



# STERLING RANCH PHASE TWO PRELIMINARY PLAN

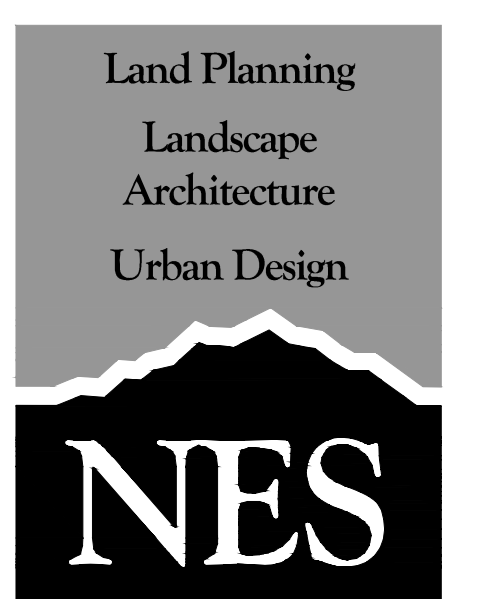
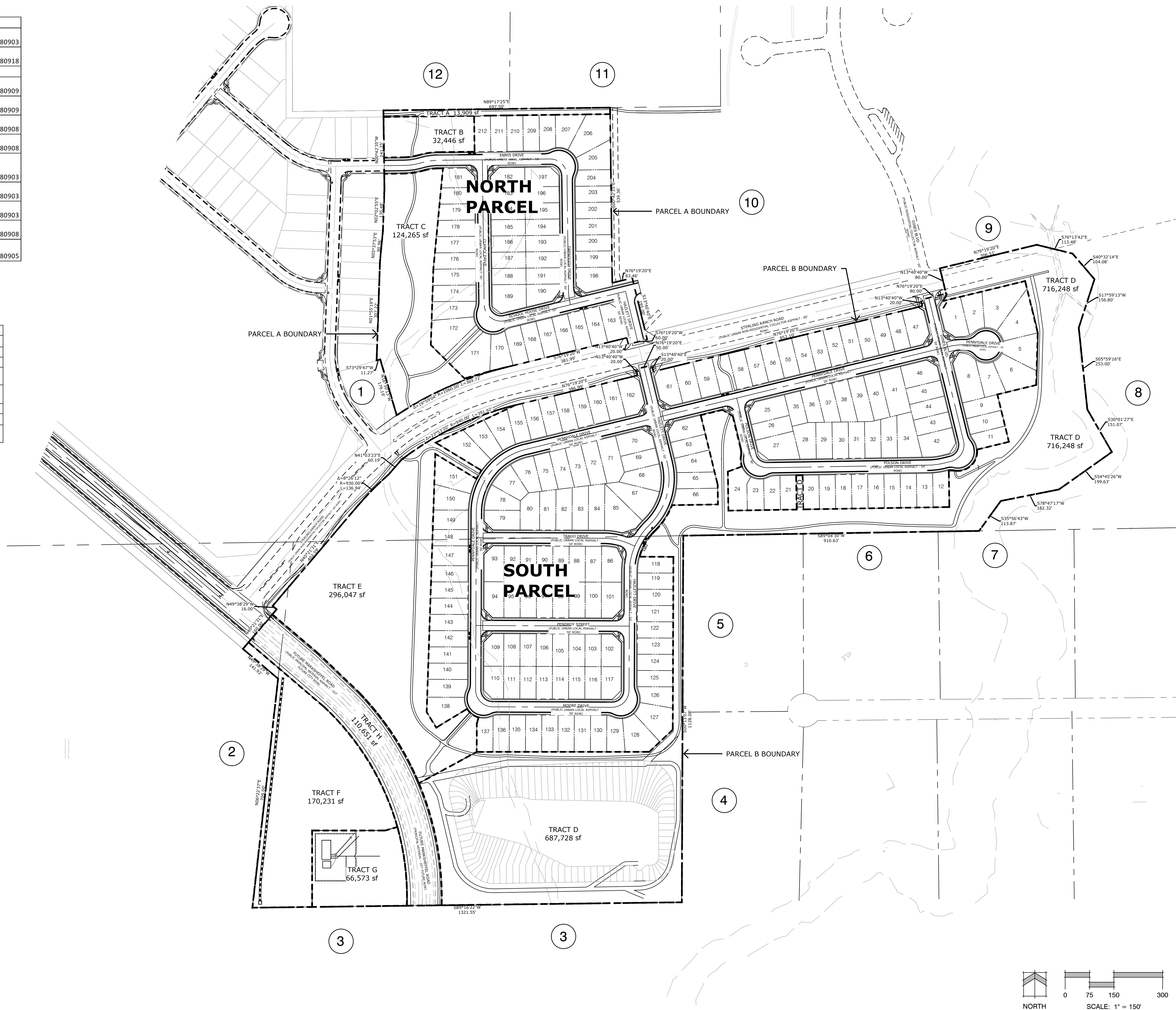
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

## ADJACENT OWNERS TABLE:

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

## TRACT USE CHART:

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



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

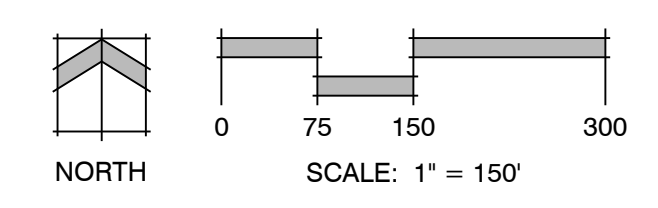
DATE: 06.17.2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. ITEN

## ENTITLEMENT

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

## ADJACENT OWNERS & OVERALL SITE EXHIBIT

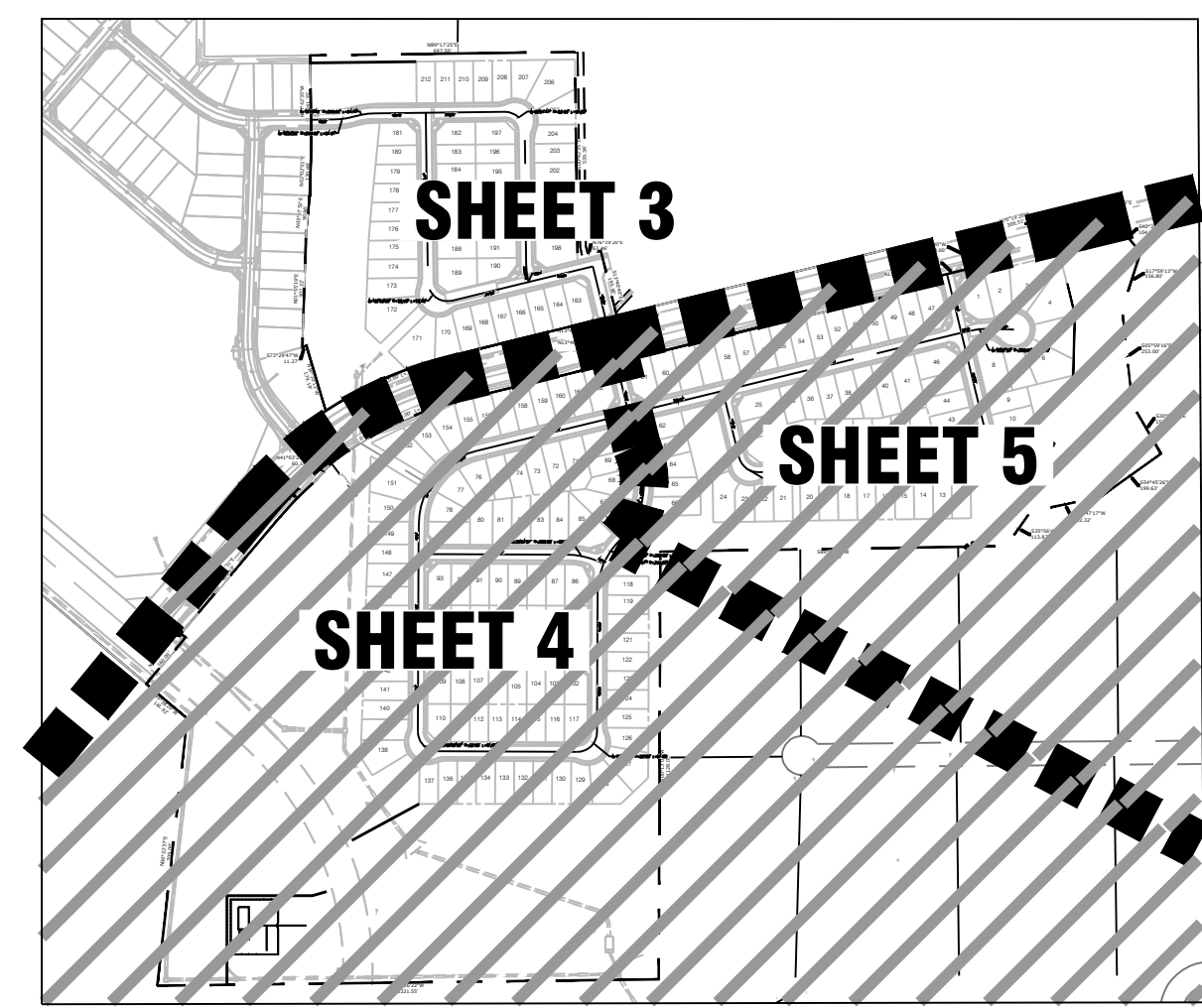
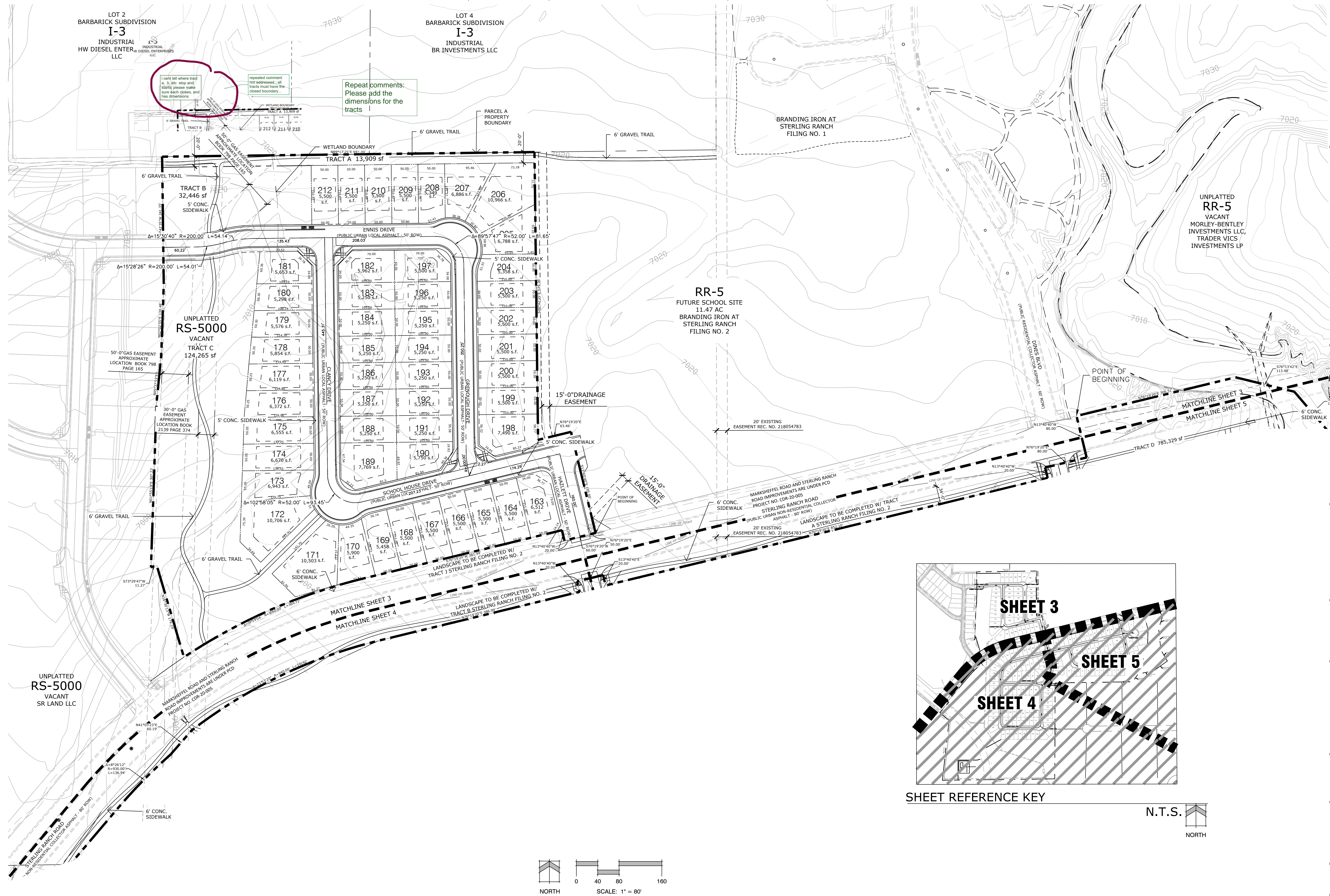
2  
OF 17



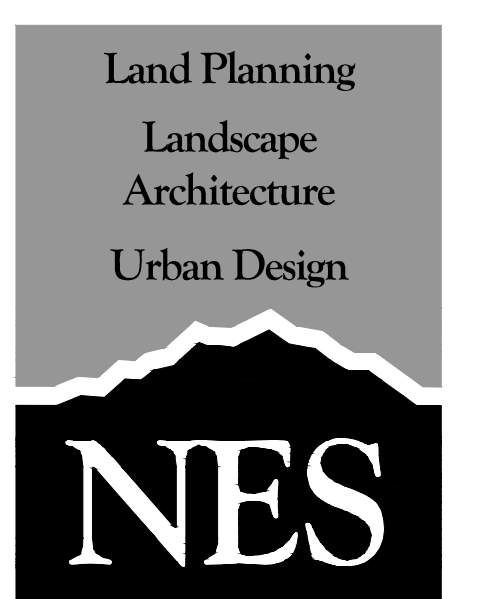
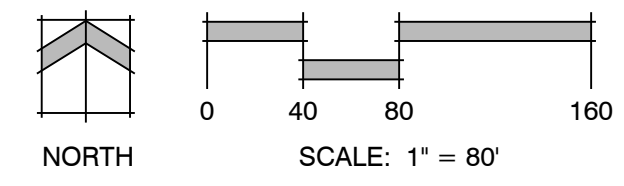
P:\Morley\Sterling Ranch Phase 2\Drawings\Planning\Develop\Sterling Ranch\_Ph2\_Prelim-Plan.dwg (Adjacent Property Owners Sheet 2) 5/17/2021 3:47:33 PM biten

# STERLING RANCH PHASE TWO PRELIMINARY PLAN

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



SHEET REFERENCE KEY  
N.T.S. NORTH



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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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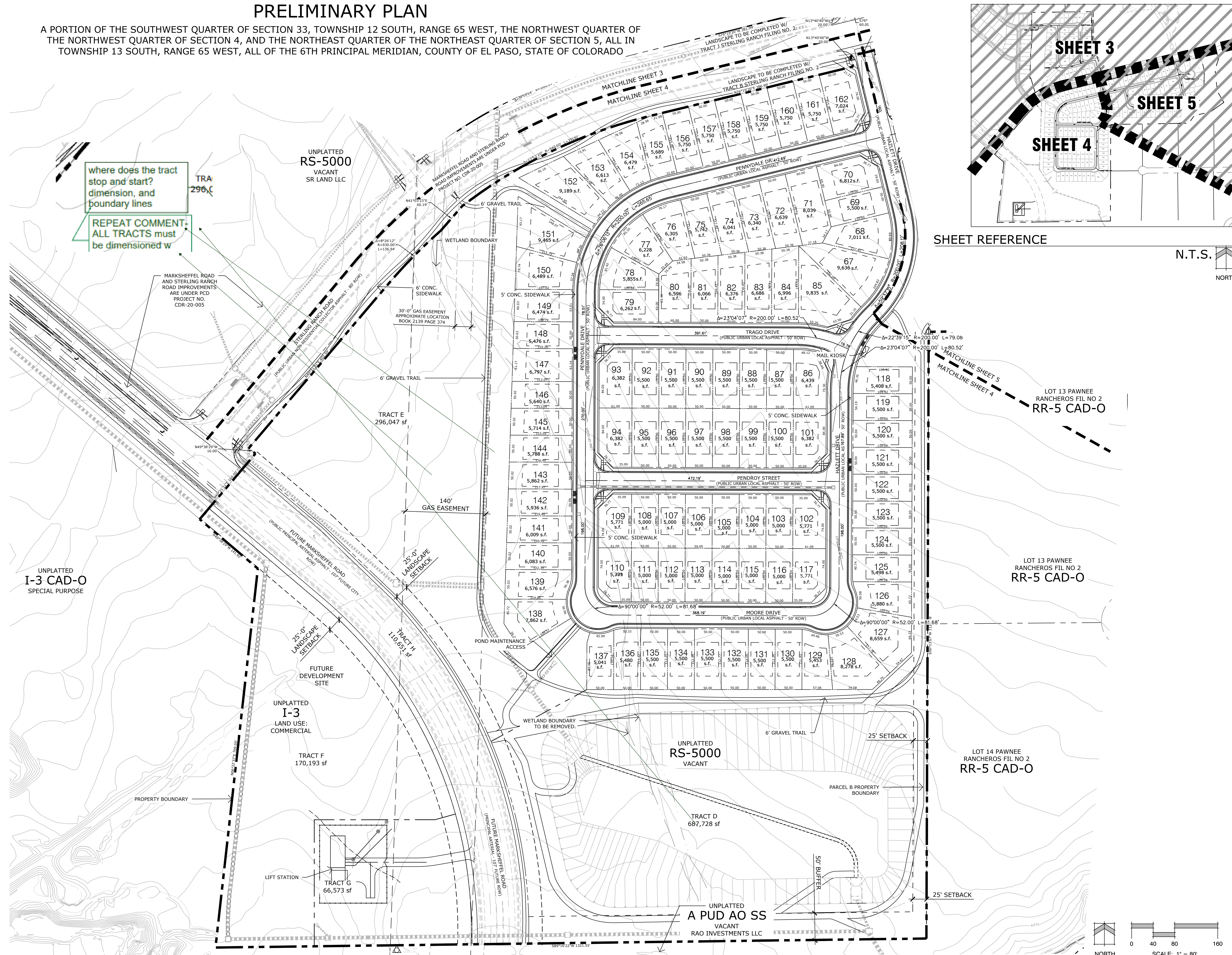
### PRELIMINARY PLAN

