

THE RANCH SKETCH PLAN

LOCATED IN SECTION 35, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

Land Planning
Landscape
Architecture

- Four R45BC (Riverine, Intermittent, Seasonally-flooded Streambed) wetlands, representing the majority of four depicted stream channels on the site
- One PUBF (Palustrine, Unconsolidated Bottom, Semipermanently Flooded) wetland, a pond on the eastern boundary of the site
- One PUSA (Palustrine, Unconsolidated Shore, Temporarily Flooded) wetland, a pond in the north-central portion of the site
- Two PEM1A (Palustrine, Persistent Emergent, Temporarily Flooded) wetlands within the east and west forks of the westernmost stream

Can you locate these and the associated stream channel (in drainage way) and state to be removed or remain

Would the applicant provide a minimum lot width note adjacent to buffer to offset the lots existing as a result of the transition to existing RR5? The rationale is that if the lot width were minimum 125 feet and the depth of the buffer is 340 as depicted, that is one(1) acre and could be theoretically added to the lot size to show the equivalent of a buffer of 2.5 acres adjacent to the RR-5. ie 1.5 acre lots adjacent to the buffer) Staff agrees that the utility corridor is undesirable to be included in actual lot. This would depict a transition from the 5 acre to a density of 2.5 acre lots and then to 1/4 acre lots along the eastern boundary.

LAND USE TABLE

| Land Use | Acres (AC) | Minimum No. of units | Maximum No. of units | Percentage Land Use (%) |
|---------------------|--------------|----------------------|----------------------|-------------------------|
| Residential | | | | |
| 1 DU/AC | 52.4 | N/A | 52 | 8.58% |
| 1-3.49 DU/AC | 89.8 | 90 | 313 | 14.71% |
| 3.5-4.99 DU/AC | 194.5 | 681 | 971 | 31.86% |
| 5-7.99 DU/AC | 77.7 | 389 | 621 | 12.73% |
| 8-11.99 DU/AC | 18.5 | 148 | 222 | 3.03% |
| Park | 16.4 | | | 3.93% |
| Buffer | 16.4 | | | 2.69% |
| Open Space/Drainage | 73.5 | | | 12.04% |
| School | 14.5 | | | 2.38% |
| ROW | 49.2 | | | 8.06% |
| TOTAL | 610.5 | 1307 | 2179 | 100 |

