

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

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;

- S76°13'42"E A DISTANCE OF 113.48 FEET;
- S40°32'14"E A DISTANCE OF 104.08 FEET;
- S17°59'13"W A DISTANCE OF 156.80 FEET;
- S05°59'16"E A DISTANCE OF 253.00 FEET;
- S30°01'27"E A DISTANCE OF 151.07 FEET;
- 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:

- S78°47'17"W A DISTANCE OF 182.32 FEET;
- 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:

- S89°04'30"W A DISTANCE OF 910.63 FEET;
- 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:

- N40°21'31"E A DISTANCE OF 402.59 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 08°28'12" AND AN ARC LENGTH OF 136.94 FEET, TO A POINT OF NON-TANGENT;
- N41°03'23"E A DISTANCE OF 60.19 FEET, TO A POINT OF NON-TANGENT CURVE;
- 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;
- 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;

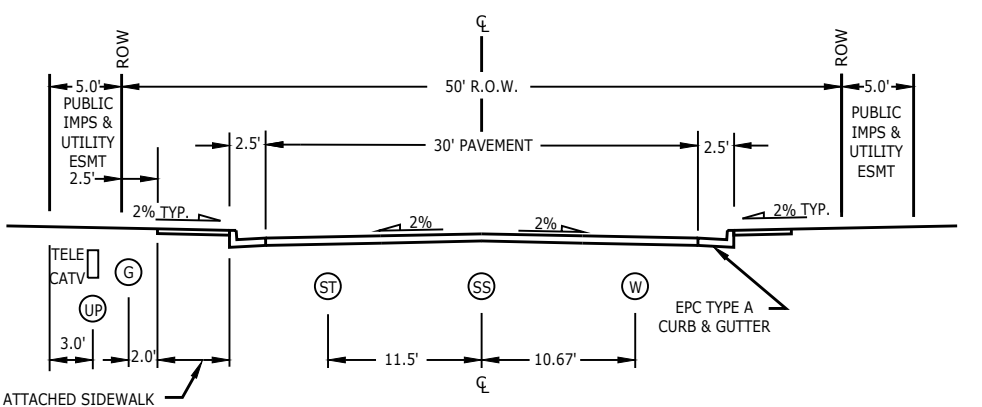
THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, S13°40'40"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

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

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:

- S76°19'20"W A DISTANCE OF 381.99 FEET, TO A POINT OF CURVE;
- 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:

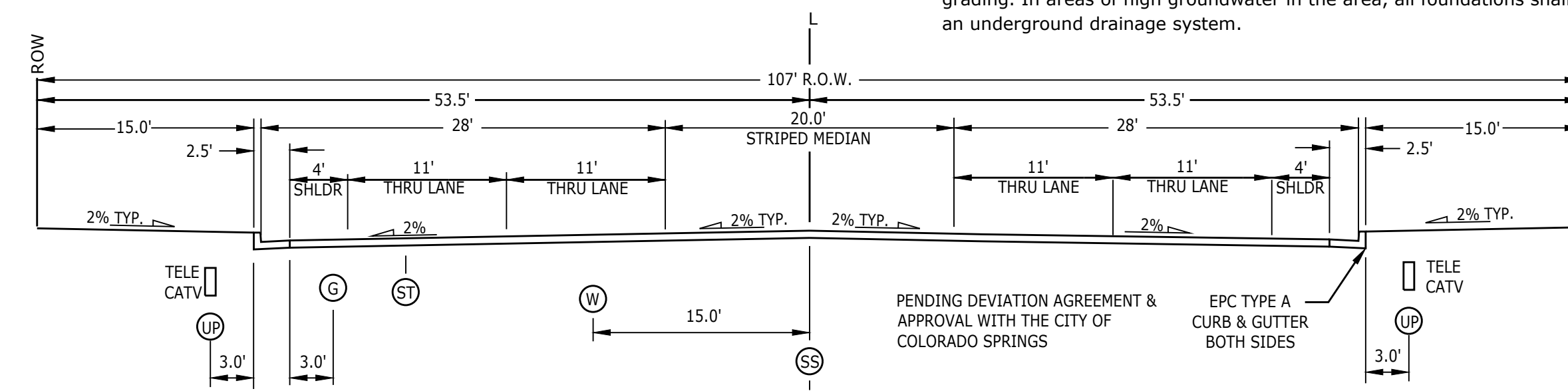
- N16°30'13"W A DISTANCE OF 179.19 FEET;
- S73°29'47"W A DISTANCE OF 11.27 FEET;
- N01°55'19"E A DISTANCE OF 307.22 FEET;
- N05°37'53"E A DISTANCE OF 90.96 FEET;
- N02°02'55"E A DISTANCE OF 130.48 FEET;

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:

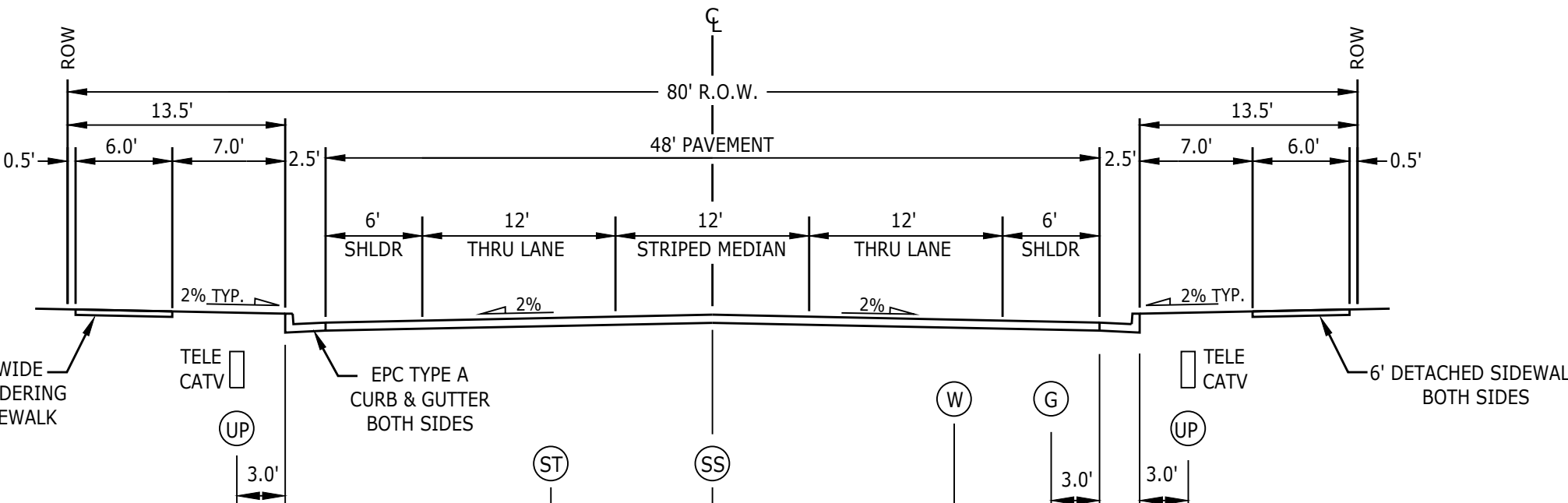
- S00°42'35"W A DISTANCE OF 241.35 FEET, TO A POINT ON THE SOUTHERLY LINE OF AMENDED PLAT BARBARICK SUBDIVISION RECORDED UNDER RECEPTION NO. 217713910;
- N76°19'20"E A DISTANCE OF 63.46 FEET;

S13°40'40"E A DISTANCE OF 195.00 FEET, TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 599,966 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.



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



B STERLING RANCH ROAD

NOTES

- All trails to be non-motorized trails.
- Trails labeled as "County Regional Trail" will be maintained by El Paso County Parks Department.
- Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
- Developer shall analyze the need to provide all necessary offsite road improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If offsite road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
- All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
- Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the DCM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
- Residential lots shall not have direct access to Sterling Ranch Road (Collector) and Marksheffel Road (Principal Arterial).
- The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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.
- 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.
- Offsite channel improvements downstream of Pond W5 require City of Colorado Springs approvals
- 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.

Under drains to be owned and maintained by..

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.

Constraint and or Hazard Disclosure statement

GEOLOGIC 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 June 25, 2020. 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
- Hydrocompaction
- Radon
- Potential Erosion
- Potentially Expansive Soils
- Potential Seasonal Shallow Groundwater
- Seasonal Shallow Groundwater at 7-9 Feet

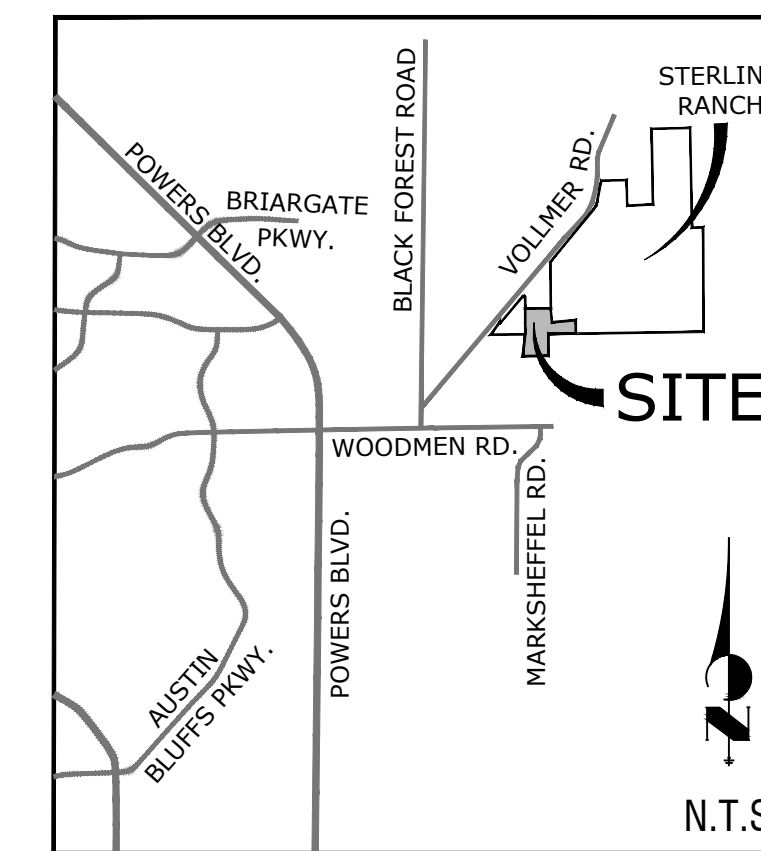
These conditions can be mitigated by foundation design, removal and re-compaction, underdrains, replacement with non-expansive soils, drainage and grading. In areas of high groundwater in the area, all foundations shall incorporate an underground drainage system.

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.



overall sheet &

VICINITY MAP



SITE DATA

OWNER:
SR LAND LLC. VOLLMER ROAD LLC. C/O PIONEER SAND CO.
20 BOULDER CRESCENT ST STE 102 5000 NORTH PARK DR.
COLORADO SPRINGS CO 80903-3300 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 9 of 17: | Preliminary Utility Plan |
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| Sheet 13 of 17: | Landscape Notes & Details |
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| Sheet 17 of 17: | Site Constraints Exhibit |

Land Planning
Landscape
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Urban Design



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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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

COVER SHEET

1
OF 17

STERLING RANCH PHASE TWO PRELIMINARY PLAN

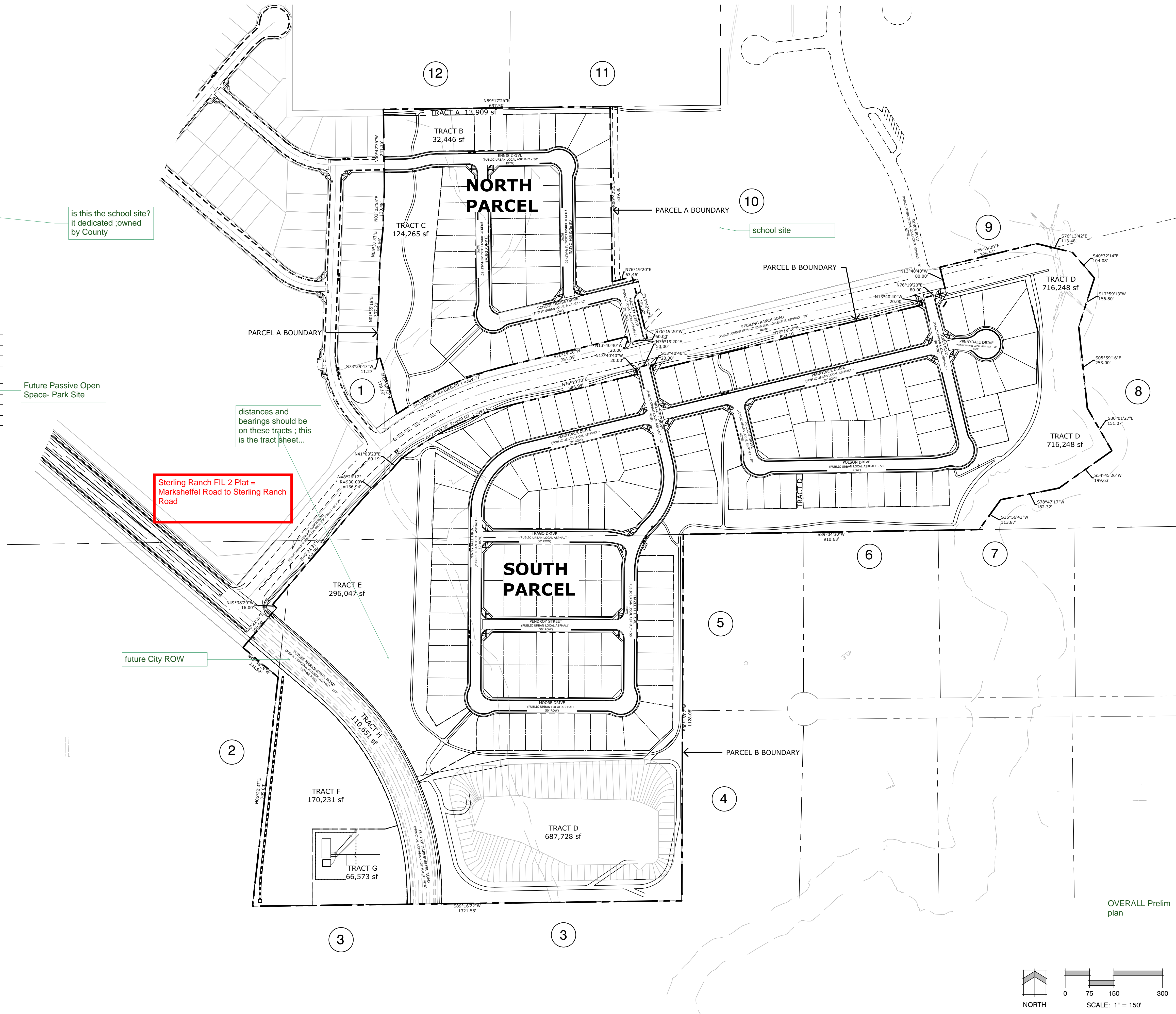
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ADJACENT OWNERS TABLE:

	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



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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

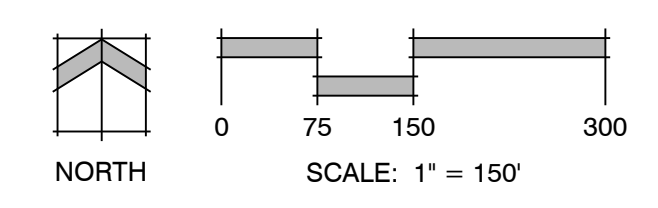
ENTITLEMENT

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

ADJACENT OWNERS & TRACT PLAN

OVERALL Prelim plan

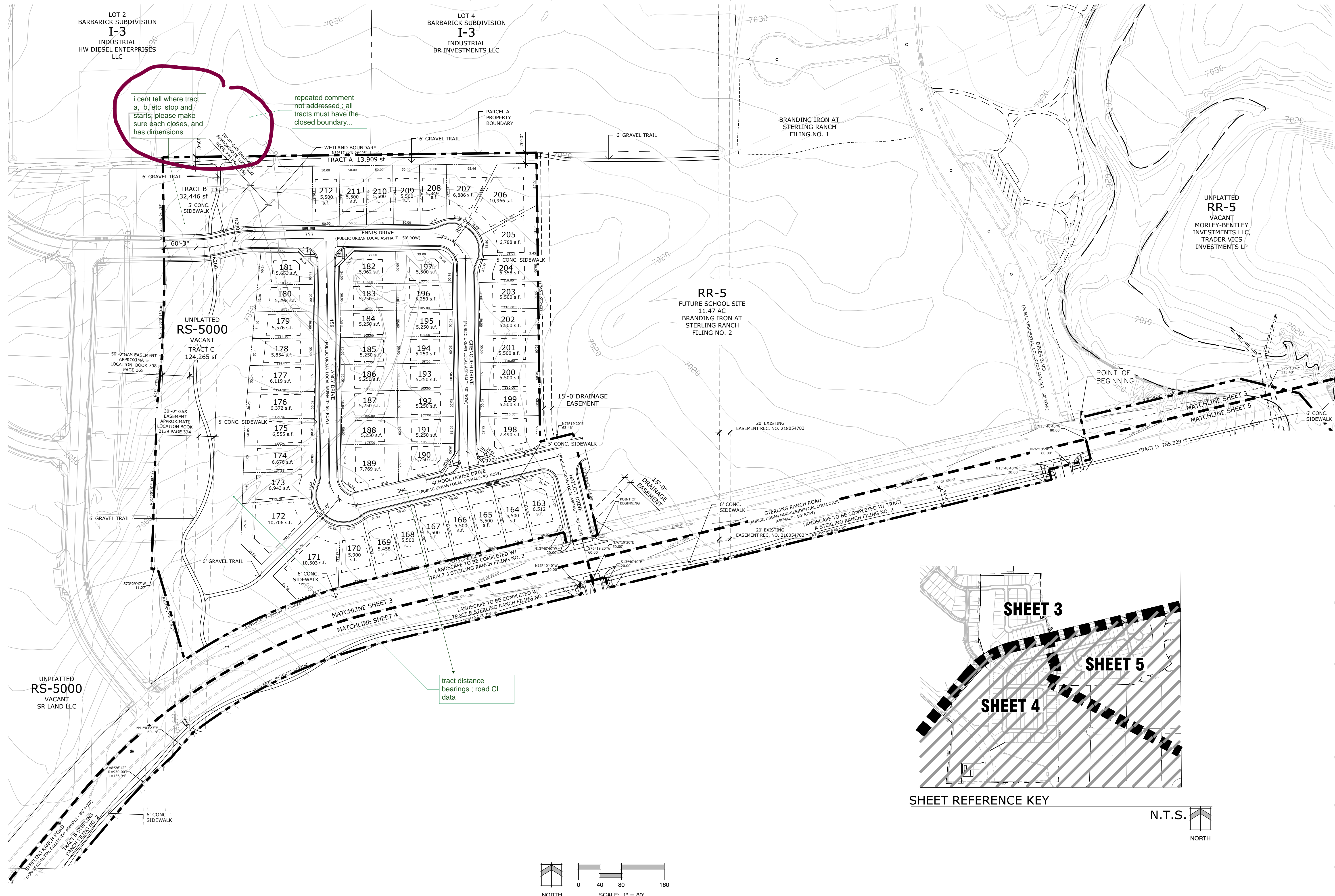
2 OF 17



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

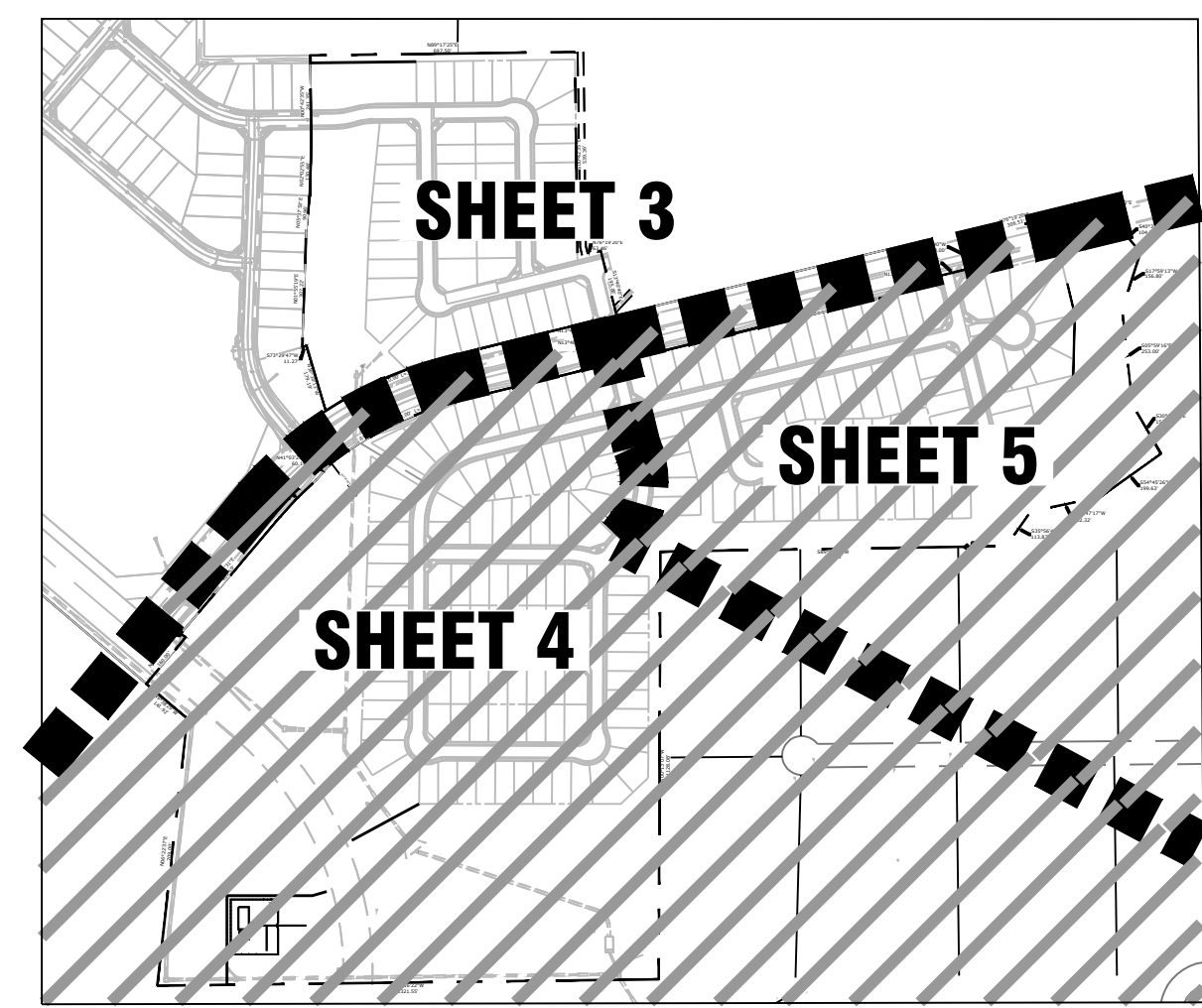
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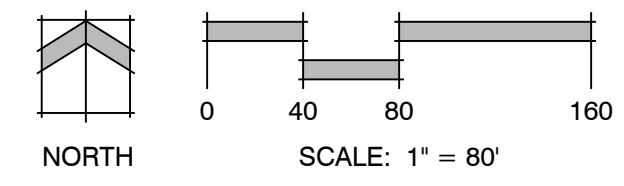
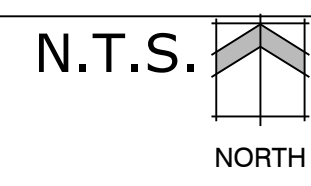
center tell where tract a, b, etc stop and starts; please make sure each closes, and has dimensions

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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619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
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El Paso County, Colorado

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PROJECT MGR: E. GANAWAY
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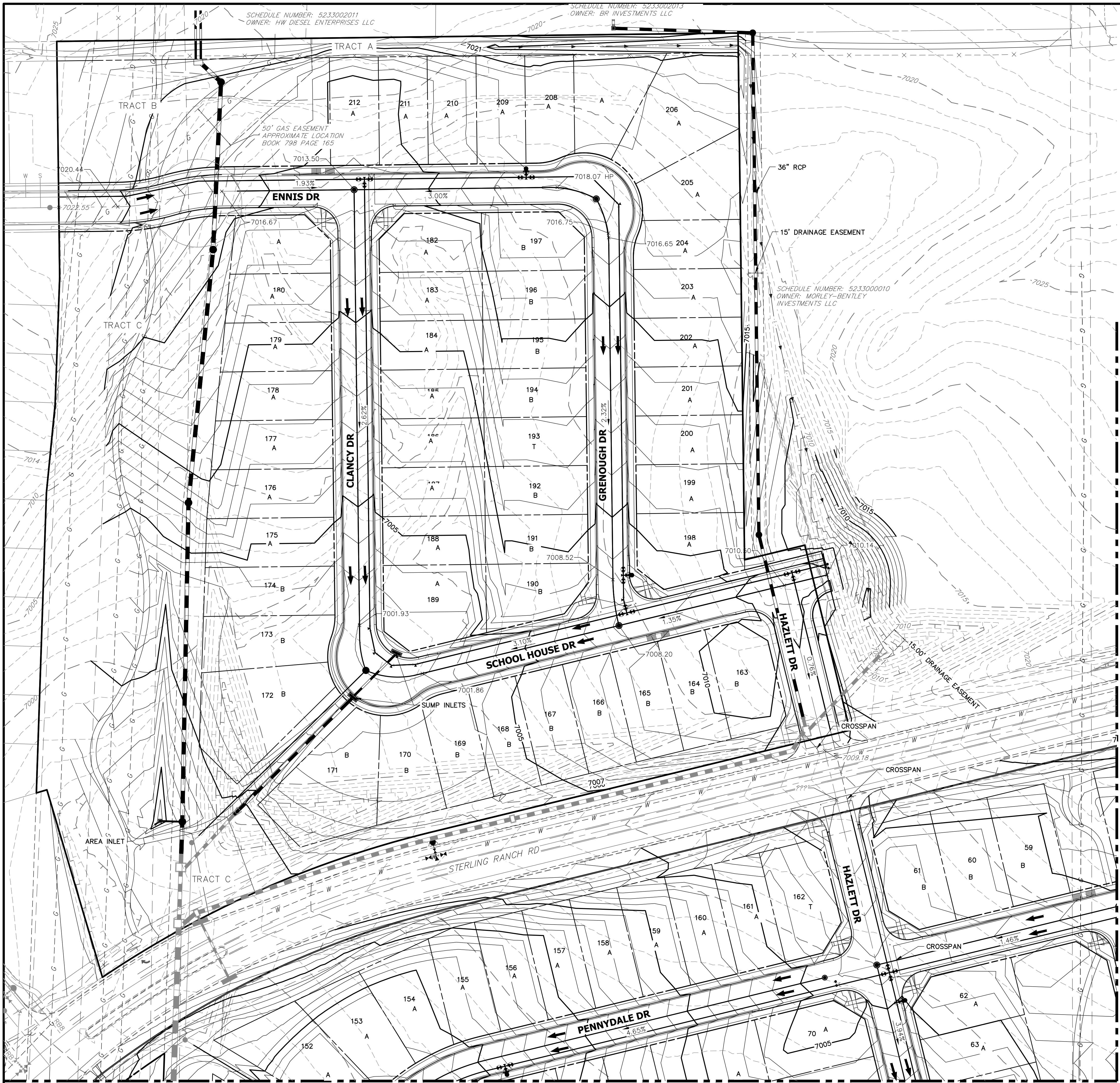
ENTITLEMENT

