

LEGAL 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 3.14" ALUMINUM CAP STAMPED "1.5 10376.76" AT THE NORTHEAST CORNER AND BY A 3.12" ALUMINUM CAP STAMPED "1.5 11024" 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°10'45"W A DISTANCE OF 71.66 FEET;
3. S41°47'19"W A DISTANCE OF 68.37 FEET;
4. S14°57'32"W A DISTANCE OF 155.36 FEET;
5. S03°04'57"E A DISTANCE OF 208.19 FEET;
6. S03°19'00"E A DISTANCE OF 22.87 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY AND ITS EXTENSION;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N55°26'12"W A DISTANCE OF 1,399.51 FEET;

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

1. N39°33'48"E A DISTANCE OF 1,161.81 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N51°21'08"W, HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 14°22'05" AND AN ARC LENGTH OF 216.17 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°18'19"W, HAVING A RADIUS OF 614.82 FEET, A CENTRAL ANGLE OF 12°28'32" AND AN ARC LENGTH OF 177.42 FEET, TO A POINT OF NON-TANGENT;
4. S78°19'25"E A DISTANCE OF 185.19 FEET;
5. S78°20'29"E A DISTANCE OF 50.05 FEET;
6. S11°32'11"W A DISTANCE OF 3.91 FEET;
7. S20°05'15"E A DISTANCE OF 68.42 FEET;
8. S01°17'41"E A DISTANCE OF 52.77 FEET;
9. N38°42'19"E A DISTANCE OF 130.03 FEET;
10. S81°18'53"E A DISTANCE OF 128.03 FEET;
11. S81°17'40"E A DISTANCE OF 60.48 FEET;
12. S51°18'16"E A DISTANCE OF 134.15 FEET;
13. S63°10'19"E A DISTANCE OF 10.26 FEET;
14. N39°48'59"E A DISTANCE OF 110.92 FEET;
15. N49°27'49"E A DISTANCE OF 67.13 FEET;
16. N65°58'31"E A DISTANCE OF 67.13 FEET;
17. N63°35'09"E A DISTANCE OF 67.13 FEET;
18. N71°09'48"E A DISTANCE OF 67.13 FEET;
19. N78°01'20"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 SAID WEST LINE, S00°53'15"E A DISTANCE OF 220.84 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, N87°34'52"E A DISTANCE OF 73.60 FEET;

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

1. S04°00'08"W A DISTANCE OF 38.86 FEET;
2. S23°30'33"W A DISTANCE OF 95.02 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°44'14"W A DISTANCE OF 62.16 FEET;
6. S51°16'10"W A DISTANCE OF 361.44 FEET;
7. S23°35'35"W A DISTANCE OF 198.68 FEET;
8. S86°05'51"W A DISTANCE OF 68.55 FEET;
9. S51°10'08"W A DISTANCE OF 68.23 FEET;
10. S82°29'37"W A DISTANCE OF 65.63 FEET;
11. N82°52'49"W A DISTANCE OF 62.74 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 85.46 FEET, A CENTRAL ANGLE OF 80°34'40" 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°04'33"W A DISTANCE OF 91.55 FEET;
18. S01°04'54"W A DISTANCE OF 48.42 FEET;
19. S27°12'29"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 2,840,883 SQUARE FEET OR 65,263 ACRES.

Include the ROWs to be dedicated

With all channel facilities and ROW included, >72 Ac?

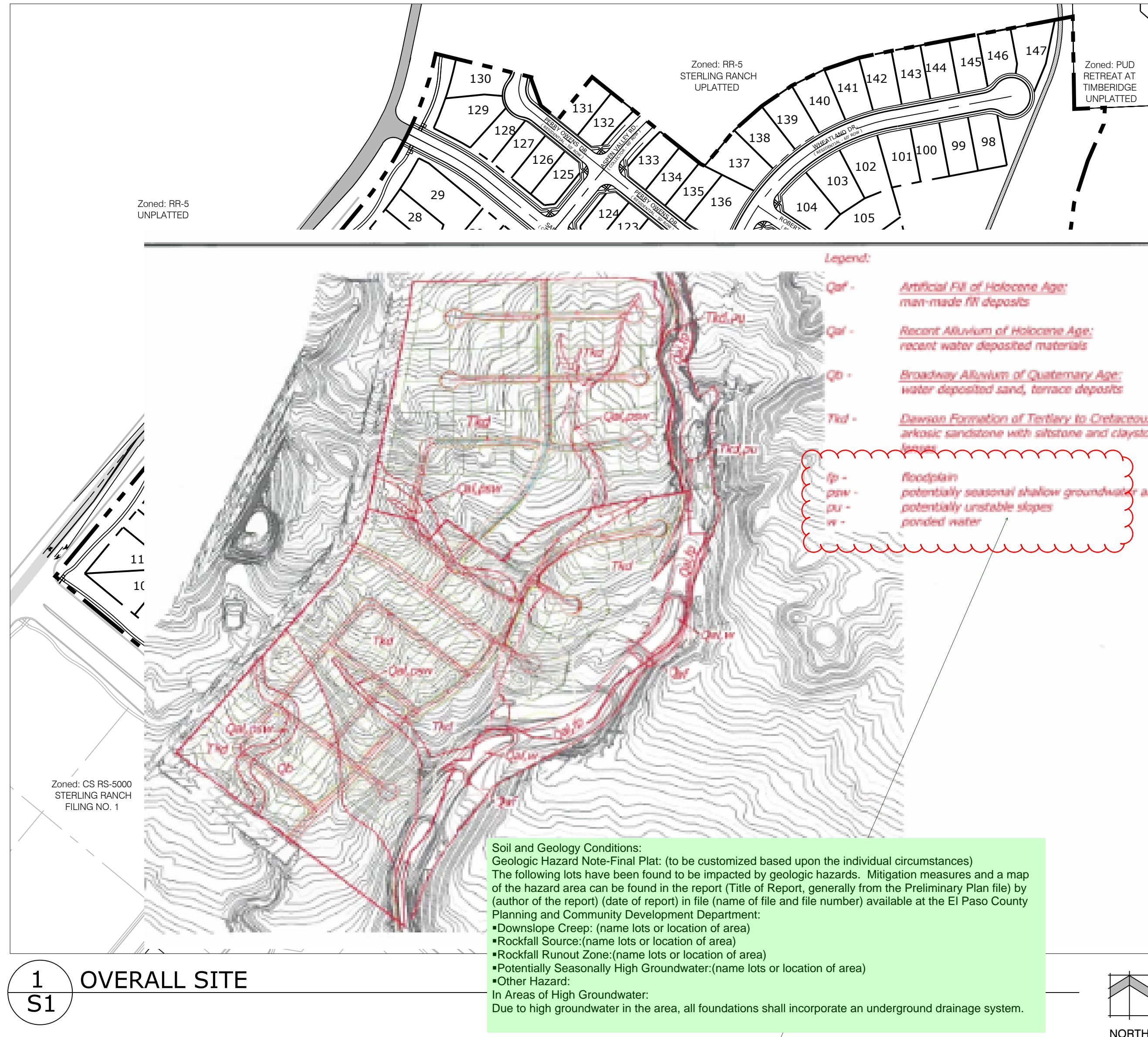
HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO PRELIMINARY PLAN

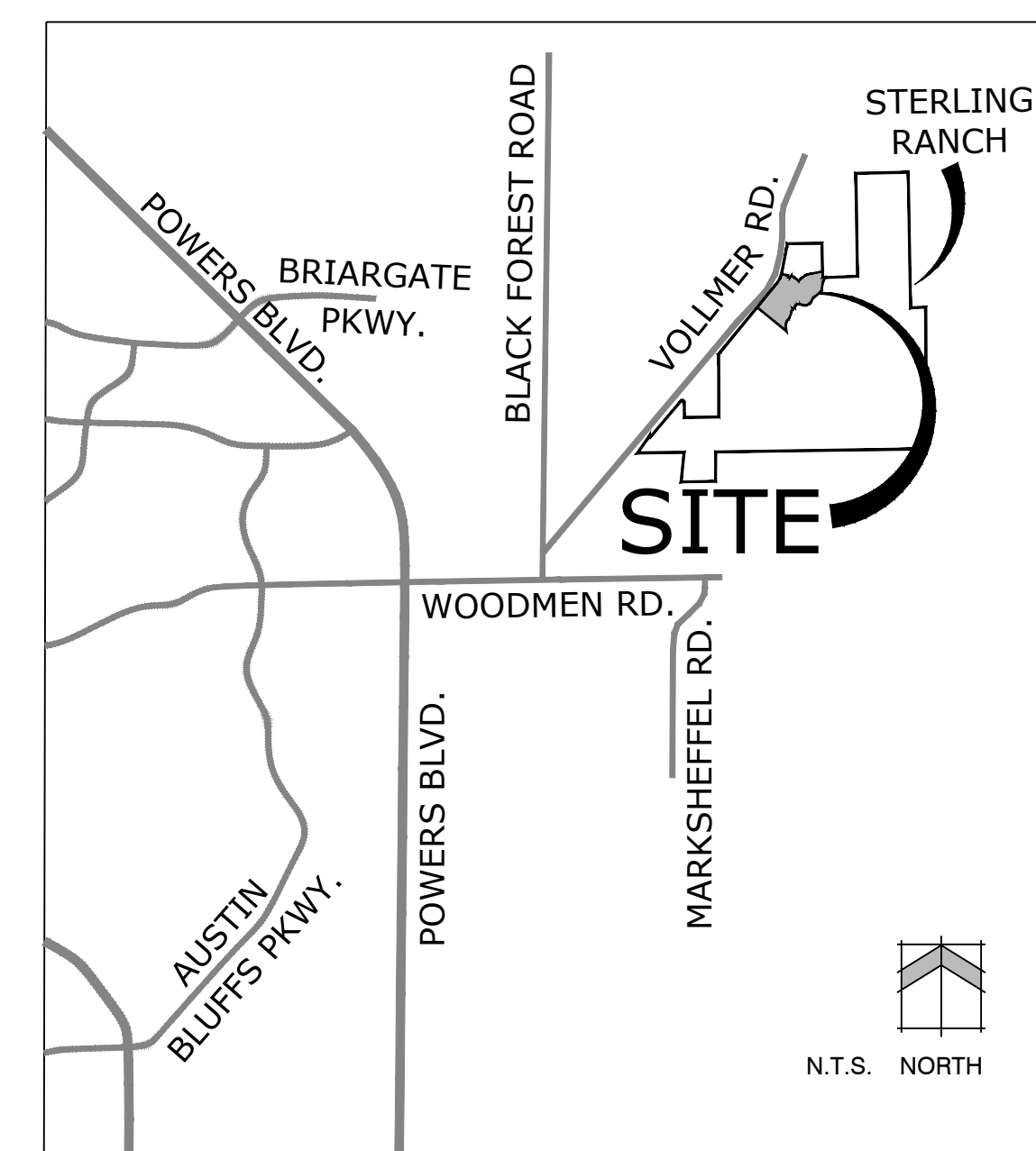
SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

All sheets should have this title; Correct title to Homestead North Filing No. 1 or Filing Nos. 1 and 2

LOI did not say there was more than 1 filing in this prelim plan...



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: Spring 2021

Proposed Land Use: Single Family Residential

Land Use

Lots:	23.36 ac - 147 lots (39%)
Tracts:	22.27 ac (37%)
R.O.W.:	14.993 ac (24%)
Total Area:	60.623 ac
Density:	2.4 du/ac

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'

SHEET INDEX

- SHEET 1 of 15: COVER SHEET
- SHEET 2 of 15: LEGAL PLAN
- SHEET 3 of 15: TRACT EXHIBIT & ADJACENT PROPERTY OWNERS
- SHEET 4 of 15: PRELIMINARY SITE PLAN
- SHEET 5 of 15: PRELIMINARY SITE PLAN
- SHEET 6 of 15: PRELIMINARY SITE PLAN
- SHEET 7 of 15: PRELIMINARY GRADING PLAN
- SHEET 8 of 15: PRELIMINARY GRADING PLAN
- SHEET 9 of 15: PRELIMINARY GRADING PLAN
- SHEET 10 of 15: PRELIMINARY UTILITIES PLAN
- SHEET 11 of 15: PRELIMINARY UTILITIES PLAN
- SHEET 12 of 15: PRELIMINARY UTILITIES PLAN
- SHEET 13 of 15: LANDSCAPE DETAILS & NOTES
- SHEET 14 of 15: LANDSCAPE PLAN
- SHEET 15 of 15: LANDSCAPE PLAN

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 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."
- 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.

Environmental:
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).

1 OVERALL SITE

FEMA FLOODPLAIN NOTE

1. Floodplain Statement: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone A 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 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 July 22, 2020. These reports are held in the Sterling Ranch Homestead North Phase 1 Preliminary Plan File (xxxx) at the El Paso County Planning and Community Development Department.

- Potential Shallow Seasonal Groundwater (Lots 4-9,16-19,58-61,68-73, 103-104, 109-113, 118-120, 124-125, 131-136 and 137-147)

These conditions can be mitigated by special foundation design.

potentially unstable slopes, potentially expansive soil and bedrock, flooding, and potentially seasonal shallow groundwater

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat 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; (other; modify based upon specific reports)

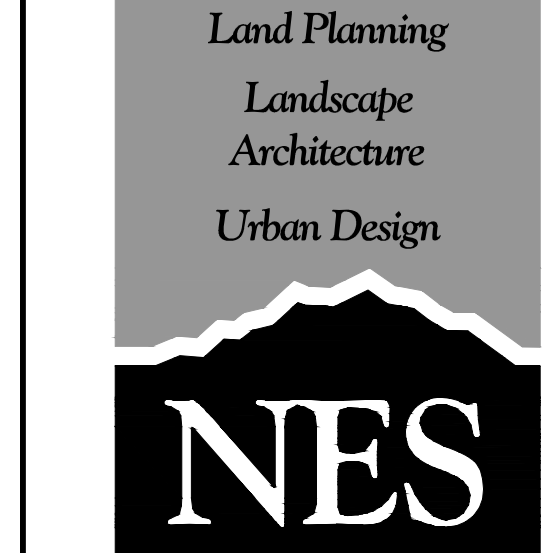
Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

add under drain notes, are you creating no build areas to the plan to mitigate for the ponded water (spring fed?) shallow groundwater? Are basements allowed in these areas ?

depict these on lots or in tracts on prelim plan sheets

ADD noise wall note and details

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



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 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

COVER SHEET

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 37, 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 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006" AT THE NORTHEAST CORNER AND BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTHEAST CORNER, SAID LINE BEING ASSUMED TO BEAR S01°30'31"W.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

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- S05°16'53"E A DISTANCE OF 128.03 FEET;
- S51°17'40"E A DISTANCE OF 80.48 FEET;
- S20°05'15"E A DISTANCE OF 124.15 FEET;
- S63°15'15"E A DISTANCE OF 10.26 FEET;
- N38°42'19"E A DISTANCE OF 110.92 FEET;
- N48°27'49"E A DISTANCE OF 87.13 FEET;
- N65°15'15"E A DISTANCE OF 87.13 FEET;
- N83°30'09"E A DISTANCE OF 87.13 FEET;
- N87°10'09"E A DISTANCE OF 87.13 FEET;
- N19°01'26"E A DISTANCE OF 79.85 FEET;
- N79°18'19"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;

