



LSC TRANSPORTATION CONSULTANTS, INC.  
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Homestead North Filing 1  
Traffic Technical Memorandum  
PCD File No.: SF2213  
(LSC #204382)  
June 27, 2022

**Traffic Engineer's Statement**

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.

**Developer's Statement**

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

A handwritten signature in blue ink, appearing to be 'M. L. L.', is written over a horizontal line.

7/11/2022  
Date

# Homestead North Filing 1

## Traffic Technical Memorandum

### PCD File No.: SF2213

Prepared for:

Mr. Jim Morley  
Morley-Bentley Investments, LLC  
Boulder Crescent, 1st Floor  
Colorado Springs, CO 80903

JUNE 27, 2022

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LSC Transportation Consultants  
Prepared by: Kirstin D. Ferrin, P.E.  
Reviewed by: Jeffrey C. Hodsdon, P.E.

LSC #204382



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Table 1

Figures 1-2

Homestead North at Sterling Ranch Filing No. 1 Plat

Table 3 from Homestead North Phase 1 Updated TIS



LSC TRANSPORTATION CONSULTANTS, INC.  
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June 27, 2022

Mr. Jim Morley  
Morley-Bentley Investments, LLC  
20 Boulder Crescent, 1st Floor  
Colorado Springs, CO 80903

RE: Homestead North at  
Sterling Ranch Filing No. 1  
El Paso County, CO  
Traffic Technical Memorandum  
PCD File No.: SF2213  
LSC #204382

Dear Mr. Morley:

LSC Transportation Consultants, Inc. has prepared this traffic technical memorandum for the Homestead North at Sterling Ranch Filing No. 1 residential development. As shown in Figure 1, the site is located east of Vollmer Road and north of the future extension of Briargate Parkway in El Paso County, Colorado. LSC recently prepared a traffic impact study (TIS) for Homestead North at Sterling Ranch Phase 1 (SP-20-008) dated January 11, 2022 that included trips by the currently-proposed filing. This memorandum is intended as a site-specific, final plat traffic report.

## REPORT CONTENTS

This report presents:

- A description of Sterling Ranch filings that are currently under review, currently proposed, and planned for the future;
- Trip-generation estimates for Homestead North at Sterling Ranch Filing No. 1, based on the currently-proposed land use;
- The recommended street classifications for the internal streets within the currently-proposed Homestead North at Sterling Ranch Filing No. 1;
- Improvements needed with Homestead North at Sterling Ranch Filing No. 1; and
- The project's obligation to the County roadway improvement fee program.

## RECENT TRAFFIC REPORTS

- LSC prepared a traffic impact study (TIS) for Homestead North at Sterling Ranch Phase 1, dated January 11, 2022 that included the currently-proposed Filing No. 1 area.
- The LSC TIS report for the entire Sterling Ranch development was dated June 5, 2008.
- LSC also prepared a traffic impact analysis for the first phase of the Sterling Ranch development, dated March 16, 2015; a memorandum for Phases 1-3, dated October 2, 2017; and a traffic impact analysis for the *Sterling Ranch Phase 2 Preliminary Plan*, dated December 20, 2018.
- The following site-specific, final-plat traffic reports have also been prepared:
  - *Branding Iron at Sterling Ranch Filing No. 1 and Homestead at Sterling Ranch Filing No. 1*, dated December 19, 2017
  - *Sterling Ranch Filing No. 2*, dated April 3, 2018
  - *Homestead at Sterling Ranch Filing No. 2*, dated March 3, 2020
  - *Branding Iron at Sterling Ranch Filing No. 2*, dated March 31, 2020 (revised May 6, 2020)
  - *Copper Chase at Sterling Ranch*, dated December 14, 2021
- LSC prepared a TIS for the Retreat at TimberRidge, located just north of the Homestead North at Sterling Ranch development, dated January 25, 2018. LSC also prepared transportation memoranda for the Retreat at TimberRidge Preliminary Plan dated June 29th, 2018 and the Retreat at TimberRidge Filing No. 1 dated April 3, 2020.

## LAND USE AND ACCESS

Homestead North at Sterling Ranch Filing No. 1 is planned to include 73 lots for single-family homes. The Filing No. 1 site plan is consistent with the land use and access assumed in the Phase 1 TIS. A copy of the Homestead North at Sterling Ranch Filing 1 plat is attached.

## TRIP GENERATION

Homestead North at Sterling Ranch Filing No. 1 site-generated vehicle trips have been estimated using the nationally-published trip-generation rates from *Trip Generation, 11th Edition, 2021* by the Institute of Transportation Engineers (ITE). Table 1 shows the trip-generation estimate.

Homestead North at Sterling Ranch Filing No. 1 is expected to generate 689 vehicle trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 14 vehicles would enter and 41 vehicles would exit the site. During the afternoon peak

hour, which generally occurs for one hour between 4:15 and 6:15 p.m., about 46 vehicles would enter and 27 vehicles would exit the site.

### **TOTAL TRAFFIC VOLUMES AND LEVELS OF SERVICE**

Please refer to the traffic-volume projections and level of service analysis in the *Homestead North Phase 1 Traffic Impact Study* dated January 11, 2022. No significant changes are projected to the results of that study.

### **SUBDIVISION STREET CLASSIFICATIONS**

Figure 1 shows the recommended street classifications. All of the internal streets within Homestead North at Sterling Ranch Filing No. 1 should be classified Urban Local with the exception of Tom Ketchum Drive east of Wheatland Drive which should be classified as Urban Local (Low Volume).

### **ROADWAY IMPROVEMENTS**

A northbound right-turn deceleration lane will be required on Vollmer Road approaching Jane Kirkham Drive with Homestead North Filing No. 1. This lane should be 155 feet long plus a 160-foot taper.

A westbound right-turn deceleration land will be required on Briargate Parkway approaching Wheatland Drive once Briargate Parkway is constructed between Wheatland Drive and Sterling Ranch Road. This lane should be 235 feet long plus a 200-foot taper.

The Homestead North Phase 1 Updated TIS also included recommendations for auxiliary turn lanes approaching Sam Bass Drive. These improvements will not be required until future filings of Homestead North at Sterling Ranch are constructed.

Table 3 from the Homestead North Phase 1 Updated TIS contained a summary of other needed improvements. A copy of this table with the improvements needed for Filing No. 1 highlighted has been attached to this memorandum. The location of each roadway segment is shown in Figure 2.

### **ROADWAY IMPROVEMENT FEE PROGRAM**

This project will be required to participate in the El Paso County Road Improvement Fee Program. Copper Chase at Sterling Ranch will join the ten-mil PID. The 2019 ten-mil PID building permit fee portion associated with this option is \$1,221 per single-family dwelling unit. Based on 73 lots, the total building permit fee would be \$89. Note: program fees are subject to change.

\* \* \* \* \*

Please contact me if you have any questions regarding this report.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E.  
Principal

JCH/KDF:jas

Enclosures: Table 1  
Figures 1-2  
Homestead North at Sterling Ranch Filing No. 1 Plat  
Table 3 from Homestead North Phase 1 Updated TIS

# Table 1 - Trip Generation

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**Table 1  
Trip Generation Estimate  
Homestead North Fil No. 1**

Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates <sup>(1)</sup>				Total External Trips Generated					
			Average Weekday Traffic	Morning Peak Hour		Evening Peak Hour		Average Weekday Traffic	Morning Peak Hour		Evening Peak Hour	
				In	Out	In	Out		In	Out		
210	Single-Family Detached Housing	73 DU <sup>(2)</sup>	9.44	0.19	0.56	0.62	0.37	689	14	41	46	27

Notes:

(1) Source: "Trip Generation, 10th Edition, 2017" by the Institute of Transportation Engineers (ITE)

(2) DU = dwelling unit

Source: LSC Transportation Consultants, Inc.

