


EL PASO COUNTY
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 KEVIN MASTIN, INTERIM EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission
 Brian Risley, Chair**

**FROM: Kari Parsons, Senior Planner
 Jeff Rice, PE Engineer III
 Kevin Mastin, Interim Executive Director**

**RE: Project File #: SP-20-008
 Project Name: Homestead North Phase 1 Preliminary Plan
 Parcel Nos.: 52280-00-030 and 52330-00-017**

OWNER:	REPRESENTATIVE:
Classic SRJ Land, LLC SR Land, LLC 20 Boulder Crescent Street, Suite 102 Colorado Springs, CO 80903	N.E.S., Inc. 619 North Cascade Avenue, Suite 200 Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	5/5/2022
Board of County Commissioners Hearing Date	5/17/2022

EXECUTIVE SUMMARY

A request by Classic SRJ Land, LLC and SR Land, LLC, for approval of the Homestead North Phase 1 Preliminary Plan to develop 147 single-family residential lots and 11 tracts within 65.29 acres. The request also includes the approval of 12.41-acres of off-site future public rights-of-way. The 77.7-acre development area is zoned RS-6000 (Residential Suburban) and RR-5 (Residential Rural). The parcels are generally located at the northeast corner of the Vollmer Road and Briargate Parkway intersection and is within Sections 17, 28, and 33, Township 12 South, Range 65 West of the 6th P.M. The

2880 INTERNATIONAL CIRCLE, SUITE 110
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
 FAX: (719) 520-6695

www.ELPASOCO.com

property is located within the within the boundaries of the Falcon Peyton Small Area Plan (2008) and the Black Forest Preservation Plan (1987).

The applicants are also requesting a finding of water sufficiency for water quality, dependability and quantity. Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s). The applicants are also requesting approval to perform pre-development site grading to include construction of roadways.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by SR Land, LLC, for approval of the Homestead North Phase 1 Preliminary Plan to develop 147 single-family detached residential lots within a 65.29-acre development area. Additionally, the applicants are requesting approval to perform pre-development site grading to include installation of wet utilities and construction of roadways on and off-site.

Waiver(s)/Deviation(s): There are no waivers or deviations associated with the preliminary plan request.

Authorization to Sign: There are no items requiring signature associated with this request.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

In approving a preliminary plan, Section 7.2.1.D.2 of the El Paso County Land Development Code (2020) states the BoCC shall find that:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North	RR-5 (Residential Rural)	Vacant
South	RS-5000 (Residential Suburban) & CS (Commercial Service)	Residential Vacant
East	RR-5 (Residential Rural)	Vacant
West	RR-5 (Residential Rural)	Vacant

E. BACKGROUND

The Sterling Ranch Sketch Plan (PCD File No. SKP-07-007), consisting of 1,443.70 acres, was heard, and approved by the Board of County Commissioners on November 18, 2008. The Sketch Plan includes 5,225 residential units, 56 acres of commercial development, 57 acres of dedicated school sites, 210 acres of parks and open space, and a two (2) acre utility site. This area of the sketch plan depicts a density of 3-5 dwelling units per acre.

The service plan for the Sterling Ranch Metropolitan Districts Nos. 1, 2, and 3 was heard and approved by the Board of County Commissioners on June 24, 2010. The Sterling Ranch Metropolitan District No. 1 will provide water and wastewater services with assistance from the Meridian Service Metropolitan District via an intergovernmental agreement. Installation of roads within the rights-of-way, public and private drainage, and amenities within the tracts are to be constructed by the Sterling Ranch Metropolitan District No. 2. Sterling Ranch Metropolitan District No. 1 will maintain the rights-of-way and public improvements after Sterling Ranch Metropolitan District 2 constructions those improvements and the County has entered into preliminary acceptance. Sterling Ranch Metropolitan District No. 1 will also own and maintain the private drainage facilities and other amenities within the tracts. Sterling Ranch Metropolitan District No. 3 will collect ad valorem (property) tax revenue for future commercial development and pay Sterling Ranch Metropolitan District No. 1 to own and maintain the tracts and private improvements within the future commercial development area.

An extension of the date of expiration of sketch plan was approved by the Board of County Commissioners on November 25, 2014, with retention of the conditions of approval and notations except Condition of Approval No. 2, which required all land

within the sketch plan to be rezoned to a PUD as stated in Resolution No. 08-476. Condition No. 2 reads as follows:

“Rezoning of the property is necessary to implement the sketch plan. Staff support for the sketch plan and the finding of master plan consistency herein assumes a proposed rezoning to PUD. To the extent applicant brings forward a rezoning and preliminary plan that contemplates a zoning classification other than PUD, Development Services will consider that a material modification of the sketch plan and may require applicant to proceed forward with an amended sketch plan, which amended sketch plan process may or may not proceed simultaneously with a proposed rezoning and preliminary plan.”

Staff agreed with the action to remove Condition No. 2 to allow rezoning of the property to conventional single-family and commercial zoning with the understanding that it could still function in a manner that would preserve the open space acreage and density originally approved in the Sketch Plan. Open space tracts are shown throughout the requested preliminary plan. Pursuant to the Sketch Plan Extension approval, staff has recommended Condition of Approval No. 6 which states, “Open space buffers shall be no less than what is graphically depicted on the October 2008 Amended Sketch Plan Map in subsequent rezoning and subdivision submittals.”

Map amendments (rezone) of the property adjacent to the south from RR-5 (Residential Rural) to RS-5000 (Residential Suburban) and CS (Commercial Service) were approved by the Board of County Commissioners on March 24, 2015. A map amendment (rezoning) (PCD file no. P-20-005) of the residential portion (65.29-acres) of the subject property, from the RR-5 zoning district to the RS-6000 zoning district was approved by the Board of County Commissioners on June 15, 2021.

The applicants are requesting approval of a preliminary plan that is depicted to have a density of 2.25 dwelling units per acre to allow for the creation of 147 single-family detached residential lots and 11 tracts within the RS-6000 zoning district (65.29-acres). The preliminary plan also includes approval of the construction of future off-site public rights-of-way to include: Briargate Boulevard from Vollmer Road to Sterling Ranch Road, two (2) bridge structures over the Sand Creek Channel, and Sterling Ranch Road from Briargate Boulevard to Marksheffel Road totaling 12.41-acres within the RR-5 zoning district.

F. ANALYSIS

1. Land Development Code Compliance

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Land Development Code (2020).

The Sterling Ranch Sketch Plan depicts a density range in this portion of the approved sketch plan of 3-5 dwelling units per acre in the subject preliminary plan area. The applicant is depicting an average density of 2.25 dwelling units per acre on the concurrent reviewed preliminary plan, which is lower than the allowed density depicted on the approved sketch plan.

This portion of El Paso County has experienced, and continues to experience, significant growth and development along the Briargate Parkway and Vollmer Road, corridors. A half-mile to the north, adjacent to Vollmer Road, and not included within the Sterling Ranch Sketch Plan, is the Retreat at Timber Ridge Subdivision, which is under construction and is zoned PUD (Planned Unit Development). The Timber Ridge Subdivision has an average density of 0.81 dwelling units per acre. The vacant land immediately adjacent to the north of the requested area to be rezoned is within the Sterling Ranch Sketch Plan and has a density of two (2) dwelling units per acre. The land to the south, is also included in the Sterling Ranch Sketch Plan. A portion of the land to the south is vacant and is zoned CS (Commercial Service). The Homestead Filing No. 2 subdivision, located south of the subject parcel, is zoned RS-5000 (Residential Suburban) and is nearly built out and has a density of 3.5 dwelling units per acre. The land to the east of the subject parcel, across the Sand Creek Chanel, is also included in the Sterling Ranch Sketch Plan and is depicted as allowing a density of 5-8 dwelling units per acre. The land west of the proposed development area is zoned RR-5 (Residential Rural) and is currently vacant.

The preliminary plan is compatible with the existing and approved urban level residential development surrounding the subject property. The commercial property south of the subject preliminary plan area will be required to provide a buffer to the residential properties at the time of a site development plan.

2. Zoning Compliance

The residential development area of the subject property is zoned RS-6000 (Residential Suburban) zoning district. The RS-6000 (Residential Suburban) zoning district is intended to accommodate single-family residential development. The density and dimensional standards for the RS-6000 (Residential Suburban) zoning district are as follows:

Minimum lot size - 6,000 square feet
Minimum width at the front lot line - 50 feet
Setbacks - 25 feet in the front and rear, 5 feet on the sides
Maximum height - 30 feet
Maximum lot coverage - 40 percent / 45 percent*

*Where a single-story ranch style residence is proposed, the maximum lot coverage may be 45 percent of the total lot area.

Approval of a final plat(s) will be required to subdivide the parcels into individual lots. The applicants will be required to demonstrate compliance with the RS-6000 (Residential Suburban) zoning district dimensional standards in association with each of the future final plat application(s).

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

Policy 6.1.1 – Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.

Policy 6.1.3- Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use, and access.

Policy 6.1.8 – Encourage incorporation of buffers or transitions between areas of varying use or density where possible.

Policy 6.1.11 – Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

Policy 6.2.1 – Fully consider the potential impact of proposed zone changes and development on the integrity of existing neighborhoods.

The subject parcels are presently zoned RS-6000 (Residential Suburban) zoning district and RR-5 (Residential Rural) zoning district. The land located immediately south is zoned CS (Commercial Service) and RS-5000. The Homestead Filing No. 2 subdivision, located south of the subject parcel, is zoned RS-5000 (Residential Suburban) and is nearly built out. The land to the west is zoned RR-5 (Residential Rural). The proposed map preliminary plan is anticipated to be contiguous and compatible in terms of density and land use to those existing developments located to the south, north, and east of the subject property.

The adjacent CS-zoned land to the south is vacant and is required to provide a minimum of a 15-foot buffer from the adjacent residential properties. The requested preliminary plan depicts a 25-foot buffer along the north side of Briargate Parkway, which is anticipated to functionally and aesthetically integrate the varying land uses and transition from the commercial land use to the proposed residential land use. The commercial development also located adjacent to the south will be required to provide a buffer and roadway landscaping to aid in transitioning from single-family residential use to commercial uses.

The proposed preliminary plan is a logical extension of the existing urban development in the area and will provide a transition from the anticipated the single-family residential development located adjacent to the south.

4. Small Area Plan Analysis

The property is located within the Falcon/Peyton Small Area Master Plan (2008) and the Black Forest Preservation Plan (1987). Both plans should be considered in reviewing this rezoning request. More specifically, the property is located within the Black Forest Cooperative Planning Area as depicted on the Falcon/Peyton Small Area Master Plan (2008) Recommendations Map.

The Falcon/Peyton Small Area Master Plan states the following:

“The primary purpose of this plan is to set forth a framework within which proposed new land uses may be analyzed. This document describes the characteristics and features which are unique to this planning area. The plan is intended to serve as an advisory planning tool to guide future land use decisions.” (Page 1)

“Development proposals that are located within the Black Forest Cooperative Planning Area should be evaluated according to both the current Black Forest Preservation Plan and the Falcon/Peyton Small Area

Master Plan. Proposals in this area should comply with both Plans.” (page 4-28)

Figure 4-5 - Recommendations Plan, shows this area as being recommended for urban density development. The Plan defines “Urban Density” as:

“Parcel sizes are less than 2.5 acres, typically less than 1 acre. These areas are served by urban level infrastructure, including roadways, water distribution, and wastewater treatment.”

The applicant has proposed urban density to include lot sizes with a minimum lots size of 6,000 square feet. Sterling Ranch Metropolitan District has committed to provide water and sewer to the proposed development. The proposed map amendment is generally consistent with the recommendations of the Falcon/Peyton Small Area Master Plan.

Map 12 of the Black Forest Preservation Plan designates the subject parcel as being within Sub-area 10–Southern Transitional Area. The Concept Plan designates this area to be an “appropriate mix and phasing of urban density development that will be dependent on the final alignment of major transportation corridors”. Final alignment of Briargate Parkway has been set, and is immediately adjacent, and south of the area included in the proposed rezoning request. Relevant policies are as follows:

- Policy 9.12 - Encourage the joint utilization of regional water and sanitation systems in urban density areas and discourage the proliferation of small individual systems.
- Policy 1.2 - Allow nodes of higher density residential, commercial, and industrial development only in those areas specifically designated on the Concept Plan and described in the Land Use Scenario.

The land use scenario for the Southern Transitional Area states that development should occur with the appropriate mix and phasing of urban density which is to be dependent on the alignment of a major transportation corridor (Briargate Parkway). It also states that low density residential buffer should originate no more than one-quarter (1/4) of a mile north of the major east-west expressway corridor, and then only if such a corridor is located no more than two miles north of Woodmen Road.

The proposed preliminary plan is located north and adjacent to the planned transportation corridor (Briargate Parkway), which is consistent with the Plan. Vollmer Road defines the west boundary of the area within the rezoning request, providing a division between adjacent lower density single-family land uses to the west and the proposed density. The eastern edge of the area within the preliminary plan request is bounded by Sand Creek, which creates a natural buffer from the RR-5-zoned property to the east. As stated above, Sterling Ranch Metropolitan District has committed to provide water and wastewater services to the development area. The proposed preliminary plan is generally consistent with the Black Forest Preservation Plan.

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.

Policy 3.6.2 – Water providers should work with neighboring entities to provide and plan for growth between their respective boundaries.

Policy 4.1.4 – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.

Policy 5.3.1- Discourage individual wells for new subdivisions with 2.5 acres or smaller average lot sizes, especially in the near-surface aquifers, when there is reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economics of scale to do so can be achieved.

Goal 6.0.11- Continue to limit urban level development to those areas served by centralized services.

The subject property is located in a growth area within Region 3, Falcon Area, which is expected to experience significant growth by 2040. Specifically, the Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-

central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road.”

The Water Master Plan identifies a current water demand of 4,494-acre feet (AF) and a current supply of 7,164 AF for this Region, resulting in a surplus of water (decreed water rights) of 2,670 AF. The area included within the rezoning request is projected in the Water Master Plan as likely to reach build out by year 2040. For year 2040, the Plan projects a water demand of 6,403 AF for Region 3 versus a projected supply of 7,921 AF, resulting in a reduced surplus of 1,581 AF. When considering additional development in Region 3, it is important to note that the Plan ultimately projects a water supply deficit for the Region of 1,143 AF by 2060.

The applicants anticipate central water and wastewater service to be provided by the Sterling Ranch Metropolitan District. A commitment letter has been provided with this preliminary plan application. A finding of sufficiency regarding water quantity, quality, and dependability is requested.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Environmental Division of Community Services, and Colorado Parks and Wildlife were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) does not identify valued deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The El Paso County Parks Master Plan (2013) does identify the Sand Creek Regional trail within the subject property. The applicant has depicted a 15-foot crushed limestone trail along the western edge of the Sand Creek Channel.

Please see the Transportation section below for information regarding the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the preliminary plan application that would impede development. As recommended by the Colorado Geological Survey (CGS), the following note has been added to Sheet No. 1 of the preliminary plan:

“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 July 22,2020 in file SP-20-008 available at the El Paso County Planning and Community Development Department:

- Potentially Unstable Slopes: Drainage along east portion of site
- Potentially Expansive Soil: Sporadic
- Flooding: Drainage along east portion of site
- Potentially Seasonally High Groundwater:(Lots 4-9,16-19,58-61,68-73, 103-104, 109-113, 118-120, 124-125,131-136 and 137-147)

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.”

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

3. Floodplain

As shown on FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0533G and 08041C0535G, effective December 7, 2018, a portion of the subject property is located within Zone AE 100-year floodplain, where studied base flood elevations are provided on the FIRM panel. The east edge of the property contains the FEMA floodplain from the Sand Creek channel.

4. Drainage and Erosion

The proposed area included in the rezoning is located within the Sand Creek Drainage Basin (FOFO4000), studied in 1996. This basin requires drainage and bridge fees to be paid at the time of final plat recording.

The property generally drains to the southeast into the Sand Creek main stem channel, which ultimately outfalls into Fountain Creek. As stated in the preliminary drainage report, full-spectrum detention (FSD) facilities are proposed to provide detention and water quality for developed areas of the site in accordance with County criteria. The proposed drainage plan is in general compliance with the "Master Development Drainage Plan for Sterling Ranch", dated October 24, 2018 and accepted for file by County staff.

Channel improvements for the Sand Creek channel adjacent to and within the site will be required for the overall Sterling Ranch development in accordance with the subdivision improvements agreement for Sterling Ranch Filing No. 1.

Approvals of an erosion and stormwater quality control permit (ESQCP), a grading and erosion control plan, a financial assurance estimate (FAE) and a stormwater management plan (SWMP), all reviewed with the subdivision submittals, are required prior to grading the site in accordance with the requirements of the El Paso County Engineering Criteria Manual (2019). Approval for pre-development site grading and wet utility installation has been requested with this preliminary plan.

5. Transportation

The proposed Homestead North at Sterling Ranch development is located immediately northeast of the intersection of Vollmer Road and Briargate Parkway with access to the development proposed from each of these roads.

Traffic generated from the 147 proposed dwelling units in this development is estimated to be 1,388 average daily trips. The proposed interior roads will be public urban local roads which will be dedicated to the County for ownership and maintenance. The proposed roads in the Homestead North Phase 1 Updated Traffic Impact Study (TIS) are in conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) and the existing roads serving the proposed development will be adequate with the improvements noted in the TIS. In the vicinity of the subject property, Vollmer Road is shown as a 2-lane minor arterial on the MTCP 2040 plan and as a 4-lane minor arterial on the 2060 Corridor Preservation Plan. Briargate Parkway is shown as a 4-lane principal arterial on both the 2040 and 2060 plans. The County is currently conducting a Briargate Parkway/Stapleton Road corridor planning study that will provide additional recommendations for this corridor from the City of Colorado

Springs incorporated limits at Black Forest Road, east through undeveloped properties including Sterling Ranch, and ending at Meridian Road. The corridor study will address intersection spacing, access locations, roadway capacity improvements, transportation modes, and corridor preservation.

In accordance with Recommended Conditions of Approval Nos. 5 and 6 below, the developer will be required to participate in construction of the offsite road improvements necessary for safe access and adequate levels of service for the traffic generated by this development, including widening Vollmer Road to an arterial cross-section, turn lanes where necessary, and intersection improvements at surrounding intersections. Table 3 of the TIS summarizes the anticipated necessary improvements, timing of construction, and potential responsible parties.

This development is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended, at the time of final plat recording.

Approximately 8,800 linear feet of Urban Local public roads are proposed to be constructed with this subdivision, in addition to Arterial roads consisting of approximately 2,670 linear feet of Briargate Parkway (from Wheatland Drive to Sterling Ranch Road) and 5,180 linear feet of Sterling Ranch Road (from Dines Blvd. to Briargate Parkway). These roads will connect to the road infrastructure constructed with Sterling Ranch Filings No. 1 and No. 2.

H. SERVICES

1. Water

Sterling Ranch Metropolitan District provides water service and has committed to serve the development.

Water Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a favorable recommendation of a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality.

2. Sanitation

Wastewater service is provided by Sterling Ranch Metropolitan District. The District has provided a wastewater commitment letter demonstrating the District has adequate capacity to serve the development.

3. Emergency Services

The property is within the Black Forest Fire Protection District. The District was sent a referral and has no outstanding comments.

4. Utilities

Electrical service will be provided by Mountain View Electric Association and natural gas service will be provided by Black Hills Energy. Both service providers were sent referrals and have no outstanding comments.

5. Metropolitan Districts

The property is within the boundary of the Sterling Ranch Metropolitan District, which provides central water and wastewater services in the area. The District is also anticipated to own and maintain the open space, and the drainage facilities within the proposed development. The property is anticipated to be within Public Improvement District No. 2. Traffic impact fees associated with the District shall be paid in accordance with Resolution 19-471.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a preliminary plan application. Fees in lieu of park land dedication will be due at the time of recording the final plat.

