

PRELIMINARY PLAN

SP 22-007

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 TIMBERIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 IN THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER AND A POINT OF NON-TANGENT;

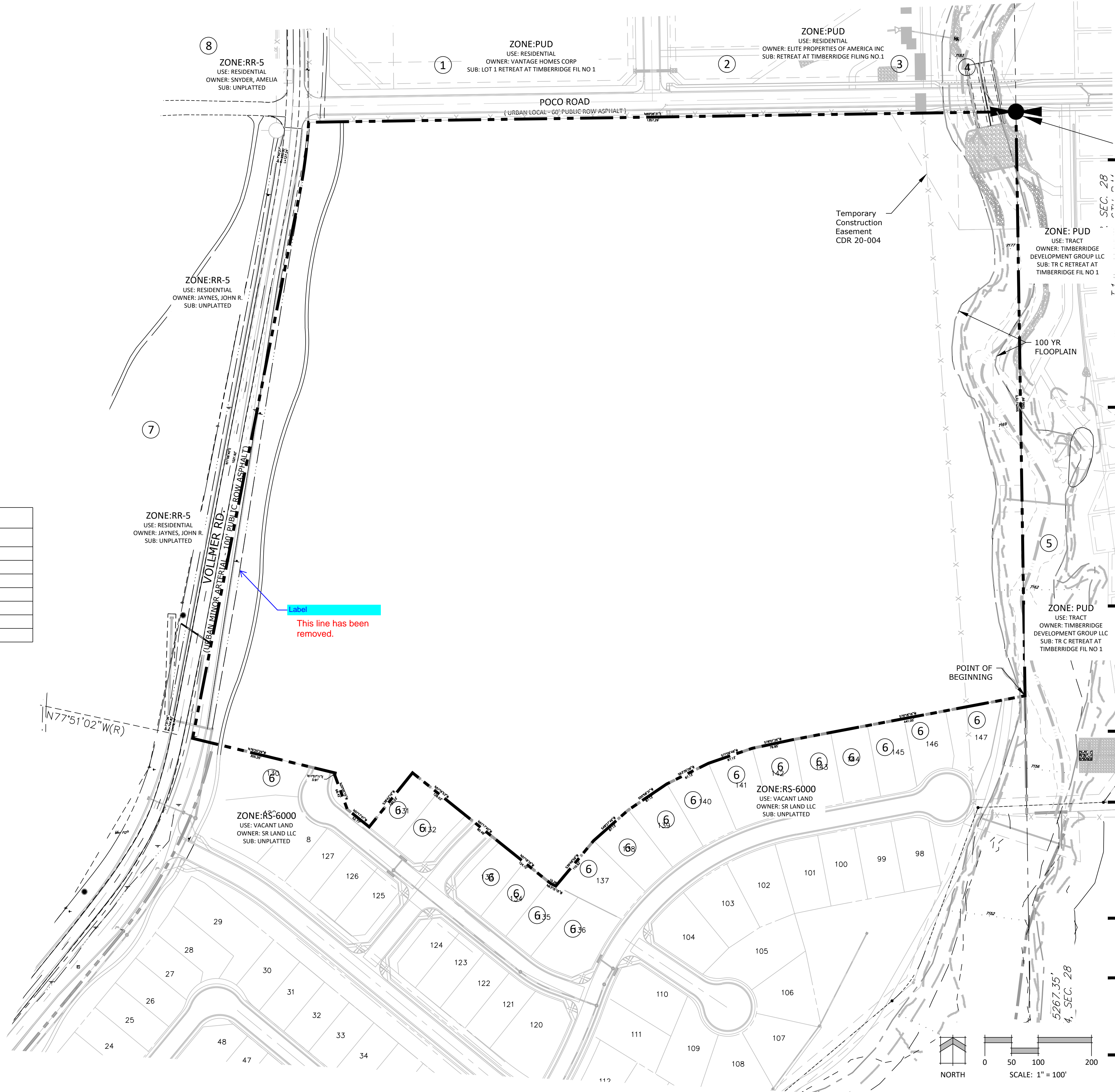
THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS EXTENSION, N89°08'31"E A DISTANCE OF 1,327.21 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 28;

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 should match the rezone; the rezone does not include POCO.

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



N.E.S. Inc.
519 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

OLLMER ROAD

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

ENTITLEMENT

**LEGAL BOUNDARY
EXHIBIT & ADJACENT
OWNERS EXHIBIT**

2

2 OF 21

SP 22-007

TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	85,926	1.97	Landscape, Drainage, Trails, Utilities	Sterling Ranch Metro District
B	76,913	1.77	Park	Sterling Ranch Metro District
C	335,374	7.70	Landscape, Park, 15 FT County/Maintenance Trail, Utilities, Stormwater	Sterling Ranch Metro District & El Paso County
D	3,495	0.08	Landscape	Sterling Ranch Metro District
E	3,495	0.08	Landscape	Sterling Ranch Metro District
F	3,868	0.09	Landscape	Sterling Ranch Metro District
G	3,684	0.08	Landscape	Sterling Ranch Metro District
Total Tract Area:		11.77		

Update table. Not all areas match areas shown in plan view.

Tract table has been updated to match tract areas



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

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ENTITLEMENT

DATE: BY: DESCRIPTION:

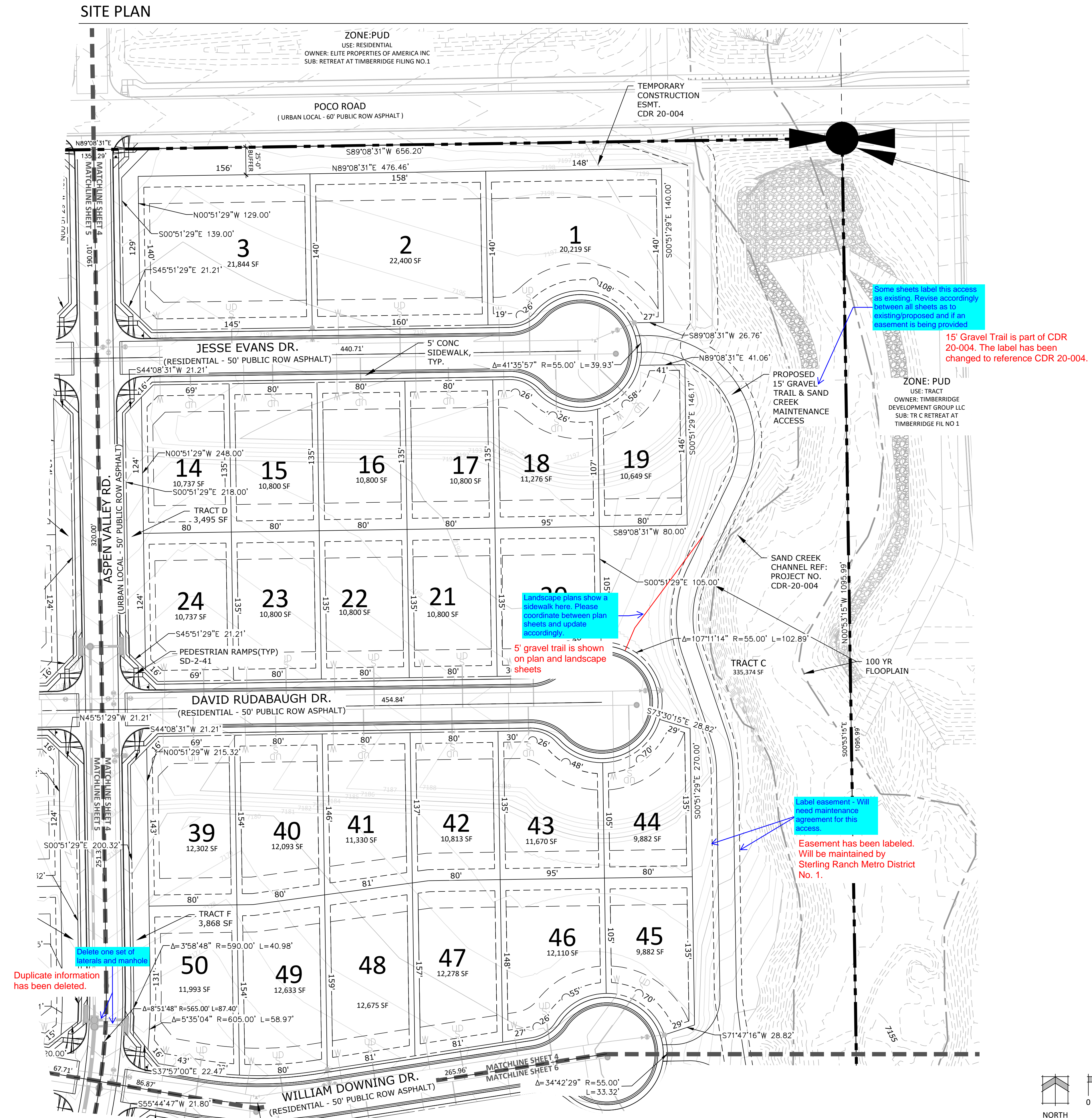
TRACT EXHIBIT

3

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SP 22-007

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



VOLLMER ROAD

PROJECT INFO

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

ENTITLEMENT

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

PRELIMINARY SITE PLAN

4

4 OF 21

GP 22-007

SHEET KEY MAP

1/14 FOR SSC 20
 T-124 ALUMINUM CO.
 REDUCED FOR ALUMINUM CO.
 SIGNED 15 DEC 2006

ZONE:RR-5
USE: RESIDENTIAL
OWNER: SNYDER, AMELIA
SUB: UNPLATTED

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

ZONE:PUD
USE: RESIDENTIAL
OWNER: VANTAGE HOMES CORP
SUB: LOT 1 RETREAT AT TIMBERIDGE FIL NO 1

POOCO ROAD
(URBAN LOCAL - 60' PUBLIC ROW ASPHALT)

VOLLMER RD.
(URBAN MINOR ARTERIAL - 100' PUBLIC ROW ASPHALT)

JESSE EVANS DR.
(RESIDENTIAL - 50' PUBLIC ROW ASPHALT)

DAVID RUDABAUGH DR.
(RESIDENTIAL - 50' PUBLIC ROW ASPHALT)

WILLIAM DOWNING DR.
(RESIDENTIAL - 50' PUBLIC ROW ASPHALT)

ASPEN VALLEY RD.
(URBAN LOCAL - 60' PUBLIC ROW ASPHALT)

TRACT A
85,926 SF

TRACT B
3,684 SF

TRACT G
3,495 SF

LOT 1
19,683 SF

LOT 2
21,822 SF

LOT 3
26,112 SF

LOT 4
13,909 SF

LOT 5
18,041 SF

LOT 6
8,939 SF

LOT 7
10,751 SF

LOT 8
10,800 SF

LOT 9
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LOT 10
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LOT 11
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LOT 12
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LOT 13
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10,930 SF

