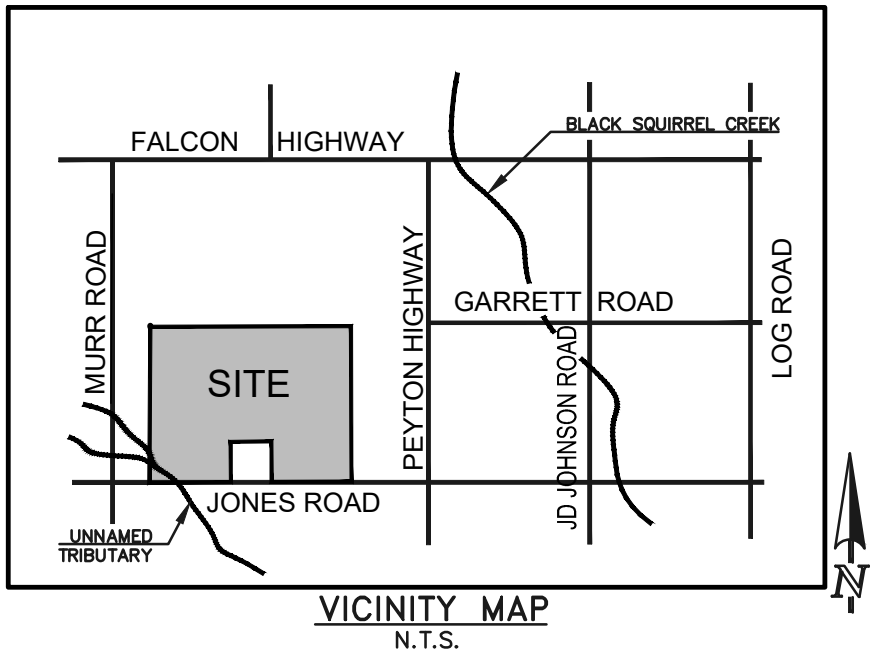


TRIPLE H RANCH

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	
PRELIMINARY GRADING & UTILITY PLAN	SHEET 4-11 OF 20
WATER STORAGE FACILITY PLAN	SHEETS 12-19 OF 20
	SHEET 20 OF 20

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 OR STORAGE OF MATERIALS 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).

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.

Please address EPC
Parks comment in
version 4.

Upon the second review of the preliminary plan drawings, Parks staff noticed that the drawings still do not clearly identify proposed county vs. non-county trails. Parks staff is still requesting the applicant update and revise the preliminary plan to clearly delineate all trail easements and distinguish between county and non-county trails.

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

FILING 1
PROPOSED GROSS DENSITY: 0.29 DU/AC (51 LOTS/175.83 AC)

PROPOSED NET DENSITY: 0.39 DU/AC (51 LOTS/130.36 AC)

FILING 2
PROPOSED GROSS DENSITY: 0.34 DU/AC (78 LOTS/231.60 AC)

PROPOSED NET DENSITY: 0.38 DU/AC (78 LOTS/206.98 AC)

FILING 3
PROPOSED GROSS DENSITY: 0.34 DU/AC (38 LOTS/110.15 AC)

PROPOSED NET DENSITY: 0.37 DU/AC (38 LOTS/102.09 AC)

FILING 4
PROPOSED GROSS DENSITY: 0.32 DU/AC (55 LOTS/166.30 AC)

PROPOSED NET DENSITY: 0.38 DU/AC (55 LOTS/145.99 AC)

FILING 5
PROPOSED GROSS DENSITY: 0.32 DU/AC (22 LOTS/68.80 AC)

PROPOSED NET DENSITY: 0.38 DU/AC (22 LOTS/57.27 AC)

TOTAL
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%
TOTAL	752.68	100%

PROJECT TEAM

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

GENERAL NOTES:

- ALL TRAILS TO BE NON-MOTORIZED TRAILS.
- TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY AND ALL OTHER ON-SITE TRAILS DESIGNATED AS "PRIVATE TRAILS" WILL BE MAINTAINED BY THE TRIPLE H RANCH METROPOLITAN DISTRICT.
- 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 THE 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 EOM, 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. 25-337), OR ANY AMENDMENTS PRIOR TO, 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; OWS 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 THE 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 RMG ENGINEERS (JOB NO. 193940) DATED SEPTEMBER 15, 2023 AND LAST AMENDED JULY 24, 2026 IN FILE SP254 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE GEOLOGIC CONSTRAINTS LISTED BELOW:

POTENTIALLY EXPANSIVE AND COMPRESSIBLE SOILS
FLOOD PRONE AREA
FAULTS AND SEISMICITY
RADON

DUE TO THE SIZE OF THE LOTS, MITIGATION OF THE IDENTIFIED CONSTRAINTS IS MOST EFFECTIVELY ACCOMPLISHED ON A LOT BY LOT BASIS.

A SITE-SPECIFIC SUBSURFACE SOIL INVESTIGATION IS TO BE COMPLETED FOR EACH LOT, WATER TANK AND TREATMENT BUILDING PRIOR TO PERMITTING.

A "NO BUILD" ZONE IS LOCATED AT THE SOUTHWEST CORNER OF THE SITE WITHIN TRACT A, FILING NO. 5. THE LOCATION OF THE RESIDENCE AND OWS FOR LOTS 11-16, FILING NO. 5 WILL REMAIN OUTSIDE THE "NO BUILD" ZONE.

A YEAR-LONG GROUNDWATER MONITORING PROGRAM IS TO BE FINALIZED APRIL 2027. TO DATE, GROUNDWATER HAS NOT BEEN OBSERVED. ONCE THE MONITORING IS COMPLETE, THE FEASIBILITY OF BASEMENT CONSTRUCTION IS TO BE DETERMINED.

CONVENTIONAL SHALLOW FOUNDATIONS CONSISTING OF A STANDARD/SPREAD FOOTING/STEMWALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. A PERIMETER DRAIN IS RECOMMENDED AROUND PORTIONS OF THE STRUCTURES WHICH WILL HAVE BELOW INHABITABLE SPACE OR STORAGE SPACE LOCATED BELOW THE FINISH GROUND SURFACE. THIS INCLUDES CRAWLSPACE AREAS BUT NOT THE WALKOUT TRENCH, IF APPLICABLE.

APPROPRIATE SURFACE GRADING AND DRAINAGE SHOULD BE ESTABLISHED DURING CONSTRUCTION AND MAINTAINED (OVER THE LIFE OF THE STRUCTURE) BY THE HOMEOWNER. ADDITIONAL MITIGATION MEASURES CAN BE FOUND IN SAID REPORT.

- THE PHASING/FILING LINES SHOWN ON THIS PLAN MAY NOT REFLECT THE EXACT SEQUENCE OF DEVELOPMENT. FILING SIZE AND DEVELOPMENT TIMING ARE MARKET DRIVEN AND WE REQUEST THIS FLEXIBILITY WITH NO FUTURE PLAN AMENDMENTS, WITH THE ACKNOWLEDGEMENT THAT THE FIRST FINAL PLAT MUST BE APPROVED AND RECORDED WITHIN 24 MONTHS OF PRELIMINARY PLAN APPROVAL.

- NO PROPOSED SCHOOL SITES PROPOSED WITHIN THIS PROPERTY. NO EXISTING FIRE HYDRANTS OR CISTERNS EXIST ON THE PROPERTY.

- A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.

- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

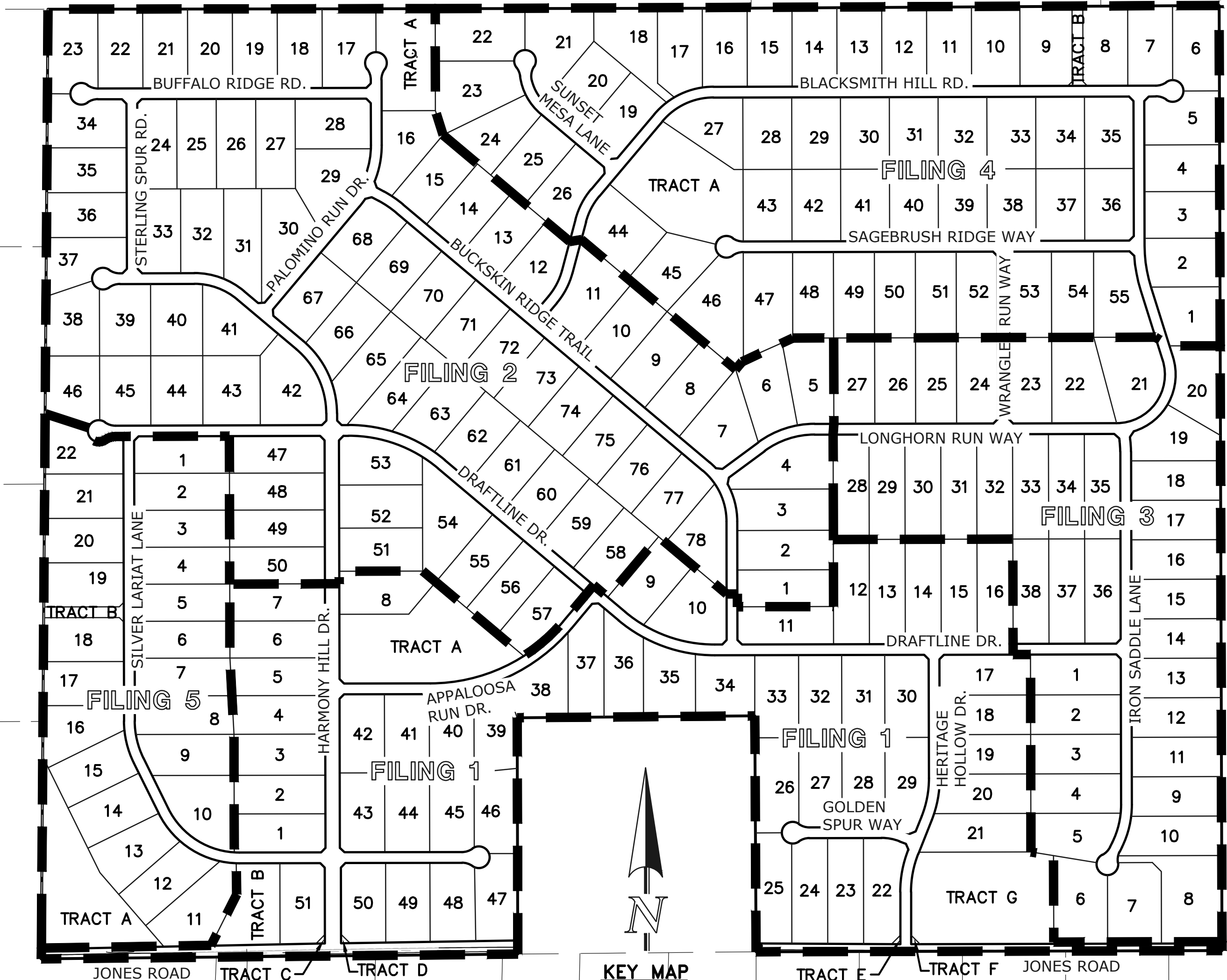
BASIS OF BEARINGS:

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 SOUTHEAST QUARTER 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 SECTION CORNER AND STAMPED "1/4 - 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.		

This tract is floodplain and private property - please change responsibility to Triple H Metro District.



PCD File No. SP254



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

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

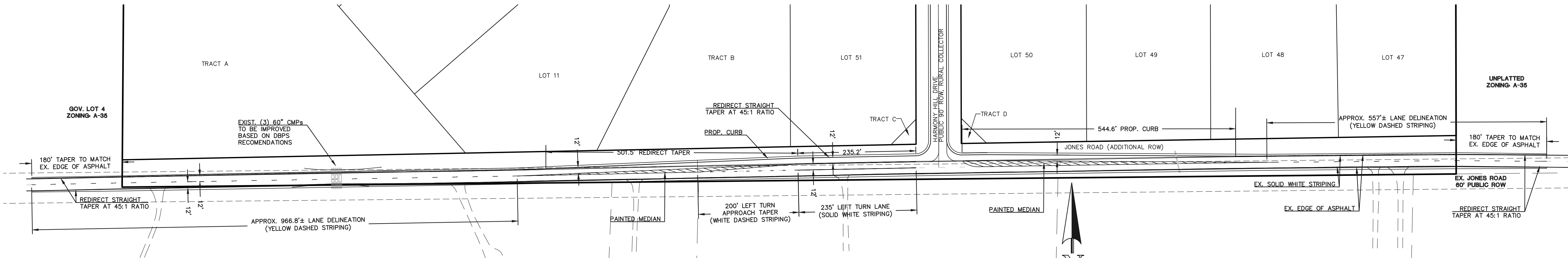
(719)785-0790
(719)785-0799 (fax)

CLASSIC
CONSULTING

TRIPLE H RANCH

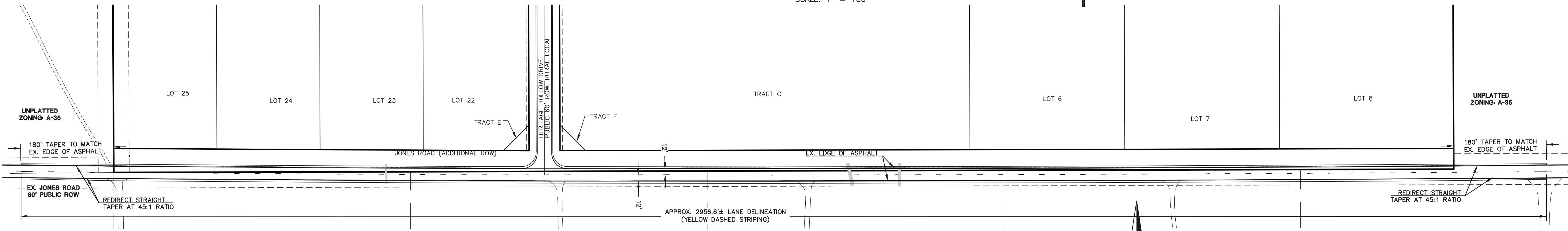
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



