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

GENERAL NOTES:

1. ALL TRAILS TO BE NON–MOTORIZED TRAILS.
2. 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.
3. LANDSCAPING IN TRACTS WILL BE MAINTAINED BY THE TRIPLE H RANCH METROPOLITAN DISTRICT.
4. 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.
5. 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.
6. 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.
7. 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 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.
8. 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.
9. 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.
10. 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 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).
11. 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.
12. 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.
13. THERE SHALL BE NO DIRECT LOT ACCESS TO JONES ROAD FOR ANY RESIDENTIAL LOTS.
14. 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 OWTS 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.

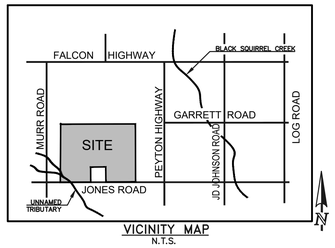
    APPROPRIATE SURFACE GRADING AND DRAINAGE SHOULD BE ESTABLISHED DURING CONSTRUCTION AND MAINTAINED (OVER THE LIFE OF THE STRUCTURE) BY THE HOMEOWNER. ADDITIONAL MITIGATION MEASURES CAN BE FOUND IN SAID REPORT.
15. THE PHASING/FILING LINES SHOWN ON THIS PLAN MAY NOT REFLECT THE EXACT SEQUENCE OF DEVELOPMENT. 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.
16. NO PROPOSED SCHOOL SITES PROPOSED WITHIN THIS PROPERTY. NO EXISTING FIRE HYDRANTS OR CISTERNS EXIST ON THE PROPERTY.
17. A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
18. 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 RESPECTIVE SECTION CORNER AND STAMPED "W 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	TRIPLE H METRO DISTRICT
5	B	27,382	0.63	OPEN SPACE, FUTURE RIGHT OF WAY	TRIPLE H METRO DISTRICT
TOTAL TRACT AREA =			40.57 AC.		



VICINITY MAP
N.T.S.

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:

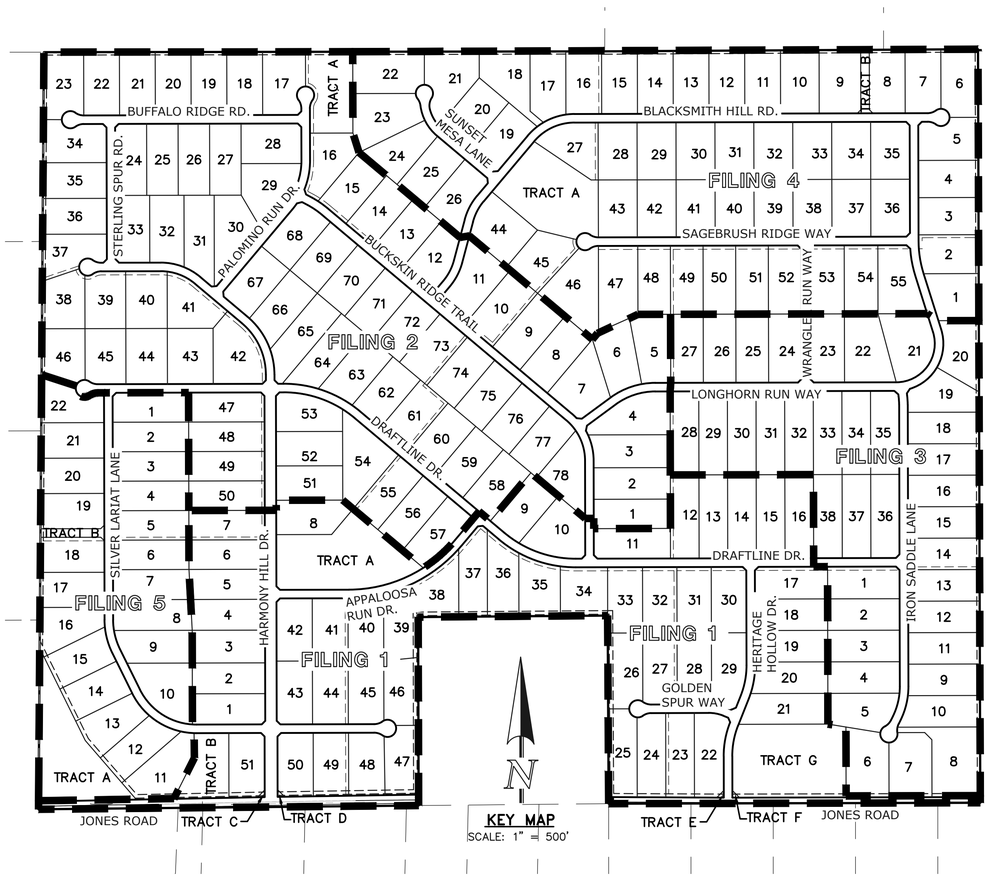
DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS 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).

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

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.



KEY MAP
SCALE: 1" = 500'

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 MAJOR COLLECTOR)	10 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

APPROVED
Plan Review
[10/22/26]
&[Joe Letke]
EPC Planning & Community Development Department

PCD File No. SP254

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785–0790
Colorado Springs, Colorado 80903 (719)785–0799 (Fax)

TRIPLE H RANCH

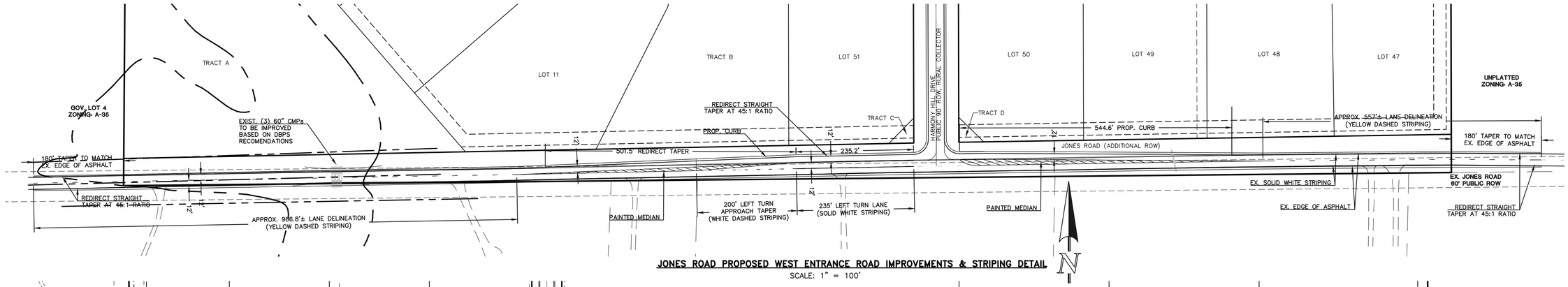
PRELIMINARY PLAN
TITLE SHEET

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

TRIPLE H RANCH

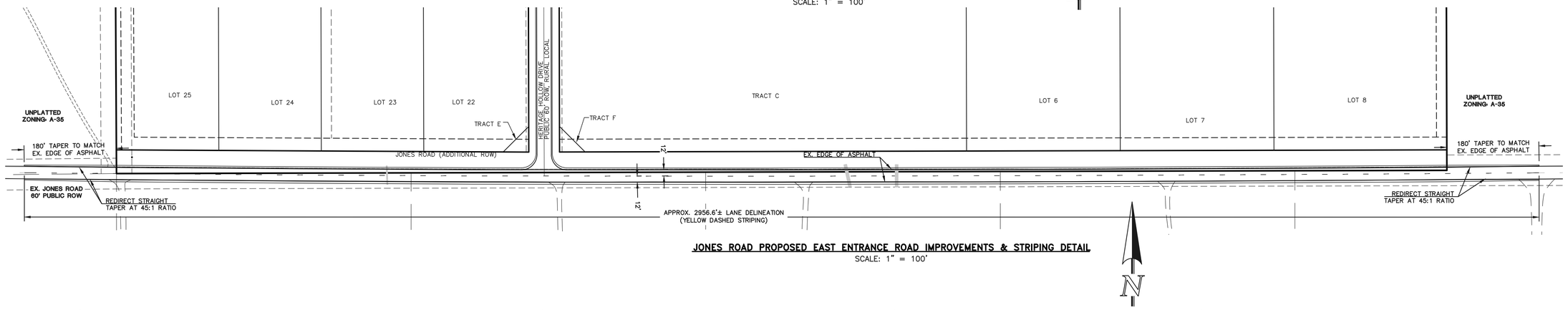
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



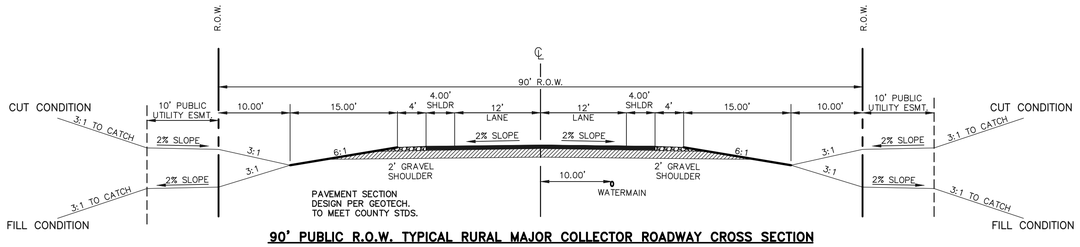
JONES ROAD PROPOSED WEST ENTRANCE ROAD IMPROVEMENTS & STRIPING DETAIL

SCALE: 1" = 100'



JONES ROAD PROPOSED EAST ENTRANCE ROAD IMPROVEMENTS & STRIPING DETAIL

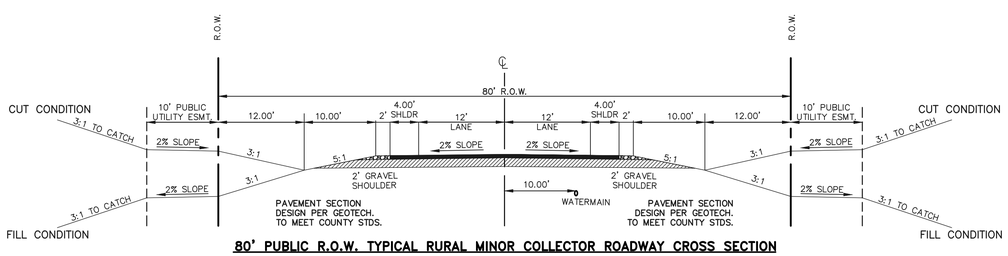
SCALE: 1" = 100'



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

SIGN PLACEMENT PER 2023 MUTCD
FIG. 2A-2 A AND LOCATED
8' BEHIND GRAVEL SHOULDER

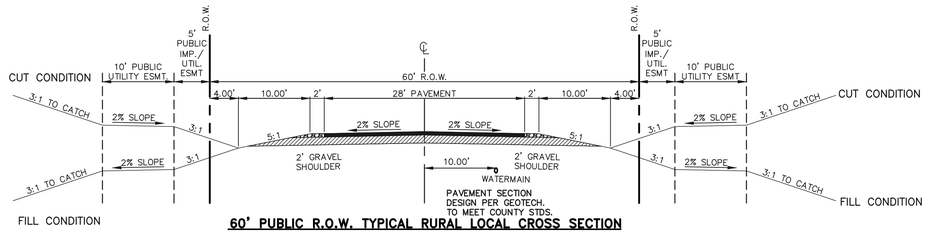
SCALE: 1" = 10'
DESIGN SPEED: 50 MPH
POSTED SPEED: 45 MPH
-HARMONY HILL DRIVE
(JONES ROAD TO SILVER LARIAT LANE)



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

8' BEHIND GRAVEL SHOULDER
SIGN PLACEMENT PER 2023 MUTCD
FIG. 2A-2 A AND LOCATED

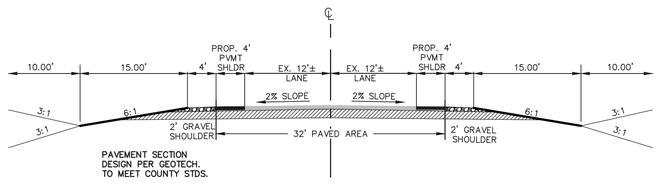
SCALE: 1" = 10'
DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH
HARMONY HILL DRIVE
(SILVER LARIAT LANE TO DRAFTLINE TRAIL)



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

SIGN PLACEMENT PER 2023 MUTCD
FIG. 2A-2 A AND LOCATED
8' BEHIND GRAVEL SHOULDER

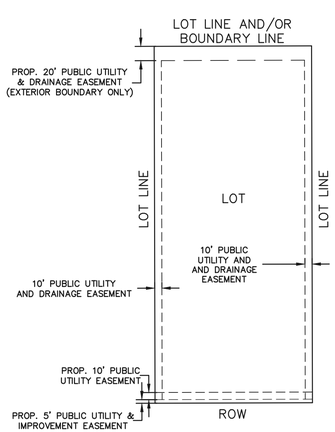
SCALE: 1" = 10'
DESIGN SPEED: 30 MPH
POSTED SPEED: 30 MPH
HARMONY HILL DRIVE (DRAFTLINE TRAIL TO END), SILVER LARIAT LANE, STERLING SPUR ROAD, BUFFALO RIDGE ROAD, PALOMINO RUN DRIVE, APPALOOSA RUN DRIVE, BUCKSKIN RIDGE TRAIL, BLACKSMITH HILL PATH, SUNSET MESA LANE, SAGEBRUSH RIDGE WAY, HALTER RIDGE ROAD,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



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

SIGN PLACEMENT PER 2023 MUTCD
FIG. 2A-2 A AND LOCATED
8' BEHIND GRAVEL SHOULDER

SCALE: 1" = 10'
DESIGN SPEED: 50 MPH
POSTED SPEED: 45 MPH
JONES ROAD (ADJACENT TO PROPERTY)



TYPICAL LOT EASEMENT DETAIL

NOT TO SCALE

PCD File No. SP254

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

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

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

N00°24'26"E
5291.18'

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

S00°10'20"E
5266.24'

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

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

S89°33'00"W
1324.14'

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

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.

N

300 150 0 300 600

SCALE: 1" = 300'

PCD File No. SP254

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

TRIPLE H RANCH

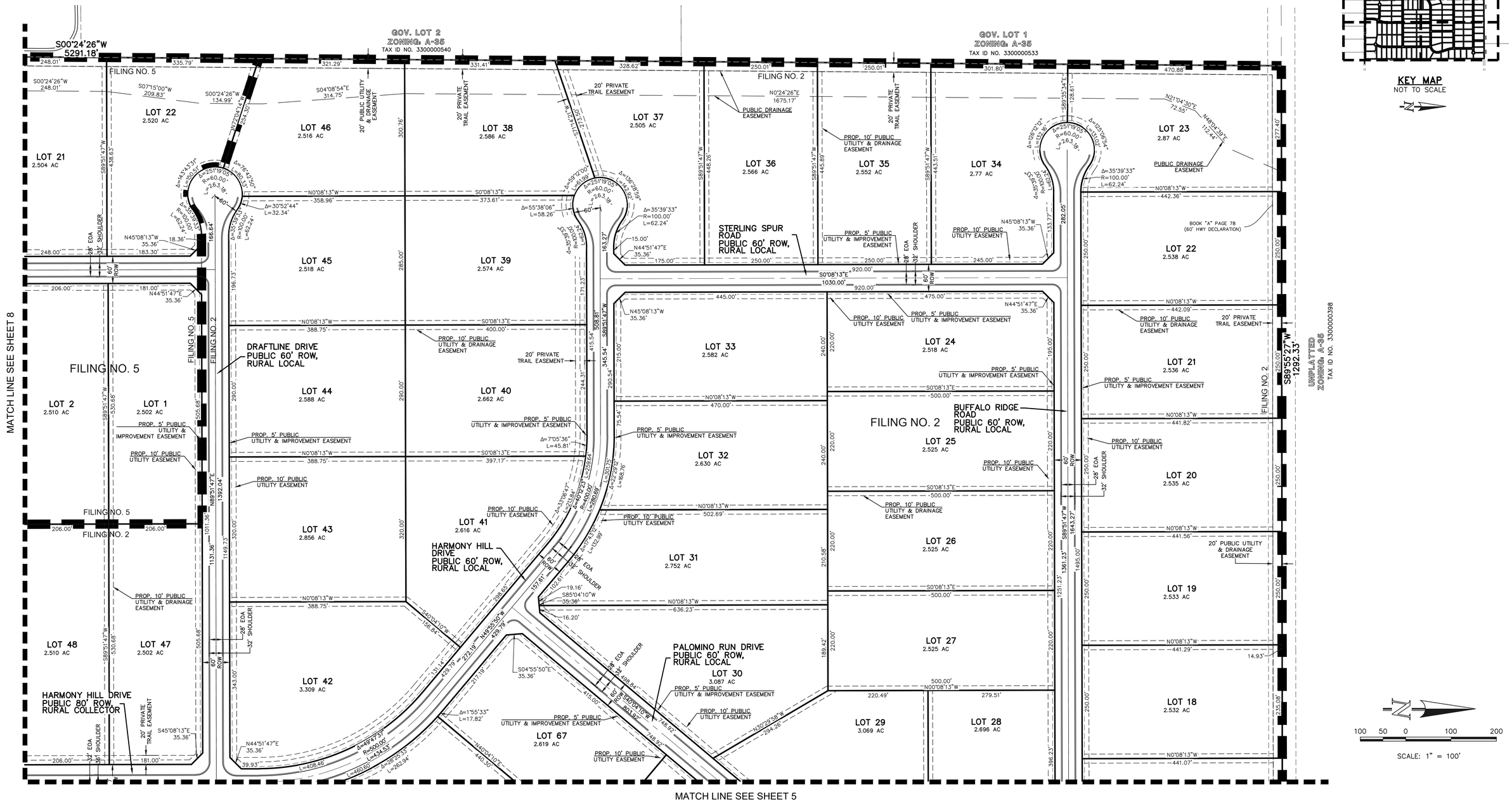
PRELIMINARY PLAN
LEGAL BOUNDARY EXHIBIT & ADJACENT OWNERS

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

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

SCALE: 1" = 100'

LEGEND

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

PCD File No. SP254

CLASSIC CONSULTING		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

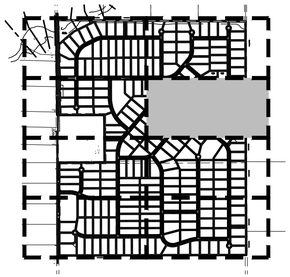
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

N:\2604DT\DRAWINGS\DEVELOPMENT\04-11 2604DT-PRELIM PLAN.dwg, 6/24/2025 3:24:05 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



KEY MAP
NOT TO SCALE

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 6

HARMONY HILL DRIVE PUBLIC 80' ROW, RURAL COLLECTOR

DRAFTLINE DRIVE PUBLIC 60' ROW, RURAL LOCAL

BUCKSKIN RIDGE TRAIL PUBLIC 60' ROW, RURAL LOCAL

BLACKSMITH HILL ROAD PUBLIC 60' ROW, RURAL LOCAL

PALOMINO RUN DRIVE PUBLIC 60' ROW, RURAL LOCAL

BUFFALO RIDGE ROAD PUBLIC 60' ROW, RURAL LOCAL

SUNSET MESA LANE PUBLIC 60' ROW, RURAL LOCAL

FILING NO. 2

FILING NO. 4

TRACT A
175458 SF
4.028 AC

TANK SITE

LOT 53 2.555 AC
LOT 66 2.670 AC
LOT 65 3.016 AC
LOT 64 2.801 AC
LOT 63 2.742 AC
LOT 62 2.547 AC
LOT 61 2.545 AC
LOT 60 2.545 AC
LOT 69 2.525 AC
LOT 68 2.585 AC
LOT 70 2.525 AC
LOT 71 2.525 AC
LOT 72 2.525 AC
LOT 73 2.525 AC
LOT 74 2.525 AC
LOT 75 2.525 AC
LOT 29 3.069 AC
LOT 28 2.696 AC
LOT 17 2.841 AC
LOT 16 2.625 AC
LOT 15 2.528 AC
LOT 14 2.525 AC
LOT 13 2.525 AC
LOT 12 2.520 AC
LOT 11 3.191 AC
LOT 10 2.812 AC
LOT 26 2.554 AC
LOT 25 2.525 AC
LOT 24 2.55 AC
LOT 23 3.37 AC
LOT 22 3.29 AC
LOT 21 3.13 AC
LOT 20 2.73 AC
LOT 44 3.067 AC
LOT 19 2.525 AC

UNPLATTED
ZONING: A-35
TAX ID NO. 3500000398

NOTE:
SITE DEVELOPMENT PLAN REQUIRED TO BE SUBMITTED FOR TANK SITE

100 50 0 100 200

SCALE: 1" = 100'

PCD File No. SP254

LEGEND

BOUNDARY LINE
PROPERTY LINE
EASEMENT SETBACK LINE
LINE OF SIGHT

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

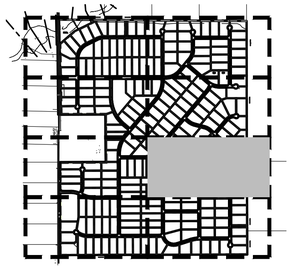
TRIPLE H RANCH
PRELIMINARY PLAN

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

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

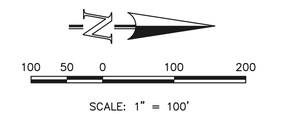


MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 10

LOT 76 2.525 AC
LOT 77 2.515 AC
BUCKSKIN RIDGE TRAIL PUBLIC 60' ROW, RURAL LOCAL
UNPLATTED ZONING: A-35
LOT 9 2.812 AC
LOT 8 2.812 AC
LOT 46 3.732 AC
LOT 45 2.745 AC
TRACT A 313284 SF 7.192 AC
LOT 18 2.82 AC
LOT 17 2.646 AC
LOT 27 2.63 AC
LOT 16 2.514 AC
FILING NO. 2
LOT 7 2.90 AC
LOT 6 2.705 AC
LOT 47 3.409 AC
LOT 43 2.50 AC
LOT 28 2.50 AC
LOT 15 2.513 AC
LOT 4 3.104 AC
LOT 5 2.71 AC
LOT 48 2.505 AC
LOT 42 2.50 AC
LOT 29 2.505 AC
LOT 14 2.518 AC
SAGEBRUSH RIDGE WAY PUBLIC 60' ROW, RURAL LOCAL
FILING NO. 4
FILING NO. 3
LONGHORN RUN WAY PUBLIC 60' ROW, RURAL LOCAL
LOT 28 2.680 AC
LOT 27 2.507 AC
LOT 49 2.503 AC
LOT 41 2.50 AC
LOT 30 2.505 AC
LOT 13 2.523 AC
LOT 29 2.680 AC
LOT 26 2.507 AC
LOT 50 2.505 AC
LOT 40 2.50 AC
LOT 31 2.50 AC
LOT 12 2.528 AC
LOT 30 2.680 AC
BLACKSMITH HILL ROAD PUBLIC 60' ROW, RURAL LOCAL
UNPLATTED ZONING: A-35 TAX ID NO. 3300000398
UNPLATTED ZONING: A-35 TAX ID NO. 3300000420
PROP. 10' PUBLIC UTILITY EASEMENT
PROP. 5' PUBLIC UTILITY & IMPROVEMENT EASEMENT
PROP. 10' PUBLIC UTILITY & DRAINAGE EASEMENT
20' PRIVATE TRAIL EASEMENT
30' PUBLIC UTILITY EASEMENT
20' PRIVATE TRAIL EASEMENT
20' PUBLIC UTILITY & DRAINAGE EASEMENT
20' PRIVATE TRAIL EASEMENT
PROP. 8" PUB. PVC WATER MAIN
28' EOA
32' SHOULDER
60' ROW
BOOK "A" PAGE 78 (60' HWY DECLARATION)
SETBACK LINE S47°55'42"W 200.00'

MATCH LINE SEE SHEET 7



PCD File No. SP254

LEGEND

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

CLASSIC CONSULTING SM
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Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

TRIPLE H RANCH
PRELIMINARY PLAN

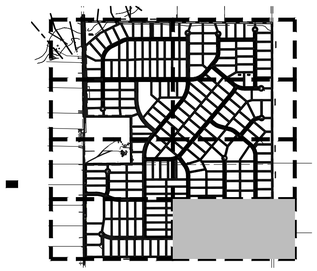
CLASSIC CONSULTING

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

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

MATCH LINE SEE SHEET 11

LOT 31 2.680 AC
LOT 32 2.680 AC
LOT 33 2.680 AC
LOT 34 2.680 AC
LOT 35 2.666 AC
LOT 25 2.51 AC
LOT 24 2.52 AC
LOT 22 3.28 AC
LOT 23 2.637 AC
LOT 51 2.51 AC
LOT 52 2.521 AC
LOT 53 2.637 AC
LOT 54 2.584 AC
LOT 55 3.003 AC
LOT 21 3.200 AC
LOT 18 2.519 AC
LOT 19 2.544 AC
LOT 20 2.546 AC
LOT 1 2.515 AC
LOT 2 2.556 AC
LOT 3 2.504 AC
LOT 4 2.503 AC
LOT 5 2.676 AC
LOT 6 2.777 AC
LOT 7 2.525 AC
LOT 8 2.542 AC
LOT 9 2.948 AC
LOT 10 2.740 AC
LOT 11 2.532 AC
LOT 39 2.50 AC
LOT 38 2.50 AC
LOT 37 2.50 AC
LOT 36 2.51 AC
LOT 32 2.505 AC
LOT 33 2.505 AC
LOT 34 2.505 AC
LOT 35 2.507 AC

FILING NO. 3
FILING NO. 4

WRANGLER RUN WAY PUBLIC 60' ROW, RURAL LOCAL
LONGHORN RUN WAY PUBLIC 60' ROW, RURAL LOCAL
SAGEBRUSH RIDGE WAY PUBLIC 60' ROW, RURAL LOCAL
IRON SADDLE LANE PUBLIC 60' ROW, RURAL LOCAL
HALTER RIDGE ROAD PUBLIC 60' ROW, RURAL LOCAL
LONGHORN RUN WAY PUBLIC 60' ROW, RURAL LOCAL
BLACKSMITH HILL ROAD PUBLIC 60' ROW, RURAL LOCAL

TRACT B 27246 SF

PROP. 10' PUBLIC UTILITY & DRAINAGE EASEMENT
PROP. 10' PUBLIC UTILITY EASEMENT
PROP. 5' PUBLIC UTILITY & IMPROVEMENT EASEMENT
20' PRIVATE TRAIL EASEMENT
20' PUBLIC UTILITY & DRAINAGE EASEMENT
20' PUBLIC UTILITY EASEMENT
20' PUBLIC UTILITY & DRAINAGE EASEMENT
20' PRIVATE TRAIL EASEMENT
PROP. 8" PUB. PVC WATER MAIN
28' EOA
32' SHOULDER
60' ROW

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

N89°51'47"E 1669.86'
N89°51'47"E 1883.70'
N89°51'47"E 2560.52'
S89°40'05"W 2608.19'
S89°51'47"W 498.77'
S89°51'47"W 498.63'
N00°10'20"W 5266.24'

UNPLATTED ZONING: A-35 TAX ID NO. 3300000030
UNPLATTED ZONING: A-35 TAX ID NO. 3300000420
UNPLATTED ZONING: A-35 TAX ID NO. 3300000428

FILING NO. 4

LEGEND

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

100 50 0 100 200

SCALE: 1" = 100'

PCD File No. SP254

CLASSIC CONSULTING SM
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Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

