

LEGAL DESCRIPTION

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

BASIS OF BEARINGS: THE EAST LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "S 15 1036 2006" AT THE NORTHEAST CORNER AND BY A 3-1/2" ALUMINUM CAP STAMPED "S 11004" 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°04'53"E A DISTANCE OF 208.19 FEET;
6. S00°19'03"E A DISTANCE OF 22.87 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY AND ITS EXTENSION;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N50°26'12"W A DISTANCE OF 1,399.51 FEET;

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

1. N03°33'48"E A DISTANCE OF 1,161.81 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N85°21'18"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 N85°18'18"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. S78°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°11'41"E A DISTANCE OF 52.77 FEET;
9. N38°42'19"E A DISTANCE OF 130.03 FEET;
10. S51°18'53"E A DISTANCE OF 128.03 FEET;
11. S51°11'40"E A DISTANCE OF 80.48 FEET;
12. S51°18'16"E A DISTANCE OF 134.15 FEET;
13. S63°15'15"E A DISTANCE OF 10.26 FEET;
14. N39°48'59"E A DISTANCE OF 110.92 FEET;
15. N48°27'49"E A DISTANCE OF 87.13 FEET;
16. N50°58'31"E A DISTANCE OF 87.13 FEET;
17. N63°35'09"E A DISTANCE OF 87.13 FEET;
18. N71°09'48"E A DISTANCE OF 87.13 FEET;
19. N78°01'20"E A DISTANCE OF 79.85 FEET;
20. N79°18'18"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, S80°53'15"E A DISTANCE OF 220.84 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, N87°34'53"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 98.02 FEET;
3. S17°58'09"W A DISTANCE OF 105.84 FEET;
4. S07°20'33"W A DISTANCE OF 248.45 FEET;
5. S27°44'14"W A DISTANCE OF 82.16 FEET;
6. S51°16'10"W A DISTANCE OF 361.44 FEET;
7. S20°35'35"W A DISTANCE OF 198.68 FEET;
8. S58°05'51"W A DISTANCE OF 68.55 FEET;
9. S51°10'06"W A DISTANCE OF 88.23 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 80°24'40" AND AN ARC LENGTH OF 127.39 FEET, TO A POINT OF TANGENT;
16. S12°28'27"W A DISTANCE OF 80.70 FEET;
17. S87°04'33"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 5.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,640,883 SQUARE FEET OR 60.623 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.



1 OVERALL SITE

FEMA FLOODPLAIN NOTE

1. Floodplain Statement: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

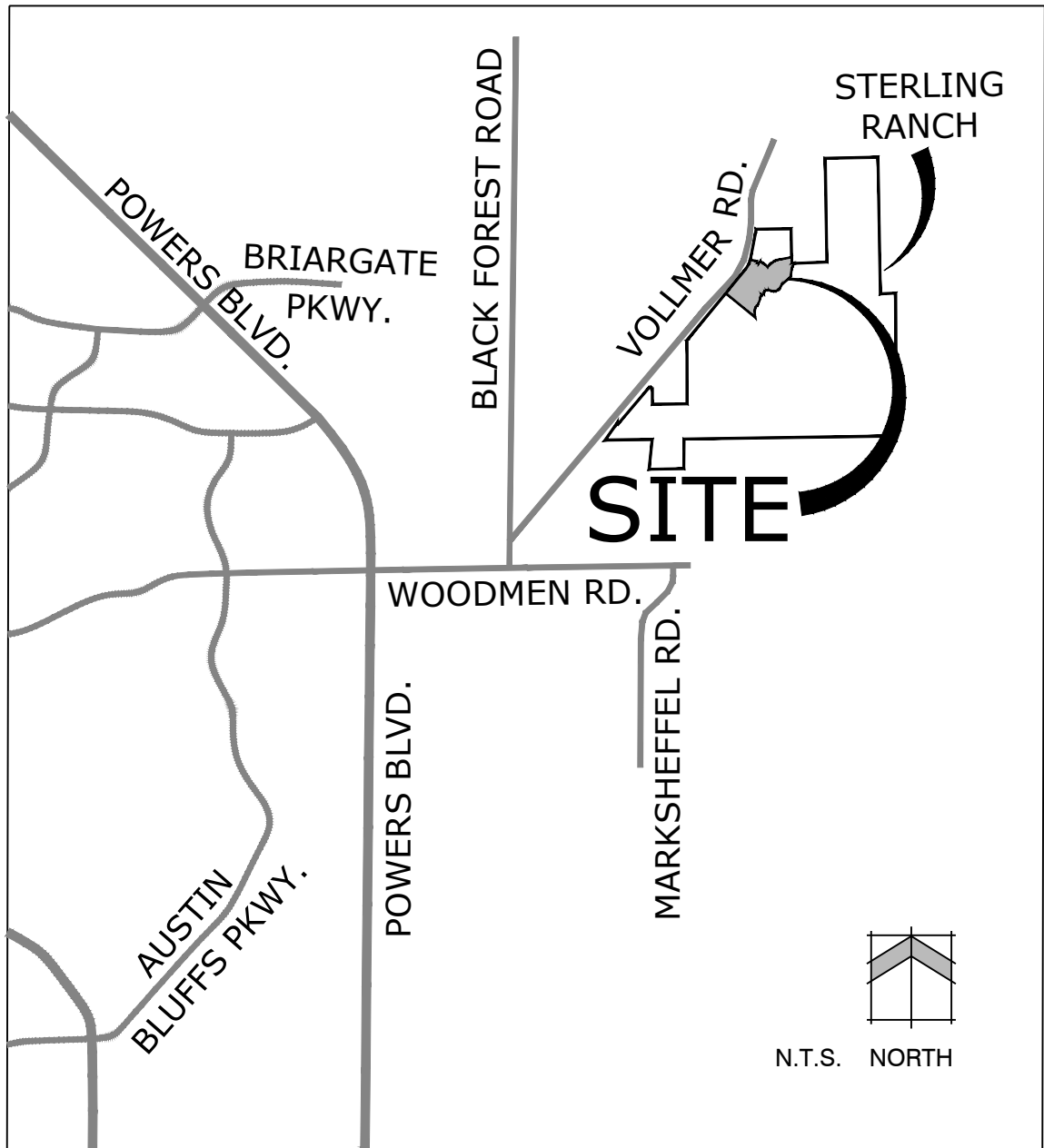
GEOLOGIC HAZARD DISCLOSURE STATEMENT

The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report prepared by Entech Engineering Inc., dated July 22, 2020. These reports are held in the Sterling Ranch Homestead North Phase 1 Preliminary Plan File (xxxxx) at the El Paso County Planning and Community Development Department.

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

These conditions can be mitigated by special foundation design.

VICINITY MAP



SITE DATA

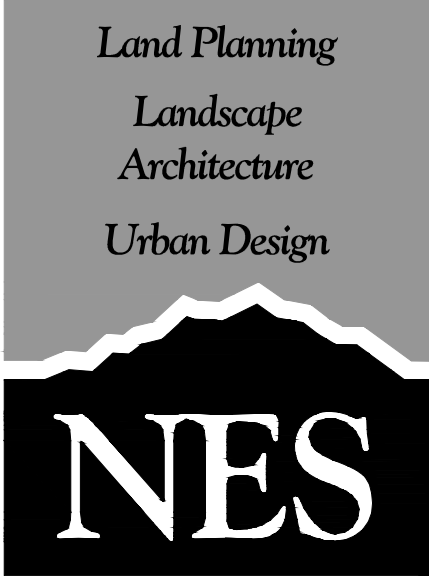
OWNER: SR LAND LLC. 20 BOULDER CRESCENT ST STE 102 COLORADO SPRINGS CO 80903-3300	
PREPARED BY: NES INC. 619 N. CASCADE AVE STE 200 COLORADO SPRINGS CO 80903	
Tax ID Number:	5228000030
Sketch Plan:	SKP 18-003 (Approved 2018)
Current Zoning:	RR-5
Proposed Zoning:	RS-6000
Development Schedule:	Spring 2021
Proposed Land Use:	Single Family Residential
Land Use	
Lots:	23.36 ac - 147 Lots (39%)
Tracts:	22.27 ac (37%)
R.O.W.:	14.993 ac (24%)
Total Area:	60.623 ac
Density:	2.4 du/ac

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

Zoning Density & Dimensional Standards						
Zone	Min. Lot Size	Max. Building Height	Max Lot Coverage	Minimum Lot Width at front setback line	Front Building Setback	Side Building Setback
RS-6000	6,000 SF	35'	40% / 45%	50'	25'	5'

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SHEET 14 of 15: LANDSCAPE PLAN
SHEET 15 of 15: LANDSCAPE PLAN



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Fax 719.471.0267

www.nescolorado.com

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PLANNER, 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:

COVER SHEET

LEGAL DESCRIPTION

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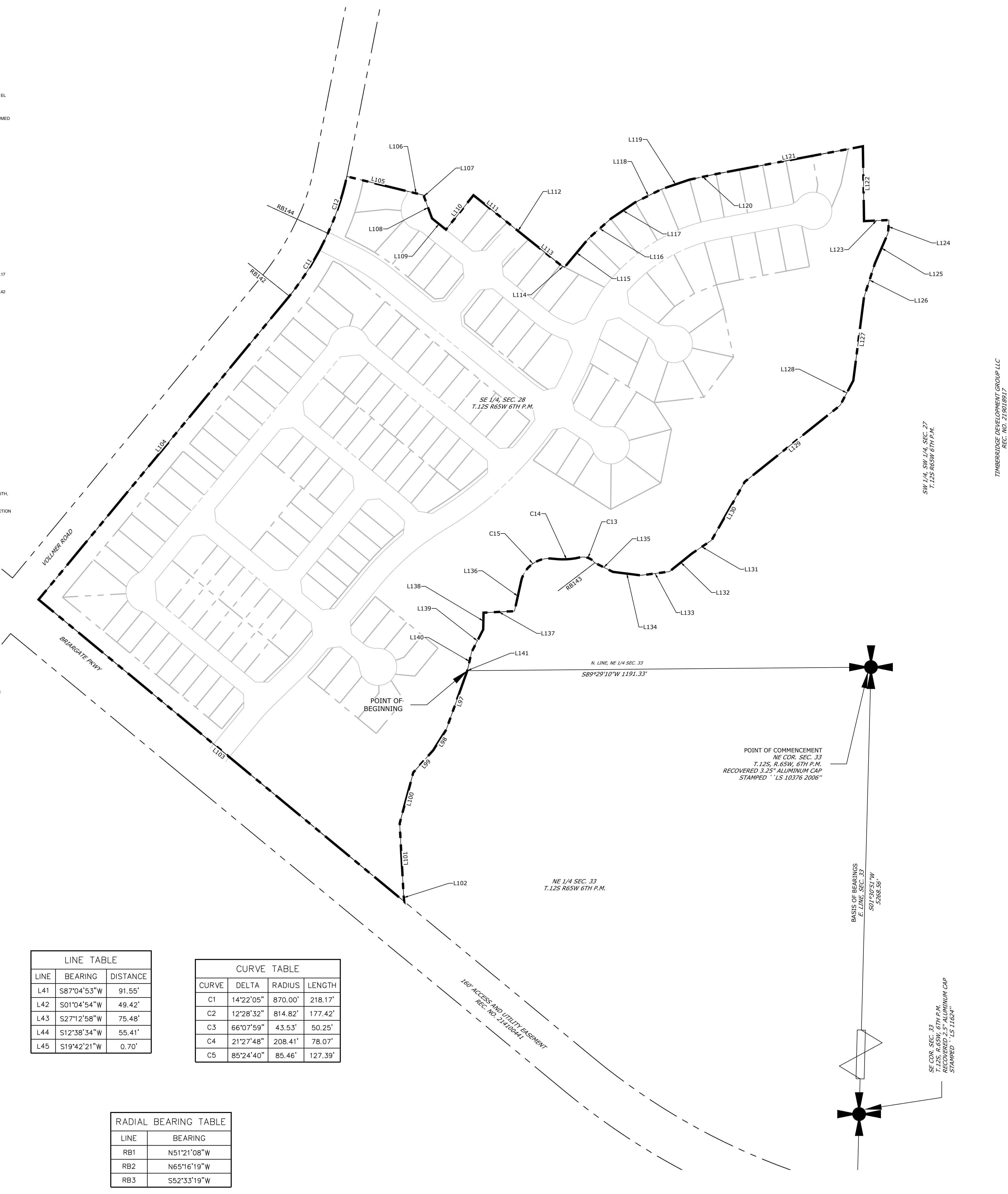
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- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°33'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 66°07'59" AND AN ARC LENGTH OF 50.25 FEET, TO A POINT OF REVERSE CURVE;
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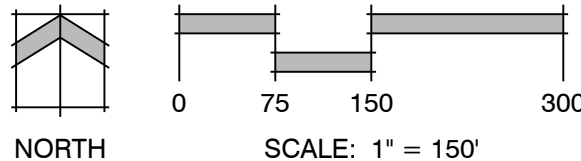
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°42'21"W	184.86'
L2	S32°15'45"W	71.66'
L3	S41°47'19"W	88.37'
L4	S14°57'52"W	155.36'
L5	S03°04'57"E	208.19'
L6	S05°19'07"E	22.87'
L7	N50°26'12"W	1,399.51'
L8	N39°33'48"E	1,161.81'
L9	S76°13'25"E	185.19'
L10	S76°20'29"E	50.05'
L11	S11°07'11"W	3.91'
L12	S20°05'15"E	68.42'
L13	S51°17'41"E	52.77'
L14	N38°42'19"E	130.03'
L15	S51°16'53"E	128.03'
L16	S51°17'40"E	80.48'
L17	S51°18'16"E	124.15'
L18	S63°15'15"E	10.26'
L19	N39°48'59"E	110.92'
L20	N48°27'49"E	87.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N55°58'31"E	87.13'
L22	N63°35'09"E	87.13'
L23	N71°09'48"E	87.13'
L24	N78°01'26"E	79.85'
L25	N79°18'16"E	441.05'
L26	S00°53'15"E	220.84'
L27	N87°34'53"E	73.60'
L28	S04°00'08"W	38.86'
L29	S23°30'33"W	96.02'
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L35	S56°06'51"W	68.55'
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L37	S82°29'37"W	85.63'
L38	N82°52'49"W	82.74'
L39	N63°10'02"W	59.72'
L40	S12°28'27"W	90.70'

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

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

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



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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PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

PLANTING

2 OF 15

LEGAL PLAN

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

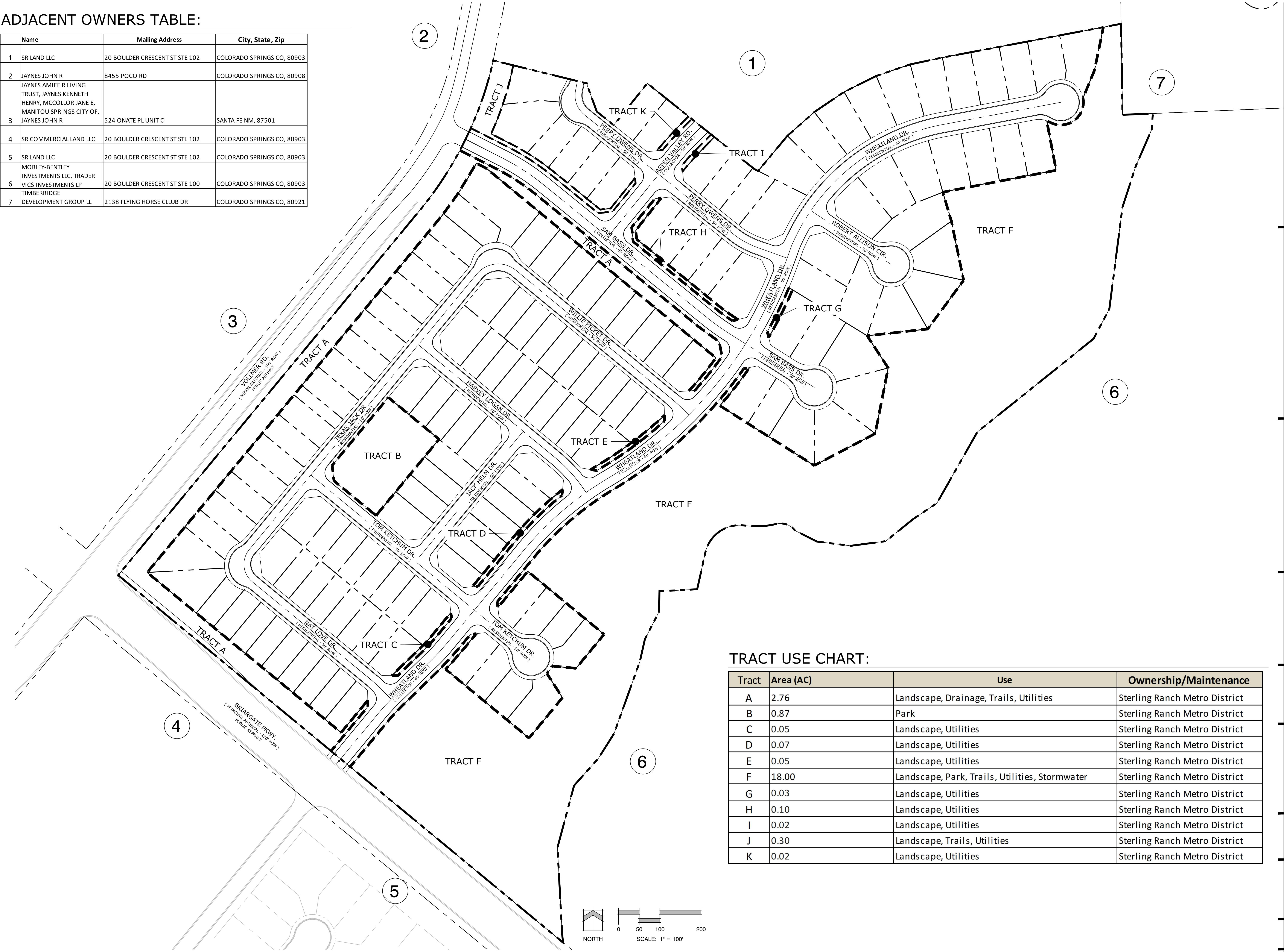
DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

LEGAL PLAN

ADJACENT OWNERS TABLE:

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



TRACT USE CHART:

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

Land Planning
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PLANNED 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. ITTEN

