

STERLING RANCH PHASE TWO PRELIMINARY PLAN

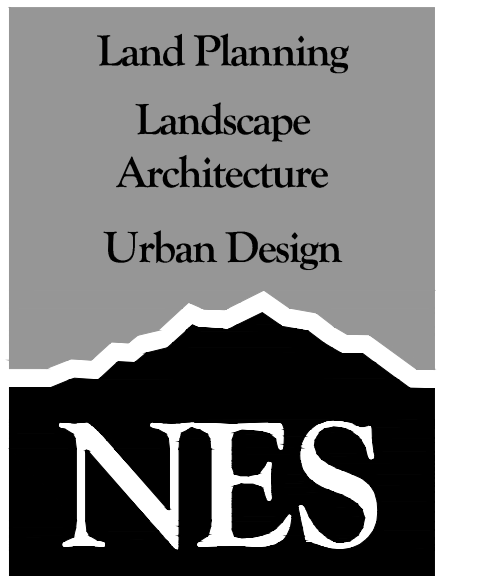
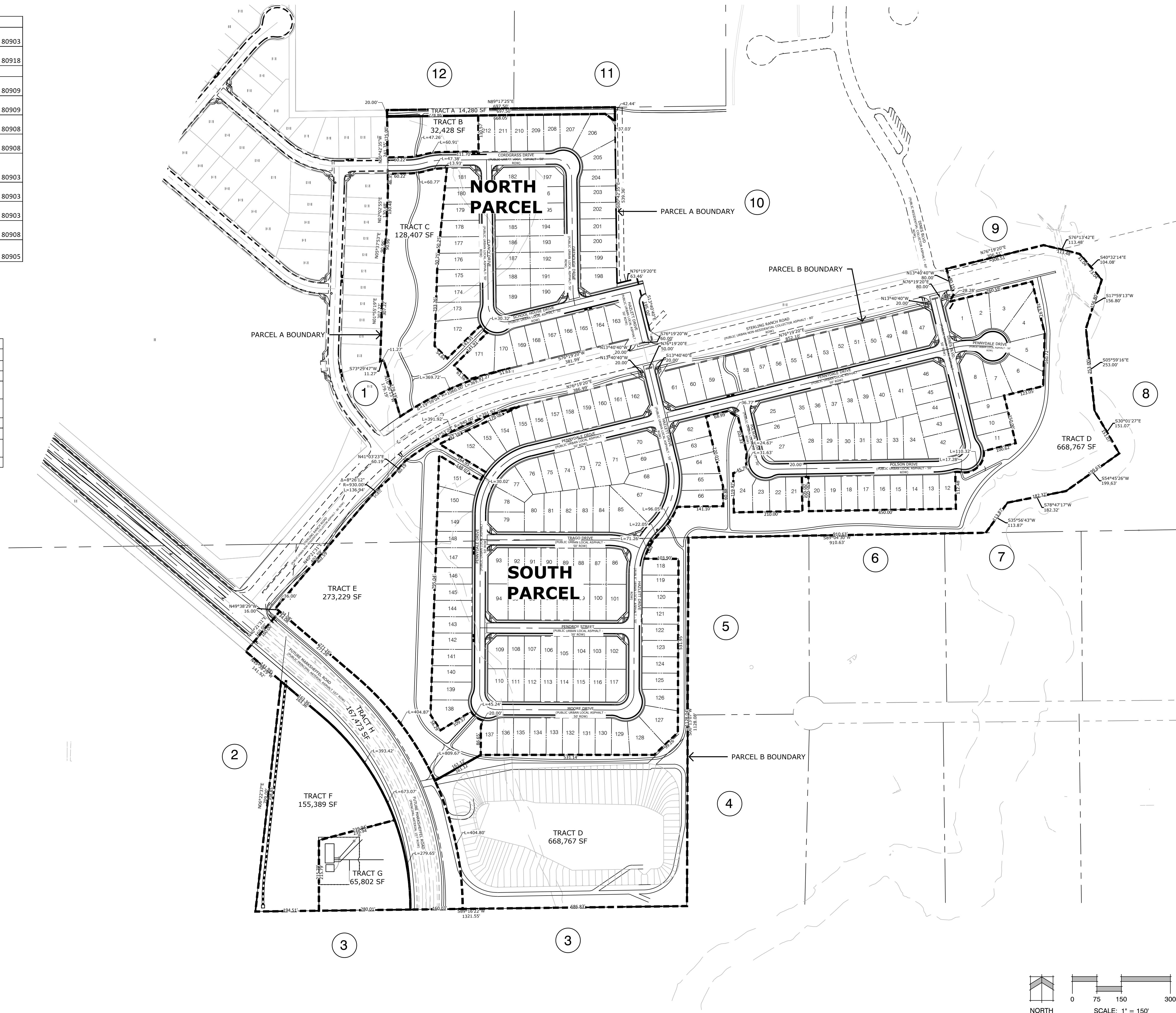
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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 VOLLIMER ROAD LLC, C/O PIONEER SAND CO | 5000 NORTH PARK 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 VICIS 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 | 14,280 | Landscape, Drainage, 6 Ft Trails | Sterling Ranch Metro District #2 |
| B | 32,428 | Landscape, Drainage, 6 Ft Trails, Mail Kiosk | Sterling Ranch Metro District #2 |
| C | 128,407 | Landscape, Drainage, 6 Ft Trails, Utilities | Sterling Ranch Metro District #2 |
| D | 668,767 | Landscape, Drainage, 6 Ft Trails, 10 Ft County Regional Trail, Utilities, Stormwater | Sterling Ranch Metro District #2 & El Paso County |
| E | 273,229 | Landscape, Open Space, Drainage, 6 Ft Trails, Utilities | Sterling Ranch Metro District #2 |
| F | 155,389 | Future Development, Drainage, Utilities | Sterling Ranch Metro District #2 |
| G | 65,802 | Lift Station | Sterling Ranch Metro District #2 |
| H | 167,473 | Marksheffel Road R.O.W. | Until City Accepts ROW |
| Total | 1,505,775 | | |



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

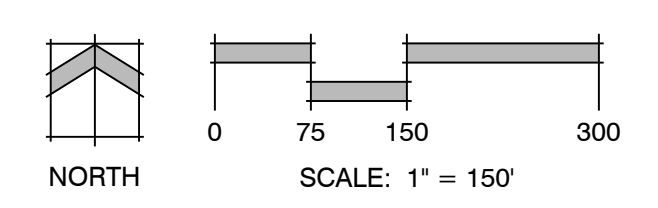
DATE: 06.17.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

| DATE: | BY: | DESCRIPTION: |
|------------|------|---------------------|
| 03.01.2021 | B.I. | PER COUNTY COMMENTS |
| 05.17.2021 | B.I. | PER COUNTY COMMENTS |
| 07.29.2021 | B.I. | PER COUNTY COMMENTS |
| 09.10.2021 | B.I. | PER COUNTY COMMENTS |

ADJACENT OWNERS & OVERALL SITE EXHIBIT

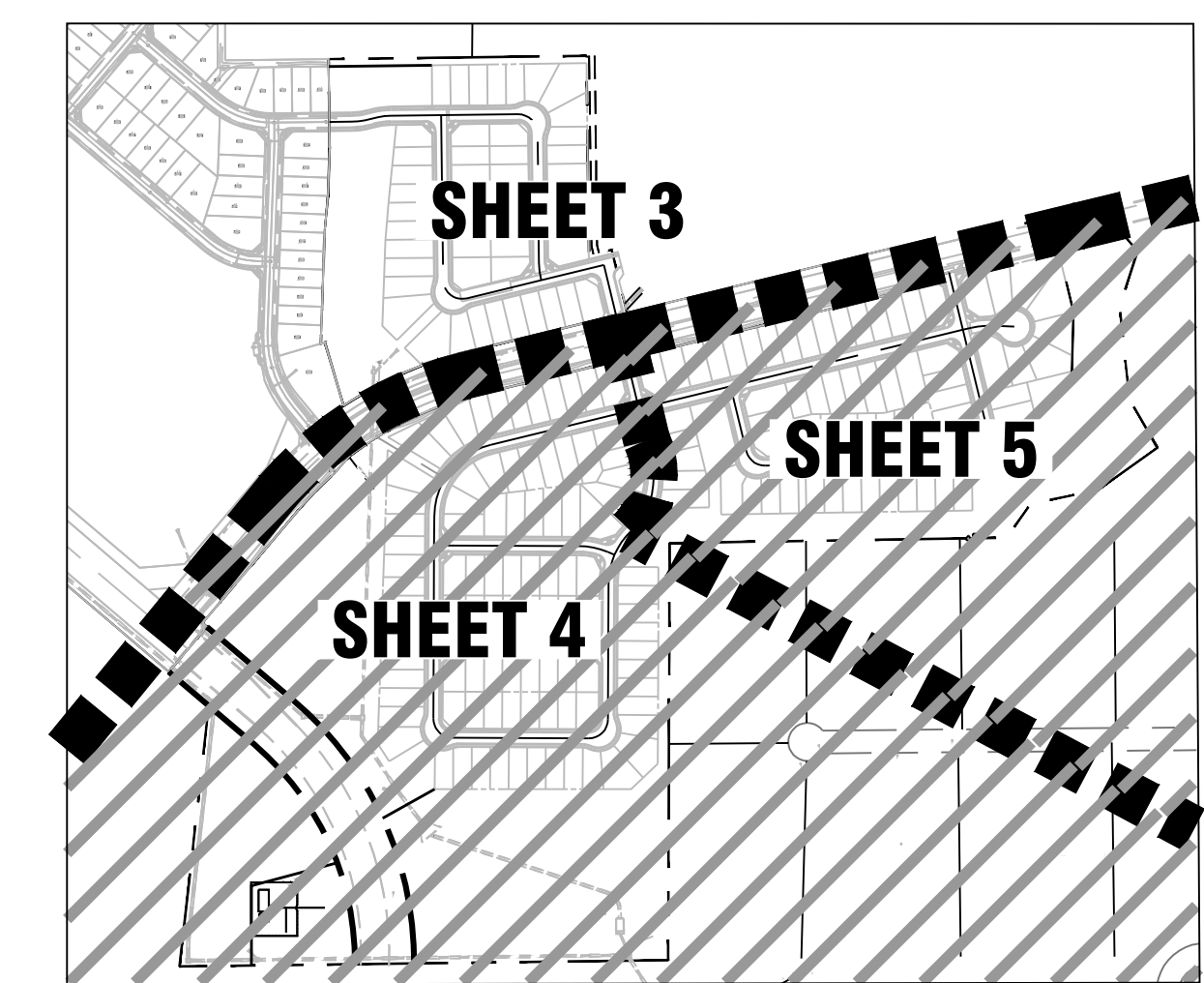
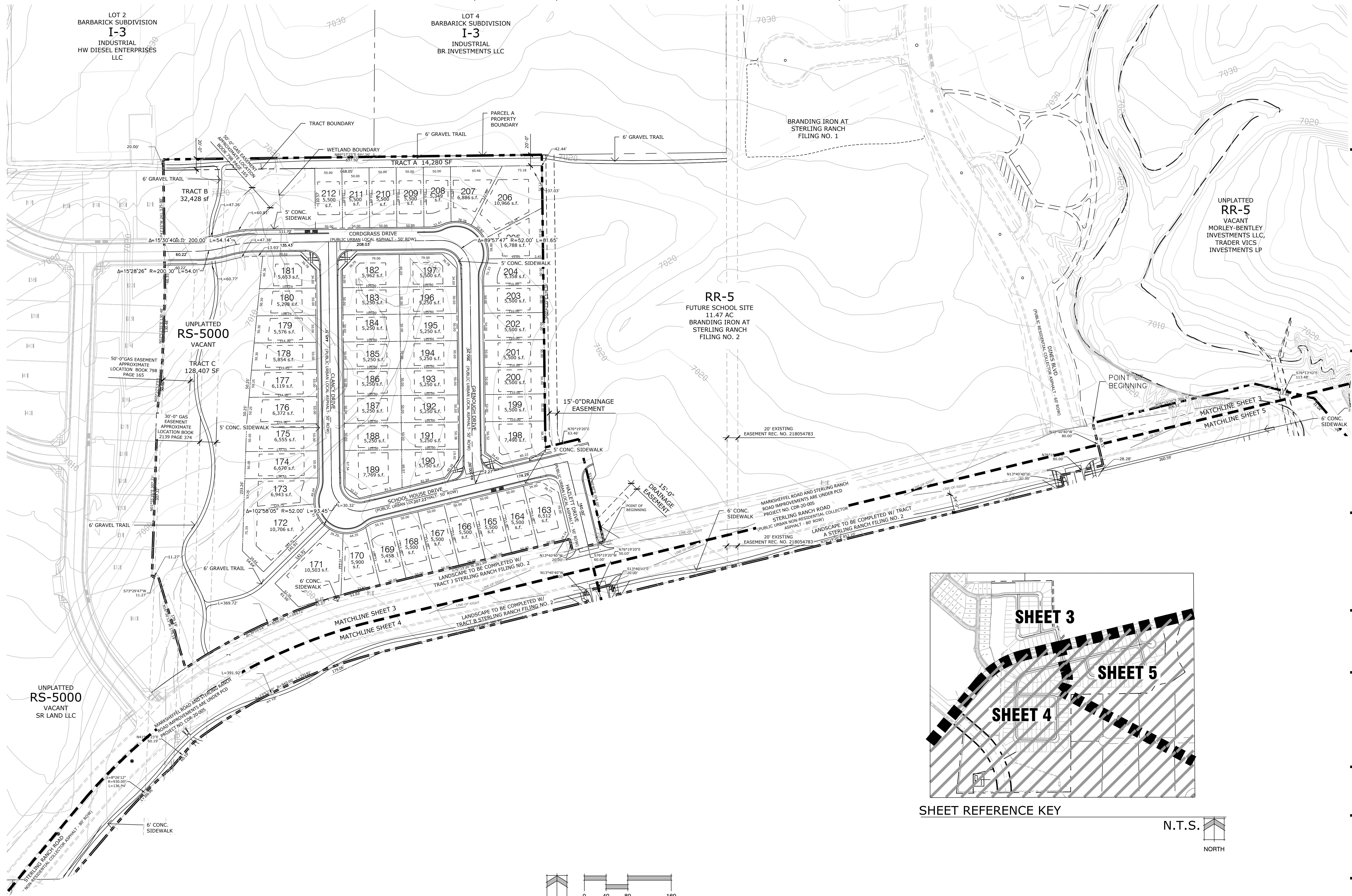
2
2 OF 17



P:\Marketing\Sterling Ranch Phase 2\Drawings\Planning\Exhibits\Sterling Ranch_Ph2_PrelimPlan.dwg (Adjacent Property Owners Sheet 2) 9/13/2021 5:52:55 AM babin

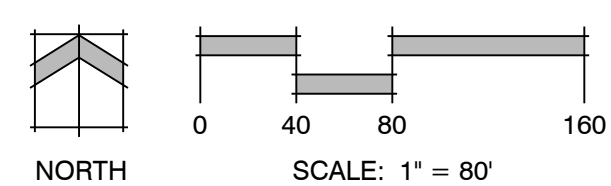
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SHEET REFERENCE KEY

N.T.S.
NORTH



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Landscape
Architecture
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PRELIMINARY PLAN


3
OF 17

P:\Morley\Sterling Ranch Phase 2 Drawings\Planning\Developing\Sterling Ranch_Ph2 Prelim Plan.dwg [Plan Sheet 3] 9/10/2021 1:21:58 PM biten

