

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 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, 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°23'37"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;

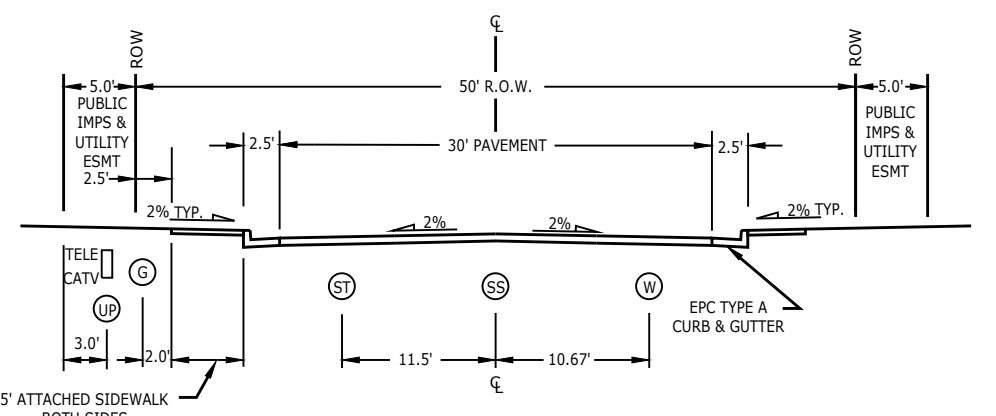
THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, S13°40'40"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

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:

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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;
- N00°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;

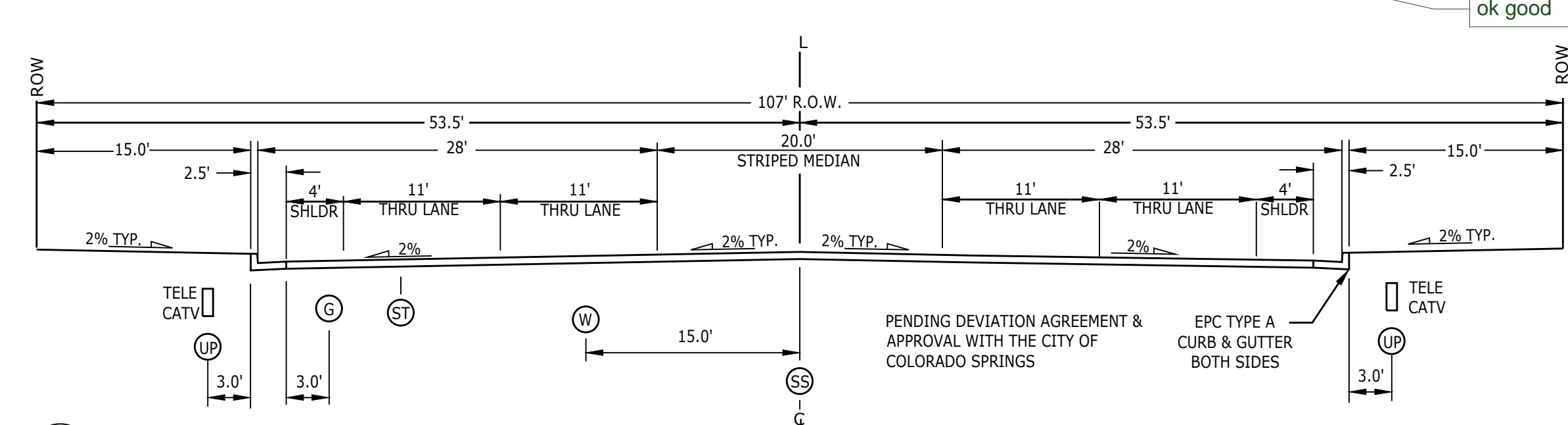
THENCE ON SAID SOUTHERLY LINE, N89°17'25"E A DISTANCE OF 697.50 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

- S00°42'35"E A DISTANCE OF 539.36 FEET;
- 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 589,966 SQUARE FEET OR 13.5437 ACRES.

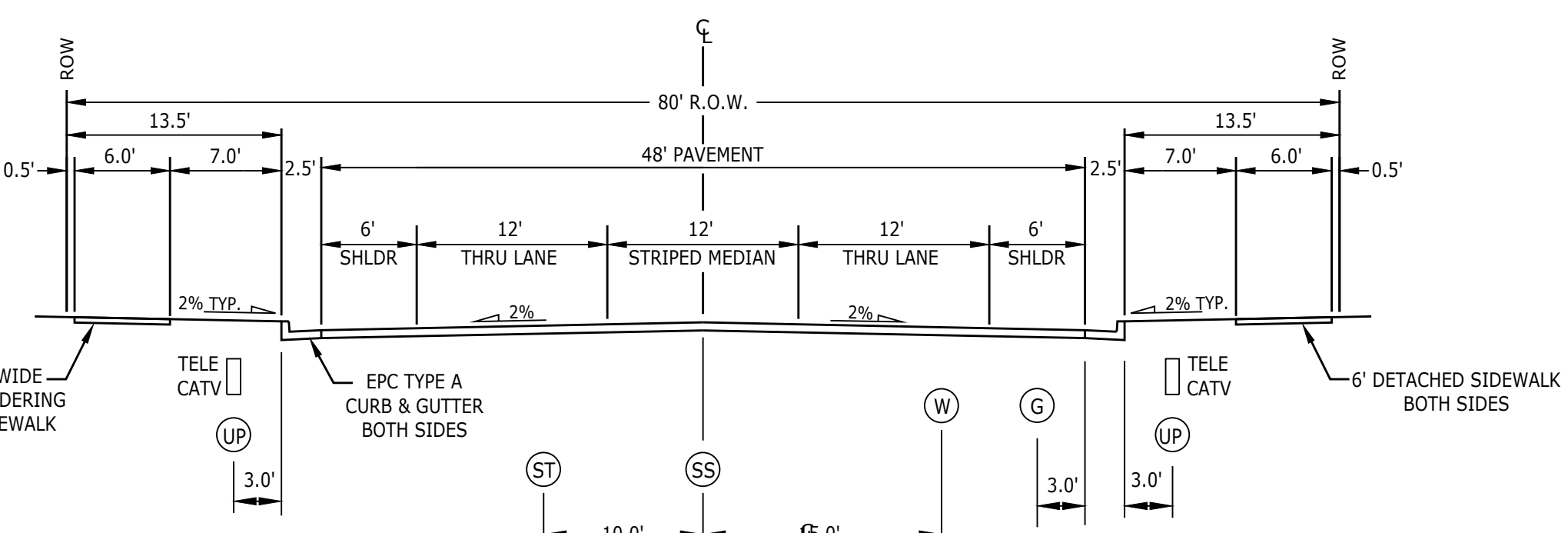
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FOR A TOTAL OF PARCEL A AND B CONTAINING A CALCULATED ARE OF 3,250,638 SQUARE FEET OR 74.6243 ACRES MORE OR LESS.



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

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.

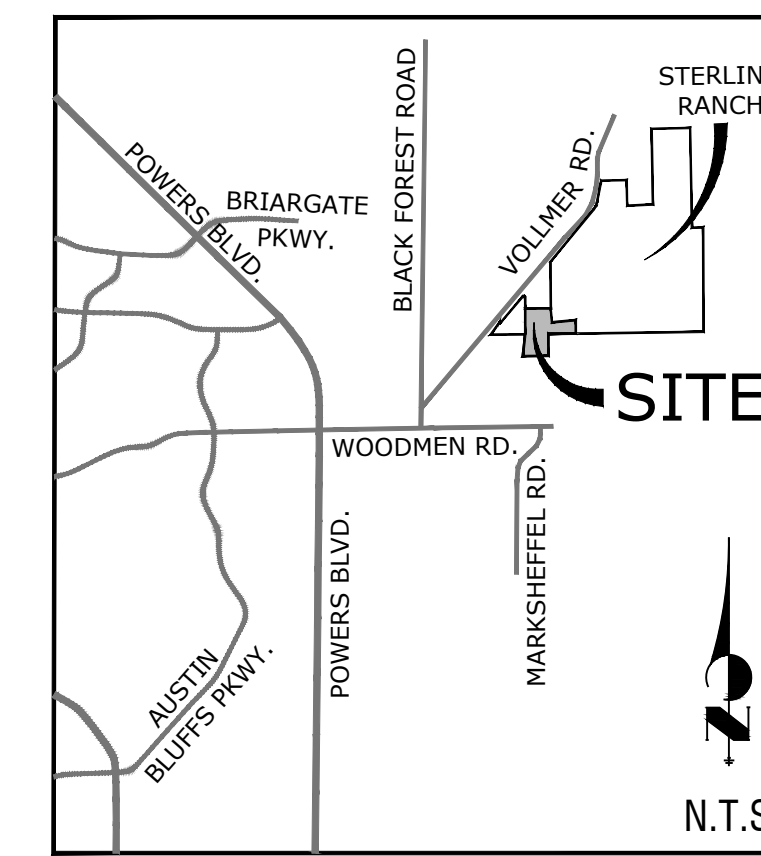
GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

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 109,111,113,145-147,173,174,180,181,183-188,195-197,207-208

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 109,111,113,145-147,173,174,180,181,183-188,195-197,207-208 due to areas of Seasonal Shallow Groundwater.

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

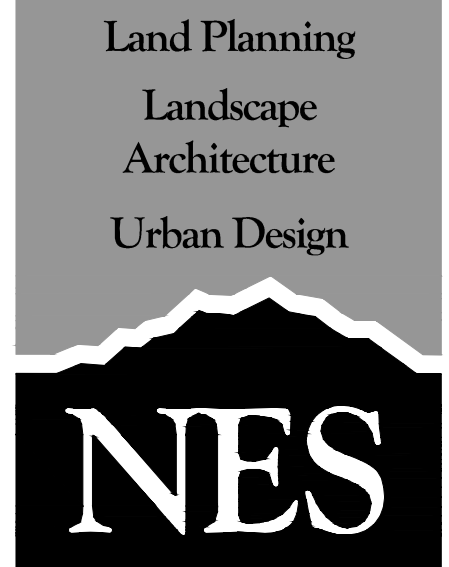
Land Use	Area	Percentage
Lots:	29.73 ac - 212 Lots	(40%)
Open Space/Detention:	26.5 ac	(36%)
Future Commercial	3.9 ac	(5%)
Dev. (Tract F):	1.5 ac	(2%)
Lift Station (Tract G):	2.54 ac	(3%)
Marksheffel Rd.	10.4543 ac	(14%)
R.O.W. (Tract H):	74.6243 ac	
Total Area:	3.06 du/ac (excludes Tracts F & G)	
Density:	25' Principal Arterial	
Landscape Setbacks:		
-Marksheffel Rd.:	20'	
Landscape Buffers:		
-North Boundary:	50' Buffer adjacent to Pawnee Rancheros Filing 1	
-South Boundary:	(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 5 of 17: | Preliminary Plan |
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| Sheet 13 of 17: | Landscape Notes & Details |
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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