SEAL

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

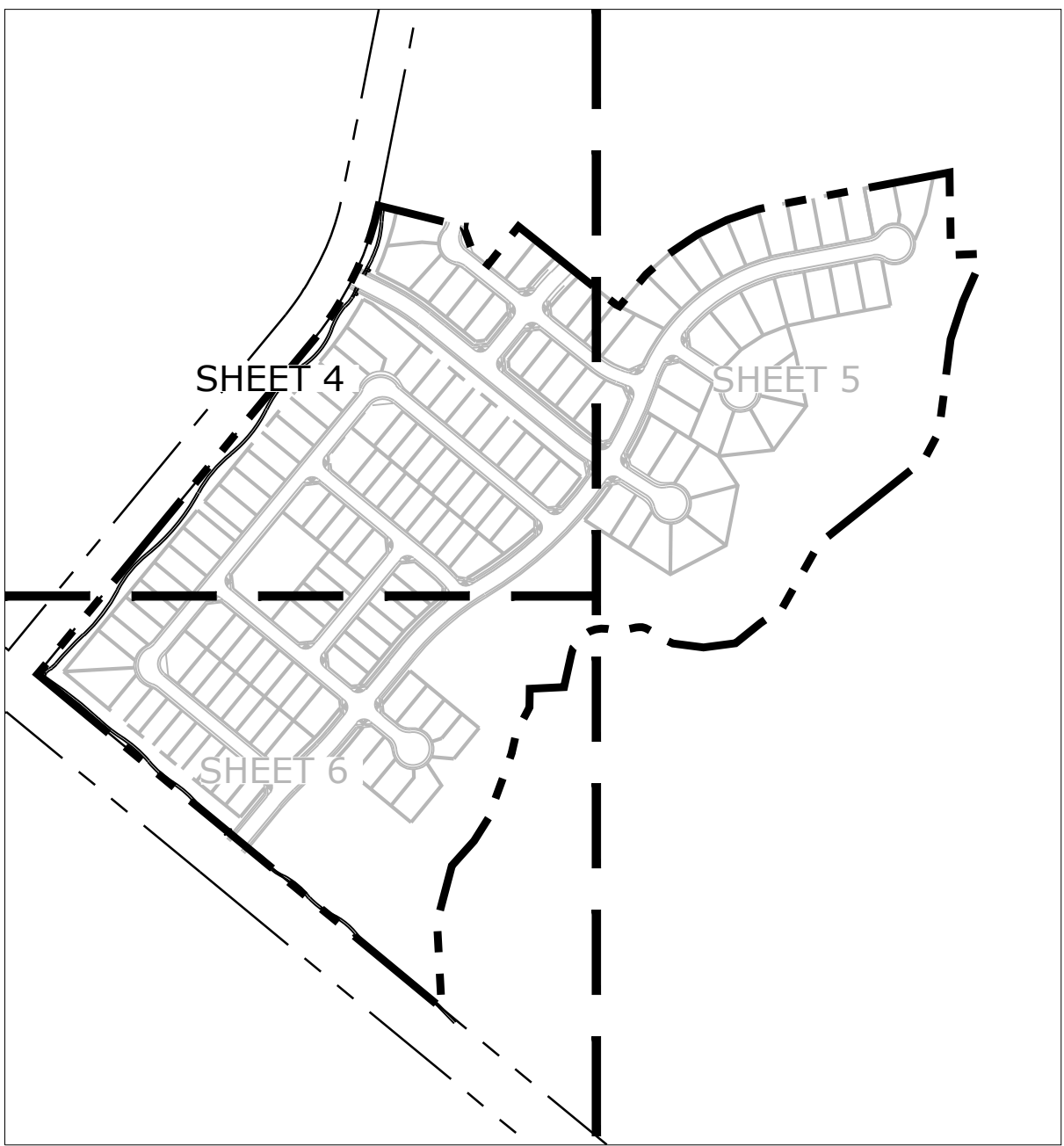
TRACT EXHIBIT & ADJACENT
OWNERS

SHEET TITLE

SHEET NUMBER

PLANTING

SHEET KEY MAP



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

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

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



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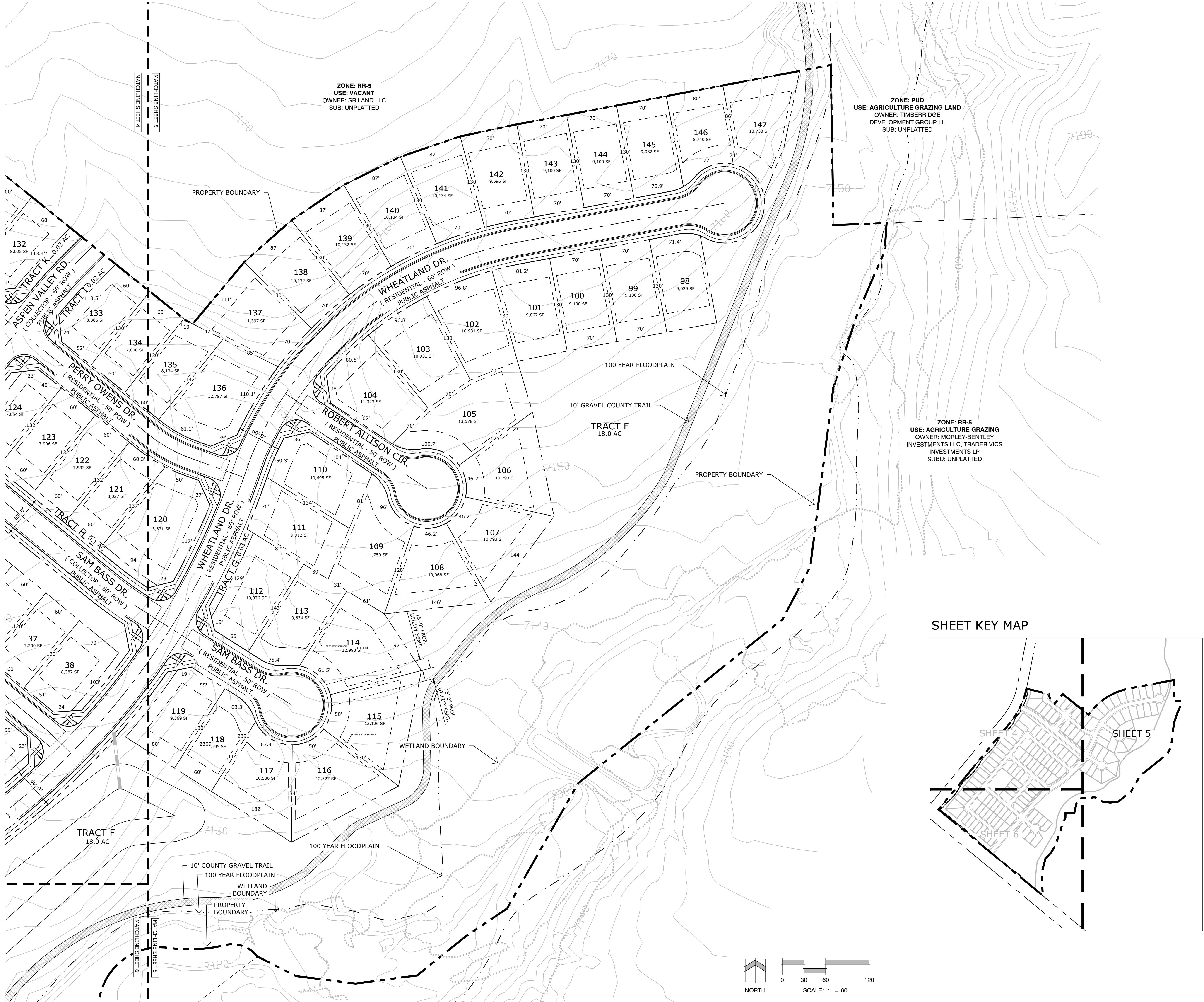
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PREPARED BY: B. ITEN

ENTITLEMENT

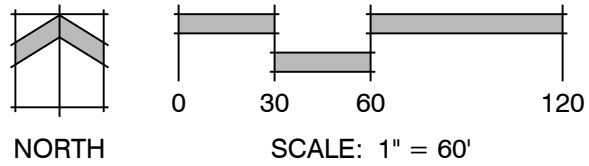
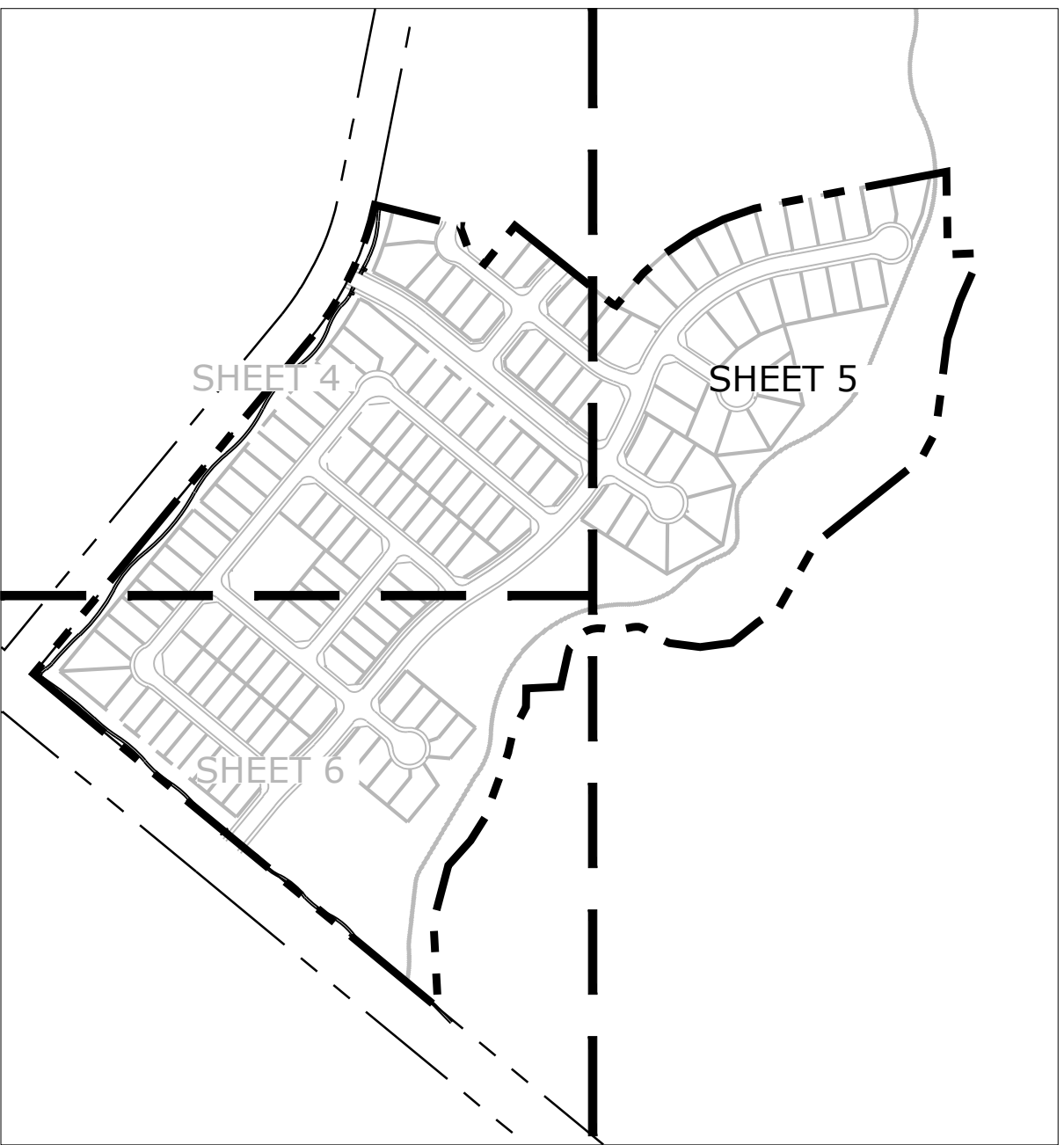
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PRELIMINARY
SITE PLAN

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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:

PRELIMINARY
SITE PLAN

5 OF 15

STERLING RANCH
HOMESTEAD
NORTH PHASE 1

PRELIMINARY PLAN

EL PASO COUNTY, CO

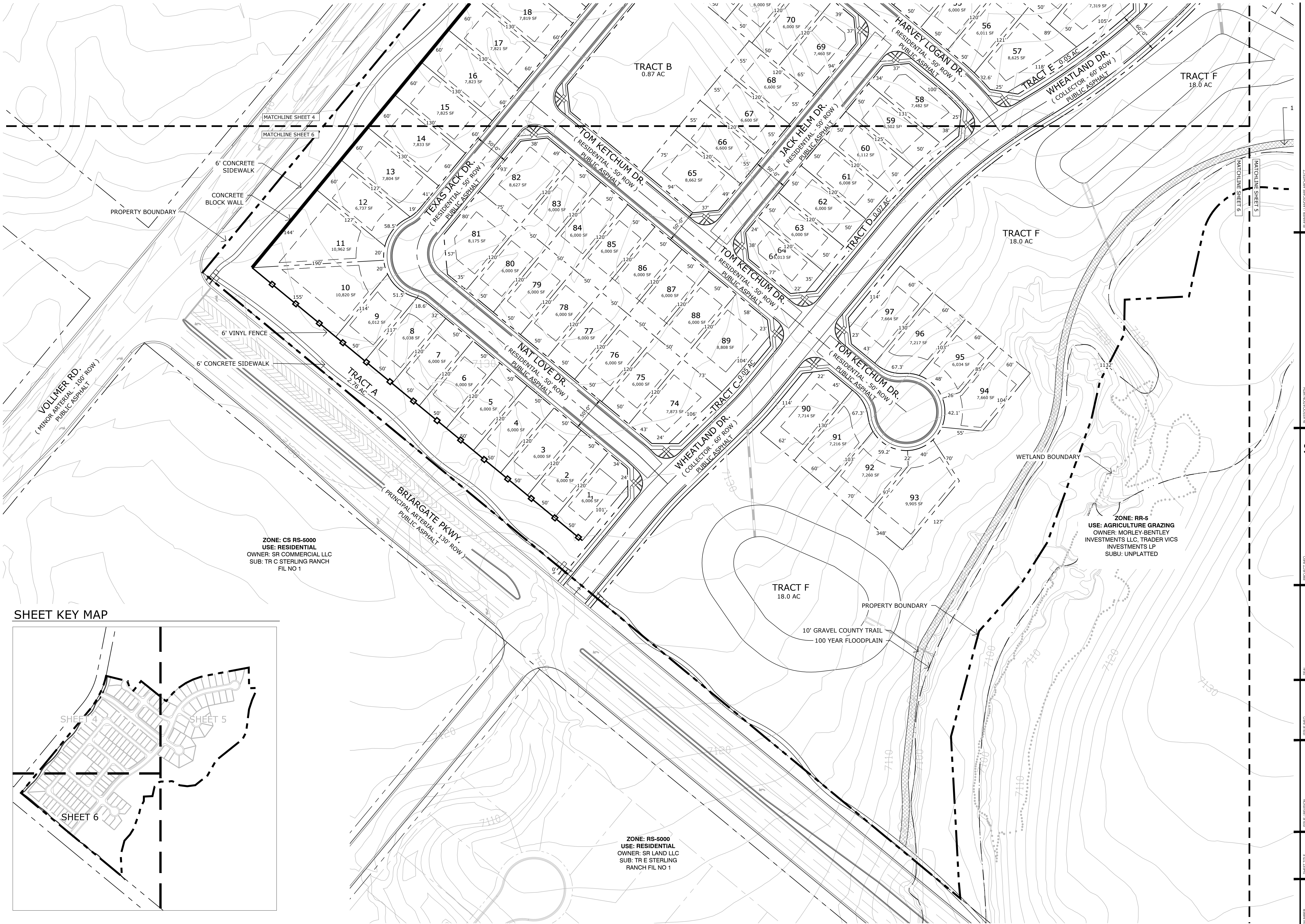
DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
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ENTITLEMENT

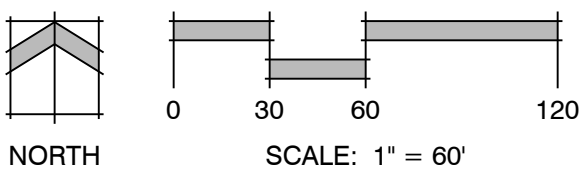
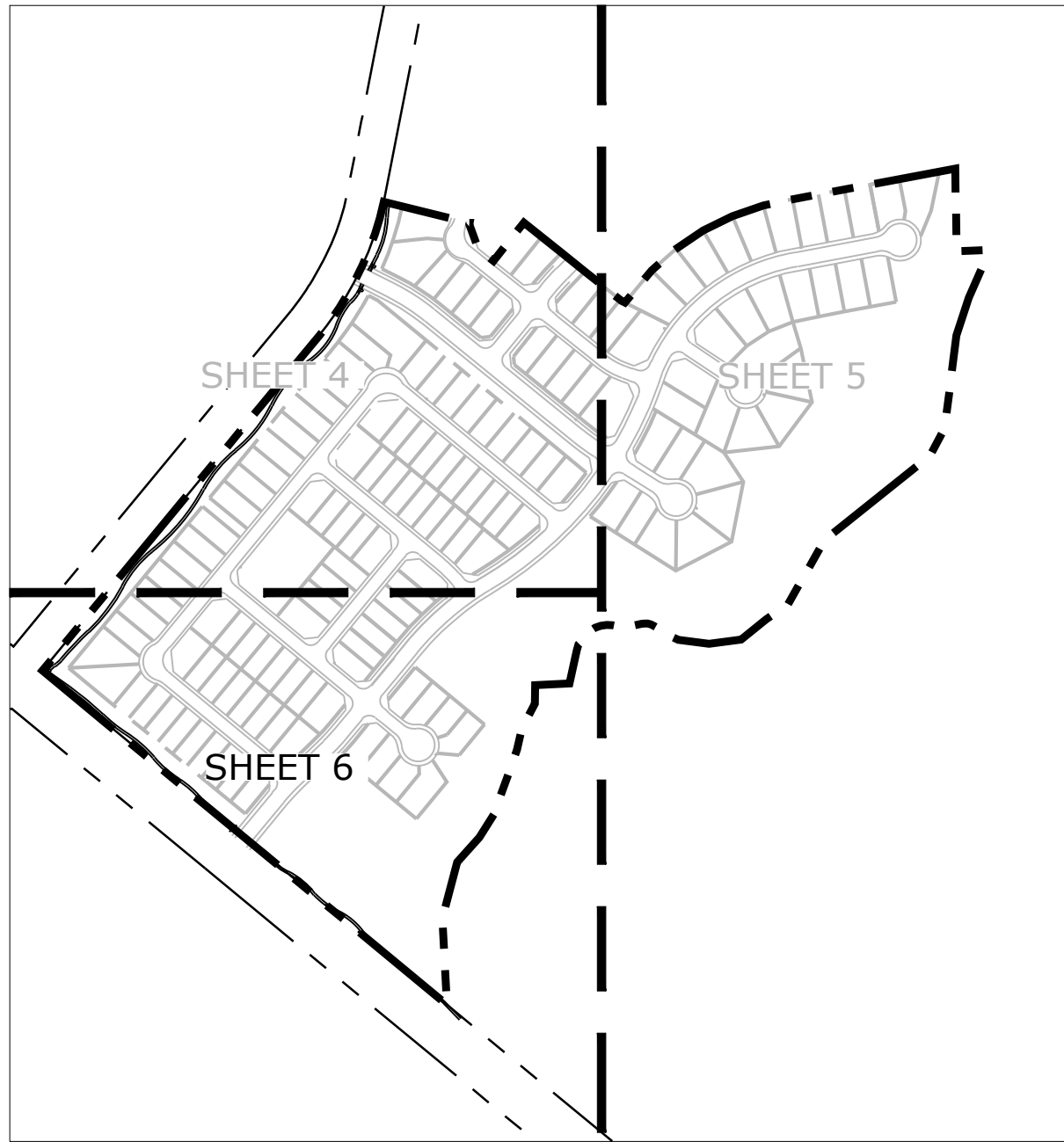
DATE: BY: DESCRIPTION:

PRELIMINARY
SITE PLAN

6 OF 15



SHEET KEY MAP





CONSTRUCTION NOTES:

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

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

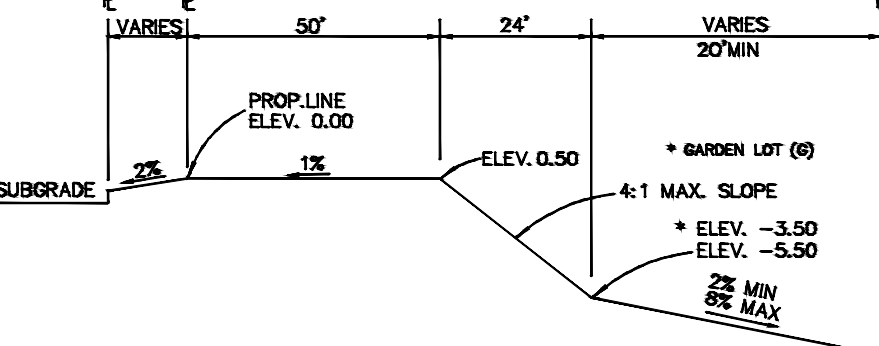
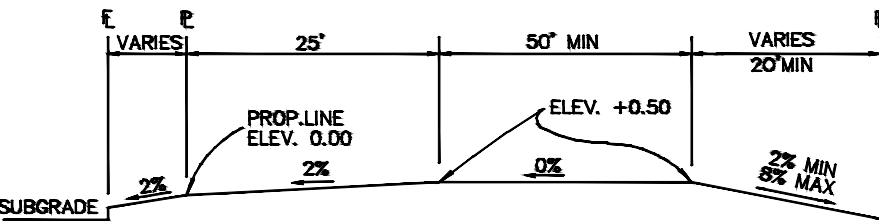
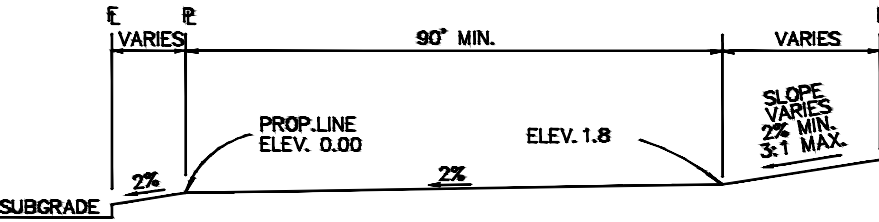
ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE 'M'. RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.

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

ADDITIONAL NOTES:

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

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

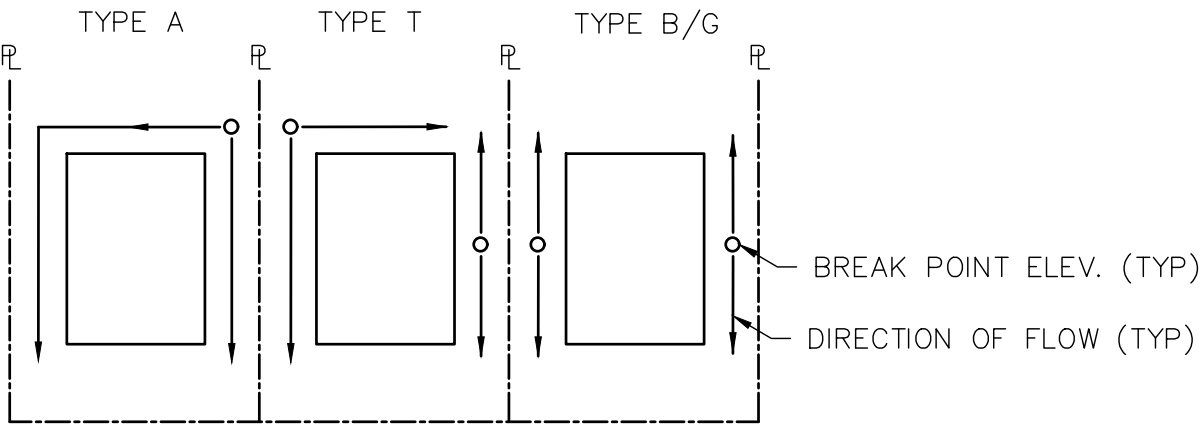


NOTE:

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

NOTE:

SIDE LOT SWALES WILL BE PROVIDED WHEN APPROPRIATE.



