

**GENERAL NOTES:**

- ALL TRAILS TO BE NON-MOTORIZED TRAILS.
- TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY.
- LANDSCAPING IN TRACTS WILL BE MAINTAINED BY THE TRIPLE H RANCH METROPOLITAN DISTRICT.
- DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NECESSARY OFFSITE ROAD IMPROVEMENTS TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT. IF OFFSITE ROAD IMPROVEMENTS ARE NECESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION. UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL, SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ECM, THE DRAINAGE CRITERIA MANUAL (DCM), AND THE DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR 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 RESOLUTIONS (RESOLUTION NO. 25-377), 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 DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE TRIPLE H RANCH PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:  
WATER: TRIPLE H RANCH METROPOLITAN DISTRICT  
WASTEWATER: INDIVIDUAL SEPTIC SYSTEM TO BE INSTALLED BY BUILDER  
GAS: PROPANE TANKS FOR INDIVIDUAL LOTS  
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
- 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: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; OWTS REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- UNLESS OTHERWISE INDICATED, ALL LOTS ADJACENT TO BOUNDARY HAVE 20' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT; ALL LOTS HAVE THE FOLLOWING EASEMENTS: 5' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT AND ADDITIONAL 10' FRONT PUBLIC UTILITY EASEMENT AND 10' SIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO JONES ROAD FOR ANY RESIDENTIAL LOTS.
- GEOLOGIC HAZARD NOTE:  
THE OVERALL SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOIL AND GEOLOGY STUDY - TRIPLE H RANCH, NORTH AND EAST OF JONES ROAD AND MURR ROAD, EL PASO COUNTY, COLORADO" BY ROCKY MOUNTAIN GROUP DATED SEPTEMBER 15, 2023 AND AMENDED MAY 29, 2026 IN FILE SP254 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.  
  
THE FOLLOWING GEOLOGIC CONSTRAINTS ARE ANTICIPATED AND MITIGATION PROPOSED IN SAID REPORT:  
  
CONSTRAINT - POTENTIALLY EXPANSIVE SOILS  
MITIGATION - LOCALIZED OVEREXCAVATION BELOW FOUNDATIONS AND REPLACEMENT WITH STRUCTURAL FILL  
FINAL DETERMINATION OF MITIGATION AND FOUNDATION DESIGN DETERMINED IN ADDITIONAL SITE-SPECIFIC SUBSURFACE SOIL INVESTIGATIONS ON PER LOT BASIS WITH FINAL PLAT  
  
CONSTRAINT - COMPRESSIBLE SOILS  
MITIGATION - LOCALIZED OVEREXCAVATION BELOW FOUNDATIONS AND REPLACEMENT WITH STRUCTURAL FILL  
FINAL DETERMINATION OF MITIGATION AND FOUNDATION DESIGN DETERMINED IN ADDITIONAL SITE-SPECIFIC SUBSURFACE SOIL INVESTIGATIONS ON PER LOT BASIS WITH FINAL PLAT

**NOTE:**

THE COUNTY AGREES TO RELINQUISH THE NS / EW / NS REGIONAL TRAIL EASEMENT ADJACENT TO THE 3300000389 OUTPARCEL PROPERTY WHEN AN ALTERNATIVE ALIGNMENT ALONG JONES ROAD IS DEDICATED TO THE COUNTY VIA FINAL PLAT OR EASEMENT OR AGREEMENT. THE EL PASO COUNTY COMMUNITY SERVICES DEPARTMENT WILL INITIATE AND PROVIDE THE EASEMENT VACATION APPLICATION WITH THE BOARD OF COUNTY COMMISSIONERS. THIS MAY BE ADJUSTED AT THE FILING NO. 1 FINAL PLAT STAGE IF A RESOLUTION IS DETERMINED.

**FLOODPLAIN NOTES:**

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0590G, EFFECTIVE DATE 12/7/2018.  
NO STRUCTURES ARE PERMITTED WITHIN THESE DESIGNATED FLOODPLAIN AREAS.  
NO LOTS ARE WITHIN THE FLOODPLAIN AREA.

**ENVIRONMENTAL NOTES:**

DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).

**BASIS OF BEARINGS:**

A PARCEL OF LAND LOCATED IN SECTIONS SECTION 19 AND 20, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER SAID SECTION 19, MONUMENTED ON THE WEST END BY A 3/4 INCH REBAR WITH A 2-1/2 INCH ALUMINUM CAP ENGRAVED WITH THE APPROPRIATE MARKINGS FOR THE RESPECTIVE SECTION CORNER AND STAMPED "N 1/16 - 2000 - ALESSI - PLS 30130"; FOUND 0.6 BELOW GRADE AND ON THE EAST END BY A 3/4 INCH REBAR WITH A 2-1/2 INCH ALUMINUM CAP ENGRAVED WITH THE APPROPRIATE MARKINGS FOR THE RESPECTIVE SECTION CORNER AND STAMPED "1/4 - 2000 - ALESSI - PLS 30130"; FOUND 0.6 BELOW GRADE; DETERMINED BY GPS OBSERVATION TO BEAR NORTH 89°26'03" EAST, A DISTANCE OF 1327.90 FEET.

**TRACT TABLE**

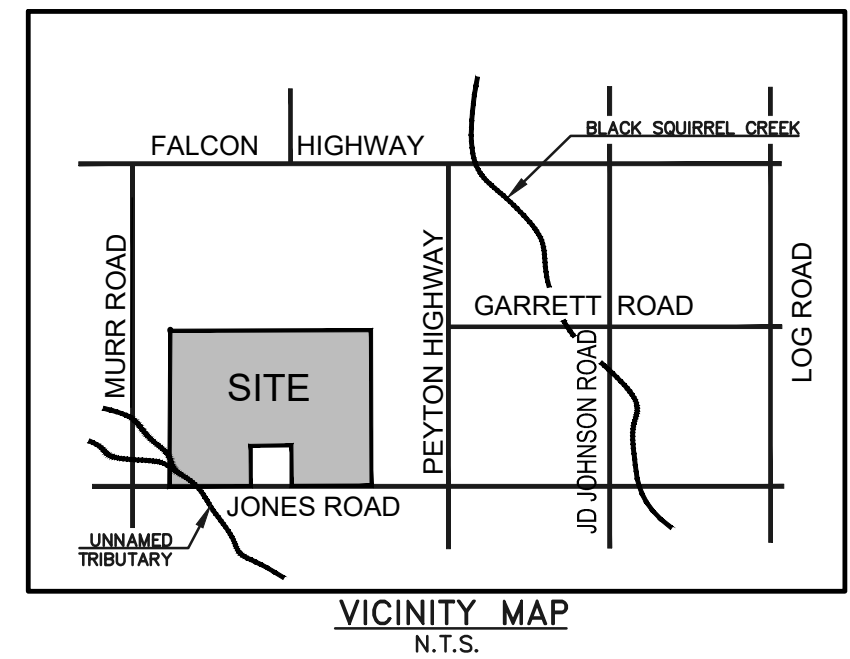
FILING NO.	TRACT	AREA (SF)	AREA (AC.)	USE	OWNERSHIP/MAINTENANCE
1	A	370,618	8.51	NEIGHBORHOOD PARK, OPEN SPACE	TRIPLE H METRO DISTRICT
1	B	130,101	2.99	PRIVATE DRAINAGE, DETENTION POND	TRIPLE H METRO DISTRICT
1	C	1,250	0.03	LANDSCAPE, SIGNAGE, UTILITIES	TRIPLE H METRO DISTRICT
1	D	1,250	0.03	LANDSCAPE, SIGNAGE, UTILITIES	TRIPLE H METRO DISTRICT
1	E	1,250	0.03	LANDSCAPE, SIGNAGE, UTILITIES	TRIPLE H METRO DISTRICT
1	F	1,250	0.03	LANDSCAPE, SIGNAGE, UTILITIES	TRIPLE H METRO DISTRICT
1	G	401,181	9.21	PRIVATE DRAINAGE, DETENTION POND	TRIPLE H METRO DISTRICT
2	A	175,458	4.03	DISTRICT FACILITY, UTILITIES	TRIPLE H METRO DISTRICT
4	A	313,284	7.19	NEIGHBORHOOD PARK, OPEN SPACE	TRIPLE H METRO DISTRICT
4	B	27,246	0.62	OPEN SPACE, FUTURE RIGHT OF WAY	TRIPLE H METRO DISTRICT
5	A	316,676	7.27	PUBLIC DRAINAGE IMPROVEMENTS	EL PASO COUNTY
5	B	27,382	0.63	OPEN SPACE, FUTURE RIGHT OF WAY	TRIPLE H METRO DISTRICT
TOTAL TRACT AREA =			40.57 AC.		

# TRIPLE H RANCH

E1/2 AND E1/2 OF W1/2S SEC. 19 & W1/2 SEC. 20, TOWNSHIP 13S,  
RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN

NOVEMBER 2025



**SHEET INDEX:**

COVER SHEET	SHEET 1 OF 20
STREET CROSS SECTIONS	SHEET 2 OF 20
LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT	SHEET 3 OF 20
PRELIMINARY PLAN	SHEET 4-11 OF 20
PRELIMINARY GRADING & UTILITY PLAN	SHEETS 12-19 OF 20
WATER STORAGE FACILITY PLAN	SHEET 20 OF 20

**SITE DATA**

TAX ID NUMBERS:	PORTION OF 33000-00-168 AND 33000-00-388
TOTAL AREA:	752.68 ACRES
DEVELOPMENT SCHEDULE	FALL 2026
SKETCH PLAN:	N/A
CURRENT/PROPOSED ZONING:	RR-2.5 (FILE NO. P251)
CURRENT USE:	AGRICULTURE GRAZING/VACANT
PROPOSED USE:	SINGLE FAMILY RURAL RESIDENTIAL
LANDSCAPE SETBACKS:	JONES ROAD (RURAL MINOR ARTERIAL) 20 FT

<b>FILING 1</b>	PROPOSED GROSS DENSITY:	0.29 DU/AC (51 LOTS/175.83 AC)
	PROPOSED NET DENSITY:	0.39 DU/AC (51 LOTS/130.36 AC)
<b>FILING 2</b>	PROPOSED GROSS DENSITY:	0.34 DU/AC (78 LOTS/231.60 AC)
	PROPOSED NET DENSITY:	0.38 DU/AC (78 LOTS/206.98 AC)
<b>FILING 3</b>	PROPOSED GROSS DENSITY:	0.34 DU/AC (38 LOTS/110.15 AC)
	PROPOSED NET DENSITY:	0.37 DU/AC (38 LOTS/102.09 AC)
<b>FILING 4</b>	PROPOSED GROSS DENSITY:	0.32 DU/AC (55 LOTS/166.30 AC)
	PROPOSED NET DENSITY:	0.38 DU/AC (55 LOTS/145.99 AC)
<b>FILING 5</b>	PROPOSED GROSS DENSITY:	0.32 DU/AC (22 LOTS/68.80 AC)
	PROPOSED NET DENSITY:	0.38 DU/AC (22 LOTS/57.27 AC)
<b>TOTAL</b>	PROPOSED GROSS DENSITY (ENTIRE SITE)	0.32 DU/AC (244 LOTS/752.68 AC)
	PROPOSED NET DENSITY (ENTIRE SITE)	0.38 DU/AC (244 LOTS/642.69 AC)

**ZONE DIMENSIONAL STANDARDS**

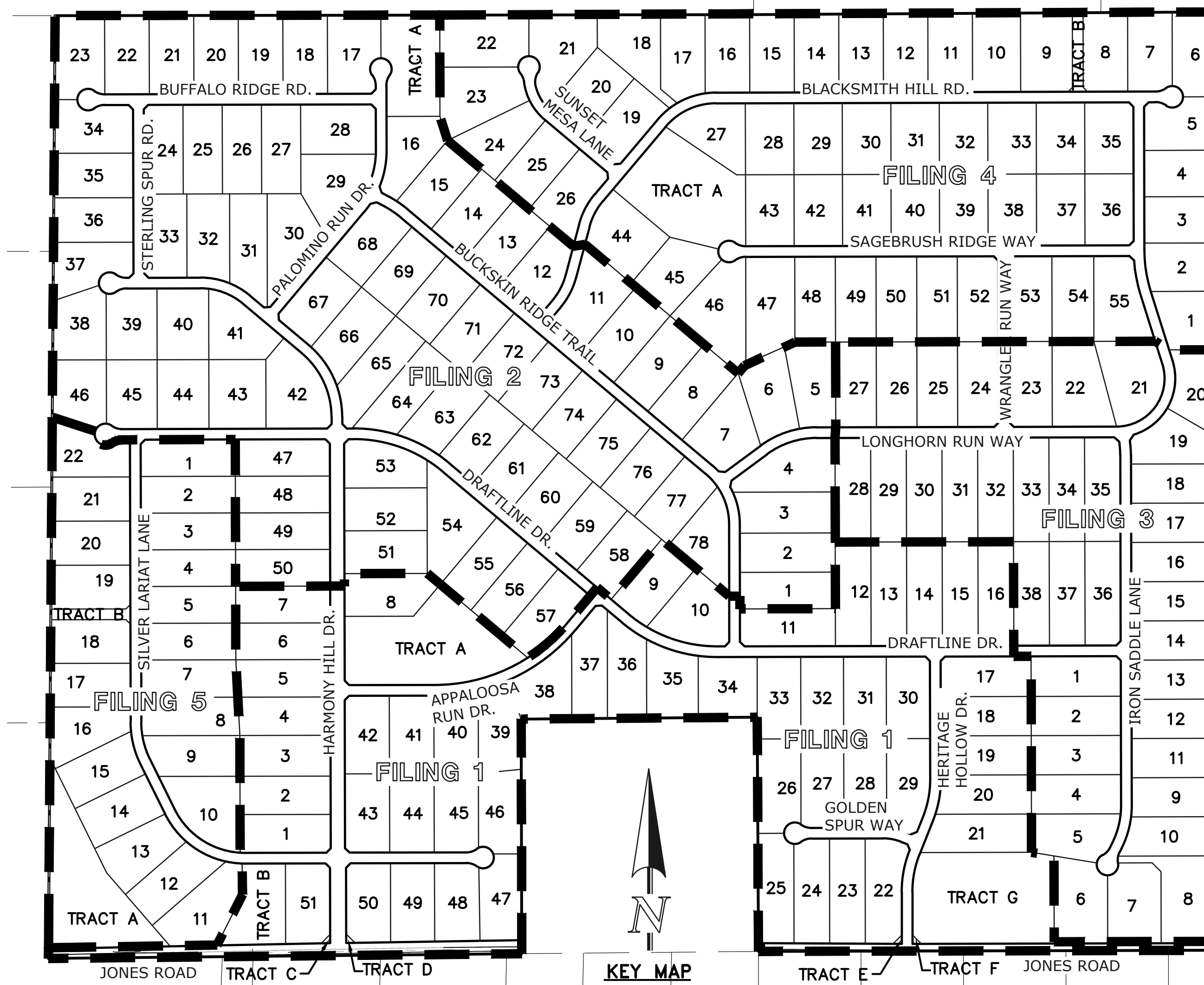
ZONE	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT WIDTH AT FRONT SETBACK LINE	FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
RR-2.5	2.5 AC.	30'	N/A	200'	25'	15'	25'

**LAND USE DATA TABLE**

LAND USE	ACRES	% OF LAND
SINGLE FAMILY LOTS	645.45	85.8%
PUBLIC ROAD ROW	67.92	9.0%
PRIVATE PARKS / OPEN SPACE	15.81	2.1%
PUBLIC DRAINAGE (BLACK SQUIRREL CREEK)	7.27	1.0%
PRIVATE DRAINAGE (PONDS)	12.20	1.6%
METRO DISTRICT (TANK SITE)	4.03	0.5%
<b>TOTAL</b>	<b>752.68</b>	<b>100%</b>


**PROJECT TEAM**

<b>OWNER:</b>	P760 LAND, LLC 13395 VOYAGER PARKWAY, STE. 130 COLORADO SPRINGS, CO 80921
<b>CIVIL CONSULTANT:</b>	CLASSIC CONSULTING 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHORTON, P.E.
<b>APPLICANT/LANDSCAPE CONSULTANT:</b>	NES 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MS. ANDREA BARLOW



**KEY MAP**  
SCALE: 1" = 500'

PCD File No. SP254



**CLASSIC CONSULTING**

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (fax)


