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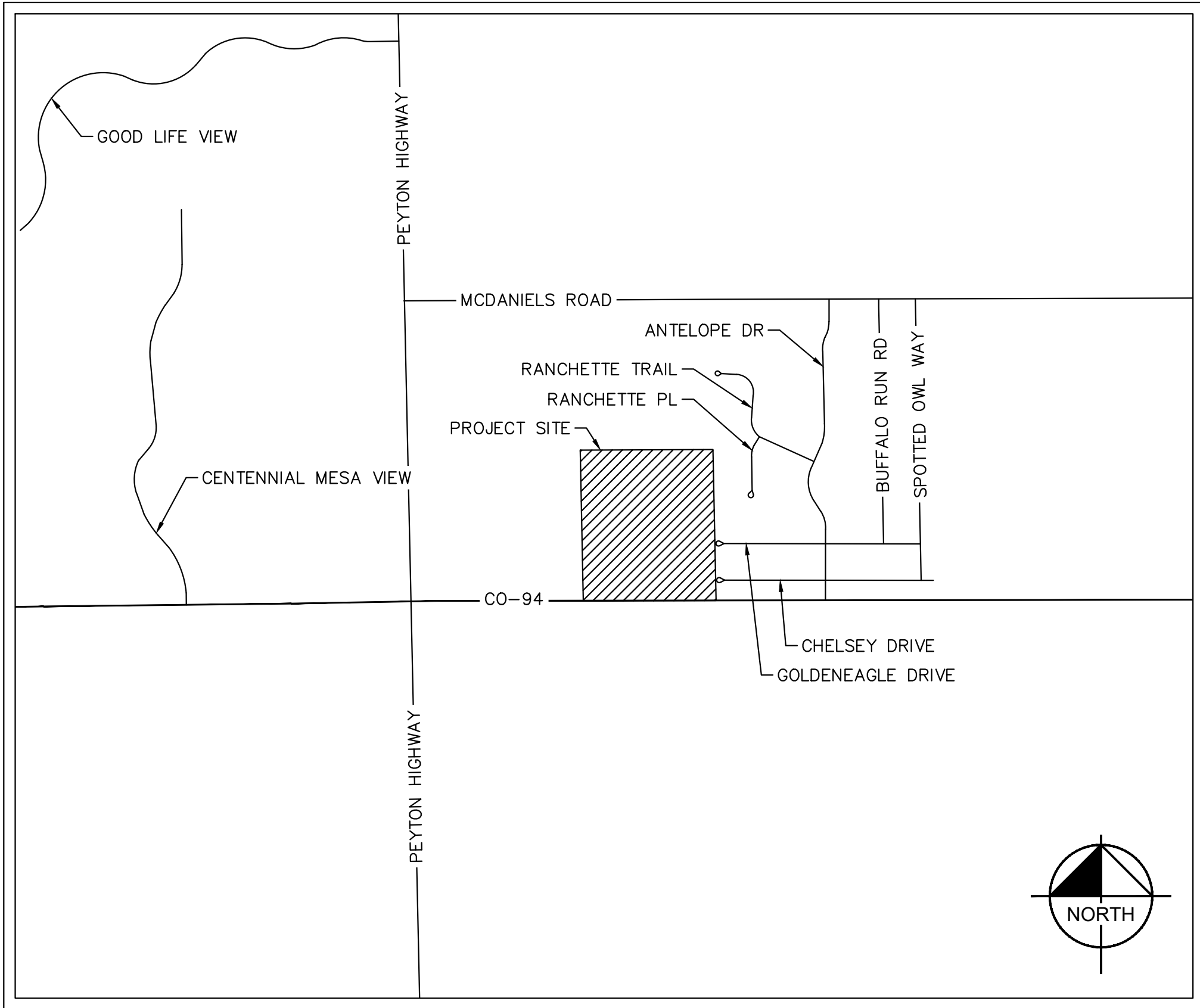
GENERAL NOTES

- 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.
- THE CC&RS FOR TRINTY 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.
- 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.
- ALL STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE DEDICATED TO THE COUNTY WITH THE FINAL PLATS. .
- 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.
- THE FINAL POND OUTFALL LOCATIONS AND OFFSITE EASEMENTS FOR ALL PONDS WILL BE FINALIZED AND SHOWN ON THE FINAL PLAT.
- 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.
- 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
- 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
- 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.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 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.
- 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.
- 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.
- 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

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 GWYNN WAY
FAIR OAKS, CA 95528
CONTACT: TERRY STREET
EMAIL: TERRYSTREET2012@GMAIL.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

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

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 ECM 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

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PROJECT NO.
096726003

SHEET

1.0

NO. REVISION BY DATE APPR

A circular prohibition sign with a diagonal slash over a pictogram of a shovel digging into the ground.

