

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

## NOTES

- FEMA FLOODPLAIN NOTE

- ## GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

does the District construct and maintain the retaining wall or developer build, District maintain?



Poco Road is classified as urban local

please add a note  
that the 1/2 acre lots  
nos. x thru y are not  
eligible for further  
subdivision as they  
are a transition.

added

thin the Bristle  
one report

Noted that Wildfire hazard report is included with Natural Features & Wetlands Report

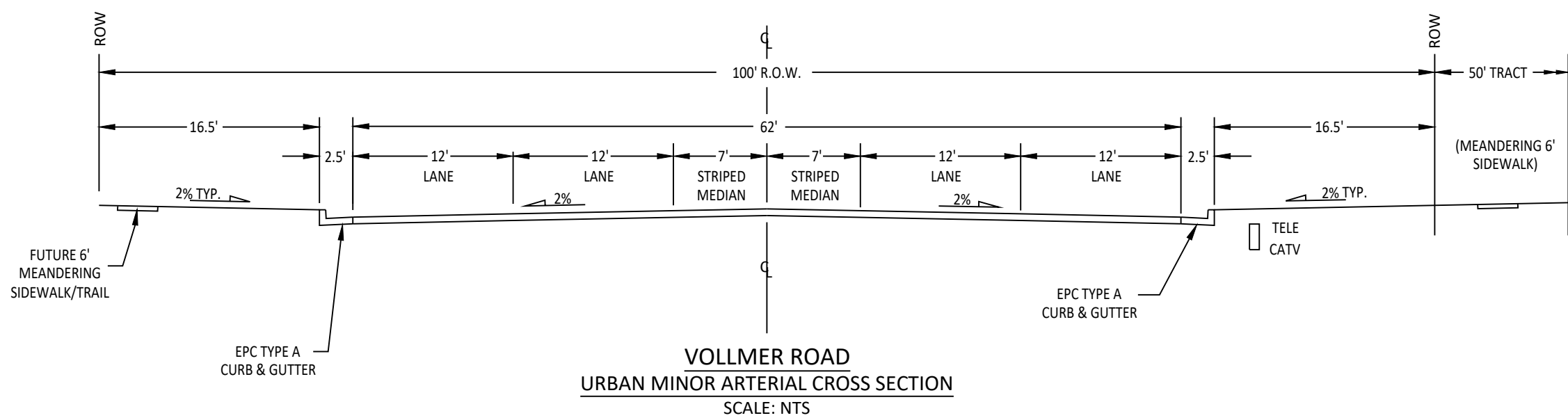
Zoned: RR-5  
JAYNES  
PROPERTY

## 1 OVERALL SITE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	85926	1.97	landscape, Drainage, Trails, Utilities	Sterling Ranch Metro District
B	76913	1.77	Park	Sterling Ranch Metro District
C	335374	7.70	landscape, Park, 10 ft County Trail, 15 FT County/Maintenance Trail, Utilities, Stormwater	Sterling Ranch Metro District & El Paso County
D	3495	0.08	landscape	Sterling Ranch Metro District
E	3495	0.08	landscape	Sterling Ranch Metro District
F	3868	0.09	landscape	Sterling Ranch Metro District
G	3684	0.08	landscape	Sterling Ranch Metro District
Total Tract Area:		11.77		

- Are there 2 trails- different sizes in the same tract?

Changed to  
show single  
15' trail



## VICINITY MAP



Please check ownership

## 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'

Changed to max building height of 30'

## SHEET INDEX

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SHEET 19 of 20: LANDSCAPE PLAN  
SHEET 20 of 20: SITE CONSTRAINTS EXHIBIT

Add "SP-22-007" added

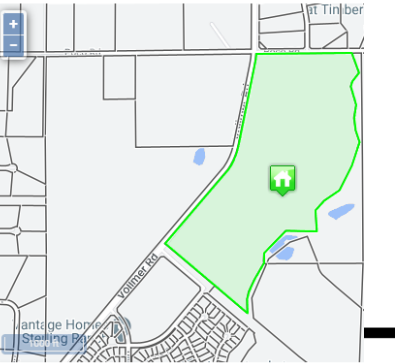


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619 N. Cascade Avenue, Suite 200  
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Market Value	
Land	\$960,355

DOLLMER ROAD

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

## NTITLEMENT

DATE: BY: DESCRIPTION:

## OVER SHEET

1

OF 20

# 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 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, 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 "LS 10376 2006" AT THE NORTHEAST CORNER AND BY A 2-1/2" 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 EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, N00°53'15"W A DISTANCE OF 1,537.68 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, 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 ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD AND A POINT OF NON-TANGENT CURVE;

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 1,021.80 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 ON THE EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF POCO ROAD, AS SHOWN ON THE PLAT OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND A POINT OF NON-TANGENT;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS EXTENSION, N89°08'31"E A DISTANCE OF 1,327.21 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 28;

THENCE ON SAID EAST LINE, S00°53'15"E A DISTANCE OF 1,095.99 FEET, TO THE POINT OF BEGINNING.

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

Legal description needs to match legal description provided with submittal (Word document)

Legal description in word document is included with this submittal

this is different than rezone; is that intentional?

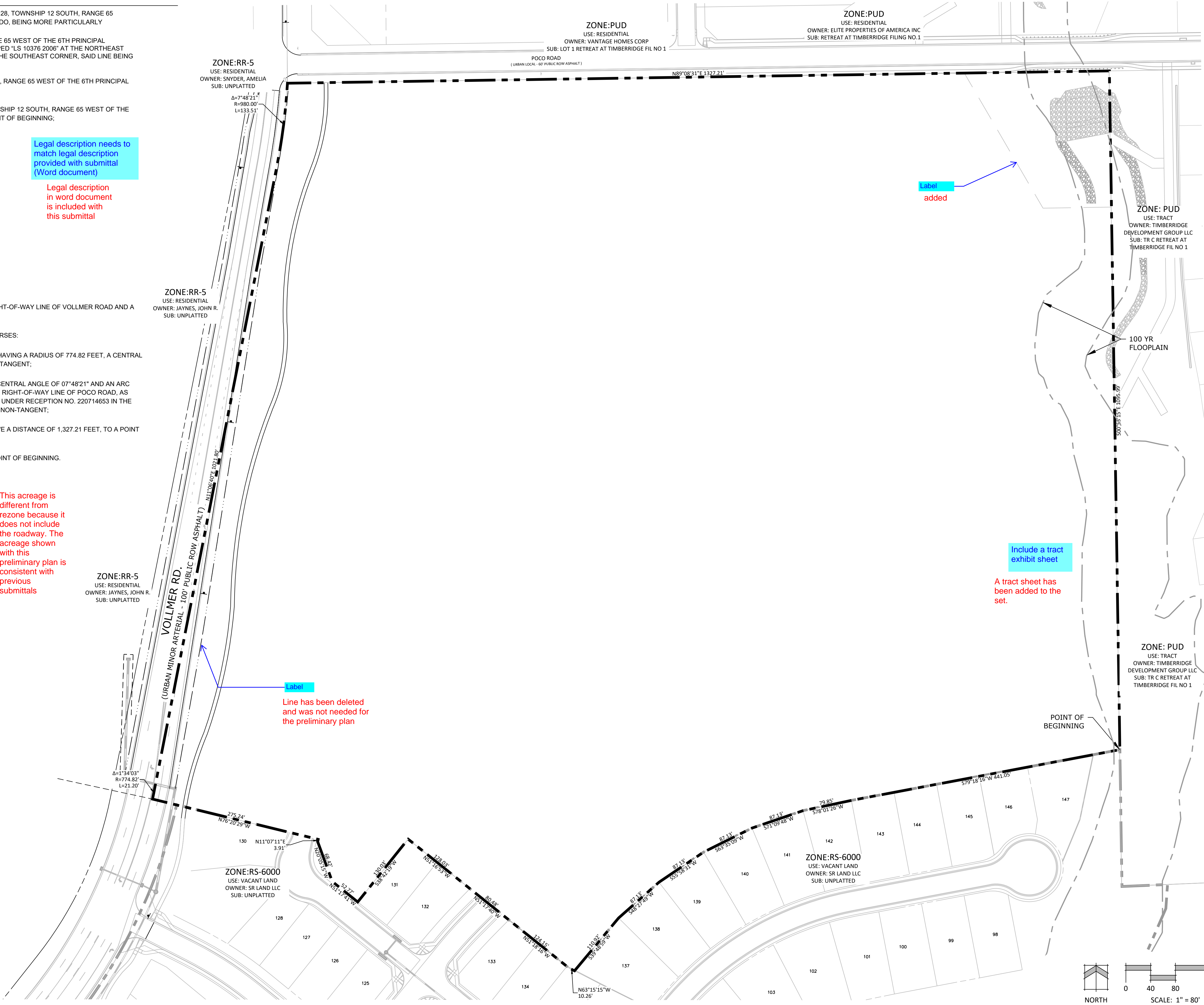
This acreage is different from rezone because it does not include the roadway. The acreage shown with this preliminary plan is consistent with previous submittals

Line has been deleted and was not needed for the preliminary plan

Label added

Include a tract exhibit sheet

A tract sheet has been added to the set.



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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

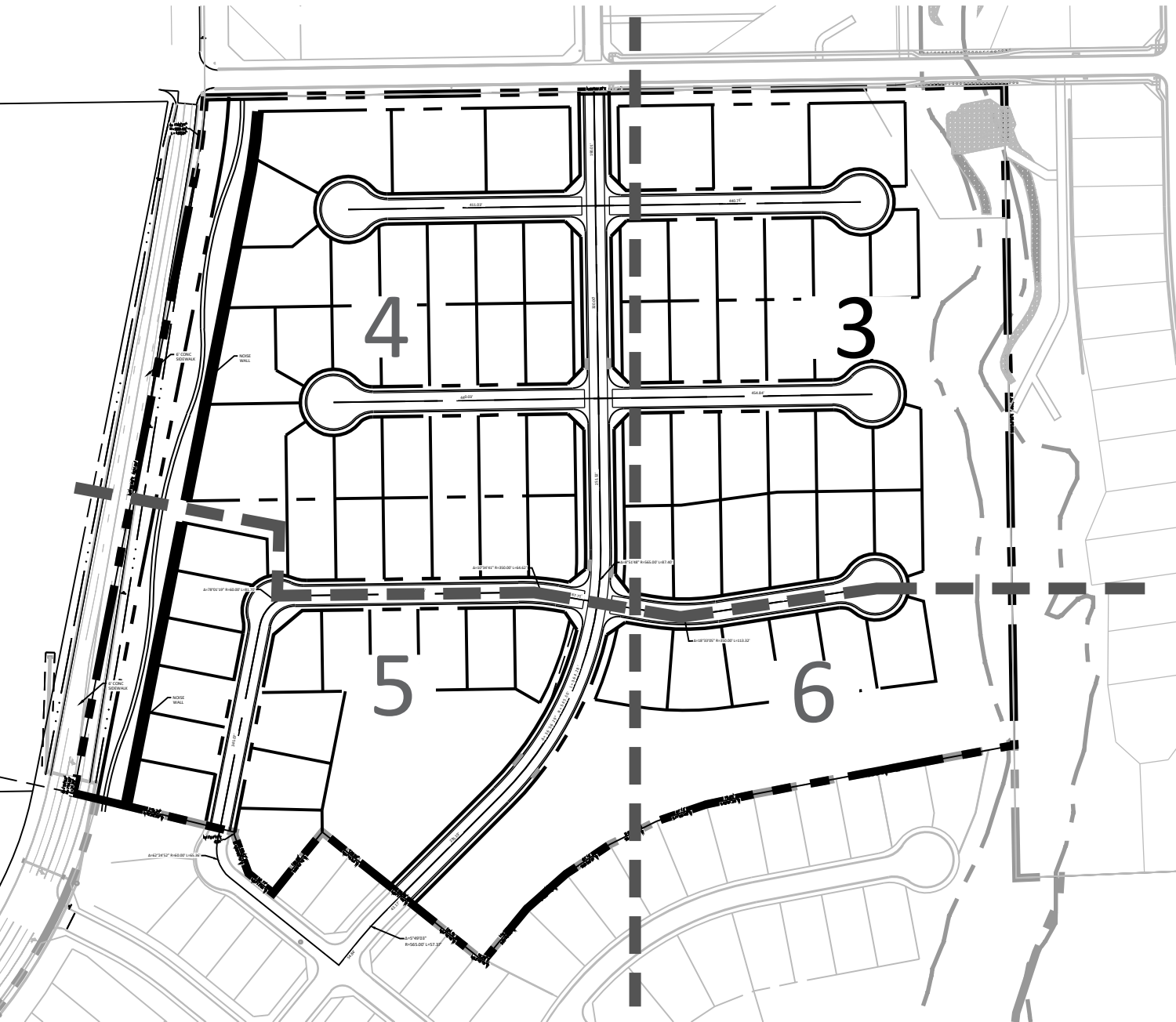
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DATE: BY: DESCRIPTION:

## LEGAL BOUNDARY EXHIBIT

2

2 OF 20

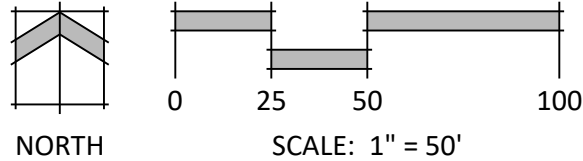


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# HOMESTEAD NORTH AT STERLING RANCH FILING 3

SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
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PRELIMINARY PLAN

## SITE PLAN



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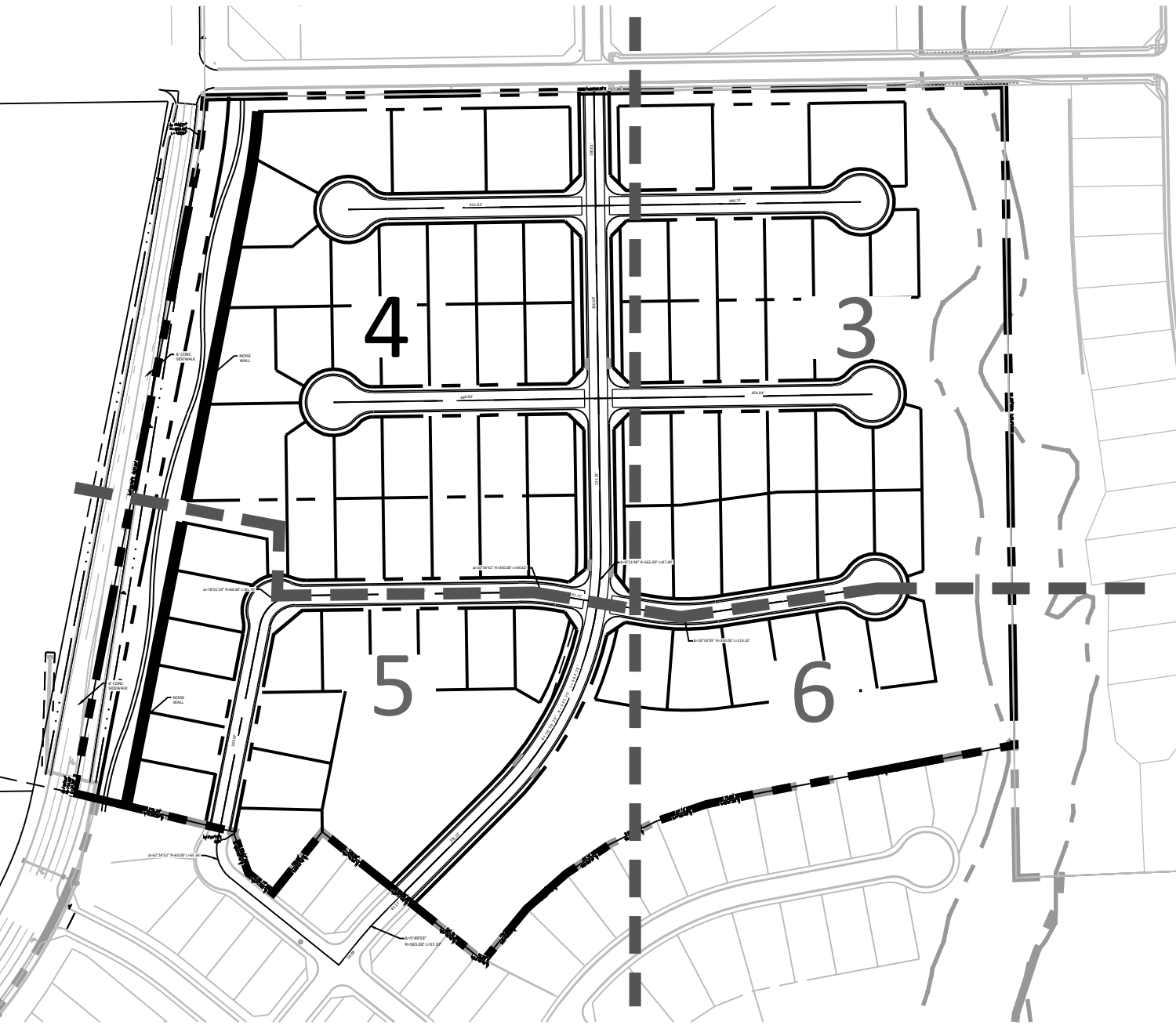
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## PRELIMINARY SITE PLAN

