

P:\VolleySR Homestead Filing 3\Drawings\Planning\Develop\Homestead North Filing 3\SR_Homestead North_Filing 3_PP.dwg [Cover-1] 12/12/2022 3:12:32 PM Jennifer Shagin

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 No. 3.
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) or Poco Road (Urban Local).
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 Filing 3 Preliminary Plan area:
Water: Sterling Ranch Metropolitan District
Wastewater: Sterling Ranch Metropolitan District
Gas: Black Hills Energy
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: Traffic Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Natural Features & Wetlands Report; Noxious Weed Management Plan; Wildfire hazard report (within Bristlecone Ecology Natural Features & Wetlands 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 Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
12. The Sterling Ranch Metro District No. 3 will build and maintain a noise wall along lots adjacent to Vollmer Road.
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.
14. Lots 1 through 6 are not eligible for future subdivision as they serve as a transition between land uses.

FEMA FLOODPLAIN NOTE

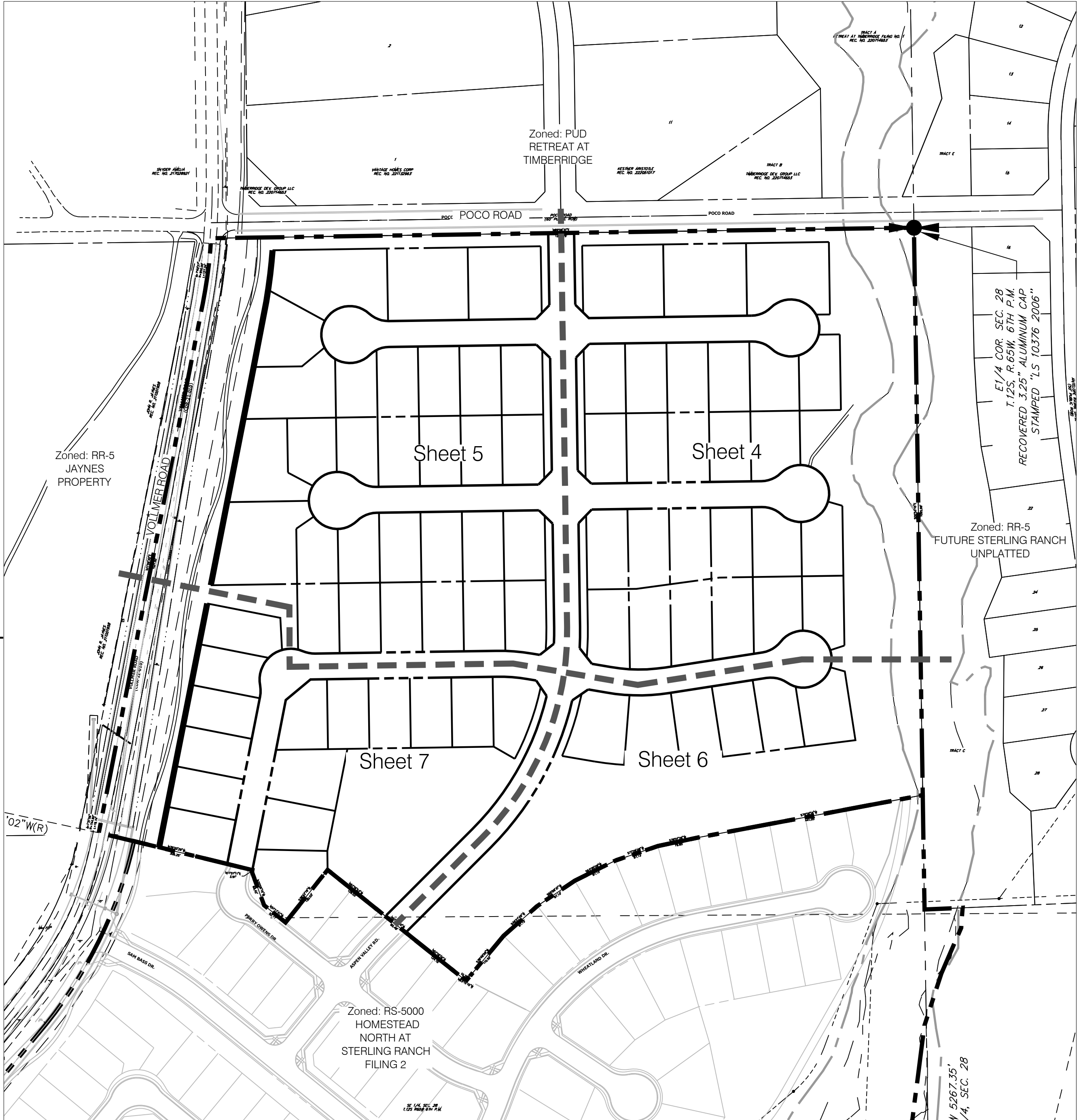
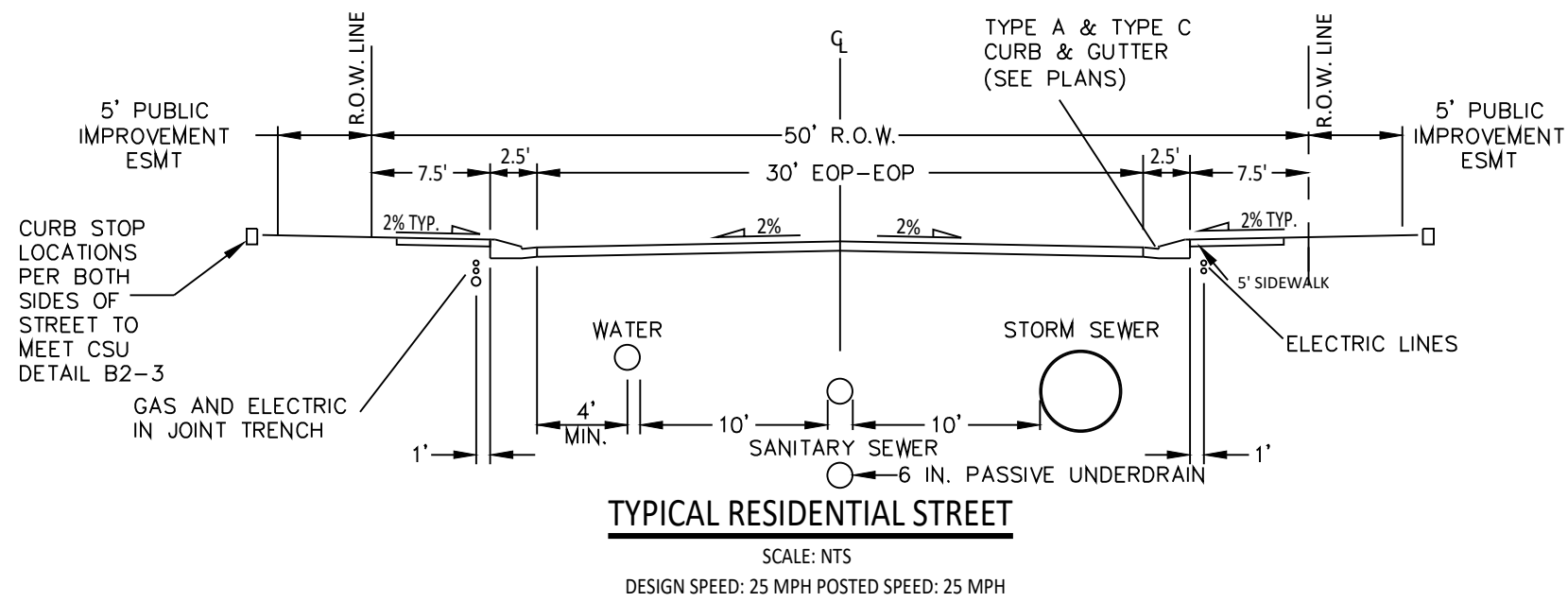
1. Floodplain Statement: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone AE of the FEMA Floodplain Map No. 08041C0535G, dated December 7, 2018. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year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

GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

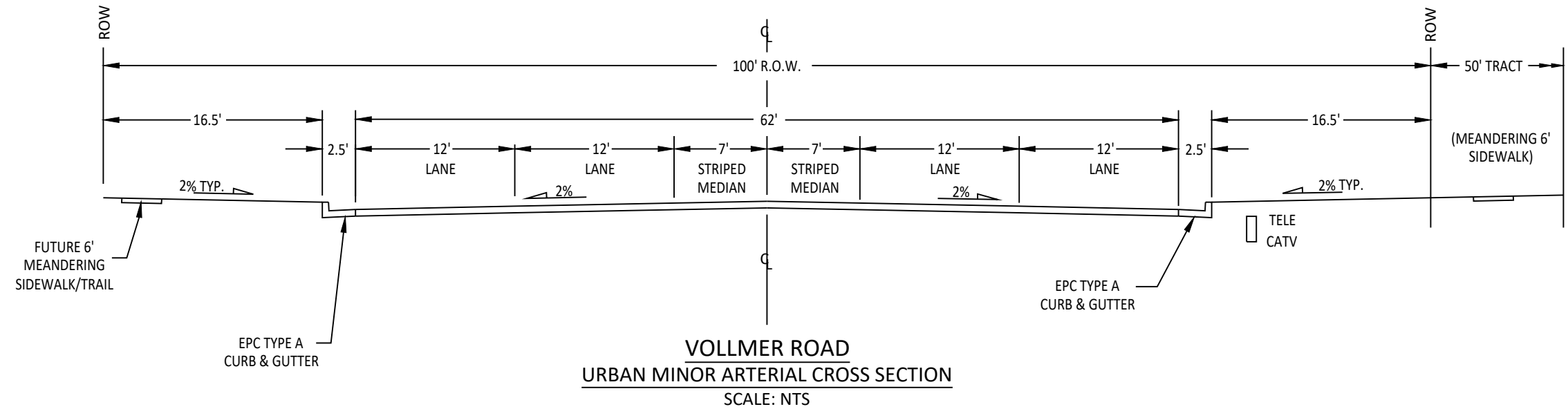
Geologic Hazard Note-: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated May 26,2022 in file SP 22-007 available at the El Paso County Planning and Community Development Department:

- Artificial Fill: Earthen Dams east of site
- Potentially Unstable Slopes: Drainage along east portion of site
- Potentially Expansive Soil: Sporadic
- Flooding: Drainage along east portion of site
- Potentially Seasonal Shallow Groundwater: Lots 1, 14, 17-18, 20-24, 39-41, 49-50, 60-64 and 73-74

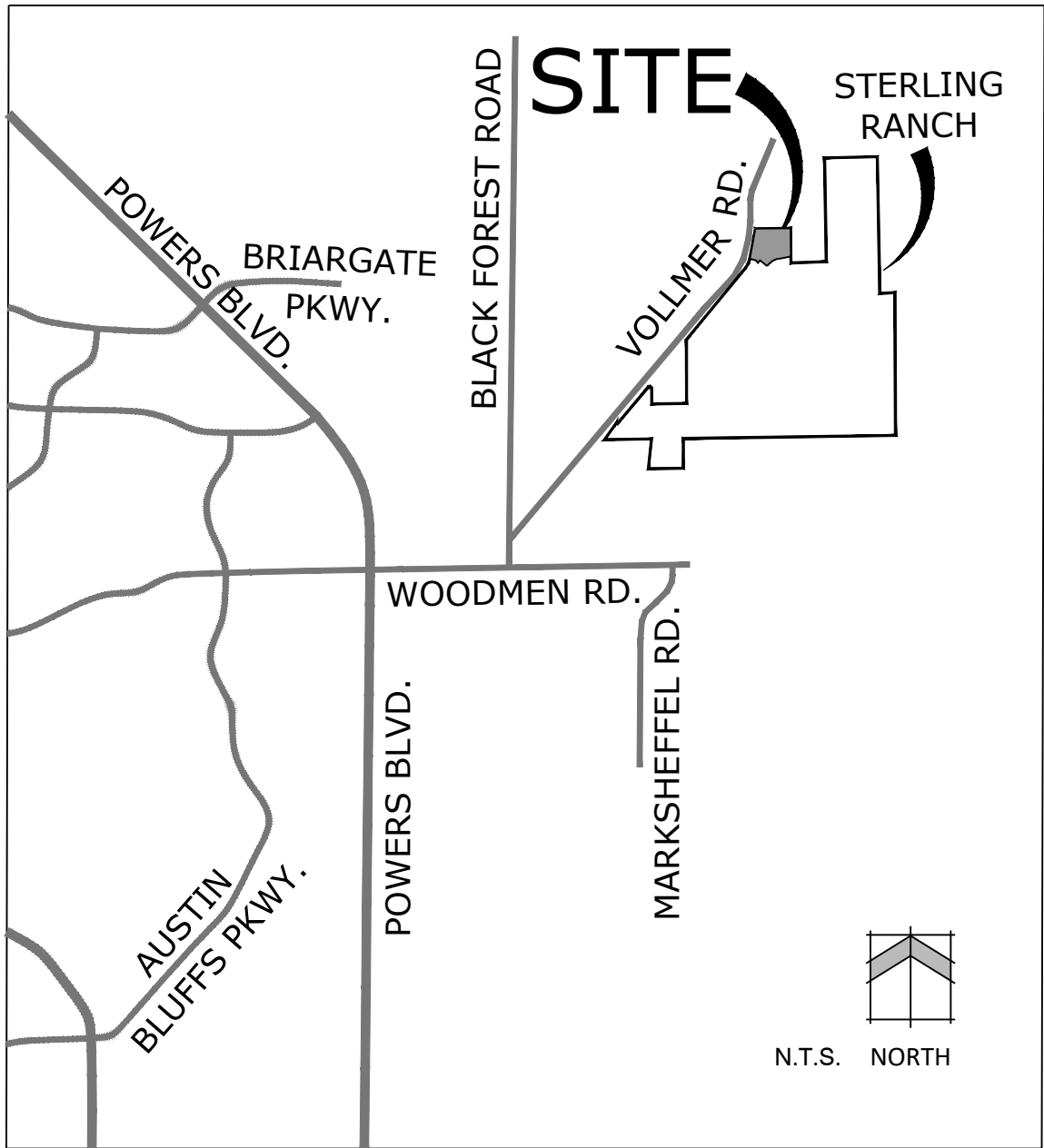
Potentially unstable slopes will be mitigated by regrading or avoidance. These areas minor and there are sufficient setbacks from slopes. In Areas of Expansive Soils: Incorporate special foundation design In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. Under drains to be maintained by the Sterling Ranch Metro District No. 3.