**TRIPLE H RANCH**

PRELIMINARY PLAN  
TITLE SHEET

DESIGNED BY KES SCALE DATE 04/14/2025

DRAWN BY KES (H) 1"= 500' SHEET 1 OF 20

CHECKED BY (V) 1"= N/A JOB NO. 2604.00

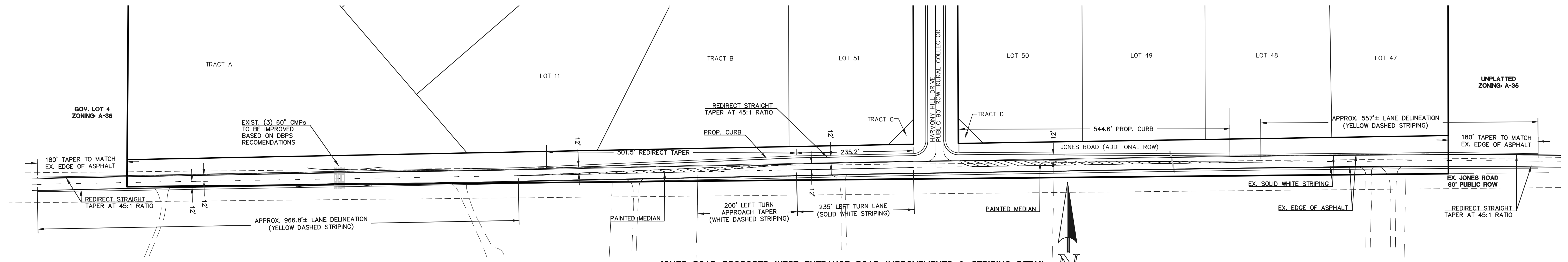


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# TRIPLE H RANCH

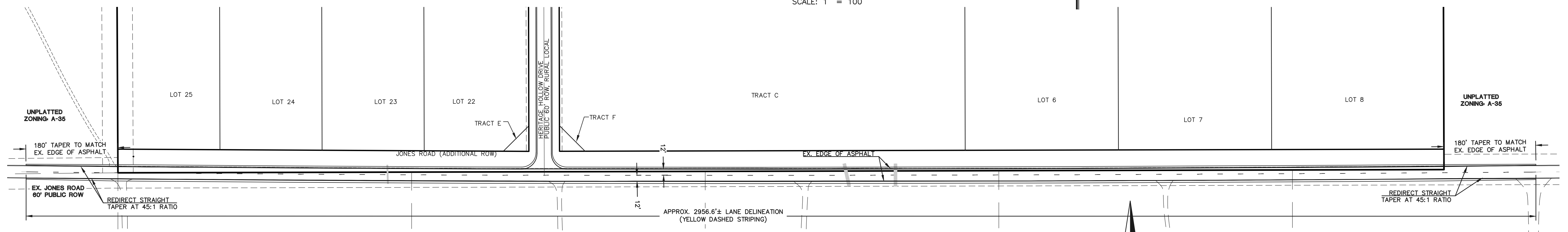
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN



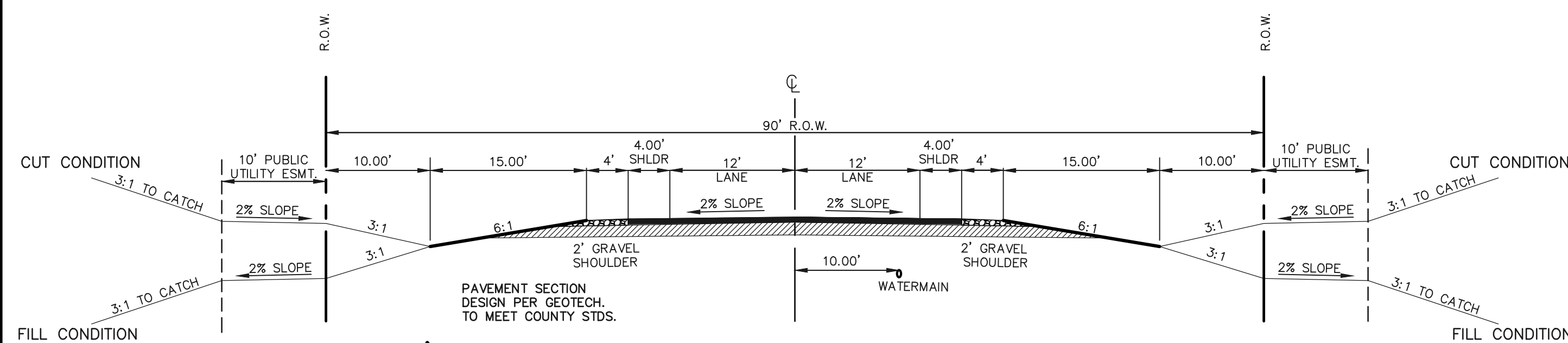
**JONES ROAD PROPOSED WEST ENTRANCE ROAD IMPROVEMENTS & STRIPING DETAIL**

SCALE: 1" = 100'



**JONES ROAD PROPOSED EAST ENTRANCE ROAD IMPROVEMENTS & STRIPING DETAIL**

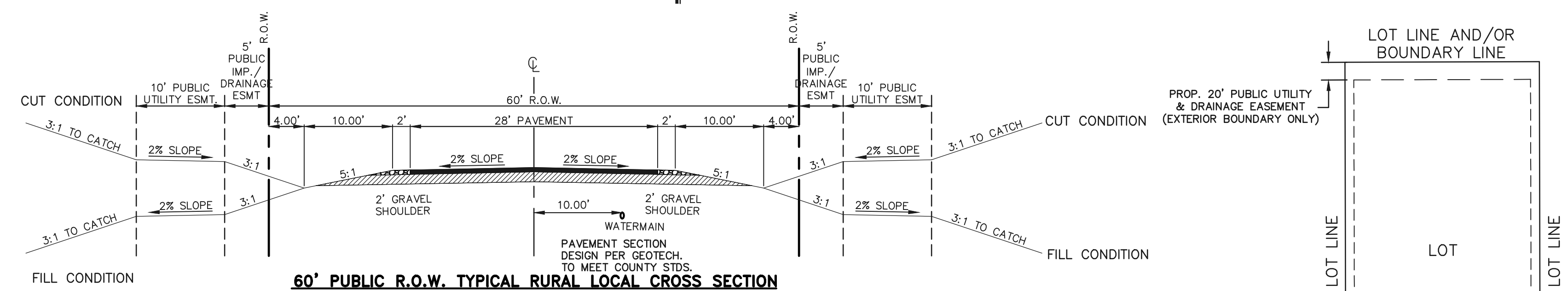
SCALE: 1" = 100'



**90' PUBLIC R.O.W. TYPICAL RURAL MAJOR COLLECTOR ROADWAY CROSS SECTION**

SIGN PLACEMENT PER 2009 MUTCD  
FIG. 2A-2 A AND LOCATED  
8' BEHIND GRAVEL SHOULDER

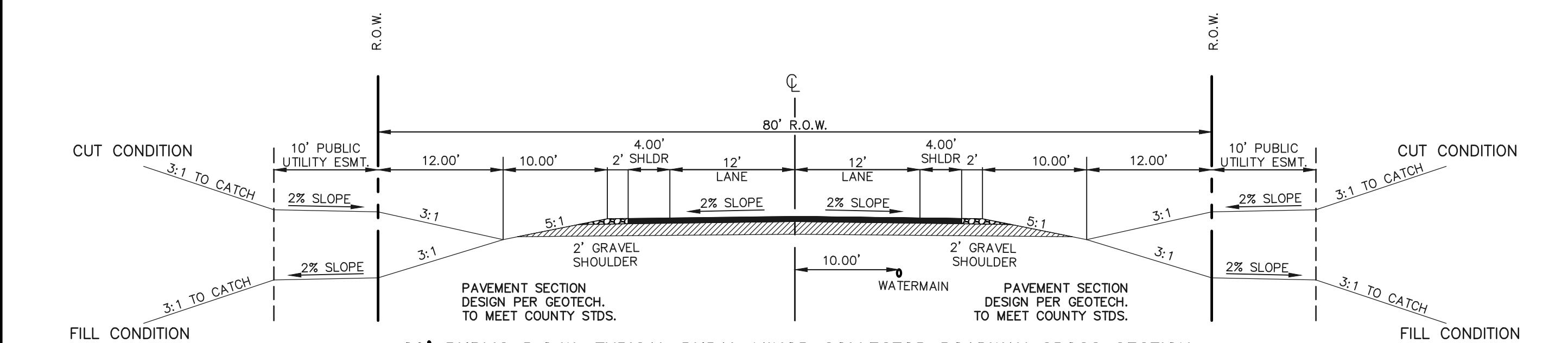
SCALE: 1" = 10'  
DESIGN SPEED: 50 MPH  
POSTED SPEED: 45 MPH  
HARMONY HILL DRIVE  
(JONES ROAD TO SILVER LARIAT LANE)



**60' PUBLIC R.O.W. TYPICAL RURAL LOCAL CROSS SECTION**

SIGN PLACEMENT PER 2009 MUTCD  
FIG. 2A-2 A AND LOCATED  
8' BEHIND GRAVEL SHOULDER

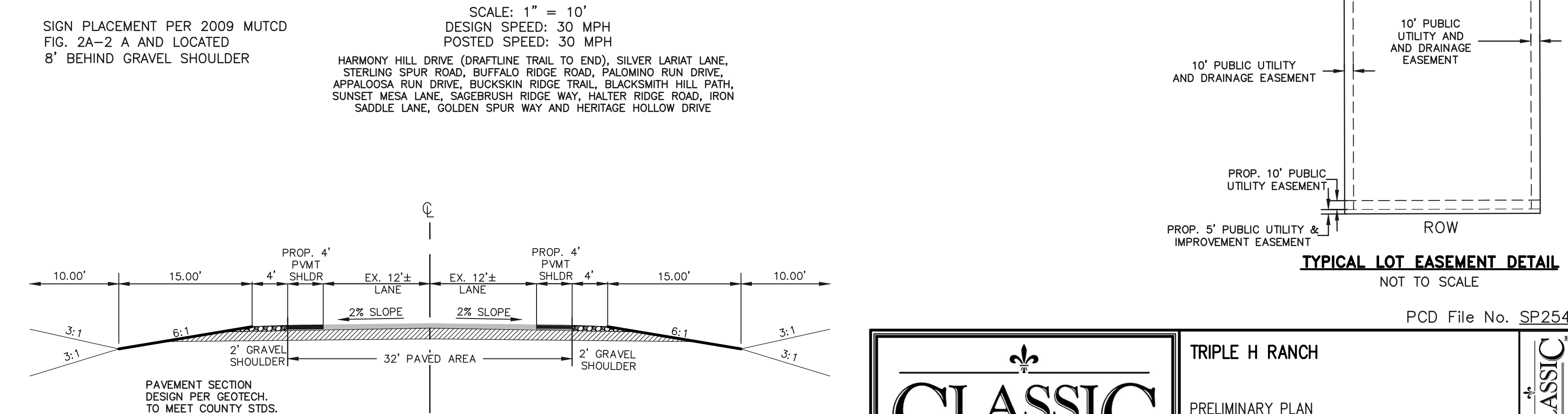
SCALE: 1" = 10'  
DESIGN SPEED: 30 MPH  
POSTED SPEED: 30 MPH  
HARMONY HILL DRIVE (DRAFTLINE TRAIL TO END), SILVER LARIAT LANE,  
STERLING SPUR ROAD, BUFFALO RIDGE ROAD, PALOMINO RUN DRIVE,  
APPALOOSA RUN DRIVE, BUCKSKIN RIDGE TRAIL, BLACKSMITH HILL PATH,  
SUNSET MESA LANE, SAGEBRUSH RIDGE WAY, HALTER RIDGE ROAD, IRON  
SADDLE LANE, GOLDEN SPUR WAY AND HERITAGE HOLLOW DRIVE



**80' PUBLIC R.O.W. TYPICAL RURAL MINOR COLLECTOR ROADWAY CROSS SECTION**

8' BEHIND GRAVEL SHOULDER  
SIGN PLACEMENT PER 2009 MUTCD  
FIG. 2A-2 A AND LOCATED

SCALE: 1" = 10'  
DESIGN SPEED: 40 MPH  
POSTED SPEED: 35 MPH  
HARMONY HILL DRIVE  
(SILVER LARIAT LANE TO DRAFTLINE TRAIL)



**TYPICAL LOT EASEMENT DETAIL**

NOT TO SCALE

PCD File No. SP254



TRIPLE H RANCH

PRELIMINARY PLAN  
STREET CROSS SECTIONS

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = N/A	SHEET	2 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719) 785-0790  
(719) 785-0799 (Fax)

CLASSIC CONSULTING

# TRIPLE H RANCH

## PRELIMINARY PLAN

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

RW CASE II  
MURR ROAD  
TAX ID NO. 3300000398  
ZONING: A-35  
MAILING ADDRESS: 119 N WAHSATCH AVE,  
COLORADO SPRINGS, CO 80903

LINDSAY J CASE  
PEYTON HIGHWAY  
TAX ID NO. 3300000420  
ZONING: A-35  
MAILING ADDRESS: 119 N WAHSATCH AVE,  
COLORADO SPRINGS, CO 80903

MARKSHEFFEL-WOODMEN INVESTMENTS  
PEYTON HIGHWAY  
TAX ID NO. 3300000428  
ZONING: A-35  
MAILING ADDRESS: 119 N WAHSATCH  
AVE, COLORADO SPRINGS, CO 80903

N89°55'27"E  
1292.33'

N89°54'49"E  
2626.15'

N89°40'05"E  
2608.19'

N00°24'26"E  
5291.18'

S00°10'20"E  
5206.24'

PARCEL "A"  
438.31 ACRES

PARCEL "B"  
314.36 ACRES

TOTAL ACRES: 752.68  
EXISTING ZONING: RR-2.5

EAST LINE SECTION 19  
WEST LINE SECTION 20

GOV. LOT 1  
MARKSHEFFEL-WOODMEN  
INVESTMENTS  
MURR ROAD  
TAX ID NO. 3300000533  
ZONING: A-35  
MAILING ADDRESS: 119 N  
WAHSATCH AVE, COLORADO  
SPRINGS, CO 80903-3406

GOV. LOT 2  
LENA GAIL CASE  
MURR RD  
TAX ID NO. 3300000540  
ZONING: A-35  
MAILING ADDRESS:  
119 N WAHSATCH AVE,  
COLORADO SPRINGS, CO 80903

GOV. LOT 3  
COREY WORMACK  
4875 MURR RD  
TAX ID NO. 3300000542  
MAILING ADDRESS: 4875 MURR  
RD, PEYTON, CO 80831

GOV. LOT 4  
DUSTIN HERRING  
4625 MURR RD  
TAX ID NO. 3300000543  
ZONING: A-35  
MAILING ADDRESS:  
9452 ELMHURST LN, UNIT D,  
HIGHLANDS RANCH, CO 80129

S89°33'00"W  
1324.14'

RL & SONS LIVING TRUST  
TAX ID NO. 3300000389  
ZONING: A-35  
MAILING ADDRESS: 18820 JONES RD PEYTON  
CO 80831-7470

S00°08'13"E  
1317.06'

N00°17'50"W  
1314.36'

S89°26'03"W  
2655.73'

S89°51'42"W  
2596.70'

JONES ROAD  
60' WIDE PUBLIC RIGHT-OF-WAY

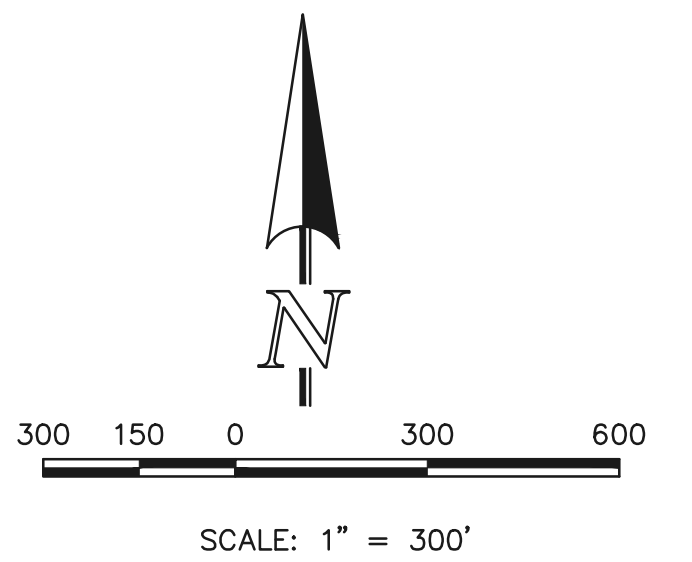
### LEGAL DESCRIPTION

**PARCEL A:**  
THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO; EXCEPTING THEREFROM THE PORTION CONVEYED IN QUIT CLAIM DEED RECORDED DECEMBER 31, 2001 UNDER RECEPTION NO. 201191931.  
THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 19,092,957, SQUARE FEET (438.31397 ACRES), MORE OR LESS.

**PARCEL B:**  
THE WEST HALF OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO; EXCEPTING THEREFROM THE PORTION CONVEYED IN RIGHT OF WAY DEED RECORDED AUGUST 10, 1917 IN BOOK 441 AT PAGES 451 AND 452.  
THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 13,693,656 SQUARE FEET (314.36309 ACRES), MORE OR LESS.

THE ABOVE DESCRIPTIONS PRODUCE A COMBINED CALCULATED AREA OF 32,786,613 SQUARE FEET (752.67706 ACRES), MORE OR LESS.

