

# SOUTHERN COLORADO RAIL PARK

## PARCELS OF LAND IN SECTIONS 12, 13, 14, 23, 24, 25 AND 26 T16S R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

### SKETCH PLAN

#### LEGAL DESCRIPTION

THOSE PARCELS OF LAND IN SECTIONS 12, 13, 14, 23, 24, 25 AND 26 T16S R66W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND IN SECTIONS 19 AND 30, T16S, R66W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, ALL BEING DESCRIBED IN WARRANTY DEEDS UNDER RECEPTION NO. 099100803 AND RECEPTION NO. 099100804 IN THE RECORDS OF SAID EL PASO COUNTY, SAID PARCELS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE EASTERLY BOUNDARY LINES OF THE FORT CARSON MILITARY RESERVATION.
- BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 26 AND 35, T16S R66W OF THE 6TH P.M.;
- THENCE N1°34'52"W ALONG THE CENTERLINE OF SECTION 26, A DISTANCE OF 5263.81 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26;
- THENCE N0°25'00"W ALONG THE CENTERLINE OF SECTION 23, A DISTANCE OF 5230.86 FEET TO A FOUND STONE AT THE QUARTER CORNER COMMON TO SECTIONS 14 AND 23;
- THENCE N1°30'28"W ALONG THE CENTERLINE OF SECTION 14, A DISTANCE OF 5285.06 FEET TO A FOUND 3.25" ALUMINUM CAP STAMPED "R G OBERING, T15S R66W, S11, 1/4 COR, S14, 1999, PE&PLS 13226;
- THENCE N88°40'09"E ALONG THE SOUTH LINE OF SECTION 11, A DISTANCE OF 2788.00 FEET TO A FOUND 2.5" ALUMINUM CAP IN A MOUND OF STONES STAMPED "MIDLAND SURVEYING INC, RICHARD MATTSOON, COLORADO PLS 38386";
- THENCE N0°39'18"W ALONG THE EAST LINE OF SECTION 11, A DISTANCE OF 1312.70 FEET;
- THENCE N89°11'58"E ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF (N1/2 S1/2) SECTION 12, A DISTANCE OF 1197.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHARTER OAK RANCH ROAD; THENCE CONTINUING N89°11'58"E ALONG SAID SOUTH LINE 3998.08 FEET TO A FOUND NO. 5 REBAR AT THE SOUTH 1/16TH COR OF THE SECTION LINE COMMON TO SECTION 12 T16S R66W AND SECTION 7, T16S R65W; THENCE S0°57'56"E ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1329.72 FEET TO A FOUND 3.5" ALUMINUM CAP STAMPED "W K CLARK, T16S, R66W R65W, S12 S7, S13 S18, 1996, PLS 4842"; THENCE S0°59'20"E ALONG THE WEST LINE OF SECTION 18 T16S, R65W A DISTANCE OF 5278.38 FEET TO A FOUND 1.5" ALUMINUM CAP STAMPED "13, 18, 19, 24, PLS 26927"; THENCE S0°45'56"E ALONG THW WEST LINE OF SECTION 19, T16S, R65W A DISTANCE OF 2637.07 FEET TO A 2" GALVANIZED PIPE WITH CAP STAMPED "T16S, 24 G 19, R65W"; THENCE N89°21'33"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 19, A DISTANCE OF 1171.75 FEET TO A FOUND 3.25" ALUMINUM CAP STAMPED "PLS 13830, W1/16, C-C, S19, 1999; THENCE S0°51'32"E ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2 SW1/4) OF SECTION 19, A DISTANCE OF 2637.30 FEET TO A 3.25" ALUMINUM CAP STAMPED "BERGE BREWER, W 1/16 S19, S30, 1999, PLS 13830"; THENCE S0°20'16"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE FO 1320.03 FEET TO A 3.25" ALUMINUM CAP STAMPED "BERGE BREWER, NW1/16 S30, 1999, PLS 13830"; THENCE S89°13'59"W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30 A DISTANCE OF 1155.32 FEET TO A 3.25" ALUMINUM CAP STAMPED "BERGE BREWER, N1/16 S25 S30, 1999, PLS 13830"; THENCE S1°04'10"E ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 1,326.55 FEET TO THE QUARTER CORNER COMMON TO SECTION 30 AND SECTION 25, T16S, R66W; THENCE S0°39'21"E A DISTANCE OF 2640.17 FEET TO A 3.25" ALUMINUM CAP STAMPED "BERGE BREWER, T16S R66W, R65W, S25 S30 S36 S31, 1999, PLS 13830"; THENCE S89°36'51"W ALONG THE NORTH LINE OF SECTION 36, A DISTANCE OF 5275.28 FEET TO THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36; THENCE S89°07'11"W ALONG THE NORT LINE OF SECTION 35, A DISTANCE OF 2637.64 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THE RIGHT-OF-WAYS DESCRIBED UNDER RECEPTION NO. 219042933 AND RECEPTION NO. 219042944, AND ANY PORTION OF CHARTER OAK RANCH ROAD WHICH MAY EXIST BY VIRTUE OF ITS APPARENT USE AS A PUBLIC RIGHT-OF-WAY. SAID RIGHT-OF-WAY CONTAIN AN AREA OF 151,384 S.F. (3.475 ACRES) ALSO EXCEPTING THEREFROM THE PARCELS DESCRIBED UNDER THE FOLLOWING RECEPTION NO.'S 210059631, 219082791, 209137369 AND IN BOOK 5826 AT PAGE 208 ALL OF THE EL PASO COUNTY RECORDS. SAID PARCELS CONTAIN A NET AREA OF 1,704,304 S.F. (39.125 ACRES) SAID PARCELS LESS EXCEPTIONS CONTAIN A NET AREA OF 135,424,145 S.F. (3,108.911 ACRES).

- NOTES:**
- CHARTER OAK RANCH ROAD CROSSES THE PROPERTY THROUGH SECTIONS 12 AND 13. NO RECORDED DOCUMENTS WERE FOUND DOCUMENTING ITS EXISTENCE. THE NET AREA DOES NOT EXCEPT CHARTER OAK RANCH ROAD.
  - BEARINGS ARE BASED ON THE COLORADO CENTRAL STATE PLANE COORDINATE SYSTEM.