1
S1
OVERALL SITE



VICINITY MAP



SITE DATA

Owner:	SR Land, LLC 20 Boulder Crescent St., Suite 102 Colorado Springs, CO 80903 719.592.9333
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903 719.471.0073
Tax ID Number:	5228000030, 5228000038
Sketch Plan:	SKP 18-003 (Approved 2018 Gross Density: 2 DU/AC)
Current Zoning:	RR-5
Proposed Zoning:	RS-6000
Development Schedule:	Fall 2023
Proposed Land Use:	Single Family Residential
Land Use:	
Lots:	21.95 ac - 77 Lots (53%)
Tracts:	11.77 ac (29%)
R.O.W.:	7.1071 ac (18%)
Total Area:	40.8271 ac
Gross Density:	1.8 du/ac
Net Density:	3.5 du/ac
Landscape Setbacks:	
-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	30'	40% / 45%	50'	25'	5'	25'

SHEET INDEX

- SHEET 1 of 21: COVER SHEET
SHEET 2 of 21: LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT
SHEET 3 of 21: TRACT PLAN
SHEET 4 of 21: PRELIMINARY SITE PLAN
SHEET 5 of 21: PRELIMINARY SITE PLAN
SHEET 6 of 21: PRELIMINARY SITE PLAN
SHEET 7 of 21: PRELIMINARY SITE PLAN
SHEET 8 of 21: PRELIMINARY GRADING PLAN
SHEET 9 of 21: PRELIMINARY GRADING PLAN
SHEET 10 of 21: PRELIMINARY GRADING PLAN
SHEET 11 of 21: PRELIMINARY GRADING PLAN
SHEET 12 of 21: PRELIMINARY UTILITIES PLAN
SHEET 13 of 21: PRELIMINARY UTILITIES PLAN
SHEET 14 of 21: PRELIMINARY UTILITIES PLAN
SHEET 15 of 21: PRELIMINARY UTILITIES PLAN
SHEET 16 of 21: LANDSCAPE DETAILS & NOTES
SHEET 17 of 21: LANDSCAPE PLAN
SHEET 18 of 21: LANDSCAPE PLAN
SHEET 19 of 21: LANDSCAPE PLAN
SHEET 20 of 21: LANDSCAPE PLAN
SHEET 21 of 21: SITE CONSTRAINTS EXHIBIT



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

HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

PROJECT INFO

DATE: 07.07.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. HALSTEN & J. SMITH

STAMP

ENTITLEMENT

ISSUE INFO

DATE: 11/04/2022
BY: JS
DESCRIPTION: COUNTY COMMENTS

DATE: 12/12/2022
BY: JS
DESCRIPTION: COUNTY COMMENTS

ISSUE / REVISION

COVER SHEET

1

1 OF 21

PLAN FILE #

SP 22-007

HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, N00°53'15"W A DISTANCE OF 220.84 FEET, TO THE NORTHEASTERLY CORNER OF TRACT H, AS SHOWN ON THE PLAT OF HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINES OF SAID HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2, THE FOLLOWING SIXTEEN (16) COURSES:

1. S79°18'16"W A DISTANCE OF 441.05 FEET;
2. S78°01'26"W A DISTANCE OF 79.85 FEET;
3. S71°09'48"W A DISTANCE OF 87.13 FEET;
4. S63°35'09"W A DISTANCE OF 87.13 FEET;
5. S55°58'31"W A DISTANCE OF 87.13 FEET;
6. S48°27'49"W A DISTANCE OF 87.13 FEET;
7. S39°48'59"W A DISTANCE OF 110.92 FEET;
8. N63°15'15"W A DISTANCE OF 10.26 FEET;
9. N51°18'16"W A DISTANCE OF 124.15 FEET;
10. N51°17'40"W A DISTANCE OF 80.48 FEET;
11. N51°16'53"W A DISTANCE OF 128.03 FEET;
12. S38°42'19"W A DISTANCE OF 130.03 FEET;
13. N51°17'41"W A DISTANCE OF 52.77 FEET;
14. N20°05'15"W A DISTANCE OF 68.42 FEET;
15. N11°07'11"E A DISTANCE OF 3.91 FEET;
16. N76°20'29"W A DISTANCE OF 275.24 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N77°47'32"W, HAVING A RADIUS OF 774.82 FEET, A CENTRAL ANGLE OF 01°34'03" AND AN ARC LENGTH OF 21.20 FEET, TO A POINT OF NON-TANGENT;
2. N11°06'40"E A DISTANCE OF 1021.80 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 07°48'21" AND AN ARC LENGTH OF 133.51 FEET, TO A POINT OF NON-TANGENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF POCO ROAD;

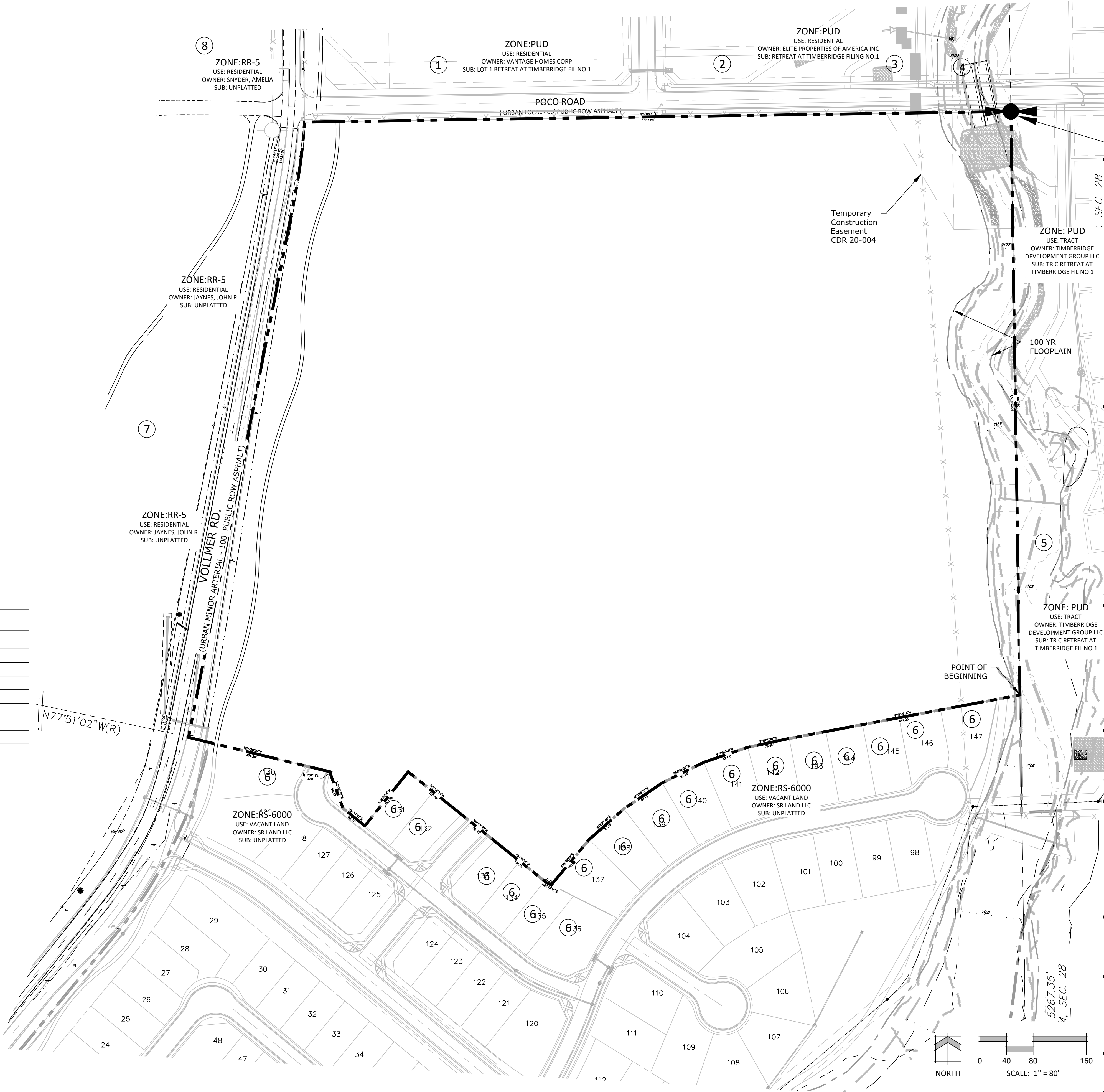
THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°08'31"E A DISTANCE OF 1327.21 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28;

THENCE ON SAID EAST LINE, S00°53'15"E A DISTANCE OF 1095.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,778,429 SQUARE FEET OR 40.8271 ACRES.

ADJACENT PROPERTY OWNERS

1	Hughes Jason R, Hughes Jennifer A	10004 Aspen Valley Rd. Colorado Springs, CO 80908
2	Kestner, Aristotle; Olsen, Denise	10003 Aspen Valley Rd. Colorado Springs, CO 80908
3	Timberridge Development Group LLC	2138 Flying Horse Club Dr. Colorado Springs, CO 80921
4	Timberridge Development Group LLC	2138 Flying Horse Club Dr. Colorado Springs, CO 80921
5	Classic SRJ Land LLC	2138 Flying Horse Club Dr. Colorado Springs 80921
6	SR Land LLC	20 Boulder Crescent St. STE 102 Colorado Springs, CO 80903
7	Jaynes, John R	8455 Poco Rd. Colorado Springs, CO 80908
8	Snyder, Amelia	8450 Poco Rd. Colorado Springs, CO 80908



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

Tel. 719.471.0073
Fax 719.471.0267

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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

DATE: 11.04.2022
PROJECT MGR: A. BARLOW
PREPARED BY: J. SHAGIN

ENTITLEMENT

DATE: 12.12.22 BY: JS DESCRIPTION: COUNTY COMMENTS

LEGAL BOUNDARY EXHIBIT & ADJACENT OWNERS EXHIBIT

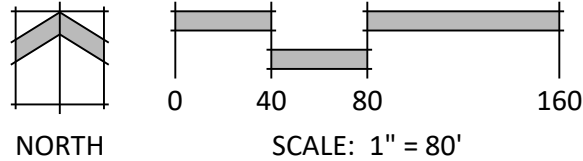
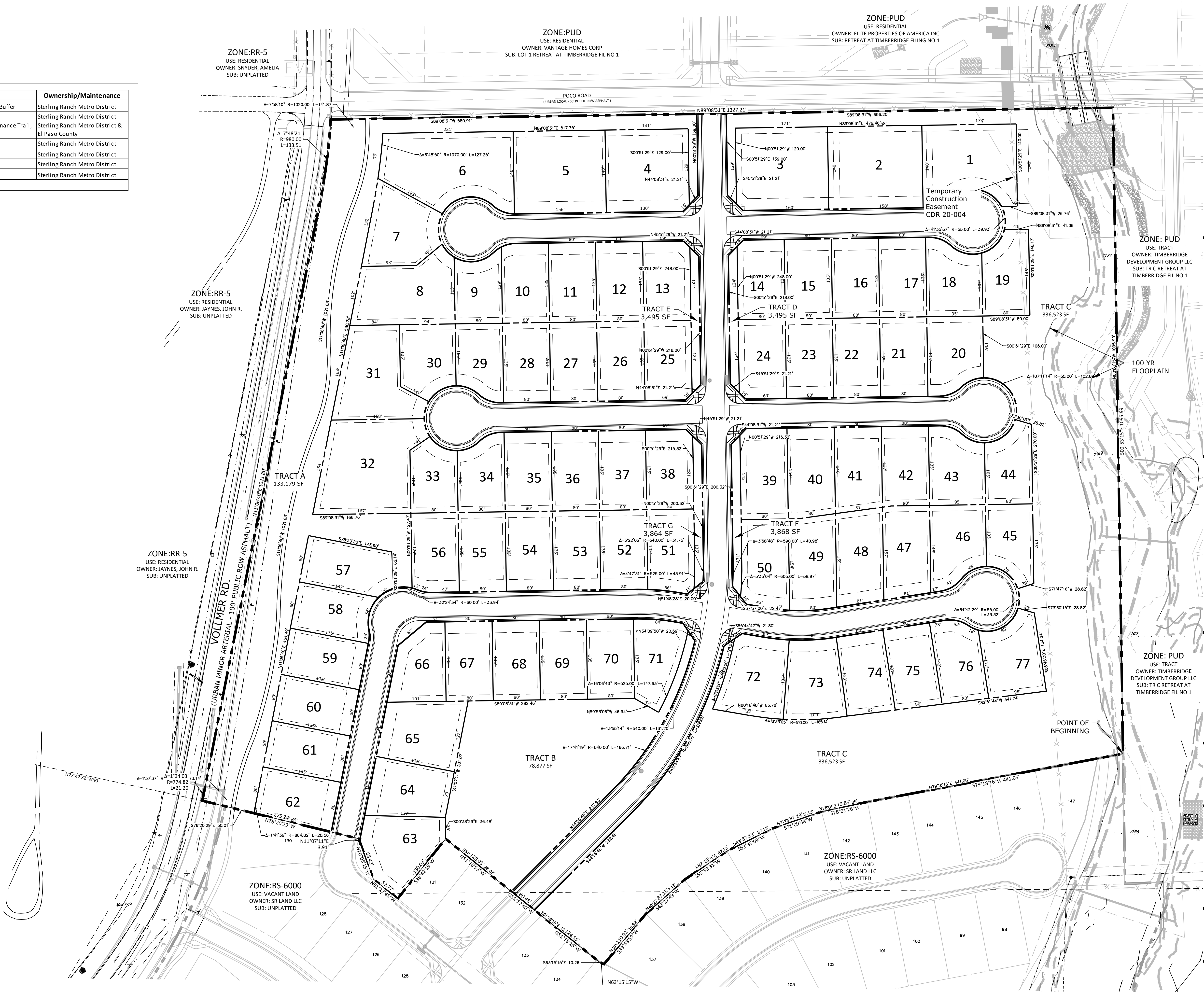
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2 OF 21

SP 22-007

TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	133,179	3.06	Landscape, Drainage, Trails, Utilities, Buffer	Sterling Ranch Metro District
B	78,877	1.81	Park	Sterling Ranch Metro District
C	336,523	7.73	Landscape, Park, 15 FT County/Maintenance Trail, Utilities, Stormwater	Sterling Ranch Metro District & El Paso County
D	3,495	0.08	Landscape	Sterling Ranch Metro District
E	3,495	0.08	Landscape	Sterling Ranch Metro District
F	3,868	0.09	Landscape	Sterling Ranch Metro District
G	3,684	0.08	Landscape	Sterling Ranch Metro District
Total Tract Area:		12.93		



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VOLLER ROAD

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PREPARED BY: J. SHAGIN

ENTITLEMENT

DATE: 12.12.22 BY: JS DESCRIPTION: County Comments

TRACT EXHIBIT

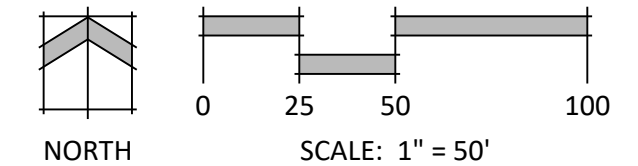
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3 OF 21

SP 22-007

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



VOLLMER ROAD

PROJECT INFO	DATE:	07.07.2022
	PROJECT MGR:	A. BARLOW
	PREPARED BY:	B. HALSTEN & J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
11/04/2022	JS	COUNTY COMMENTS
12/12/2022	JS	COUNTY COMMENTS

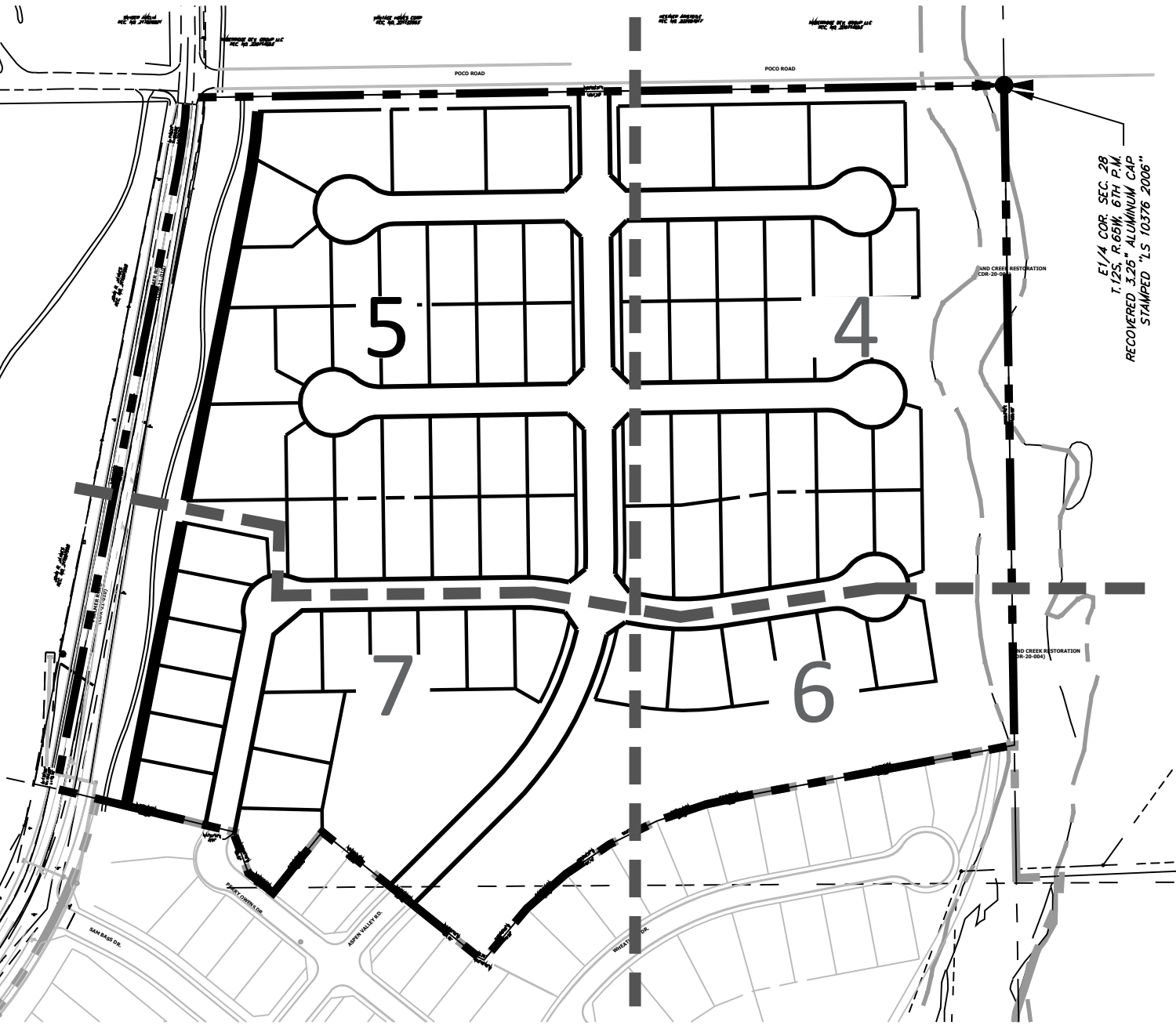
PRELIMINARY SITE PLAN

4

4 OF 21

GP 22-007

SHEET KEY MAP

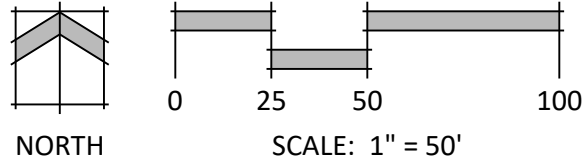
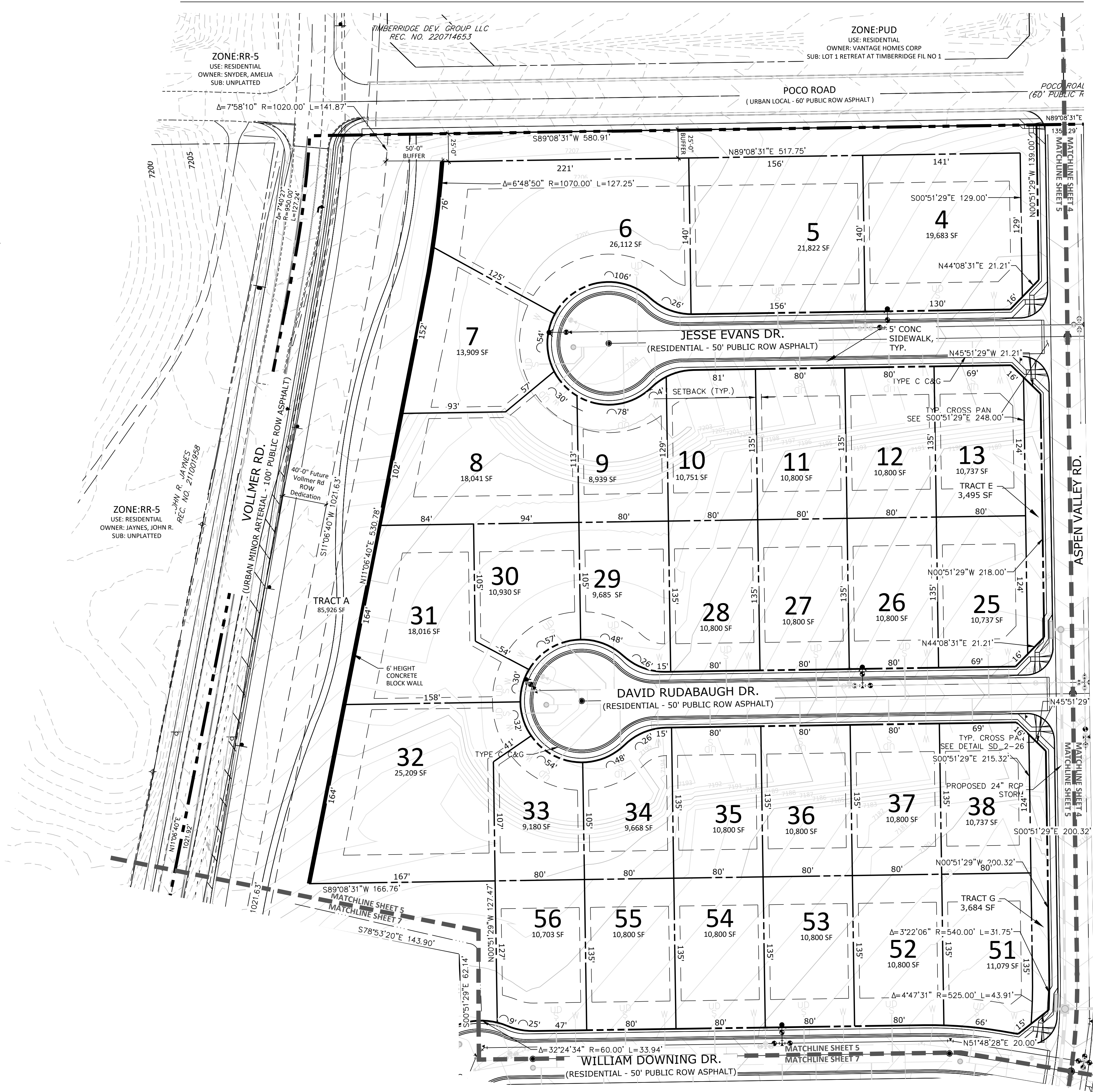


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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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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SITE PLAN



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

Tel. 719.471.0073
Fax 719.471.0267

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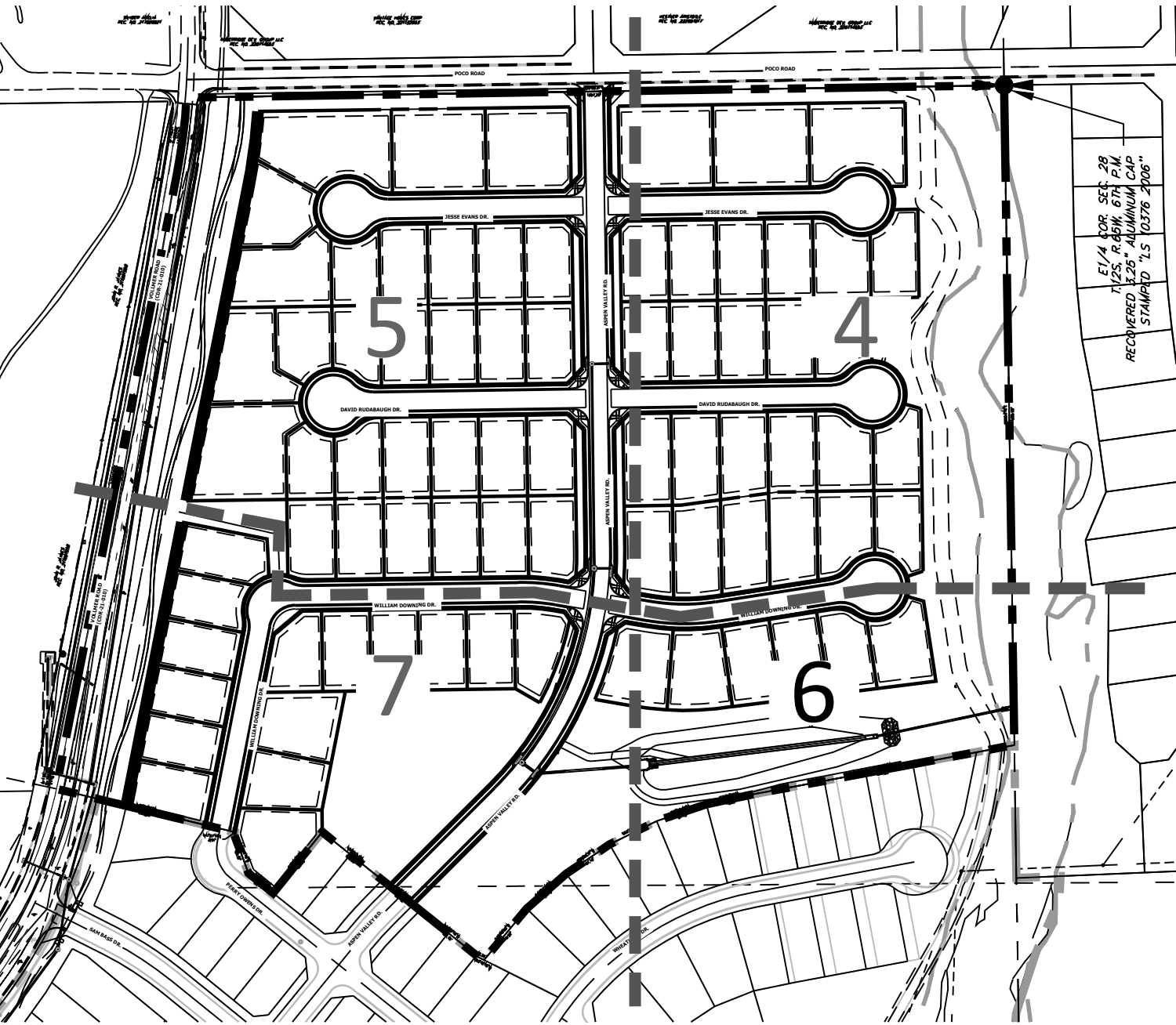
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5

