

K:\COS\_Civil\096726003\_Trinity Ranch\CADD\PlanSheets\Preliminary Plan\PP\_CV.dwg Schwenke, DJ 7/28/2026 5:01 PM



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Call before you dig.



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

Many of these notes do not meet the standard for El Paso County Preliminary Plan notes. I recommend that you review the Preliminary Plan submittal checklist located on our website and revise the notes accordingly. A full review of the contents of the notes will be provided with the next review.

<https://planningdevelopment.elpasoco.com/applications-and-checklists/>

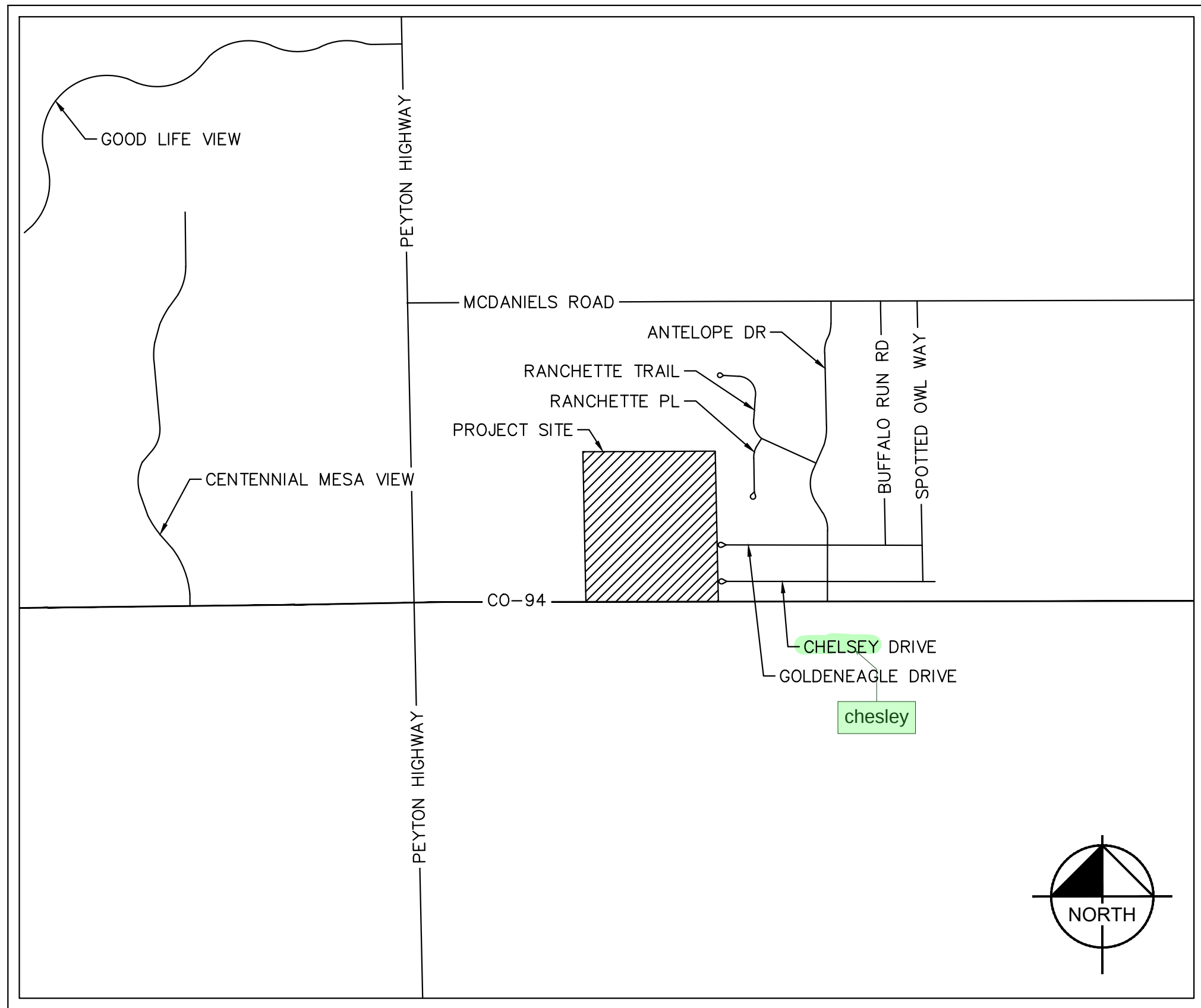
#### GENERAL NOTES

1. A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED TO PROVIDE BONDING FOR THE PUBLIC IMPROVEMENTS, AND FOR THE ONGOING OWNERSHIP AND MAINTENANCE OF OPEN SPACE TRACTS, DETENTION PONDS, TRAILS, AND CROSS-LOT DRAINAGE EASEMENTS. THE METROPOLITAN DISTRICT OR A HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ENFORCEMENT OF THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) FOR THE TRINITY RANCH SUBDIVISION.
2. THE CC&RS FOR TRINITY RANCH WILL ADDRESS USE AND MAINTENANCE OF COMMON AREAS, PERMITTED AND ACCESSORY USES, ARCHITECTURAL STANDARDS FOR PRINCIPAL AND ACCESSORY STRUCTURES (INCLUDING THE COMMERCIAL BUILDINGS), USE AND MAINTENANCE OF EASEMENTS WITHIN LOTS AND COMMON AREAS, EXTERNAL STORAGE AND PARKING, LOT FENCINGS, AND LANDSCAPING STANDARDS THAT ADDRESS FIRE-WISE CRITERIA AND ENCOURAGE WATER CONSERVATION. THE CC&RS WILL BE FILED WITH THE FIRST FINAL PLAT RECORDING FOR THE OVERLOOK AT HOMESTEAD SUBDIVISION.
3. UNLESS OTHERWISE RESTRICTED BY THE CC&RS, ALL ACCESSORY USES, BUILDINGS AND STRUCTURES MUST COMPLY WITH REQUIREMENTS SET OUT IN CHAPTER 5 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.
4. ALL STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE DEDICATED TO THE COUNTY WITH THE FINAL PLATS. .
5. THE PRELIMINARY PLAN IDENTIFIES GENERAL LOCATIONS FOR EASEMENTS WITHIN THE LOTS THAT ARE REQUIRED FOR DRAINAGE.THESE AREAS WILL BE DEFINED MORE PRECISELY IN FUTURE FINAL PLATS.
6. THE FINAL POND OUTFALL LOCATIONS AND OFFSITE EASEMENTS FOR ALL PONDS WILL BE FINALIZED AND SHOWN ON THE FINAL PLAT.
7. PURCHASERS OF LOTS WITHIN THIS SUBDIVISION ARE HEREBY ALERTED THAT THESE LOTS CONTAIN STORMWATER CONVEYANCE EASEMENTS. SAID PURCHASERS ACKNOWLEDGE ACCEPTANCE OF THESE FLOWS ONTO AND THROUGH THESE LOTS. THE PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THESE EASEMENTS AND FOR PROVIDING MEASURES TO ELIMINATE EROSION, IF IT SHOULD OCCUR.
8. UTILITIES WILL BE PROVIDED AS FOLLOWS: ELECTRIC – MOUNTAIN VIEW ELECTRIC ASSOCIATION GAS OR PROPANE– BLACK HILLS ENERGY WATER – ON–SITE DOMESTIC WELLS WASTEWATER – ON–SITE WASTEWATER TREATMENT SYSTEM
9. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN (SP238) FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FIRE PROTECTION REPORT, SOILS GEOLOGY REPORT, NATURAL FEATURES REPORT, DRAINAGE REPORT–PRELIMINARY, WATER RESOURCES REPORT, AND WASTEWATER RESOURCE REPORT
10. EXCEPT AS OTHERWISE NOTES ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE 6.3.3.C2 AND 6.2.2.C.3. DUE TO THEIR LENGTH SOME OF THE DRIVEWAY MUST BE APPROVED BY THE FIRE DISTRICT.
11. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
12. THE **OVERLOOK AT HOMESTEAD PROPERTY** IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. THE \_\_\_\_\_ METRO DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
13. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF 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 (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 DOCUMENTS ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
14. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
15. DETENTION PONDS WILL REQUIRE A MAINTENANCE ACCESS ROAD TO BE CONTAINED WITHIN A EASEMENT LEADING TO EACH POND

## TRINITY RANCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

### PRELIMINARY PLAN



VICINITY MAP  
SCALE 1" = 2000'

| TRINITY RANCH TRACT TABLE |         |                |                |
|---------------------------|---------|----------------|----------------|
| TRACT NO.                 | AREA    | USE            | OWNER          |
| A                         | 2.78 AC | DETENTION POND | METRO DISTRICT |

| SHEET INDEX           |              |
|-----------------------|--------------|
| Sheet Title           | Sheet Number |
| COVER SHEET           | C1.0         |
| CROSS SECTIONS        | C1.1         |
| OVERALL SITE PLAN     | C1.2         |
| DETAILED SITE PLAN    | C1.3         |
| DETAILED SITE PLAN    | C1.4         |
| DETAILED SITE PLAN    | C1.5         |
| OVERALL GRADING PLAN  | C1.6         |
| DETAILED GRADING PLAN | C1.7         |
| DETAILED GRADING PLAN | C1.8         |
| DETAILED GRADING PLAN | C1.9         |
| SOIL & GEOLOGY MAP    | C1.10        |

#### SITE DATA

TAX ID NUMBER: 3400000455

SITE ACREAGE: +/- 102.92 ACRES

EXISTING ZONING: RR-5 COMMERCIAL

PROPOSED ZONING: RR-2.5 COMMERCIAL

#### PROPOSED LAND USE:

RR-2.5 RESIDENTIAL: 35 LOTS

GROSS RESIDENTIAL DENSITY: 2.94 DU/AC

#### DIMENSIONAL STANDARDS:

RR-5

MINIMUM LOT SIZE: 2.5 ACRES

MINIMUM LOT WIDTH: 200 FT

FRONT: 25'

REAR: 25'

SIDE: 25'

MAX LOT COVERAGE: 25%

MAX BUILDING HEIGHT 30FT

#### LAND USE SUMMARY:

RESIDENTIAL LOTS: 94.57 ACRES

OPEN SPACE TRACTS: 2.78 ACRES

PUBLIC R.O.W.

PROVIDED: 8.40 ACRES

DESIGNATED FOR FUTURE: 1.0 ACRES

TOTAL: 106.75 ACRES

this acreage is different than all other acreages provided for this project

not the correct acreage

identify which metro district

shouldn't these be the RR-2.5 dimensional standards?

where is tract A? It doesn't appear in any of the plans.

Update to current name

#### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., ALSO BEING A PORTION OF THAT TRACT DESCRIBED BY DOCUMENT (RECEPTION NO. 224041723, EL PASO COUNTY, COLORADO RECORDS), SITUATED IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO A LINE BETWEEN THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 2, ANTELOPE PARK RANCHETTES (PLAT BOOK Y-2, PAGE 51, SAID EL PASO COUNTY RECORDS) AND THE NORTHWESTERLY CORNER OF LOT 71, VIEWPOINT ESTATES (RECEPTION NO. 099189220, SAID RECORDS), SAID LINE ALSO BEING CONSIDERED THE EAST LINE OF SAID SECTION 9, SAID LINE BETWEEN THEM ASSUMED TO BEAR S01°10'40"E, A DISTANCE OF 2935.36 FEET); THENCE S89°47'17"W ALONG THE SOUTH LINE OF SAID SECTION 9, SAID LINE ALSO BEING CONSIDERED THE CENTERLINE OF COLORADO STATE HIGHWAY 94 (100' R.O.W.), 2320.00 FEET; THENCE N01°10'40"W, PARALLEL WITH SAID SECTION 9'S EAST LINE, 707.25 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE N01°10'40"W, PARALLEL WITH SAID SECTION 9'S EAST LINE, 1932.75 FEET; THENCE N89°47'17"E, PARALLEL WITH SAID SECTION 9'S SOUTH LINE, 2320.00 FEET TO A POINT ON SAID SECTION 9'S EAST LINE, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY LINE OF SAID ANTELOPE PARK RANCHETTES; THENCE S01°10'40"E ALONG SAID SECTION 9'S EAST LINE AND COINCIDENT ANTELOPE PARK RANCHETTES' WESTERLY BOUNDARY LINE, AND THE COINCIDENT WESTERLY BOUNDARY LINE OF SAID VIEWPOINT ESTATES, 1932.75 FEET; THENCE S89°47'17"W, PARALLEL WITH SAID SECTION 9'S SOUTH LINE, 2320.00 FEET TO THE POINT OF BEGINNING AND THE TERMINUS POINT OF THIS DESCRIPTION;

CONTAINING 102.923 ACRES (4,483,342 SQUARE FEET), MORE OR LESS

#### DESIGN TEAM CONTACTS:

##### PROPERTY OWNER/DEVELOPER:

20165 HOWLE STREET LLC  
8576 VIA GWYN WAY  
FAIR OAKS, CA 95528  
CONTACT: TERRY STREET  
EMAIL: TERRYSTREET2012@GMAIL.COM

##### ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, CO 80903  
CONTACT: KEVIN KOFFORD, P.E.  
PHONE: (719) 453-0180  
EMAIL: KEVIN.KOFFORD@KIMLEY-HORN.COM

##### SURVEYOR

LAND DEVELOPMENT CONSULTANTS, INC.  
3898 MAIZELAND ROAD  
COLORADO SPRINGS, CO 80909  
CONTACT: DAVE HOSTETLER, PLS  
TEL: (719) 528-6133  
EMAIL: DHOSTETLER@LDC-INC.COM

##### LAND PLANNER

KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, CO 80903  
CONTACT: JENNIFER SHAGIN  
TEL: (719) 453-0180  
EMAIL: JENNIFER.SAHGIN@KIMLEY-HORN.COM

#### DEVELOPER'S/OWNER'S SIGNATURE BLOCK

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

20165 HOWLE STREET LLC

DATE

#### DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

KEVIN KOFFORD, P.E. 57234 – KIMLEY-HORN AND ASSOCIATES, INC.