#### GENERAL NOTES

- PHASING WILL GENERALLY FOLLOW THE PHASING PLAN ON SHEET 3.
- AS DEVELOPMENT OCCURS WITHIN THE PROJECT, CARE WILL BE TAKEN TO MINIMIZE HUMAN AND WILDLIFE CONFLICTS WITHIN REASONABLE LIMITS. QUALITY SITE PLANNING AND DESIGN WILL BE UTILIZED IN ORDER TO AVOID POTENTIAL IMPACTS TO WILDLIFE HABITAT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE WILDLIFE AND WATER OF THE U.S. TECHNICAL MEMORANDUM PREPARED BY HDR DATED MARCH 4, 2024.
- A METROPOLITAN DISTRICT WILL BE ESTABLISHED TO PROVIDE FOR THE CONSTRUCTION OF THE RAILROAD, ROAD AND UTILITY INFRASTRUCTURE AND FOR THE ONGOING OWNERSHIP AND MAINTENANCE OF OPEN SPACE DRAINAGE FACILITIES.
- UNTIL APPROVED BY THE CDOT, COUNTY OR CITY OF FOUNTAIN, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND ALIGNMENTS, INTERSECTION LOCATIONS AND DESIGN SHOWN ON THIS SKETCH PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH SUBSEQUENT DEVELOPMENT PLANS.
- ALL STREETS WILL MEET THE STANDARDS OF THE CITY OF FOUNTAIN TRANSPORTATION MASTER PLAN 2022 UNLESS OTHERWISE APPROVED.
- SPECIFIC DEVELOPMENT STANDARDS, INCLUDING SETBACKS, LOT COVERAGE AND BUILDING HEIGHT, WILL BE ESTABLISHED THROUGH SUBSEQUENT ZONING OF THE PROPERTY.
- THE SKETCH PLAN MAP IS A DRAWING REPRESENTING A PROPOSED DEVELOPMENT SHOWING CONCEPTUAL PLANNING AREAS, LAND USE TYPES, DENSITIES, ROAD TYPES AND LOCATIONS AND LOCATION OF HAZARDS AND ENVIRONMENTALLY SENSITIVE AREAS IN ORDER TO EVALUATE THE FEASIBILITY OF THE PROJECT.
- THIS SKETCH PLAN WAS REVIEWED UNDER THE INTENT THAT THE SKETCH PLAN IS NECESSARY TO INITIATE GRANT APPLICATIONS, AND A SPECIAL DISTRICT APPLICATION PRIOR TO THE ANNEXATION INTO THE CITY OF FOUNTAIN. THE PCD DIRECTOR MAY MODIFY THE APPLICABLE REQUIREMENTS, INCLUDING REQUIRING ADDITIONAL ITEMS OR REMOVING ITEMS, BASED UPON THE PROJECT AND SITE-SPECIFIC CIRCUMSTANCES. THE LEVEL OF DETAIL IN THE DOCUMENTS SUBMITTED TO SUPPORT THIS APPLICATION DO NOT SET A PRECEDENT FOR SUBMITTAL STANDARDS.
- NOTICE: IF PROPERTY DOES NOT ANNEX TO CITY, A DETAILED MDDP, MASTER TIS, GEOLOGY AND SOILS REPORT, NOXIOUS WEED REPORT, NATURAL FEATURES & RIPARIAN STUDY, AND WETLAND DELINEATION STUDY MAY BE REQUIRED WITH ANY SUBSEQUENT SKETCH PLAN AMENDMENT, REZONE OR PRELIMINARY PLAN SUBMITTAL FOR REVIEW AND APPROVAL BY THE COUNTY.
- MORE DETAILED DRAINAGE FACILITY LOCATIONS, DESIGNS AND STUDIES TO BE UNDERTAKEN WITH SUBSEQUENT AND MORE DETAILED PHASES OF ENTITLEMENT.
- THE FOLLOWING DISTRICTS ARE ANTICIPATED TO SERVE THE PROPERTY:
  - FOUNTAIN WATER (UPON ANNEXATION)
  - FOUNTAIN SANITATION DISTRICT (UPON ANNEXATION)
  - BLACK HILLS ENERGY (GAS)
  - CITY OF FOUNTAIN ELECTRIC (UPON ANNEXATION)
  - CITY OF FOUNTAIN FIRE DEPARTMENT (UPON ANNEXATION)

#### FLOODPLAIN STATEMENT

THE SKETCH PLAN CONTAINS AN AREA MAPPED AS ZONE A OF THE FEMA FLOODPLAIN MAP NO. 8041C0961G AND 08041C0965G, DATED DECEMBER 7, 2018. THE SUBJECT SITE CONTAINS A 100 YR FLOODPLAIN SHOWN AS "ZONE A" FOR LITTLE FOUNTAIN CREEK. "ZONE A" BEING DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED". AS SUCH THERE IS NO DETAILED DRAINAGE STUDY FOR LITTLE FOUNTAIN CREEK. THERE IS NO FLOODPLAIN SHOWN BY FEMA FOR ROCK CREEK WITHIN THE PROJECT AREA. APPROXIMATELY 679.39 ACRES LOCATED ALONG THE NORTHERN PORTION OF THE SITE ARE CONTAINED WITHIN MAP NO. 0804110961; IMAGERY FOR THIS PANEL IS NOT CURRENTLY AVAILABLE. THIS MAY BE DUE TO ITS PROXIMITY TO FORT CARSON.

