

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

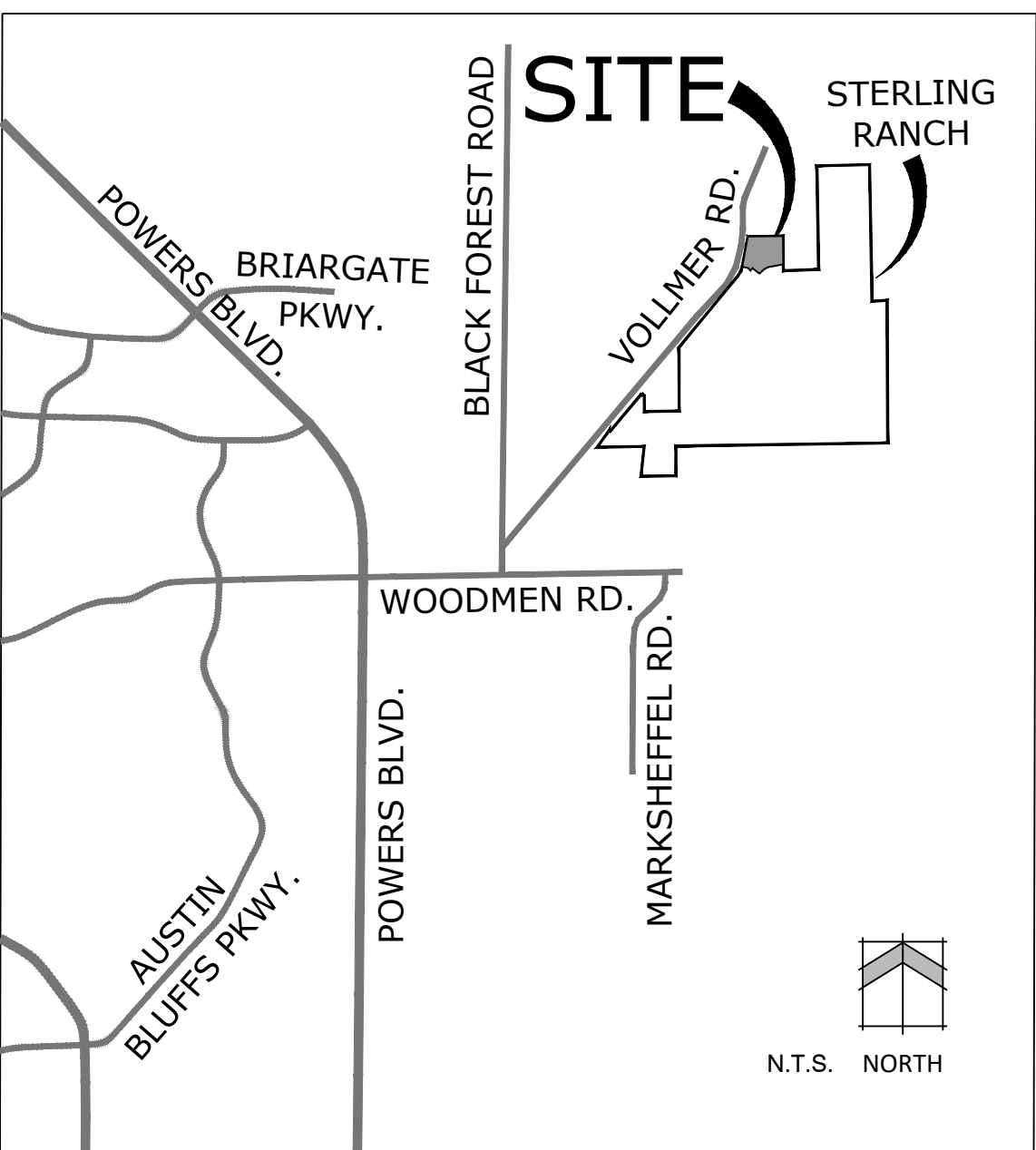
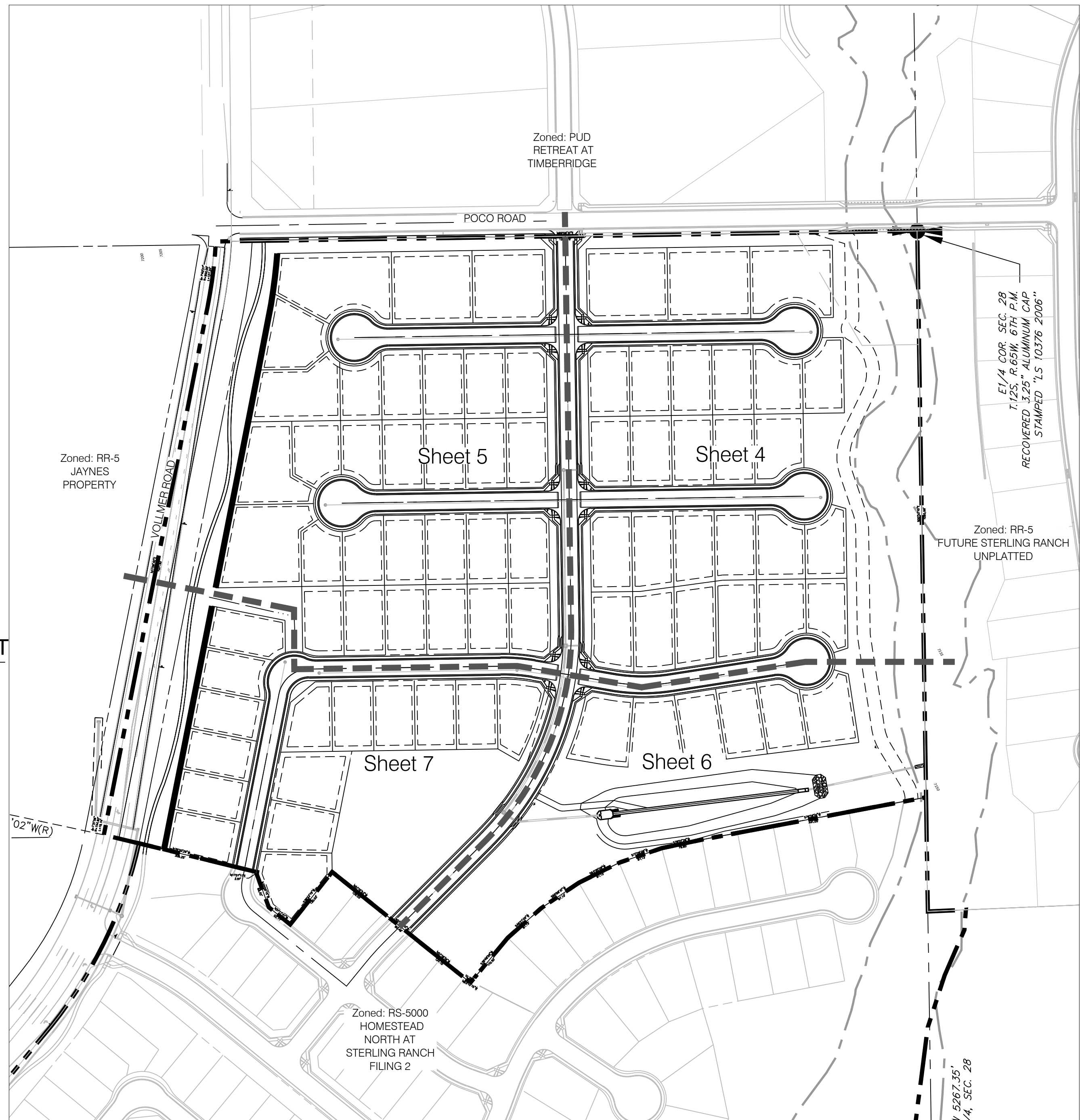
1. All trails to be non-motorized trails.
2. Trails labeled as "County Regional Trail" will be maintained by El Paso County Parks Department.
3. Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District No. 3.
4. Developer shall analyze the need to provide all necessary offsite road improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If offsite road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
5. All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
6. Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
7. Residential lots shall not have direct access to Vollmer Road (Minor Arterial) or POCO Road (Urban Local).
8. "The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property."
9. The following utility providers will serve the Sterling Ranch Homestead North 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: Traffic Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Natural Features & Wetlands Report; Noxious Weed Management Plan; Wildlife Hazard report (within Bristlecone Ecology Natural Features & Wetlands Report).
11. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
12. The Sterling Ranch Metro District No. 3 will be constructed and maintain a noise wall along lots adjacent to Vollmer Road.
13. Individual lot side yard swales to be built during individual lot construction/landscaping to provide adequate drainage and shall be maintained by individual lot owners.
14. Lots 1 through 6 are not eligible for future subdivision as they serve as a transition between land uses.

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

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

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

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



Owner:	SR Land, LLC 20 Boulder Crestant St., Suite 102 Colorado Springs, CO 80903 719-592-9333
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903 719-477-0073
Tax ID Number:	522800030, 522800038
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:	
-Vollier Road:	20'

Zone	Min. Lot Size	Max. Building Height	Max Lot Coverage	Minimum Lot Width at front setback line	Front Building Setback	Side Building Setback	Rear Building Setback
RS-6000	6,000 SF	30'	40% / 45%	50'	25'	5'	25'

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



## VOLLMER ROAD

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

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

1

1 OF 21

SP 22-007



# HOMESTEAD NORTH AT STERLING RANCH FILING 3

## 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;

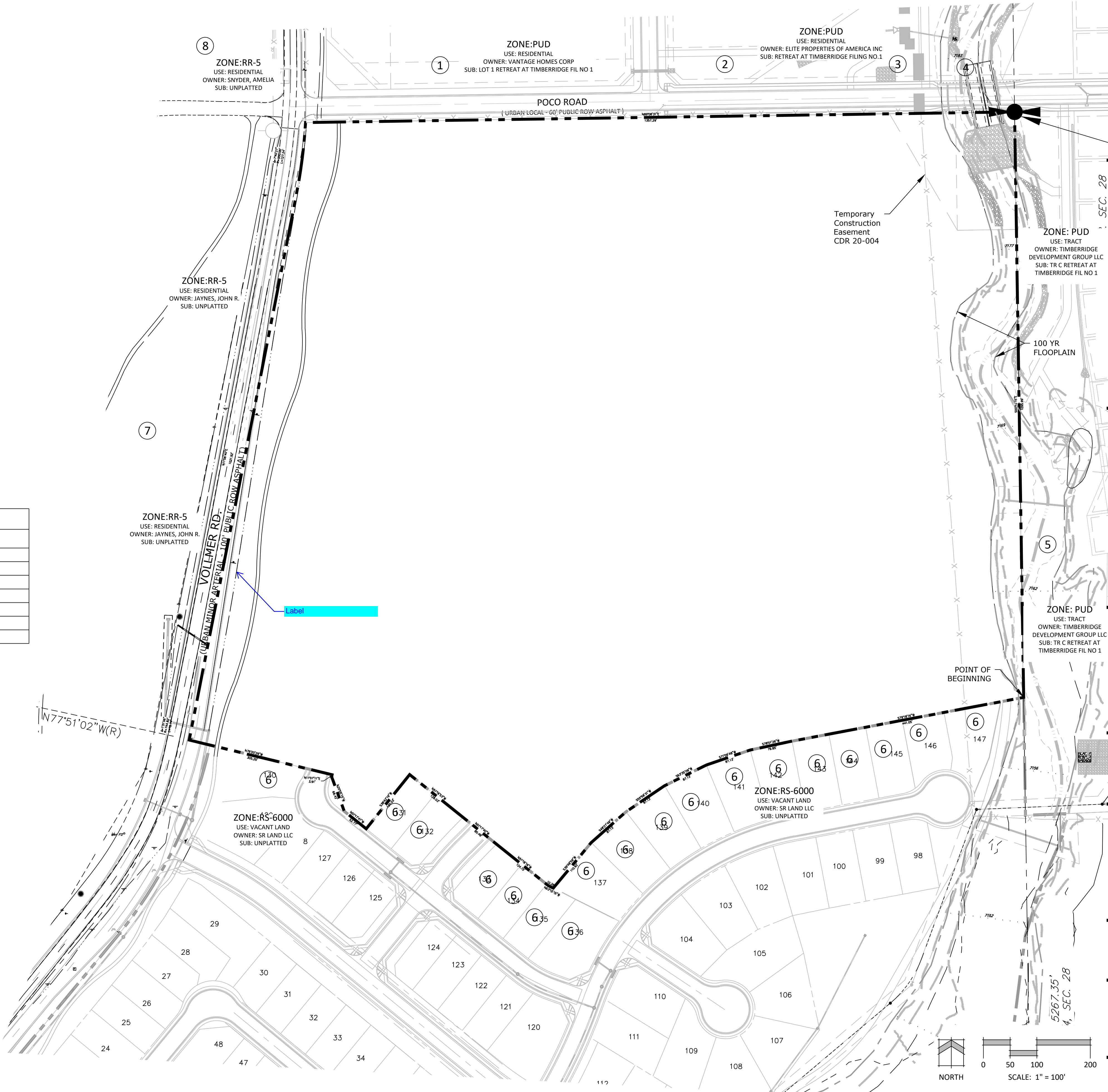
THENCE ON SAID EAST LINE, S00°53'15"E A DISTANCE OF 1,095.99 FEET, TO THE POINT OF BEGINNING.

