
MARKSHEFFEL CROSSING SKETCH PLAN

NATURAL FEATURES REPORT

JUNE 2026

OWNER:

ROWLEY VENTURES, LLC
4560 W 33RD STREET
DENVER, CO 80212

APPLICANT:

RK FAMILY INVESTMENTS, LLC
4560 W 33RD STREET
DENVER, CO 80212

CONSULTANT:

N.E.S. INC.
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903

LOCATION

The 57.287-acre project site is comprised of 5 parcels and is situated along Marksheffel Rd, north of Hwy 24. The site is split by Colorado Tech Drive and two vacant parcels owned by Marksheffel Business Center LLC. The site is within the Cimarron Hills enclave of El Paso County and a portion of the East Fork of Sand Creek Tributary and an unnamed tributary run through the site.

The Sketch Plan is comprised of a mix of developed and undeveloped parcels. Approximately 31 acres of the site is currently developed and operating with industrial uses. These parcels have been graded for development and are mostly flat and devoid of vegetation. The remaining acreage includes undeveloped parcels and 2 tributaries that run in a southerly direction through the site. The undeveloped parcels are comprised of short prairie grass with relatively flat slopes and do not include areas with unique or significant historical, cultural, recreational, aesthetic, or natural features. There are small clusters of trees located on the project site but it is mainly characterized by native grasses. All new plantings on the site will be native species and comply with El Paso County Landscape requirements.

The project site drains generally in a southwesterly direction. A natural tributary traverses the site from northeast to southwest. This drainageway will be improved with adjacent future development as outlined in required drainage reports. No geologic hazards were identified that will preclude development of the site. The proposed subdivision is appropriate for the site and will be further designed to address and mitigate identified constraints related to topography, soils, geologic hazards, environmental resources, floodplain conditions, airport overlays, and utilities.

Site topography is generally gentle and suitable for development, with drainageways incorporated through grading, setbacks, and stormwater management. Subsurface conditions consist of sandy soils with low to non-expansive characteristics; shallow groundwater, erosion potential, and areas of undocumented fill will be addressed through design-level geotechnical investigations and standard mitigation measures.

An environmental review confirmed the absence of jurisdictional wetlands, critical wildlife habitat, or protected natural resources that would preclude development. Intermittent drainage features including an existing sandy wash and the East Fork of Sand Creek represent manageable constraints and will be accommodated through avoidance where practicable, stabilization, and permitting as required. Floodplain areas, where present, will be addressed in compliance with FEMA mapping and El Paso County drainage standards.