1.1

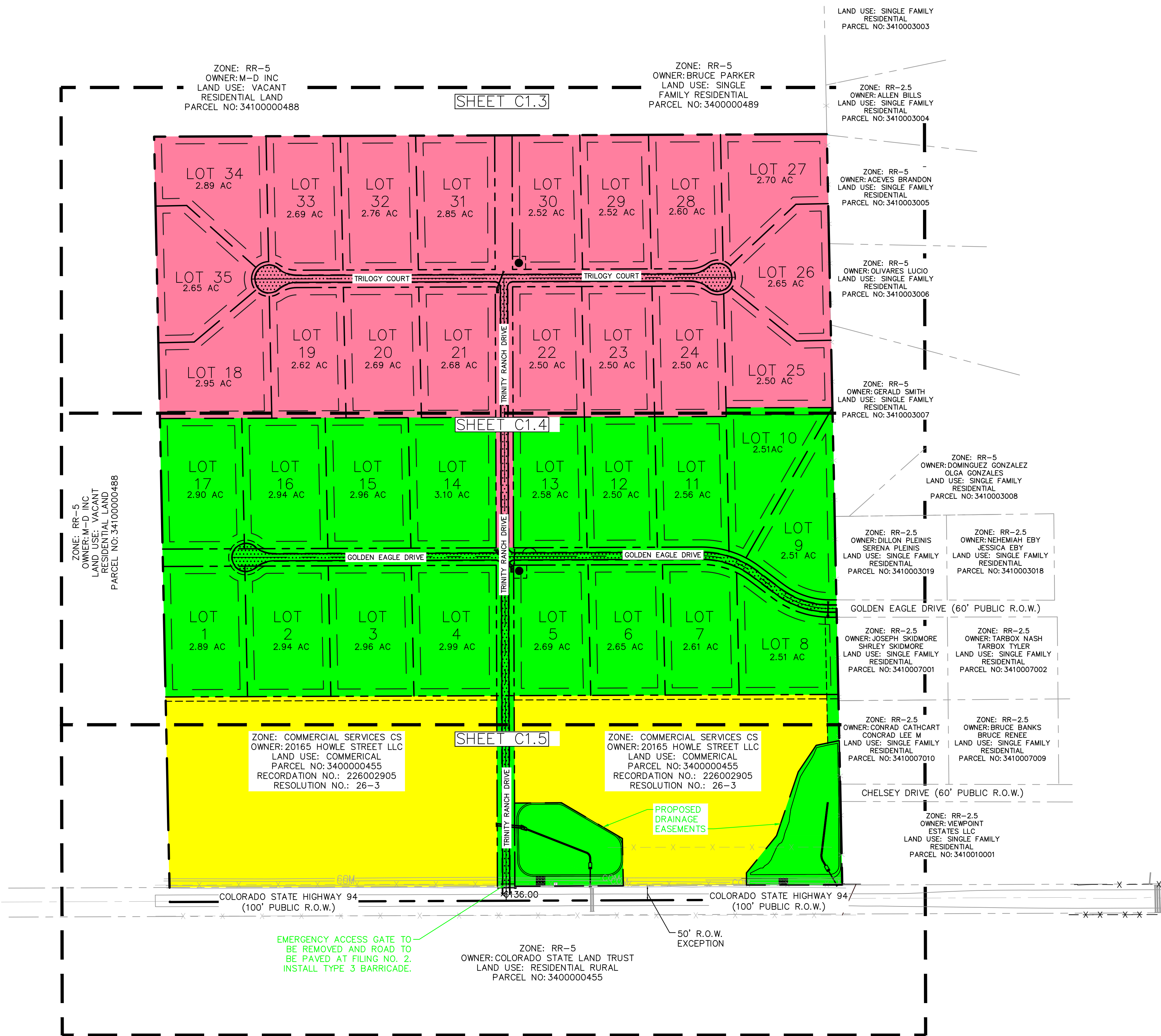
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LEGEND

- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING ADJACENT LOT LINE
- CENTERLINE
- FILING NO. 1: 17 LOTS, 56.9 ACRES
- FILING NO. 2: 18 LOTS, 51.5 ACRES
- FILING NO. 3: FUTURE COMMERCIAL AREA, 29.5 ACRES