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

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

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

## ENTITLEMENT

DATE: BY: DESCRIPTION:

## LEGAL BOUNDARY EXHIBIT & ADJACENT OWNERS EXHIBIT

2

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SP 22-007

## ADJACENT PROPERTY OWNERS

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



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.



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VOLLMER ROAD

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### ENTITLEMENT

DATE: BY: DESCRIPTION:

### TRACT EXHIBIT

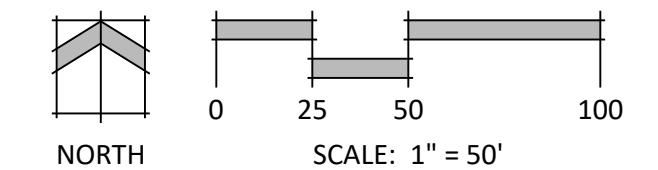
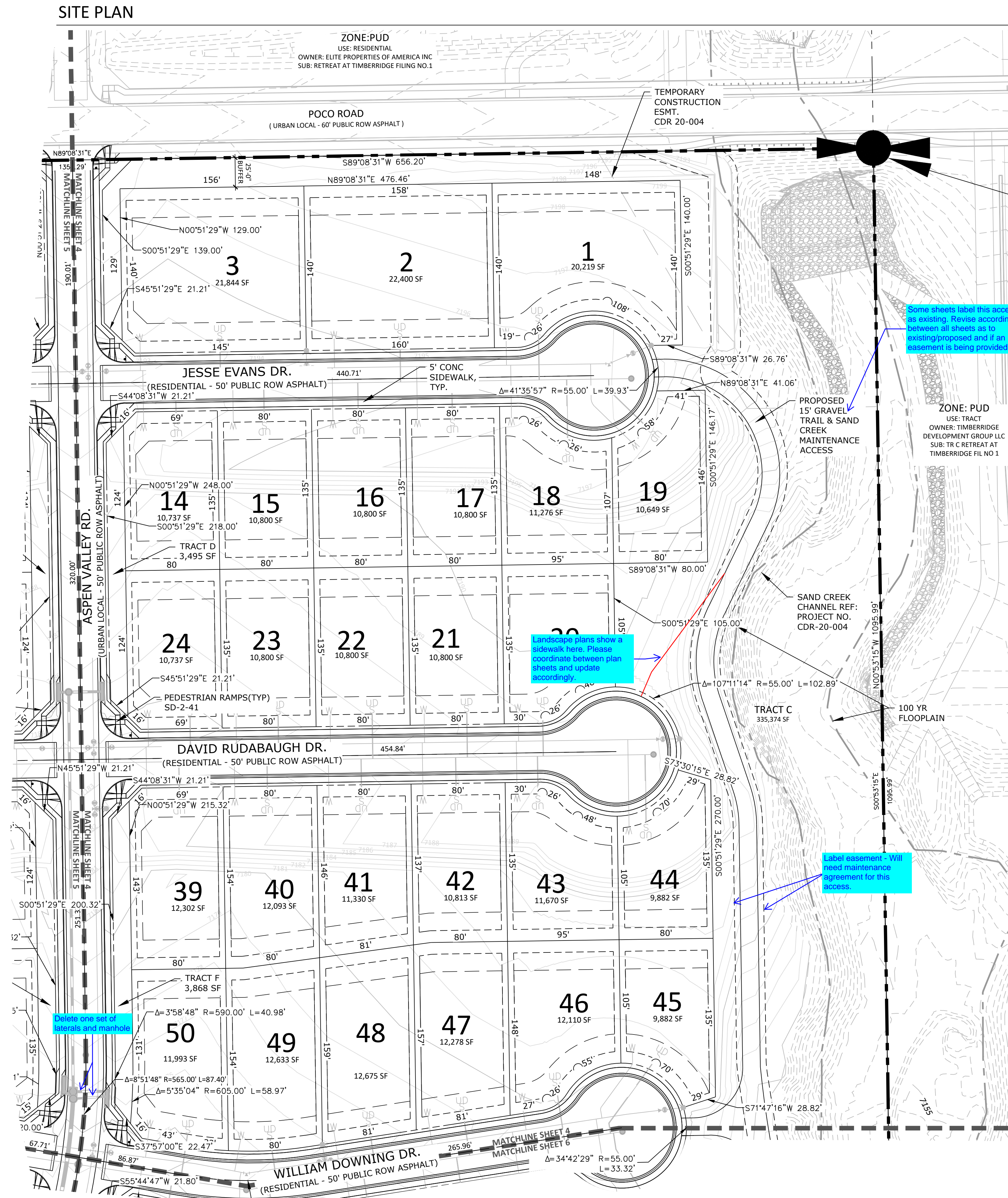
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SP 22-007



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THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO  
**PRELIMINARY PLAN**



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11/04/2022	JS	COUNTY COMMENTS

## PRELIMINARY SITE PLAN

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SP 22-007



## SHEET KEY MAP

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

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

**POCCO ROAD**  
(URBAN LOCAL - 60' 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)

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

**ASPEN VALLEY RD.**

**TRACT A**  
85,926 SF

**TRACT B**  
3,684 SF

**TRACT G**  
3,495 SF

**LOT 6**  
26,112 SF

**LOT 7**  
13,909 SF

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18,041 SF

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8,939 SF

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10,751 SF

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**LOT 127**  
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## VOLLMER ROAD