3

3 OF 20

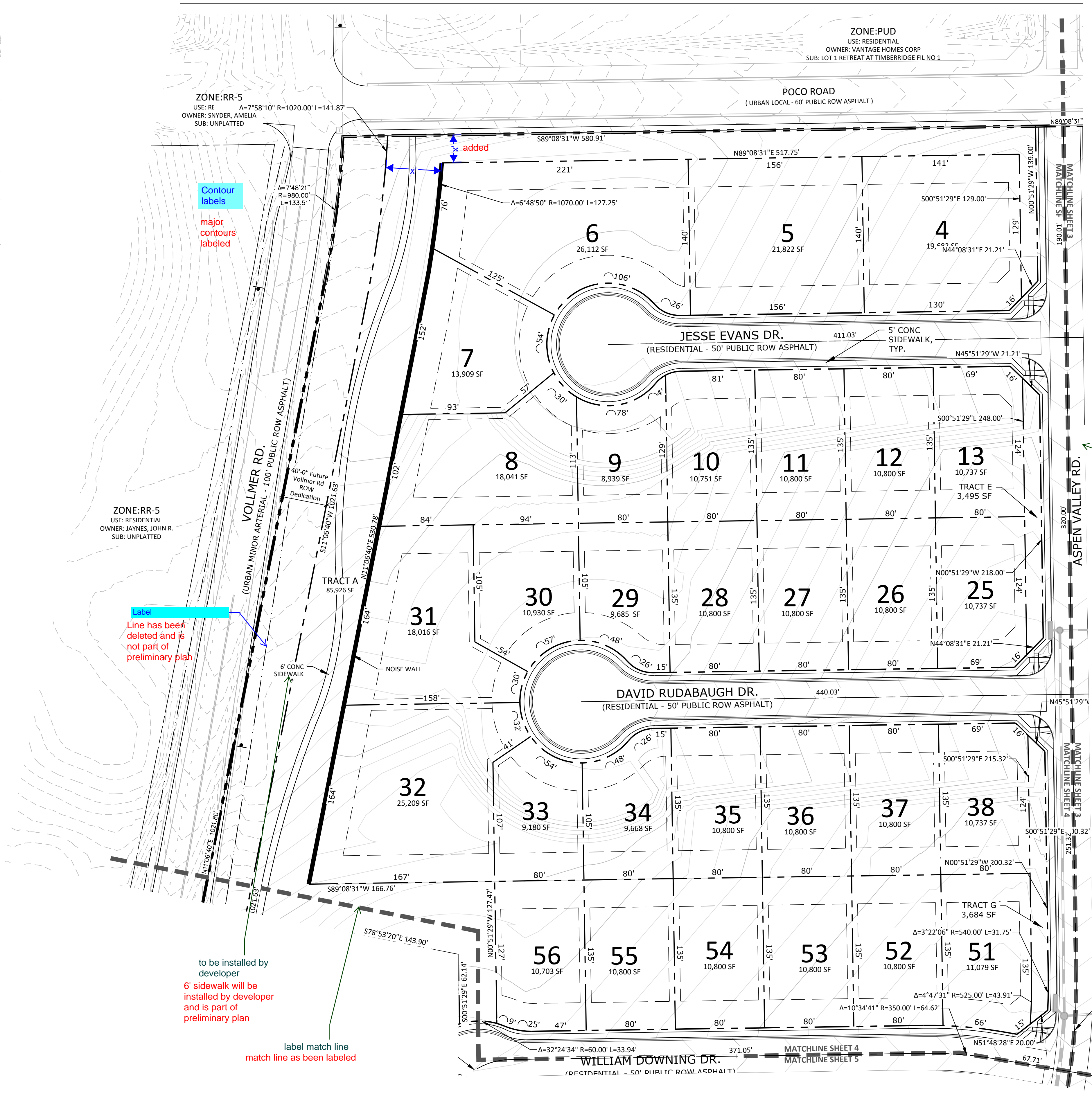


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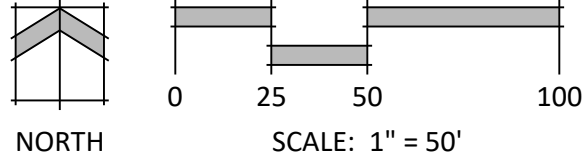
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PRELIMINARY PLAN

## SITE PLAN



where are the  
retaining walls  
located? Are they  
greater than 4 feet?  
No proposed retaining  
walls



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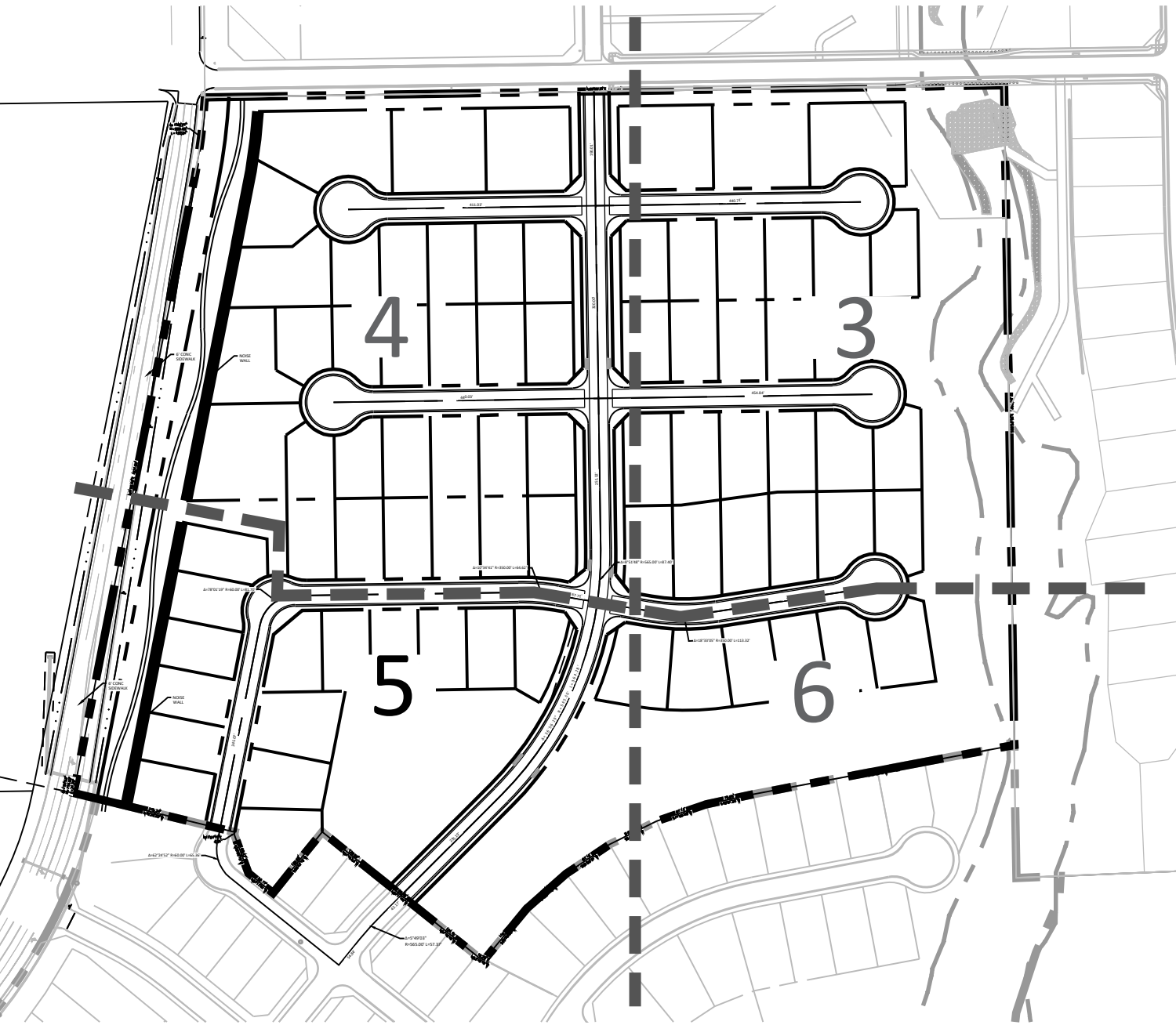
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DATE: BY: DESCRIPTION:

## PRELIMINARY SITE PLAN

4

4 OF 20

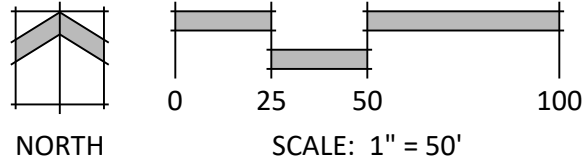
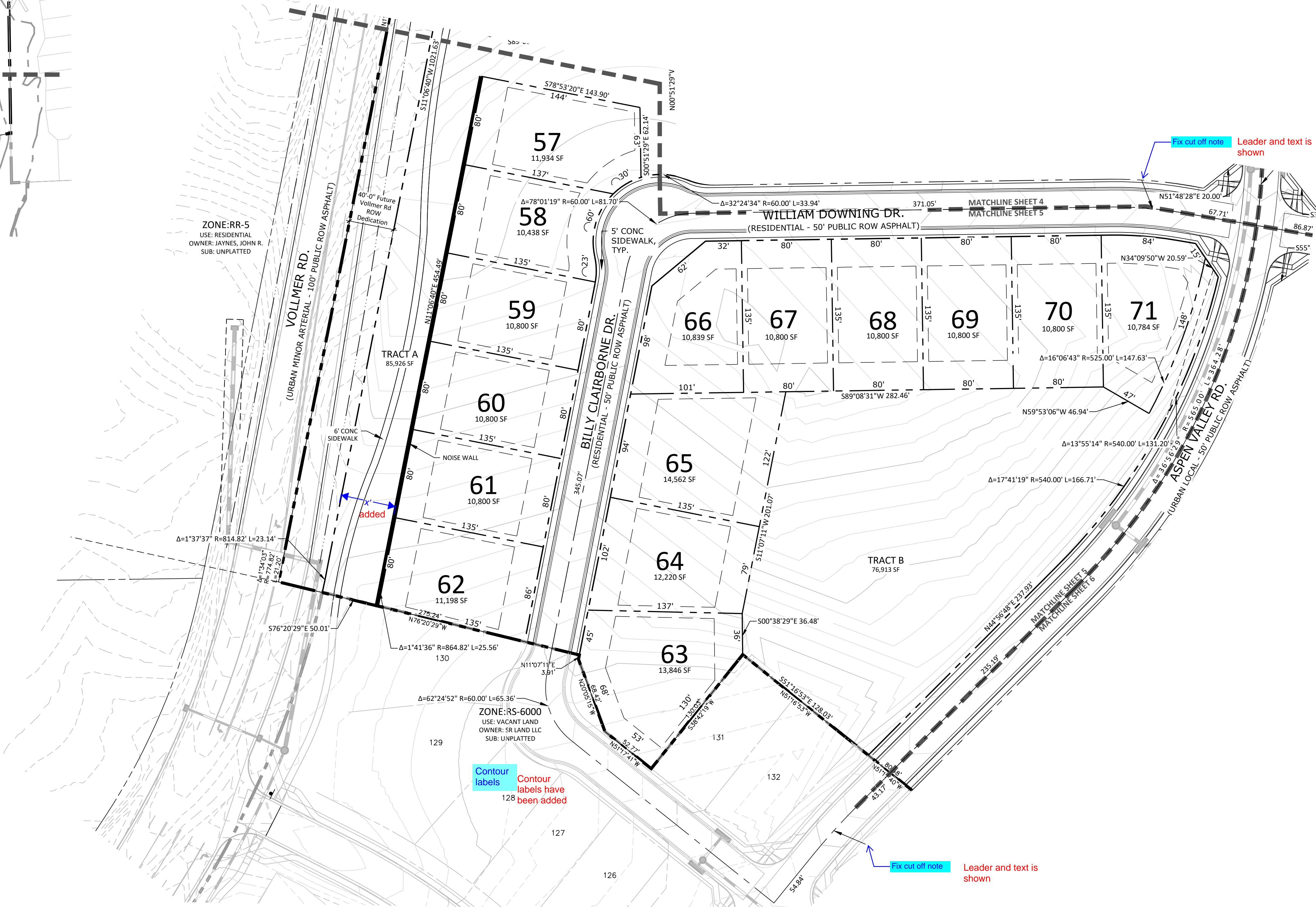


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### ENTITLEMENT

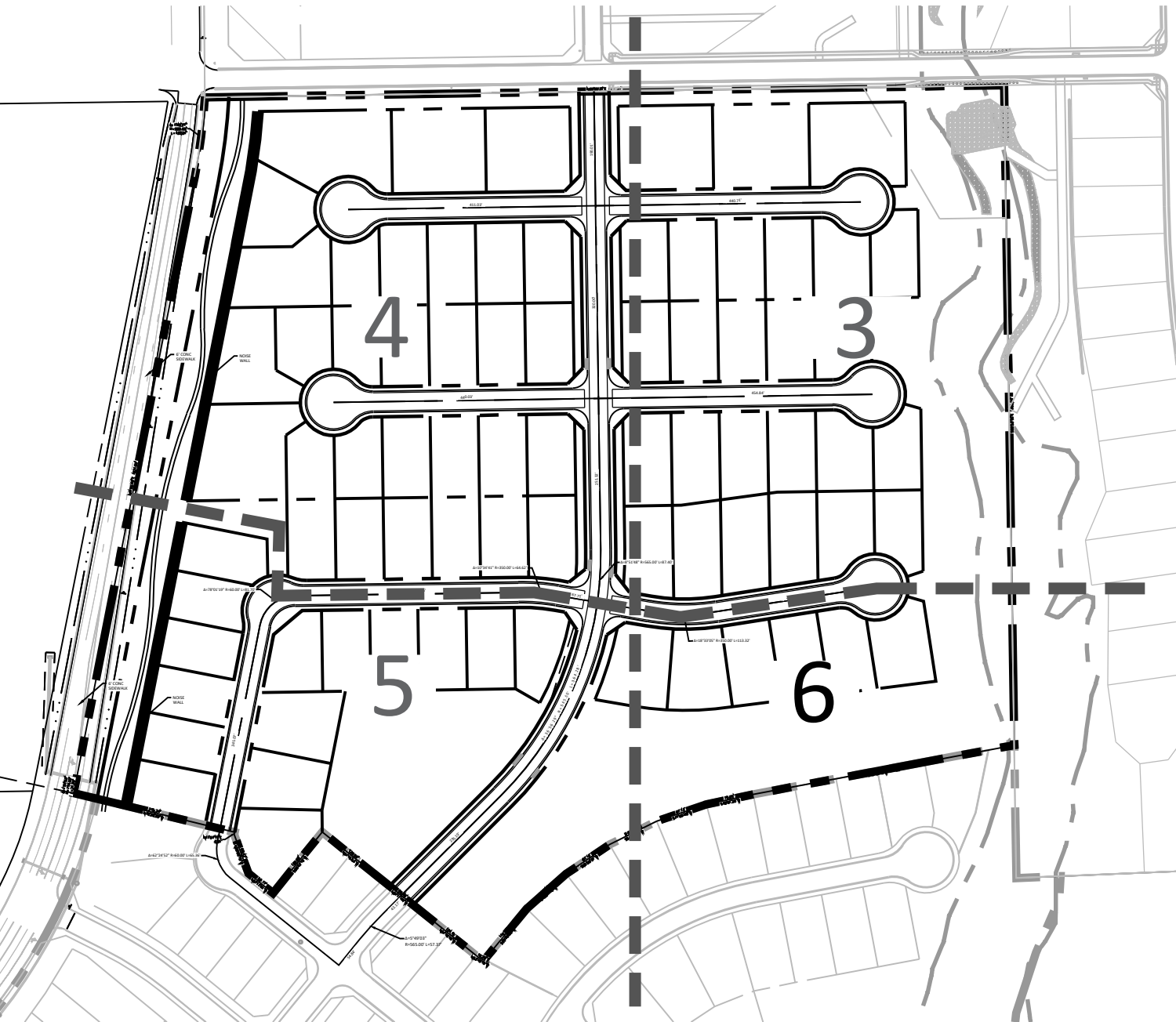
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### PRELIMINARY SITE PLAN