Jan-21

# Figure 1

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LEGEND:

- = Urban Principal Arterial
- = Urban Minor Arterial (4 lanes)
- - - = Rural Minor Arterial (2 lanes)
- = Urban Local
- - - = Urban Local (low volume)

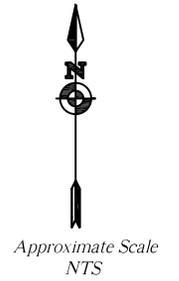
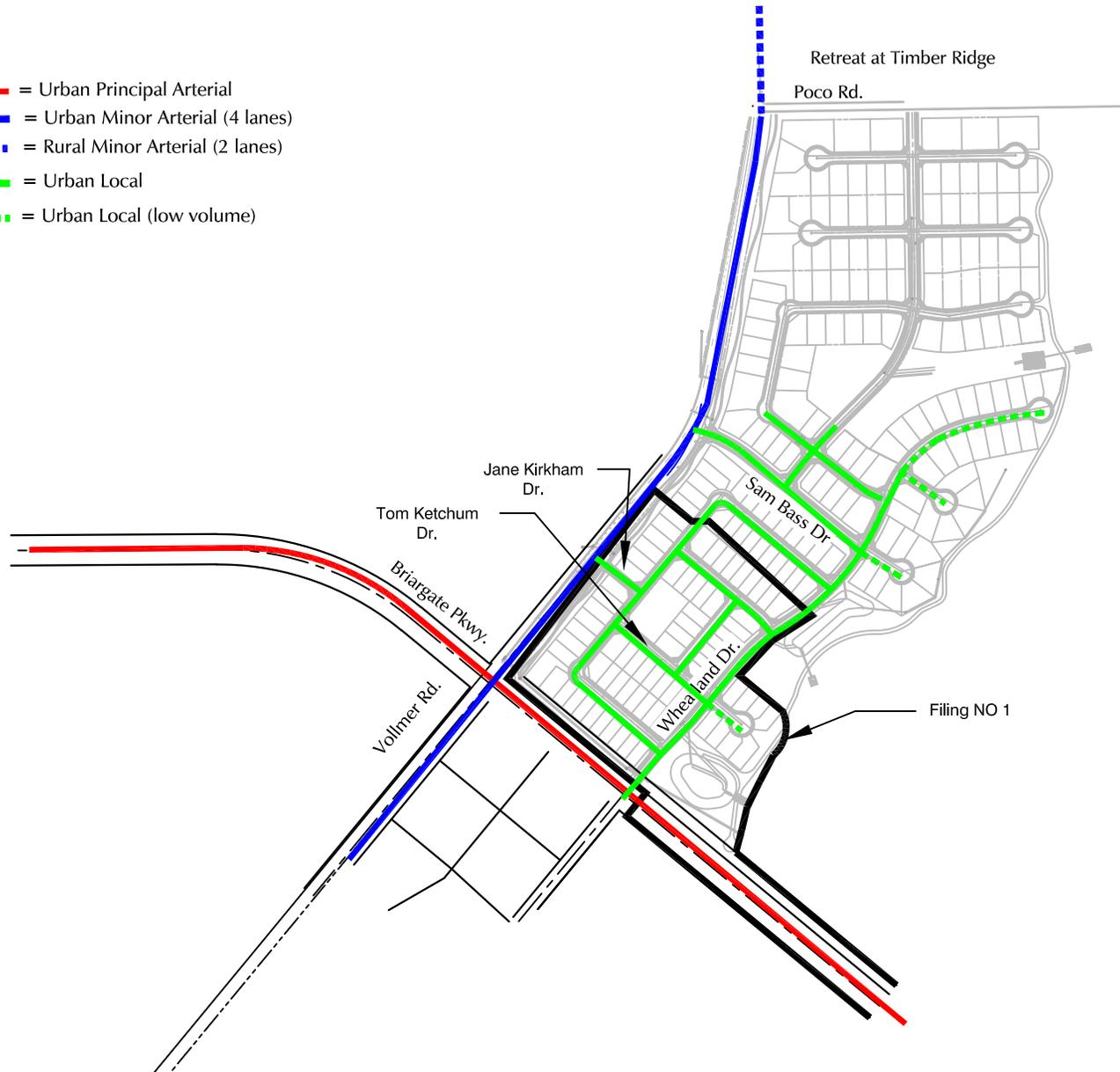
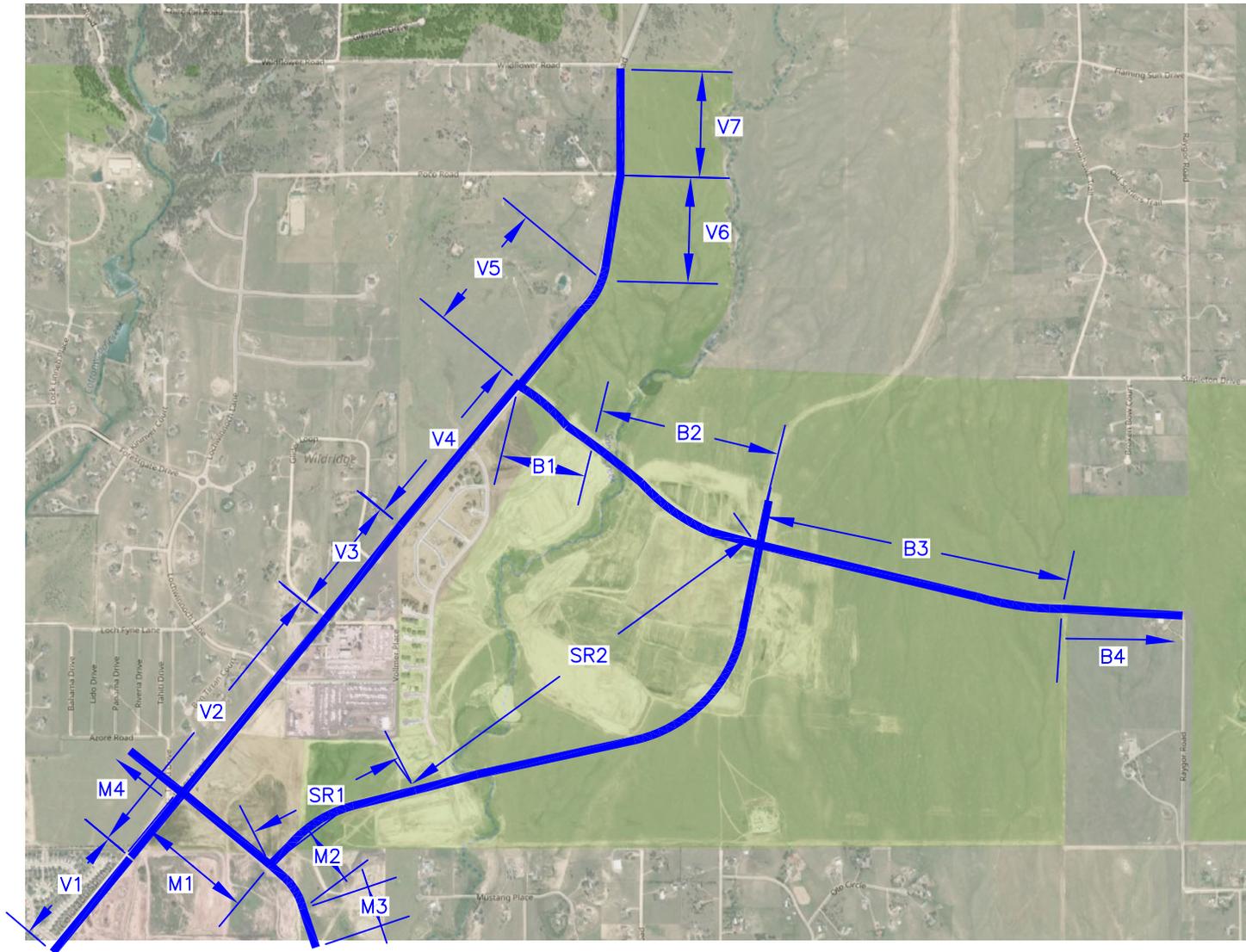


