

# MARKSHEFFEL CROSSING

## EL PASO COUNTY

### SKETCH PLAN

#### GENERAL NOTES

- ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN, AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FUTURE LAND DEVELOPMENT APPLICATIONS. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED WITH FUTURE SUBMITTALS.
- STORMWATER FACILITIES AS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- PRIOR TO ANY DEVELOPMENT ON THE PROPERTY, A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED FOR RESIDENTIAL USE AREAS SCHOOL AND PARKS FEES WILL BE PAID IN LIEU OF LAND DEDICATION. THERE ARE NO SCHOOL OR PARKS FEES REQUIRED FOR COMMERCIAL OR INDUSTRIAL USES.
- A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION WILL BE ESTABLISHED TO PROVIDE FOR THE ONGOING OWNERSHIP AND MAINTENANCE OF BUFFERS, OPEN SPACE, DRAINAGE FACILITIES, PARKS, AND TRAILS AND ANY PRIVATE ROADS WITHIN THE PROPOSED SUBDIVISION.
- THERE IS NO PROPOSED PHASING AS THE DIFFERENT LAND USE AREAS MAY BE DEVELOPED INDEPENDENTLY OF ONE ANOTHER AND ARE NOT RELIANT UPON SUBSEQUENT DEVELOPMENT FOR UTILITIES OR ROADWAY IMPROVEMENTS.
- A MAXIMUM OF 86 DWELLING UNITS ARE ALLOWED WITHIN THE MARKSHEFFEL CROSSING SKETCH PLAN.
- ALL PUBLIC STREETS SHALL BE DESIGNED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS OR TO ANY APPROVED DEVIATIONS. UPON ACCEPTANCE BY EL PASO COUNTY, PUBLIC STREETS SHALL BE OWNED AND MAINTAINED BY THE COUNTY. THE FOLLOWING SERVICE PROVIDERS SHALL SERVICES THIS PROJECT  
**WATER/WASTEWATER:** CHEROKEE METROPOLITAN DISTRICT  
**GAS:** COLORADO SPRINGS UTILITIES  
**ELECTRIC:** MOUNTAIN VIEW ELECTRICAL ASSOCIATION
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH FUTURE SUBDIVISION PLATS. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

#### GEOHAZARD NOTES

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL | THOMPSON, INC. DATED MAY 11, 2026, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: ( EROSION AND EXPANSIVE BEDROCK ). A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE \_\_\_\_\_ OR WITHIN THE SUBDIVISION FILE OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT TEAM. CONTACT THE PLANNING AND COMMUNITY DEVELOPMENT TEAM, 2880 INTERNATIONAL CIRCLE, SUITE 110, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

CTL | THOMPSON, INC. CONCLUDES IN THEIR REPORT THAT DEVELOPMENT OF THE SITE CAN BE ACHIEVED IF THE ITEMS MENTIONED ABOVE ARE MITIGATED. THESE ITEMS CAN BE MITIGATED THROUGH PROPER DESIGN AND CONSTRUCTION OR THROUGH AVOIDANCE. INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION.

#### FEMA NOTE

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0752G AND 08041C0756G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THAT AREAS IN THE VICINITY OF THESE PARCELS OF LAND TO BE ZONES AE AND AO (AREAS DETERMINED TO BE WITHIN A 100-YEAR FLOODPLAIN)

#### SITE DATA

TAX SCHEDULE NUMBER :	5405000033, 5405000049, 5405000050, 5405000055, 5405001004
TOTAL AREA:	57.28 AC
DRAINAGE BASIN:	SAND CREEK FOFO4000
CURRENT ZONES:	LIMITED INDUSTRIAL (I-2) HEAVY INDUSTRIAL (I-3) COMMERCIAL AIRPORT OVERLAY DISTRICT (CAD-O)
PROPOSED USE:	RETAIL / COMMERCIAL RESIDENTIAL INDUSTRIAL OPEN SPACE / DRAINAGE

#### LAND USE TABLE

PARCEL	SIZE	PROPOSED USE	NET UNITS	PROPOSED BLDG SF	MAX. BLDG HEIGHT
1	4.49 AC	RETAIL / COMMERCIAL	--	55,000 SF	45'
2	4.88 AC	RETAIL / COMMERCIAL	--	55,000 SF	45'
3A	30.18 AC	INDUSTRIAL	--	440,000 SF	45'
3B	6.50 AC	OPEN / DRAINAGE	--	--	--
4	11.23 AC	RESIDENTIAL	86 DU	--	45'

#### LEGAL DESCRIPTION

LOT 3 AS PLATTED MARKSHEFFEL BUSINESS CENTER FILING NO. 1 RECORDED OCTOBER 3, 2003 UNDER RECEPTION NUMBER 203232449 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, BEING LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

THE ABOVE LOT AS SURVEYED HAS AN AREA OF 195,419 SQUARE FEET (4.486 ACRES) OF LAND, MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

#### TOGETHER WITH

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S1/2 SE1/4 SE1/4 NE1/4) OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR WITH ILLEGIBLE AND BROKEN 1-INCH DIAMETER YELLOW CAP AT THE NORTHWEST CORNER OF SAID S1/2 SE1/4 SE1/4 NE1/4, AS SHOWN ON THE LAND SURVEY PLAT RECORDED OCTOBER 3, 2011 UNDER DEPOSIT NO. 211900077 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, FROM WHICH A NO. 4 REBAR WITH 1-INCH DIAMETER BLUE CAP STAMPED "RMLS 19625" BEARS NORTH 00°22'36" WEST A DISTANCE OF 785.00 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE NORTH 89°05'36" EAST ON THE NORTHERLY LINE OF SAID S1/2 SE1/4 SE1/4 NE1/4, A DISTANCE OF 586.06 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED PARCEL NO. 01 RECORDED OCTOBER 3 2011 UNDER RECEPTION NUMBER 211096238 OF SAID RECORDS;