Density Cap = 2,100 Dwelling Units

LEGEND

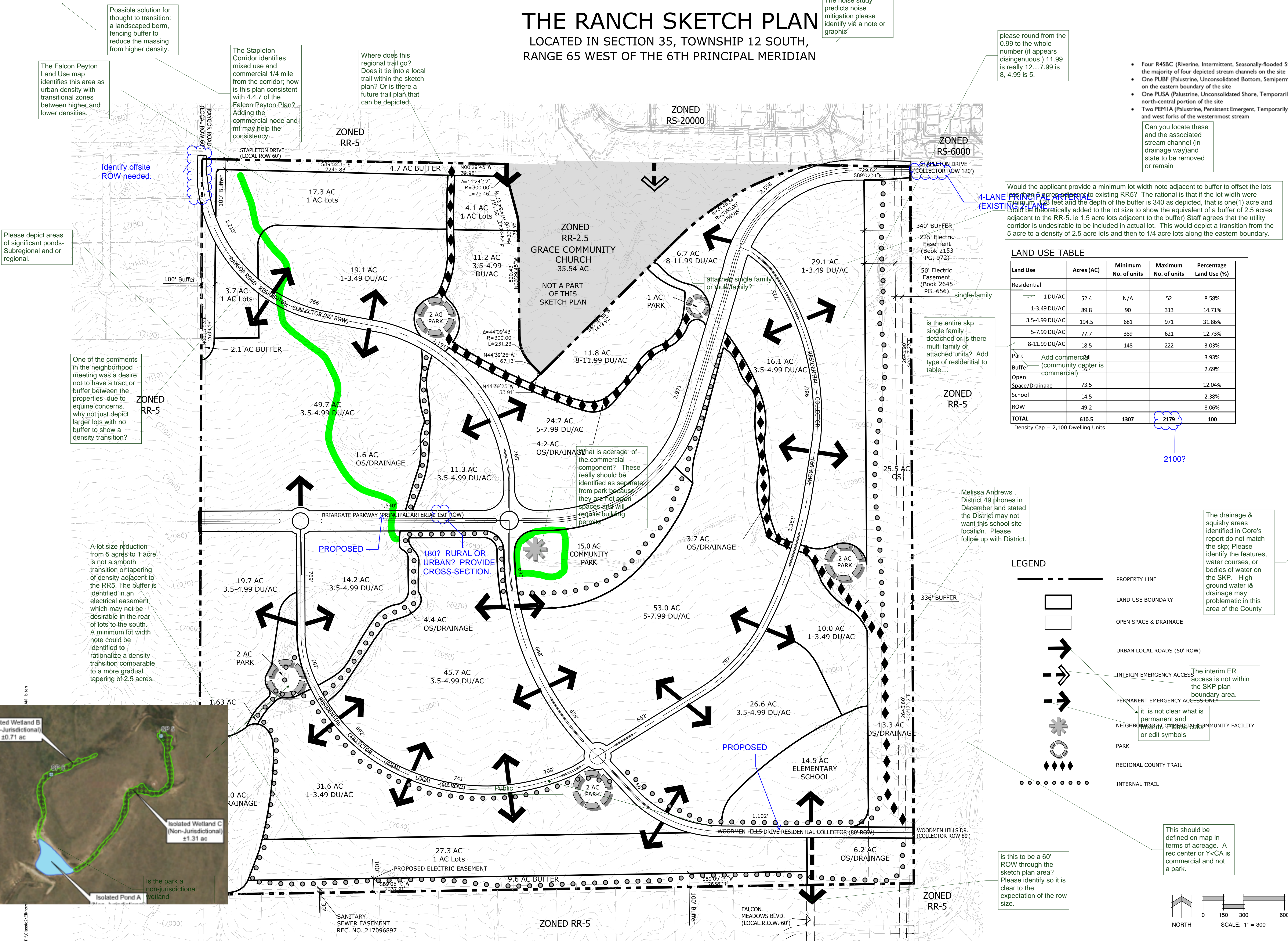
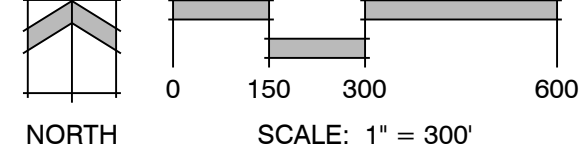
| | |
|--|---------------------------------|
| | PROPERTY LINE |
| | LAND USE BOUNDARY |
| | OPEN SPACE & DRAINAGE |
| | URBAN LOCAL ROADS (50' ROW) |
| | INTERIM EMERGENCY ACCESS |
| | PERMANENT EMERGENCY ACCESS ONLY |
| | NEIGHBORHOOD COMMUNITY FACILITY |
| | PARK |
| | REGIONAL COUNTY TRAIL |
| | INTERNAL TRAIL |

The interim ER access is not within the SKP plan boundary area.

it is not clear what is permanent and non-permanent. Please edit symbols

This should be defined on map in terms of acreage. A rec center or Y<CA is commercial and not a park.

is this to be a 60' ROW through the sketch plan area? Please identify so it is clear to the expectation of the row size.



