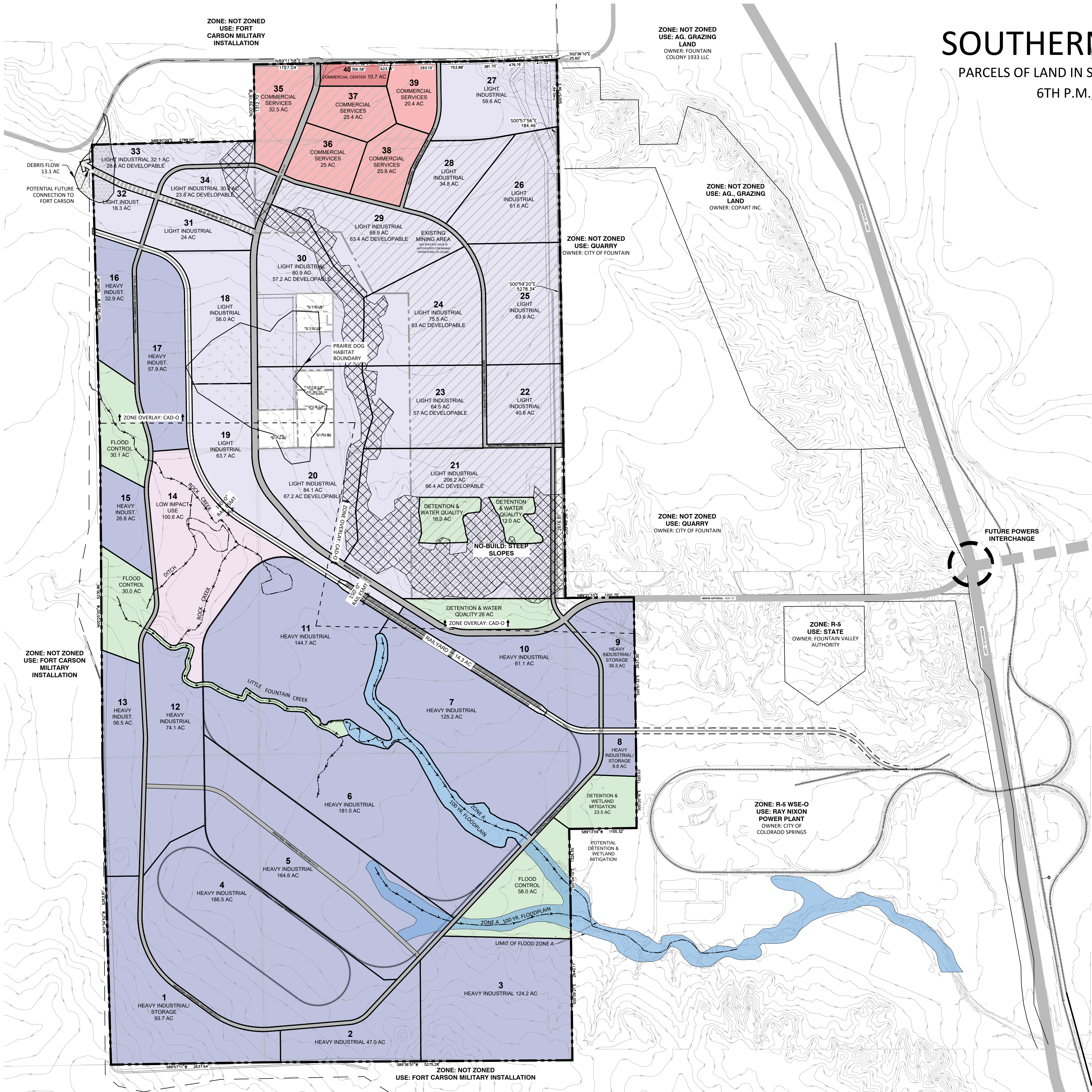


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SOUTHERN COLORADO RAIL PARK

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

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