5

5 OF 20

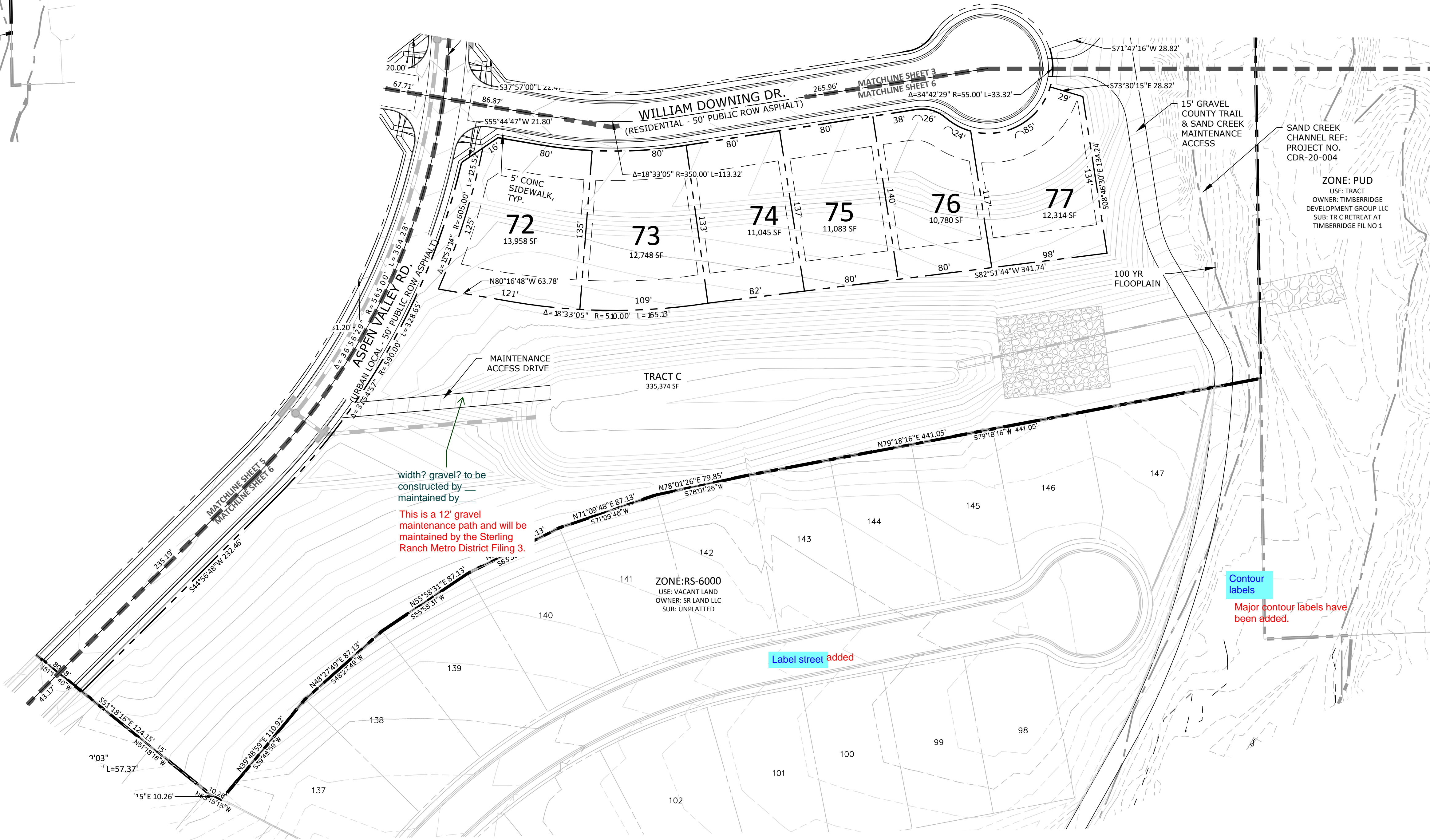
SHEET KEY MAP



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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

### PRELIMINARY SITE PLAN

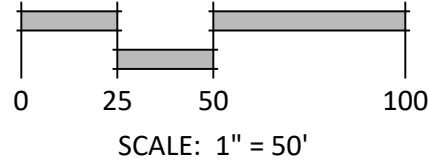
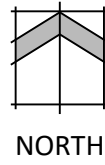
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6 OF 20

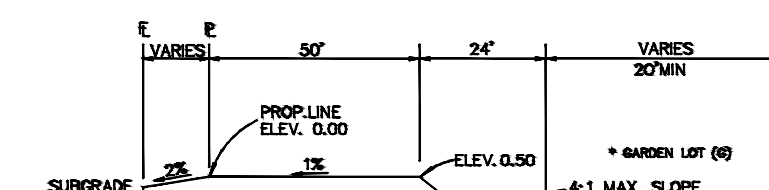
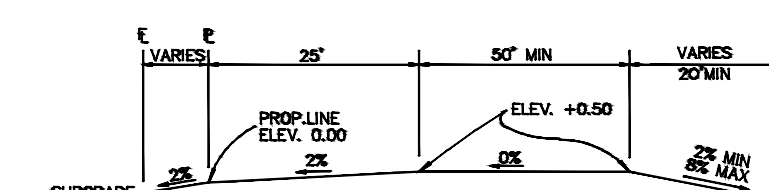
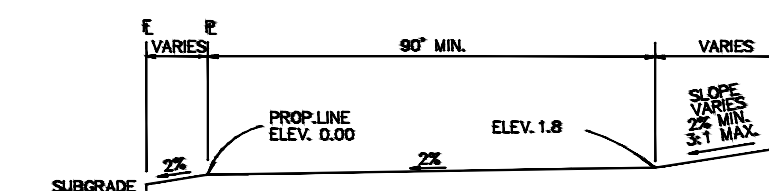
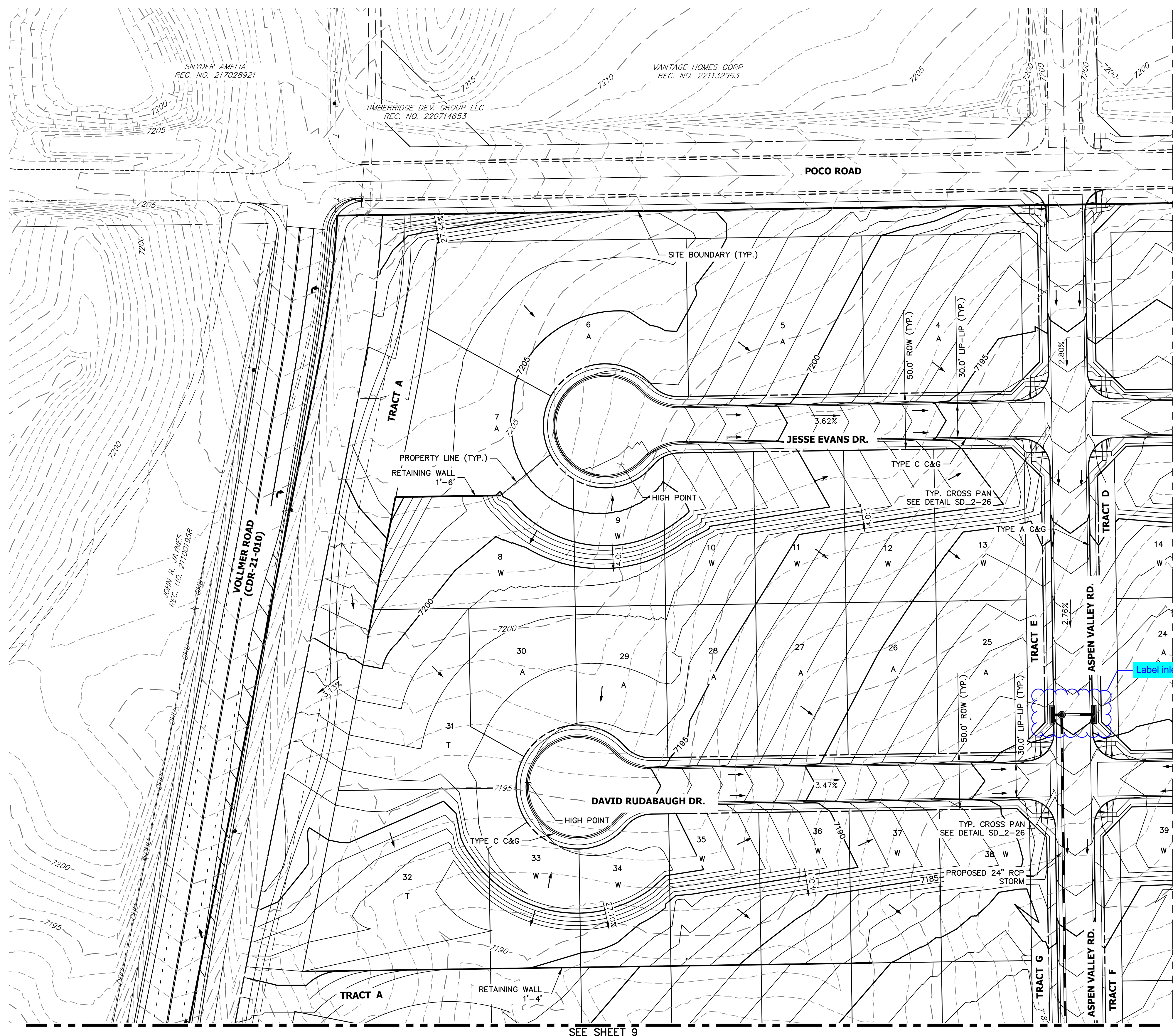
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PLAN FILE #



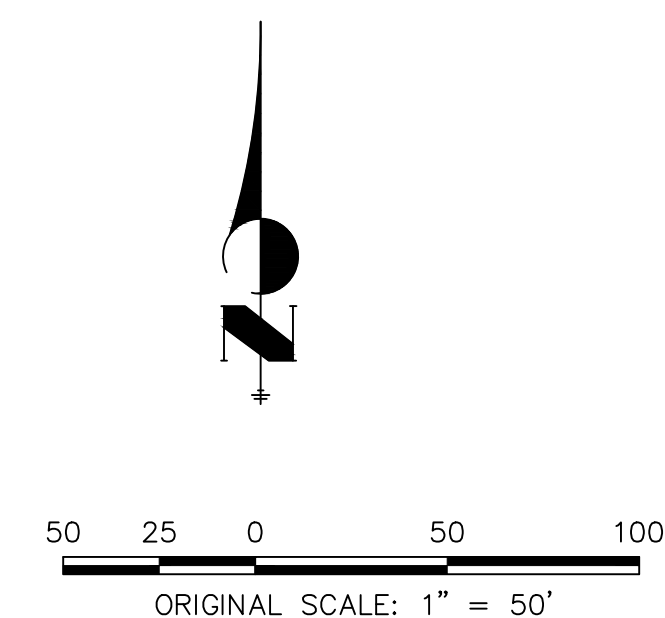
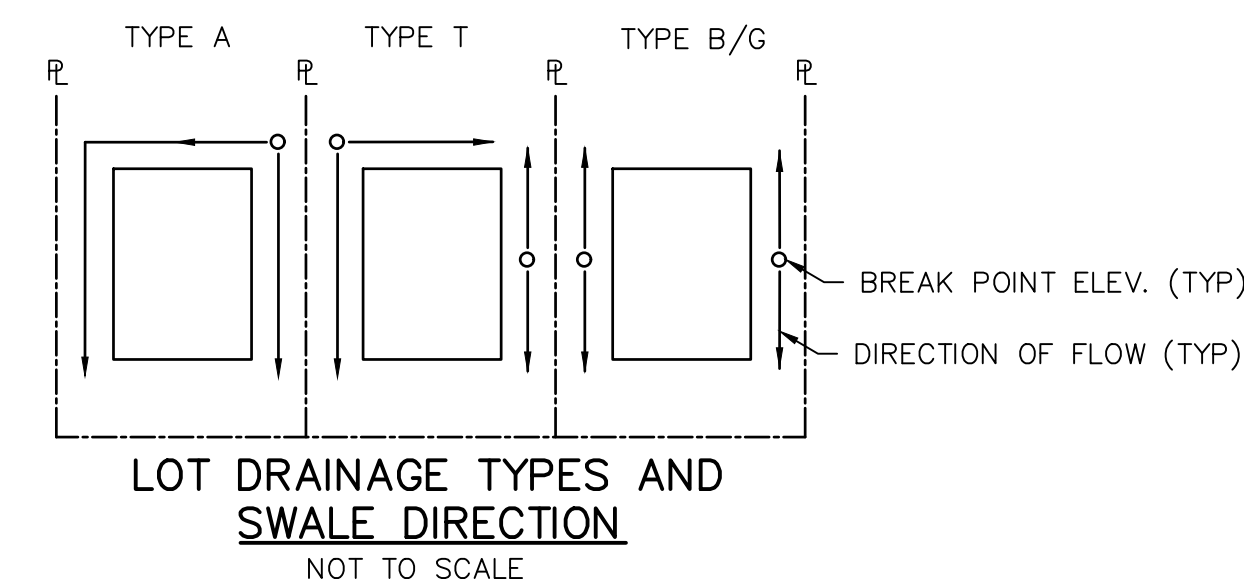
NORTH

SCALE: 1" = 50'