5 OF 21

SP 22-007

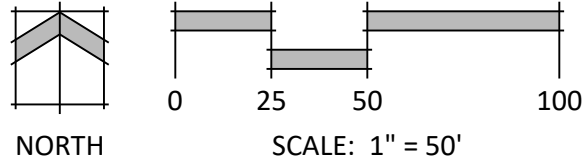
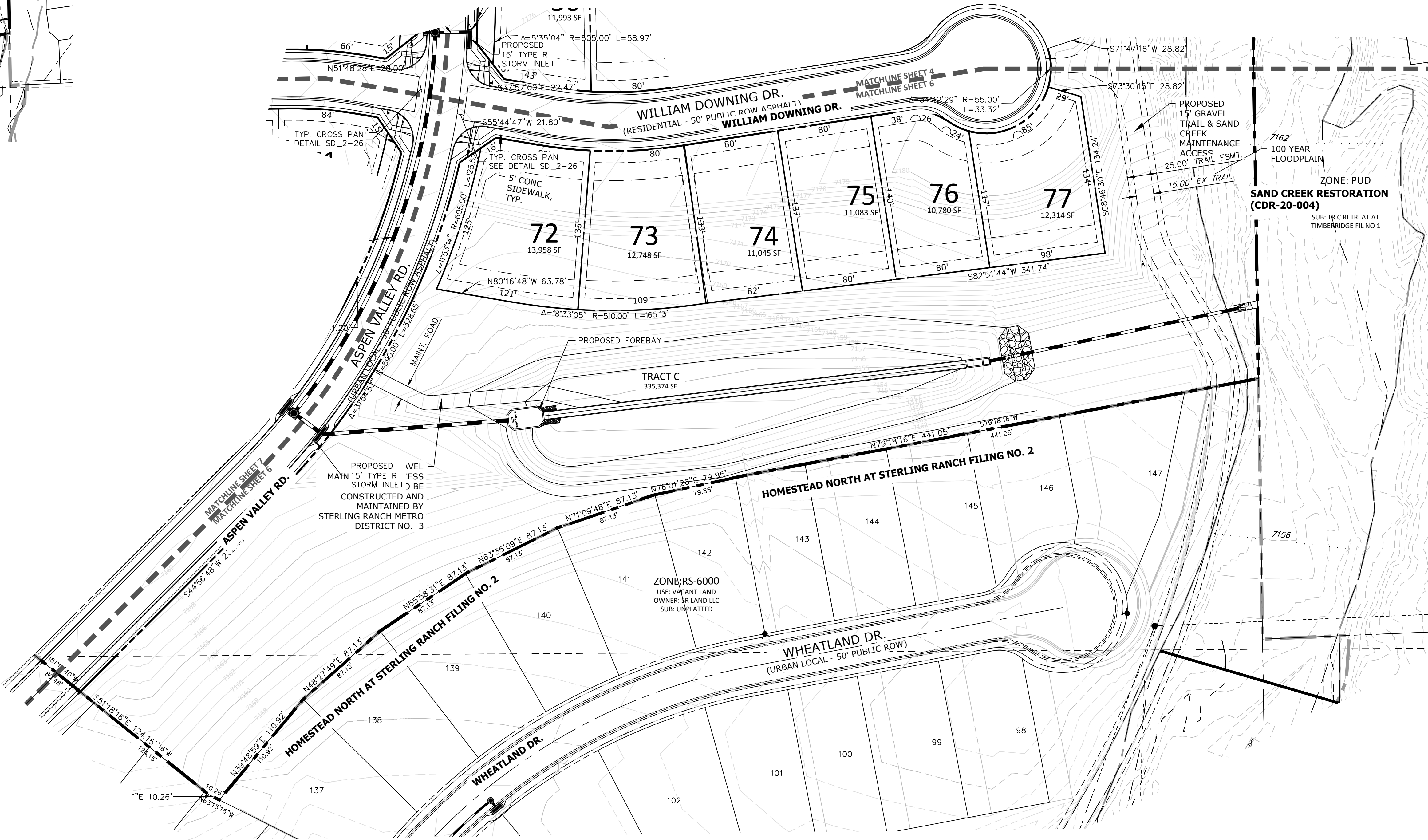
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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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Colorado Springs, CO 80903

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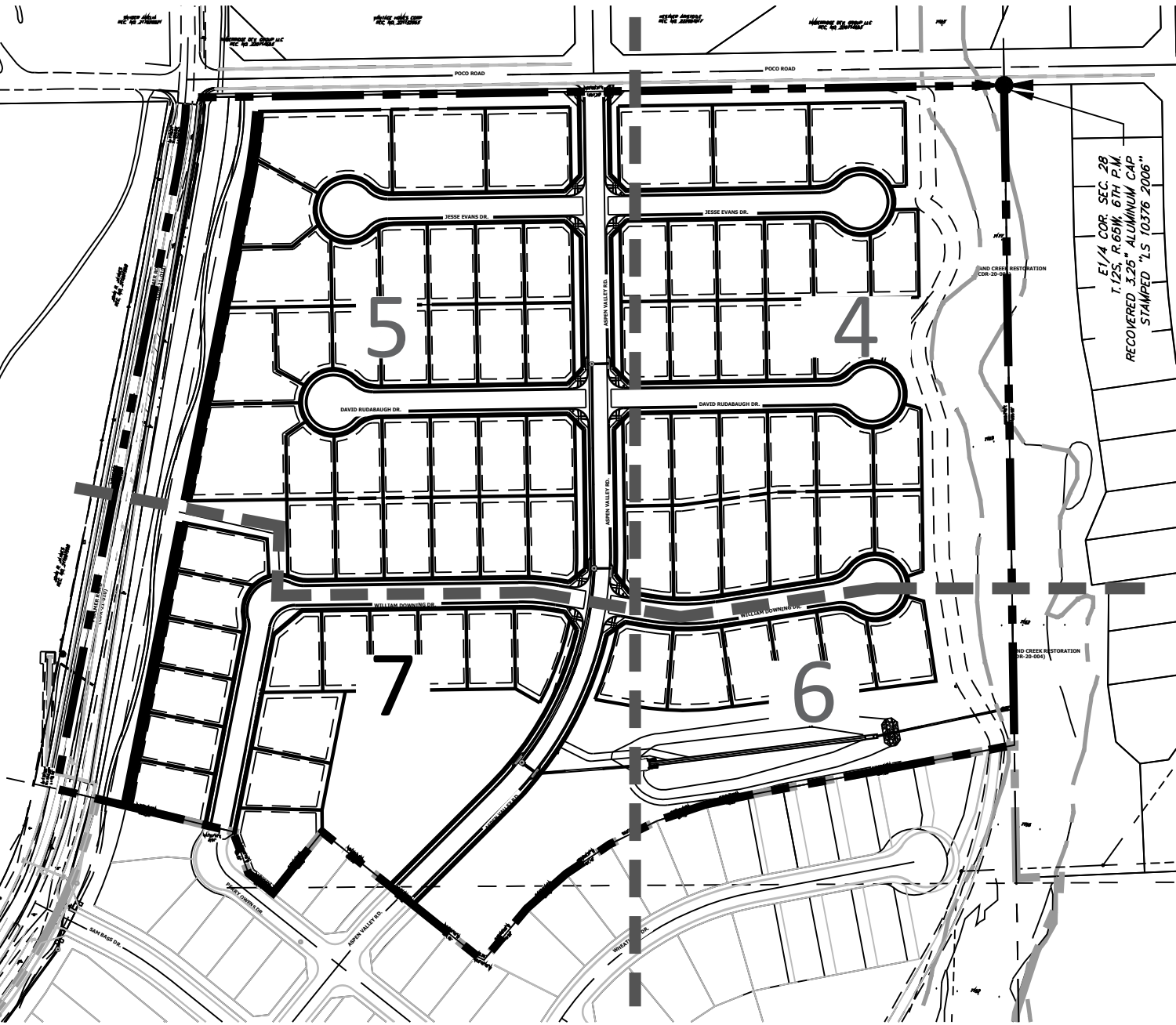
PRELIMINARY SITE PLAN

6

6 OF 21

SP 22-007

SHEET KEY MAP



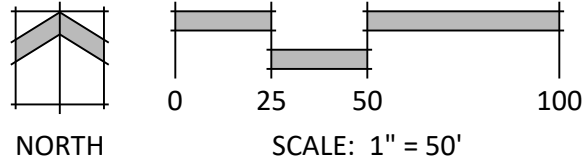
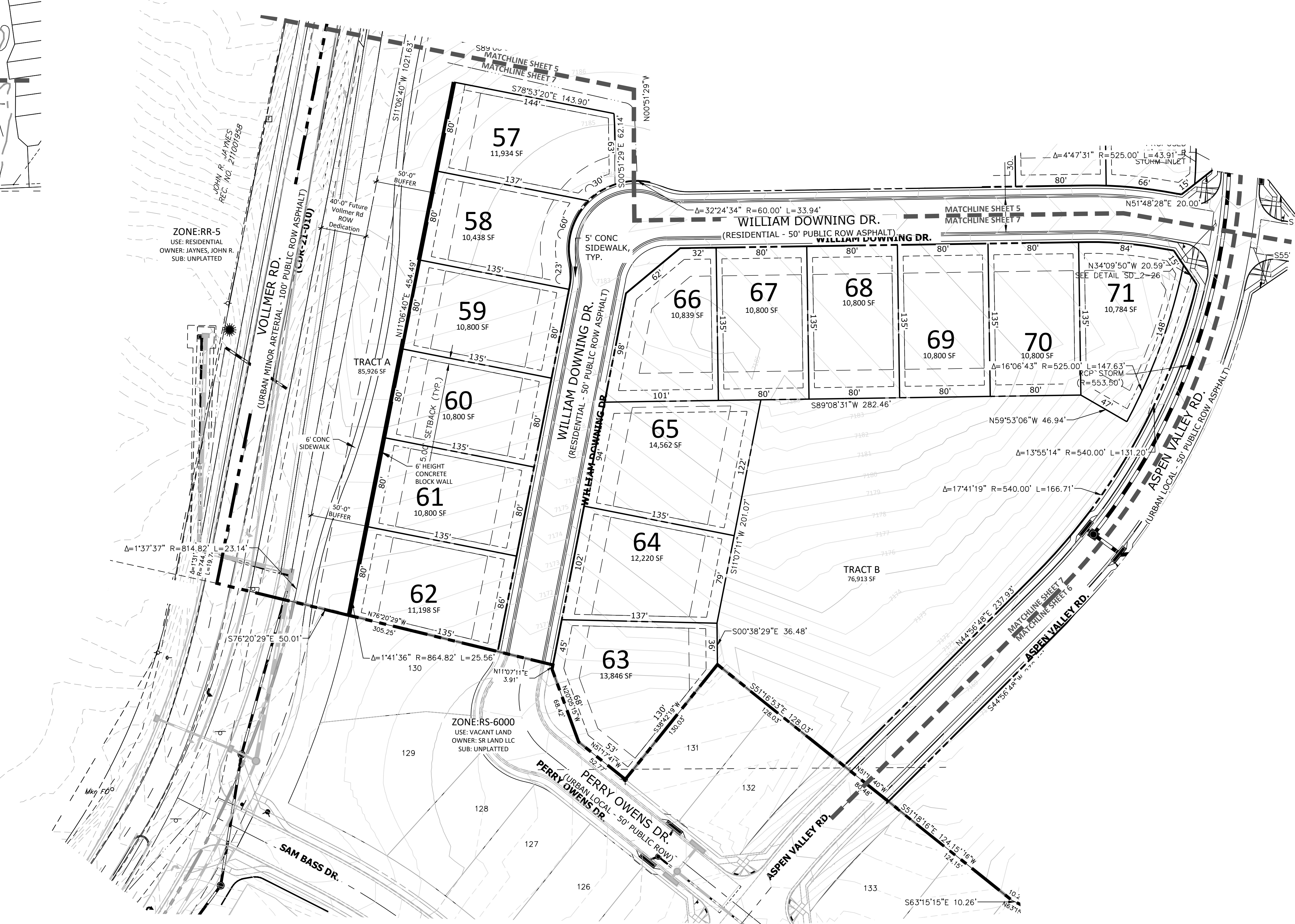
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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