LOT DRAINAGE TYPES AND SWALE DIRECTION

NOT TO SCALE

LEGEND

EXISTING STORM SEWER: [Symbol]

STORM SEWER PROPOSED: [Symbol]

PROPOSED R.O.W: [Symbol]

PROPOSED PROPERTY LINES: [Symbol]

PROPOSED SIDEWALK: [Symbol]

EXISTING PROPERTY LINE: [Symbol]

ROW EXISTING: [Symbol]

FL EXISTING: [Symbol]

SIDEWALK EXISTING: [Symbol]

DRAINAGE ACCESS & MAINTENANCE EASEMENT: [Symbol]

SILT FENCE: [Symbol]

EXISTING

INLET: [Symbol]

LOW POINT/HIGH POINT: [Symbol]

FLOW DIRECTION & SLOPE: [Symbol]

FLOW DIRECTION ARROW: [Symbol]

EXISTING FLOW DIRECTION ARROW: [Symbol]

EMERGENCY OVERFLOW DIRECTION: [Symbol]

PROPOSED

INLET: [Symbol]

LOW POINT/HIGH POINT: [Symbol]

FLOW DIRECTION & SLOPE: [Symbol]

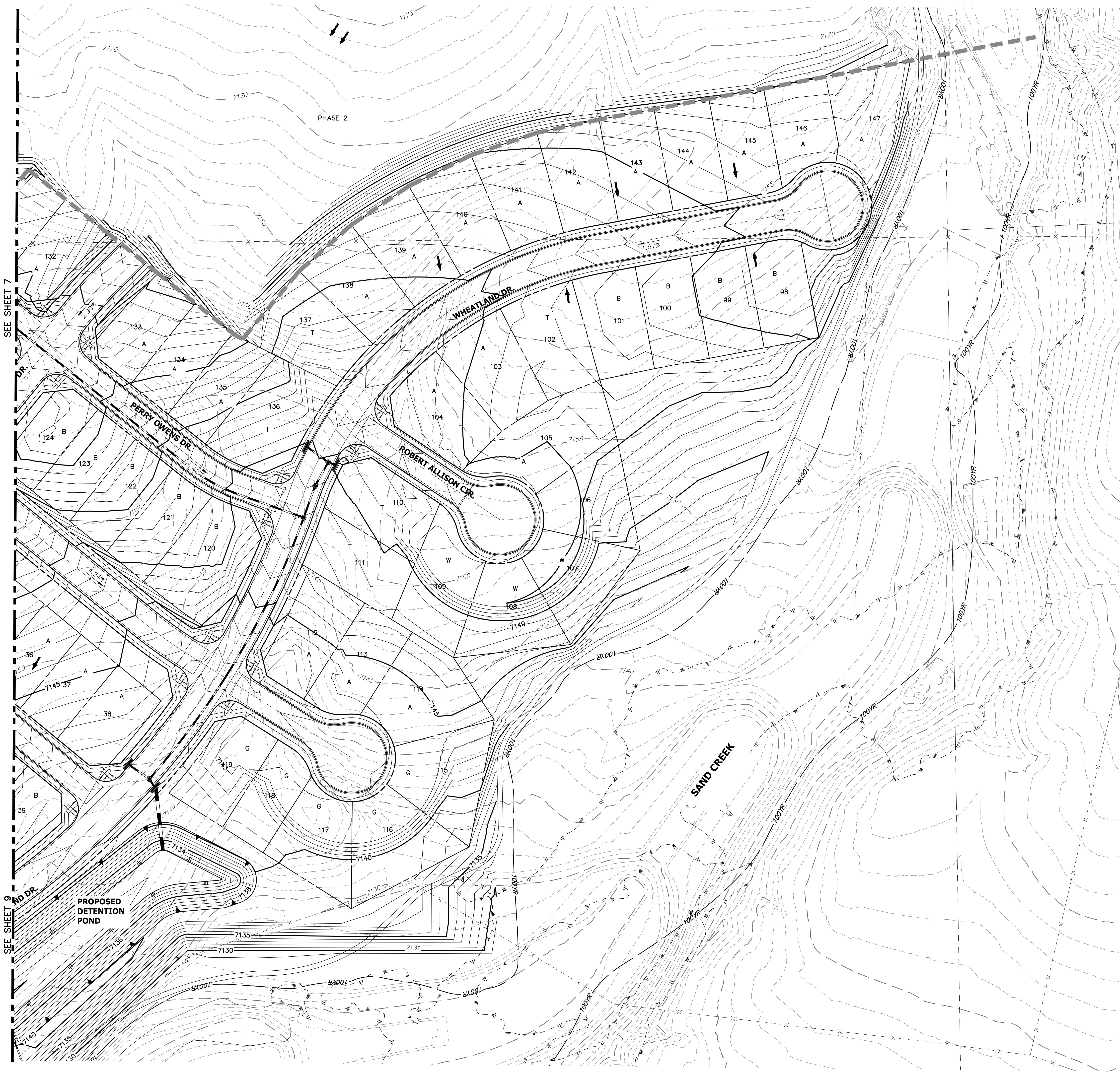
FLOW DIRECTION ARROW: [Symbol]

EXISTING FLOW DIRECTION ARROW: [Symbol]

EMERGENCY OVERFLOW DIRECTION: [Symbol]

PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742								
	J.R. ENGINEERING A Westman Company Central 303-740-9383 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com								
BY	DATE								
No.	REVISION	1"=60'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	HOMESTEAD NORTH AT STERLING RANCH PRELIMINARY GRADING PLAN
SHEET 7 OF 15									
JOB NO. 25188.00									

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CONSTRUCTION NOTES:

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

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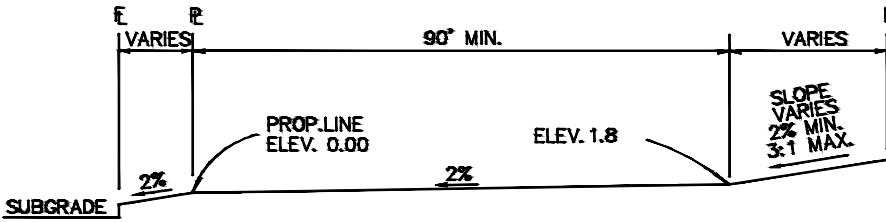
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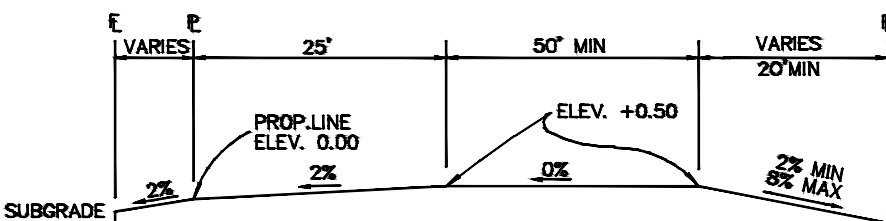
ADDITIONAL NOTES:

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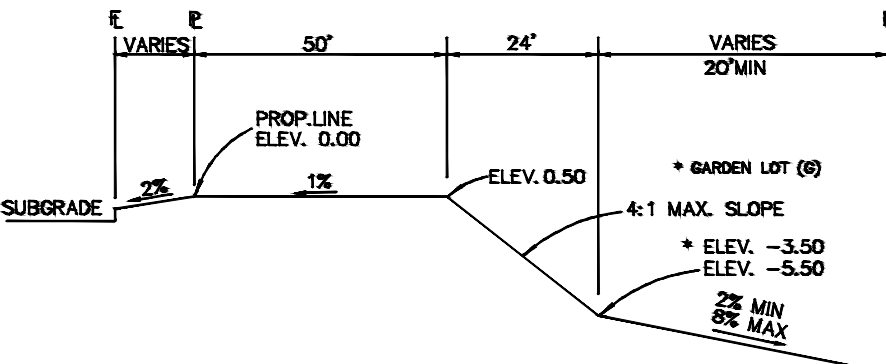
THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.