The El Paso County Community Services Department, Parks Division, has provided the following comment which will be incorporated into the anticipated final plat(s) recommended conditions of approval:

“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Homestead North at Sterling Ranch Phase I Preliminary Plan:

- (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch, within Tract F, that allows for construction, maintenance, and public access of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming final plat(s);

- 2) include descriptions, drawings, and locations of the two neighborhood parks in the Letter of Intent and Preliminary Plans, respectively;
- 3) fees in lieu of land dedication for regional park purposes in the amount of \$68,649 and urban park fees in the amount of \$43,365 will be required upon recording of the forthcoming final plat(s).

A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s)."

7. Schools

The property is within the boundaries of the Academy School District No. 20. School land dedication to El Paso County for the benefit of the Academy School District No. 20 was completed with the Branding Iron at Sterling Ranch Filing No. 2 final plat.

I. APPLICABLE RESOLUTIONS

Approval	Page 25
Disapproval	Page 26

J. STATUS OF MAJOR ISSUES

There are no major issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2020) staff recommends the following conditions and notations:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each final plat.
2. Applicable park fees shall be paid with each final plat.
3. The 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 Preble's Meadow Jumping Mouse as a listed species.

4. The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, 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 sale documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
5. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
6. Open space buffers shall be no less than what is graphically depicted on the October 2008 Amended Sketch Plan Map in subsequent final plat(s) submittal.
7. The developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.
8. The developer shall participate in a fair and equitable manner in offsite transportation improvements, including but not limited to the items listed in Table 3 of the Homestead North Phase 1 Updated Traffic Impact Study, dated January 11, 2022, to be verified with an updated traffic impact analysis or memorandum as appropriate with each final plat in Homestead North at Sterling Ranch.
9. Vollmer Road and Briargate Parkway adjacent to and within the preliminary plan shall be improved to meet the minimum standards of an arterial roadway with development of the Homestead North area, in accordance with the Engineering Criteria Manual. These road improvements will be required with access permitting for the associated final plat. The necessary road improvements, including offsite improvements, and phasing will be identified with the first final plat in Homestead North. These road improvements may be subject to reimbursement as outlined in the El Paso County Road Impact Fee Program.
10. Sand Creek adjacent to and within the Homestead North preliminary plan area shall be stabilized to meet the minimum standards of the Drainage Criteria Manual and the Engineering Criteria Manual. Approval of the Sand Creek channel design plans from Briargate Parkway north to the Sterling Ranch boundary shall be obtained prior to final plat approval. The associated Financial Assurance Estimate for this segment of channel improvements shall be approved and financial assurances provided prior to recording the first plat in the Homestead North development area.

NOTATIONS

1. Subsequent final plat filings may not be approved administratively by the Planning and Community Development Director.
2. Approval of the Preliminary Plan Amendment will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
3. Preliminary plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 46 adjoining property owners on April 20, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Plat Drawing

State Engineer's Letter

County Attorney's Letter

El Paso County Public Health Recommendation Letter

El Paso County Parcel Information

File Name: SP-20-008

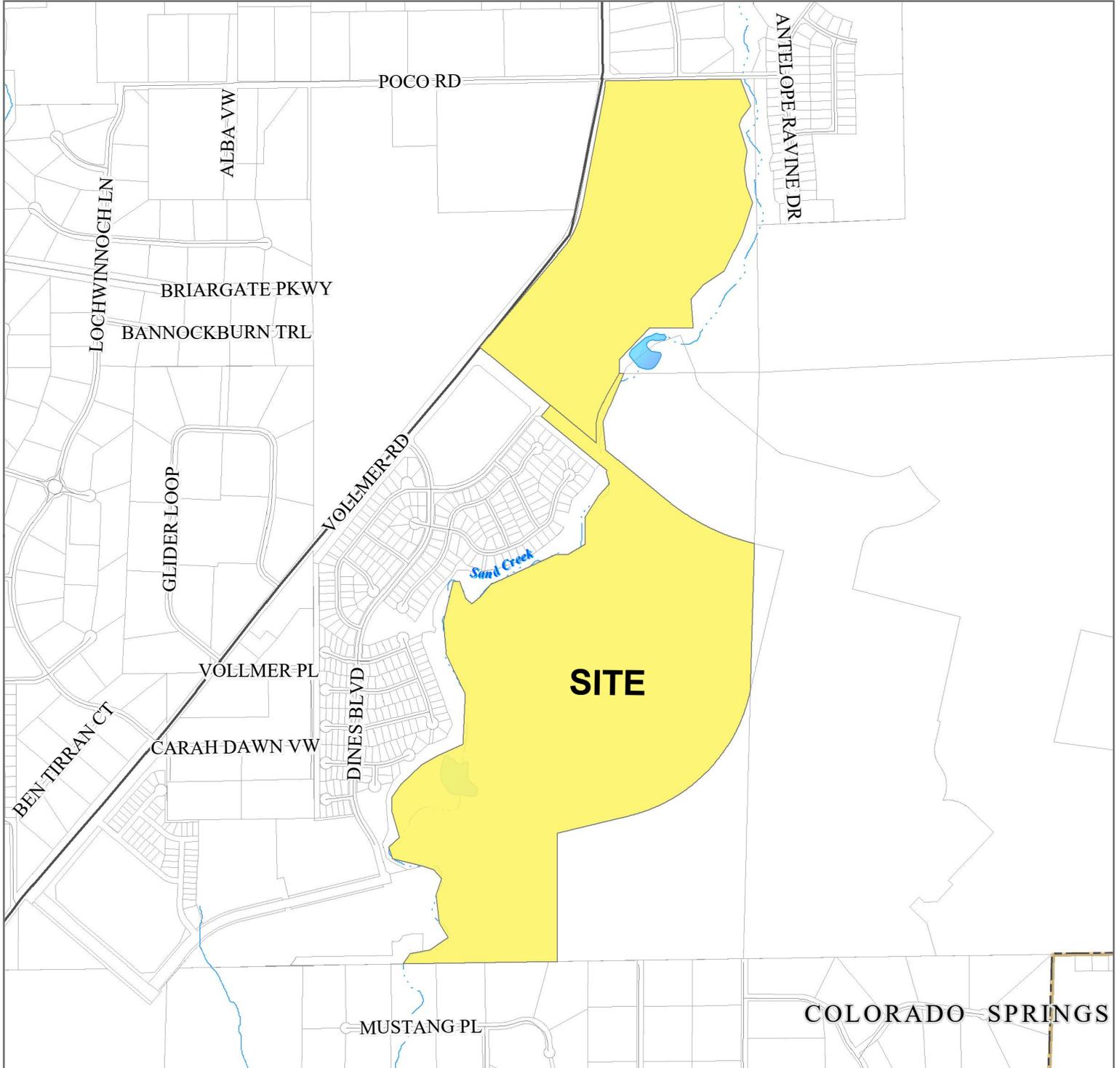
PARCEL	NAME
5228000030	SR LAND LLC
5233000017	MORLEY-BENTLEY INVESTMENTS LLC

Zone Map No.: --

ADDRESS	CITY	STATE
20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS	CO
20 BOULDER CRESCENT ST STE 100	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80903	3300
80903	3300

Date: April 18, 2022



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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HOMESTEAD NORTH PHASE I PRELIMINARY PLAN

LETTER OF INTENT

NOVEMBER 2020, REVISED AUGUST 2021

OWNER/APPLICANT:

SR Land
20 Boulder Crescent St. Suite 102
Colorado Springs, CO. 80903

CONSULTANT:

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

REQUEST

SR Land, LLC. requests approval of the following applications:

1. A Preliminary Plan for Homestead North; a 147-unit single-family development, the construction of portions of Briargate Parkway and Sterling Ranch Road to include the channel crossings, and 11 tracts for landscaping, drainage and utilities on approximately 77.7136 acres.
2. A request for Pre-development site grading and wet utilities for a portion of Homestead North upon approval of Preliminary Plan, approximately 26.69 acres. (LDC Chapter 6.2.6 Pre-Development Site Grading)
3. Administrative Approval of subsequent Final Plats.
4. A finding of Water Sufficiency.

LOCATION

The Homestead North Phase 1 is located east of Vollmer Road. The residential portion of the site is north of Briargate Parkway. The majority of the Briargate Parkway and Sterling Ranch Road portion of the site is located east of the Sand Creek Channel.

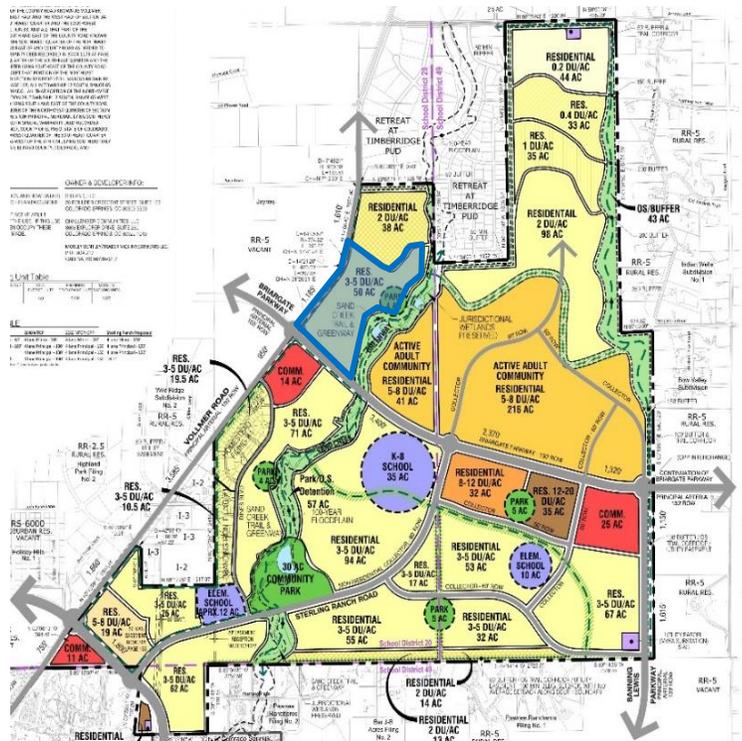


PROJECT DESCRIPTION

Background

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. The Homestead North area is identified on the Sketch Plan with a density range of 3-5 du/acre, a park, and preservation of the Sand Creek Channel.

A zone change from RR-5 to RS-6000 for 65.3 acres of the Homestead North Phase 1 area was approved by the Board of County Commissioners on June 15, 2021 (resolution no. 21-239). The zone change transitions from the Retreat at Timber Ridge PUD zoning to the north and east and the Sterling Ranch RS-5000 zoning to the south. This development continues the urban density approved with the Sterling Ranch Phase I Preliminary Plan through to the urban density approved with the Retreat at Timber Ridge PUD.



Project Description

The Homestead North Phase I request includes three applications for a Preliminary Plan including 147 units at a proposed density of 2.25 dwelling units per acre. This is below the 3-5 du/acre density permitted in the approved Sketch Plan. The Preliminary Plan also includes the construction of portions of Briargate Parkway and Sterling Ranch Road. Separate CDs are being requested for approval for Briargate Parkway and Sterling Ranch Road under this Preliminary Plan if approved by the Board of County Commissioners. It is anticipated that the Homestead North will consist of two plats and pre-development site grading and wet utilities is requested for the 26.69 acres that will comprise Filing No. 1. A finding of water sufficiency is requested with the Preliminary Plan and the administrative approval of subsequent final plats.

To the south of the project is Sterling Ranch Phase I zoned RS-5000. Phase I includes the Branding Iron and Homestead Filings 1 & 2 with an average gross density of 3.95 acres. To the north and east is the Retreat at Timber Ridge zoned PUD with a gross density of 0.8 du/ac. The Retreat at Timber Ridge PUD has five phases, two of which are adjacent to Sterling Ranch. Phase B to the north includes 29 lots with a minimum lot size of 2.5 ac. Phase D to the east includes 145 lots with a minimum lot size of 12,000 sq. ft. To the west along Vollmer Road is an 88 acres property zoned RR-5. Landscape setbacks are provided along Vollmer Road and Briargate Parkway. The Preliminary Plan provides a transition from the PUD

maintenance access road proposed with the Sand Creek Channel design providing a regional trail connection. This system of trails and open space is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and provide an amenity to the residents. Trails and Open Space will be maintained by the Sterling Ranch Metropolitan District.

Traffic: A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for Homestead North (*Homestead North Traffic Impact Study, March 2021*). Access to the project area is provided by two full movement access points one from Briargate Parkway onto the northern portion of Wheatland Drive and another from Vollmer onto Sam Bass Drive. Vollmer is proposed to be improved to a 4-lane urban minor arterial cross section from the Sterling Ranch boundary south of Dines Boulevard to Sam Bass Drive. From Sam Bass Drive north to the property line, Vollmer is proposed to be improved and provide transitions from the 4-lane to a 2-lane cross section at the site boundary. Briargate Parkway from Vollmer to Wheatland is planned in the short term as a partial cross-section constructed with the Homestead Filing 2 development. The Preliminary Plan interior roadways will be constructed as part of their respective filings. The project will be part of the 10 mil PID and participate in the Countywide Transportation Improvement Fee Program.

A deviation request from ECM section 2.3.2 Design Standards is requested for the Urban Local Intersection spacing requirement of 175 feet for an Urban Local street and 125 feet for an Urban Local Low Volume street. The intersection spacing along Wheatland Drive between Perry Owens Dr. and Robert Allison Cir. is 129 feet. Robert Allison Circle is a short cul-de-sac serving only 5 lots. The layout is designed to be harmonious with the topography and the nearby creek and adjacent lots. The TIS prepared by LSC reflects this alignment and notes no concerns with the intersection spacing.

Drainage: The drainage improvements associated with Homestead North Phase I are consistent with the Preliminary Drainage Report. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

Utilities: The property is located within the boundaries of Sterling Ranch Metropolitan District No. 2. water, wastewater, storm water and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2.

Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas.

Geologic Hazards: The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc., dated July 22, 2020.

Floodplain: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0533G, 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 100-year floodplain.

Wetlands: The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sketch Plan and preserved as a natural feature. The Channel is currently undergoing design and review of proposed improvements and is anticipated to be a naturalized channel. This Phase of development will not impact the main Sand Creek Channel or existing wetlands.

Wildlife: Wildlife that has been viewed on the site and surrounding areas including rodents, deer, and carnivores. Potential for several species of mammals, rodents, fish, and vegetation is possible but unlikely to be impacted by the project. As development occurs within Sterling Ranch, care will be taken to minimize human and wildlife conflicts within reasonable limits.

Wildfire: The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed as a moderate risk with one small pocket of high risk near the northeast corner.

Districts Serving the Property:

- Academy School District 20
- Mountain View Electric
- City of Colorado Springs Utilities – Gas
- Black Forest Fire Protection District
- Sterling Ranch Metropolitan District No. 2
- El Paso County Conservation District
- Pikes Peak Library District

PROJECT JUSTIFICATION

The relevant County Plans for Sterling Ranch are the County Policy Plan, the Water Master Plan, and the Black Forest Preservation Plan. A detailed analysis of the relationship of the Sterling Ranch Sketch Plan and the goals and objectives of these plans was previously provided with the Sketch Plan. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.

Homestead North is compatible with the approved Sketch Plan. The proposed density is 2.25 du/ac which is just below the identified 3-5 dwelling units on the Sketch Plan. The density and development standards of the RS-6000 zone and the Land Development Code (“LDC”) are adhered too with the Preliminary Plan.

County Policy Plan

The Homestead North Phase 1 Preliminary Plan is consistent with the following County Plan policies:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.8: Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

Policy 13.1.1: Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.

Policy 13.1.2: Support the provision of land use availability to meet the housing needs of county residents.

The proposed development provides an additional housing choice in an urbanizing area. The County Plan encourages a variety of housing options that allows for a balance of mutually supportive land uses in a more urban area of the County. Compatibility is defined as “a state in which two things are able to exist or occur together without problems or conflict.” It does not mean that the two things have to be identical. The Preliminary Plan transitions from the PUD zoning to the north and to the RS-5000 zoning to the south. This development continues the urban density approved with the Sterling Ranch Phase I Preliminary Plan through to the urban density approved with the Retreat at Timber Ridge PUD.

Black Forest Preservation Plan Goals & Policies

The project area is primarily within the Gateway unit boundary of the Black Forest Preservation Plan and is specifically described as “area is perceived as more urban in nature”. The Gateway area borders the Transition unit providing a buffer in land uses and densities from the forested timbered area and the urbanizing area proposed.

Goal 1.2 Allow nodes of higher density residential, commercial, and industrial development only in those areas designated on the Concept Plan and described in the Land Use Scenario.

Goal 1.4 Provide for a mix of compatible uses within designated urban density areas.

Goal 3.2 Give careful consideration to clustering alternatives in areas appropriate for subdivision as a means of preserving more open space, minimizing costs and environmental impacts and promoting aesthetic quality.

Goal 3.5 Generally support residential development which compliments and enhances the area’s terrain, vegetation, and natural resources.

The zoning provides for an additional housing option and transition in density for this urbanizing area. The proposed single-family residential zoning and density is compatible with the recently approved and

developing subdivisions. By providing smaller lots and clustering them near the intersection of Vollmer and Marksheffel, the project provides preservation of the Sand Creek Channel and opportunity for trail connections and open space in the area.

Water Master Plan

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11 – Continue to limit urban level development to those areas served by centralized utilities.

Sterling Ranch Metro District has sufficient supply and infrastructure in the area to serve this development. The total commitment of the Sterling Ranch System includes 1,087.5 SFE in the Sterling Ranch Service Area and 167 SFE in the Retreat service area. The total Sterling commitments stand at 442.52 acre-feet and available supply is now 697.39 acre-feet.

The Sterling Ranch System includes both decrees and determinations. Local groundwater rights are associated with three service area portions; Sterling Ranch, The Retreat, and The Ranch. The system includes a central system and some well and septic systems. The Water Resources report primarily focuses on the central supply and does not include the 41 rural style lots in the Retreat served by wells in the calculations.

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the north and south sides of Falcon Highway directly east of Falcon. Specifically, the Water Master Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections.”

Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the project demand is

6,403-acre feet. The 2060 water supply is projected to be 8,284-acre feet per year and the projected demand is 8,307-acre feet.

The Sterling Ranch System is expected to serve 3,710 single-family equivalent (SFE) homes in the year 2040 requiring 1,310 annual acre-feet. In the year 2060 the system is expected to serve 7,310 single-family equivalent homes requiring 2,580-acre feet per year.

In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC. And the Bar X Water. In addition to adding off-site sources, additional priority is to acquire and invest in additional renewable water supplies. Future supply has been contracted for and implementation is under way. A substantial amount of Not Non-tributary water is available on the Sterling Ranch site and is the purpose of a pending augmentation plan. This water rights case will result in a gain of 9,215 acre-feet of water. This case is expected to be needed by 2029 and expected to be completed by 2022. This provides adequate service for the development of 1,828 SFE. Beyond the 1,828 will require the completion of the Bar X Northern Delivery Project providing physical and legal water to Sterling.

The Sterling System has opportunity to connect with both the Cherokee Metro District and Woodmen Hills Metro District storage and delivery facilities. Sterling wastewater is discharged into the Meridian System which in turn has potential to convert some reusable flows to available physical supplies.

Preliminary Plan Review Criteria Chapter 7.2.1.D.2.e

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

As stated previously, the project is in conformance with approved plans.

2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. Land use compatibility with this purpose is determined through zoning. This subdivision is consistent with recent RS-6000 rezoning and the approved Sketch Plan.

3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;

The subdivision design is compatible with the approved Sterling Ranch Sketch Plan. The standards of the LDC and ECM are met with the exception of the intersection deviation request for a small portion of Wheatland.

A deviation request from ECM section 2.3.2 Design Standards is requested for the Urban Local Intersection spacing requirement of 175 feet for an Urban Local street and 125 feet for an Urban Local Low Volume street. The intersection spacing along Wheatland Drive between Perry Owens Dr. and Robert Allison Cir. is 129 feet. Robert Allison Circle is a short cul-de-sac serving only 5 lots. The

layout is designed to be harmonious with the topography and the nearby creek and adjacent lots. The TIS prepared by LSC reflects this alignment and notes no concerns with the intersection spacing.

- 4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by Sterling Ranch Metropolitan District and the Water Resources Report provided by JDS Hydro. Analysis of the water supply is described above.