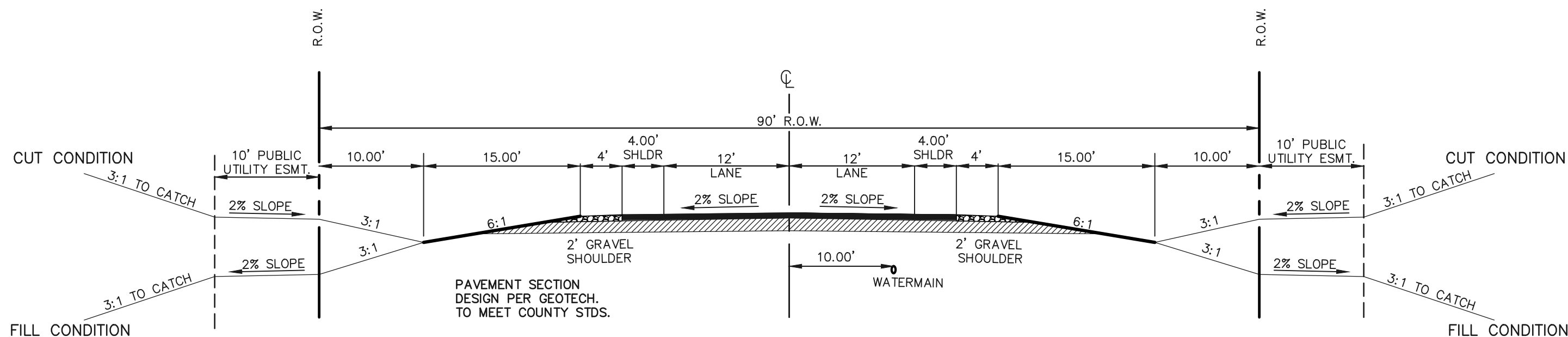
JONES ROAD PROPOSED WEST ENTRANCE ROAD IMPROVEMENTS & STRIPING DETAIL

SCALE: 1" = 100'



JONES ROAD PROPOSED EAST ENTRANCE ROAD IMPROVEMENTS & STRIPING DETAIL

SCALE: 1" = 100'

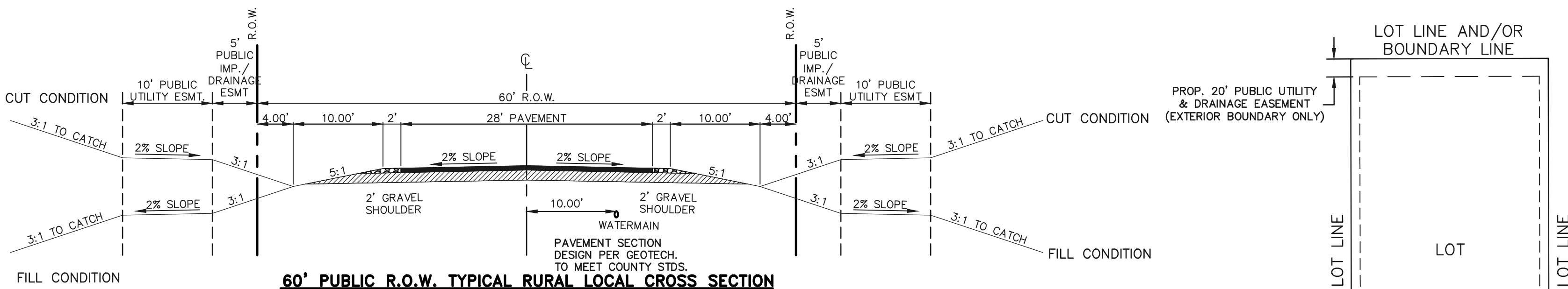


90' PUBLIC R.O.W. TYPICAL RURAL MAJOR COLLECTOR ROADWAY CROSS SECTION

SIGN PLACEMENT PER 2009 MUTCD
FIG. 2A-2 A AND LOCATED
8' BEHIND GRAVEL SHOULDER
HARMONY HILL DRIVE
(JONES ROAD TO SILVER LARIAT LANE)

SCALE: 1" = 10'

DESIGN SPEED: 50 MPH
POSTED SPEED: 45 MPH



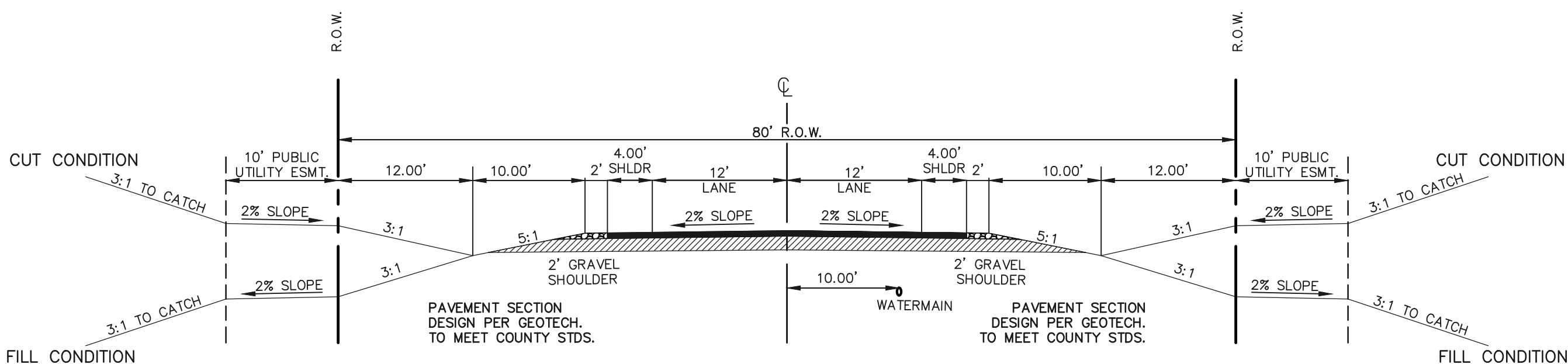
60' PUBLIC R.O.W. TYPICAL RURAL LOCAL CROSS SECTION

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

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

SCALE: 1" = 10'

DESIGN SPEED: 30 MPH
POSTED SPEED: 30 MPH



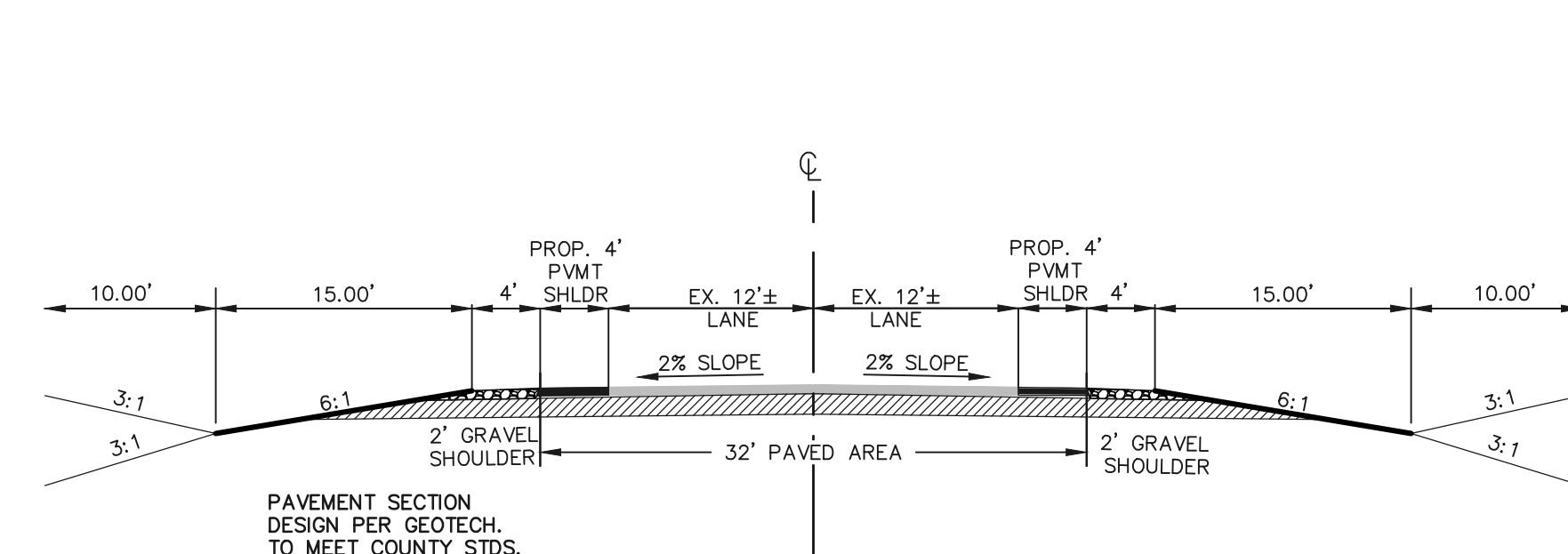
80' PUBLIC R.O.W. TYPICAL RURAL MINOR COLLECTOR ROADWAY CROSS SECTION

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)



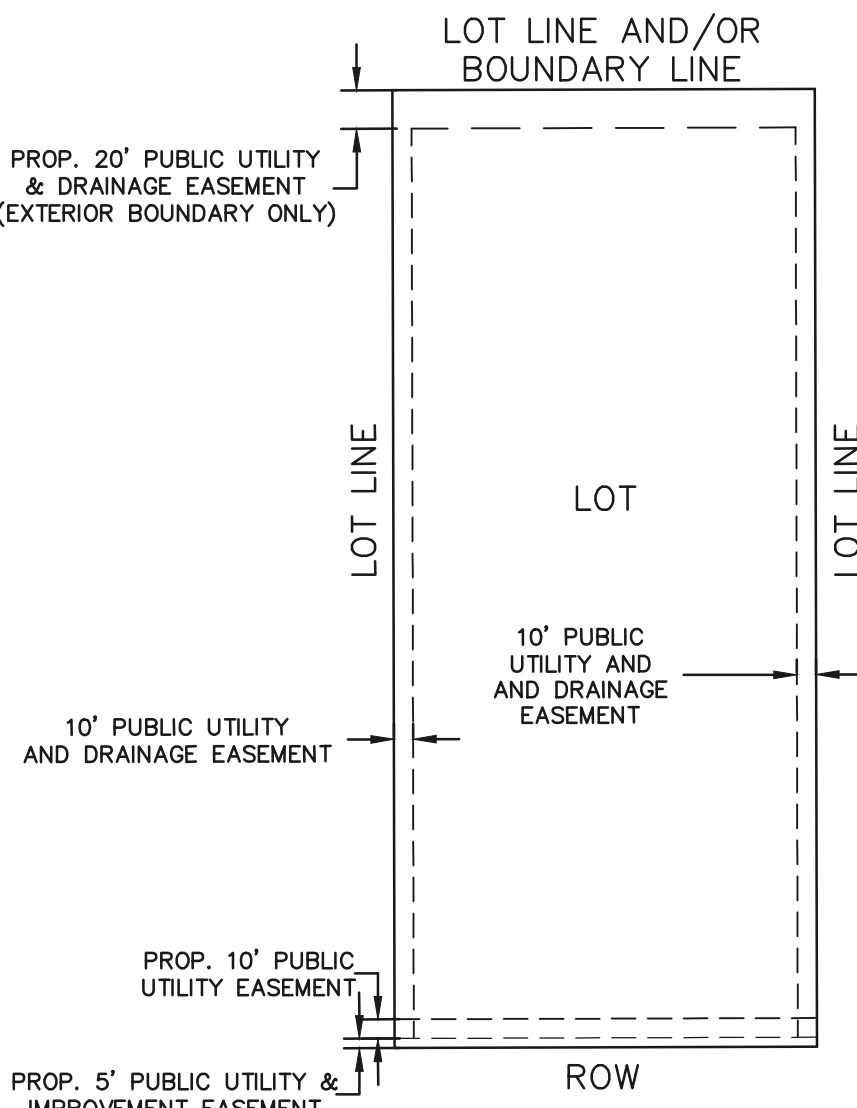
EX. JONES ROAD SHOULDER WIDENING (TYPICAL RURAL MAJOR COLLECTOR ROADWAY)

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

JONES ROAD



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)

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

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
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'

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

PARCEL "A"
438.31 ACRES

PARCEL "B"
314.36 ACRES

TOTAL ACRES: 752.68
EXISTING ZONING: RR-2.5

S89°33'00"W
1324.14'

S00°08'13"E
1317.06'