Figure 1  
**Recommended Classification**  
Homestead North at Sterling Ranch Filing No 1 (LSC #204382)



Approximate Scale  
Scale: NTS

Figure 2

# Roadway Improvement Segments\*

Homestead North Filing 1 (LSC #204382)

\*See Table 4 for recommended roadway segment improvements for each segment.



# Homestead North at Sterling Ranch Filing No. 1 Plat

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# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

## A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33 AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

**BE IT KNOWN BY THESE PRESENTS,**

THAT SR LAND, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTHEAST QUARTER OF SECTION 28, SECTION 33 AND THE WEST HALF OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N74°13'21"W A DISTANCE OF 2,835.33 FEET, TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF STERLING RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID STERLING RANCH FILING NO. 3, THE FOLLOWING THREE (3) COURSES:

1. N40°32'14"W A DISTANCE OF 48.86 FEET;
2. N76°13'42"W A DISTANCE OF 113.48 FEET;
3. S76°19'20"W A DISTANCE OF 65.62 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, THE FOLLOWING FIVE (5) COURSES:

1. N13°40'40"W A DISTANCE OF 22.11 FEET;
2. N01°19'20"E A DISTANCE OF 18.32 FEET;
3. N70°06'35"E A DISTANCE OF 170.61 FEET;
4. S58°40'40"E A DISTANCE OF 19.87 FEET;

S13°40'40"E A DISTANCE OF 44.22 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 80' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID EASEMENT, THE FOLLOWING THREE (3) COURSES:

1. N76°19'20"E A DISTANCE OF 1,779.02 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1601.47 FEET, TO A POINT OF TANGENT;
3. N13°28'29"E A DISTANCE OF 1,168.84 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID EASEMENT, N31°31'31"W A DISTANCE OF 49.50 FEET;

THENCE ON A LINE BEING 15.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THAT 160' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441, THE FOLLOWING THREE (3) COURSES:

1. N76°31'31"W A DISTANCE OF 232.57 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°05'19" AND AN ARC LENGTH OF 940.26 FEET, TO A POINT OF TANGENT;
3. N50°26'12"W A DISTANCE OF 400.79 FEET;

THENCE THE FOLLOWING FOUR (4) COURSES:

1. S39°33'48"W A DISTANCE OF 14.16 FEET;
2. N79°16'20"W A DISTANCE OF 242.01 FEET;
3. N35°23'49"W A DISTANCE OF 25.39 FEET;
4. N39°33'48"E A DISTANCE OF 124.30 FEET;

THENCE ON A LINE BEING 15.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID 160' ACCESS AND UTILITY EASEMENT, N50°26'12"W A DISTANCE OF 717.72 FEET, TO THE SOUTHEASTERLY CORNER OF BRIARGATE PARKWAY, AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714151;

THENCE ON THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID BRIARGATE PARKWAY, THE FOLLOWING TWO (2) COURSES:

N39°33'48"E A DISTANCE OF 130.00 FEET;

N50°26'12"W A DISTANCE OF 810.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N39°33'48"E A DISTANCE OF 1,018.96 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

1. S50°28'09"E A DISTANCE OF 220.07 FEET;
2. N39°31'51"E A DISTANCE OF 20.92 FEET;
3. S50°26'12"E A DISTANCE OF 574.81 FEET;
4. S36°32'11"E A DISTANCE OF 65.00 FEET, TO A POINT OF NON-TANGENT CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N36°32'11"W, HAVING A RADIUS OF 1,043.00 FEET, A CENTRAL ANGLE OF 05°38'09" AND AN ARC LENGTH OF 102.59 FEET, TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 755.00 FEET, A CENTRAL ANGLE OF 19°32'10" AND AN ARC LENGTH OF 257.43 FEET, TO A POINT OF TANGENT;
7. S39°33'48"W A DISTANCE OF 33.69 FEET;
8. S50°26'12"E A DISTANCE OF 365.58 FEET;
9. S19°42'21"W A DISTANCE OF 180.77 FEET;
10. S32°15'45"W A DISTANCE OF 71.66 FEET;
11. S41°47'19"W A DISTANCE OF 88.37 FEET;

12. S14°57'52"W A DISTANCE OF 155.36 FEET;
13. S03°04'57"E A DISTANCE OF 108.15 FEET;
14. S78°59'19"E A DISTANCE OF 116.25 FEET;
15. S35°23'49"E A DISTANCE OF 25.33 FEET;
16. S39°33'48"W A DISTANCE OF 138.78 FEET;

THENCE ON A LINE BEING 15.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID 160' ACCESS AND UTILITY EASEMENT, THE FOLLOWING THREE (3) COURSES:

1. S50°26'12"E A DISTANCE OF 682.86 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 26°05'19" AND AN ARC LENGTH OF 881.07 FEET, TO A POINT OF TANGENT;

S76°31'31"E A DISTANCE OF 232.57 FEET;

THENCE THE FOLLOWING NINE (9) COURSES:

1. N58°28'13"E A DISTANCE OF 49.50 FEET;
2. N13°28'29"E A DISTANCE OF 10.00 FEET;
3. S76°31'32"E A DISTANCE OF 80.00 FEET;
4. S13°28'29"W A DISTANCE OF 10.00 FEET;
5. S31°31'31"E A DISTANCE OF 49.51 FEET;
6. S76°31'31"E A DISTANCE OF 10.00 FEET;
7. S13°28'38"W A DISTANCE OF 130.00 FEET;
8. N76°31'31"W A DISTANCE OF 10.00 FEET;
9. S58°28'29"W A DISTANCE OF 49.50 FEET, TO A POINT ON THE EASTERLY LINE OF SAID 80' ACCESS AND UTILITY EASEMENT;

THENCE ON EASTERLY AND SOUTHERLY LINES OF SAID 80' ACCESS AND UTILITY EASEMENT, THE FOLLOWING THREE (3) COURSES:

1. S13°28'29"W A DISTANCE OF 1,168.84 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 1,779.02 FEET;

THENCE DEPARTING THE SOUTHERLY LINE OF SAID 80' ACCESS AND UTILITY EASEMENT, S13°40'40"E A DISTANCE OF 15.90 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,886,972 SQUARE FEET OR 43.3189 ACRES.

