

# 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

Please add:  
NOTE ADDED  
Special District Notes:  
Special District Disclosure (when the plat is located in a special district):  
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat

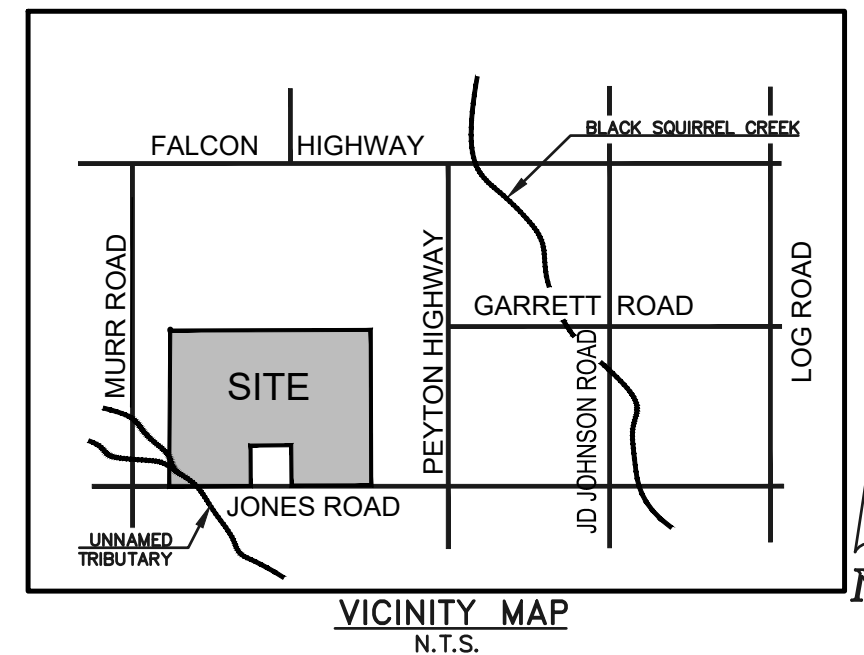
### GENERAL NOTES:

- 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. 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 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: BLACK HILLS ENERGY (IF GAS SERVICE IS PLANNED FOR SUBDIVISION)  
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. 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 "SOILS AND GEOLOGY STUDY - JONES ROAD EPC SCHEDULE NO. 3300000168 AND 3300000388 EL PASO COUNTY, COLORADO" BY ROCKY MOUNTAIN GROUP ENGINEERS / ARCHITECTS DATED SEPTEMBER 15, 2023 IN FILE SP254 - AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- 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.
- NO PROPOSED SCHOOL SITES PROPOSED WITHIN THIS PROPERTY. NO EXISTING FIRE HYDRANTS OR CISTERNS EXIST ON THE PROPERTY.

Please edit to specifics:  
Soil and Geology Conditions:  
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
•Dropslope Creep: (name lots or location of area)  
•Rockfall Source: (name lots or location of area)  
•Rockfall Runout Zone: (name lots or location of area)  
•Potentially Seasonally High Groundwater: (name lots or location of area)  
•Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Please clarify/review as the LOI says propane tanks.

Informative comment:  
Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.



### 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

REVISED  
Please edit this to:  
Current Zoning:  
RR-2.5

### 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 ZONING:	A-35
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/176.12 AC)
	PROPOSED NET DENSITY:	0.33 DU/AC (51 LOTS/154.04 AC)
<b>FILING 2</b>	PROPOSED GROSS DENSITY:	0.34 DU/AC (78 LOTS/231.61 AC)
	PROPOSED NET DENSITY:	0.37 DU/AC (78 LOTS/210.72 AC)
<b>FILING 3</b>	PROPOSED GROSS DENSITY:	0.35 DU/AC (38 LOTS/109.94 AC)
	PROPOSED NET DENSITY:	0.37 DU/AC (38 LOTS/101.89 AC)
<b>FILING 4</b>	PROPOSED GROSS DENSITY:	0.33 DU/AC (55 LOTS/166.30 AC)
	PROPOSED NET DENSITY:	0.36 DU/AC (55 LOTS/153.41 AC)
<b>FILING 5</b>	PROPOSED GROSS DENSITY:	0.32 DU/AC (22 LOTS/68.71 AC)
	PROPOSED NET DENSITY:	0.34 DU/AC (22 LOTS/64.46 AC)
<b>TOTAL</b>	PROPOSED GROSS DENSITY (ENTIRE SITE)	0.32 DU/AC (244 LOTS/752.68 AC)
	PROPOSED NET DENSITY (ENTIRE SITE):	0.36 DU/AC (244 LOTS/684.52 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	645.58	85.8%
PUBLIC ROAD ROW	68.17	9.1%
PRIVATE PARKS / OPEN SPACE	15.82	2.1%
PUBLIC DRAINAGE (BLACK SQUIRREL CREEK)	7.20	0.9%
PRIVATE DRAINAGE (PONDS)	12.00	1.6%
METRO DISTRICT (TANK SITE)	3.91	0.5%
<b>TOTAL</b>	<b>752.68</b>	<b>100%</b>

### 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

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

THIS IS NOW A TRACT FOR FUTURE ROW USE

### 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	129,516	2.97	PRIVATE DRAINAGE, DETENTION POND	TRIPLE H METRO DISTRICT
1	C	1,250	0.28	LANDSCAPE, SIGNAGE, UTILITIES	TRIPLE H METRO DISTRICT
1	D	1,250	0.28	LANDSCAPE, SIGNAGE, UTILITIES	TRIPLE H METRO DISTRICT
1	E	1,250	0.28	LANDSCAPE, SIGNAGE, UTILITIES	TRIPLE H METRO DISTRICT
1	F	1,250	0.28	LANDSCAPE, SIGNAGE, UTILITIES	TRIPLE H METRO DISTRICT
1	G	393,236	9.03	PRIVATE DRAINAGE, DETENTION POND	TRIPLE H METRO DISTRICT
2	A	170,439	3.91	DISTRICT FACILITY, UTILITIES	TRIPLE H METRO DISTRICT
4	A	313,284	7.19	NEIGHBORHOOD PARK, OPEN SPACE	TRIPLE H METRO DISTRICT
5	A	313,777	7.20	PUBLIC DRAINAGE IMPROVEMENTS	EL PASO COUNTY
TOTAL TRACT AREA =		39.93 AC.			

Floodplain:  
No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)  
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_\_, effective date \_\_\_\_\_. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

Environmental:  
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).

CGS comment: CGS agrees with RMG. "We recommend that the proposed residences be located outside the designated Regulatory Floodway. Based on the review of the Lot Layout, provided by NES, portions of 5 lots are located within the floodway. The portion of each lot located within the floodway should be considered a No Build Zone." CGS recommends that this statement be included in the preliminary plan, and no build zones be shown.

NOTE ADDED

NOTE ADDED

THE SMALL PORTION OF THIS SITE WITHIN THE FEMA FLOODPLAIN IS CONTAINED WITHIN A TRACT AND NOT WITHIN ANY PROPOSED LOTS.  
NOTE ADDED DEFINING THAT NO LOTS ARE WITHIN FLOODPLAIN

Depict typical lot easement line example

TYP LOT EASEMENT DETAIL SEE SHEET 2



KEY MAP  
SCALE: 1" = 500'



TRIPLE H RANCH  
PRELIMINARY PLAN  
TITLE SHEET

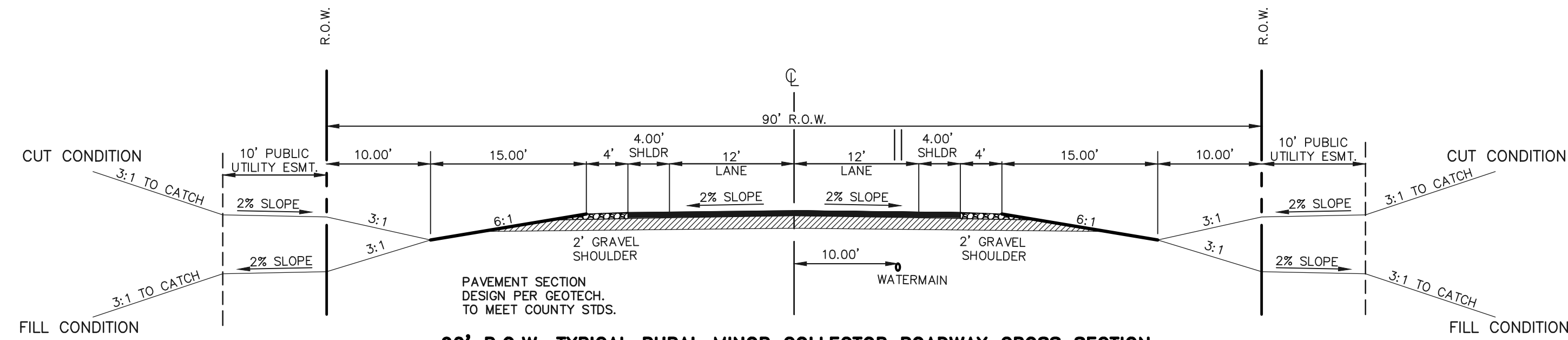
DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 500'	SHEET	1 OF 20
CHECKED BY	(V)	1" = N/A	JOB NO.	2604.00

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



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

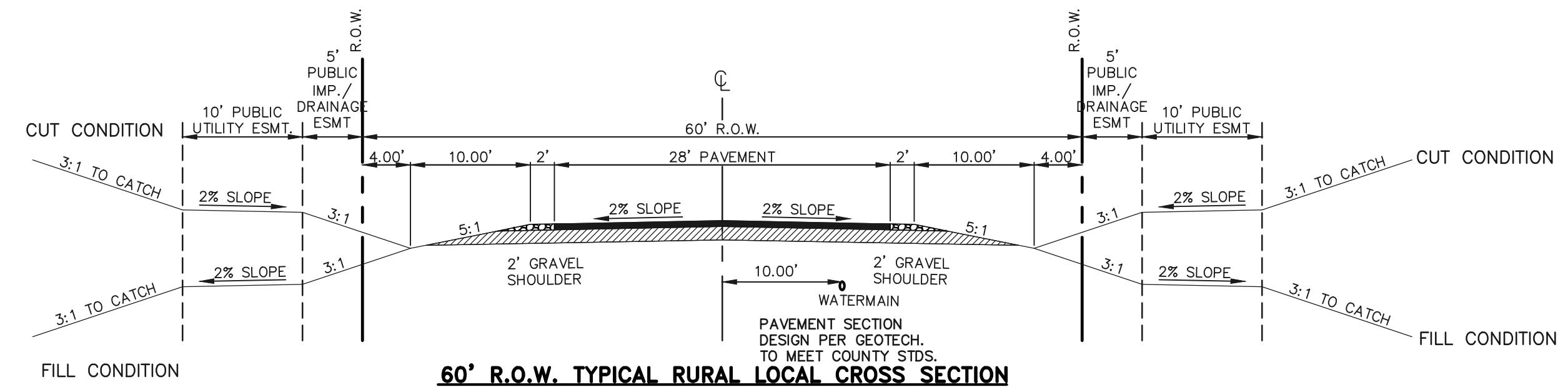
SIGN PLACEMENT PER 2009 MUTCD FIG. 2A-2 A AND LOCATED 8' BEHIND GRAVEL SHOULDER

SCALE: 1" = 10'

-HARMONY HILL DRIVE (JONES ROAD TO SILVER LARIAT LANE)

Add design and posted speed

Label all roads as "PUBLIC"



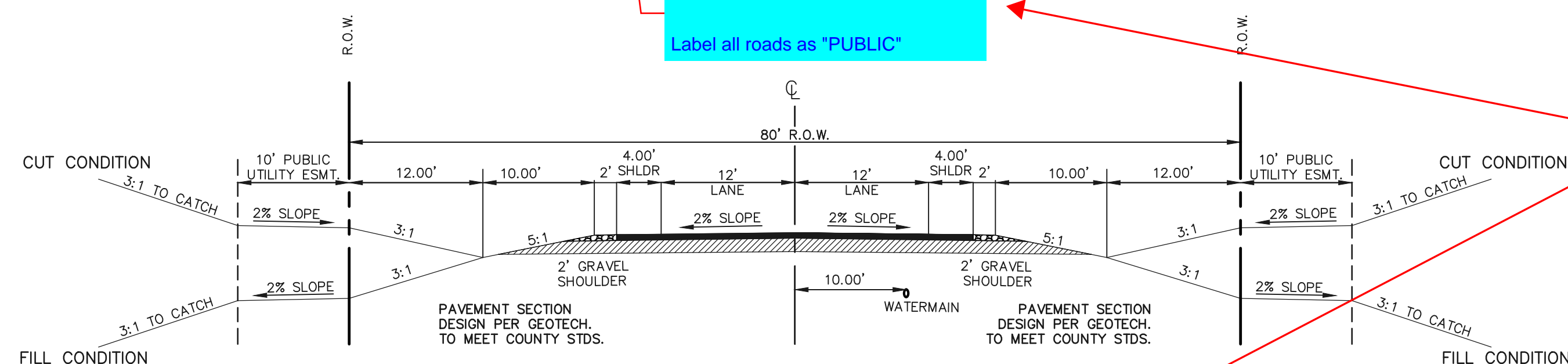
**60' R.O.W. TYPICAL RURAL LOCAL CROSS SECTION**

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

SCALE: 1" = 10'

HARMONY HILL DRIVE (DRAFTLINE TRAIL TO END), GRAZING MEADOW WAY, 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, BRONCO PASS LANE, HALTER RIDGE ROAD, IRON SADDLE LANE, GOLDEN SPUR WAY AND HERITAGE HOLLOW DRIVE

Add design and posted speed



**80' 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'

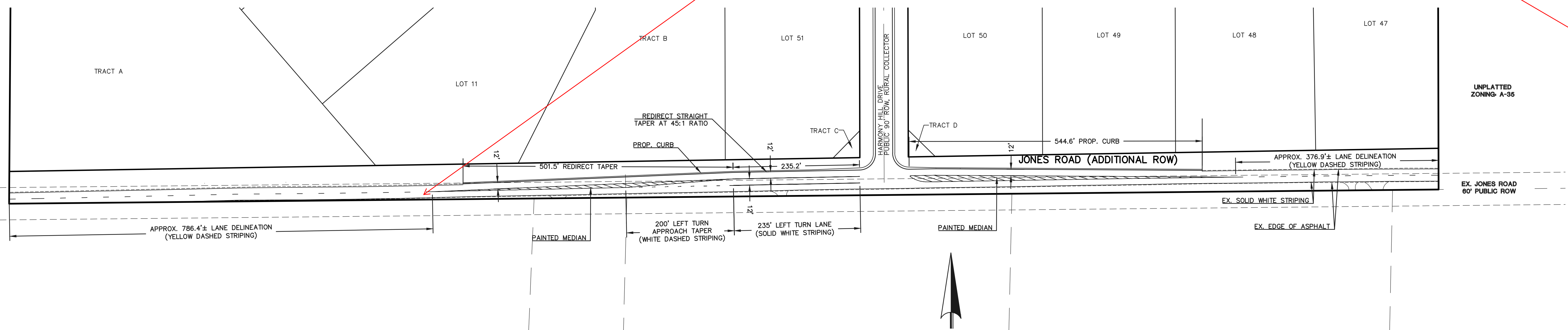
HARMONY HILL DRIVE (SILVER LARIAT LANE TO DRAFTLINE TRAIL)

Add design and posted speed

ADDED DESIGN AND POSTED SPEEDS ON ALL CROSS SECTIONS LABELED ALL ROADS AS "PUBLIC"

Provide Jones Road improved cross section from start of eastbound left turn lane IVO Access A all the way to Access B. This section of Jones Rd will need to be brought up to a standard cross section for a rural major collector with a 32ft paved width, paved and gravel shoulder with safety edge Per ECM SD-2-13

CROSS SECTION ADDED TO THIS SHEET W/ 32' PAVED WIDTH SHOWN AND GRAVEL SHOULDER PER ECM SD-2-13



**JONES ROAD PROPOSED STRIPING DETAIL**

SCALE: 1" = 100'



