

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

Sheet 5

3. All trails to be non-motorized trails.
4. Trails labeled as "County Regional Trail" will be maintained by El Paso County Parks Department.
5. Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
6. 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.
7. 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.
8. 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.
9. Residential lots shall not have direct access to Vollmer Road (Minor Arterial) or Poco Road (XXXX).
"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."
10. 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.
11. 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
12. 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).
13. The District will build and maintain a noise wall along lots adjacent to Vollmer Road.
14. Individual lot side yard swales to be constructed during individual lot construction/landscaping to provide adequate drainage and shall be maintained by private lot owners.

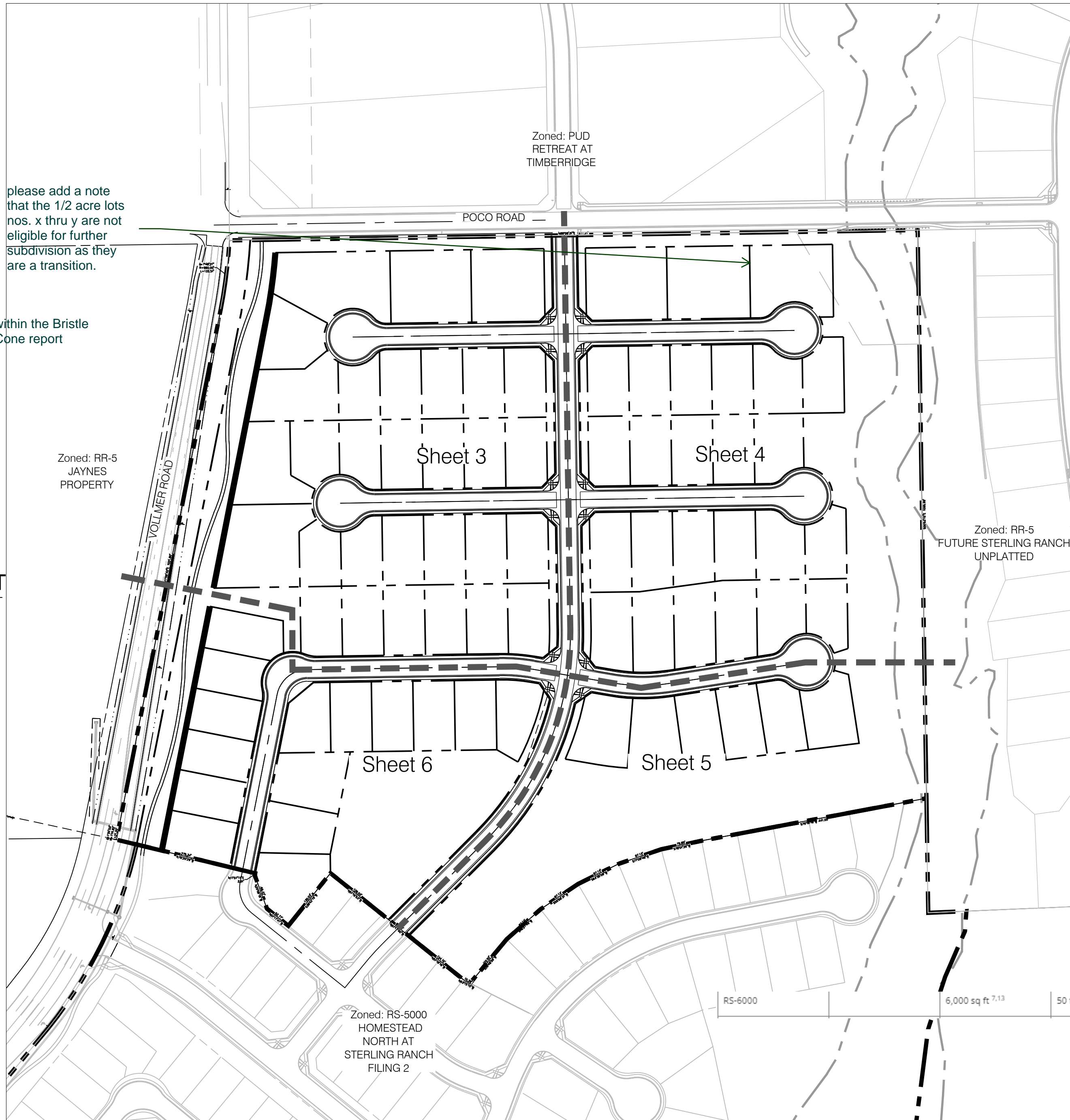
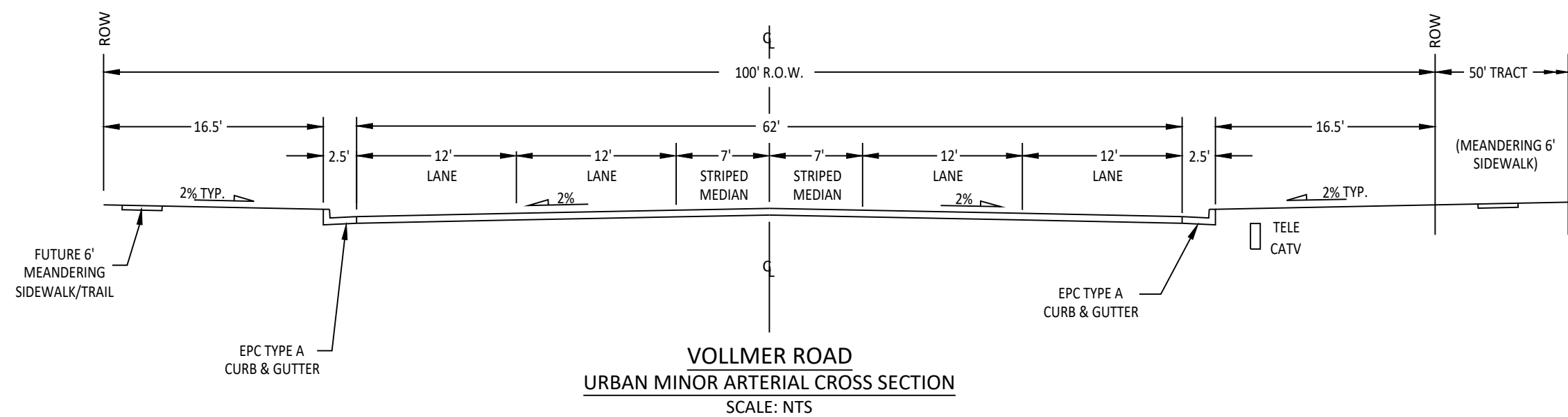
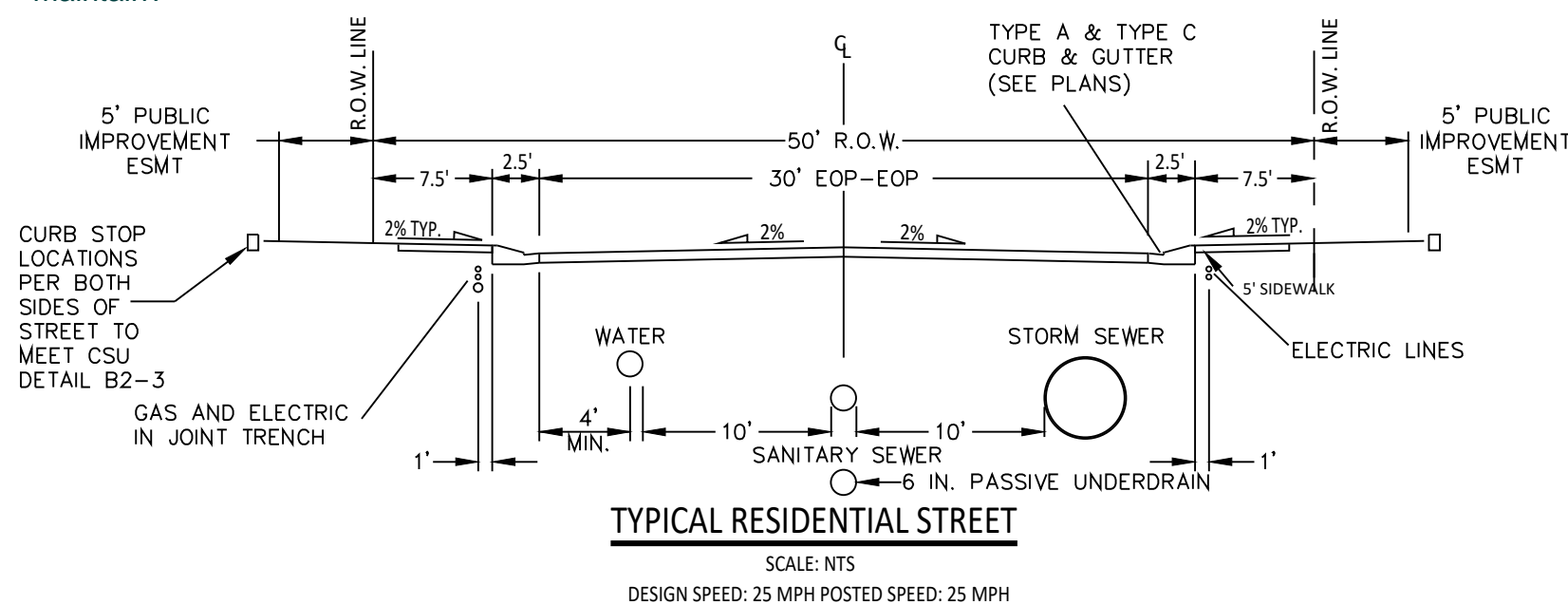
1. Floodplain Statement: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone AE of the FEMA Floodplain Map No. 08041C0535G, dated December 7, 2018. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year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

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



1 S1	OVERALL SITE
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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 6 County Trail, 15 FT County/Maintenance Trail, Utilities, Stormwater	Sterling Ranch Metro District & El Paso County
D	3495	0.08	Landscape	Sterling Ranch Metro District
E	3495	0.08	Landscape	Sterling Ranch Metro District
F	3868	0.09	Landscape	Sterling Ranch Metro District
G	3684	0.08	Landscape	Sterling Ranch Metro District
Total Tract Area:		11.77		

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

SITE

STERLING RANCH

BLACK FOREST ROAD

VOLLMER RD.

WOODMEN RD.

POWERS BLVD.

BRIARGATE PKWY.

AUSTIN BLUFFS PKWY.

POWERS BLVD.

ARKSHEFFEL RD.

5228000000

VOLLMER RD

No Photo Available

Please check

PLANNER / LANDSCAPE ARCHITECT

N.E.S. Inc.
 619 N. Cascade Avenue
 Colorado Springs, CO 80905
 Tel. 719.471.1111
 Fax 719.471.1112
 www.nescolorado.com
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Owner:	Classic SRI Land, LLC 2138 Flying Horse Club Dr. Colorado Springs, CO 80921 719.592.9333	OVERVIEW
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903 719.471.0073	Owner: Meeting Address:
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:		
-Vollmer 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	35'	40% / 45%	50'	25'	5'	25'

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
SHEET 7 of 20:	PRELIMINARY GRADING PLAN
SHEET 8 of 20:	PRELIMINARY GRADING PLAN
SHEET 9 of 20:	PRELIMINARY GRADING PLAN
SHEET 10 of 20:	PRELIMINARY GRADING PLAN
SHEET 11 of 20:	PRELIMINARY UTILITIES PLAN
SHEET 12 of 20:	PRELIMINARY UTILITIES PLAN
SHEET 13 of 20:	PRELIMINARY UTILITIES PLAN
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

Add "SP-22-007"

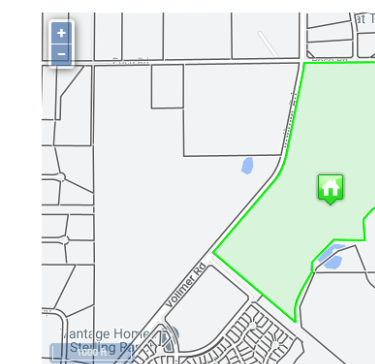


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MARKET & ASSESSMENT

	Market Value
Land	\$940,355

VOLLMER ROAD

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

ENTITLEMENT

DATE:	BY:	DESCRIPTION
-------	-----	-------------

COVER SHEET

1

1 OF 20

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

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°08'40"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 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.

this is different than
rezone; is that
intentional?

