

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.

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).
- "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 Parks and 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).
- The District will build and maintain a noise wall along lots adjacent to Vollmer Road and Briargate Parkway.
- Individual lot side yard swales to be constructed during individual lot construction/landscaping to provide adequate drainage and shall be maintained by individual lot owners.

FEMA FLOODPLAIN NOTE

- 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 CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

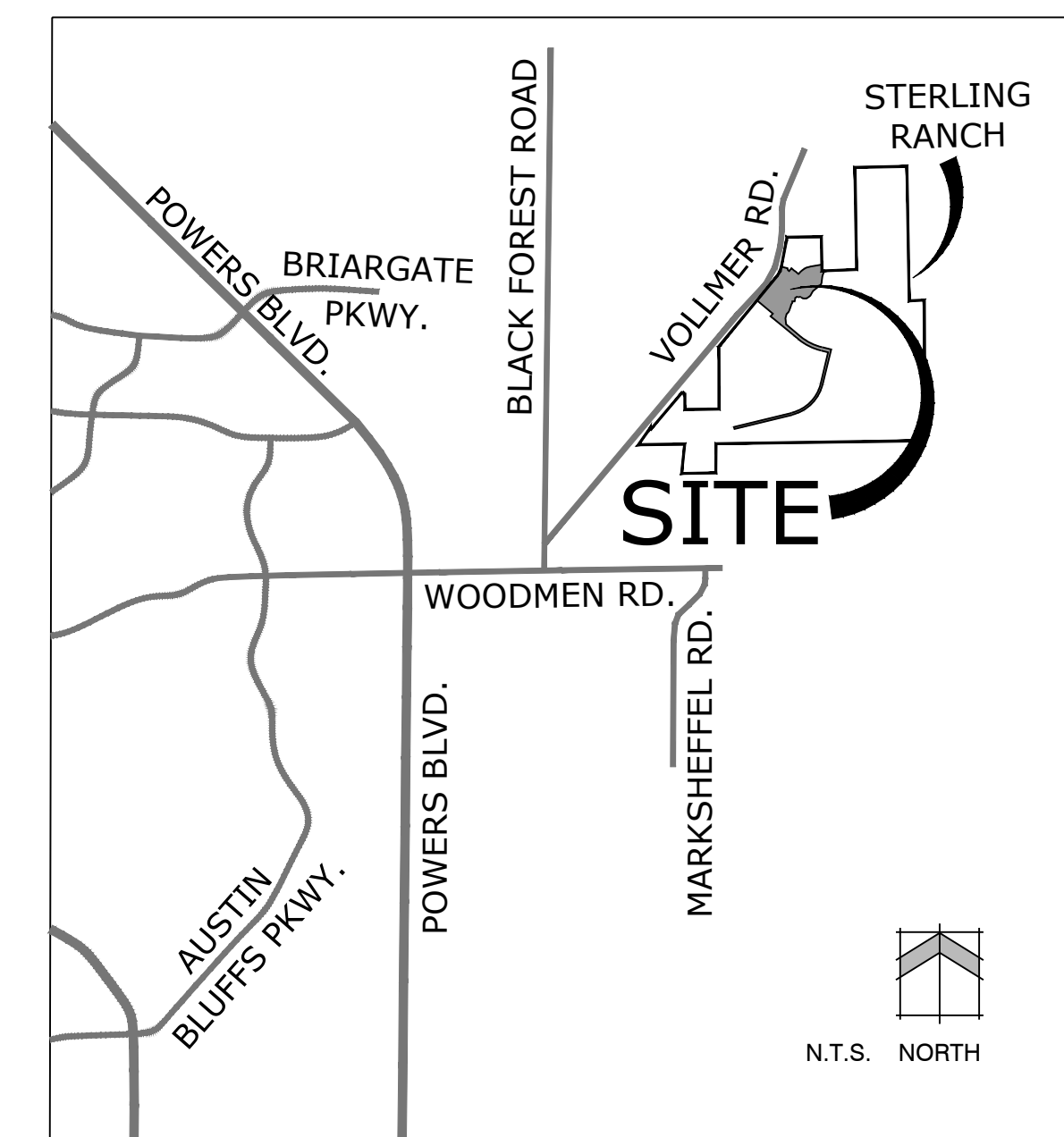
Geologic Hazard Note:- The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated July 22, 2020 in file SP-20-008 available at the El Paso County Planning and 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 to be maintained by the District.

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, 5233000014

Sketch Plan: SKP 18-003 (Approved 2018)

Current Zoning: RR-5 **NOT Correct**

Proposed Zoning: RS-6000

Development Schedule: Fall/Winter 2021 **? is this accurate based on submittals**

Proposed Land Use: Single Family Residential

Land Use

Lots: 27.26 ac - 147 Lots (35%)
Tracts: 22.73 ac (29%)
R.O.W.: 27.7236 ac (36%)
Total Area: 77.7136 ac
Density: 2.25 du/ac *

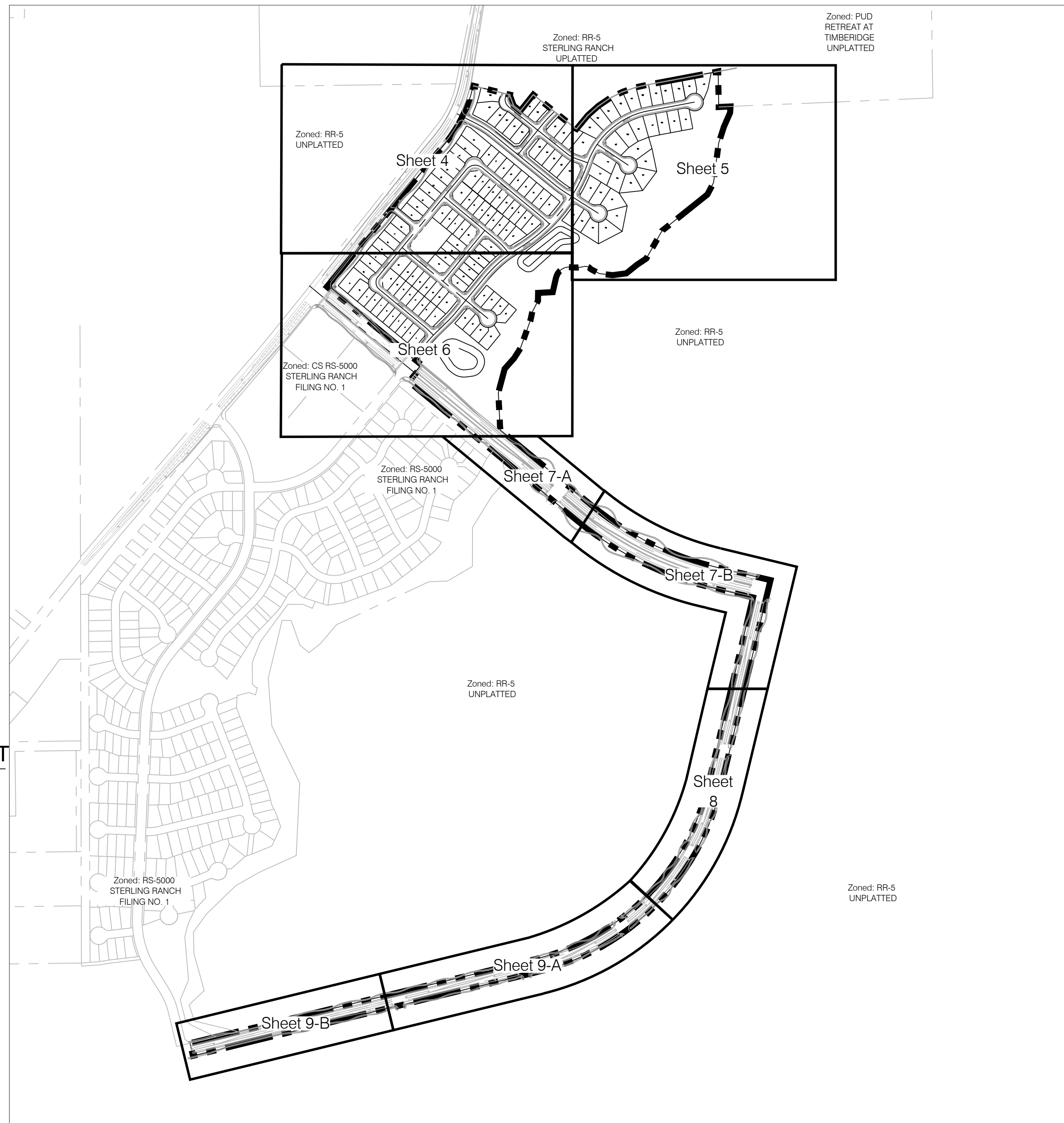
* Density Calculation does not include Briargate Parkway & Sterling Ranch Road R.O.W.

Landscape Setbacks:

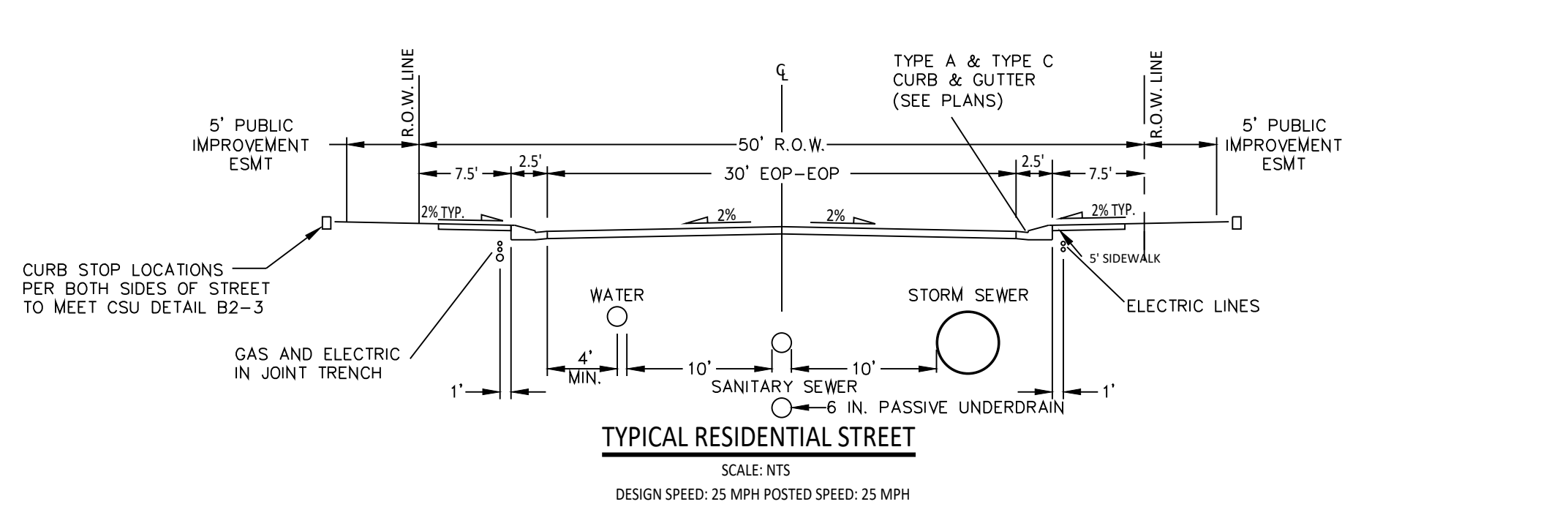
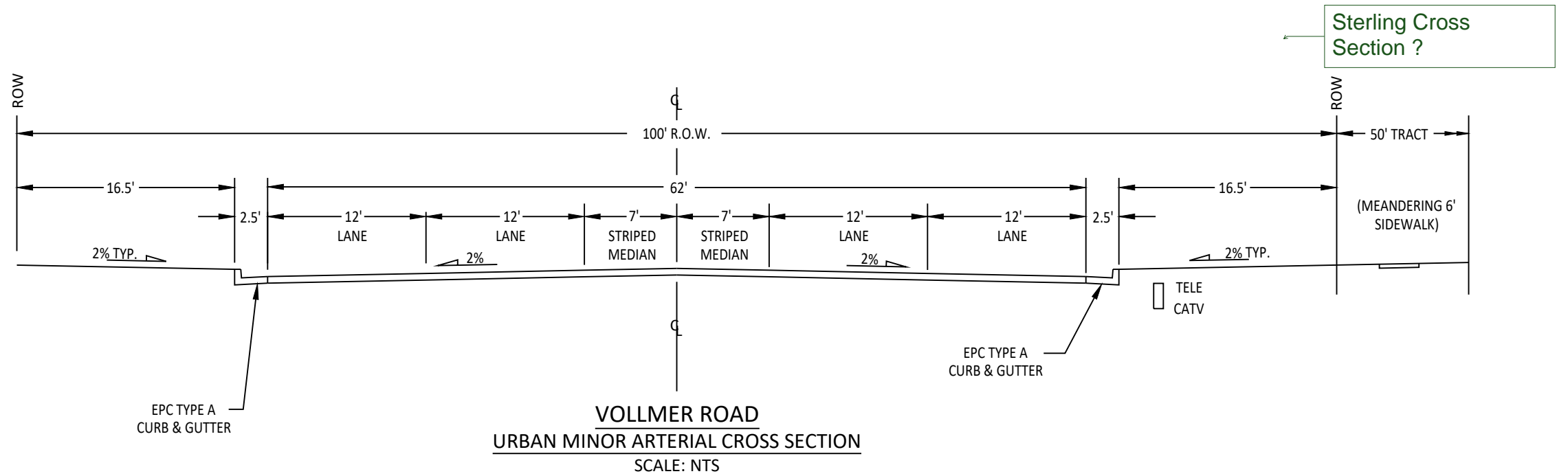
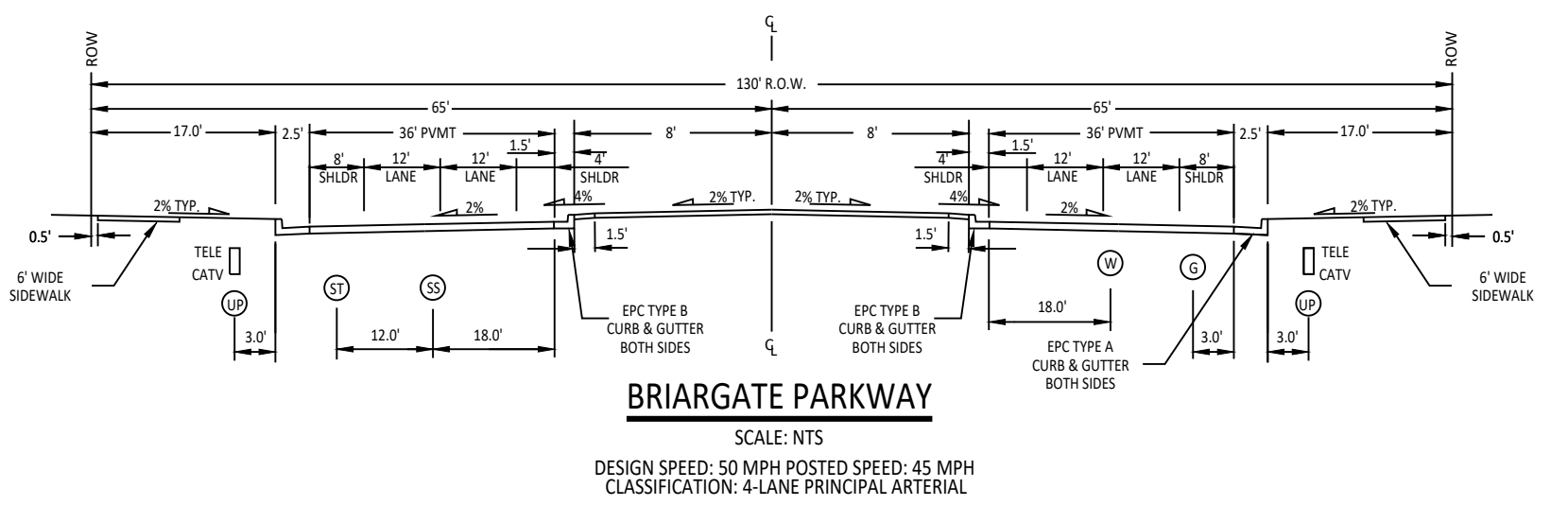
-Briargate Parkway: 25'
-Vollmer Road: 20'

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'



1 OVERALL SITE



SHEET INDEX

- SHEET 1 of 25: COVER SHEET
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- SHEET 7 of 25: PRELIMINARY SITE PLAN
- SHEET 8 of 25: PRELIMINARY SITE PLAN
- SHEET 9 of 25: PRELIMINARY SITE PLAN
- SHEET 10 of 25: PRELIMINARY GRADING PLAN
- SHEET 11 of 25: PRELIMINARY GRADING PLAN
- SHEET 12 of 25: PRELIMINARY GRADING PLAN
- SHEET 13 of 25: PRELIMINARY GRADING PLAN
- SHEET 14 of 25: PRELIMINARY GRADING PLAN
- SHEET 15 of 25: PRELIMINARY GRADING PLAN
- SHEET 16 of 25: PRELIMINARY UTILITIES PLAN
- SHEET 17 of 25: PRELIMINARY UTILITIES PLAN
- SHEET 18 of 25: PRELIMINARY UTILITIES PLAN
- SHEET 19 of 25: PRELIMINARY UTILITIES PLAN
- SHEET 20 of 25: PRELIMINARY UTILITIES PLAN
- SHEET 21 of 25: PRELIMINARY UTILITIES PLAN
- SHEET 22 of 25: LANDSCAPE DETAILS & NOTES
- SHEET 23 of 25: LANDSCAPE PLAN
- SHEET 24 of 25: LANDSCAPE PLAN
- SHEET 24 of 25: SITE CONSTRAINTS EXHIBIT

Land Planning
Landscape Architecture
Urban Design

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

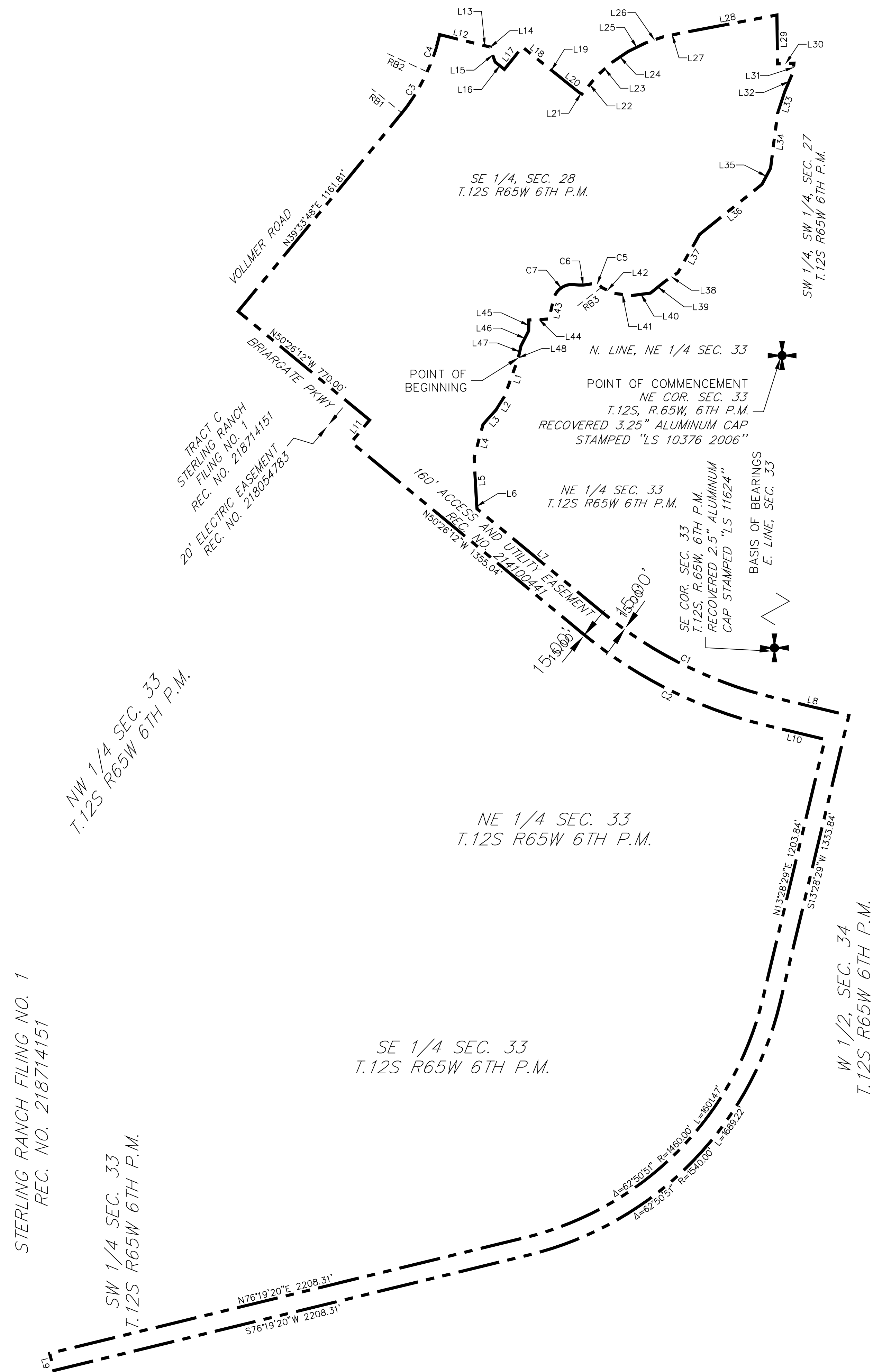
DATE: 08.02.2021
BY: B.I.
DESCRIPTION: PER COUNTY COMMENTS

COVER SHEET

P:\Working\SR Homestead Filing\Drawings\Planning\Development\Homestead North Phase 1\SR_Homestead North Phase 1_Plan (Sheet 1) 8/27/2021 7:41:03 AM biten

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. S50°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"E 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. N07°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 1,480.00 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. N07°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. S60°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. N02°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°22'05" 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°18'19"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°19'20"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°18'53"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. N55°58'31"E A DISTANCE OF 87.13 FEET;
 17. N03°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 85.46 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.