**ACCEPTANCE CERTIFICATE FOR TRACTS:**

THE DEDICATION OF TRACTS A-H ARE FOR LANDSCAPE PURPOSES, DRAINAGE, STORMWATER, PARK, TRAILS, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 2.

BY: \_\_\_\_\_  
AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 2

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

BY: \_\_\_\_\_  
AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 2

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_

**EASEMENTS:**

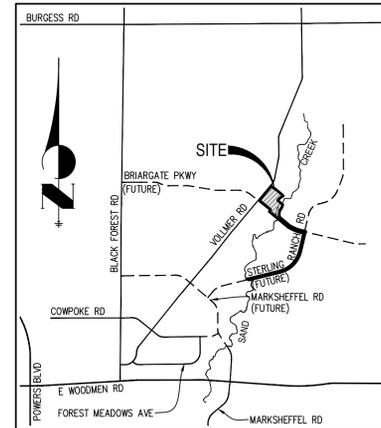
ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

**FEES:**

DRAINAGE FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_

**SUMMARY:**

73 LOTS	11.6924 ACRES	26.99%
8 TRACTS	7.7194 ACRES	17.82%
RIGHTS-OF-WAY	23.9071 ACRES	55.19%
<b>TOTAL</b>	<b>43.3189 ACRES</b>	<b>100.00%</b>



**VICINITY MAP**  
N.T.S.

**OWNERS CERTIFICATE/ DEDICATION STATEMENT:**

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS, LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALES AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1, EL PASO COUNTY, COLORADO. ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION; ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

THE AFOREMENTIONED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF SR LAND, LLC

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D. BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

THE AFOREMENTIONED, \_\_\_\_\_ HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF \_\_\_\_\_

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D. BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE:**

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

**NOTICE:**

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**PCD DIRECTOR CERTIFICATE:**

THIS PLAT FOR "HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

\_\_\_\_\_  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
DATE

**CLERK AND RECORDER**

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

\_\_\_\_\_  
CHUCK BROERMAN, RECORDER  
BY: \_\_\_\_\_  
DEPUTY

JOB NO. 25188.00  
JUNE 22, 2022  
SHEET 1 OF 6



# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

**A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33  
AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO**

**PLAT NOTES:**

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.
  2. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
  3. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
  4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
  5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
  6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
  7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
  8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN SP 20-008 OR FINAL PLAT 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; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.
  9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
  10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
  11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
  12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
  13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
  14. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

**PLAT NOTES:**

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS.
16. A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C0535G AND 08041C0535G, EFFECTIVE DATE DECEMBER 7, 2018.
17. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYERS SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1 AND 2.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
23. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
24. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.  
  
PURSUANT TO RESOLUTION \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. \_\_\_\_\_ THE PARCELS WITHIN THE PLATTED BOUNDARIES OF HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO VOLLMER ROAD OR BRIARGATE PARKWAY.
26. ALL TRAILS TO BE NON-MOTORIZED TRAILS.
27. TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY PARKS DEPARTMENT.
28. THE DISTRICT WILL BUILD AND MAINTAIN A NOISE WALL ALONG LOTS ADJACENT TO VOLLMER ROAD AND BRIARGATE PARKWAY.
29. INDIVIDUAL LOT SWALES TO BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
30. TRACT F OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. THE \_\_\_\_\_ HOA IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
31. 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 FEBRUARY 18, 2022 IN FILE SP-20-008 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.  
  
-POTENTIALLY EXPANSIVE SOIL: SPORADIC  
-FLOODING: DRAINAGE ALONG EAST PORTION OF SITE  
-POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 4-8, 16-18, 34, 35, 45-49, 56-60, & 70  
  
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.
32. ROAD ORDERS TO BE VACATED UPON COMPLETION OF THE PLAT.

**LAND SUMMARY CHART**

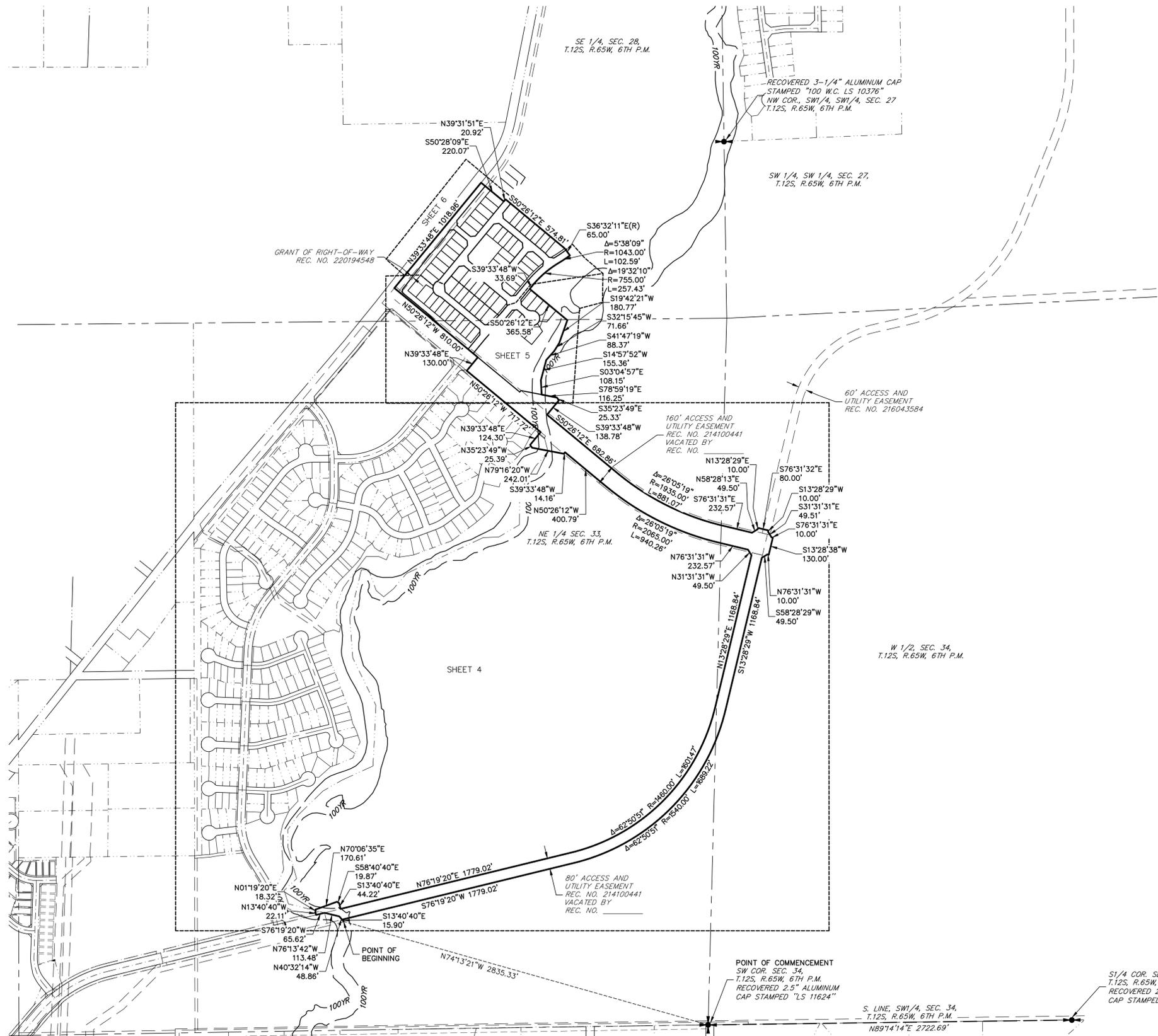
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP/MAINTENANCE
A	53,458	1.2272	LANDSCAPE, DRAINAGE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
B	37,974	0.8718	PARK	STERLING RANCH METRO DISTRICT
C	3,109	0.0714	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
D	4,745	0.1089	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
E	1,739	0.0399	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
F	215,894	4.9562	LANDSCAPE, PARK, TRAILS, UTILITIES, STORMWATER	STERLING RANCH METRO DISTRICT
G	17,663	0.4055	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
H	1,673	0.0384	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
TOTAL TRACT AREA	336,255	7.7194		
TOTAL ROW AREA	1,041,395	23.9071		
TOTAL LOT AREA	509,322	11.6924		
TOTAL AREA	1,886,972	43.3189		

