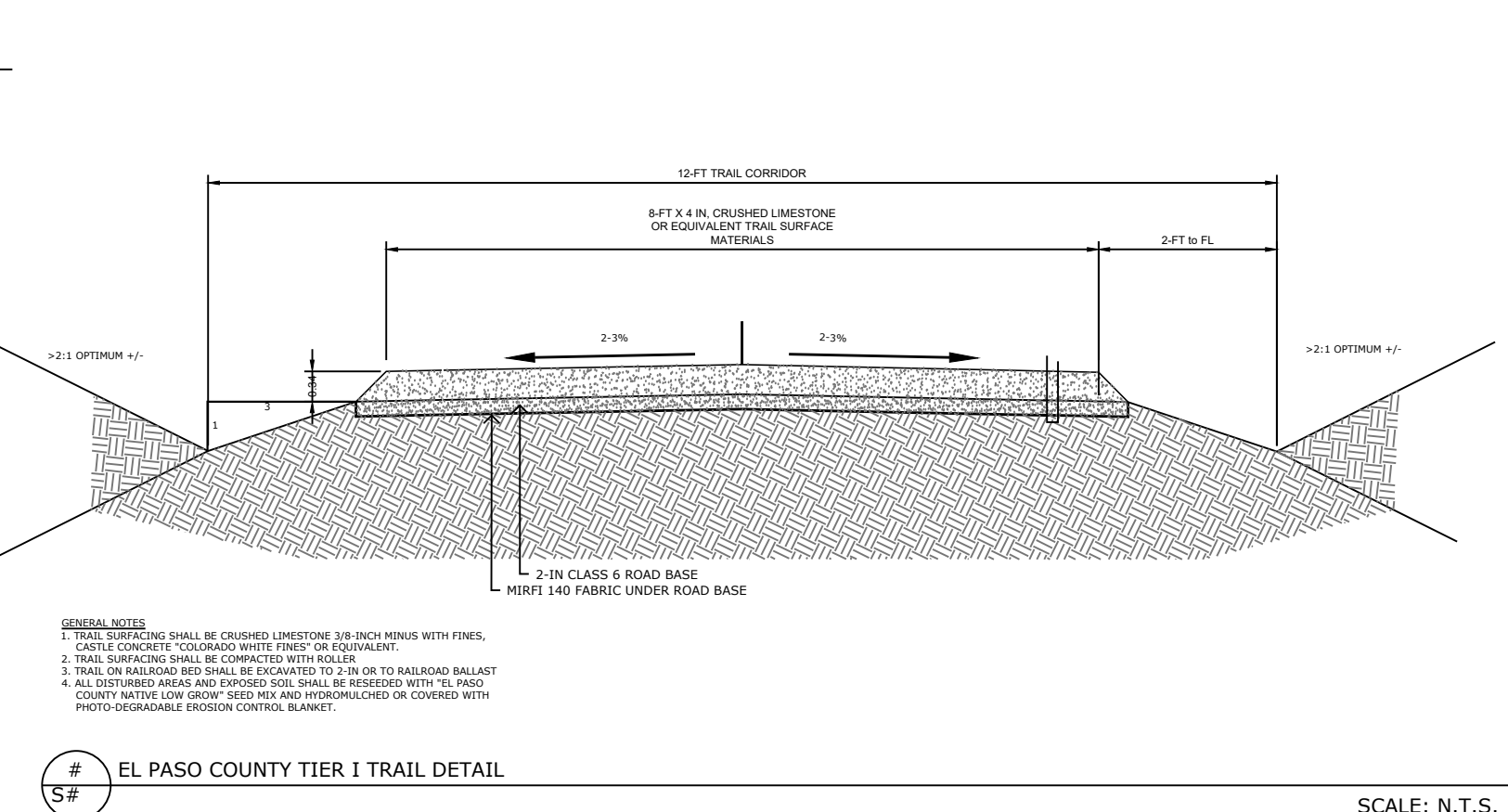
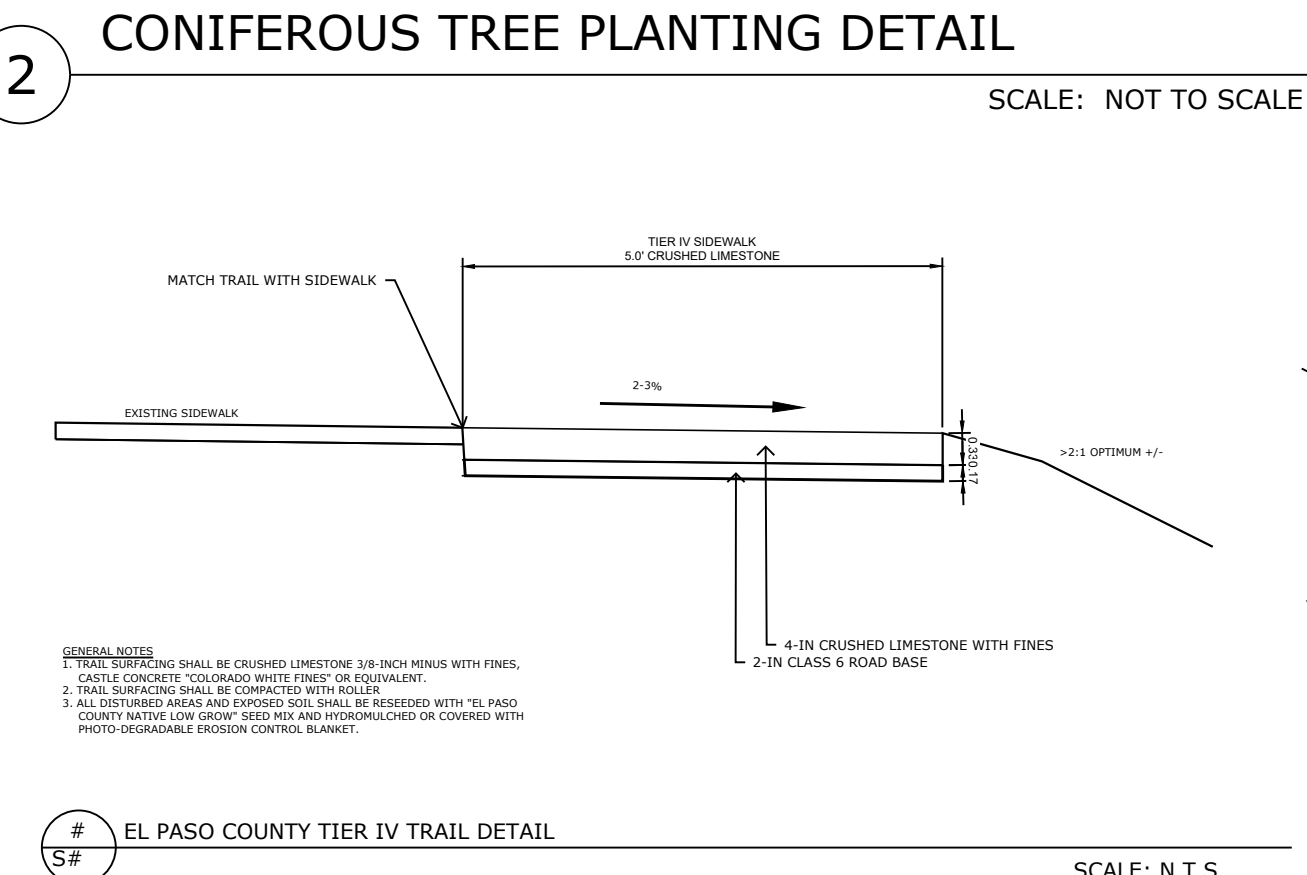
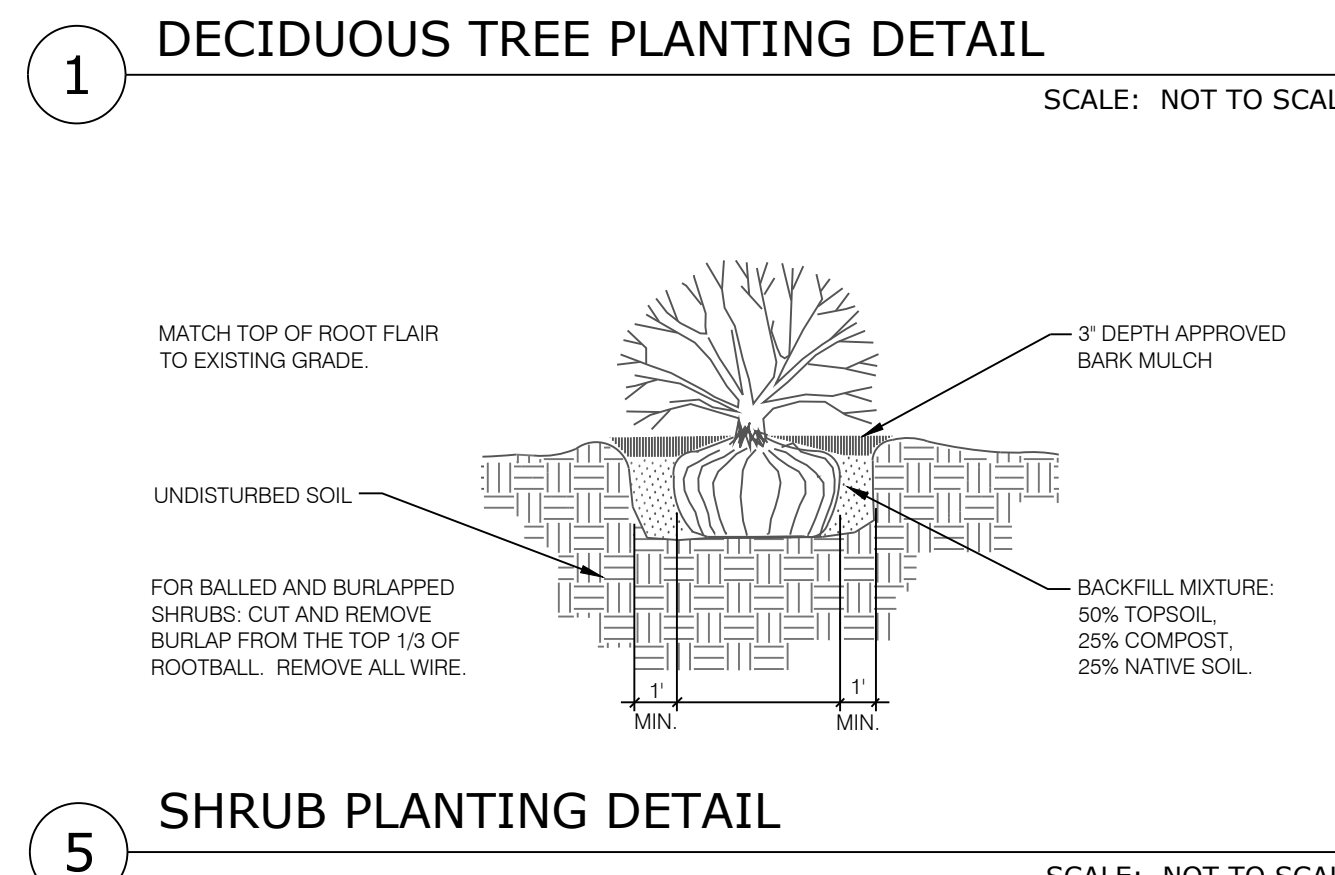
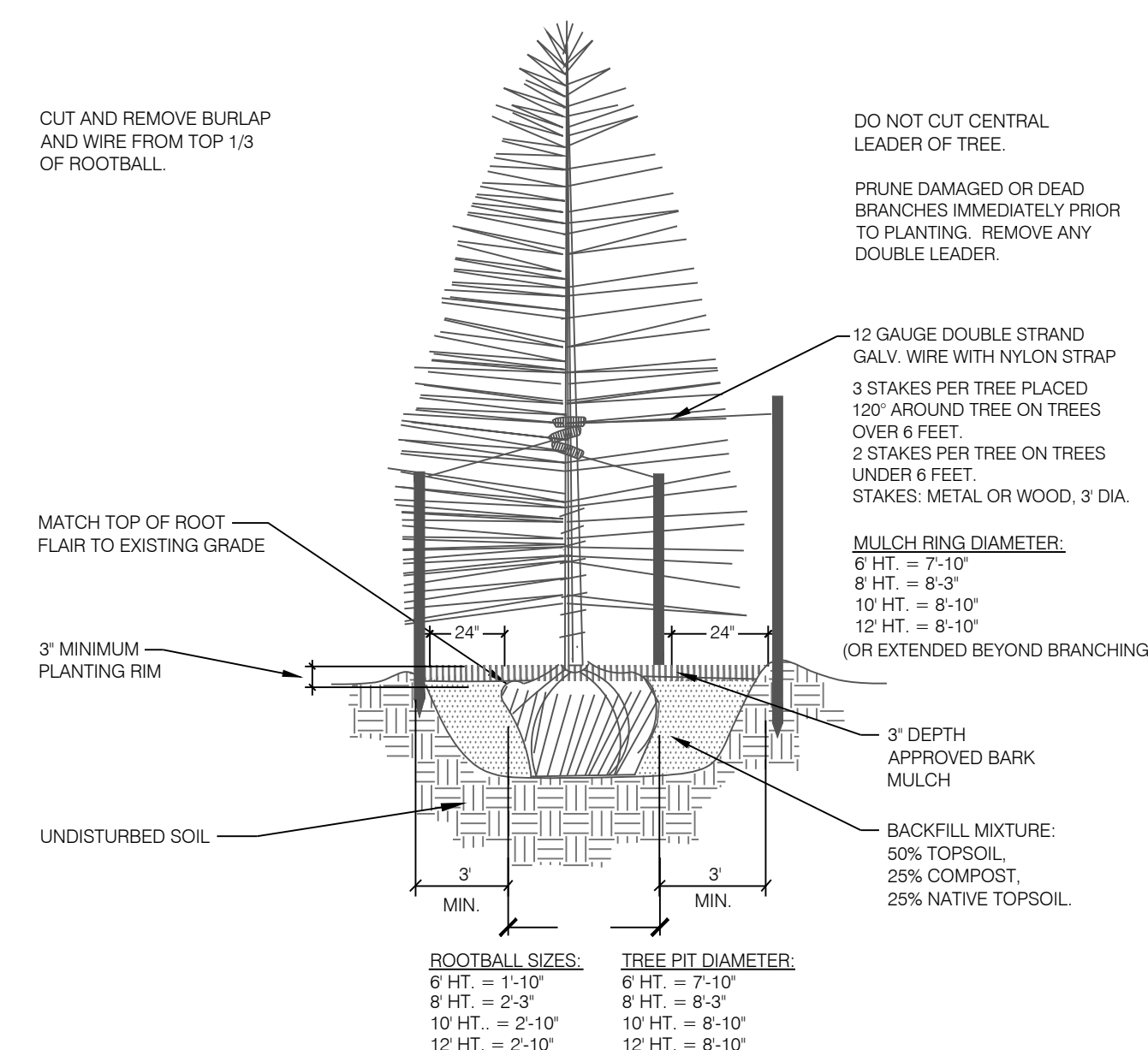
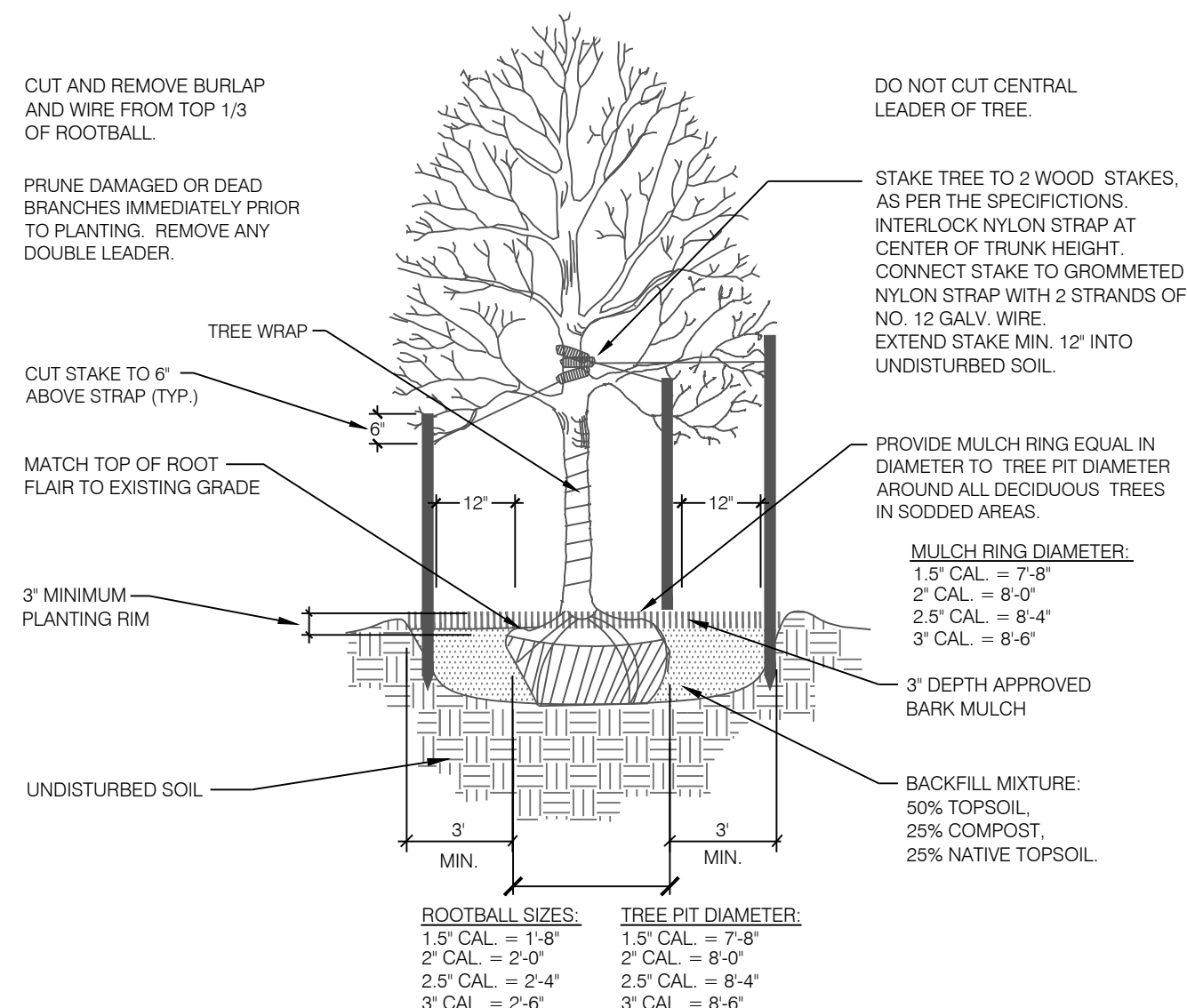
Street Name or Property Line	Buffer Tree Abbr. Denoted on Plan	Width (in Ft.) Req. / Provided	Linear Footage	Tree/Feet Required	Buffer Trees (1/20) Required / Prov.	Evergreen Trees (50%) Required / Provided
Industrial North	(IN)	15' / 20'	697	1 / 30'	24 / 24	12 / 20
Residential South	(RS)	15' / 50'	947	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
Sterling Ranch Road	Urban Res. Collector	10' / 10'	3,332	1 / 30'	111 / 101

## PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	36	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B
	Coc	11	Celtis occidentalis / Common Hackberry	60'	50'	3" Cal.	B&B
	Cco	4	Corylus colurna / Turkish Filbert	45'	30'	3" Cal.	B&B
	Ccr	4	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B
	Gdi	6	Gymnocladus dioica / Kentucky Coffee Tree	60'	50'	3" Cal.	B&B
	Mxh	5	Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pcl	53	Pinus contorta latifolia / Lodgepole Pine	70'	15'	8' HT	B&B
	Ped	52	Pinus edulis / Pinon Pine	30'	20'	6' HT	B&B
	Pfl	37	Pinus flexilis / Limber Pine	50'	30'	6' HT	B&B
	Ppo	4	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pam	20	Prunus americana / American Plum	20'	10'	2" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxc	89	Caryopteris x clandonensis / Bluebeard	3'	3'	5 GAL	CONT
	CC	11	Cotoneaster apiculatus / Coral Beauty Cotoneaster	1.5'	5'	5 GAL	CONT
	Jbu	46	Juniperus sabina 'Buffalo' / Buffalo Savin Juniper	1'	8'	5 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	32	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT
GROUNDCOVER	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cto	349	Cerastium tomentosum / Snow In Summer	1'	1.5'	1 GAL	CONT



