



FIRE PROTECTION LETTER TRINITY RANCH

Trinity Ranch
El Paso County, Colorado

Prepared for:

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Fair Oaks, CA 95528

Prepared by:

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Project #: 096726003

Prepared: July 10, 2026

Kimley»Horn



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INTRODUCTION AND PROJECT DESCRIPTION

The Trinity Ranch Project is located in El Paso County, Colorado, along Highway 94 east of Peyton Highway, on parcel 3400000455 (the “Property” or “Site”). The Site is within the Ellicott Fire Protection District (EFPD), located at 75 North Elliot Highway, approximately 3.34 miles from the project site. The Property is currently vacant, undeveloped land with native vegetation and is classified as Agricultural Grazing Land.

The Site is proposed as an approximately 137.9-acre residential and commercial development consisting of approximately thirty-five (35) total lots. Filing No. 1 includes seventeen (17) 2.5-acre lots, and Filing No. 2 and 3 includes eighteen (18) 2.5-acre lots and the remaining acreage along Highway 94, which has already been rezoned for commercial use. Vegetation within the Site is characterized primarily by prairie grasses.

The Property cannot access public water infrastructure because the Site is outside City and Metro District limits. This limitation applies to both domestic water service and fire protection water supply. Therefore, International Fire Code (IFC) Section B103.3 authorizes the use of NFPA 1142, *Standard on Water Supplies for Suburban and Rural Firefighting*, where municipal water supply is unavailable for fire suppression.

The intent of this report is to identify the applicable requirements for fire protection water storage and delivery under NFPA 1142, the El Paso County Land Development Code, and fire department access standards.

EXECUTIVE SUMMARY

This report details the following fire protection specifications with code references and supporting calculations for the project.

Future Water Source	Cisterns, each spaced 1,000 ft from the max lot lines
Fire Water Capacity	30,000 gallons per cistern; 150,000 gallons total
Dry Hydrant	6 inch minimum with 1,000 gpm flow rate capability
Access	Two access roads, new development roads – 907 ft & 828 ft Total length from HWY 94 – 1,187 ft & 2,147 ft
Road Material	Asphalt
Minimum Load	75,000 lbs
Road Width	28 ft
Dead End	100 ft cul-de-sac turnaround
Average Grade	1.5%

EL PASO COUNTY LAND DEVELOPMENT CODE REQUIRMENTS

The El Paso County Land Development Code (LDC) Section 6.3.3, Fire Protection and Wildfire Mitigation.

Water Supply

Water Supply used for fire protection that are supplied by a municipal hydrant system, alternatively, where hydrants are not provided, shall be in accordance with NFPA 1142, *Standard on Water Supplies for Suburban and Rural Fire Fighting*.

Automatic Fire Protection

Automatic fire protection is required to be in conformity with the adopted Pikes Peak Regional Building Code.

Areas without Central Water Systems

For areas without a central water system, “fire cisterns shall be provided in planned building areas which are not served by hydrants, unless the Fire Authority has recommended, and the approval authority has approved an alternative fire protection water supply system.”

Design Standards for Subdivisions with More than One Cistern

“Cisterns shall be designed for the largest building allowed by zoning in the worst case hazard and construction class.”

Design Standards for Subdivisions with One Cistern

Cistern's total capacity must amount to 300 gallons per acre within the subdivision and 3,000 gallons per dwelling unit, or adhere to the NFPA 1142 computed volume, whichever yields the greatest amount.

Cistern Turnaround

Turnarounds must be located no more than 50 feet from cisterns and within 8 feet of a standpipe. For this purpose, “standpipe” refers to a hose connection with hose threads specified by the servicing fire district or fire department.

Dry Hydrants

Dry hydrants must provide all-weather access, maintain 20 feet of clearance on each side, and be located at least 100 feet from any structure. They must also be protected from vehicle damage, clearly visible from the main roadway with reflective markings, and comply with NFPA 1142 standards.

Minimum Water Required

The Site is proposed as an approximately 137.9-acre residential development with approximately thirty-five (35) total lots. The largest home is conservatively estimated at 10,000 GSF. Under the LDC guidelines, the required capacity is calculated as 300 gallons per acre within the subdivision (41,370 gallons), plus 3,000 gallons per dwelling unit (105,000 gallons).

LDC & NFPA 1142 CALCULATIONS

The NFPA 1142 outlines the approach for calculating the stored water required volume for rural firefighting. The formula is as follows:

$$WS_{min} = \frac{VS_{tot}}{OHC} (CC) \times 1.5$$

Where:

WS_{min} = minimum water supply in gallons

VS_{tot} = total volume of structure in cubic feet (ft³)

OHC = occupancy hazard classification number

CC = construction classification number

The 1.5 multiplier in the formula above accounts for adjacent structures located 50 feet or less from one another. The multiplier may be omitted when structures are more than 50 feet apart. Although the proposed lot sizes suggest homes will likely be separated by more than 50 feet, future accessory structures, such as garages, barns, and sheds, could be located within that distance; therefore, the multiplier is applied. Type V construction is assumed, with no automatic sprinkler protection. The average roof height is assumed to be 12 feet.

- Because structures may be located within 50 feet of one another, the 1.5 multiplier is applied.
- Type V construction is assumed, resulting in a CC value of 1.5.
- NFPA 1142 assigns residences an OHC value of 7.
- For conservative estimating purposes, a 10,000 GSF home with a 12-foot height equates to approximately 120,000 cubic feet.

Using the formula above and rounding to the nearest 100 gallons, the minimum required water volume is shown below.

$$WS_{min} = \frac{120,000 \times 1.5}{7} (1.5) = 38,600$$

NFPA 1142 Table 4.6.1 mandates a minimum water delivery rate of 1,000 gpm for volume requirements exceeding 30,000 gallons.

The two approaches to calculating the minimum water volume yield the following.

Inputs and Method	Acres	Homes	Estimated Home Volume	Water Storage Volume Required (Gallons)
LDC method	137.9	35		146,370
NFPA 1142			120,000 ft ³	38,600

The table above demonstrates that the LDC requires more volume than the NFPA 1142. Therefore, cisterns will be implemented on the Site to account for the required volume.

ELLICOT FIRE PROTECTION DISTRICT REQUIRMENTS

The EFPD has formally adopted the 2015 International Fire Code (IFC) and modified Appendix B to read as follows.

B103.3 Areas without water systems. For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the fire code official is authorized to utilize NFPA 1142 or the International Wildland Urban Interface Code per Chapter 6 of the El Paso County Land Development Code.

Under IFC Section 507.2.2, water tanks that are in compliance with NFPA 22 can be used for fire protection if they reliably meet the required fire flow. Chapter 11 of NFPA 22 specifies the requirements for reinforced fiberglass tanks. These tanks are ideal for buried installations and are the most frequent material used across EL Paso County.

El Paso County Fire Safety and Wildfire Mitigation Program Manager, EFPD has required a maximum distance of 1,000 feet from cistern to lot line, and a minimum distance of two evenly spaced cistern locations. Thus, the cisterns are to be sized accordingly to accommodate the volume demands as previously detailed associated with the 30,000 gallons of cistern capacity at each location.