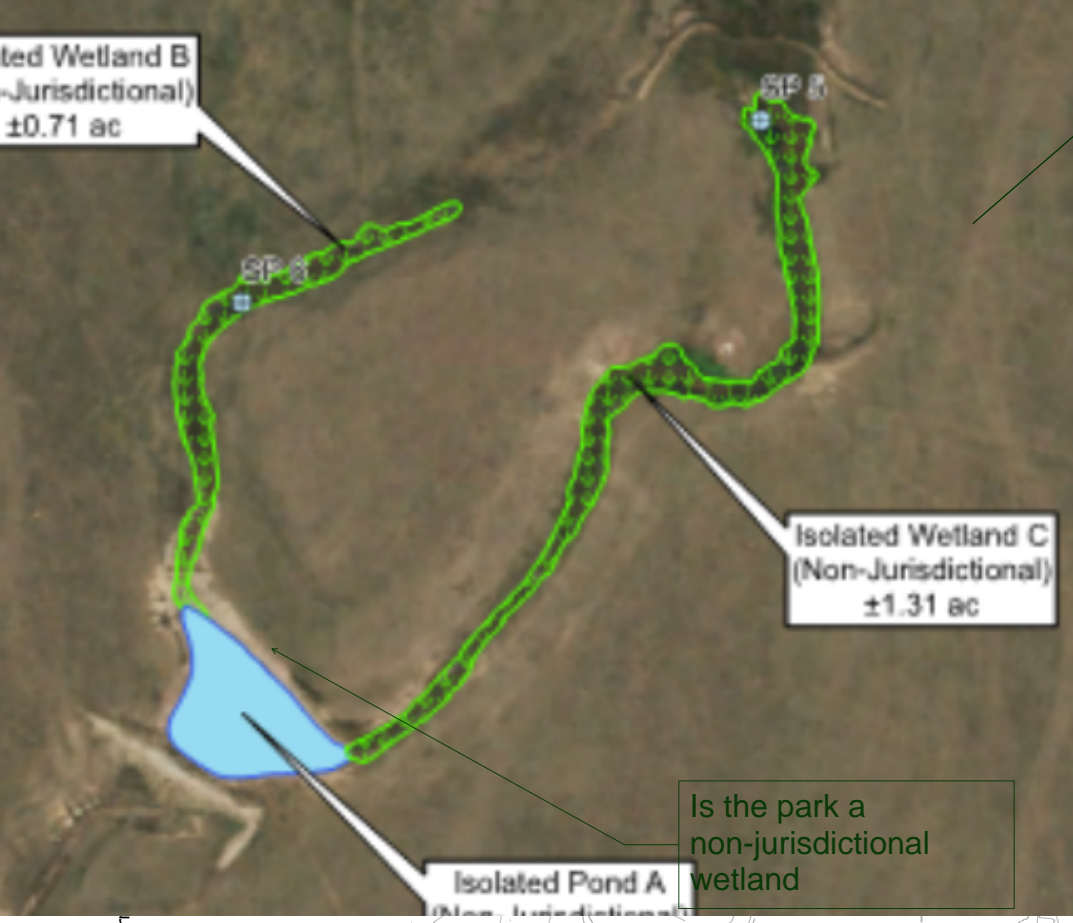
Possible solution for thought to transition: a landscaped berm, fencing buffer to reduce the massing from higher density.

The Falcon Peyton Land Use map identifies this area as urban density with transitional zones between higher and lower densities.

Please depict areas of significant ponds-Subregional and or regional.

One of the comments in the neighborhood meeting was a desire not to have a tract or buffer between the properties due to equine concerns. why not just depict larger lots with no buffer to show a density transition?

A lot size reduction from 5 acres to 1 acre is not a smooth transition or tapering of density adjacent to the RR5. The buffer is identified in an electrical easement which may not be desirable in the rear of lots to the south. A minimum lot width note could be identified to rationalize a density transition comparable to a more gradual tapering of 2.5 acres.



Isolated Wetland B (Non-Jurisdictional) ±0.71 ac
Isolated Wetland C (Non-Jurisdictional) ±1.31 ac
Isolated Pond A (Non-Jurisdictional) ±0.35 ac
Is the park a non-jurisdictional wetland