STAMP

## ISSUE INFO

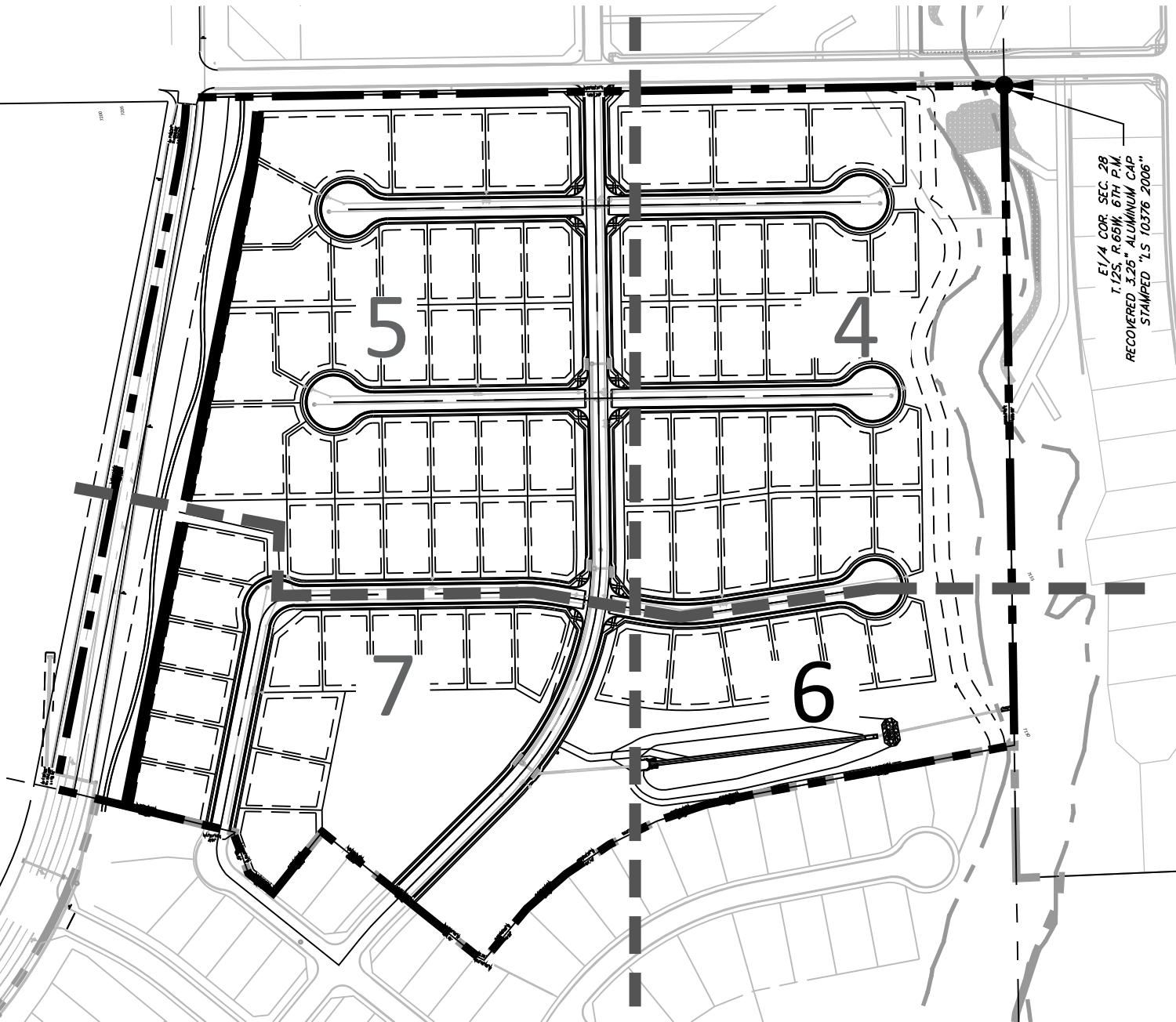
ISSUE / REVISION

## 5

PLAN FILE # SP 22-007



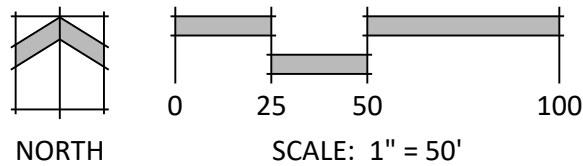
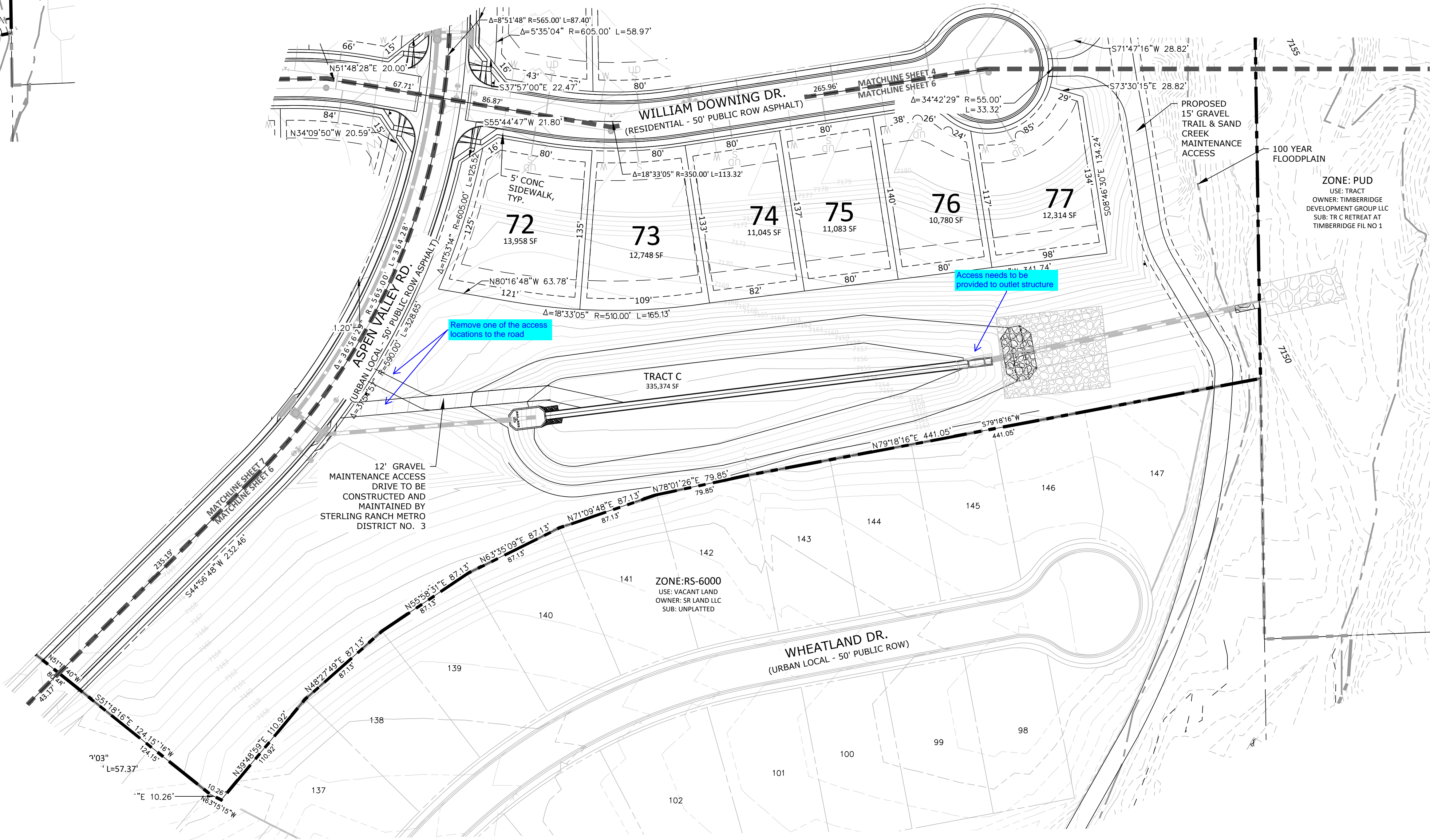
SHEET KEY MAP



P:\VolleySR\Homestead Filing 3\Drawings\Planning\Develop\Homestead North Filing 3\SR\_Homestead North\_Filing 3\_PP.dwg [Plan 7] 1/14/2022 5:26:14 PM Jennifer Shagin

# HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

VOLLMER ROAD

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

### ENTITLEMENT

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

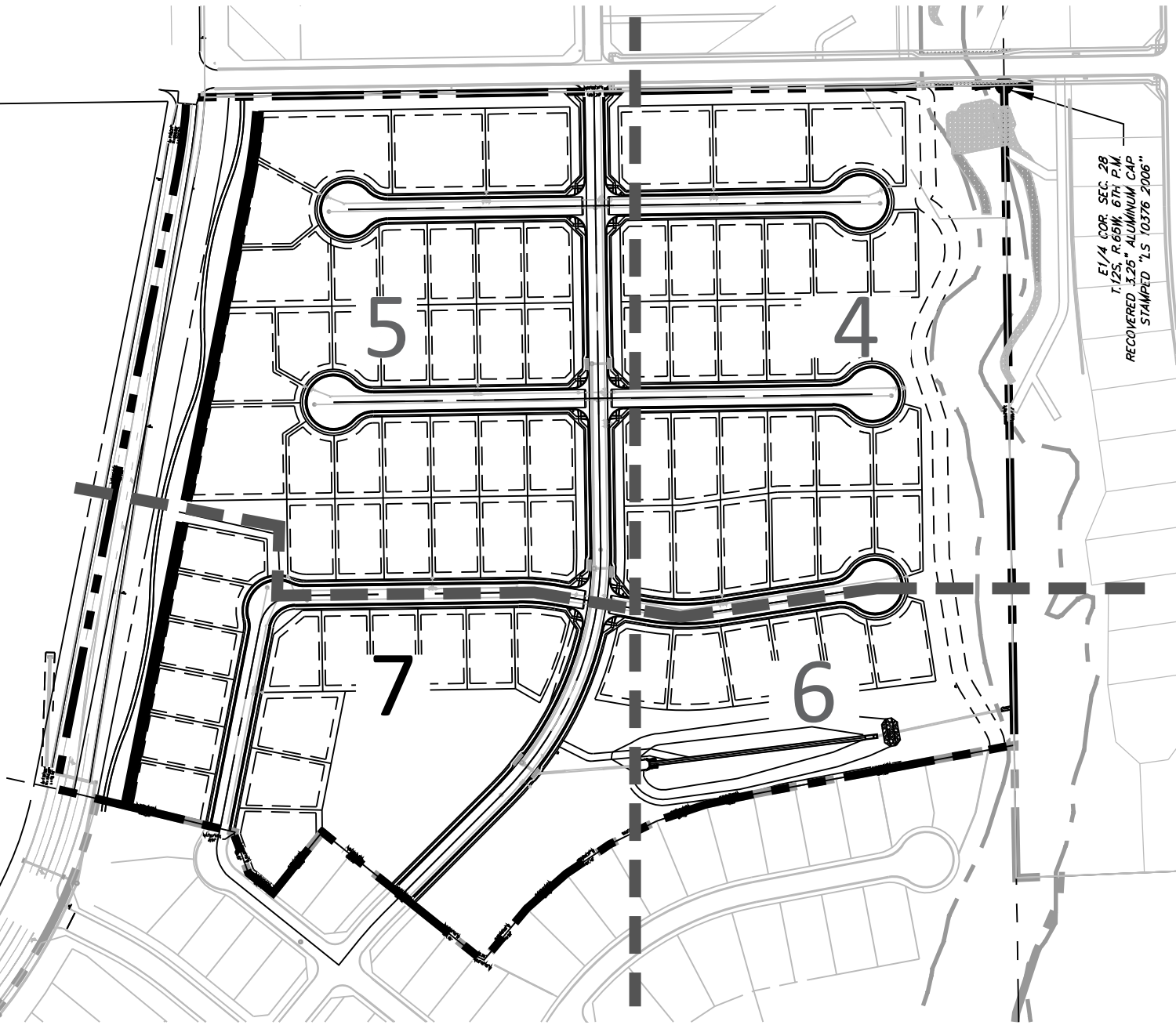
### PRELIMINARY SITE PLAN

6

6 OF 21

SP 22-007



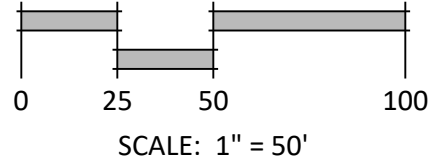
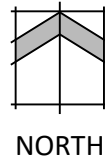
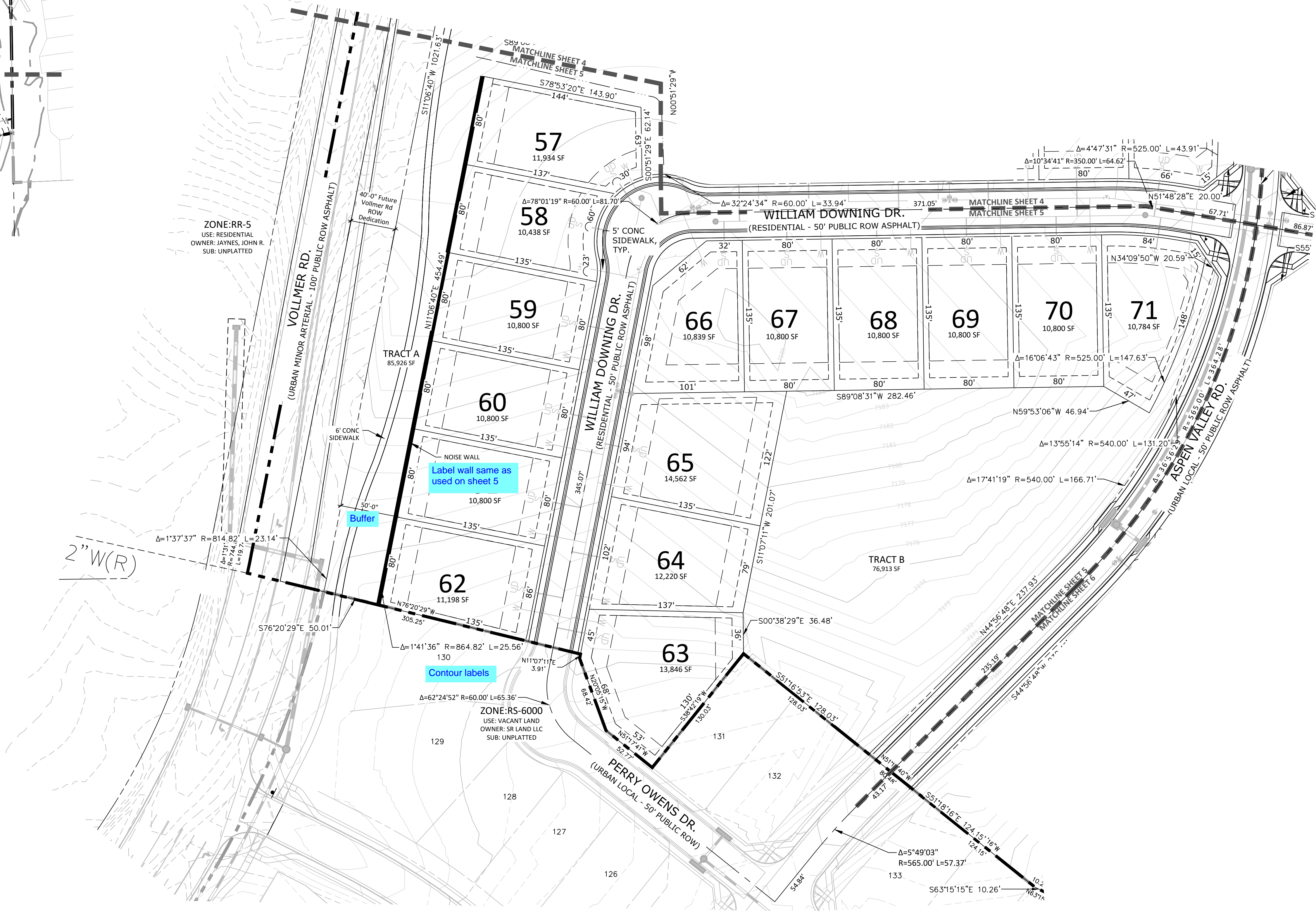


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# HOMESTEAD NORTH AT STERLING RANCH FILING 3

SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
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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: 11/04/2022 BY: JS DESCRIPTION: COUNTY COMMENTS

