

65 WEST OF THE 6TH P.M., EL PASO COUNTY, CO

DEVELOPMENT PROGRAM & PHASING PLAN

PARCEL/PLANNING AREA	ACRES	% OF TOTAL	UNIT QTY.	DENSITY (DU/AC)	YEAR
SINGLE FAMILY RESIDENTIAL	275.56 AC		1,195		
FILING NO. 1	40.42 AC	10.2%	205	5.07 / AC.	COMPLETE
FILING NO. 2	30.63 AC	7.6%	153	4.99 / AC.	COMPLETE
FILING NO. 3	26.77 AC	6.7%	141	5.27 / AC.	COMPLETE
FILING NO. 4	35.07 AC	8.8%	142	3.59 / AC.	COMPLETE
FILING NO. 5	21.79 AC	5.5%	52	1.5 / AC.	COMPLETE
FILING NO. 6	45.43 AC	11.4%	181	3.28 / AC.	COMPLETE
FILING NO. 7	17.29 AC	4.4%	70	3.95 / AC.	COMPLETE
FILING NO. 8	41.34 AC	10.4%	198	4.82 / AC.	COMPLETE
FILING NO. 8A	16.82 AC	4.2%	53	3.35 / AC.	COMPLETE
MULTI-FAMILY RESIDENTIAL	10.3 AC				
FILING NO. 7 (TRACT F & H)	10.3 AC	2.6%	309	30/AC.	2022
SINGLE FAMILY ATTACHED	50.94 AC		302		
FILING NO. 1A	3.51 AC	0.9%	39	11.11 / AC.	COMPLETE
FILING NO. 4A	5.39 AC	1.4%	55	10.2 / AC.	COMPLETE
FILING NO. 5A	11.87 AC	3.0%	125	10.51 / AC.	COMPLETE
VILLAS AT CLAREMONT RANCH (FILING 7 TRACT A & G)	14.17 AC	2.0%	83	8.76 / AC.	2022
COMMERCIAL	26.22 AC				
FILING NO. 1CC (LOT 1, BLOCK 10)	2.92 AC	0.7%	N/A	--	N/A
FILING NO. 7 (TRACT F)	14.3 AC	2.6%	N/A	--	N/A
FILING NO. 9	23.3 AC	5.9%	N/A	--	PARTIALLY COMPLETE
OPEN SPACE/TRAILS/PARKS	27.88 AC	7.0%	N/A	--	UNKNOWN
SAND CREEK	17.45 AC	4.4%	N/A	--	EXISTING
ELEMENTARY SCHOOL FILING NO. 4	7.88 AC	1.9%	N/A	--	N/A
CDOT R.O.W.	0.53 AC	0.1%	N/A	--	COMPLETE

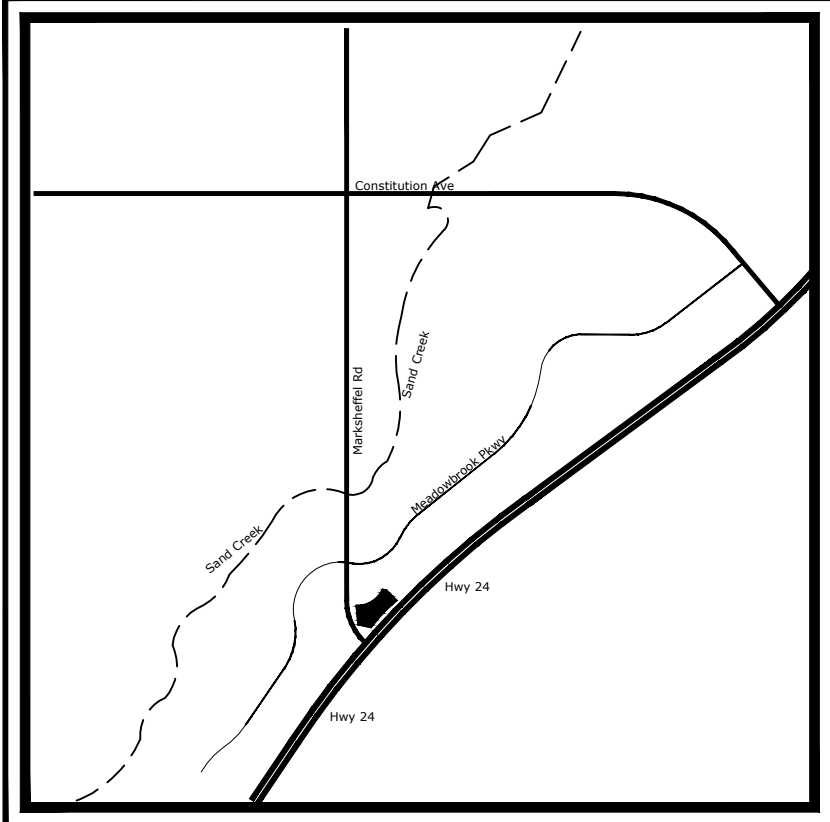
Tract H is not buildable - therefore the maximum number of units should be calculated based on the 9.8 acre Tract F