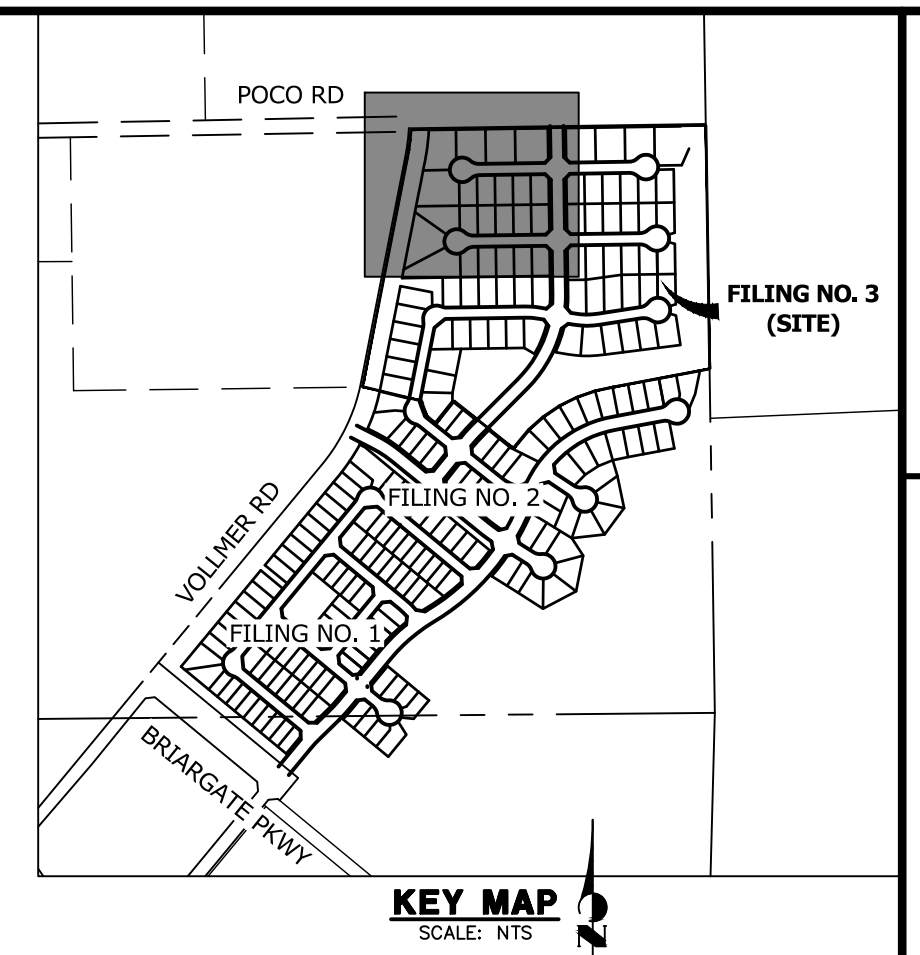
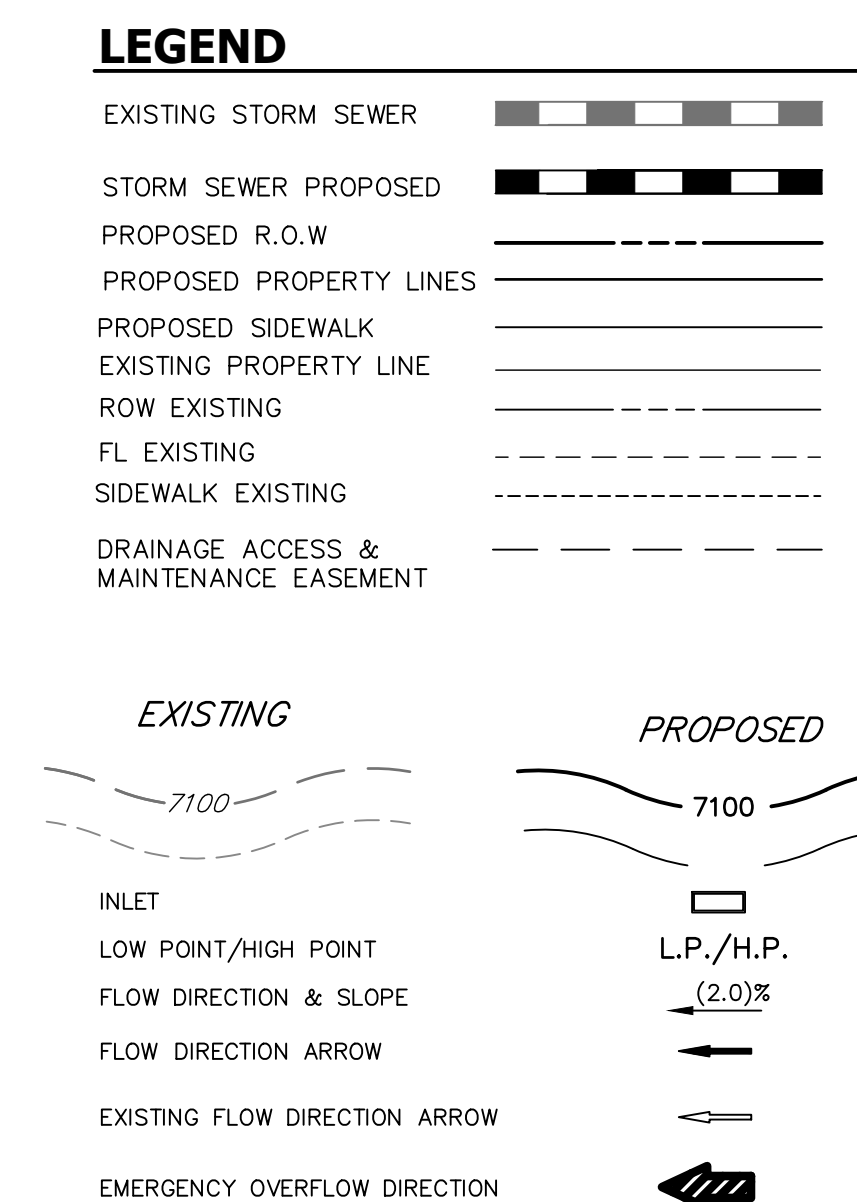


**NOTE:**  
"T" LOTS OR "TRANSITION " LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

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



Know what's **below**.  
**Call** before you dig.



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.


Type M riprap should be at min 2.0' deep

changed to 2' deep

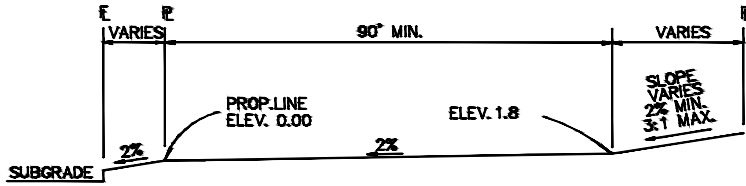
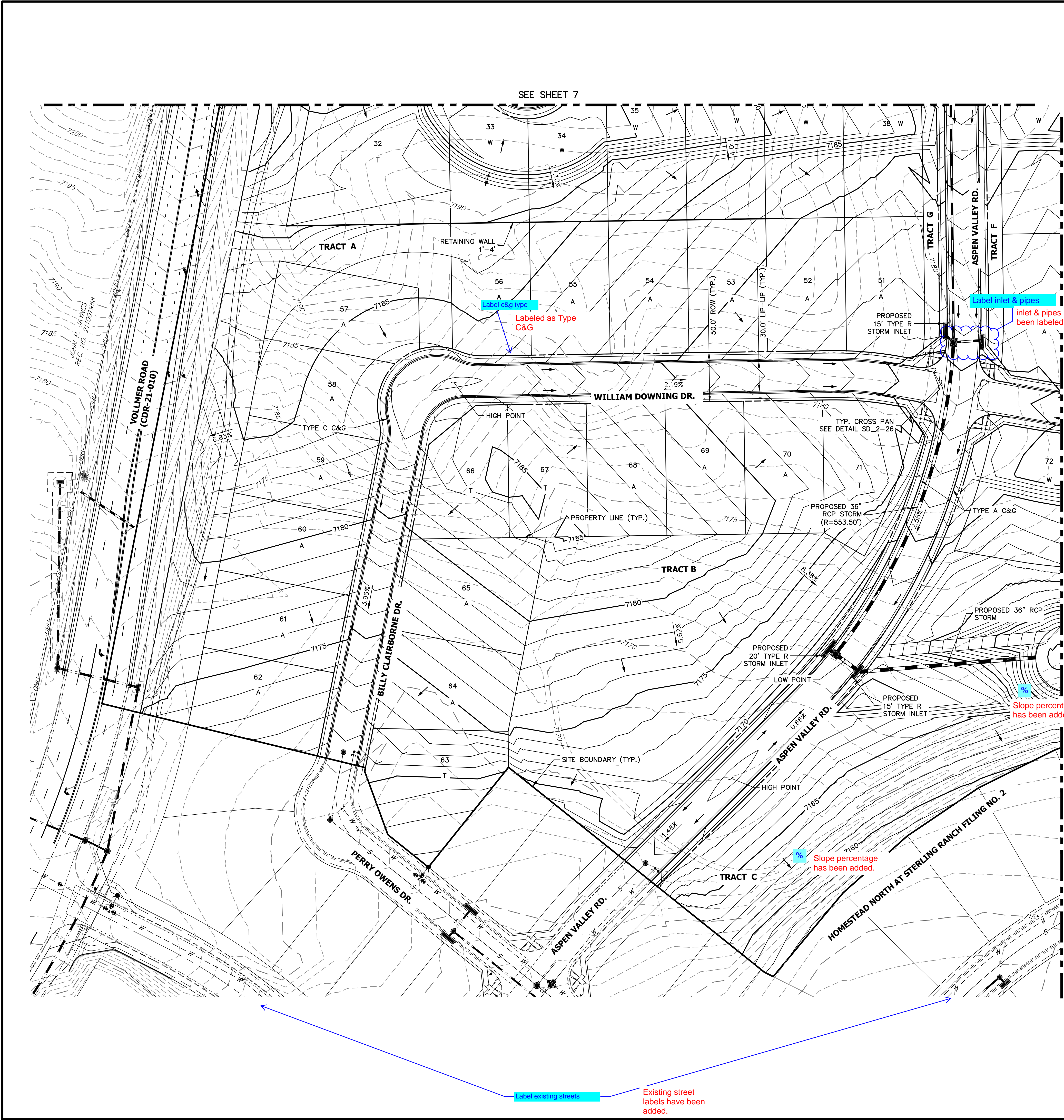
ADDITIONAL NOTES:

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

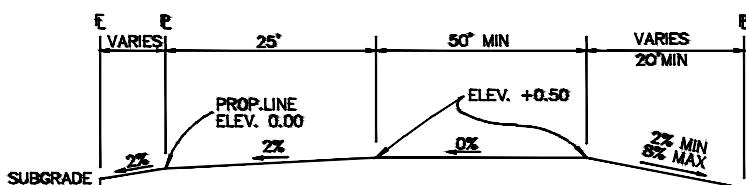
THE EROSION CONTROL DELINEATED ON THIS PLAN  
SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.

J-R ENGINEERING A Western Company						UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED FOR APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.  <b>SR LAND, LLC</b> <b>20 BOULDER DRIVE SUITE 200</b> <b>COLORADO SPRINGS, CO 80903</b> <b>JAMES F. MORLEY</b> <b>(719) 471-1742</b>							
													
CENTRAL 335-740-3333 • COLORADO SPRINGS 719-535-2593 FORT COLLINS 970-491-3688 • www.jrengineering.com													
No.		REVISION		BY	DATE								
H-Scale 1"=50'		V-Scale	N/A										
DATE 7/01/22		DESIGNED BY QNL											
		DRAWN BY QNL											
		CHECKED BY											
PRELIMINARY GRADING PLAN													
STERLING RANCH FILING NO. 3													
HOMESTEAD NORTH AT													
SHEET 7 OF 20													
JOB NO. 2518812													

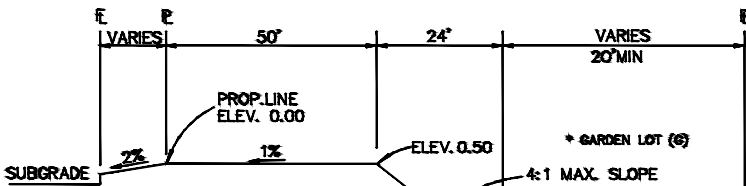




TYPICAL A LOT  
NOT TO SCALE



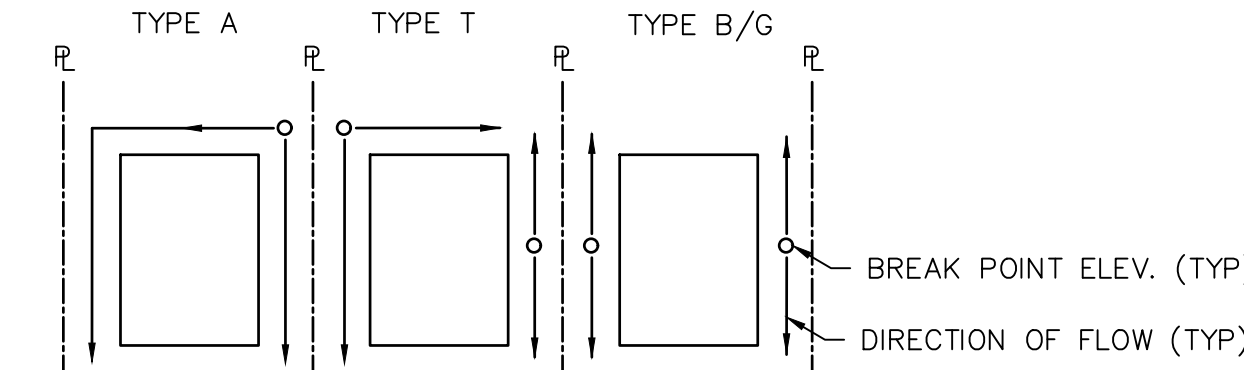
TYPICAL B LOT  
NOT TO SCALE



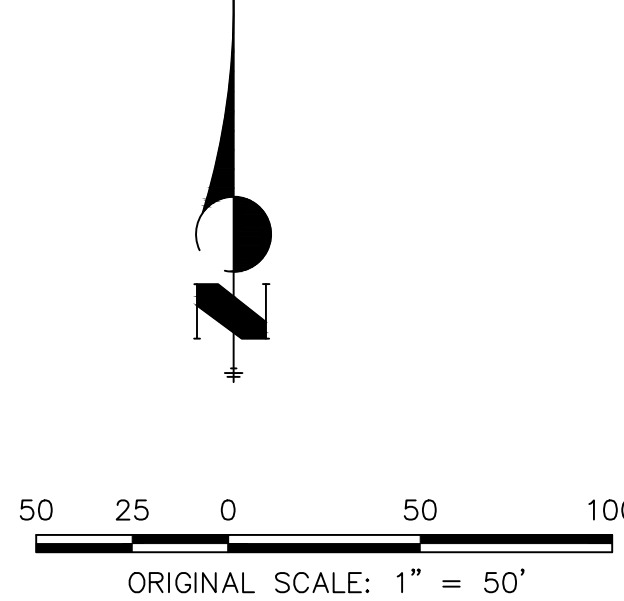
TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)  
NOT TO SCALE

**NOTE:**  
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**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

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

**CONSTRUCTION NOTES:**

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

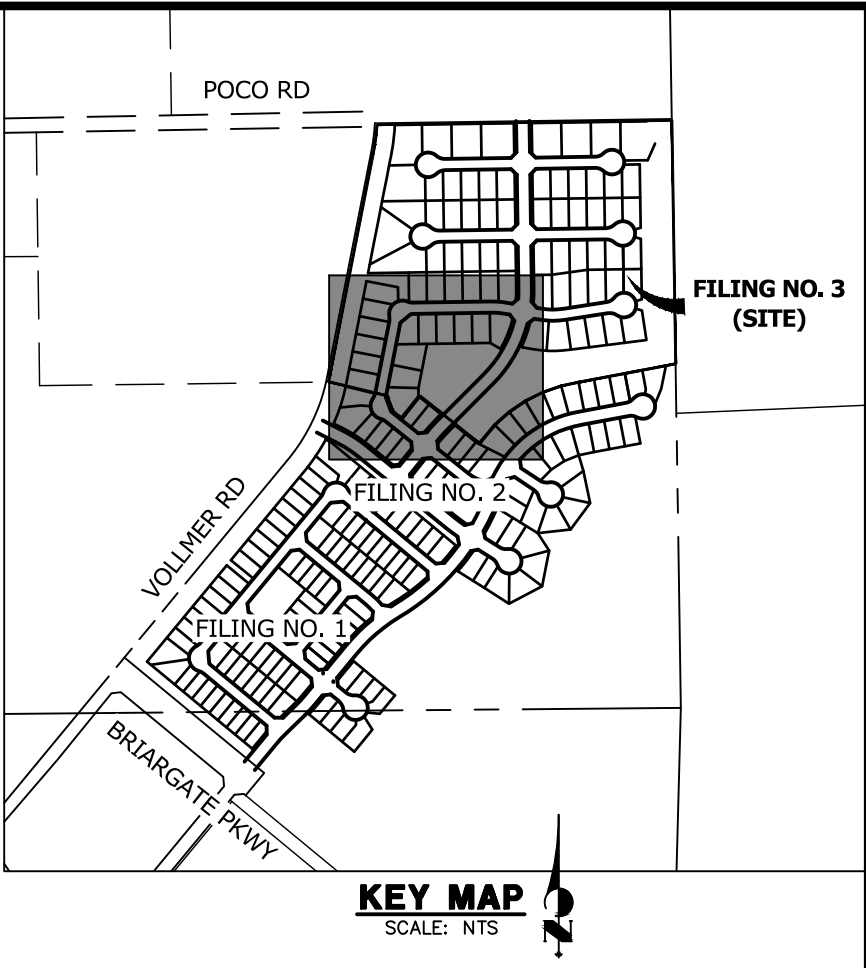
NO EARLY GRADING IS TO OCCUR WITHIN THE 100 YEAR FLOODPLAIN.