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

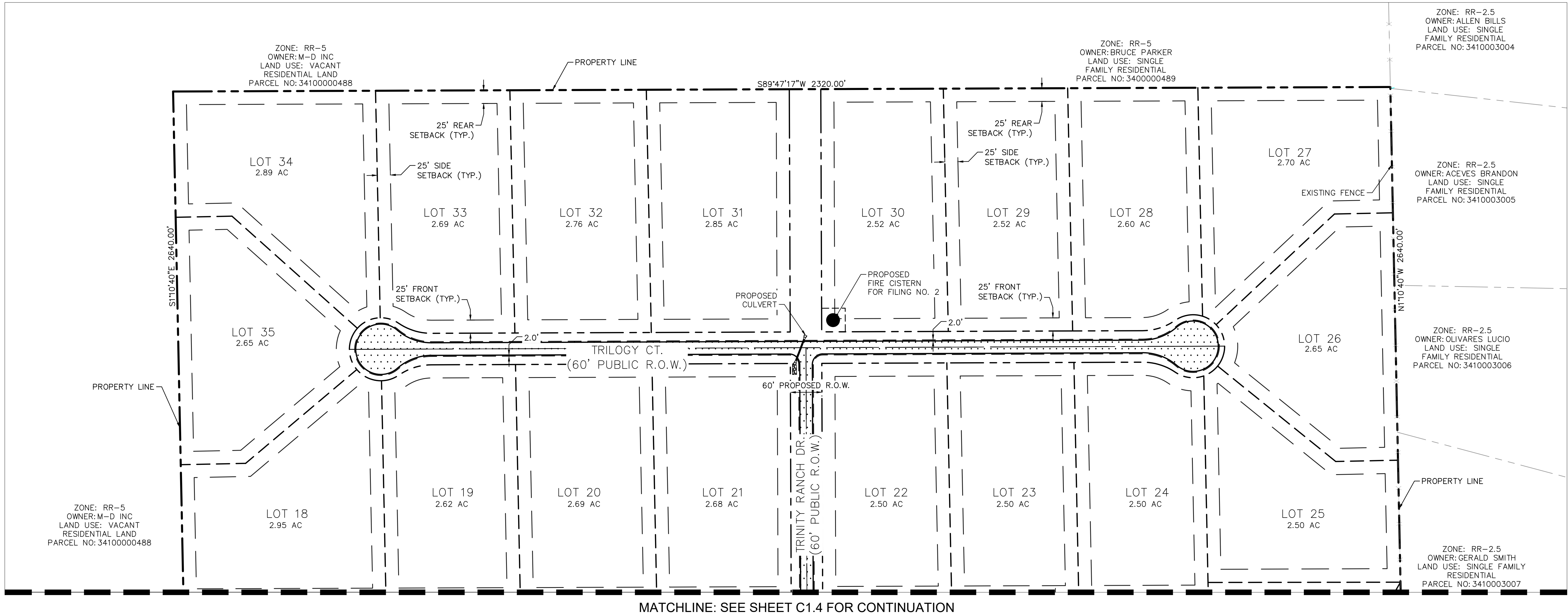
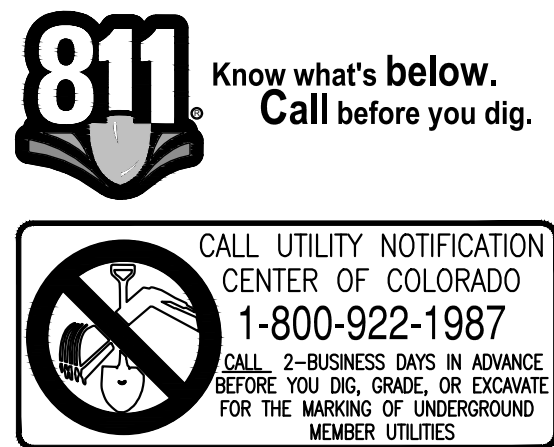
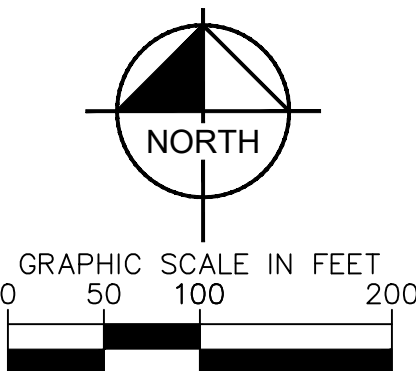
TRINITY RANCH
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN
OVERALL SITE PLAN