## STERLING RANCH PHASE 2 PRELIMINARY PLAN

El Paso County, Colorado

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

## ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.01.2021	B.I.	PER COUNTY COMMENTS
05.17.2021	B.I.	PER COUNTY COMMENTS
07.29.2021	B.I.	PER COUNTY COMMENTS

## LANDSCAPE NOTES & DETAILS

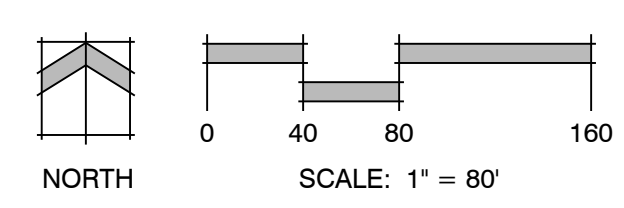
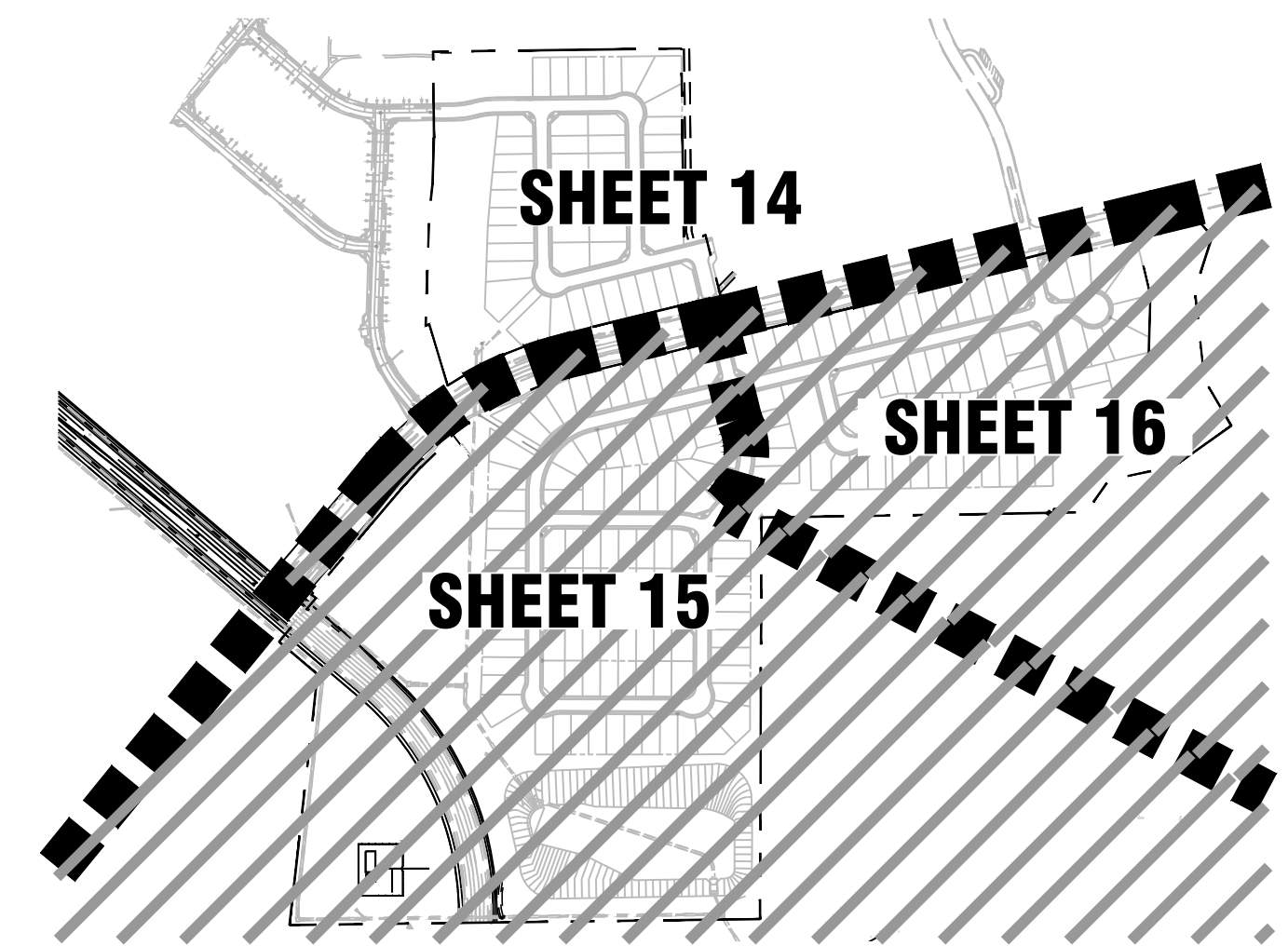
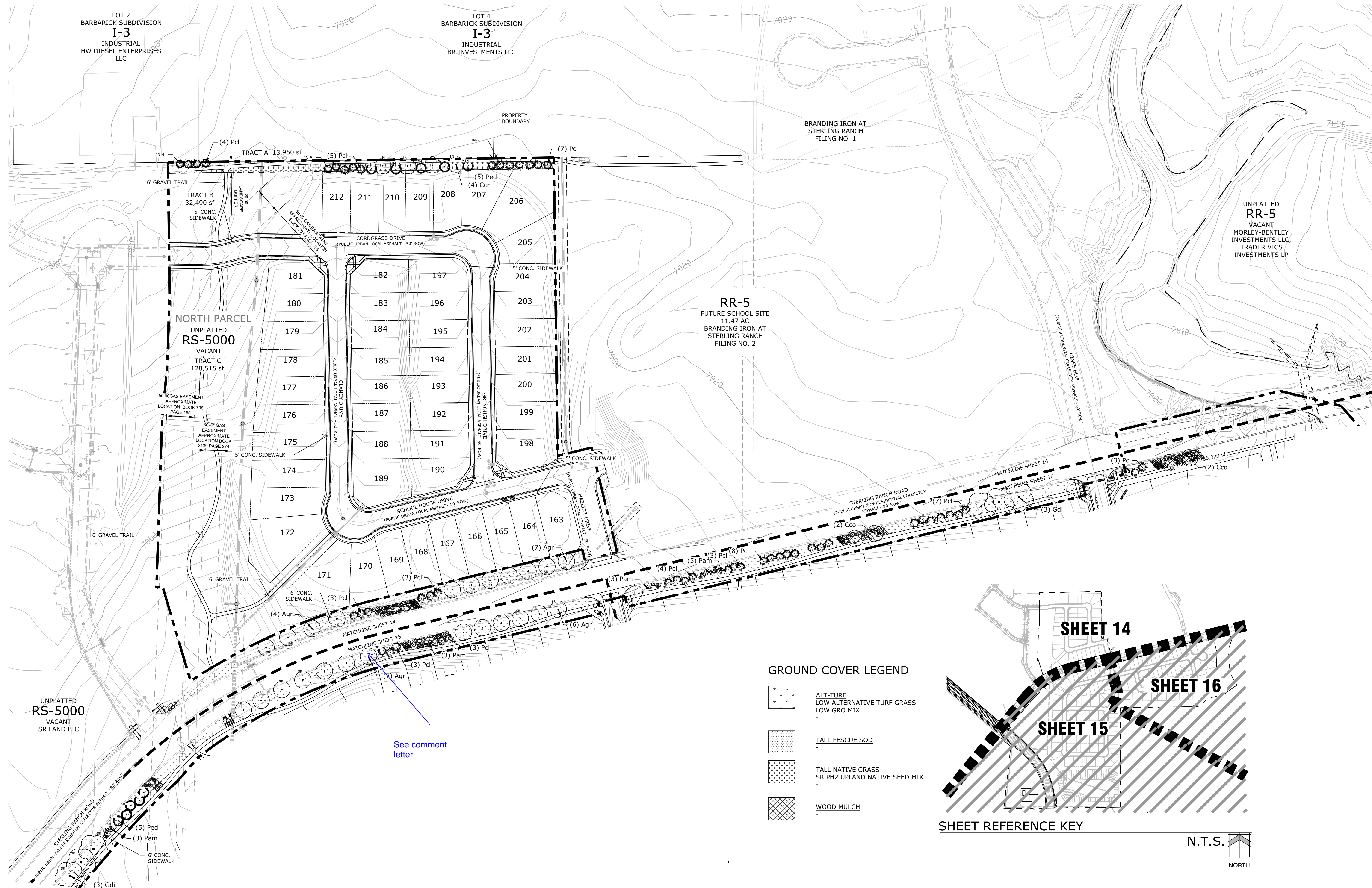
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# 13