Access B

ADDED IMPROVEMENTS AT ACCESS B



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

## 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  
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  
5266.24'

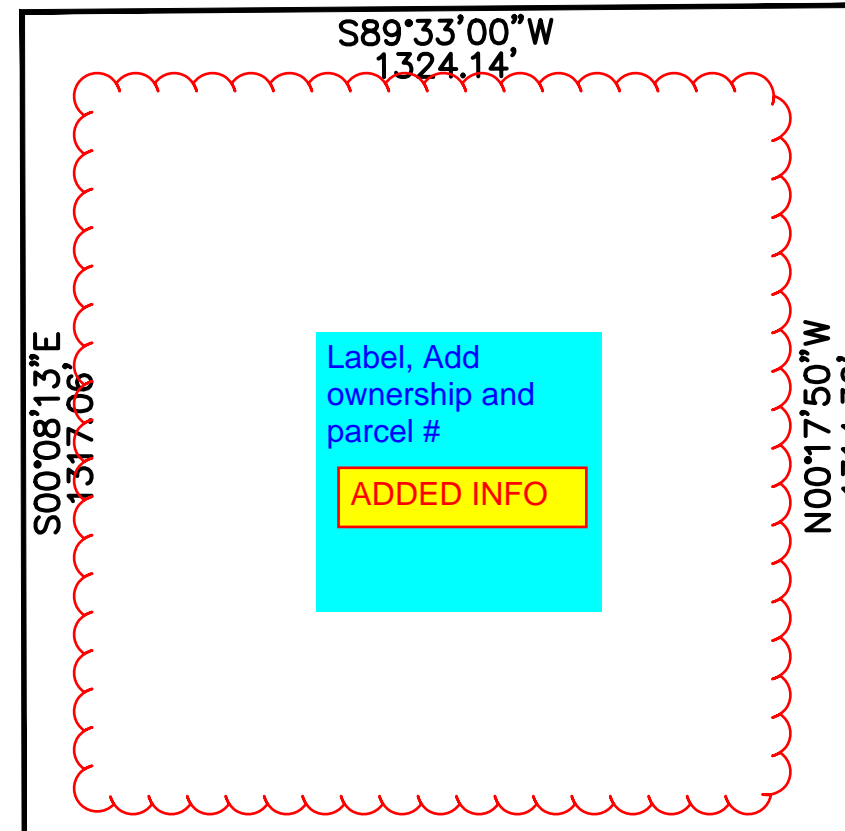
PARCEL "A"  
438.31 ACRES

PARCEL "B"  
314.36 ACRES

TOTAL ACRES: 752.68  
EXISTING ZONING: A-35  
PROPOSED ZONING: R-2.5

Existing Zoning:  
RR-2.5

REV. EX. ZONING TO  
RR-2.5



Label, Add  
ownership and  
parcel #  
ADDED INFO

EAST LINE SECTION 19  
WEST LINE SECTION 20

JONES ROAD  
60' WIDE PUBLIC RIGHT-OF-WAY

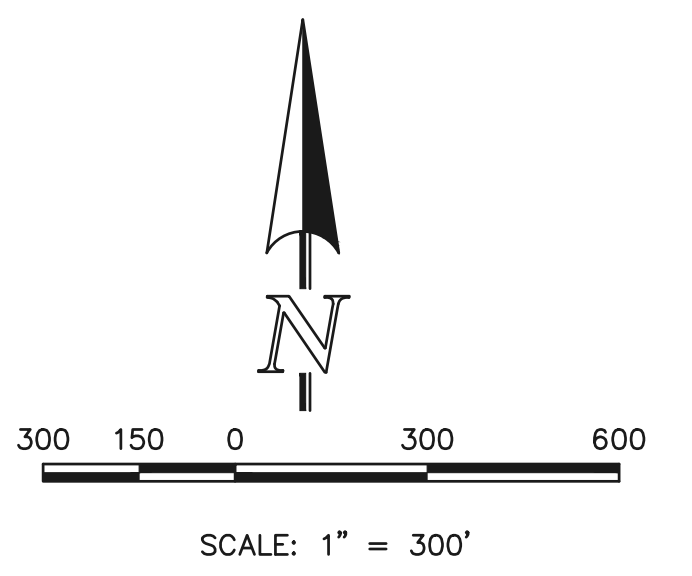
### LEGAL DESCRIPTION

**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



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. 3300000462  
MAILING ADDRESS: 4875 MURR  
RD, PEYTON, CO 80831  
3300000542 **REVISED**

GOV. LOT 4  
DUSTIN HERRING  
4625 MURR RD  
TAX ID NO. 3300000463  
ZONING: A-35  
MAILING ADDRESS:  
9452 ELMHURST LN, UNIT D,  
HIGHLANDS RANCH, CO 80129  
3300000543 **REVISED**

S89°26'03"W  
2655.73'

S89°51'42"W  
2596.70'



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

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



N:\2604\DRAWINGS\DEVELOPMENT\3 2604\PRELIM PLAN\LEGAL BOUNDARY EXHIBIT & ADJACENT OWNERS.dwg, 1/26/2025 9:48:20 AM, 1:1



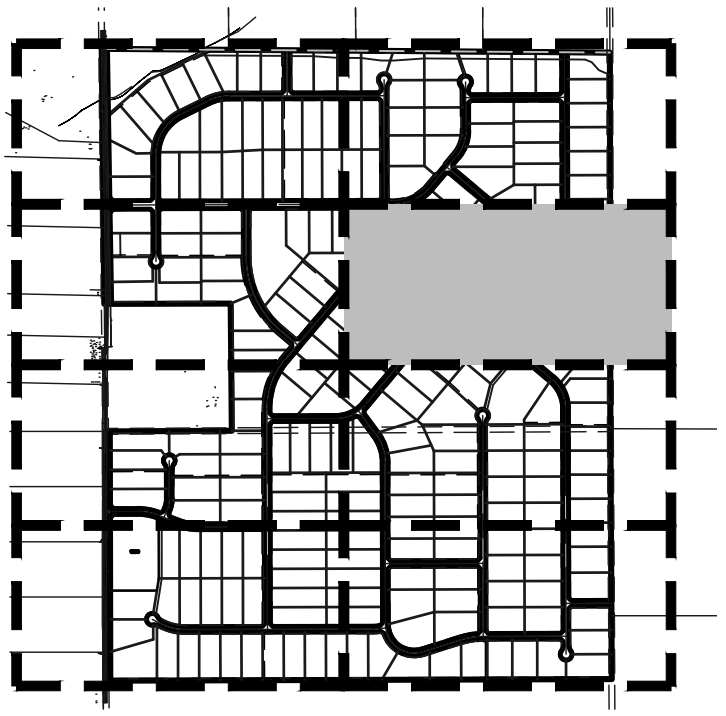
# TRIPLE H RANCH PRELIMINARY PLAN

SECT 10 & 20 TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

Add cul-de-sac for roads that dead end to parcel to the north.

CUL-DE-SACS ADDED TO PALOMINO RUN DR AND BUFFALO RIDGE RD. GRAZZING MEADOW AND BRONCO PASS ARE NOW TRACTS FOR FUTURE ROW

Add Cul-de-sac  
CUL-DE-SAC ADDED (FARTHER TO THE SOUTH) SO AS NOT TO IMPEDE ON THE PROPERTY TO THE NORTH



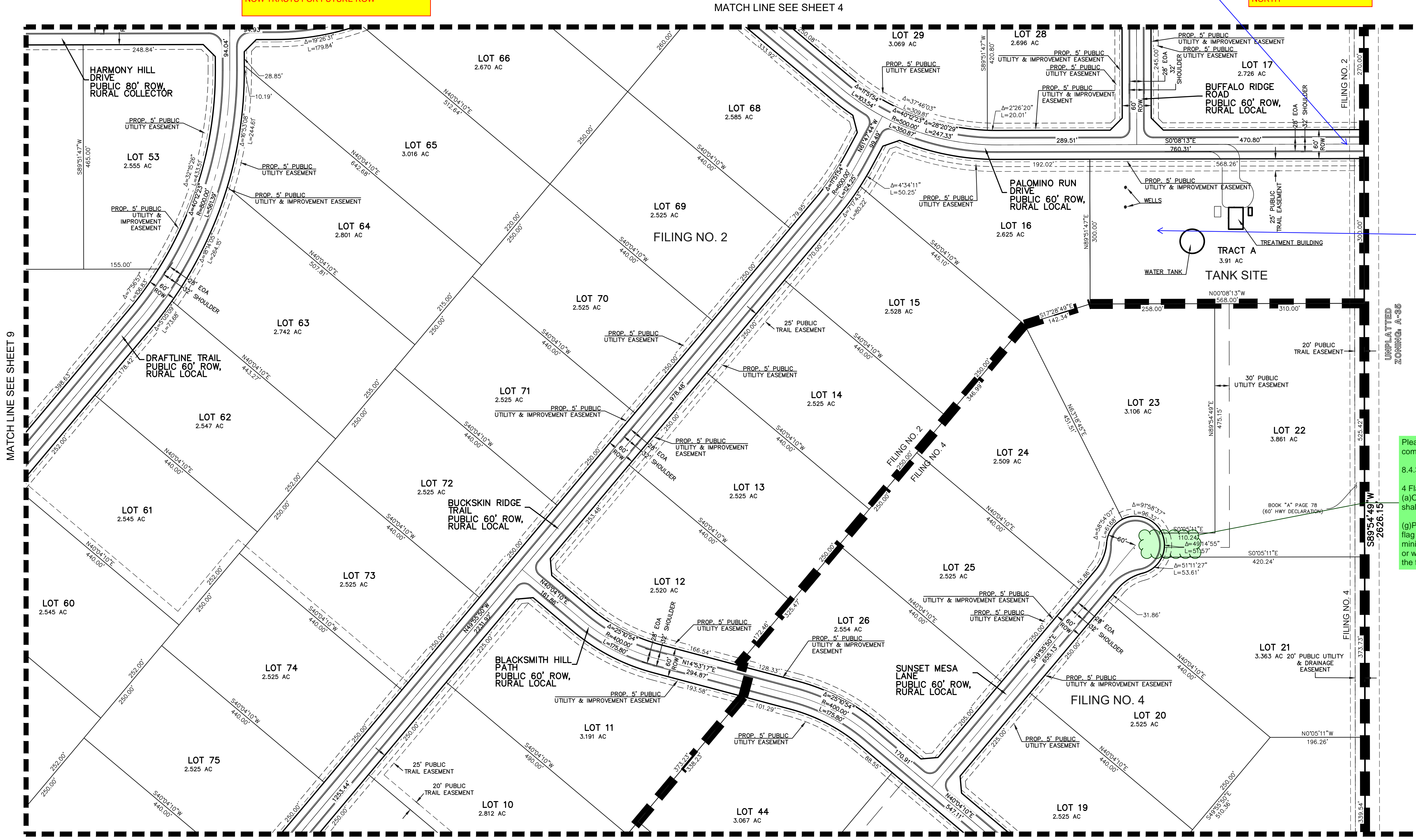
KEY MAP  
NOT TO SCALE

Site Development plan to be submitted for Water Treatment and Tank site.

WE ACKNOWLEDGE THAT A SEPARATE SITE PLAN IS REQUIRED FOR WATER TANK SITE. NOT ADDED TO THIS PLAN.

Please address these lots and provide LOI justification for compliance with:  
8.4.3.B.  
4 Flag Lots.  
(a) Only Allowed Where Other Options Impractical. Flag lots shall only be used where other lot layouts are impractical.  
(g) Pole Not Included in Lot Area. The area of the pole of the flag lot shall not be included in the lot area in meeting the minimum lot area requirements. Where the pole is irregular or wedge shaped the PCD Director shall determine where the flag pole is measured to.

SEE REVISED LAYOUT THAT NOW MEETS LOT FRONTAGE REQUIREMENTS

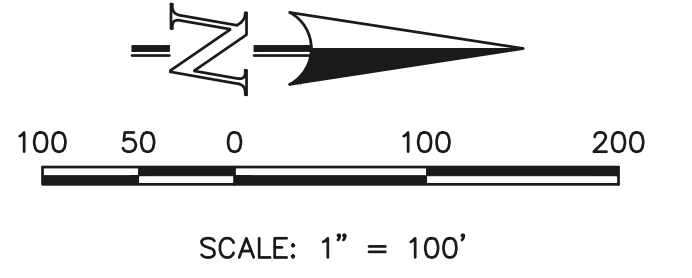


MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 6

UNPLATTED ZONING: A-86



**LEGEND**

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

Add contours  
Add location of floodplain and BFEs  
SHOWN ON SHEETS 12-19



TRIPLE H RANCH  
PRELIMINARY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	5 OF 20
CHECKED BY	(V) 1" = N/A	JOB NO.	2604.00	

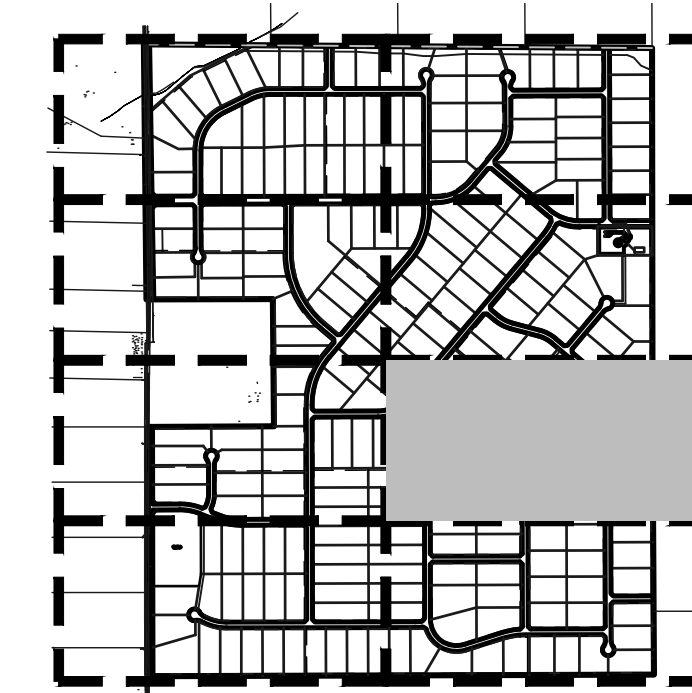
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

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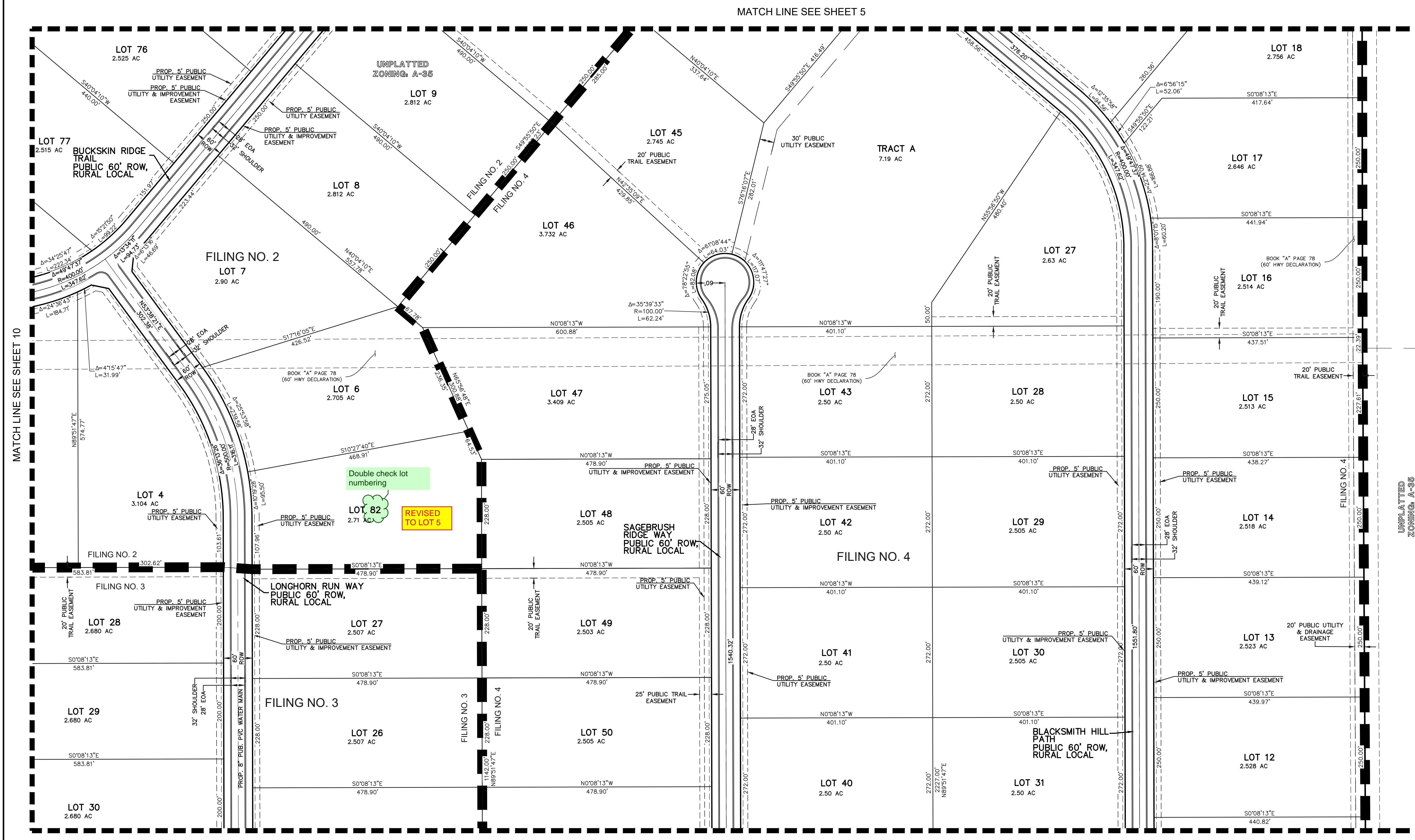
# TRIPLE H RANCH

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

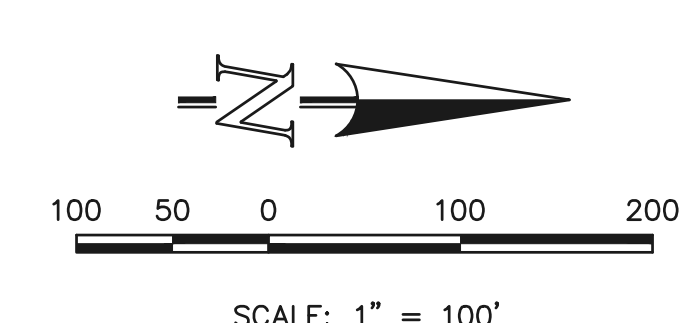
## PRELIMINARY PLAN



KEY MAP  
NOT TO SCALE



Double check lot numbering  
**REVISED TO LOT 5**



MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 7

Add contours  
Add location of floodplain and BFEs  
**SHOWN ON SHEETS 12-19**

**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

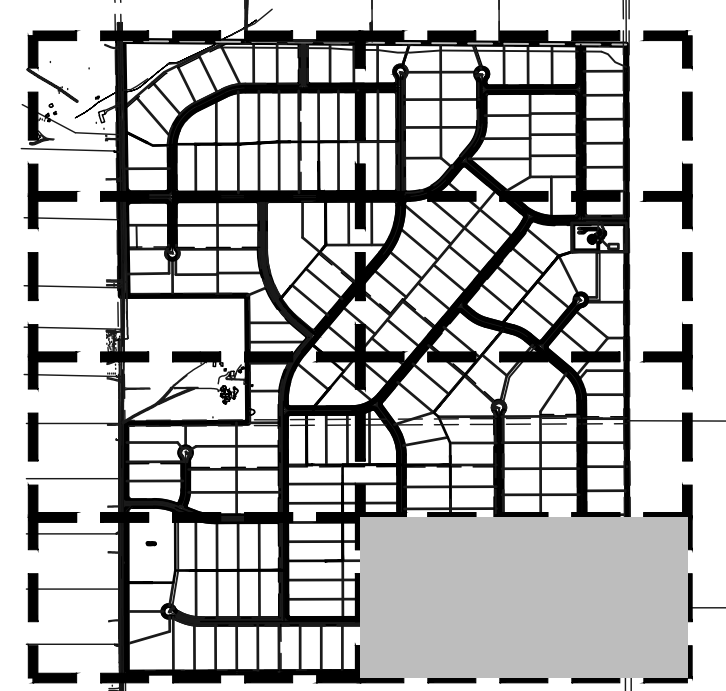
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

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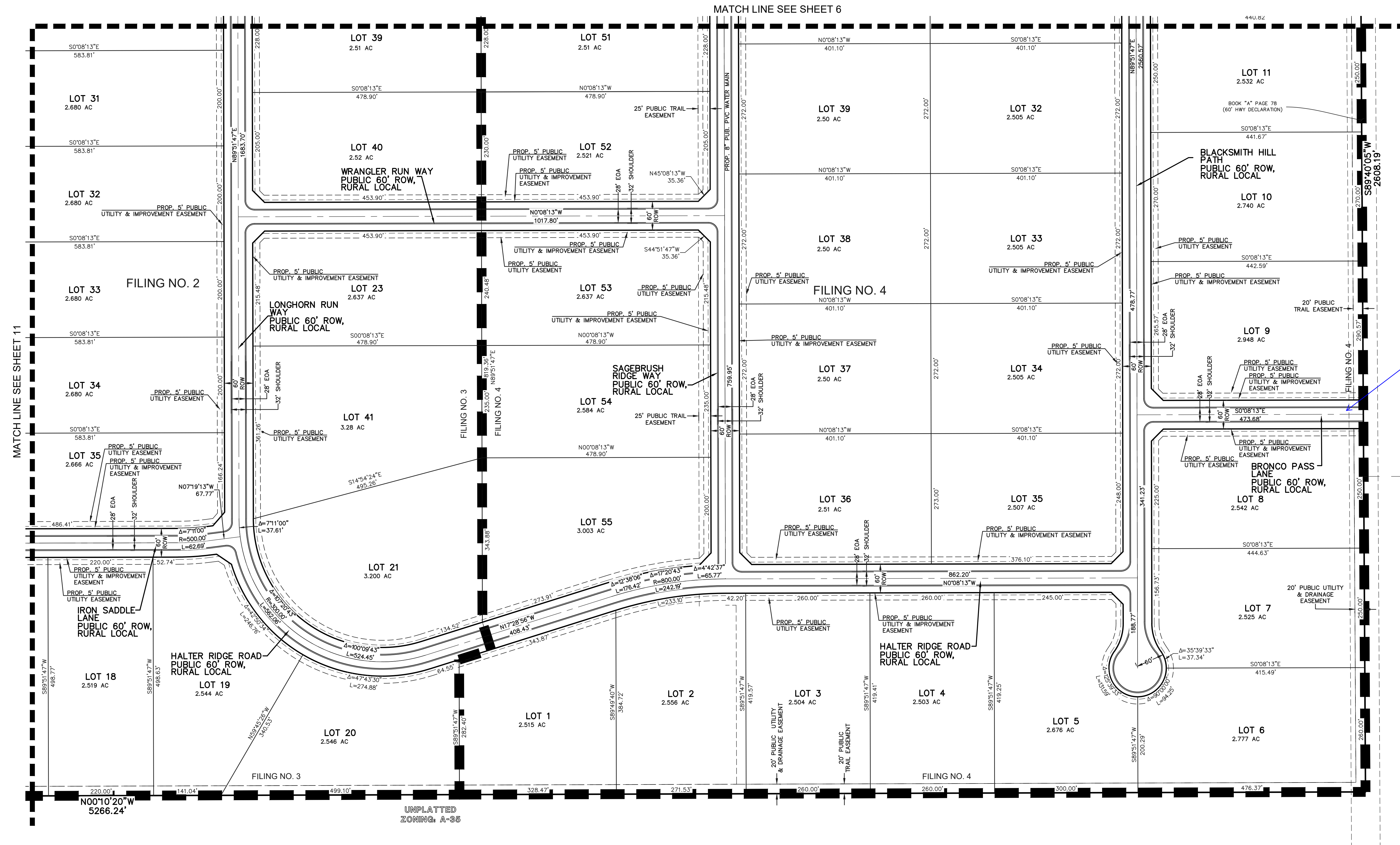
# TRIPLE H RANCH

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

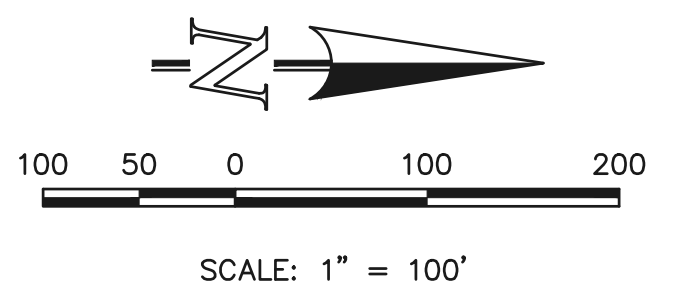
## PRELIMINARY PLAN



KEY MAP  
NOT TO SCALE



All Cul-de-sac  
BRONCO PASS IS NOW A TRACT FOR FUTURE ROW



**LEGEND**

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

Add contours  
Add location of floodplain and BFEs  
**SHOWN ON SHEETS 12-19**

**CLASSIC CONSULTING**

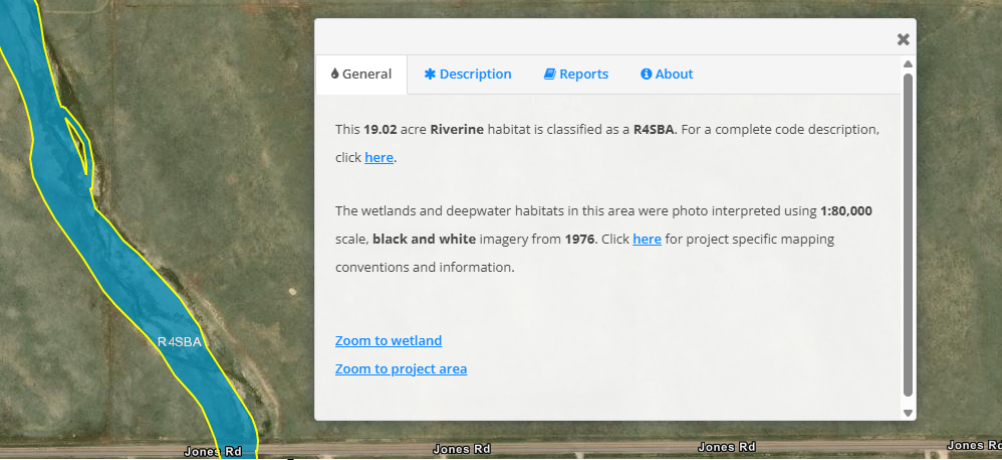
TRIPLE H RANCH  
PRELIMINARY PLAN

DESIGNED BY: KES  
DRAWN BY: KES  
CHECKED BY:

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

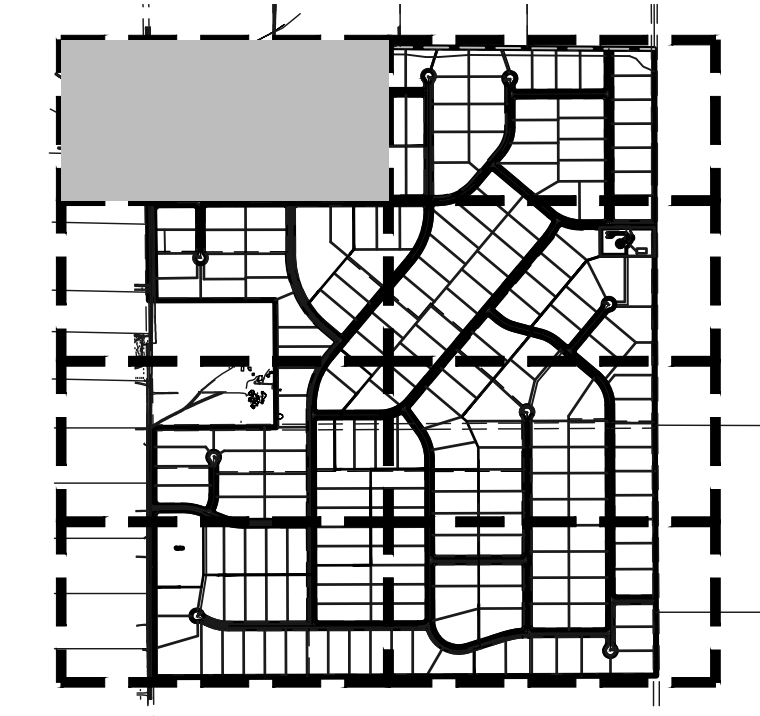
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)

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# TRIPLE H RANCH PRELIMINARY PLAN

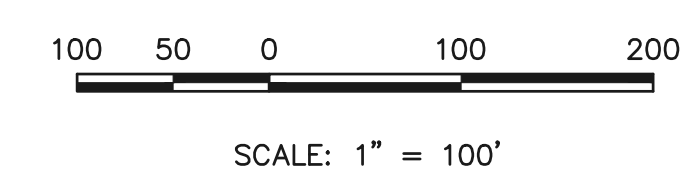
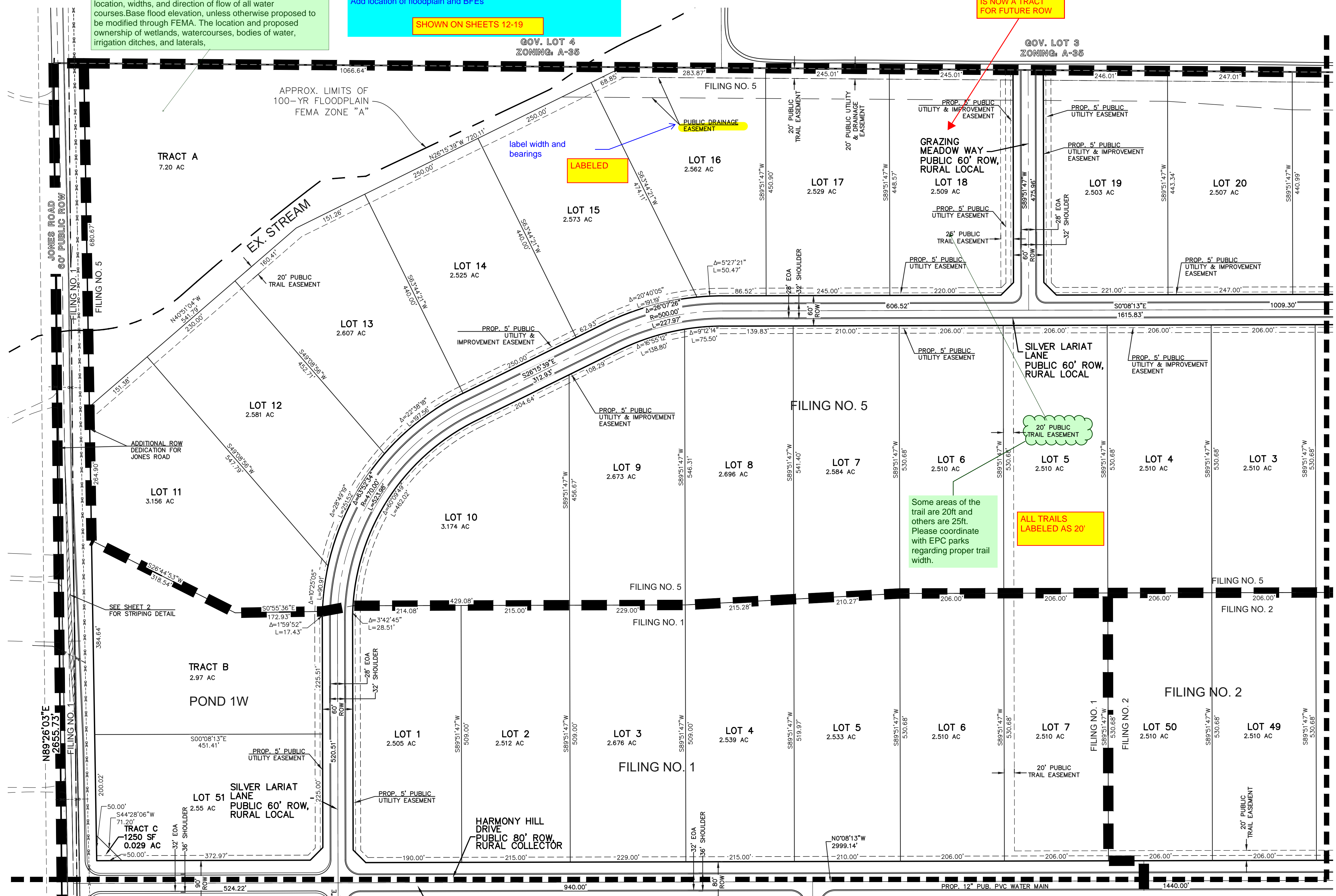
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO



Please clearly show: Approximate location of all areas of floodplain, inundation, or storm water overflow and the location, widths, and direction of flow of all water courses. Base flood elevation, unless otherwise proposed to be modified through FEMA. The location and proposed ownership of wetlands, watercourses, bodies of water, irrigation ditches, and laterals.

Add contours  
Add location of floodplain and BFEs  
SHOWN ON SHEETS 12-19

GRAZING MEADOW IS NOW A TRACT FOR FUTURE ROW



### LEGEND

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



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	

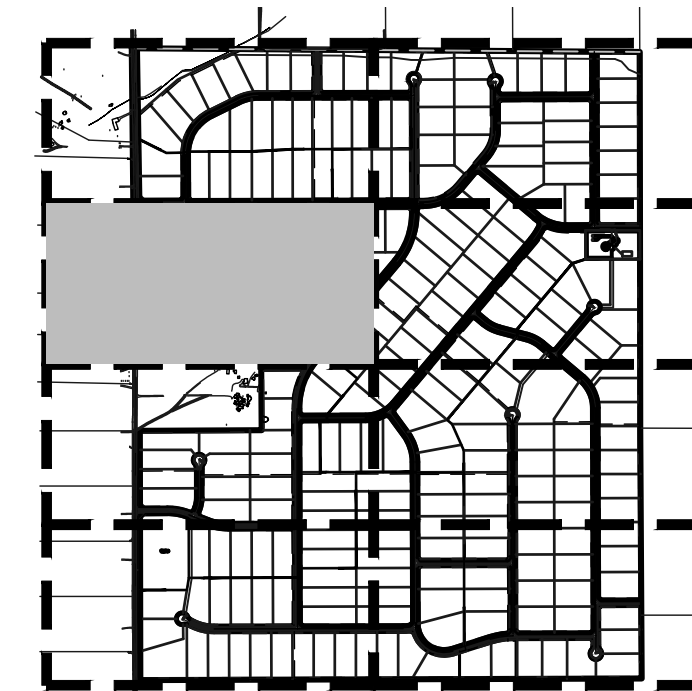
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

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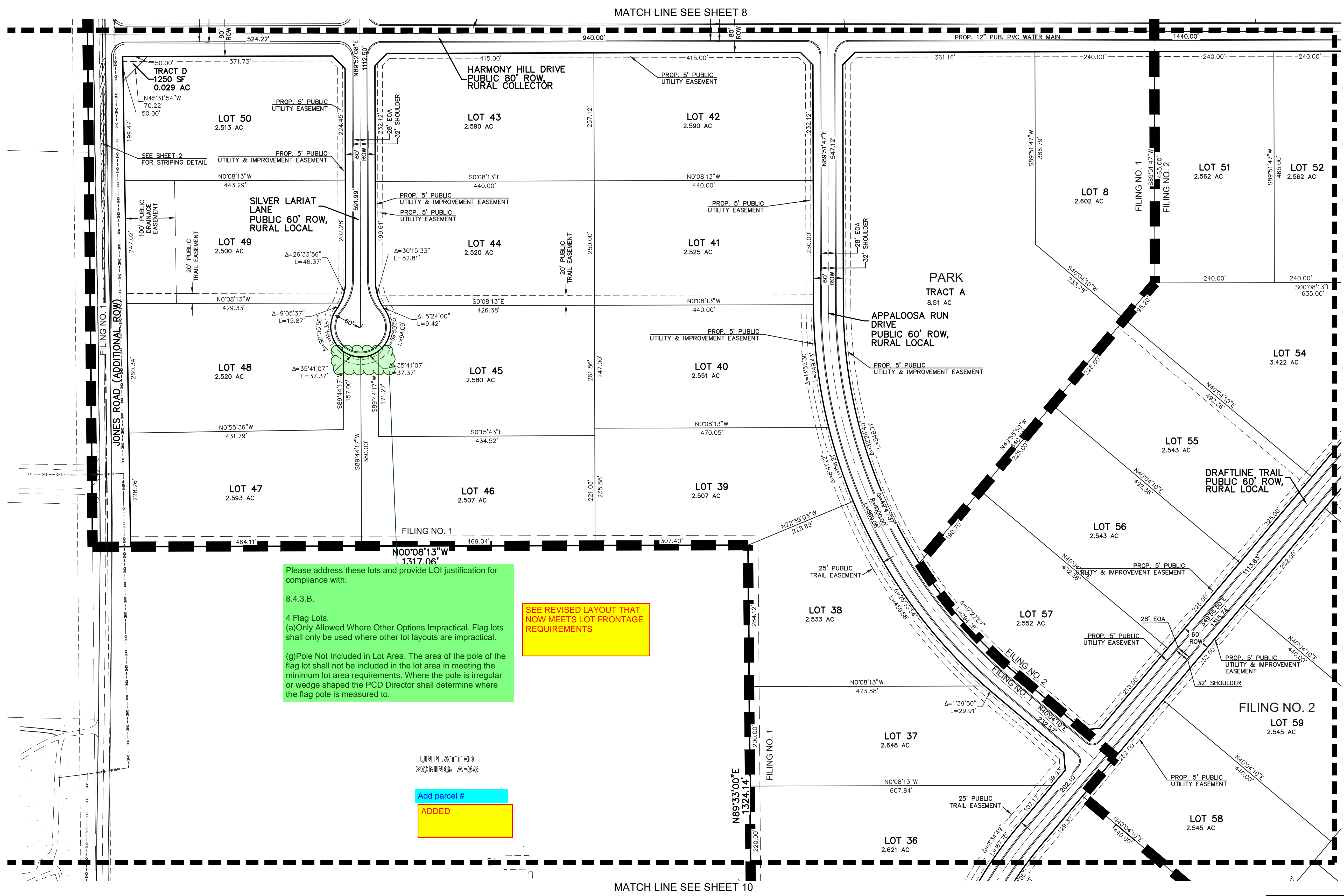
# TRIPLE H RANCH

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



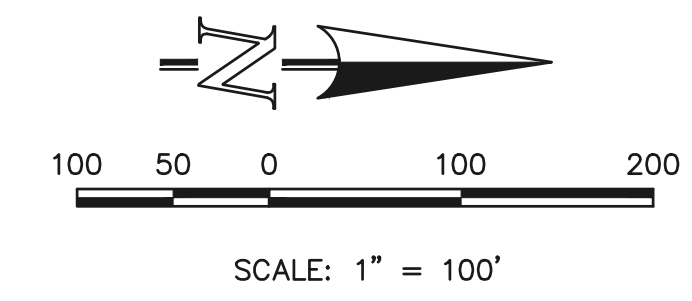
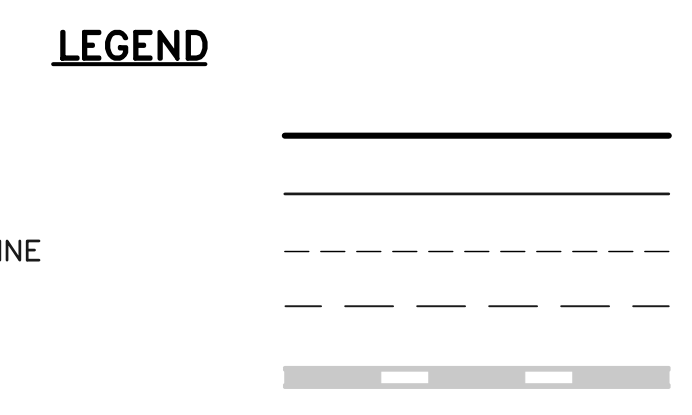
Please address these lots and provide LOI justification for compliance with:  
8.4.3.B.  
4 Flag Lots.  
(a) Only Allowed Where Other Options Impractical. Flag lots shall only be used where other lot layouts are impractical.  
(g) Pole Not Included in Lot Area. The area of the pole of the flag lot shall not be included in the lot area in meeting the minimum lot area requirements. Where the pole is irregular or wedge shaped the PCD Director shall determine where the flag pole is measured to.

SEE REVISED LAYOUT THAT NOW MEETS LOT FRONTAGE REQUIREMENTS

UNPLATTED ZONING: A-35

Add parcel #  
ADDED

Add contours  
Add location of floodplain and BFEs  
SHOWN ON SHEETS 12-19



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

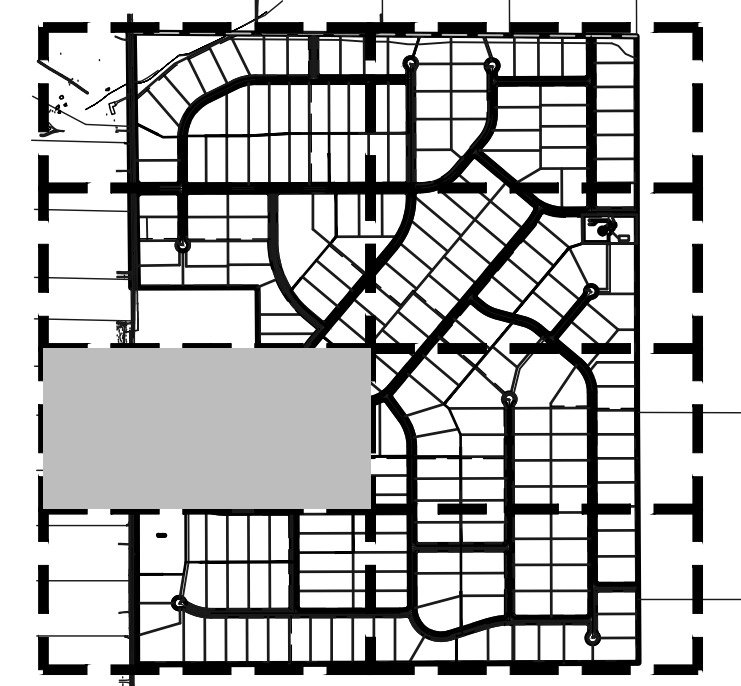
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)

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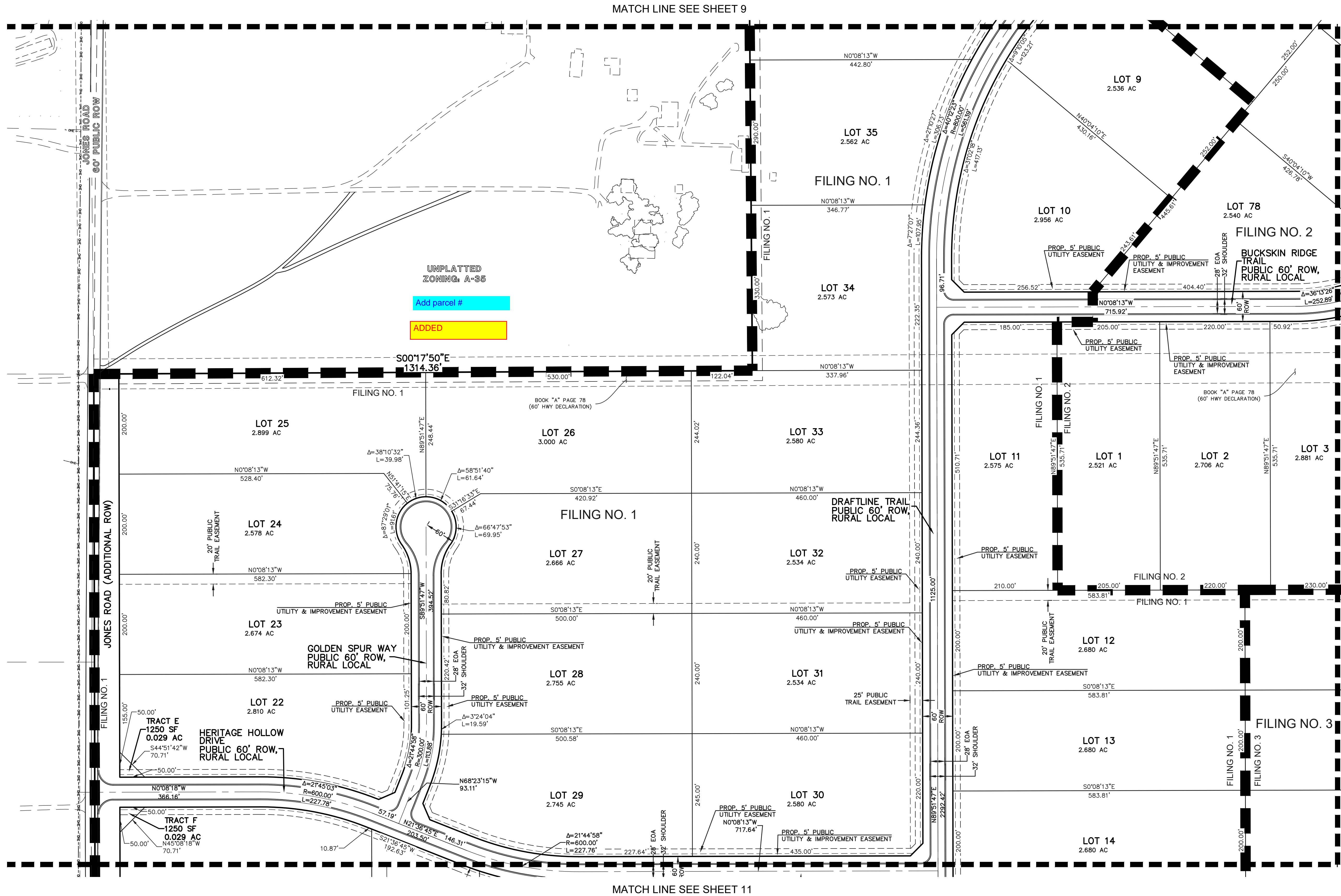
# TRIPLE H RANCH

## 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



MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 11

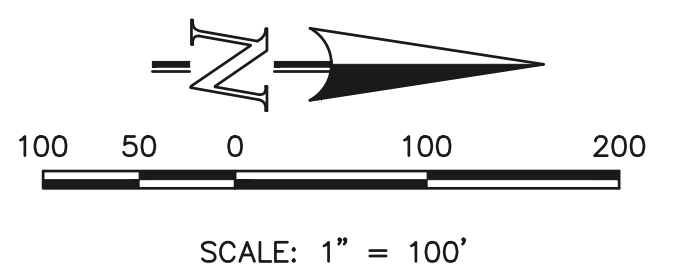
UNPLATTED  
ZONING: A-35

Add parcel #

ADDED

### LEGEND

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



Add contours  
Add location of floodplain and BFEs

SHOWN ON SHEETS 12-19



TRIPLE H RANCH  
PRELIMINARY PLAN



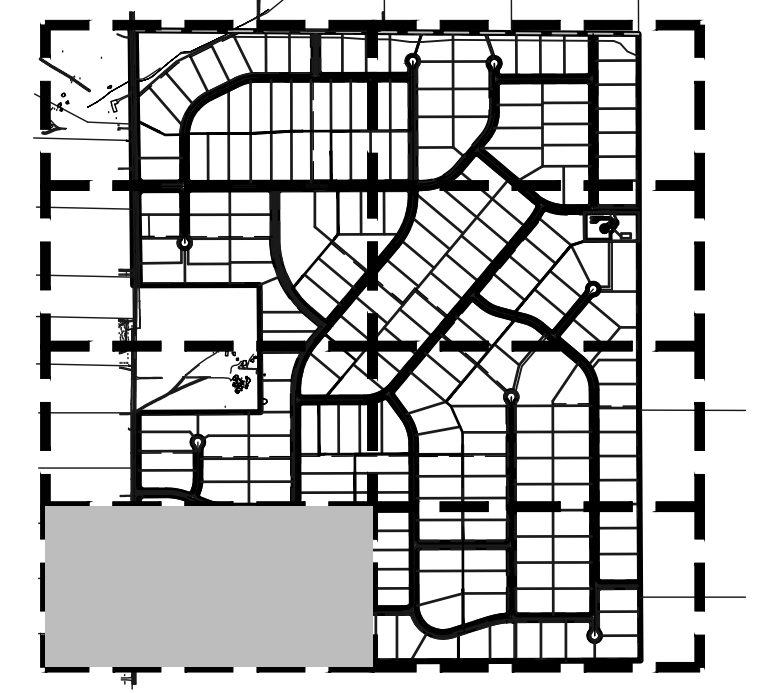
DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	10 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

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

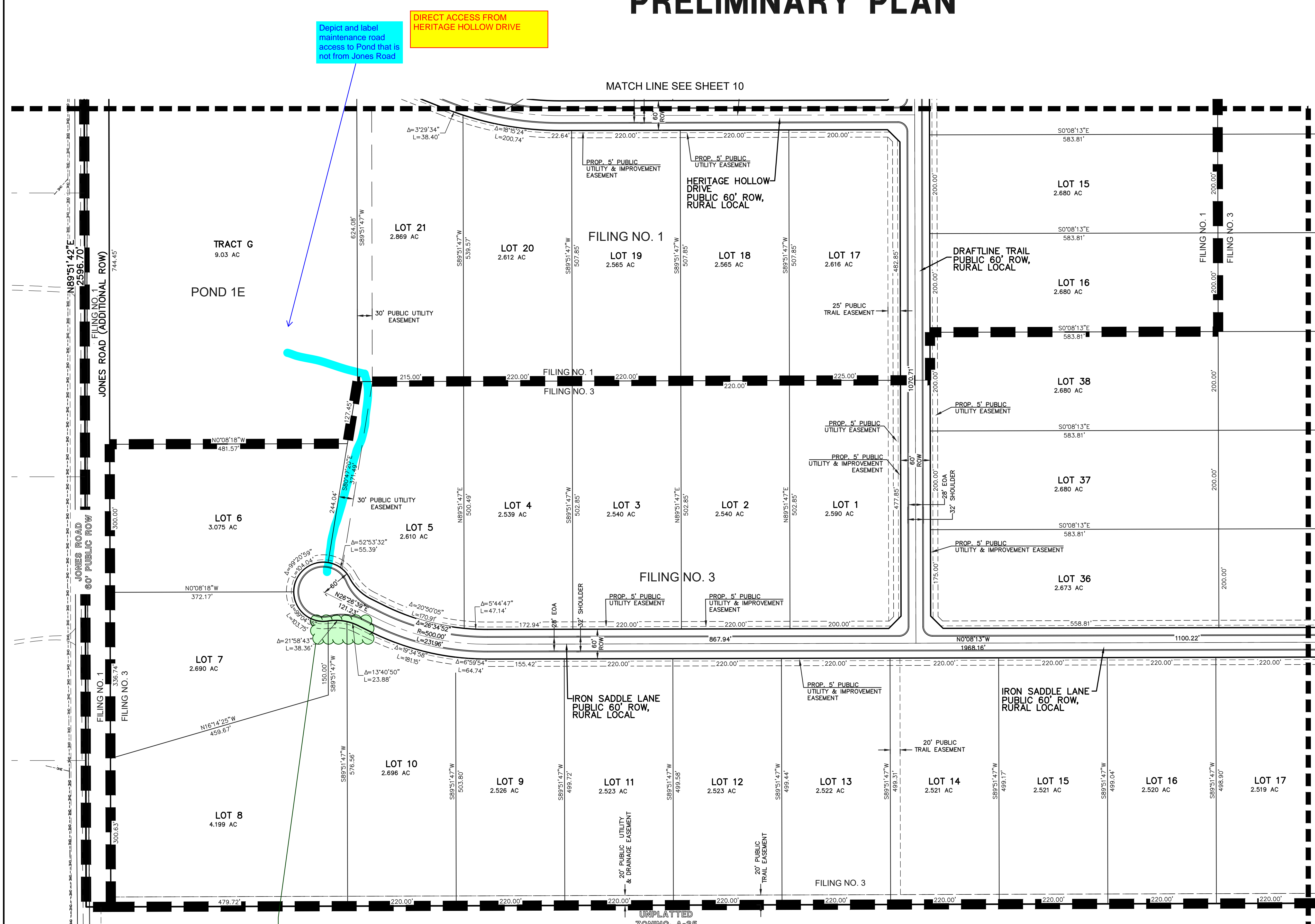
# TRIPLE H RANCH

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

## PRELIMINARY PLAN



KEY MAP  
NOT TO SCALE



Depict and label maintenance road access to Pond that is not from Jones Road

DIRECT ACCESS FROM HERITAGE HOLLOW DRIVE

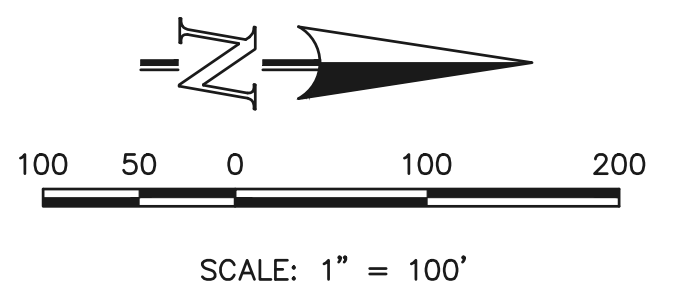
Please address these lots and provide LOI justification for compliance with:  
8.4.3.B.  
4 Flag Lots.  
(a) Only Allowed Where Other Options Impractical. Flag lots shall only be used where other lot layouts are impractical.  
(g) Pole Not Included in Lot Area. The area of the pole of the flag lot shall not be included in the lot area in meeting the minimum lot area requirements. Where the pole is irregular or wedge shaped the PCD Director shall determine where the flag pole is measured to.

Add contours  
Add location of floodplain and BFEs

SHOWN ON SHEETS 12-19

### LEGEND

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



TRIPLE H RANCH  
PRELIMINARY PLAN



DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	11 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

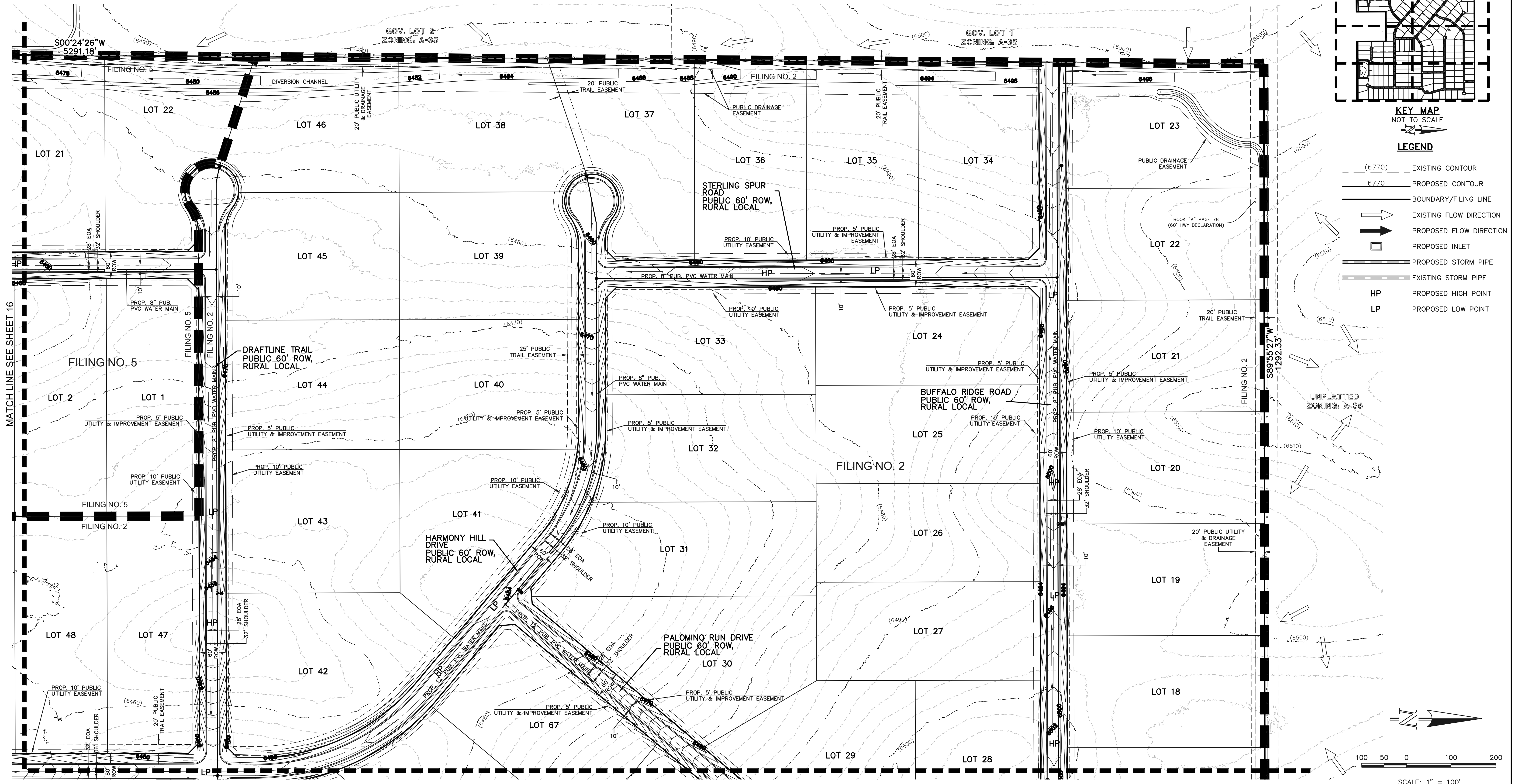
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

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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 16

MATCH LINE SEE SHEET 13

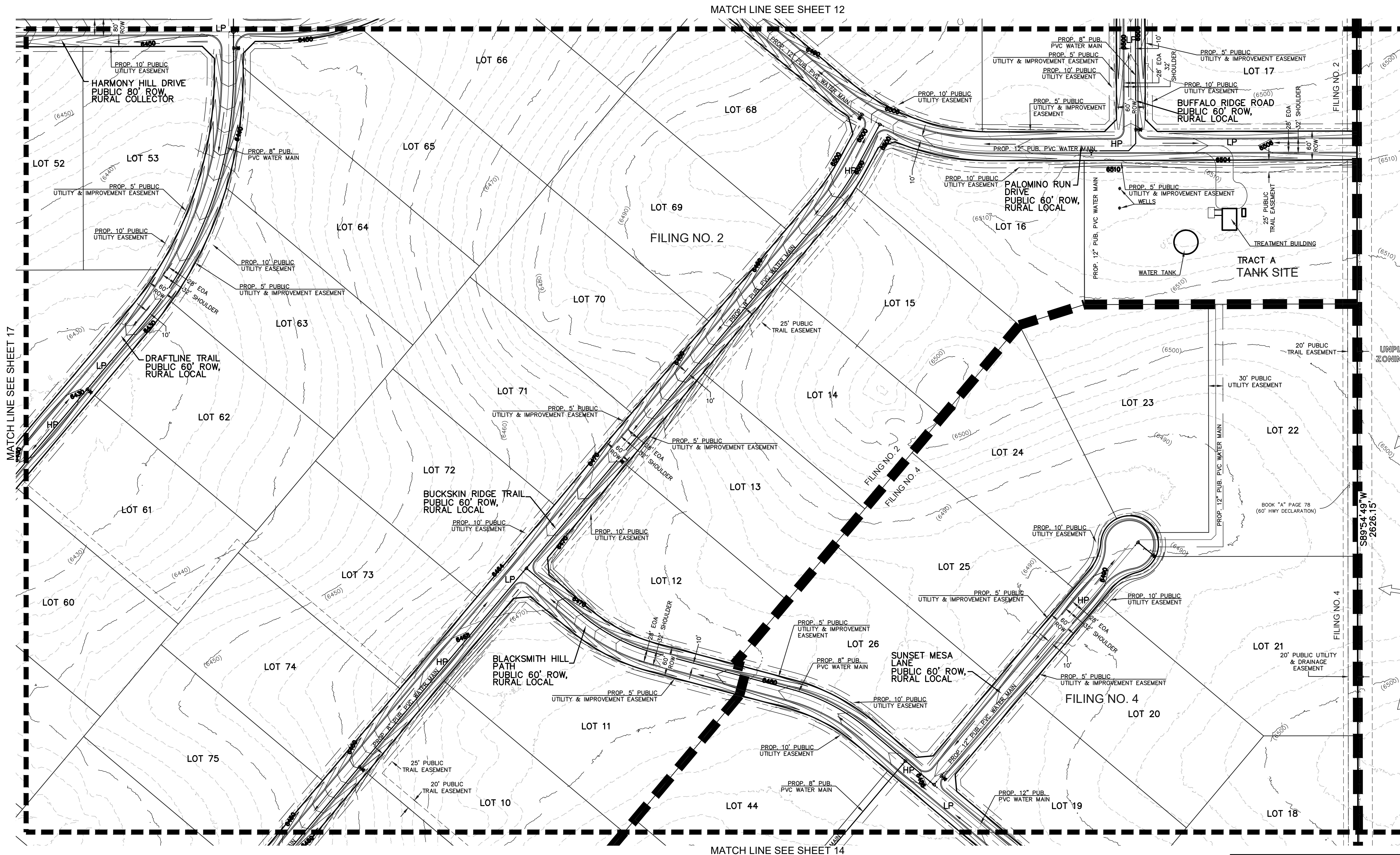
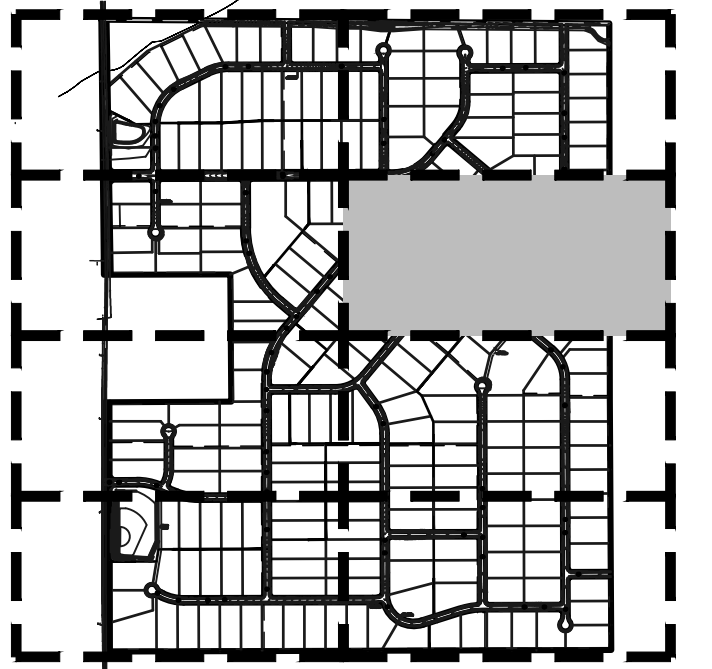
	TRIPLE H RANCH			
	PRELIMINARY PLAN			
	PRELIMINARY GRADING & UTILITY PLAN			
	DESIGNED BY	KES	SCALE	DATE 04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET 12 OF XX	
CHECKED BY	(V) 1" = N/A	JOB NO.	20	
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903		(719) 785-0790 (719) 785-0799 (Fax)		

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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

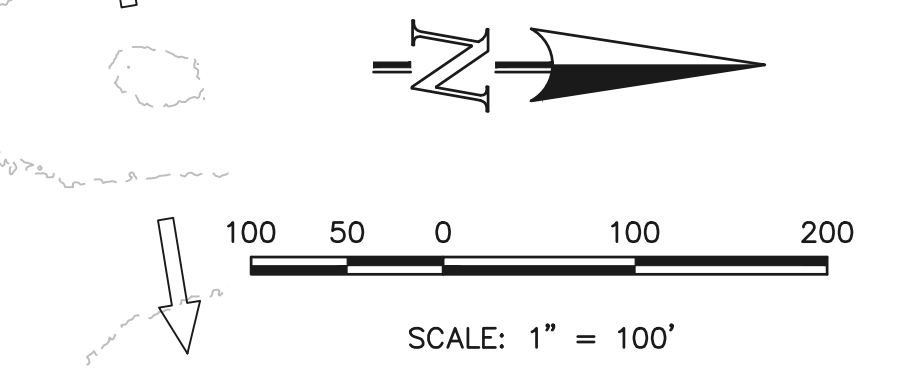
## PRELIMINARY PLAN



KEY MAP NOT TO SCALE

UNPLATTED ZONING: A-35

BOOK "A" PAGE 78 (60' HWY DECLARATION)



**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

**CLASSIC CONSULTING**

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

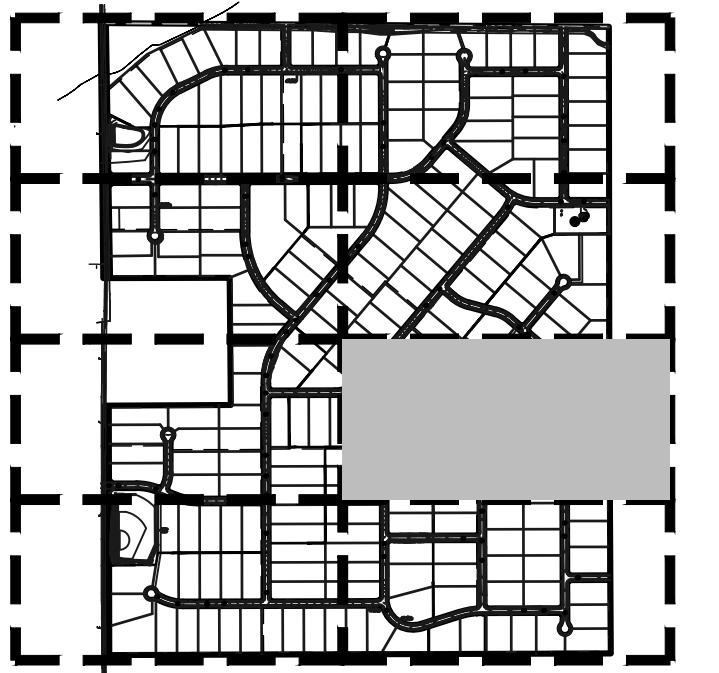
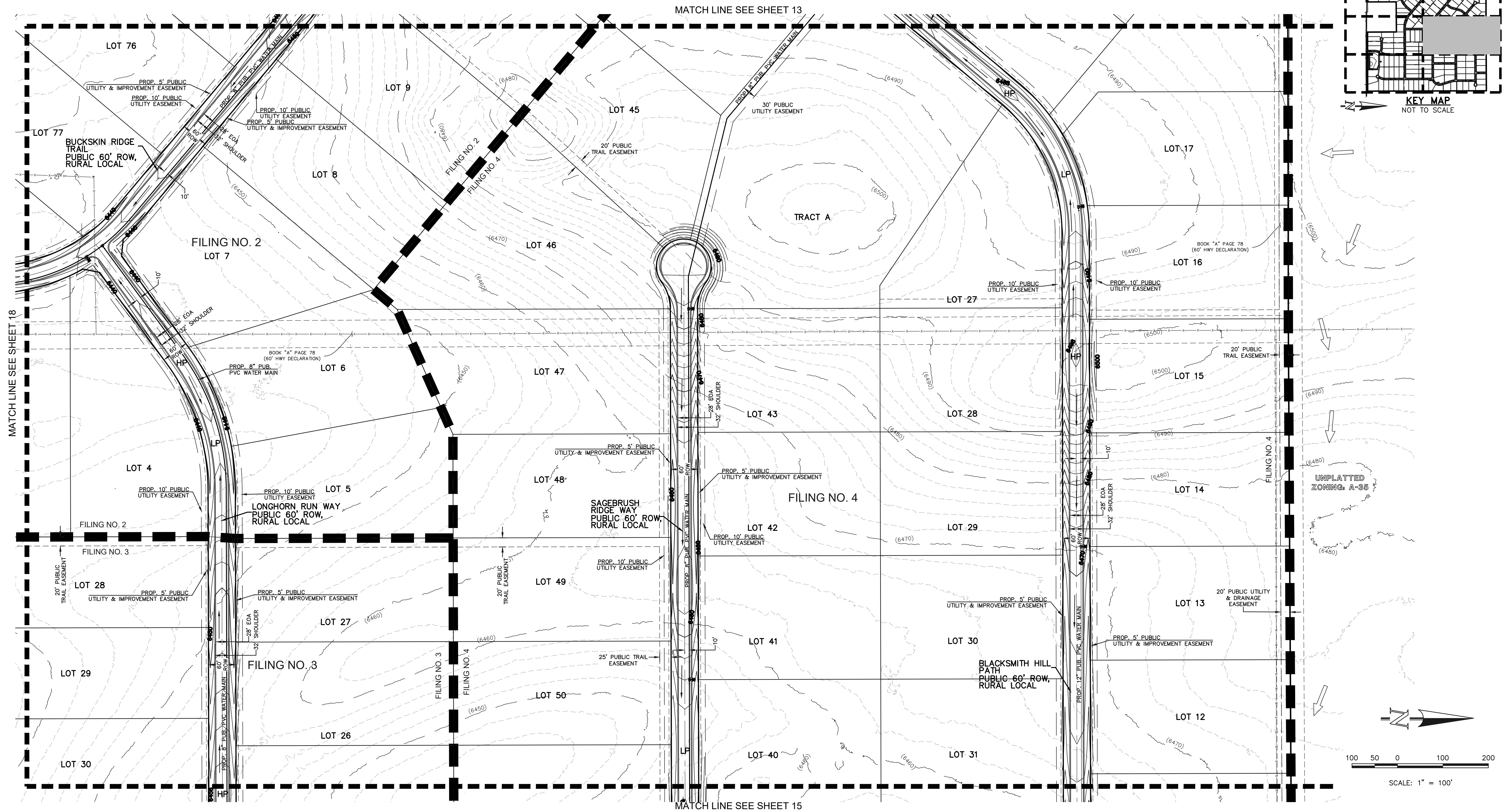
619 N. Cascade Avenue, Suite 200 (719) 785-0790  
 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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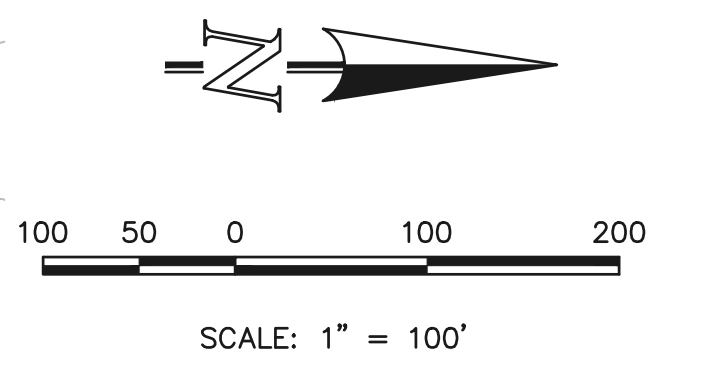
# TRIPLE H RANCH

## 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



**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

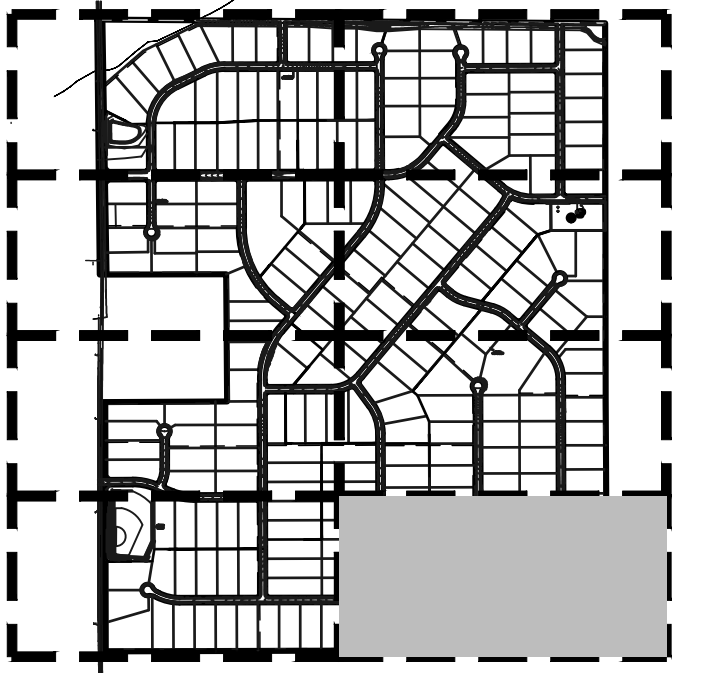
		TRIPLE H RANCH	
		PRELIMINARY PLAN PRELIMINARY GRADING & UTILITY PLAN	
DESIGNED BY	KES	SCALE	DATE 04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET 14 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO. 2604.00
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903		(719) 785-0790 (719) 785-0799 (Fax)	

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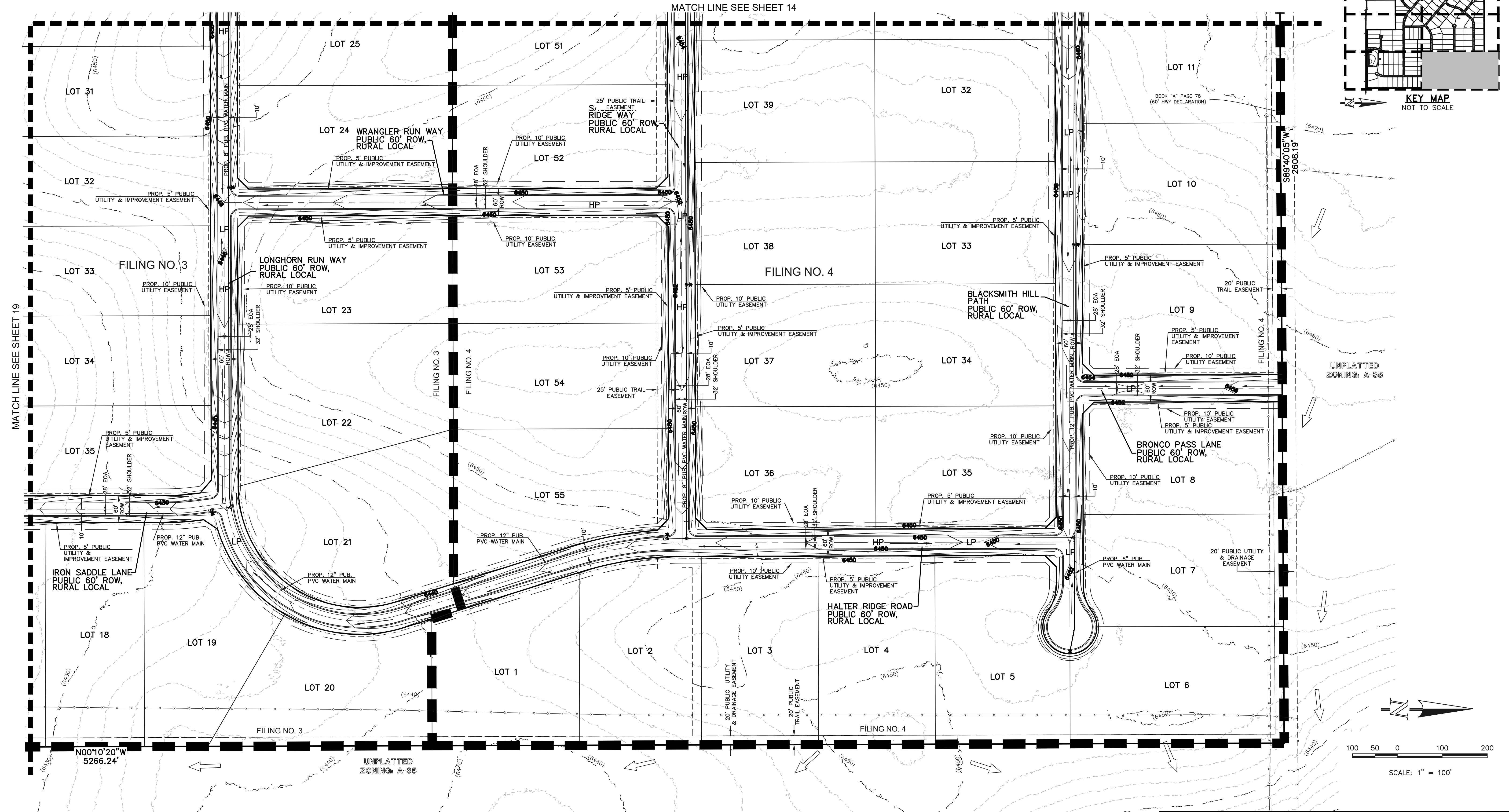
# TRIPLE H RANCH

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

## PRELIMINARY PLAN

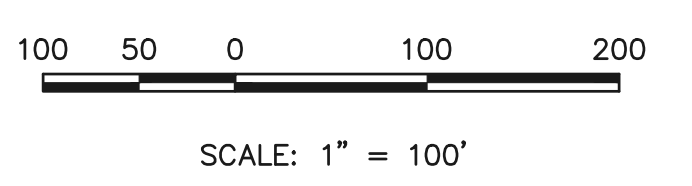


KEY MAP  
NOT TO SCALE



MATCH LINE SEE SHEET 19

MATCH LINE SEE SHEET 14



**LEGEND**

- (6770) EXISTING CONTOUR
- 6770 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

**CLASSIC CONSULTING**

**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

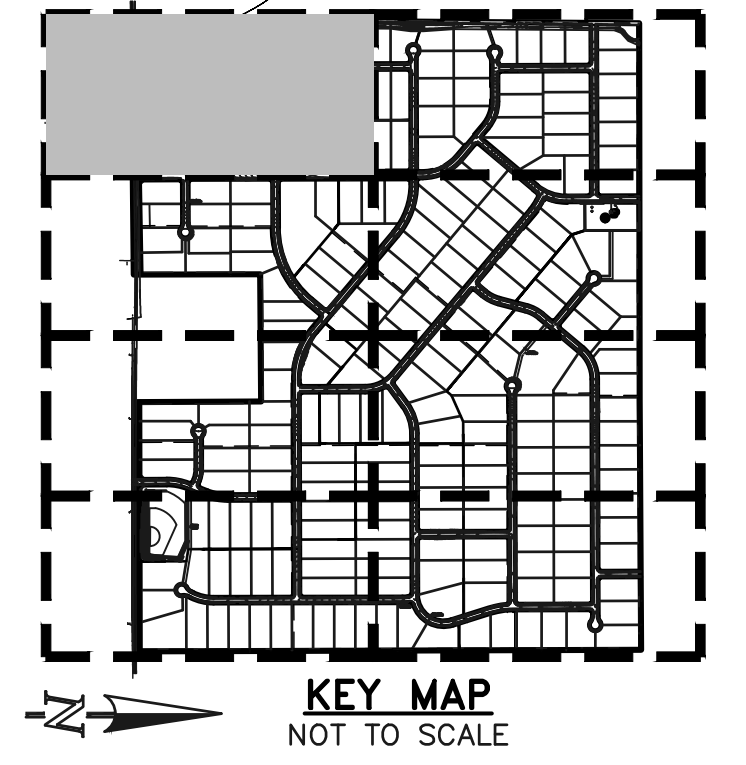
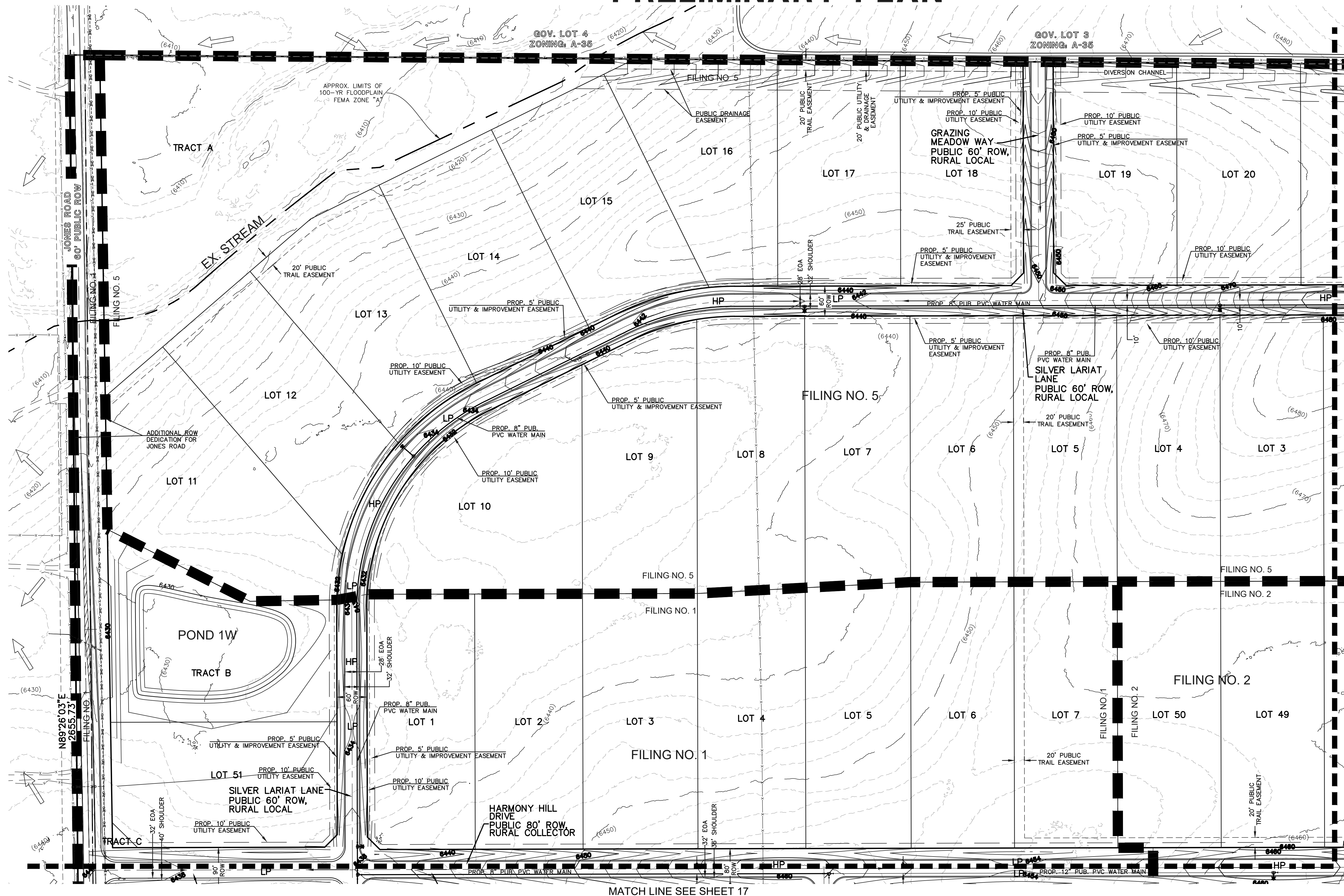
619 N. Cascade Avenue, Suite 200 (719) 785-0790  
 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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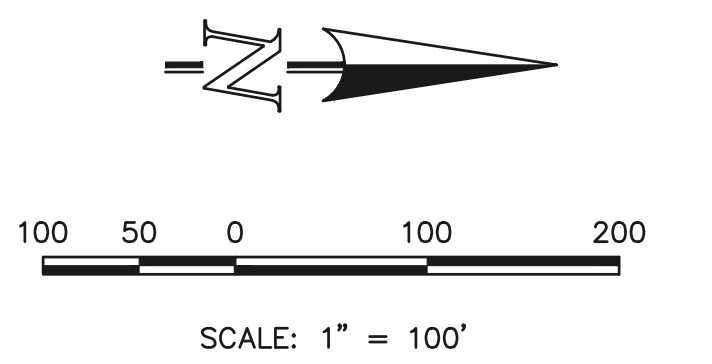
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN



### 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



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)

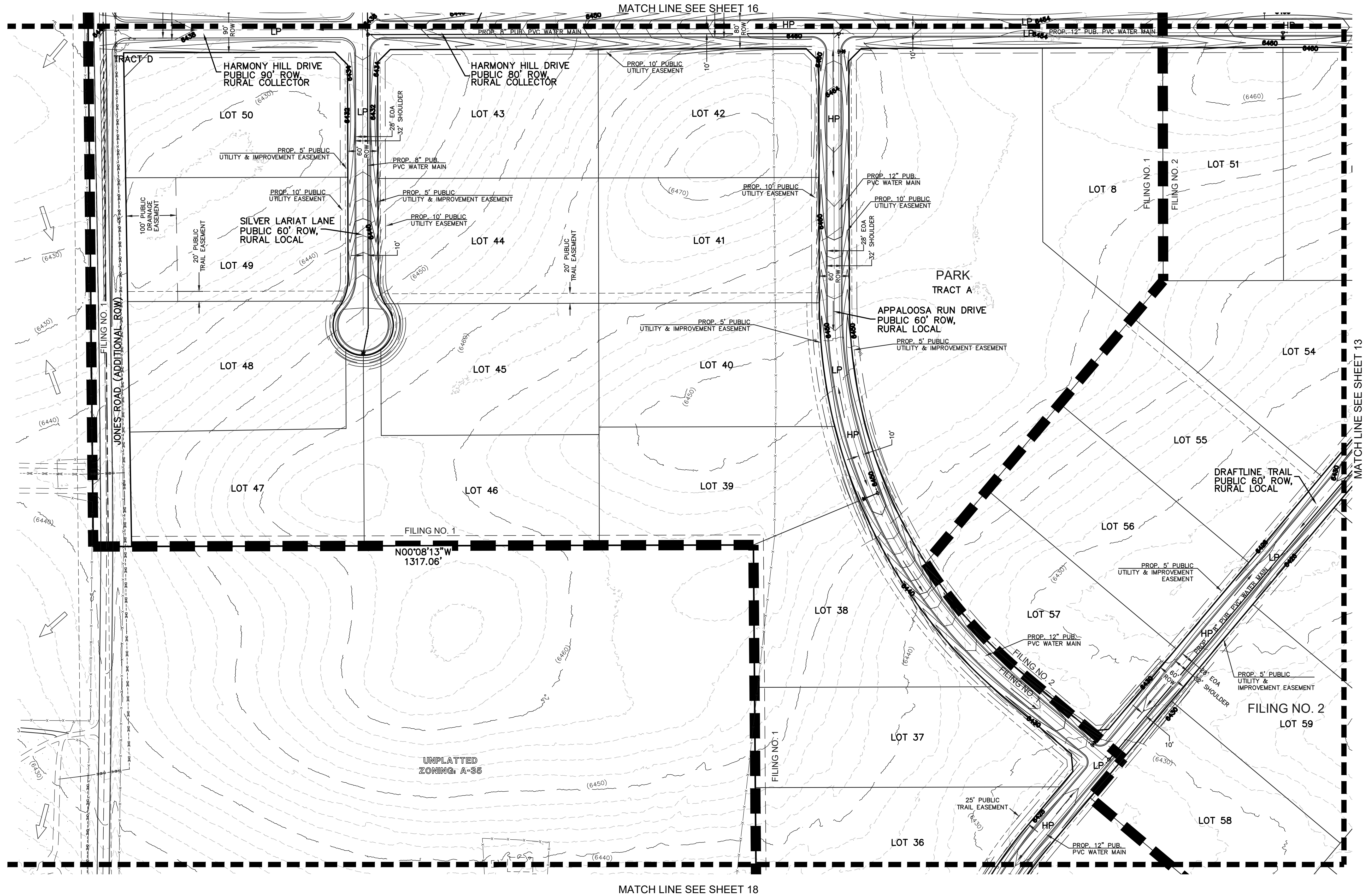
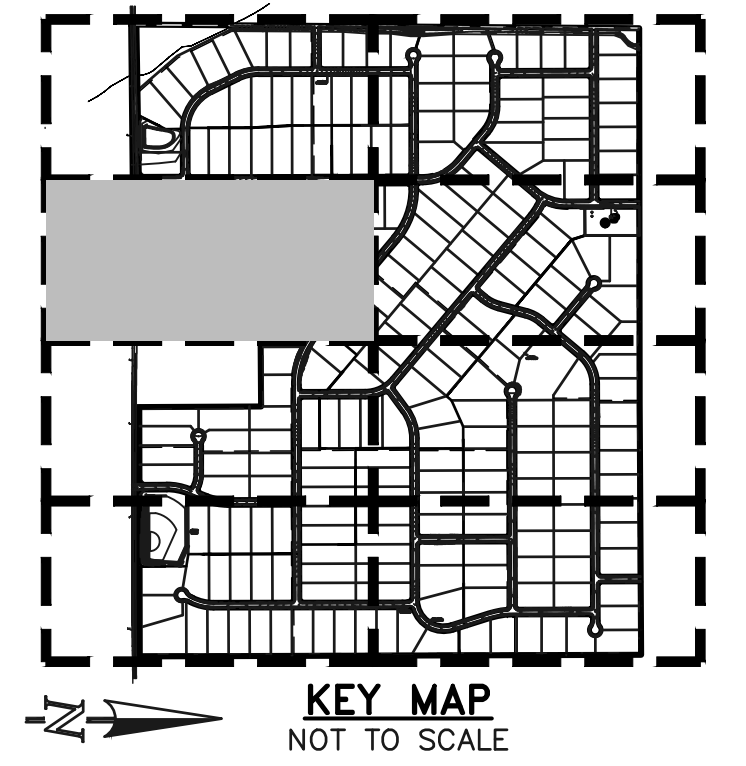
CLASSIC CONSULTING

N:\2604\DRAWINGS\DEVELOPMENT\12-19 260400-PRELIM PLAN PG PUDwg. 11/26/2025 9:49:21 AM. 11.

# 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'



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

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

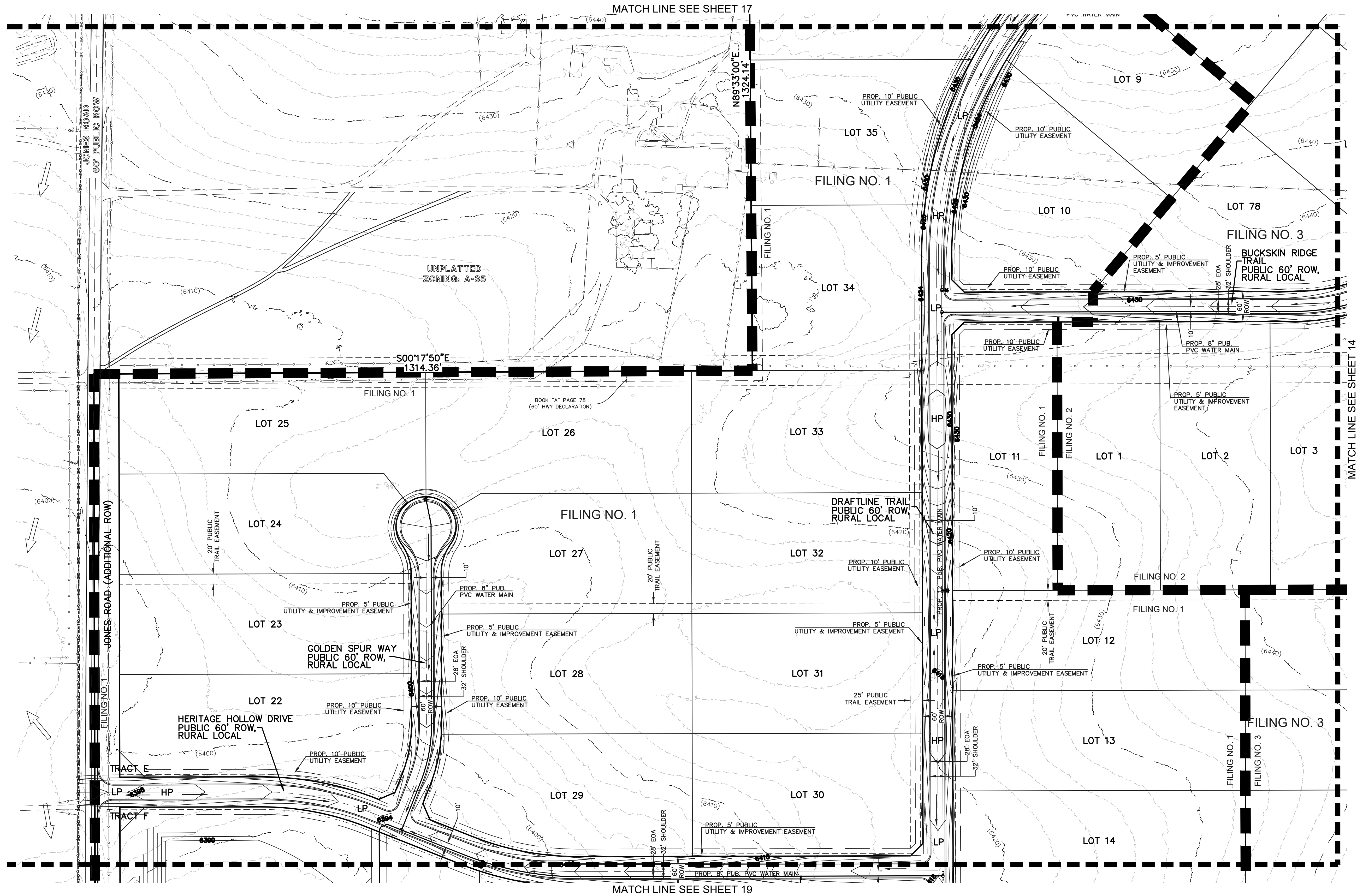
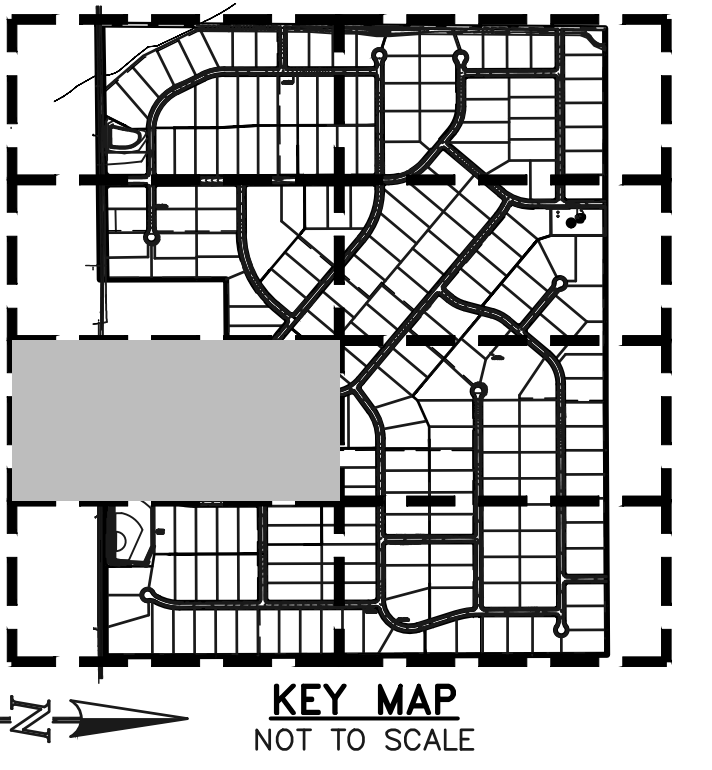