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

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

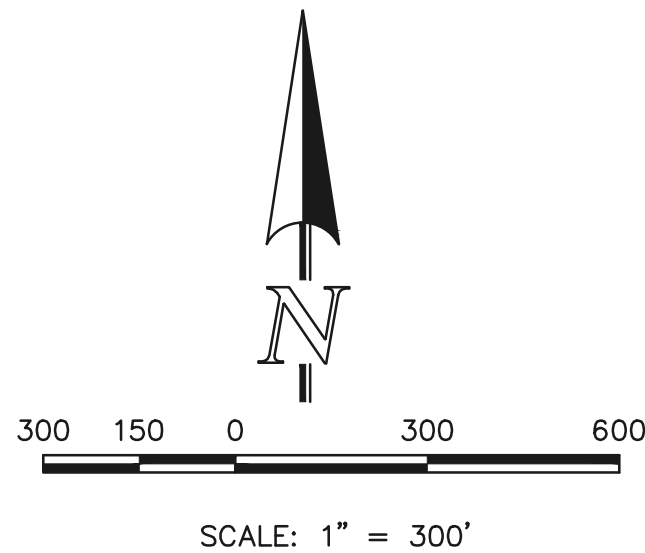
LEGAL DESCRIPTION

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

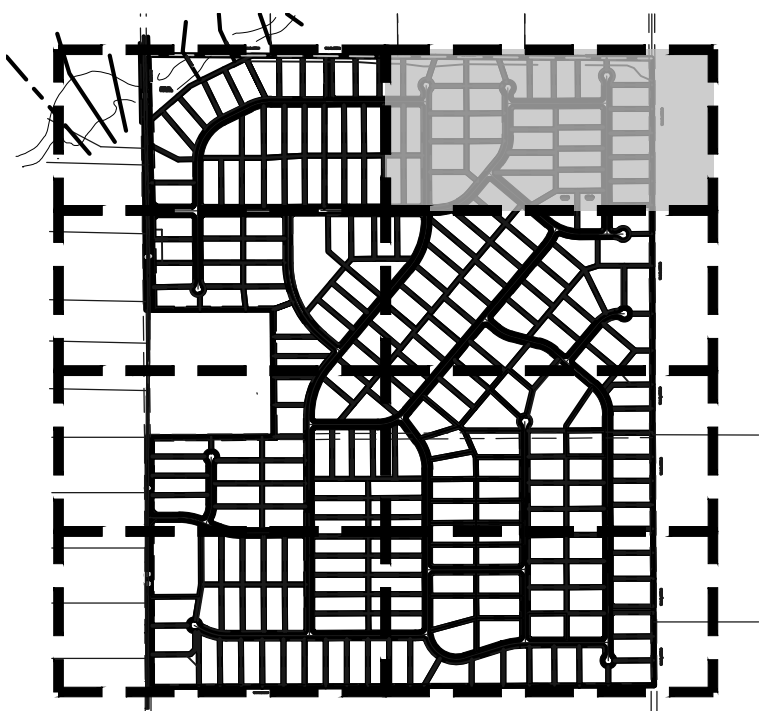
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

CLASSIC
CONSULTING

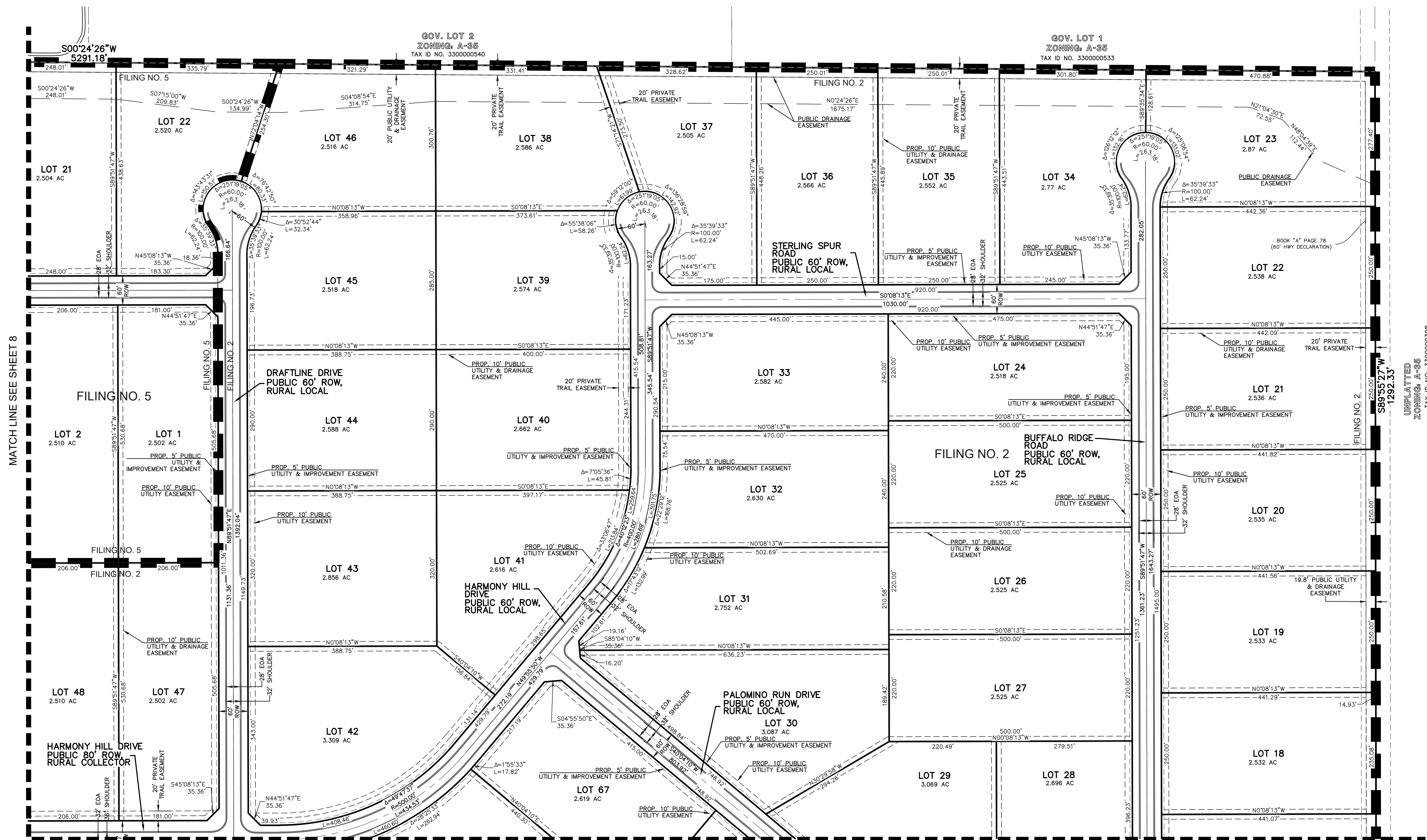
TRIPLE H RANCH

PRELIMINARY PLAN

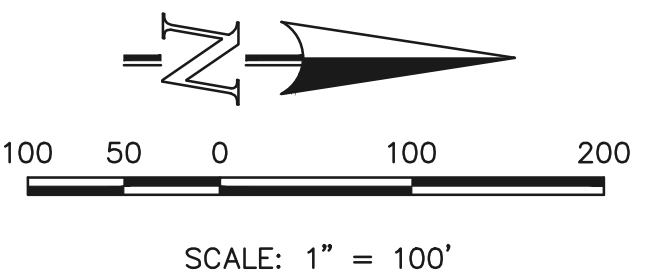
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO



KEY MAP
NOT TO SCALE



UNPLATTED
ZONING: A-35
TAX ID NO. 3300000398



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	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)

PCD File No. SP254



PRELIMINARY PLAN

UNPLATTED
ZONING: A-35
TAX ID NO 300000308

PCD File No. SP254

BOUNDARY LINE
PROPERTY LINE
EASEMENT SETBACK LINE
LINE OF SIGHT



DESIGNED BY	KES	SCALE	DATE	04/14/2020
DRAWN BY	KES	(H) 1" = 100'	SHEET	5 OF 21
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

CLASSIC³

\\Fs1\260400\DRAWINGS\DEVELOPMENT\04-11 260400-PRELIM PLAN.dwg, 5/22/2026 12:16:49 PM, 1:1,

PRELIMINARY PLAN



DESIGNED BY	KES	SCALE	DATE	04/14/202
DRAWN BY	KES	(H) 1" = 100'	SHEET 6	OF 21
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 (F)

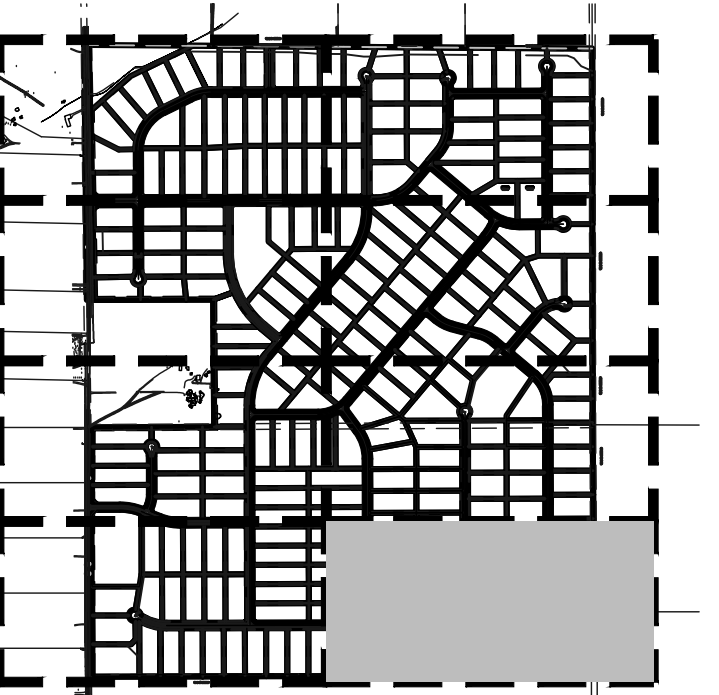
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TRIPLE H RANCH

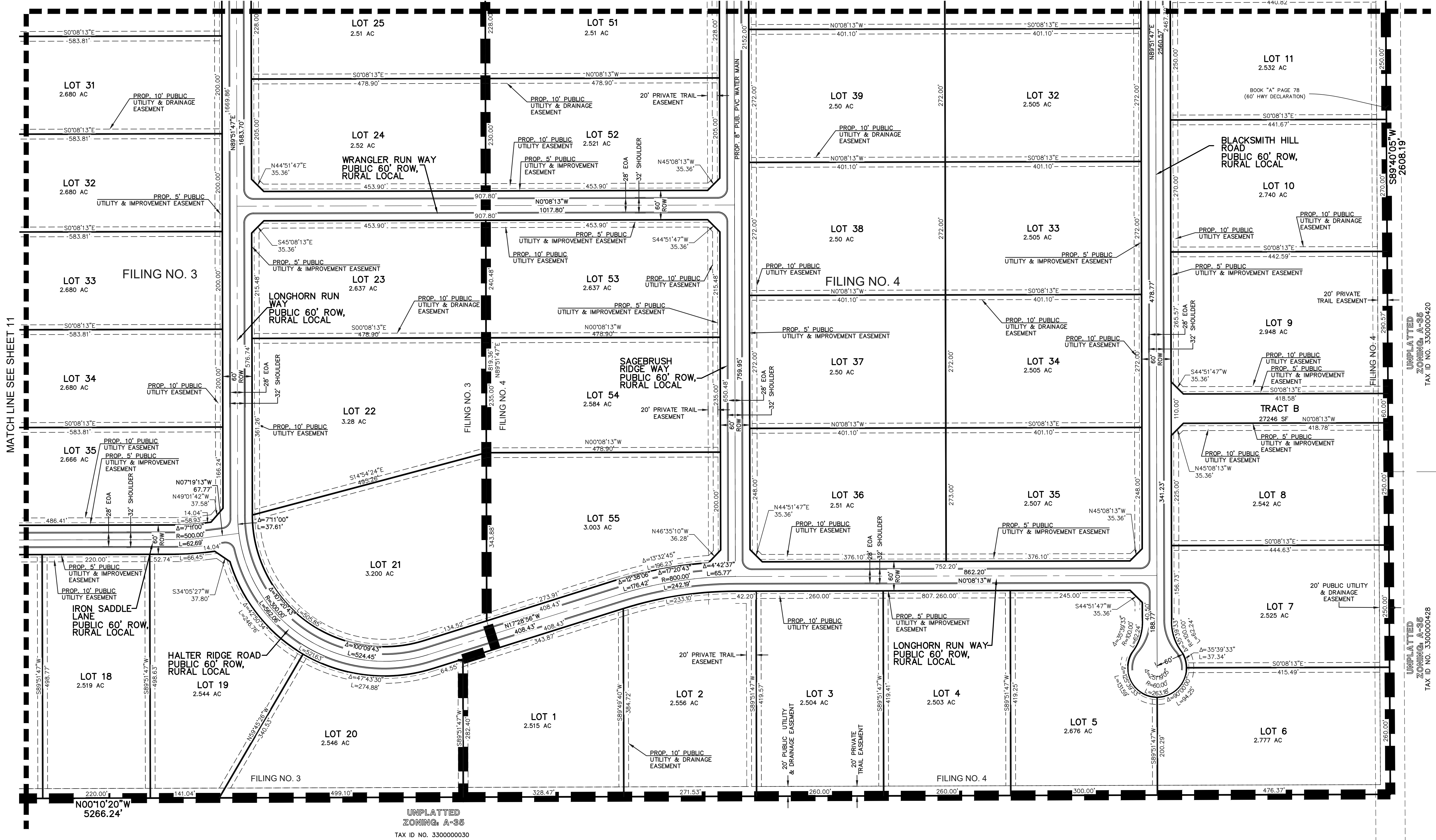
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN

MATCH LINE SEE SHEET 6

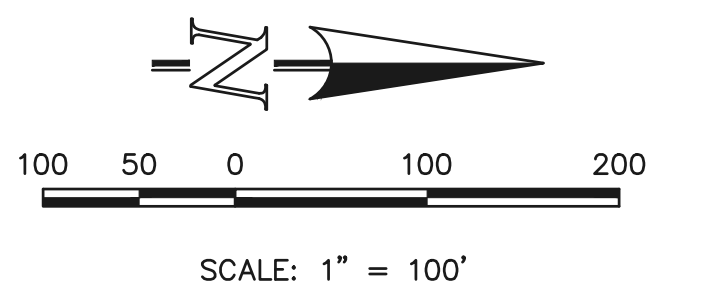


KEY MAP
NOT TO SCALE



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	—————

PCD File No. SP254



TRIPLE H RANCH
PRELIMINARY PLAN

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Colorado Springs, Colorado 80903