TYPICAL A LOT
NOT TO SCALE



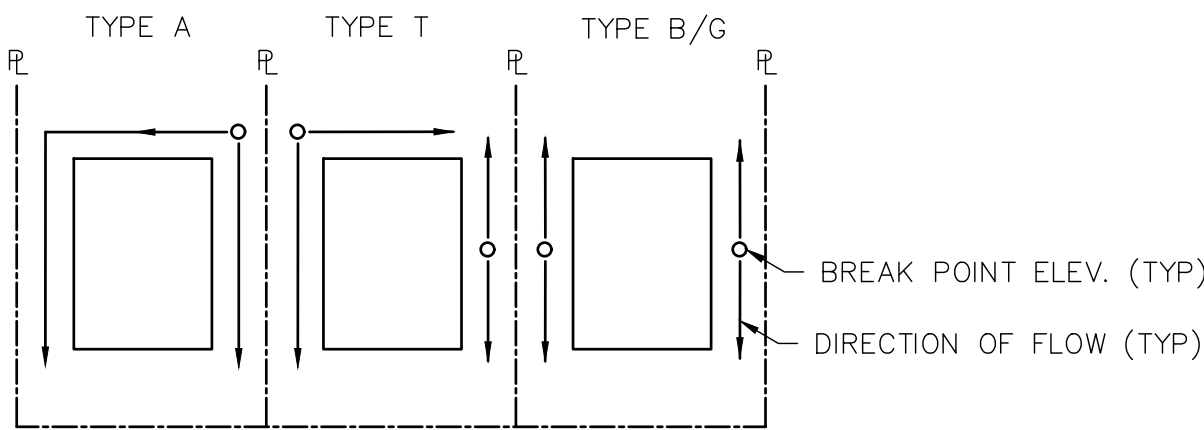
TYPICAL B LOT
NOT TO SCALE



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



SEE SHEET 7

SEE SHEET 9

PREPARED FOR

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

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

HOMESTEAD NORTH AT
STERLING RANCH

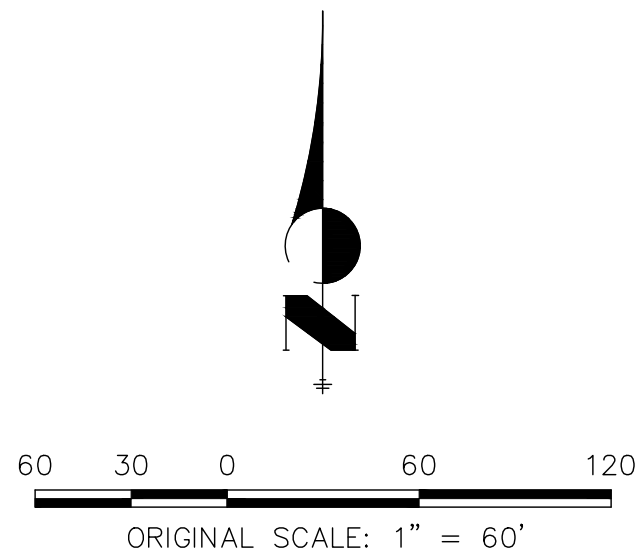
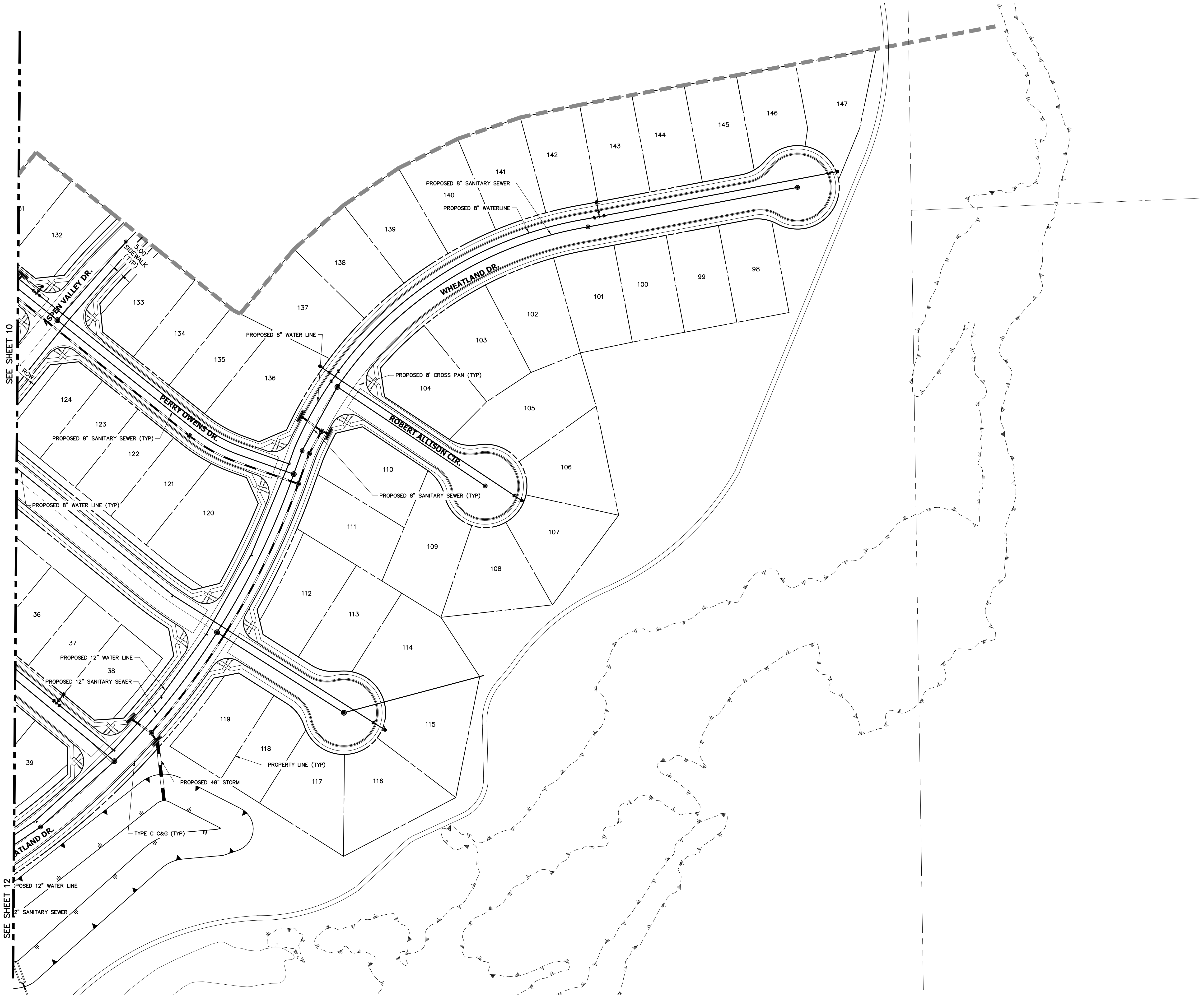
PRELIMINARY GRADING PLAN

SHEET 8 OF 15

JOB NO. 25188.00



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Know what's below.
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HOMESTEAD NORTH AT
STERLING RANCH

UTILITY PLAN

SHEET 11 OF 15

JOB NO. 25188.00

No. REVISION

BY DATE

H-SCALE 1"=60'

V-SCALE N/A

DATE 09/15/20

DESIGNED BY JRM

DRAWN BY JRM

CHECKED BY

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PREPARED FOR

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

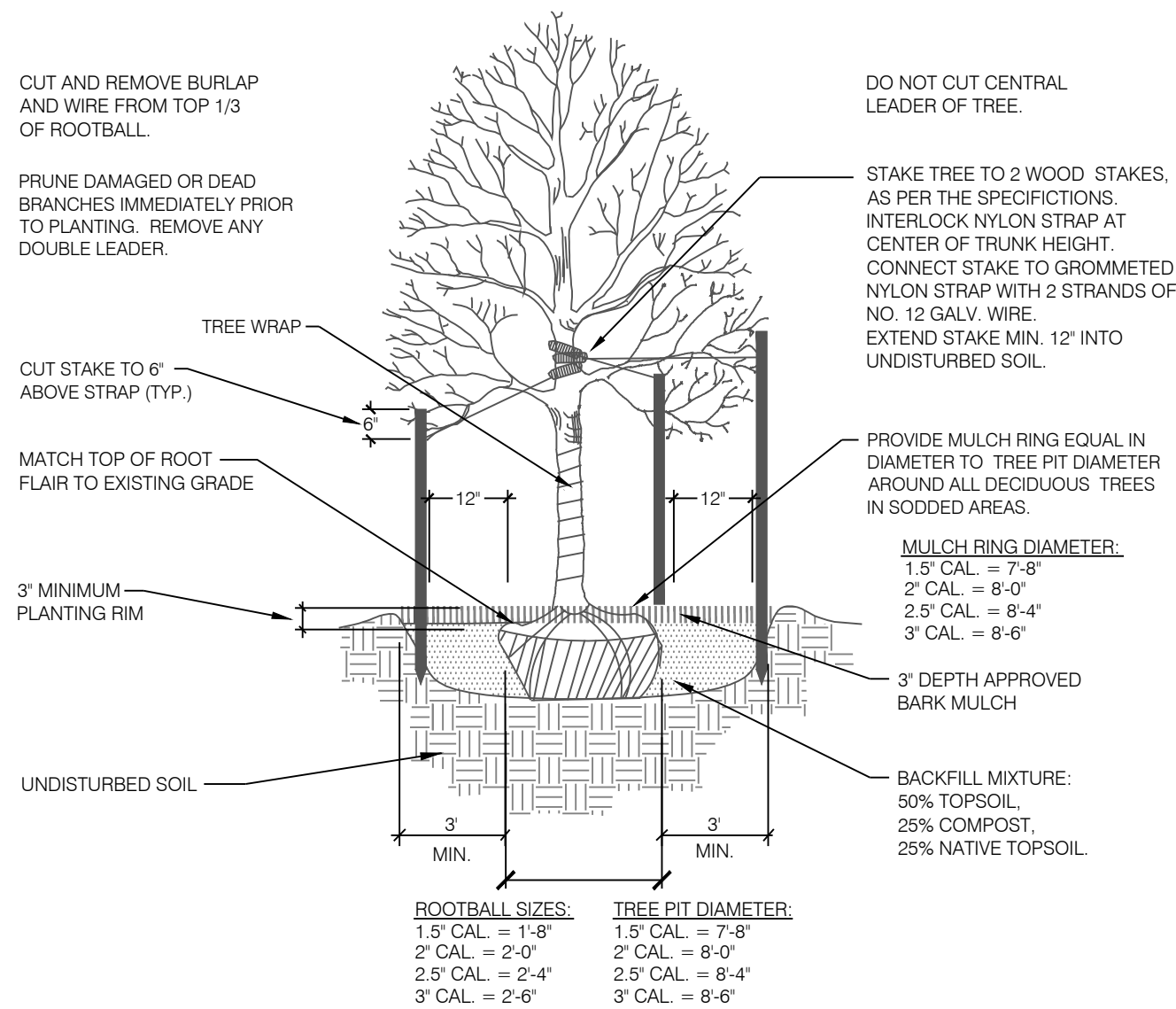
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THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
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AGENCIES, OR ENGINEERING
AGENCIES, OR ENGINEERING
DESIGNATED BY WRITTEN
AUTHORIZATION.

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.

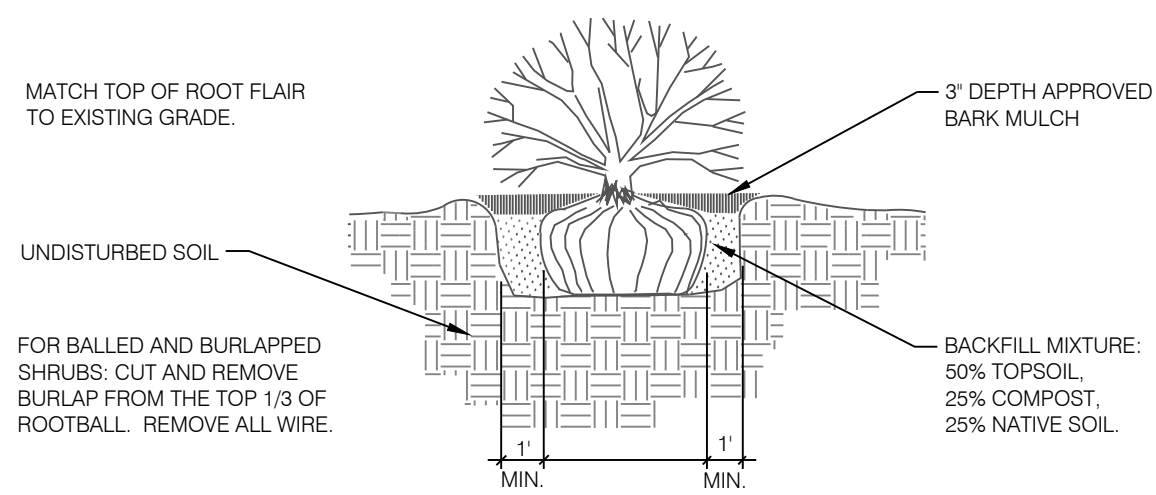
LANDSCAPE NOTES

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 2 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 BLENDED.
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 UNDER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. 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.
13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP 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 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.
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.