13 OF 17

# STERLING RANCH PHASE TWO PRELIMINARY PLAN

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Colorado

DATE: 07.06.2020  
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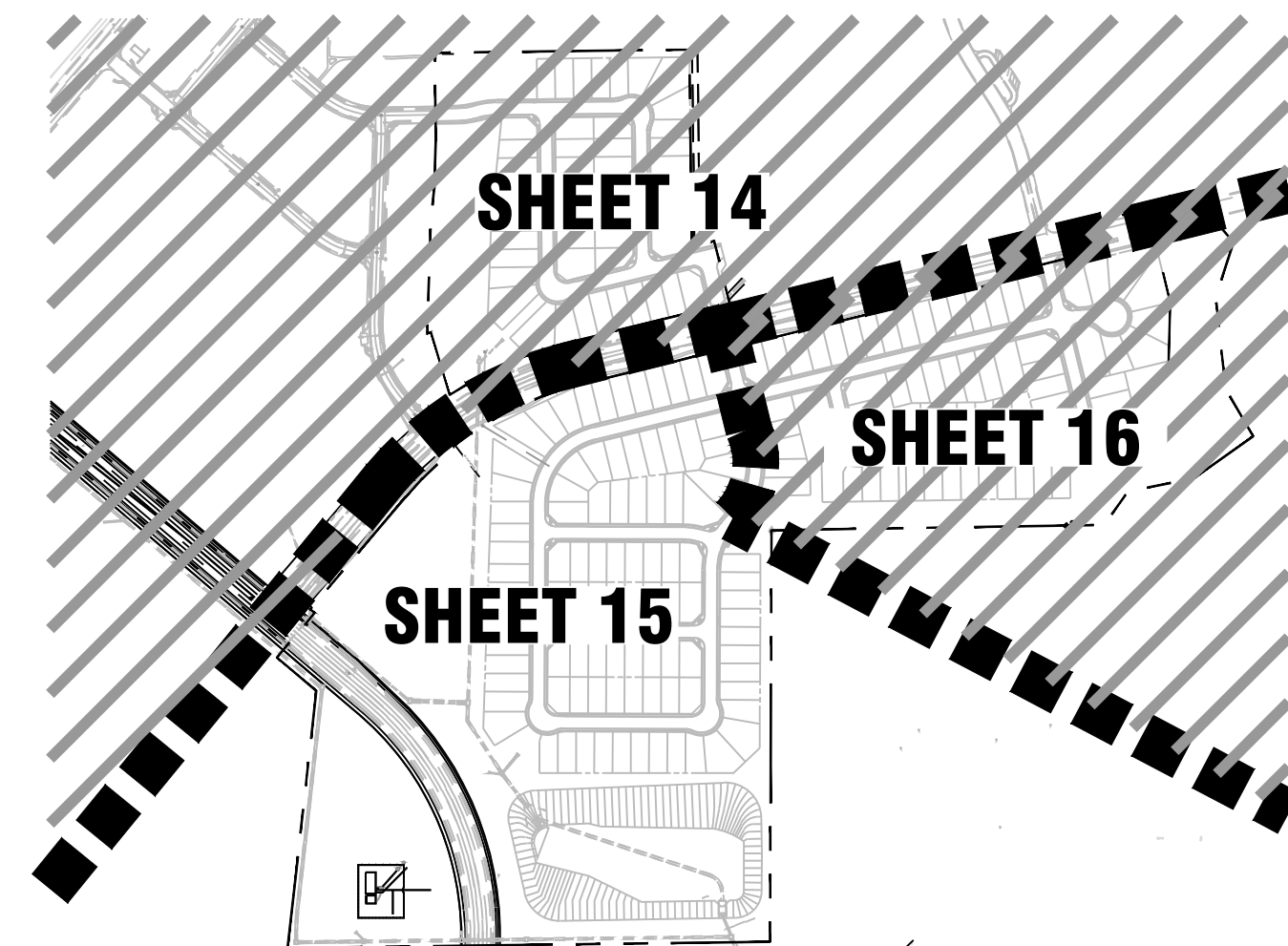
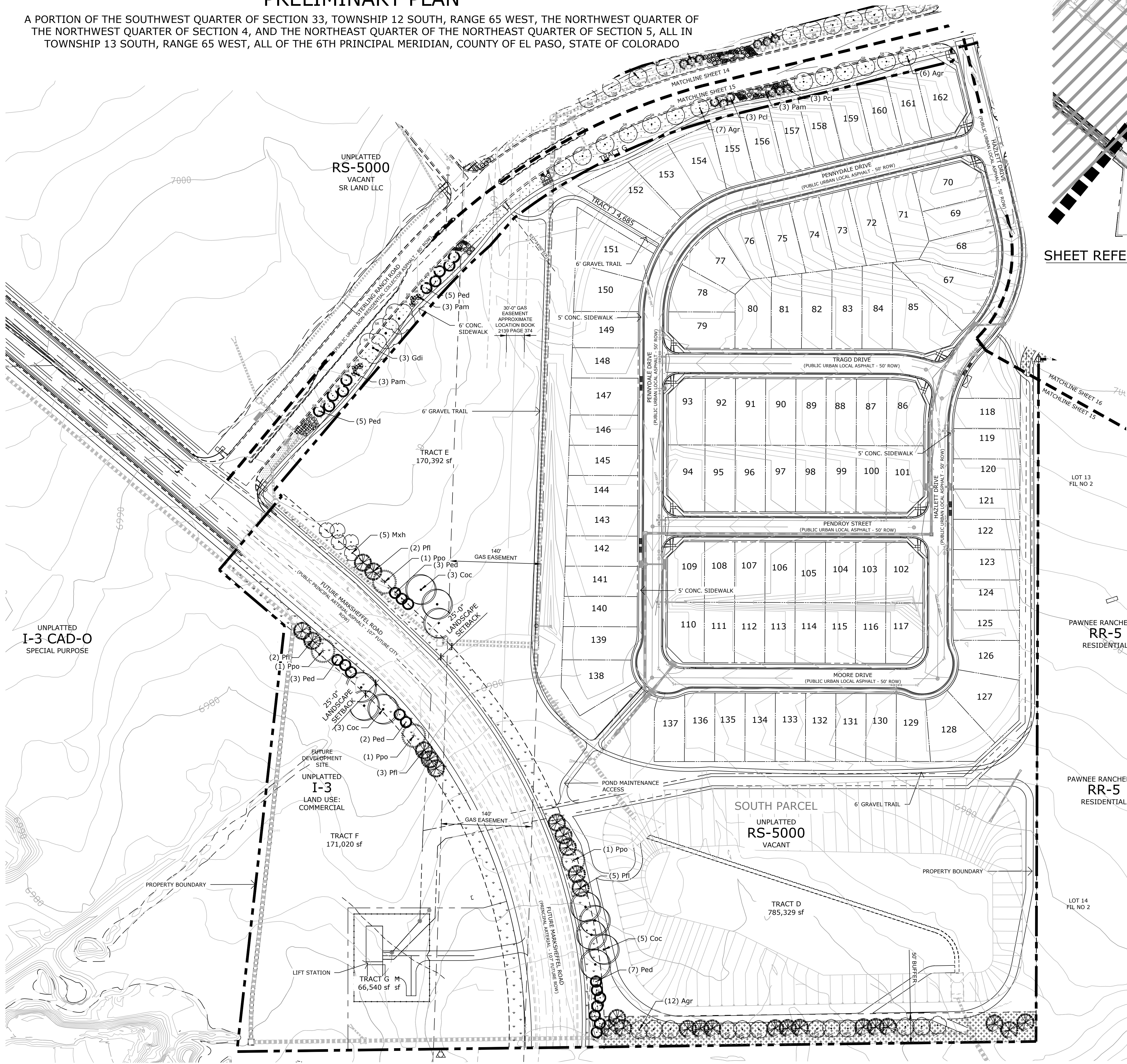
### LANDSCAPE PLAN

SHEET NUMBER  
**14**  
14 OF 17

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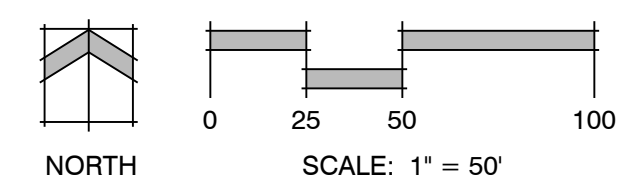


SHEET REFERENCE

N.T.S.

### GROUND COVER LEGEND

- ALT-TURF  
LOW ALTERNATIVE TURF GRASS  
LOW GRO MIX
- TALL FESCUE SOD
- TALL NATIVE GRASS  
SR PH2 UPLAND NATIVE SEED MIX
- WOOD MULCH



