

HOMESTEAD NORTH PHASE 1

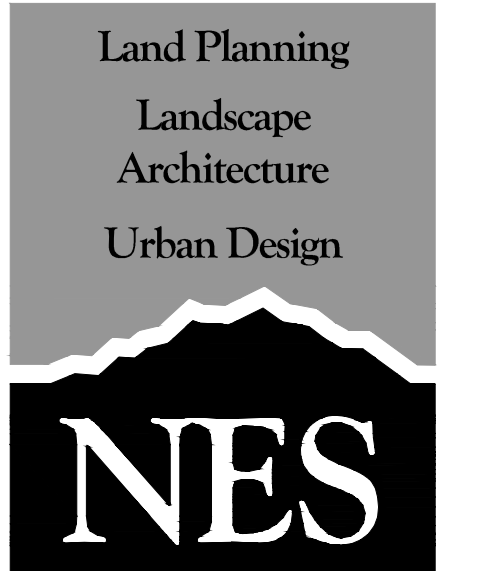
EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

*Consider modifying title to Homestead North Filing Nos. 1 and 2 OR the plats will be named Homestead North Phase 1 Filing No. 1, and then Homestead North Phase 1, Filing No 2 etc....

Section 7.2.5 of LDC, "Multiple Filings within Same Preliminary Plan or PUD. Multiple plat filings within the same preliminary plan or PUD area shall utilize sequential filing or phase numbers consistent with the name of the preliminary plan or PUD, unless they represent distinctly separate land uses (e.g., residential and commercial)."



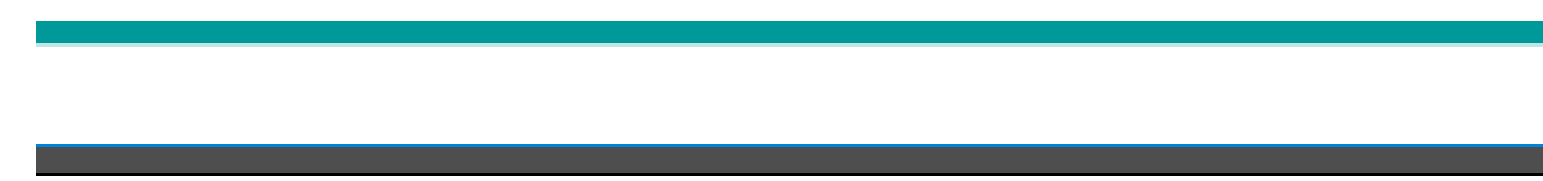
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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NOTES

- 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 ECM, 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 Vollmer Road (Minor Arterial), Briargate Parkway (Principal Arterial), Wheatland Drive (Collector), Sam Bass Drive (Collector) and Aspen Valley Road (Collector).
- "The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees 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."
- The following utility providers will serve the Sterling Ranch Homestead North Phase 1 Preliminary Plan area:
Water: Sterling Ranch Metropolitan District
Wastewater: Sterling Ranch Metropolitan District
Gas: Colorado Springs Utilities
Electric: Mountain View Electric Association, Inc.
- The following reports have been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

Add Noise wall note, and state who will build it please - Study requires noise mitigation (repeat Comment)

The results of the noise prediction were compared to the criteria section 2.5.3 of the El Paso County Engineering Criteria Manual (ECM). The results of the noise prediction show that in the year 2040, receivers 5, 12, 13 and 14, located on the lots adjacent to Briargate Parkway between Vollmer Road and Wheatland Drive, would have predicted noise levels which would exceed the 67 dBA Leq threshold set by the ECM. If a six-foot high noise barrier were constructed at the location shown in Figure 1, these noise receiver locations are predicted to be below the threshold. This noise barrier could be a wall, a berm, or a combination of the two. If a wall is



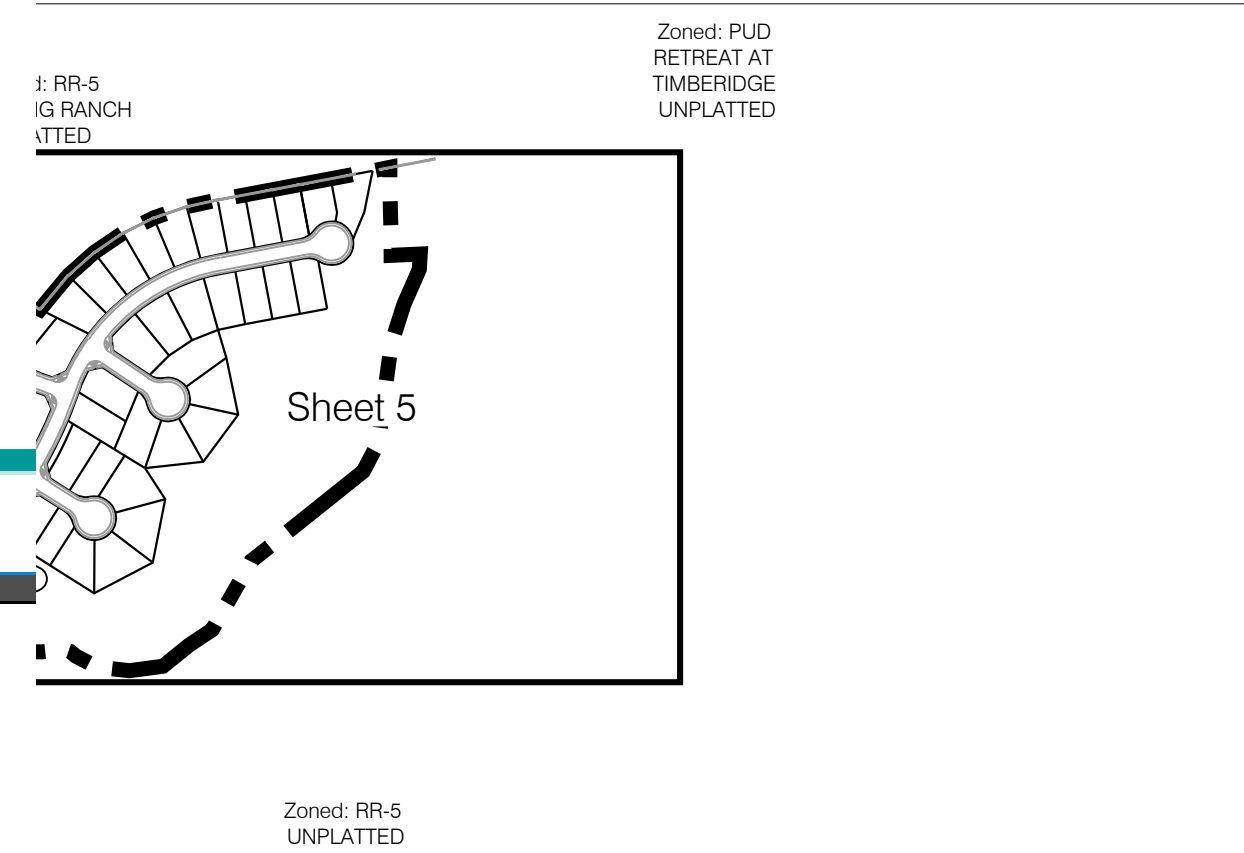
Mr. Jim Morley
Homestead North

Page 2

August 5, 2020
Noise Impact Study

constructed, it should be made of a rigid material with a density of at least 4 pounds per square foot and should have no gaps.

Does a vinyl fence as proposed meet this standard? Provide correspondence that it does.



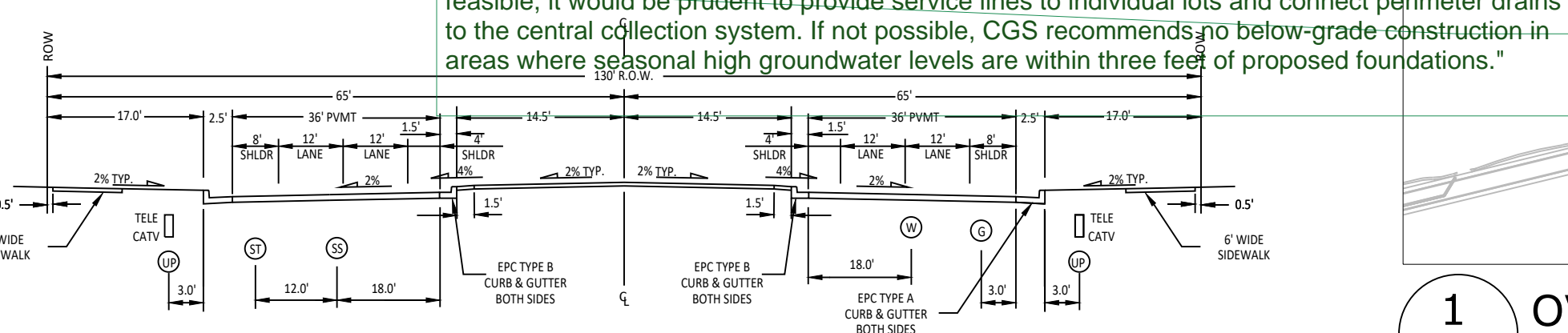
FEMA FLOODPLAIN NOTE

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. 08041C0535G, 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.

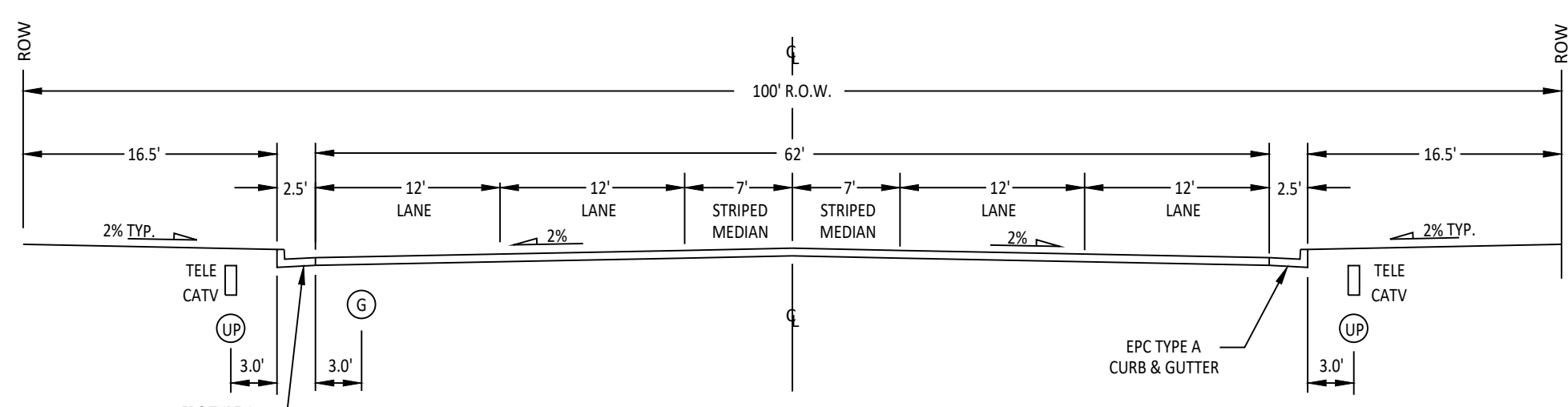
GEOLOGIC HAZARD DISCLOSURE STATEMENT

- Geologic Hazard Note:- 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 by Entech Engineering Inc., dated July 22, 2020 in file SP-20-008 available at the El Paso County Planning and Community Development Department:
 - Potentially Unstable Slopes: Drainage along east portion of site
 - Potentially Expansive Soil: Sporadic
 - Flooding: Drainage along east portion of site
 - Potentially Seasonally High Groundwater: (Lots 4-9, 16-19, 58-61, 68-73, 103-104, 109-113, 118-120, 124-125, 131-136 and 137-147)
- In Areas of Expansive Soils: Incorporate special foundation design
In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system

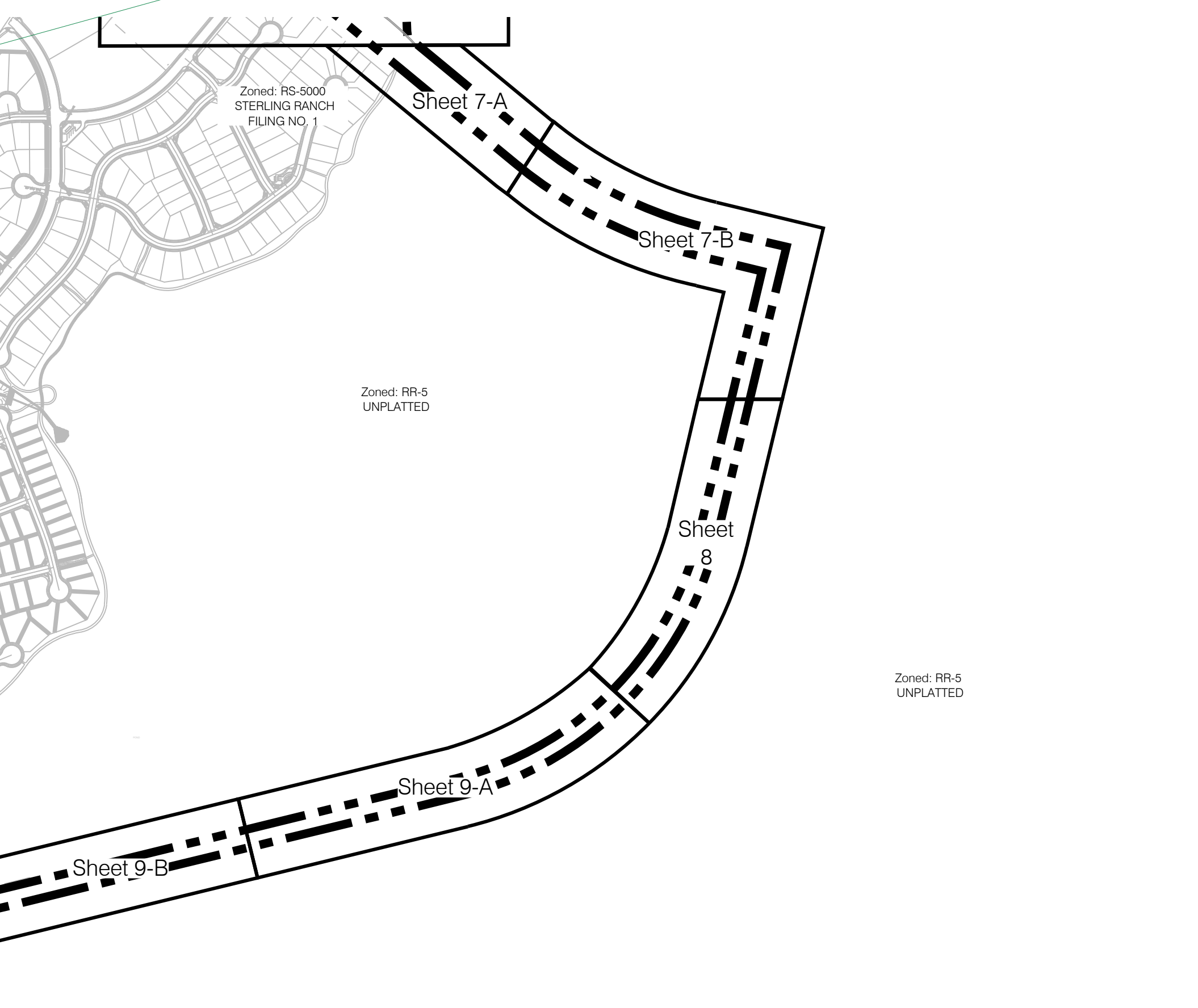
Under-drains are to be maintained by the District (add note) Note is consistent w CGS comment. "If feasible, it would be prudent to provide service lines to individual lots and connect perimeter drains to the central collection system. If not possible, CGS recommends no below-grade construction in areas where seasonal high groundwater levels are within three feet of proposed foundations."



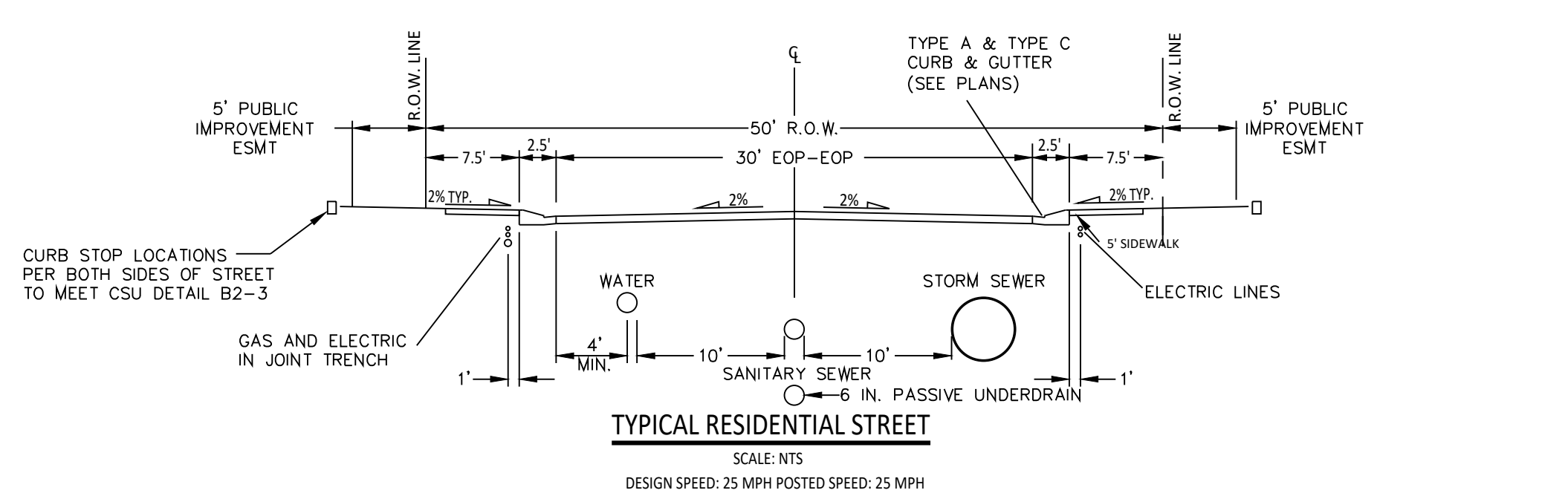
BRIARGATE PARKWAY
SCALE: NTS
DESIGN SPEED: 50 MPH POSTED SPEED: 45 MPH



VOLLMER ROAD
(MODIFIED) URBAN MINOR ARTERIAL CROSS SECTION
SCALE: NTS

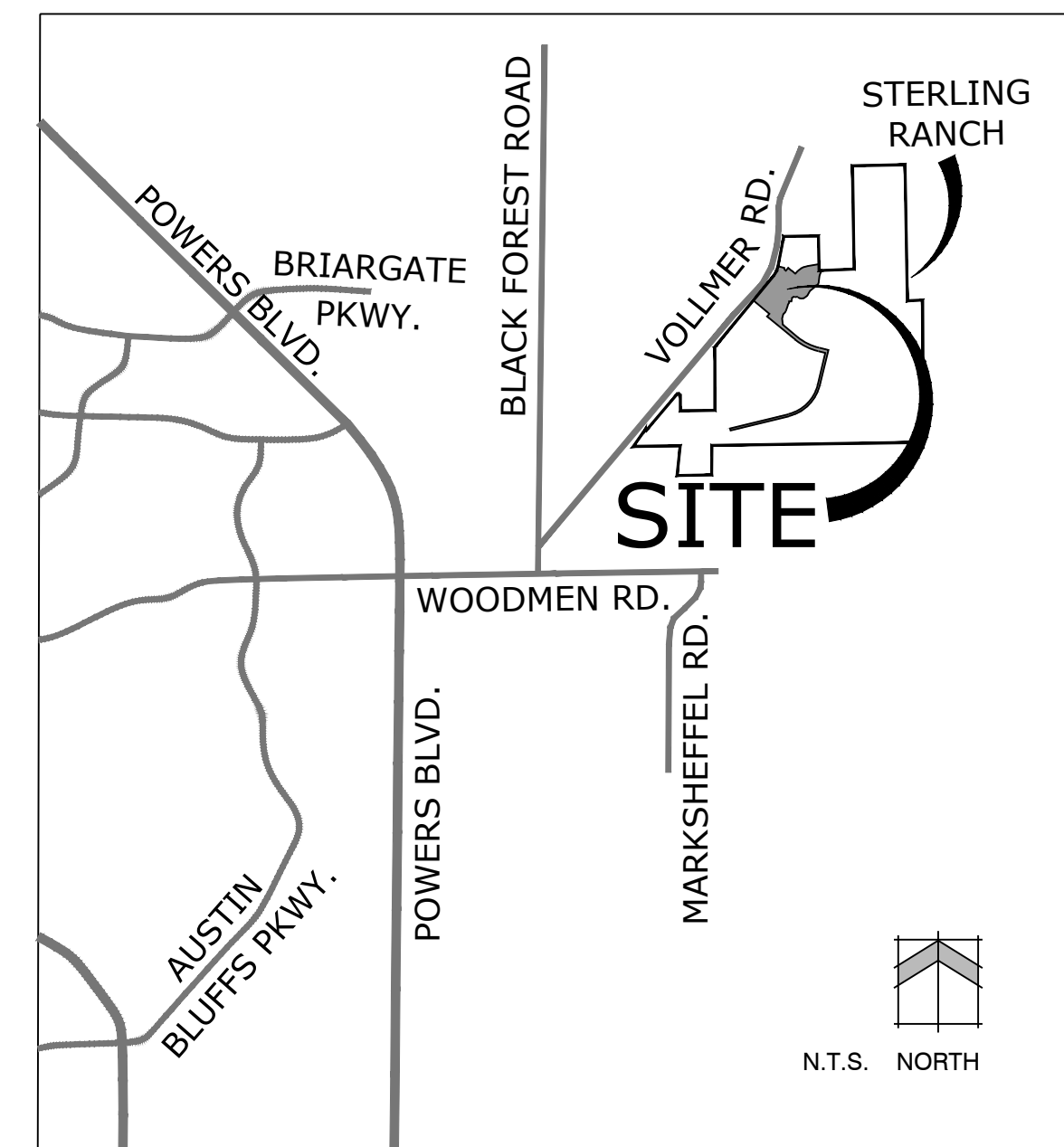


1 OVERALL SITE
S1



TYPICAL RESIDENTIAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

VICINITY MAP



SITE DATA

OWNER:
SR LAND LLC
20 BOULDER CRESCENT ST STE 102
COLORADO SPRINGS CO 80903-3300

PREPARED BY:
NES INC.
619 N. CASCADE AVE STE 200
COLORADO SPRINGS CO 80903

Tax ID Number: 522800030

Sketch Plan: SKP 18-003 (Approved 2018)
Current Zoning: RR-5
Proposed Zoning: RS-6000
Development Schedule: Summer/Fall 2021
Proposed Land Use: Single Family Residential

Land Use
Lots: 27.30 ac - 147 Lots (35%)
Tracts: 22.79 ac (29%)
R.O.W.: 27.6236 ac (36%)
Total Area: 77.7136 ac
Density: 2.25 du/ac *

* Density Calculation does not include Briargate Parkway & Sterling Ranch Road R.O.W.

Landscape Setbacks:
-Briargate Parkway: 25'
-Vollmer Road: 20'

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	Rear Building Setback
RS-6000	6,000 SF	35'	40% / 45%	50'	25'	5'	25'

missing the parcels for the roads Briargate and Sterling Ranch

STERLING RANCH HOMESTEAD NORTH PHASE 1

PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

DATE: 03.12.2021
BY: B.I.
DESCRIPTION: PER COUNTY COMMENTS

COVER SHEET

1 OF 25
SP-20-008

P:\Morley\SR Homestead Filing 2\Drawings\Planning\Develop\Homestead North Phase 1\SR_Homestead North Phase 1_Plan\Sheet 1 3/17/2021 5:56:28 AM bitn

LEGAL DESCRIPTION

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 27, SECTION 28 AND SECTION 33, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3.41" ALUMINUM CAP STAMPED "LS 10376 2006" AT THE NORTHEAST CORNER AND BY A 2.12" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTHEAST CORNER, SAID LINE BEING ASSUMED TO BEAR S01°30'51"W COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, S89°29'10"W A DISTANCE OF 1,191.33 FEET, TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING SIX (6) COURSES:

1. S19°42'21"W A DISTANCE OF 184.86 FEET;
2. S32°15'45"W A DISTANCE OF 71.66 FEET;
3. S41°47'19"W A DISTANCE OF 88.37 FEET;
4. S14°57'52"W A DISTANCE OF 155.36 FEET;
5. S03°04'57"E A DISTANCE OF 208.19 FEET;
6. S05°19'07"E A DISTANCE OF 22.87 FEET;

THENCE ON 15.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTHERLY LINE OF THE 160' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND REORDER, THE FOLLOWING THREE (3) COURSES:

1. S60°28'12"E A DISTANCE OF 725.53 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,835.00 FEET, A CENTRAL ANGLE OF 28°50'19" AND AN ARC LENGTH OF 881.07 FEET, TO A POINT OF TANGENT;
3. S73°31'31"E A DISTANCE OF 347.57 FEET, TO A POINT ON THE EASTERLY LINE OF THE 80' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND REORDER.

THENCE ON THE EASTERLY AND SOUTHERLY LINES OF SAID EASEMENT, THE FOLLOWING THREE (3) COURSES:

1. S13°28'29"W A DISTANCE OF 1,333.84 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,540.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1,689.22 FEET, TO A POINT OF TANGENT;
3. S76°19'20"W A DISTANCE OF 2,208.31 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 80.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714151 AND A POINT ON THE NORTHERLY LINE OF SAID 80' ACCESS AND UTILITY EASEMENT.

