CL-CL INTERSECTION W/ POCO ROAD
STA: 18+29.41
N: 418074.78
E: 238427.31'

POCO ROAD

END: 18+29.41

18+29

18+00

PI: 17+93.41

TRACT A

SITE BOUNDARY (TYP.)

PROPERTY LINE (TYP.)

N00°51'29"W 761.32'

17+00

PI: 4+11.03

BEGIN: 0+00.00

0+00

N: 417848.65
E: 238019.62

1+00 JESSE EVANS DR. 2+00 N89°08'31"E 411.03' 3+00

4+00

16+00

5+00 N89°08'31"E 410.97' 6+00 JESSE EVANS DR. 7+00 8+00

PI: 8+22.00

END: 8+51.74

8+52

N89°08'32"E 29.74'

N: 417861.40
E: 238871.26

CL/CL INTERSECTION
ASPEN VALLEY ROAD
STA: 16+09.41=
JESS EVANS DR
STA: 4+11.03

15.00' EX TRAIL

25.00' EX TRAIL EASEMENT

ASPEN VALLEY RD.

15+00

14+00

TRACT E

TRACT D

TRACT C

30 29 28 27 26 25

24 23 22 21 20

31

BEGIN: 0+00.00

0+00

N: 417528.25
E: 237995.41

N89°08'31"E 440.03' 1+00 DAVID RUDABAUGH DR. 3+00 4+00

2+00

5+00 N89°08'31"E 454.84' 6+00 DAVID RUDABAUGH DR. 8+00

7+00

8+95

END: 8+94.80

N: 417541.65
E: 238890.18

13+00

PI: 4+40.03

CL/CL INTERSECTION
ASPEN VALLEY ROAD
STA: 12+89.41=
DAVID RUDABAUGH DR
STA: 4+40.03

32 33 34 35 36 37 38

39 40 41 42 43 44

12+00

11+00

N00°51'29"W 761.32'

TRACT G

TRACT F

MATCH STA: 11+00
SEE SHEET #

N

40 20 0 40 80
ORIGINAL SCALE: 1" = 40'

811 Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

32314 — 01/10/23
DATE

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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESENT
SUITE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	N/A
DATE	01/09/23
DESIGNED BY	AL
DRAWN BY	PL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

HORIZONTAL CONTROL PLAN

SHEET 4 OF 15

JOB NO. 2518812

EPC 8/17/2023