- 5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6) (B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

A Wastewater Disposal Report was prepared by JDS Hydro for the development. The purpose of the report was to show that the proposed wastewater discharge is within the acceptance criteria of the Sterling Ranch Metro District. The sanitary sewer system, design, and modeling results conform to all applicable criteria set forth by El Paso County. A commitment letter from the SRMD to provide wastewater service to the Homestead North Subdivision is included with this submittal.

- 6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(c)];**

Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods such as over excavation and replacement of soils, drilled pier foundations, and underdrain systems. These matters are addressed in the Geohazard Evaluation Report prepared by Entech Engineering Inc., dated June 25, 2020.

- 7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28- 133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;**

These matters are addressed in the Preliminary Drainage Report prepared by JR Engineering

- 8. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;**

The proposed location and design of the public improvements provide adequate services and mitigate any effects. The lots will be accessible by new public streets that will comply with LDC and ECM standards for the roadway design, with the exception of one proposed deviation to intersection spacing as described previously.

9. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

All lots will be accessible by new public streets that comply with the LDC and ECM except where deviations are requested to the intersection spacing between Perry Owens Dr. and Robert Allison Cir. Street names have been approved by El Paso–Teller County 911 Authority.

10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY

a. INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

The Sand Creek drainage way is identified on the original 2008 Sketch Plan and preserved as a natural feature. The corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail east of this Homestead North area. A 404 Permit was issued in 2016 authorizing work and channel improvements within the main stem of the Sand Creek and the development impact on the jurisdictional wetlands.

b. INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;

Appropriate provisions are made in this regard in accordance with the Sketch Plan and surrounding area. Sidewalks are incorporated along the roadways for pedestrian connectivity. A County Regional Trail connection is provided along the east portion of the site along Sand Creek and provides pedestrian and bicycle connections to trails within Sterling Ranch and future trails to the south. A trail connection is shown along the north side of Briargate Parkway to connect the regional trail and the overall Sterling Ranch development. Local streets are accessed from a network of arterial roads and provide access to the individual lots. Sterling Ranch Metro District provides cost effective delivery of water and wastewater services.

c. INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;

As necessary, appropriate landscaping setbacks are provided along Vollmer and Briargate as required by the LDC. This plan incorporates a 25-foot Landscape setback on Briargate Parkway and Vollmer Road.

d. INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND

The Sand Creek drainage way is identified on the original 2008 Sketch Plan and preserved as a natural feature. The corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail east of this Homestead North area. A 404 Permit was issued in 2016

authorizing work and channel improvements within the main stem of the Sand Creek and the development impact on the jurisdictional wetlands.

- e. INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;**

The Traffic Impact Study prepared by LSC identifies the improvements for the surrounding roadways. The report demonstrates no negative impact to existing conditions in the area. The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on existing service and facilities.

- 11. NECESSARY SERVICES, INCLUDING POLICE AND PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEM, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

Water and sanitary sewer service are to be provided by Sterling Ranch Metropolitan District. Electric Service is provided by Mountain View Electric Association Inc. The site is entirely within Colorado Springs Utility territory for natural gas services. The required Will Serve letters are included with the submittal. Recreation opportunities are provided through a pocket park, trail connections, and preserved open space along the Sand Creek Greenway.

- 12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND**

The site lies within the Black Forest Fire Rescue Protection District. A Fire Protection Report and Fire Commitment Letter is included with this submittal.

- 13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.**

The proposed subdivision meets the applicable sections of these parts of the Code.

NOTES

- All trails to be non-motorized trails.
- Trails labeled as "County Regional Trail" will be maintained by El Paso County Parks Department.
- Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
- 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.
- 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.
- 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.
- Residential lots shall not have direct access to Vollmer Road (Minor Arterial), Briargate Parkway (Principal Arterial).
- "The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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."
- 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: Colorado Springs Utilities
Electric: Mountain View Electric Association, Inc.
- 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
- 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).
- The District will build and maintain a noise wall along lots adjacent to Vollmer Road and Briargate Parkway.
- Individual lot side yard swales to be constructed during individual lot construction/landscaping to provide adequate drainage and shall be maintained by individual lot owners.

FEMA FLOODPLAIN NOTE

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

GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

Geologic Hazard Note:- The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated July 22,2020 in file SP-20-008 available at the El Paso County Planning and Community Development Department:

- Potentially Unstable Slopes: Drainage along east portion of site
- Potentially Expansive Soil: Sporadic
- Flooding: Drainage along east portion of site
- Potentially Seasonally High Groundwater:(Lots 4-9,16-19,58-61,68-73, 103-104, 109-113, 118-120, 124-125, 131-136 and 137-147)

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.

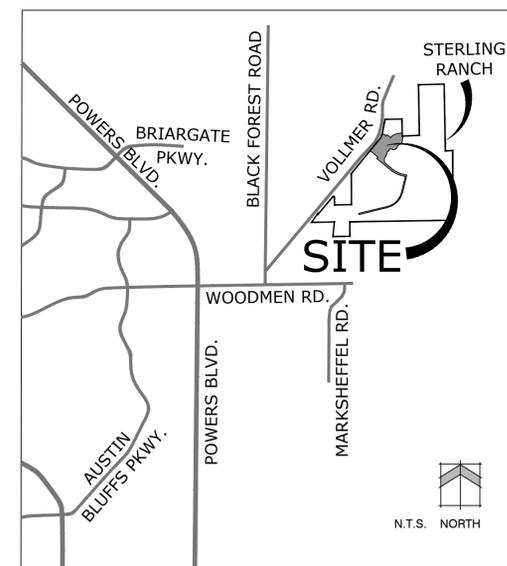
HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO PRELIMINARY PLAN

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



VICINITY MAP



SITE DATA

OWNER:
SR LAND LLC.
20 BOULDER CRESCENT ST STE 102
COLORADO SPRINGS CO 80903-3300

PREPARED BY:
NES INC.
619 N. CASCADE AVE STE 200
COLORADO SPRINGS CO 80903

Tax ID Number: 522800030, 5233000014

Sketch Plan: SKP 18-003 (Approved 2018)
Current Zoning: RS-6000
Development Schedule: Fall 2022
Proposed Land Use: Single Family Residential

Land Use

Lots:	27.26 ac - 147 Lots (35%)
Tracts:	23.96 ac (30%)
R.O.W.:	26.4963 ac (35%)
Total Area:	77.7136 ac
Density:	2.25 du/ac *

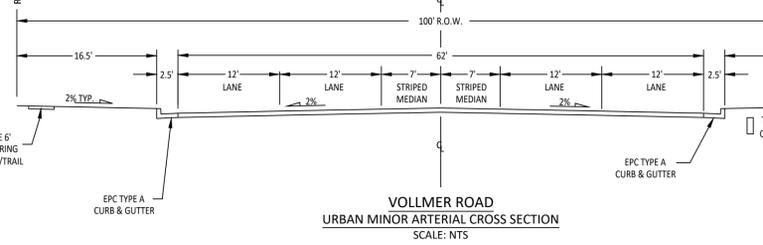
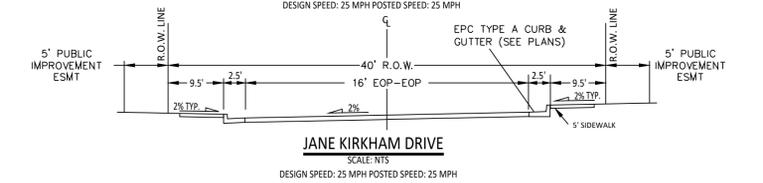
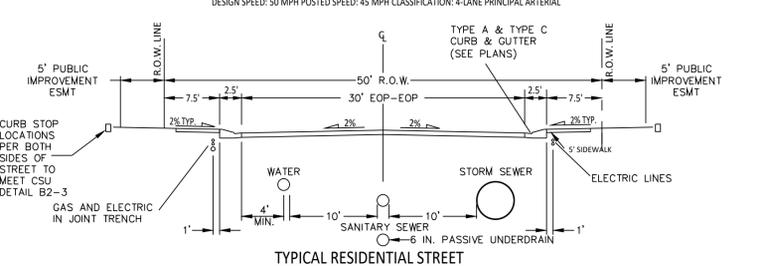
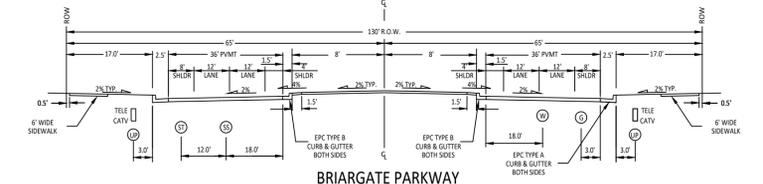
* Density Calculation does not include Briargate Parkway & Sterling Ranch Road R.O.W.

Landscape Setbacks:

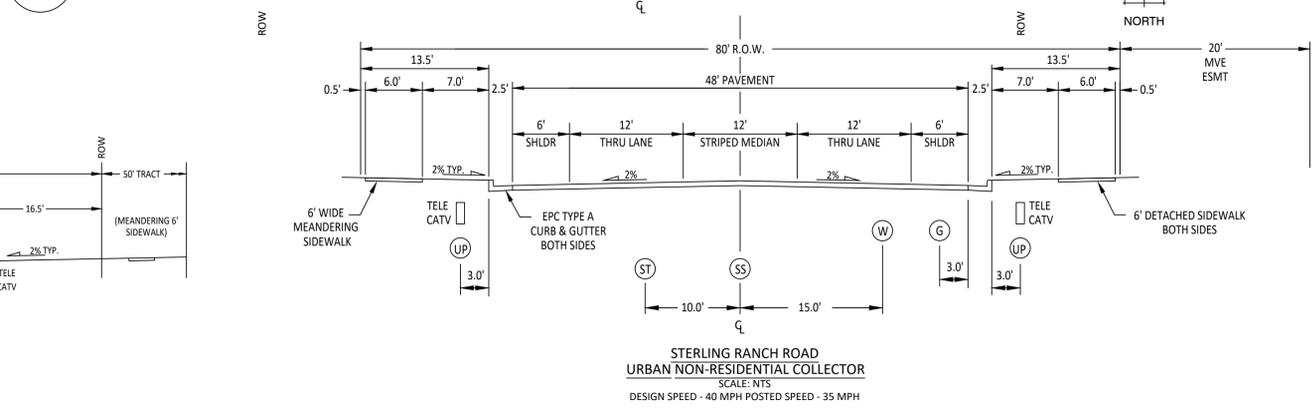
- Briargate Parkway: 25'
- Vollmer Road: 20'

Zoning Density & Dimensional Standards

Zone	Min. Lot Size	Max. Building Height	Max Lot Coverage	Minimum Lot Width at front setback line	Front Building Setback	Side Building Setback	Rear Building Setback
RS-6000	6,000 SF	35'	40% / 45%	50'	25'	5'	25'



1 OVERALL SITE



SHEET INDEX

- SHEET 1 of 25: COVER SHEET
- SHEET 2 of 25: LEGAL BOUNDARY EXHIBIT
- SHEET 3 of 25: TRACT EXHIBIT
- SHEET 4 of 25: PRELIMINARY SITE PLAN
- SHEET 5 of 25: PRELIMINARY SITE PLAN
- SHEET 6 of 25: PRELIMINARY SITE PLAN
- SHEET 7 of 25: PRELIMINARY SITE PLAN
- SHEET 8 of 25: PRELIMINARY SITE PLAN
- SHEET 9 of 25: PRELIMINARY SITE PLAN
- SHEET 10 of 25: PRELIMINARY GRADING PLAN
- SHEET 11 of 25: PRELIMINARY GRADING PLAN
- SHEET 12 of 25: PRELIMINARY GRADING PLAN
- SHEET 13 of 25: PRELIMINARY GRADING PLAN
- SHEET 14 of 25: PRELIMINARY GRADING PLAN
- SHEET 15 of 25: PRELIMINARY GRADING PLAN
- SHEET 16 of 25: PRELIMINARY UTILITIES PLAN
- SHEET 17 of 25: PRELIMINARY UTILITIES PLAN
- SHEET 18 of 25: PRELIMINARY UTILITIES PLAN
- SHEET 19 of 25: PRELIMINARY UTILITIES PLAN
- SHEET 20 of 25: PRELIMINARY UTILITIES PLAN
- SHEET 21 of 25: PRELIMINARY UTILITIES PLAN
- SHEET 22 of 25: LANDSCAPE DETAILS & NOTES
- SHEET 23 of 25: LANDSCAPE PLAN
- SHEET 24 of 25: LANDSCAPE PLAN
- SHEET 24 of 25: SITE CONSTRAINTS EXHIBIT

Land Planning
Landscape Architecture
Urban Design

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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**STERLING RANCH
HOMESTEAD
NORTH PHASE 1**

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS
10.25.2021	B.I.	PER COUNTY COMMENTS
02.15.2022	B.I.	PER COUNTY COMMENTS
03.24.2022	B.I.	PER COUNTY COMMENTS

COVER SHEET

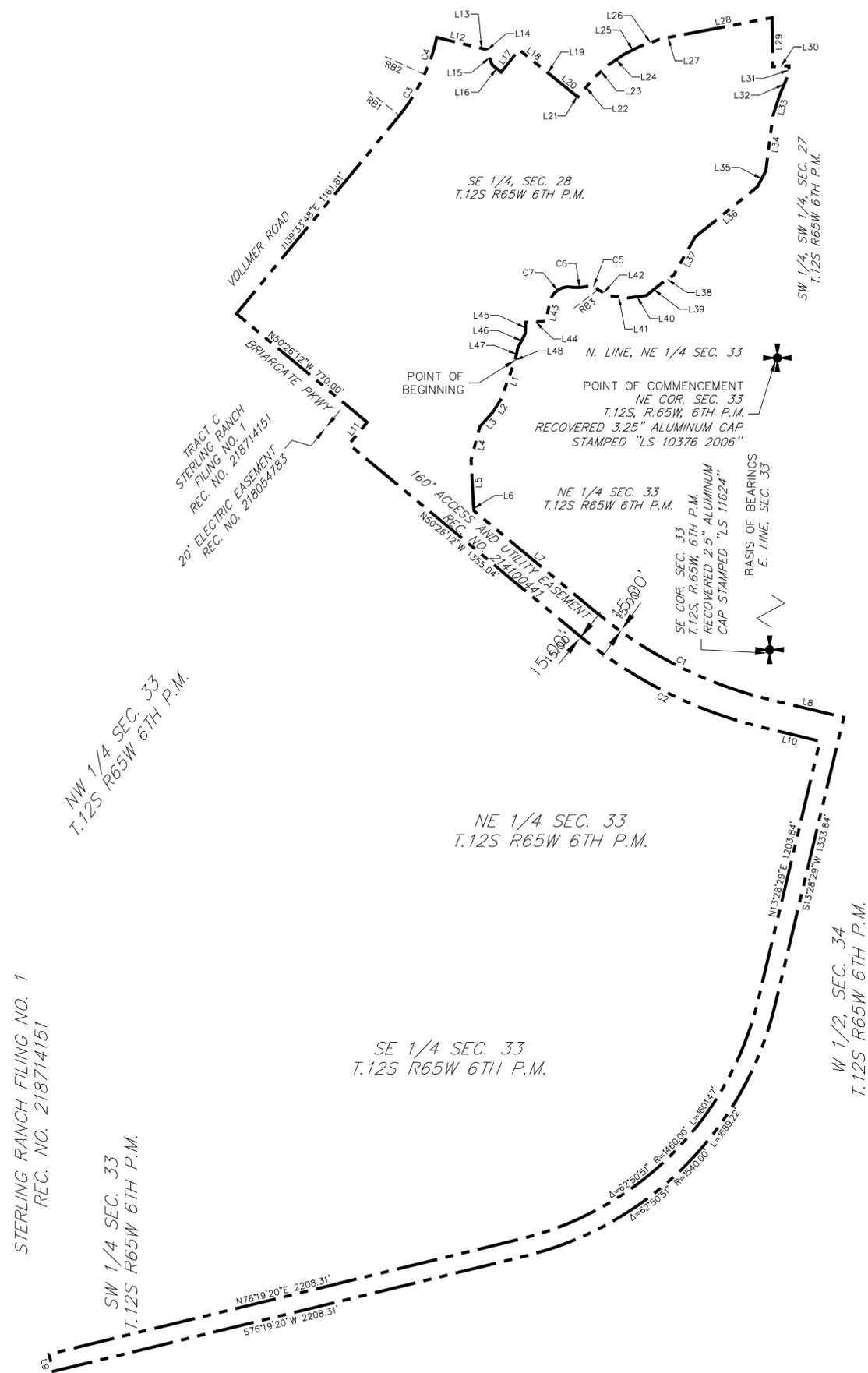
1 OF 25

SP-20-008

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LEGAL DESCRIPTION

PROPERTY DESCRIPTION
 A PARCEL OF LAND BEING A PORTION OF SECTION 27, SECTION 28 AND SECTION 33, ALL IN 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 3.14" ALUMINUM CAP STAMPED "LS 10376 2006" AT THE NORTHEAST CORNER AND BY A 2.12" 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 NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, S89°29'10"W A DISTANCE OF 1,191.33 FEET, TO THE POINT OF BEGINNING.
 THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING SIX (6) COURSES:
 1. S19°42'21"W A DISTANCE OF 184.86 FEET;
 2. S32°15'45"W A DISTANCE OF 71.66 FEET;
 3. S41°47'19"W A DISTANCE OF 88.37 FEET;
 4. S14°57'52"W A DISTANCE OF 155.36 FEET;
 5. S03°04'57"E A DISTANCE OF 208.19 FEET;
 6. S05°19'07"E A DISTANCE OF 22.87 FEET;
 THENCE ON 15.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTHERLY LINE OF THE 160' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, THE FOLLOWING THREE (3) COURSES:
 1. S50°26'12"E A DISTANCE OF 725.53 FEET, TO A POINT OF CURVE;
 2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,035.00 FEET, A CENTRAL ANGLE OF 26°59'19" AND AN ARC LENGTH OF 881.07 FEET, TO A POINT OF TANGENT;
 3. S76°31'31"E A DISTANCE OF 347.57 FEET, TO A POINT ON THE EASTERLY LINE OF THE 80' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
 THENCE ON THE EASTERLY AND SOUTHERLY LINES OF SAID EASEMENT, THE FOLLOWING THREE (3) COURSES:
 1. S13°26'29"W A DISTANCE OF 1,333.84 FEET, TO A POINT OF CURVE;
 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,540.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1,689.22 FEET, TO A POINT OF TANGENT;
 3. S76°19'20"W A DISTANCE OF 2,208.31 FEET, TO A POINT OF CURVE;
 THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N13°40'42"W A DISTANCE OF 80.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714151 AND A POINT ON THE NORTHERLY LINE OF SAID 80' ACCESS AND UTILITY EASEMENT;
 THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID EASEMENT, THE FOLLOWING THREE (3) COURSES:
 1. N76°19'20"E A DISTANCE OF 2,208.31 FEET, TO A POINT OF CURVE;
 2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,400.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1,601.47 FEET, TO A POINT OF TANGENT;
 3. N13°26'29"E A DISTANCE OF 1,203.84 FEET;
 THENCE ON A LINE 15.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID 160' ACCESS AND UTILITY EASEMENT, THE FOLLOWING THREE (3) COURSES:
 1. N76°31'31"W A DISTANCE OF 267.57 FEET, TO A POINT OF CURVE;
 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,065.00 FEET, A CENTRAL ANGLE OF 26°59'19" AND AN ARC LENGTH OF 940.26 FEET, TO A POINT OF TANGENT;
 3. S00°26'12"W A DISTANCE OF 1,355.04 FEET, TO THE SOUTHEASTERLY CORNER OF BRIARGATE PARKWAY AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 1;
 THENCE ON THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID BRIARGATE PARKWAY, THE FOLLOWING TWO (2) COURSES:
 1. N03°33'48"E A DISTANCE OF 130.00 FEET;
 2. N00°26'12"W A DISTANCE OF 770.00 FEET;
 THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY (20) COURSES:
 1. N03°33'48"E A DISTANCE OF 1161.81 FEET, TO A POINT OF NON-TANGENT CURVE;
 2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N51°21'08"W, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 14°22'05" AND AN ARC LENGTH OF 218.17 FEET, TO A POINT OF NON-TANGENT CURVE;
 3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°16'19"W, HAVING A RADIUS OF 814.82 FEET, A CENTRAL ANGLE OF 12°28'32" AND AN ARC LENGTH OF 177.42 FEET, TO A POINT OF NON-TANGENT;
 4. S76°19'20"E A DISTANCE OF 165.16 FEET;
 5. S76°20'29"E A DISTANCE OF 50.05 FEET;
 6. S11°07'11"W A DISTANCE OF 3.91 FEET;
 7. S20°05'15"E A DISTANCE OF 68.42 FEET;
 8. S51°17'41"E A DISTANCE OF 52.77 FEET;
 9. N38°42'19"E A DISTANCE OF 130.03 FEET;
 10. S51°16'53"E A DISTANCE OF 128.03 FEET;
 11. S51°18'16"E A DISTANCE OF 80.48 FEET;
 12. S51°18'16"E A DISTANCE OF 124.15 FEET;
 13. S63°19'15"E A DISTANCE OF 10.26 FEET;
 14. N03°48'59"E A DISTANCE OF 110.93 FEET;
 15. N48°27'49"E A DISTANCE OF 87.13 FEET;
 16. N50°59'31"E A DISTANCE OF 87.13 FEET;
 17. N63°39'09"E A DISTANCE OF 87.13 FEET;
 18. N71°09'48"E A DISTANCE OF 87.13 FEET;
 19. N76°31'31"E A DISTANCE OF 79.85 FEET;
 20. N79°18'16"E A DISTANCE OF 441.05 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.
 THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, N87°34'57"E A DISTANCE OF 73.60 FEET;
 THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING TWENTY-ONE (21) COURSES:
 1. S04°00'08"W A DISTANCE OF 38.86 FEET;
 2. S23°30'33"W A DISTANCE OF 96.02 FEET;
 3. S17°58'09"W A DISTANCE OF 105.84 FEET;
 4. S07°20'33"W A DISTANCE OF 248.45 FEET;
 5. S27°44'47"W A DISTANCE OF 82.16 FEET;
 6. S51°16'10"W A DISTANCE OF 361.44 FEET;
 7. S29°35'35"W A DISTANCE OF 198.68 FEET;
 8. S56°06'51"W A DISTANCE OF 68.55 FEET;
 9. S51°10'06"W A DISTANCE OF 86.23 FEET;
 10. S82°29'37"W A DISTANCE OF 85.63 FEET;
 11. N82°52'49"W A DISTANCE OF 82.74 FEET;
 12. N63°10'02"W A DISTANCE OF 59.72 FEET, TO A POINT OF NON-TANGENT CURVE;
 13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°33'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 66°07'59" AND AN ARC LENGTH OF 50.25 FEET, TO A POINT OF REVERSE CURVE;
 14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 208.41 FEET, A CENTRAL ANGLE OF 21°27'48" AND AN ARC LENGTH OF 78.07 FEET, TO A POINT OF REVERSE CURVE;
 15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.46 FEET, A CENTRAL ANGLE OF 85°24'40" AND AN ARC LENGTH OF 127.39 FEET, TO A POINT OF TANGENT;
 16. S12°28'27"W A DISTANCE OF 90.70 FEET;
 17. S87°04'53"W A DISTANCE OF 91.55 FEET;
 18. S01°04'54"W A DISTANCE OF 49.42 FEET;
 19. S27°12'58"W A DISTANCE OF 75.48 FEET;
 20. S12°38'34"W A DISTANCE OF 55.41 FEET;
 21. S19°42'21"W A DISTANCE OF 0.70 FEET, TO THE POINT OF BEGINNING.
 CONTAINING A CALCULATED AREA OF 3,385,206 SQUARE FEET OR 77.7136 ACRES.



HOMESTEAD NORTH PHASE 1
 EL PASO COUNTY, COLORADO
PRELIMINARY PLAN
 SECTION 27, 28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

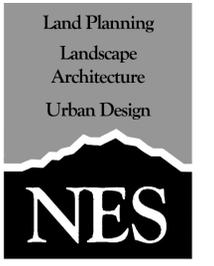
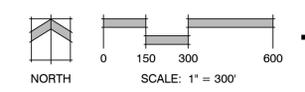
LINE	BEARING	DISTANCE
L1	S19°42'21"W	184.86'
L2	S32°15'45"W	71.66'
L3	S41°47'19"W	88.37'
L4	S14°57'52"W	155.36'
L5	S03°04'57"E	208.19'
L6	S05°19'07"E	22.87'
L7	S50°26'12"E	725.53'
L8	S76°31'31"E	347.57'
L9	N13°40'40"W	80.00'
L10	N76°31'31"W	267.57'
L11	N39°33'48"E	130.00'
L12	S76°31'25"E	185.19'
L13	S76°20'29"E	50.05'
L14	S11°07'11"W	3.91'
L15	S20°05'15"E	68.42'
L16	S51°17'41"E	52.77'
L17	N38°42'19"E	130.03'
L18	S51°16'53"E	128.03'
L19	S51°17'40"E	80.48'
L20	S51°18'16"E	124.15'

LINE	BEARING	DISTANCE
L21	S63°15'15"E	10.26'
L22	N39°48'59"E	110.92'
L23	N48°27'49"E	87.13'
L24	N55°58'31"E	87.13'
L25	N63°35'09"E	87.13'
L26	N71°09'48"E	87.13'
L27	N78°01'26"E	79.85'
L28	N79°18'16"E	441.05'
L29	S00°53'15"E	220.84'
L30	N87°34'53"E	73.60'
L31	S04°00'08"W	38.86'
L32	S23°30'33"W	96.02'
L33	S17°58'09"W	105.84'
L34	S07°20'33"W	248.45'
L35	S27°44'47"W	82.16'
L36	S51°16'10"W	361.44'
L37	S29°35'35"W	198.68'
L38	S56°06'51"W	68.55'
L39	S51°10'06"W	86.23'
L40	S82°29'37"W	85.63'

LINE	BEARING	DISTANCE
L41	N82°52'49"W	82.74'
L42	N63°10'02"W	59.72'
L43	S12°28'27"W	90.70'
L44	S87°04'53"W	91.55'
L45	S01°04'54"W	49.42'
L46	S27°12'58"W	75.48'
L47	S12°38'34"W	55.41'
L48	S19°42'21"W	0.70'

CURVE	DELTA	RADIUS	LENGTH
C1	26°05'19"	1935.00'	881.07'
C2	26°05'19"	2065.00'	940.26'
C3	14°22'05"	870.00'	218.17'
C4	12°28'32"	814.82'	177.42'
C5	66°07'59"	43.53'	50.25'
C6	21°27'48"	208.41'	78.07'
C7	85°24'40"	85.46'	127.39'

LINE	BEARING
RB1	N51°21'08"W
RB2	N65°16'19"W
RB3	S52°33'19"W



N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
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 Fax 719.471.0267
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PLANNER: LANDSCAPE ARCHITECT
 IN ASSOCIATION WITH

STERLING RANCH HOMESTEAD NORTH PHASE 1
 PRELIMINARY PLAN
 EL PASO COUNTY, CO

DATE: 09.15.2020
 PROJECT MGR: E. GANAWAY
 PREPARED BY: B. ITTEN

ENTITLEMENT

DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS
10.25.2021	B.I.	PER COUNTY COMMENTS
02.15.2022	B.I.	PER COUNTY COMMENTS
03.24.2022	B.I.	PER COUNTY COMMENTS

LEGAL BOUNDARY EXHIBIT

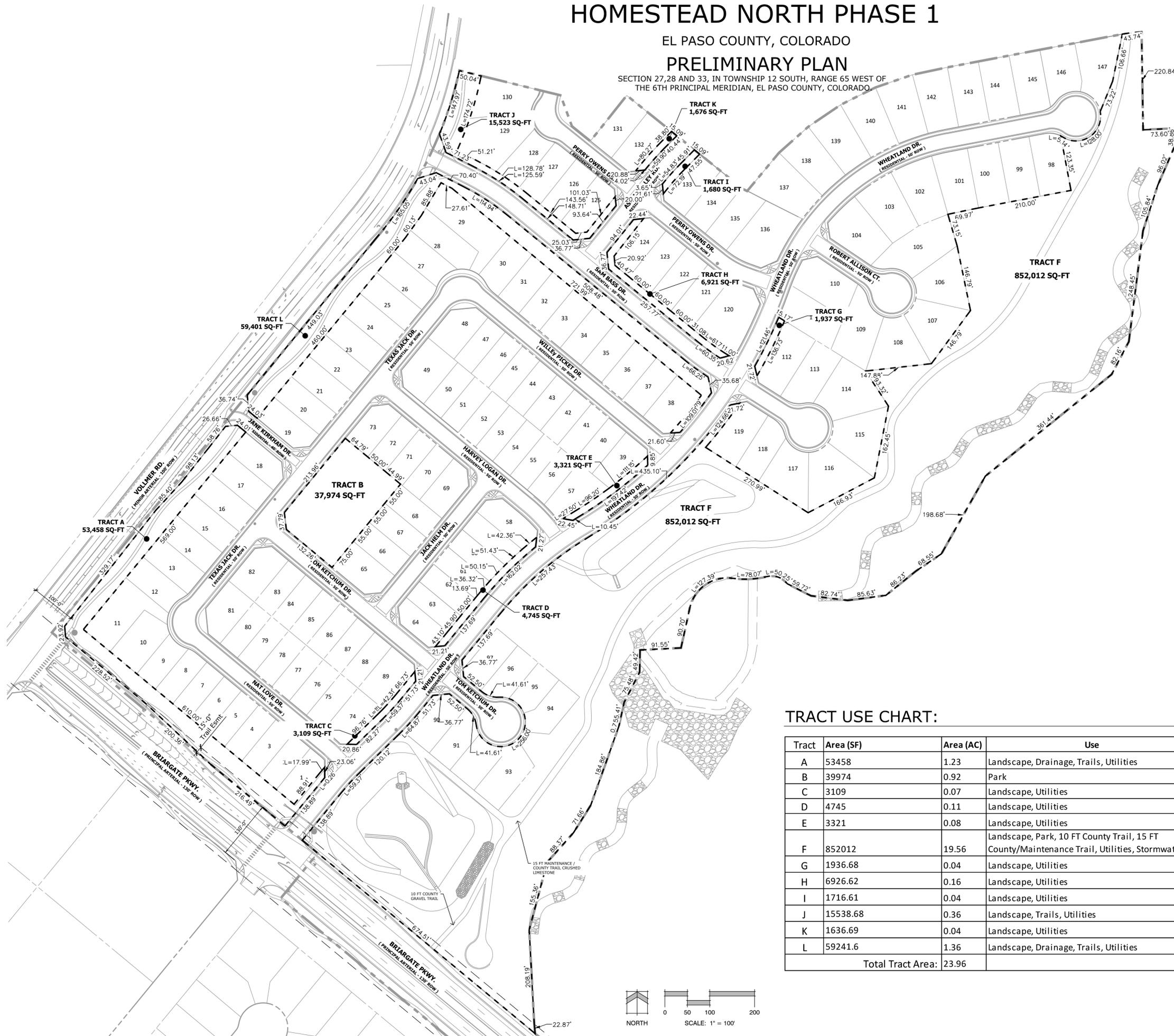
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HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

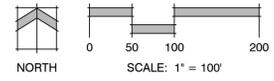
PRELIMINARY PLAN

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



TRACT USE CHART:

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	53458	1.23	Landscape, Drainage, Trails, Utilities	Sterling Ranch Metro District
B	39974	0.92	Park	Sterling Ranch Metro District
C	3109	0.07	Landscape, Utilities	Sterling Ranch Metro District
D	4745	0.11	Landscape, Utilities	Sterling Ranch Metro District
E	3321	0.08	Landscape, Utilities	Sterling Ranch Metro District
F	852012	19.56	Landscape, Park, 10 FT County Trail, 15 FT County/Maintenance Trail, Utilities, Stormwater	Sterling Ranch Metro District & El Paso County
G	1936.68	0.04	Landscape, Utilities	Sterling Ranch Metro District
H	6926.62	0.16	Landscape, Utilities	Sterling Ranch Metro District
I	1716.61	0.04	Landscape, Utilities	Sterling Ranch Metro District
J	15538.68	0.36	Landscape, Trails, Utilities	Sterling Ranch Metro District
K	1636.69	0.04	Landscape, Utilities	Sterling Ranch Metro District
L	59241.6	1.36	Landscape, Drainage, Trails, Utilities	Sterling Ranch Metro District
Total Tract Area:		23.96		



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PLANNER/LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

**STERLING RANCH
HOMESTEAD
NORTH PHASE 1**
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITTEN

PROJECT INFO

SCALE

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS
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01.25.2022	B.I.	PER COUNTY COMMENTS
03.24.2022	B.I.	PER COUNTY COMMENTS

ISSUE INFO

ISSUE / PERSON

TRACT EXHIBIT

SHEET TITLE

SHEET NUMBER

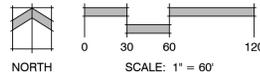
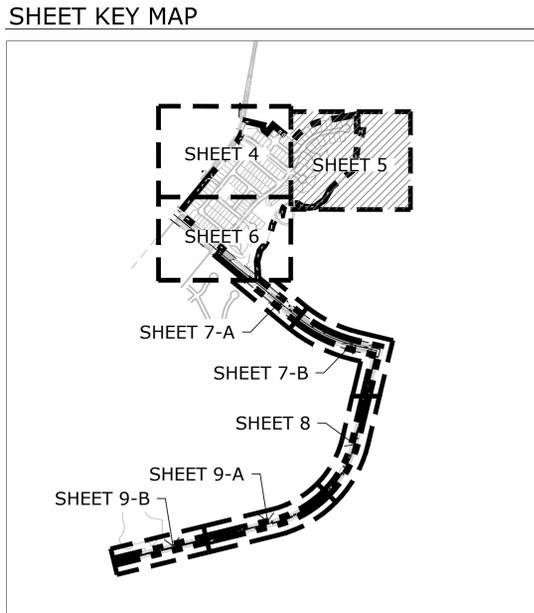
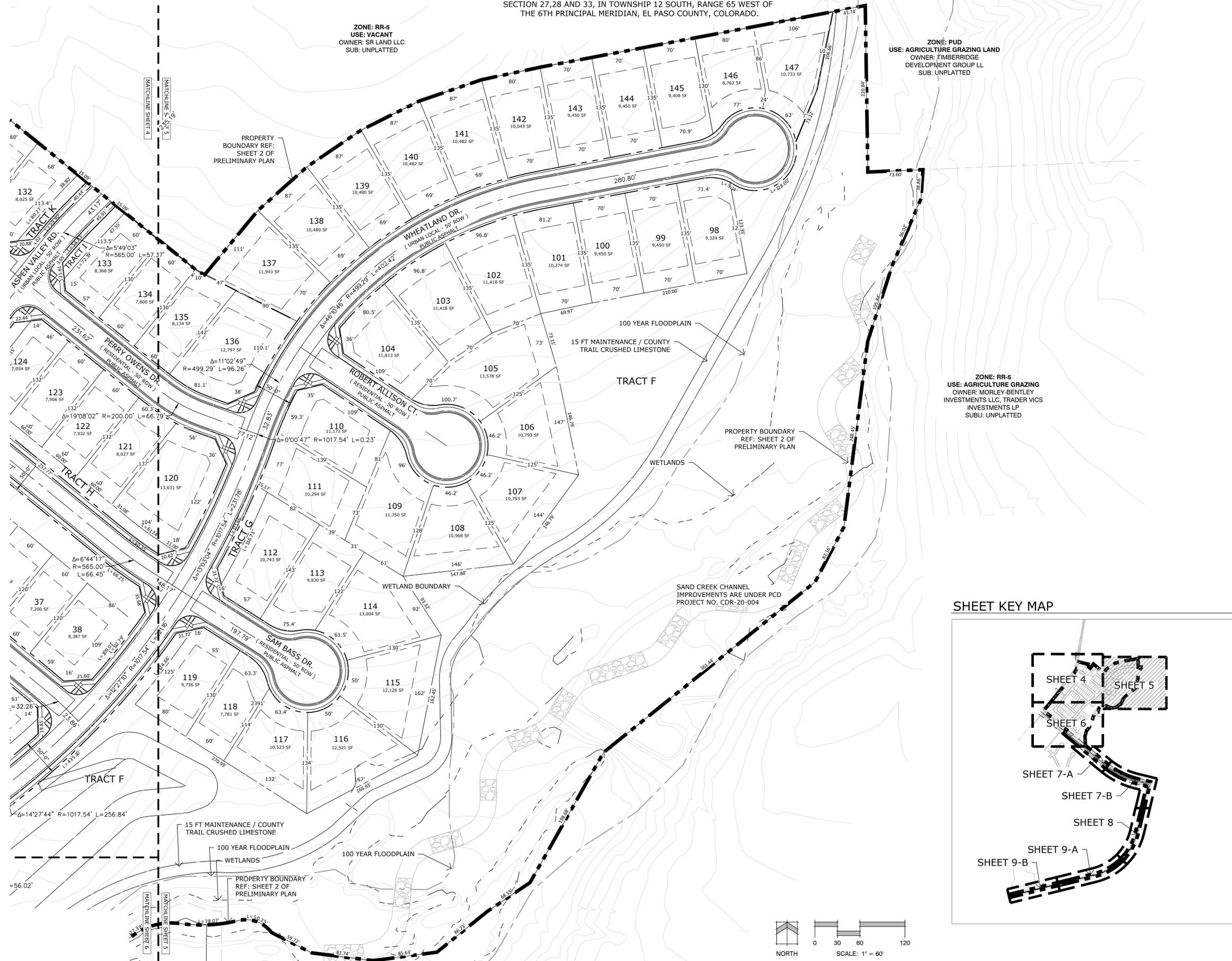
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HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

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



Land Planning
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Urban Design

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STERLING RANCH HOMESTEAD NORTH PHASE 1 PRELIMINARY PLAN EL PASO COUNTY, CO

DATE:	09.15.2020
PROJECT MGR:	E. GANAWAY
PREPARED BY:	B. ITEN

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**PRELIMINARY
SITE PLAN**

5 OF 25

SP-20-008

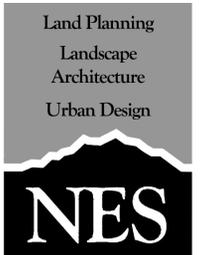
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HOMESTEAD NORTH PHASE 1