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**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.



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

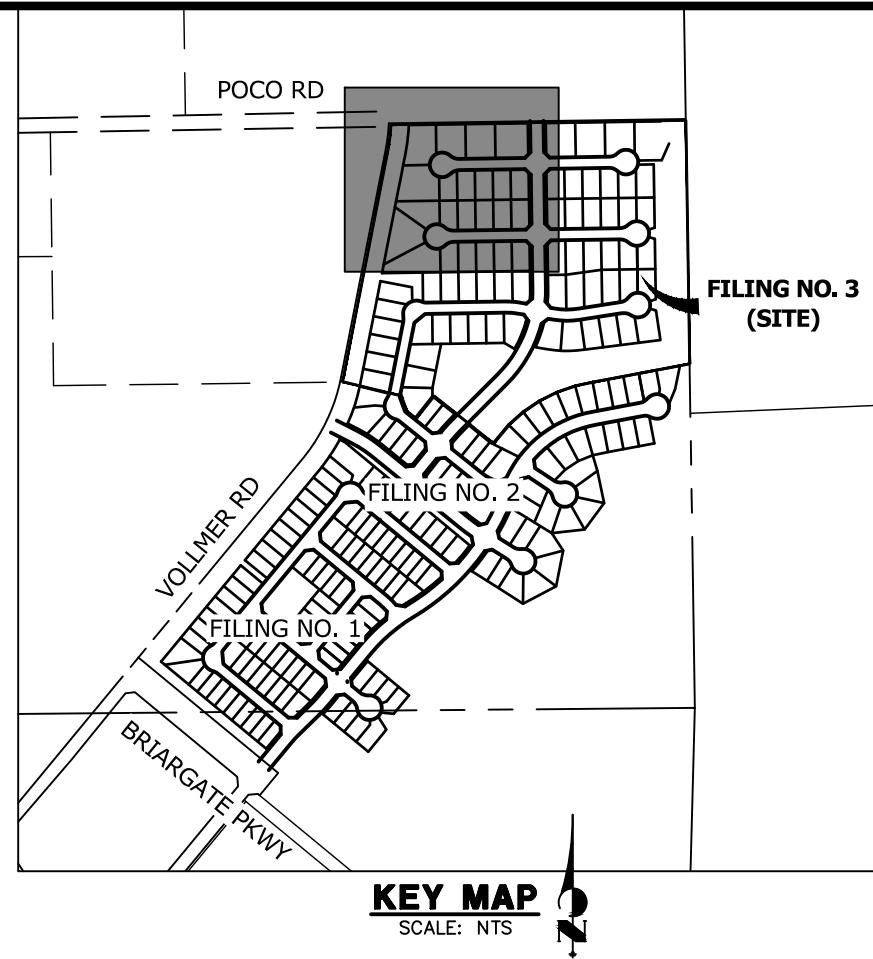
PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 200  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

**J.R. ENGINEERING**  
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'	V-SCALE	N/A	DATE	7/01/22	DESIGNED BY	QNL	DRAWN BY	QNL	CHECKED BY
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3										
PRELIMINARY GRADING PLAN										
SHEET 9 OF 20										
JOB NO. 2518812										





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

 **J·R ENGINEERING**  
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H-SCALE		1"=50'	NO.	REVISION	BY	DATE
V-SCALE		N/A				
DATE		7/01/22				
DESIGNED BY		QNL				
DRAWN BY		QNL				
CHECKED BY						

SHEET 11 OF 20		HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 PRELIMINARY UTILITY PLAN
JOB NO. 2518812		

EXISTING PROPOSED

Utility	Symbol	Utility	Symbol
CABLE TV	TV	TV	TV
ELECTRIC	E	E	E
FIBER OPTIC	FO	FO	FO
GAS MAIN	G	G	G
IRRIGATION MAIN	IRR	IRR	IRR
OIL/PETRO. MAIN	O	O	O
OVERHEAD UTILITY	OHU	OHU	OHU
SANITARY SEWER	S	S	S
STORM DRAIN			
TELEPHONE	T	T	T
WATER MAIN	W	W	W
RAW WATER LINE	RWL	RWL	RWL


*STORM SEWER*

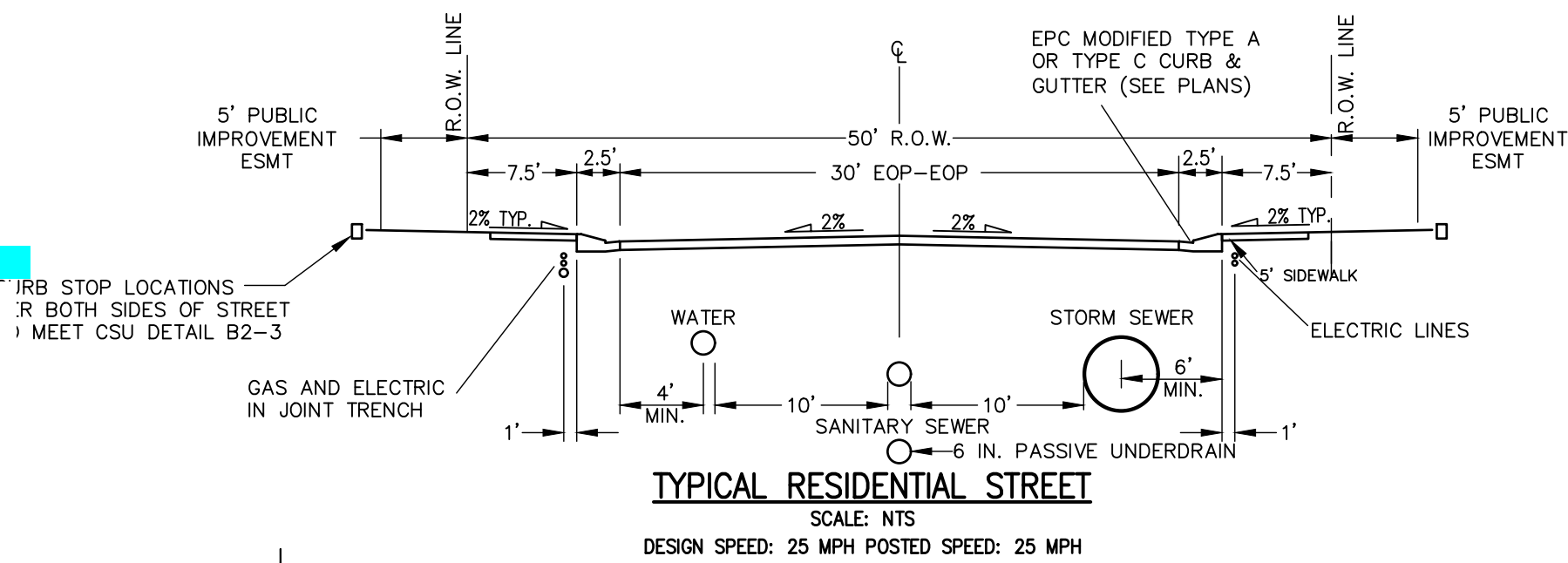
MANHOLE	⊙	
STORM INLET		
FLARED END SECTION	▷	
RIPRAP		

*SANITARY SEWER*

MANHOLE W/ DIRECTIONAL FLOW ARROW		
--------------------------------------	---	---

## WATER LINE

FIRE HYDRANT		
VALVE		



Know what's **below**.  
**Call** before you dig.

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.

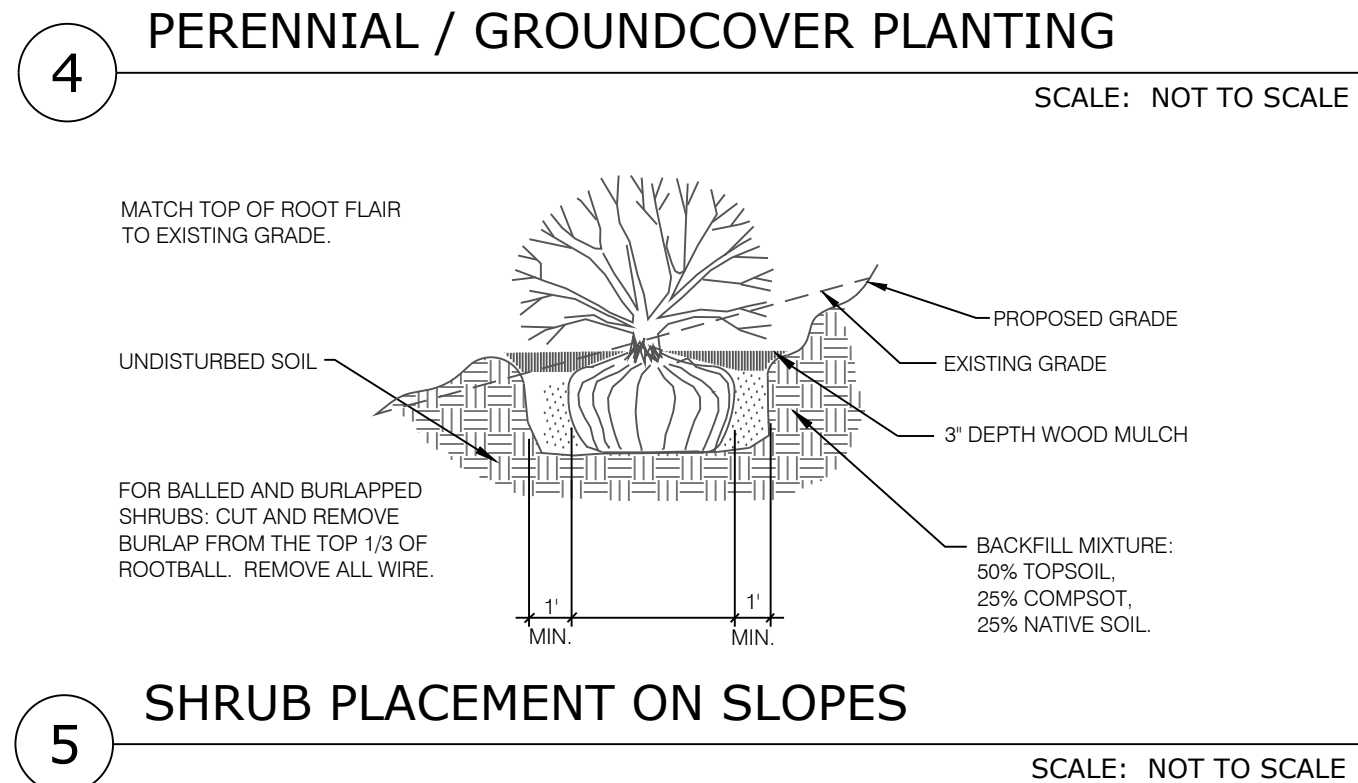
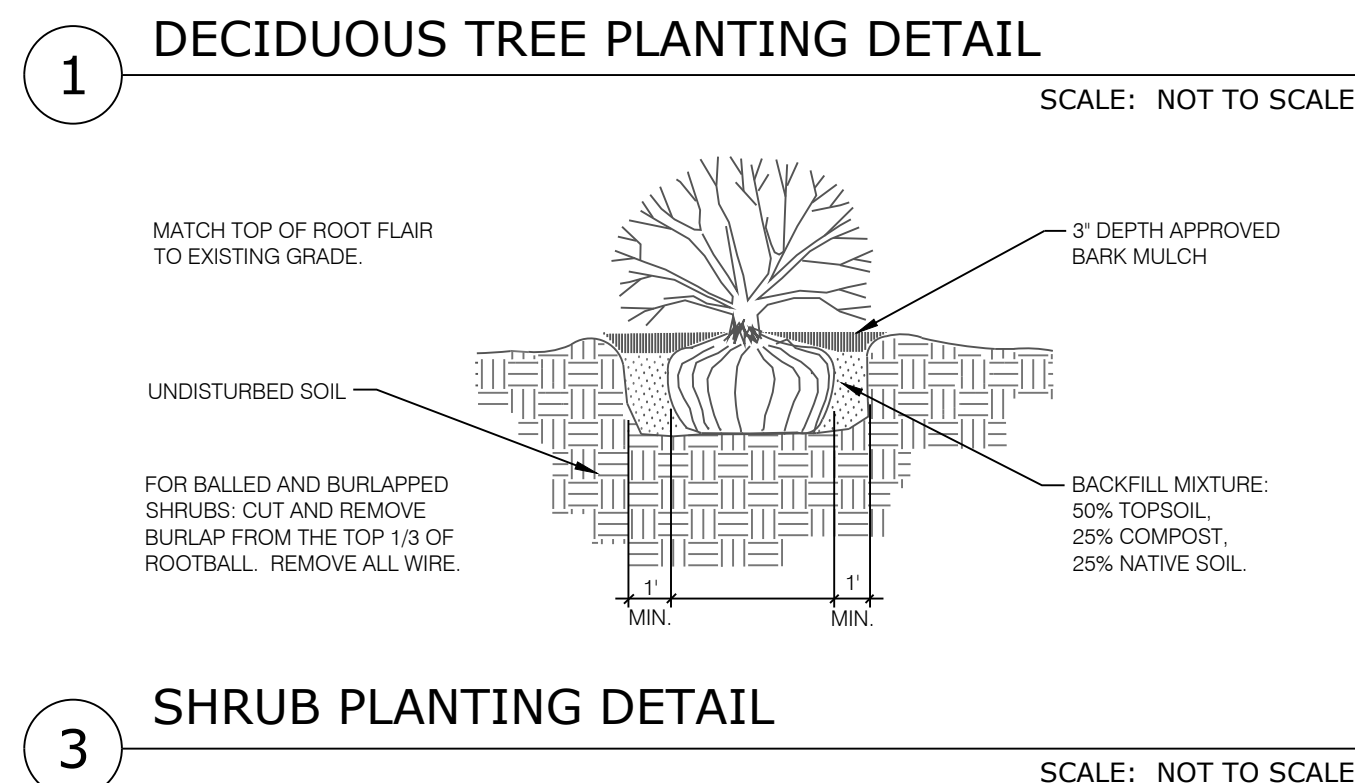






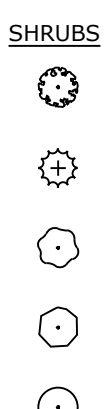
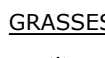
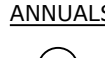



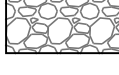
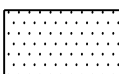
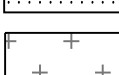
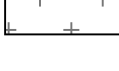
SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO  
**PRELIMINARY PLAN**

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 BLEND.
7. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
8. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
9. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
10. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HARK SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FLOW PLANTING DETAILS FOR MULCH RING DIRECTIONS 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 SEED 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 SEED EDGING.
16. SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
17. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
18. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
20. ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.