THENCE SOUTH 00°23'34" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 327.31 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 5;

THENCE SOUTH 89°07'07" WEST ON SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 3, 2011 UNDER RECEPTION NUMBER 211096236 OF SAID RECORDS;

THENCE SOUTH 00°24'45" EAST ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 40.01 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°35'59" WEST ONT THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 555.99 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°24'11" WEST ON THE WEST LINE OF SAID TRACT OF LAND AND THE WEST LINE OF SAID S1/2 SE1/4 SE1/4 NE1/4, A DISTANCE OF 362.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 212,679 SQUARE FEET (4.882 ACRES) OF LAND, MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

#### TOGETHER WITH

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MAY 19, 2023 UNDER RECEPTION NUMBER 223041777 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 29, 2006 UNDER RECEPTION NUMBER 206144697 OF SAID RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AT A 3-1/2-INCH ALUMINUM CAP STAMPED BY LS 22103 AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5, FROM WHICH A 3-1/4-INCH ALUMINUM CAP STAMPED BY PLS 30829 AT THE NORTH ONE-QUARTER OF SAID SECTION 5 BEARS NORTH 00°23'39" WEST A DISTANCE OF 5234.56 FEET AND IS THE BASIS OF BEARINGS USED HEREIN:

THENCE NORTH 00°23'39" WEST ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1374.53 FEET (1374.42 FEET OF RECORD) TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED SEPTEMBER 29, 2006 UNDER RECEPTION NUMBER 206144697 AND IN WARRANTY DEED RECORDED JANUARY 20, 2006 UNDER RECEPTION NUMBER 206009136 OF SAID RECORDS;

THENCE NORTH 89°07'48" EAST ON THE NORTHERLY LINE OF SAID PARCELS OF LAND, A DISTANCE OF 643.69 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED MAY 19, 2023 UNDER RECEPTION NUMBER 223041777;

THENCE NORTH 00°24'45" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, ON THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 441.85 FEET (441.91 FEET OF RECORD) TO THE NORTHWEST CORNER THEREOF BEING AN ANGLE CORNER IN THE SOUTHERLY LINE OF LOT 39 PLATTED IN WILSHIRE SUBDIVISION FILING NO. 2A RECORDED MARCH 16, 2015 UNDER RECEPTION NUMBER 215713599 AND AMENDED BY AFFIDAVITS RECORDED APRIL 10, 2015 UNDER RECEPTION NUMBER 215034501 AND RECORDED MAY 13, 2015 UNDER RECEPTION NUMBER 215047438, ALL OF SAID RECORDS;

THENCE NORTH 89°07'48" EAST ON THE COMMON LINE BETWEEN SAID PARCEL A AND SAID WILSHIRE SUBDIVISION FILING NO. 2A, A DISTANCE OF 1896.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 30, 2005 UNDER RECEPTION NUMBER 205205951 OF SAID RECORDS;

THENCE SOUTH 00°24'45" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 17, 2005 UNDER RECEPTION NUMBER 205023100 OF SAID RECORDS, A DISTANCE OF 782.91 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS SOUTH 37°21'14" EAST;

THENCE ON THE COMMON LINE BETWEEN THE PARCEL OF LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED SEPTEMBER 29, 2006 UNDER RECEPTION NUMBER 206144697 AND CLAREMONT

COMMERCIAL SUBDIVISION NO. 1 RECORDED SEPTEMBER 2, 2015 UNDER RECEPTION NUMBER 215713672 OF SAID RECORDS, ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°15'46", HAVING A RADIUS OF 1132.18 FEET FOR AN ARC DISTANCE OF 380.64 FEET;

THENCE SOUTH 33°23'00" WEST ON SAID COMMON LINE, A DISTANCE OF 921.20 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 89°09'50" WEST ON SAID SOUTH LINE A DISTANCE OF 603.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED JANUARY 20, 2006 UNDER RECEPTION NUMBER 206009136;

THENCE ON THE EASTERLY AND NORTHEASTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING EIGHTEEN COURSES:

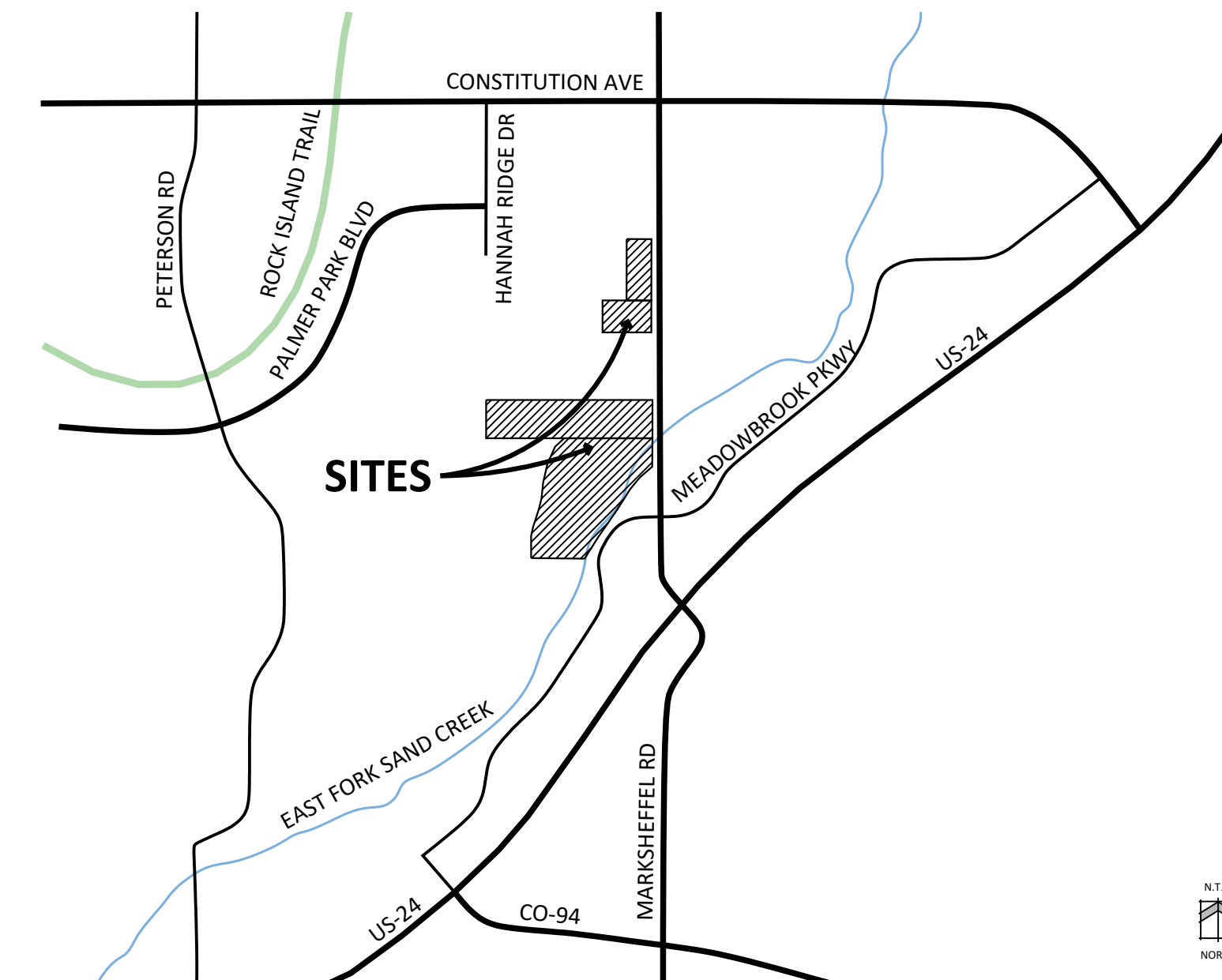
- THENCE NORTH 00°08'35" WEST A DISTANCE OF 117.38 FEET (117.63 FEET OF RECORD) TO A POINT ON A CURVE, WHOSE CENTER BEARS SOUTH 89°23'56" EAST;
- THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°42'45", HAVING A RADIUS OF 482.95 FEET FOR AN ARC DISTANCE OF 199.87 FEET;
- THENCE NORTH 12°43'04" EAST A DISTANCE OF 341.70 FEET;
- THENCE NORTH 07°00'16" EAST A DISTANCE OF 94.42 FEET;
- THENCE NORTH 07°27'40" EAST A DISTANCE OF 91.84 FEET;
- THENCE NORTH 08°13'56" EAST A DISTANCE OF 78.64 FEET;
- THENCE NORTH 09°25'59" EAST A DISTANCE OF 67.31 FEET;
- THENCE NORTH 11°11'17" EAST A DISTANCE OF 57.87 FEET;
- THENCE NORTH 13°35'26" EAST A DISTANCE OF 50.41 FEET;
- THENCE NORTH 16°37'52" EAST A DISTANCE OF 45.04 FEET;
- THENCE NORTH 20°06'48" EAST A DISTANCE OF 41.87 FEET;
- THENCE NORTH 23°41'04" EAST A DISTANCE OF 40.58 FEET;
- THENCE NORTH 27°13'33" EAST A DISTANCE OF 39.76 FEET;
- THENCE NORTH 30°44'37" EAST A DISTANCE OF 39.03 FEET;
- THENCE NORTH 34°13'35" EAST A DISTANCE OF 38.39 FEET;
- THENCE NORTH 37°39'53" EAST A DISTANCE OF 37.82 FEET;
- THENCE NORTH 41°03'08" EAST A DISTANCE OF 37.32 FEET;
- THENCE NORTH 44°23'05" EAST A DISTANCE OF 32.45 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE SOUTH 89°07'48" WEST ON THE COMMON LINE BETWEEN SAID PARCEL OF LAND AND SAID PARCEL A DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MAY 19, 2023 UNDER RECEPTION NUMBER 223041777, A DISTANCE OF 889.74 FEET TO THE POINT OF BEGINNING.