COVER SHEET

1
1 OF 17

STERLING RANCH PHASE TWO PRELIMINARY PLAN

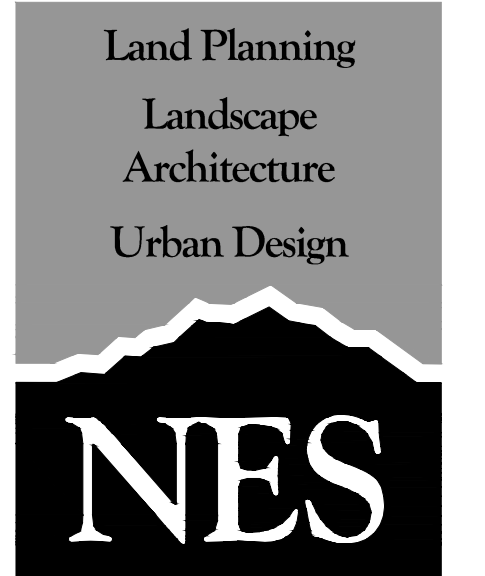
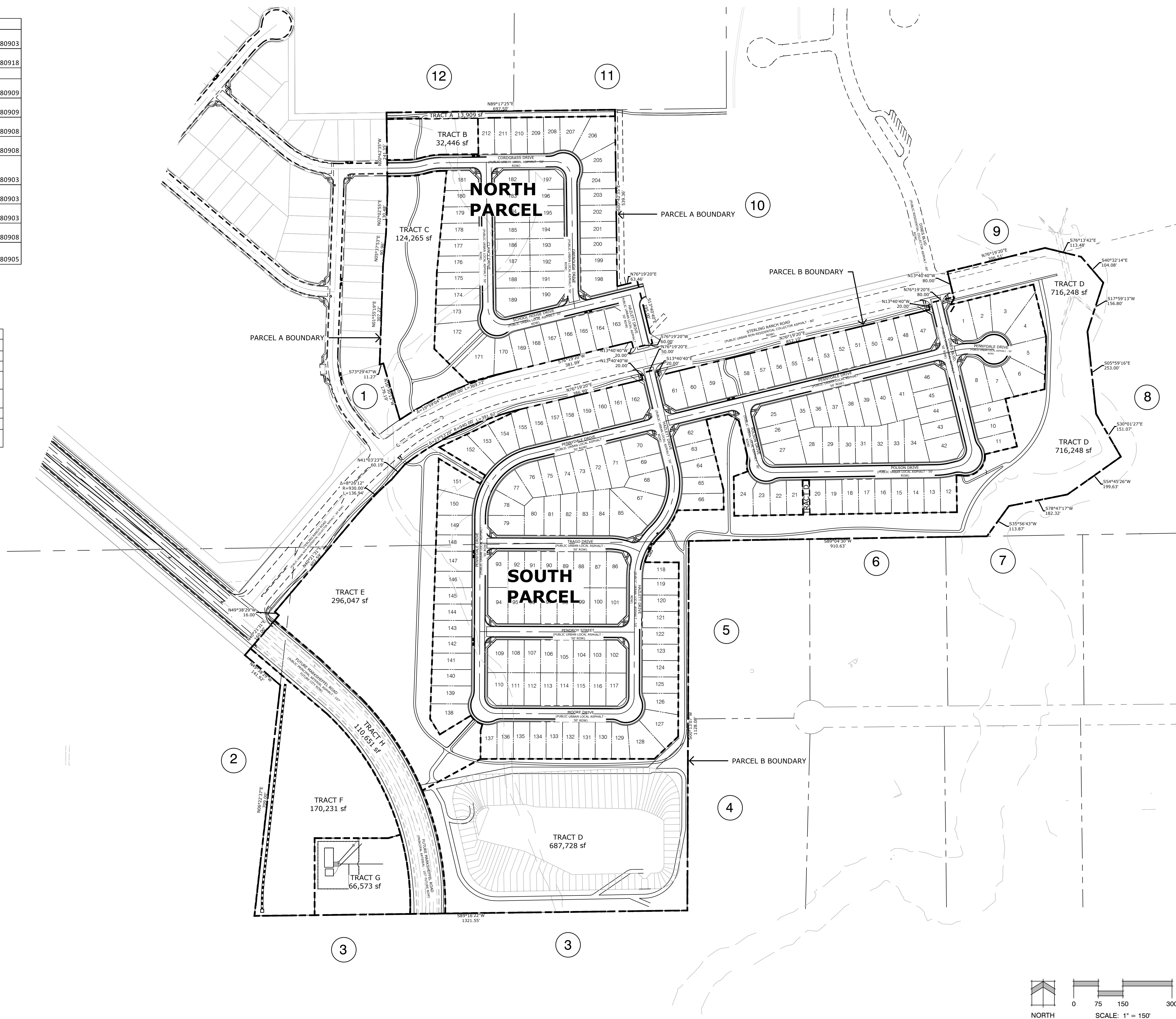
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ADJACENT OWNERS TABLE:

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 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



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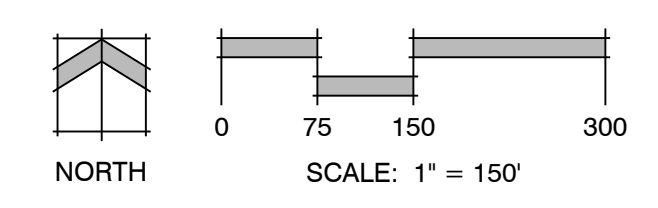
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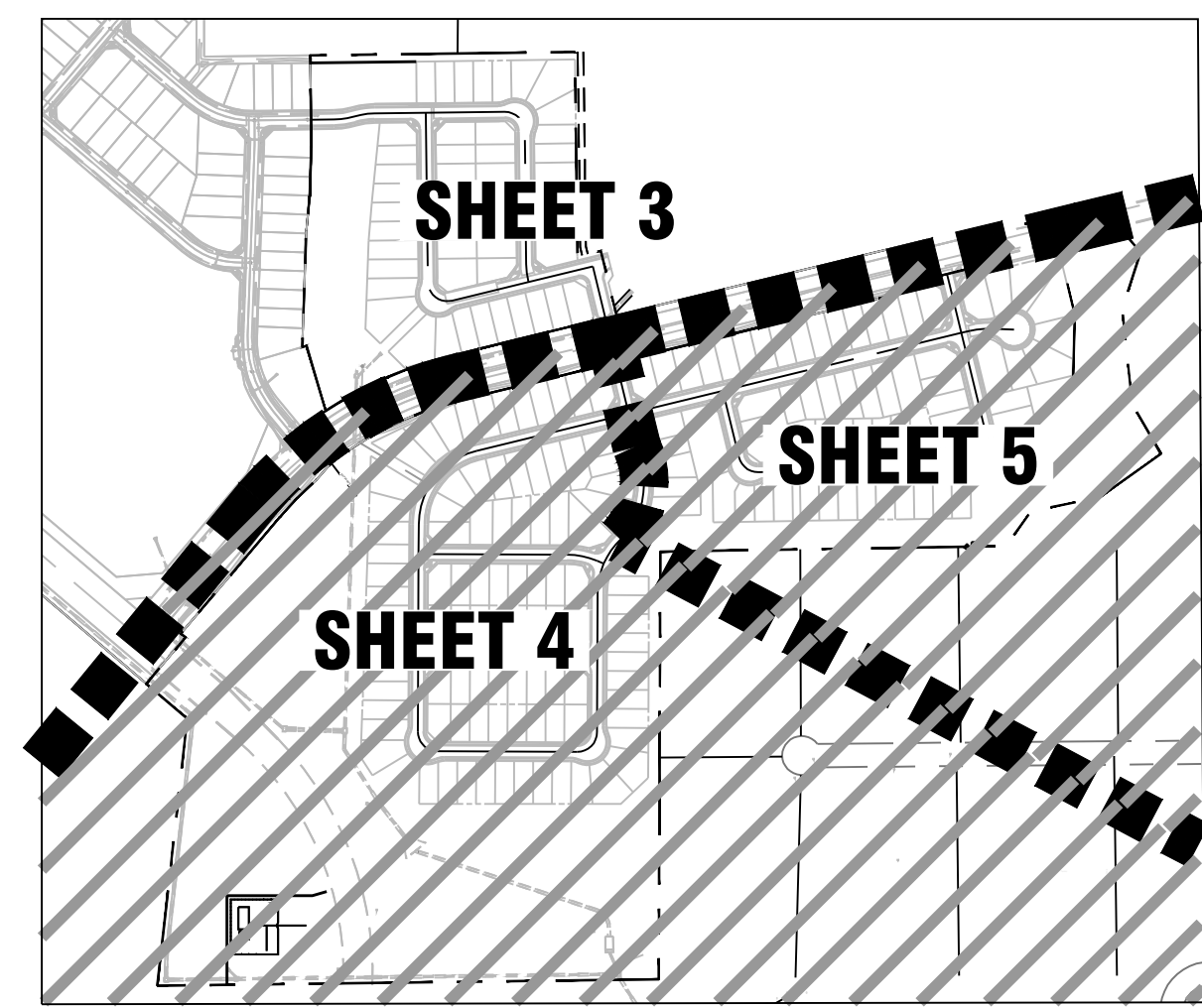
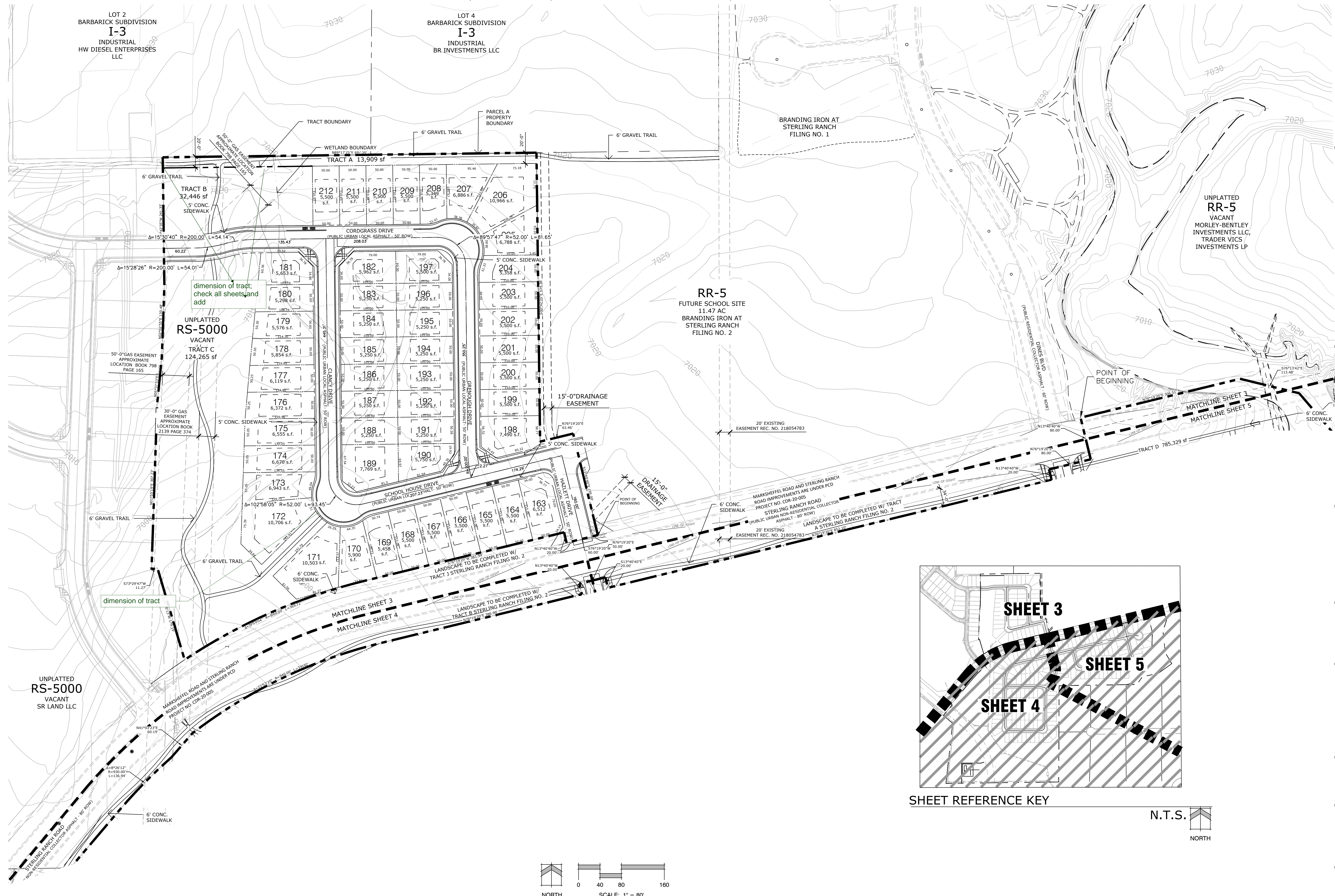
ADJACENT OWNERS & OVERALL SITE EXHIBIT

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OF 17

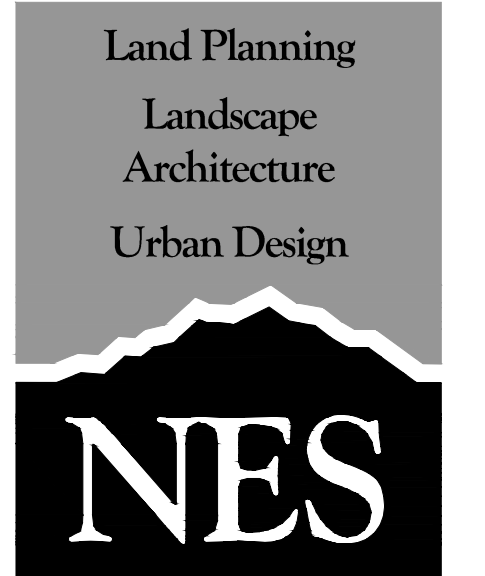
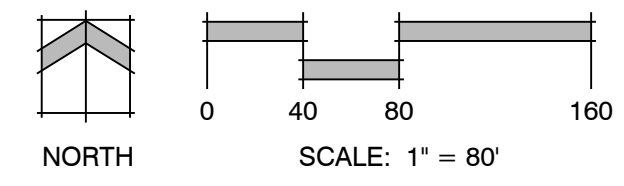