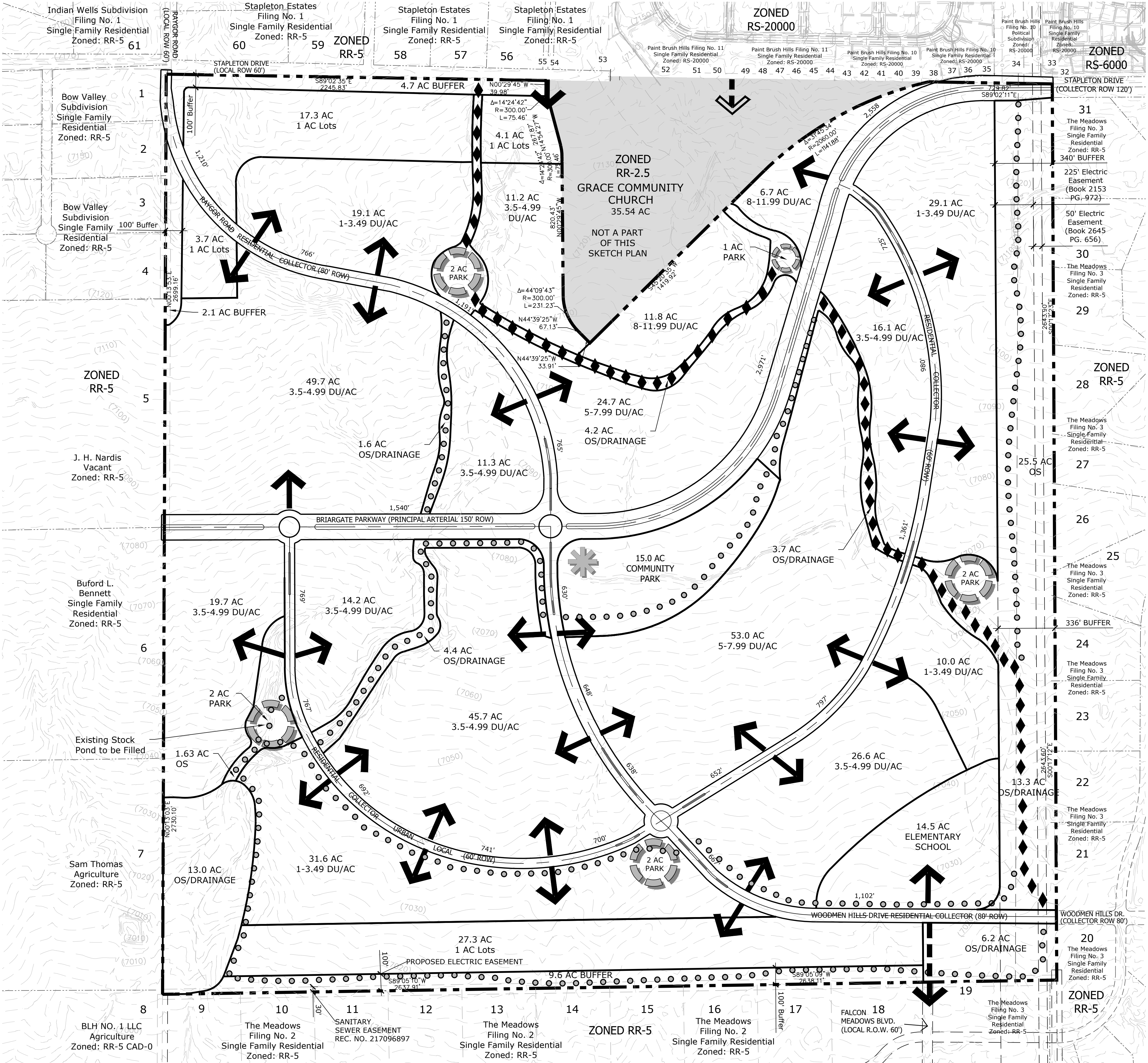


Isolated Pond E (Non-Jurisdictional) ±0.35 ac

Isolated Wetland D (Non-Jurisdictional) ±0.25 ac

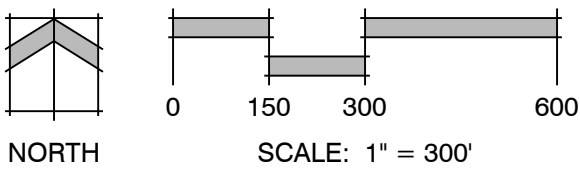
THE RANCH SKETCH PLAN

LOCATED IN SECTION 35, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN



ADJACENT PROPERTY OWNERS

| | |
|--|---|
| 1. 5234001001 JOHN M. & JEAN M. MCGUIRE JOINT LIVING TRUST 9405 BROKEN BOW CT. COLORADO SPRINGS, CO 80908-4904 | 15. 5302002004 JAMES A. & MARIA H. BARDUNOTIS 10350 TERCEL DR. PEYTON, CO 80831-7038 |
| 2. 5234001002 KRISTIN R. & WARD C. ALCORN 9425 BROKEN BOW CT. COLORADO SPRINGS, CO 80908-4904 | 16. 5302002003 TRACY M. & SAMUEL A. II AYARS 10450 TERCEL DR. PEYTON, CO 80831-7039 |
| 3. 54234001003 AMY M. FAST 9155 BROKEN BOW CT. COLORADO SPRINGS, CO 80908-4902 | 17. 5302002002 BENJAMIN BRUCE WHITE 10490 TERCEL DR. PEYTON, CO 80831-7039 |
| 4. 5234001004 JACQUELINE K. BRANBERG 9315 BROKEN BOW CT. COLORADO SPRINGS, CO 80908-4902 | 18. 5302002001 ANDREW R. & TERRY L. RANNEY 10550 TERCEL DR. PEYTON, CO 80831-7039 |
| 5. 5200000228 J. H. NARDIS 2914 ALSTIN BLUFFS PKWY. COLORADO SPRINGS, CO 80918-5740 | 19. 5302000001 JOHN L. & LESLIE R. MCAFEE 8435 FALCON MEADOW BLVD. PEYTON, CO 80831-7050 |
| 6. 5200000250 PHYLLIS D. & BUFORD L. BENNETT 20160 SADDLE BLANKET LN. PEYTON, CO 80831-7127 | 20. 5301007001 CHARLENE L. CASTLEMAN 8344 TOWNER AVE. PEYTON, CO 80831-6959 |
| 7. 5200000251 SAM THOMAS & JOANN GEORGE 9750 TERCEL DR. PEYTON, CO 80831-7018 | 21. 5236000015 MICHAEL D. & DAPHNE S. RAYBURN 8524 TOWNER AVE. PEYTON, CO 80831-6960 |
| 8. 5300000605 BRYAN D. 111C 111 S TEJON ST. STE. 222 COLORADO SPRINGS, CO 80903-2246 | 22. 5236000014 ARNOLD CULLUM 251 E. FONTAIN BLVD UNIT 200 COLORADO SPRINGS, CO 80903-4160 |
| 9. 5302002010 GARY W. & GRI C. WIDDOWS 9870 TERCEL DR. PEYTON, CO 80831-7015 | 23. 5236000013 RONALD T. & HEATHER D. FIX 8704 TOWNER AVE. PEYTON, CO 80831-6960 |