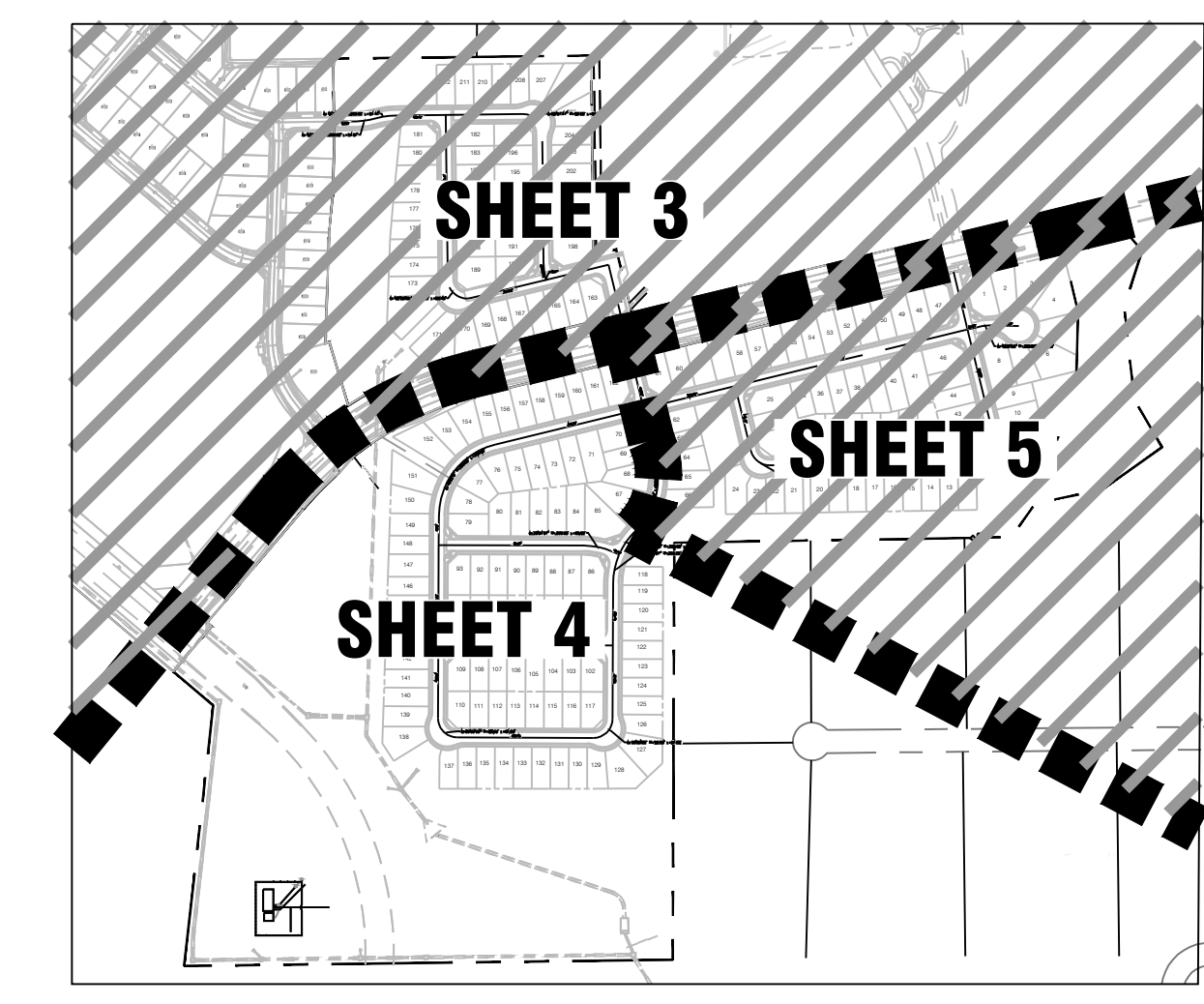
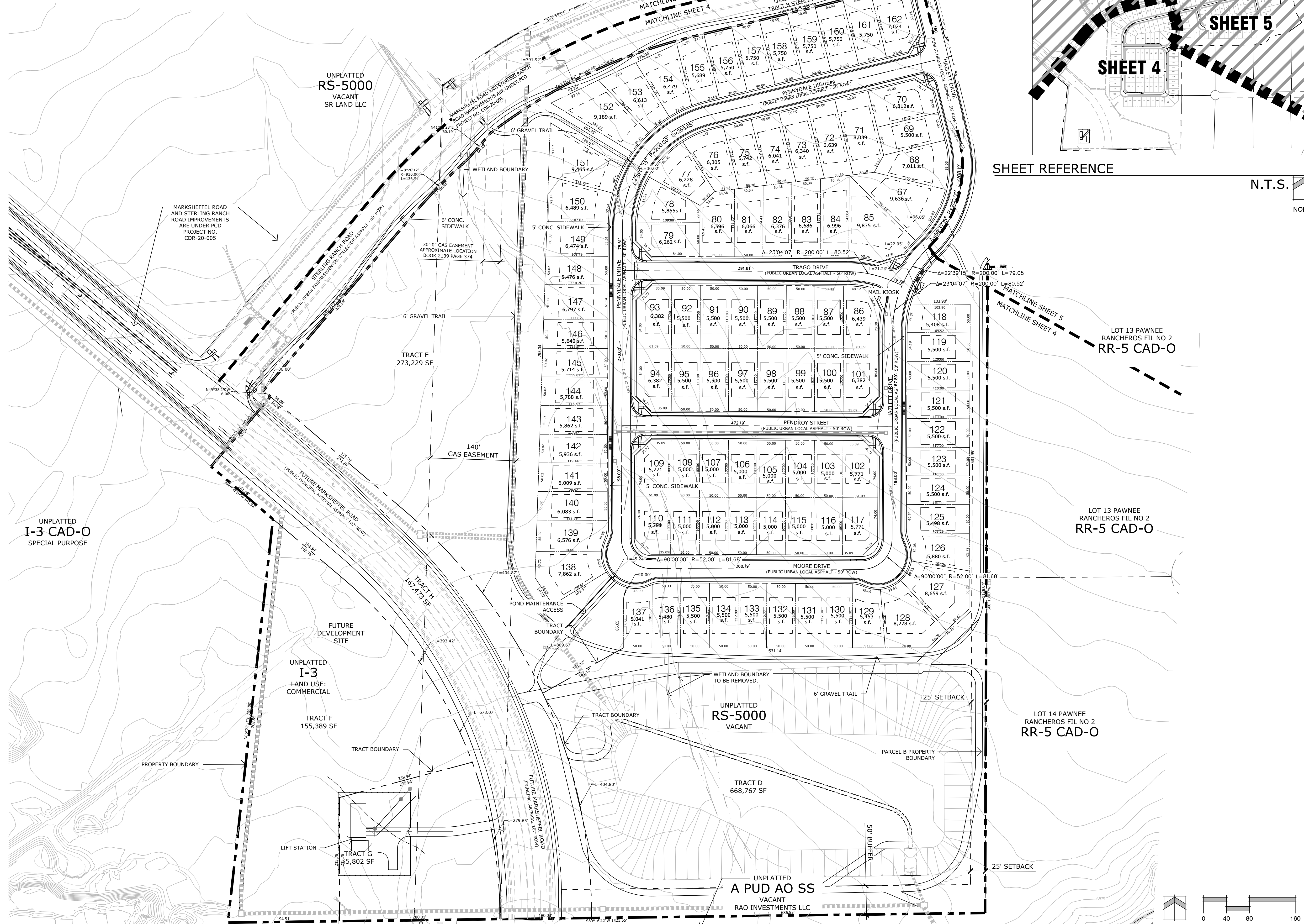
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STERLING RANCH PHASE 2 PRELIMINARY PLAN

El Paso County, Colorado

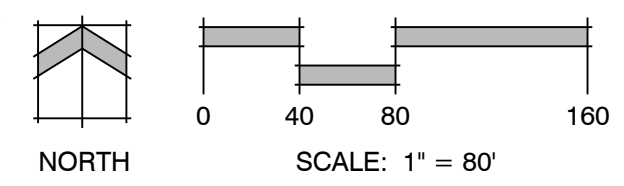
DATE: 06.17.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

| DATE: | BY: | DESCRIPTION: |
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PRELIMINARY PLAN

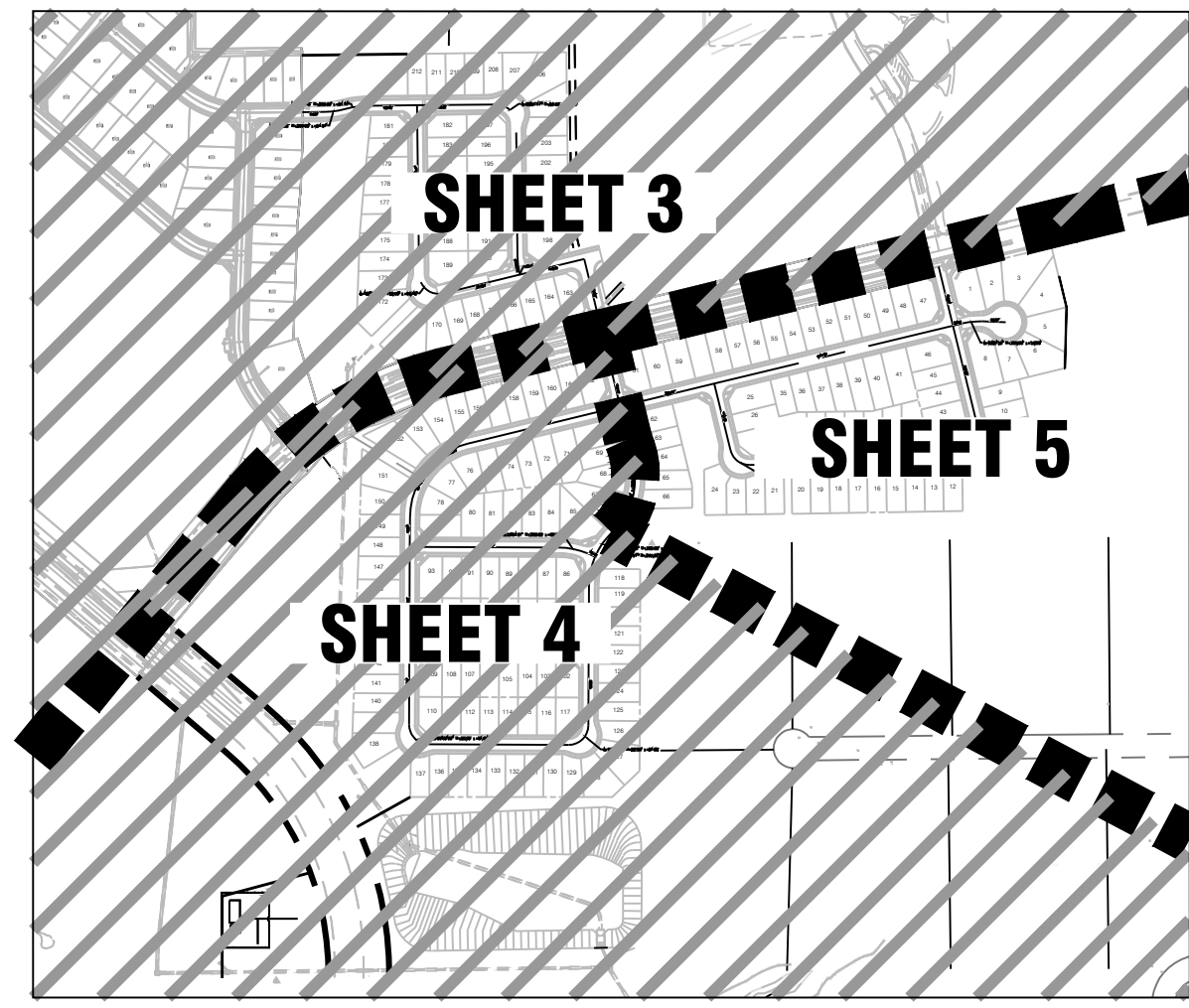
4
4 OF 17



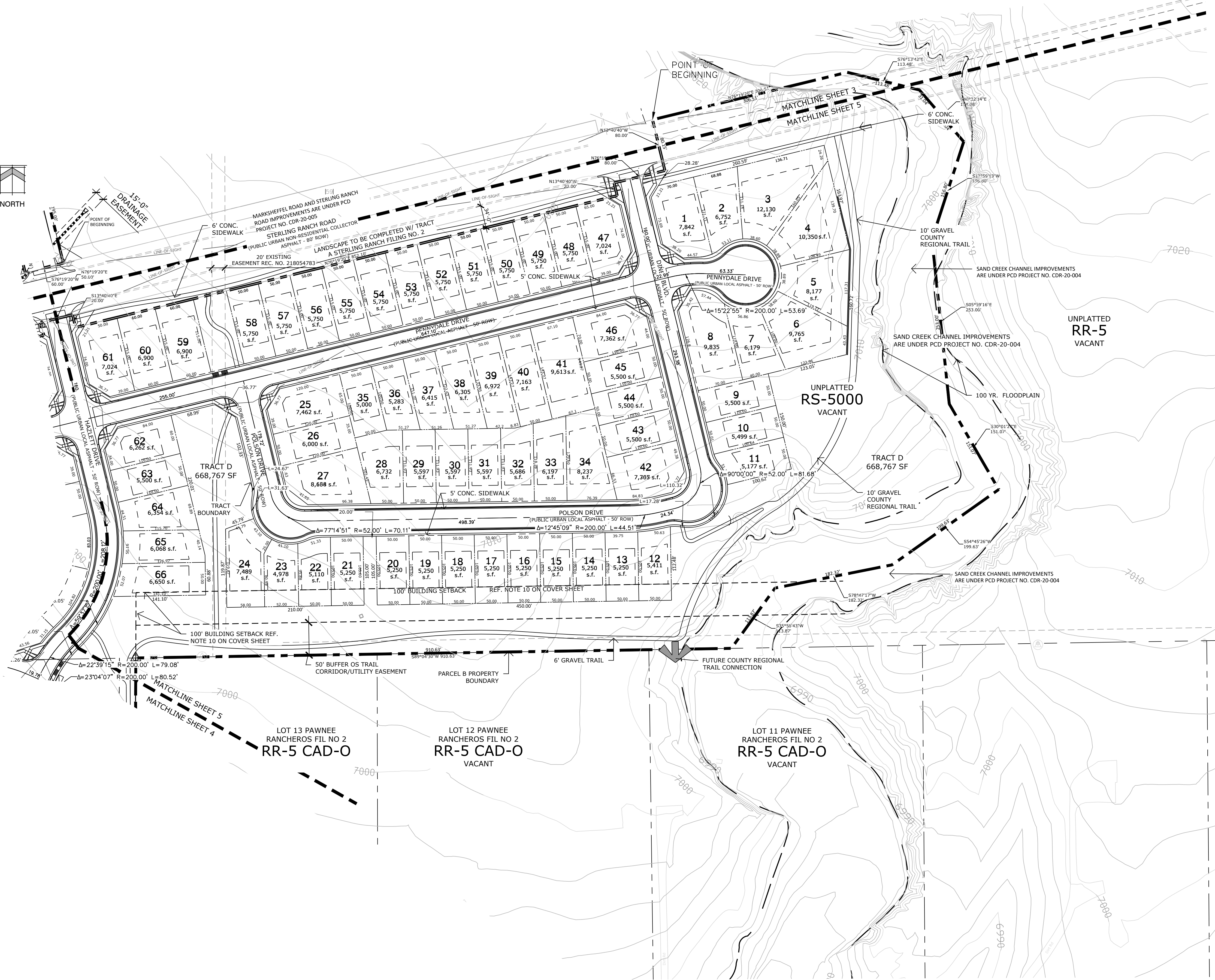
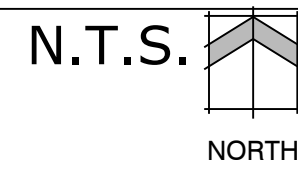
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STERLING RANCH PHASE TWO PRELIMINARY PLAN

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SHEET REFERENCE



P:\Marketing\Sterling Ranch Phase 2\Drawings\Planning\Developing\Sterling Ranch_P12 Prelim Plan.dwg [Plan Sheet 5] 9/10/2021 11:37:14 PM biten

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STERLING RANCH PHASE 2 PRELIMINARY PLAN

El Paso County, Colorado

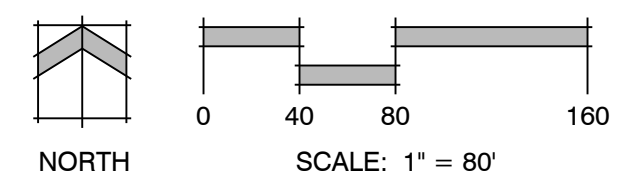
DATE: 06.17.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITTEN

ENTITLEMENT

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| 07.29.2021 | B.I. | PER COUNTY COMMENTS |
| 09.10.2021 | B.I. | PER COUNTY COMMENTS |

PRELIMINARY PLAN

5
5 OF 17





SCHEDULE NUMBER: 5233002011
OWNER: HW DIESEL ENTERPRISES LLC

SCHEDULE NUMBER: 5233002013
OWNER: BR INVESTMENTS LLC

SCHEDULE NUMBER: 523302049
OWNER: EL PASO COUNTY

ENNIS DR

CLANCY DR

GRENOUGH DR

SCHOOL HOUSE DR

HAZLETT DR

PENNYDALE DR

STERLING RANCH RD

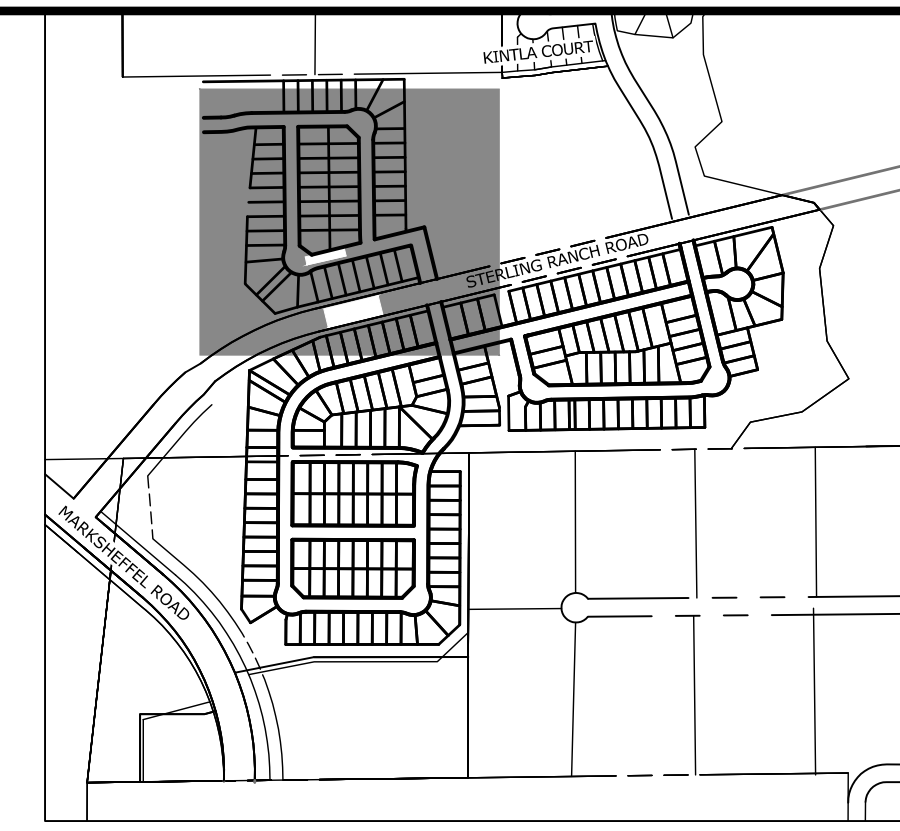
EX. DRAINAGE SWALE TO BE FILLED

GRADING IN THIS AREA SHOW FOR PRELIMINARY, SEE STERLING RANCH FILING 3 GESC FOR PROPOSED GRADING

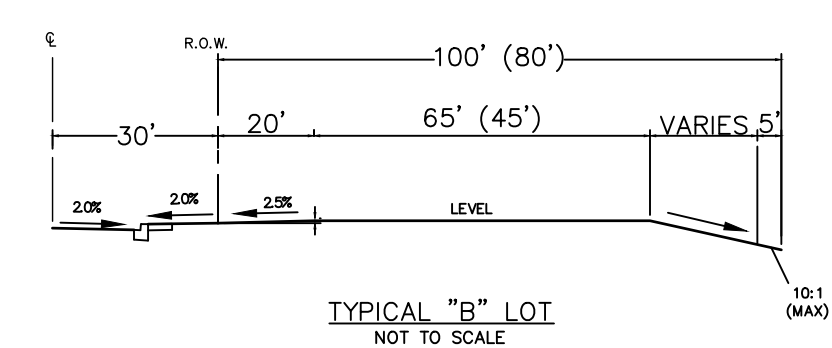
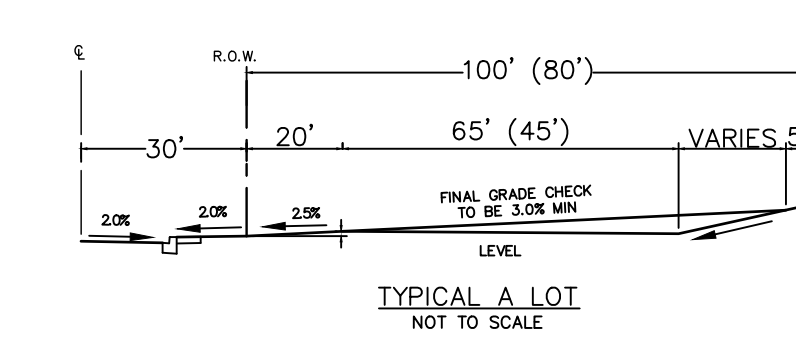
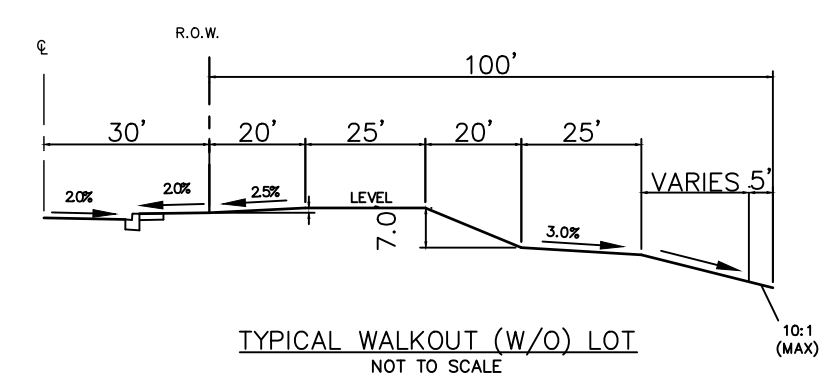
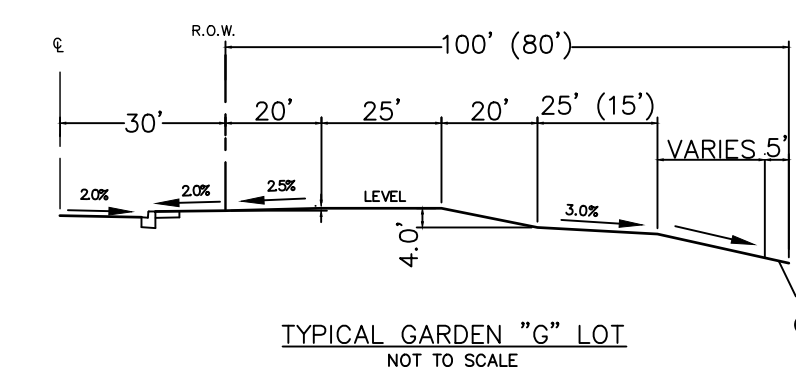
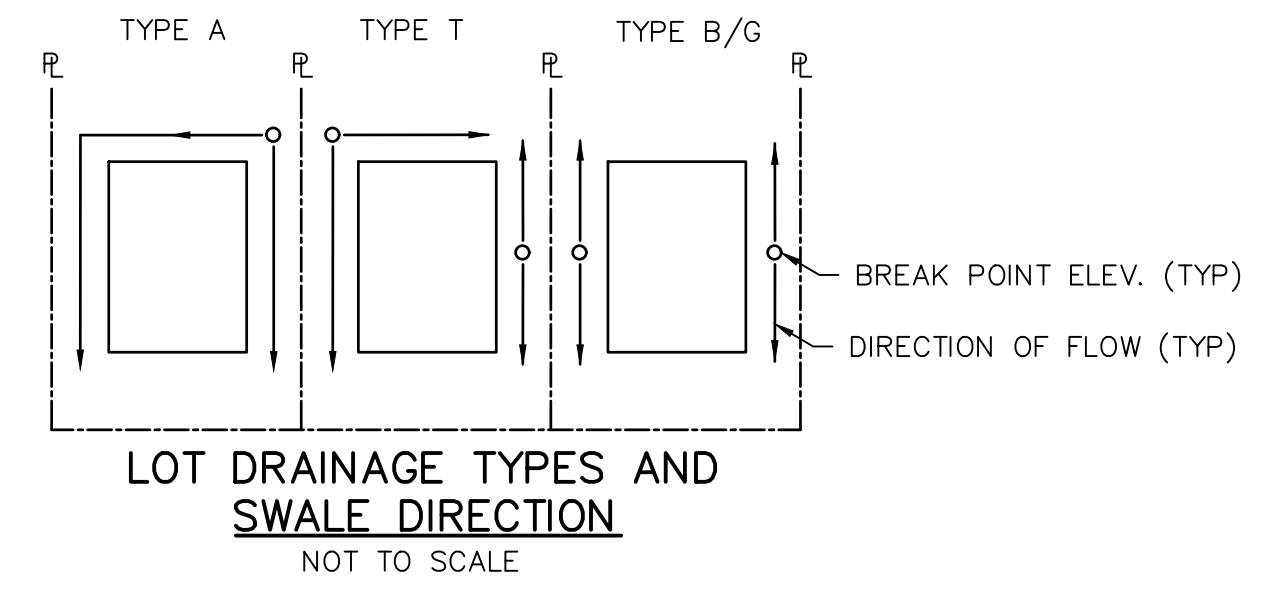
NOT ASSOCIATED WITH STERLING RANCH PHASE 2 PRELIMINARY PLAN

MATCH: SEE SHEET 8

MATCH: SEE SHEET 7



KEY MAP
SCALE: NTS

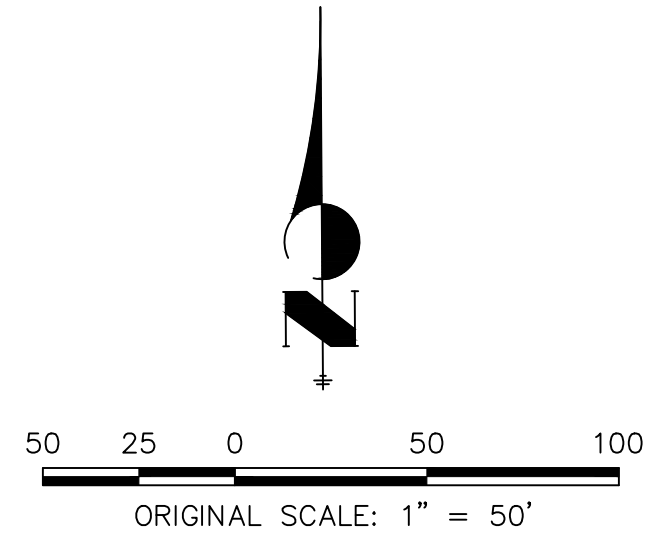


LEGEND

- 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 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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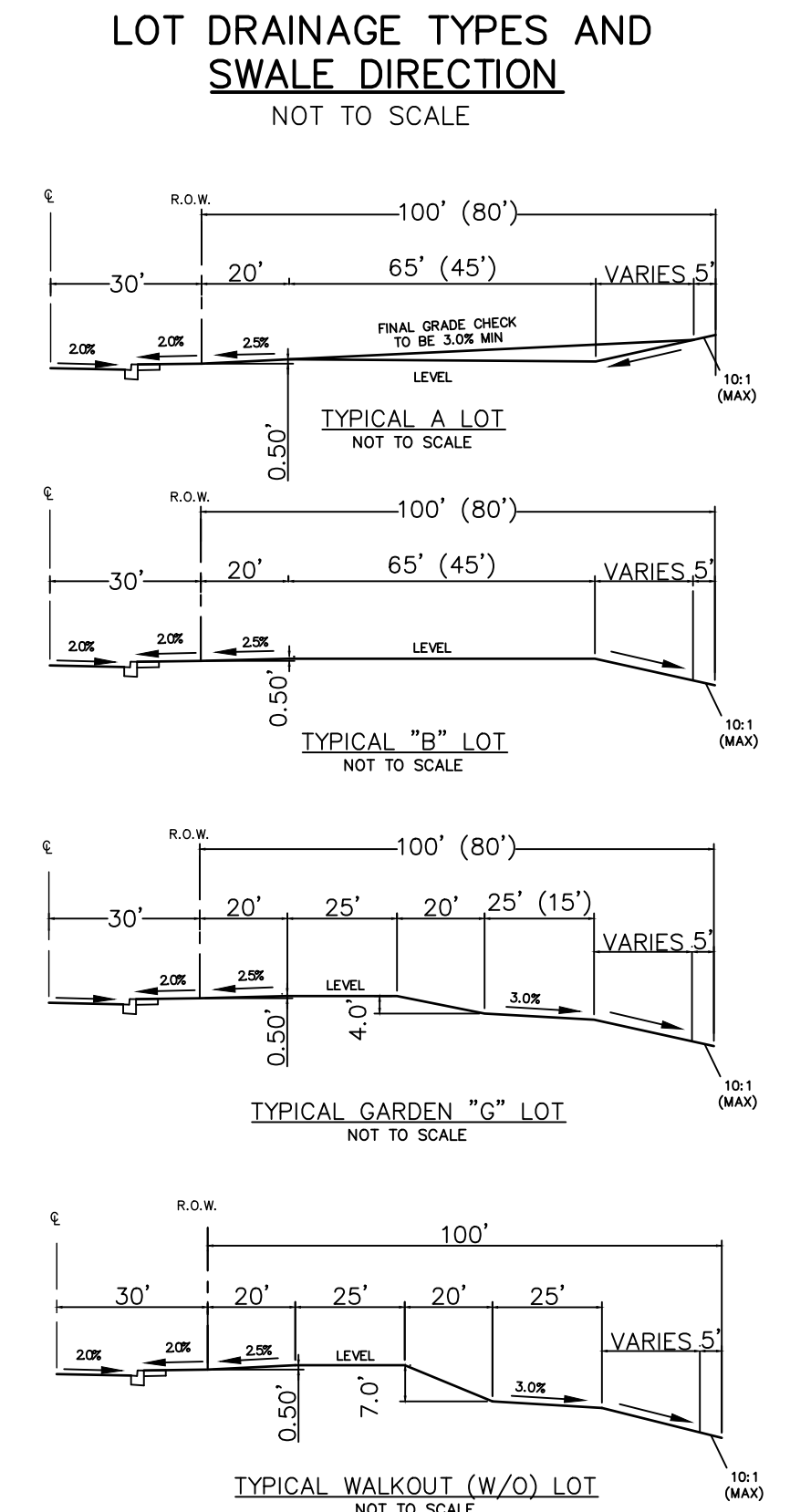
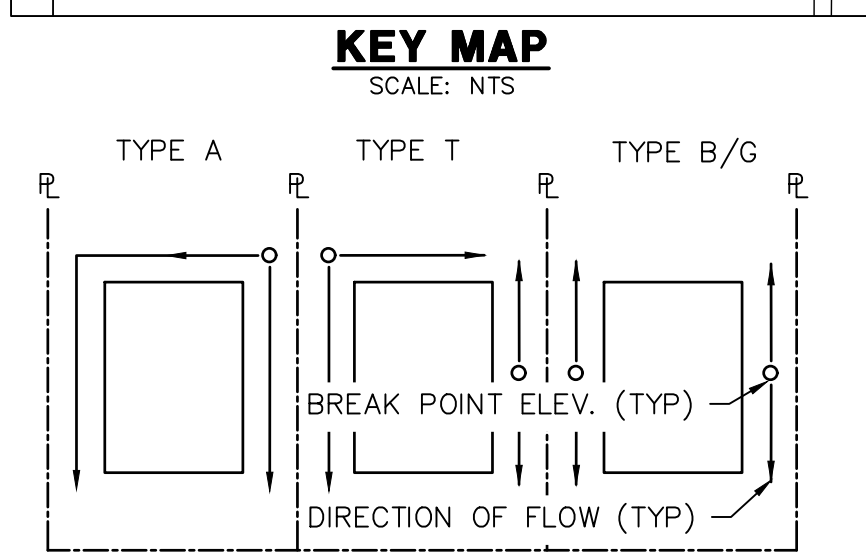
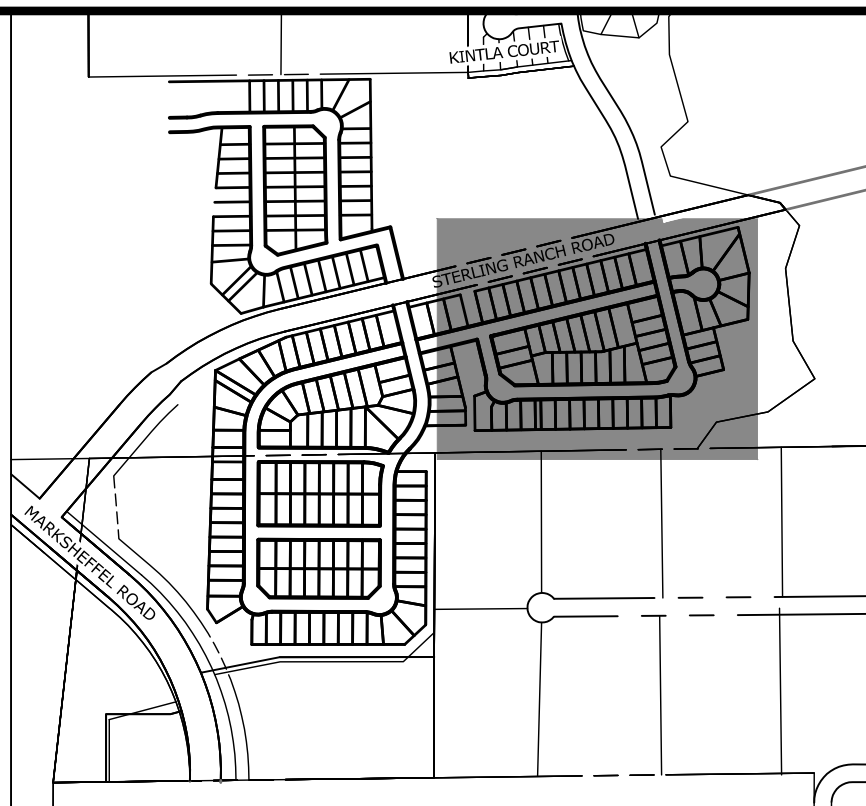
| No. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

| | |
|-------------|----------|
| H-SCALE | 1"=50' |
| V-SCALE | N/A |
| DATE | 09/10/21 |
| 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%) | |
| | FLOW DIRECTION & SLOPE |
| | FLOW DIRECTION ARROW |
| | EXISTING FLOW DIRECTION ARROW |
| | EMERGENCY OVERFLOW DIRECTION |

EXISTING PROPOSED

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.

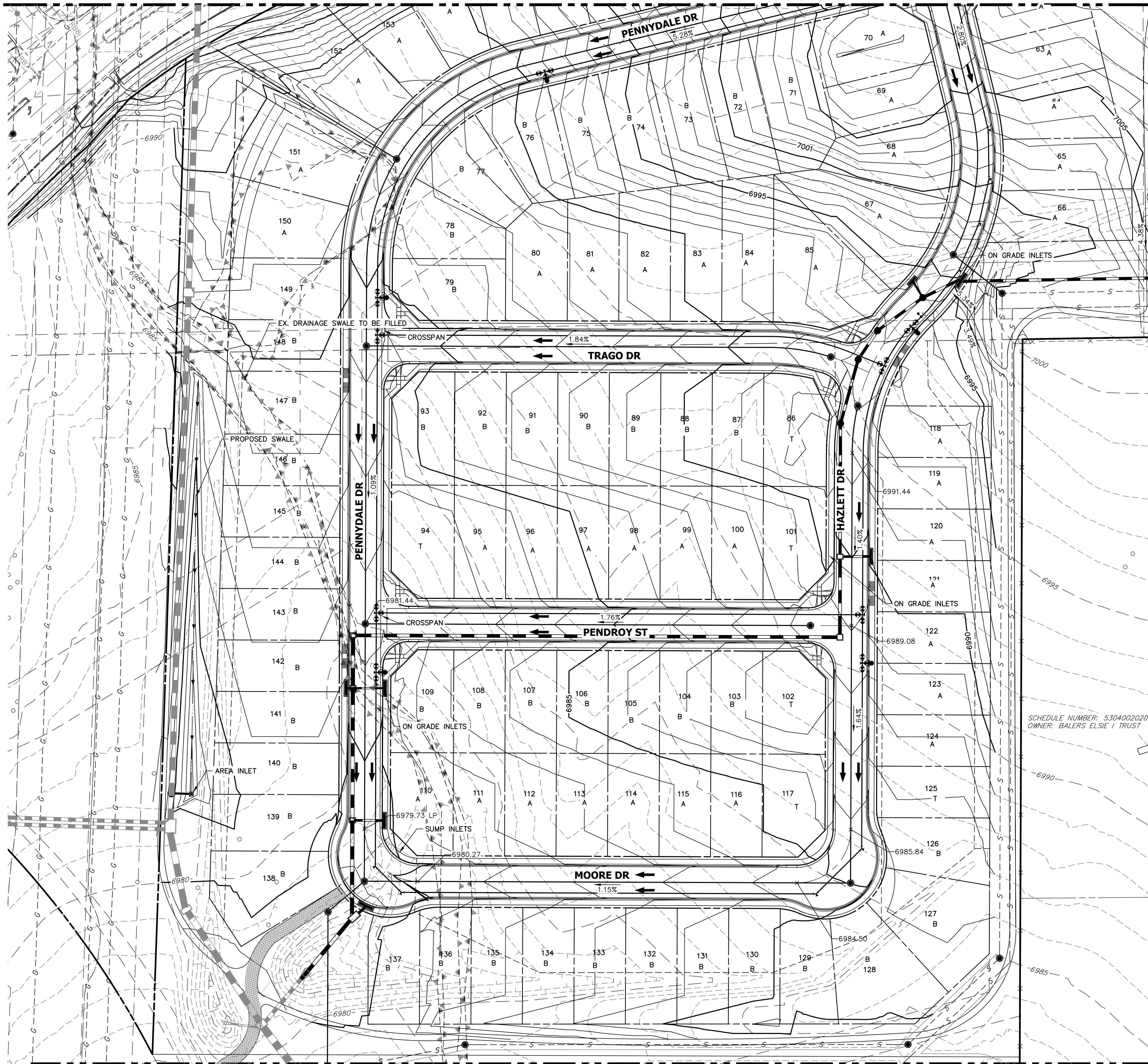
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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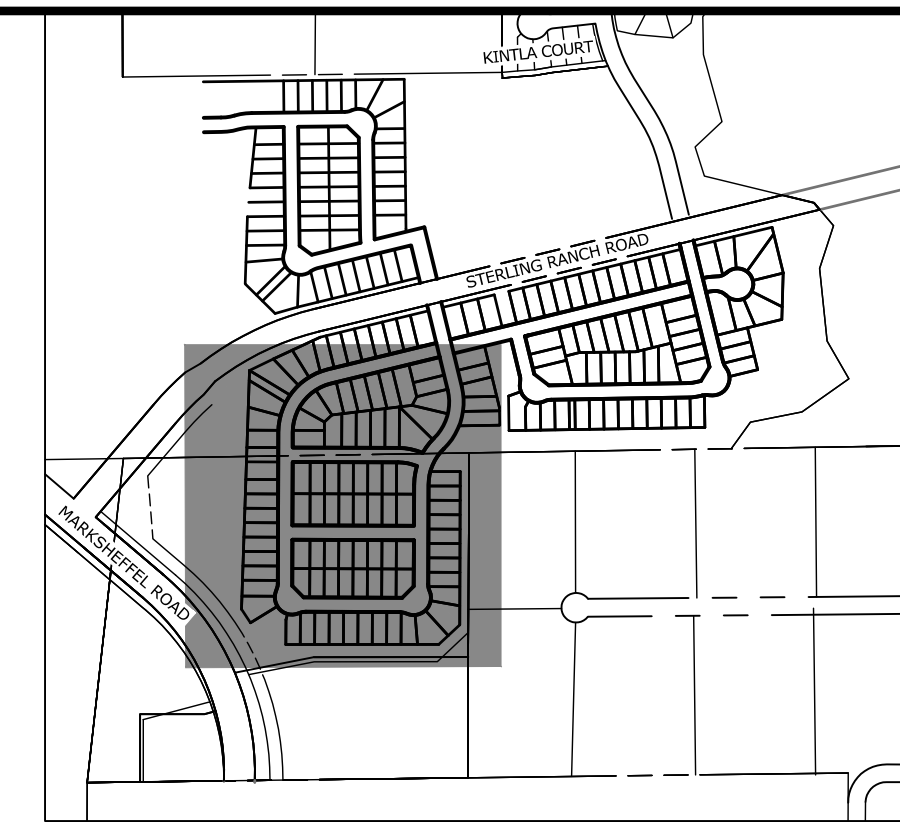
| BY | DATE |
|----|------|
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| No. | REVISION | DATE | DESIGNED BY | DRAWN BY | CHECKED BY |
|-----|----------|----------|-------------|----------|------------|
| 1 | 1"=50' | 09/10/21 | AAM | CJD | |

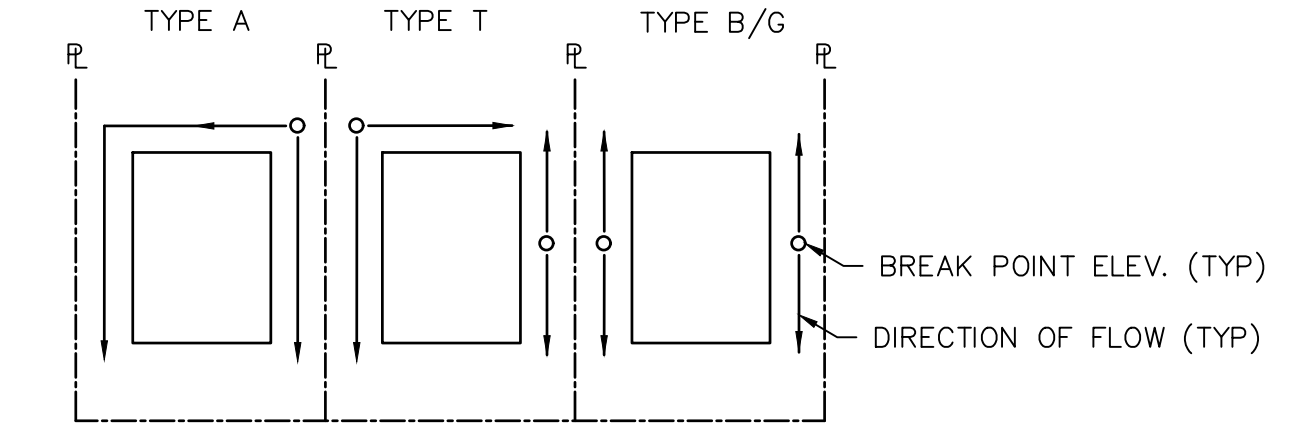
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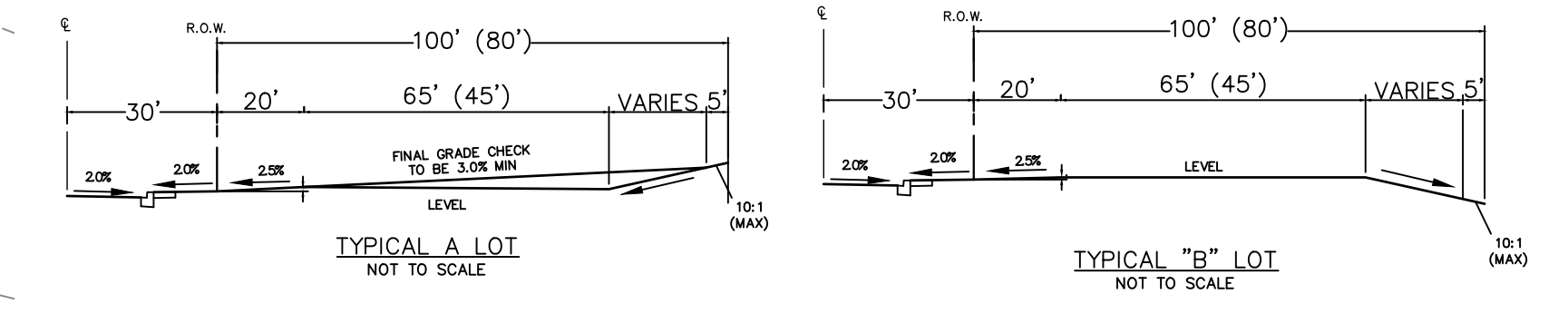
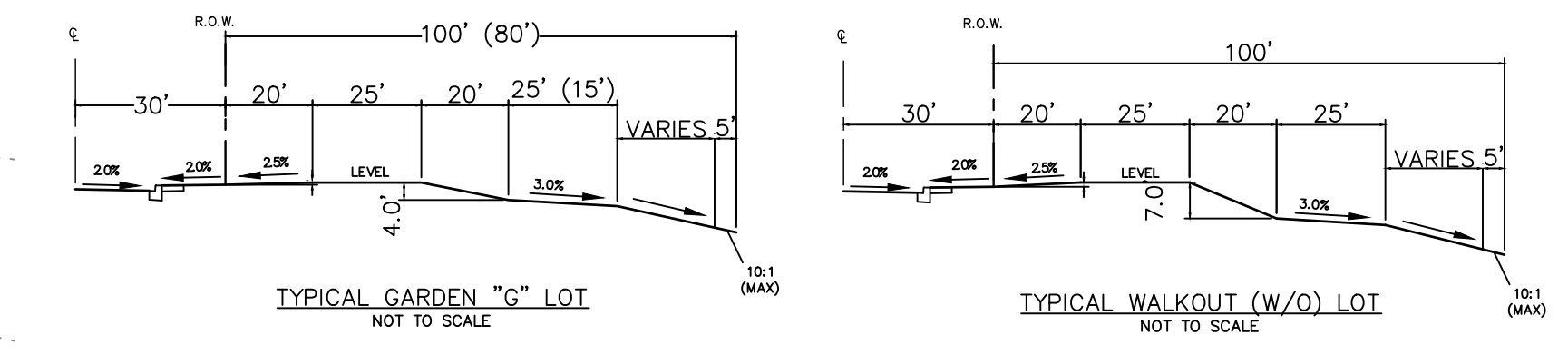
MATCH: SEE SHEET 9



KEY MAP
SCALE: NTS



LOT DRAINAGE TYPES AND SWALE DIRECTION
NOT TO SCALE

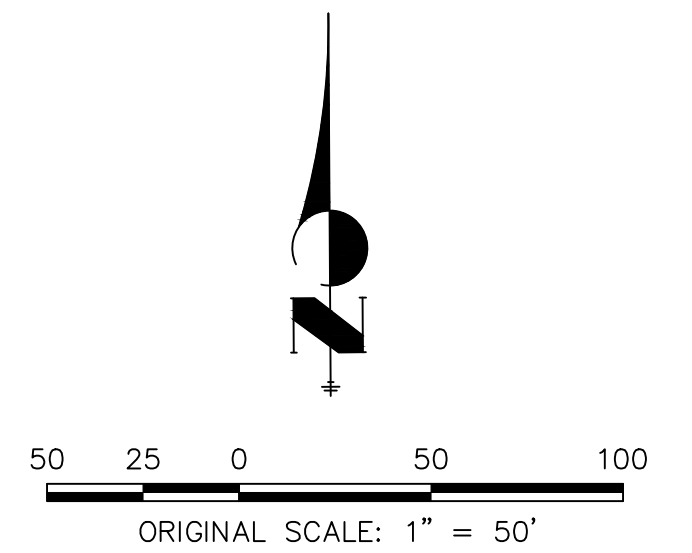


LEGEND

- | | | | |
|--|----|-------------------------------|--|
| EXISTING STORM SEWER | | 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 | SF | | |
| EXISTING | | | |
| PROPOSED | | | |



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JAMES F. MORLEY
(719) 471-1742

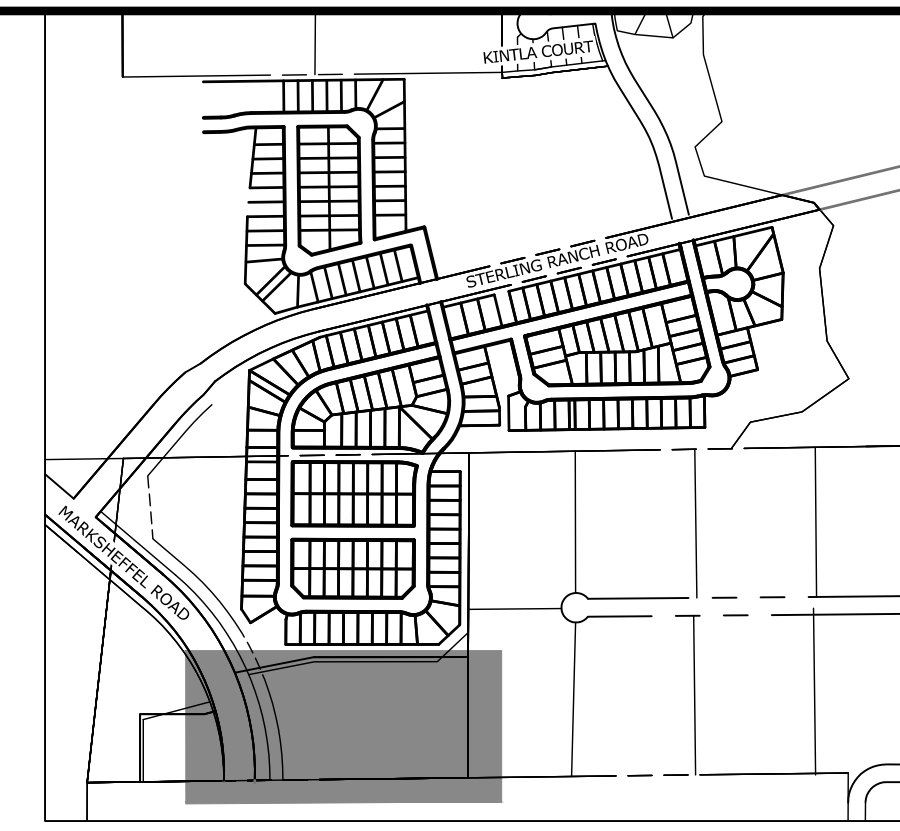
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| NO. | REVISION | BY | DATE |
|-----|----------|----|------|
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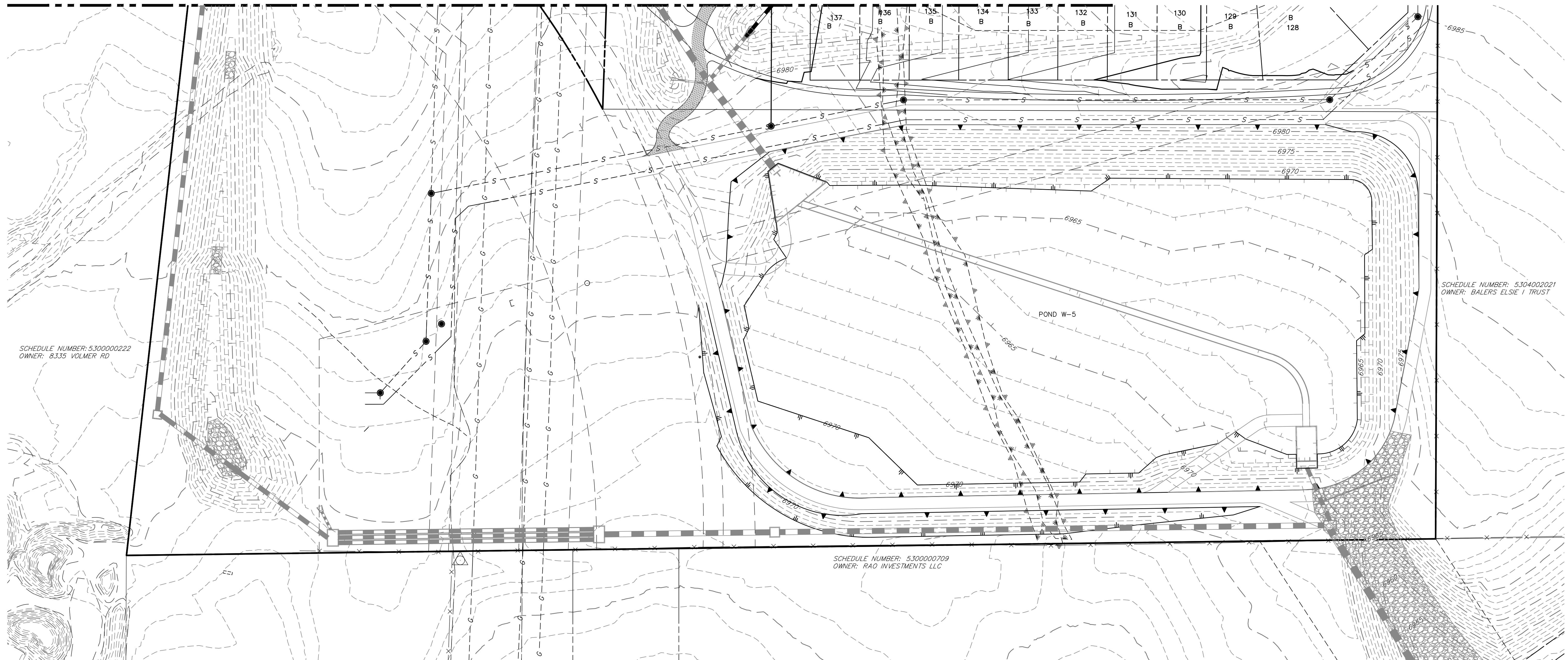
| | |
|-------------|----------|
| H-SCALE | 1"=50' |
| V-SCALE | N/A |
| DATE | 09/10/21 |
| DESIGNED BY | AAM |
| DRAWN BY | CJD |
| CHECKED BY | |

STERLING RANCH PHASE 2
PRELIMINARY GRADING PLAN

MATCH: SEE SHEET 7

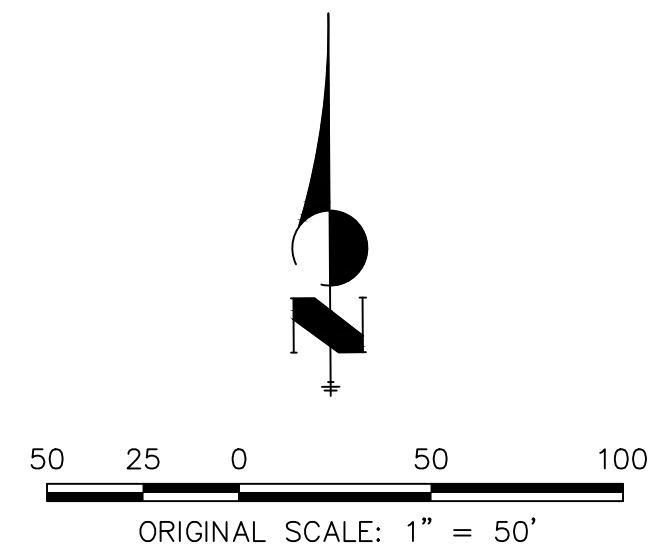


KEY MAP
SCALE: NTS



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 | | 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 | | | |



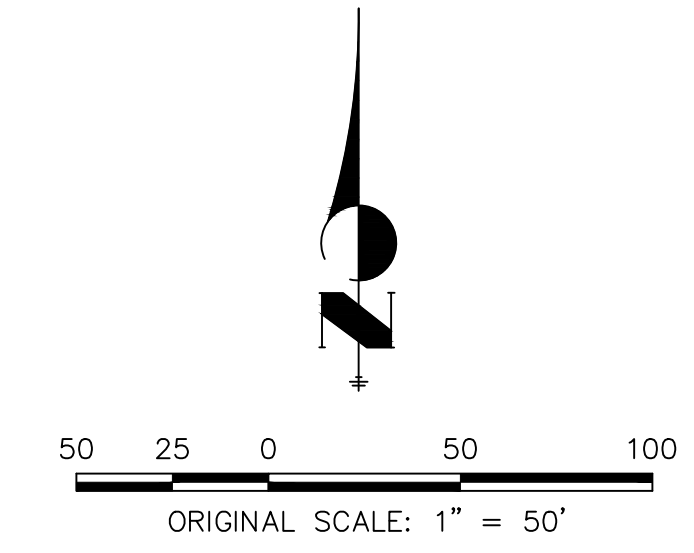
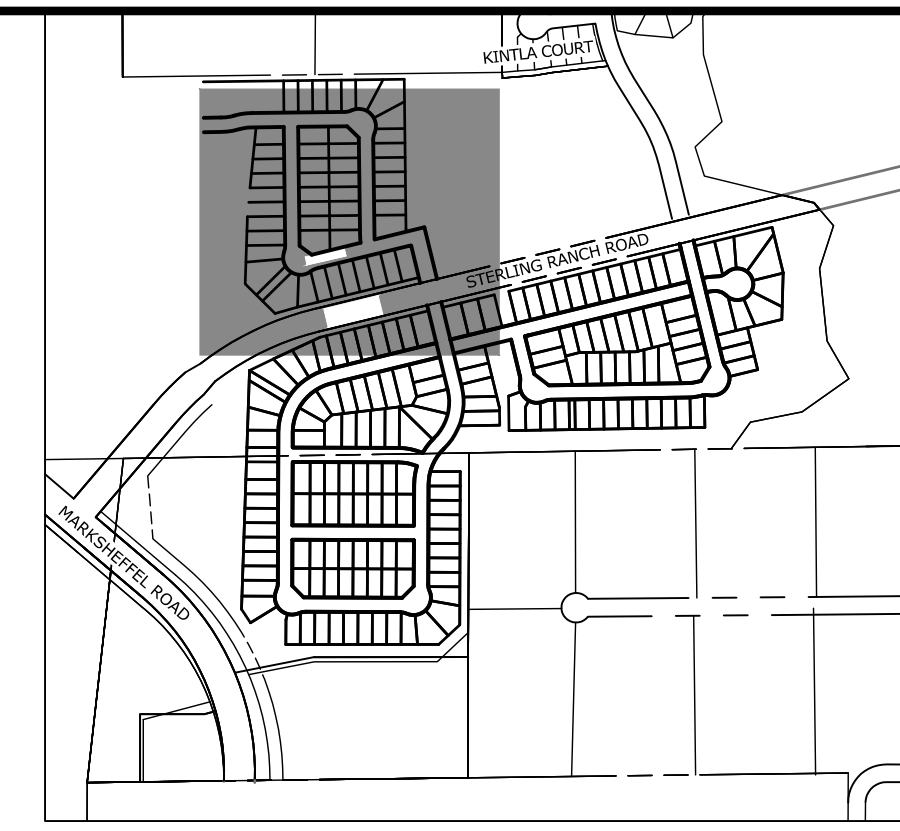
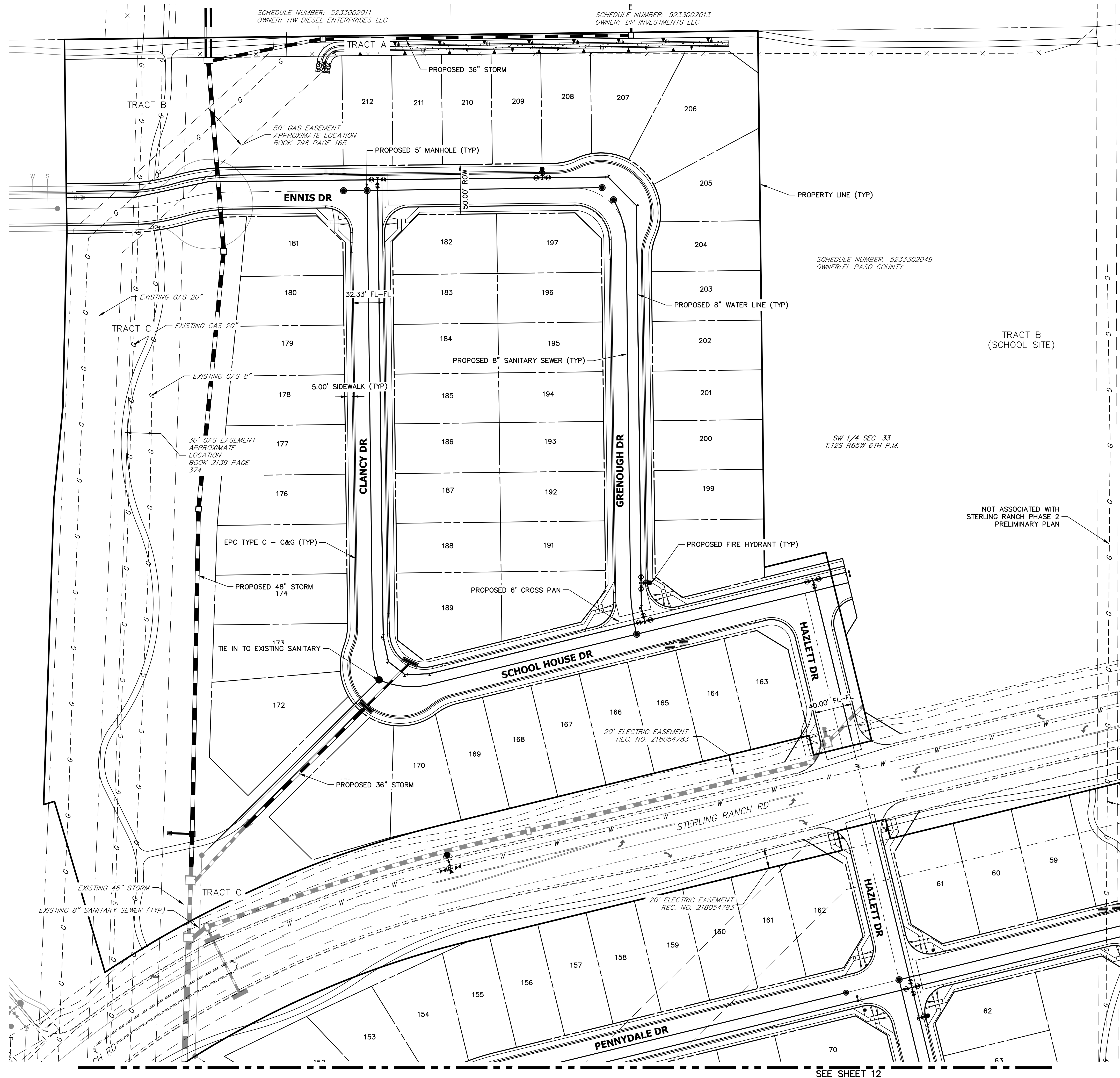
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| | | | |



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| BY | DATE | No. | REVISION |
|----|------|-----|----------|
| | | | |
| | | | |
| | | | |

| H-SCALE | V-SCALE | DATE | DESIGNED BY | DRAWN BY | CHECKED BY |
|---------|---------|----------|-------------|----------|------------|
| 1"=50' | N/A | 09/10/21 | JRM | JRM | JRM |

STERLING RANCH PHASE 2
PRELIMINARY UTILITY PLAN

SHEET 10 OF 17
JOB NO. 25188.02



SEE SHEET 12

SEE SHEET 11

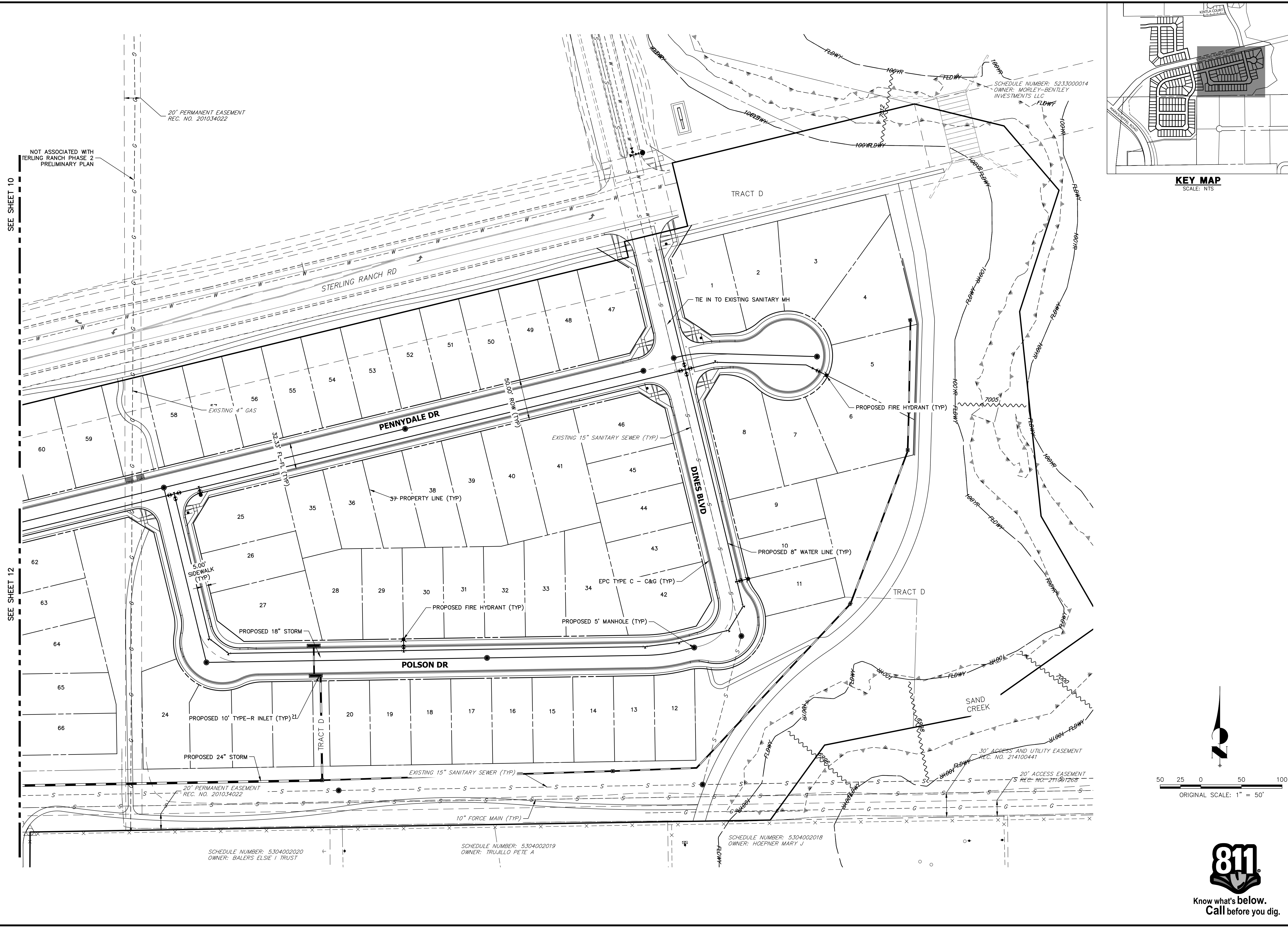
SW 1/4 SEC. 33
T.12S R65W 6TH P.M.

SCHEDULE NUMBER: 5233302049
OWNER: EL PASO COUNTY

SCHEDULE NUMBER: 5233002011
OWNER: HW DIESEL ENTERPRISES LLC

SCHEDULE NUMBER: 5233002013
OWNER: BR INVESTMENTS LLC

NOT ASSOCIATED WITH
STERLING RANCH PHASE 2
PRELIMINARY PLAN



NOT ASSOCIATED WITH
STERLING RANCH PHASE 2
PRELIMINARY PLAN

SEE SHEET 10

SEE SHEET 12

20' PERMANENT EASEMENT
REC. NO. 201034022

EXISTING 4" GAS

5.00' SIDEWALK (TYP)

PROPOSED 18" STORM

PROPOSED 10' TYPE-R INLET (TYP)

PROPOSED 24" STORM

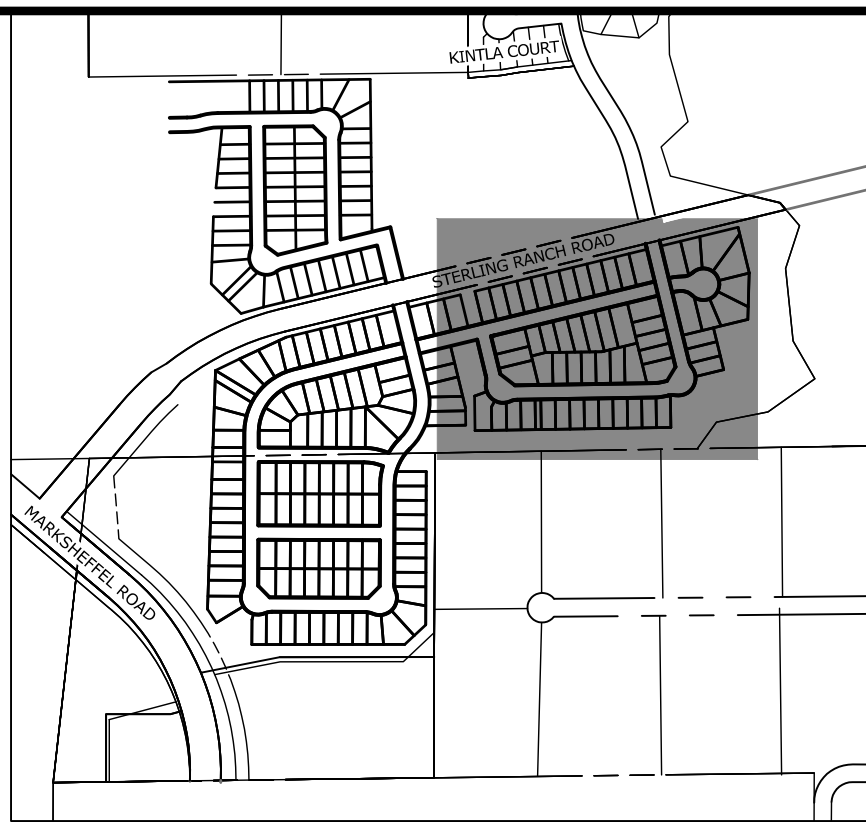
20' PERMANENT EASEMENT
REC. NO. 201034022

SCHEDULE NUMBER: 5304002020
OWNER: BALERS ELSIE I TRUST

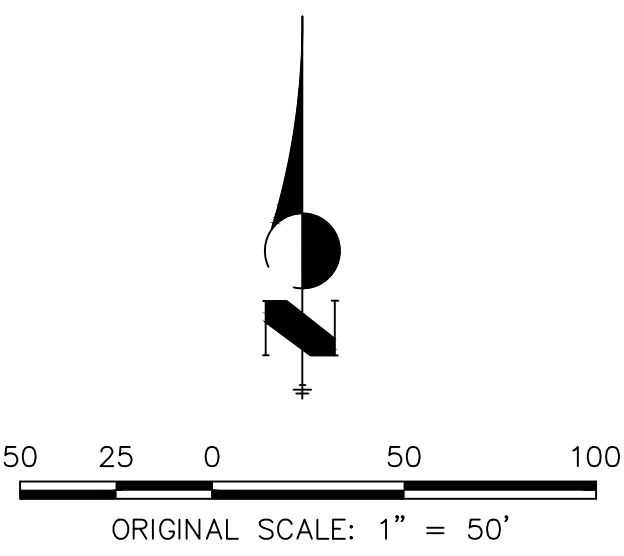
SCHEDULE NUMBER: 5304002019
OWNER: TRUJILLO PETE A

SCHEDULE NUMBER: 5304002018
OWNER: HOEPNER MARY J

SCHEDULE NUMBER: 5233000014
OWNER: MORLEY-BENTLEY
INVESTMENTS LLC



KEY MAP
SCALE: NTS



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,
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

Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

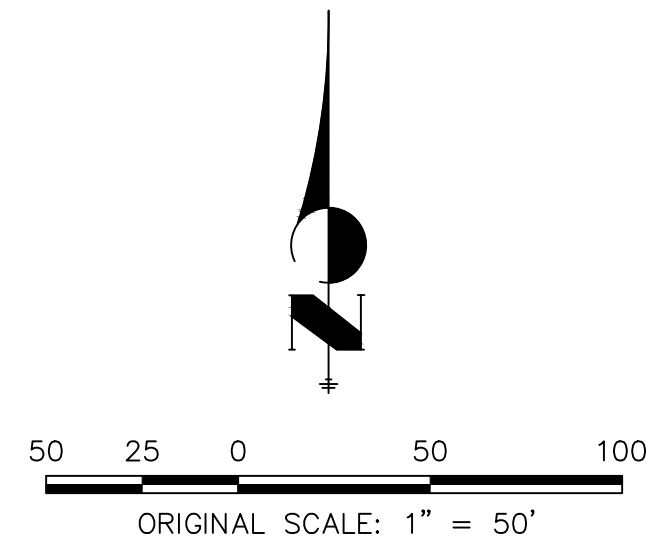
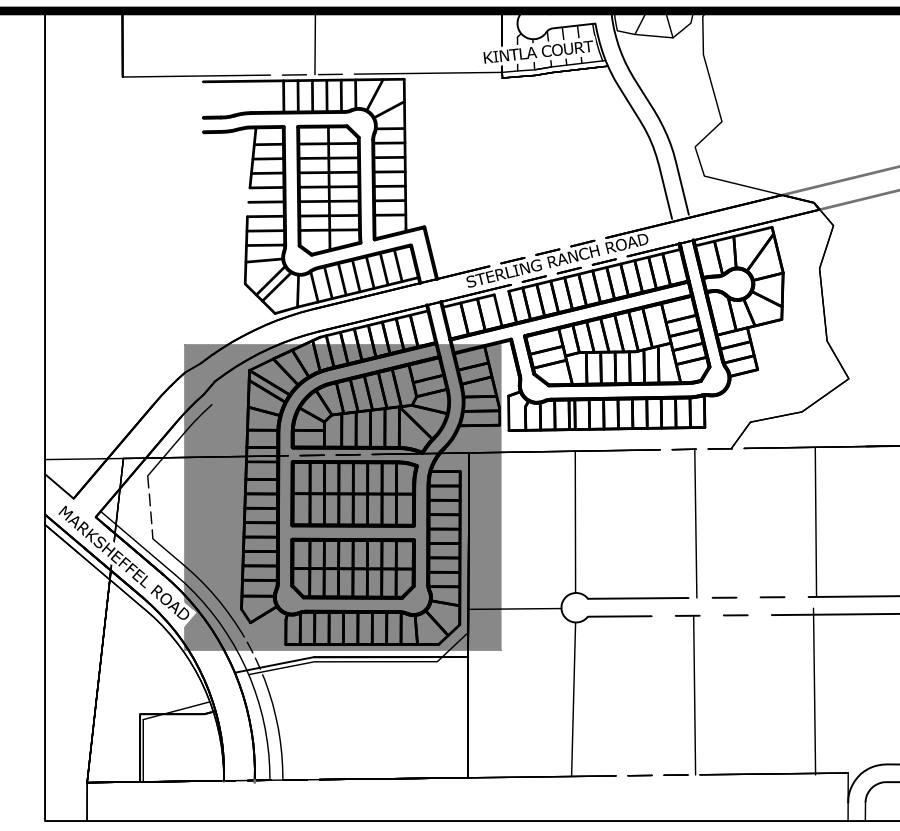
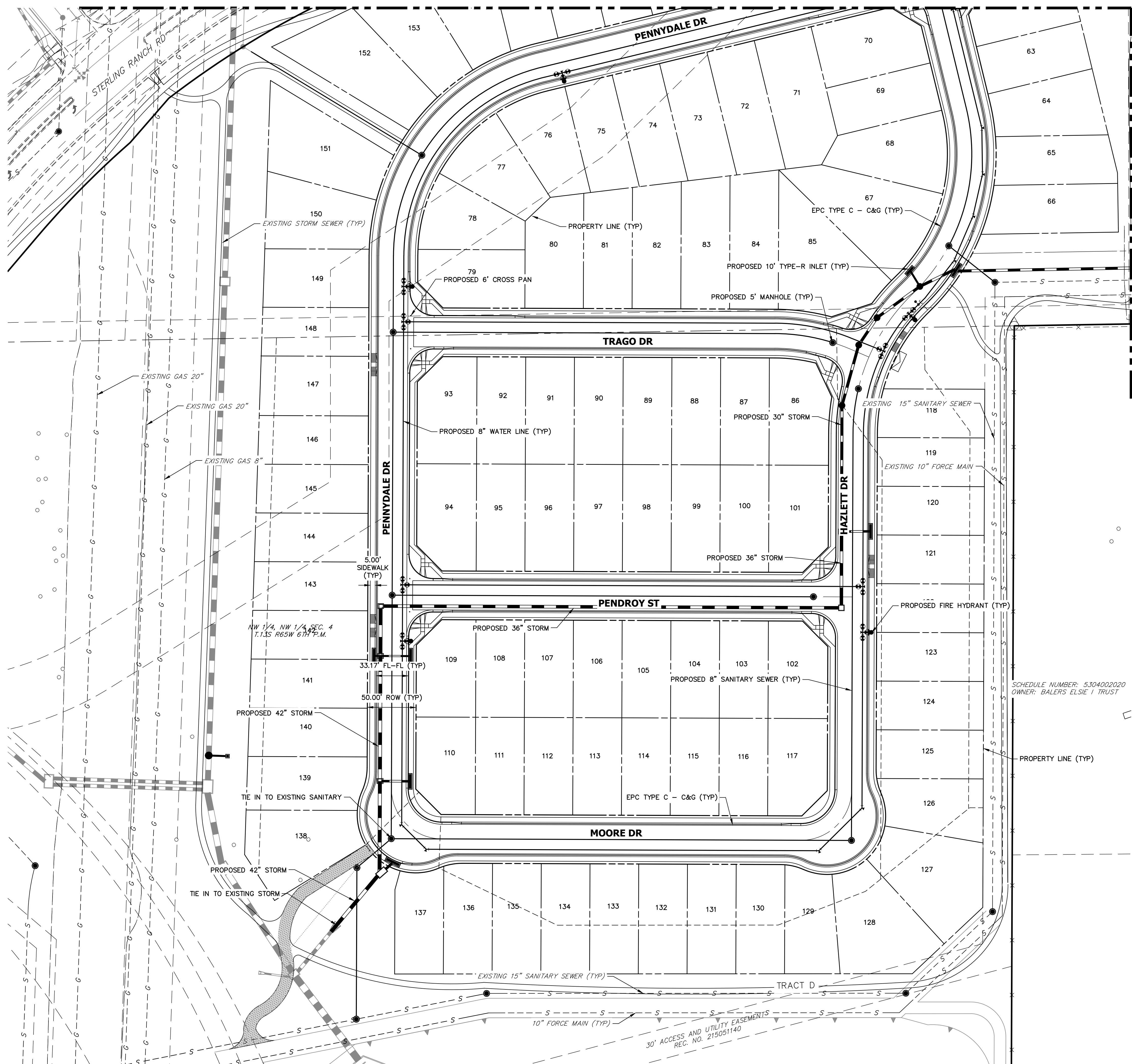
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| H-SCALE | 1" = 50' |
| V-SCALE | N/A |
| DATE | 09/10/21 |
| DESIGNED BY | JRM |
| DRAWN BY | JRM |
| CHECKED BY | |

STERLING RANCH PHASE 2
PRELIMINARY UTILITY PLAN

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
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J.R. ENGINEERING
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| BY | DATE | No. | REVISION |
|----|------|-----|----------|
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| H-SCALE | V-SCALE | DATE | DESIGNED BY | DRAWN BY | CHECKED BY |
|---------|---------|----------|-------------|----------|------------|
| 1"=50' | N/A | 09/10/21 | JRM | JRM | |

STERLING RANCH PHASE 2
PRELIMINARY UTILITY PLAN

SHEET 12 OF 17
 JOB NO. 25188.02



STERLING RANCH PHASE TWO PRELIMINARY PLAN

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

LANDSCAPE NOTES

- 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)

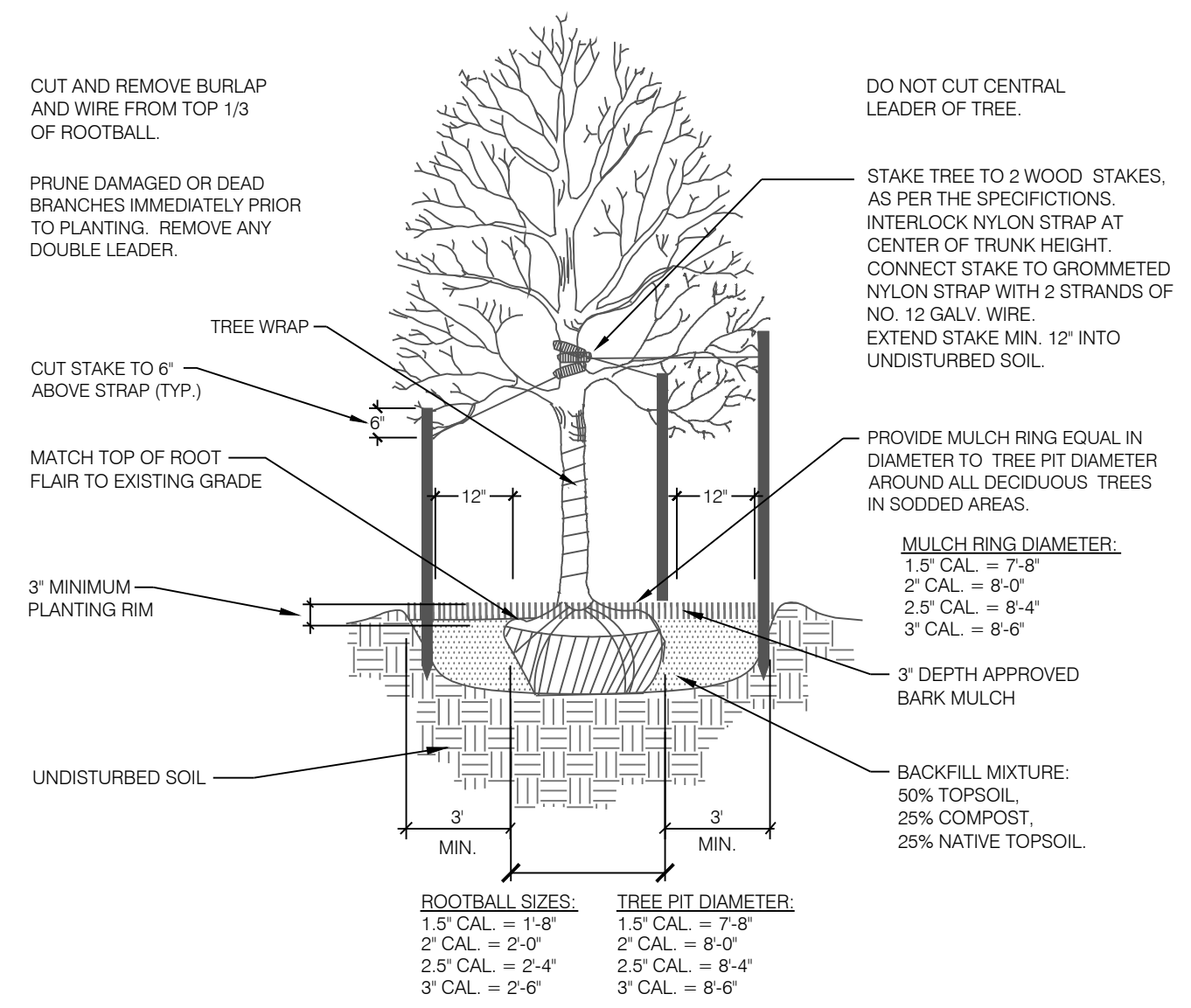
| Street Name or Property Line | Buffer Tree Abbr. Denoted on Plan | Width (in Ft.) Req. / Provided | Linear Footage | Tree/Feet Required | Buffer Trees (1/20) Required / Prov. | Evergreen Trees (50%) Required / Provided |
|------------------------------|-----------------------------------|--------------------------------|----------------|--------------------|--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

Landscape Setbacks See Code Section 6.2.2.B.1

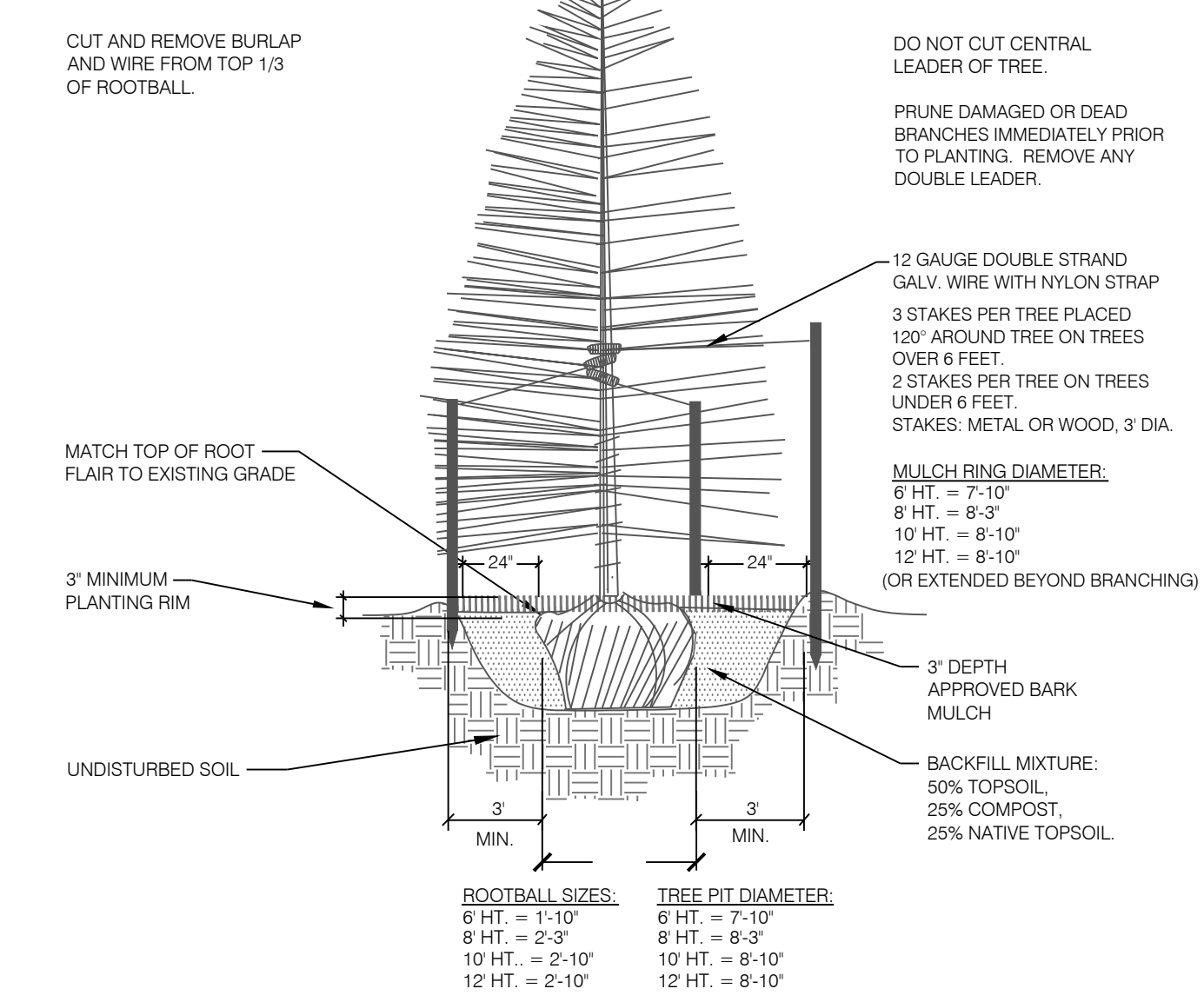
| Street Name or Zone Boundary | Street Classification | Width (in Ft.) Req./Prov. | Linear Footage | Tree/Feet Required | No. of Trees Req./Prov. |
|------------------------------|-----------------------|---------------------------|----------------|--------------------|-------------------------|
| Marksheffel 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

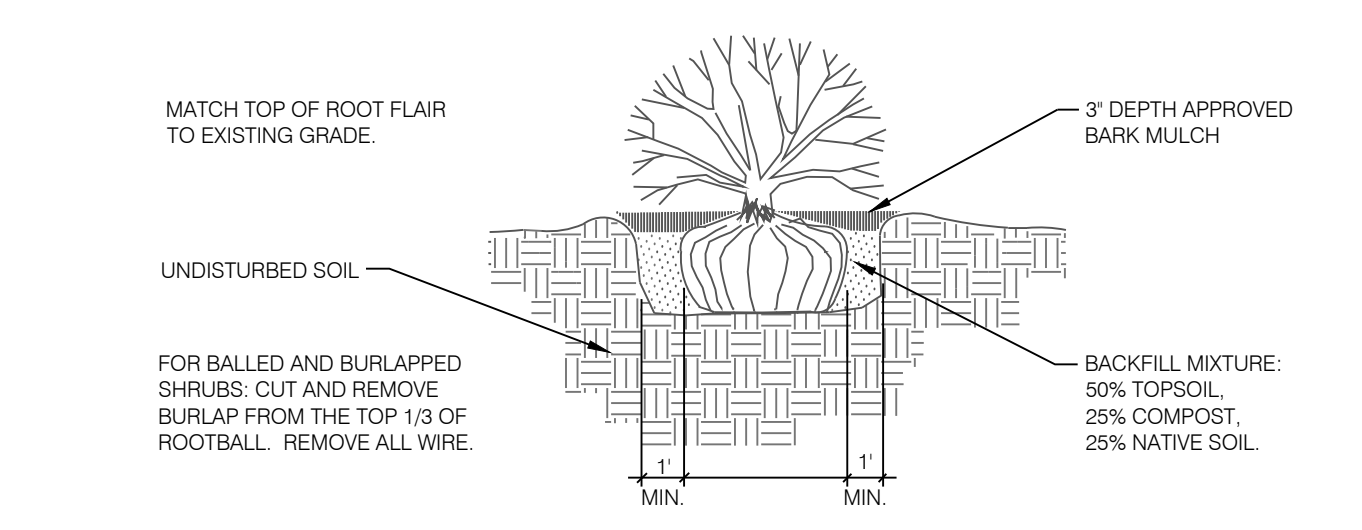
| DECIDUOUS TREES | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND |
|-----------------|------|-----|---|--------|-------|---------|------|
| | Agr | 36 | Acer grandidentatum / Bigtooth Maple | 30' | 30' | 2" Cal. | B&B |
| | Coc | 11 | Celtis occidentalis / Common Hackberry | 60' | 50' | 3" Cal. | B&B |
| | Cco | 4 | Corylus columna / 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 |
| GROUND COVER | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND |
| | Cto | 349 | Cerastium tomentosum / Snow In Summer | 1' | 1.5' | 1 GAL | CONT |



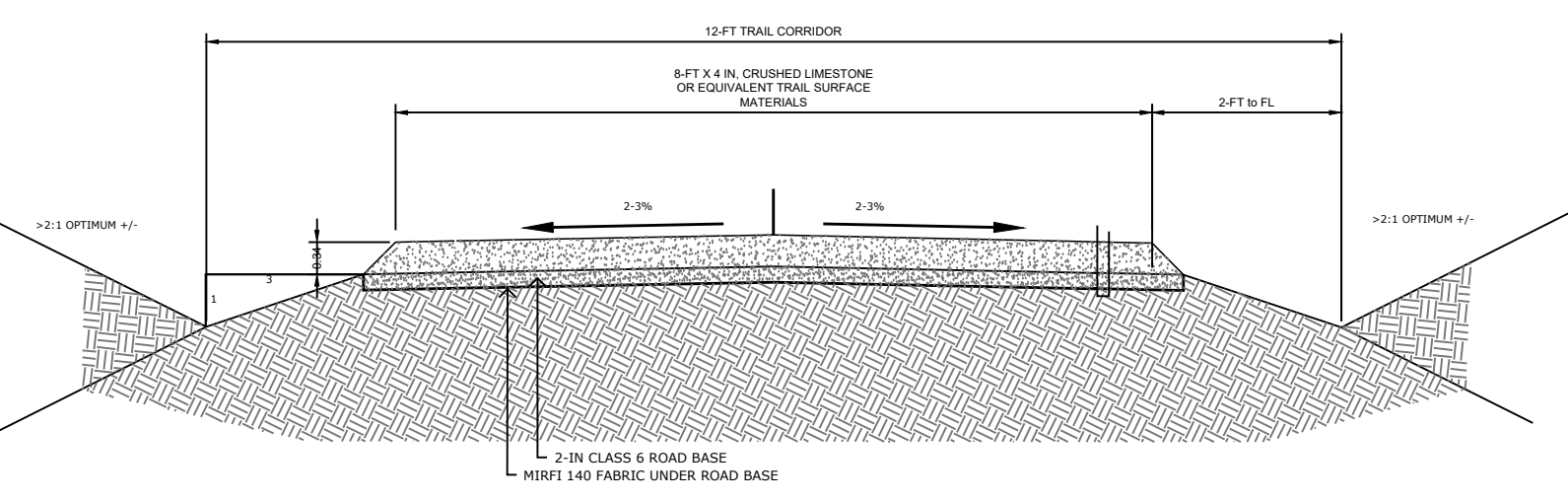
1 DECIDUOUS TREE PLANTING DETAIL
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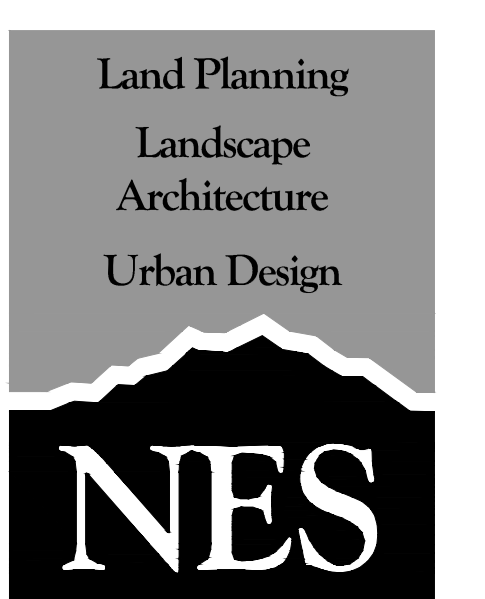
2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



5 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



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



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
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Fax 719.471.0267
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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. ITTEN

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 |
| 09.10.2021 | B.I. | PER COUNTY COMMENTS |

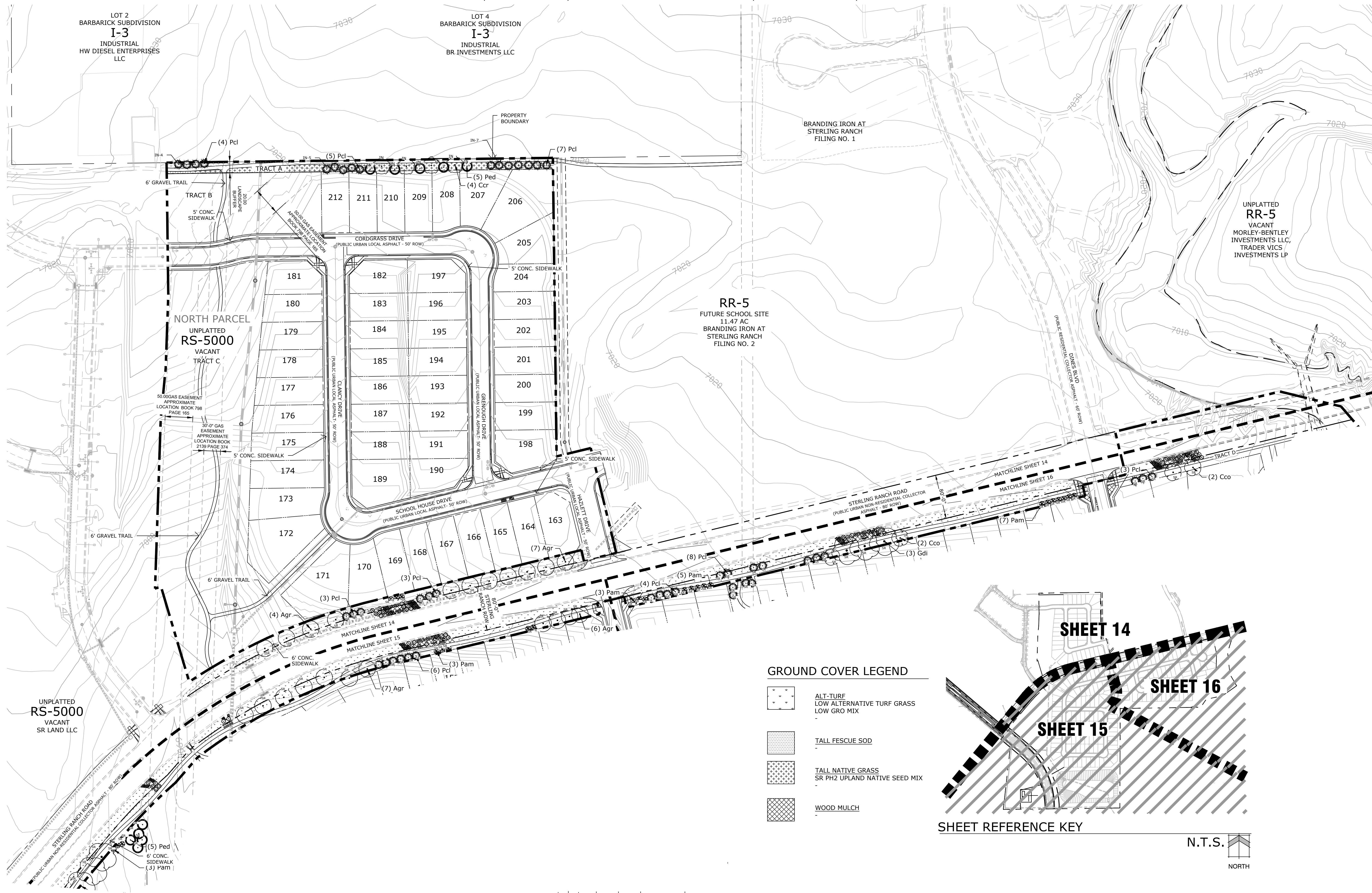
LANDSCAPE NOTES & DETAILS

13
13 OF 17

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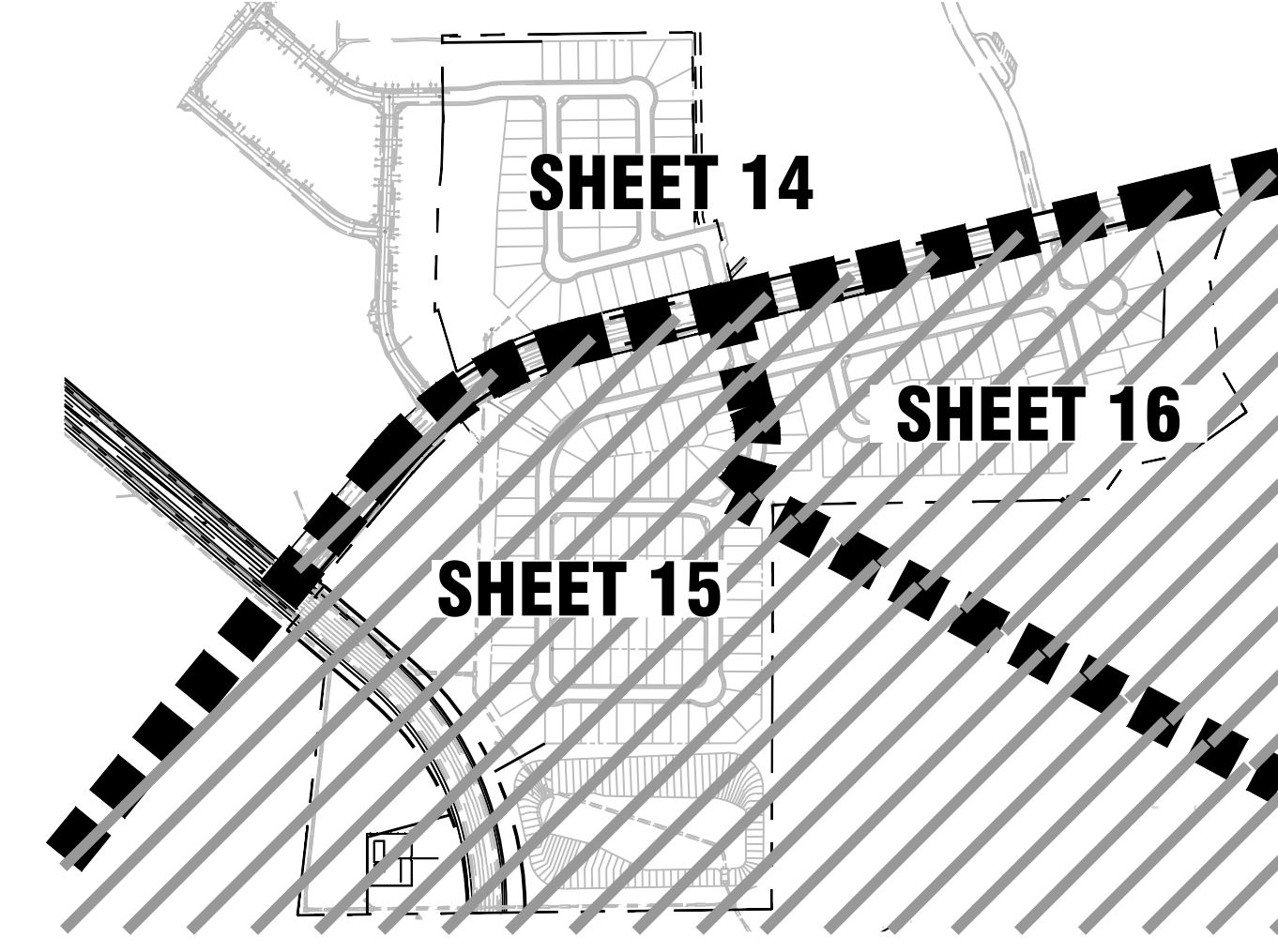
STERLING RANCH PHASE TWO PRELIMINARY PLAN

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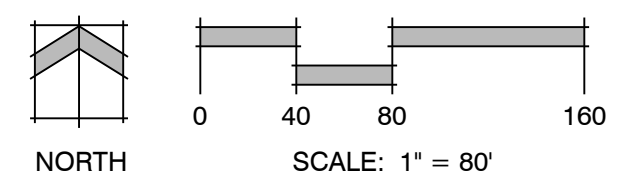
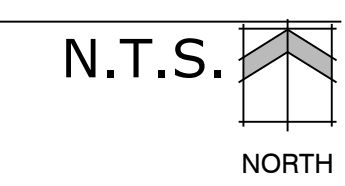


GROUND COVER LEGEND

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



SHEET REFERENCE KEY



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Landscape Architecture
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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: 07.06.2020
PROJECT MGR: E.GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

| DATE | BY | DESCRIPTION |
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LANDSCAPE PLAN

14
14 OF 17

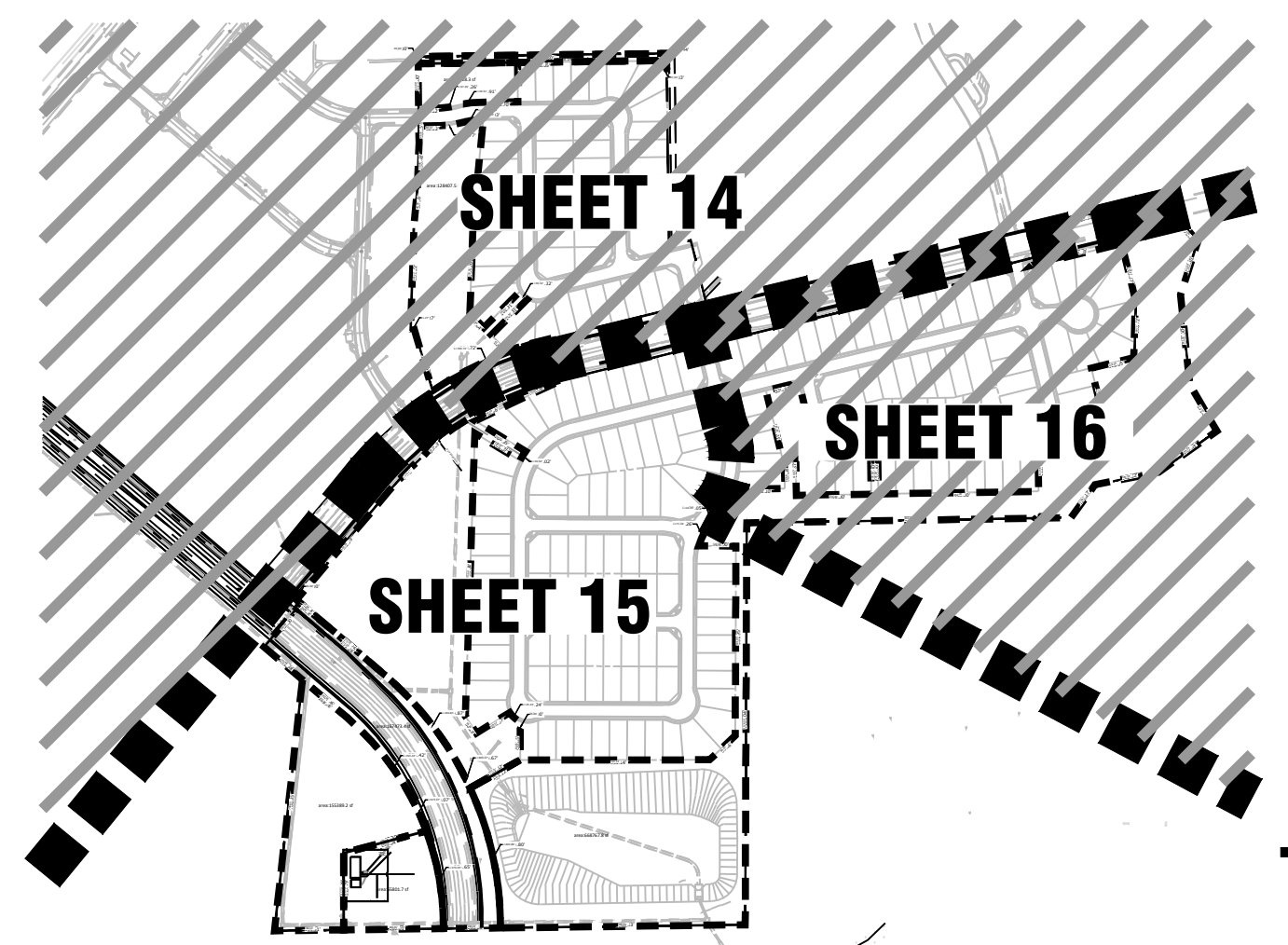
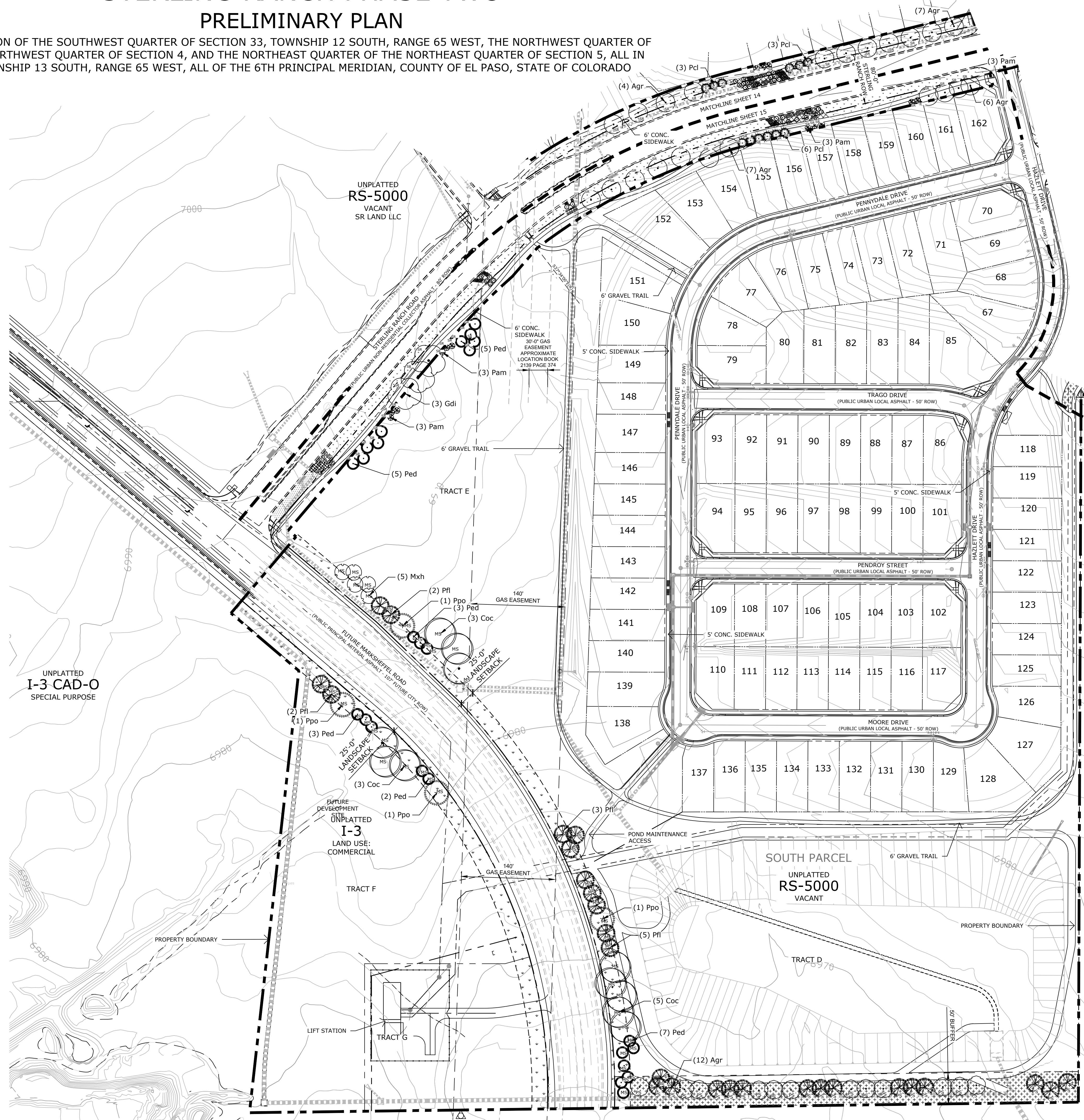
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GROUND COVER LEGEND

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

N.T.S. NORTH

STERLING RANCH PHASE 2 PRELIMINARY PLAN

El Paso County, Colorado

PROJECT INFO

| | |
|--------------|------------|
| DATE: | 07.06.2020 |
| PROJECT MGR: | E. GANAWAY |
| PREPARED BY: | B. ITTEN |

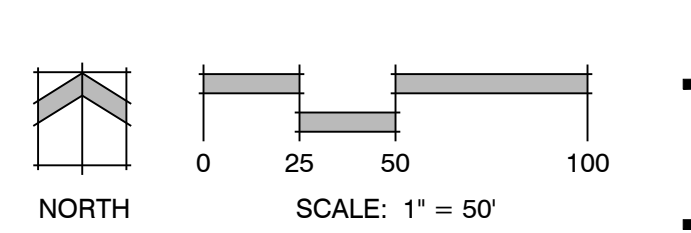
ENTITLEMENT

ISSUE INFO

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| 03.01.2021 | B.I. | PER COUNTY COMMENTS |
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LANDSCAPE PLAN

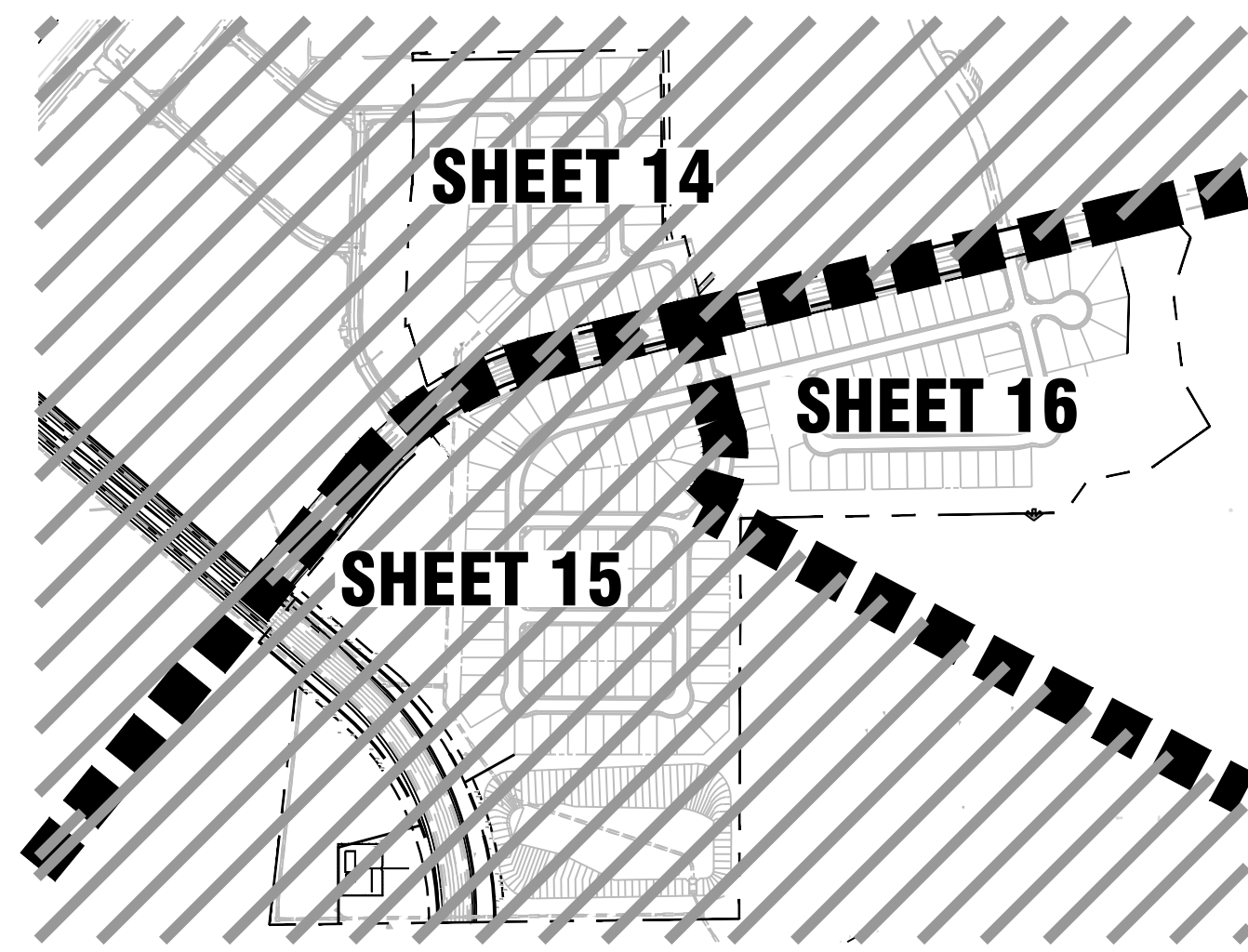
15
15 OF 17



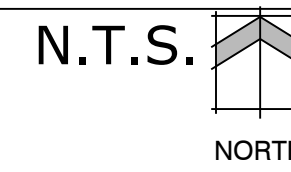
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STERLING RANCH PHASE TWO PRELIMINARY PLAN

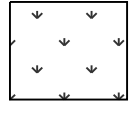
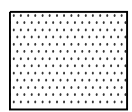


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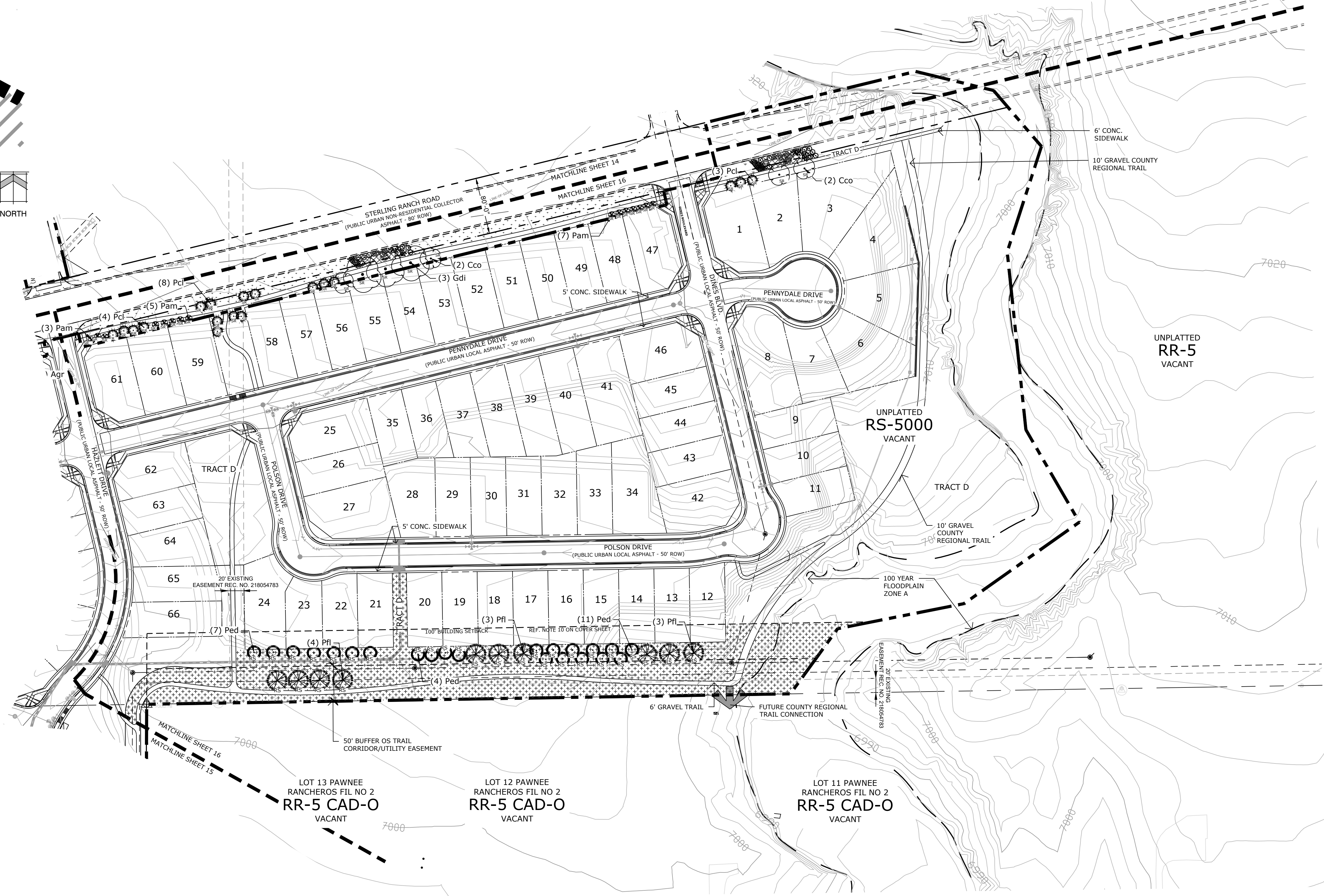


SHEET REFERENCE



GROUND COVER LEGEND

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



P:\Marketing\Sterling Ranch Phase 2\Drawings\Planning\Final\Land\Sterling Ranch_Ph2 Prelim Plan LS.dwg (LS Plan Sheet 16) 9/10/2021 12:44:39 PM biten

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STERLING RANCH PHASE 2
PRELIMINARY PLAN
El Paso County, Colorado

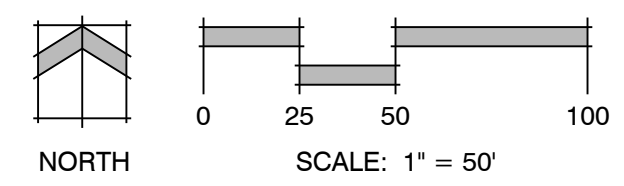
DATE: 07.06.2020
PROJECT MGR: E.GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

| DATE: | BY: | DESCRIPTION: |
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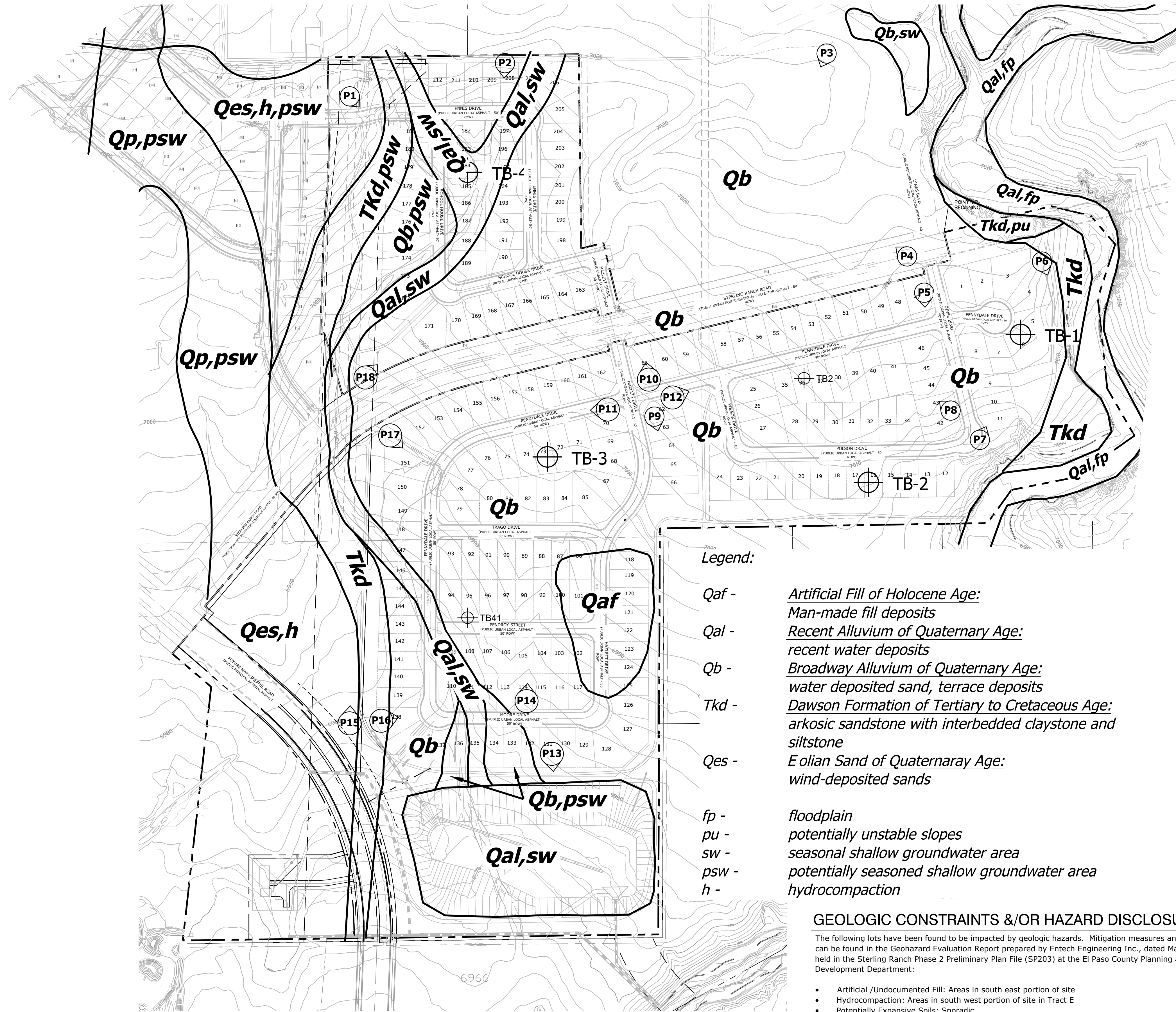
LANDSCAPE PLAN

16
16 OF 17



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 SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Legend:

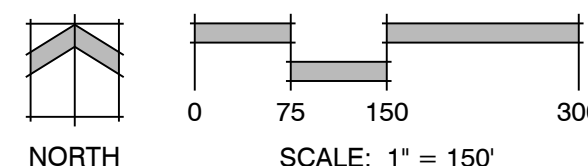
- Qaf - *Artificial Fill of Holocene Age:
Man-made fill deposits*
- Qal - *Recent Alluvium of Quaternary Age:
recent water deposits*
- Qb - *Broadway Alluvium of Quaternary Age:
water deposited sand, terrace deposits*
- Tkd - *Dawson Formation of Tertiary to Cretaceous Age:
arkosic sandstone with interbedded 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.



Land Planning
Landscape
Architecture
Urban Design

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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 |
| 09.10.2021 | B.I. | PER COUNTY COMMENTS |

SITE CONSTRAINTS
EXHIBIT

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17 OF 17