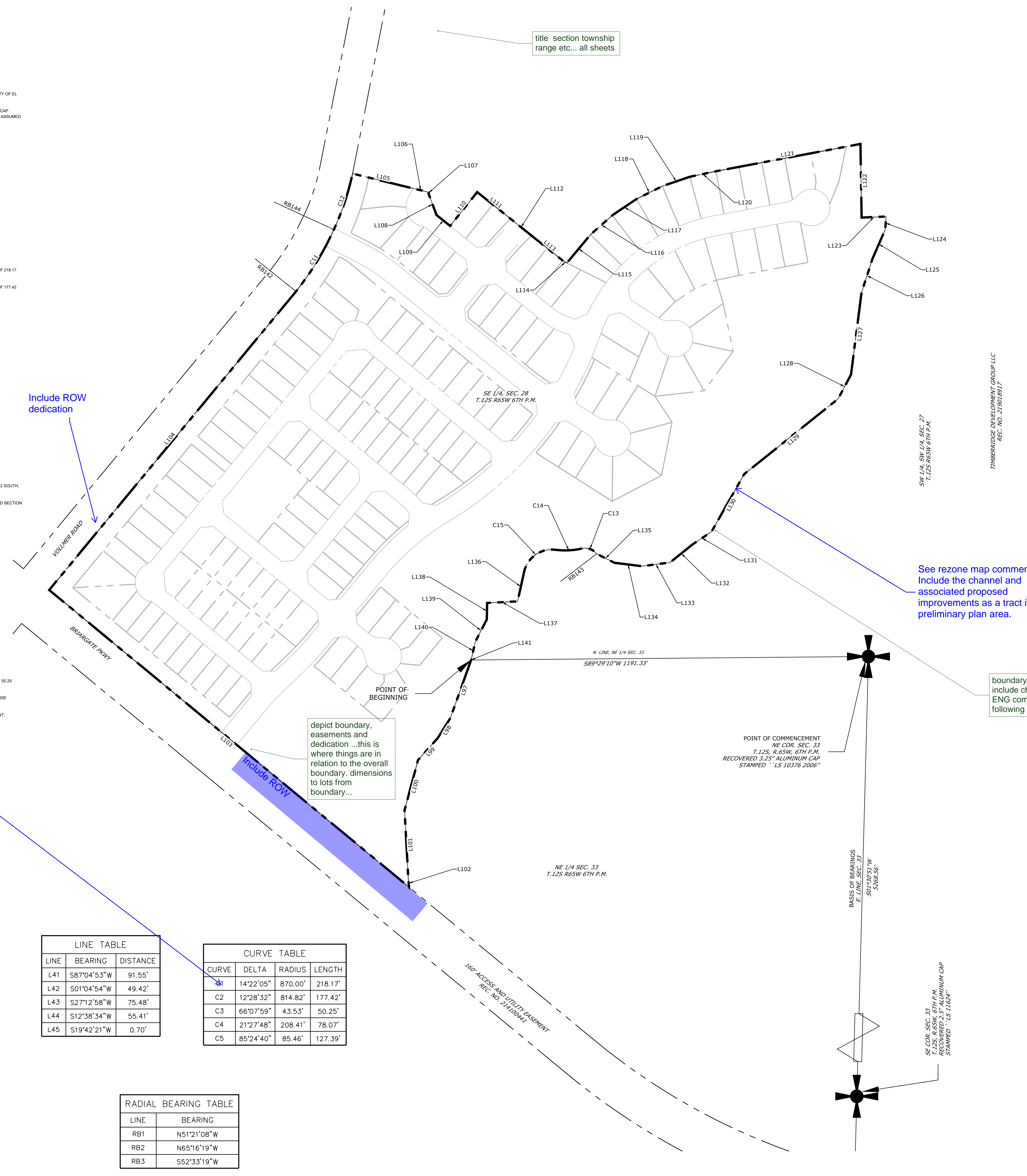
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- S51°10'08"W A DISTANCE OF 86.23 FEET;
- S82°29'37"W A DISTANCE OF 85.63 FEET;
- N182°32'49"W A DISTANCE OF 82.74 FEET;
- N28°31'02"W A DISTANCE OF 59.72 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S82°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;
- 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;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.46 FEET, A CENTRAL ANGLE OF 85°24'40" AND AN ARC LENGTH OF 127.39 FEET, TO A POINT OF TANGENT;
- S12°28'27"W A DISTANCE OF 90.70 FEET;
- S87°04'53"W A DISTANCE OF 91.55 FEET;
- S01°04'54"W A DISTANCE OF 49.42 FEET;
- S27°12'58"W A DISTANCE OF 75.48 FEET;
- S12°38'34"W A DISTANCE OF 55.41 FEET;
- S19°42'21"W A DISTANCE OF 0.70 FEET;
- S19°42'21"W A DISTANCE OF 0.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,640,883 SQUARE FEET OR 60.6263 ACRES.



Include ROW dedication

See rezone map comments. Include the channel and associated proposed improvements as a tract in the preliminary plan area.

boundary change to include channel per ENG comments following sheets

depict boundary, easements and dedication ...this is where things are in relation to the overall boundary, dimensions to lots from boundary...

Don't match drawing.

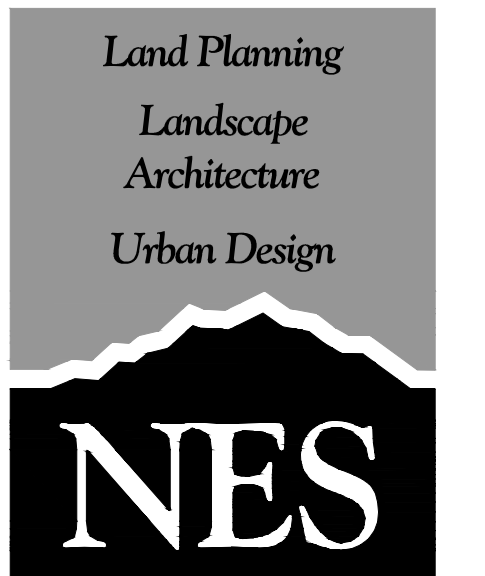
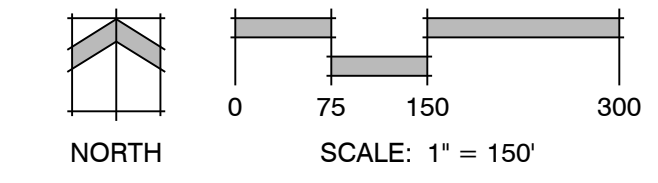
LINE	BEARING	DISTANCE
L1	S19°42'21"W	184.86'
L2	S32°15'45"W	71.66'
L3	S41°47'19"W	88.37'
L4	S14°57'52"E	155.36'
L5	S03°04'57"E	208.19'
L6	S05°19'07"E	22.87'
L7	N50°26'12"W	1,399.51'
L8	N39°33'48"E	1161.81'
L9	S76°13'25"E	185.19'
L10	S76°20'29"E	50.05'
L11	S11°07'11"W	3.91'
L12	S20°05'15"E	68.42'
L13	S51°17'41"E	52.77'
L14	N38°42'19"E	130.03'
L15	S51°16'53"E	128.03'
L16	S51°17'40"E	80.48'
L17	S51°18'16"E	124.15'
L18	S63°15'15"E	10.26'
L19	N39°48'59"E	110.92'
L20	N48°27'49"E	87.13'

LINE	BEARING	DISTANCE
L21	N55°58'31"E	87.13'
L22	N63°35'09"E	87.13'
L23	N71°09'48"E	87.13'
L24	N78°01'26"E	79.85'
L25	N79°18'16"E	441.05'
L26	S00°53'15"E	220.84'
L27	N87°34'53"E	73.60'
L28	S04°00'08"W	38.86'
L29	S23°30'33"W	96.02'
L30	S17°58'09"W	105.84'
L31	S07°20'33"W	248.45'
L32	S27°44'47"W	82.16'
L33	S51°16'10"W	361.44'
L34	S29°35'35"W	198.68'
L35	S56°06'51"W	68.55'
L36	S51°10'08"W	86.23'
L37	S82°29'37"W	85.63'
L38	N82°52'49"W	82.74'
L39	N63°10'02"W	59.72'
L40	S12°28'27"W	90.70'

LINE	BEARING	DISTANCE
L41	S87°04'53"W	91.55'
L42	S01°04'54"W	49.42'
L43	S27°12'58"W	75.48'
L44	S12°38'34"W	55.41'
L45	S19°42'21"W	0.70'

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

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



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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

LEGAL PLAN

2 OF 15

P:\Work\SES\Homestead\13\Drawings\Planning\Develop\SR_Homestead\Norm_PP.dwg (Sheet 2 Legal) 9/10/2020 3:16:46 PM biten

ADJACENT OWNERS TABLE:

Name	Mailing Address	City, State, Zip
1 SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
2 JAYNES JOHN R	8455 POOCO RD	COLORADO SPRINGS CO, 80908
JAYNES AMIEE R LIVING TRUST, JAYNES KENNETH HENRY, MCCOLLOR JANE E, MANITOU SPRINGS CITY OF, JAYNES JOHN R	524 ONATE PL UNIT C	SANTA FE NM, 87501
3 SR COMMERCIAL LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
4 SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP	20 BOULDER CRESCENT ST STE 100	COLORADO SPRINGS CO, 80903
5 SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
6 MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP	20 BOULDER CRESCENT ST STE 100	COLORADO SPRINGS CO, 80903
7 TIMBERRIDGE DEVELOPMENT GROUP LL	2138 FLYING HORSE CLUBB DR	COLORADO SPRINGS CO, 80921

this is all shown on the next sheet with more detail; is this sheet necessary?



move this table to another sheet ; all of the graphic map on this is vague and more detailed elsewhere.

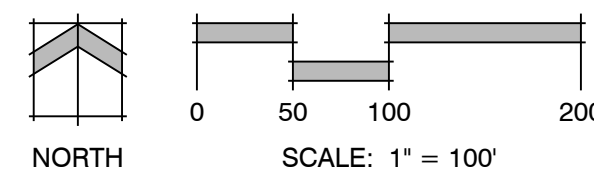
SF, dimensions, distances, for all tracts , row, lots etc...

TRACT USE CHART:

Tract	Area (AC)	Use	Ownership/Maintenance
A	2.76	Landscape, Drainage, Trails, Utilities	Sterling Ranch Metro District
B	0.87	Park	Sterling Ranch Metro District
C	0.05	Landscape, Utilities	Sterling Ranch Metro District
D	0.07	Landscape, Utilities	Sterling Ranch Metro District
E	0.05	Landscape, Utilities	Sterling Ranch Metro District
F	18.00	Landscape, Park, Trails, Utilities, Stormwater	Sterling Ranch Metro District
G	0.03	Landscape, Utilities	Sterling Ranch Metro District
H	0.10	Landscape, Utilities	Sterling Ranch Metro District
I	0.02	Landscape, Utilities	Sterling Ranch Metro District
J	0.30	Landscape, Trails, Utilities	Sterling Ranch Metro District
K	0.02	Landscape, Utilities	Sterling Ranch Metro District

total tract area

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



Land Planning
Landscape Architecture
Urban Design

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

TRACT EXHIBIT & ADJACENT OWNERS

3 OF 15

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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:

PRELIMINARY
SITE PLAN



Are you overlot
grading and filling in
drainage ways or
placing them in
easements (no-build)
Discuss in LOI where
appropriate

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

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

Label all centerline lengths and radii.

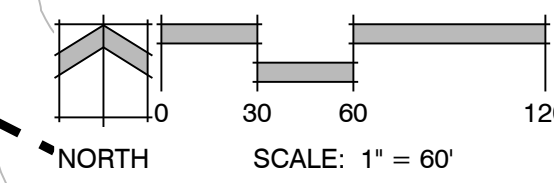
Show all easements identified in the title
exceptions.

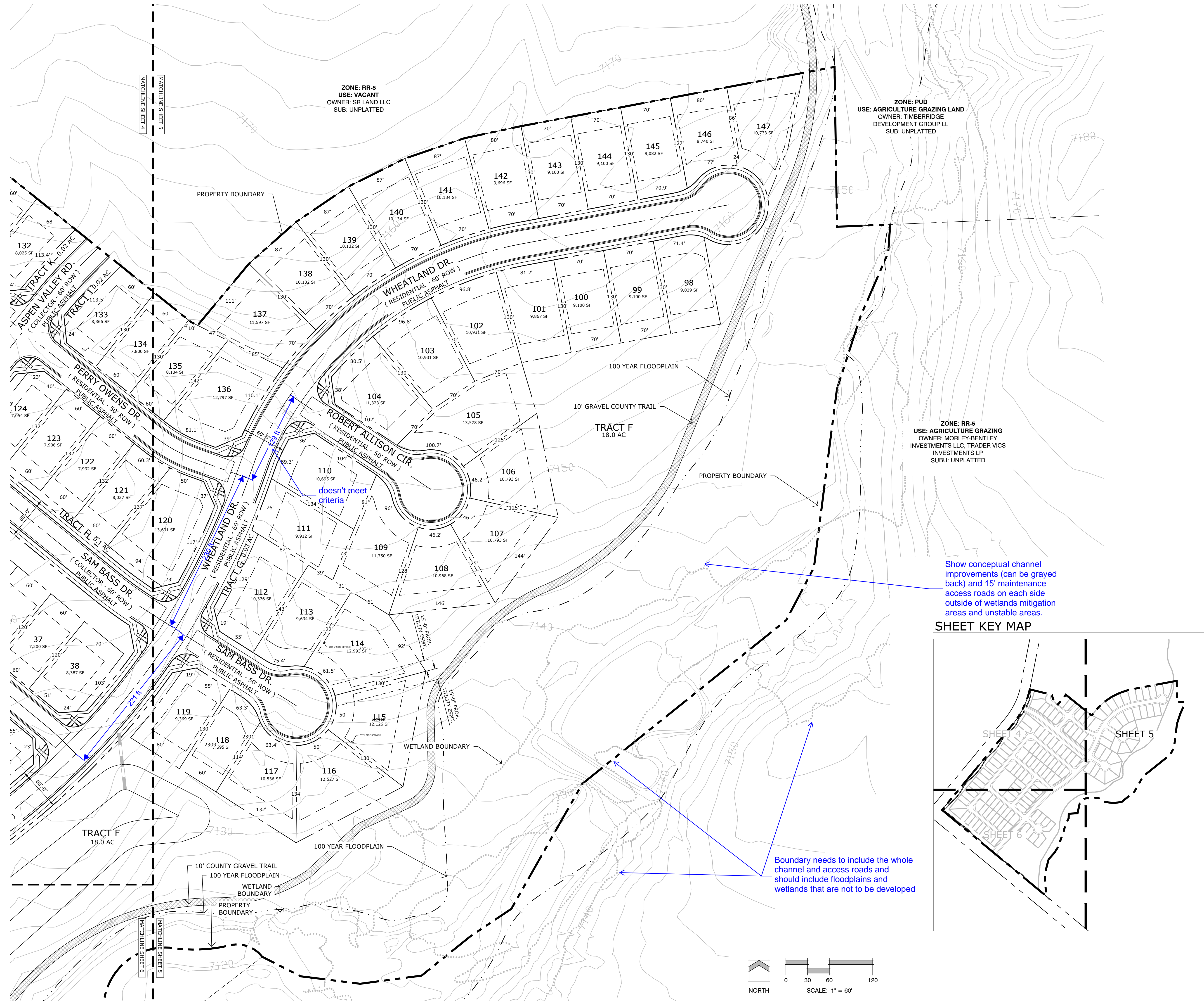
ZONE: RR-5
USE: MOBILE ON OWNED LAND
OWNER: JAYNES AMIEE R LIVING TRUST, JAYNES
KENNETH HENRY, MCCOLLOR JANE E, MANITOU
SPRINGS CITY OF JAYNES JOHN R
SUB: UNPLATTED

height?