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

Label

Include a tract exhibit sheet

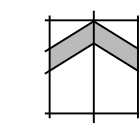
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POINT OF BEGINNING

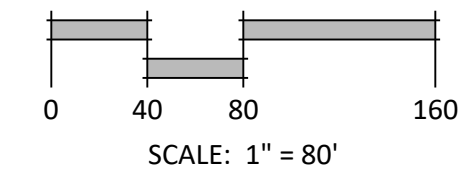
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USE: TRACT
OWNER: TIMBERRIDGE
DEVELOPMENT GROUP LLC
SUB: TR C RETREAT AT
TIMBERRIDGE FIL NO 1

ZONE:RS-6000
USE: VACANT LAND
OWNER: SR LAND LLC
SUB: UNPLATTED

ZONE:RS-6000
USE: VACANT LAND
OWNER: SR LAND LLC
SUB: UNPLATTED



NORTH



SCALE: 1" = 80'



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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

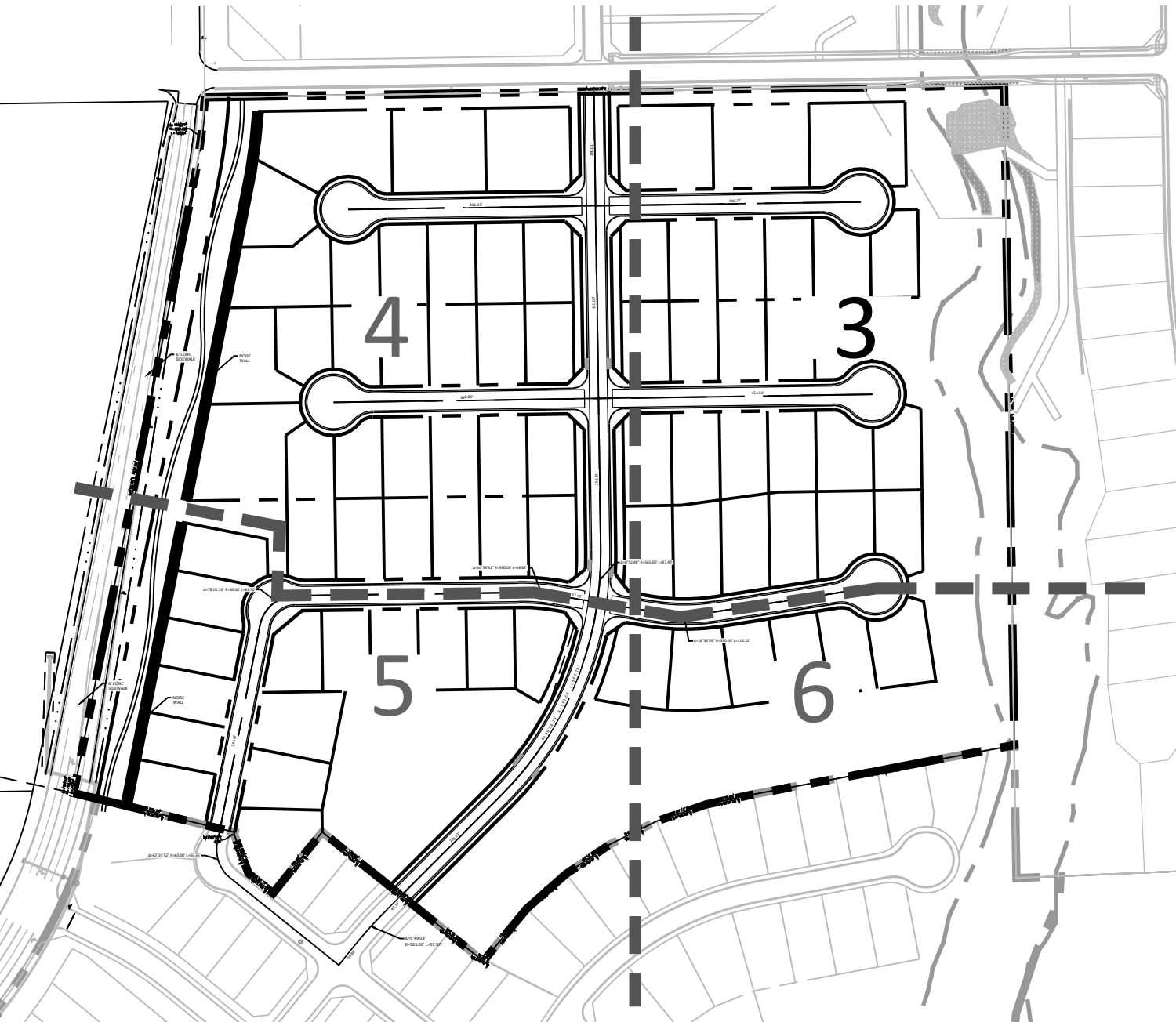
**LEGAL BOUNDARY
EXHIBIT**

HS	
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2

2 OF 20

PLAN FILE #

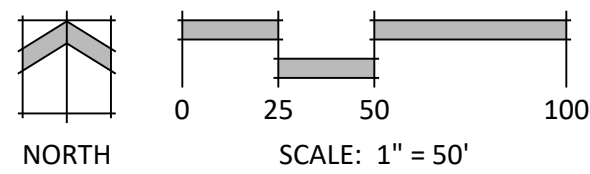


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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

SITE 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

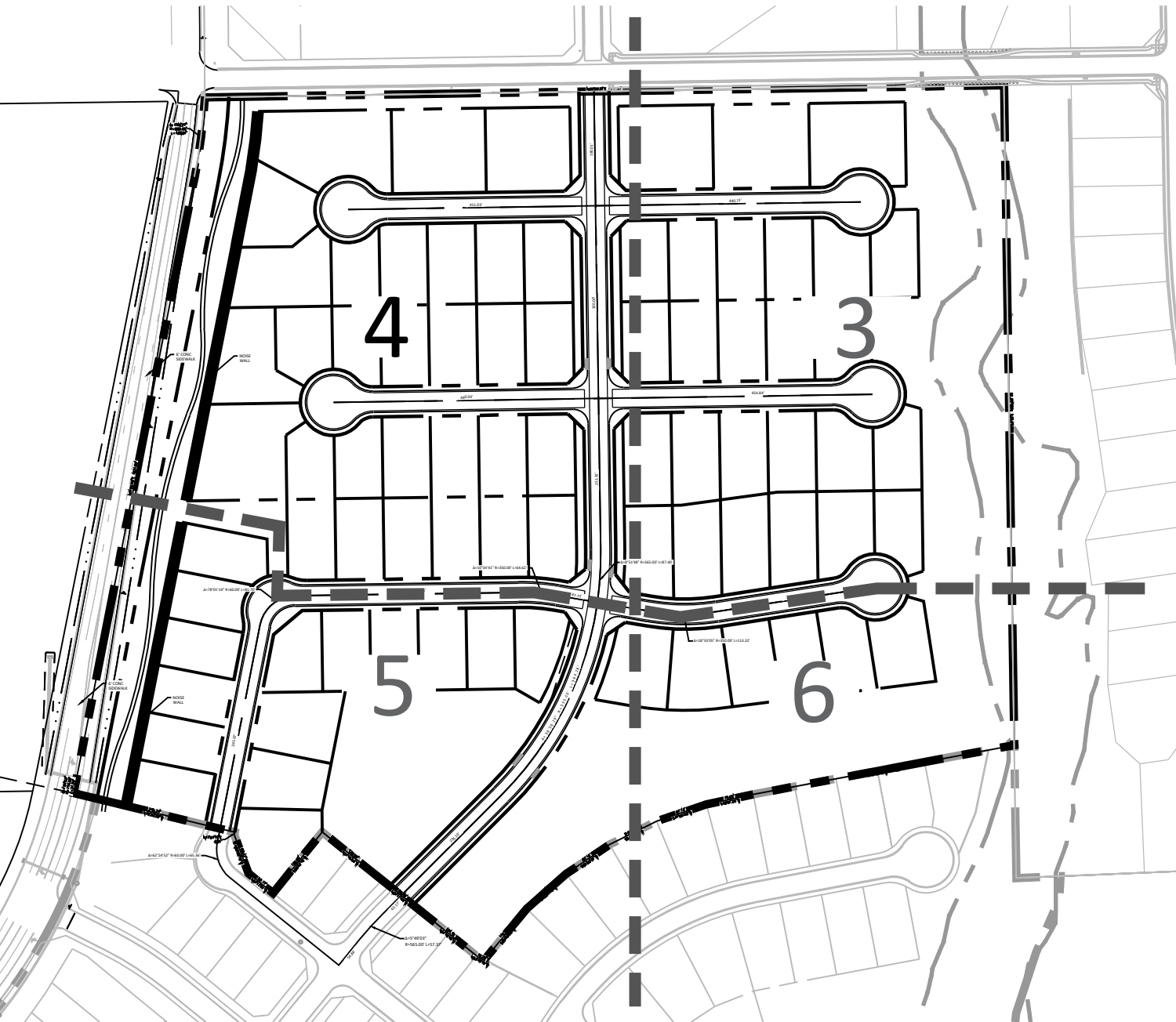
ENTITLEMENT

DATE: BY: DESCRIPTION:

PRELIMINARY SITE PLAN

3

3 OF 20

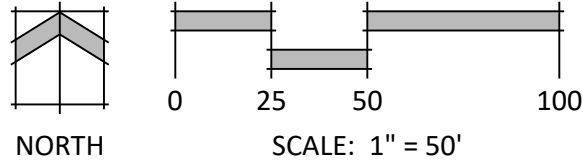


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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

VOLLMER ROAD

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PREPARED BY: B. HALSTEN & J. SMITH

ENTITLEMENT

DATE: BY: DESCRIPTION:

PRELIMINARY SITE PLAN

4

4 OF 20

SHEET KEY MAP



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OLLMER ROAD

STAMP

NTITLEMENT

ISSUE INFO

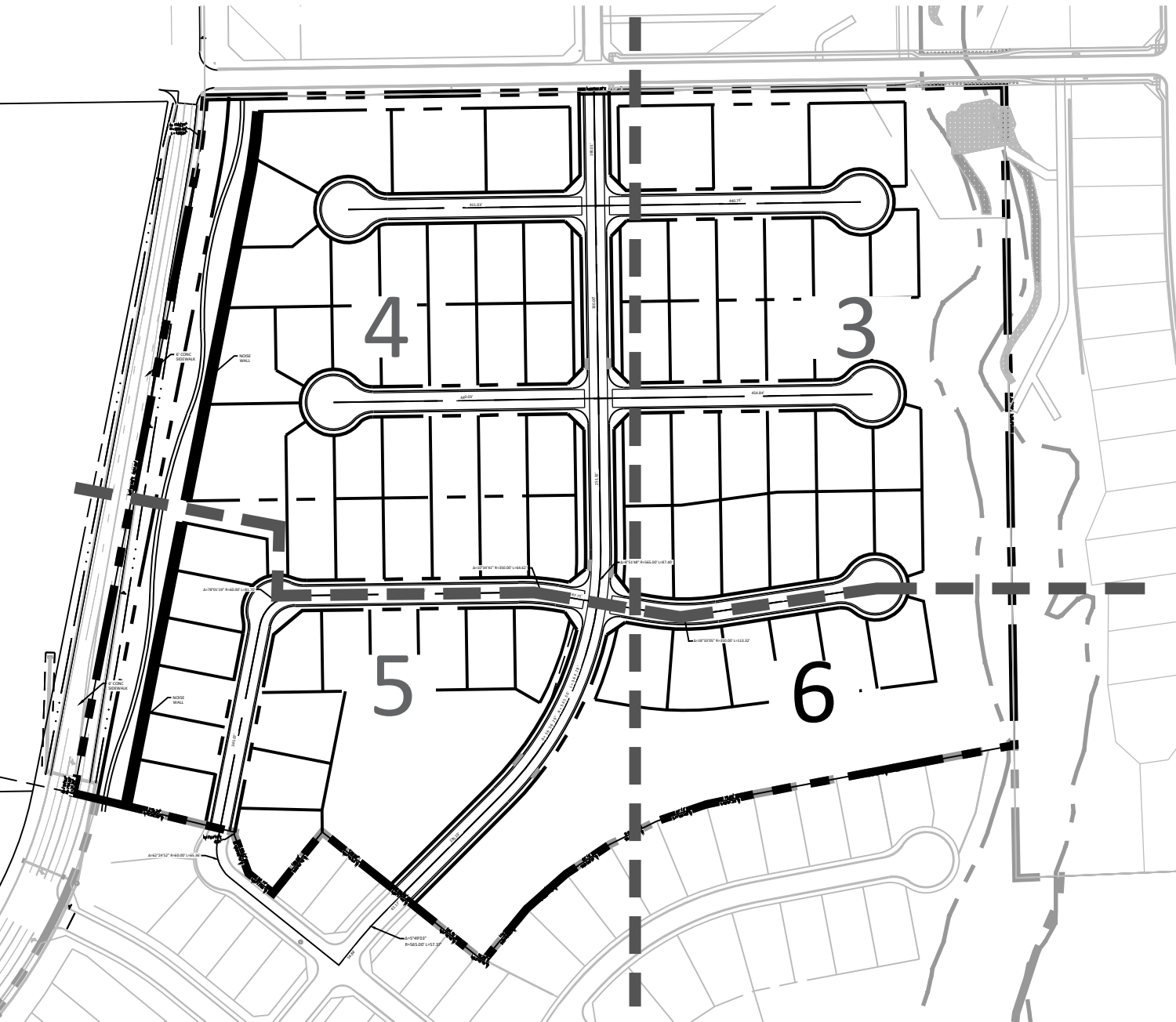
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PRELIMINARY SITE PLAN

OF 20

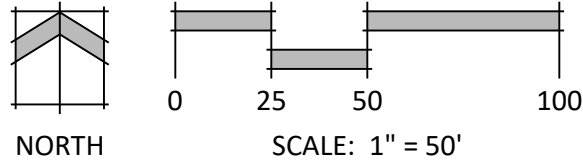
SHEET KEY MAP



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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