NES

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

SKETCH PLAN OVERALL MAP

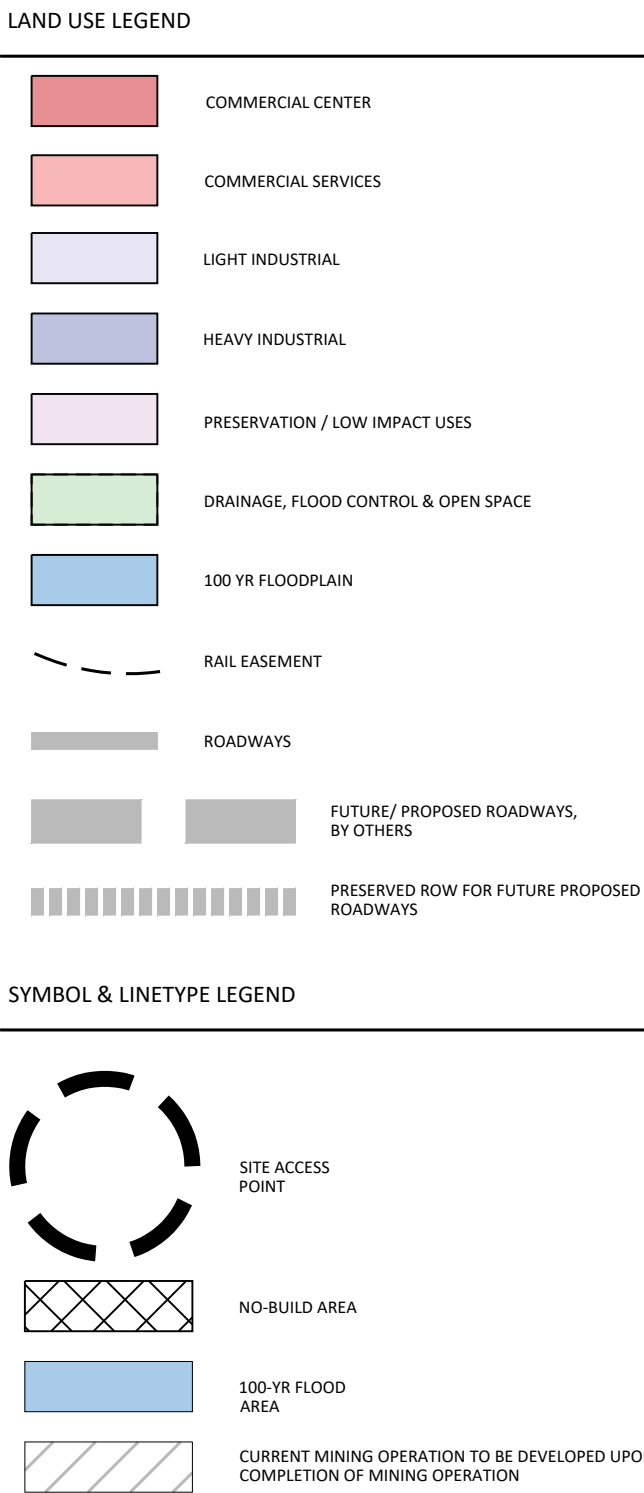
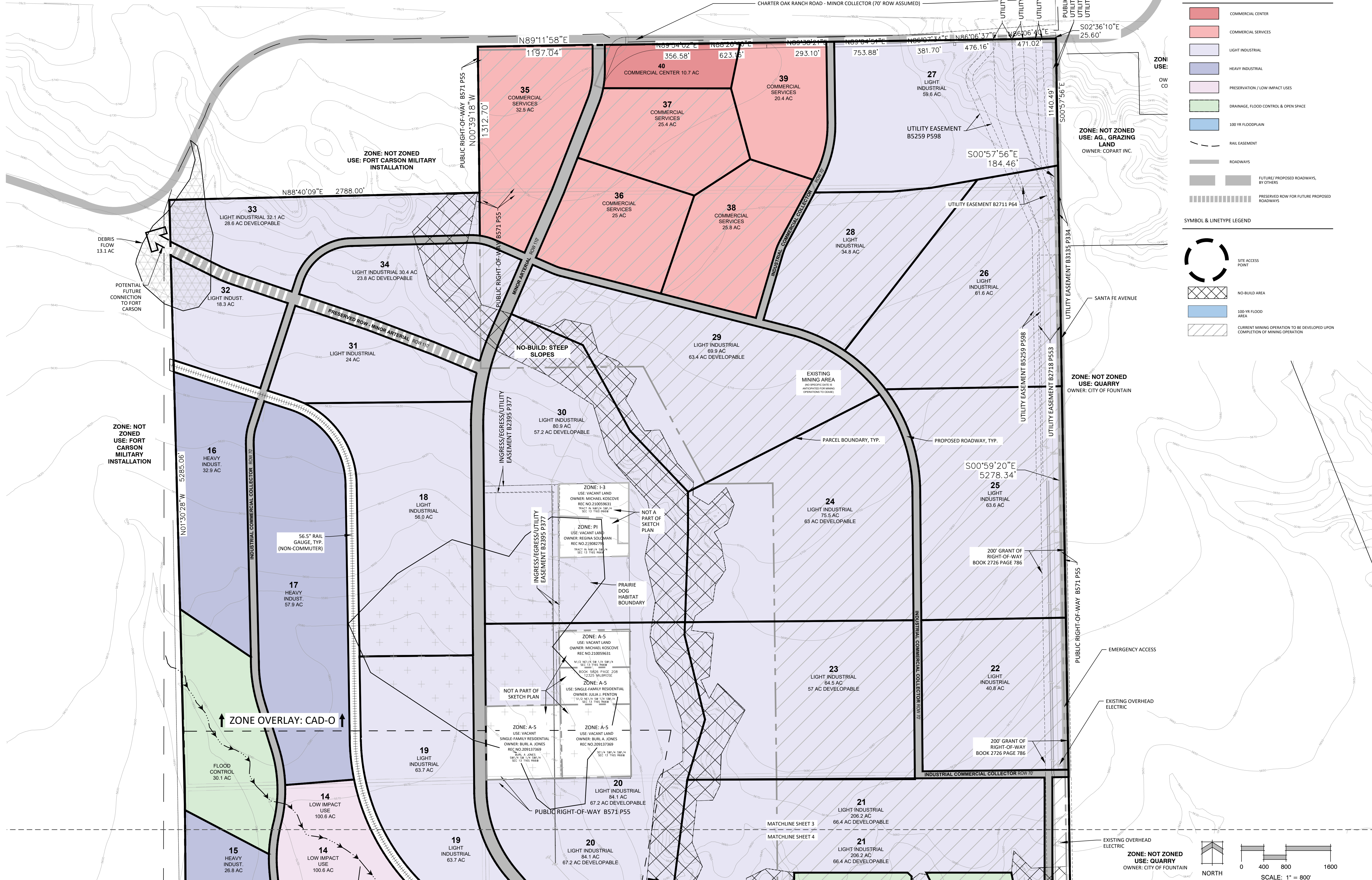
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2 OF 6