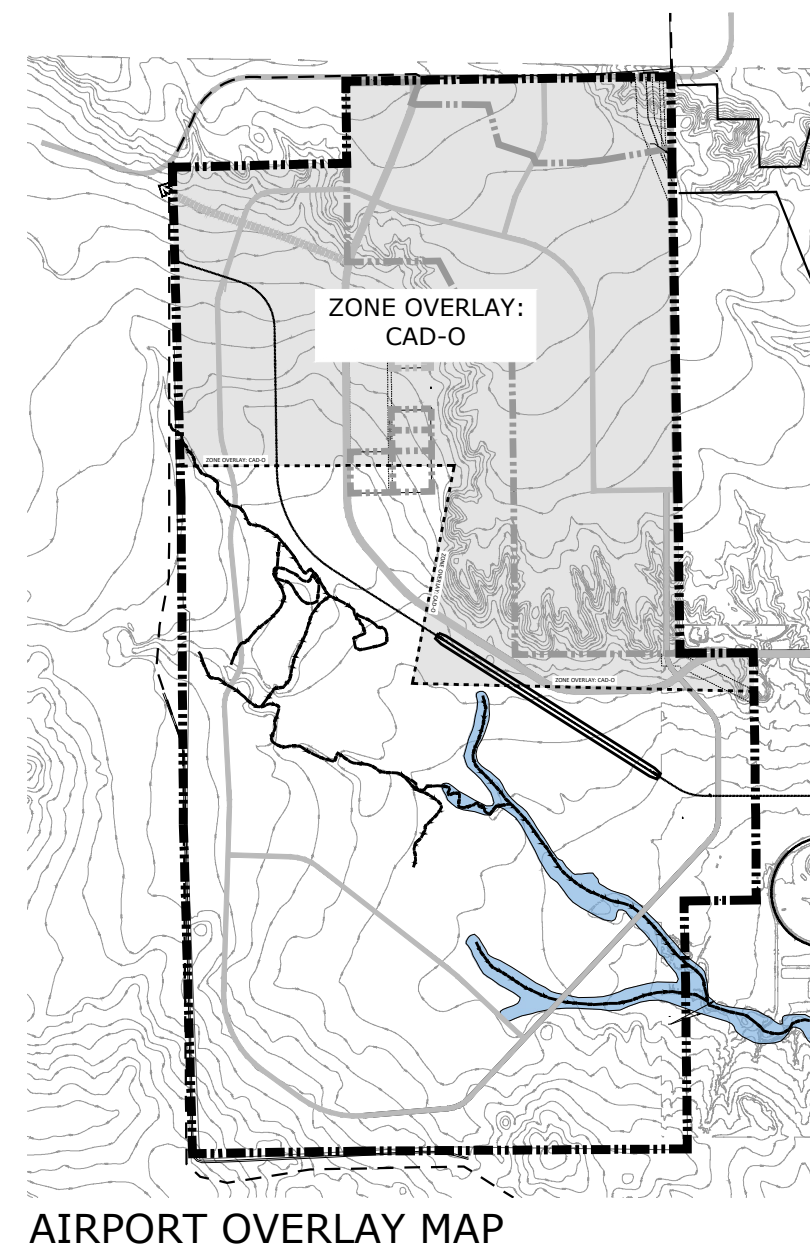
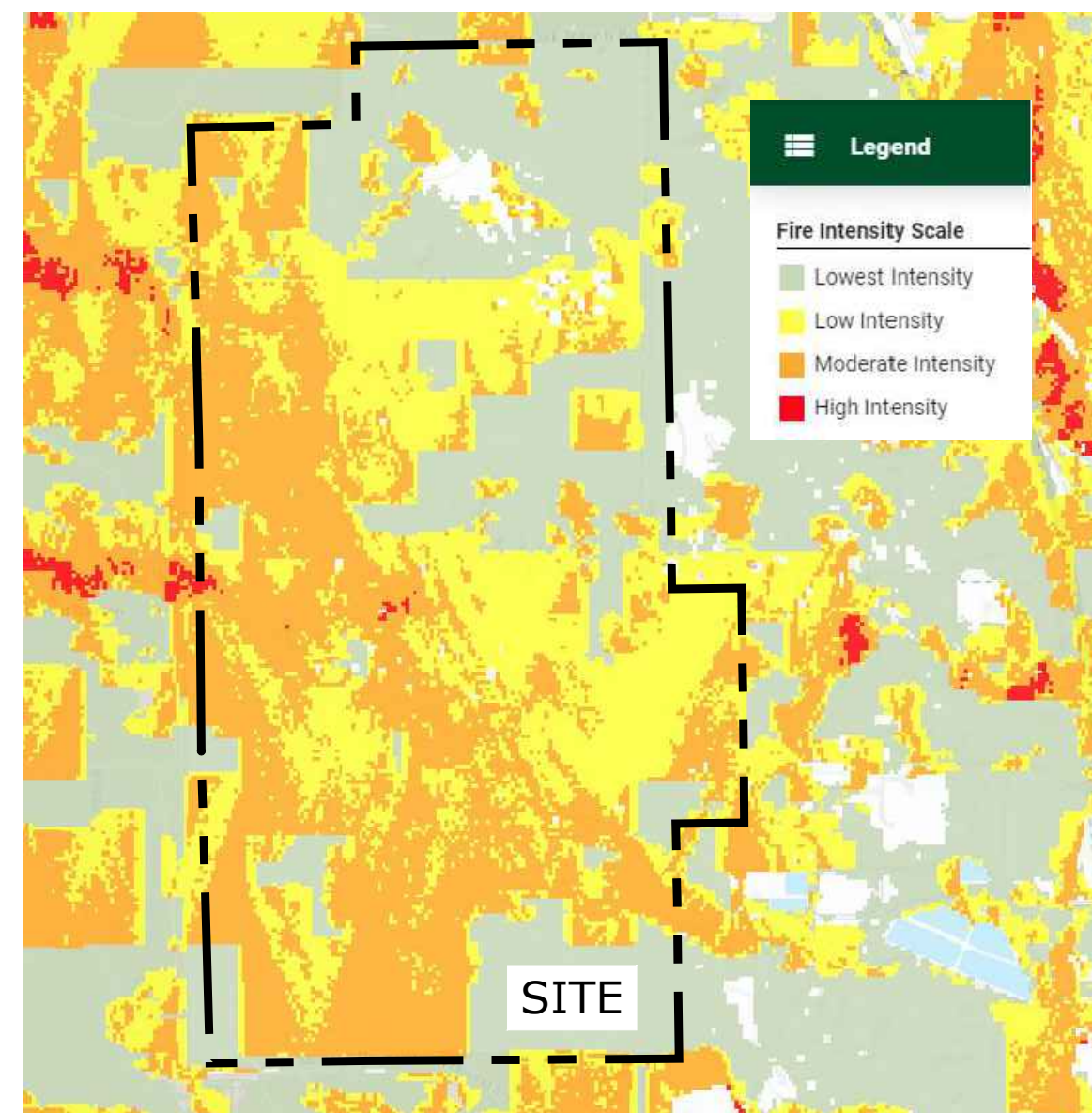
#### SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS

A "SOILS AND GEOLOGY REPORT" FOR THE SKETCH PLAN WAS COMPLETED BY HDR IN MARCH 2024. HDR CONCLUDES IN THEIR REPORT THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT. HOWEVER, SUBSURFACE EVALUATION PRIOR TO FURTHER DESIGN IS RECOMMENDED TO IDENTIFY POTENTIAL GEOLOGIC AND ENGINEERING CONSTRAINTS.