To accommodate flows of up to 1,000 gpm at each cistern, each location will include a single dry hydrant with a minimum 6-inch suction line. The tanks will also be designed to comply with NFPA 22, *Standard for Water Tanks for Private Fire Protection*.

Fire Department access to the dry hydrants must be provided by cistern turnarounds or pull-offs in accordance with the LDC and NFPA 1142. Cisterns shall be located so that each associated dry hydrant is no more than 1,000 feet from the farthest lot line.

Applicable dry hydrant pull-off access requirements are summarized below.

- Where firefighting apparatus must draft from a hydrant while traffic continues on the through access road, NFPA 1142 Section 7.5 requires a 12-foot-wide hydrant pull-off to provide adequate access space on the driver's side of the apparatus. LDC Section 6.3.3(C)(1)(d)(ii) also requires pull-offs to be 40 feet long, with the hydrant centered to provide 20 feet of clearance on each side and designed to support the maximum expected vehicle weight.
- To accommodate the 10-foot section of hard suction piping, LDC Section 6.3.3(C)(1)(d)(ii) requires hydrants to be located no more than 6 feet from the edge of the pull-off.
- Bollards should be installed in front of hydrants, consistent with IFC Section 312, to protect them from vehicle damage.

FIRE DEPARTMENT SITE ACCESS

The Site will include two dead-end asphalt roads, Goldeneagle Drive and Trilogy Court, each anticipated to include a fire department vehicle turnaround at its terminus. The Site will also include a portion of Trinity Ranch Drive as a gravel emergency access road, secured by a chain except for emergency vehicle use. Under final development conditions, this roadway is anticipated to be paved and incorporated into the overall road network. Goldeneagle Drive and Trilogy Court are approximately 907 feet and 828 feet long, respectively. The distance from Goldeneagle Drive to CO Highway 94 is approximately 1,187 feet, and the distance from Trilogy Court to CO Highway 94 is approximately 2,147 feet.

The wildfire risk to single-access roads is assumed to be low due to the surrounding western grassland fuel loading, low proposed housing density, and an average roadway grade of approximately 1.5%.

Per ECM Table 2.5 for local roads, a dead-end road longer than 300 feet that accommodates two-way traffic must be at least 28 feet wide. Because the emergency vehicle access roads will be open to the public, construction to the County's paved road standard is permitted under LDC Section 6.3.3(2)(a). In addition, Appendix D of IFC Section D102 requires the proposed roads to support a minimum vehicle load of 75,000 pounds.

Consistent with the ECM and IFC Appendix D, cul-de-sacs or turnarounds must provide a minimum bulb diameter of 100 feet and a minimum entry radius of 28 feet.

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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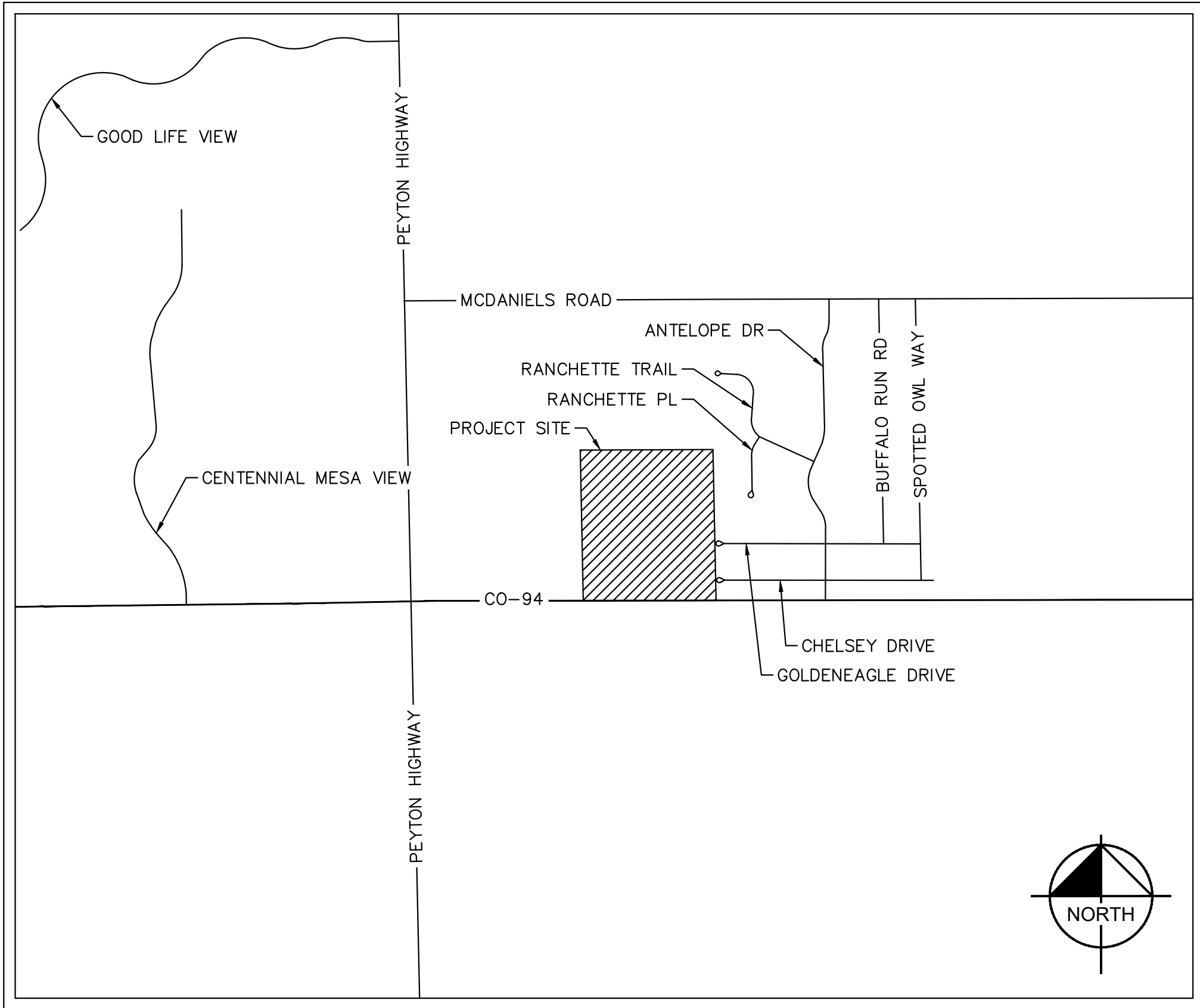
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

- 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 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.
 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