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VOLLMER ROAD

STAMP

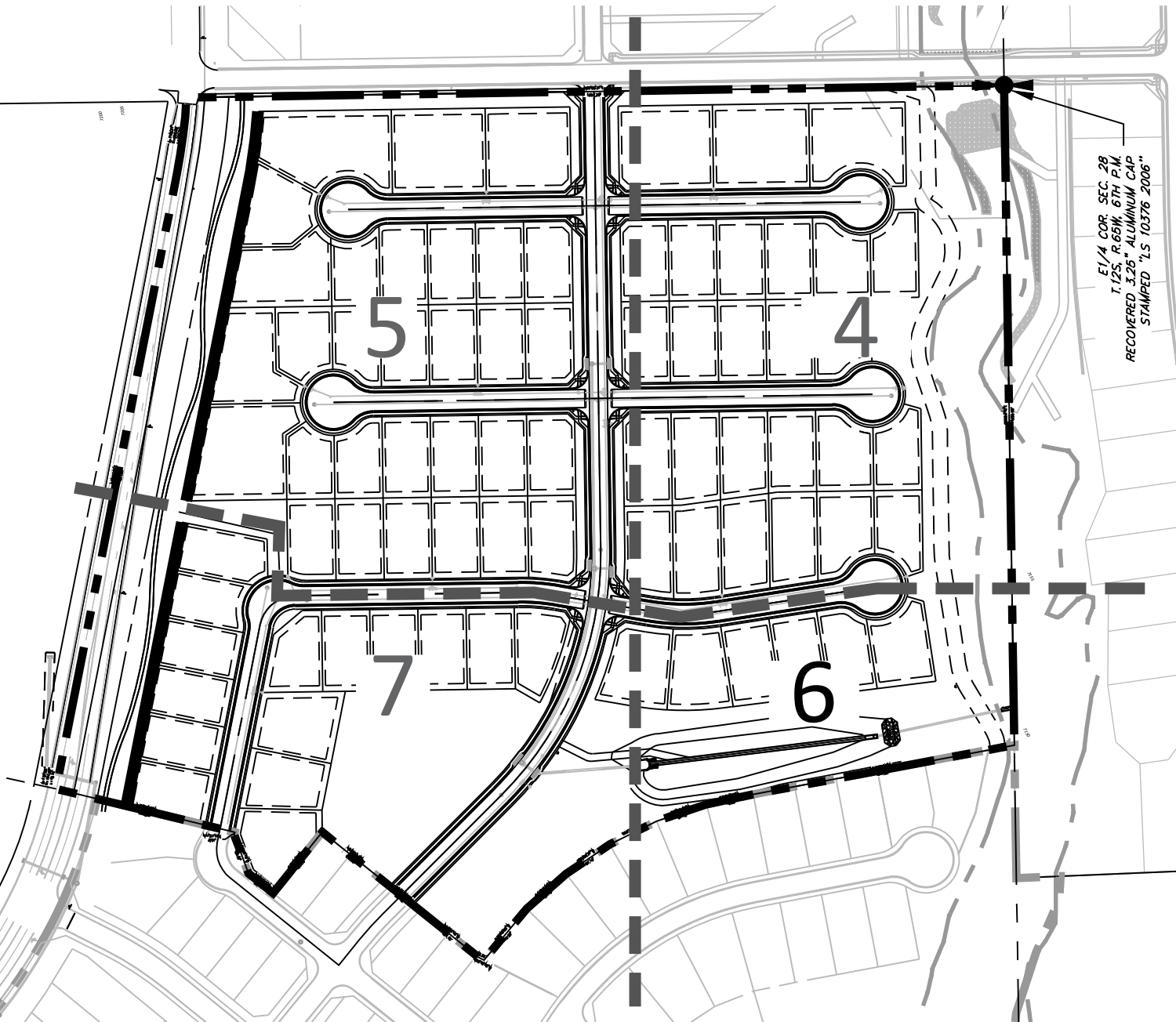
ISSUE INFO

ISSUE / REVISION

5

PLAN FILE # SP 22-007

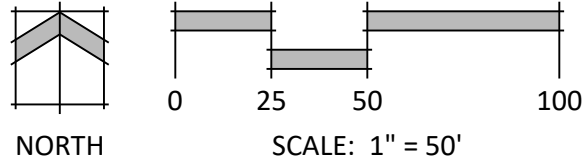
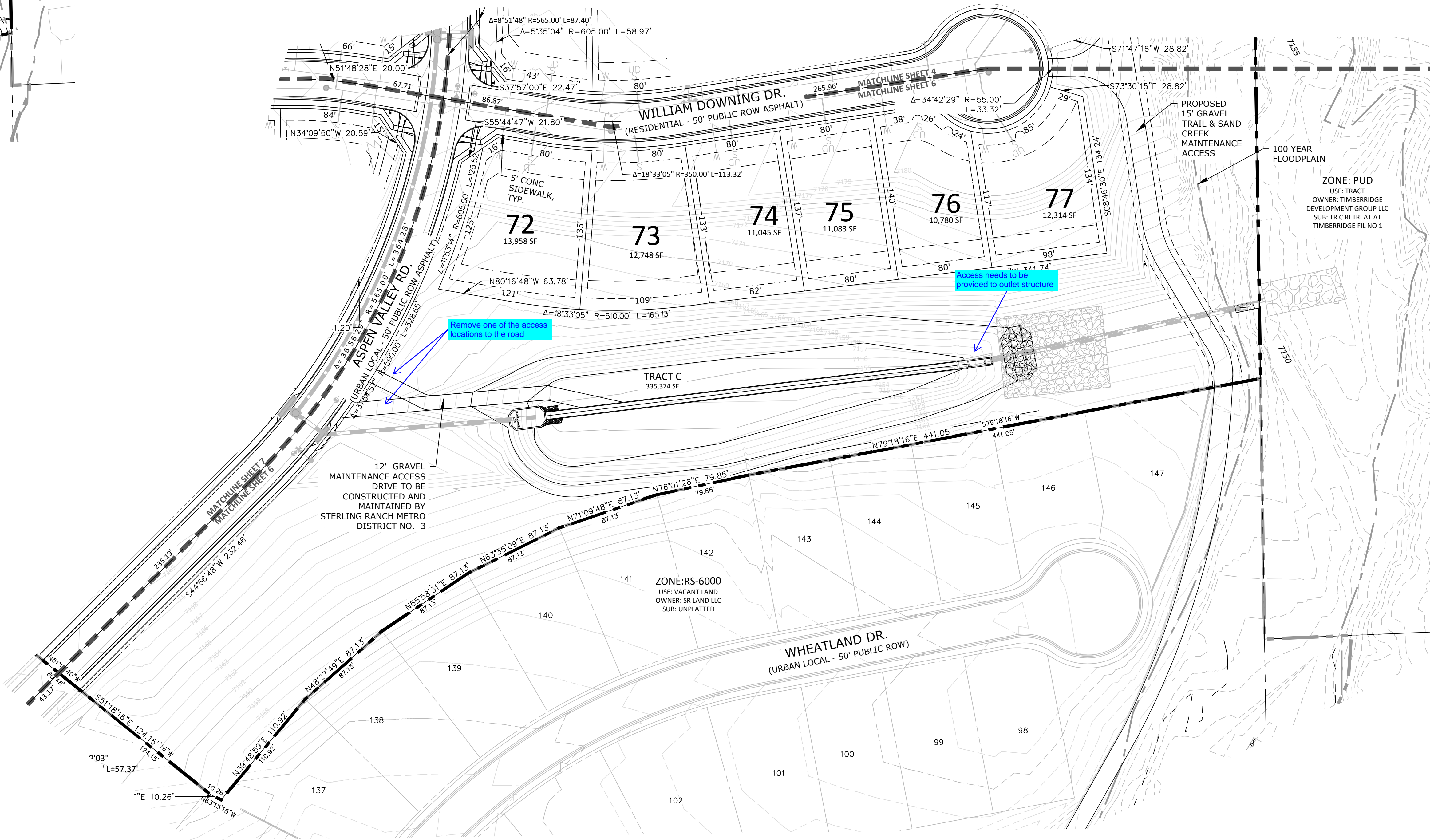
SHEET KEY MAP



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

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ENTITLEMENT

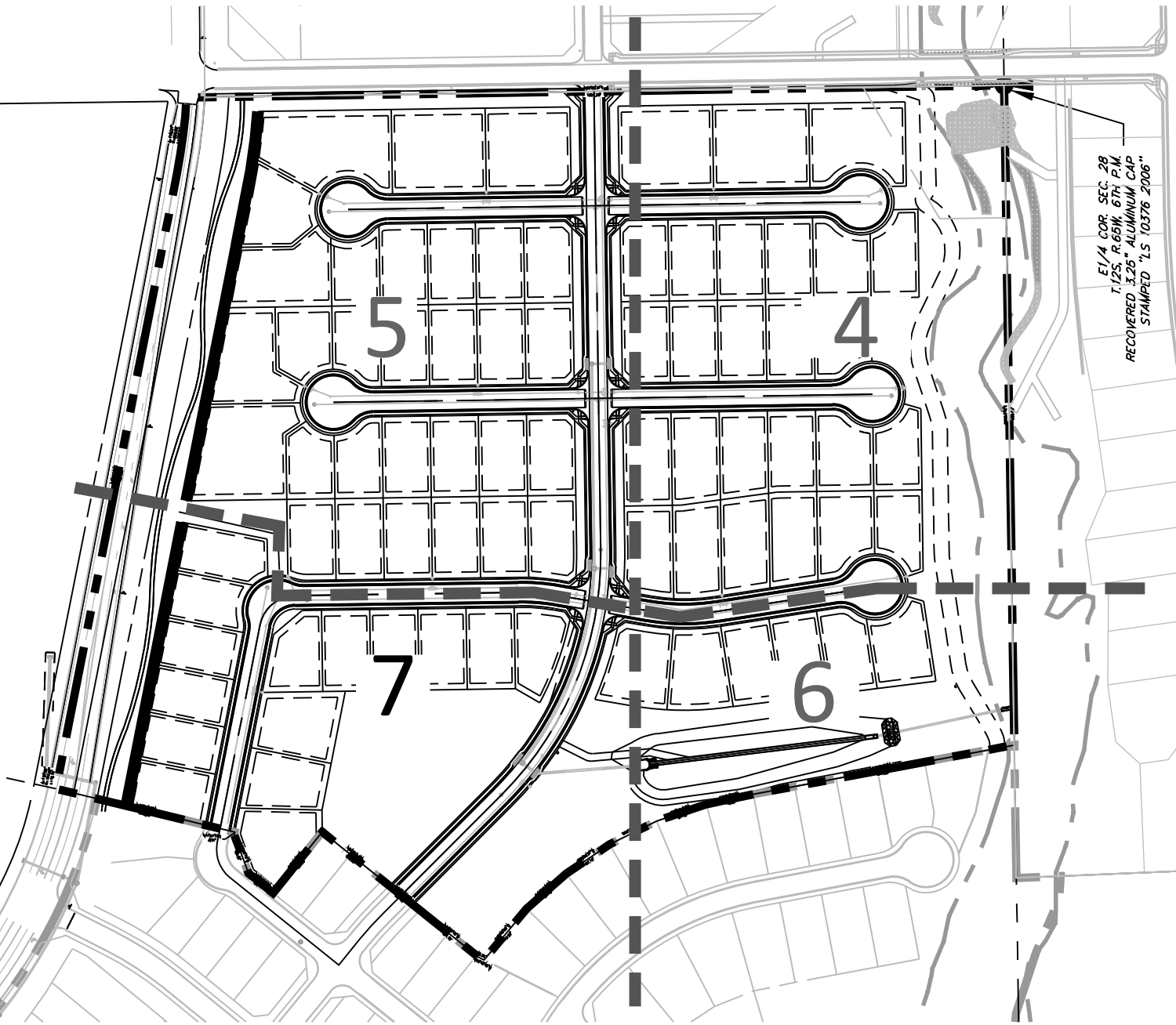
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PRELIMINARY SITE PLAN