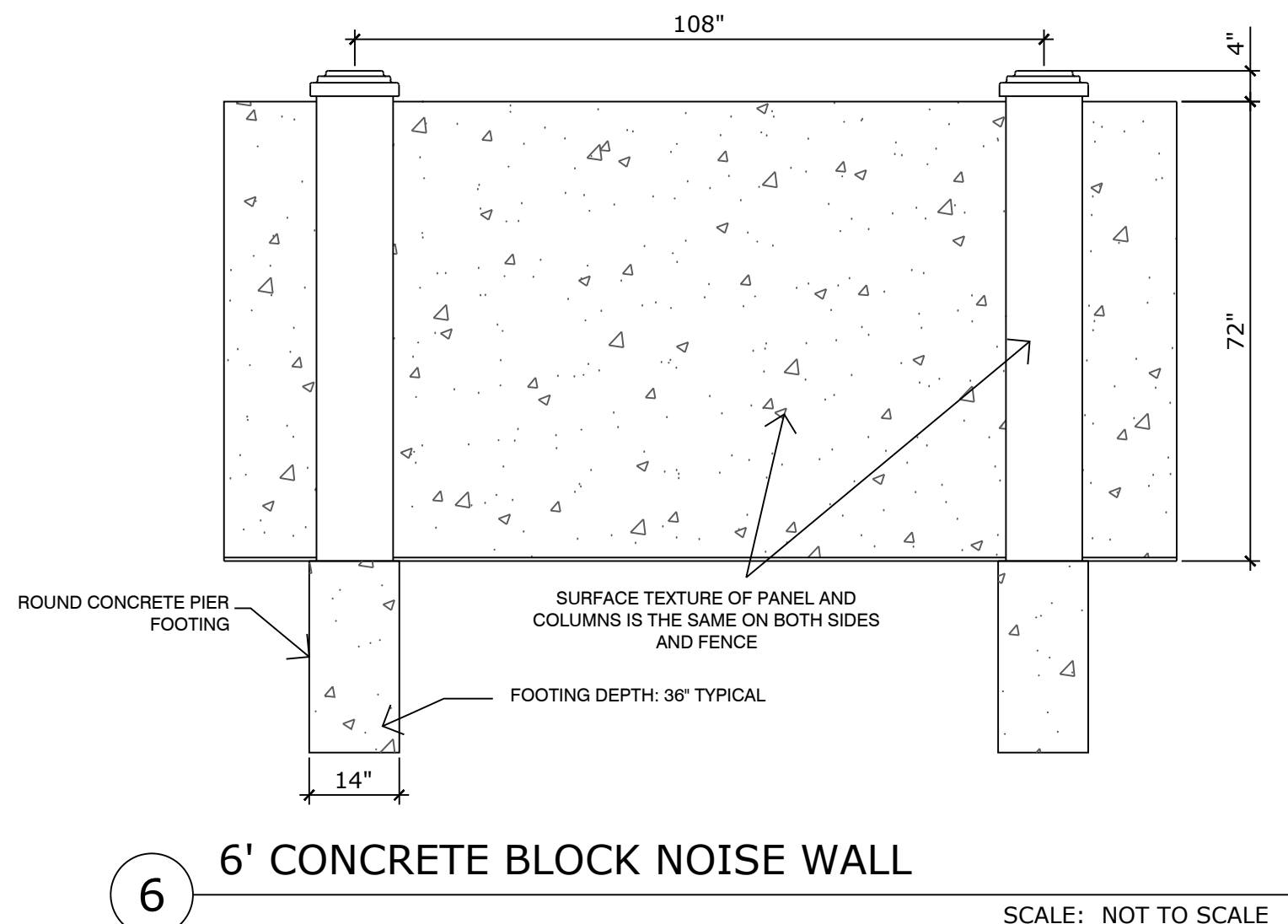
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
Vollmer Road	Minor Arterial	20	1,180'	1 / 25'	48/48
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
0/0	0/0	VR	75% / 75%		

<u>DECIDUOUS TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SIZE</u>	<u>COND</u>
	Agr	34	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B
	Mxx	3	Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B
	Tco	18	Tilia cordata / Littleleaf Linden	45'	35'	2" Cal.	B&B
<u>EVERGREEN TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SIZE</u>	<u>COND</u>
	Pcl	22	Pinus contorta latifolia / Lodgepole Pine	70'	15'	6" HT	B&B
	Ped	22	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B
	Pni	9	Pinus nigra / Austrian Black Pine	60'	40'	6" HT	B&B
	Ppo	5	Pinus ponderosa / Ponderosa Pine	80'	40'	6" HT	B&B
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SIZE</u>	<u>COND</u>
	Ena	6	Ericameria nauseosa / Rubber Rabbitbrush	5'	5'	5 GAL	CONT
	Jta	4	Juniperus sabina 'Tamariscifolia' / Tamarix Savin Juniper	6'	8'	5 GAL	CONT
	Pmo	7	Physocarpus monogynus / Mountain Ninebark	4'	4'	5 GAL	CONT
	Pod	3	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	8'	8'	5 GAL	CONT
	Pfr	11	Potentilla fruticosa / Bush Cinquefoil	3'	3'	5 GAL	CONT
<u>GRASSES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SIZE</u>	<u>COND</u>
	Cxa	42	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	5 GAL	CONT
<u>ANNUALS/PERENNIALS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SIZE</u>	<u>COND</u>
	Srf	12	Solidago rugosa 'Fireworks' / Wrinkleleaf Goldenrod	3'	2'	1 GAL	CONT

	Cedar Wood Mulch	6,356 SF	
	Cobble- 4-8\" Blue Cripple Creek Ore	14,512 SF	
	Sod-Kentucky Blue Grass	30,562 SF	
	Tall Native Grass - 15% Western Wheatgrass 15% Thickspike Wheatgrass 10% Sideoats Grama 15% Little Bluestem 15% Blue Grama 15% Annual Rye	197,062 SF	
	Native Seed: Low Grow Mix 25% Buffalograss 20% Grama, Blue 29% Grama, Sideoats 5% Green Needlegrass 20% Wheatgrass, Western 1% Dropseed, Sand Drill Seed @ 21 lbs PLS/AC Hydroseed @ 42 lbs PLS/AC	97,537 SF	

retaining wall details  
please

No retaining walls proposed.



## VOLLMER ROAD

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

## ENTITLEMENT

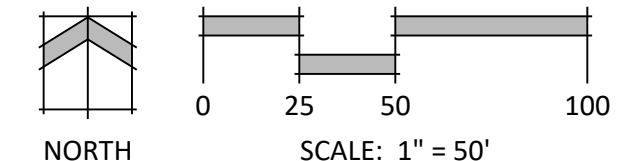
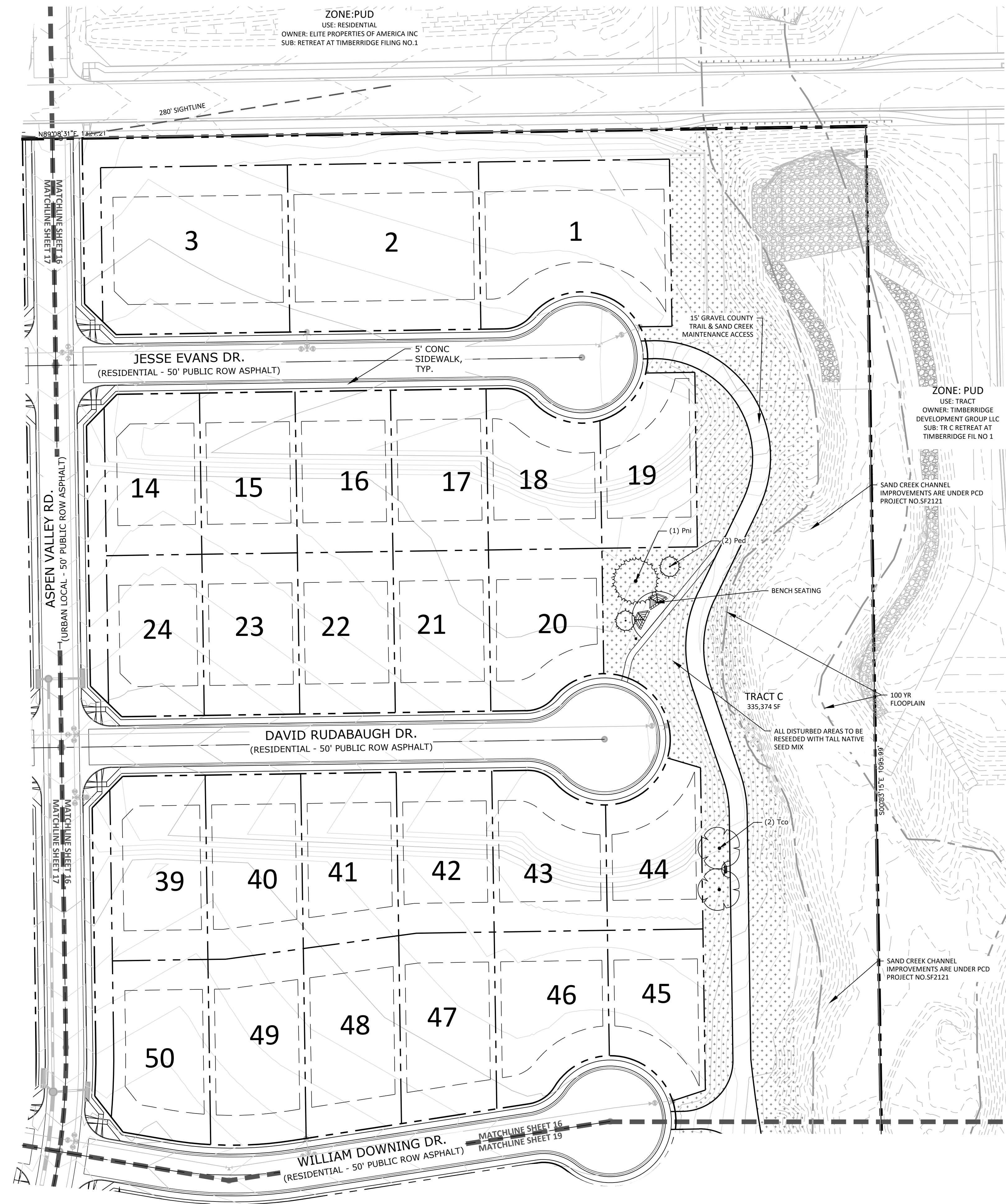
DATE:	BY:	DESCRIPTION
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## LANDSCAPE NOTES AND DETAILS

15

15 OF 20

## SHEET KEY MAP



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## OLLMER ROAD

STAMP

## ENTITLEMENT

DATE: BY: DESCRIPTION:

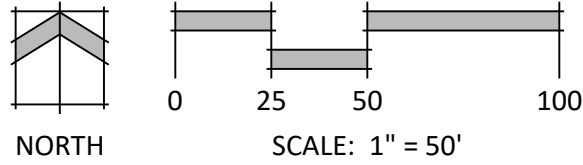
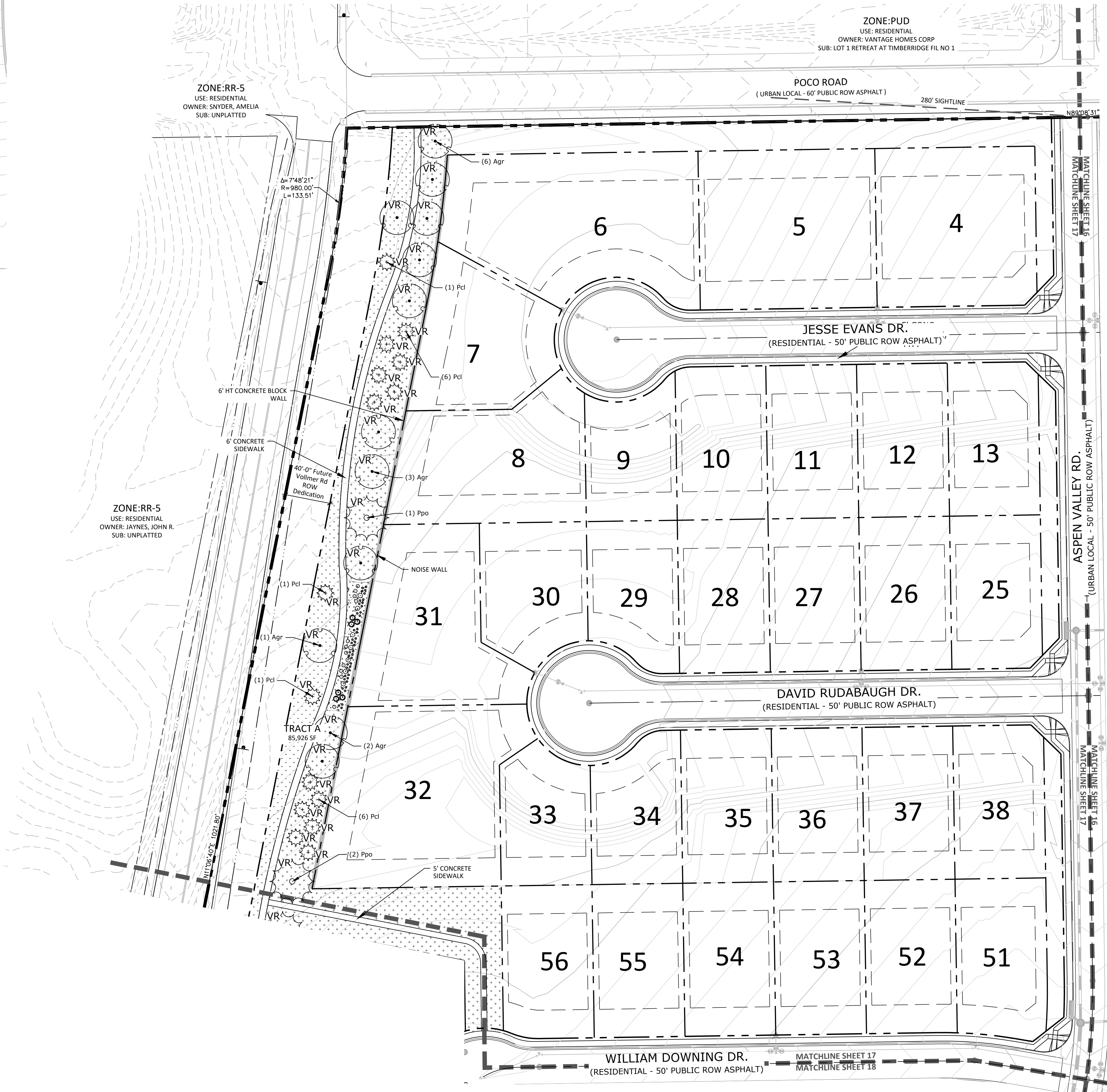
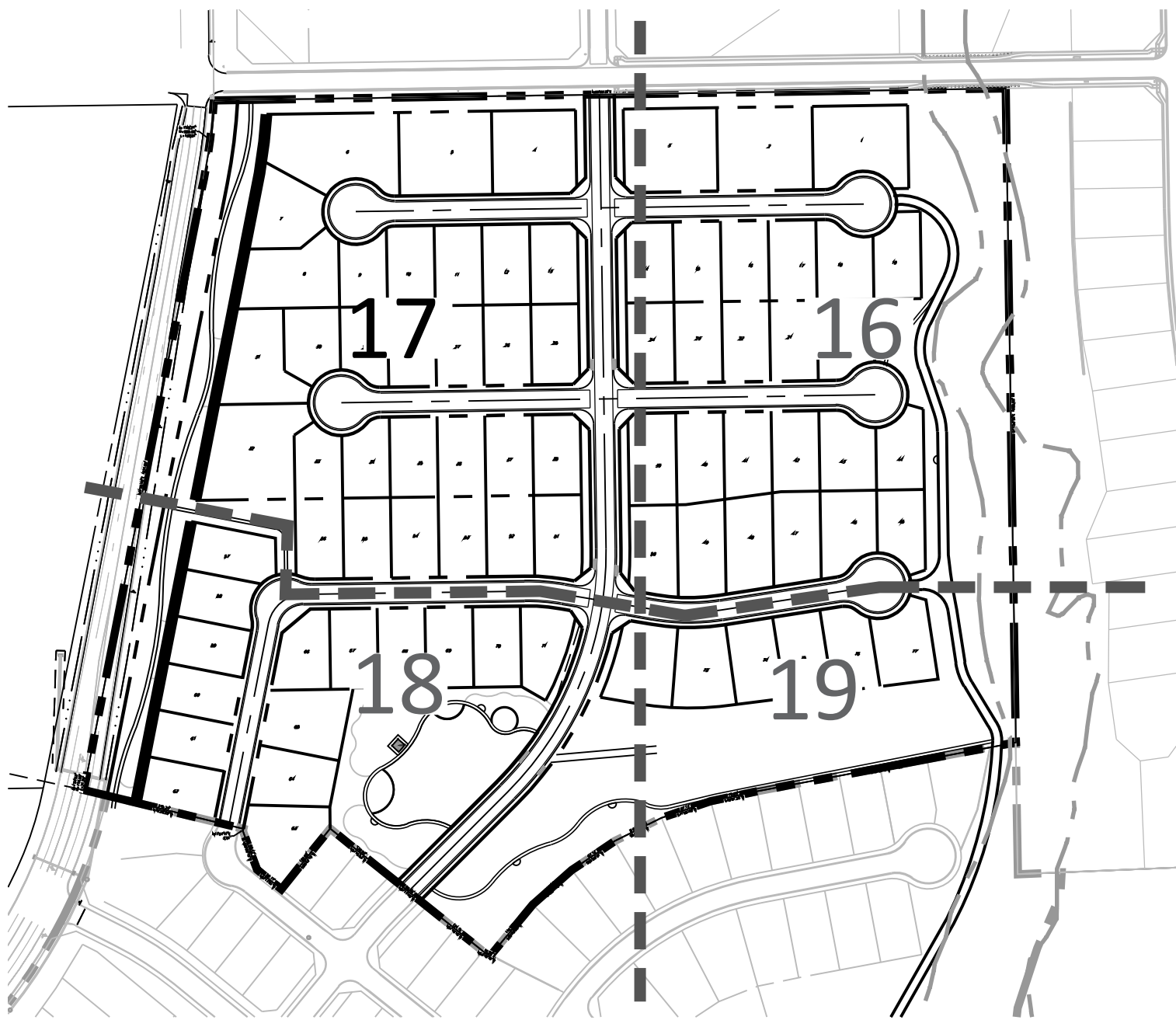
## LANDSCAPE PLAN