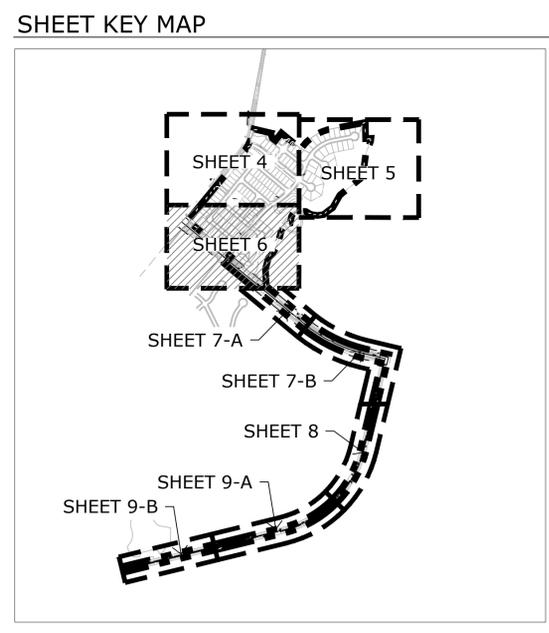
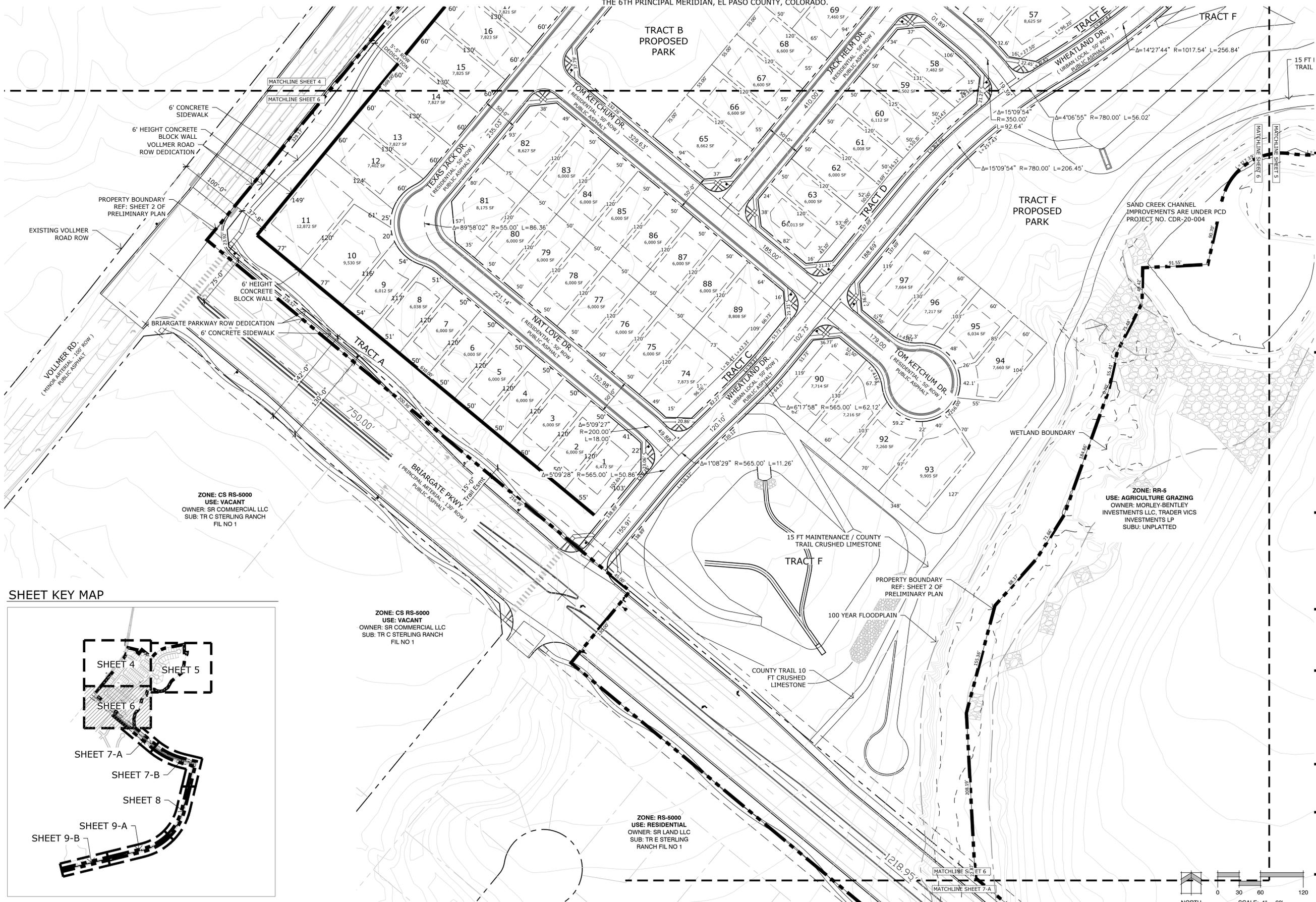
EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

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PLANNING / LANDSCAPE ARCHITECT
 IN ASSOCIATION WITH
 SEAL
 ISSUE INFO
 SHEET NUMBER

**STERLING RANCH
HOMESTEAD
NORTH PHASE 1**
PRELIMINARY PLAN
EL PASO COUNTY, CO

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PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITTEN

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**PRELIMINARY
SITE PLAN**

6 OF 25
SP-20-008

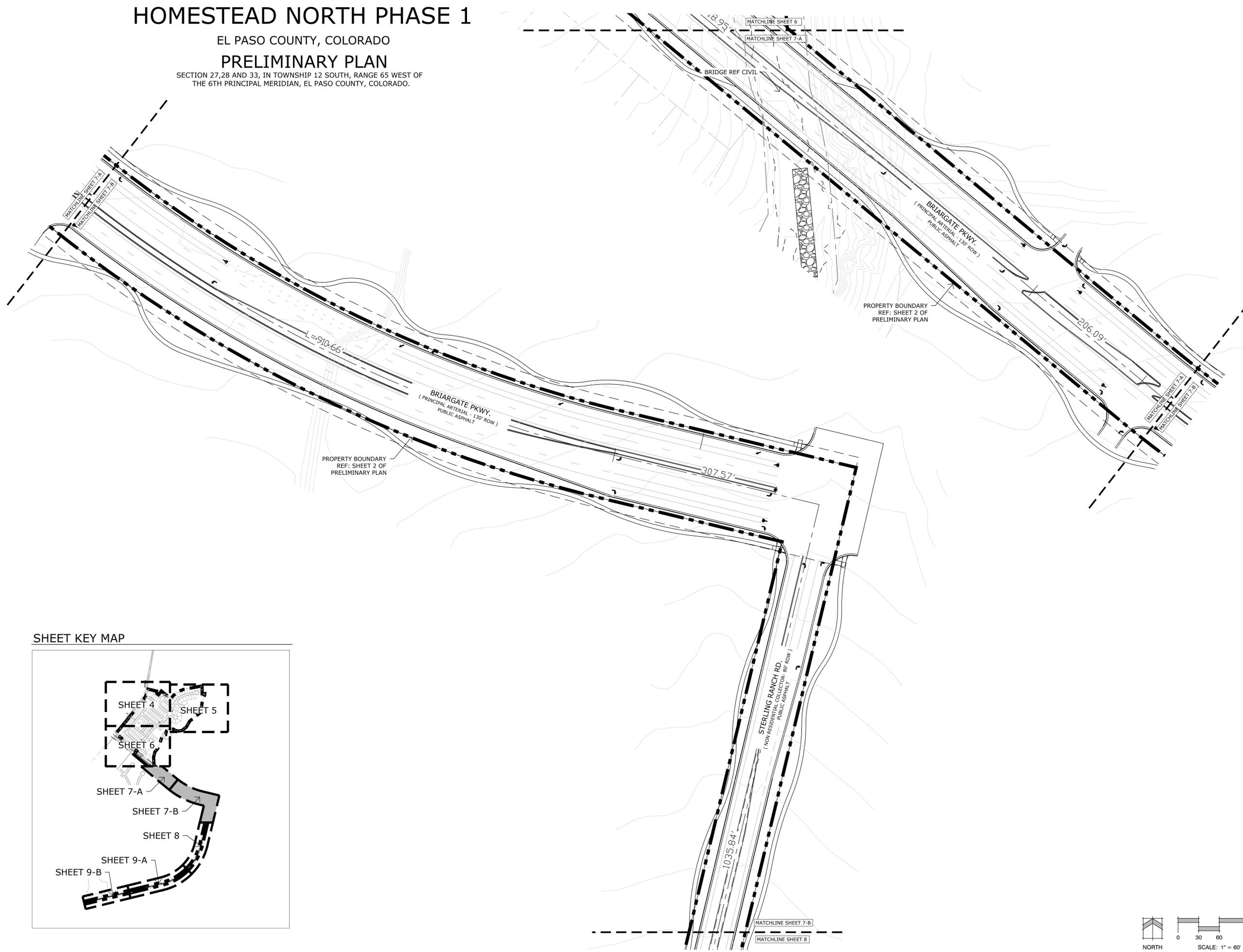
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HOMESTEAD NORTH PHASE 1

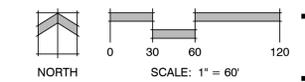
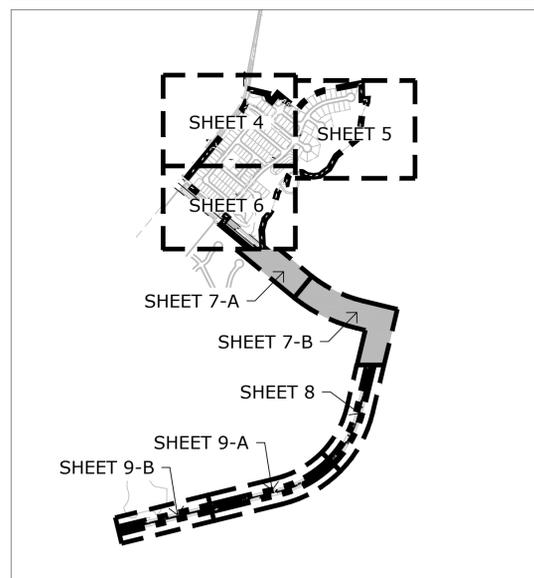
EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

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



SHEET KEY MAP



Land Planning
Landscape Architecture
Urban Design

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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STERLING RANCH HOMESTEAD NORTH PHASE 1

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS
10.25.2021	B.I.	PER COUNTY COMMENTS
02.15.2022	B.I.	PER COUNTY COMMENTS
03.24.2022	B.I.	PER COUNTY COMMENTS

PRELIMINARY SITE PLAN

7 OF 25
SP-20-008

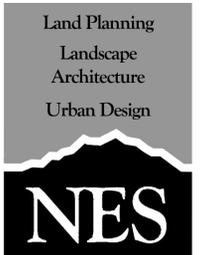
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HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

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



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PLANNER/LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

**STERLING RANCH
HOMESTEAD
NORTH PHASE 1**
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITTEN

SCALE

ENTITLEMENT

DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS
10.25.2021	B.I.	PER COUNTY COMMENTS
02.15.2022	B.I.	PER COUNTY COMMENTS
03.24.2022	B.I.	PER COUNTY COMMENTS

SHEET REVISION

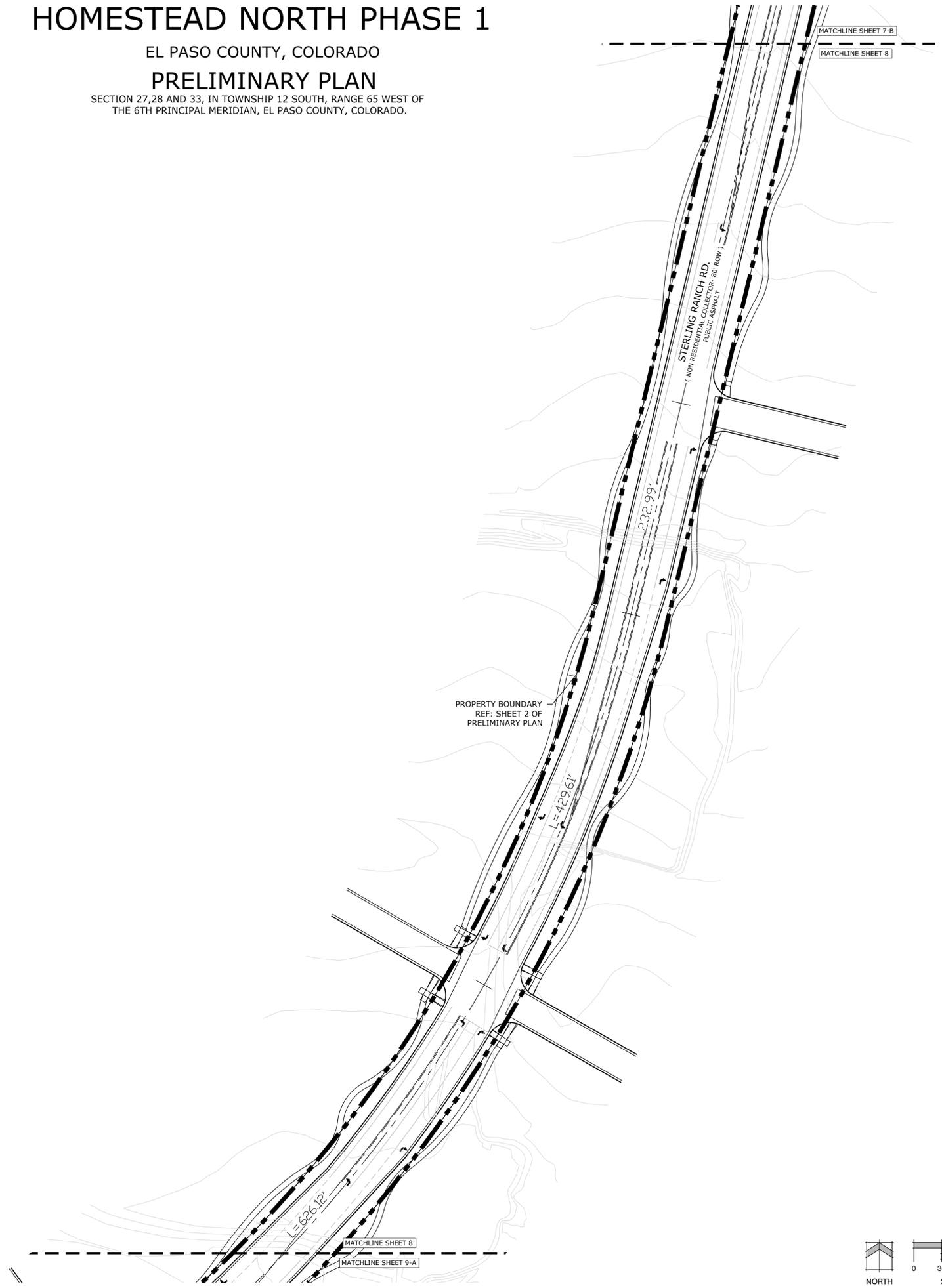
**PRELIMINARY
SITE PLAN**

SHEET TITLE

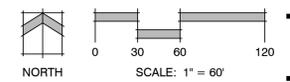
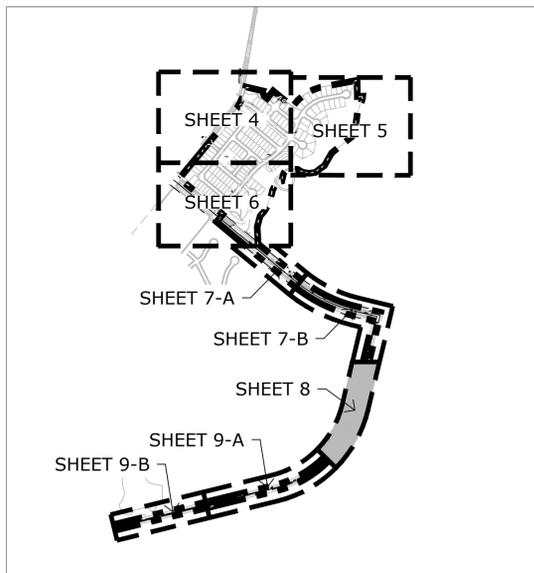
SHEET NUMBER

8 OF 25
SP-20-008

PLANTING

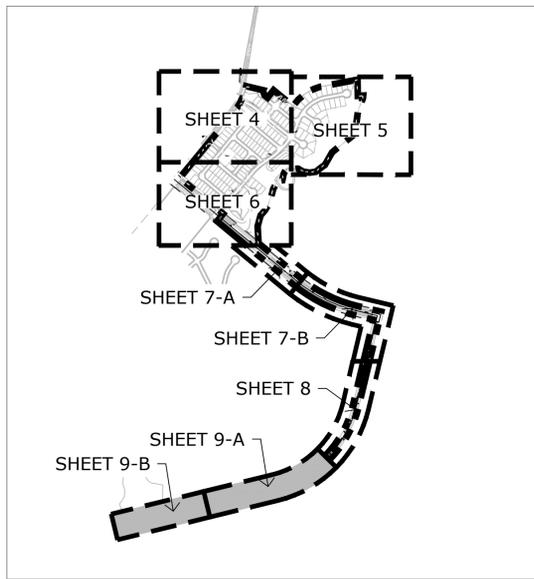


SHEET KEY MAP



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SHEET KEY MAP

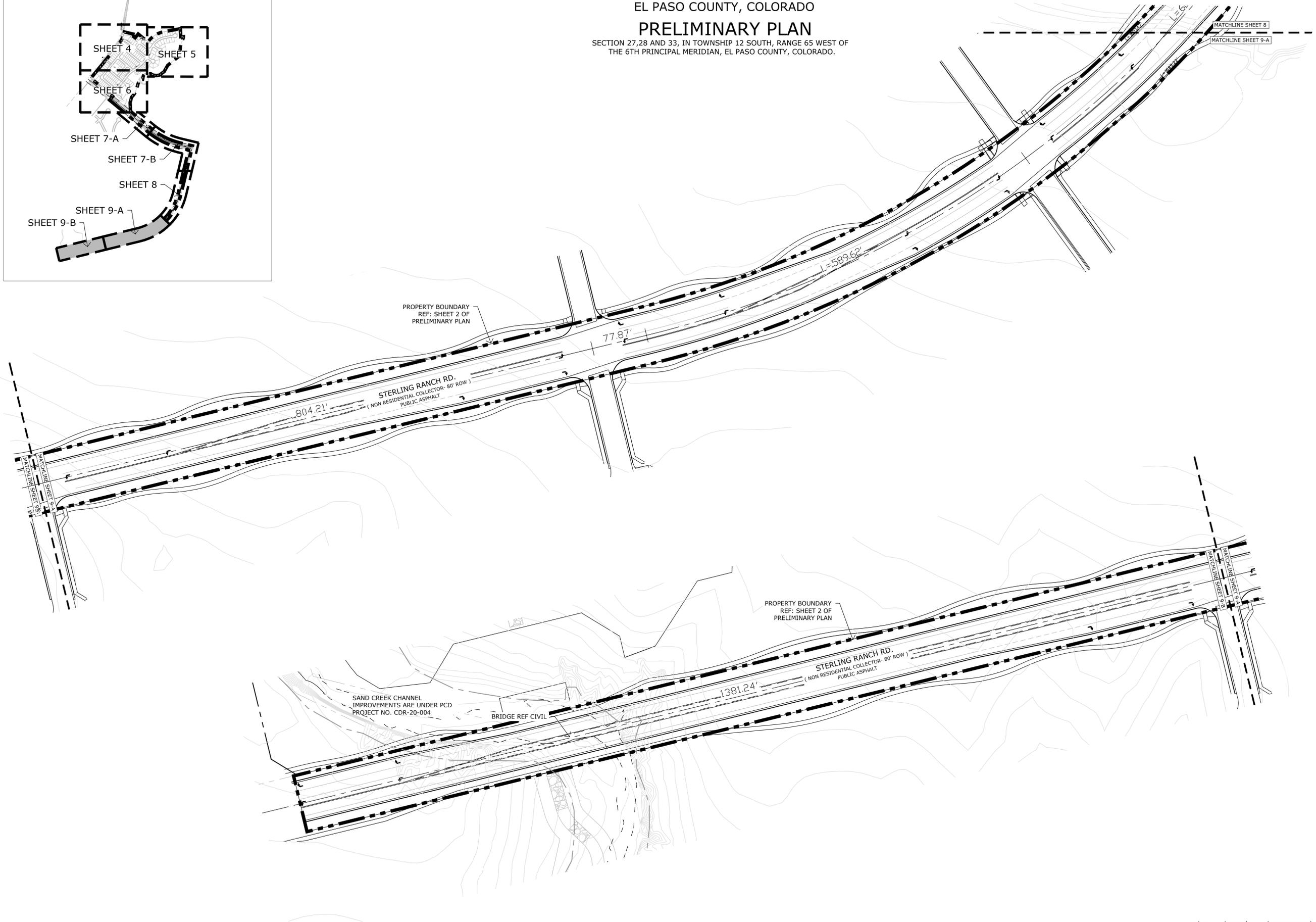


HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

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



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH HOMESTEAD NORTH PHASE 1

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

SCALE

ENTITLEMENT

ISSUE INFO

DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS
10.25.2021	B.I.	PER COUNTY COMMENTS
02.15.2022	B.I.	PER COUNTY COMMENTS
03.24.2022	B.I.	PER COUNTY COMMENTS

ISSUE PERSON

PRELIMINARY SITE PLAN

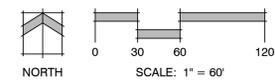
SHEET TITLE

9 OF 25

SHEET NUMBER

SP-20-008

PLANTING



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CONSTRUCTION NOTES:

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

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

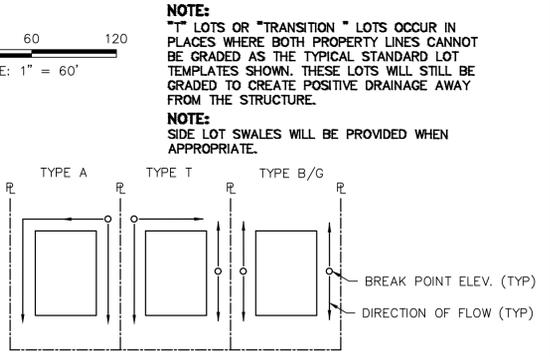
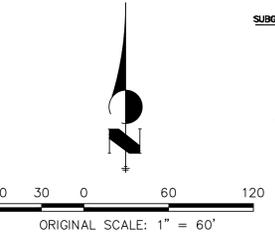
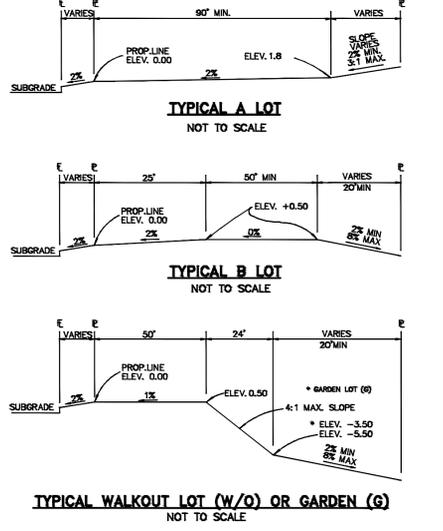
ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE 'M'. RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.