PRELIMINARY SITE PLAN

SHEET TITLE

6

6 OF 20

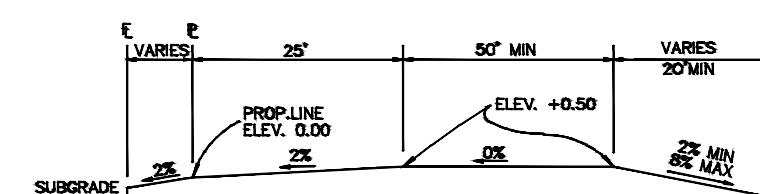
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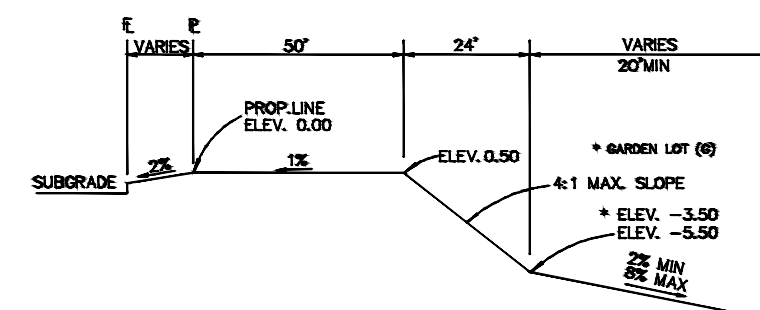




TYPICAL A LOT
NOT TO SCALE



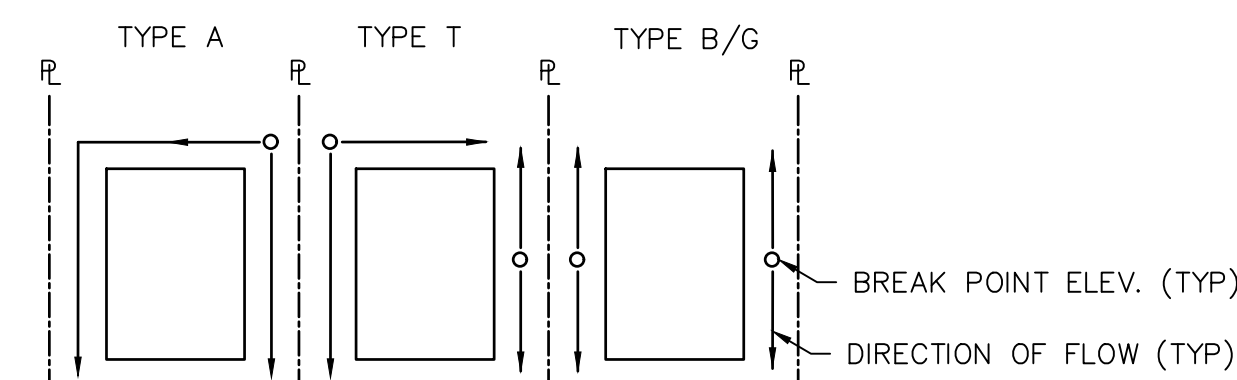
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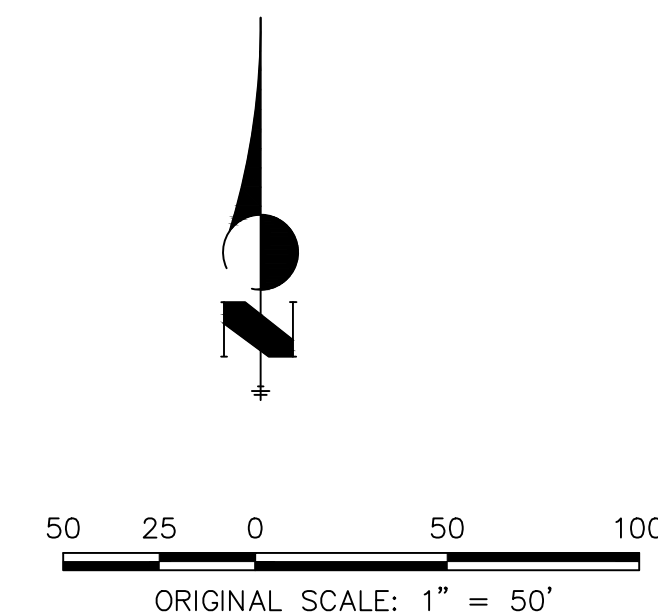
TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
NOT TO SCALE

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.



LOT DRAINAGE TYPES AND
SWALE DIRECTION
NOT TO SCALE



Know what's below.
Call before you dig.

EXISTING STORM SEWER

STORM SEWER PROPOSED

PROPOSED R.O.W

PROPOSED PROPERTY LINES

PROPOSED SIDEWALK

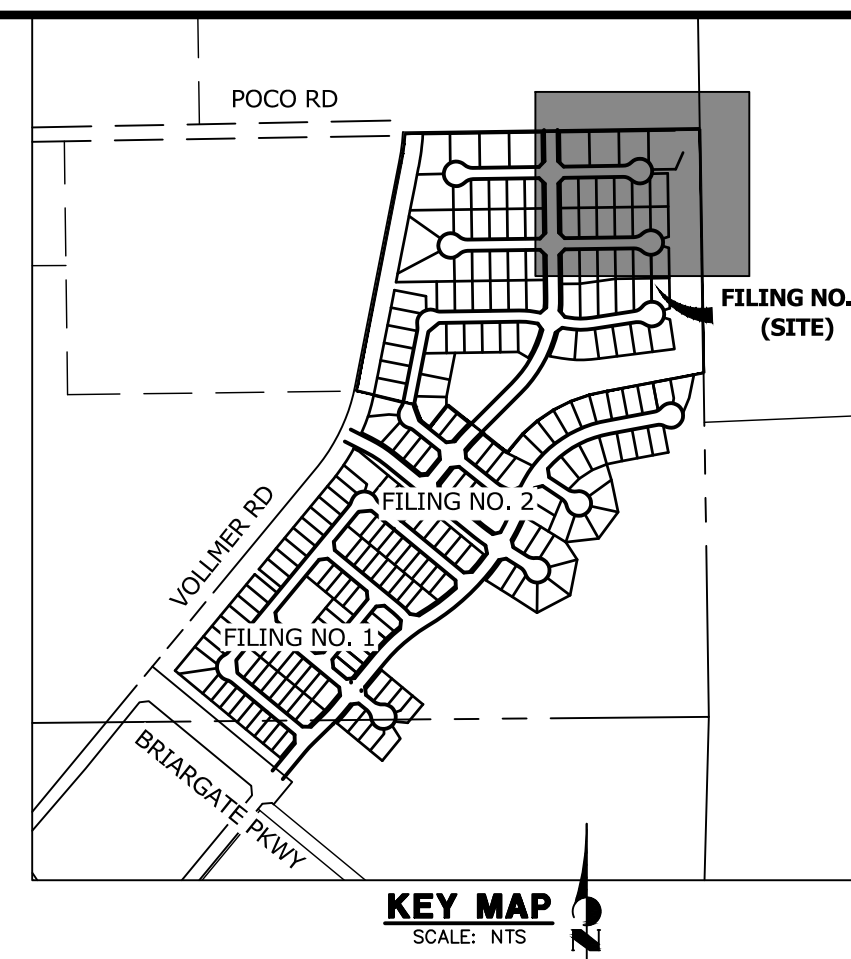
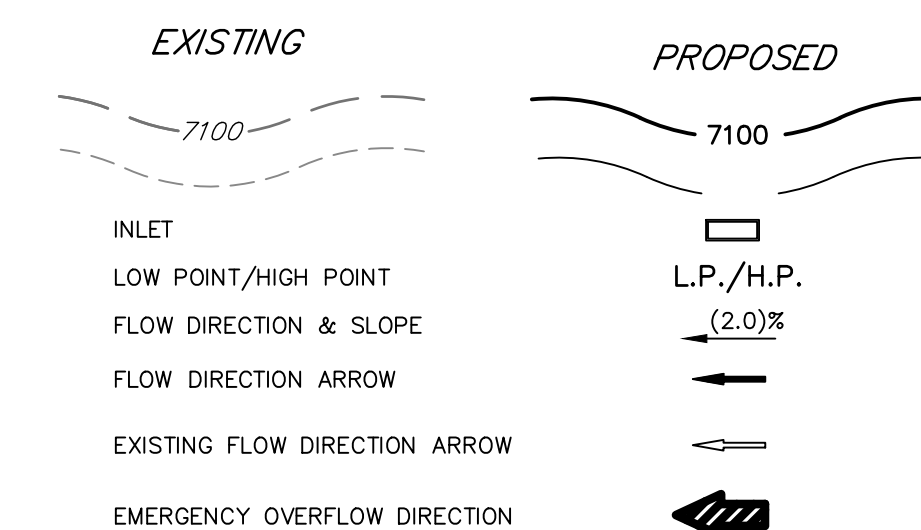
EXISTING PROPERTY LINE

ROW EXISTING

FL EXISTING

SIDEWALK EXISTING

DRAINAGE ACCESS & MAINTENANCE EASEMENT



PREPARED FOR

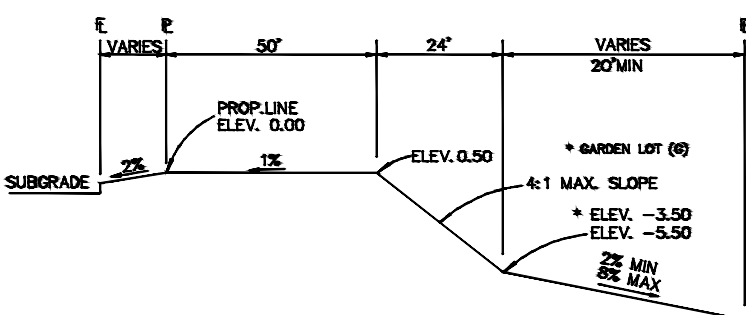
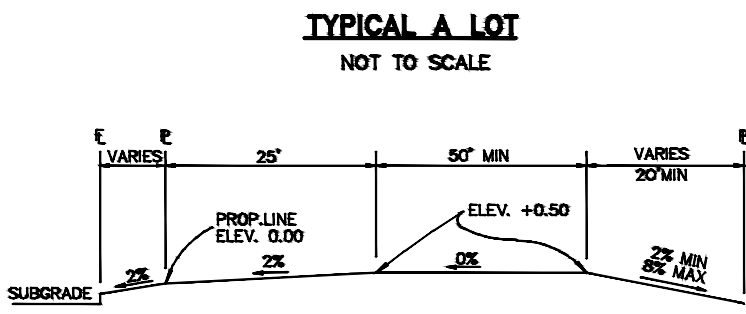
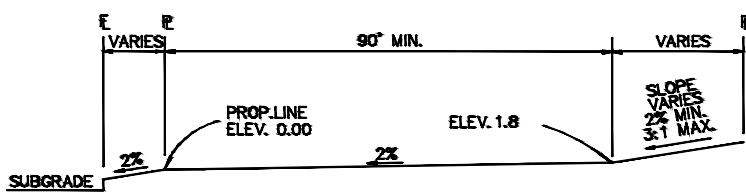
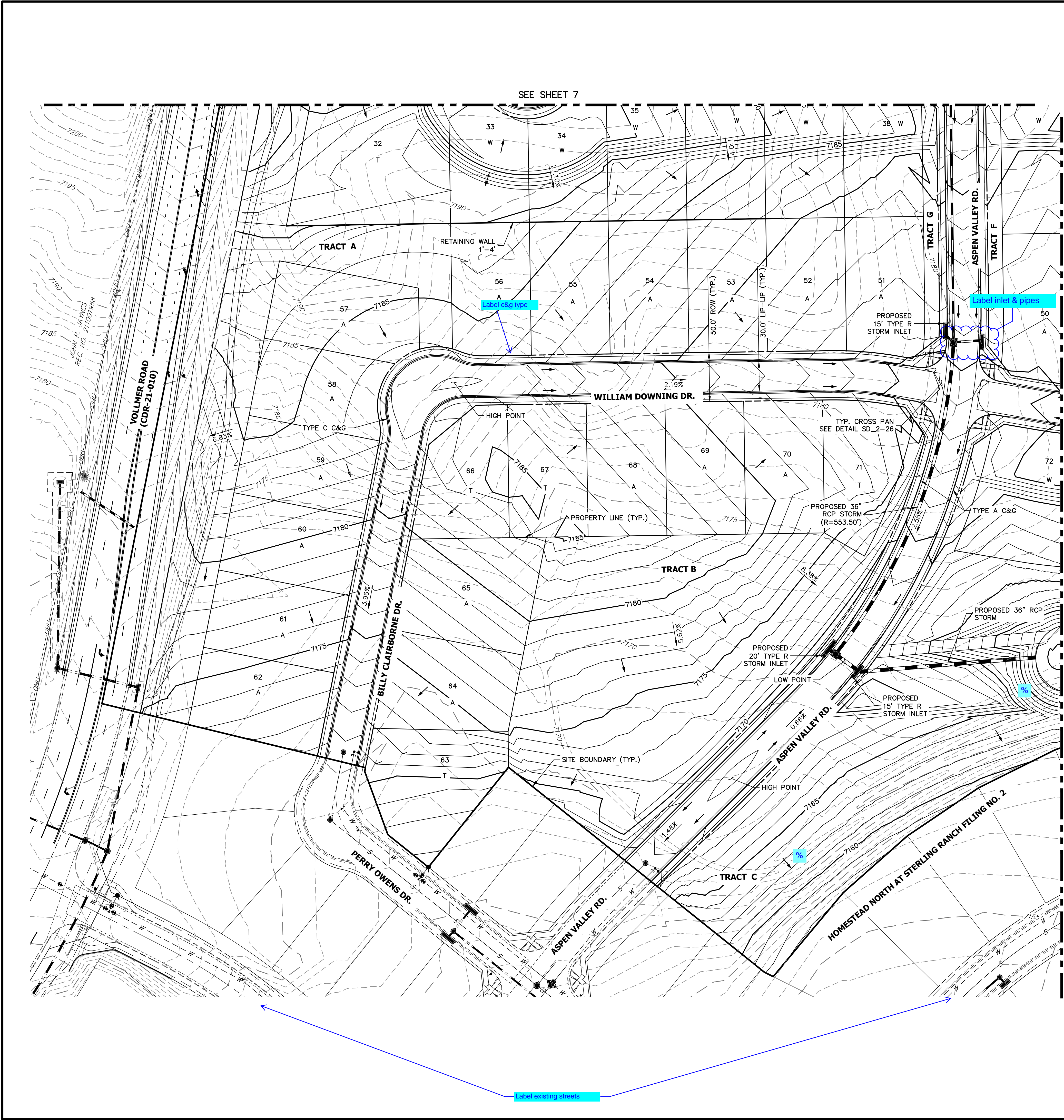
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(710) 471-1742