16

6 OF 20

# 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

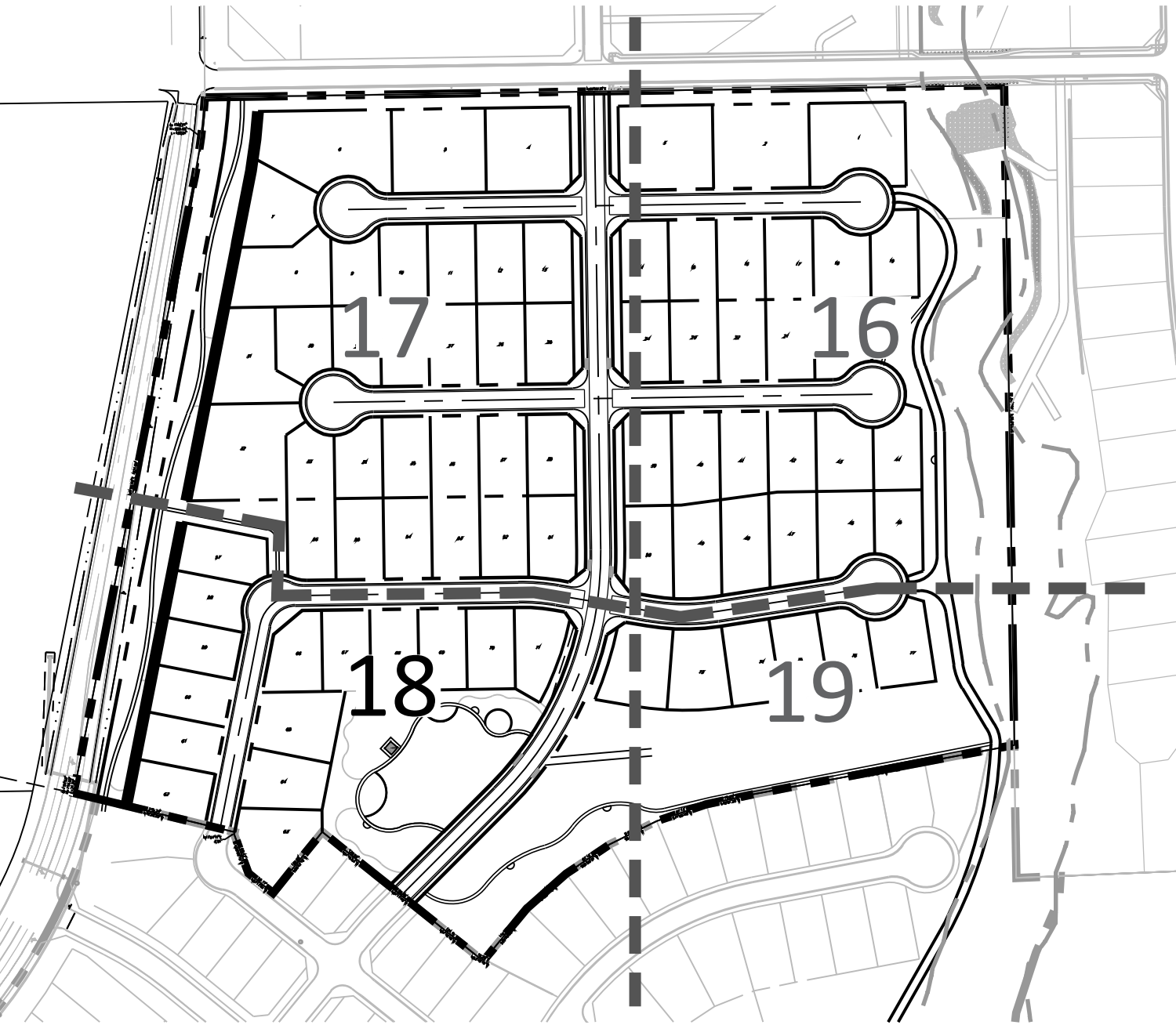
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DATE: BY: DESCRIPTION:

### LANDSCAPE PLAN

17

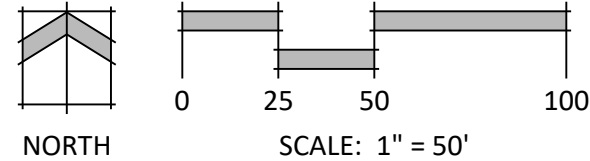
17 OF 20



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# HOMESTEAD NORTH AT STERLING RANCH FILING 3

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## 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

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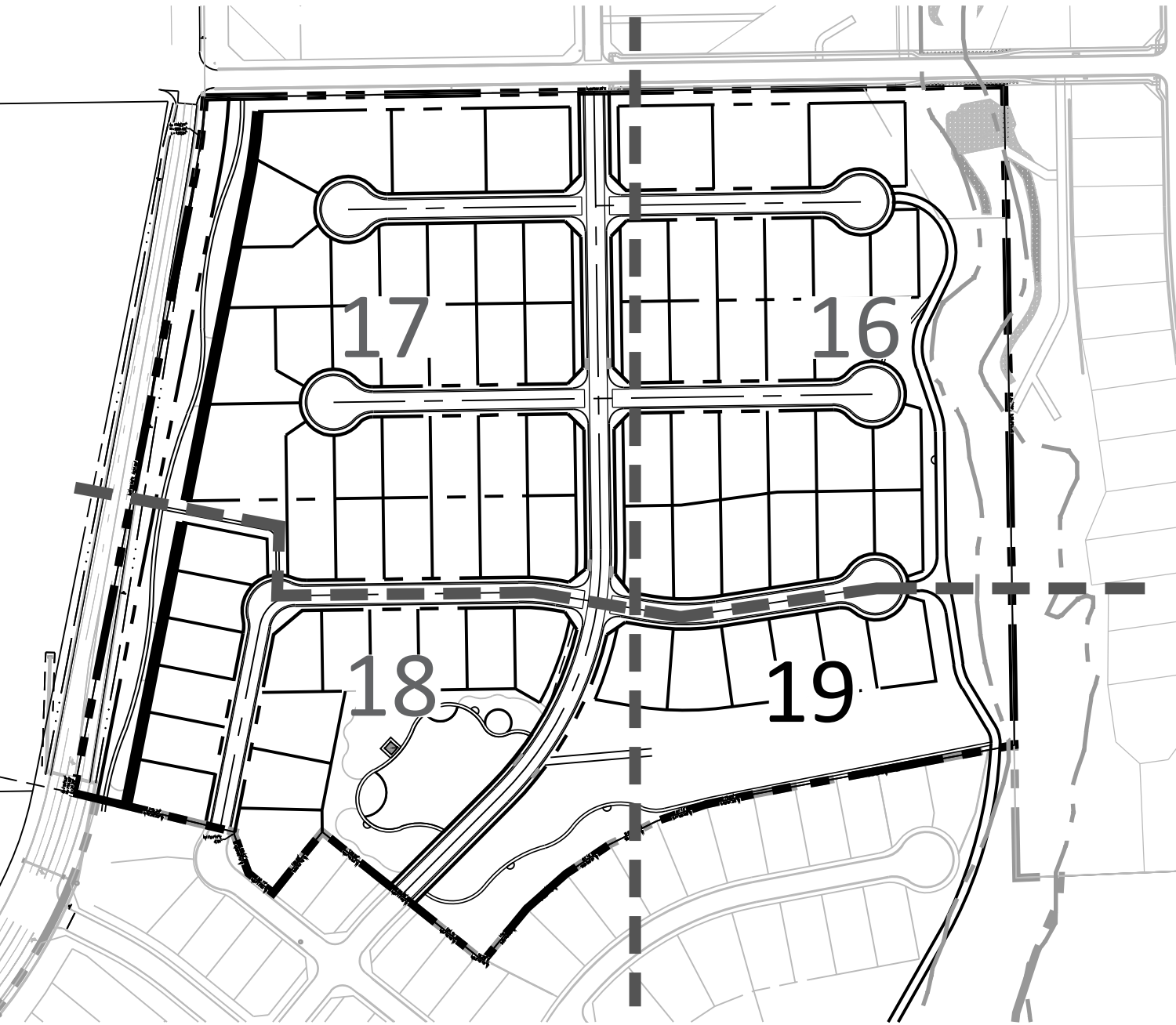
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18 OF 20

SHEET NUMBER

PLAN FILE #

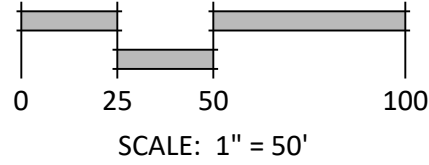
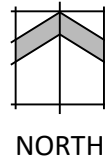
SHEET KEY MAP



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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



NORTH  
SCALE: 1" = 50'



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## HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

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STAMP

### ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

### LANDSCAPE PLAN

SHEET TITLE

19

19 OF 20

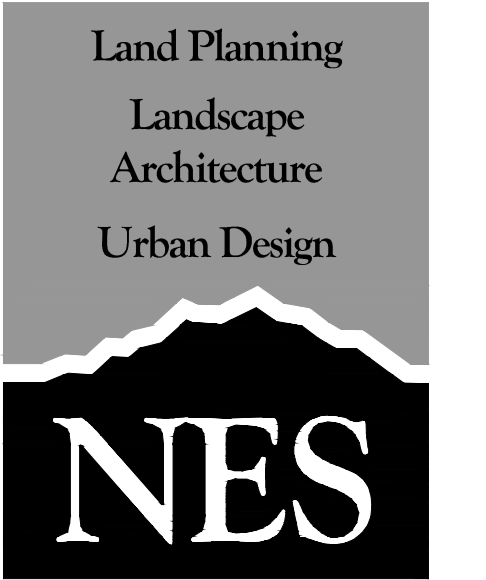
SHEET NUMBER

PLAN FILE #

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PRELIMINARY PLAN

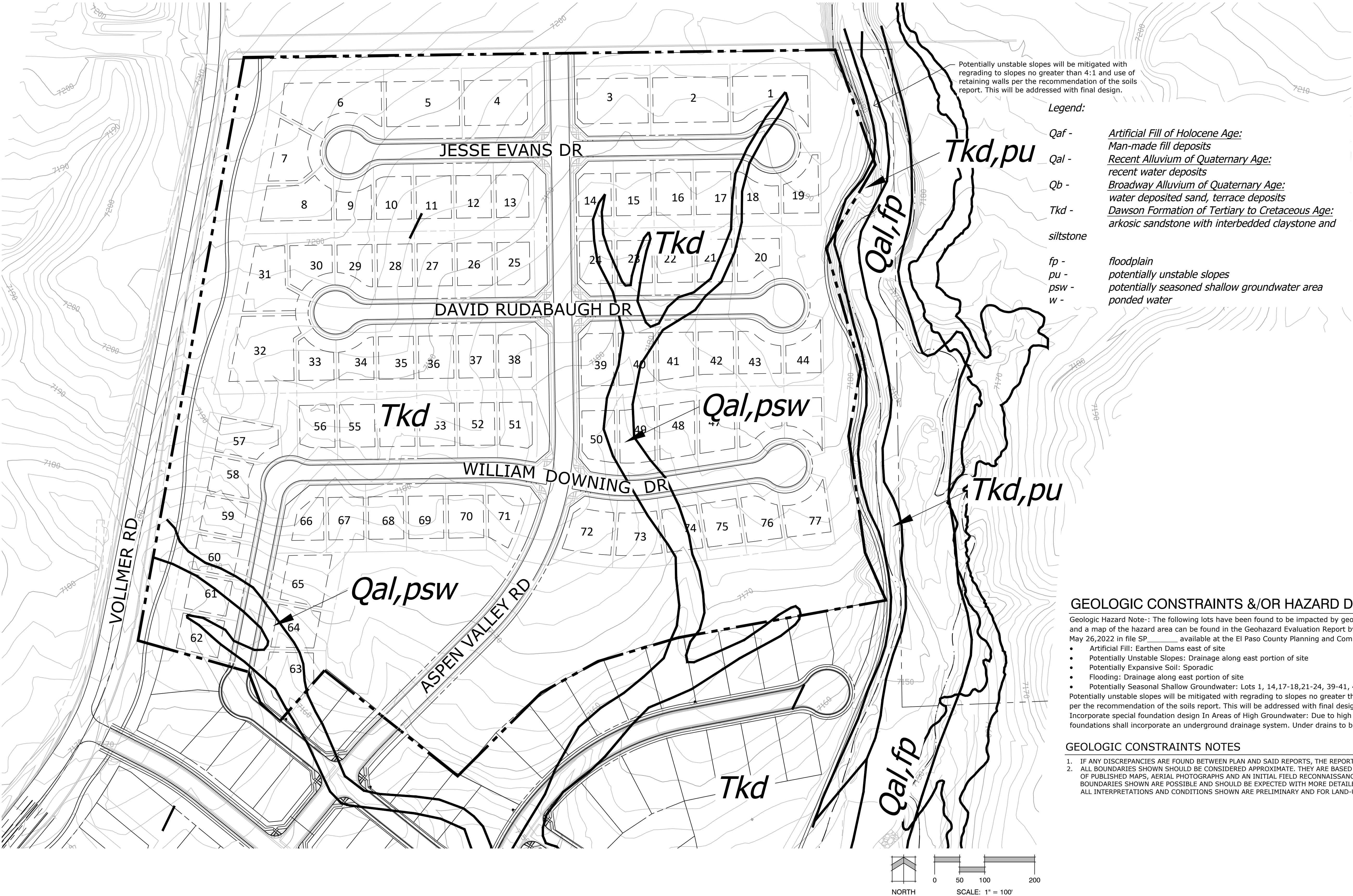


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# Preliminary Plan Drawings\_v1.pdf Markup Summary 9-8-2022

## CDurham (47)


Add "SP-22-007"

**Subject:** Text Box  
**Page Label:** [1] Cover-1  
**Author:** CDurham  
**Date:** 9/7/2022 3:20:48 PM  
**Status:**  
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**Layer:**  
**Space:**

Add "SP-22-007"


valuation Report by Entech Engineering  
Planning and Community Development  
of site  
-18,21-24, 39-41, 49-50, 60-64 and 71  
slopes no greater than 4:1 and use of in  
sed with final design. In Areas of Exposed  
water: Due to high groundwater in the

Looks like Lot 20 may  
also be impacted

**Subject:** Callout  
**Page Label:** [1] Cover-1  
**Author:** CDurham  
**Date:** 9/7/2022 3:22:07 PM  
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Looks like Lot 20 may also be impacted

Zone A-C of the FEMA Flood  
Plan area is within Zone X<sub>1</sub>  
within the floodplain.  
22-007  
GEOLOGIC CON  
Geologic Hazard Note: The f  
and a map of the hazard area  
May 26, 2022 in file SP-  
• Artificial Fill: Earthen Da  
• Potentially Unstable Slo

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**Page Label:** [1] Cover-1  
**Author:** CDurham  
**Date:** 9/7/2022 3:22:23 PM  
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22-007

in and construction related to roads, storm  
recent version of the relevant adopted B  
ge Criteria Manual (DCH), and the DCH  
red in writing to be acceptable. The  
ve not been otherwise approved through  
include road classification  
to Pass  
(XXXX)  
s and assignees that Subdivider and/or said  
B Pass County Road Impact Fee Program  
building permit submittals. The fee  
not on plat notes to ensure that a title


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Include road classification for Poco

ad North Phase 1 Preliminary Plan area:

No Wildfire Hazard Report  
in submittal package


eliminary Plan for this subdivision and ar  
Impact Study; Drainage Report; Water f  
on Report; Wildfire Hazard Report; Natu  
resources, review and permit requirements,  
1 to, the Colorado Parks and Wildlife, Col

**Subject:** Callout  
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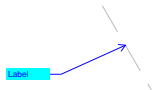
No Wildfire Hazard Report in submittal package

& Wetlands

n file at the County  
ources Report;  
eatures Report  
in other agency

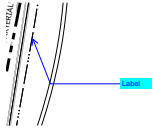
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& Wetlands



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Label



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Label

Include a tract exhibit sheet

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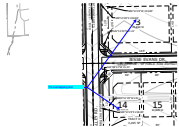
Include a tract exhibit sheet

<sup>1</sup> 12 SOUTH, RANGE 65 WEST OF THE  
<sup>2</sup> BEGINNING.

