

# 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.

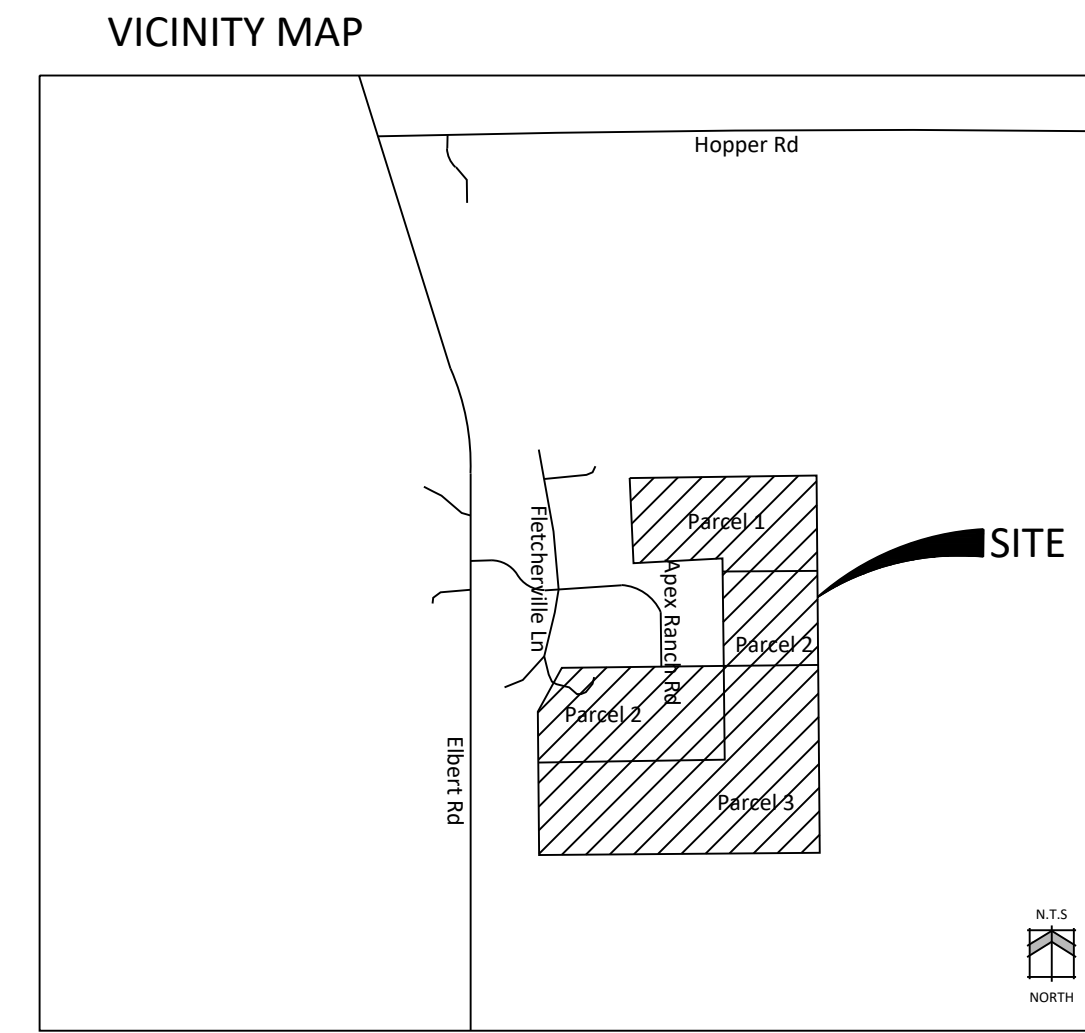
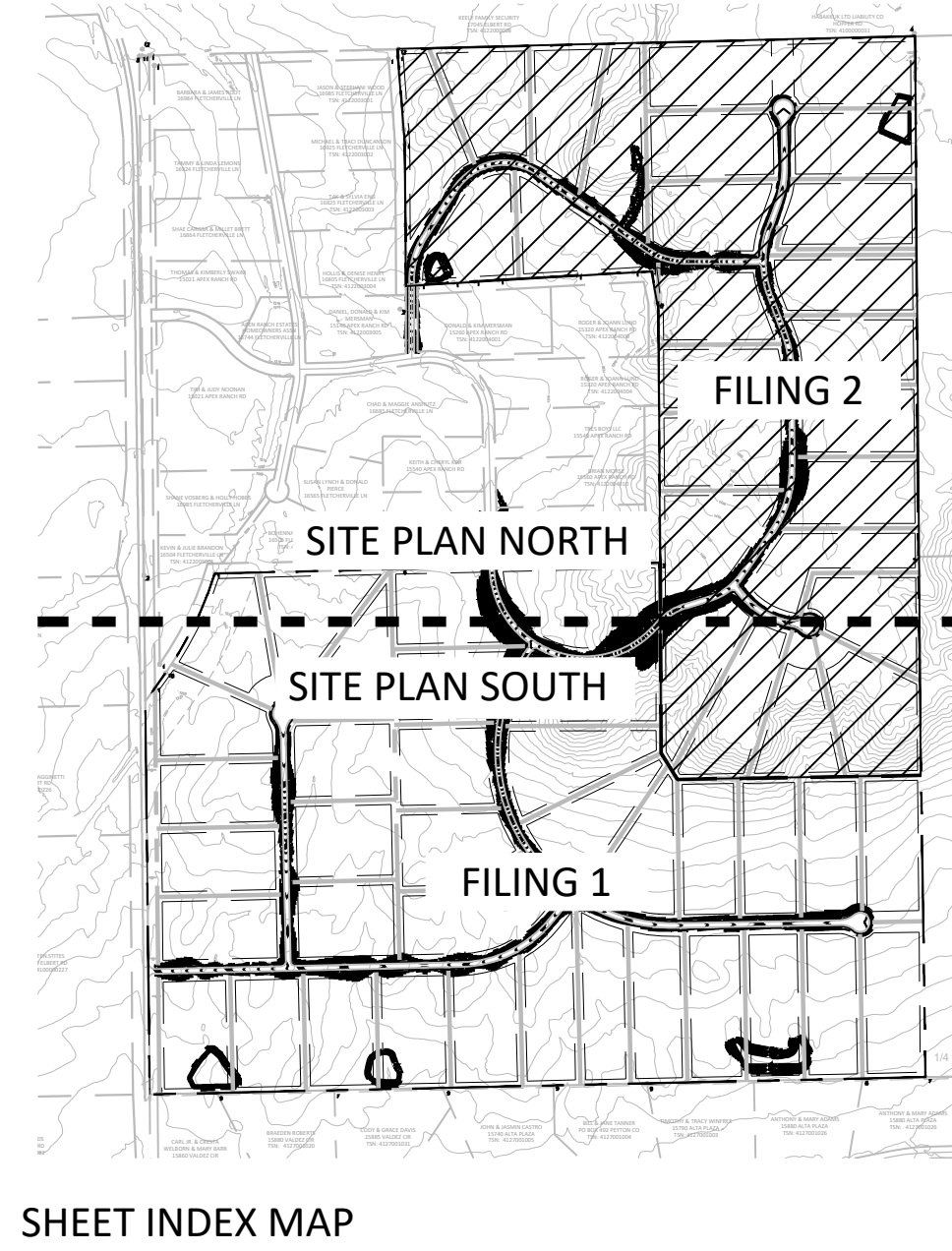
### TOGETHER WITH

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPTING 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.



## 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 (SP 238) 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 (SP238) 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

- 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.

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

- The Overlook at Homestead 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 \_\_\_\_\_ Metro District is responsible for maintenance of the subject drainage facilities.

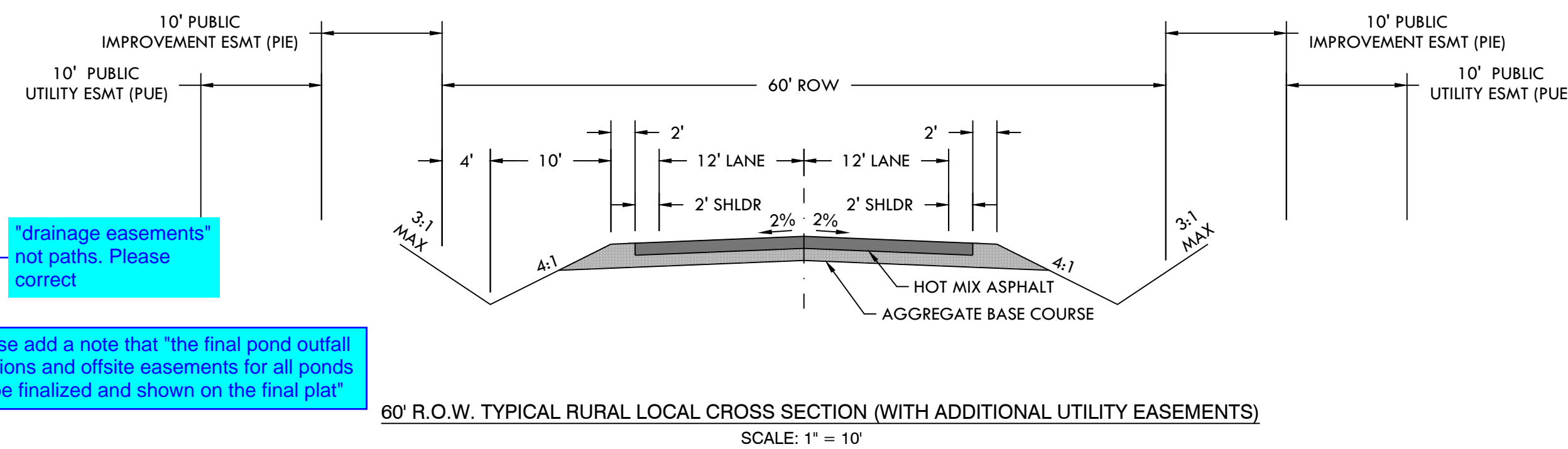
Add note: The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any 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

Show or denote Tract C on drawing.

Unresolved - dotschoenhelt  
12/19/2023 5:22:40 PM

Are ponds being placed in a tract or just in a drainage easement?



"drainage easements" not paths. Please correct

Please add a note that "the final pond outfall locations and offsite easements for all ponds will be finalized and shown on the final plat"

Add note: "All property owners are responsible for maintaining proper storm water drainage in and through their property. Drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements."

"Detention ponds will require a maintenance access road to be contained within a easement leading to each pond."

(the access easement must be shown on the PRELIM plan and plat. Could be within the 30ft drainage easement if traversable)

## 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

## 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 Elton 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



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 Fax 719.471.0267

www.nescolorado.com

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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: 12/08/2023  
 BY: JS  
 DESCRIPTION: REVISED PER COUNTY COMMENTS

## COVER

1

1 OF 6

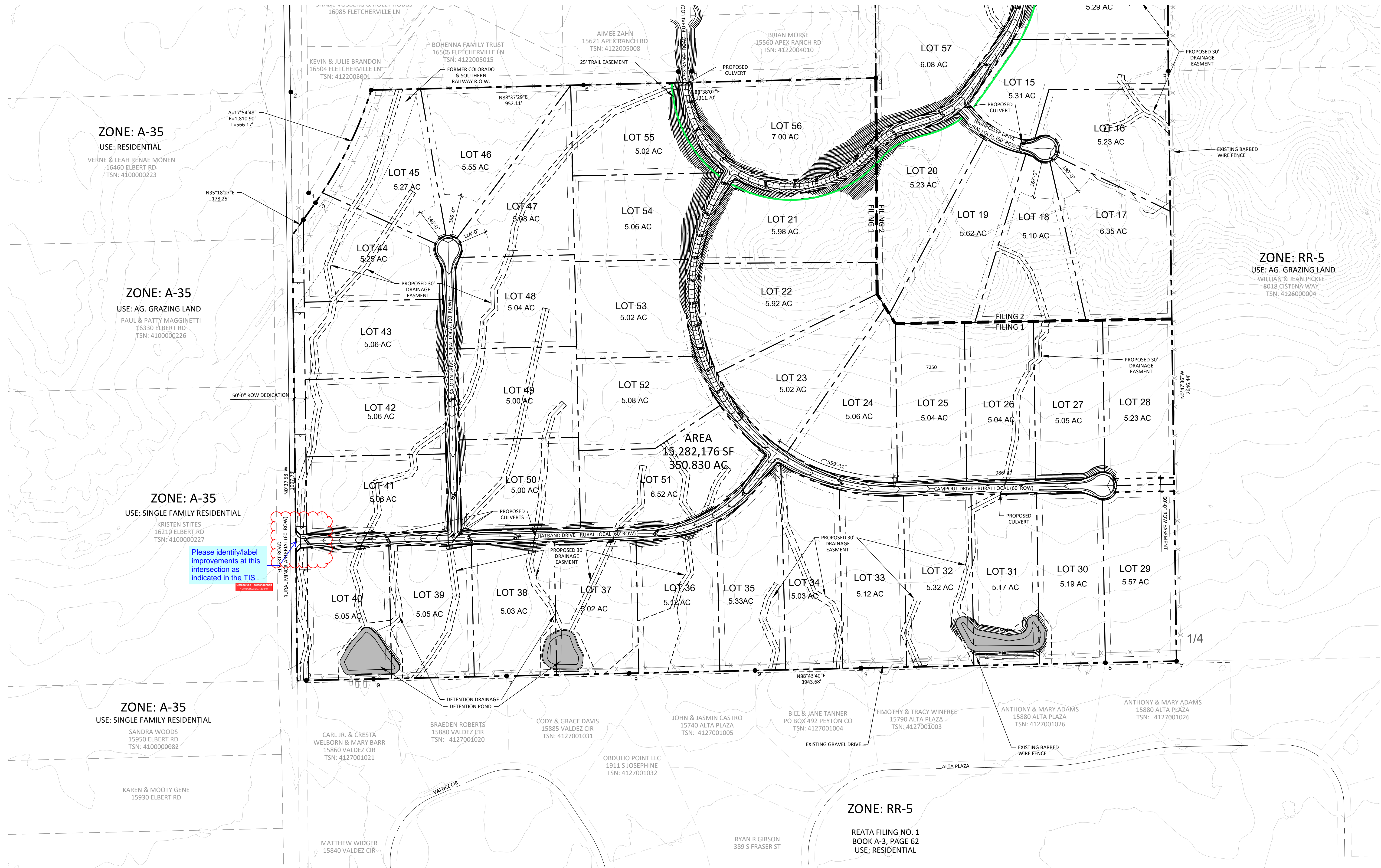
SP238



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## PRELIMINARY PLAN



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### OVERLOOK AT HOMESTEAD

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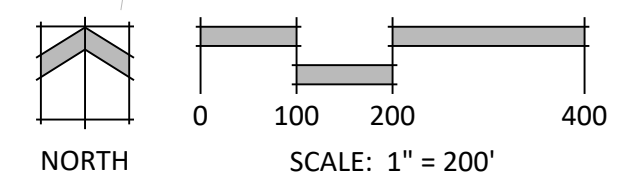
DATE:	BY:	DESCRIPTION:
12/08/2023	JS	REVISED PER COUNTY COMMENTS

#### SITE PLAN SOUTH

# 3

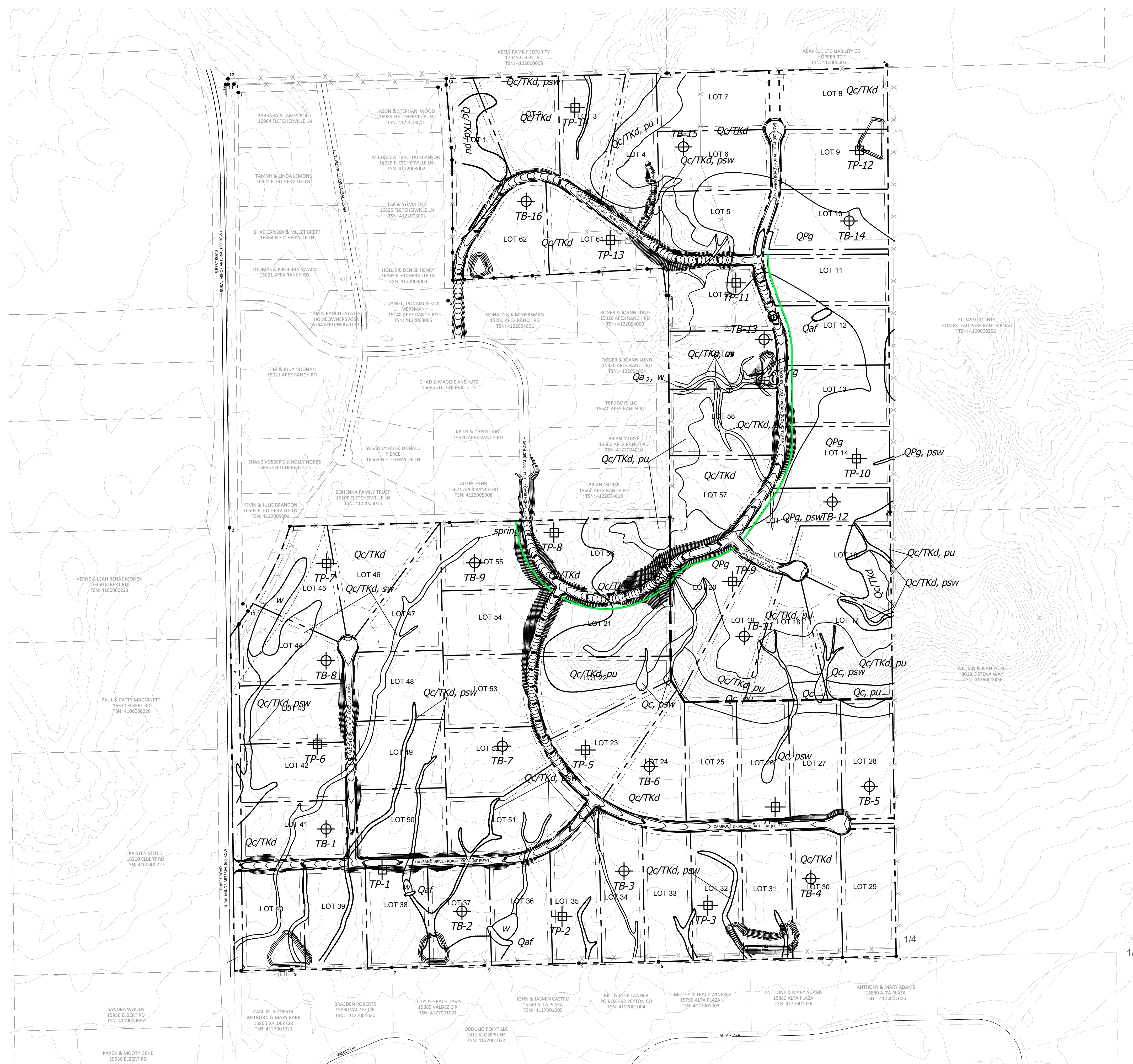
3 OF 6

SP238



I:\work\projects\Pro Terra (Dobson Parcels)\Drawings\Planning\PA\_Overlook at Homestead\_PrelimPlan.dwg [SITE PLAN\_SOUTH - 3] 12/11/2023 10:24:31 AM jsmith

\\nevad2\projects\Pro Terra\Drawings\Planning\GIS\Overlook at Homestead\_Preliminary.dwg [SOLIS & GEOLOGY - 4] - 12/11/2023 10:27:06 AM jsmith



### 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
- Qa<sub>2</sub>** 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:

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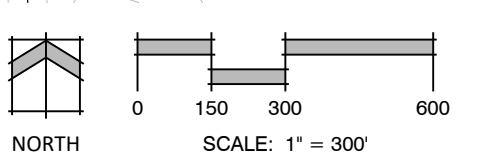
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12/08/2023	JS	REVISED PER COUNTY COMMENTS

### SOILS AND GEOLOGY MAP

# 4

4 OF 6

SP238



PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STAMP

ISSUE INFO

SHEET TITLE

SHEET NUMBER

# OVERLOOK AT HOMESTEAD

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**PRELIMINARY PLAN**



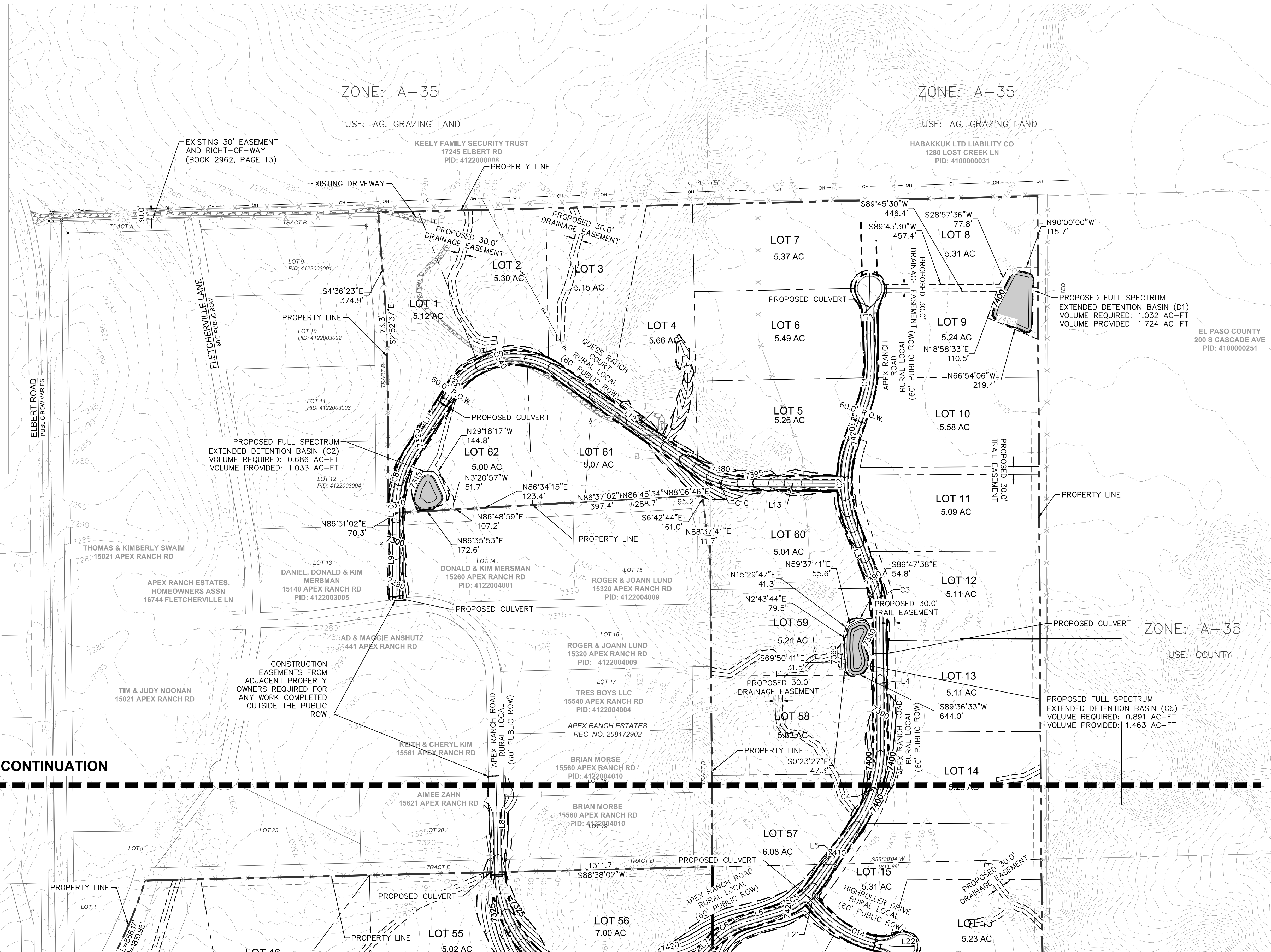
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APEX RANCH ROAD			
LINE	LENGTH	BEARING	GRADE
L1	349.39	N10°7'13.78"W	1.73%
L2	146.22	N19°37'14.41"E	1.00%
L3	215.62	N20°45'05.21"W	7.57%
L4	501.63	N0°24'11.77"W	2.31%
L5	288.43	N34°59'34.54"E	3.32%
L6	129.67	N7°30'3"00.66"E	0.63%
L7	36.36	N42°31'37.07"E	10.00%
L8	383.93	S12°1'56.00"E	3.34%

APEX RANCH ROAD							
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	GRADE
C1	500.00'	181.00'	N9°15'00"E	180.01'	20°44'28"	91.50'	1.01%
C2	500.00'	352.31'	N0°33'55"W	345.07'	40°22'20"	183.83'	3.88%
C3	500.00'	177.57'	N10°34'38"W	176.64'	20°20'53"	89.73'	4.27%
C4	557.00'	344.10'	N17°17'41"E	338.66'	35°23'46"	177.74'	3.37%
C5	300.00'	186.64'	N55°13'38"E	183.65'	35°38'45"	96.45'	3.37%
C6	300.00'	159.82'	N57°47'19"E	157.94'	30°31'24"	81.85'	6.90%
C7	474.28'	1134.85'	S69°23'30"E	882.85'	137°05'43"	1206.98'	7.85%

QUESS RANCH ROAD			
LINE	LENGTH	BEARING	GRADE
L9	374.48	N0°00'00.00"E	5.79%
L10	19.19	N0°29'02.21"W	6.86%
L11	281.42	N32°54'26.98"E	3.22%
L12	686.72	S55°06'20.15"E	4.33%
L13	412.00	S89°50'26.90"E	5.57%

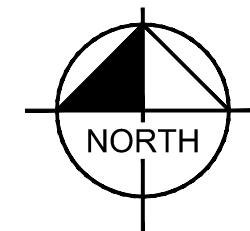
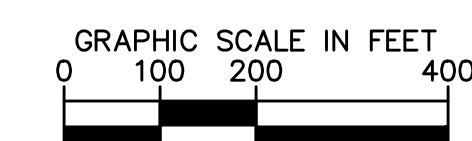
QUESS RANCH ROAD							
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	GRADE
C8	413.41'	240.48'	N16°10'48"E	237.10'	33°19'41"	123.75'	4.21%
C9	300.00'	481.64'	N78°54'03"E	431.56'	91°59'13"	310.59'	5.11%
C10	300.00'	181.87'	S72°28'24"E	179.10'	34°44'07"	93.83'	7.98%



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: A. BARLOW B. SWENSON / J. SMITH