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SHEET REFERENCE KEY
N.T.S. NORTH



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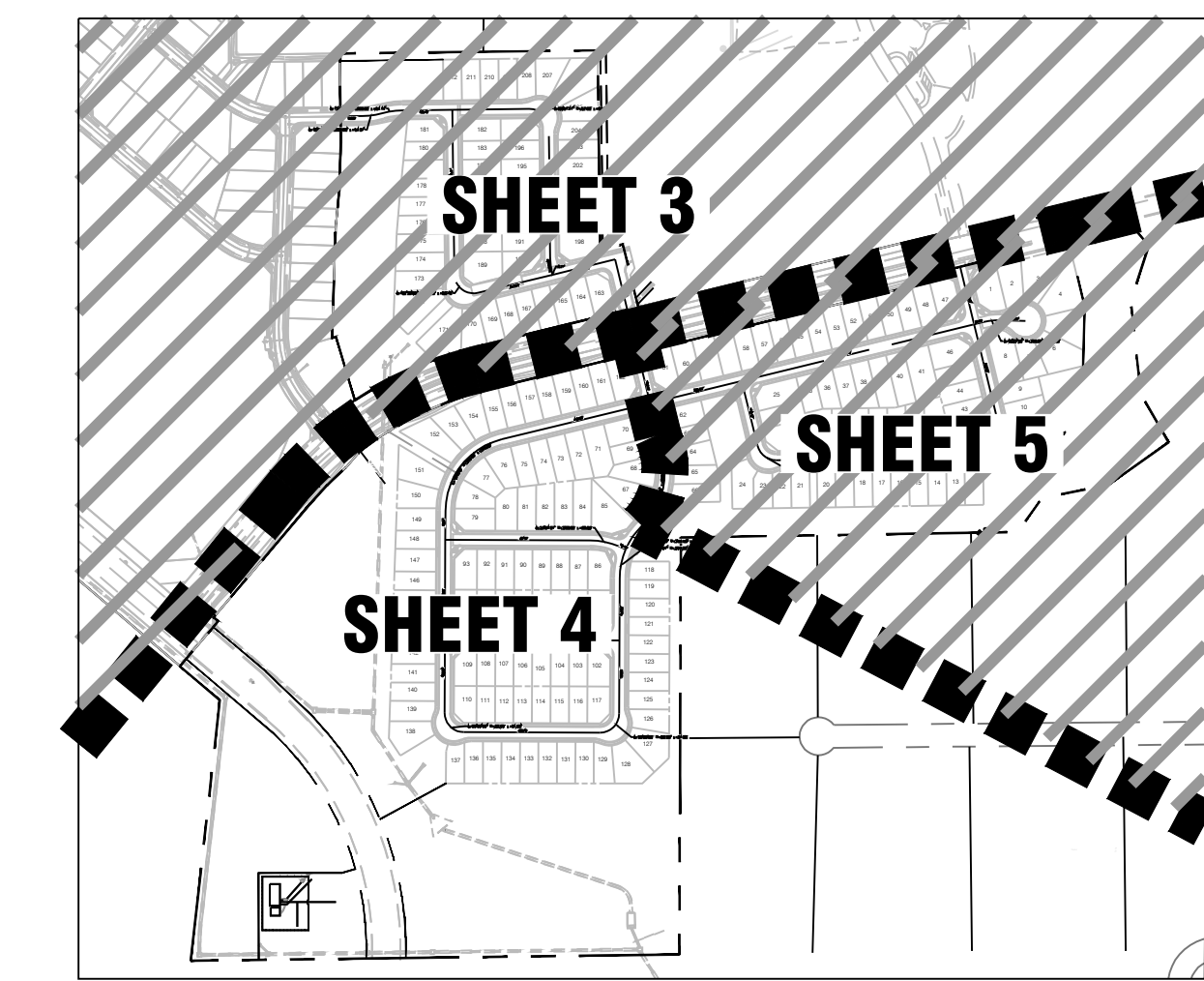
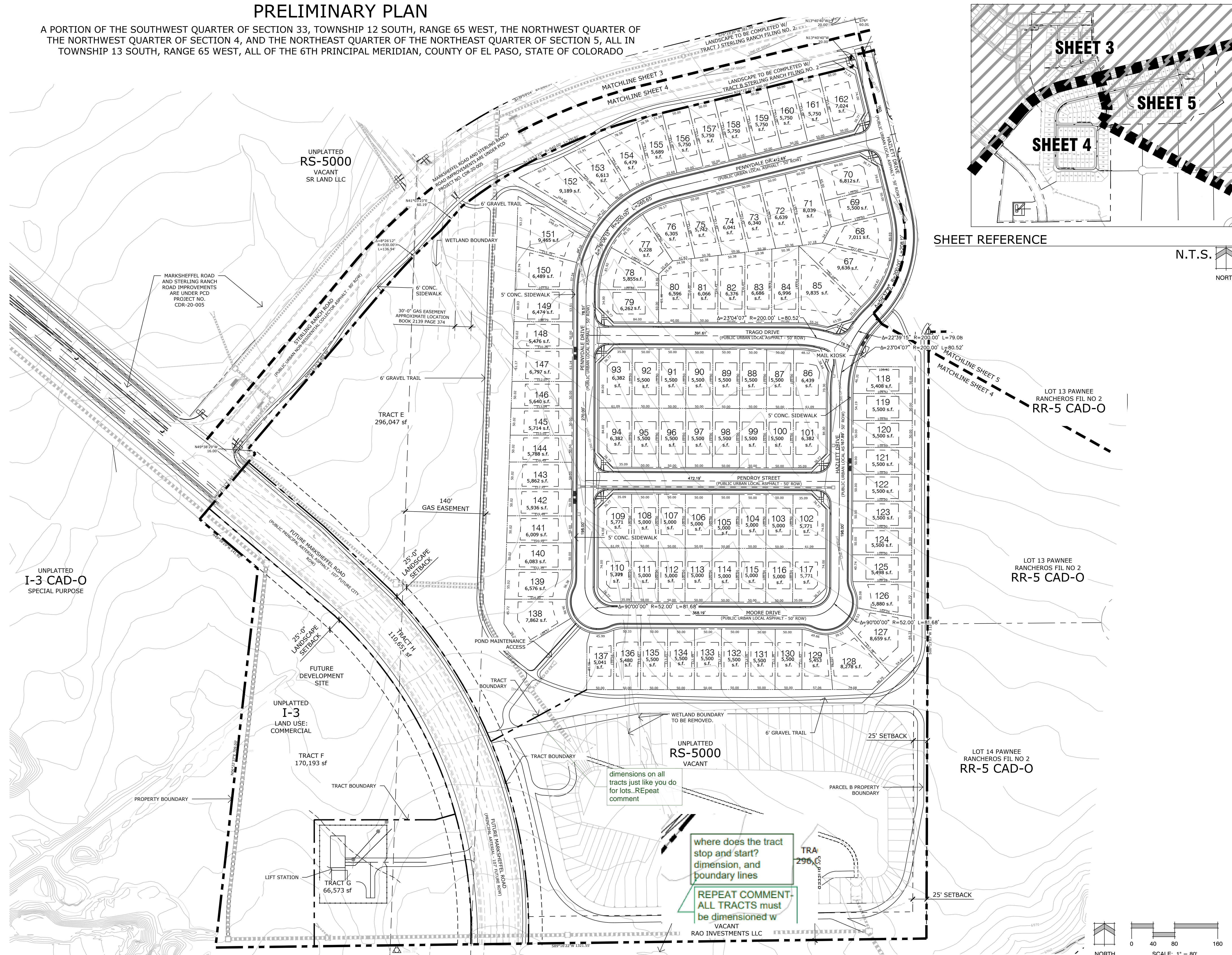
PRELIMINARY PLAN

3
OF 17

P:\Morley\Sterling Ranch Phase 2\Drawings\Planning\Develop\Sterling Ranch_P112 Prelim-Plan.dwg [Plan Sheet 3] 7/29/2021 2:45:47 PM blen

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SHEET REFERENCE

N.T.S.

NORTH

Land Planning
Landscape
Architecture
Urban Design

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El Paso County,
Colorado

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

ENTITLEMENT

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

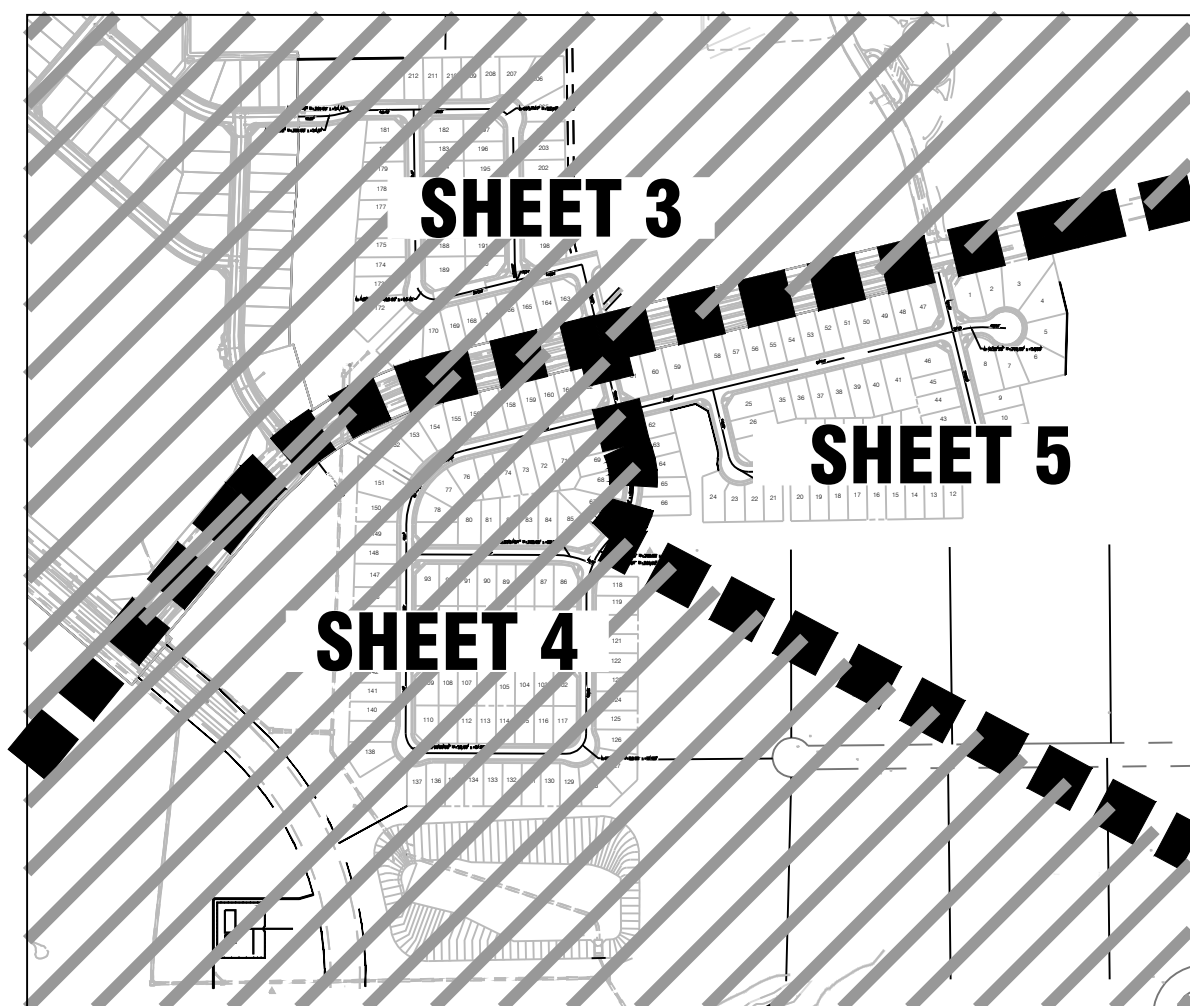
PRELIMINARY PLAN

4
4 OF 17

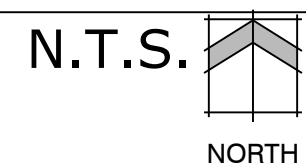
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STERLING RANCH PHASE TWO PRELIMINARY PLAN

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 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.

