

# 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

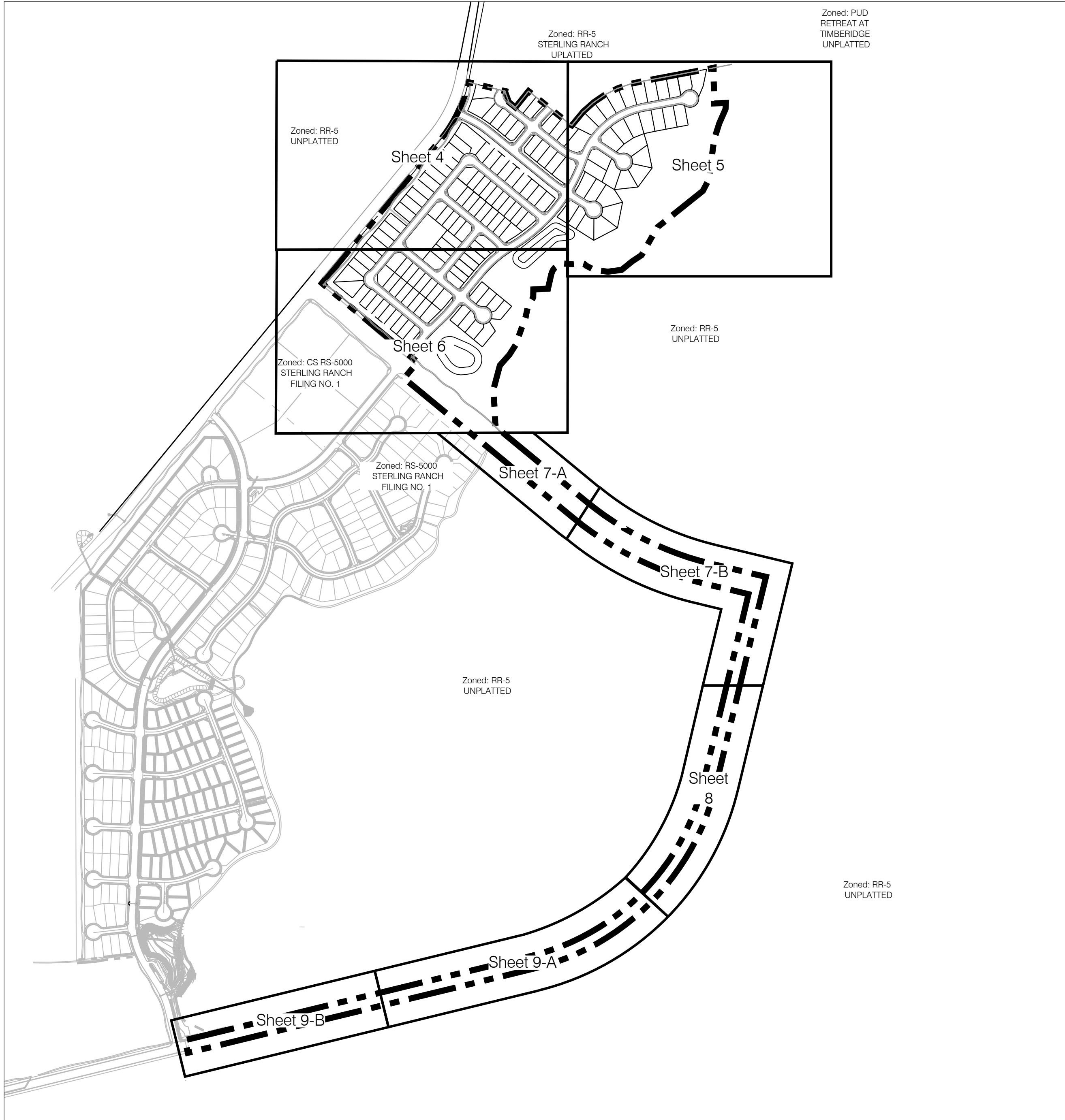
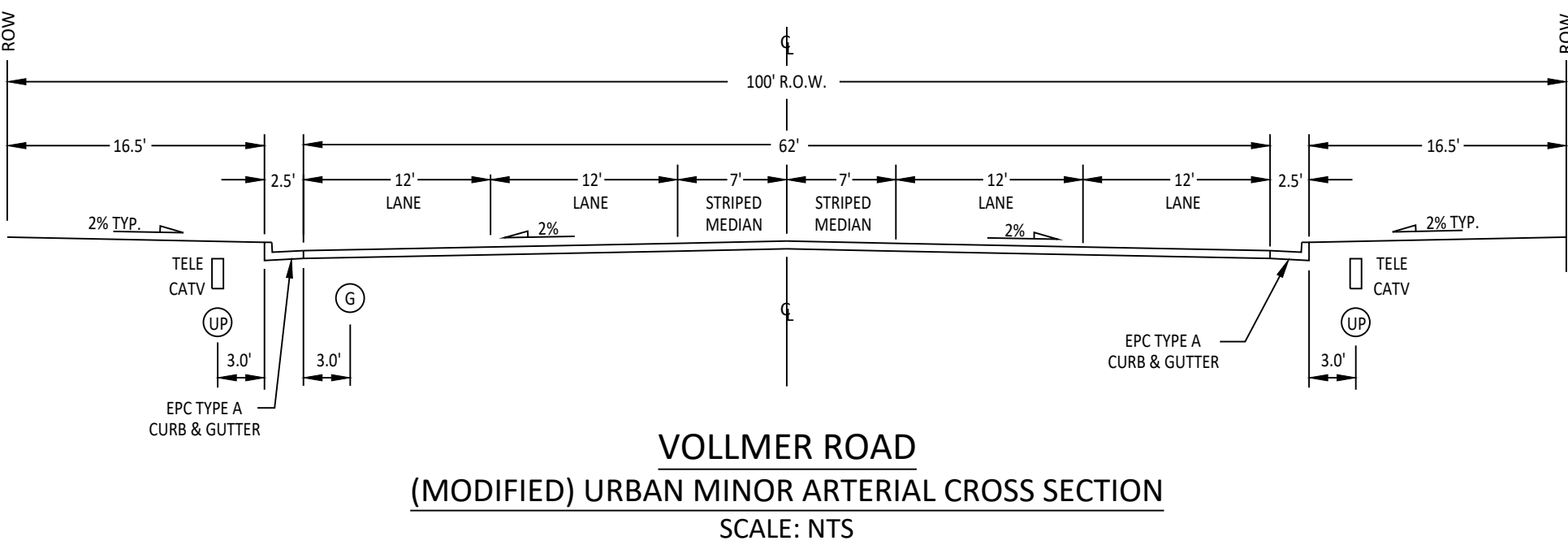
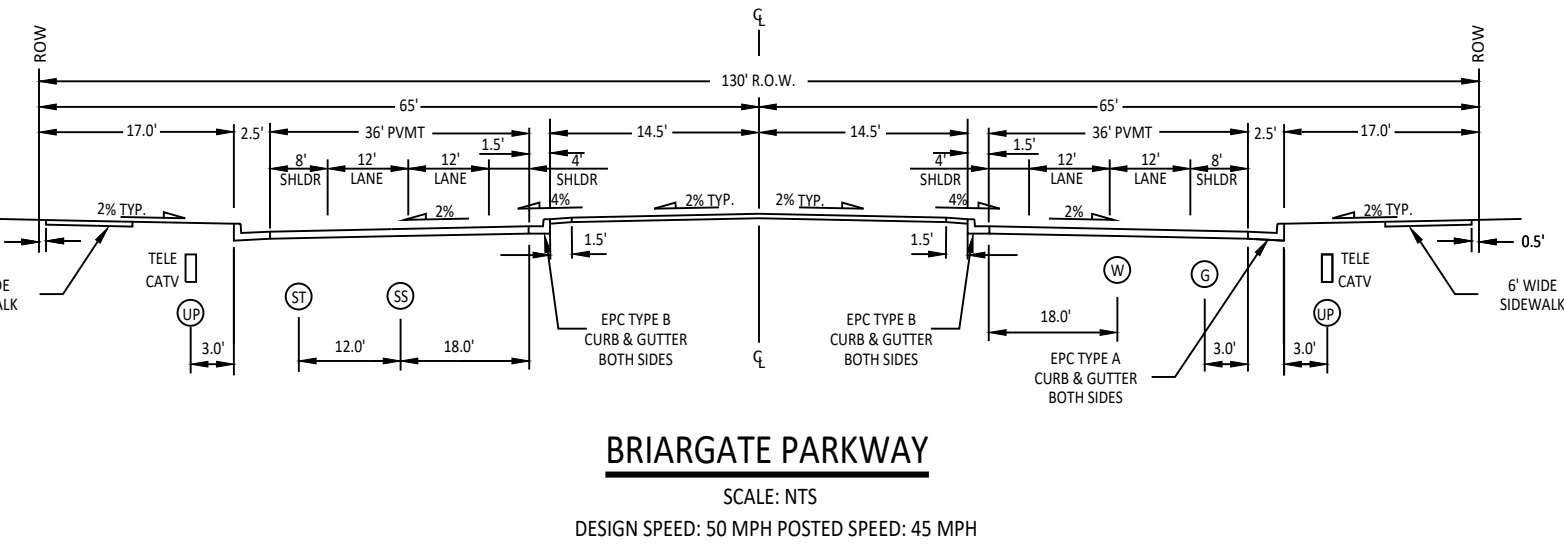
- All trails to be non-motorized trails.
- Trails labeled as "County Regional Trail" will be maintained by El Paso County Parks Department.
- Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
- Developer shall analyze the need to provide all necessary 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), Wheatland Drive (Collector), Sam Bass Drive (Collector) and Aspen Valley Road (Collector).
- "The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property."
- The following utility providers will serve the Sterling Ranch Homestead North Phase 1 Preliminary Plan area:  
Water: Sterling Ranch Metropolitan District  
Wastewater: Sterling Ranch Metropolitan District  
Gas: Colorado Springs Utilities  
Electric: Mountain View Electric Association, Inc.
- The following reports have been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

#### FEMA FLOODPLAIN NOTE

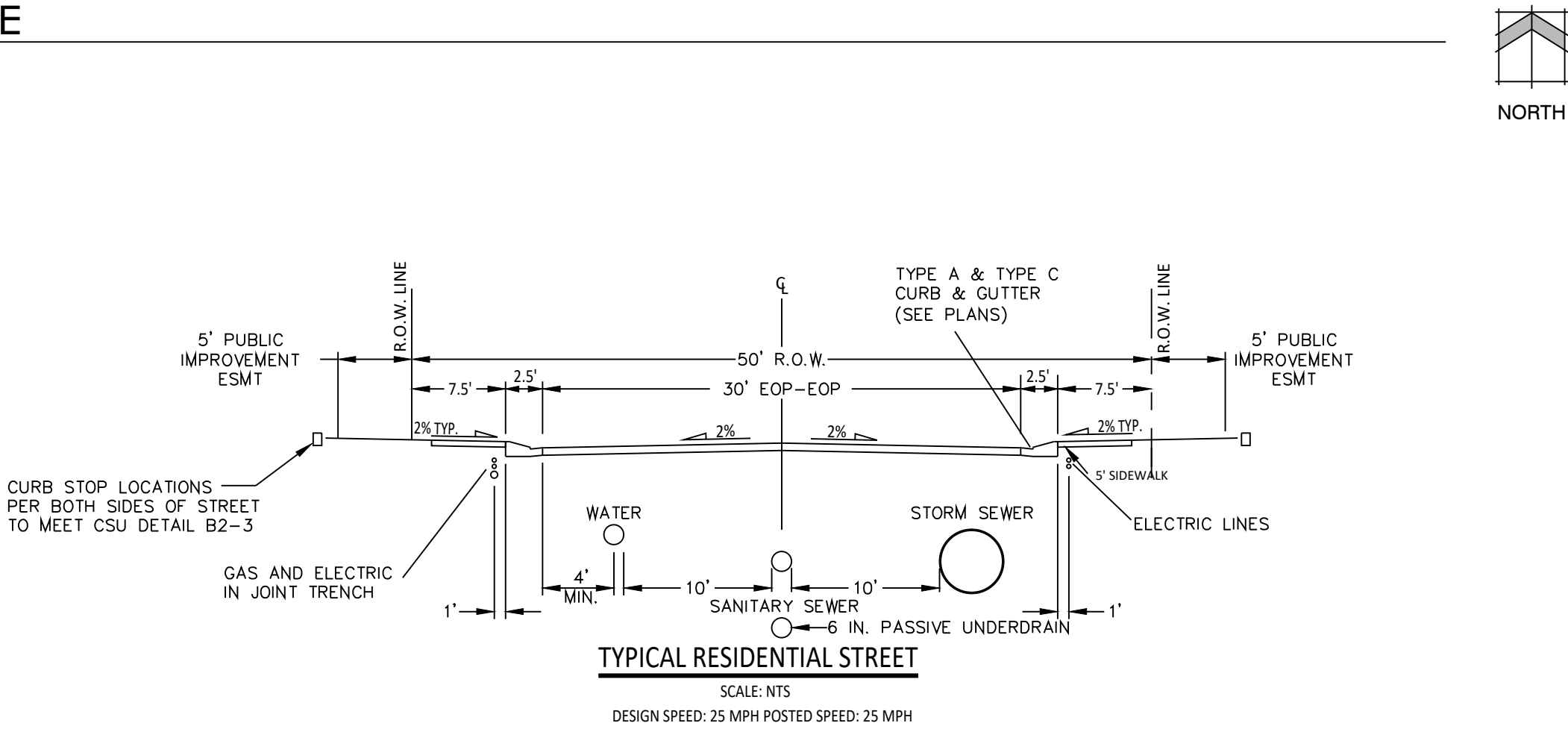
1. Floodplain Statement: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone AE of the FEMA Floodplain Map No. 08041C0535G, dated December 7, 2018. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year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

#### GEOLOGIC HAZARD DISCLOSURE STATEMENT

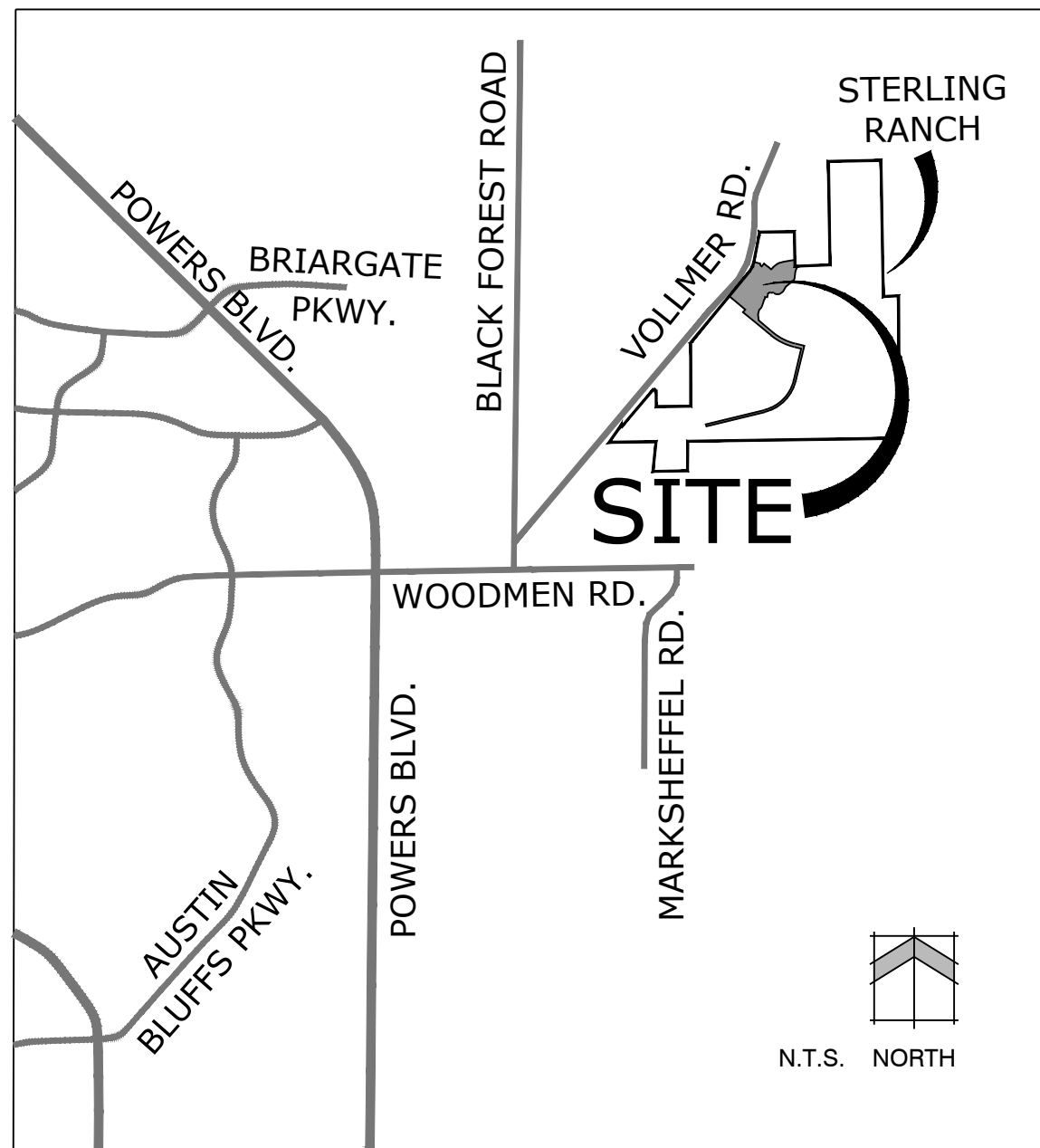
8. Geologic Hazard Note:- The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated July 22,2020 in file SP-20-008 available at the El Paso County Planning and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



1  
S1  
OVERALL SITE



#### 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:	Summer/Fall 2021
Proposed Land Use:	Single Family Residential
Land Use	
Lots:	27.30 ac - 147 Lots (35%)
Tracts:	22.79 ac (29%)
R.O.W.:	27.6236 ac (36%)
Total Area:	77.7136 ac
Density:	2.25 du/ac *

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

Landscape Setbacks:

-Briargate Parkway:

25'

-Vollmer Road:

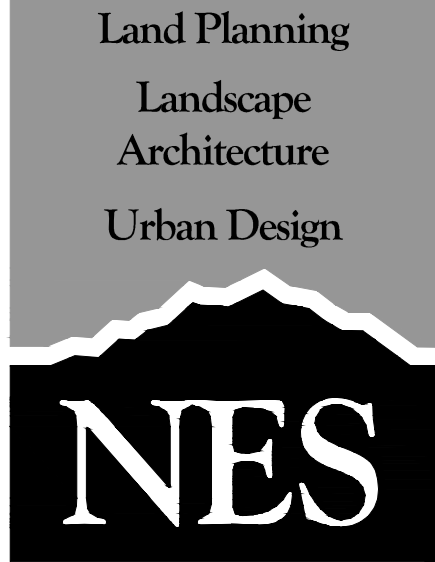
20'

Zoning Density & Dimensional Standards

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

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N.E.S. Inc.  
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Fax 719.471.0267

www.nescolorado.com

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PLANNING, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

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

SEAL

#### ENTITLEMENT

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

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLANT FILE #

#### COVER SHEET

1 OF 25

SP-20-008

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. S78°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 RECORDER;

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

1. S13°29'29"W A DISTANCE OF 1,333.84 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 1,889.22 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. N76°19'20"E A DISTANCE OF 2,208.31 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1,801.47 FEET, TO A POINT OF TANGENT;
3. N13°29'29"E 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. N62°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. N39°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. N39°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 N85°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. N38°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 80.48 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°17'41"E A DISTANCE OF 68.42 FEET;
16. S20°05'15"E A DISTANCE OF 3.91 FEET;
17. S76°20'29"E A DISTANCE OF 50.05 FEET;
18. S76°13'25"E A DISTANCE OF 185.19 FEET;
19. S76°13'25"E A DISTANCE OF 185.19 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;

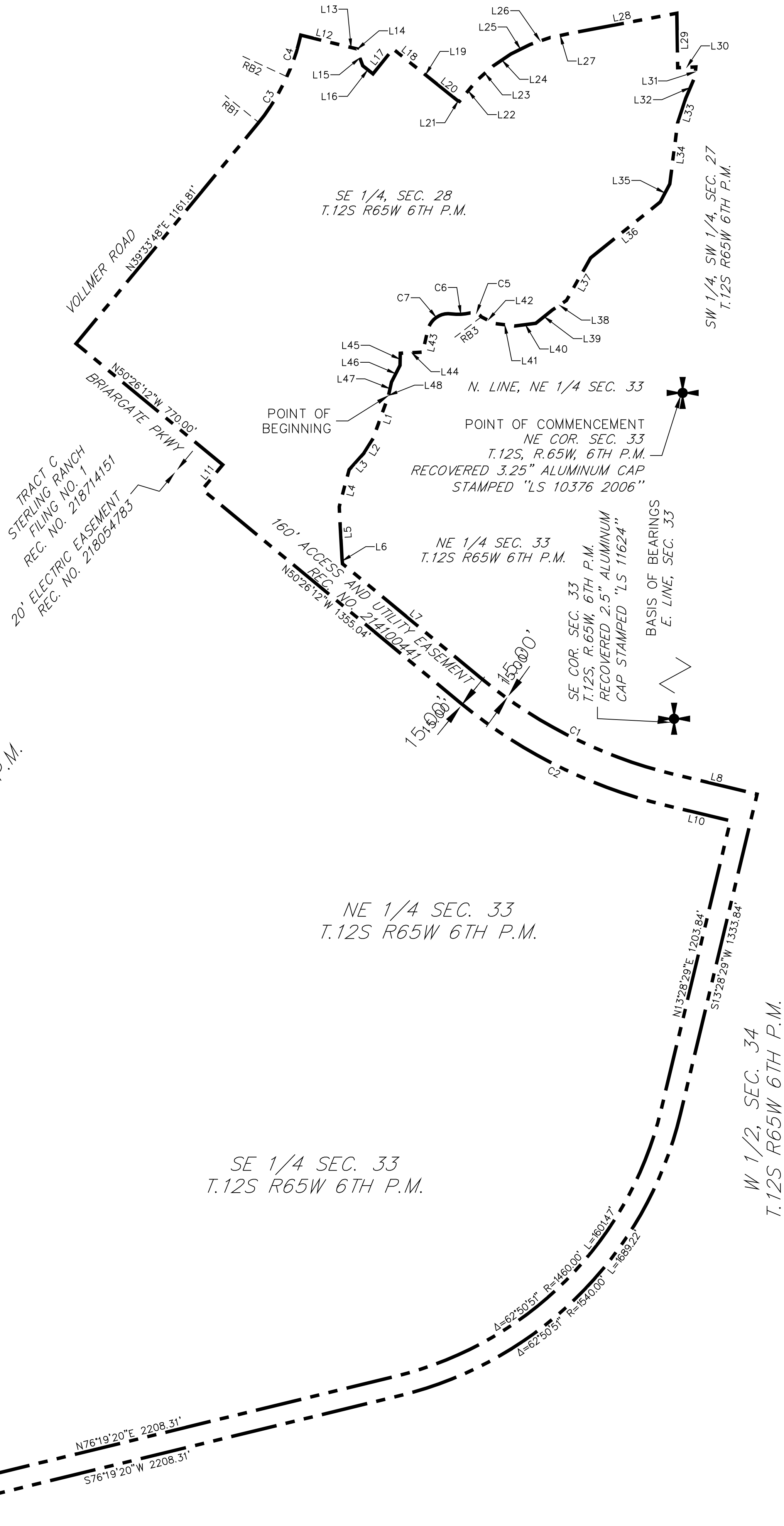
THENCE ON SAID WEST LINE, S05°53'19"E A DISTANCE OF 220.84 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

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.