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



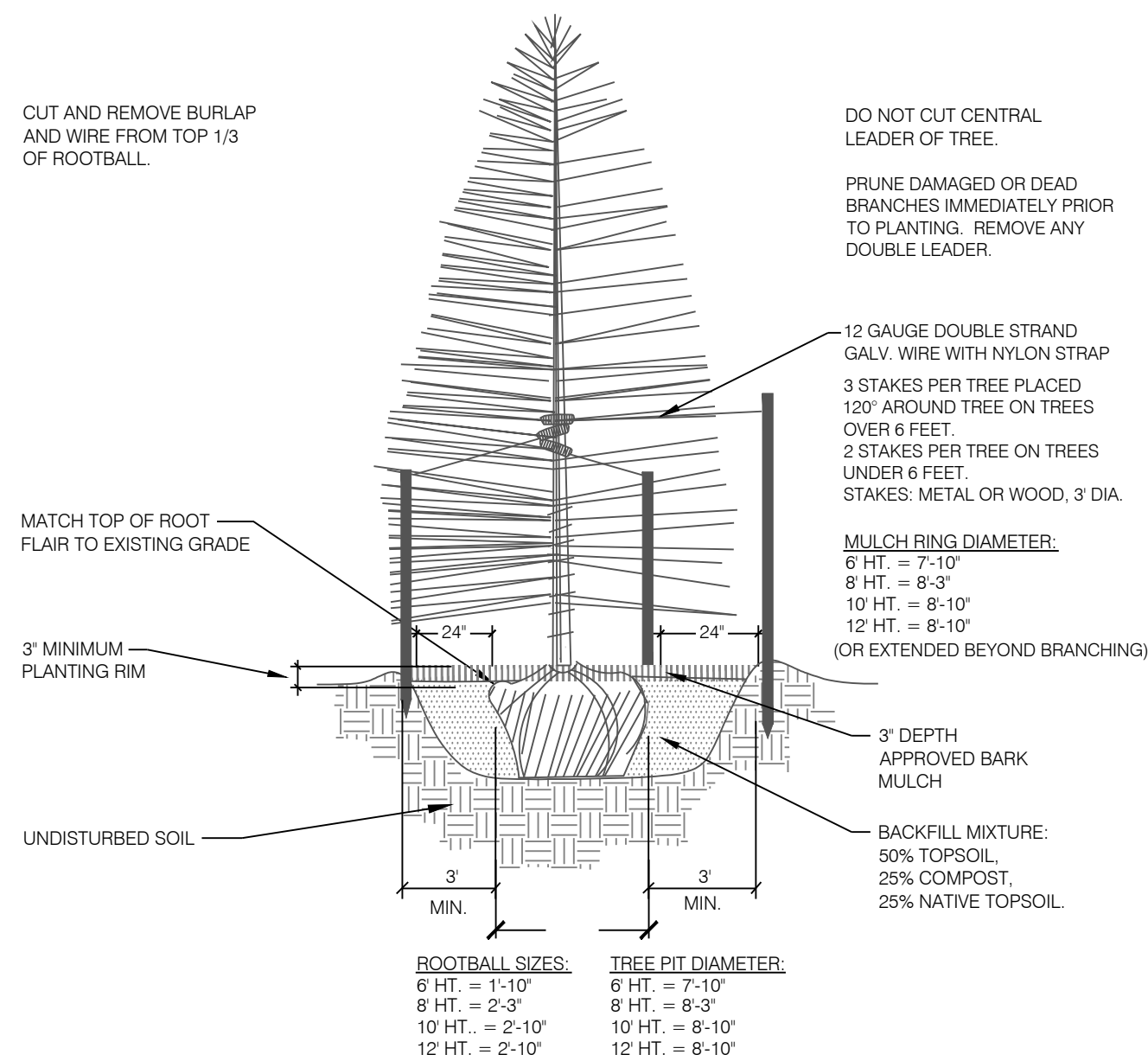
3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

Landscape Setbacks

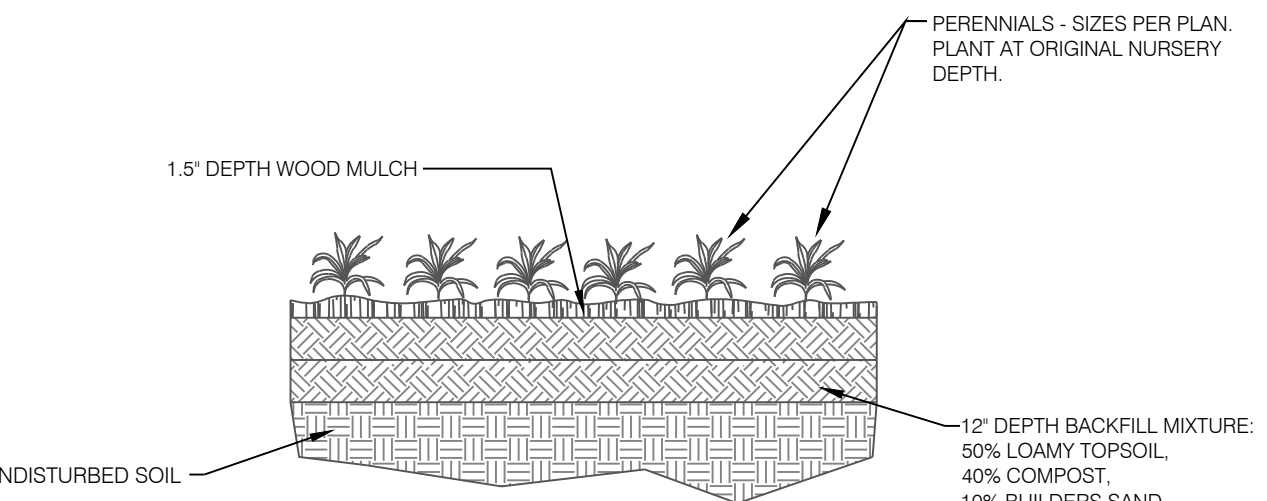
See Code Section/Policy 320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Reg./Prov.	Linear Footage	Tree/Feet Reg./Prov.	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. Reg. / Provided		
30/30	0/0	BP	75% / 75%		
50/50	0/0	VR	75% / 75%		

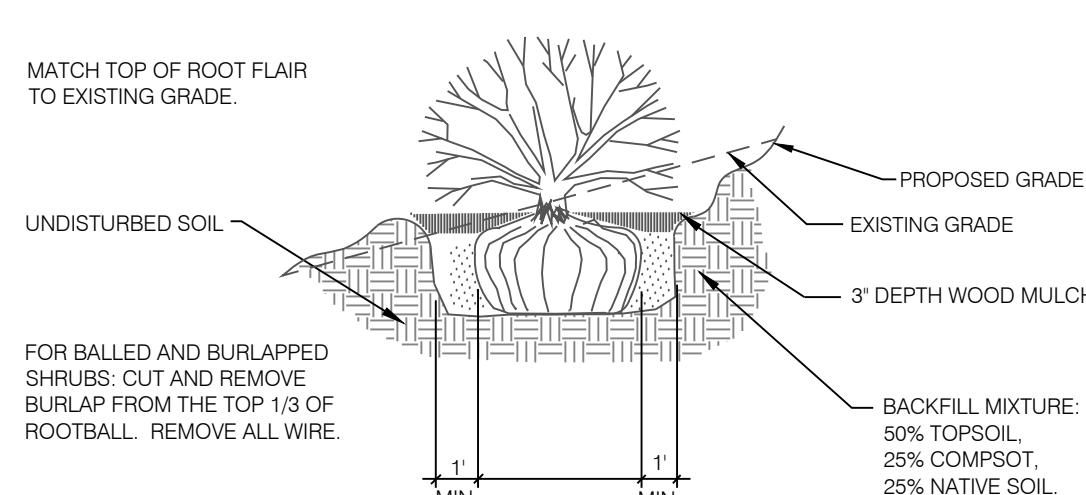


2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE





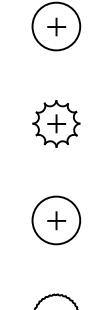
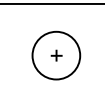
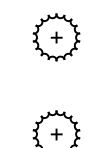
4 PERENNIAL / GROUND COVER PLANTING