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

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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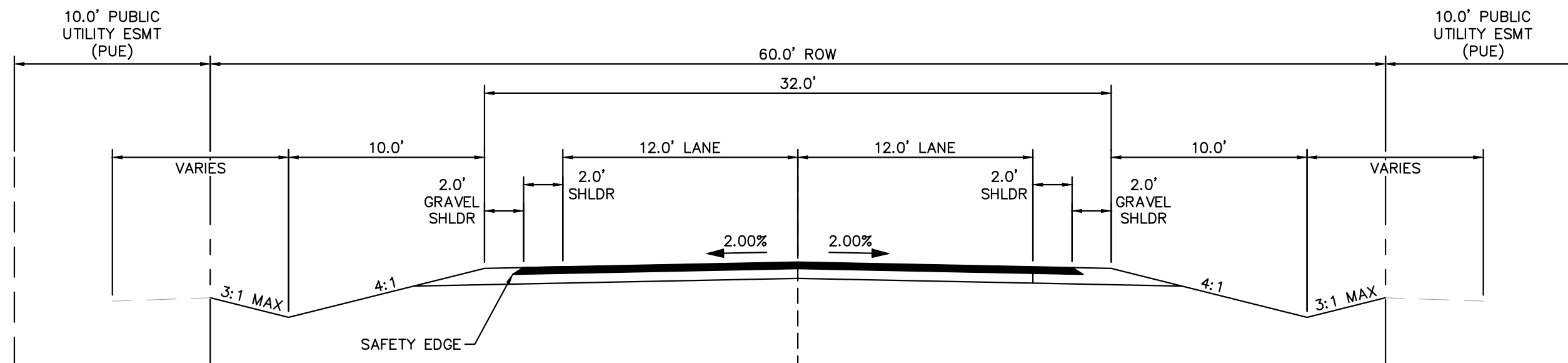


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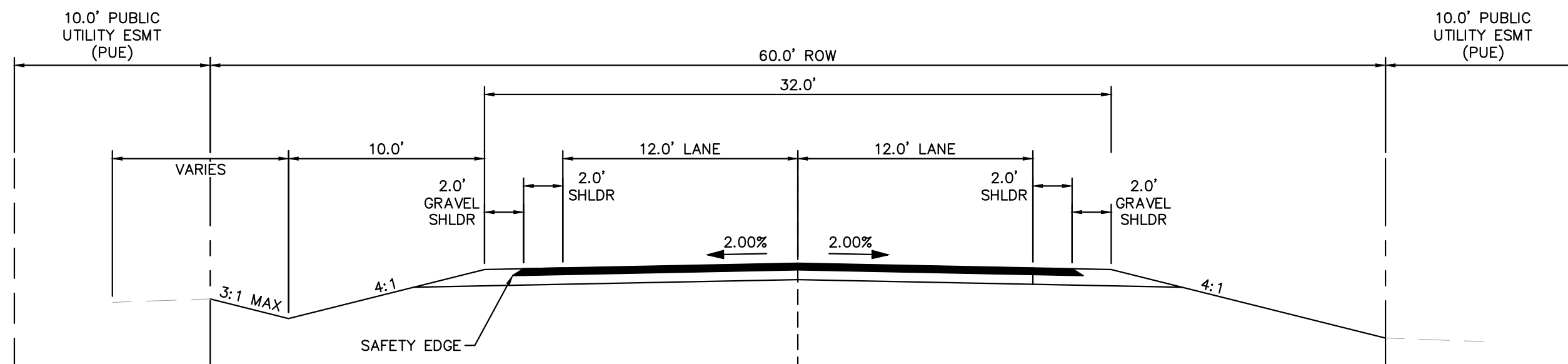


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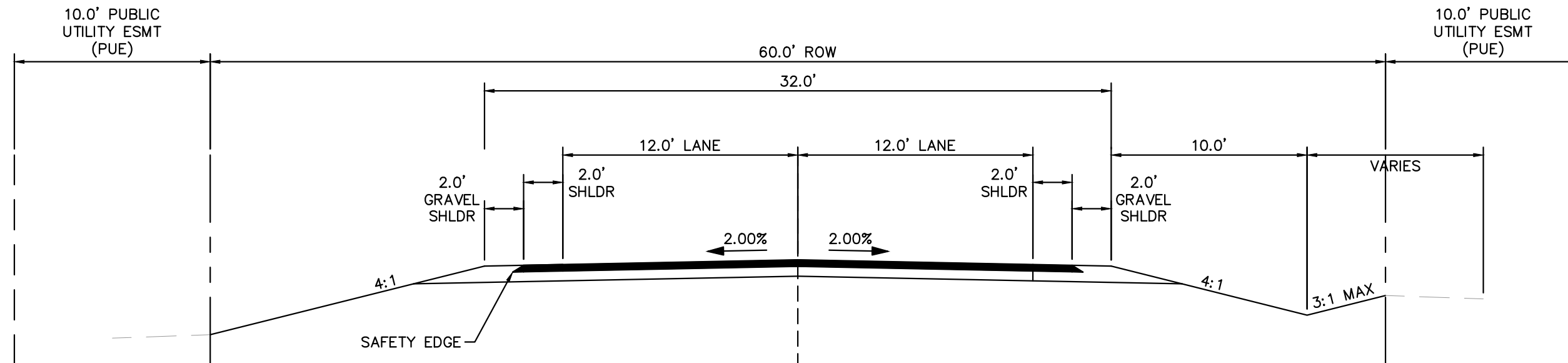
ON-SITE ROADWAY TYPICAL SECTIONS



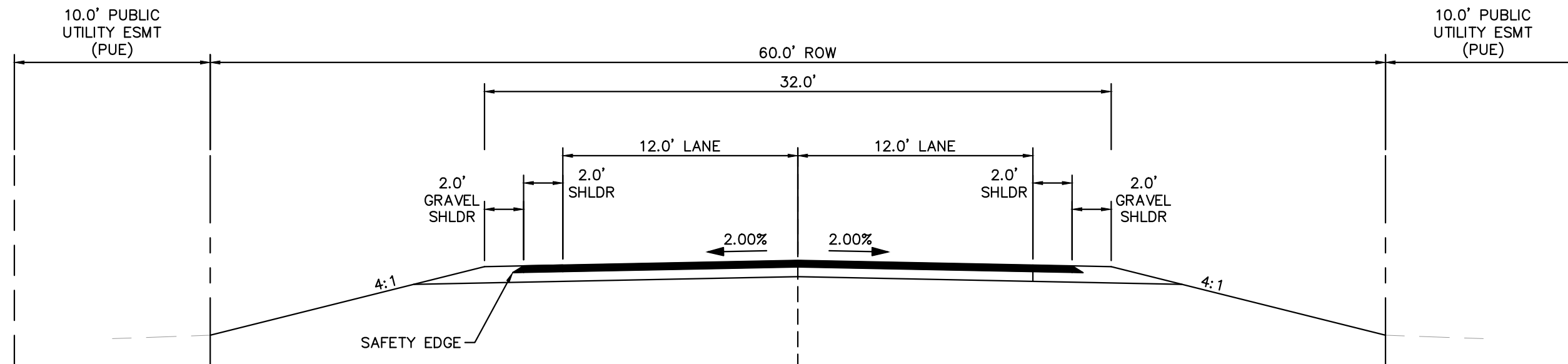
(A) RURAL LOCAL ROADWAY - ROADSIDE DITCH: LEFT AND RIGHT
SCALE: 1" = 5'