TRIPLE H RANCH
PRELIMINARY PLAN

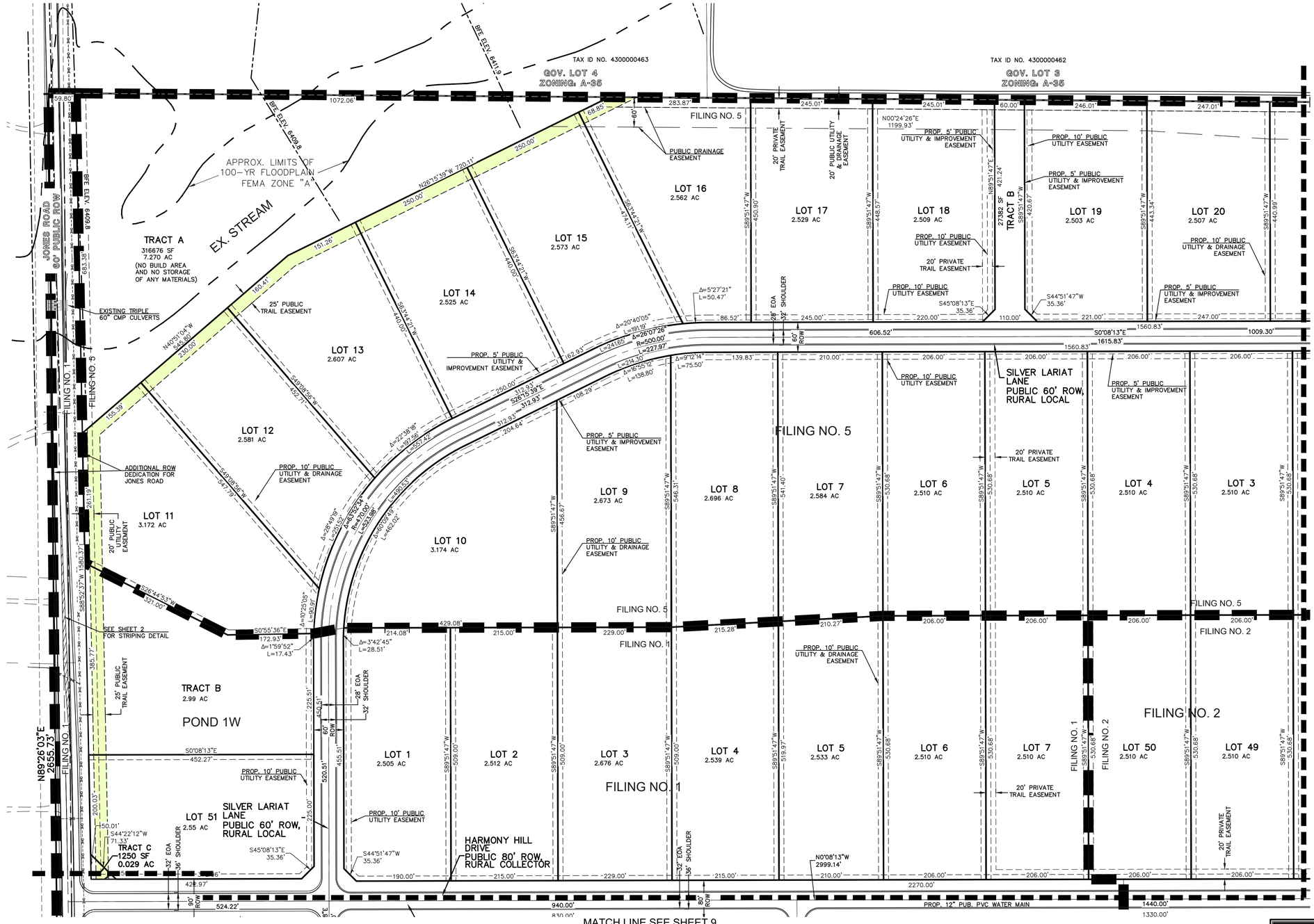
CLASSIC CONSULTING

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

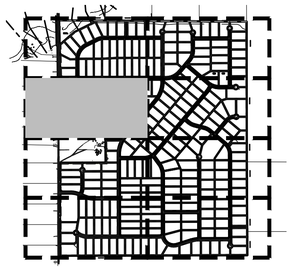
PRELIMINARY PLAN

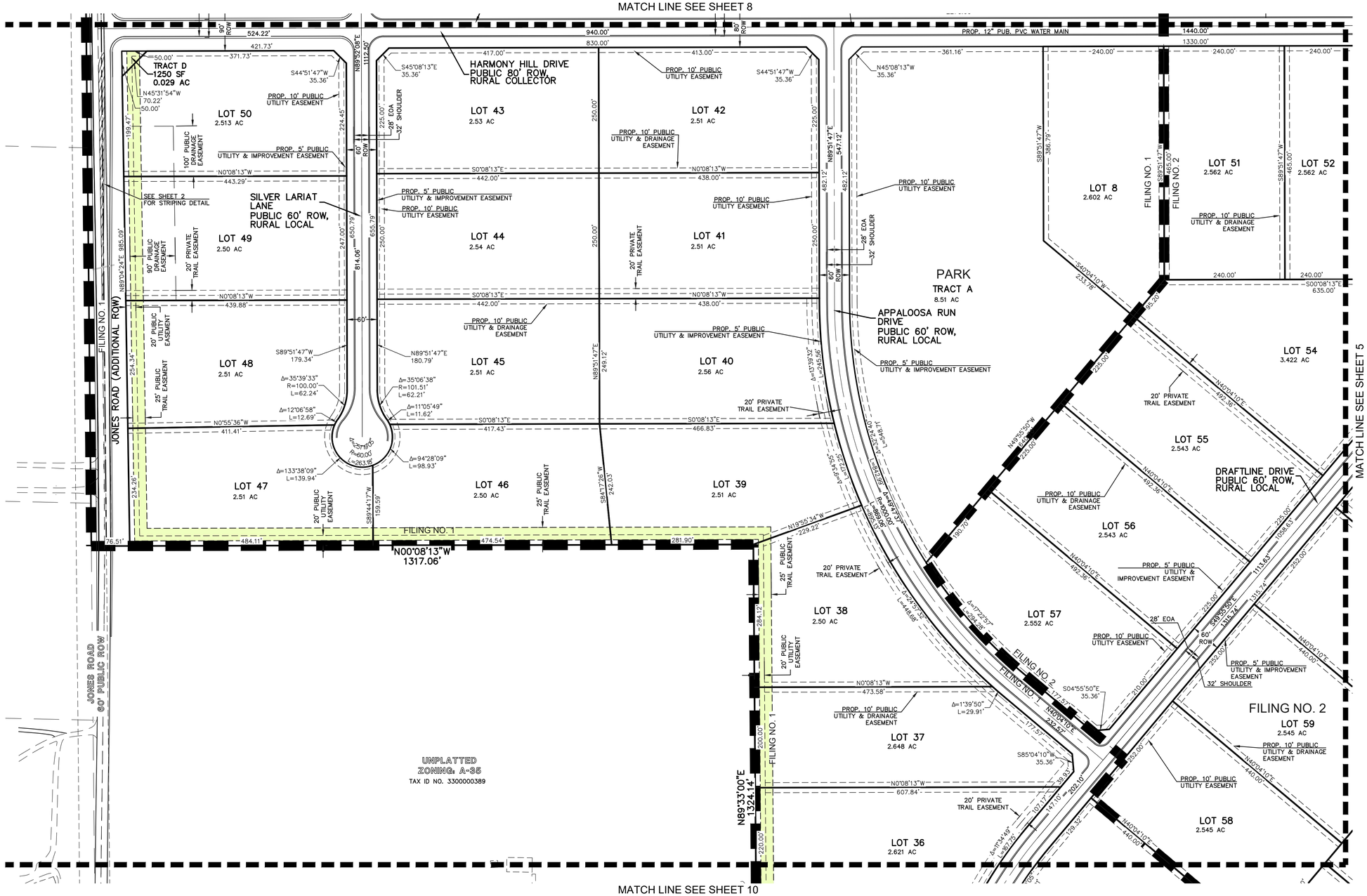

TAX ID NO. 4300000463
GOV. LOT 4
ZONING: A-35
TAX ID NO. 4300000462
GOV. LOT 3
ZONING: A-35
BFE ELEV 6411.9
BFE ELEV 6409.8
BFE ELEV 6409.8
APPROX. LIMITS OF 100-YR FLOODPLAIN FEMA ZONE "A"
EX. STREAM
JONES ROAD 60' PUBLIC ROW
FILING NO. 1
FILING NO. 5
TRACT A
316676 SF
7.270 AC
(NO BUILD AREA AND NO STORAGE OF ANY MATERIALS)
EXISTING TRIPLE 60" CMP CULVERTS
25' PUBLIC TRAIL EASEMENT
ADDITIONAL ROW DEDICATION FOR JONES ROAD
PROP. 10' PUBLIC UTILITY & DRAINAGE EASEMENT
PROP. 5' PUBLIC UTILITY & IMPROVEMENT EASEMENT
PUBLIC DRAINAGE EASEMENT
20' PRIVATE TRAIL EASEMENT
20' PUBLIC UTILITY & DRAINAGE EASEMENT
PROP. 10' PUBLIC UTILITY EASEMENT
PROP. 5' PUBLIC UTILITY & IMPROVEMENT EASEMENT
PROP. 10' PUBLIC UTILITY & DRAINAGE EASEMENT
20' PUBLIC UTILITY EASEMENT
LOT 10 3.174 AC
LOT 11 3.172 AC
LOT 12 2.581 AC
LOT 13 2.607 AC
LOT 14 2.525 AC
LOT 15 2.573 AC
LOT 16 2.562 AC
LOT 17 2.529 AC
LOT 18 2.509 AC
LOT 19 2.503 AC
LOT 20 2.507 AC
TRACT B 27382 SF
TRACT B 2.99 AC
POND 1W
TRACT C 1250 SF 0.029 AC
LOT 51 2.55 AC
LOT 1 2.505 AC
LOT 2 2.512 AC
LOT 3 2.676 AC
LOT 4 2.539 AC
LOT 5 2.533 AC
LOT 6 2.510 AC
LOT 7 2.510 AC
LOT 8 2.696 AC
LOT 9 2.673 AC
LOT 50 2.510 AC
LOT 49 2.510 AC
SILVER LARIAT LANE PUBLIC 60' ROW, RURAL LOCAL
HARMONY HILL DRIVE PUBLIC 80' ROW, RURAL COLLECTOR
28' EOA SHOULDER
32' EOA SHOULDER
60' ROW
80' ROW
FILING NO. 5
FILING NO. 1
FILING NO. 2
PROP. 12" PUB. PVC WATER MAIN
MATCH LINE SEE SHEET 9
MATCH LINE SEE SHEET 4
N89°26'03"E 2655.73'
N00°24'26"E 1199.93'
S0°08'13"E 1560.83'
S0°08'13"E 1615.83'
S0°08'13"E 1009.30'
N0°08'13"W 2999.14'
S44°51'47"W 35.36'
S45°08'13"E 35.36'
S0°55'36"E 172.93'
S26°44'53"W 531.00'
N26°15'39"W 720.11'
N40°51'04"W 645.80'
S63°44'21"W 440.00'
S89°51'47"W 450.90'
S89°51'47"W 448.57'
S89°51'47"W 420.67'
S89°51'47"W 443.34'
S89°51'47"W 440.99'
S89°51'47"W 456.67'
S89°51'47"W 546.31'
S89°51'47"W 541.40'
S89°51'47"W 530.68'
S89°51'47"W 509.00'
S89°51'47"W 519.97'
S89°51'47"W 530.68'
S89°51'47"W 530.68'
S89°51'47"W 530.68

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

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING STORM LINE
- PROPOSED PUBLIC TRAIL EASEMENT

100 50 0 100 200

SCALE: 1" = 100'

PCD File No. SP254

CLASSIC CONSULTING

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

TRIPLE H RANCH
PRELIMINARY PLAN

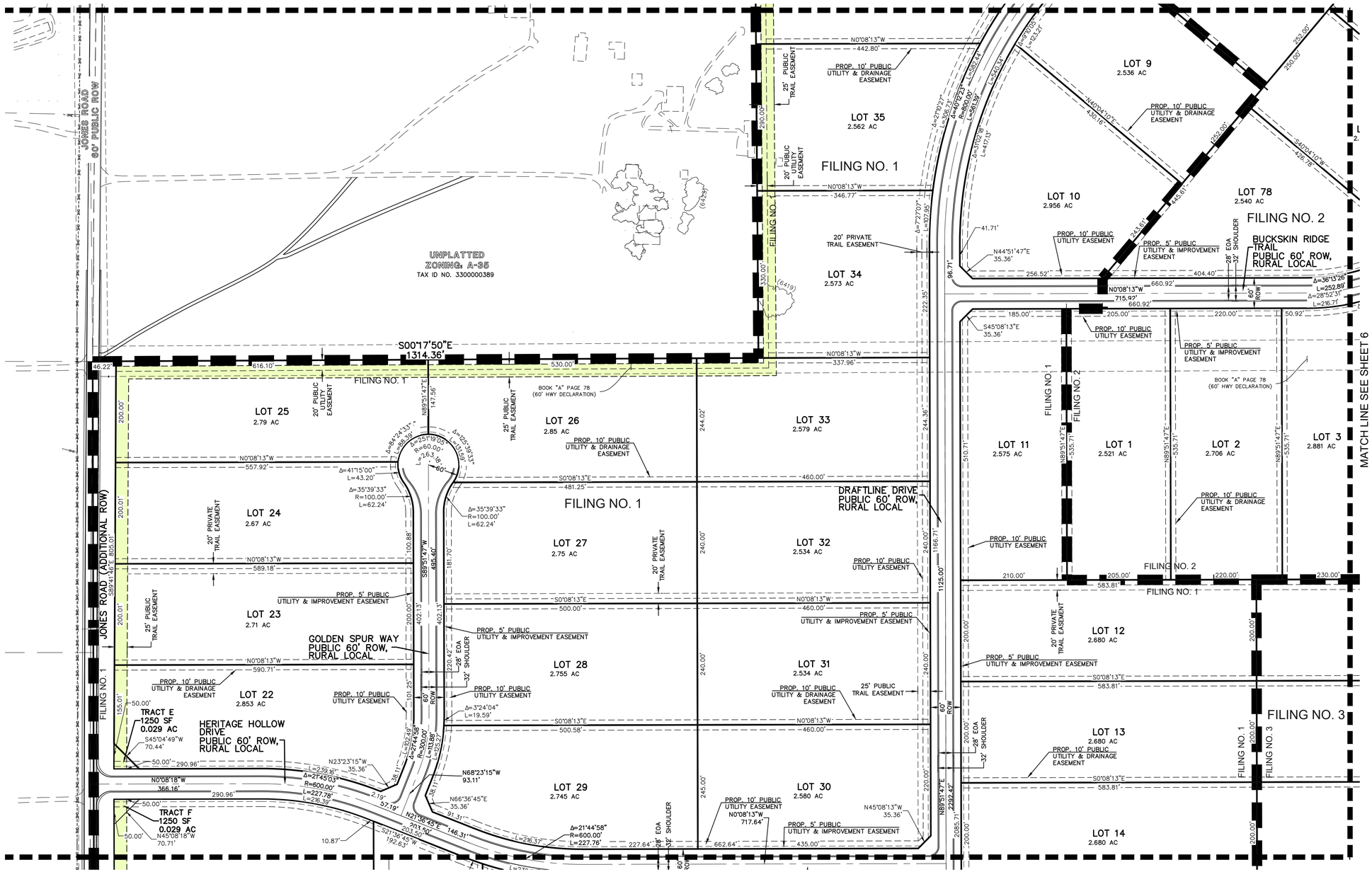
CLASSIC CONSULTING

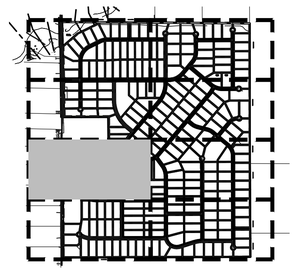
DESIGNED BY	KES	SCALE		DATE	04/14/2025
DRAWN BY	KES	(H) 1"= 100'		SHEET	9 OF 20
CHECKED BY		(V) 1"= N/A		JOB NO.	2604.00

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
- PROPOSED PUBLIC TRAIL EASEMENT

100 50 0 100 200

SCALE: 1" = 100'

PCD File No. SP254

CLASSIC CONSULTING SM

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

TRIPLE H RANCH
PRELIMINARY PLAN

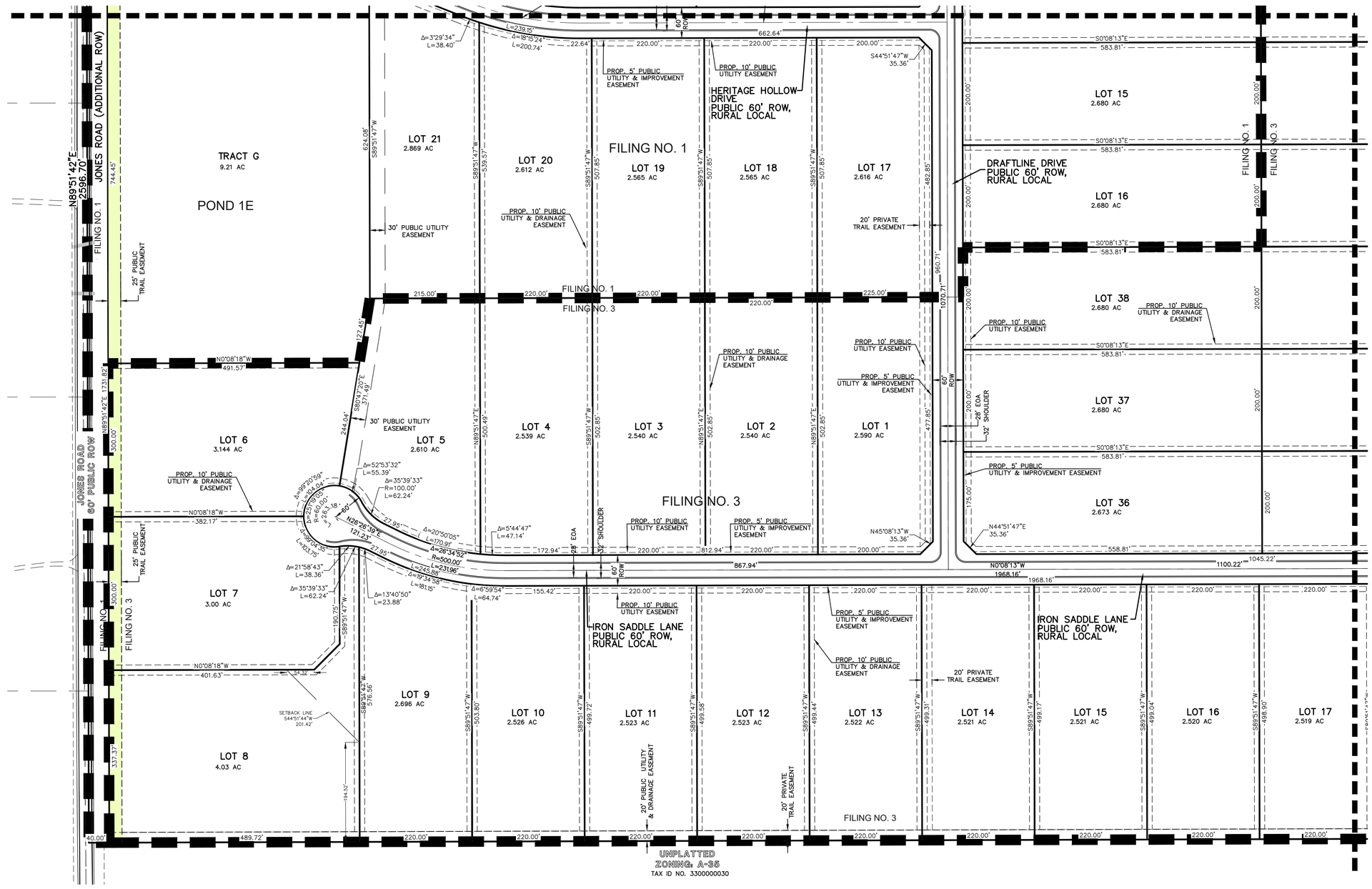
CLASSIC CONSULTING

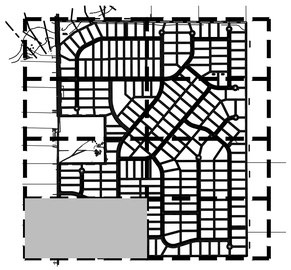
DESIGNED BY	KES	SCALE		DATE	04/14/2025
DRAWN BY	KES	(H) 1"= 100'		SHEET	10 OF 20
CHECKED BY		(V) 1"= N/A		JOB NO.	2604.00

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
- PROPOSED PUBLIC TRAIL EASEMENT

100 50 0 100 200

SCALE: 1" = 100'

PCD File No. SP254

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

TRIPLE H RANCH
PRELIMINARY PLAN

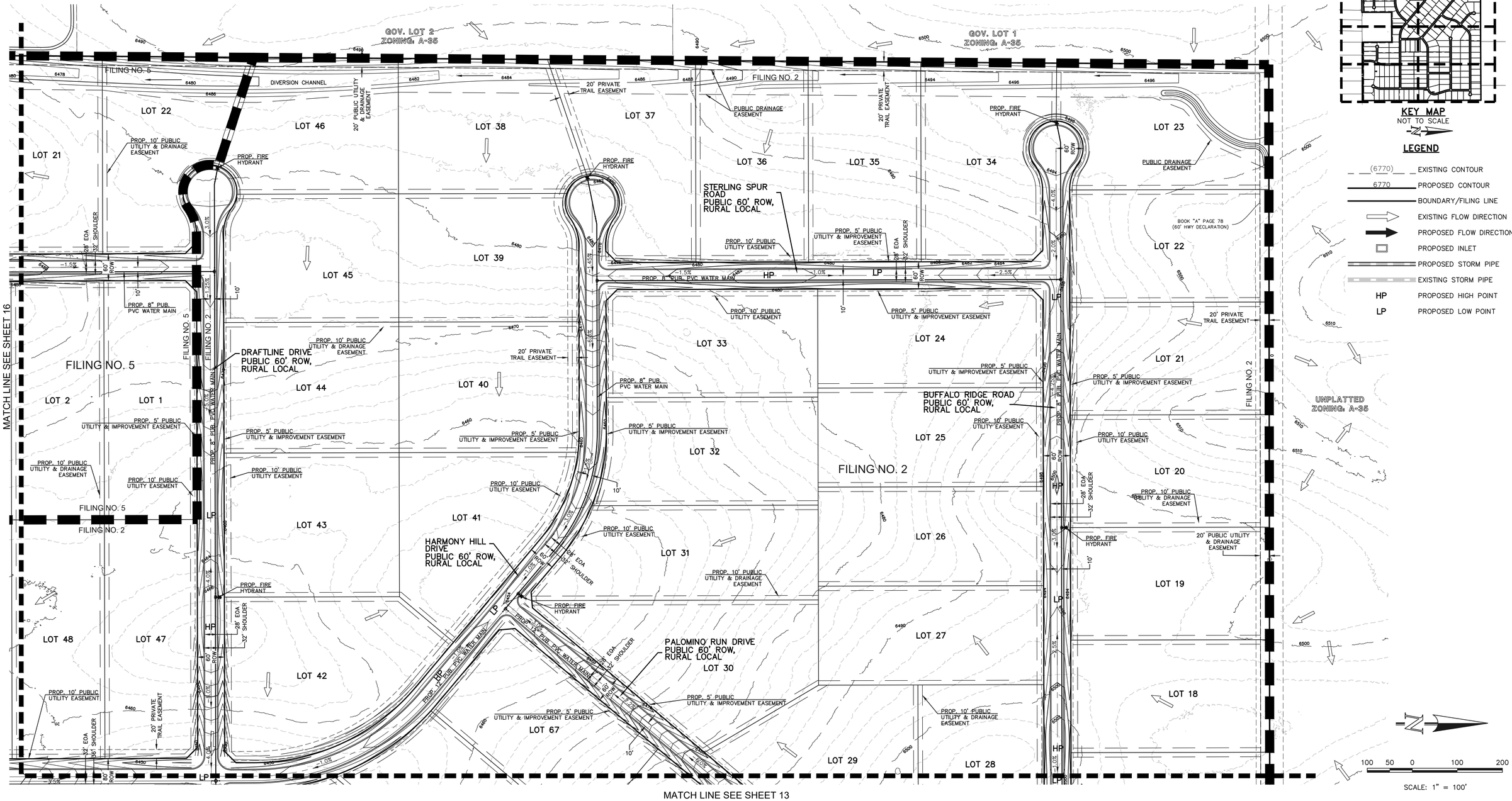
CLASSIC CONSULTING

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

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'

PCD File No. SP254

CLASSIC CONSULTING

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

TRIPLE H RANCH

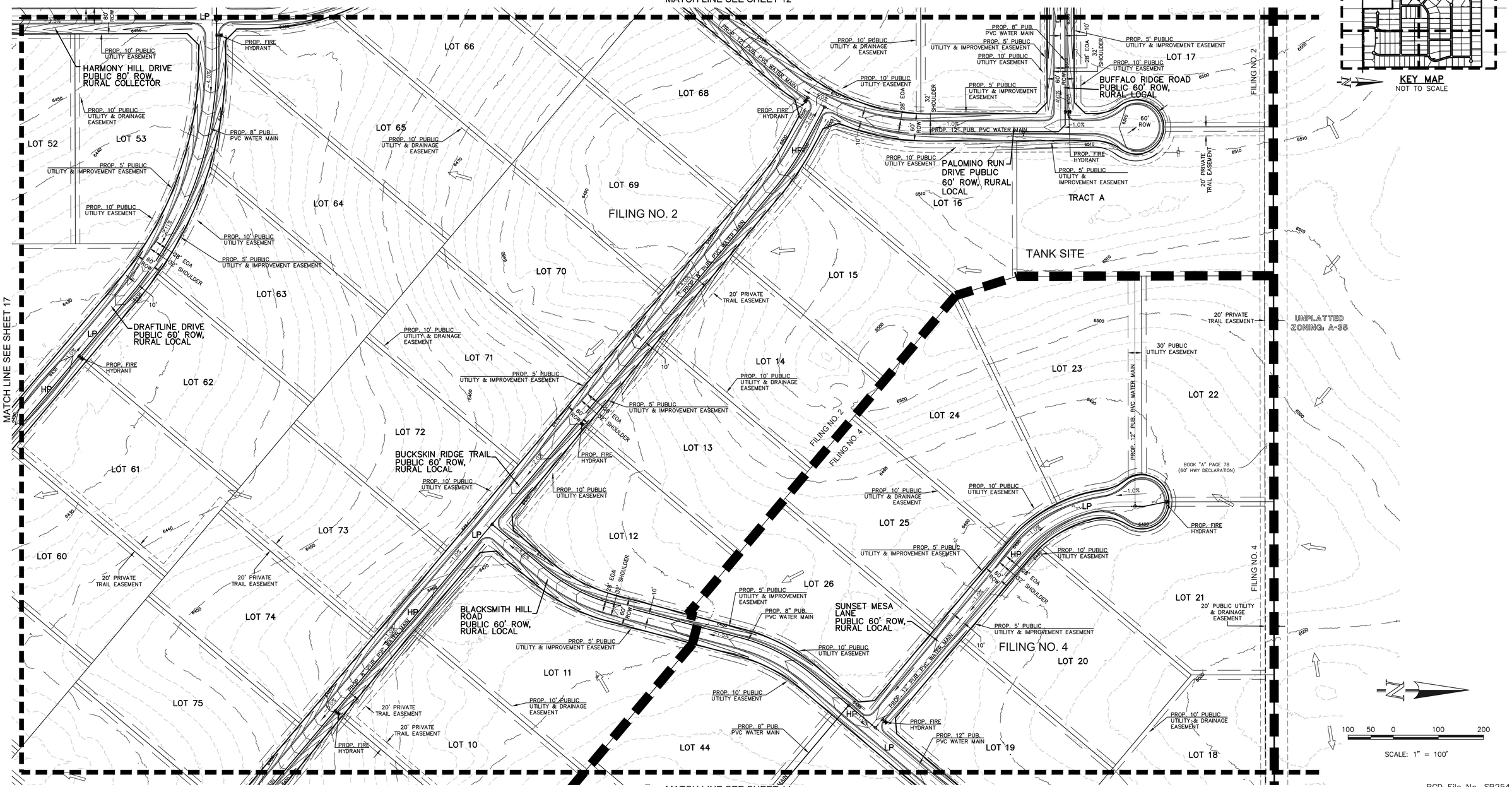
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

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

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

CLASSIC CONSULTING SM

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

TRIPLE H RANCH

PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

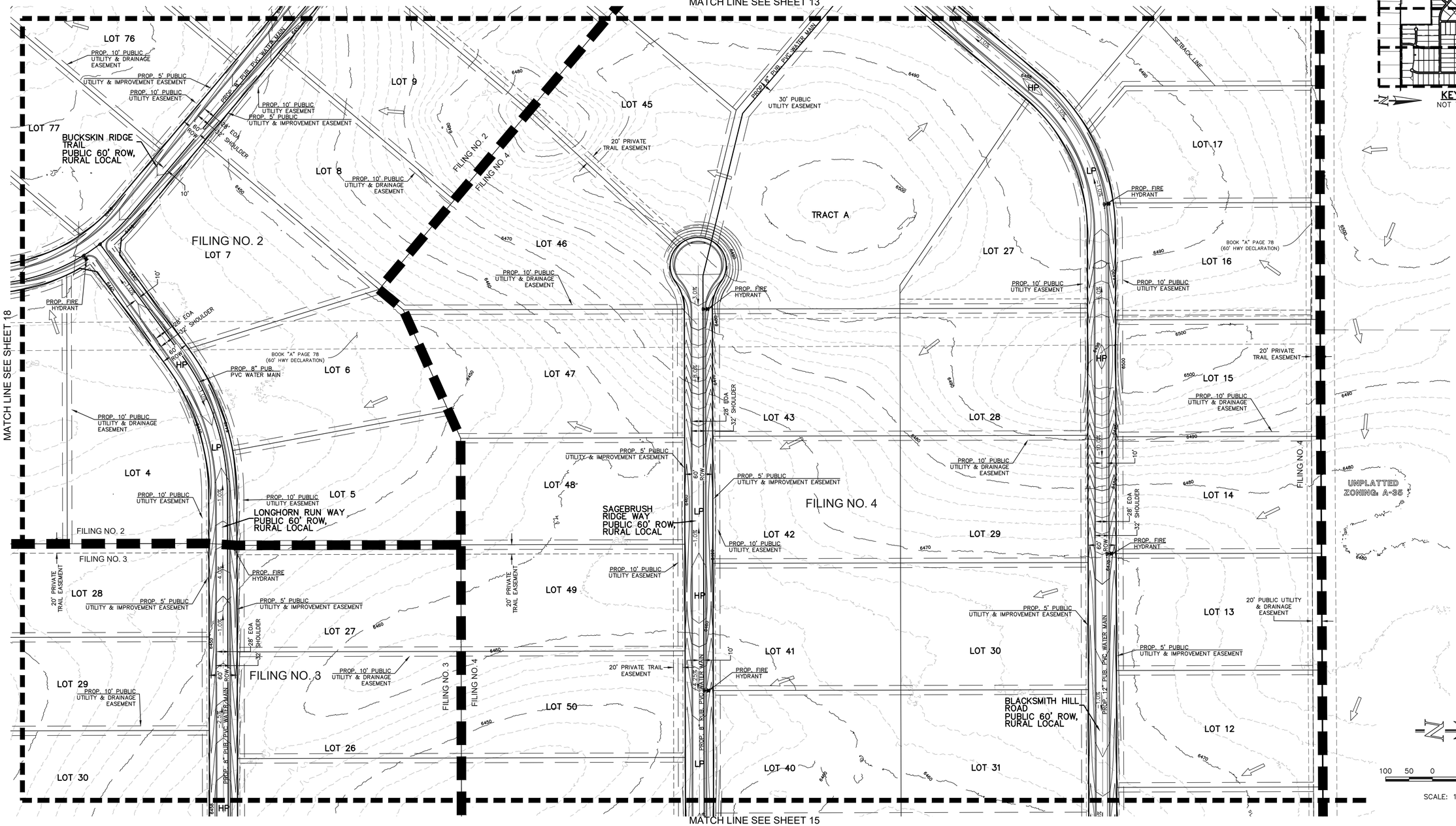
CLASSIC CONSULTING

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

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

CLASSIC CONSULTING SM

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

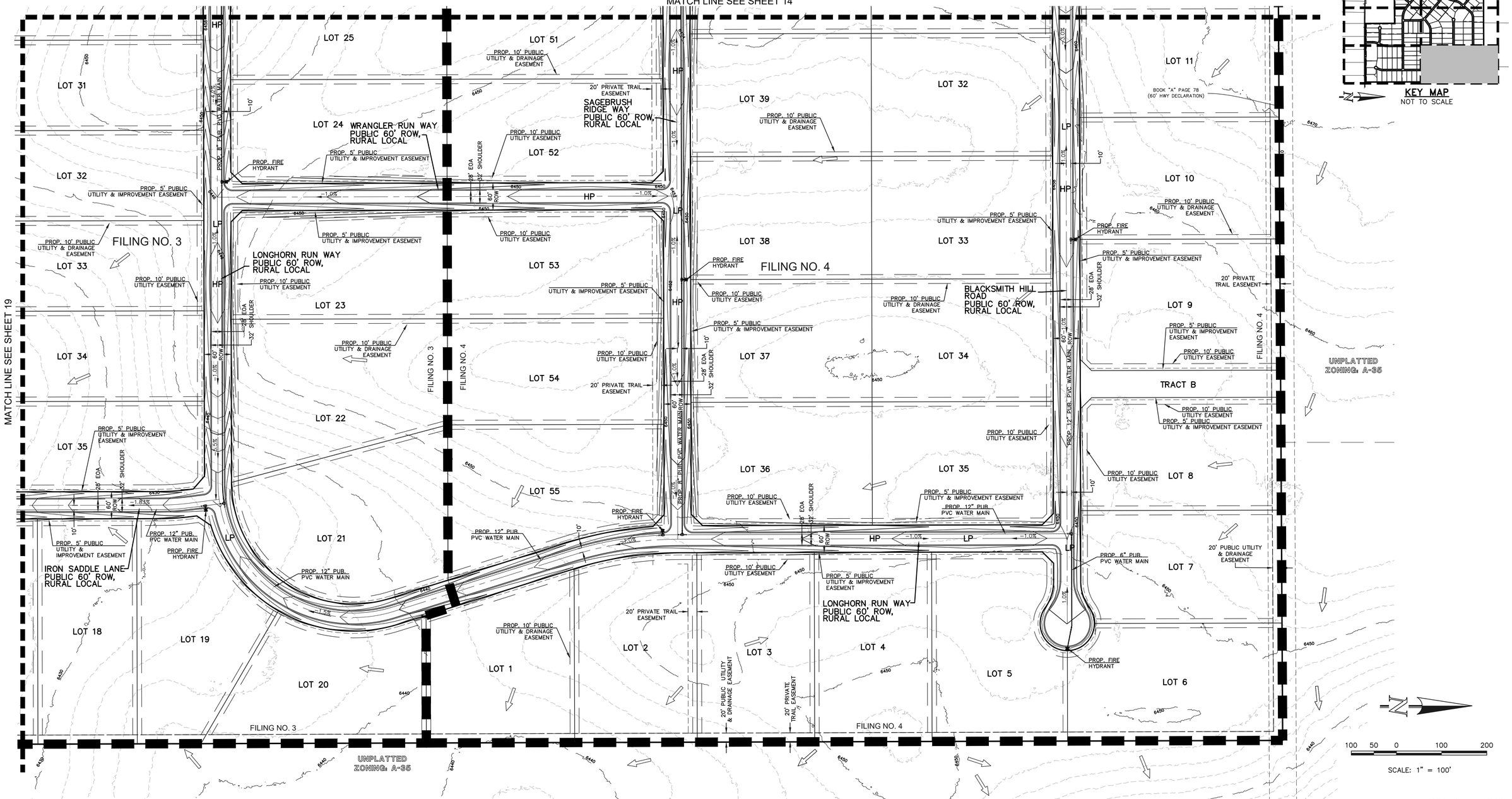
TRIPLE H RANCH			
PRELIMINARY PLAN			
PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	KES	SCALE	DATE 04/14/2025
DRAWN BY	KES	(H) 1"= 100'	SHEET 14 OF 20
CHECKED BY		(V) 1"= N/A	JOB NO. 2604.00

N:\2604\00\DRAWINGS\DEVELOPMENT\25-19 2604-PRELIM PLAN PG PU.dwg, 8/19/2026 9:56:55 AM, 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



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

TRIPLE H RANCH

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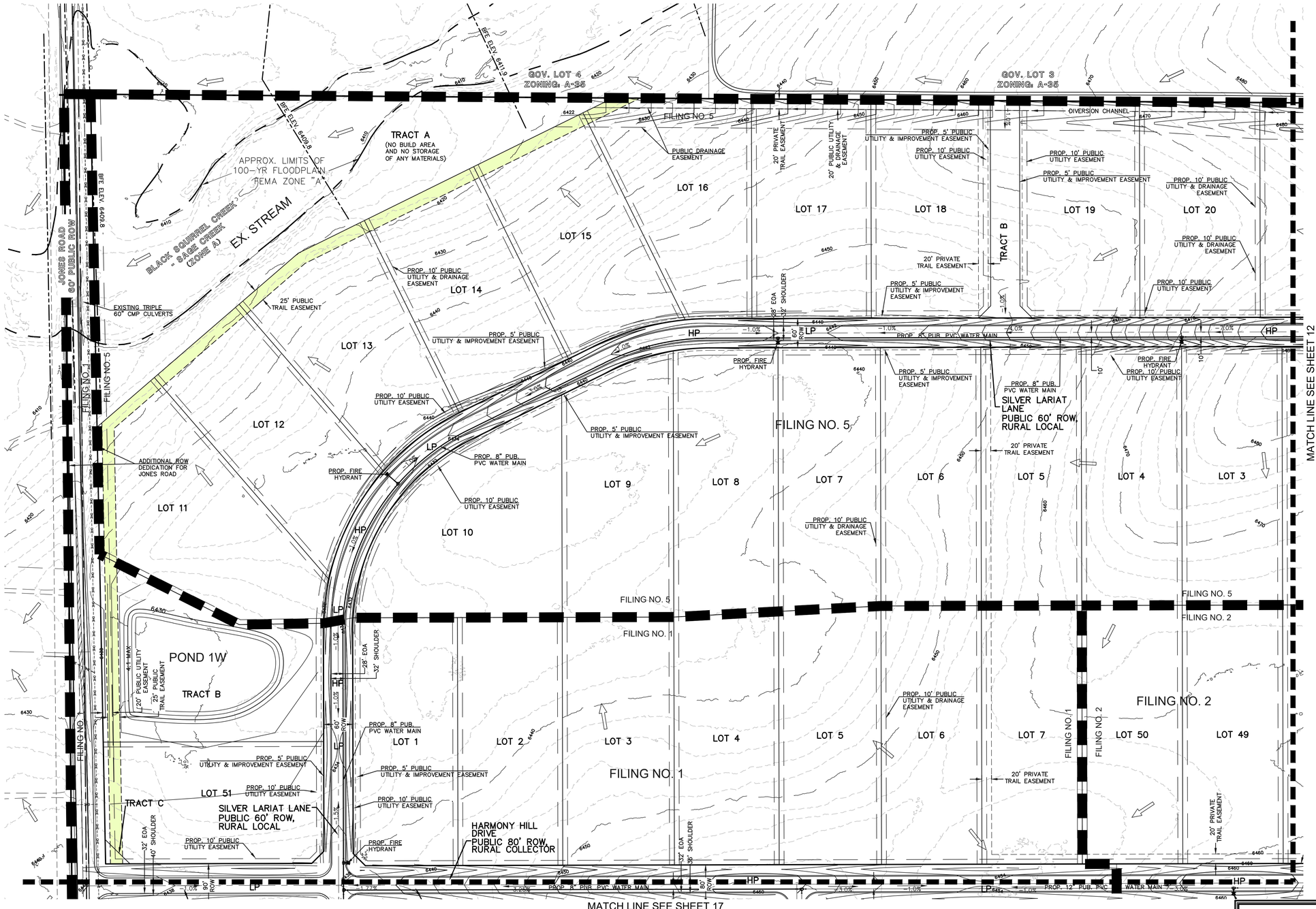
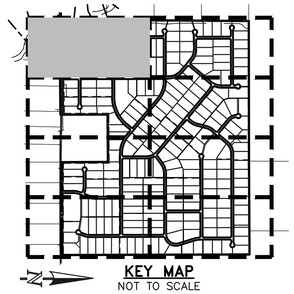
PRELIMINARY PLAN





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 THOUGH FEMA'S QA/QC PROCESS (MAY 11, 2022) AND IS CURRENTLY IN THE MIP (CASE NO. 19-08-0037s).

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- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT
- BASE FLOOD ELEVATION (BFE)
- PROPOSED PUBLIC TRAIL EASEMENT

100 50 0 100 200

SCALE: 1" = 100'

PCD File No. SP254

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TRIPLE H RANCH

PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

CLASSIC CONSULTING

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

TRIPLE H RANCH

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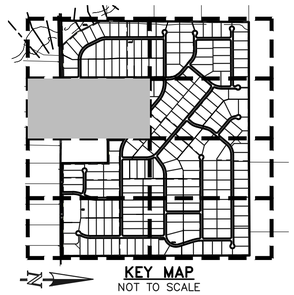

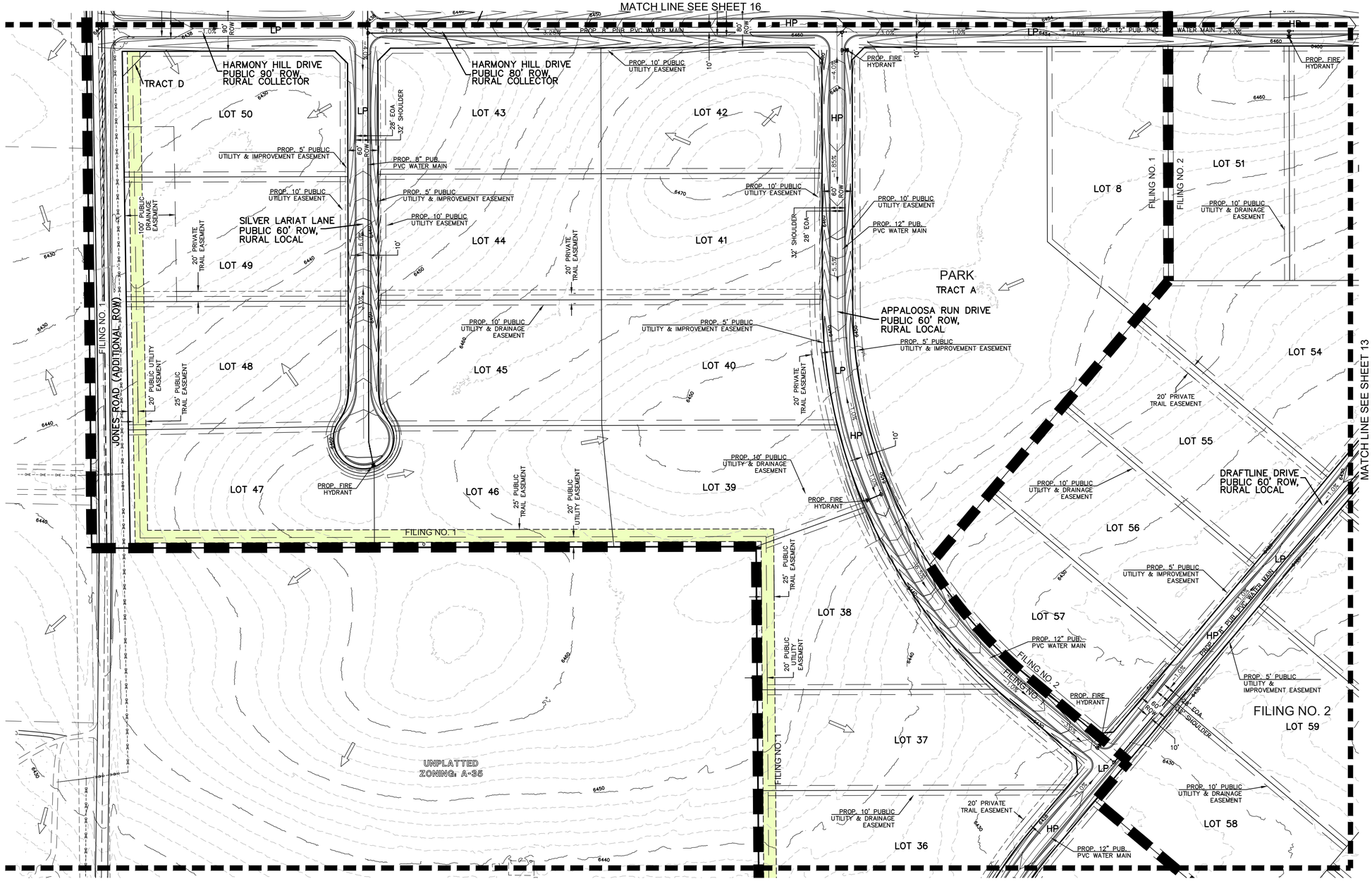

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100 50 0 100 200

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PRELIMINARY GRADING & UTILITY PLAN

CLASSIC CONSULTING

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

TRIPLE H RANCH

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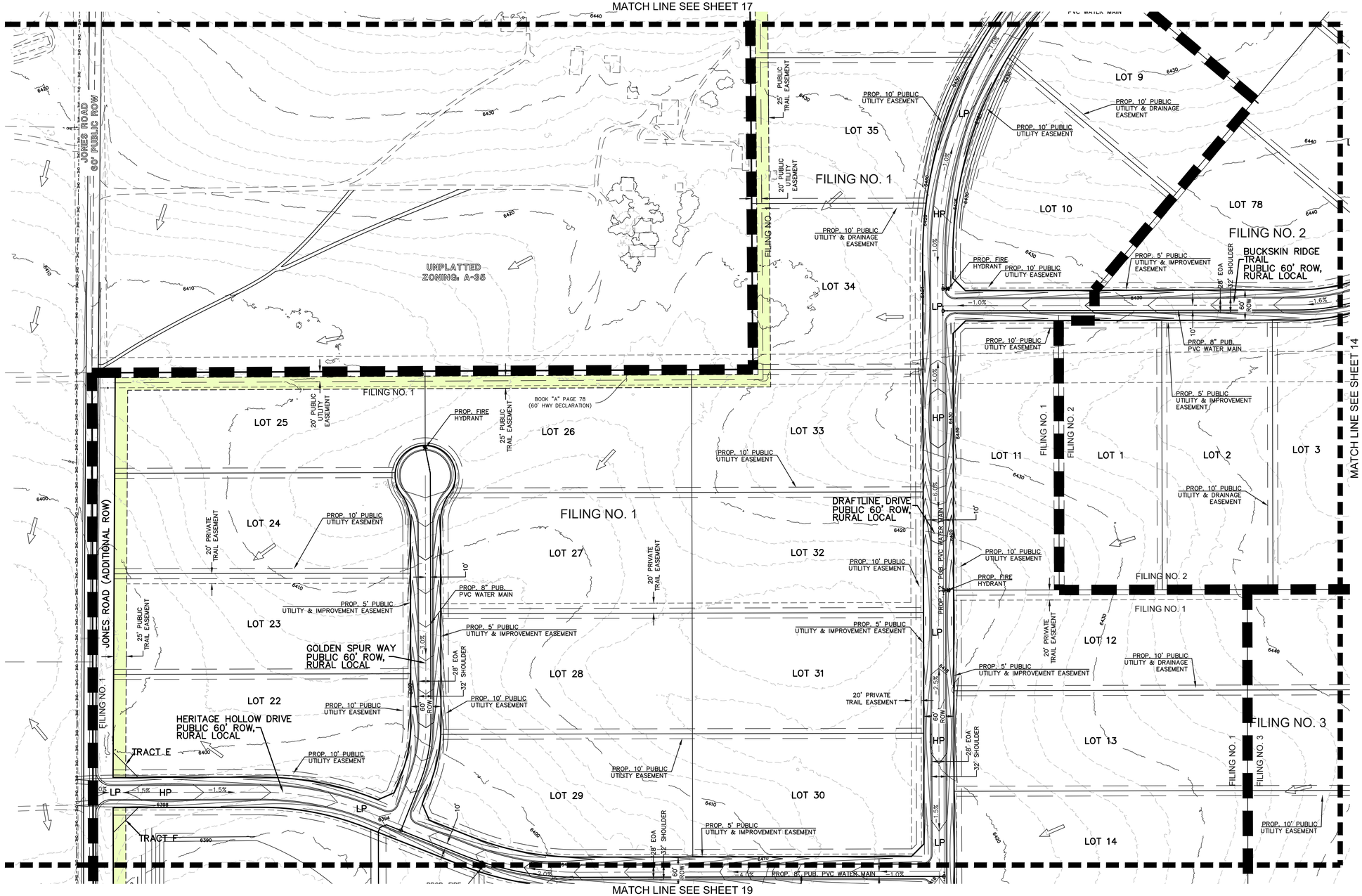

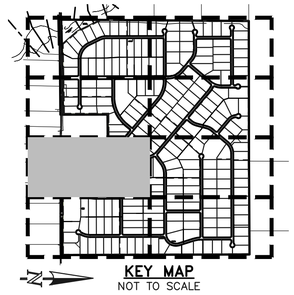

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DESIGNED BY	KES	SCALE	DATE 04/14/2025
DRAWN BY	KES	(H) 1"= 100'	SHEET 18 OF 20
CHECKED BY		(V) 1"= N/A	JOB NO. 2604.00

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

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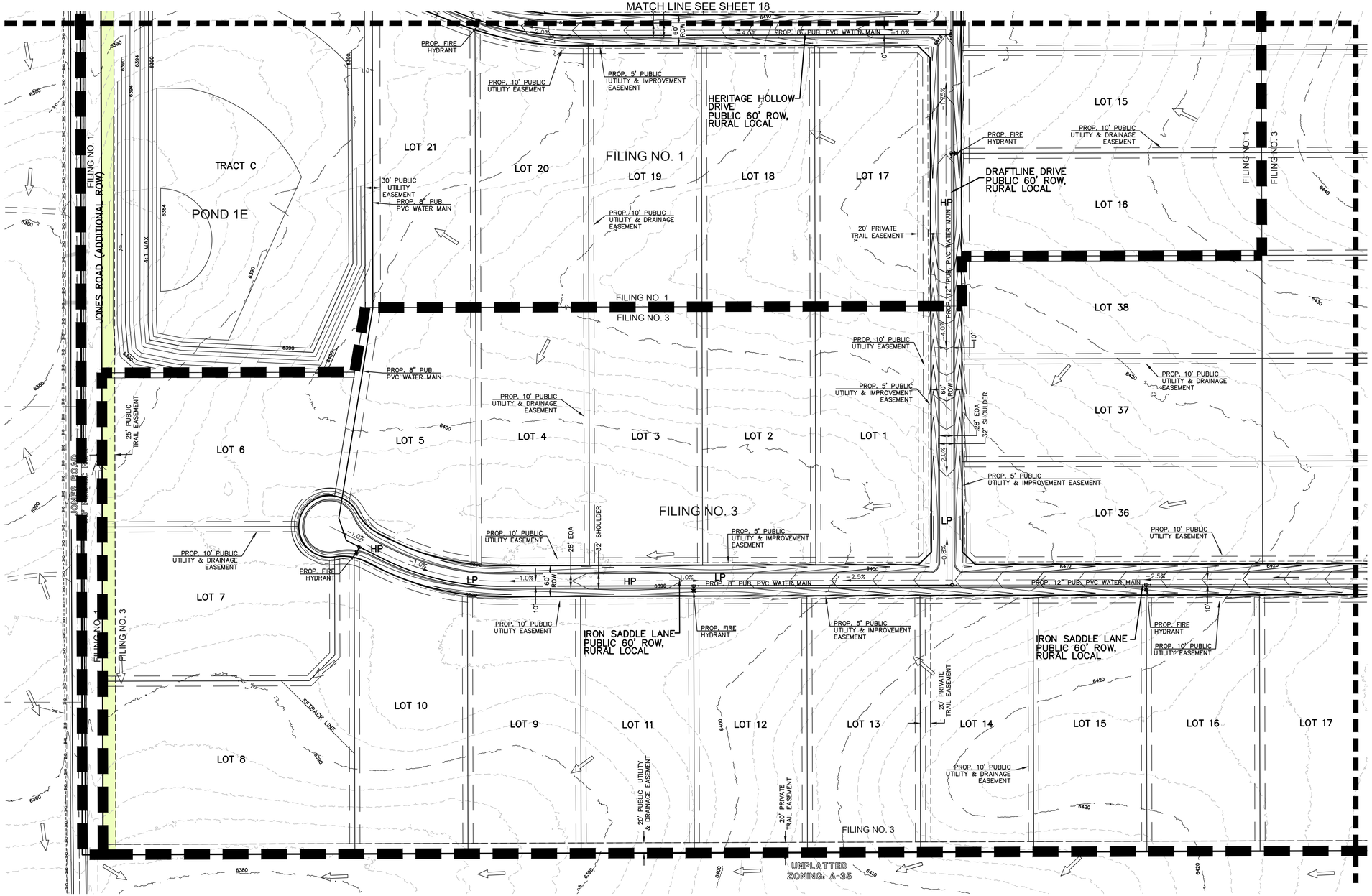

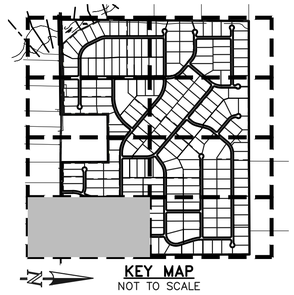

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TRIPLE H RANCH

PRELIMINARY PLAN

PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	KES	SCALE	DATE 04/14/2025
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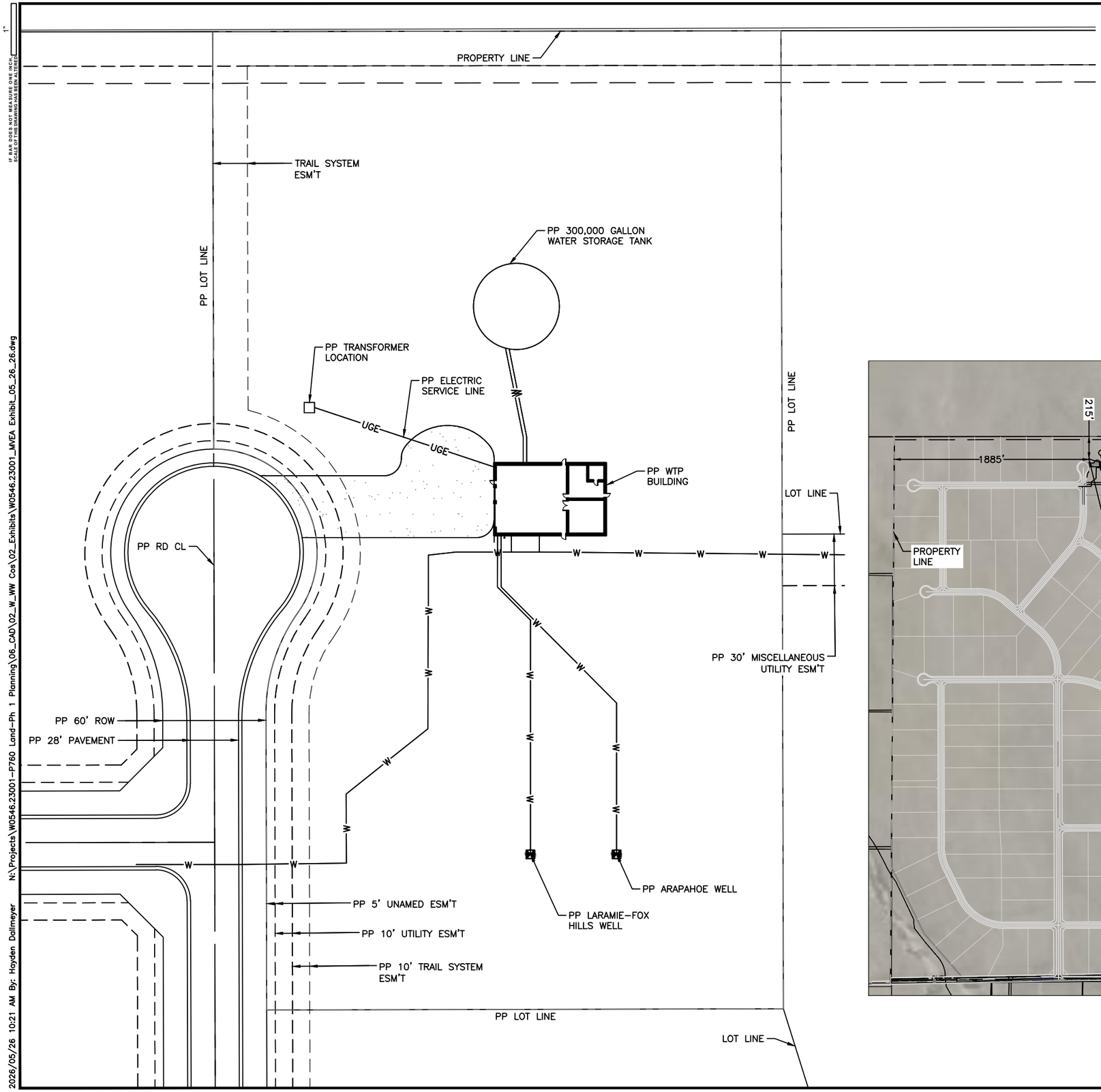
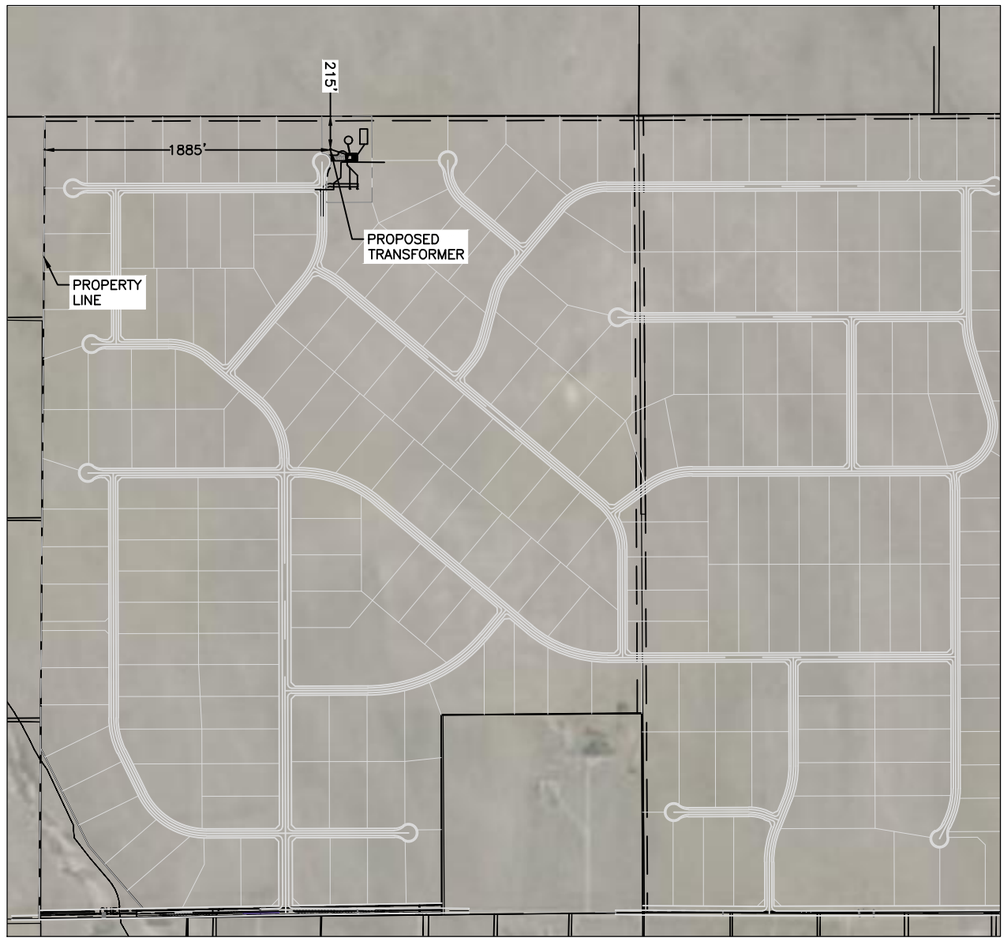
CHECKED BY		(V) 1"= N/A	JOB NO. 2604.00

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





PROJECT LAYOUT
1" = 1000'

N

0' 30' 60'
SCALE 11x17: 1"=60'

NOTE: THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY
SEPARATE SITE DEVELOPMENT PLAN REQUIRED FOR 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

REVISIONS			
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

SHEET
20 OF 20

2026/05/26 10:21 AM By: Hayden Dallmeyer N:\Projects\W0546.23001-P760 Land-Ph 1 Planning\06_CAD\02_W_WW Cos\02_Exhibits\W0546.23001_MVEA Exhibit_05_26_26.dwg