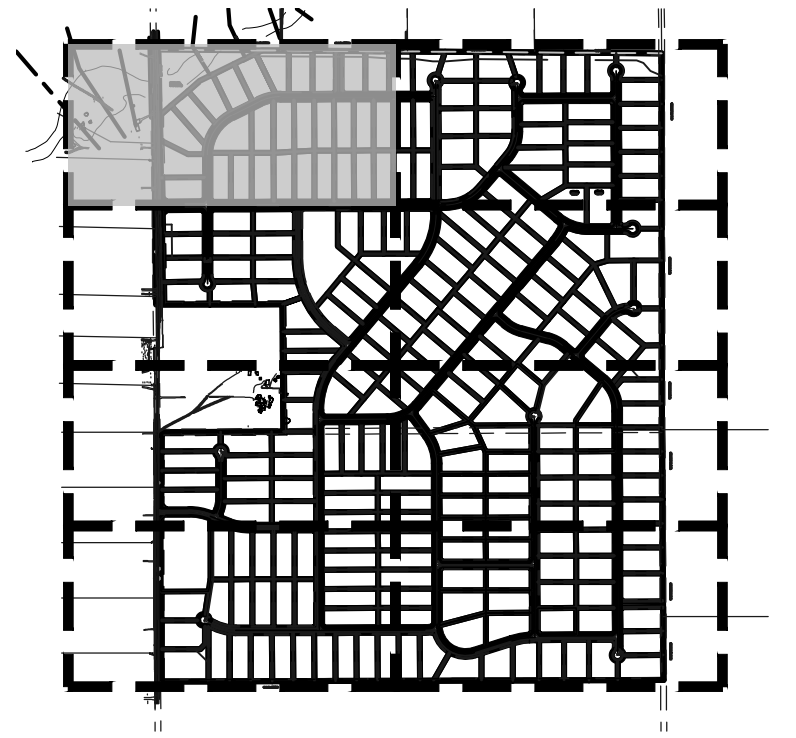
(719) 785-0790
(719) 785-0799 (Fax)

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

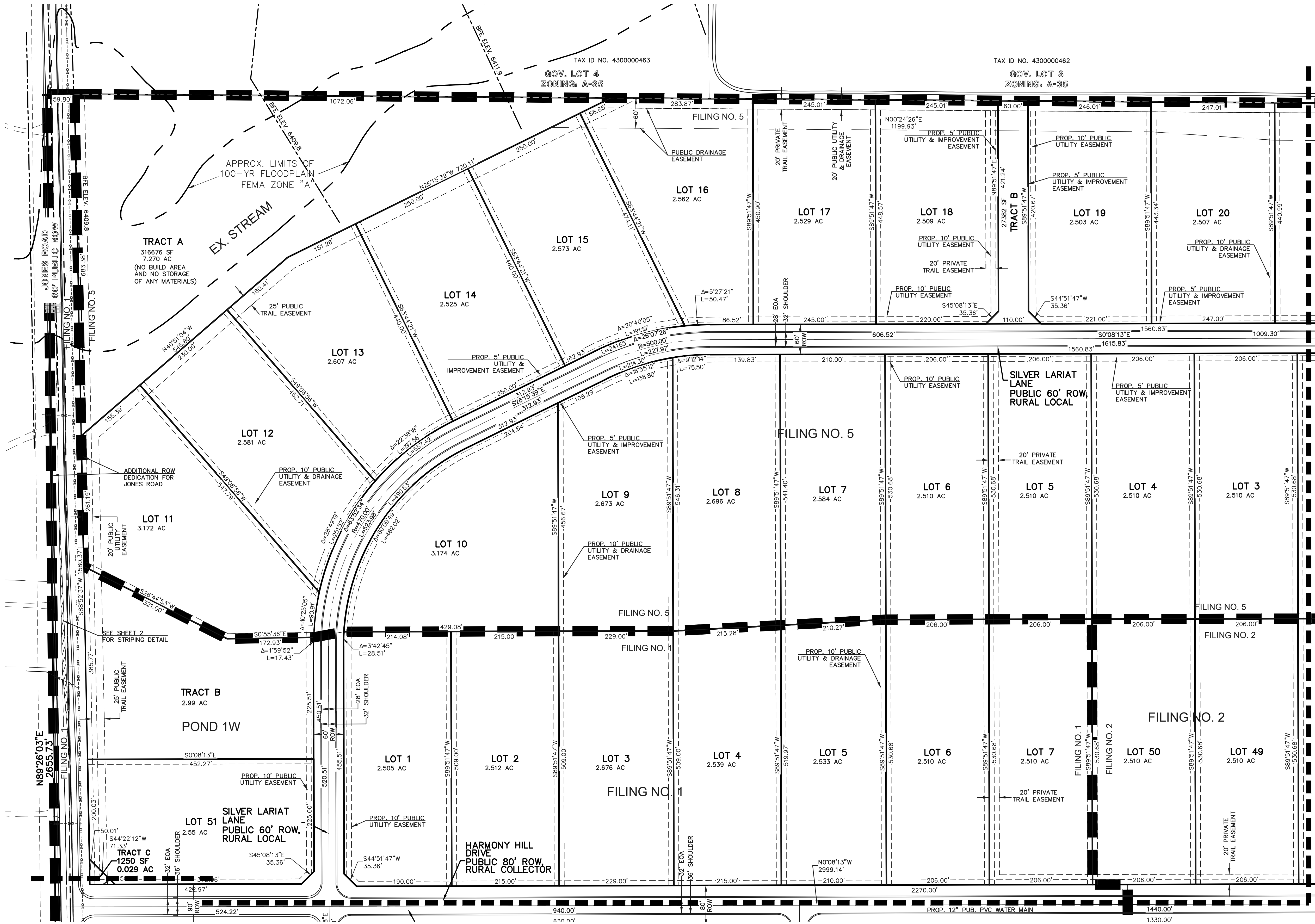
TRIPLE H RANCH

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 4

NOTE:
BASE FLOOD ELEVATIONS (BFEs) SHOWN TAKEN FROM
PHASE 1 FOR THE ONGOING EL PASO COUNTY, CO.
RISK MAP PROJECT. THE DATA HAS BEEN REVIEWED
AND APPROVED THROUGH FEMA'S QA/QC PROCESS
(MAY 11, 2022) AND IS CURRENTLY IN THE MIP
(CASE NO. 19-08-0037s).

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING STORM LINE
- BASE FLOOD ELEVATION (BFE)



100 50 0 100 200

SCALE: 1" = 100'

MATCH LINE SEE SHEET 9

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

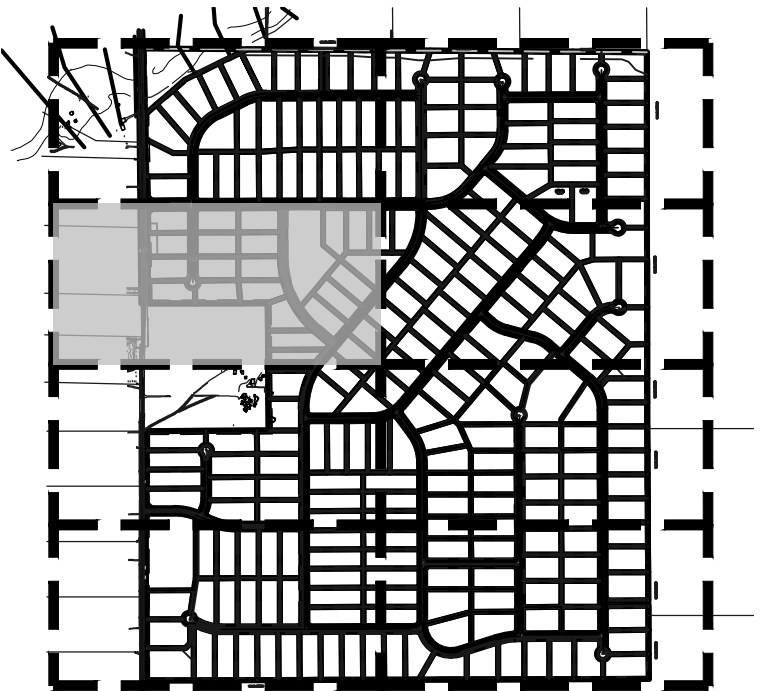
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

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

PRELIMINARY PLAN

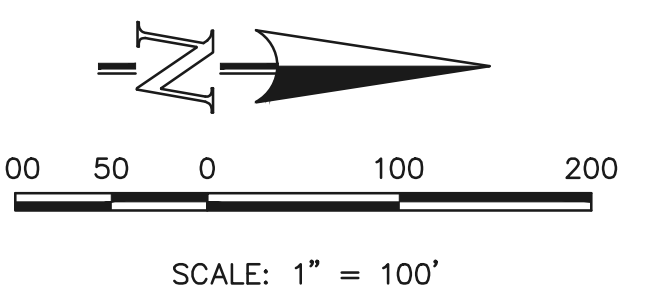


KEY MAP
NOT TO SCALE



LEGEND

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



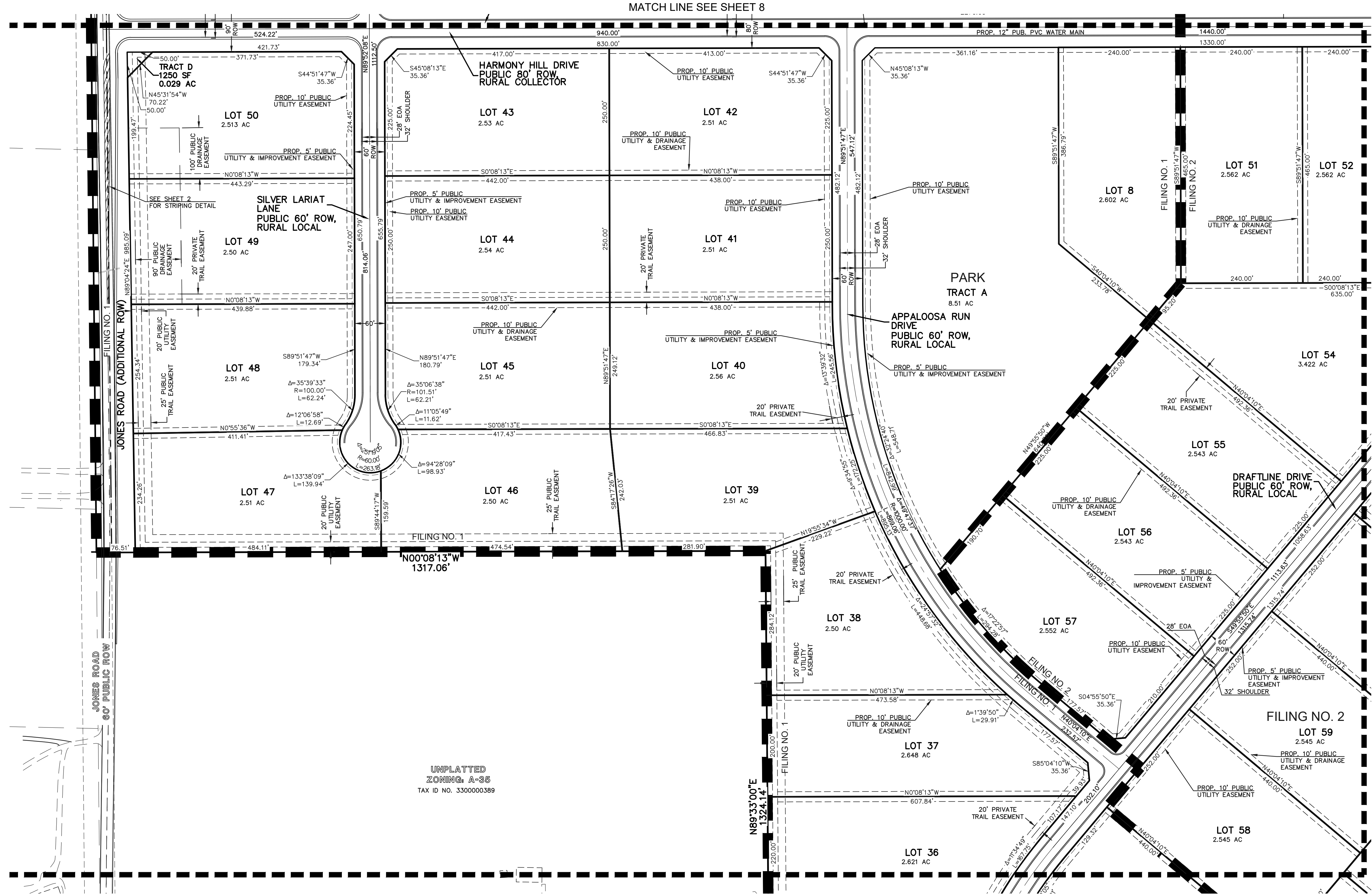
PCD File No. SP254



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



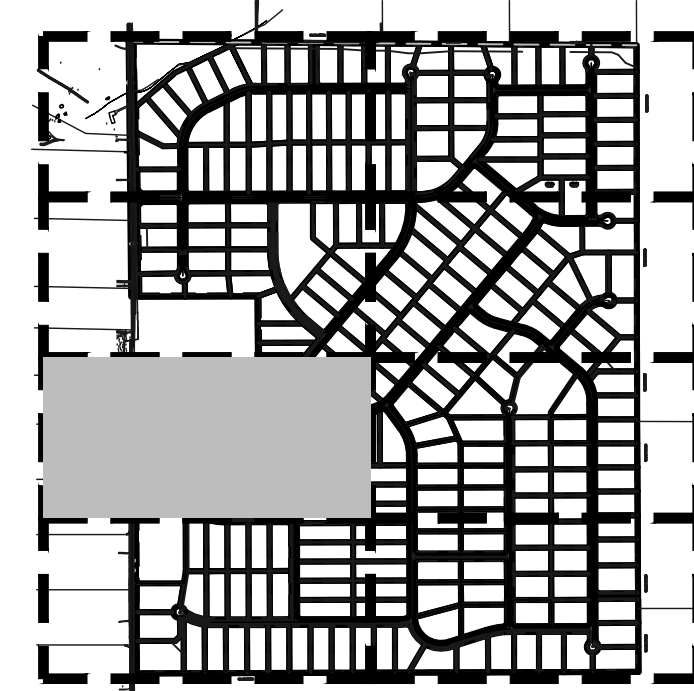
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ZONING: A-35
TAX ID NO. 3300000389

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

MATCH LINE SEE SHEET 9

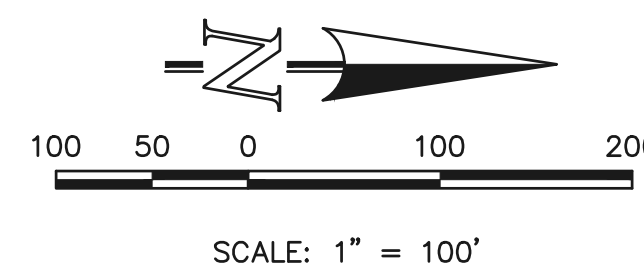


KEY MAP
NOT TO SCALE



LEGEND

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



MATCH LINE SEE SHEET 11

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

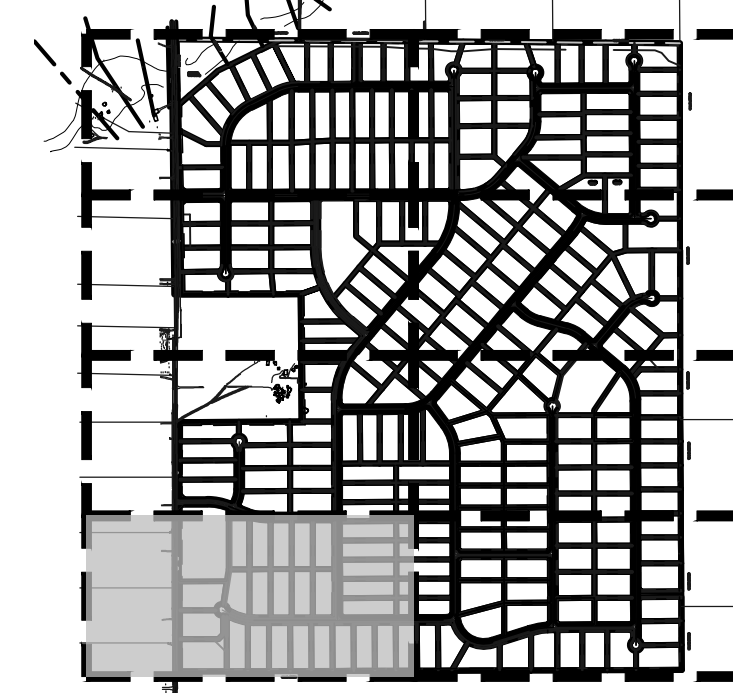
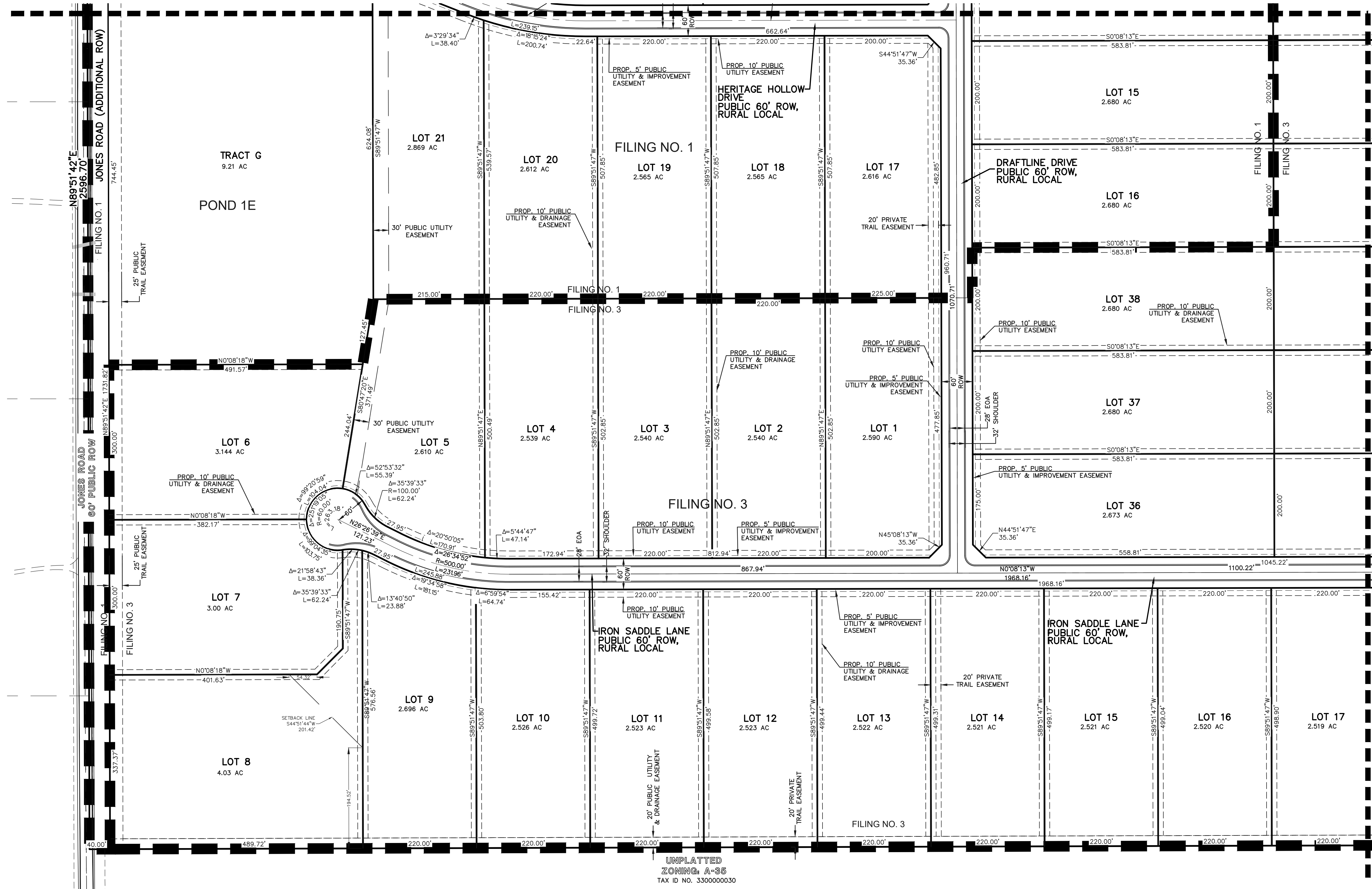
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

TRIPLE H RANCH

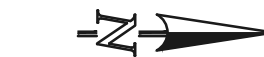
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN

MATCH LINE SEE SHEET 10

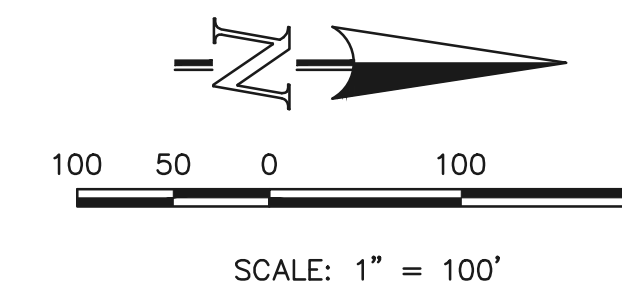


KEY MAP
NOT TO SCALE



LEGEND

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



UNPLATTED
ZONING: A-35
TAX ID NO. 3300000030

PCD File No. SP254



TRIPLE H RANCH
PRELIMINARY PLAN



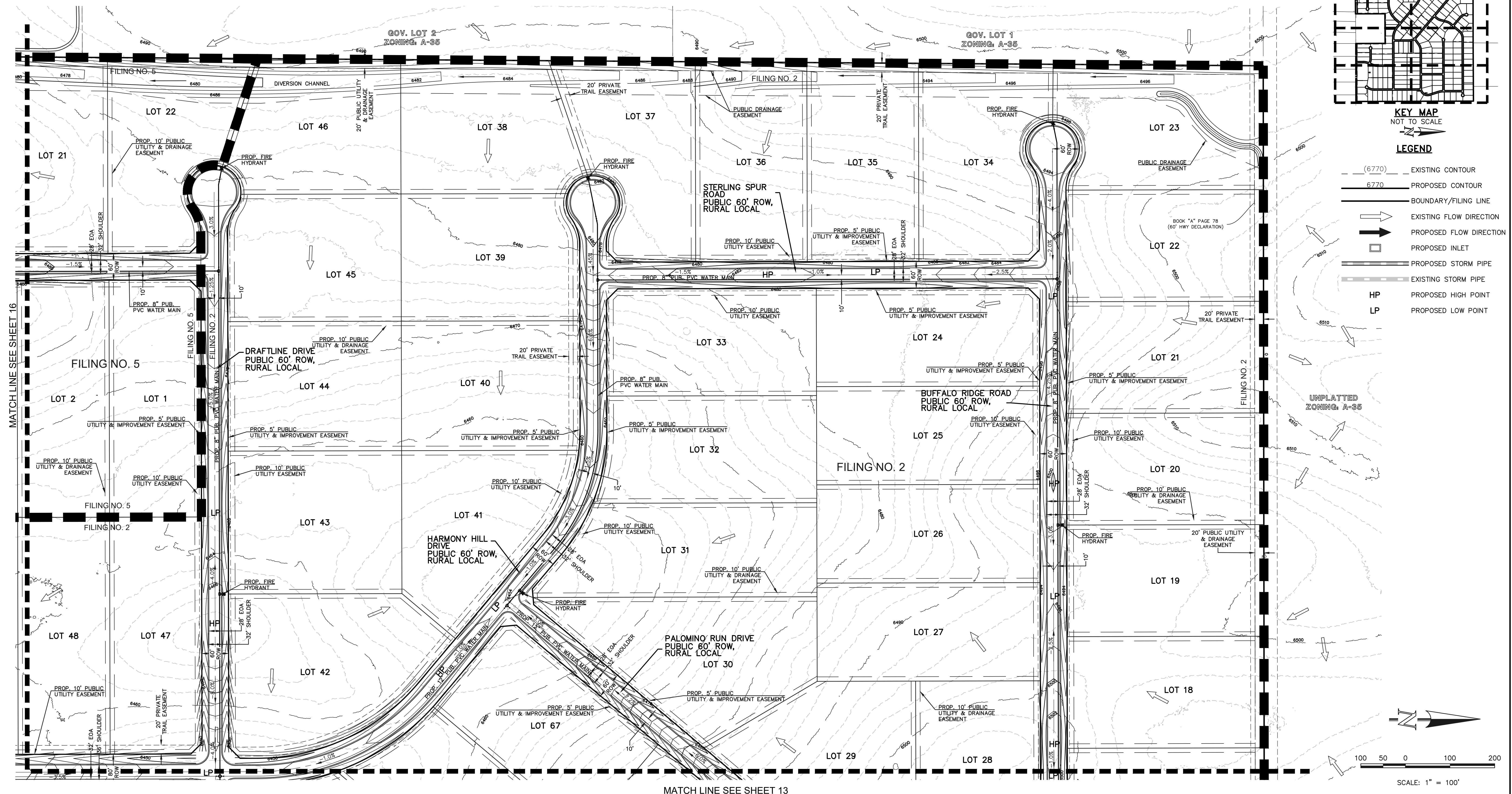
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DRAWN BY	KES	(H) 1" = 100'	SHEET	11 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

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Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

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



MATCH LINE SEE SHEET 13

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	12 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

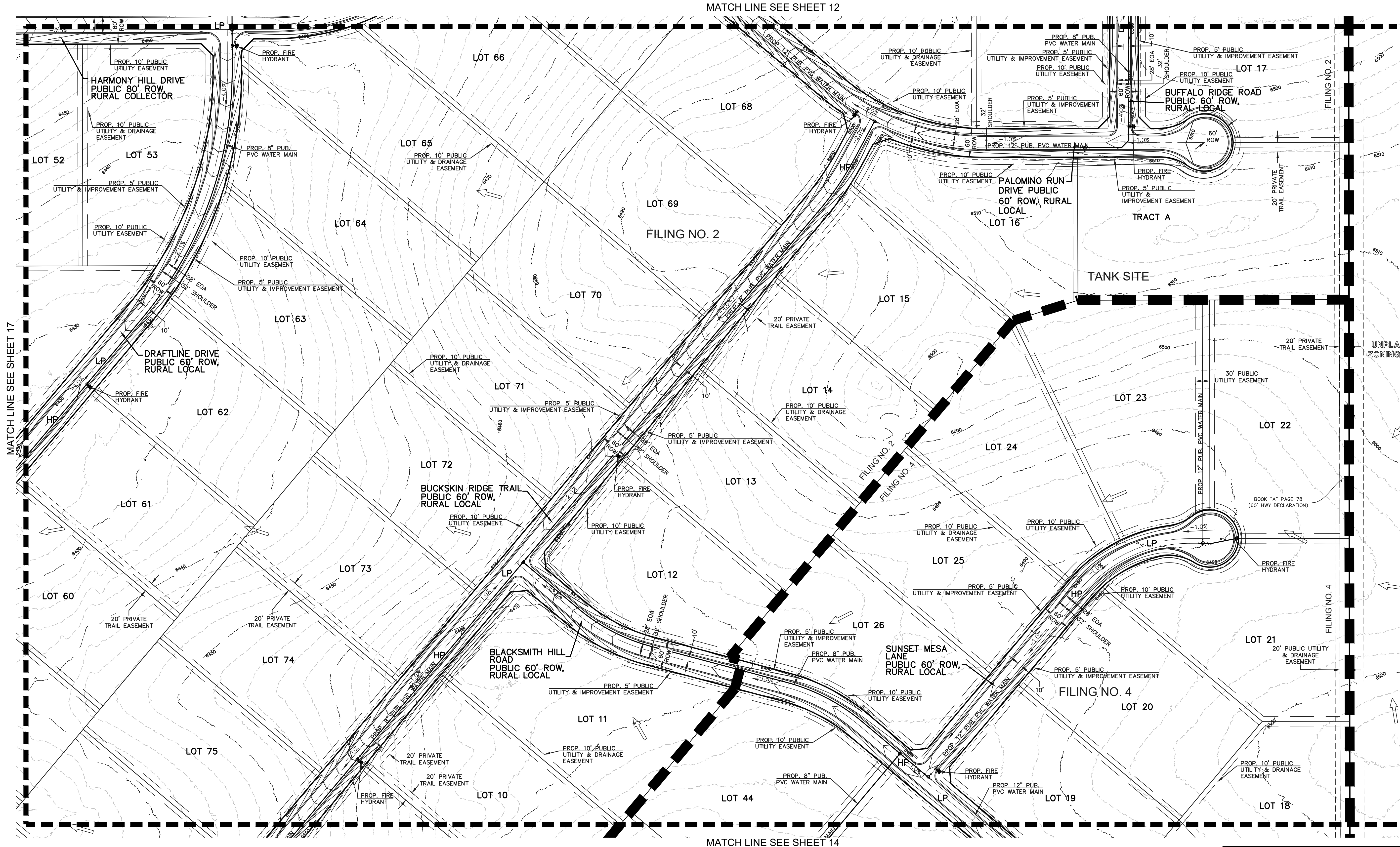
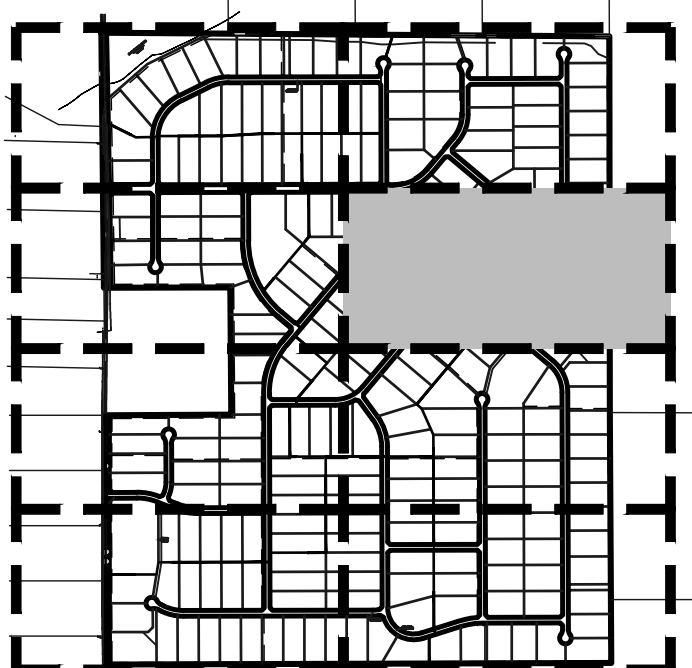
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