NOTES

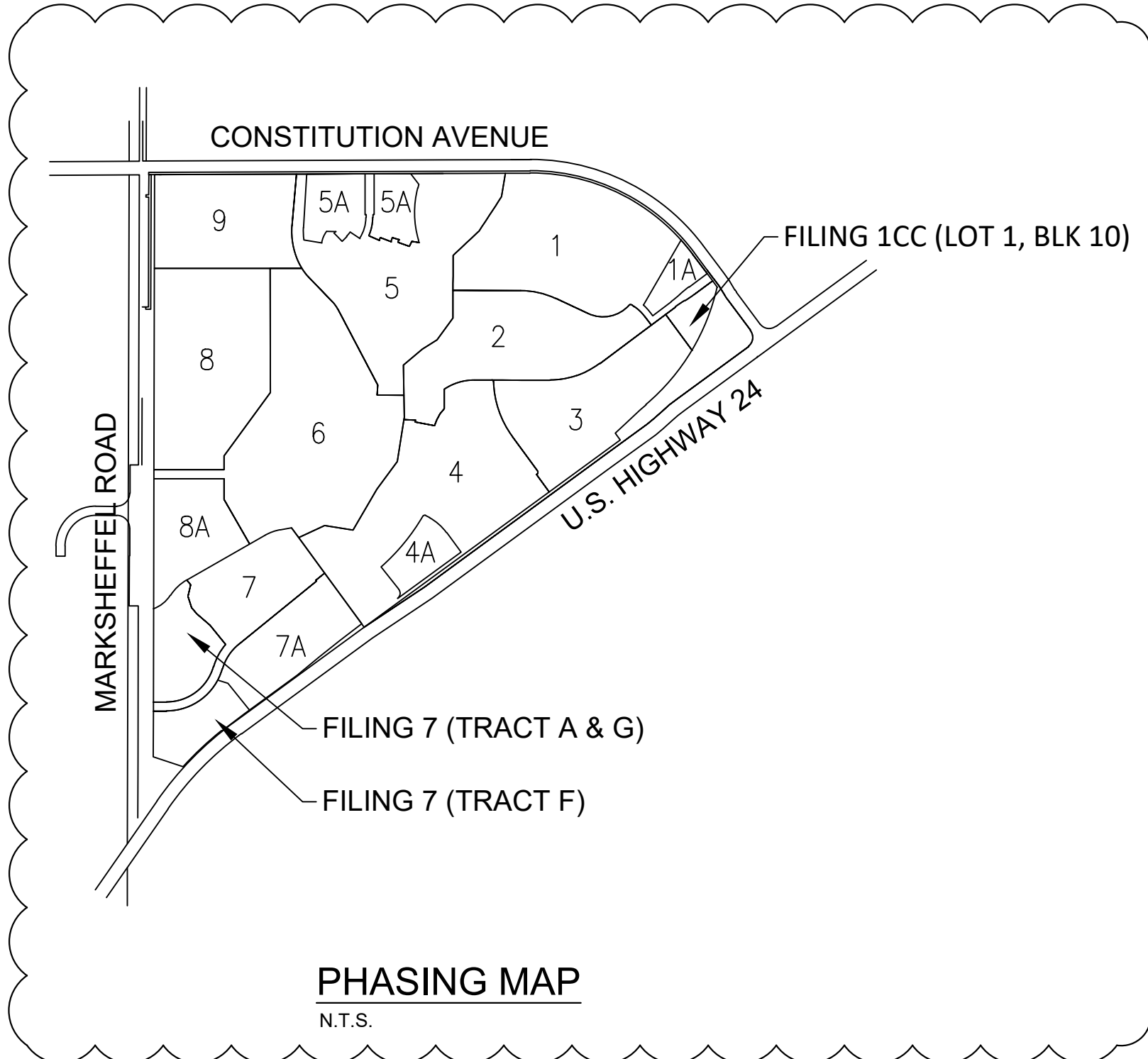
1. FLOODPLAIN AREAS WILL BE CONFINED WITHIN THE NEW CHANNEL IMPROVEMENTS AS SHOWN ON THE PLAN. REFERENCE THE CLOMR (CONDITIONAL LETTER OF MAP REVISION) 01-08-259R DATED JANUARY 28, 2020.
2. OPEN SPACE AREAS AND BUFFERS TO BE MAINTAINED BY EACH FILINGS HOA, CHEROKEE METROPOLITAN DISTRICT, EL PASO COUNTY PARKS OR EL PASO COUNTY DOT. THE OPEN SPACE AREAS AND BUFFER WITHIN THIS AMENDED AREA WILL BE MAINTAINED BY THE VILLAS AT CLAREMONT RANCH HOA SUBJECT TO CLAREMONT RANCH WEST SKP211.
3. THE DEVELOPER OF THE COMMERCIAL SITES WITHIN CLAREMONT RANCH SHALL BE REQUIRED TO PROVIDE THE BUFFERING FOR THE RESIDENTIAL USES.
4. THE DEVELOPER OF THE SINGLE-FAMILY SITES ALONG MARKSHEFFEL ROAD WITHIN CLAREMONT RANCH WILL BE REQUIRED TO PROVIDE THE BUFFERING FOR THE EXISTING INDUSTRIAL USES AND ZONING AREAS ON THE WEST SIDE OF MARKSHEFFEL ROAD.
5. THE DEVELOPER OF THE MULTI-FAMILY AREAS SHALL BE REQUIRED TO PROVIDE THE BUFFERING FOR THE SINGLE-FAMILY AREAS.
