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

Sheet 5

NOTES

1. All trails to be non-motorized trails.
2. Trails labeled as "County Regional Trail" will be maintained by El Paso County Parks Department.
3. Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
4. Developer shall analyze the need to provide all necessary offsite road improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If offsite road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
5. All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
6. Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
7. Residential lots shall not have direct access to Vollmer Road (Minor Arterial) or Poco Road (XXXX).
8. "The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property."
9. The following utility providers will serve the Sterling Ranch Homestead North Phase 1 Preliminary Plan area:
   Water: Sterling Ranch Metropolitan District
   Wastewater: Sterling Ranch Metropolitan District
   Gas: 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: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report
11. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado 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 District 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.

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_____ 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.

TYPICAL RESIDENTIAL STREET

SCALE: NTS

DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

1 S1 OVERALL SITE

NORTH

VICINITY MAP

SITE DATA

Owner:	Classic SRJ Land, LLC 2138 Flying Horse Club Dr. Colorado Springs, CO 80921 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	35'	40% / 45%	50'	25'	5'	25'

TRACT TABLE

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		

VOLLMER ROAD
URBAN MINOR ARTERIAL CROSS SECTION
SCALE: NTS

SHEET INDEX

SHEET 1 of 20: COVER SHEET
SHEET 2 of 20: LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT
SHEET 3 of 20: PRELIMINARY SITE PLAN
SHEET 4 of 20: PRELIMINARY SITE PLAN
SHEET 5 of 20: PRELIMINARY SITE PLAN
SHEET 6 of 20: PRELIMINARY SITE PLAN
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SHEET 11 of 20: PRELIMINARY UTILITIES PLAN
SHEET 12 of 20: PRELIMINARY UTILITIES PLAN
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SHEET 14 of 20: PRELIMINARY UTILITIES PLAN
SHEET 15 of 20: LANDSCAPE DETAILS & NOTES
SHEET 16 of 20: LANDSCAPE PLAN
SHEET 17 of 20: LANDSCAPE PLAN
SHEET 18 of 20: LANDSCAPE PLAN
SHEET 19 of 20: LANDSCAPE PLAN
SHEET 20 of 20: SITE CONSTRAINTS EXHIBIT

NES

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PLANNER / LANDSCAPE ARCHITECT

JN 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

SHEET TITLE

COVER SHEET

SHEET NUMBER

1

1 OF 20

PLAN FILE #

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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

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.

NES

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PLANNING / LANDSCAPE ARCHITECT

JN 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

SHEET TITLE

LEGAL BOUNDARY EXHIBIT

SHEET NUMBER

2

2 OF 20

PLAN FILE #

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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

SHEET KEY MAP

SITE PLAN

NORTH

SCALE: 1" = 50'

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PRELIMINARY SITE PLAN

SHEET NUMBER

3

3 OF 20

PLAN FILE #

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PRELIMINARY SITE PLAN

SHEET NUMBER

4

4 OF 20

PLAN FILE #

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PRELIMINARY PLAN

SHEET KEY MAP

SITE PLAN

NORTH

0 25 50 100
SCALE: 1" = 50'

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JR ASSOCIATION WITH

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PRELIMINARY SITE PLAN

SHEET NUMBER

5

5 OF 20

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PRELIMINARY SITE PLAN

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6

6 OF 20

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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.

KEY MAP
SCALE: NTS

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.

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.

LOT DRAINAGE TYPES AND
SWALE DIRECTION
NOT TO SCALE

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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

811
Know what's **below.**
Call before you dig.

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 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
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 7 OF 20
JOB NO. 2518812

KEY MAP
SCALE: NTS

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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LOT DRAINAGE TYPES AND
SWALE DIRECTION
NOT TO SCALE

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

LEGEND

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

	EXISTING	PROPOSED
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INLET		
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FLOW DIRECTION & SLOPE		(2.0)%
FLOW DIRECTION ARROW		
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PREPARED FOR
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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 8 OF 20

JOB NO. 2518812

KEY MAP
SCALE: NTS

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NOT TO SCALE

TYPICAL B LOT
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- STORM SEWER PROPOSED
- PROPOSED R.O.W
- PROPOSED PROPERTY LINES
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- DRAINAGE ACCESS & MAINTENANCE EASEMENT

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

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

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 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
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

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.

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.

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.