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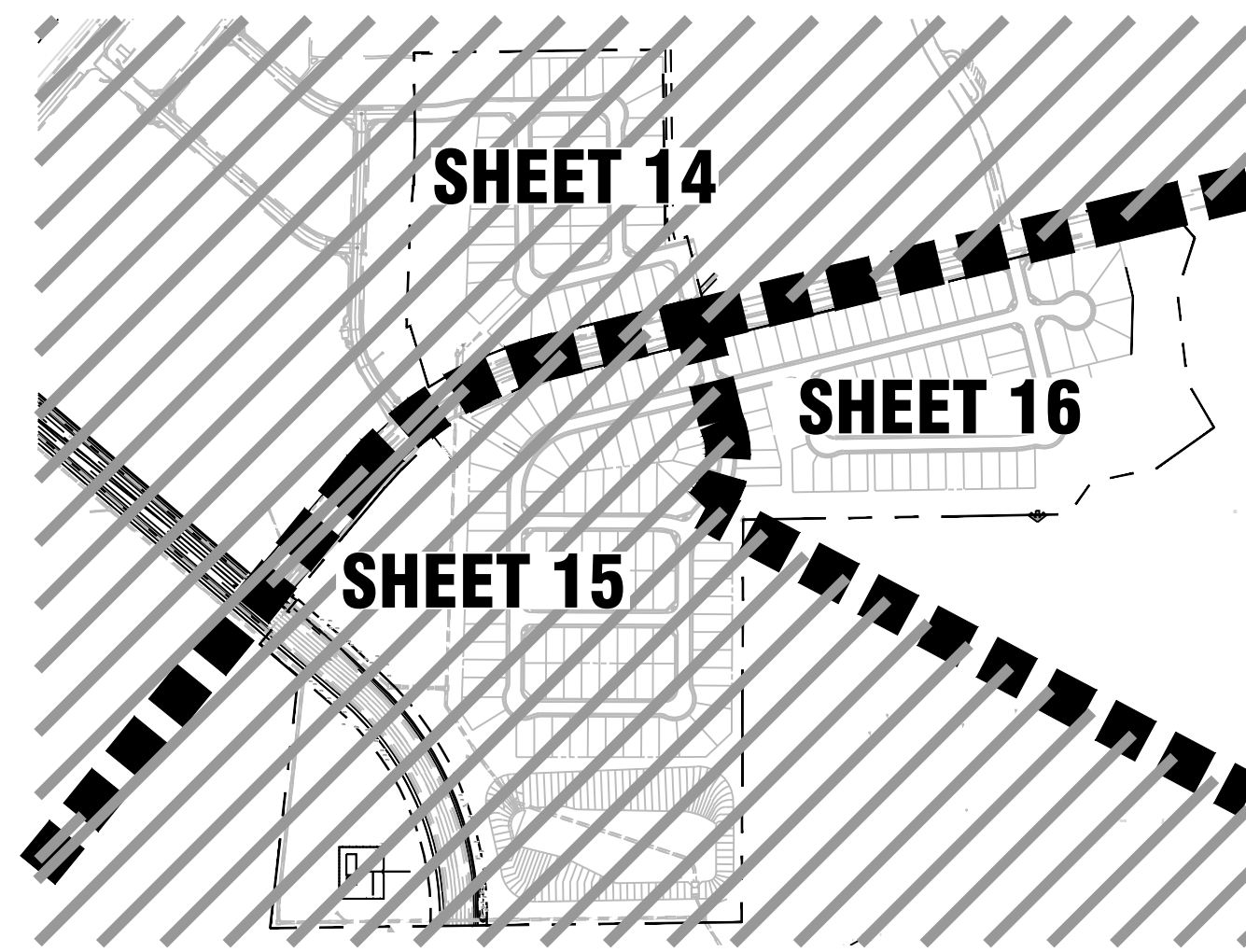
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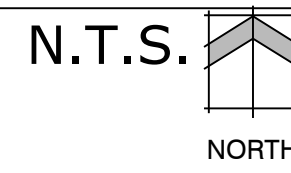
15  
15 OF 17

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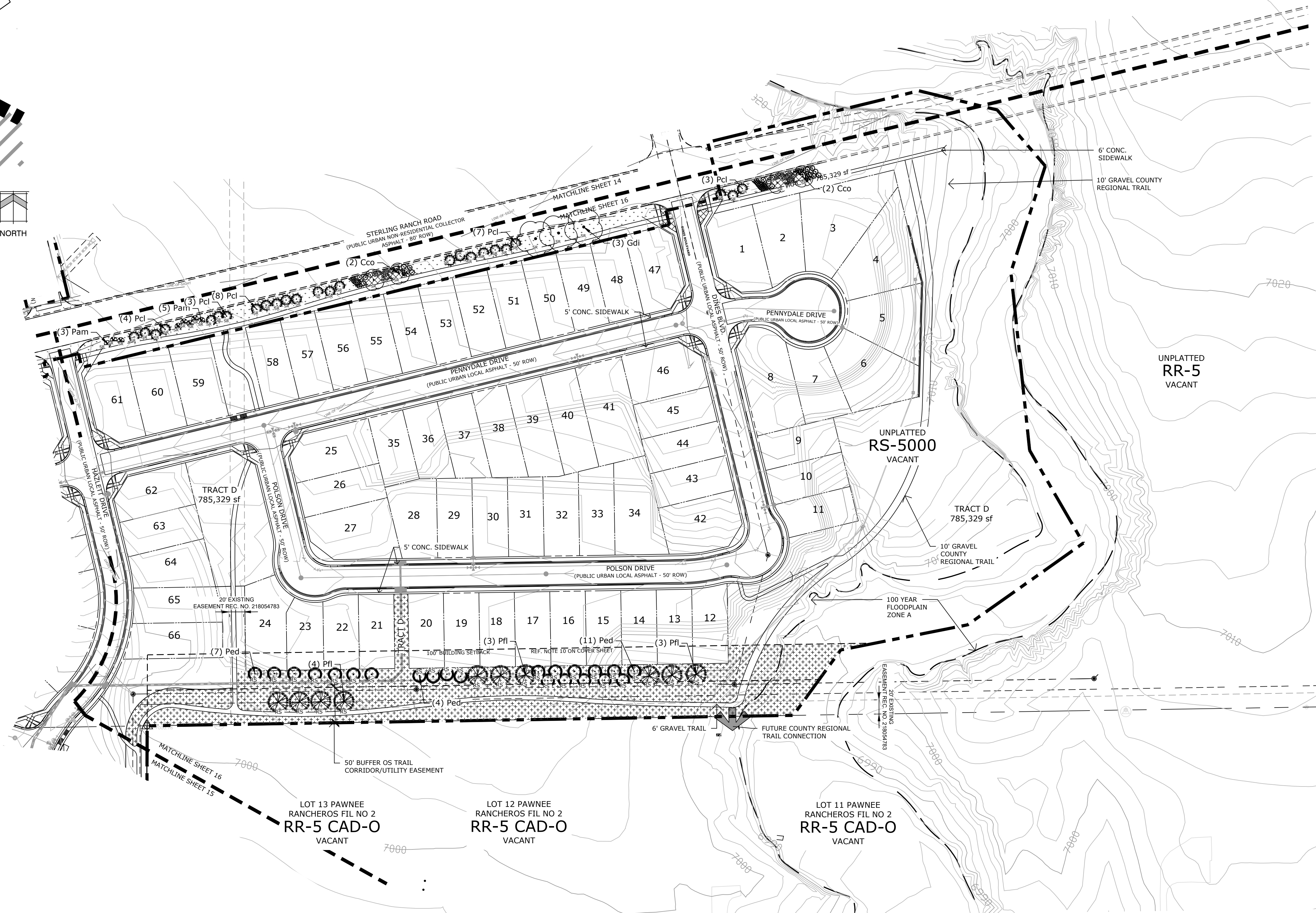


SHEET REFERENCE



### GROUND COVER LEGEND

- ALT-TURF  
LOW ALTERNATIVE TURF GRASS  
LOW GRO MIX
- TALL FESCUE SOD
- TALL NATIVE GRASS  
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El Paso County, Colorado

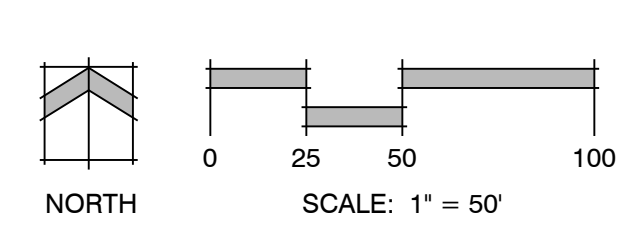
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PREPARED BY:	B. ITEN

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### LANDSCAPE PLAN

**16**  
16 OF 17

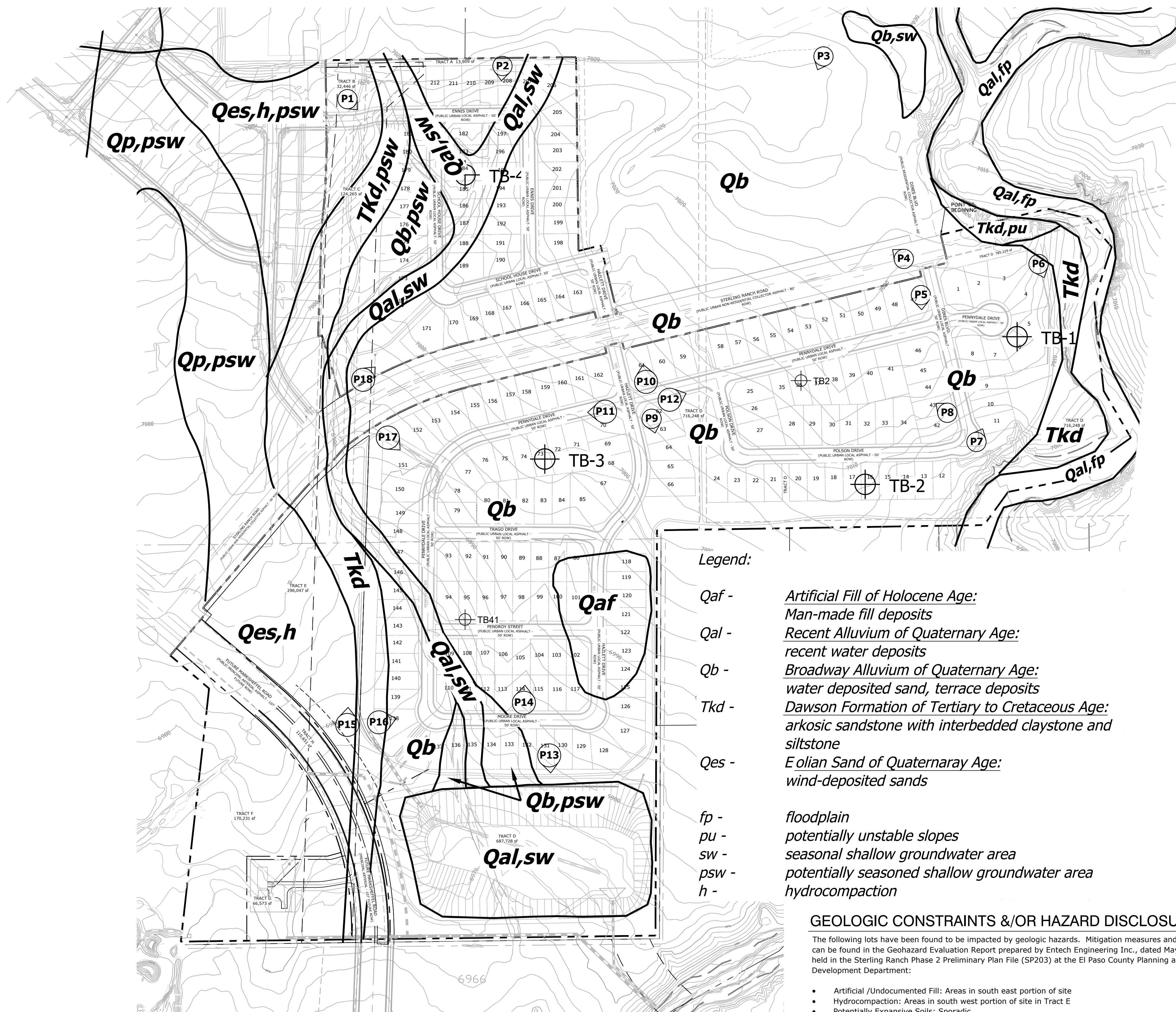


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**Legend:**

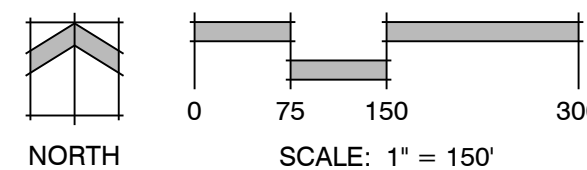
- Qaf -** *Artificial Fill of Holocene Age:  
Man-made fill deposits*
- Qal -** *Recent Alluvium of Quaternary Age:  
recent water deposits*
- Qb -** *Broadway Alluvium of Quaternary Age:  
water deposited sand, terrace deposits*
- Tkd -** *Dawson Formation of Tertiary to Cretaceous Age:  
arkosic sandstone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

**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. No basements will be allowed on Lots 109,111,135,145-147,173,174,180,181,183-188,195-197,207-208. due to areas of Seasonal Shallow Groundwater.



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**STERLING RANCH PHASE 2  
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DATE: 06.17.2020  
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PREPARED BY: B. ITEN

**ENTITLEMENT**

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07.29.2021	B.I.	PER COUNTY COMMENTS

**SITE CONSTRAINTS EXHIBIT**

**17**  
17 OF 17