lot lines, center lines
and easements or
setbacks are to alike
to distinguish- lot
lines should be very
clear, as should the
boundary line
TRACT B
0.87 AC

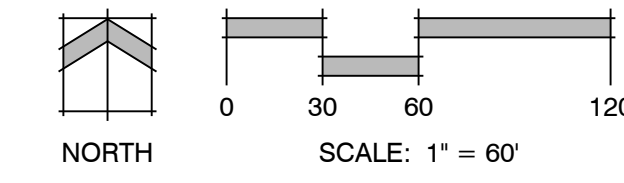
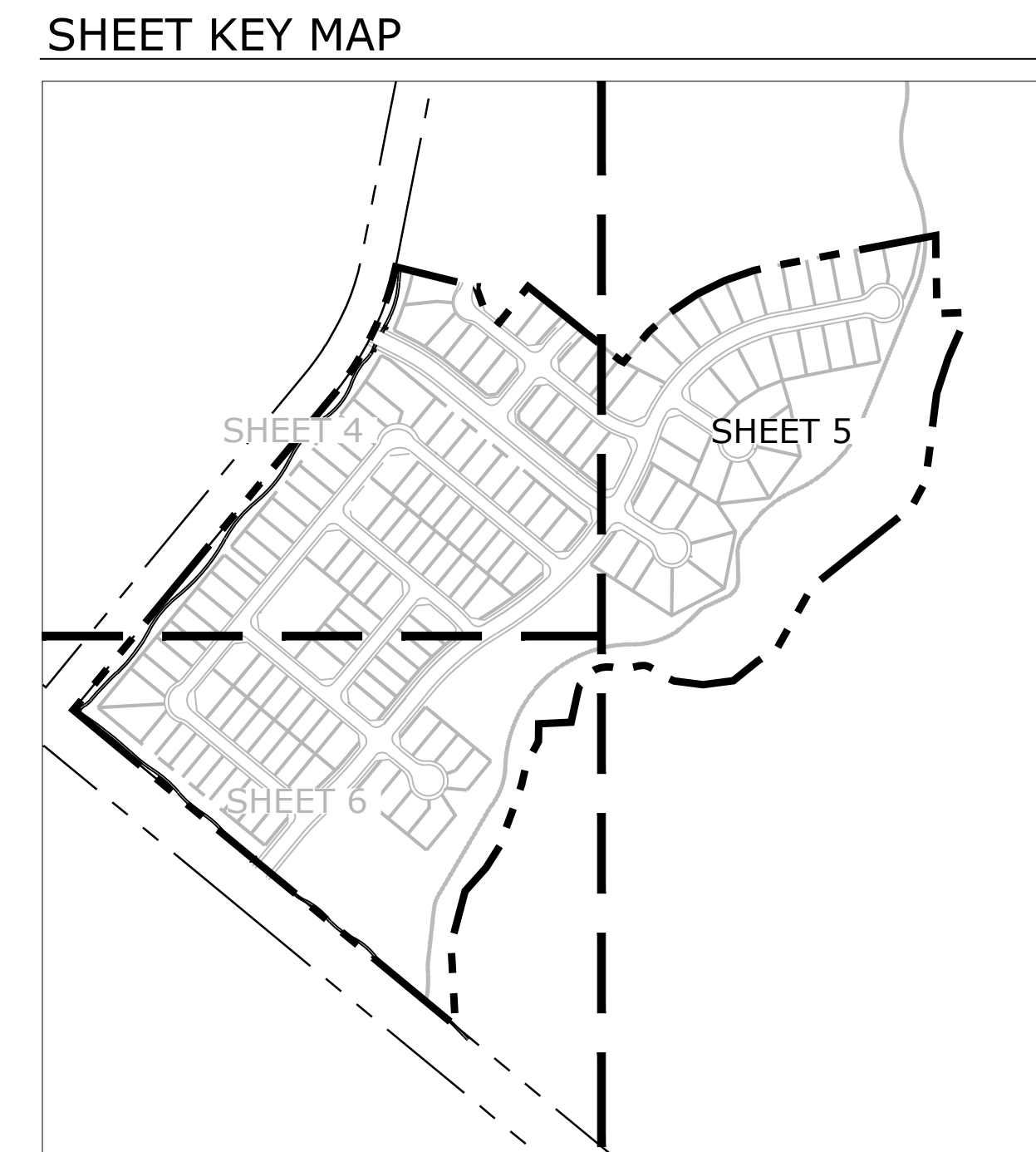
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Show conceptual channel improvements (can be grayed back) and 15' maintenance access roads on each side outside of wetlands mitigation areas and unstable areas.

Boundary needs to include the whole channel and access roads and should include floodplains and wetlands that are not to be developed



**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

**PRELIMINARY
SITE PLAN**

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STERLING RANCH
HOMESTEAD
NORTH PHASE 1

PRELIMINARY PLAN

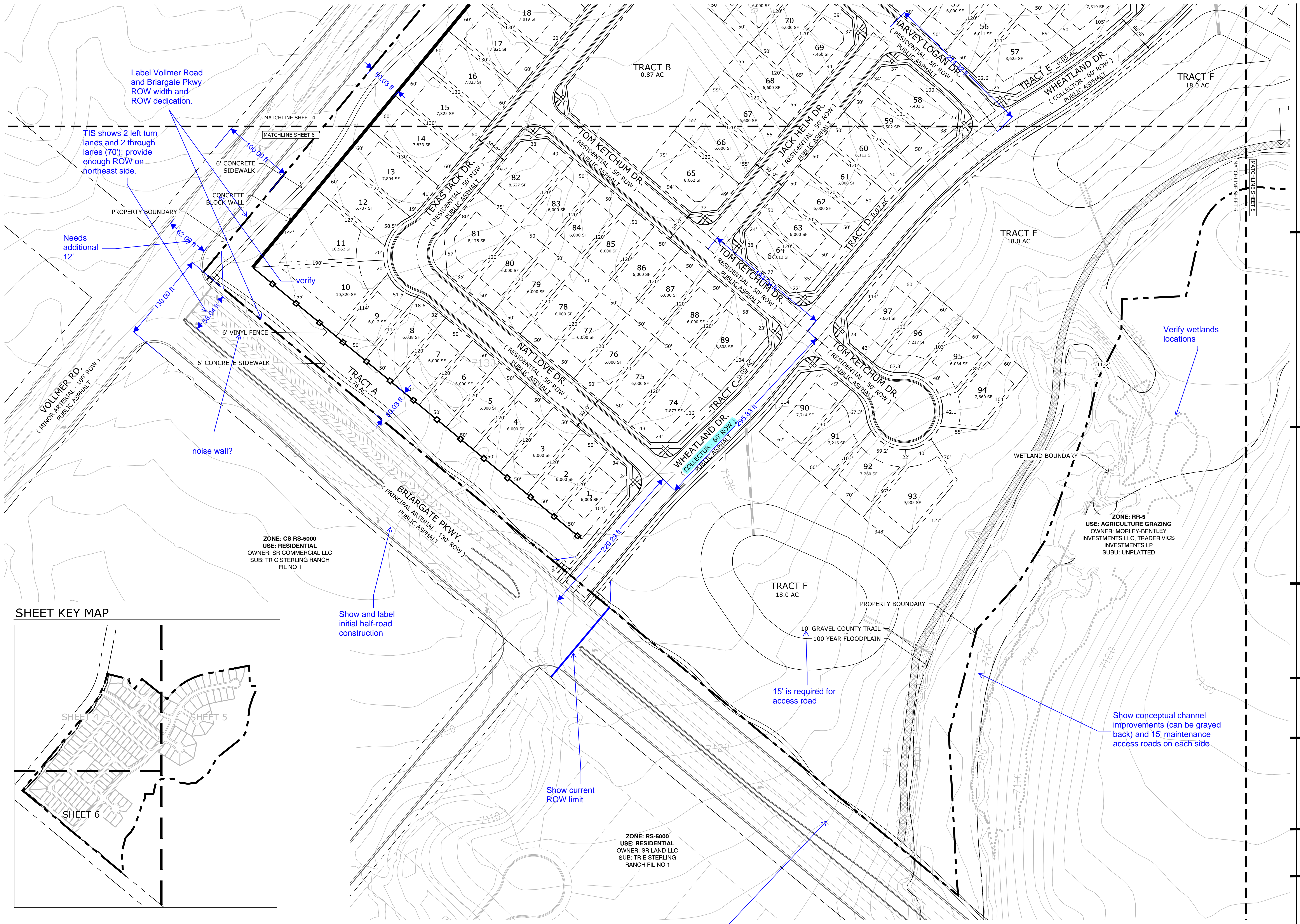
EL PASO COUNTY, CO

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

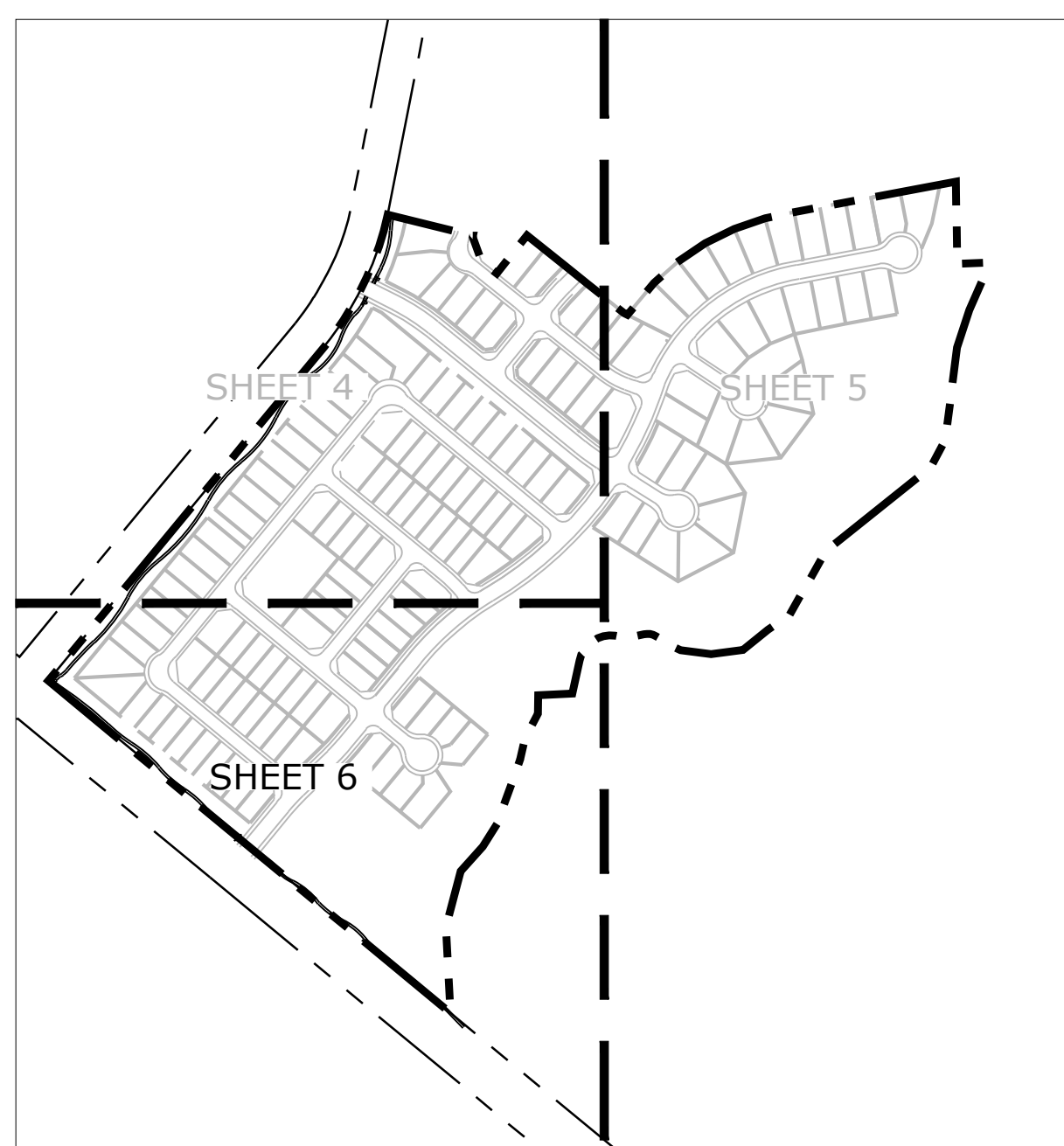
ENTITLEMENT

DATE	BY	DESCRIPTION

PRELIMINARY
SITE PLAN



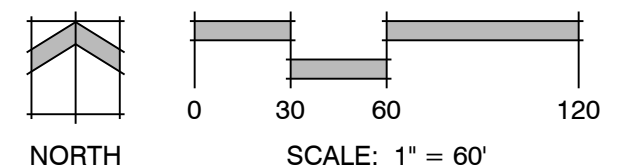
SHEET KEY MAP



ZONE: CS RS-5000
USE: RESIDENTIAL
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



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CONSTRUCTION NOTES:

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

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

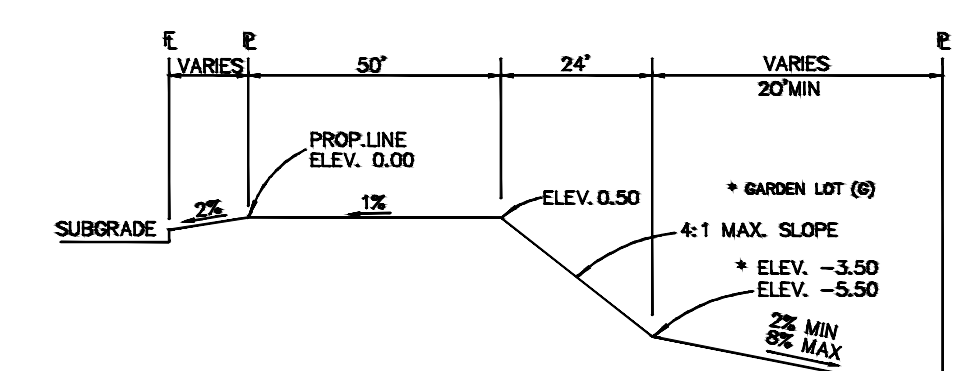
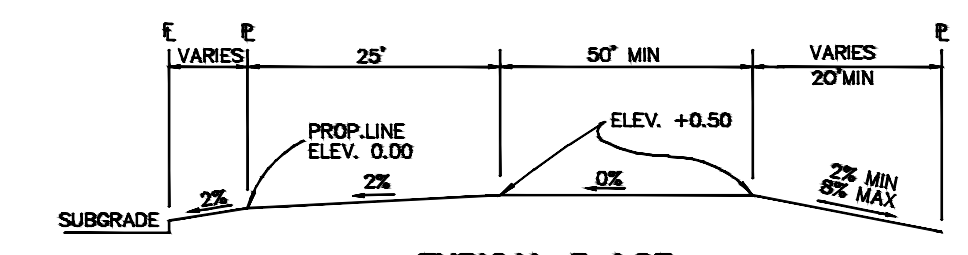
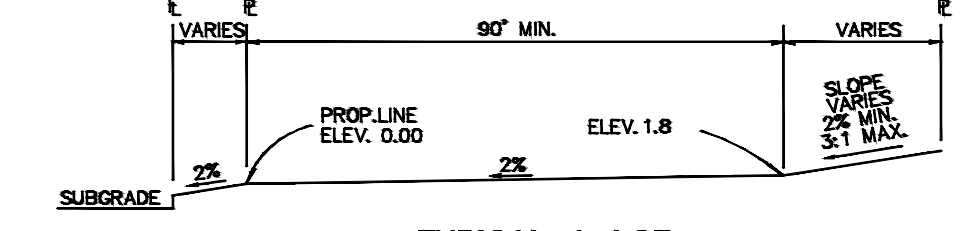
ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE 'M'. RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.