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SHEET
1.2

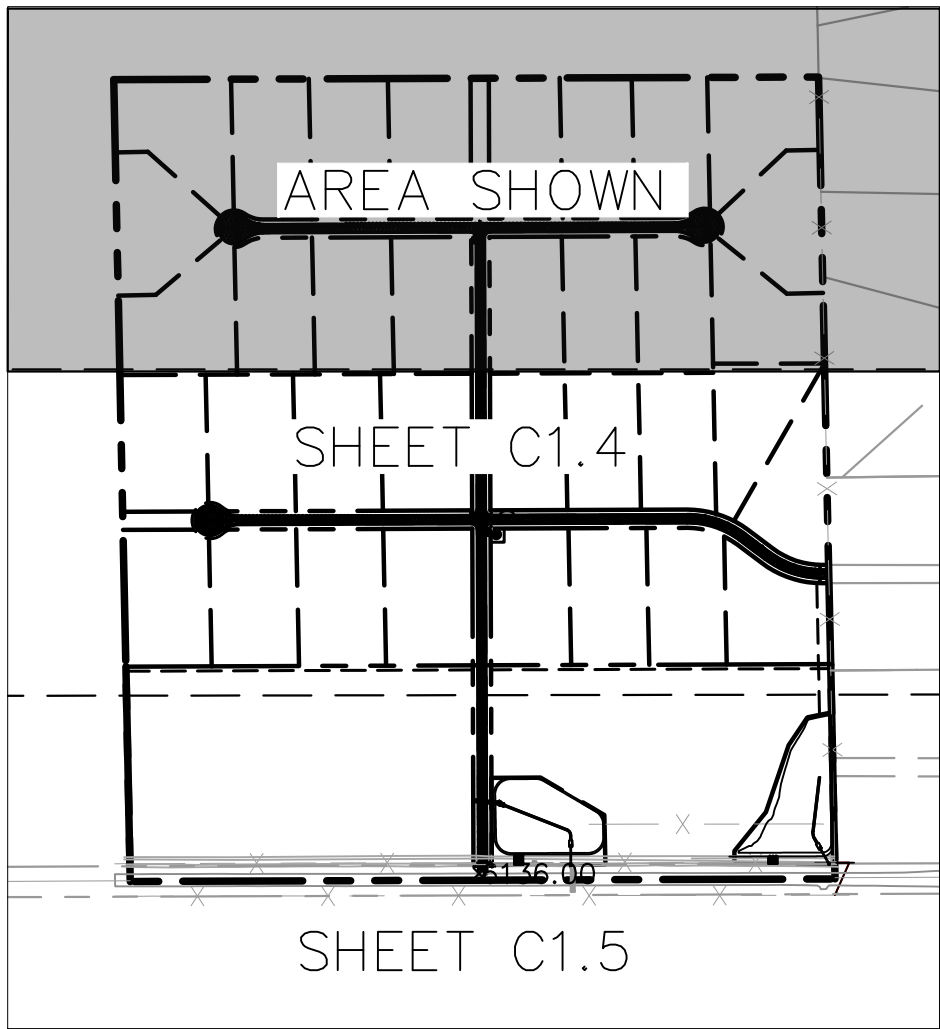
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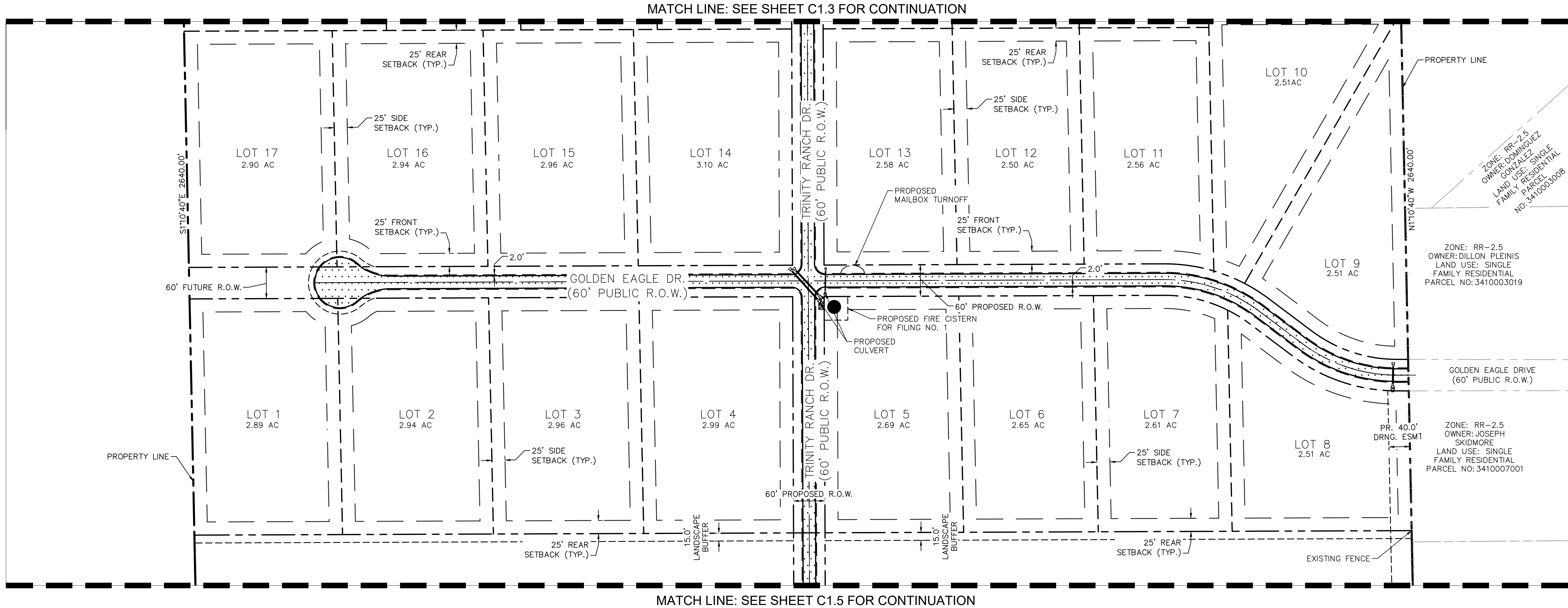