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

PRELIMINARY PLAN

3
OF 17

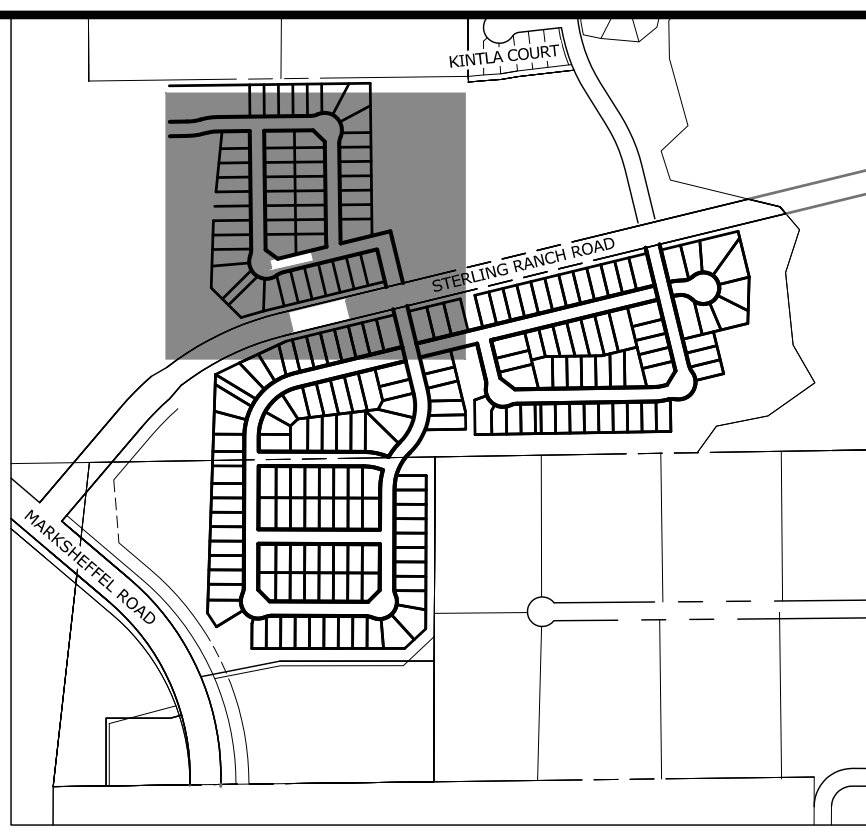
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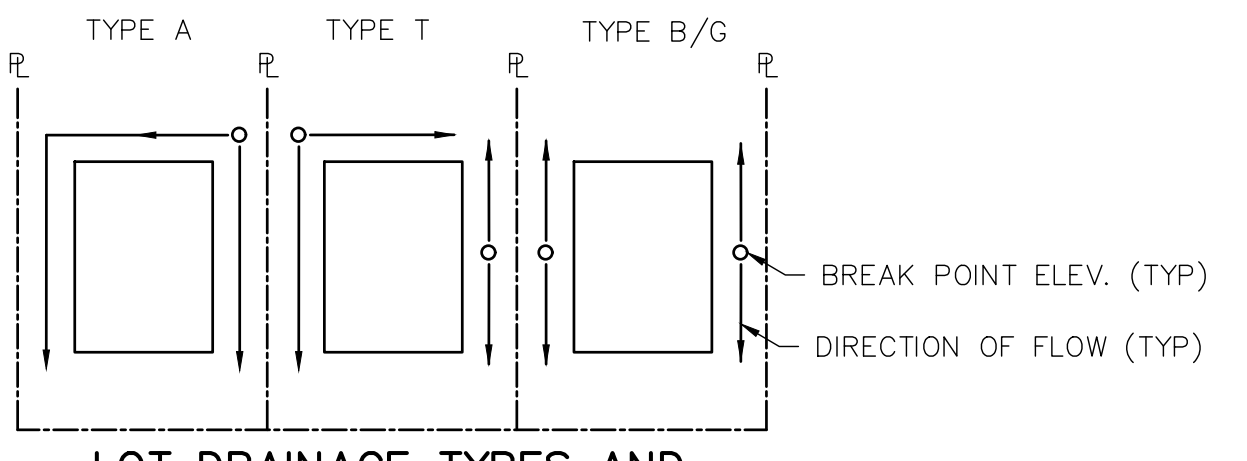
SCHEDULE NUMBER: 5233002011
OWNER: HW DIESEL ENTERPRISES LLC

SCHEDULE NUMBER: 5233002013
OWNER: BR INVESTMENTS LLC

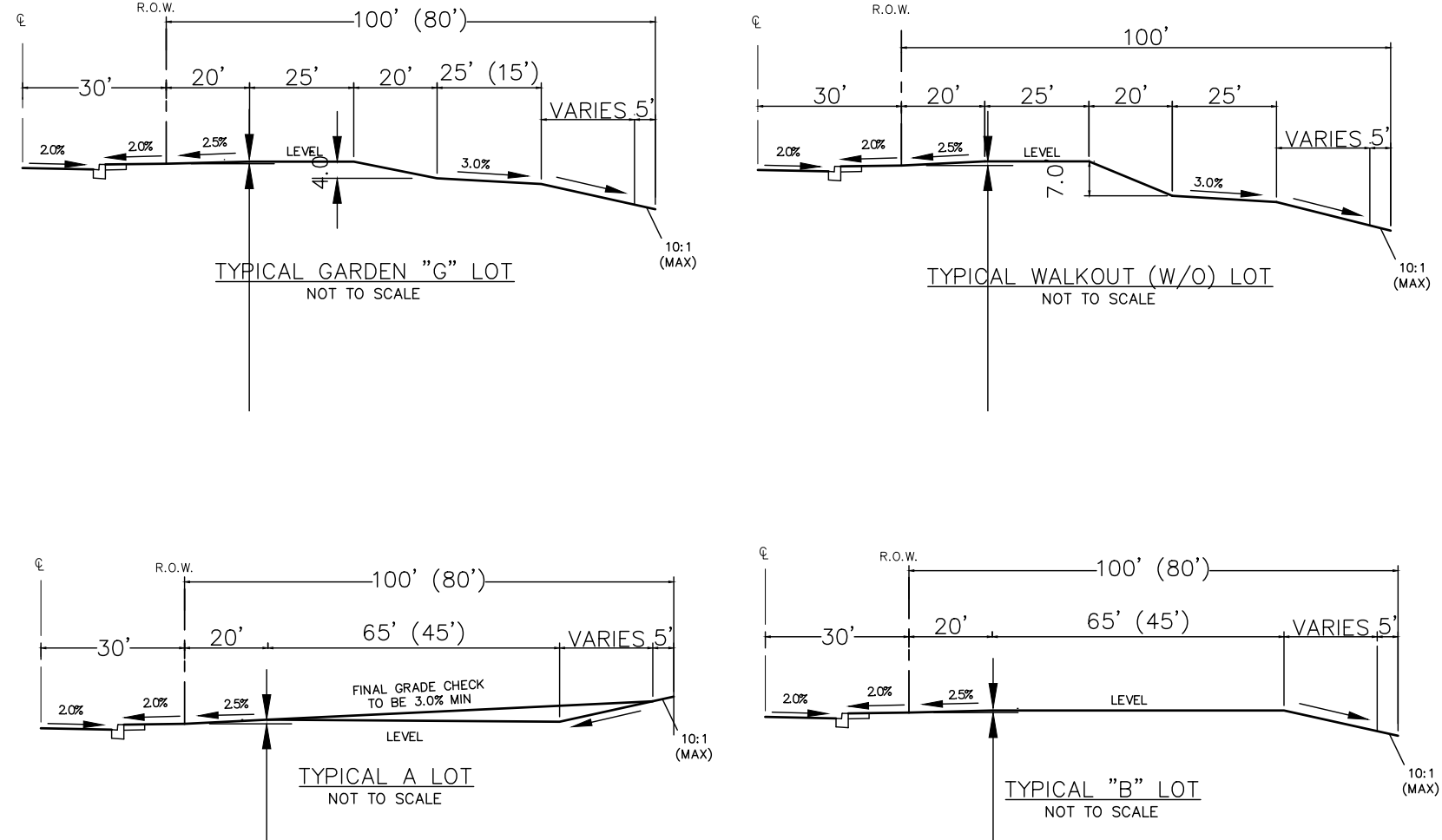
SCHEDULE NUMBER: 5233000010
OWNER: MORLEY-BENTLEY INVESTMENTS LLC



KEY MAP
SCALE: NTS



LOT DRAINAGE TYPES AND SWALE DIRECTION
NOT TO SCALE

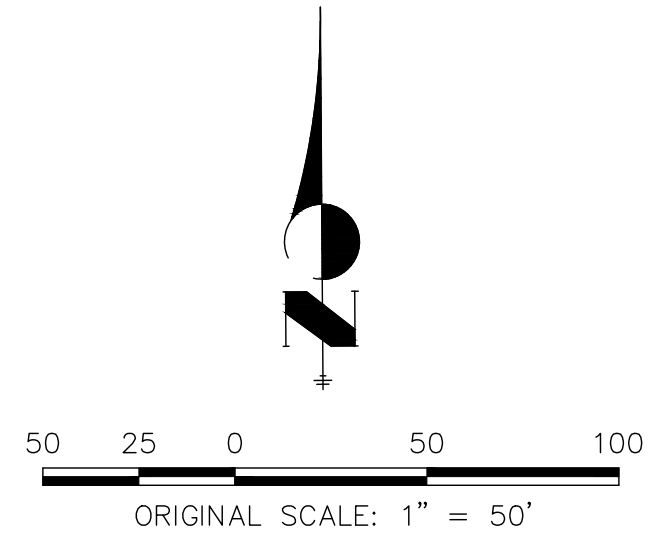


LEGEND

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			
ROW EXISTING			
FL EXISTING			
SIDEWALK EXISTING			
DRAINAGE ACCESS & MAINTENANCE EASEMENT			
SILT FENCE			
DRAINAGE DITCH/SWALE			
		EXISTING	
		PROPOSED	