Legal description needs to match legal description provided with submittal (Word document)

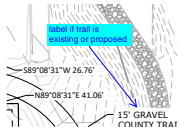
**Subject:** Text Box  
**Page Label:** [1] Legal Tract 2  
**Author:** CDurham  
**Date:** 9/7/2022 3:42:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Legal description needs to match legal description provided with submittal (Word document)



**Subject:** Callout  
**Page Label:** [1] Plan 3  
**Author:** CDurham  
**Date:** 9/7/2022 3:44:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Fix overlapping text



**Subject:** Callout  
**Page Label:** [1] Plan 3  
**Author:** CDurham  
**Date:** 9/7/2022 3:47:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label if trail is existing or proposed

Label Pedestrian ramps and  
reference county detail

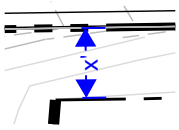
**Subject:** Text Box  
**Page Label:** [1] Plan 3  
**Author:** CDurham  
**Date:** 9/7/2022 3:48:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label Pedestrian ramps and reference county  
detail

Contour  
labels

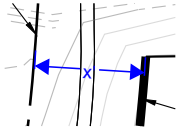
**Subject:** Text Box  
**Page Label:** [1] Plan 3  
**Author:** CDurham  
**Date:** 9/7/2022 3:48:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Contour labels



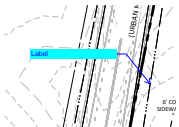
**Subject:** Dimension  
**Page Label:** [1] Plan 4  
**Author:** CDurham  
**Date:** 9/7/2022 3:49:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

x'



**Subject:** Dimension  
**Page Label:** [1] Plan 4  
**Author:** CDurham  
**Date:** 9/7/2022 3:49:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

x'



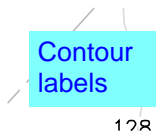
**Subject:** Callout  
**Page Label:** [1] Plan 4  
**Author:** CDurham  
**Date:** 9/7/2022 3:50:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label

Contour  
labels

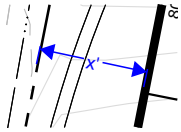
**Subject:** Text Box  
**Page Label:** [1] Plan 4  
**Author:** CDurham  
**Date:** 9/7/2022 3:51:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Contour labels



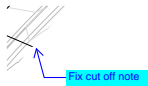
**Subject:** Text Box  
**Page Label:** [1] Plan 5  
**Author:** CDurham  
**Date:** 9/7/2022 3:51:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Contour labels



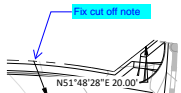
**Subject:** Dimension  
**Page Label:** [1] Plan 5  
**Author:** CDurham  
**Date:** 9/7/2022 3:52:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

x'



**Subject:** Callout  
**Page Label:** [1] Plan 5  
**Author:** CDurham  
**Date:** 9/7/2022 3:52:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Fix cut off note



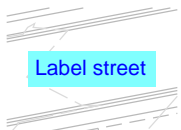
**Subject:** Callout  
**Page Label:** [1] Plan 5  
**Author:** CDurham  
**Date:** 9/7/2022 3:52:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Fix cut off note



**Subject:** Text Box  
**Page Label:** [1] Plan 6  
**Author:** CDurham  
**Date:** 9/7/2022 3:54:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Contour labels



**Subject:** Text Box  
**Page Label:** [1] Plan 6  
**Author:** CDurham  
**Date:** 9/7/2022 3:54:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

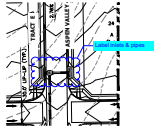
Label street

LOCATIONS INDICATED BY THE PLAN C  
ES FIT TO CONTROL EROSION. ALL  
MINIMUM THICKNESS OF 1.5' DEEP.

Type M riprap should be at  
min 2.0' deep

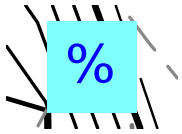
**Subject:** Callout  
**Page Label:** [1] 7 2518812 Prelim GR01  
**Author:** CDurham  
**Date:** 9/7/2022 3:55:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Type M riprap should be at min 2.0' deep



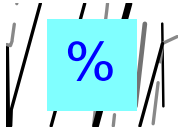
**Subject:** Cloud+  
**Page Label:** [1] 7 2518812 Prelim GR01  
**Author:** CDurham  
**Date:** 9/7/2022 3:56:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label inlets & pipes



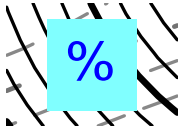
**Subject:** Text Box  
**Page Label:** [2] 8 2518812 Prelim GR02  
**Author:** CDurham  
**Date:** 9/7/2022 3:56:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

%



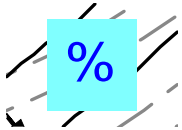
**Subject:** Text Box  
**Page Label:** [2] 8 2518812 Prelim GR02  
**Author:** CDurham  
**Date:** 9/7/2022 3:57:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

%



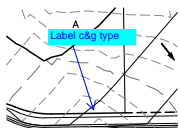
**Subject:** Text Box  
**Page Label:** [3] 9 2518812 Prelim GR03  
**Author:** CDurham  
**Date:** 9/7/2022 3:57:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

%



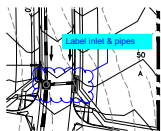
**Subject:** Text Box  
**Page Label:** [3] 9 2518812 Prelim GR03  
**Author:** CDurham  
**Date:** 9/7/2022 3:57:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

%



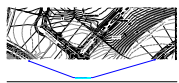
**Subject:** Callout  
**Page Label:** [3] 9 2518812 Prelim GR03  
**Author:** CDurham  
**Date:** 9/7/2022 3:58:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label c&g type



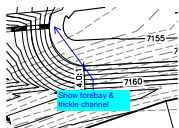
**Subject:** Cloud+  
**Page Label:** [3] 9 2518812 Prelim GR03  
**Author:** CDurham  
**Date:** 9/7/2022 3:58:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label inlet & pipes



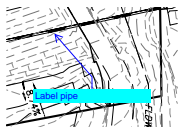
**Subject:** Callout  
**Page Label:** [3] 9 2518812 Prelim GR03  
**Author:** CDurham  
**Date:** 9/7/2022 3:58:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label existing streets



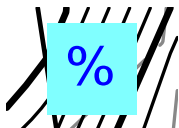
**Subject:** Callout  
**Page Label:** [4] 10 2518812 Prelim GR04  
**Author:** CDurham  
**Date:** 9/7/2022 3:59:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show forebay & trickle channel



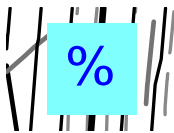
**Subject:** Callout  
**Page Label:** [4] 10 2518812 Prelim GR04  
**Author:** CDurham  
**Date:** 9/7/2022 3:59:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label pipe



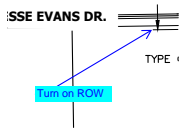
**Subject:** Text Box  
**Page Label:** [4] 10 2518812 Prelim GR04  
**Author:** CDurham  
**Date:** 9/7/2022 4:00:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

%



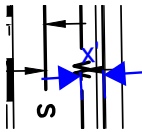
**Subject:** Text Box  
**Page Label:** [4] 10 2518812 Prelim GR04  
**Author:** CDurham  
**Date:** 9/7/2022 4:00:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

%



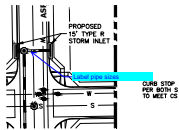
**Subject:** Callout  
**Page Label:** [5] 11 2518812 Prelim UT01  
**Author:** CDurham  
**Date:** 9/7/2022 4:00:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Turn on ROW



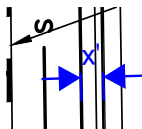
**Subject:** Dimension  
**Page Label:** [5] 11 2518812 Prelim UT01  
**Author:** CDurham  
**Date:** 9/7/2022 4:02:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

x'



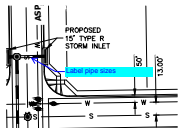
**Subject:** Callout  
**Page Label:** [5] 11 2518812 Prelim UT01  
**Author:** CDurham  
**Date:** 9/7/2022 4:03:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label pipe sizes



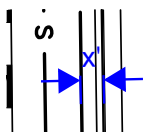
**Subject:** Dimension  
**Page Label:** [6] 12 2518812 Prelim UT02  
**Author:** CDurham  
**Date:** 9/7/2022 4:04:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

x'



**Subject:** Callout  
**Page Label:** [6] 12 2518812 Prelim UT02  
**Author:** CDurham  
**Date:** 9/7/2022 4:04:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label pipe sizes



**Subject:** Dimension

**Page Label:** [7] 13 2518812 Prelim UT03

**Author:** CDurham

**Date:** 9/7/2022 4:05:20 PM

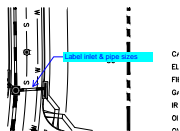
**Status:**

**Color:** ■

**Layer:**

**Space:**

x'



**Subject:** Callout

**Page Label:** [7] 13 2518812 Prelim UT03

**Author:** CDurham

**Date:** 9/7/2022 4:05:46 PM

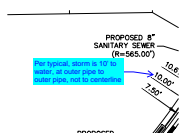
**Status:**

**Color:** ■

**Layer:**

**Space:**

Label inlet & pipe sizes



**Subject:** Callout

**Page Label:** [7] 13 2518812 Prelim UT03

**Author:** CDurham

**Date:** 9/7/2022 4:06:37 PM

**Status:**

**Color:** ■

**Layer:**

**Space:**

Per typical, storm is 10' to water, at outer pipe to outer pipe, not to centerline



**Subject:** Callout

**Page Label:** [7] 13 2518812 Prelim UT03

**Author:** CDurham

**Date:** 9/7/2022 4:07:05 PM

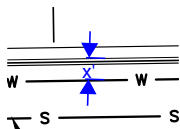
**Status:**

**Color:** ■

**Layer:**

**Space:**

Label pipe sizes



**Subject:** Dimension

**Page Label:** [7] 13 2518812 Prelim UT03

**Author:** CDurham

**Date:** 9/7/2022 4:07:29 PM

**Status:**

**Color:** ■

**Layer:**

**Space:**

x'

dsdparsons (20)



**Subject:** Image

**Page Label:** [1] Cover-1

**Author:** dsdparsons

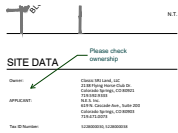
**Date:** 9/8/2022 2:20:07 PM

**Status:**

**Color:** ■

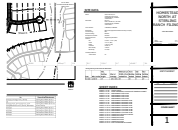
**Layer:**

**Space:**

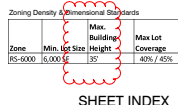


**Subject:** Callout  
**Page Label:** [1] Cover-1  
**Author:** dsdparsons  
**Date:** 9/8/2022 11:21:40 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

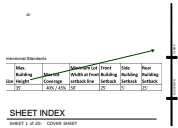
Please check ownership



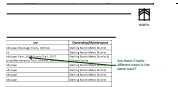
**Subject:** Image  
**Page Label:** [1] Cover-1  
**Author:** dsdparsons  
**Date:** 9/8/2022 11:29:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Cloud  
**Page Label:** [1] Cover-1  
**Author:** dsdparsons  
**Date:** 9/8/2022 11:29:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

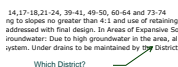


**Subject:** Arrow  
**Page Label:** [1] Cover-1  
**Author:** dsdparsons  
**Date:** 9/8/2022 11:29:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] Cover-1  
**Author:** dsdparsons  
**Date:** 9/8/2022 2:23:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Are there 2 trails- different sizes in the same tract?



**Subject:** Callout  
**Page Label:** [1] Cover-1  
**Author:** dsdparsons  
**Date:** 9/8/2022 1:48:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Which District?



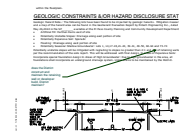
**Subject:** Callout  
**Page Label:** [1] Cover-1  
**Author:** dsdparsons  
**Date:** 9/8/2022 1:49:53 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

within the Bristle Cone report



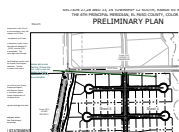
**Subject:** Callout  
**Page Label:** [1] Cover-1  
**Author:** dsdparsons  
**Date:** 9/8/2022 2:05:55 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

which District?



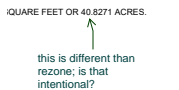
**Subject:** Callout  
**Page Label:** [1] Cover-1  
**Author:** dsdparsons  
**Date:** 9/8/2022 2:06:50 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

does the District construct and maintain the retaining wall or developer build, District maintain?



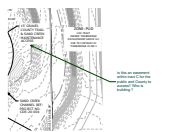
**Subject:** Callout  
**Page Label:** [1] Cover-1  
**Author:** dsdparsons  
**Date:** 9/8/2022 2:25:05 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

please add a note that the 1/2 acre lots nos. x thru y are not eligible for further subdivision as they are a transition.



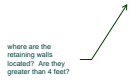
**Subject:** Callout  
**Page Label:** [1] Legal Tract 2  
**Author:** dsdparsons  
**Date:** 9/8/2022 11:14:56 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

this is different than rezone; is that intentional?



**Subject:** Callout  
**Page Label:** [1] Plan 3  
**Author:** dsdparsons  
**Date:** 9/8/2022 2:00:56 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

is this an easement within tract C for the public and County to access? Who is building ?



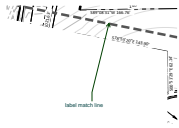
**Subject:** Callout  
**Page Label:** [1] Plan 3  
**Author:** dsdparsons  
**Date:** 9/8/2022 2:07:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

where are the retaining walls located? Are they greater than 4 feet?



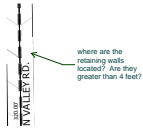
**Subject:** Callout  
**Page Label:** [1] Plan 4  
**Author:** dsdparsons  
**Date:** 9/8/2022 2:02:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

to be installed by developer



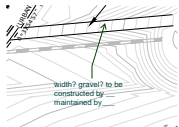
**Subject:** Callout  
**Page Label:** [1] Plan 4  
**Author:** dsdparsons  
**Date:** 9/8/2022 2:04:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label match line



**Subject:** Callout  
**Page Label:** [1] Plan 4  
**Author:** dsdparsons  
**Date:** 9/8/2022 2:08:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

where are the retaining walls located? Are they greater than 4 feet?



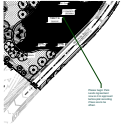
**Subject:** Callout  
**Page Label:** [1] Plan 6  
**Author:** dsdparsons  
**Date:** 9/8/2022 2:09:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

width? gravel? to be constructed by \_\_\_ maintained by \_\_\_



**Subject:** Callout  
**Page Label:** [1] 15  
**Author:** dsdparsons  
**Date:** 9/8/2022 2:10:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

retaining wall details please



**Subject:** Callout  
**Page Label:** [1] 18  
**Author:** dsdparsons  
**Date:** 9/8/2022 2:12:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please begin Park Lands Agreement now so it is approved before plat recording if fees are to be offset.