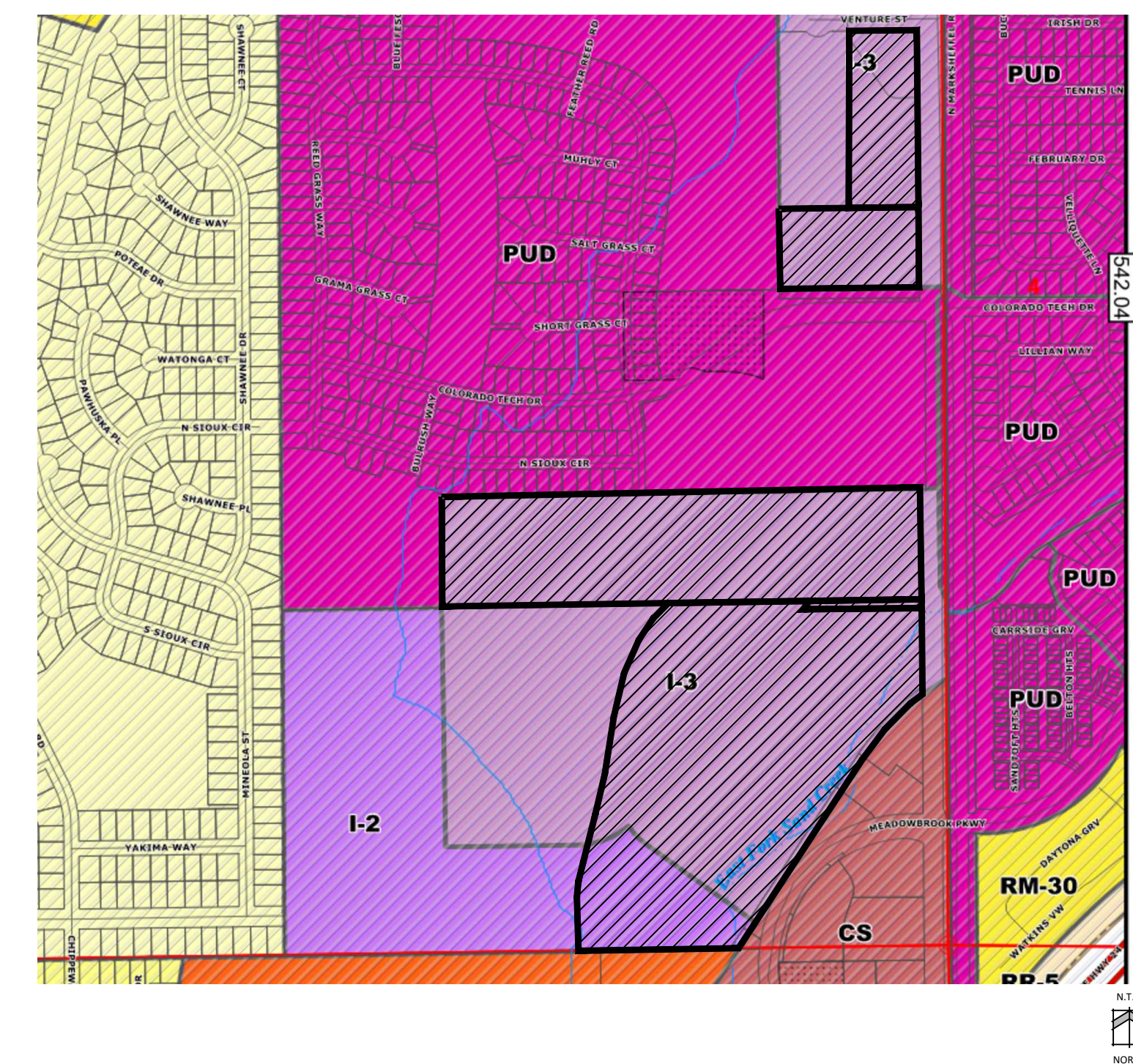
EXCEPTING THEREFROM A STRIP OF LAND EIGHTY (80.00) FEET IN WIDTH CONVEYED TO EL PASO COUNTY, COLORADO FOR PUBLIC ROADWAY PURPOSES BY DEED RECORDED JULY 12, 1989 IN BOOK 5648 AT PAGE 434 OF SAID RECORDS.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 2,086,932 SQUARE FEET (47.909 ACRES) OF LAND, MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

#### VICINITY MAP



#### SURROUNDING ZONING MAP

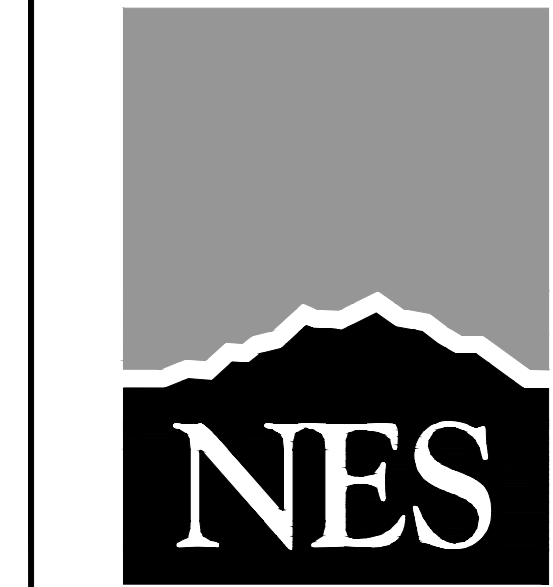


#### PROJECT TEAM

OWNERS:	RK FAMILY INVESTMENTS, LLC. 4560 W. 33RD AVE. DENVER, CO 80212	APPLICANT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903
	ROWLEY VENTURES LLC 7765 VENTURE ST. COLORADO SPRINGS, CO 80951	CIVIL:	CLASSIC CONSULTING 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903 (719-) 785-0790

#### SHEET INDEX

NUMBER	SHEET DESCRIPTION
1	COVER
2	ADJACENT LAND OWNERS
3	SKETCH PLAN
4	HAZARDS AND CONSTRAINTS



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## MARKSHEFFEL CROSSING SKETCH PLAN

DATE: 06/15/2026  
PROJECT MGR: J. ALWINE  
PREPARED BY: A. NETTER

STAMP

#### SKETCH PLAN

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

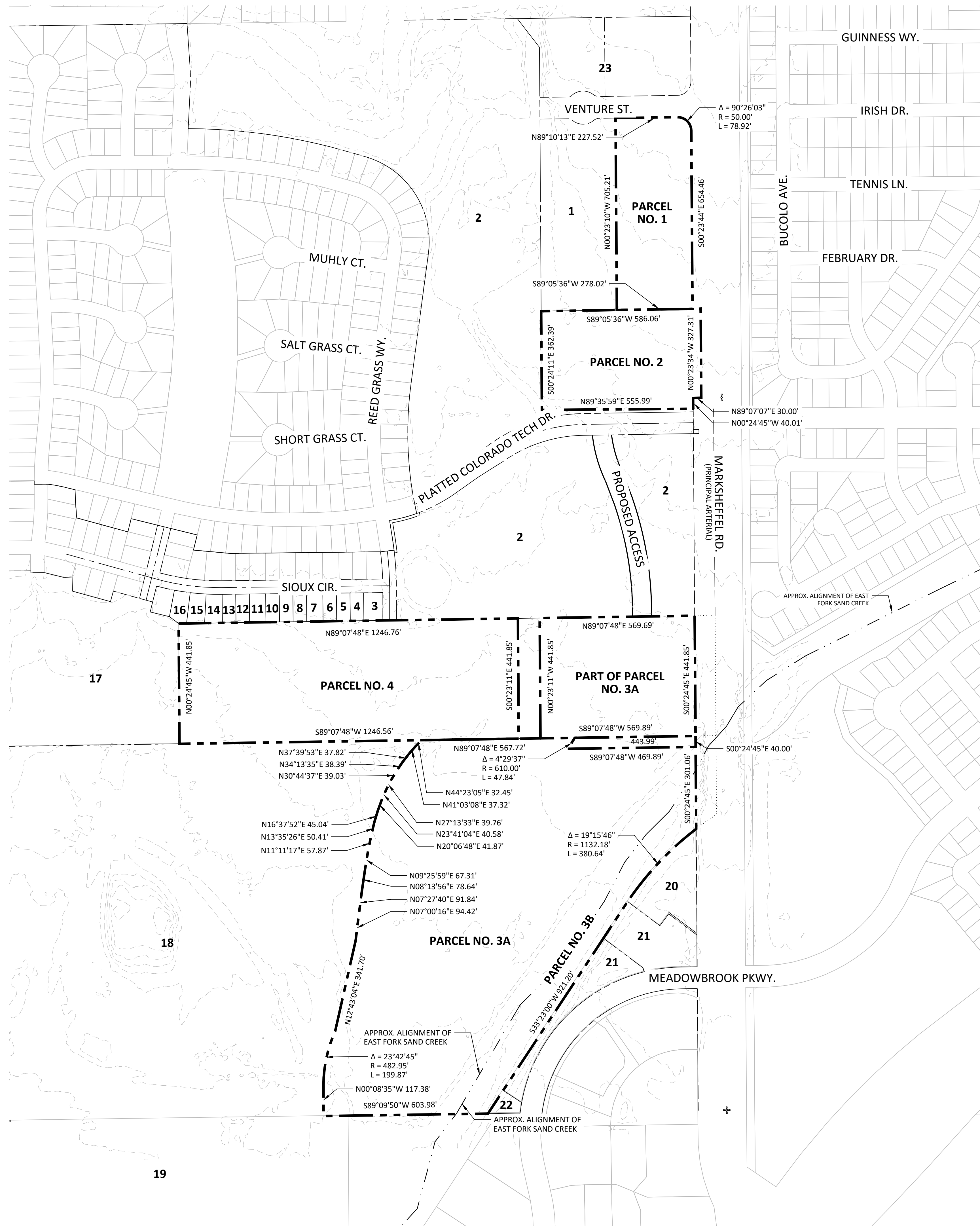
#### COVER SHEET

SHEET NUMBER/TITLE

1 OF 4

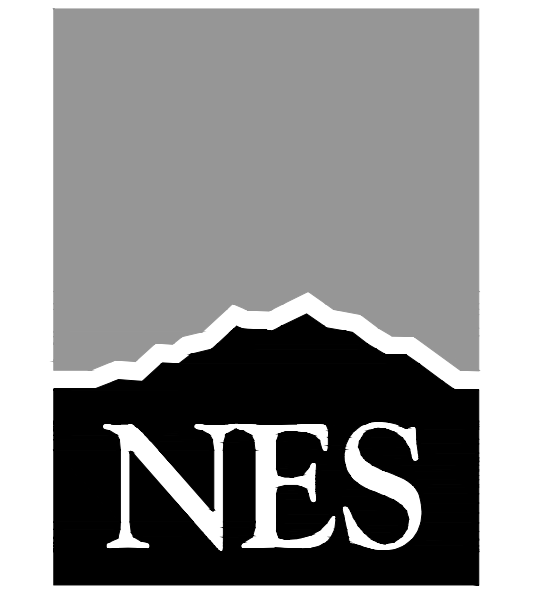
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**ADJACENT PROPERTY OWNERS**

PROPERTY ID	OWNER NAME	MAILING ADDRESS	CITY, STATE, ZIP
1	B WHEAT LLC	7715 VENTURE ST	COLORADO SPRINGS, CO 80951
2	MARKSHEFFEL BUSINESS CENTER LLC	PO BOX 38939	COLORADO SPRINGS, CO 80937
3	SCHOENFELD DILLON SCHOENFELD BRITTANY	7677 SIOUX CIR	COLORADO SPRINGS, CO 80915
4	BLOCKED BY REQUEST	BLOCKED BY REQUEST	BLOCKED BY REQUEST
5	ADEROJU IDRIS	7653 N SIOUX CIR	COLORADO SPRINGS, CO 80915
6	HUMPHREY CARL G HUMPHREY MAYA	7641 N SIOUX CIR	COLORADO SPRINGS, CO 80915
7	ZAMORA CARRIE ZAMORA ROBERT J	7629 N SIOUX CIR	COLORADO SPRINGS, CO 80915
8	BURKS ROSALYN SALINA TUCKER DALLAS M	7617 N SIOUX CIR	COLORADO SPRINGS, CO 80915
9	COUSAR MICHAEL L COUSAR MONICA L	7605 N SIOUX CIR	COLORADO SPRINGS, CO 80915
