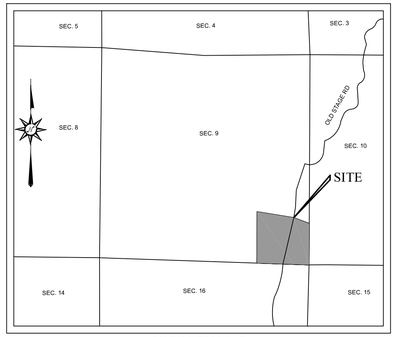
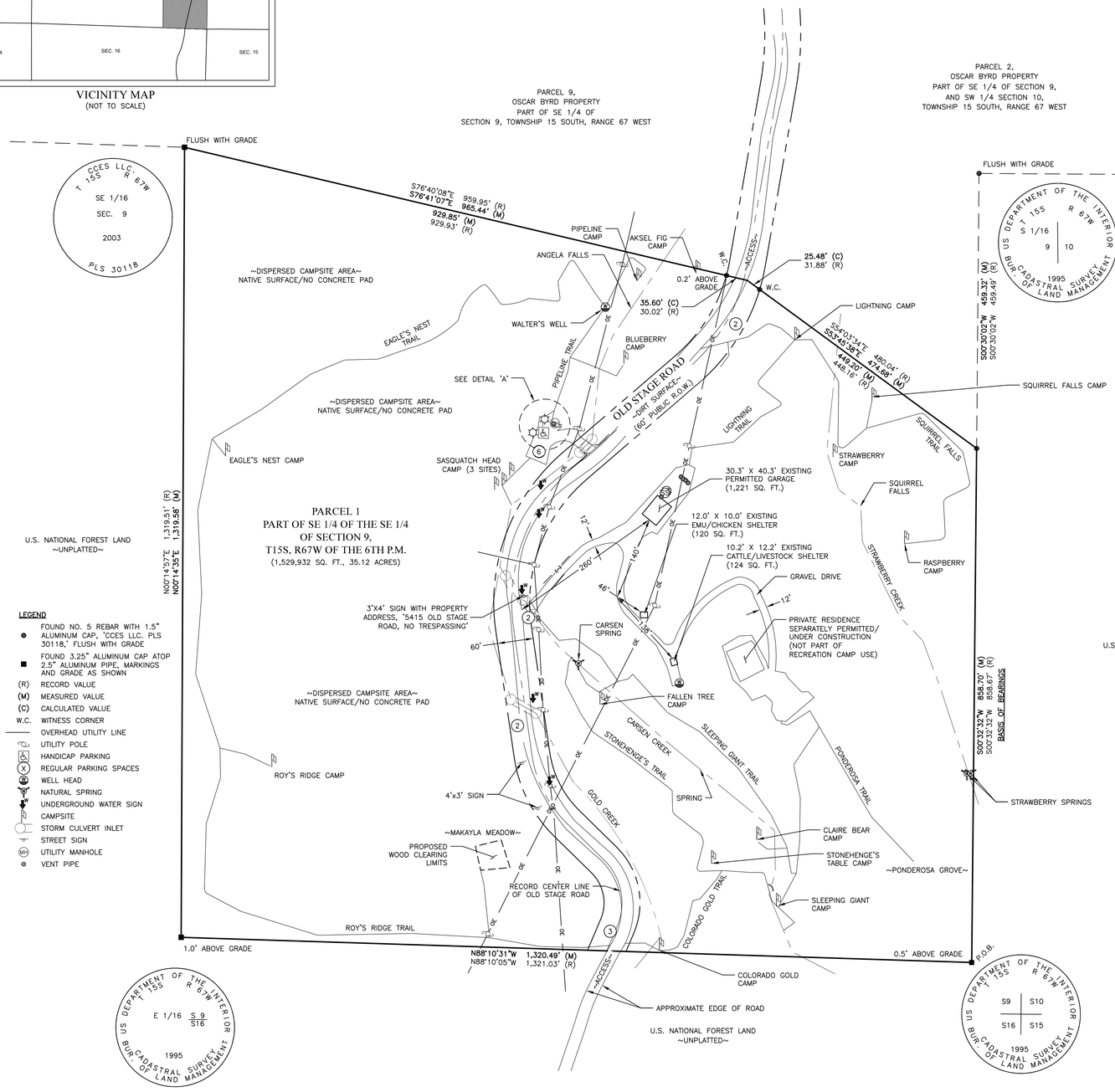
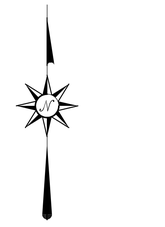
SITE DEVELOPMENT PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9 TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, COLORADO



VICINITY MAP
(NOT TO SCALE)





1" = 100'

100' 0' 100' 200'

LEGEND

- FOUND NO. 5 REBAR WITH 1.5" ALUMINUM CAP, "CCES LLC, PLS 30118," FLUSH WITH GRADE
- FOUND 3.25" ALUMINUM CAP ATOP 2.5" ALUMINUM PIPE, MARKINGS AND GRADE AS SHOWN
- (R) RECORD VALUE
- (M) MEASURED VALUE
- (C) CALCULATED VALUE
- W.C. WITNESS CORNER
- OE OVERHEAD UTILITY LINE
- UTILITY POLE
- HANDICAP PARKING
- REGULAR PARKING SPACES
- WELL HEAD
- NATURAL SPRING
- UNDERGROUND WATER SIGN
- CAMPSITE
- STORM CULVERT INLET
- STREET SIGN
- UTILITY MANHOLE
- VENT PIPE

CAMP INFORMATION

Proposed camp sites: 17
All proposed sites are native-surface/unimproved camping sites (no concrete pads).
Permanent/designated campsites have installed steel fire rings. Dispersed camping areas do not have permanent fire rings.
Firewood is not permanently stored at the individual campsites. It is provided only when requested or purchased.

SITE INFORMATION

Lot Size: 1,529,932 sq. ft.

Existing Small Structures:
Campground Storage Shed: 100 sq. ft.

Impervious Area: 100 sq. ft. (0.007%)

Wood clearing area of disturbance: 2,068 sq. ft. (0.135%)

Structures not part of recreation camp

Existing Private Improvements:
Metal Garage: 1,221 sq. ft.
Cattle/livestock shelter: 124 sq. ft.
Emu/chicken shelter: 120 sq. ft.

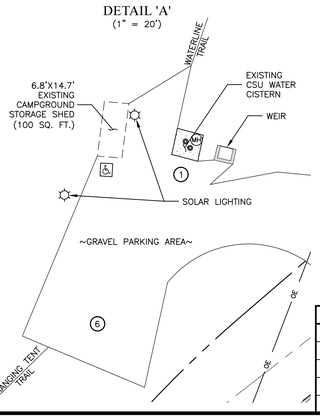
Proposed Private Improvements:
House: 1,523 sq. ft.
Deck/Porch: 1,247 sq. ft.
Garage: 738 sq. ft.

Proposed Total Site Impervious Area: 5,073 sq. ft. (0.332%)

Approximate area of disturbance: 9,386 sq. ft. (0.613%)

COLORADO SPRINGS FIRE DEPARTMENT NOTE

Gates or other obstructions prohibiting public access will not be installed across Old Stage Road.



PARCEL DETAILS

Address: 5415 Old Stage Road, Colorado Springs, Colorado

El Paso County Schedule No.: 7500000275

OWNER/APPLICANT INFORMATION

Name: OLD STAGE TRUST
Phone: (808) 445-6671
E-mail: sturdyfoundations@gmail.com

LEGAL DESCRIPTION

PARCEL 1:
Commencing at the Southeast corner of Section 9, Township 15 South, Range 67 West of the Sixth Principal Meridian, County of El Paso, State of Colorado, said point being the POINT OF BEGINNING; thence N88°10'05"W on the South line of the Southeast Quarter of the Southeast Quarter of said Section 9, a distance of 1321.03 feet to the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 9; thence N00°14'57"E on the West line of the Southeast Quarter of the Southeast Quarter of said Section 9, a distance of 1319.51 feet to the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 9; thence S76°40'08"E, a distance of 959.95 feet; thence S54°03'34"E, a distance of 480.04 feet to a point on the East line of the Southeast Quarter of the Southeast Quarter of said Section 9; thence S00°32'32"W on said East line a distance of 858.67 feet to the POINT OF BEGINNING.

PARCEL B:
Non-exclusive 60 foot public access, ingress/egress and public utility easements as shown on that Land Survey Plat recorded September 24, 2003 at Reception No. 203224253. Said easements are referred to thereon as Simon Point, Felicity View, and Old Stage Road.

County of El Paso, State of Colorado.

(Per Warranty Deed 223098359)

SURVEYOR'S NOTES

1. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

3. The lineal units used in this drawing are U.S. Survey Feet.

4. This survey was performed in the field on December 30, 2025.

5. The overall subject parcel contains a calculated area of 1,529,932 square feet (35.12 acres) of land, more or less.

6. This survey does not constitute a title search by Forth Land Surveying, Inc. to determine ownership or easements of record.

7. Bearings are based on a portion of the East line of the Southeast Quarter of Section 9, T15S, R67W of the 6th P.M., monumented on the South end by a 2" aluminum pipe with properly marked 3 1/4" aluminum Bureau of Land Management cap, and on the North end by a No. 5 rebar with 1.5" aluminum cap, PLS 30118, and is assumed to bear S00°32'32"W a measured distance of 858.70 feet.

8. Any underground or above ground utilities shown hereon have been located from field survey information. Forth Land Surveying, Inc. does not guarantee said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Forth Land Surveying, Inc. did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

9. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0725G, effective date 12/7/2018, indicates this parcel of land to be located in Zone D (Areas with possible but undetermined flood hazards).

10. There are approximately 16 regular parking spaces and 1 handicap parking space visible at the time of survey, with the 9 of the regular spaces located mostly in the proposed right-of-way. Any parking or storage of vehicles on the public right-of-way shall conform to the requirements of the Sheriff's Office, this Code and any ordinances adopted by El Paso County.

11. There was snow on the ground at the time of survey. While every effort was made to show the visible improvements, Forth Land Surveying, Inc. does not guarantee that the improvements are shown in their entirety.

12. Zoning notes: Property is zoned "A5" (Agricultural/Ranching/Limited Residential).
Building Setbacks:
Front = 25'
Side = 25'
Rear = 25'

The zoning information above was procured from El Paso County, Colorado Land Development Code, dated August 22, 2024 (as interpreted by the surveyor).

APPROVALS

The accompanying plan was approved by the EL Paso County Planning and Community

Development this _____ day of _____, 20__ A.D.

_____
Director, Planning and Community Development

SURVEYOR'S STATEMENT

The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to Angela Gregg, that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

10/16/2026

Cameron Forth
State of Colorado Professional Land Surveyor No. 38390
For and on behalf of Forth Land Surveying, Inc.

DATE: January 6, 2026 REVISIONS

No.	Remarks	Date	By
2	Revised per comments	3/27/26	CF
3	Revised location of gates	3/30/26	CF
4	Revised per comments	10/16/26	CF

Field: TC/KB Drawn: TC Checked: CF

FORTH LAND SURVEYING, INC.
1586 S. 21st Street, Suite 10
Colorado Springs, CO 80904
Phone: 719-722-7446
E-mail: Cameron@ForthLS.com
Website: www.ForthLS.com

PROJECT No.: 24010 SHEET 1 OF 1