

A. SUBDIVIDER | PROJECT TEAM

OWNER
Brent Houser Enterprises, LLC
attn: Esteban Rodriguez
11890 Garrett Road
Peyton, CO 80831-7685
TSN 430000534, 430000537,
430000538

PROJECT ENGINEER
JR Engineering
Attn: Bryan T. Law, PE
5475 Tech Center Drive, Suite 235
Colorado Springs, CO 80919
blaw@jrengineering.com

TRANSPORTATION CONSULTANTS
LSC Transportation Consultants, Inc.
Attn: Jeff Hodsdon, PE
2504 E. Pikes Peak Ave., Suite 304
Colorado Springs, CO 80909
jeh@lsctrans.com

B. APPLICANT
William Guman & Associates, Ltd.
Attn: Bill Guman, PLA, ASLA, APA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
bill@guman.net

RMG Engineers/Architects
Attn: Kelli Zigler
2910 Austin Bluffs Pkwy., Suite 100
Colorado Springs, CO 80918
kzigler@rmg-engineers.com

RESPEC /JDS-Hydro
Attn: Douglas E. Schwenke
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919
Douglas.Schwenke@respec.com

C. LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SECTION 2 AND SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

D. BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 17496 1992" IN A RANGE BOX AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "PLS 11624" IN A RANGE BOX, ASSUMED TO BEAR N89°53'34"E

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, N89°53'34"E A DISTANCE OF 2,622.41 FEET, TO THE NORTH QUARTER OF SAID SECTION;

THENCE ON THE EAST LINE OF SAID SECTION 2, S00°40'17"E A DISTANCE OF 3,885.66 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 56°44'42" AND AN ARC LENGTH OF 990.39 FEET, TO A POINT OF TANGENT;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 56°44'42" AND AN ARC LENGTH OF 1,186.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°05'27"W A DISTANCE OF 2,560.17 FEET;

THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE ON SAID WEST LINE, N00°19'54"E A DISTANCE OF 1,320.51 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE ON THE WEST LINE OF SAID SECTION 2, N00°42'27"W A DISTANCE OF 5,465.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 21,484.637 SQUARE FEET OF 493.2194 ACRES.

E. NOTES

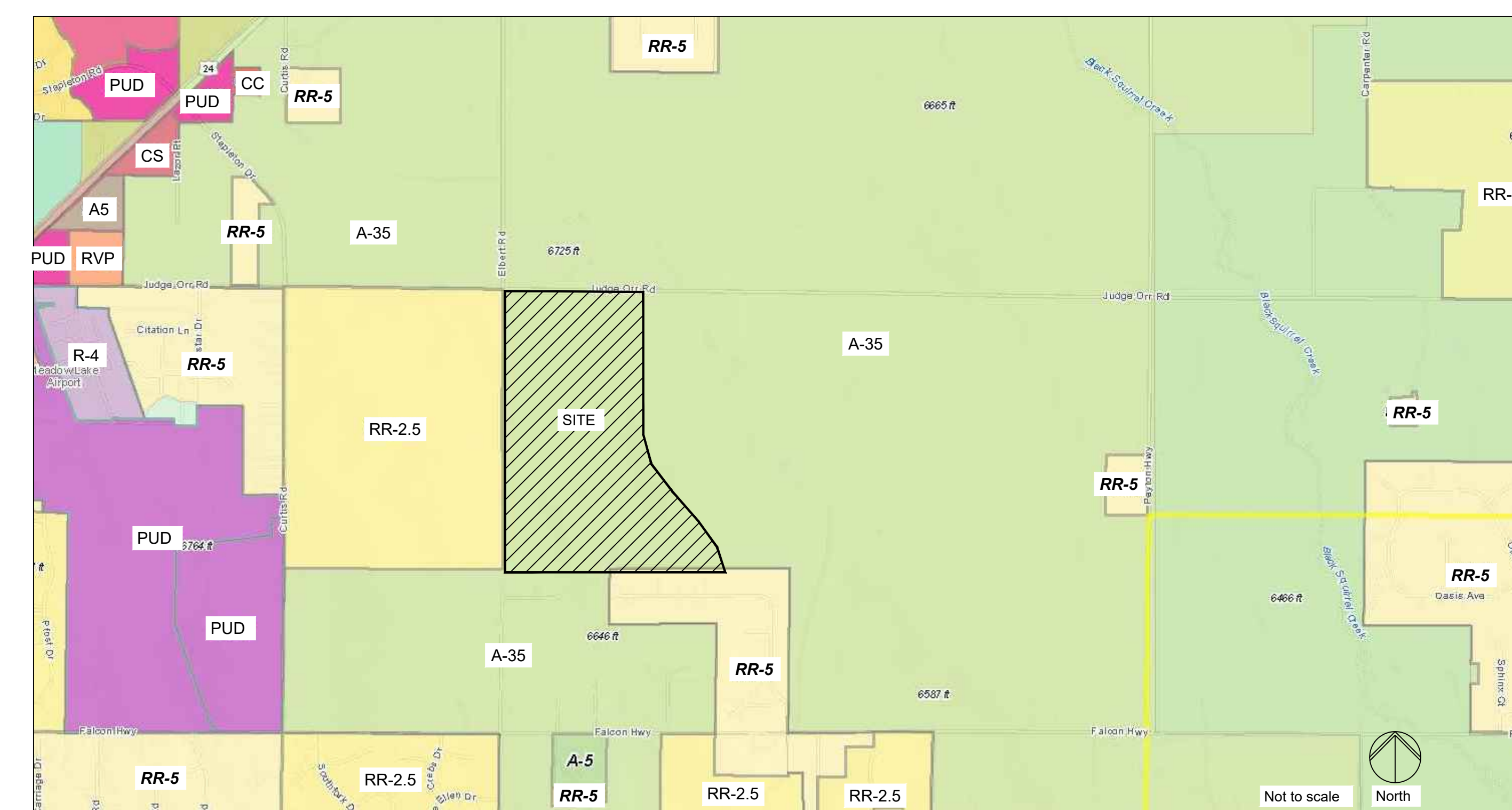
- 1. Acreages and percentages are rounded up to equal 100%.
2. All areas designated as wetlands, drainageways, buffers, setbacks, and easements are considered as 'No-Build Areas' unless otherwise indicated.
3. This proposed Preliminary Plan is located within the Peyton Fire Protection District.
4. After approval, this Preliminary Plan will expire in 5 years unless a Final Plat is submitted.
5. Streets and access locations and configurations are conceptual and subject to change. Detailed street plans will be prepared and reviewed at the Construction Plan stage.
6. No residential or commercial lot will have direct lot access onto Judge Orr Road.
7. Trails are conceptual only. Detailed trail plans will be prepared and reviewed at the Construction Plan stage.
8. El Paso County Regional Trails along Judge Orr Road are to be coordinated with El Paso County Parks and Recreation.
9. A floodplain development permit is required prior to making any modifications within the indicated 100-year floodplain, including but not limited to grading, drainage, and all roadway crossings.
10. A completed U.S. Army Corps of Engineers (COE) permit shall be provided to the El Paso County Planning Department prior to project commencement if ground disturbing activities are scheduled to occur in any wetland area.
11. The wetland boundaries as indicated on the Preliminary Plan are conceptual and subject to change. All existing wetland areas are mapped per the National Wetland Inventory Map provided within the Wetland, Wildlife and Natural Features Report prepared by ECOS.
12. In the event the project will create ground disturbing activity in habitat occupied by threatened or endangered species, and/or where development may occur within 300 feet of the centerline of any stream or floodplain, whichever is greater, the applicant will obtain documentation from U.S. Fish and Wildlife Service (FWS) prior to proceeding with the project.
13. Information pertaining to wildlife protection measures will be provided by the applicant including fencing requirements, trash and debris containment, protection and enhancement of natural vegetation, weed control and riparian and wetland protection and buffer areas, as appropriate at the Construction Plan stage.
14. Development proposed by this Preliminary Plan is primarily for large lot single-family residences compatible with that of adjacent and Rural Residential (RR) zone districts. 74.9% of proposed lots will adhere to zoning and development criteria for RR-2.5 and 9% for RR-5.0 zone districts within the overall 493.21 acre development.
15. Approximately 13.48 acres, or 2.80% of the site, with frontages along Judge Orr Road are proposed commercial uses and will be compatible with the zoning and development criteria of the county's CC - Commercial Community zone district.
16. Utilities for all proposed development will be via on-site well and septic as supported by the Water Resources Report submitted with the Preliminary Plan application.
17. Phasing limits for all proposed development are indicated on this Preliminary Plan. Phasing will be implemented based upon prevailing market conditions and is subject to change.
18. Detention ponds and cross-lot drainage ditches will be maintained by the Esteban Rodriguez HOA.
19. A Noise Study may be prepared with subsequent Construction Plan submittals if proposed commercial properties do not sufficiently buffer traffic noise generated from Judge Orr Road.
20. This Preliminary Plan proposes to provide fees in lieu of land for future school development. The project site is located entirely within the Peyton School District No. 23.
21. All electric service is to be provided by Mountain View Electric Association (MVEA). Black Hills Energy and natural gas easements will be provided as required.
22. Site lighting will satisfy the requirements of Section 6.2.3. of the El Paso County Land Development Code. A site lighting plan is provided with this Preliminary Plan.
23. The Rodriguez subdivision will comply with all Federal and State laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including but not limited to: the Colorado Division of Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service regarding the Endangered Species Act particularly as it relates to all listed species.
24. The following Districts will serve the Esteban Rodriguez Subdivision property:
a. Rodriguez Metropolitan District or HOA (to be established) for maintenance of any/all common spaces, detention ponds, and drainage easements.
b. Peyton School District No. 23
c. Peyton Fire Protection District (Fire emergency).
d. El Paso County Conservation District.
e. Pikes Peak Library District.
f. El Paso County Roads and Bridges.
g. Upper Black Squirrel Creek Ground Water.