6

6 OF 21

SP 22-007

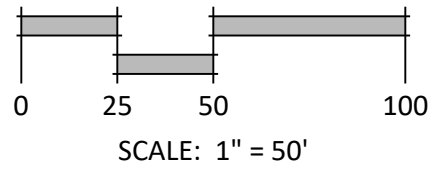
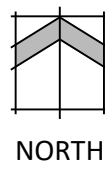
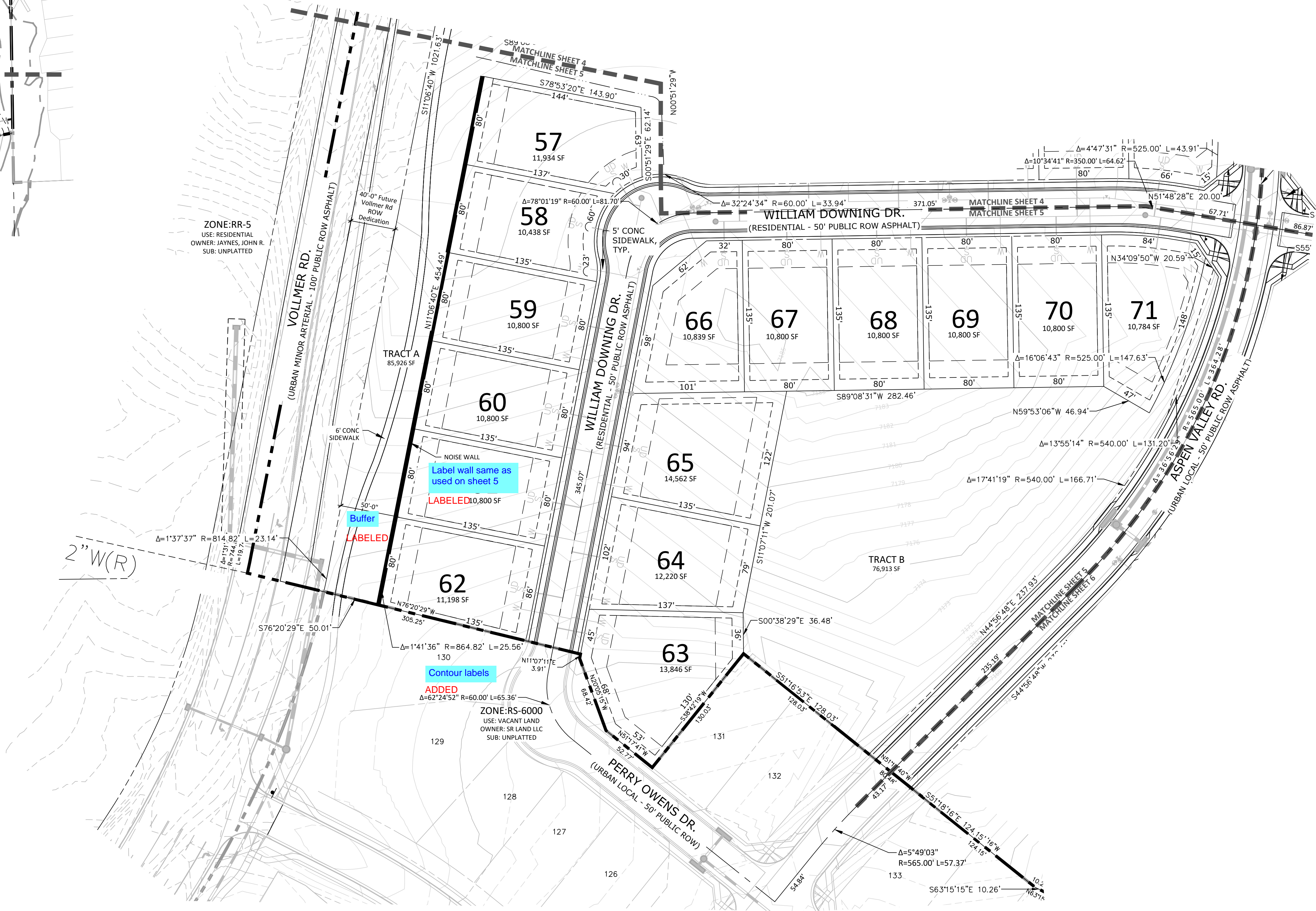


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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

SITE PLAN



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

DATE: 07.07.2022
PROJECT MGR: A. BARLOW
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ENTITLEMENT

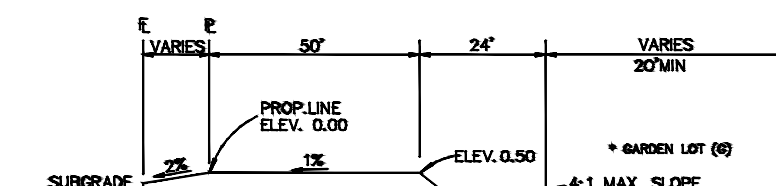
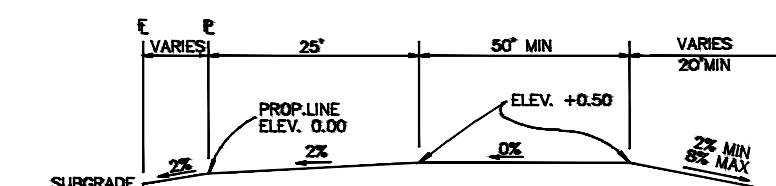
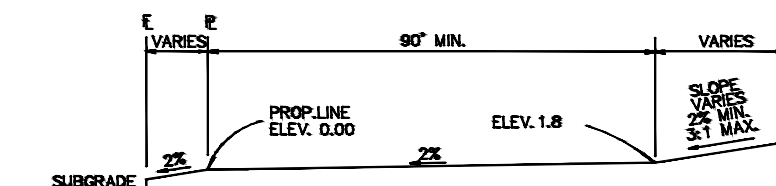
DATE: 11/04/2022 BY: JS DESCRIPTION: COUNTY COMMENTS

PRELIMINARY SITE PLAN

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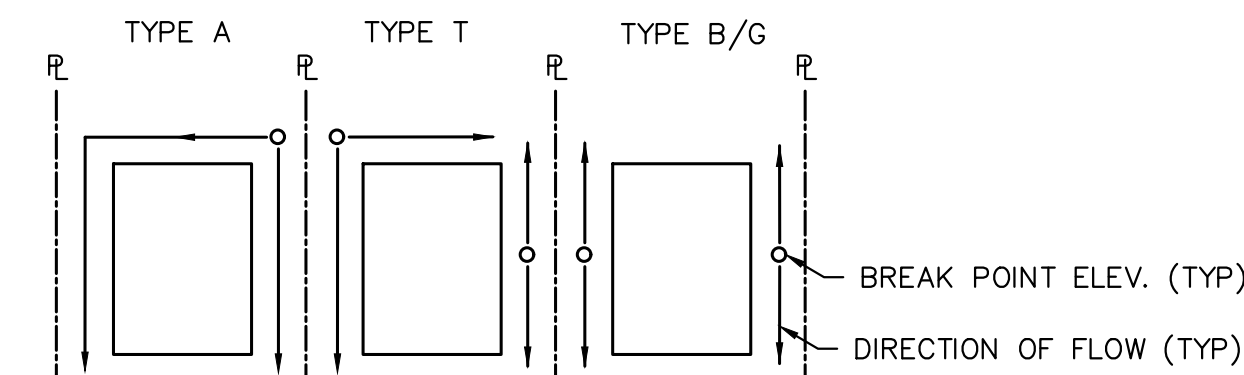
7 OF 21

SP 22-007

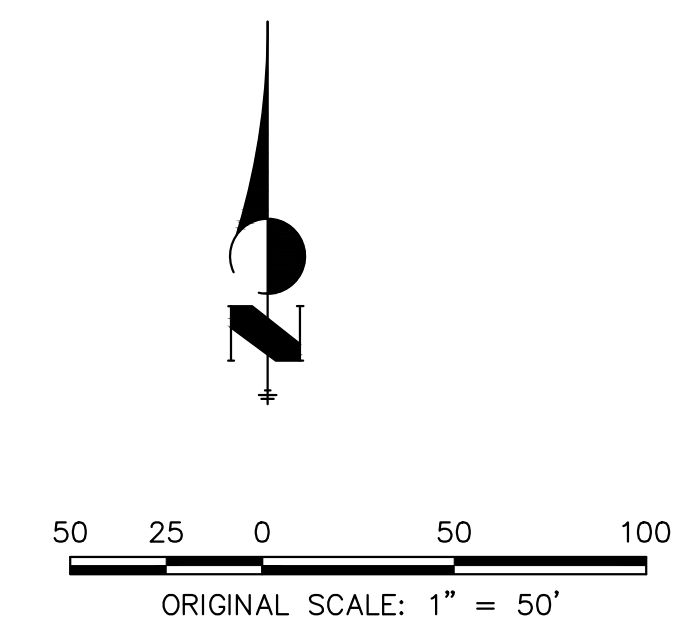


NOTE:
"T" LOTS OR "TRANSITION " LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

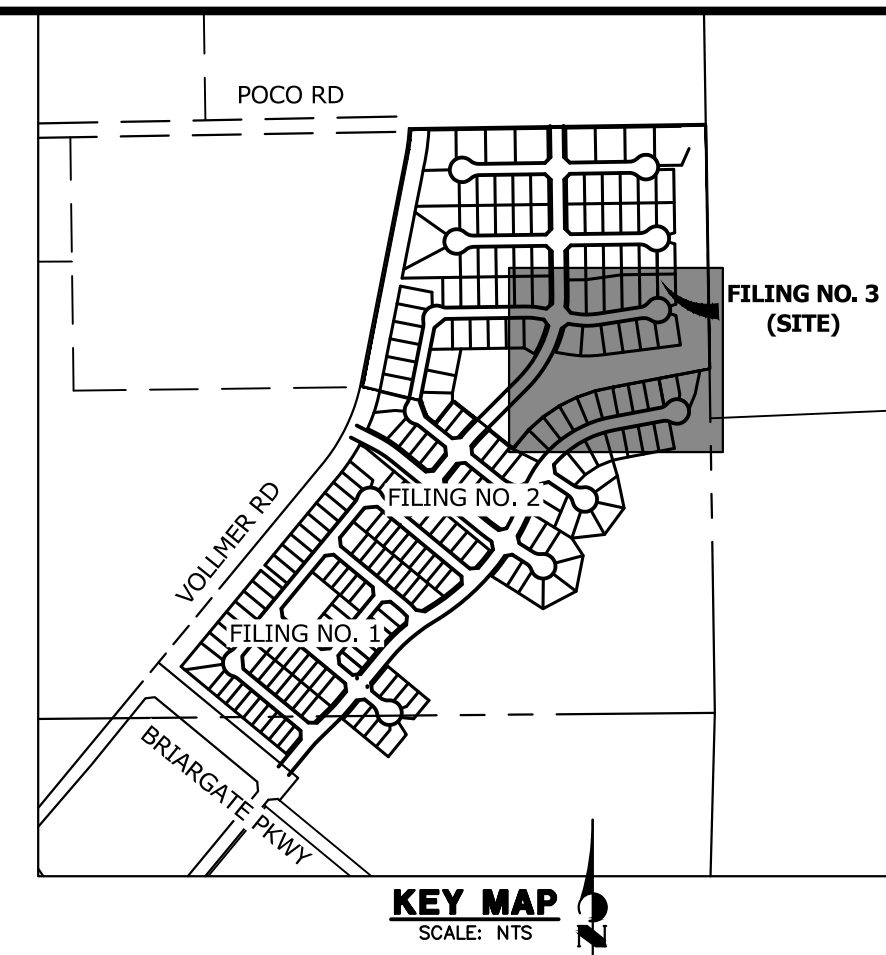
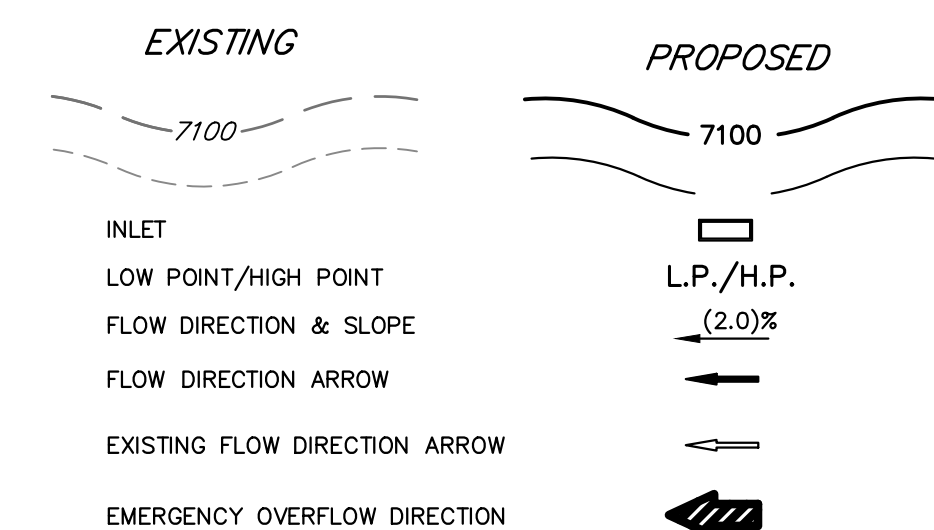
NOTE:
SIDE LOT SWALES WILL BE PROVIDED WHEN
APPROPRIATE.



