WASTEWATER TREATMENT SYSTEM
1.5 ACRES

COUNTY ROAD 162

RECLAIM/ IRRIGATION POND
6.4 ACRES

MIN 2.5 AC

MIN 1.5 AC

POND 'F'
8.9 ACRES

COUNTY ROAD 29

POND 'D'
7.4 ACRES

GAS LINE EASEMENT

POND 'E'
4.3 ACRES

MAX 8,000 SF

OPEN SPACE TRAILS

LONE ELK CIRCLE

8,000–10,000 SF LOTS
24 ACRES
2.9 DU/AC
(70 UNITS)

POND 'C'
2.9 ACRES

MINIMUM 60'X110' LOTS
30 ACRES
3.25 DU/AC
(98 UNITS)

MINIMUM 60'X110' LOTS
24 ACRES
3.25 DU/AC
(78 UNITS)

EXISTING DRAINAGE CHANNEL

8,000–10,000 SF LOTS
29 ACRES
2.9 DU/AC
(84UNITS)

MINIMUM 60'X110' LOTS
6 ACRES
3.25 DU/AC
(52 UNITS)

MINIMUM 60'X110' LOTS
23 ACRES
3.25 DU/AC
(74 UNITS)

TIMBER RIDGE DRIVE

GATED EMERGENCY ACCESS

POND 'B'
7.0 ACRES

8,000–10,000 SF

COMMUNITY AMENITY AREA

10,000–12,000 SF

POND 'A'
3.0 ACRES

OPEN SPACE TRAILS

COUNTY ROAD 158

OPEN SPACE TRAILS

CENTRAL WATER SYSTEM
3.0 ACRES

BLUE SKY RANCH BOUNDARY

COUNTY ROAD 154

LAND USE CHART	
LOT SIZE	UNIT COUNT
8,000 SF OR LESS	409
8,000 SF – 10,000 SF	288
10,000 SF – 12,000 SF	154
1.5+ ACRES	47
2.5+ ACRES	50
UNIT TOTAL:	**948**

Blue Sky Ranch - Lot Layout

Elbert County, Colorado

Conceptual Lot Layout, 07/02/2025

Note: this map is an illustrative depiction & is subject to change.

pcs group