J·R ENGINEERING
A Westrian Company



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jengineering.com

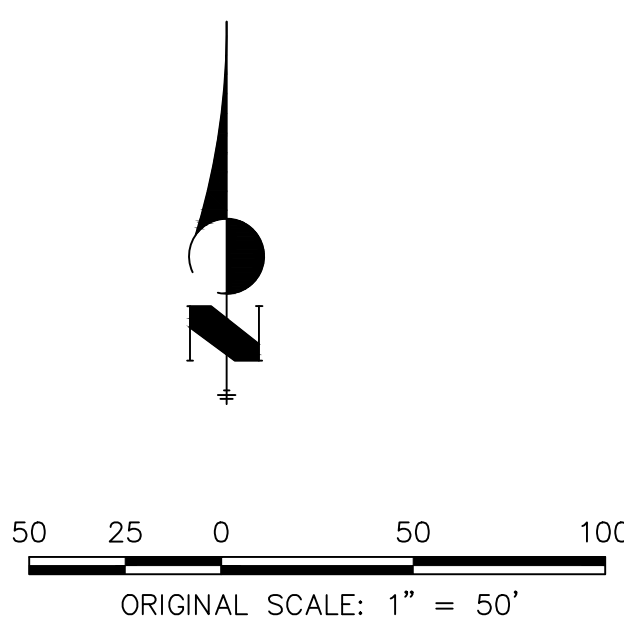
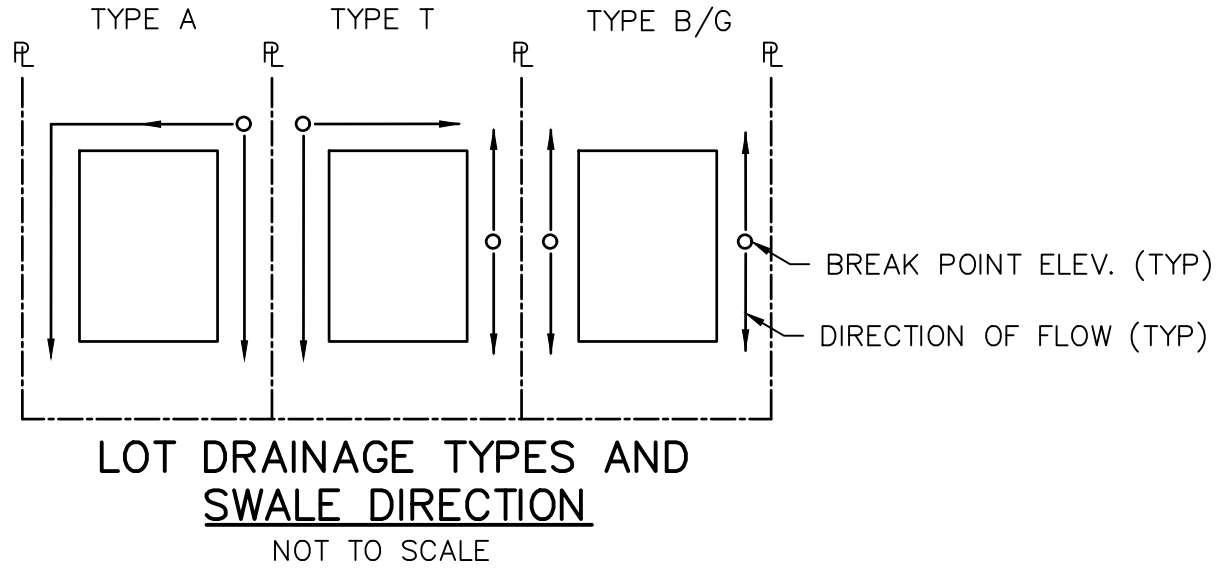
SHEET 8 OF 20		HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3		H-SCALE	1"= 50'	No.	REVISION	BY	DATE
JOB NO. 2518812		PRELIMINARY GRADING PLAN		V-SCALE	N/A				
				DATE	7/01/22				
				DESIGNED BY	QNL				
				DRAWN BY	QNL				
				CHECKED BY					



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.



LEGEND

- EXISTING STORM SEWER
- STORM SEWER PROPOSED
- PROPOSED R.O.W
- PROPOSED PROPERTY LINES
- PROPOSED SIDEWALK
- EXISTING PROPERTY LINE
- ROW EXISTING
- FL EXISTING
- SIDEWALK EXISTING
- DRAINAGE ACCESS & MAINTENANCE EASEMENT
- EXISTING
- PROPOSED
- INLET
- LOW POINT/HIGH POINT
- FLOW DIRECTION & SLOPE
- FLOW DIRECTION ARROW
- EXISTING FLOW DIRECTION ARROW
- EMERGENCY OVERFLOW DIRECTION

CONSTRUCTION NOTES:

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

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

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.

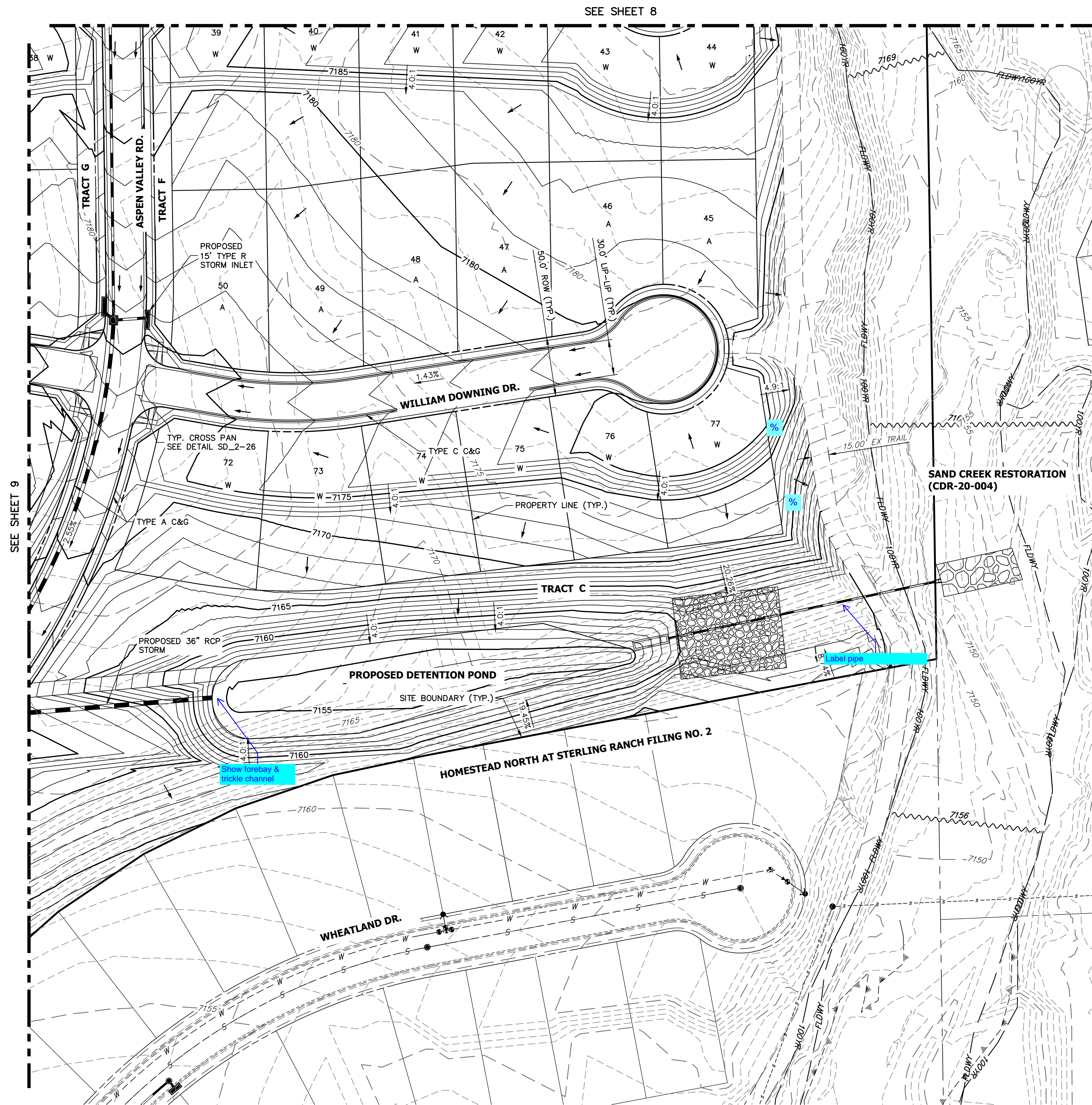
ADDITIONAL NOTES:

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.



PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	FILING NO. 3 (SITE)
J.R. ENGINEERING A Westman Company Central 303-740-9383 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 PRELIMINARY GRADING PLAN	DESIGNED BY DRAWN BY CHECKED BY	DATE 7/01/22 QNL QNL
SHEET 9 OF 20 JOB NO. 2518812	1"=50'	H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY





PROPOSED

STORM SEWER

SANITARY SEWER

WATER LINE

The diagram illustrates a cross-section of a typical residential street. Key features and dimensions include:

- Right-of-Way (R.O.W.) Line:** The outer boundary of the street.
- Public Improvement ESMT:** 5' wide area on both sides of the R.O.W. line.
- Street Width:** 50' R.O.W. with 30' EOP-EOP (Edge of Pavement to Edge of Pavement).
- Curbs and Gutters:** 2.5' wide on both sides of the street.
- Storm Sewer:** 6' diameter, with a 6' minimum clearance from the curb.
- Sanitary Sewer:** 10' diameter, with a 10' minimum clearance from the curb.
- Water Main:** 4' diameter, with a 4' minimum clearance from the curb.
- Gas and Electric:** Located in a joint trench, 1' from the curb.
- Passive Underdrain:** 6" diameter, located 1' from the curb.
- Other Features:** 2% TYP. (typical) slope, 5' sidewalk, and electric lines.

SCALE: NTS

DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH



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

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

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H-SCALE	1"=50'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	7/01/22				
DESIGNED BY	QNL				
DRAWN BY	QNL				
CHECKED BY					

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

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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

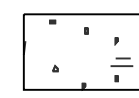
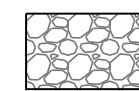
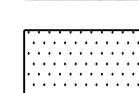
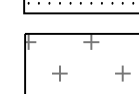

See Code Section/Policy 320 &317

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%		

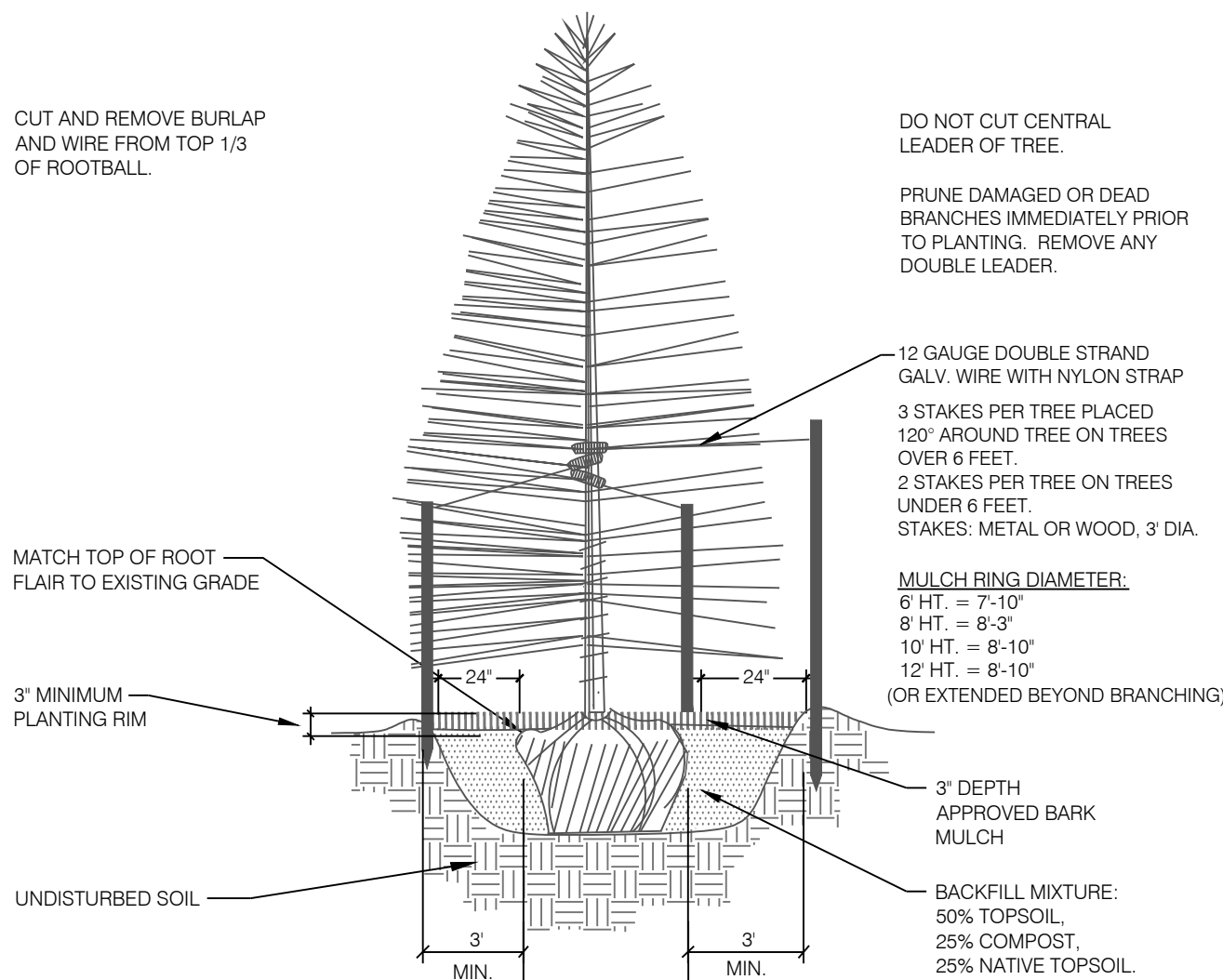
PLANT SCHEDULE

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 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