SKP234

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



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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

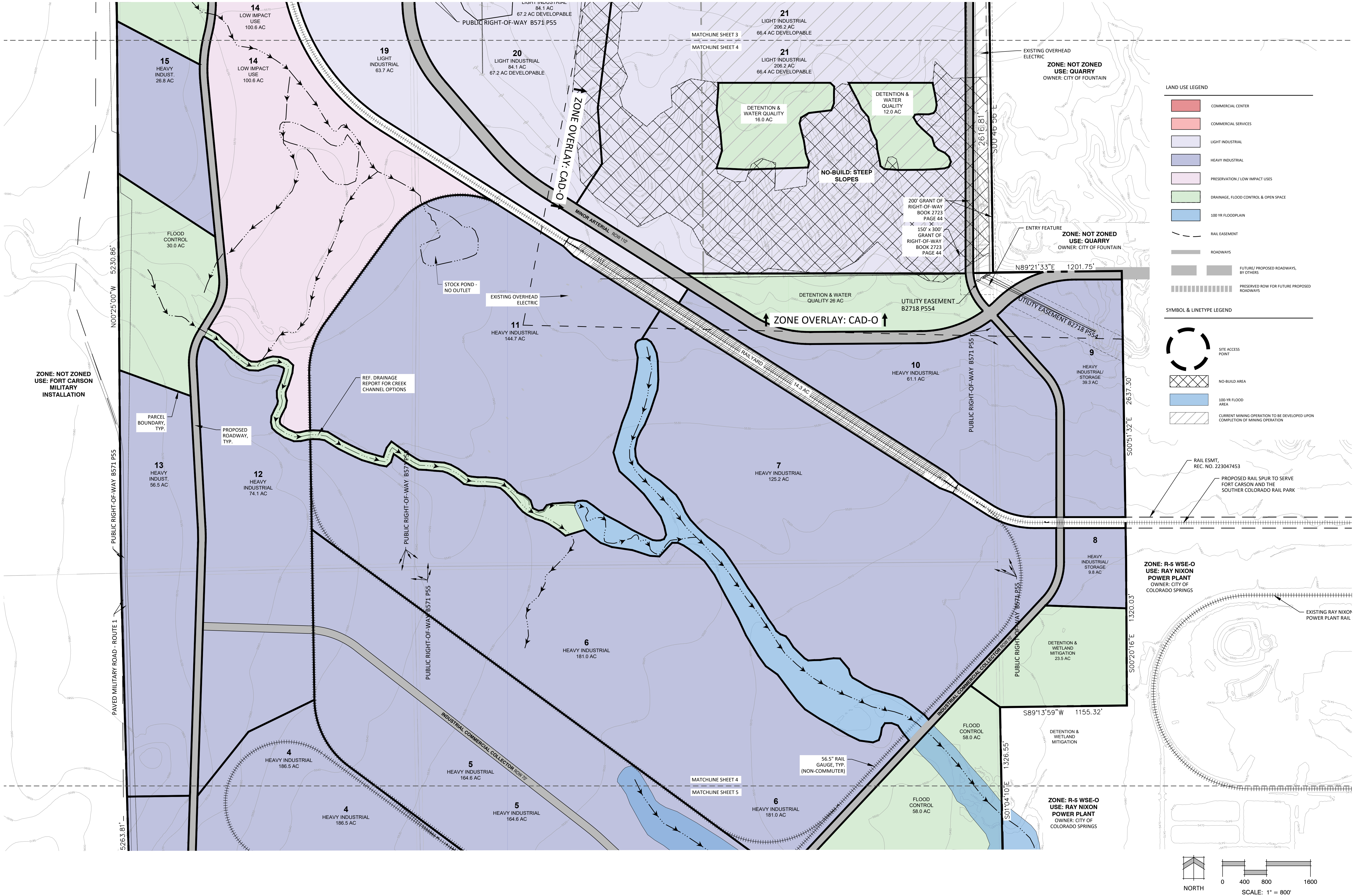
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3 OF 6