| 10. 5302002009 JERRY L. & LYNN VANLANDINGHAM 9960 TERCEL DR. PEYTON, CO 80831-7015 | 24. 5236000012 JOHN & CATHERINE GUTIERREZ 8764 TOWNER AVE. PEYTON, CO 80831-6960 |
| 11. 5302002008 NICHOLAS K. AMANDA L. GRAMPRIE 10050 TERCEL DR. PEYTON, CO 80831-7015 | 25. 5236000011 ERIK VARNDEKE & MICHAEL GEORGE WARNER 8884 TOWNER AVE. PEYTON, CO 80831-6960 |
| 12. 5302002007 DONALD L. & GWEN E. STANKO 10150 TERCEL DR. PEYTON, CO 80831-7037 | 26. 5236000010 DOUGLAS L. & DAWN NAVE 8944 TOWNER AVE. PEYTON, CO 80831-6978 |
| 13. 5302002006 JENNIFER L. & MARK C. MERRITT 10280 TERCEL DR. PEYTON, CO 80831-7038 | 27. 5236000009 CHARLES A. DANLEY 9004 TOWNER AVE. PEYTON, CO 80831-6979 |
| 14. 5302002005 RANDAL S. & MARTHA L. THOMPSON 10330 TERCEL DR. PEYTON, CO 80831-7038 | 28. 5236000007 GASTON RETALLICK 9124 TOWNER AVE. PEYTON, CO 80831-6980 |
| 29. 5236000006 KEVIN & JACALYN CURRY 9184 TOWNER AVE. PEYTON, CO 80831-6980 | 43. 5226402020 RICARDO & DEBRA K. GARCIA 9484 ROCKINGHAM DR. PEYTON, CO 80831-6409 |
| 30. 5236000003 DIPPEL FAMILY TRUST PHILIP B. & GEORGIA DIPPEL TRUSTEE 9364 TOWNER AVE. PEYTON, CO 80831-6982 | 44. 5226402030 MC CUDRY FAMILY REVOC. LIVING TRUST 9488 ROCKINGHAM DR. PEYTON, CO 80831-6420 |
| 31. 5236000002 JASON L. KELLER 9424 TOWNER AVE. PEYTON, CO 80831-6961 | 45. 5226402029 RICHARD YUEL COSTAIN ESTATE BRAD R. COSTAIN PERS. REP. 9512 ROCKINGHAM DR. PEYTON, CO 80831-6421 |
| 32. 5225302014 RALPH D. & BARBARA A. CHAPMAN 12913 CAVERHILL DR. PEYTON, CO 80831-6402 | 46. 5226402028 KAREN A. MORGAN 9512 ROCKINGHAM DR. PEYTON, CO 80831-6421 |
| 33. 5225302015 THEODORE A. SR. & LINDA F. BERG 10903 CAVERHILL DR. PEYTON, CO 80831-6402 | 47. 5226402027 JAIME & MARIA E. MORALES 9540 ROCKINGHAM DR. PEYTON, CO 80831-6421 |
| 34. 5226402021 PAINT BRUSH HILLS METROPOLITAN DISTRICT 9985 TOWNER AVE. PEYTON, CO 80831-6873 | 48. 5226402026 WILLIAM T. & ALYSSA A. PROIA 9554 ROCKINGHAM DR. PEYTON, CO 80831-6421 |