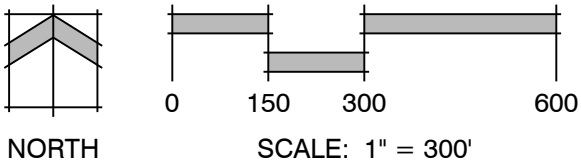
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°42'21"W	184.86'
L2	S32°15'45"W	71.66'
L3	S41°47'19"W	88.37'
L4	S14°57'52"W	155.36'
L5	S03°04'57"E	208.19'
L6	S05°19'07"E	22.87'
L7	S50°26'12"E	725.53'
L8	S76°31'31"E	347.57'
L9	N13°40'40"W	80.00'
L10	N76°31'31"W	267.57'
L11	N39°33'48"E	130.00'
L12	S76°13'25"E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



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  
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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. ITTEN

SEAL

ENTITLEMENT

REUSE INFO

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

REUSE / REVISION

LEGAL BOUNDARY EXHIBIT

SHEET TITLE

SHEET NUMBER

2 OF 25

SP-20-008

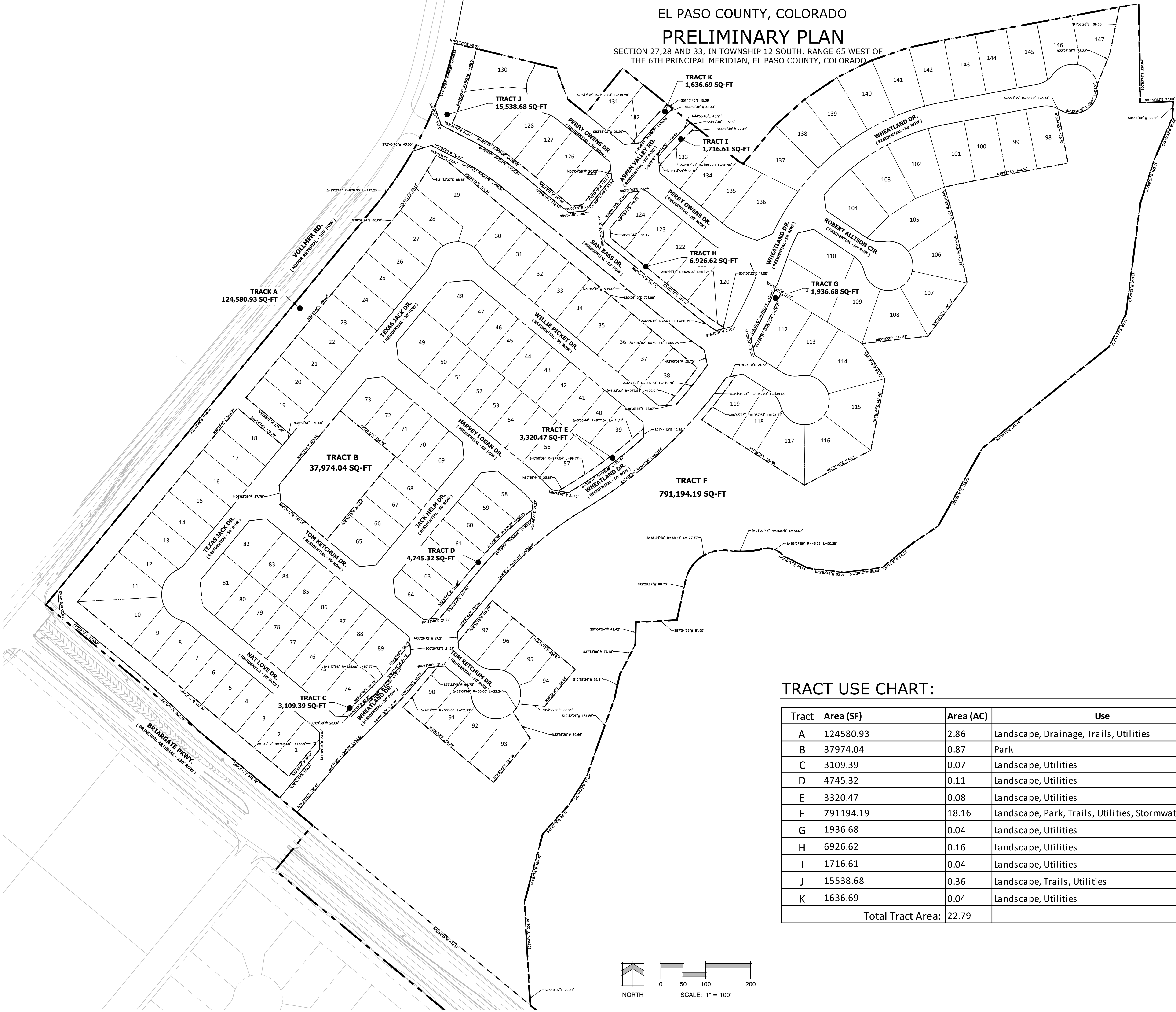


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EL PASO COUNTY, COLORADO

## PRELIMINARY PLAN

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



### TRACT USE CHART:

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

Land Planning  
Landscape  
Architecture  
Urban Design

NES

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Colorado Springs, CO 80903

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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

ISSUE INFO

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

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLANTING

### ENTITLEMENT

### TRACT EXHIBIT

3 OF 25

SP-20-008





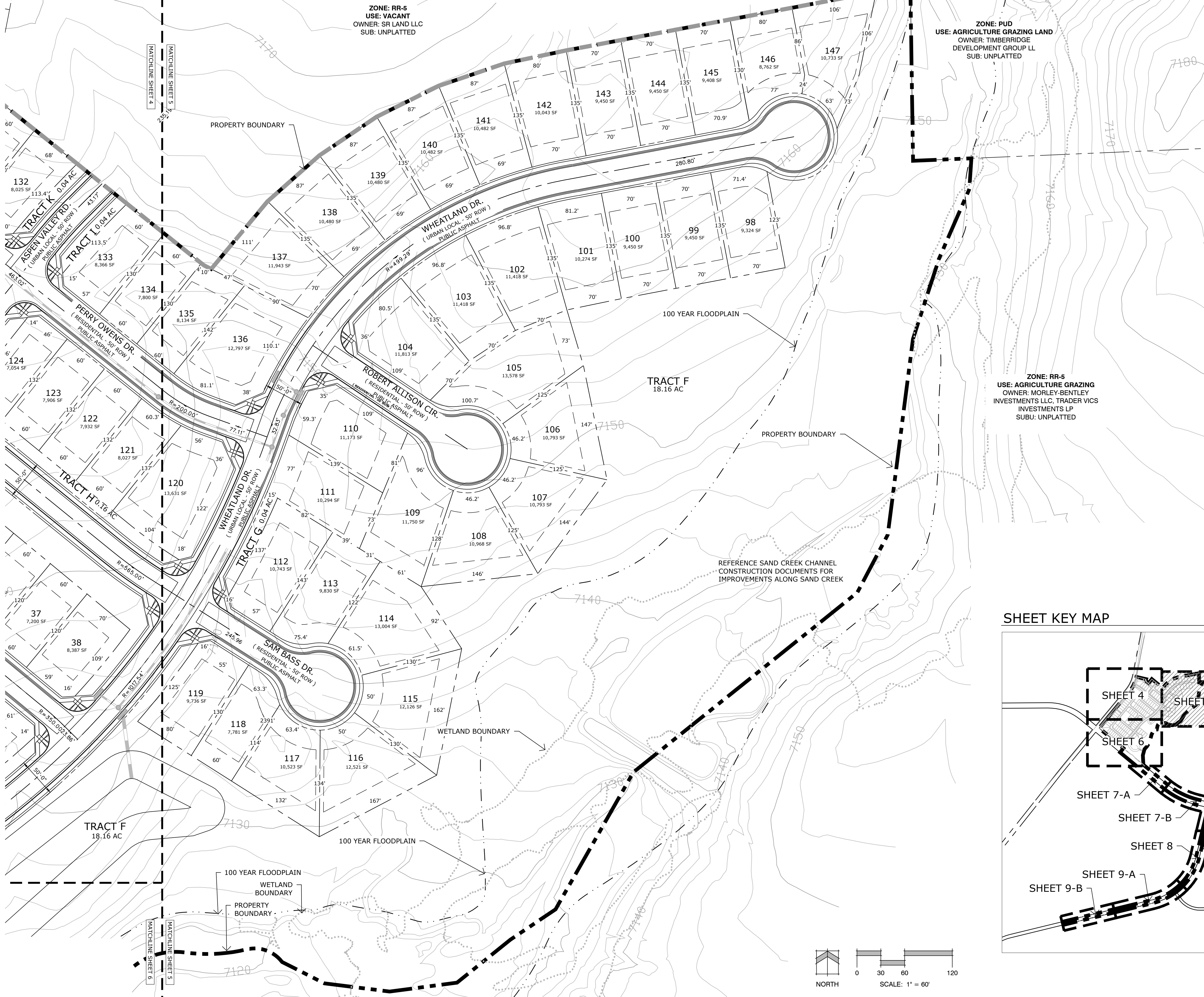


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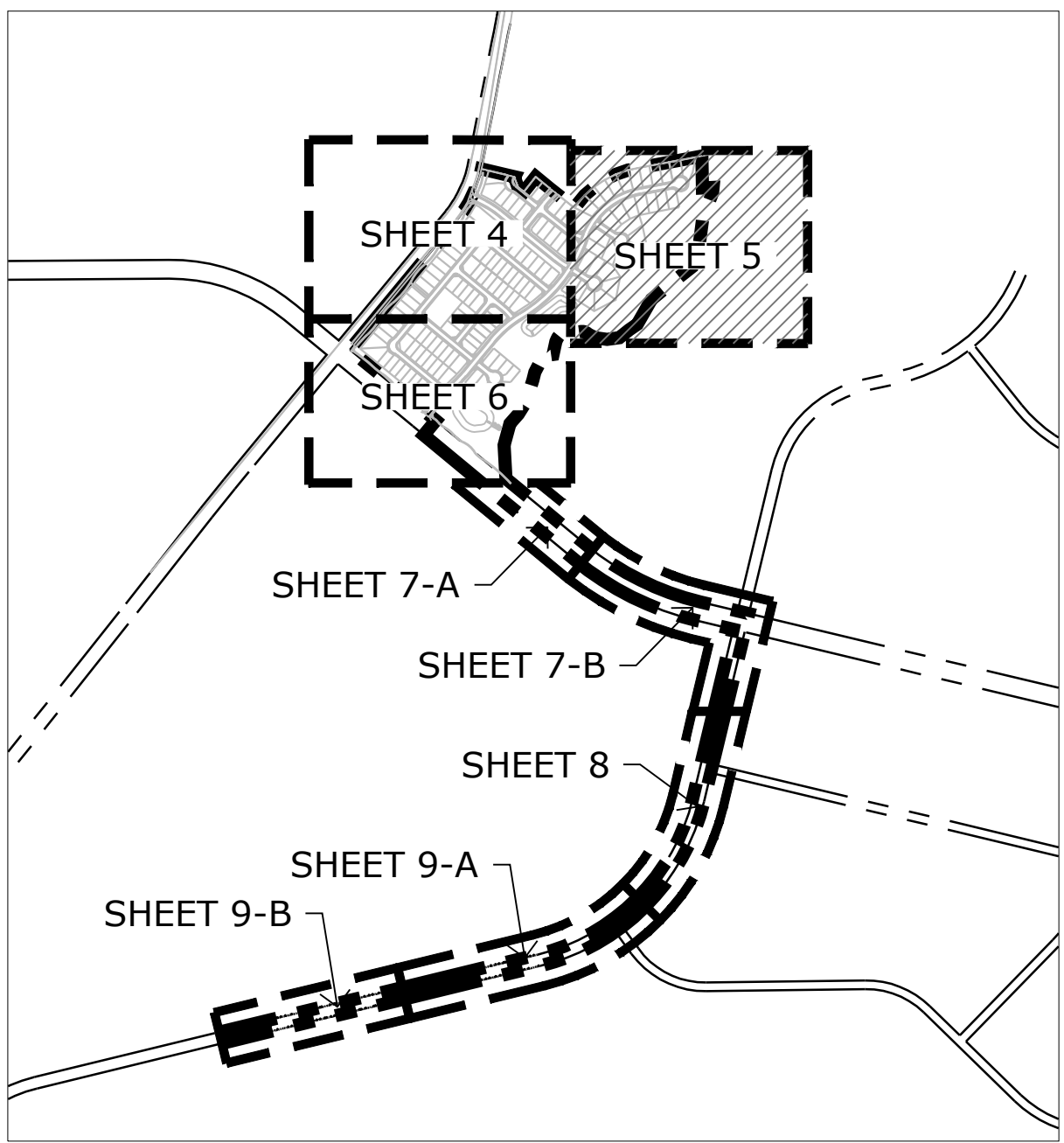
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## PRELIMINARY PLAN

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

### PRELIMINARY SITE PLAN

5 OF 25

SP-20-008

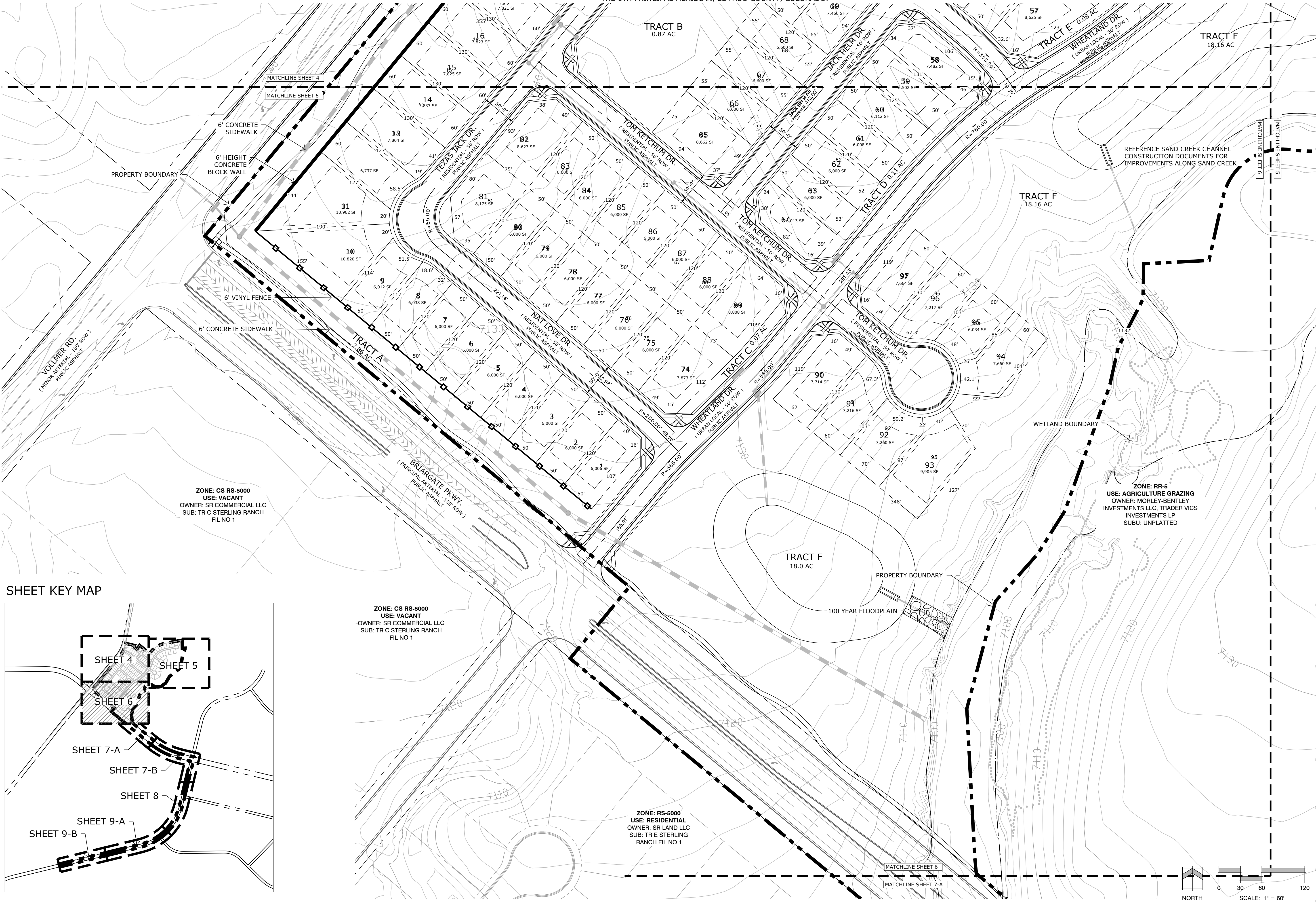


# HOMESTEAD NORTH PHASE 1

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.