(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: KKR
DATE: 7/28/26

TRINITY RANCH
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN
CROSS SECTIONS

PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096726003

SHEET

1.1

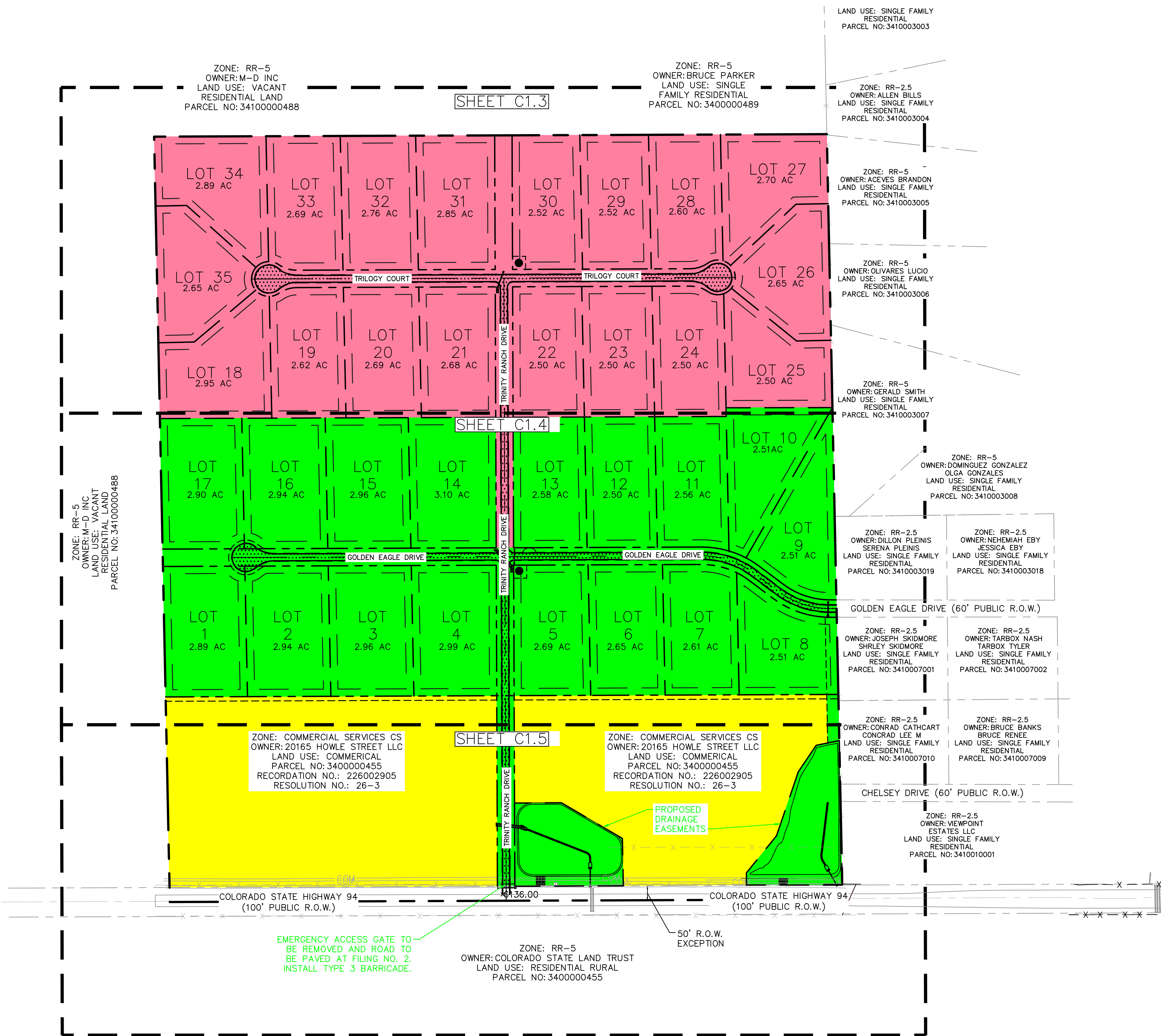
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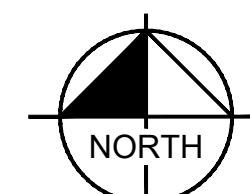


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MEMBER UTILITIES



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



GRAPHIC SCALE IN FEET
0 100 200 400

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
OVERALL SITE PLAN

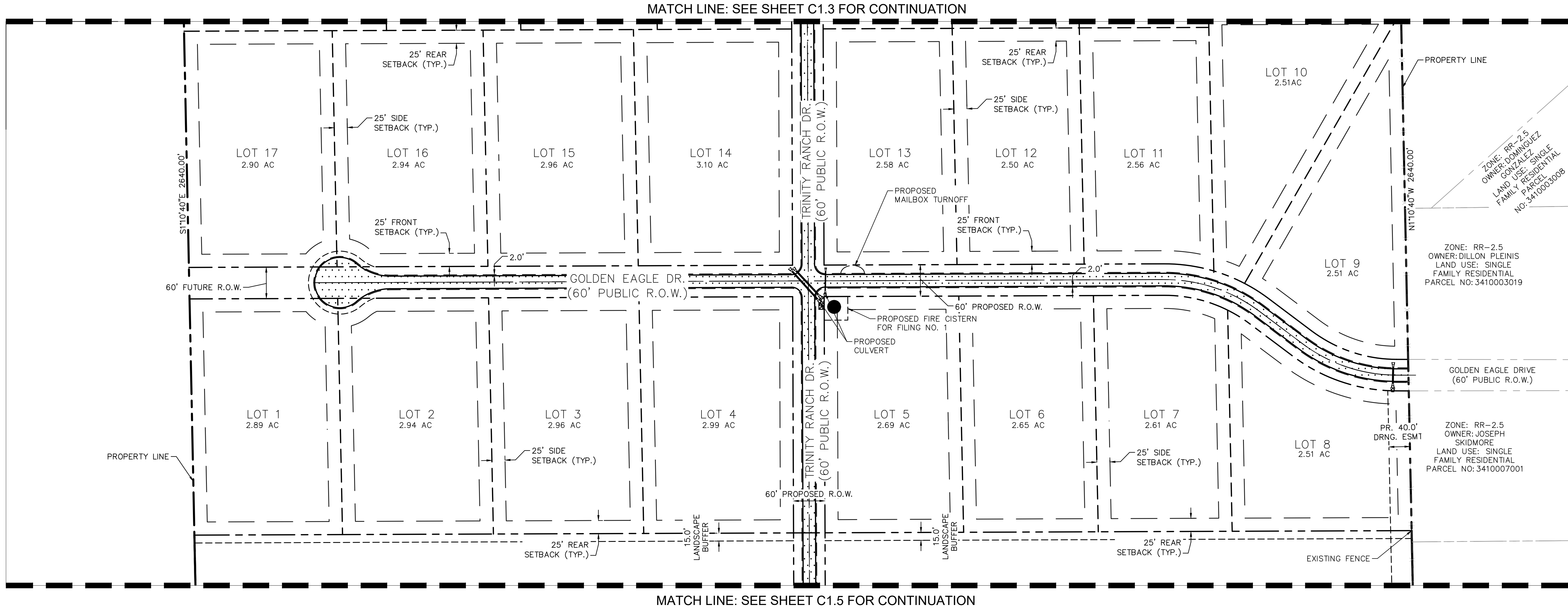
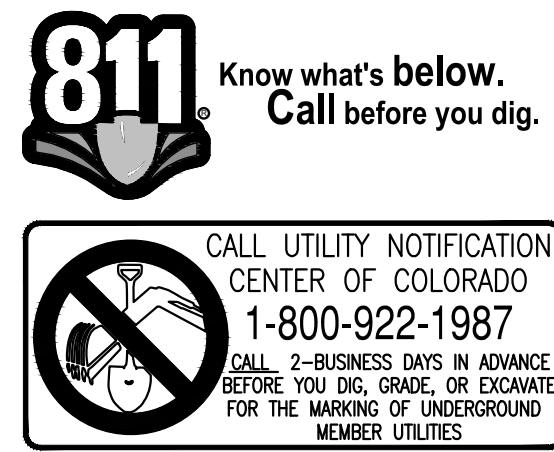
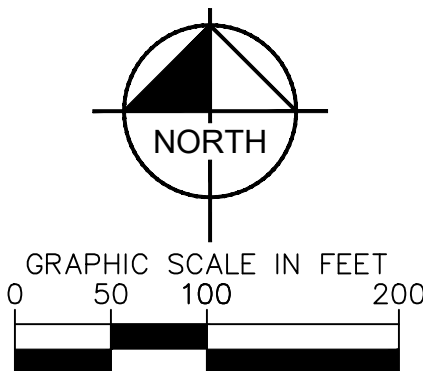
PRELIMINARY
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Kimley-Horn and Associates, Inc.