ALL TEMPORARY STORM SEWER SHOWN ON PLANS SHALL BE 24" DIA. HP POLYPROPYLENE BY ADS OR APPROVED EQUAL. ALL PIPE SHALL BE LAID TO ACHIEVE A MIN. SLOPE OF 0.5%.

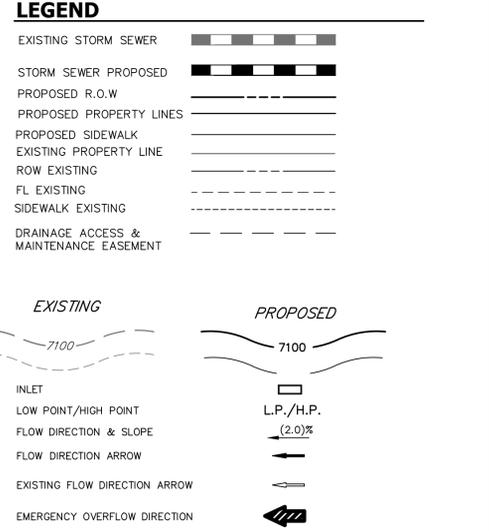
ADDITIONAL NOTES:

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

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



LOT DRAINAGE TYPES AND SWALE DIRECTION
NOT TO SCALE



PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

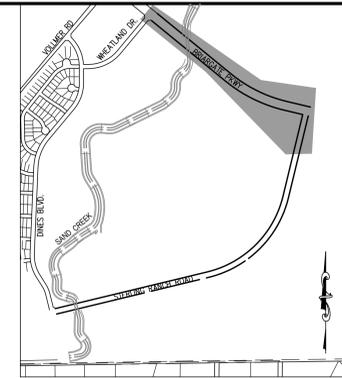
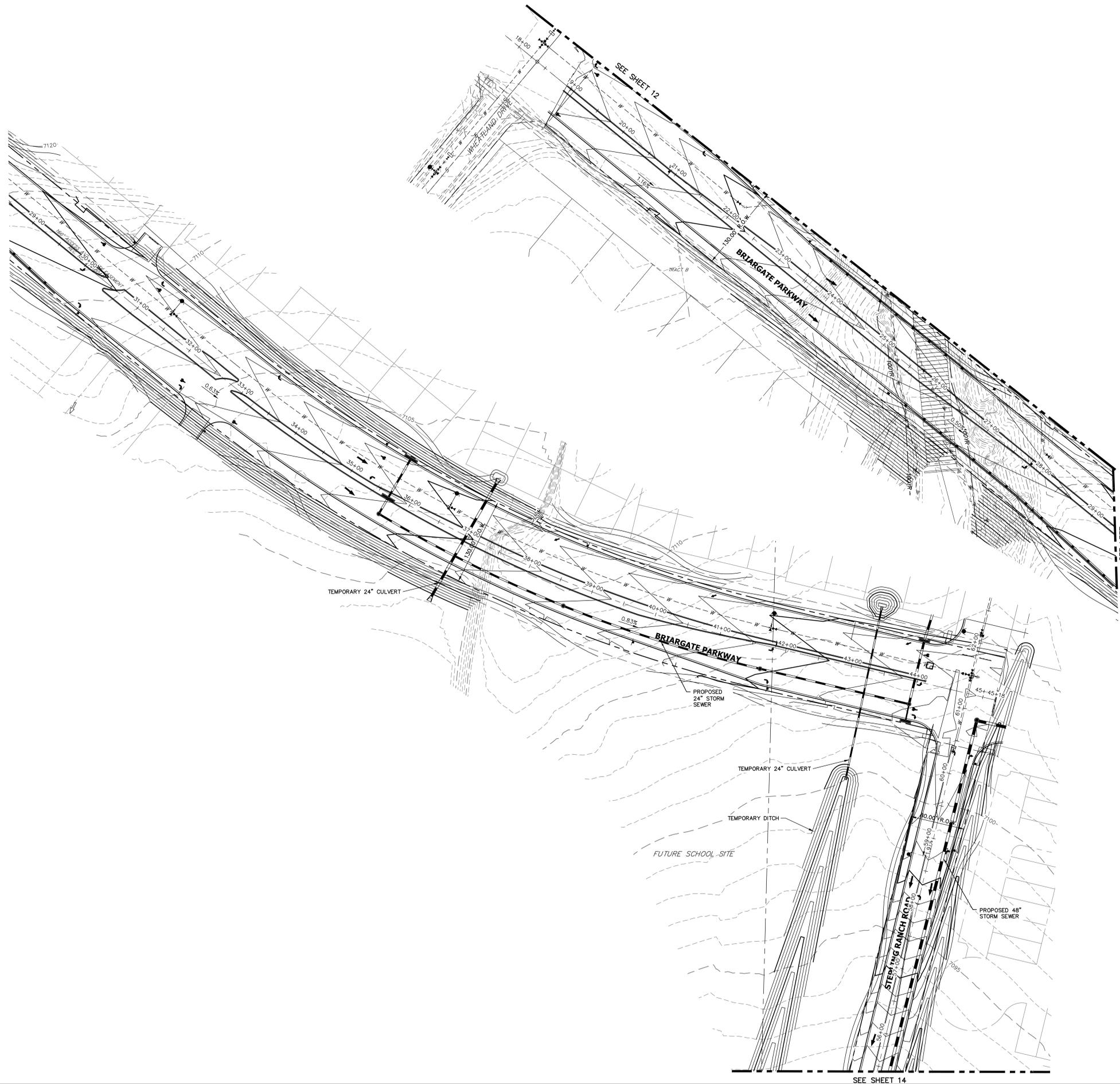
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NO.	REVISION	BY	DATE

H-SCALE 1"=60'
V-SCALE N/A
DATE 3/25/22
DESIGNED BY BAB
DRAWN BY ARJ
CHECKED BY

HOMESTEAD NORTH AT STERLING RANCH
PRELIMINARY GRADING PLAN

SHEET 11 OF 25
JOB NO. 25188.00



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



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JAMES F. MORLEY
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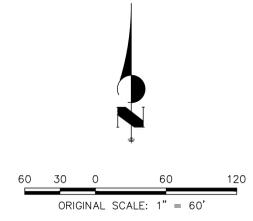
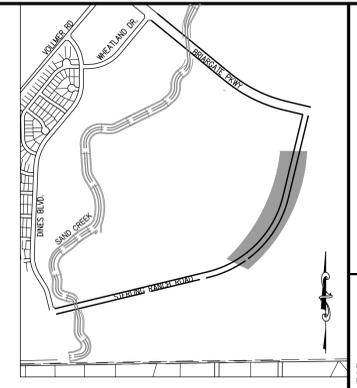
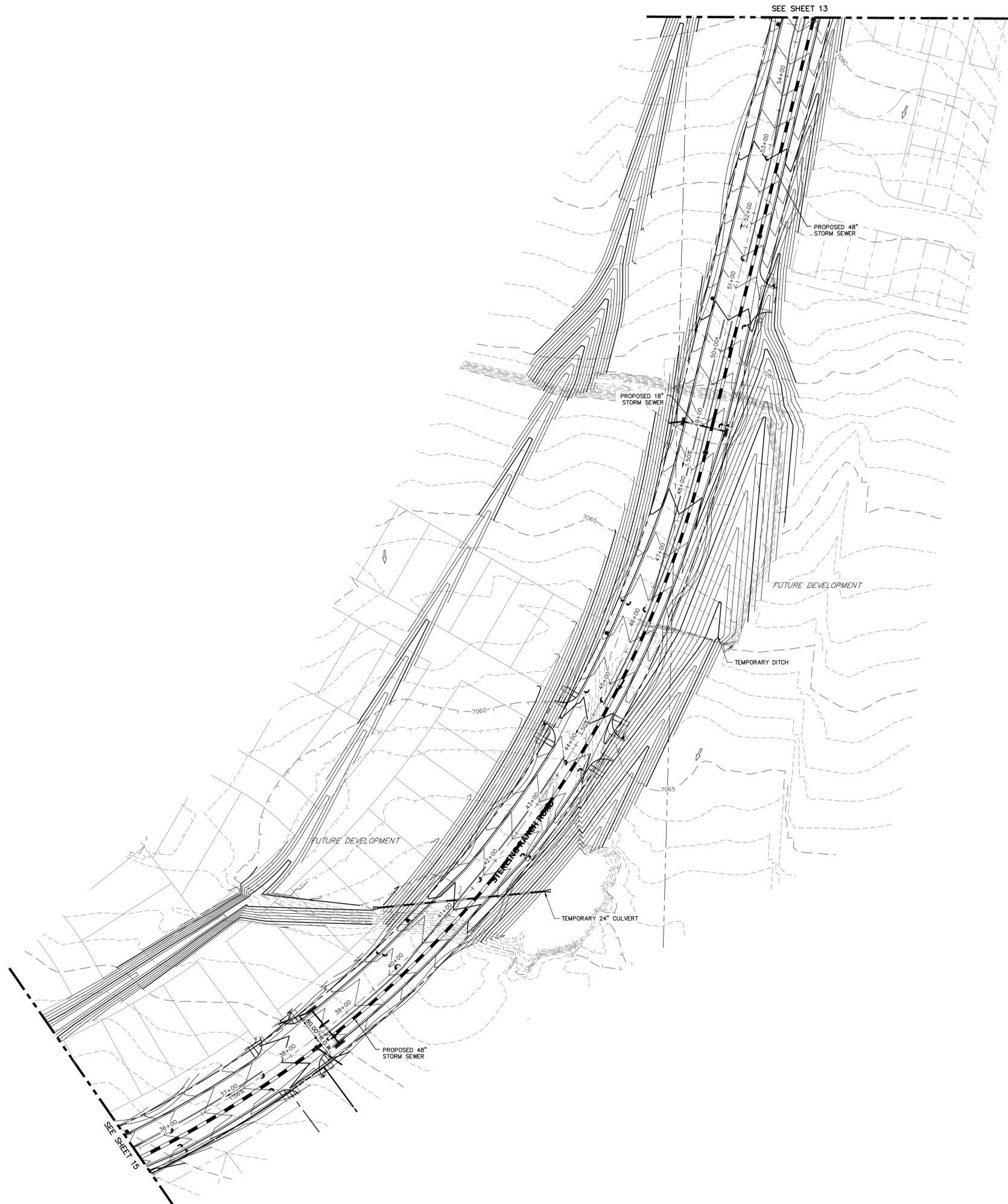
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V-SCALE	N/A
DATE	3/25/22
DESIGNED BY	RAB
DRAWN BY	ARJ
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH
PRELIMINARY GRADING PLAN
SHEET 13 OF 25
JOB NO. 25188.00





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

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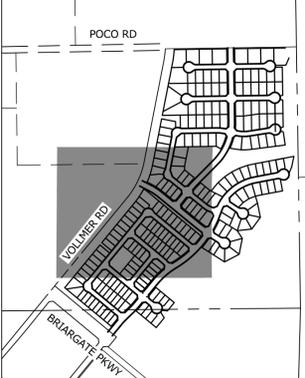
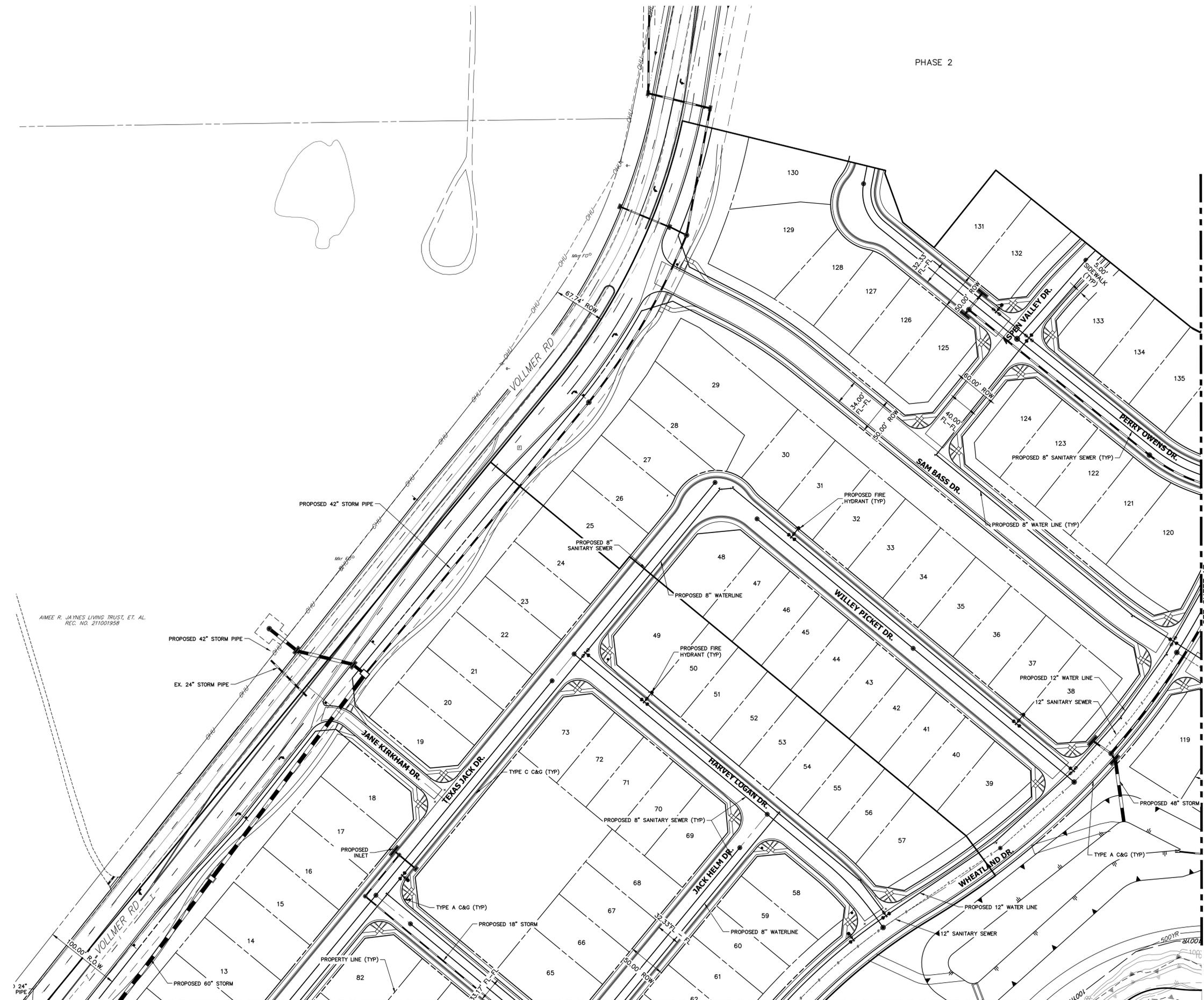
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V-SCALE	N/A
DATE	3/25/22
DESIGNED BY	RAB
DRAWN BY	ARJ
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH
 PRELIMINARY GRADING PLAN
 SHEET 14 OF 25
 JOB NO. 25188.00

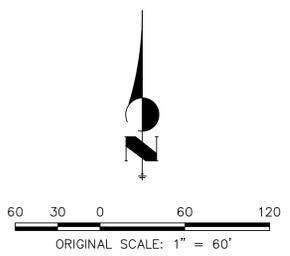




KEY MAP
SCALE: NTS

LEGEND

- PROPOSED SANITARY SEWER MAIN (SAN)
- PROPOSED WATER MAIN (WL)
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING WATER LINE
- — — — — PROJECT BOUNDARY
- - - - - PROPOSED R.O.W.
- - - - - EXISTING R.O.W.
- - - - - PROPOSED EASEMENT
- - - - - EXISTING EASEMENT
- - - - - EXISTING GAS LINE
- - - - - EXISTING ELECTRIC LINE
- - - - - EXISTING TELEPHONE LINE
- - - - - EXISTING OVERHEAD UTILITIES
- - - - - EXISTING FENCE
- - - - - EXISTING STORM SEWER
- STORM SEWER INLET
- WATER VALVE
- ⊕ WATER TEE FITTING
- ⊙ CROSS FITTING
- FIRE HYDRANT
- WATER MANHOLE
- SANITARY MANHOLE
- ⊕ EXISTING SIGN



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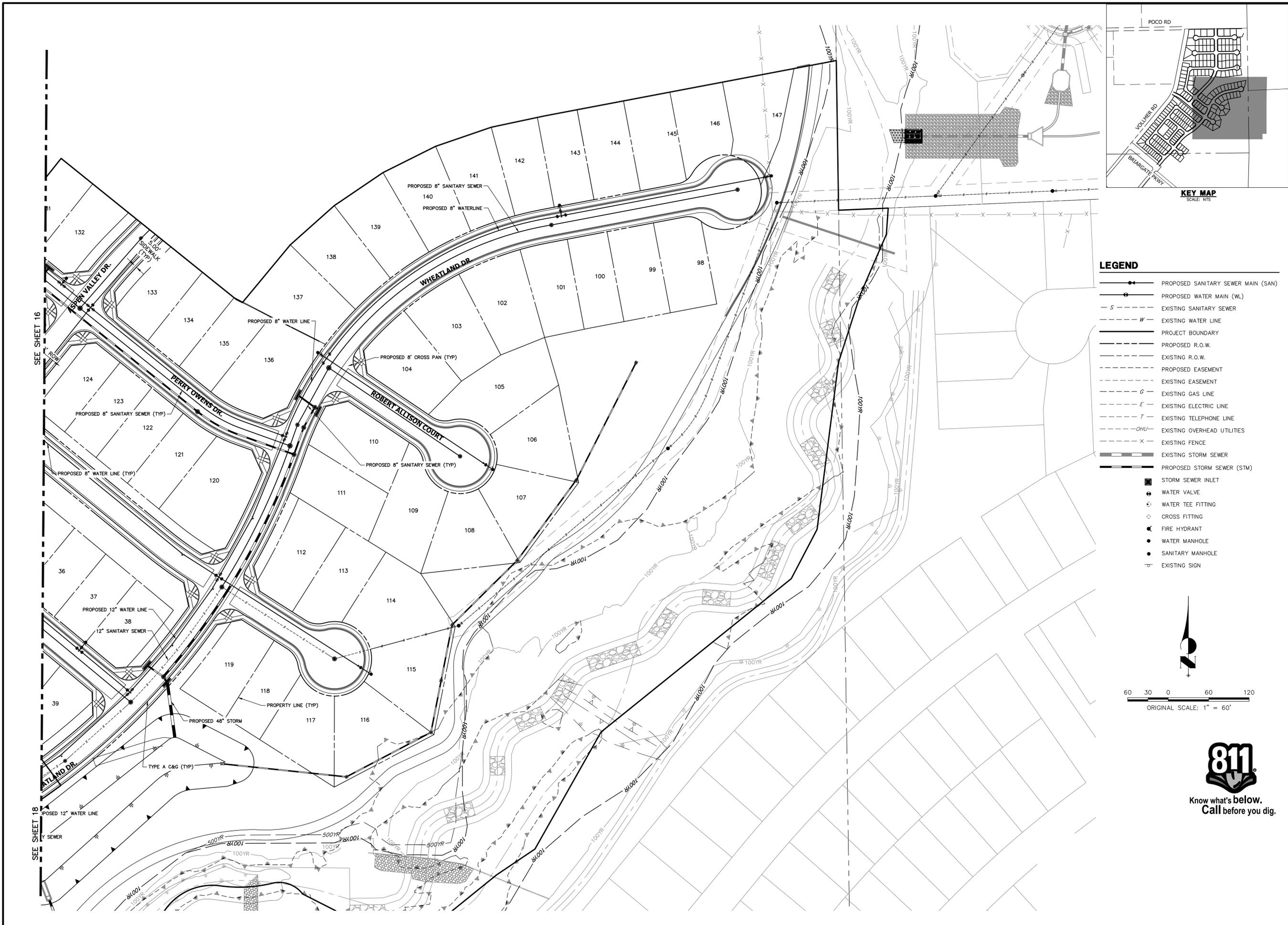
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DATE	3/25/22
DESIGNED BY	JRM
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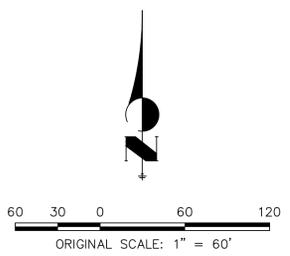
**HOMESTEAD NORTH AT
STERLING RANCH**
UTILITY PLAN