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID EASEMENT, THE FOLLOWING THREE (3) COURSES:

1. N76°19'20"E A DISTANCE OF 2,208.31 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1,601.47 FEET, TO A POINT OF TANGENT;
3. N13°28'29"E A DISTANCE OF 1,203.84 FEET;

THENCE ON A LINE 15.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID 160' ACCESS AND UTILITY EASEMENT, THE FOLLOWING THREE (3) COURSES:

1. N76°31'31"W A DISTANCE OF 267.57 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,065.00 FEET, A CENTRAL ANGLE OF 28°50'19" AND AN ARC LENGTH OF 940.26 FEET, TO A POINT OF TANGENT;
3. N60°28'12"W A DISTANCE OF 1,355.04 FEET, TO THE SOUTHEASTERLY CORNER OF BRIARGATE PARKWAY AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 1.

THENCE ON THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID BRIARGATE PARKWAY, THE FOLLOWING TWO (2) COURSES:

1. N03°33'48"E A DISTANCE OF 130.00 FEET;
2. N00°28'12"W A DISTANCE OF 770.00 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY (20) COURSES:

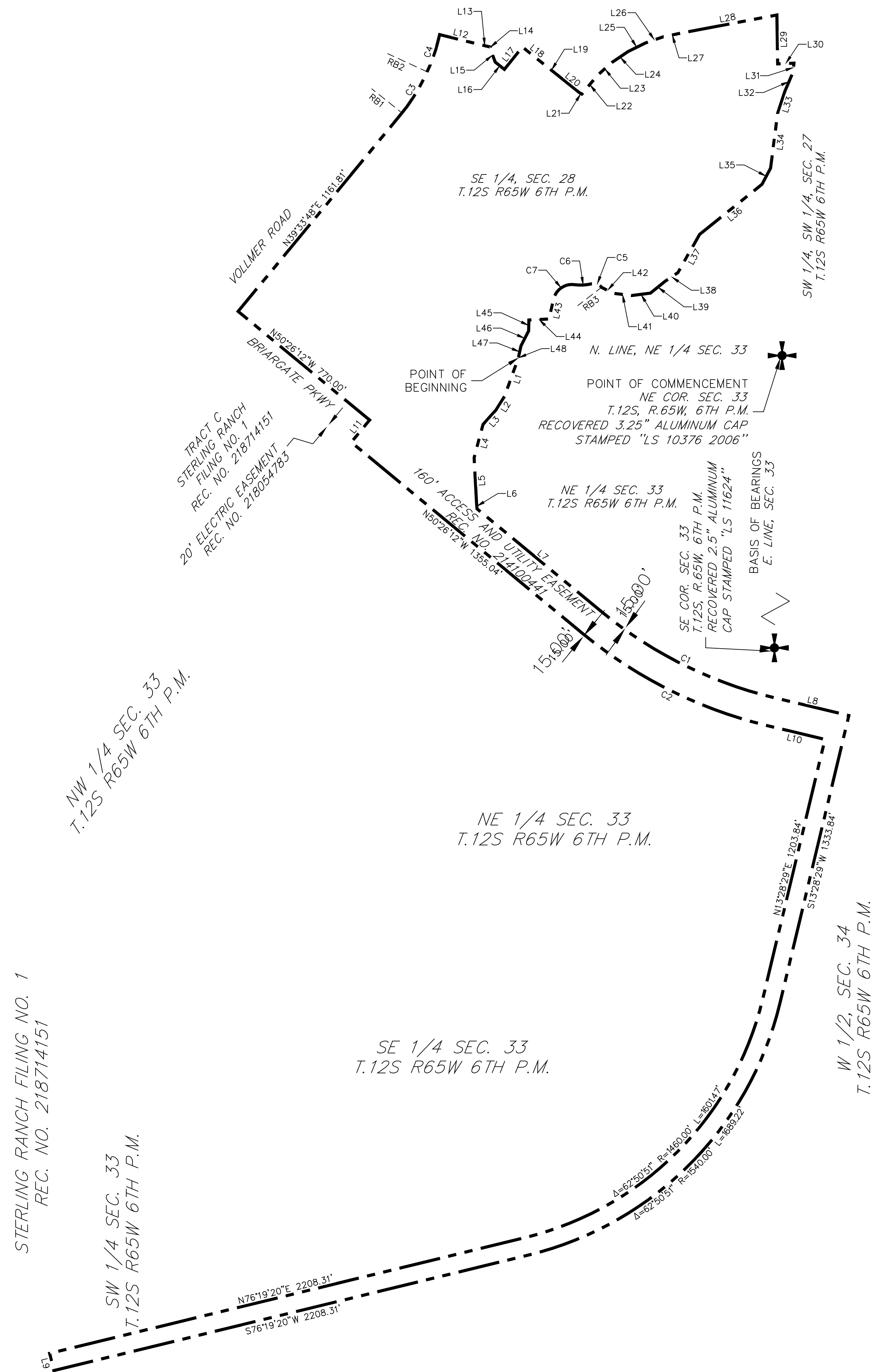
1. N03°33'48"E A DISTANCE OF 1161.81 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N01°21'08"W, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 14°22'50" AND AN ARC LENGTH OF 218.17 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N05°16'19"W, HAVING A RADIUS OF 814.82 FEET, A CENTRAL ANGLE OF 12°28'32" AND AN ARC LENGTH OF 177.42 FEET, TO A POINT OF NON-TANGENT;
4. S76°13'25"E A DISTANCE OF 185.19 FEET;
5. S76°20'29"E A DISTANCE OF 50.05 FEET;
6. S11°07'11"W A DISTANCE OF 3.91 FEET;
7. S20°05'15"E A DISTANCE OF 68.42 FEET;
8. S51°17'41"E A DISTANCE OF 52.77 FEET;
9. N03°42'19"E A DISTANCE OF 130.03 FEET;
10. S51°16'53"E A DISTANCE OF 128.03 FEET;
11. S51°17'40"E A DISTANCE OF 80.48 FEET;
12. S51°18'16"E A DISTANCE OF 124.15 FEET;
13. S63°19'15"E A DISTANCE OF 10.26 FEET;
14. N03°48'59"E A DISTANCE OF 110.92 FEET;
15. N48°27'49"E A DISTANCE OF 87.13 FEET;
16. N65°58'31"E A DISTANCE OF 87.13 FEET;
17. N63°35'09"E A DISTANCE OF 87.13 FEET;
18. N71°09'48"E A DISTANCE OF 87.13 FEET;
19. N76°31'31"E A DISTANCE OF 79.85 FEET;
20. N79°18'16"E A DISTANCE OF 441.05 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, N87°34'57"E A DISTANCE OF 73.60 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. S04°30'08"W A DISTANCE OF 38.86 FEET;
2. S23°30'37"W A DISTANCE OF 96.02 FEET;
3. S17°58'09"W A DISTANCE OF 105.84 FEET;
4. S07°20'33"W A DISTANCE OF 248.45 FEET;
5. S27°44'47"W A DISTANCE OF 82.16 FEET;
6. S51°16'10"W A DISTANCE OF 361.44 FEET;
7. S29°33'35"W A DISTANCE OF 198.68 FEET;
8. S06°06'51"W A DISTANCE OF 68.55 FEET;
9. S51°10'06"W A DISTANCE OF 86.23 FEET;
10. S82°29'37"W A DISTANCE OF 85.63 FEET;
11. N82°52'49"W A DISTANCE OF 82.74 FEET;
12. N63°10'02"W A DISTANCE OF 59.72 FEET, TO A POINT OF NON-TANGENT CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°33'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 66°07'59" AND AN ARC LENGTH OF 50.25 FEET, TO A POINT OF REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 208.41 FEET, A CENTRAL ANGLE OF 21°27'48" AND AN ARC LENGTH OF 78.07 FEET, TO A POINT OF REVERSE CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.48 FEET, A CENTRAL ANGLE OF 85°24'40" AND AN ARC LENGTH OF 127.39 FEET, TO A POINT OF TANGENT;
16. S12°28'27"W A DISTANCE OF 90.70 FEET;
17. S87°04'53"W A DISTANCE OF 91.55 FEET;
18. S01°04'54"W A DISTANCE OF 49.42 FEET;
19. S27°12'58"W A DISTANCE OF 75.48 FEET;
20. S12°38'34"W A DISTANCE OF 55.41 FEET;
21. S19°42'21"W A DISTANCE OF 0.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,385,206 SQUARE FEET OR 77,7136 ACRES.



HOMESTEAD NORTH PHASE 1
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN
 SECTION 27, 28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

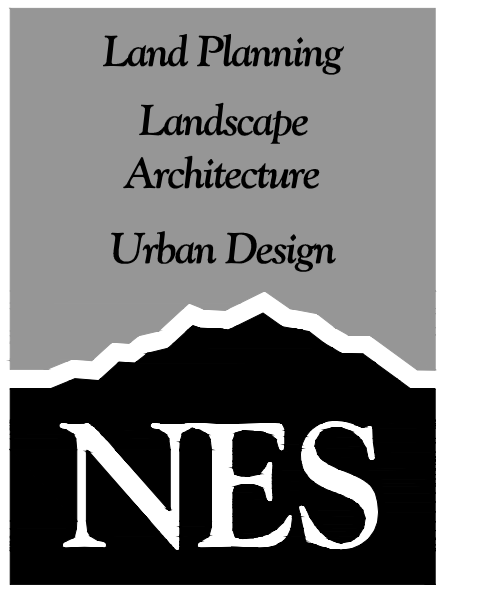
LINE	BEARING	DISTANCE
L1	S19°42'21"W	184.86'
L2	S32°15'45"W	71.66'
L3	S41°47'19"W	88.37'
L4	S14°57'52"W	155.36'
L5	S03°04'57"E	208.19'
L6	S05°19'07"E	22.87'
L7	S60°28'12"E	725.53'
L8	S76°31'31"E	347.57'
L9	N13°40'40"W	80.00'
L10	N76°31'31"W	267.57'
L11	N39°33'48"E	130.00'
L12	S76°13'25"E	185.19'
L13	S76°20'29"E	50.05'
L14	S11°07'11"W	3.91'
L15	S20°05'15"E	68.42'
L16	S51°17'41"E	52.77'
L17	N38°42'19"E	130.03'
L18	S51°16'53"E	128.03'
L19	S51°17'40"E	80.48'
L20	S51°18'16"E	124.15'

LINE	BEARING	DISTANCE
L21	S63°15'15"E	10.26'
L22	N39°48'59"E	110.92'
L23	N48°27'49"E	87.13'
L24	N55°58'31"E	87.13'
L25	N63°35'09"E	87.13'
L26	N71°09'48"E	87.13'
L27	N78°01'26"E	79.85'
L28	N79°18'16"E	441.05'
L29	S00°53'15"E	220.84'
L30	N87°34'53"E	73.60'
L31	S04°00'08"W	38.86'
L32	S23°30'33"W	96.02'
L33	S17°58'09"W	105.84'
L34	S07°20'33"W	248.45'
L35	S27°44'47"W	82.16'
L36	S51°16'10"W	361.44'
L37	S29°33'35"W	198.68'
L38	S56°06'51"W	68.55'
L39	S51°10'06"W	86.23'
L40	S82°29'37"W	85.63'

LINE	BEARING	DISTANCE
L41	N82°52'49"W	82.74'
L42	N63°10'02"W	59.72'
L43	S12°28'27"W	90.70'
L44	S87°04'53"W	91.55'
L45	S01°04'54"W	49.42'
L46	S27°12'58"W	75.48'
L47	S12°38'34"W	55.41'
L48	S19°42'21"W	0.70'

CURVE	DELTA	RADIUS	LENGTH
C1	26°05'19"	1935.00'	881.07'
C2	26°05'19"	2065.00'	940.26'
C3	14°22'05"	870.00'	218.17'
C4	12°28'32"	814.82'	177.42'
C5	66°07'59"	43.53'	50.25'
C6	21°27'48"	208.41'	78.07'
C7	85°24'40"	85.46'	127.39'

LINE	BEARING
RB1	N51°21'08"W
RB2	N65°16'19"W
RB3	S52°33'19"W



N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719.471.0073
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PLANNING, LANDSCAPE ARCHITECT

REGISTERED WITH

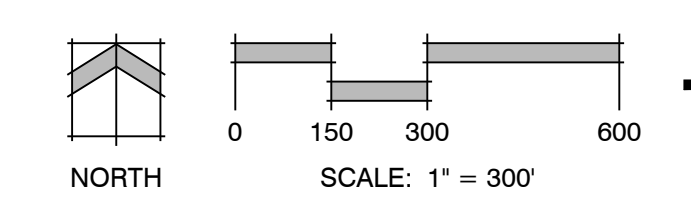
STERLING RANCH HOMESTEAD NORTH PHASE 1
PRELIMINARY PLAN
 EL PASO COUNTY, CO

DATE: 09.15.2020
 PROJECT MGR: E. GANAWAY
 PREPARED BY: B. ITTEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS

LEGAL BOUNDARY EXHIBIT



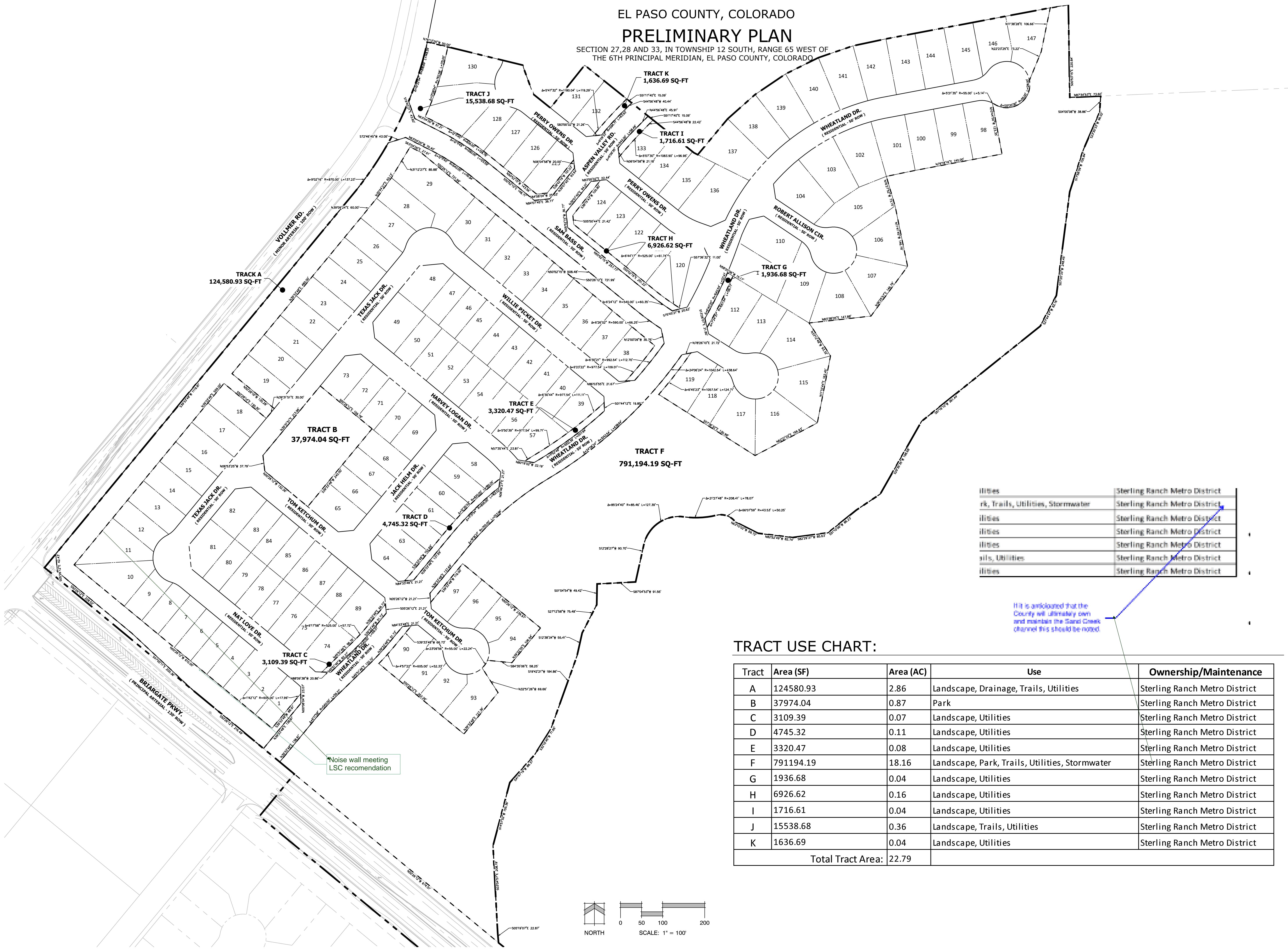
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HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

SECTION 27, 28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

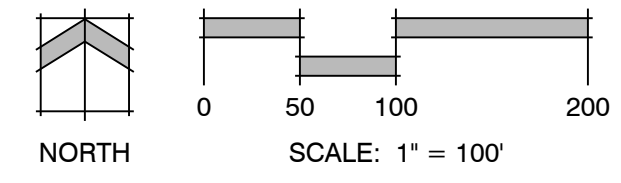


Utilities	Sterling Ranch Metro District
Park, Trails, Utilities, Stormwater	Sterling Ranch Metro District
Utilities	Sterling Ranch Metro District
Utilities	Sterling Ranch Metro District
Utilities	Sterling Ranch Metro District
Utilities	Sterling Ranch Metro District

It is anticipated that the County will ultimately own and maintain the Sand Creek channel this should be noted.

TRACT USE CHART:

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	124580.93	2.86	Landscape, Drainage, Trails, Utilities	Sterling Ranch Metro District
B	37974.04	0.87	Park	Sterling Ranch Metro District
C	3109.39	0.07	Landscape, Utilities	Sterling Ranch Metro District
D	4745.32	0.11	Landscape, Utilities	Sterling Ranch Metro District
E	3320.47	0.08	Landscape, Utilities	Sterling Ranch Metro District
F	791194.19	18.16	Landscape, Park, Trails, Utilities, Stormwater	Sterling Ranch Metro District
G	1936.68	0.04	Landscape, Utilities	Sterling Ranch Metro District
H	6926.62	0.16	Landscape, Utilities	Sterling Ranch Metro District
I	1716.61	0.04	Landscape, Utilities	Sterling Ranch Metro District
J	15538.68	0.36	Landscape, Trails, Utilities	Sterling Ranch Metro District
K	1636.69	0.04	Landscape, Utilities	Sterling Ranch Metro District
Total Tract Area:		22.79		



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N.E.S. Inc.
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Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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STERLING RANCH HOMESTEAD NORTH PHASE 1

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS

TRACT EXHIBIT

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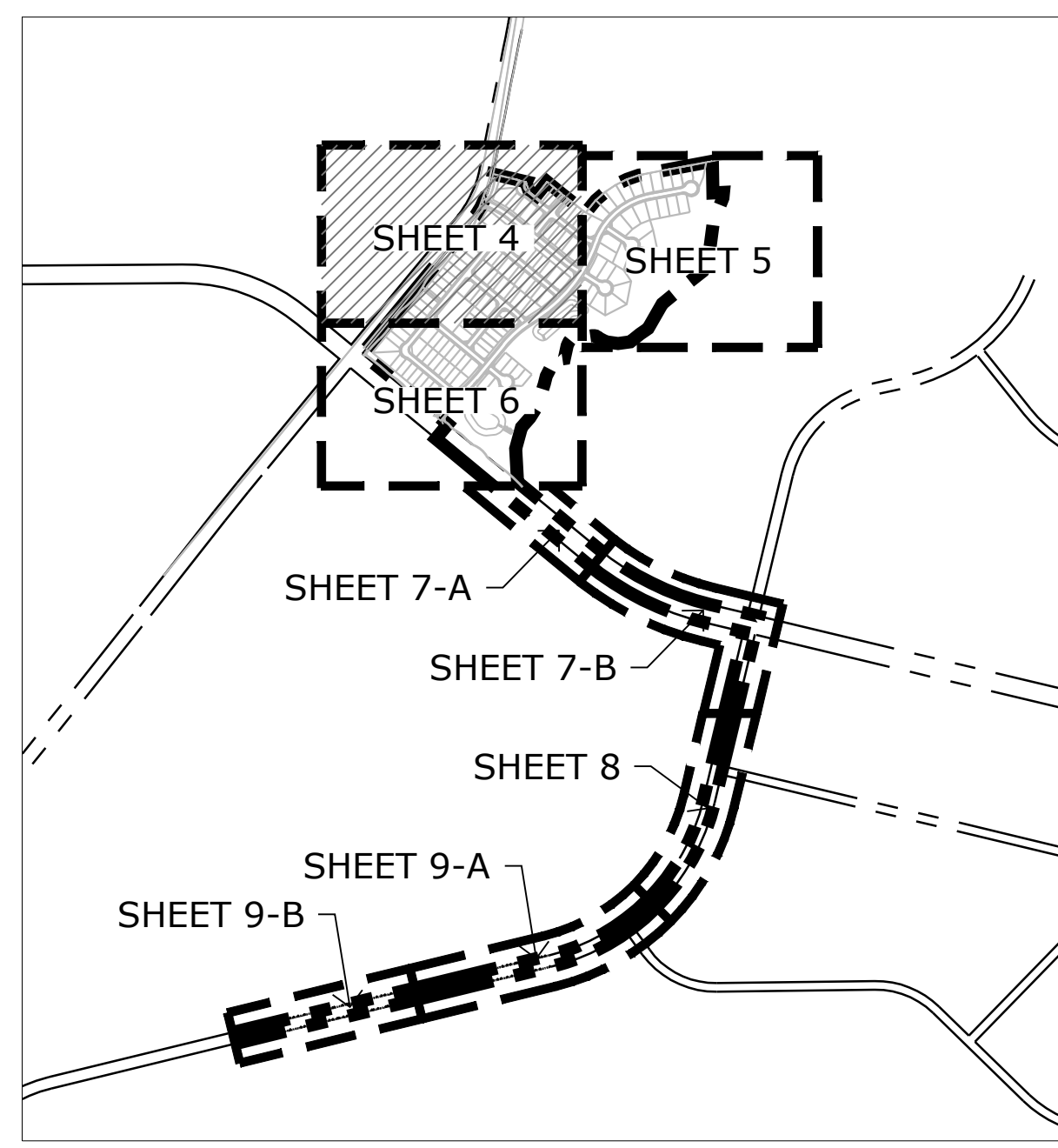
HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

SECTION 27, 28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

SHEET KEY MAP



ZONE: RR-5
USE: SINGLE FAMILY RESIDENTIAL
OWNER: JOHN R. JAYNES
SUB: UNPLATTED

ZONE: RR-5
USE: VACANT
OWNER: SR LAND LLC
SUB: UNPLATTED

ZONE: RR-5
USE: MOBILE ON OWNED LAND
OWNER: JAYNES AMIEE R LIVING TRUST, JAYNES KENNETH HENRY, MCCOLLOR JANE E, MANITOU SPRINGS CITY OF, JAYNES JOHN R
SUB: UNPLATTED

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STERLING RANCH HOMESTEAD NORTH PHASE 1

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITTEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS

PRELIMINARY SITE PLAN

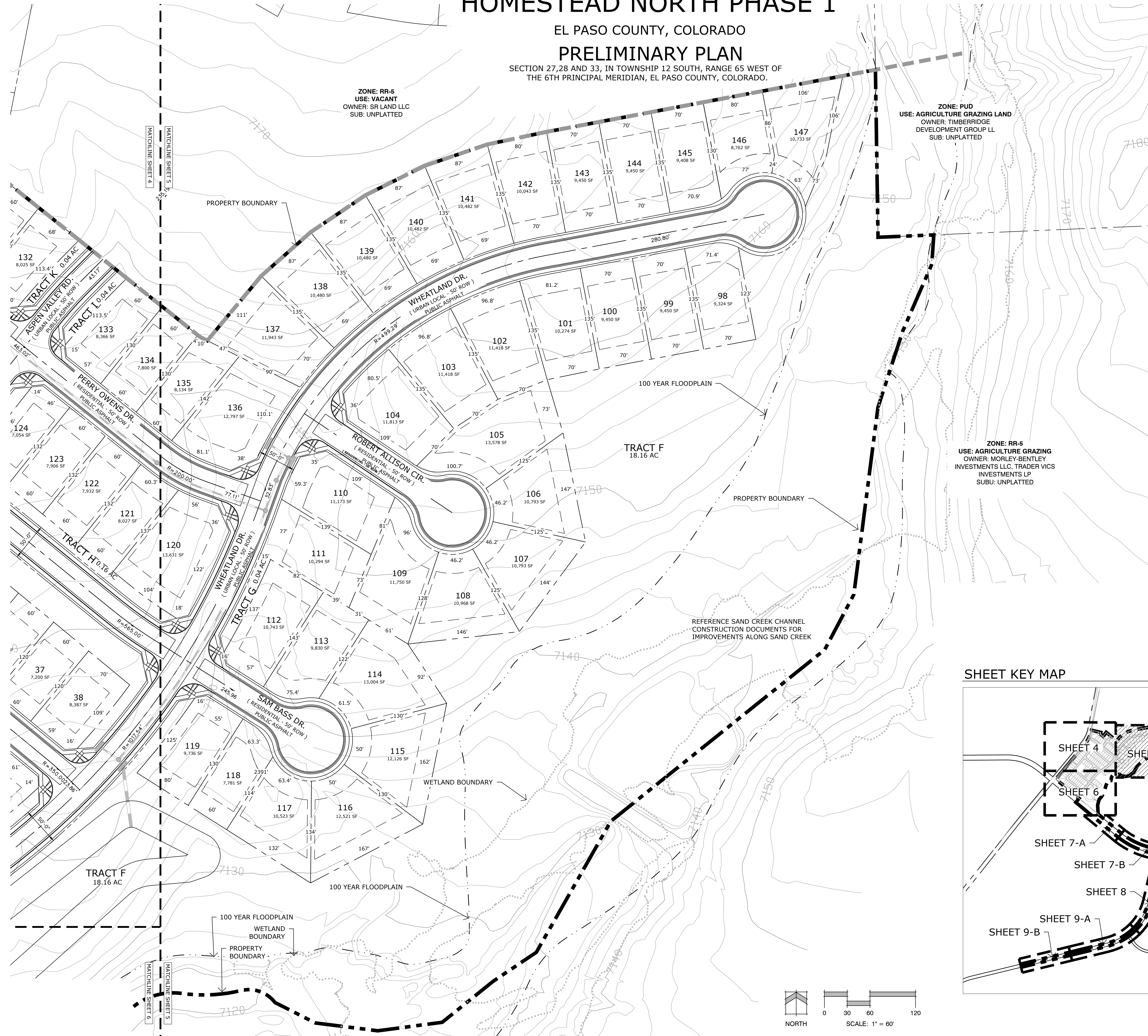
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HOMESTEAD NORTH PHASE 1