DATE

#### EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH EOM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E. – COUNTY ENGINEER/ECM ADMINISTRATOR

DATE

**Kimley»Horn**

2026 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue, Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

TRINITY RANCH  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
C1.0 - PRELIMINARY PLAN COVER SHEET

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096726003

SHEET

1.0

NO. REVISION BY DATE APPR

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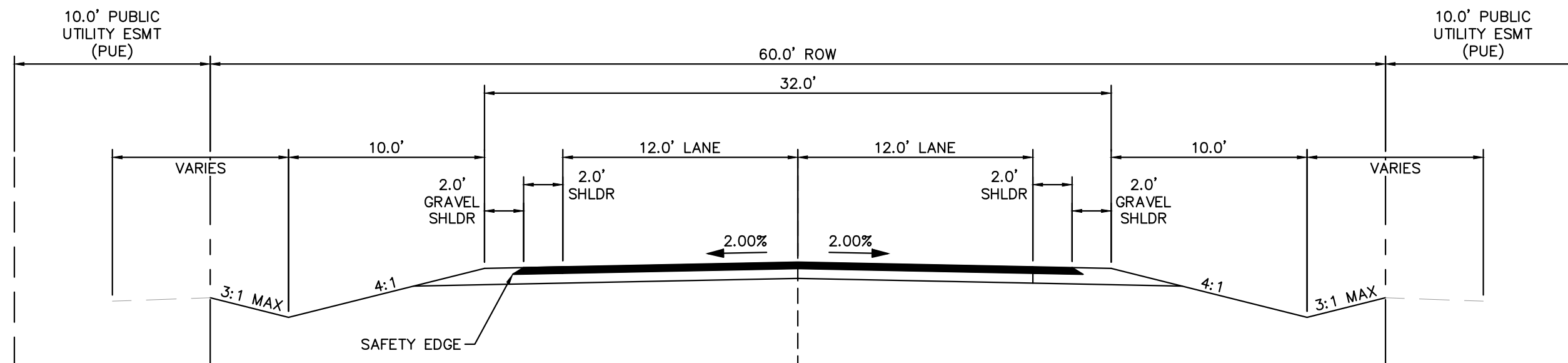


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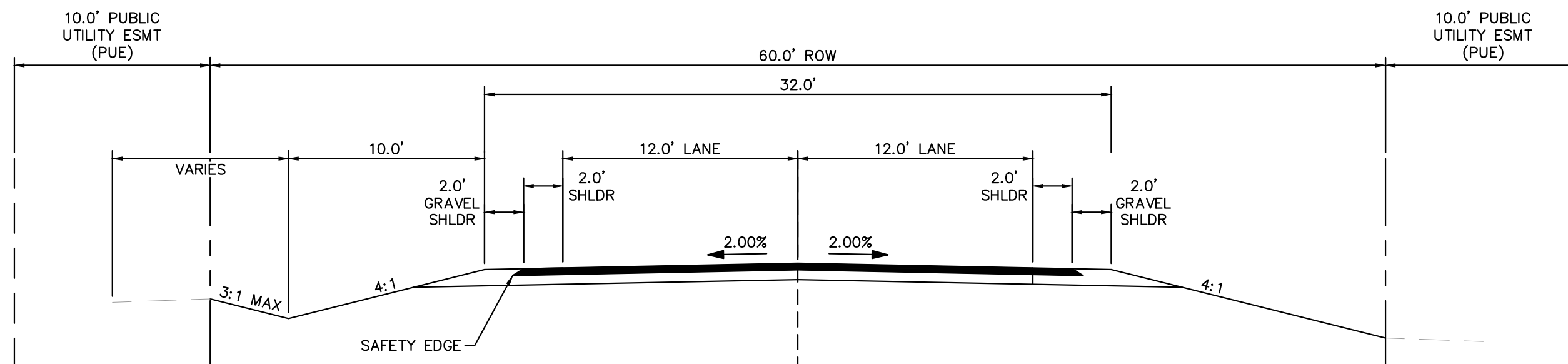