| 35. 5226402022 PAINT BRUSH HILLS METROPOLITAN DISTRICT 9985 TOWNER AVE. PEYTON, CO 80831-6873 | 49. 5226402025 PRISCILLA MORRILL 9568 ROCKINGHAM DR. PEYTON, CO 80831-6421 |
| 36. 5226402013 CARLOS M. BENCOMO 9372 ROCKINGHAM DR. PEYTON, CO 80831-6408 | 50. 5226402024 JONATHAN & ALISHA CHEANEY 9582 ROCKINGHAM DR. PEYTON, CO 80831-6421 |
| 37. 5226402014 KATHERINE & KEVIN HEBNER 9386 ROCKINGHAM DR. PEYTON, CO 80831-6419 | 51. 5226402023 MICHAEL P. & TANYA M. WHITMAN 9596 ROCKINGHAM DR. PEYTON, CO 80831-6421 |
| 38. 5226402015 GARCIA FAMILY REVOC. LIVING TRUST 9414 ROCKINGHAM DR. PEYTON, CO 80831-6417 | 52. 5226402031 PAINT BRUSH HILLS METRO DISTRICT 9585 TOWNER AVE. PEYTON, CO 80831-6873 |
| 39. 5226402016 GARY L. WILSON 9428 ROCKINGHAM DR. PEYTON, CO 80831-6417 | 53. 5226004008 JOEL MORENO VILLARREAL & VERONICA GARCIA 10160 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809 |
| 40. 5226402017 MICHAEL J. & JENNIFER L. HARWIG 9443 ROCKINGHAM DR. PEYTON, CO 80831-6409 | 54. 5226004001 RANDALL C. JONES & PAULA ZUBER JONES 10340 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809 |
| 41. 5226402018 REGINALD D. & RITA J. PERRY 9456 ROCKINGHAM DR. PEYTON, CO 80831-6409 | 55. 5226004002 ROBERT L. & YVONNE A. BARRETT 10120 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809 |
| 42. 5226402019 WILLIAM EDWARD & JULIE ANN JOHNSON 9410 ROCKINGHAM DR. PEYTON, CO 80831-6409 | 56. 5226004007 RONALD R. VILLA 10390 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809 |
| | 57. 5226004005 C. BRAD & SHERI K. GEORGE 10050 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809 |
| | 58. 5226004005 NANCY L. MARCOTTE 9555 ARROYO LN. COLORADO SPRINGS, CO 80908-4432 |
| | 59. 5226002016 CAROLYN T. BOND 9860 STAPLETON RD. COLORADO SPRINGS, CO 80908-4822 |
| | 60. 5226002017 MICHAEL J. & CHERYL L. ALLEN 9750 STAPLETON RD. COLORADO SPRINGS, CO 80908-4822 |
| | 61. 5227004010 MANFRED BIORK 9690 STAPLETON RD. COLORADO SPRINGS, CO 80908-4822 |