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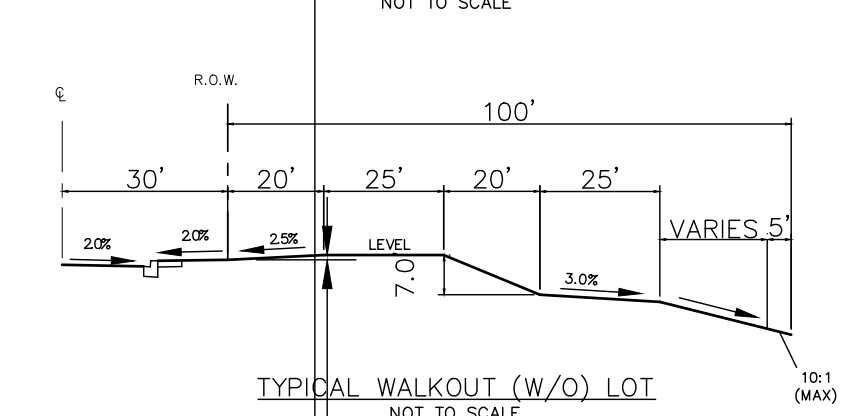
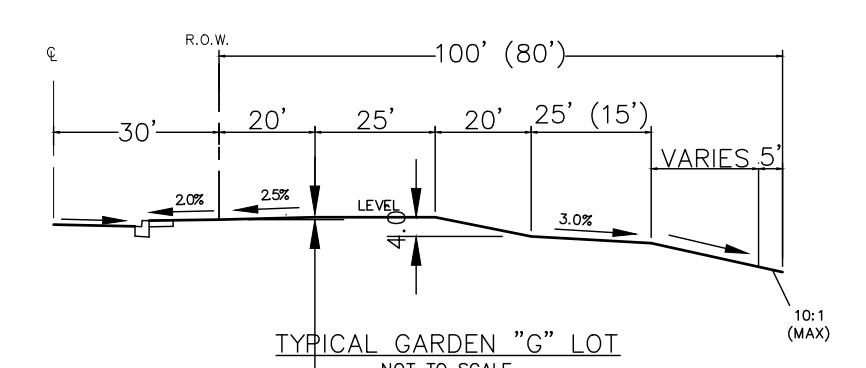
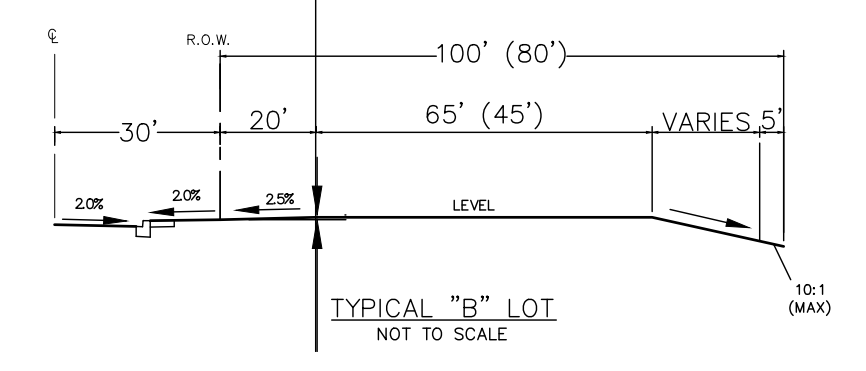
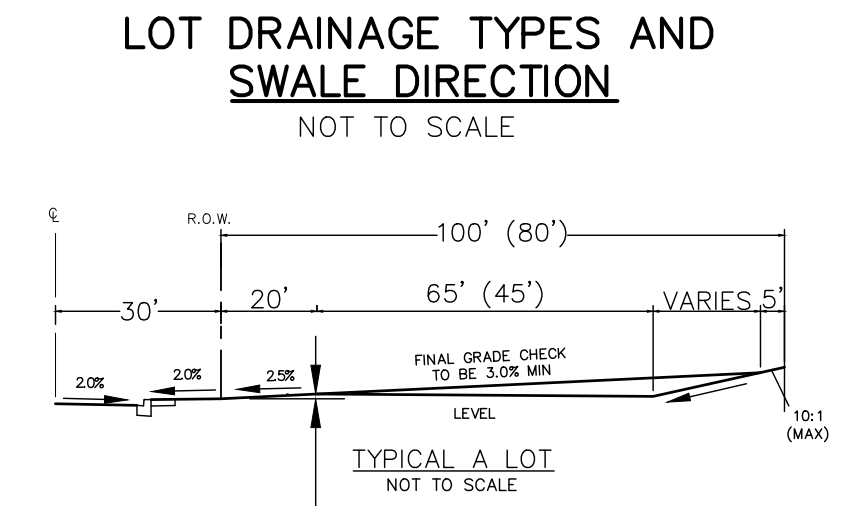
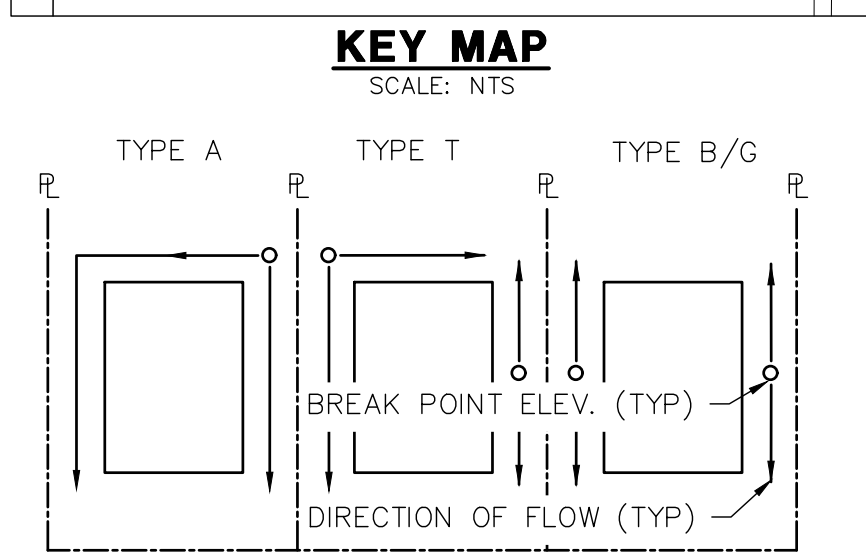
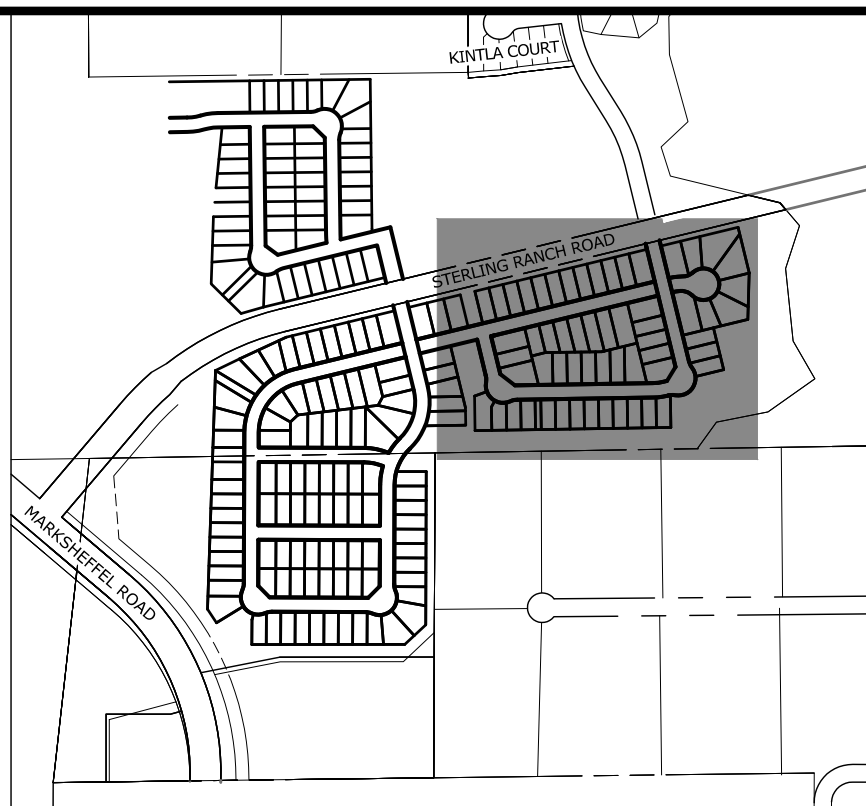
UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
PREPARED FOR: **SR LAND, LLC**
20 BOULDER CRESCENT SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY (719) 471-1742

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

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



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 OVERTFLOW DIRECTION

EXISTING PROPOSED

811
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50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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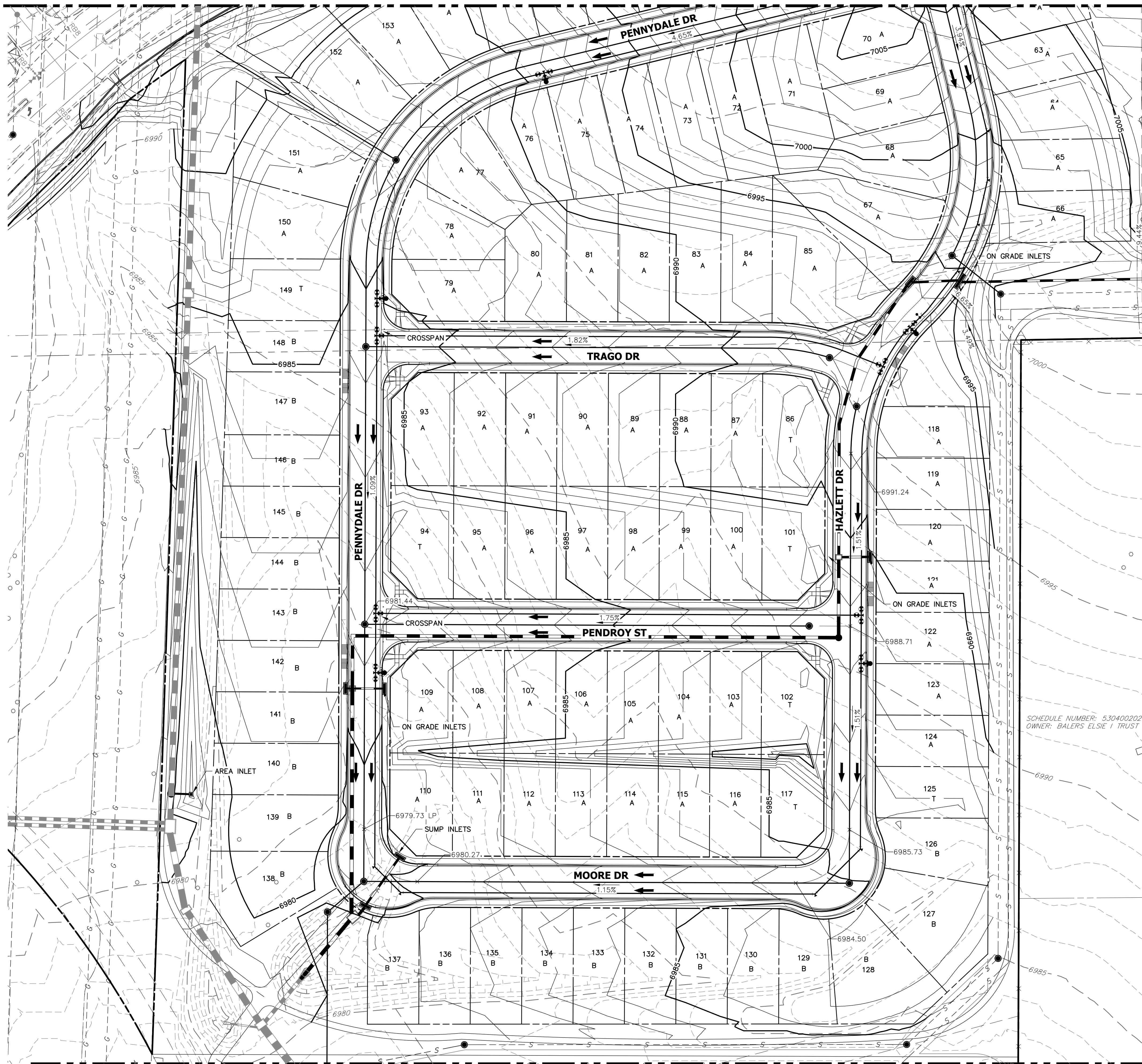
BY	DATE	REVISION

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

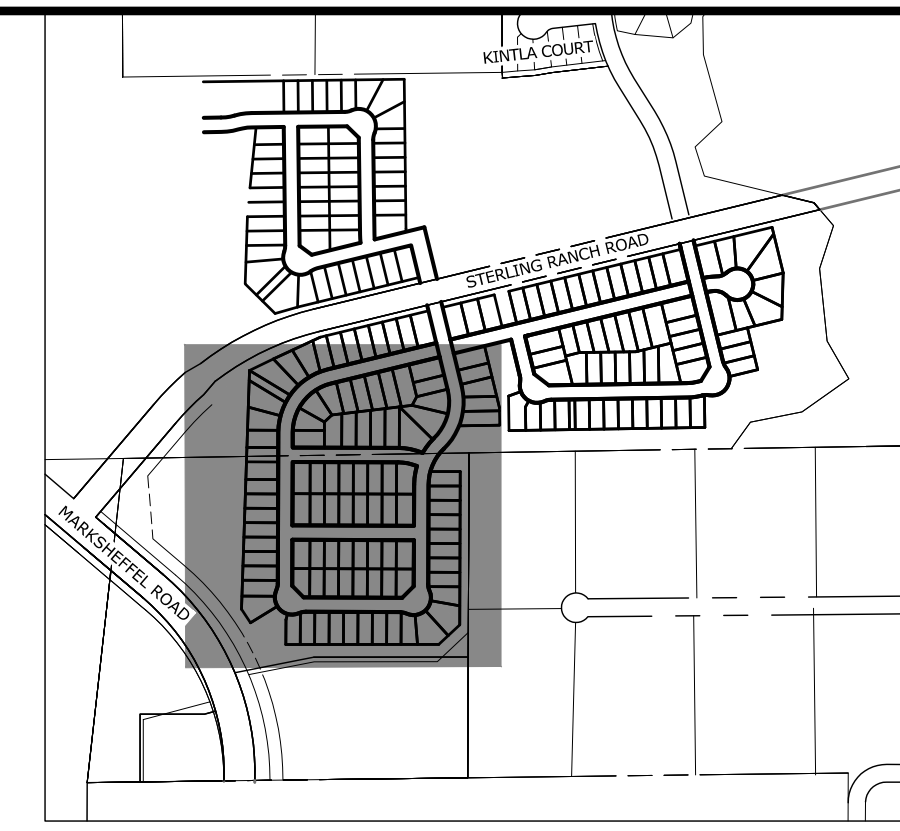
STERLING RANCH PHASE 2
PRELIMINARY GRADING PLAN