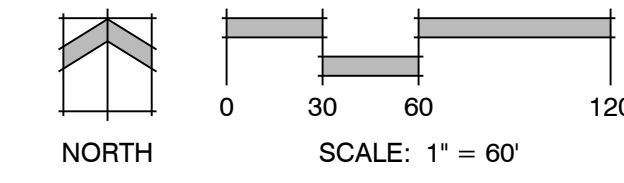
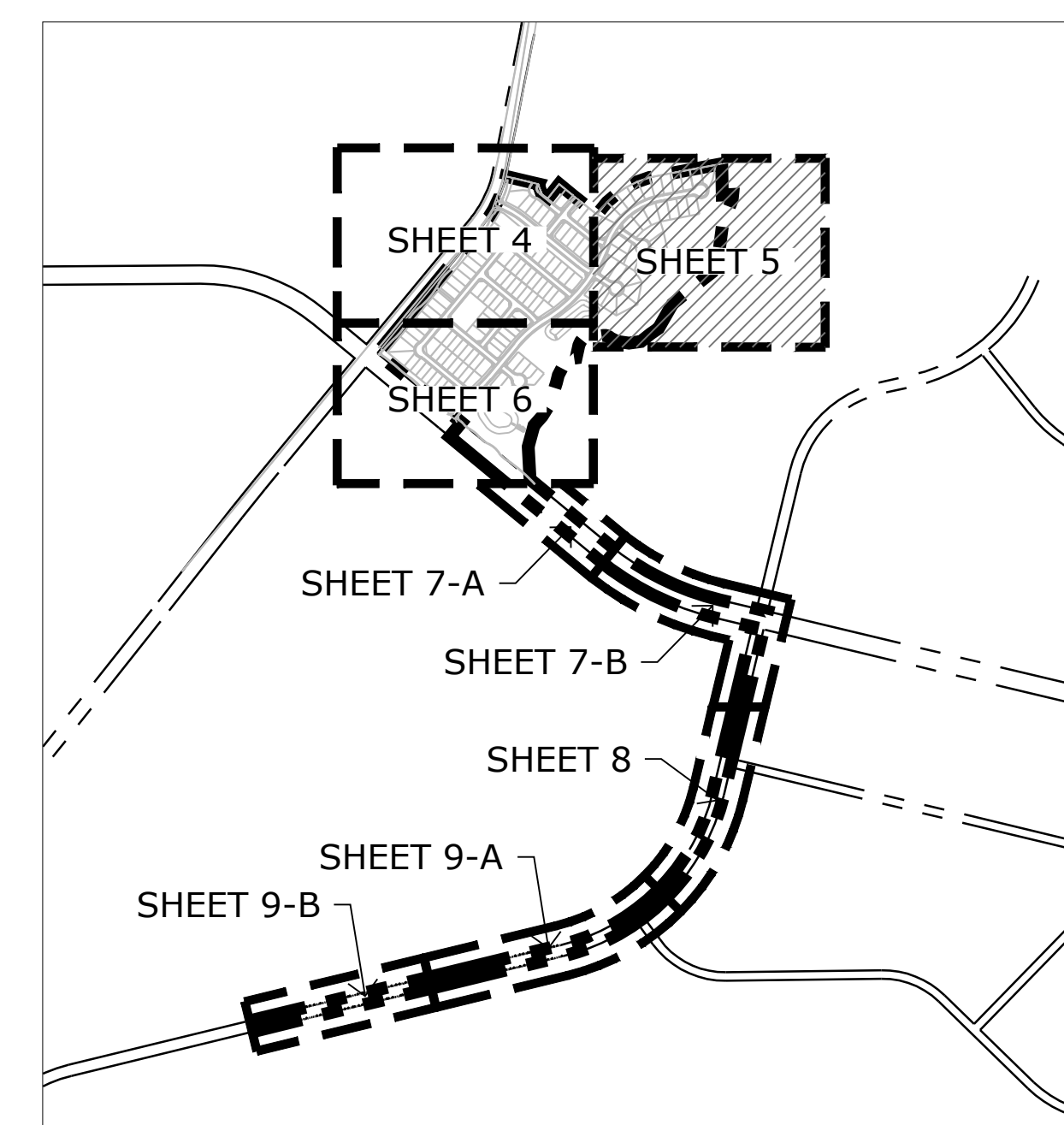
EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

SECTION 27, 28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



SHEET KEY MAP



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**STERLING RANCH
HOMESTEAD
NORTH PHASE 1**

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS

**PRELIMINARY
SITE PLAN**

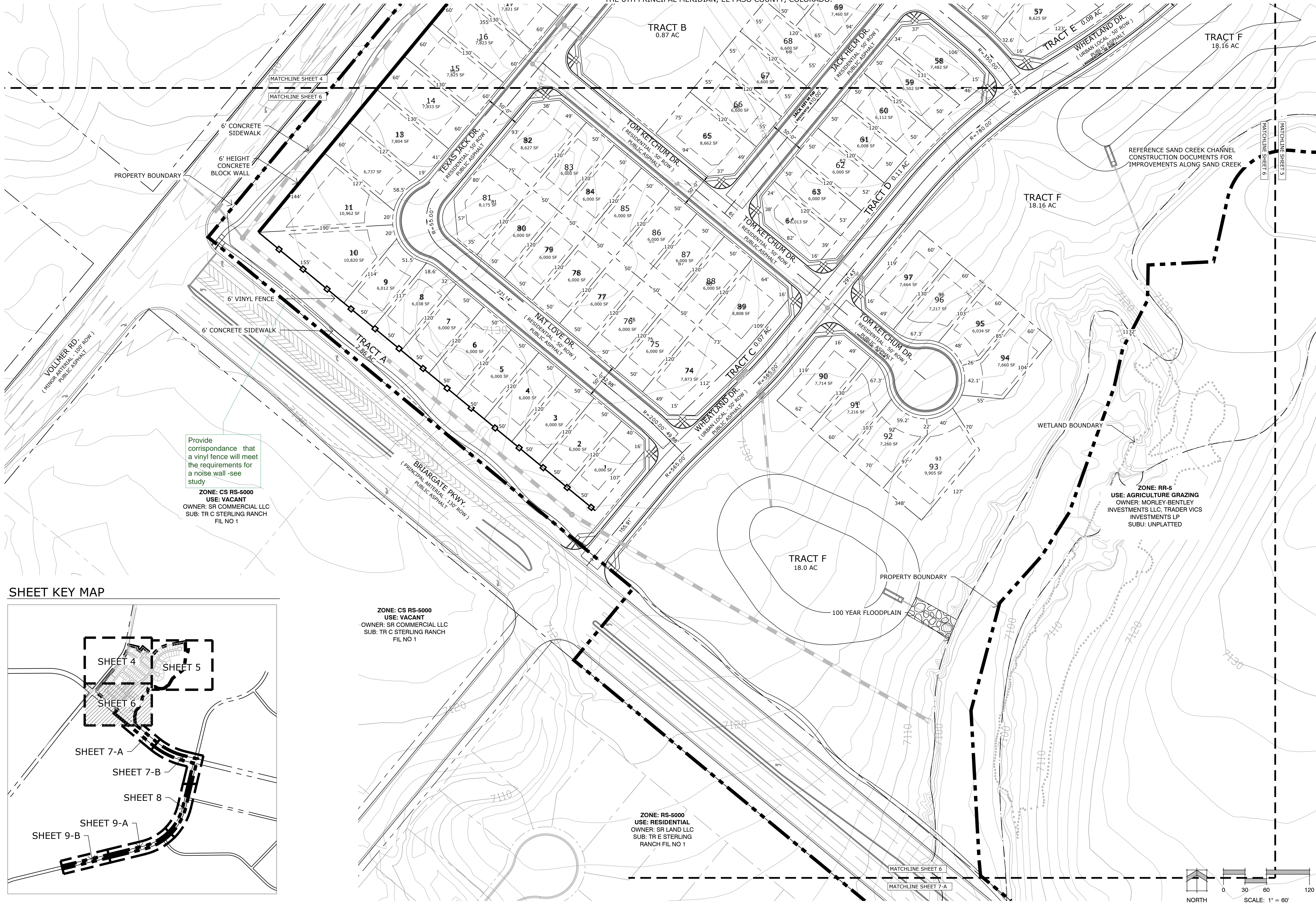
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HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

SECTION 27, 28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



Provide correspondence that a vinyl fence will meet the requirements for a noise wall-see study

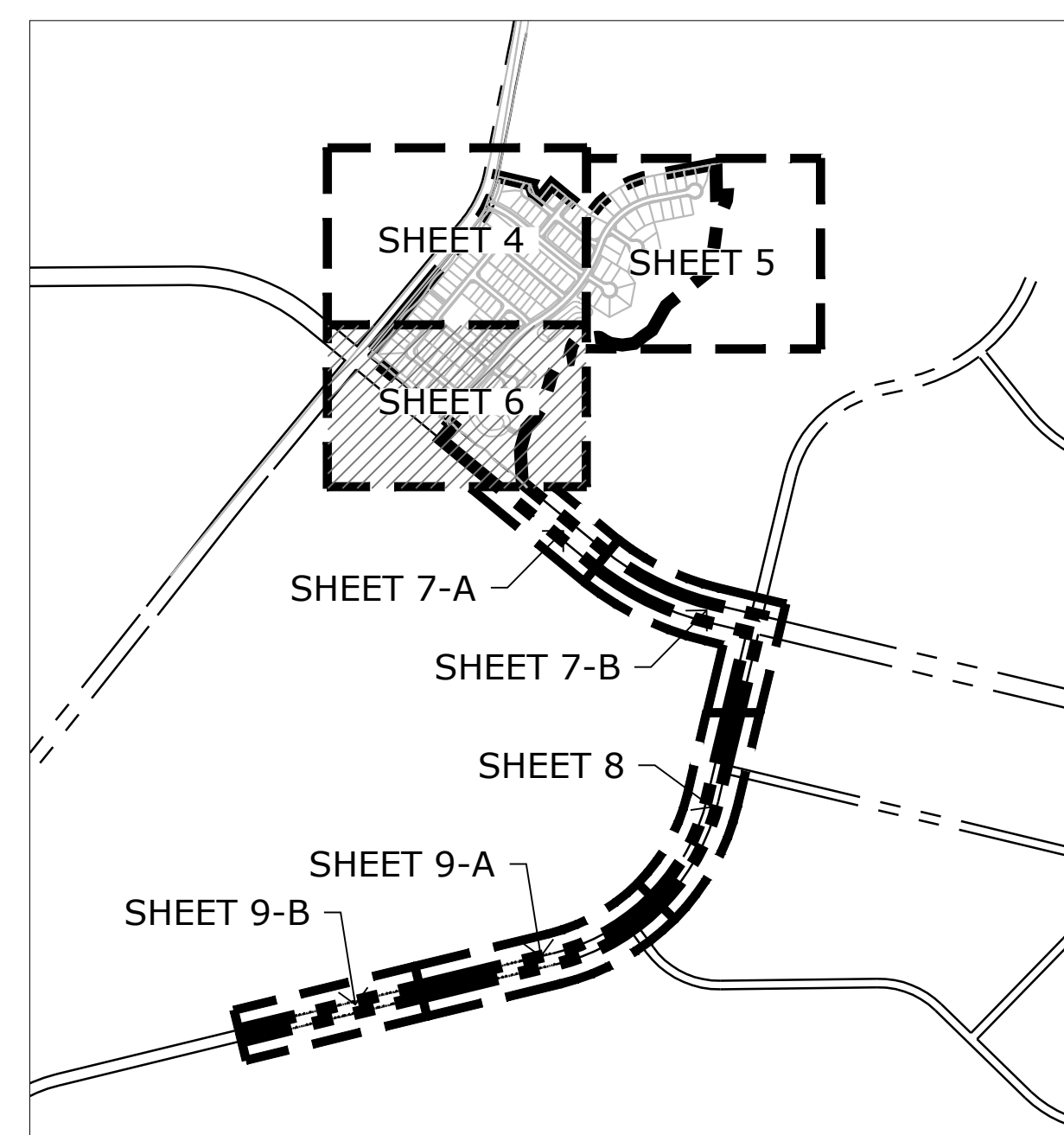
ZONE: CS RS-5000
USE: VACANT
 OWNER: SR COMMERCIAL LLC
 SUB: TR C STERLING RANCH
 FIL NO 1

ZONE: CS RS-5000
USE: VACANT
 OWNER: SR COMMERCIAL LLC
 SUB: TR C STERLING RANCH
 FIL NO 1

ZONE: RS-5000
USE: RESIDENTIAL
 OWNER: SR LAND LLC
 SUB: TR E STERLING RANCH
 FIL NO 1

ZONE: RR-5
USE: AGRICULTURE GRAZING
 OWNER: MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP
 SUBU: UNPLATTED

SHEET KEY MAP



Land Planning
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STERLING RANCH HOMESTEAD NORTH PHASE 1
PRELIMINARY PLAN
 EL PASO COUNTY, CO

DATE: 09.15.2020
 PROJECT MGR: E. GANAWAY
 PREPARED BY: B. ITTEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS

PRELIMINARY SITE PLAN

6 OF 25
 SP-20-008

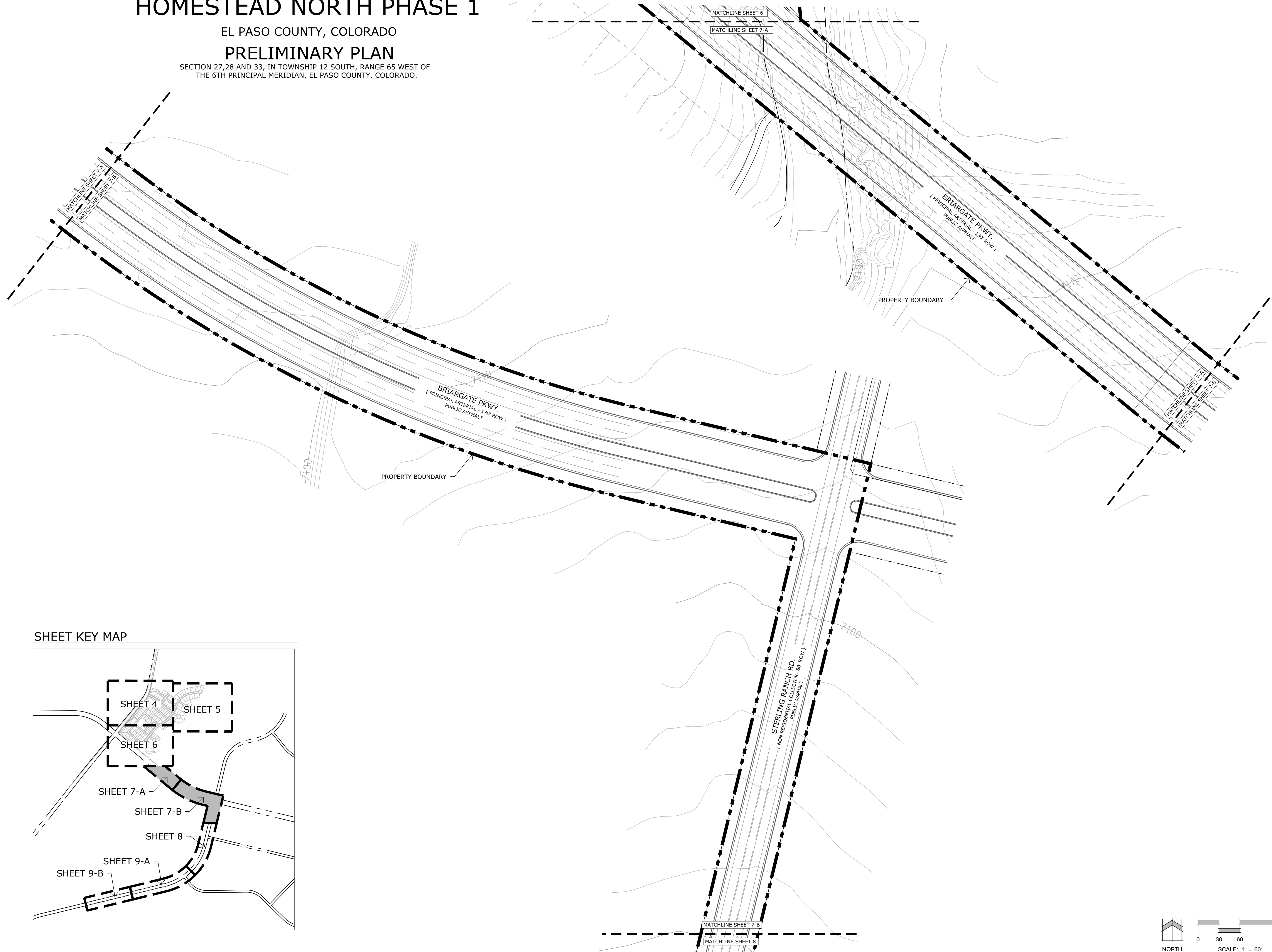
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HOMESTEAD NORTH PHASE 1

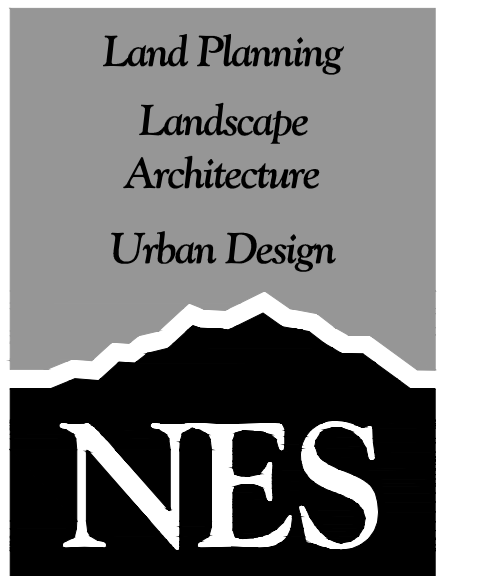
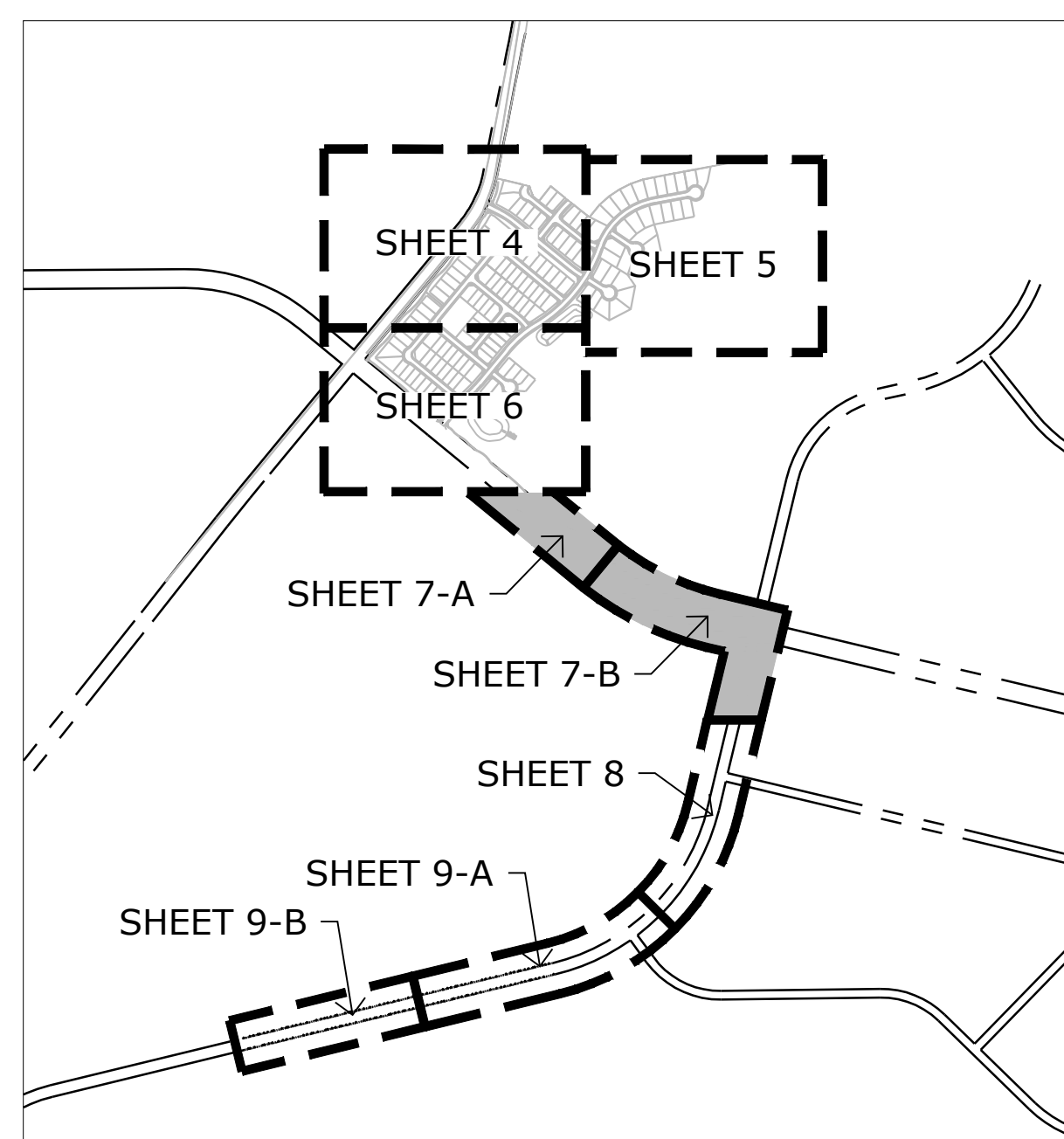
EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



SHEET KEY MAP



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STERLING RANCH HOMESTEAD NORTH PHASE 1

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE:	09.15.2020
PROJECT MGR:	E. GANAWAY
PREPARED BY:	B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS

PRELIMINARY SITE PLAN

7 OF 25

SP-20-008

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HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

SECTION 27, 28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

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PLANNER / LANDSCAPE ARCHITECT