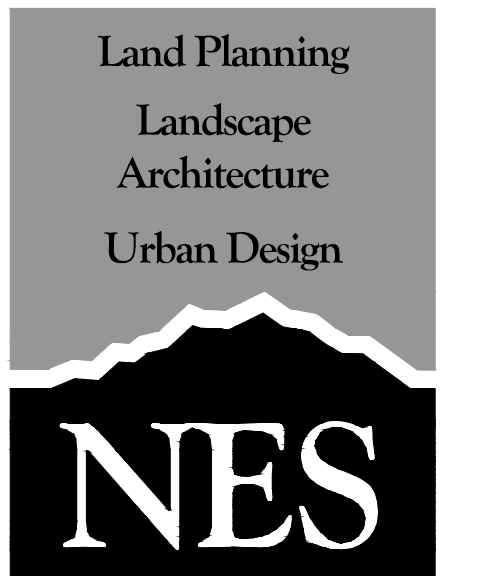
LINE	BEARING	DISTANCE
L1	S19°42'21"W	184.86'
L2	S32°15'45"W	71.66'
L3	S41°47'19"W	88.37'
L4	S14°57'52"W	155.36'
L5	S03°04'57"E	208.19'
L6	S05°19'07"E	22.87'
L7	S50°28'12"E	725.53'
L8	S76°31'31"E	347.57'
L9	N13°40'40"W	80.00'
L10	N76°31'31"W	267.57'
L11	N39°33'48"E	130.00'
L12	S76°13'25"E	185.19'
L13	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
 Fax 719.471.0267
 www.nescolorado.com
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PLANNING/LANDSCAPE ARCHITECT
 IN ASSOCIATION WITH

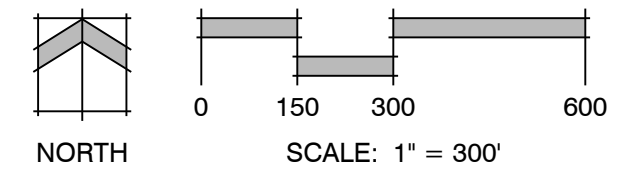
STERLING RANCH HOMESTEAD NORTH PHASE 1
 PRELIMINARY PLAN
 EL PASO COUNTY, CO

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

ENTITLEMENT

DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS

LEGAL BOUNDARY EXHIBIT



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HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

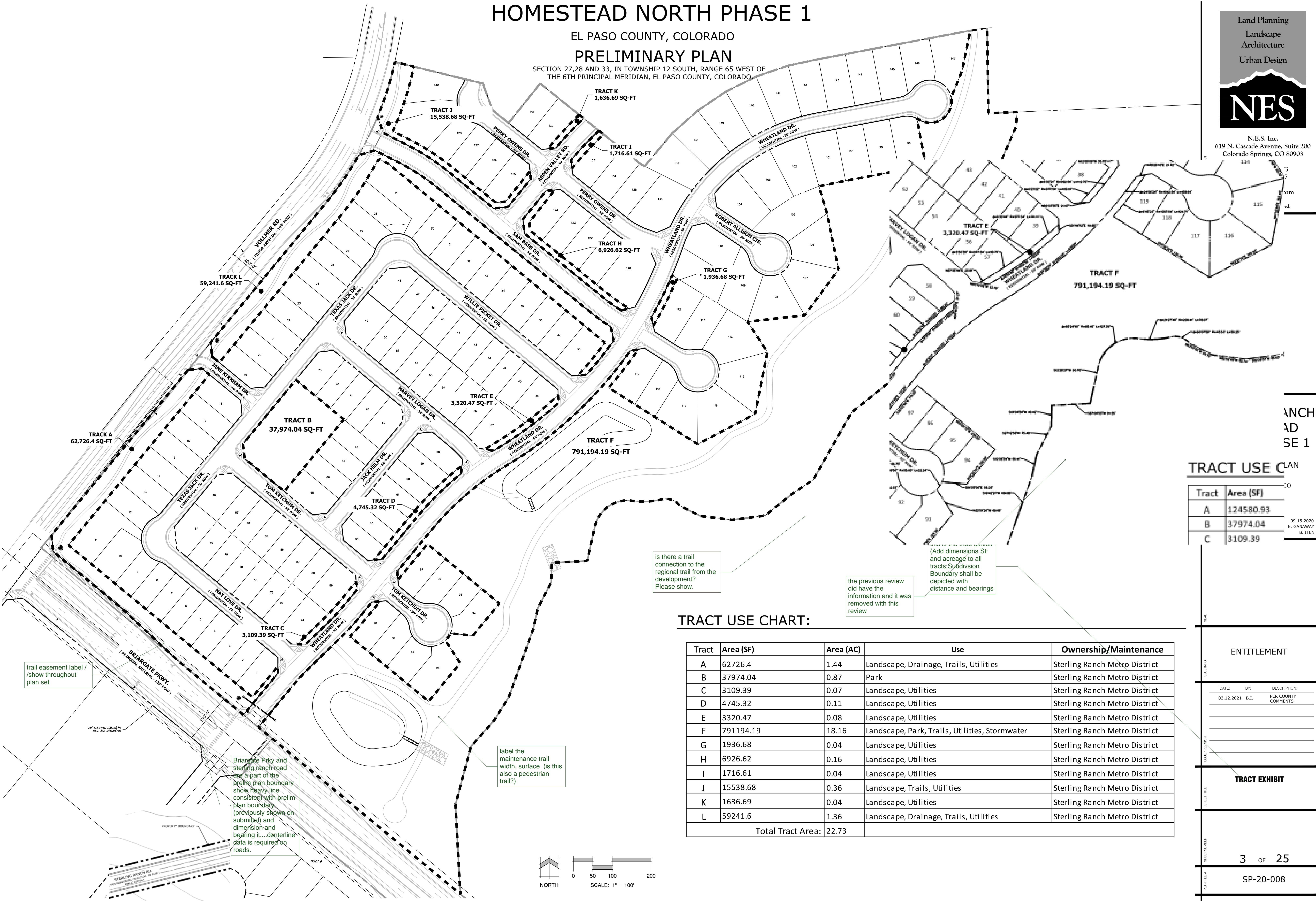
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SECTION 27, 28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Land Planning
Landscape Architecture
Urban Design



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



TRACT USE CHART

Tract	Area (SF)
A	124580.93
B	37974.04
C	3109.39

TRACT USE CHART:

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	62726.4	1.44	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
L	59241.6	1.36	Landscape, Drainage, Trails, Utilities	Sterling Ranch Metro District
Total Tract Area:		22.73		

is there a trail connection to the regional trail from the development? Please show.

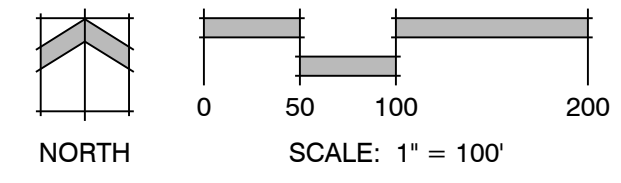
the previous review did have the information and it was removed with this review

(Add dimensions SF and acreage to all tracts; Subdivision Boundary shall be depicted with distance and bearings)

trail easement label / show throughout plan set

Briargate Prky and Sterling ranch road are a part of the preliminary boundary shown, heavy line consistent with preliminary boundary (previously shown on submittal) and dimension and bearing it... centerline data is required on roads.

label the maintenance trail width, surface (is this also a pedestrian trail?)



ANCH AD SE 1

ENTITLEMENT

DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS

TRACT EXHIBIT

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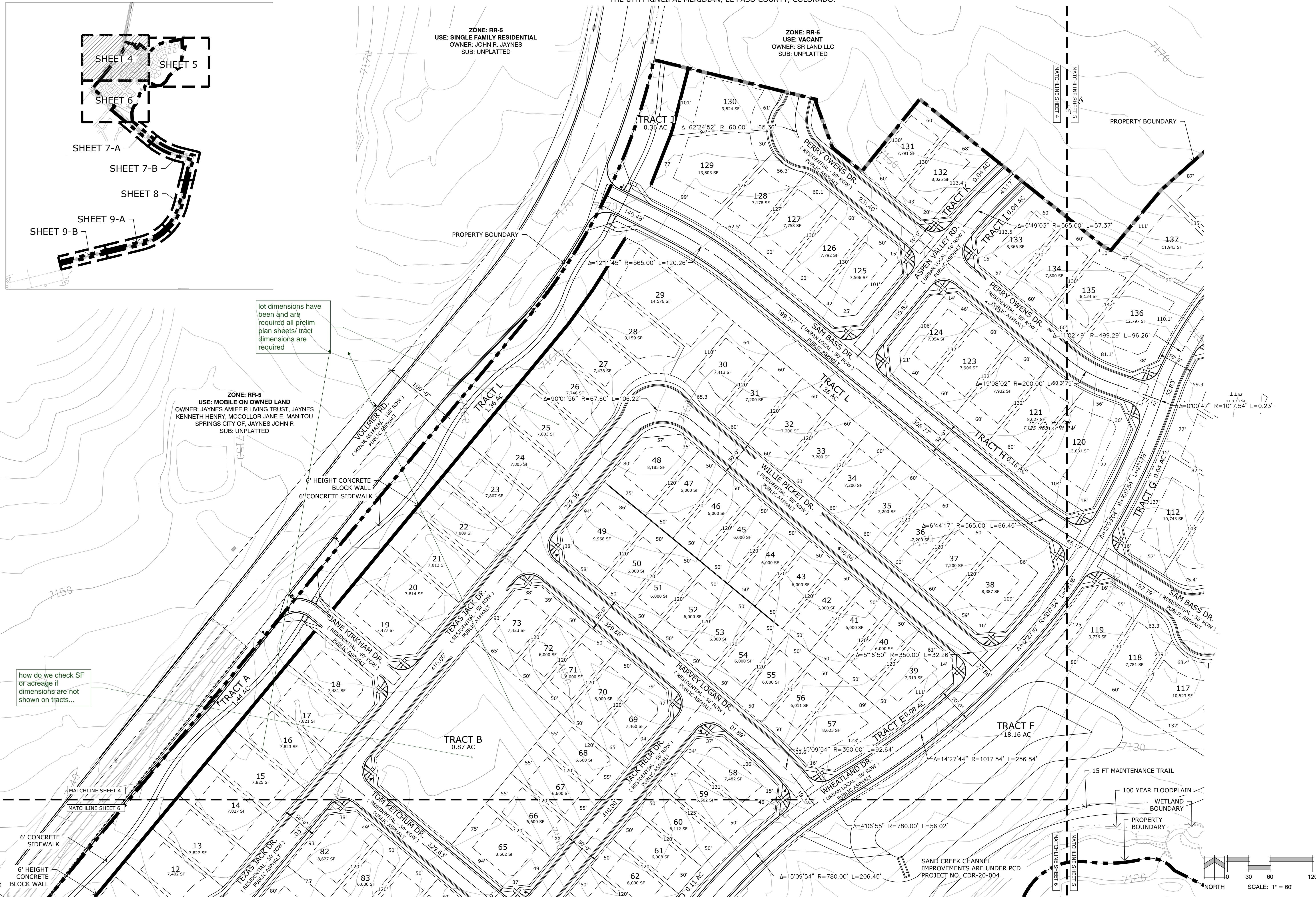
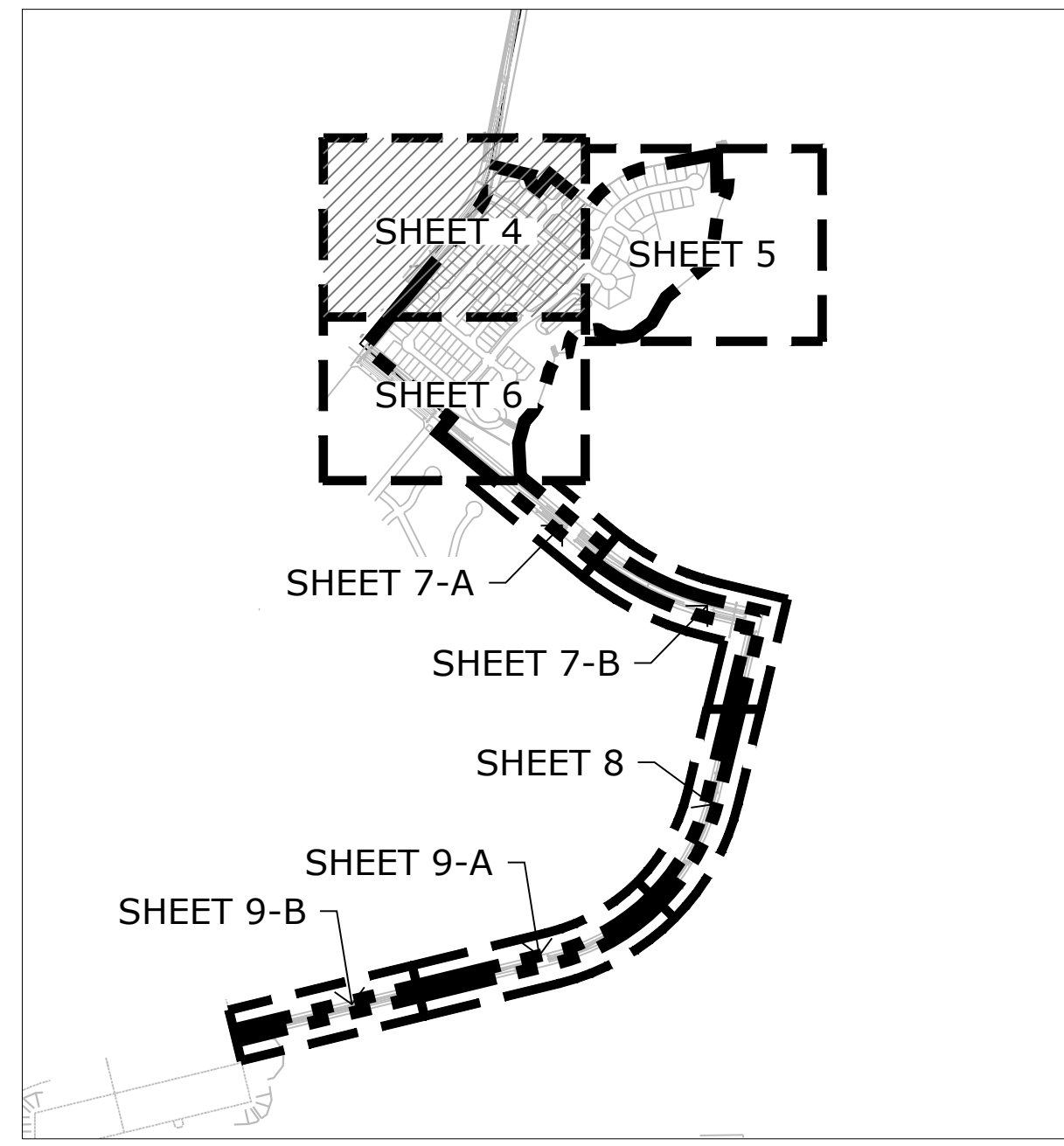
HOMESTEAD NORTH PHASE 1

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



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Fax 719.471.0267

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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
08.02.2021	B.I.	PER COUNTY COMMENTS

PRELIMINARY SITE PLAN

4 OF 25

SP-20-008

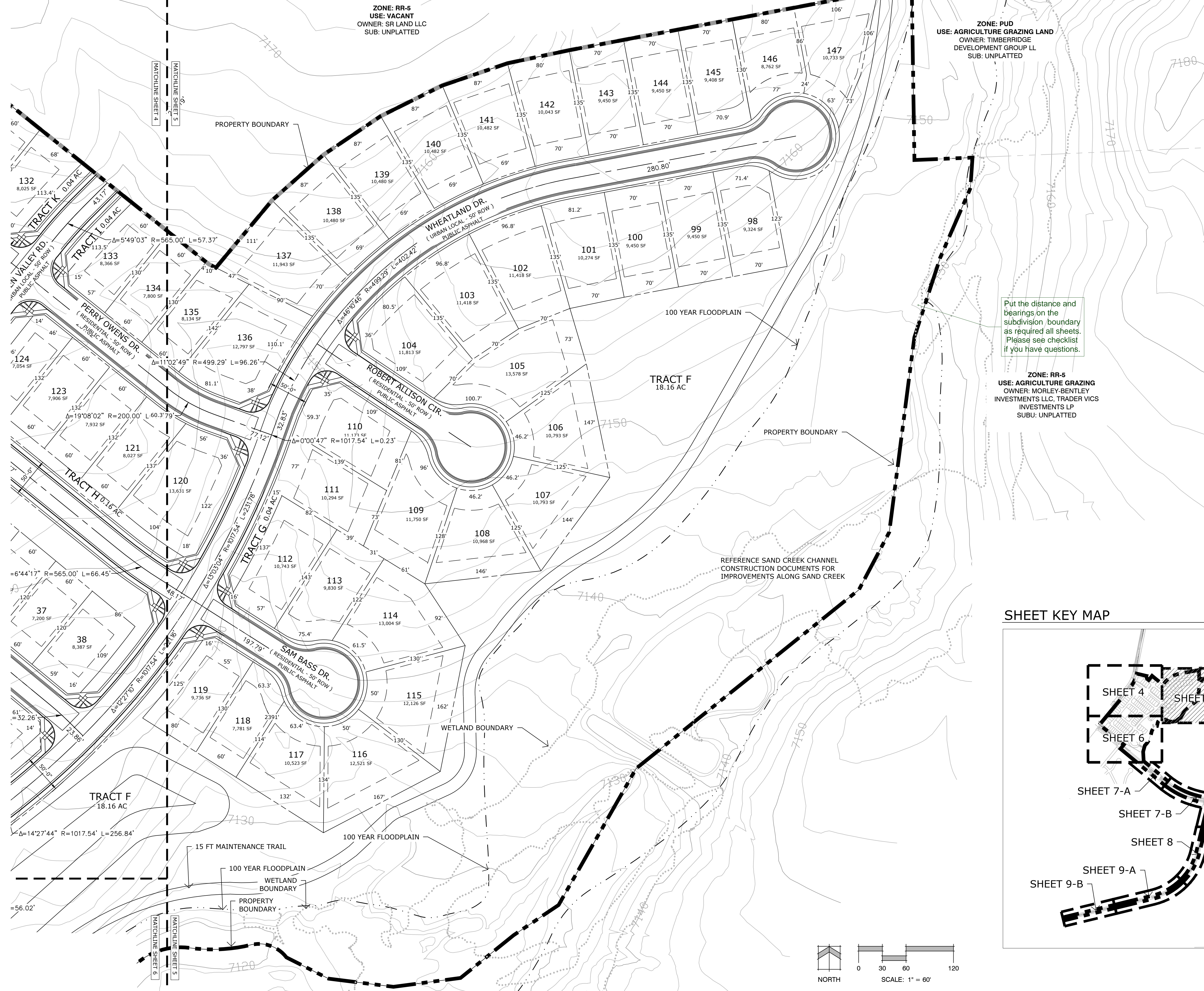
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HOMESTEAD NORTH PHASE 1

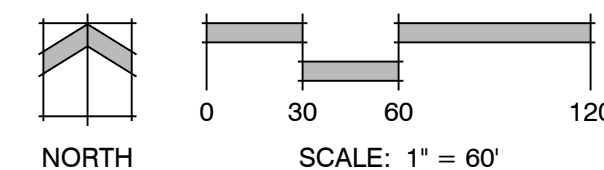
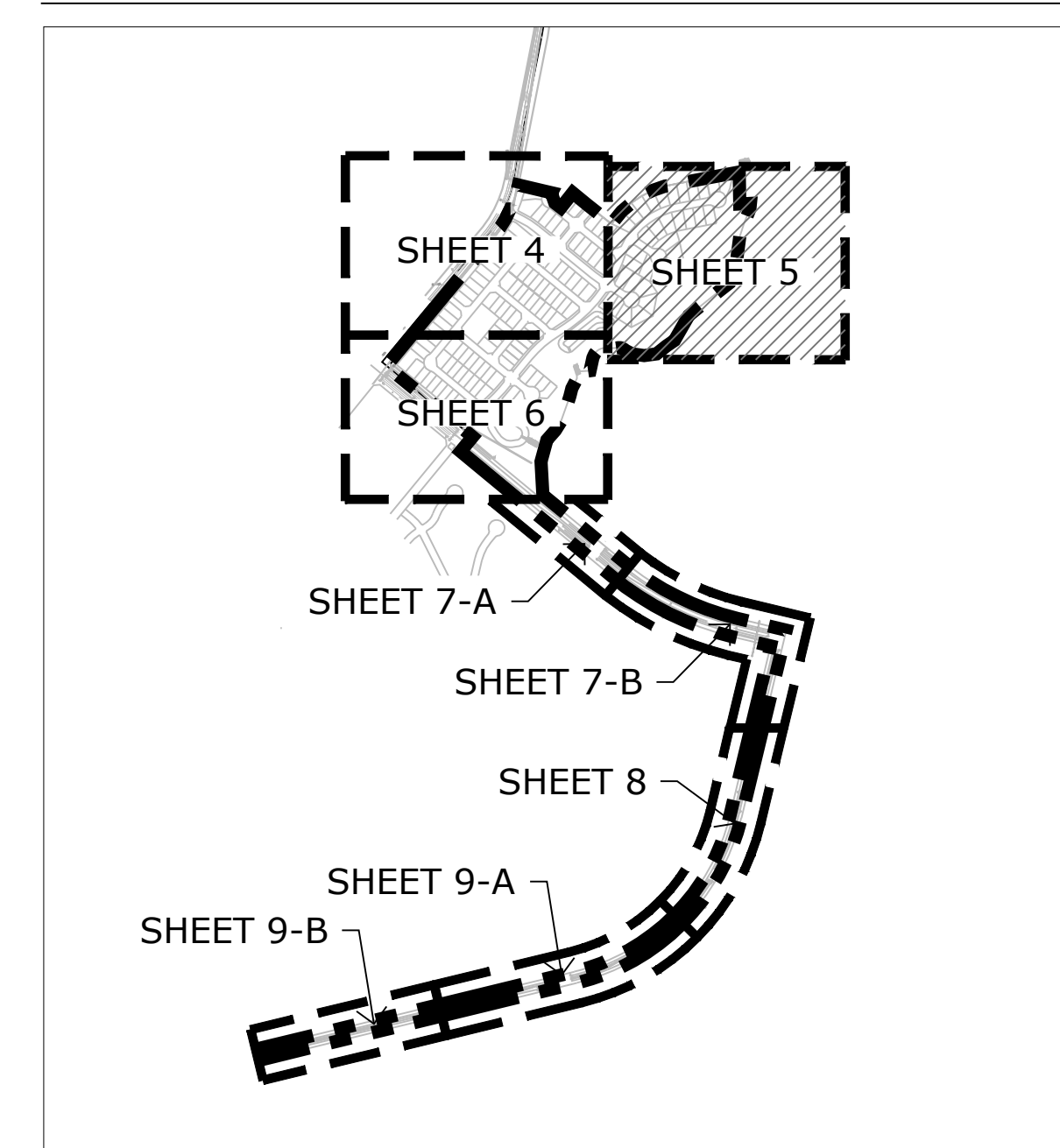
EL PASO COUNTY, COLORADO

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
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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
08.02.2021	B.I.	PER COUNTY COMMENTS

