

STERLING RANCH PHASE TWO PRELIMINARY PLAN

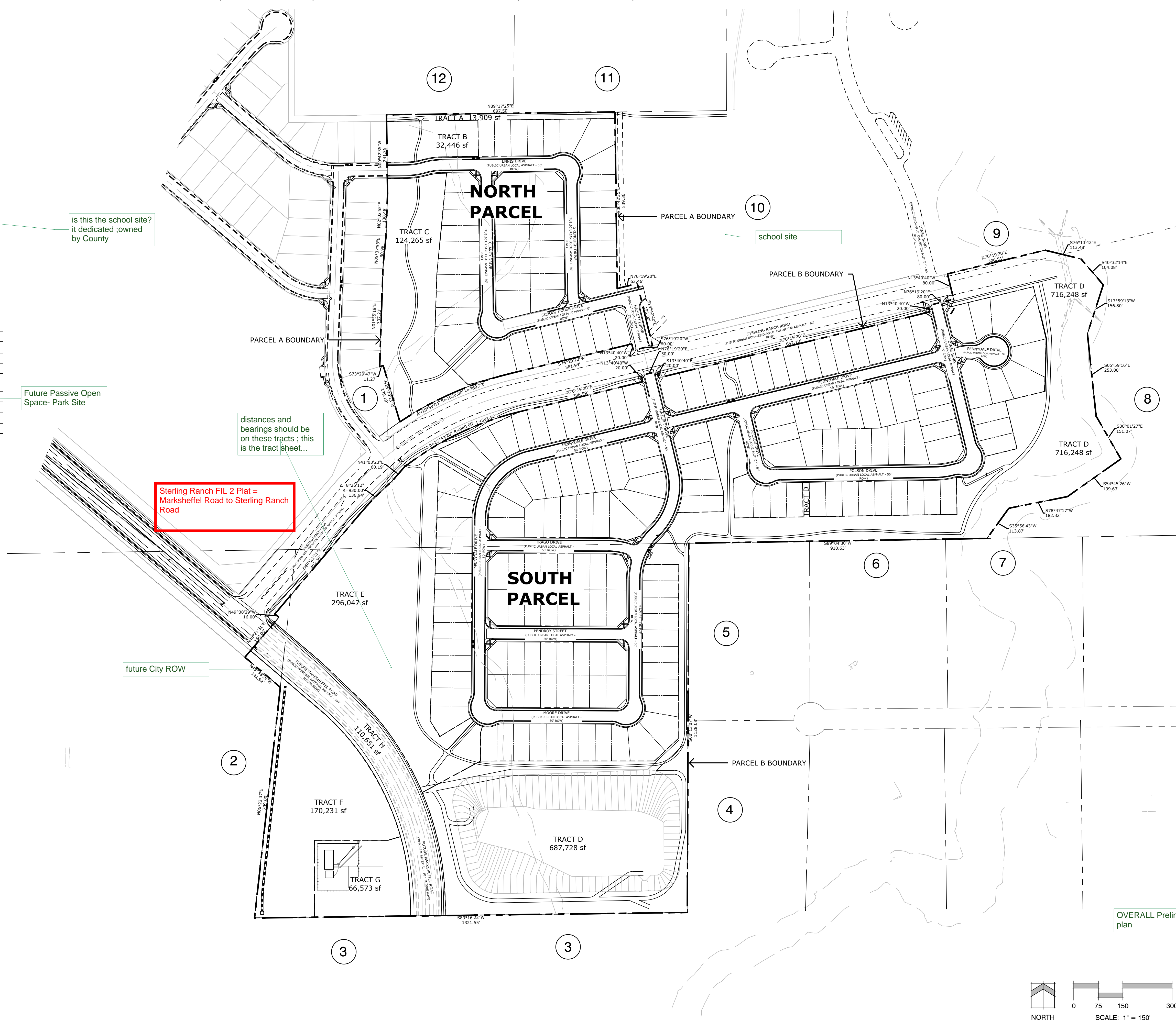
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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	MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP	20 BOULDER CRESCENT ST STE 100	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, 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 (existing now)?	Sterling Ranch Metro District #2
H	110,651	Marksheffel Road R.O.W.	Sterling Ranch Metro District #2



is this the school site?
it dedicated ,owned
by County

Future Passive Open
Space- Park Site

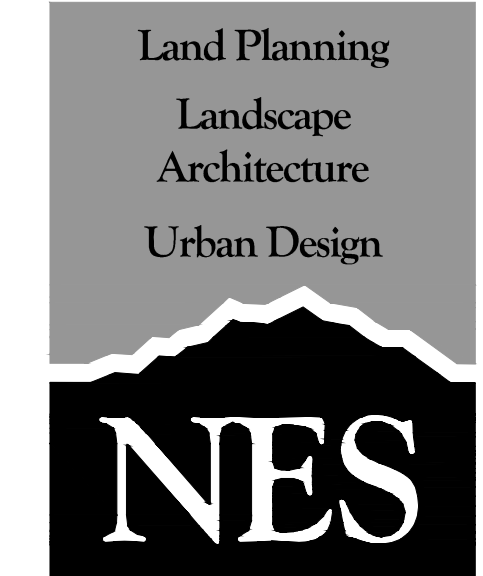
distances and
bearings should be
on these tracts ; this
is the tract sheet...

Sterling Ranch FIL 2 Plat =
Marksheffel Road to Sterling Ranch
Road

until City accepts
Roadway

future City ROW

OVERALL Prelim
plan



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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STERLING RANCH PHASE 2 PRELIMINARY PLAN

El Paso County,
Colorado

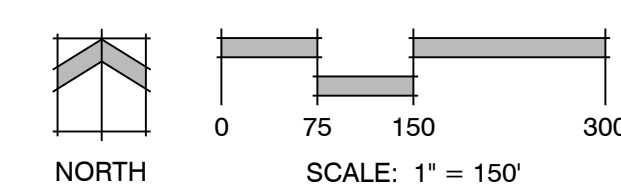
DATE: 06.17.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

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

ADJACENT OWNERS & TRACT PLAN

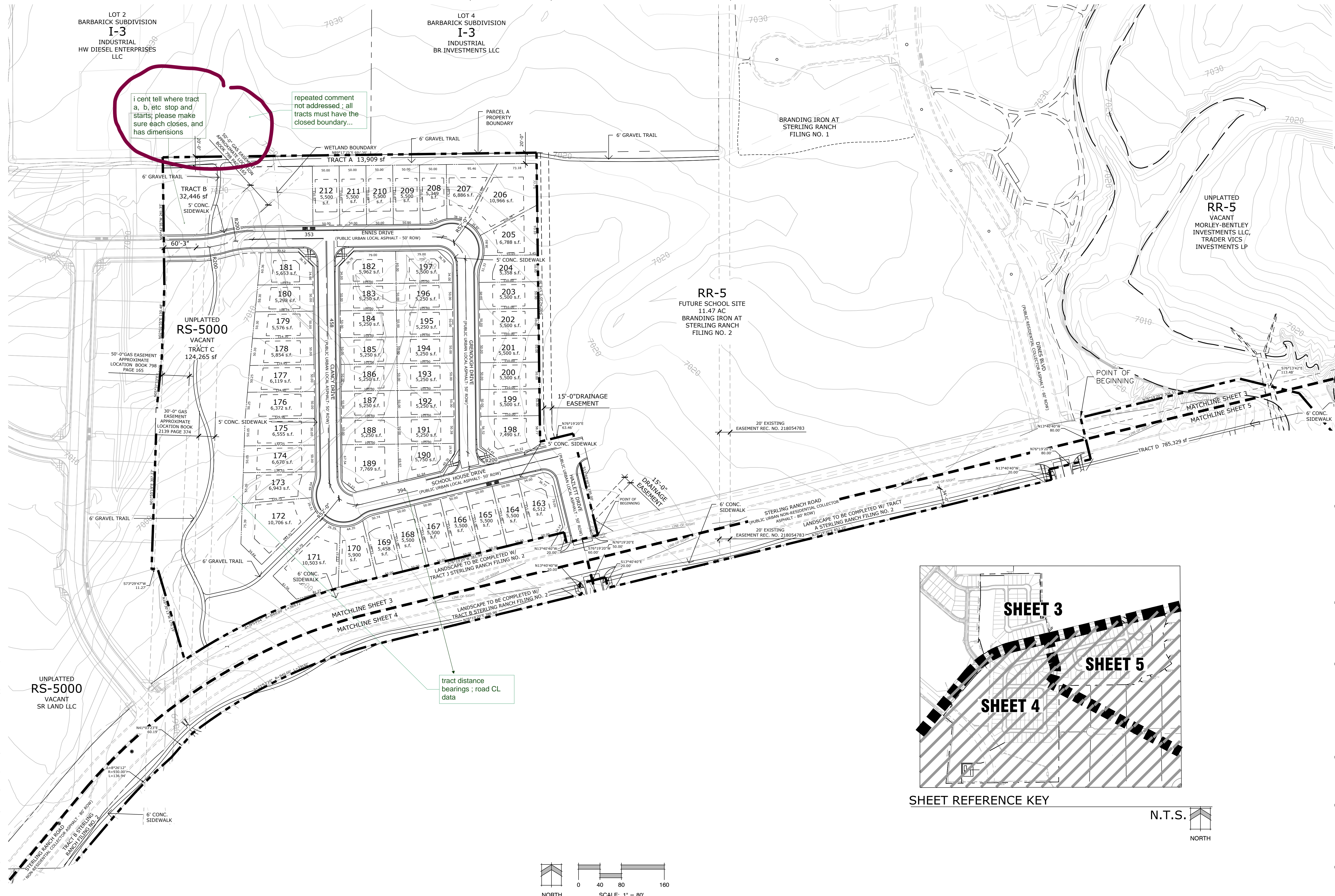
2
OF 17



P:\Work\Sterling Ranch Phase 2\Drawings\Planning\Develop\Sterling Ranch_P12 Prelim-Plan.dwg (Adjacent Property Owners Sheet 2) 3/4/2021 12:23:32 PM biten

STERLING RANCH PHASE TWO PRELIMINARY PLAN

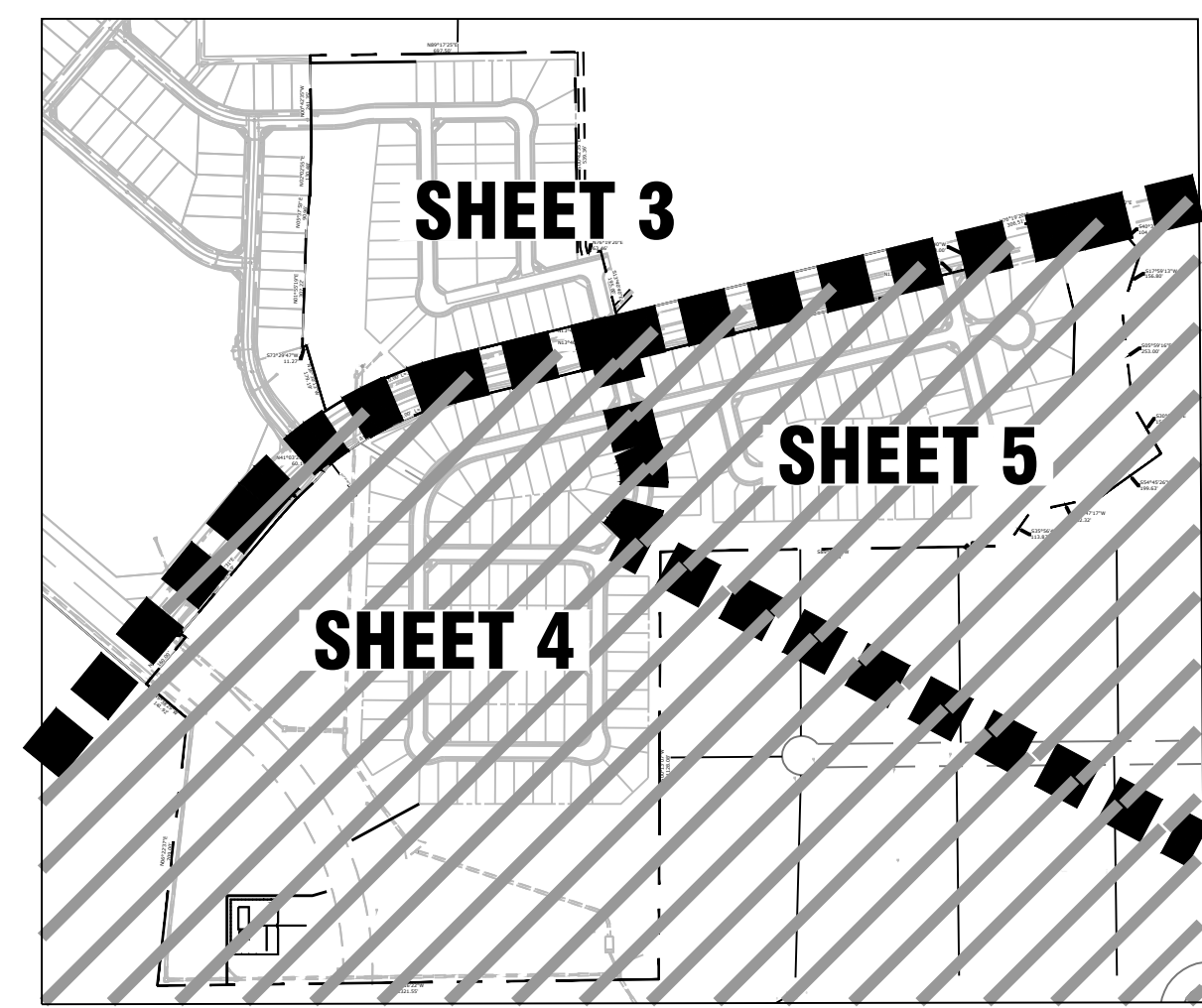
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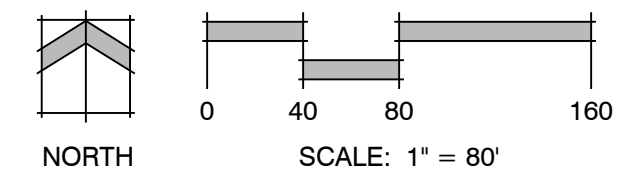
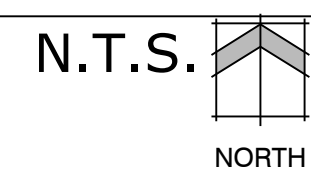
center tell where tract a, b, etc stop and starts; please make sure each closes, and has dimensions

repeated comment not addressed; all tracts must have the closed boundary...

tract distance bearings; road CL data



SHEET REFERENCE KEY



Land Planning
Landscape
Architecture
Urban Design

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Fax 719.471.0267
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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