KEY MAP
SCALE: NTS

LEGEND

- PROPOSED SANITARY SEWER MAIN (SAN)
- PROPOSED WATER MAIN (WL)
- - - S - - - EXISTING SANITARY SEWER
- - - W - - - EXISTING WATER LINE
- PROPOSED BOUNDARY
- - - PROPOSED R.O.W.
- - - EXISTING R.O.W.
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - G - - - EXISTING GAS LINE
- - - E - - - EXISTING ELECTRIC LINE
- - - T - - - EXISTING TELEPHONE LINE
- - - OHU - - - EXISTING OVERHEAD UTILITIES
- - - X - - - EXISTING FENCE
- - - EXISTING STORM SEWER
- - - PROPOSED STORM SEWER (STM)
- STORM SEWER INLET
- WATER VALVE
- ⊕ WATER TEE FITTING
- ⊙ CROSS FITTING
- FIRE HYDRANT
- WATER MANHOLE
- SANITARY MANHOLE
- ⊕ EXISTING SIGN



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SUITE 201
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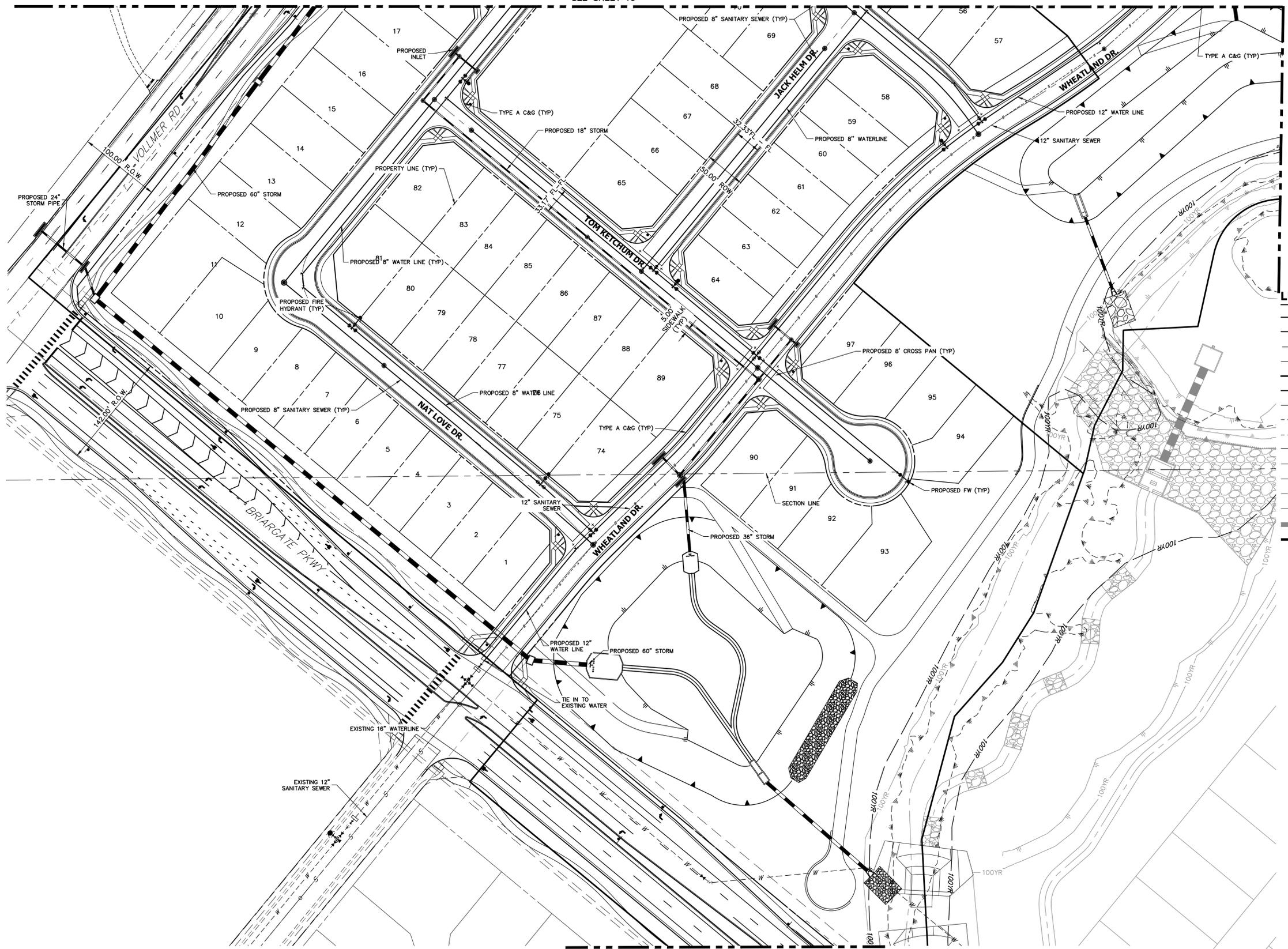
BY	DATE	No.	REVISION

H-SCALE	1" = 60'
V-SCALE	N/A
DATE	3/25/22
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

**HOMESTEAD NORTH AT
STERLING RANCH**
UTILITY PLAN

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SEE SHEET 16



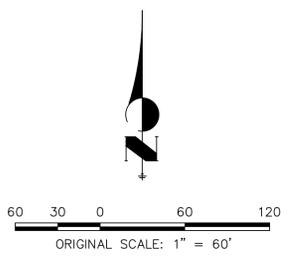
SEE SHEET 19



KEY MAP
SCALE: N.T.S.

LEGEND

- PROPOSED SANITARY SEWER MAIN (SAN)
- PROPOSED WATER MAIN (WL)
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING WATER LINE
- — — — — PROJECT BOUNDARY
- - - - - PROPOSED R.O.W.
- - - - - EXISTING R.O.W.
- - - - - PROPOSED EASEMENT
- - - - - EXISTING EASEMENT
- - - - - EXISTING GAS LINE
- - - - - EXISTING ELECTRIC LINE
- - - - - EXISTING TELEPHONE LINE
- - - - - EXISTING OVERHEAD UTILITIES
- - - - - EXISTING FENCE
- - - - - EXISTING STORM SEWER
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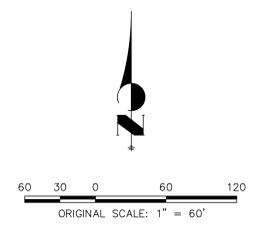
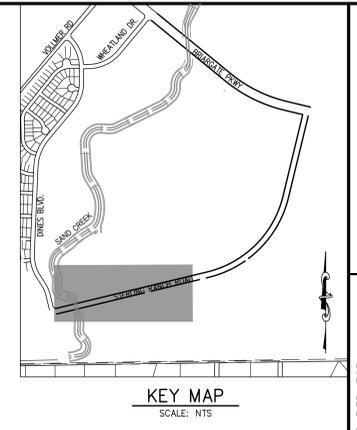
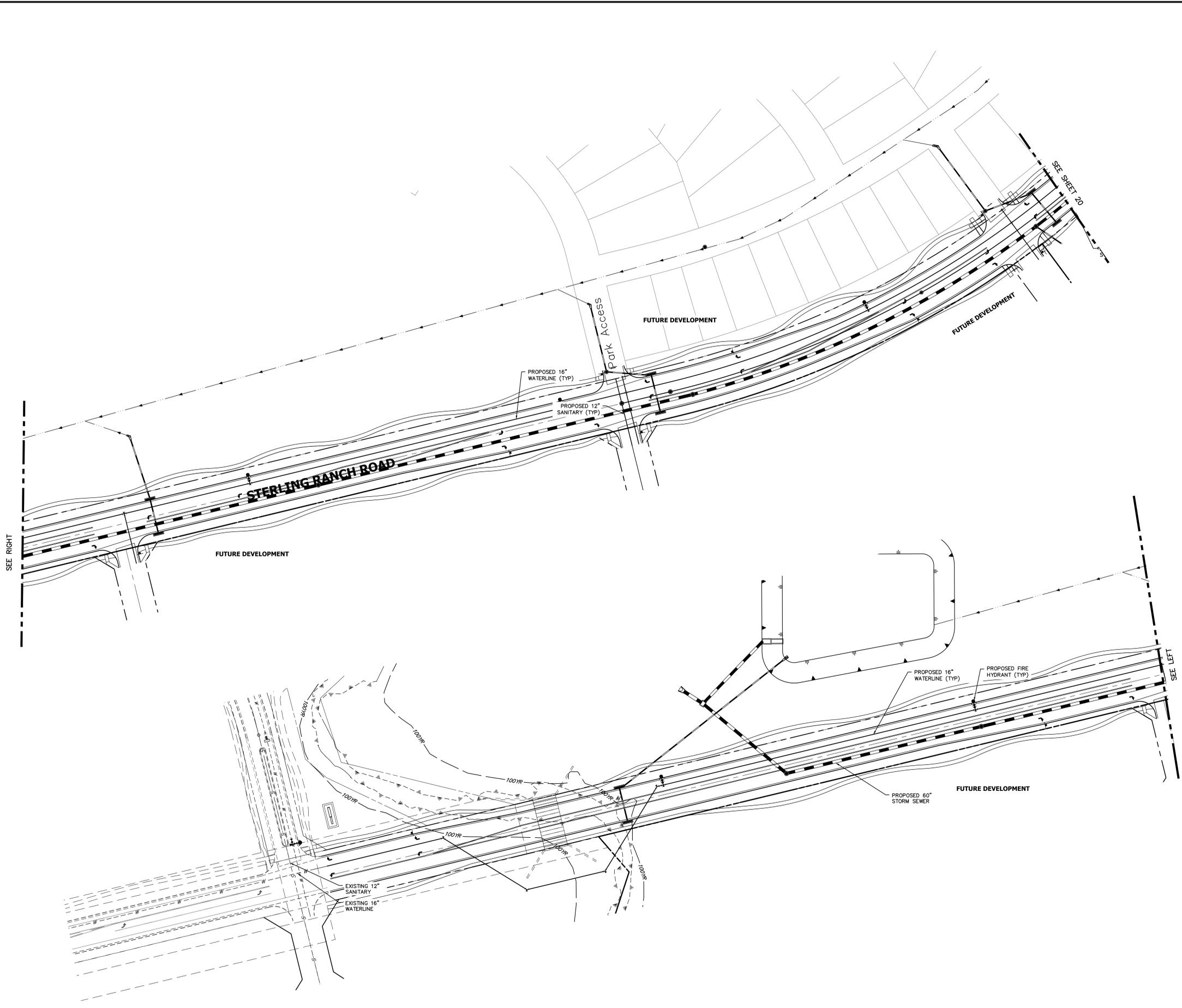
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SUITE 201
COLORADO SPRINGS, CO 80903
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H-SCALE	1" = 60'
V-SCALE	N/A
DATE	3/25/22
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

HOMESTEAD NORTH AT
STERLING RANCH
UTILITY PLAN



LEGEND

	PROPOSED SANITARY SEWER MAIN (SAN)
	PROPOSED WATER MAIN (WL)
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	PROJECT BOUNDARY
	PROPOSED R.O.W.
	EXISTING R.O.W.
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING TELEPHONE LINE
	EXISTING OVERHEAD UTILITIES
	EXISTING FENCE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER (STM)
	STORM SEWER INLET
	WATER VALVE
	WATER TEE FITTING
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	WATER MANHOLE
	SANITARY MANHOLE
	EXISTING SIGN

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V-SCALE	N/A
DATE	12/01/20
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DRAWN BY	CGV
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH
 UTILITY PLAN
 SHEET 21 OF 25
 JOB NO. 25188.00



Know what's below.
 Call before you dig.

HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

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

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.

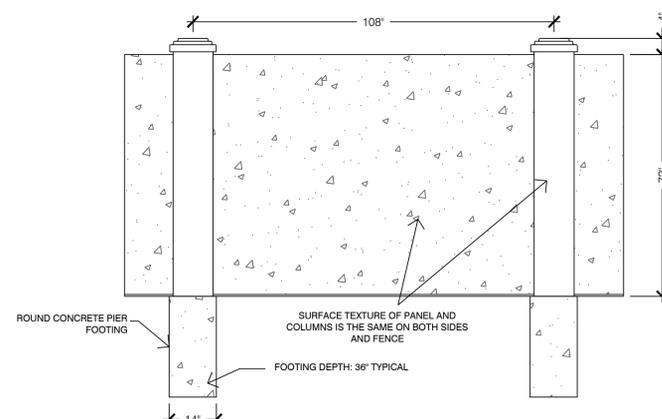
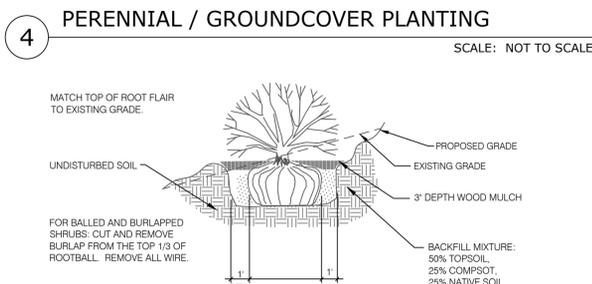
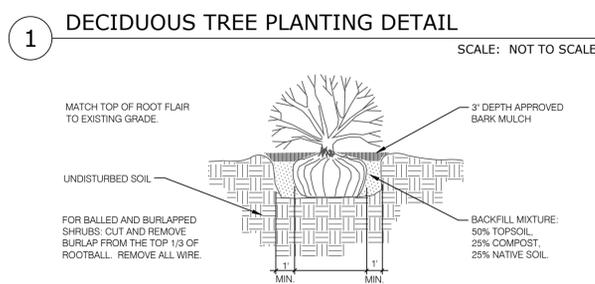
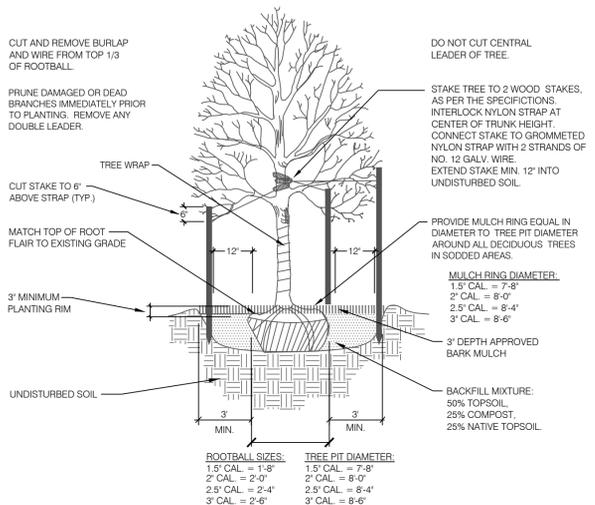
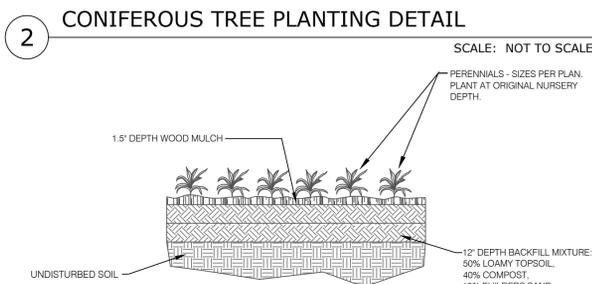
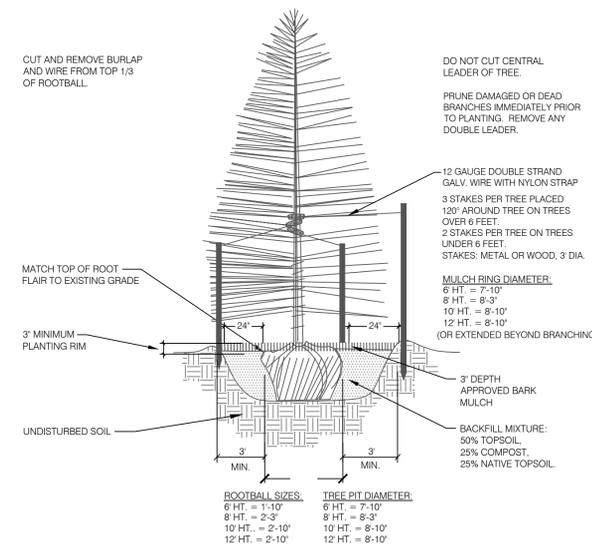
Landscape Setbacks

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.
Briargate Parkway	Principal Arterial	25	1,431	1 / 20'	71/67
Vollmer Road	Minor Arterial	20	1,230	1 / 25'	49/45
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
30/30	0/0	BP	75% / 75%		
50/50	0/0	VR	75% / 75%		

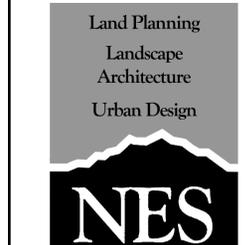
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	46	Acer grandidentatum / Bigtooth Maple	30'	30'	3" Cal.	B&B
	Ccr	24	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B
	Mxh	24	Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pcl	67	Pinus contorta latifolia / Lodgepole Pine	70'	15'	8' HT	B&B
	Pfl	9	Pinus flexilis / Limber Pine	50'	30'	6' HT	B&B
	Ppo	20	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cse	10	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT
	Jta	26	Juniperus sabina 'Tamariscifolia' / Tamarix Savin Juniper	6'	8'	5 GAL	CONT
	Pod	25	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	8'	8'	5 GAL	CONT
	PM	30	Pinus mugo 'Mops' / Mugo Pine	4'	4'	5 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	238	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT
	Pvm	109	Panicum virgatum / Switch Grass	4'	1.5'	1 GAL	CONT
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Srf	48	Solidago rugosa 'Fireworks' / Wrinkleleaf Goldenrod	3'	2'	1 GAL	CONT



GROUND COVER LEGEND

- CEDAR WOOD MULCH
- TALL NATIVE GRASS
- UPLAND NATIVE SEED MIX
- LOW ALTERNATIVE TURF GRASS
- LOW-GROW NATIVE SEED MIX
- ROCK MULCH
- COBBLE
- TALL FESCUE SOD



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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STERLING RANCH HOMESTEAD NORTH PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS
10.25.2021	B.I.	PER COUNTY COMMENTS
02.15.2022	B.I.	PER COUNTY COMMENTS
03.24.2022	B.I.	PER COUNTY COMMENTS