**PRELIMINARY
SITE PLAN**

5 OF 25

SP-20-008

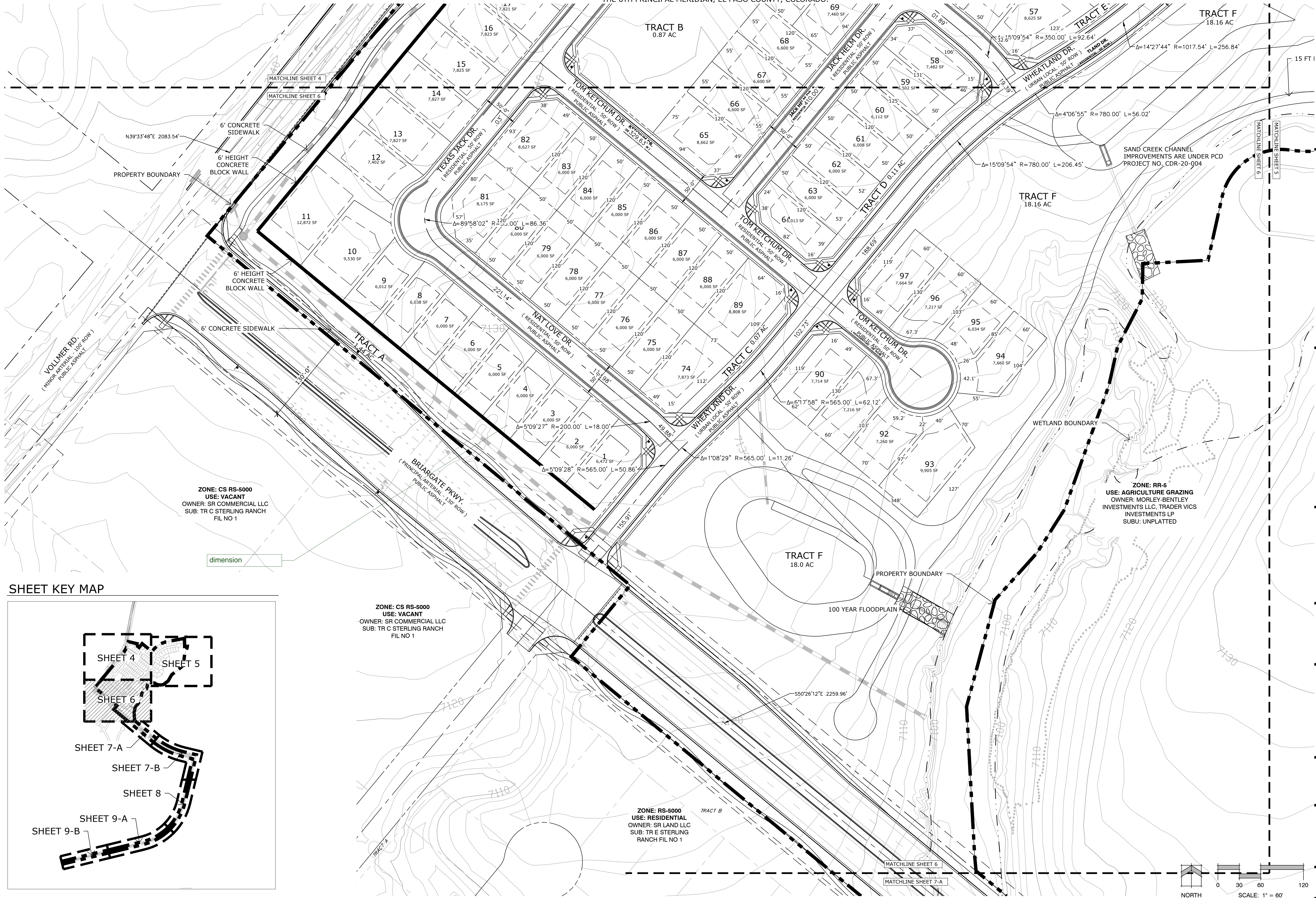
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HOMESTEAD NORTH PHASE 1

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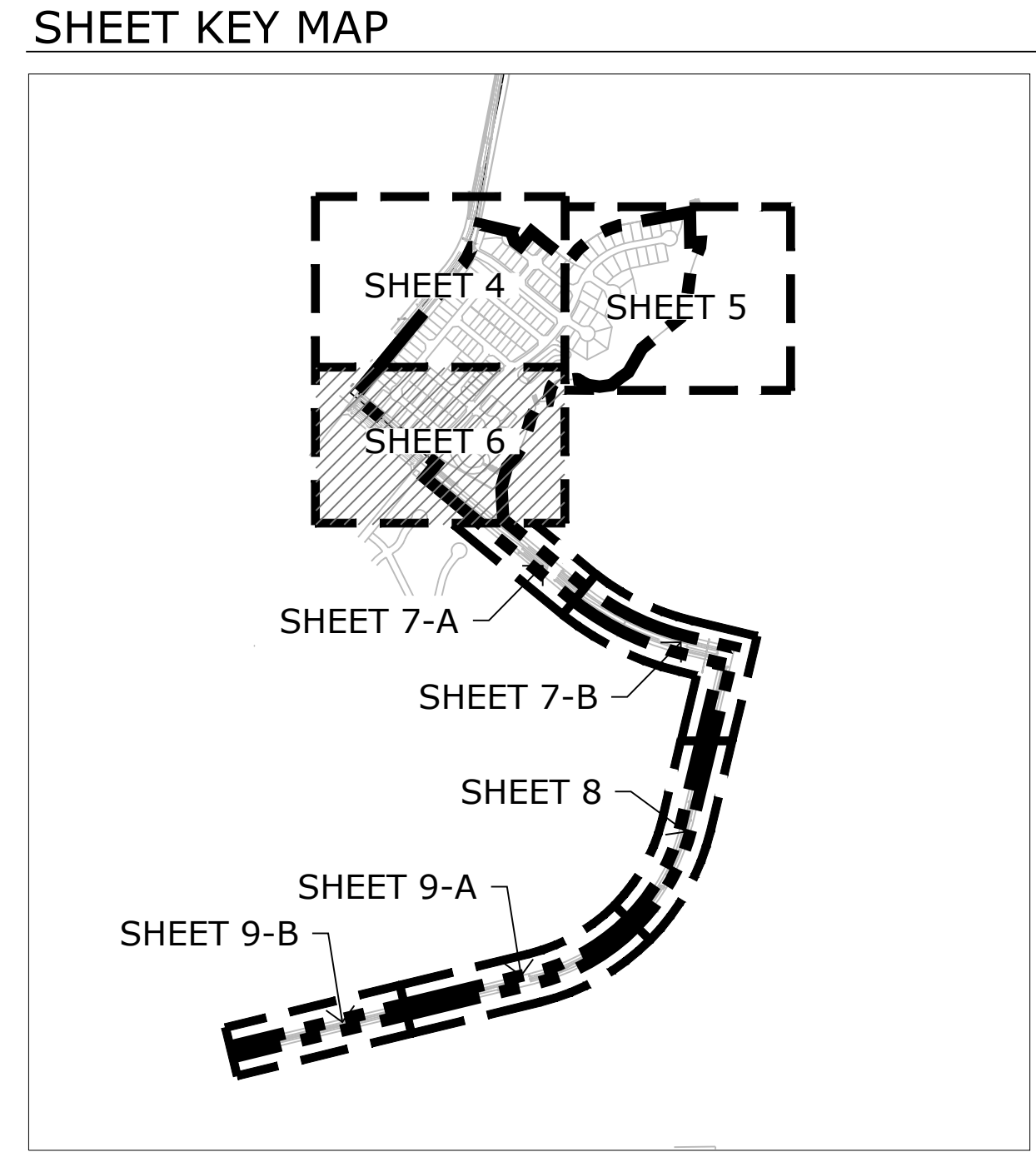
**STERLING RANCH
HOMESTEAD
NORTH PHASE 1**
PRELIMINARY PLAN
EL PASO COUNTY, CO

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

ENTITLEMENT

DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS

**PRELIMINARY
SITE PLAN**



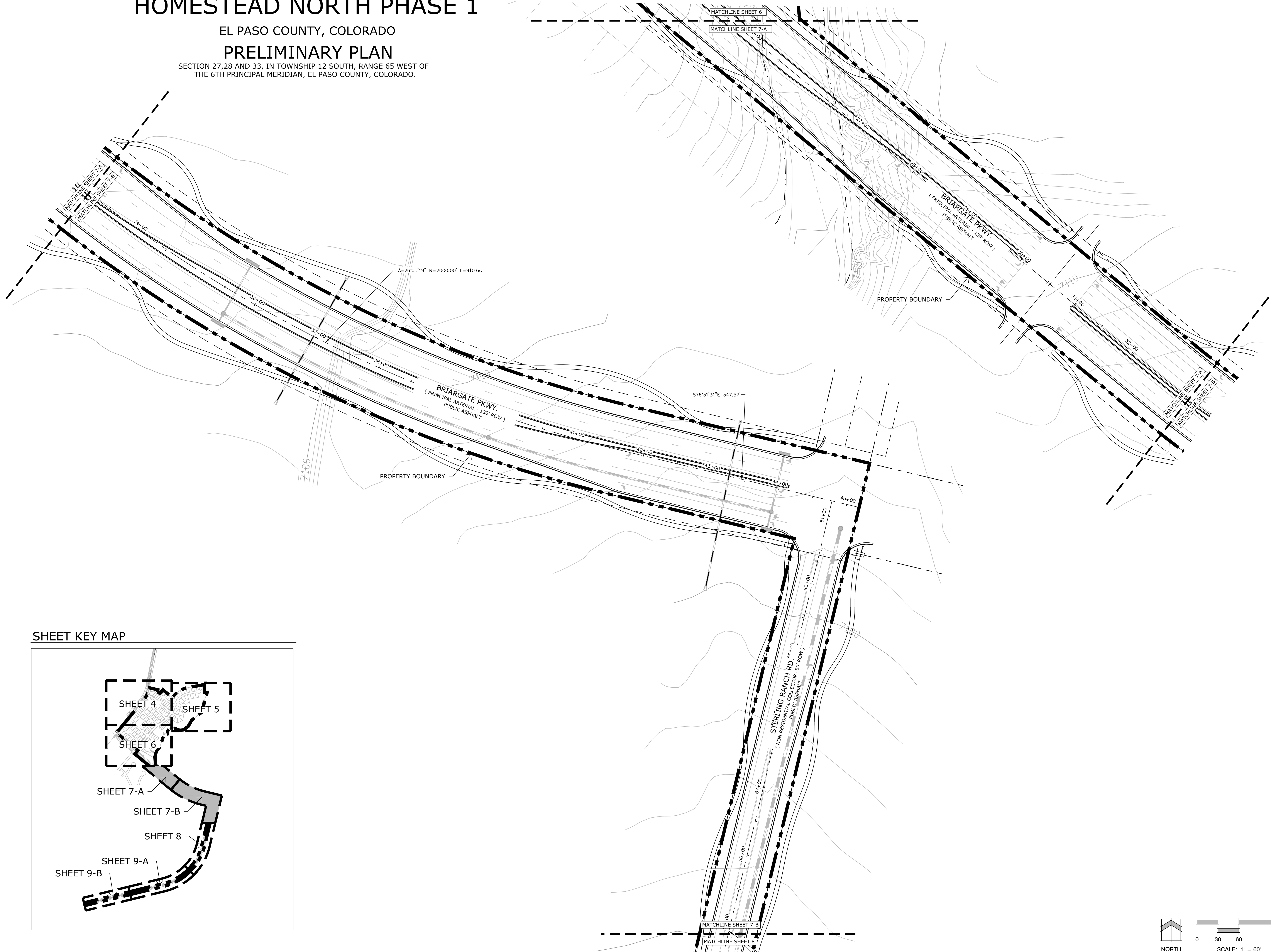
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HOMESTEAD NORTH PHASE 1

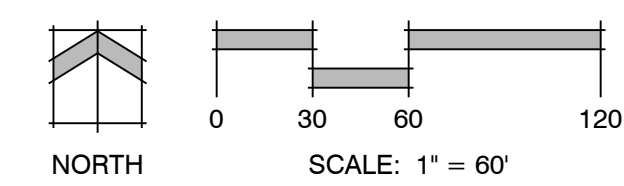
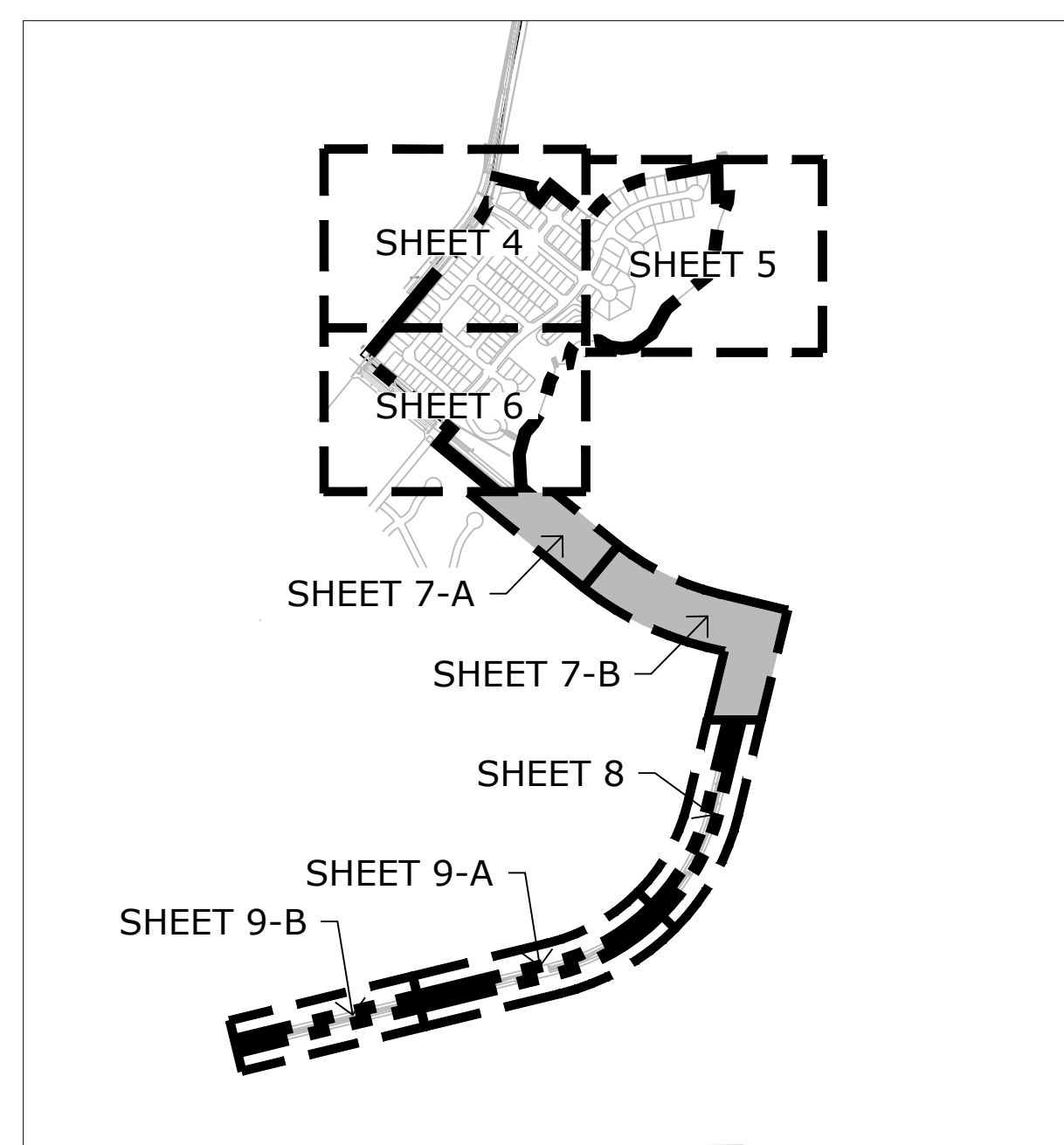
EL PASO COUNTY, COLORADO

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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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
08.02.2021	B.I.	PER COUNTY COMMENTS

PRELIMINARY SITE PLAN

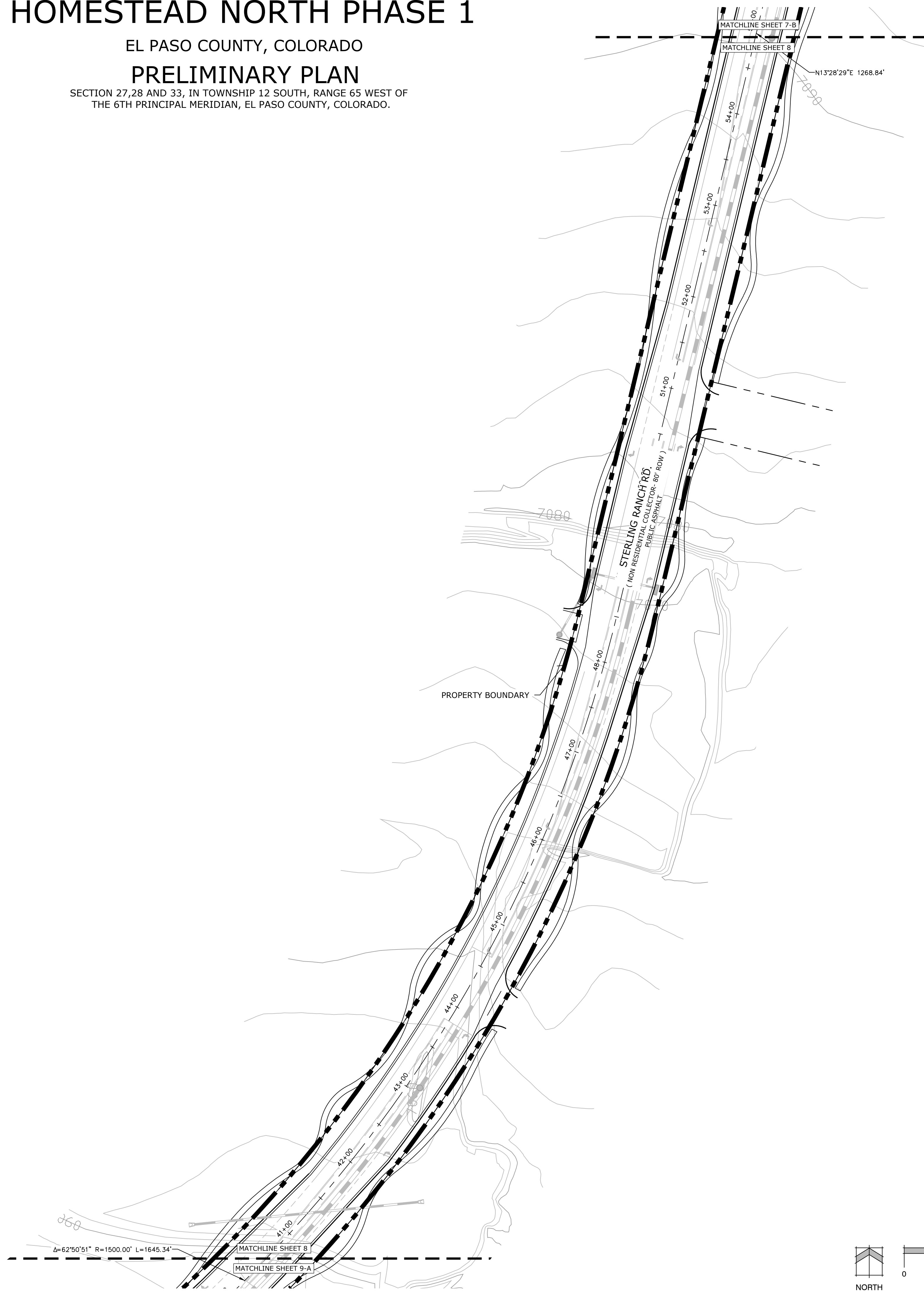
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HOMESTEAD NORTH PHASE 1

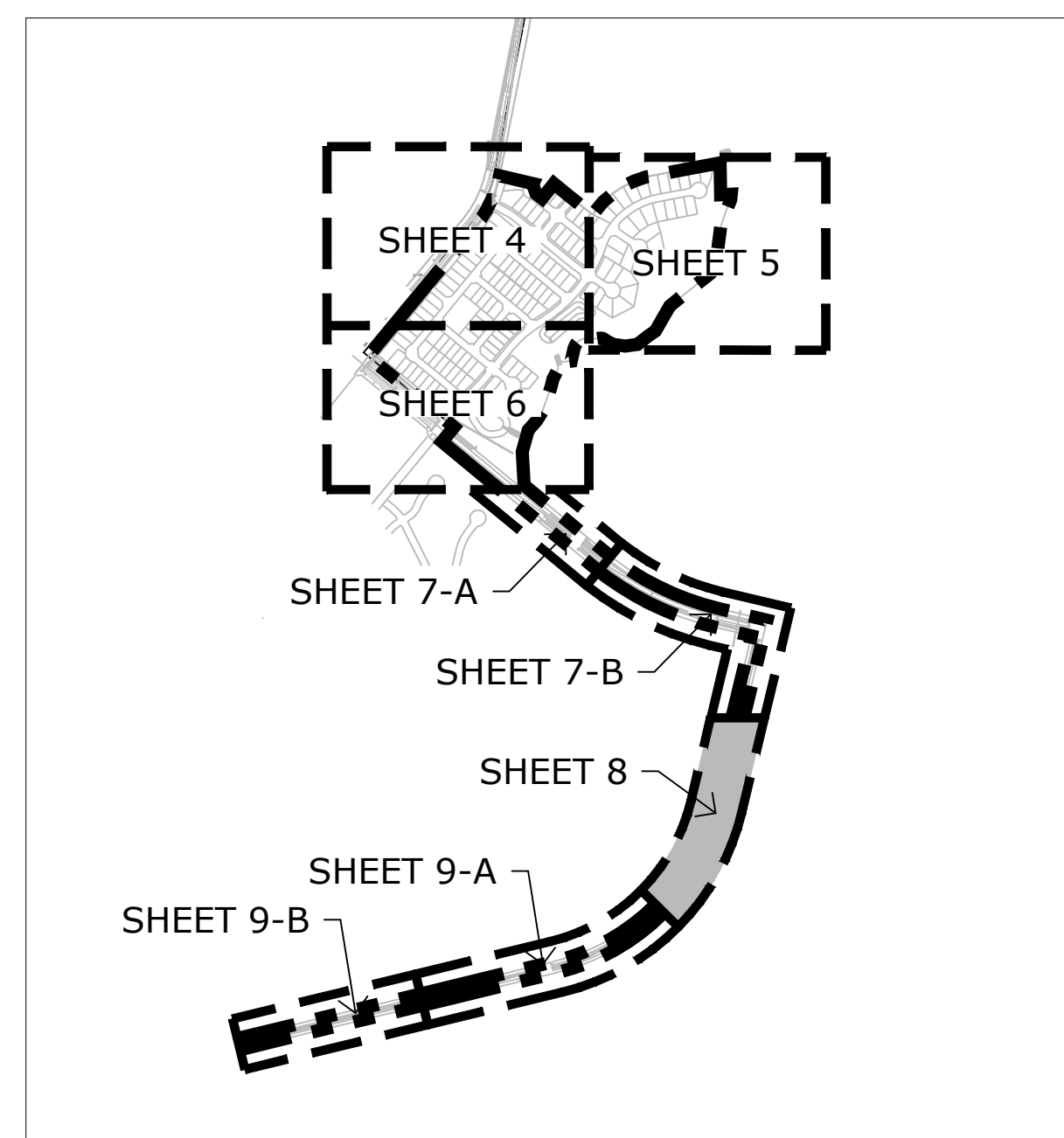
EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