### PRELIMINARY SITE PLAN

7

7 OF 21

SP 22-007



JOB NO. 2518812





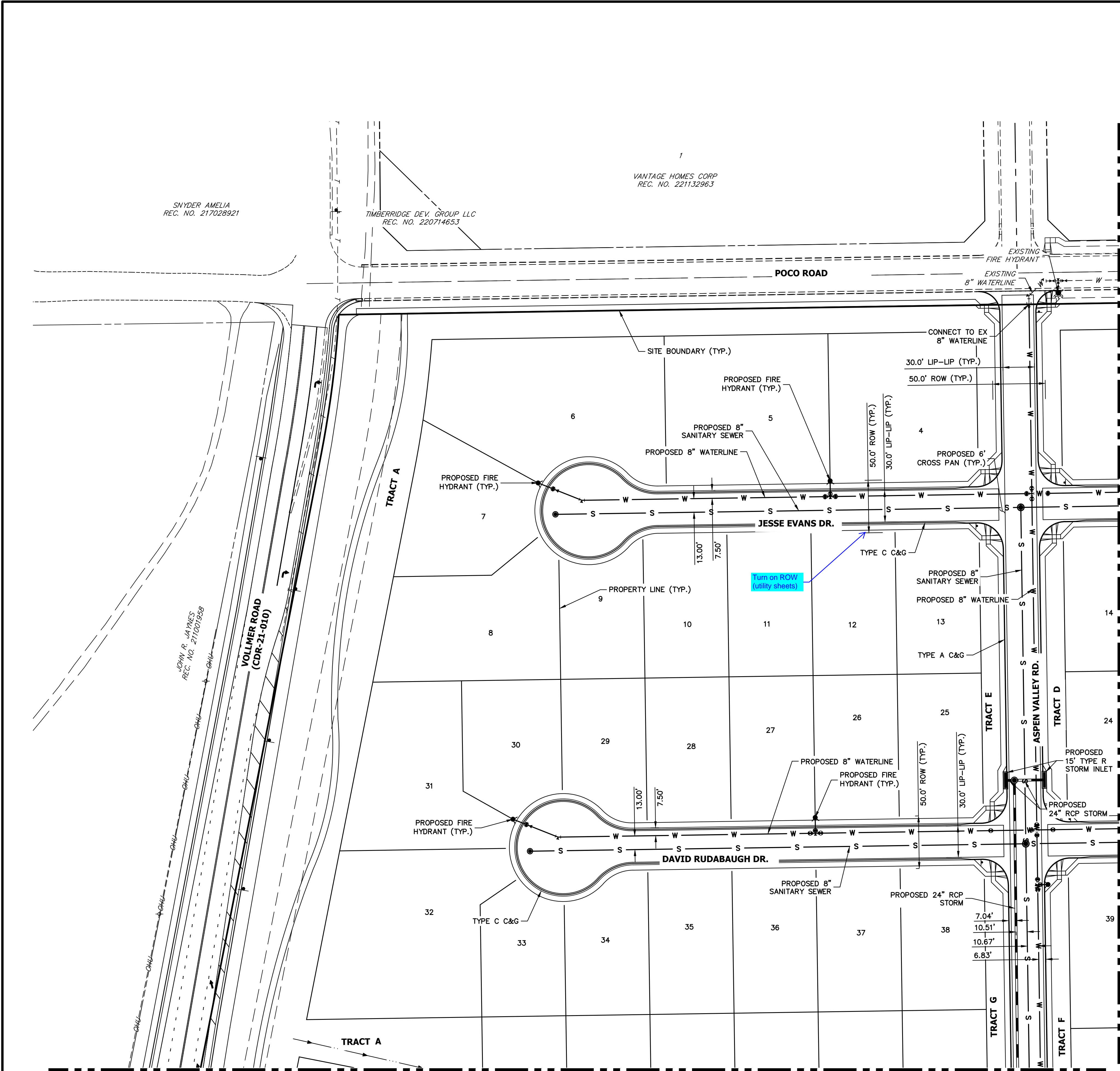












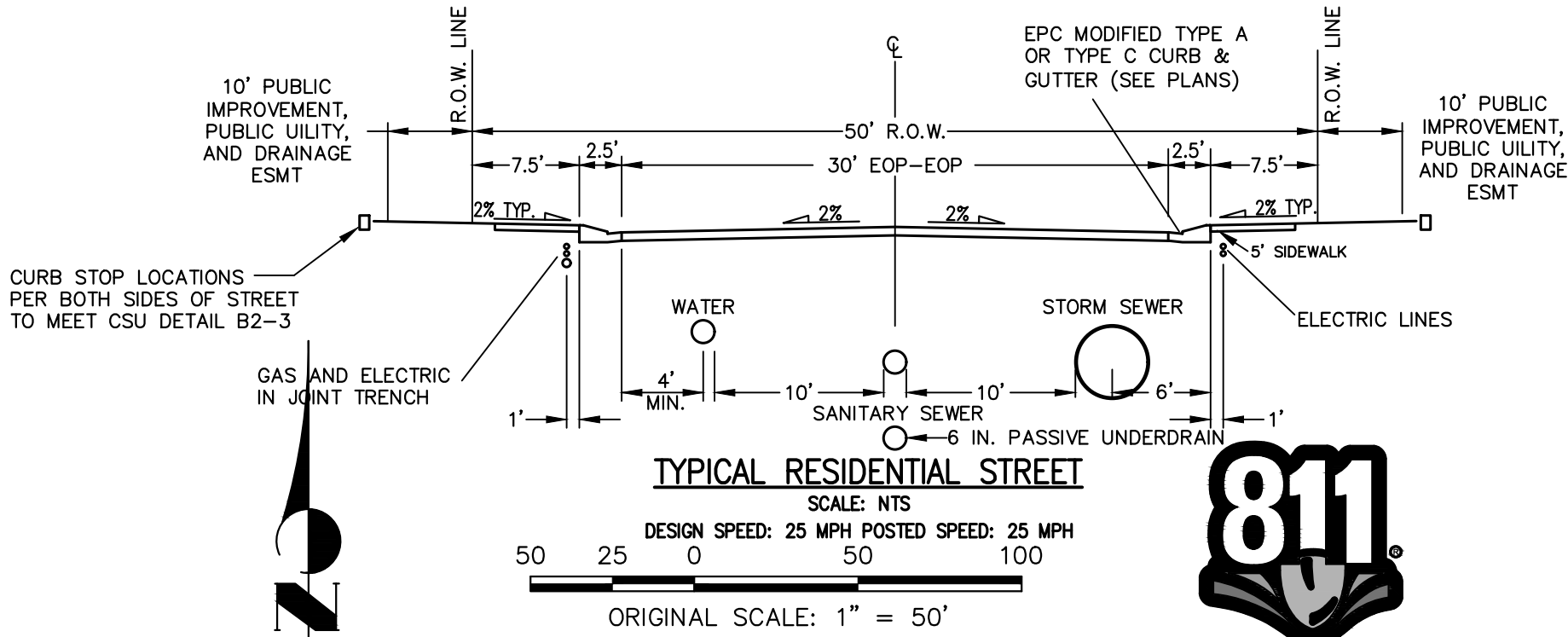
LAYER LINETYPE LEGEND

	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

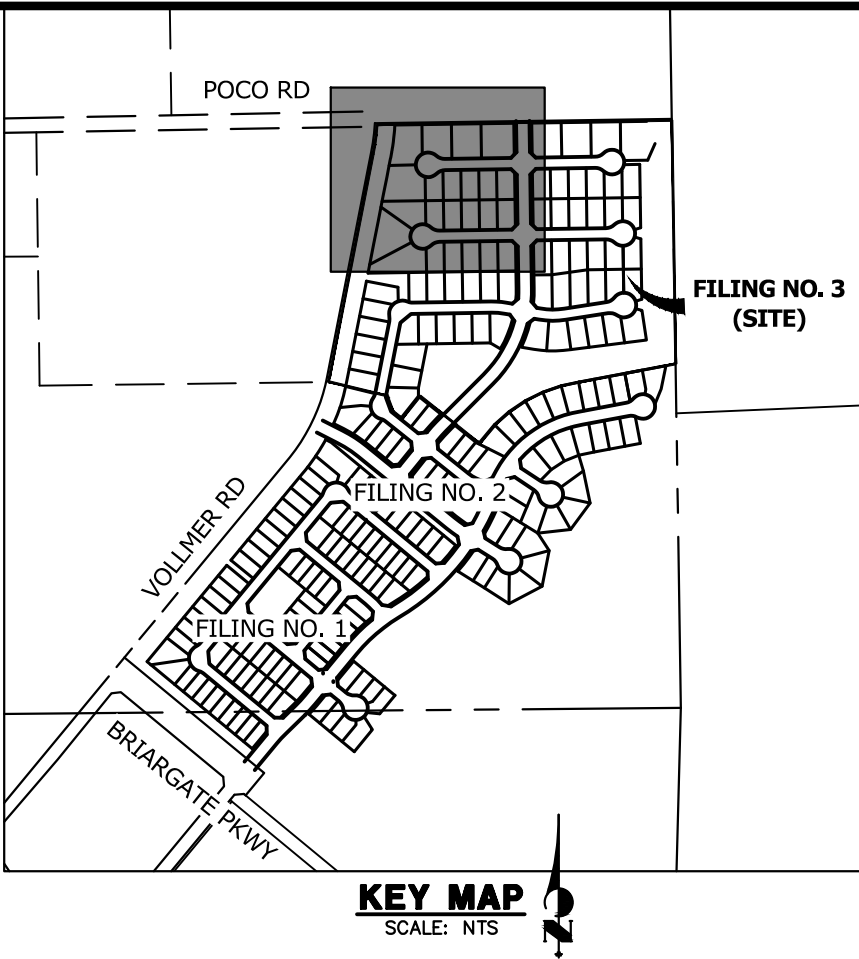
STORM SEWER	
MANHOLE	
STORM INLET	
FLARED END SECTION	
RIPRAP	

SANITARY SEWER	
MANHOLE W/ DIRECTIONAL FLOW ARROW	

WATER LINE	
FIRE HYDRANT	
VALVE	



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.



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**  
A Western Company  
Central 303-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

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HOMESTEAD NORTH AT  
STERLING RANCH FILING NO. 3  
PRELIMINARY UTILITY PLAN

SHEET 12 OF 21

JOB NO. 2518812















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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

## 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

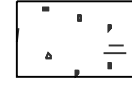
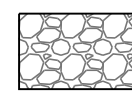
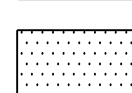
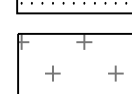

