

# CLAREMONT RANCH WEST

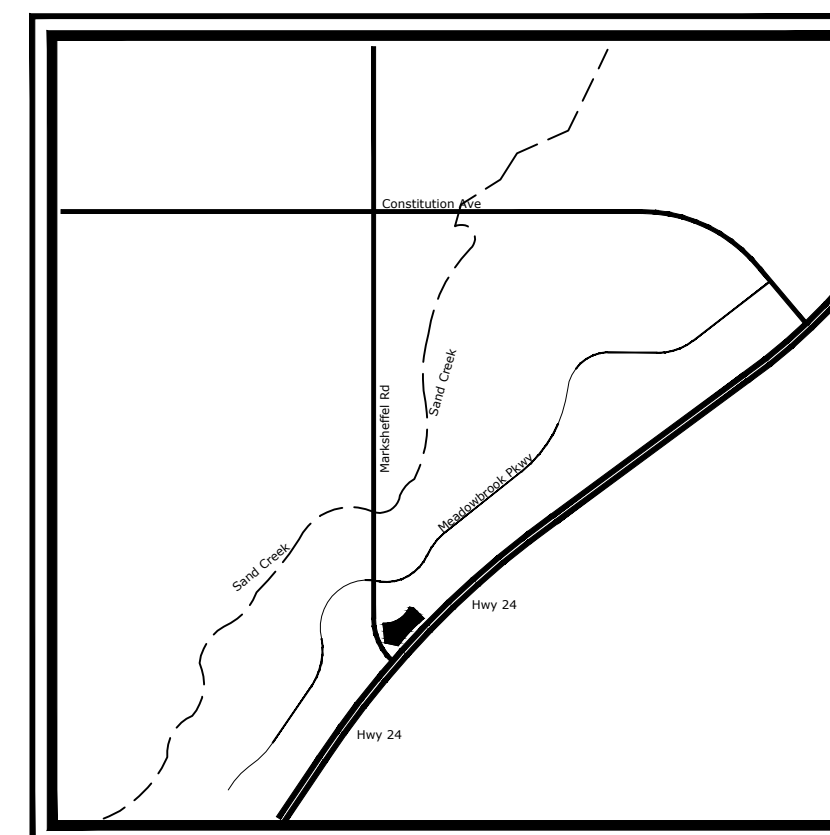
## SKETCH PLAN MINOR AMENDMENT

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

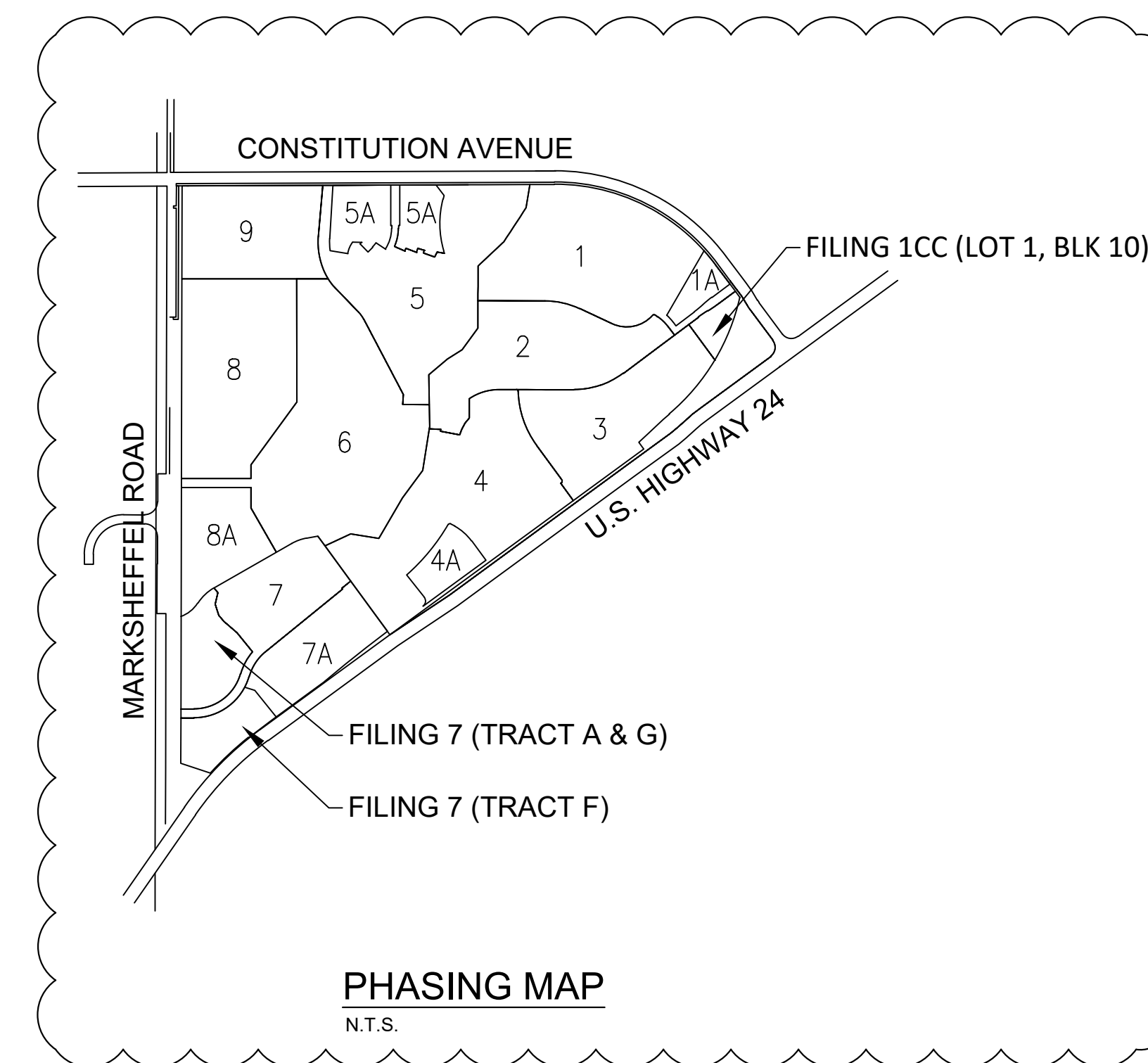
#### FILING/PLANNING AREA

#### DEVELOPMENT PROGRAM & PHASING PLAN

PARCEL/PLANNING AREA	ACRES	% OF TOTAL	UNIT QTY.	DENSITY (DU/AC)	YEAR
<b>SINGLE FAMILY RESIDENTIAL</b>	<b>275.56 AC</b>		<b>1,195</b>		
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	3.15 / AC	COMPLETE
<b>MULTI-FAMILY RESIDENTIAL</b>	<b>9.8 AC</b>				
FILING NO. 7 (TRACT F)	9.8 AC	2.6%	294	30/AC	2022
<b>SINGLE FAMILY ATTACHED</b>	<b>30.94 AC</b>		<b>302</b>		
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%	63	8.76 / AC	2022
<b>COMMERCIAL</b>	<b>26.22 AC</b>				
FILING NO. 1CC (LOT 1, BLOCK 10)	2.92 AC	0.7%	N/A	--	N/A
FILING NO. 7 (TRACT F)	40.3 AC	2.6%	N/A	--	N/A
FILING NO. 9	23.3 AC	5.9%	N/A	--	PARTIALLY COMPLETE
<b>OPEN SPACE/TRAILS/PARKS</b>	<b>27.89 AC</b>				
SAND CREEK	17.45 AC	4.4%	N/A	--	UNKNOWN
ELEMENTARY SCHOOL FILING NO. 4	7.88 AC	1.9%	N/A	--	EXISTING
CDOT R.O.W.	0.53 AC	0.1%	N/A	--	N/A
<b>TOTAL:</b>	<b>396.32</b>	<b>100%</b>	<b>1,497</b>		



**VICINITY MAP**  
N.T.S.



**PHASING MAP**  
N.T.S.

#### NOTES

- 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
- 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.
- THE DEVELOPER OF THE COMMERCIAL SITES WITHIN CLAREMONT RANCH SHALL BE REQUIRED TO PROVIDE THE BUFFERING FOR THE RESIDENTIAL USES.
- 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.
- THE DEVELOPER OF THE MULTI-FAMILY AREAS SHALL BE REQUIRED TO PROVIDE THE BUFFERING FOR THE SINGLE-FAMILY AREAS.
- THE DEVELOPER OF THE SINGLE-FAMILY ALONG HIGHWAY 24 SHALL BE REQUIRED TO PROVIDE BUFFERING FOR THE EXISTING STATE HIGHWAY.
- 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.
- 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.
- 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.
- 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:

- WATER & WASTEWATER: CHEROKEE METRO DISTRICT
- ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
- NATURAL GAS: COLORADO SPRINGS UTILITIES
- FIRE PROTECTION: FALCON FIRE DISTRICT
- SCHOOL DISTRICT: SCHOOL DISTRICT 49
- LIBRARY: PIKES PEAK LIBRARY DISTRICT
- CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT

#### 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

NO.	REVISION	BY	DATE	APPR.