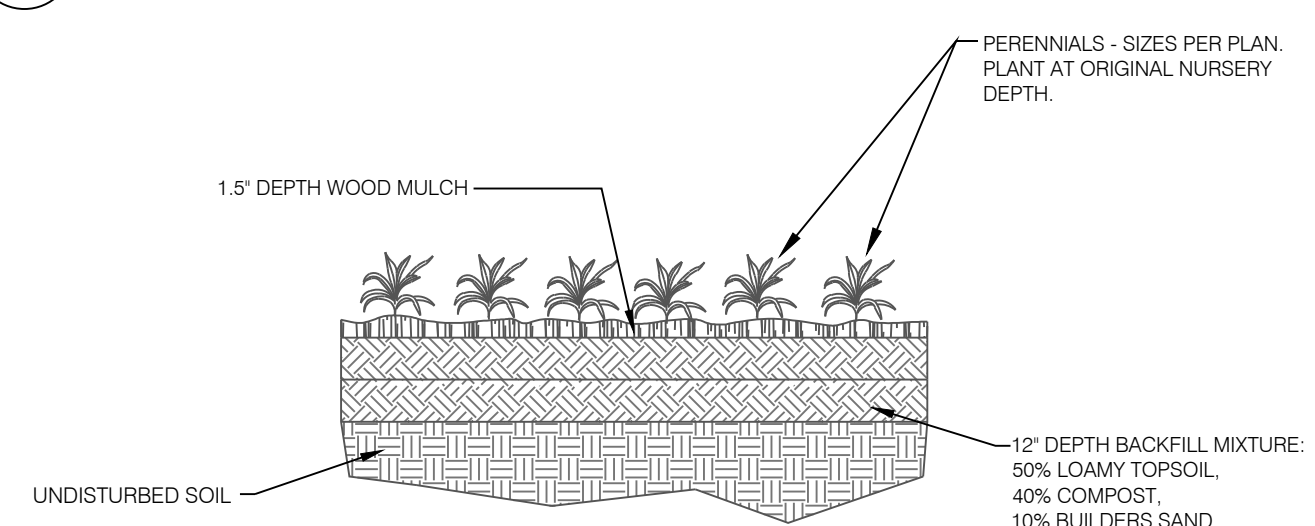
	Cedar Wood Mulch	6,356 SF
	Cobble - 4-8" Blue Cripple Creek Ore	14,512 SF
	Sod-Kentucky Blue Grass	30,562 SF
	Tall Native Grass - 15% Western Wheatgrass 15% Thickspike Wheatgrass 10% Sideoats Grama 15% Little Bluestem 15% Blue Grama 15% Annual Rye	197,062 SF
	Native Seed-Low Grow Mix 25% Buffalograss 20% Grama, Blue 29% Grama, Sideoats 5% Green Needlegrass 20% Wheatgrass, Western 1% Dropsseed, Sand Drill Seed @ 2.1 lbs PLS/AC Hydroseed @ 42 lbs PLS/AC	97,537 SF

retaining wall details please



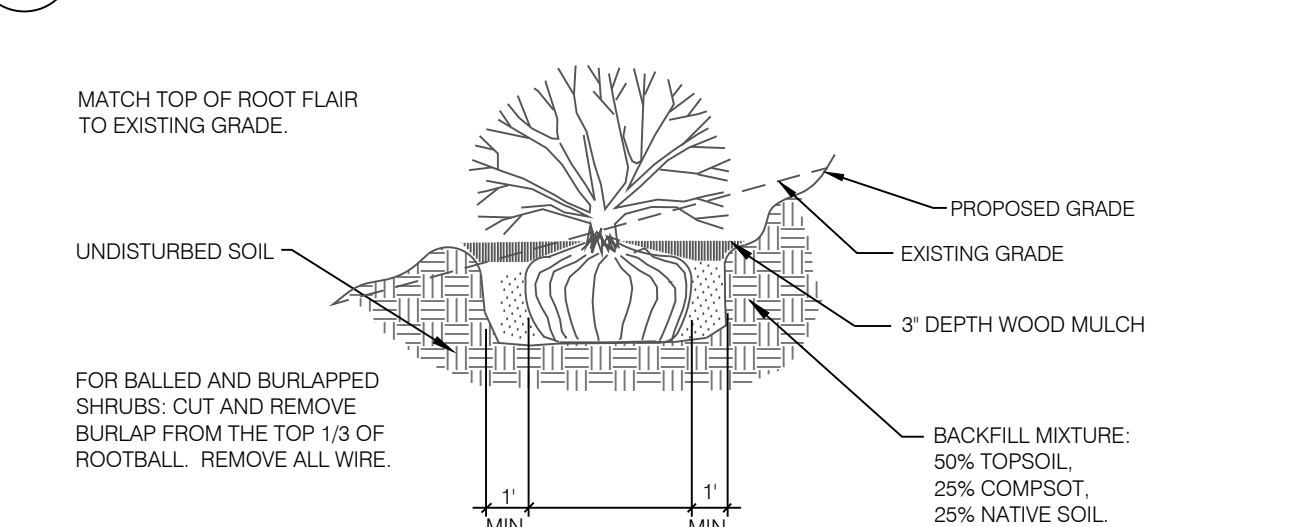
2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