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:

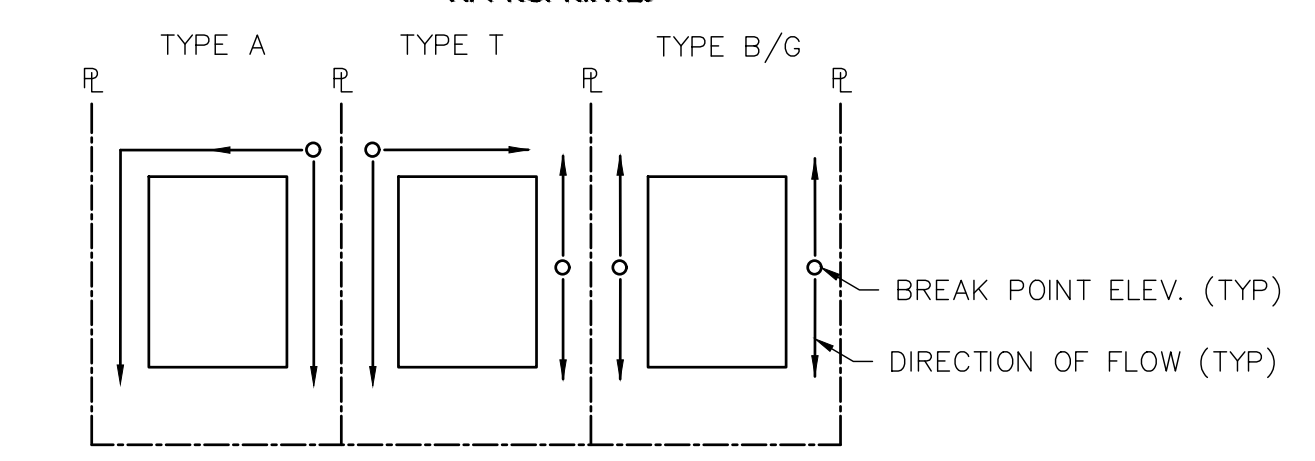
STAGING AREA TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.

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

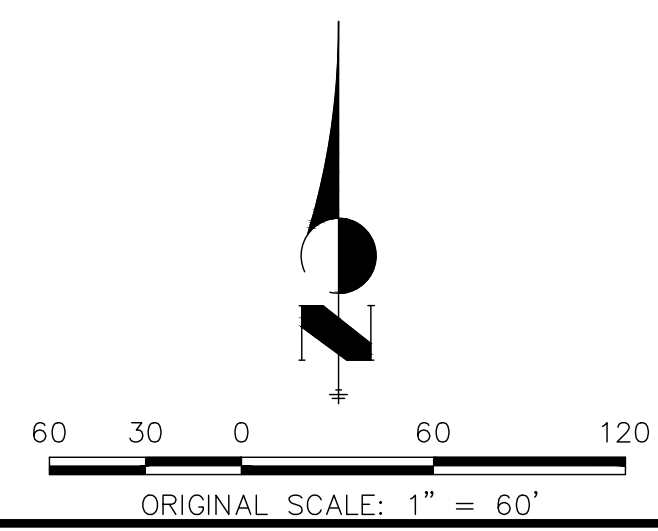


NOTE:
"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

NOTE:
SIDE LOT SWALES WILL BE PROVIDED WHEN APPROPRIATE.



- LEGEND**
- EXISTING STORM SEWER
 - STORM SEWER PROPOSED
 - PROPOSED R.O.W
 - PROPOSED PROPERTY LINES
 - PROPOSED SIDEWALK
 - EXISTING PROPERTY LINE
 - ROW EXISTING
 - FL EXISTING
 - SIDEWALK EXISTING
 - DRAINAGE ACCESS & MAINTENANCE EASEMENT
 - SILT FENCE
- EXISTING** **PROPOSED**
- INLET
 - LOW POINT/HIGH POINT
 - FLOW DIRECTION & SLOPE
 - FLOW DIRECTION ARROW
 - EXISTING FLOW DIRECTION ARROW
 - EMERGENCY OVERFLOW DIRECTION



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	09/15/20
DESIGNED BY	BAB
DRAWN BY	ARJ
CHECKED BY	

**HOMESTEAD NORTH AT
STERLING RANCH
PRELIMINARY GRADING PLAN**

SHEET 7 OF 15
JOB NO. 25188.00

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CONSTRUCTION NOTES:

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

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

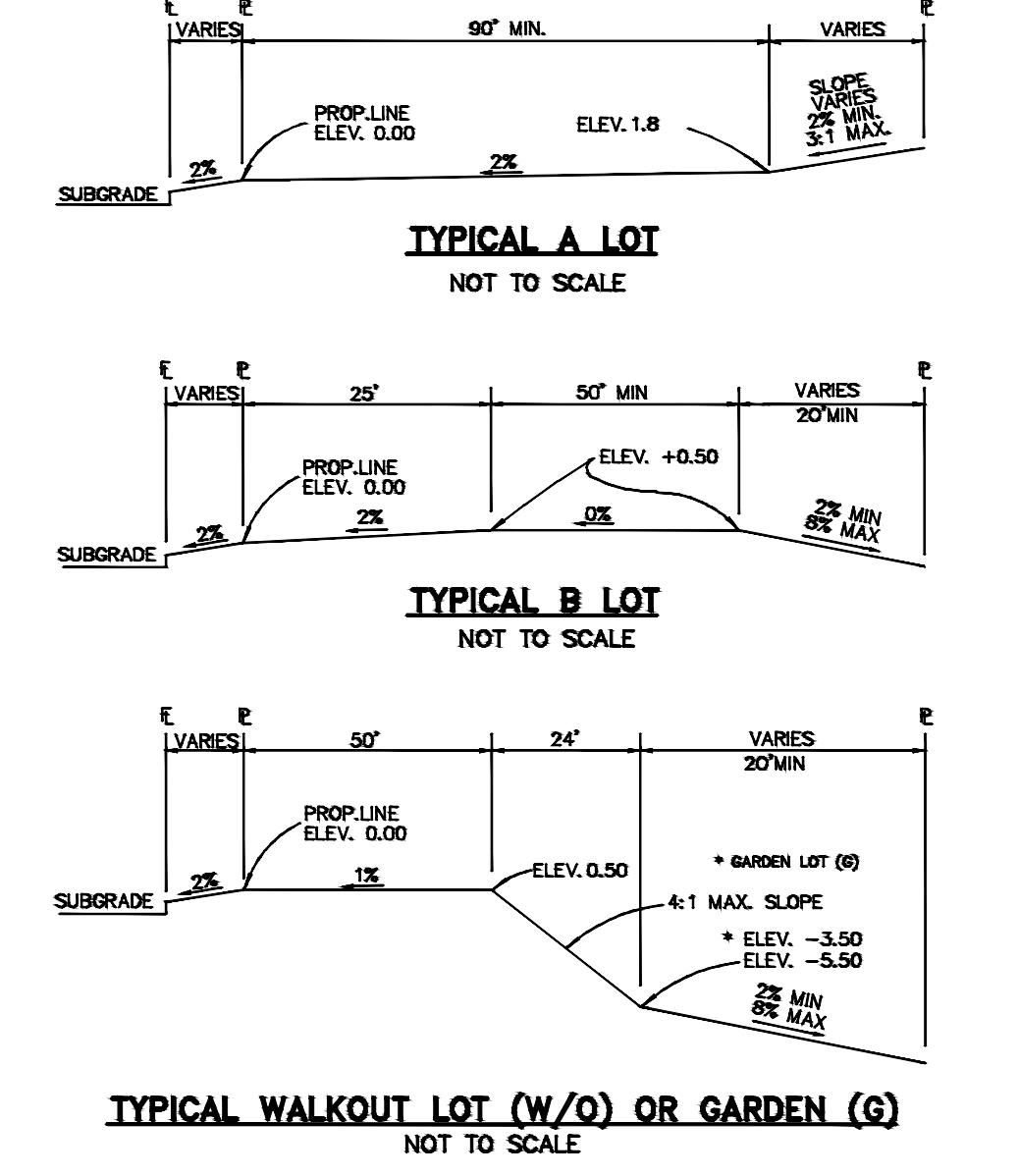
ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE 'M'. RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.

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ADDITIONAL NOTES:

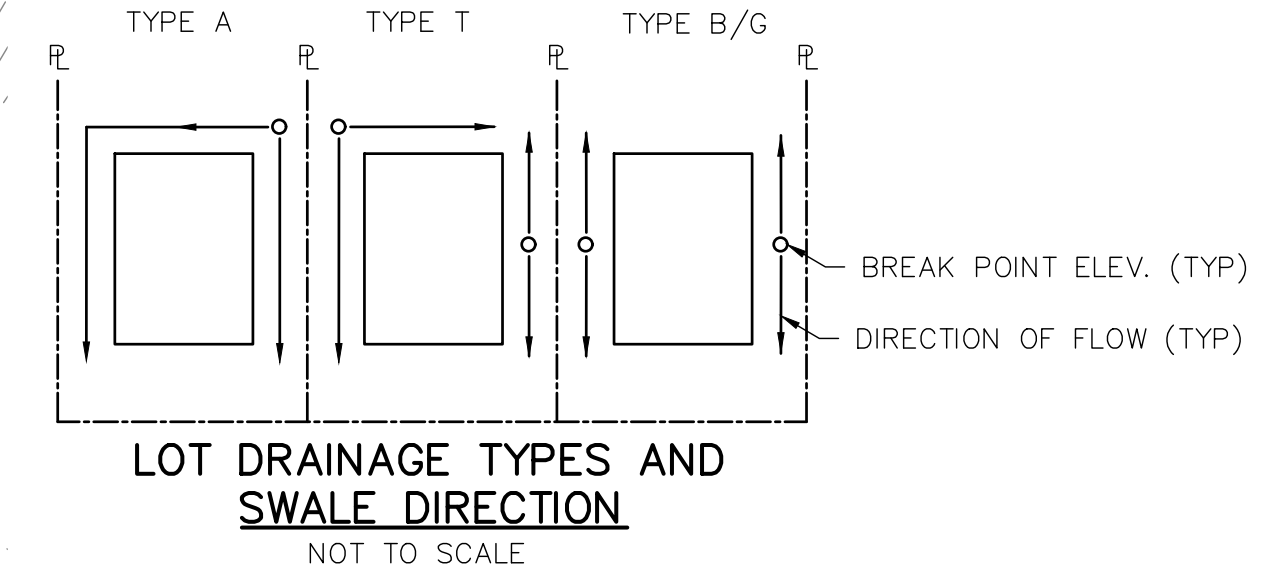
STAGING AREA TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.

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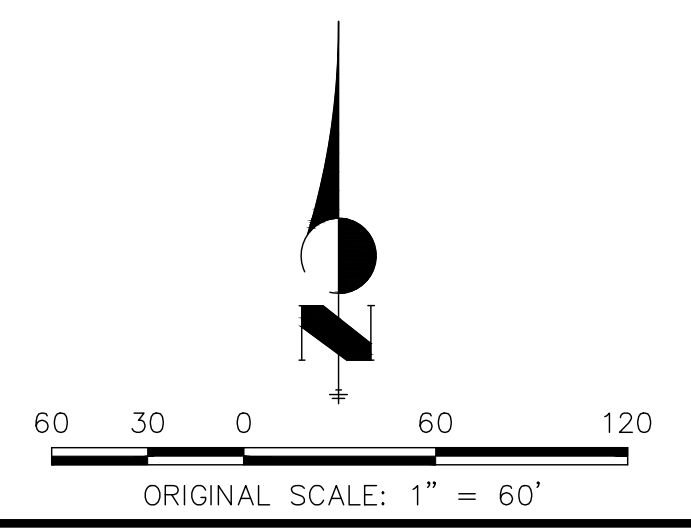


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- LEGEND**
- EXISTING STORM SEWER
 - STORM SEWER PROPOSED
 - PROPOSED R.O.W
 - PROPOSED PROPERTY LINES
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 - ROW EXISTING
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 - FLOW DIRECTION & SLOPE
 - FLOW DIRECTION ARROW
 - EXISTING FLOW DIRECTION ARROW
 - EMERGENCY OVERFLOW DIRECTION



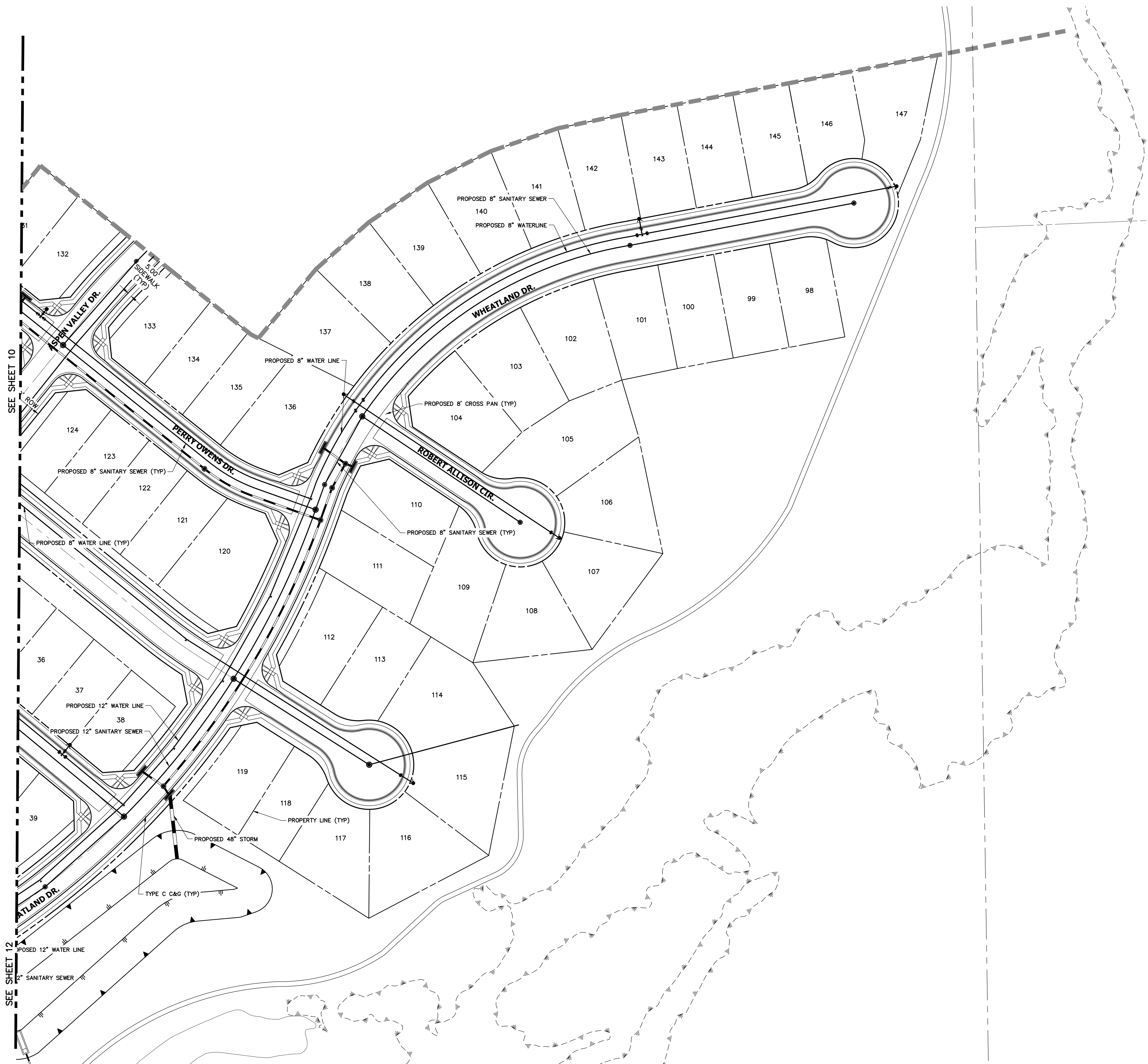
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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BY	DATE	REVISION

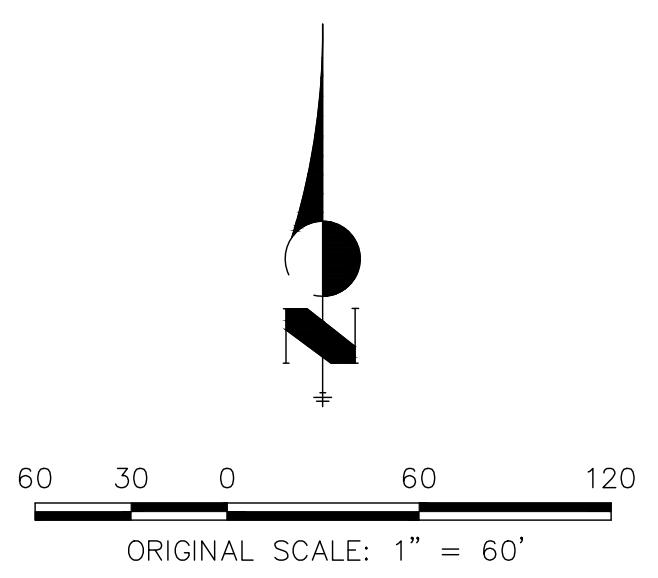
HOMESTEAD NORTH AT STERLING RANCH
PRELIMINARY GRADING PLAN

SHEET 9 OF 15
JOB NO. 25188.00



SEE SHEET 10

SEE SHEET 12



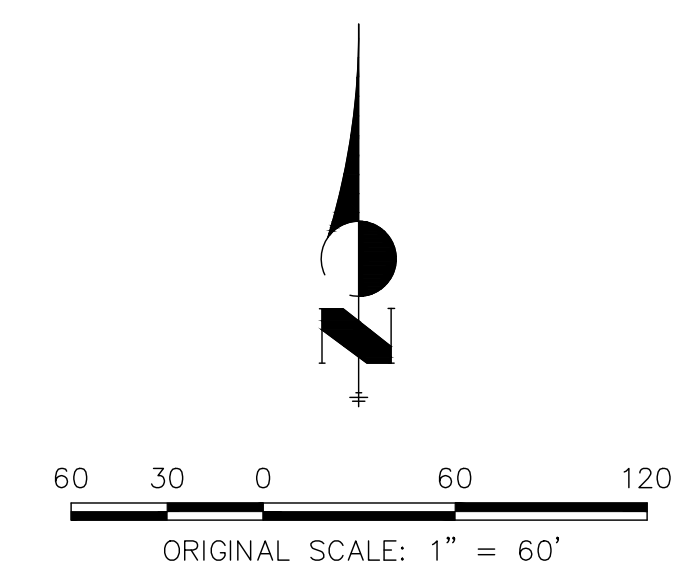
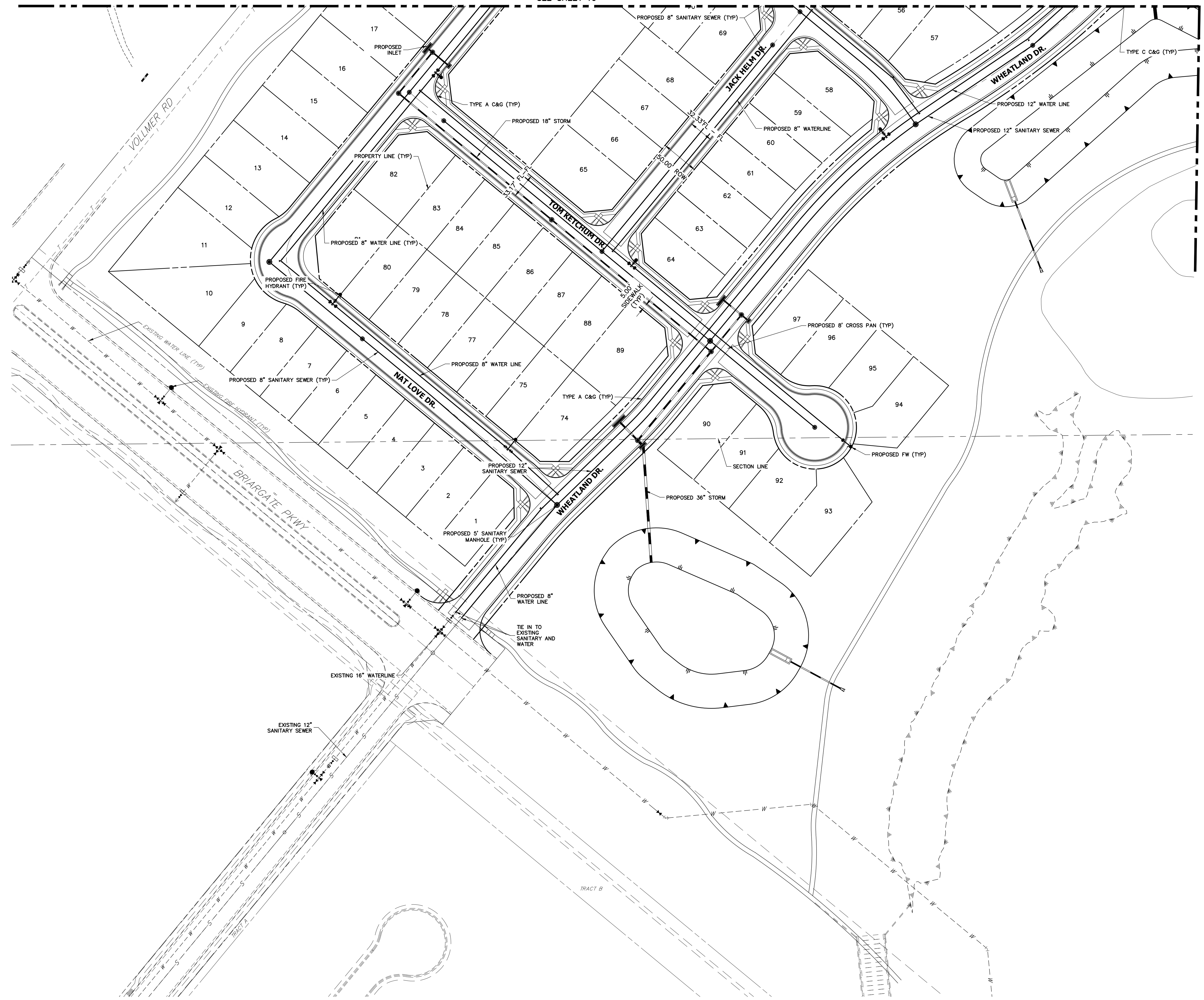
Know what's below.
Call before you dig.

<p>811</p> <p>Know what's below. Call before you dig.</p>		<p>ORIGINAL SCALE: 1" = 60'</p>	
<p>H-SCALE 1" = 60'</p>	<p>V-SCALE N/A</p>	<p>DATE 09/15/20</p>	<p>DESIGNED BY JRM</p>
<p>BY</p>		<p>DATE</p>	
<p>No. REVISION</p>		<p>CHECKED BY</p>	
<p>HOMESTEAD NORTH AT STERLING RANCH UTILITY PLAN</p>			
<p>SHEET 11 OF 15</p>			
<p>JOB NO. 25188.00</p>			
<p>J.R. ENGINEERING A Westman Company</p> <p>Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>		<p>PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742</p>	
<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J.R. ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.</p>			

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SEE SHEET 10

SEE SHEET 11



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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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BY	DATE	REVISION

H-SCALE	1" = 60'
V-SCALE	N/A
DATE	09/15/20
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

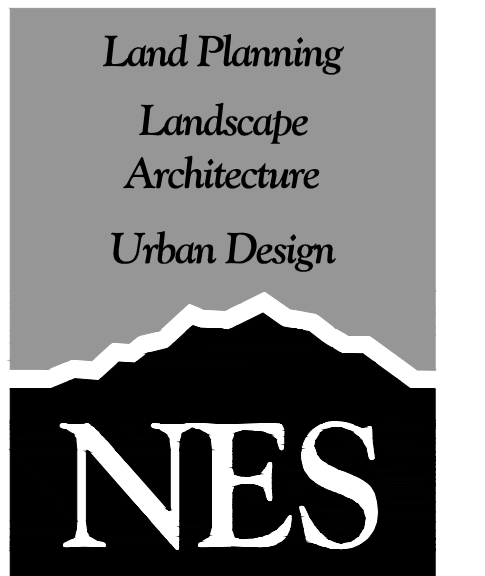
**HOMESTEAD NORTH AT
STERLING RANCH**
UTILITY PLAN

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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.



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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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