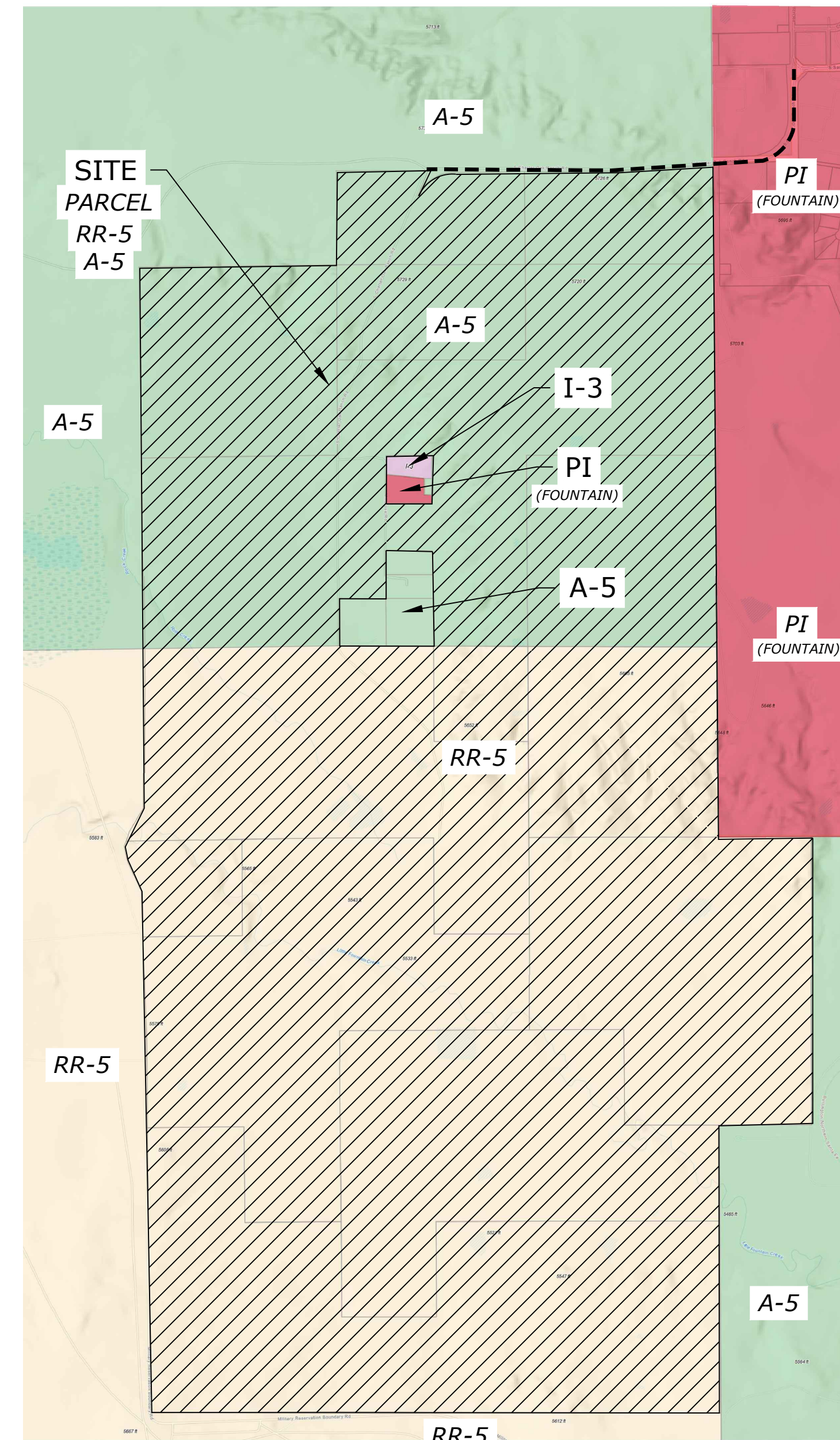
A PRELIMINARY SOILS AND GEOLOGY REPORT CONDUCTED BY HDR IN MARCH 2024 CONCLUDED THAT THE PROPERTY IS SUITABLE FOR THE ANTICIPATED DEVELOPMENT. POTENTIAL CONSTRAINTS IDENTIFIED INCLUDE DEBRIS FLOWS AND SLOPE INSTABILITY. REFERENCE FIGURE 4 OF THE SOILS AND GEOLOGY REPORT FOR MAPPING OF THE DEBRIS FLOW CONSTRAINT - THE BLUFF AREA CONTAINING THE POTENTIAL SLOPE INSTABILITY IS APPROXIMATED ON THE SKETCH PLAN AND THROUGHOUT FIGURES 2 - 4 OF THE SOILS AND GEOLOGY REPORT. THROUGH THE USE OF TYPICAL ENGINEERING DESIGN AND CONSTRUCTION PRACTICES, ANY CONCERNS CAN BE MITIGATED. HOWEVER, A SUBSURFACE EVALUATION SHOULD BE PERFORMED TO FULLY EVALUATE THE POTENTIAL GEOLOGIC AND ENGINEERING CONSTRAINTS WITH FUTURE DEVELOPMENT PLANS. UPON COMPLETION OF THE SUBSURFACE EVALUATION, A FOLLOW UP REPORT SUMMARIZING THE GEOLOGIC CONDITIONS AND ENGINEERING CONCERNS SHOULD BE PREPARED TO SUPPORT FUTURE DEVELOPMENT.

#### WILDFIRE RISK

THE SITE INCLUDES AREAS WITH THE LOWEST TO MODERATE INTENSITY FOR WILDFIRE RISK. VEGETATION AND LADDER FUELS WILL BE MITIGATED THROUGH SITE GRADING AND DEVELOPMENT