5 SHRUB PLACEMENT ON SLOPES

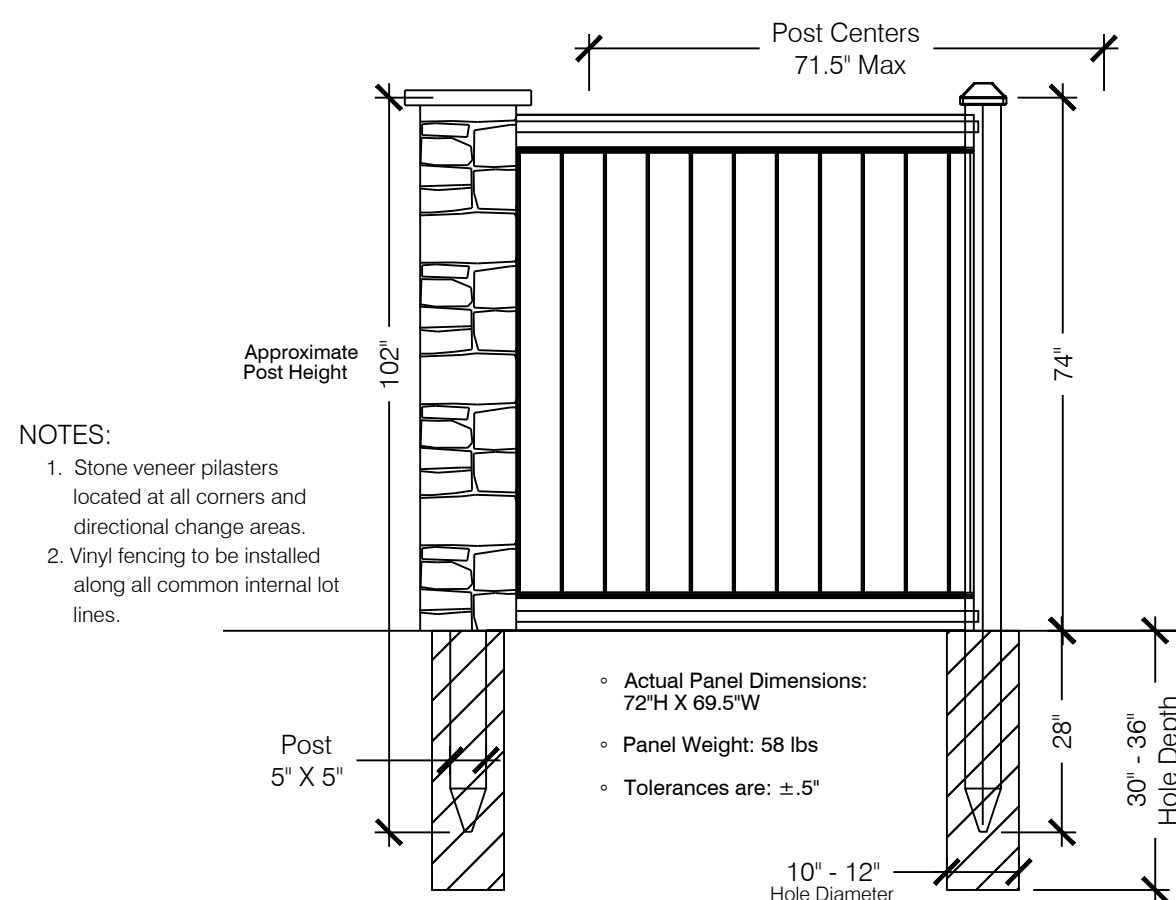
SCALE: NOT TO SCALE

PLANT SCHEDULE

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

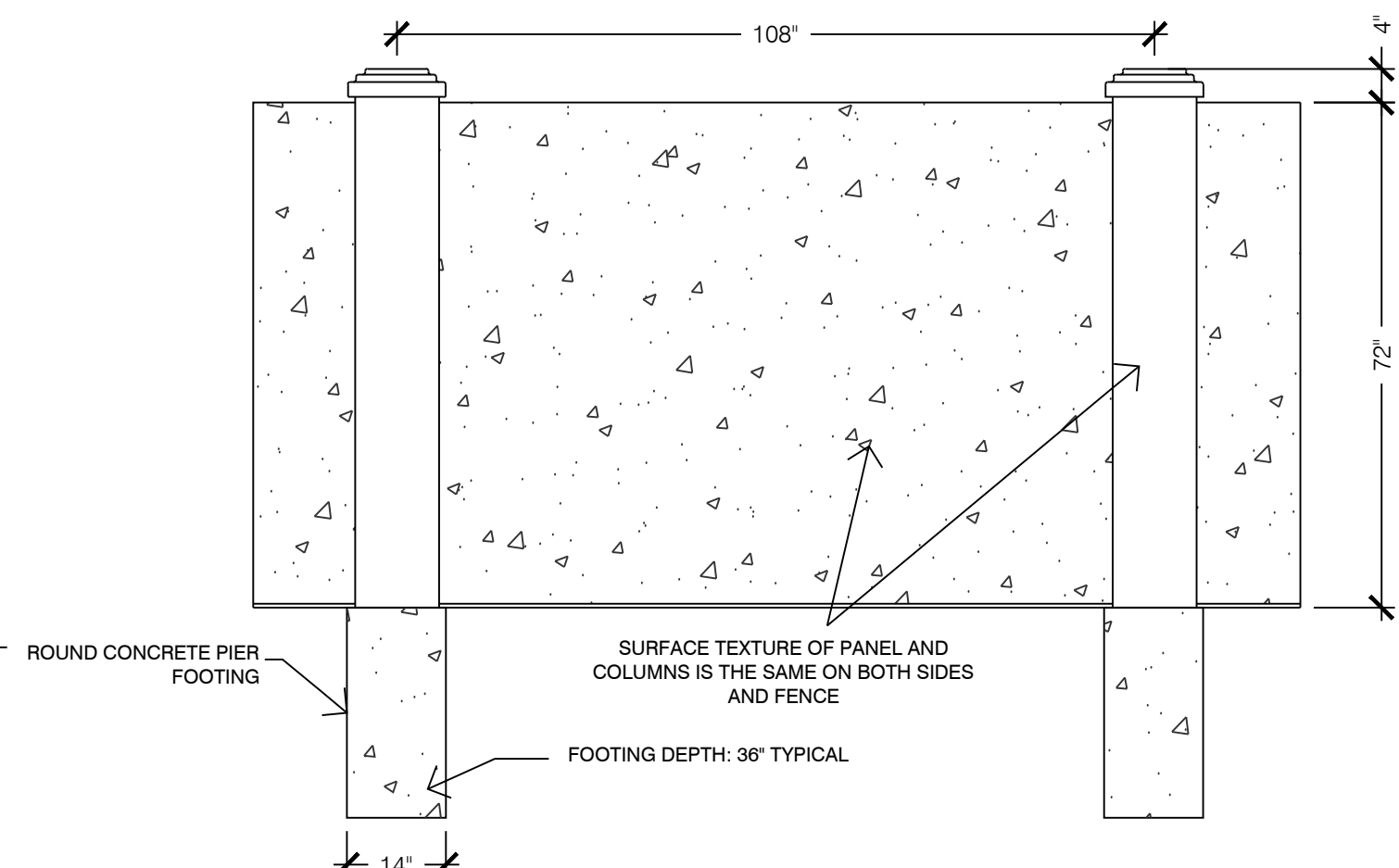
GROUND COVER LEGEND

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



6 VINYL FENCE

SCALE: NOT TO SCALE



7 6' CONCRETE BLOCK WALL

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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STERLING RANCH
HOMESTEAD
NORTH

PRELIMINARY PLAN

EL PASO COUNTY, CO

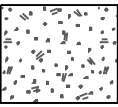
DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN & N. BROWER

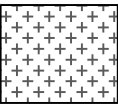
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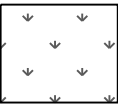
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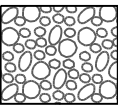
LANDSCAPE NOTES & DETAILS

GROUND COVER LEGEND

- 

CEDAR WOOD MULCH
- 

TALL NATIVE GRASS
UPLAND NATIVE SEED MIX
- 

LOW ALTERNATIVE TURF GRASS
LOW-GROW NATIVE SEED MIX
- 

COBBLE

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

Land Planning
Landscape
Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNING, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH
HOMESTEAD
NORTH

PRELIMINARY PLAN

EL PASO COUNTY, CO

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

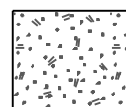
LANDSCAPE PLAN

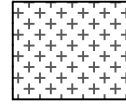
14 OF 15


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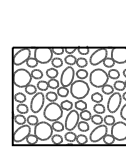
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GROUND COVER LEGEND

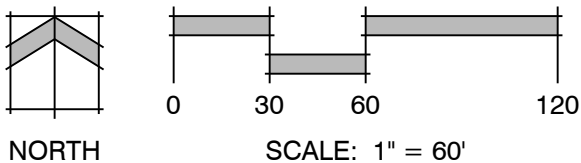
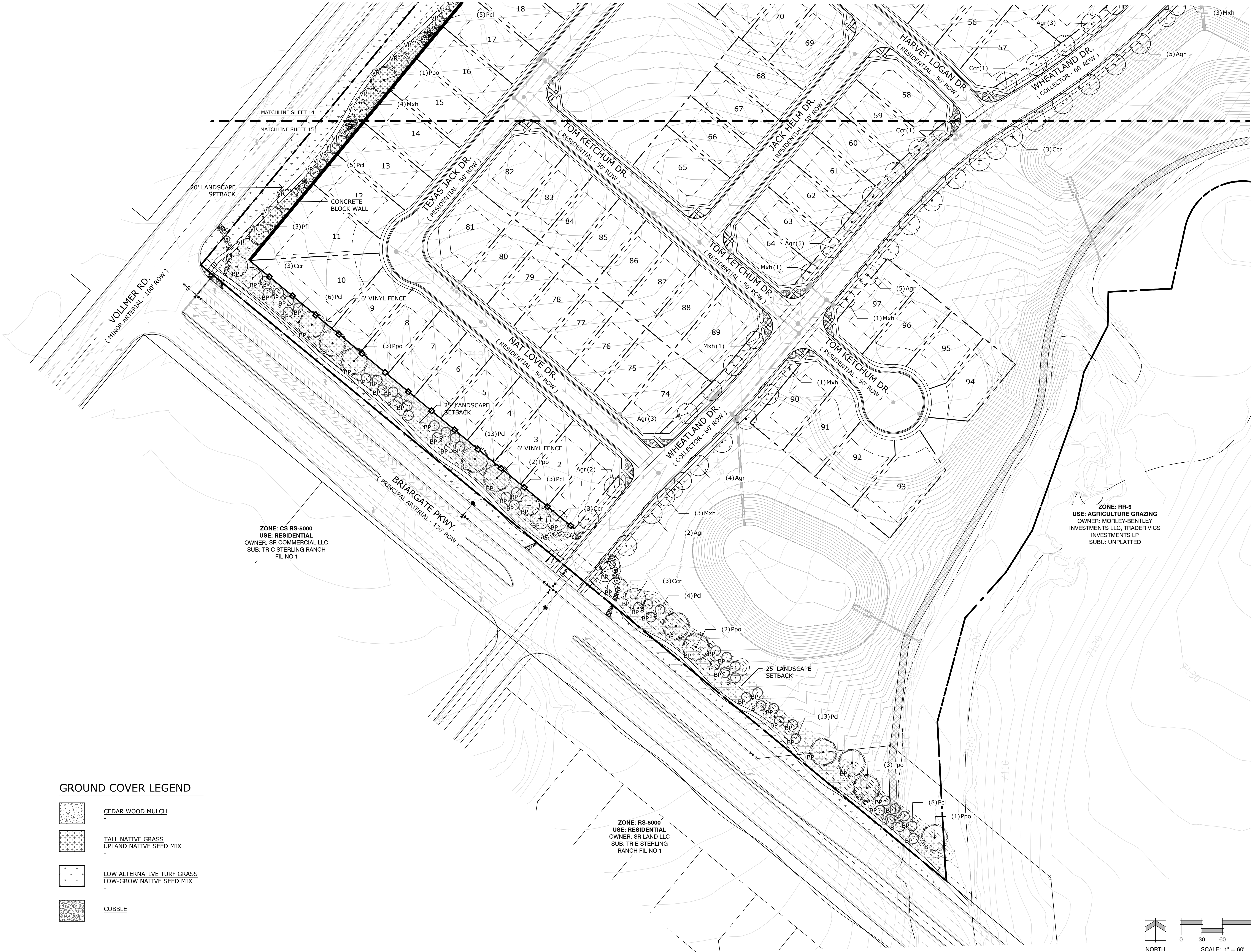
- 

CEDAR WOOD MULCH
- 

TALL NATIVE GRASS
UPLAND NATIVE SEED MIX
- 

LOW ALTERNATIVE TURF GRASS
LOW-GROW NATIVE SEED MIX
- 

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PLANNED LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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

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LANDSCAPE PLAN