LOT DRAINAGE TYPES AND
SWALE DIRECTION
NOT TO SCALE



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 2.0' 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.

SHEET	11	OF	21
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3			
PRELIMINARY GRADING PLAN			
H-SCALE	1"=50'	No.	REVISION
V-SCALE	N/A		
DATE	10/07/22		
DESIGNED BY	QNL		
DRAWN BY	QNL		
CHECKED BY			
		BY DATE	
			
J·R ENGINEERING			
A Western Company			
Centennial 303-740-9383 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com			
SR LAND, LLC		PREPARED FOR	
20 BOULDER CRESCENT SUITE 200			
COLORADO SPRINGS, CO 80903			
XEROXED FROM ORIGINALS FOR THE PURPOSES OF THIS SET ONLY. THESE DRAWINGS ARE UNLESS OTHERWISE NOTED, APPROVED BY THE ARCHITECT AND DESIGNED BY WRITTEN AUTHORIZATION.			
JAMES F. MORLEY			
(719) 471-1742			
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING WILL BE RESPONSIBLE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.			
JOB NO.	2518812		

P:\WorleySR Homestead Filing 3\Drawings\Planning\Final\Land\Homestead North at SR Filing 3_LS.dwg [15] 1/17/2022 5:30:04 PM Jennifer Shagin

HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

LANDSCAPE NOTES

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

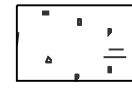
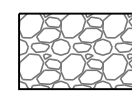
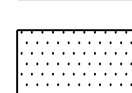
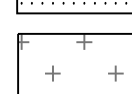

See Code Section/Policy 320 &317

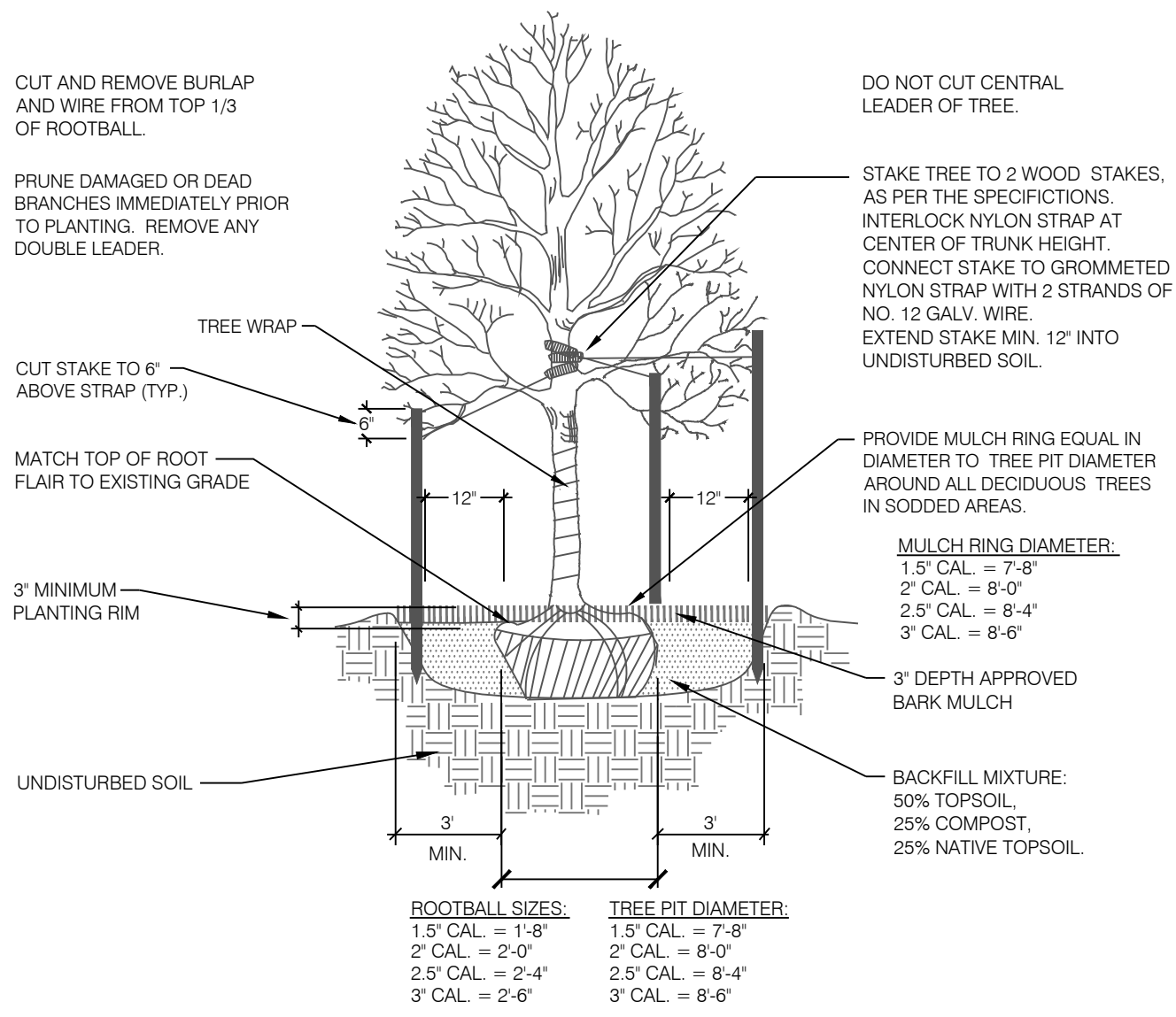
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
Vollmer Road	Minor Arterial	20	1,180	1 / 25	48/48
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan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

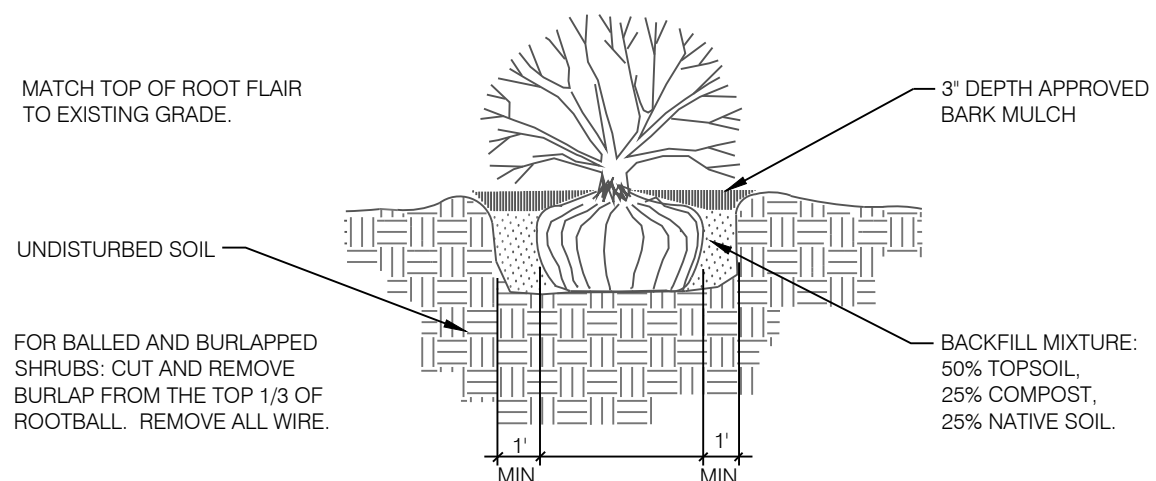
HATCH LEGEND

	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% Dropsseed, Sand, Drill Seed @ 21 lbs PLS/AC, Hydroseed @ 42 lbs PLS/AC	97,537 SF



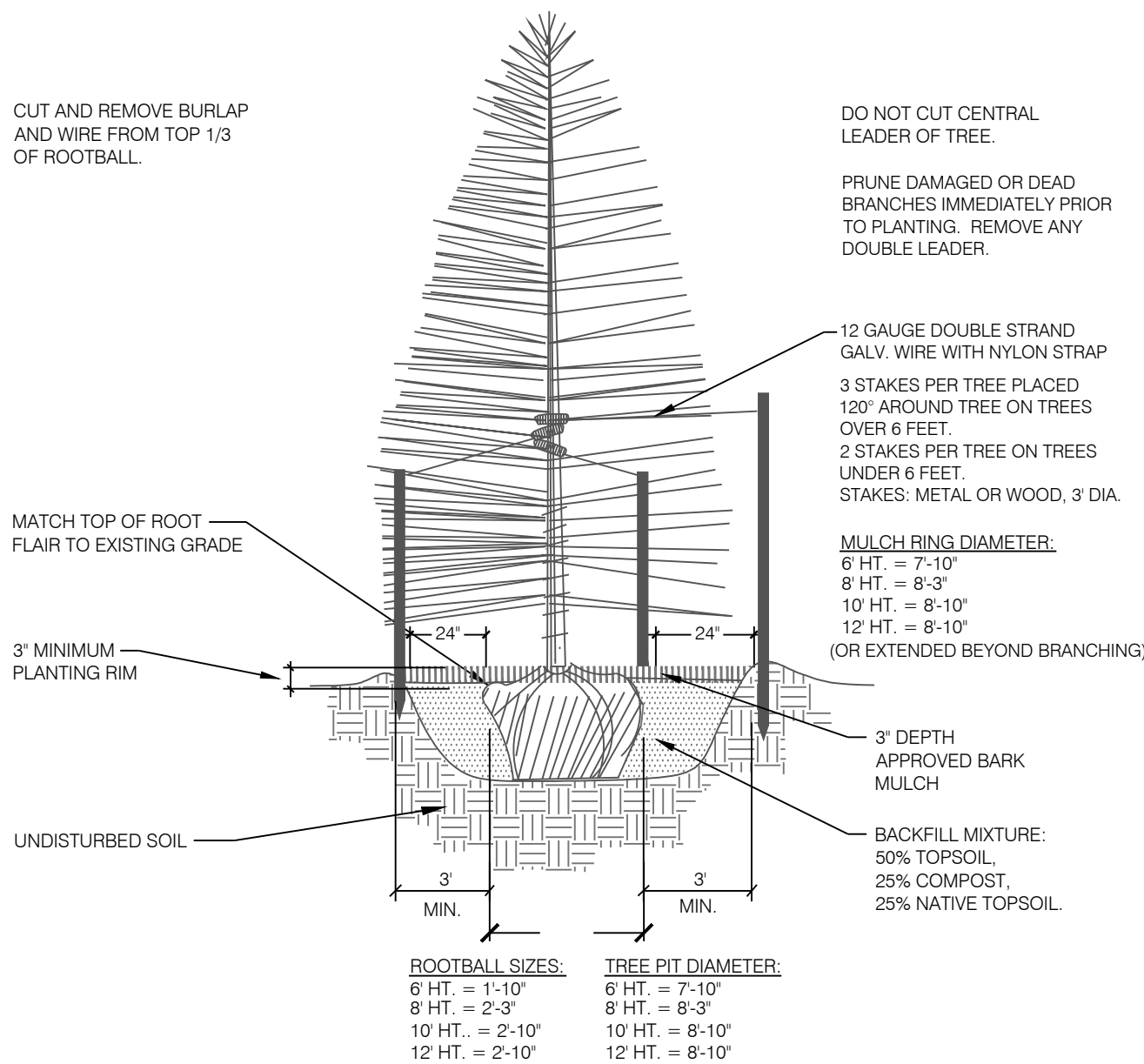
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