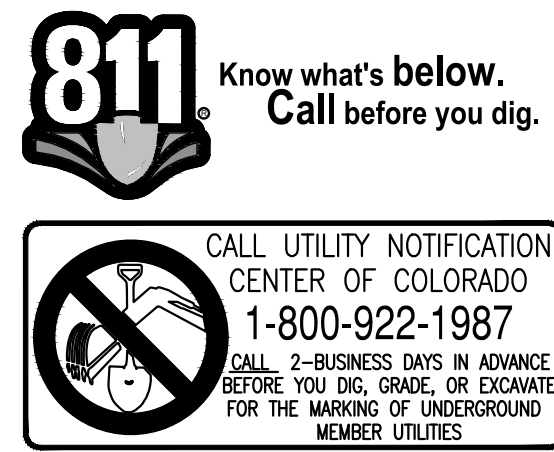
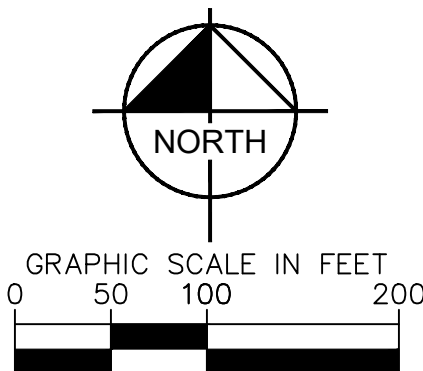
- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING ADJACENT LOT LINE
- CENTERLINE