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

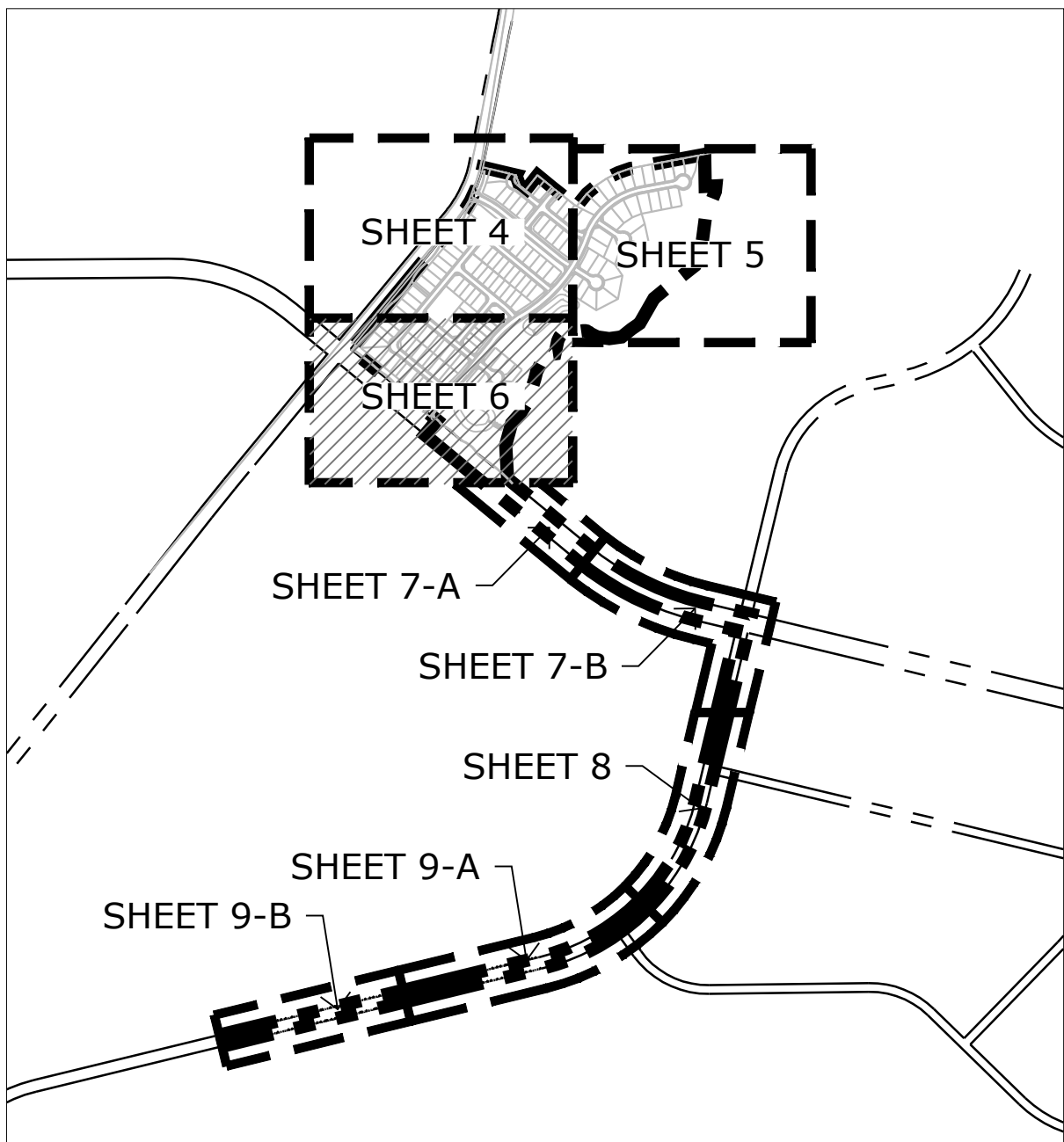
ZONE: CS RS-5000  
USE: VACANT  
OWNER: SR COMMERCIAL LLC  
SUB: TR C STERLING RANCH  
FIL NO 1

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

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

REFERENCE SAND CREEK CHANNEL  
CONSTRUCTION DOCUMENTS FOR  
IMPROVEMENTS ALONG SAND CREEK

### SHEET KEY MAP



Land Planning  
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Urban Design

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

#### PRELIMINARY SITE PLAN

6 OF 25

SP-20-008

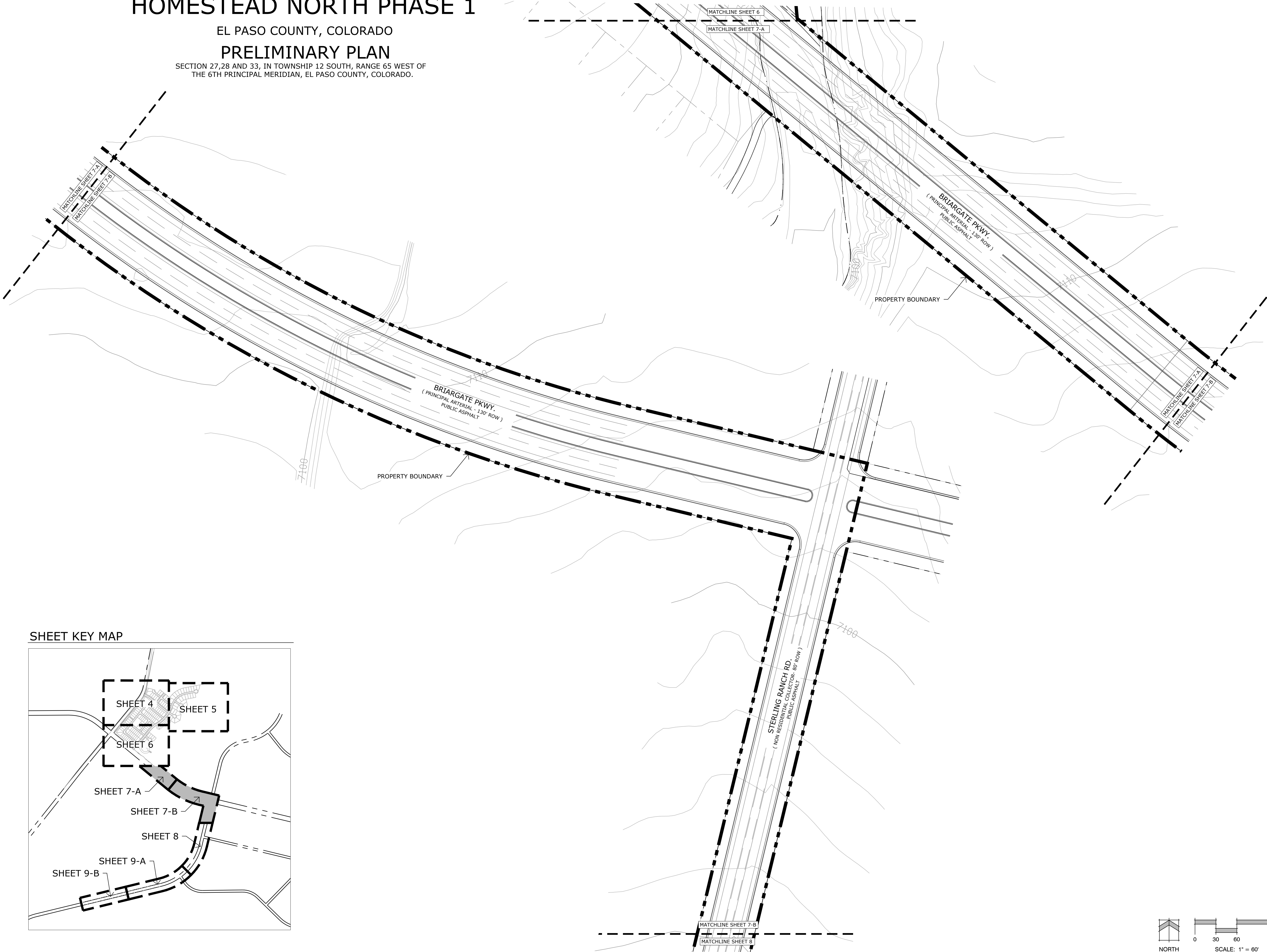


HOMESTEAD NORTH PHASE 1

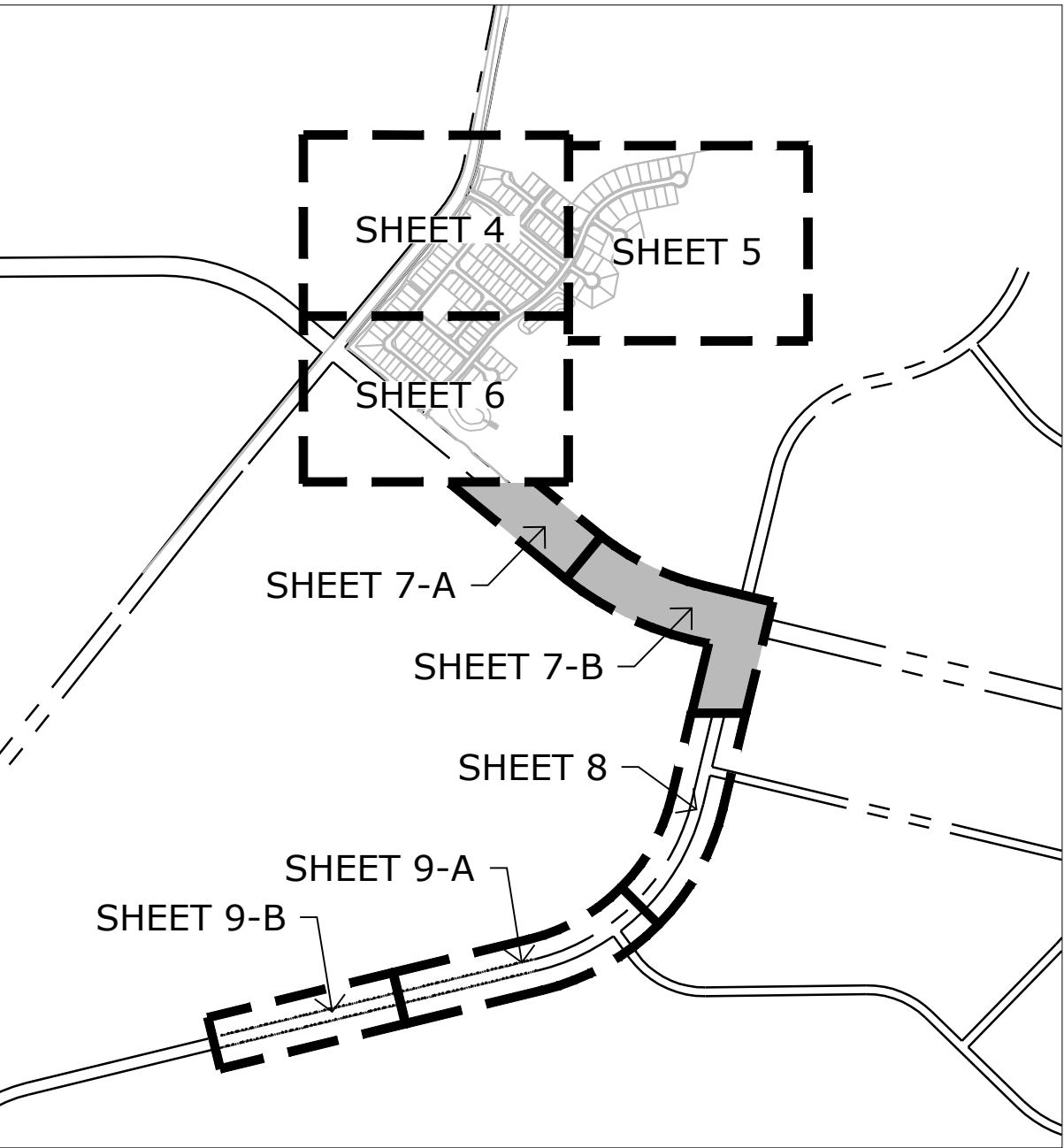
EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

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



SHEET KEY MAP



Land Planning  
Landscape  
Architecture  
Urban Design

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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

SEAL

ISSUE INFO

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

ISSUE / REVISION

SHEET TITLE

PRELIMINARY  
SITE PLAN

SHEET NUMBER

7 OF 25

PLANTING

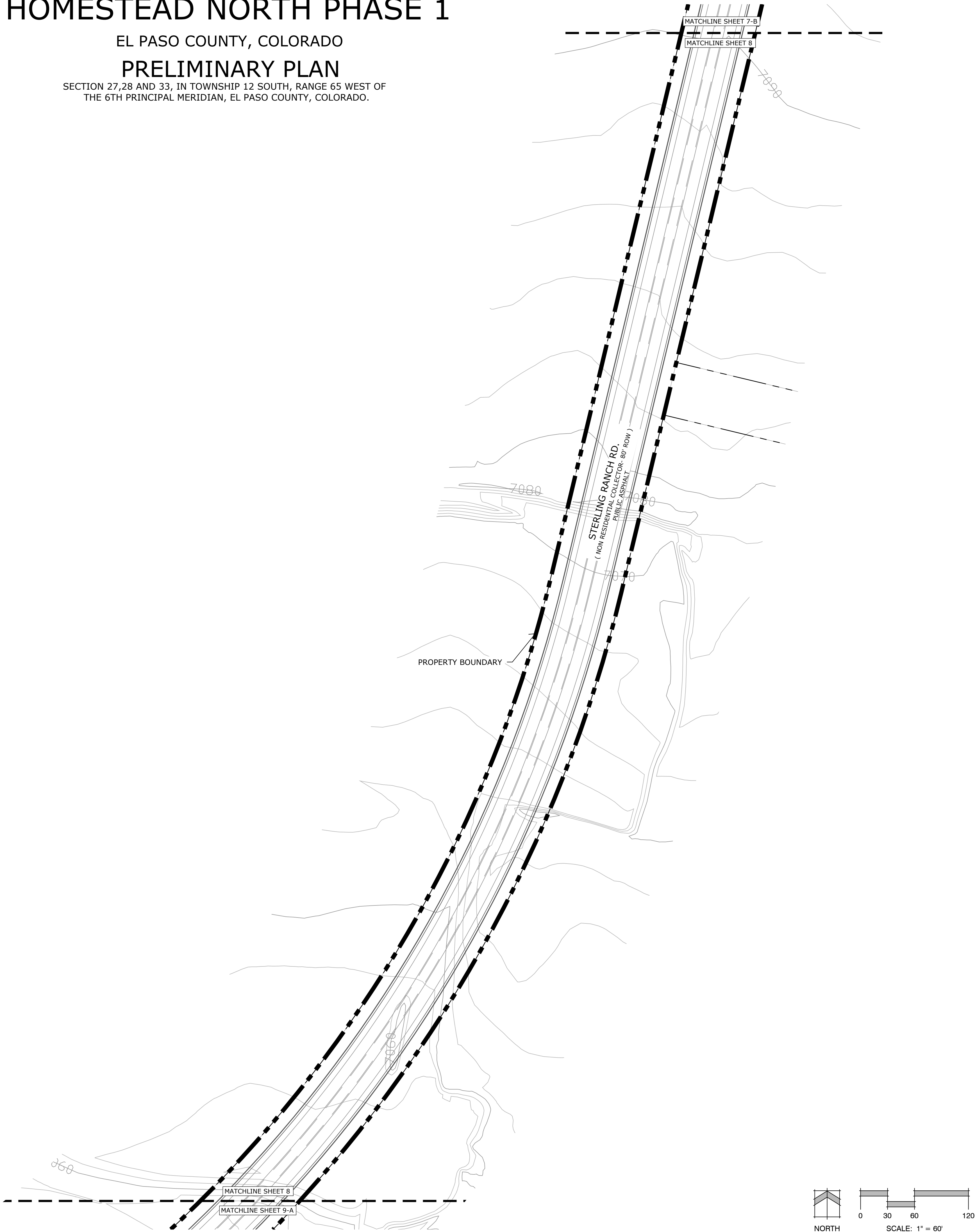
SP-20-008

# HOMESTEAD NORTH PHASE 1

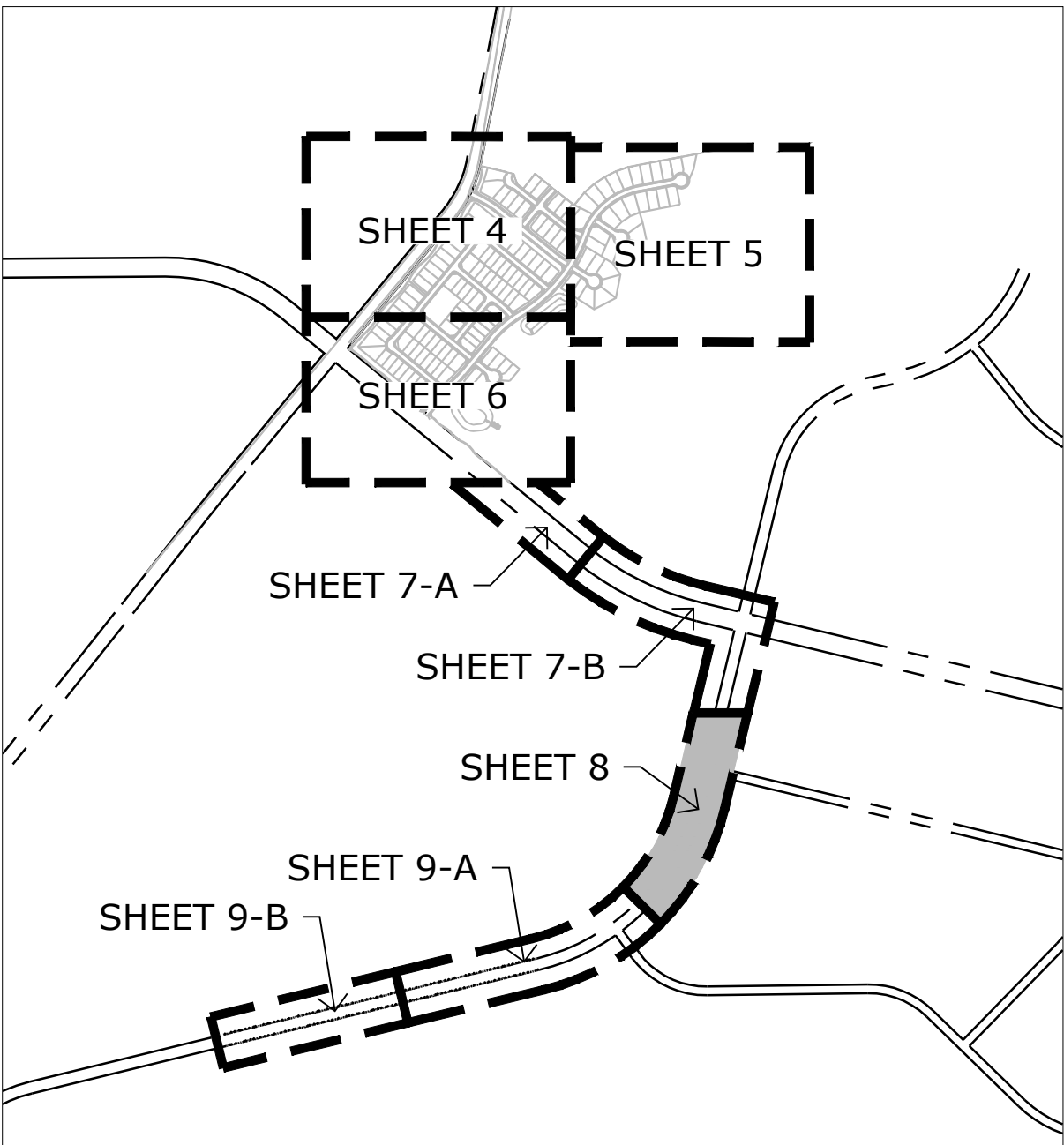
EL PASO COUNTY, COLORADO

## PRELIMINARY PLAN

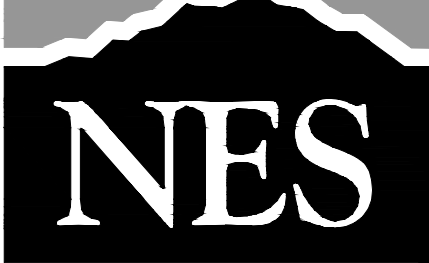
SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



SHEET KEY MAP



Land Planning  
Landscape  
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PLANNING, 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