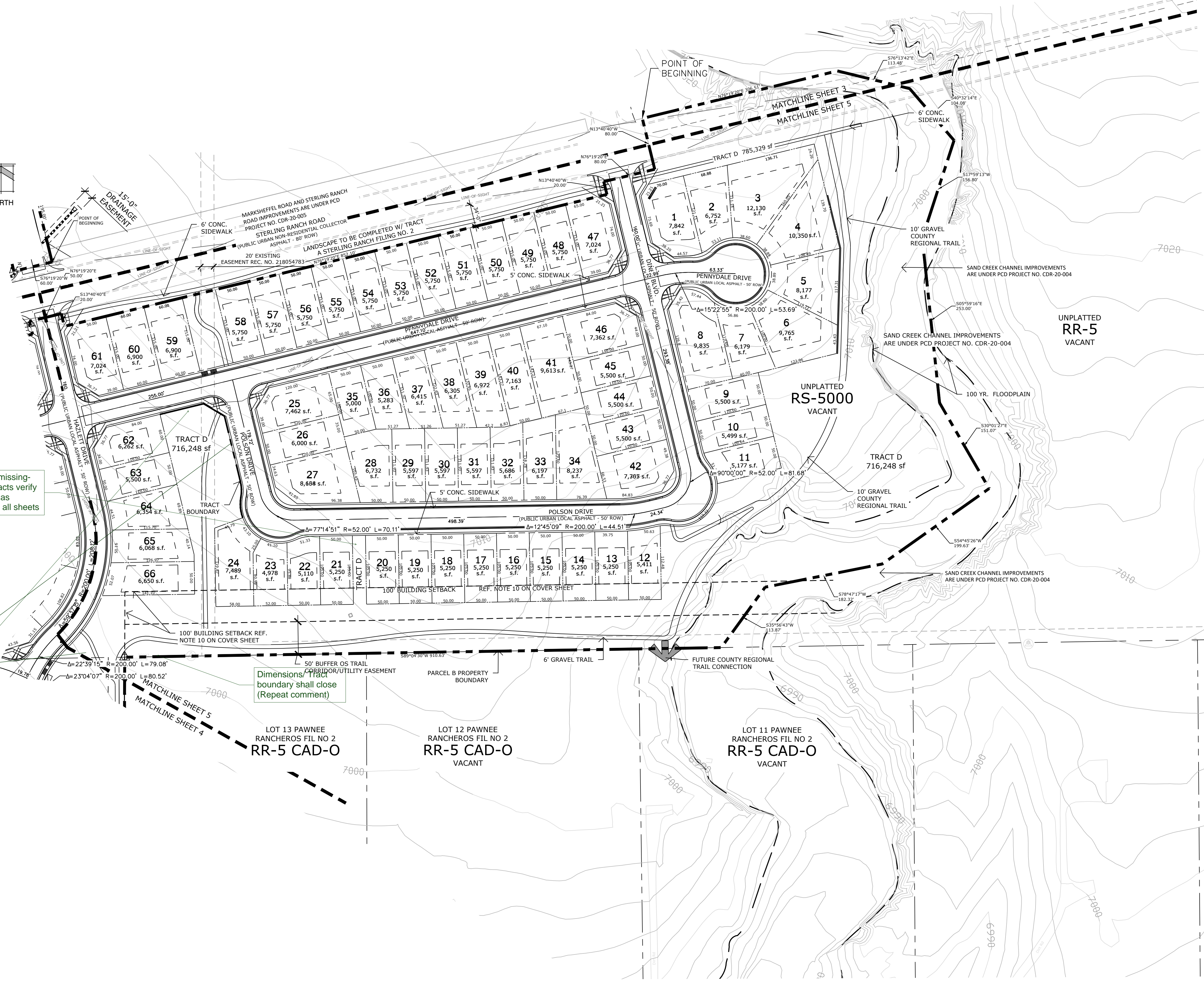
NORTH

dimension missing-
check all tracts verify
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dimensions all sheets

dimension

Dimensions
boundary shall close
(Repeat comment)

P:\Work\Sterling Ranch Phase 2\Drawings\Planning\Develop\Sterling Ranch_P12 Prelim-Plan.dwg [Plan Sheet 5] 7/29/2021 2:51:04 PM bhen



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STERLING RANCH PHASE 2 PRELIMINARY PLAN

El Paso County,
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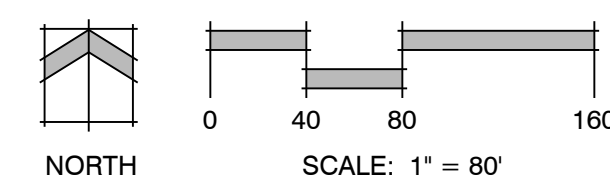
DATE: 06.17.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

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

PRELIMINARY PLAN

5
OF 17



NORTH

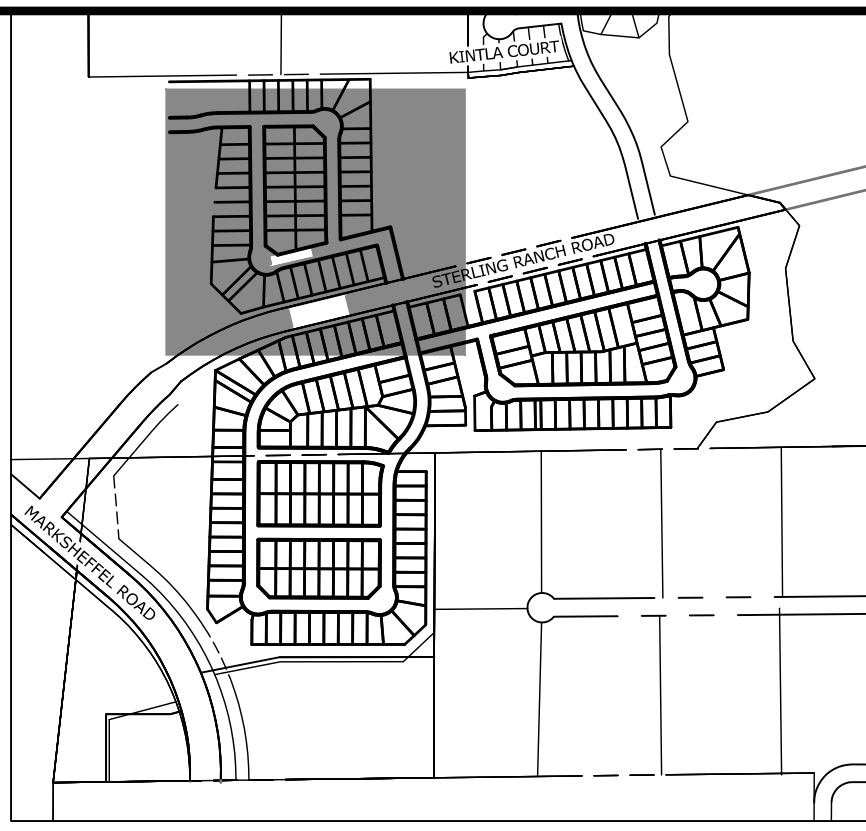
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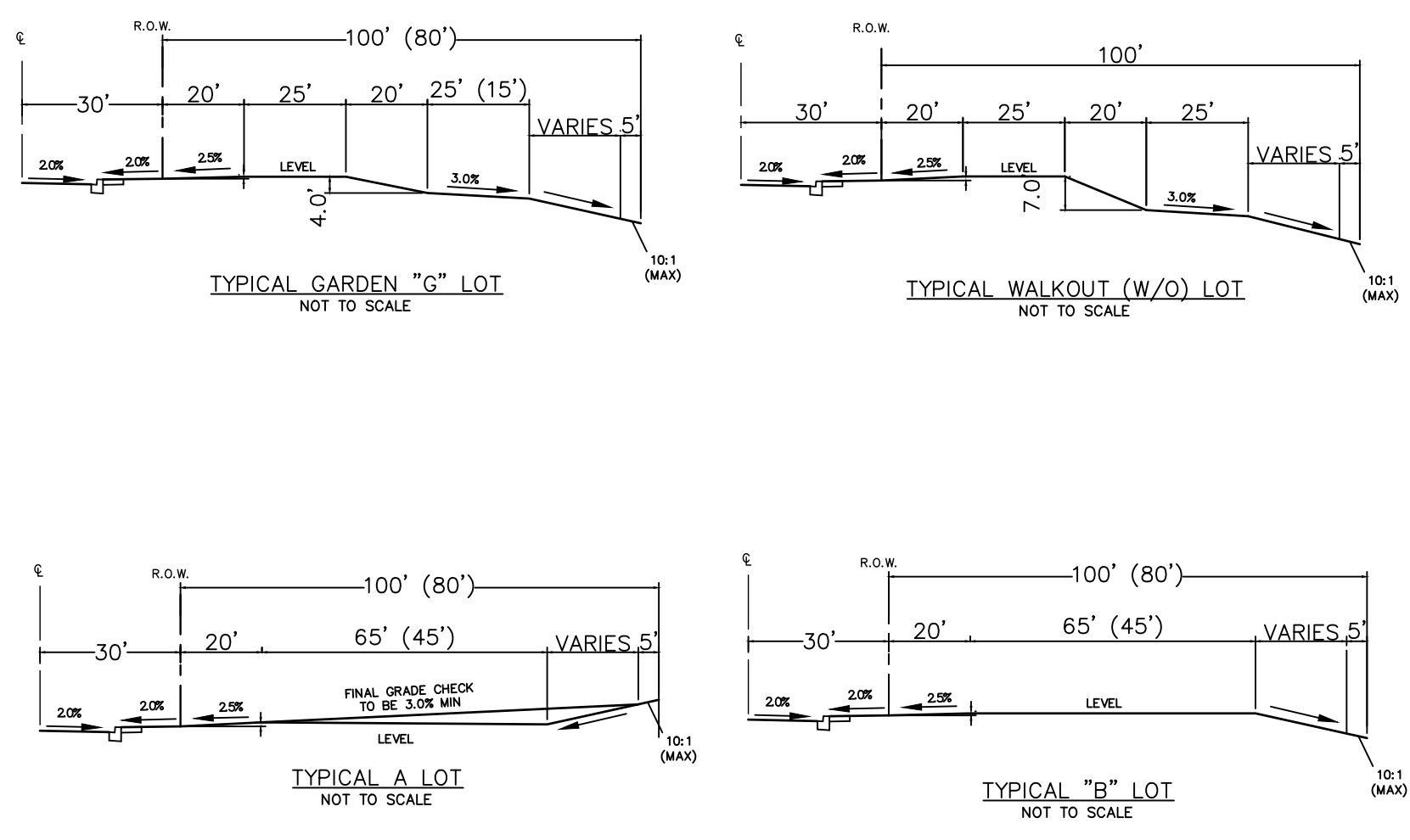
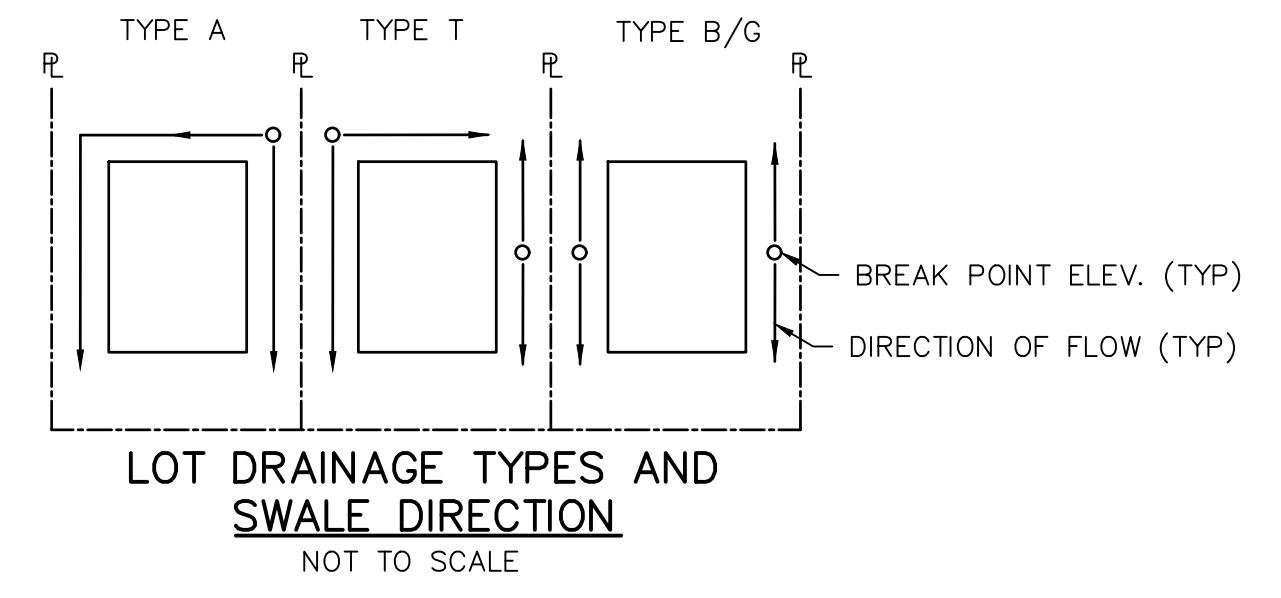
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OWNER: HW DIESEL ENTERPRISES LLC