10	BALL ARTHUR R JR	7593 N SIOUX CIR	COLORADO SPRINGS, CO 80915
11	TAPIA DOMINICK L	7581 N SIOUX CIR	COLORADO SPRINGS, CO 80915
12	ROBERTSON TERRENCE CORDELL ROBERTSON CHRISTINE DOWELL	7569 N SIOUX CIR	COLORADO SPRINGS, CO 80915
13	ESPARZA JOSE G MATRAVERS JESSICA	7557 N SIOUX CIR	COLORADO SPRINGS, CO 80915
14	CUTHBERTSON WESTLEY JOE CUTHBERTSON AMANDA ROSE	7545 N SIOUX CIR	COLORADO SPRINGS, CO 80915
15	PHILLIPS ABRANDA M	7533 N SIOUX CIR	COLORADO SPRINGS, CO 80915
16	GORE COLIN A	7521 N SIOUX CIR	COLORADO SPRINGS, CO 80915
17	CH COMMUNITIES II LLC	PO BOX 38939	COLORADO SPRINGS, CO 80937
18	IESG LLC	PO BOX 38939	COLORADO SPRINGS, CO 80937
19	SPRINGS MOBILE HOME PARK LLC	8350 E RAINTREE DR STE 220	SCOTTSDALE, AZ 85260
20	LAND FIRST INC C/O RONALD WALDTHAUSEN	1378 PROMONTORY BLUFF VW	COLORADO SPRINGS, CO 80921
21	MALLERY LLC	7575 PINERY CIR	COLORADO SPRINGS, CO 80908
22	CASE INTERNATIONAL COMPANY	119 N WAHSATCH AVE	COLORADO SPRINGS, CO 80903
23	RBNB VENTURE LLC	210 SAINT PAUL ST APT 204	DENVER, CO 80206



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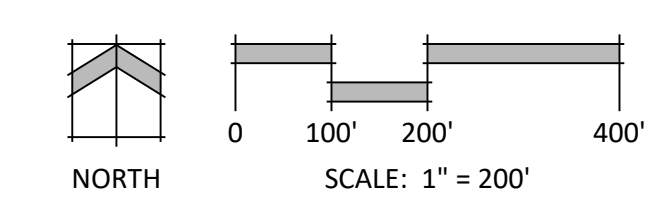
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**SKETCH PLAN**

DATE: BY: DESCRIPTION:

**PARCEL MAP**

2  
2 OF 4



PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

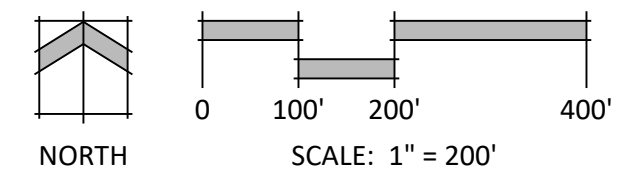
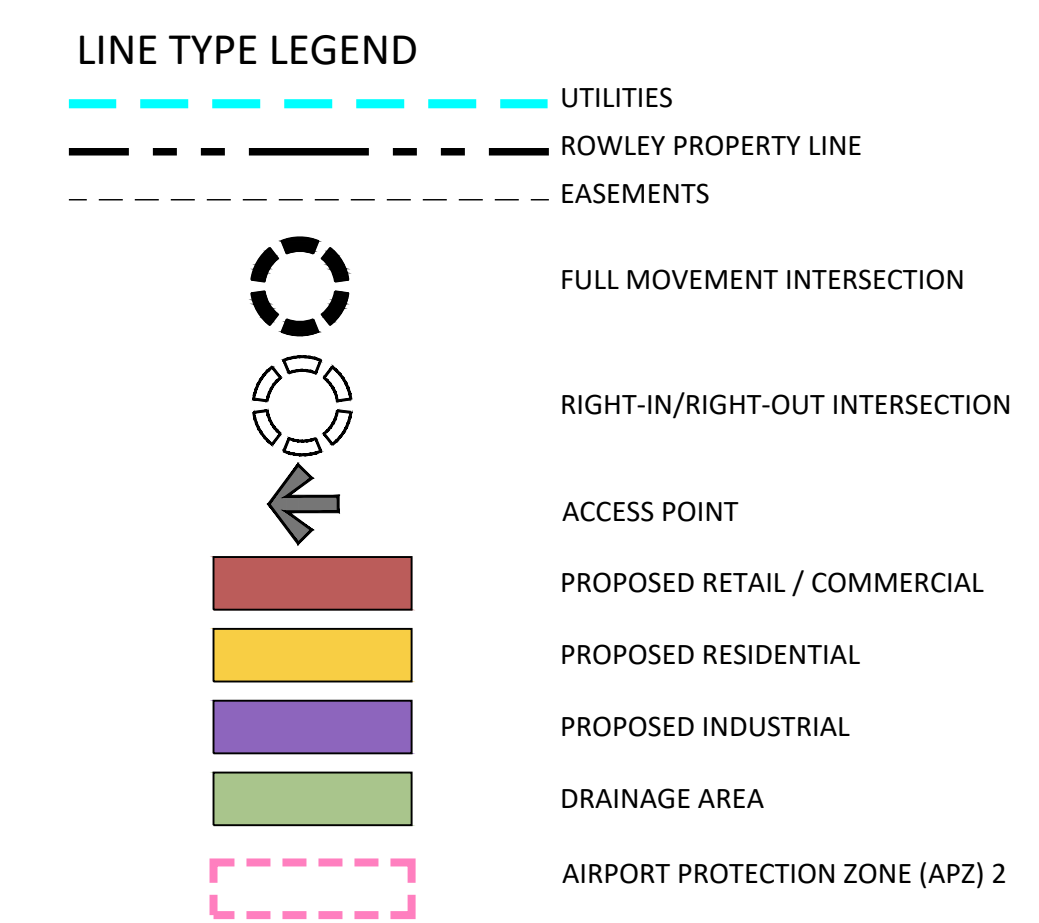
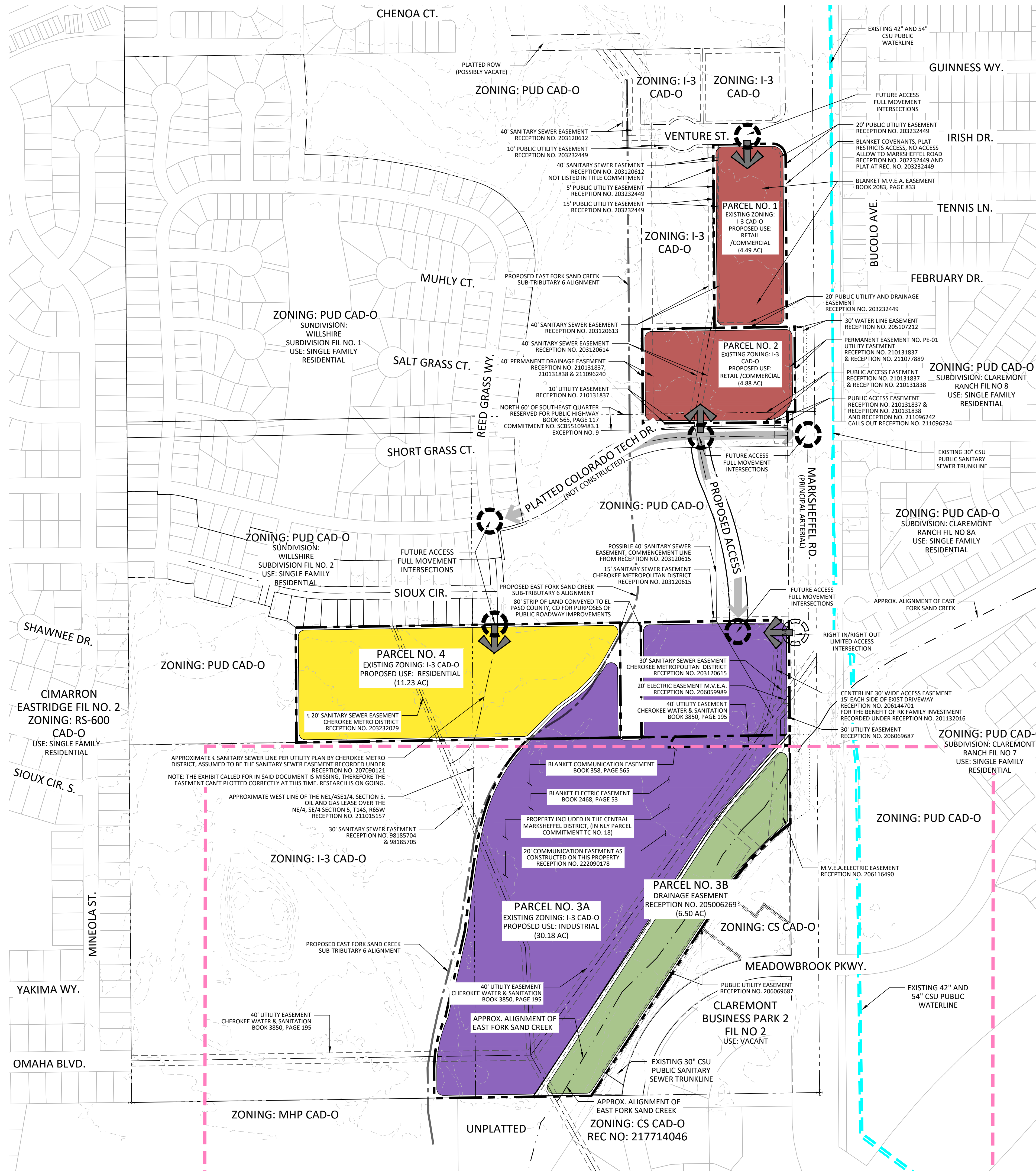
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### MARKSHEFFEL CROSSING SKETCH PLAN

DATE: 06/15/2026  
PROJECT MGR: J. ALWINE  
PREPARED BY: A. NETTER

### SKETCH PLAN

DATE: BY: DESCRIPTION:

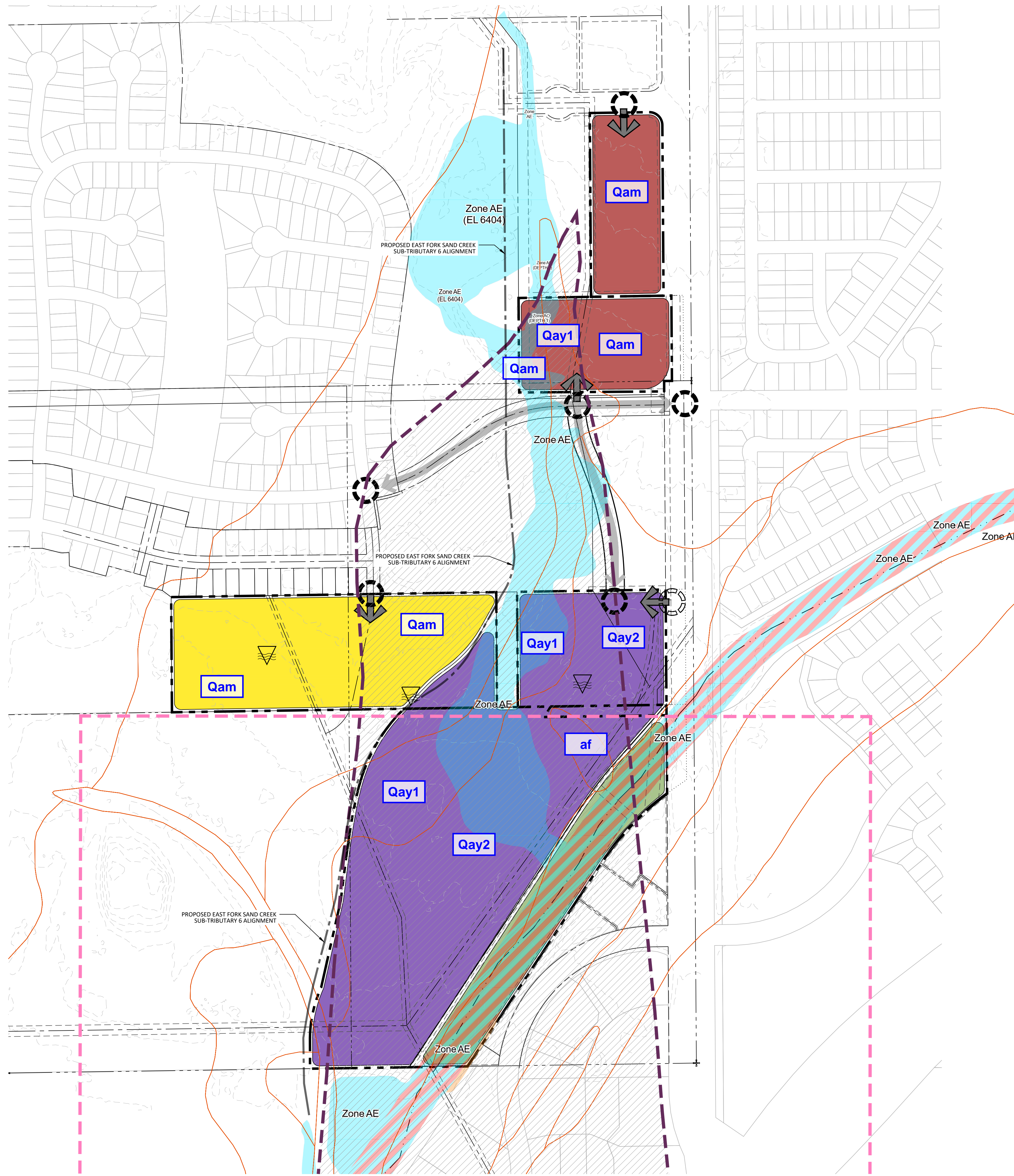
### SKETCH PLAN

3

3 OF 4

PLANNER / LANDSCAPE ARCHITECT  
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**LINE TYPE LEGEND**

- ROWLEY PROPERTY LINE
- FULL MOVEMENT INTERSECTION
- RIGHT-IN / RIGHT-OUT INTERSECTION
- ACCESS POINT
- PROPOSED RETAIL / COMMERCIAL
- PROPOSED RESIDENTIAL
- PROPOSED INDUSTRIAL
- OPEN SPACE / DRAINAGE AREA
- GEOLOGICAL UNIT AREAS
- COS AIRPORT NOISE CONTOUR (65 dB)
- AIRPORT PROTECTION ZONE (APZ) 2
- AREAS WITH SHALLOW GROUNDWATER

**GEOLOGIC SOIL AREA NOTES**

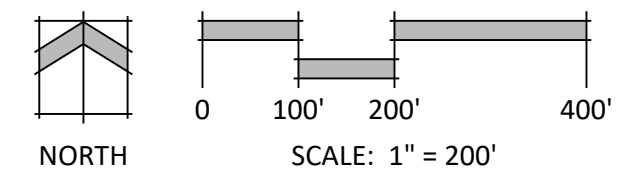
**Qam**  
ALLUVIAL DEPOSITS, SAND, SILT, GRAVEL, AND CLAY TRANSPORTED AND DEPOSITED BY FLOWING WATER. MIDDLE ALLUVIUM (LATE PLEISTOCENE) - POORLY SORTED SAND AND SUBORDINATE AMOUNTS OF GRAVEL. LIGHT BROWNISH-GRAY, PALE BROWN, LIGHT YELLOWISH-BROWN, AND GRAYISH-BROWN. ESTIMATED THICKNESS IS 20 TO 50 FEET.

**Qay1**  
ALLUVIAL DEPOSITS, SAND, SILT, GRAVEL, AND CLAY TRANSPORTED AND DEPOSITED BY FLOWING WATER. YOUNG ALLUVIUM ONE (LATE HOLOCENE). UNIT EXISTS ON NARROW FLOOD PLAINS AND FLOORS OF STREAM CHANNELS. LIGHT BROWNISH-GRAY, GRAYISH-BROWN, AND DARK GRAYISH-BROWN, POORLY SORTED SAND, SILTY SAND, AND MINOR PEBBLE GRAVEL. ESTIMATED TO BE 2 TO 8 FEET THICK.

**Qay2**  
ALLUVIAL DEPOSITS, SAND, SILT, GRAVEL, AND CLAY TRANSPORTED AND DEPOSITED BY FLOWING WATER. YOUNG ALLUVIUM TWO (LATE TO MIDDLE HOLOCENE). SIMILAR TO Qay1, EXPECT THAT IT INCLUDES SEVERAL THIN BEDS AND LENSES OF DARK GRAYISH-BROWN TO VERY DARK GRAYISH-BROWN SEDIMENT. ESTIMATED THICKNESS TO BE 10 TO 20 FEET.

**af**  
ARTIFICIAL FILL

**FEMA FLOODPLAIN ANALYSIS NOTE**  
PORTIONS OF THE SITE LIE WITHIN THE 100-YEAR FLOODPLAIN. MAPPING OF THE 100-YEAR FLOODPLAIN, INCLUDING ZONES AE AND AO MAPPING IN THE FEMA PANELS, HAVE A 1% CHANCE OF BEING SUBJECT TO INUNDATION ANNUALLY.



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**MARKSHEFFEL  
CROSSING  
SKETCH  
PLAN**

DATE: 06/15/2026  
PROJECT MGR: J. ALWINE  
PREPARED BY: A. NETTER

**SKETCH PLAN**

DATE:	BY:	DESCRIPTION:

**HAZARDS AND  
CONSTRAINTS**

**4**

4 OF 4