

HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28, 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 NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, N00°53'15"W A DISTANCE OF 220.84 FEET, TO THE NORTHEASTERLY CORNER OF TRACT H, AS SHOWN ON THE PLAT OF HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINES OF SAID HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2, THE FOLLOWING SIXTEEN (16) COURSES:

1. S79°18'16"W A DISTANCE OF 441.05 FEET;
2. S78°01'26"W A DISTANCE OF 79.85 FEET;
3. S71°09'48"W A DISTANCE OF 87.13 FEET;
4. S63°35'09"W A DISTANCE OF 87.13 FEET;
5. S55°58'31"W A DISTANCE OF 87.13 FEET;
6. S48°27'49"W A DISTANCE OF 87.13 FEET;
7. S39°48'59"W A DISTANCE OF 110.92 FEET;
8. N63°15'15"W A DISTANCE OF 10.26 FEET;
9. N51°18'16"W A DISTANCE OF 124.15 FEET;
10. N51°17'40"W A DISTANCE OF 80.48 FEET;
11. N51°16'53"W A DISTANCE OF 128.03 FEET;
12. S38°42'19"W A DISTANCE OF 130.03 FEET;
13. N51°17'41"W A DISTANCE OF 52.77 FEET;
14. N20°05'15"W A DISTANCE OF 68.42 FEET;
15. N11°07'11"E A DISTANCE OF 3.91 FEET;
16. N76°20'29"W A DISTANCE OF 275.24 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N77°47'32"W, HAVING A RADIUS OF 774.82 FEET, A CENTRAL ANGLE OF 01°34'03" AND AN ARC LENGTH OF 21.20 FEET, TO A POINT OF NON-TANGENT;
2. N11°06'40"E A DISTANCE OF 1021.80 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 07°48'21" AND AN ARC LENGTH OF 133.51 FEET, TO A POINT OF NON-TANGENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF POCO ROAD;

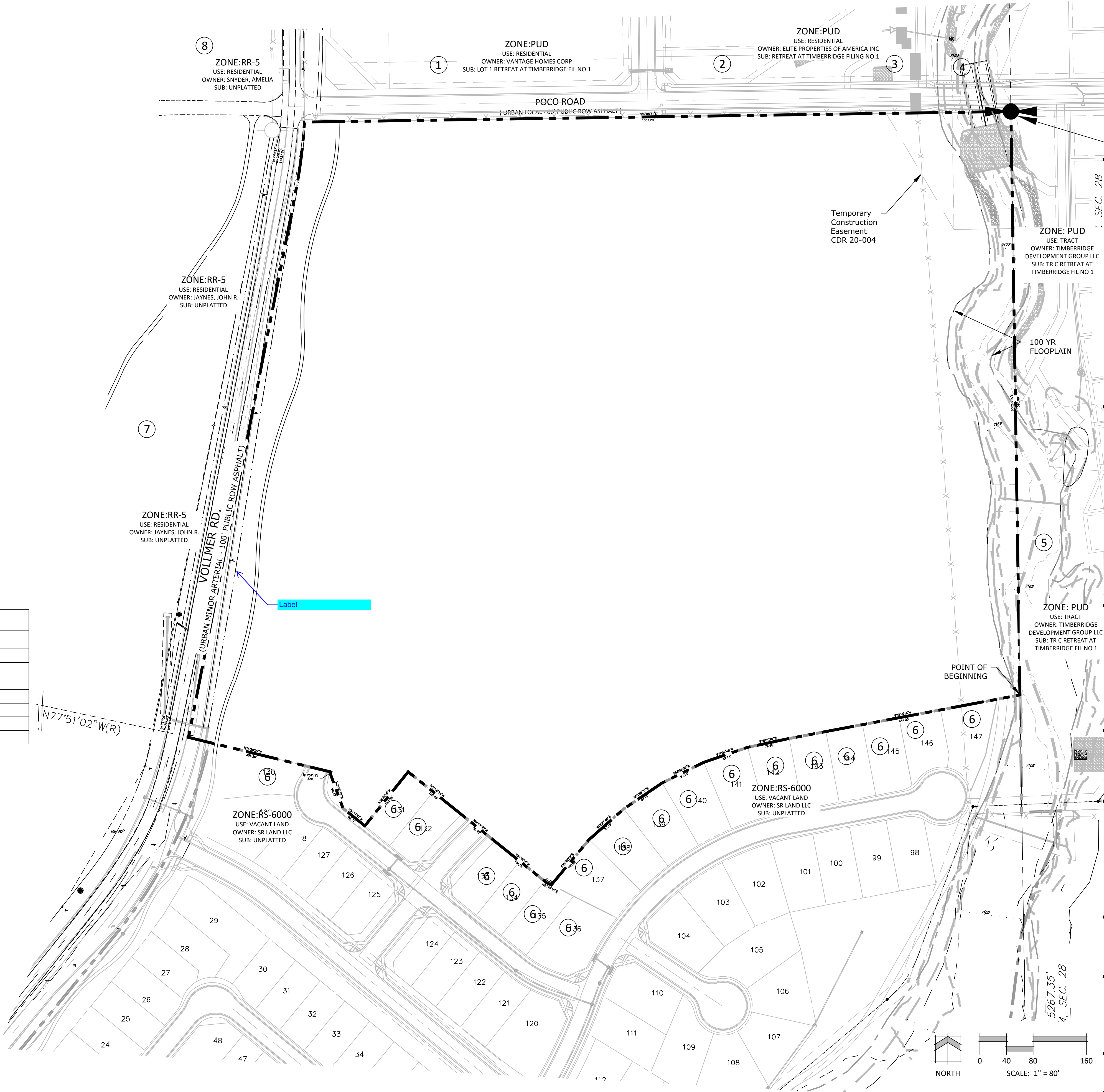
THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°08'31"E A DISTANCE OF 1327.21 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28;

THENCE ON SAID EAST LINE, S00°53'15"E A DISTANCE OF 1095.99 FEET, TO THE POINT OF BEGINNING.

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

ADJACENT PROPERTY OWNERS

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



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

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

ENTITLEMENT

DATE: 12.12.22 BY: JS DESCRIPTION: COUNTY COMMENTS

LEGAL BOUNDARY EXHIBIT & ADJACENT OWNERS EXHIBIT

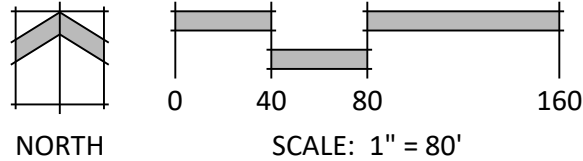
2

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SP 22-007

TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	133,179	3.06	Landscape, Drainage, Trails, Utilities, Buffer	Sterling Ranch Metro District
B	78,877	1.81	Park	Sterling Ranch Metro District
C	336,523	7.73	Landscape, Park, 15 FT County/Maintenance Trail, Utilities, Stormwater	Sterling Ranch Metro District & El Paso County
D	3,495	0.08	Landscape	Sterling Ranch Metro District
E	3,495	0.08	Landscape	Sterling Ranch Metro District
F	3,868	0.09	Landscape	Sterling Ranch Metro District
G	3,684	0.08	Landscape	Sterling Ranch Metro District
Total Tract Area:		12.93		



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VOLLMER ROAD

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ENTITLEMENT

DATE: 12.12.22 BY: JS DESCRIPTION: County Comments

TRACT EXHIBIT

3

3 OF 21

SP 22-007

SITE PLAN

ZONE: PUD
USE: RESIDENTIAL
OWNER: ELITE PROPERTIES OF AMERICA INC.
SUB: RETREAT AT TIMBERBRIDGE FILING NO. 1

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

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

ASPEN VALLEY RD.
(URBAN LOCAL - 50' PUBLIC ROW ASPHALT)

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

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

TRACT C
335,374 SF

TRACT D
124 TRACTS

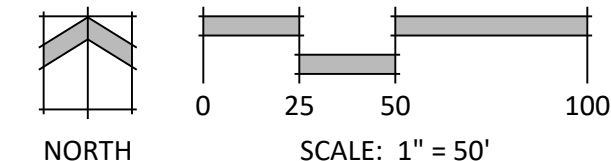
TRACT E

TRACT F
3,868 SF

TRACT G

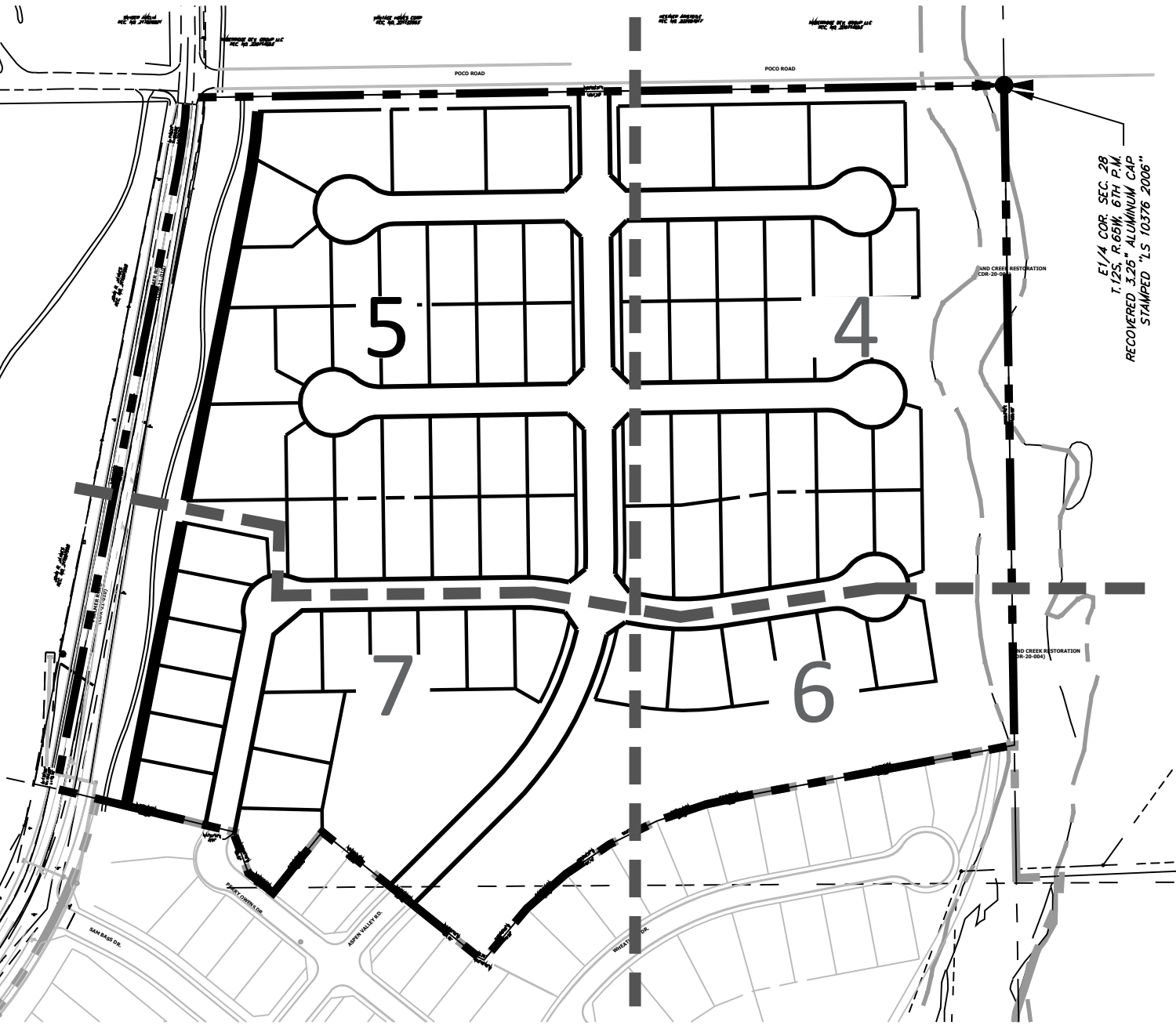
LOT AREAS:
Lot 1: 20,219 SF
Lot 2: 22,400 SF
Lot 3: 21,844 SF
Lot 14: 10,737 SF
Lot 15: 10,800 SF
Lot 16: 10,800 SF
Lot 17: 10,800 SF
Lot 18: 11,276 SF
Lot 19: 10,649 SF
Lot 20: 11,670 SF
Lot 21: 10,800 SF
Lot 22: 10,800 SF
Lot 23: 10,800 SF
Lot 24: 10,737 SF
Lot 39: 12,302 SF
Lot 40: 12,093 SF
Lot 41: 11,330 SF
Lot 42: 10,813 SF
Lot 43: 11,670 SF
Lot 44: 9,882 SF
Lot 45: 9,882 SF
Lot 46: 12,110 SF
Lot 47: 12,278 SF
Lot 48: 12,675 SF
Lot 49: 12,633 SF
Lot 50: 11,993 SF