SCHEDULE NUMBER: 5233002013
OWNER: BR INVESTMENTS LLC

SCHEDULE NUMBER: 5233302049
OWNER: EL PASO COUNTY



KEY MAP
SCALE: NTS

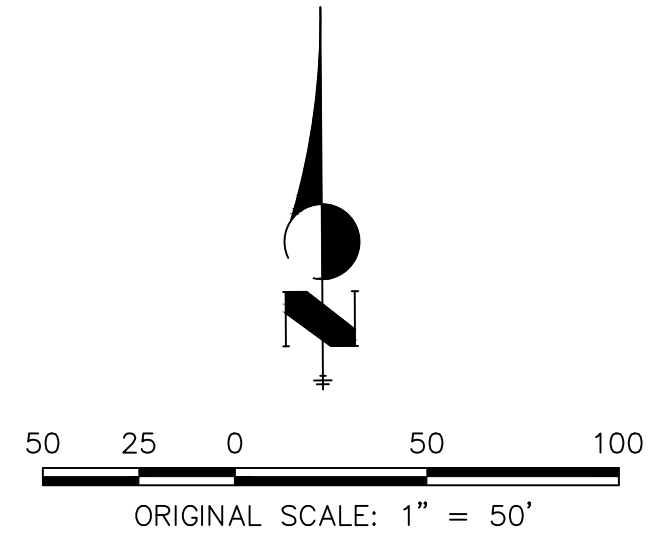


LEGEND

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

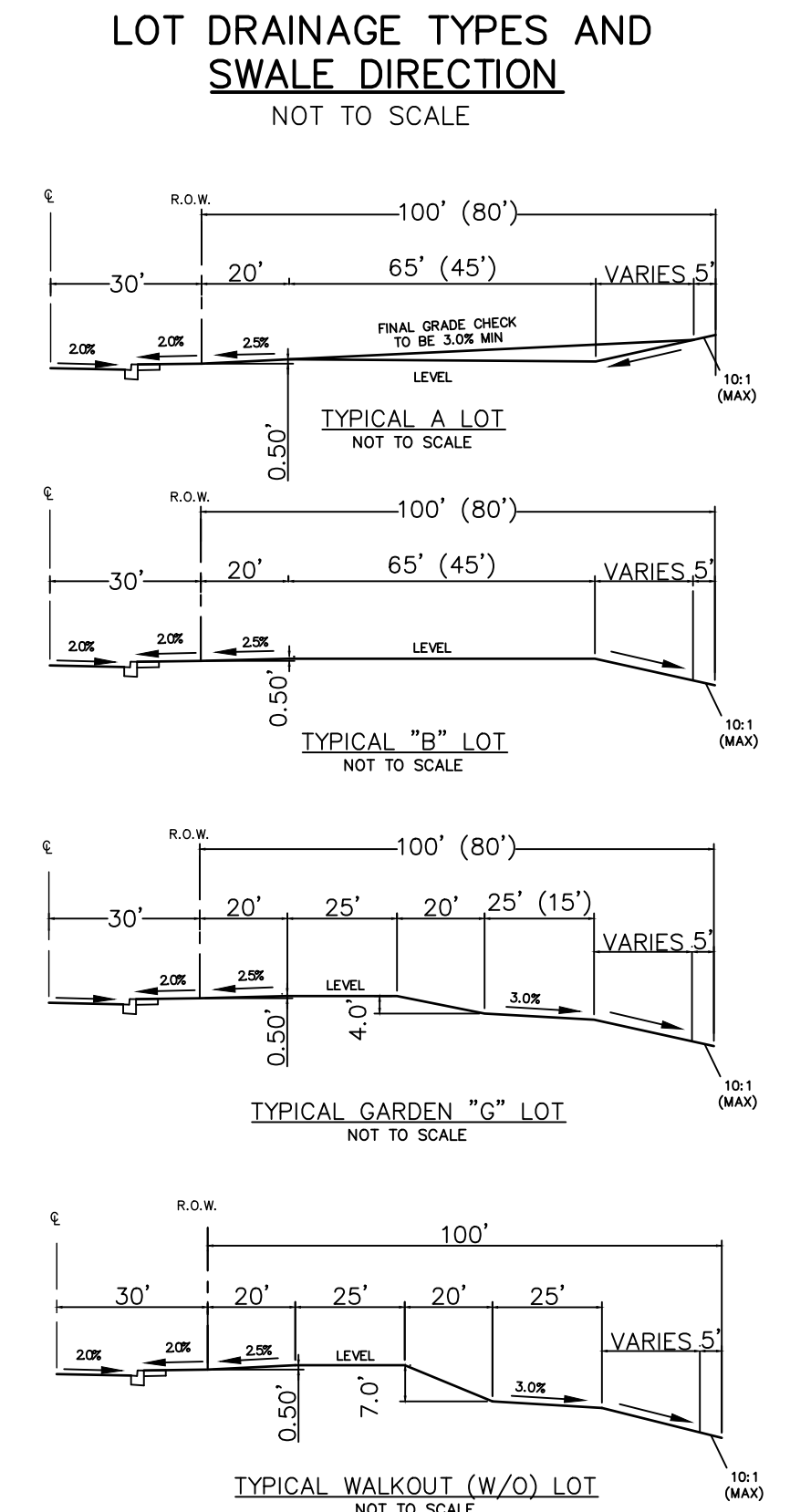
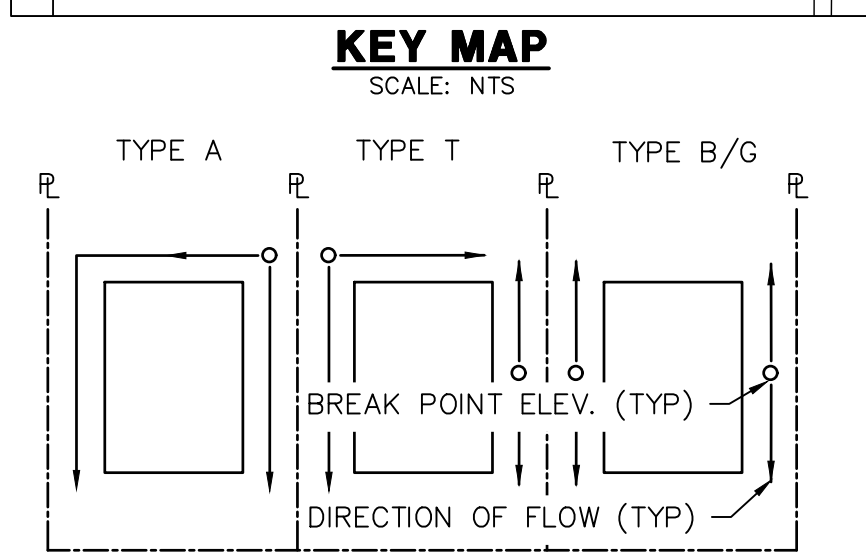
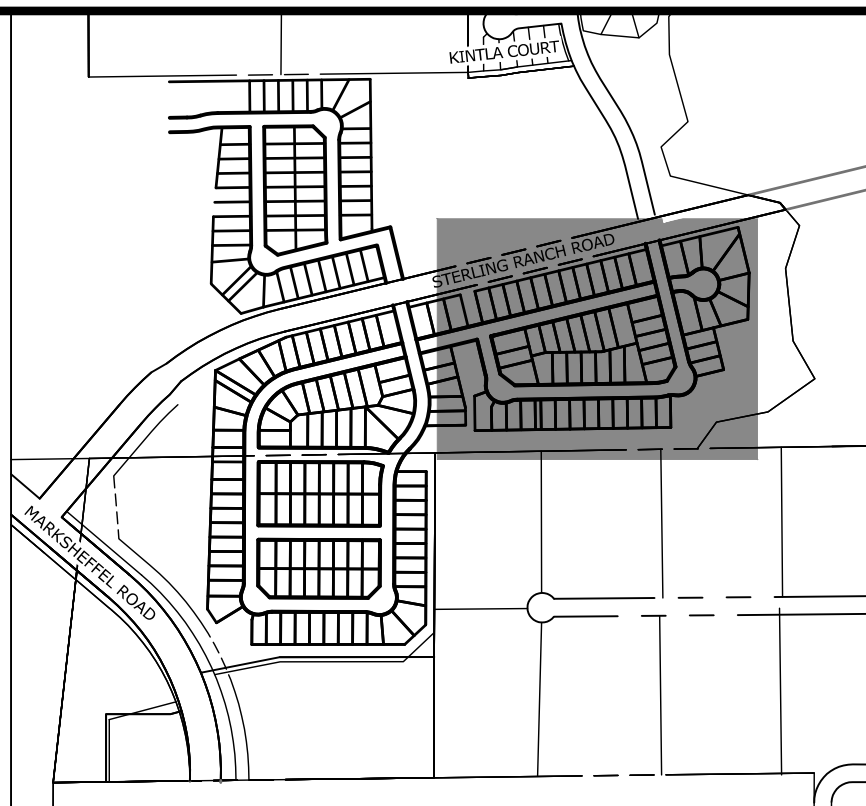
BY	DATE	NO.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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STERLING RANCH PHASE 2
PRELIMINARY GRADING PLAN