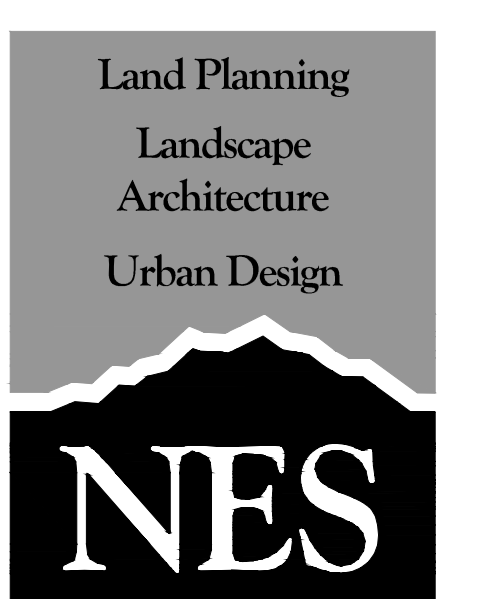
SECTION 27, 28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



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

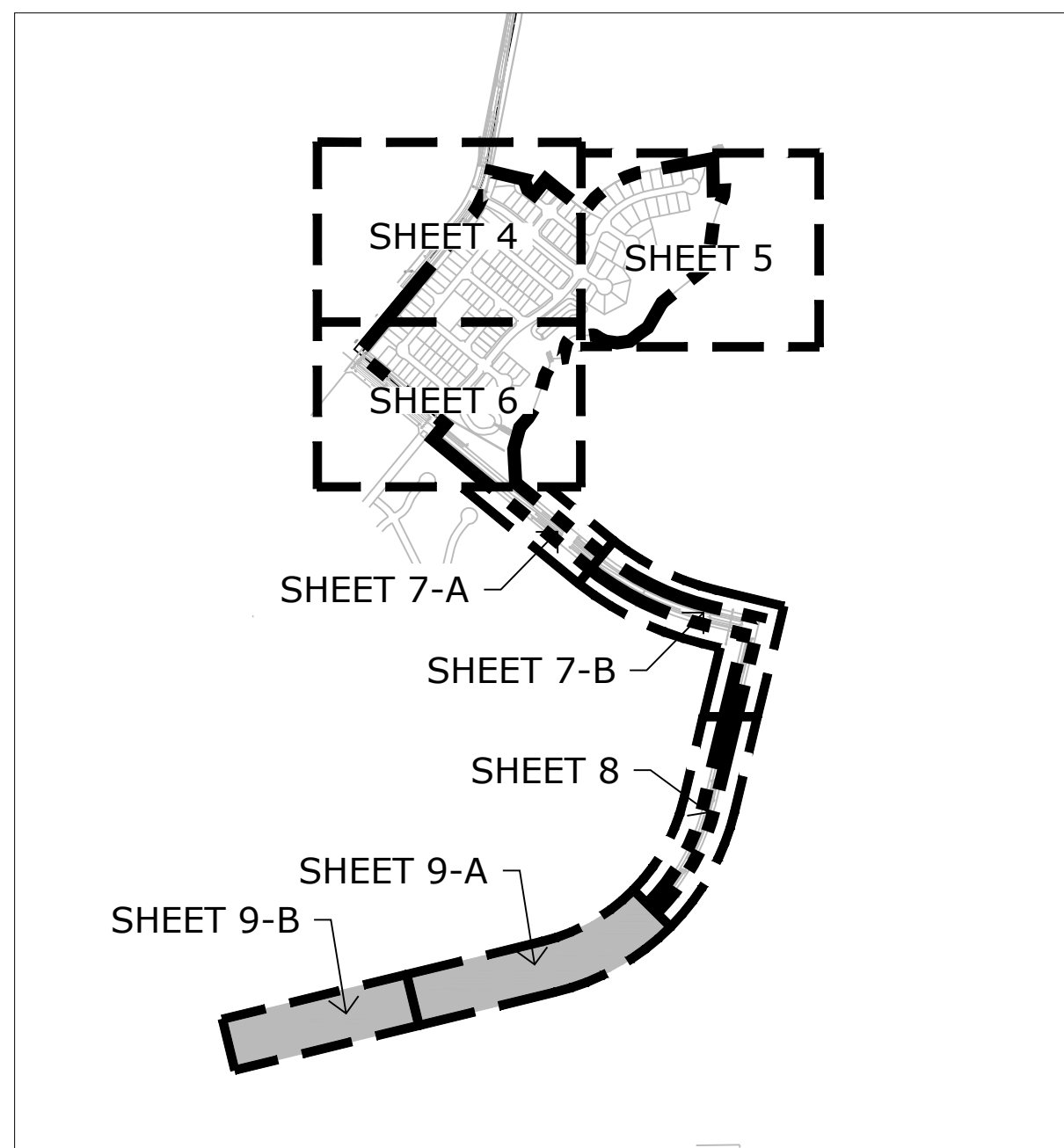
ENTITLEMENT

DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS

PRELIMINARY
SITE PLAN

8 OF 25
SP-20-008

SHEET KEY MAP



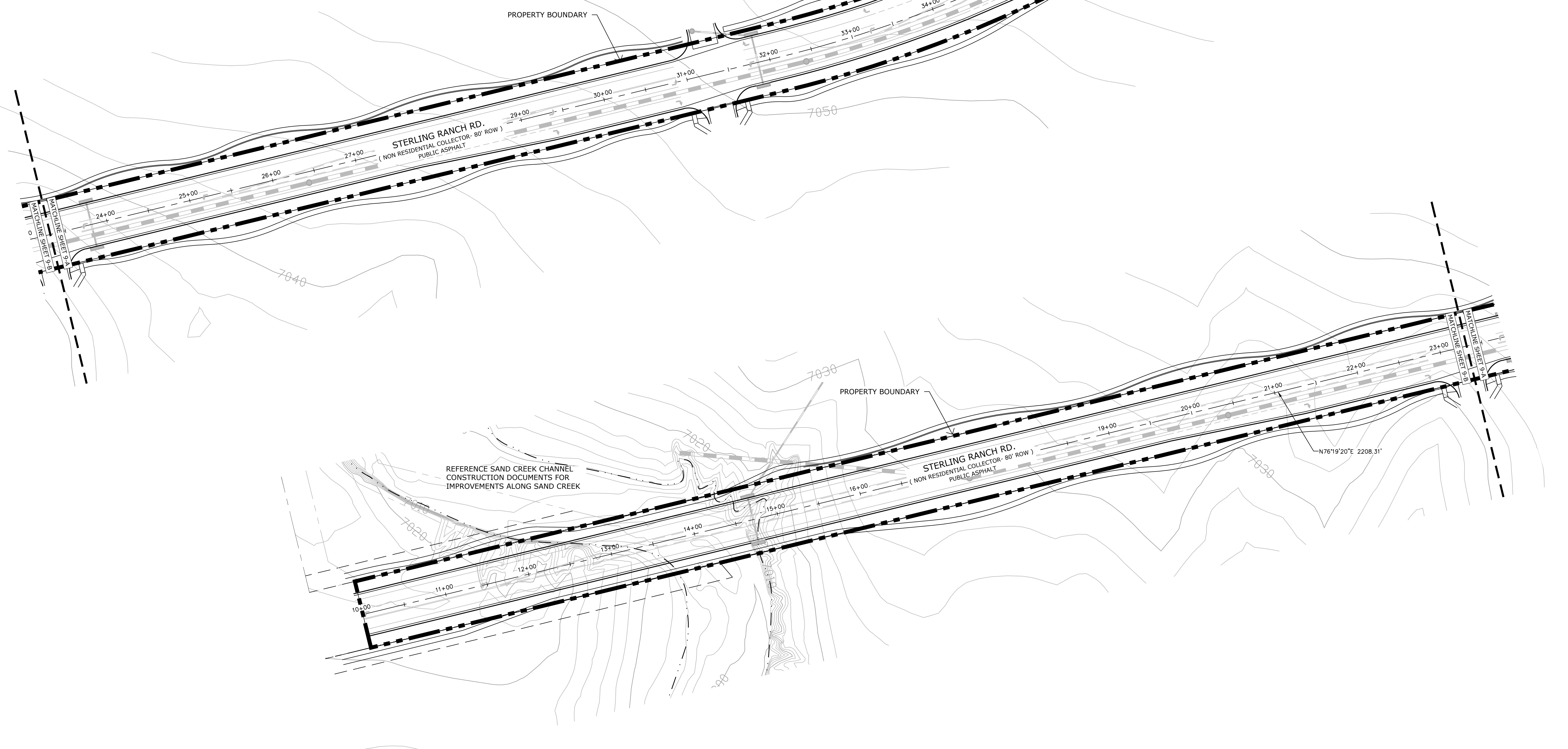
HOMESTEAD NORTH PHASE 1

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.

$\Delta=62^{\circ}50'51''$ $R=1500.00'$ $L=1645.34'$
 MATCHLINE SHEET 8
 MATCHLINE SHEET 9-A



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STERLING RANCH
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 NORTH PHASE 1

PRELIMINARY PLAN

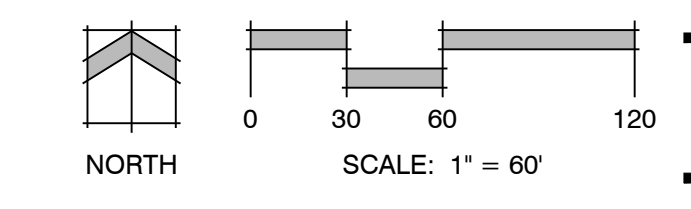
EL PASO COUNTY, CO

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

ENTITLEMENT

DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS

PRELIMINARY
 SITE PLAN



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SEE SHEET 10

SEE SHEET 11

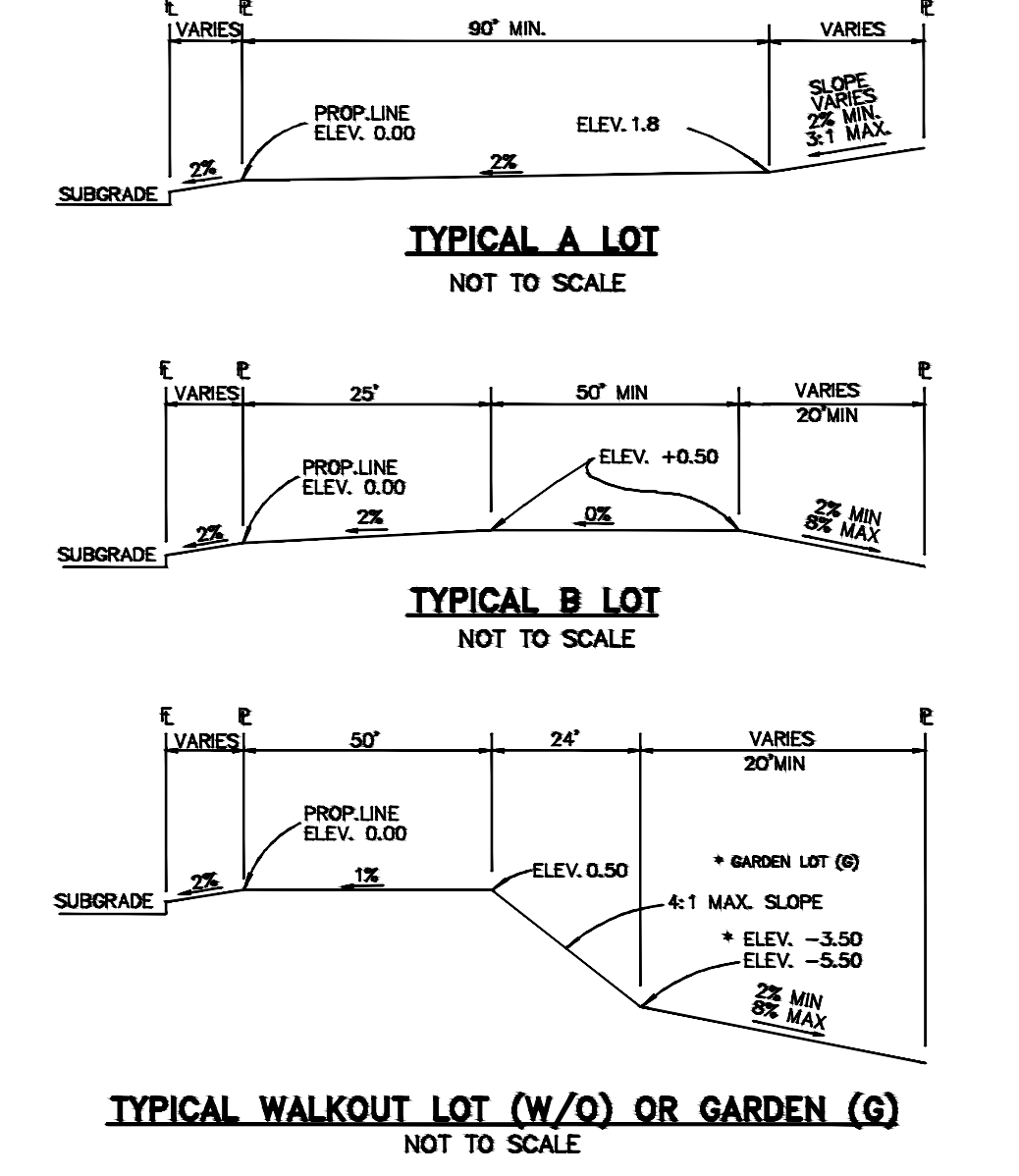
SEE SHEET 13

CONSTRUCTION NOTES:

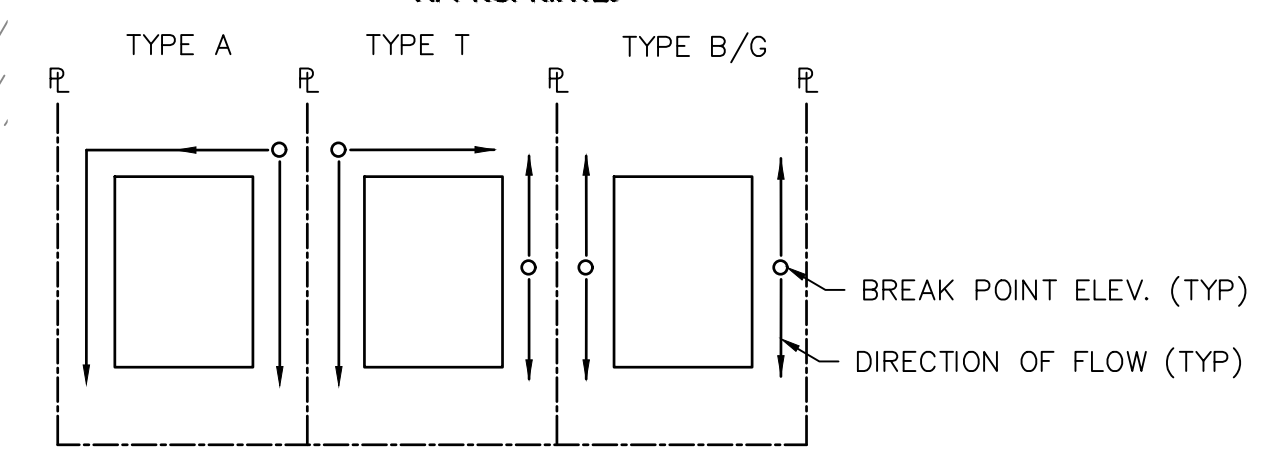
NO WETLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS GRADING PLAN.
 NO EARLY GRADING IS TO OCCUR WITHIN THE 100 YEAR FLOODPLAIN.
 ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE 'M'. RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL 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.

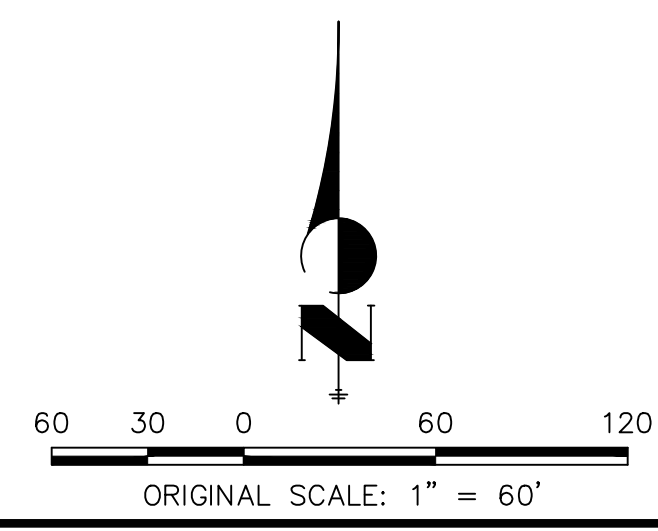


NOTE:
 "T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
NOTE:
 SIDE LOT SWALES WILL BE PROVIDED WHEN APPROPRIATE.



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
- 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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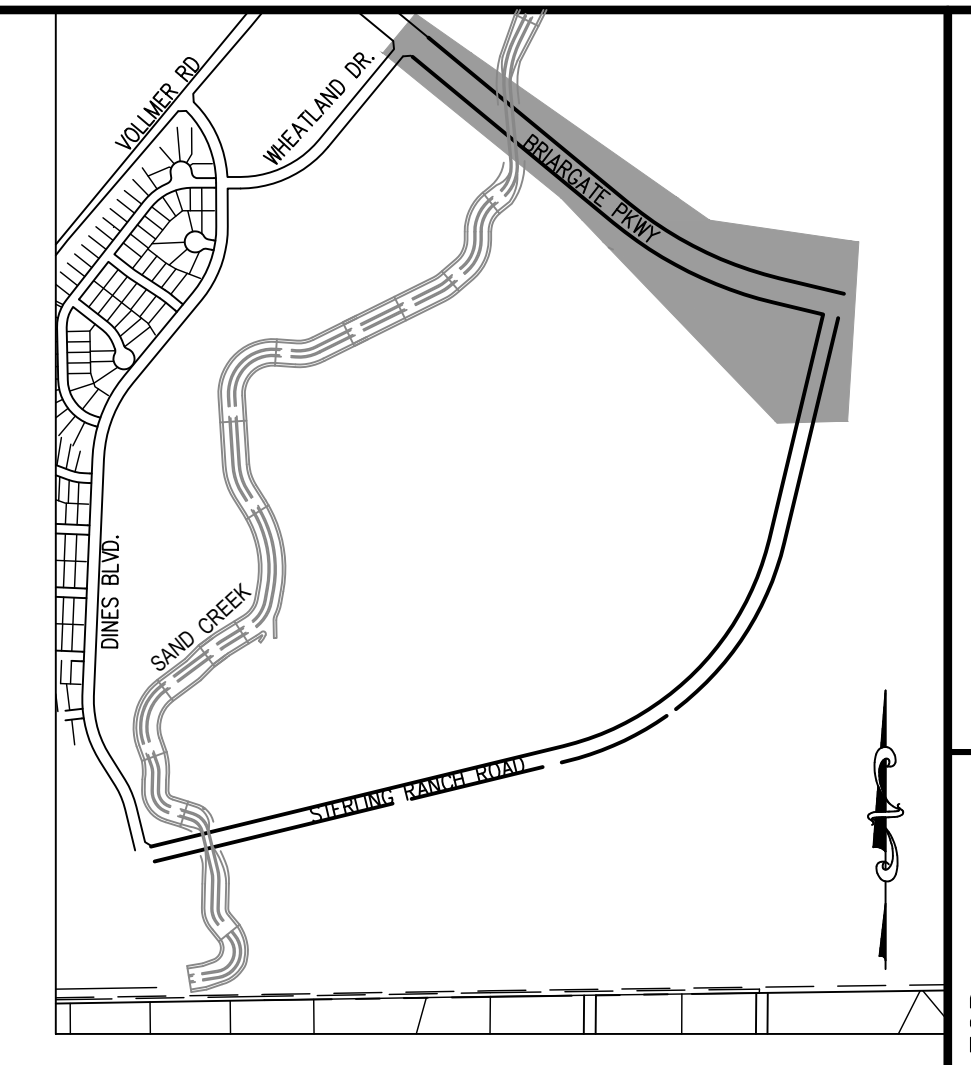
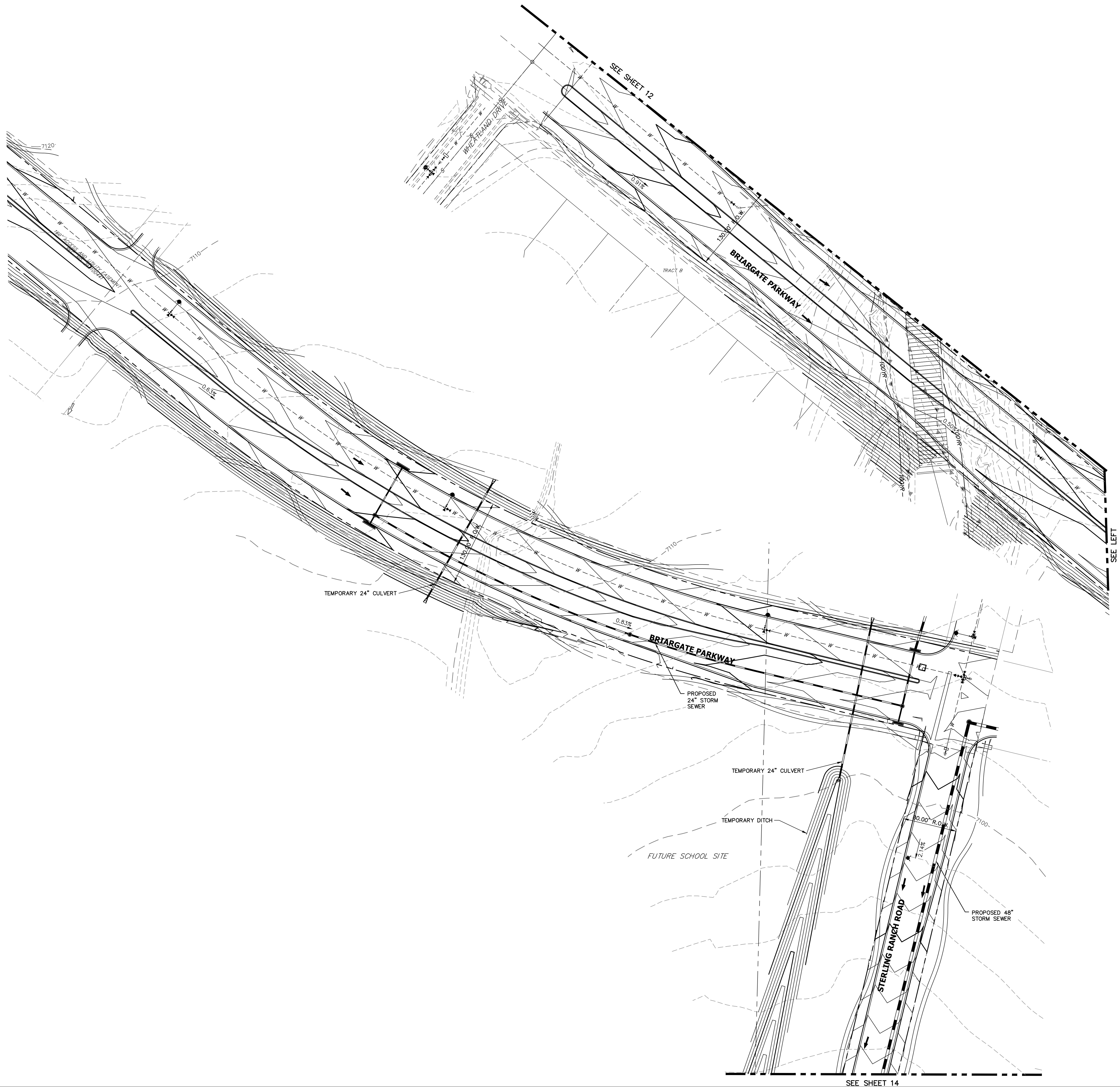
BY	DATE	REVISION