REGISTERED ARCHITECT

PROJECT INFO

SEAL

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLANTING

**STERLING RANCH
HOMESTEAD
NORTH PHASE 1**

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

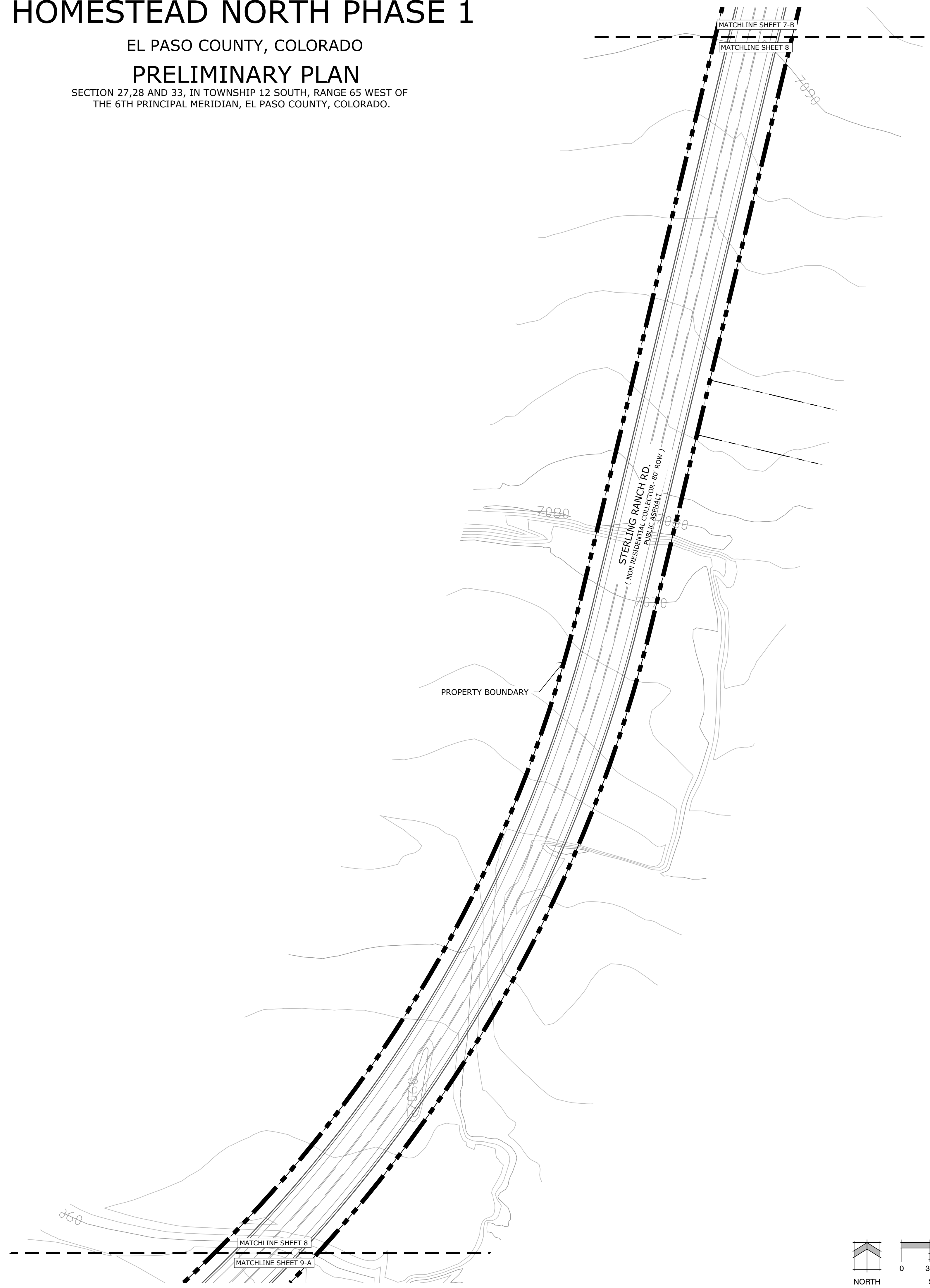
ENTITLEMENT

DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS

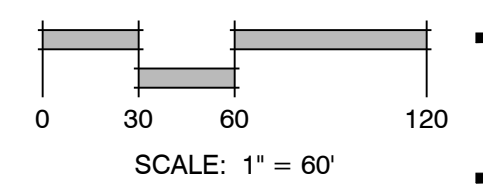
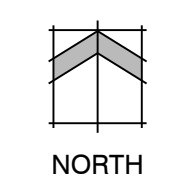
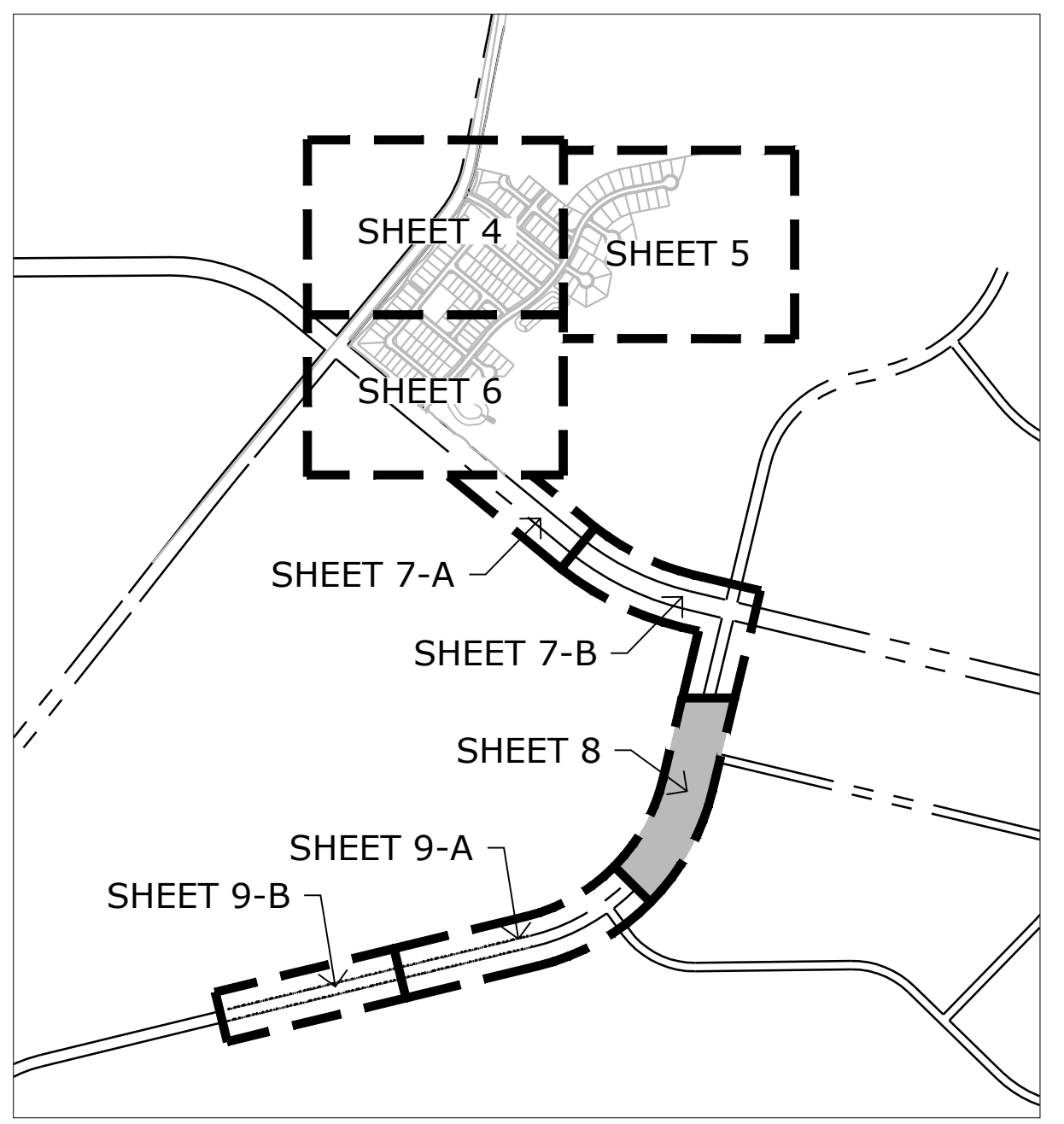
PRELIMINARY SITE PLAN

8 OF 25

SP-20-008

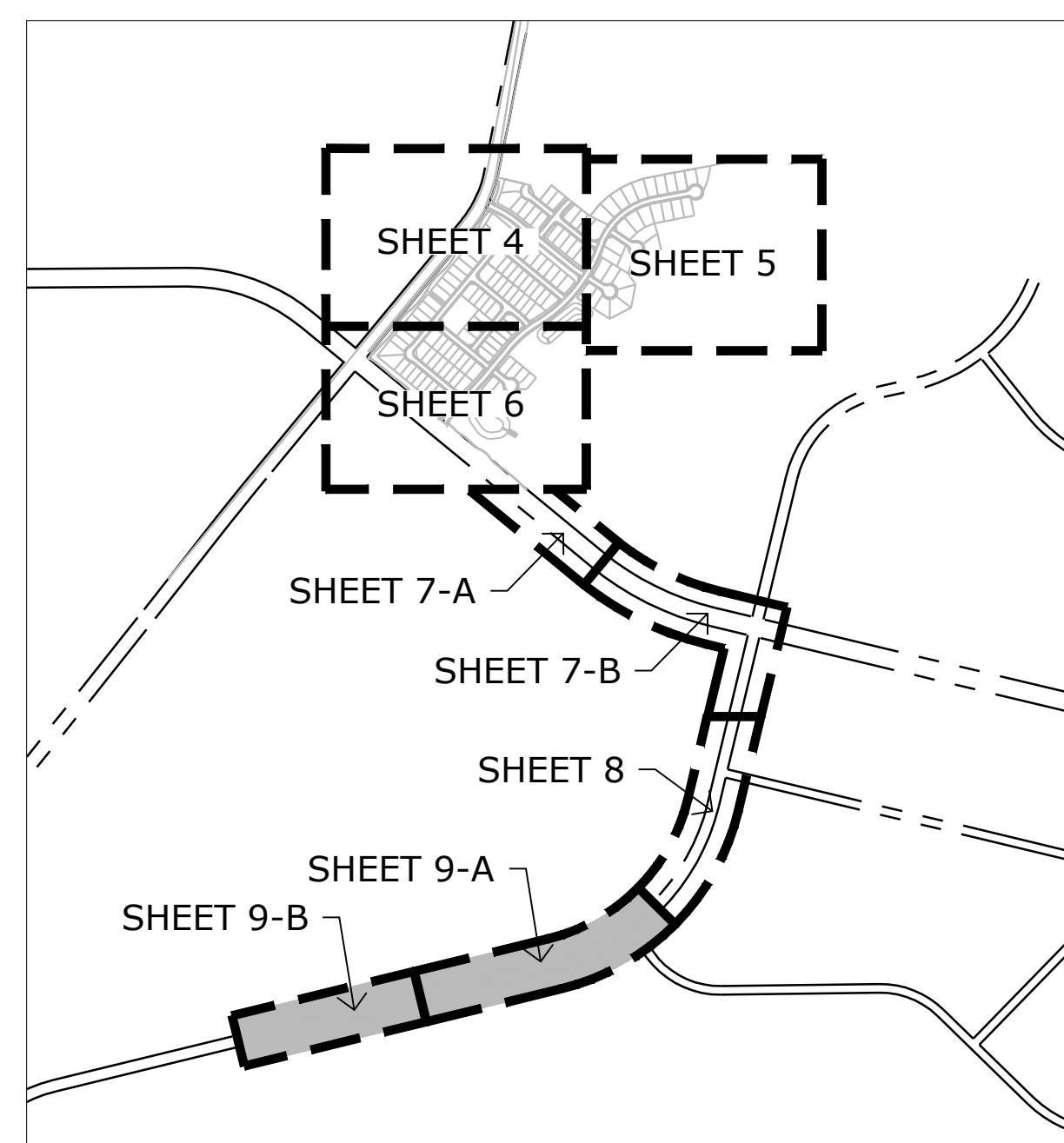


SHEET KEY MAP



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SHEET KEY MAP

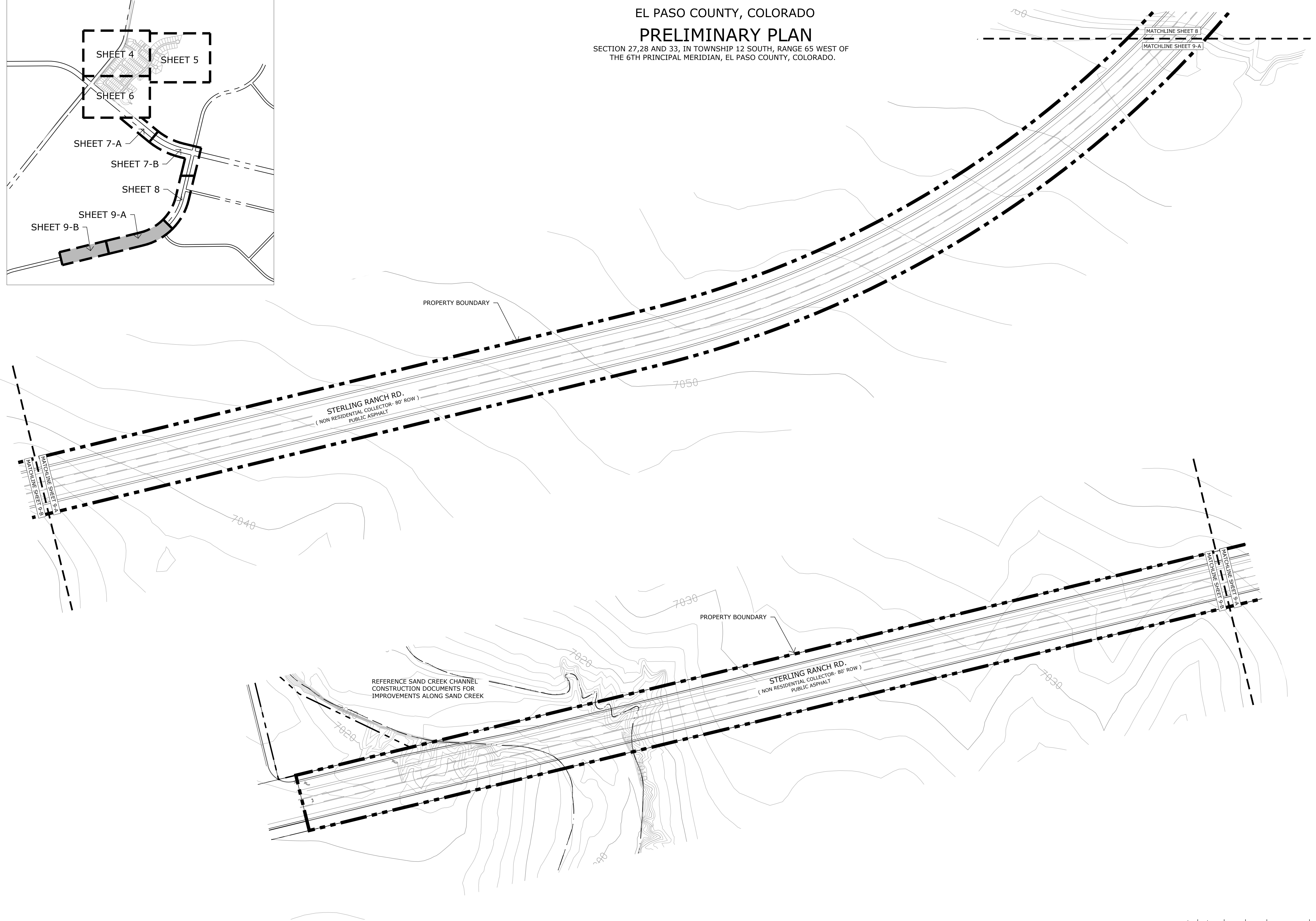


HOMESTEAD NORTH PHASE 1

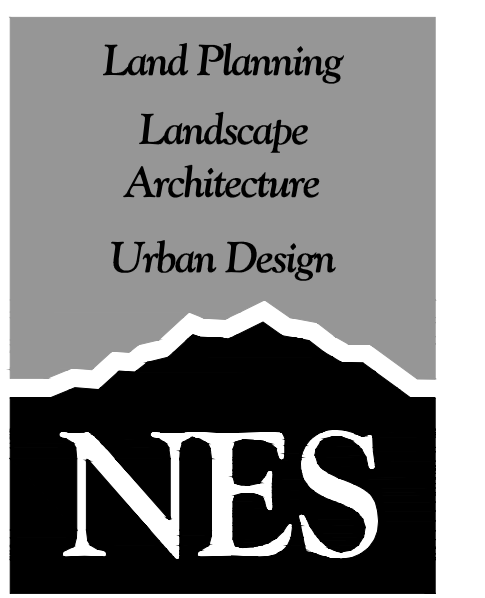
EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

SECTION 27, 28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



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PLANNER / LANDSCAPE ARCHITECT

REGISTERED ARCHITECT

**STERLING RANCH
HOMESTEAD
NORTH PHASE 1**
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

SEAL

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS

SHEET PROVISION

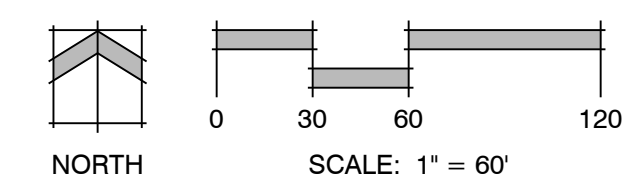
**PRELIMINARY
SITE PLAN**

SHEET NUMBER

9 OF 25

PLANTING

SP-20-008





CONSTRUCTION NOTES:

NO WETLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS GRADING PLAN.

NO EARLY GRADING IS TO OCCUR WITHIN THE 100 YEAR FLOODPLAIN.

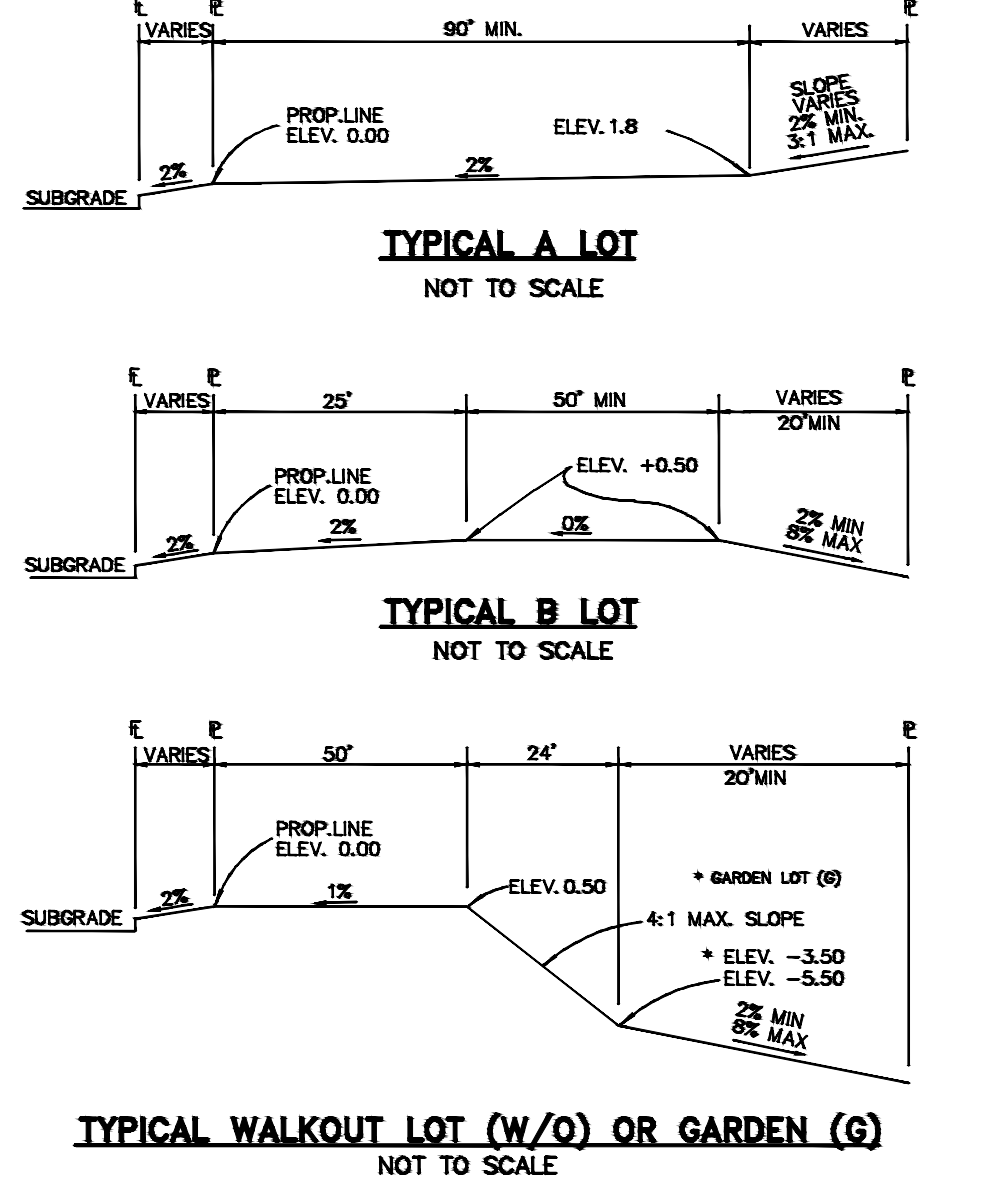
ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE 'M'. RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.

ALL TEMPORARY STORM SEWER SHOWN ON PLANS SHALL BE 24" DIA. HP POLYPROPYLENE BY ADS OR APPROVED EQUAL. ALL PIPE SHALL BE LAID TO ACHIEVE A MIN. SLOPE OF 0.5%.

ADDITIONAL NOTES:

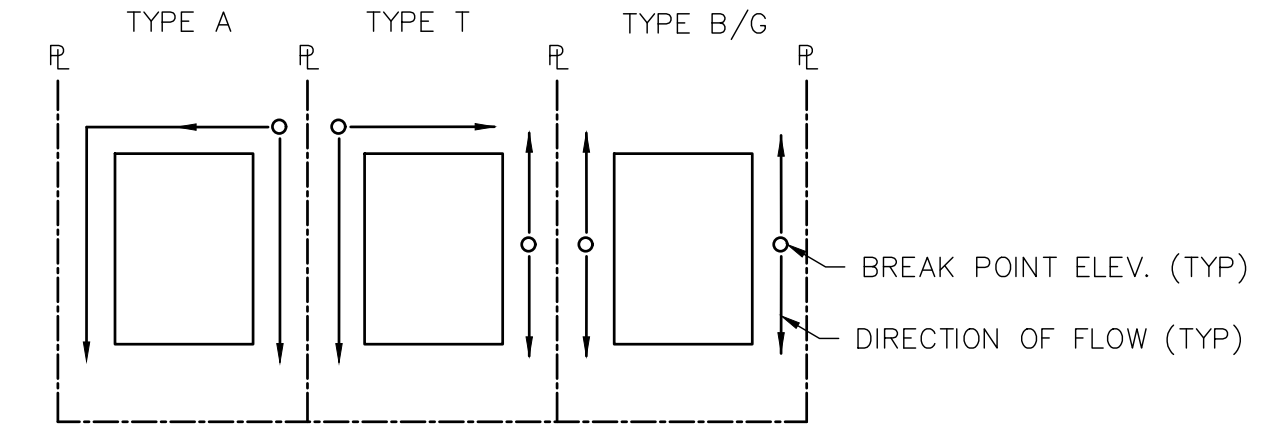
STAGING AREA TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.

THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.



NOTE:
"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

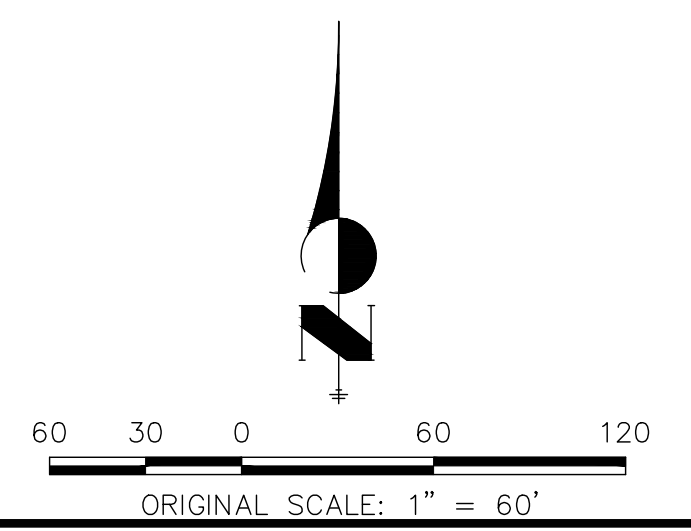
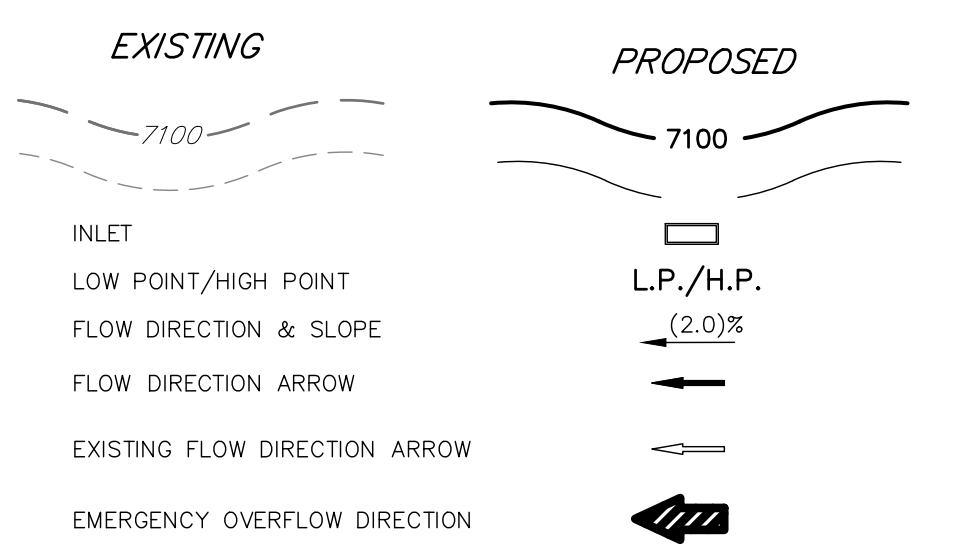
NOTE:
SIDE LOT SWALES WILL BE PROVIDED WHEN APPROPRIATE.



LOT DRAINAGE TYPES AND SWALE DIRECTION
NOT TO SCALE

LEGEND

EXISTING STORM SEWER	
STORM SEWER PROPOSED	
PROPOSED R.O.W	
PROPOSED PROPERTY LINES	
PROPOSED SIDEWALK	
EXISTING PROPERTY LINE	
ROW EXISTING	
FL EXISTING	
SIDEWALK EXISTING	
DRAINAGE ACCESS & MAINTENANCE EASEMENT	



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
A Westman Company

Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE	1" = 60'
V-SCALE	N/A
DATE	02/15/21
DESIGNED BY	BAB
DRAWN BY	ARJ
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH
PRELIMINARY GRADING PLAN

SHEET 10 OF 25
JOB NO. 25188.00



CONSTRUCTION NOTES:

NO WETLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS GRADING PLAN.

NO EARLY GRADING IS TO OCCUR WITHIN THE 100 YEAR FLOODPLAIN.