SHEET 6 OF 17

JOB NO. 25188.02



LEGEND

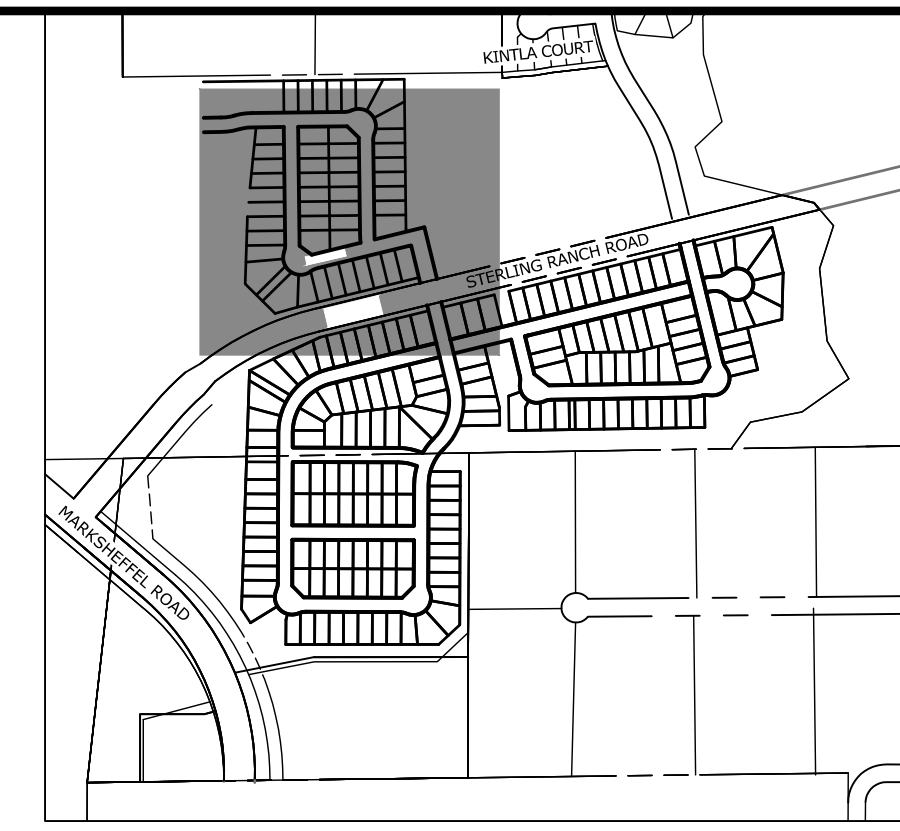
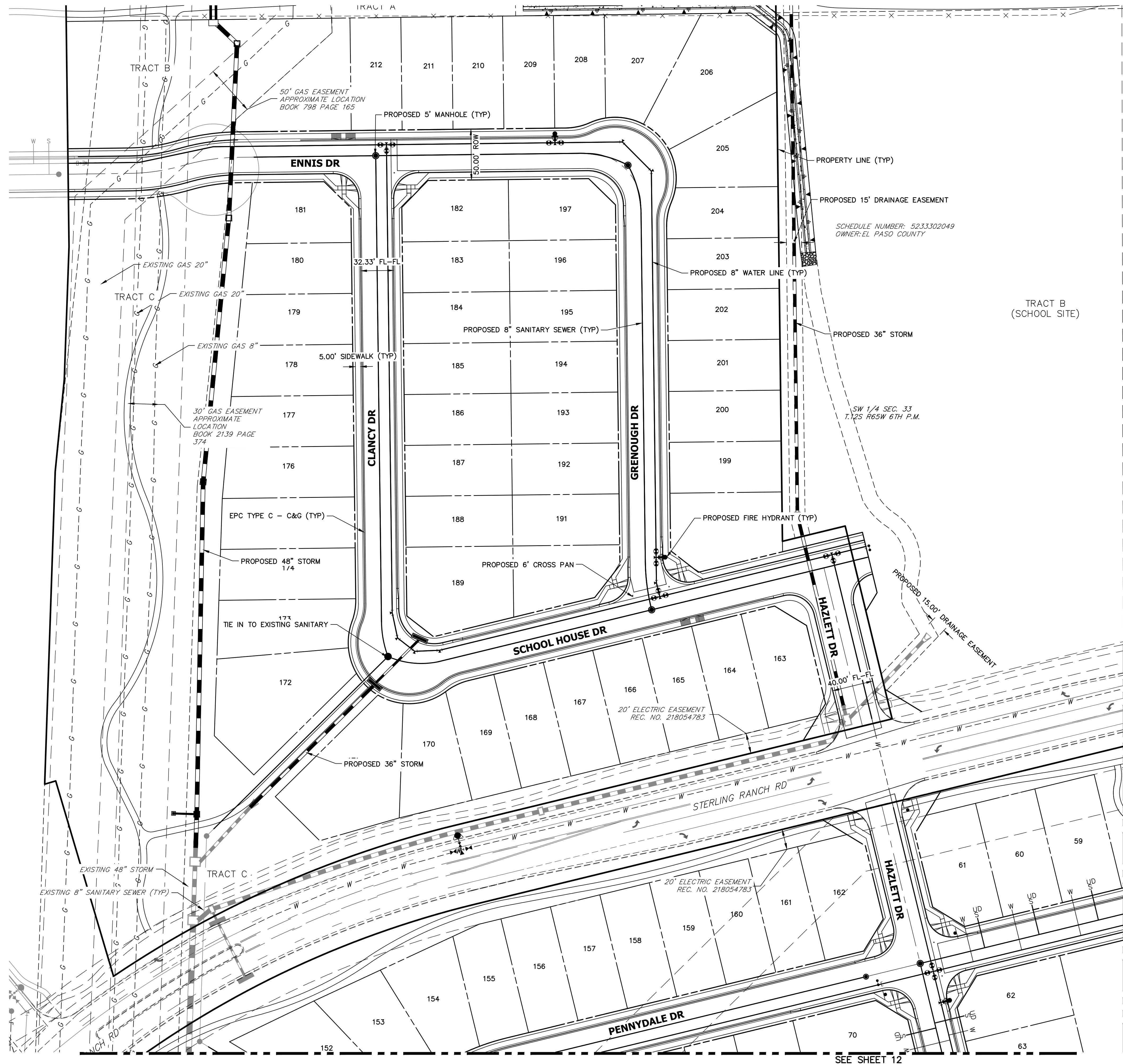
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STORM SEWER PROPOSED	
PROPOSED R.O.W	
PROPOSED PROPERTY LINES	
PROPOSED SIDEWALK	
EXISTING PROPERTY LINE	
ROW EXISTING	
FL EXISTING	
SIDEWALK EXISTING	
DRAINAGE ACCESS & MAINTENANCE EASEMENT	
SILT FENCE	
INLET	
L.P./H.P. (2.0%)	
FLOW DIRECTION & SLOPE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

EXISTING PROPOSED

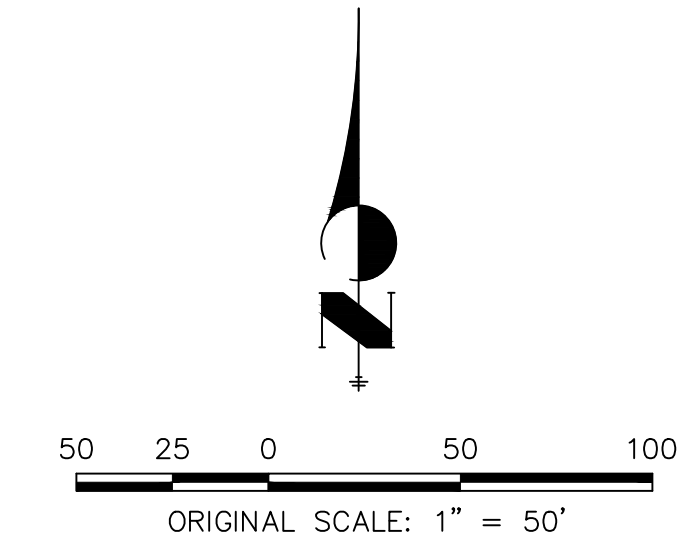
811
Know what's below.
Call before you dig.

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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
H-SCALE	1"=50'
V-SCALE	N/A
DATE	08/03/21
DESIGNED BY	AAM
DRAWN BY	CJD
CHECKED BY	
STERLING RANCH PHASE 2	
PRELIMINARY GRADING PLAN	
SHEET	7 OF 17
JOB NO.	25188.02



KEY MAP
SCALE: NTS



SCHEDULE NUMBER: 5233302049
OWNER: EL PASO COUNTY

SW 1/4 SEC. 33
T.25 R.65W 6TH P.M.

TRACT B
(SCHOOL SITE)

SEE SHEET 11

SEE SHEET 12

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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	BY	DATE

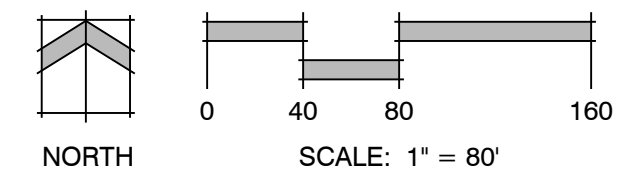
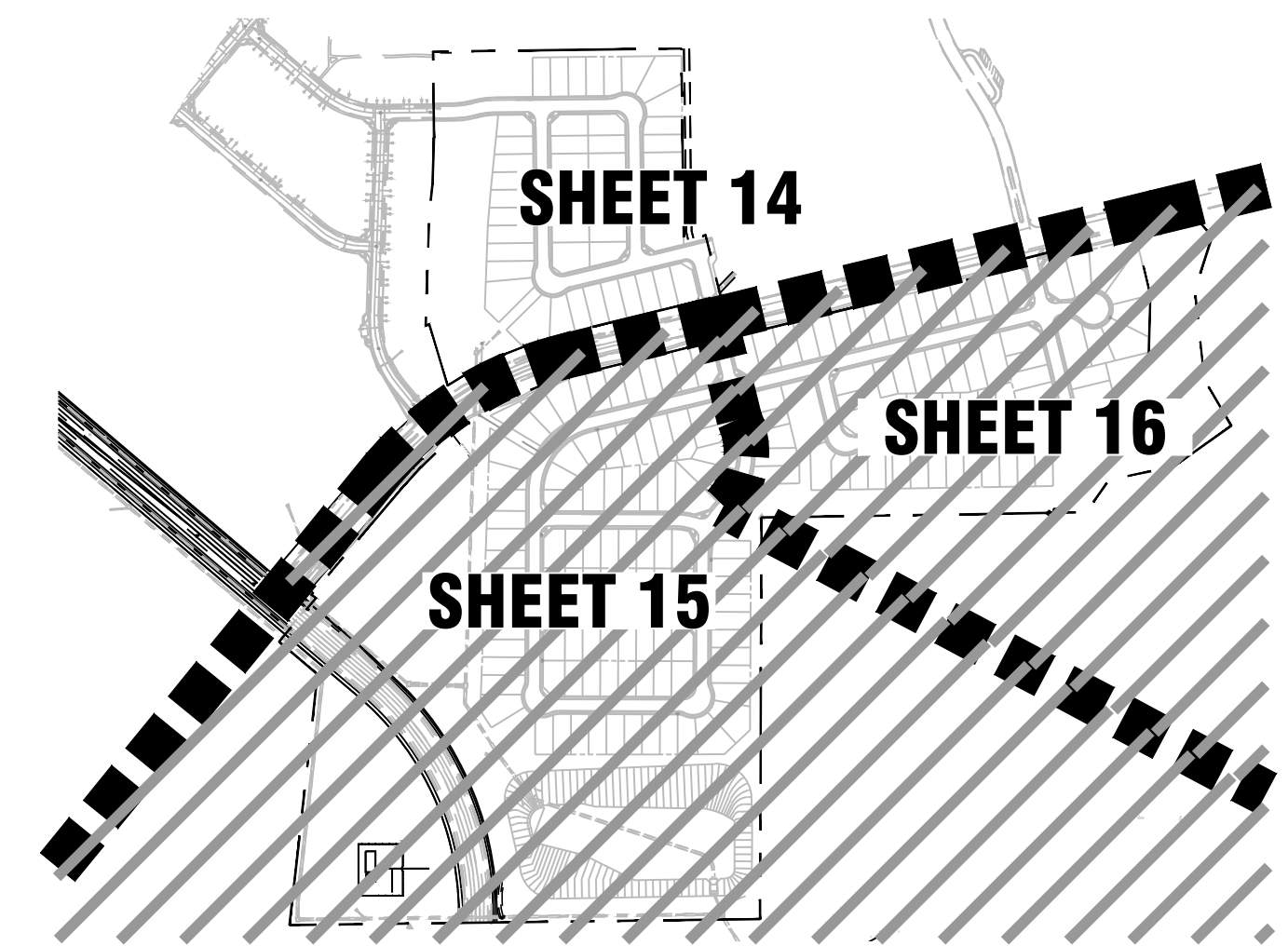
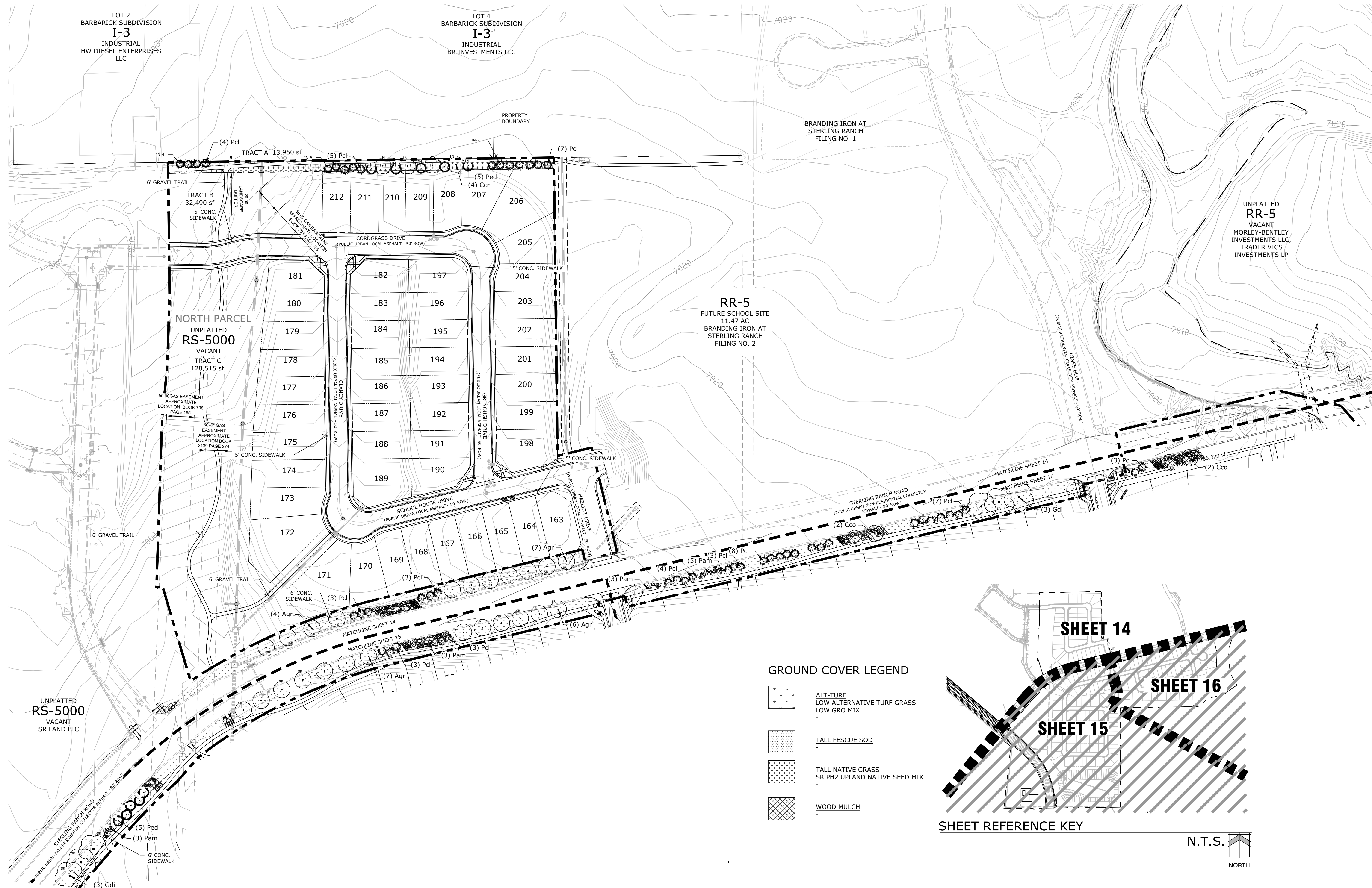
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DATE	08/03/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