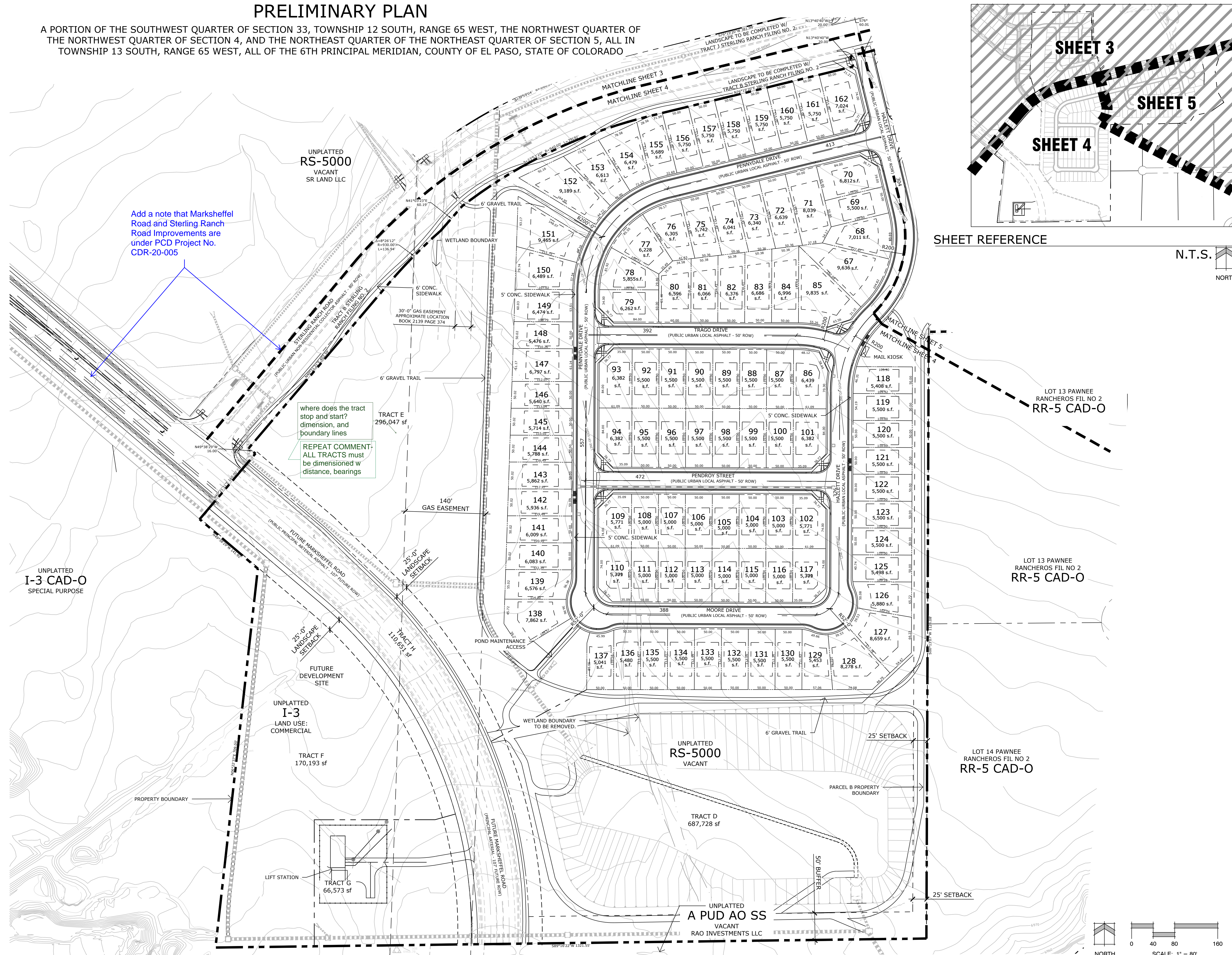
PRELIMINARY PLAN

3
OF 17

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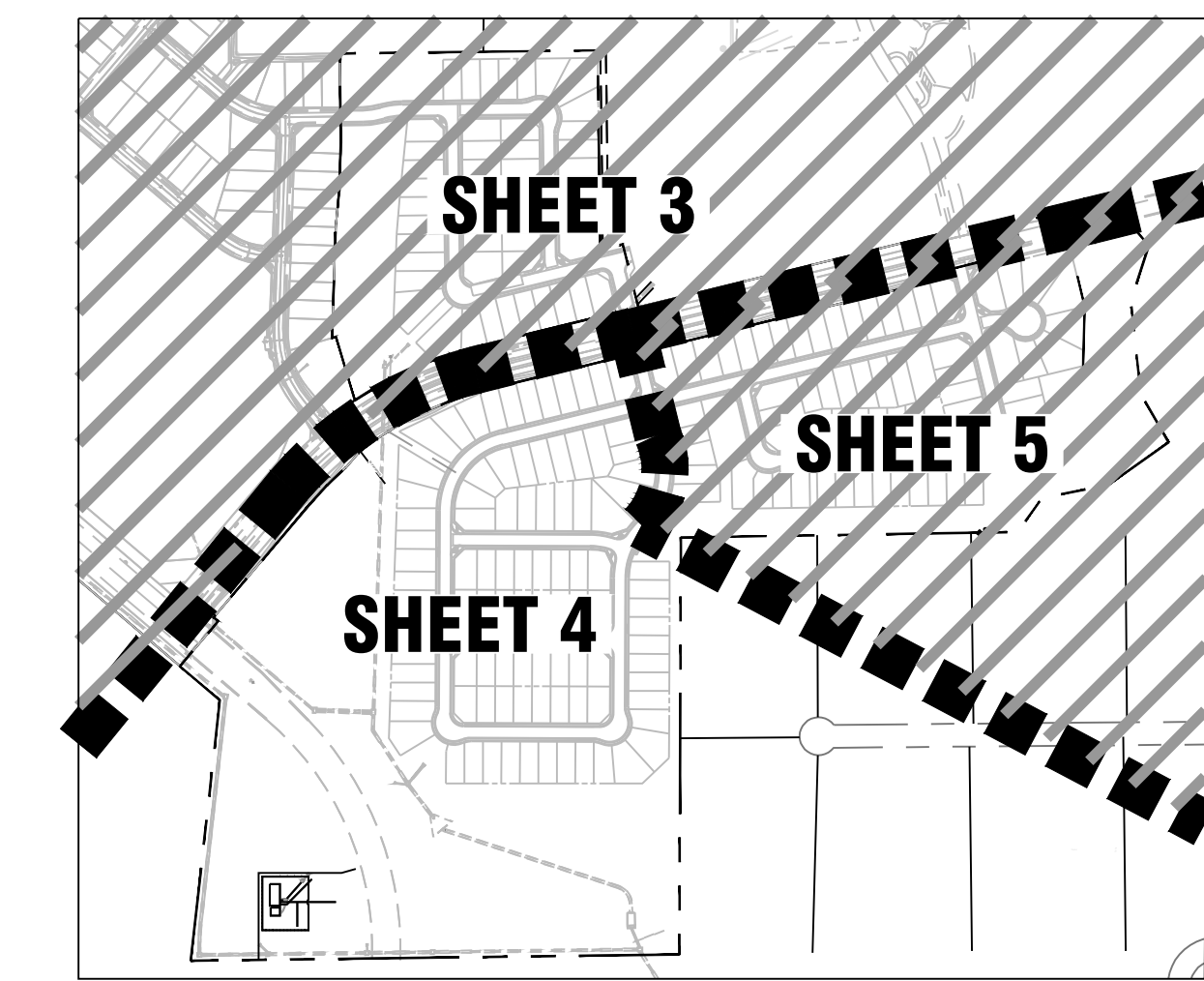
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Add a note that Marksheffel Road and Sterling Ranch Road Improvements are under PCD Project No. CDR-20-005

where does the tract stop and start? dimension, and boundary lines
REPEAT COMMENT- ALL TRACTS must be dimensioned w distance, bearings



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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

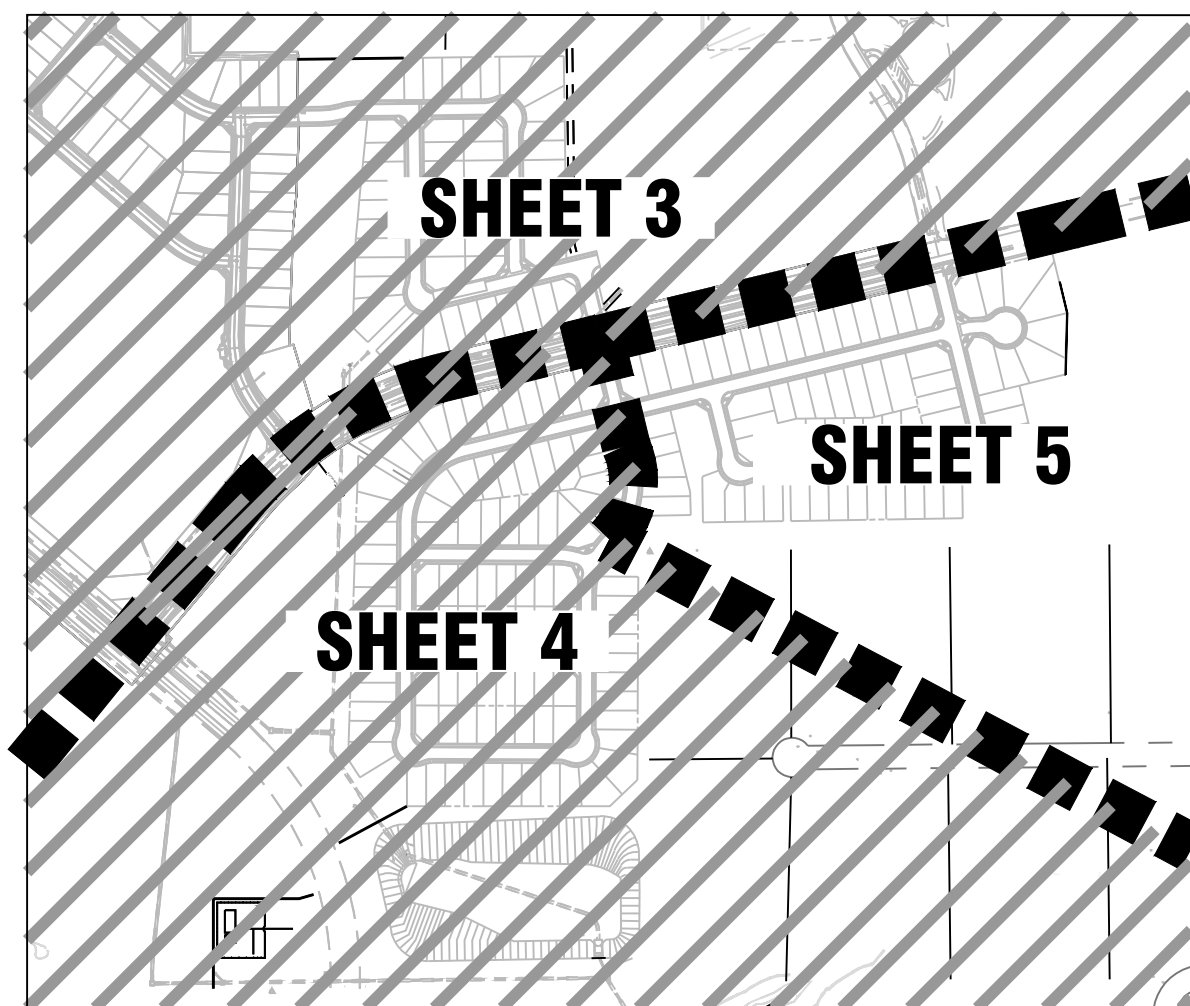
PRELIMINARY PLAN

4
4 OF 17

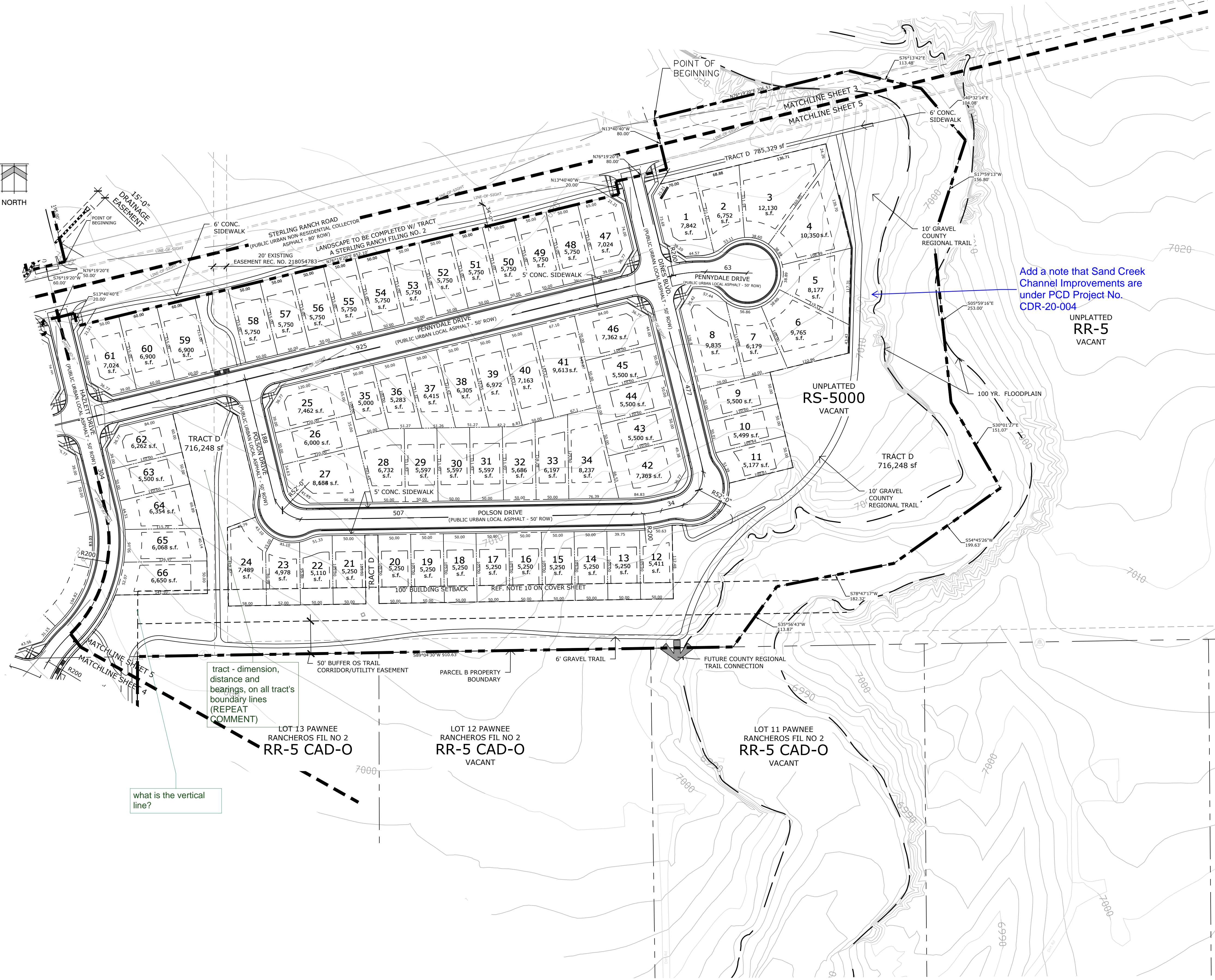
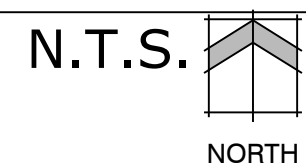
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STERLING RANCH PHASE 2 PRELIMINARY PLAN

El Paso County,
Colorado

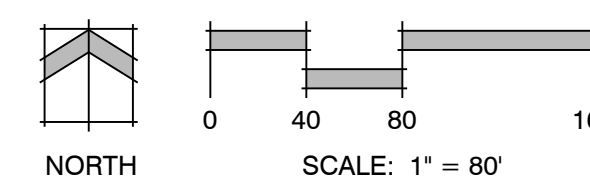
DATE: 06.17.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

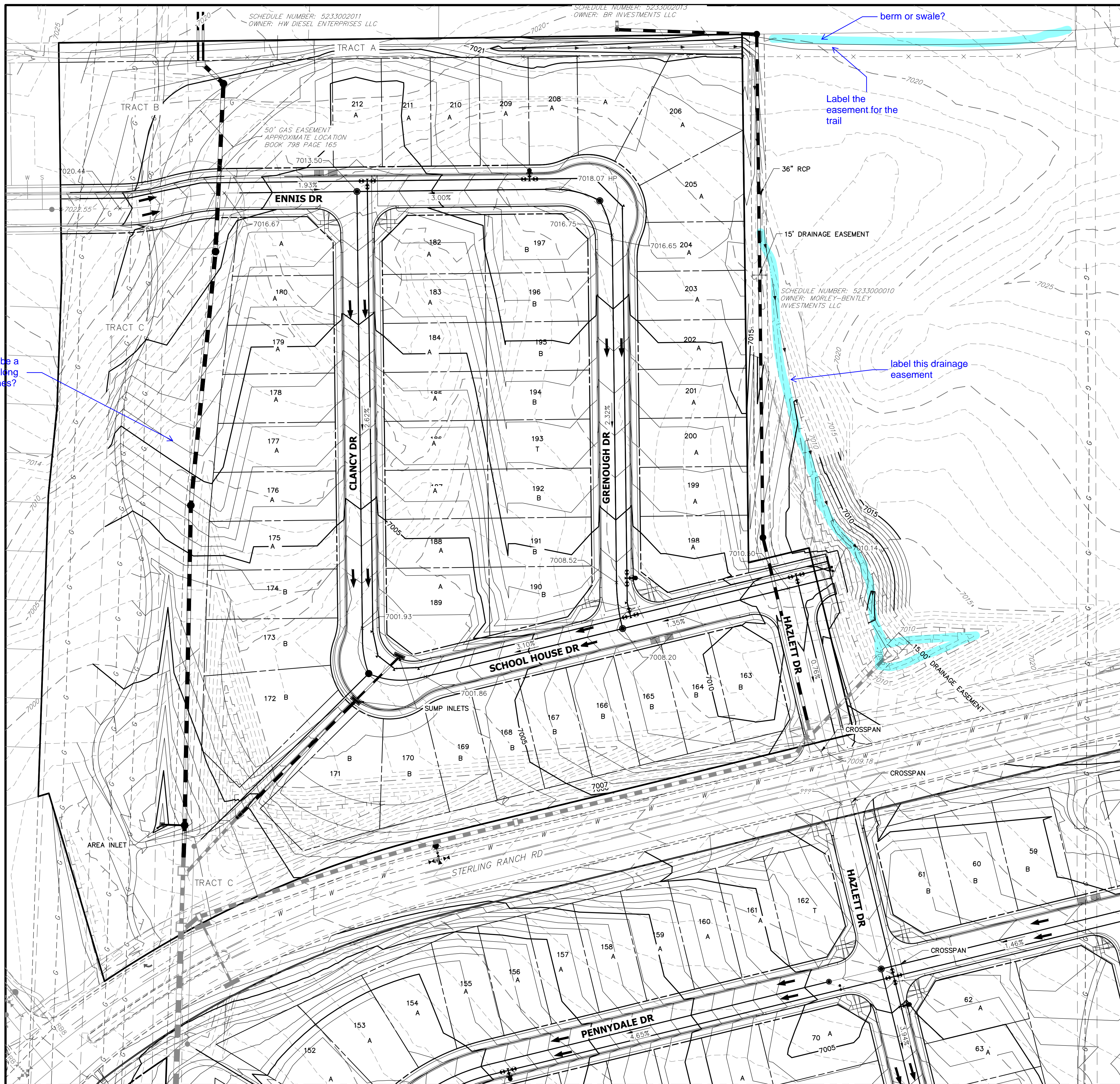
ENTITLEMENT

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

PRELIMINARY PLAN

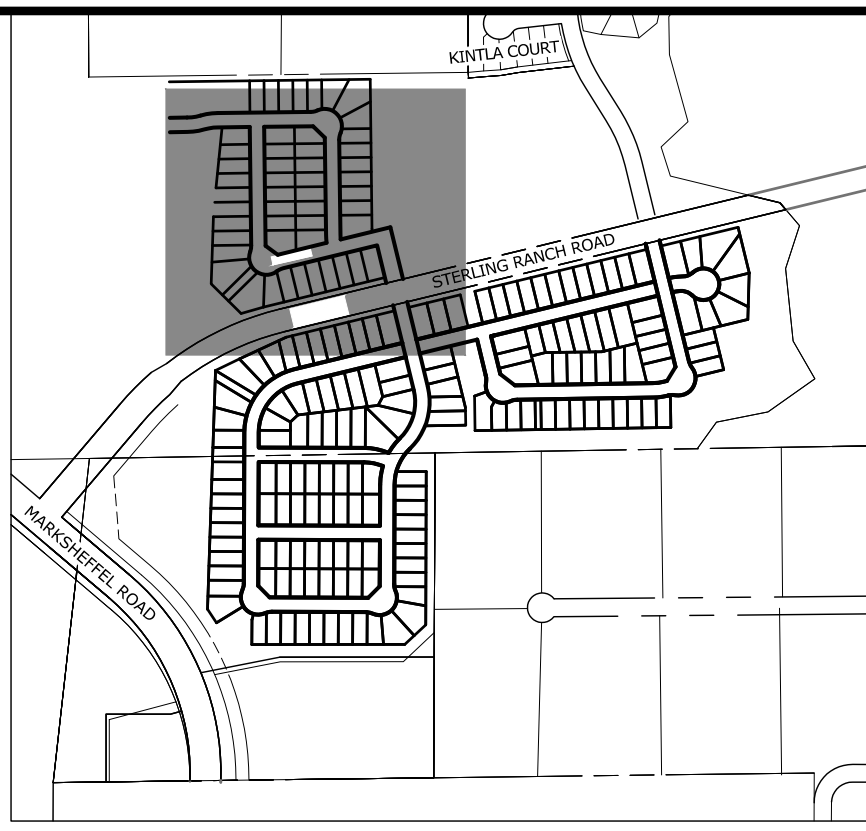
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OF 17