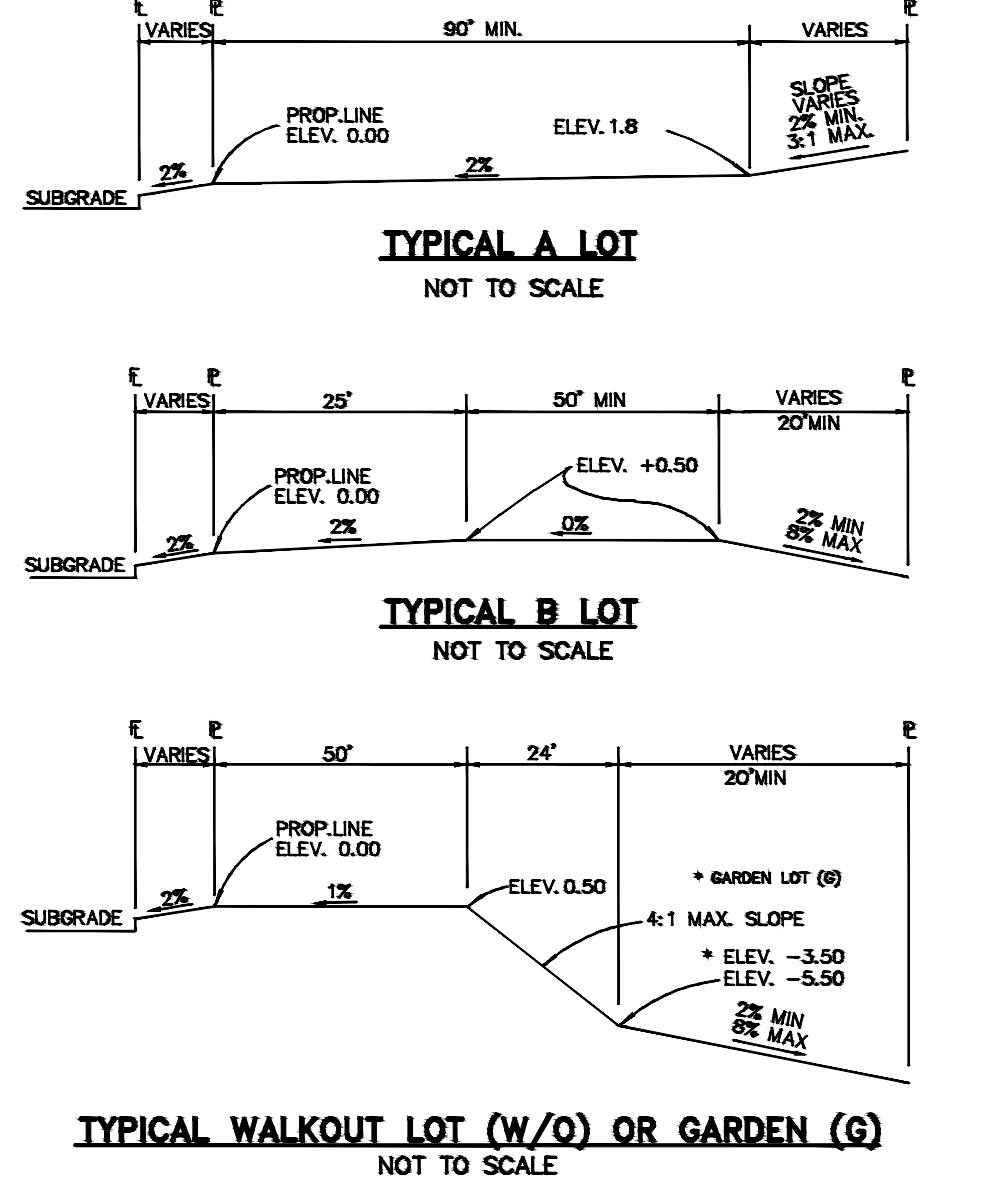
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ADDITIONAL NOTES:

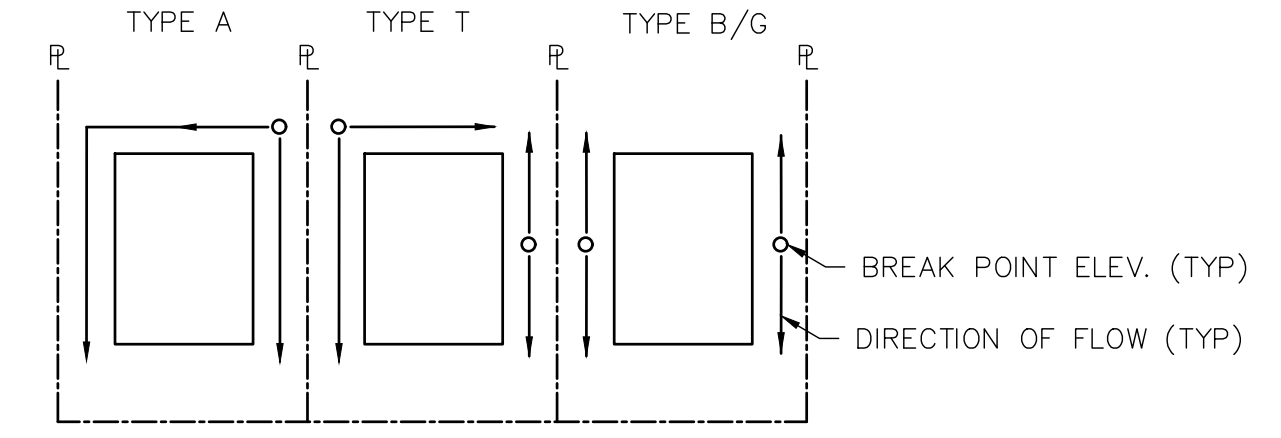
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NOTE:
SIDE LOT SWALES WILL BE PROVIDED WHEN APPROPRIATE.



- 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
- EXISTING** **PROPOSED**
- INLET
 - LOW POINT/HIGH POINT
 - FLOW DIRECTION & SLOPE
 - FLOW DIRECTION ARROW
 - EXISTING FLOW DIRECTION ARROW
 - EMERGENCY OVERFLOW DIRECTION

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

HOMESTEAD NORTH AT STERLING RANCH
PRELIMINARY GRADING PLAN

SHEET 11 OF 25
JOB NO. 25188.00



SEE SHEET 10

SEE SHEET 11

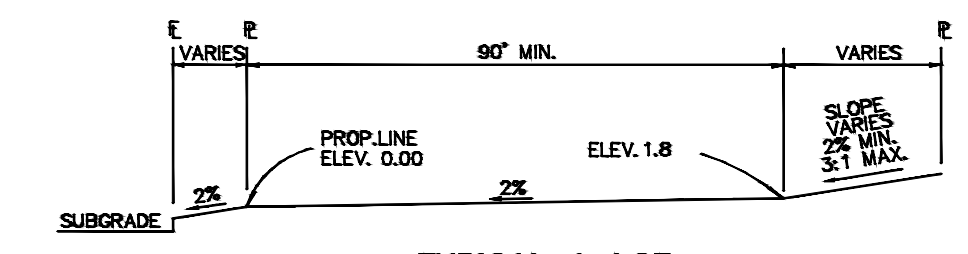
SEE SHEET 13

CONSTRUCTION NOTES:

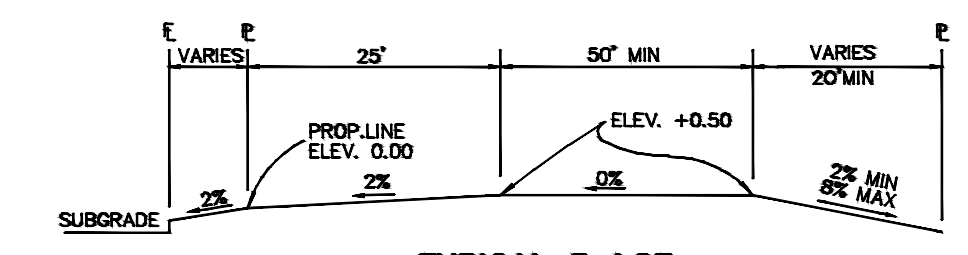
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ADDITIONAL NOTES:

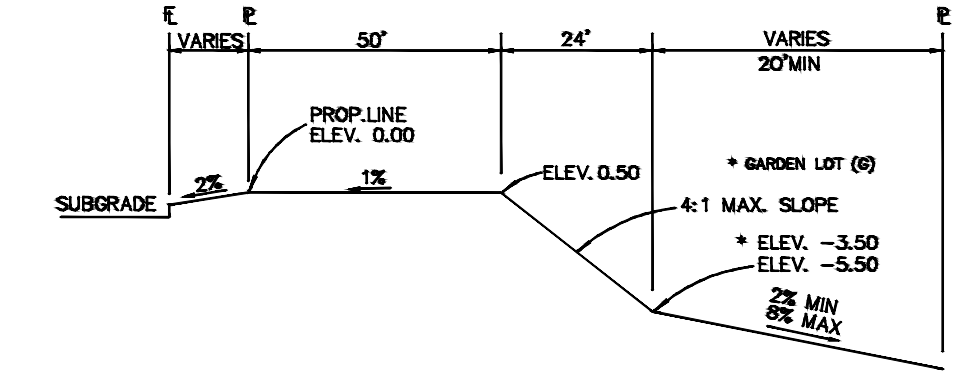
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TYPICAL A LOT
NOT TO SCALE

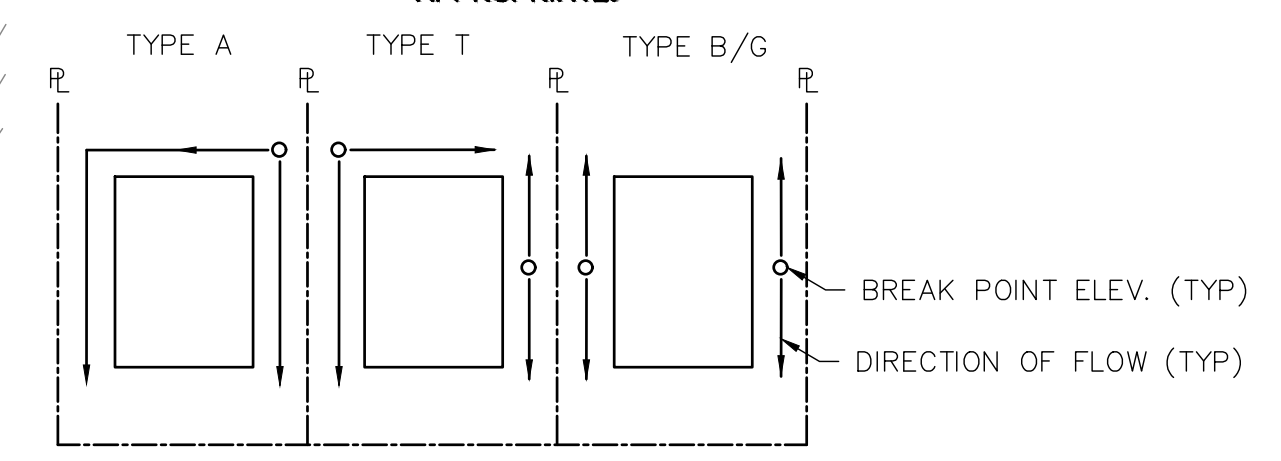


TYPICAL B LOT
NOT TO SCALE



TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
NOT TO SCALE

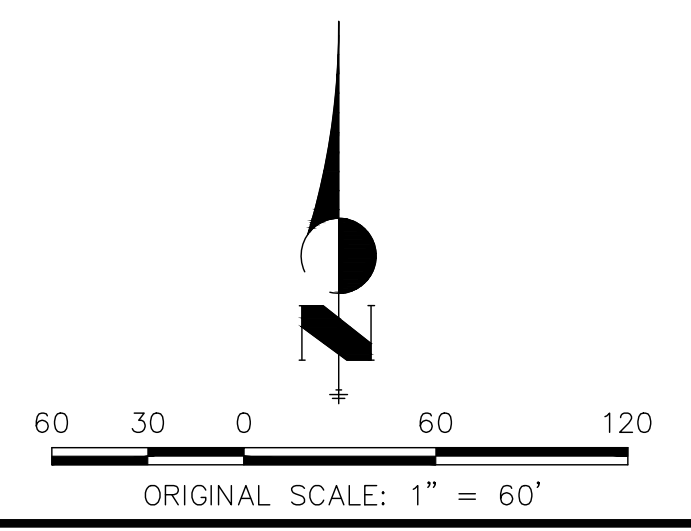
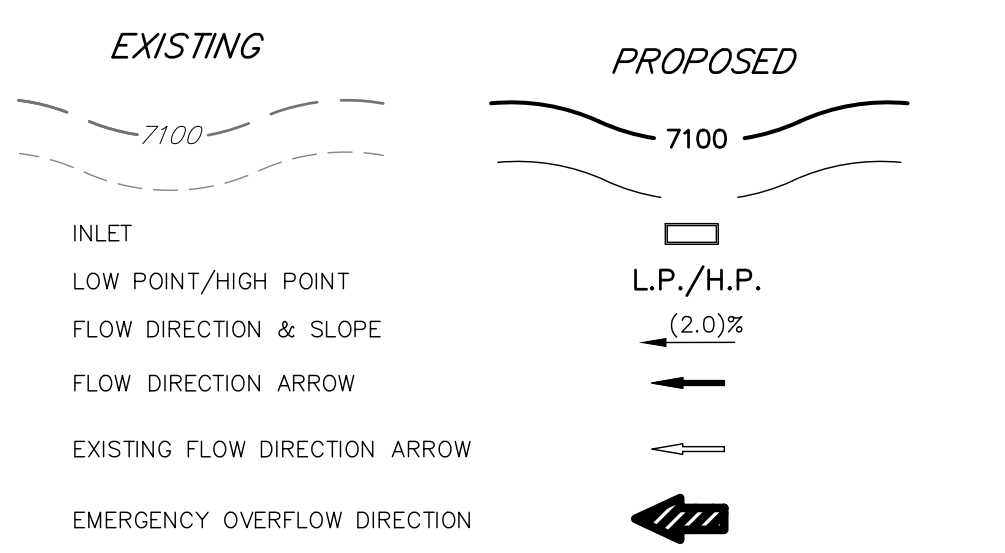
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LOT DRAINAGE TYPES AND SWALE DIRECTION
NOT TO SCALE

LEGEND

- EXISTING STORM SEWER
- STORM SEWER PROPOSED
- PROPOSED R.O.W
- PROPOSED PROPERTY LINES
- PROPOSED SIDEWALK
- EXISTING PROPERTY LINE
- ROW EXISTING
- FL EXISTING
- SIDEWALK EXISTING
- DRAINAGE ACCESS & MAINTENANCE EASEMENT



PREPARED FOR
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 20 BOULDER CRESCENT
 SUITE 201
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 JAMES F. MORLEY
 (719) 471-1742

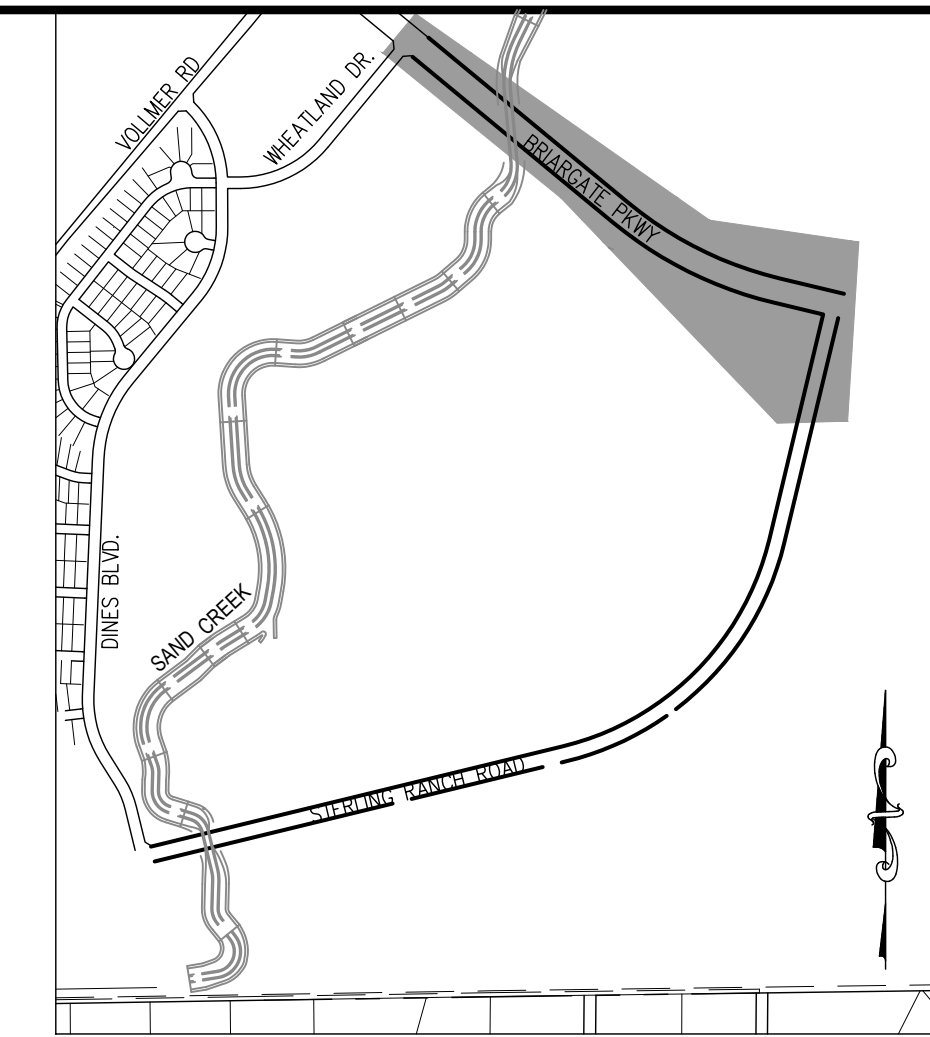
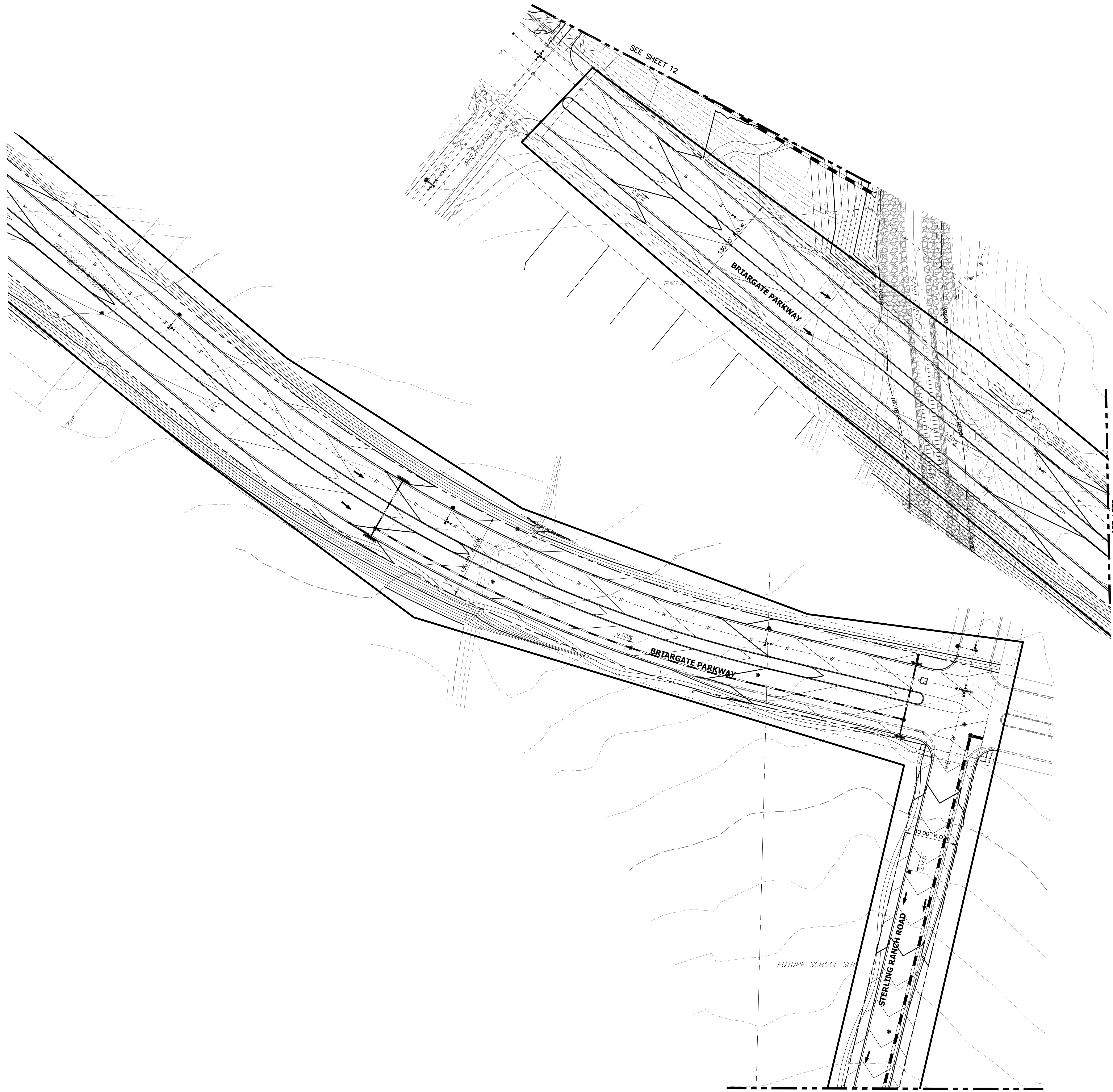
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 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	02/15/21	BAB	ARJ	

HOMESTEAD NORTH AT STERLING RANCH
PRELIMINARY GRADING PLAN

SHEET 12 OF 25
 JOB NO. 25188.00



LEGEND

EXISTING STORM SEWER: [Symbol]

STORM SEWER PROPOSED: [Symbol]

PROPOSED R.O.W.: [Symbol]

PROPOSED PROPERTY LINES: [Symbol]

PROPOSED SIDEWALK: [Symbol]

EXISTING PROPERTY LINE: [Symbol]

ROW EXISTING: [Symbol]

FL EXISTING: [Symbol]

SIDEWALK EXISTING: [Symbol]

DRAINAGE ACCESS & MAINTENANCE EASEMENT: [Symbol]

EXISTING: [Symbol] 7100

PROPOSED: [Symbol] 7100

INLET: [Symbol]

LOW POINT/HIGH POINT: [Symbol]

FLOW DIRECTION & SLOPE: [Symbol] (2.0)%

FLOW DIRECTION ARROW: [Symbol]

EXISTING FLOW DIRECTION ARROW: [Symbol]

EMERGENCY OVERFLOW DIRECTION: [Symbol]

ORIGINAL SCALE: 1" = 60'

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 (719) 471-1742

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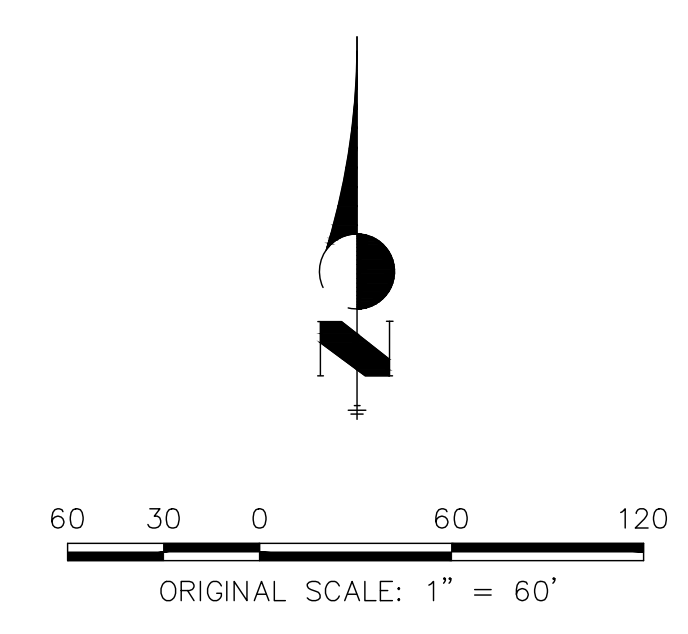
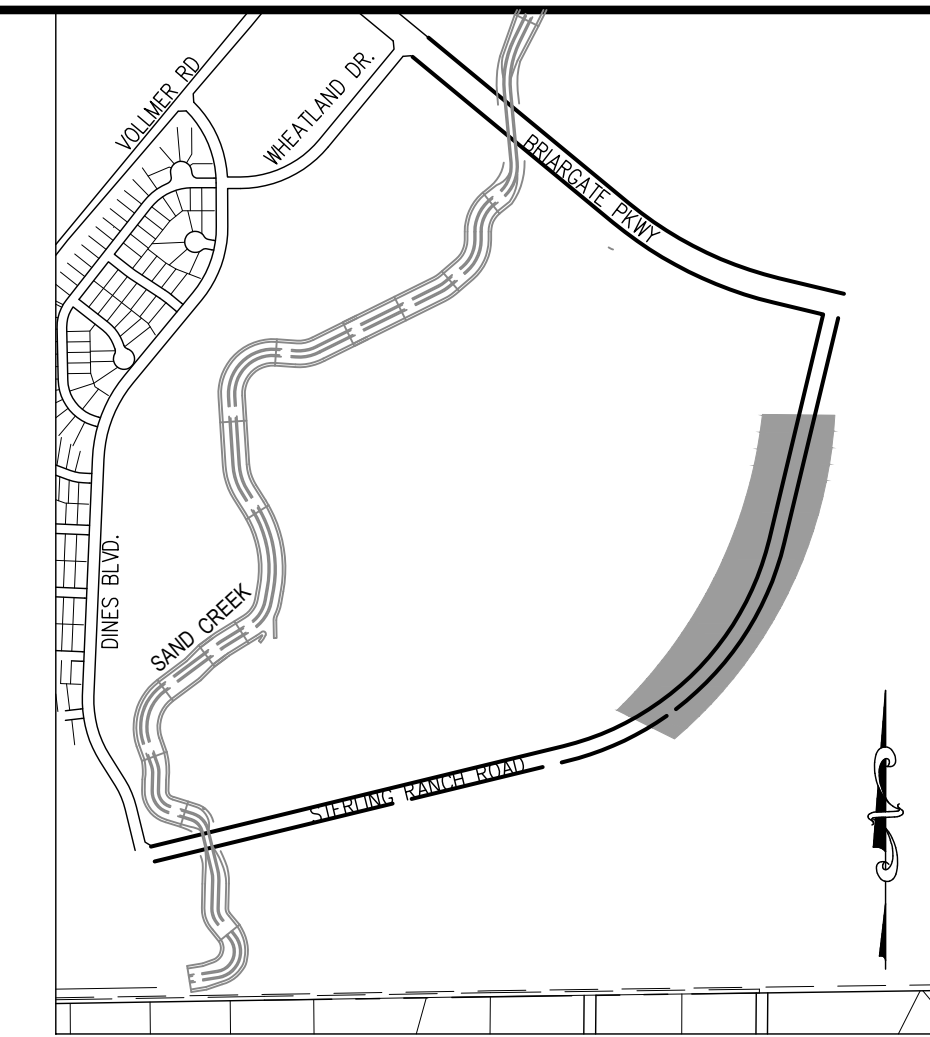
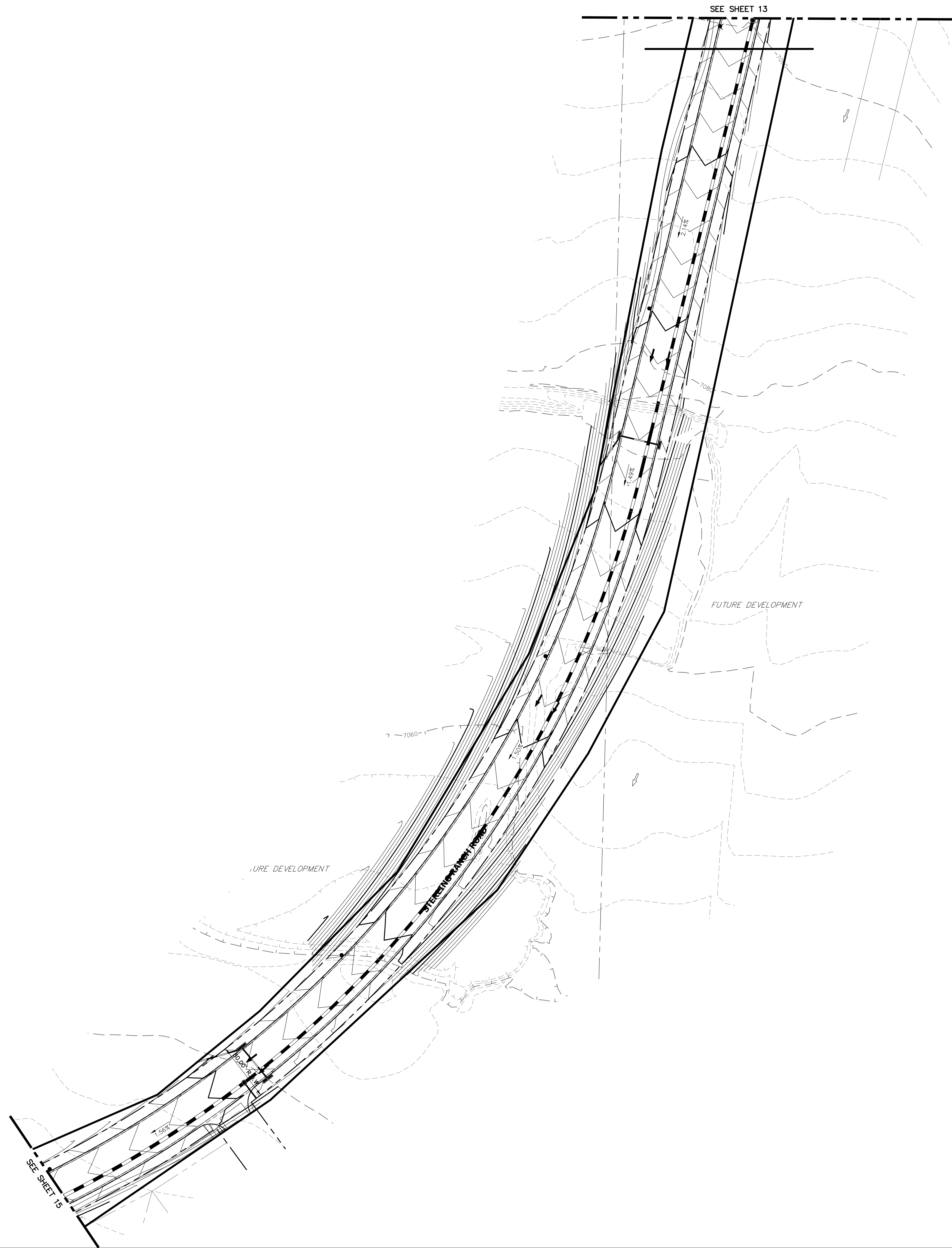
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				02/15/21	RAB	ARJ	

HOMESTEAD NORTH AT STERLING RANCH
 PRELIMINARY GRADING PLAN



Know what's below.
 Call before you dig.