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 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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STERLING RANCH PHASE 2 PRELIMINARY PLAN

El Paso County,
Colorado

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

ENTITLEMENT

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

LANDSCAPE PLAN

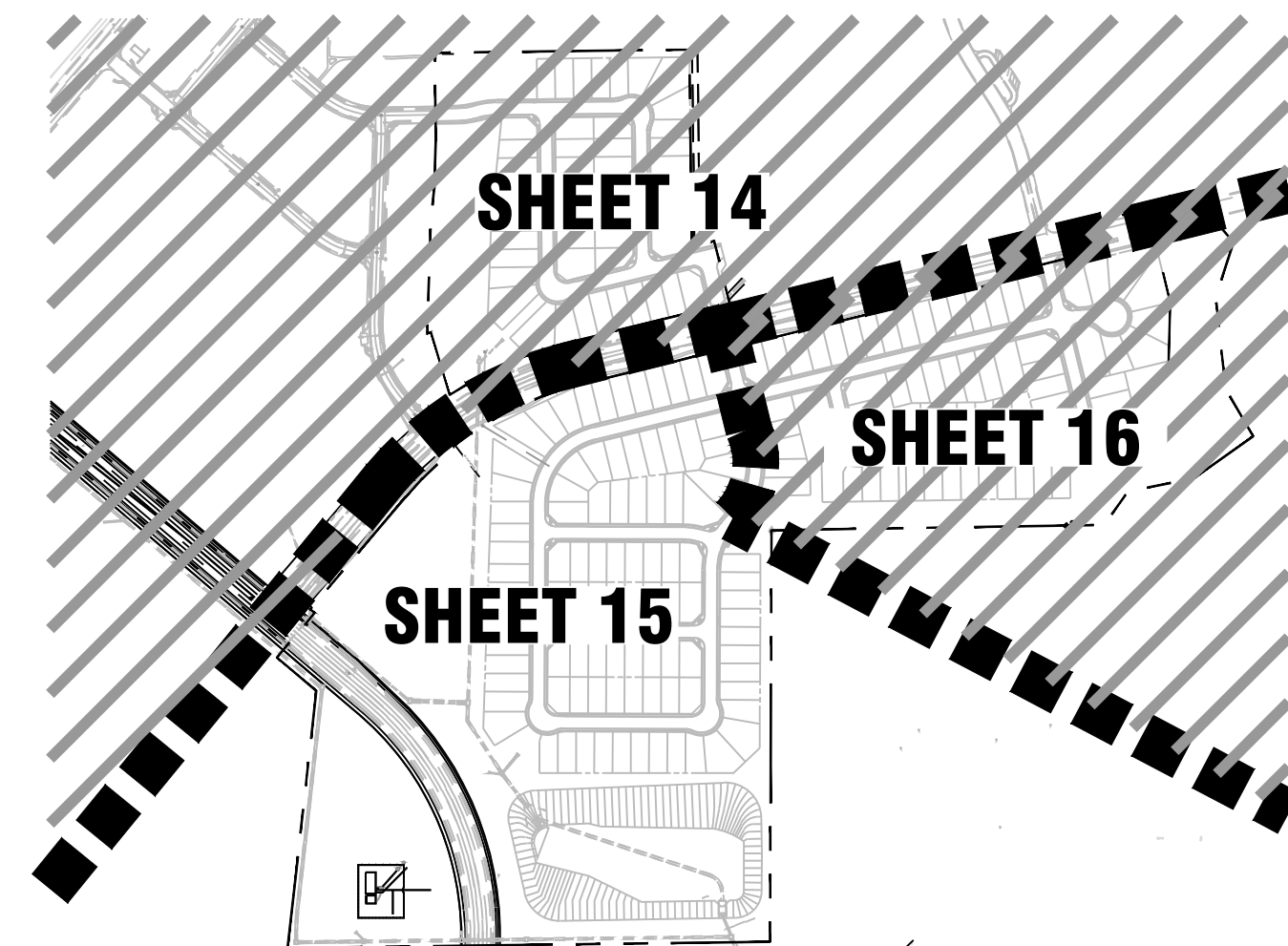
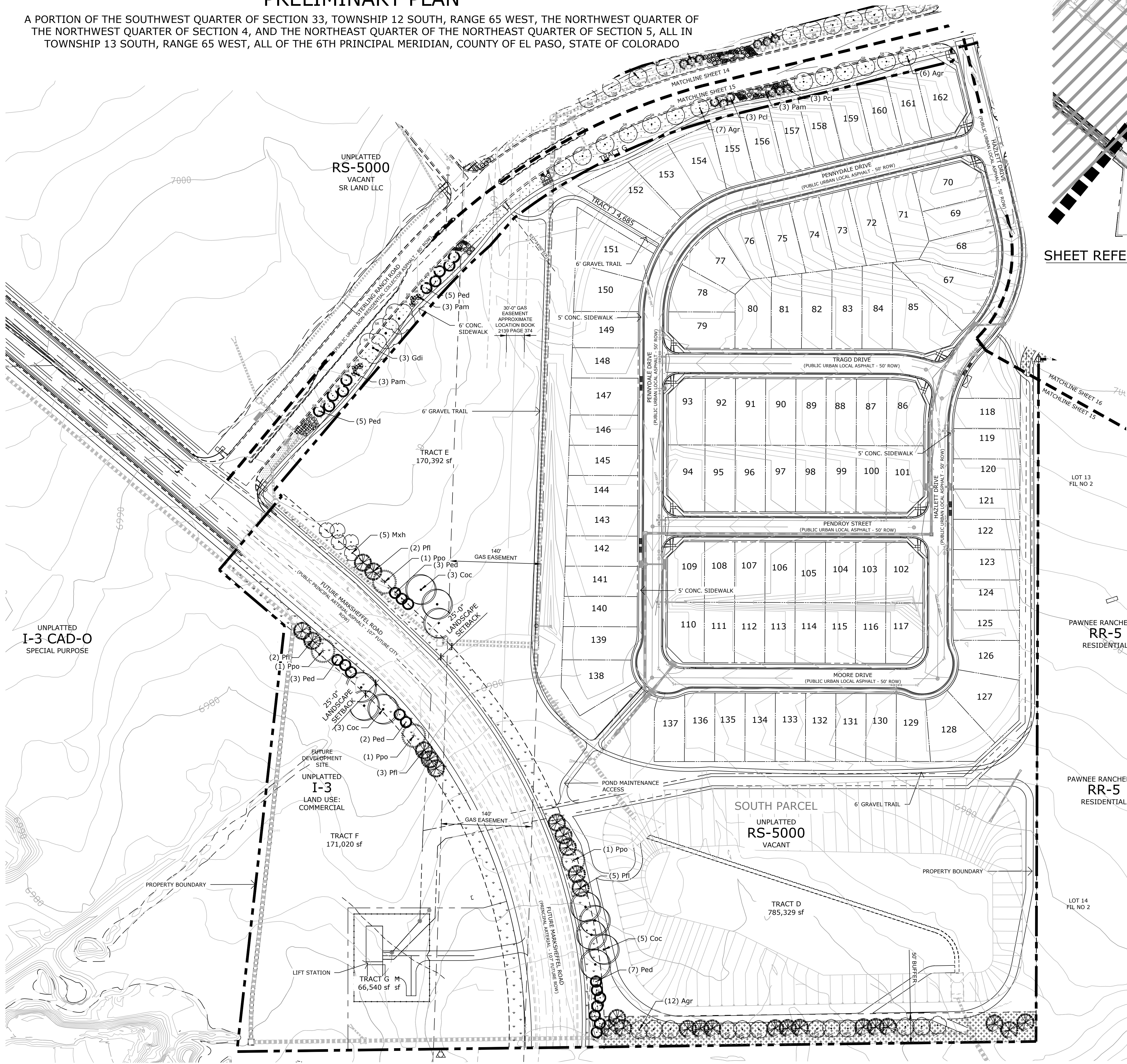
14

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 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

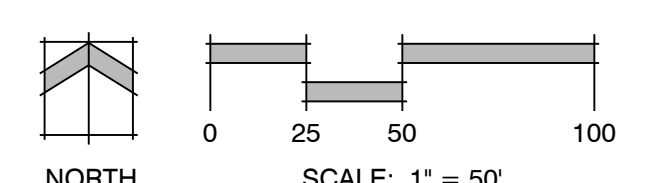


SHEET REFERENCE

N.T.S.

GROUND COVER LEGEND

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



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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
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07.29.2021	B.I.	PER COUNTY COMMENTS