Land Planning
Landscape
Architecture
Urban Design



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Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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THE RANCH

SKETCH PLAN

DATE: 12-21-18
PROJECT MGR: A. BARLOW
PREPARED BY: R. SAWYER

ENTITLEMENT

DATE: BY: DESCRIPTION:

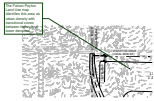
ADJACENT PROPERTY OWNERS

3 OF 3

SKP-18-XXX

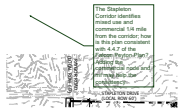
Markup Summary

dsdparsons (49)



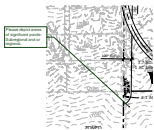
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Author: dsdparsons
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The Falcon Peyton Land Use map identifies this area as urban density with transitional zones between higher and lower densities.



Subject: Callout
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Author: dsdparsons
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The Stapleton Corridor identifies mixed use and commercial 1/4 mile from the corridor; how is this plan consistent with 4.4.7 of the Falcon Peyton Plan? Adding the commercial node and mf may help the consistency.



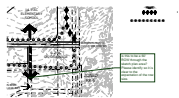
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Please depict areas of significant ponds- Subregional and or regional.



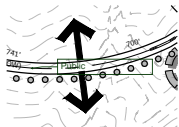
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Melissa Andrews , District 49 phones in December and stated the District may not want this school site location. Please follow up with District.



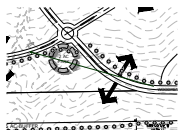
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is this to be a 60' ROW through the sketch plan area? Please identify so it is clear to the expectation of the row size.

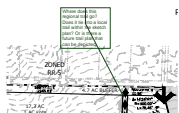


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Public



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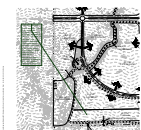
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Where does this regional trail go? Does it tie into a local trail within the sketch plan? Or is there a future trail plan that can be depicted.



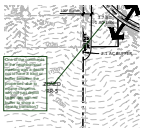
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The interim ER access is not within the SKP plan boundary area.



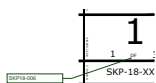
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A lot size reduction from 5 acres to 1 acre is not a smooth transition or tapering of density adjacent to the RR5. The buffer is identified in an electrical easement which may not be desirable in the rear of lots to the south. A minimum lot width note could be identified to rationalize a density transition comparable to a more gradual tapering of 2.5 acres.



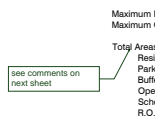
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One of the comments in the neighborhood meeting was a desire not to have a tract or buffer between the properties due to equine concerns. why not just depict larger lots with no buffer to show a density transition?



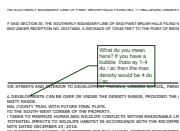
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SKP18-006



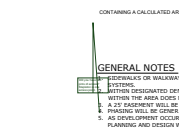
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see comments on next sheet



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What do you mean here? If you have a bubble thats ay 1-4 du / ac then the max density would be 4 du / ac



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Will you have two pints of access? Stapleton is one access point.



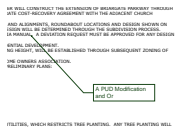
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please provide documentation that is recent identifying the school is ok wit this location.




Subject: Callout
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Date: 1/23/2019 2:44:08 PM
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Is this agreement still valid with the moving of Stapleton?




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Date: 1/23/2019 2:45:05 PM
Color: ■


A PUD Modification and Or

Subject: Callout
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Date: 1/23/2019 2:55:30 PM
Color: 


except as depicted/noted on sheet 2

Subject: Callout
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Date: 1/23/2019 2:59:34 PM
Color: 


The Ranch Metro District

Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 1/23/2019 2:59:57 PM
Color: 


This will exceed the Code standards for residential dev. Are you committing to above and beyond?