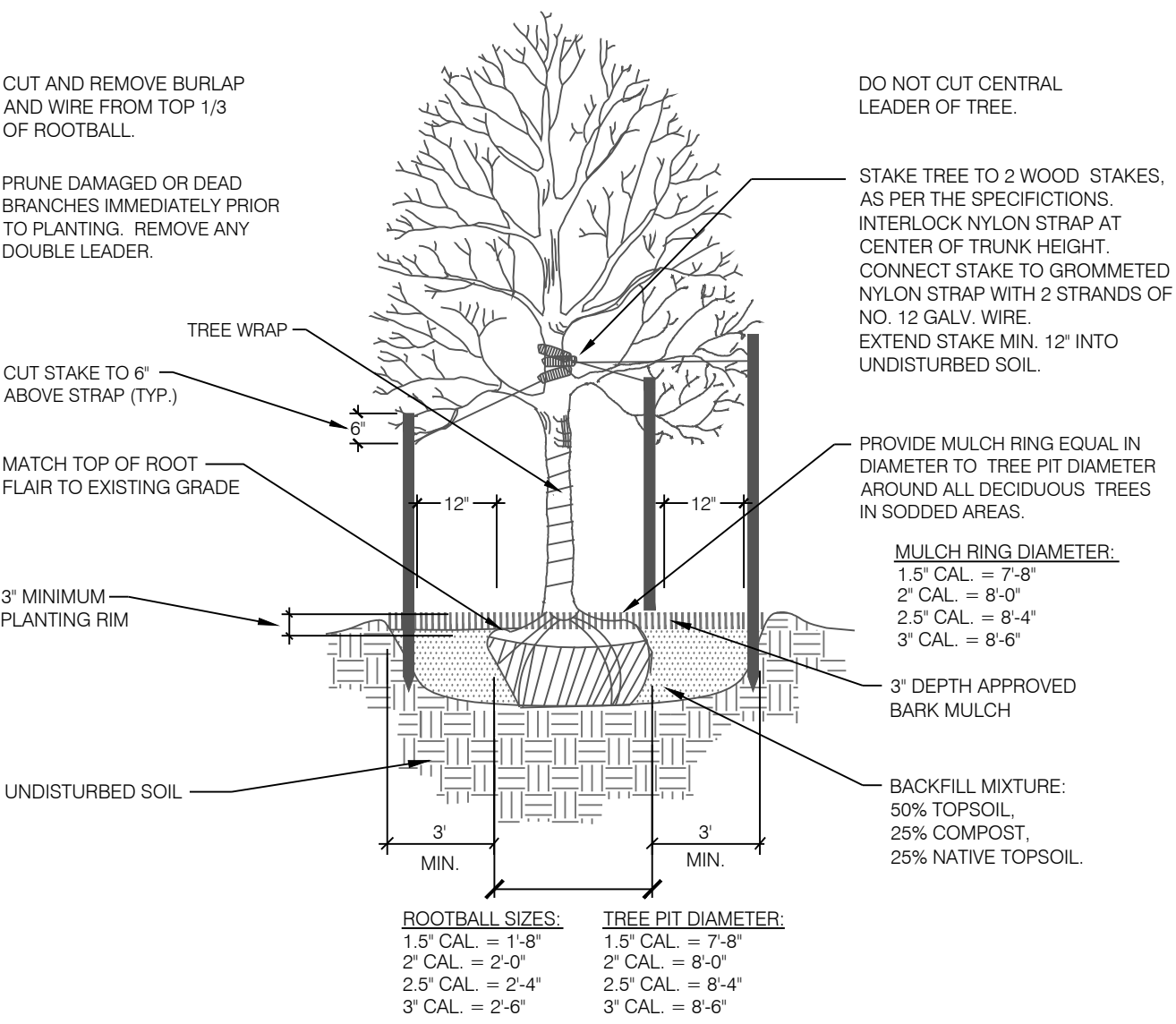
4 PERENNIAL / GROUNDCOVER PLANTING

SCALE: NOT TO SCALE



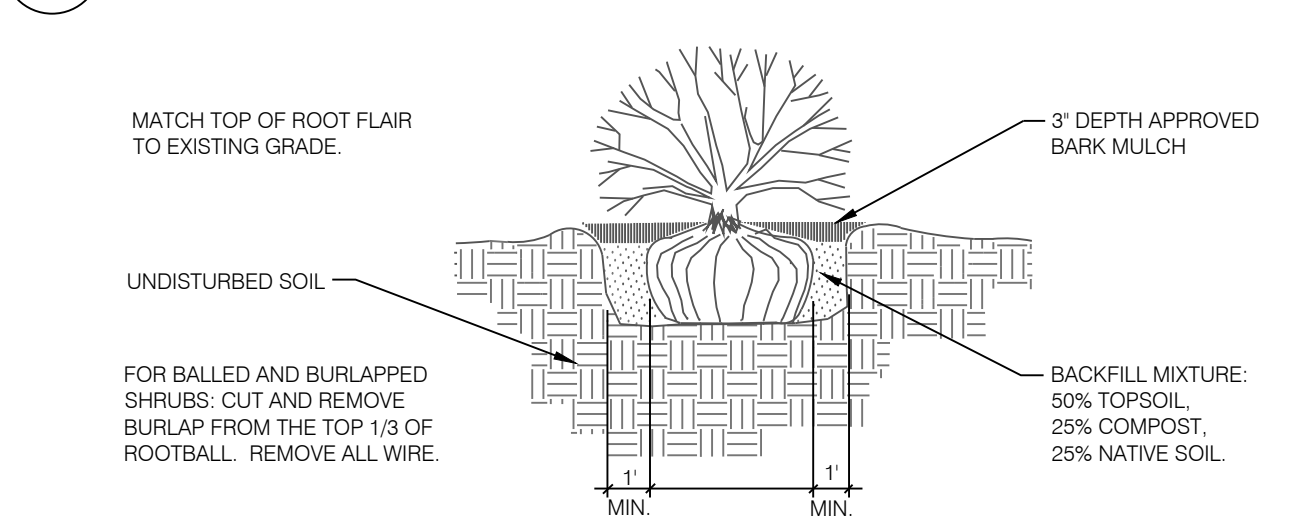
5 SHRUB PLACEMENT ON SLOPES

SCALE: NOT TO SCALE



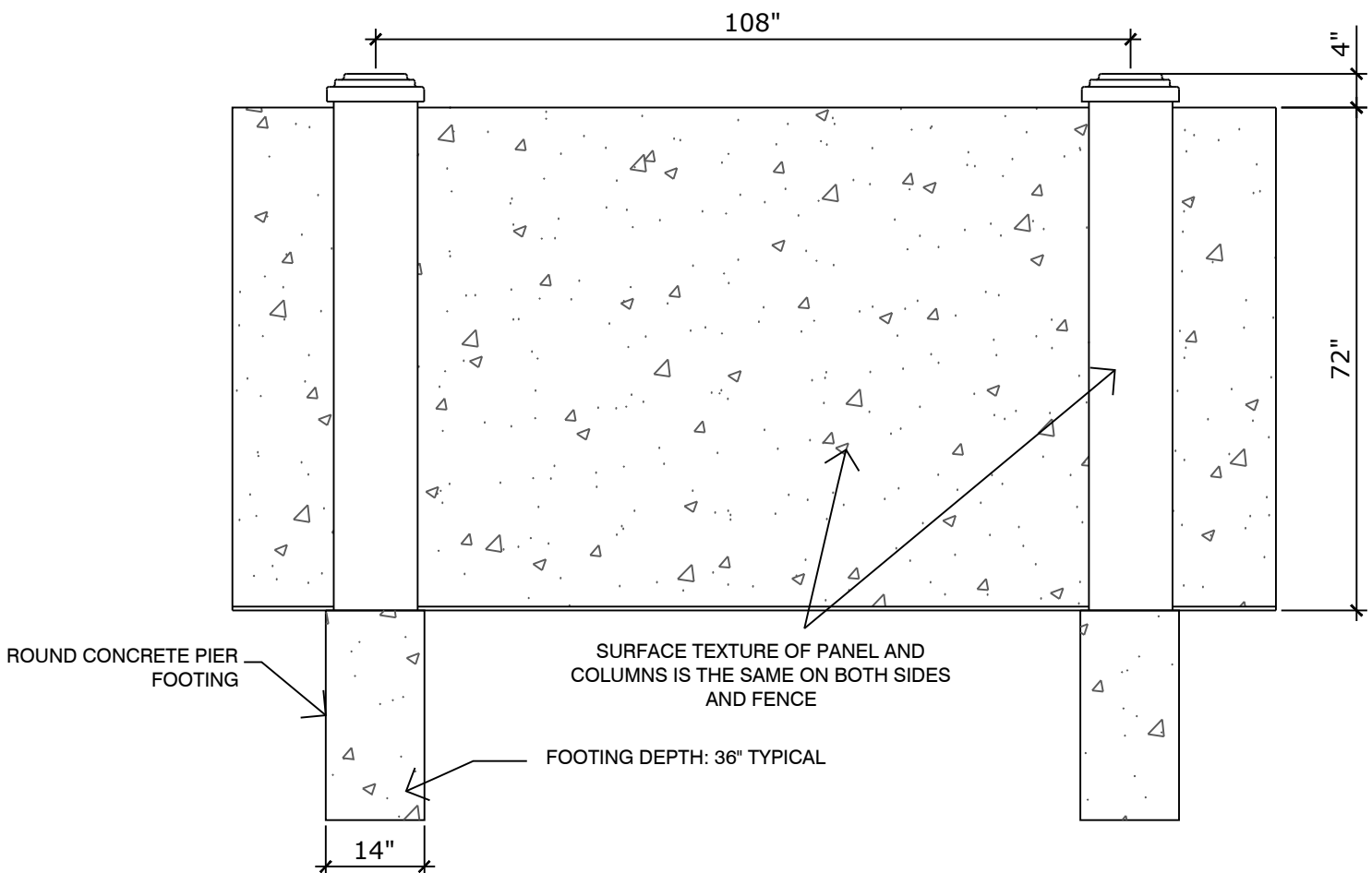
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



6 6' CONCRETE BLOCK NOISE WALL

SCALE: NOT TO SCALE



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

Tel. 719.471.0073
Fax 719.471.0267

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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

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

ENTITLEMENT

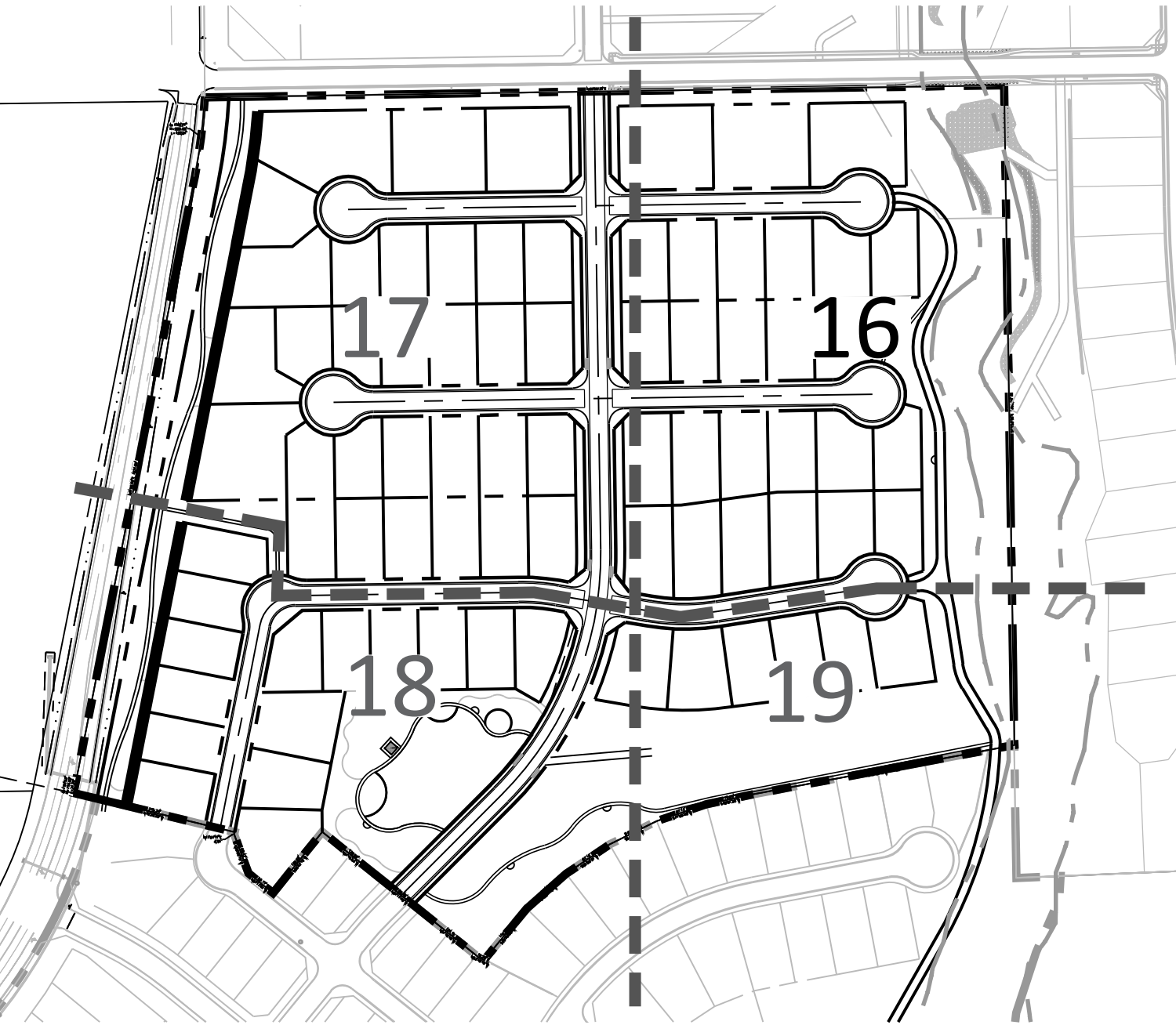
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LANDSCAPE NOTES AND DETAILS

15

15 OF 20

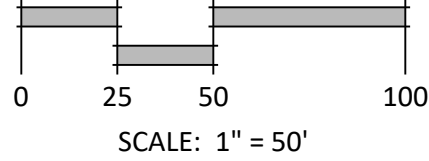
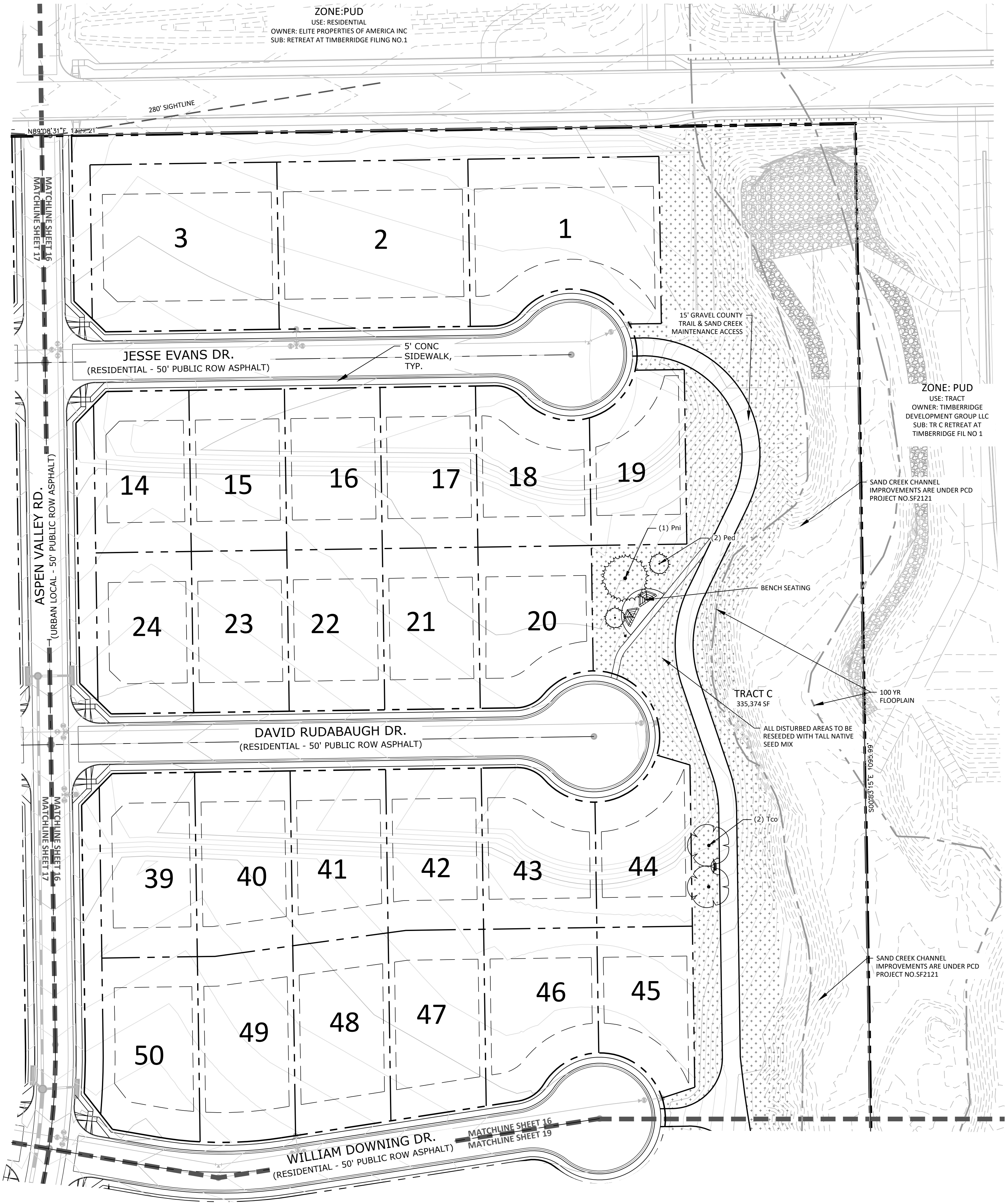
SHEET KEY MAP



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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



NORTH

SCALE: 1" = 50'



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

DATE: 07.07.2022
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ENTITLEMENT

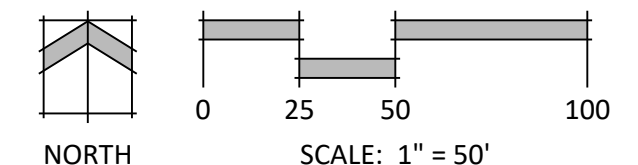
DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

16

16 OF 20

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
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VOLLMER ROAD