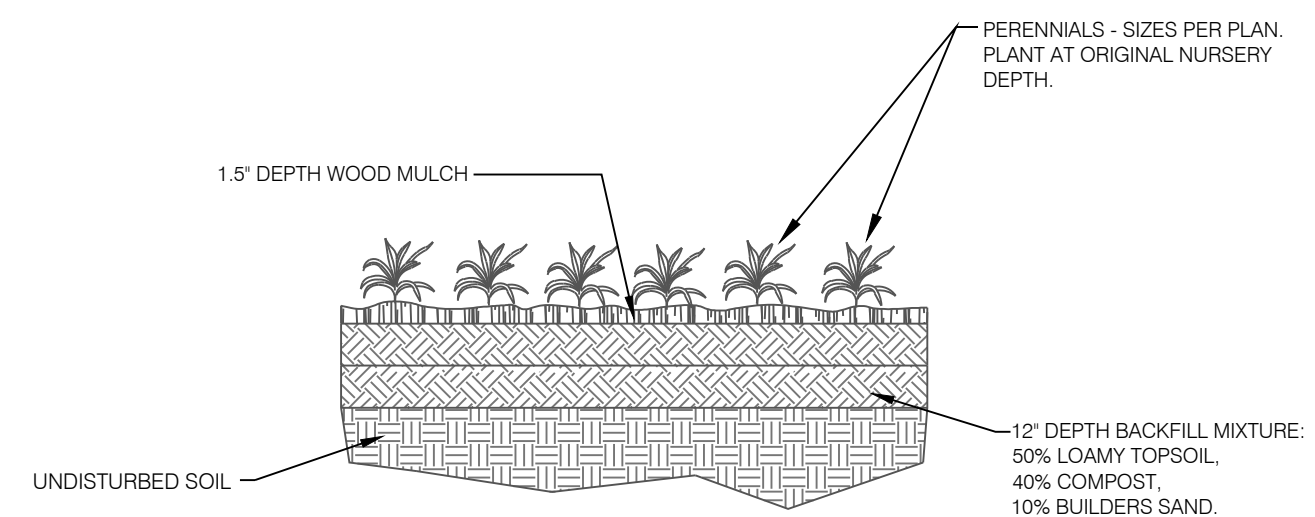
3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



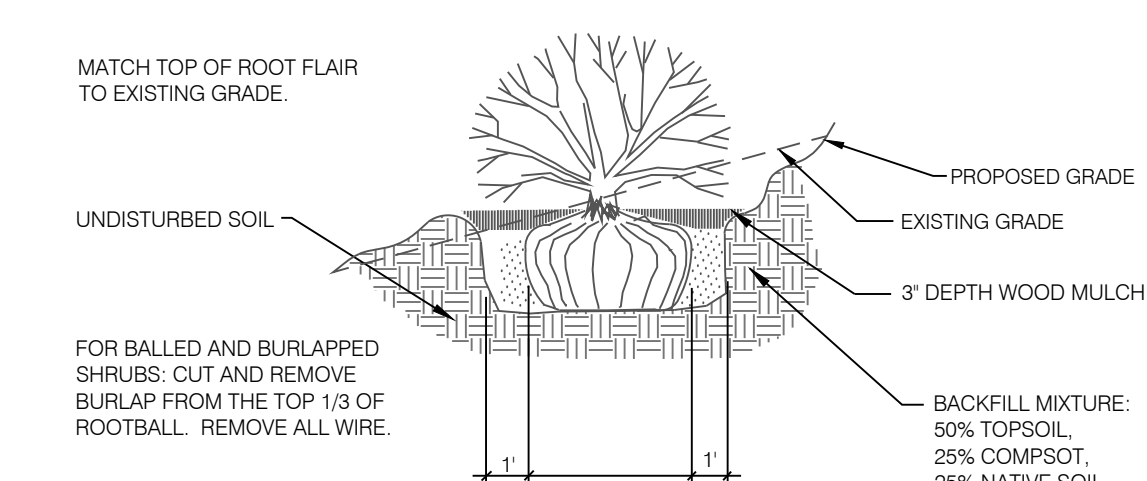
2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



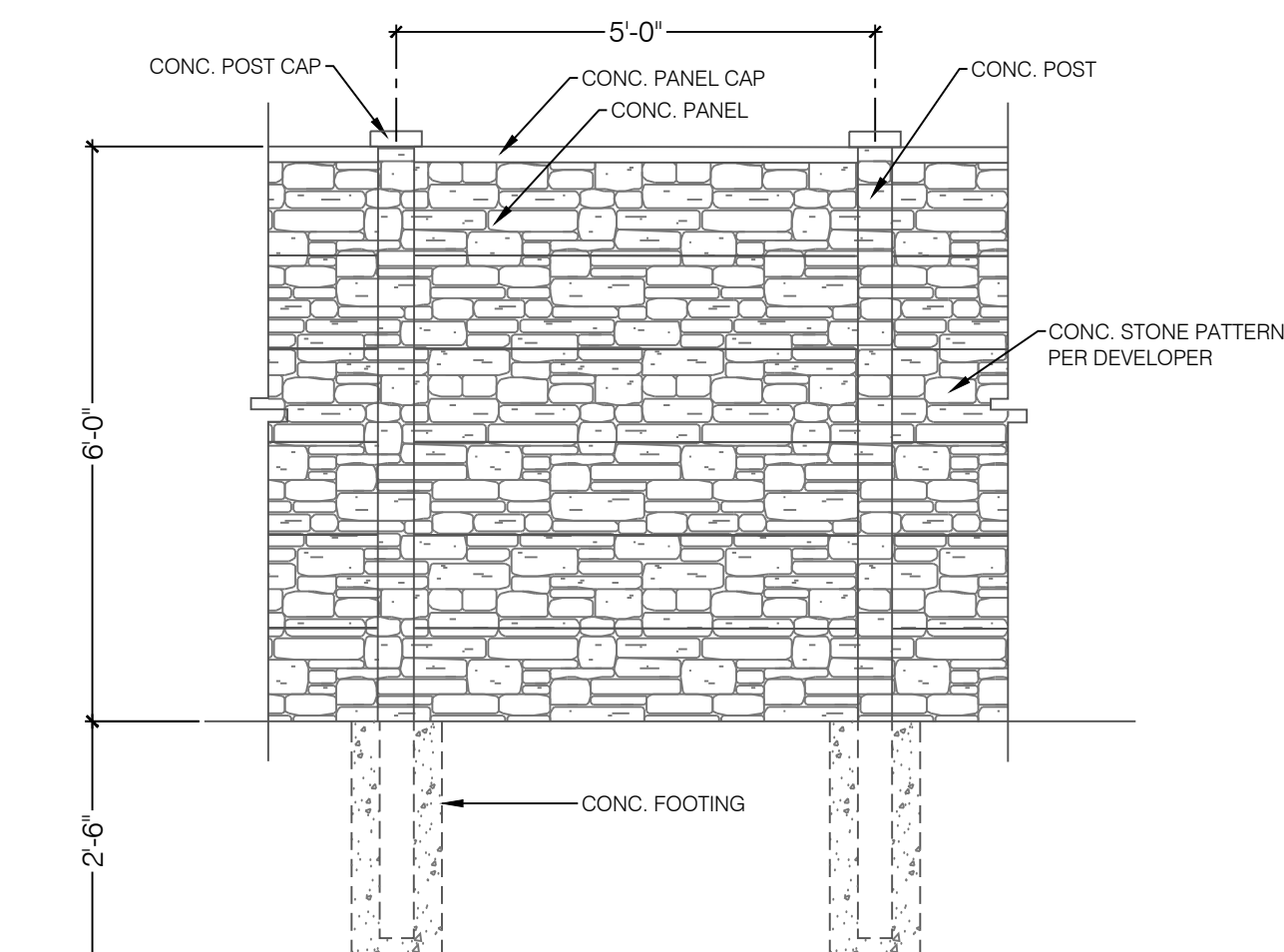
4 PERENNIAL / GROUND COVER PLANTING

SCALE: NOT TO SCALE



5 SHRUB PLACEMENT ON SLOPES

SCALE: NOT TO SCALE



6 6' HEIGHT CONCRETE BLOCK WALL

SCALE: 1/2" = 1'-0"