**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  
COVER SHEET

PROJECT NO.  
096726002

SHEET

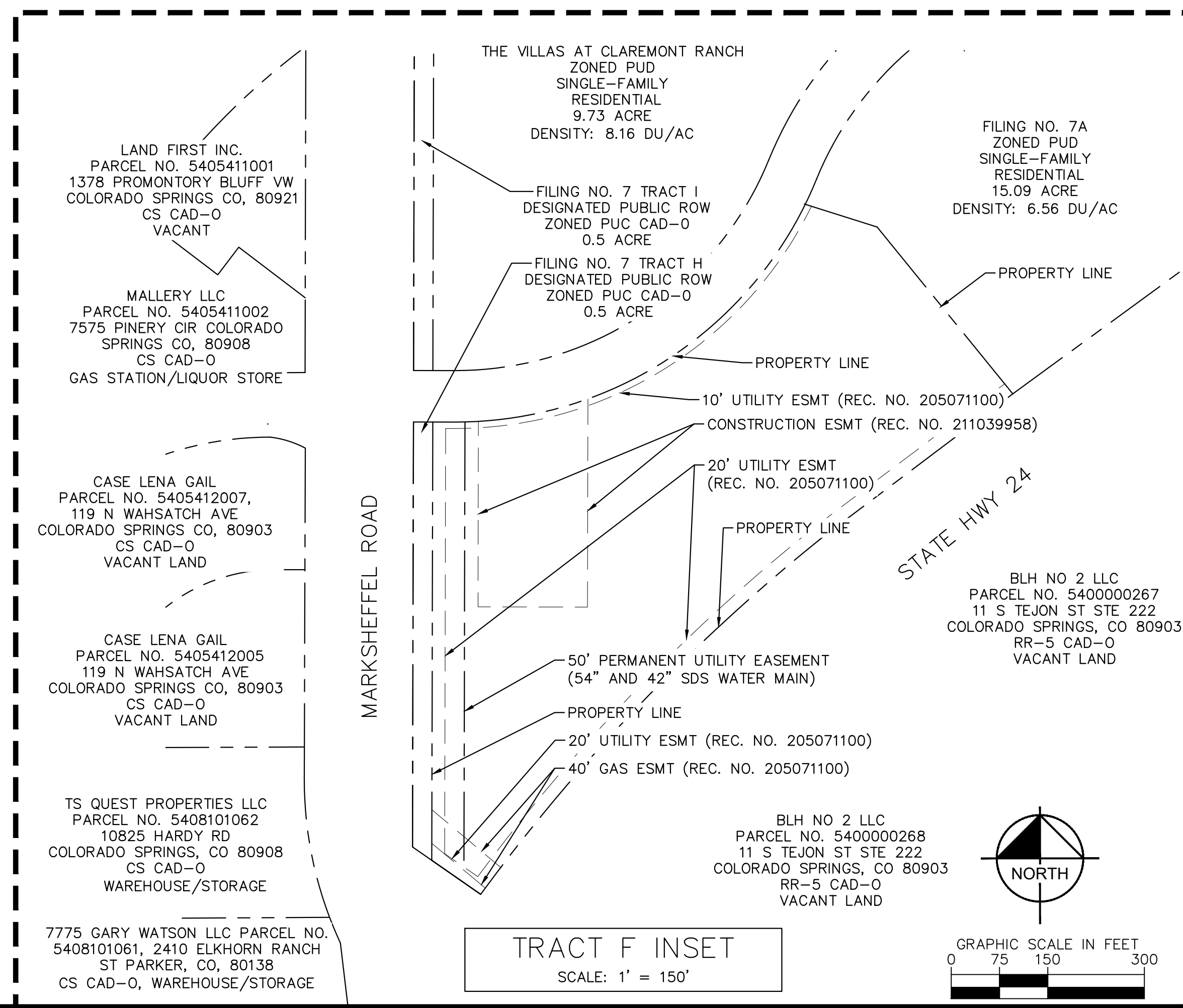
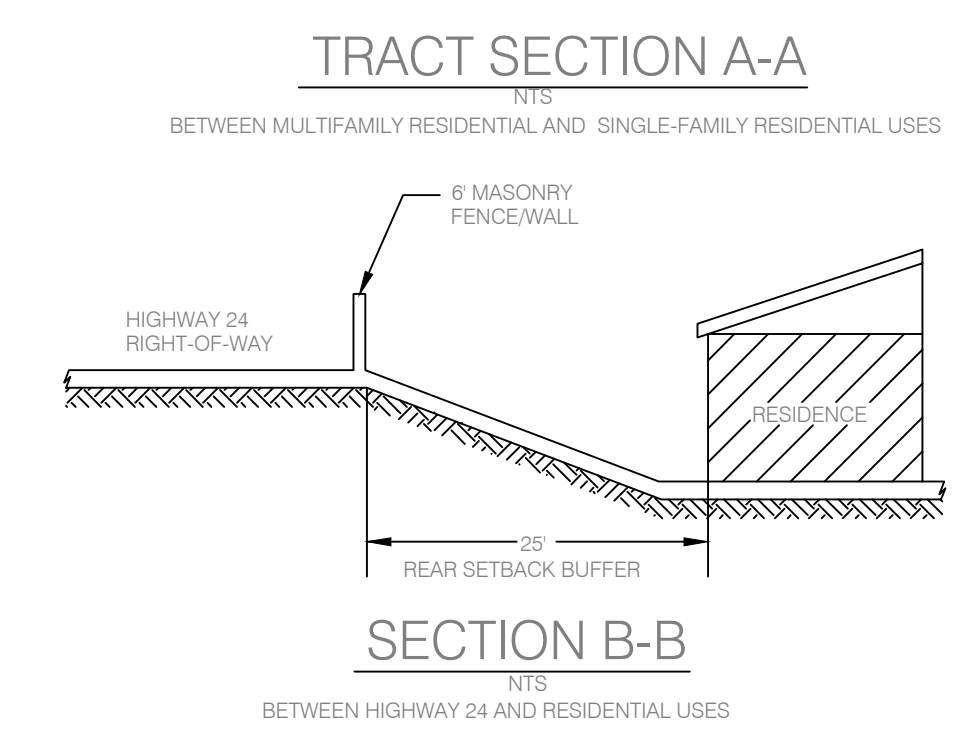
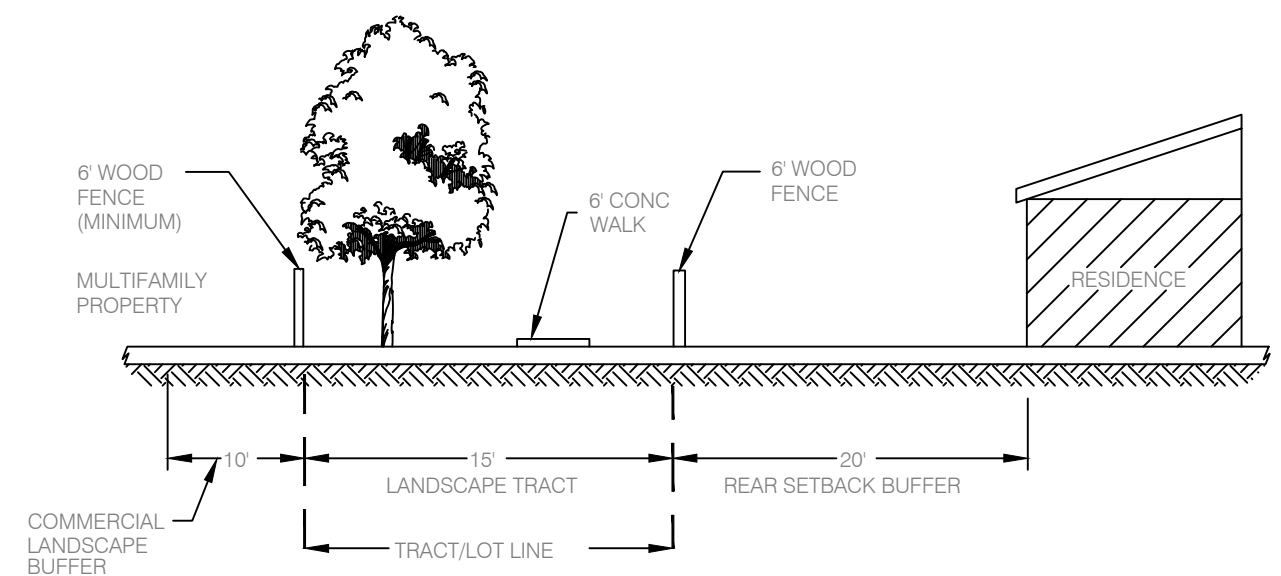