PRELIMINARY PLAN

SITE PLAN



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Tel. 719.471.0073
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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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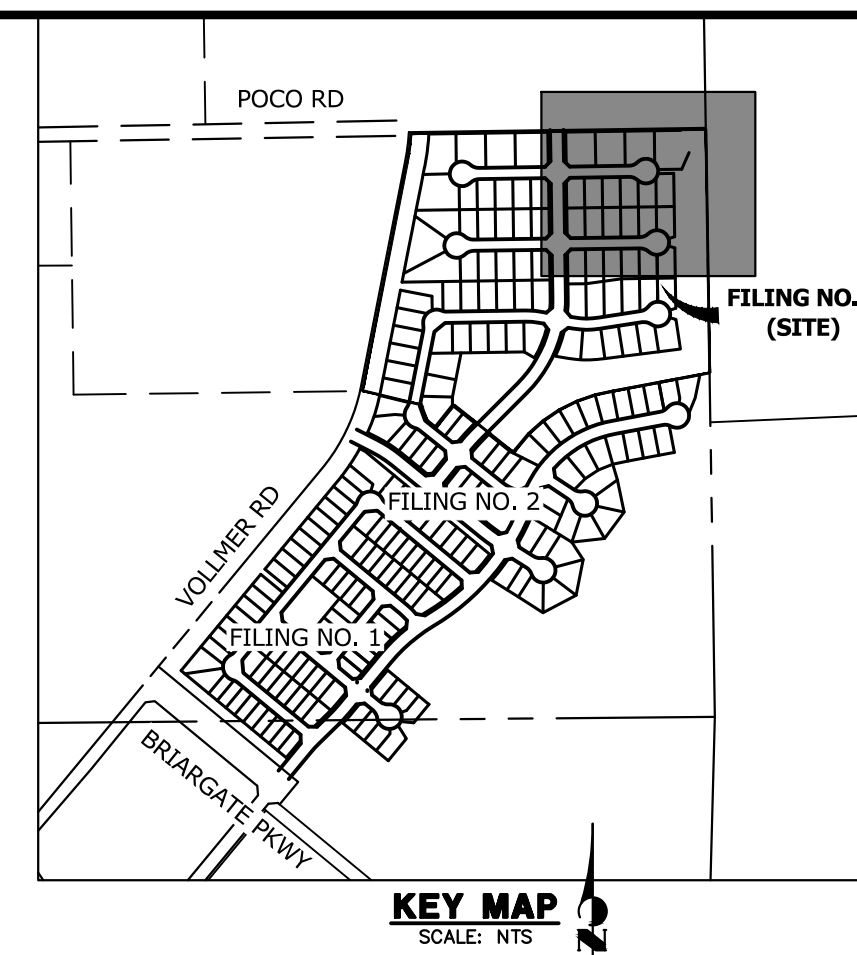
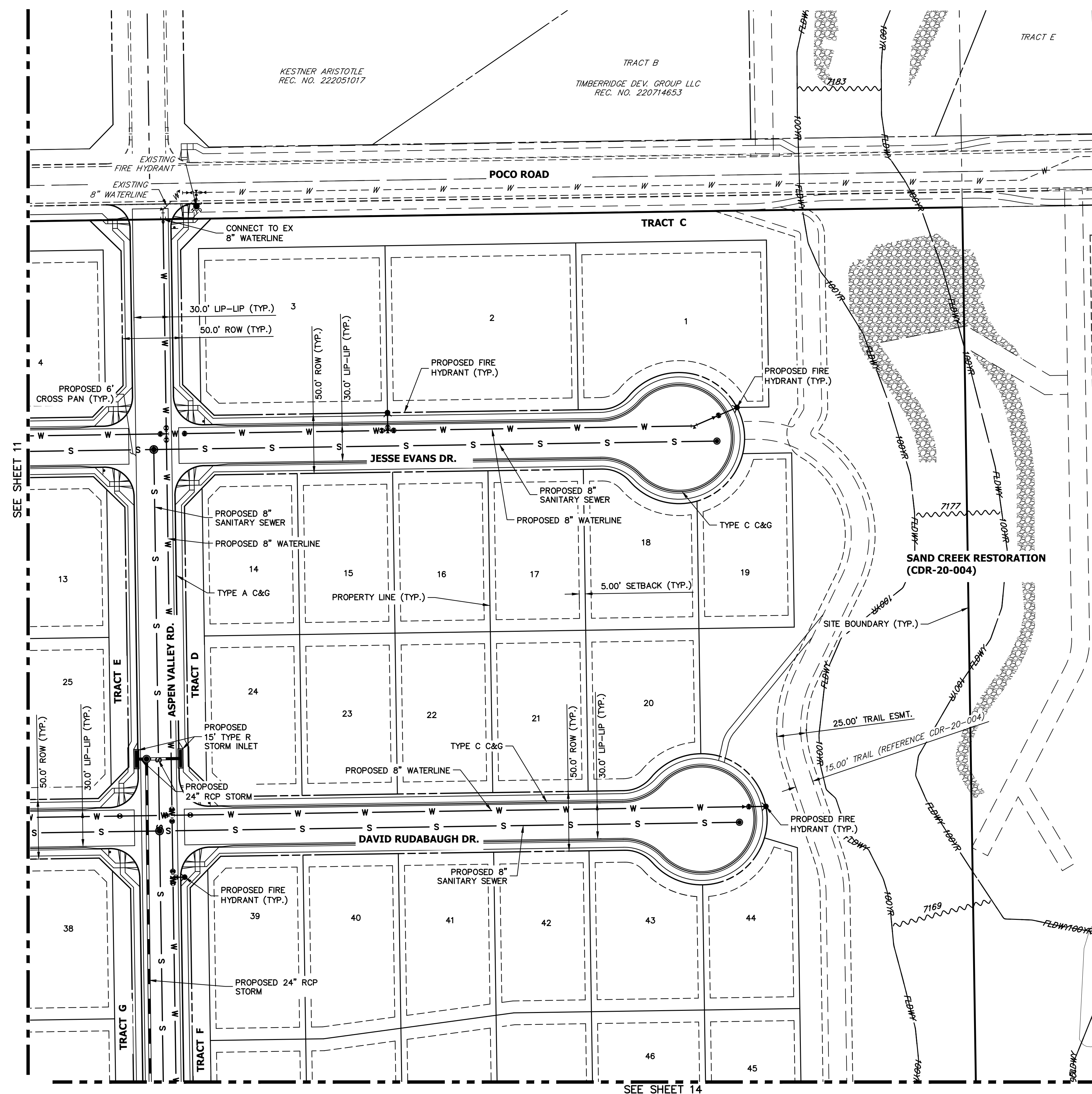
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11/04/2022	JS	COUNTY COMMENTS
12/12/2022	JS	COUNTY COMMENTS

PRELIMINARY SITE PLAN

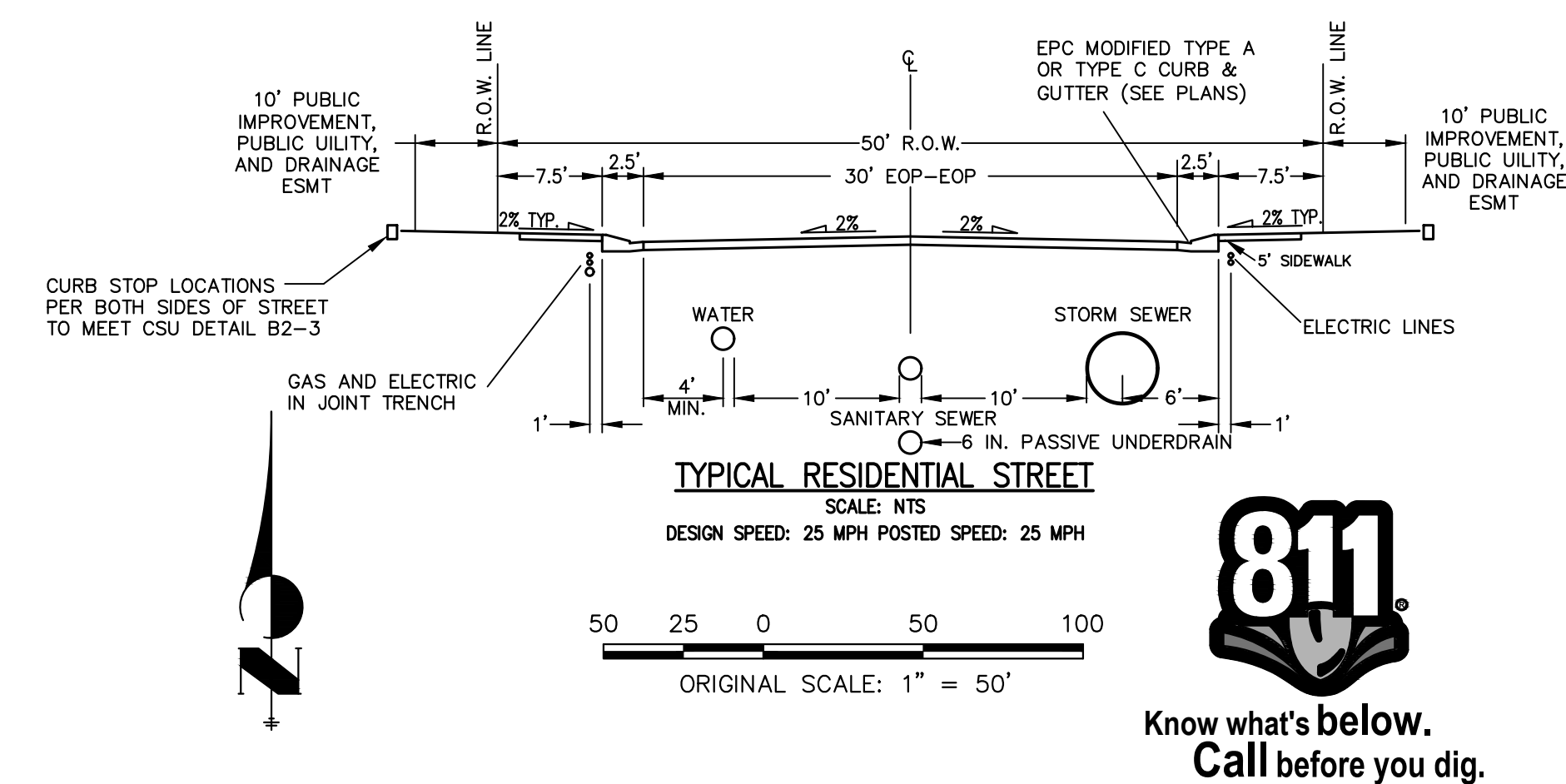
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7 OF 21

SP 22-007



	EXISTING	PROPOSED
CABLE TV	-----TV-----TV-----	-----TV-----TV-----
ELECTRIC	-----E-----E-----	-----E-----E-----
FIBER OPTIC	-----FO-----FO-----	-----FO-----FO-----
GAS MAIN	-----G-----G-----	-----G-----G-----
IRRIGATION MAIN	-----IRR-----IRR-----	-----IRR-----IRR-----
OIL/PETRO. MAIN	-----O-----O-----	-----O-----O-----
OVERHEAD UTILITY	-----OHU-----OHU-----	-----OHU-----OHU-----
SANITARY SEWER	-----S-----S-----	-----S-----S-----
STORM DRAIN	-----ST-----ST-----	-----ST-----ST-----
TELEPHONE	-----T-----T-----	-----T-----T-----
WATER MAIN	-----W-----W-----	-----W-----W-----
RAW WATER LINE	-----RWL-----RWL-----	-----RWL-----RWL-----
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	▷	◁
FLARED END SECTION		
RIPRAP		
SANITARY SEWER		
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙◁	●◁
WATER LINE		
FIRE HYDRANT	⊕	⊕
VALVE	⊕	⊕



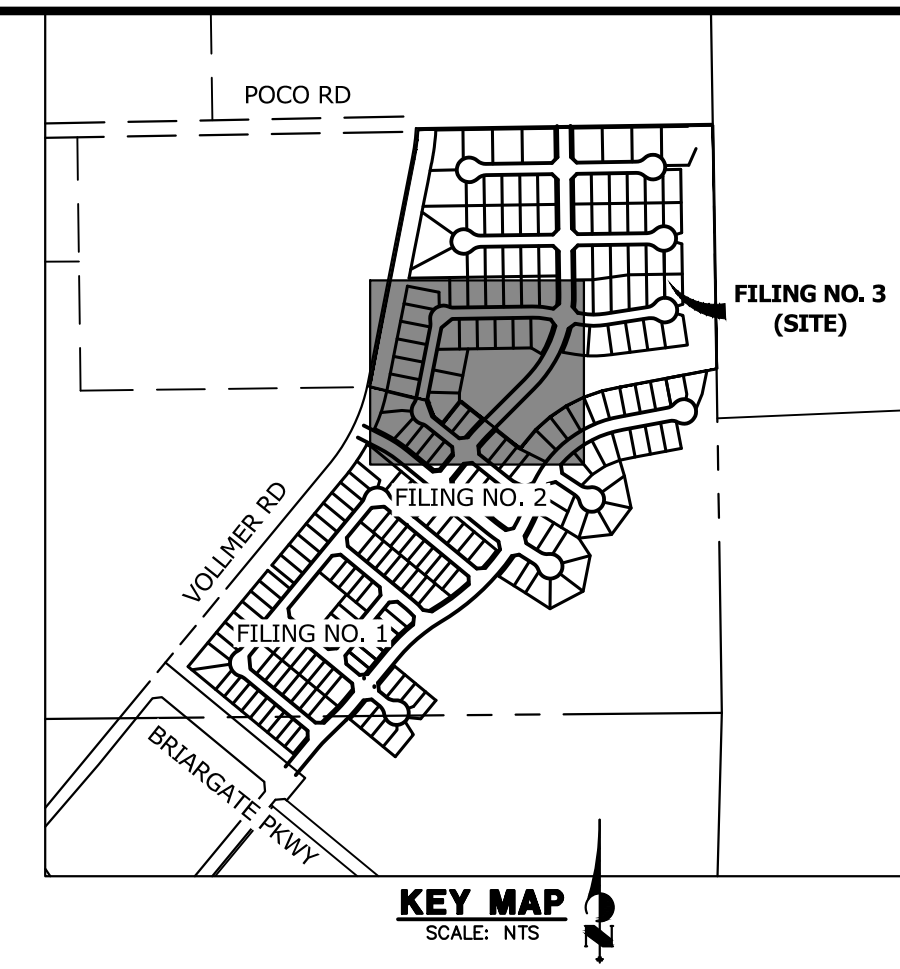
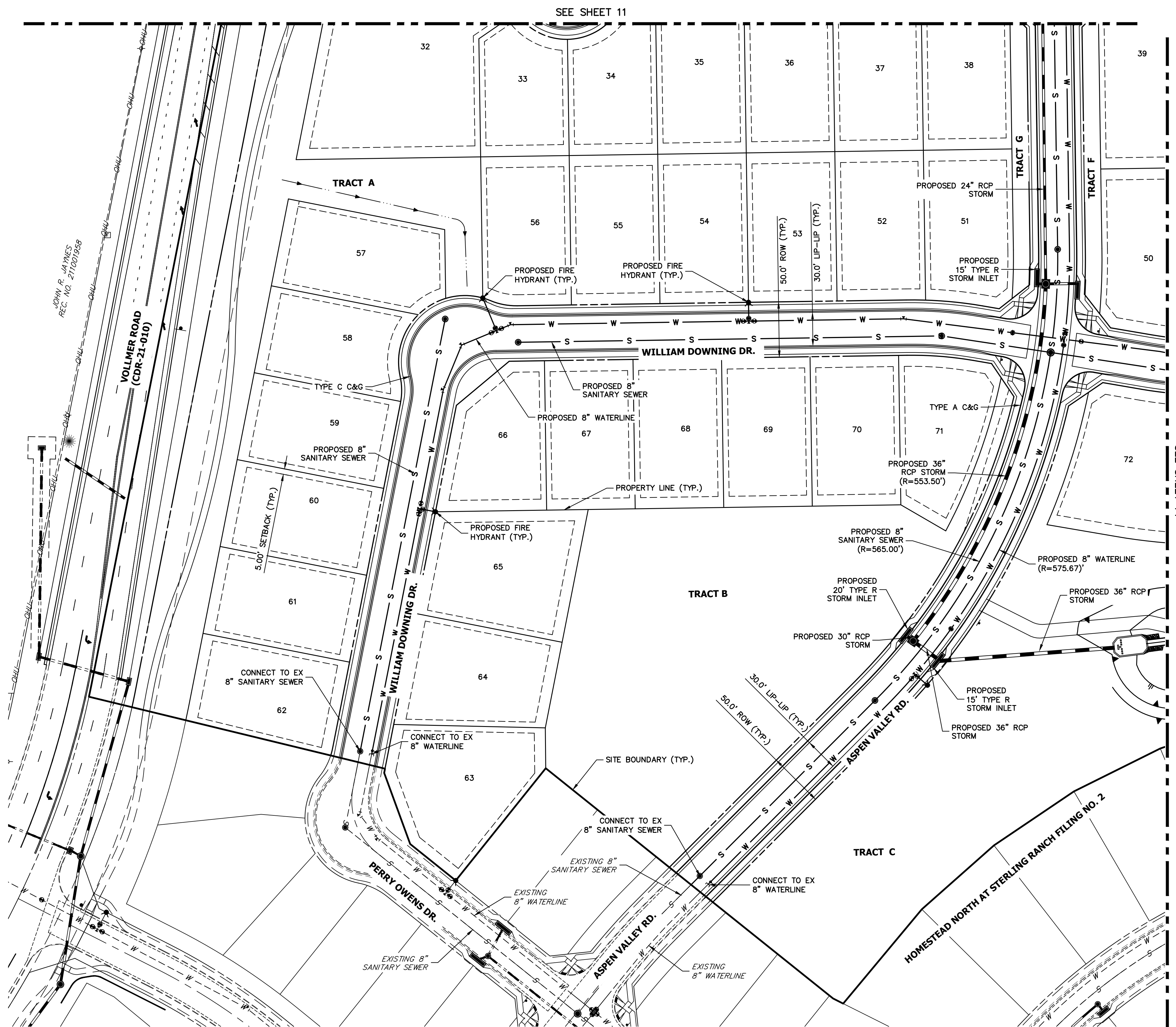
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