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

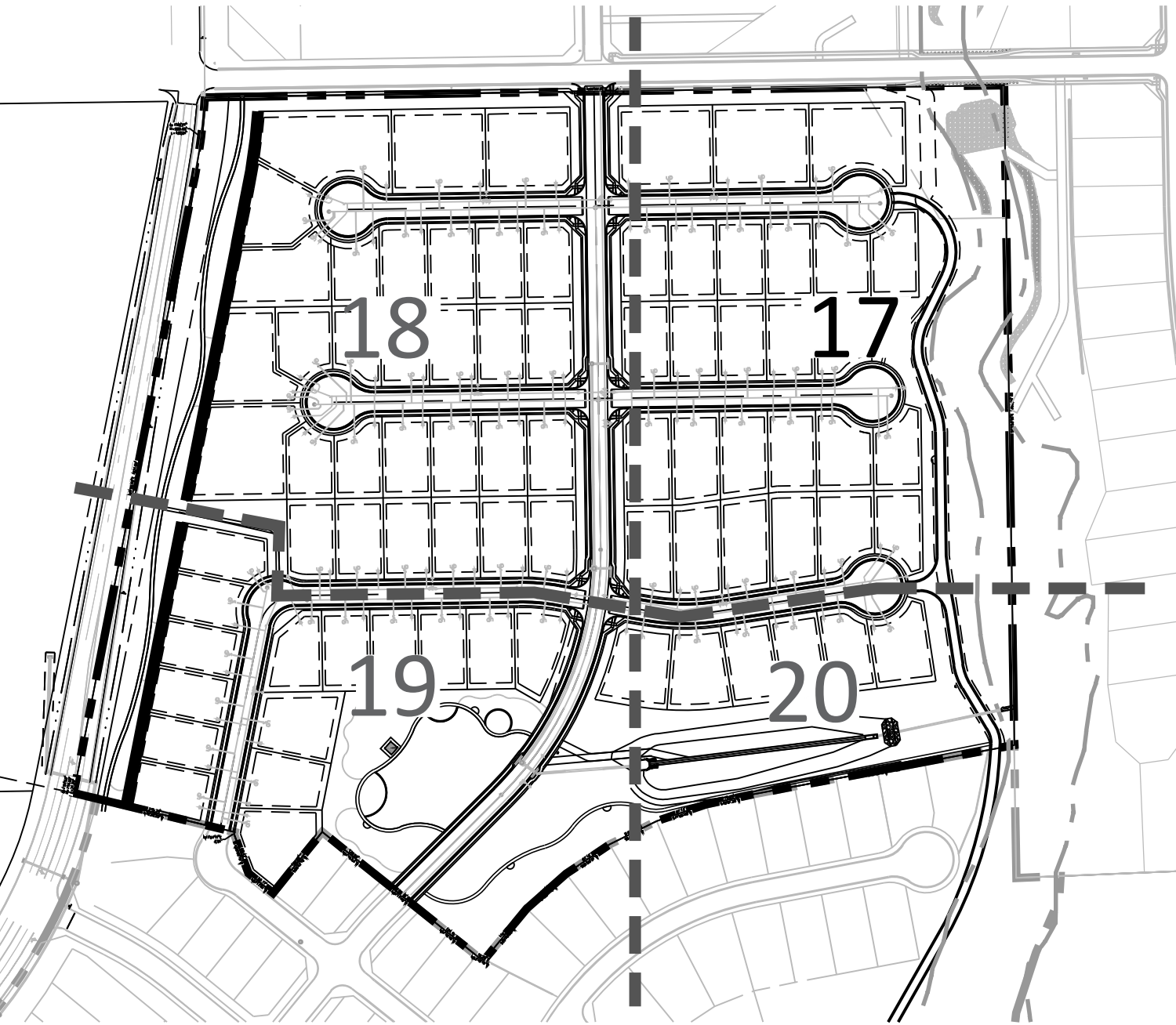
LANDSCAPE NOTES AND DETAILS

16

16 OF 21

SP 22-007

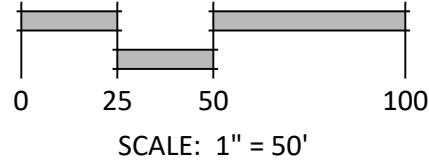
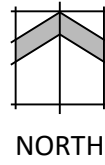
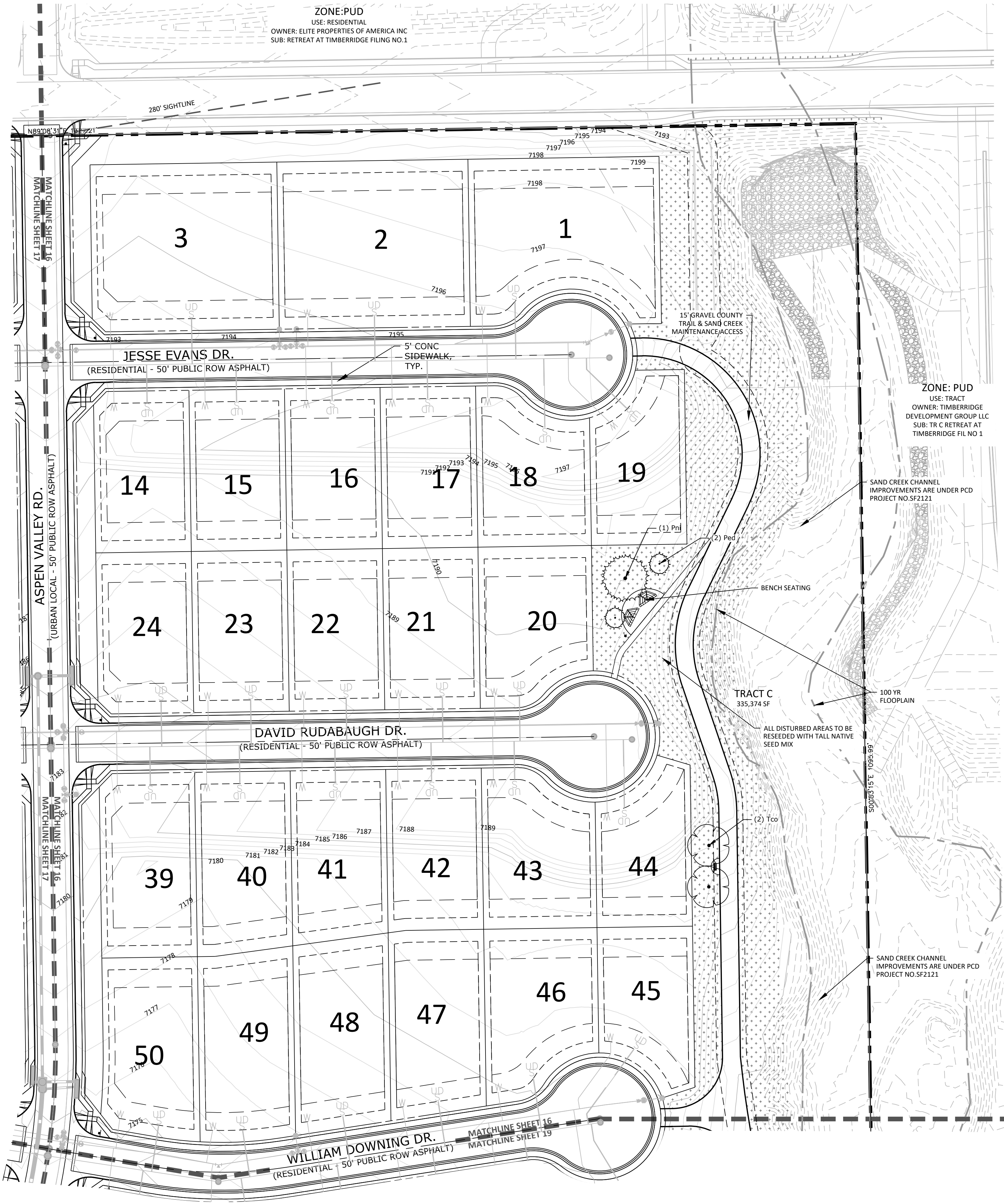
SHEET KEY MAP



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

HOMESTEAD NORTH AT STERLING RANCH FILING 3

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



SCALE: 1" = 50'



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

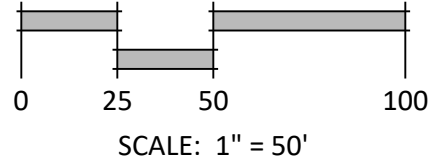
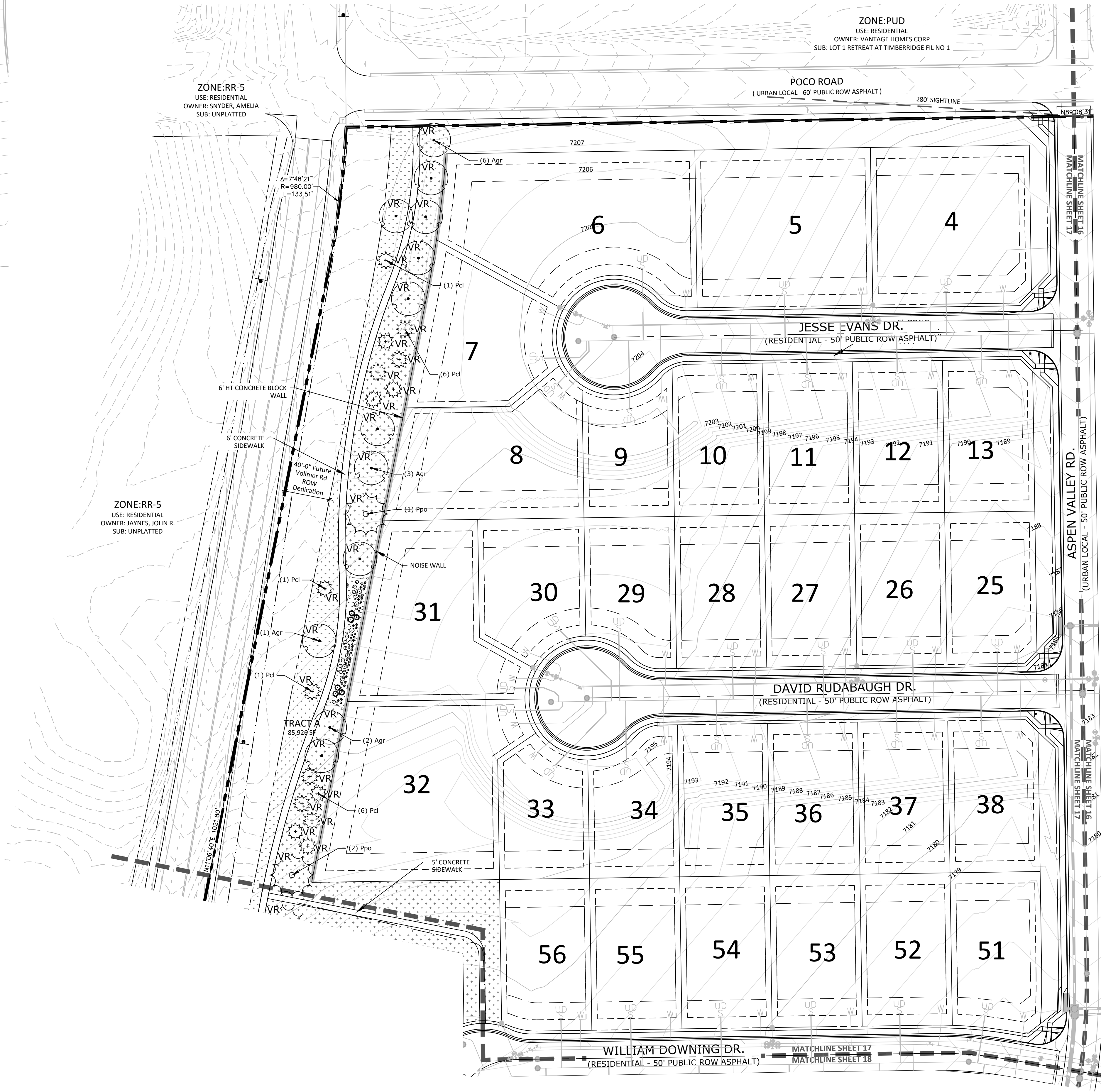
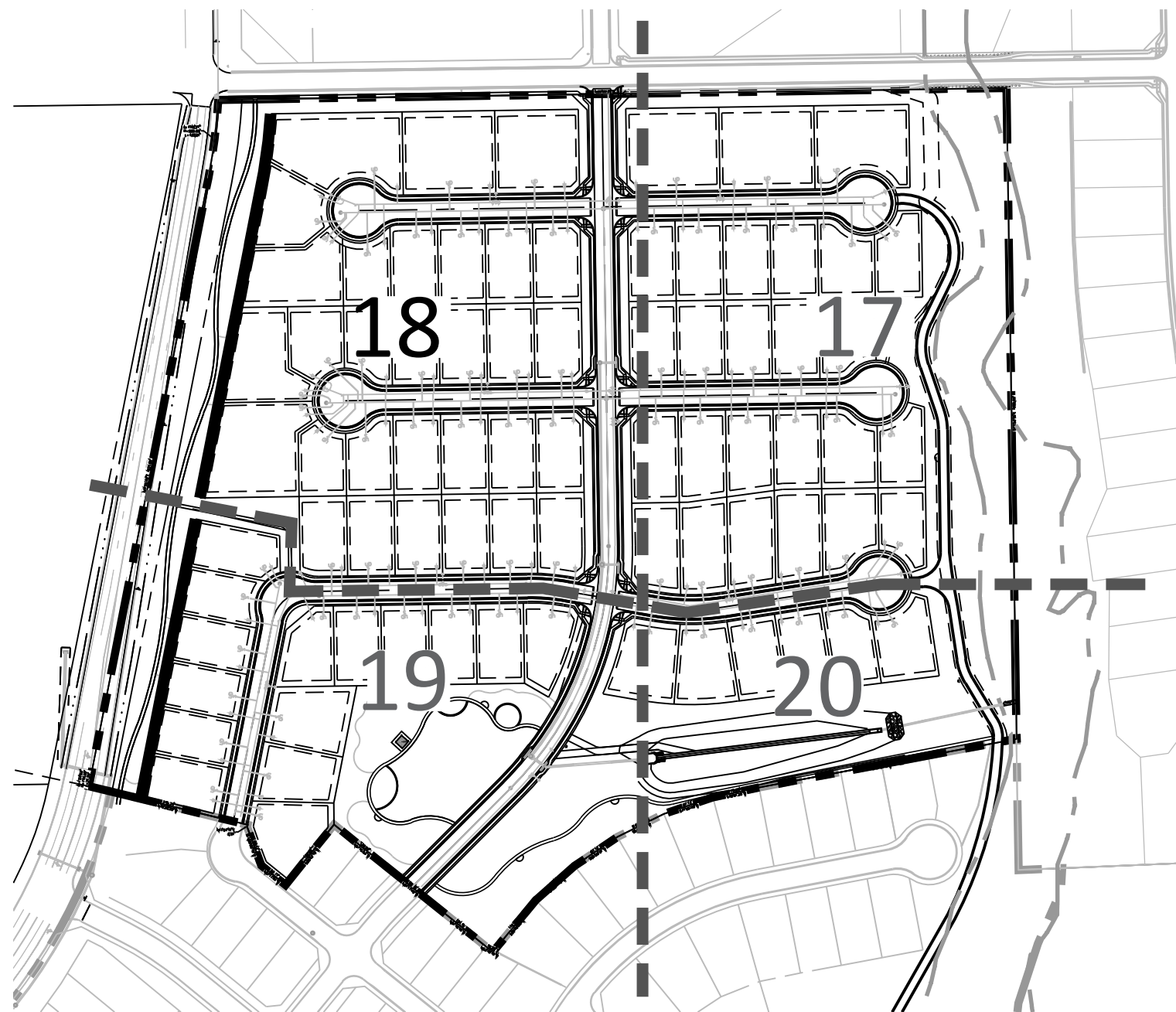
17