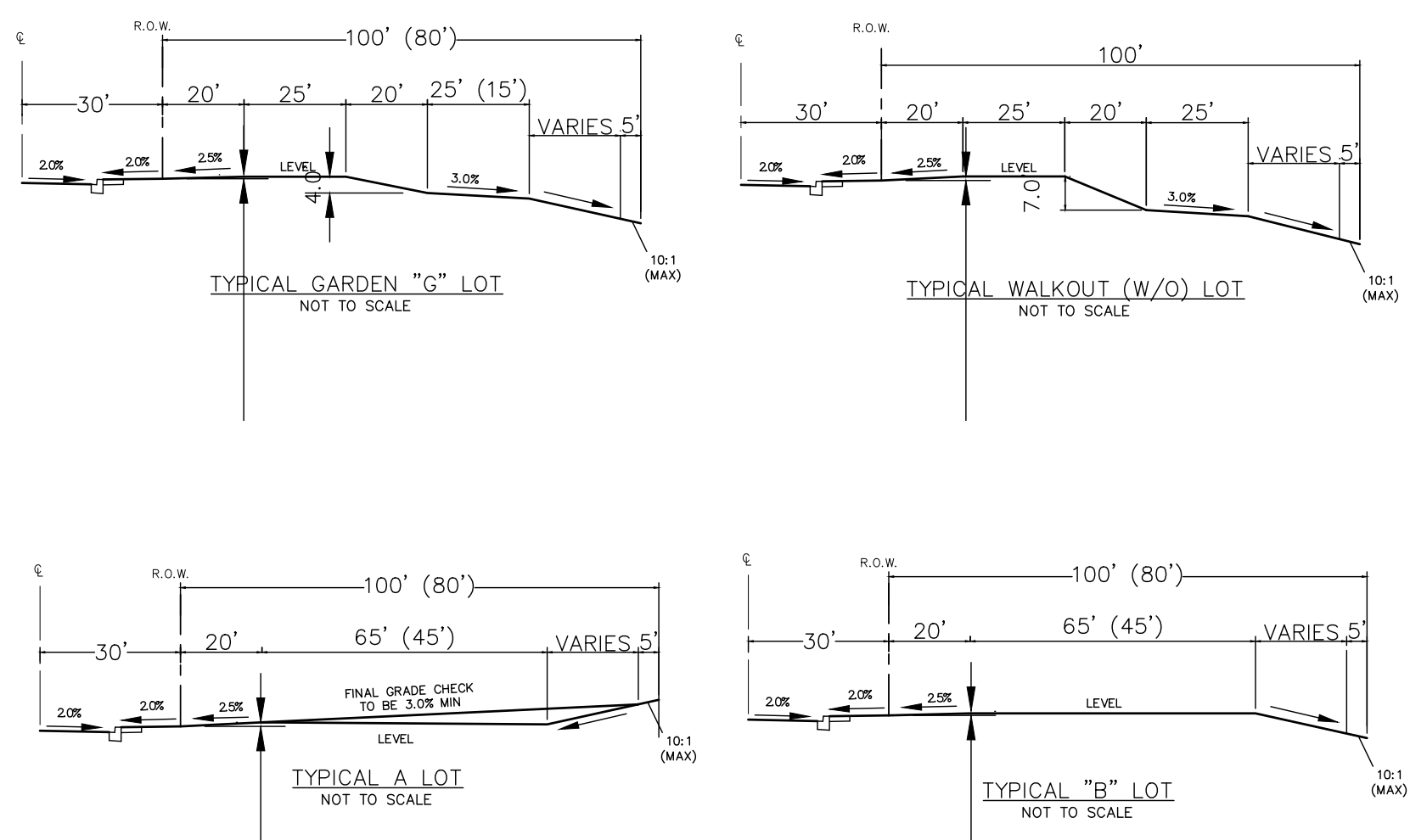
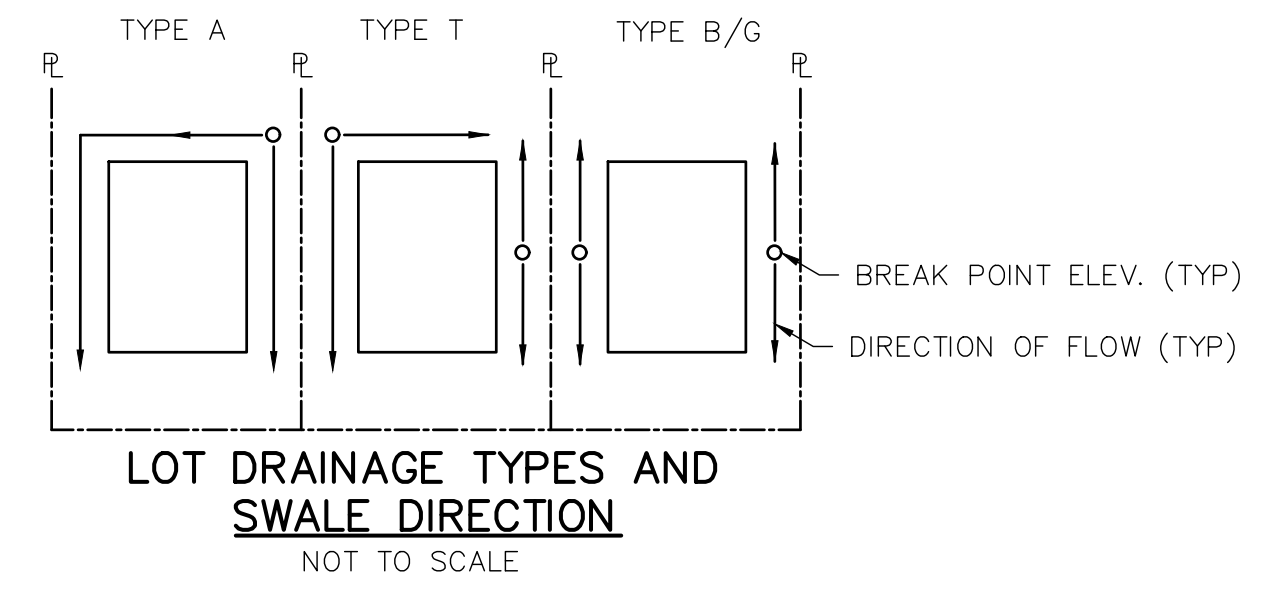


Should there be a swale/berm along the rear lot lines?

Label this drainage easement



KEY MAP
SCALE: NTS

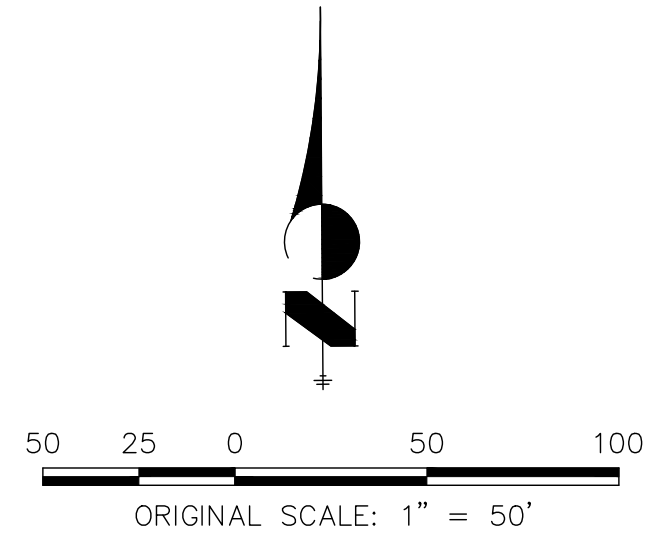


LEGEND

- 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
- DRAINAGE DITCH/SWALE
- INLET
- L.P./H.P. (2.0%)
- FLOW DIRECTION & SLOPE
- FLOW DIRECTION ARROW
- EXISTING FLOW DIRECTION ARROW
- EMERGENCY OVERTFLOW DIRECTION
- EXISTING
- PROPOSED



Know what's below.
Call before you dig.



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

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

J.R. ENGINEERING
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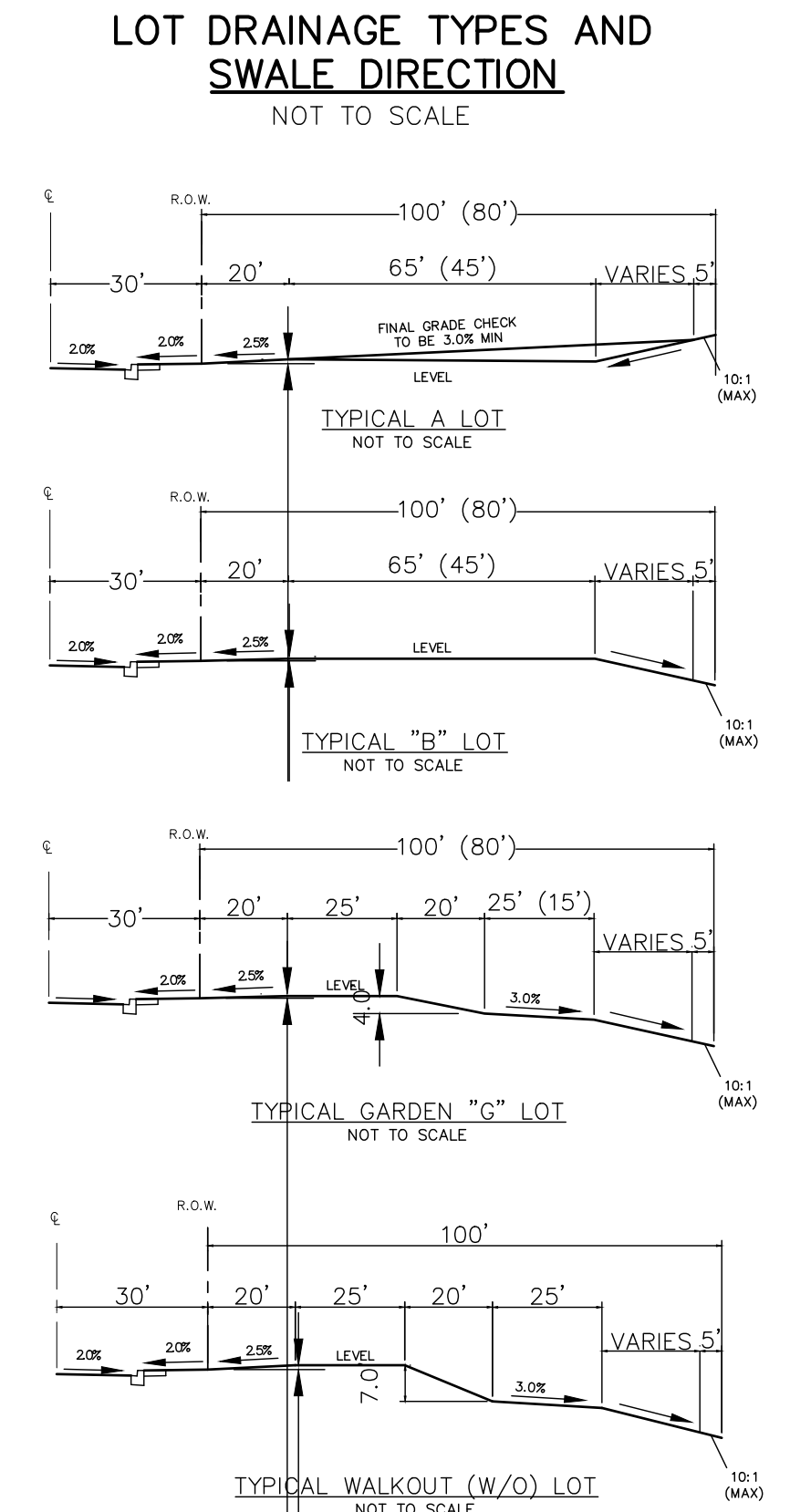
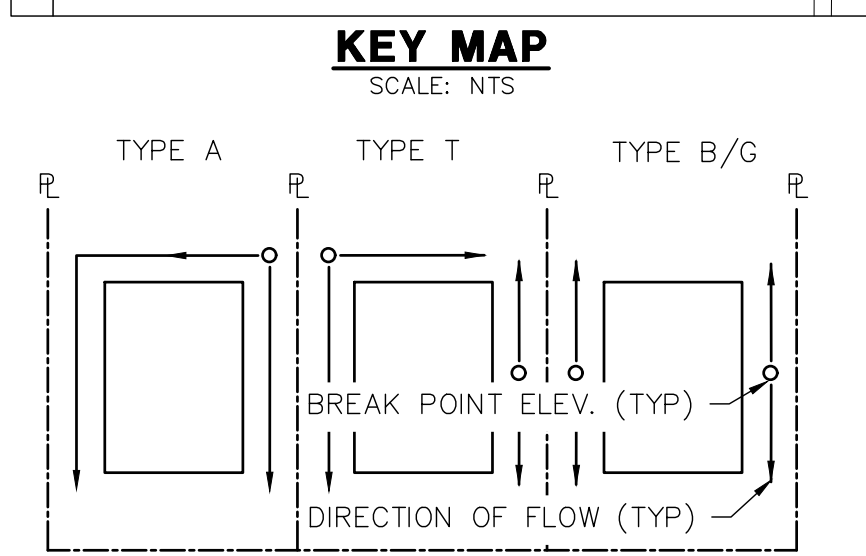
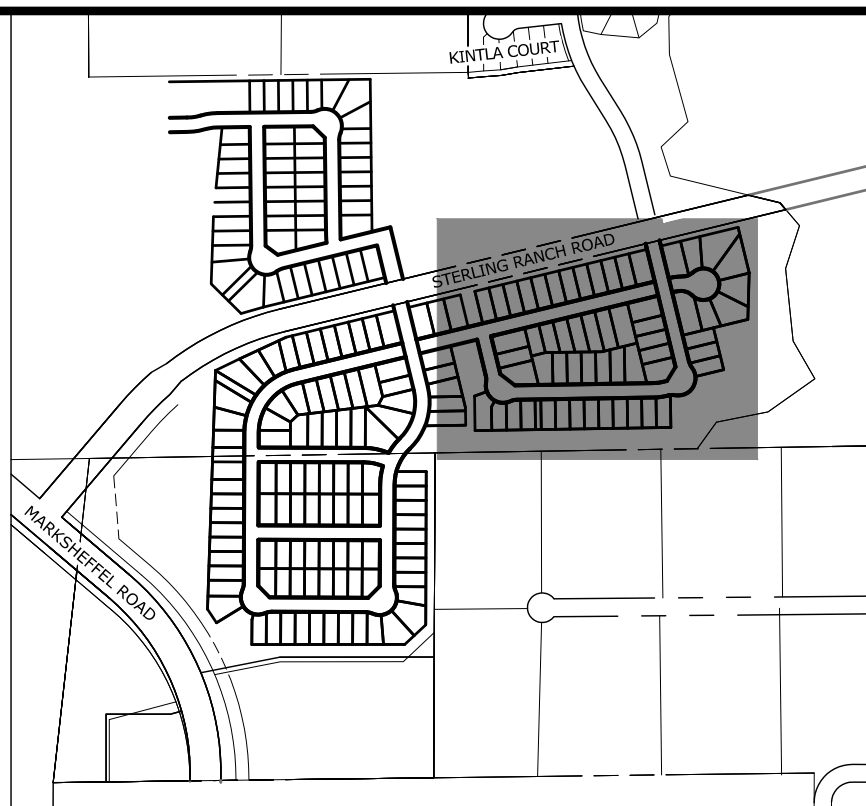
NO.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	02/24/21
DESIGNED BY	AAM
DRAWN BY	CJD
CHECKED BY	

STERLING RANCH PHASE 2
PRELIMINARY GRADING PLAN

SHEET 6 OF 17

JOB NO. 25188.02



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%)
- INLET
- LOW POINT/HIGH POINT
- FLOW DIRECTION & SLOPE
- 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'

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COLORADO SPRINGS, CO 80903
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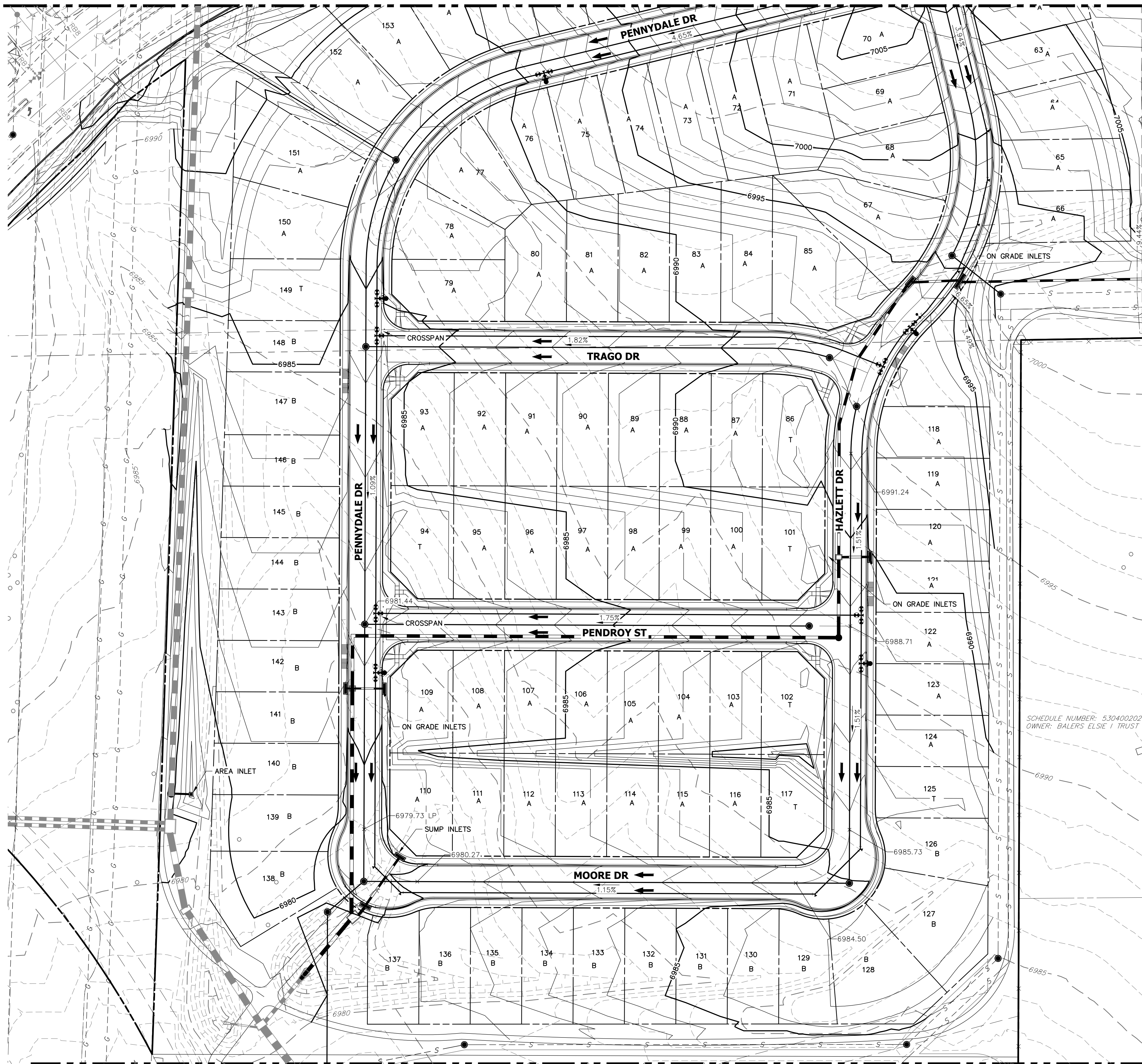
BY	DATE	REVISION