6. THE DEVELOPER OF THE SINGLE-FAMILY ALONG HIGHWAY 24 SHALL BE REQUIRED TO PROVIDE BUFFERING FOR THE EXISTING STATE HIGHWAY.
7. ALL RESIDENTIAL SUBDIVISIONS THAT ARE ADJACENT TO HIGHWAY 24 OR MARKSHEFFEL ROAD SHALL REQUIRE A NOISE ANALYSIS WITH FINDINGS AND RECOMMENDED MITIGATION THAT IS ACCEPTABLE TO EL PASO COUNTY. THE NOISE STUDY SHALL BE REQUIRED WITH THE REZONING AND FINAL PLAT.
8. ALL RESIDENTIAL DEVELOPMENT WITHIN COLORADO SPRINGS MUNICIPAL AIRPORT 65 DNL TO BE INSULATED FOR A 25 dBA NOISE REDUCTION AND TO BE EQUIPPED WITH AIR CONDITIONING.
9. THE NORTHERN PORTION OF THE SITE IS MAPPED WITHIN FLOODPLAIN ZONES ACCORDING TO FEMA NO. 08041C0756G, FIGURE 8 (REFERENCE 7). THE FLOODPLAIN IS ALONG THE EAST FORK OF SAND CREEK, AND THE PROPOSED DEVELOPMENT WILL AVOID THIS AREA.
10. ACTION TAKEN BY THE COMMUNITY DEVELOPMENT DIRECTOR AND PLANNING COMMISSION AND BOARD OF COUNTY COMMISSIONERS ON A SKETCH PLAN SHALL BE CONSIDERED A PRELIMINARY DECISION TO THE ZONING AND PLATTING OF THE PROPERTY AND SHALL NOT BE CONSIDERED A FINAL DECISION FOR PURPOSES OF JUDICIAL REVIEW.

DISTRICTS SERVING THE PROPERTY:

1. WATER & WASTEWATER: CHEROKEE METRO DISTRICT
2. ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
3. NATURAL GAS: COLORADO SPRINGS UTILITIES
4. FIRE PROTECTION: FALCON FIRE DISTRICT
5. SCHOOL DISTRICT: SCHOOL DISTRICT 49
6. LIBRARY: PIKES PEAK LIBRARY DISTRICT
7. CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT



VICINITY MAP



PHASING MAP

CONTACTS:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: KEVIN KOFFORD, P.E.

OWNER:
ROCKWOOD HOMES LLC
5436 CARVEL GROVE
COLORADO SPRINGS, CO 80922
TEL: (719) 930-5087
CONTACT: JOHN RAPTIS

SITE DETAILS

SITE ADDRESS: 1249 MEADOWBROOK PARKWAY, EL PASO COUNTY, COLORADO
TAX ID NUMBER: 5404304013
TOTAL AREA: (TRACT F: 9.8 ACRES, TRACT H: 0.5 ACRES)
CURRENT ZONING: PUD CAD-0

TRACT F & H LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF PARCEL F AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JANUARY 5, 1996 IN BOOK 6797 AT PAGE 35 IN THE OFFICE OF THE CLERK & RECORDER OF SAID EL PASO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., FROM WHICH THE NORTH ONE-QUARTER CORNER BEARS NORTH 89°46'01" EAST; THENCE NORTH 89°46'01" EAST, 30.00 FEET MORE OR LESS ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD; THENCE SOUTHERLY 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION AVENUE AS SHOWN ON CONSTITUTION AVENUE / PETERSON ROAD RIGHT-OF-WAY A SUBDIVISION RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF THE RECORDS OF SAID EL PASO COUNTY AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°46'01" EAST, 3165.55 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED JANUARY 13, 2000 AT RECEPTION NO. 200004268 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE ALONG THE WESTERLY LINE OF THE TRACT OF LAND AS DESCRIBED IN SAID RECEPTION NO. 200004268 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. SOUTH 09°20'43" WEST, 209.05 FEET;
2. SOUTH 33°10'49" WEST, 363.74 FEET;
3. SOUTH 47°00'54" WEST, 312.00 FEET;
4. SOUTH 00°07'55" WEST, 551.99 FEET;
5. SOUTH 36°08'33" WEST, 238.82 FEET;
6. SOUTH 57°34'44" WEST, 152.54 FEET;
7. SOUTH 50°00'07" WEST, 217.22 FEET;
8. SOUTH 00°59'38" EAST, 460.39 FEET;
9. SOUTH 09°09'03" WEST, 394.98 FEET;
10. SOUTH 36°29'29" WEST, 303.16 FEET;
11. SOUTH 30°02'46" WEST, 416.58 FEET;
12. NORTH 80°42'10" WEST, 253.00 FEET;
13. SOUTH 64°58'44" WEST, 253.57 FEET;
14. SOUTH 36°11'00" EAST, 947.73 FEET TO THE MOST SOUTHERLY CORNER OF CLAREMONT RANCH FILING NO. 4, SAID POINT BEING ON THE NORTHWESTERLY LINE OF U.S. HIGHWAY NO.

AMENDMENT AREA LEGAL DESCRIPTION:
TRACT F CLAREMONT RANCH FIL NO 7

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 4

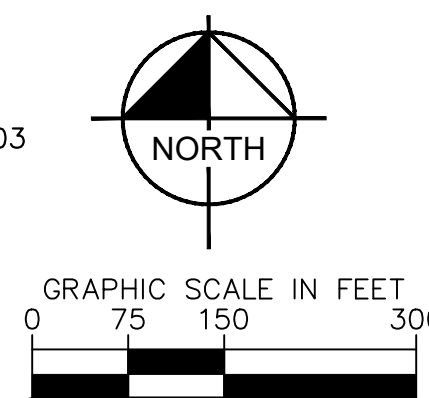
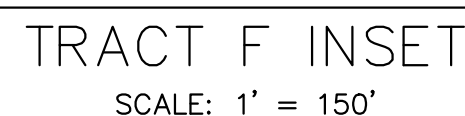
DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 12/20/2021

CLAREMONT RANCH WEST
EL PASO COUNTY, COLORADO
SKETCH PLAN AMENDMENT
COVER SHEET

PROJECT NO
096726002

SHEET

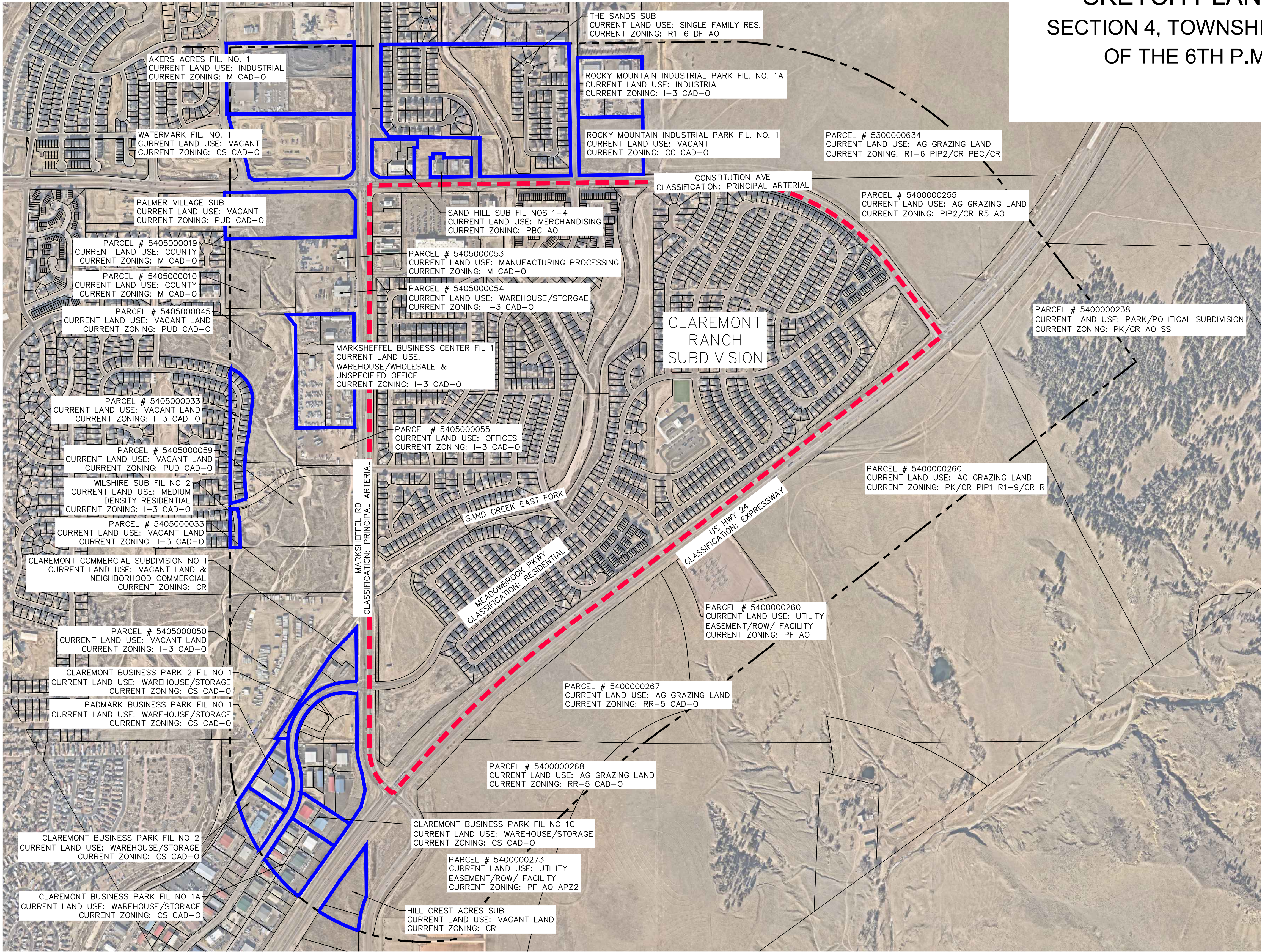
SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., EL PASO COUNTY, CO



CLAREMONT RANCH WEST
EL PASO COUNTY, COLORADO
SKETCH PLAN AMENDMENT
SKETCH PLAN

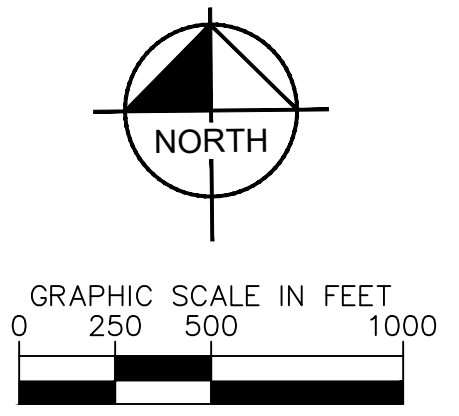
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CLAREMONT RANCH WEST
SKETCH PLAN MINOR AMENDMENT
SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., EL PASO COUNTY, CO



LEGEND

- 1/4 MILE BOUNDARY LINE
- SUBDIVISION BOUNDARY LINE
- - - - SKETCH PLAN BOUNDARY LINE



Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 12/20/2021

CLAREMONT RANCH WEST
EL PASO COUNTY, COLORADO
SKETCH PLAN AMENDMENT
EXTERNAL LAND USES