ISSUE / REVISION

#### PRELIMINARY SITE PLAN

SHEET TITLE

SHEET NUMBER

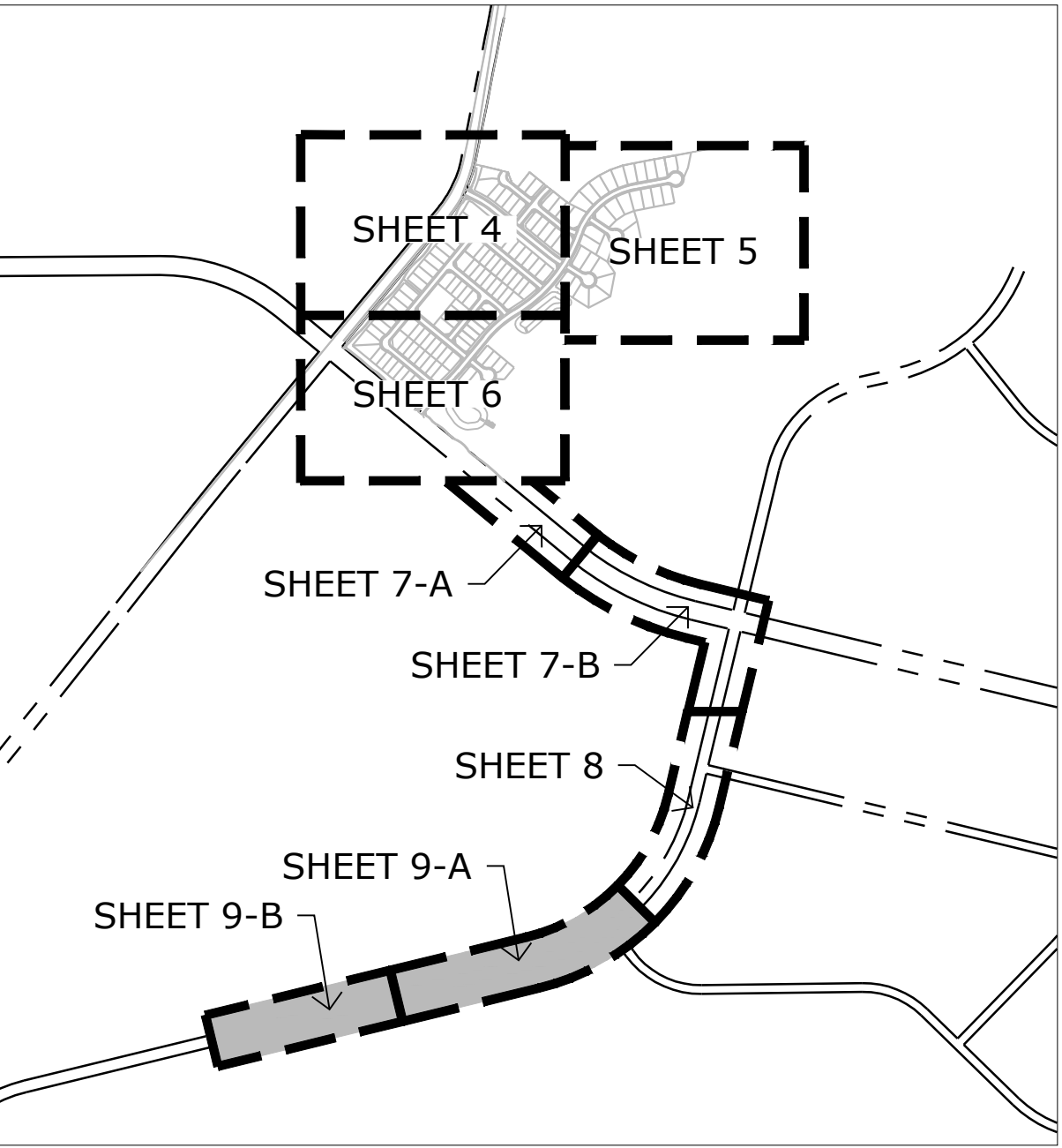
8 OF 25

SP-20-008

PLANTING



SHEET KEY MAP

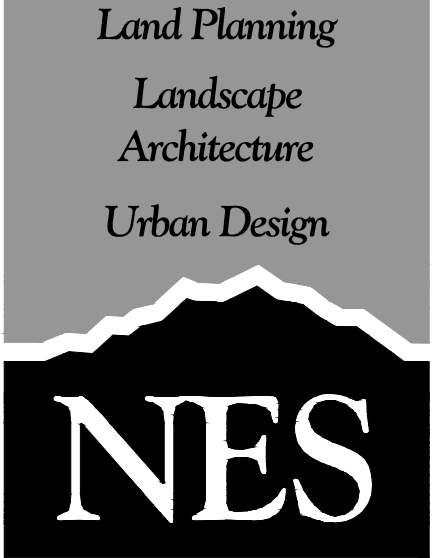
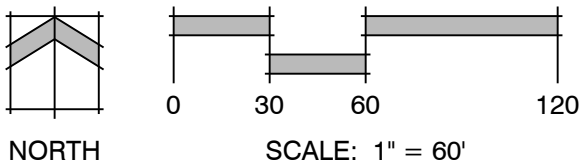
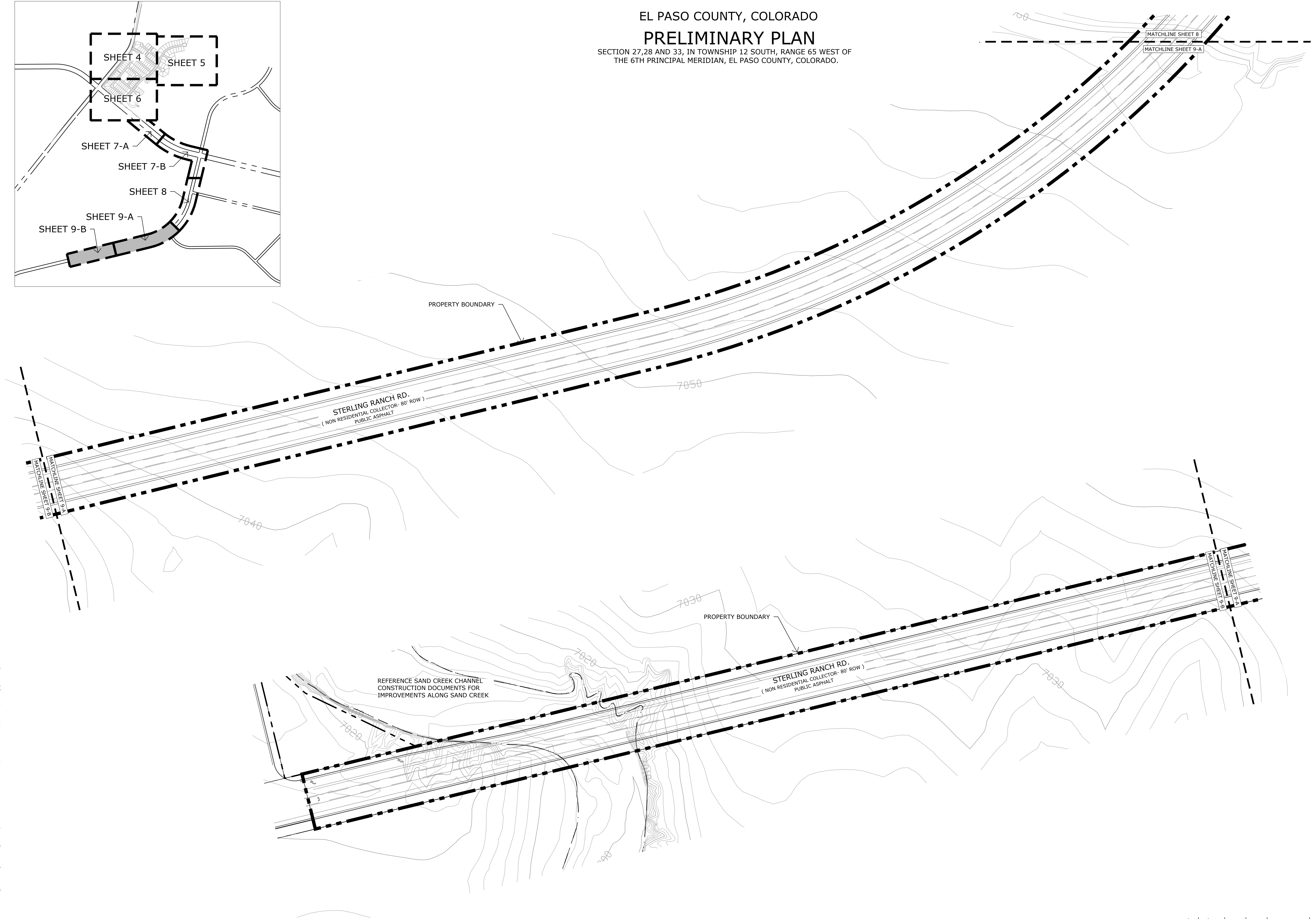


HOMESTEAD NORTH PHASE 1

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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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. ITEN

SEAL

ENTITLEMENT

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

ISSUE / REVISION

PRELIMINARY  
SITE PLAN

SHEET NUMBER

9 OF 25

SP-20-008





CONSTRUCTION NOTES:

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

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

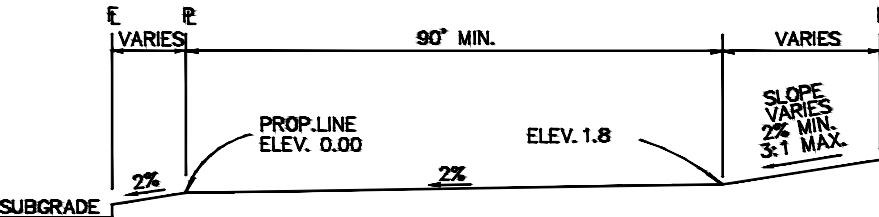
ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE 'M'. RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.

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

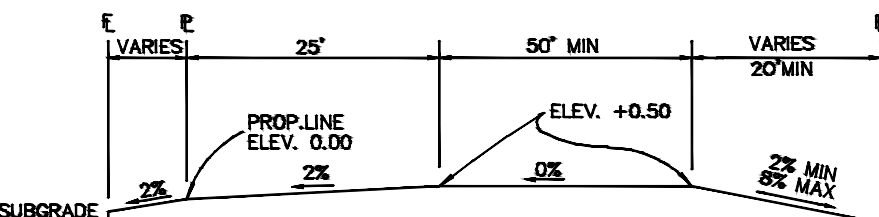
ADDITIONAL NOTES:

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

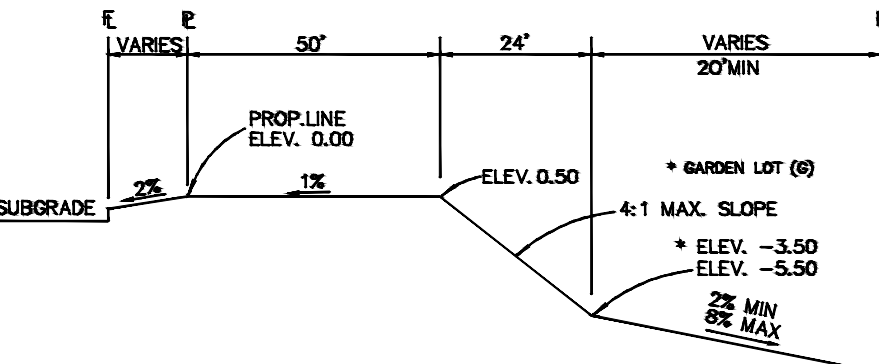
THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.



TYPICAL A LOT  
NOT TO SCALE



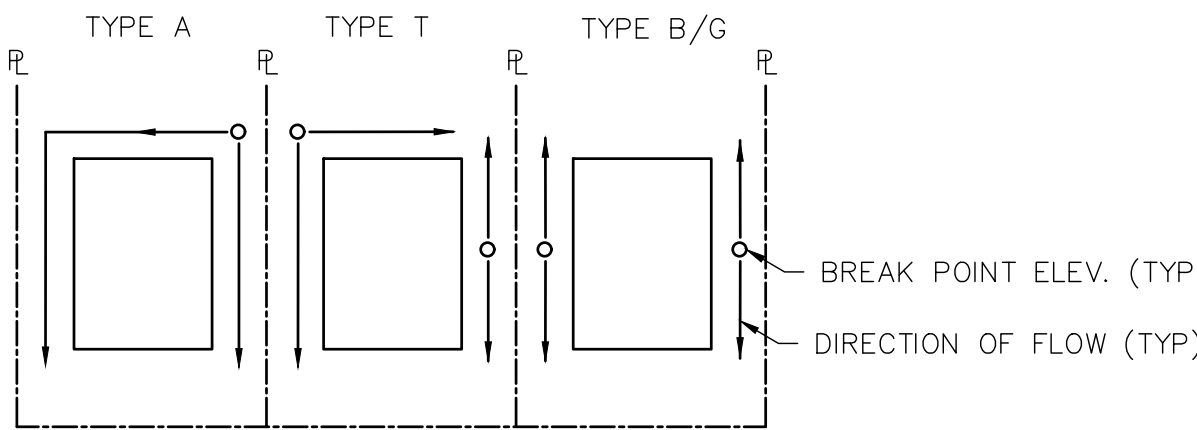
TYPICAL B LOT  
NOT TO SCALE



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.

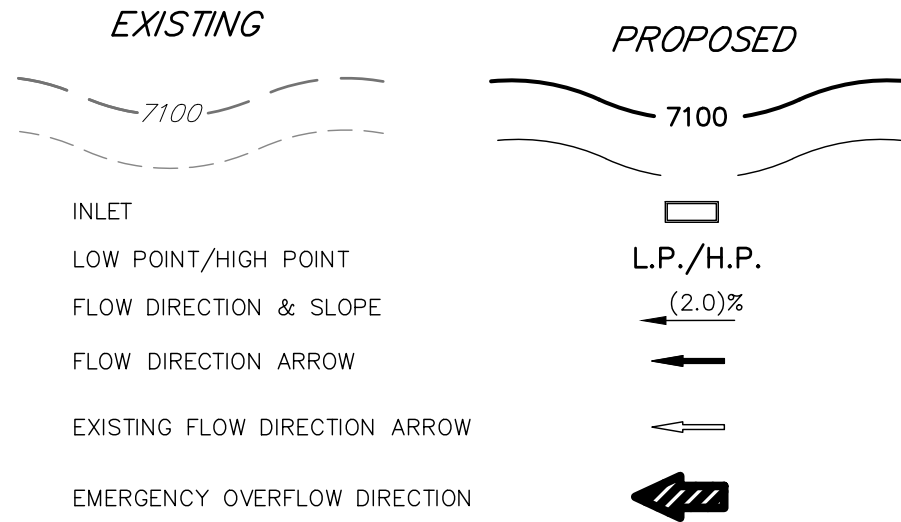
**NOTE:**  
SIDE LOT SWALES WILL BE PROVIDED WHEN APPROPRIATE.



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



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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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
N/A			02/15/21	BAB	ARJ	

HOMESTEAD NORTH AT  
STERLING RANCH

PRELIMINARY GRADING PLAN

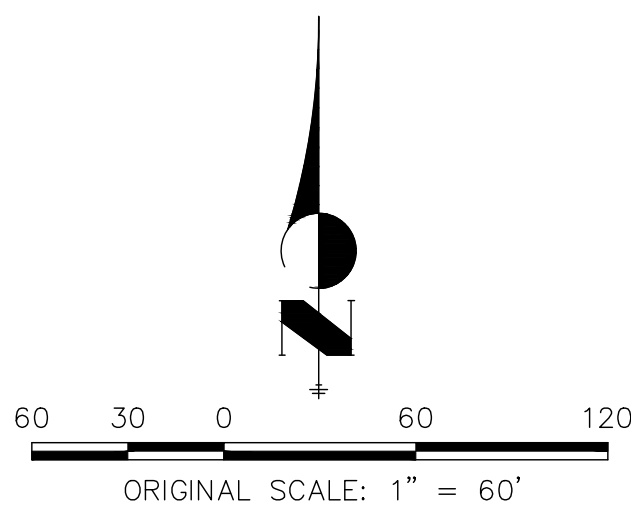
SHEET 10 OF 25

JOB NO. 25188.00





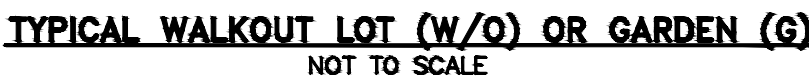




ALL TEMPORARY STORM SEWER SHOWN ON PLANS SHALL BE 24" DIA. HP POLYPROPYLENE BY ADS OR APPROVED EQUAL. ALL PIPE SHALL BE LAID TO ACHIEVE A MIN. SLOPE OF 0.5%.

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.

SIDE LOT SWALES WILL BE PROVIDED WHEN APPROPRIATE.



EXISTING STORM SEWER

STORM SEWER PROPOSED

PROPOSED R.O.W

PROPOSED PROPERTY LINES

PROPOSED SIDEWALK

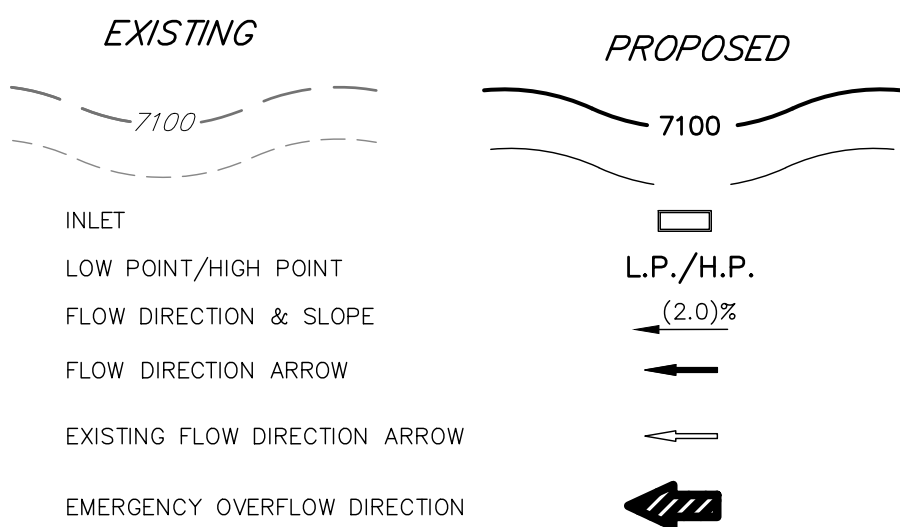
EXISTING PROPERTY LINE

ROW EXISTING

FL EXISTING

SIDEWALK EXISTING

DRAINAGE ACCESS & MAINTENANCE EASEMENT

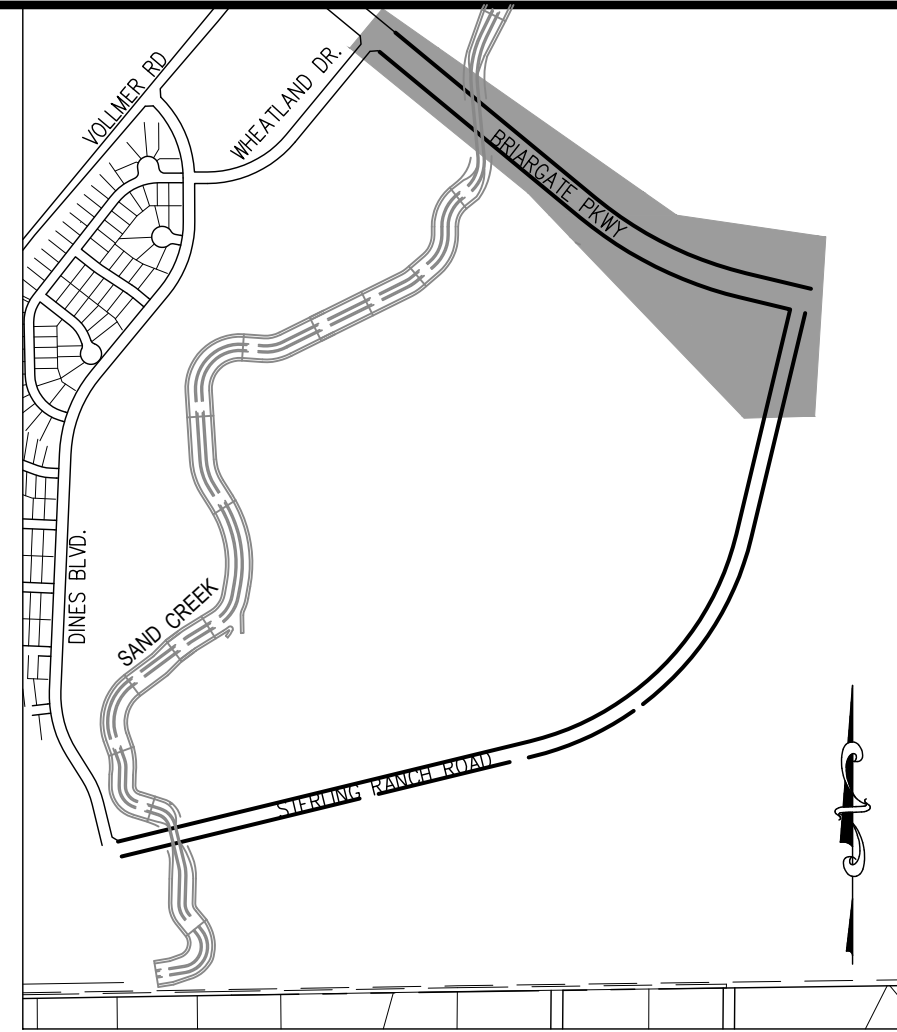
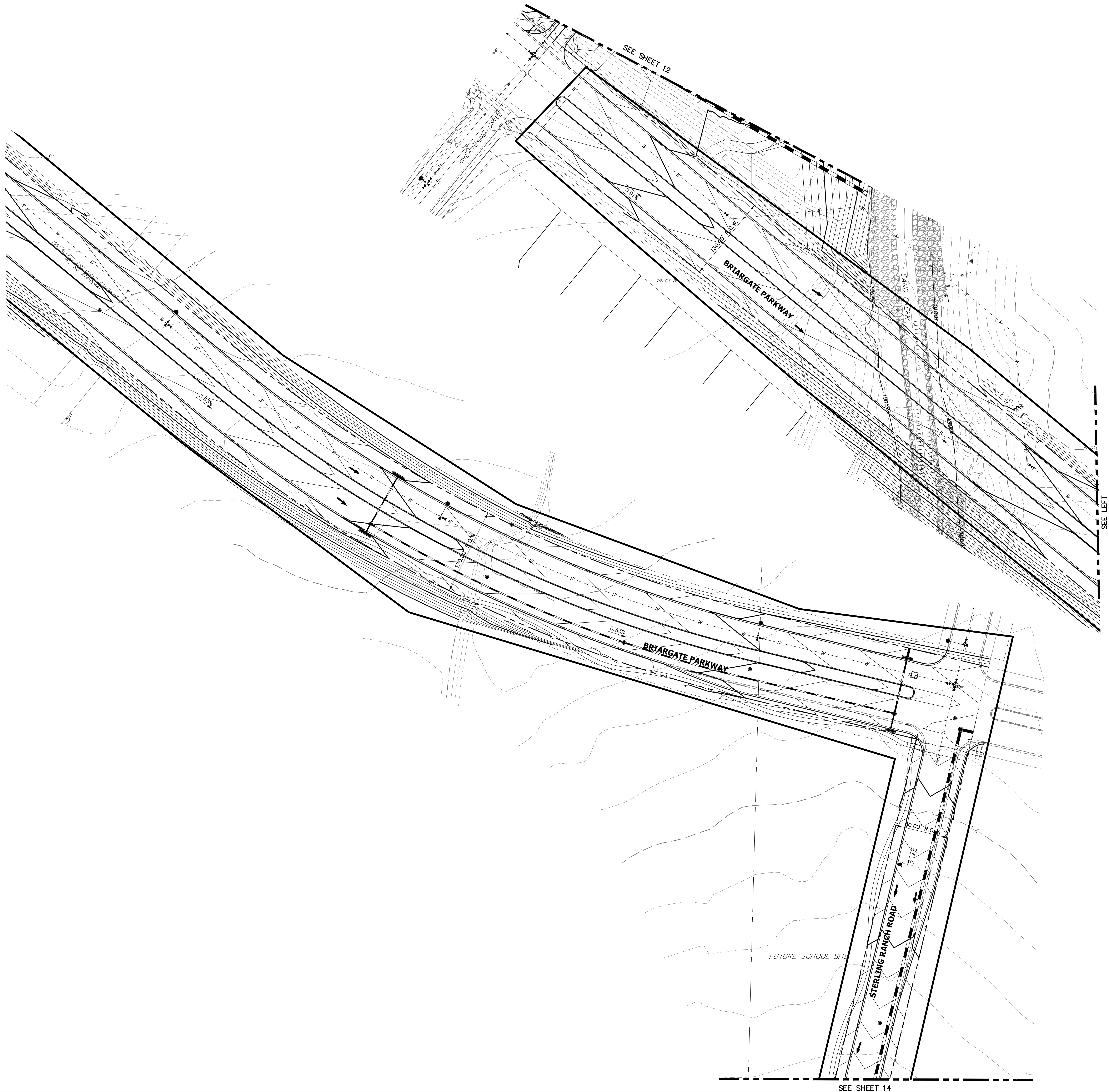