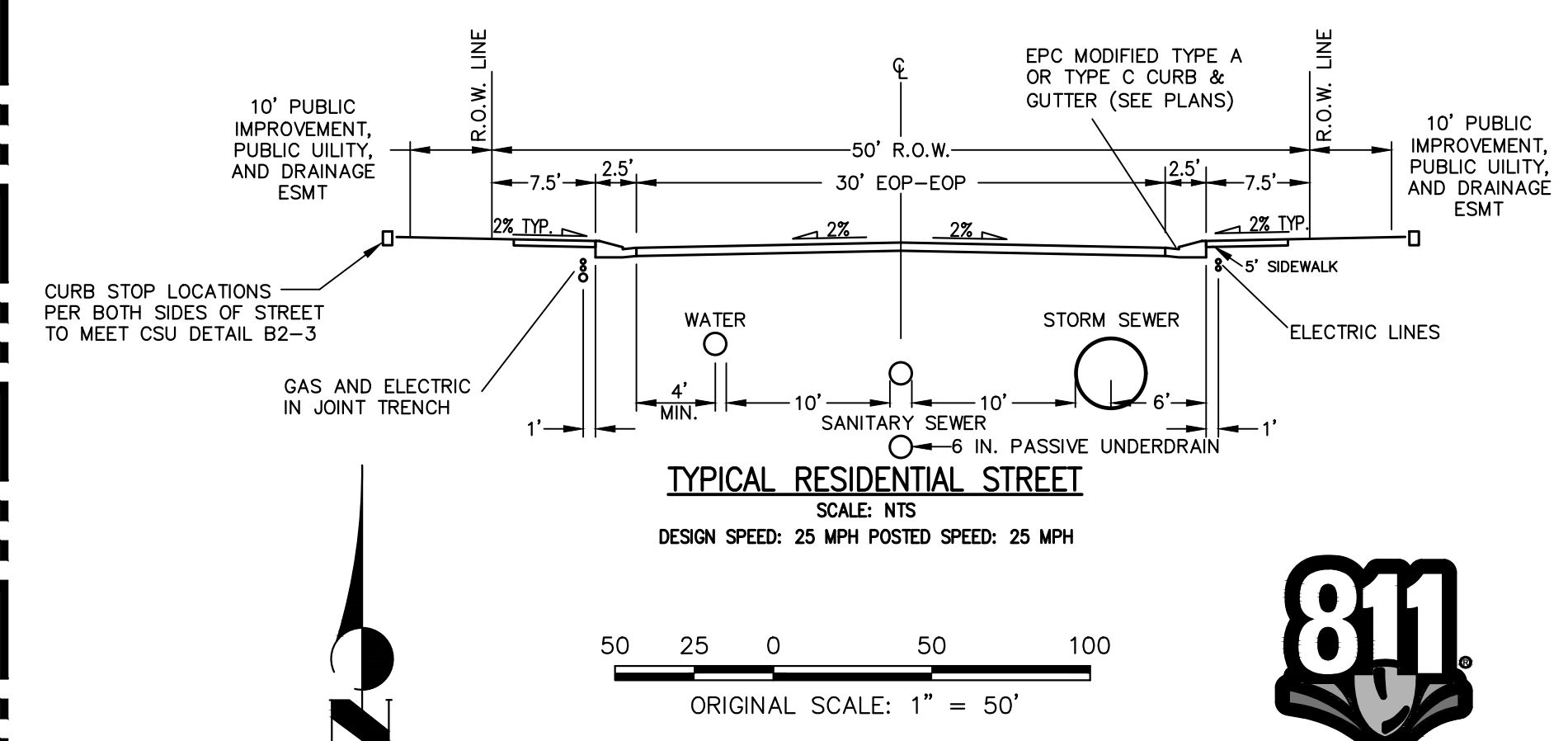
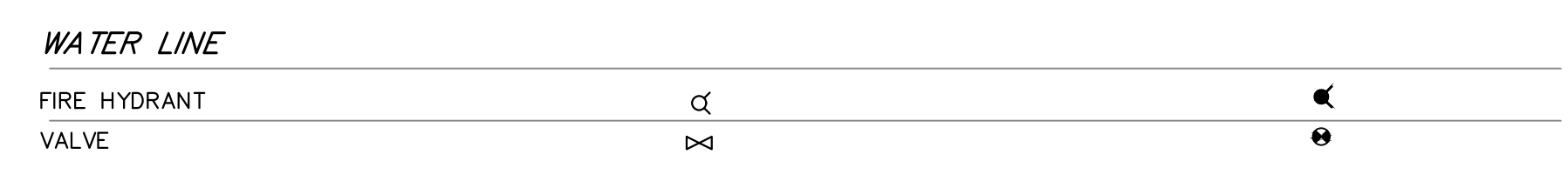
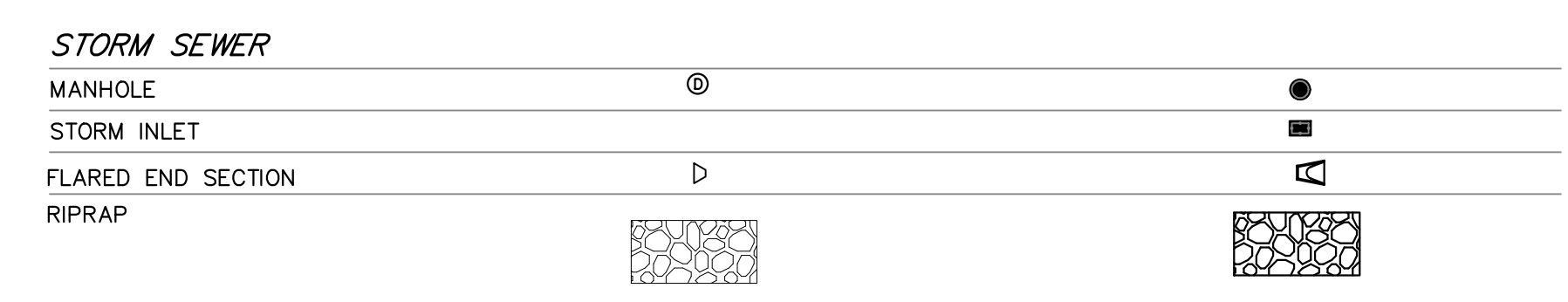
 **J.R. ENGINEERING**
A Westrian Company

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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3		H-SCALE	1"=50'	No.	REVISION	BY	DATE
		V-SCALE	N/A				
		DATE	12/09/22				
		DESIGNED BY	QNL				
		DRAWN BY	QNL				
		CHECKED BY					



	<u>LAYER LINETYPE LEGEND</u>		
	<i>EXISTING</i>		<i>PROPOSED</i>
CABLE TV	-----TV-----TV-----	-----TV-----TV-----	-----TV-----TV-----
ELECTRIC	-----E-----E-----	-----E-----E-----	-----E-----E-----
FIBER OPTIC	-----FO-----FO-----	-----FO-----FO-----	-----FO-----FO-----
GAS MAIN	-----G-----G-----	-----G-----G-----	-----G-----G-----
IRRIGATION MAIN	-----IRR-----IRR-----	-----IRR-----IRR-----	-----IRR-----IRR-----
OIL/PETRO. MAIN	-----O-----O-----	-----O-----O-----	-----O-----O-----
OVERHEAD UTILITY	-----OHU-----OHU-----	-----OHU-----OHU-----	-----OHU-----OHU-----
SANITARY SEWER	-----S-----S-----	-----S-----S-----	-----S-----S-----
STORM DRAIN	-----SD-----SD-----	-----SD-----SD-----	-----SD-----SD-----
TELEPHONE	-----T-----T-----	-----T-----T-----	-----T-----T-----
WATER MAIN	-----W-----W-----	-----W-----W-----	-----W-----W-----
RAW WATER LINE	-----RWL-----RWL-----	-----RWL-----RWL-----	-----RWL-----RWL-----



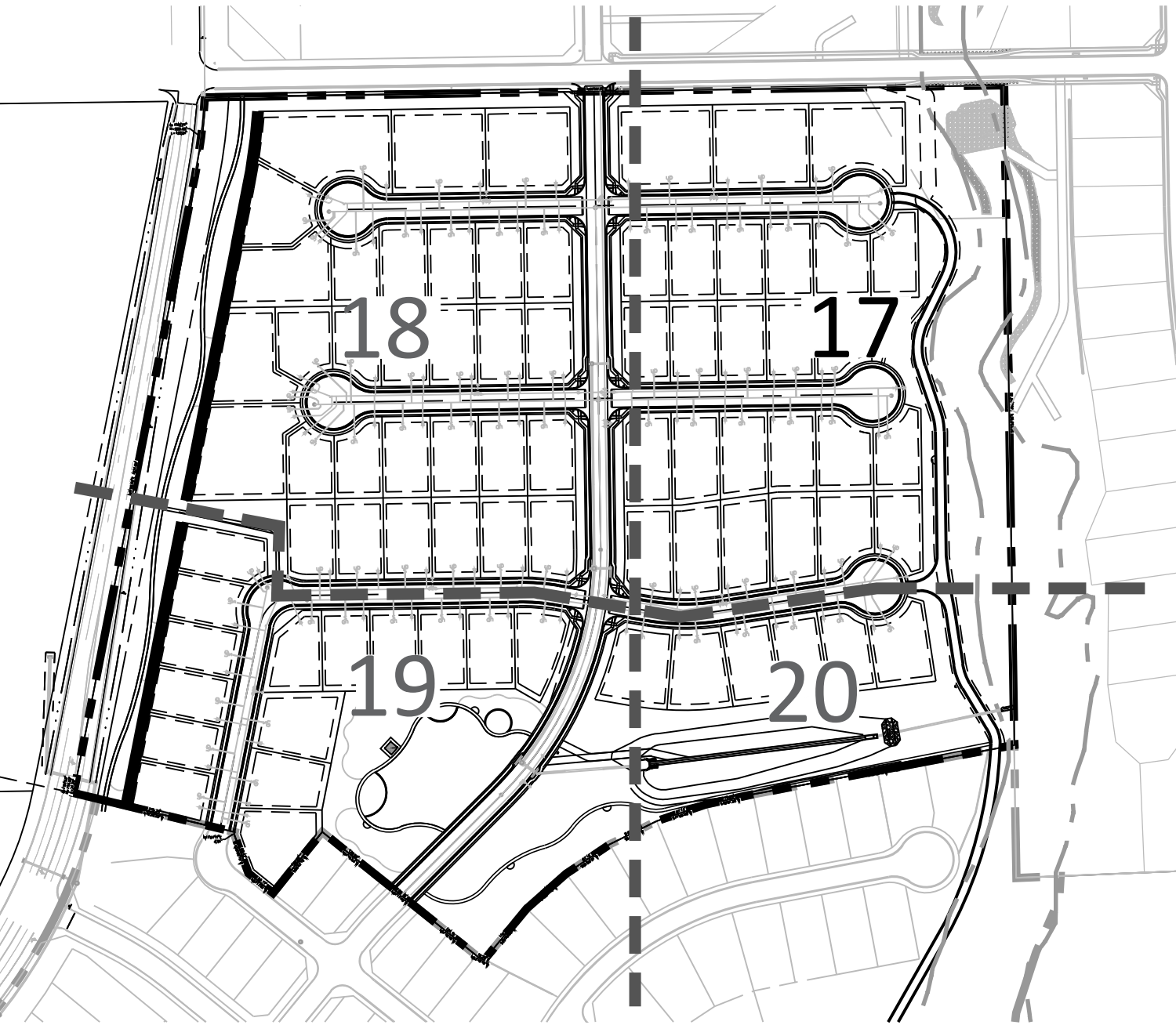
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS APPROVALS ARE APPROPRIATE BY APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
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 **J·R ENGINEERING**
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SHEET 13 OF 19		HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3		H-SCALE	1"=50'	No.		REVISION	BY	DATE
PRELIMINARY UTILITY PLAN		V-SCALE	N/A							
		DATE		12/09/22						
		DESIGNED BY	QNL							
		DRAWN BY	QNL							
		CHECKED BY								
JOB NO. 2518812										

