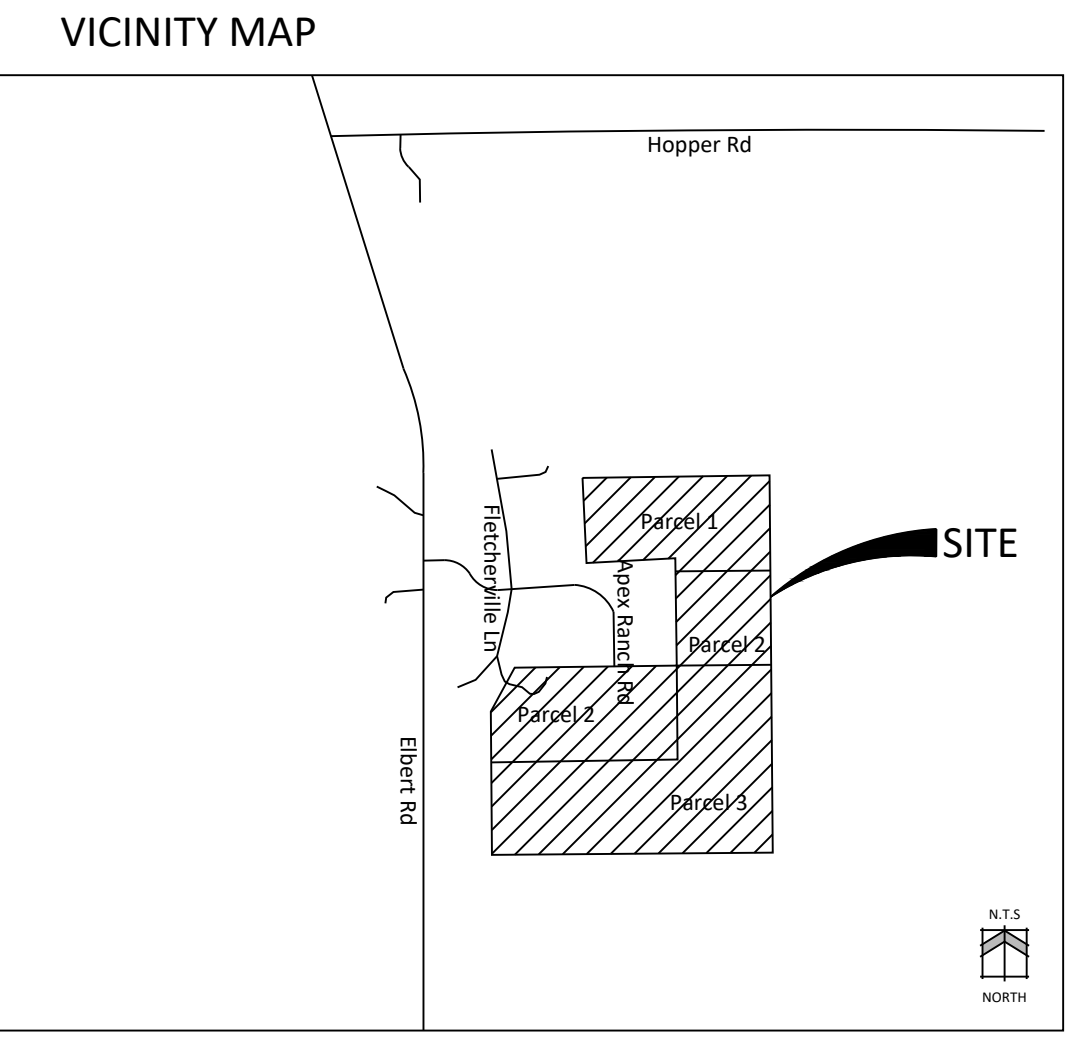


EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

OVERLOOK AT HOMESTEAD

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE SOUTH HALF OF THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO
PRELIMINARY PLAN