See Code Section/Policy 320 &317

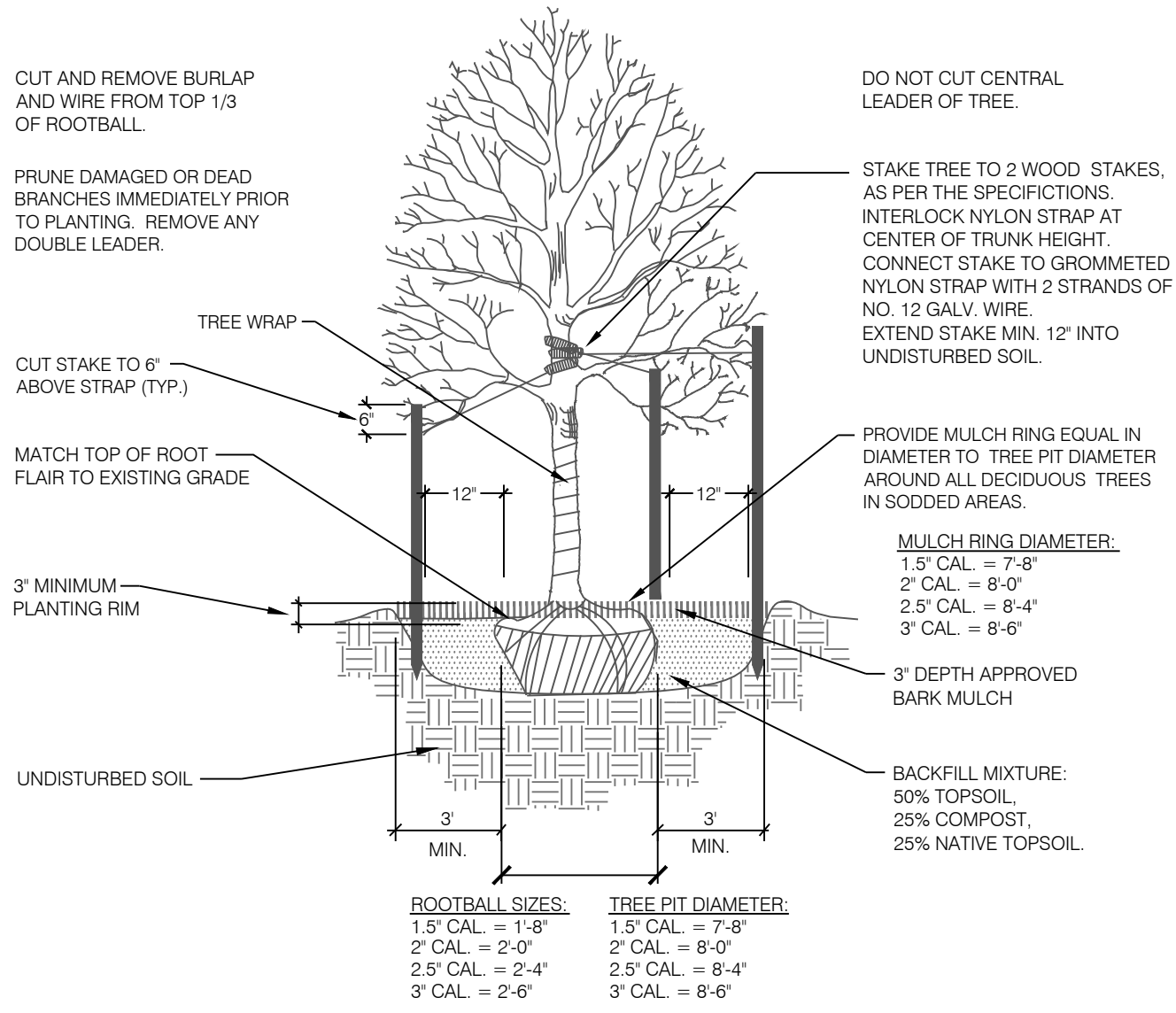
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
Vollmer Road	Minor Arterial	20	1,180'	1 / 25'	48/48
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan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

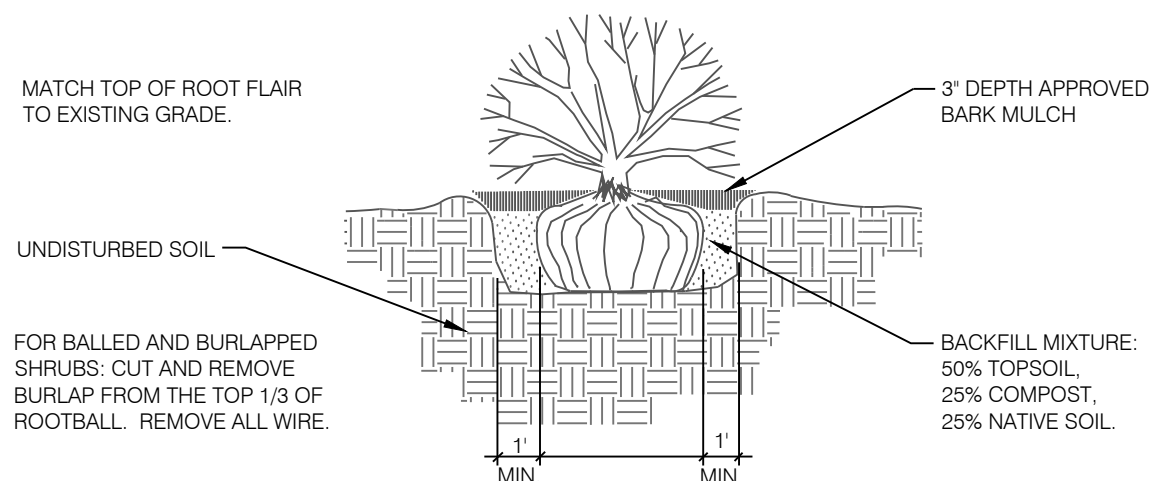
## HATCH LEGEND

	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



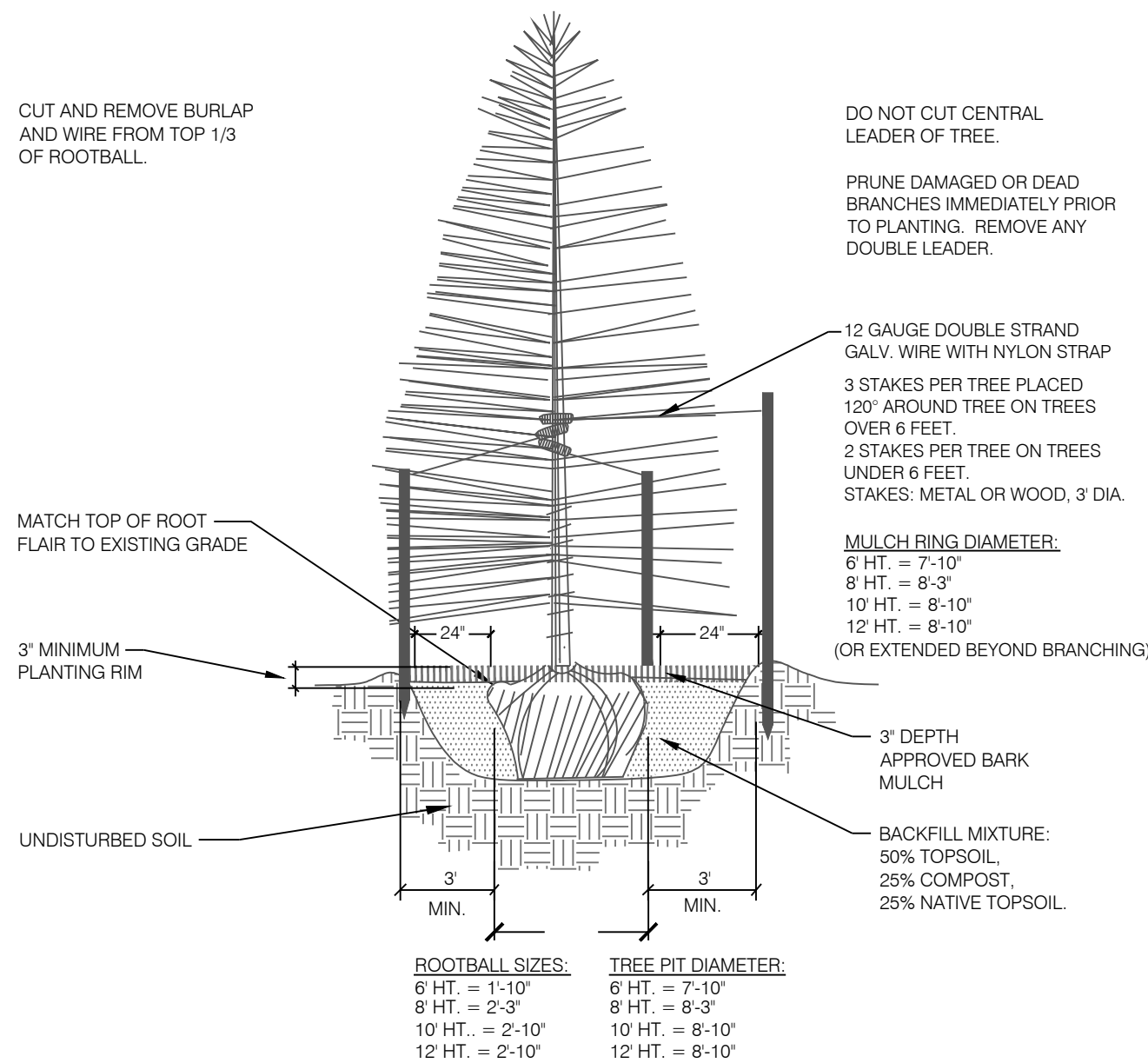
## 1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



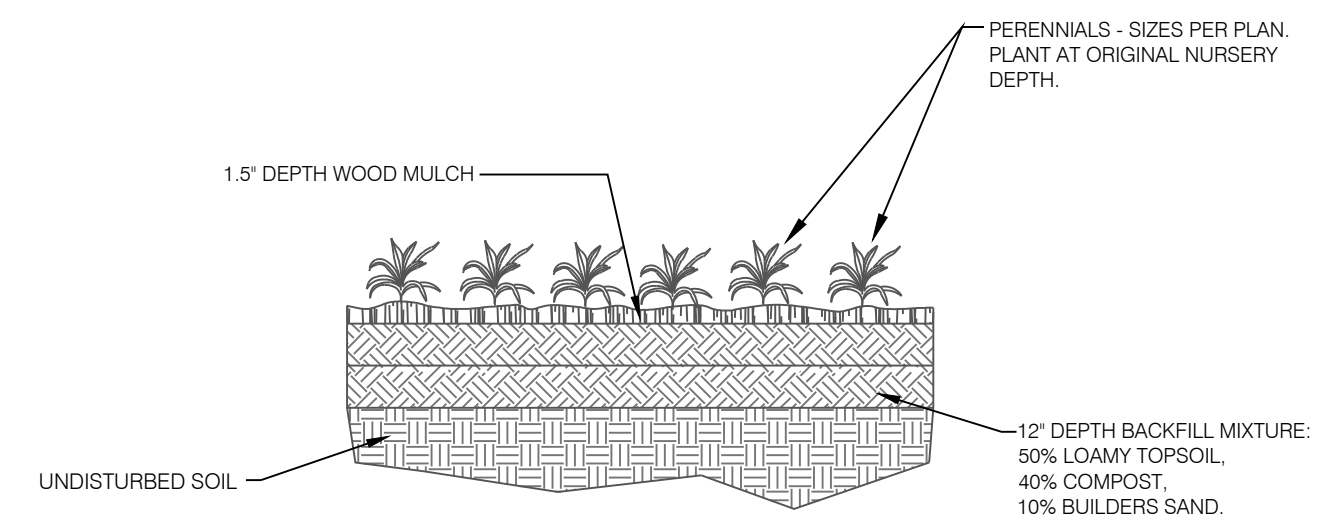
## 3 SHRUB PLANTING DETAIL

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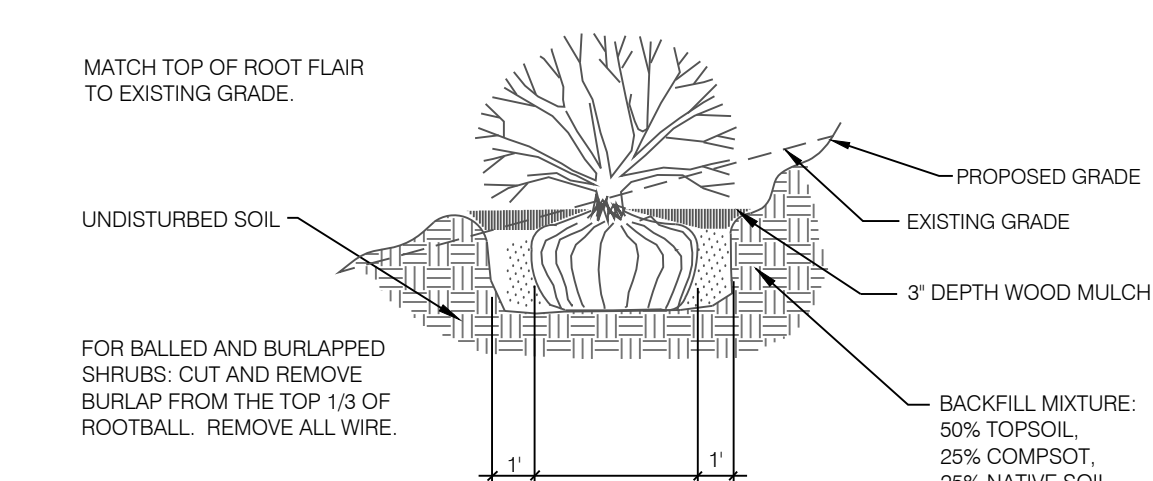
## 2 CONIFEROUS TREE PLANTING DETAIL