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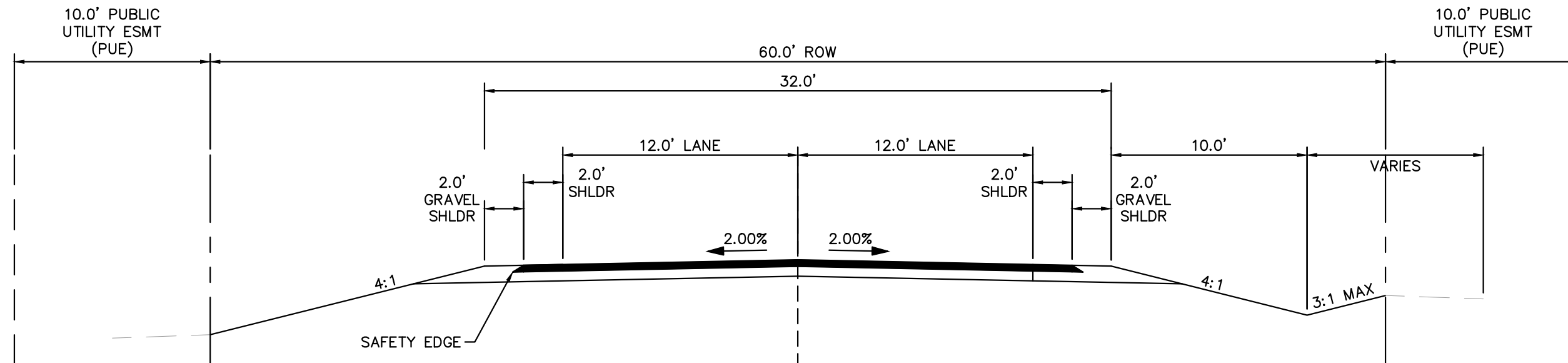
#### ON-SITE ROADWAY TYPICAL SECTIONS



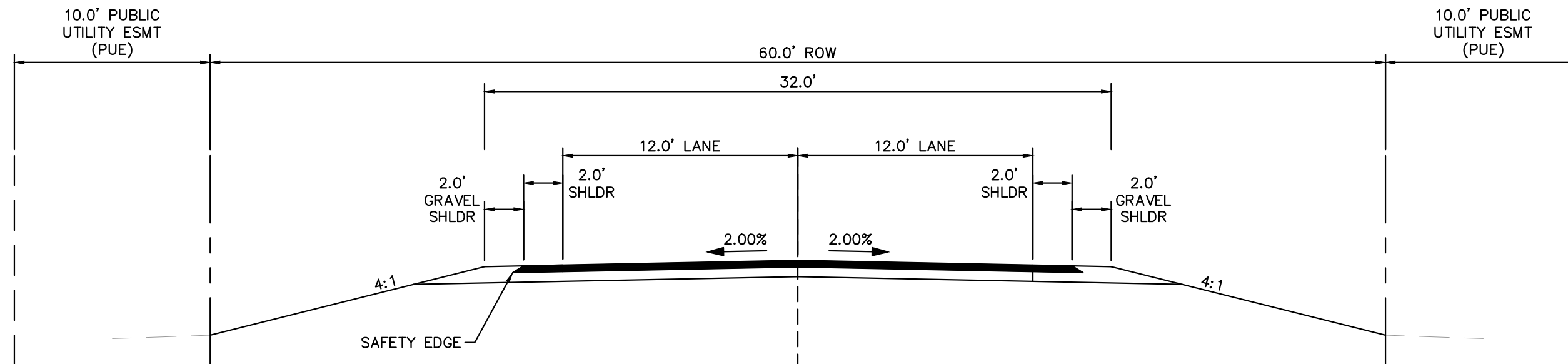
(A) RURAL LOCAL ROADWAY - ROADSIDE DITCH: LEFT AND RIGHT  
SCALE: 1" = 5'



(B) RURAL LOCAL ROADWAY - ROADSIDE DITCH: LEFT  
SCALE: 1" = 5'



(C) RURAL LOCAL ROADWAY - ROADSIDE DITCH: RIGHT  
SCALE: 1" = 5'



(D) RURAL LOCAL ROADWAY - NO ROADSIDE DITCH  
SCALE: 1" = 5'

**Kimley»Horn**

2026 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue, Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: DJS  
DRAWN BY: MEO  
CHECKED BY: KRK  
DATE: 7/28/26

TRINITY RANCH  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
CROSS SECTIONS

PRELIMINARY  
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SHEET

1.1

1.2





Will the commercial areas be tracts?











1.10