KEYMAP
N.T.S.



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CHECKED BY: KRK						
DATE: 7/28/26						
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 DETAILED SITE PLAN (1 OF 3)						
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.						
PROJECT NO. 096726003						
SHEET 1.3						

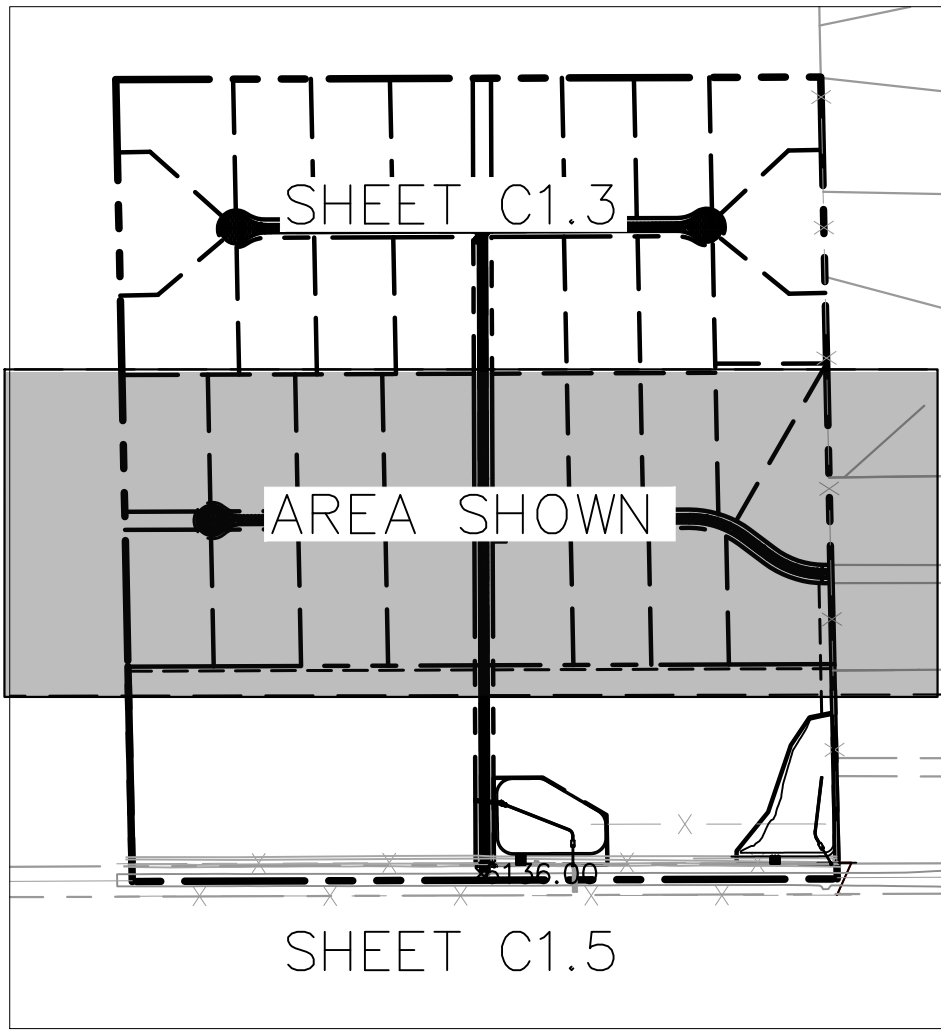
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LEGEND

- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING ADJACENT LOT LINE