## ENTITLEMENT

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

## PRELIMINARY GRADING PLAN NORTH

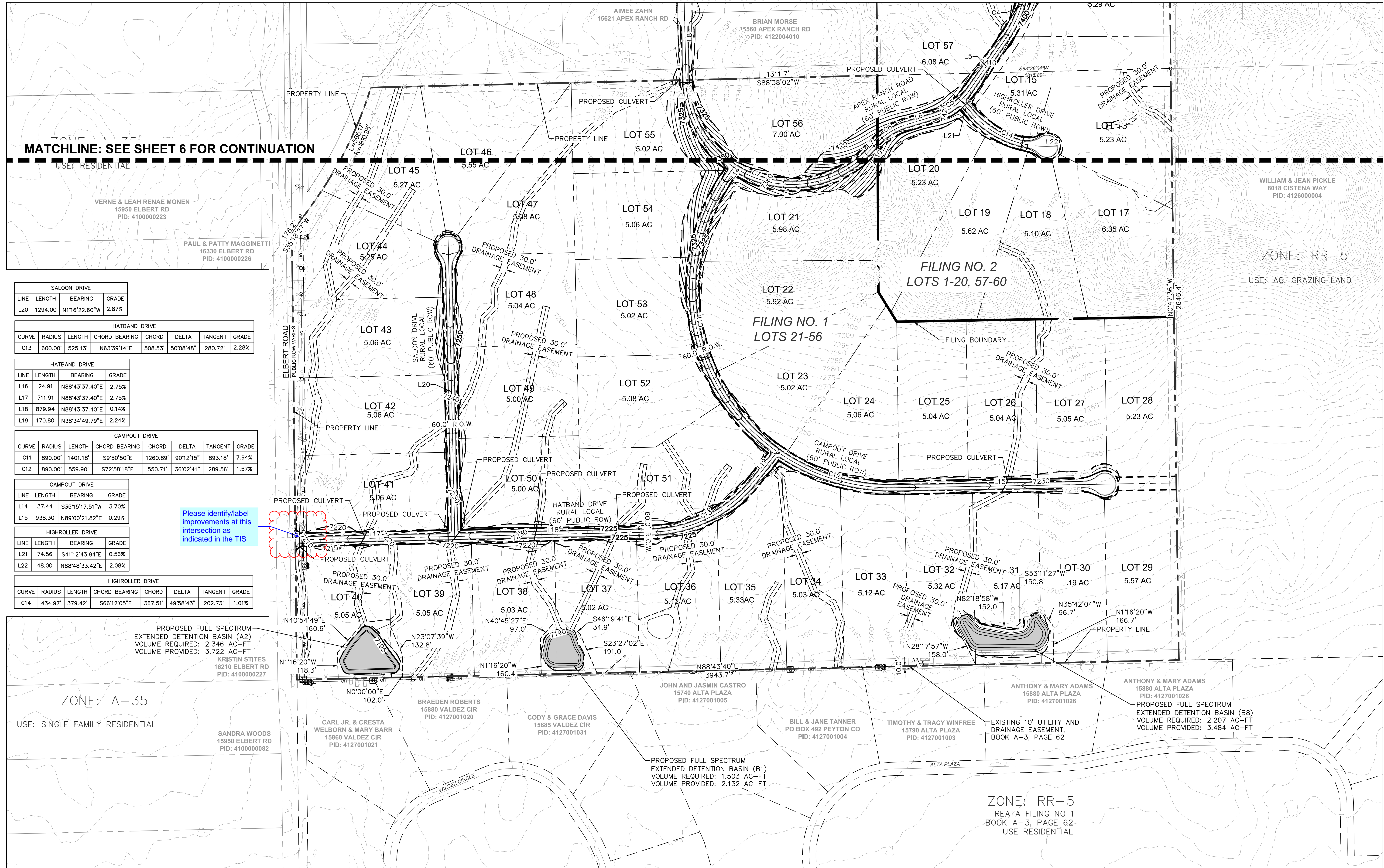
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PCD FILE NO. SP238

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## PRELIMINARY PLAN



**MATCHLINE: SEE SHEET 6 FOR CONTINUATION**

USE: RESIDENTIAL

LINE	LENGTH	BEARING	GRADE
L20	1294.00	N1°16'22.60"W	2.87%

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	GRADE
C13	600.00'	525.13'	N6°39'14"E	508.53'	50°08'48"	280.72'	2.28%

LINE	LENGTH	BEARING	GRADE
L16	24.91	N88°43'37.40"E	2.75%
L17	711.91	N88°43'37.40"E	2.75%
L18	879.94	N88°43'37.40"E	0.14%
L19	170.80	N38°34'49.79"E	2.24%

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	GRADE
C11	890.00'	1401.18'	S9°50'50"E	1260.89'	90°12'15"	893.18'	7.94%
C12	890.00'	559.90'	S72°58'18"E	550.71'	36°02'41"	289.56'	1.57%

LINE	LENGTH	BEARING	GRADE
L14	37.44	S35°15'17.51"W	3.70%
L15	938.30	N89°00'21.82"E	0.29%

LINE	LENGTH	BEARING	GRADE
L21	74.56	S41°12'43.94"E	0.56%
L22	48.00	N88°48'33.42"E	2.08%

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	GRADE
C14	434.97'	379.42'	S66°12'05"E	367.51'	49°58'43"	202.73'	1.01%

Please identify/label improvements at this intersection as indicated in the TIS

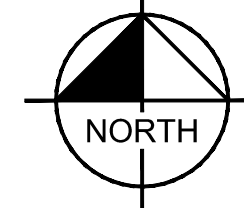
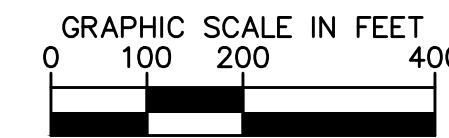
ZONE: A-35

USE: SINGLE FAMILY RESIDENTIAL

### LIMITS OF DISTURBANCE

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

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



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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