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
-
- EXISTING**
 - PROPOSED**
 - INLET
 - LOW POINT/HIGH POINT
 - FLOW DIRECTION & SLOPE
 - FLOW DIRECTION ARROW
 - EXISTING FLOW DIRECTION ARROW
 - EMERGENCY OVERFLOW DIRECTION

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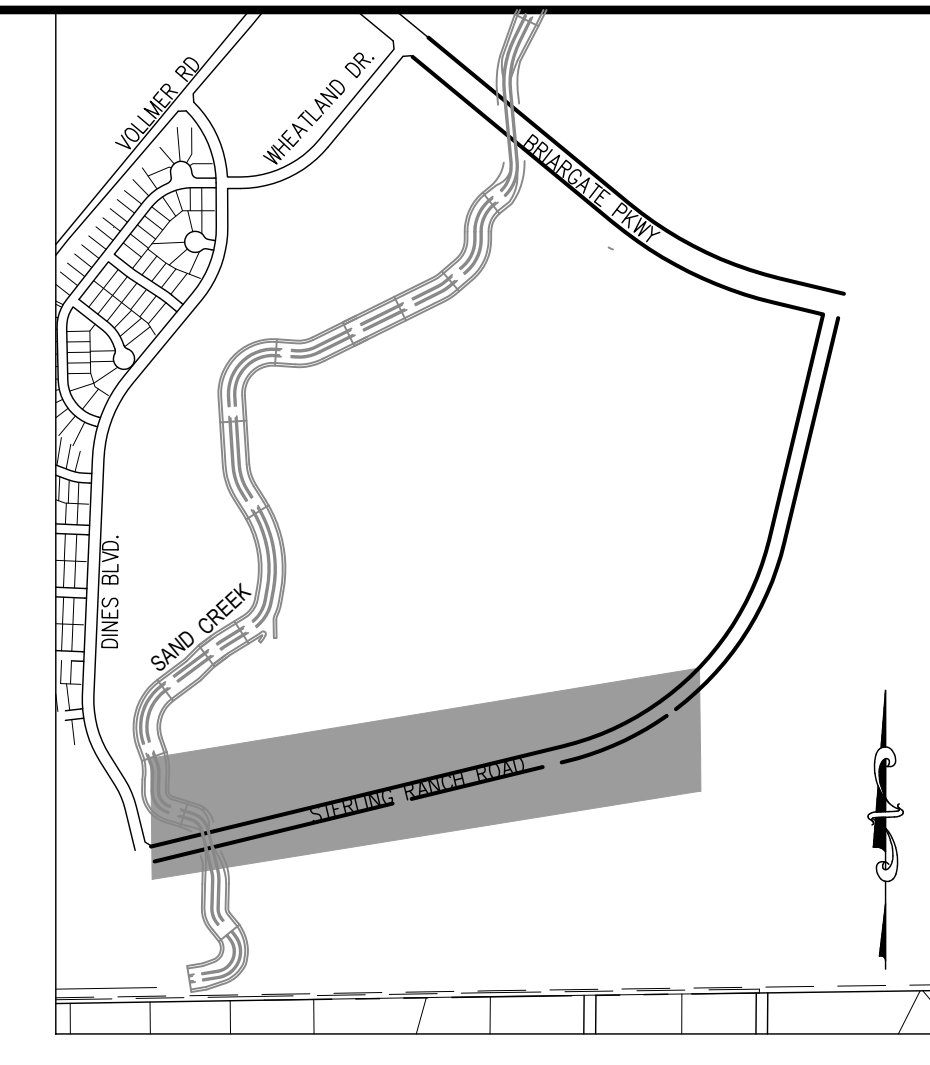
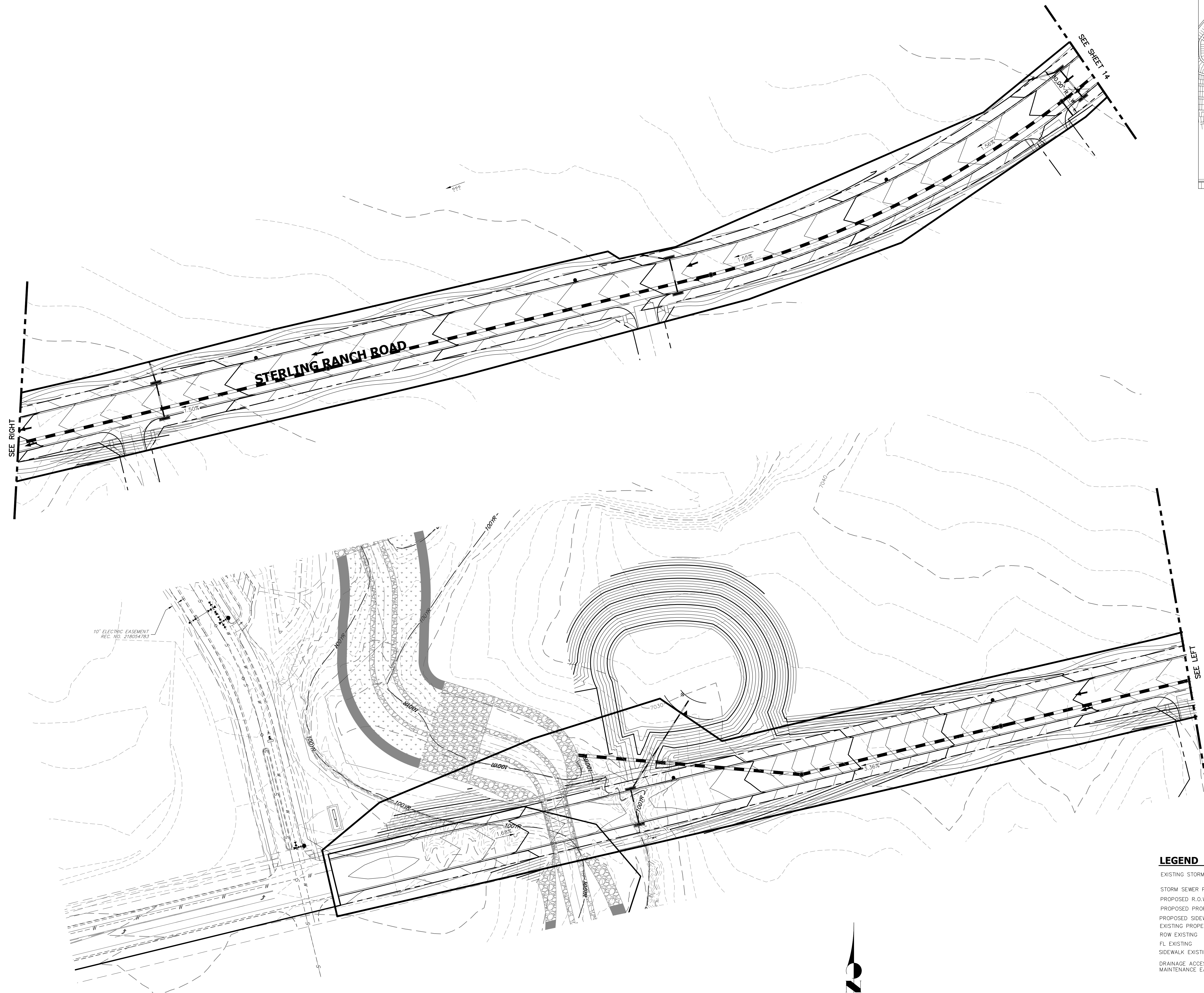
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HOMESTEAD NORTH AT STERLING RANCH	SHEET 14 OF 25
PRELIMINARY GRADING PLAN	JOB NO. 25188.00





KEY MAP
SCALE: NTS

SEE RIGHT

SEE SHEET 14

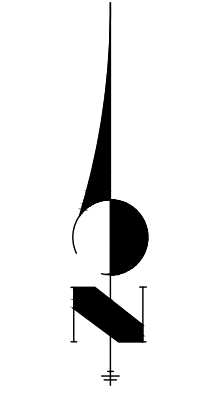
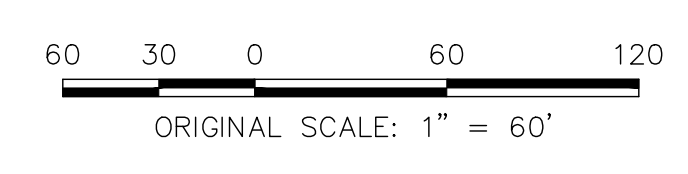
STERLING RANCH ROAD

SEE LEFT

10' ELECTRIC EASEMENT
REC. NO. 218054783

LEGEND

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



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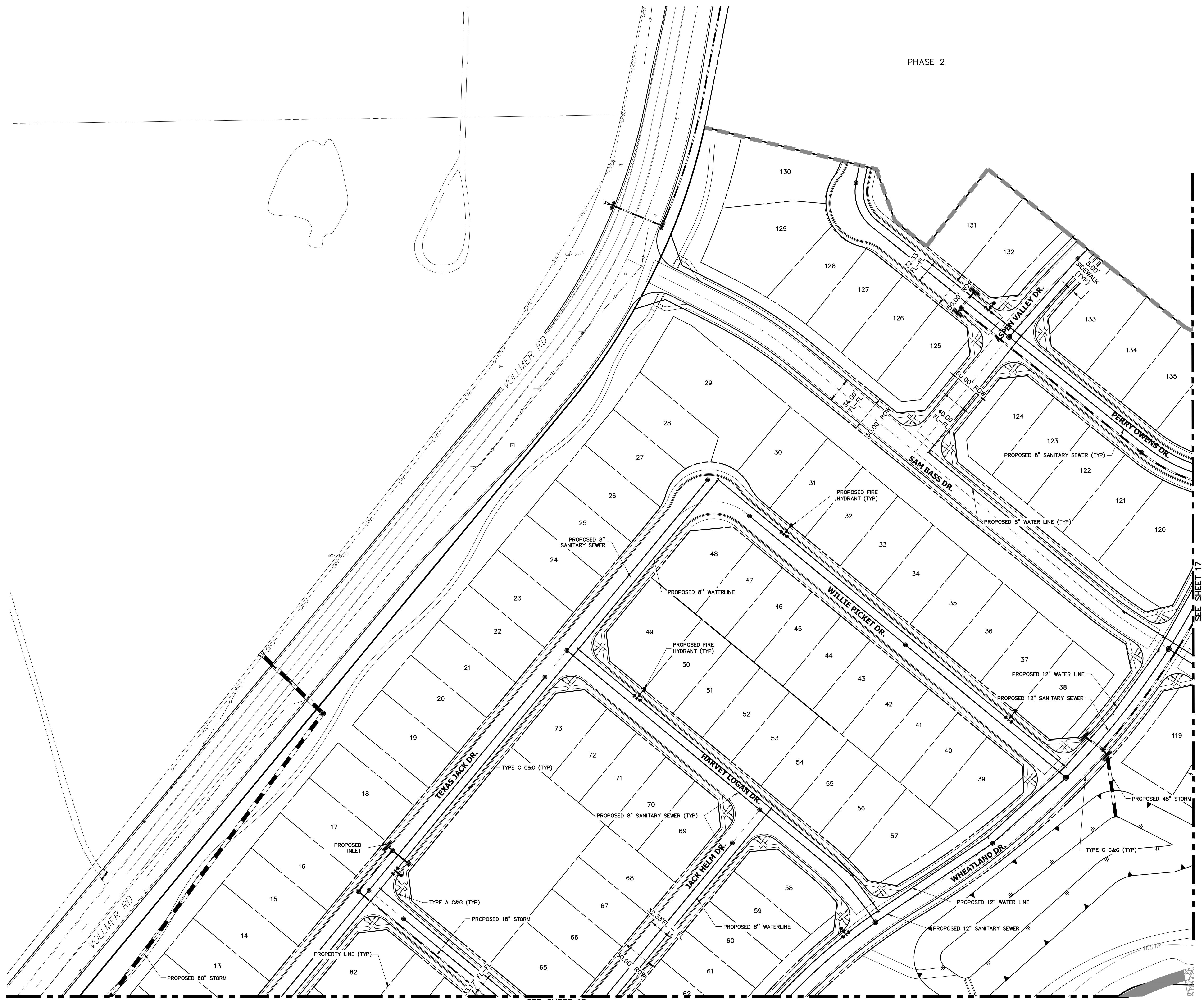
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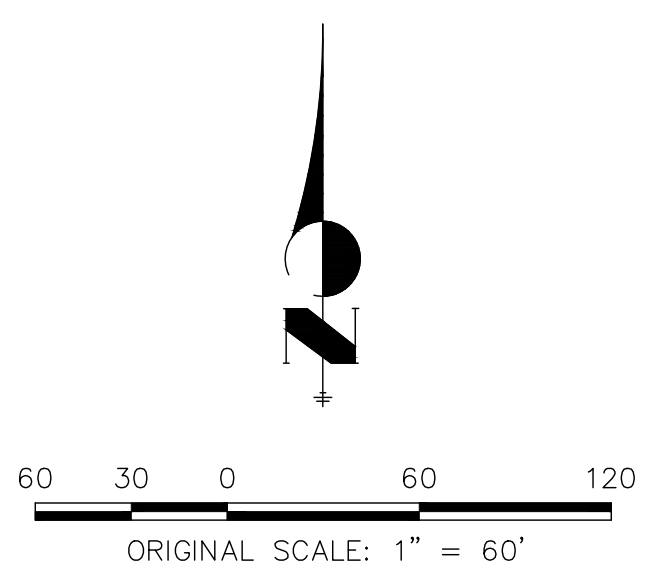
HOMESTEAD NORTH AT STERLING RANCH
PRELIMINARY GRADING PLAN
SHEET 15 OF 25
JOB NO. 25188.00



PHASE 2

SEE SHEET 18


SEE SHEET 17



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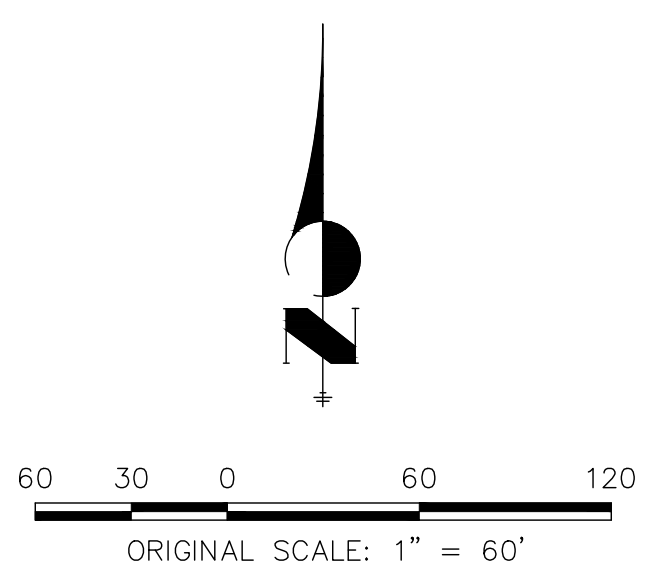
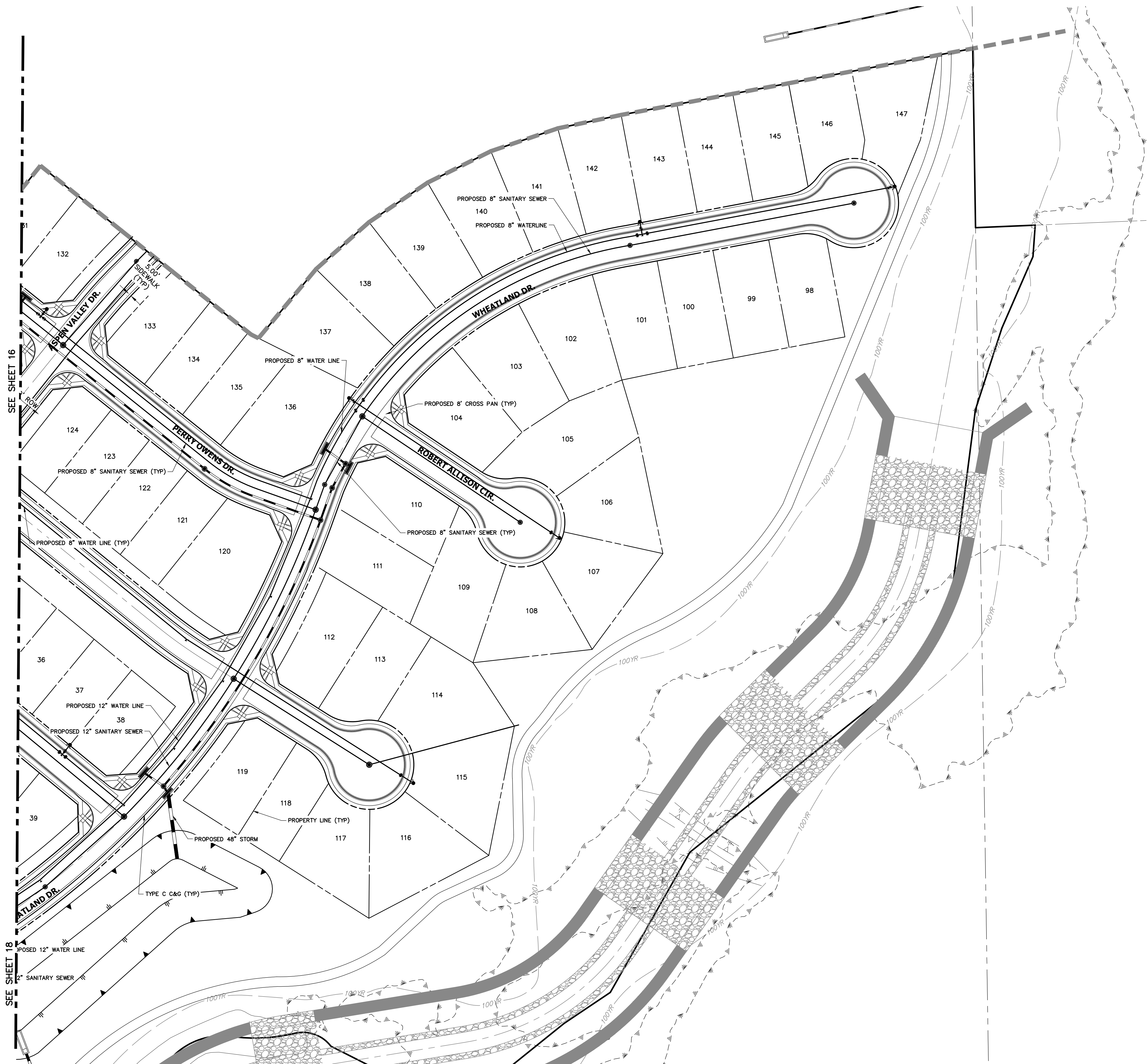
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HOMESTEAD NORTH AT
STERLING RANCH
UTILITY PLAN



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SEE SHEET 18

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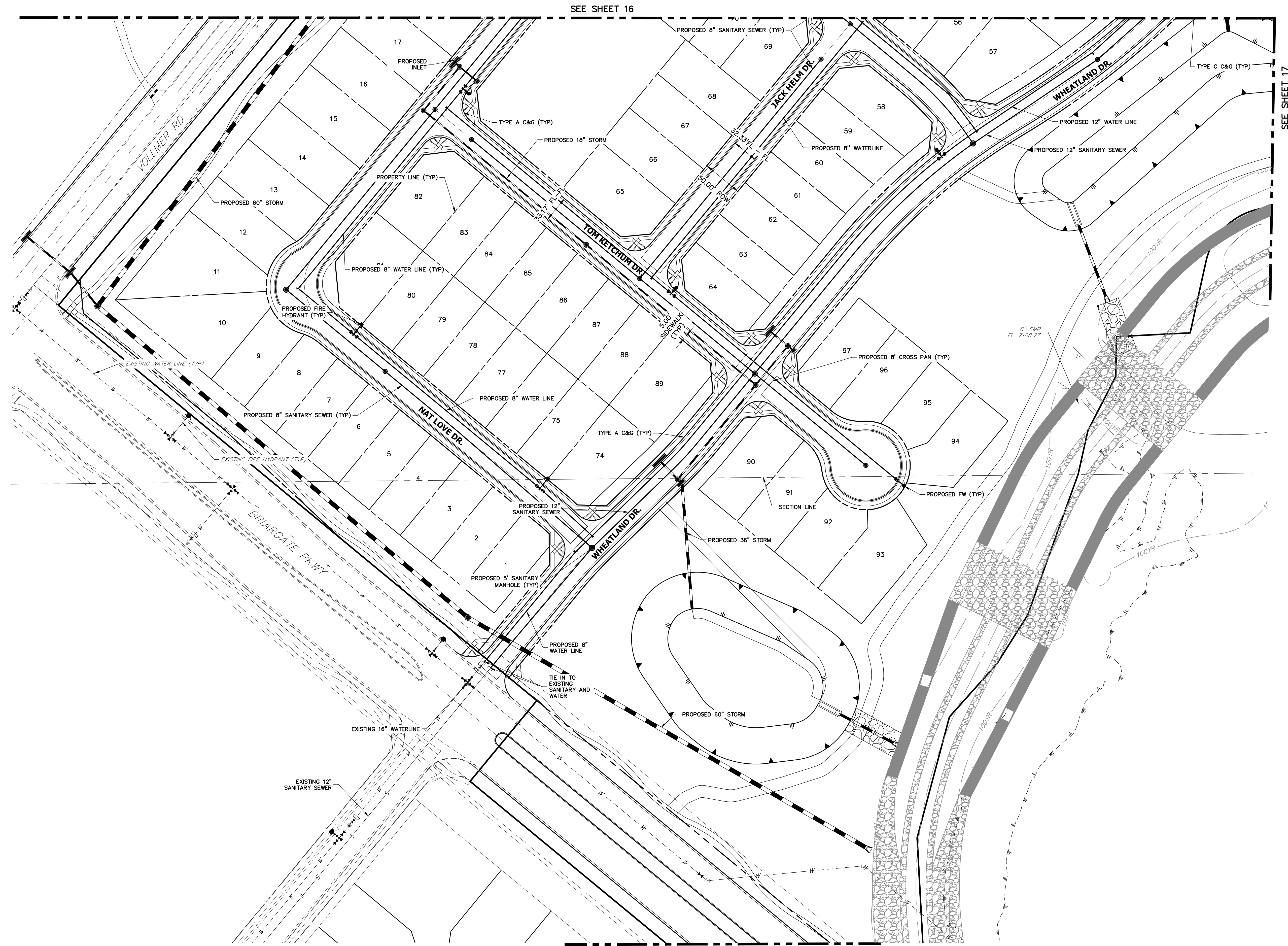
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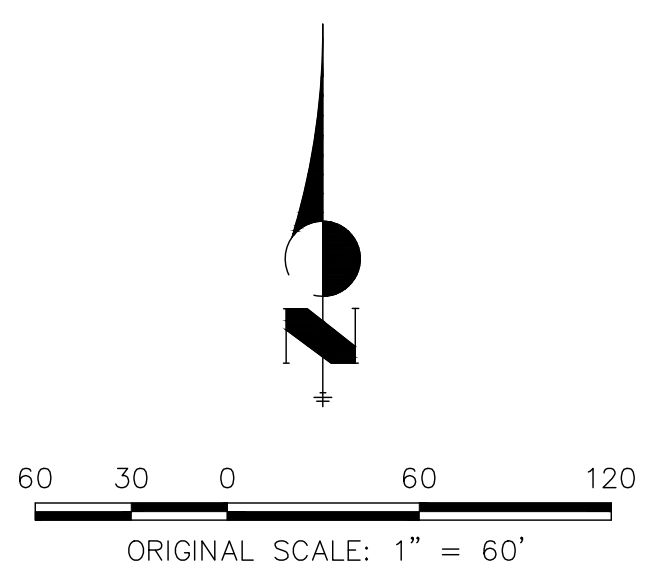
**HOMESTEAD NORTH AT
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UTILITY PLAN