H-SCALE 1"=60'
 V-SCALE N/A
 DATE 06/30/21
 DESIGNED BY BAB
 DRAWN BY ARJ
 CHECKED BY

HOMESTEAD NORTH AT STERLING RANCH
PRELIMINARY GRADING PLAN

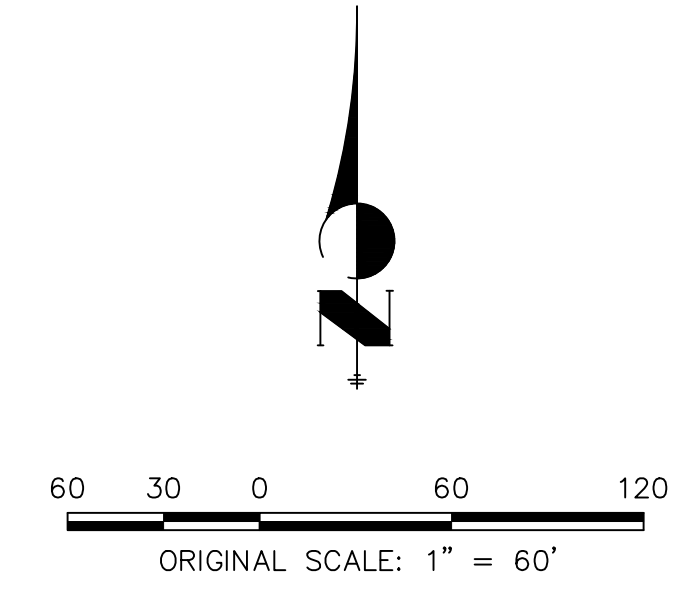
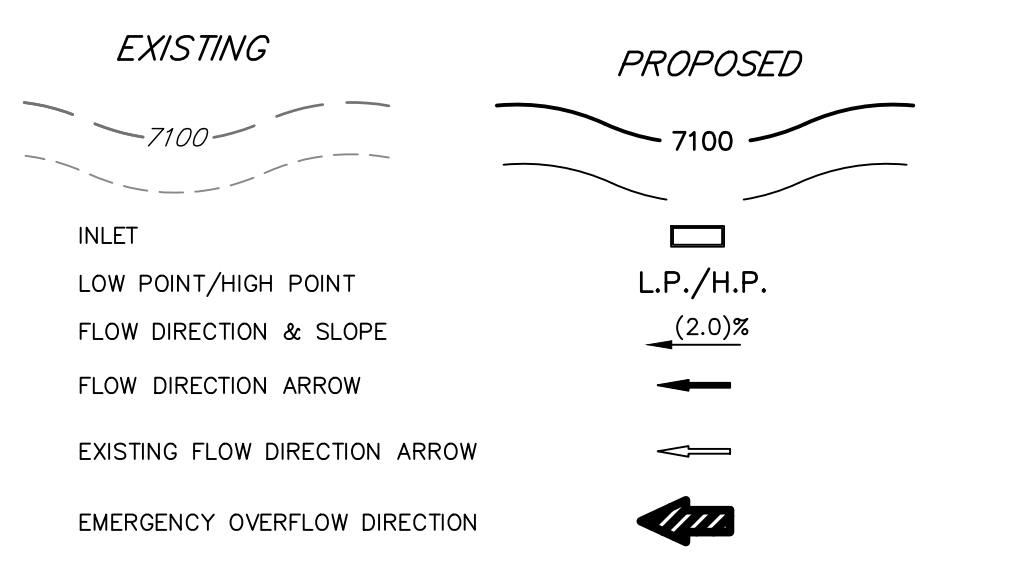
SHEET 12 OF 25
 JOB NO. 25188.00

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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	



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 SUITE 201
 COLORADO SPRINGS, CO 80903
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No.	REVISION	BY	DATE

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V-SCALE	N/A
DATE	06/30/21
DESIGNED BY	RAB
DRAWN BY	ARJ
CHECKED BY	

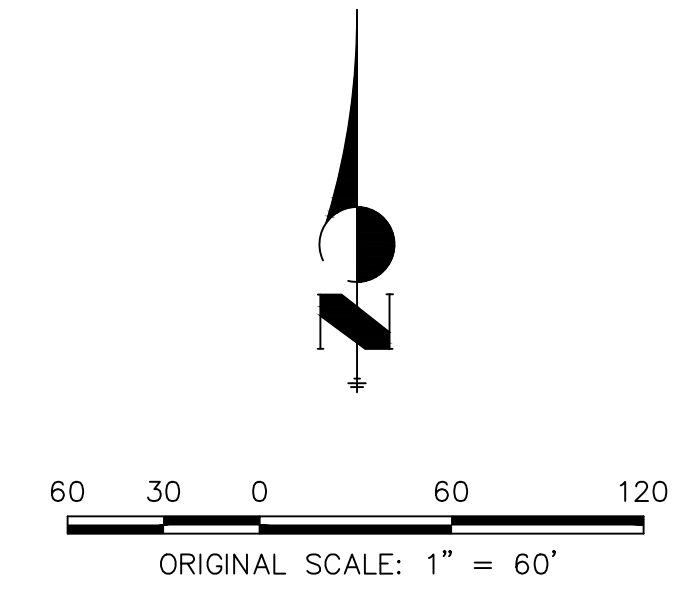
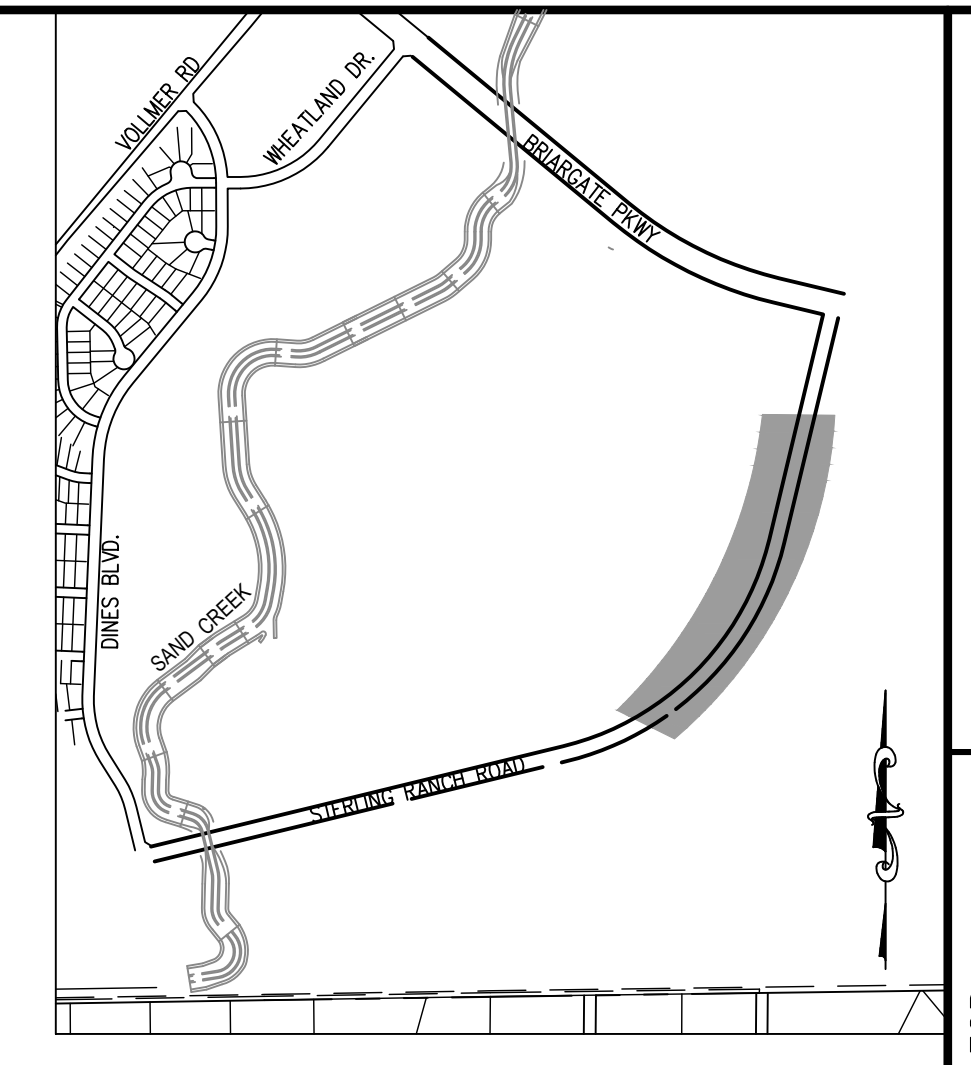
HOMESTEAD NORTH AT STERLING RANCH
PRELIMINARY GRADING PLAN

SHEET 13 OF 25
 JOB NO. 25188.00



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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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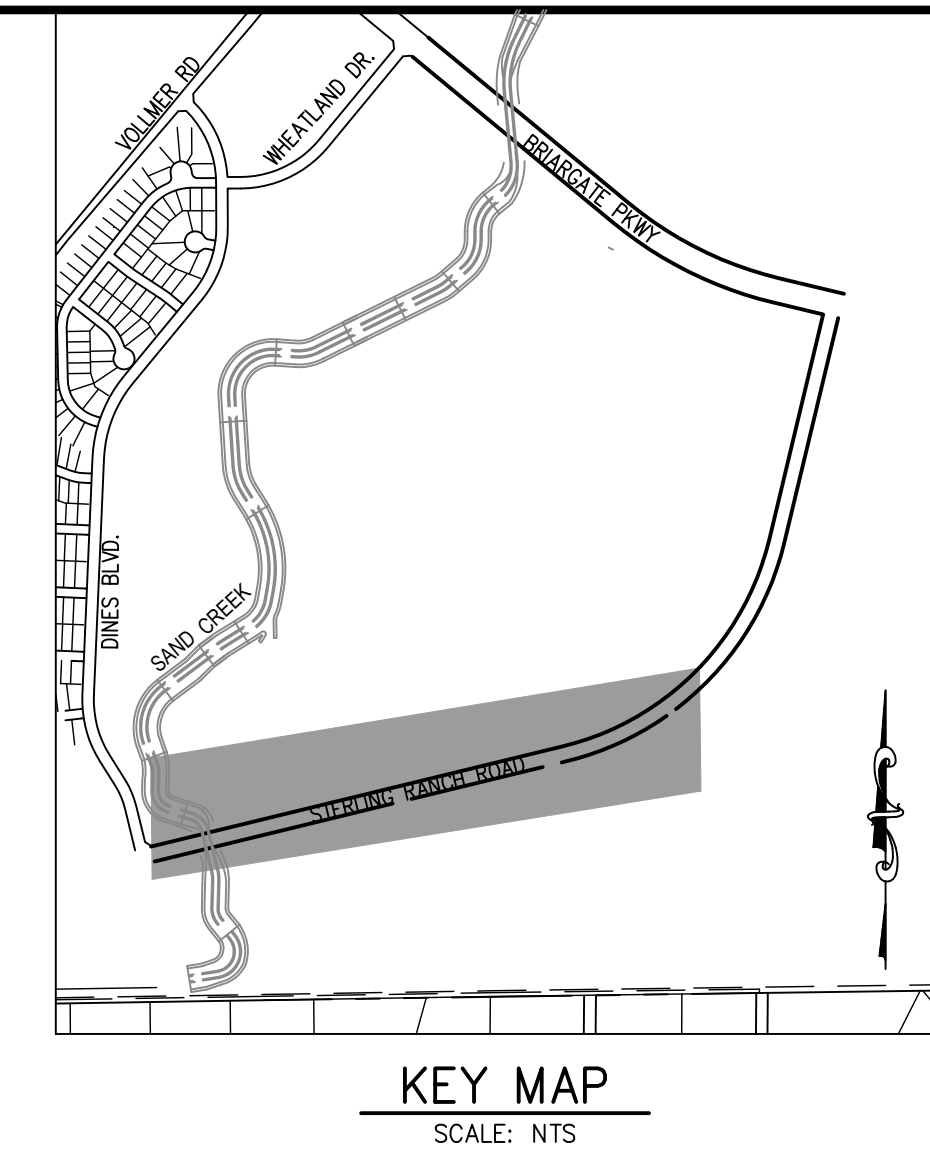
No.	REVISION	BY	DATE

H-SCALE	1"=60'
V-SCALE	N/A
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DESIGNED BY	RAB
DRAWN BY	ARJ
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HOMESTEAD NORTH AT STERLING RANCH
PRELIMINARY GRADING PLAN
SHEET 14 OF 25
JOB NO. 25188.00



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NO.	REVISION	BY	DATE

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

LEGEND

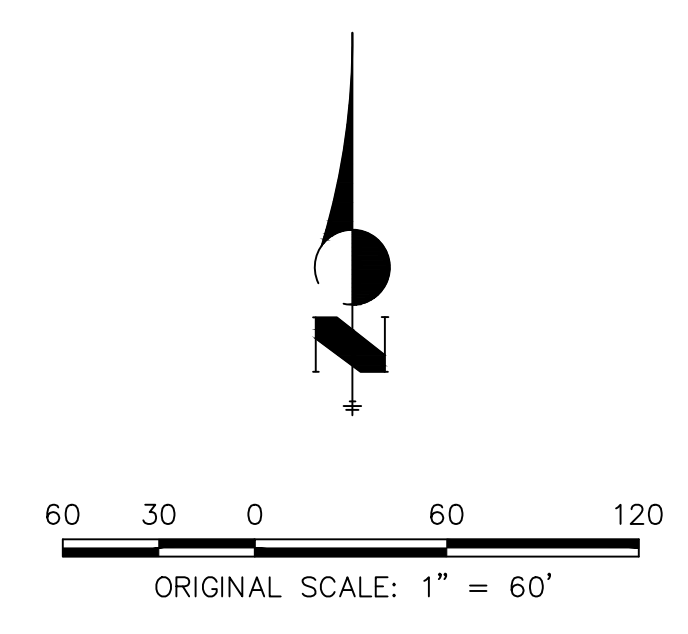
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- STORM SEWER PROPOSED
- PROPOSED R.O.W
- PROPOSED PROPERTY LINES
- PROPOSED SIDEWALK
- EXISTING PROPERTY LINE
- ROW EXISTING
- FL EXISTING
- SIDEWALK EXISTING
- DRAINAGE ACCESS & MAINTENANCE EASEMENT

EXISTING

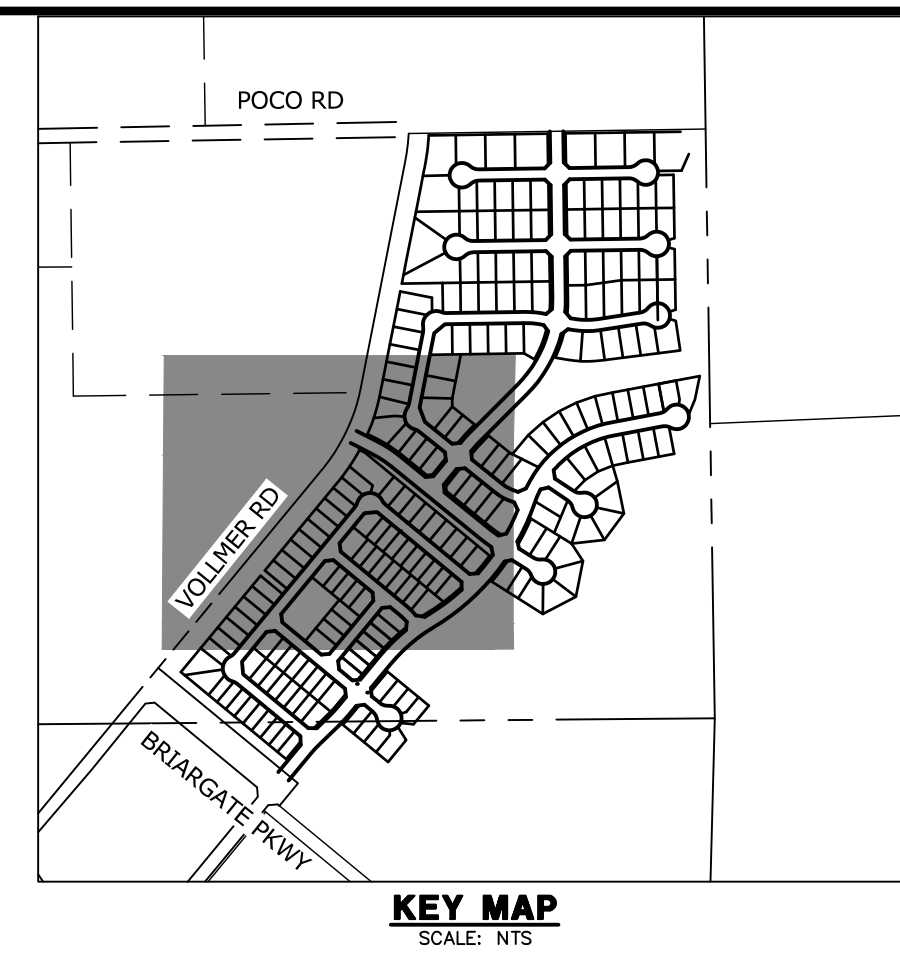
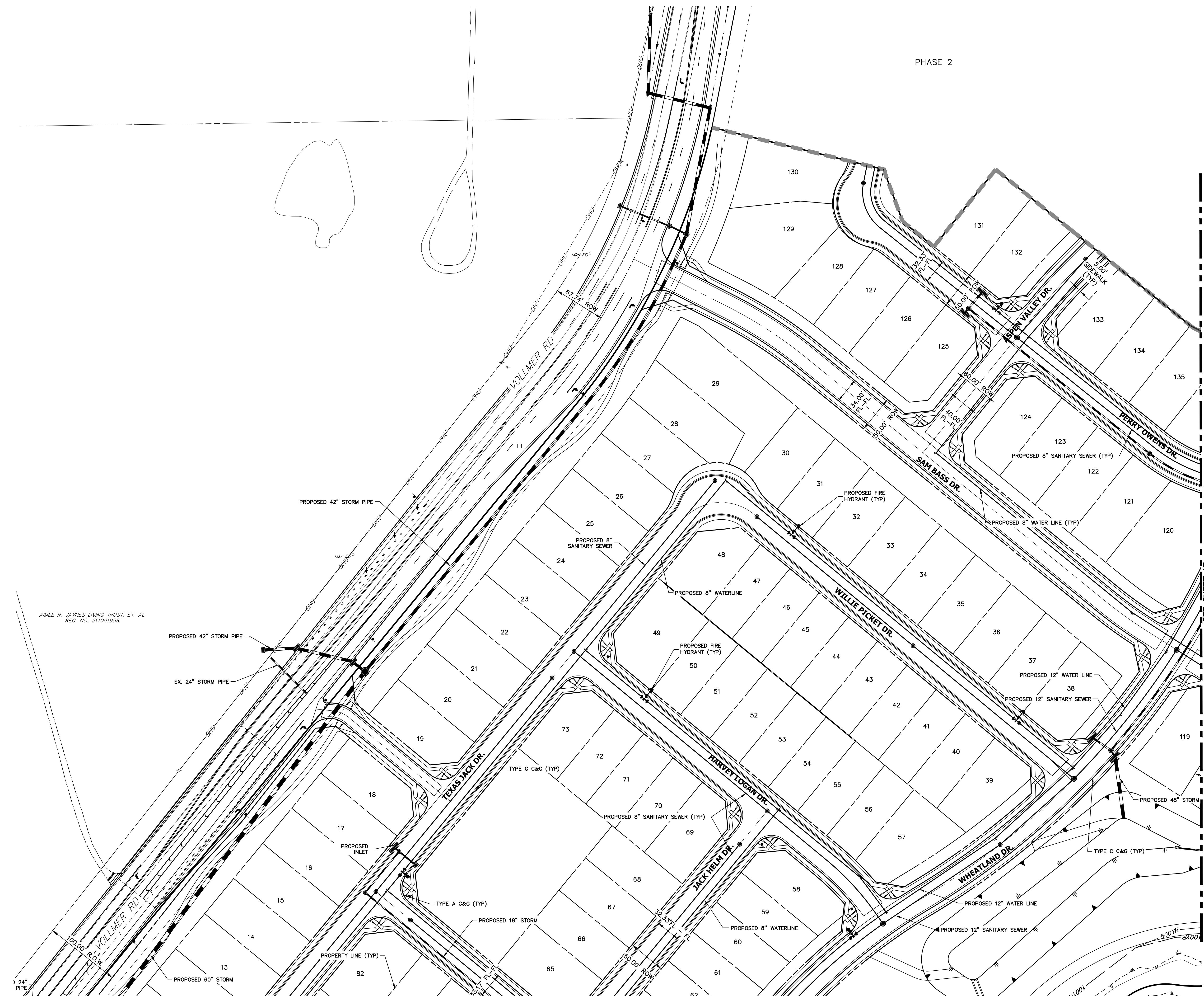
- INLET
- LOW POINT/HIGH POINT
- FLOW DIRECTION & SLOPE
- FLOW DIRECTION ARROW
- EXISTING FLOW DIRECTION ARROW
- EMERGENCY OVERTFLOW DIRECTION

PROPOSED

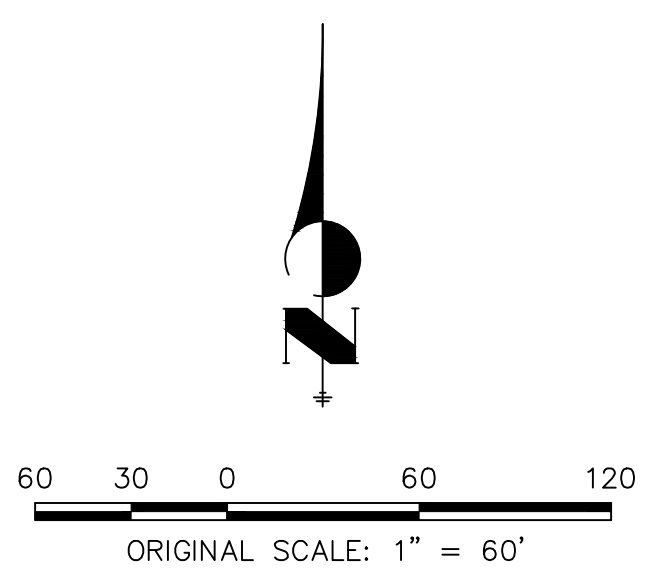
- L.P./H.P.



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- LEGEND**
- PROPOSED SANITARY SEWER MAIN (SAN)
 - PROPOSED WATER MAIN (WL)
 - - - - - EXISTING SANITARY SEWER
 - - - - - EXISTING WATER LINE
 - — — — — PROJECT BOUNDARY
 - - - - - PROPOSED R.O.W.
 - - - - - EXISTING R.O.W.
 - - - - - PROPOSED EASEMENT
 - - - - - EXISTING EASEMENT
 - - - - - EXISTING GAS LINE
 - - - - - EXISTING ELECTRIC LINE
 - - - - - EXISTING TELEPHONE LINE
 - - - - - EXISTING OVERHEAD UTILITIES
 - - - - - EXISTING FENCE
 - - - - - EXISTING STORM SEWER
 - STORM SEWER INLET
 - WATER VALVE
 - ⊕ WATER TEE FITTING
 - ⊙ CROSS FITTING
 - FIRE HYDRANT
 - WATER MANHOLE
 - SANITARY MANHOLE
 - ⊕ EXISTING SIGN



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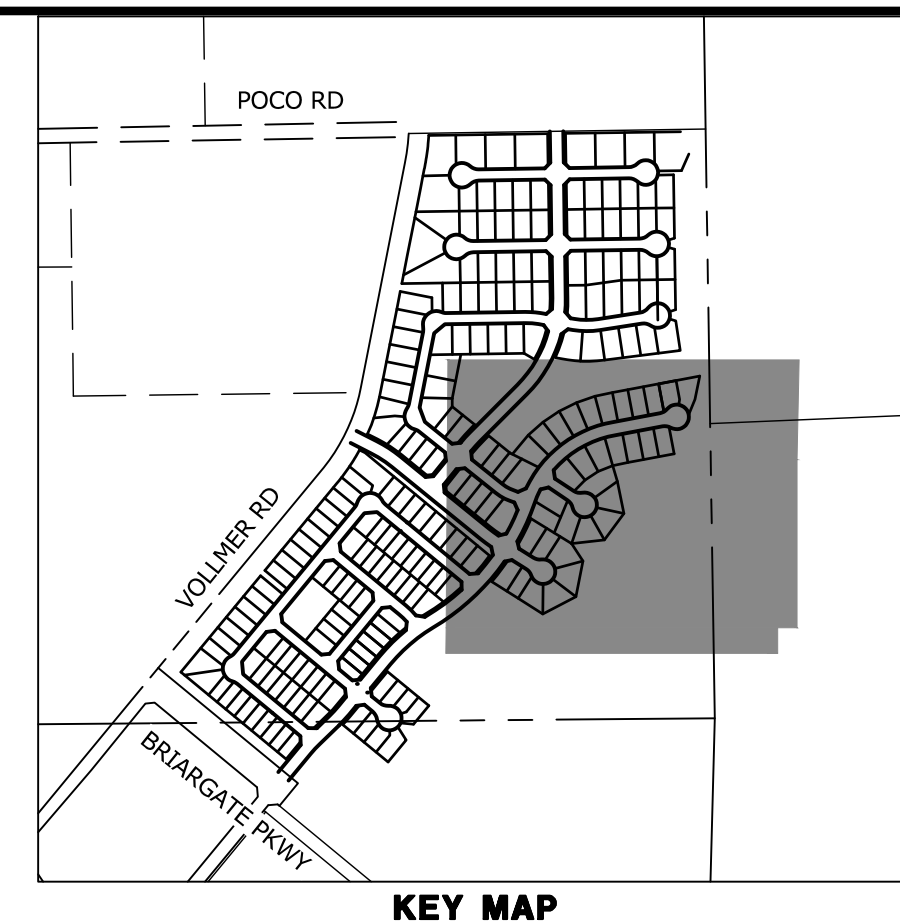
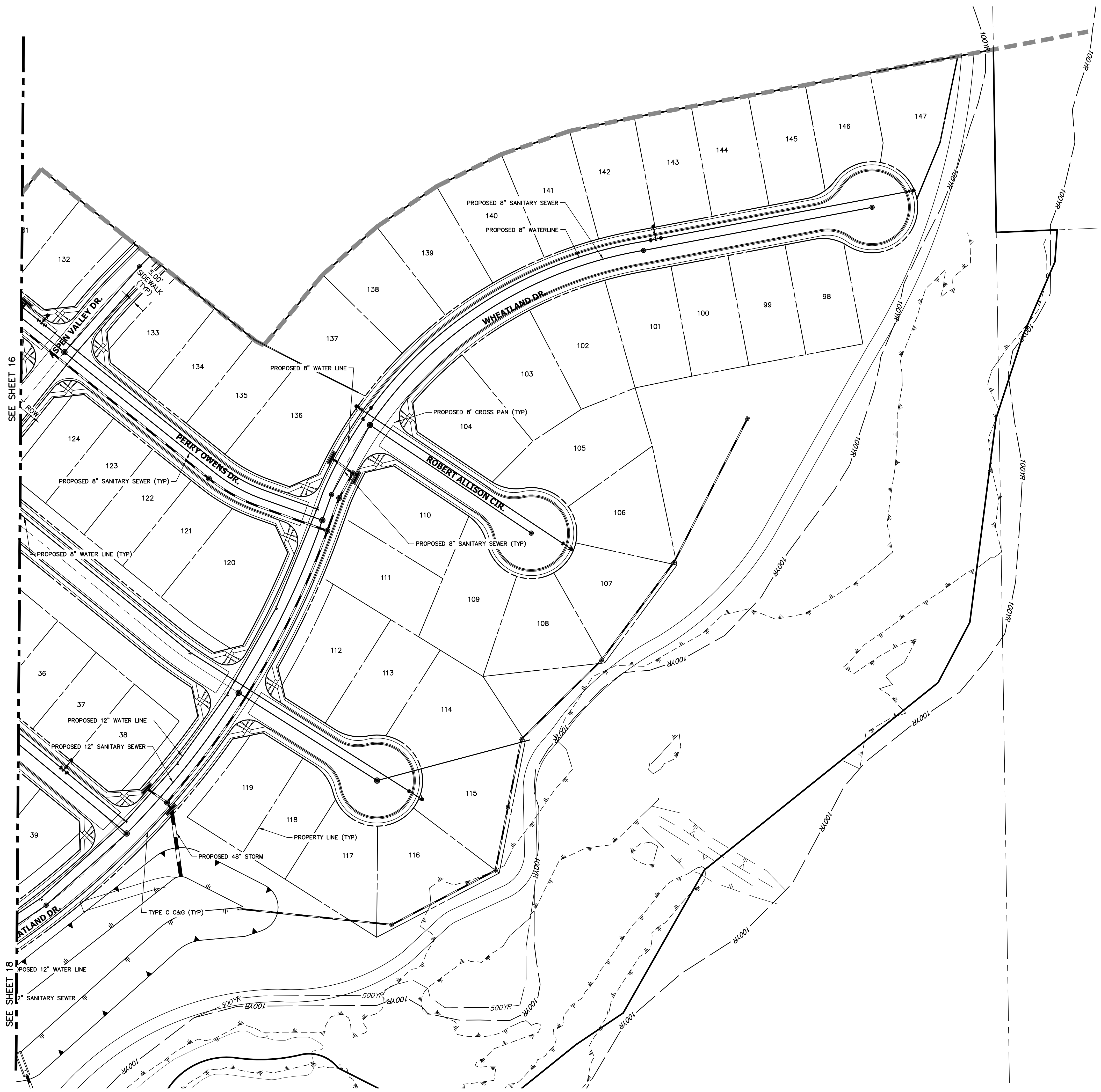
NO.	REVISION	BY	DATE

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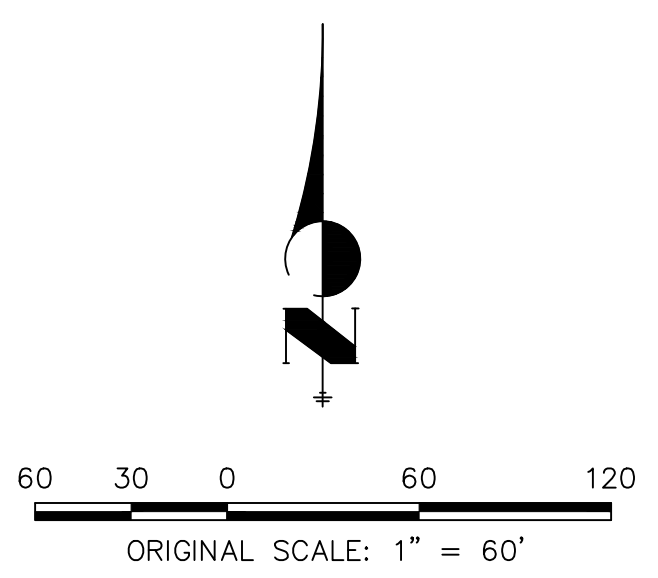
HOMESTEAD NORTH AT STERLING RANCH
 UTILITY PLAN

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- LEGEND**
- PROPOSED SANITARY SEWER MAIN (SAN)
 - PROPOSED WATER MAIN (WL)
 - - - S - - - EXISTING SANITARY SEWER
 - - - W - - - EXISTING WATER LINE
 - PROPOSED BOUNDARY
 - - - PROPOSED R.O.W.
 - - - EXISTING R.O.W.
 - - - PROPOSED EASEMENT
 - - - EXISTING EASEMENT
 - - - G - - - EXISTING GAS LINE
 - - - E - - - EXISTING ELECTRIC LINE
 - - - T - - - EXISTING TELEPHONE LINE
 - - - OHU - - - EXISTING OVERHEAD UTILITIES
 - - - X - - - EXISTING FENCE
 - - - EXISTING STORM SEWER
 - - - PROPOSED STORM SEWER (STM)
 - STORM SEWER INLET
 - WATER VALVE
 - ⊕ WATER TEE FITTING
 - ⊙ CROSS FITTING
 - FIRE HYDRANT
 - WATER MANHOLE
 - SANITARY MANHOLE
 - ⊖ EXISTING SIGN



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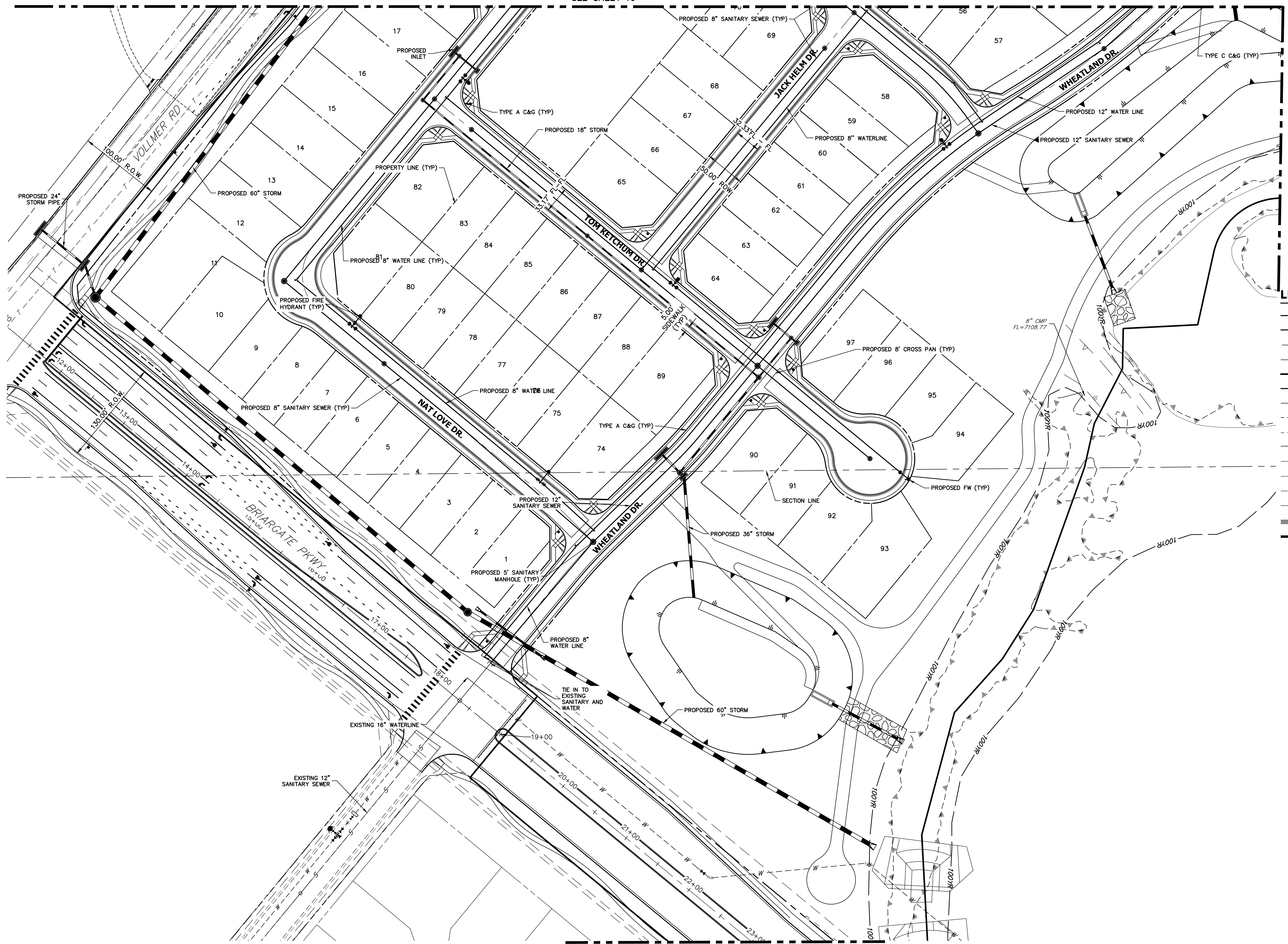
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H-SCALE	1" = 60'
V-SCALE	N/A
DATE	06/30/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

**HOMESTEAD NORTH AT
 STERLING RANCH**
 UTILITY PLAN

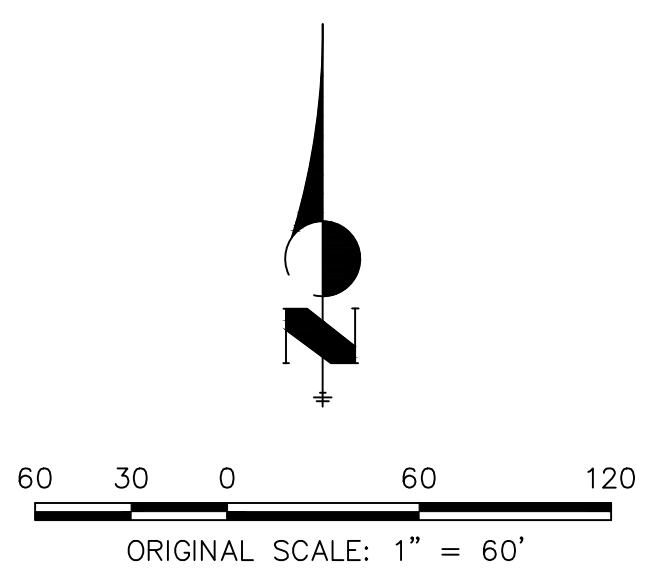
SEE SHEET 16



KEY MAP
SCALE: NTS

LEGEND

- PROPOSED SANITARY SEWER MAIN (SAN)
- PROPOSED WATER MAIN (WL)
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING WATER LINE
- — — — — PROJECT BOUNDARY
- - - - - PROPOSED R.O.W.
- - - - - EXISTING R.O.W.
- - - - - PROPOSED EASEMENT
- - - - - EXISTING EASEMENT
- - - - - EXISTING GAS LINE
- - - - - EXISTING ELECTRIC LINE
- - - - - EXISTING TELEPHONE LINE
- - - - - EXISTING OVERHEAD UTILITIES
- - - - - EXISTING FENCE
- - - - - EXISTING STORM SEWER
- - - - - PROPOSED STORM SEWER (STM)
- STORM SEWER INLET
- WATER VALVE
- ⊕ WATER TEE FITTING
- ⊙ CROSS FITTING
- FIRE HYDRANT
- WATER MANHOLE
- SANITARY MANHOLE
- ⊖ EXISTING SIGN



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SEE SHEET 19

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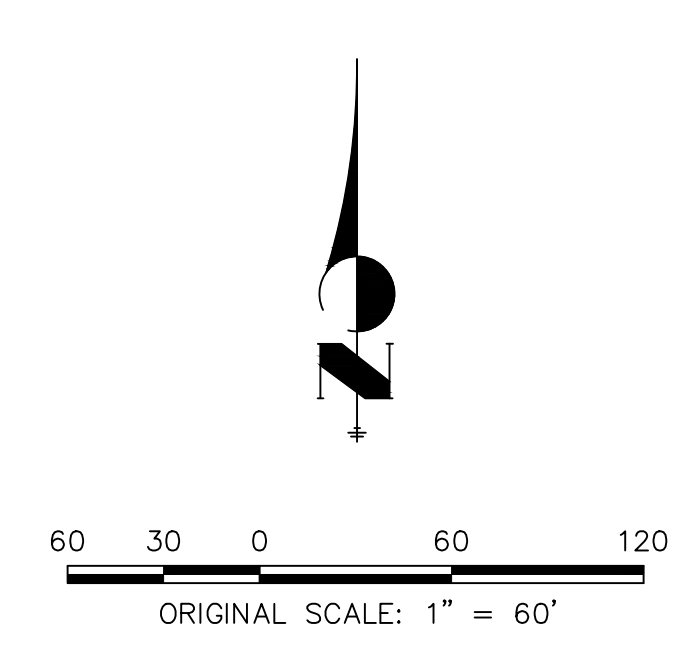
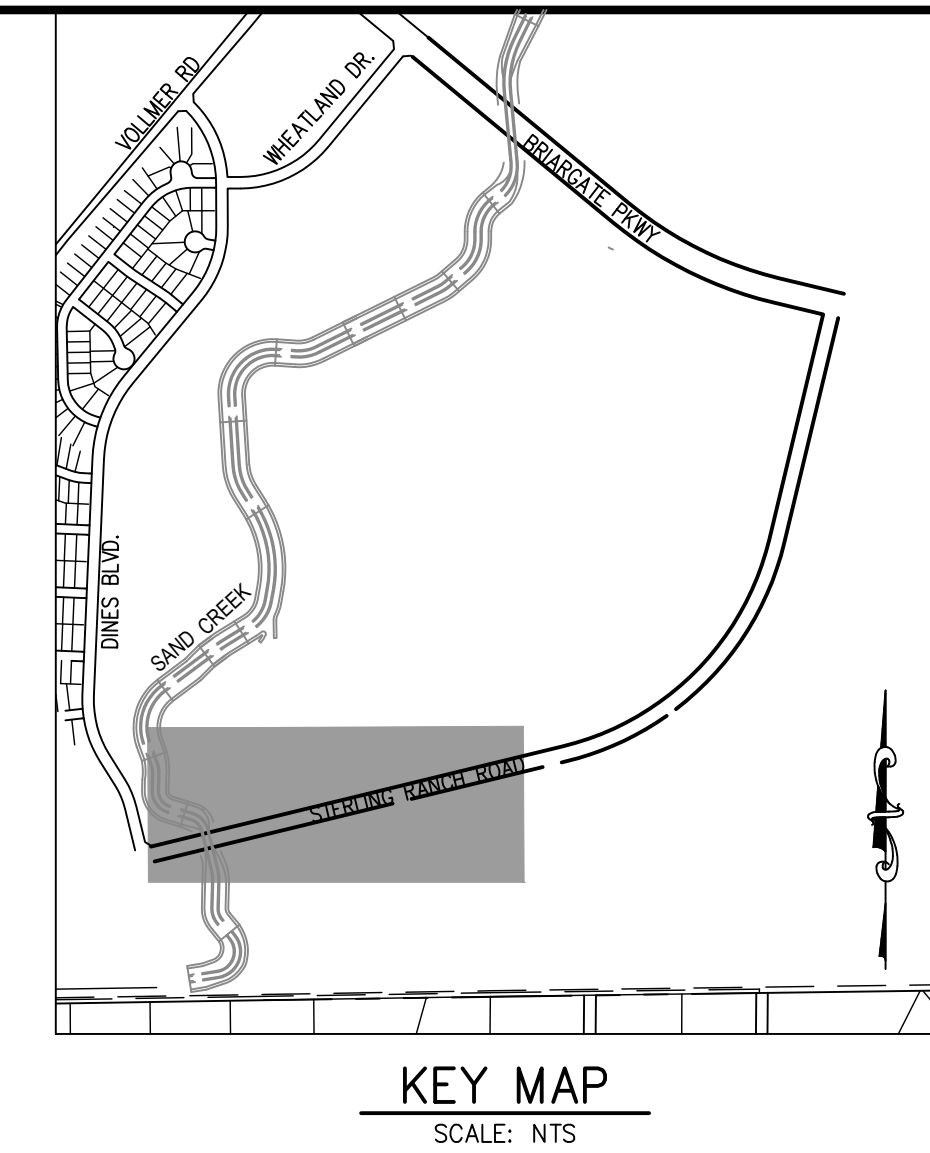
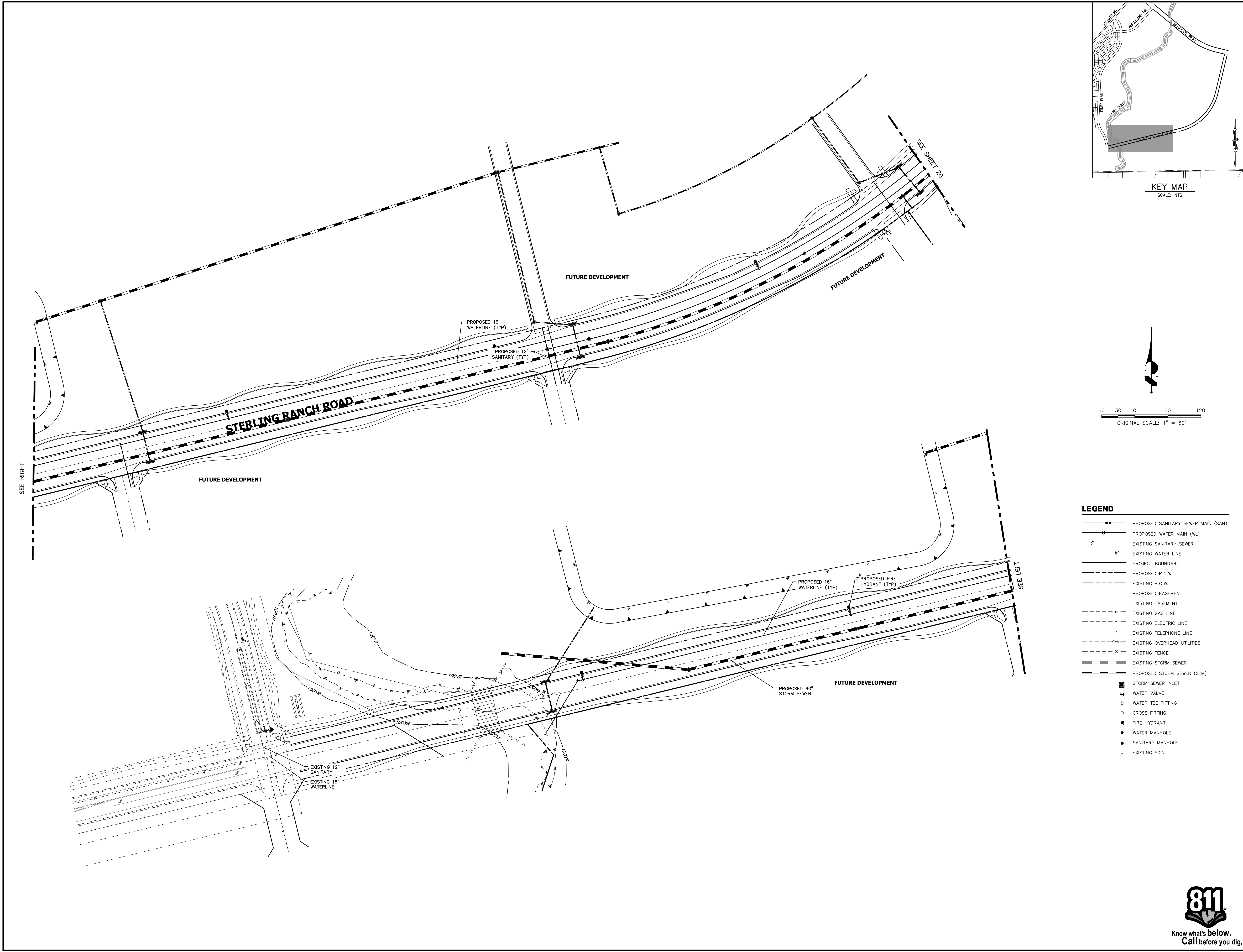
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DATE	06/30/21
DESIGNED BY	JRM
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**HOMESTEAD NORTH AT
STERLING RANCH**
UTILITY PLAN