SHEET 7 OF 17
JOB NO. 25188.02

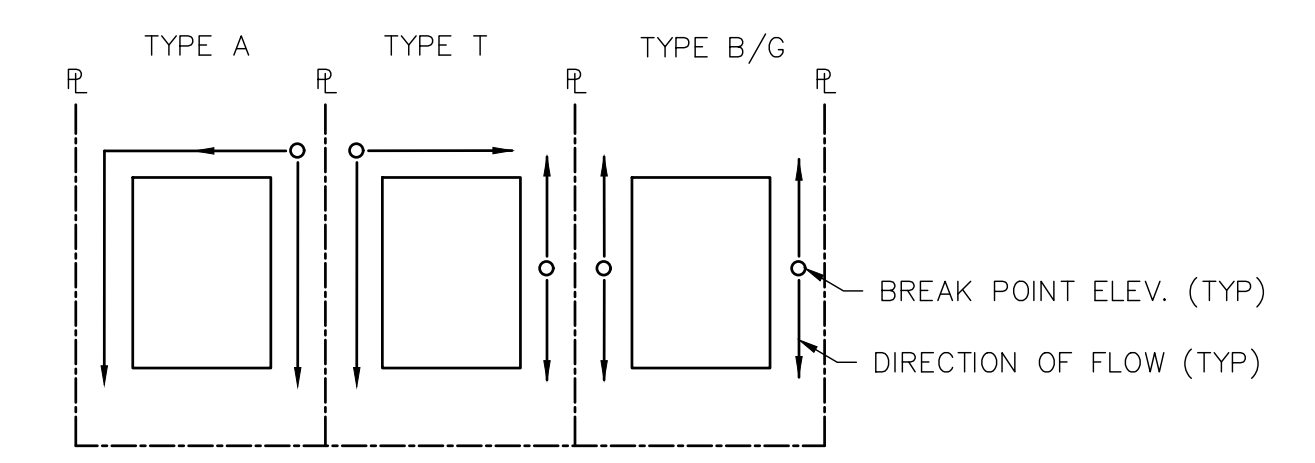
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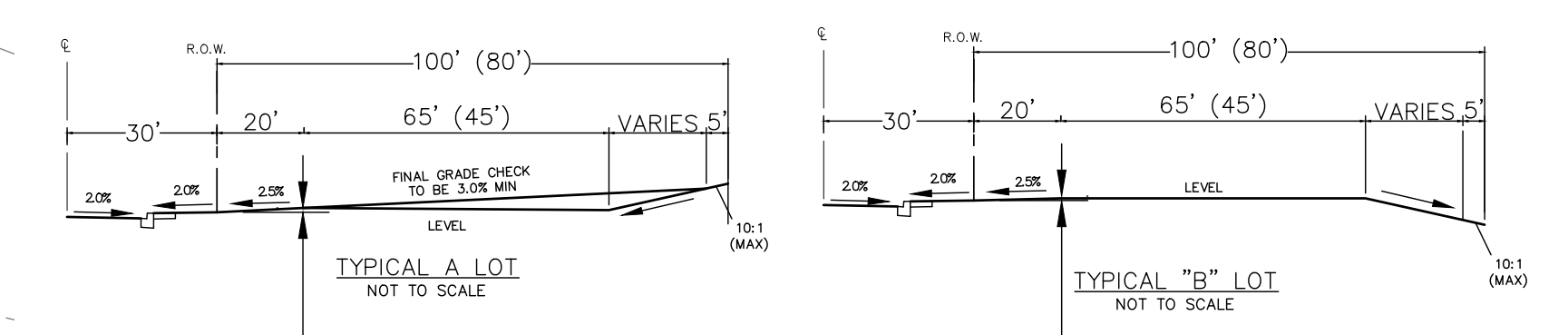
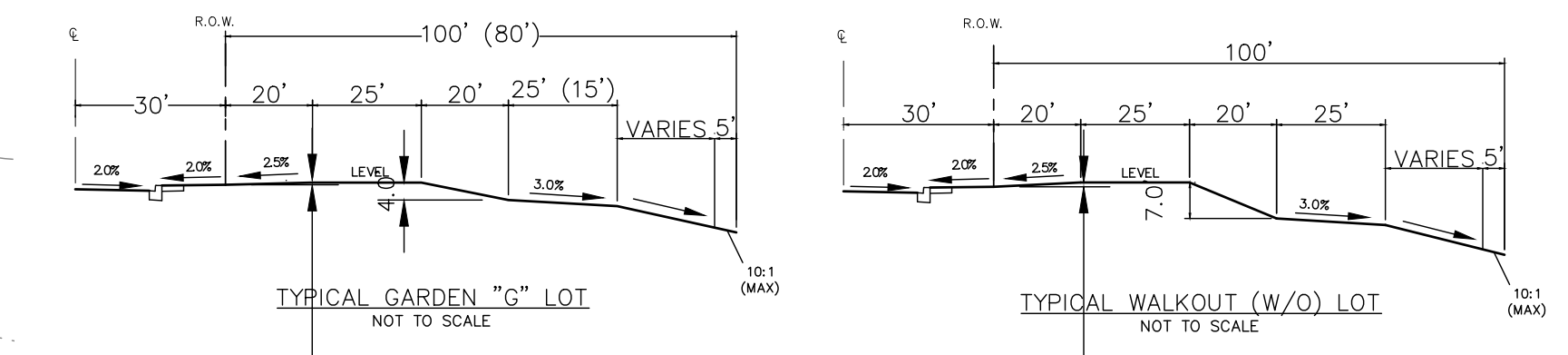
MATCH: SEE SHEET 9



KEY MAP
SCALE: NTS



LOT DRAINAGE TYPES AND SWALE DIRECTION
NOT TO SCALE

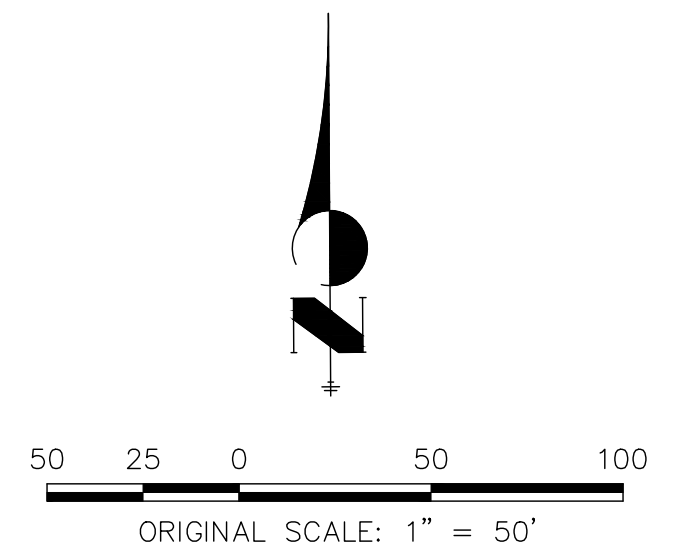


LEGEND

- 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
- L.P./H.P.
- (2.0)%



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

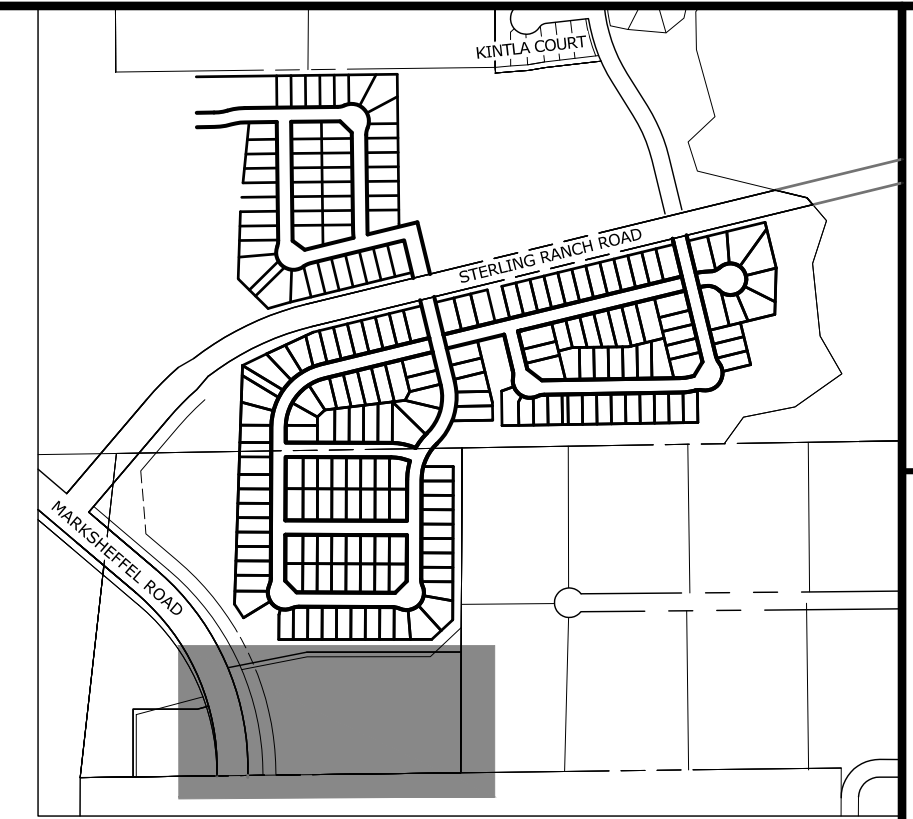
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BY	DATE	REVISION

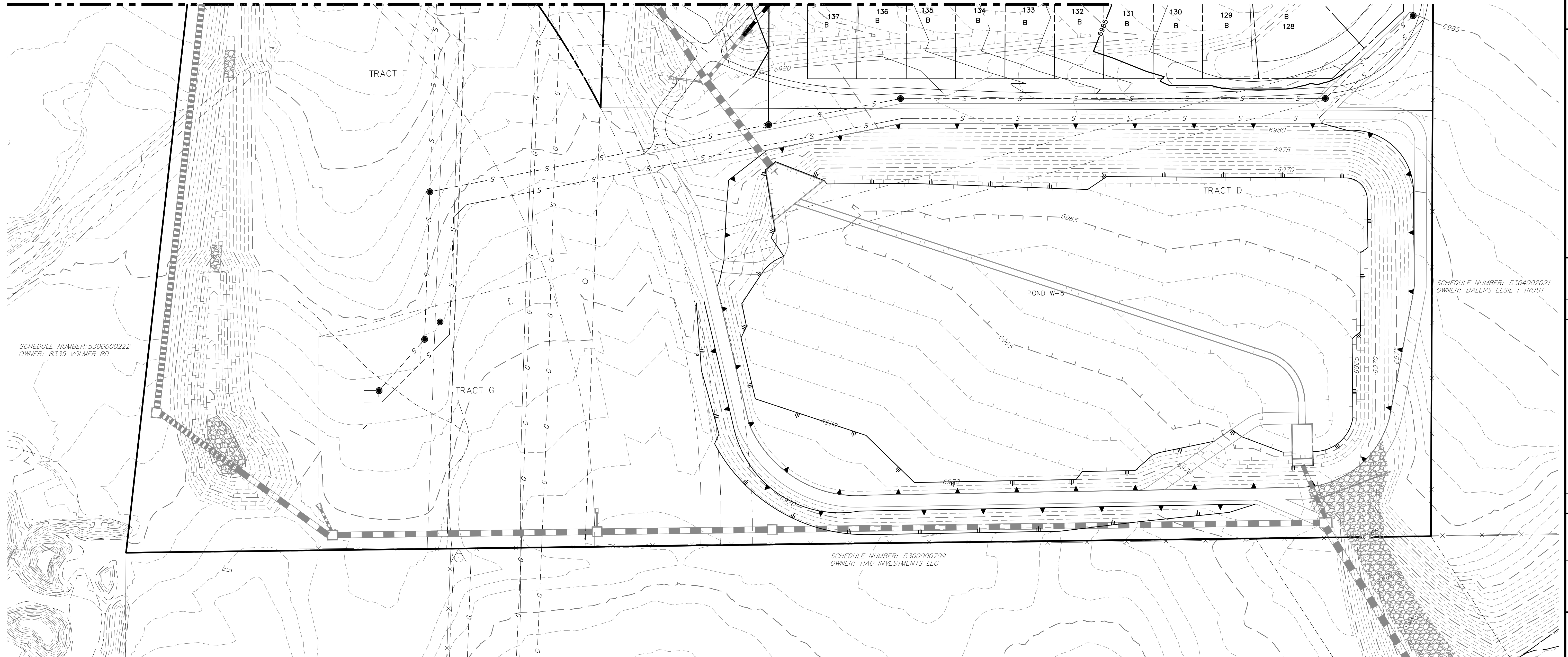
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	02/24/21	AAM	CJD	

STERLING RANCH PHASE 2
PRELIMINARY GRADING PLAN

MATCH: SEE SHEET 7



KEY MAP
SCALE: NTS



SCHEDULE NUMBER: 530000222
OWNER: 8335 VOLMER RD

SCHEDULE NUMBER: 530400201
OWNER: BALERS ELSIE I TRUST

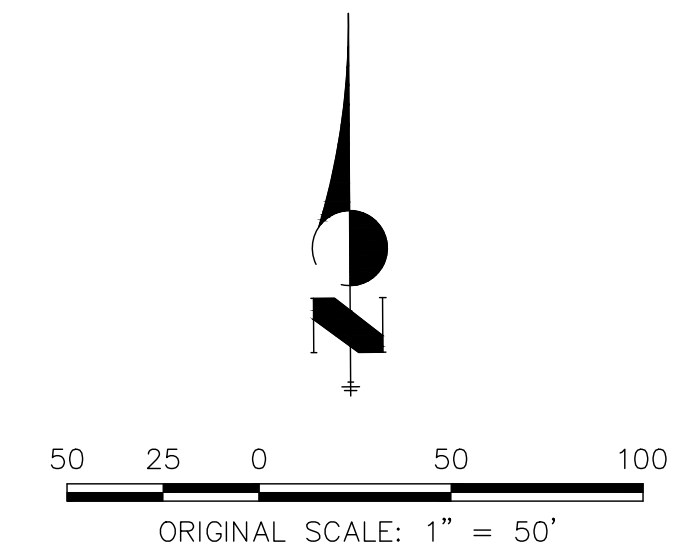
SCHEDULE NUMBER: 5300000709
OWNER: RAO INVESTMENTS LLC

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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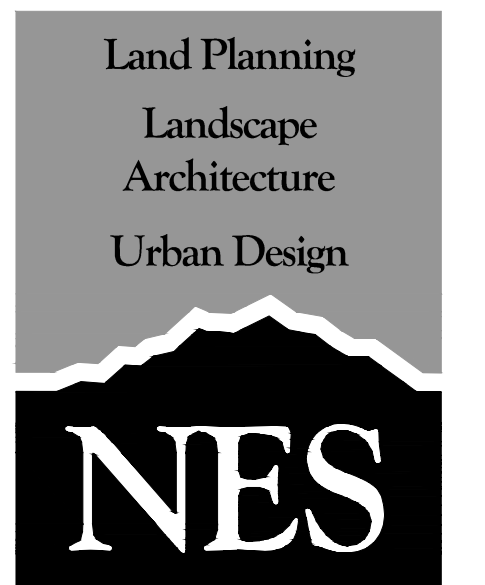
No.	REVISION	BY	DATE

STERLING RANCH PHASE 2
PRELIMINARY GRADING PLAN

SHEET 9 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



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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)