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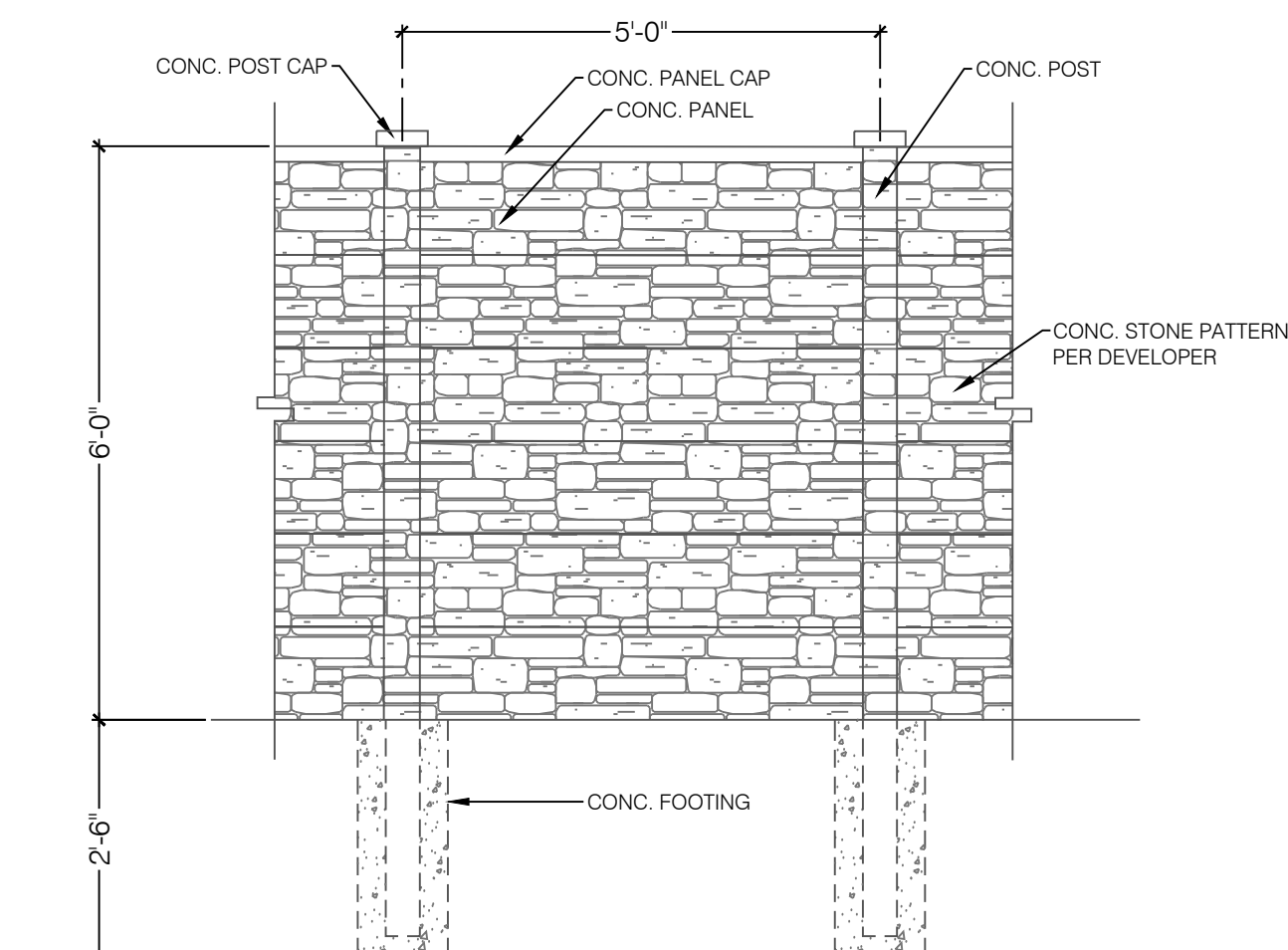
## 4 PERENNIAL / GROUNDCOVER PLANTING

SCALE: NOT TO SCALE



## 5 SHRUB PLACEMENT ON SLOPES

SCALE: NOT TO SCALE



## 6 6' HEIGHT CONCRETE BLOCK WALL

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



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

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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

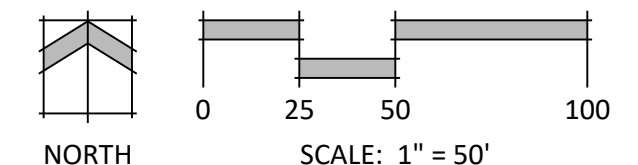
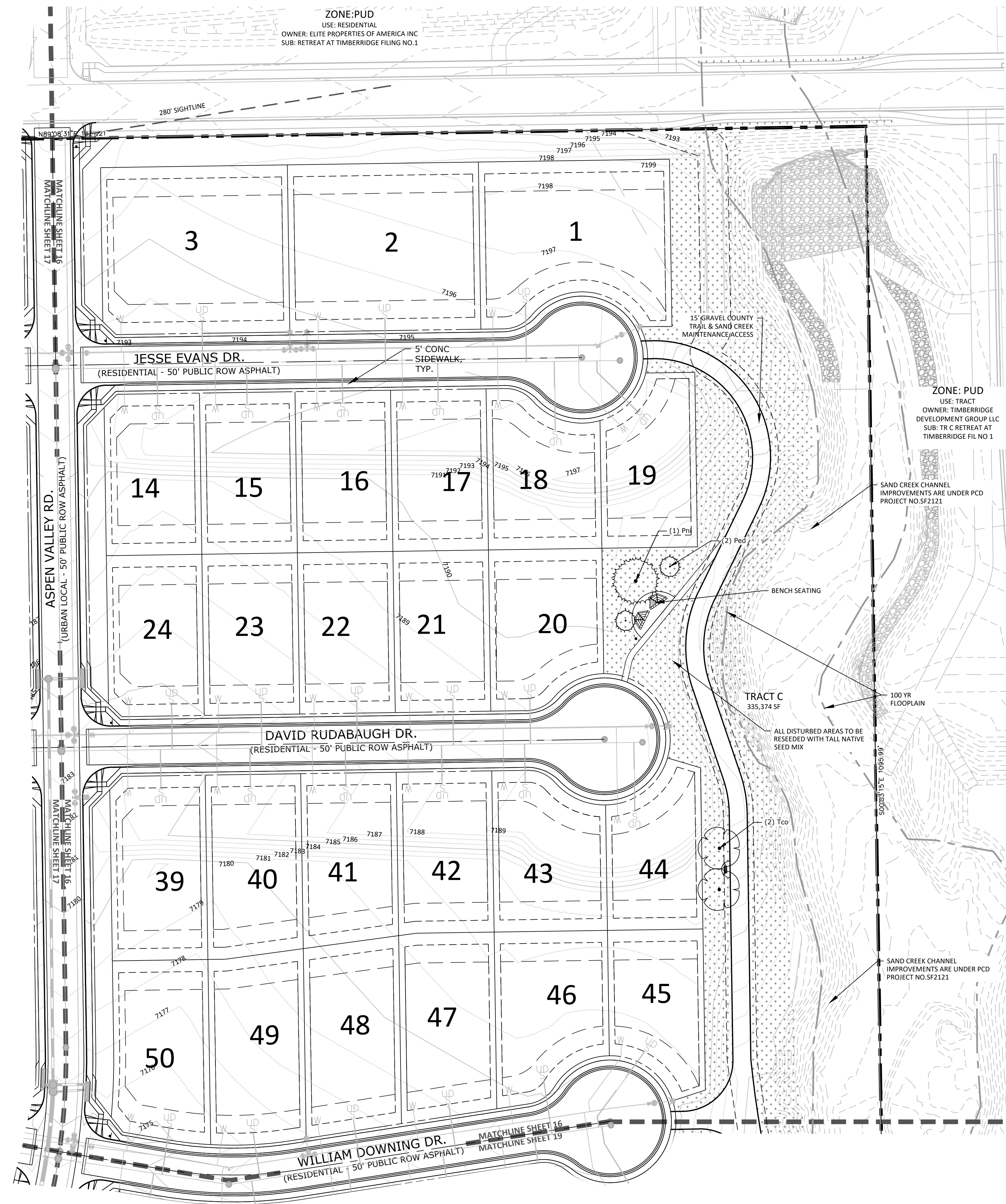
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16 OF 21

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:
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## LANDSCAPE PLAN