Subject: Callout
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Can we add the MTCP line work for Briargate Parkway, Woodmen Hills and Banning Lewis for context?


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Date: 1/23/2019 3:03:58 PM
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Please confirm Density Calc.

Subject: Image
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Author: dsdparsons
Date: 1/23/2019 3:05:51 PM
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Subject: Callout
Page Label: [1] Sketch Plan
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Can you locate these and the associated stream channel (in drainage way) and state to be removed or remain

Subject: Image
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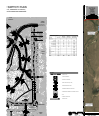
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Is the park a non-jurisdictional wetland



Subject: Callout
Page Label: [1] Sketch Plan
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This should be defined on map in terms of acreage. A rec center or Y<CA is commercial and not a park.



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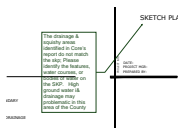


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Would the applicant provide a minimum lot width note adjacent to buffer to offset the lots less than 5 acres adjacent to existing RR5? The rational is that if the lot width were minimum 128 feet and the depth of the buffer is 340 as depicted, that is one(1) acre and could be theoretically added to the lot size to show the equivalent of a buffer of 2.5 acres adjacent to the RR-5. ie 1.5 acre lots adjacent to the buffer) Staff agrees that the utility corridor is undesirable to be included in actual lot. This would depict a transition from the 5 acre to a density of 2.5 acre lots and then to 1/4 acre lots along the eastern boundary.



Subject: Highlight
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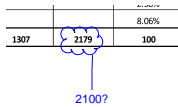
The drainage & squishy areas identified in Core's report do not match the skp; Please identify the features, water courses, or bodies of water on the SKP. High ground water i& drainage may problematic in this area of the County



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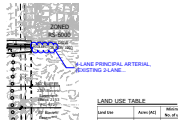


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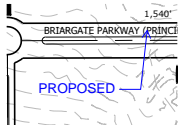
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Author: dsdrice
Date: 1/18/2019 2:08:10 PM
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2100?



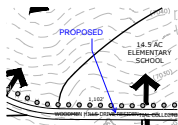
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Date: 1/23/2019 8:33:01 PM
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4-LANE PRINCIPAL ARTERIAL, (EXISTING
2-LANE...



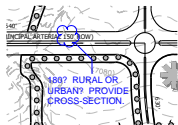
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PROPOSED



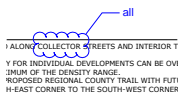
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PROPOSED



Subject: Cloud+
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Author: dsdrice
Date: 1/23/2019 8:39:08 PM
Color: ■

180? RURAL OR URBAN? PROVIDE
CROSS-SECTION.



Subject: Cloud+
Page Label: [1] Cover
Author: dsdrice
Date: 1/24/2019 10:43:16 AM
Color: ■

all



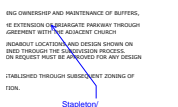
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Date: 1/24/2019 10:43:58 AM
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reference updated map



Subject: Callout
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Author: dsdrice
Date: 1/24/2019 10:44:52 AM
Color: ■

drainage facilities



Subject: Callout
Page Label: [1] Cover
Author: dsdrice
Date: 1/24/2019 10:45:15 AM
Color: ■

Stapleton/

DOR PLAN THE DEVELOPER WILL CONSTRUCT THE EXTENSION OF BIGBAY
 NOTIFICATION, A SEPARATE COST-RECOVERY AGREEMENT WITH THE
 PERMITS, 2006.
 LONG, ROAD LOCATIONS AND ALIGNMENTS, ROUNDABOUT LOCATIONS
 TRUCK LOCATION AND DESIGN WILL BE DETERMINED THROUGH THE E-T
 ENGINEERING CRITERIA MANUAL. A DEVIATION REQUEST MUST BE
 HIGHER DENSITY RESIDENTIAL DEVELOPMENT.
 COVERAGE AND BUILDING HEIGHT, WILL BE ESTABLISHED THROUGH
 TOLUEN DISTRICT OR HOME OWNERS ASSOCIATION.
 DESIGN WITH FUTURE PRELIMINARY PLANS.

height

width

Subject: Callout

Page Label: [1] Cover

Author: dsdrice

Date: 1/24/2019 10:46:02 AM

Color: