

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

1. All trails to be non-motorized trails.
2. Trails labeled as "County Regional Trail" will be maintained by El Paso County Parks Department.
3. Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
4. 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.
5. 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.
6. 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.
7. Residential lots shall not have direct access to Vollmer Road (Minor Arterial), Briargate Parkway (Principal Arterial).
8. "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."
9. 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.
10. 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
11. 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 Park 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).
12. The District will build and maintain a noise wall along lots adjacent to Vollmer Road and Briargate Parkway.
13. 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.

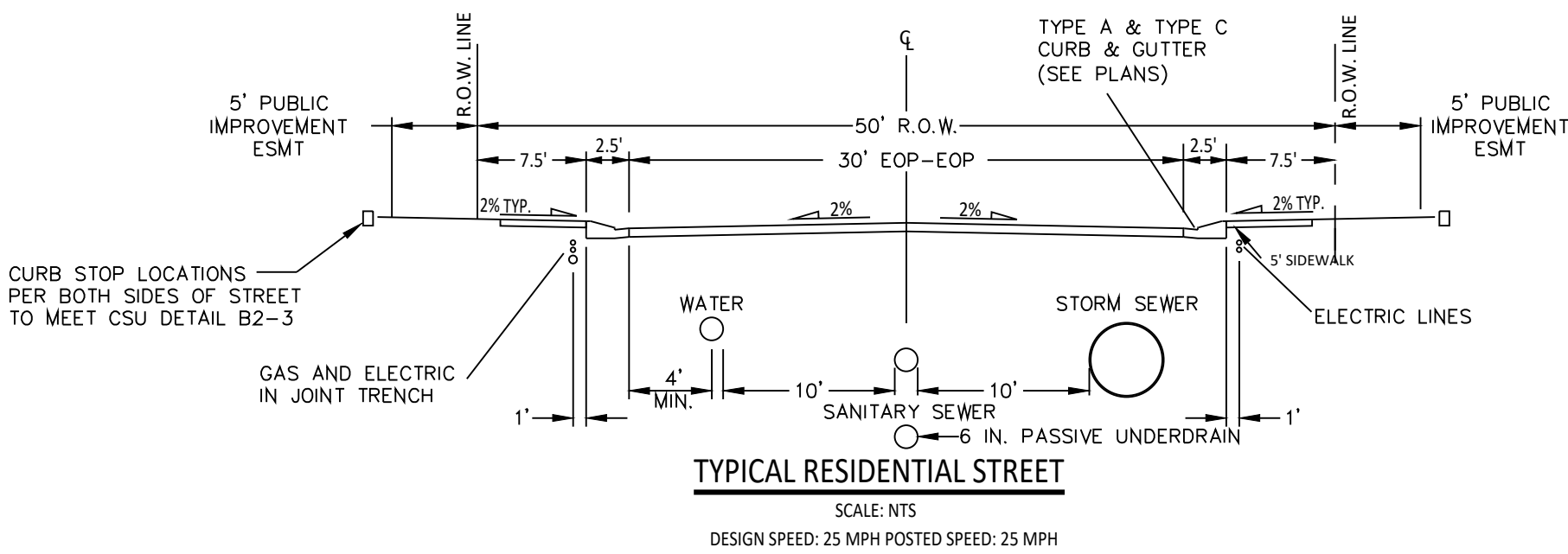
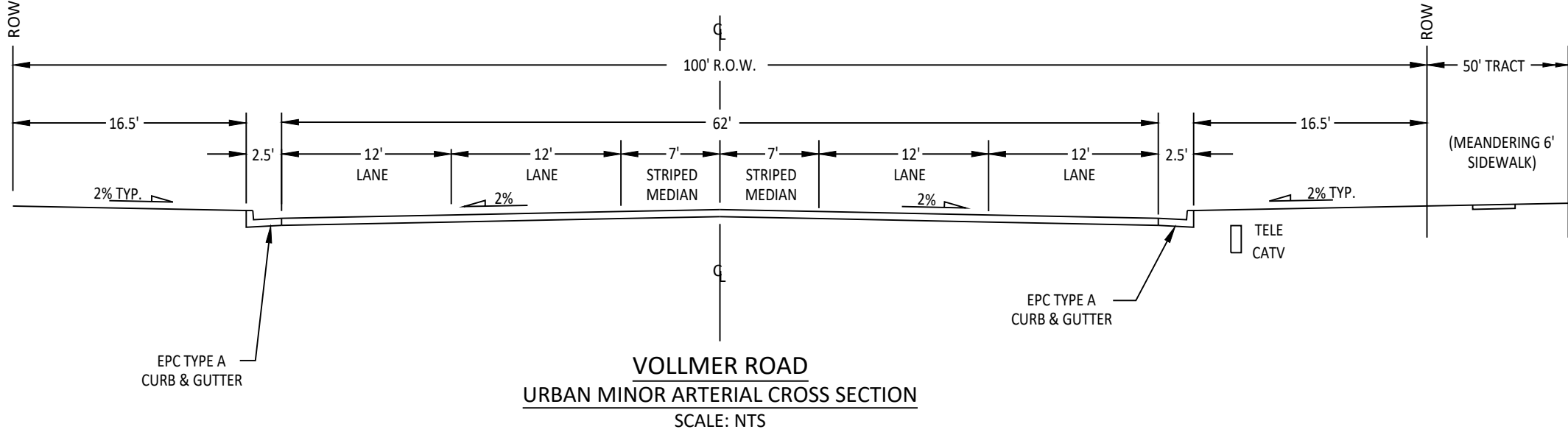
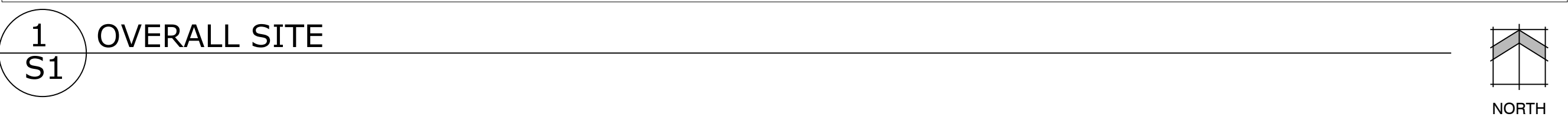
1. Floodplain Statement: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone AE of the FEMA Floodplain Map No. 08041C0535G, dated December 7, 2018. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

Geologic Hazard 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 Seasonal 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.



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 1 of 25:	COVER SHEET
SHEET 2 of 25:	LEGAL BOUNDARY EXHIBIT
SHEET 3 of 25:	TRACT EXHIBIT
SHEET 4 of 25:	PRELIMINARY SITE PLAN
SHEET 5 of 25:	PRELIMINARY SITE PLAN
SHEET 6 of 25:	PRELIMINARY SITE PLAN
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

EL PASO COUNTY, CO

ENTITLEMENT

COVER SHEET

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 3.14" 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 RECORDER, THE FOLLOWING THREE (3) COURSES:

1. S50°26'12"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 26°05'19" AND AN ARC LENGTH OF 881.07 FEET, TO A POINT OF TANGENT;
3. S76°19'20"W A DISTANCE OF 71.66 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 RECORDER;

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

1. S13°29'29"W A DISTANCE OF 1,333.94 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 1,889.22 FEET, TO A POINT OF;
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°01'20"E A DISTANCE OF 2,208.31 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1,801.47 FEET, TO A POINT OF TANGENT;
3. N13°29'29"W A DISTANCE OF 1,203.94 FEET;

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

1. N76°31'31"W A DISTANCE OF 267.57 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,065.00 FEET, A CENTRAL ANGLE OF 26°05'19" AND AN ARC LENGTH OF 940.26 FEET, TO A POINT OF TANGENT;
3. N02°26'12"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°26'12"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 N51°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°16'19"W, HAVING A RADIUS OF 814.82 FEET, A CENTRAL ANGLE OF 12°28'32" AND AN ARC LENGTH OF 177.42 FEET, TO A POINT OF NON-TANGENT;
4. S76°13'25"E A DISTANCE OF 185.19 FEET;
5. S76°20'29"E A DISTANCE OF 50.05 FEET;
6. S11°07'11"W A DISTANCE OF 3.91 FEET;
7. S20°05'15"E A DISTANCE OF 68.42 FEET;
8. S51°17'41"E A DISTANCE OF 52.77 FEET;
9. N03°42'19"E A DISTANCE OF 130.03 FEET;
10. S51°16'53"E A DISTANCE OF 128.03 FEET;
11. S51°17'40"E A DISTANCE OF 80.48 FEET;
12. S51°16'53"E A DISTANCE OF 128.03 FEET;
13. S51°17'40"E A DISTANCE OF 80.48 FEET;
14. S51°16'53"E A DISTANCE OF 128.03 FEET;
15. S51°17'40"E A DISTANCE OF 80.48 FEET;
16. S51°16'53"E A DISTANCE OF 128.03 FEET;
17. S51°17'40"E A DISTANCE OF 80.48 FEET;
18. S51°16'53"E A DISTANCE OF 128.03 FEET;
19. N07°01'20"E A DISTANCE OF 79.85 FEET;
20. N76°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, S05°53'19"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°34'53"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 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°35'35"W A DISTANCE OF 198.68 FEET;
8. S56°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 52.74 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.

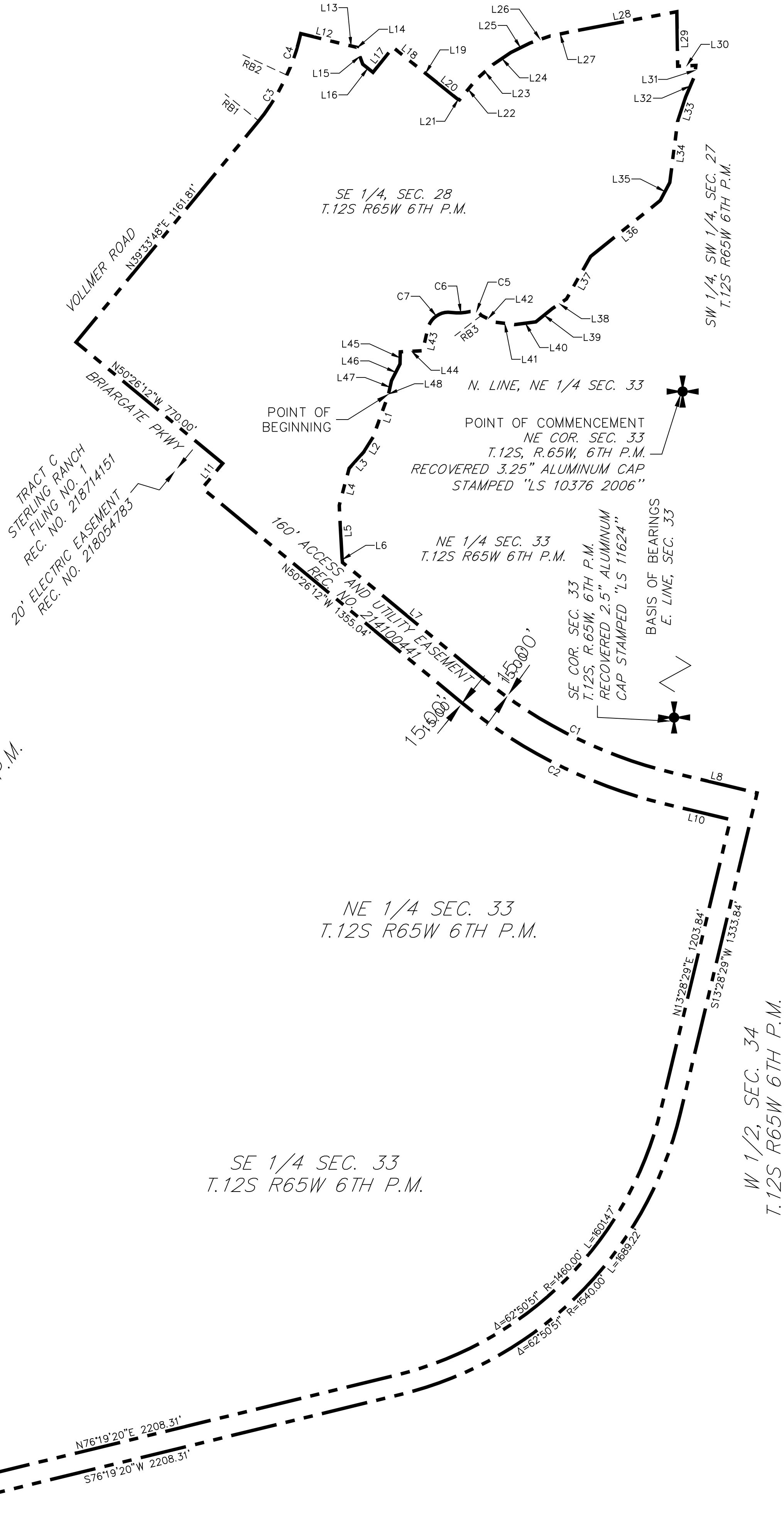
STERLING RANCH FILING NO. 1
REC. NO. 218714151

SW 1/4 SEC. 33
T.12S R65W 6TH P.M.

SE 1/4 SEC. 33
T.12S R65W 6TH P.M.

NE 1/4 SEC. 33
T.12S R65W 6TH P.M.

NW 1/4 SEC. 33
T.12S R65W 6TH P.M.



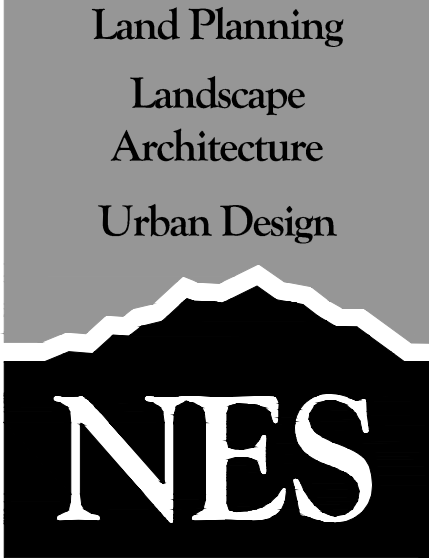
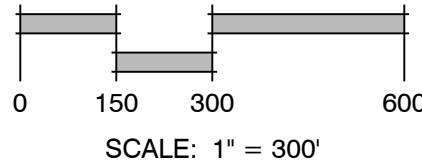
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°42'21"W	184.86'
L2	S32°15'45"W	71.66'
L3	S41°47'19"W	88.37'
L4	S14°57'52"W	155.36'
L5	S03°04'57"E	208.19'
L6	S05°19'07"E	22.87'
L7	S50°26'12"E	725.53'
L8	S76°31'31"E	347.57'
L9	N13°40'40"W	80.00'
L10	N76°31'31"W	267.57'
L11	N39°33'48"E	130.00'
L12	S76°13'25"E	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 TABLE		
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°53'09"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°35'35"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 TABLE		
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 TABLE			
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'

RADIAL BEARING TABLE	
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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PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

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

SEAL

ENTITLEMENT

REUSE INFO

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

REUSE FRAGMENT

SHEET TITLE

LEGAL BOUNDARY
EXHIBIT

SHEET NUMBER

2 OF 25

SP-20-008

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

Land Planning
Landscape
Architecture
Urban Design

NES

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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PLANNED LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH
HOMESTEAD
NORTH PHASE 1

PRELIMINARY PLAN

EL PASO COUNTY, CO

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

SEAL

ENTITLEMENT

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

ISSUE / REVISION

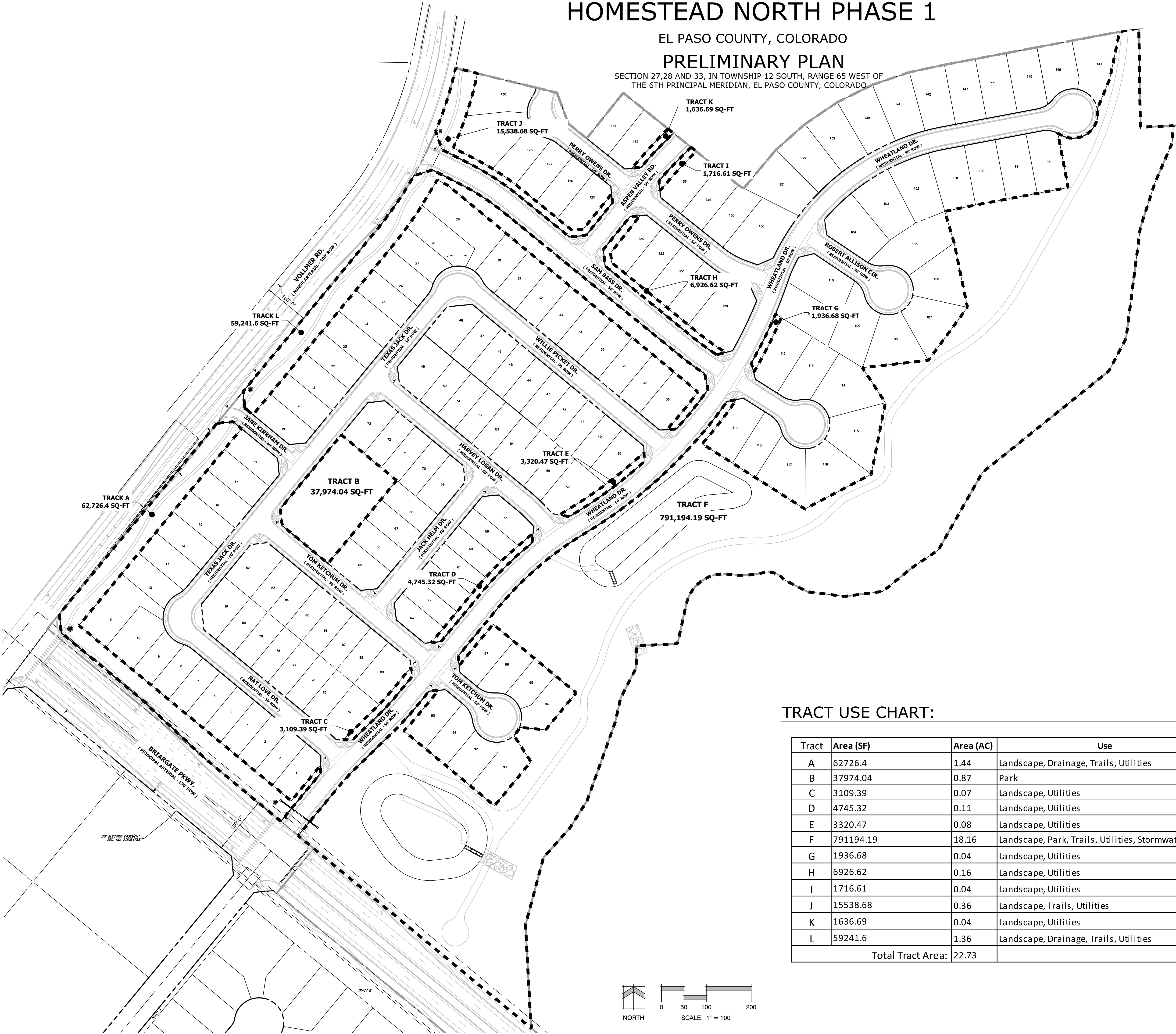
TRACT EXHIBIT

SHEET TITLE

SHEET NUMBER

PLANTING # SP-20-008

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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		

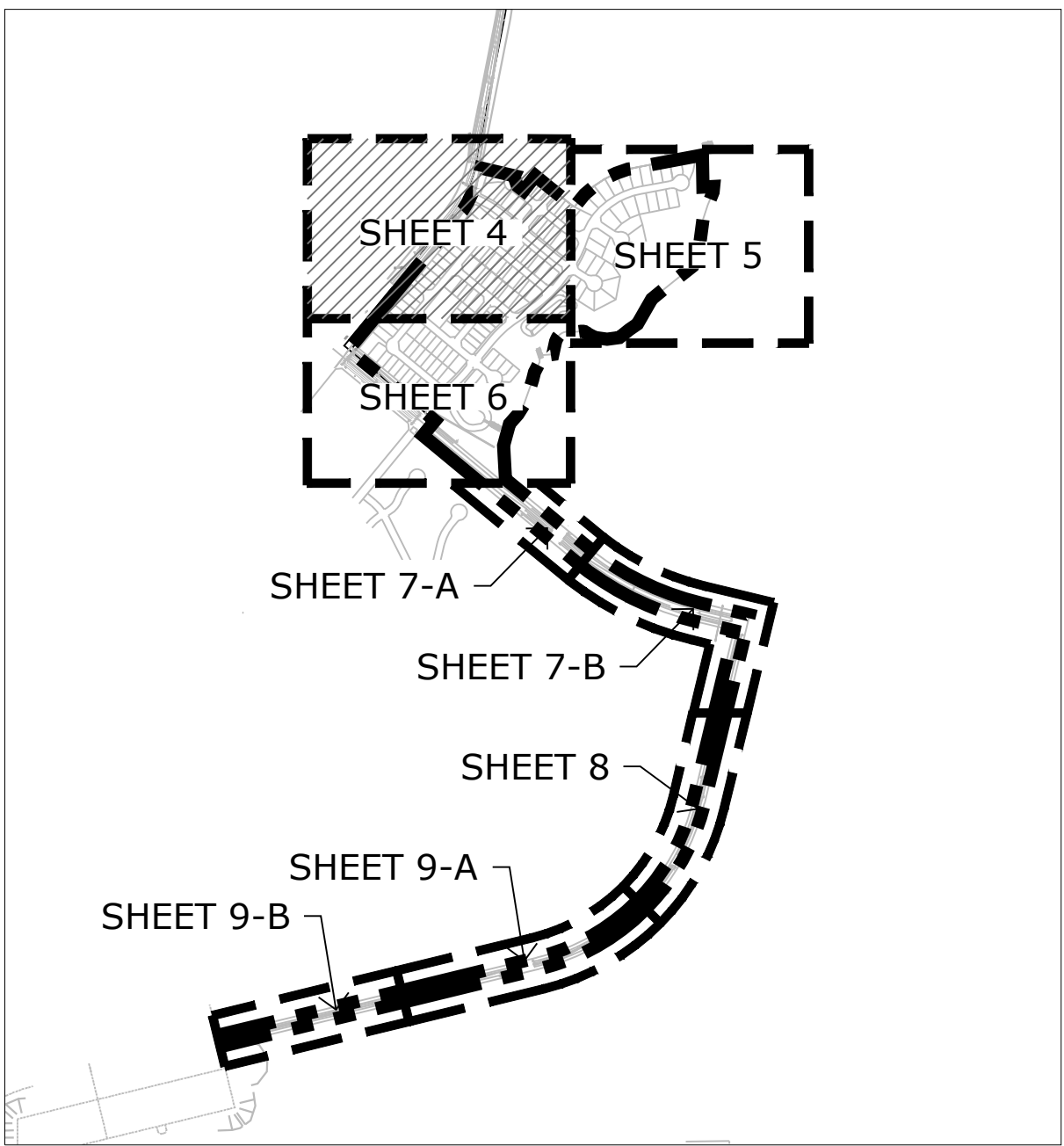
HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

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

SHEET KEY MAP



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

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

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

P:\Vedre\SP\Homestead Filing 3\Drawings\Planning\Develop\Homestead North Phase 1\SR_Homestead North_Phase 1_P1.dwg [Sheet 4] 8/17/2021 2:38:33 PM bitan



Land Planning
Landscape
Architecture
Urban Design

NES

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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

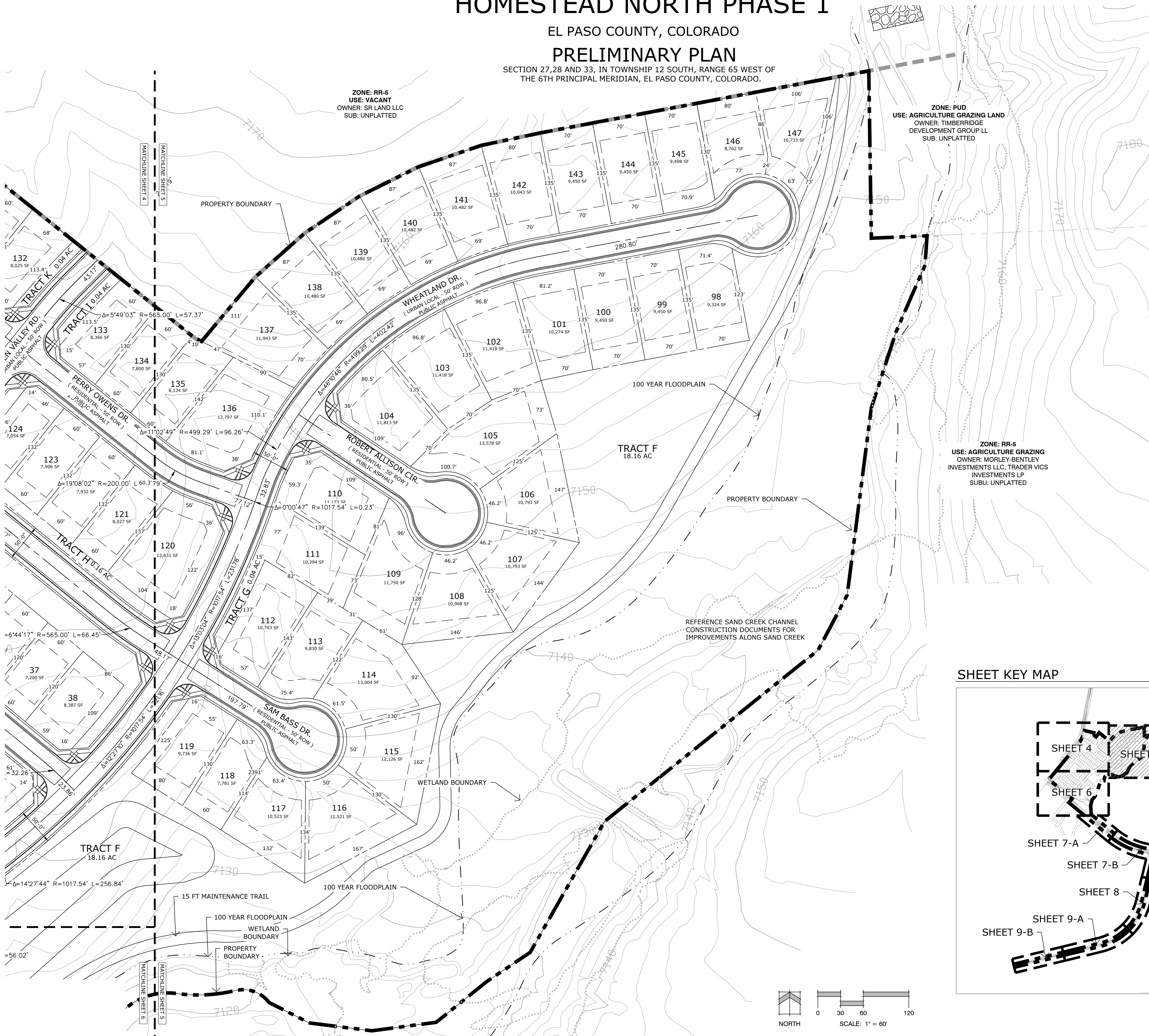
PRELIMINARY SITE PLAN

HOMESTEAD NORTH PHASE 1

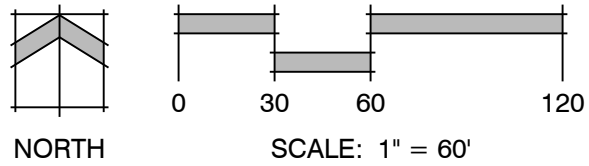
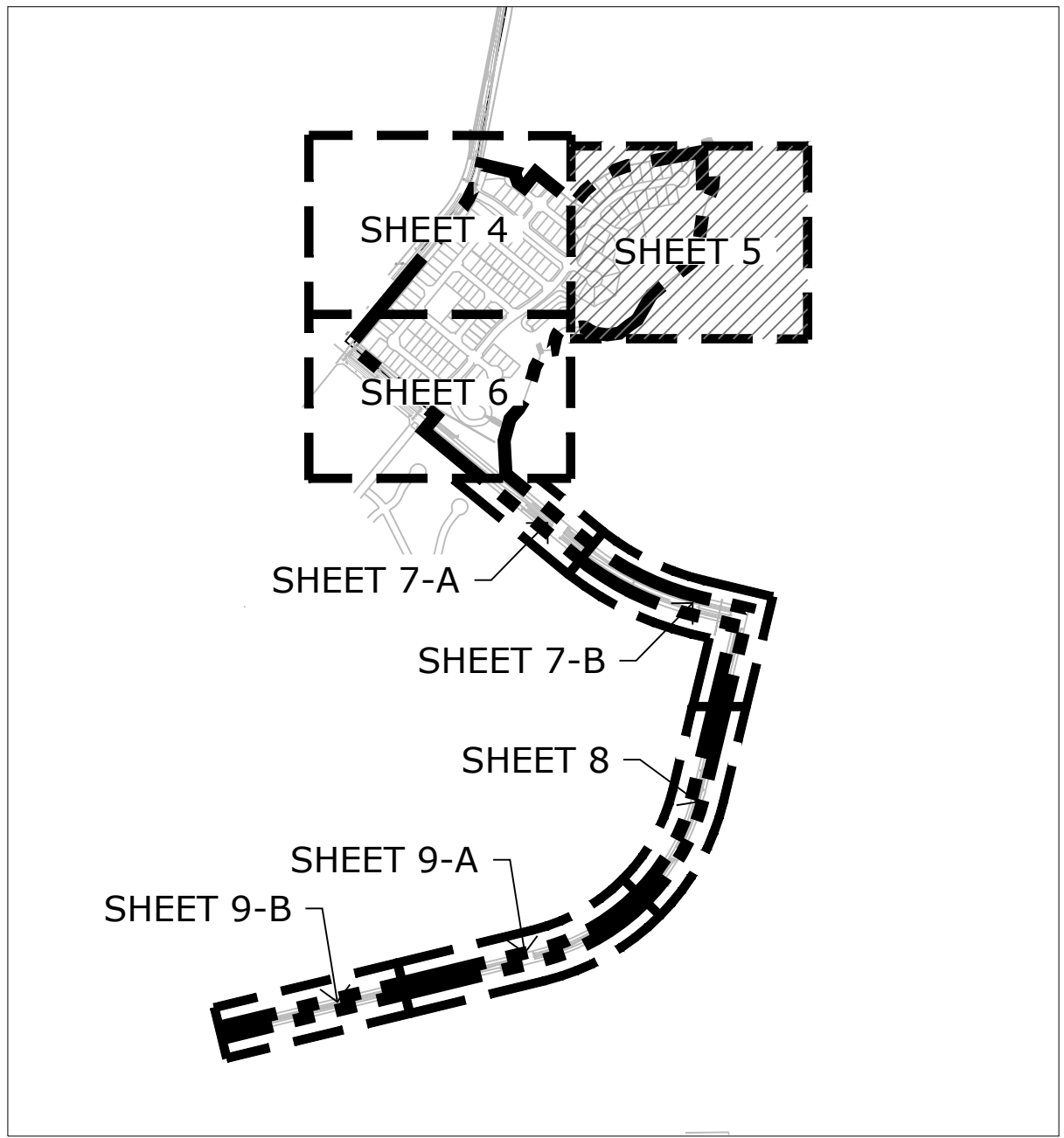
EL PASO COUNTY, COLORADO

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



Land Planning
Landscape
Architecture
Urban Design

NES

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

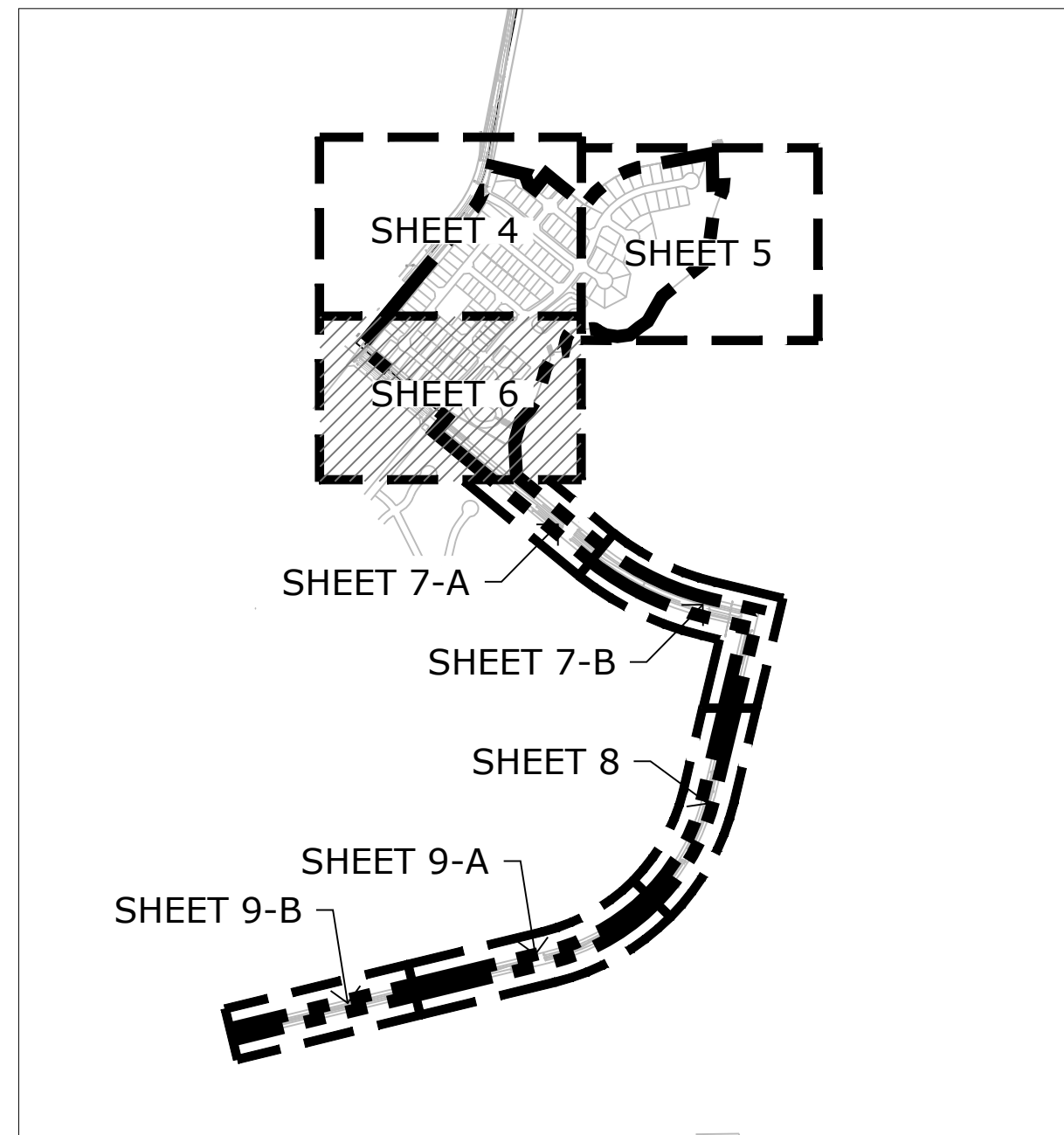
DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS

PRELIMINARY SITE PLAN

5 OF 25

SP-20-008

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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SP-20-008

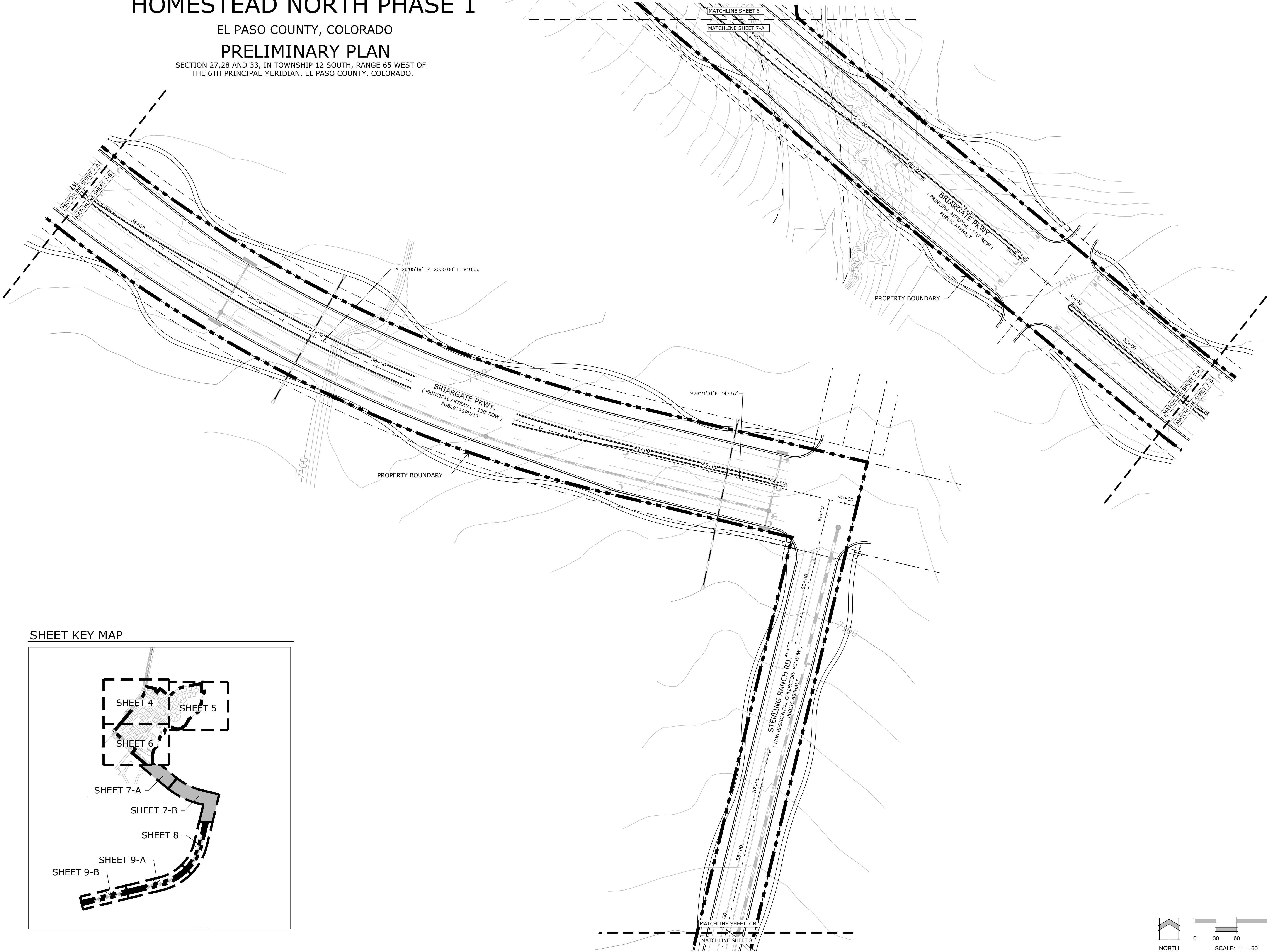
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HOMESTEAD NORTH PHASE 1

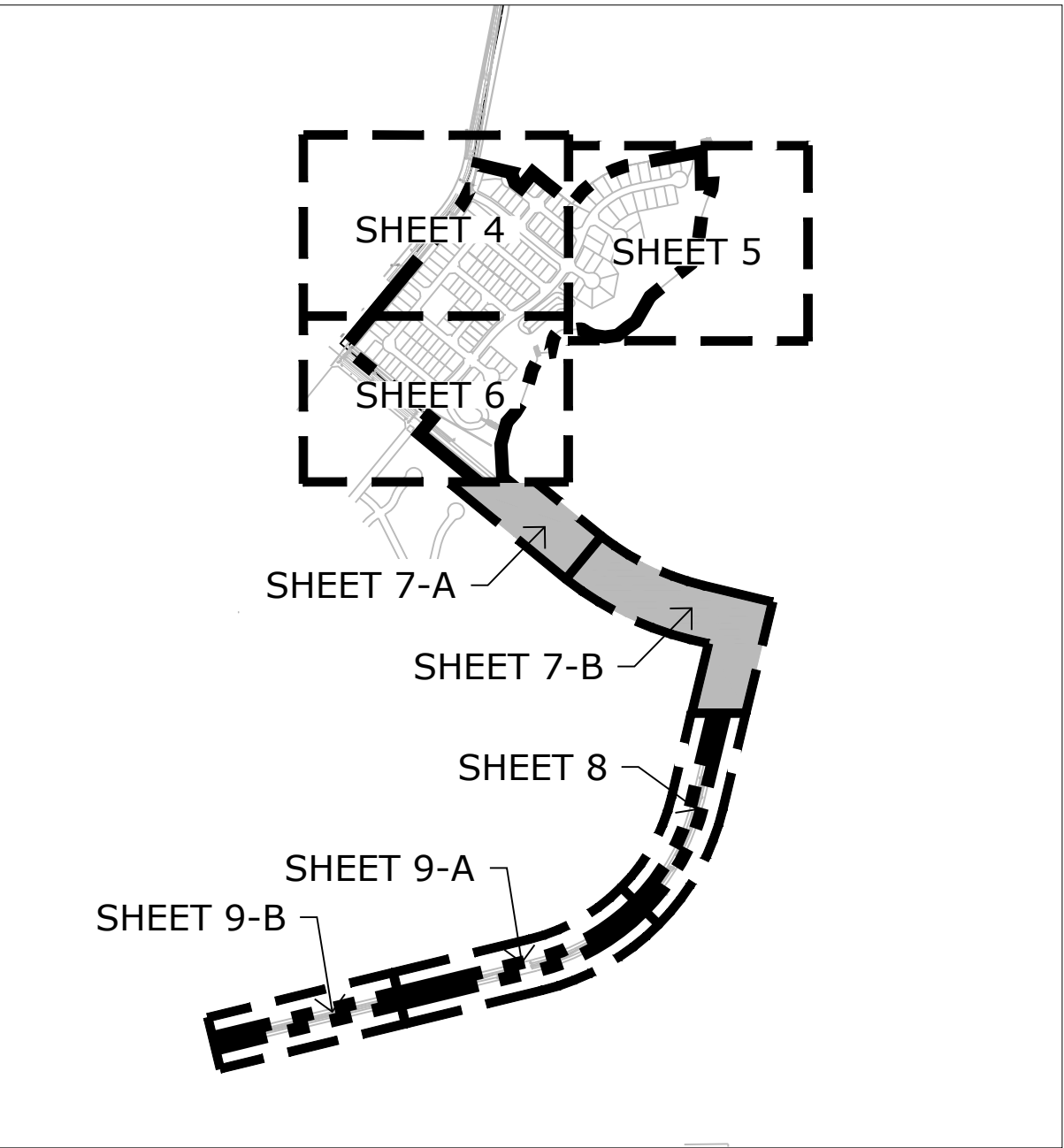
EL PASO COUNTY, COLORADO

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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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

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

SEAL

ENTITLEMENT

ISSUE INFO

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

ISSUE / REVISION

PRELIMINARY
SITE PLAN

SHEET TITLE

SHEET NUMBER

7 OF 25

SP-20-008

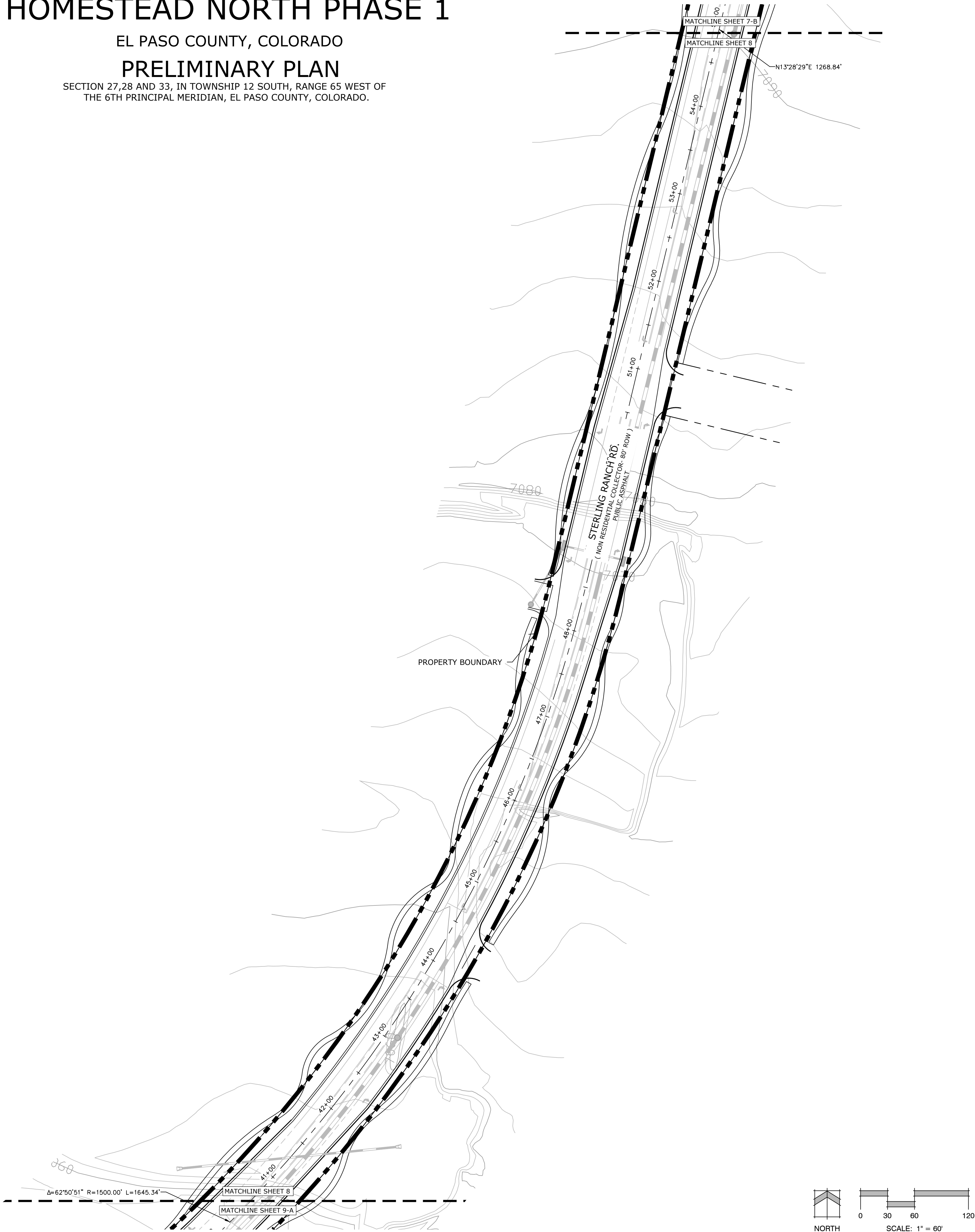
PLANTING

HOMESTEAD NORTH PHASE 1

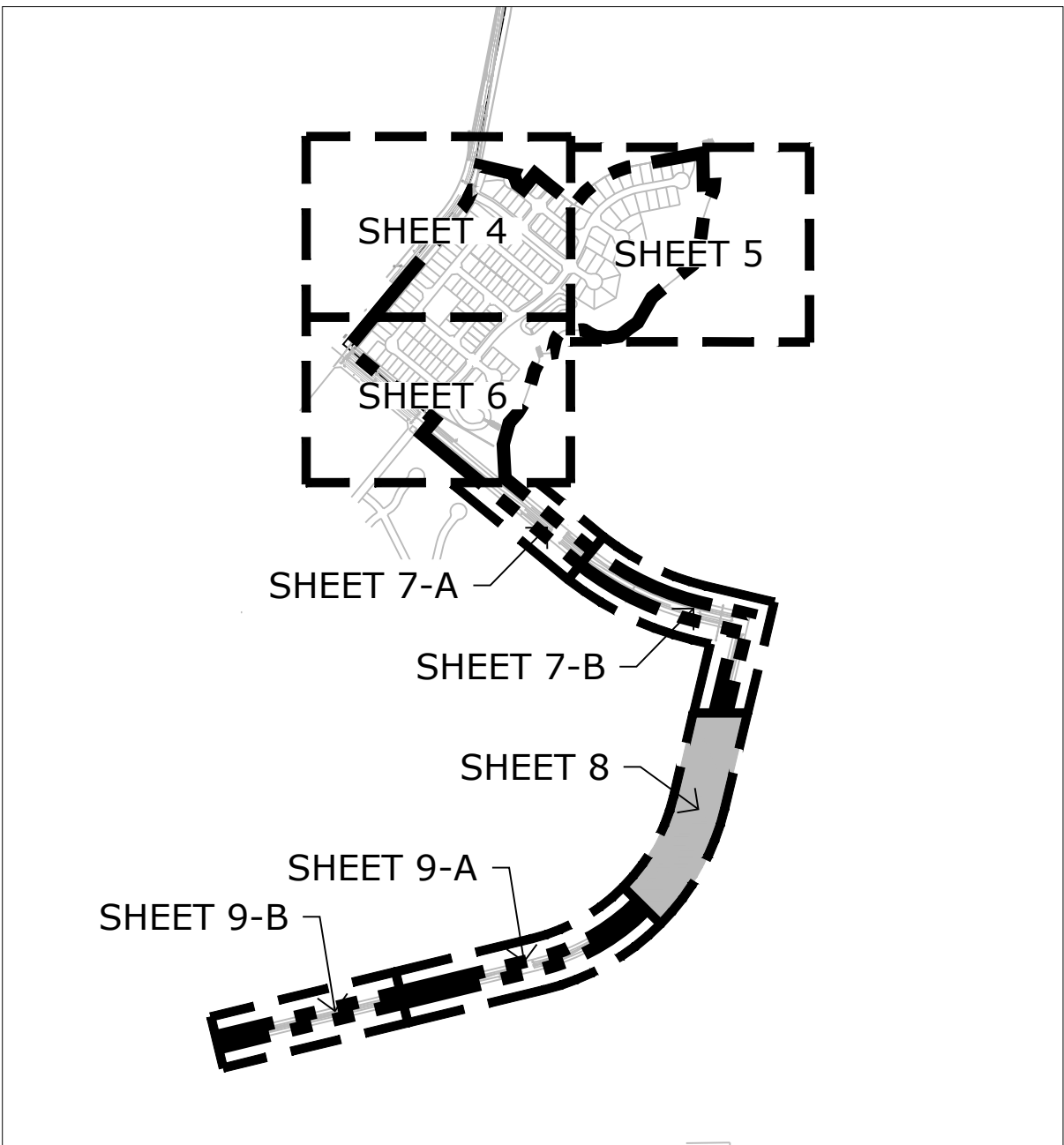
EL PASO COUNTY, COLORADO

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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PLANNING, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SEAL

ISSUE INFO

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

ISSUE / REVISION

SHEET TITLE

PRELIMINARY
SITE PLAN

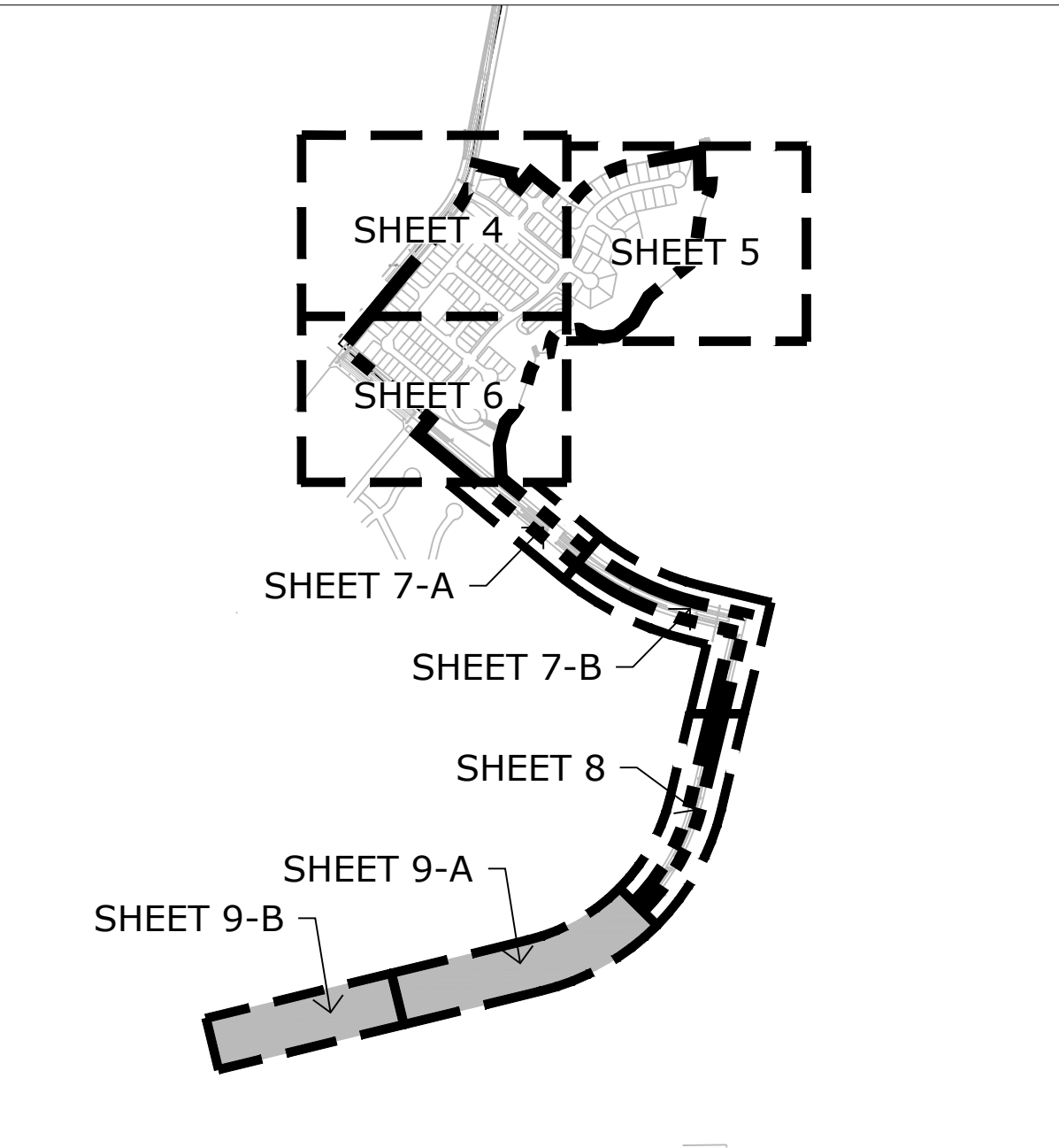
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8 OF 25

PLANTING

SP-20-008

SHEET KEY MAP

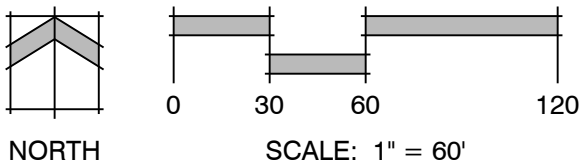
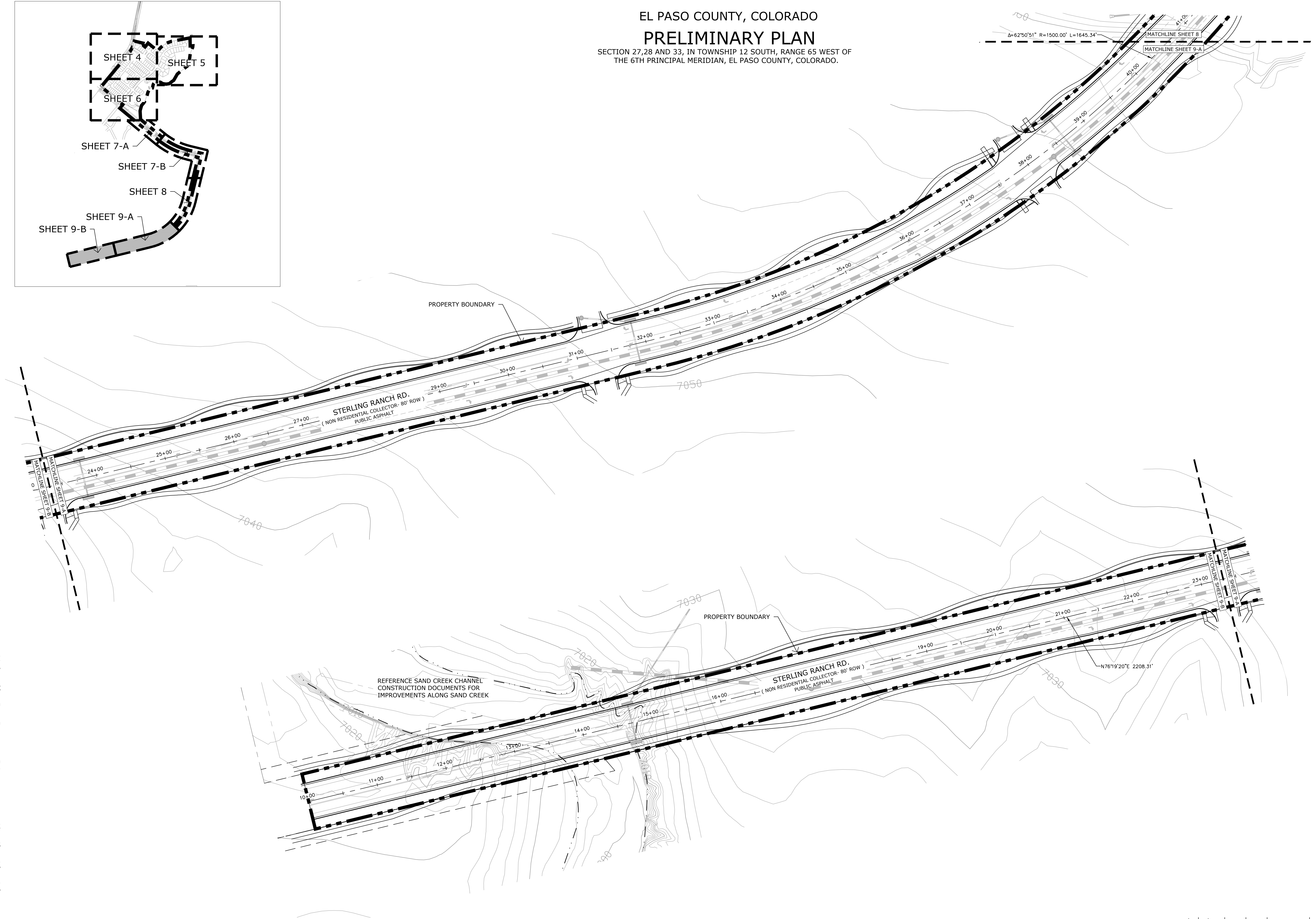


HOMESTEAD NORTH PHASE 1

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.



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PLANNER, LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

STERLING RANCH
HOMESTEAD
NORTH PHASE 1

PRELIMINARY PLAN

EL PASO COUNTY, CO

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

SEAL

ENTITLEMENT

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

ISSUE / REVISION

PRELIMINARY
SITE PLAN

SHEET TITLE

SHEET NUMBER

9 OF 25

SP-20-008

PLANTING



CONSTRUCTION NOTES:

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

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

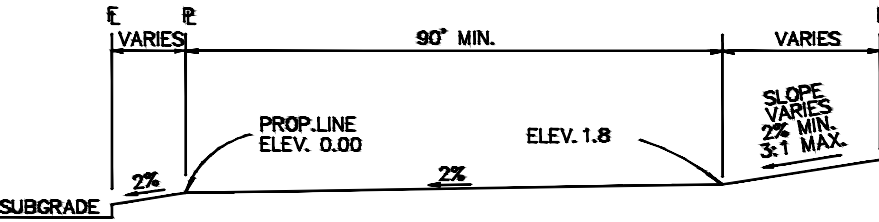
ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE 'M'. RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.

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%.

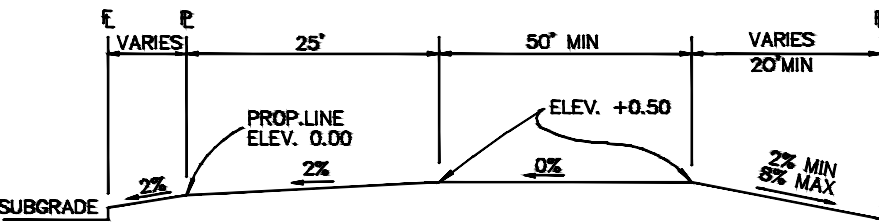
ADDITIONAL NOTES:

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

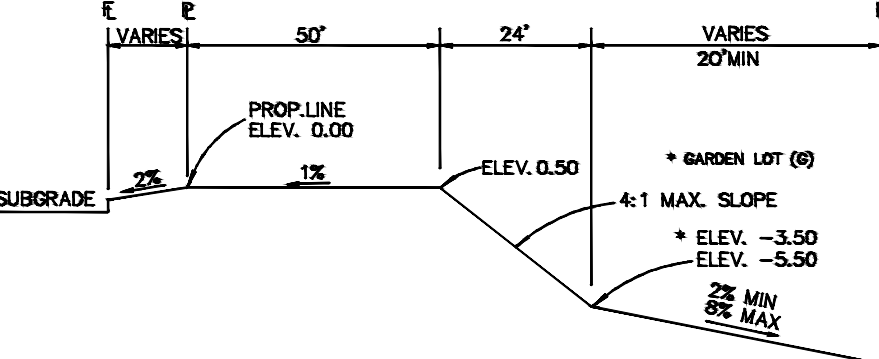
THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.



TYPICAL A LOT
NOT TO SCALE



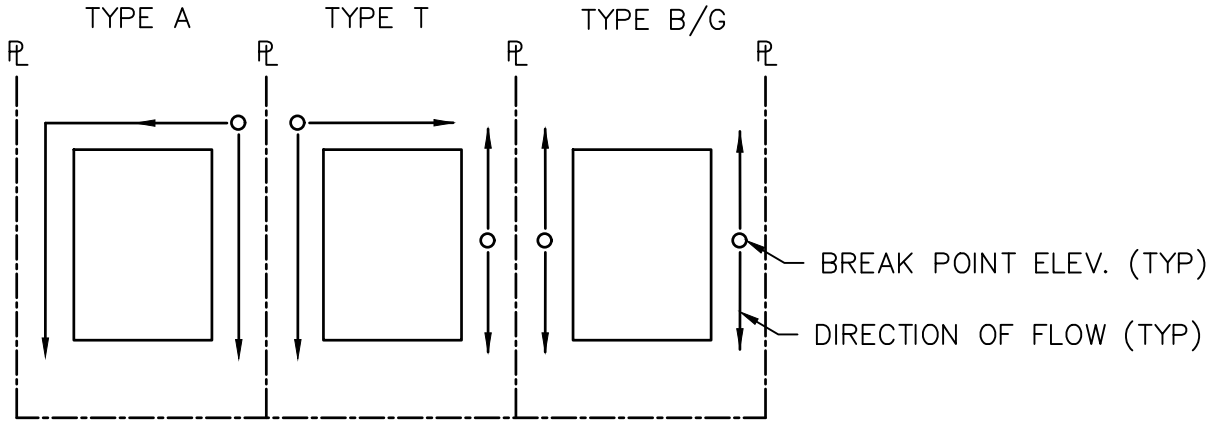
TYPICAL B LOT
NOT TO SCALE



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

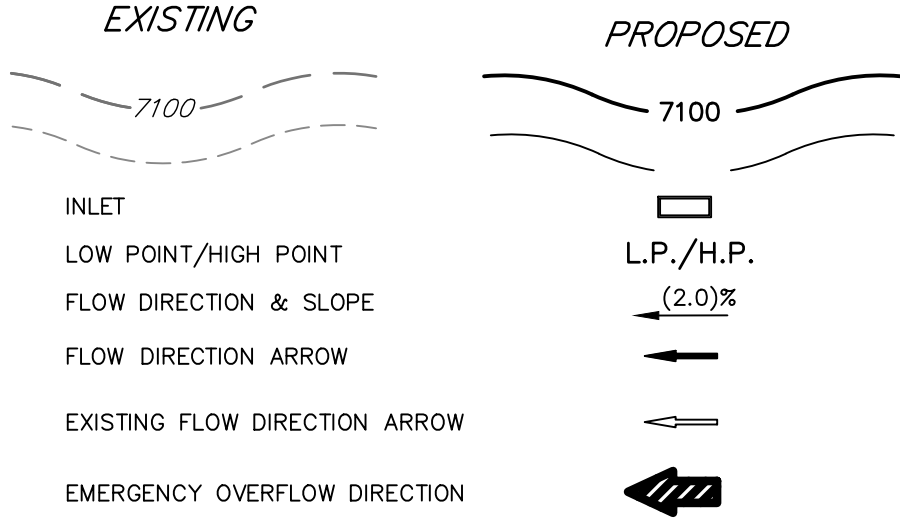
NOTE:
"T" LOTS OR "TRANSITION " LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

NOTE:
SIDE LOT SWALES WILL BE PROVIDED WHEN APPROPRIATE.



LOT DRAINAGE TYPES AND SWALE DIRECTION
NOT TO SCALE

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



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

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

J.R. ENGINEERING
A Westman Company

Central 303-740-9888 • Colorado Springs 719-583-2593
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No.	REVISION	BY	DATE

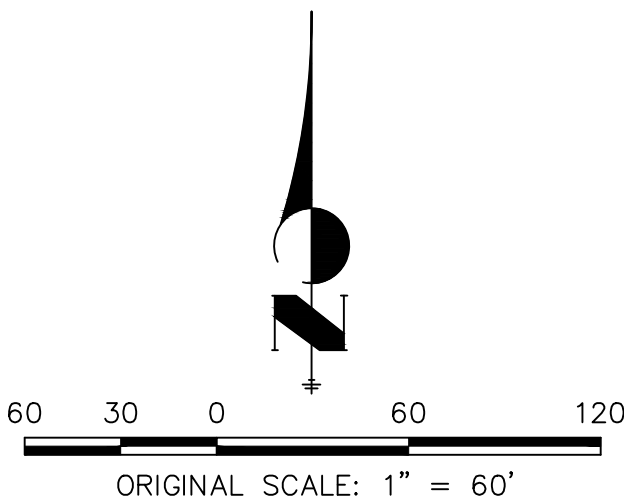
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1"=60'	N/A	06/30/21	BAB	ARJ	

HOMESTEAD NORTH AT
STERLING RANCH

PRELIMINARY GRADING PLAN

SHEET 10 OF 25

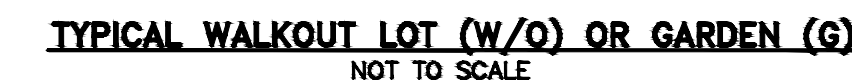
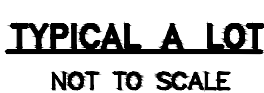
JOB NO. 25188.00



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%.

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.



"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.



EXISTING STORM SEWER

STORM SEWER PROPOSED

PROPOSED R.O.W

PROPOSED PROPERTY LINES

PROPOSED SIDEWALK

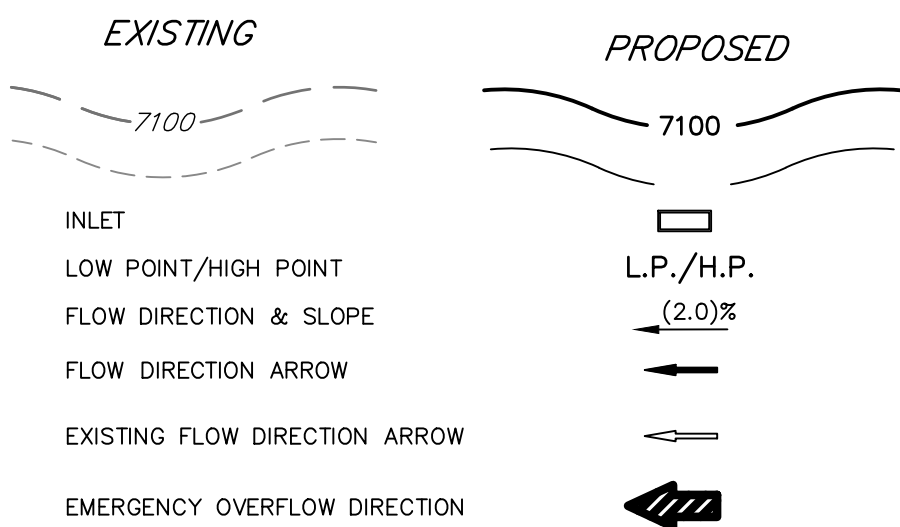
EXISTING PROPERTY LINE

ROW EXISTING

FL EXISTING

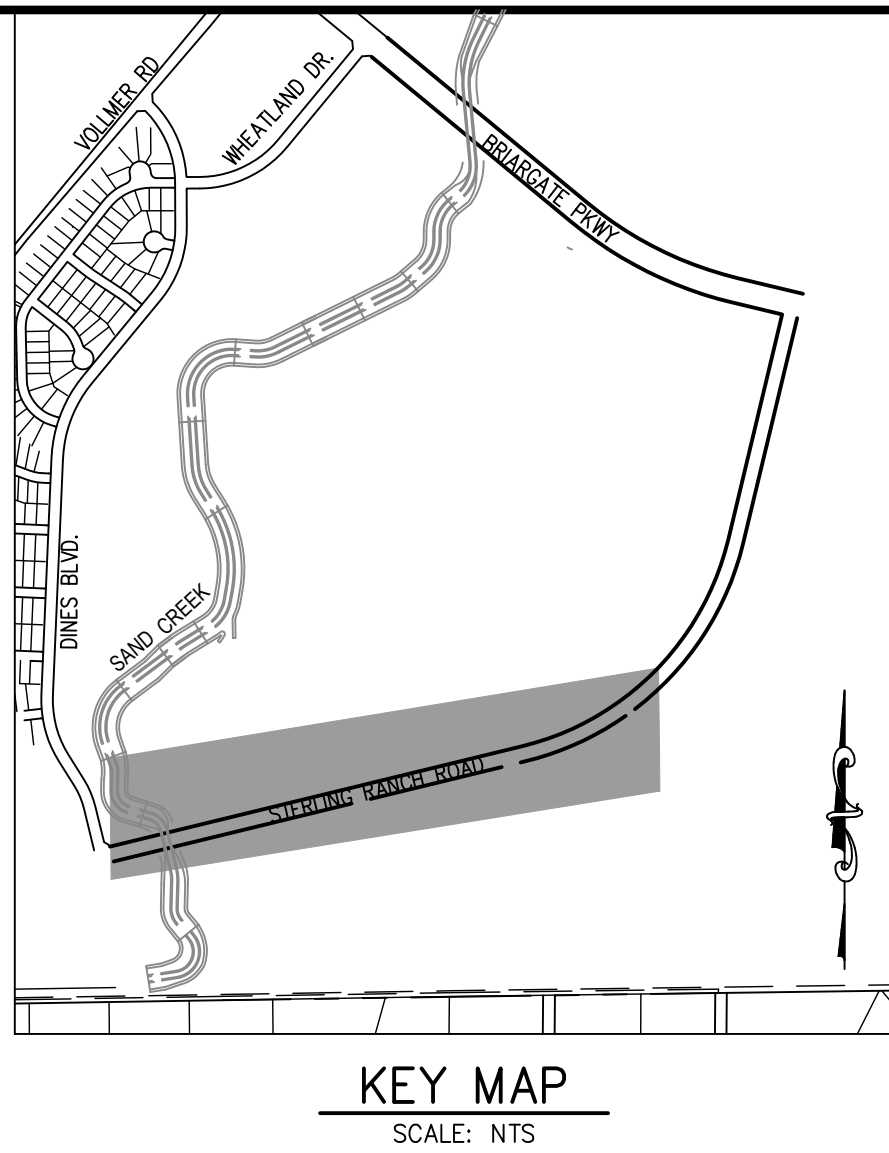
SIDEWALK EXISTING

DRAINAGE ACCESS & MAINTENANCE EASEMENT



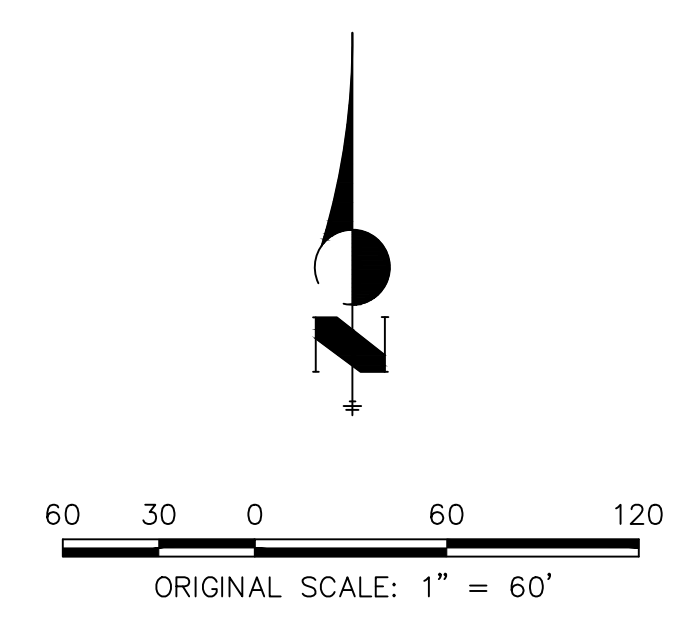
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Fort Collins 970-491-9888 • www.jrengineering.com


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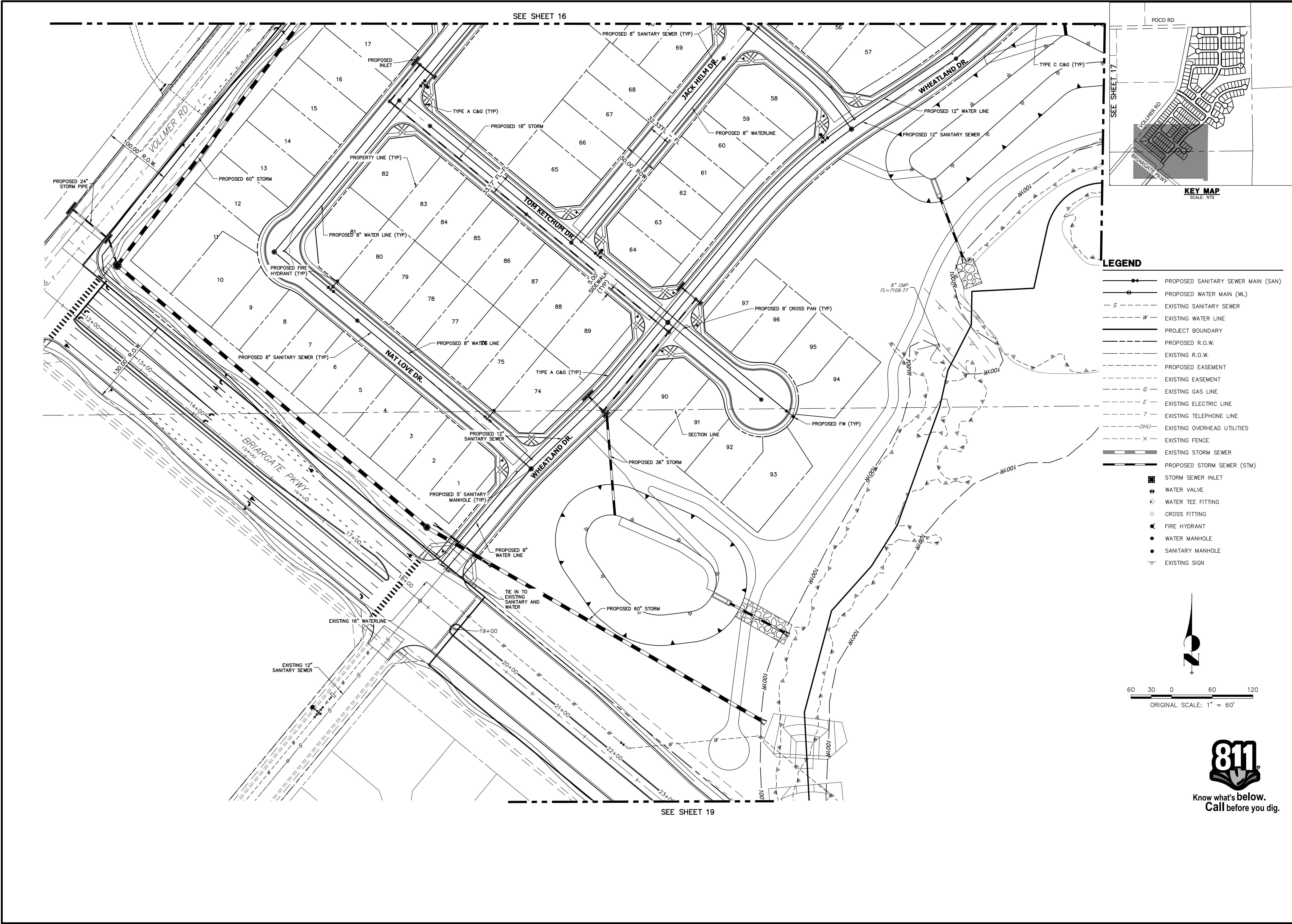
LEGEND

- 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**
- 7100
 - INLET
 - LOW POINT/HIGH POINT
 - FLOW DIRECTION & SLOPE
 - FLOW DIRECTION ARROW
 - EXISTING FLOW DIRECTION ARROW
 - EMERGENCY OVERFLOW DIRECTION
- PROPOSED**
- 7100
 - L.P./H.P.
 - (2.0)%



HOMESTEAD NORTH AT STERLING RANCH				H-SCALE		1"=60'	No.	REVISION	BY	DATE	 J&R ENGINEERING <i>A Western Company</i> Central 303-740-9988 • Colorado Springs 719-493-2888 Fort Collins 970-491-9888 • www.jrengineering.com	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J&R ENGINEERING APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
PRELIMINARY GRADING PLAN				V-SCALE		N/A							
				DATE		06/30/21							
				DESIGNED BY		RAB							
				DRAWN BY		ARJ							
				CHECKED BY									
SHEET 15 OF 25													
JOB NO. 25188.00													

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

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

J.R. ENGINEERING
A Westman Company

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BY		DATE		REVISION	
No.	REVISION	BY	DATE	No.	REVISION
1					
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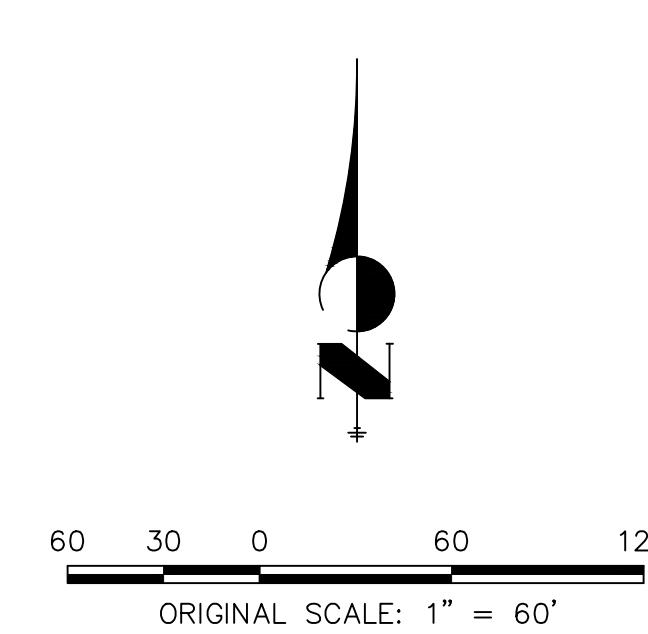
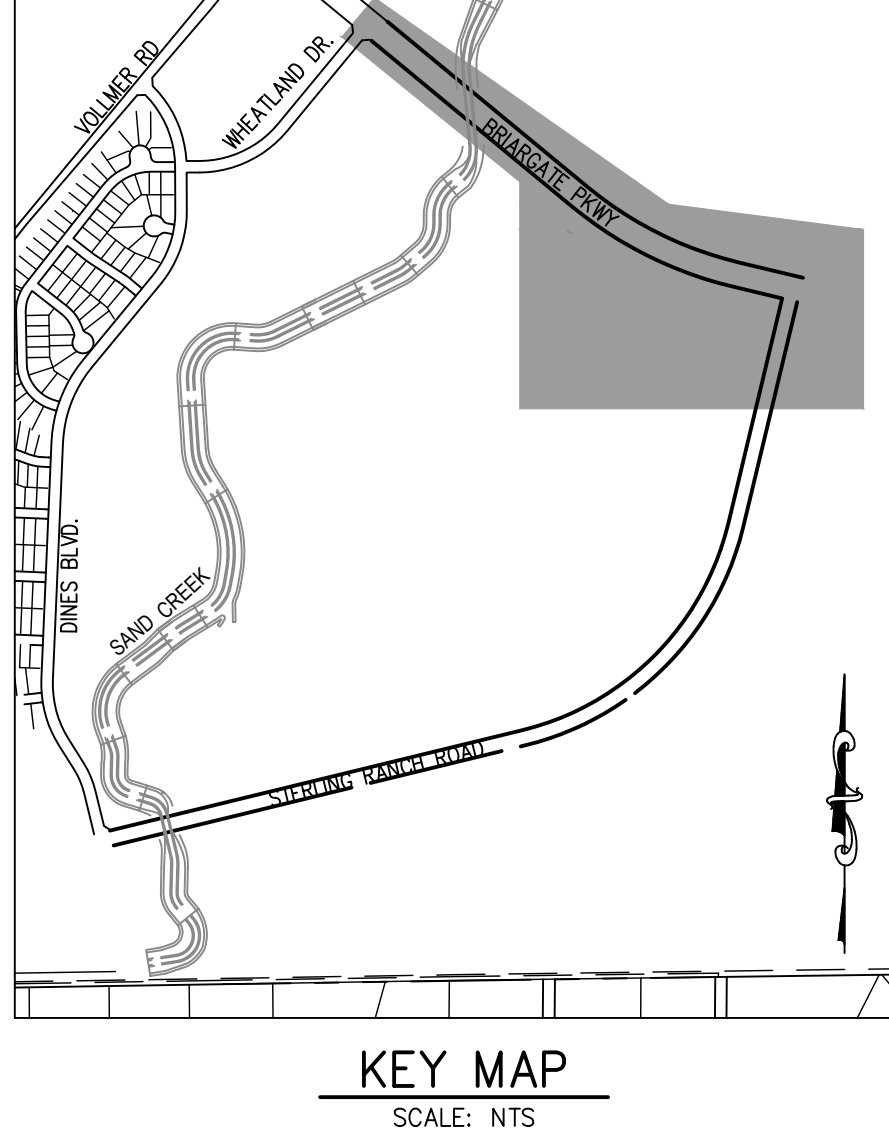
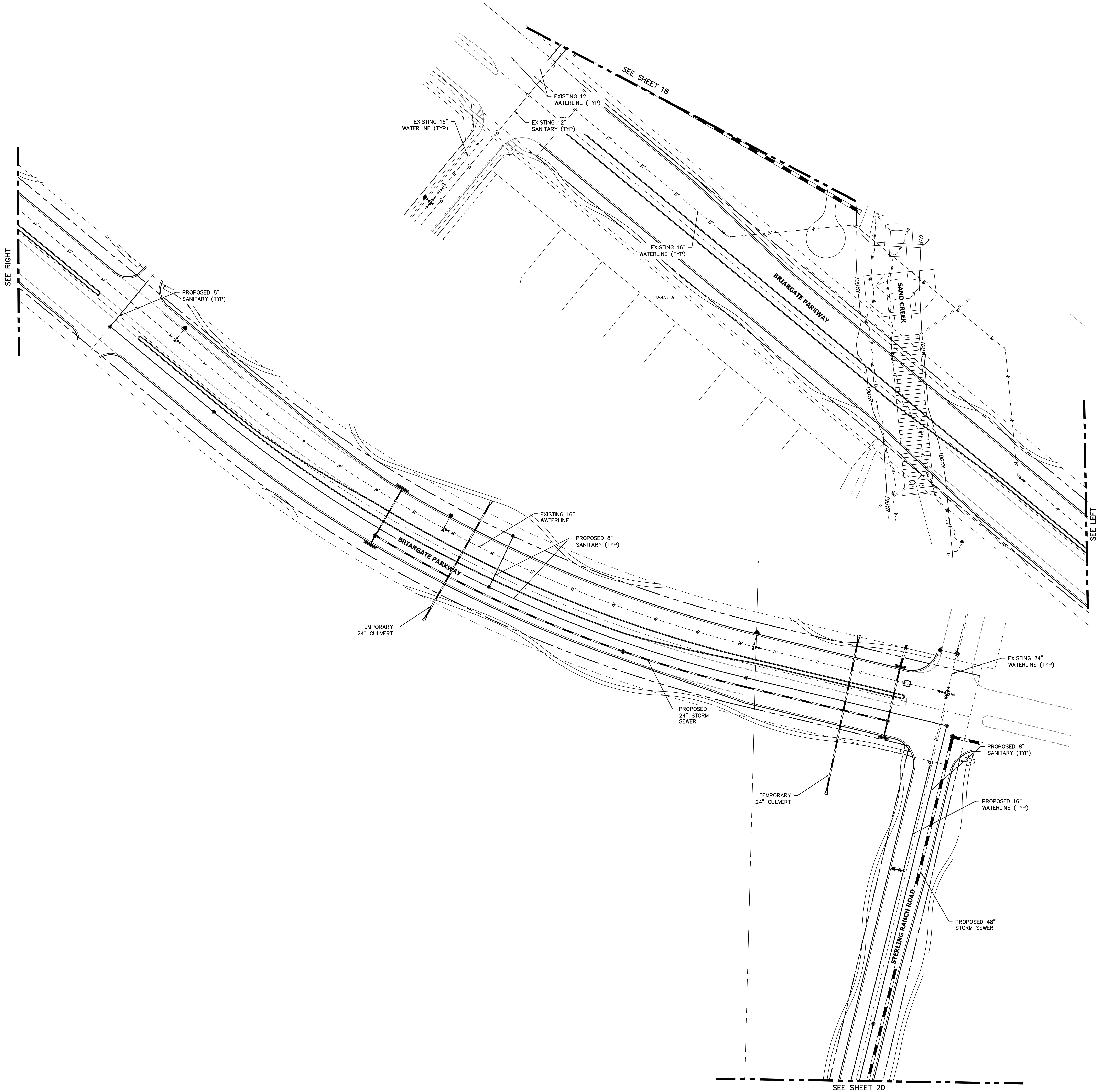
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HOMESTEAD NORTH AT
STERLING RANCH

UTILITY PLAN


SHEET 18 OF 25

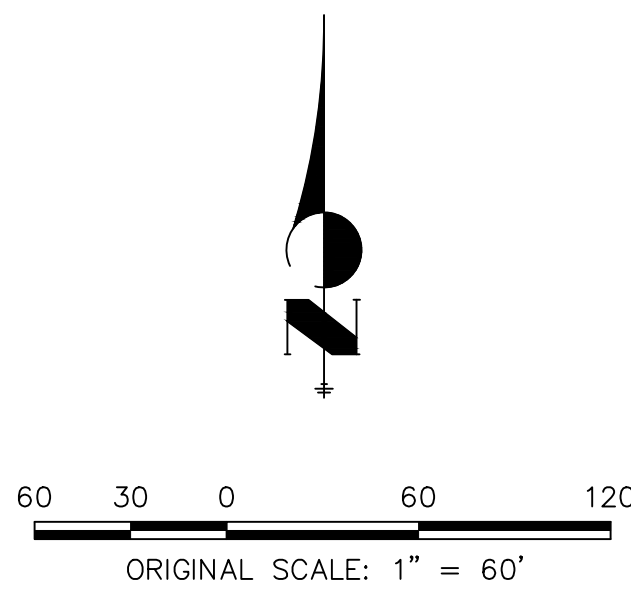
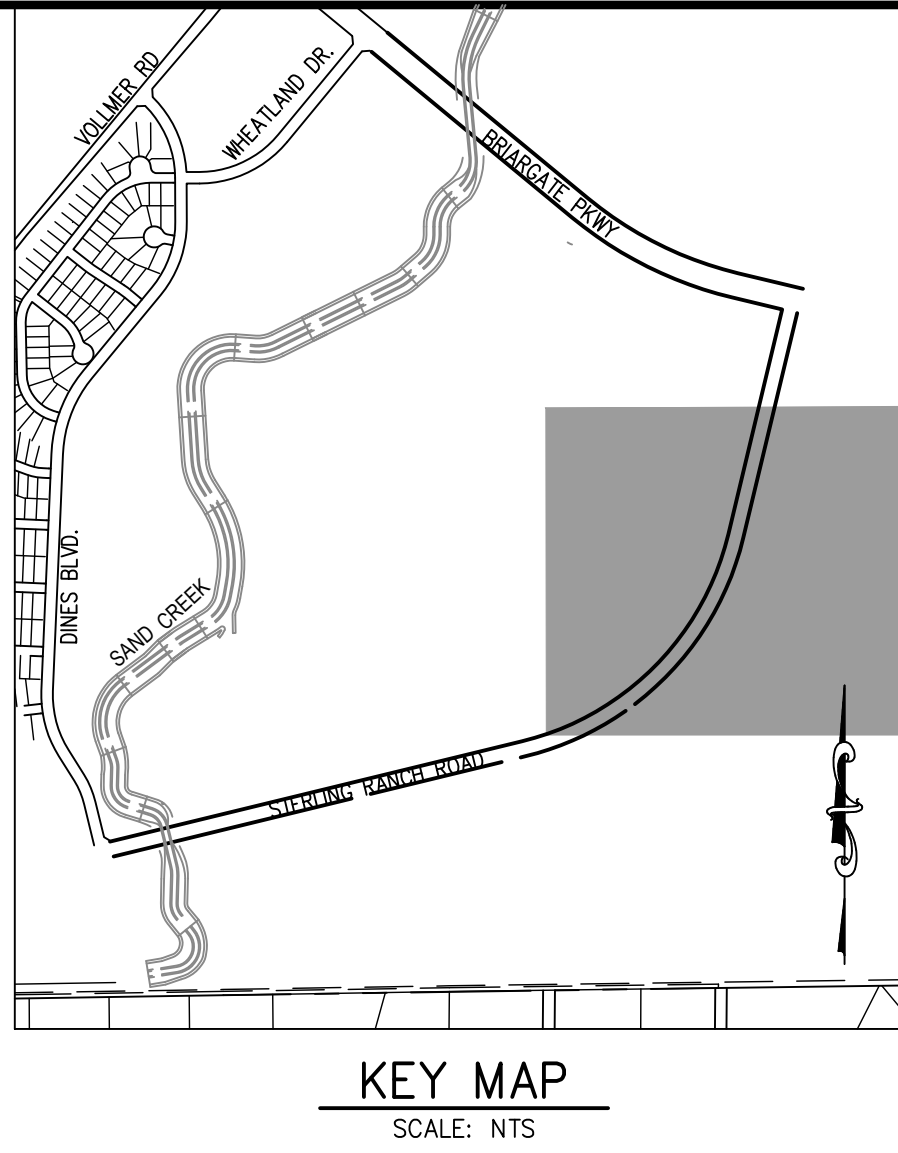
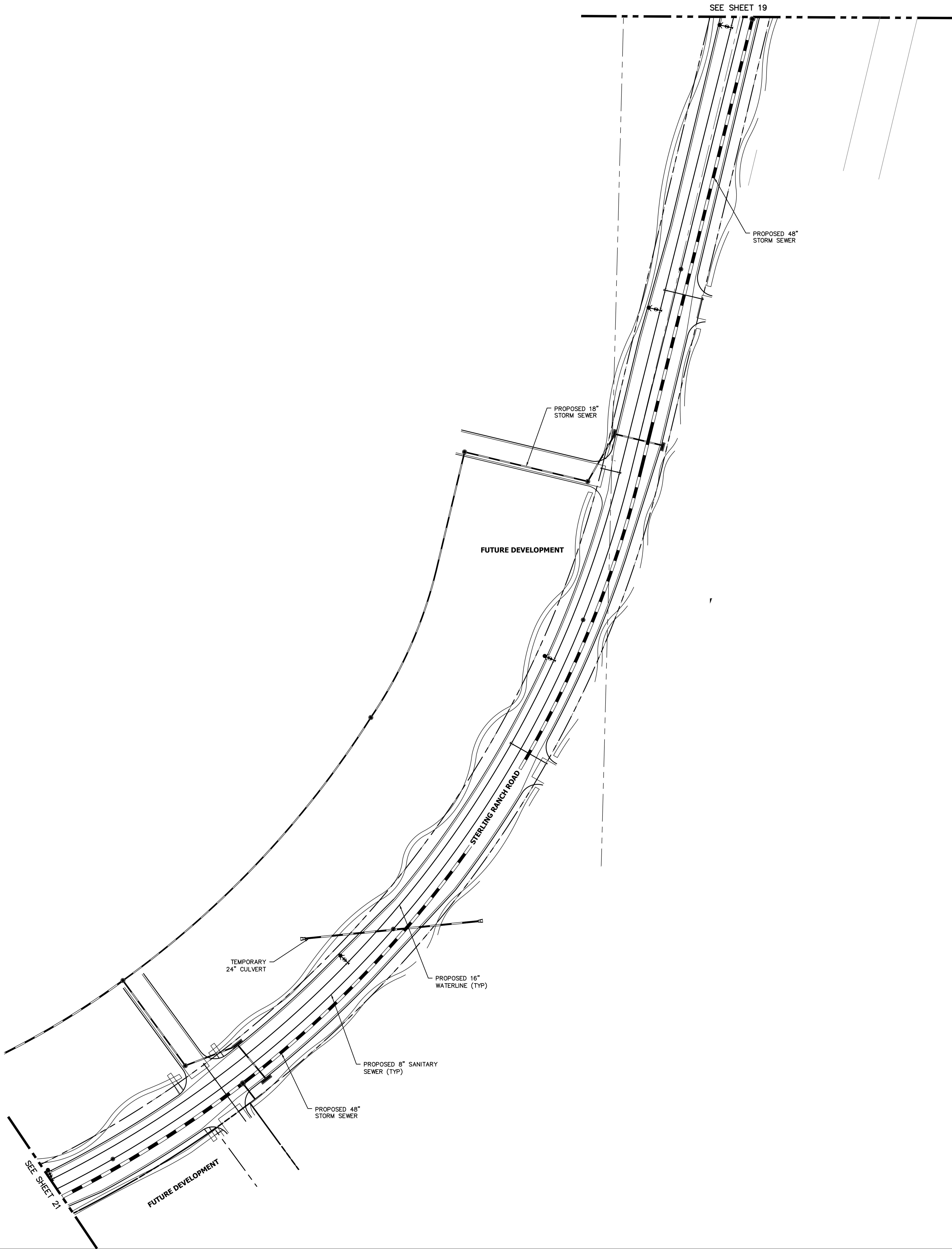
JOB NO. 25188.00



- 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



HOMESTEAD NORTH AT STERLING RANCH				H-SCALE		1"= 60'	NO.	REVISION	BY	DATE	<div>J&R ENGINEERING A Western Company Central 303-740-9988 • Colorado Springs 719-595-2988 Fort Collins 970-491-9988 • www.jrengineering.com</div>	<div>SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742</div>	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR DESIGN AND USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
UTILITY PLAN				V-SCALE		N/A							
				DATE		06/30/21							
				DESIGNED BY		RAB							
				DRAWN BY		CGV							
				CHECKED BY									
SHEET	19	OF	25										
JOB NO. 25188.00													



LEGEND

- PROPOSED SANITARY SEWER MAIN (SAN)
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PREPARED FOR
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Fort Collins 970-491-8888 • www.jrengineering.com

BY	DATE

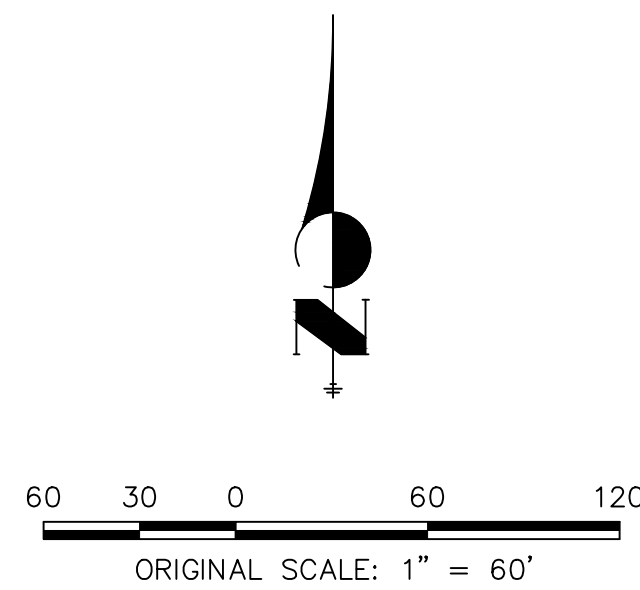
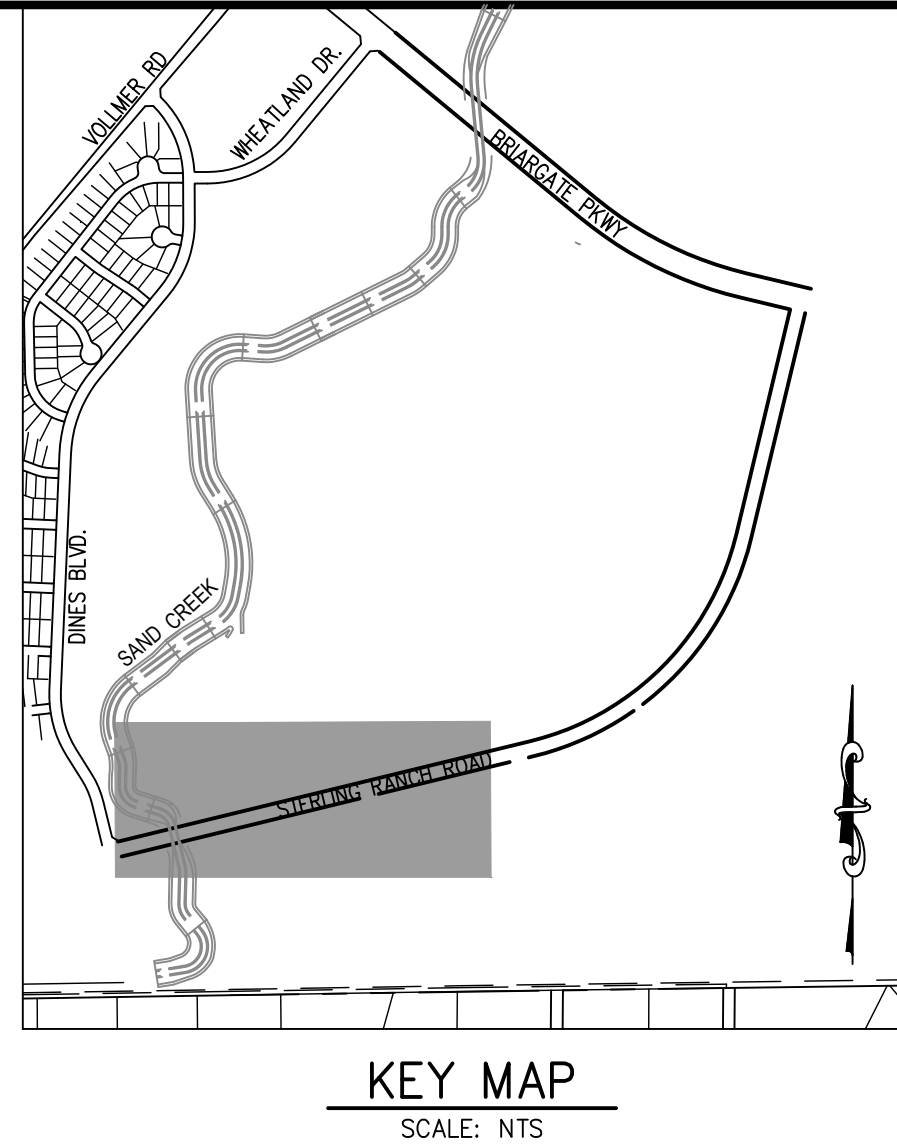
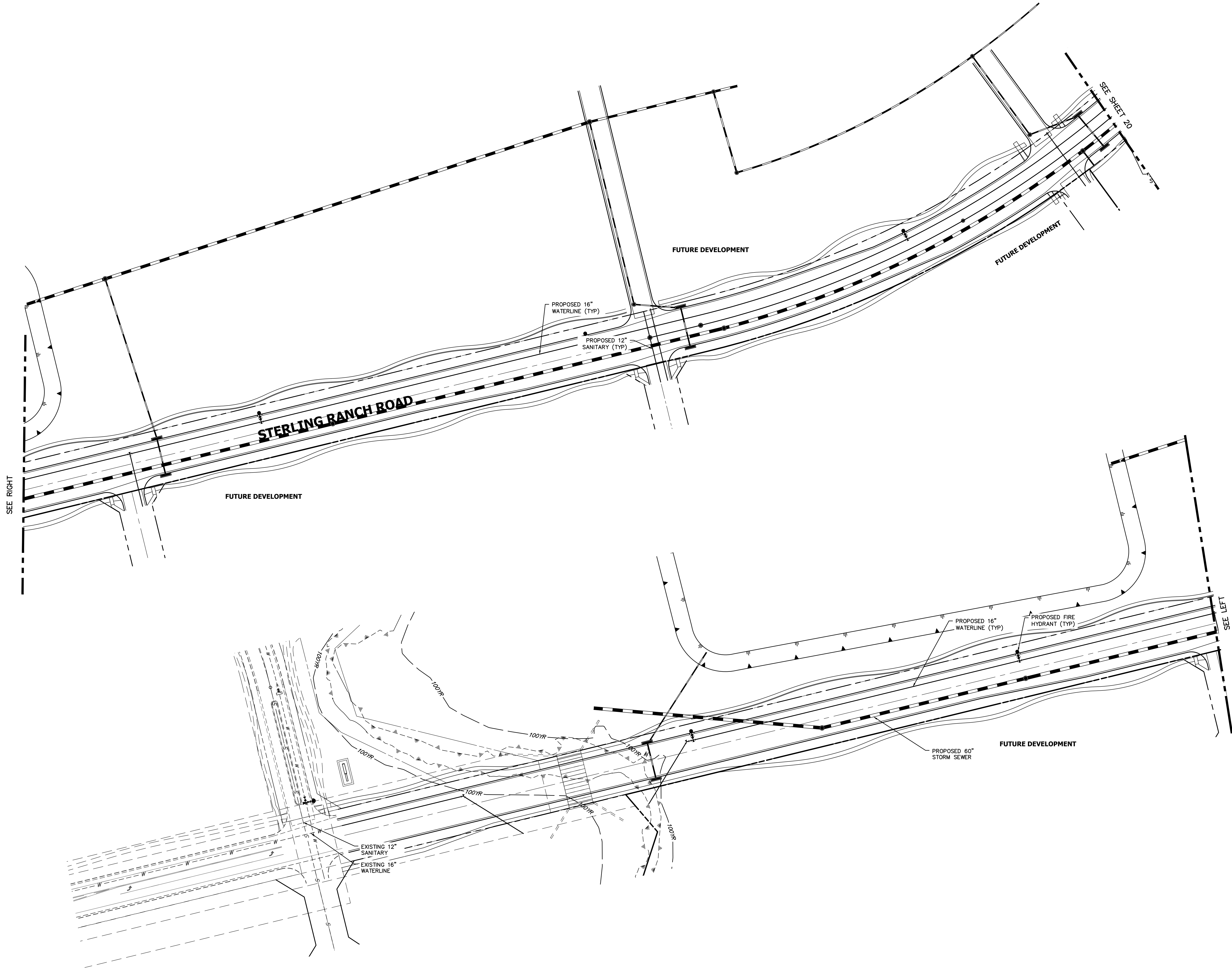
No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1" = 60'	N/A	12/01/20	RAB	CGV	

HOMESTEAD NORTH AT STERLING RANCH
UTILITY PLAN

SHEET	20	OF	25
JOB NO. 25188.00			





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 - PROPOSED WATER MAIN (WL)
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - PROJECT BOUNDARY
 - PROPOSED R.O.W.
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BY	DATE

No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1" = 60'	N/A	12/01/20	RAB	CGV	

HOMESTEAD NORTH AT STERLING RANCH

UTILITY PLAN

SHEET	21	OF	25
JOB NO. 25188.00			

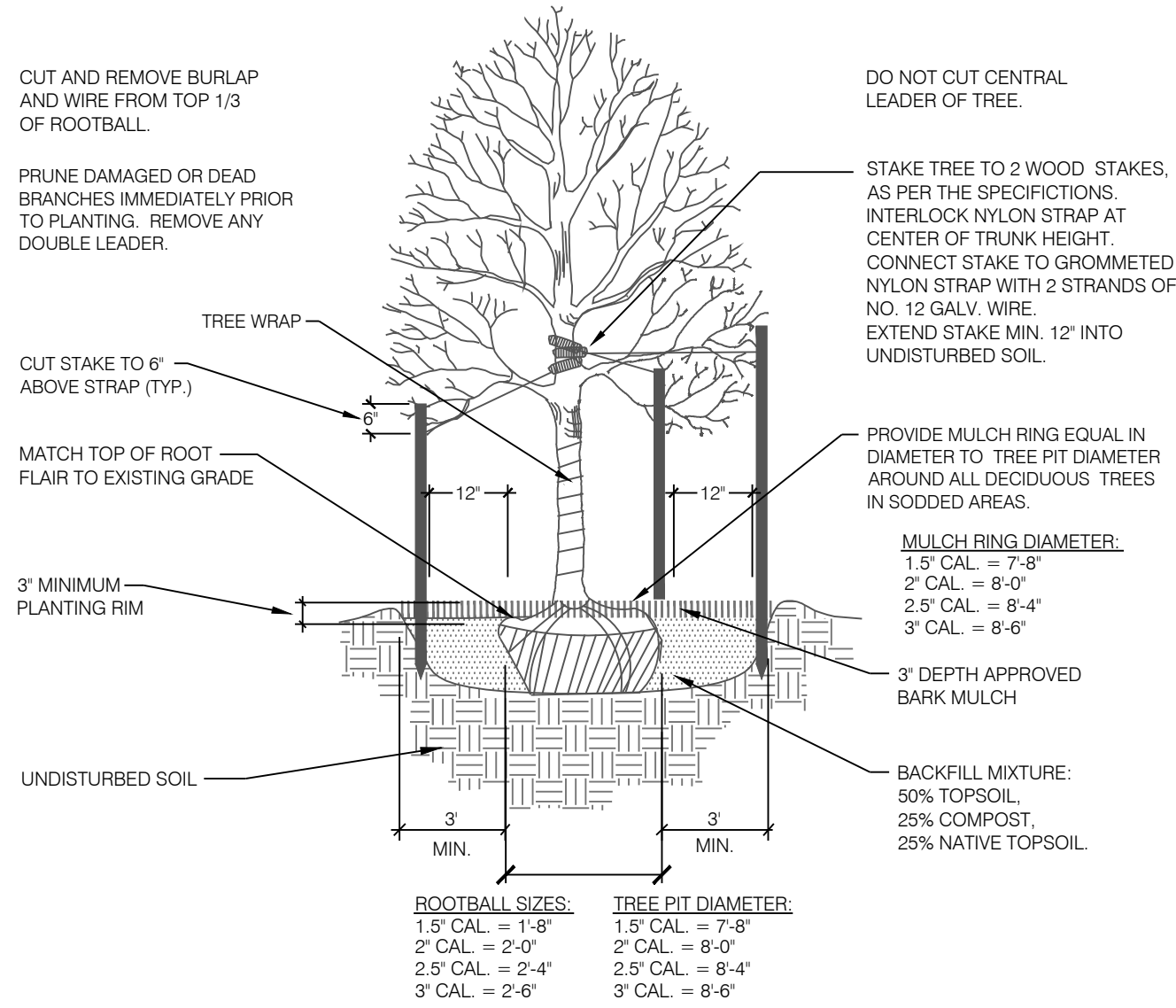


EL PASO COUNTY, COLORADO PRELIMINARY PLAN

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

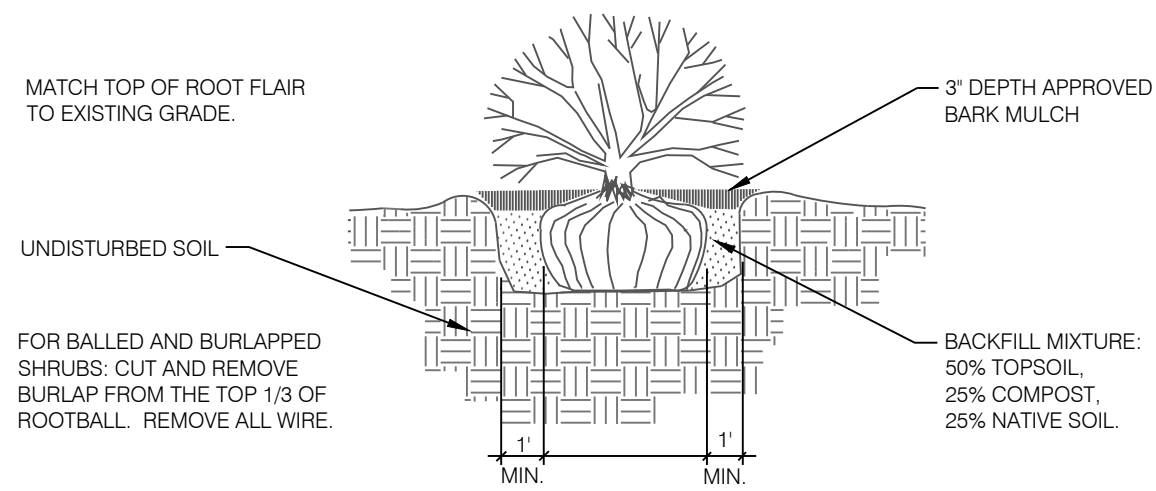
LANDSCAPE NOTES

1. 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.
2. 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.
3. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
5. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
6. ALL SOD SHALL BE TALL FESCUE BLEND.
7. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
8. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
9. 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.
10. 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.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HARB SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDCAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
14. GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. ALL SHRUB SEDS TO BE ENCLOSED BY STEEL STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SOD SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
16. 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.
17. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
18. 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.
19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
20. 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.



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



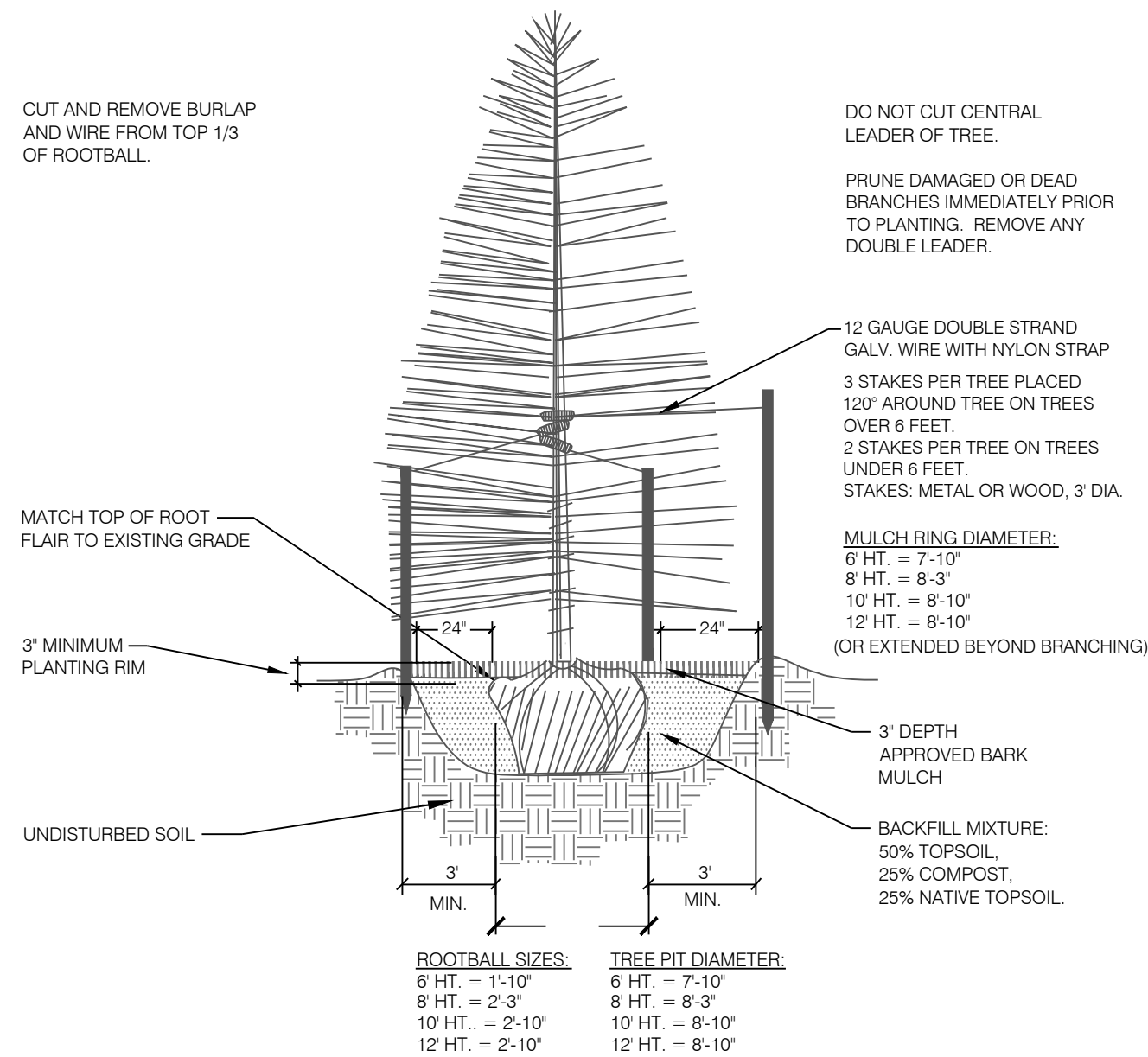
3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