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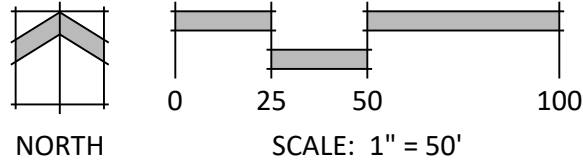
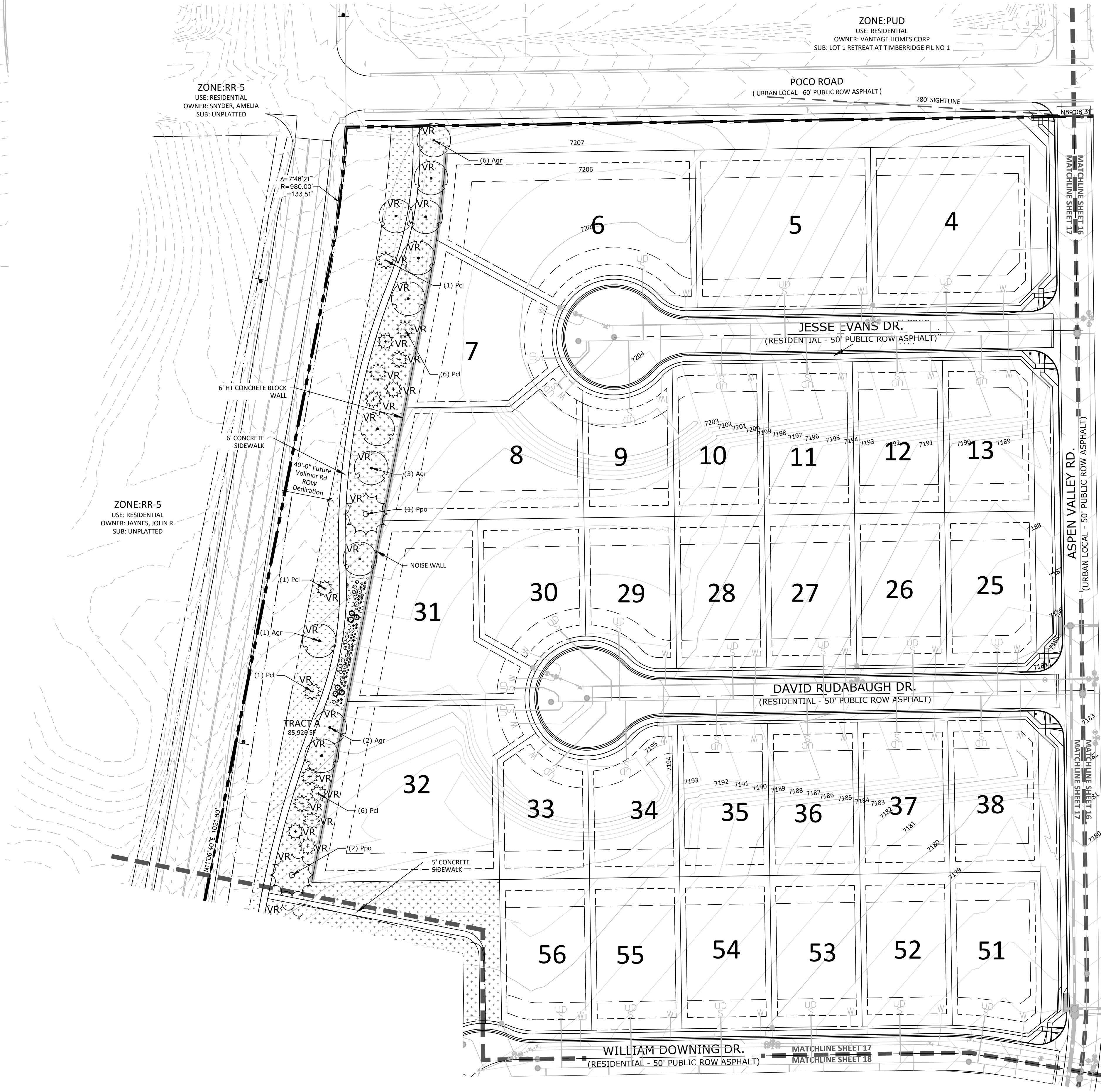
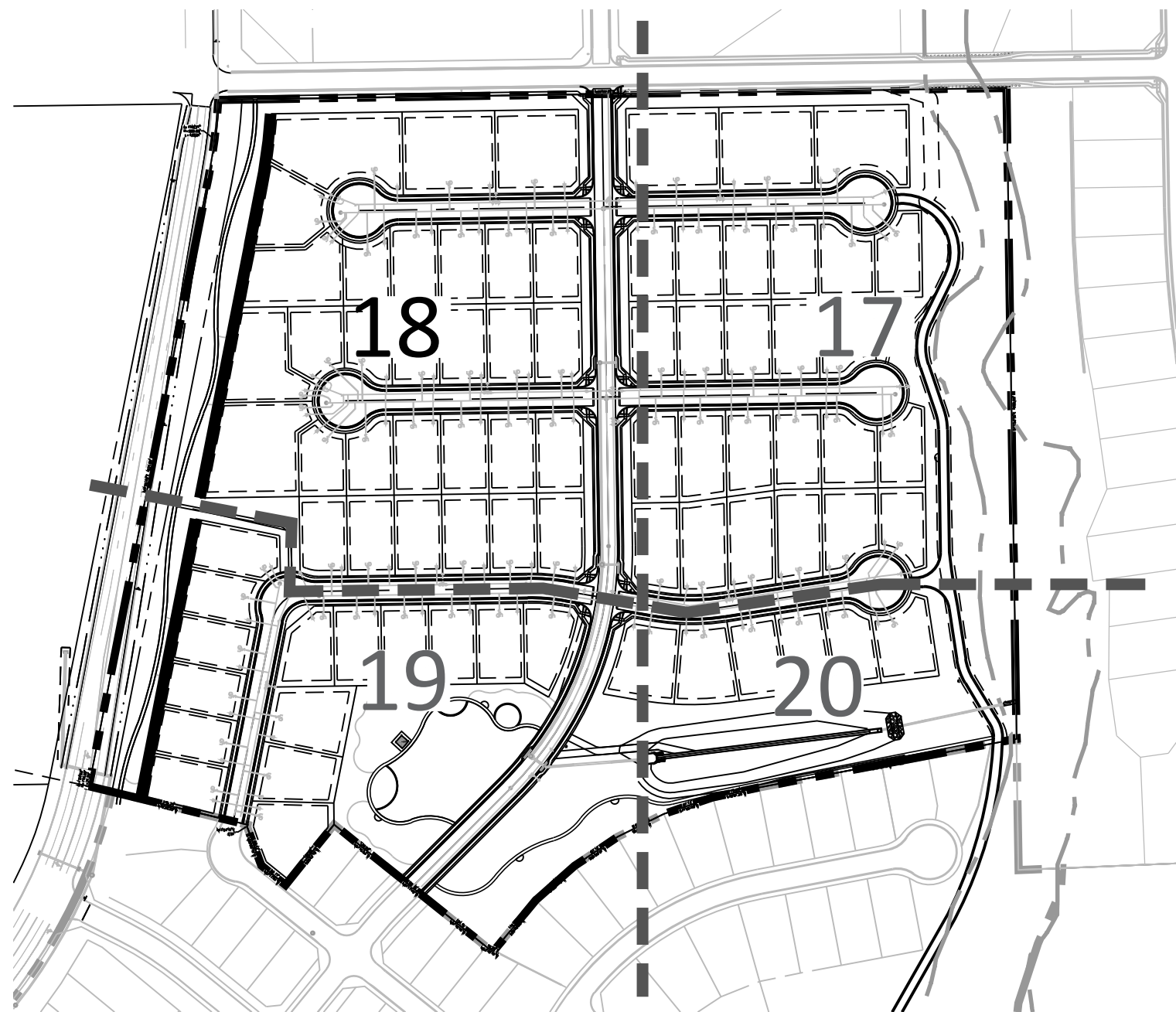
17 OF 21

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  
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### ENTITLEMENT

DATE: BY: DESCRIPTION:

### LANDSCAPE PLAN

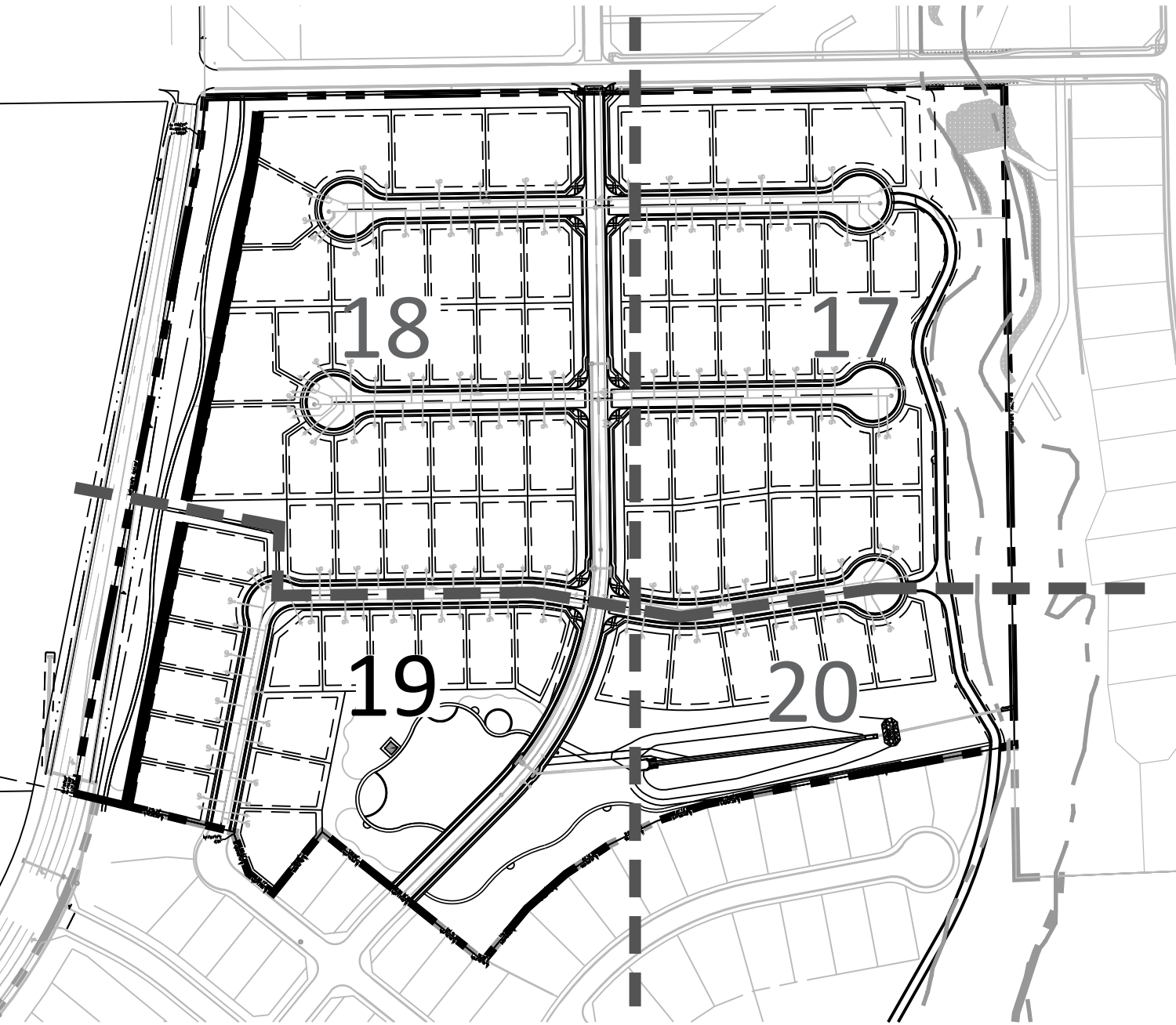
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SP 22-007



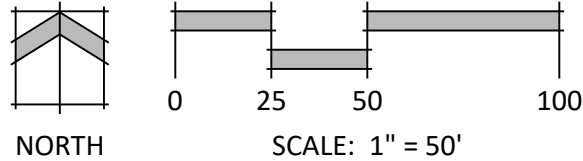
SHEET KEY MAP



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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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VOLLMER ROAD

DATE: 07.07.2022  
PROJECT MGR: A. BARLOW  
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### ENTITLEMENT

DATE: BY: DESCRIPTION:

### LANDSCAPE PLAN

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SP 22-007



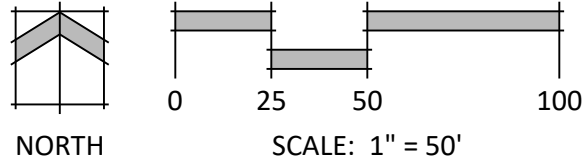
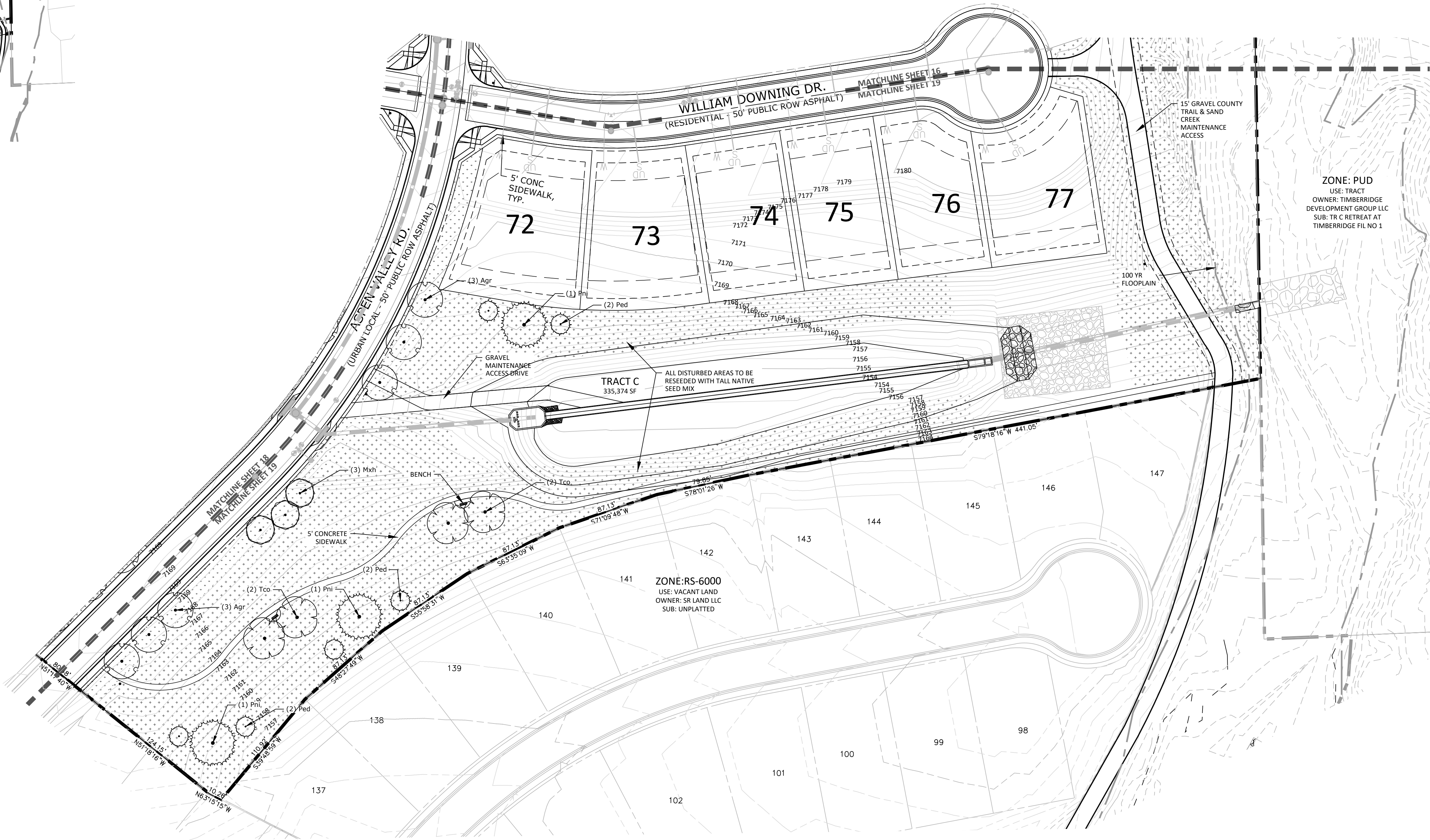
SHEET KEY MAP



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IN ASSOCIATION WITH

## HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

PROJECT INFO

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

STAMP

### ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

### LANDSCAPE PLAN

SHEET TITLE

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20 OF 21

SHEET NUMBER

PLAN FILE #

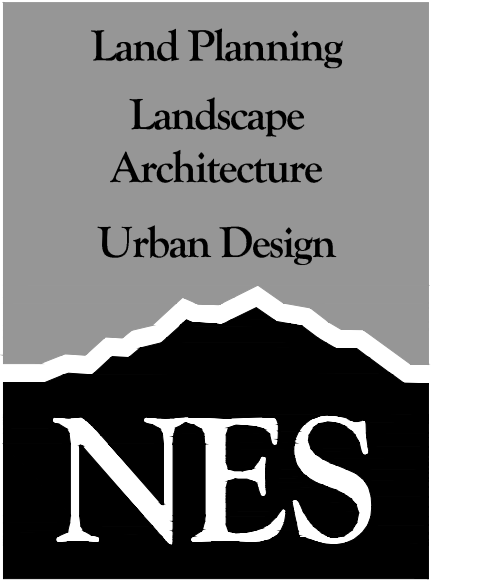
SP 22-007



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

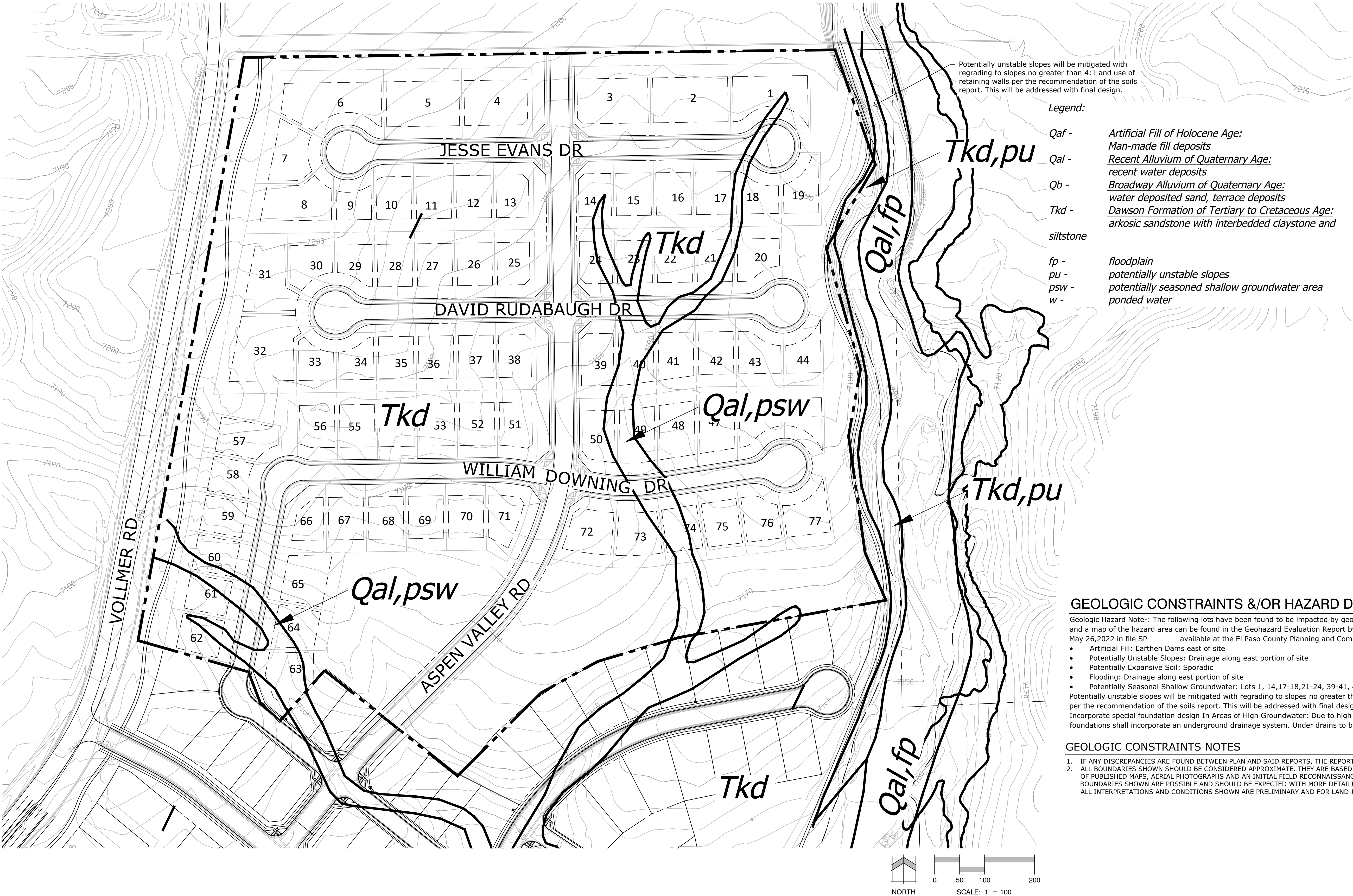


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- Legend:
- Qaf - Artificial Fill of Holocene Age: Man-made fill deposits
  - Qal - Recent Alluvium of Quaternary Age: recent water deposits
  - Qb - Broadway Alluvium of Quaternary Age: water deposited sand, terrace deposits
  - Tkd - Dawson Formation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

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SP 22-007



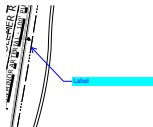
# Preliminary Plan Drawings\_v2.pdf Markup Summary 12-5-2022

## 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  
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Delete Phase 1 and add Filing No. 3



**Subject:** Callout  
**Page Label:** [1] Legal Tract 2  
**Author:** CDurham  
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**Layer:**  
**Space:**

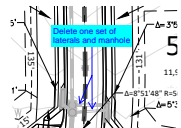
Label

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

Area (AC)
1.97
1.77

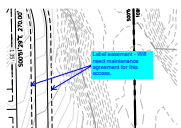
**Subject:** Callout  
**Page Label:** [1] Tract Exhibit JDS Hydro 3  
**Author:** CDurham  
**Date:** 11/29/2022 4:44:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



**Subject:** Callout  
**Page Label:** [1] Plan 4  
**Author:** CDurham  
**Date:** 11/29/2022 5:03:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**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  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label easement - Will need maintenance agreement for this access.



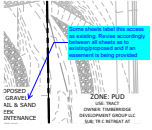
**Subject:** PolyLine  
**Page Label:** [1] Plan 4  
**Author:** CDurham  
**Date:** 11/29/2022 5:39:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





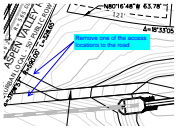
**Subject:** Callout  
**Page Label:** [1] Plan 4  
**Author:** CDurham  
**Date:** 11/29/2022 5:39:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



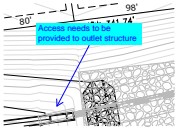
**Subject:** Callout  
**Page Label:** [1] Plan 4  
**Author:** CDurham  
**Date:** 11/30/2022 9:28:45 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



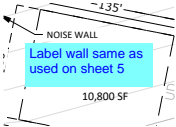
**Subject:** Callout  
**Page Label:** [1] Plan 7  
**Author:** CDurham  
**Date:** 11/29/2022 5:09:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Remove one of the access locations to the road



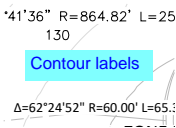
**Subject:** Callout  
**Page Label:** [1] Plan 7  
**Author:** CDurham  
**Date:** 11/29/2022 5:10:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Access needs to be provided to outlet structure



**Subject:** Text Box  
**Page Label:** [1] Plan 6  
**Author:** CDurham  
**Date:** 11/29/2022 5:06:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

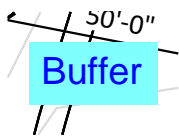
Label wall same as used on sheet 5



**Subject:** Text Box  
**Page Label:** [1] Plan 6  
**Author:** CDurham  
**Date:** 11/29/2022 5:07:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

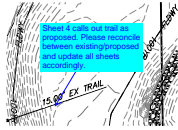
Contour labels





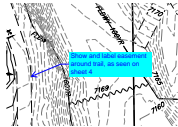
**Subject:** Text Box  
**Page Label:** [1] Plan 6  
**Author:** CDurham  
**Date:** 11/29/2022 5:07:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Buffer



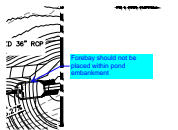
**Subject:** Callout  
**Page Label:** 2022-10-07\_2518812PreliminaryPlan [2] 8  
2518812 Prelim GR02  
**Author:** CDurham  
**Date:** 11/29/2022 5:22:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



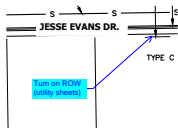
**Subject:** Callout  
**Page Label:** 2022-10-07\_2518812PreliminaryPlan [2] 8  
2518812 Prelim GR02  
**Author:** CDurham  
**Date:** 11/29/2022 5:22:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show and label easement around trail, as seen on sheet 4



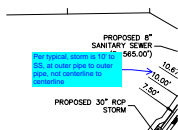
**Subject:** Callout  
**Page Label:** 2022-10-07\_2518812PreliminaryPlan [3] 9  
2518812 Prelim GR03  
**Author:** CDurham  
**Date:** 11/29/2022 5:25:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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:**

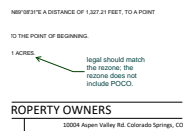
Turn on ROW (utility sheets)



**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.