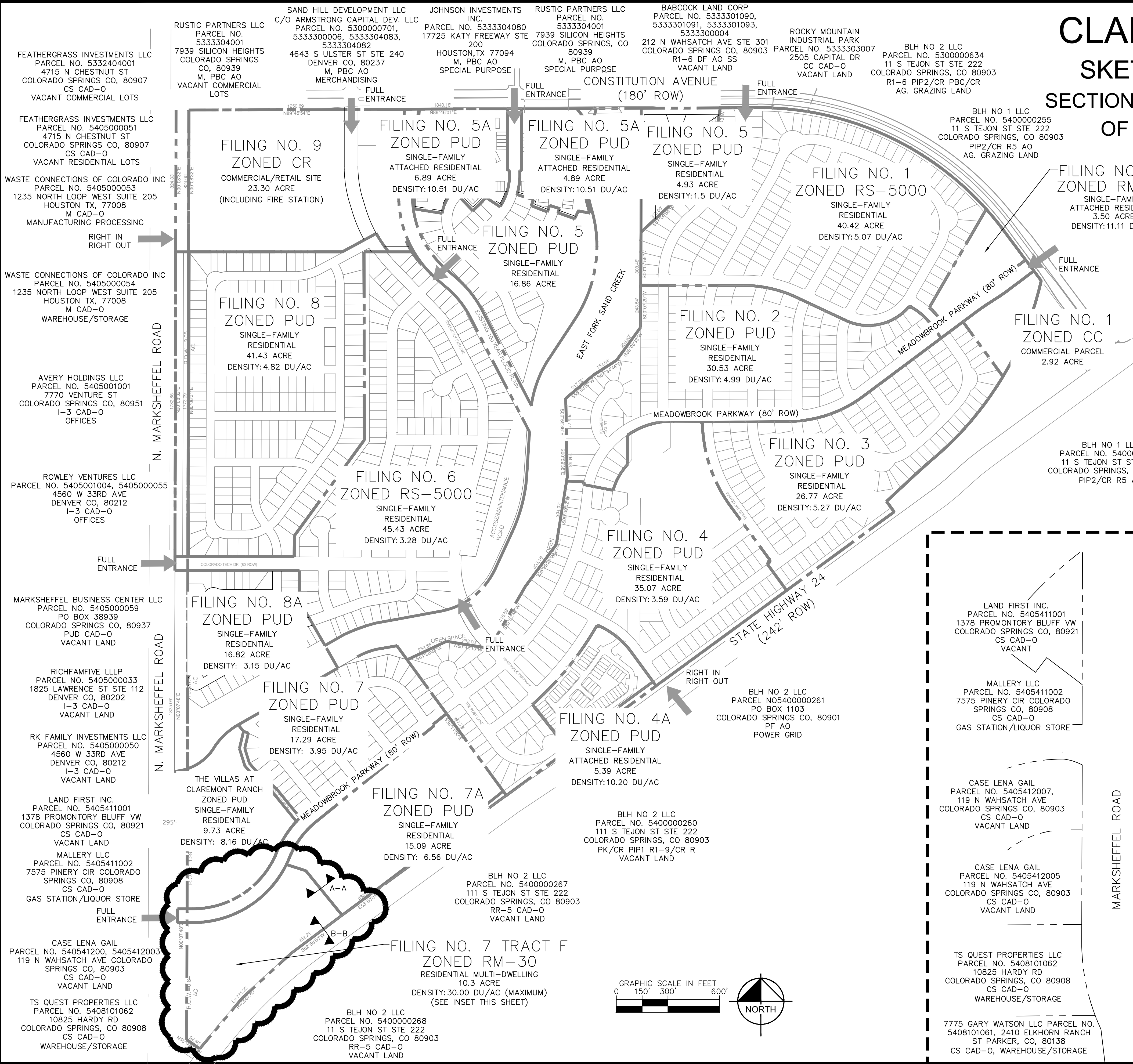
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# CLAREMONT RANCH WEST