TEDDY & MARION AMMON  
N. PEYTON HIGHWAY  
TAX ID NO. 3300000030  
ZONING: A-35  
MAILING ADDRESS: 56321  
BREY GERMANY



PCD File No. SP254



TRIPLE H RANCH

PRELIMINARY PLAN  
LEGAL BOUNDARY EXHIBIT & ADJACENT OWNERS

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	3 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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(719) 785-0799 (Fax)

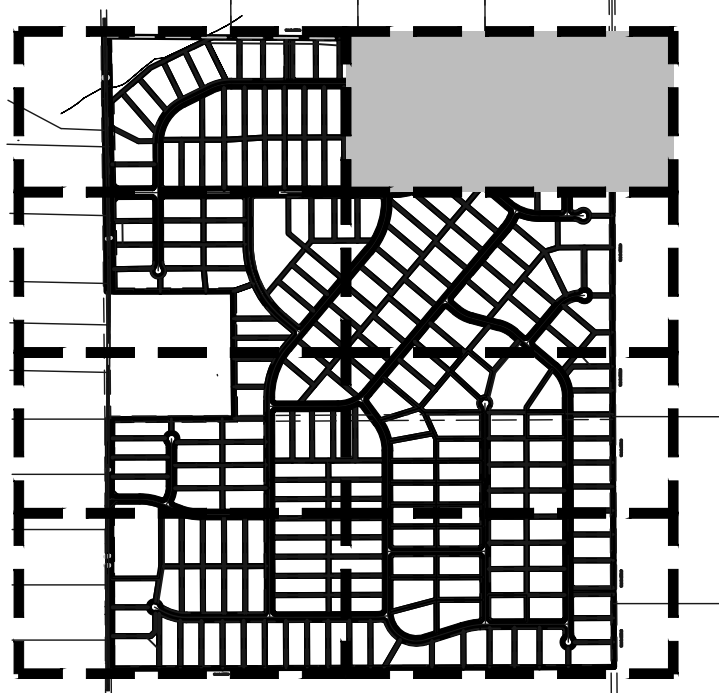


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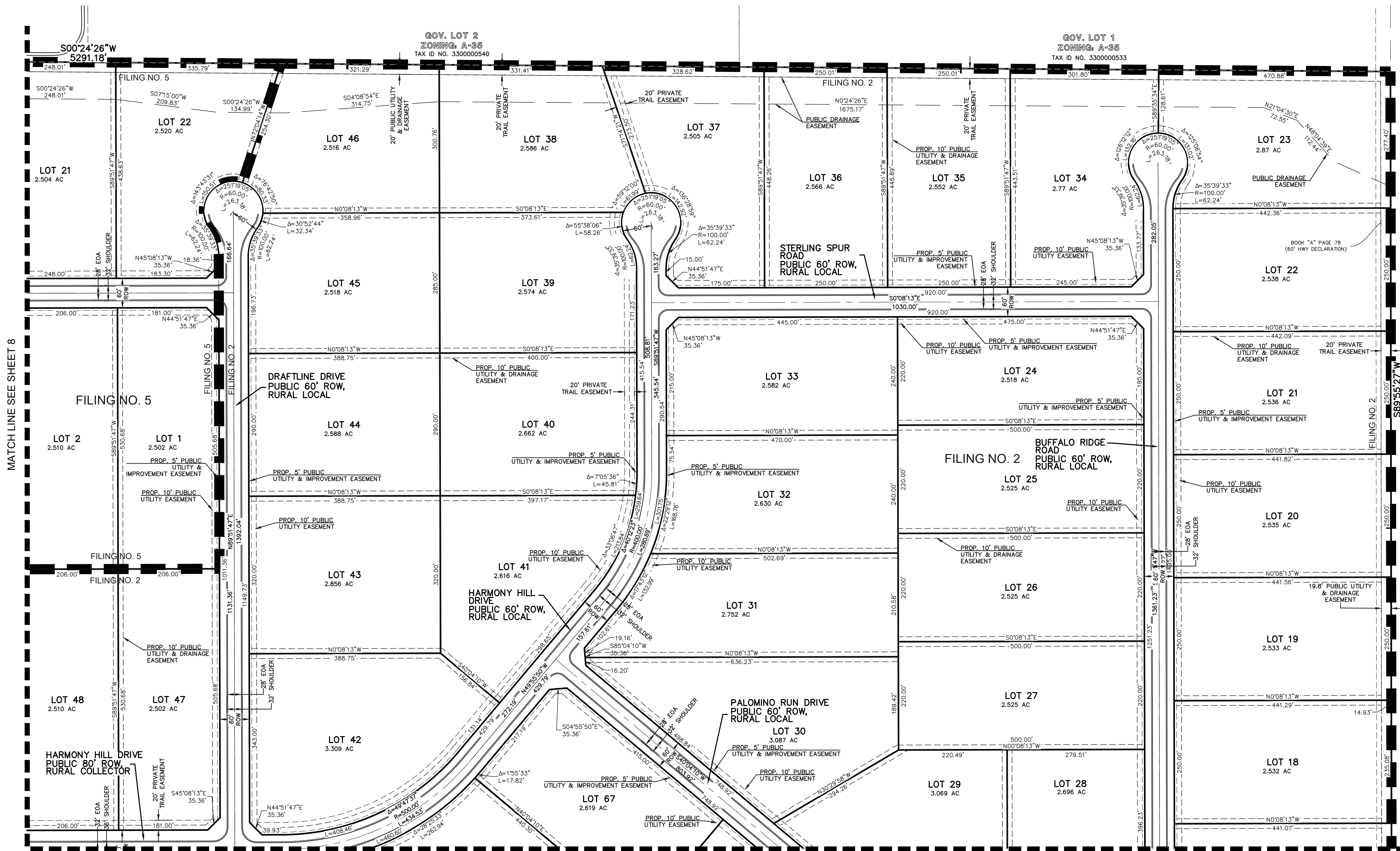
# TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN



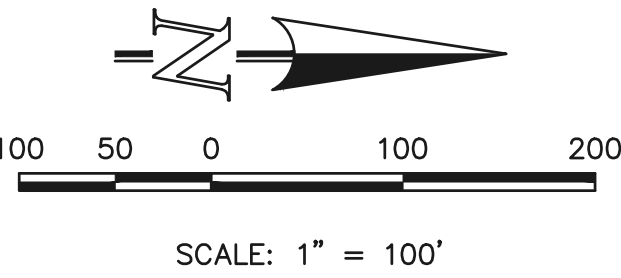
KEY MAP  
NOT TO SCALE



MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 5

UNPLATTED  
ZONING: A-35  
TAX ID NO. 3300000398



**LEGEND**

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT



PCD File No. SP254  
TRIPLE H RANCH  
PRELIMINARY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	4 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

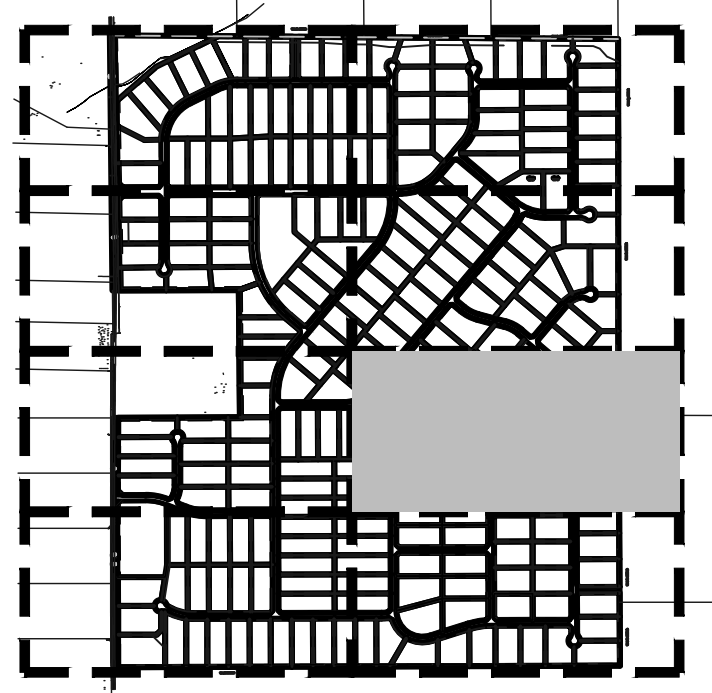


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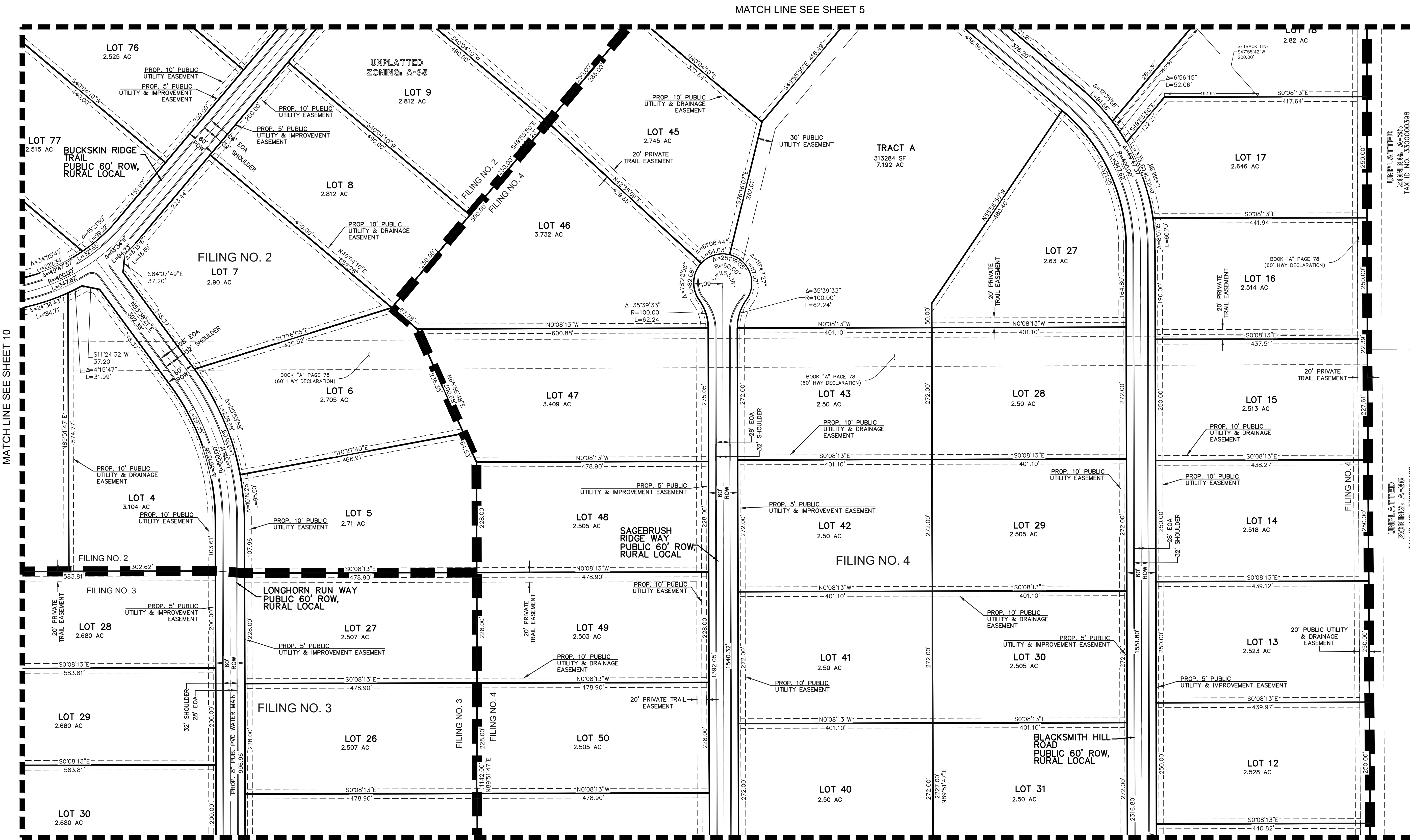


# TRIPLE H RANCH PRELIMINARY PLAN

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

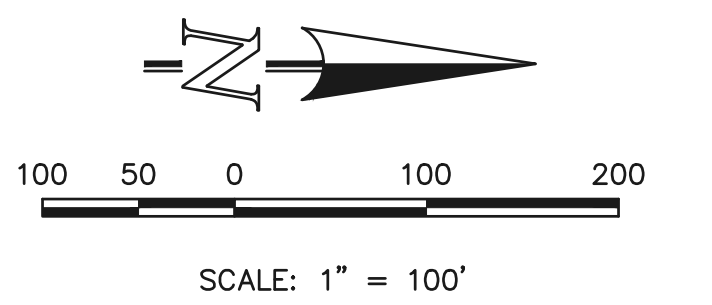


KEY MAP  
NOT TO SCALE



UNPLATTED ZONING: A-36  
TAX ID NO. 330000398

UNPLATTED ZONING: A-36  
TAX ID NO. 330000420



MATCH LINE SEE SHEET 7

### LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT



TRIPLE H RANCH  
PRELIMINARY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	6 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

PCD File No. SP254

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

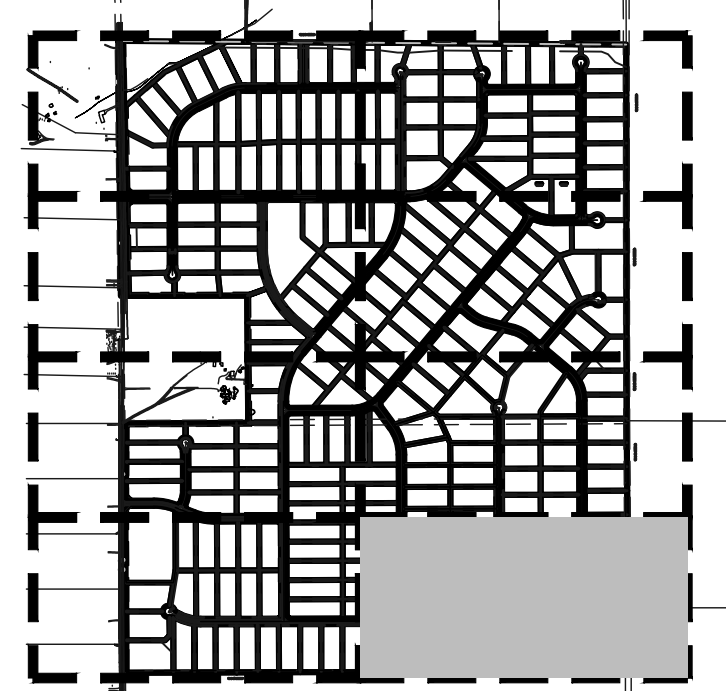


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# TRIPLE H RANCH

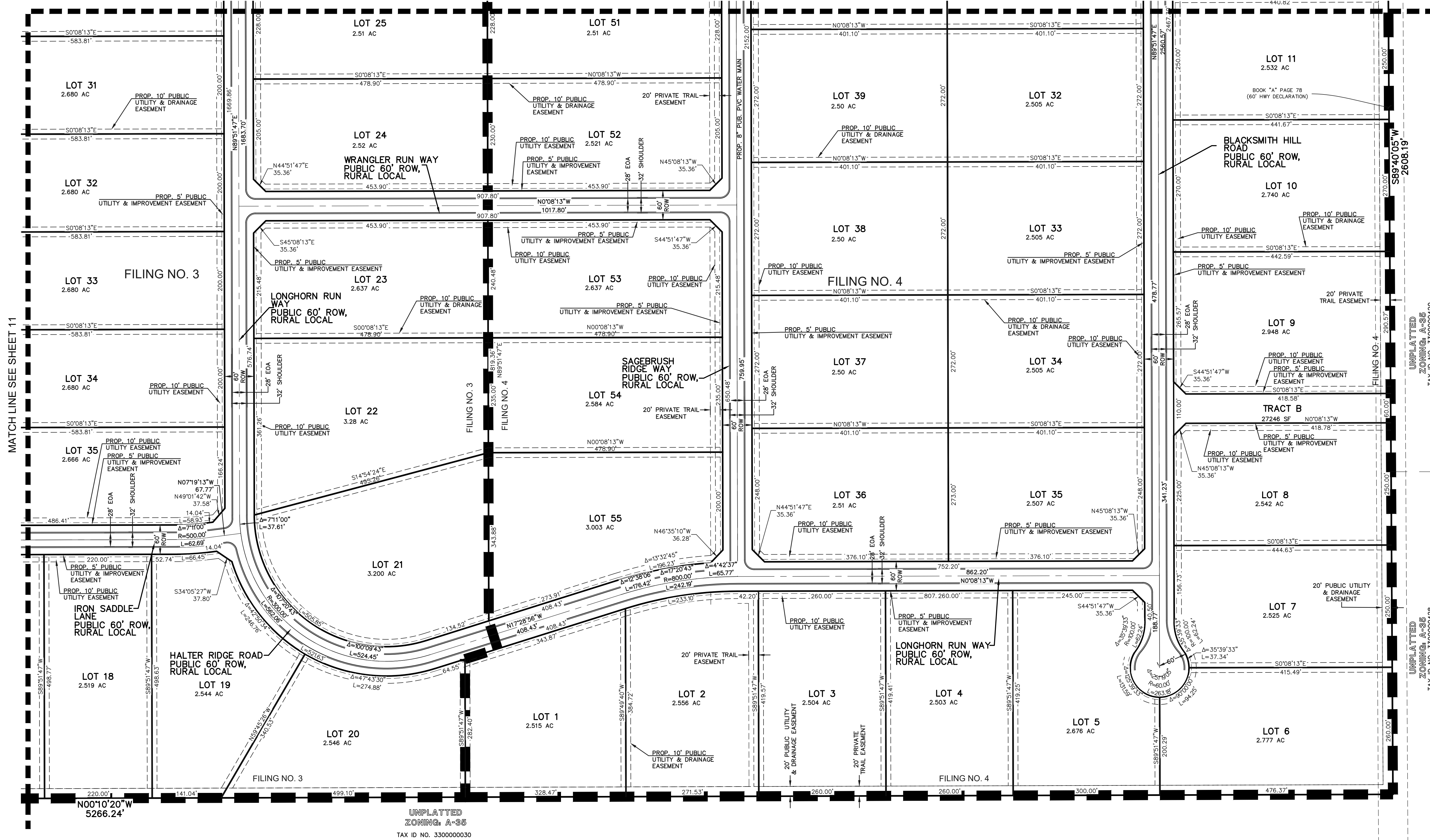
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

# PRELIMINARY PLAN



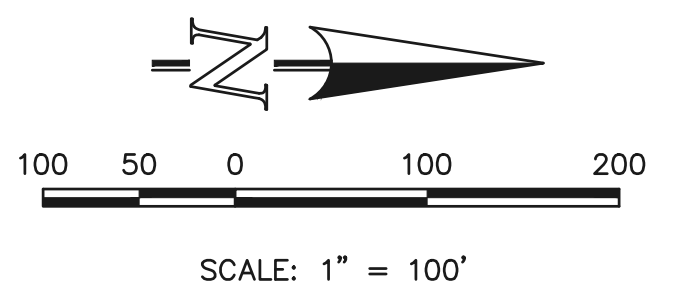
KEY MAP  
NOT TO SCALE

MATCH LINE SEE SHEET 6



UNPLATTED  
ZONING: A-35  
TAX ID NO. 3300000420

UNPLATTED  
ZONING: A-35  
TAX ID NO. 3300000428



**LEGEND**

BOUNDARY LINE	—————
PROPERTY LINE	—————
EASEMENT SETBACK LINE	—————
LINE OF SIGHT	-----
EXISTING STORM LINE	—————

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

TRIPLE H RANCH  
PRELIMINARY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	7 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

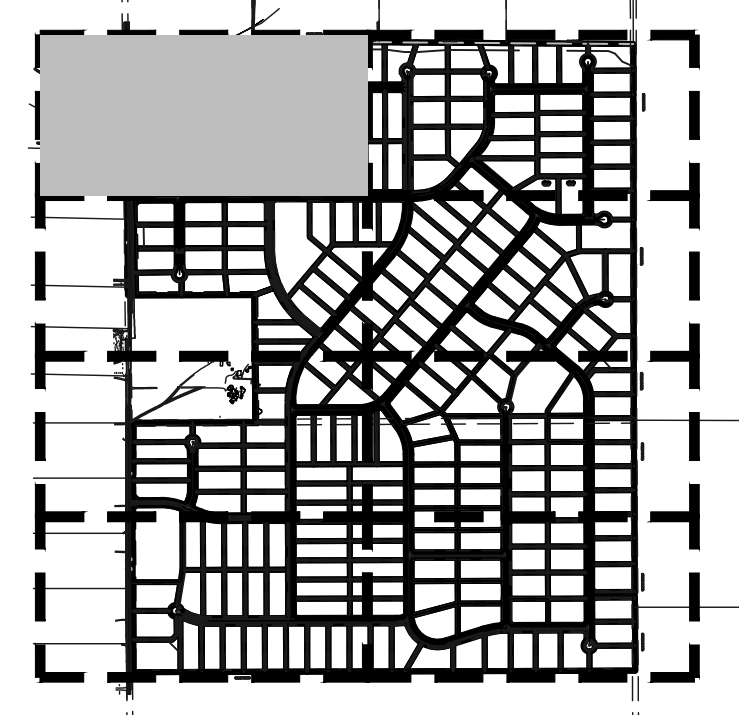
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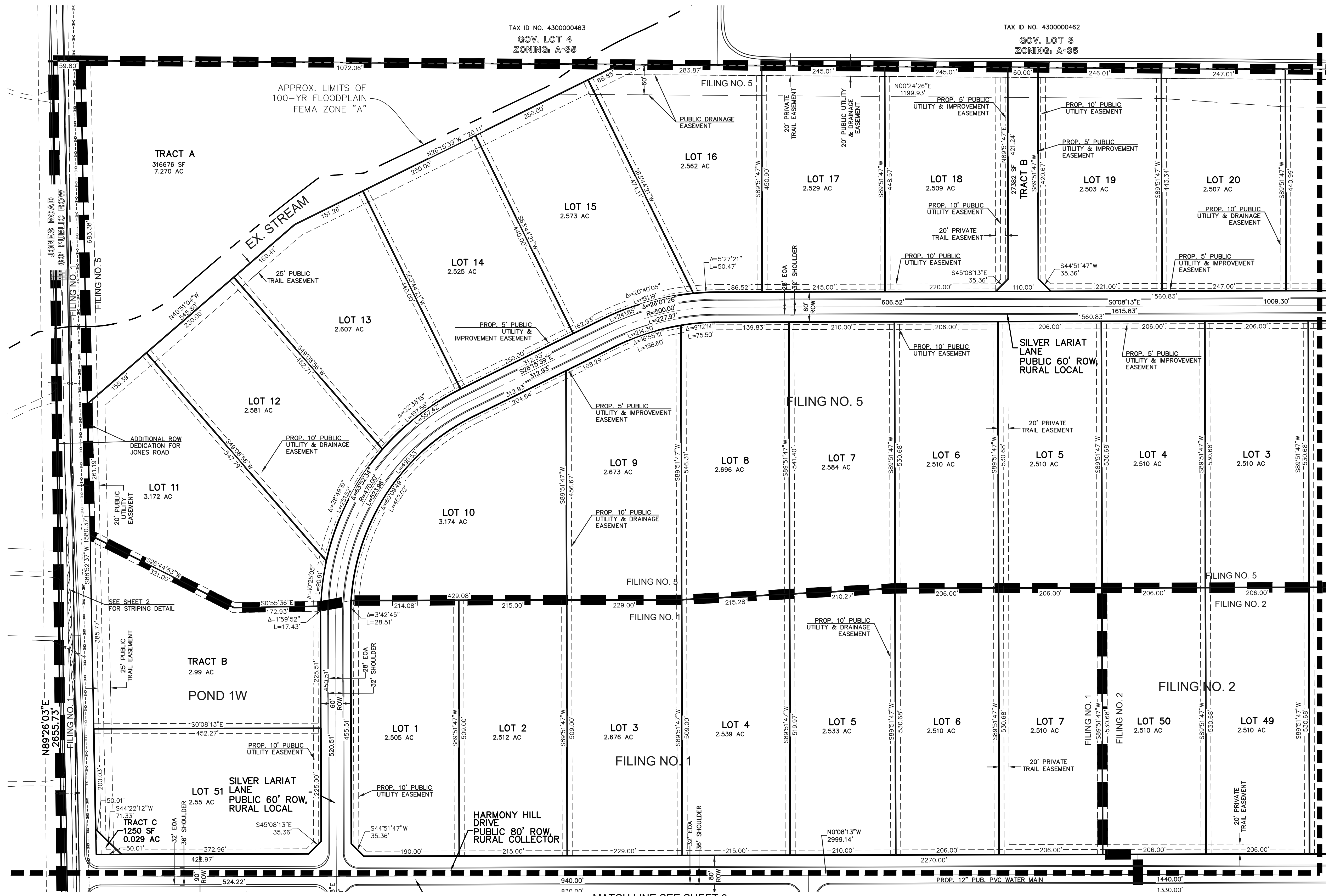
# TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN



KEY MAP  
NOT TO SCALE



TAX ID NO. 430000463  
GOV. LOT 4  
ZONING: A-35

TAX ID NO. 430000462  
GOV. LOT 3  
ZONING: A-35

TRACT A  
316676 SF  
7.270 AC

LOT 11  
3.172 AC

TRACT B  
2.99 AC

TRACT C  
1250 SF  
0.029 AC

SILVER LARIAT LANE  
PUBLIC 60' ROW,  
RURAL LOCAL

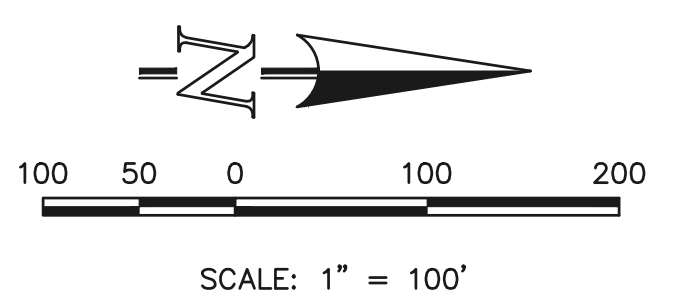
HARMONY HILL  
DRIVE  
PUBLIC 80' ROW  
RURAL COLLECTOR

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 4

### LEGEND

BOUNDARY LINE	—————
PROPERTY LINE	—————
EASEMENT SETBACK LINE	- - - - -
LINE OF SIGHT	—————
EXISTING STORM LINE	—————



PCD File No. SP254



TRIPLE H RANCH  
PRELIMINARY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	8 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

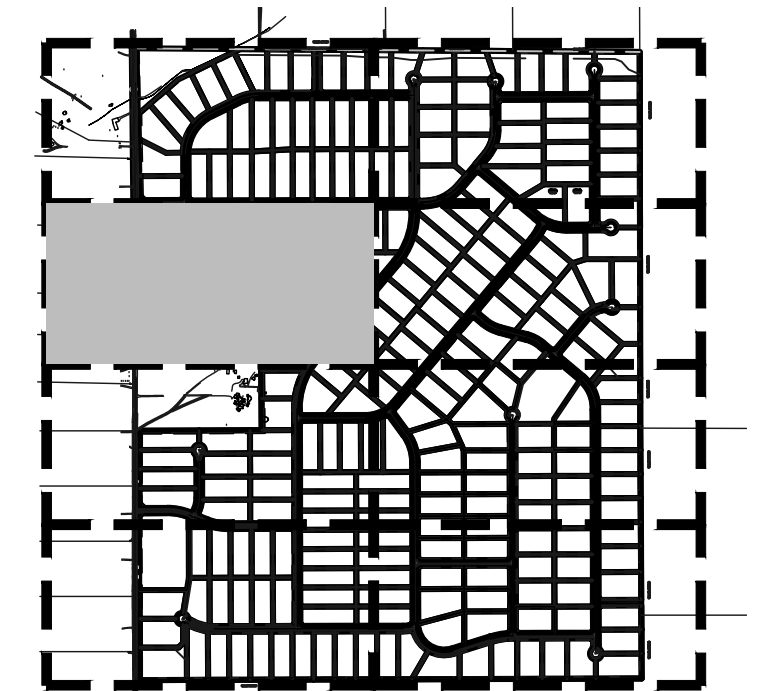


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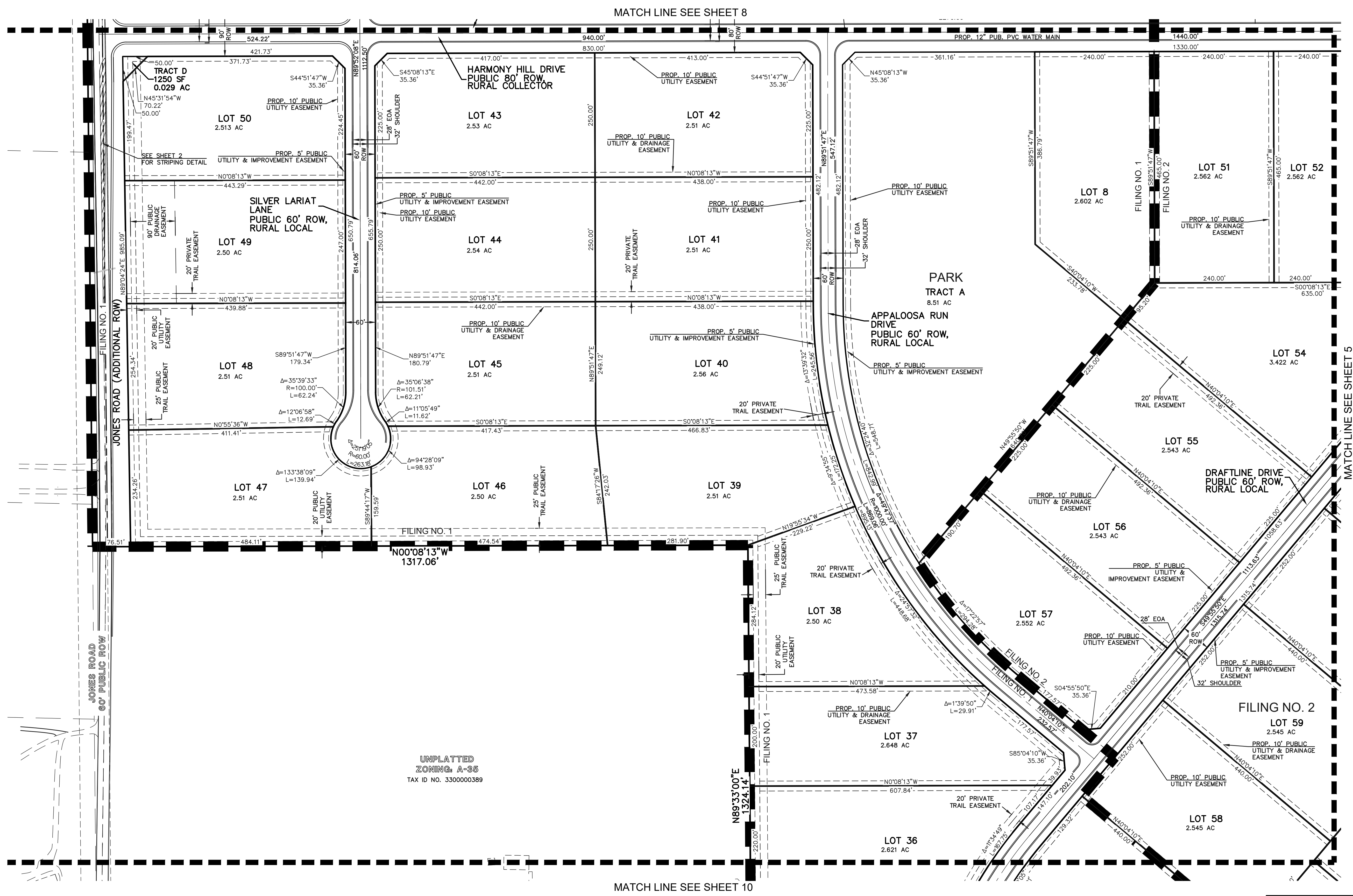
# TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN

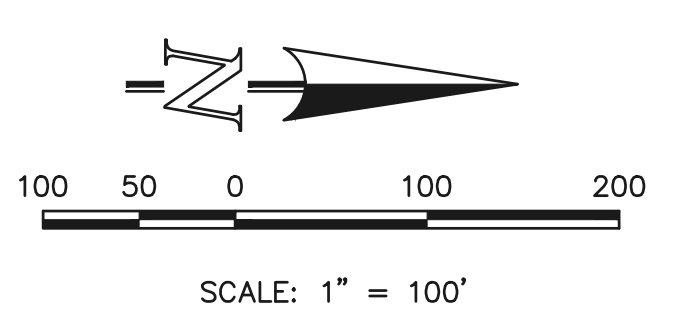


KEY MAP  
NOT TO SCALE



### LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING STORM LINE



MATCH LINE SEE SHEET 10

UNPLATTED  
ZONING: A-35  
TAX ID NO. 3300000389

PCD File No. SP254



TRIPLE H RANCH  
PRELIMINARY PLAN



DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	9 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

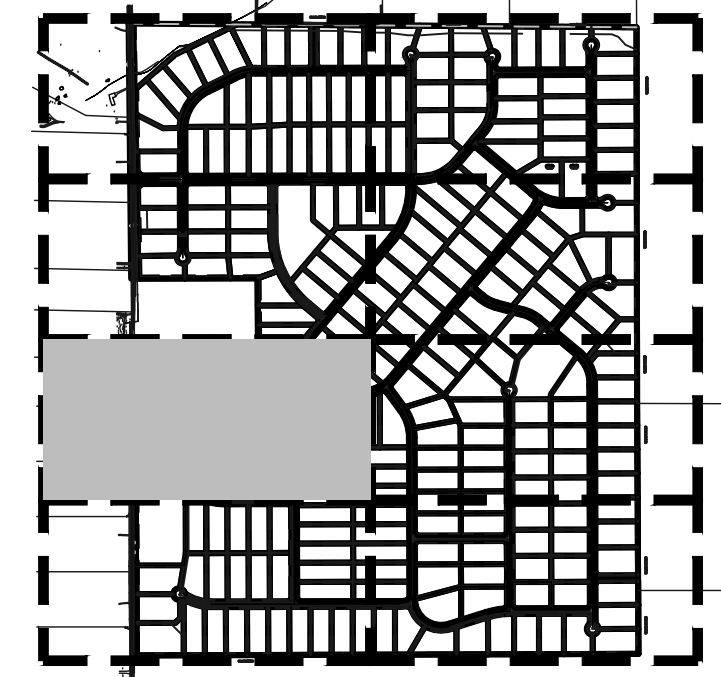
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

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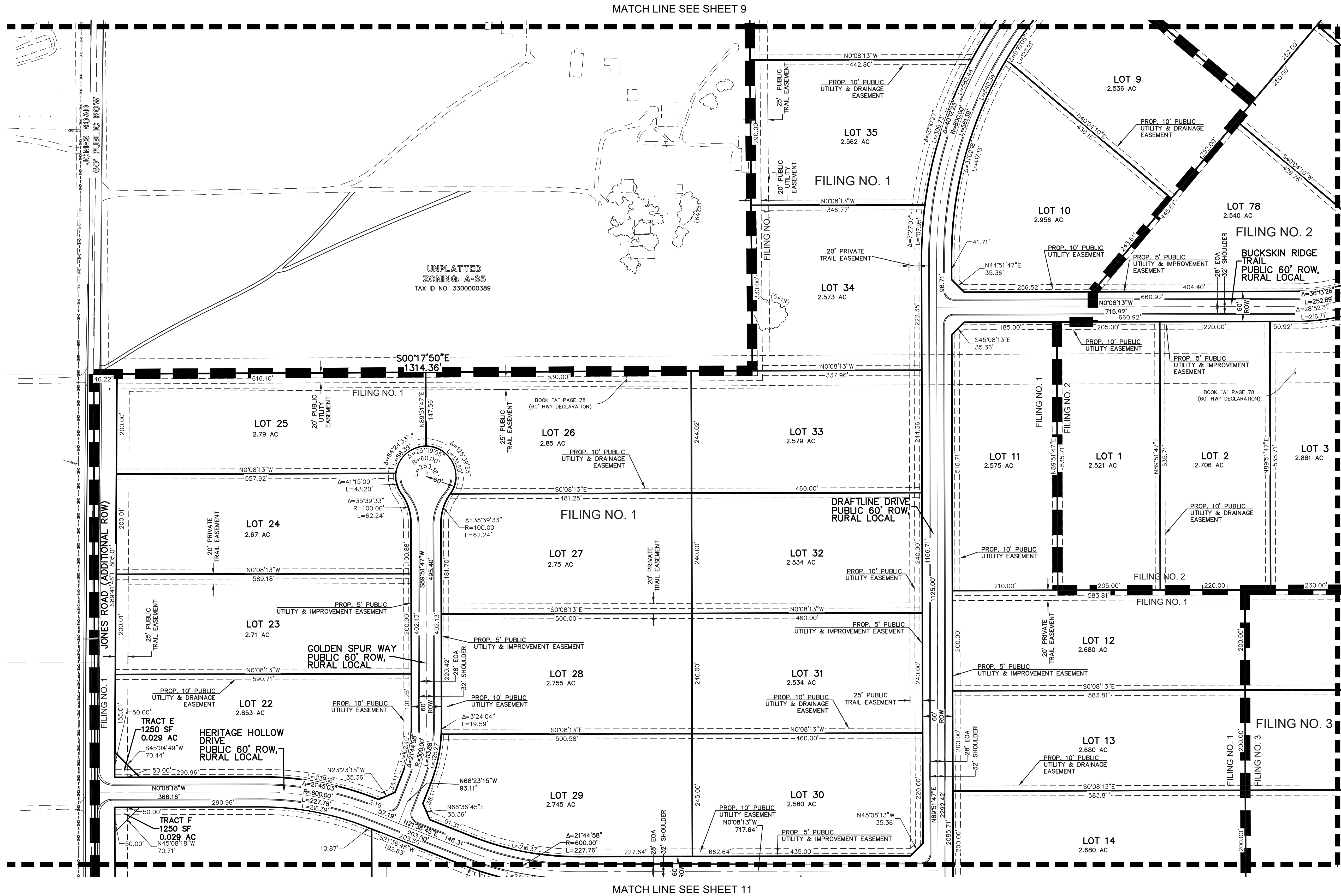
# TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

# PRELIMINARY PLAN

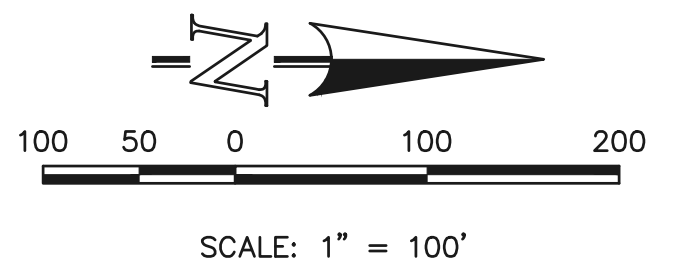


KEY MAP  
NOT TO SCALE



### LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING STORM LINE



MATCH LINE SEE SHEET 11

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 6

PCD File No. SP254



TRIPLE H RANCH  
PRELIMINARY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	10 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

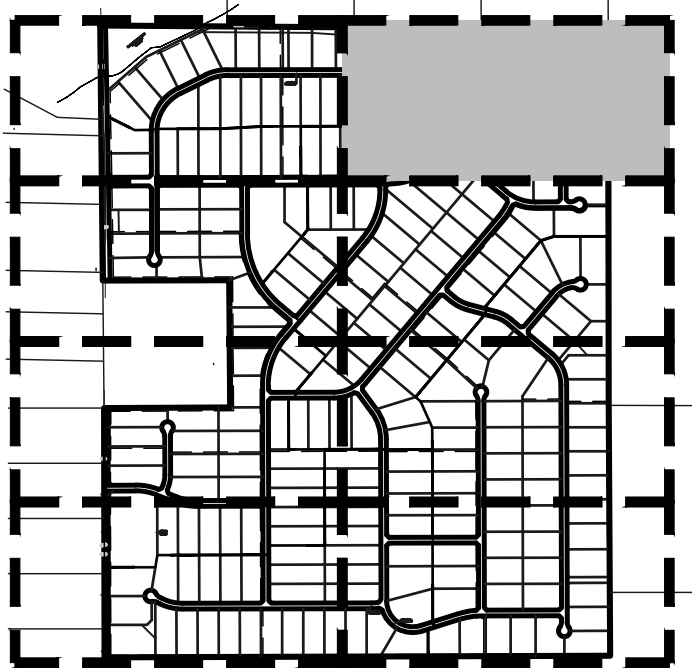
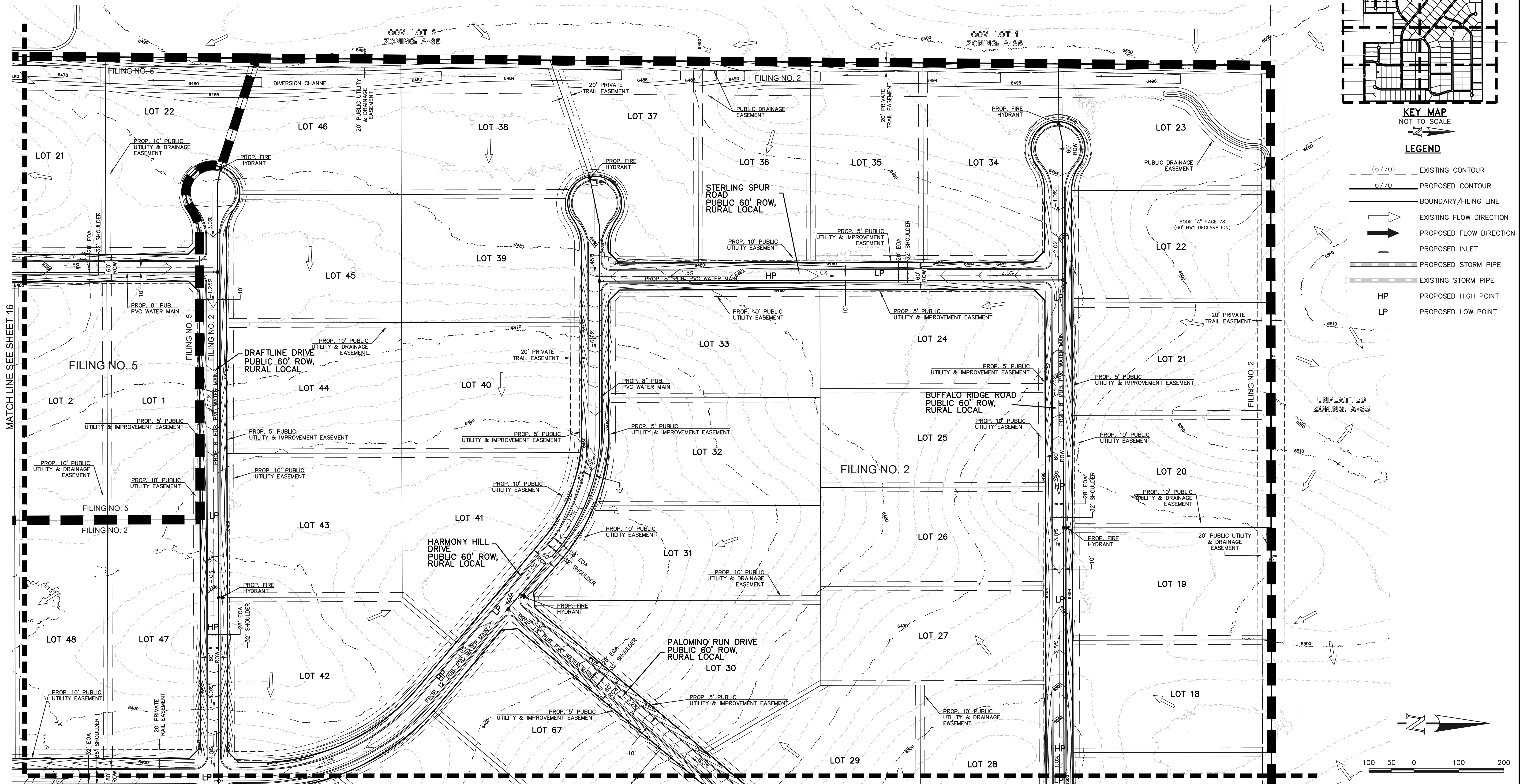
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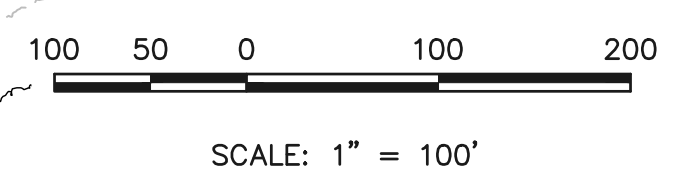
# TRIPLE H RANCH

## PRELIMINARY PLAN

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND**
- (6770) EXISTING CONTOUR
  - 6770 PROPOSED CONTOUR
  - BOUNDARY/FILING LINE
  - EXISTING FLOW DIRECTION
  - PROPOSED FLOW DIRECTION
  - PROPOSED INLET
  - PROPOSED STORM PIPE
  - EXISTING STORM PIPE
  - HP PROPOSED HIGH POINT
  - LP PROPOSED LOW POINT



MATCH LINE SEE SHEET 13

PCD File No. SP254

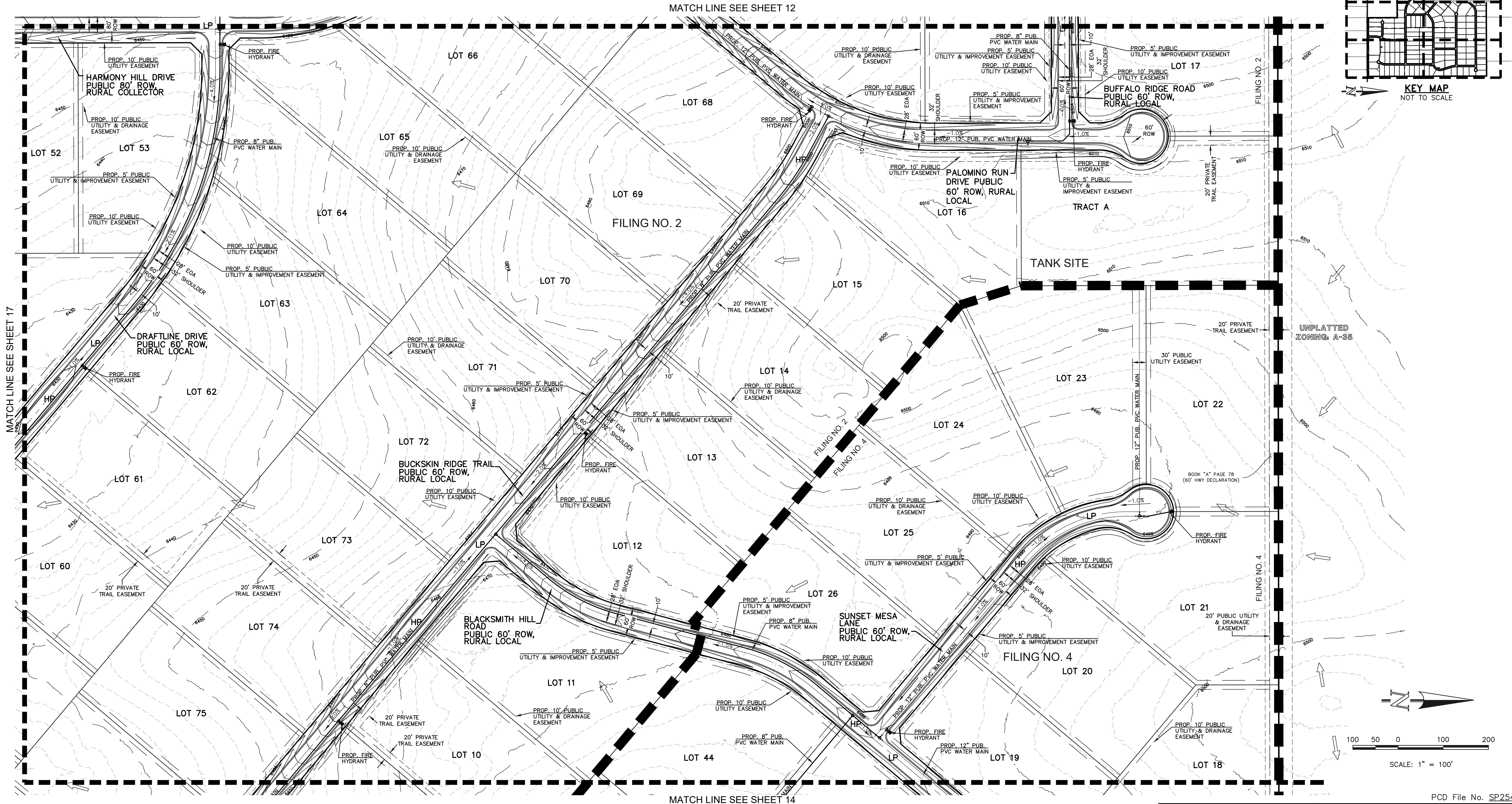
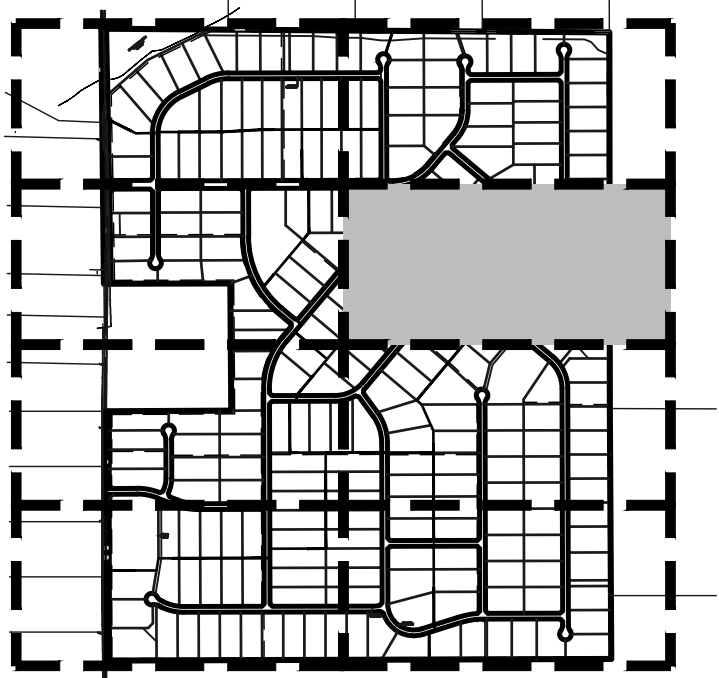
<p><b>CLASSIC CONSULTING</b></p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (Fax)</p>	<p>TRIPLE H RANCH</p> <p>PRELIMINARY PLAN</p> <p>PRELIMINARY GRADING &amp; UTILITY PLAN</p>		<p>DATE 04/14/2025</p> <p>SHEET 12 OF 20</p> <p>JOB NO. 2604.00</p>	
	DESIGNED BY	KES		SCALE
	DRAWN BY	KES		(H) 1" = 100'
	CHECKED BY	(V) 1" = N/A		

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# TRIPLE H RANCH

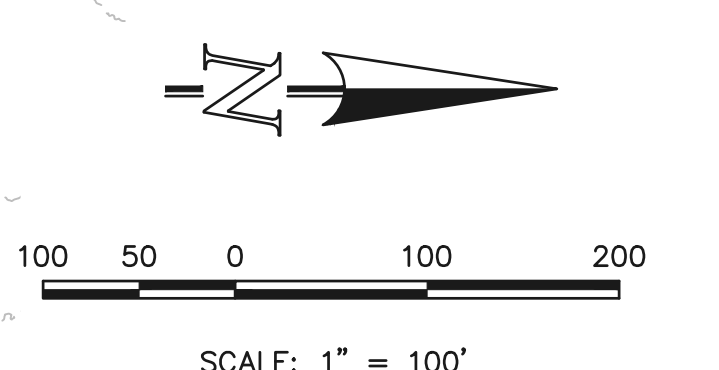
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN



KEY MAP NOT TO SCALE

UNPLATTED ZONING: A-35



**LEGEND**

(6770) EXISTING CONTOUR	PROPOSED INLET
6770 PROPOSED CONTOUR	PROPOSED STORM PIPE
BOUNDARY/FILING LINE	EXISTING STORM PIPE
EXISTING FLOW DIRECTION	<b>HP</b> PROPOSED HIGH POINT
PROPOSED FLOW DIRECTION	<b>LP</b> PROPOSED LOW POINT

PCD File No. SP254

**TRIPLE H RANCH**

PRELIMINARY PLAN  
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	13 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

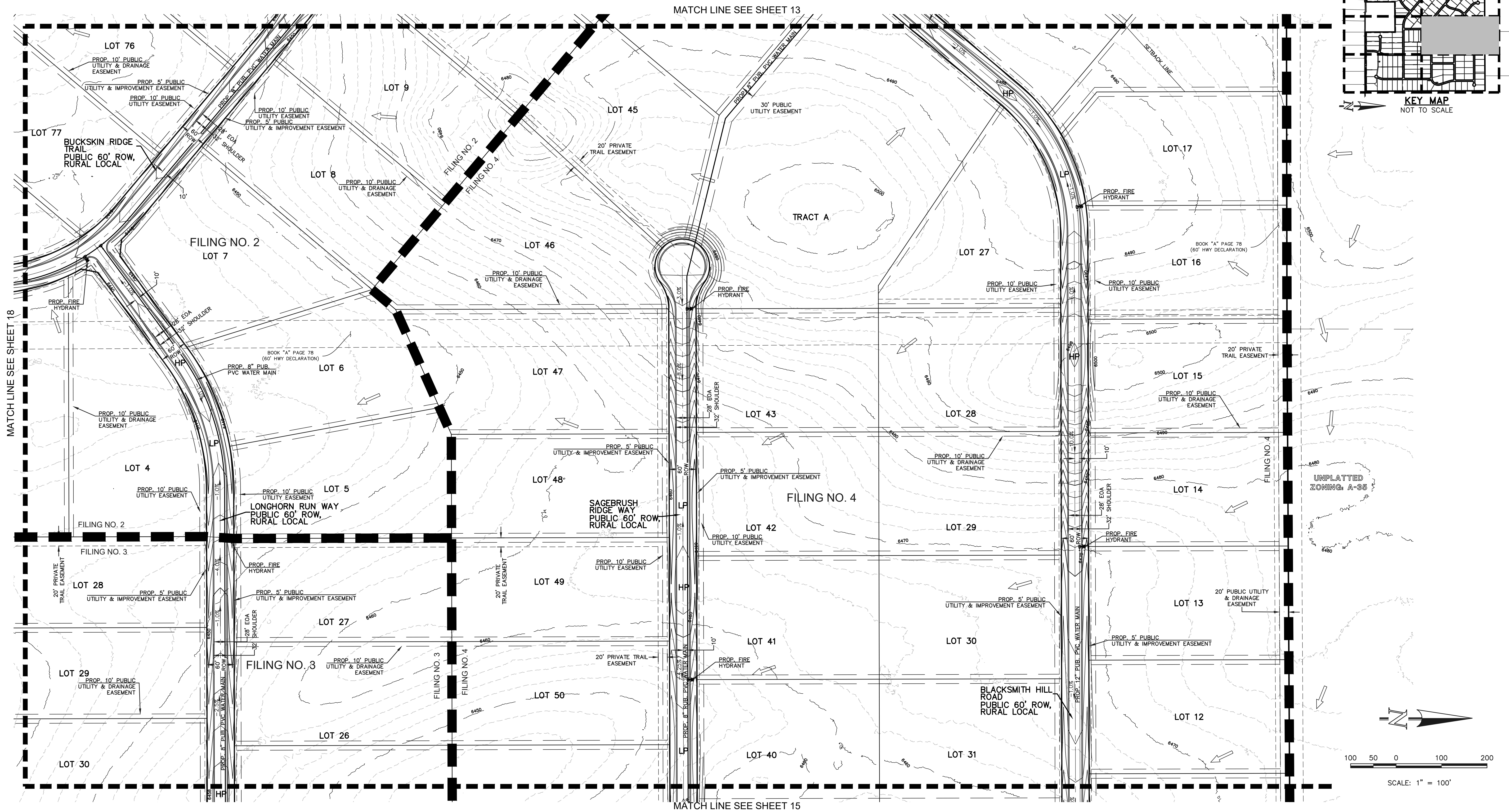
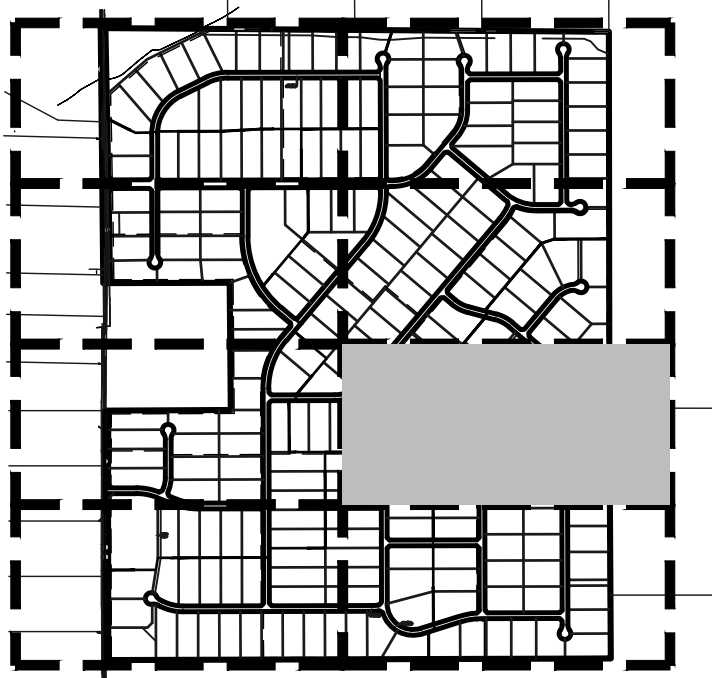
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

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# TRIPLE H RANCH

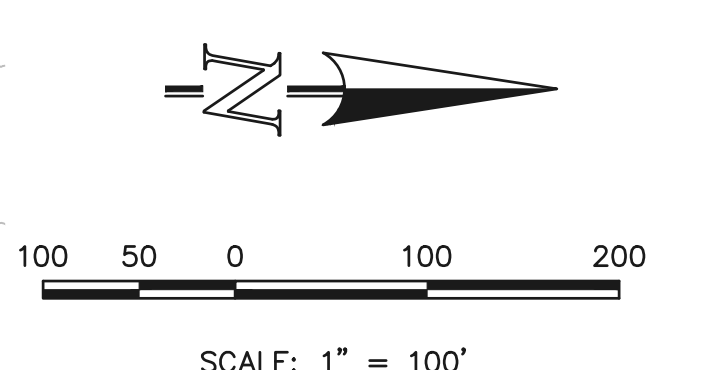
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN



KEY MAP  
NOT TO SCALE

UNPLATTED  
ZONING: A-35



**LEGEND**

(6770) EXISTING CONTOUR	PROPOSED INLET
6770 PROPOSED CONTOUR	PROPOSED STORM PIPE
BOUNDARY/FILING LINE	EXISTING STORM PIPE
EXISTING FLOW DIRECTION	<b>HP</b> PROPOSED HIGH POINT
PROPOSED FLOW DIRECTION	<b>LP</b> PROPOSED LOW POINT

PCD File No. SP254

	TRIPLE H RANCH			
	PRELIMINARY PLAN			
	PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	14 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

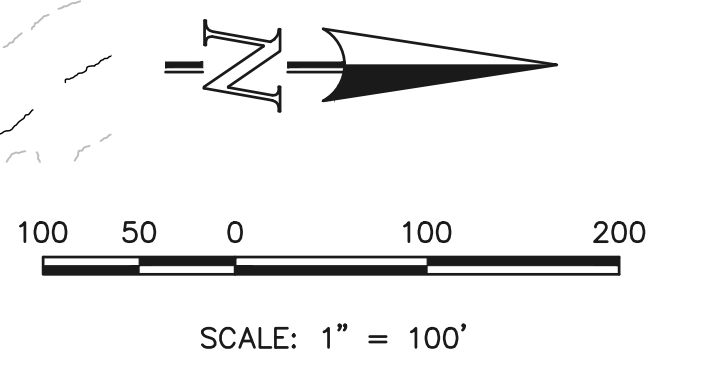
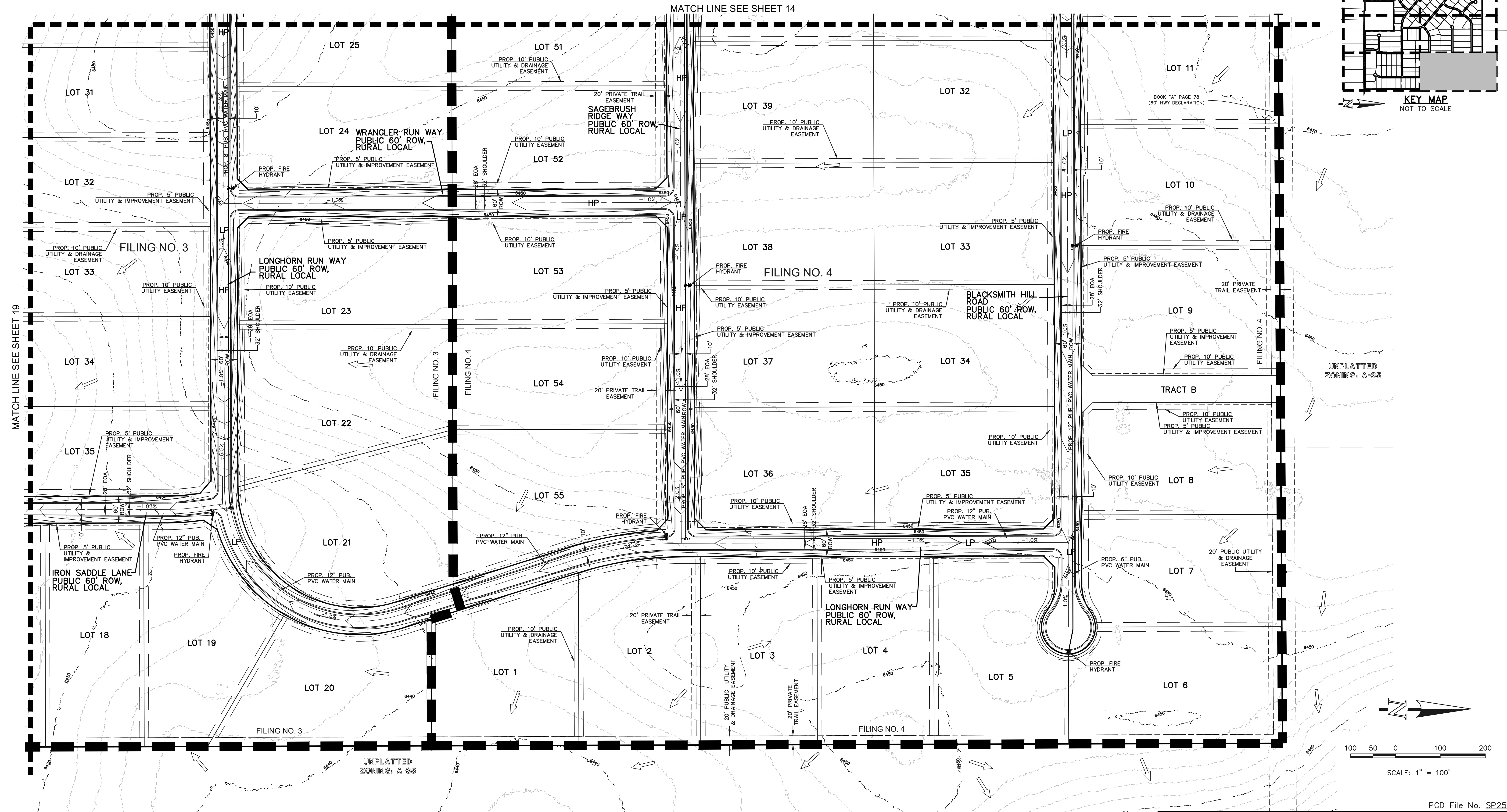
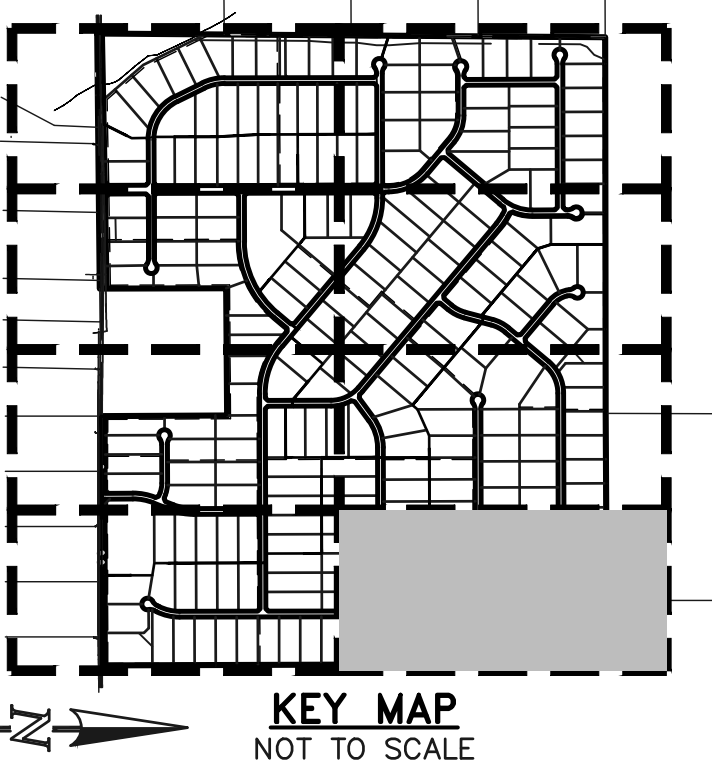
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)

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# TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN



**LEGEND**

(6770) EXISTING CONTOUR	PROPOSED INLET
6770 PROPOSED CONTOUR	PROPOSED STORM PIPE
BOUNDARY/FILING LINE	EXISTING STORM PIPE
EXISTING FLOW DIRECTION	PROPOSED HIGH POINT
PROPOSED FLOW DIRECTION	PROPOSED LOW POINT

PCD File No. SP254

**CLASSIC CONSULTING**

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719) 785-0790  
(719) 785-0799 (Fax)

**TRIPLE H RANCH**

PRELIMINARY PLAN  
PRELIMINARY GRADING & UTILITY PLAN

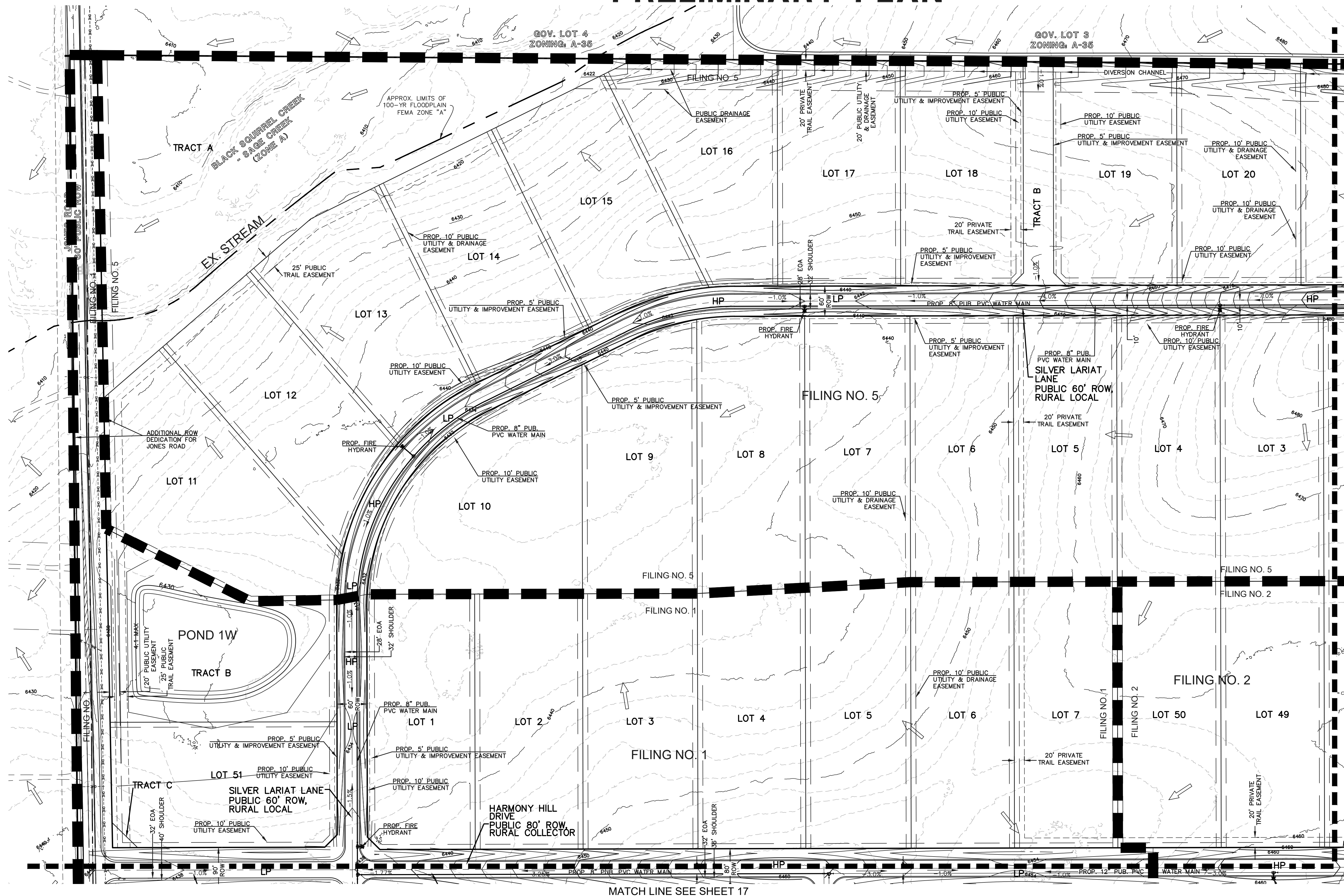
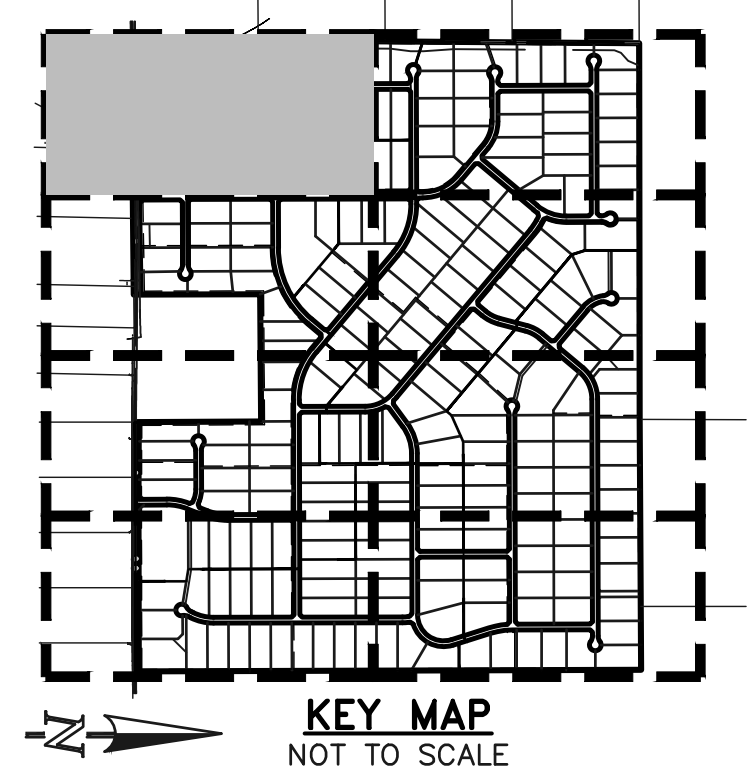
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DRAWN BY	KES	(H) 1" = 100'	SHEET	15 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

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# TRIPLE H RANCH

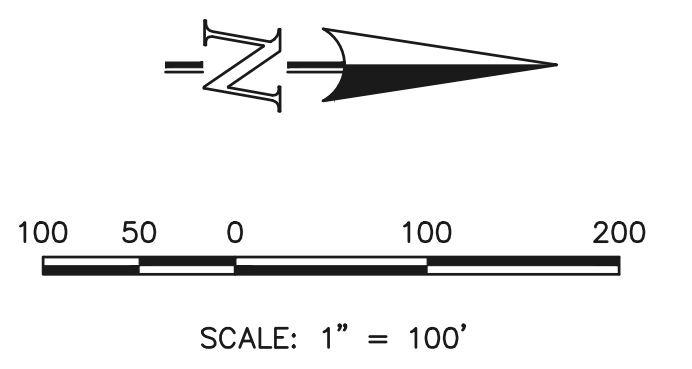
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN



### LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 12

PCD File No. SP254



TRIPLE H RANCH

PRELIMINARY PLAN  
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	16 OF 20
CHECKED BY	(V)	1" = N/A	JOB NO.	2604.00

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

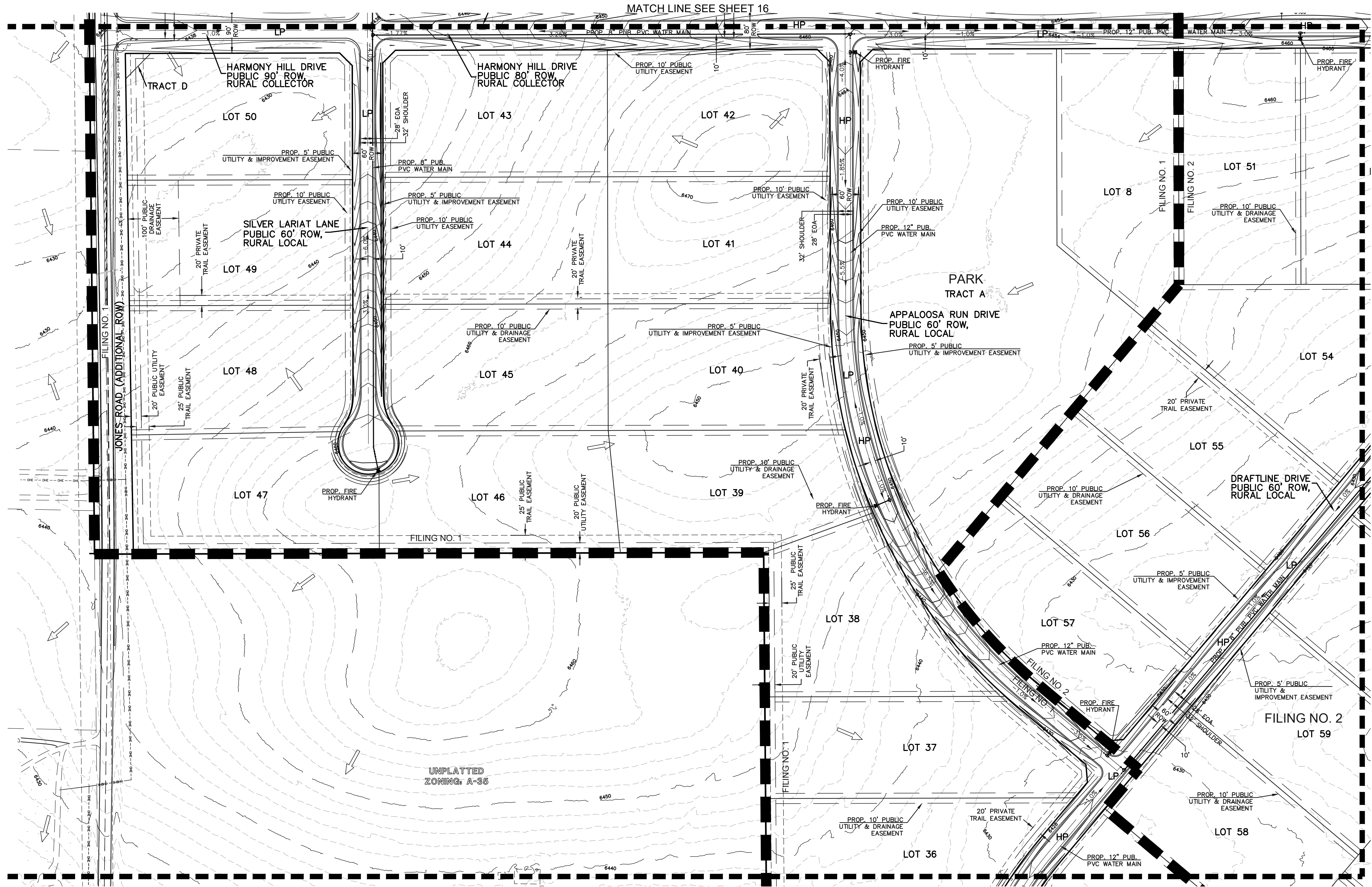
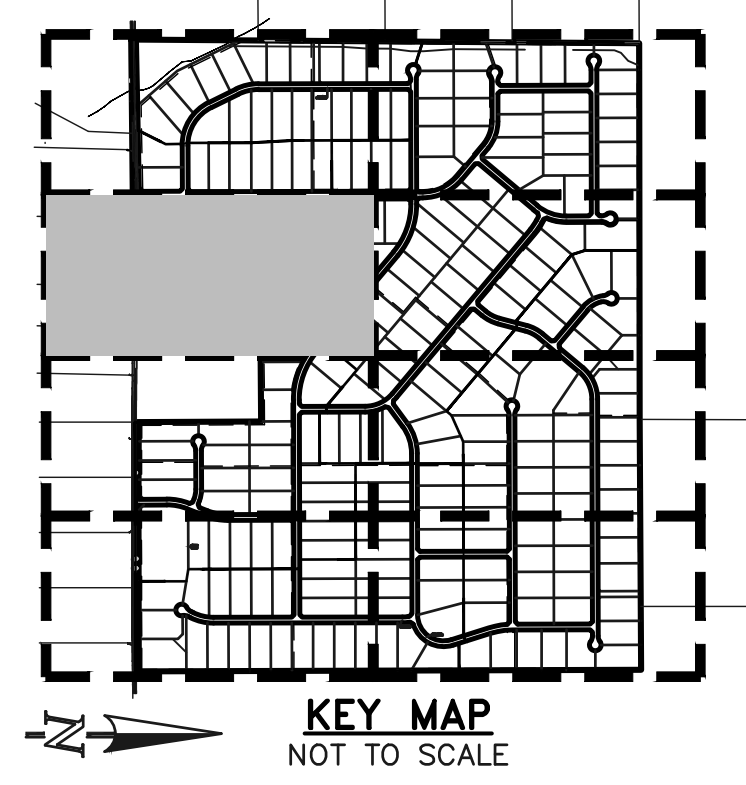


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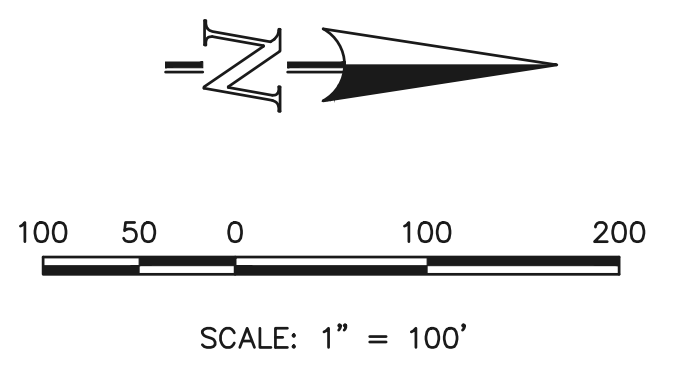
# TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN



- LEGEND**
- (6770) EXISTING CONTOUR
  - 6770 PROPOSED CONTOUR
  - BOUNDARY/FILING LINE
  - EXISTING FLOW DIRECTION
  - PROPOSED FLOW DIRECTION
  - PROPOSED INLET
  - PROPOSED STORM PIPE
  - EXISTING STORM PIPE
  - HP PROPOSED HIGH POINT
  - LP PROPOSED LOW POINT



MATCH LINE SEE SHEET 18

PCD File No. SP254

	<b>TRIPLE H RANCH</b>			
	PRELIMINARY PLAN			
	PRELIMINARY GRADING & UTILITY PLAN			
	DESIGNED BY	KES		SCALE
DRAWN BY	KES	(H) 1" = 100'	SHEET	17 OF 20
CHECKED BY	(V) 1" = N/A	JOB NO.	2604.00	

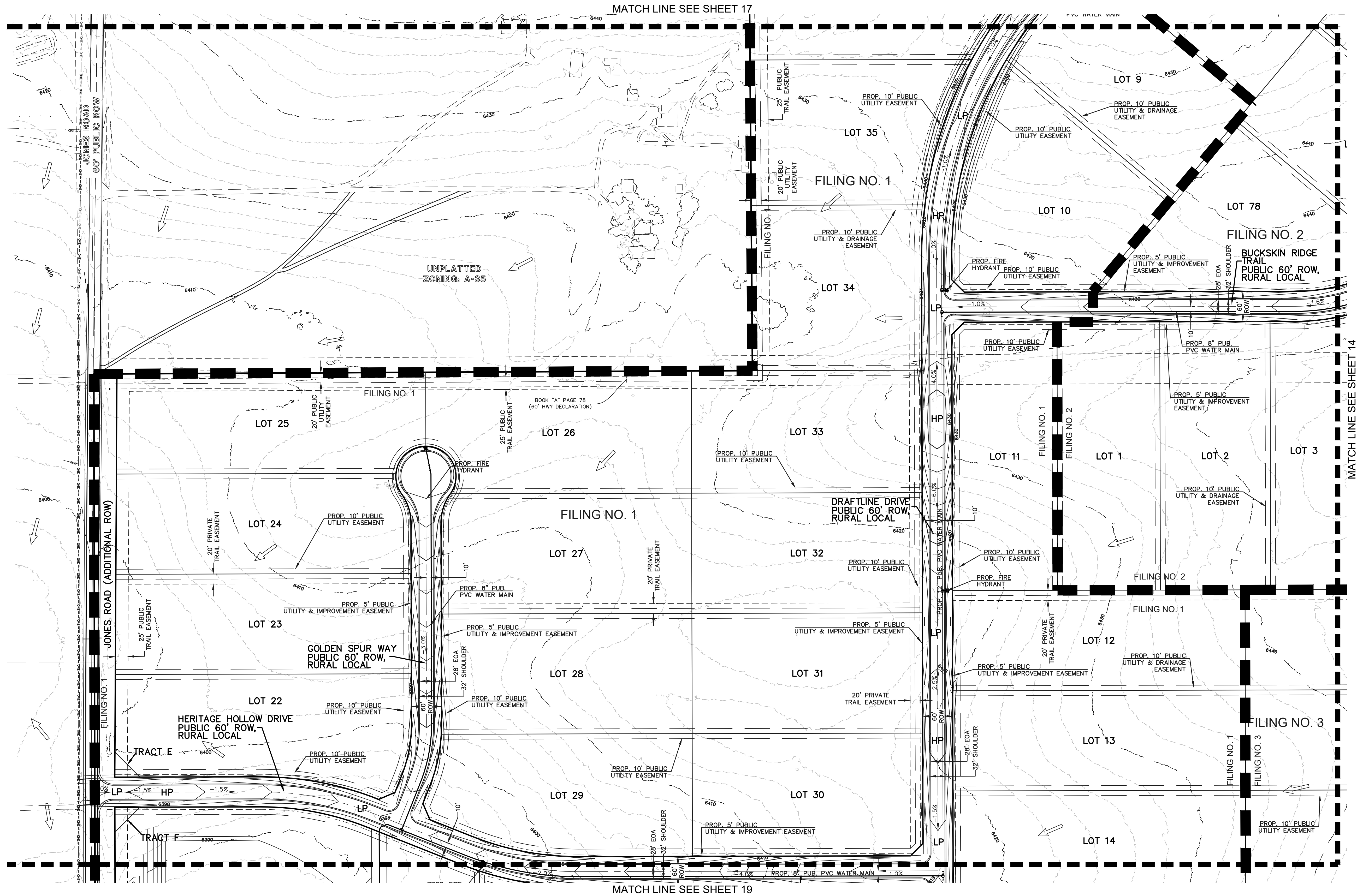
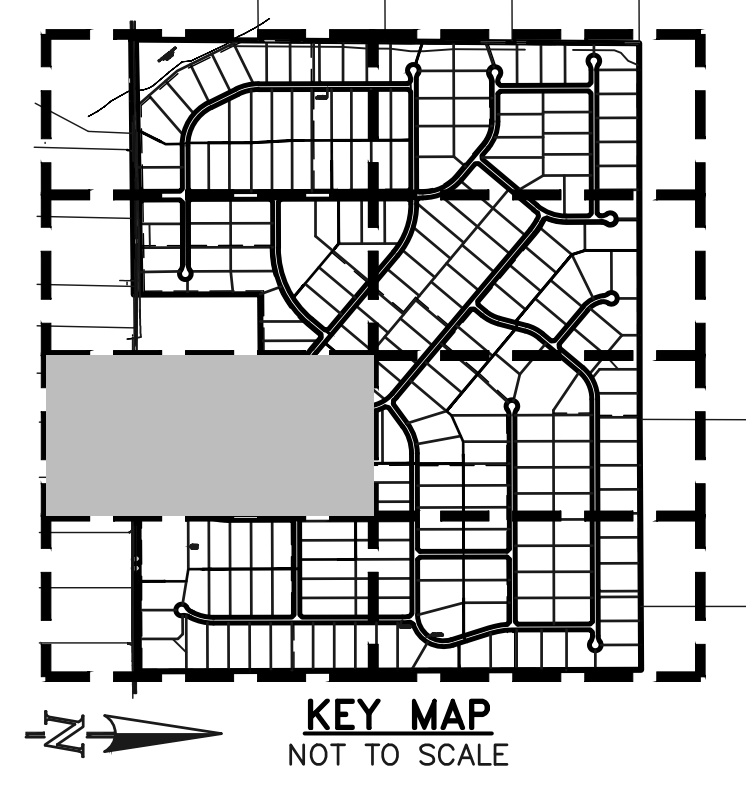
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (Fax)

