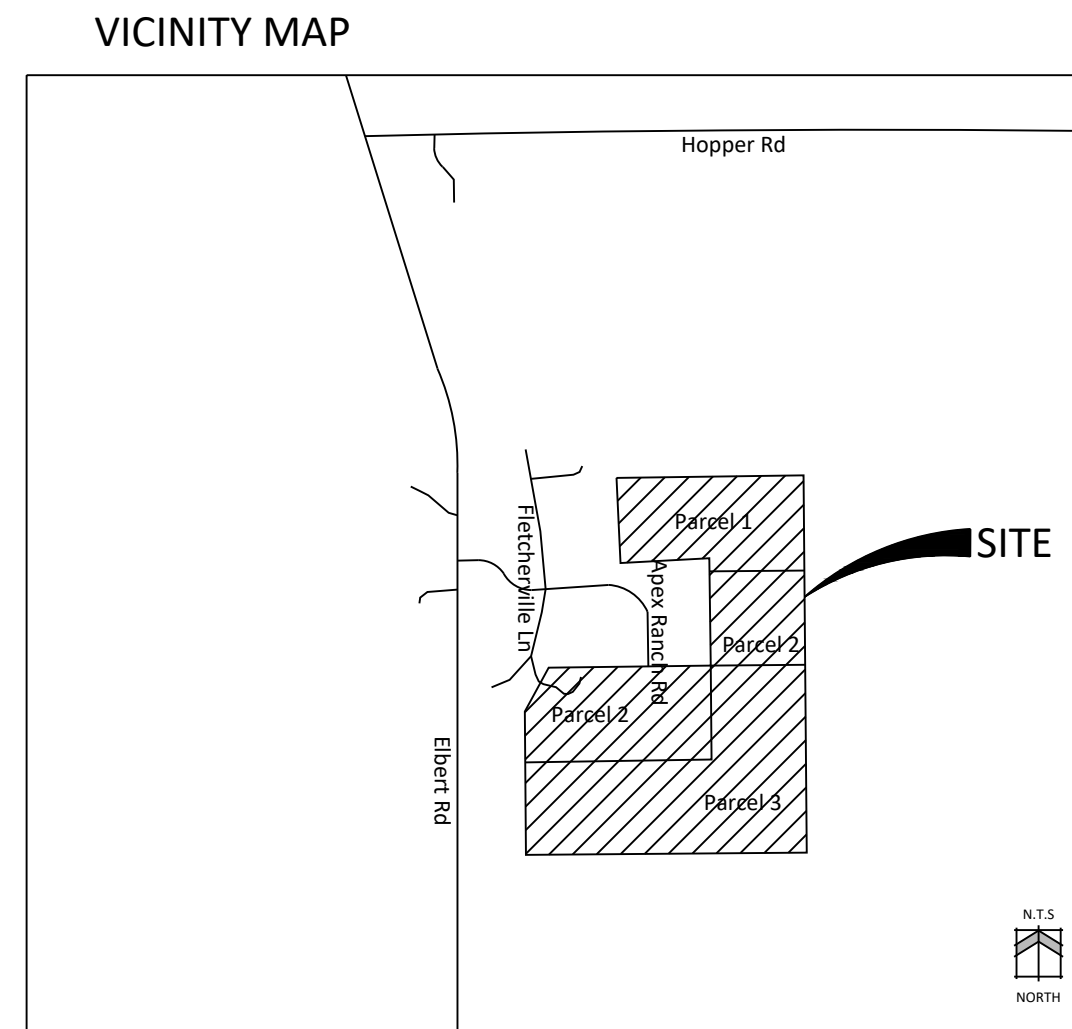


OVERLOOK AT HOMESTEAD

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.

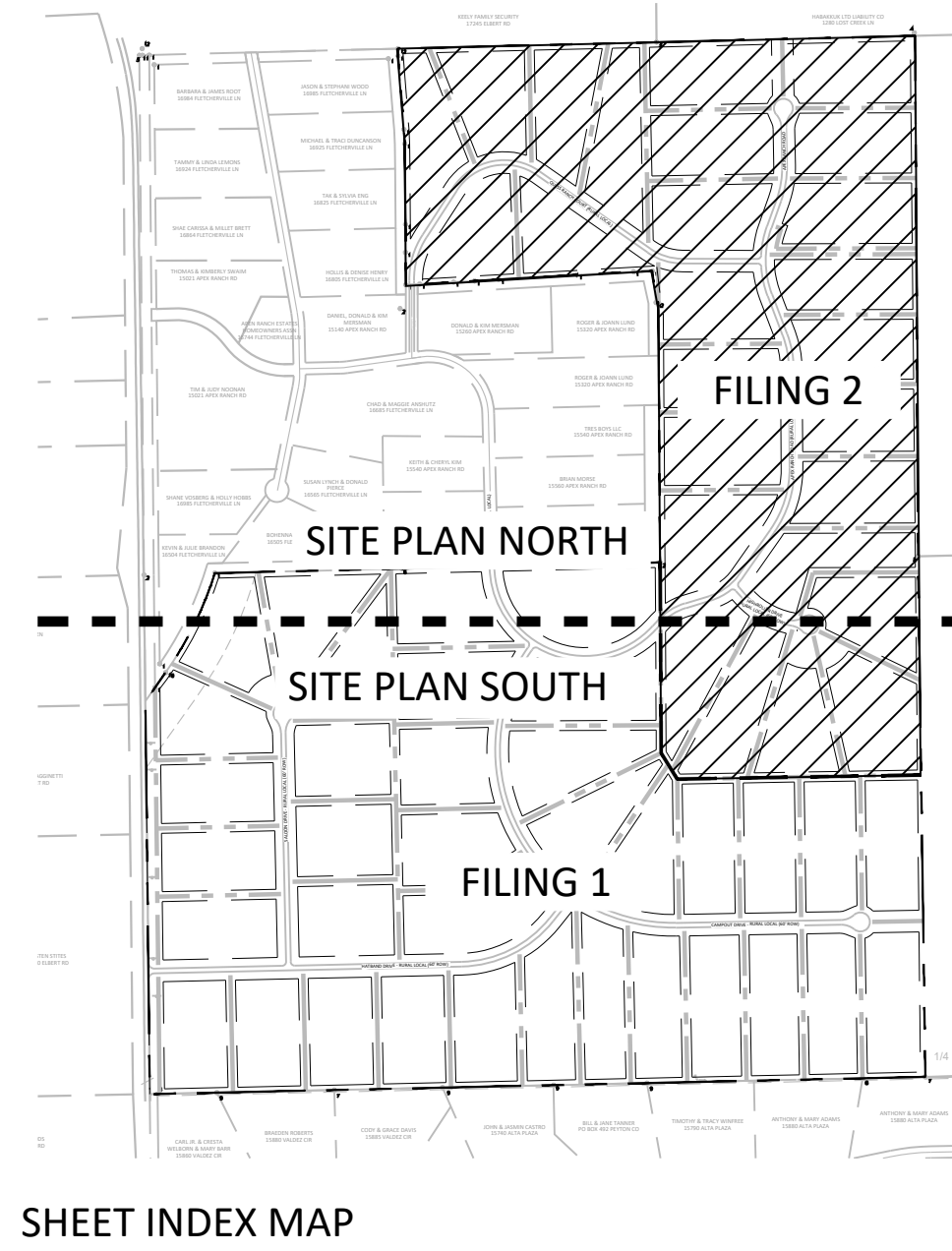
TOGETHER WITH

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, Ponds missing
 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

SP238

- 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 (MTCP). 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

Add file No. SP238

- 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

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

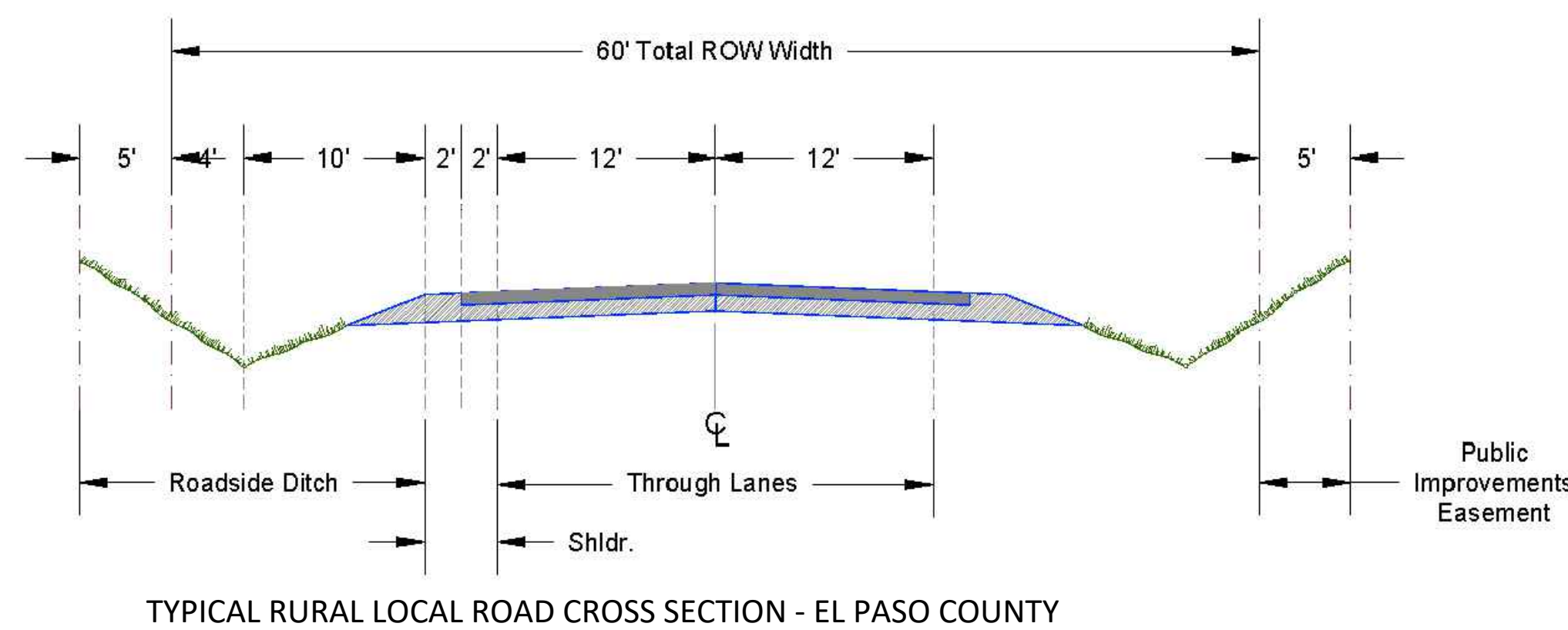
Lot ____ (or Tract ____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. ____ of the records of El Paso County. The ____ HOA (or Owner or District) is responsible for maintenance of the 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.C2 and 6.2.2.C.3. Due to their length some of the driveway must be approved by the Fire District

The subdivider(s) agree on behalf of him/herself and any developer of 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 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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

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

Ponds missing



TYPICAL RURAL LOCAL ROAD CROSS SECTION - EL PASO COUNTY

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



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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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

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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Colorado Springs, CO 80903

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Fax 719.471.0267

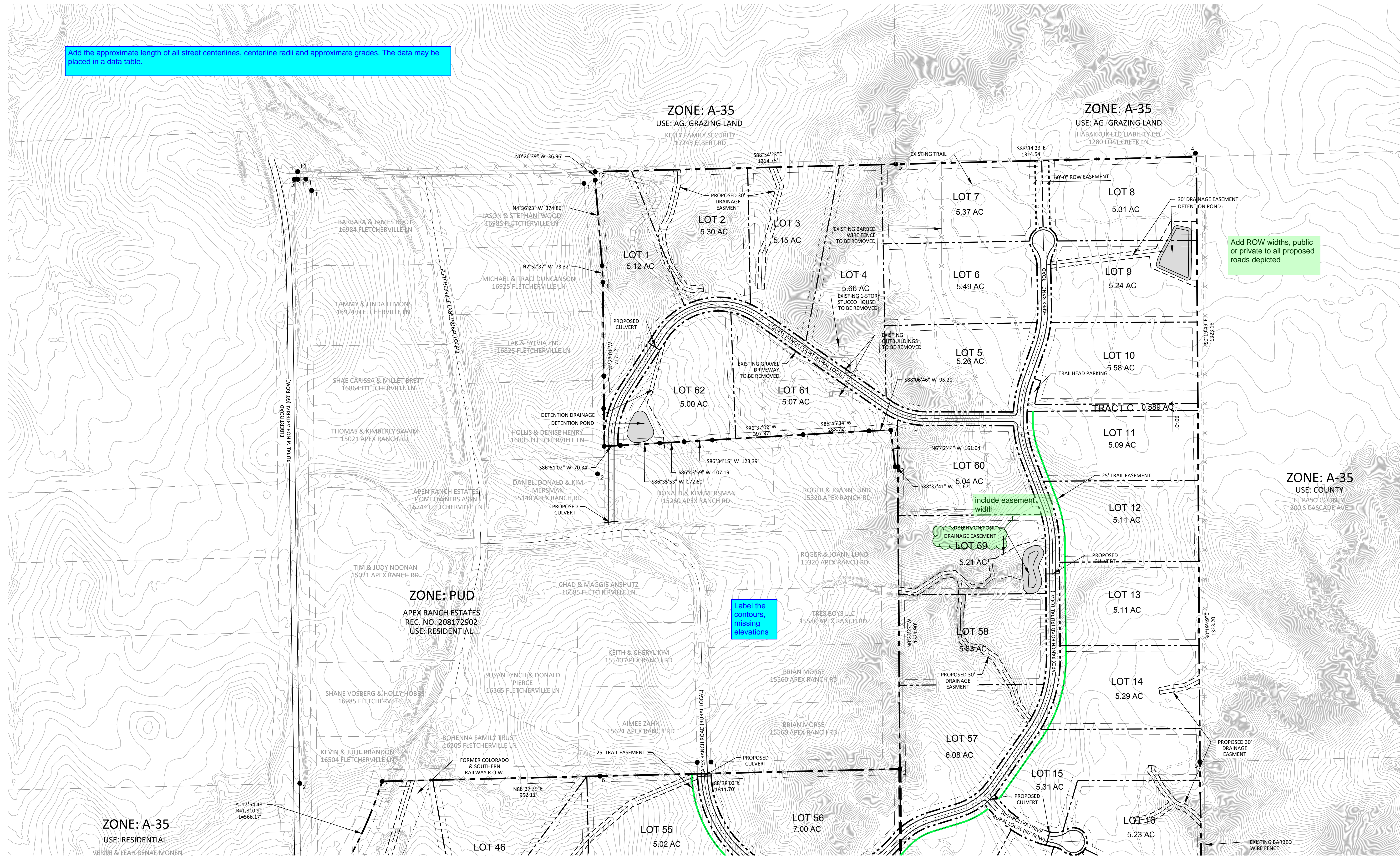
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Add the approximate length of all street centerlines, centerline radii and approximate grades. The data may be placed in a data table.

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

Label the contours, missing elevations



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

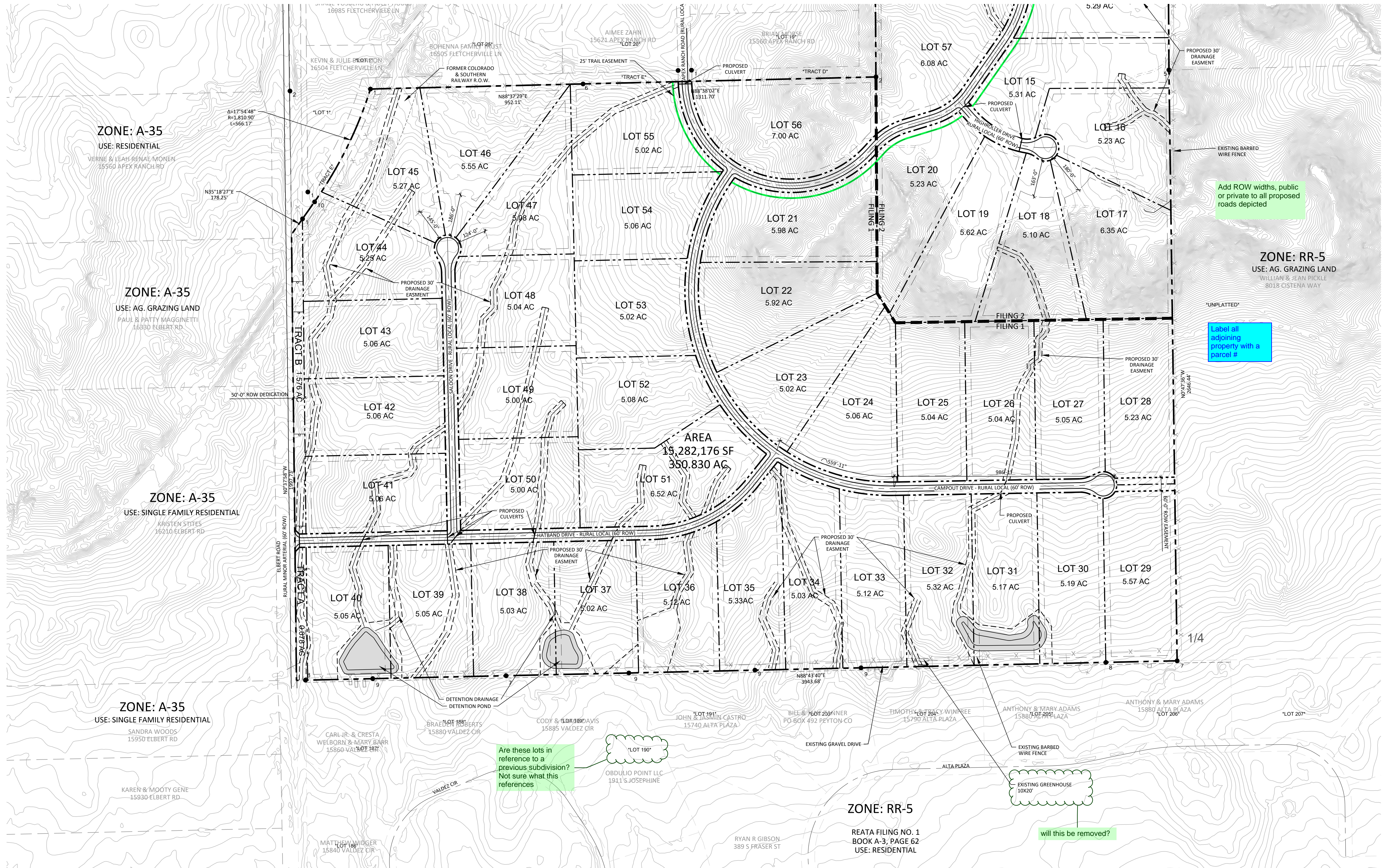
2 OF 6

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OVERLOOK AT HOMESTEAD

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ENTITLEMENT

DATE:	BY:	DESCRIPTION:

SITE PLAN SOUTH

3 OF 6



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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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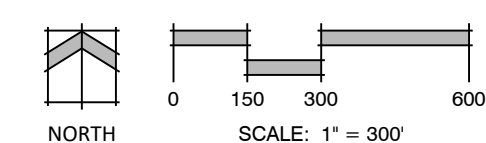
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DATE:	BY:	DESCRIPTION:

SOILS AND GEOLOGY MAP

4

4 OF 6

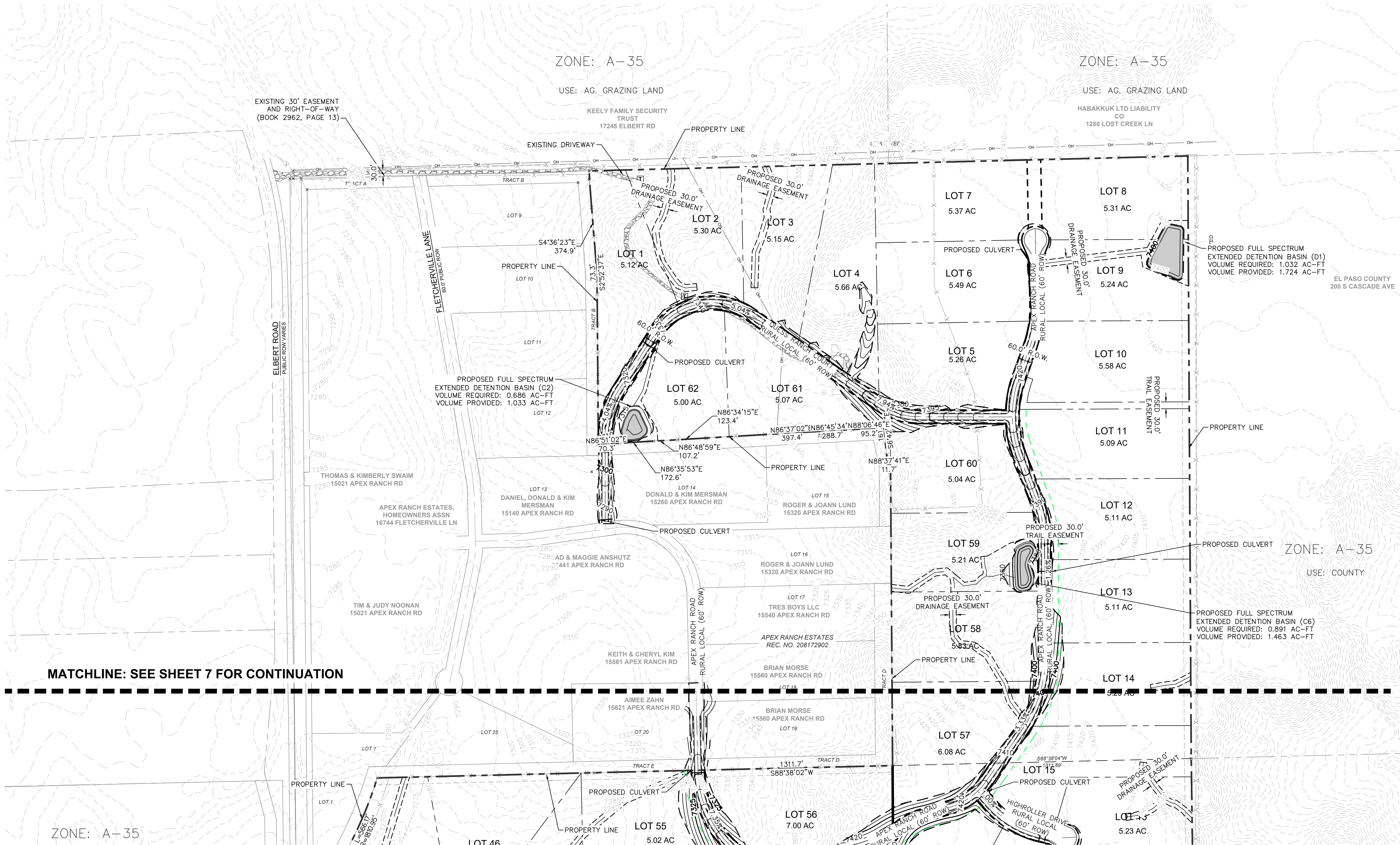


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PRELIMINARY PLAN



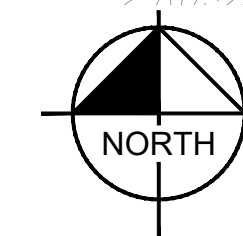
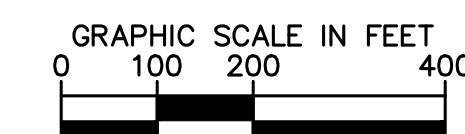
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MATCHLINE: SEE SHEET 7 FOR CONTINUATION

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

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

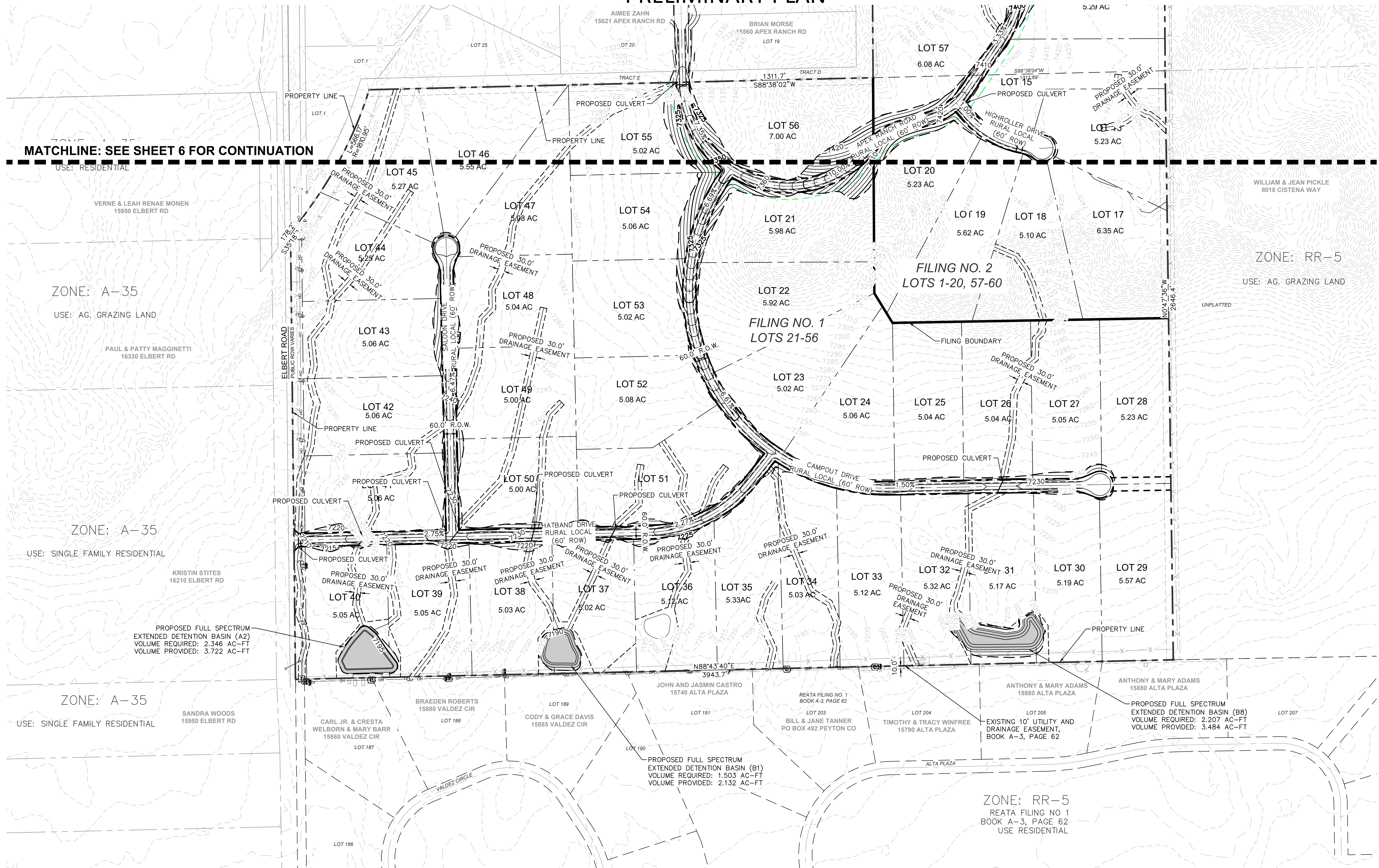
PERLIMINARY GRADING PLAN NORTH

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OVERLOOK AT HOMESTEAD

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PRELIMINARY PLAN



MATCHLINE: SEE SHEET 6 FOR CONTINUATION

USE: RESIDENTIAL

ZONE: A-35

USE: AG. GRAZING LAND

ZONE: A-35

USE: SINGLE FAMILY RESIDENTIAL

ZONE: A-35

USE: SINGLE FAMILY RESIDENTIAL

ZONE: RR-5

USE: AG. GRAZING LAND

FILING NO. 2
LOTS 1-20, 57-60

FILING NO. 1
LOTS 21-56



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OVERLOOK AT HOMESTEAD

PRELIMINARY PLAN

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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

6 OF 6

LEGEND

	PROPERTY LINE		PROPOSED MAJOR CONTOUR		EXISTING MAJOR CONTOUR
	PROPOSED LOT LINE		PROPOSED MINOR CONTOUR		EXISTING MINOR CONTOUR
	EXISTING LOT LINE		LIMITS OF DISTURBANCE		

LIMITS OF DISTURBANCE

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