- CENTERLINE

KEYMAP



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DATE: 7/28/26

TRINITY RANCH
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN
DETAILED SITE PLAN (2 OF 3)

PROJECT NO.
096726003

SHEET
1.4

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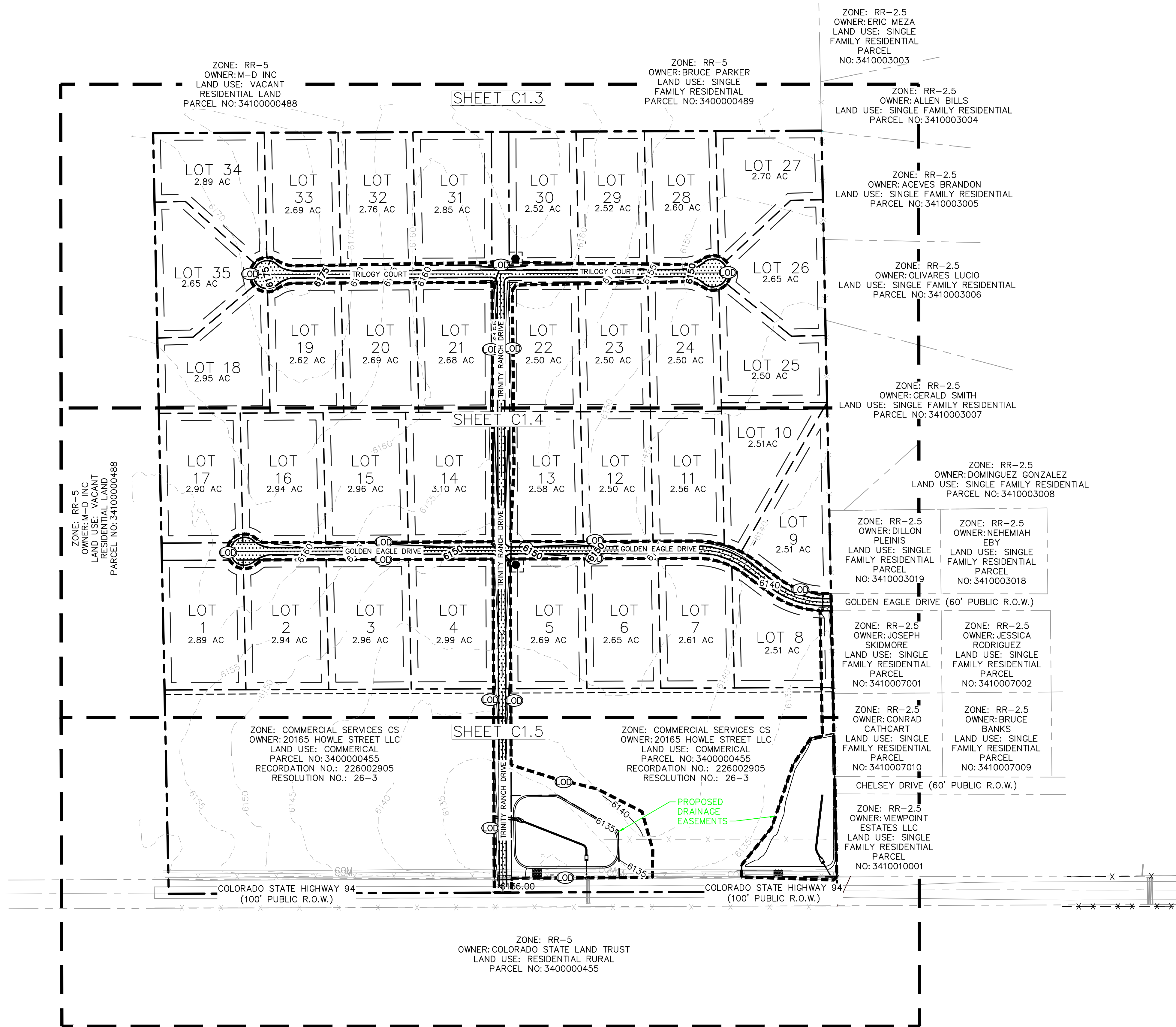
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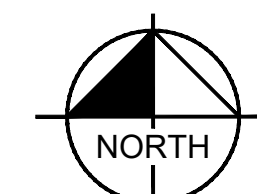