LOT DRAINAGE TYPES AND SWALE DIRECTION
NOT TO SCALE

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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

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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

PRELIMINARY GRADING PLAN

SHEET 10 OF 20

JOB NO. 2518812

LAYER LINETYPE LEGEND

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

STORM SEWER

MANHOLE
STORM INLET
FLARED END SECTION
RIPRAP

SANITARY SEWER

MANHOLE W/ DIRECTIONAL FLOW ARROW

WATER LINE

FIRE HYDRANT
VALVE

TYPICAL RESIDENTIAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

Know what's **below.**
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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3
PRELIMINARY UTILITY PLAN

SHEET 11 OF 20
JOB NO. 2518812

LAYER LINETYPE LEGEND

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

STORM SEWER

MANHOLE
STORM INLET
FLARED END SECTION
RIPRAP

SANITARY SEWER

MANHOLE W/ DIRECTIONAL FLOW ARROW

WATER LINE

FIRE HYDRANT
VALVE

TYPICAL RESIDENTIAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

50 25 0 50 100
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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

PRELIMINARY UTILITY PLAN

SHEET 12 OF 20

JOB NO. 2518812

LAYER LINETYPE LEGEND

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

STORM SEWER

MANHOLE
STORM INLET
FLARED END SECTION
RIPRAP

SANITARY SEWER

MANHOLE W/ DIRECTIONAL FLOW ARROW

WATER LINE

FIRE HYDRANT
VALVE

TYPICAL RESIDENTIAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

PRELIMINARY UTILITY PLAN

SHEET 13 OF 20

JOB NO. 2518812

LAYER LINETYPE LEGEND

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

STORM SEWER

MANHOLE
STORM INLET
FLARED END SECTION
RIPRAP

SANITARY SEWER

MANHOLE W/ DIRECTIONAL FLOW ARROW

WATER LINE

FIRE HYDRANT
VALVE

TYPICAL RESIDENTIAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

PRELIMINARY UTILITY PLAN

SHEET 14 OF 20

JOB NO. 2518812

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

LANDSCAPE NOTES

1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
2. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
3. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
5. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
6. ALL SOD SHALL BE TALL FESCUE BLEND.
7. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
8. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
9. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
10. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
14. GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
16. SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
17. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
18. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
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.

Landscape Setbacks

See Code Section/Policy 320 &317

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%

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	34	Acer grandidentatum / Bigtooth Maple	30`	30`	2" Cal.	B&B
	Mxh	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
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**
	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
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**
	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
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**
	Cxa	42	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5`	2`	5 GAL	CONT
ANNUALS/PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**
	Srf	12	Solidago rugosa `Fireworks` / Wrinkleleaf Goldenrod	3`	2`	1 GAL	CONT

HATCH LEGEND

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

1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE

2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE

4 PERENNIAL / GROUNDCOVER PLANTING

SCALE: NOT TO SCALE

3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

5 SHRUB PLACEMENT ON SLOPES

SCALE: NOT TO SCALE

6 6' CONCRETE BLOCK NOISE WALL

SCALE: NOT TO SCALE

NES

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Fax 719.471.0267

www.nescolorado.com

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PLANNING / LANDSCAPE ARCHITECT

JTR 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

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

LANDSCAPE NOTES AND DETAILS

SHEET NUMBER

15

15 OF 20

PLAN FILE #

P:\Morley\SR Homestead Filing 3\Drawings\Planning\Final-land\Homestead North Filing 3\Homestead North at SR Filing 3_LS.dwg [15] 7/7/2022 12:28:45 PM jsmith

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

SHEET KEY MAP

NORTH

0 25 50 100
SCALE: 1" = 50'

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LANDSCAPE PLAN

SHEET NUMBER

16

16 OF 20

PLAN FILE #

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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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LANDSCAPE PLAN

SHEET NUMBER

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17 OF 20

PLAN FILE #

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PRELIMINARY PLAN

SHEET KEY MAP

NORTH

0 25 50 100
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SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

18

18 OF 20

PLAN FILE #

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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

SHEET KEY MAP

NORTH

0 25 50 100
SCALE: 1" = 50'

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

JN 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

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

19

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PLAN FILE #

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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

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.

Land Planning
Landscape Architecture
Urban Design
NES

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PLANNERS | LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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

SEAL

ISSUE INFO

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

ISSUE REVISION

SHEET TITLE

SITE CONSTRAINTS EXHIBIT

SHEET NUMBER

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