## SKETCH PLAN MINOR AMENDMENT

### SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST

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



NO.	REVISION	DATE	APPR.

DESIGNED BY: KRK  
DRAWN BY: A.J.L  
CHECKED BY: KRK  
DATE: 12/20/2021

PROJECT NO. 096726002  
SHEET 2

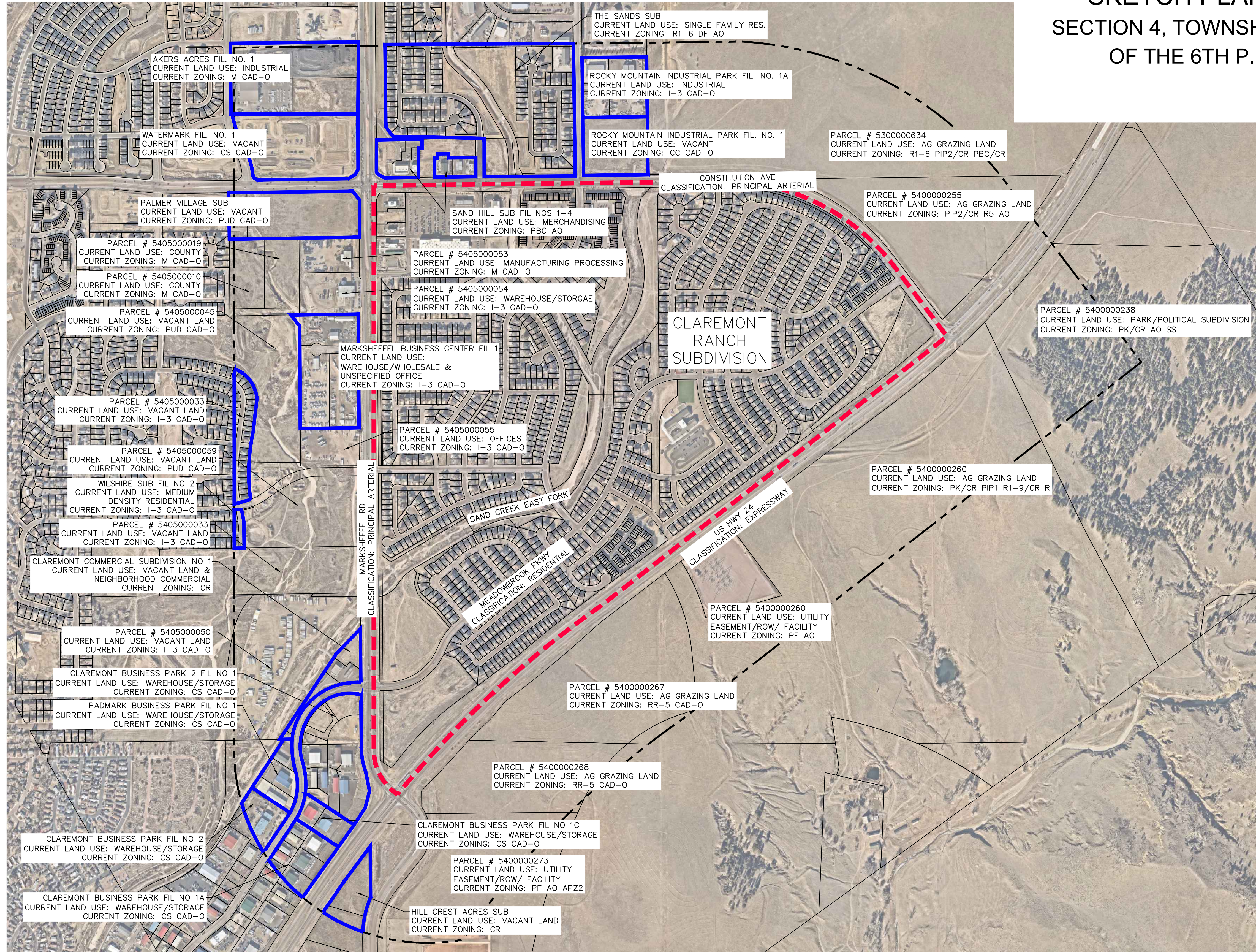
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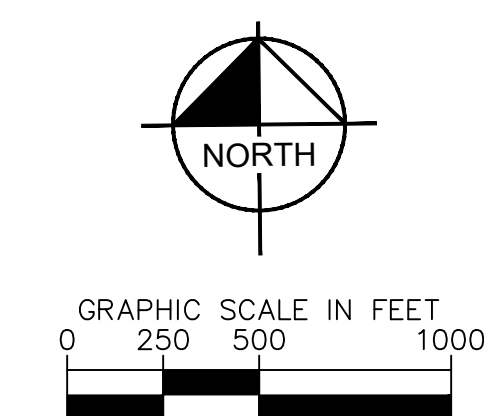
## SKETCH PLAN MINOR AMENDMENT

### 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



NO.	REVISION	BY	DATE	APPR.

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

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