EASEMENTS AND FEATURES:
- 5' CONC SIDEWALK, TYP.
- 5' GRAVEL TRAIL
- 15' GRAVEL TRAIL (REFERENCE CDR-20-004)
- SAND CREEK RESTORATION (CDR-20-004)
- SAND CREEK CHANNEL REF: PROJECT NO. CDR-20-004
- 25.00' TRAIL ESMT.
- 100 YR FLOODPLAIN
- SITE BOUNDARY (TYP.)
- SHOW EASEMENT LINES
- HIGH POINT
- BUFFER
- MATCHLINE SHEET 4
- MATCHLINE SHEET 5
- MATCHLINE SHEET 6
- SLOPES: 1%, 2%, 3%, 4%, 5%, 6%, 7%, 8%, 9%, 10%, 11%, 12%, 13%, 14%, 15%, 16%, 17%, 18%, 19%, 20%, 21%, 22%, 23%, 24%, 25%



SP 22-007

SHEET KEY MAP

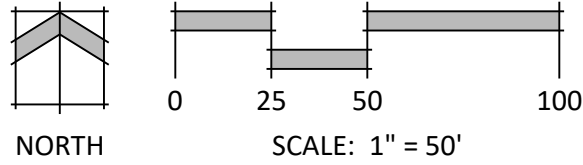
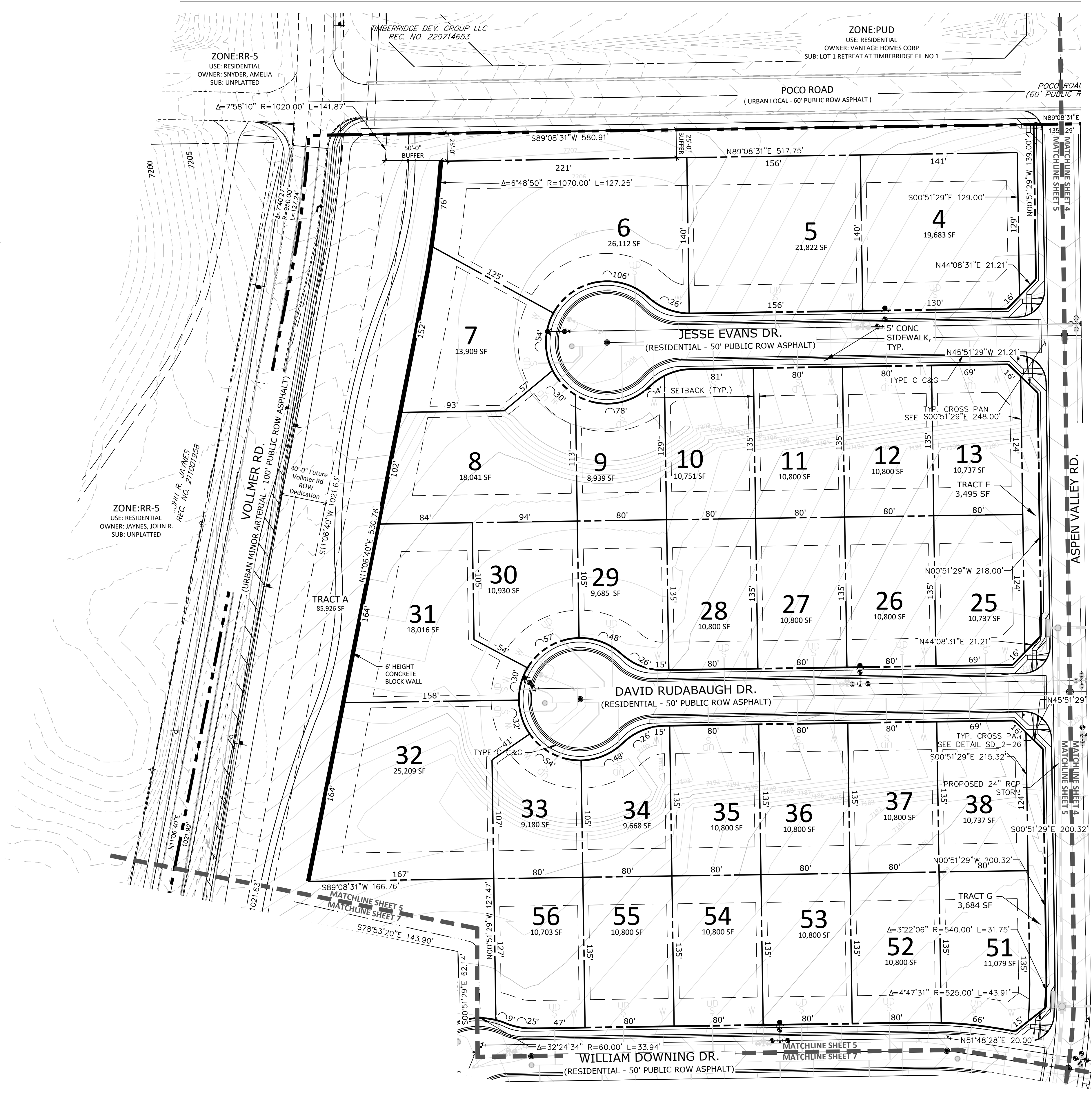


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PRELIMINARY PLAN

SITE PLAN



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

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

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
11/04/2022	JS	COUNTY COMMENTS
12/12/2022	JS	COUNTY COMMENTS

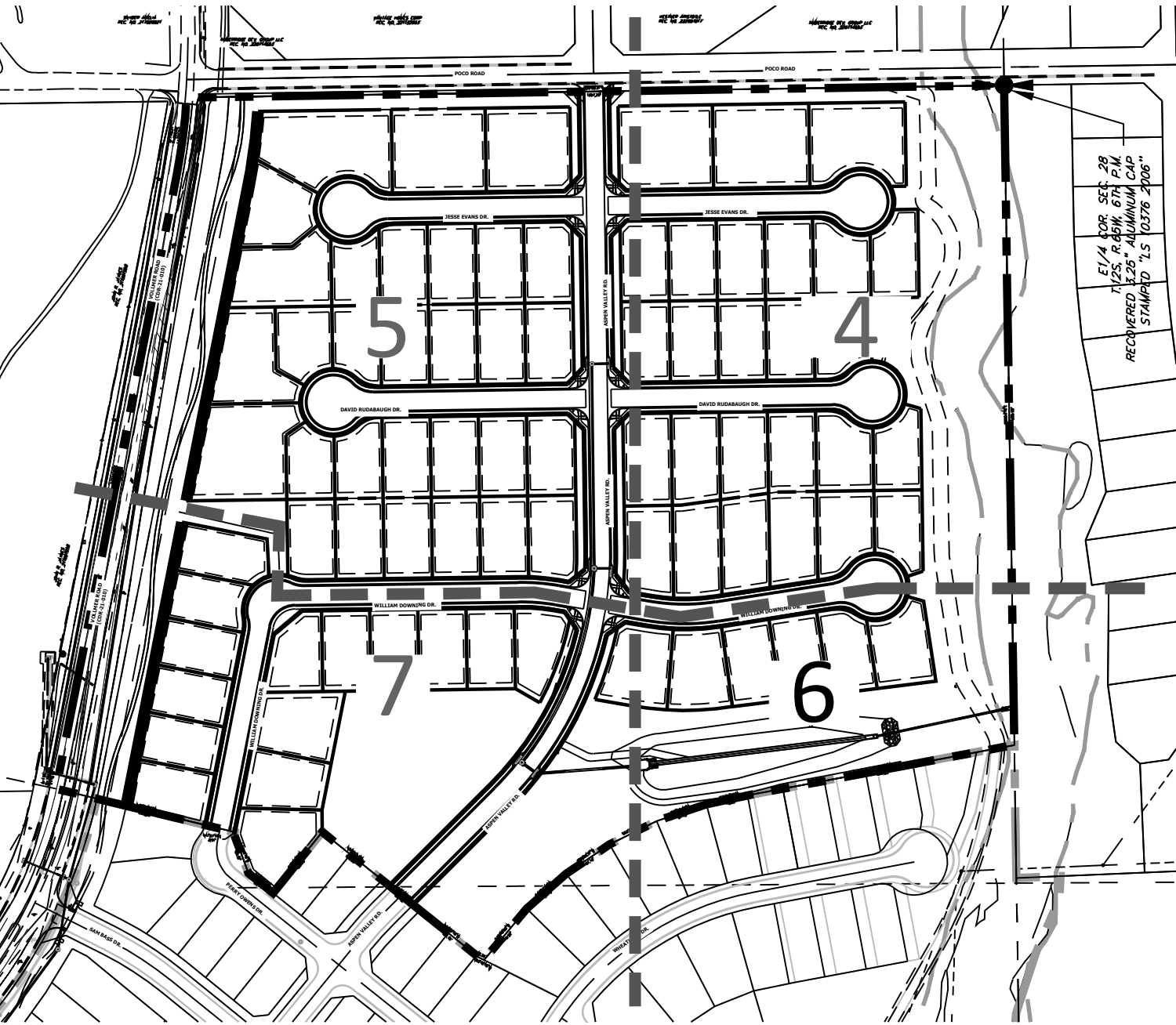
PRELIMINARY SITE PLAN

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SP 22-007

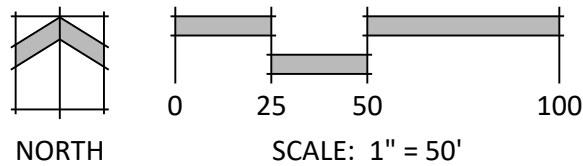
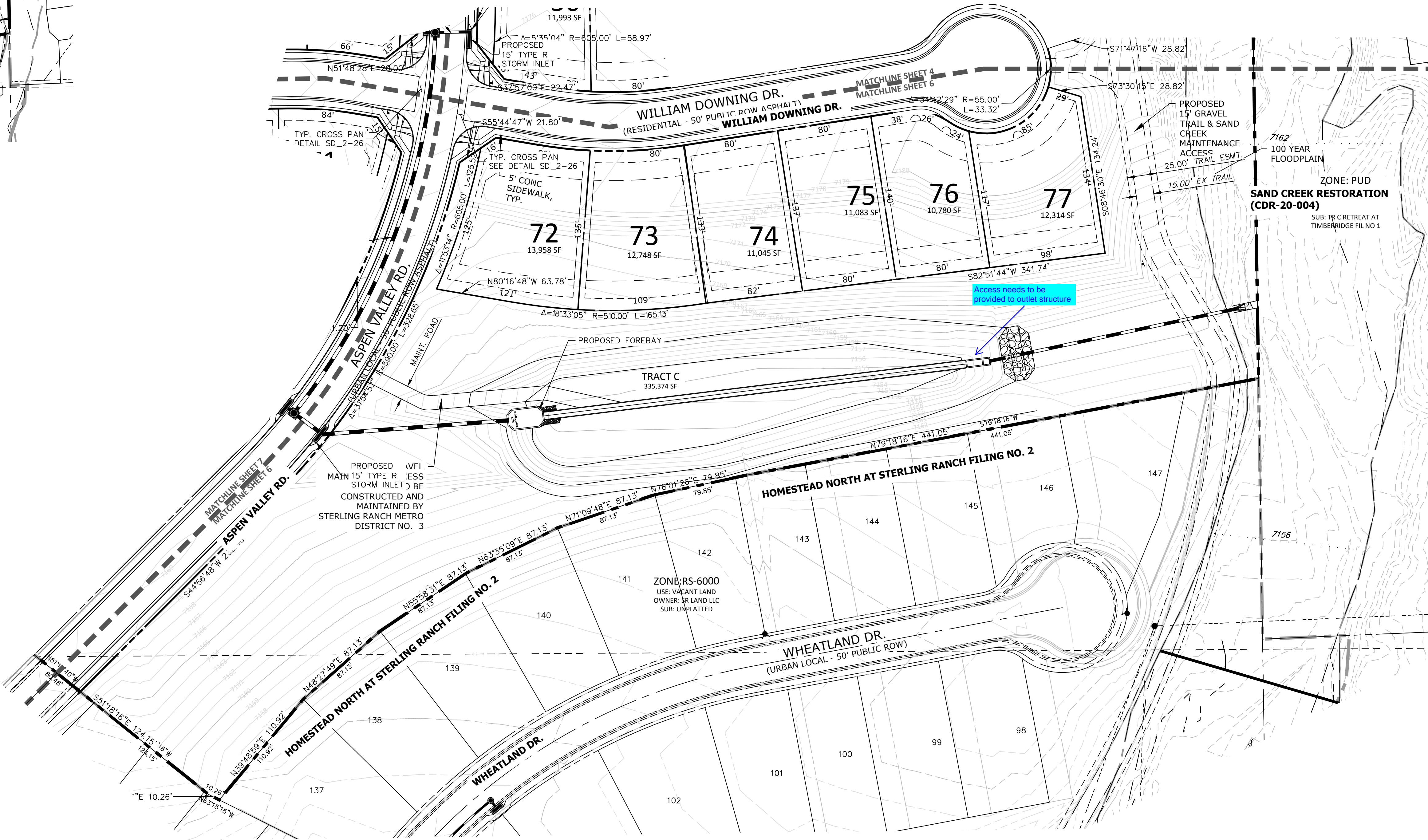
SHEET KEY MAP



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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ENTITLEMENT

DATE:	BY:	DESCRIPTION:
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12/12/2022	JS	COUNTY COMMENTS

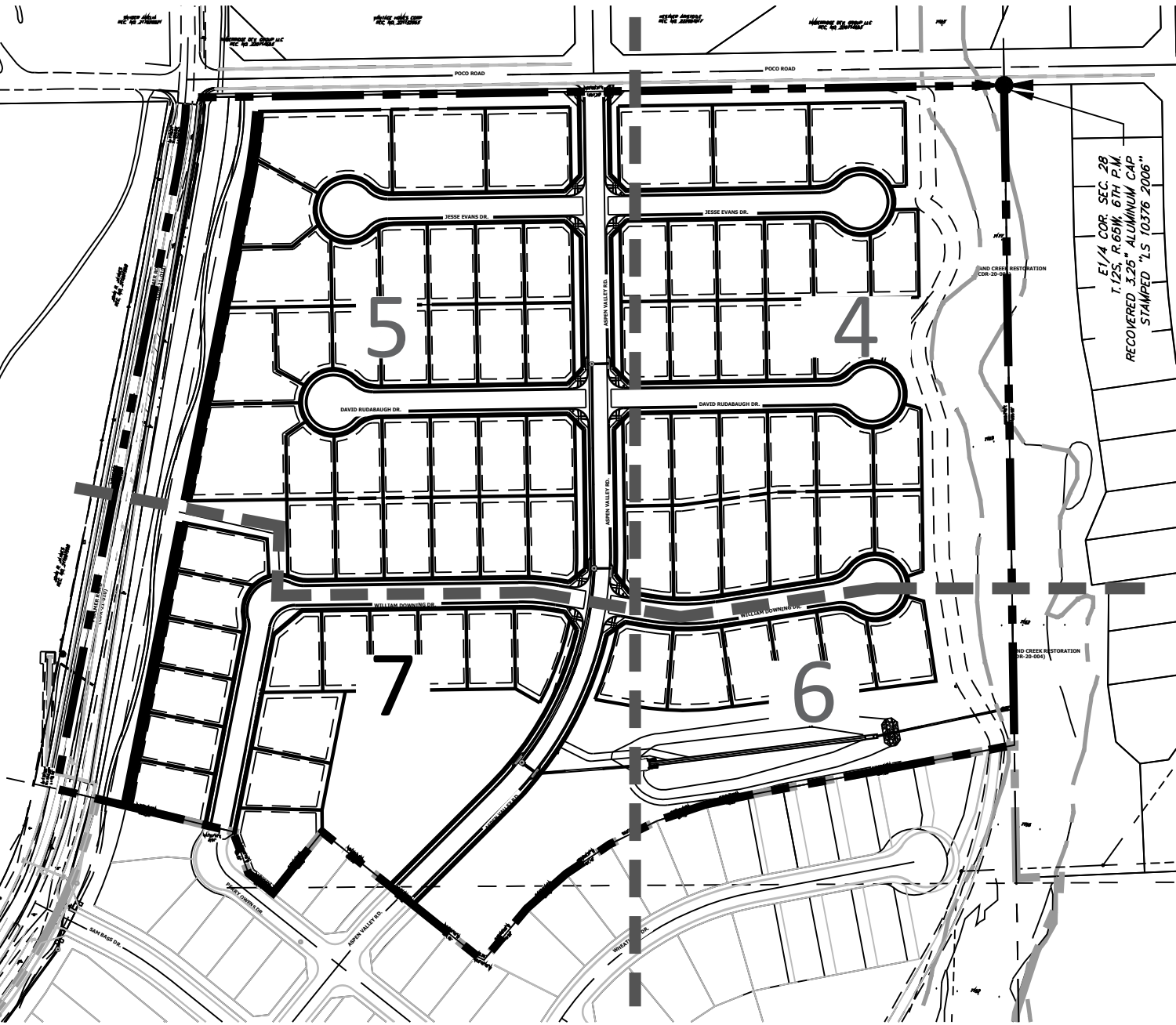
PRELIMINARY SITE PLAN

6

6 OF 21

SP 22-007

SHEET KEY MAP

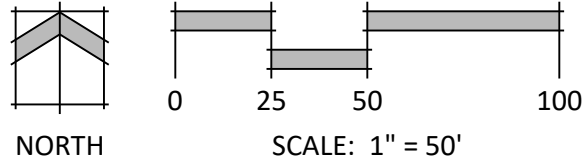
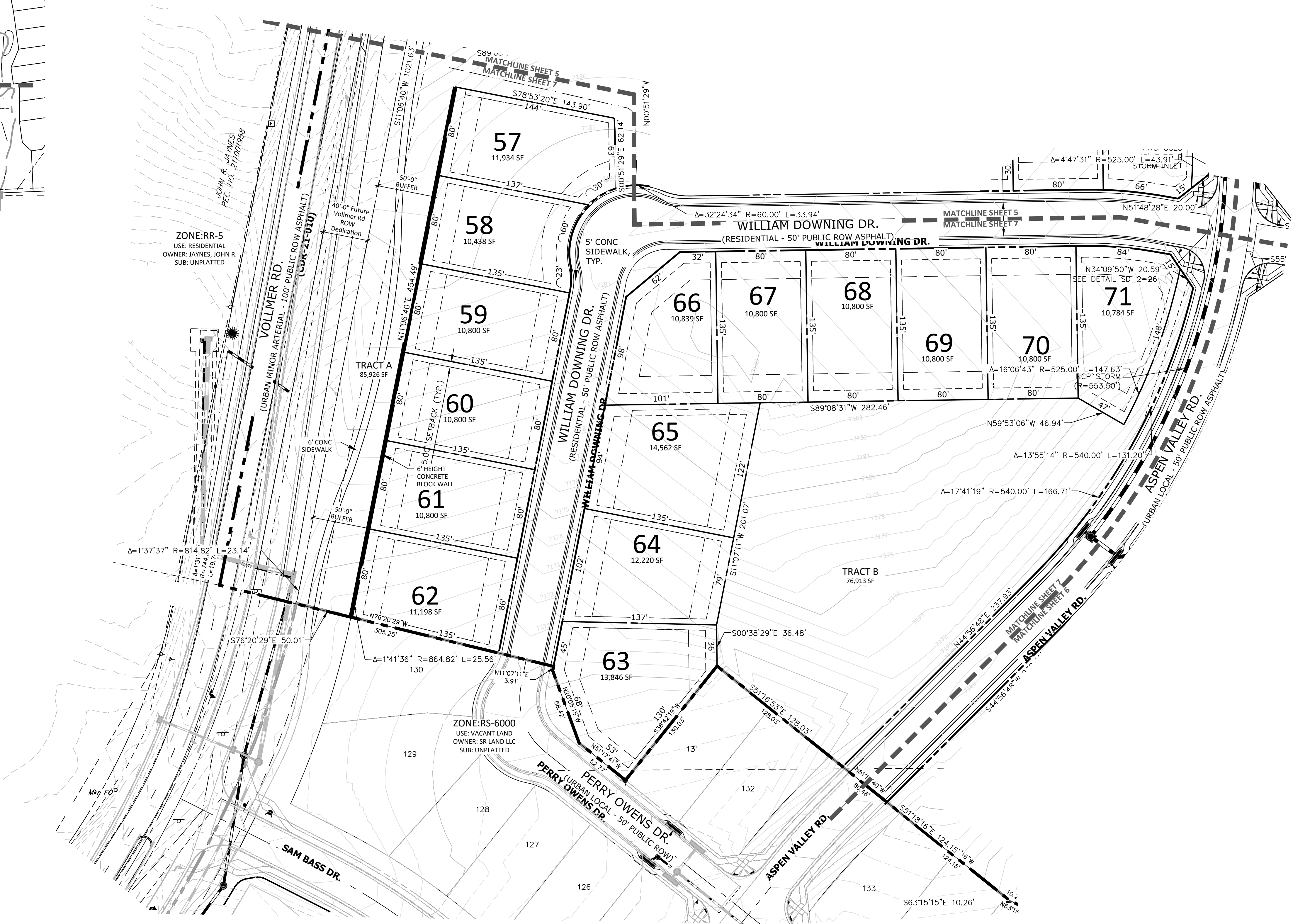


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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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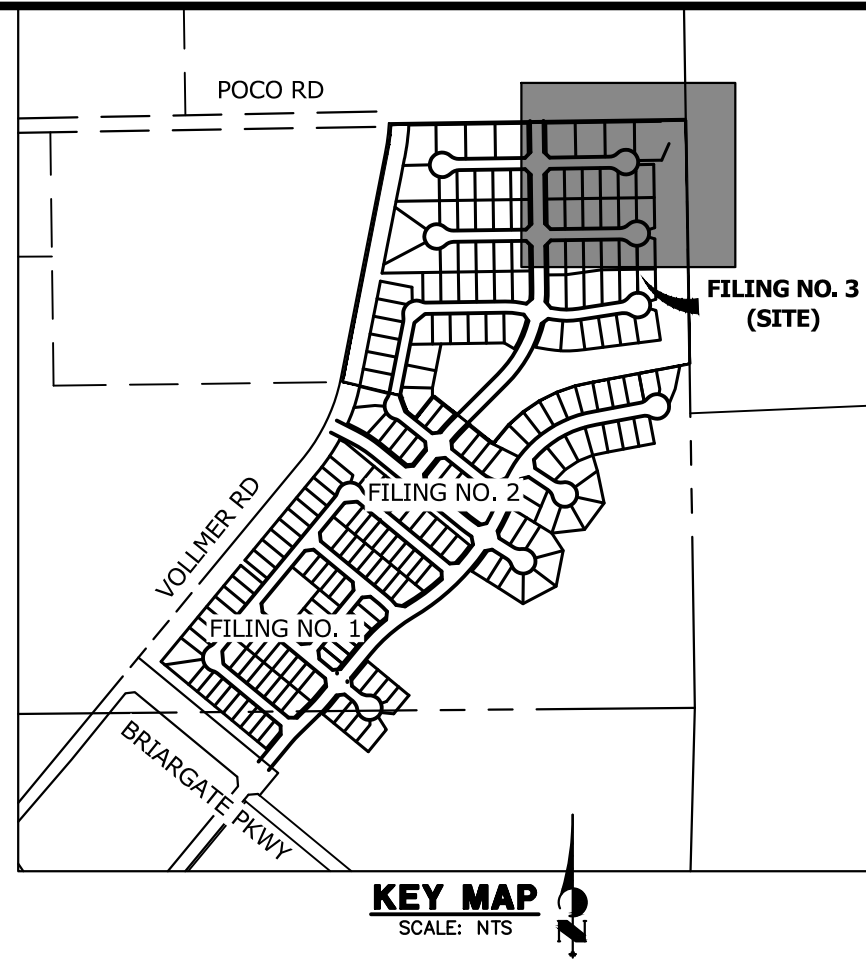
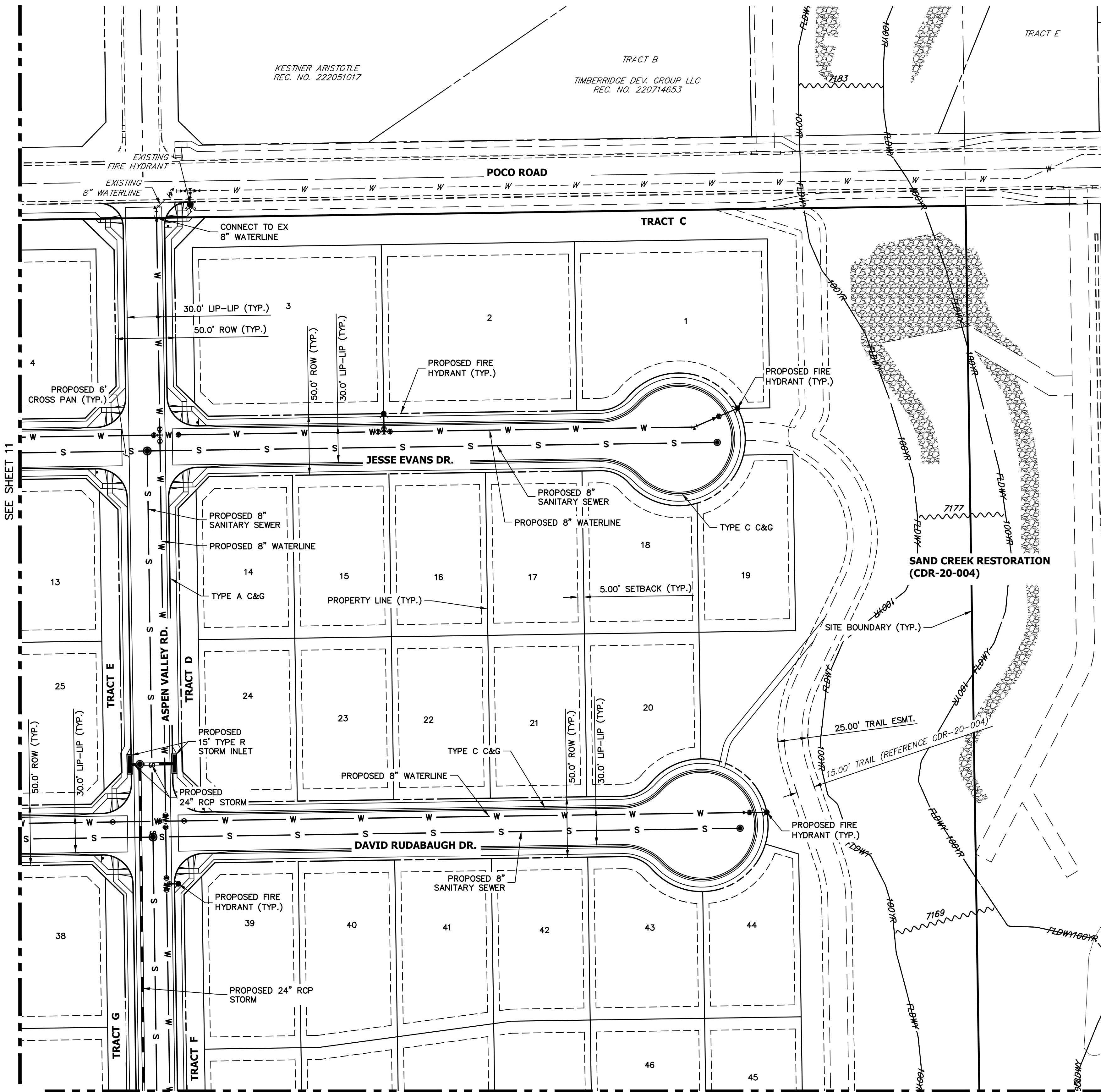
PRELIMINARY SITE PLAN

7

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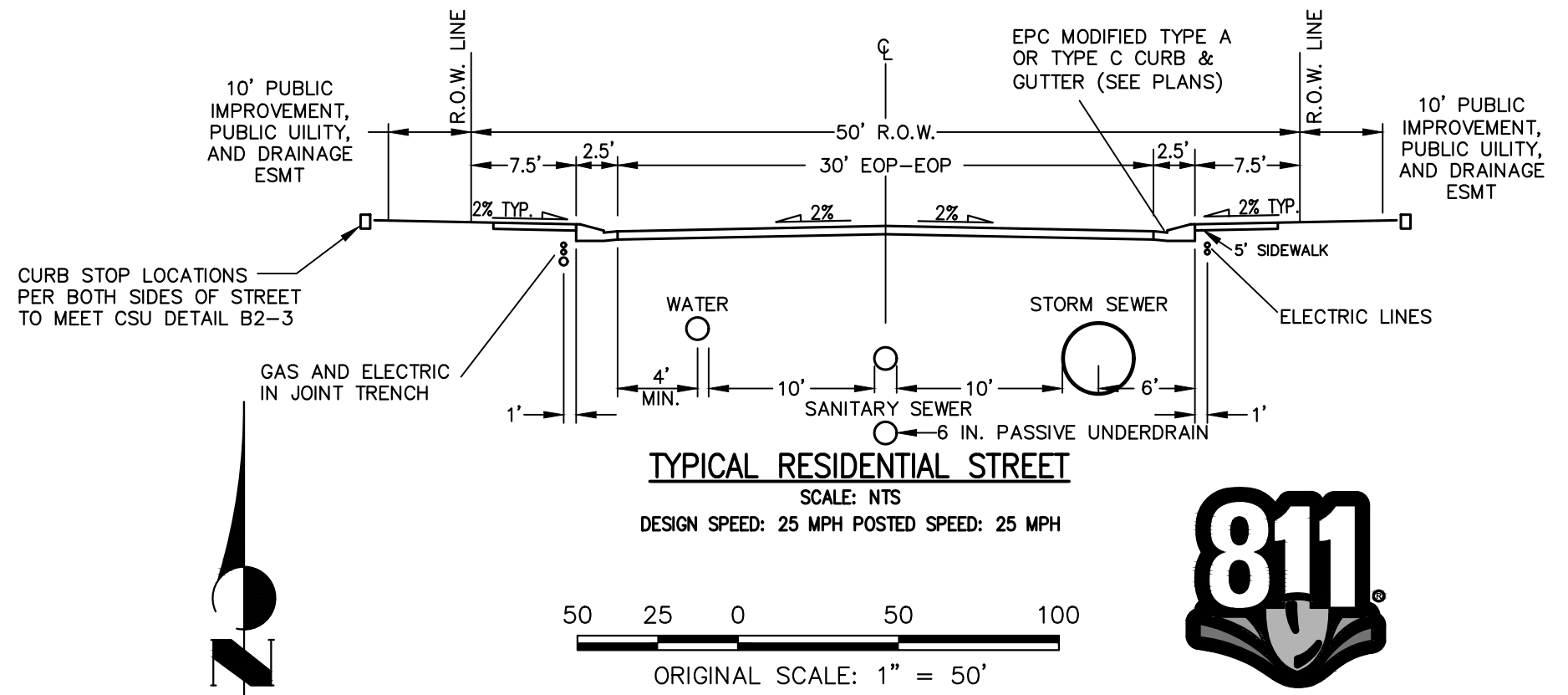
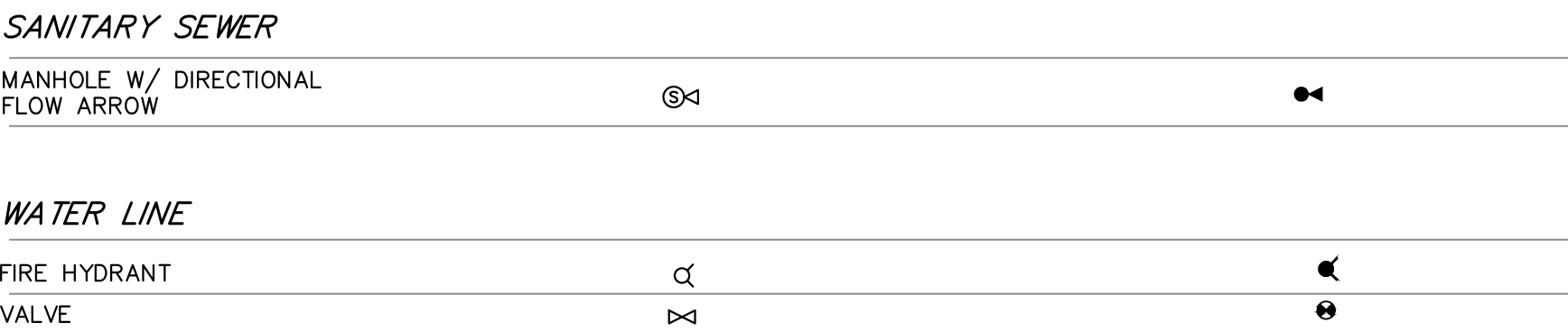
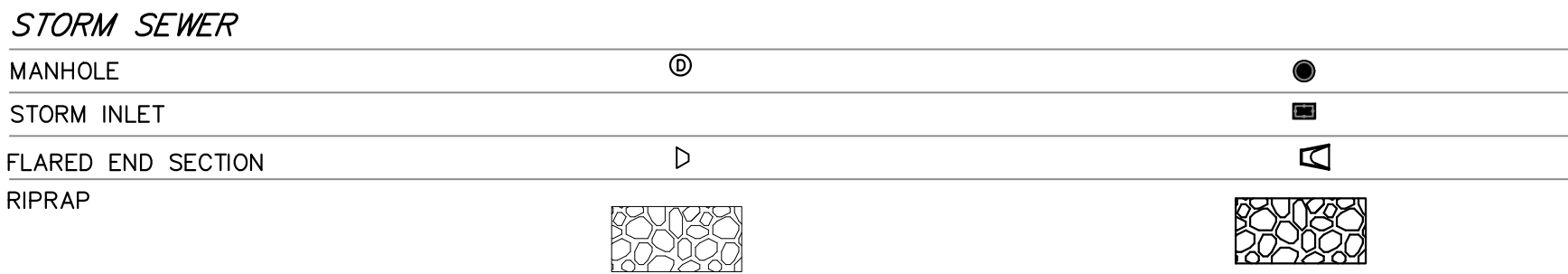
SP 22-007

Include missing sheets



LAYER LINETYPE LEGEND

EXISTING	PROPOSED
CABLE TV TV	TV
ELECTRIC E	E
FIBER OPTIC FO	FO
GAS MAIN G	G
IRRIGATION MAIN IRR	IRR
OIL/PETRO. MAIN O	O
OVERHEAD UTILITY OHU	OHU
SANITARY SEWER S	S
STORM DRAIN T	T
TELEPHONE W	W
WATER MAIN W	W
RAW WATER LINE RWL	RWL



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

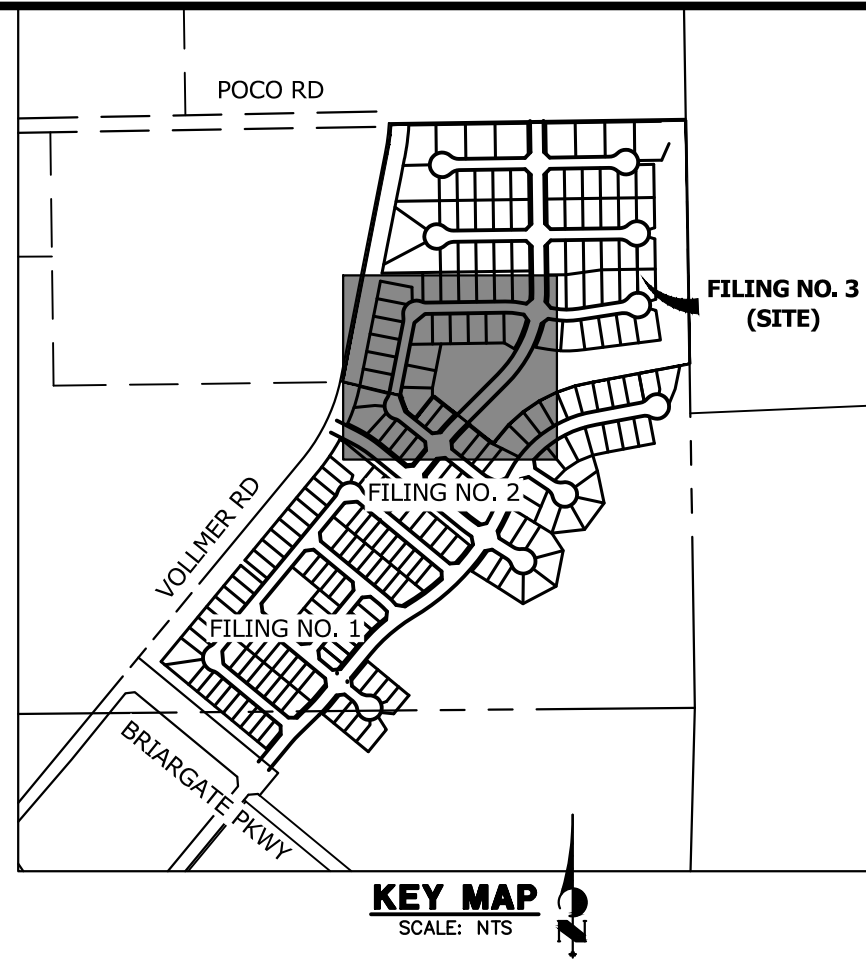
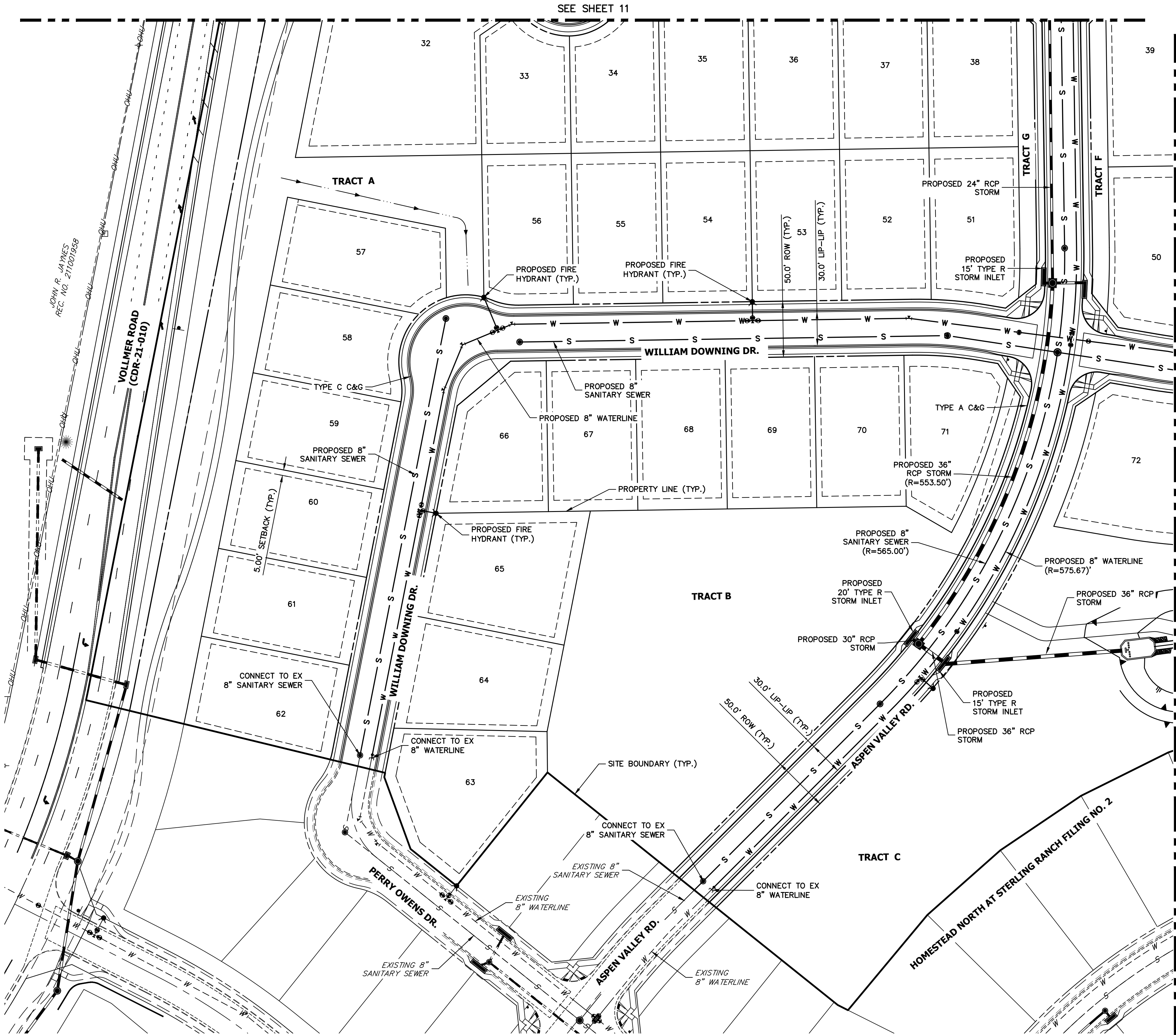
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

No.	REVISION	BY	DATE
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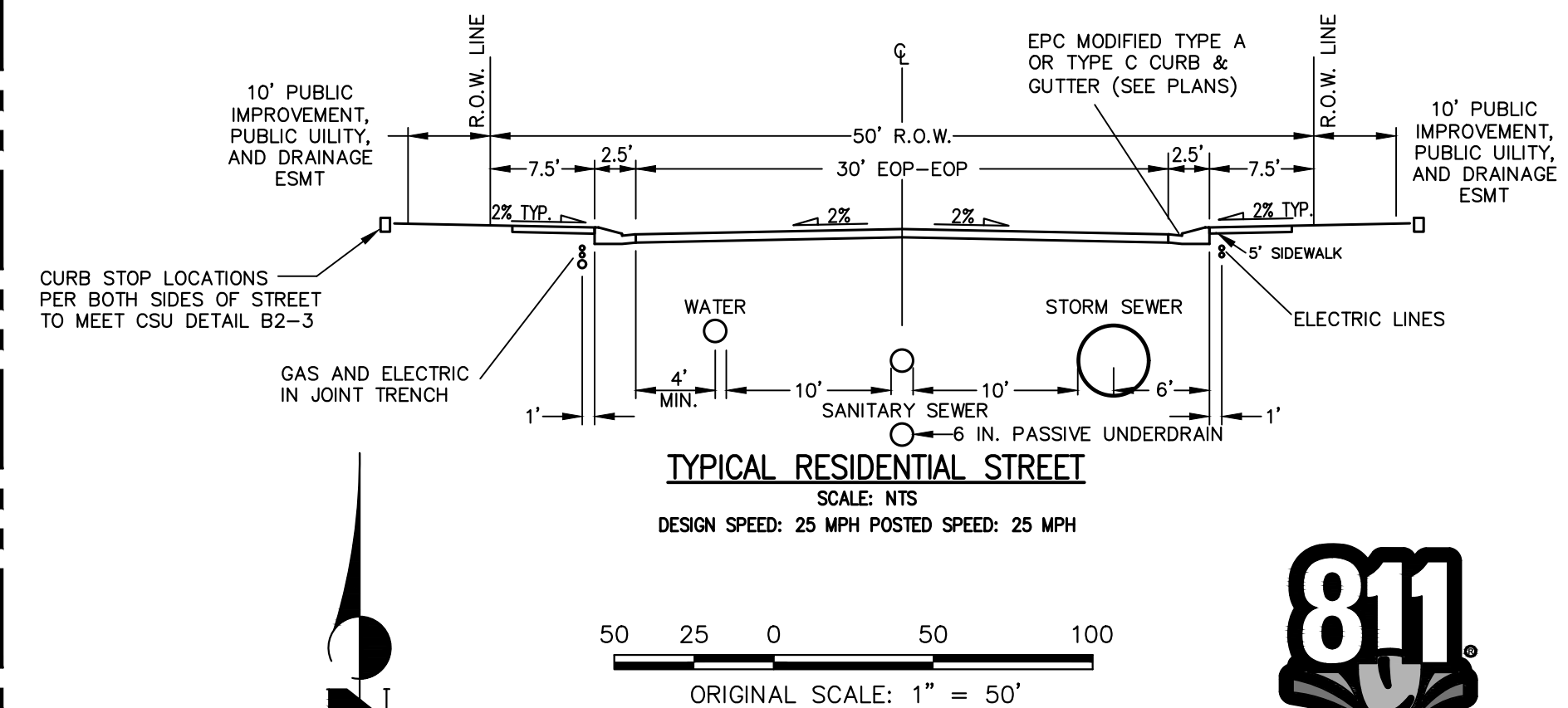
HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3
PRELIMINARY UTILITY PLAN



LAYER LINETYPE LEGEND

EXISTING	PROPOSED
CABLE TV	TV
ELECTRIC	E
FIBER OPTIC	FO
GAS MAIN	G
IRRIGATION MAIN	IRR
OIL/PETRO. MAIN	O
OVERHEAD UTILITY	OHU
SANITARY SEWER	S
STORM DRAIN	S
TELEPHONE	T
WATER MAIN	W
RAW WATER LINE	RWL

STORM SEWER	SANITARY SEWER	WATER LINE
MANHOLE	MANHOLE W/ DIRECTIONAL FLOW ARROW	FIRE HYDRANT
STORM INLET		VALVE
FLARED END SECTION		
RIPRAP		



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

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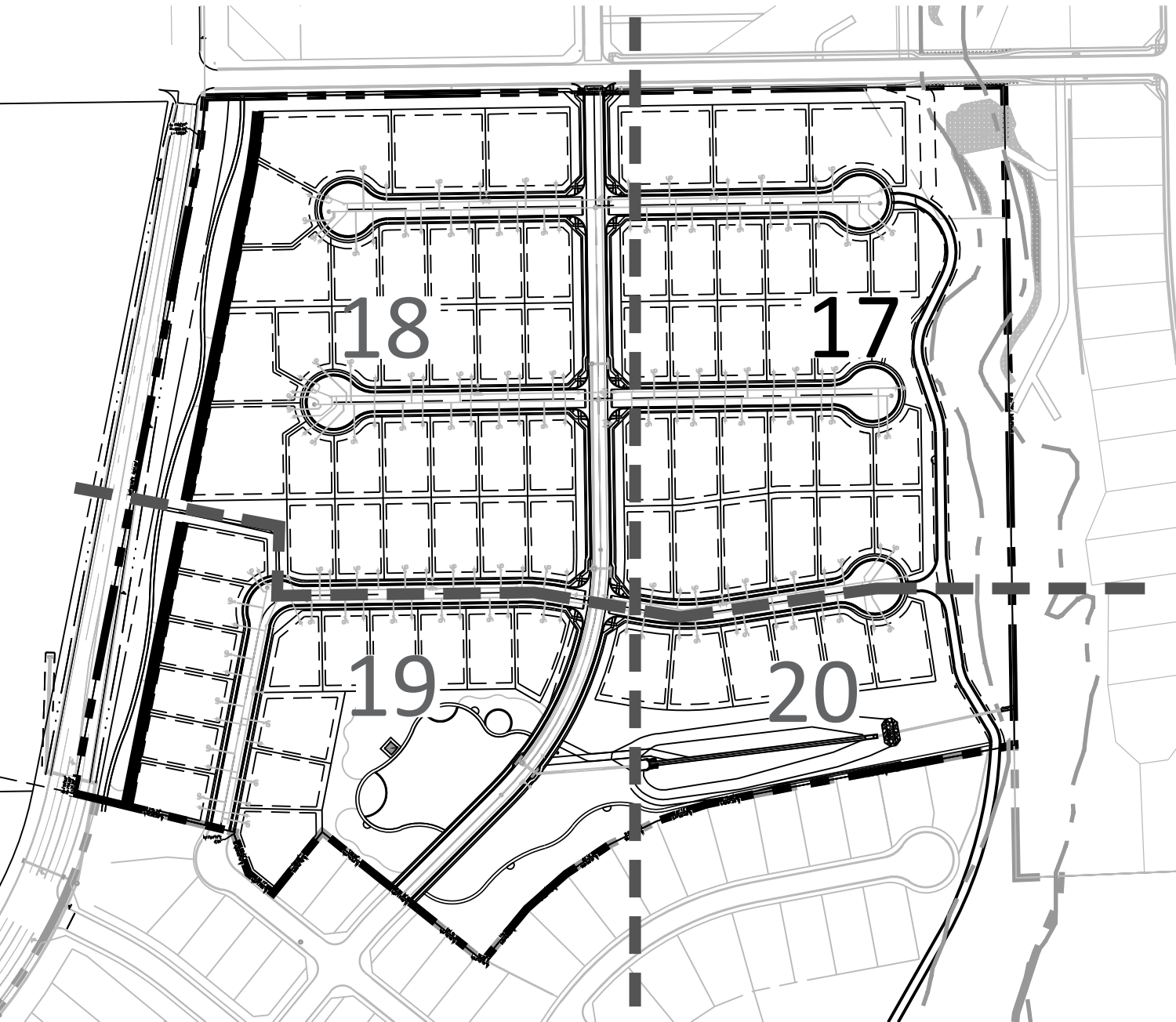
PREPARED FOR
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20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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BY	DATE	REVISION	No.	1"=50'	H-SCALE	12/09/22	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A			QNL			
							QNL			
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3										
PRELIMINARY UTILITY PLAN										
SHEET 13 OF 19										
JOB NO. 2518812										

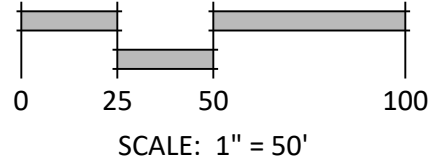
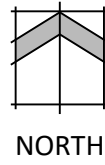
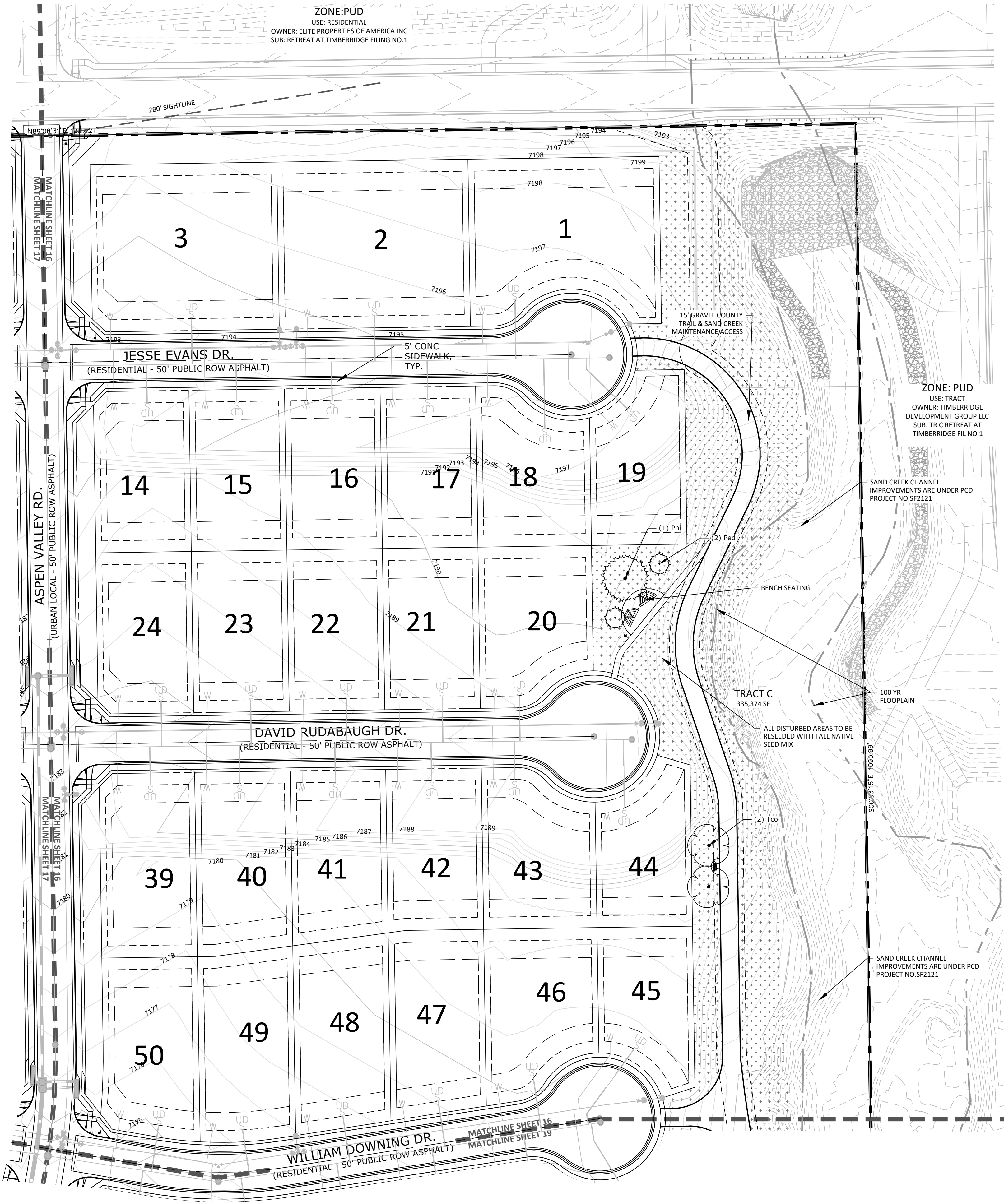
SHEET KEY MAP



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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



NORTH

SCALE: 1" = 50'



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

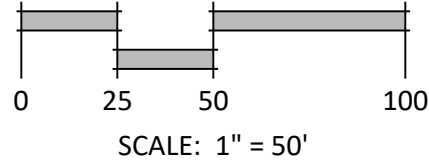
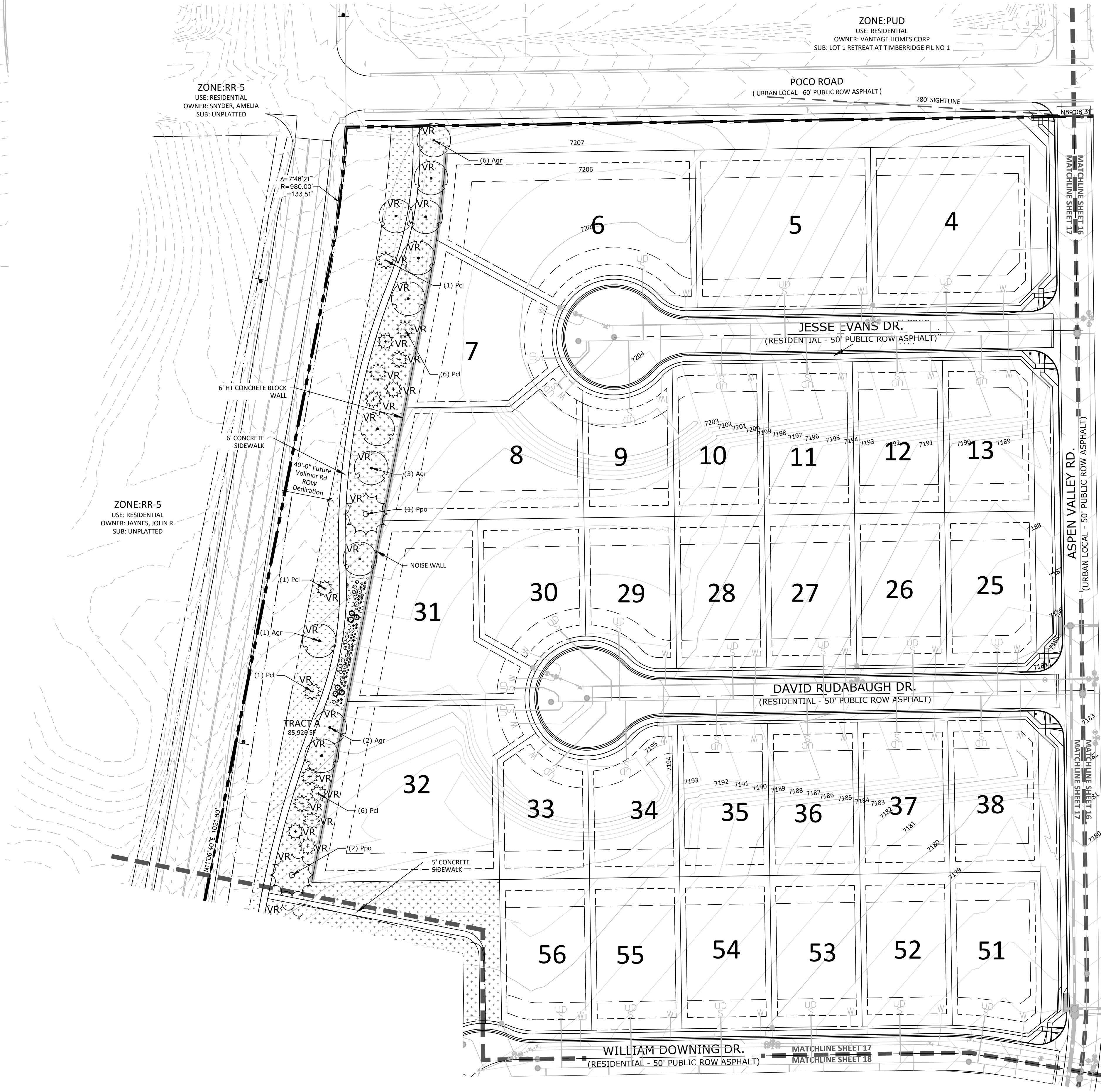
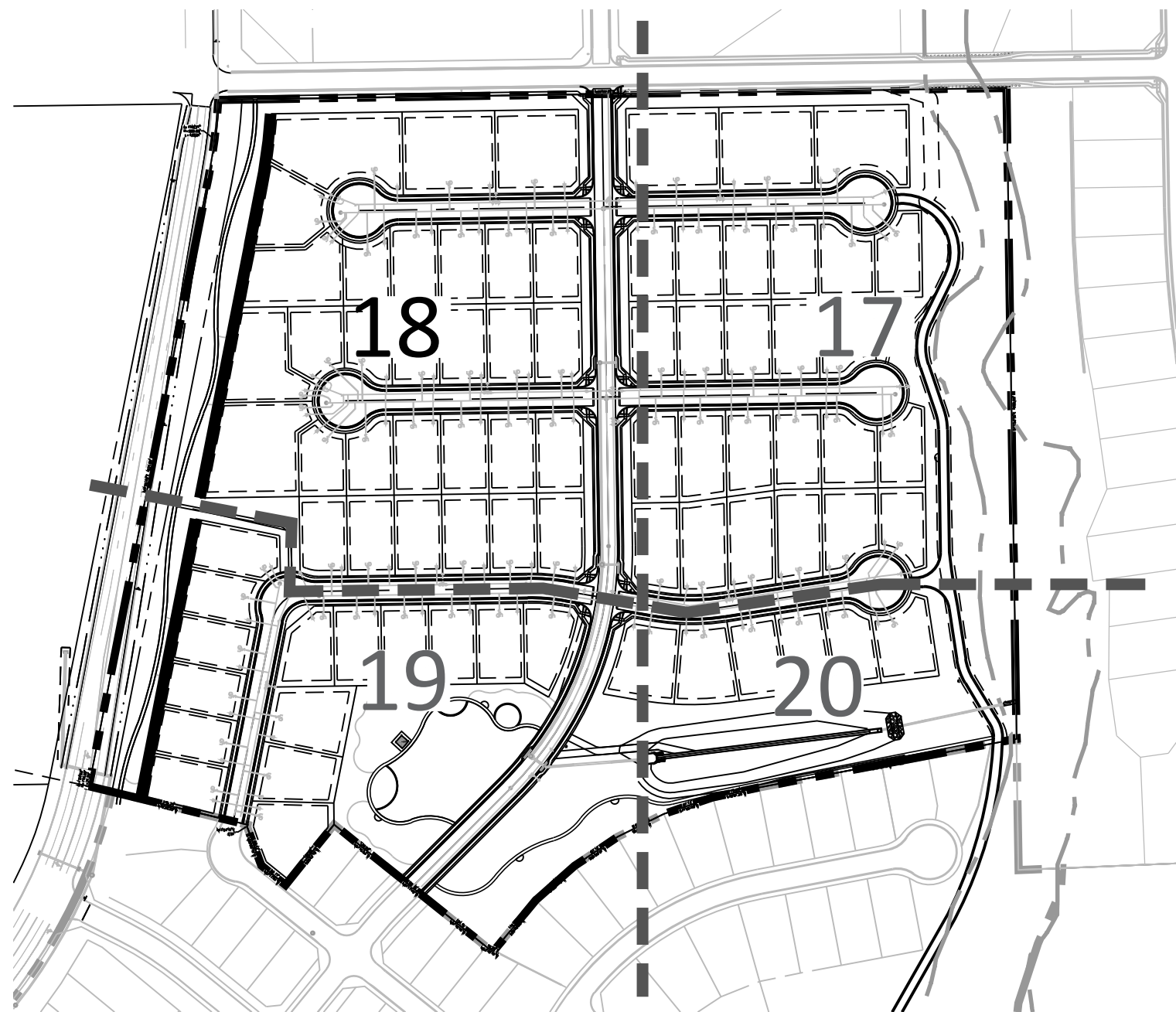
17

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SP 22-007

HOMESTEAD NORTH AT STERLING RANCH FILING 3

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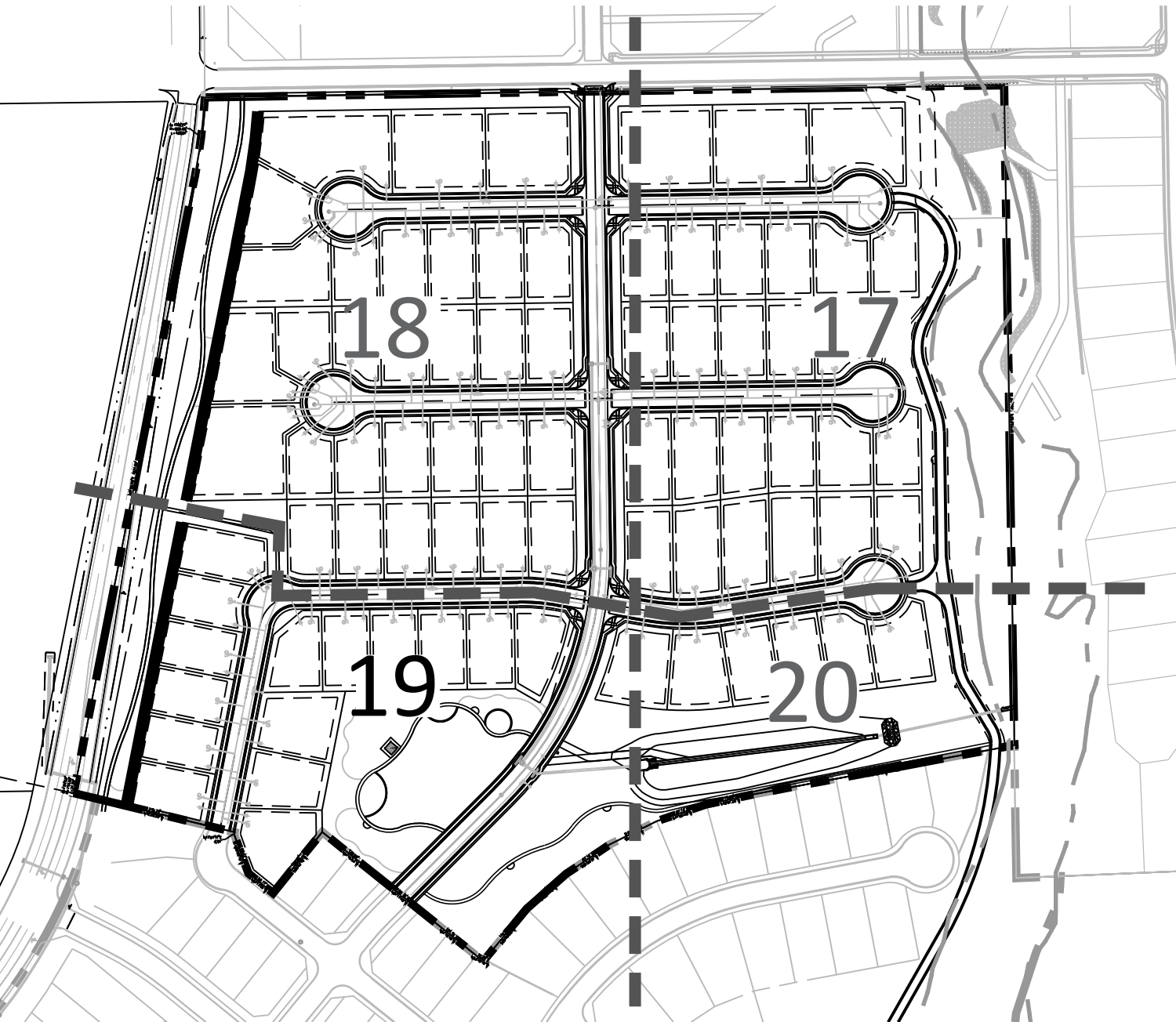
LANDSCAPE PLAN