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CONSULTING

TRIPLE H RANCH

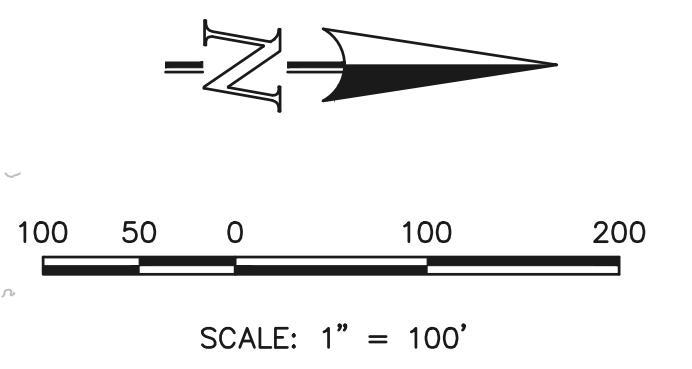
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



KEY MAP
NOT TO SCALE

UNPLATTED
ZONING: A-35



PCD File No. SP254

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BOUNDARY/FILING LINE
	EXISTING FLOW DIRECTION
	PROPOSED FLOW DIRECTION
	PROPOSED INLET
	PROPOSED STORM PIPE
	EXISTING STORM PIPE
	PROPOSED HIGH POINT
	PROPOSED LOW POINT

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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

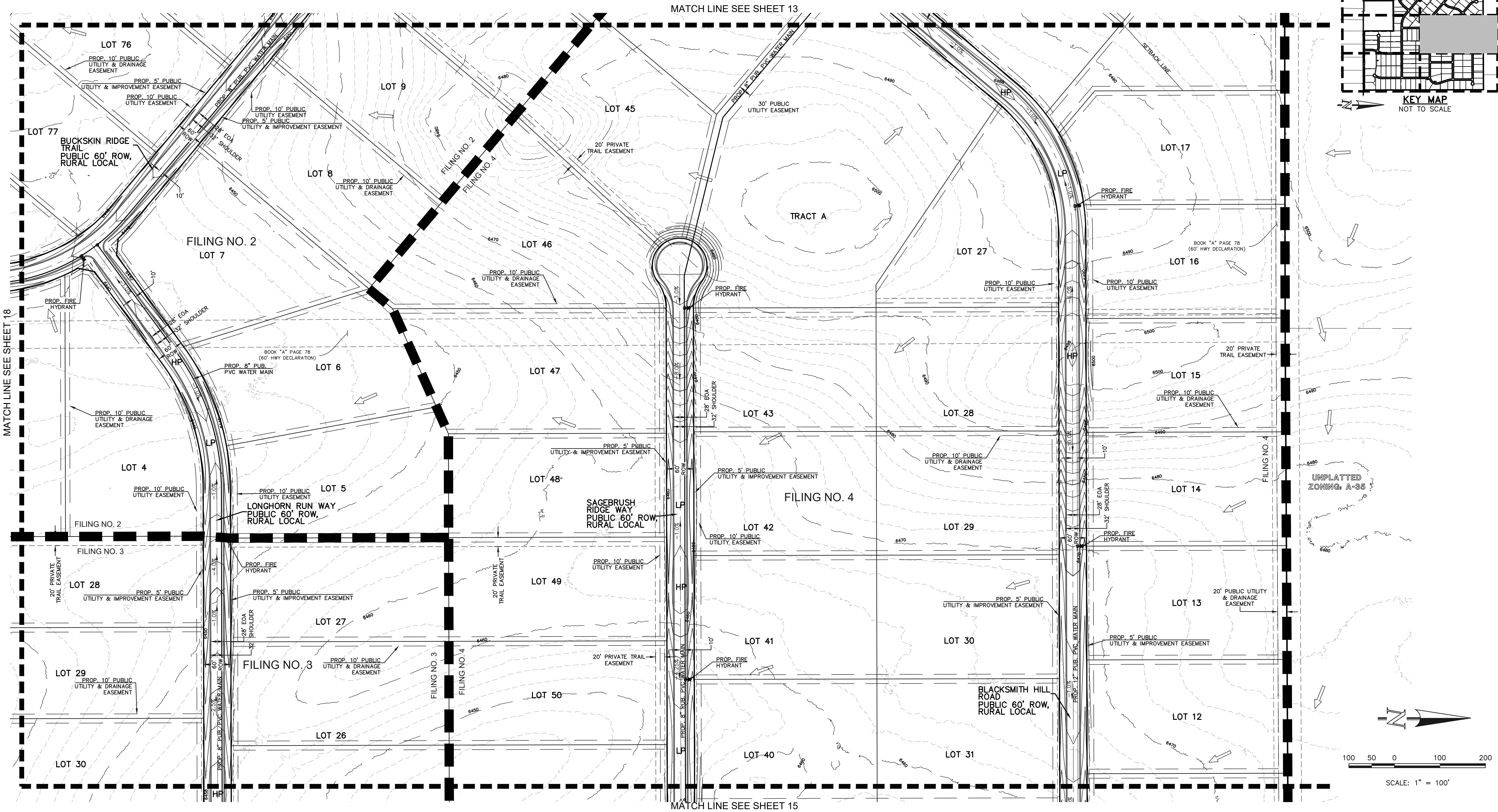
(719) 785-0790
(719) 785-0799 (Fax)

N:\360400\DRAWINGS\DEVELOPMENT\12-19 260400-PRELIM PLAN PG PU.dwg, 5/22/2025 12:17:24 PM, 1:1

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	HP	PROPOSED HIGH POINT
PROPOSED FLOW DIRECTION	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	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)

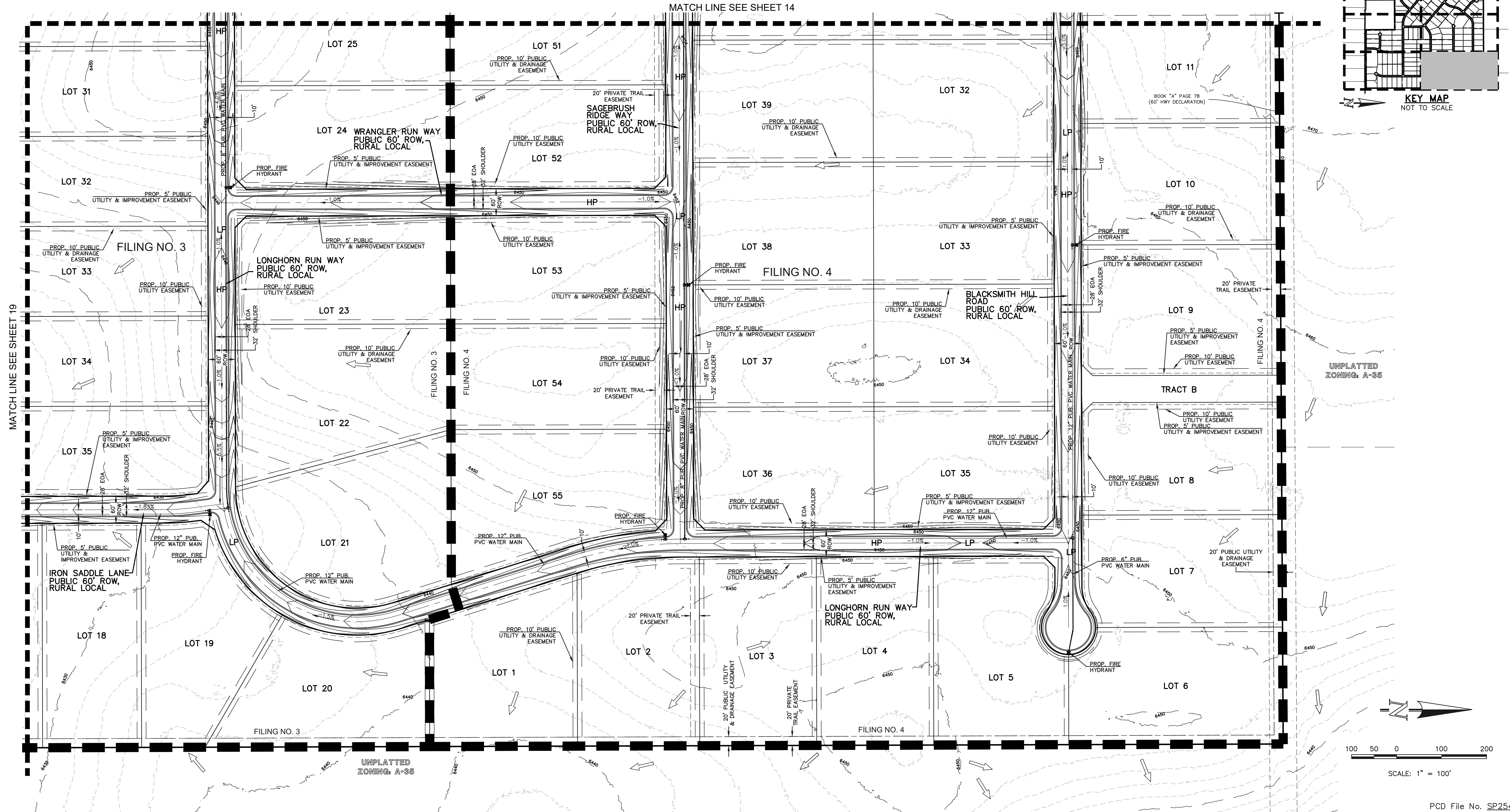
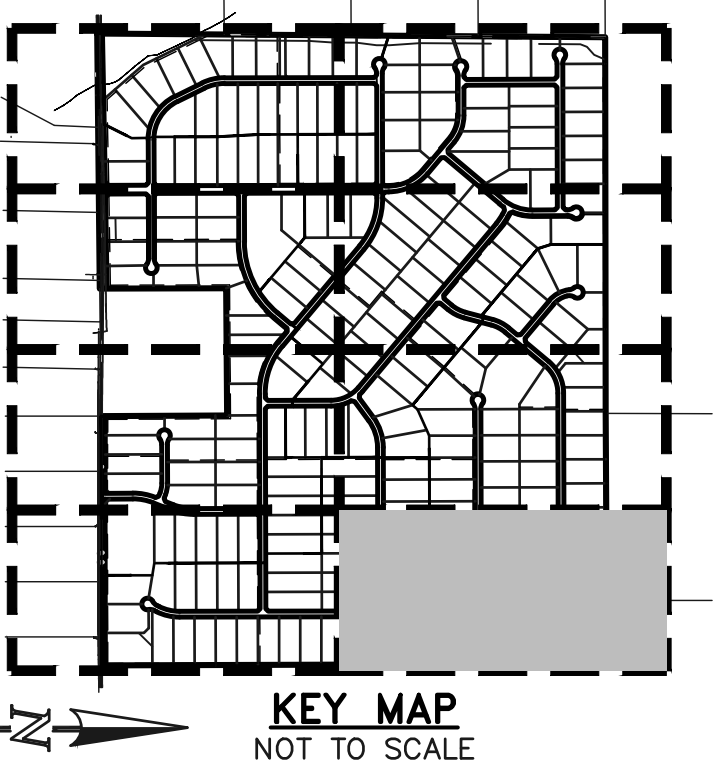
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TRIPLE H RANCH