17 OF 21

SP 22-007

HOMESTEAD NORTH AT STERLING RANCH FILING 3

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



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

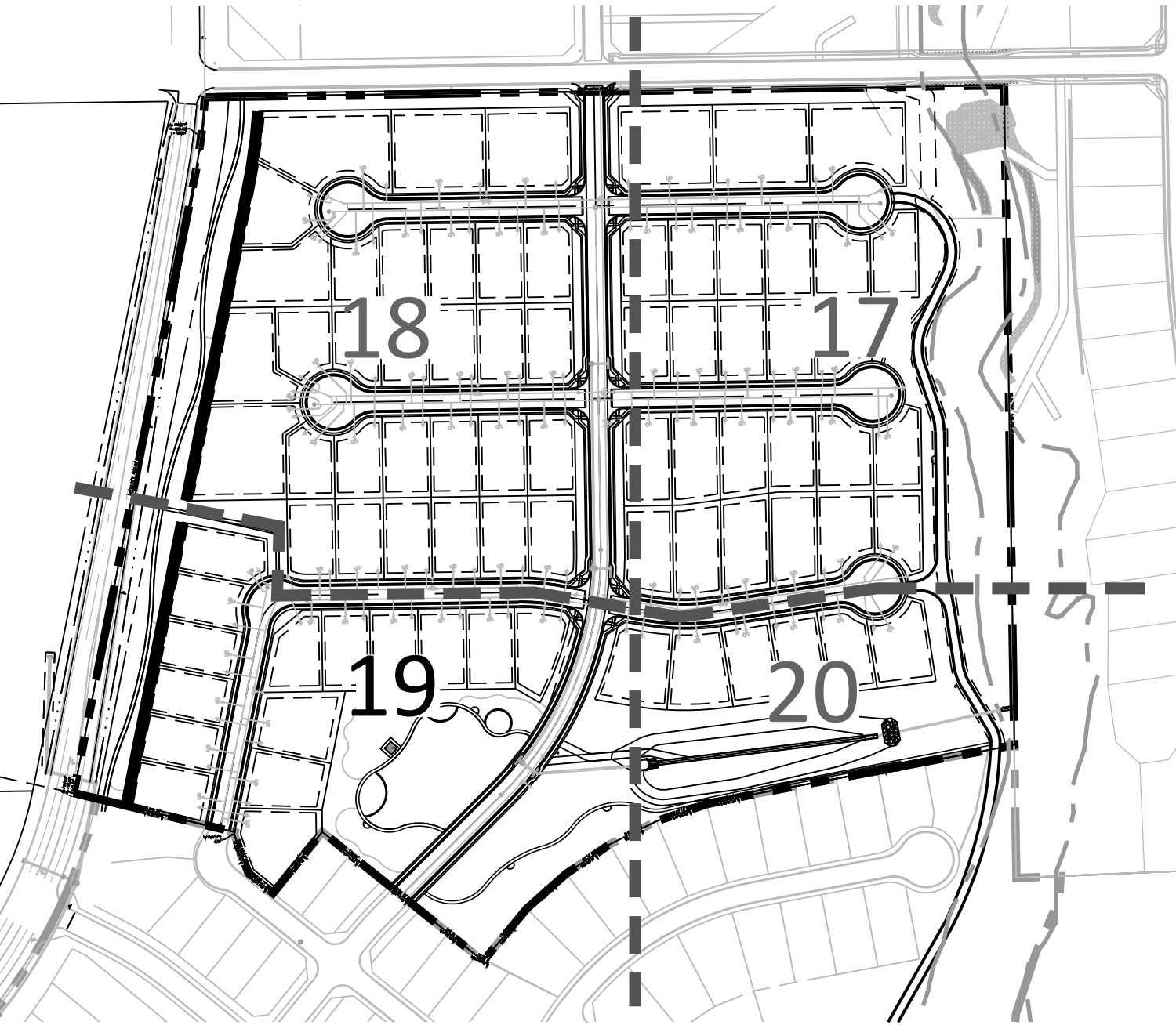
LANDSCAPE PLAN

18

18 OF 21

SP 22-007

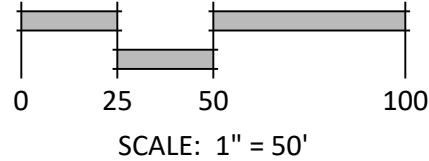
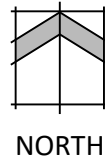
SHEET KEY MAP



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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



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IN ASSOCIATION WITH

HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

PROJECT INFO

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

STAMP

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

19

19 OF 21

SHEET NUMBER

PLAN FILE #

SP 22-007

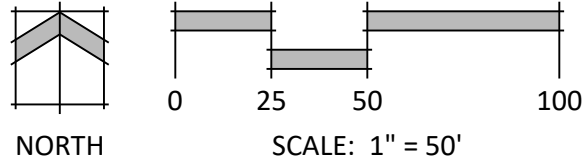
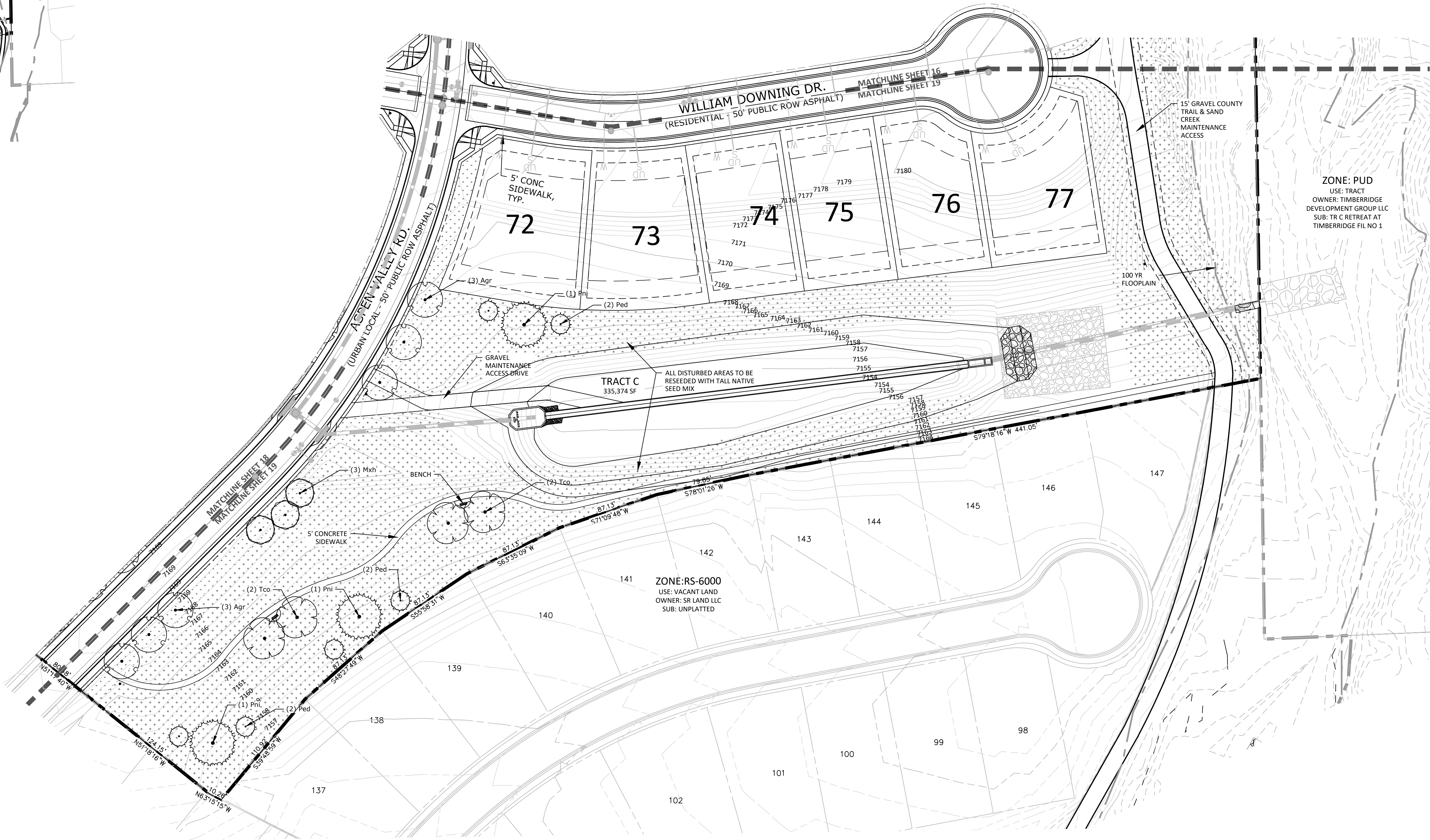
SHEET KEY MAP