**3**  
OF 17

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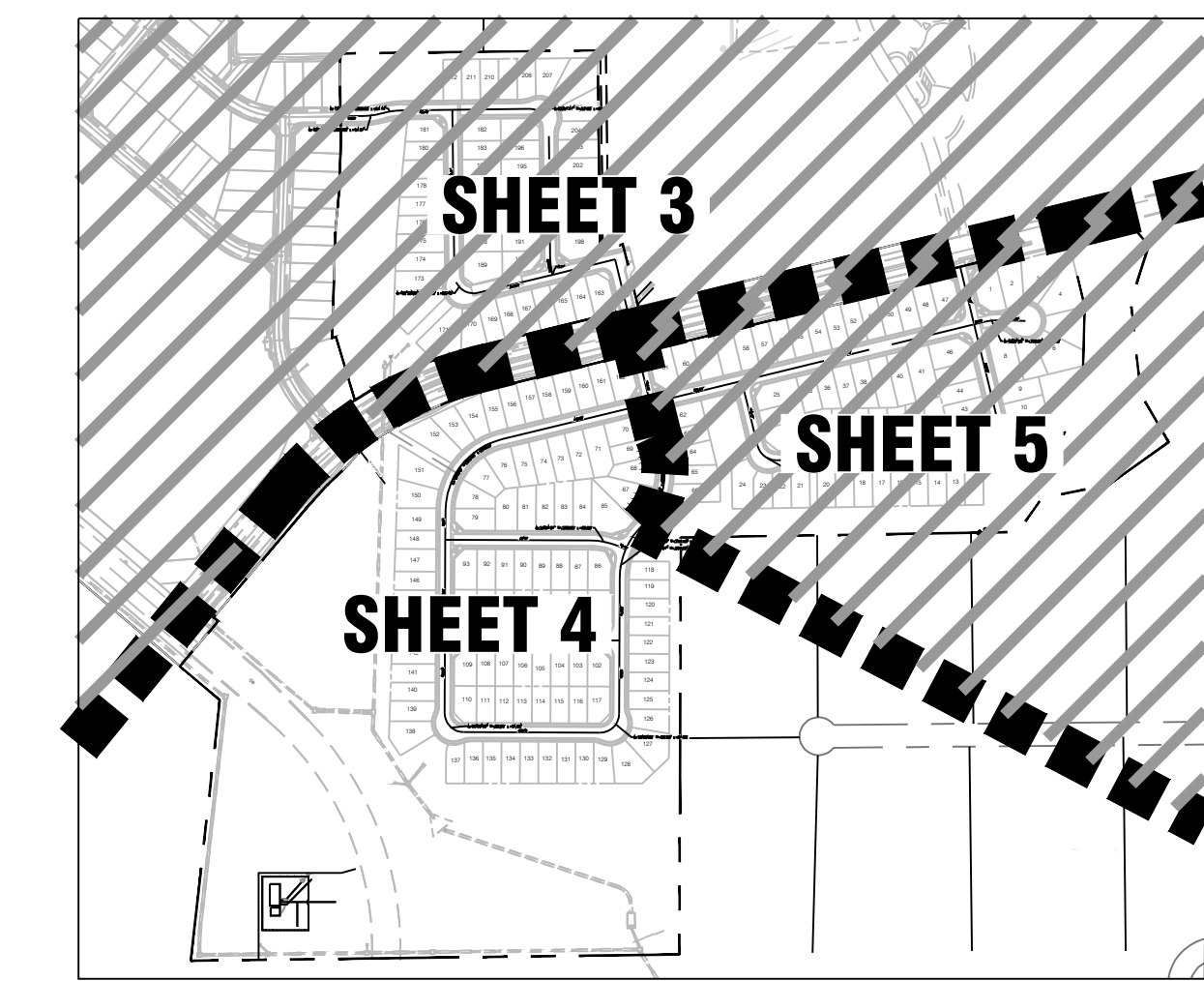
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where does the tract stop and start? dimension, and boundary lines

REPEAT COMMENT: ALL TRACTS must be dimensioned w



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NORTH

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

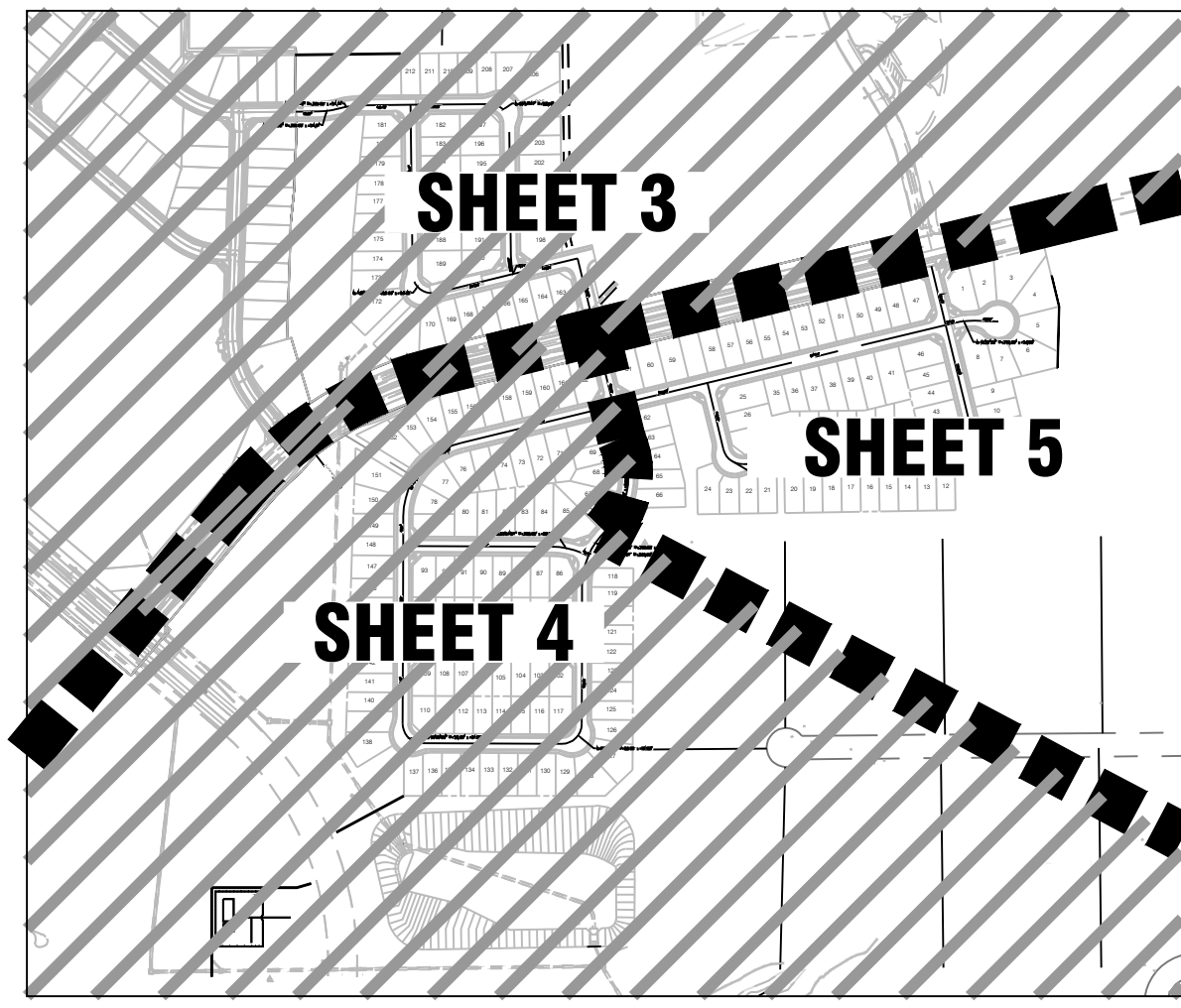
### PRELIMINARY PLAN

4  
4 OF 17

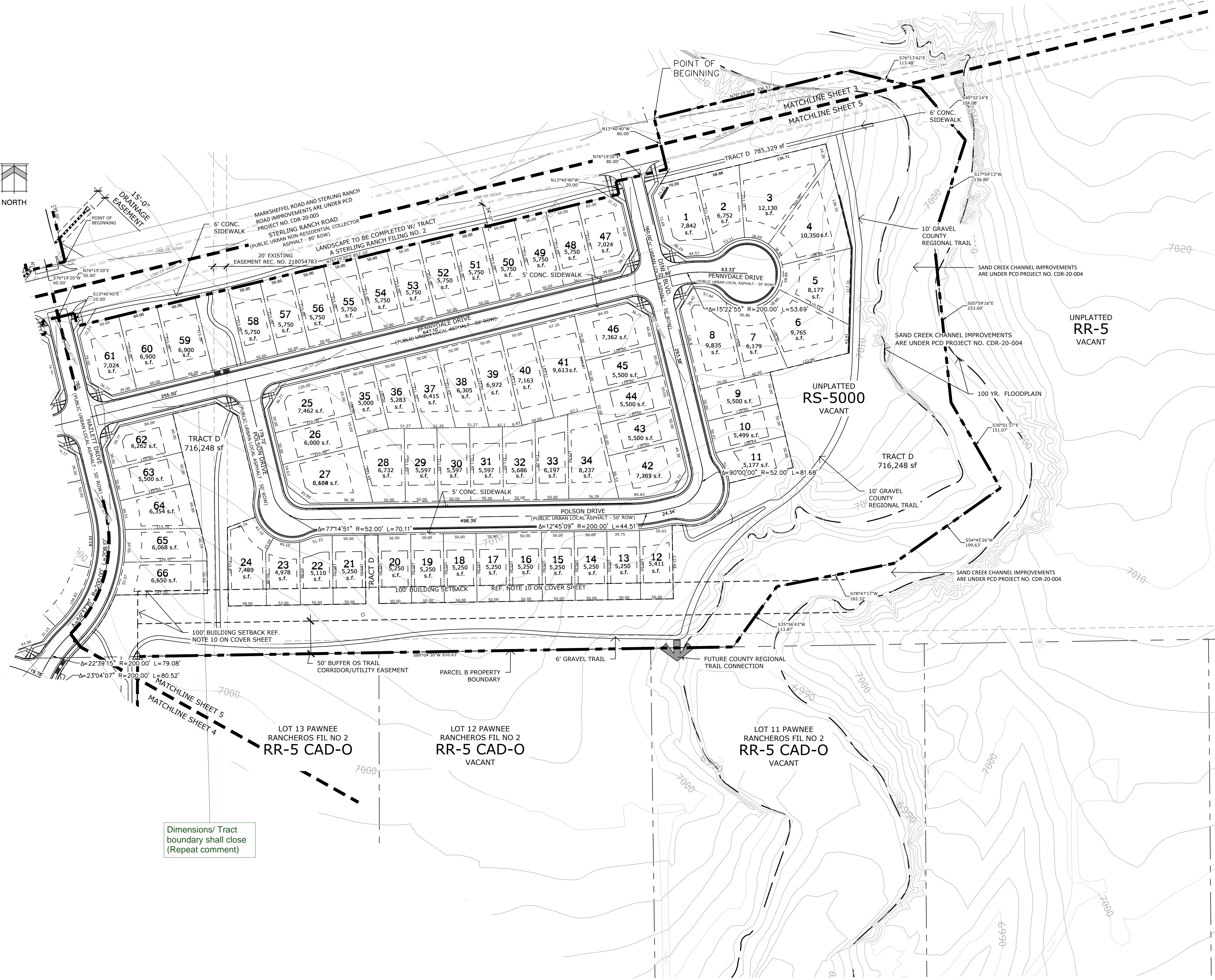
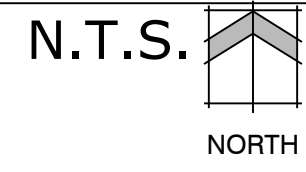
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SHEET REFERENCE



Dimensions/ Tract boundary shall close (Repeat comment)

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El Paso County, Colorado

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

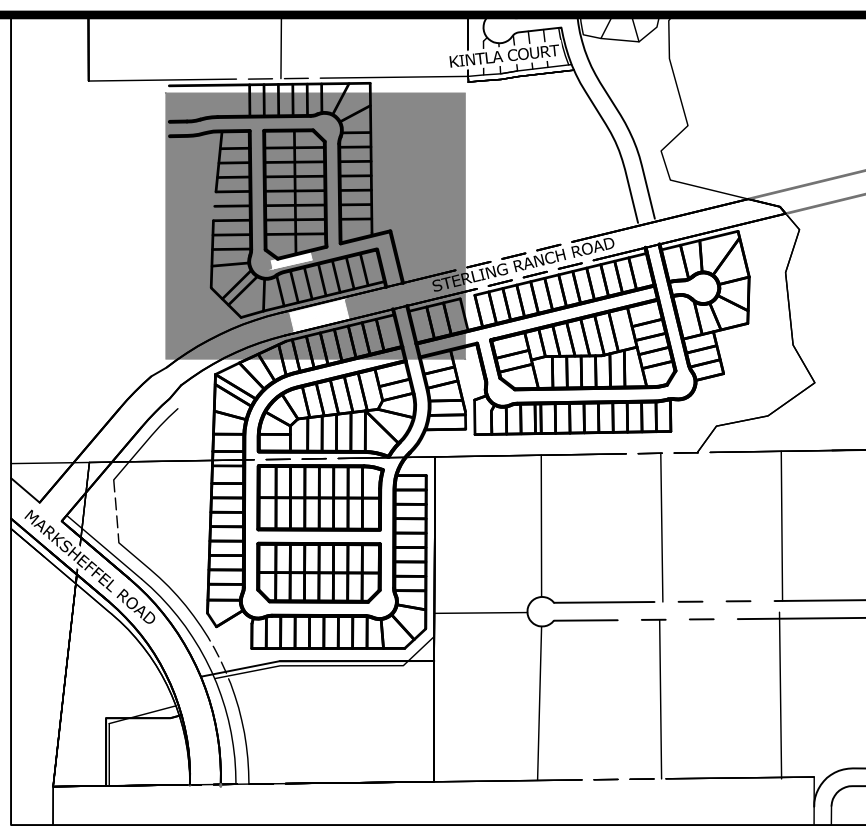
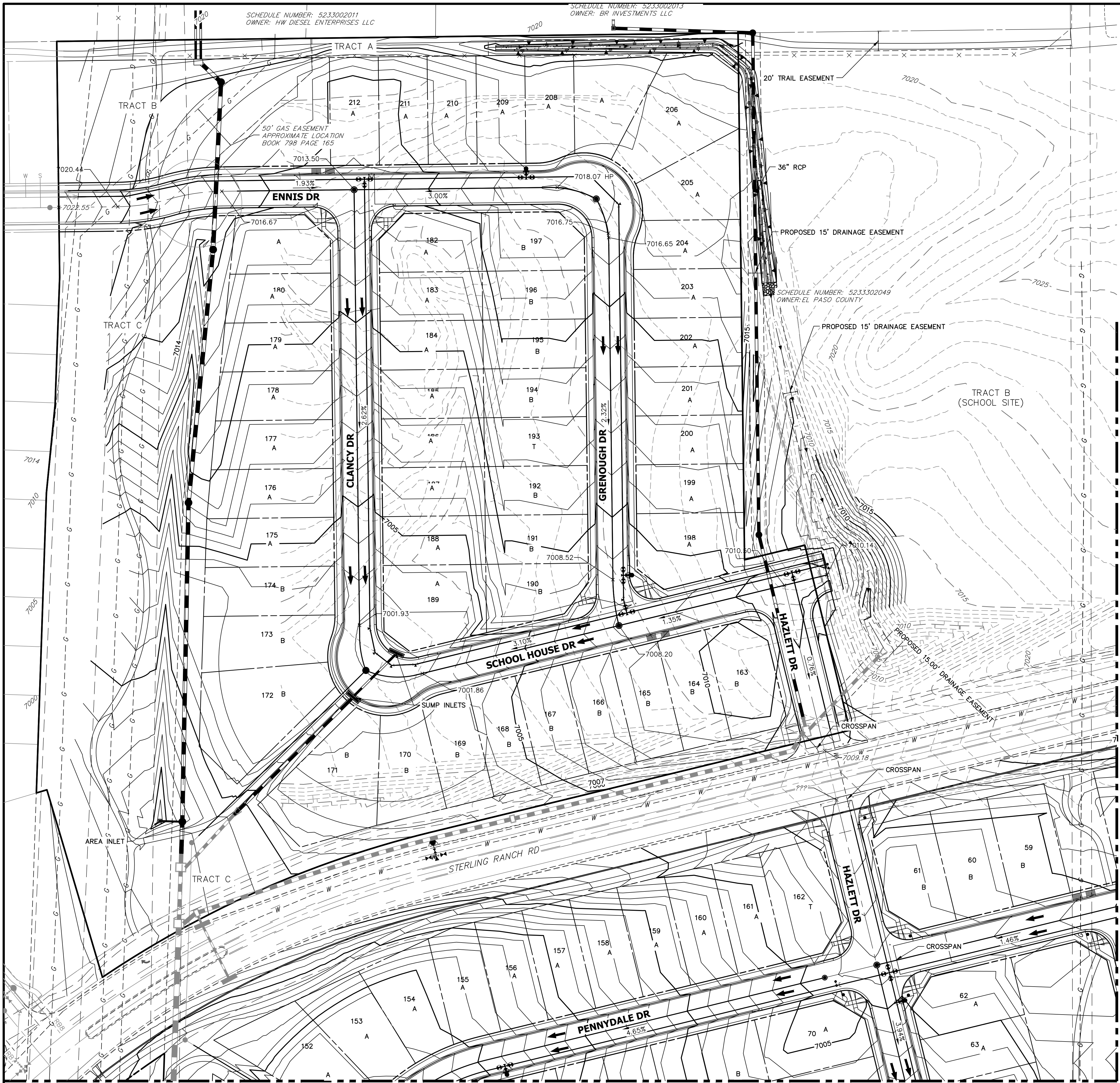
### ENTITLEMENT