JOB NO. 25188.00  
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SHEET 2 OF 6



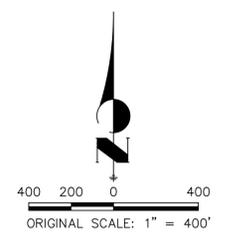
# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33  
AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO



**LEGEND**

●	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE
○	SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
S.F.	SQUARE FEET
####	ADDRESS
(R) RB	RADIAL BEARING
✱	NOT A PART OF THIS SUBDIVISION
---	PROPOSED SUBDIVISION BOUNDARY
---	PROPOSED LOT LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	PROPOSED CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING CENTERLINE



JOB NO. 25188.00  
JUNE 22, 2022  
SHEET 3 OF 6



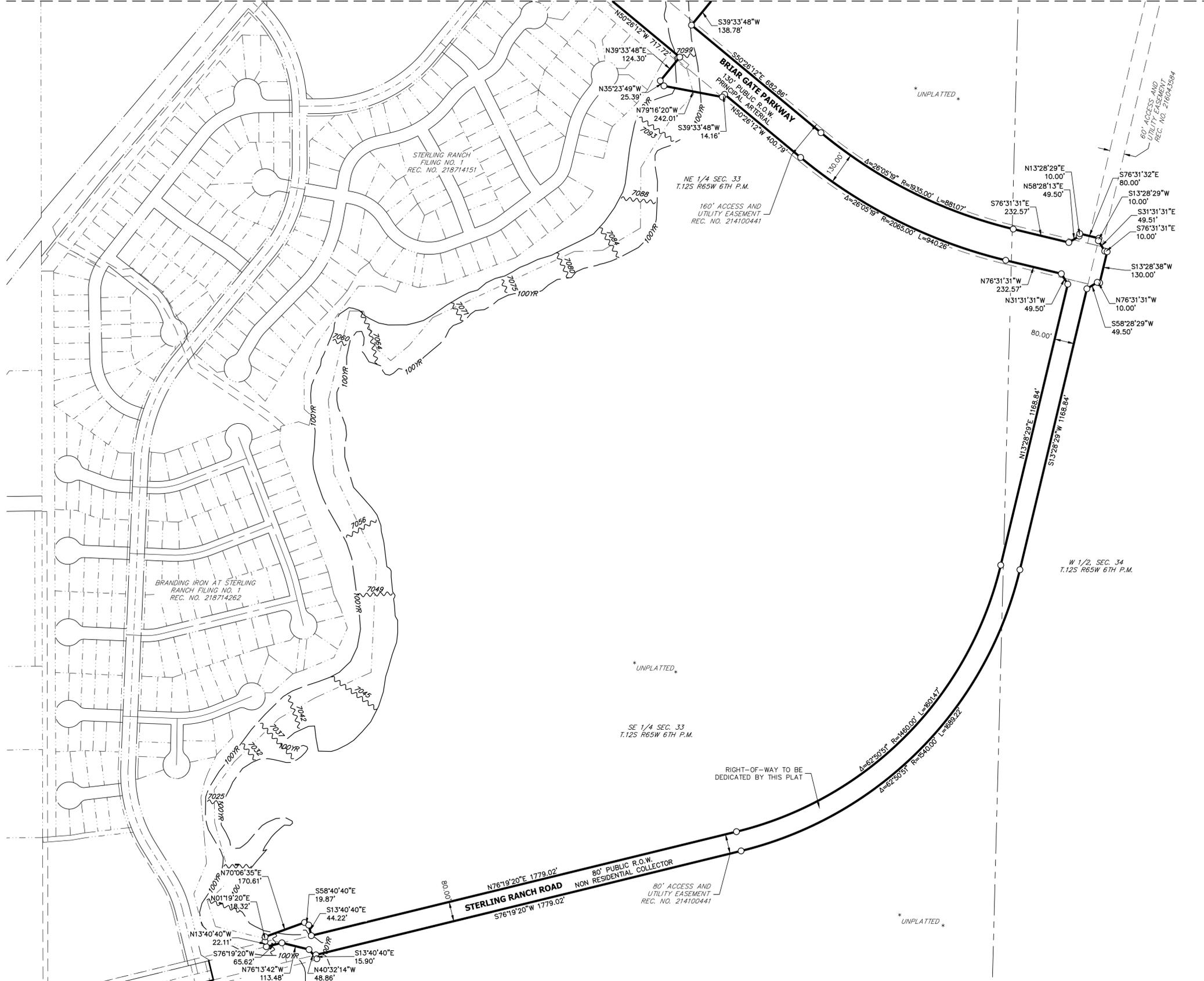
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# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33  
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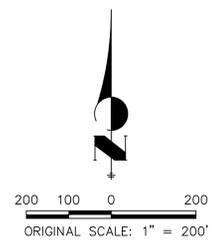
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SHEET 5



**LEGEND**

- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 36252" AT GRADE
- S.F. SQUARE FEET
- #### ADDRESS
- (R) RB RADIAL BEARING
- \* NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
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- EXISTING CENTERLINE