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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VOLLMER ROAD

PROJECT INFO

DATE: 07.07.2022
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PREPARED BY: B. HALSTEN & J. SMITH

STAMP

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

20

20 OF 21

SHEET NUMBER

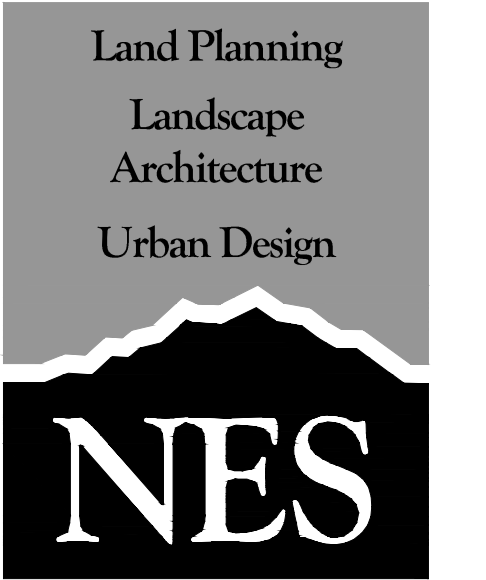
PLAN FILE #

SP 22-007

HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

PRELIMINARY PLAN

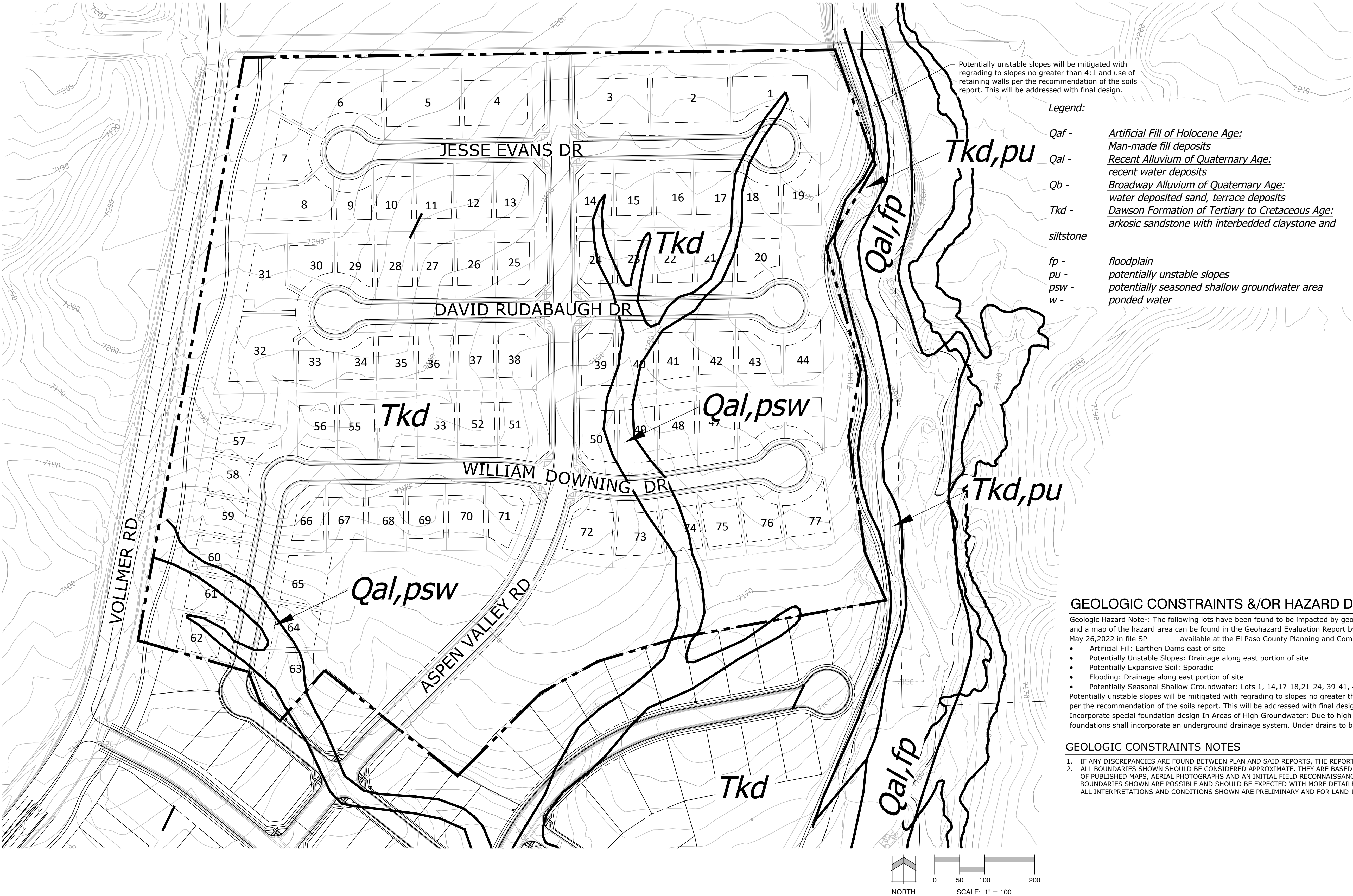


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- Legend:
- Qaf - Artificial Fill of Holocene Age: Man-made fill deposits
 - Qal - Recent Alluvium of Quaternary Age: recent water deposits
 - Qb - Broadway Alluvium of Quaternary Age: water deposited sand, terrace deposits
 - Tkd - Dawson Formation of Tertiary to Cretaceous Age: arkosic sandstone with interbedded claystone and siltstone
 - fp - floodplain
 - pu - potentially unstable slopes
 - psw - potentially seasoned shallow groundwater area
 - w - ponded water

GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

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

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

Potentially unstable slopes will be mitigated with regrading to slopes no greater than 4:1 and use of retaining walls per the recommendation of the soils report. This will be addressed with final design. In Areas of Expansive Soils: Incorporate special foundation design In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. Under drains to be maintained by the District.

GEOLOGIC CONSTRAINTS NOTES

1. IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
2. ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE INTERPRETATION OF PUBLISHED MAPS, AERIAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION. ALL INTERPRETATIONS AND CONDITIONS SHOWN ARE PRELIMINARY AND FOR LAND-USE PLANNING ONLY.

HOMESTEAD NORTH AT STERLING RANCH PHASE 3

VOLLMER RD

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

SITE CONSTRAINTS EXHIBIT

21

21 OF 21

SP 22-007

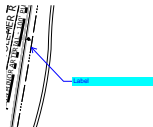
Preliminary Plan Drawings_v2.pdf Markup Summary 12-5-2022

CDurham (18)

I on all sales documents and on plat note
stead North Phase 1 Preliminary Plan are
Delete Phase 1 and add
Filing No. 3
a Preliminary Plan for this subdivision and
act Study; Drainage Report; Water Resol.
t; Natural Features & Wetlands Report; h

Subject: Callout
Page Label: [1] Cover-1
Author: CDurham
Date: 11/29/2022 4:54:00 PM
Status:
Color: ■
Layer:
Space:

Delete Phase 1 and add Filing No. 3



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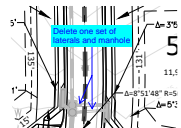
Label

Update table. Not all areas match areas shown in plan view.

Area (AC)
1.97
1.77

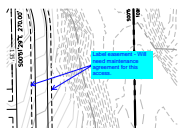
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Update table. Not all areas match areas shown in plan view.



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Author: CDurham
Date: 11/29/2022 5:03:44 PM
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Space:

Delete one set of laterals and manhole



Subject: Callout
Page Label: [1] Plan 4
Author: CDurham
Date: 11/30/2022 9:27:22 AM
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Space:

Label easement - Will need maintenance agreement for this access.

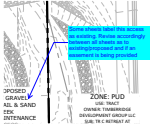


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Author: CDurham
Date: 11/29/2022 5:39:04 PM
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Space:



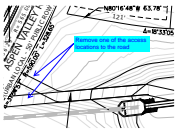
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Author: CDurham
Date: 11/29/2022 5:39:30 PM
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Space:

Landscape plans show a sidewalk here. Please coordinate between plan sheets and update accordingly.



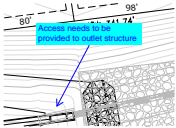
Subject: Callout
Page Label: [1] Plan 4
Author: CDurham
Date: 11/30/2022 9:28:45 AM
Status:
Color: ■
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Space:

Some sheets label this access as existing. Revise accordingly between all sheets as to existing/proposed and if an easement is being provided



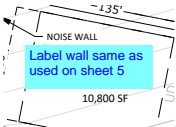
Subject: Callout
Page Label: [1] Plan 7
Author: CDurham
Date: 11/29/2022 5:09:58 PM
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Color: ■
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Space:

Remove one of the access locations to the road



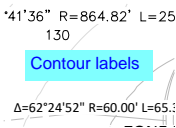
Subject: Callout
Page Label: [1] Plan 7
Author: CDurham
Date: 11/29/2022 5:10:49 PM
Status:
Color: ■
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Space:

Access needs to be provided to outlet structure



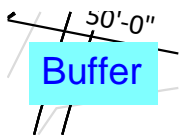
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Author: CDurham
Date: 11/29/2022 5:06:48 PM
Status:
Color: ■
Layer:
Space:

Label wall same as used on sheet 5



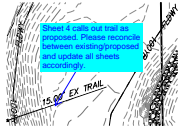
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Author: CDurham
Date: 11/29/2022 5:07:12 PM
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Space:

Contour labels



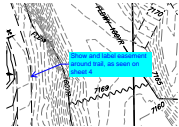
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Date: 11/29/2022 5:07:49 PM
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Buffer



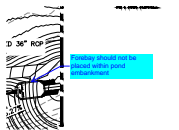
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2518812 Prelim GR02
Author: CDurham
Date: 11/29/2022 5:22:17 PM
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Color: ■
Layer:
Space:

Sheet 4 calls out trail as proposed. Please reconcile between existing/proposed and update all sheets accordingly.



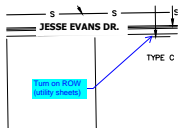
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Page Label: 2022-10-07_2518812PreliminaryPlan [2] 8
2518812 Prelim GR02
Author: CDurham
Date: 11/29/2022 5:22:53 PM
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Show and label easement around trail, as seen on sheet 4



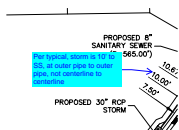
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2518812 Prelim GR03
Author: CDurham
Date: 11/29/2022 5:25:35 PM
Status:
Color: ■
Layer:
Space:

Forebay should not be placed within pond embankment



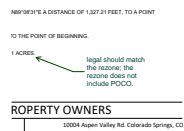
Subject: Callout
Page Label: 2022-10-07_2518812PreliminaryPlan [5] 11
2518812 Prelim UT01
Author: CDurham
Date: 11/29/2022 5:34:36 PM
Status:
Color: ■
Layer:
Space:

Turn on ROW (utility sheets)



Subject: Callout
Page Label: 2022-10-07_2518812PreliminaryPlan [7] 13
2518812 Prelim UT03
Author: CDurham
Date: 11/29/2022 5:37:03 PM
Status:
Color: ■
Layer:
Space:

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



Subject: Callout
Page Label: [1] Legal Tract 2
Author: dsdparsons
Date: 12/5/2022 8:23:44 AM
Status:
Color:
Layer:
Space:

legal should match the rezone; the rezone does not include POCO.