ESTEBAN RODRIGUEZ SUBDIVISION PRELIMINARY PLAN

A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF SECTION 2, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE EAST HALF OF SECTION 2, AND THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO

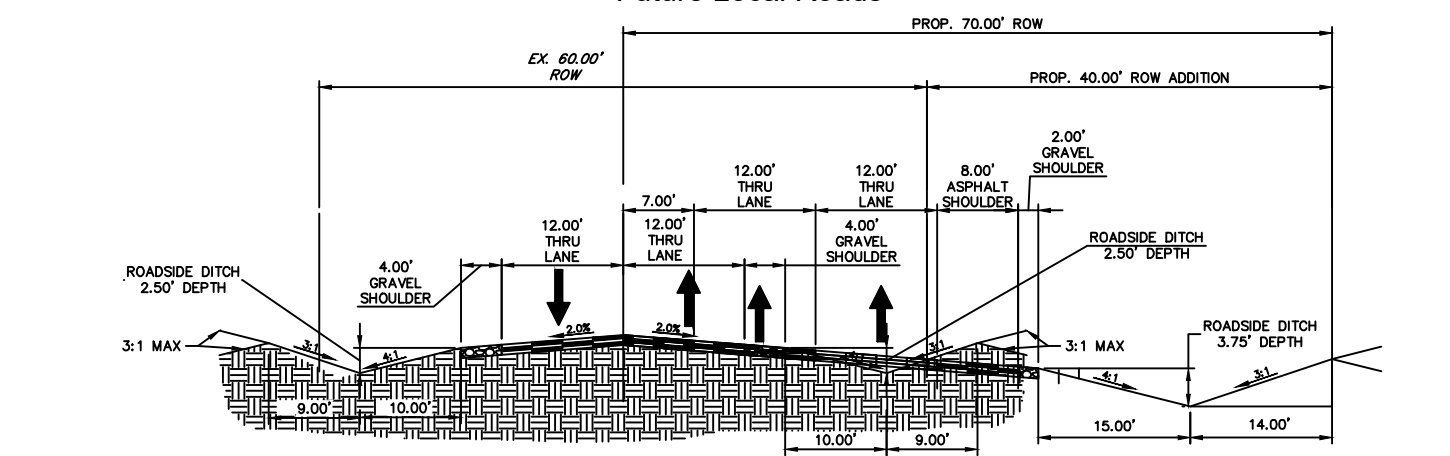
L. ADJACENT ZONING MAP



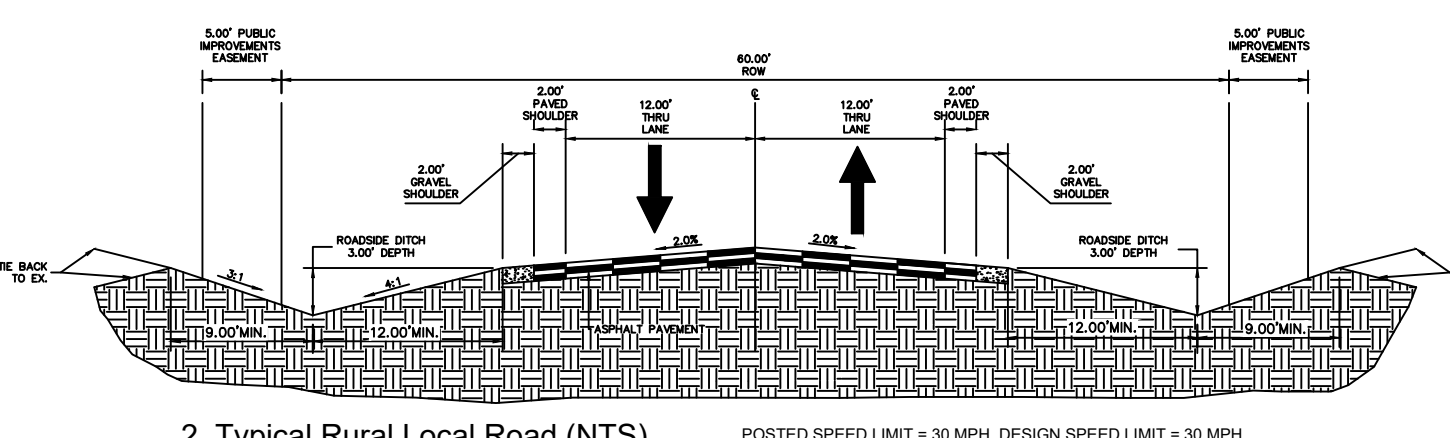
E. NOTES CONT'D.

- 26. Mail box kiosk locations and design will be determined at time of Final Plat in coordination with the U.S. Postal Service.
27. Perimeter buffers along existing adjacent zoning of A-35 shall be 20 feet where noted on the Preliminary Plan. All other buffers to adjacent zoning will be 15 feet as noted.

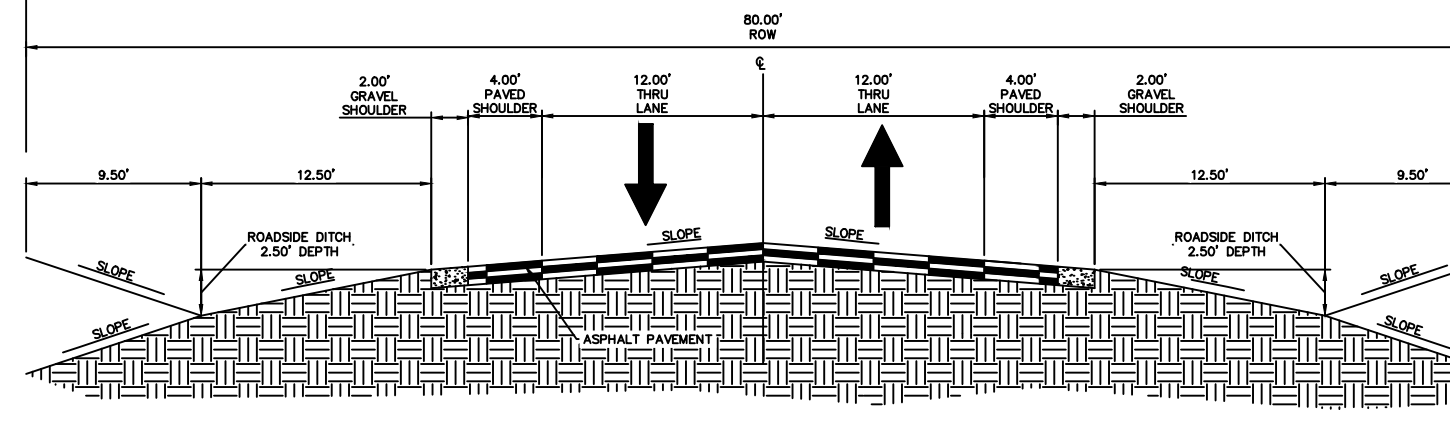
F. PUBLIC STREETS



1. Existing Judge Orr Road - Typical Section (NTS)



2. Typical Rural Local Road (NTS)



3. Typical Rural Minor Collector Roadway (NTS)

- 1. Internal streets will meet the standards of the El Paso County Engineering Criteria Manual. A deviation request of the ECM will be submitted for review and approval for any design that does not conform with these standards.
2. All internal streets are designated as public, will be paved, and will provide for levels of vehicular circulation required by the Traffic Impact Study.
3. Until approved by the County Engineer, all access points shown from the property onto Judge Orr Road are conceptual and non-binding upon the county. Approval of this Sketch Plan shall not be interpreted to include approval of any access to any existing public roads. The County Engineer shall approve accesses in accordance with the requirements and procedures of the Engineering Criteria Manual at the time of Development Plan and/or subdivision submittal and review.

G. NO-BUILD / OPEN SPACE / RESIDENTIAL LOT OPEN SPACE EASEMENTS

- 1. The "Floodplain - No Build / OS" easements, into which some residential lots will encroach, are included in the Preliminary Plan calculations as "Public Open Space" areas. Lots that encroach into the "Floodplain - No Build / OS" easements will be platted as open space easements in future zoning and development submittals. These areas shall remain Public Open Space in perpetuity with no construction of primary and ancillary structures, sheds, barns, fences, etc., permitted within any no-build area.
2. The Preliminary Plan provides areas denoted as Public Open Space. Public Open Space includes a Floodplain Areas, Detention Pond parcels, and 8' trail easements located within certain Buffer Areas to provide connectivity to Public Open Space areas.
3. The Public Open Space areas will be maintained by the Esteban Rodriguez Subdivision HOA (to be established).
4. Sheet PLP 1.0 provides acreage and tract data for all Open Spaces.
5. Open space and trail improvements provided by the owner may be applied to Park Land Dedication and/or fees with review and approval by El Paso County Parks. Improvements will be coordinated at a later date with El Paso County Parks via Park Land Credits.

H. SOILS AND GEOLOGIC HAZARDS

- 1. Areas of proposed development that are found to be impacted by ground water, imported fill, loose and/or expansive soils, etc., will be mitigated by avoidance, re-grading, engineering design, and construction techniques. A map of any potential hazard areas of concern and recommended mitigation measures are found in the Geological Hazard Study and Wastewater Study prepared by RMG Engineers and Architects (April 27, 2023). Further studies of these conditions that warrant additional mitigation may be provided with at Final Plat.
2. No basements or below-grade inhabitable space (crawlspaces) are allowed until a yearlong monitoring program that gathers groundwater elevation data is completed.

I. PHASING PLAN

- 1. The Rodriguez Subdivision will be developed in multiple phases and platted in multiple filings. This Preliminary Plan proposes six phases of development as indicated on Sheet PLP 1.6 and is subject to change. Subsequent phasing plans will be developed based upon prevailing market conditions and absorption of developed lots.
2. Preliminary phasing boundaries as indicated on this Sketch Plan are subject to change. Proposed development and build-out of internal streets, park and open space, and installation of utilities will be determined with each phase.

J. FLOODPLAIN NOTES

- 1. Portions of the Rodriguez property are bisected by and located within a designated FEMA Floodplain as determined by the FEMA National Flood Insurance Program Flood Insurance Map, numbers 08041C0558G, 08041C0559G, 08041C0566G, 08041C0567G with an effective date of December 7, 2018. The existing floodplain boundaries may be revised and/or the Base Floodplain Elevation (BFE) may be modified. Coordination with FEMA will be completed to establish revised floodplain limits and BFE. If the submittal and review of a floodplain revision by EPC and FEMA occurs independently of this Preliminary Plan it shall be approved prior to the platting of any lots currently located within floodplain boundaries.
2. No development of homes, barns, ancillary structures, or fences will be permitted in areas of lots encroaching into any floodplain.

K. TRANSMISSION EASEMENT

- 1. This Preliminary Plan indicates a Transmission Easement is located along the property's western boundary. The owner [Grantor] executed an Option for Transmission Easement Agreement with Mountain View Electric Association (MVEA) [Grantee] on June 14, 2014 (copy of Agreement is submitted with this application).
The construction of any structure including but not limited to homes and ancillary building within any Transmission Easement is not permitted. Driveways and streets are permitted to encroach into and cross any Transmission Easement.
2. The Transmission Easement is 150' but based upon the Grantee's legal description the actual easement width varies. The graphic representation indicated on the Plan is accurate per the legal description.
3. The Owner and Applicant will resolve the recordation of the Transmission Easement at a future level of development plan submittal.

M. VICINITY MAP



N. SITE DATA

Table with 2 columns: Existing Land Use, Existing Zone District, Site Acreage, TSN, Total Acreage, Proposed Land Uses.

O. AIRSPACE AVIGATION EASEMENT

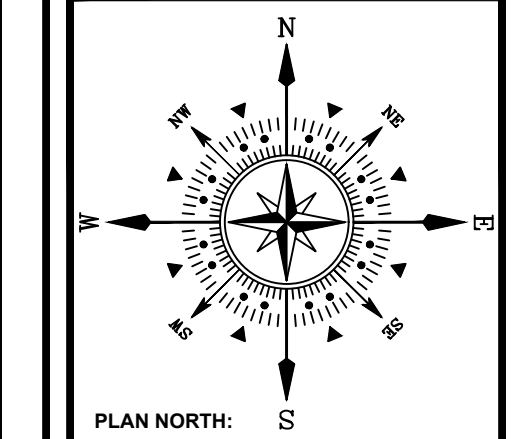
- A. Brent Houser Enterprises, LLC, for and in consideration of fulfillment of a condition of project approval and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to Meadow Lake Airport, its successors and assigns, a perpetual and assignable easement in and over that certain parcel of real property as identified in this Preliminary Plan, and a right-of-way for the free and unrestricted passage and flight of aircraft of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across and about the airspace above imaginary planes, as such those planes as defined by Part 77 of the Federal Aviation Regulations; Federal Aviation Administration (FAA) Airport Design Circular (in effect as of the date of Sketch Plan approval); and United States Standard for Terminal Instrument Procedures (TERPS) over Jane Davis Ranch.
The aforementioned easement and right-of-way includes but is not limited to:
1. For the use and benefit of the public, the easement and continuing right to fly, or cause by permit the flight by any and all persons or aircraft, of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across or about any portion of the Airspace hereinabove described; and
2. The easement and right to cause or create, or permit or allow to be caused or created within the Airspace, such noise, dist, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke and all other effects as may be inherent in the proper operation of aircraft, now known or hereinafter used for navigation of or flight in air; and
3. The continuing and perpetual right to keep the Airspace clear of any portions of buildings, structures, or improvements of any and all kinds, and of trees, vegetation, or other objects, which extend into said Airspace; and
4. The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon the Esteban Rodriguez Subdivision, and which extend into the Airspace may be required to mark according to FAA regulations or other regulation(s), rules, or orders; and
5. The right to ingress to, passage within, and egress from the Esteban Rodriguez Subdivision, solely for the above stated purposes.
B. Brent Houser Enterprises, LLC, on behalf of itself, its successors and assigns hereby covenants with Meadow Lake Airport Association, as follows:
1. Brent Houser Enterprises LLC, its successors and assigns, will not construct, install, permit or allow any building, structure, improvement, tree, or other object on the Esteban Rodriguez Subdivision, to extend into the Airspace, or to constitute an obstruction to air navigation, or to obstruct or interfere with the use of the easement and right-of-way herein granted; and
2. Brent Houser Enterprises, LLC, its successors and assigns, will not hereafter use or permit the use of the Esteban Rodriguez Subdivision in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon Meadow Lake Airport and any aircraft.
3. The easement and right-of-way herein granted shall be deemed both appurtenant to and for the direct benefit of that real property which now or hereinafter constitutes Meadow Lake Airport, and shall further be deemed in gross, being conveyed to and for the benefit of Meadow Lake Airport, and any and all members of the general public who may use said easement or right-of-way, taking off from, landing upon, or operating such aircraft in or about the Meadow Lake Airport or in otherwise flying through said Airspace.
4. This grant of avigation easement shall not operate to deprive Brent Houser Enterprises, LLC, its successors and assigns, of any rights that it may otherwise have from time to time against any individual or private operator for negligent or unlawful operation of aircraft.
5. It is understood and agreed that these covenants and agreements run with the land and shall be binding upon the heirs, representatives, administrators, executors, successors, and assigns of Brent Houser Enterprises, LLC, and that for the purposes of this instrument, the Esteban Rodriguez Subdivision shall be the servient easement and Meadow Lake Airport shall be the dominant tenement.
6. The avigation easement, covenants and agreements described herein shall continue in effect until the Meadow Lake Airport shall be abandoned or shall cease to be used for public airport purpose, at which time it shall terminate.
7. Brent Houser Enterprises, LLC, agrees to waive all damages and claims for damages caused or alleged to be caused by the violation of any aspect of this easement agreement.

P. SHEET INDEX

Table with 2 columns: Sheet Number, Description.

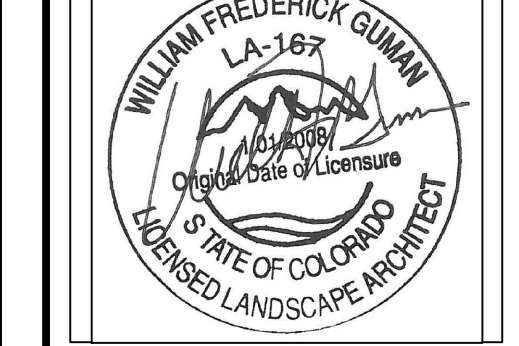
William Guman & Associates, Ltd. logo and contact information.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. NO REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD.



ESTEBAN RODRIGUEZ SUBDIVISION
JUDGE ORR ROAD
PEYTON, CO 80831
493.21 ACRE PRELIMINARY PLAN

DATE: 07/19/2024
DESIGNED: WFG
CHECKED: GEM



REVISIONS table with columns: DATE, BY, DESCRIPTION.

PLAN SCALE: AS NOTED ON PLAN

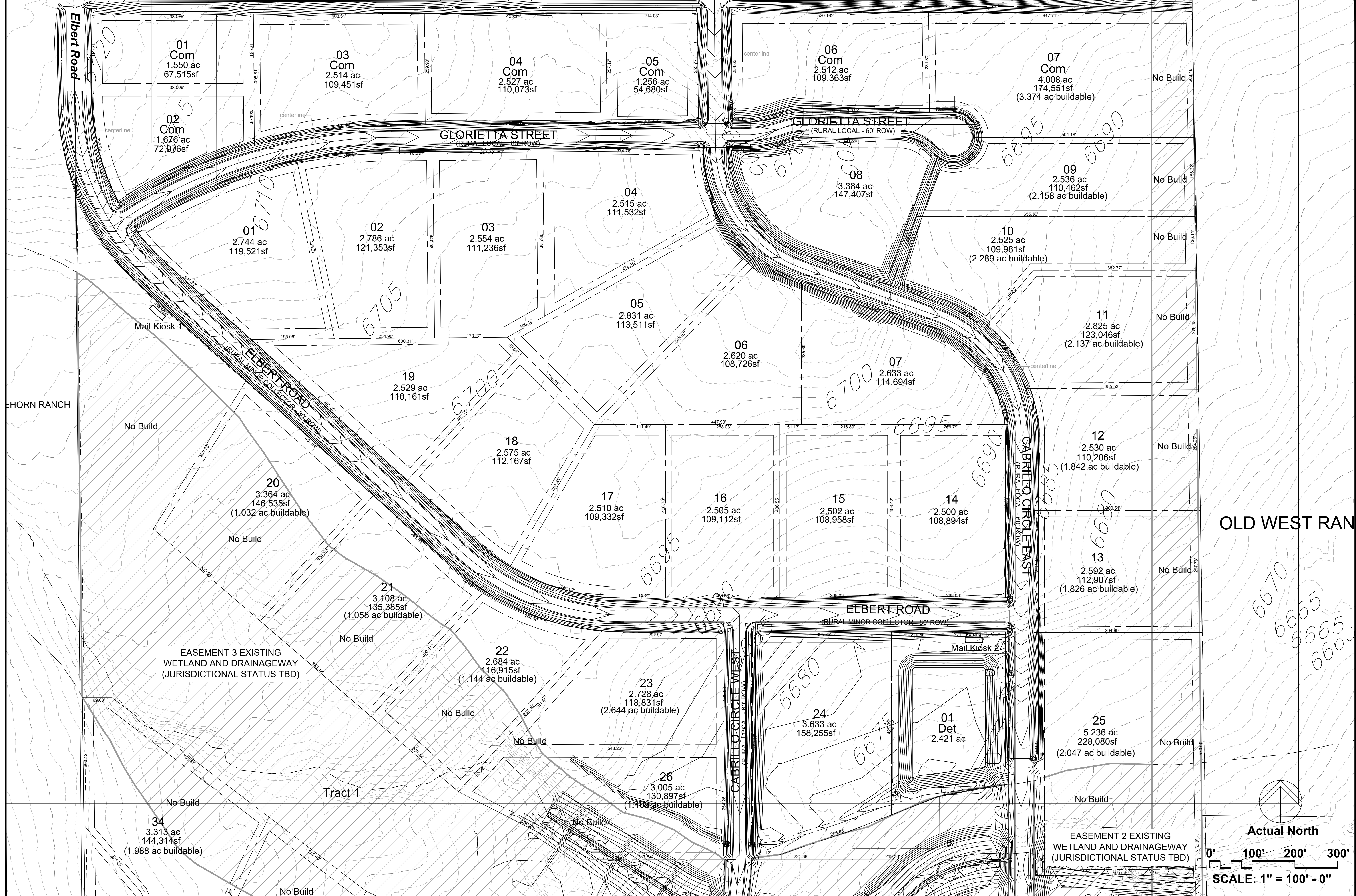
SHEET TITLE: PRELIMINARY PLAN

SHEET NO. PLP1.0
1 of 8 SHEETS

FILE NO. XXXXXX

PIKES PEAK BOARD OF COOPERATIVE EDUCATIONAL SERVICES (BOCES)

JUDGE ORR ROAD (RURAL MINOR ARTERIAL 140' ROW)

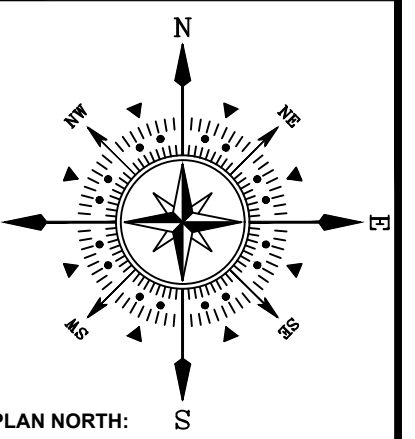


**William Guman & Associates, Ltd.**  
 URBAN PLANNING | LANDSCAPE ARCHITECTURE  
 731 North Weber Street  
 Colorado Springs, CO 80903  
 (719) 633-9700  
 www.GumanLtd.com  
 bill@guman.net

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED.

THIS DRAWING IS DIAGNOSTIC IN THE EVENT OF A CONFLICT, ALL QUANTITIES THAT CAN BE DETERMINED GRAPHICALLY SHALL PREVAIL OVER ANY SCHEDULED QUANTITIES. FIELD CHANGES MADE WITHOUT APPROVAL BY THE DESIGN AGENT OF THE RECORD DRAWING WILL RESULT IN DELAY OF FINAL ACCURACY AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY WHERE APPLICABLE.

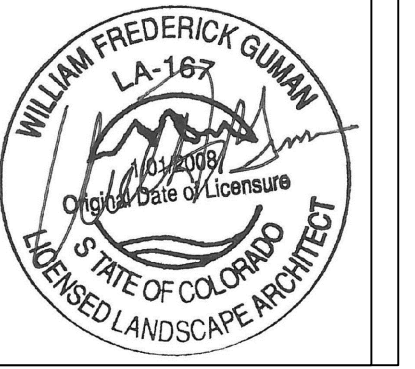
THIS DRAWING BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO IS VALID FOR CONSTRUCTION PURPOSES.



**ESTEBAN RODRIGUEZ SUBDIVISION**  
**JUDGE ORR ROAD**  
**PEYTON, CO 80831**

PROJECT NAME:  
 PROJECT ADDRESS:  
 PROJECT DESCRIPTION: 493.21 ACRE PRELIMINARY PLAN

DATE: 07/19/2024  
 DESIGNED: WFG  
 CHECKED: GEM



REVISIONS:	DATE:	BY:	DESCRIPTION:
	08/09/24	WFG	STREET AND LOT MODIFICATIONS
	08/27/24	WFG	LOT MODIFICATIONS
	08/29/24	WFG	CC MODIFICATIONS
	10/30/24	WFG	DETENTION POND MODIFICATIONS

NOTES:

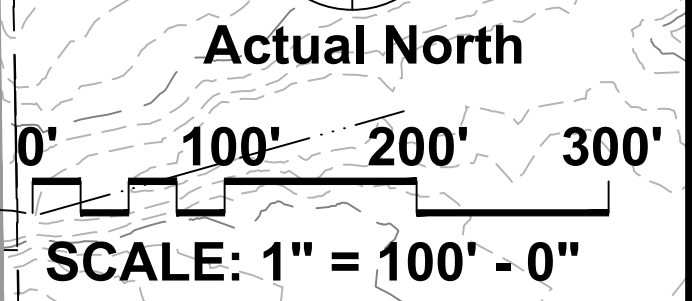
PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

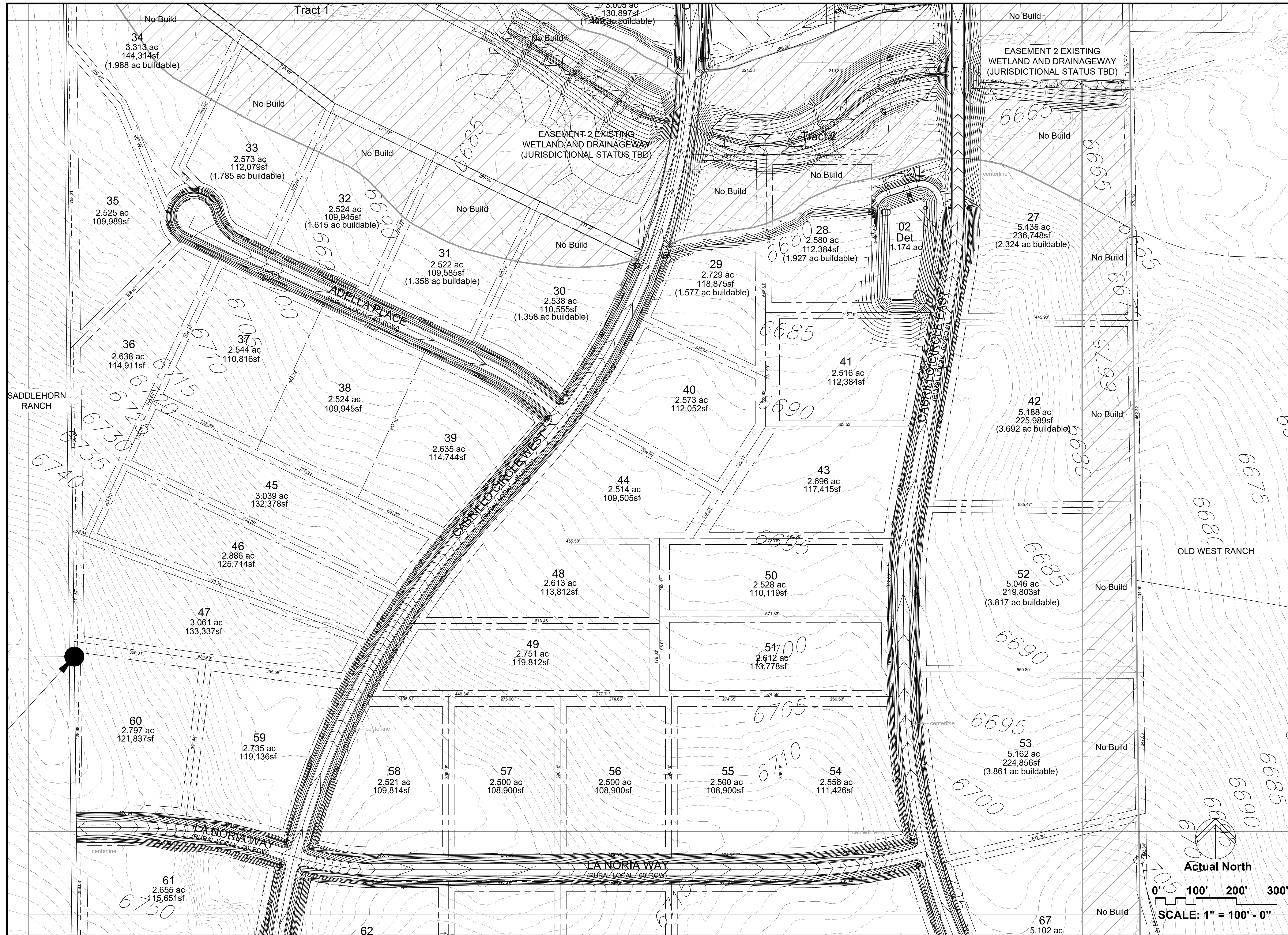
SHEET TITLE:  
**PRELIMINARY PLAN**

SHEET NO.  
**PLP1.1**

2 OF 8 SHEETS

FILE NO.  
 XXXXX



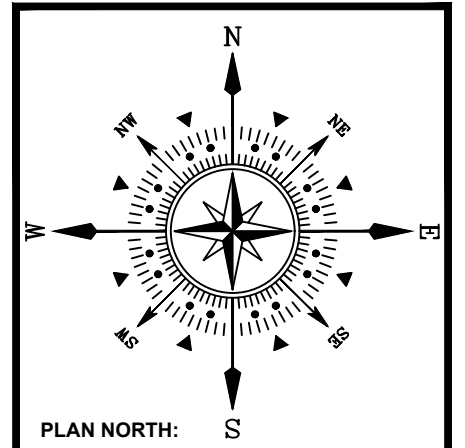


**William Guman & Associates, Ltd.**  
 LANDSCAPE ARCHITECTURE  
 731 North Weber Street  
 Colorado Springs, CO 80903  
 (719) 633-9700  
 www.gumanLtd.com  
 bill@guman.net

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED.

THIS DRAWING IS DIAGNOSTIC IN NATURE AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DRAWING SHALL BE MADE BY THE ORIGINAL DESIGNER OR HIS AUTHORIZED REPRESENTATIVE. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

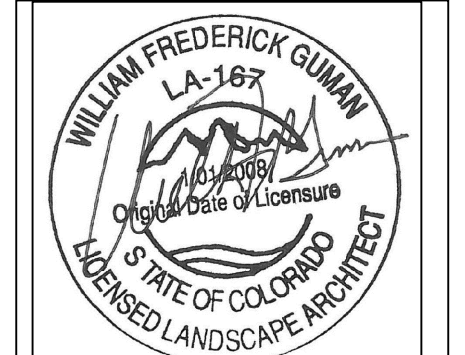
ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



**ESTEBAN RODRIGUEZ SUBDIVISION**  
**JUDGE ORR ROAD**  
**PEYTON, CO 80831**

PROJECT NAME:  
 PROJECT ADDRESS:  
 PROJECT DESCRIPTION: 493.21 ACRE PRELIMINARY PLAN

DATE: 07/19/2024  
 DESIGNED: WFG  
 CHECKED: GEM



REVISIONS:	DATE:	BY:	DESCRIPTION:
	08/09/24	WFG	STREET AND LOT MODIFICATIONS
	08/27/24	WFG	LOT MODIFICATIONS
	08/29/24	WFG	CC MODIFICATIONS
	10/30/24	WFG	DETENTION POND MODIFICATIONS

NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

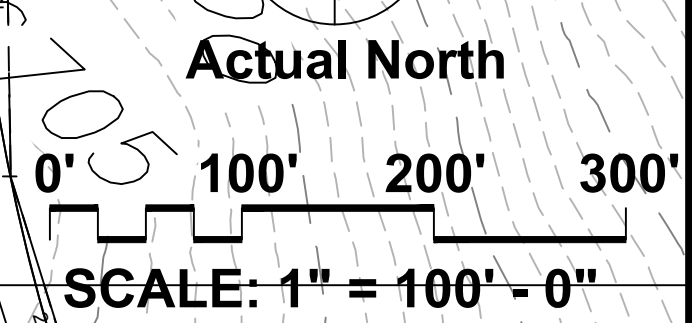
SHEET TITLE:  
**PRELIMINARY PLAN**

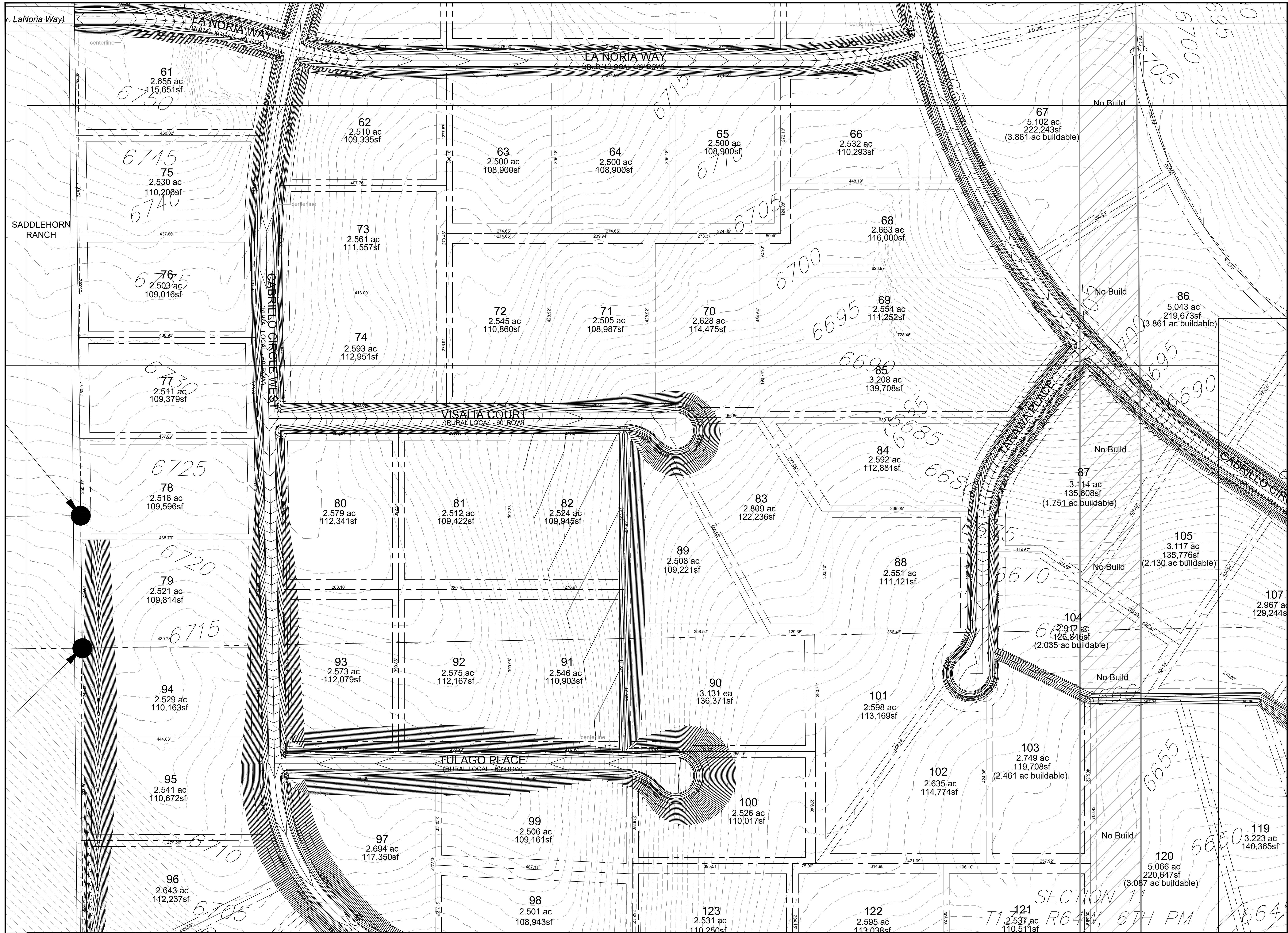
SHEET NO.

**PLP1.2**

3 OF 8 SHEETS

FILE NO. XXXXXX



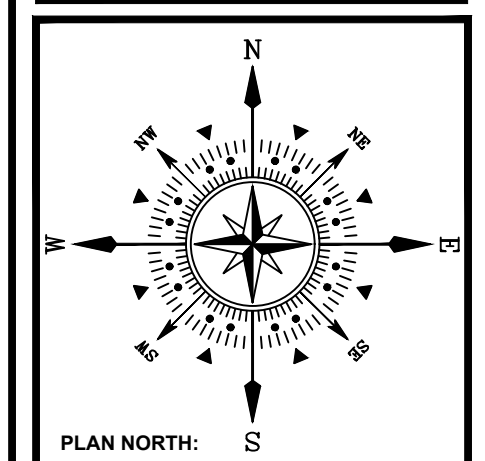


**William Guman & Associates, Ltd.**  
 URBAN PLANNING | LANDSCAPE DESIGN | LANDSCAPE ARCHITECTURE  
 731 North Weber Street  
 Colorado Springs, CO 80903  
 (719) 633-9700  
 www.gumanLtd.com  
 bill@guman.net

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS STRICTLY PROHIBITED.

THIS DRAWING IS DIAGNOSTIC IN THE EVENT OF A CONFLICT, ALL QUANTITIES THAT CAN BE DETERMINED GRAPHICALLY SHALL PREVAIL OVER ANY SCHEDULED QUANTITIES. FIELD CHANGES MADE WITHOUT APPROVAL BY REVIEWING AGENCY OF THE RECORD DRAWING WILL RESULT IN DELETION OF FINAL ACCURACY AND/OR ISSUANCE OF CERTIFICATE OF CORRECTION WHERE APPLICABLE.

ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



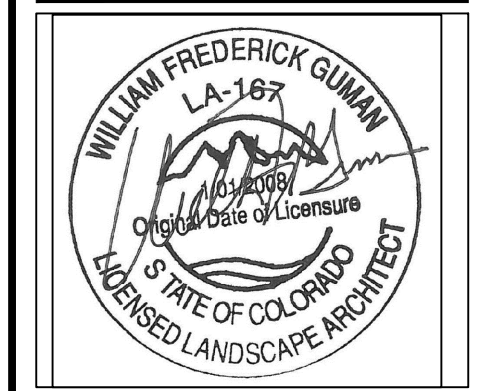
**ESTEBAN RODRIGUEZ SUBDIVISION**

**JUDGE ORR ROAD**

**PEYTON, CO 80831**

PROJECT NAME:  
 PROJECT ADDRESS:  
 PROJECT DESCRIPTION: 493.21 ACRE PRELIMINARY PLAN

DATE: 07/19/2024  
 DESIGNED: WFG  
 CHECKED: GEM



REVISIONS:	DATE:	BY:	DESCRIPTION:
	08/09/24	WFG	STREET AND LOT MODIFICATIONS
	08/27/24	WFG	LOT MODIFICATIONS
	08/29/24	WFG	CC MODIFICATIONS
	10/30/24	WFG	DETENTION POND MODIFICATIONS

NOTES:

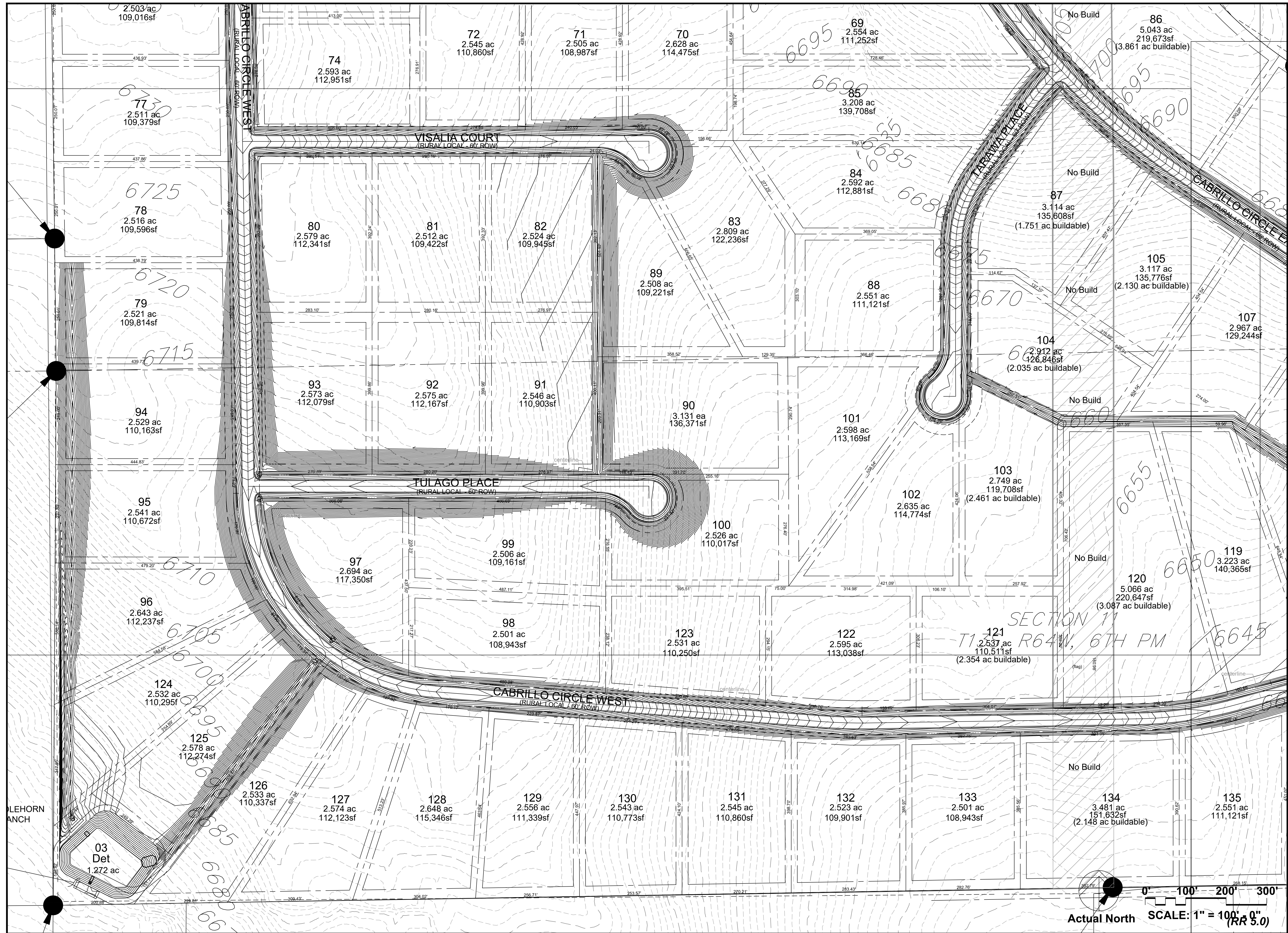
PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**PRELIMINARY PLAN**

SHEET NO.  
**PLP1.3**

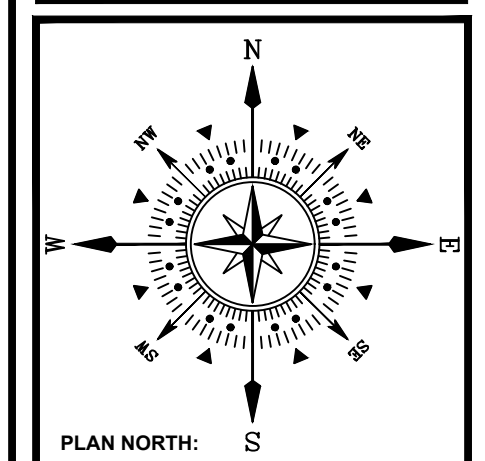
4 OF 8 SHEETS

FILE NO.  
 XXXXX



**William Guman & Associates, Ltd.**  
 LANDSCAPE ARCHITECTURE  
 731 North Weber Street  
 Colorado Springs, CO 80903  
 (719) 633-9700  
 www.gumanLtd.com  
 bill@guman.net

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN APPROVAL OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**ESTEBAN RODRIGUEZ SUBDIVISION**  
**JUDGE ORR ROAD**  
**PEYTON, CO 80831**  
 PROJECT DESCRIPTION: 493.21 ACRE PRELIMINARY PLAN

DATE: 07/19/2024  
 DESIGNED: WFG  
 CHECKED: GEM

**WILLIAM FREDERICK GUMAN**  
 LA-167  
 State of Colorado  
 LICENSED LANDSCAPE ARCHITECT

REVISIONS:	DATE:	BY:	DESCRIPTION:
	08/27/24	WFG	LOT MODIFICATIONS
	08/29/24	WFG	CC MODIFICATIONS
	10/30/24	WFG	DETENTION POND MODIFICATIONS

NOTES:

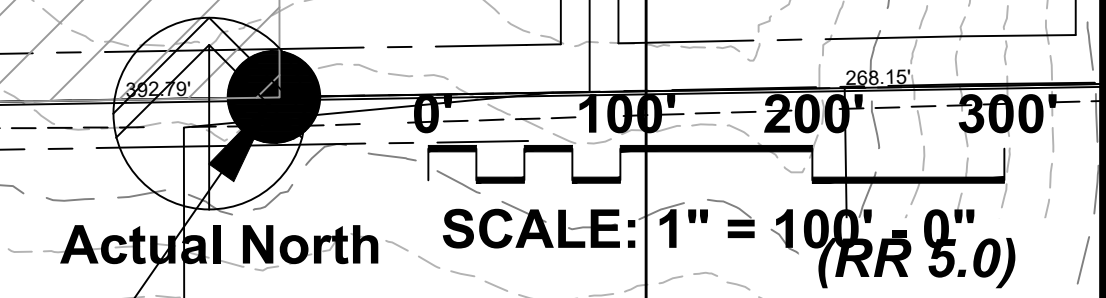
PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

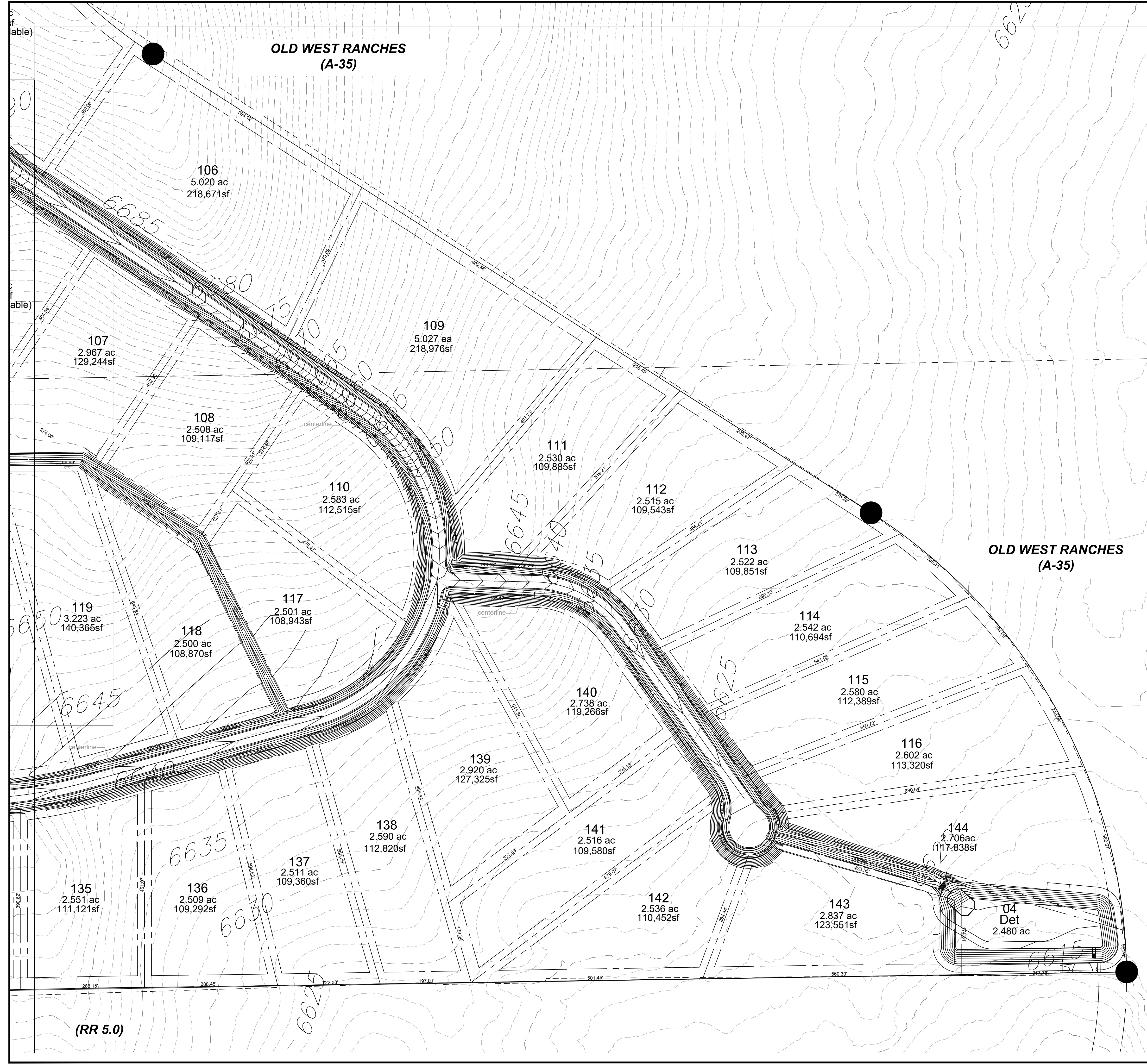
SHEET TITLE:  
**PRELIMINARY PLAN**

SHEET NO.  
**PLP1.4**

5 OF 8 SHEETS

FILE NO.  
 XXXXX





**LAND USE DATA TABLE:**

LAND USE	ACREAGE	PERCENTAGE	UNITS
COMMERCIAL COMMUNITY [CC]	16.043	3.30%	N.A.
RURAL RESIDENTIAL [RR2.5]	364.176	73.90%	135
RURAL RESIDENTIAL [RR5.0]	46.259	9.40%	9
TOTAL RESIDENTIAL UNITS:			144
TRACT 1 [WETLAND/OPEN SPACE]	29.608	6.00%	USABLE OPEN SPACE = 8.70%
TRACT 2 [WETLAND/OPEN SPACE]	5.751	1.20%	
DETENTION 01-05 [OPEN SPACE]	7.347	1.50%	
ROW/STREETS	24.016	6.60%	
TOTAL (Rounded)	493.200	100.00%	

**RESIDENTIAL**

LOT NO.	ACREAGE	SQ. FT.	USE	LOT NO.	ACREAGE	SQ. FT.	USE
01	2.744	119,521	RR2.5	100	2.526	110,175	RR2.5
02	2.786	121,353	RR2.5	101	2.598	113,169	RR2.5
03	2.554	111,236	RR2.5	102	2.635	114,774	RR2.5
04	2.515	111,532	RR2.5	103	2.749	119,708	RR2.5
05	2.831	123,911	RR2.5	104	2.912	126,846	RR2.5
06	2.620	114,694	RR2.5	105	3.117	135,776	RR2.5
07	2.633	114,694	RR2.5	106	5.020	218,671	RR5.0
08	3.384	147,407	RR2.5	107	2.967	129,244	RR2.5
09	2.536	110,462	RR2.5	108	2.508	109,117	RR2.5
10	2.525	109,981	RR2.5	109	5.027	218,976	RR5.0
11	2.825	123,046	RR2.5	110	2.583	112,515	RR2.5
12	2.530	110,206	RR2.5	111	2.530	109,885	RR2.5
13	2.592	112,907	RR2.5	112	2.515	109,543	RR2.5
14	2.500	108,894	RR2.5	113	2.522	108,851	RR2.5
15	2.502	108,958	RR2.5	114	2.542	110,694	RR2.5
16	2.505	109,112	RR2.5	115	2.580	112,389	RR2.5
17	2.510	109,327	RR2.5	116	2.602	113,320	RR2.5
18	2.575	112,167	RR2.5	117	2.501	108,943	RR2.5
19	2.529	110,161	RR2.5	118	2.500	108,870	RR2.5
20	3.364	146,535	RR2.5	119	3.223	140,365	RR2.5
21	3.108	135,385	RR2.5	120	5.066	220,647	RR2.5
22	2.684	116,915	RR2.5	121	2.537	110,511	RR2.5
23	2.728	118,831	RR2.5	122	2.595	113,038	RR2.5
24	3.633	158,255	RR2.5	123	2.531	110,250	RR2.5
25	5.236	228,080	RR5.0	124	2.532	110,295	RR2.5
26	3.005	130,897	RR2.5	125	2.578	112,274	RR2.5
27	5.435	236,748	RR5.0	126	2.533	110,337	RR2.5
28	2.580	112,384	RR2.5	127	2.574	112,123	RR2.5
29	2.729	118,975	RR2.5	128	2.648	115,346	RR2.5
30	2.538	110,555	RR2.5	129	2.556	111,339	RR2.5
31	2.522	109,585	RR2.5	130	2.543	110,773	RR2.5
32	2.524	109,945	RR2.5	131	2.545	110,860	RR2.5
33	2.573	112,079	RR2.5	132	2.523	109,901	RR2.5
34	3.313	144,314	RR2.5	133	2.501	108,943	RR2.5
35	2.525	109,989	RR2.5	134	3.481	151,632	RR2.5
36	2.638	114,911	RR2.5	135	2.551	111,121	RR2.5
37	2.544	110,816	RR2.5	136	2.509	109,292	RR2.5
38	2.524	109,945	RR2.5	137	2.511	109,360	RR2.5
39	2.635	114,744	RR2.5	138	2.590	112,820	RR2.5
40	2.573	112,052	RR2.5	139	2.920	127,325	RR2.5
41	2.516	112,384	RR2.5	140	2.738	119,266	RR2.5
42	5.188	225,989	RR5.0	141	2.990	130,244	RR2.5
43	2.546	117,415	RR2.5	142	2.707	117,916	RR2.5
44	2.514	109,505	RR2.5	143	2.600	113,256	RR2.5
45	3.039	132,378	RR2.5	144	2.706	117,838	RR2.5
46	2.886	125,714	RR2.5				
47	3.061	133,337	RR2.5				
48	2.613	113,324	RR2.5				
49	2.751	119,812	RR2.5				
50	2.528	110,119	RR2.5				
51	2.612	113,778	RR2.5				
52	5.046	219,803	RR5.0				
53	5.162	224,856	RR5.0				
54	2.558	111,426	RR2.5				
55	2.500	108,900	RR2.5				
56	2.500	108,900	RR2.5				
57	2.500	108,900	RR2.5				
58	2.521	109,814	RR2.5				
59	2.735	119,136	RR2.5				
60	2.797	121,837	RR2.5				
61	2.655	115,651	RR2.5				
62	2.510	109,335	RR2.5				
63	2.500	108,900	RR2.5				
64	2.500	108,900	RR2.5				
65	2.500	108,900	RR2.5				
66	2.532	110,293	RR2.5				
67	5.108	222,243	RR5.0				
68	2.663	116,000	RR2.5				
69	2.554	111,252	RR2.5				
70	2.628	114,475	RR2.5				
71	2.505	108,987	RR2.5				
72	2.545	110,860	RR2.5				
73	2.561	111,557	RR2.5				
74	2.593	112,951	RR2.5				
75	2.530	109,596	RR2.5				
76	2.503	109,016	RR2.5				
77	2.511	109,379	RR2.5				
78	2.516	109,596	RR2.5				
79	2.521	109,814	RR2.5				
80	2.579	112,341	RR2.5				
81	2.512	109,422	RR2.5				
82	2.524	109,945	RR2.5				
83	2.809	122,236	RR2.5				
84	2.592	112,881	RR2.5				
85	3.208	139,708	RR2.5				
86	5.043	219,673	RR5.0				
87	3.114	135,608	RR2.5				
88	2.551	111,121	RR2.5				
89	2.508	109,221	RR2.5				
90	3.259	141,947	RR2.5				
91	2.546	110,903	RR2.5				
92	2.575	112,167	RR2.5				
93	2.573	112,079	RR2.5				
94	2.529	110,163	RR2.5				
95	2.541	110,672	RR2.5				
96	2.643	112,237	RR2.5				
97	2.694	117,350	RR2.5				
98	2.501	108,943	RR2.5				
99	2.506	109,161	RR2.5				

**COMMERCIAL COMMUNITY**

01	1.550	67,515	CC
02	1.676	72,976	CC
03	2.514	109,451	CC
04	2.527	110,073	CC
05	1.256	54,680	CC
06	2.512	109,363	CC
07	4.008	174,551	CC
		16,043ac	

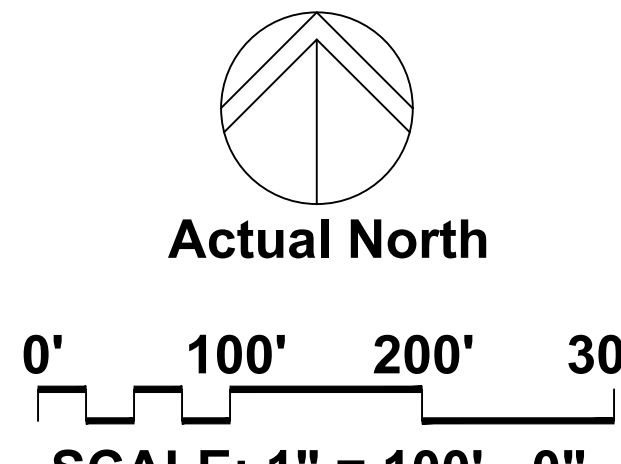
**DETENTION/OPEN SPACE**

01	2.421	105,458	DET
02	1.174	51,139	DET
03	1.272	55,408	DET
04	2.480	108,028	DET
		7.347ac	

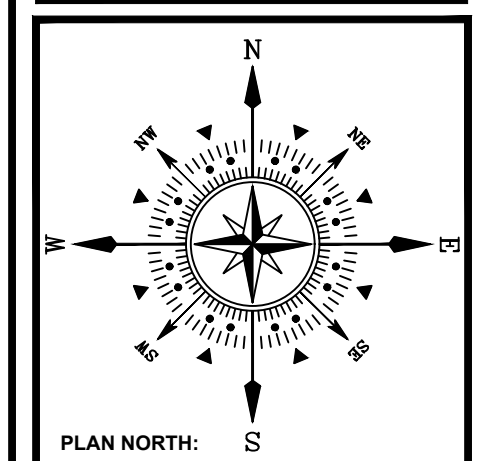
**WETLAND/OPEN SPACE**

TRACT 1 29.608	1,289,717	OPEN SPACE
(Includes Public Open Space)	17.637 net	768,247 net
TRACT 2 5.751	250,496	OPEN SPACE
(Includes Public Open Space)	3.552 net	154,724 net
		21.189ac

**ROW | STREETS**  
36.161ac

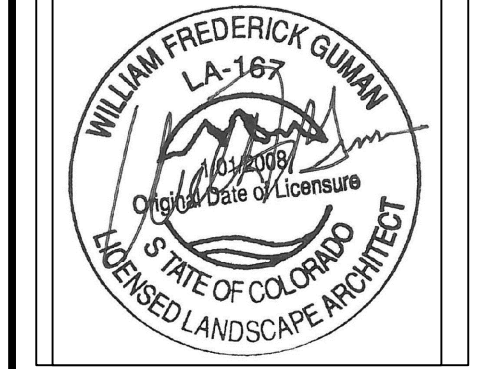


THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. NO PART OF THIS DRAWING OR ANY INFORMATION HEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



**ESTEBAN RODRIGUEZ SUBDIVISION**  
**JUDGE ORR ROAD**  
**PEYTON, CO 80831**  
PROJECT ADDRESS:  
PROJECT DESCRIPTION: 493.21 ACRE PRELIMINARY PLAN

DATE: 07/19/2024  
DESIGNED: WFG  
CHECKED: GEM



**REVISIONS:**

DATE:	BY:	DESCRIPTION:
08/27/24	WFG	LOT MODIFICATIONS
08/29/24	WFG	CC MODIFICATIONS
10/30/24	WFG	DETENTION POND MODIFICATIONS

NOTES:

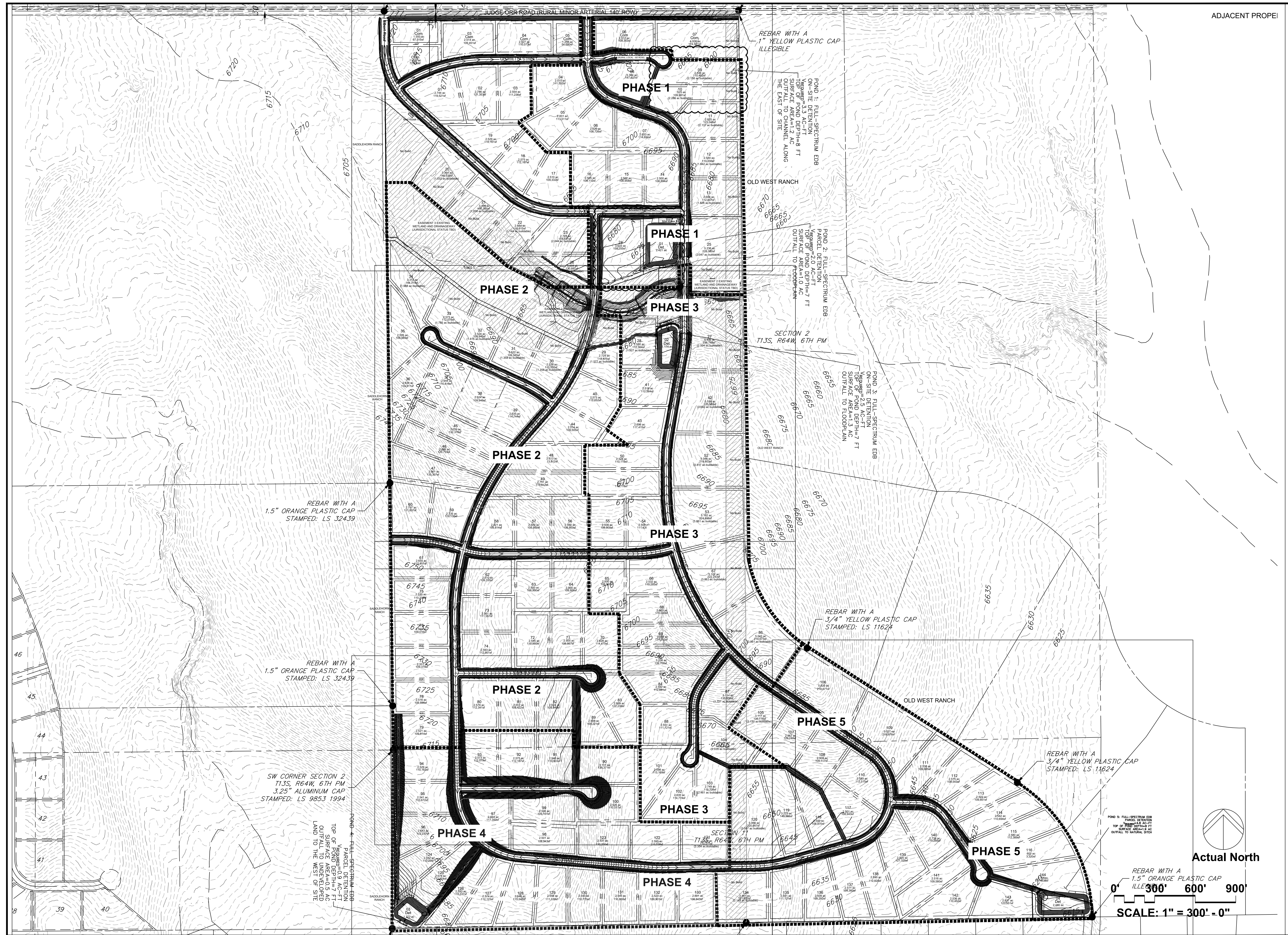
PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**PRELIMINARY PLAN**

SHEET NO.  
**PLP1.5**

6 OF 8 SHEETS

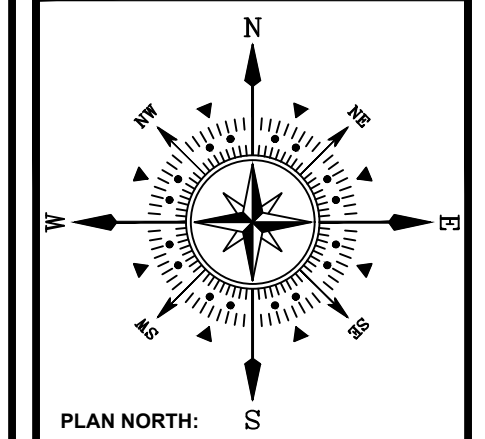
FILE NO.  
XXXXX



ADJACENT PROPE

**William Guman & Associates, Ltd.**  
 URBAN PLANNING | LANDSCAPE ARCHITECTURE  
 731 North Weber Street  
 Colorado Springs, CO 80903  
 (719) 633-9700  
 www.gumanltd.com  
 bill@gumanltd.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WILLIAM GUMAN & ASSOCIATES, LTD. IS STRICTLY PROHIBITED.



**ESTEBAN RODRIGUEZ**  
**JUDGE ORR ROAD**  
**PEYTON, CO 80831**  
 PROJECT DESCRIPTION: 496.25 ACRE PHASING PLAN

DATE: 07/19/2024  
 DESIGNED: WFG  
 CHECKED: GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:
08/19/24	WFG	WFG	PHASING LIMITS MODIFICATIONS
08/27/24	WFG	WFG	LOT MODIFICATIONS
08/29/24	WFG	WFG	CC MODIFICATIONS
10/30/24	WFG	WFG	DETENTION POND MODIFICATIONS

NOTES:

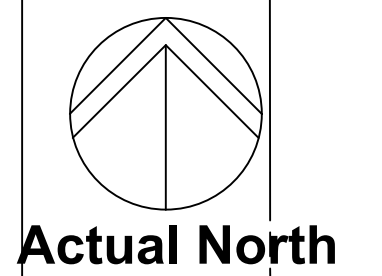
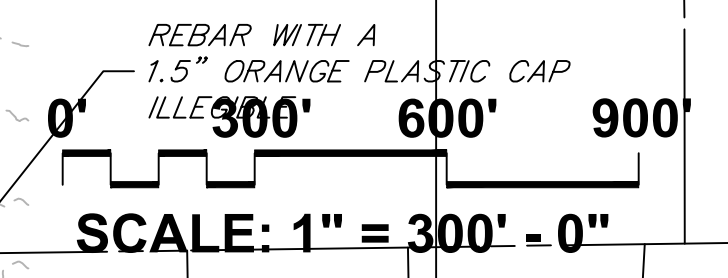
PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)

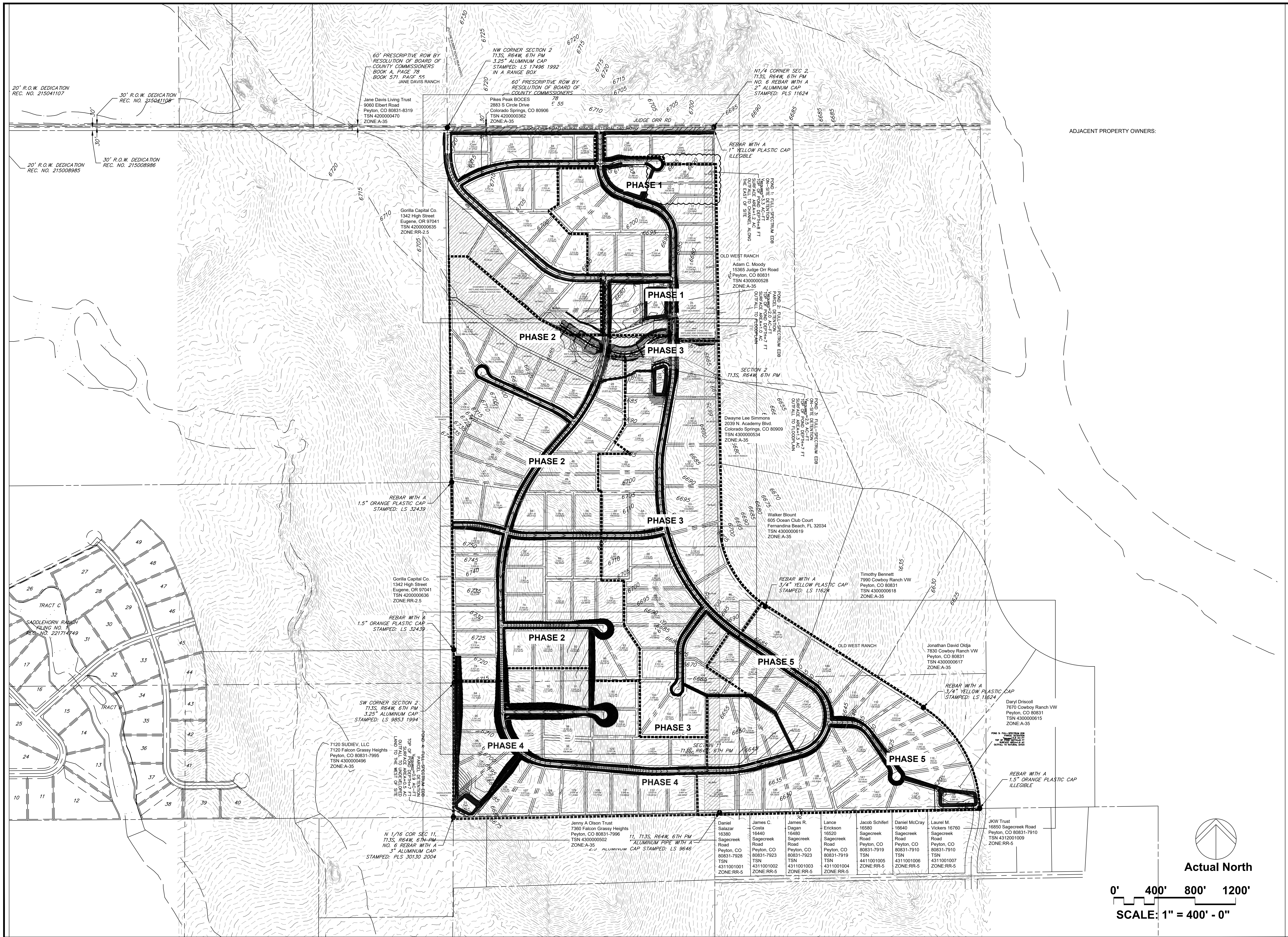
SHEET TITLE:  
**PHASING PLAN**

SHEET NO.  
**PLP1.6**

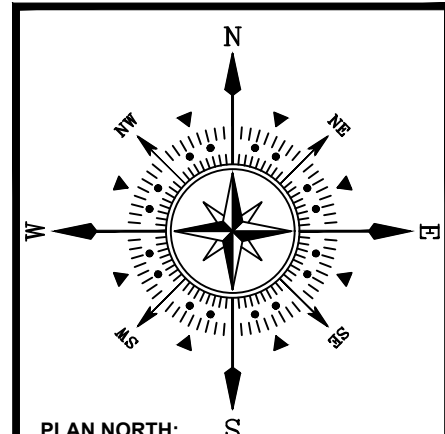
7 of 8 SHEETS

FILE NO.  
 XXXXX





THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED.  
 THIS DRAWING IS DIAGNOSTIC IN THE EVENT OF A CONFLICT, ALL QUANTITIES THAT CAN BE DETERMINED GRAPHICALLY SHALL PREVAIL OVER ANY SCHEDULED TABLES OF IMPLIED QUANTITIES. FIELD CHANGES MADE WITHOUT PRIOR APPROVAL BY REVIEWING AGENCY OF THE RECORD DRAWING WILL RESULT IN DELAY OF FINAL ACCEPTANCE AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY WHERE APPLICABLE.  
 ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



**ESTEBAN RODRIGUEZ**  
**JUDGE ORR ROAD**  
**PEYTON, CO 80831**  
**496.25 ACRE PHASING PLAN**

PROJECT NAME:  
 PROJECT ADDRESS:  
 PROJECT DESCRIPTION:

DATE: 07/19/2024  
 DESIGNED: WFG  
 CHECKED: GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:
08/19/24	WFG	WFG	PHASING LIMITS MODIFICATIONS
08/27/24	WFG	WFG	LOT MODIFICATIONS
08/29/24	WFG	WFG	CC MODIFICATIONS
10/30/24	WFG	WFG	DETENTION POND MODIFICATIONS

NOTES:

PLAN SCALE: 1" = 400' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**ADJACENT LANDOWNERS**

SHEET NO.  
**PLP1.7**

B OF B SHEETS

FILE NO.  
 XXXXX