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

PRELIMINARY PLAN

MATCH LINE SEE SHEET 14



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BOUNDARY/FILING LINE
	EXISTING FLOW DIRECTION
	PROPOSED FLOW DIRECTION
	PROPOSED INLET
	PROPOSED STORM PIPE
	EXISTING STORM PIPE
	PROPOSED HIGH POINT
	PROPOSED LOW POINT

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

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

PCD File No. SP254

TRIPLE H RANCH

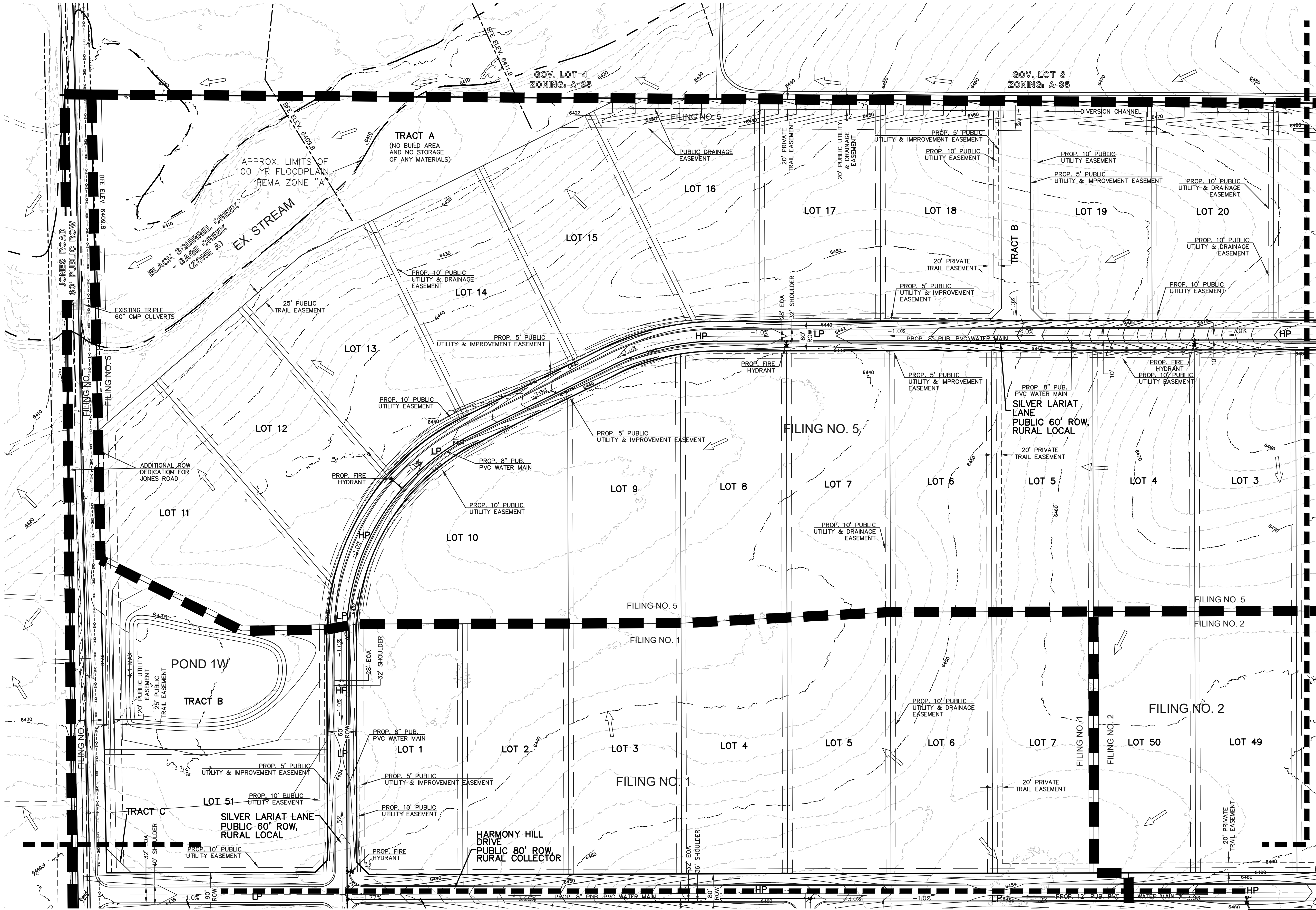
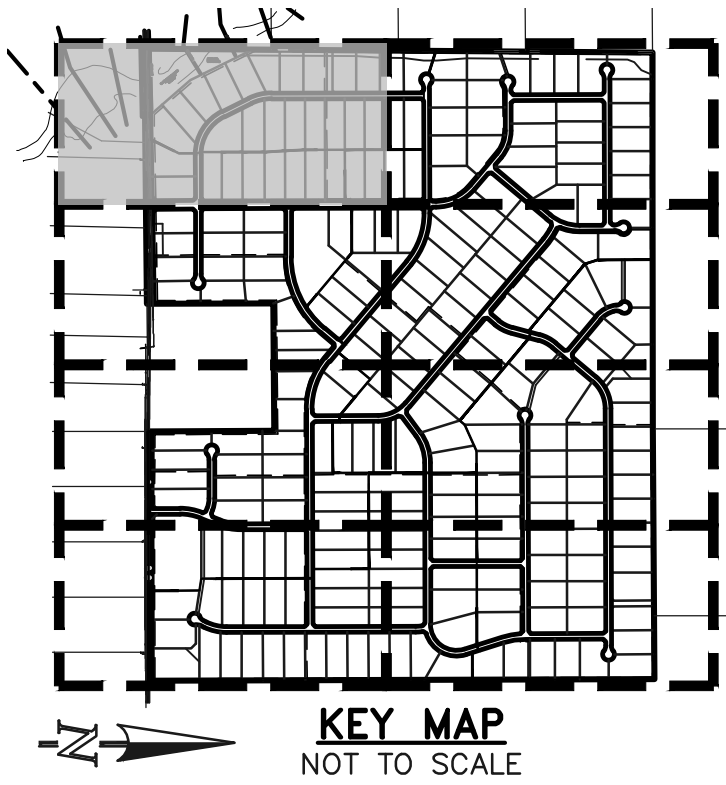
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	15 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

TRIPLE H RANCH

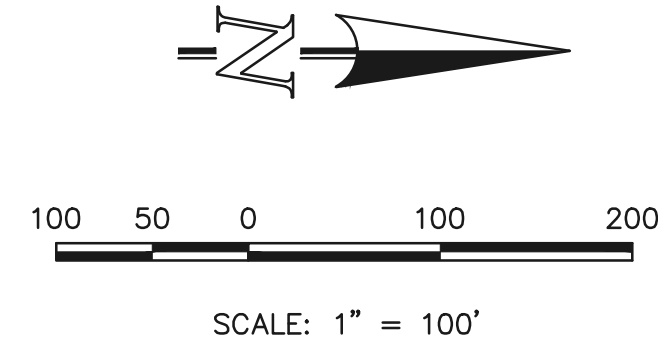
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



NOTE: BASE FLOOD ELEVATIONS (BFEs) SHOWN TAKEN FROM PHASE 1 FOR THE ONGOING EL PASO COUNTY, CO. RISK MAP PROJECT. THE DATA HAS BEEN REVIEWED AND APPROVED THROUGH FEMA'S QA/QC PROCESS (MAY 11, 2022) AND IS CURRENTLY IN THE MIP (CASE NO. 19-08-0037s).

- 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
 - BASE FLOOD ELEVATION (BFE)



MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 12

PCD File No. SP254



TRIPLE H RANCH

PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

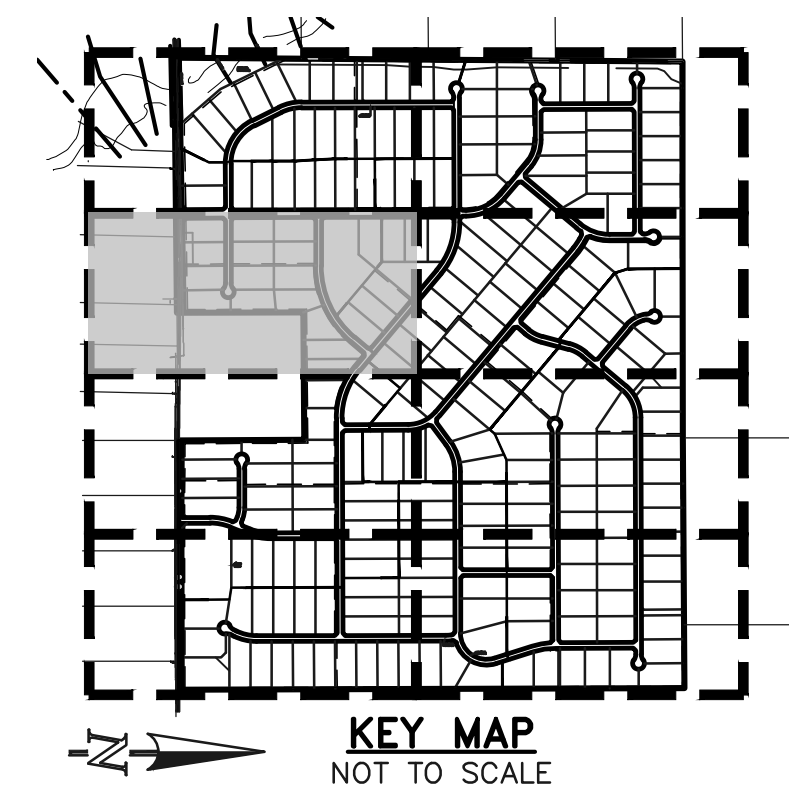
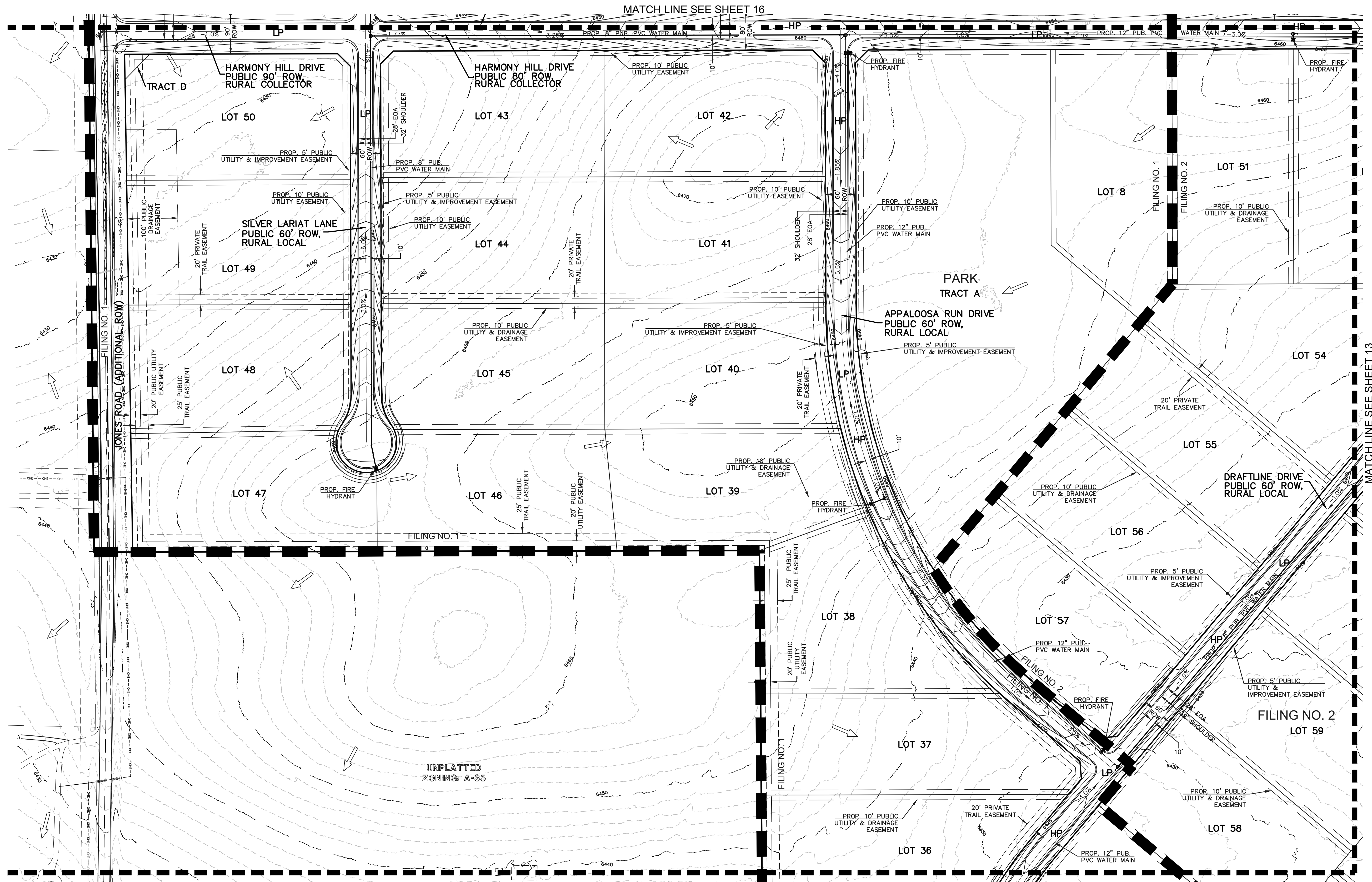
DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	16 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

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Colorado Springs, Colorado 80903
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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



100 50 0 100 200

SCALE: 1" = 100'

MATCH LINE SEE SHEET 18

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	17 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