#### ZONING MAP



#### EL PASO COUNTY 2040 MAJOR TRANSPORTATION CORRIDOR PLAN ROAD CLASSIFICATIONS:

--- 80' ROW PROPOSED 2 LANE COLLECTOR

#### CITY OF FOUNTAIN ROADWAY CROSS SECTIONS

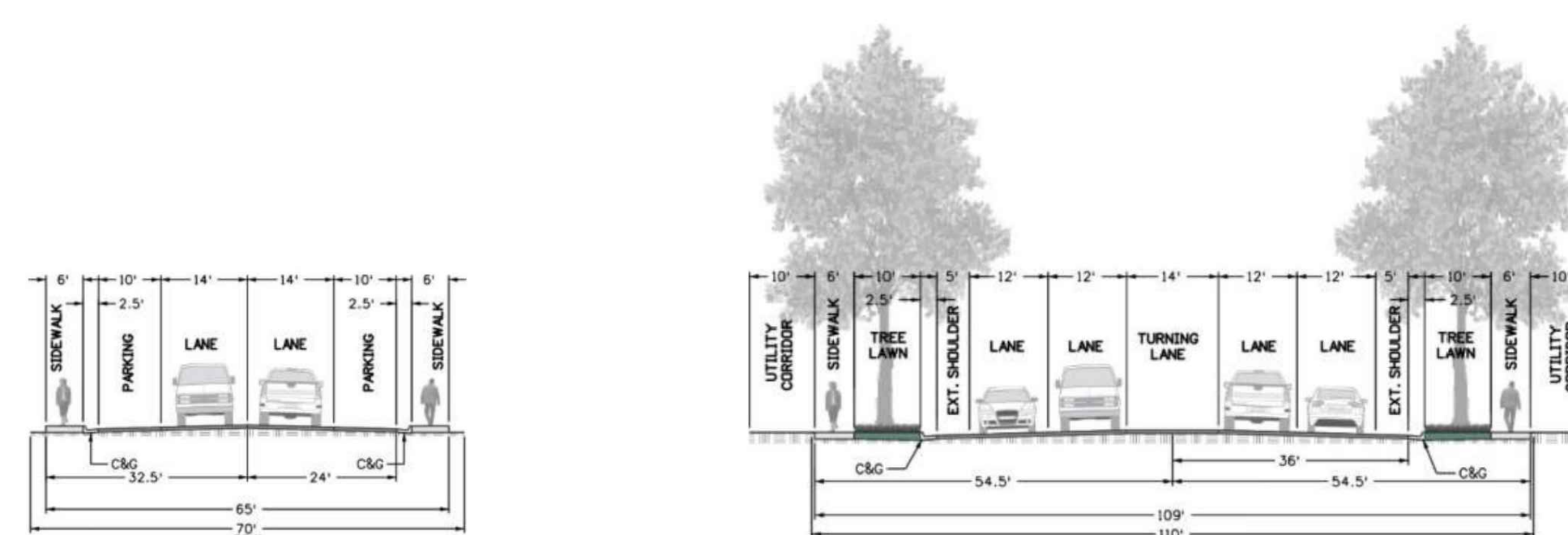
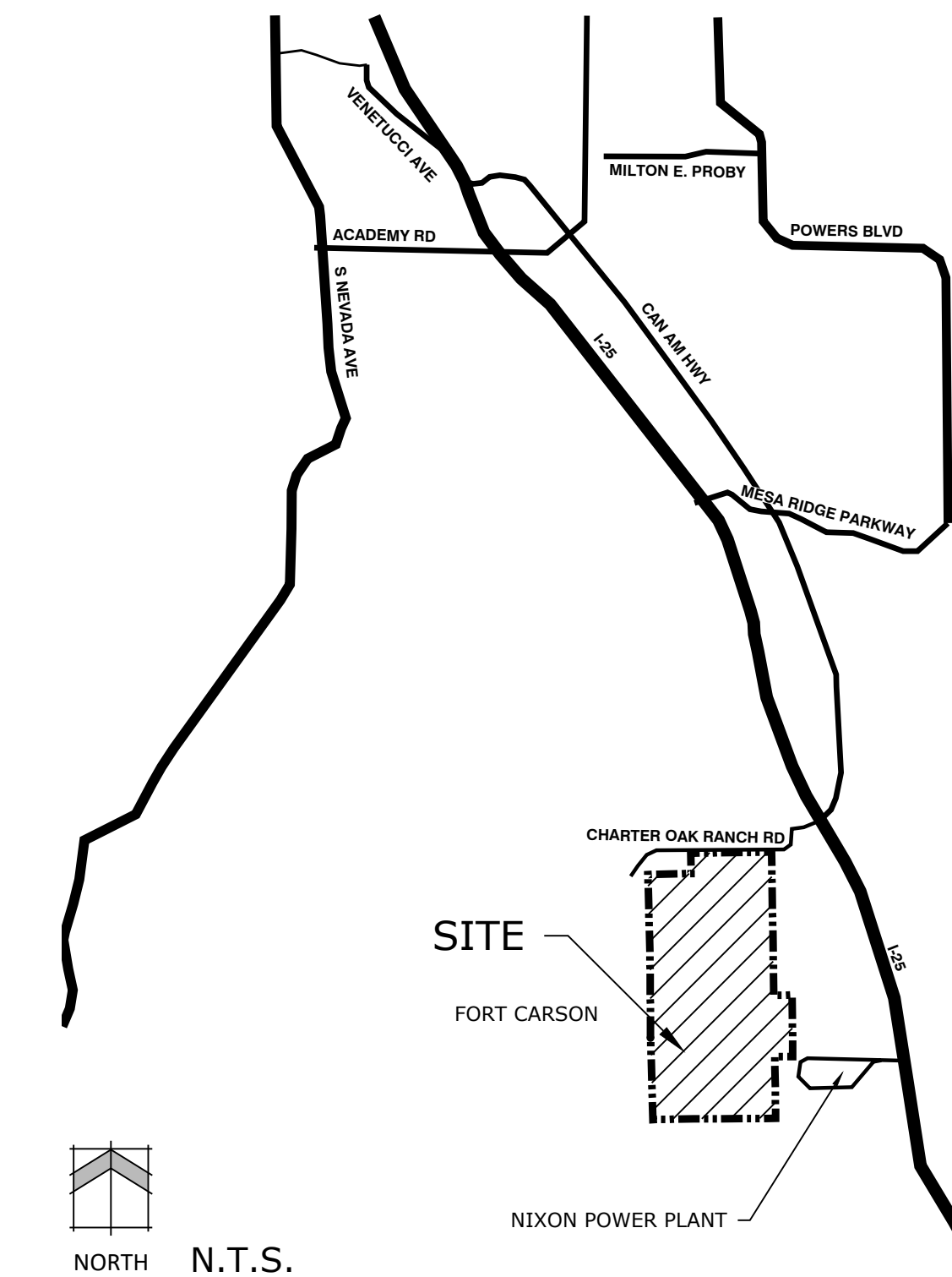


Figure 3. 9 Industrial Commercial Collector Typical Section

Figure 3. 4 Minor Arterial Typical Section

#### VICINITY MAP



#### SITE DATA

Tax ID Number:	660000047, 660000048, 660000004, 660000009, 660000046, 660000008, 660000011, 660000010, 660000041, 660000040, 660000039, 660000012, 660000014
Total Area:	3,109 AC
Current Zoning:	A-5, RR-5
Current Use:	Vacant/Mining Operations

Land Use	Acres	% Land Use	SF of Use
Commercial Center	10.7	0.3%	74,575
Commercial Services	129.1	4.2%	674,832
Light Industrial	849.0	27.3%	2,958,595
Heavy Industrial	1425.3	45.8%	1,927,152
Low Impact Use	100.6	3.2%	-
Drainage, 100 yr Floodplain, Open Space	234.1	7.5%	-
Rail Easement	36.8	1.2%	-
ROW	121.0	3.9%	-
No-Build Steep Slopes	189.5	6.1%	-
Misc.	12.6	0.4%	-
<b>Total</b>	<b>3108.9</b>	<b>100.0%</b>	<b>5,635,154</b>

\* 'SF of Use' has been rounded to the nearest whole number from actual values.

#### PROJECT TEAM

**OWNER / DEVELOPER:** Edw. C. Levy Co. d/b/a Schmidt Construction Company  
8800 Dix Avenue  
Detroit, MI 48209

**APPLICANT:** N.E.S. Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 471-0073

**ENGINEER & SURVEYOR:** M&S Civil Consultants, Inc.  
212 N. Wahsatch Ave, Suite 305  
Colorado Springs, CO 80903  
(719)-491-0818

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Sheet 6 of 6:	Phasing Plan



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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## SOUTHERN COLORADO RAIL PARK

### SKETCH PLAN

EAST OF FORT CARSON, WEST OF I-25,  
SOUTH OF CHARTER OAK RANCH ROAD

DATE: 06/05/2023  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

DATE: 03/19/2024  
BY: JS  
DESCRIPTION: PER EPC REVIEW COMMENTS

### COVER

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SKP234



# SOUTHERN COLORADO RAIL PARK

PARCELS OF LAND IN SECTIONS 12, 13, 14, 23, 24, 25 AND 26 T16S R6W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

## SKETCH PLAN

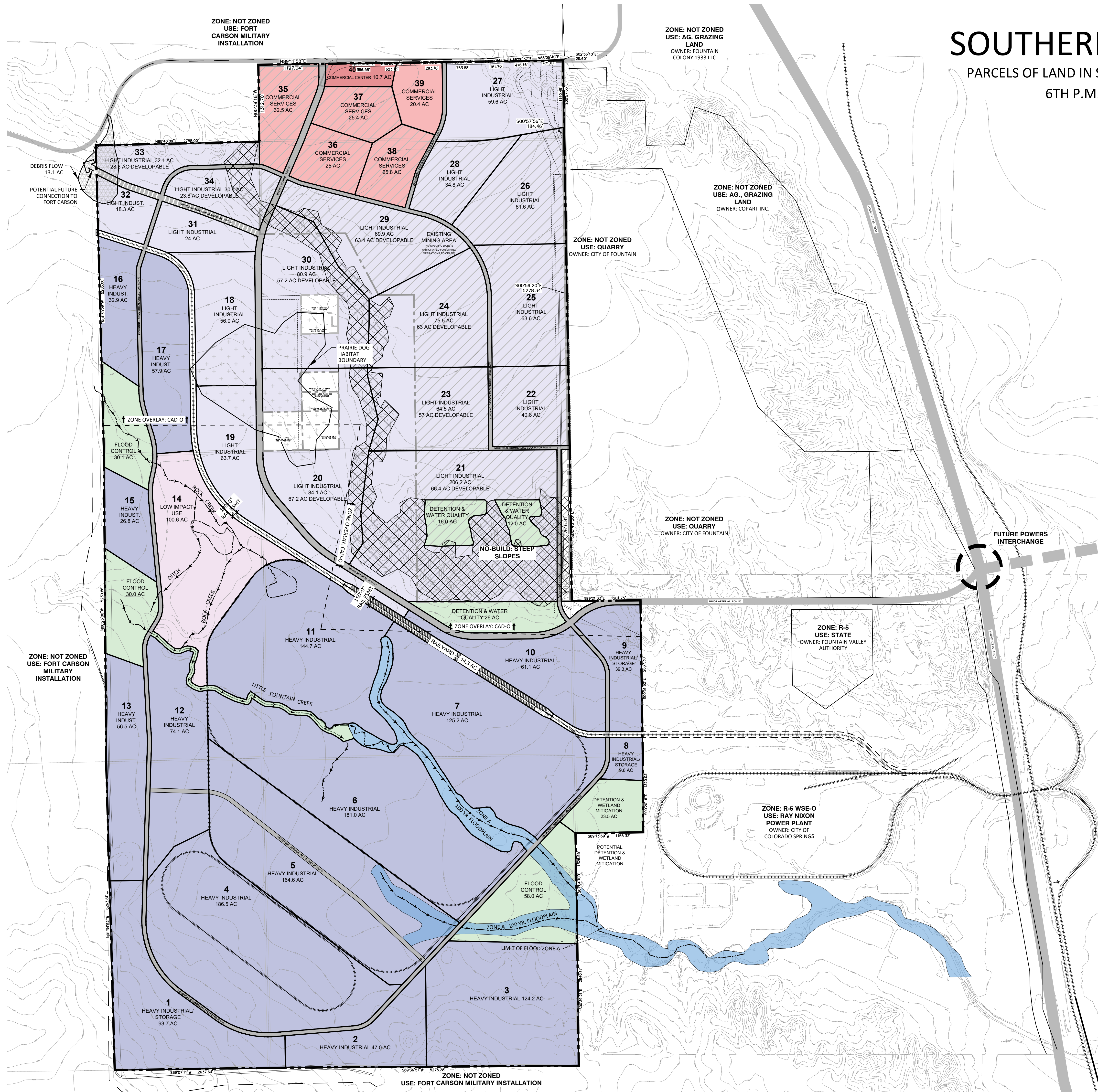


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Colorado Springs, CO 80903

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**LAND USE LEGEND**

- COMMERCIAL CENTER
- COMMERCIAL SERVICES
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PRESERVATION / LOW IMPACT USES
- DRAINAGE, FLOOD CONTROL & OPEN SPACE
- 100 YR FLOODPLAIN
- RAIL EASEMENT
- ROADWAYS
- FUTURE/PROPOSED ROADWAYS, BY OTHERS
- PRESERVED ROW FOR FUTURE PROPOSED ROADWAYS

**SYMBOL & LINETYPE LEGEND**

- SITE ACCESS POINT
- NO-BUILD AREA
- 100-YR FLOOD AREA
- CURRENT MINING OPERATION TO BE DEVELOPED UPON COMPLETION OF MINING OPERATION

**SOUTHERN COLORADO RAIL PARK**

SKETCH PLAN

EAST OF FORT CARSON, WEST OF I-25, SOUTH OF CHARTER OAK RANCH ROAD

DATE: 06/05/2023  
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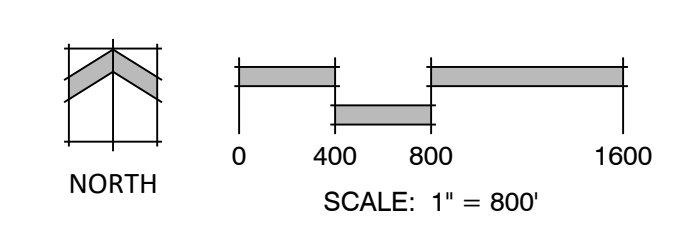
DATE:	BY:	DESCRIPTION:
03/19/2024	JS	PER EPC REVIEW COMMENTS

SKETCH PLAN OVERALL MAP

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SKP234



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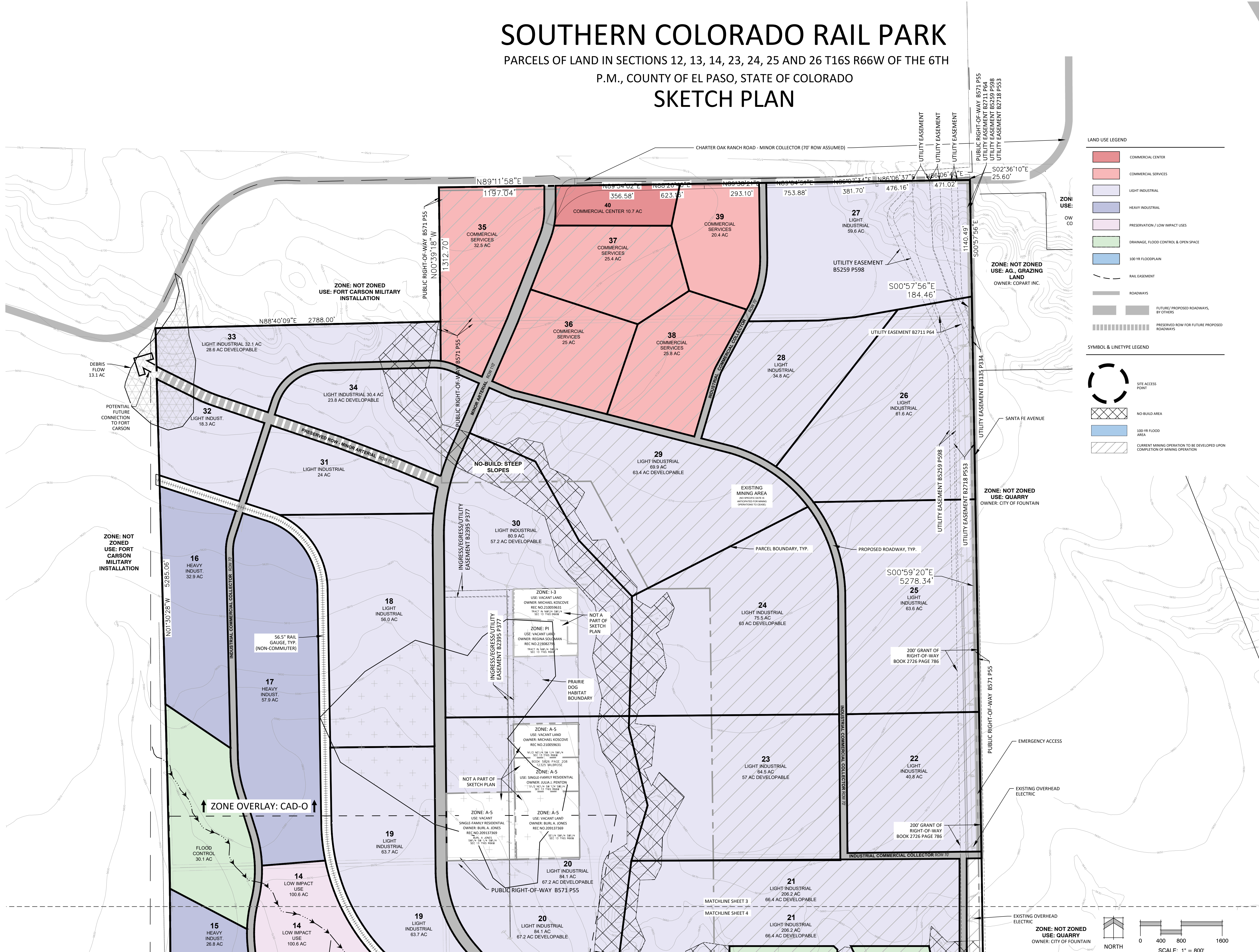
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## SKETCH PLAN



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Fax 719.471.0267  
www.nescolorado.com  
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**LAND USE LEGEND**

- Commercial Center
- Commercial Services
- Light Industrial
- Heavy Industrial
- Preservation / Low Impact Uses
- Drainage, Flood Control & Open Space
- 100 Yr Floodplain
- Rail Easement
- Roadways
- Future/Proposed Roadways, by Others
- Preserved ROW for Future Proposed Roadways

**ZONI USE:**

- OW
- CO

**ZONE: NOT ZONED USE: AG, GRAZING LAND**  
OWNER: COPART INC.

**ZONE: NOT ZONED USE: QUARRY**  
OWNER: CITY OF FOUNTAIN

**SYMBOL & LINETYPE LEGEND**

- Site Access Point
- No-Build Area
- 100-Yr Flood Area
- Current Mining Operation to be Developed Upon Completion of Mining Operation

### SOUTHERN COLORADO RAIL PARK

#### SKETCH PLAN

EAST OF FORT CARSON, WEST OF I-25, SOUTH OF CHARTER OAK RANCH ROAD

DATE: 06/05/2023  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

DATE: 03/19/2024  
BY: JS  
DESCRIPTION: PER EPC REVIEW COMMENTS

#### SKETCH PLAN

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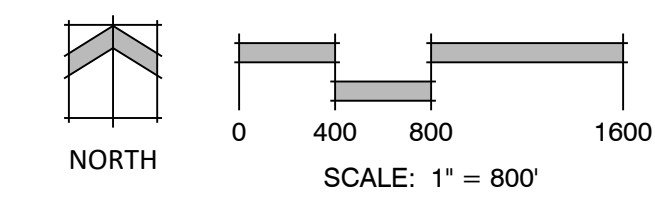
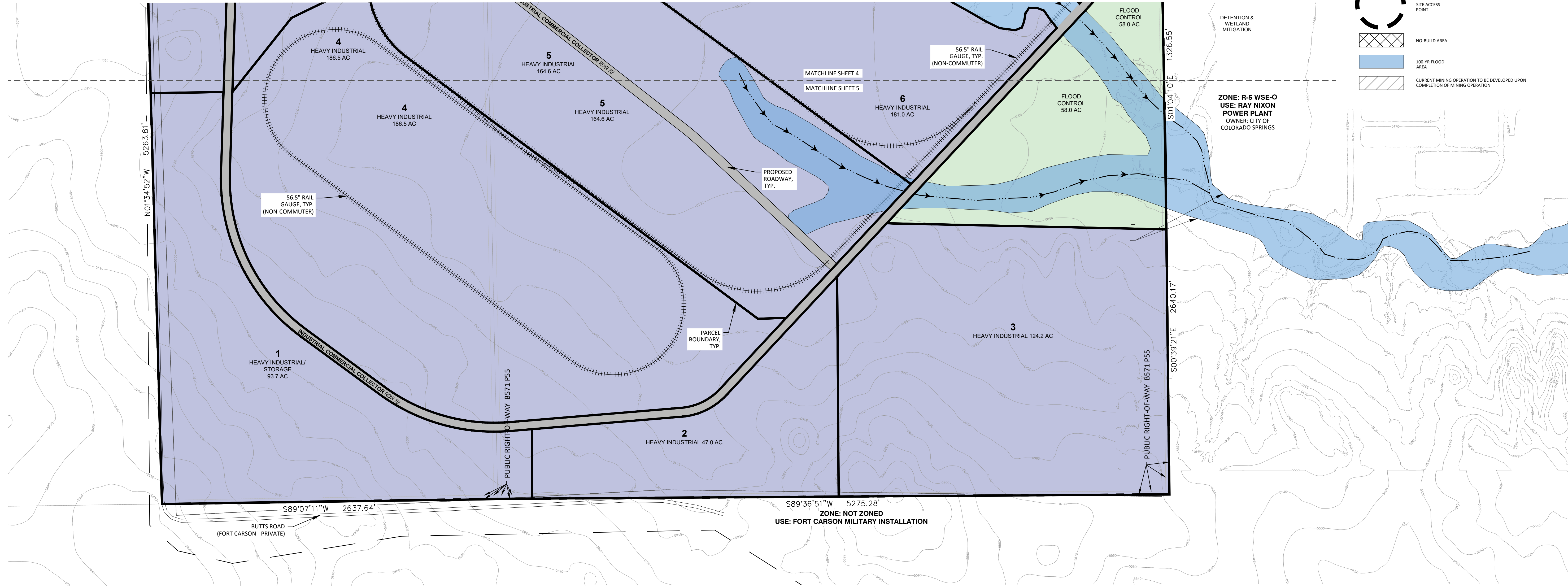
## SKETCH PLAN


### LAND USE LEGEND

- COMMERCIAL CENTER
- COMMERCIAL SERVICES
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PRESERVATION / LOW IMPACT USES
- DRAINAGE, FLOOD CONTROL & OPEN SPACE
- 100 YR FLOODPLAIN
- RAIL EASEMENT
- ROADWAYS
- FUTURE / PROPOSED ROADWAYS, BY OTHERS
- PRESERVED ROW FOR FUTURE PROPOSED ROADWAYS

### SYMBOL & LINETYPE LEGEND

- SITE ACCESS POINT
- NO-BUILD AREA
- 100-YR FLOOD AREA
- CURRENT MINING OPERATION TO BE DEVELOPED UPON COMPLETION OF MINING OPERATION





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SKETCH PLAN

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PARCELS OF LAND IN SECTIONS 12, 13, 14, 23, 24, 25 AND 26 T16S R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

## SKETCH PLAN

**CONSTRUCTION TIMELINE**

PHASE 1	BEGINS SPRING 2025
PHASE 2	BEGINS SPRING 2030
PHASE 3	BEGINS SPRING 2035
PHASE 4	BEGINS SPRING 2040

PHASE 1	36.8 AC	TOTAL
	36.8 AC RAIL SPUR & ESMT	
PHASE 2	906.4 AC	TOTAL
	10.9 AC COMMERCIAL	
	20.4 AC COMMERCIAL SERVICES	
	274.6 AC LIGHT INDUSTRIAL	
	490.9 AC HEAVY INDUSTRIAL	
	109.6 AC DETENTION & FLOOD CONTROL	
PHASE 3	949.3 AC	TOTAL
	891.3 AC HEAVY INDUSTRIAL	
	58 AC DETENTION & FLOOD CONTROL	
PHASE 4	719.9 AC	TOTAL
	110.5 AC COMMERCIAL SERVICES	
	581.4 AC LIGHT INDUSTRIAL	
	28 AC DETENTION	

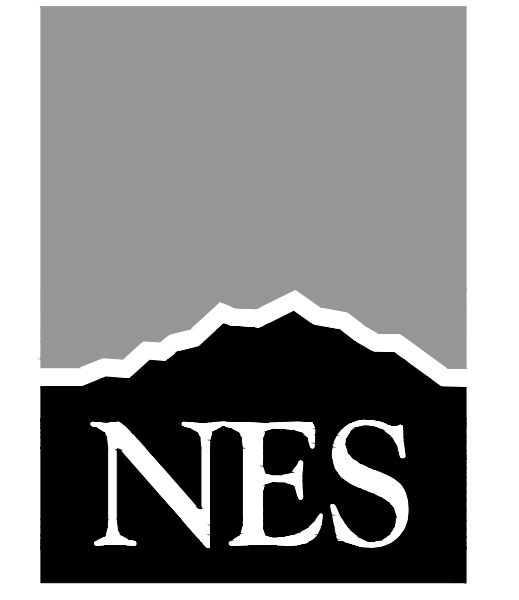
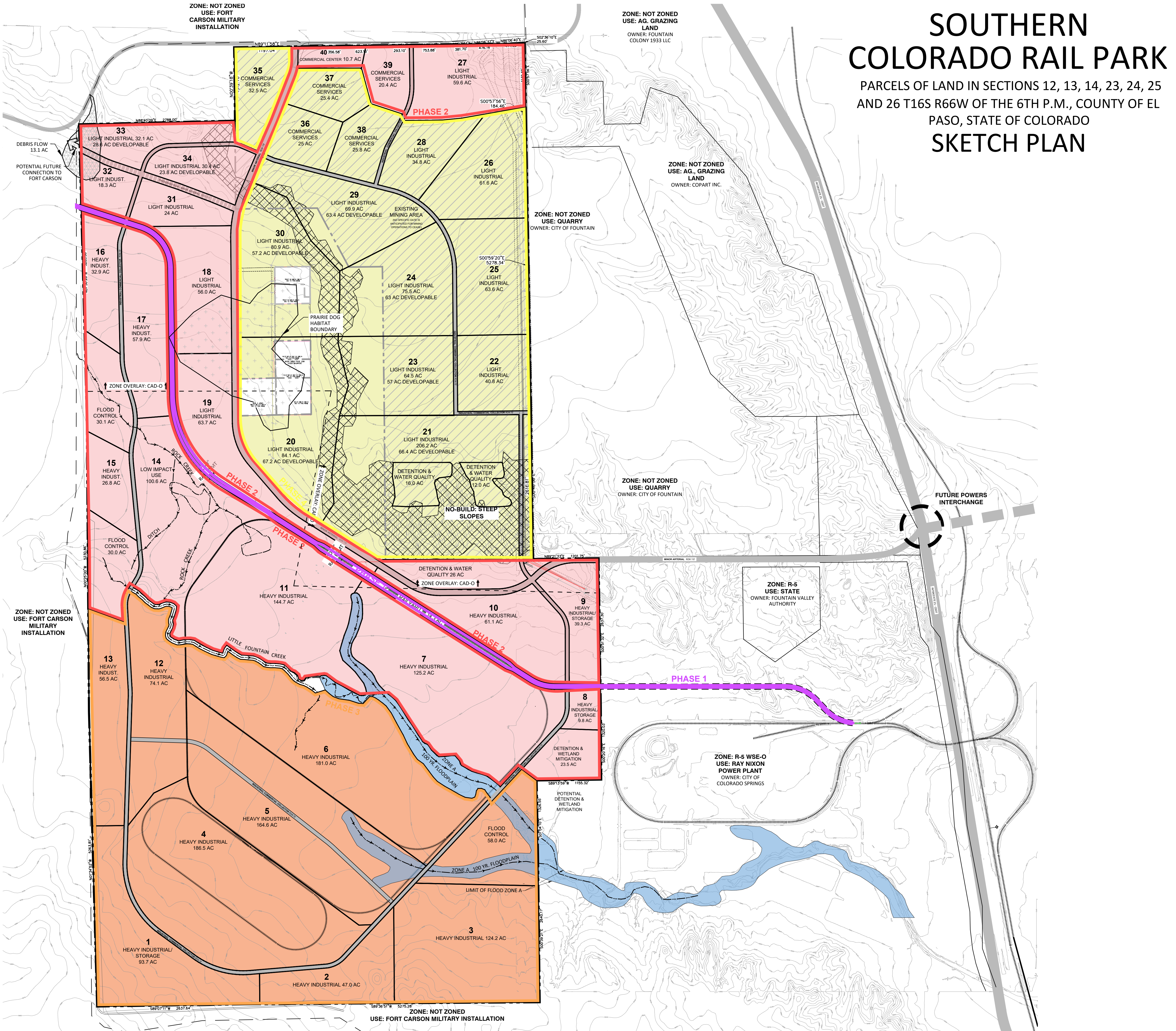
**LAND USE LEGEND**

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- LIGHT INDUSTRIAL
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- 100 YR FLOODPLAIN
- RAIL EASEMENT
- ROADWAYS
- FUTURE / PROPOSED ROADWAYS, BY OTHERS
- PRESERVED ROW FOR FUTURE PROPOSED ROADWAYS

**SYMBOL & LINETYPE LEGEND**

- SITE ACCESS POINT
- WATERWAYS
- RAILWAYS
- PROPERTY BOUNDARY
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- NO-BUILD AREA
- 100-YR FLOOD AREA
- CURRENT MINING OPERATION TO BE DEVELOPED UPON COMPLETION OF MINING OPERATION



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**PHASING PLAN**

**6**

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SKP234

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