1" = 50'
H-SCALE N/A
V-SCALE N/A
DATE 02/24/21
DESIGNED BY AAM
DRAWN BY CJD
CHECKED BY

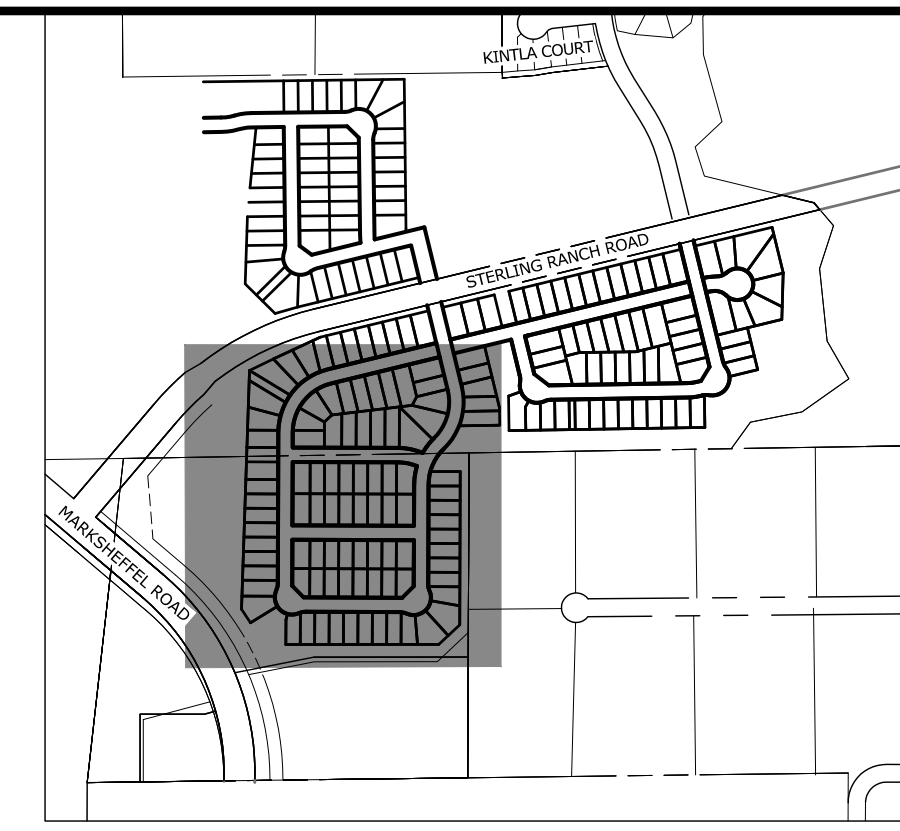
STERLING RANCH PHASE 2
PRELIMINARY GRADING PLAN

SHEET 7 OF 17
JOB NO. 25188.02

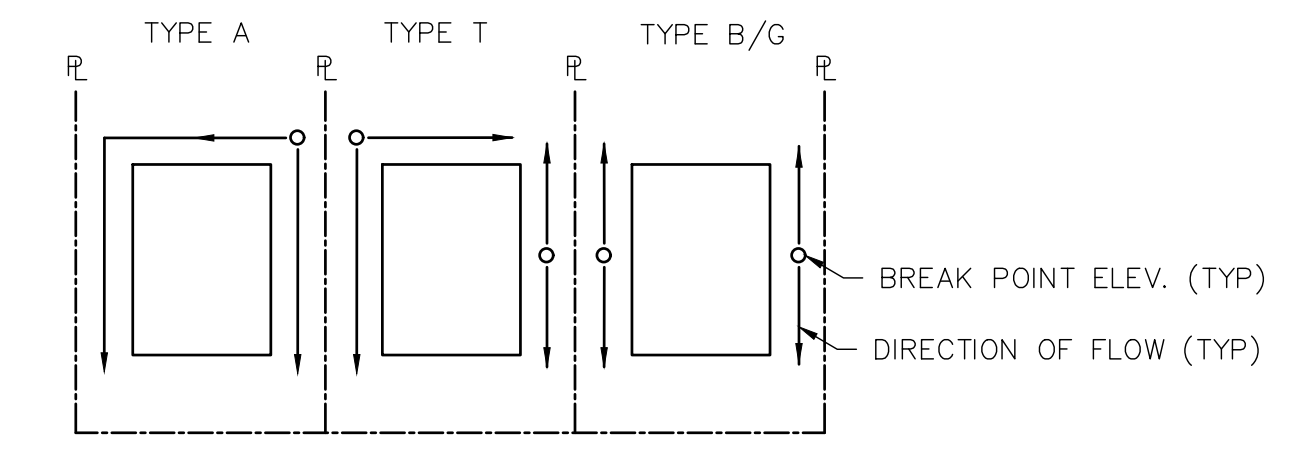
MATCH: SEE SHEET 6



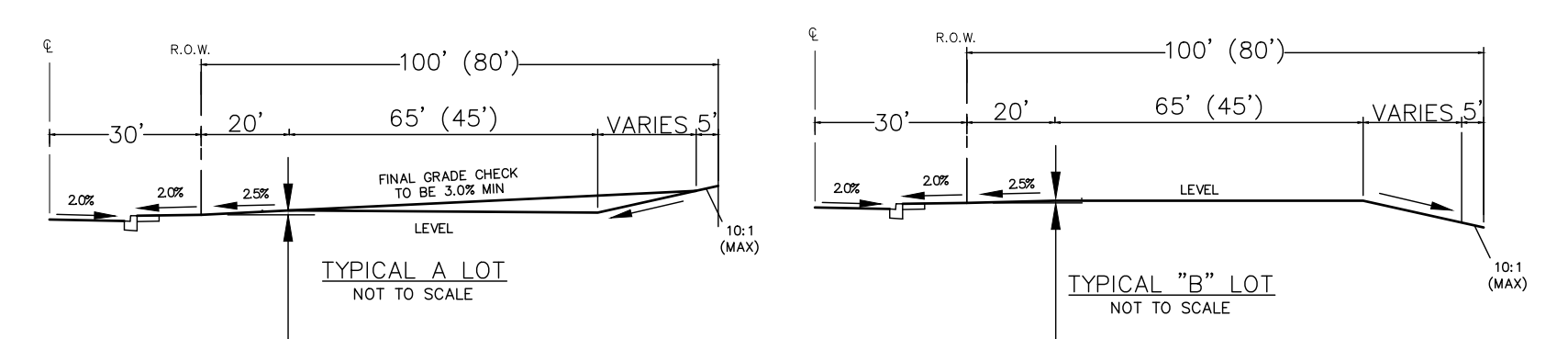
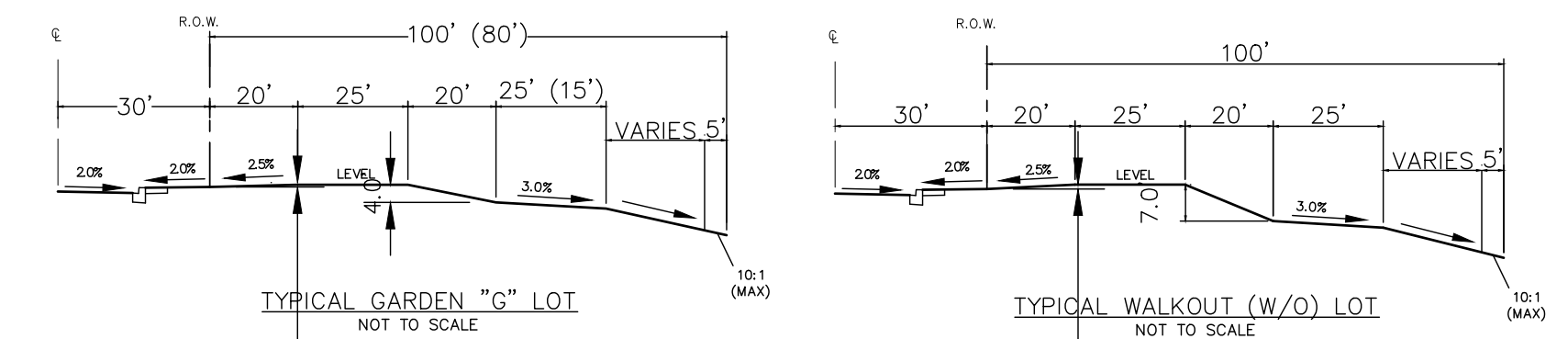
MATCH: SEE SHEET 9



KEY MAP
SCALE: NTS



LOT DRAINAGE TYPES AND SWALE DIRECTION
NOT TO SCALE



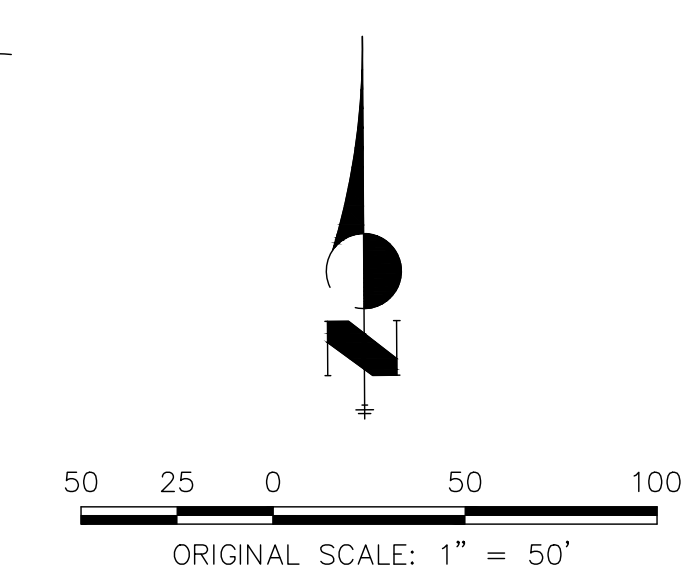
LEGEND

- 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 OVERFLOW DIRECTION

SCHEDULE NUMBER: 5304002020
OWNER: BALERS ELSIE I TRUST



Know what's below.
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20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
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BY	DATE

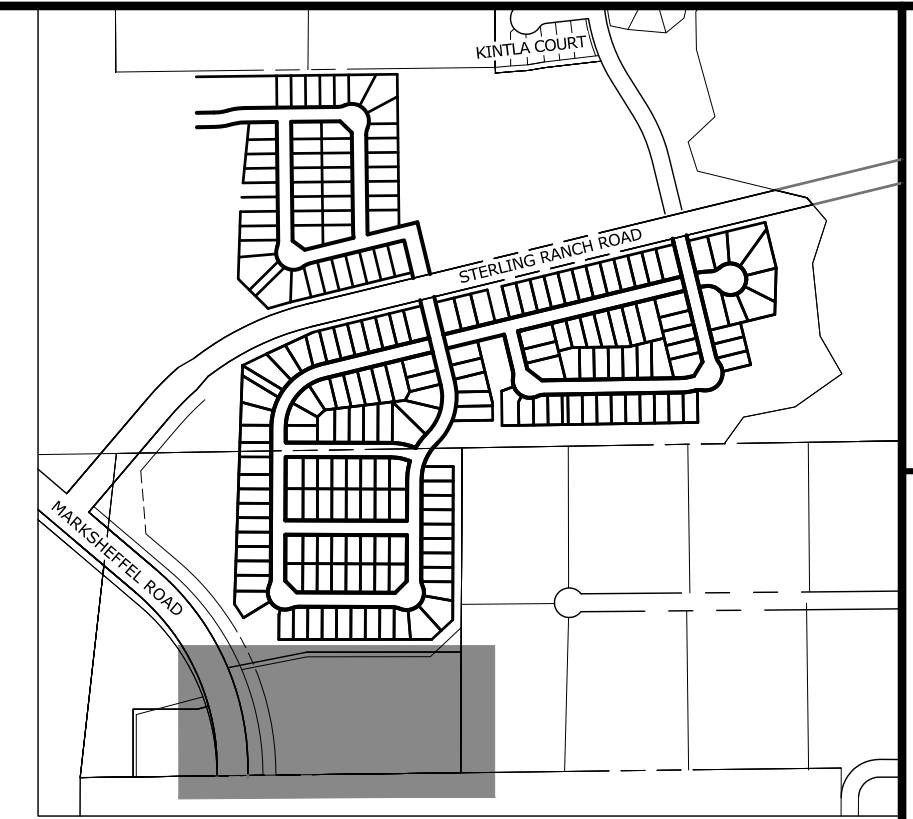
No.	REVISION

H-SCALE 1"=50'
V-SCALE N/A
DATE 02/24/21
DESIGNED BY AAM
DRAWN BY CJD
CHECKED BY

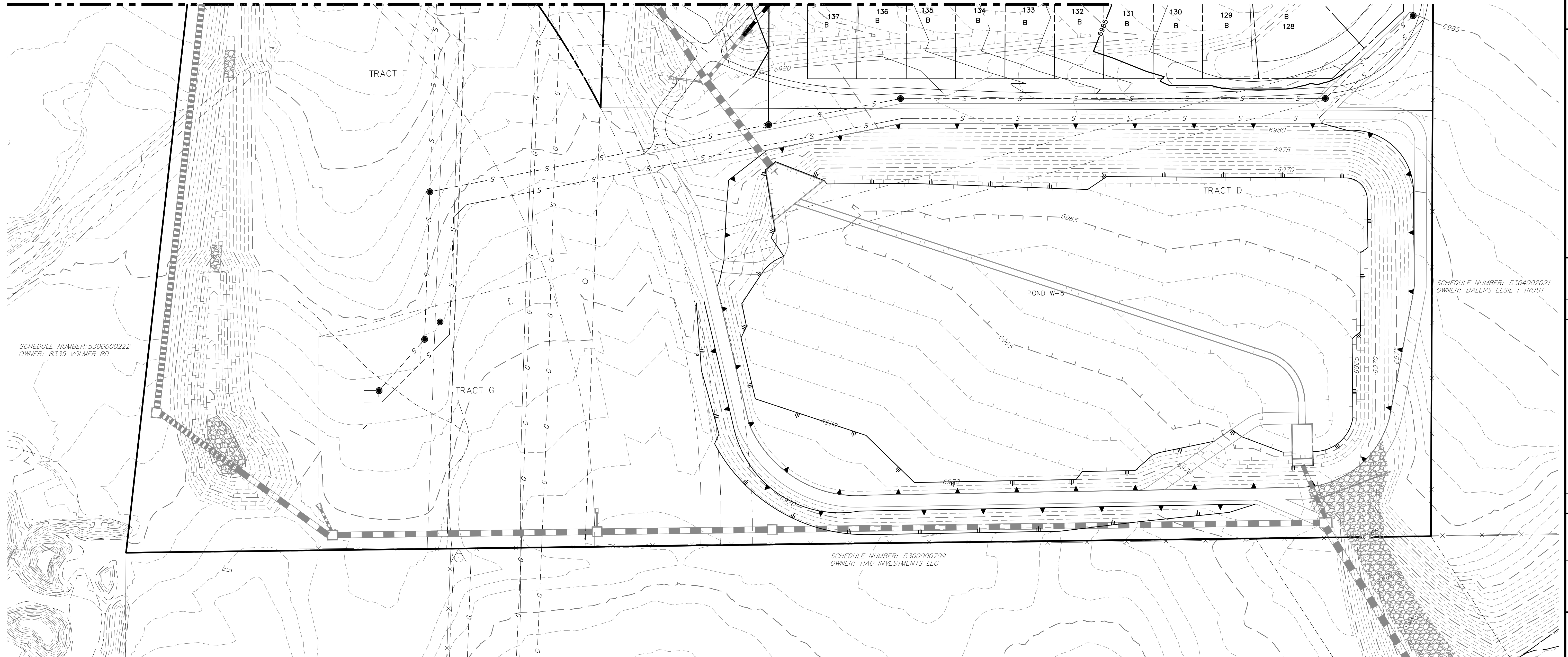
STERLING RANCH PHASE 2
PRELIMINARY GRADING PLAN

SHEET 8 OF 17
JOB NO. 25188.02

MATCH: SEE SHEET 7



KEY MAP
SCALE: NTS



SCHEDULE NUMBER: 530000222
OWNER: 8335 VOLMER RD

SCHEDULE NUMBER: 530400201
OWNER: BALERS ELSIE I TRUST

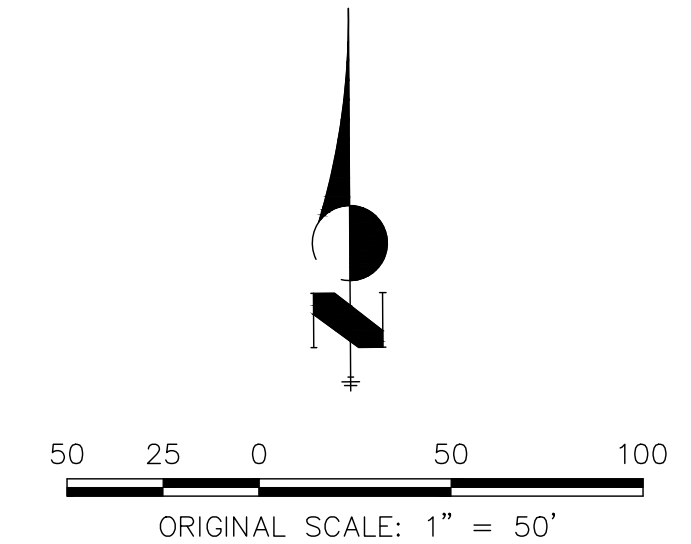
SCHEDULE NUMBER: 530000709
OWNER: RAO INVESTMENTS LLC

LEGEND

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



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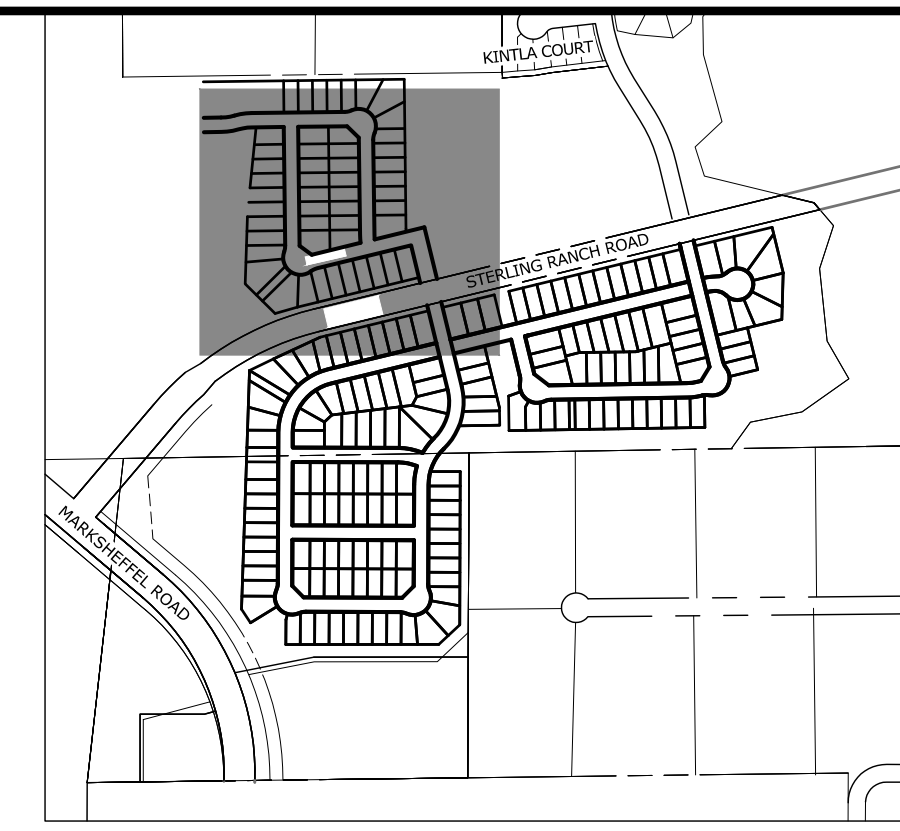
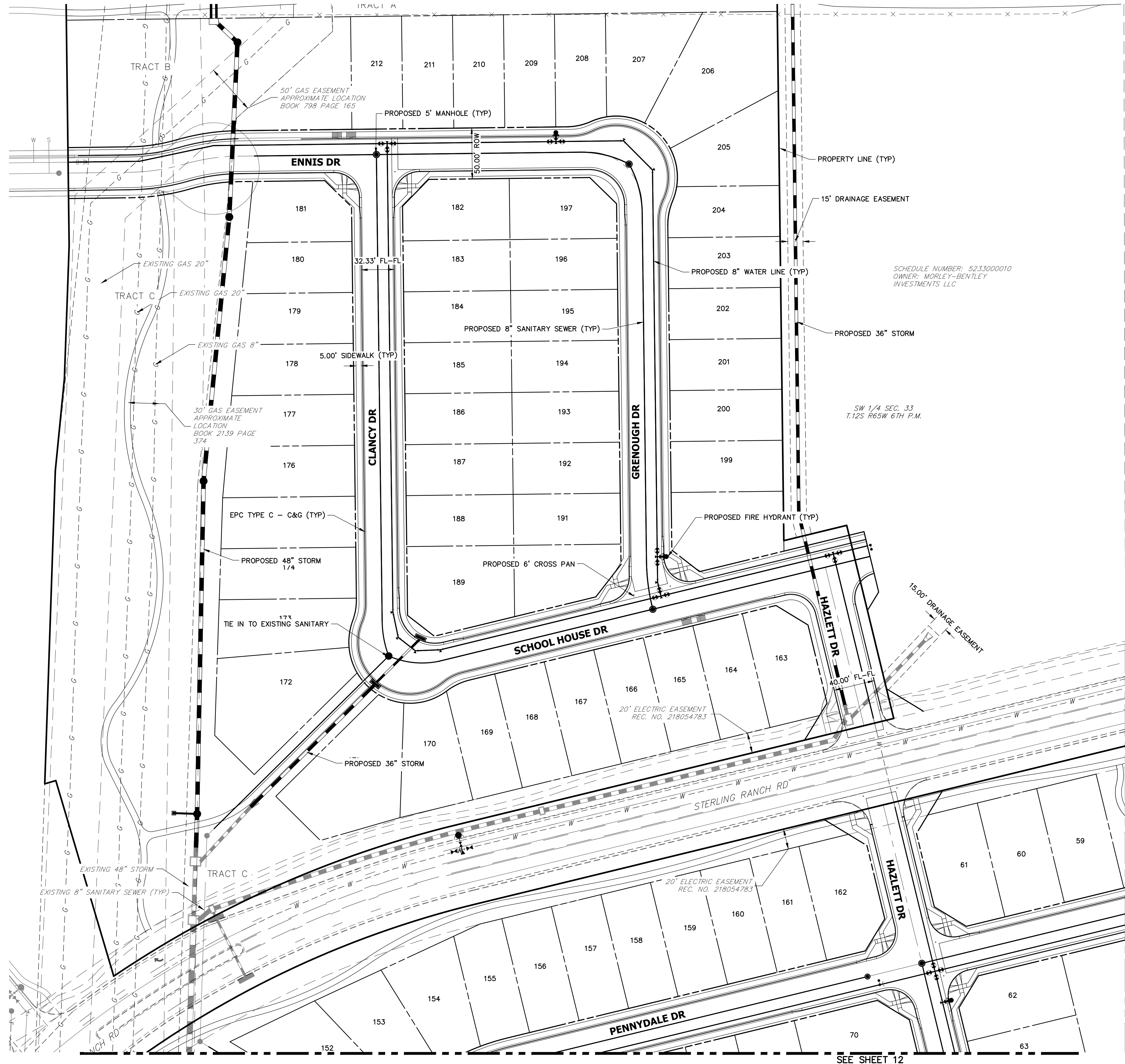
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PREPARED FOR
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20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

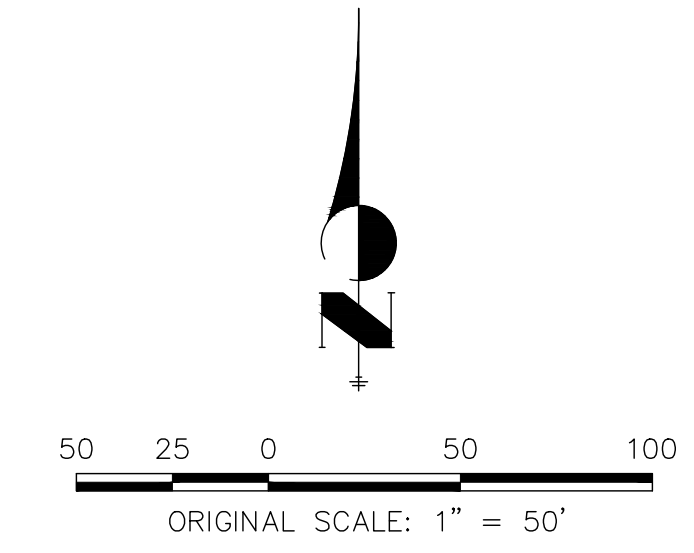
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No.	REVISION	BY	DATE



KEY MAP
SCALE: NTS



SCHEDULE NUMBER: 5233000010
OWNER: MORLEY-BENTLEY INVESTMENTS LLC

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BY	DATE	No.	REVISION

STERLING RANCH PHASE 2
PRELIMINARY UTILITY PLAN

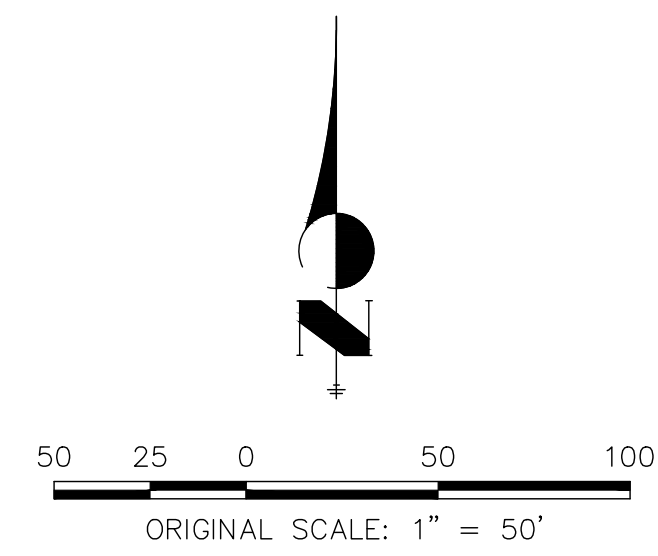
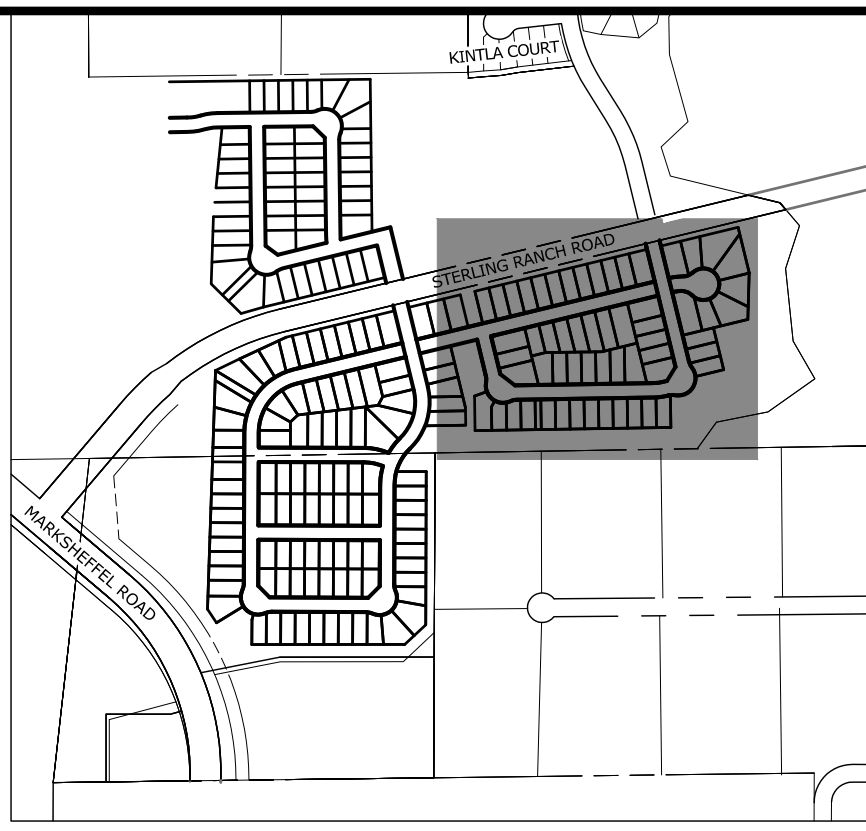
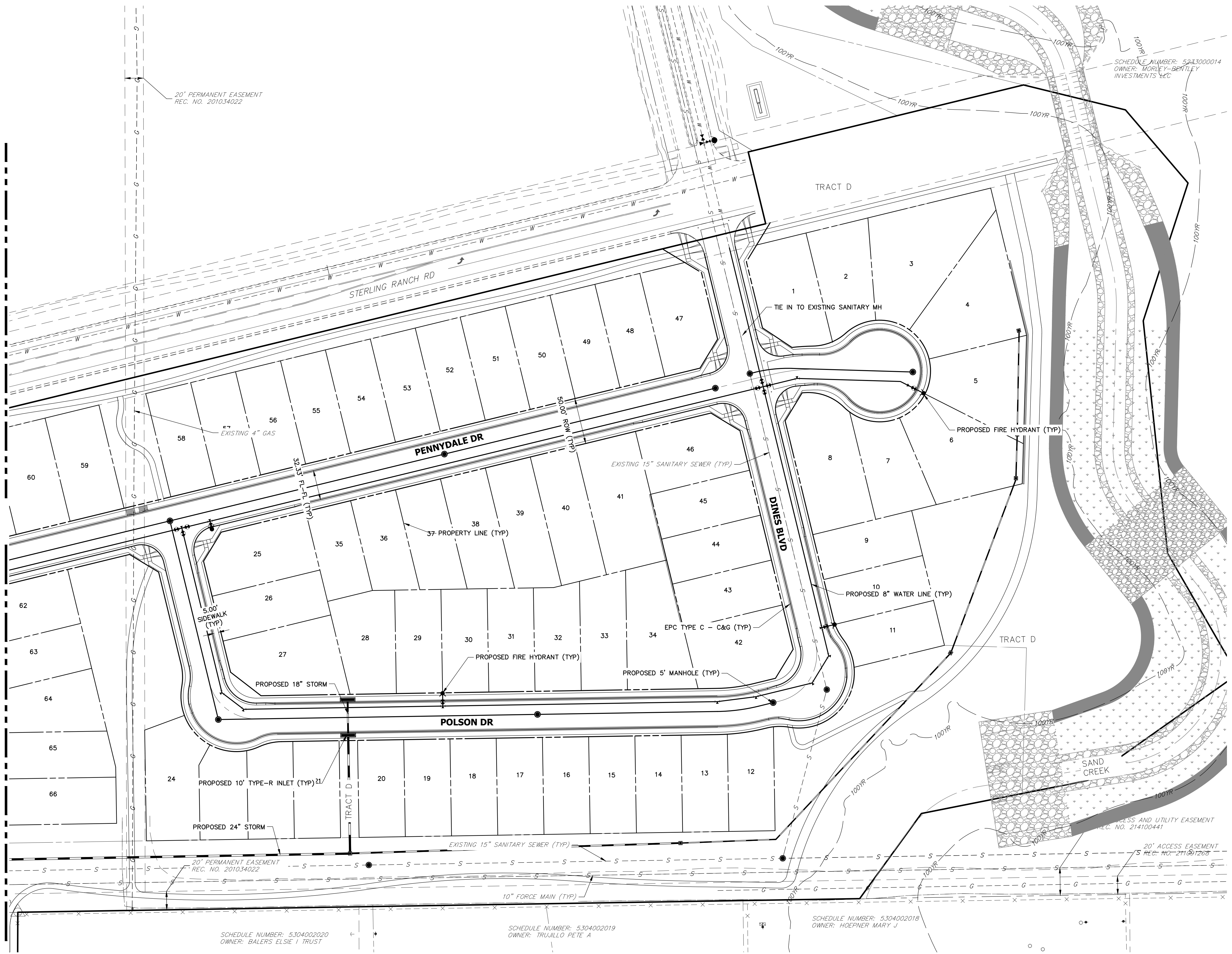
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	02/24/21	JRM	JRM	

SHEET 10 OF 17
JOB NO. 25188.02



SEE SHEET 10

SEE SHEET 12



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BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	02/24/21	JRM	JRM	JRM

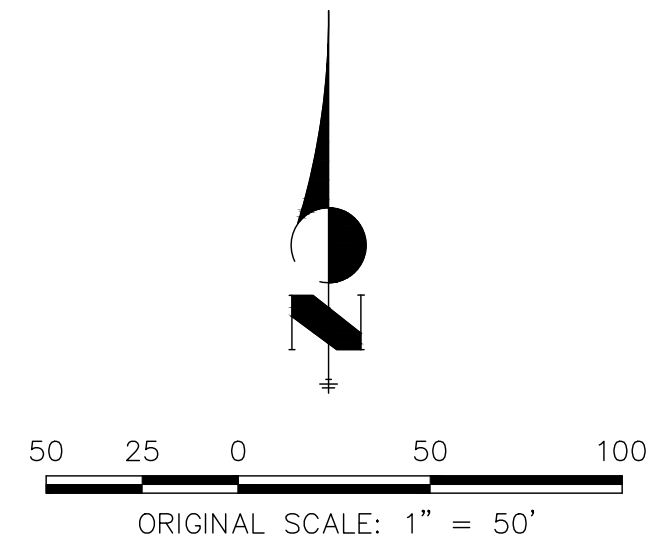
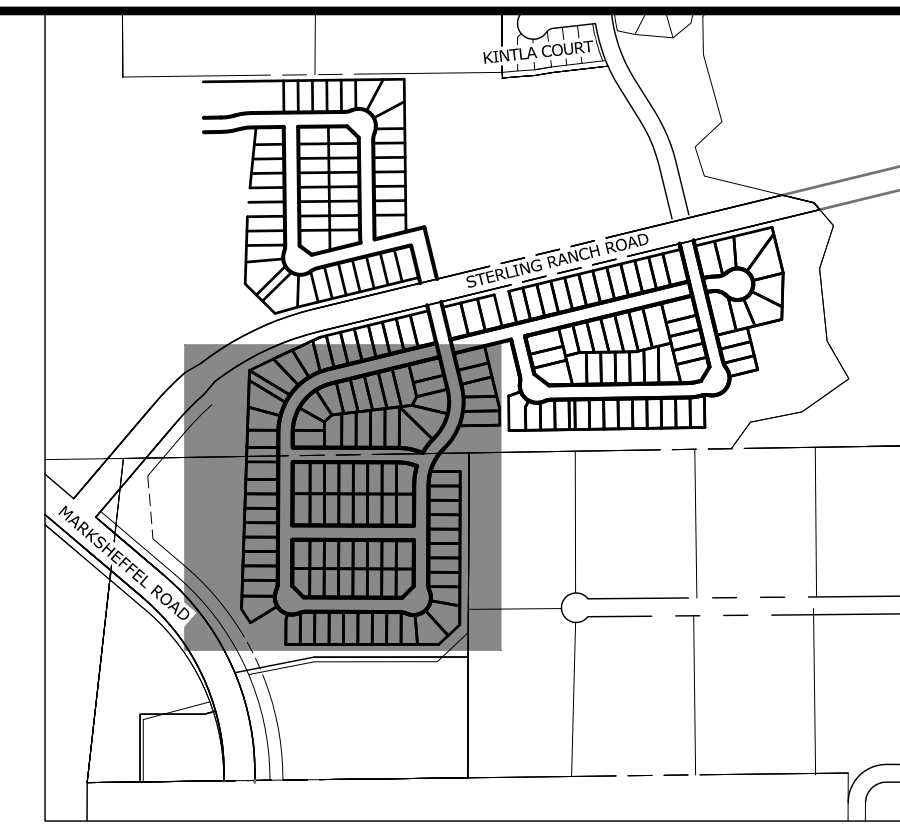
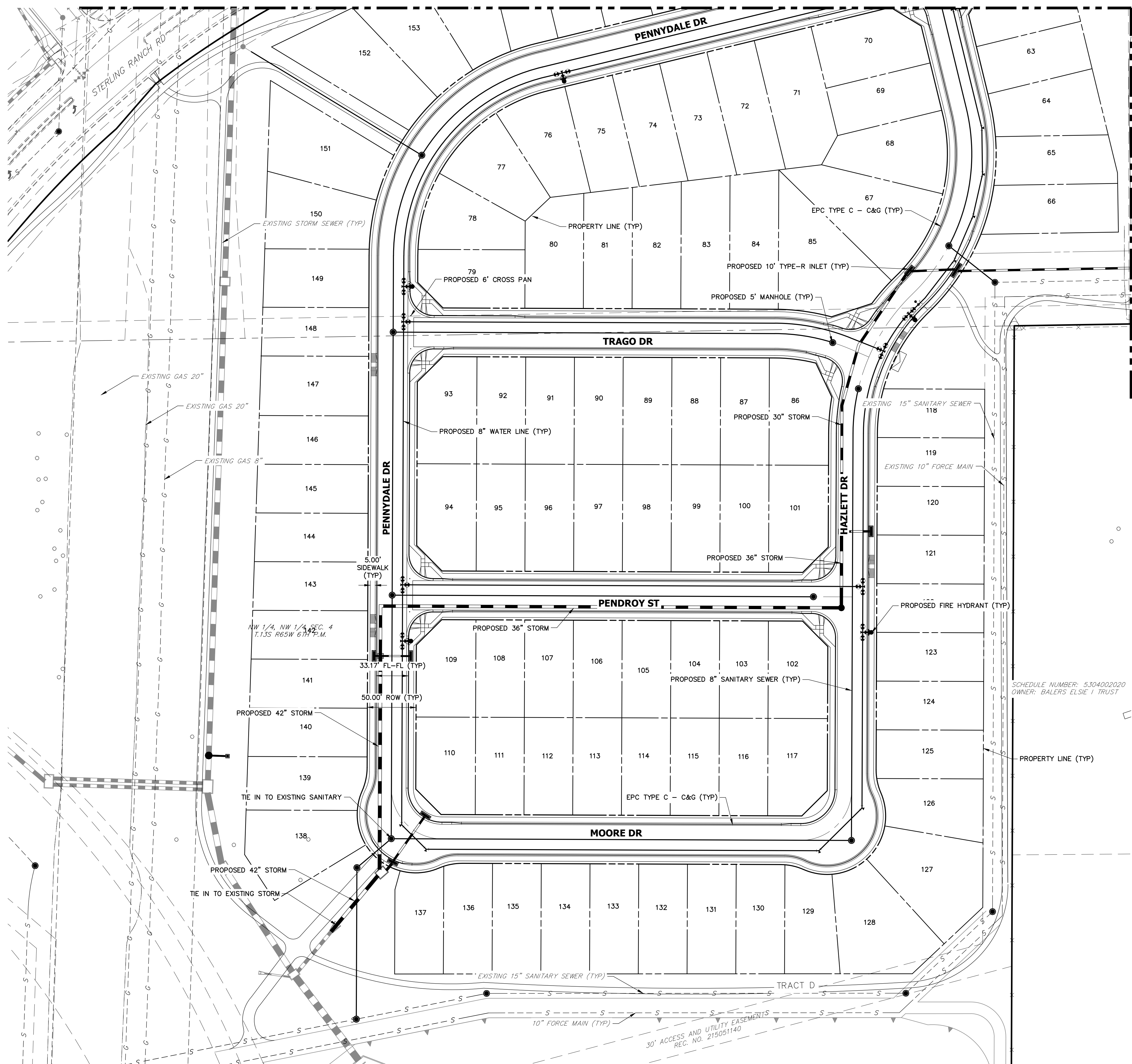
STERLING RANCH PHASE 2
PRELIMINARY UTILITY PLAN



Know what's below.
Call before you dig.

SEE SHEET 10

SEE SHEET 11



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES 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 Western Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	02/24/21	JRM	JRM	JRM

STERLING RANCH PHASE 2
PRELIMINARY UTILITY PLAN

SHEET 12 OF 17
JOB NO. 25188.02

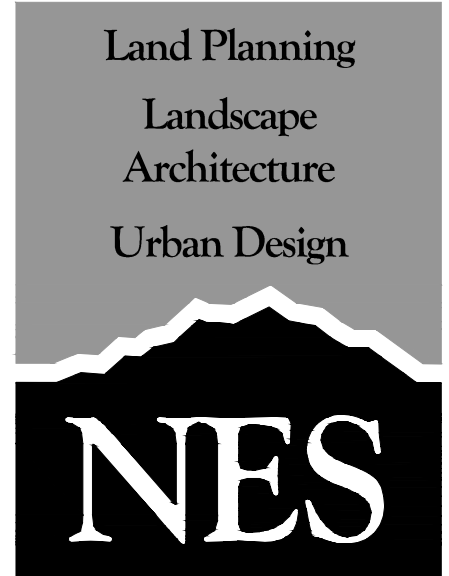


SCHEDULE NUMBER: 5304002020
OWNER: BALERS ELSIE I TRUST

30' ACCESS AND UTILITY EASEMENTS
REG. NO. 215051140

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

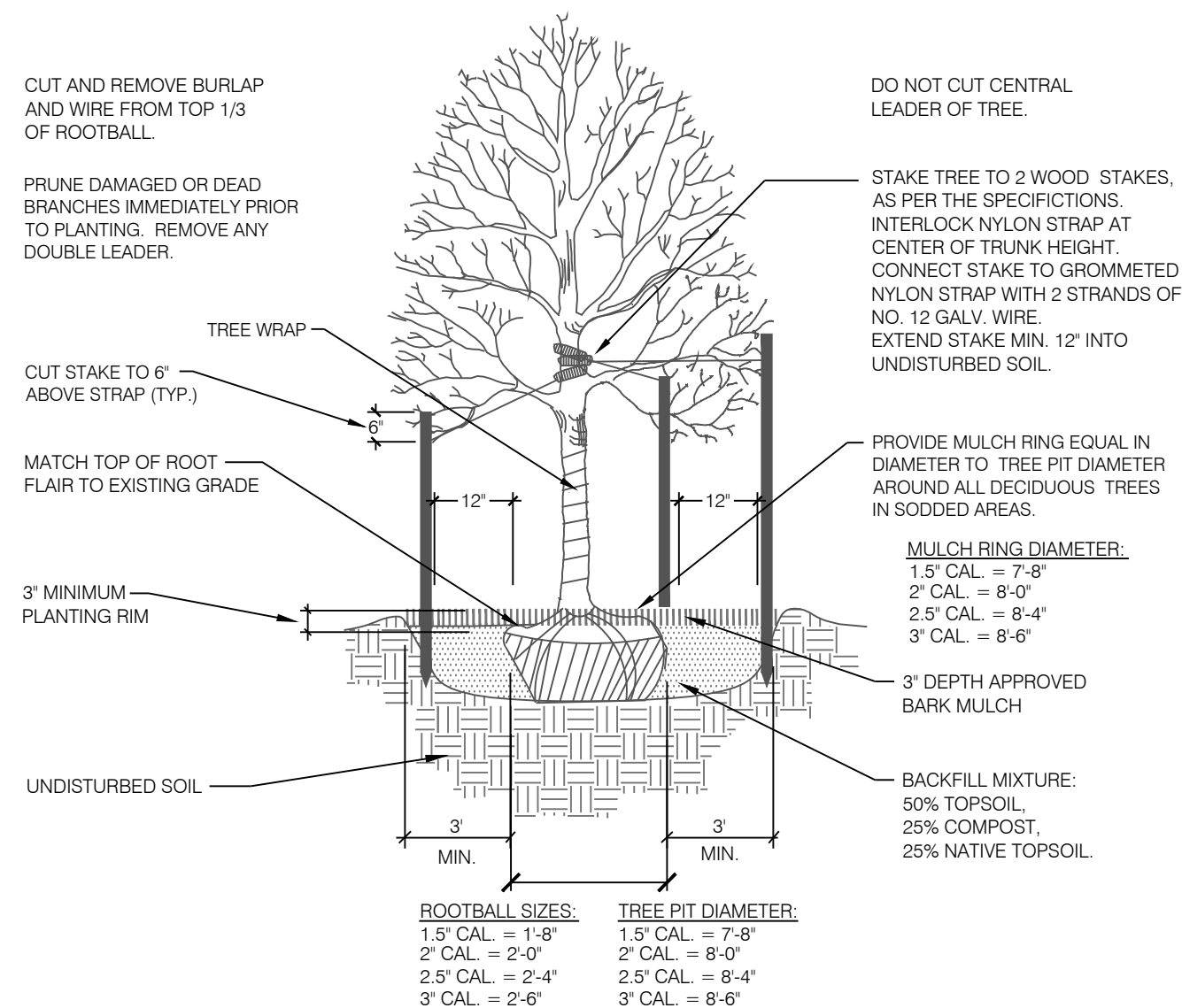
Landscape Setbacks See Code Section 6.2.2.B.1

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

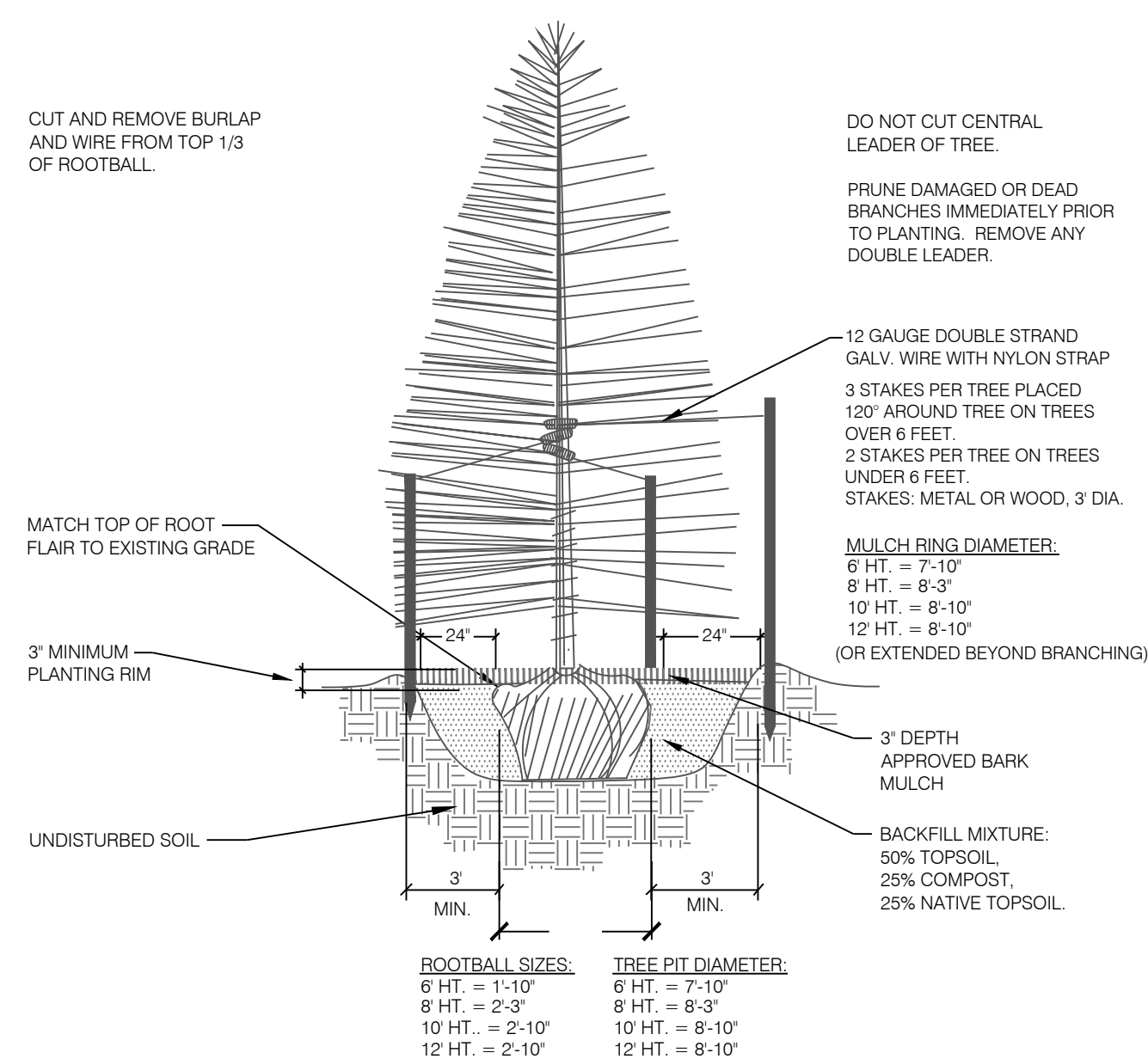
PLANT SCHEDULE

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

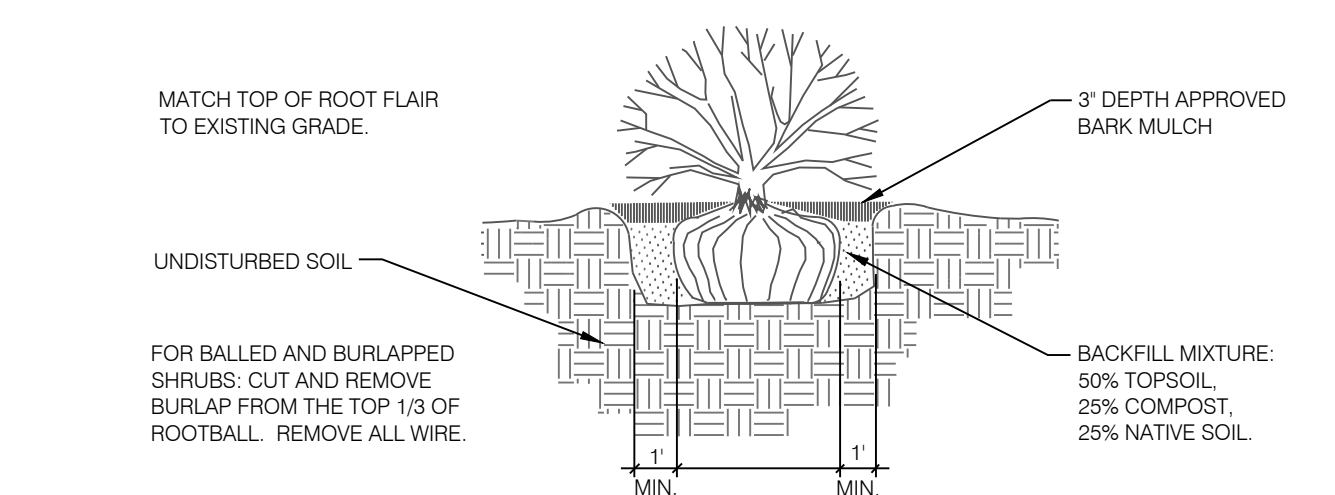
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Pcl	16	Pinus contorta latifolia / Lodgepole Pine	70'	15'	8" HT	B&B	NonX
	Ped	42	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B	Xeric
	Pfl	37	Pinus flexilis / Limber Pine	50'	30'	6" HT	B&B	Xeric
	Ppo	4	Pinus ponderosa / Ponderosa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