LEGEND

- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING ADJACENT LOT LINE
- LIMITS OF DISTURBANCE
- PROPOSED ASPHALT PAVEMENT

LIMITS OF DISTURBANCE

IMPROVEMENTS = 15.36 ACRES



GRAPHIC SCALE IN FEET
0 100 200 400

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Colorado Springs, Colorado 80903 (719) 453-0180

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TRINITY RANCH
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN
OVERALL GRADING PLAN

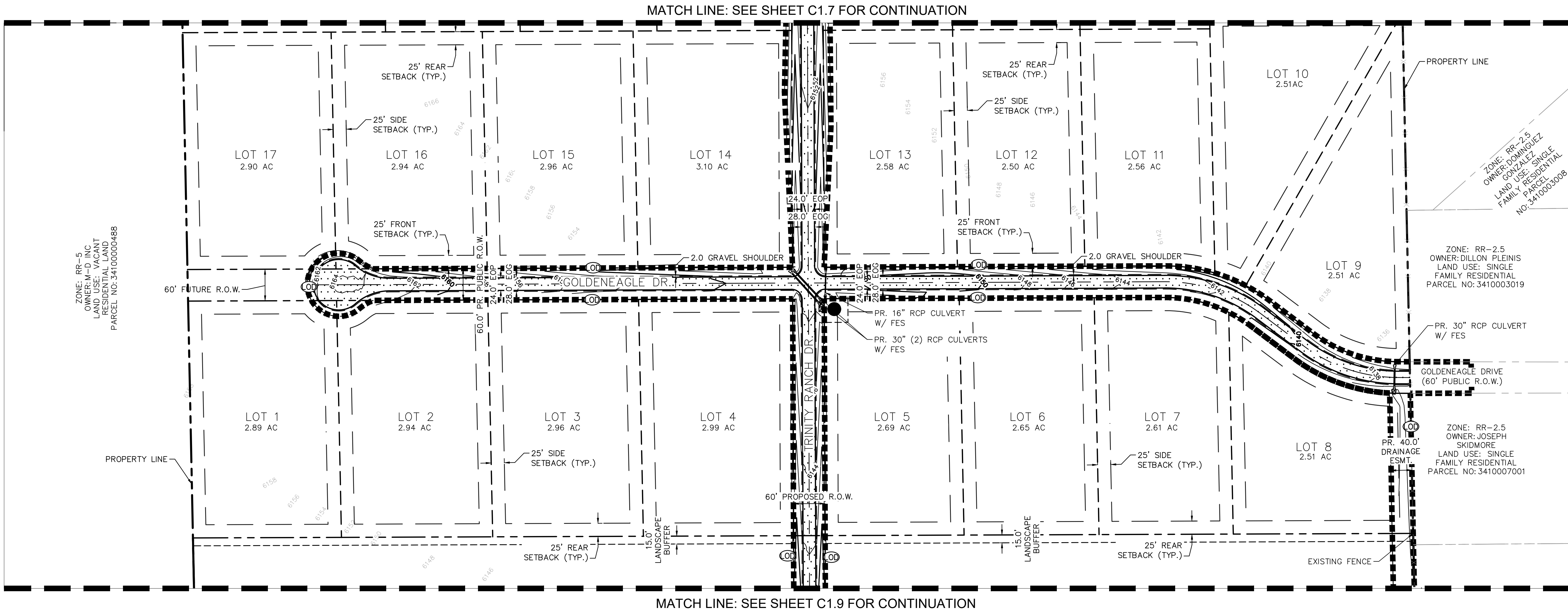
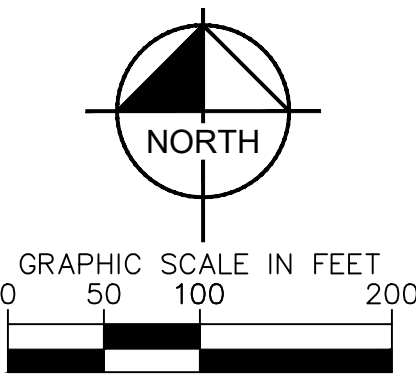
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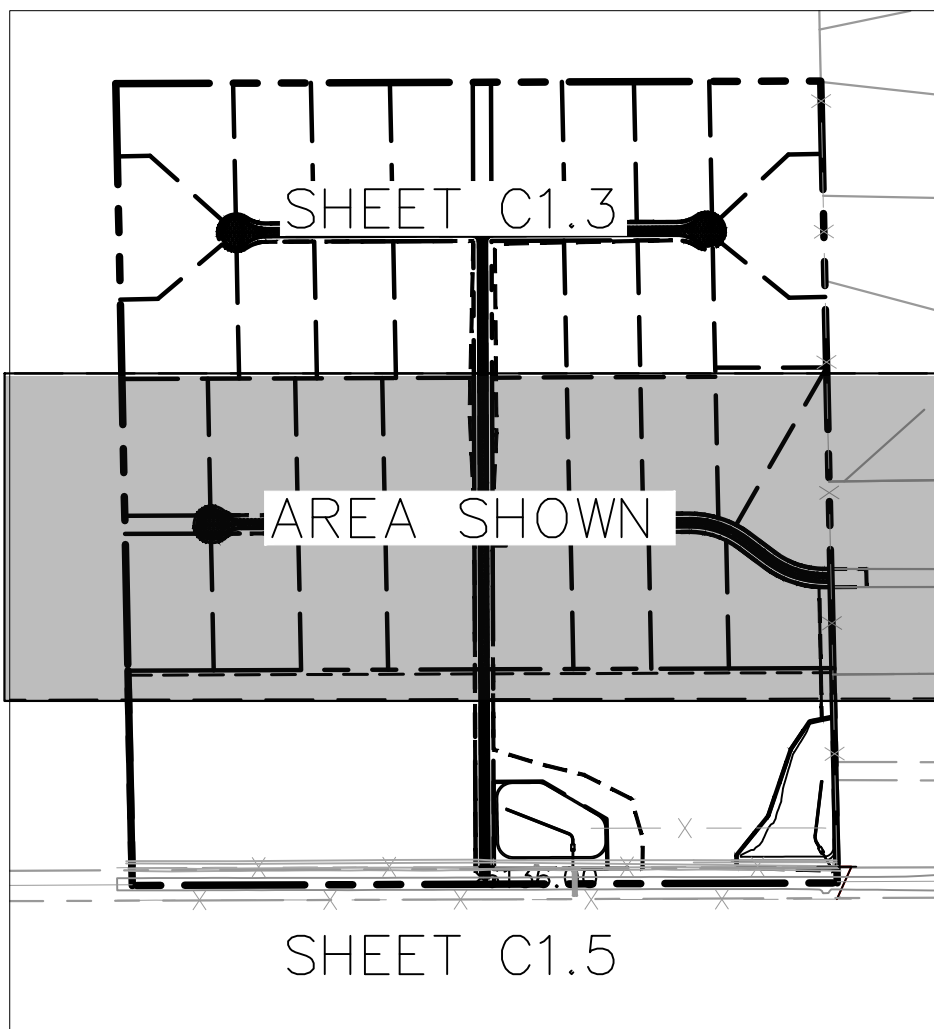
- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING ADJACENT LOT LINE
- LIMITS OF DISTURBANCE
- PROPOSED ASPHALT PAVEMENT

LIMITS OF DISTURBANCE

IMPROVEMENTS = 15.36 ACRES

KEYMAP

N.T.S.



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TRINITY RANCH
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN
DETAILED GRADING PLAN (2 OF 3)

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