SEE SHEET 16

SEE SHEET 17

SEE SHEET 19



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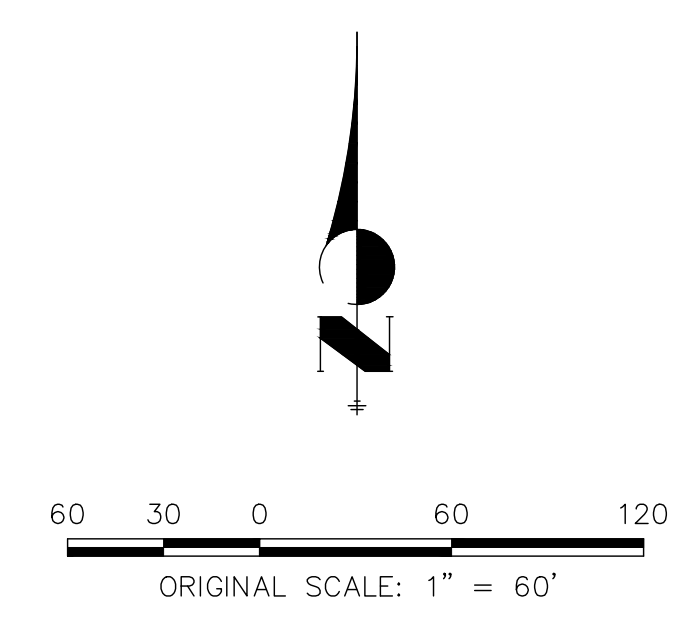
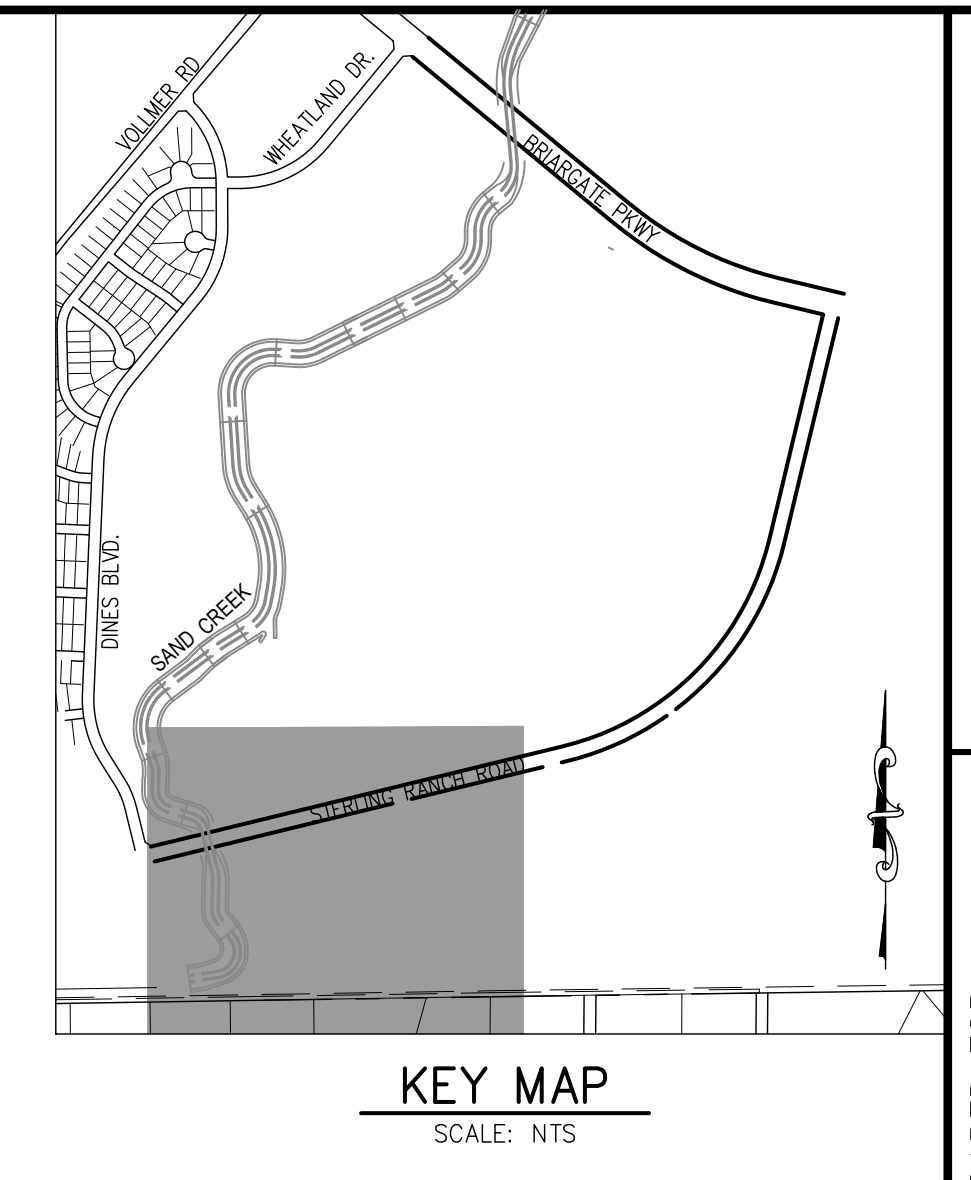
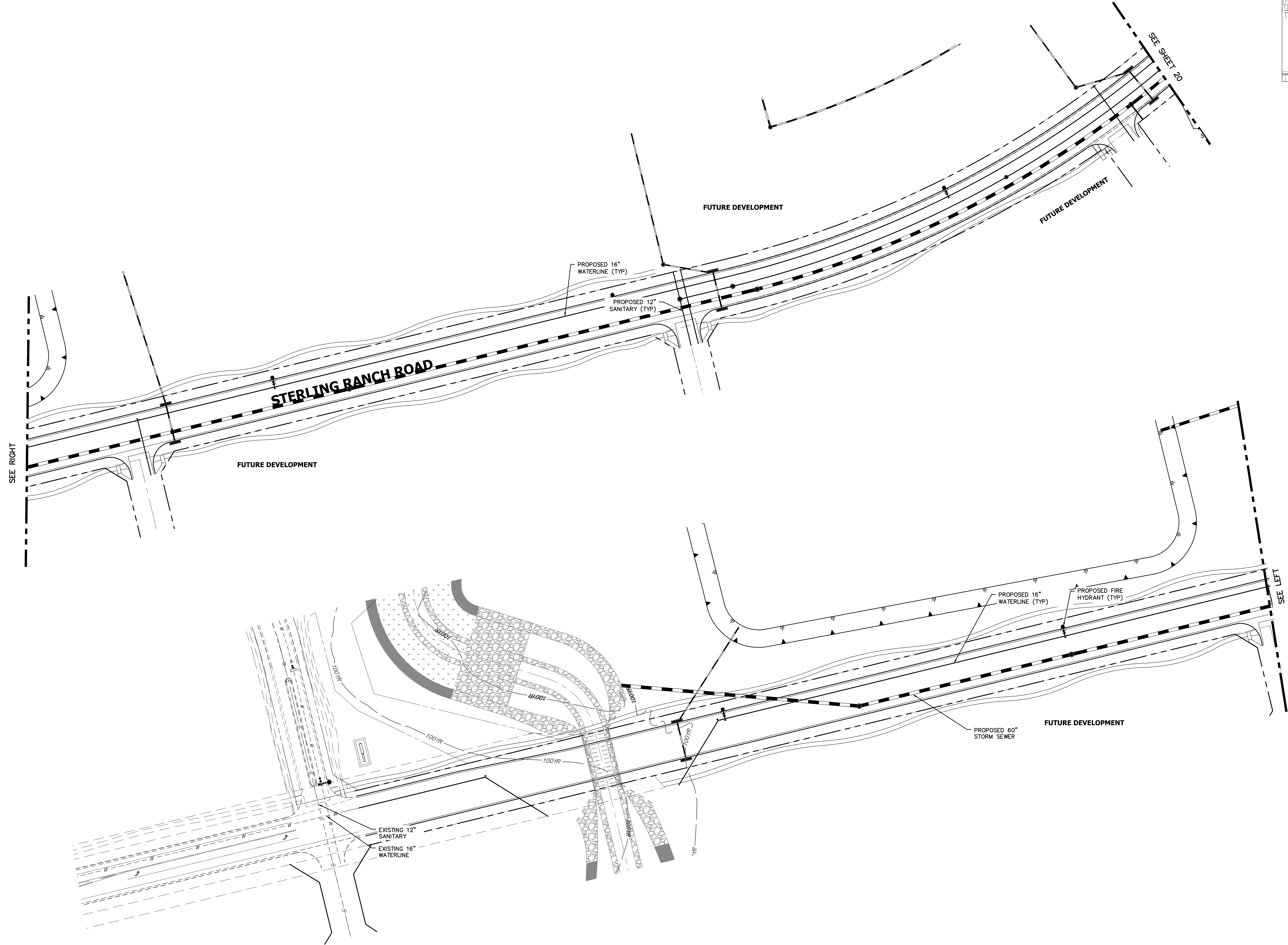
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DATE	02/15/21
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**HOMESTEAD NORTH AT
STERLING RANCH**
UTILITY PLAN



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SHEET 21 OF 25
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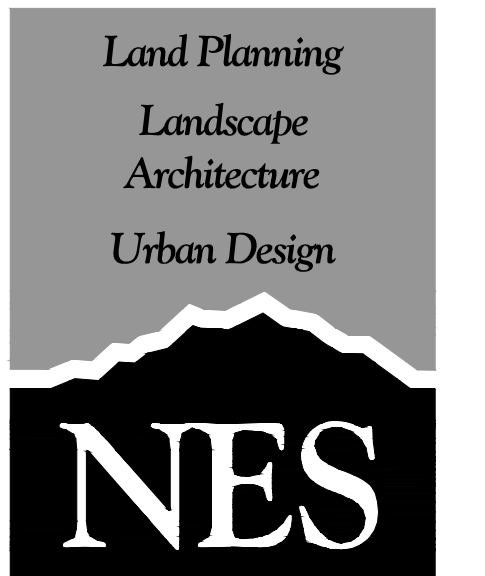
HOMESTEAD NORTH AT STERLING RANCH
 UTILITY PLAN

HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



N.E.S. Inc.
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Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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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.

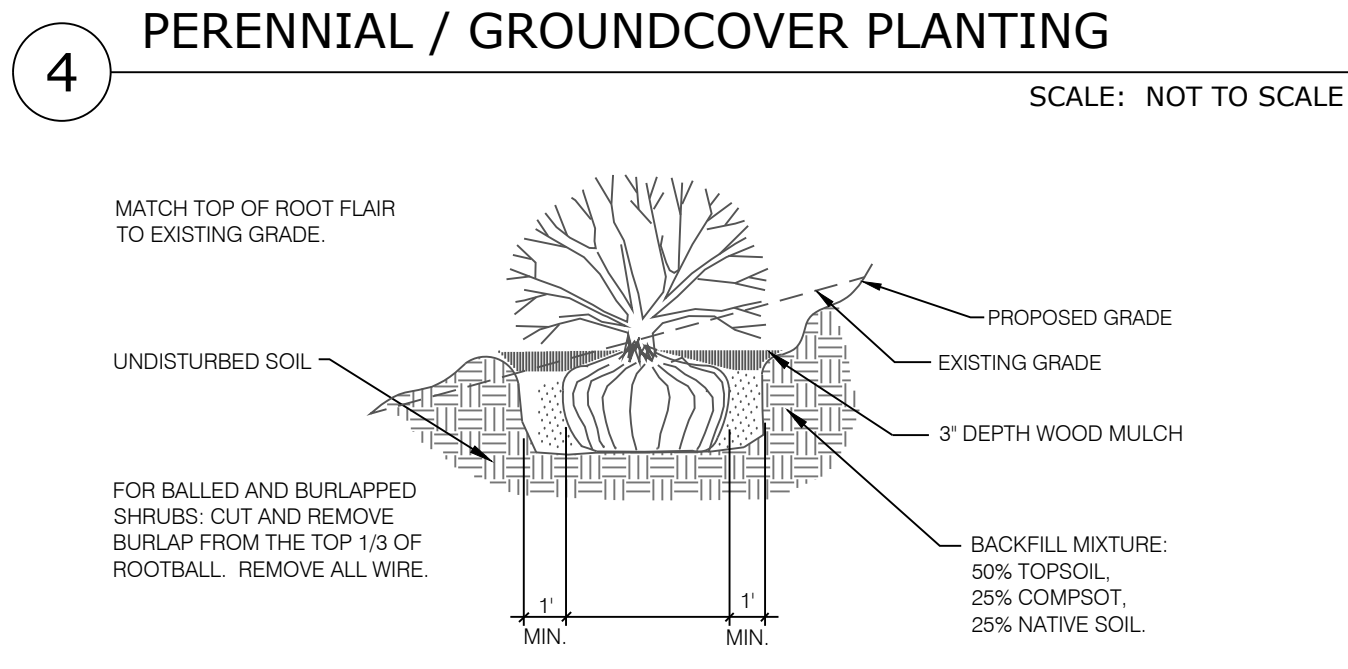
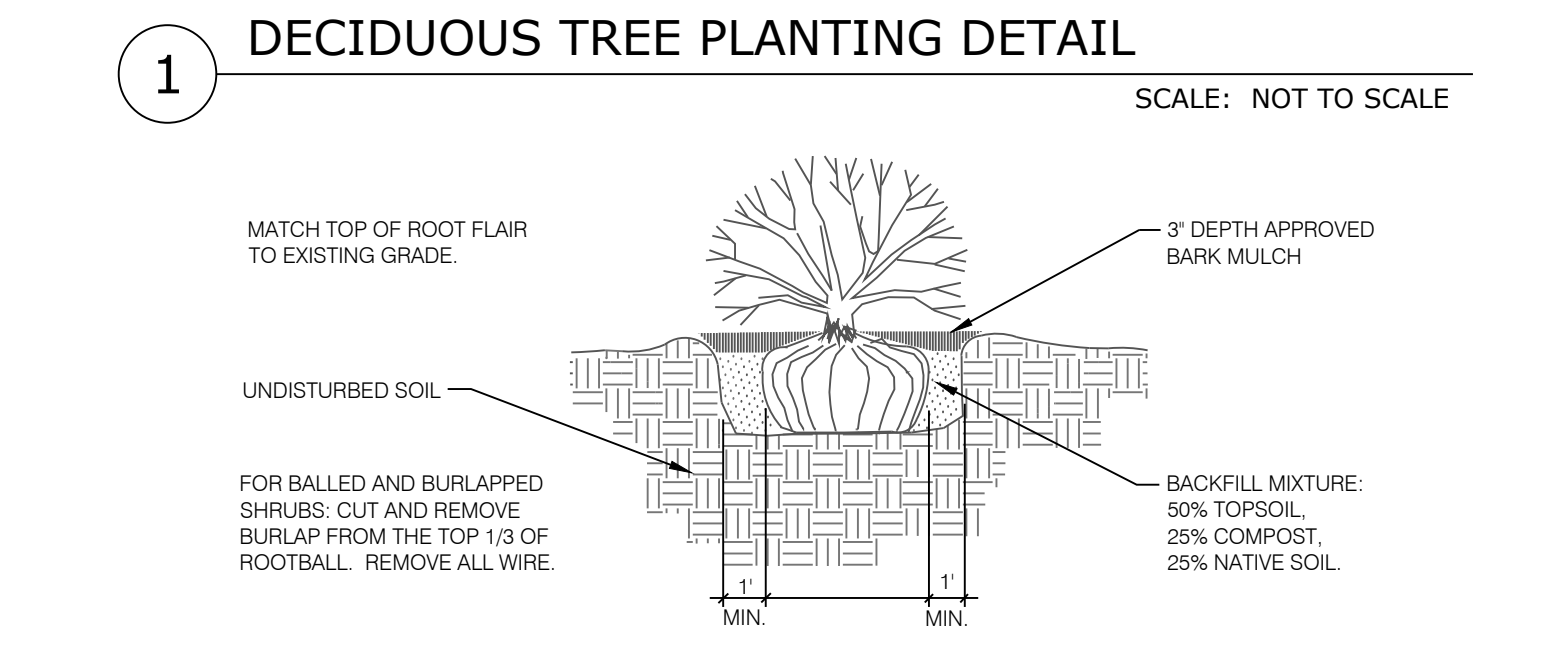
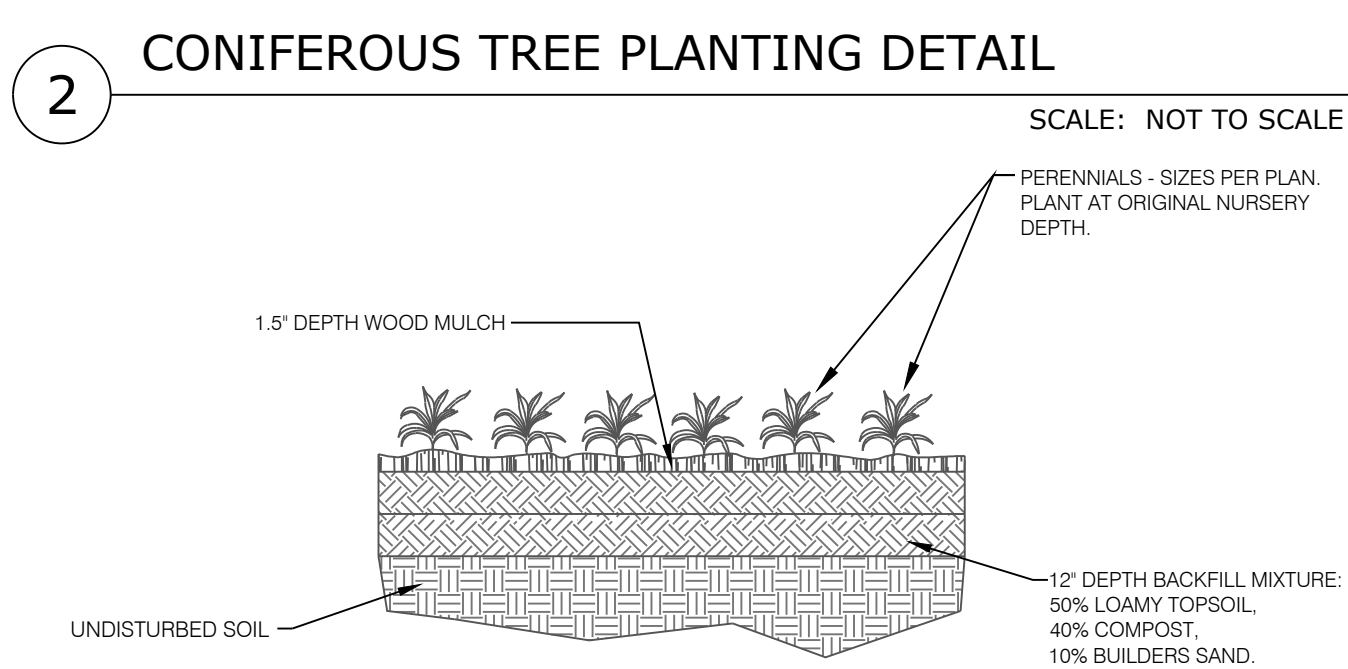
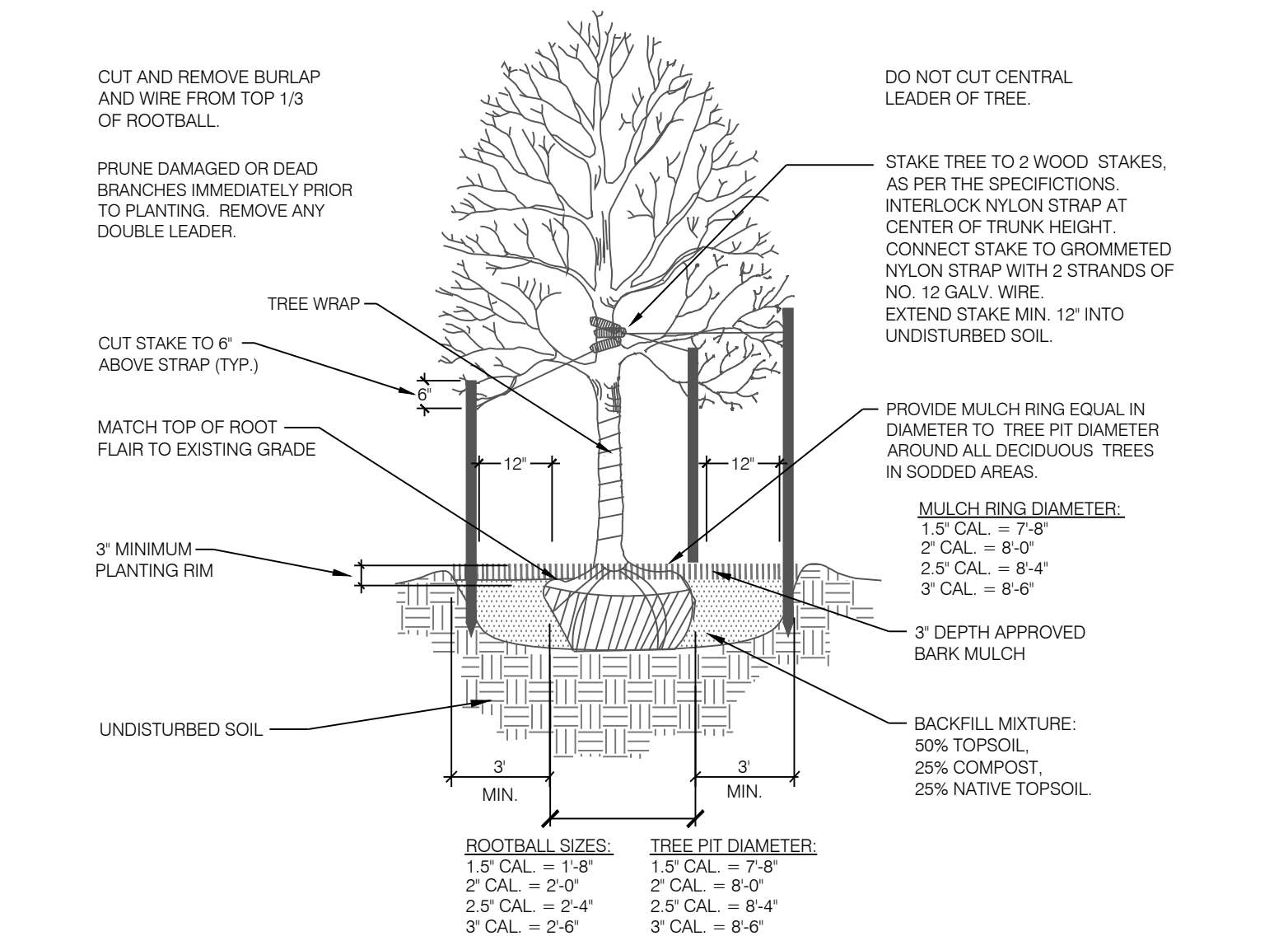
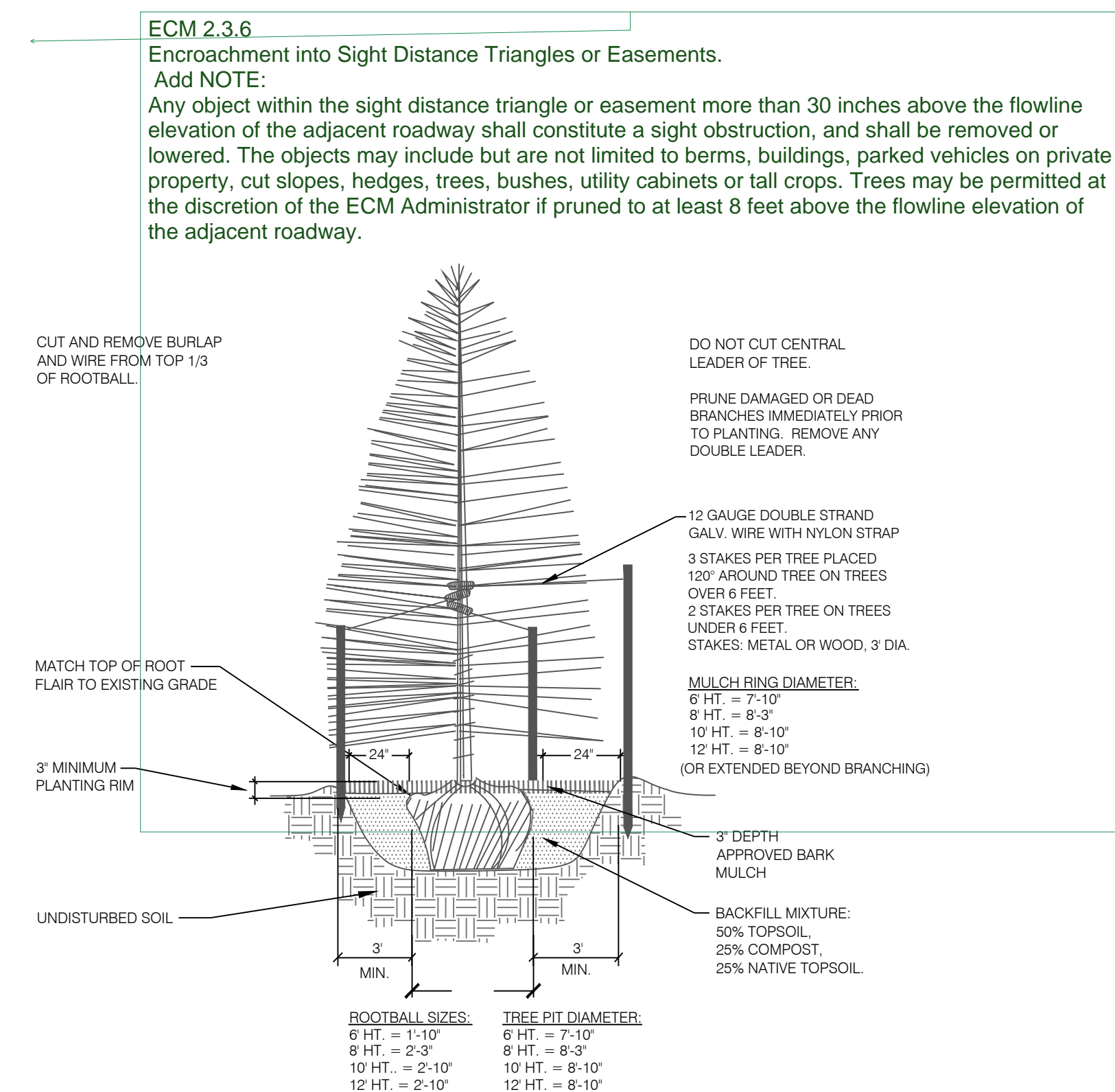
Landscape Setbacks