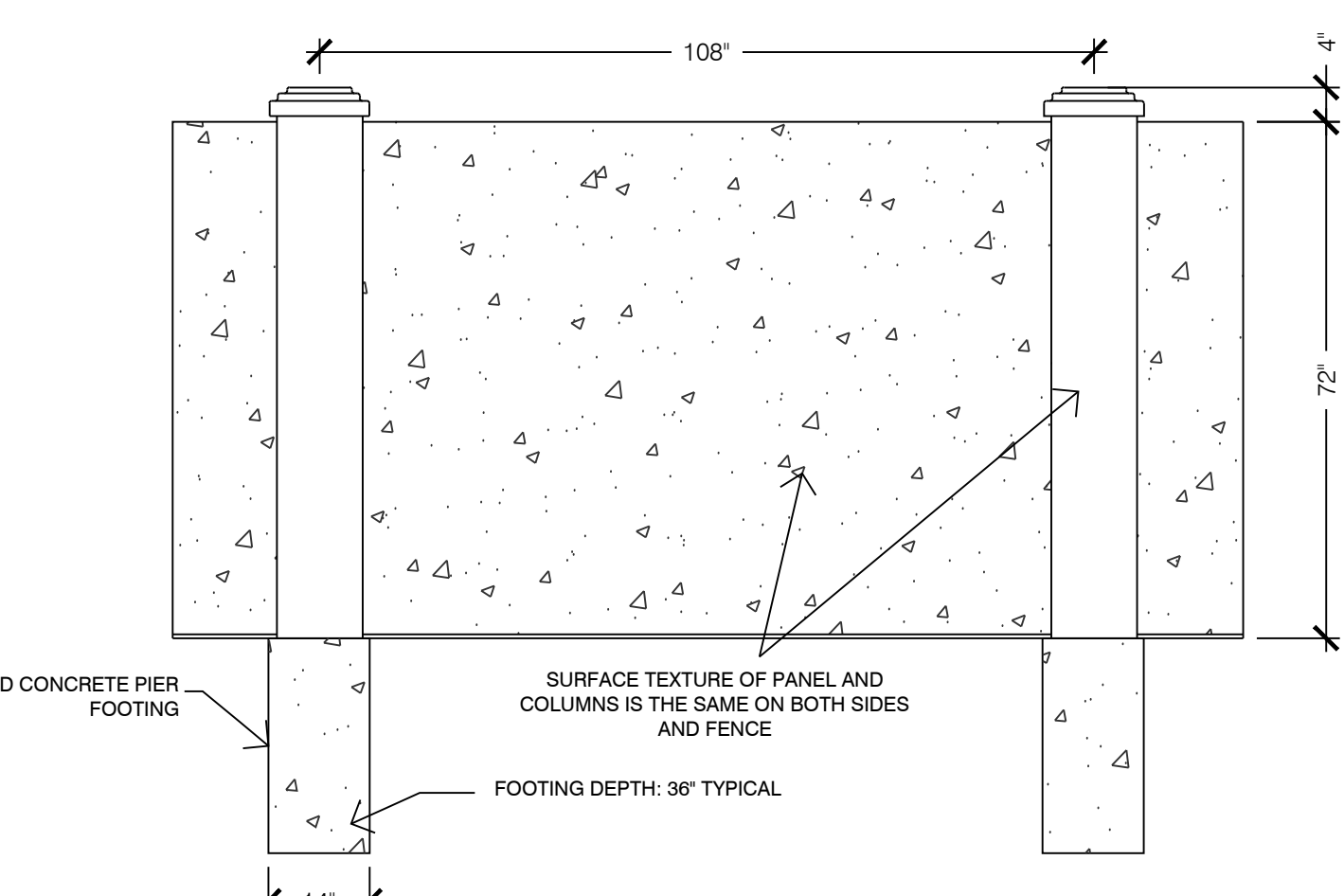
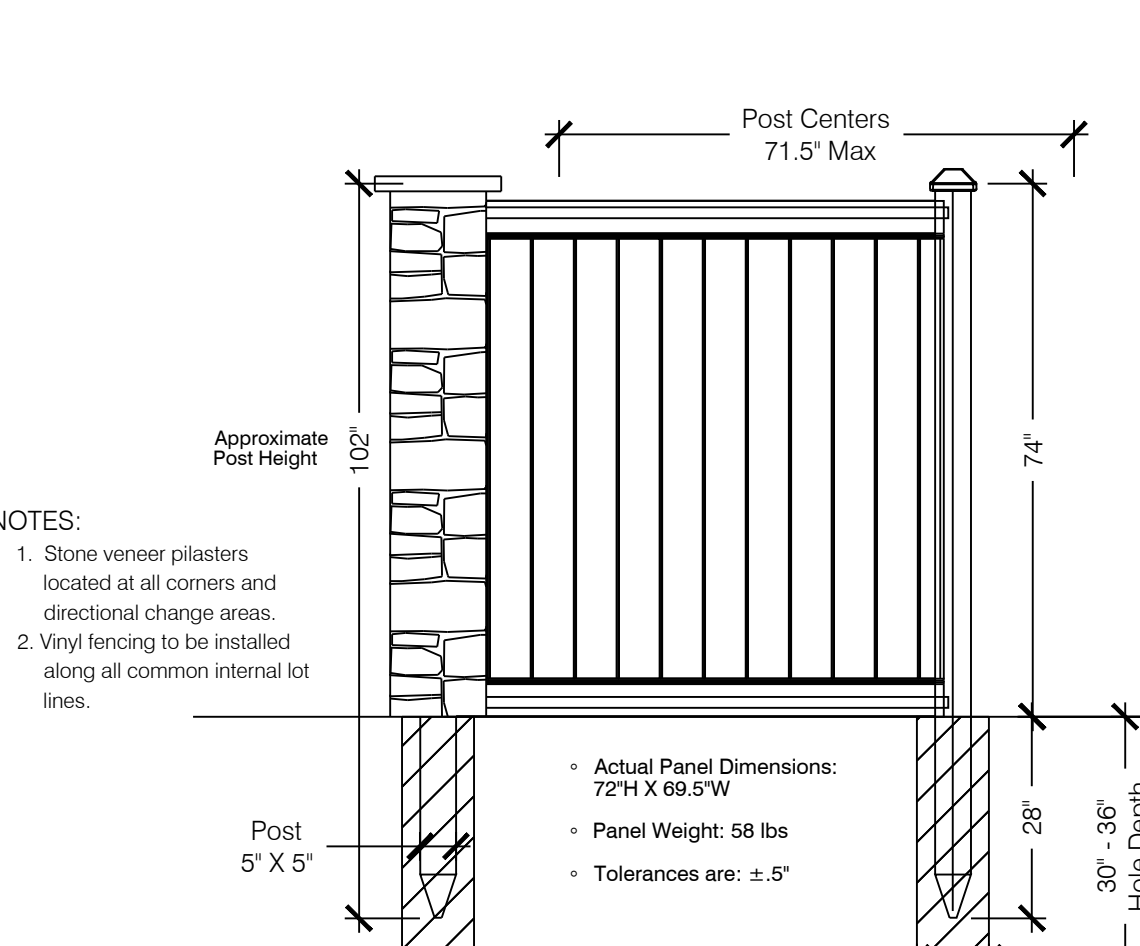
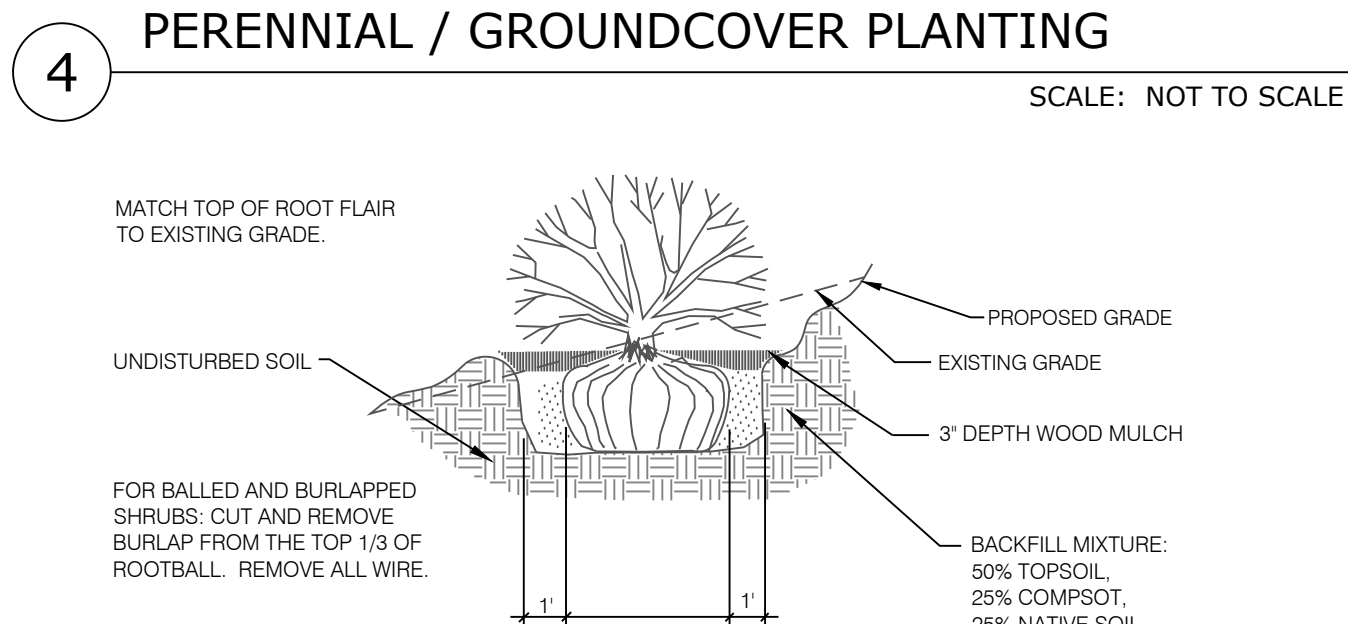
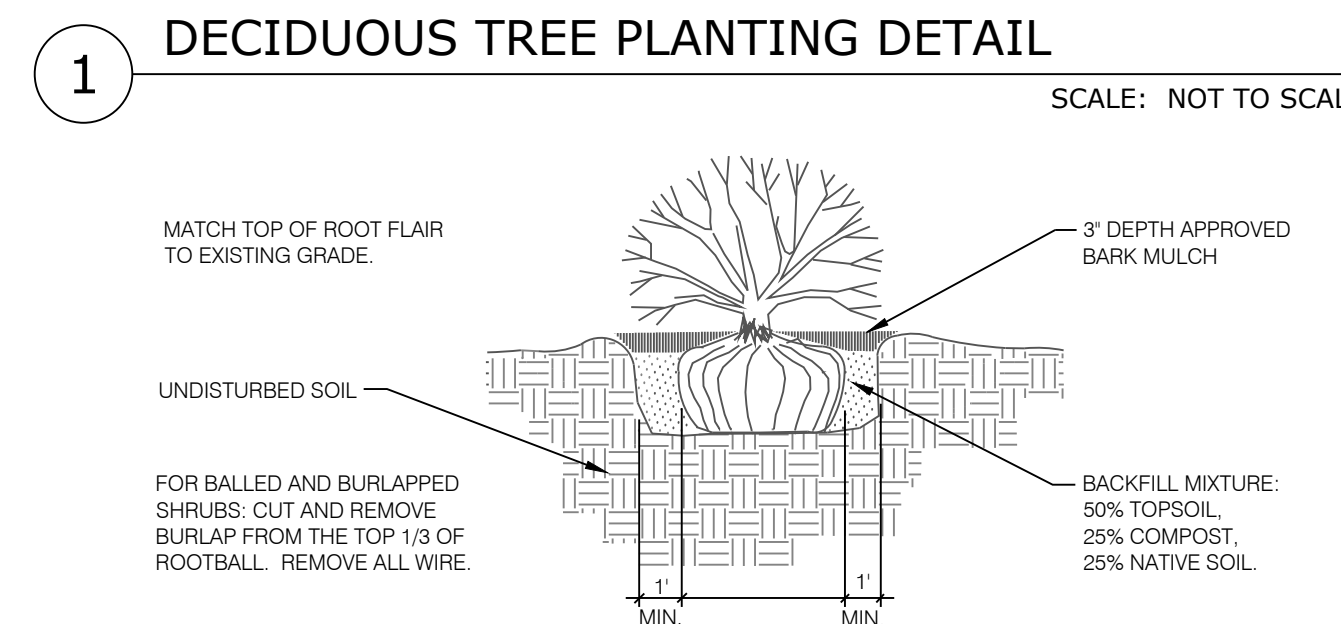
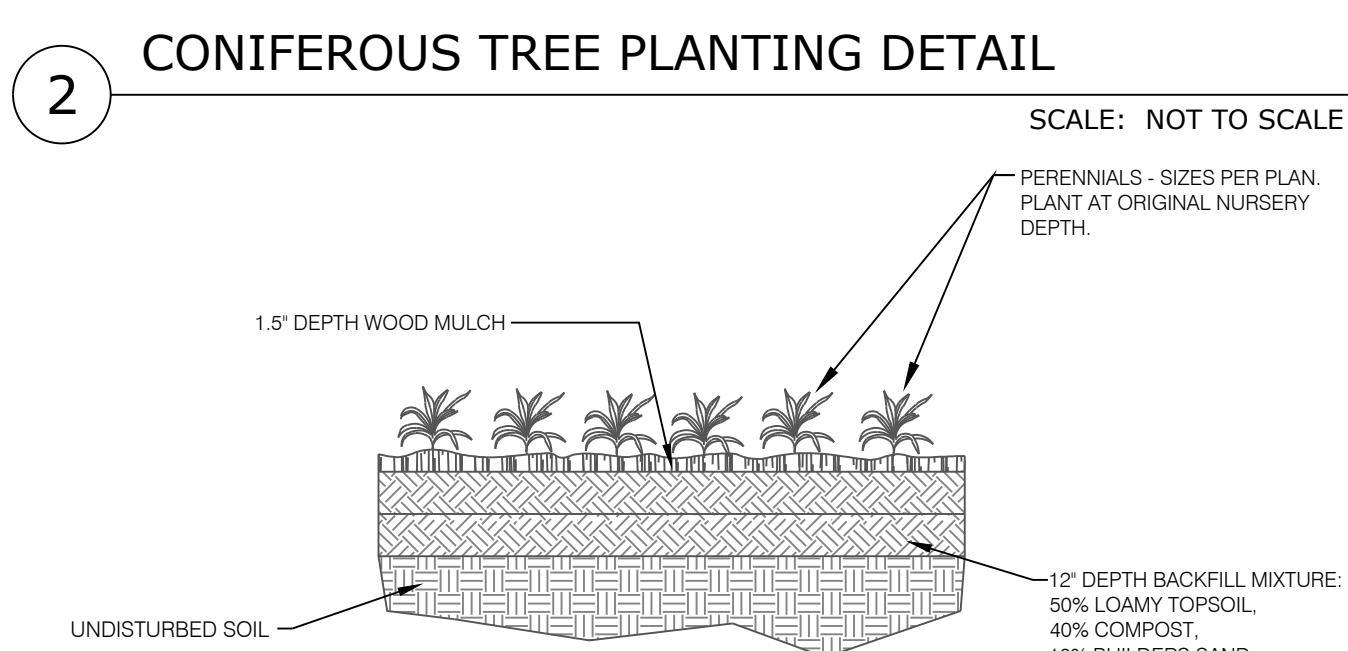
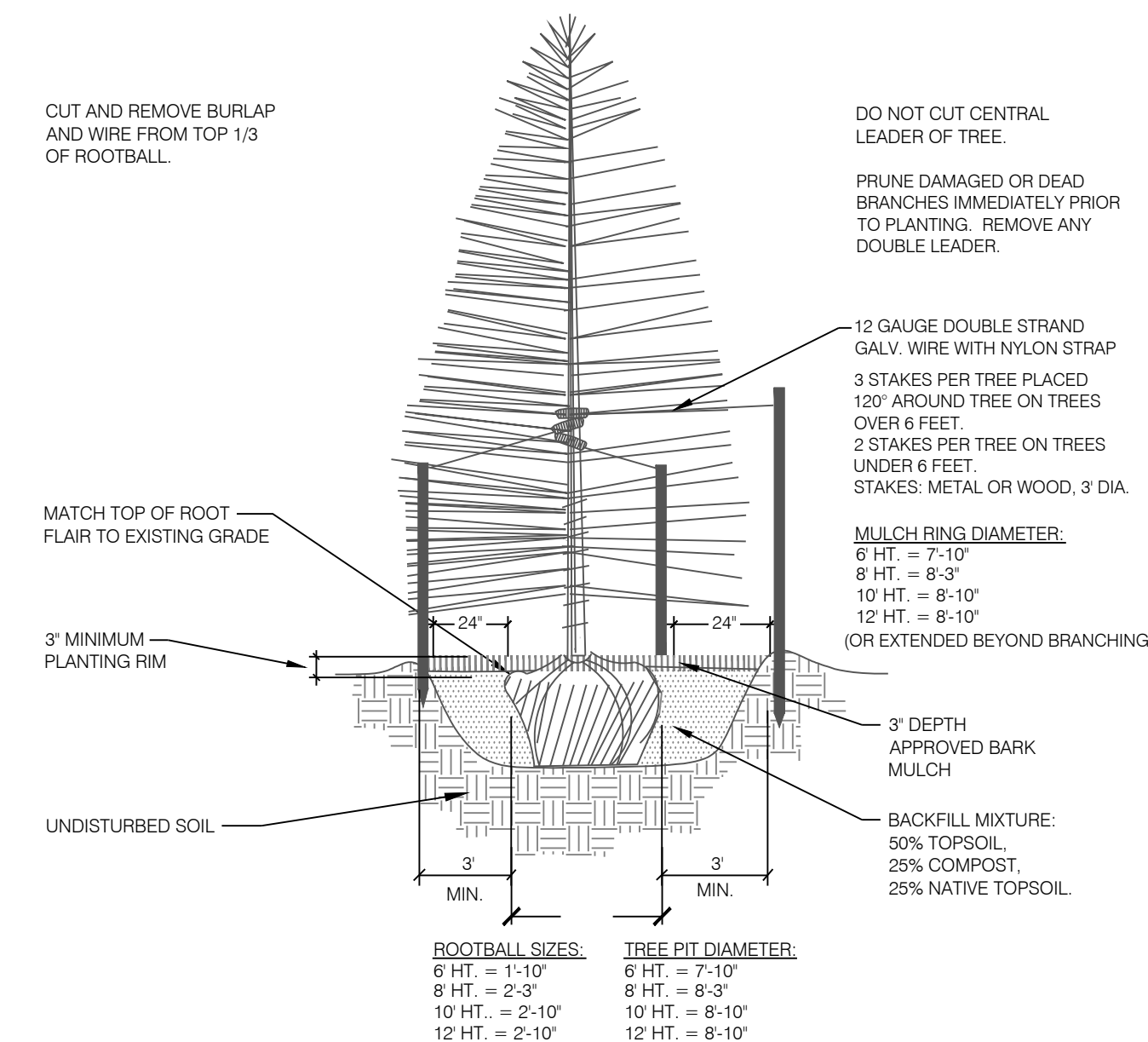
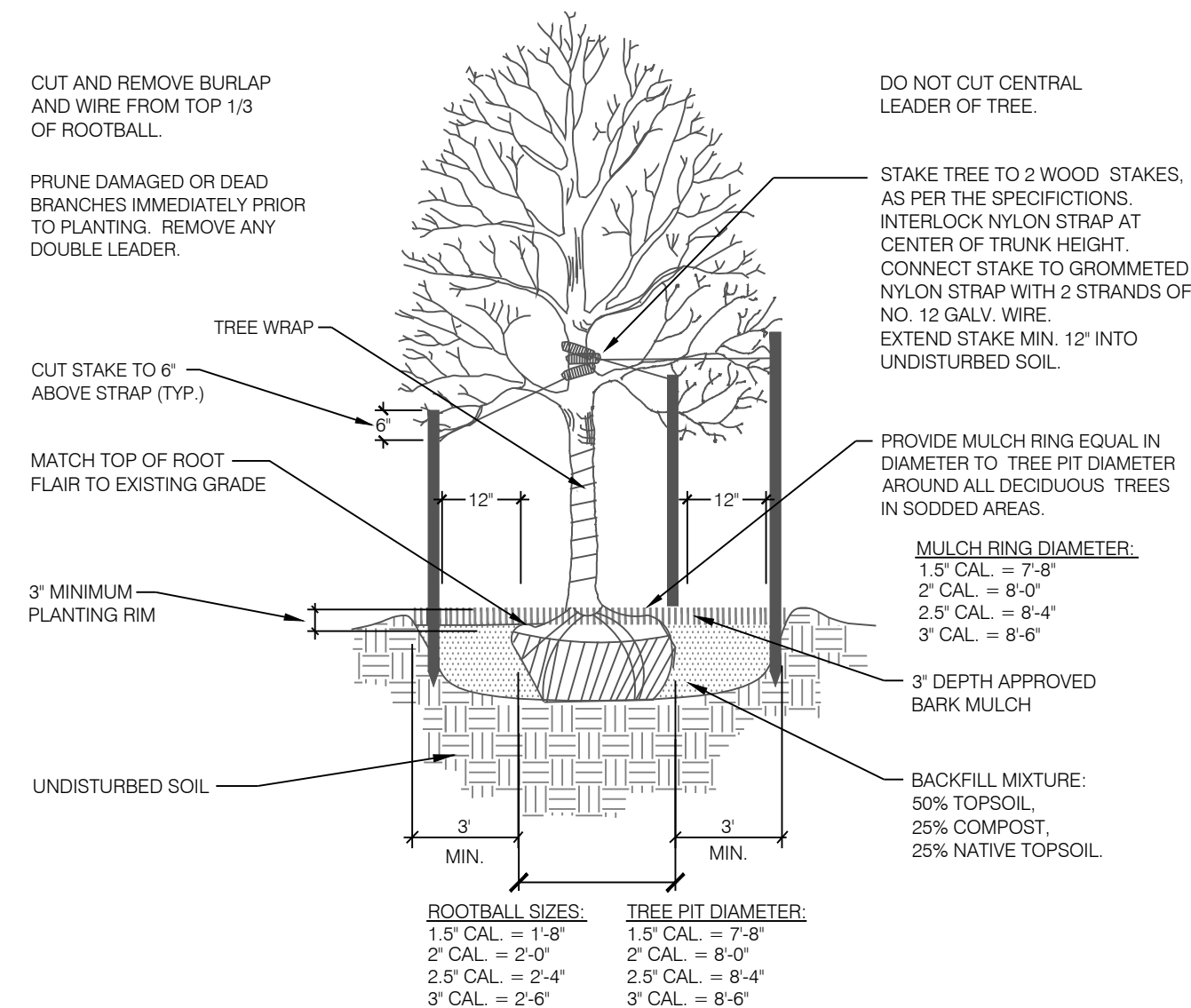
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Reg./ Prov.
Briargate Parkway	Principal Arterial	25	1,431	1 / 20'	71/67
Vollmer Road	Minor Arterial	20	1,230	1 / 25'	49/45
Shrub Substitutes Required / Provided	Ornamental Grass 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