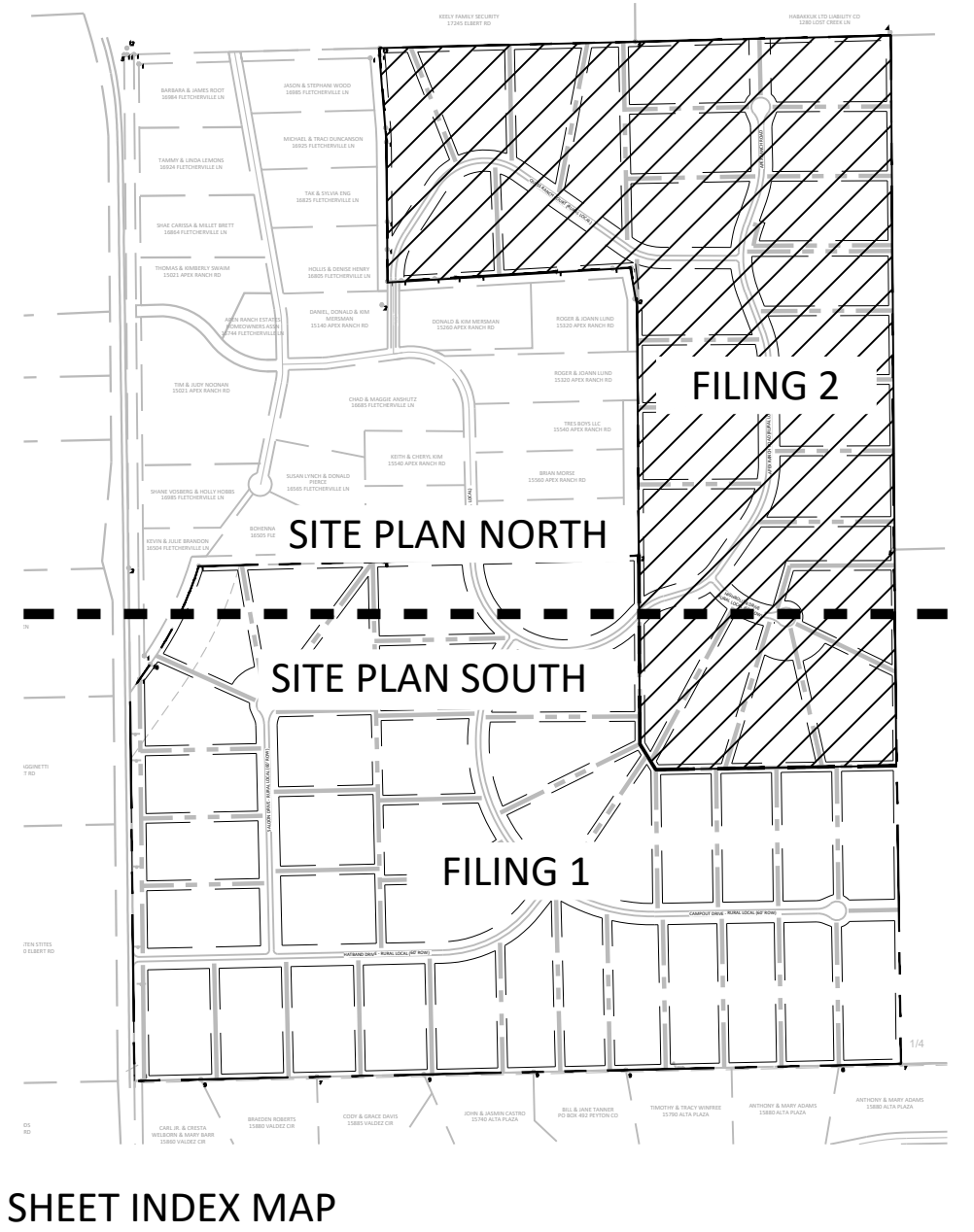


LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE SOUTH HALF OF THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

TOGETHER WITH
THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; EXCEPT THEREFROM THE PORTION OF LAND CONVEYED IN DEED RECORDED OCTOBER 4, 2005 UNDER RECEPTION NO. 205156836, COUNTY OF EL PASO, STATE OF COLORADO.

TOGETHER WITH
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID QUARTER SECTION LYING NORTHWEST OF THE FORMER RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILWAY COMPANY, COUNTY OF EL PASO, STATE OF COLORADO AND EXCEPTING ANY PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS IN DEED RECORDED MARCH 26, 1959 IN BOOK 1734 AT PAGE 504.
CONTAINING A CALCULATED AREA OF 350.830 ACRES.



SHEET INDEX MAP

SITE DATA

TAX ID NUMBER: 4122000005, 4100000255, 4100000256
SITE ACREAGE: 350.83 AC
EXISTING ZONING: A-35
PROPOSED ZONING: RR-5

PROPOSED LAND USE:
RR-5 Residential: 62 Lots
Gross Residential Density: 0.17 du/ac

Dimensional Standards

RR-5
Minimum Lot Size: 5 acres
Minimum Lot Width: 200ft (at front setback)
Front: 25ft
Rear: 25ft
Side: 25ft
Max Lot Coverage: 25%
Max Building Height: 30ft

Land Use Summary

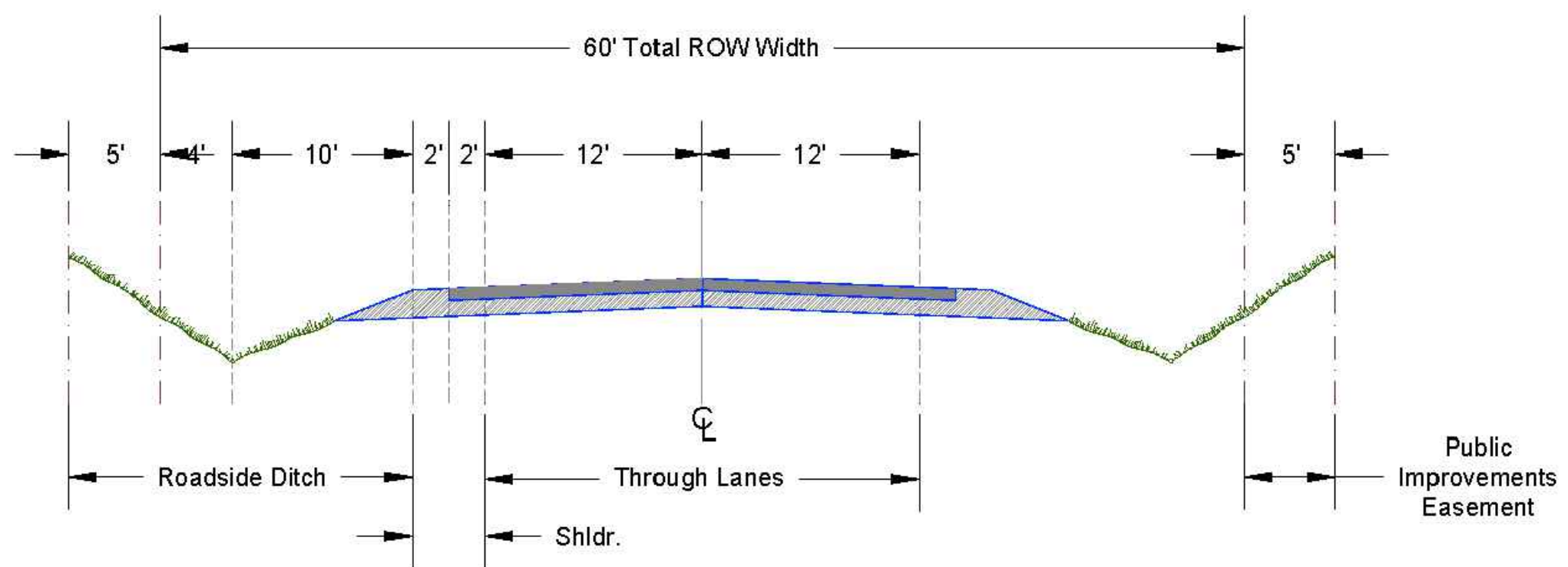
Residential Lots: 326.915 AC
Open Space Tracts: 0.589 AC
Public ROW: 23.326 AC
-Provided: 19.072 AC
-Designated for Future: 2.254 AC
Total: 350.830 AC

GENERAL NOTES

- 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 Soils and Geology Study prepared by Entech Engineering Inc., dated August 2, 2023, and held in the Overlook at Homestead Preliminary Plan File () at the El Paso County Planning and Community Development Department.
 - Artificial Fill: 12, 36-38
 - Potentially Unstable Slopes: 1, 3-5, 7, 16-22, 56-60
 - Potentially Seasonal Shallow Groundwater: 3, 4, 6, 14-23, 26, 31-45, 48-51, 57-59
 - Seasonal Shallow Groundwater: 40-45, 47-49, 55, 59
 - Debris Flow Susceptibility: 23-35
 - Areas of Ponded Water: 36, 38
 - Spring: 55, 59
 - Expansive Soils were encountered in a number of the test borings and pits. Occurrences of expansive soils are typically sporadic; therefore, none have been indicated on the maps. These occurrences should be identified and mitigated on an individual basis. If engineered foundations are required to address geological hazards, an engineered site plan will be required.
- A Metropolitan District will be established to provide bonding for the public improvements, and for the ongoing ownership and maintenance of open space tracts, detention ponds, trails, and cross-lot drainage easements. The Metropolitan District or a Home Owners association will be responsible for enforcement of the Covenants, Conditions, and Restrictions (CC&Rs) for the Overlook at Homestead subdivision.
- The CC&Rs for Overlook at Homestead will address use and maintenance of common areas, permitted and accessory uses, architectural standards for principal and accessory structures (including the commercial buildings), use and maintenance of easements within lots and common areas, external storage and parking, lot fencing, and landscaping standards that address fire-wise criteria and encourage water conservation. The CC&Rs will be filed with the first Final Plat recording for the Overlook at Homestead subdivision.
- Unless otherwise restricted by the CC&Rs, all accessory uses, buildings and structures must comply with requirements set out in Chapter 5 of the El Paso County Land Development Code.
- A 25' trail easement is provided through property for the El Paso County Palmer Divide Regional Trail. The easement shall be shown and dedicated to El Paso County on the Final Plat. The trail shall be constructed and maintained by El Paso County.
- All streets will be constructed to El Paso County Standards and will be dedicated to the County with the Final Plats.
- Elbert Road is classified as 2-lane rural minor arterial on the 2040 Major Transportation Corridors Plan (MTCPP). Additional right-of-way dedication for the required 100-foot right-of-way is identified on the Preliminary Plan.
- Driveway access to Elbert Road is prohibited.
- The Preliminary Plan identifies general locations for easements within the lots that are required for drainage. These areas will be defined more precisely in future Final Plats.
- Purchases of lots within this subdivision are hereby alerted that these lots contain stormwater conveyance paths. Said purchasers acknowledge acceptance of these flows onto and through these lots. The purchaser shall be responsible for maintaining these paths and for providing measures to eliminate erosion, if it should occur.
- Typical lot utility easements shall be (15) foot front, and (10) foot side and rear. In addition a (20) foot front exterior subdivision utility easement shall be provided.
- Utilities will be provided as follows:
 - Electric - Mountain View Electric Association
 - Gas or Propane- Black Hills Energy
 - Water - On-site domestic wells
 - Wastewater - On-site wastewater treatment system
- 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: Fire Protection Report, Soils & Geology Report, Natural Features Report, Drainage Report-Preliminary, Water Resources Report, and Wastewater Resource Report

OVERLOOK AT HOMESTEAD TRACT TABLE

TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
A	29,564 SF 0.678 AC	FUTURE PUBLIC ROW	EL PASO COUNTY
B	68,646 SF 1.576 AC	FUTURE PUBLIC ROW	EL PASO COUNTY
C	256,666 SF 0.589 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE, PARKING, TRAILHEAD	METRO DISTRICT



TYPICAL RURAL LOCAL ROAD CROSS SECTION - EL PASO COUNTY

No driveway shall be established unless an access permit has been granted by El Paso County.

Lot ____ (or Tract ____) (or entire property) 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 (or Owner or District) is responsible for maintenance of the subject drainage facilities.

Except as otherwise notes on the Preliminary Plan, individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C.2 and 6.2.2.C.3. Due to their length some of the driveway must be approved by the Fire District

Label road class, design and posted speed, denote ditch/swale slope or or replace with ECM SD2-11 standard road design detail

PROJECT TEAM

OWNER/
APPLICANT: PT Overlook LLC
1864 Woodmoor Drive, Suite 100
Monument, CO 80132

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

ENGINEERING
CONSULTANT: Kimley-Horn
2 North Nevada Avenue, Suite 900
Colorado Springs, CO 80903

SURVEYOR: Edward-James Surveying, Inc.
926 Elkton Drive
Colorado Springs, CO 80907
719-576-1216

SHEET INDEX

Sheet 1 of 6: Cover
Sheet 2 of 6: Site Plan North
Sheet 3 of 6: Site Plan South
Sheet 4 of 6: Soils and Geology Map
Sheet 5 of 6: Preliminary Grading Plan North
Sheet 6 of 6: Preliminary Grading Plan South

PCD File #P238



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Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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OVERLOOK AT HOMESTEAD

PRELIMINARY PLAN

ELBERT ROAD
EL PASO COUNTY,
COLORADO

DATE: 10/16/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON / J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

COVER

1

1 OF 6

P:\Projects\Overlook at Homestead_PrelimPlan.dwg [COVER - 1] 10/16/2023 4:01:57 PM arnman

OVERLOOK AT HOMESTEAD

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE SOUTH HALF OF THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



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Add the approximate length of all street centerlines, centerline radii and approximate grades. The data may be placed in a data table.

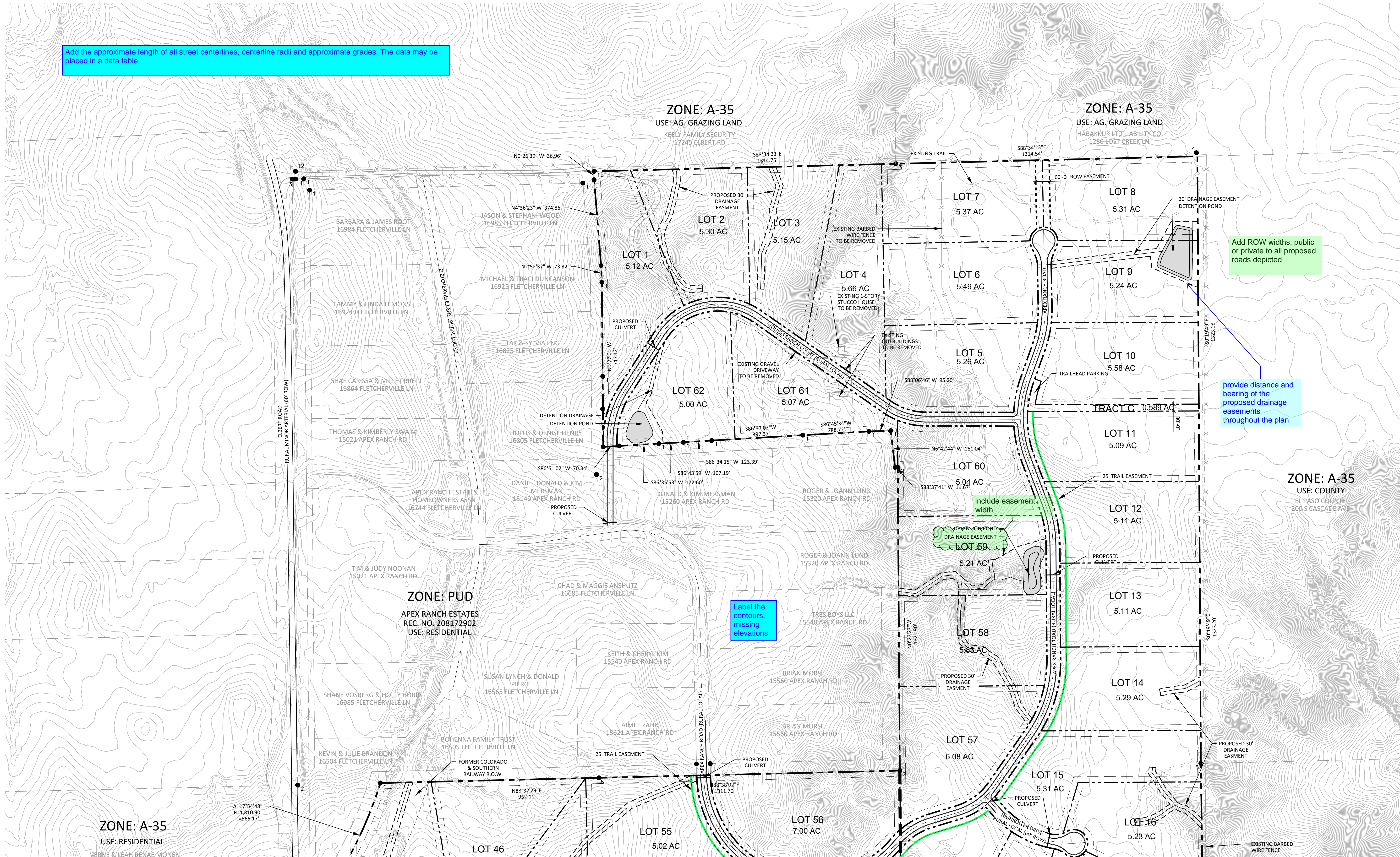
Add ROW widths, public or private to all proposed roads depicted

provide distance and bearing of the proposed drainage easements throughout the plan

Label the contours, missing elevations

include easement width

P:\Pro_TerraDorley_Parcels\Drawings\Plan\Prelim\Plan.dwg [SITE PLAN] NORTH - 2] 10/4/2023 4:24:40 PM anonan



ZONE: A-35
USE: COUNTY
EL PASO COUNTY
200 S CASCADE AVE

OVERLOOK AT HOMESTEAD

PRELIMINARY PLAN

ELBERT ROAD
EL PASO COUNTY,
COLORADO

DATE: 10/6/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON / J. SMITH

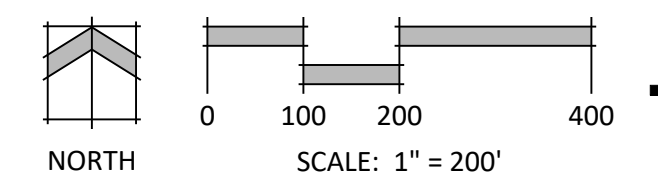
ENTITLEMENT

DATE: BY: DESCRIPTION:

SITE PLAN NORTH

2

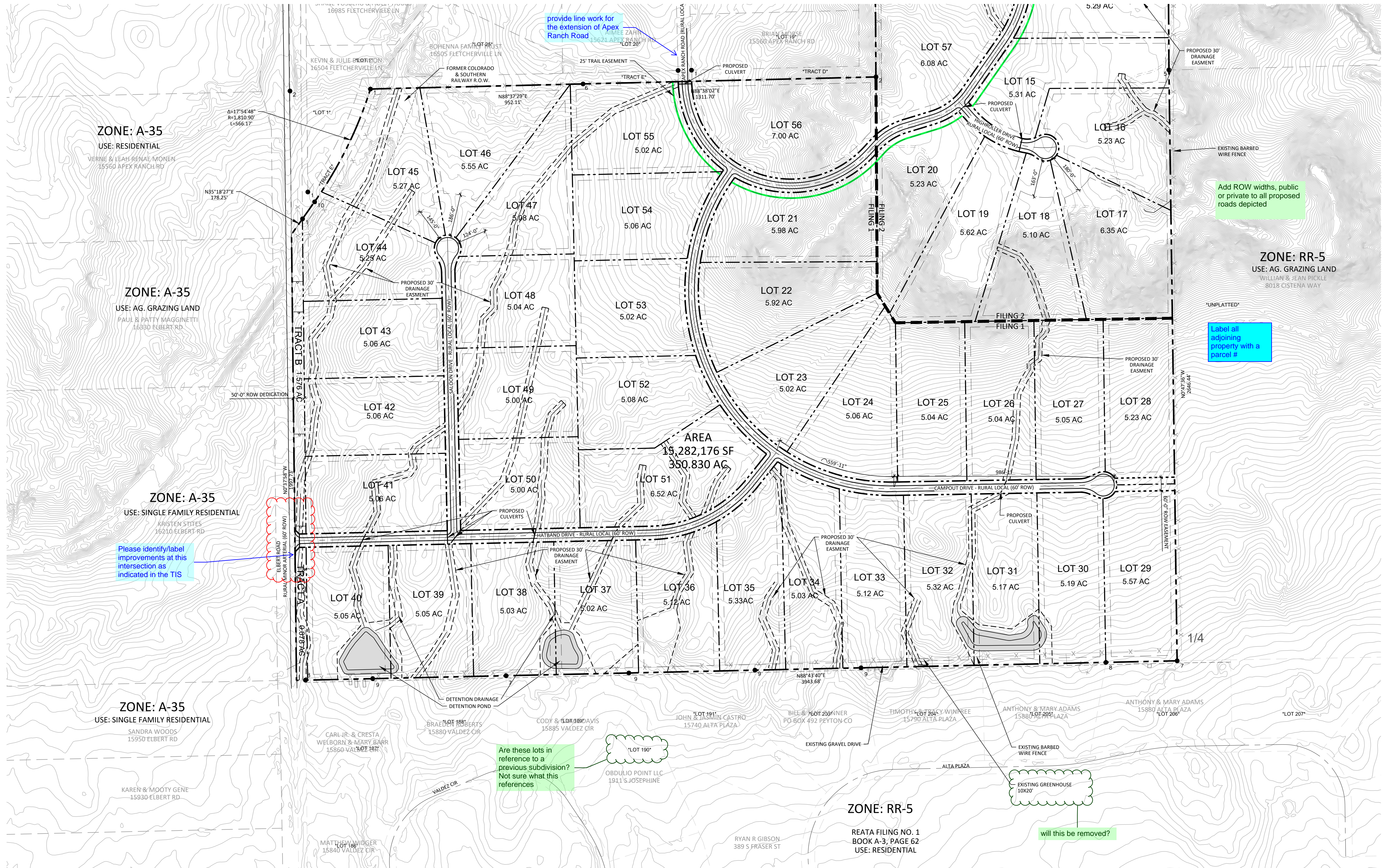
2 OF 6



OVERLOOK AT HOMESTEAD

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PRELIMINARY PLAN



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OVERLOOK AT HOMESTEAD PRELIMINARY PLAN

ELBERT ROAD
EL PASO COUNTY,
COLORADO

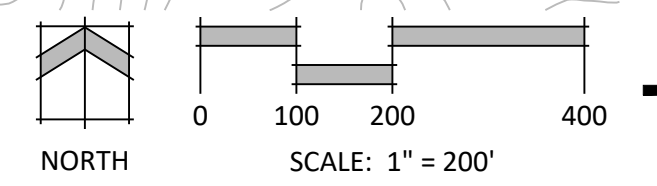
DATE: 10/6/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON / J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

SITE PLAN SOUTH

3 OF 6



P:\Pro_Terra\Doc\ParcelDrawings\Planning\CP\Overlook at Homestead_PrelimPlan.dwg [SITE PLAN_SOUTH - 3] 10/6/2023 4:24:57 PM anaman

OVERLOOK AT HOMESTEAD

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PRELIMINARY PLAN



LEGEND

- PROPERTY BOUNDARY
- ROW
- LOT LINES

GEOLOGIC UNITS AND (MODIFIERS)

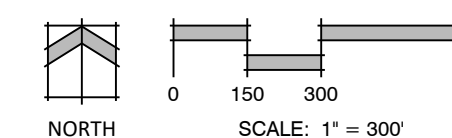
- Qaf** ARTIFICIAL FILL OF HOLOCENE AGE:
MAN-MADE FILL DEPOSITS ASSOCIATED WITH EXISTING
ERTHEN BERMS AND TRASH PILE ON LOT 12
- Qa₂** ALLUVIUM TWO OF EARLY HOLOCENE AGE:
WATER DEPOSITED ALLUVIUM WITHIN DRAINAGE ON LOT 59
- Qc** COLLUVIAL DEPOSITS OF HOLOCENE TO LATE
PLEISTOCENE AGE:
ROCKFALL, SHEETWASH, AND MINOR FAN DEPOSITS
- Qb** GRAVEL OF THE PALMER DIVIDE OF EARLY PLEISTOCENE
OR LATE PLEISTOCENE AGE:
ALLUVIAL DEPOSITED SANDS WITH PEBBLE AND COBBLE
GRAVEL
- pu** POTENTIALLY UNSTABLE SLOPE
- psw** POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREA
- sw** SEASONAL SHALLOW GROUNDWATER AREA
- w** FLOWING WATER

- ⊕ APPROXIMATE TEST BORING LOCATION
- ⊕ APPROXIMATE TEST PIT LOCATION

GENERAL 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 Soils and Geology Study prepared by Entech Engineering Inc., dated August 2, 2023, and held in the Overlook at Homestead Preliminary Plan File Department at the El Paso County Planning and Community Development
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SP238



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OVERLOOK AT HOMESTEAD

PRELIMINARY PLAN

ELBERT ROAD
EL PASO COUNTY,
COLORADO

DATE: 10/16/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON / J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

SOILS AND GEOLOGY MAP

4

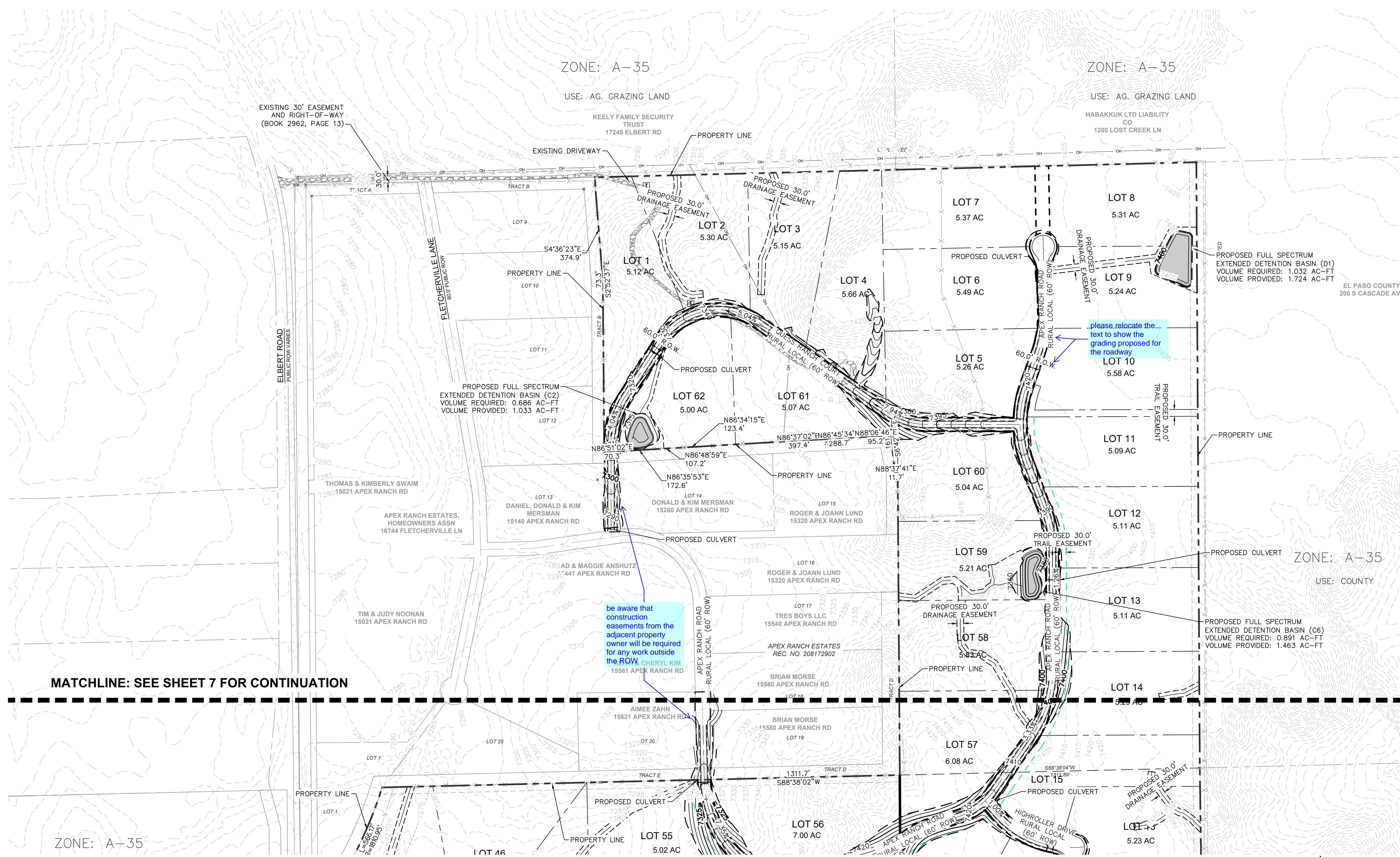
4 OF 6

OVERLOOK AT HOMESTEAD

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PRELIMINARY PLAN



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EXISTING 30' EASEMENT AND RIGHT-OF-WAY (BOOK 2962, PAGE 13)

ZONE: A-35

USE: AG. GRAZING LAND

ZONE: A-35

USE: AG. GRAZING LAND

PROPOSED FULL SPECTRUM EXTENDED DETENTION BASIN (D1)
VOLUME REQUIRED: 1.032 AC-FT
VOLUME PROVIDED: 1.724 AC-FT

PROPOSED FULL SPECTRUM EXTENDED DETENTION BASIN (C2)
VOLUME REQUIRED: 0.686 AC-FT
VOLUME PROVIDED: 1.033 AC-FT

PROPOSED FULL SPECTRUM EXTENDED DETENTION BASIN (C6)
VOLUME REQUIRED: 0.891 AC-FT
VOLUME PROVIDED: 1.463 AC-FT

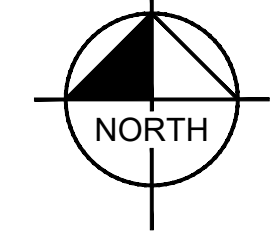
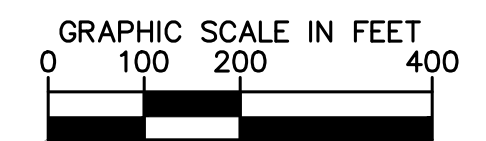
be aware that construction easements from the adjacent property owner will be required for any work outside the ROW.

please relocate the text to show the grading proposed for the roadway

MATCHLINE: SEE SHEET 7 FOR CONTINUATION

LEGEND			
---	PROPERTY LINE	6000	PROPOSED MAJOR CONTOUR
- - -	PROPOSED LOT LINE	6001	PROPOSED MINOR CONTOUR
---	EXISTING LOT LINE	---	LIMITS OF DISTURBANCE
---	---	---	EXISTING MAJOR CONTOUR
---	---	---	EXISTING MINOR CONTOUR

LIMITS OF DISTURBANCE
IMPROVEMENTS = ±34.03 ACRES (1,482,538 SF)



OVERLOOK AT HOMESTEAD

PRELIMINARY PLAN

ELBERT ROAD
EL PASO COUNTY,
COLORADO

DATE: PROJECT MGR: PREPARED BY:
DATE: A. BARLOW
B. SWENSON / J. SMITH

ENTITLEMENT

DATE: BY: DESCRIPTION:
ISSUE.1 BY: DESCRIPTION

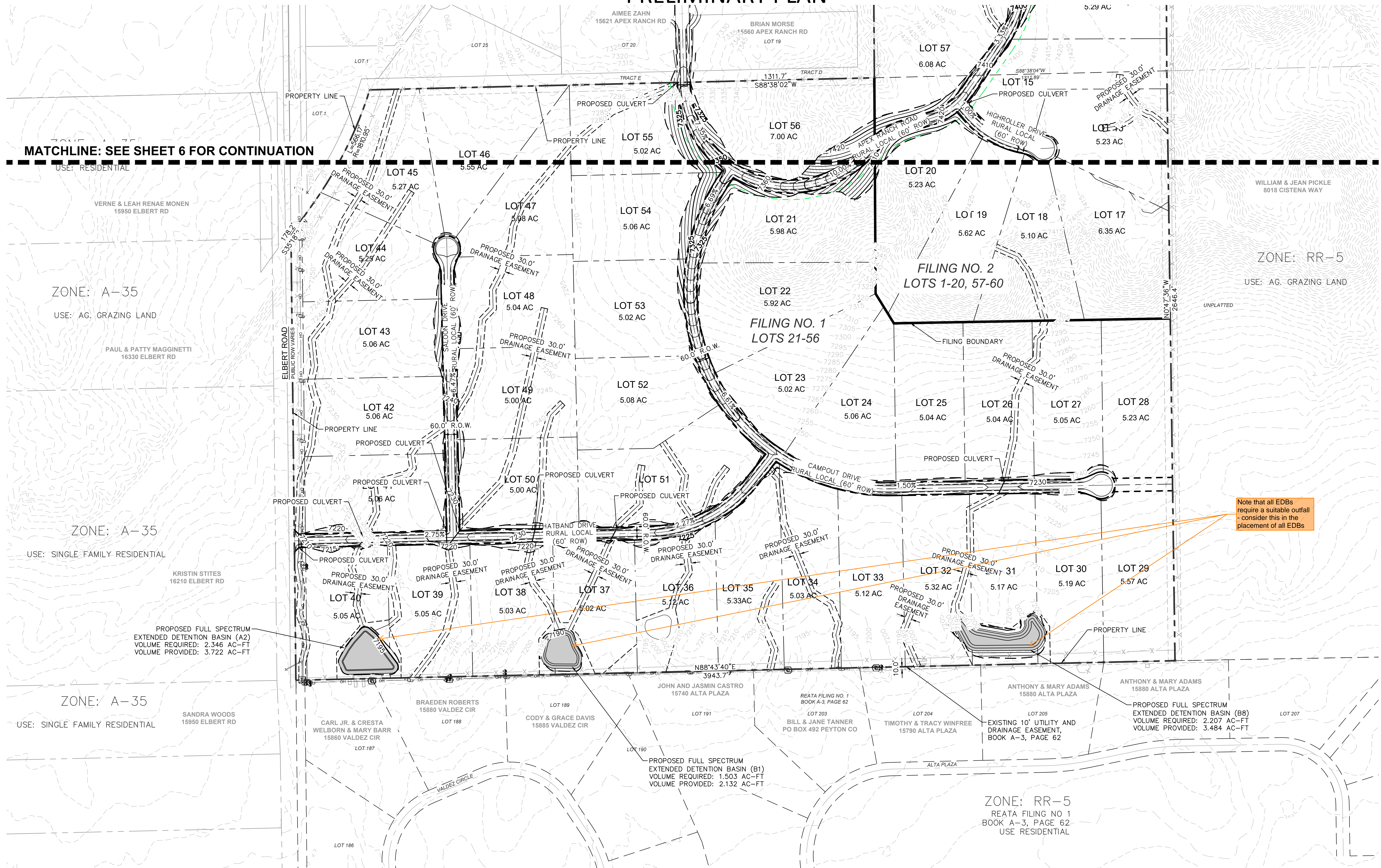
PERLIMINARY GRADING PLAN NORTH

K:\000_chil\196339003_Overlook\CADD\plan\sheet\DP\DP_GD.dwg [DETAILED_GD_1] 9/20/2023 5:26:18 PM andrew.lundberg

OVERLOOK AT HOMESTEAD

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PRELIMINARY PLAN



MATCHLINE: SEE SHEET 6 FOR CONTINUATION

Note that all EDBs require a suitable outfall - consider this in the placement of all EDBs

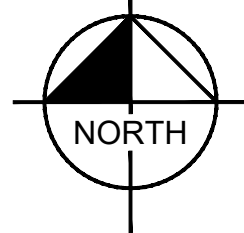
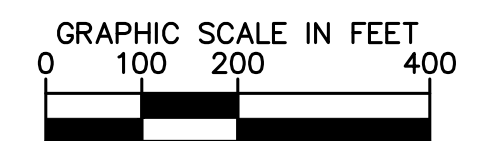
PROPOSED FULL SPECTRUM EXTENDED DETENTION BASIN (A2)
VOLUME REQUIRED: 2.346 AC-FT
VOLUME PROVIDED: 3.722 AC-FT

PROPOSED FULL SPECTRUM EXTENDED DETENTION BASIN (B1)
VOLUME REQUIRED: 1.503 AC-FT
VOLUME PROVIDED: 2.132 AC-FT

PROPOSED FULL SPECTRUM EXTENDED DETENTION BASIN (B8)
VOLUME REQUIRED: 2.207 AC-FT
VOLUME PROVIDED: 3.484 AC-FT

LEGEND		LIMITS OF DISTURBANCE	
---	PROPERTY LINE	---	6000
---	PROPOSED LOT LINE	---	6001
---	EXISTING LOT LINE	---	PROPOSED MAJOR CONTOUR
---		---	PROPOSED MINOR CONTOUR
---		---	EXISTING MAJOR CONTOUR
---		---	EXISTING MINOR CONTOUR
---		---	LIMITS OF DISTURBANCE

IMPROVEMENTS = ±34.03 ACRES (1,482,538 SF)



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OVERLOOK AT HOMESTEAD

PRELIMINARY PLAN

ELBERT ROAD
EL PASO COUNTY,
COLORADO

DATE: PROJECT MGR: PREPARED BY: A. BARLOW B. SWENSON / J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
ISSUE.1		

PRELIMINARY GRADING PLAN SOUTH