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

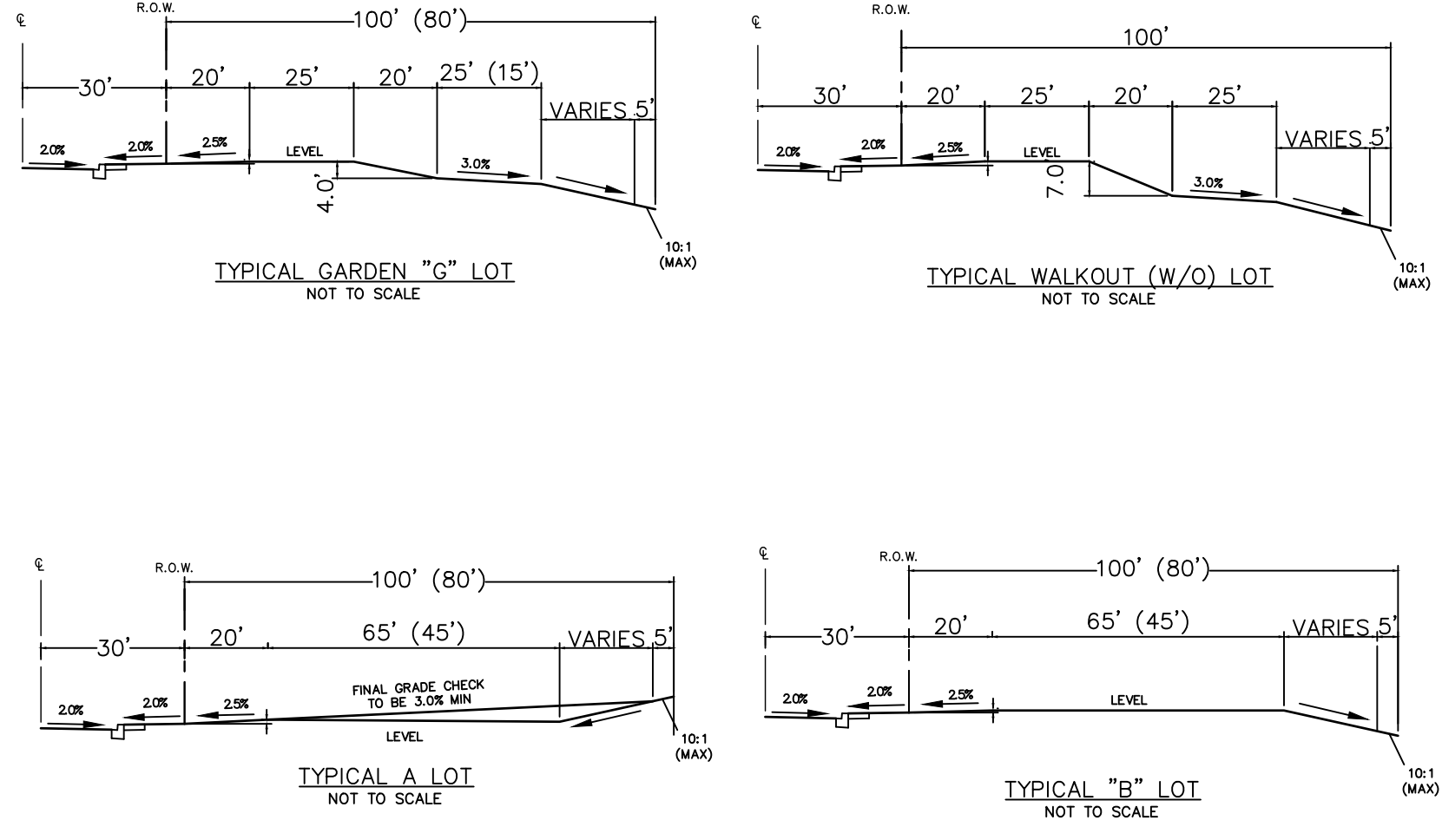
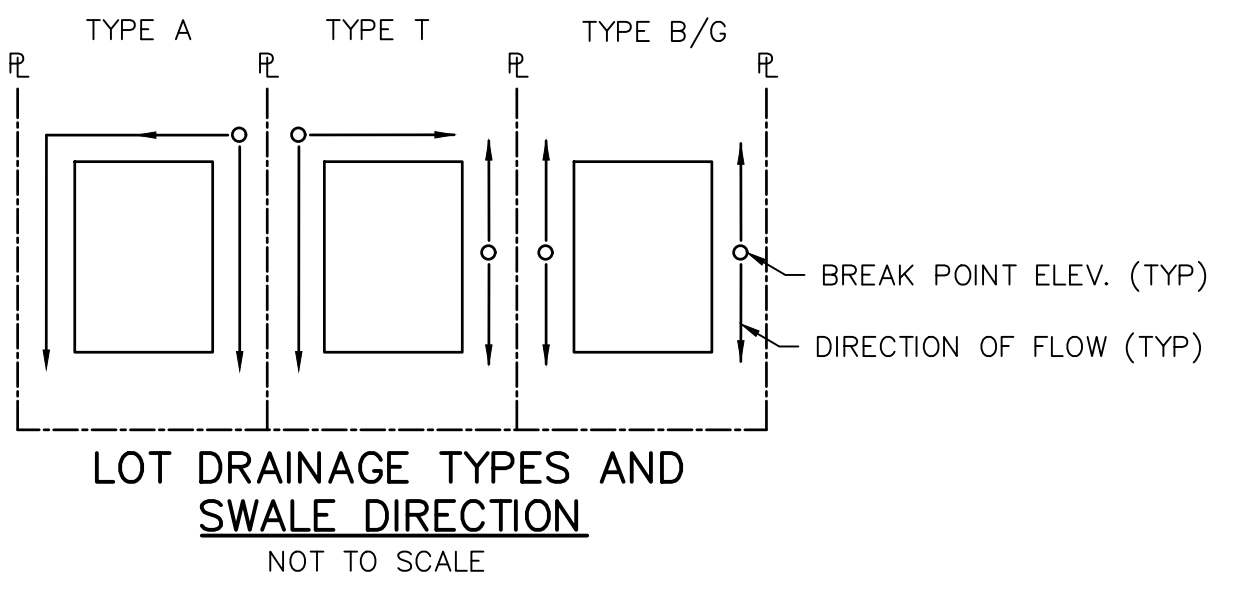
### PRELIMINARY PLAN

**5**  
OF 17

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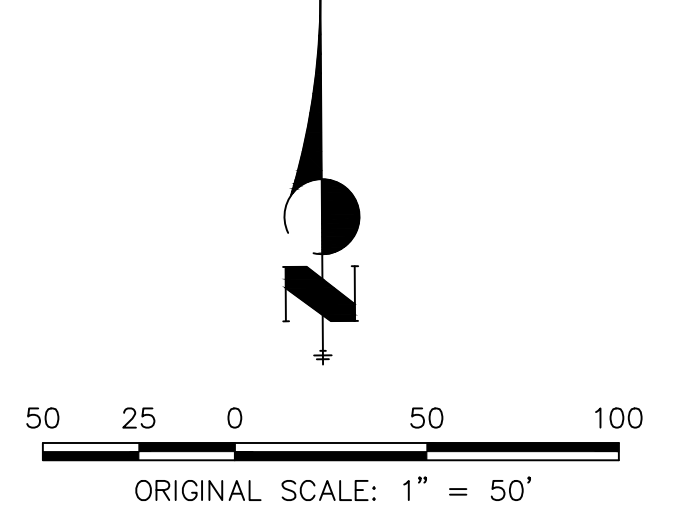


**KEY MAP**  
SCALE: NTS



**LEGEND**

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



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

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

**J.R. ENGINEERING**  
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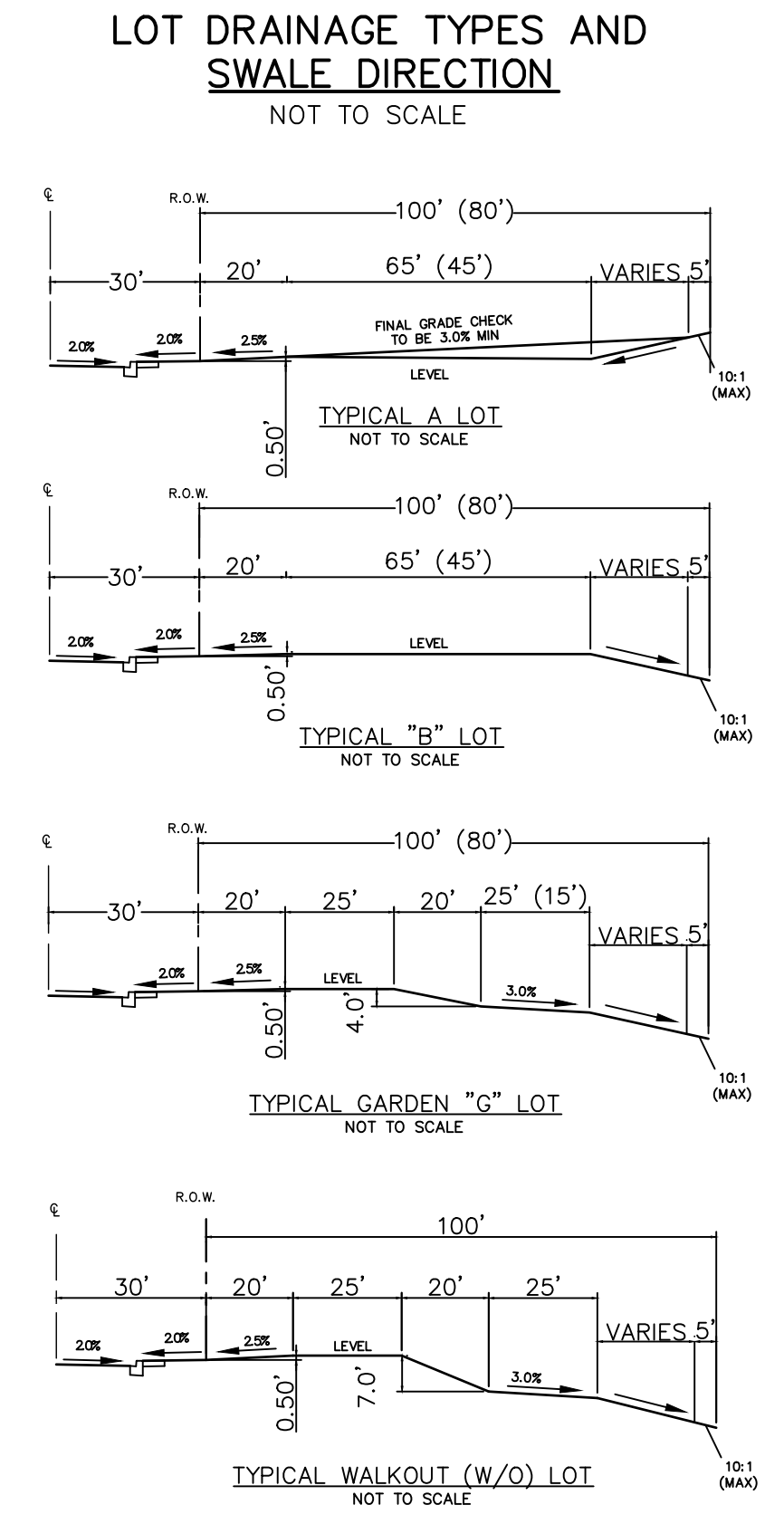
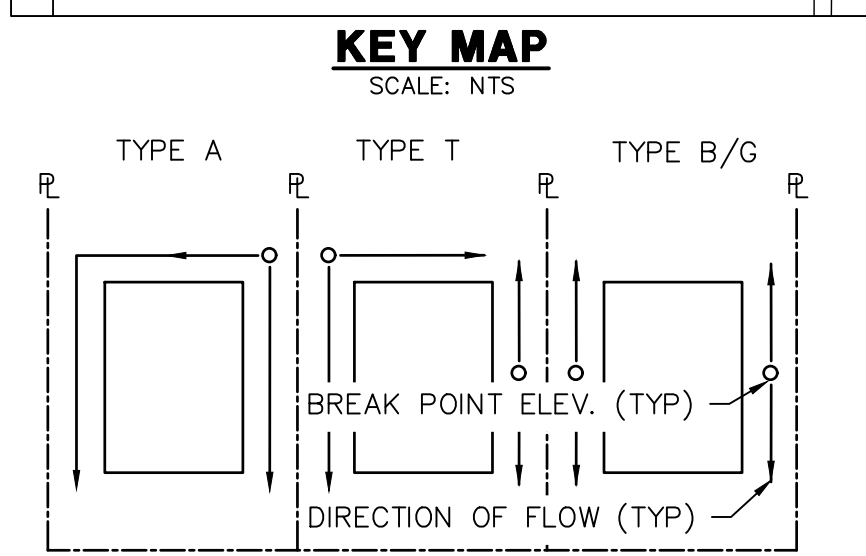
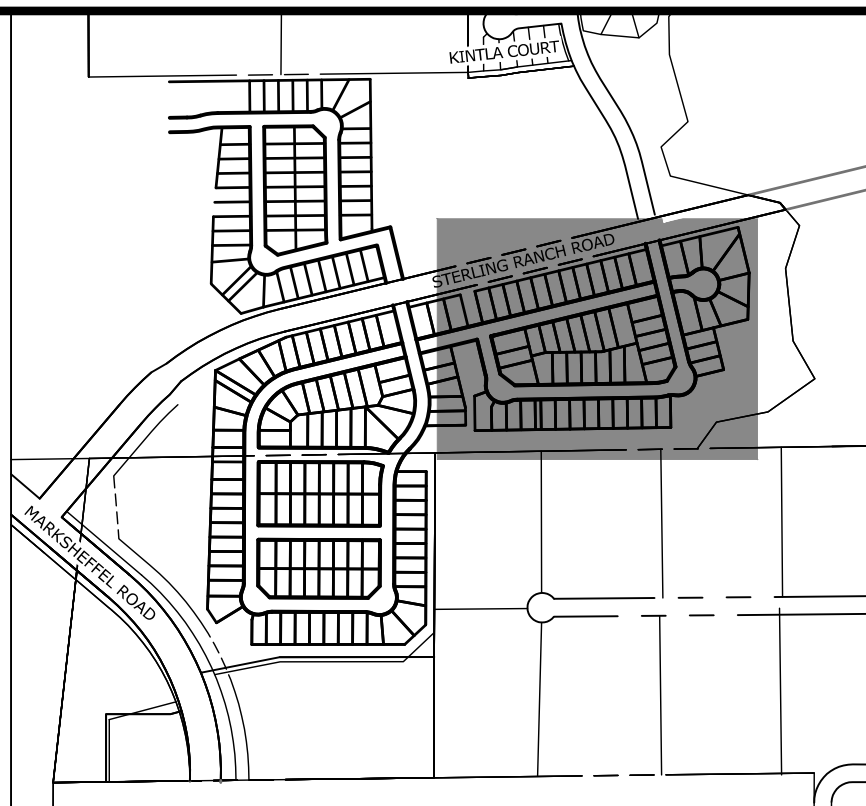
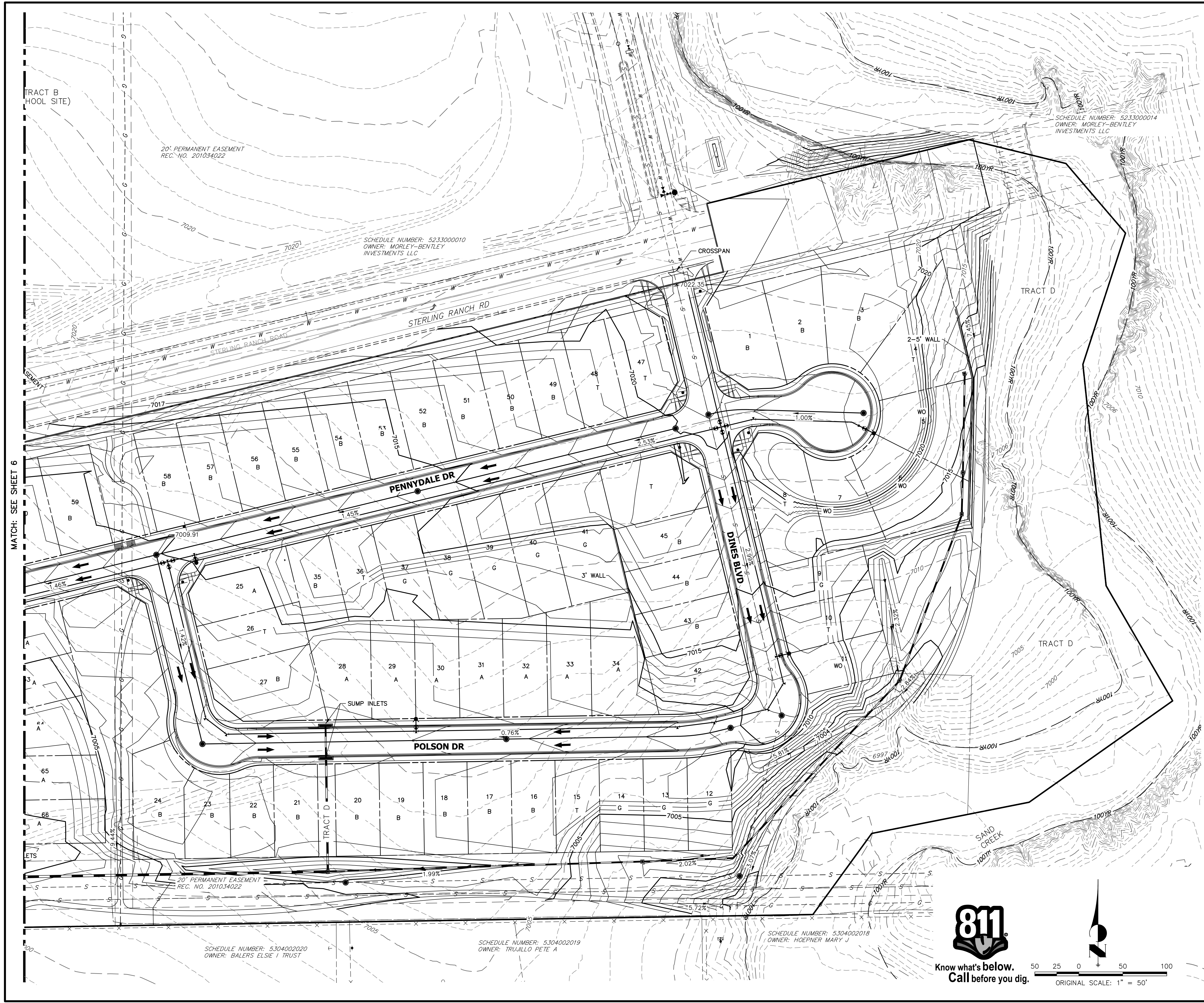
BY	DATE	NO.	REVISION

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

STERLING RANCH PHASE 2  
PRELIMINARY GRADING PLAN

SHEET 6 OF 17

JOB NO. 25188.02



### LEGEND

EXISTING STORM SEWER	[Symbol: Dashed line with 'S' and arrows]
STORM SEWER PROPOSED	[Symbol: Solid line with 'S' and arrows]
PROPOSED R.O.W.	[Symbol: Dashed line]
PROPOSED PROPERTY LINES	[Symbol: Solid line]
PROPOSED SIDEWALK	[Symbol: Dashed line with 'S']
EXISTING PROPERTY LINE	[Symbol: Solid line]
ROW EXISTING	[Symbol: Dashed line]
FL EXISTING	[Symbol: Dashed line with 'F']
SIDEWALK EXISTING	[Symbol: Dashed line with 'S']
DRAINAGE ACCESS & MAINTENANCE EASEMENT	[Symbol: Line with 'A' and arrows]
SILT FENCE	[Symbol: Line with 'SF']
L.P./H.P.	[Symbol: Square]
(2.0%)	[Symbol: Triangle]
[Symbol: Arrow]	INLET
[Symbol: Arrow]	LOW POINT/HIGH POINT
[Symbol: Arrow]	FLOW DIRECTION & SLOPE
[Symbol: Arrow]	FLOW DIRECTION ARROW
[Symbol: Arrow]	EXISTING FLOW DIRECTION ARROW
[Symbol: Arrow]	EMERGENCY OVERFLOW DIRECTION

EXISTING      PROPOSED

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

BY: [ ] DATE: [ ]

No.	REVISION	DATE	BY

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

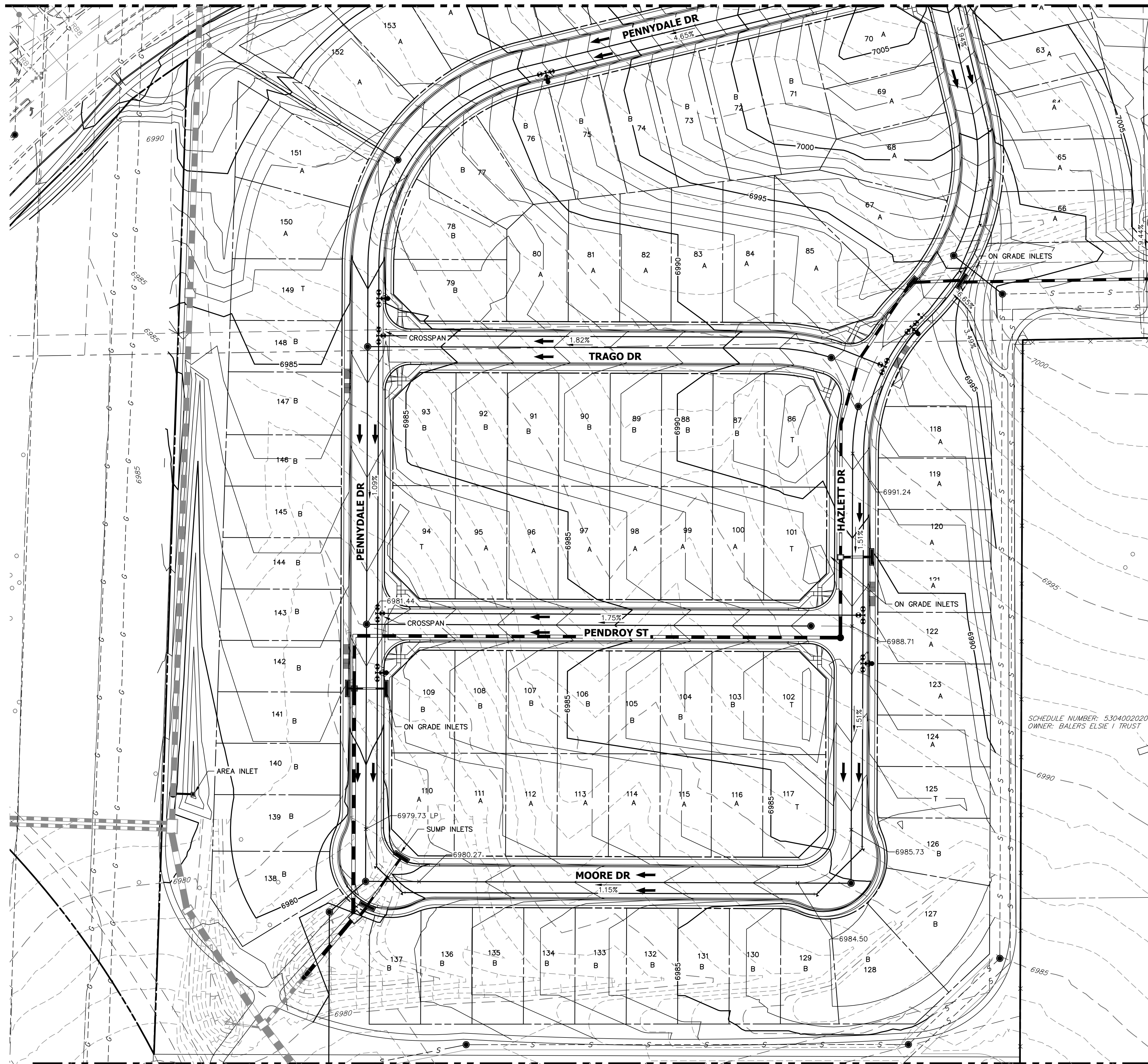
**STERLING RANCH PHASE 2**  
**PRELIMINARY GRADING PLAN**

SHEET 7 OF 17  
JOB NO. 25188.02

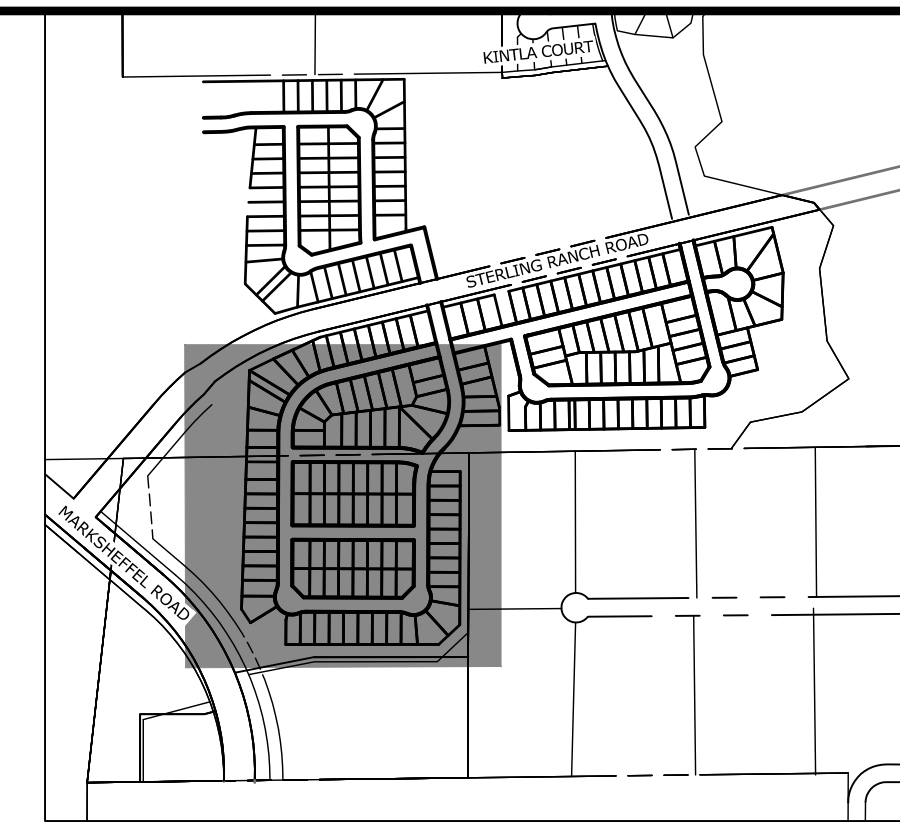
Know what's below.  
Call before you dig.

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

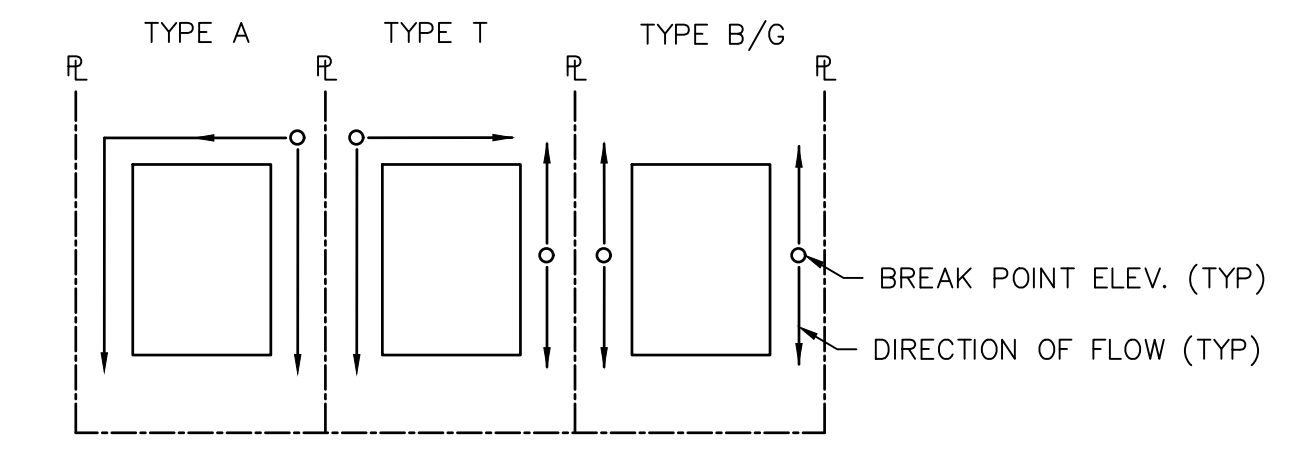
MATCH: SEE SHEET 6



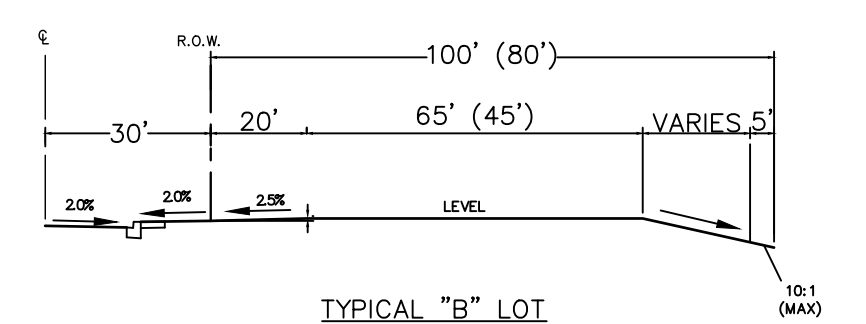
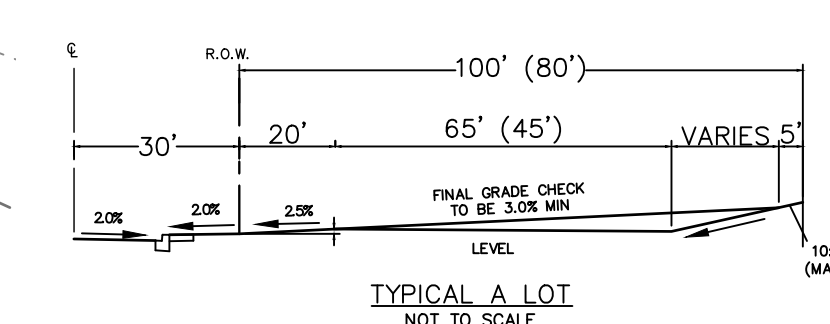
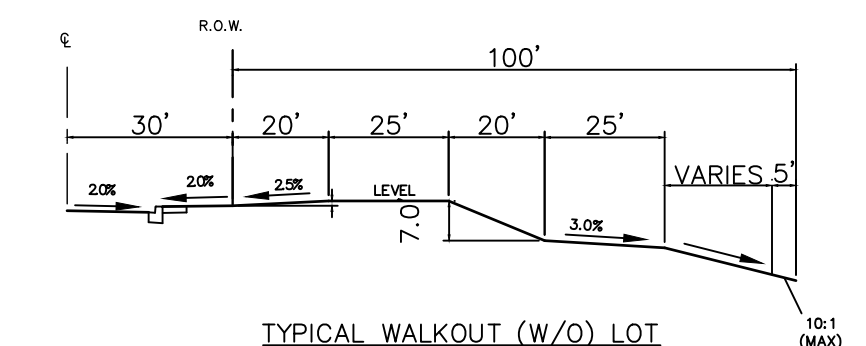
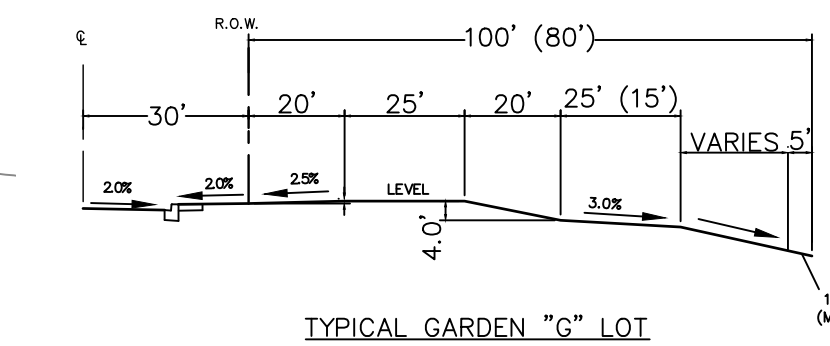
MATCH: SEE SHEET 9



KEY MAP  
SCALE: NTS



LOT DRAINAGE TYPES AND SWALE DIRECTION  
NOT TO SCALE

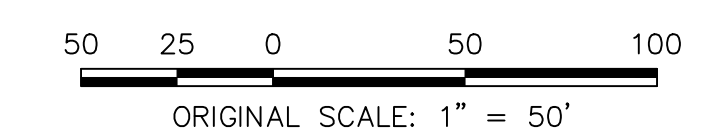


LEGEND

EXISTING STORM SEWER		INLET	
STORM SEWER PROPOSED		LOW POINT/HIGH POINT	
PROPOSED R.O.W.		FLOW DIRECTION & SLOPE	
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			
EXISTING		PROPOSED	



Know what's below.  
Call before you dig.

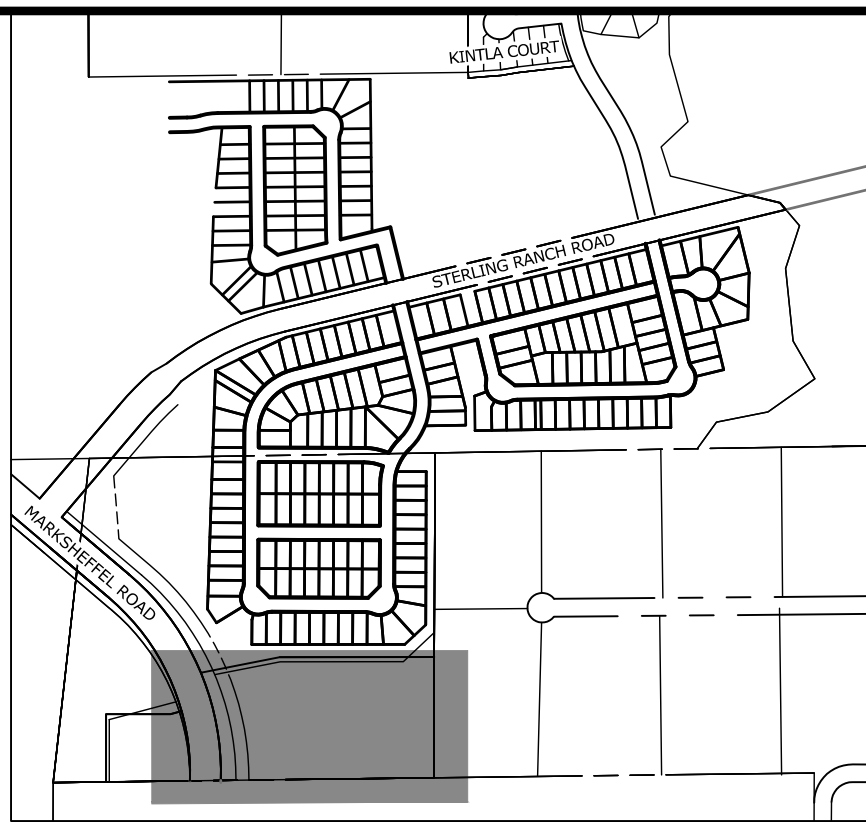


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NO.	REVISION	BY	DATE





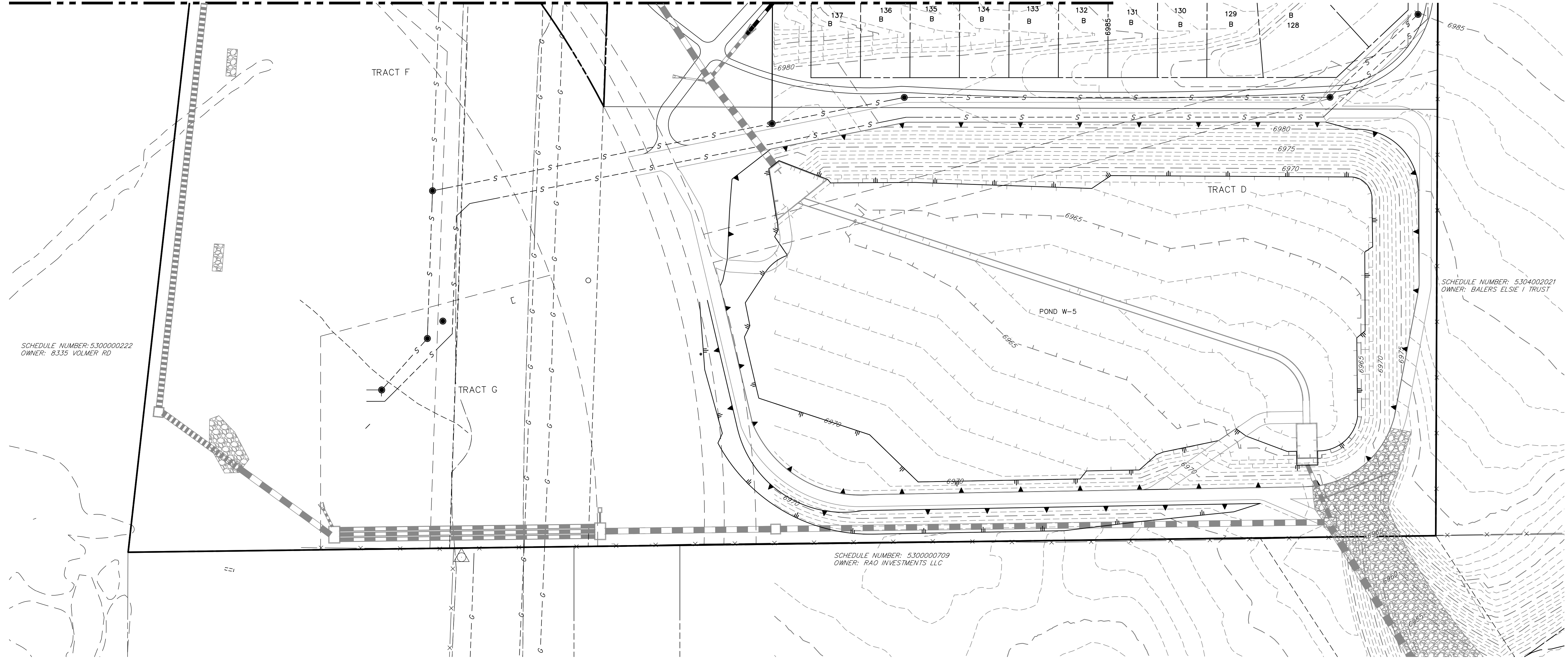
**KEY MAP**  
SCALE: NTS

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

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MATCH: SEE SHEET 7

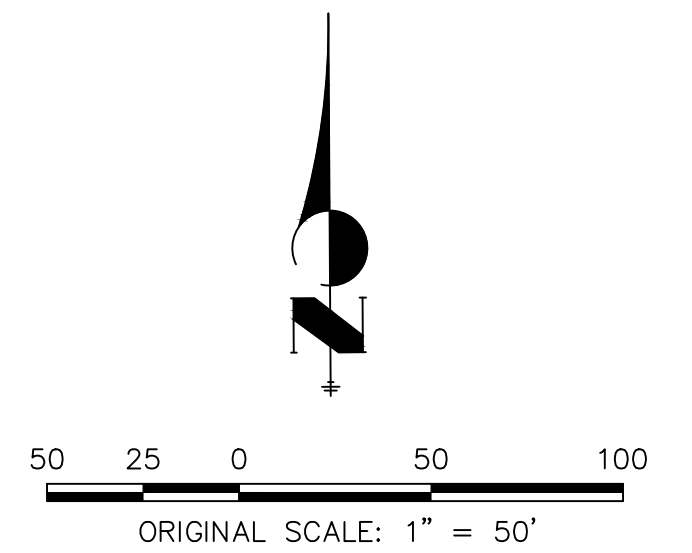


**LEGEND**

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		EXISTING	PROPOSED
DRAINAGE ACCESS & MAINTENANCE EASEMENT			
SILT FENCE	SF		

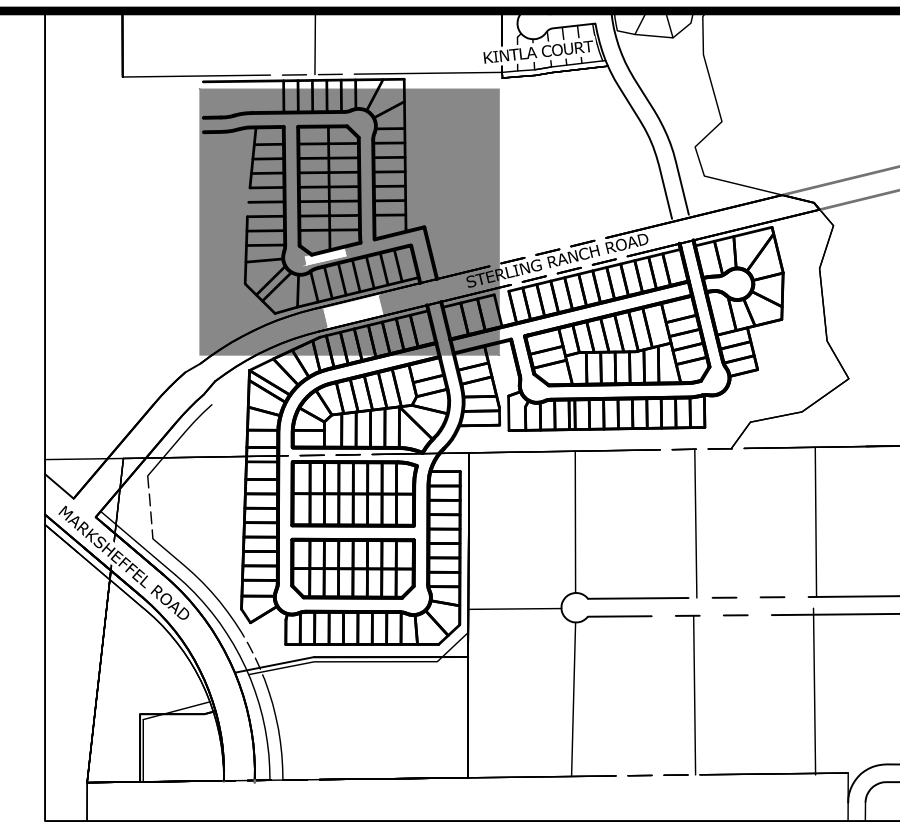


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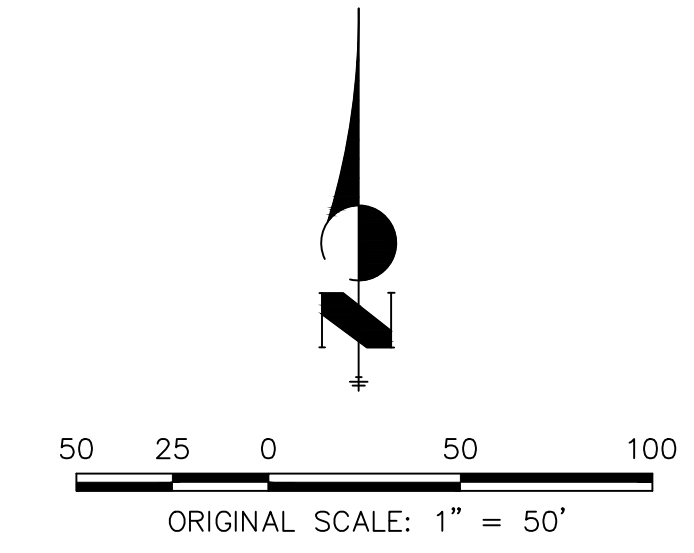


BY	DATE	No.	REVISION

STERLING RANCH PHASE 2  
PRELIMINARY GRADING PLAN



**KEY MAP**  
SCALE: NTS



SCHEDULE NUMBER: 5233302049  
OWNER: EL PASO COUNTY

TRACT B  
(SCHOOL SITE)

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

20" ELECTRIC EASEMENT  
REC. NO. 21805478.3

20" ELECTRIC EASEMENT  
REC. NO. 21805478.3

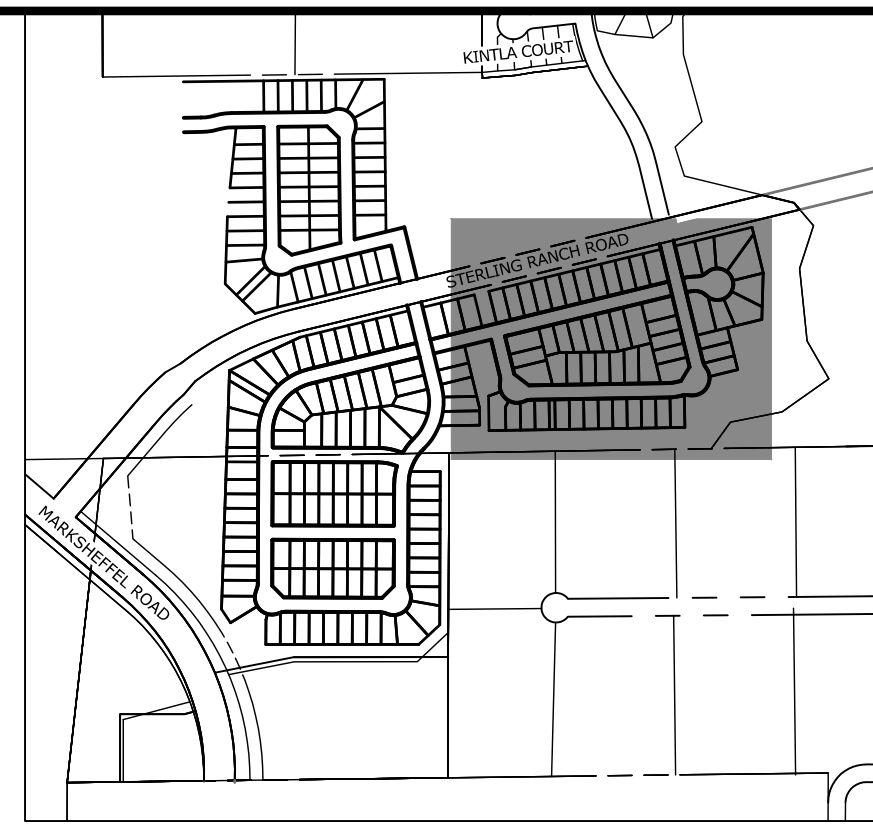
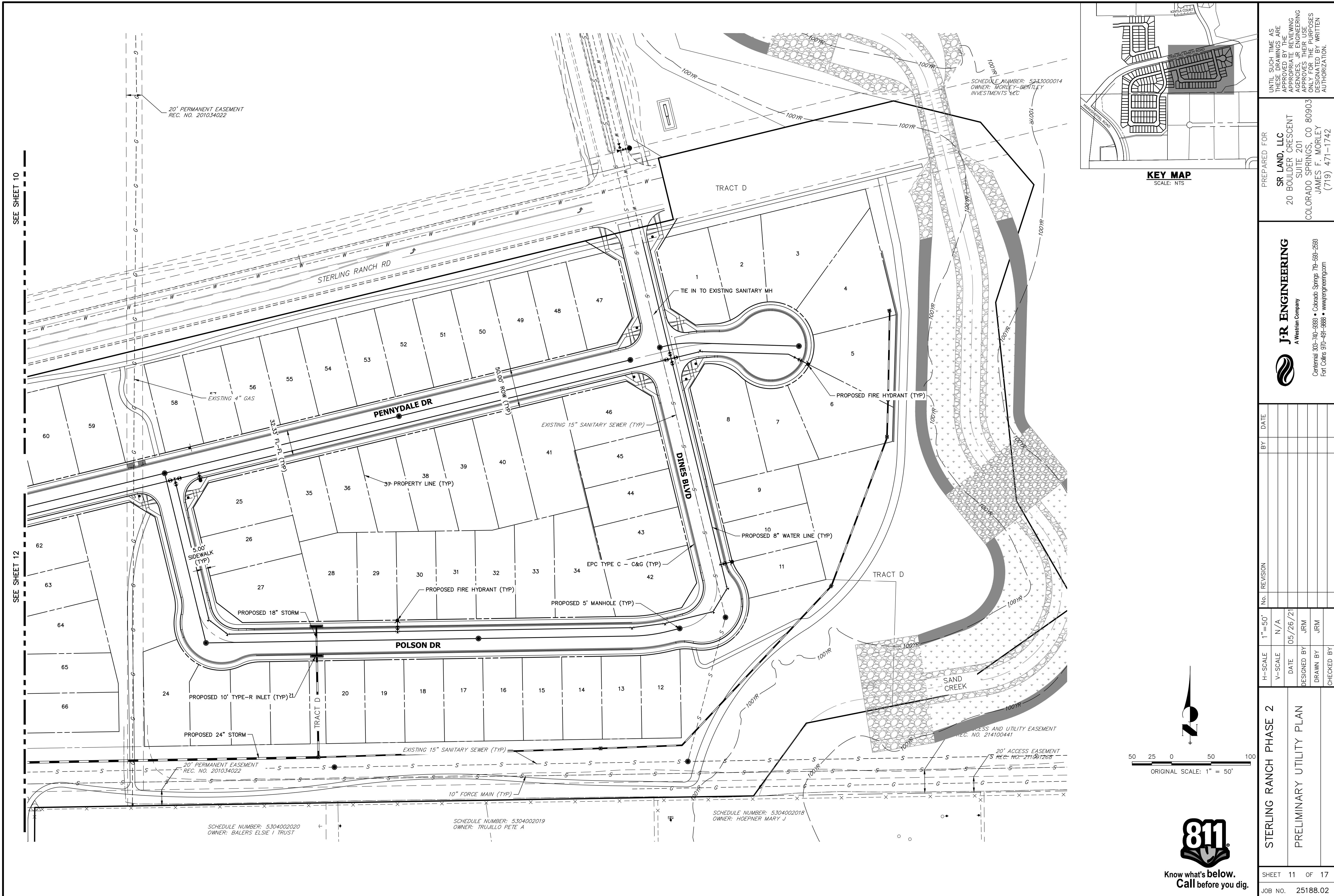


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<b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=50'
V-SCALE	N/A
DATE	05/26/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	
STERLING RANCH PHASE 2	
PRELIMINARY UTILITY PLAN	
SHEET 10 OF 17	
JOB NO. 25188.02	

SEE SHEET 12

SEE SHEET 11



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

PREPARED FOR  
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SEE SHEET 10

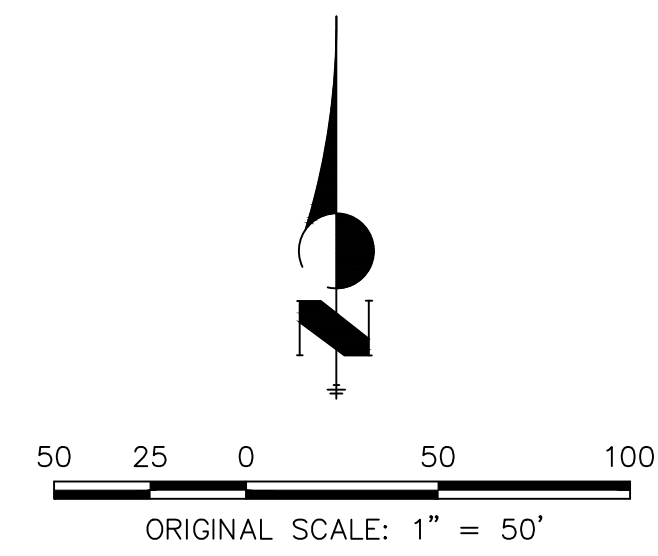
SEE SHEET 12

No.	REVISION	BY	DATE

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

STERLING RANCH PHASE 2  
PRELIMINARY UTILITY PLAN

SHEET 11 OF 17  
JOB NO. 25188.02



Know what's below.  
Call before you dig.

20' PERMANENT EASEMENT  
REC. NO. 201034022

20' PERMANENT EASEMENT  
REC. NO. 201034022

SCHEDULE NUMBER: 5304002019  
OWNER: TRUJILLO PETE A

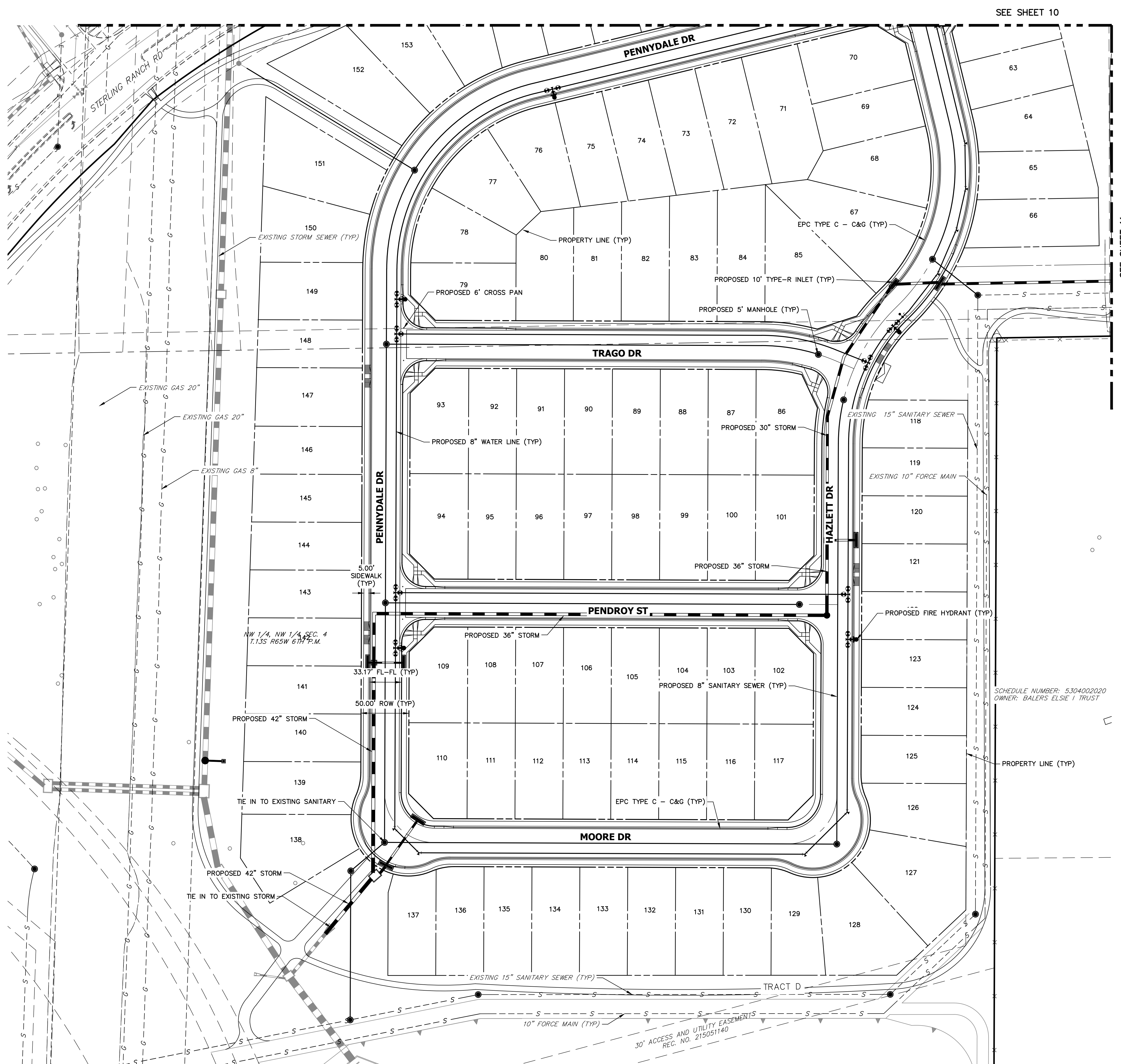
SCHEDULE NUMBER: 5304002018  
OWNER: HOEPNER MARY J

SCHEDULE NUMBER: 5233000014  
OWNER: MORLEY-BENTLEY INVESTMENTS LLC

ACCESS AND UTILITY EASEMENT  
REC. NO. 214100441

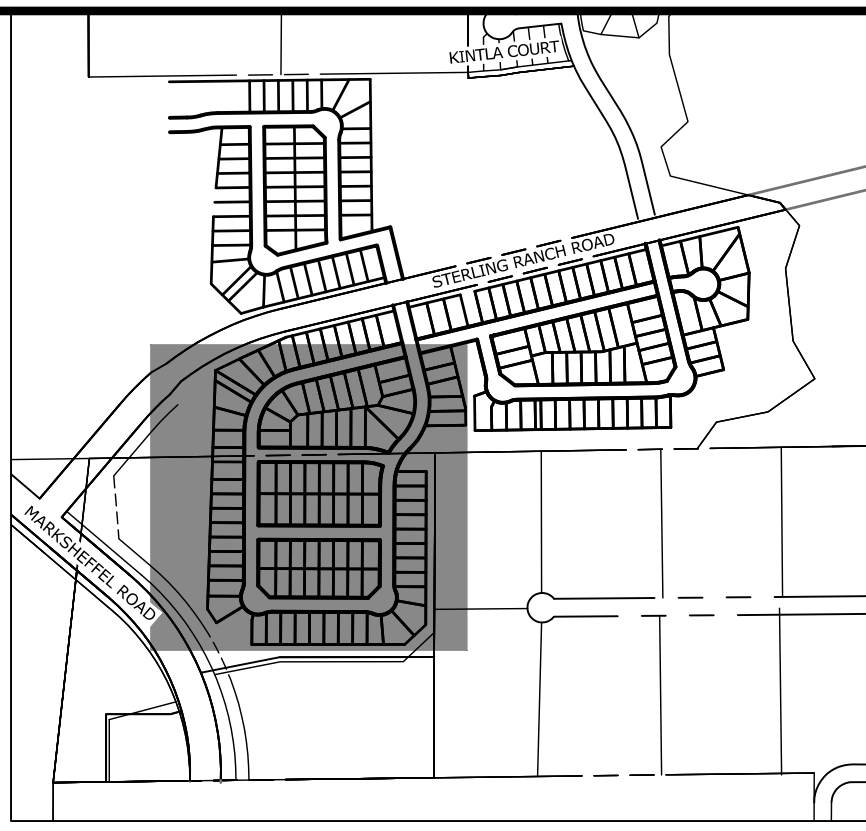
20' ACCESS EASEMENT  
REC. NO. 211601268

SCHEDULE NUMBER: 5304002020  
OWNER: BALERS ELSIE I TRUST

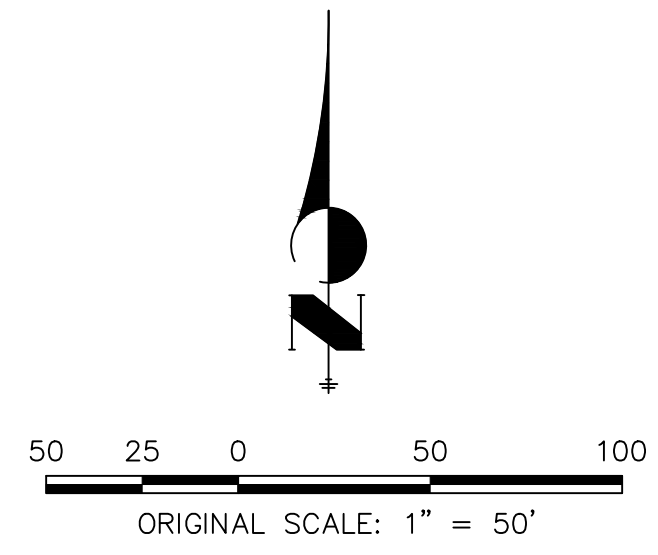


SEE SHEET 10

SEE SHEET 11



**KEY MAP**  
SCALE: NTS



ORIGINAL SCALE: 1" = 50'

SCHEDULE NUMBER: 53040020  
OWNER: BALERS ELSIE I TRUST

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 Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

BY	DATE	REVISION

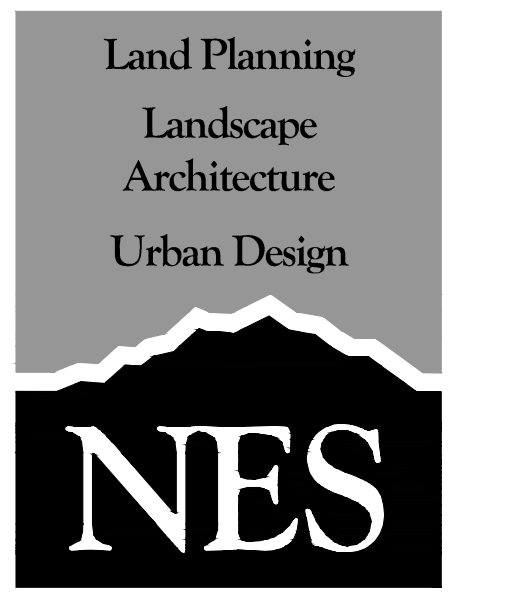
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1"=50'	N/A	05/26/21	JRM	JRM	

**STERLING RANCH PHASE 2**  
**PRELIMINARY UTILITY PLAN**



# 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)

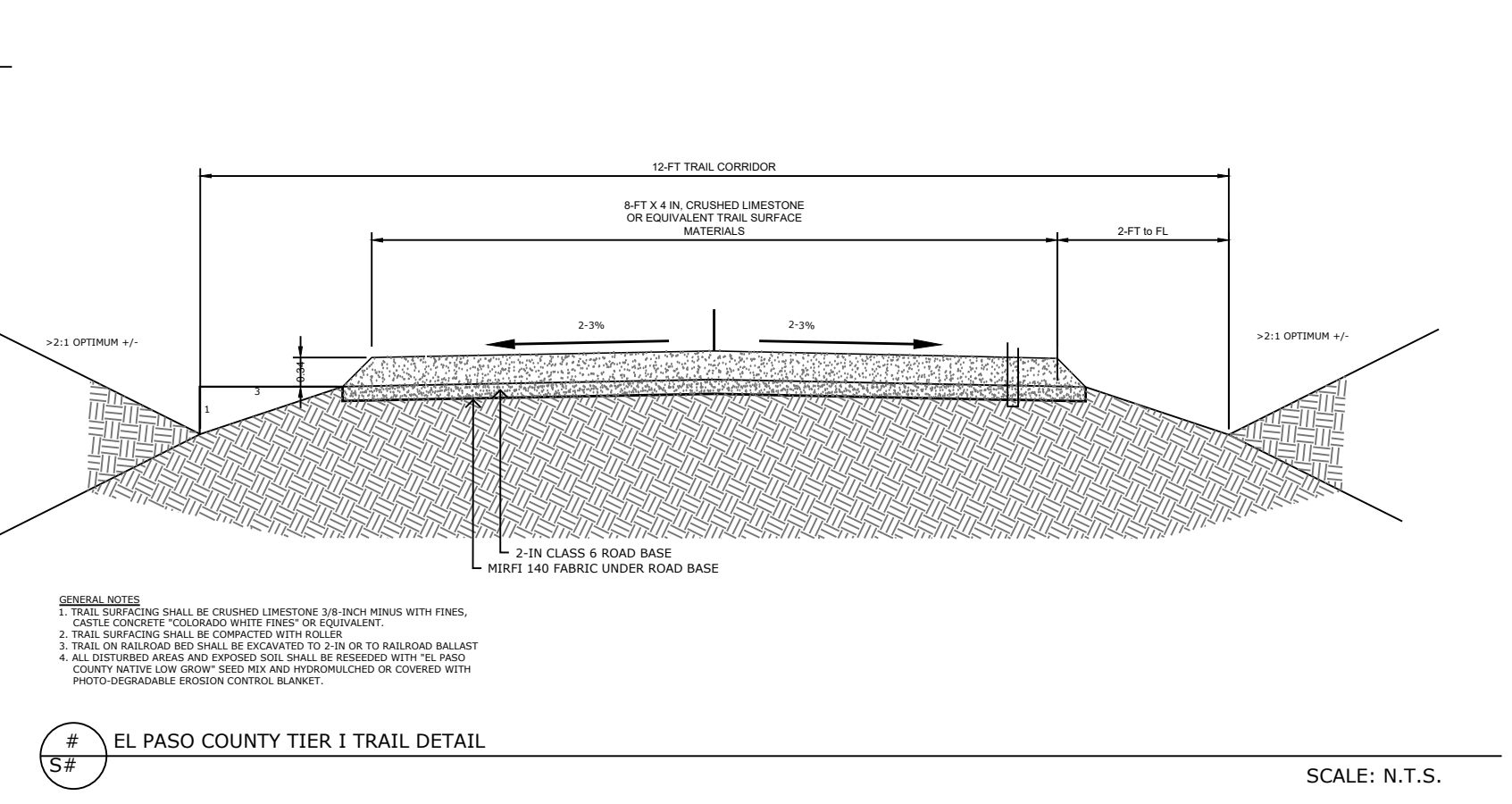
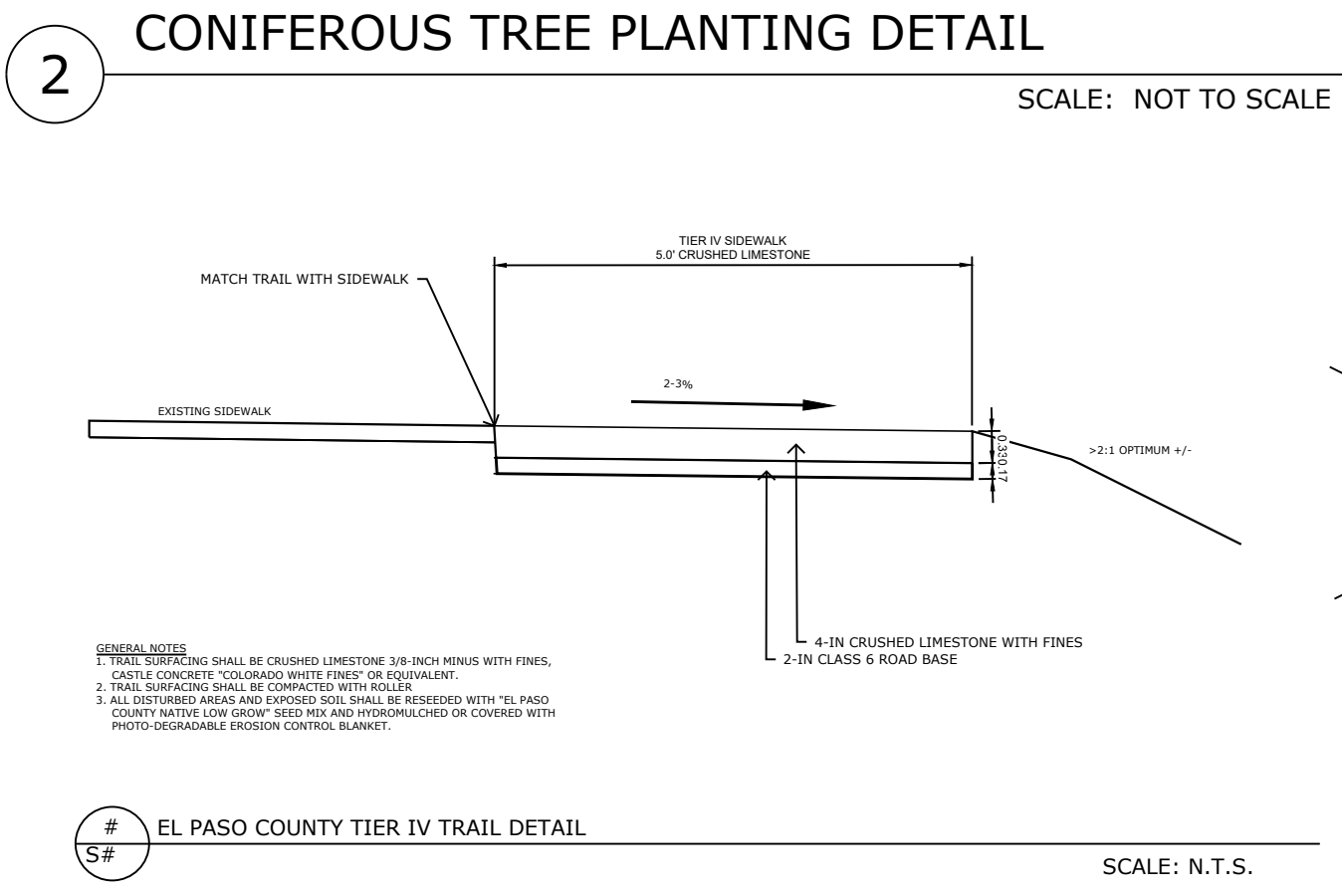
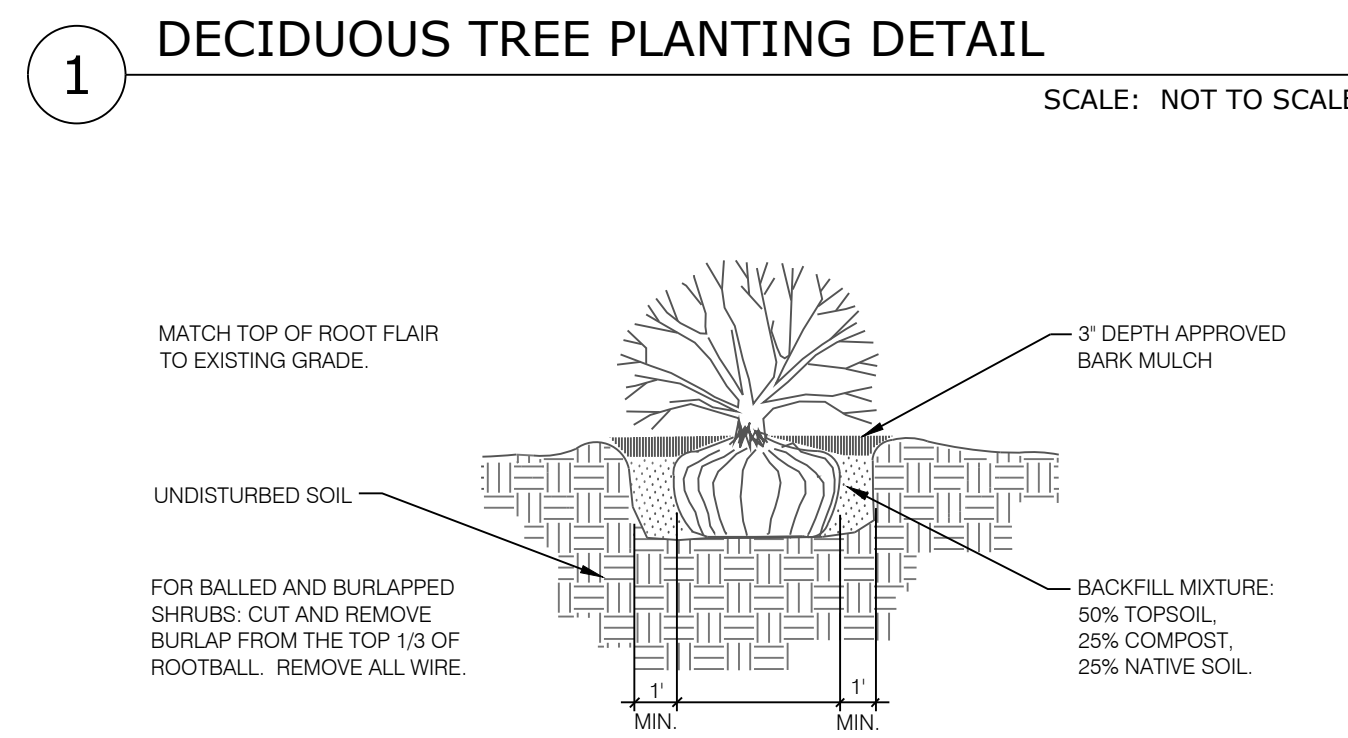
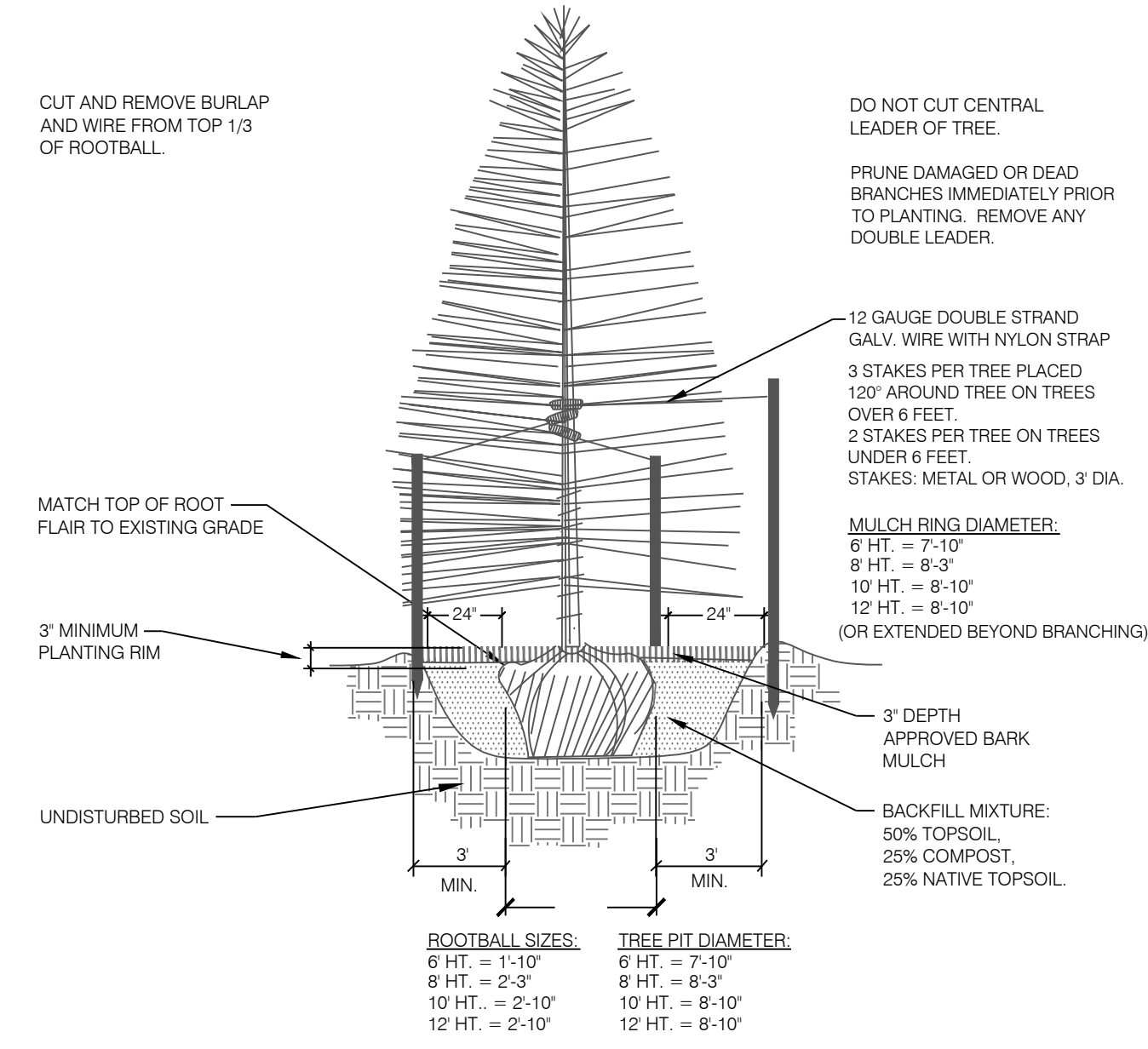
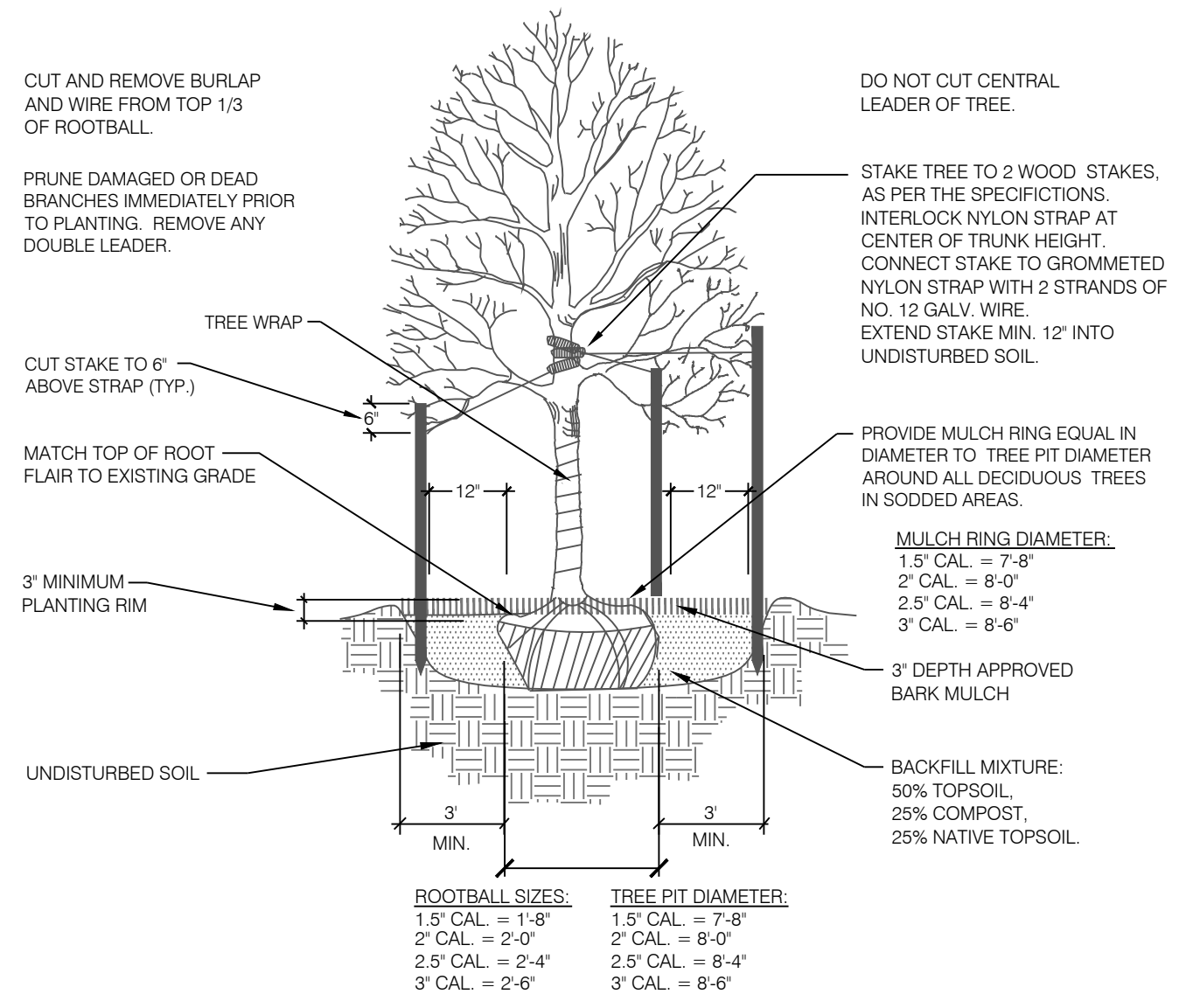
Street Name or Property Line	Buffer Tree Abbr. Denoted on Plan	Width (in Ft.) Req. / Provided	Linear Footage	Tree/Feet Required	Buffer Trees (1/20) Required / Prov.	Evergreen Trees (50%) Required / Provided
Industrial North	(IN)	15' / 20'	697	1 / 30'	24 / 24	12 / 20
Residential South	(RS)	15' / 50'	947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



PLANNING/LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## STERLING RANCH PHASE 2 PRELIMINARY PLAN

El Paso County,  
Colorado

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

## ENTITLEMENT

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

## LANDSCAPE NOTES & DETAILS

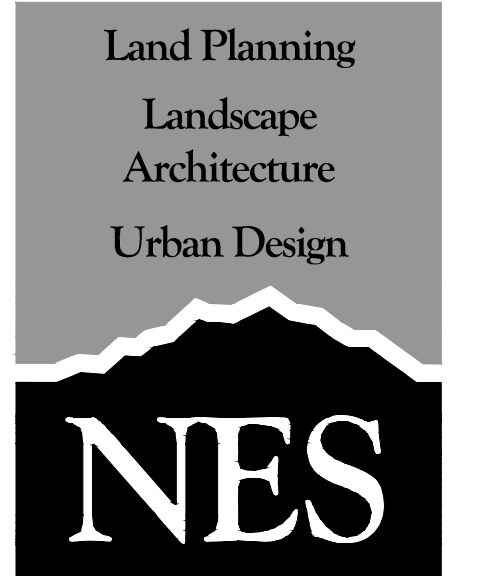
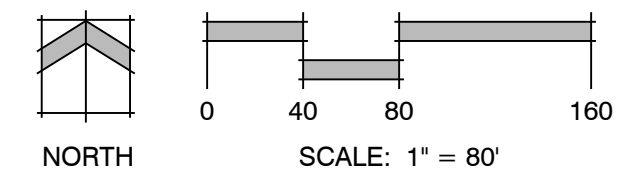
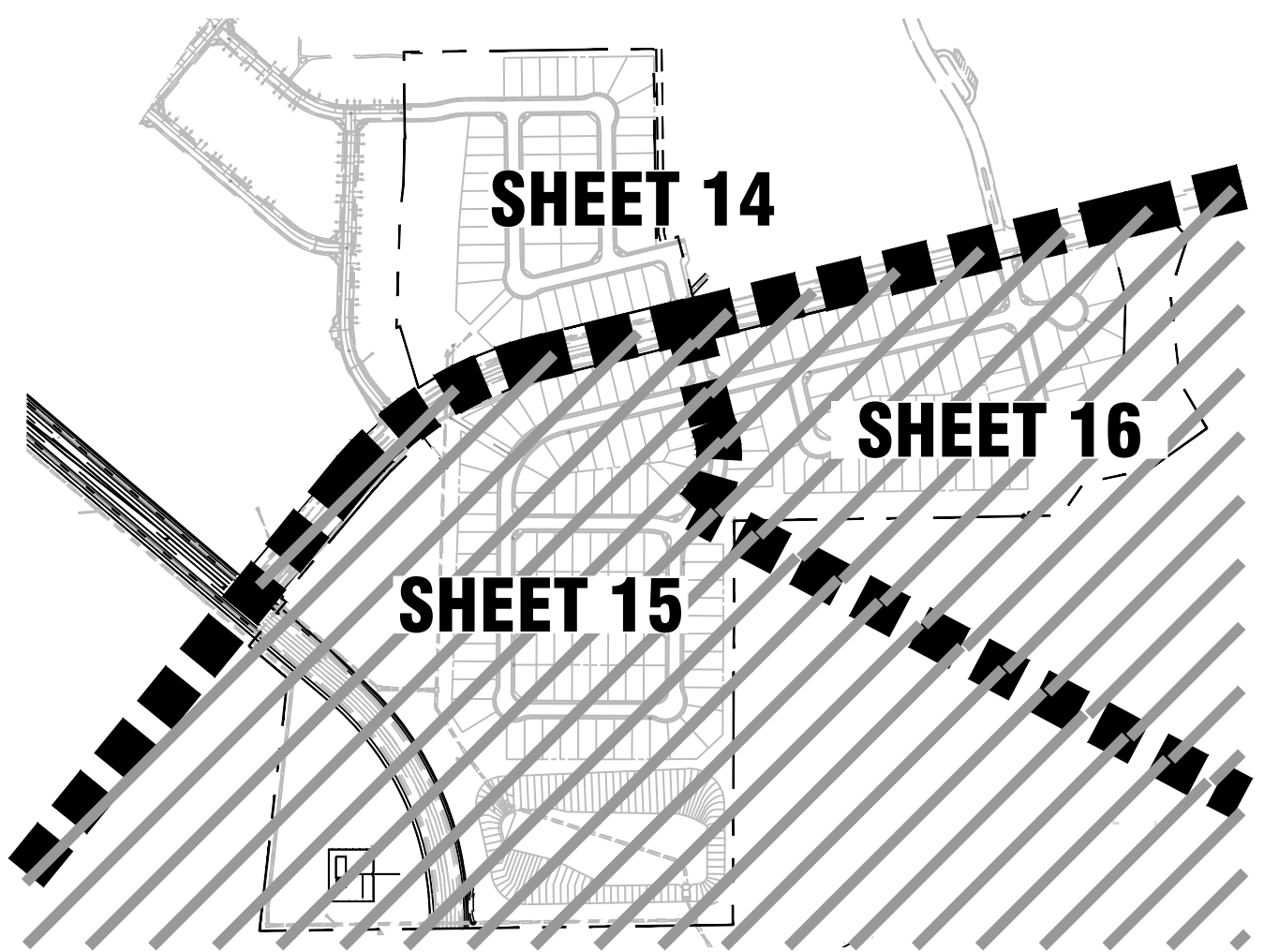
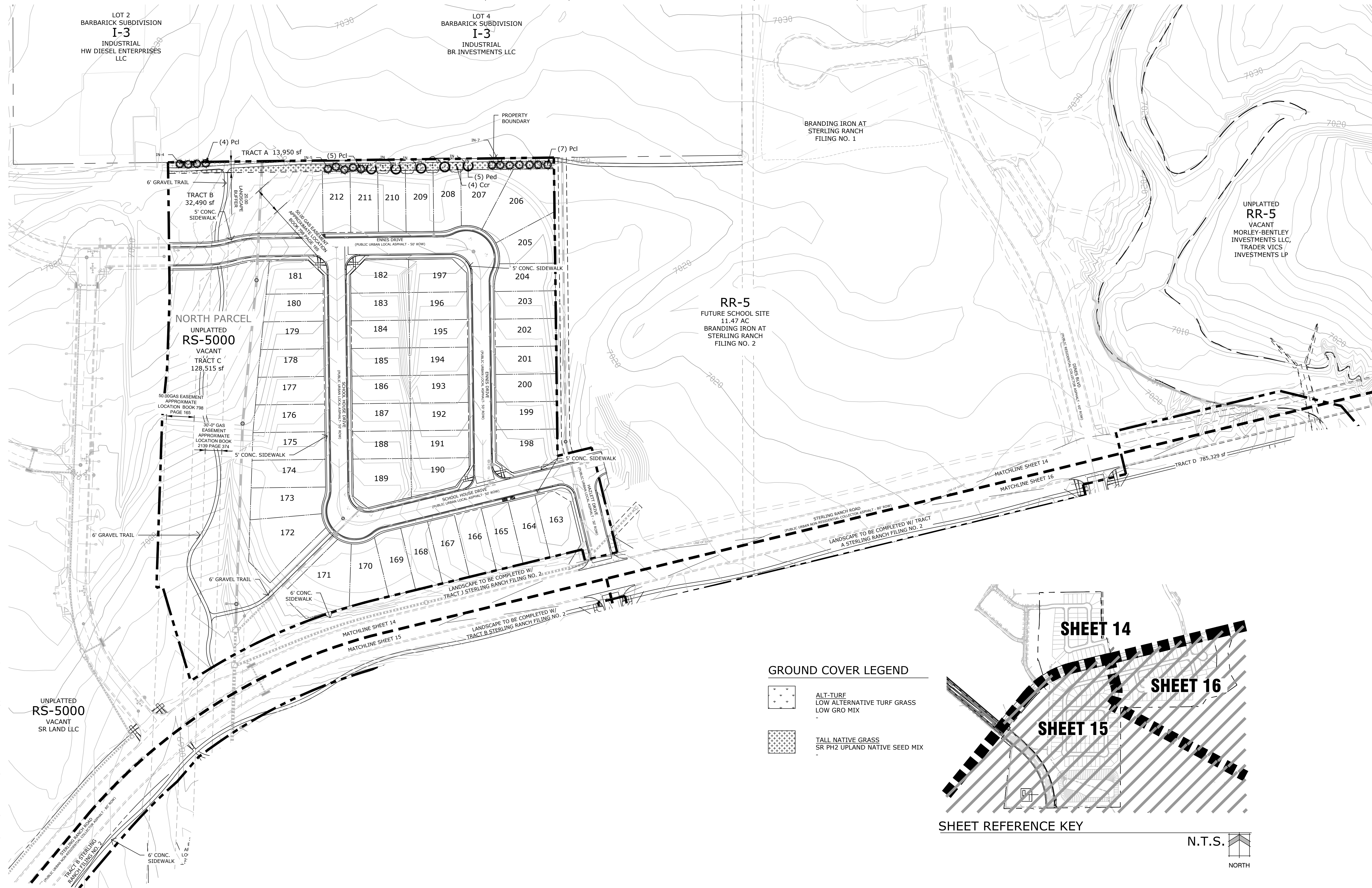
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13 OF 17

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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

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03.01.2021	B.I.	PER COUNTY COMMENTS
05.17.2021	B.I.	PER COUNTY COMMENTS

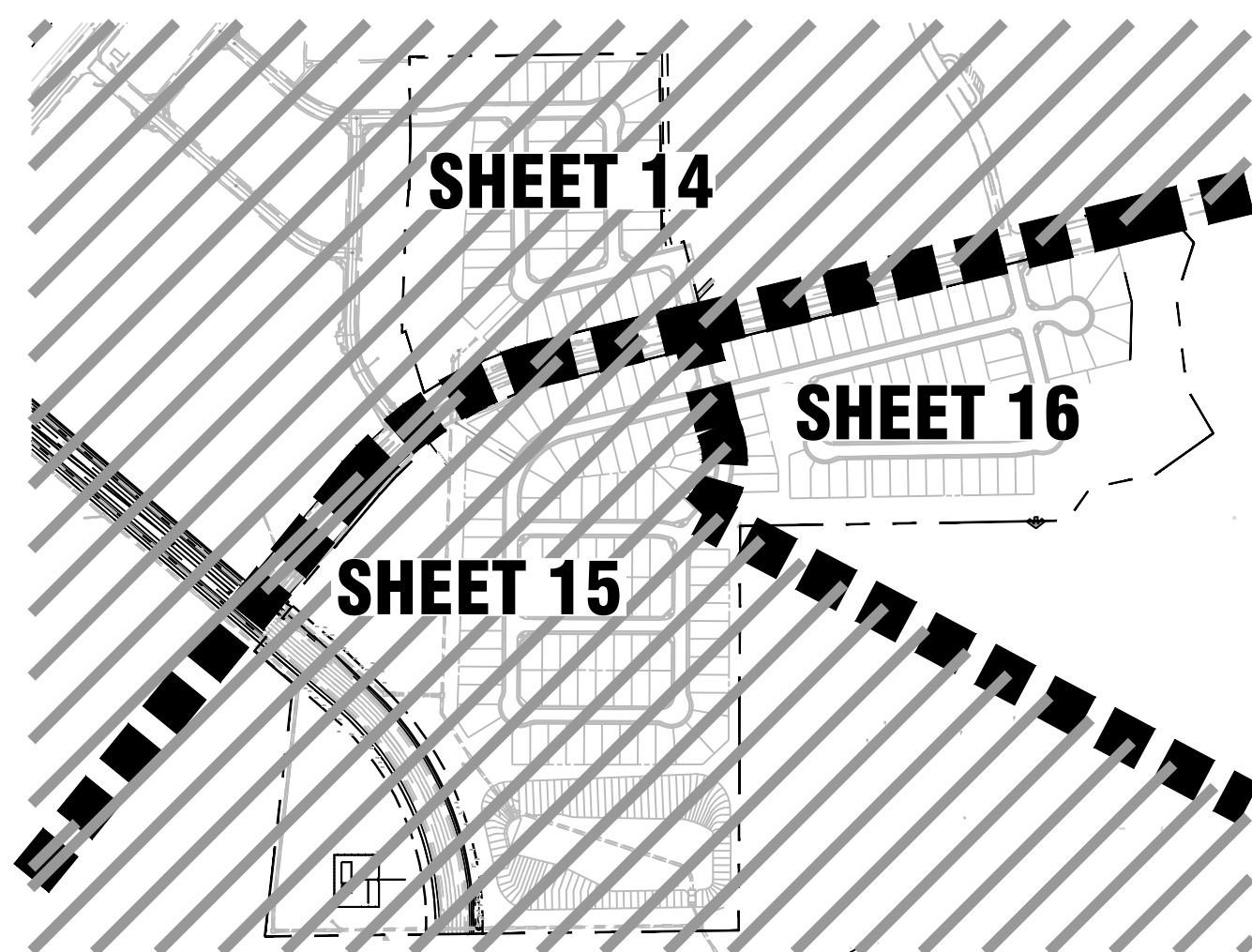
### LANDSCAPE PLAN

**14**  
14 OF 17

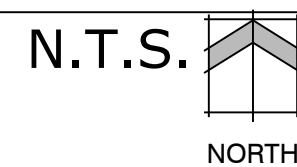
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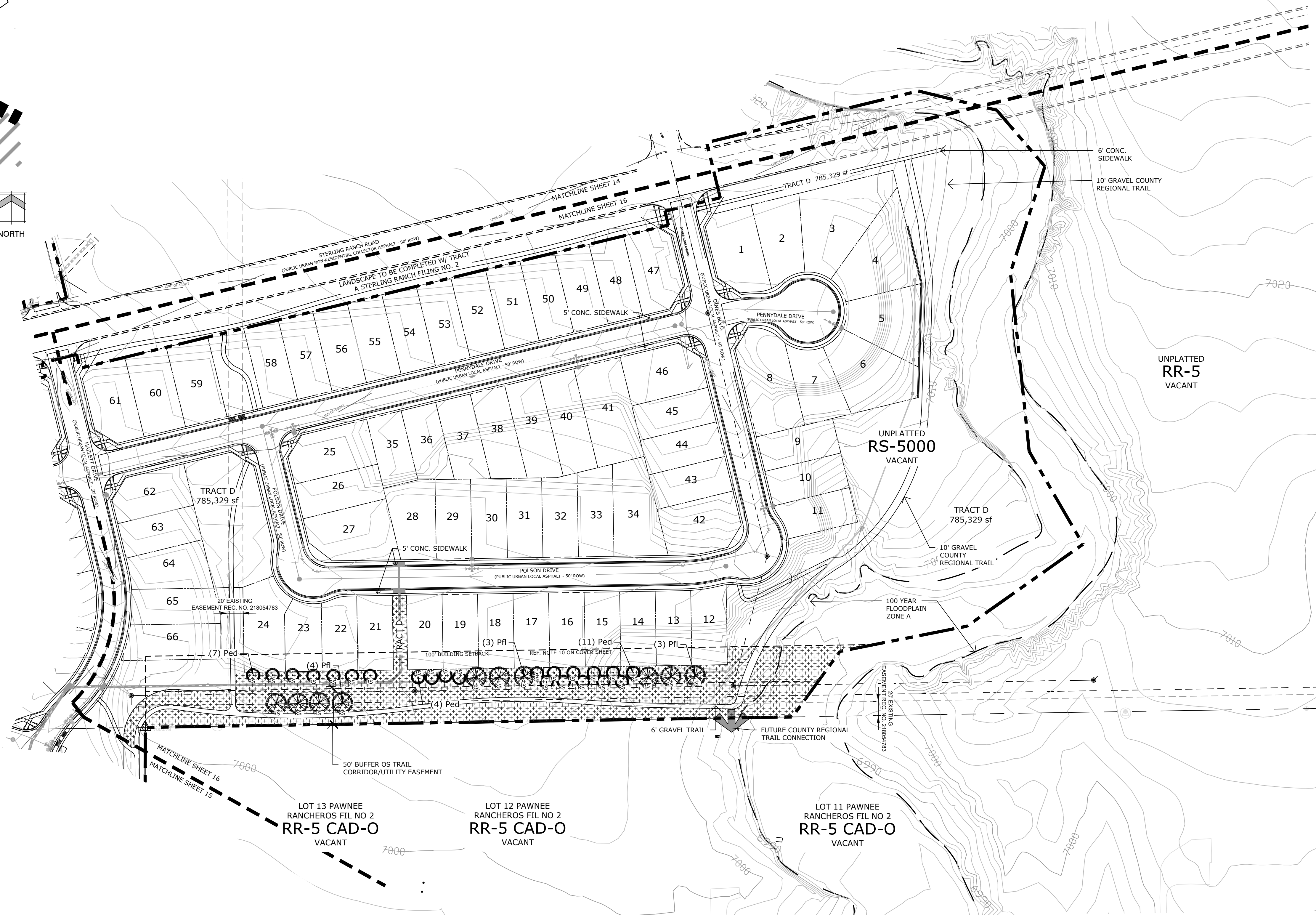


SHEET REFERENCE



### 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

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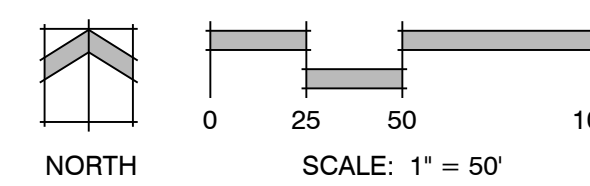
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PREPARED BY: B. ITEN

### ENTITLEMENT

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

### LANDSCAPE PLAN


16  
16 OF 17



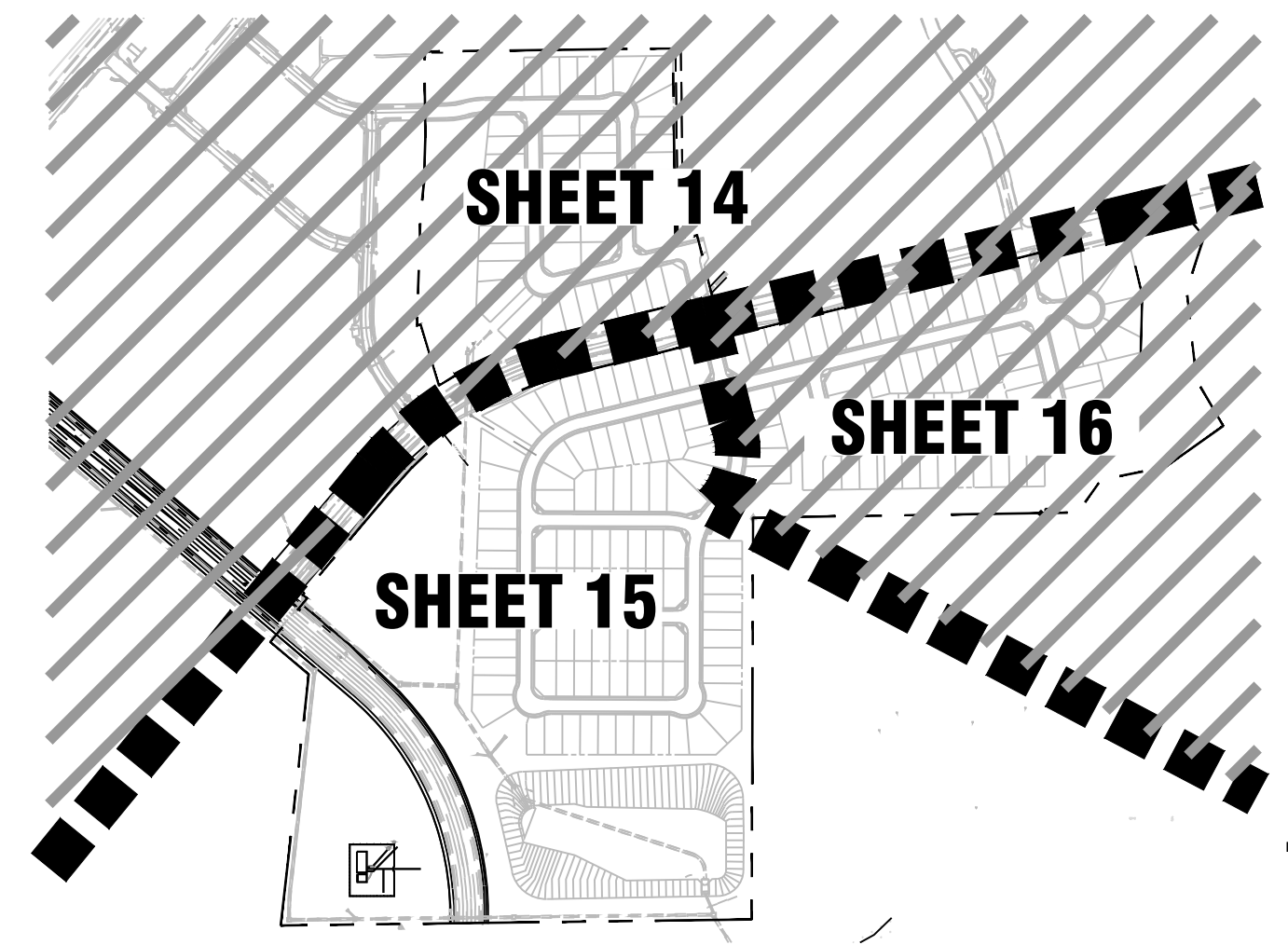
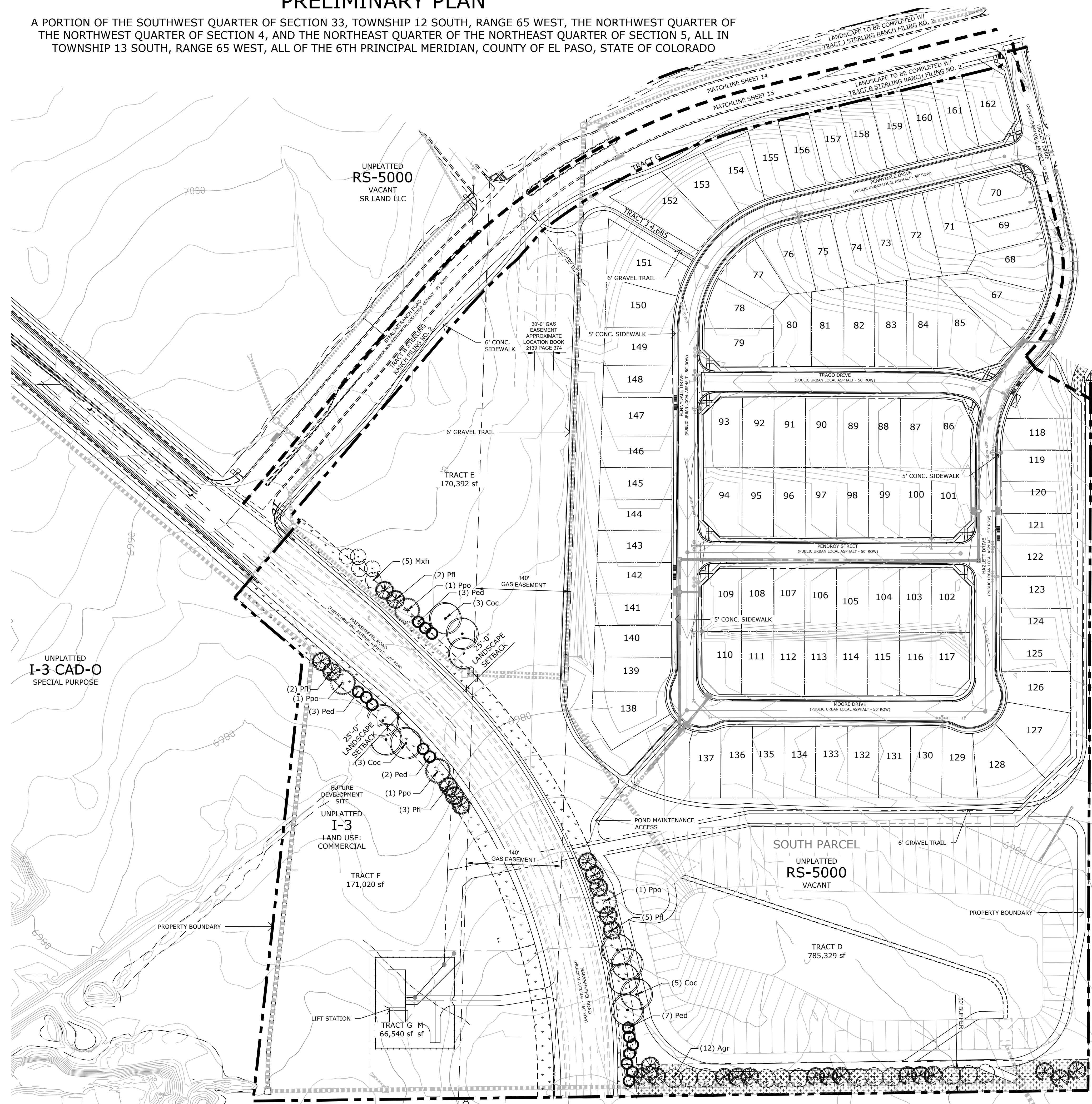
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GROUND COVER LEGEND

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

SHEET REFERENCE

N.T.S.

NORTH

STERLING RANCH PHASE 2  
PRELIMINARY PLAN

El Paso County, Colorado

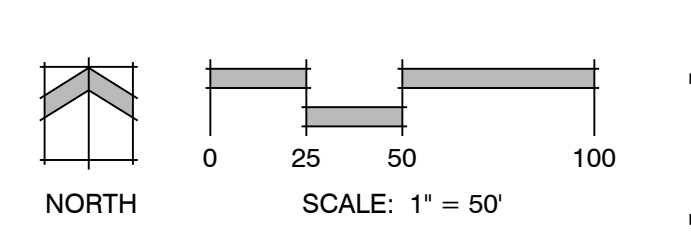
DATE: 07.06.2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. ITEN

ENTITLEMENT

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

LANDSCAPE PLAN

15  
15 OF 17

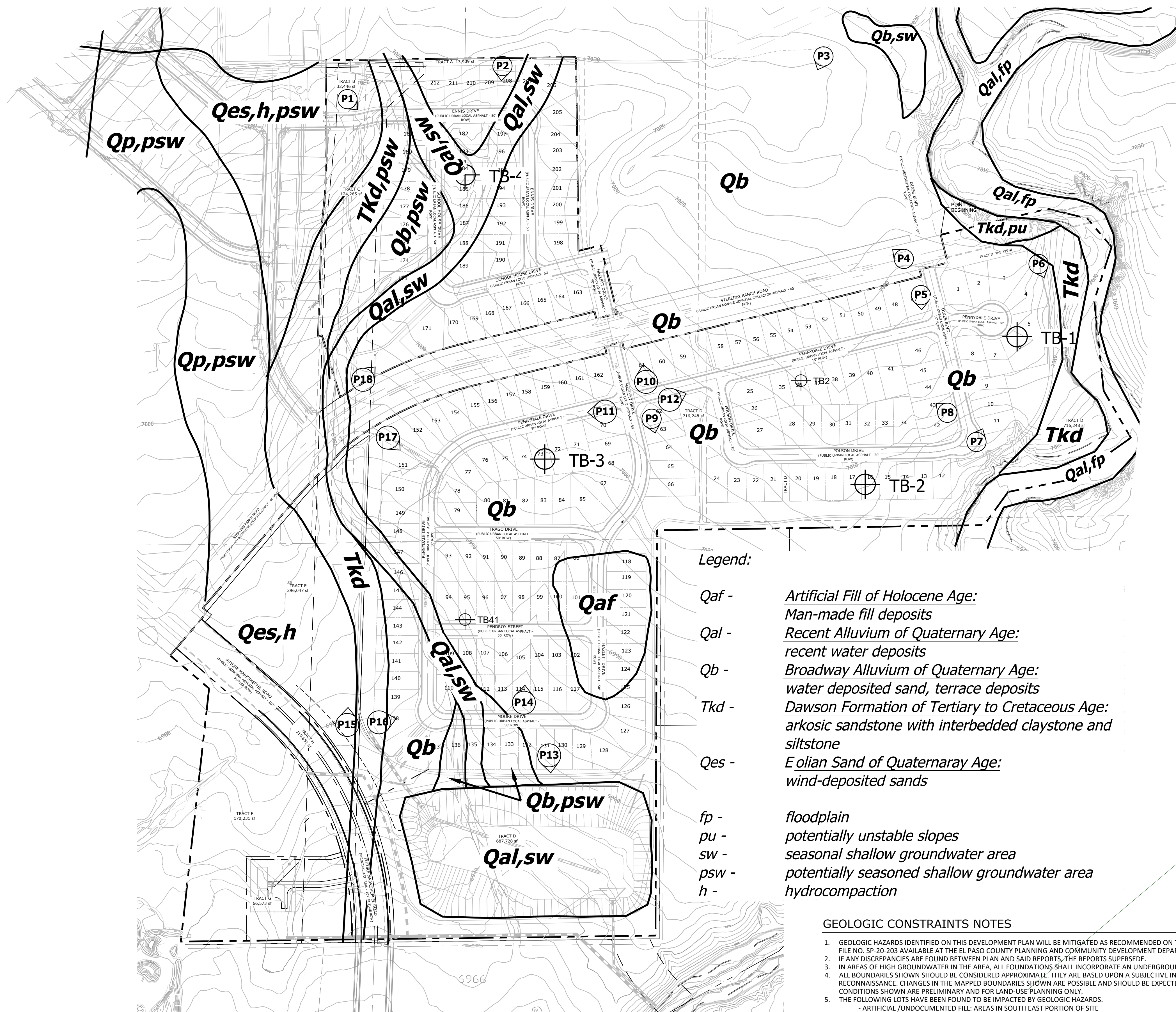


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# STERLING RANCH PHASE TWO PRELIMINARY PLAN

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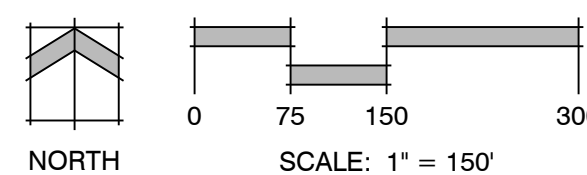


### Legend:

- 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*

### GEOLOGIC CONSTRAINTS NOTES

1. GEOLOGIC HAZARDS IDENTIFIED ON THIS DEVELOPMENT PLAN WILL BE MITIGATED AS RECOMMENDED ON THE GEOHAZARD EVALUATION REPORT BY ENTECH ENGINEERING INC., DATED MAY 04, 2021 IN FILE NO. SP-20-203 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
  2. IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
  3. IN AREAS OF HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
  4. ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE INTERPRETATION OF PUBLISHED MAPS, AERIAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION. ALL INTERPRETATIONS AND CONDITIONS SHOWN ARE PRELIMINARY AND FOR LAND-USE PLANNING ONLY.
  5. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS.
    - ARTIFICIAL / UNDOCUMENTED FILL: AREAS IN SOUTH EAST PORTION OF SITE
    - HYDROCOMPACTION: AREAS IN SOUTH WEST PORTION OF SITE IN TRACT E
    - POTENTIALLY EXPANSIVE SOILS: SPORADIC
    - POTENTIALLY UNSTABLE SLOPES: STEEP SLOPES ALONG SAND CREEK DRAINAGE
    - POTENTIAL SEASONAL SHALLOW GROUNDWATER: W/IN DRAINAGE SWALES ALONG WESTERN PORTION OF SITE
    - SEASONAL SHALLOW GROUNDWATER AT 7-9 FEET: LOTS 109,111,135,145-147,173,174,180,181,183-188,195-197,207-208
- IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAINS TO BE MAINTAINED BY THE DISTRICT.



Subject to CGS review

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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

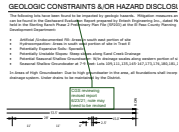
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03.01.2021	B.I.	PER COUNTY COMMENTS
05.17.2021	B.I.	PER COUNTY COMMENTS

### SITE CONSTRAINTS EXHIBIT

17  
17 OF 17

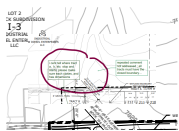
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dspdparsons (9)

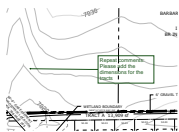


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CGS reviewing revised report 6/23/21; note may need to be revised



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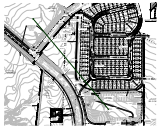
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**Date:** 6/25/2021 12:29:17 PM  
**Status:**  
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**Layer:**  
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**Subject:** Arrow  
**Page Label:** [1] PPlan Sheet 4  
**Author:** dsdparsons  
**Date:** 6/25/2021 12:29:43 PM  
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**Subject:** Callout  
**Page Label:** [1] Building Constraints Exhibit Sheet 16  
**Author:** dsdparsons  
**Date:** 6/25/2021 12:32:08 PM  
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Subject to CGS review



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**Subject:** Callout  
**Page Label:** [1] Plan Sheet 5  
**Author:** dsdparsons  
**Date:** 6/25/2021 12:33:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Dimensions/ Tract boundary shall close (Repeat comment)