18

18 OF 21

SP 22-007

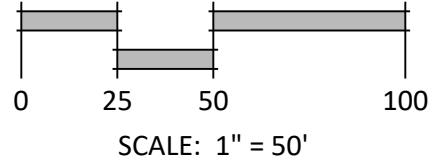
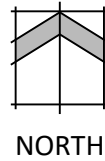
SHEET KEY MAP



P:\WorleySR\homestead Filing 3\Drawings\Planning\Final\land\Homestead North at SR Filing 3 - LS.dwg [18] 11/7/2022 5:04:03 PM Jennifer Shagin

HOMESTEAD NORTH AT STERLING RANCH FILING 3

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IN ASSOCIATION WITH

HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

PROJECT INFO

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

STAMP

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

19

19 OF 21

PLAN FILE #

SP 22-007

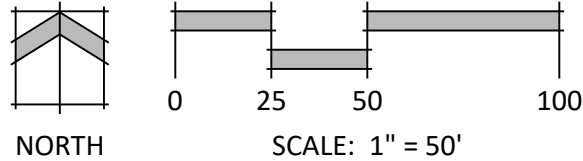
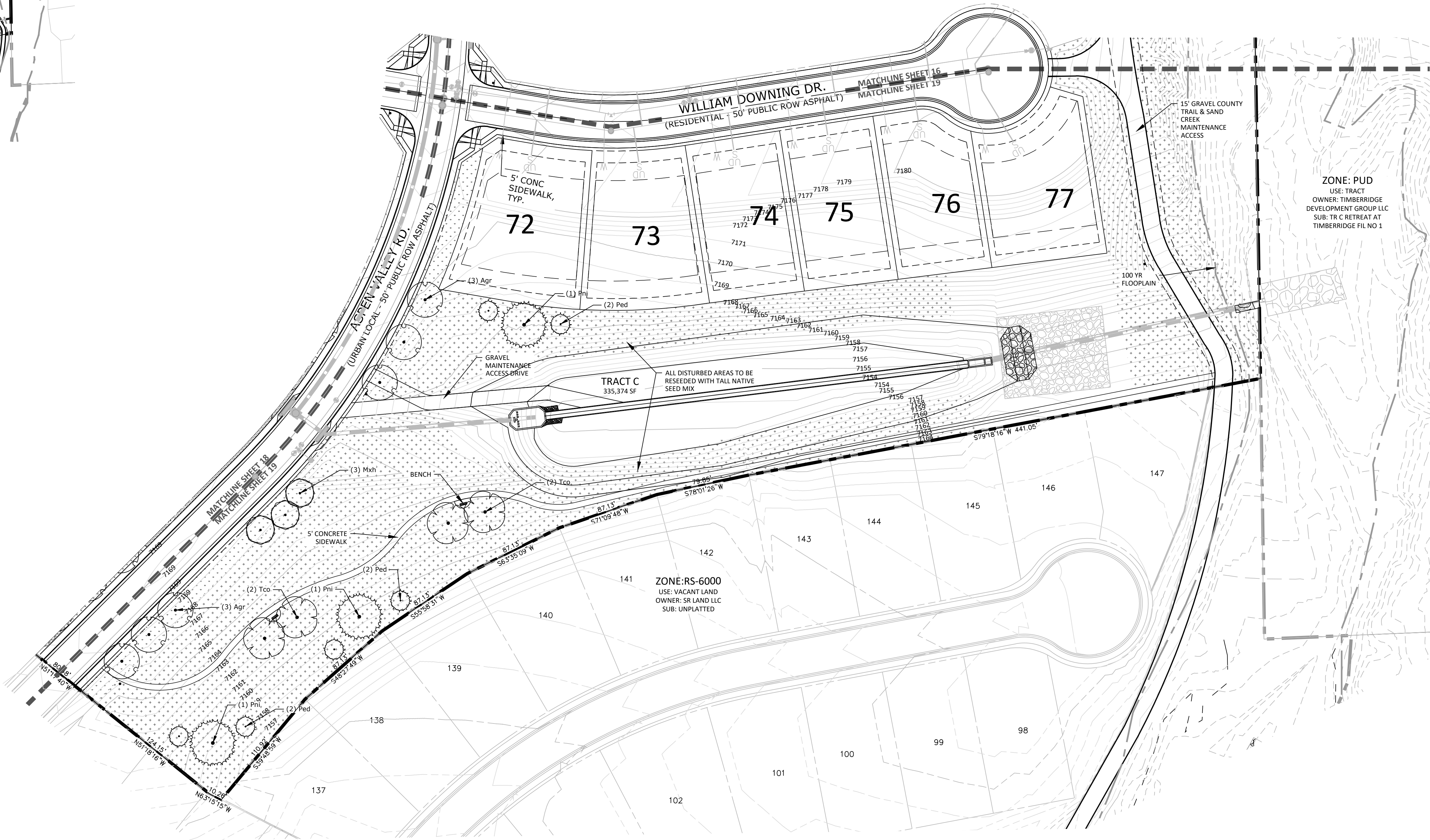
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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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



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20

20 OF 21

SHEET NUMBER

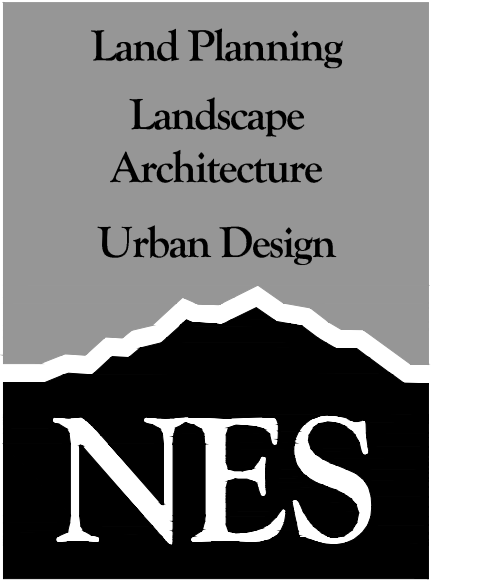
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SP 22-007

HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

PRELIMINARY PLAN

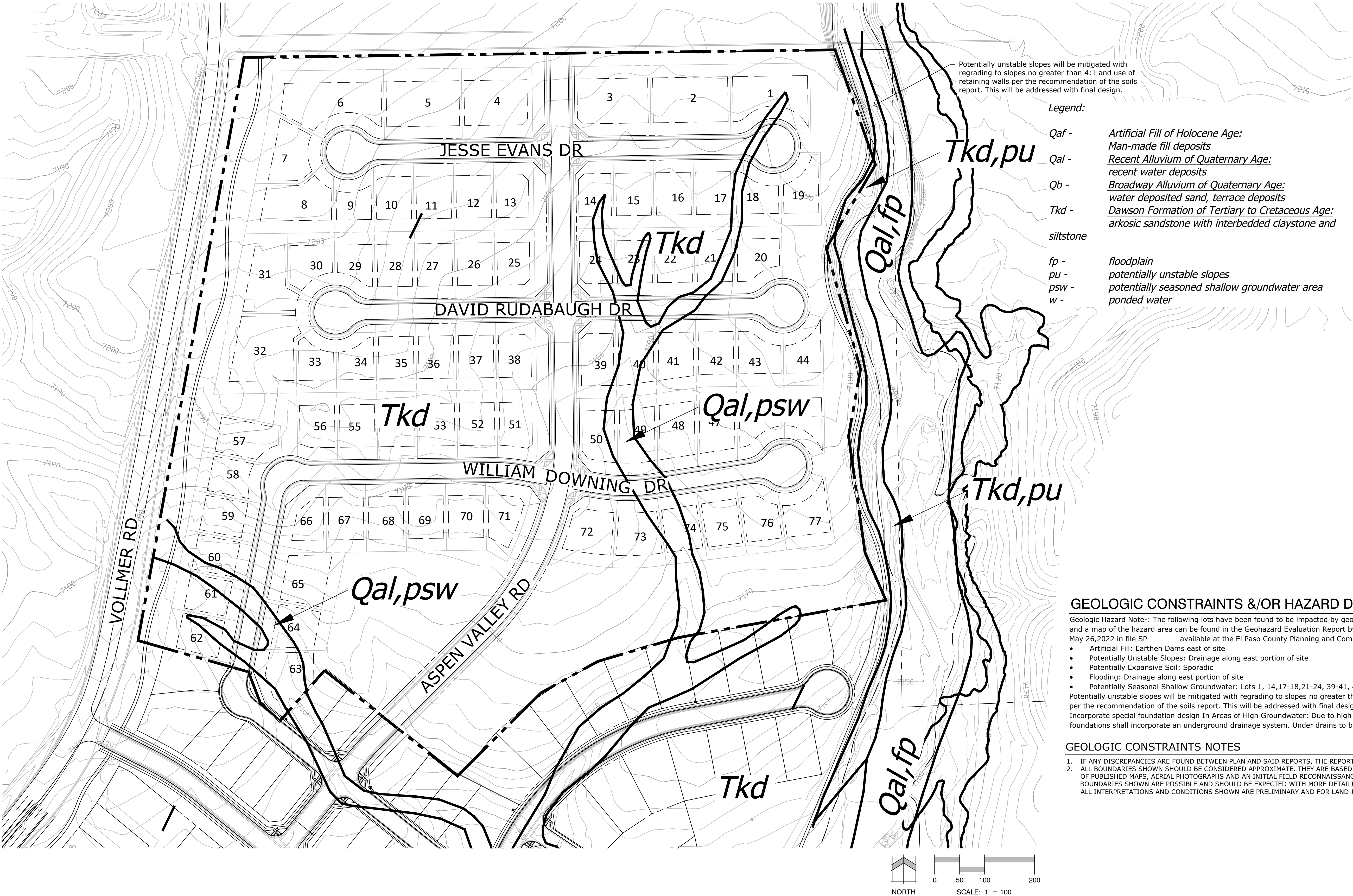


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HOMESTEAD
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PHASE 3

VOLLMER RD

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

ENTITLEMENT

DATE	BY	DESCRIPTION

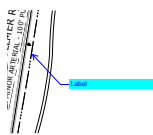
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21 OF 21

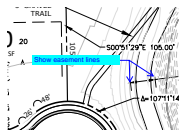
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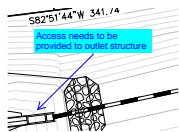
CDurham (4)



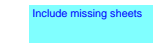
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