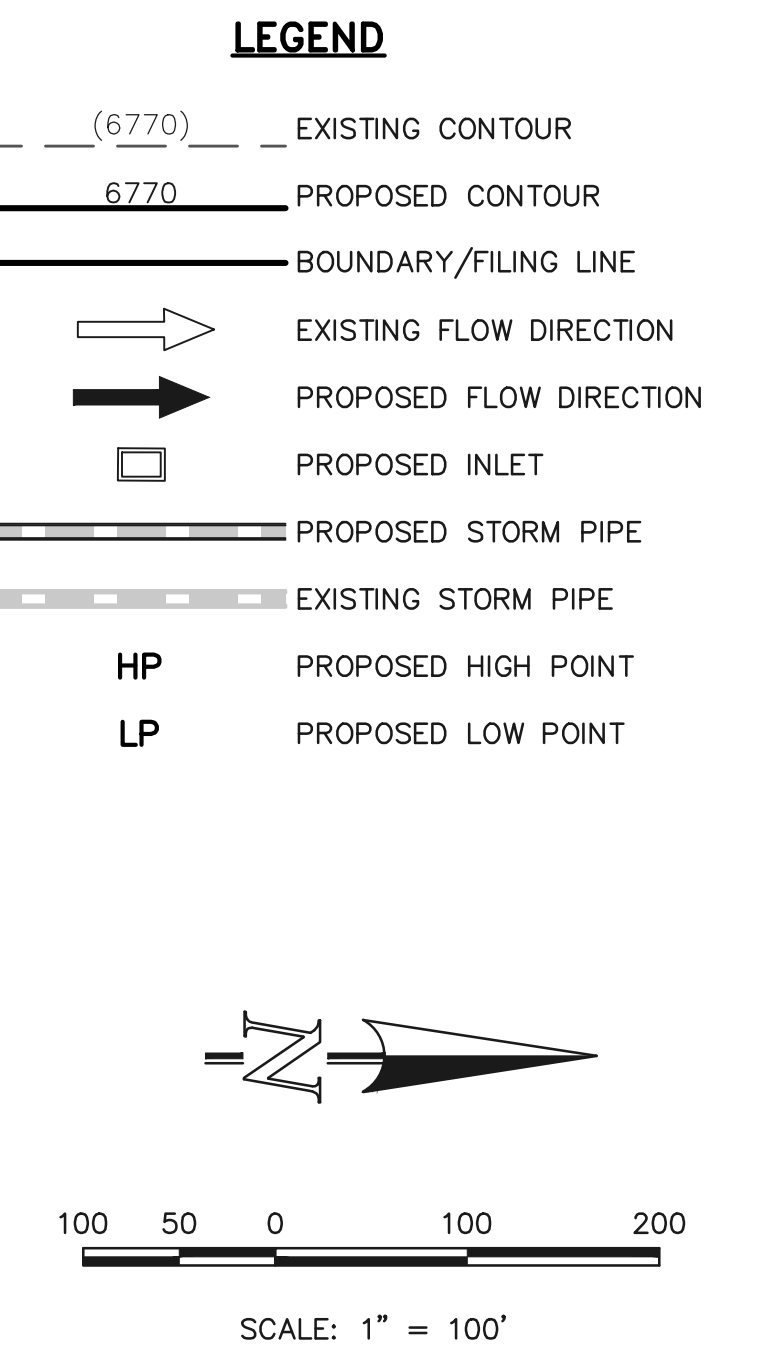
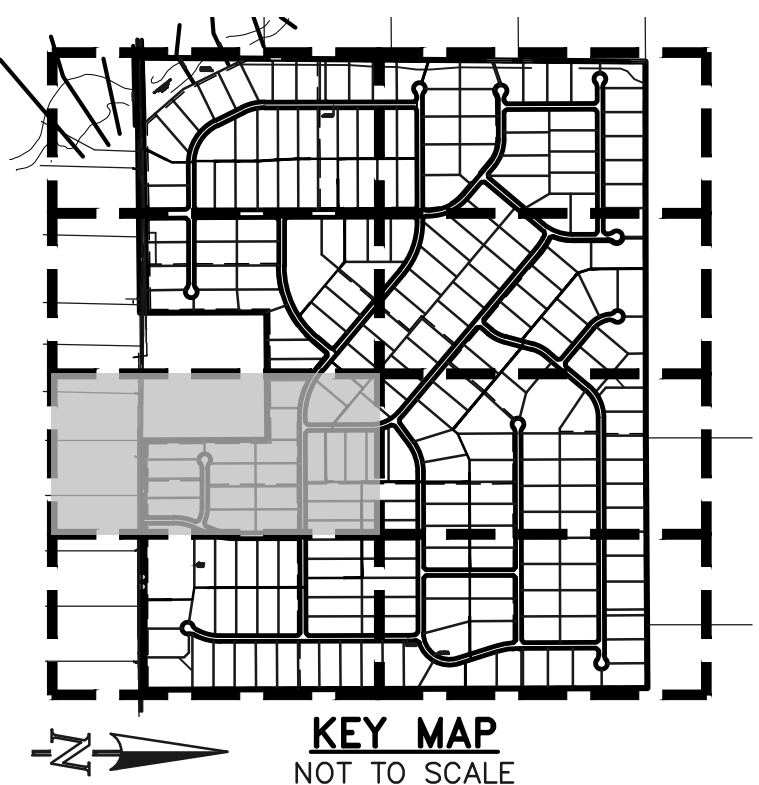
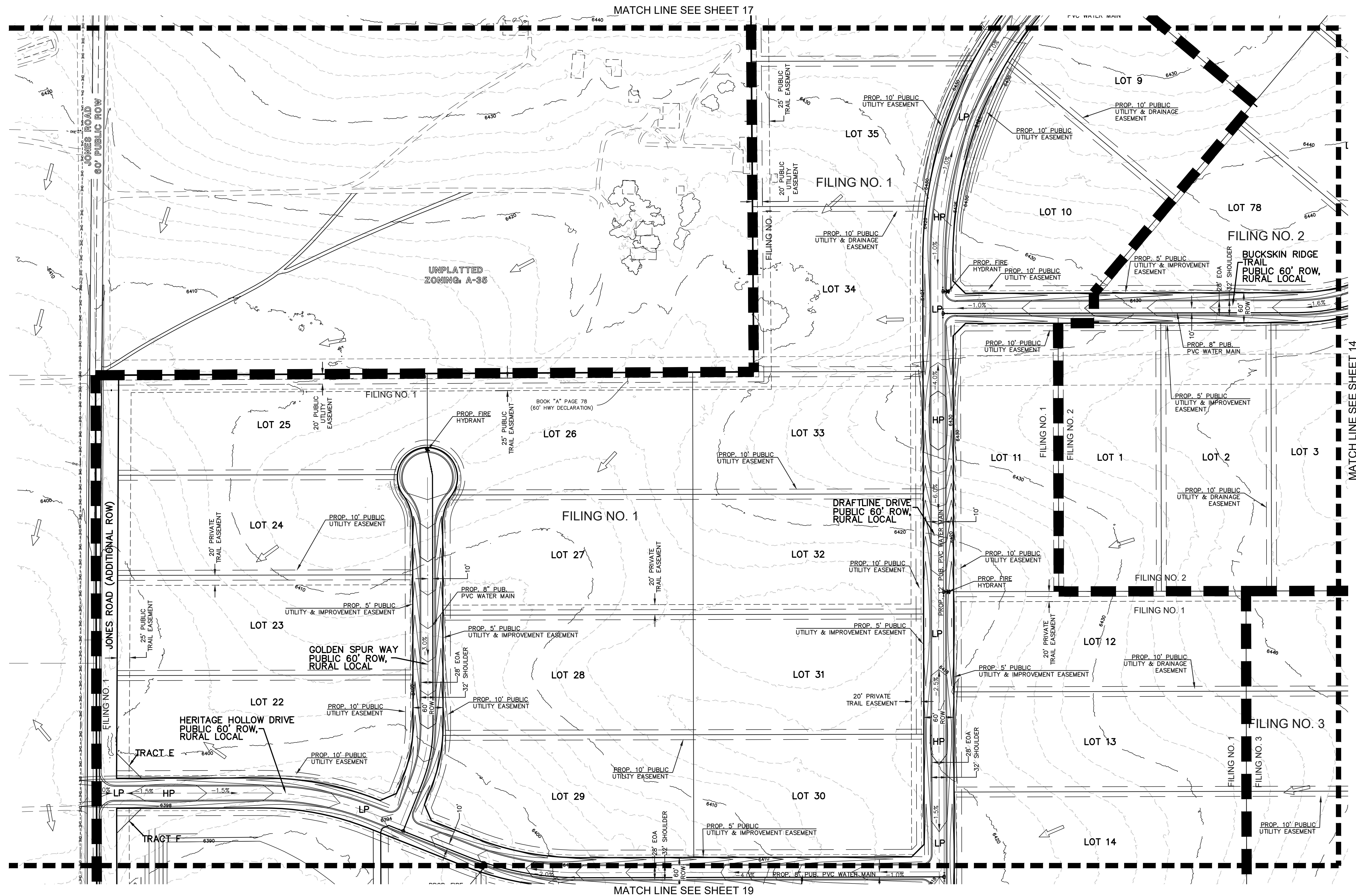
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
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(719) 785-0799 (Fax)

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

PRELIMINARY PLAN



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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

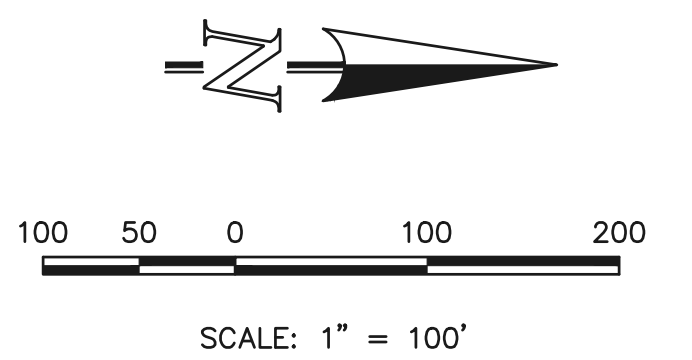
PCD File No. SP254

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(719) 785-0799 (Fax)

PRELIMINARY PLAN

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

PCD File No. SP254

TRIPLE H RANCH

PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

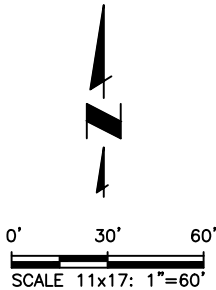
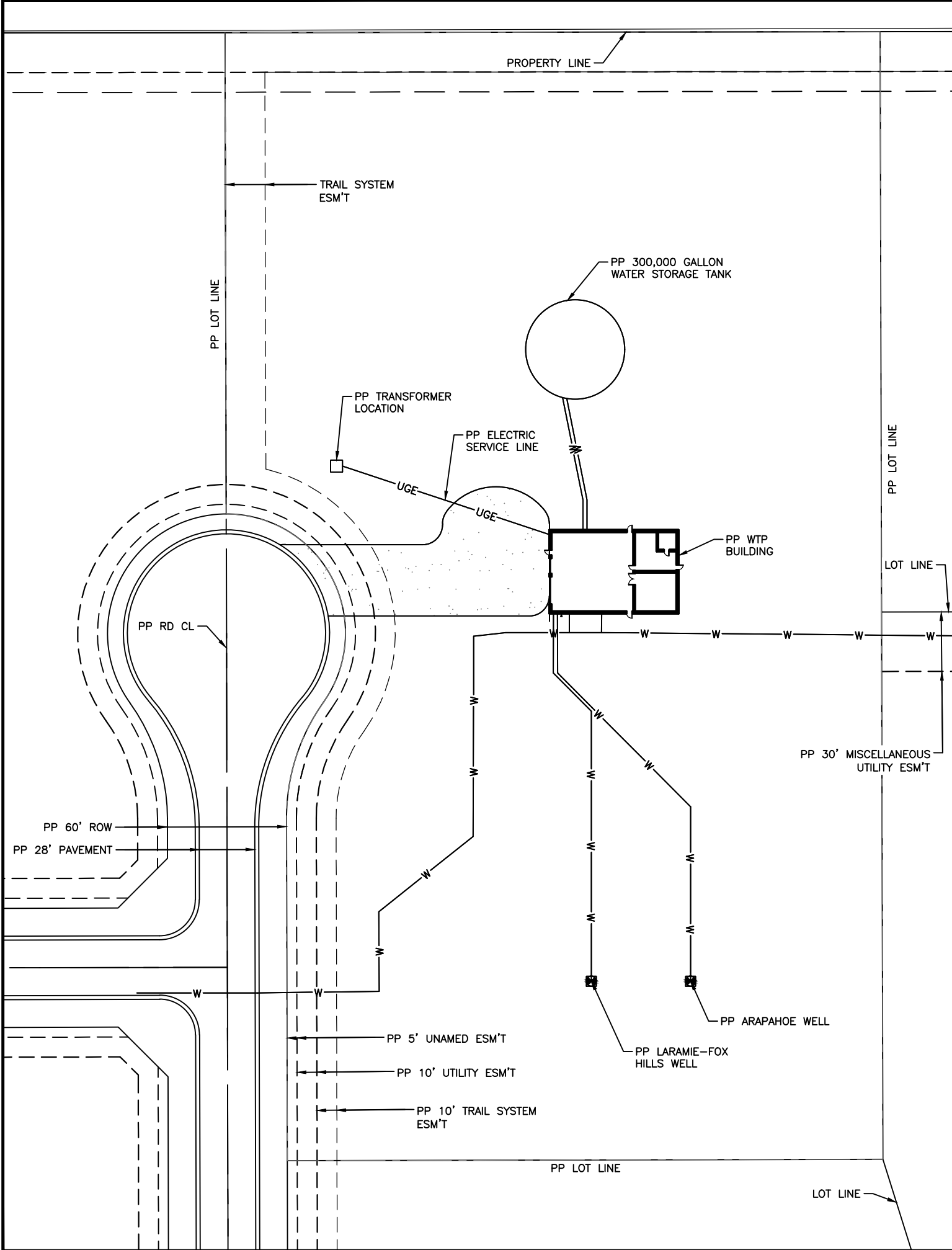
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DRAWN BY	KES	(H) 1"= 100'	SHEET	19 OF 20
CHECKED BY		(V) 1"= N/A	JOB NO.	2604.00

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Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

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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