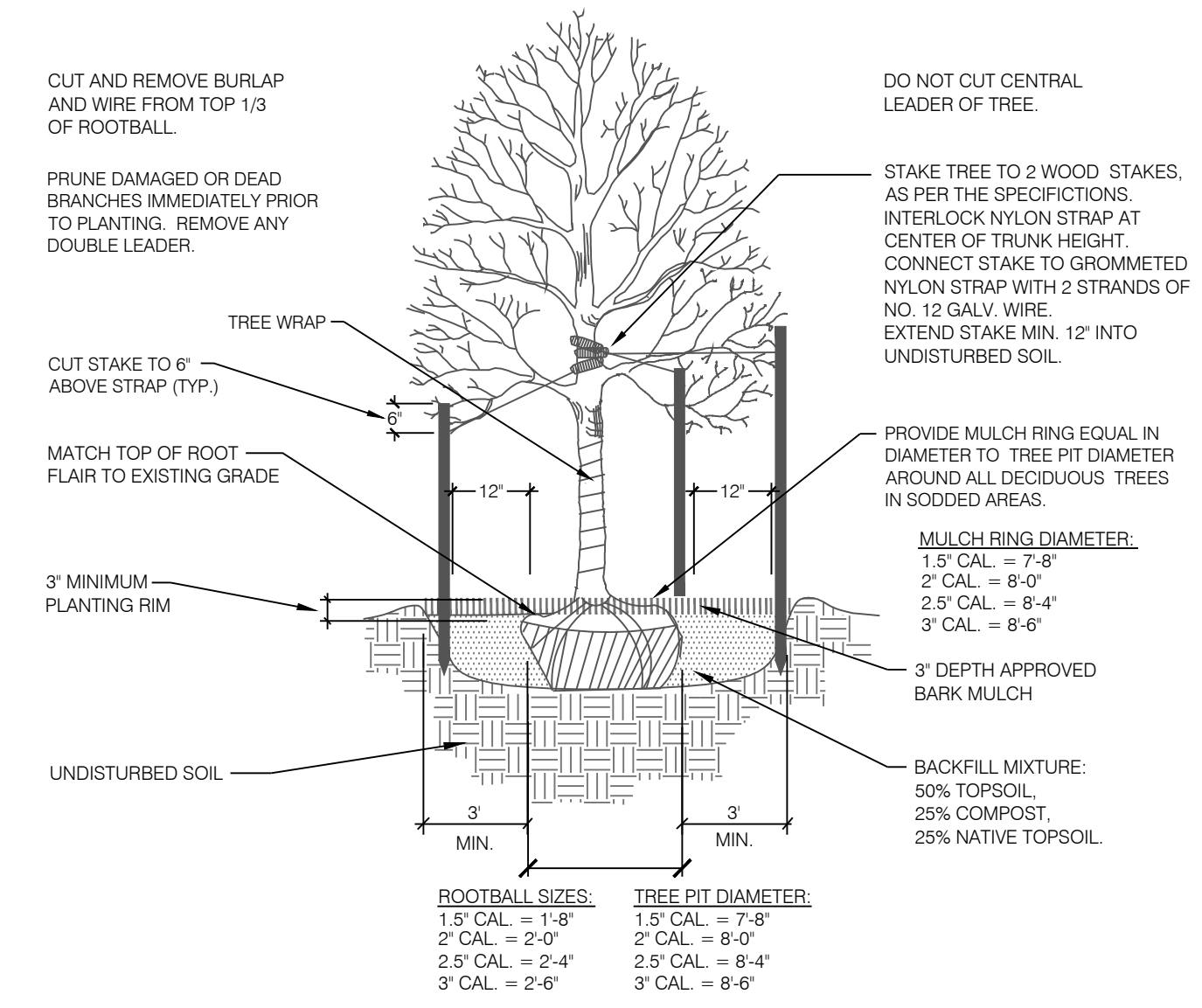
Street Name or Property Line	Buffer Tree Abbr. Denoted on Plan	Width (in Ft.) Req. / Provided	Linear Footage	Tree/Feet Required	Buffer Trees (1/20) Required / Prov.	Evergreen Trees (50%) Required / Provided
Industrial North	(IN)	15' / 20'	697	1 / 30'	24 / 24	12 / 20
Residential South	(RS)	15' / 50'	947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

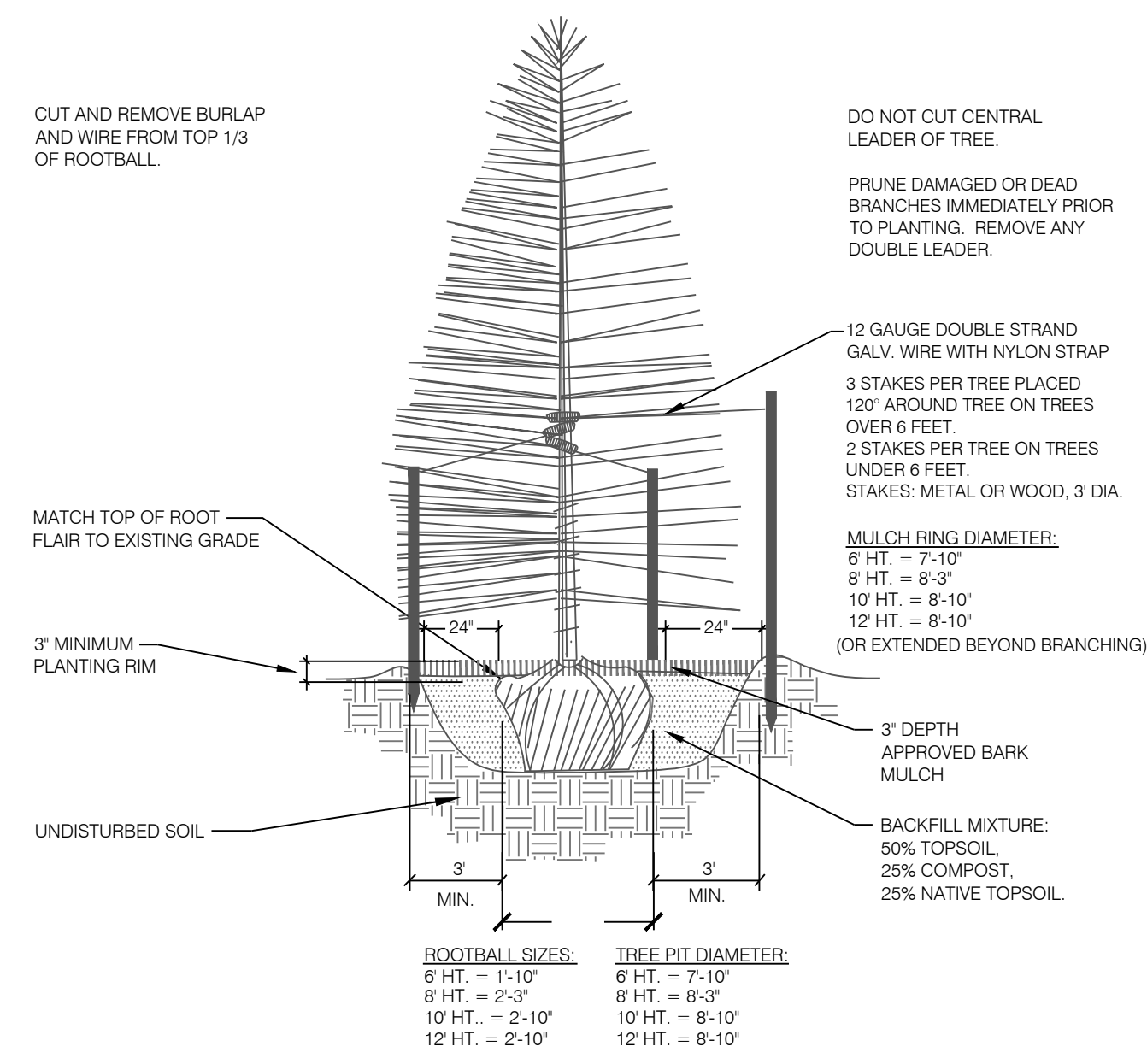
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.
Marksheffel Road	Principal Arterial	25' / 25'	2,069	1 / 20'	104 / 47

PLANT SCHEDULE

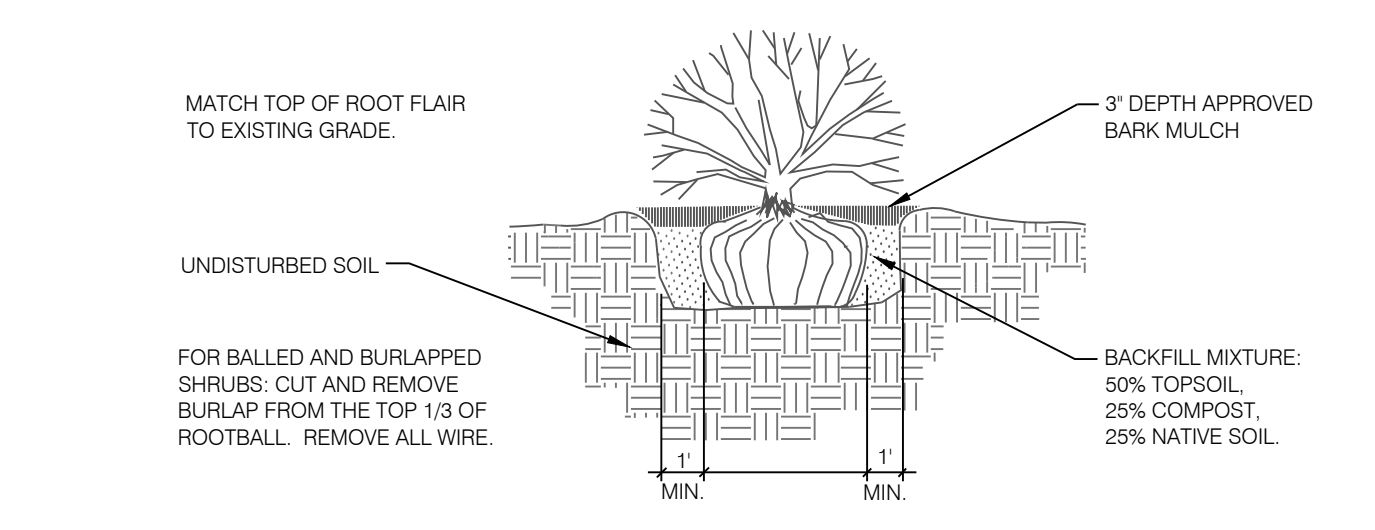
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Agr	12	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B	NonX
	Coc	11	Celtis occidentalis / Common Hackberry	60'	50'	3" Cal.	B&B	Xeric
	Ccr	4	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B	Xeric
	Mxh	5	Malus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



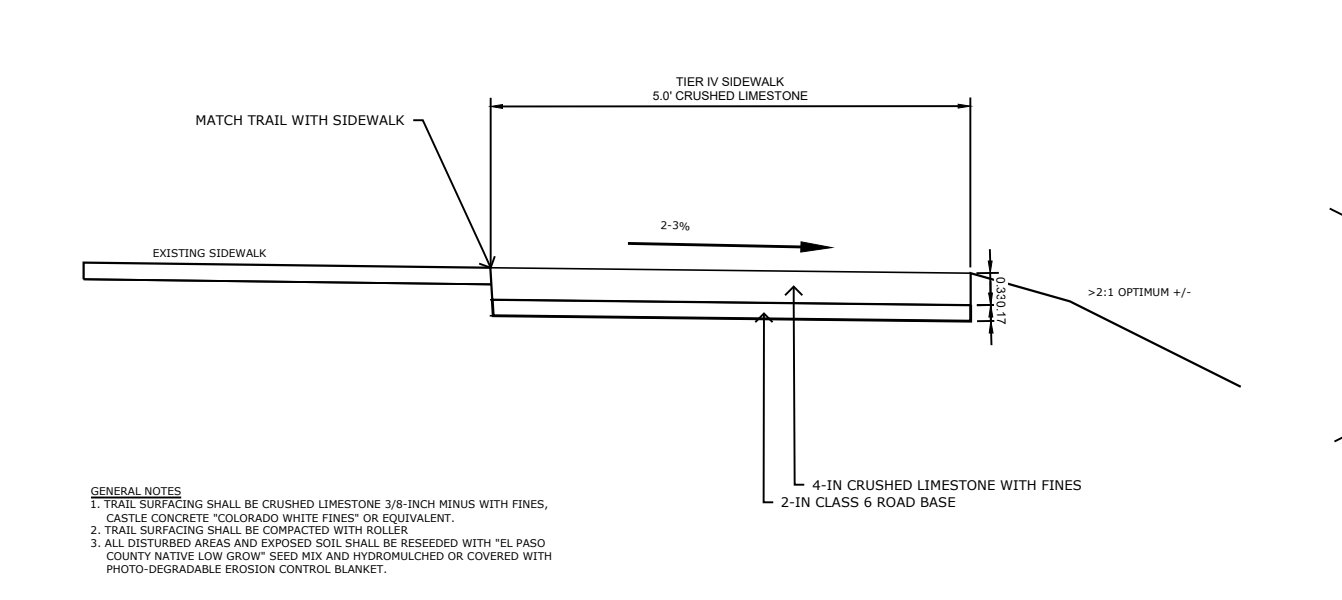
1 DECIDUOUS TREE PLANTING DETAIL
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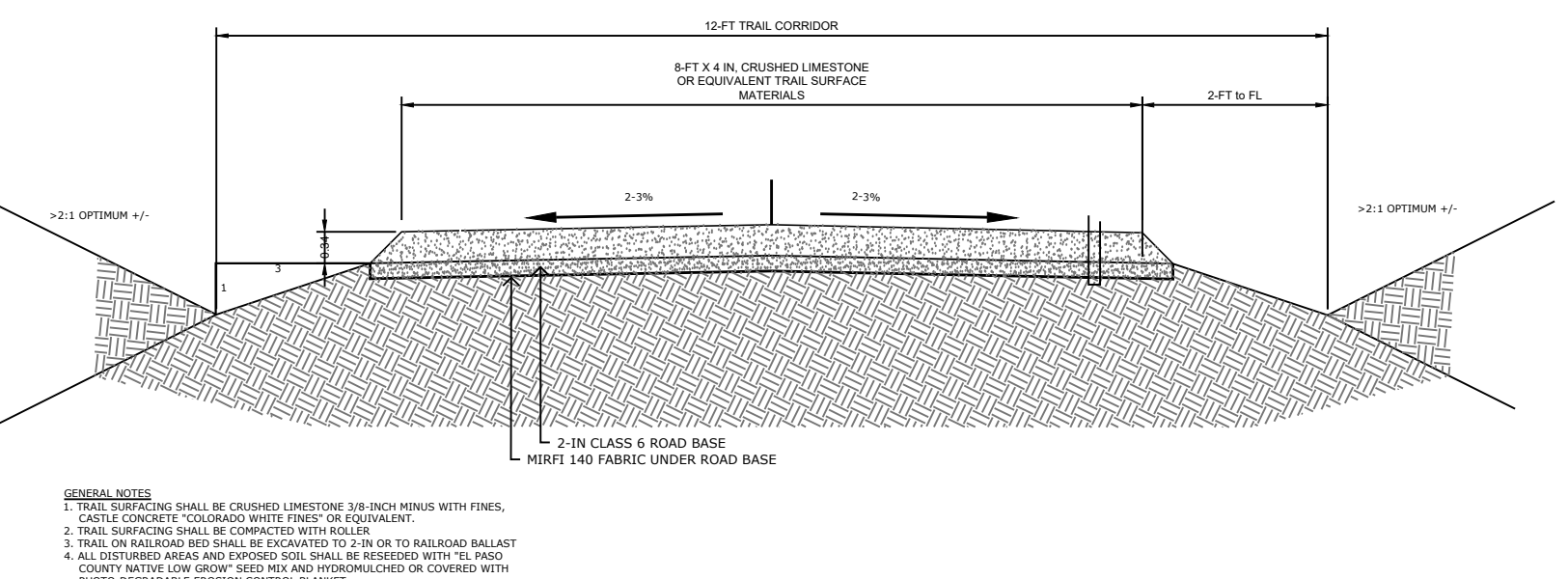
2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