PROJECT NO.
096726003

SHEET

1.2

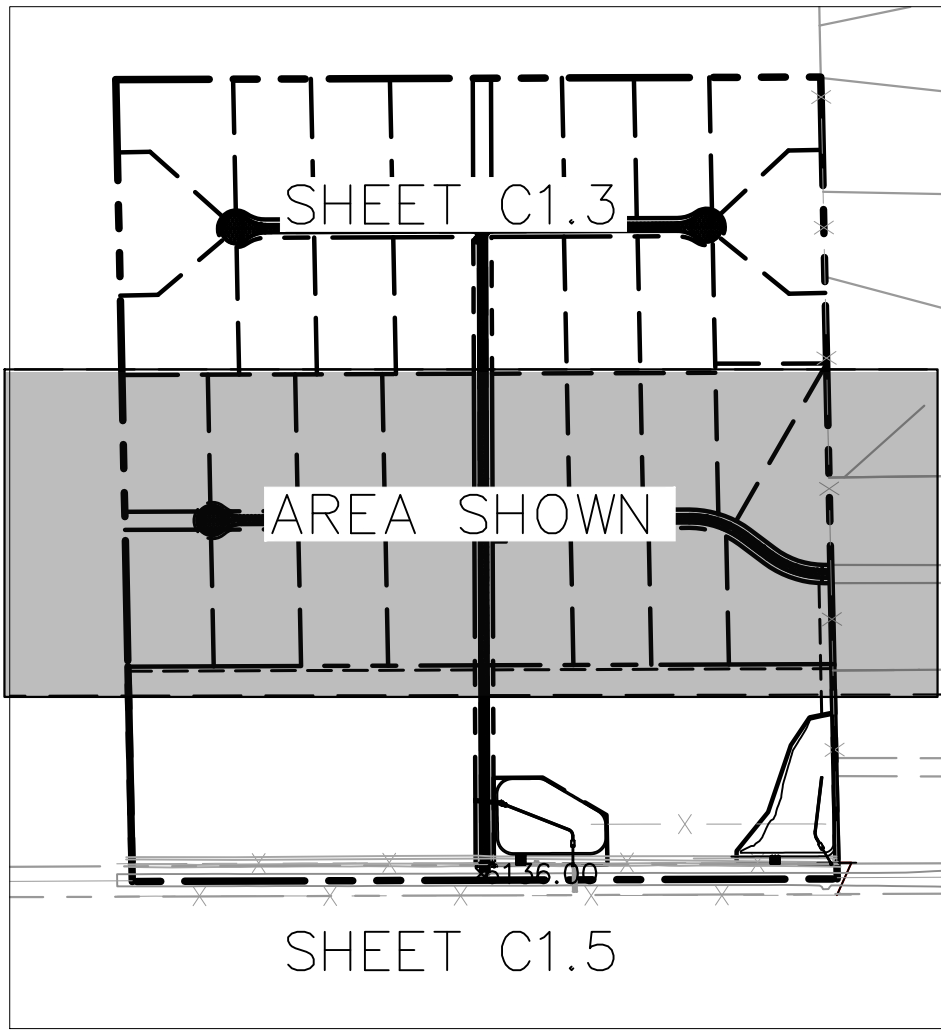
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LEGEND

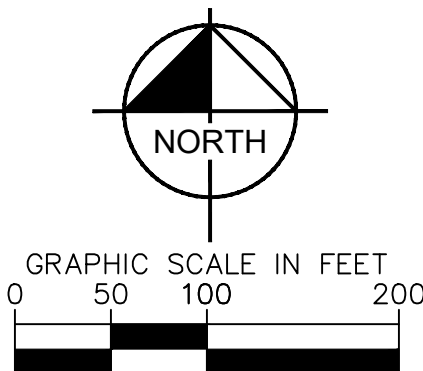
- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING ADJACENT LOT LINE
- CENTERLINE