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LEGEND

	PROPOSED SANITARY SEWER MAIN (SAN)
	PROPOSED WATER MAIN (WL)
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	PROJECT BOUNDARY
	PROPOSED R.O.W.
	EXISTING R.O.W.
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING TELEPHONE LINE
	EXISTING OVERHEAD UTILITIES
	EXISTING FENCE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER (STM)
	STORM SEWER INLET
	WATER VALVE
	WATER TEE FITTING
	CROSS FITTING
	FIRE HYDRANT
	WATER MANHOLE
	SANITARY MANHOLE
	EXISTING SIGN

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HOMESTEAD NORTH AT STERLING RANCH
 UTILITY PLAN
 SHEET 21 OF 25



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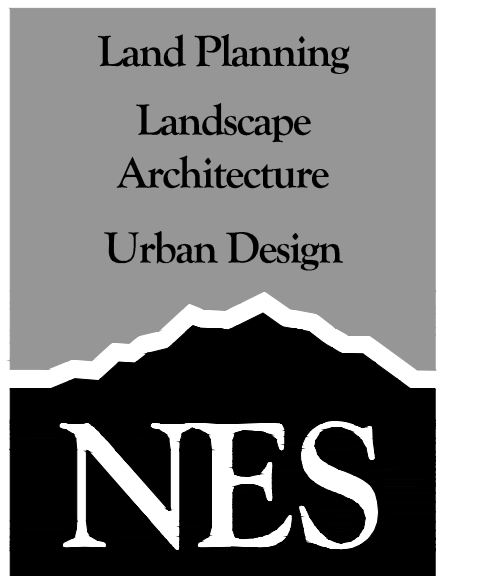
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HOMESTEAD NORTH PHASE 1

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
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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.
- 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.

Landscape Setbacks

See Code Section/Policy 320 & 317

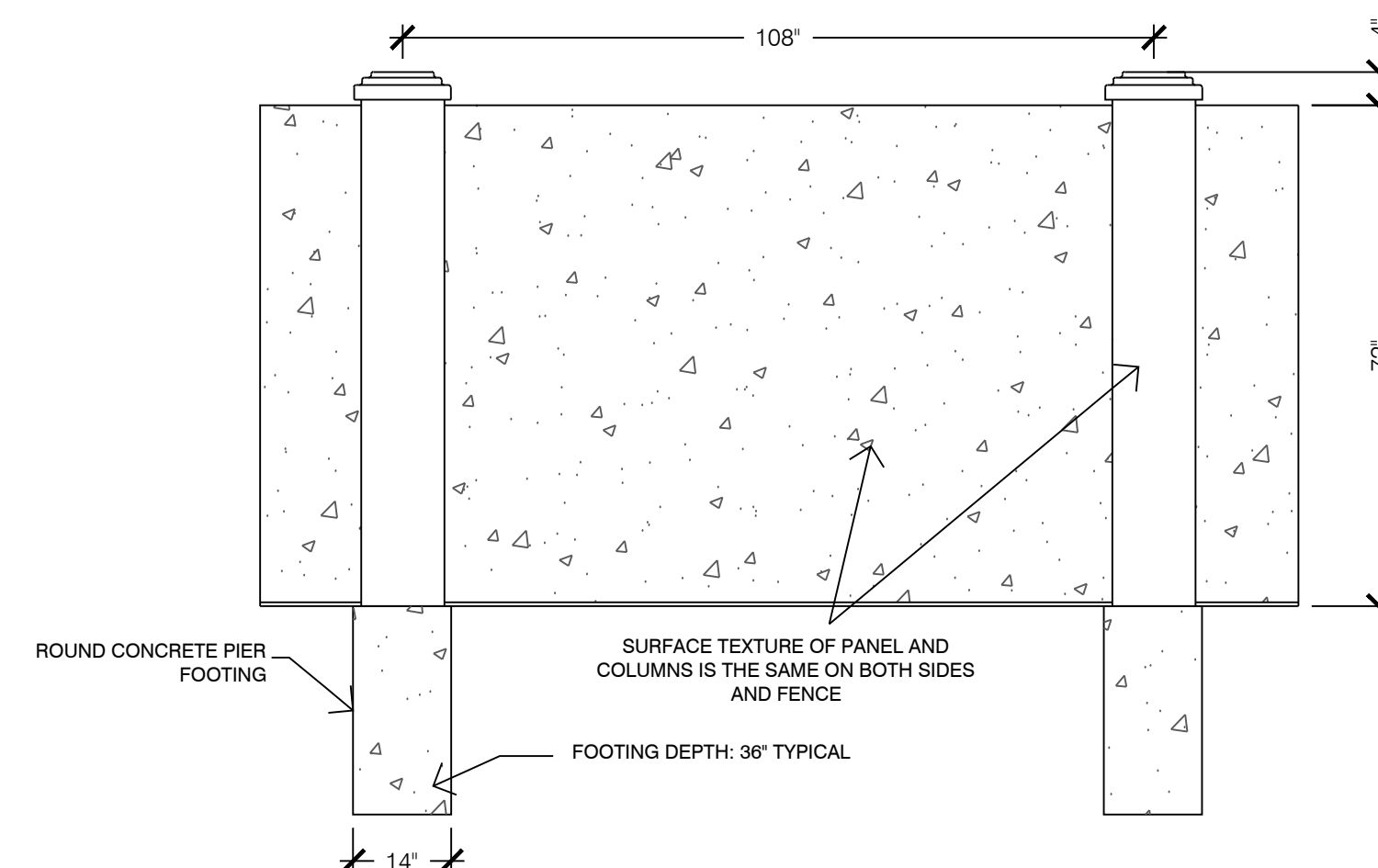
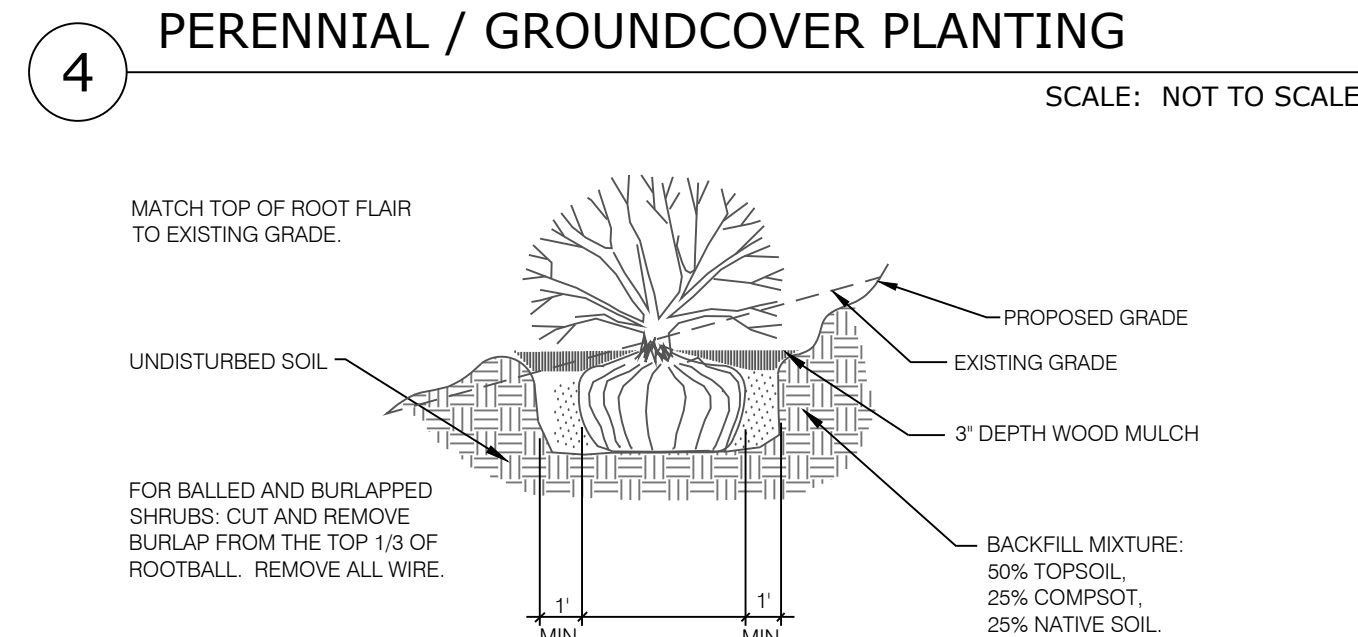
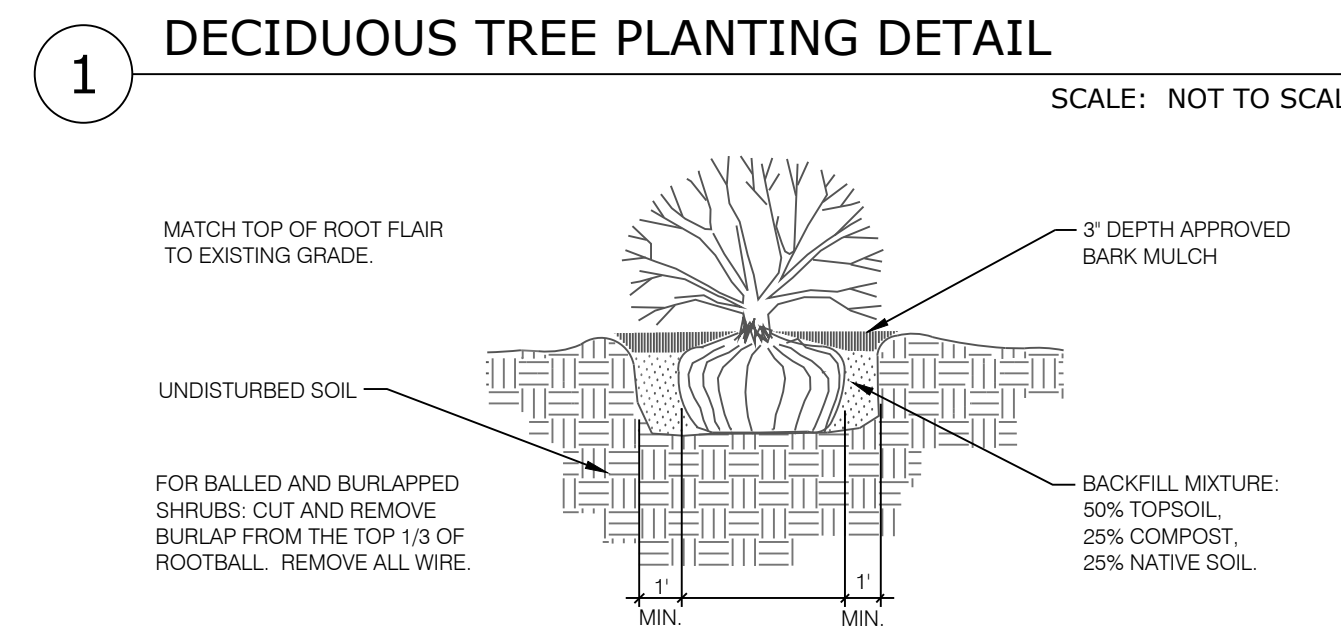
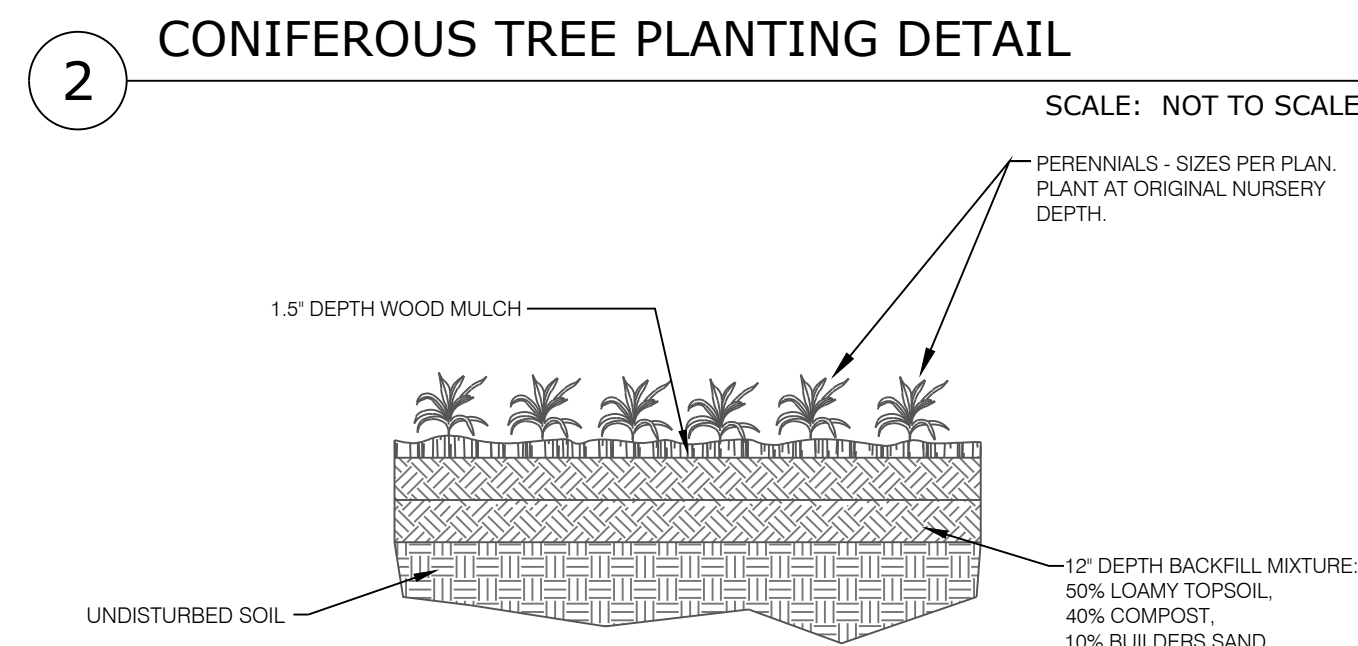
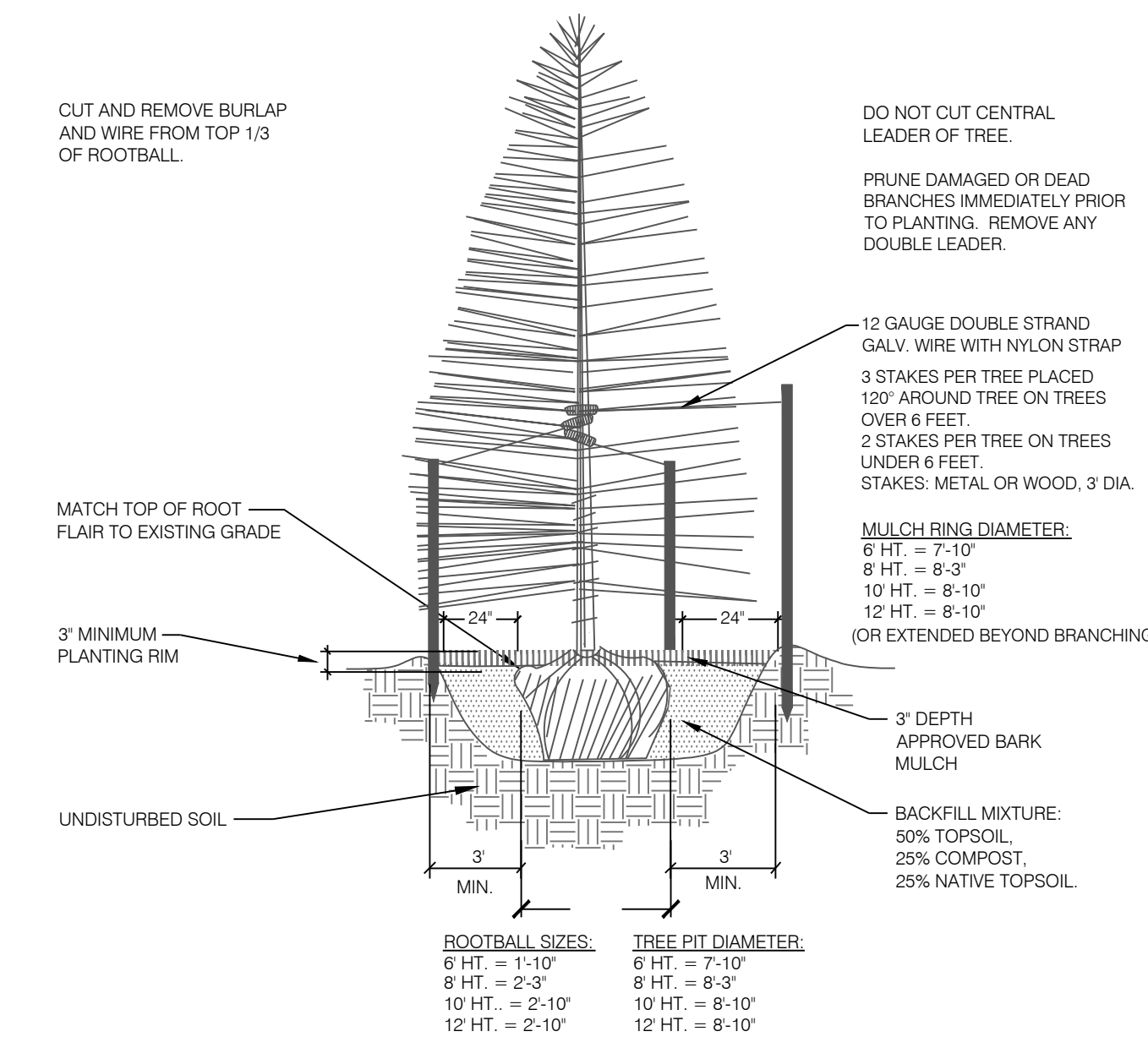
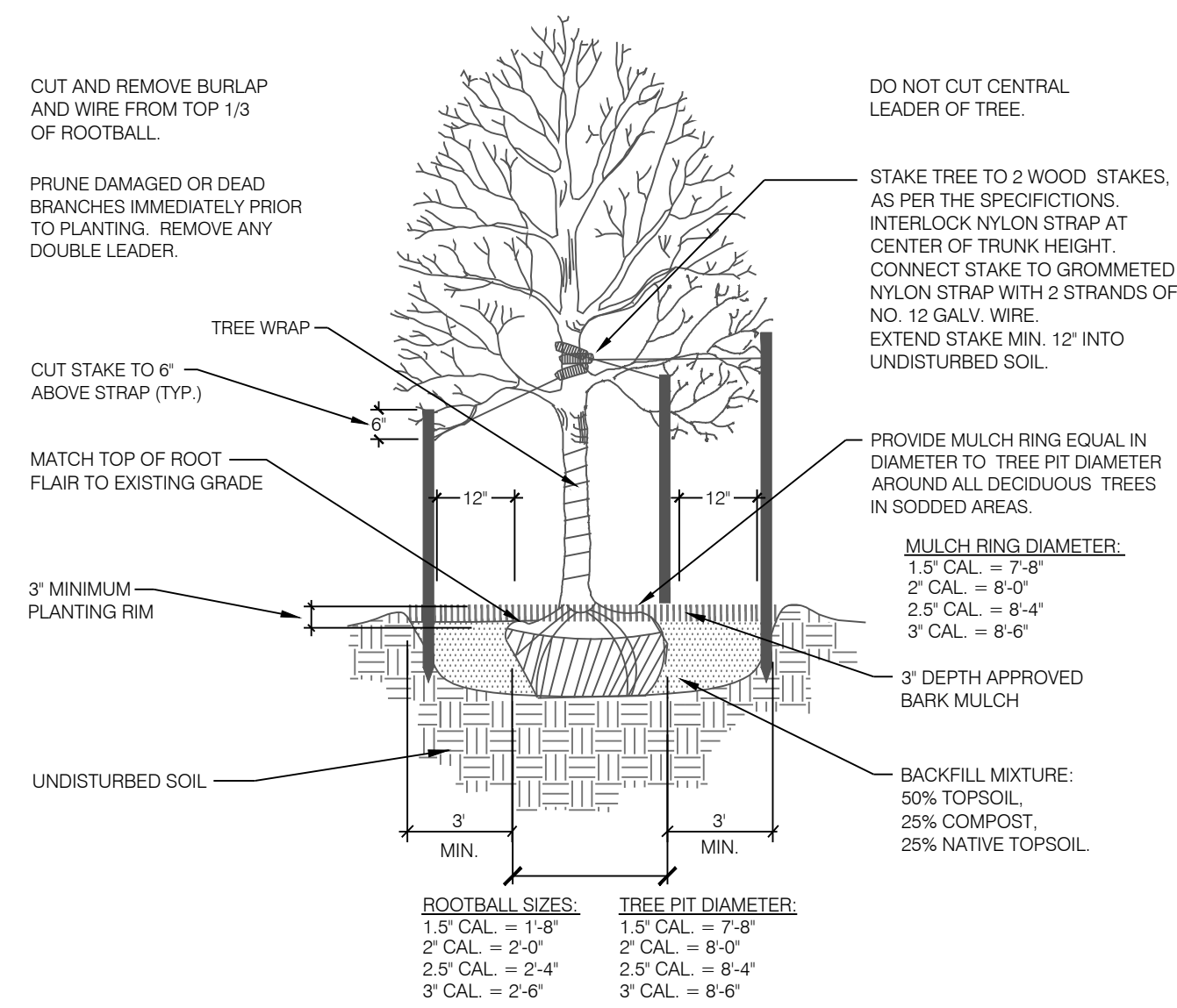
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Reg./ Prov.
Briargate Parkway	Principal Arterial	25	1,431	1 / 20'	71/67
Vollmer Road	Minor Arterial	20	1,230	1 / 25'	49/45
Shrub Substitutes Required / Provided	Ornamental Grass 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	46	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	10	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	30	Pinus mugo 'Mops' / Mugo Pine	4'	4'	5 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	238	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT
	Pvm	109	Panicum virgatum / Switch Grass	4'	1.5'	1 GAL	CONT
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Srf	48	Solidago rugosa 'Fireworks' / Wrinkleleaf Goldenrod	3'	2'	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