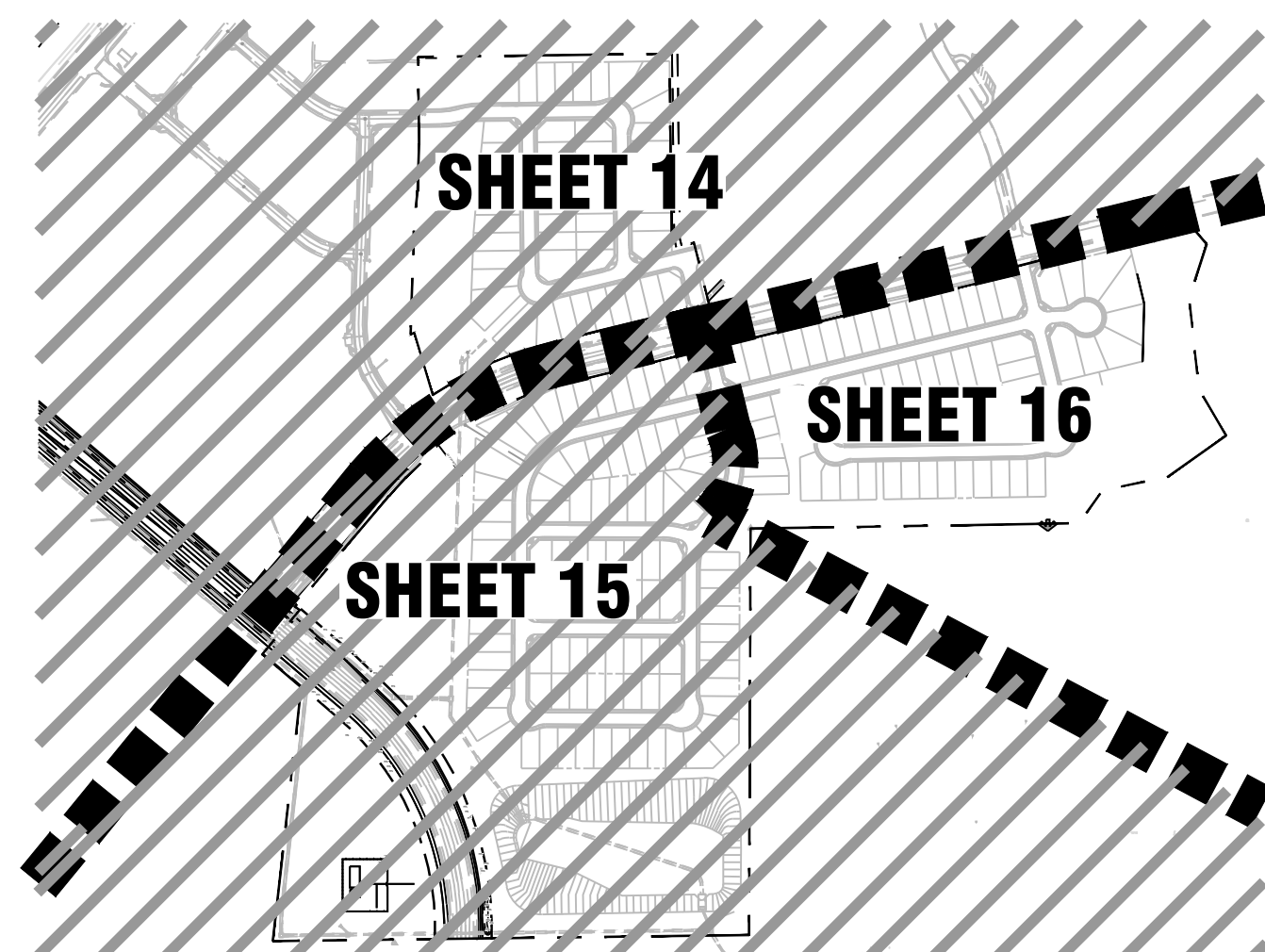
LANDSCAPE PLAN

15
15 OF 17

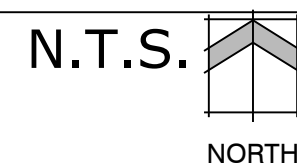
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STERLING RANCH PHASE TWO PRELIMINARY PLAN

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

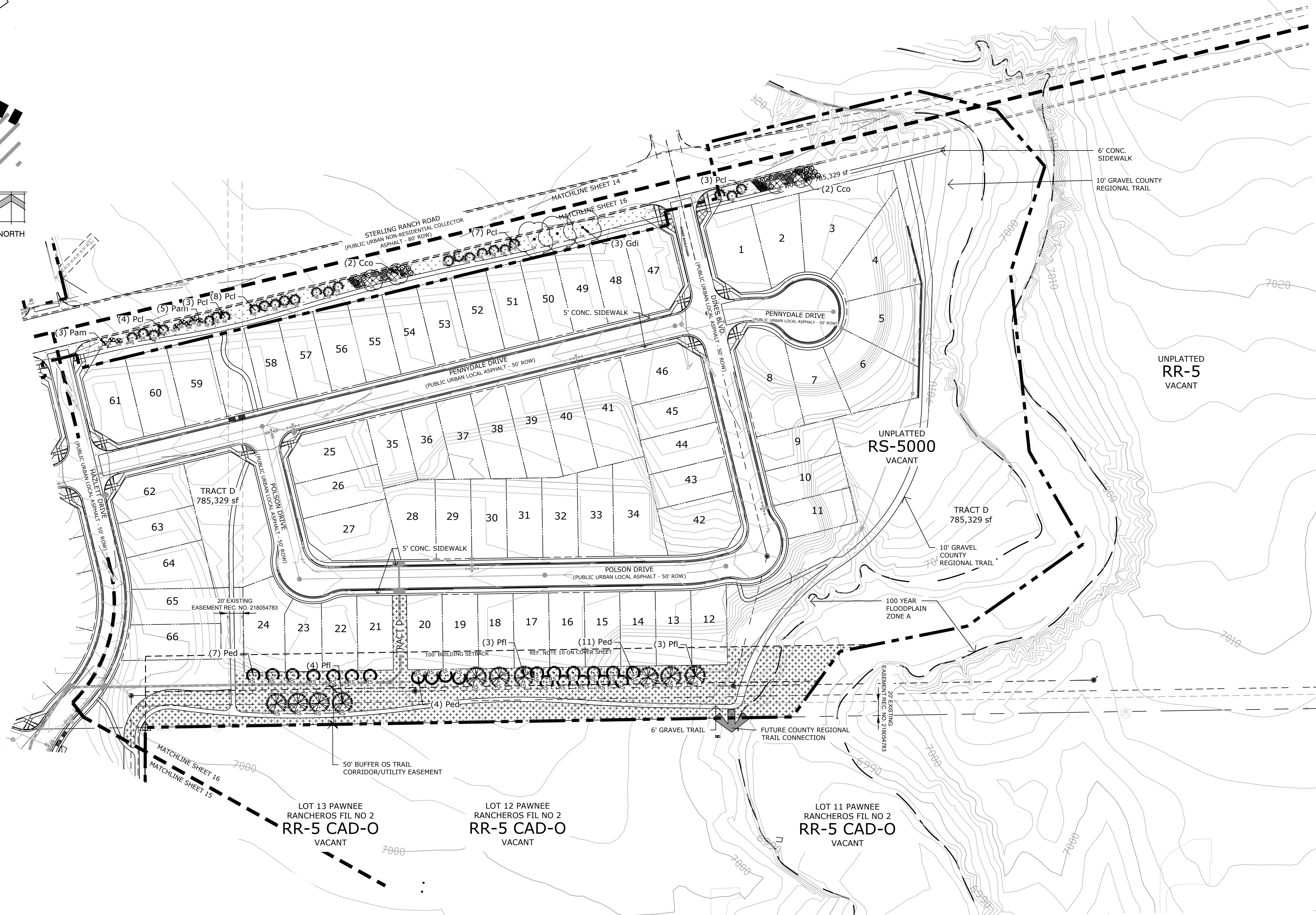


SHEET REFERENCE



GROUND COVER LEGEND

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



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STERLING RANCH PHASE 2
PRELIMINARY PLAN

El Paso County, Colorado

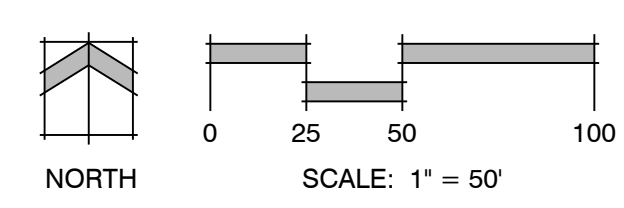
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PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

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03.01.2021	B.I.	PER COUNTY COMMENTS
05.17.2021	B.I.	PER COUNTY COMMENTS
07.29.2021	B.I.	PER COUNTY COMMENTS

LANDSCAPE PLAN

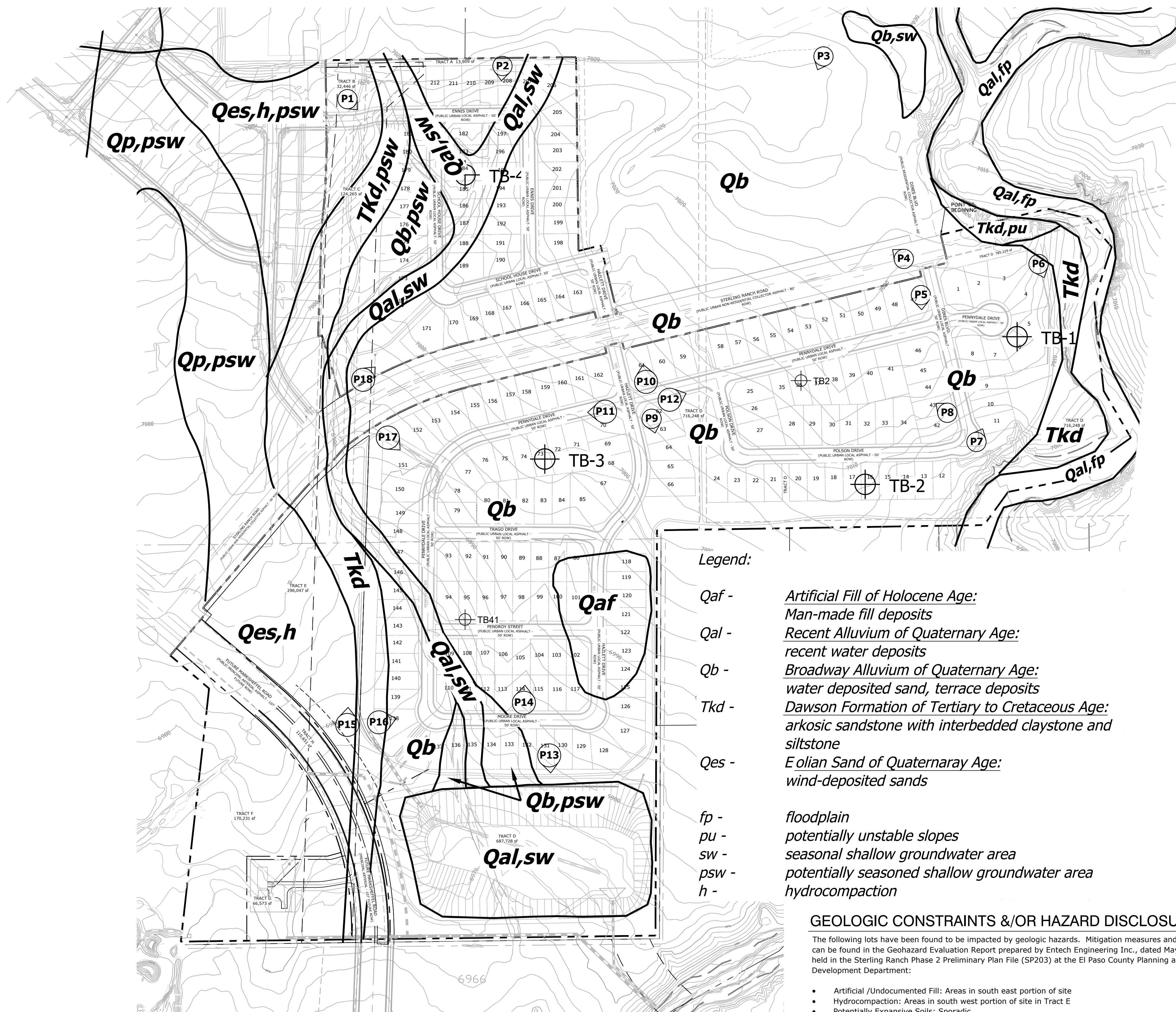
16
16 OF 17



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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



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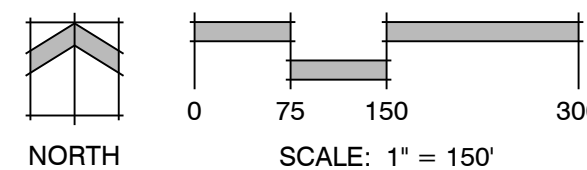
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Man-made fill deposits*
- Qal -** *Recent Alluvium of Quaternary Age:
recent water deposits*
- Qb -** *Broadway Alluvium of Quaternary Age:
water deposited sand, terrace deposits*
- Tkd -** *Dawson Formation of Tertiary to Cretaceous Age:
arkosic sandstone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



P:\Work\Sterling Ranch Phase 2\Drawings\Planning\Site-Analysis\Constraints Map.dwg (Building Constraints Exhibit Sheet 16) 8/2/2021 7:11:29 AM Item

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**STERLING RANCH PHASE 2
PRELIMINARY PLAN**

El Paso County,
Colorado

DATE: 06.17.2020
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07.29.2021	B.I.	PER COUNTY COMMENTS

SITE CONSTRAINTS EXHIBIT

17
17 OF 17

Prelim Plan V_5 planning.pdf Markup Summary 8-26-2021

dsdparsons (12)



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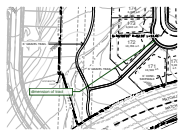
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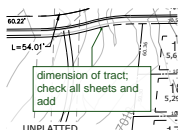


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dimension of tract



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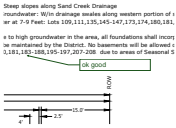
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Author: dsdparsons
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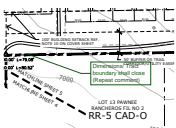


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dimensions on all tracts just like you do for lots..REpeat comment



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Dimensions/ Tract boundary shall close (Repeat comment)