JOB NO. 25188.00  
JUNE 22, 2022  
SHEET 4 OF 6



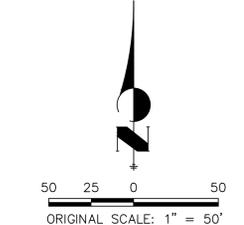
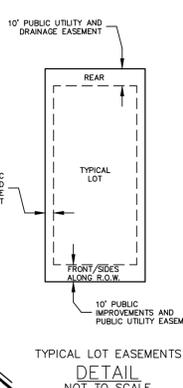
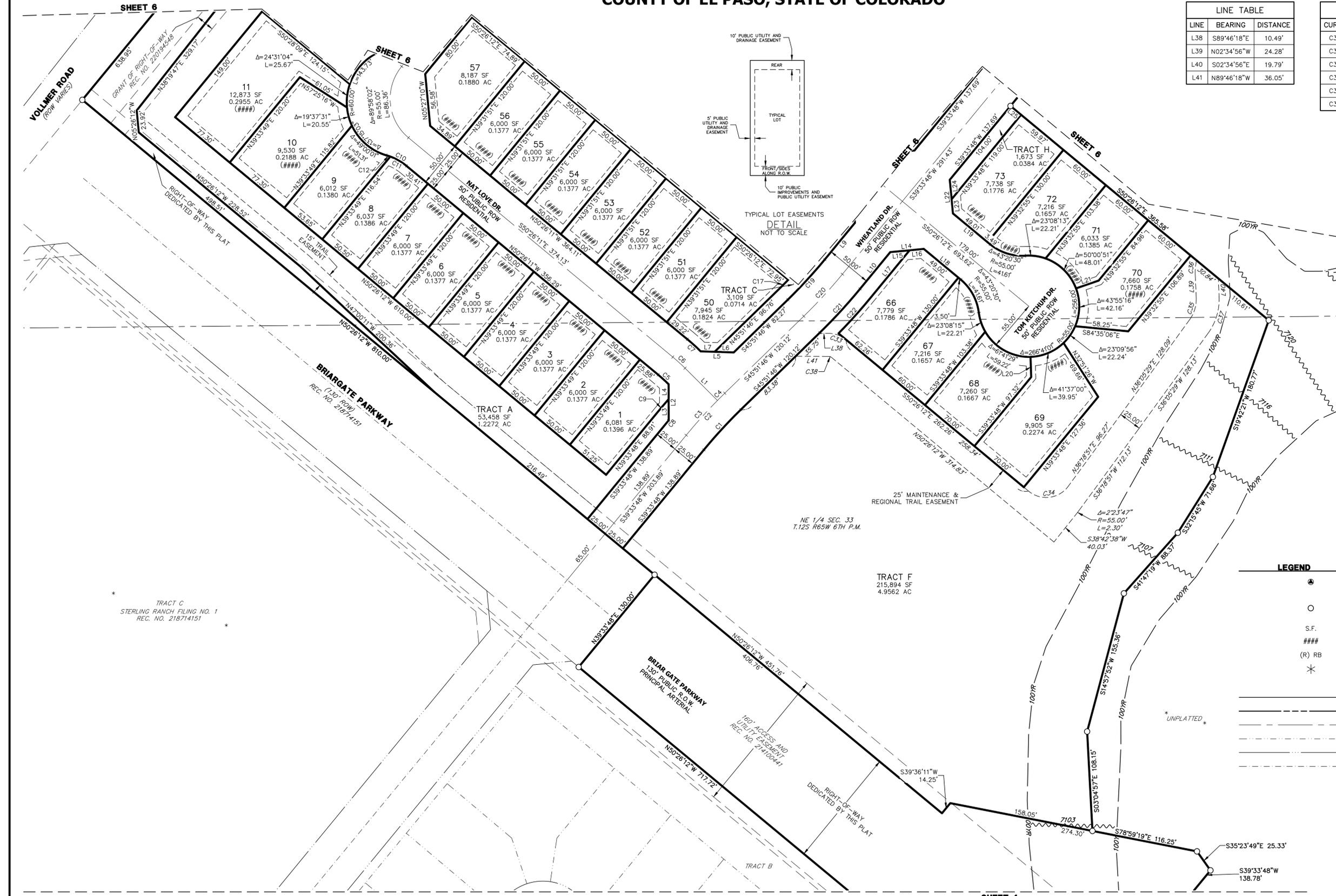
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# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

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AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

LINE	BEARING	DISTANCE
L38	S89°46'18"E	10.49'
L39	N02°34'56"W	24.28'
L40	S02°34'56"E	19.79'
L41	N89°46'18"W	36.05'

CURVE	DELTA	RADIUS	LENGTH
C33	39°20'06"	30.00'	20.60'
C34	93°14'57"	30.00'	48.83'
C35	38°40'25"	37.50'	25.31'
C36	15°01'20"	62.50'	16.39'
C37	38°40'25"	62.50'	42.19'
C38	39°20'06"	5.00'	3.43'



LEGEND	
	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE
	SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
S.F.	SQUARE FEET
####	ADDRESS
(R) RB	RADIAL BEARING
*	NOT A PART OF THIS SUBDIVISION
	PROPOSED SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED CENTERLINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING CENTERLINE

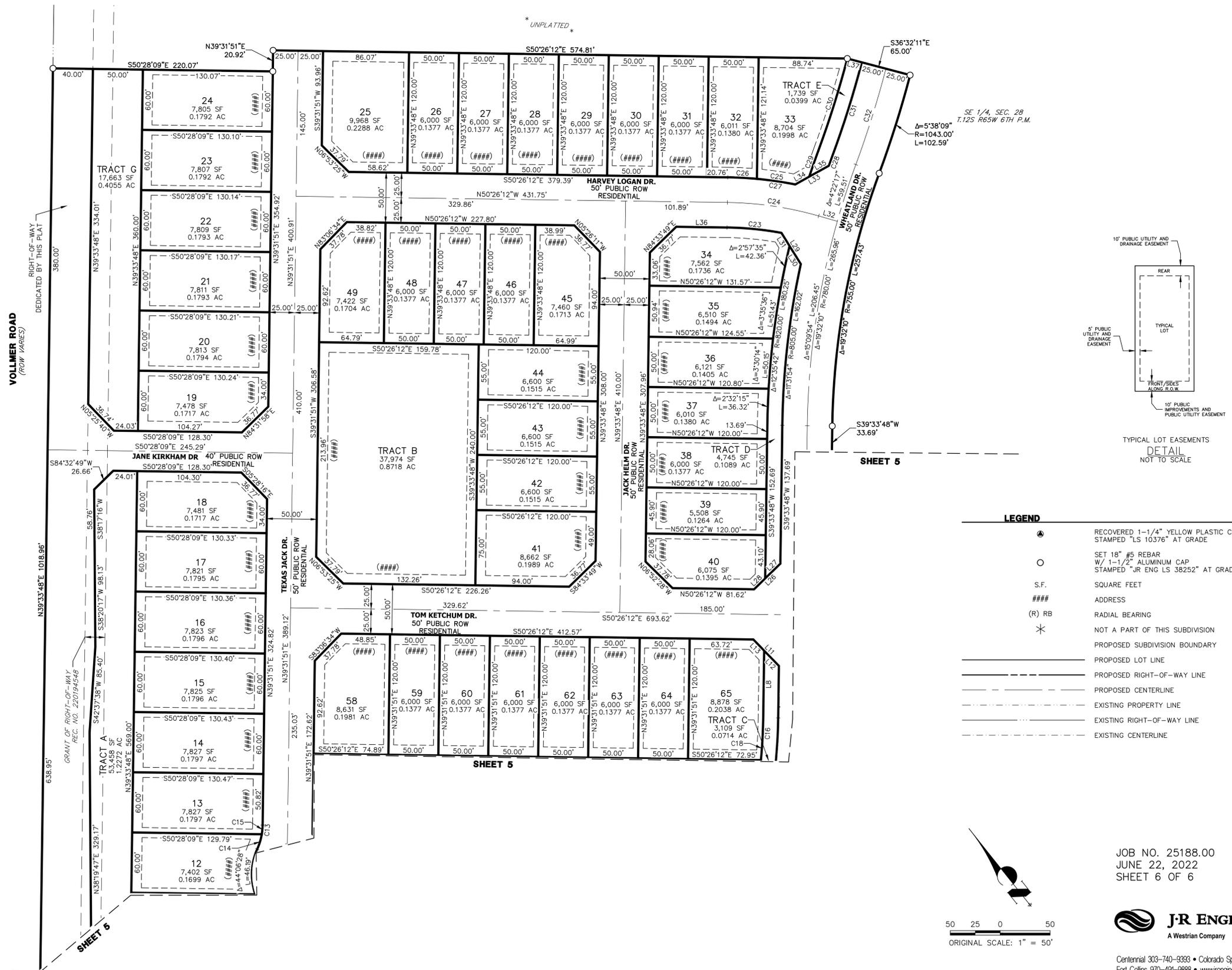
JOB NO. 25188.00  
JUNE 22, 2022  
SHEET 5 OF 6

# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

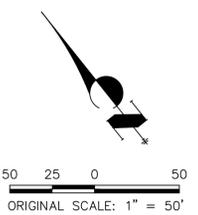
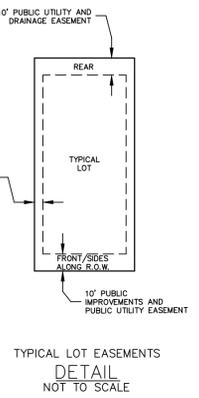
A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33  
AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

LINE	BEARING	DISTANCE
L1	S45°16'44"E	49.88'
L2	N00°08'04"W	39.22'
L3	N00°08'04"W	23.06'
L4	N00°08'04"W	16.16'
L5	N88°09'38"W	36.12'
L6	N88°09'38"W	20.86'
L7	N88°09'38"W	15.26'
L8	N39°33'48"E	66.73'
L9	N39°33'48"E	51.73'
L10	S39°33'48"W	51.73'
L11	N05°26'12"W	36.77'
L12	N05°26'12"W	21.21'
L13	N05°26'12"W	15.56'
L14	S84°33'48"W	36.77'
L15	S84°33'48"W	21.21'
L16	S84°33'48"W	15.56'
L17	N39°33'48"E	66.73'
L18	S50°26'12"E	52.50'
L19	N50°26'12"W	52.50'
L20	S01°55'26"E	21.99'
L21	N71°01'31"E	26.17'
L22	N05°26'12"W	36.77'
L23	N05°26'12"W	15.56'
L24	N05°26'12"W	21.21'
L25	S50°26'12"E	15.00'
L26	S84°33'48"W	36.77'
L27	S84°33'48"W	21.21'
L28	S84°33'48"W	15.56'
L29	N06°46'27"E	36.60'
L30	N06°46'27"E	21.27'
L31	N06°46'27"E	15.33'
L32	N35°16'19"W	19.39'
L33	N80°19'02"W	38.48'
L34	N80°19'02"W	16.03'
L35	N80°19'02"W	22.45'
L36	S50°26'12"E	50.89'
L37	S36°32'11"E	15.00'

CURVE	DELTA	RADIUS	LENGTH
C1	6°17'58"	540.00'	59.37'
C2	6°17'58"	565.00'	62.12'
C3	5°09'36"	565.00'	50.88'
C4	1°08'22"	565.00'	11.24'
C5	5°01'14"	175.00'	15.33'
C6	5°09'27"	200.00'	18.00'
C7	0°01'31"	590.00'	0.26'
C8	1°42'12"	605.00'	17.99'
C9	23°33'23"	60.00'	24.67'
C10	19°33'30"	60.00'	20.48'
C11	3°59'53"	60.00'	4.19'
C12	23°43'38"	60.00'	24.85'
C13	14°55'31"	60.00'	15.63'
C14	8°48'07"	60.00'	9.22'
C15	6°17'58"	525.00'	57.72'
C16	1°40'54"	525.00'	15.41'
C17	4°37'04"	525.00'	42.31'
C18	6°17'58"	540.00'	59.37'
C19	6°17'58"	590.00'	64.87'
C20	4°57'22"	605.00'	52.33'
C21	9°39'37"	325.00'	54.80'
C22	15°09'54"	350.00'	92.64'
C23	5°55'20"	375.00'	38.76'
C24	4°28'18"	375.00'	29.27'
C25	10°23'38"	375.00'	68.03'
C26	1°55'19"	820.00'	27.50'
C27	5°38'09"	978.00'	96.20'
C28	0°44'37"	805.00'	10.45'
C29	1°55'19"	820.00'	27.50'
C30	5°38'09"	978.00'	96.20'
C31	5°38'09"	993.00'	97.68'
C32	5°38'09"	1018.00'	100.13'



LEGEND	
	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE
	SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
S.F.	SQUARE FEET
####	ADDRESS
(R) RB	RADIAL BEARING
*	NOT A PART OF THIS SUBDIVISION
	PROPOSED SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED CENTERLINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING CENTERLINE



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JUNE 22, 2022  
SHEET 6 OF 6



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# Table 3 from Homestead North Phase 1 Updated TIS



Taken from the *Homestead North Updated Traffic Impact Study* January 11, 2022 with Updates added on February 2, 2022

**Table 3**  
 (page 1 of 3)  
 Homestead North  
 Roadway Segment Improvements

Segment ID <sup>(1)</sup>	Improvement Description	Timing	Design ADT (vpd)	Projected Short-Term ADT (vph)	Projected 2040 ADT (vpd)	Responsibility
<b>Adjacent Roadway Improvements</b>						
V4	Improve Vollmer Road from Sterling Ranch boundary south of Dines Boulevard to Briargate Parkway to a standard 4-Lane Urban Minor Arterial Cross Section <sup>(2)</sup>	Short-Term Future (With Homestead North) Fil 1	20,000	8,110	17,480	Sterling Ranch (With Homestead North)
V5	Improve Vollmer Road from Briargate Parkway to Sam Bass Drive to a standard 4-Lane Urban Minor Arterial Cross Section <sup>(2)</sup>	Short-Term Future (With Homestead North)	20,000	7,145	11,805	Sterling Ranch (With Homestead North)
V6	Widen the east side of Vollmer Road in the vicinity of Poco Road to the rural standard (32' wide interim total including 8' of pavement and 2' gravel shoulder)	Short-Term Future (With Retreat at TimberRidge Fils 1 & 2)	10,000	7,010	10,580	Retreat at TimberRidge Fil 1
	Improve Vollmer Road between Sam Bass Drive and Poco Road to a 4-lane Urban Minor Arterial but with necessary lane transitions, redirect tapers, etc. south of Poco to adequately transition between the 4-Lane Urban Minor Arterial Cross Section and the 2-Lane Rural Arterial Cross Section north of Poco Road	Short-Term Future (With Homestead North) Future Filings	20,000			Sterling Ranch (With Homestead North)
B1	Construct the south half section of Briargate Pkwy (4-Lane Principal Arterial) between Vollmer Road and Wheatland Dr	Short-Term Future (With Homestead at Sterling Ranch Fil 2)	20,000	1,190	36,150	Sterling Ranch
	Construct the north half section of Briargate Pkwy (4-Lane Principal Arterial) between Vollmer Road and Wheatland Dr	Long-Term Future	40,000			Sterling Ranch

**Notes:**

(1) See Figure 13

(2) Adequate transition/redirect tapers would be needed between the various cross sections on Vollmer Road. Based on the criteria contained in Table 2-29 of the *El Paso Engineering Criteria Manual* an appropriate taper ratio for a roadway with a design speed of 40 mile per hour is 20:1