See Code Section/Policy 320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Reg./ Prov.
Briargate Parkway	Principal Arterial	25	1,431	1 / 20'	71/67
Vollmer Road	Minor Arterial	20	1,230	1 / 25'	49/45
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
30/30	0/0	BP	75% / 75%		
50/50	0/0	VR	75% / 75%		

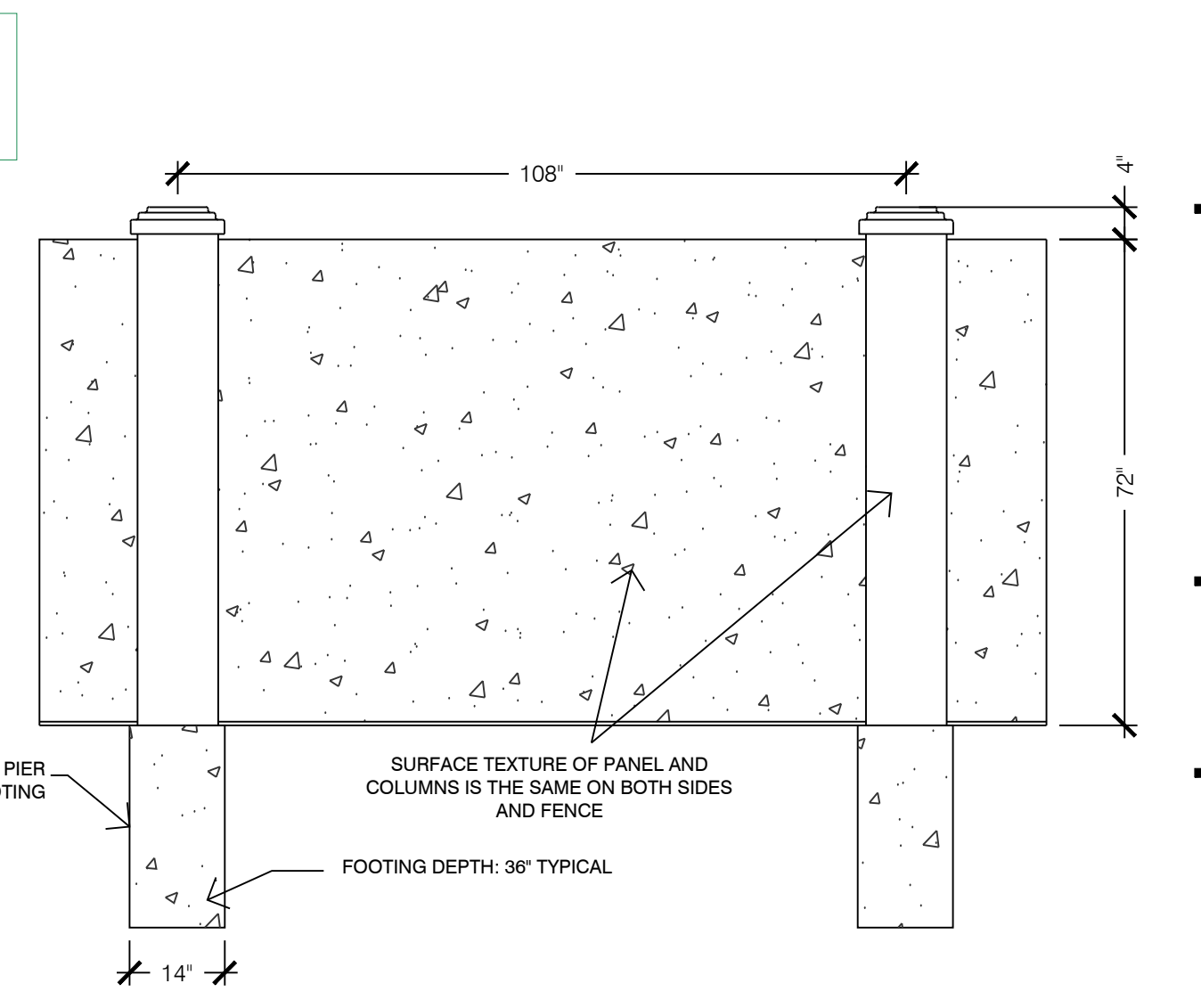
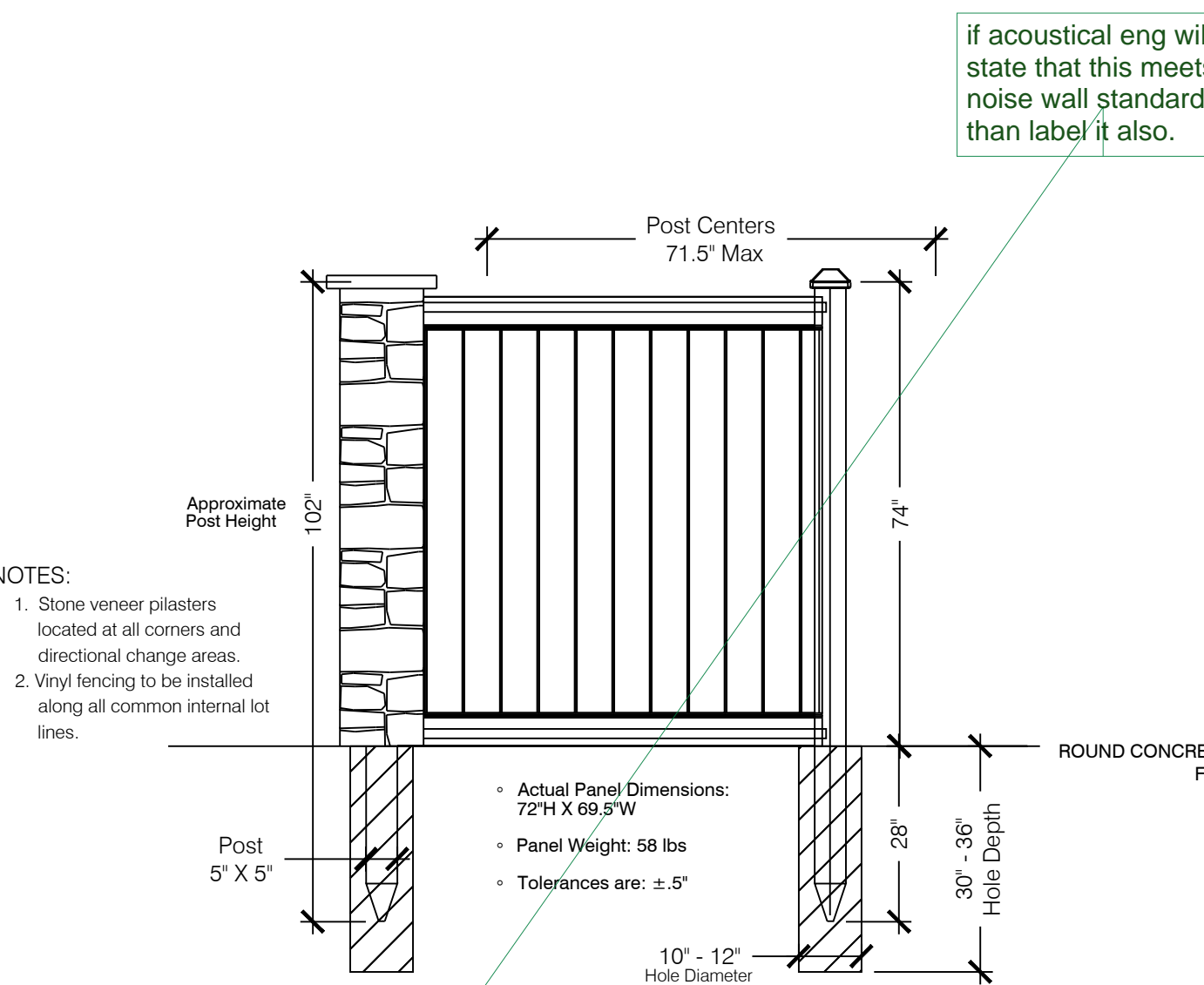
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	48	Acer grandidentatum / Bigtooth Maple	30'	30'	3" Cal.	B&B
	Ccr	24	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B
	Mxh	24	Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pcl	67	Pinus contorta latifolia / Lodgepole Pine	70'	15'	8' HT	B&B
	Pfl	9	Pinus flexilis / Limber Pine	50'	30'	6' HT	B&B
	Ppo	20	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cse	15	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT
	Jta	26	Juniperus sabina 'Tamariscifolia' / Tamarix Savin Juniper	6'	8'	5 GAL	CONT
	Pod	25	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	8'	8'	5 GAL	CONT
	PM	24	Pinus mugo 'Mops' / Mugo Pine	4'	4'	5 GAL	CONT
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Srf	48	Solidago rugosa 'Fireworks' / Winkleleaf Goldenrod	3'	2'	1 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	273	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT
	Pvm	100	Panicum virgatum / Switch Grass	4'	1.5'	1 GAL	CONT



GROUND COVER LEGEND

- CEDAR WOOD MULCH
- TALL NATIVE GRASS UPLAND NATIVE SEED MIX
- LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX
- COBBLE



STERLING RANCH HOMESTEAD NORTH PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN & N. BROWER





ENTITLEMENT

DATE: 03.12.2021
BY: B.I.
DESCRIPTION: PER COUNTY COMMENTS

LANDSCAPE NOTES & DETAILS

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GROUND COVER LEGEND

-  CEDAR WOOD MULCH
-  TALL NATIVE GRASS
UPLAND NATIVE SEED MIX
-  LOW ALTERNATIVE TURF GRASS
LOW-GROW NATIVE SEED MIX
-  COBBLE

TITLE ALL SHEETS

ZONE: RR-5
USE: VACANT
OWNER: SR LAND LLC
SUB: UNPLATTED

ZONE: RR-5
USE: MOBILE ON OWNED LAND
OWNER: JAYNES AMIEE R LIVING TRUST, JAYNES
KENNETH HENRY, MCCOLLOR JANE E, MANITOU
SPRINGS CITY OF, JAYNES JOHN R
SUB: UNPLATTED

verify all trees will be
pruned 8' higher in
sight triangles. Show
sight triangles at
intersections.

Chapter 2 - TRANSPORTATION FACILITIES / 2.3 - ROADWAY DESIGN

G. Intersection **Sign** distance. This section applies to intersections where one public road meets a second public road. The intersection **Sign** distance provides for vehicles to enter traffic and accelerate to the average running speed. Intersection **Sign** distances shall be measured as shown on Figure 2-23. The intersection **Sign** distance shall be as shown in Table 2-21.

Figure 2-23. Sign Distance **Triangle** (Stop Controlled)

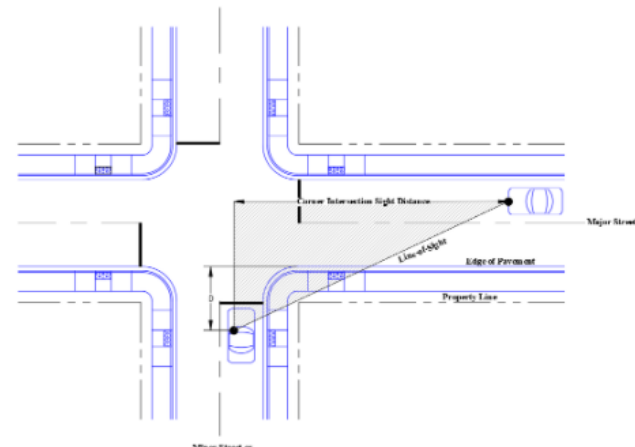


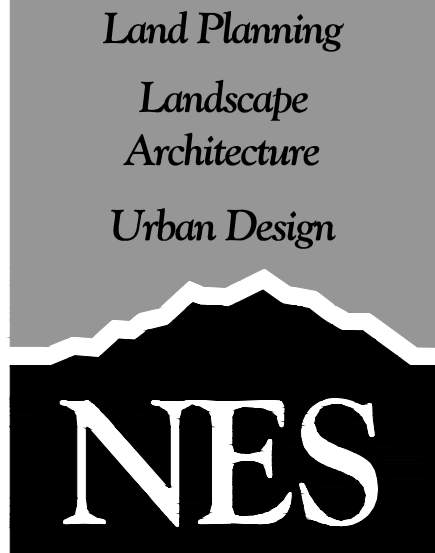
Table 2-21. Intersection **Sign** Distance

Higher Functional Classification Roadway Design Speed (MPH)

Intersection **Sign** distance (feet)^{1,2}

EXPAND

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**STERLING RANCH
HOMESTEAD
NORTH**
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN & N. BROWER

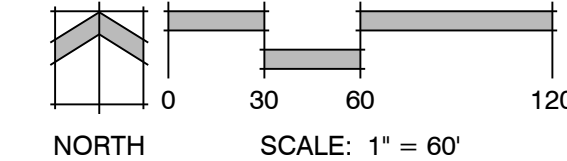
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DATE	BY	DESCRIPTION
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LANDSCAPE PLAN

23 OF 25

SP-20-008



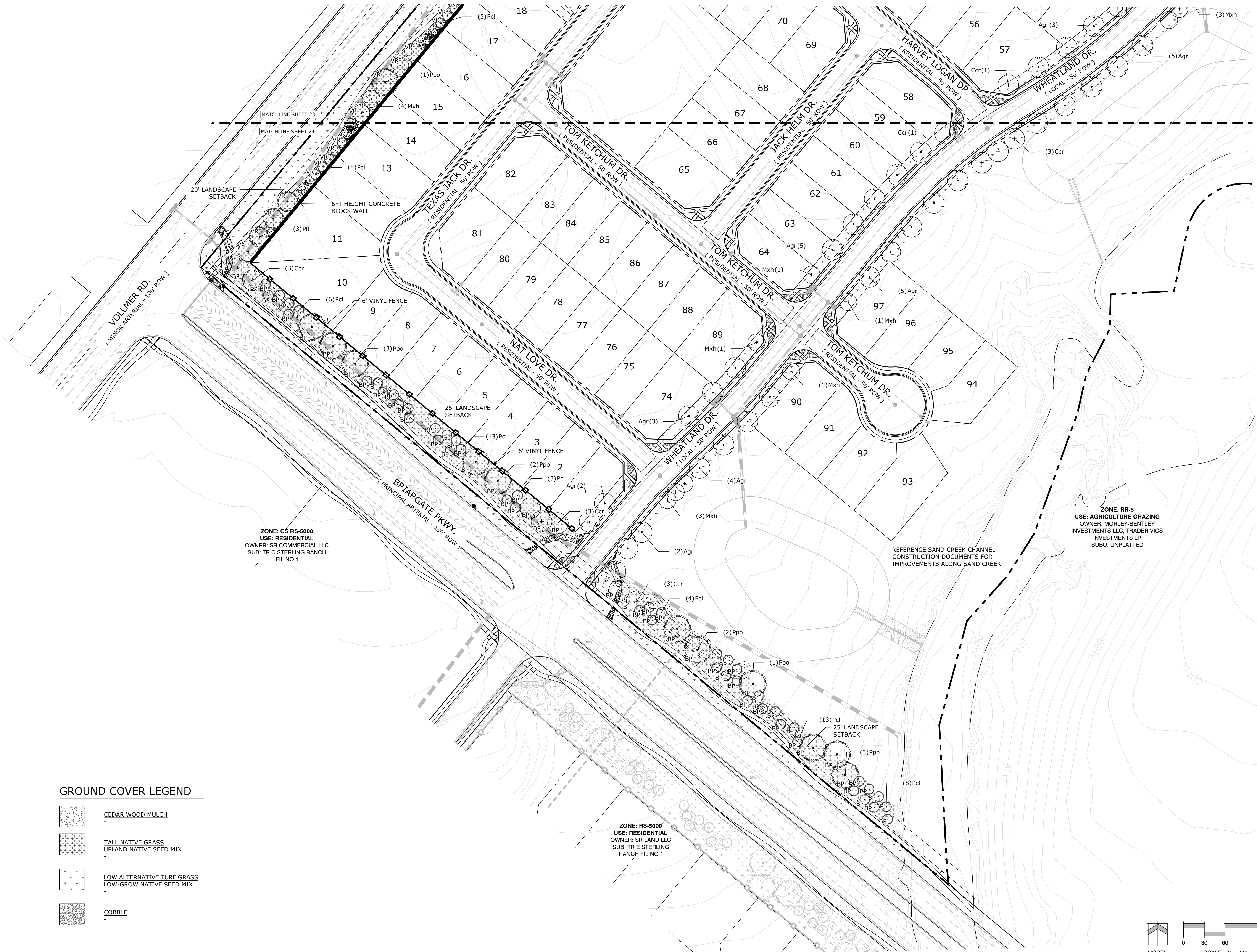
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HOMESTEAD
NORTH**
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
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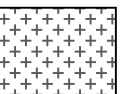


ENTITLEMENT

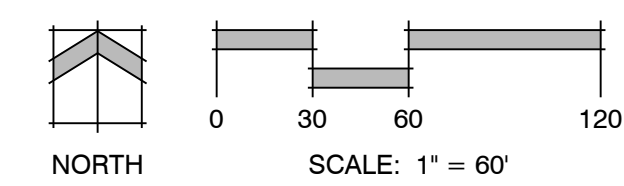
DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS

LANDSCAPE PLAN



GROUND COVER LEGEND

-  CEDAR WOOD MULCH
-  TALL NATIVE GRASS
UPLAND NATIVE SEED MIX
-  LOW ALTERNATIVE TURF GRASS
LOW-GROW NATIVE SEED MIX
-  COBBLE



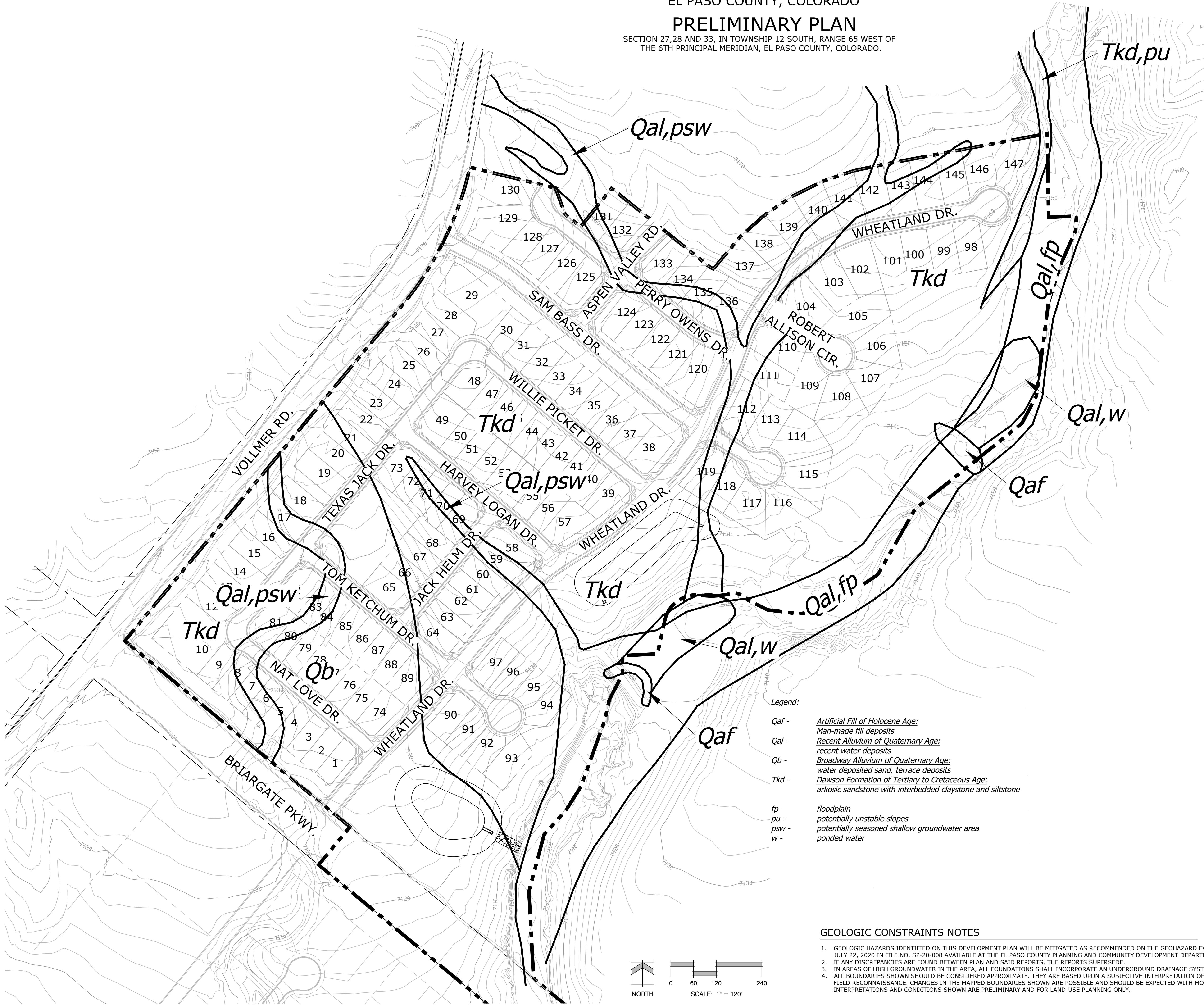
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HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

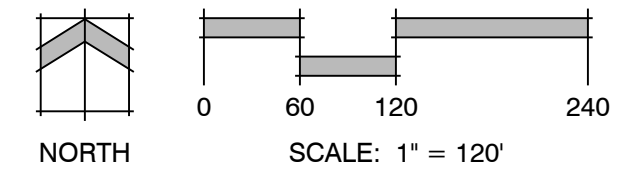
SECTION 27, 28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



- 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
 - fp - *floodplain*
 - pu - *potentially unstable slopes*
 - psw - *potentially seasoned shallow groundwater area*
 - w - *ponded water*

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 JULY 22, 2020 IN FILE NO. SP-20-008 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.



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Land Planning
Landscape Architecture
Urban Design

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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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PLANNING, LANDSCAPE ARCHITECT

REGISTERED ARCHITECT

**STERLING RANCH
HOMESTEAD
NORTH PHASE 1**
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

SCALE

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS

ISSUE HISTORY

SITE CONSTRAINTS EXHIBIT

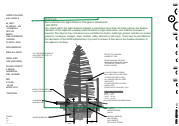
SHEET TITLE

SHEET NUMBER

prelim plan V_2 Planning only comments.pdf Markup Summary 4-16-2021

dsdparsons (20)

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Date: 4/16/2021 10:36:34 AM
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Subject: Callout
Page Label: [1] Sheet 22
Author: dsdparsons
Date: 4/16/2021 10:38:00 AM
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ECM 2.3.6
Encroachment into Sight Distance Triangles or Easements.
Add NOTE:
Any object within the sight distance triangle or easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops. Trees may be permitted at the discretion of the ECM Administrator if pruned to at least 8 feet above the flowline elevation of the adjacent roadway.



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Page Label: [1] Sheet 23
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Date: 4/16/2021 10:38:57 AM
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verify all trees will be pruned 8' higher in sight triangles...Show sight triangles at intersections.



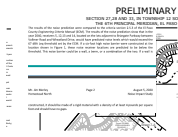
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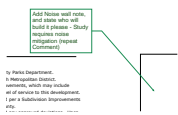
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TITLE ALL SHEETS

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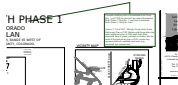
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Add Noise wall note, and state who will build it please - Study requires noise mitigation (repeat Comment)



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missing the parcels for the roads Briargate and Sterling Ranch



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;Consider modifying title to Homestead North Filing Nos. 1 and 2 OR the plats will be named Homestead North Phase 1 Filing No. 1, and then Homestead North Phase 1, Filing No 2 etc....

Section 7. 2.5 of LDC, "Multiple Filings within Same Preliminary Plan or PUD. Multiple plat filings within the same preliminary plan or PUD area shall utilize sequential filing or phase numbers consistent with the name of the preliminary plan or PUD, unless they represent distinctly separate land uses (e.g., residential and commercial)."

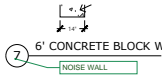


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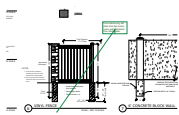
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Provide corispondance that a vinyl fence will meet the requirements for a noise wall -see study



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NOISE WALL



Subject: Callout
Page Label: [1] Sheet 22
Author: dsdparsons
Date: 4/16/2021 9:55:40 AM
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if acoustical eng will state that this meets noise wall standards than label it also.