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

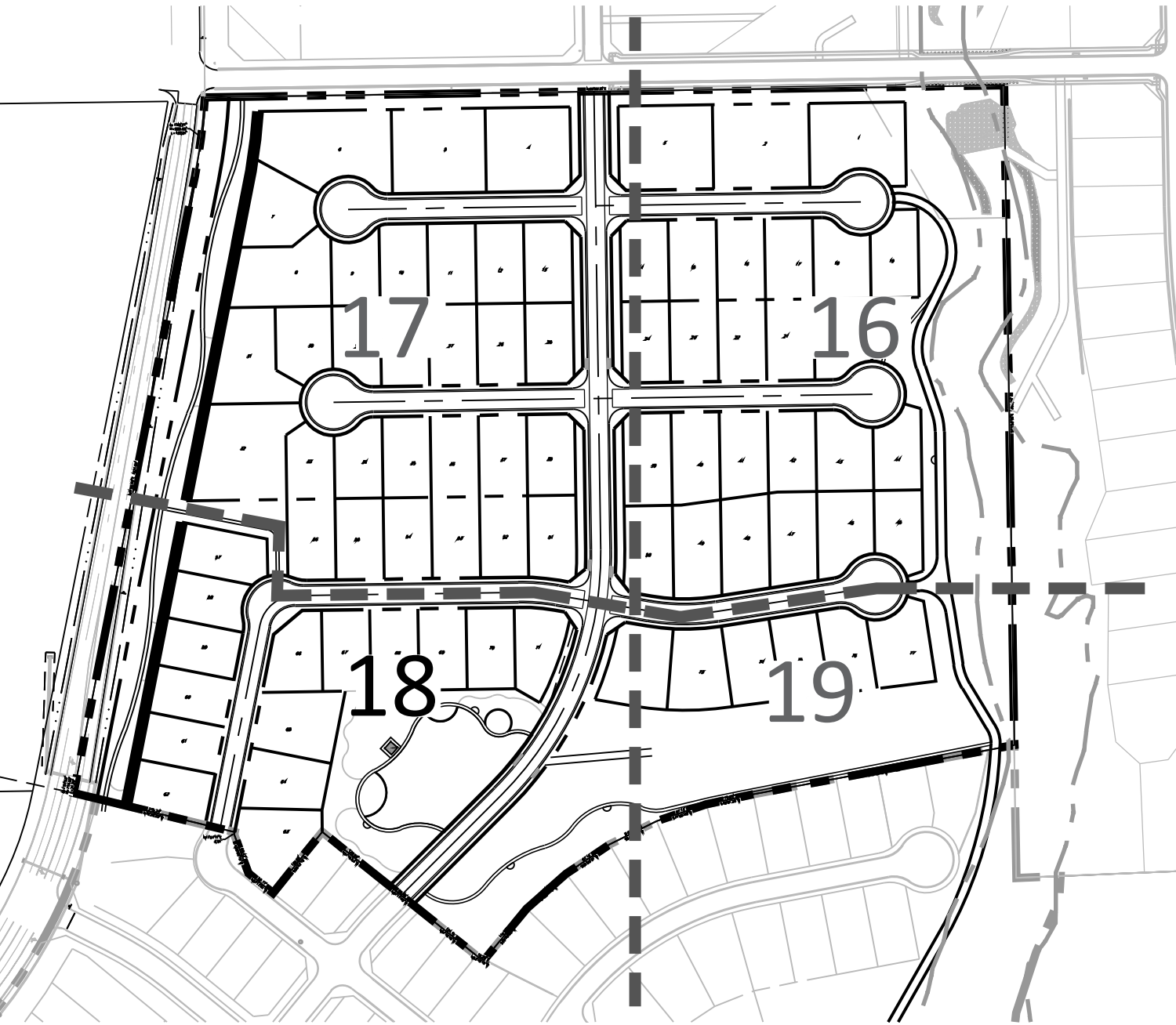
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LANDSCAPE PLAN

17

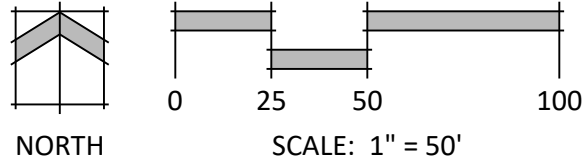
7 OF 20



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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



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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

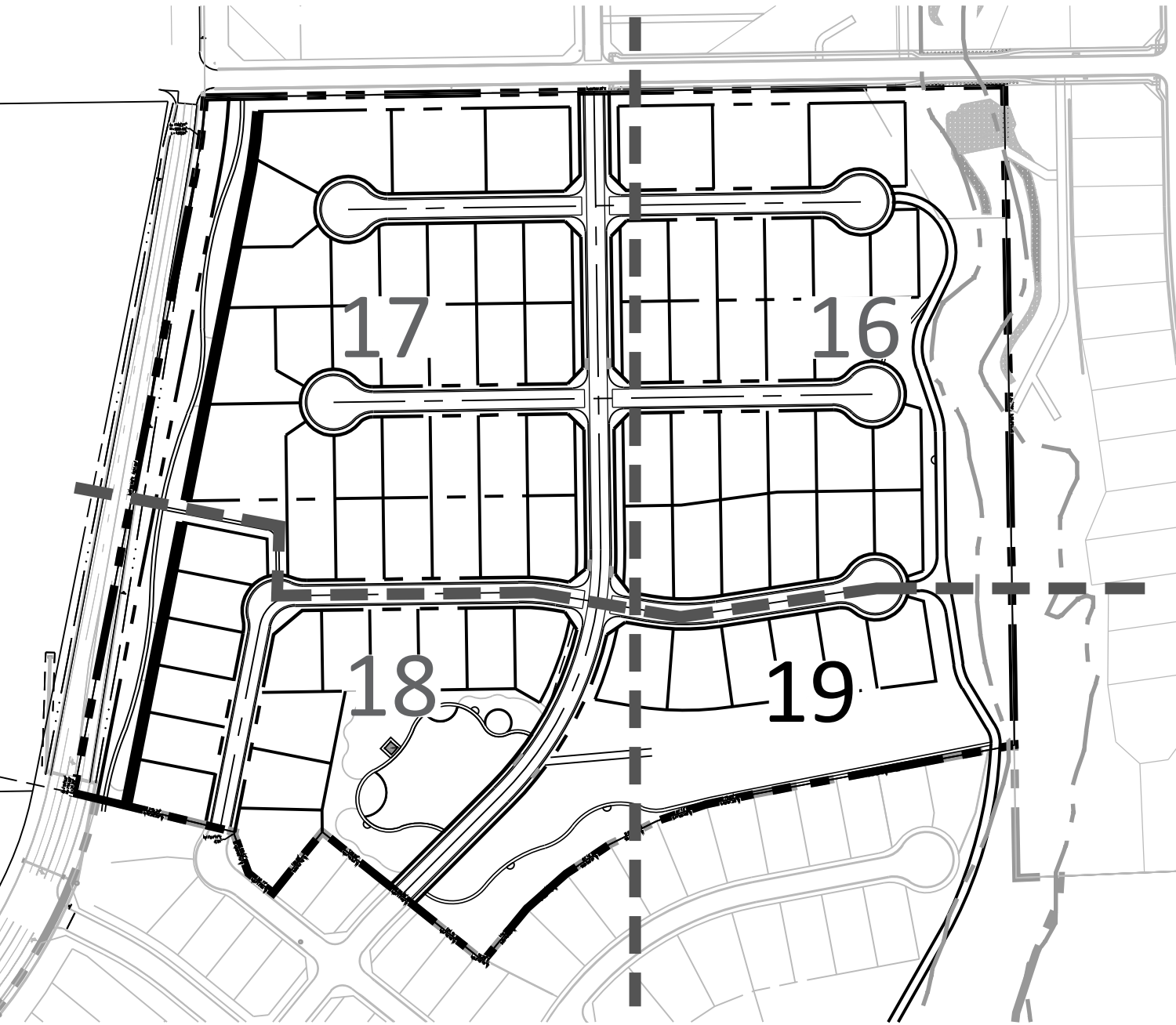
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18 OF 20

SHEET NUMBER

PLAN FILE #

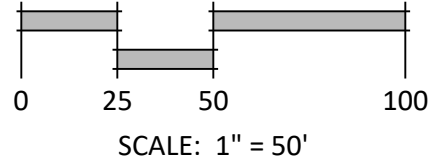
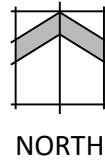
SHEET KEY MAP



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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



NORTH
SCALE: 1" = 50'



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IN ASSOCIATION WITH

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DATE: BY: DESCRIPTION:

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LANDSCAPE PLAN

SHEET TITLE

19

19 OF 20

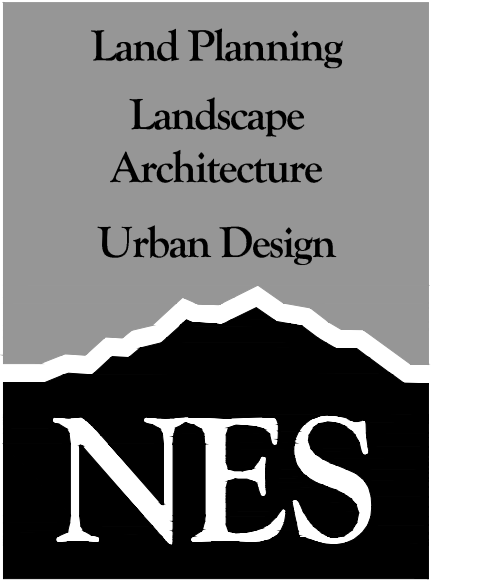
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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

PRELIMINARY PLAN

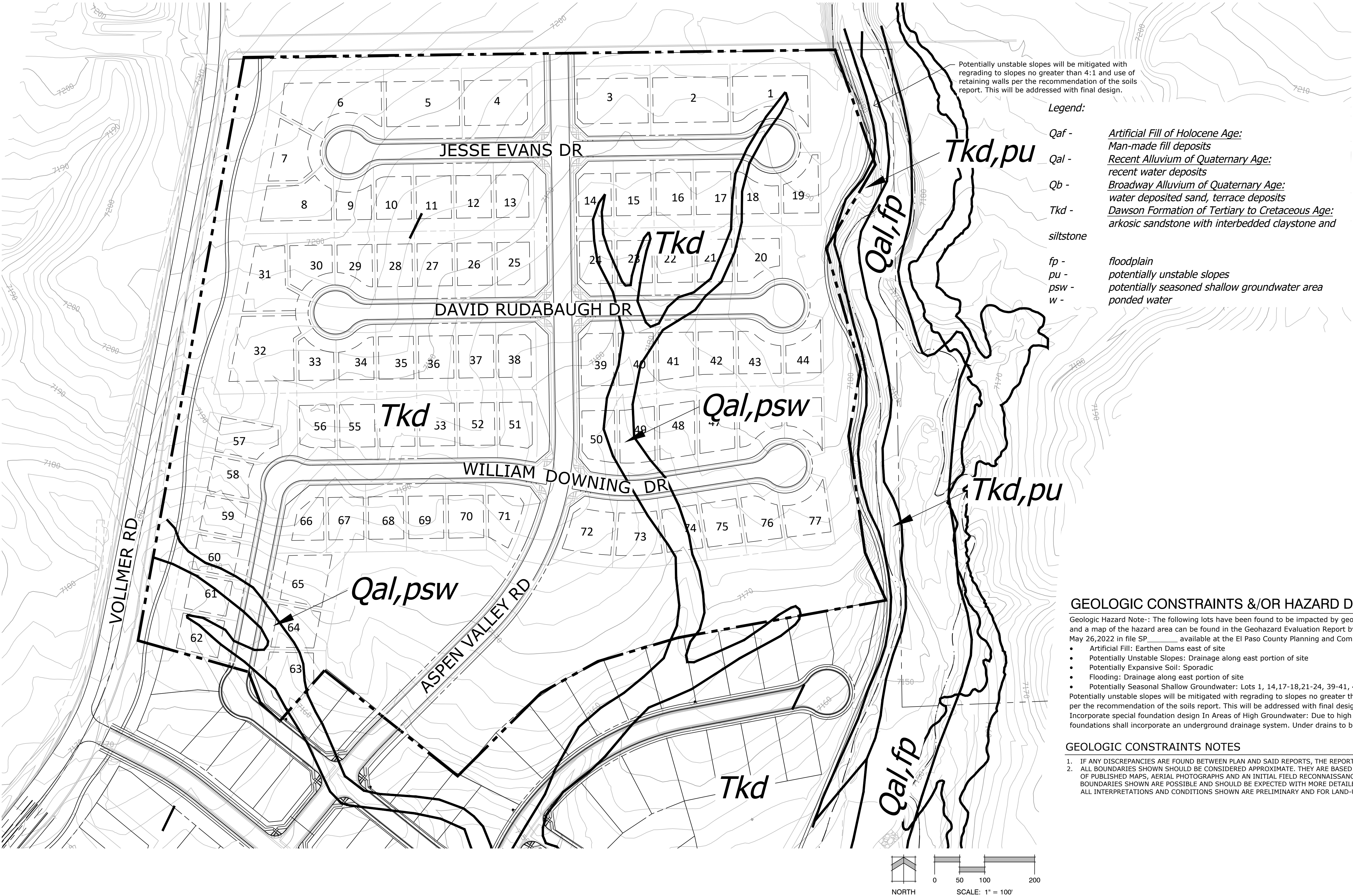


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- Legend:
- Qaf - Artificial Fill of Holocene Age: Man-made fill deposits
 - Qal - Recent Alluvium of Quaternary Age: recent water deposits
 - Qb - Broadway Alluvium of Quaternary Age: water deposited sand, terrace deposits
 - Tkd - Dawson Formation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

Preliminary Plan Drawings_v1.pdf Markup Summary 9-8-2022

CDurham (47)


Add "SP-22-007"

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Author: CDurham
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Add "SP-22-007"


valuation Report by Entech Engineering
Planning and Community Development
of site
-18,21-24, 39-41, 49-50, 60-64 and 77
slopes no greater than 4:1 and use of in
sed with final design. In Areas of Exposed
water: Due to high groundwater in the

Looks like Lot 20 may
also be impacted

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Looks like Lot 20 may also be impacted

Zone A-C of the FEMA Flood
Plan area is within Zone X₁
within the floodplain.
22-007
GEOLOGIC CON
Geologic Hazard Note: The f
and a map of the hazard area
May 26, 2022 in file SP-
• Artificial Fill: Earthen Di
• Potentially Unstable Slo

Subject: Callout
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Color: 
Layer:
Space:

22-007

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


Subject: Callout
Page Label: [1] Cover-1
Author: CDurham
Date: 9/7/2022 3:22:46 PM
Status:
Color: 
Layer:
Space:

Include road classification for Poco

ad North Phase 1 Preliminary Plan area:

No Wildfire Hazard Report
in submittal package


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

Subject: Callout
Page Label: [1] Cover-1
Author: CDurham
Date: 9/7/2022 3:24:07 PM
Status:
Color: 
Layer:
Space:

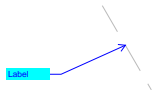
No Wildfire Hazard Report in submittal package

& Wetlands

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

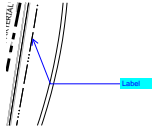
Subject: Callout
Page Label: [1] Cover-1
Author: CDurham
Date: 9/7/2022 3:23:59 PM
Status:
Color: 
Layer:
Space:

& Wetlands



Subject: Callout
Page Label: [1] Legal Tract 2
Author: CDurham
Date: 9/7/2022 3:40:55 PM
Status:
Color: ■
Layer:
Space:

Label



Subject: Callout
Page Label: [1] Legal Tract 2
Author: CDurham
Date: 9/7/2022 3:41:22 PM
Status:
Color: ■
Layer:
Space:

Label

Include a tract exhibit sheet

Subject: Text Box
Page Label: [1] Legal Tract 2
Author: CDurham
Date: 9/7/2022 3:41:48 PM
Status:
Color: ■
Layer:
Space:

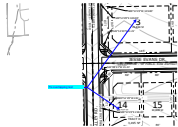
Include a tract exhibit sheet

¹ 12 SOUTH, RANGE 65 WEST OF THE
² BEGINNING.