Landscape Setbacks

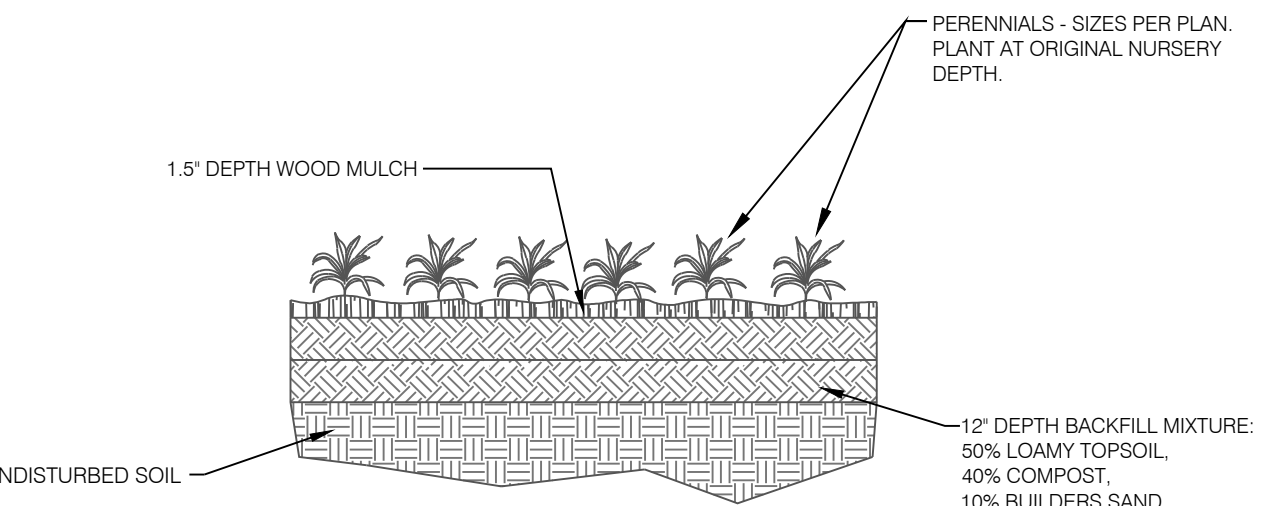
See Code Section/Policy 320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Reg./Prov.	Linear Footage	Tree/Foot 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%		

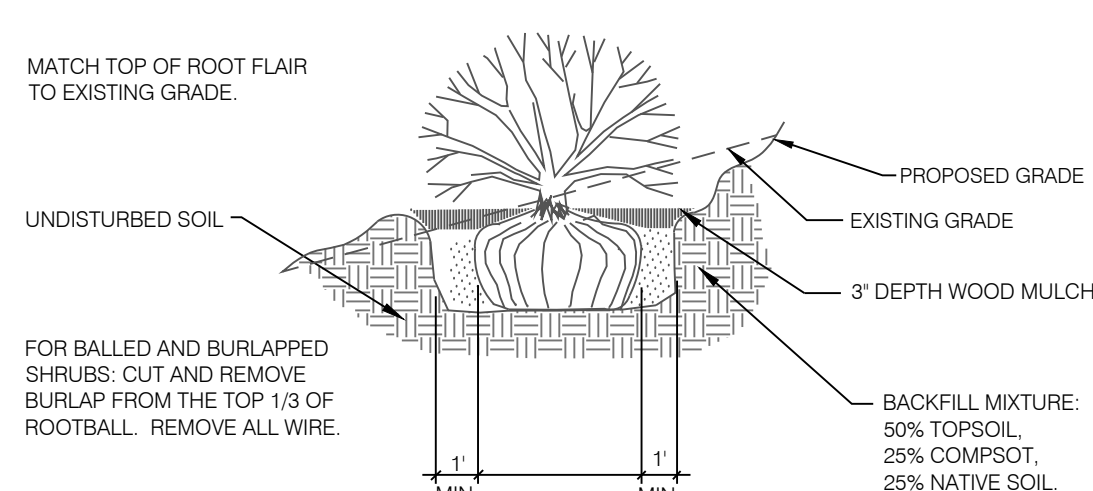


2 CONIFEROUS TREE PLANTING DETAIL

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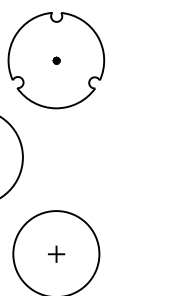
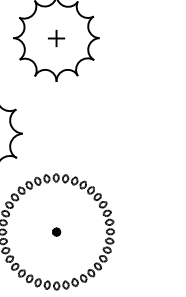
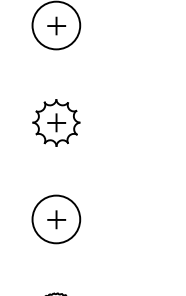

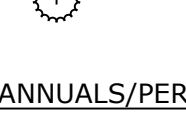
4 PERENNIAL / GROUNDCOVER PLANTING









5 SHRUB PLACEMENT ON SLOPES

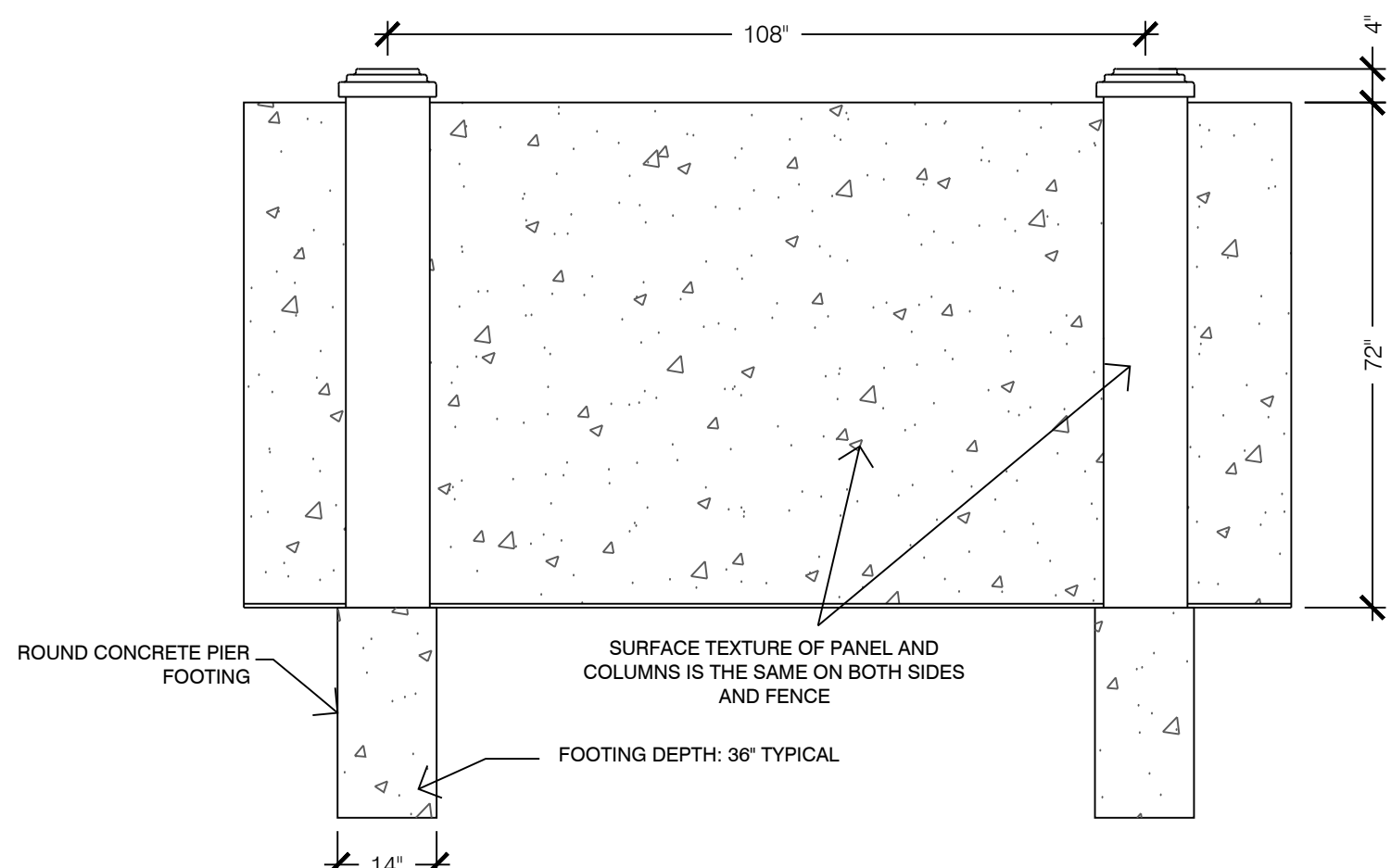
SCALE: NOT TO SCALE

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



6' CONCRETE BLOCK NOISE WALL

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

Tel. 719.471.0073
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

SEAL

ISSUE INFO

REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

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

STERLING RANCH
HOMESTEAD
NORTH

PRELIMINARY PLAN

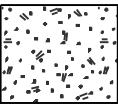
EL PASO COUNTY, CO

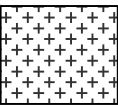
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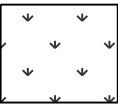
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08.02.2021	B.I.	PER COUNTY COMMENTS

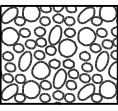
LANDSCAPE NOTES & DETAILS

GROUND COVER LEGEND

- 

CEDAR WOOD MULCH
- 

TALL NATIVE GRASS
UPLAND NATIVE SEED MIX
- 

LOW ALTERNATIVE TURF GRASS
LOW-GROW NATIVE SEED MIX
- 

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PLANNER: LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

STERLING RANCH
HOMESTEAD
NORTH

PRELIMINARY PLAN

EL PASO COUNTY, CO

PROJECT INFO
DATE: 09.15.2020
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PREPARED BY: B. ITEN & N. BROWER

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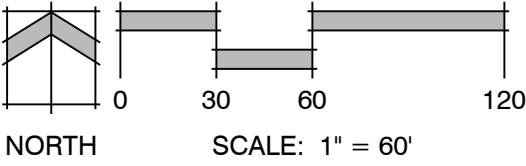
LANDSCAPE PLAN

23 OF 25

P:\Working\Sterling Ranch\Drawings\Planning\Final\land\Homestead North Phase 1\SP_Land\Homestead North Phase 1.dwg [Sheet 23] 8/4/2021 2:44:26 PM biten

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

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

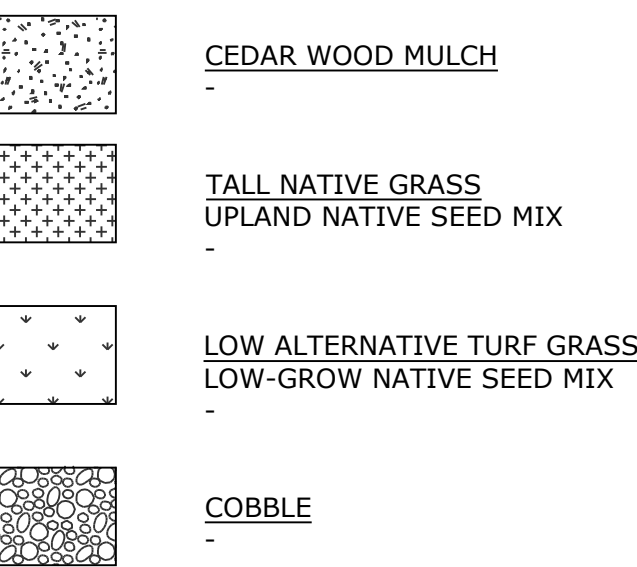
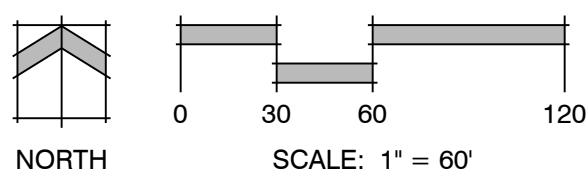


EL PASO COUNTY, CO

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24 OF 25

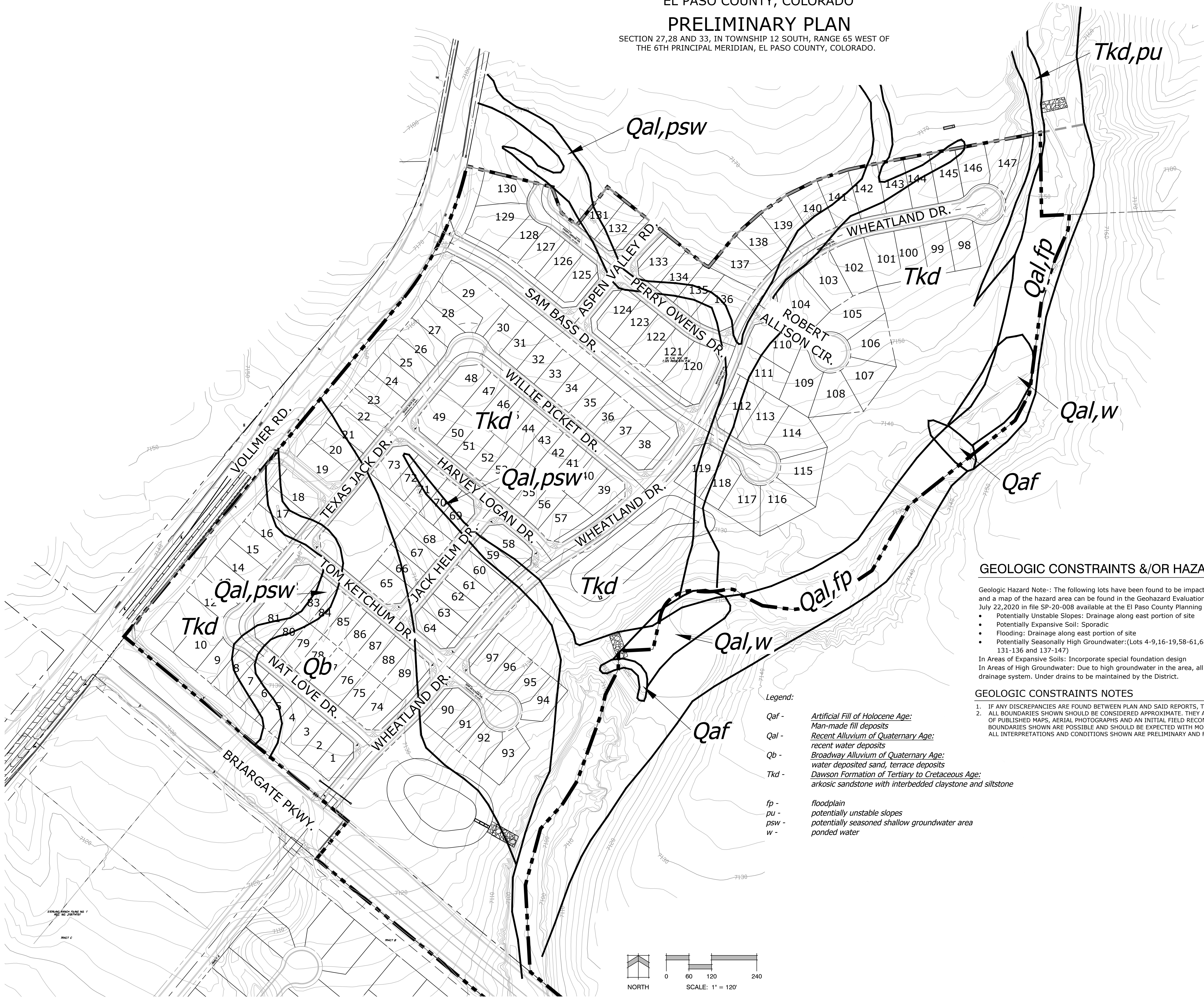


HOMESTEAD NORTH PHASE 1

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)

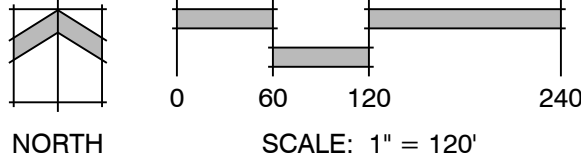
In Areas of Expansive Soils: Incorporate special foundation design
In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. Under drains to be maintained by the District.

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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SEAL

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03.12.2021	B.I.	PER COUNTY COMMENTS
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SHEET TITLE

SITE CONSTRAINTS EXHIBIT

SHEET NUMBER

25 OF 25

SP-20-008