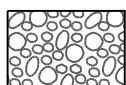
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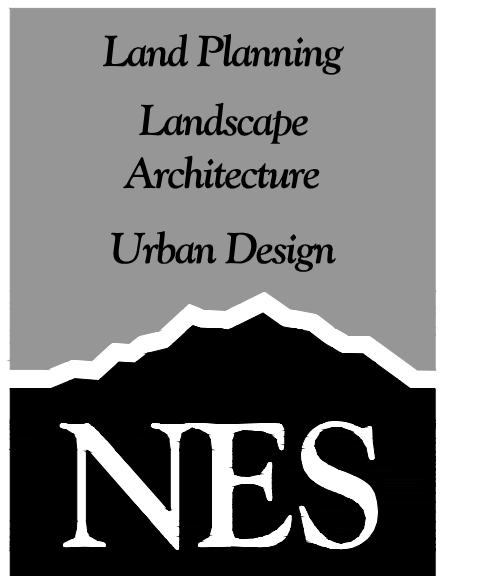
DATE	BY	DESCRIPTION

LANDSCAPE NOTES & DETAILS

P:\Working\581 Homestead Filing_3\Drawings\Planning\final\landsc\Homestead North_LS.dwg [Sheet 9] 9/10/2020 3:27:39 PM iten

GROUND COVER LEGEND

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



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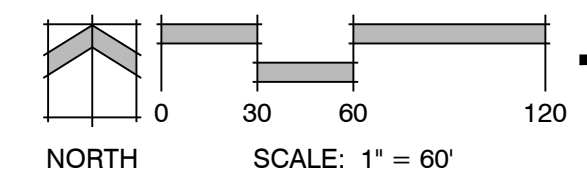
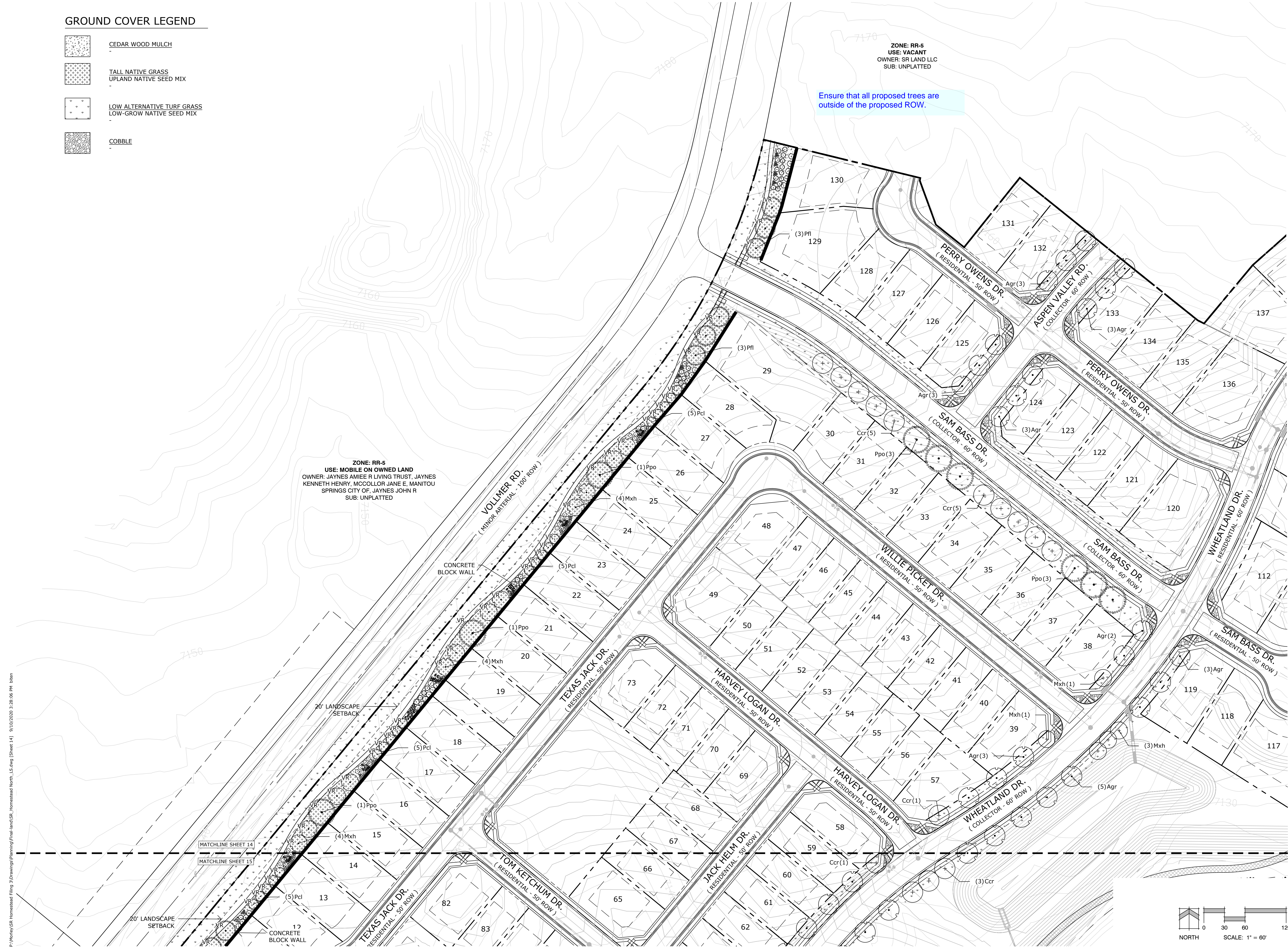
**STERLING RANCH
HOMESTEAD
NORTH**
PRELIMINARY PLAN
EL PASO COUNTY, CO

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

ENTITLEMENT

DATE	BY	DESCRIPTION

LANDSCAPE PLAN



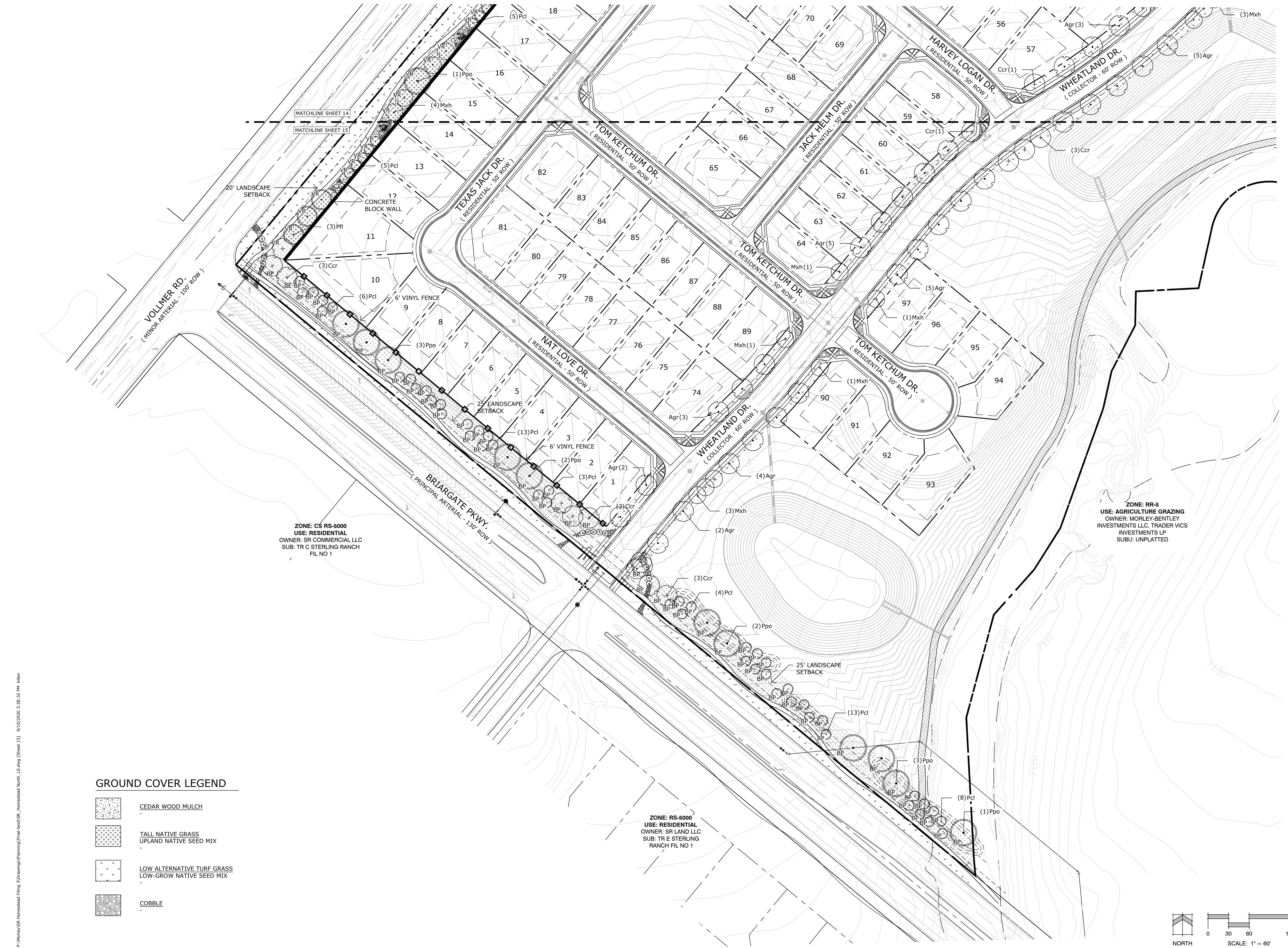
**STERLING RANCH
HOMESTEAD
NORTH**
PRELIMINARY PLAN
EL PASO COUNTY, CO

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

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

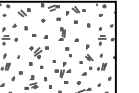
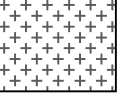






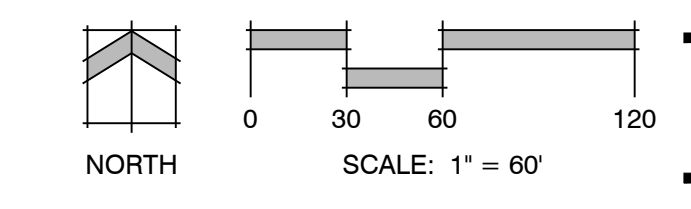
ZONE: CS RS-5000
USE: RESIDENTIAL
OWNER: SR COMMERCIAL LLC
SUB: TR C STERLING RANCH
FIL NO 1

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

GROUND COVER LEGEND

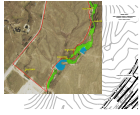
-  CEDAR WOOD MULCH
-  TALL NATIVE GRASS
-  UPLAND NATIVE SEED MIX
-  LOW ALTERNATIVE TURF GRASS
-  LOW-GROW NATIVE SEED MIX
-  COBBLE



P:\Morley\SR Homestead Filing_3\Drawings\Planning\final\landsc\Homestead North_LS.dwg [Sheet 15] 9/15/2020 3:28:32 PM biten

prelim plan V_1 redlines.pdf Markup Summary 1-7-2021

dspdparsons (25)



Subject: Image
Page Label: [1] Sheet 4
Author: dsdparsons
Date: 1/7/2021 3:14:36 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] Sheet 4
Author: dsdparsons
Date: 1/7/2021 3:20:14 PM
Status:
Color: ■
Layer:
Space:

Are you overlot grading and filling in drainage ways or placing them in easements (no-build) Discuss in LOI where appropriate



Subject: Image
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 1/7/2021 4:57:32 PM
Status:
Color: ■
Layer:
Space:



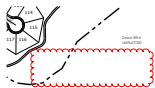
Subject: Callout
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 1/7/2021 4:58:04 PM
Status:
Color: ■
Layer:
Space:

depict these on lots or in tracts on prelim plan sheets



Subject: Callout
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 1/7/2021 4:59:38 PM
Status:
Color: ■
Layer:
Space:

add under drain notes, are you creating no build areas to the plan to mitigate for the , ponded water (spring fed?) shallow groundwater? Are basements allowed in these areas ?