LANDSCAPE NOTES & DETAILS

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GROUND COVER LEGEND

-  CEDAR WOOD MULCH
-  TALL NATIVE GRASS
UPLAND NATIVE SEED MIX
-  LOW ALTERNATIVE TURF GRASS
LOW-GROW NATIVE SEED MIX
-  ROCK MULCH
-  COBBLE
-  TALL FESCUE SOD

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Fax 719.471.0267

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ZONE: RR-5
USE: MOBILE ON OWNED LAND
OWNER: JAYNES AMIEE R LIVING TRUST, JAYNES
KENNETH HENRY, MCCOLLOR JANE E, MANITOU
SPRINGS CITY OF, JAYNES JOHN R
SUB: UNPLATTED

ZONE: RR-5
USE: VACANT
OWNER: SR LAND LLC
SUB: UNPLATTED

**STERLING RANCH
HOMESTEAD
NORTH**

PRELIMINARY PLAN

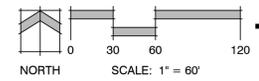
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS
10.25.2021	B.I.	PER COUNTY COMMENTS
02.15.2022	B.I.	PER COUNTY COMMENTS
03.24.2022	B.I.	PER COUNTY COMMENTS

LANDSCAPE PLAN



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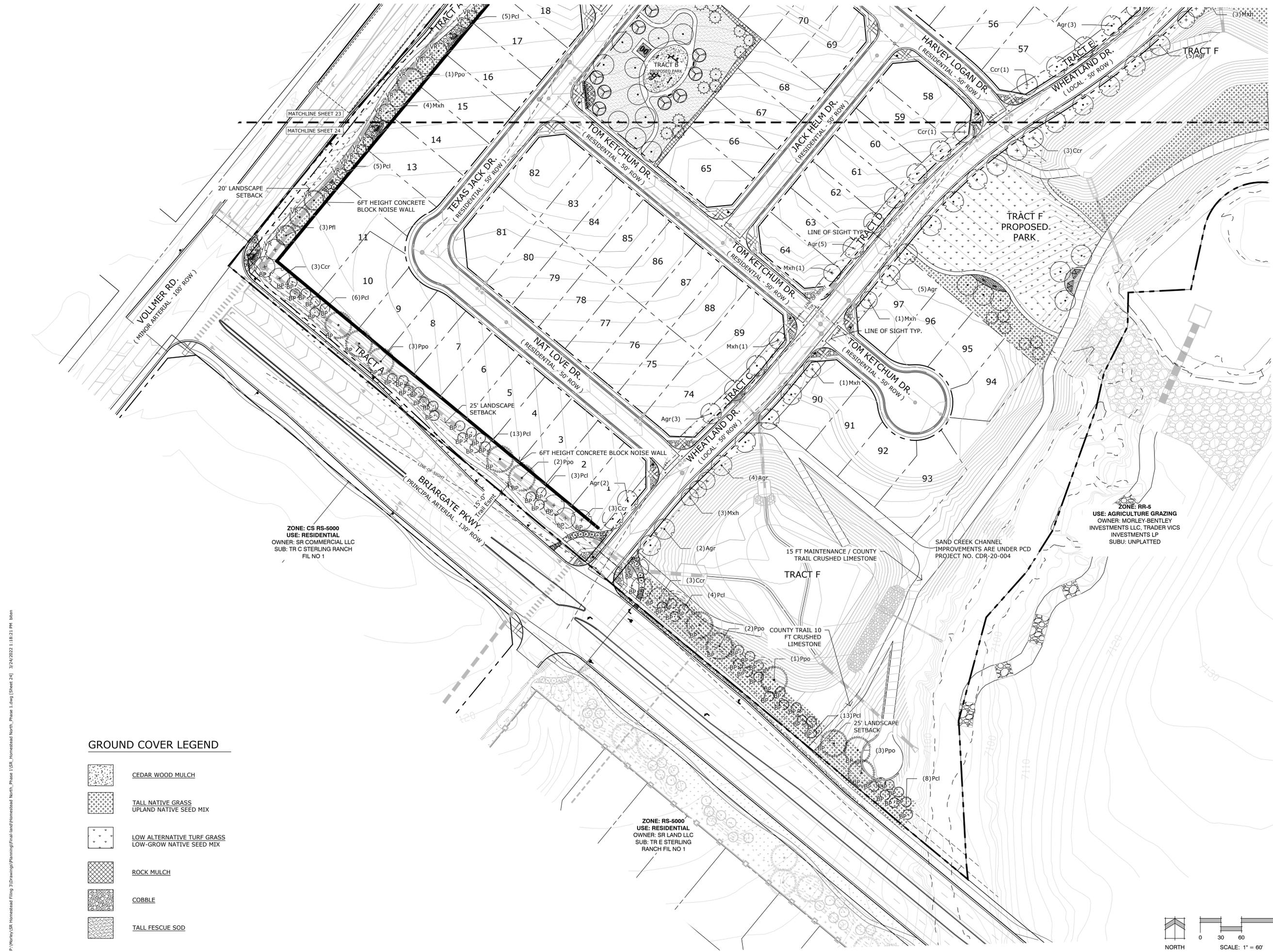
**STERLING RANCH
HOMESTEAD
NORTH**
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

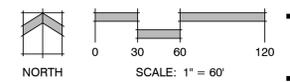
DATE	BY	DESCRIPTION
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS
10.25.2021	B.I.	PER COUNTY COMMENTS
02.15.2022	B.I.	PER COUNTY COMMENTS
03.24.2022	B.I.	PER COUNTY COMMENTS

LANDSCAPE PLAN



GROUND COVER LEGEND

-  CEDAR WOOD MULCH
-  TALL NATIVE GRASS
UPLAND NATIVE SEED MIX
-  LOW ALTERNATIVE TURF GRASS
LOW-GROW NATIVE SEED MIX
-  ROCK MULCH
-  COBBLE
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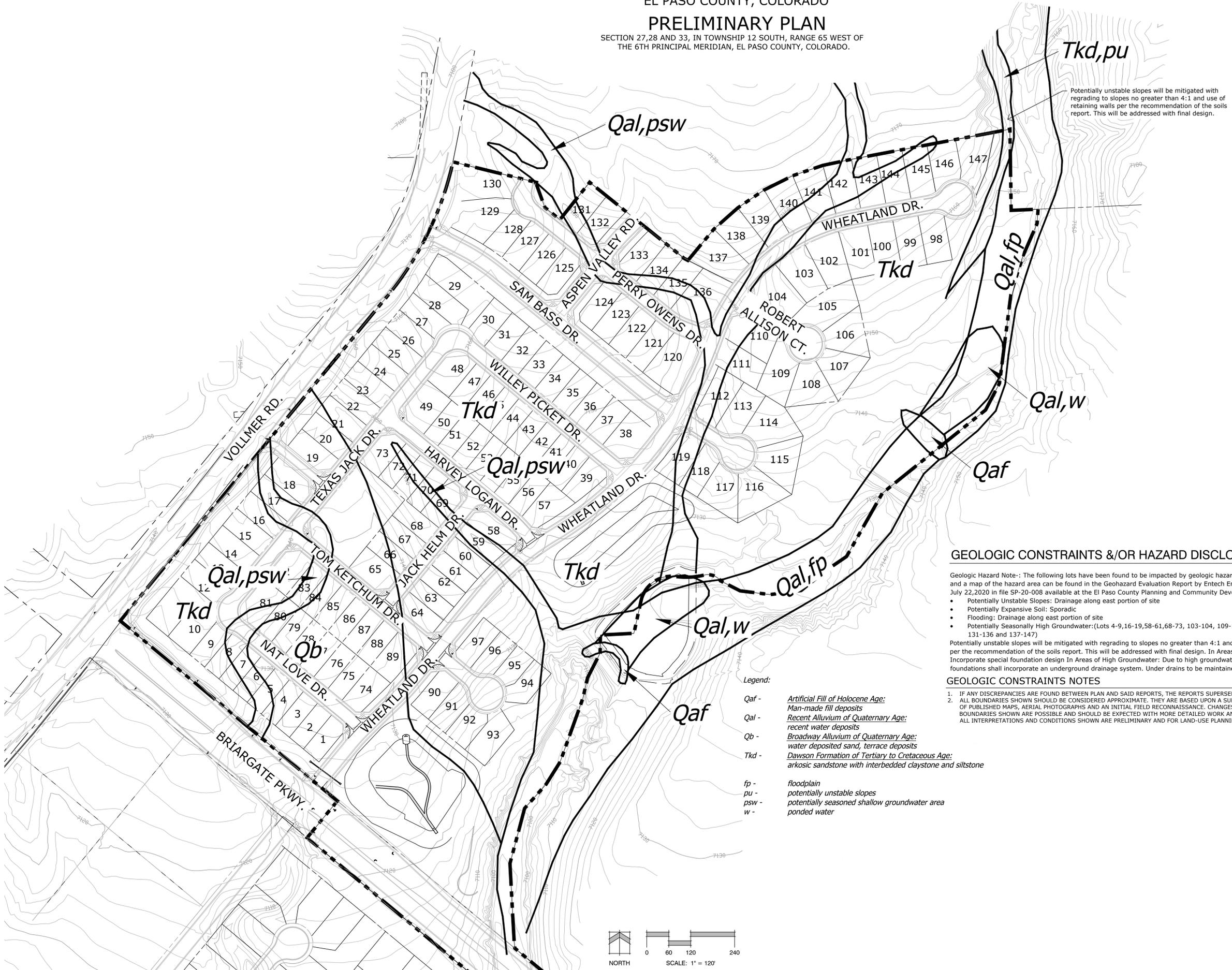
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HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

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



Tkd,pu

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.

Qal,psw

Tkd

Qal,w

Qaf

Qal,psw

Tkd

Qb

Qal,psw

Tkd

Qaf

Qaf

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

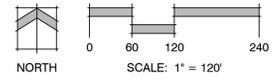
Geologic Hazard Note:- The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated July 22,2020 in file SP-20-008 available at the El Paso County Planning and Community Development Department:

- Potentially Unstable Slopes: Drainage along east portion of site
- Potentially Expansive Soil: Sporadic
- Flooding: Drainage along east portion of site
- Potentially Seasonally High Groundwater:(Lots 4-9,16-19,58-61,68-73, 103-104, 109-113, 118-120, 124-125, 131-136 and 137-147)

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.



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PLANNER/LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH HOMESTEAD NORTH PHASE 1
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

SCALE

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS
10.26.2021	B.I.	PER COUNTY COMMENTS
01.25.2022	B.I.	PER COUNTY COMMENTS
03.24.2022	B.I.	PER COUNTY COMMENTS

SITE CONSTRAINTS EXHIBIT

SHEET NUMBER

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March 30, 2022

Kari Parsons
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
Sent via online portal at: <https://epcdevplanreview.com/Agencies/Home>

RE: Homestead North Phase 1
Preliminary Plan
Sec. 27, 28, 33, Twp. 12S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 27446

To Whom It May Concern:

We have received additional information regarding the above-referenced proposal to subdivide a 60.623 ± acre tract of land into 147 single-family lots. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Sterling Ranch Metropolitan District No. 1 (“District”).

Water Supply Demand

According to the Water Supply Information Sheet received by this office, the estimated water demand for the development is 51.89 acre-feet/year for 147 residential lots (0.35 acre-feet/year per residential lot) and 10.58 acre-feet/year for 4.23 acres of irrigation to start native grasses (0.05 acre-feet/year per 1,000 square-feet). The total estimated demand is 62.47 acre-feet/year. The wastewater will return to the District’s central system.

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The source of water for the proposed development is to be served by the Sterling Ranch Metropolitan District No. 1 (“District”). A letter of commitment dated March 7, 2022 from the District was provided with the referral materials. The letter commits 62.47 acre-feet/year to the subdivision. According to the submittal, the District will provide water from Arapahoe, Denver, and Laramie-Fox Hills aquifer wells to a central system utilizing the water rights shown in Table 1, below.



Table 1 - Denver Basin Ground Water Rights

Aquifer	Decree	Tributary Status	Volume (AF)	Annual Allocation 100 Year (AF/Year)	Annual Allocation 300 Year (AF/Year)
Laramie-Fox Hills	86CW19	NT	53,900	539	179.67
Laramie Fox-Hills	08CW113	NT	40	0.4	0.13
Laramie-Fox Hills	20CW3059	NT	2,780	27.80	9.27
Arapahoe	86CW18	NT	57,500	575	191.67
Arapahoe	08CW113	NNT	60	0.60	0.20
Arapahoe	20CW3059	NNT	4,311	43.11	14.37
Denver	08CW113	NNT	72,893	728.9	242.97
Denver	20CW3059	NNT	4,556	45.56	15.19
Total			196,040	1,960.37	653.47

According to Water Court Case No. 20CW3059, well permit no. 26947-F must be re-permitted pursuant to the augmentation plan described in that decree. This will require that the applicant apply for, and obtain a new well permit issued pursuant to Section 37-90-137(4) C.R.S.

According to 37-90-137(4)(b)(I), C.R.S., “Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years.” Based on this allocation approach, the annual amounts of water decreed is equal to one percent of the total amount available as determined by Rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those amounts for a maximum of 100 years.

In the *El Paso County Land Development Code*, effective November, 1986, Chapter 5, Section 49.5, (D), (2) states:

“-Finding of Sufficient Quantity - The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years.”

The State Engineer’s Office does not have evidence regarding the length of time for which this source will “meet the average annual demand of the proposed subdivision.” However, treating El Paso County’s requirement as an **allocation** approach based on three hundred years, the annual estimated demand, for Homestead North Phase 1 is 62.47 acre-feet, less than the water that is available to the District. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, located at <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3576581&dbid=0> to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado*

Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer's Office Opinion

Based on the above, it is our opinion, pursuant to CRS 30-28-136(1)(h)(I), that the anticipated water supply can be provided without causing material injury to decreed water rights so long as the applicant obtains well permits issued pursuant to C.R.S. 37-90-137(4) and the plan for augmentation noted herein, for all wells in the subdivision and operates the wells in accordance with the terms and conditions of any future well permits.

Our opinion is qualified by the following:

The Division 2 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decrees, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you or the applicant have questions regarding any of the above, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.

Water Resource Engineer

ec: Bill Tyner, Division Engineer
Doug Hollister, North Regional Team Lead

EL PASO COUNTY



OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

Diana K. May, County Attorney

Assistant County Attorneys

Lori L. Seago
Steven A. Klaffky
Mary Ritchie
Bryan E. Schmid
Nathan J. Whitney
Christopher M. Strider
Terry A. Sample
Dorey L. Spotts
Steven Martyn

April 14, 2022

SP-20-8 Homestead North Phase I
Preliminary Plan

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
Edi Anderson, Paralegal, ACP

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by SR Land, LLC ("Applicant") for subdivision of 147 single-family lots and 11 tracts on 60.623 acres. A zoning change on the parcel was approved by the Board of County Commissioners on June 15, 2021 and the parcel is zoned RS-6000 (Residential Suburban).

Estimated Water Demand

2. Pursuant to the Water Supply Information Summary ("WSIS"), the subdivision water demand is 51.89 acre-feet/year for in-house use (0.35 acre-feet/lot), plus 10.58 acre-feet for irrigation for a total of 62.47 acre-feet/year for the subdivision. Based on the total demand, Applicant must be able to provide a supply of 18,741 acre-feet of water (62.47 acre-feet/year x 300 years) to meet the County's 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Falcon Area Water and Wastewater Authority f/k/a Sterling Ranch Metropolitan District ("District"). The Applicant submitted a *Falcon Area Water and Wastewater Authority Water Resources Report for Homestead North Phase One dated March, 2022* ("Report"), which described the water resources available to the District. The District has 697.39 acre-feet of available water supply with commitments of 380.23 acre-feet. The remaining water supply leaves a net excess of

currently available but uncommitted amount of water of 317.16 acre-feet/year for this subdivision and subsequent developments.

4. The District Board President provided a letter of commitment for the Homestead North Phase I preliminary plan dated March 7, 2022, in which the District committed to providing water service to the 147 residential lots including irrigation, with an annual water requirement of 62.47 acre-feet/year on the 60.623-acre parcel.

State Engineer’s Office Opinion

5. In a letter dated March 30, 2022, the State Engineer reviewed the proposal to subdivide the 60.623-acre parcel into 147 single-family lots. The State Engineer notes the District will provide water from Arapahoe, Denver, and Laramie-Fox Hills aquifer wells. A summary of the water rights table provided by the State Engineer’s Office is noted below.

Aquifer	Decree	Annual Allocation 300 Year (AF/Year)
Laramie-Fox Hills	86CW19	179.67
Laramie-Fox Hills	08CW113	0.13
Laramie-Fox Hills	20CW3059	9.27
Arapahoe	86CW18	191.67
Arapahoe	08CW113	0.20
Arapahoe	20CW3059	14.37
Denver	08CW113	242.97
Denver	08CW3059	15.19
Total		653.47¹

The State Engineer further stated that “pursuant to CRS 30-28-136(1)(h)(I), that the anticipated water supply can be provided without causing material injury to decreed water rights so long as the applicant obtains well permits issued pursuant to C.R.S. 37-90-137(4) and the plan for augmentation noted herein, for all wells in the subdivision and operates the wells in accordance with the terms and conditions of any future well permits.”

Recommended Findings

6. Quantity and Dependability. Applicant’s water demand for the Homestead North Phase I development is 62.47 acre-feet per year to be supplied by Falcon Area Water and Wastewater Authority.

¹ This amount is slightly less than the amounts delineated in the *Water Resources Report*.

Based on the water demand of 62.47 acre-feet/year for the Homestead North Phase I preliminary plan and the District's available water resources in the amount of 697.39 acre-feet/year, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for the Homestead North Phase I development.

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Land Development Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the Water Supply Information Summary provided March 4, 2022, the *Water Resources Report* dated March 2022, the Sterling Ranch Metropolitan District letter dated March 7, 2022, and the State Engineer Office's Opinion dated March 30, 2022. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

- A. Prior to recording the final plat, Applicant must upload to eDARP an Amended Water Resources Report that, in the Executive Summary and elsewhere in the Report as appropriate, provides a more detailed summary of the nature and role of FAWWA and the date on which service to the plats within this preliminary plan will transition from Sterling Ranch Metro District No. 1 to FAWWA.
- B. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District and FAWWA, as applicable.

cc. Kari Parsons, Senior Planner



Prevent • Promote • Protect

Environmental Health Division
1675 W. Garden of the Gods Road
Suite 2044
Colorado Springs, CO 80907
(719) 578-3199 *phone*
(719) 578-3188 *fax*
www.elpasocountyhealth.org

Homestead North Preliminary Plan, SP-20-8 (Revised)

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- **The proposed 147-single-family lot, 77.1-acre, development is within the service boundaries of Sterling Ranch Metropolitan District (SRMD) No. 2. Water and wastewater services will be provided by Sterling Ranch Metropolitan District No.1, through an inter-governmental agreement with Sterling Ranch Metropolitan District No. 2.**
- **Sterling Ranch Metropolitan District No.1 has an agreement with Meridian Service Metropolitan District for the provision of wastewater treatment services. An interim agreement with Colorado Springs Utilities for wastewater treatment will provide for temporary treatment service while Sterling Ranch is completing its connections to the MSMD. The February 2021 JDS Hydro Water Resources and Wastewater Report for Sterling Ranch Homestead North Phase 1 was reviewed for assisting with the proposed wastewater service comments.**
- **A finding for sufficiency in terms of water quality for this Colorado Department of Public Health and Environment, Water Quality Control Division, approved water system is made. The Colorado Department of Public Health and Environment has assigned Sterling Ranch Metropolitan District No.1, PWSID # CO0121724 to the district. The original water quality tests from 2015 were re-reviewed and were found acceptable.**
- **Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to: <https://www.colorado.gov/pacific/cdphe/general-air-permits>**
- **El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to commercial areas using sidewalks, and bike trails. Walkability features help reduce obesity and associated heart diseases.**
- **The water quality basins must have mosquito control responsibilities included as a part of the construction design and maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.**

Mike McCarthy
El Paso County Public Health
719.575.8602
mikemccarthy@elpasoco.com
05Sep2021