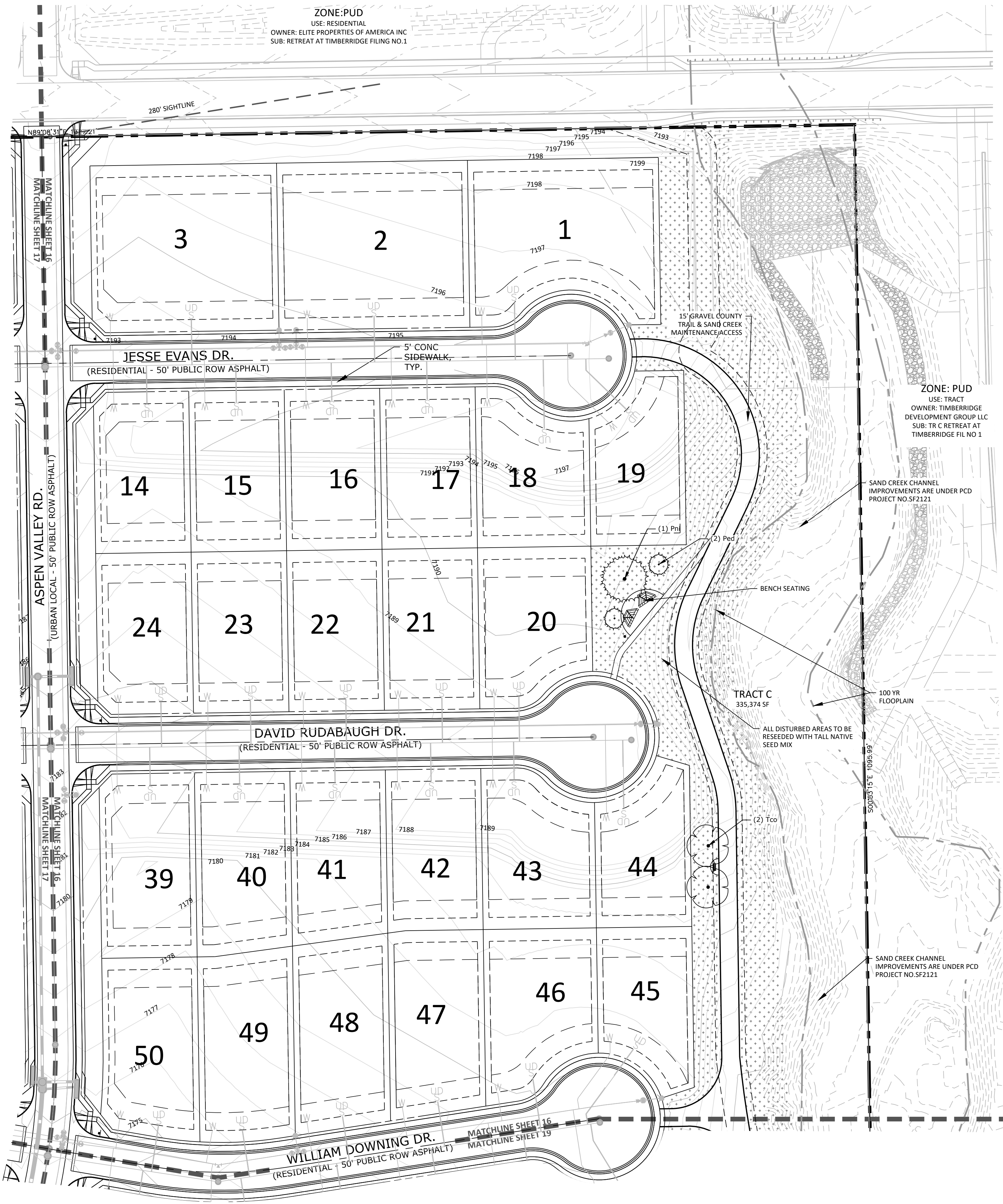
SHEET KEY MAP



P:\WorleySR\homestead Filing 3\Drawings\Planning\Final\land\Homestead North at SR Filing 3 - LS.dwg [16] 11/7/2022 5:00:46 PM Jennifer Shagin

HOMESTEAD NORTH AT STERLING RANCH FILING 3

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



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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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

DATE: 07.07.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. HALSTEN & J. SMITH

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

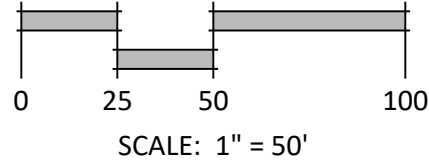
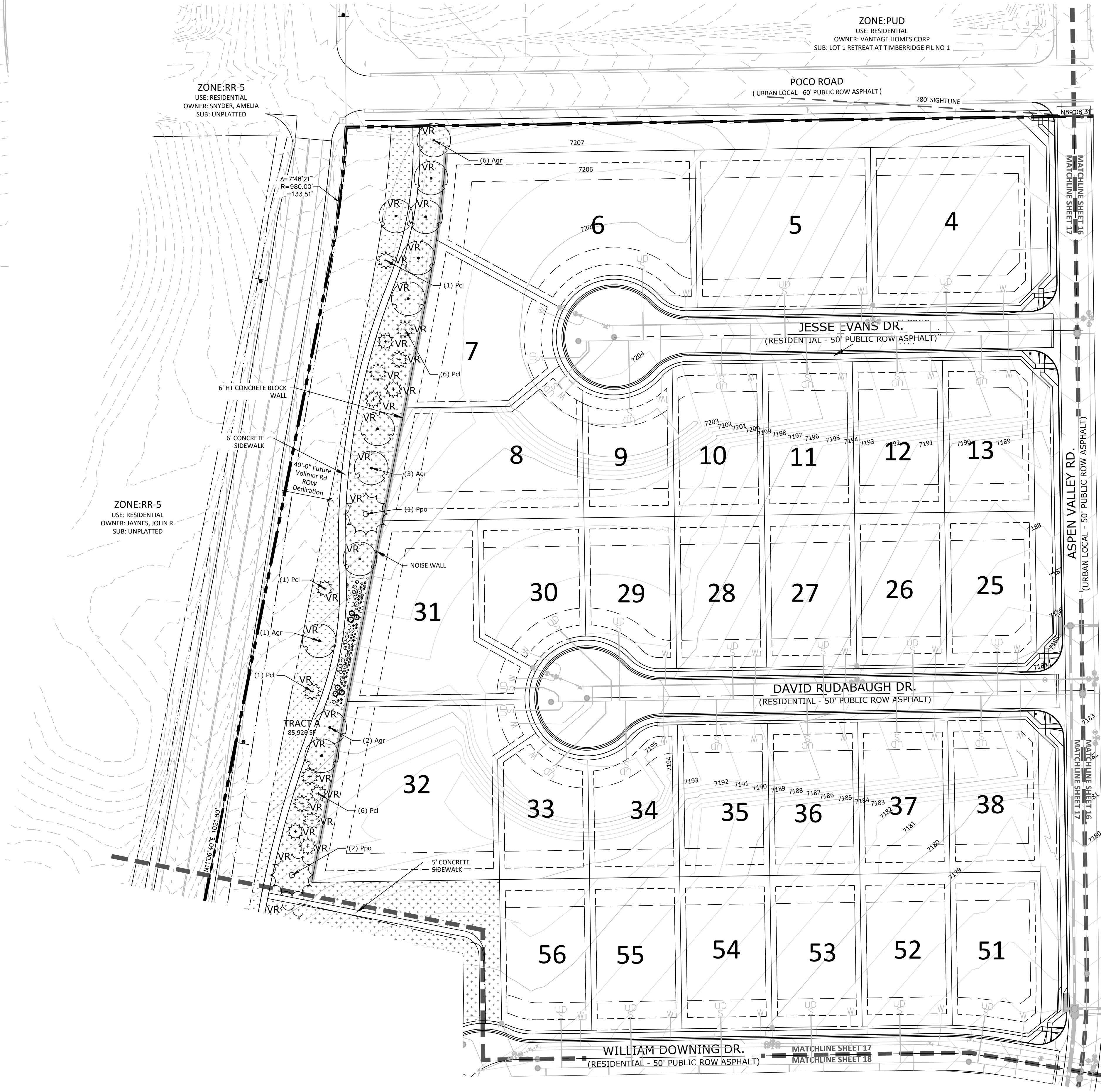
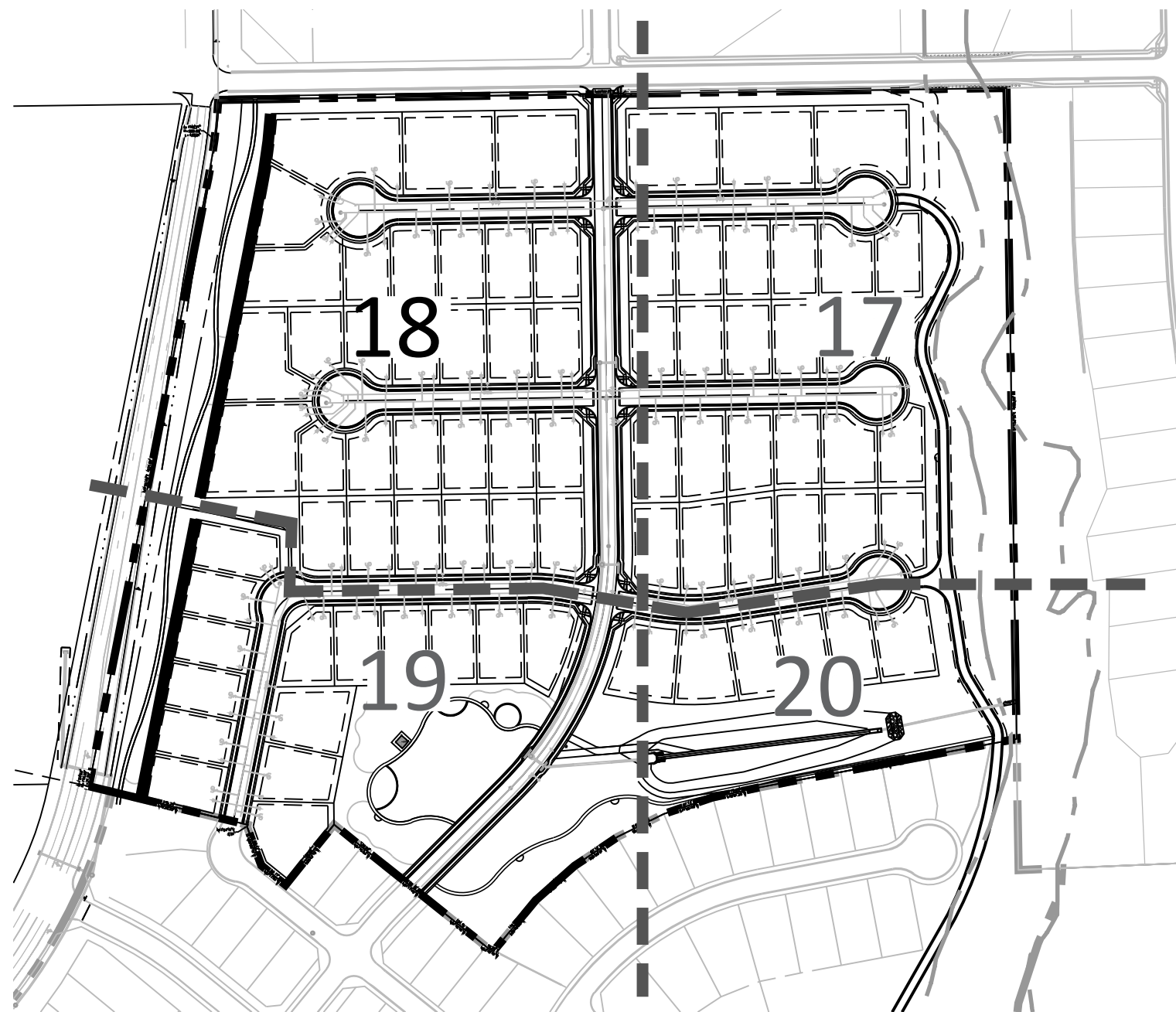
17

17 OF 21

SP 22-007

HOMESTEAD NORTH AT STERLING RANCH FILING 3

SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF
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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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DATE: 07.07.2022
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ENTITLEMENT

DATE: BY: DESCRIPTION:

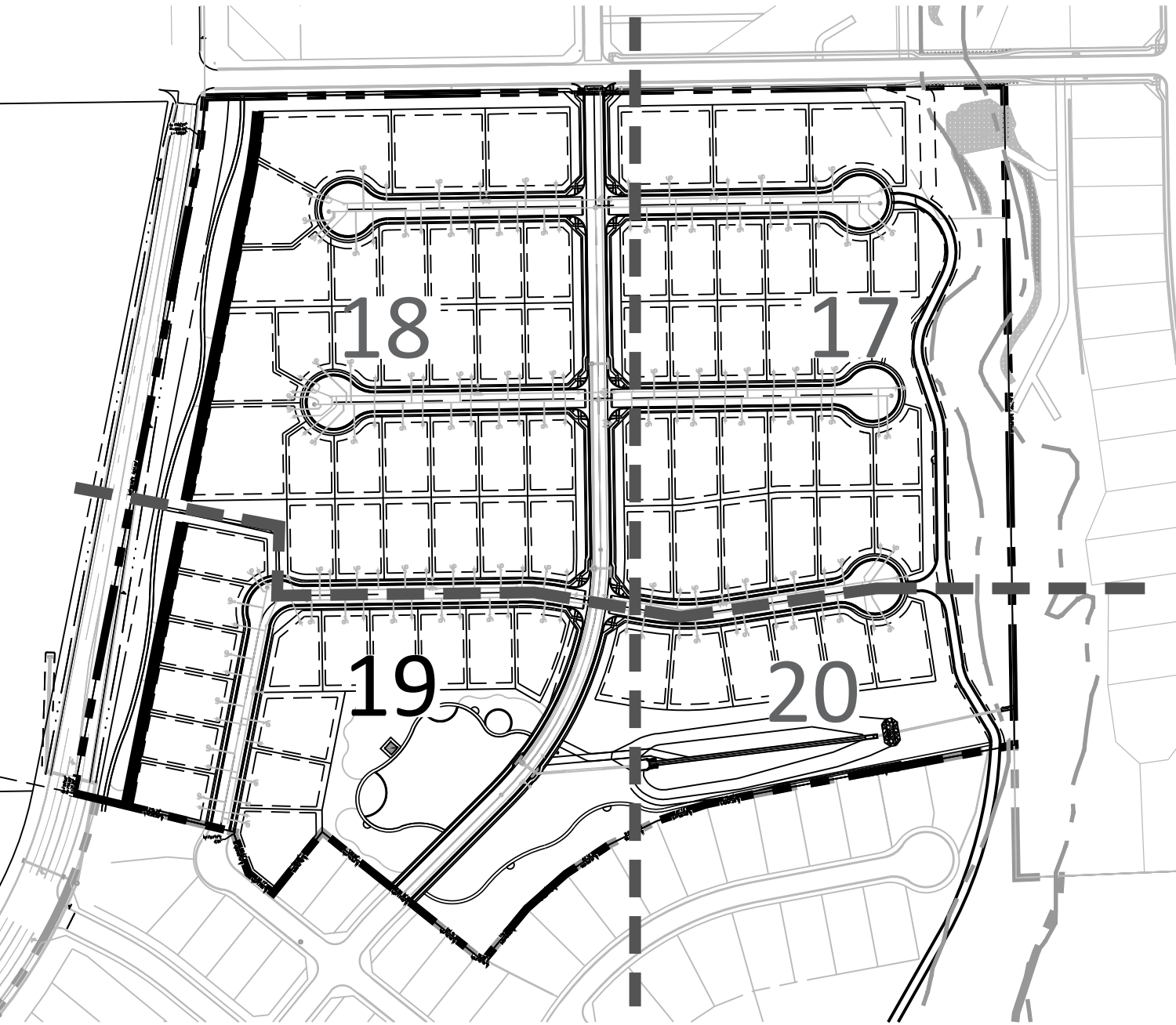
LANDSCAPE PLAN

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18 OF 21

SP 22-007

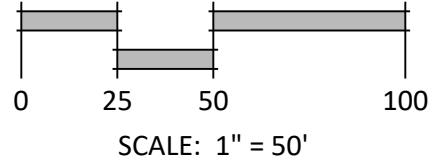
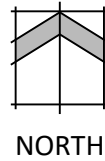
SHEET KEY MAP



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IN ASSOCIATION WITH

HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

PROJECT INFO

DATE: 07.07.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. HALSTEN & J. SMITH

STAMP

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

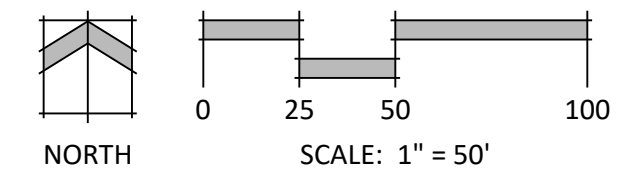
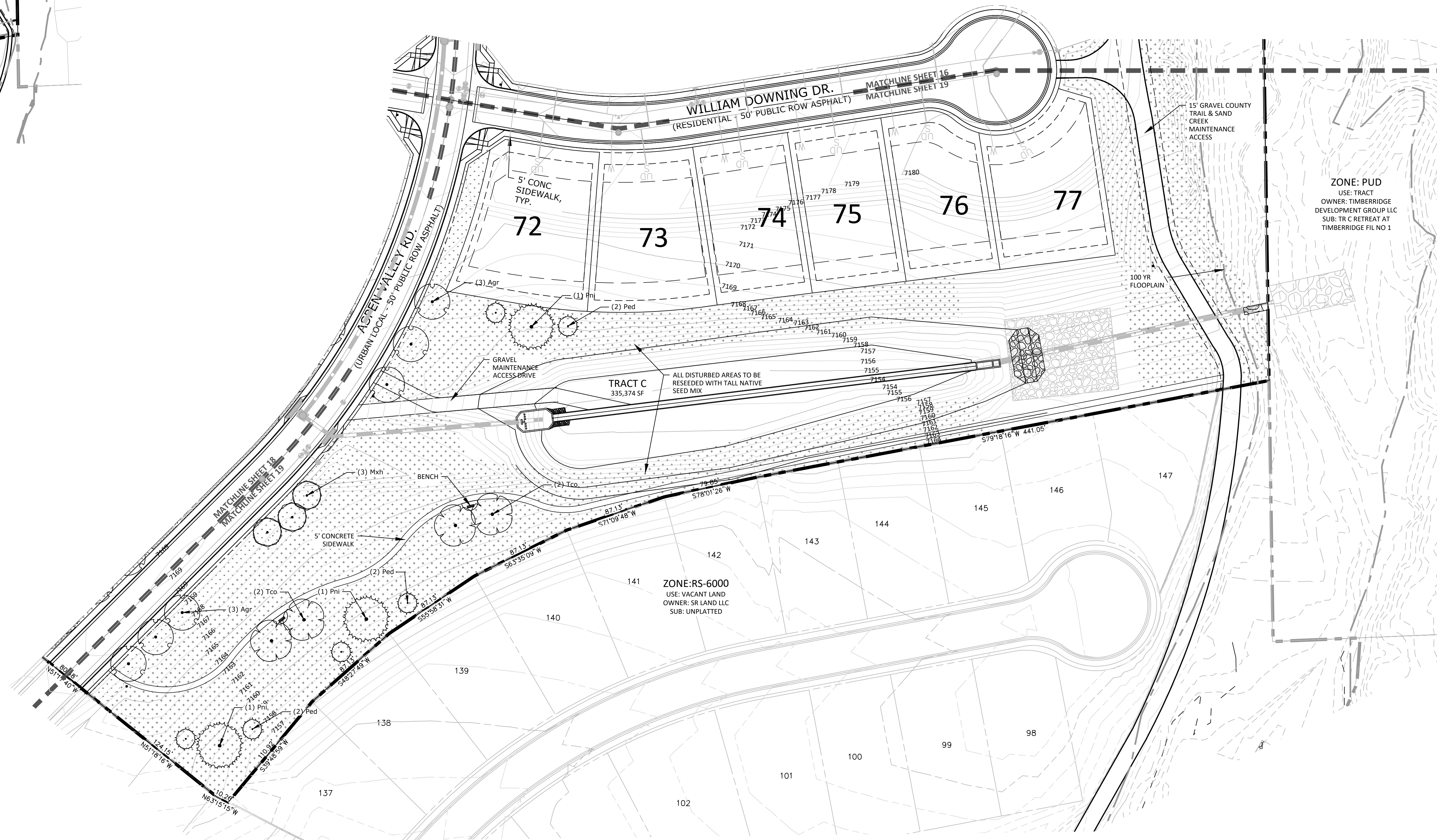
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19 OF 21

PLAN FILE #

SP 22-007

SHEET KEY MAP



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VOLLMER ROAD

07.07.2022

ENTITLEMENT

LANDSCAPE PLAN

20

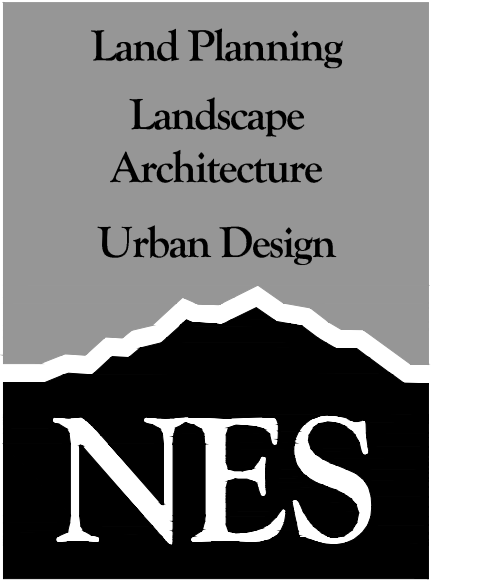
20 OF 21

SP 22-007

HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

PRELIMINARY PLAN

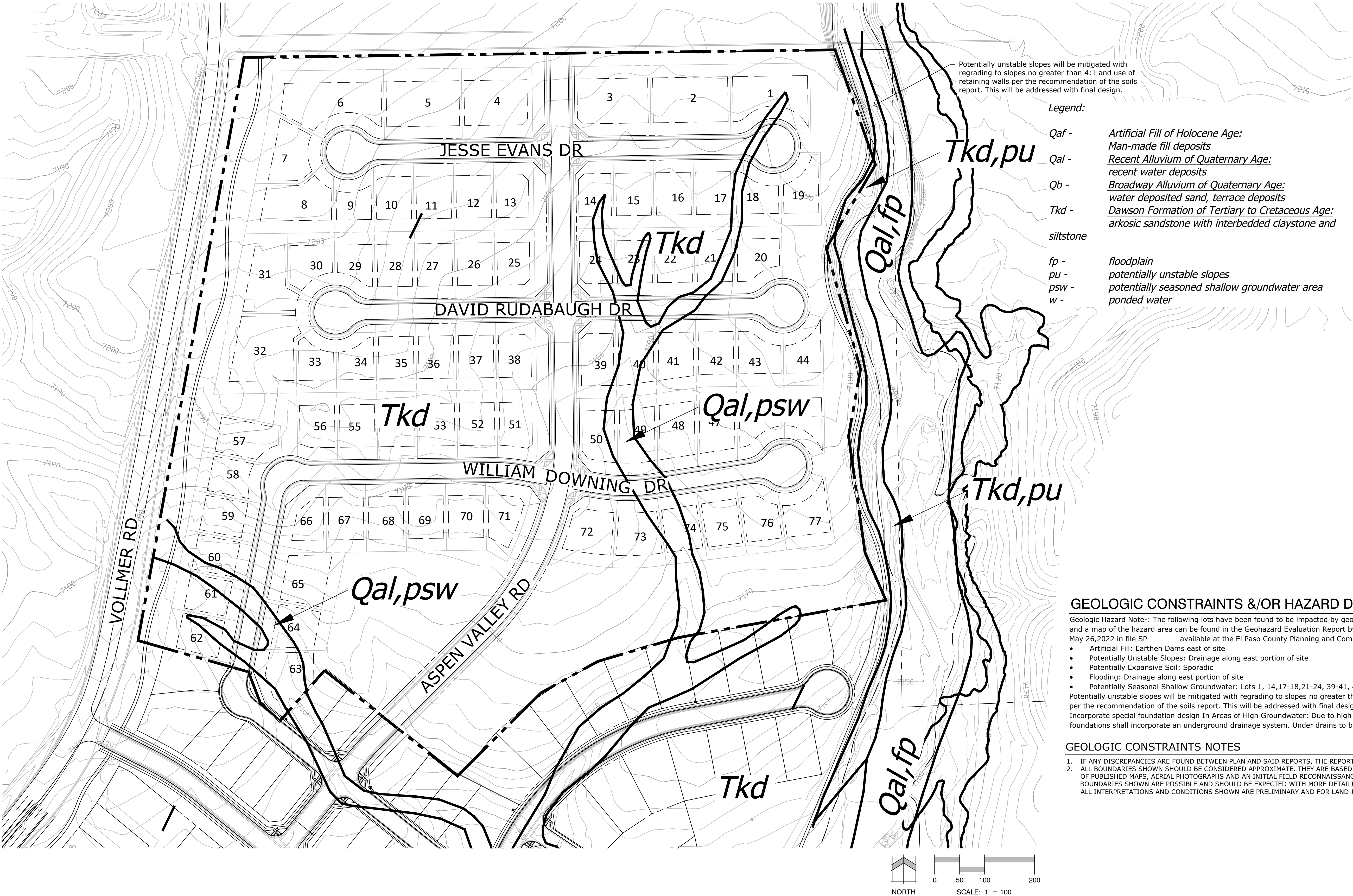


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- Legend:
- Qaf - Artificial Fill of Holocene Age: Man-made fill deposits
 - Qal - Recent Alluvium of Quaternary Age: recent water deposits
 - Qb - Broadway Alluvium of Quaternary Age: water deposited sand, terrace deposits
 - Tkd - Dawson Formation 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

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 May 26,2022 in file SP_____ available at the El Paso County Planning and Community Development Department:

- Artificial Fill: Earthen Dams east of site
- Potentially Unstable Slopes: Drainage along east portion of site
- Potentially Expansive Soil: Sporadic
- Flooding: Drainage along east portion of site
- Potentially Seasonal Shallow Groundwater: Lots 1, 14,17-18,21-24, 39-41, 49-50, 60-64 and 73-74

Potentially unstable slopes will be mitigated with regrading to slopes no greater than 4:1 and use of retaining walls per the recommendation of the soils report. This will be addressed with final design. 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.

HOMESTEAD NORTH AT STERLING RANCH PHASE 3

VOLLMER RD

PROJECT INFO	DATE:	07.07.2022
	PROJECT MGR:	A. BARLOW
	PREPARED BY:	B. HALSTEN & J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

SITE CONSTRAINTS EXHIBIT