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PLANNING / LANDSCAPE ARCHITECT
ASSOCIATION WITH
SCALE
ISSUE INFO
SHEET TITLE
SHEET NUMBER

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
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS

LANDSCAPE NOTES & DETAILS

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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619 N. Cascade Avenue, Suite 200
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Tel. 719.471.0073
Fax 719.471.0267
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Figure 2-23. Sign Distance Triangle (Stop Controlled)

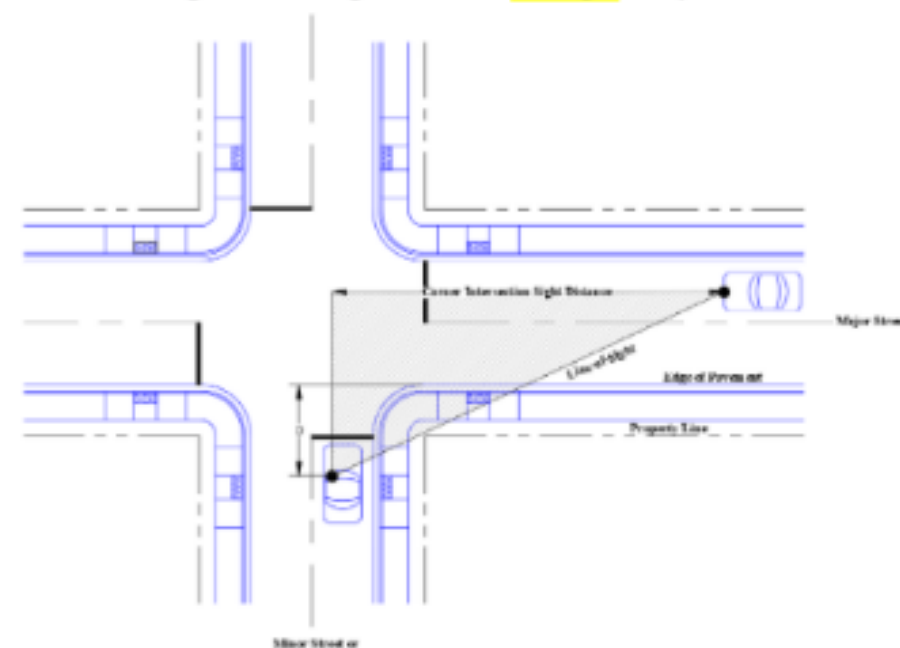
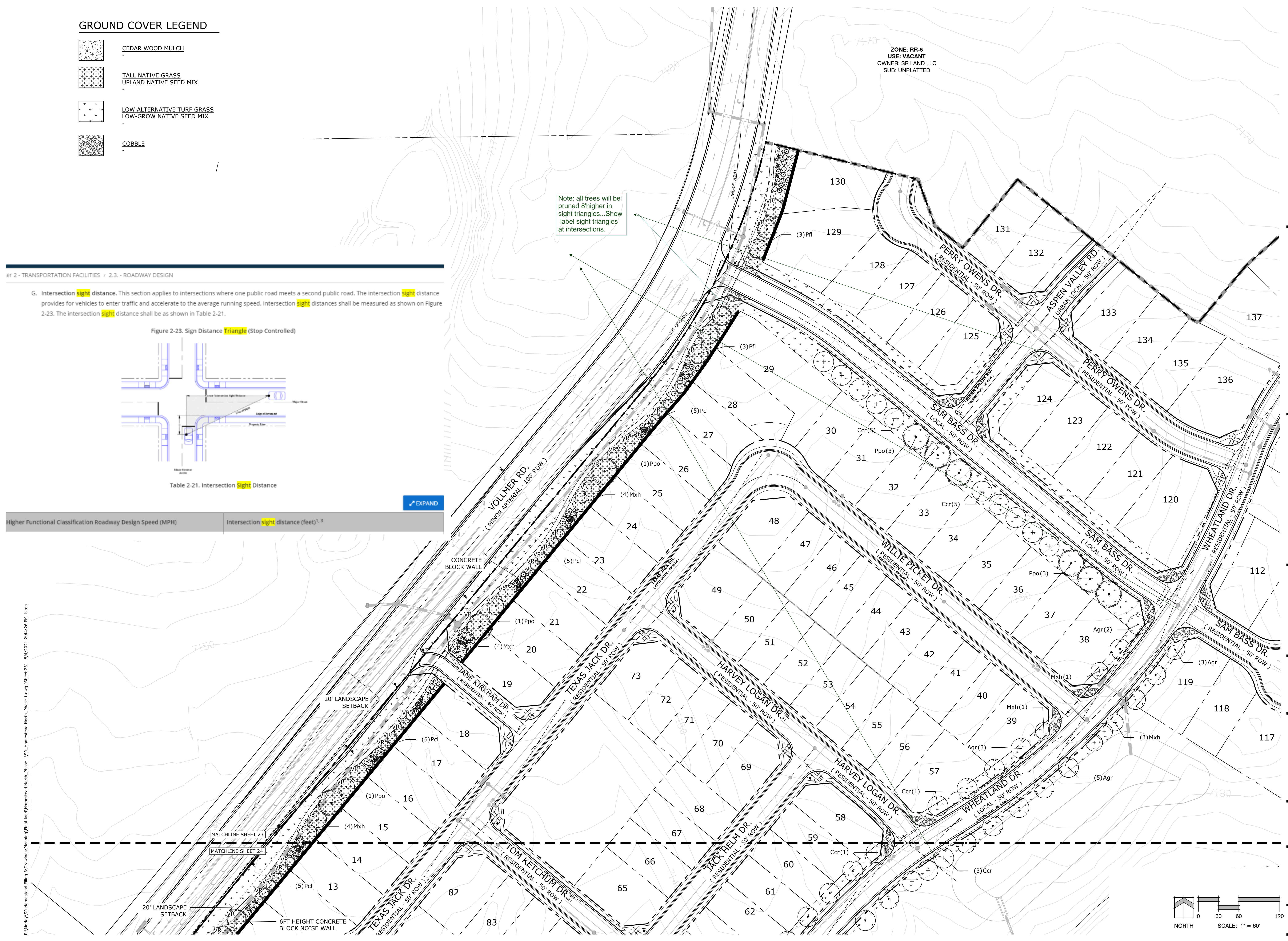


Table 2-21. Intersection **sight** Distance

Higher Functional Classification Roadway Design Speed (MPH)	Intersection sight distance (feet) ^{1,3}
35	1,000
40	1,100
45	1,200
50	1,300
55	1,400
60	1,500
65	1,600
70	1,700
75	1,800
80	1,900
85	2,000
90	2,100
95	2,200
100	2,300

Note: all trees will be pruned 8' higher in sight triangles...Show label sight triangles at intersections.



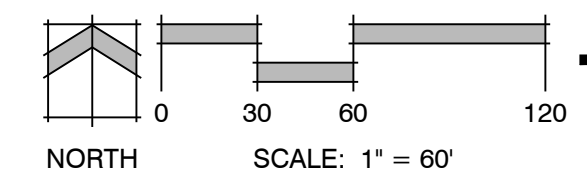
**STERLING RANCH
HOMESTEAD
NORTH**
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
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03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS

LANDSCAPE PLAN



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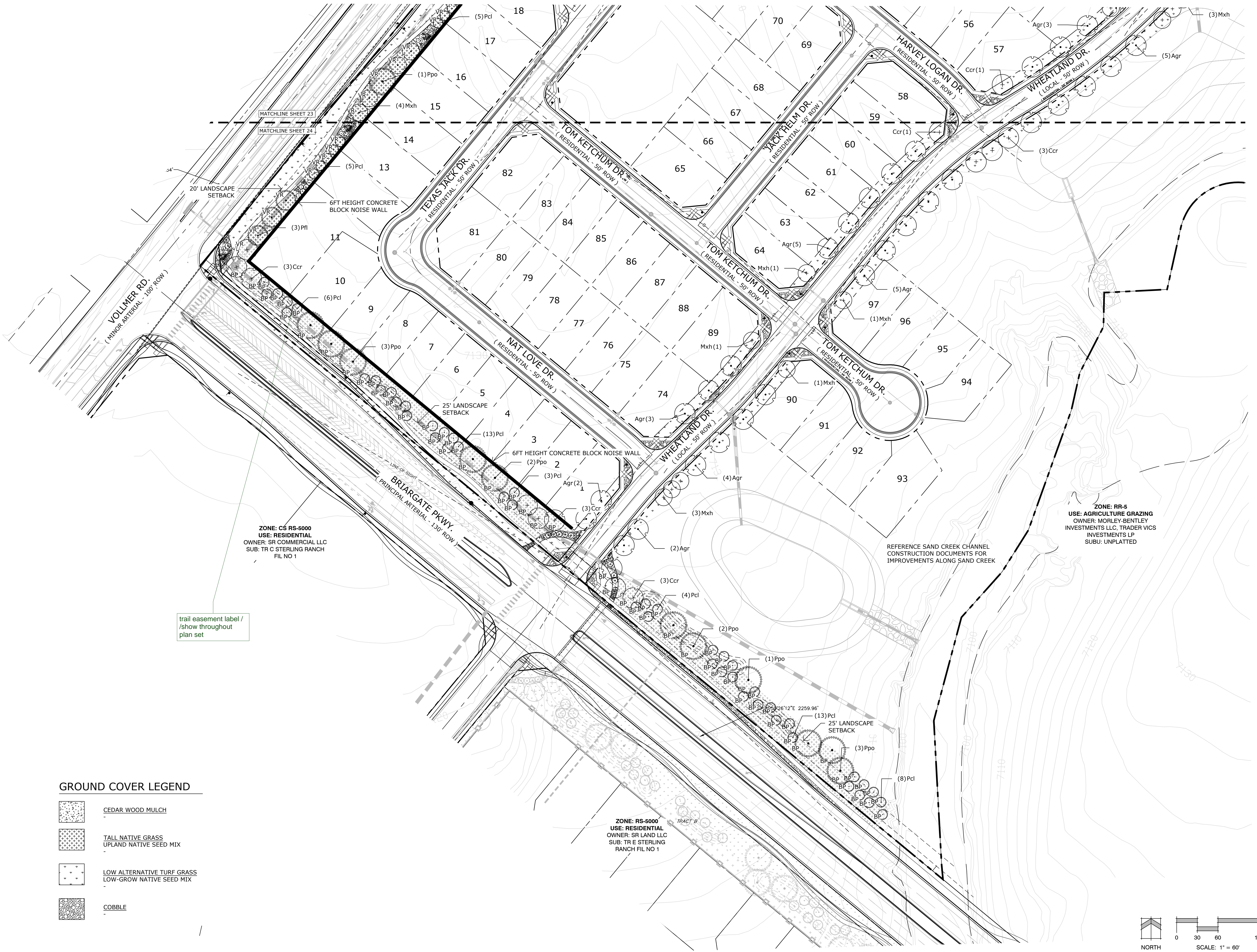
**STERLING RANCH
HOMESTEAD
NORTH**
PRELIMINARY PLAN
EL PASO COUNTY, CO

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

ENTITLEMENT


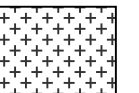


DATE	BY	DESCRIPTION
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08.02.2021	B.I.	PER COUNTY COMMENTS

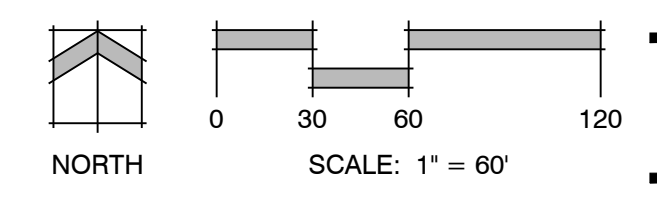
LANDSCAPE PLAN



trail easement label /
show throughout
plan set

GROUND COVER LEGEND

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



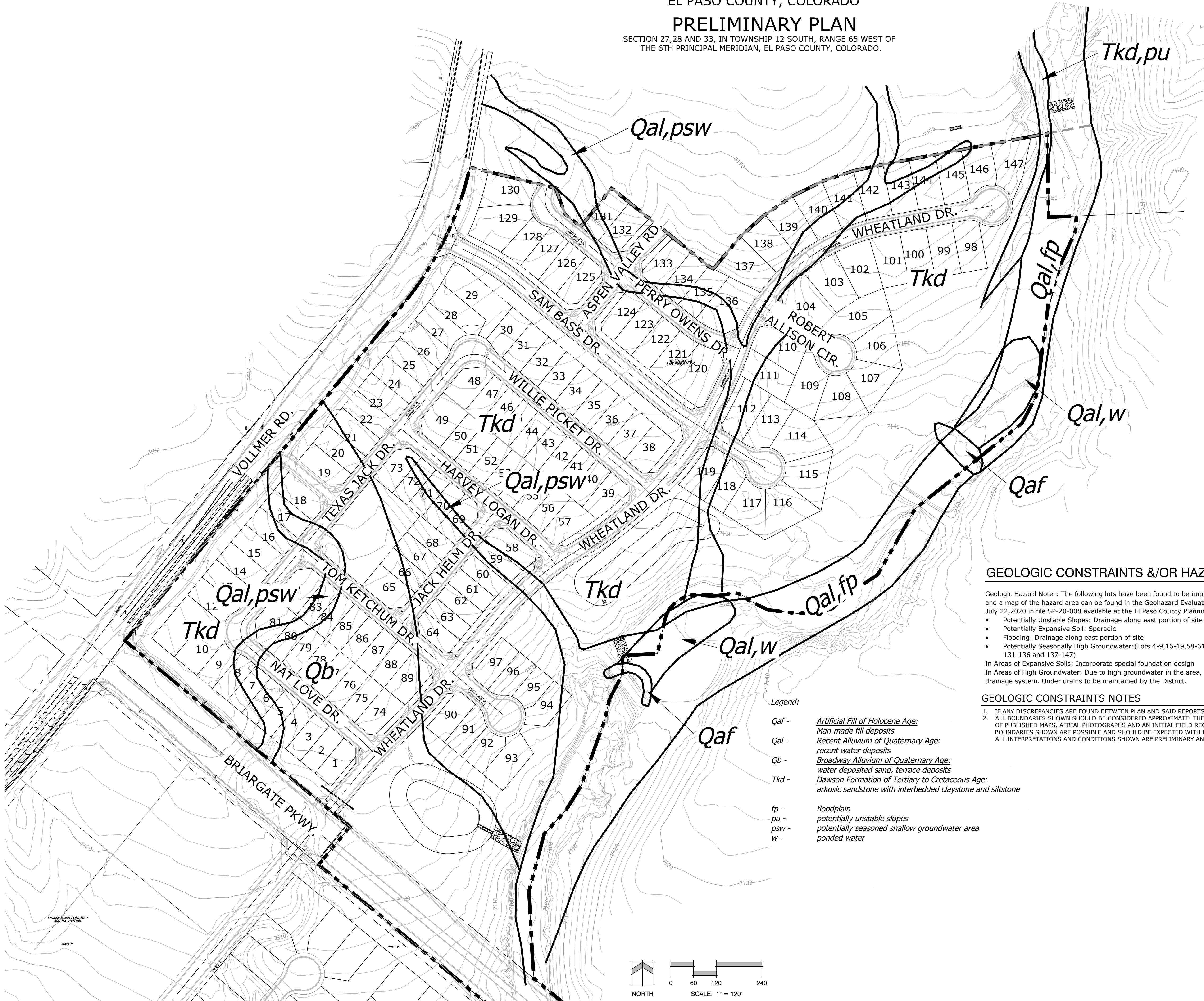
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HOMESTEAD NORTH PHASE 1

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.



GEOLOGIC CONSTRAINTS &/OR 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:

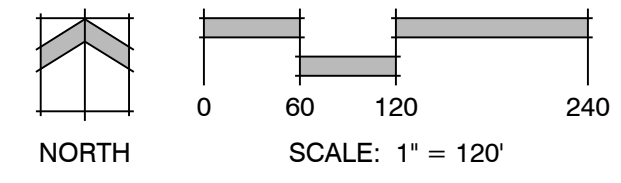
- Potentially Unstable Slopes: Drainage along east portion of site
- Potentially Expansive Soil: Sporadic
- Flooding: Drainage along east portion of site
- Potentially Seasonally High Groundwater: (Lots 4-9, 16-19, 58-61, 68-73, 103-104, 109-113, 118-120, 124-125, 131-136 and 137-147)

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 to be maintained by the District.

GEOLOGIC CONSTRAINTS NOTES

1. IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
2. 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.

- 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



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

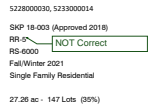
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03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS

SITE CONSTRAINTS EXHIBIT

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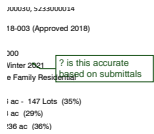
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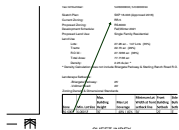
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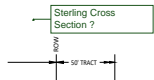


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? is this accurate based on submittals



Subject: Arrow
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 9/3/2021 7:08:06 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] Sheet 1
Author: dsdparsons
Date: 9/3/2021 8:05:20 AM
Status:
Color: ■
Layer:
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Sterling Cross Section ?

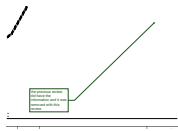


Subject: Callout
Page Label: [1] Sheet 3 ADJ Owners
Author: dsdparsons
Date: 9/3/2021 7:15:18 AM
Status:
Color: ■
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this is the tract exhibit (Add dimensions SF and acreage to all tracts; Subdivision Boundary shall be depicted with distance and bearings

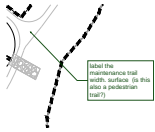


Subject: Image
Page Label: [1] Sheet 3 ADJ Owners
Author: dsdparsons
Date: 9/3/2021 7:14:49 AM
Status:
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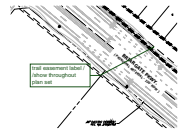
Subject: Callout
Page Label: [1] Sheet 3 ADJ Owners
Author: dsdparsons
Date: 9/3/2021 7:15:16 AM
Status:
Color: ■
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the previous review did have the information and it was removed with this review



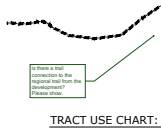
Subject: Callout
Page Label: [1] Sheet 3 ADJ Owners
Author: dsdparsons
Date: 9/3/2021 7:16:15 AM
Status:
Color: ■
Layer:
Space:

label the maintenance trail width, surface (is this also a pedestrian trail?)



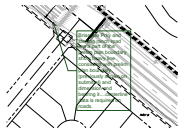
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Page Label: [1] Sheet 3 ADJ Owners
Author: dsdparsons
Date: 9/3/2021 7:26:17 AM
Status:
Color: ■
Layer:
Space:

trail easement label //show throughout plan set



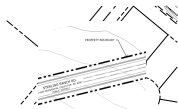
Subject: Callout
Page Label: [1] Sheet 3 ADJ Owners
Author: dsdparsons
Date: 9/3/2021 7:27:10 AM
Status:
Color: ■
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is there a trail connection to the regional trail from the development? Please show.



Subject: Callout
Page Label: [1] Sheet 3 ADJ Owners
Author: dsdparsons
Date: 9/3/2021 8:00:20 AM
Status:
Color: ■
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Briargate Prky and sterling ranch road are a part of the prelim plan boundary show heavy line consistent with prelim plan boundary (previously shown on submittal) and dimension and bearing it....centerline data is required on roads.

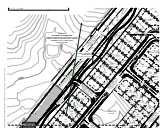


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Page Label: [1] Sheet 3 ADJ Owners
Author: dsdparsons
Date: 9/3/2021 7:59:18 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] Sheet 4
Author: dsdparsons
Date: 9/3/2021 7:54:04 AM
Status:
Color: ■
Layer:
Space:

lot dimensions have been and are required all
prelim plan sheets/ tract dimensions are required



Subject: Arrow
Page Label: [1] Sheet 4
Author: dsdparsons
Date: 9/3/2021 7:54:45 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] Sheet 4
Author: dsdparsons
Date: 9/3/2021 7:54:52 AM
Status:
Color: ■
Layer:
Space:



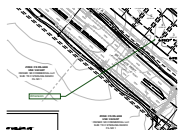
Subject: Callout
Page Label: [1] Sheet 4
Author: dsdparsons
Date: 9/3/2021 7:56:03 AM
Status:
Color: ■
Layer:
Space:

how do we check SF or acreage if dimensions are
not shown on tracts...



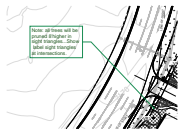
Subject: Callout
Page Label: [1] Sheet 5
Author: dsdparsons
Date: 9/3/2021 7:19:41 AM
Status:
Color: ■
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Space:

Put the distance and bearings on the subdivision
boundary as required all sheets. Please see
checklist if you have questions.



Subject: Callout
Page Label: [1] Sheet 6
Author: dsdparsons
Date: 9/3/2021 8:01:15 AM
Status:
Color: ■
Layer:
Space:

dimension



Subject: Callout
Page Label: [1] Sheet 23
Author: dsdparsons
Date: 9/3/2021 7:24:17 AM
Status:
Color: ■
Layer:
Space:

Note: all trees will be pruned 8' higher in sight triangles...Show label sight triangles at intersections.



Subject: Image
Page Label: [1] Sheet 23
Author: dsdparsons
Date: 9/3/2021 7:23:43 AM
Status:
Color: ■
Layer:
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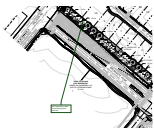
Subject: Arrow
Page Label: [1] Sheet 23
Author: dsdparsons
Date: 9/3/2021 7:24:39 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] Sheet 23
Author: dsdparsons
Date: 9/3/2021 7:24:43 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] Sheet 23
Author: dsdparsons
Date: 9/3/2021 7:24:50 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] Sheet 24
Author: dsdparsons
Date: 9/3/2021 7:25:56 AM
Status:
Color: ■
Layer:
Space:

trail easement label //show throughout plan set