KEYMAP

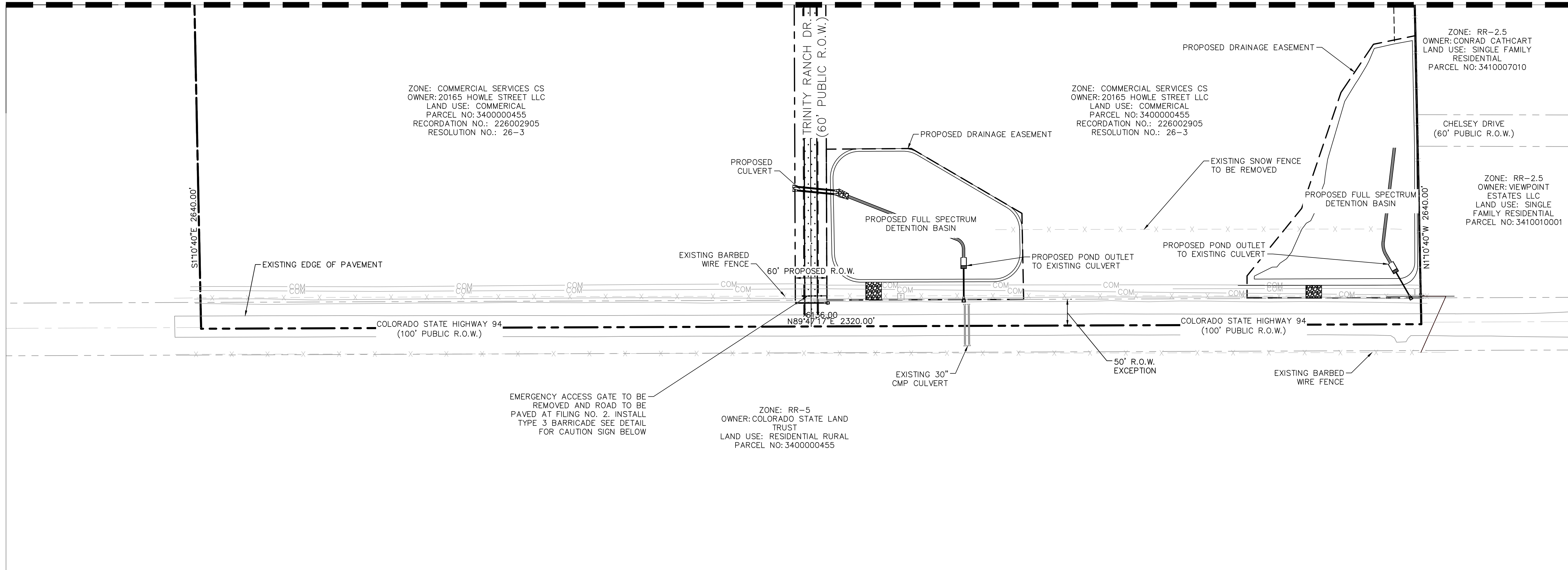


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DRAWN BY: MEO					
CHECKED BY: KRK					
DATE: 7/28/26					
Kimley»Horn 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180					
TRINITY RANCH EL PASO COUNTY, COLORADO PRELIMINARY PLAN DETAILED SITE PLAN (2 OF 3)					
PROJECT NO. 096726003					
SHEET 1.4					

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MATCH LINE: SEE SHEET C1.4 FOR CONTINUATION

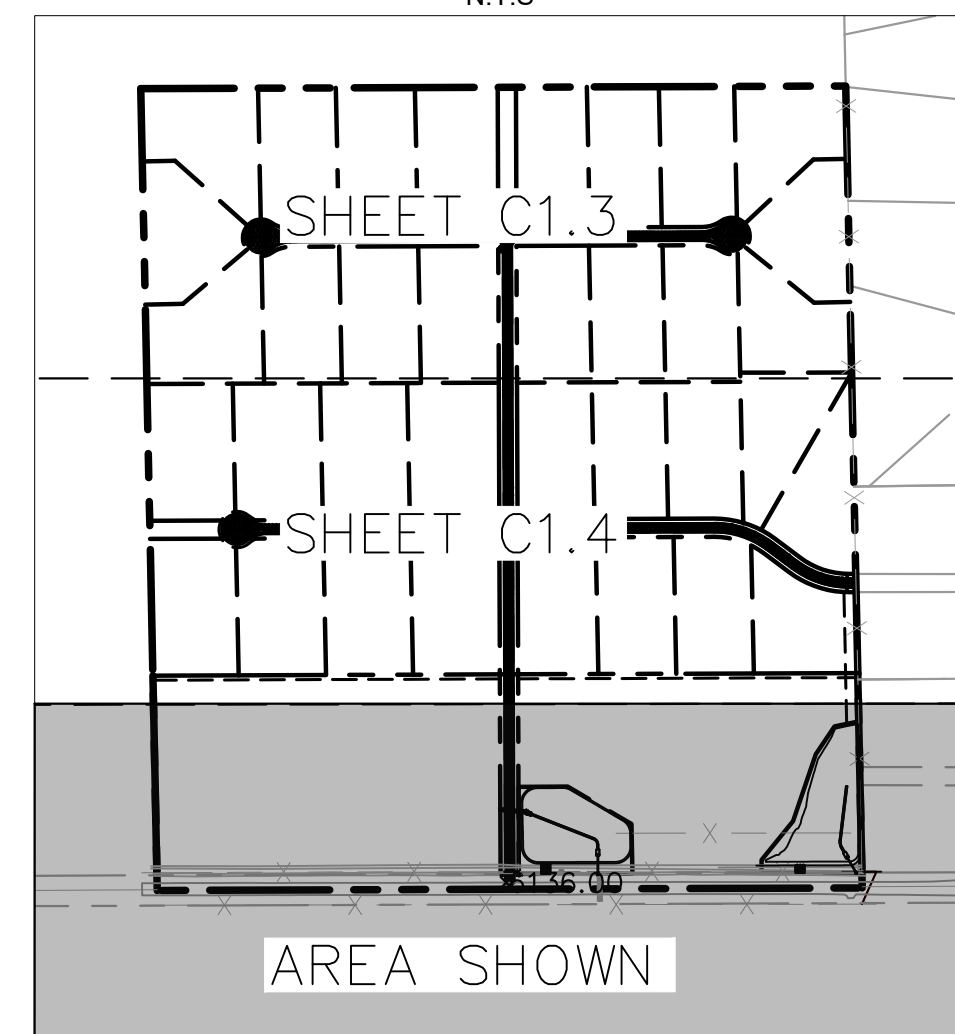


LEGEND

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

KEYMAP

N.T.S.



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

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PROJECT NO.
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SHEET