5 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



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



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

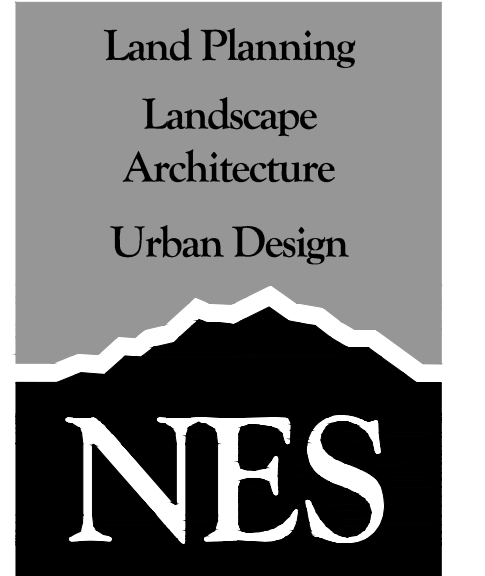
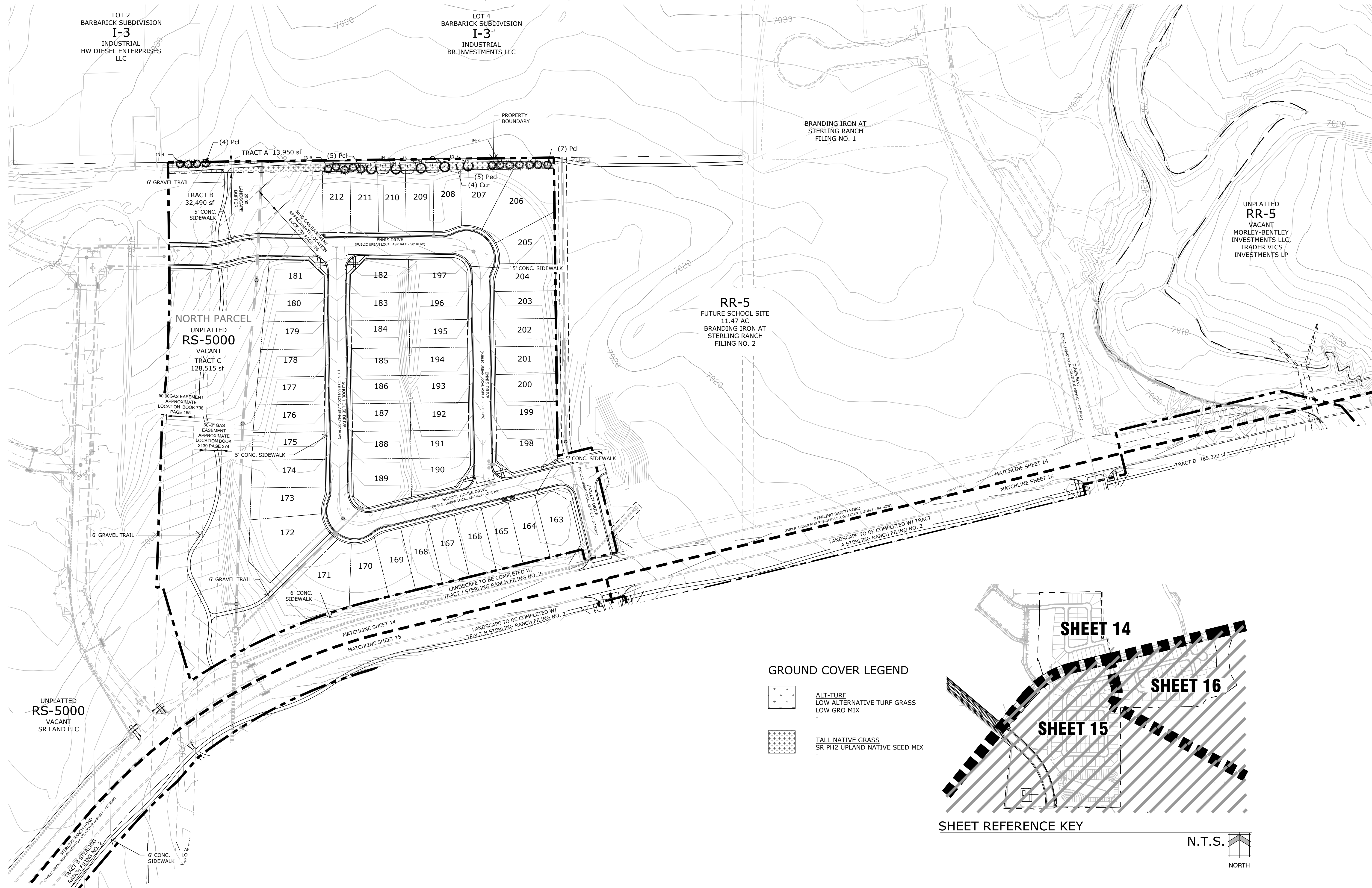
LANDSCAPE NOTES & DETAILS

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

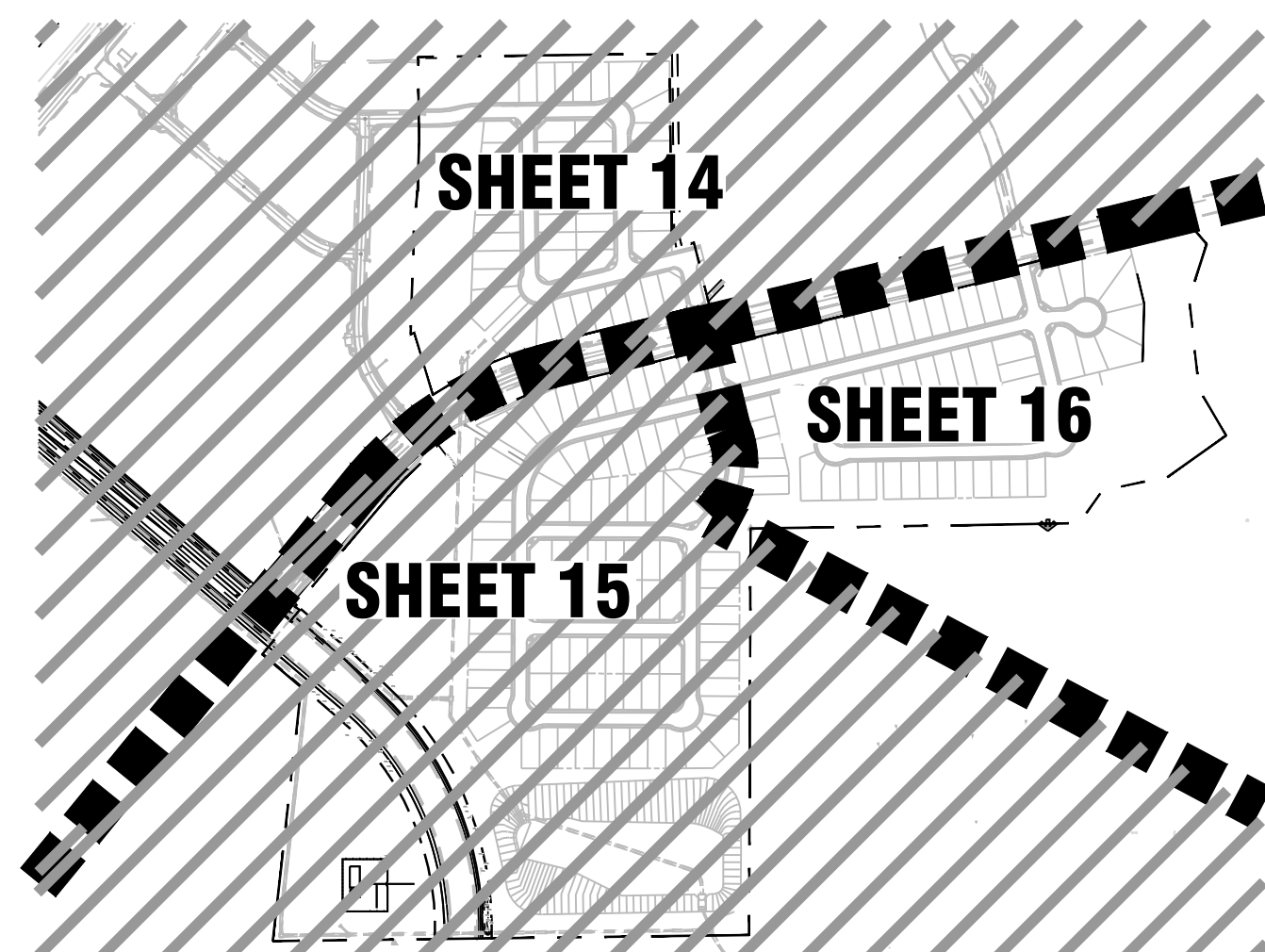
LANDSCAPE PLAN

14
14 OF 17

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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

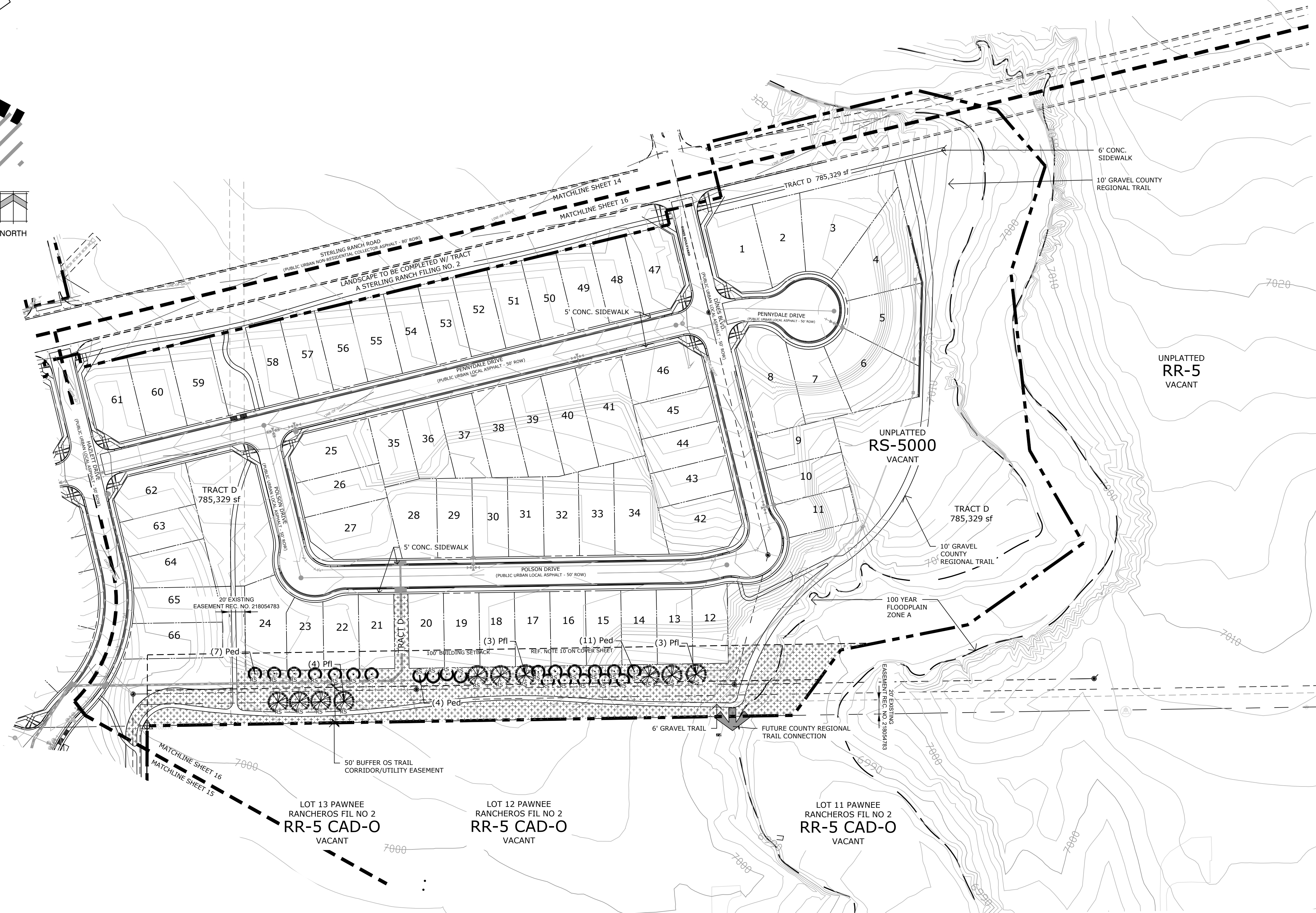
N.T.S.