**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

SHEET	12	OF	25	HOMESTEAD NORTH AT STERLING RANCH				H-SCALE	1"=60'	No.	REVISION	BY	DATE
				PRELIMINARY GRADING PLAN				V-SCALE	N/A				
								DATE	02/15/21				
								DESIGNED BY	BAB				
								DRAWN BY	ARJ				
				CHECKED BY									
JOB NO.		25188.00											





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

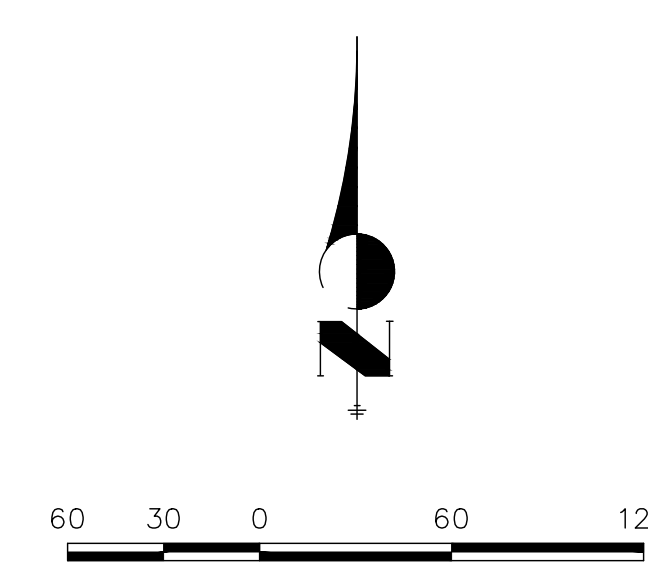
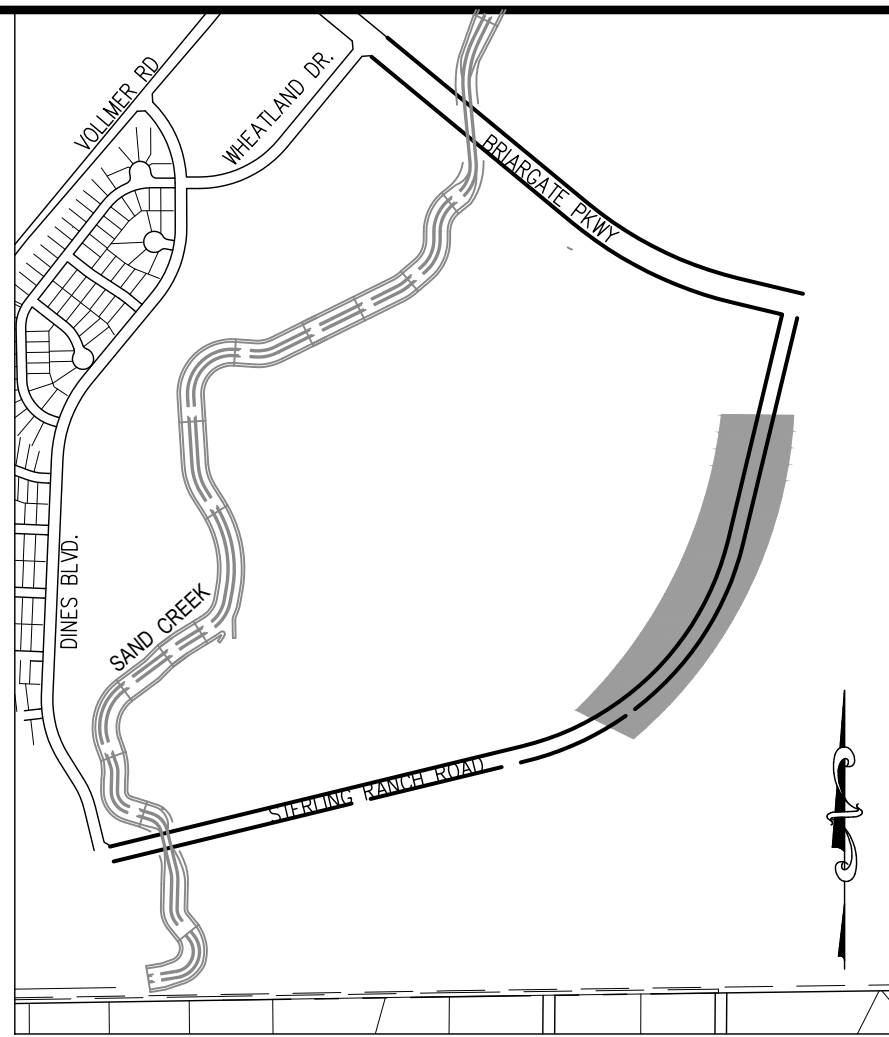
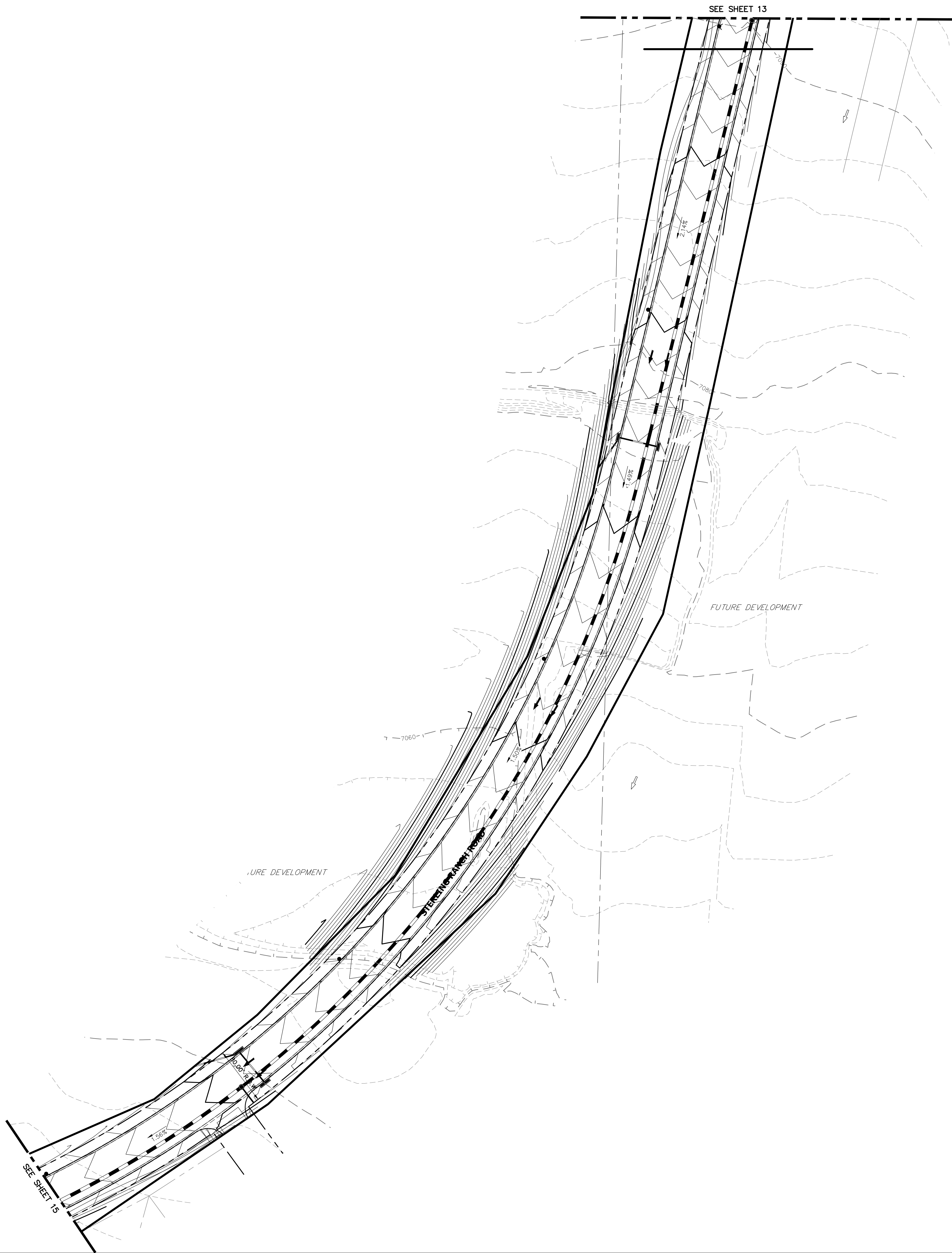
- EXISTING  
7100  
PROPOSED  
7100  
INLET  
LOW POINT/HIGH POINT  
FLOW DIRECTION & SLOPE  
FLOW DIRECTION ARROW  
EXISTING FLOW DIRECTION ARROW  
EMERGENCY OVERFLOW DIRECTION

60 30 0 60 120  
ORIGINAL SCALE: 1" = 60'



Know what's below.  
Call before you dig.


HOMESTEAD NORTH AT STERLING RANCH		H-Scale	1"=60'	No.	REVISION	BY	DATE
PRELIMINARY GRADING PLAN		V-Scale	N/A				
		DATE	02/15/21				
		DESIGNED BY	RAB				
		DRAWN BY	ARJ				
		CHECKED BY					
SHEET 13 OF 25		JOB NO. 25188.00					
PREPARED FOR		SR LAND, LLC					
		20 BOULDER CRESCENT					
		SUITE 201					
		COLORADO SPRINGS, CO 80903					
		JAMES F. MORLEY					
		(719) 471-1742					
J-R ENGINEERING		A Western Company					
		Central 303-740-8888 • Colorado Springs 719-585-2888					
		Fort Collins 970-491-8888 • www.jrengineering.com					
UNTIL SUCH TIME AS THESE		DRAWINGS ARE APPROVED BY THE					
		APPROPRIATE REVIEWING AGENCIES,					
		JR ENGINEERING APPROVES THEIR					
		DESIGN ONLY FOR THE PURPOSES					
		OF THIS PROJECT BY WRITTEN					
		AUTHORIZATION.					



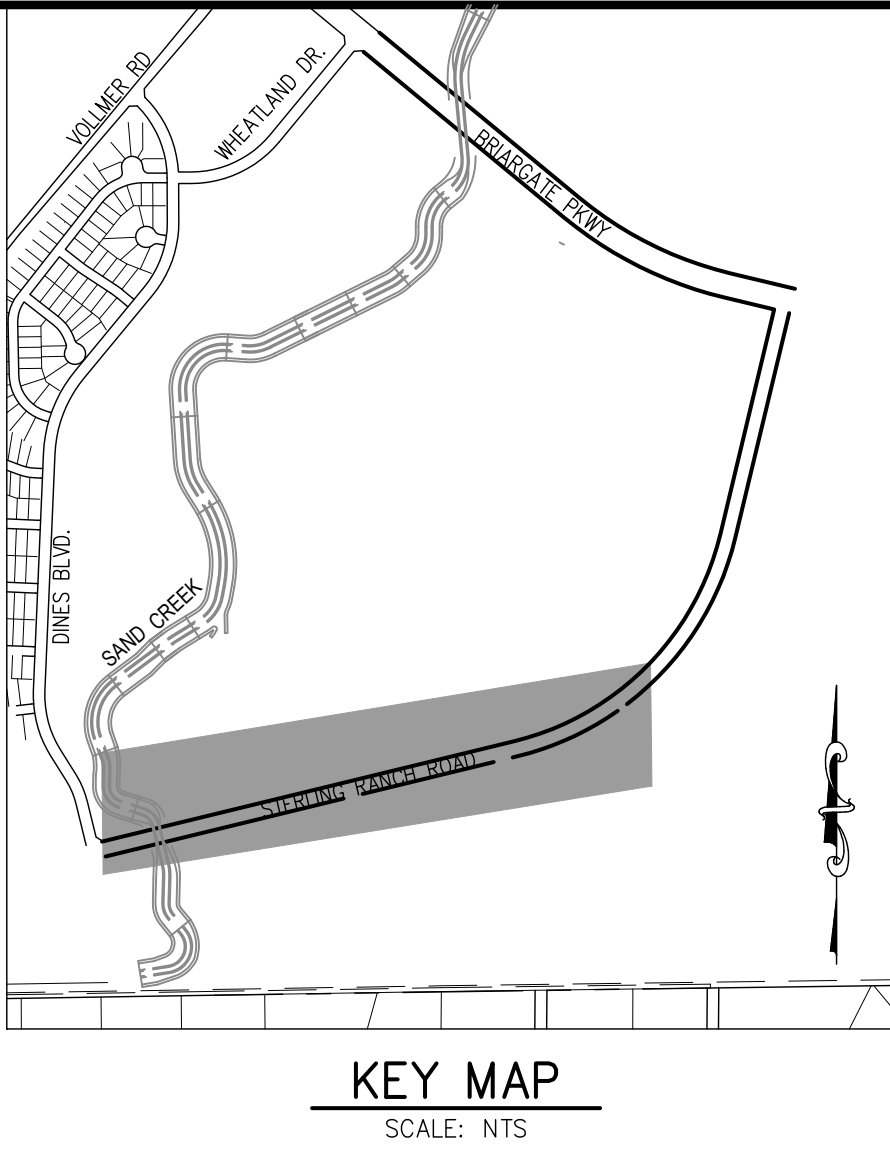
**LEGEND**

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




HOMESTEAD NORTH AT STERLING RANCH			H-SCALE		1"=60'	No.	REVISION	BY	DATE	 <b>J&amp;R ENGINEERING</b> A Western Company		PREPARED FOR		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR DESIGN AND PLAN BY WRITTEN AUTHORIZATION.	
PRELIMINARY GRADING PLAN			V-SCALE		N/A						SR LAND, LLC		20 BOULDER CRESCENT		
			DATE		02/15/21						SUITE 201		COLORADO SPRINGS, CO 80903		
			DESIGNED BY		RAB						JAMES F. MORLEY		COLORADO SPRINGS, CO 80903		
			DRAWN BY		ARJ						(719) 471-1742		JAMES F. MORLEY		
			CHECKED BY										JAMES F. MORLEY		
SHEET 14 OF 25															
JOB NO. 25188.00															





UNTIL SUCH TIME AS THESE  
DRAWINGS ARE APPROVED BY THE  
APPROPRIATE REVIEWING AGENCIES,  
JR ENGINEERING APPROVES THEIR  
USE ONLY FOR THE PURPOSES  
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 Westcon Company

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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

H-SCALE	1"=60'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	02/15/21				
DESIGNED BY	RAB				
DRAWN BY	ARJ				
CHECKED BY					

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

### **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 & SLO  
FLOW DIRECTION ARROW

L.P./H.P.  
(2.0)%

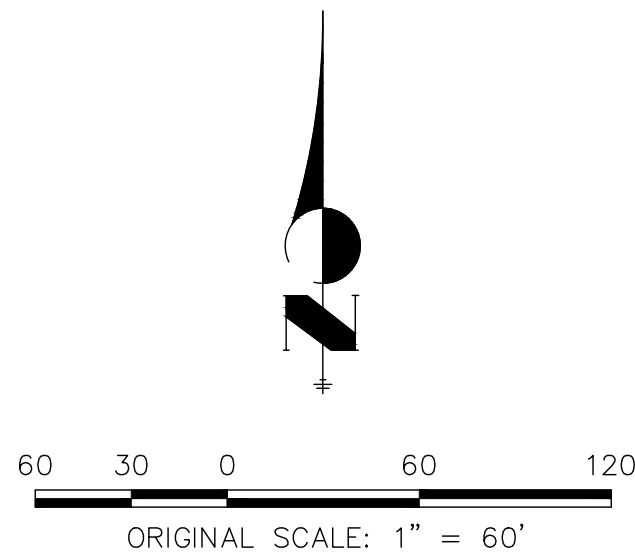


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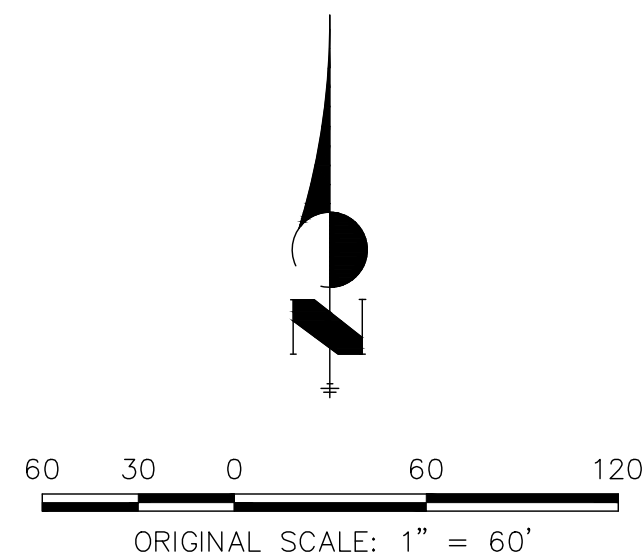
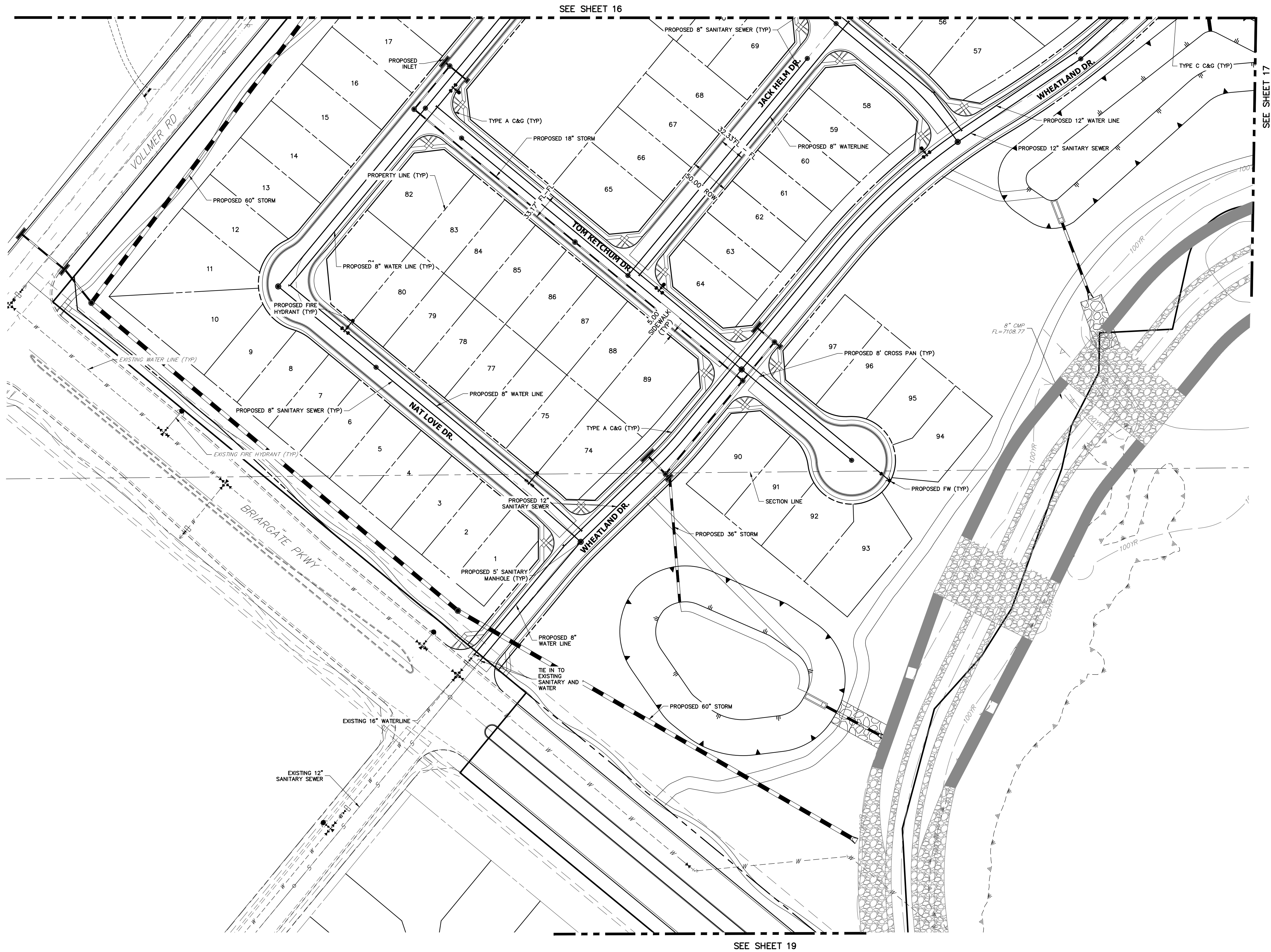


SEE SHEET 16

SEE SHEET 18

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES. DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 (719) 471-1742
 <b>J.R. ENGINEERING</b> A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No. REVISION	
H-SCALE 1"=60'	V-SCALE N/A
DATE 02/15/21	DESIGNED BY JRM
DRAWN BY JRM	CHECKED BY
HOMESTEAD NORTH AT STERLING RANCH UTILITY PLAN	
SHEET 17 OF 25	
JOB NO. 25188.00	





HOMESTEAD NORTH AT  
STERLING RANCH  
UTILITY PLAN

SHEET 18 OF 25

JOB NO. 25188.00

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

No.	REVISION	BY	DATE

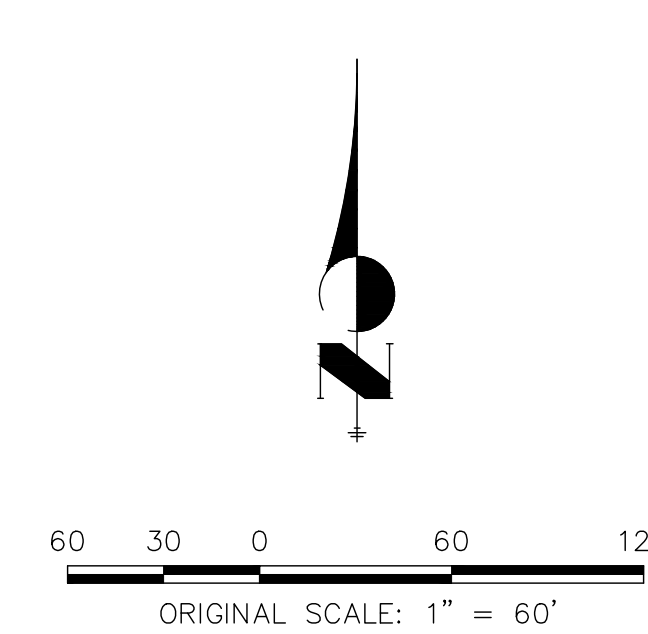
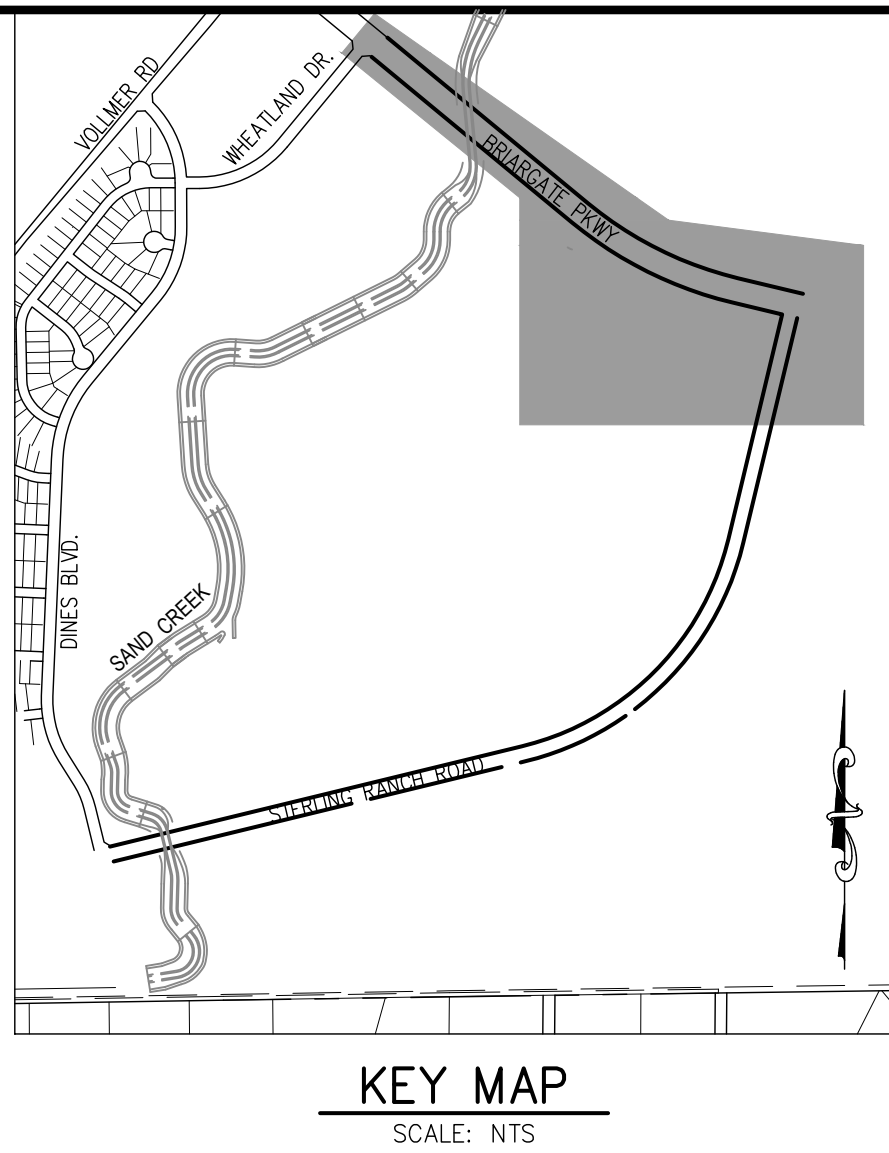
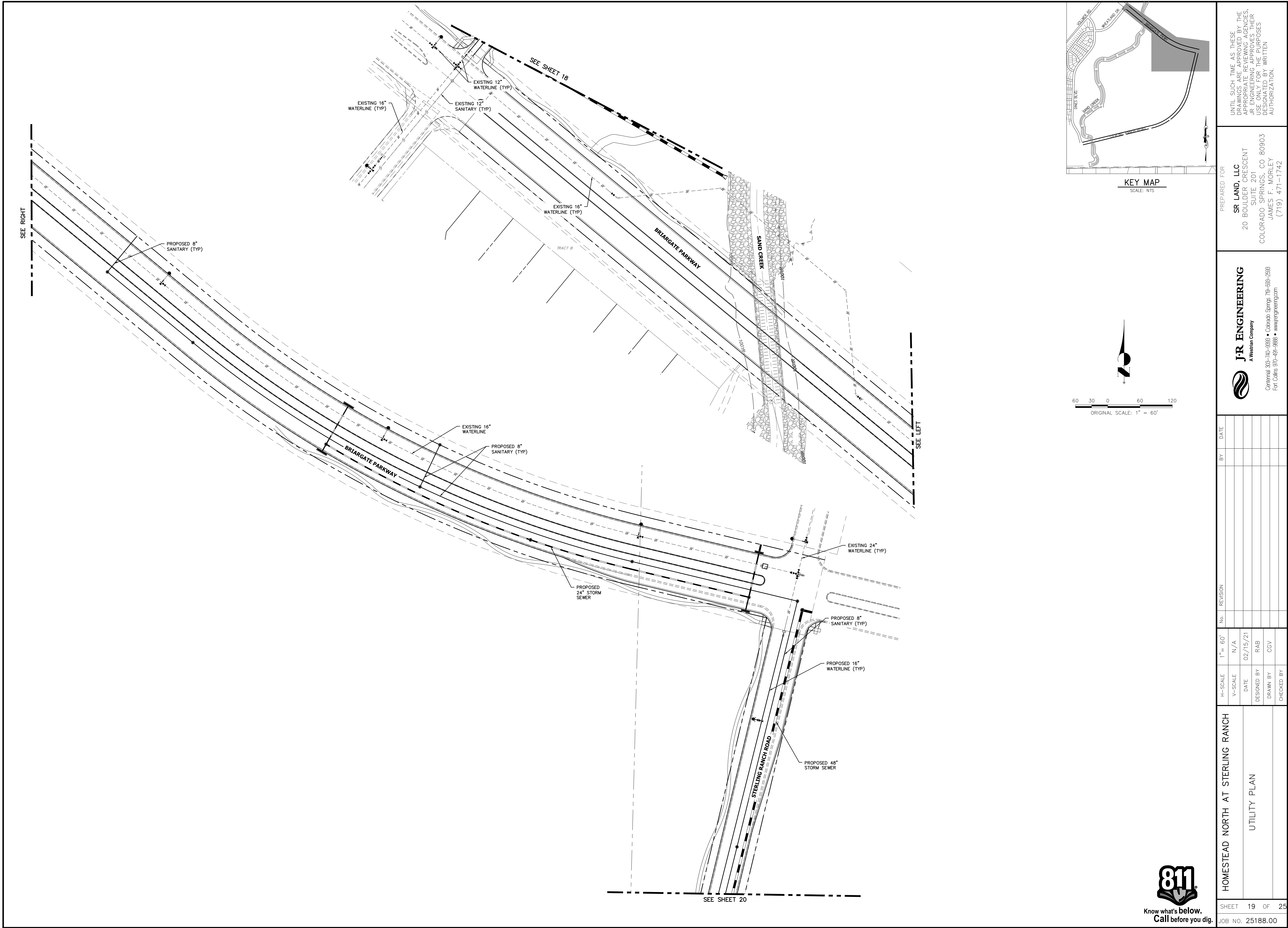



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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

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

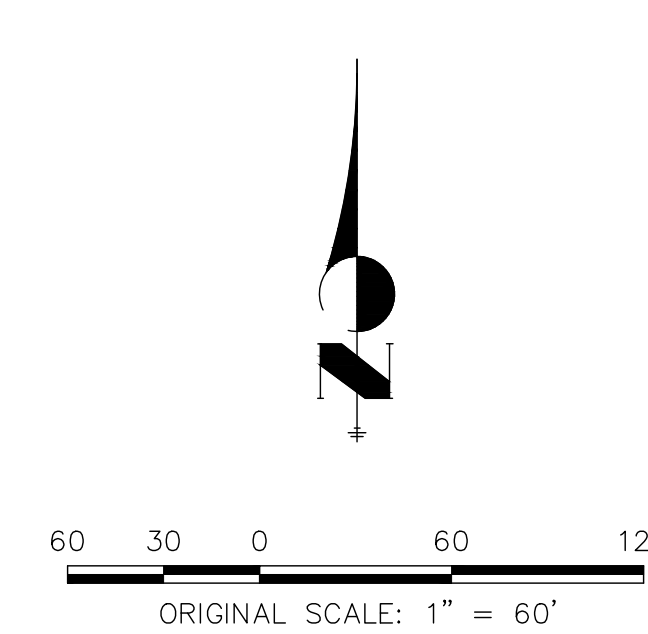
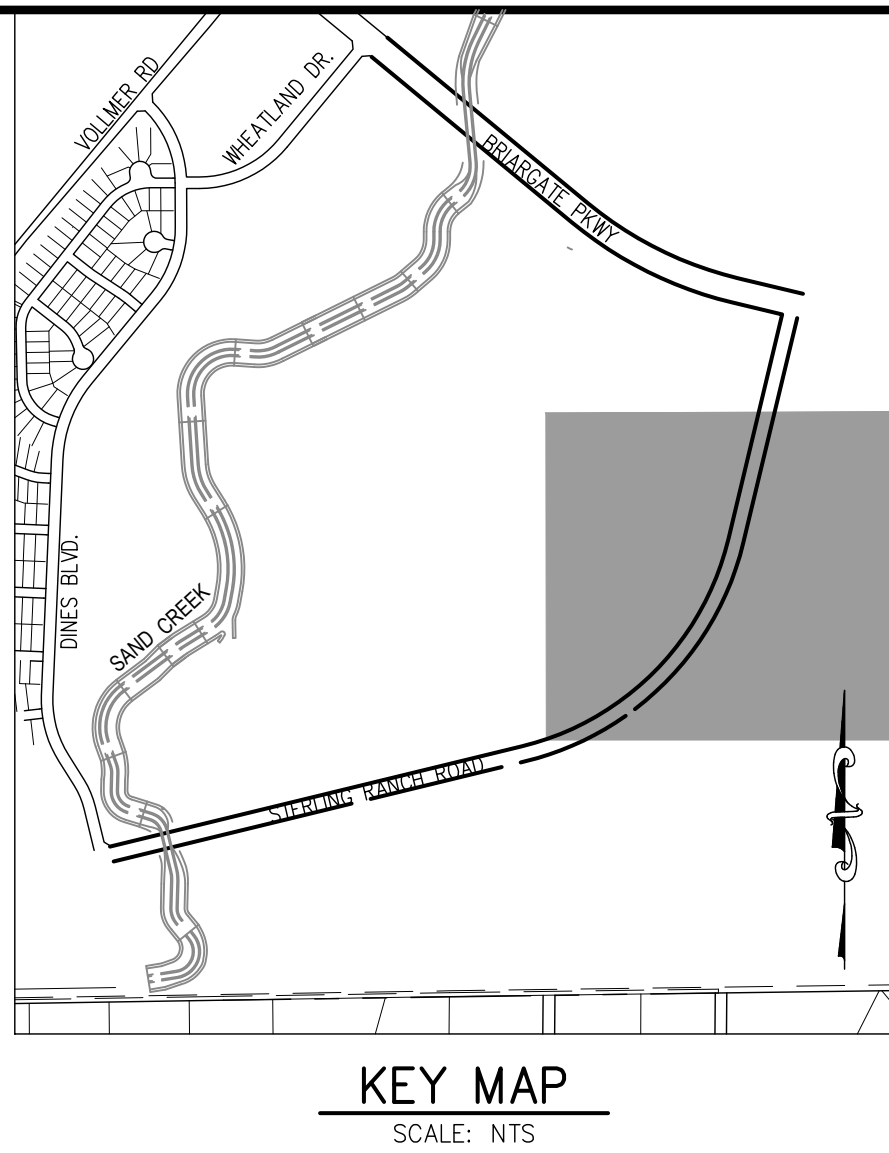
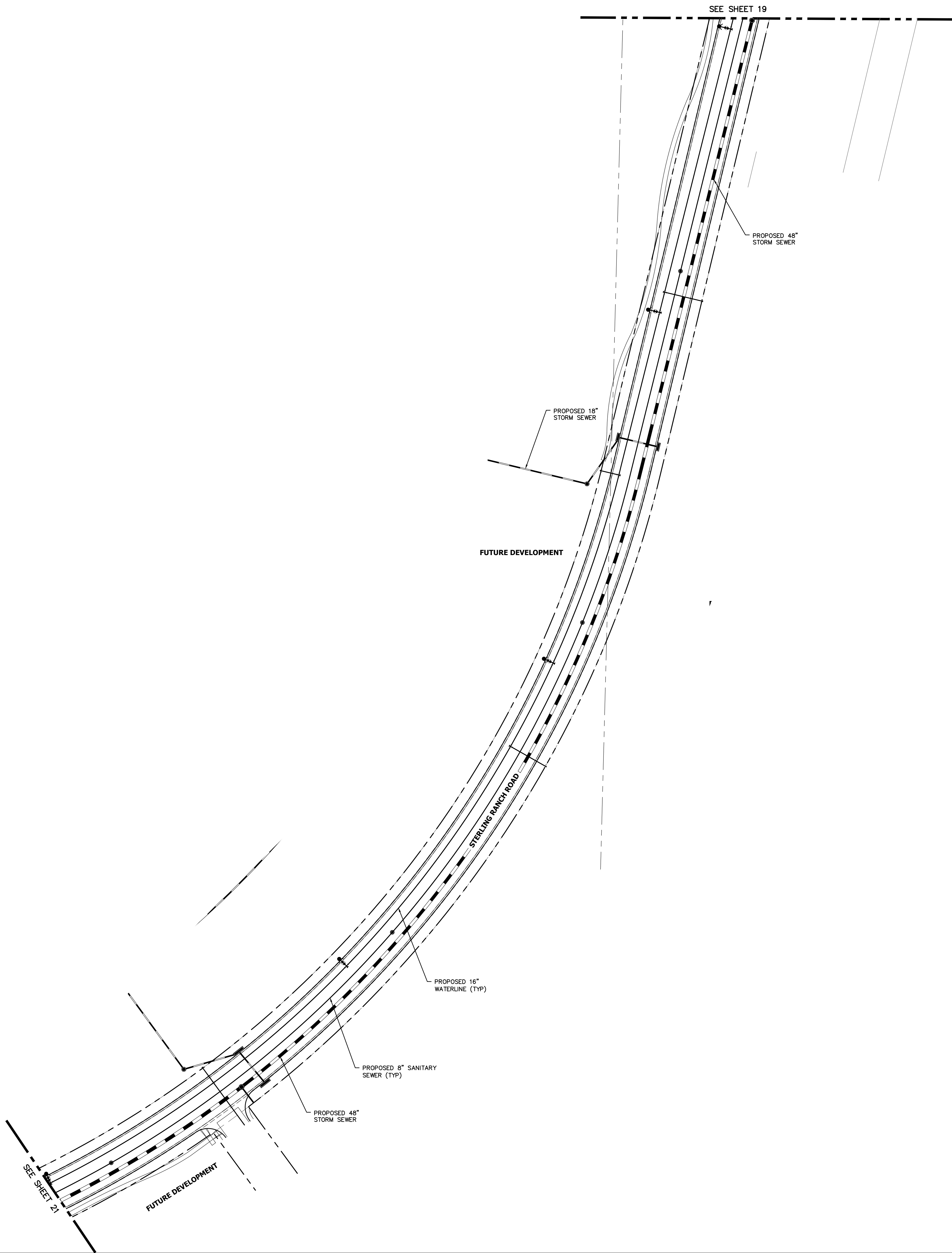
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THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, J.R. ENGINEERING  
APPROVES THEIR USES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.






HOMESTEAD NORTH AT STERLING RANCH		SHEET 19 OF 25	
UTILITY PLAN		JOB NO. 25188.00	
H-SCALE	1" = 60'	No.	REVISION
V-SCALE	N/A	BY	DATE
DATE	02/15/21		
DESIGNED BY	RAB		
DRAWN BY	CGV		
CHECKED BY			
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR DESIGN AND THE WRITTEN AUTHORIZATION.			
PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742			
<b>JR ENGINEERING</b> A Western Company  Central 303-740-8888 • Colorado Springs 719-595-2888 Fort Collins 970-491-8888 • www.jrengineering.com			

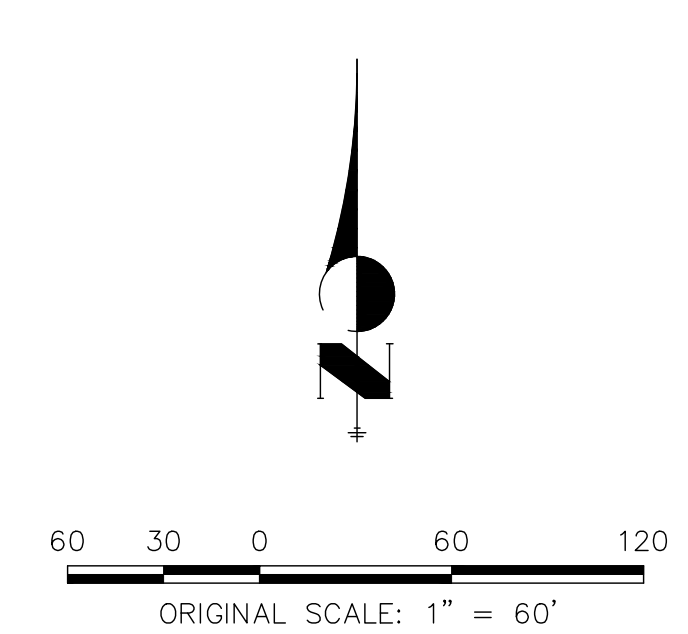
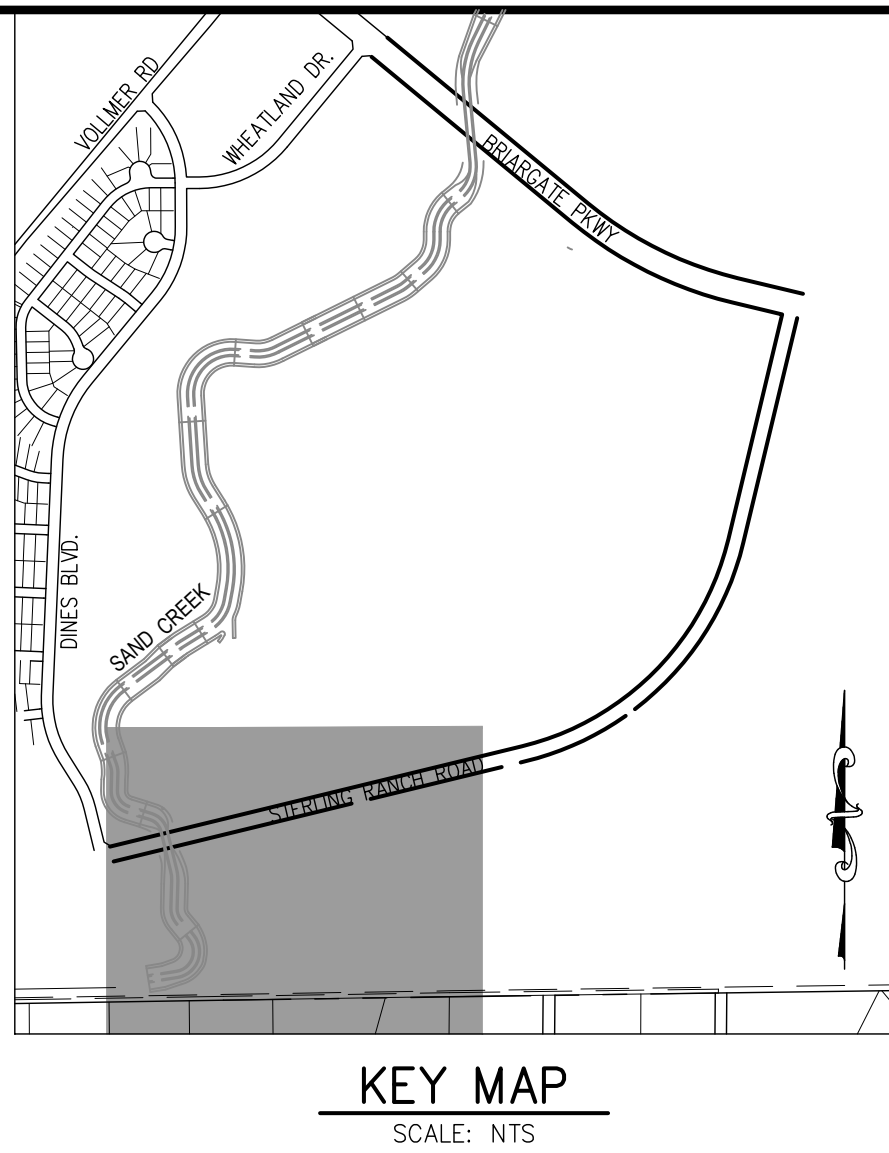
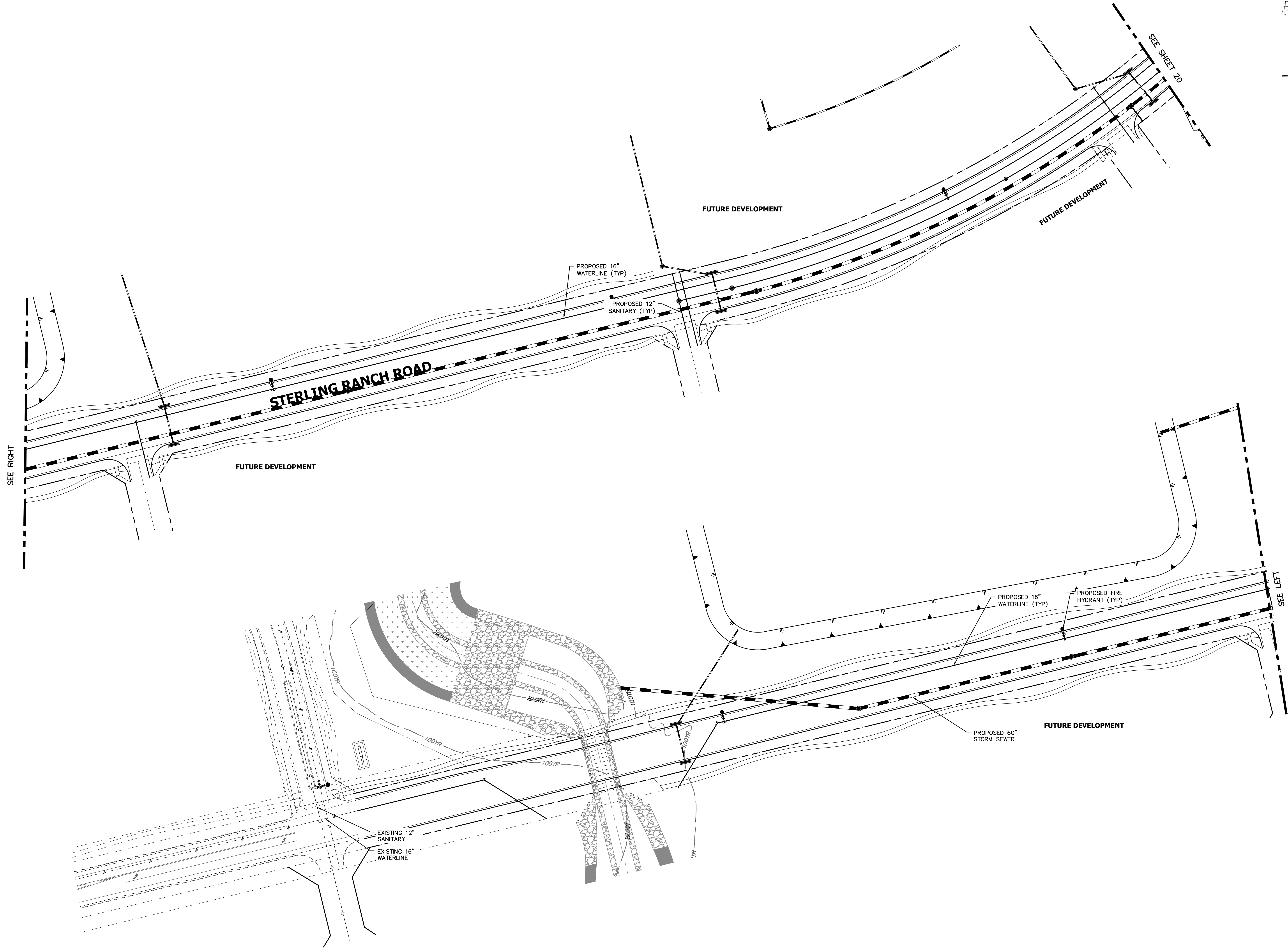




Know what's below.  
Call before you dig.

HOMESTEAD NORTH AT STERLING RANCH				J&R ENGINEERING		SR LAND, LLC		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR DESIGN AND FOR THE PURPOSES OF THIS PROJECT ONLY. WRITTEN AUTHORIZATION.	
UTILITY PLAN						20 BOULDER CRESCENT			
				A Western Company		SUITE 201			
						COLORADO SPRINGS, CO 80903			
						JAMES F. MORLEY			
						(719) 471-1742			





HOMESTEAD NORTH AT STERLING RANCH

UTILITY PLAN

SHEET 21 OF 25

JOB NO. 25188.00

H-SCALE  
V-SCALE  
DATE  
DESIGNED BY  
DRAWN BY  
CHECKED BY

1" = 60'

N/A

12/01/20

RAB

CGV

No.

REVISION


BY

DATE


PREPARED FOR

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,  
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# HOMESTEAD NORTH PHASE 1

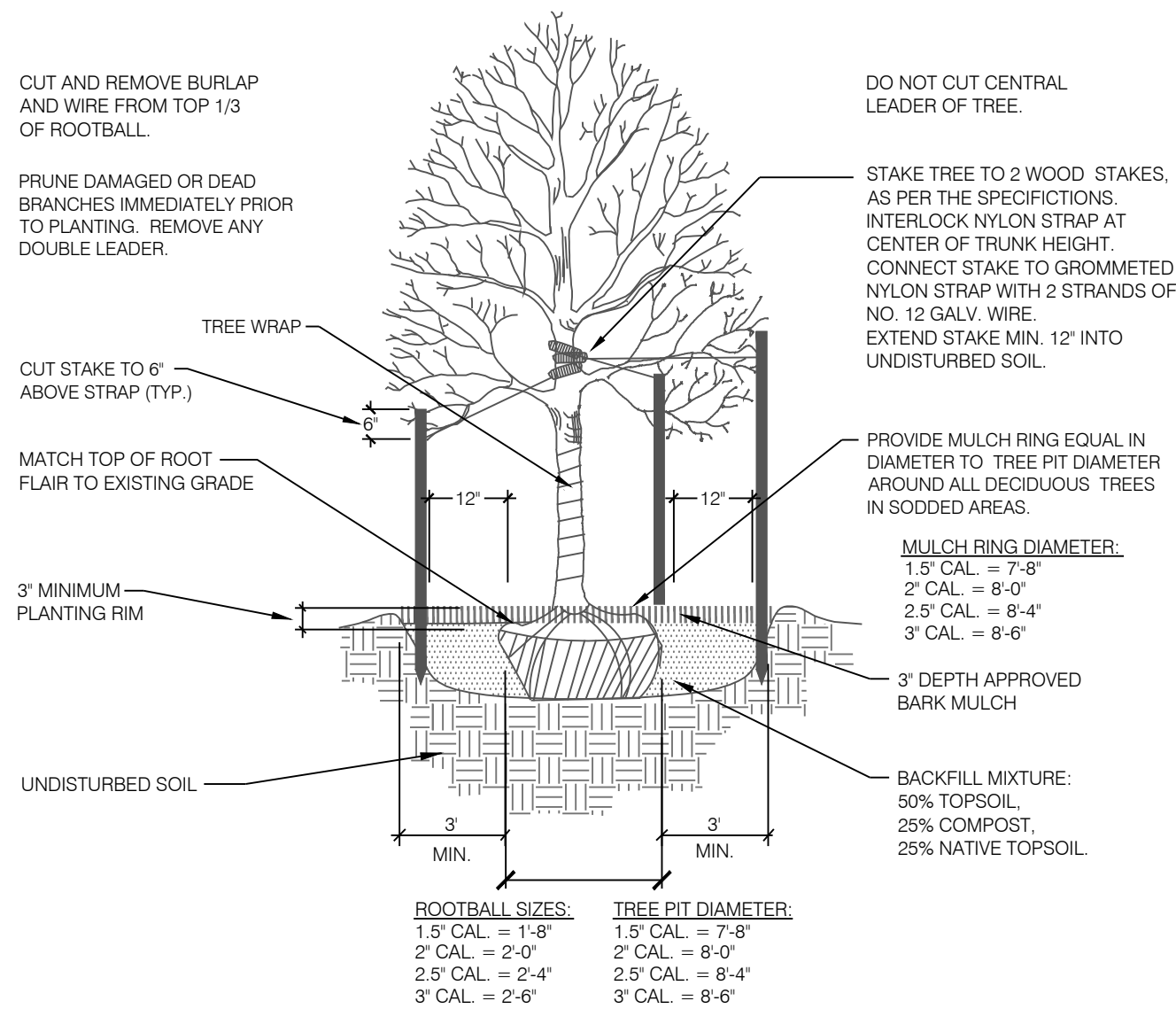
## EL PASO COUNTY, COLORADO

### PRELIMINARY PLAN

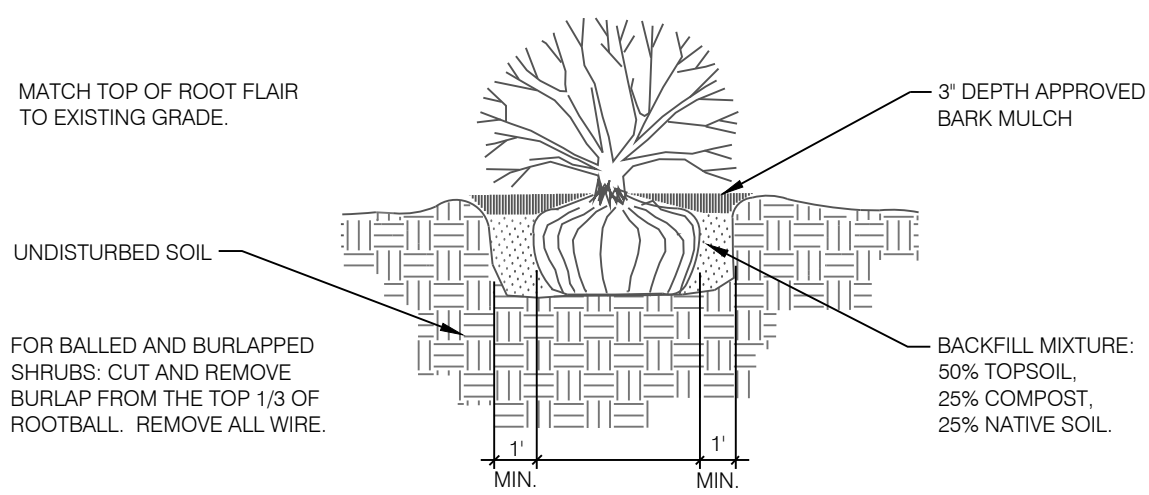
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#### LANDSCAPE NOTES

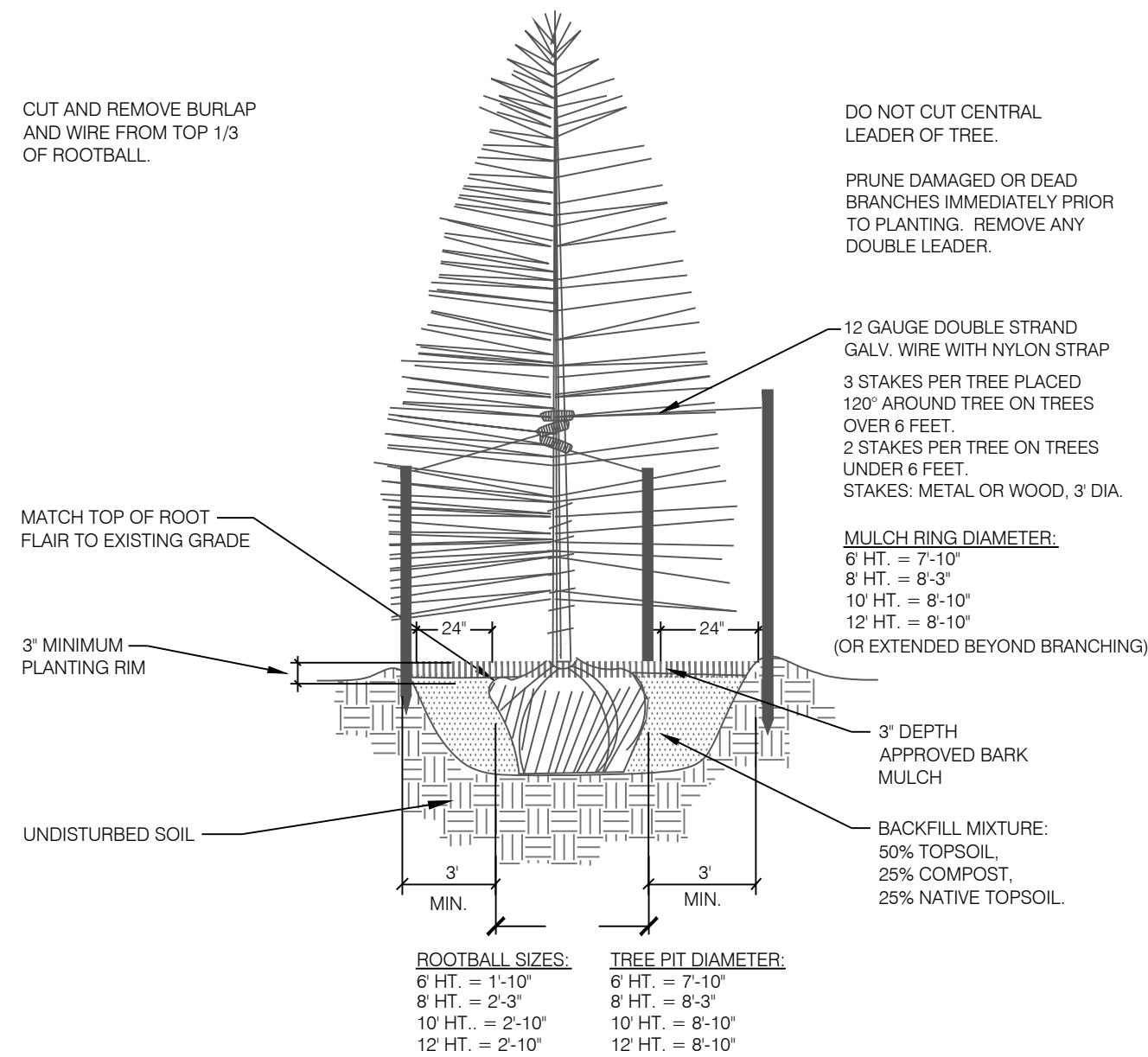
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL 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.



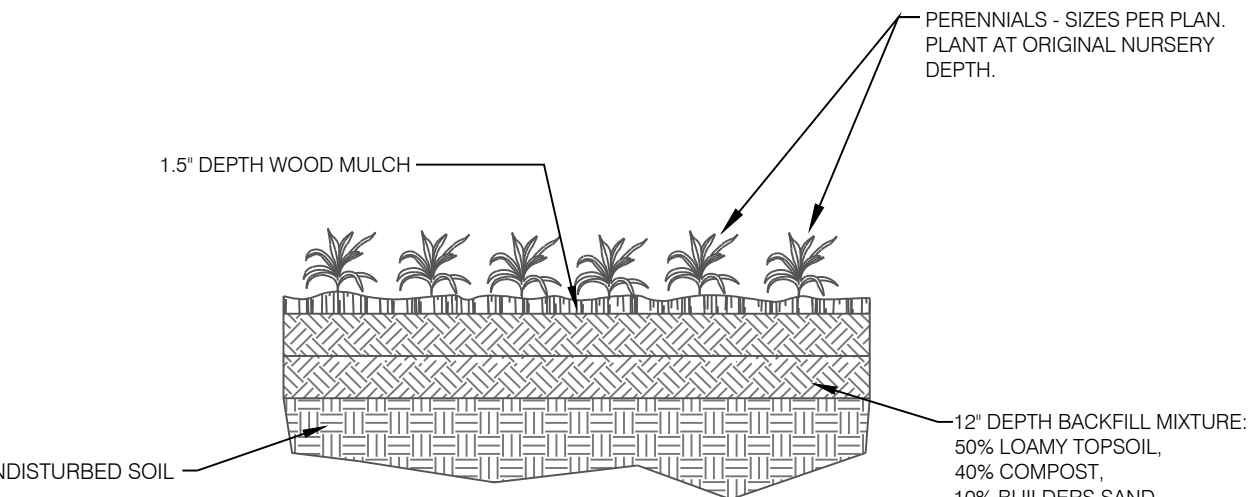
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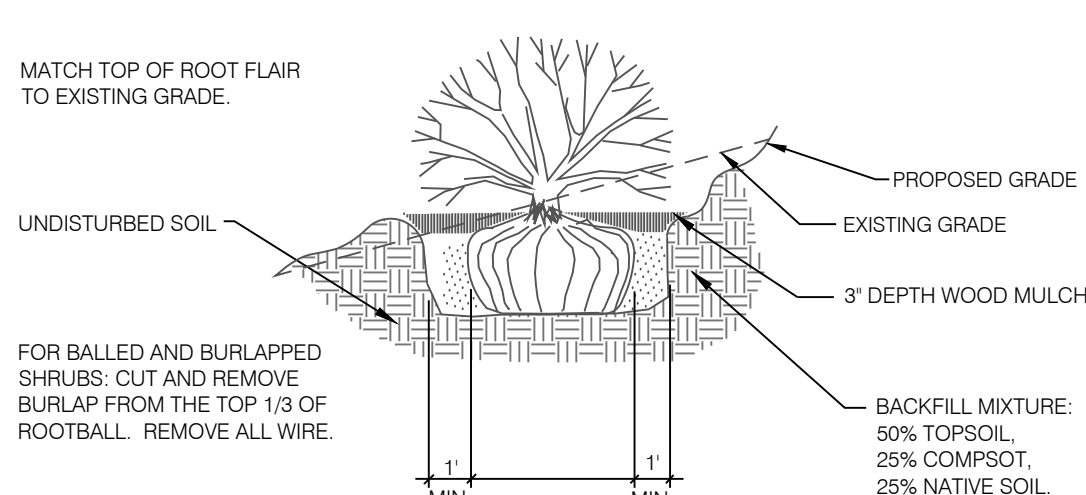
3 SHRUB PLANTING DETAIL  
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2 CONIFEROUS TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



4 PERENNIAL / GROUND COVER PLANTING  
SCALE: NOT TO SCALE



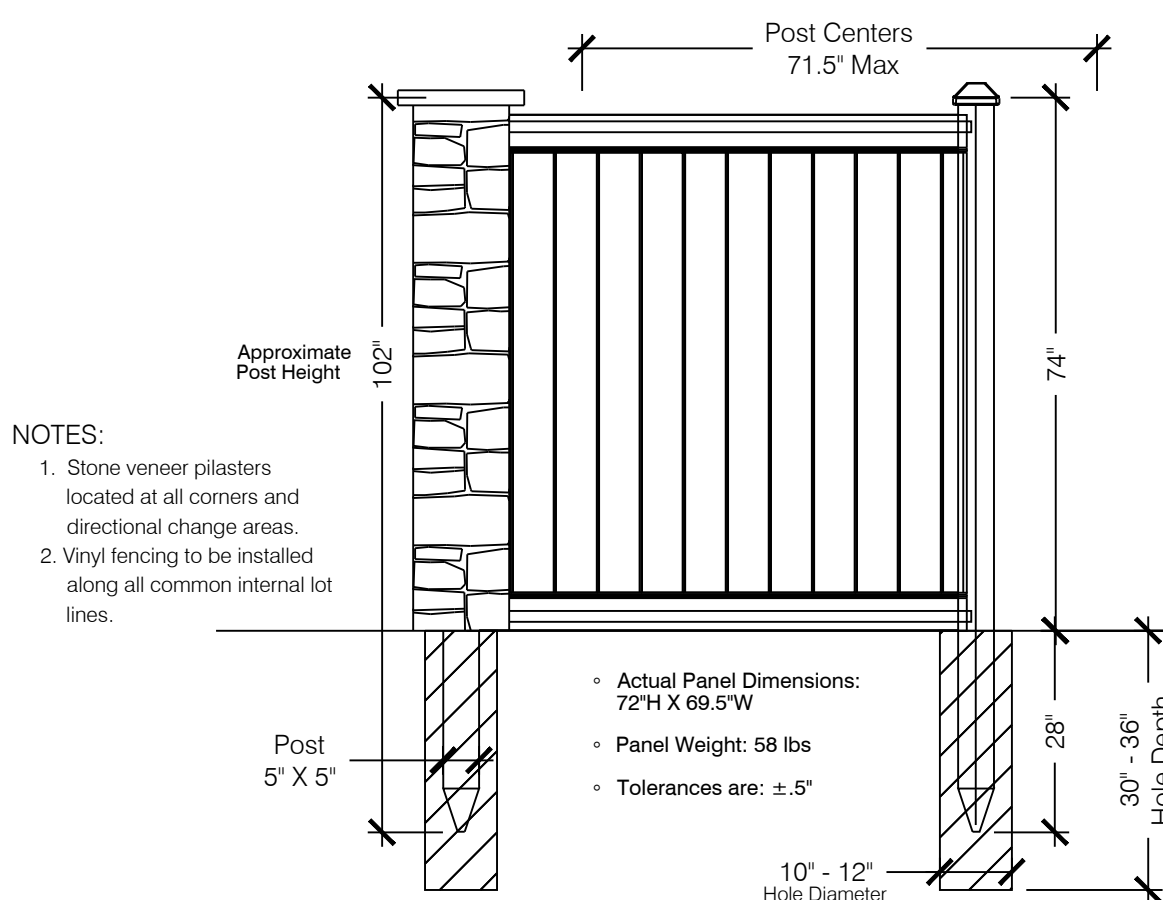
5 SHRUB PLACEMENT ON SLOPES  
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#### PLANT SCHEDULE

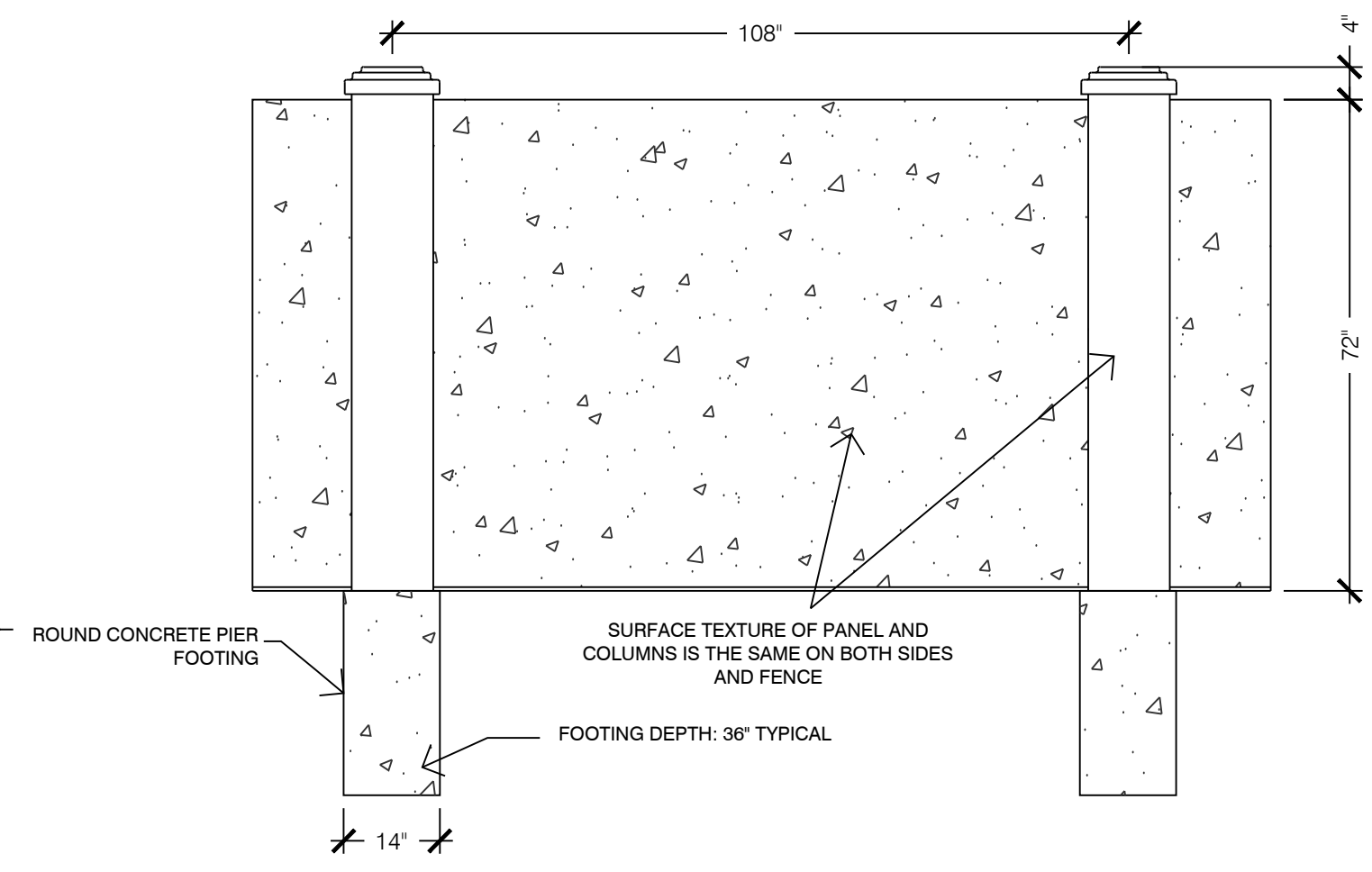
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	48	Acer grandidentatum / Bigtooth Maple	30'	30'	3" Cal.	B&B
	Ccr	24	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B
	Mxh	24	Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / 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  
SCALE: NOT TO SCALE

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Colorado Springs, CO 80903

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PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

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

SEAL

ISSUE INFO

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

ISSUE REVISION

LANDSCAPE  
NOTES & DETAILS

SHEET TITLE

SHEET NUMBER

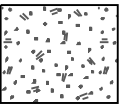
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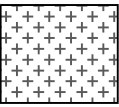
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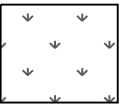
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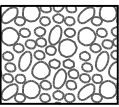


GROUND COVER LEGEND

- 

CEDAR WOOD MULCH
- 

TALL NATIVE GRASS  
UPLAND NATIVE SEED MIX
- 

LOW ALTERNATIVE TURF GRASS  
LOW-GROW NATIVE SEED MIX
- 

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

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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

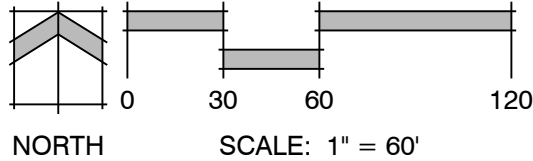
ENTITLEMENT

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

LANDSCAPE PLAN

23 OF 25

SP-20-008

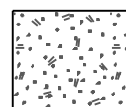


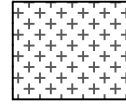
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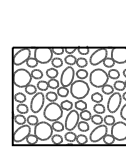
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GROUND COVER LEGEND

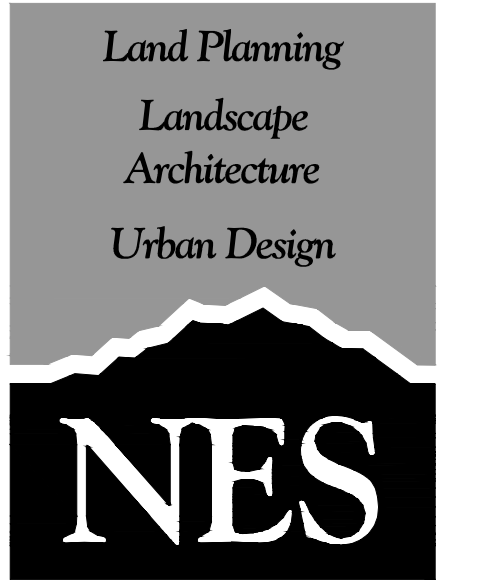
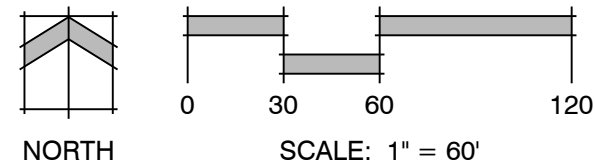
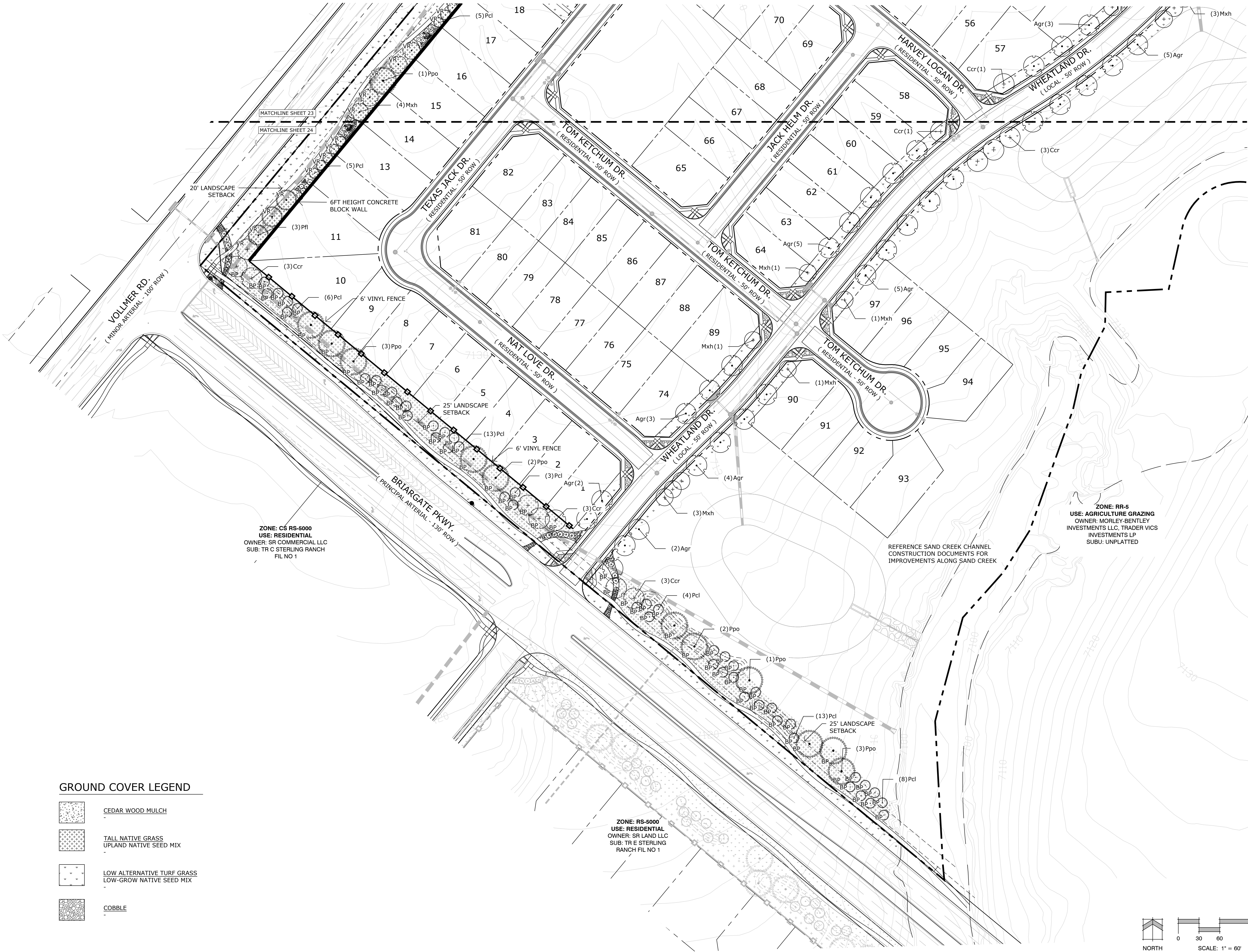
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CEDAR WOOD MULCH
- 

TALL NATIVE GRASS  
UPLAND NATIVE SEED MIX
- 

LOW ALTERNATIVE TURF GRASS  
LOW-GROW NATIVE SEED MIX
- 

COBBLE



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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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SEAL

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

ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

24 OF 25

SP-20-008

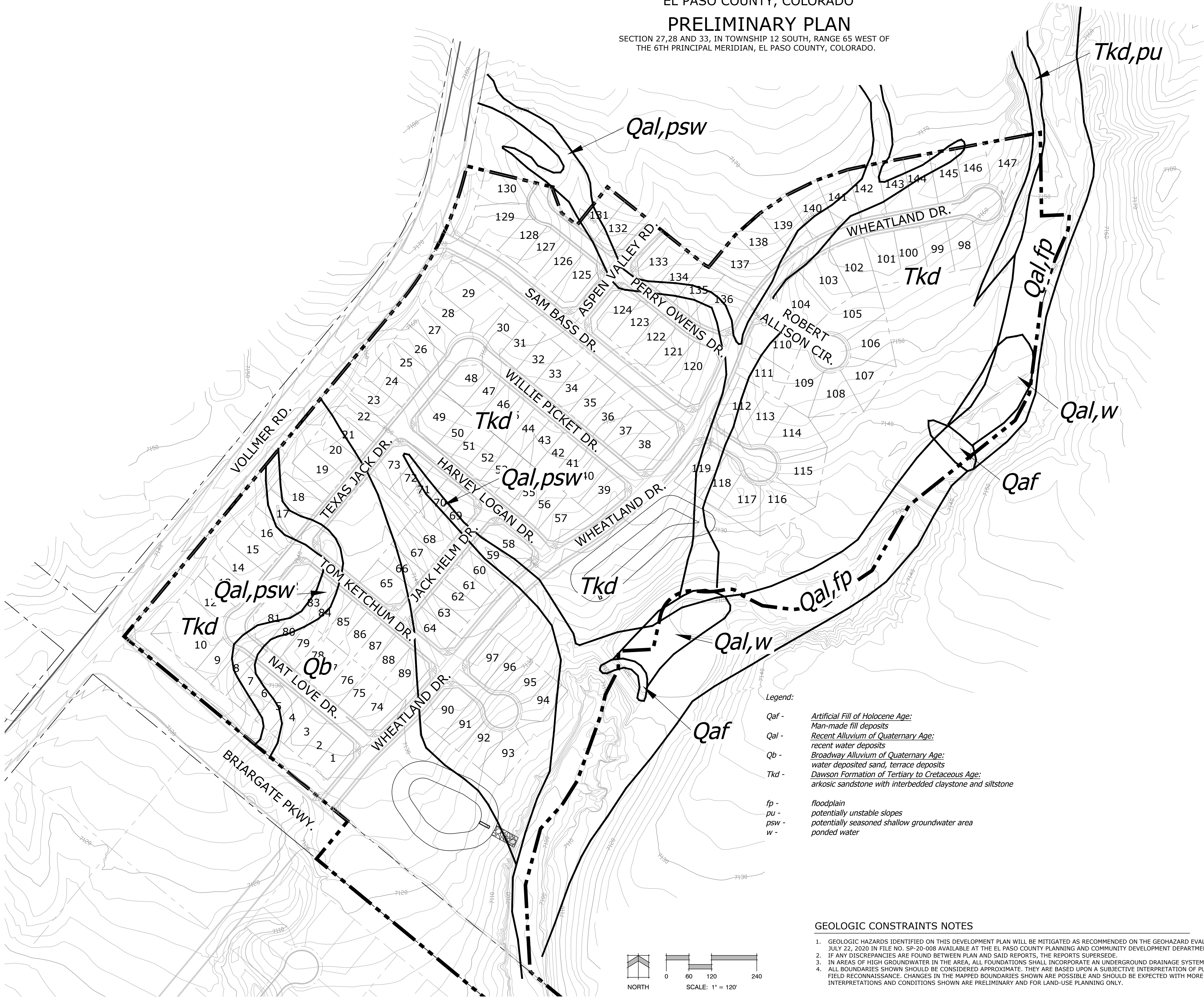


HOMESTEAD NORTH PHASE 1

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.



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PLANTING

STERLING RANCH  
HOMESTEAD  
NORTH PHASE 1

PRELIMINARY PLAN

EL PASO COUNTY, CO

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

SITE CONSTRAINTS EXHIBIT

25 OF 25

SP-20-008