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

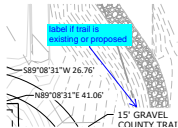
Subject: Text Box
Page Label: [1] Legal Tract 2
Author: CDurham
Date: 9/7/2022 3:42:27 PM
Status:
Color: ■
Layer:
Space:

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



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

Fix overlapping text



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

label if trail is existing or proposed

Label Pedestrian ramps and
reference county detail

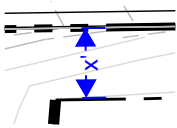
Subject: Text Box
Page Label: [1] Plan 3
Author: CDurham
Date: 9/7/2022 3:48:16 PM
Status:
Color: ■
Layer:
Space:

Label Pedestrian ramps and reference county
detail

Contour
labels

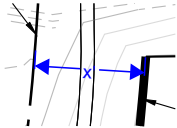
Subject: Text Box
Page Label: [1] Plan 3
Author: CDurham
Date: 9/7/2022 3:48:35 PM
Status:
Color: ■
Layer:
Space:

Contour labels



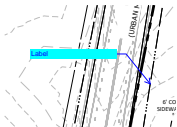
Subject: Dimension
Page Label: [1] Plan 4
Author: CDurham
Date: 9/7/2022 3:49:21 PM
Status:
Color: ■
Layer:
Space:

x'



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

x'



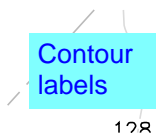
Subject: Callout
Page Label: [1] Plan 4
Author: CDurham
Date: 9/7/2022 3:50:35 PM
Status:
Color: ■
Layer:
Space:

Label

Contour
labels

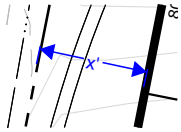
Subject: Text Box
Page Label: [1] Plan 4
Author: CDurham
Date: 9/7/2022 3:51:25 PM
Status:
Color: ■
Layer:
Space:

Contour labels



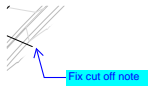
Subject: Text Box
Page Label: [1] Plan 5
Author: CDurham
Date: 9/7/2022 3:51:41 PM
Status:
Color: ■
Layer:
Space:

Contour labels



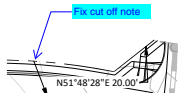
Subject: Dimension
Page Label: [1] Plan 5
Author: CDurham
Date: 9/7/2022 3:52:06 PM
Status:
Color: ■
Layer:
Space:

x'



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

Fix cut off note



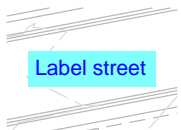
Subject: Callout
Page Label: [1] Plan 5
Author: CDurham
Date: 9/7/2022 3:52:40 PM
Status:
Color: ■
Layer:
Space:

Fix cut off note



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

Contour labels



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

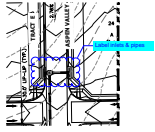
Label street

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

Type M riprap should be at
min 2.0' deep

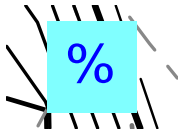
Subject: Callout
Page Label: [1] 7 2518812 Prelim GR01
Author: CDurham
Date: 9/7/2022 3:55:51 PM
Status:
Color: ■
Layer:
Space:

Type M riprap should be at min 2.0' deep



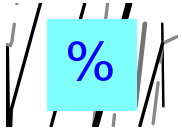
Subject: Cloud+
Page Label: [1] 7 2518812 Prelim GR01
Author: CDurham
Date: 9/7/2022 3:56:11 PM
Status:
Color: ■
Layer:
Space:

Label inlets & pipes



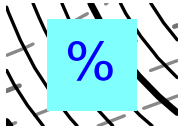
Subject: Text Box
Page Label: [2] 8 2518812 Prelim GR02
Author: CDurham
Date: 9/7/2022 3:56:52 PM
Status:
Color: ■
Layer:
Space:

%



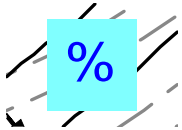
Subject: Text Box
Page Label: [2] 8 2518812 Prelim GR02
Author: CDurham
Date: 9/7/2022 3:57:05 PM
Status:
Color: ■
Layer:
Space:

%



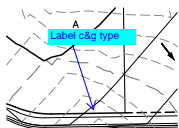
Subject: Text Box
Page Label: [3] 9 2518812 Prelim GR03
Author: CDurham
Date: 9/7/2022 3:57:27 PM
Status:
Color: ■
Layer:
Space:

%



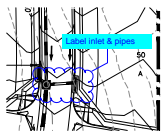
Subject: Text Box
Page Label: [3] 9 2518812 Prelim GR03
Author: CDurham
Date: 9/7/2022 3:57:43 PM
Status:
Color: ■
Layer:
Space:

%



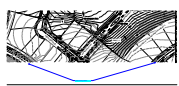
Subject: Callout
Page Label: [3] 9 2518812 Prelim GR03
Author: CDurham
Date: 9/7/2022 3:58:02 PM
Status:
Color: ■
Layer:
Space:

Label c&g type



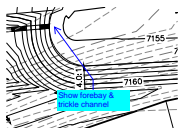
Subject: Cloud+
Page Label: [3] 9 2518812 Prelim GR03
Author: CDurham
Date: 9/7/2022 3:58:27 PM
Status:
Color: ■
Layer:
Space:

Label inlet & pipes



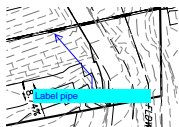
Subject: Callout
Page Label: [3] 9 2518812 Prelim GR03
Author: CDurham
Date: 9/7/2022 3:58:59 PM
Status:
Color: ■
Layer:
Space:

Label existing streets



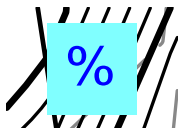
Subject: Callout
Page Label: [4] 10 2518812 Prelim GR04
Author: CDurham
Date: 9/7/2022 3:59:26 PM
Status:
Color: ■
Layer:
Space:

Show forebay & trickle channel



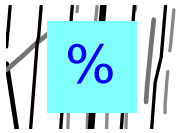
Subject: Callout
Page Label: [4] 10 2518812 Prelim GR04
Author: CDurham
Date: 9/7/2022 3:59:58 PM
Status:
Color: ■
Layer:
Space:

Label pipe



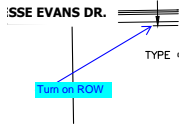
Subject: Text Box
Page Label: [4] 10 2518812 Prelim GR04
Author: CDurham
Date: 9/7/2022 4:00:14 PM
Status:
Color: ■
Layer:
Space:

%



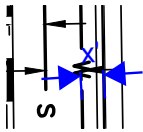
Subject: Text Box
Page Label: [4] 10 2518812 Prelim GR04
Author: CDurham
Date: 9/7/2022 4:00:21 PM
Status:
Color: ■
Layer:
Space:

%



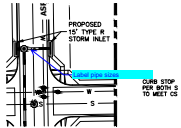
Subject: Callout
Page Label: [5] 11 2518812 Prelim UT01
Author: CDurham
Date: 9/7/2022 4:00:55 PM
Status:
Color: ■
Layer:
Space:

Turn on ROW



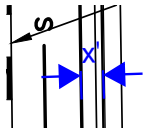
Subject: Dimension
Page Label: [5] 11 2518812 Prelim UT01
Author: CDurham
Date: 9/7/2022 4:02:21 PM
Status:
Color: ■
Layer:
Space:

x'



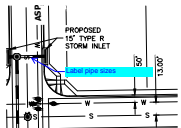
Subject: Callout
Page Label: [5] 11 2518812 Prelim UT01
Author: CDurham
Date: 9/7/2022 4:03:12 PM
Status:
Color: ■
Layer:
Space:

Label pipe sizes



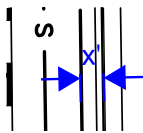
Subject: Dimension
Page Label: [6] 12 2518812 Prelim UT02
Author: CDurham
Date: 9/7/2022 4:04:04 PM
Status:
Color: ■
Layer:
Space:

x'



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

Label pipe sizes



Subject: Dimension

Page Label: [7] 13 2518812 Prelim UT03

Author: CDurham

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

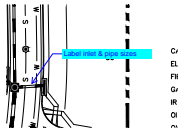
Status:

Color: ■

Layer:

Space:

x'



Subject: Callout

Page Label: [7] 13 2518812 Prelim UT03

Author: CDurham

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

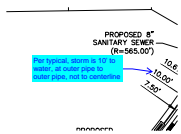
Status:

Color: ■

Layer:

Space:

Label inlet & pipe sizes



Subject: Callout

Page Label: [7] 13 2518812 Prelim UT03

Author: CDurham

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

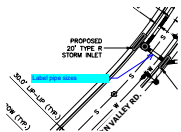
Status:

Color: ■

Layer:

Space:

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



Subject: Callout

Page Label: [7] 13 2518812 Prelim UT03

Author: CDurham

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

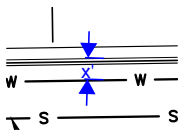
Status:

Color: ■

Layer:

Space:

Label pipe sizes



Subject: Dimension

Page Label: [7] 13 2518812 Prelim UT03

Author: CDurham

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

Status:

Color: ■

Layer:

Space:

x'

dsdparsons (20)



Subject: Image

Page Label: [1] Cover-1

Author: dsdparsons

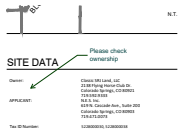
Date: 9/8/2022 2:20:07 PM

Status:

Color: ■

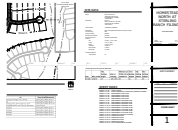
Layer:

Space:

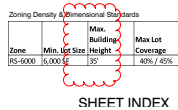


Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 9/8/2022 11:21:40 AM
Status:
Color: ■
Layer:
Space:

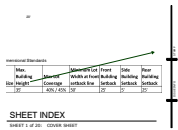
Please check ownership



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



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

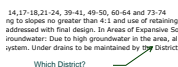


Subject: Arrow
Page Label: [1] Cover-1
Author: dsdparsons
Date: 9/8/2022 11:29:22 AM
Status:
Color: ■
Layer:
Space:



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

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



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

Which District?



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

within the Bristle Cone report



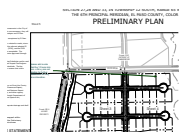
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 9/8/2022 2:05:55 PM
Status:
Color:
Layer:
Space:

which District?



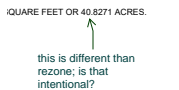
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 9/8/2022 2:06:50 PM
Status:
Color:
Layer:
Space:

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



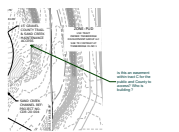
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 9/8/2022 2:25:05 PM
Status:
Color:
Layer:
Space:

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



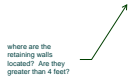
Subject: Callout
Page Label: [1] Legal Tract 2
Author: dsdparsons
Date: 9/8/2022 11:14:56 AM
Status:
Color:
Layer:
Space:

this is different than rezone; is that intentional?



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

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



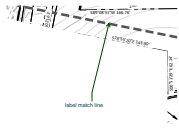
Subject: Callout
Page Label: [1] Plan 3
Author: dsdparsons
Date: 9/8/2022 2:07:46 PM
Status:
Color: ■
Layer:
Space:

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



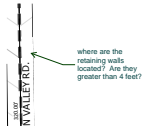
Subject: Callout
Page Label: [1] Plan 4
Author: dsdparsons
Date: 9/8/2022 2:02:35 PM
Status:
Color: ■
Layer:
Space:

to be installed by developer



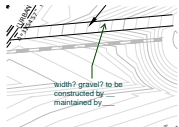
Subject: Callout
Page Label: [1] Plan 4
Author: dsdparsons
Date: 9/8/2022 2:04:57 PM
Status:
Color: ■
Layer:
Space:

label match line



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

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



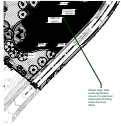
Subject: Callout
Page Label: [1] Plan 6
Author: dsdparsons
Date: 9/8/2022 2:09:40 PM
Status:
Color: ■
Layer:
Space:

width? gravel? to be constructed by ___ maintained by ___



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

retaining wall details please



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

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