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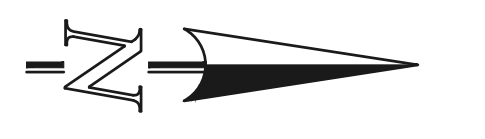
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN



### 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



SCALE: 1" = 100'



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)

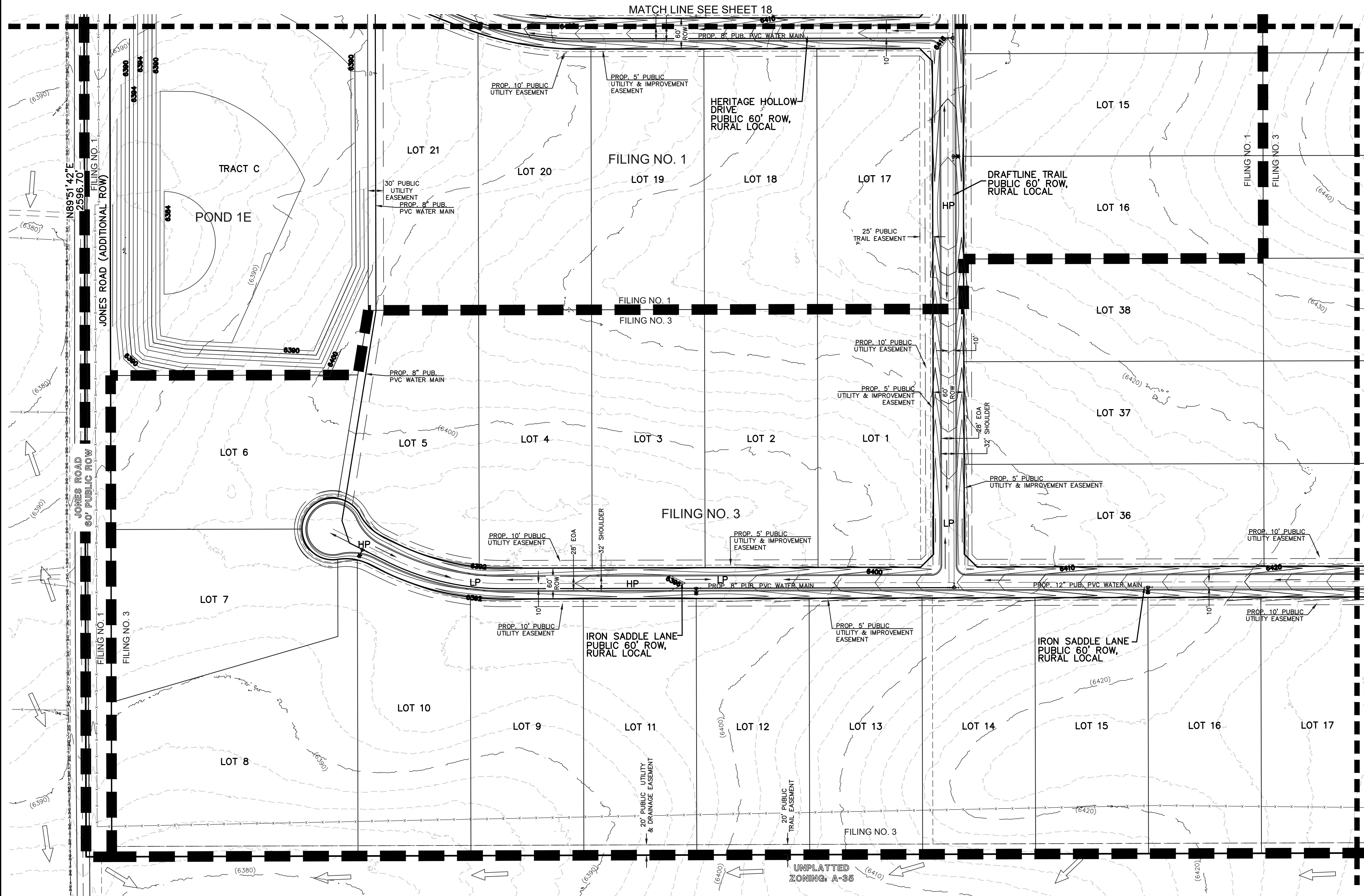
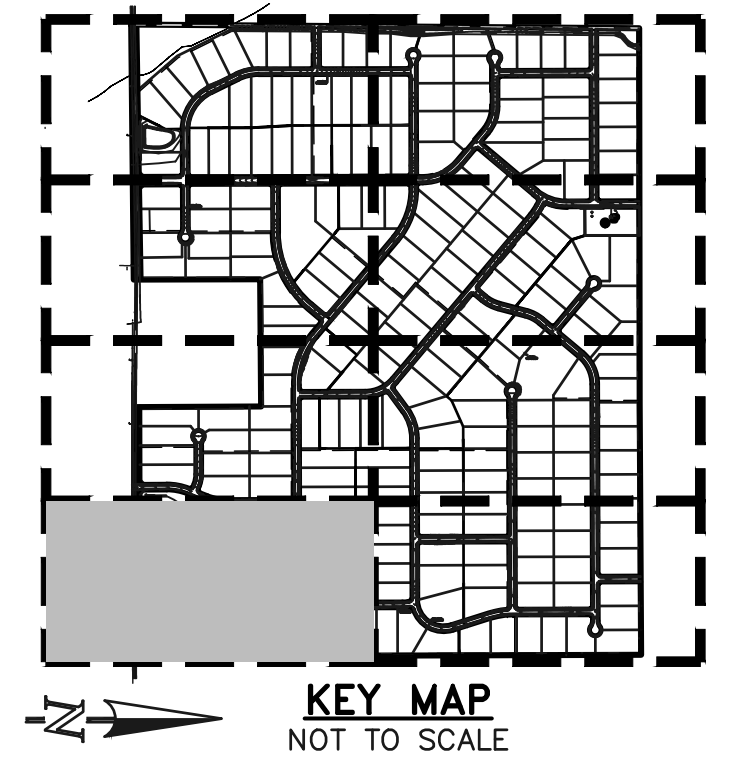


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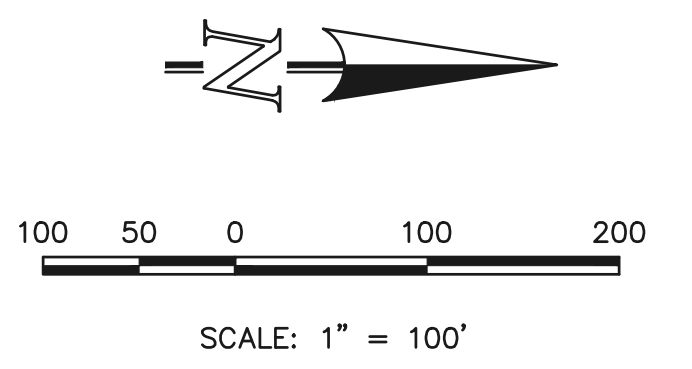
# TRIPLE H RANCH

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

## PRELIMINARY PLAN

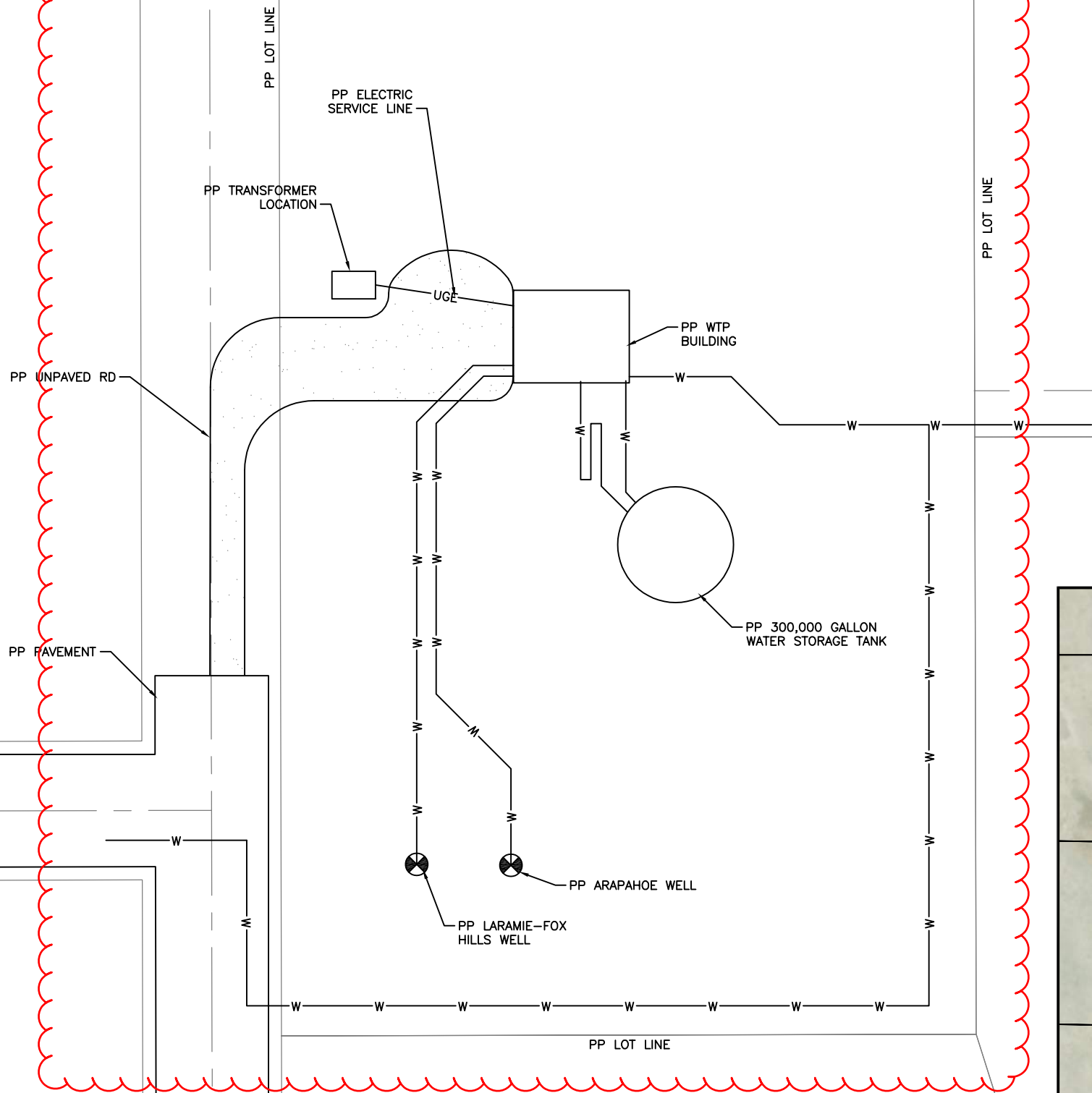


- LEGEND**
- (6770) EXISTING CONTOUR
  - 6770 PROPOSED CONTOUR
  - BOUNDARY/FILING LINE
  - EXISTING FLOW DIRECTION
  - PROPOSED FLOW DIRECTION
  - PROPOSED INLET
  - PROPOSED STORM PIPE
  - EXISTING STORM PIPE
  - HP PROPOSED HIGH POINT
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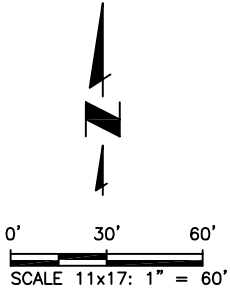
	TRIPLE H RANCH			
	PRELIMINARY PLAN			
	PRELIMINARY GRADING & UTILITY PLAN			
	DESIGNED BY	KES	SCALE	DATE 04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET 19 OF 20	
CHECKED BY	(V) 1" = N/A	JOB NO.	2604.00	
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903		(719) 785-0790 (719) 785-0799 (Fax)		

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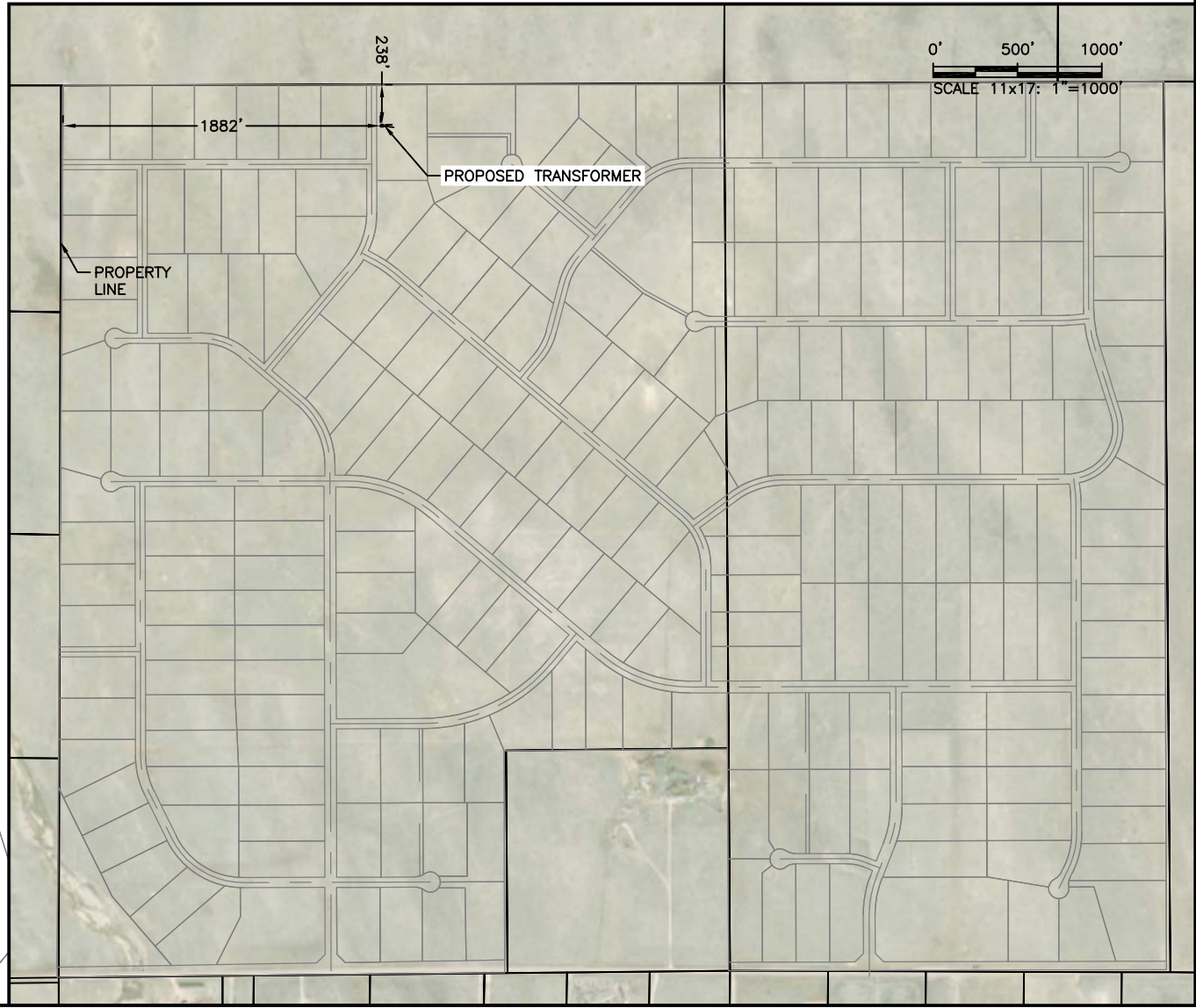


**WE ACKNOWLEDGE THAT A SEPARATE SITE PLAN IS REQUIRED FOR WATER TANK SITE. NOT ADDED TO THIS PLAN.**

**A separate Site Development Plan will be required to be submitted for the WTP/Tank Site.**



**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: 07/23/25  
 Design: REN  
 Drawn: SNH  
 Check: JPM

SHEET NUMBER  
**1**