1.5

NO. REVISION BY DATE APPR

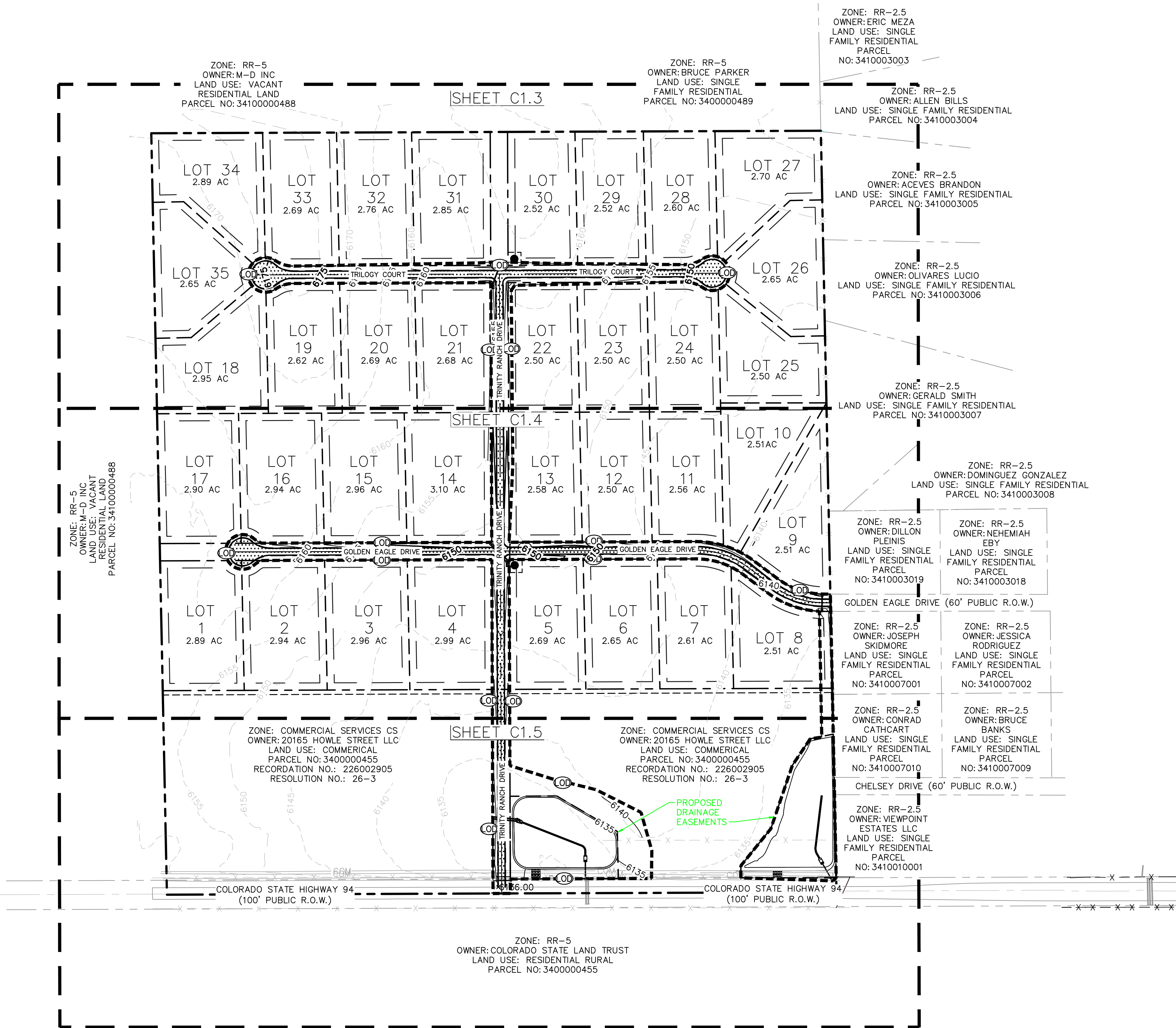
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1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

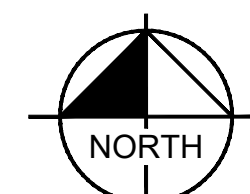


LEGEND

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

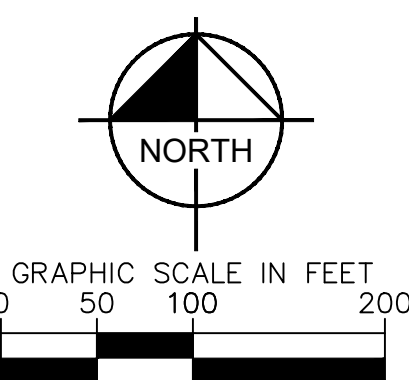
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PROJECT NO.
096726003

SHEET

1.6

NO. BY DATE APPR



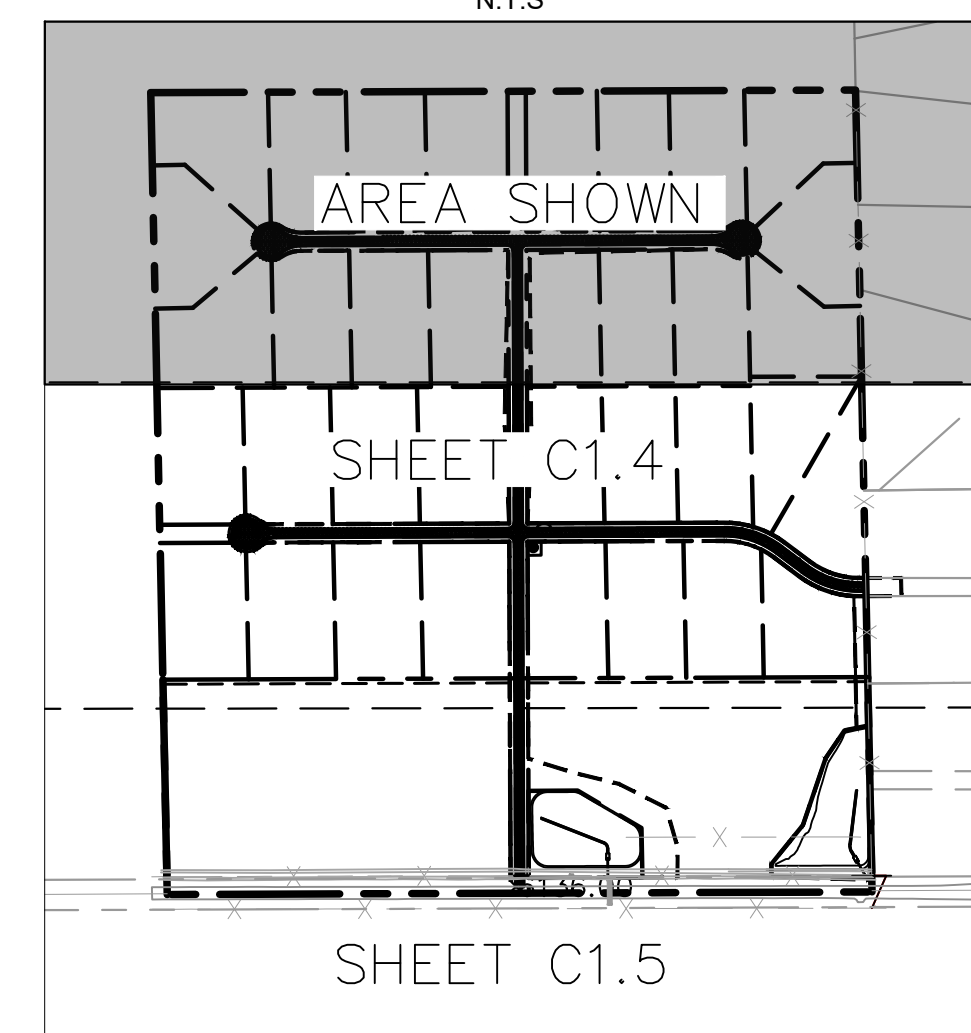
LEGEND

-
- _____ PROPERTY LINE
 _____ LOT LINE
 _____ SETBACK LINE
 — X — X — X — EXISTING FENCE LINE
 _____ COM _____ EXISTING COMMUNICATIONS LINE
 _____ EXISTING ADJACENT LOT LINE
 _____ (Symbol) _____ LIMITS OF DISTURBANCE
 [Hatched Area] PROPOSED ASPHALT PAVEMENT

IMPROVEMENTS = 15.36 ACRES

KEYMAP

N.T.S



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TRINITY RANCH
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN
DETAILED GRADING PLAN (1 OF 3)