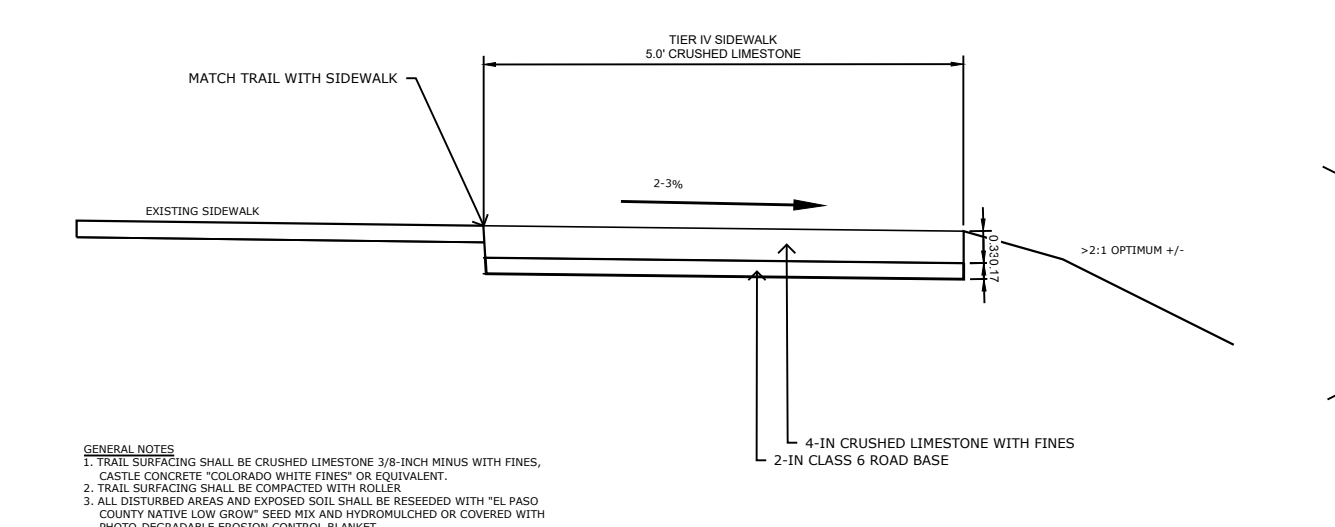
1 DECIDUOUS TREE PLANTING DETAIL
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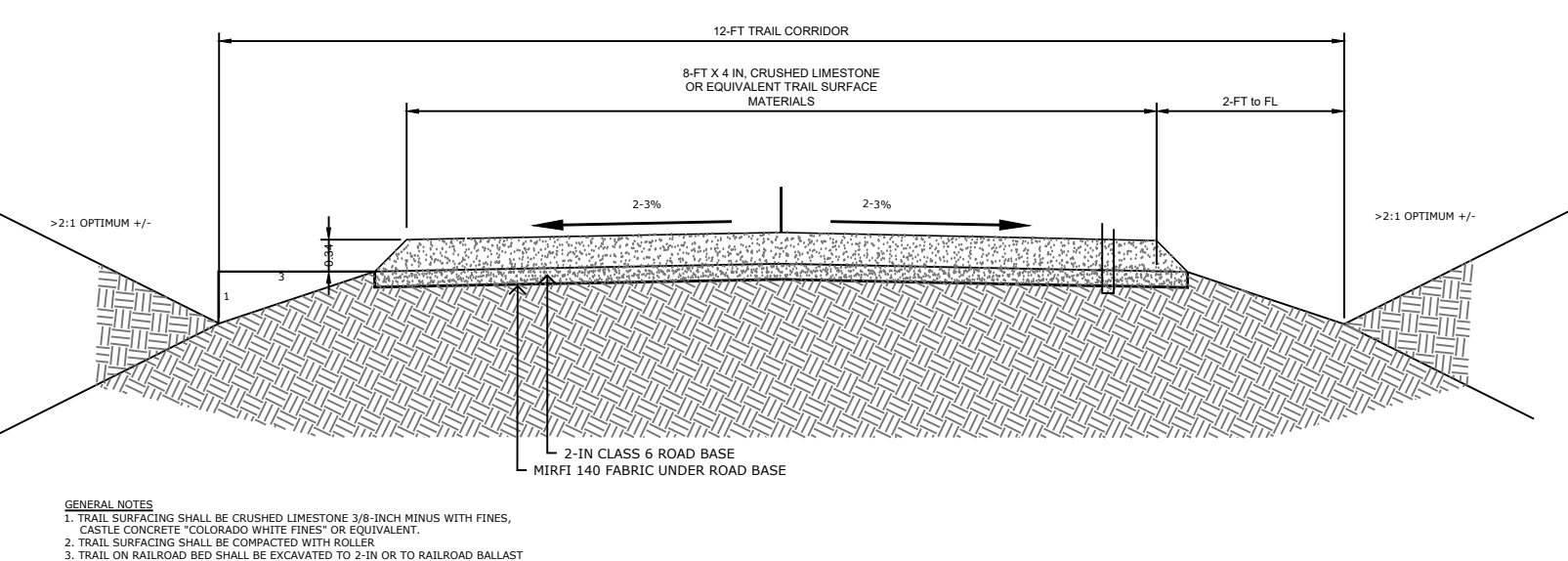
2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



5 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



3 EL PASO COUNTY TIER IV TRAIL DETAIL
SCALE: N.T.S.



4 EL PASO COUNTY TIER I TRAIL DETAIL
SCALE: N.T.S.

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

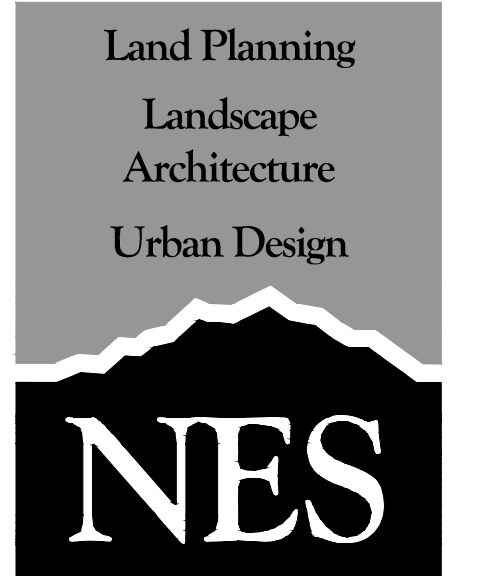
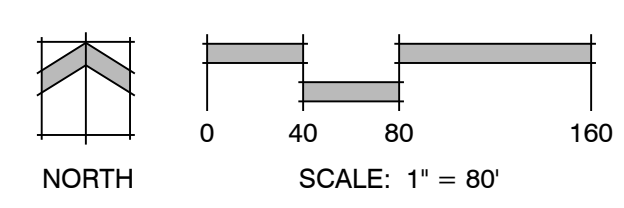
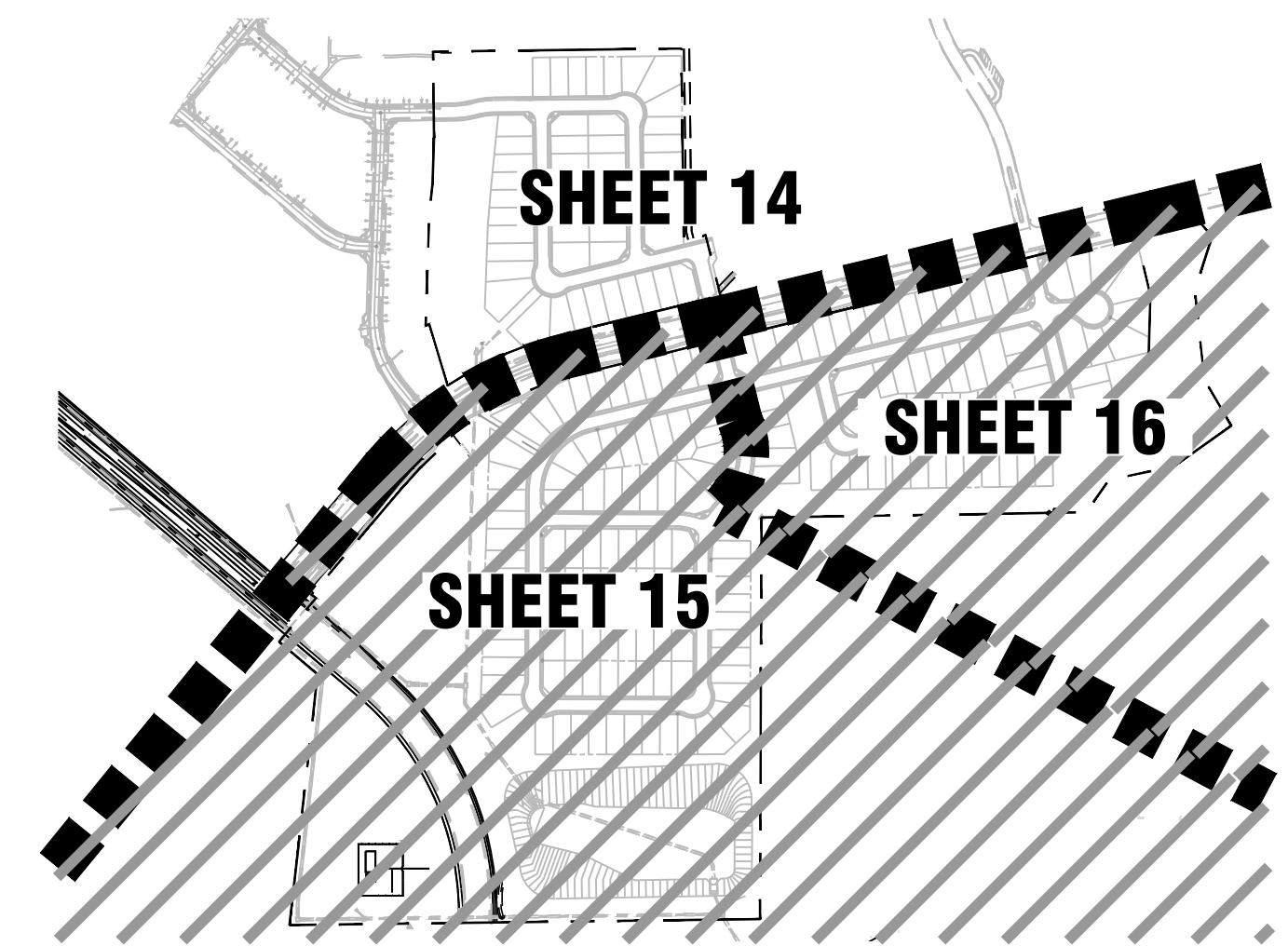
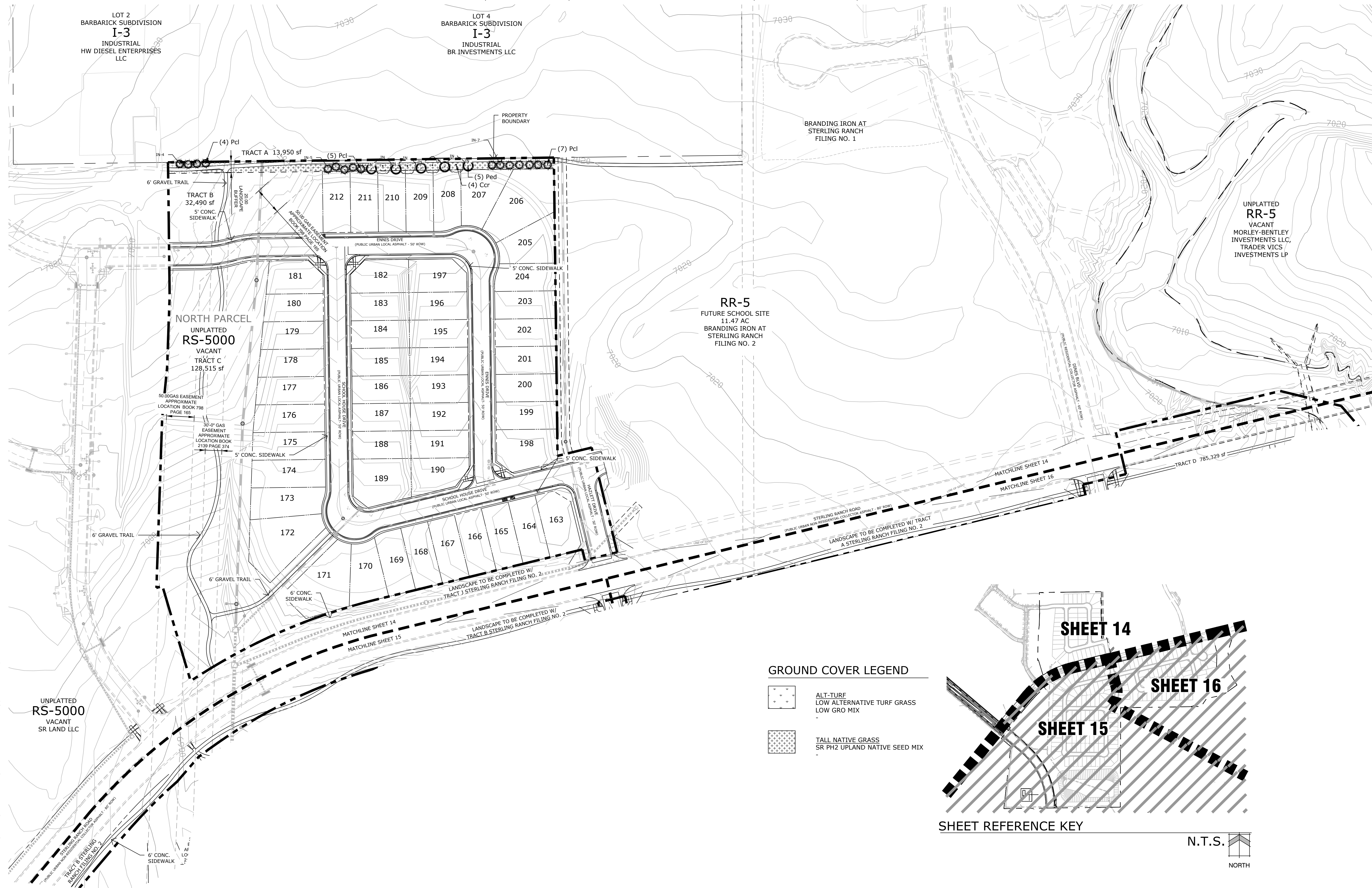
LANDSCAPE NOTES & DETAILS

13
13 OF 17

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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 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



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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

LANDSCAPE PLAN


14
14 OF 17

P:\Morley\Sterling Ranch Phase 2\Drawings\Planning\Final\land\sterling_ranch_ph2_Prelim-Plan_LS.dwg [LS-Plan-Sheet 14] 3/2/2021 11:59:07 AM biten

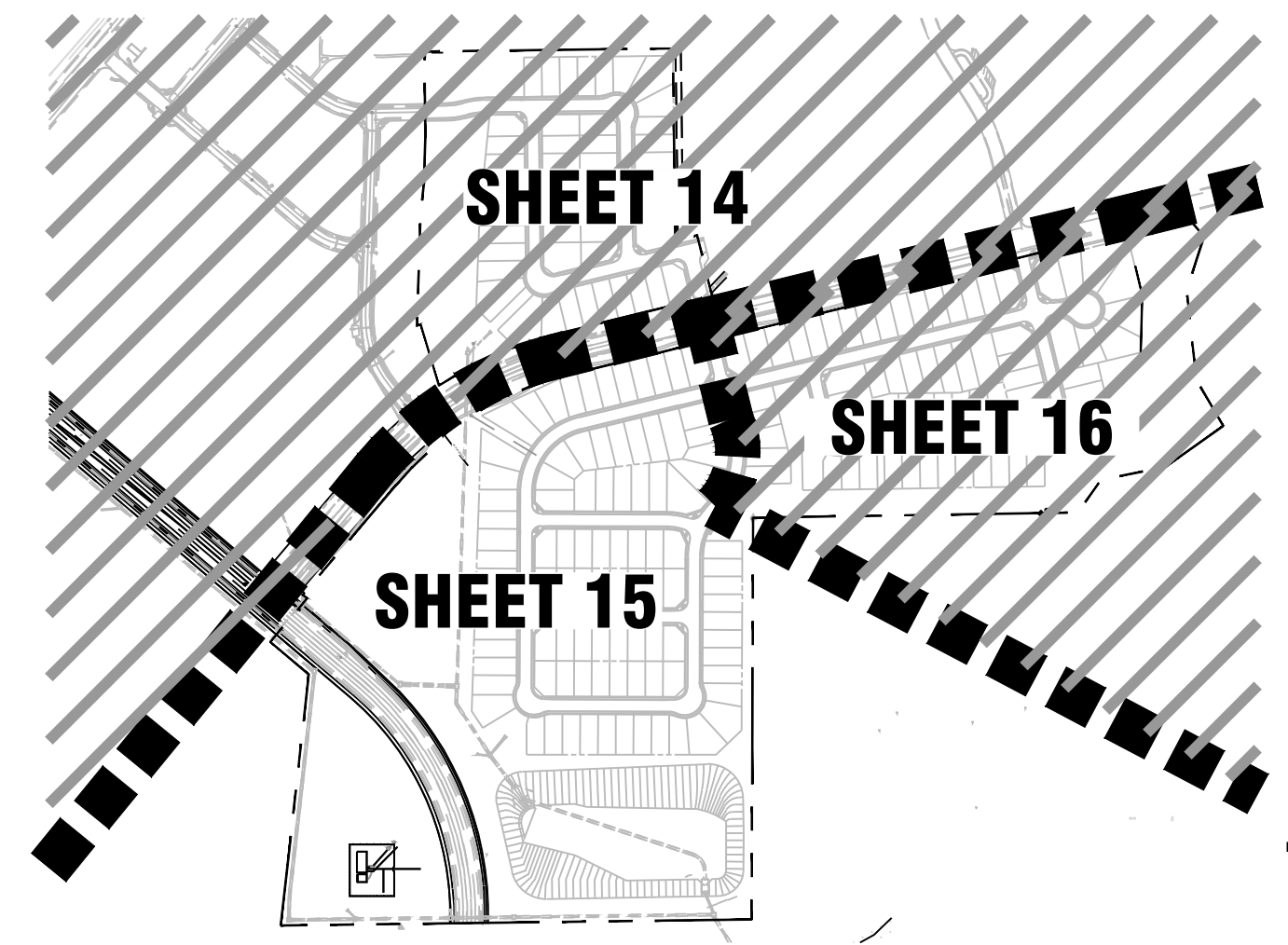
STERLING RANCH PHASE TWO PRELIMINARY PLAN

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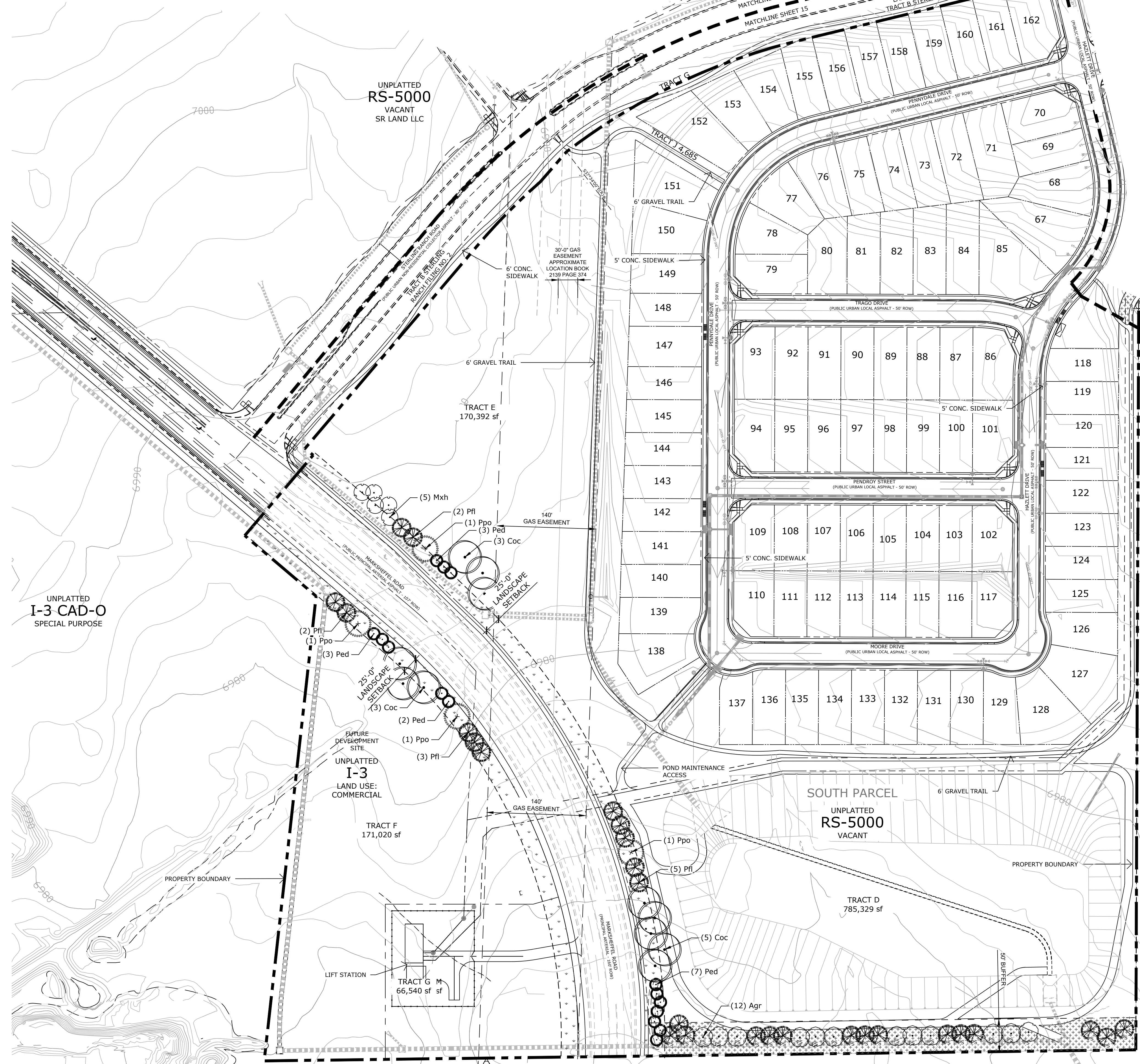
SHEET REFERENCE

N.T.S.

GROUND COVER LEGEND

-  ALT-TURF
LOW ALTERNATIVE TURF GRASS
LOW GRO MIX
-  TALL NATIVE GRASS
SR PH2 UPLAND NATIVE SEED MIX

NORTH



PAWNEE RANCH RR-5 RESIDENTIAL

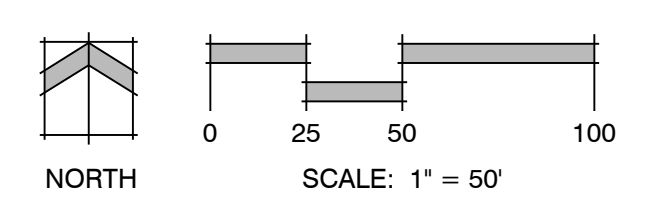
PAWNEE RANCH RR-5 RESIDENTIAL

SOUTH PARCEL
UNPLATTED RS-5000 VACANT

UNPLATTED I-3 LAND USE: COMMERCIAL

UNPLATTED I-3 CAD-O SPECIAL PURPOSE

UNPLATTED RS-5000 VACANT SR LAND LLC



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

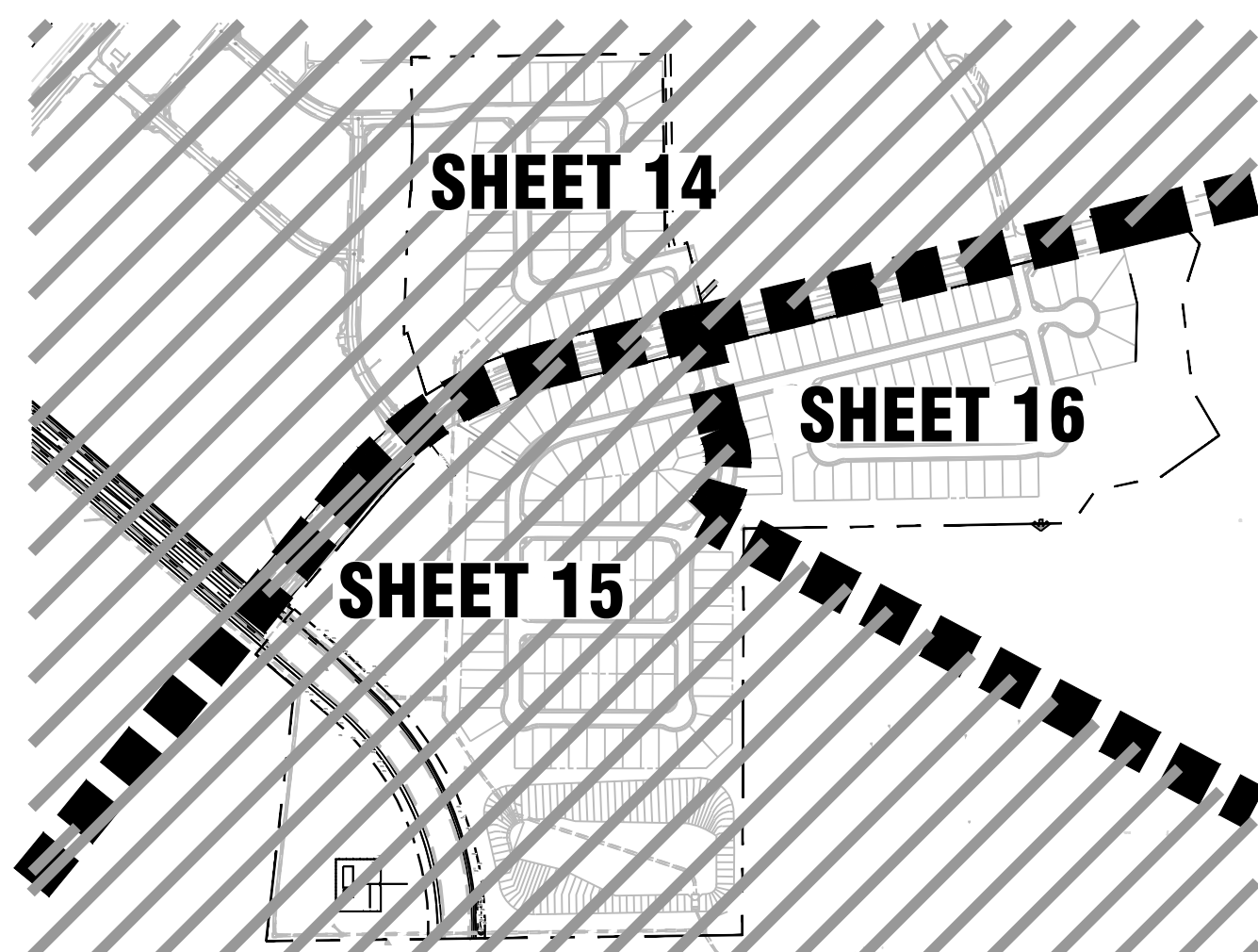
LANDSCAPE PLAN

15
15 OF 17

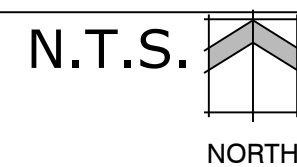
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STERLING RANCH PHASE TWO PRELIMINARY PLAN

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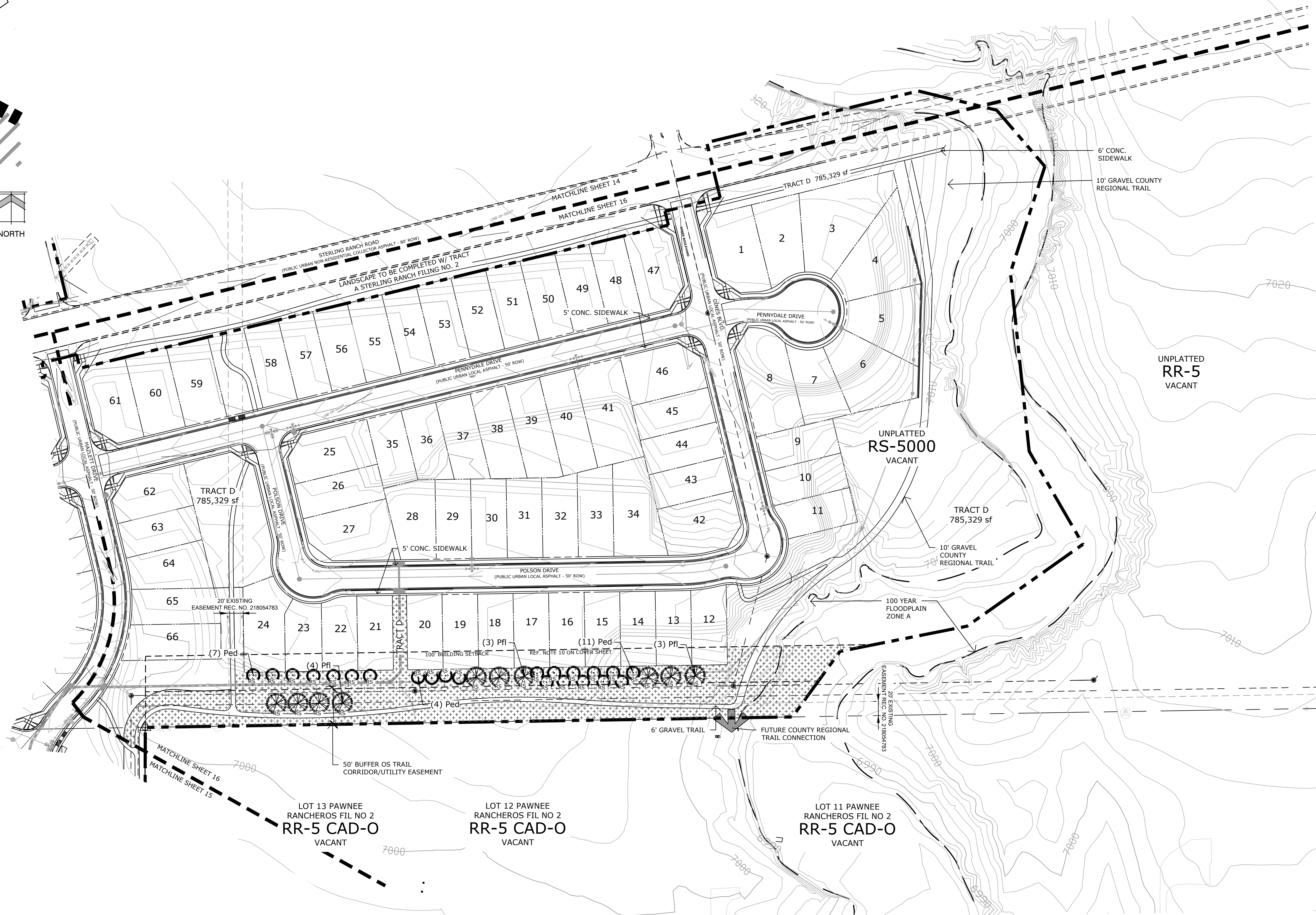


SHEET REFERENCE



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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STERLING RANCH PHASE 2
PRELIMINARY PLAN

El Paso County,
Colorado

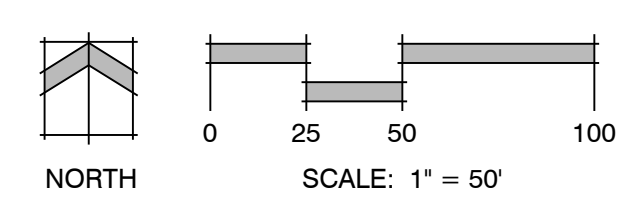
DATE: 07.06.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

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

LANDSCAPE PLAN

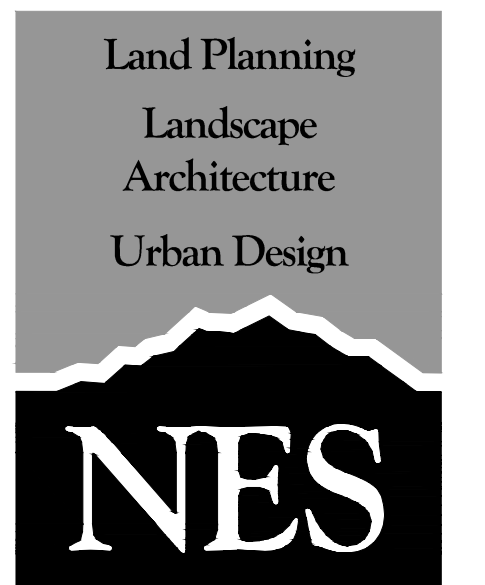
16
16 OF 17



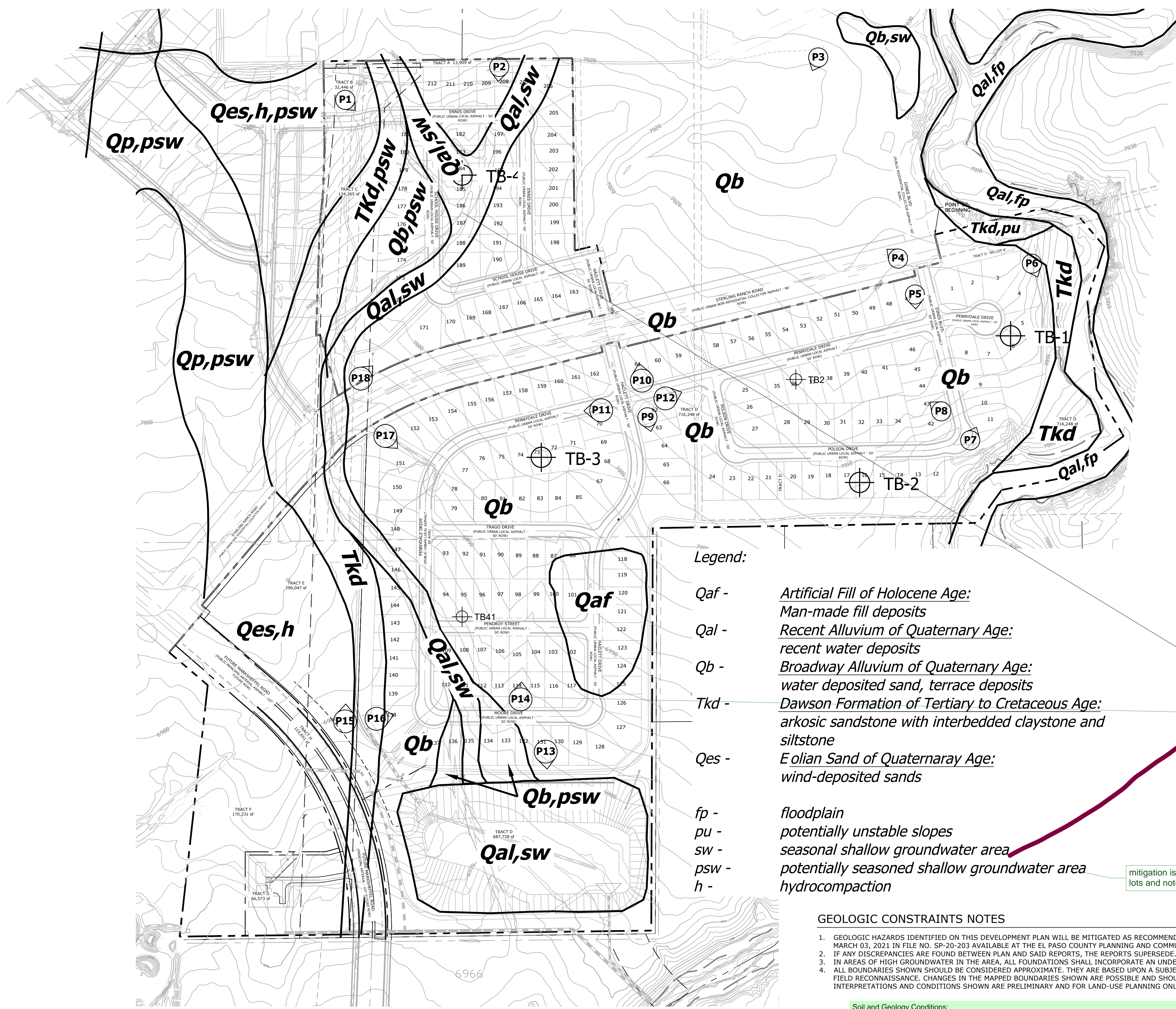
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STERLING RANCH PHASE TWO PRELIMINARY PLAN

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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 -** *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*

Are these lots mitigating the [SW] groundwater by elimination of basements? Please note on sheet 1

mitigation is lots and note

GEOLOGIC CONSTRAINTS NOTES

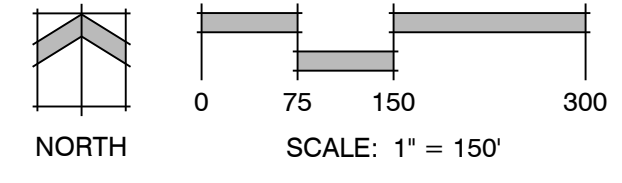
- GEOLOGIC HAZARDS IDENTIFIED ON THIS DEVELOPMENT PLAN WILL BE MITIGATED AS RECOMMENDED ON THE GEOHAZARD EVALUATION REPORT BY ENTECH ENGINEERING INC., DATED MARCH 03, 2021 IN FILE NO. SP-20-203 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
- IN AREAS OF HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- 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.

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

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

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

detail note for specific mitigation as it relates to lots that have restrictions- this should sheet 1 notes if any (no basements, underdrains etc...)



P:\Work\Sterling Ranch Phase 2\Drawings\Planning\Site-Ann\Composist\Sterling Ranch_P12 Prelim-Plan_Constraints_Map.dwg (Building Constraints Exhibit Sheet 16) 3/3/2021 11:53:05 AM BITEN

**STERLING RANCH PHASE 2
PRELIMINARY PLAN**

El Paso County, Colorado

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

ENTITLEMENT

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

SITE CONSTRAINTS EXHIBIT

17
17 OF 17