SKP234

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



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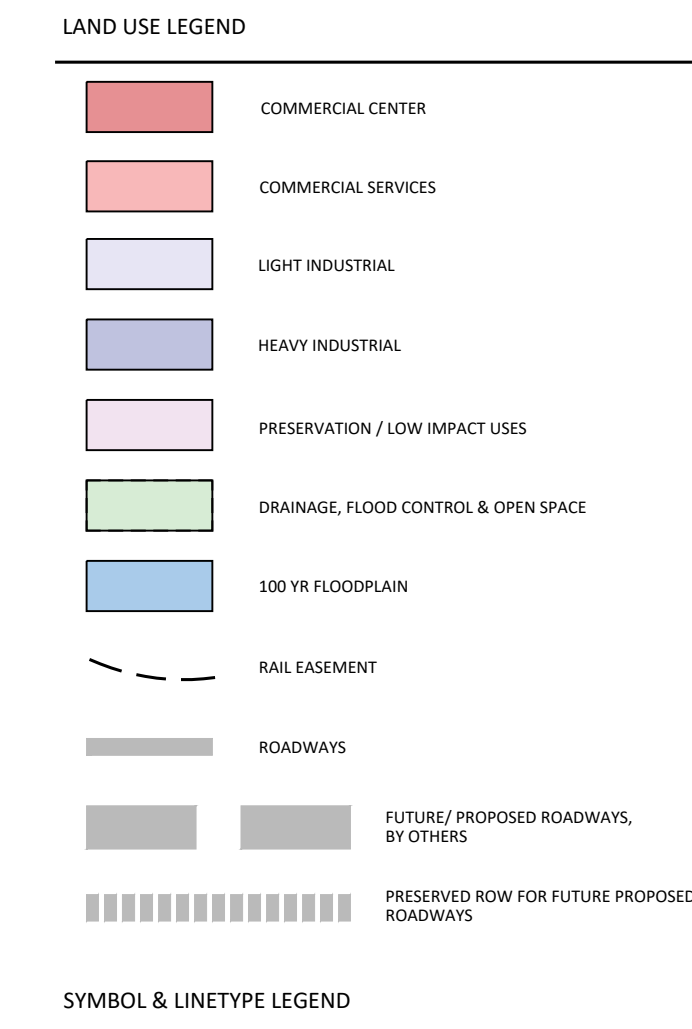
4

4 OF 6

SKP234

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



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

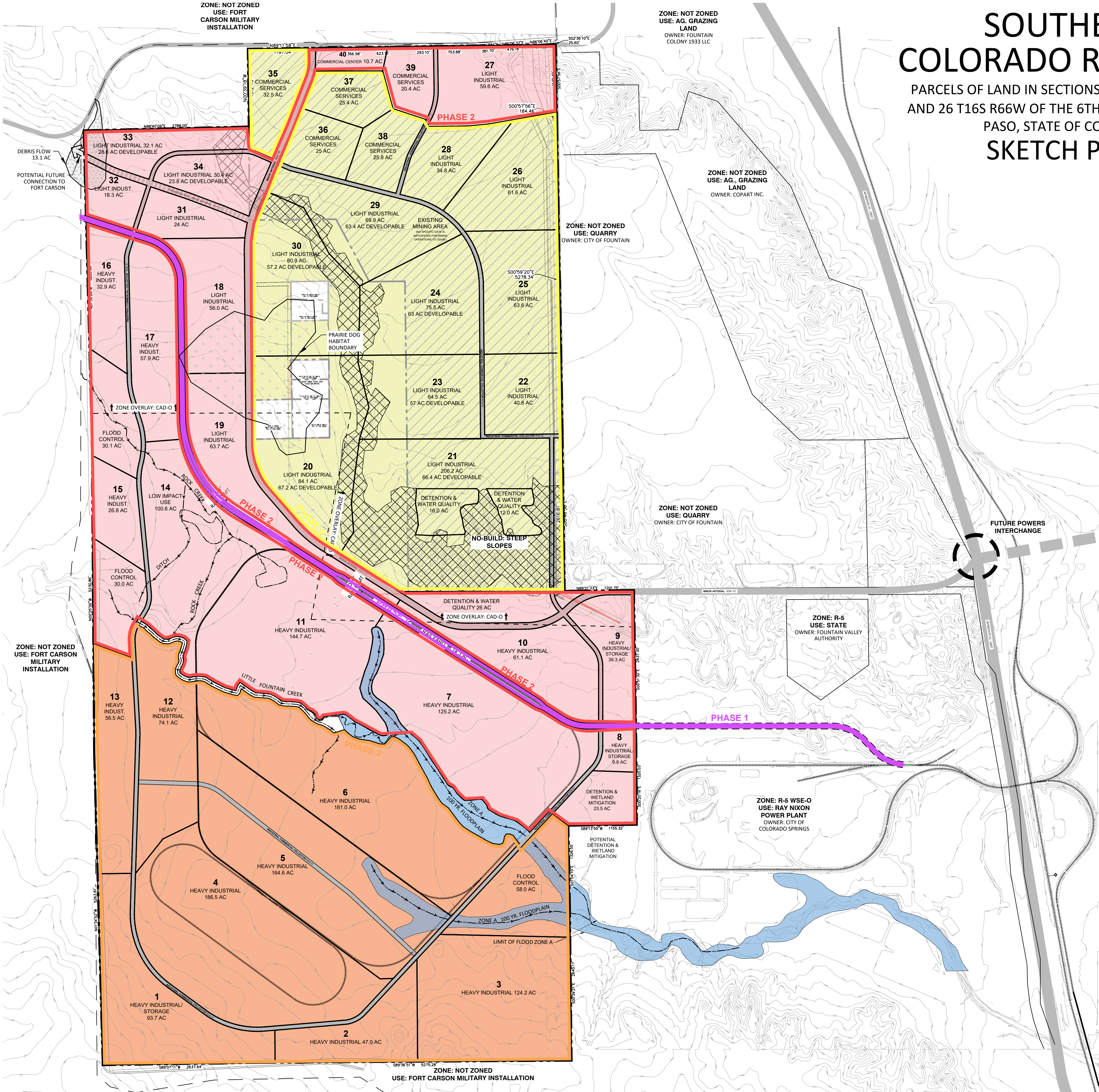
SKETCH PLAN

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KP234

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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

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
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36.8 AC RAIL SPUR & ESMT

PHASE 2	906.4 AC	TOTAL
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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
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891.3 AC HEAVY INDUSTRIAL

58 AC DETENTION & FLOOD CONTROL

PHASE 4	719.9 AC	TOTAL
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110.5 AC COMMERCIAL SERVICES

581.4 AC LIGHT INDUSTRIAL

28 AC DETENTION

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

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