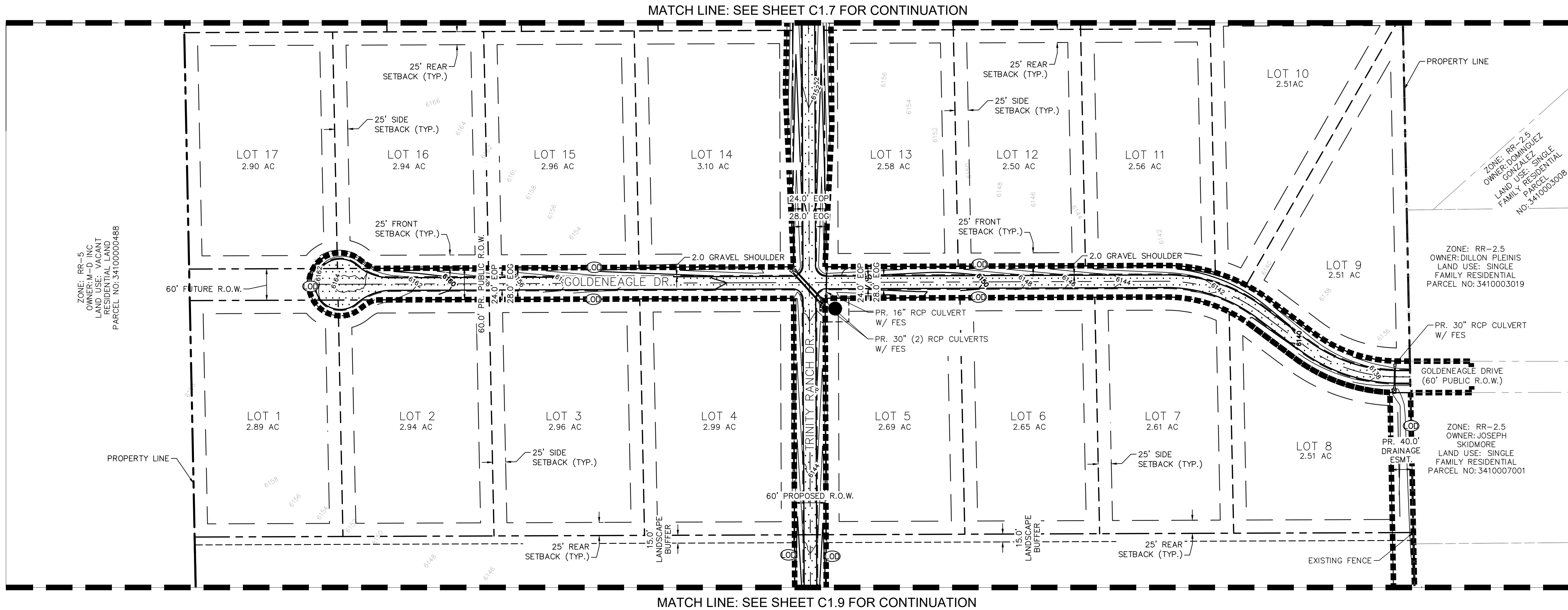
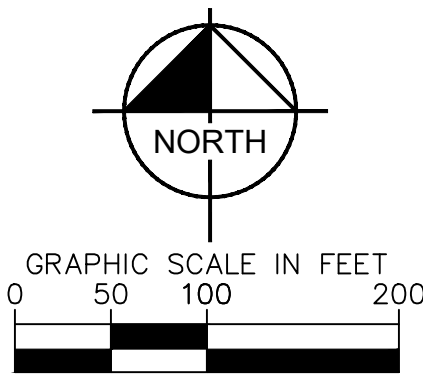
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SHEET

1.7

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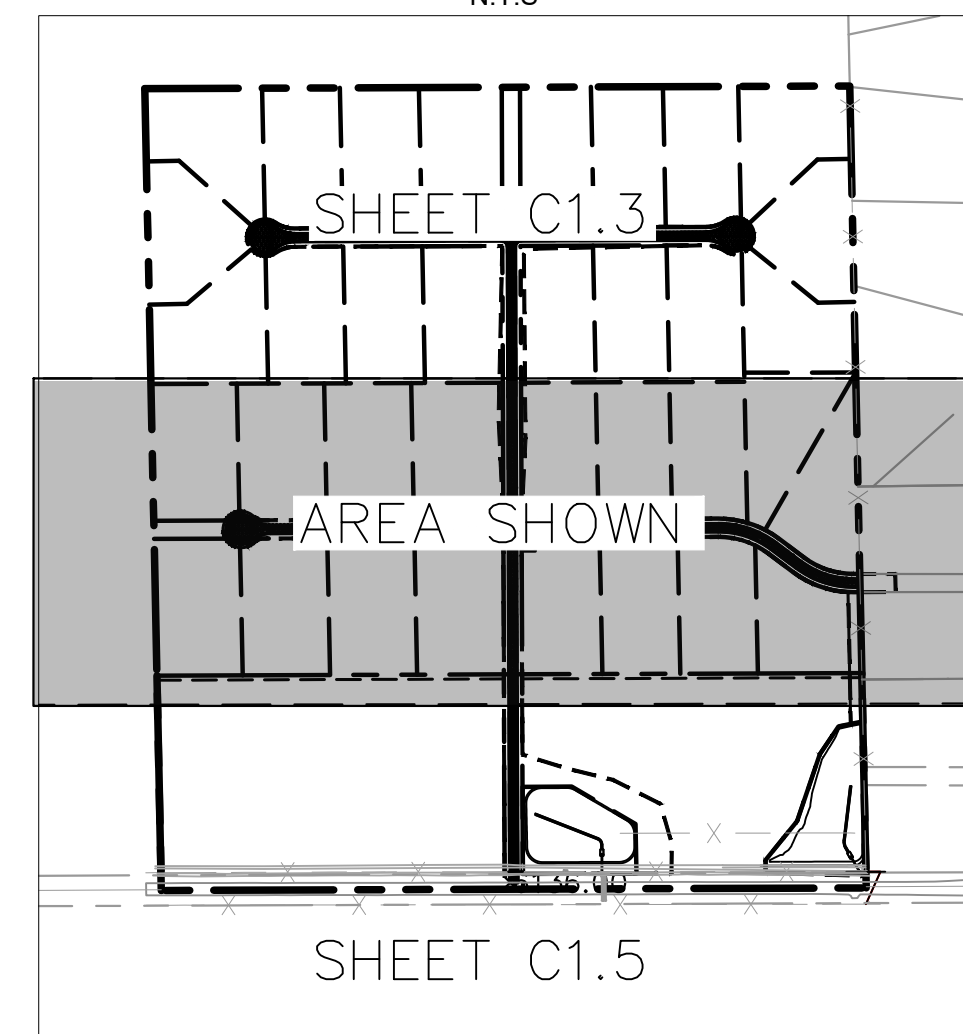
LEGEND

- 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

KEYMAP



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

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PROJECT NO.
096726003

SHEET

1.8

NO. BY DATE APPR

SHEET
1.10