Subject: Cloud
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 1/7/2021 4:59:47 PM
Status:
Color: ■
Layer:
Space:



Subject: Soils & Geology
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 1/7/2021 5:05:19 PM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 ■Downslope Creep: (name lots or location of area)
 ■Rockfall Source:(name lots or location of area)
 ■Rockfall Runout Zone:(name lots or location of area)
 ■Potentially Seasonally High Groundwater:(name lots or location of area)
 ■Other Hazard:
 In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



Subject: Cloud+
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 1/7/2021 5:09:22 PM
Status:
Color: ■
Layer:
Space:

ADD noise wall note and details



Subject: Image
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 1/7/2021 5:09:57 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] Sheet 2 Legal
Author: dsdparsons
Date: 1/7/2021 8:47:27 AM
Status:
Color: ■
Layer:
Space:

legal description depicted on Boundary



Subject: Callout
Page Label: [1] Sheet 2 Legal
Author: dsdparsons
Date: 1/7/2021 8:48:42 AM
Status:
Color: ■
Layer:
Space:

title section township range etc... all sheets



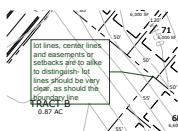
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Page Label: [1] Sheet 3 ADJ Owners
Author: dsdparsons
Date: 1/7/2021 8:50:00 AM
Status:
Color: ■
Layer:
Space:

SF, dimensions, distances, for all tracts , row, lots etc...



Subject: Callout
Page Label: [1] Sheet 3 ADJ Owners
Author: dsdparsons
Date: 1/7/2021 8:51:26 AM
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Color: ■
Layer:
Space:

this is all shown on the next sheet with more detail; is this sheet necessary?



Subject: Callout
Page Label: [1] Sheet 4
Author: dsdparsons
Date: 1/7/2021 8:52:58 AM
Status:
Color: ■
Layer:
Space:

lot lines, center lines and easements or setbacks are to alike to distinguish- lot lines should be very clear, as should the boundary line



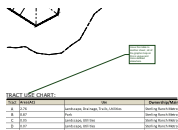
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Author: dsdparsons
Date: 1/7/2021 8:56:55 AM
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Color: ■
Layer:
Space:

LOI didnt say there was more than 1 filing in this prelim plan...



Subject: Callout
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 1/7/2021 9:00:00 AM
Status:
Color: ■
Layer:
Space:

All sheets should have this tilte; Correct title to Homestead North Filing No. 1 or Filing Nos. 1 and 2



Subject: Callout
Page Label: [1] Sheet 3 ADJ Owners
Author: dsdparsons
Date: 1/7/2021 9:01:43 AM
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Space:

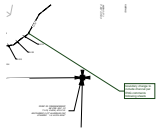
move this table to another sheet ; all of the graphic map on this is vague and more detailed elsewhere.

P1	0.10	1L
I	0.02	1L
J	0.30	1L
K	0.02	1L

Total tract area

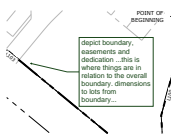
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Author: dsdparsons
Date: 1/7/2021 9:02:19 AM
Status:
Color: ■
Layer:
Space:

total tract area



Subject: Callout
Page Label: [1] Sheet 2 Legal
Author: dsdparsons
Date: 1/7/2021 9:04:03 AM
Status:
Color: ■
Layer:
Space:

boundary change to include channel per ENG comments following sheets



Subject: Callout
Page Label: [1] Sheet 2 Legal
Author: dsdparsons
Date: 1/7/2021 9:05:44 AM
Status:
Color: ■
Layer:
Space:

depict boundary, easements and dedication ...this is where things are in relation to the overall boundary. dimensions to lots from boundary...

dsdrice (66)



Subject: Length Measurement
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/5/2021 1:00:28 PM
Status:
Color: ■
Layer:
Space:

184.29 ft



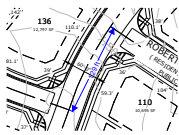
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Date: 1/5/2021 1:01:04 PM
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229.29 ft

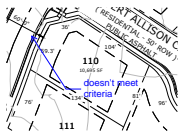


Subject: Length Measurement
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/5/2021 1:01:27 PM
Status:
Color: ■
Layer:
Space:

295.83 ft



Subject: Length Measurement
Page Label: [1] Sheet 5
Author: dsdrice
Date: 1/5/2021 1:05:53 PM
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Space: 129 ft



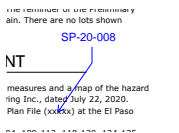
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Page Label: [1] Sheet 5
Author: dsdrice
Date: 1/5/2021 1:06:21 PM
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Color: ■
Layer:
Space: doesn't meet criteria



Subject: Length Measurement
Page Label: [1] Sheet 5
Author: dsdrice
Date: 1/5/2021 1:06:47 PM
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Space: 221 ft



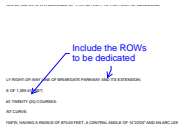
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Date: 1/5/2021 1:06:55 PM
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Subject: Callout
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Date: 1/5/2021 11:00:01 AM
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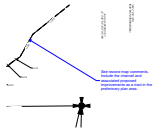


Subject: Text Box
Page Label: [1] Sheet 1
Author: dsdrice
Date: 1/5/2021 11:00:23 AM
Status:
Color: ■
Layer:
Space: potentially unstable slopes, potentially expansive soil and bedrock, flooding, and potentially seasonal shallow groundwater



Subject: Callout
Page Label: [1] Sheet 1
Author: dsdrice
Date: 1/5/2021 12:02:05 PM
Status:
Color: ■
Layer:
Space:

Include the ROWs to be dedicated



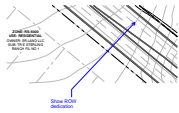
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Page Label: [1] Sheet 2 Legal
Author: dsdrice
Date: 1/5/2021 12:14:20 PM
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See rezoned map comments. Include the channel and associated proposed improvements as a tract in the preliminary plan area.



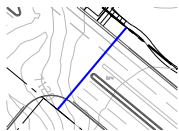
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Show conceptual channel improvements (can be grayed back) and 15' maintenance access roads on each side



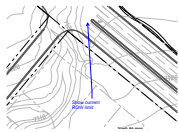
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Date: 1/5/2021 12:19:15 PM
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Show ROW dedication

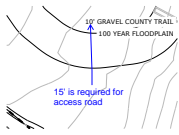


Subject: Arrow
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/5/2021 12:20:08 PM
Status:
Color: ■
Layer:
Space:

Show current ROW limit



Subject: Callout
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/5/2021 12:20:24 PM
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Layer:
Space:



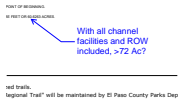
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Date: 1/5/2021 12:21:03 PM
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15' is required for access road



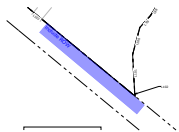
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Date: 1/5/2021 12:24:00 PM
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Boundary needs to include the whole channel and access roads and should include floodplains and wetlands that are not to be developed



Subject: Callout
Page Label: [1] Sheet 1
Author: dsdrice
Date: 1/5/2021 12:25:03 PM
Status:
Color: ■
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Space:

With all channel facilities and ROW included, >72 Ac?



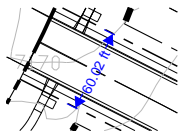
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Include ROW



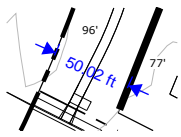
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Include ROW dedication

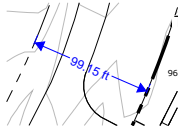


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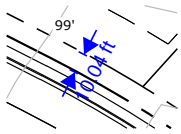
60.02 ft



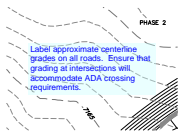
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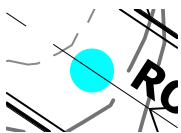


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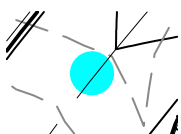


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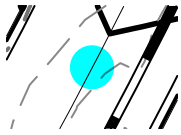
Label approximate centerline grades on all roads. Ensure that grading at intersections will accommodate ADA crossing requirements.



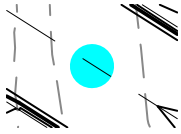
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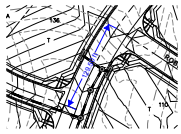
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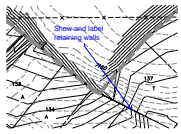
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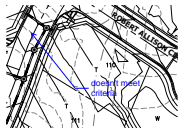
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Date: 1/5/2021 12:43:36 PM
Status:
Color: 
Layer:
Space:




Subject: Length Measurement
Page Label: [2] 8 GR01 - GR02
Author: dsdrice
Date: 1/5/2021 12:45:02 PM
Status:
Color: 
Layer:
Space: 129.50 ft




Subject: Callout
Page Label: [2] 8 GR01 - GR02
Author: dsdrice
Date: 1/5/2021 12:47:14 PM
Status:
Color: 
Layer:
Space: Show and label retaining walls



Subject: Callout
Page Label: [2] 8 GR01 - GR02
Author: dsdrice
Date: 1/5/2021 12:58:40 PM
Status:
Color: 
Layer:
Space: doesn't meet criteria



Subject: Length Measurement
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/5/2021 12:59:50 PM
Status:
Color: 
Layer:
Space: 214.42 ft



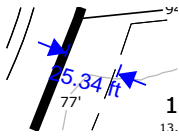
Subject: Text Box
Page Label: [1] Sheet 4
Author: dsdrice
Date: 1/5/2021 2:36:25 PM
Status:
Color: ■
Layer:
Space:

Label all centerline lengths and radii.

Show all easements identified in the title exceptions.

147 Lots (70%)

Subject: Highlight
Page Label: [1] Sheet 1
Author: dsdrice
Date: 1/5/2021 5:47:39 PM
Status:
Color: ■
Layer:
Space:



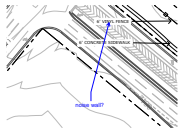
Subject: Length Measurement
Page Label: [1] Sheet 4
Author: dsdrice
Date: 1/5/2021 5:49:29 PM
Status:
Color: ■
Layer:
Space:

25.34 ft



Subject: Callout
Page Label: [1] Sheet 4
Author: dsdrice
Date: 1/5/2021 5:50:19 PM
Status:
Color: ■
Layer:
Space:

height?



Subject: Callout
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/5/2021 5:51:06 PM
Status:
Color: ■
Layer:
Space:

noise wall?



Subject: Callout
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/5/2021 5:52:04 PM
Status:
Color: ■
Layer:
Space:

verify



Subject: Callout
Page Label: [1] Sheet 2 Legal
Author: dsdrice
Date: 1/6/2021 10:12:33 AM
Status:
Color: ■
Layer:
Space:

Don't match drawing.



Subject:
Page Label: [1] Sheet 3 ADJ Owners
Author: dsdrice
Date: 1/6/2021 10:16:08 AM
Status:
Color: ■
Layer:
Space:

COLLECTOR



Subject:
Page Label: [1] Sheet 3 ADJ Owners
Author: dsdrice
Date: 1/6/2021 10:16:19 AM
Status:
Color: ■
Layer:
Space:

COLLECTOR



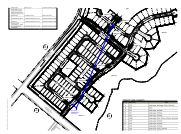
Subject:
Page Label: [1] Sheet 3 ADJ Owners
Author: dsdrice
Date: 1/6/2021 10:16:34 AM
Status:
Color: ■
Layer:
Space:

COLLECTOR



Subject:
Page Label: [1] Sheet 3 ADJ Owners
Author: dsdrice
Date: 1/6/2021 10:16:44 AM
Status:
Color: ■
Layer:
Space:

COLLECTO



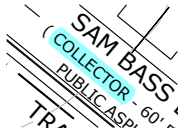
Subject: Callout
Page Label: [1] Sheet 3 ADJ Owners
Author: dsdrice
Date: 1/6/2021 10:17:00 AM
Status:
Color: ■
Layer:
Space:

Verify that classifications match TIS



Subject:
Page Label: [1] Sheet 4
Author: dsdrice
Date: 1/6/2021 10:17:52 AM
Status:
Color: ■
Layer:
Space:

COLLECTO



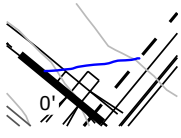
Subject:
Page Label: [1] Sheet 4
Author: dsdrice
Date: 1/6/2021 10:18:00 AM
Status:
Color: ■
Layer:
Space:

COLLECTOR



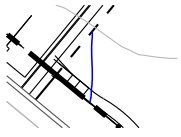
Subject:
Page Label: [1] Sheet 4
Author: dsdrice
Date: 1/6/2021 10:18:07 AM
Status:
Color: ■
Layer:
Space:

COLLECTOR



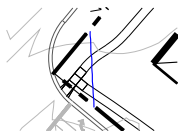
Subject: Pen
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/6/2021 3:02:16 PM
Status:
Color: ■
Layer:
Space:

ROW



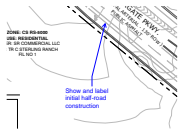
Subject: Pen
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/6/2021 3:02:16 PM
Status:
Color: ■
Layer:
Space:

ROW



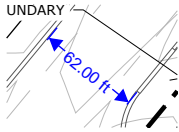
Subject: Pen
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/6/2021 3:02:16 PM
Status:
Color: ■
Layer:
Space:

ROW



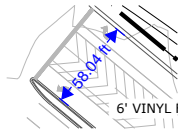
Subject: Callout
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/6/2021 3:03:32 PM
Status:
Color: ■
Layer:
Space:

Show and label initial half-road construction



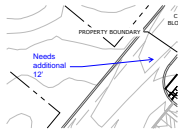
Subject: Length Measurement
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/6/2021 3:59:48 PM
Status:
Color: ■
Layer:
Space:

62.00 ft



Subject: Length Measurement
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/6/2021 4:00:21 PM
Status:
Color: ■
Layer:
Space:

58.04 ft



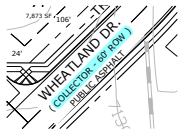
Subject: Callout
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/6/2021 4:03:33 PM
Status:
Color: ■
Layer:
Space:

Needs additional 12'



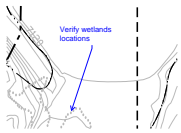
Subject: Callout
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/6/2021 4:04:20 PM
Status:
Color: ■
Layer:
Space:

TIS shows 2 left turn lanes and 2 through lanes (70'); provide enough ROW on northeast side.



Subject:
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/6/2021 4:16:15 PM
Status:
Color: ■
Layer:
Space:

COLLECTOR - 60' ROW)



Subject: Callout
Page Label: [1] Sheet 6
Author: dsdrice
Date: 1/6/2021 4:17:51 PM
Status:
Color: ■
Layer:
Space:

Verify wetlands locations



Subject: Callout
Page Label: [1] Sheet 5
Author: dsdrice
Date: 1/6/2021 4:18:56 PM
Status:
Color: ■
Layer:
Space:

Show conceptual channel improvements (can be grayed back) and 15' maintenance access roads on each side outside of wetlands mitigation areas and unstable areas.



Subject: Text Box
Page Label: [1] Sheet 14
Author: dsdrice
Date: 1/6/2021 6:22:43 PM
Status:
Color: ■
Layer:
Space:

Ensure that all proposed trees are outside of the proposed ROW.