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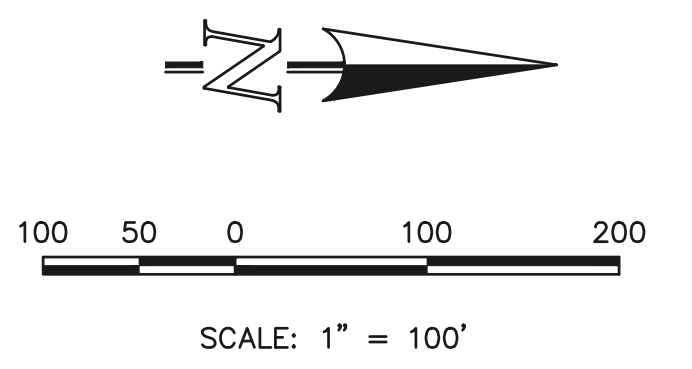
# TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN



- LEGEND**
- (6770) EXISTING CONTOUR
  - 6770 PROPOSED CONTOUR
  - BOUNDARY/FILING LINE
  - EXISTING FLOW DIRECTION
  - PROPOSED FLOW DIRECTION
  - PROPOSED INLET
  - PROPOSED STORM PIPE
  - EXISTING STORM PIPE
  - HP PROPOSED HIGH POINT
  - LP PROPOSED LOW POINT



PCD File No. SP254



TRIPLE H RANCH			
PRELIMINARY PLAN			
PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	KES	SCALE	DATE 04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET 18 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO. 2604.00

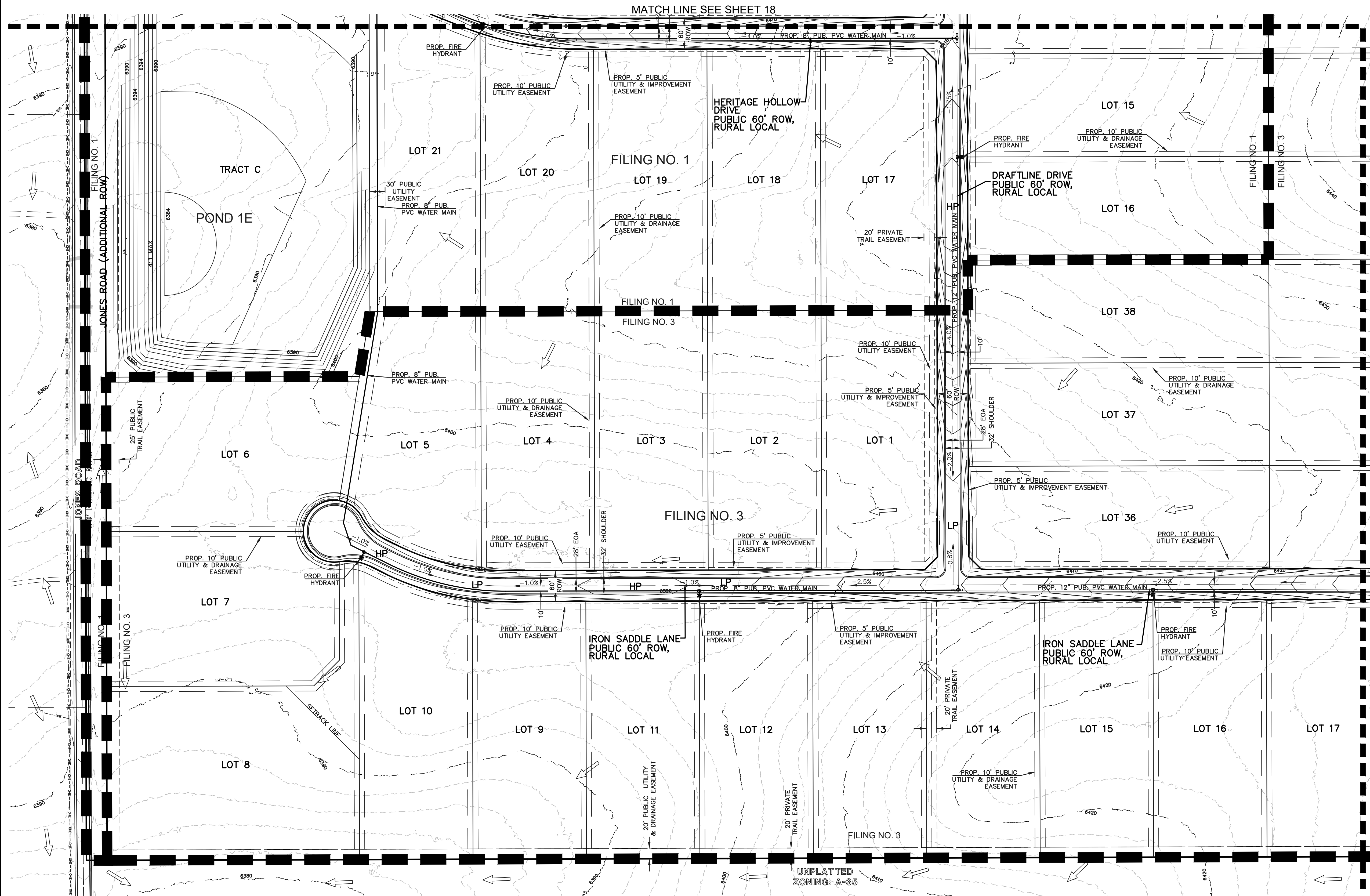
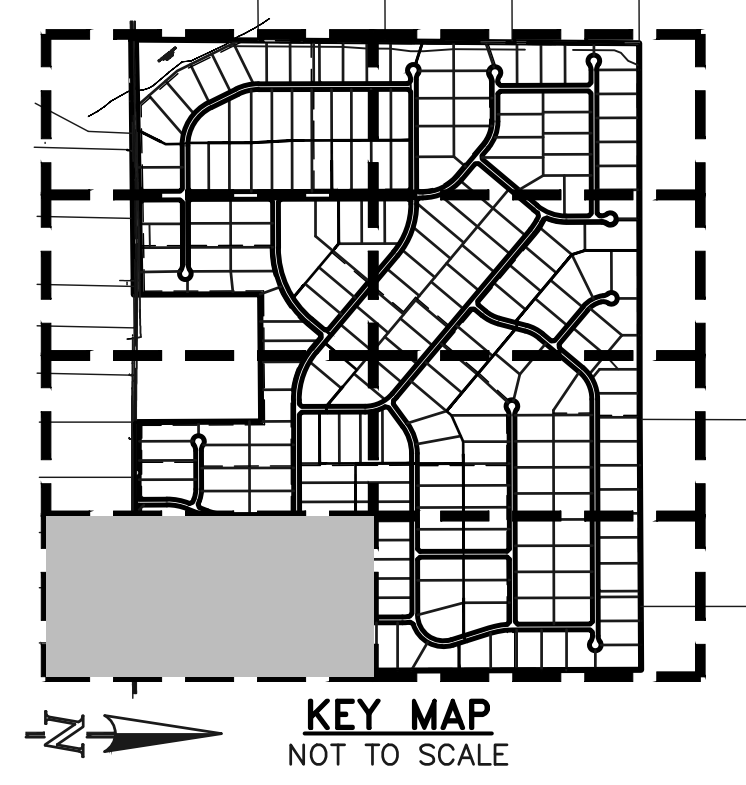
619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719) 785-0790  
 (719) 785-0799 (Fax)

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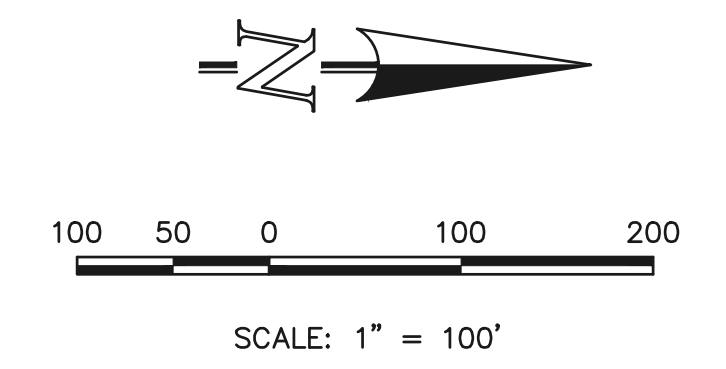
# TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN



- LEGEND**
- (6770) EXISTING CONTOUR
  - 6770 PROPOSED CONTOUR
  - BOUNDARY/FILING LINE
  - EXISTING FLOW DIRECTION
  - PROPOSED FLOW DIRECTION
  - PROPOSED INLET
  - PROPOSED STORM PIPE
  - EXISTING STORM PIPE
  - HP PROPOSED HIGH POINT
  - LP PROPOSED LOW POINT



MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 18

UNPLATTED ZONING: A-35

PCD File No. SP254

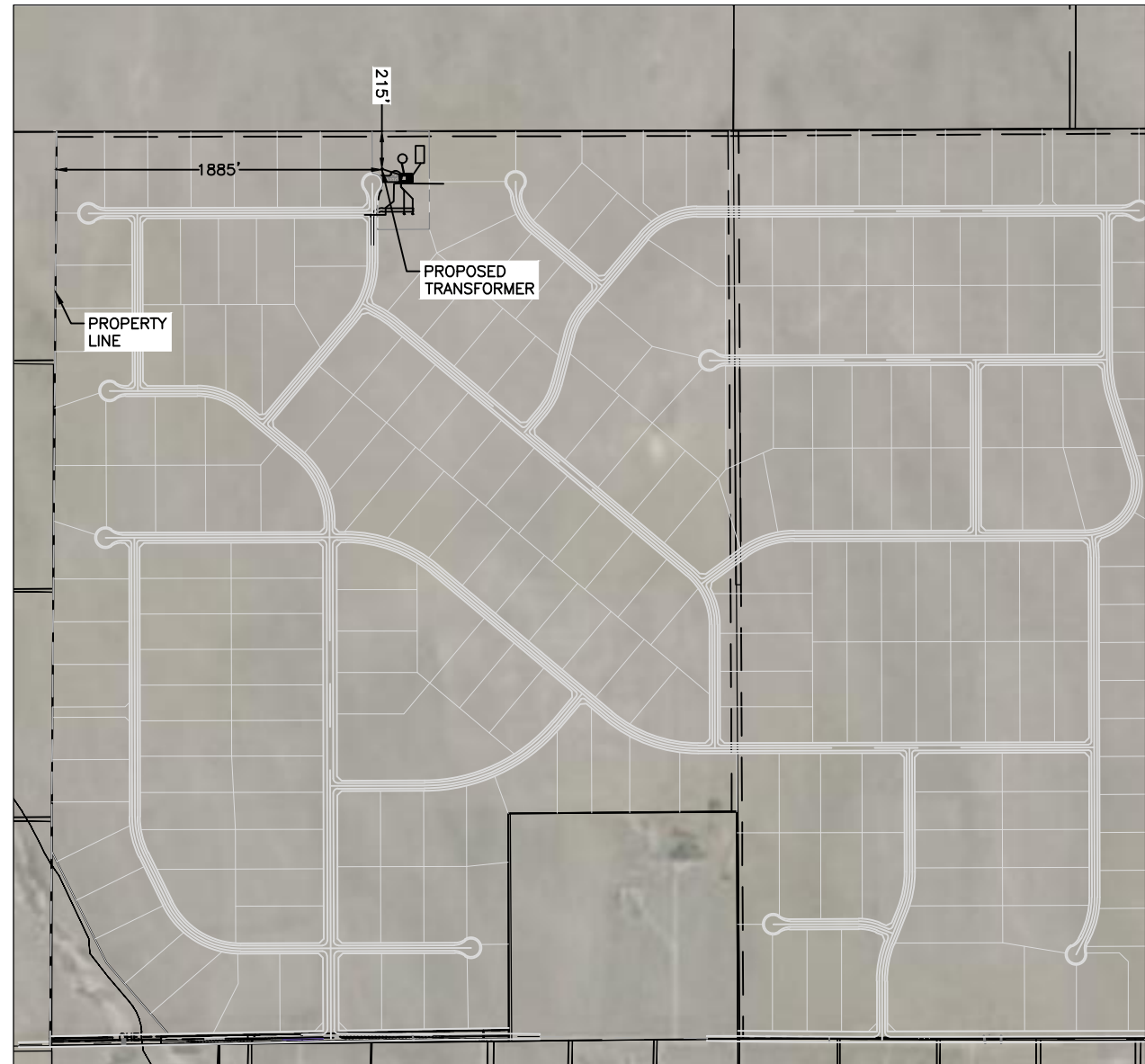
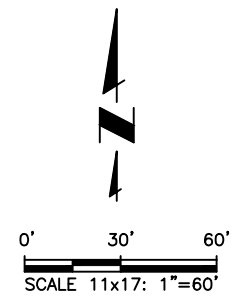
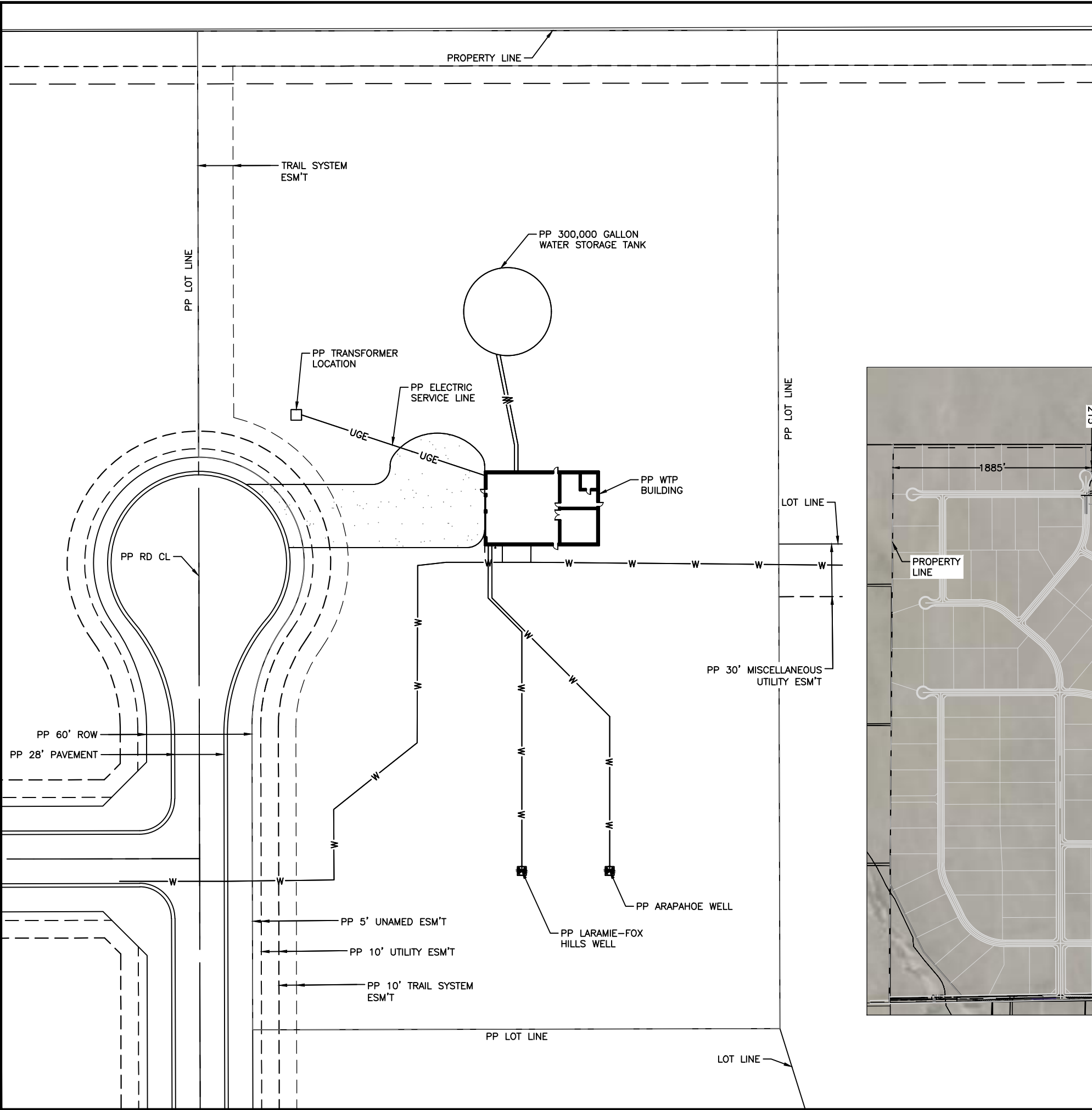
	TRIPLE H RANCH		
	PRELIMINARY PLAN PRELIMINARY GRADING & UTILITY PLAN		
DESIGNED BY	KES	SCALE	DATE 04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET 19 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO. 2604.00

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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2026/05/26 10:21 AM By: Hayden Dollmeyer N:\Projects\W0546.23001-P760 Land-Ph 1 Planning\06\_CAD\02\_W\_WW Cos\02\_Exhibits\W0546.23001\_MFEA Exhibit\_05\_26\_26.dwg

1" IF BAR DOES NOT MEASURE ONE INCH SCALE OF THE DRAWING HAS BEEN ALTERED



PROJECT LAYOUT  
1" = 1000'

**Colorado Springs, CO**  
 5540 Tech Center Dr., Suite 100  
 Colorado Springs, CO 80919  
 Phone: 719.227.0072  
 www.respec.com

**P760 LAND, LLC**  
**TRIPLE H RANCH PROPOSED WATER SYSTEM**  
 SITE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

PRELIMINARY NOT FOR CONSTRUCTION

Proj.#: W0546.23001  
 Date: 05/26/26  
 Design: REN  
 Drawn: SNH/HRD  
 Check: JPM