NORTH

GROUND COVER LEGEND

ALT-TURF
LOW ALTERNATIVE TURF GRASS
LOW GRO MIX

TALL NATIVE GRASS
SR PH2 UPLAND NATIVE SEED MIX



Land Planning
Landscape
Architecture
Urban Design

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STERLING
RANCH
PHASE 2
PRELIMINARY PLAN

El Paso County,
Colorado

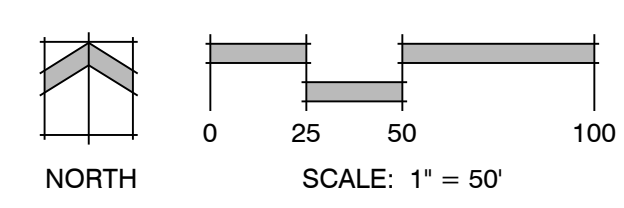
DATE: 07.06.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

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

LANDSCAPE PLAN

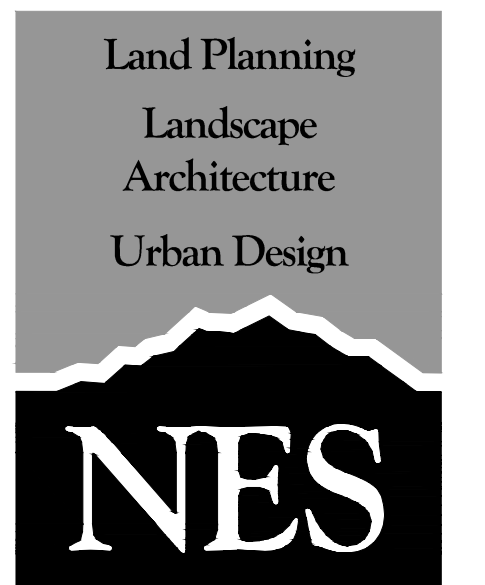
16
16 OF 17



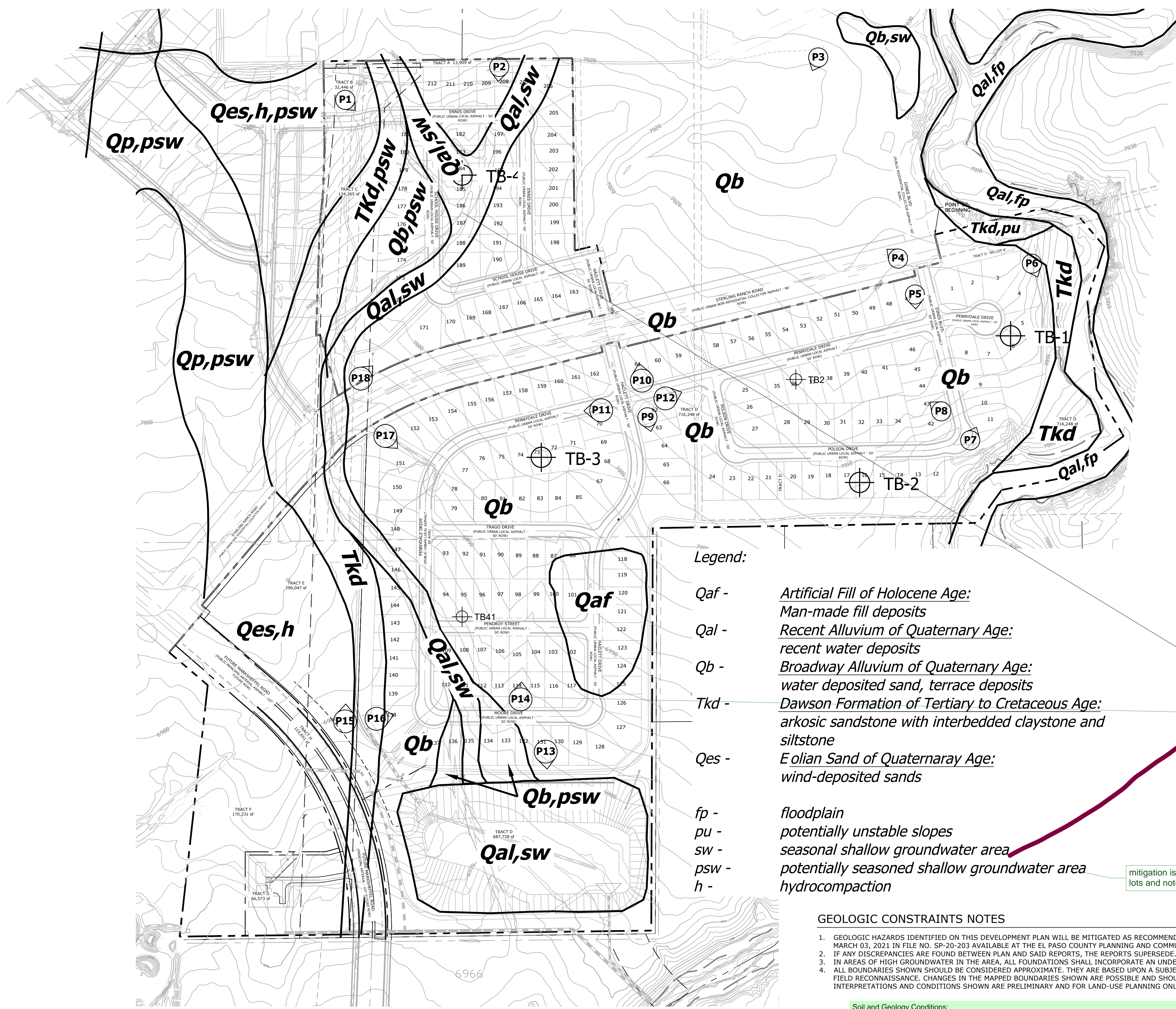
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Legend:

- 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

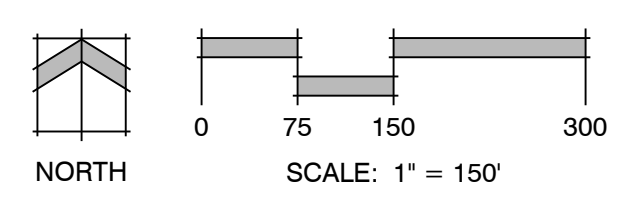
- GEOLOGIC HAZARDS IDENTIFIED ON THIS DEVELOPMENT PLAN WILL BE MITIGATED AS RECOMMENDED ON THE GEOHAZARD EVALUATION REPORT BY ENTECH ENGINEERING INC., DATED MARCH 03, 2021 IN FILE NO. SP-20-203 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- IF ANY DISCREPANCIES ARE FOUND 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

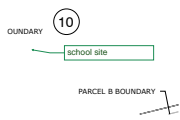
DATE: 03.01.2021 BY: B.I. DESCRIPTION: PER COUNTY COMMENTS

SITE CONSTRAINTS EXHIBIT

17
17 OF 17

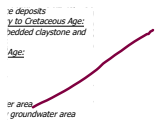
Prelim Plan V_3b redline planning only.pdf Markup Summary 4-1-2021

dsdparsons (31)

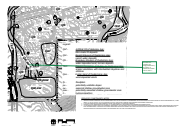


Subject: Callout
Page Label: [1] Adjacent Property Owners Sheet 2
Author: dsdparsons
Date: 3/30/2021 1:04:47 PM
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school site



Subject: Owner Certification
Page Label: [1] Building Constraints Exhibit Sheet 16
Author: dsdparsons
Date: 3/30/2021 11:26:13 AM
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Subject: Callout
Page Label: [1] Building Constraints Exhibit Sheet 16
Author: dsdparsons
Date: 3/30/2021 11:27:23 AM
Status:
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Are these lots mitigating the [SW]groundwater by elimination of basements? Please note on sheet 1



Subject: Arrow
Page Label: [1] Building Constraints Exhibit Sheet 16
Author: dsdparsons
Date: 3/30/2021 11:27:33 AM
Status:
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Subject: Soils & Geology
Page Label: [1] Building Constraints Exhibit Sheet 16
Author: dsdparsons
Date: 3/30/2021 11:29:34 AM
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Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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Subject: Callout
Page Label: [1] Building Constraints Exhibit Sheet 16
Author: dsdparsons
Date: 3/30/2021 11:31:22 AM
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detail note for specific mitigation as it relates to lots that have restrictions- this should sheet 1 notes if any (no basements, underdrains etc...)



Subject: Callout
Page Label: [1] Building Constraints Exhibit Sheet 16
Author: dsdparsons
Date: 3/30/2021 11:31:53 AM
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mitigation is _____ lots and note



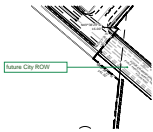
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Page Label: [1] Cover Sheet 1
Author: dsdparsons
Date: 3/30/2021 11:33:01 AM
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Soil and Geology Conditions:
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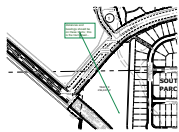
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Author: dsdparsons
Date: 3/30/2021 11:38:43 AM
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Constraint and or Hazard Disclosure statement



Subject: Callout
Page Label: [1] Adjacent Property Owners Sheet 2
Author: dsdparsons
Date: 3/30/2021 11:44:56 AM
Status:
Color: ■
Layer:
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future City ROW



Subject: Callout
Page Label: [1] Adjacent Property Owners Sheet 2
Author: dsdparsons
Date: 3/30/2021 11:46:03 AM
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Color: ■
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distances and bearings should be on these tracts ; this is the tract sheet...

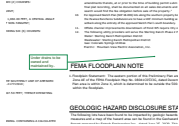


Subject: Callout
Page Label: [1] Plan Sheet 3
Author: dsdparsons
Date: 3/30/2021 11:48:42 AM
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tract distance bearings ; road CL data

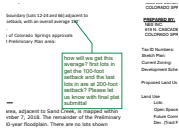


Subject: Arrow
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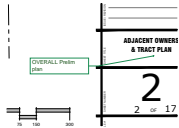
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Date: 3/30/2021 11:55:18 AM
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Under drains to be owned and maintained by..



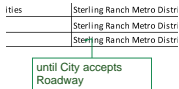
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Page Label: [1] Cover Sheet 1
Author: dsdparsons
Date: 3/30/2021 12:17:40 PM
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how will we get this average? first lots in get the 100-foot setback and the last lots in are at 200-foot setback? Please let us know with final plat submittal



Subject: Callout
Page Label: [1] Adjacent Property Owners Sheet 2
Author: dsdparsons
Date: 3/30/2021 12:20:32 PM
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OVERALL Prelim plan



Subject: Callout
Page Label: [1] Adjacent Property Owners Sheet 2
Author: dsdparsons
Date: 3/30/2021 12:21:56 PM
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Color: ■
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until City accepts Roadway



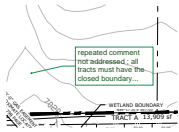
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Page Label: [1] Plan Sheet 3
Author: dsdparsons
Date: 3/30/2021 2:14:36 PM
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i cent tell where tract a, b, etc stop and starts; please make sure each closes, and has dimensions



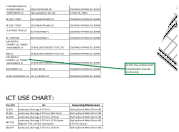
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Author: dsdparsons
Date: 3/30/2021 2:14:53 PM
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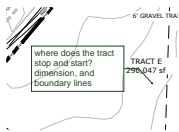
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Author: dsdparsons
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repeated comment not addressed ; all tracts must have the closed boundary...



Subject: Callout
Page Label: [1] Adjacent Property Owners Sheet 2
Author: dsdparsons
Date: 3/30/2021 2:16:37 PM
Status:
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is this the school site? it dedicated ;owned by County



Subject: Callout
Page Label: [1] PPlan Sheet 4
Author: dsdparsons
Date: 3/30/2021 2:20:13 PM
Status:
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where does the tract stop and start? dimension, and boundary lines



Subject: Callout
Page Label: [1] PPlan Sheet 4
Author: dsdparsons
Date: 3/30/2021 2:20:45 PM
Status:
Color: ■
Layer:
Space:

REPEAT COMMENT- ALL TRACTS must be dimensioned w distance, bearings



Subject: Callout
Page Label: [1] Plan Sheet 5
Author: dsdparsons
Date: 3/30/2021 2:22:40 PM
Status:
Color: ■
Layer:
Space:

what is the vertical line?