(3) Source: Table 20 *Road Impact Fee Study Updated* November 16, 2016

(4) Source: *The Ranch Sketch Plan Master Traffic Impact Study* by LSC Transportation Consultants, Inc. July 9, 2019 PCD File No. SKP-18-006

Source: LSC Transportation Consultants, Inc. (October 2021)

from Briargate Parkway to Jane Kirkham Drive with Fil 1 and to Sam Bass Drive with future filings

Table 3

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Homestead North

Roadway Segment Improvements

Segment ID <sup>(1)</sup>	Improvement Description	Timing	Design ADT (vpd)	Projected Short-Term ADT (vph)	Projected 2040 ADT (vpd)	Responsibility
<b>Other Area Roadway Improvements</b>						
V1 northbound	Consideration of restriping the 38' of pavement for two 11' southbound lanes (remove the bike lane but add sharro markings), a 12' northbound lane and a 4' outside paved shoulder along the east edge <sup>(2)</sup>  (Note this segment is located within the City of Colorado Springs)	To be evaluated with the first development within Sterling Ranch Phase 2	5,500 (Directional northbound)	4,670 (Directional northbound)	7,840 (Directional northbound)	Sterling Ranch ---
V1 southbound			10,000 (Directional southbound)	4,670 (Directional southbound)	7,840 (Directional southbound)	
V1	Improve Vollmer Road from Dry Needle Place to Marksheffel Road to a standard 4-Lane Urban Minor Arterial Cross Section (Add a second northbound through lane and painted center median) <sup>(2)</sup>	Intermediate-Term Future	20,000	9,335	15,680	Sterling Ranch if necessary prior to construction by Others
V2	Improve Vollmer Road from south of Marksheffel Road to Lochwinnoch Lane to a standard 4-Lane Urban Minor Arterial Cross Section <sup>(2)</sup>	Short-Term Future (With Sterling Ranch Fil No. 2 Or Sterling Ranch Phase 2)	20,000 (Note: Existing Capacity 8,000 <sup>(3)</sup> )	9,490	18,800	Sterling Ranch
V3	Improve Vollmer Road from Lochwinnoch Lane to Sterling Ranch boundary to provide 36' of pavement (existing pavement approx. 23.38') and stripe for one through lane and plus a 6' paved, striped outside shoulder in each direction <sup>(2)</sup>	Short-Term Future (With Homestead North) <b>Fil 1</b>	11,000 (Note: Existing Capacity 8,000)	8,855	18,735	Sterling Ranch
	Improve Vollmer Road from Lochwinnoch Lane to Sterling Ranch boundary south of Dines Boulevard to a standard 4-Lane Urban Minor Arterial Cross Section <sup>(2)</sup>	Long-Term Future	20,000	8,040	17,735	Sterling Ranch if necessary prior to construction by Others
V7	Improve Vollmer Road from Poco Road to Shoup Road to a Rural 2-Lane Arterial Cross Section <sup>(2)</sup>	Long-Term Future	10,000	7,010	9,430	El Paso County Project ID U-12

Notes:

(1) See Figure 13

(2) Adequate transition/redirect tapers would be needed between the various cross sections on Vollmer Road. Based on the criteria contained in Table 2-29 of the *El Paso Engineering Criteria Manual* an appropriate taper ratio for a roadway with a design speed of 40 mile per hour is 20:1

(3) Source: Table 20 *Road Impact Fee Study Updated* November 16, 2016

(4) Source: *The Ranch Sketch Plan Master Traffic Impact Study* by LSC Transportation Consultants, Inc. July 9, 2019 PCD File No. SKP-18-006

Source: LSC Transportation Consultants, Inc. (October 2021)

Table 3						
(page 3 of 3)						
Homestead North						
Roadway Segment Improvements						
Segment ID <sup>(1)</sup>	Improvement Description	Timing	Design ADT (vpd)	Projected Short-Term ADT (vph)	Projected 2040 ADT (vpd)	Responsibility
SR1	Construct Sterling Ranch Road as an Urban Non-Residential Collector from Marksheffel Road to Dines Boulevard	With Sterling Ranch Fil No. 2	20,000	5,410	12,785	Sterling Ranch
SR2	Construct Sterling Ranch Road as an Urban Non-Residential Collector from Dines Boulevard to Briargate Parkway	Long-Term Future	20,000	0	10,175	Sterling Ranch
M1	Construct Marksheffel Road as an Urban Principal Arterial to City of Colorado Springs standards in 107' of right-of-way between Vollmer Road and Sterling Ranch Road	With Sterling Ranch Fil No. 2	40,000	4,035	24,185	Sterling Ranch
M2	Construct Marksheffel Road as an Urban Principal Arterial to City of Colorado Springs standards in 107' of right-of-way between Sterling Ranch Road and the south boundary of the Sterling Ranch Master Plan Area	Intermediate Term (With Sterling Ranch Phase 2)	40,000	5,085	26,710	Sterling Ranch
M3	Construct Marksheffel Road between the south boundary of the Sterling Ranch Master Plan Area and Woodmen Road (Note this segment is located within the City of Colorado Springs)	Intermediate Term	40,000	5,085	26,710	Others
M4	Construct Marksheffel Road between Black Forest Road and Vollmer Road	Long-Term Future	40,000	0	25,515	Others
B2-B3	Construct Briargate Pkwy as a 4-Lane Principal Arterial between Wheatland Dr and Banning Lewis Parkway	Long-Term Future	40,000	0	37,840	Sterling Ranch
B4	Construct Stapleton Road as a 4-Lane Principal Arterial between Banning Lewis Parkway and Meridian Road	Long-Term Future	40,000	0	34,375 <sup>(4)</sup>	Others
B5	Construct Briargate Pkwy as a 4-Lane Principal Arterial between its current terminus and Black Forest Road and between Black Forest Road and Vollmer Road	Long-Term Future	40,000	0	33,160	Others
---	Construct Banning Lewis Parkway as a 4-Lane Principal Arterial between the south Sterling Ranch boundary and Briargate Pkwy	Long-Term Future	40,000	0	---	Sterling Ranch w/ cost recovery
---	Construct Banning Lewis Parkway as a 4-Lane Principal Arterial between Woodmen Road and the south Sterling Ranch boundary (Note this segment is located within the City of Colorado Springs)	Long-Term Future	40,000	0	---	Others
---	Widen Woodmen Road from 4-lane to 6-lane section from Powers Boulevard to US 24	Long-Term Future	---	---	---	Woodmen Road Metro District/ Others
---	Widen Black Forest Road from 2-lane to 6-lane section from Woodmen Road to Baker Road (Note this segment is located within the City of Colorado Springs)	Long-Term Future	---	---	---	Woodmen Heights District/ Wolf Ranch/ Other Adjacent Properties

**Notes:**

(1) See Figure 13 and Figure 23 from the *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 Traffic Impact Study* (included in the appendix)

(2) Adequate transition/redirect tapers would be needed between the various cross sections on Vollmer Road. Based on the criteria contained in Table 2-29 of the *El Paso Engineering Criteria Manual* an appropriate taper ratio for a roadway with a design speed of 40 mile per hour is 20:1

(3) Source: Table 20 *Road Impact Fee Study Updated* November 16, 2016

(4) Source: *The Ranch Sketch Plan Master Traffic Impact Study* by LSC Transportation Consultants, Inc. July 9, 2019 PCD File No. SKP-18-006

Source: LSC Transportation Consultants, Inc. (October 2021)