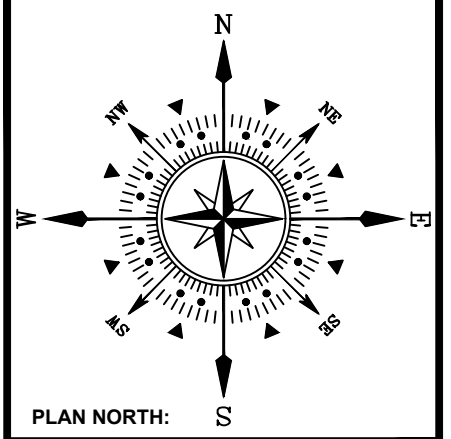
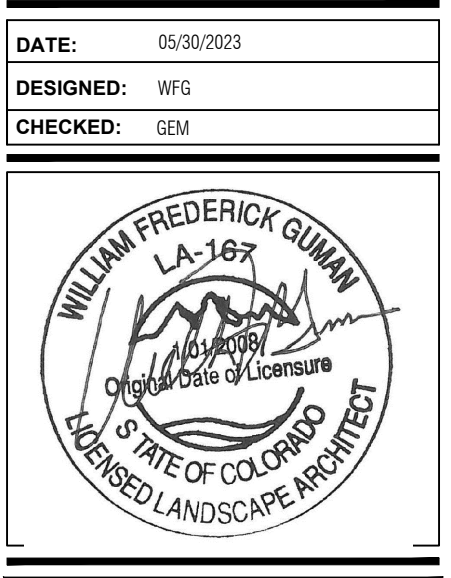


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 ONLY DRAWINGS BEARING THE OFFICIAL SEAL OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



**DAVIS RANCH**  
**9350 ELBERT ROAD**  
**PEYTON, CO 80831**  
 PROJECT NAME:  
 PROJECT ADDRESS:  
 PROJECT DESCRIPTION: SKETCH PLAN

DATE: 05/30/2023  
 DESIGNED: WFG  
 CHECKED: GEM



REVISIONS:

NO.	DATE	BY	DESCRIPTION

NOTES:

PLAN SCALE: 1" = 3000' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**SKETCH PLAN**

SHEET NO.  
**SKP1.1**

1 OF 3 SHEETS  
 FILE NO. FILE # **SKP232**

# DAVIS RANCH SKETCH PLAN

## TWO PARCELS OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND A PORTION OF SECTION 34, BOTH IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

- A. SUBDIVIDERS**  
 OWNERS  
 Jane Davis Living Trust  
 9060 Elbert Road  
 Peyton, CO 80831  
 TSN 4200000377  
 14850 Judge Orr Road  
 TSN 4233000031  
 Judge Orr Road  
 TSN 4200000406  
 Elbert Road  
 TSN 4200000379  
 Junior J. Davis  
 9050 Elbert Road  
 Peyton, CO 80831-8319  
 TSN 4200000218  
 Junior J. Davis  
 9350 Elbert Road  
 Peyton, CO 80831-8319  
 TSN 4200000241
- B. APPLICANT**  
 APPLICANT | PLANNER | LANDSCAPE ARCHITECT  
 William Guman & Associates, Ltd.  
 Attn: Bill Guman, PLA, ASLA, APA  
 731 North Weber Street, Suite 10  
 Colorado Springs, CO 80903  
 bill@guman.net  
 ENGINEER  
 JR Engineering  
 Attn: Bryan T. Law, PE  
 5475 Tech Center Drive, Suite 235  
 Colorado Springs, CO 80919  
 blaw@jrengineering.com  
 WATER | HYDROLOGY  
 RESPEC JDS-Hydro  
 Attn: Douglas E. Schwenke  
 5540 Tech Center Drive, Suite 100  
 Colorado Springs, CO 80919  
 Douglas.Schwenke@respec.com  
 SOILS | GEOLOGY  
 RMG Engineers/Architects  
 Attn: Kelli Zigler  
 2910 Austin Bluffs Pkwy., Suite 100  
 Colorado Springs, CO 80918  
 KMZigler@rmg-engineers.com  
 ENVIRONMENTAL  
 Ecosystem Services, LLC  
 Attn: Grant Gurnee, PWS  
 1455 Washburn Street  
 Erie, CO 80516  
 grant@ecologicalbenefits.com  
 TRANSPORTATION:  
 LSC Transportation Consultants, Inc.  
 Attn: Jeff Hodsdon, PE  
 2504 E. Pikes Peak Ave., Suite 304  
 Colorado Springs, CO 80909  
 jeff@lscstrans.com

**C. LEGAL DESCRIPTION**  
 Two parcels of land being a portion of the Southeast quarter of Section 33 and a portion of Section 34, both in Township 12 South, Range 64 West of the 6th Principal Meridian, County of El Paso, State of Colorado, being more particularly described as follows:

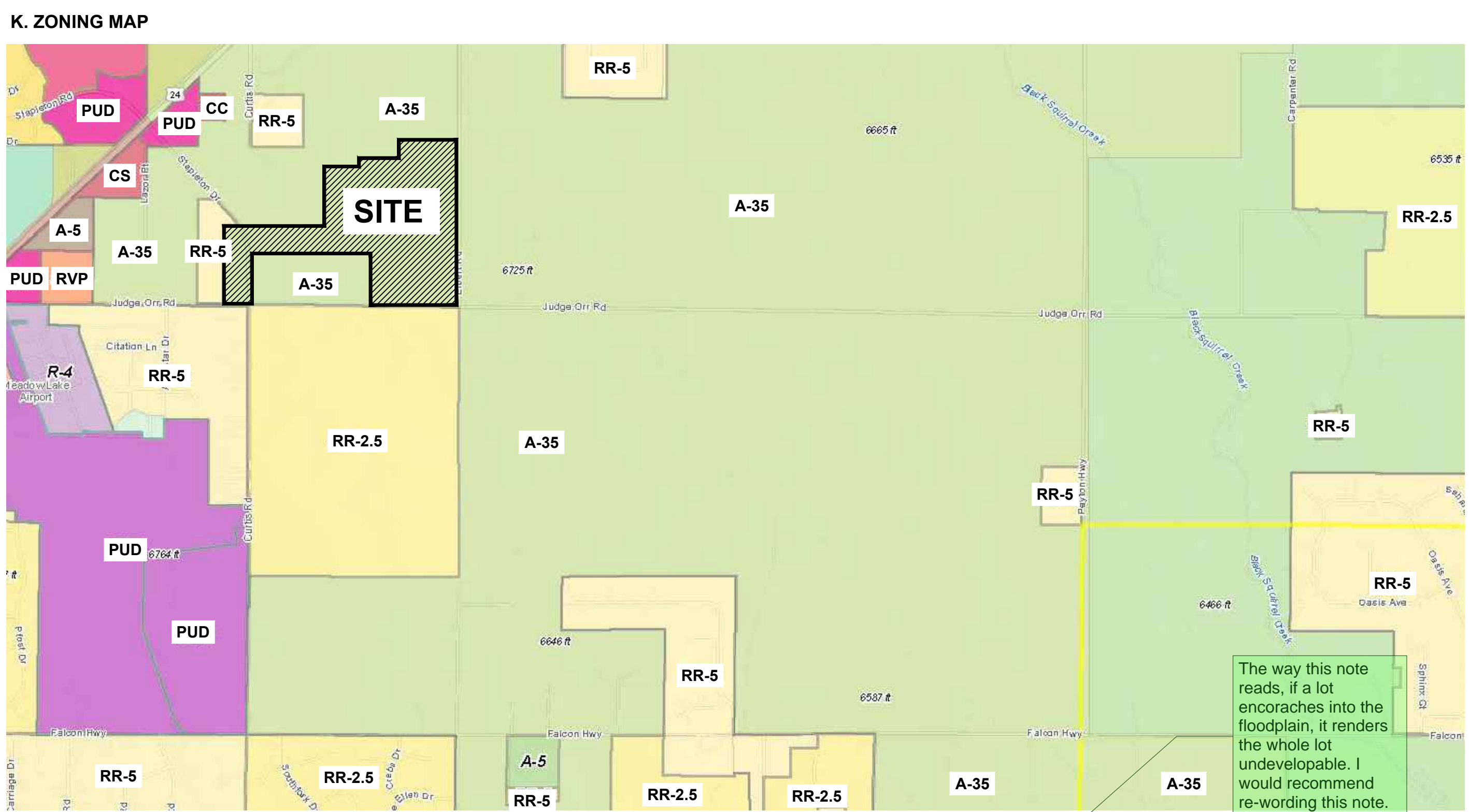
**D. BASIS OF BEARINGS**  
 The South Line of Section 34, Township 12 South, Range 64 West of the 6th Principal Meridian, being monumented at the West End by a 3.25" aluminum cap stamped "LS 17496 1992" on a Range Box and at the East End by a 3.25" aluminum cap stamped "LS 17496 1992" in a Range Box, assumed to bear S89°59'23"E.

**PARCEL 1:**  
 Beginning at the Southeast Corner of Section 34, Township 12 South, Range 64 West of the 6th Principal Meridian; Thence on the South Line of said Section 34, N89°59'23"W a distance of 2,110.20 feet; Thence departing said South line, N00°29'09"W a distance of 1,316.09 feet; Thence S89°57'13"W a distance of 528.02 feet; Thence S89°56'16"W a distance of 2,615.89 feet, to the Easterly right-of-way line of Stapleton Drive as described in the document recorded under Reception No. 215041135 and 21504136 in the records of the El Paso County Clerk and Recorder; Thence on said Easterly right-of-way line, on the arc of a curve to the left whose center bears S84°58'34"W, having a radius of 1,555.00 feet, a central angle of 25°36'01" and an arc length of 694.79 feet, to a point of non-tangency; Thence departing said Easterly right-of-way line, S89°58'45"E a distance of 194.82 feet; Thence N89°51'55"E a distance of 1,969.50 feet; Thence N00°23'21"W a distance of 658.47 feet; Thence N00°28'50"W a distance of 1,312.87 feet; Thence N00°30'33"W a distance of 755.55 feet; Thence N89°37'43"E a distance of 657.85 feet; Thence N00°25'03"W a distance of 165.39 feet; Thence N89°37'42"E a distance of 1,316.67 feet; Thence N00°29'40"W a distance of 386.90 feet, to the North line of the Northeast quarter of said Section 34; Thence on said North line, N89°39'41"E a distance of 1,318.81 feet, to the Northeast corner of said Section 34; Thence on the East line of said Northeast quarter, S00°29'00"E a distance of 2,636.78 feet, to the East quarter of said Section 34; Thence on the East line of the Southeast quarter of said Section 34, S00°28'37"E a distance of 2,635.75 feet, to the point of beginning; Containing a calculated area of 16,240,833 Square Feet or 372.8382 Acres.

**PARCEL 2:**  
 Commencing at the Southeast corner of Section 33, Township 12 South, Range 64 West of the 6th principal meridian; Thence N56°29'00"W a distance of 90.43 feet, to the Northerly right-of-way line of Judge Orr Road as described in the document recorded under Reception No. 215041136 in the records of the El Paso County Clerk and Recorder, and the point of beginning; Thence on said Northerly right-of-way line, S89°56'57"W a distance of 582.45 feet, to a point on the West line of the East half of the Southeast quarter of the Southeast quarter of said Section 33; Thence on said West line, N00°12'57"W a distance of 1,262.86 feet; Thence on the West line of the Southeast quarter of the Northeast quarter of the Southeast quarter of said Section 33, N00°12'57"W a distance of 656.08 feet, to a point on the North line of the Southeast quarter of the Northeast Quarter of the Southeast Quarter of said Section 33; Thence on said North line, S89°58'45"E a distance of 347.63 feet, to a point on the Westerly right-of-way line of Stapleton Road as described in the document recorded under Reception No. 215041136 and a point of non-tangent curve; Thence on said Westerly right-of-way line, the following seven (7) courses:  
 1. On the arc of a curve to the right whose center bears S57°00'47", having a radius of 1,455.00 feet, a central angle of 32°50'35" and an arc length of 834.04 feet, to a point of tangency;  
 2. S00°08'36"E a distance of 421.95 feet, to a point of curve;  
 3. On the arc of a curve to the left, having a radius of 1,555.00 feet, a central angle of 05°24'11" and an arc length of 146.64 feet, to a point of tangency;  
 4. S05°32'47"E a distance of 200.32 feet, to a point of curve;  
 5. On the arc of a curve to the right, having a radius of 1,455.00 feet, a central angle of 05°12'20" and an arc length of 132.18 feet, to a point of tangency;  
 6. S00°20'27"W a distance of 201.65 feet;  
 7. S44°45'51"W a distance of 40.02 feet, to the point of beginning.

Containing a calculated area of 1,066,496 square feet or 24.4834 Acres.

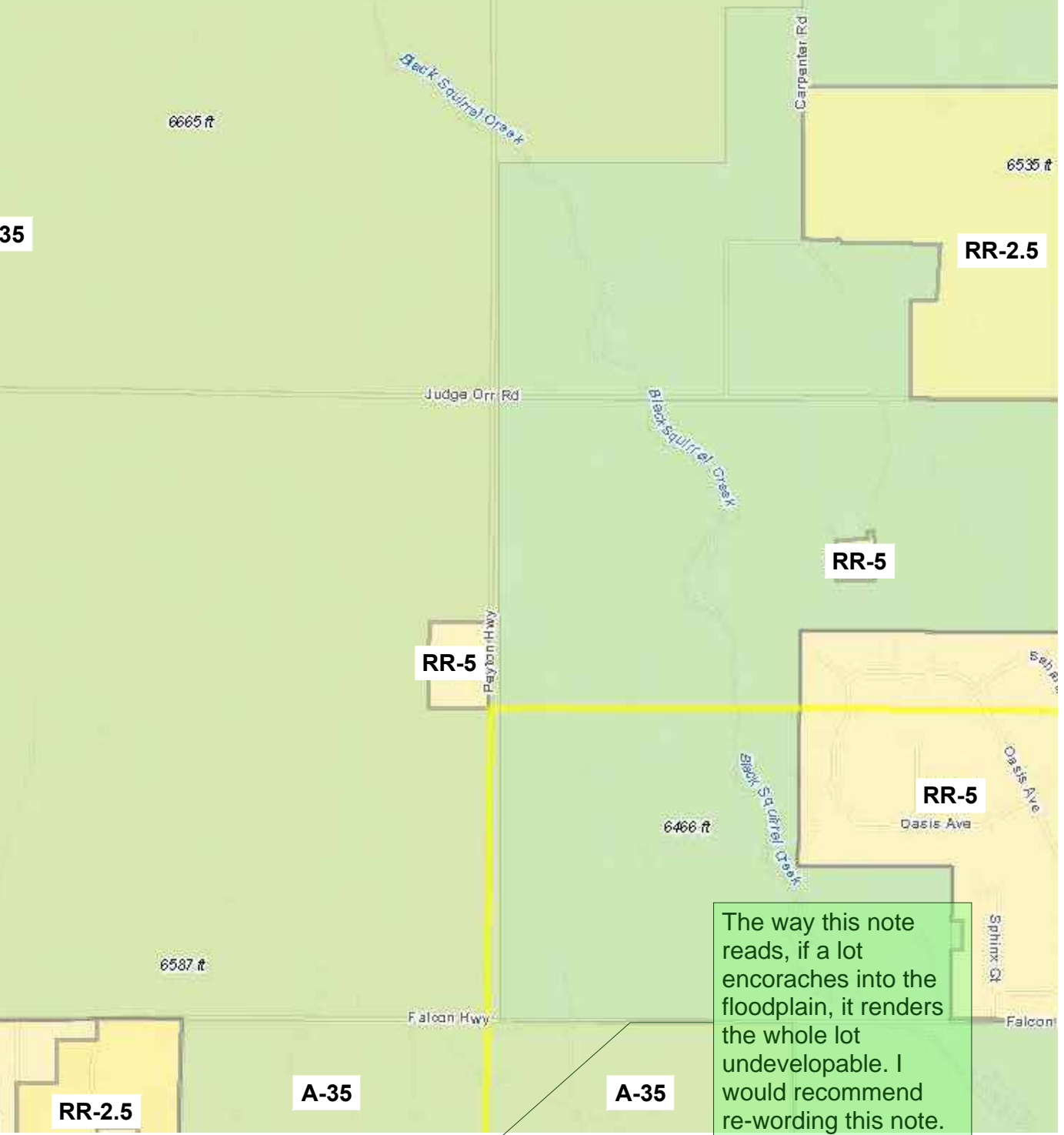
- E. NOTES**
1. Acres and percentages are rounded up to equal 100%.
  2. All areas designated as wetlands and drainageways, buffers, setbacks, and easements are considered as 'No-Build Areas' unless otherwise indicated.
  3. A portion of the parcels is located within a designated FEMA Floodplain as determined by the FEMA National Flood Insurance Program Flood Insurance Map Numbers 08041C0556G and 08041C0552G with an effective date of December 7, 2018. Existing floodplain boundaries 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 occurs independently of this Sketch Plan it shall be approved prior to platting of any lots currently located within floodplain boundaries.
  4. The proposed Sketch Plan is located within the Peyton Fire Protection District.
  5. After approval, this Sketch Plan will expire in 5 years unless a Final Plat is submitted.
  6. Streets and access locations and configurations are conceptual and subject to change. Detailed street plans will be prepared and reviewed at the subdivision process.
  7. Access locations onto Stapleton Road, Judge Orr Road, and Elbert Road will be finalized at the Preliminary Plan or Development Plan level of submittal.
  8. Trails are conceptual only. Detailed plans will be prepared and reviewed at the subdivision process.
  9. El Paso County Regional Trails on Judge Orr Road, Stapleton Road and Elbert Road are to be coordinated with El Paso County Parks and Recreation at the Preliminary Plan or Development Plan level of submittal, and a Neighborhood Park will be further refined in future zoning and development plan submittals.
  10. 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.
  11. 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.
  12. The wetland boundaries as indicated on the Sketch Plan are conceptual and subject to change. All existing wetland areas are to be mapped per the U.S. Army Corps of Engineers during future zoning and development plan submittals.
  13. 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.
  14. 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 with future zoning and development plan submittals.
  15. Development proposed by this Sketch Plan is primarily larger lot single-family residential compatible with that of adjacent and by Rural Residential (RR) zone districts. 32% of proposed lots will adhere to zoning and development criteria for RR-2.5 and 57% for RR-5.0 zone districts within the overall 398.91 acre development.



**E. NOTES CONT'D.**

- Elsewhere in this application it states CS or CR.
- The noise study should be submitted with the sketch plan submittal. I would recommend that you provide it with the next submittal.
16. Approximately 6 acres with frontage along Judge Orr Road are scheduled for commercial services and will be compatible with the zoning and development criteria of the county's CS zone district.
  17. Utilities for all proposed development will be via on-site well and septic as supported by the Water Resources Report submitted with this Sketch Plan application.
  18. A Phasing Plan for a... This note appears to be redundant of Note K... 3. Phasing will be implemented based on this note.
  19. Detention ponds and cross-lot drainage ditches will be located within drainage easements providing access for maintenance by the Davis Ranch Metropolitan District.
  20. Open spaces, Neighborhood Park, and buffer areas will be maintained by the Davis Ranch Metropolitan District. Does this metro district exist yet?
  21. There will be no direct lot access onto Stapleton Road or Judge Orr Road. Access to a portion of the parcel is proposed onto Elbert Road due to Floodplain constraints.
  22. A Noise Study will be prepared with subsequent submittals to address appropriate mitigation that may be required from impacts of Judge Orr Road, Stapleton Road, and Elbert Road.
  23. Park improvements provided by the Davis Ranch may be applied to Park Land Dedication and/or fees with review and approval by El Paso County Parks. Any park improvements will be coordinated at a later date with El Paso County Parks via Park Land Credits.
  24. This Sketch 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.
  25. 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.
  26. Site lighting, if required, will satisfy the requirements of Section 6.2.3. of the El Paso County Land Development Code. This note is not required.
  27. Davis Ranch 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. Why is Peyton Fire listed twice?
  28. The following Districts will serve the Davis Ranch property:
    - a. Davis Ranch Metropolitan District or HOA 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. Peyton Fire Protection District (Emergency services).
    - e. El Paso County Conservation District.
    - f. Pikes Peak Library District.
    - g. El Paso County Roads and Bridges.
    - h. Upper Black Squirrel Creek Ground Water.
  29. Mail box kiosk locations and design will be determined at time of Final Plat in coordination with the U.S. Postal Service. What is the purpose of this note?
  30. Perimeter buffers along existing adjacent zoning of A-35 shall be 20 feet where noted on the Sketch Plan. All other buffers to adjacent zoning will be 15 feet as noted on the Sketch Plan.
- F. FLOODPLAIN NOTES**
1. Portions of the Davis Ranch property are bisected by and located within a designated FEMA Floodplain as determined by the FEMA National Flood Insurance Program Flood Insurance Map, numbers 08041C0556G and 08041C0552G 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 occurs independently of this Sketch Plan it shall be approved prior to the platting of any lots currently located within floodplain boundaries.

**K. ZONING MAP**



**G. PUBLIC STREETS**

1. Internal streets will meet the standards of the El Paso County Engineering Criteria Manual. A deviation request and/or modification of the ECM will be submitted for review and approval for any design that does not conform with the 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 Stapleton Road, Judge Orr Road, and Elbert 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 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. These Sections G and H are a little confusing. Are the roads going to be public or private?

**H. PRIVATE STREETS**

1. Any private streets, if proposed, will be privately owned and maintained by the Davis Ranch Metropolitan District or Homeowner's Association (HOA).
2. A waiver of the EPC Land Development Code will be requested to permit private roadways within this Sketch Plan at the time of future subsequent Development Plan submittals.

**I. NO-BUILD / OPEN SPACE / RESIDENTIAL LOT OPEN SPACE EASEMENTS**

1. Per Section 4.2.6.F.8.c. Calculation of Residential Open Space of the El Paso County Land Development Code: "Individual, private residential or commercial lot areas shall not be included in the open space calculation unless the open space areas located on private lots are subject to open space easements and restrictions."
2. The "Floodplain - No Build / OS" tracts, into which some residential lots will encroach, are included in the Sketch Plan calculations as "Private Open Space" areas. Lots that encroach into the "Floodplain - No Build / OS" tracts will be platted as open space easements in future zoning and development submittals. These areas shall remain Private Open Space in perpetuity with no construction of primary and ancillary structures, sheds, barns, fences, etc. permitted within any no-build areas.
3. The Sketch Plan proposes a combination of Public and Private Open Space. Public Open Space will include a Public Park, Detention Pond parcels, and 8' Trail Easements located within certain Buffer areas to provide connectivity to Private open space easements and Public open space areas.
4. Public Open Space areas will be maintained by the Davis Ranch Metropolitan District or HOA. Private Open Space will be maintained by the owner on whose lot Open Space easements may be located.
5. See Sketch Plan Sheet SKP1.3 for acreage and tract data for all Public and Private Open Spaces.

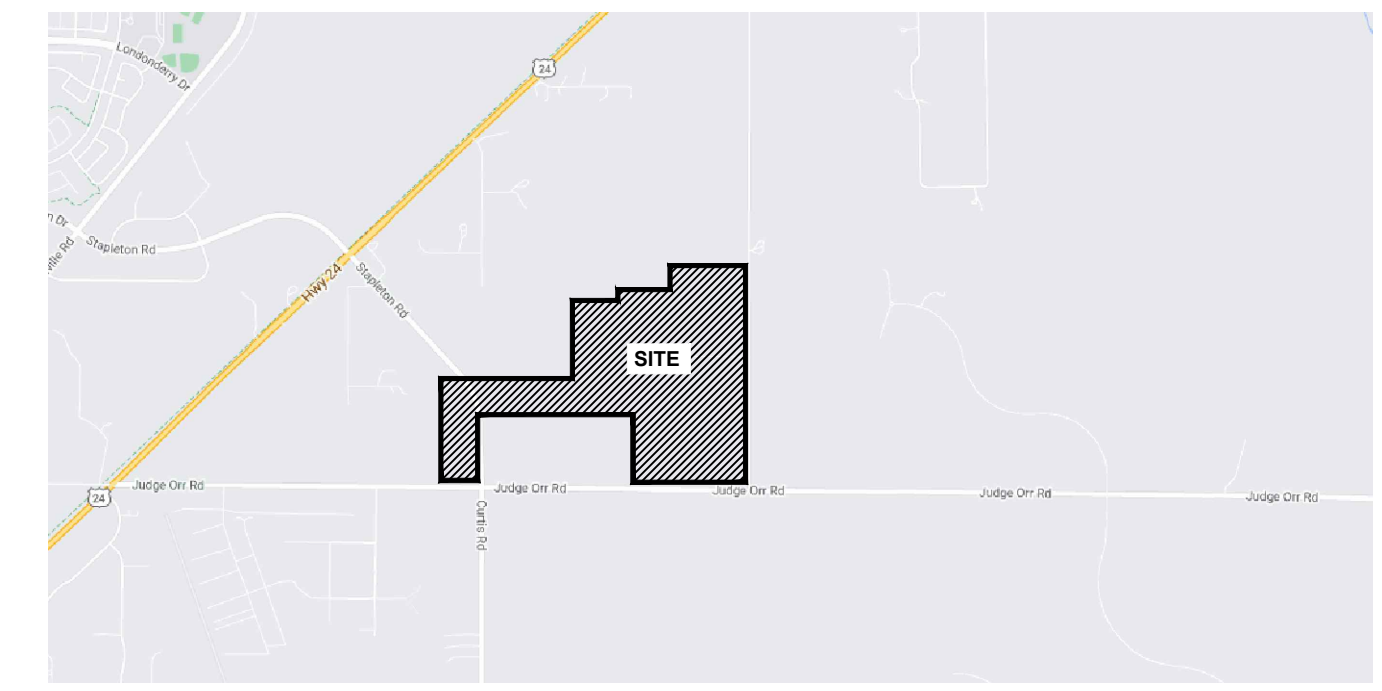
**J. SOILS AND GEOLOGIC HAZARDS**

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 will be provided with the Preliminary Plan or Final Plat.

**K. PHASING PLAN**

1. Davis Ranch will be developed in multiple phases and platted in multiple filings. This Sketch Plan proposes three phases of development, as indicated on Sketch Plan Sheet SKP1.3. Subsequent phasing plans will be developed based upon prevailing market conditions and absorption of developed lots.
2. Preliminary phasing boundaries are indicated on this Sketch Plan but 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.

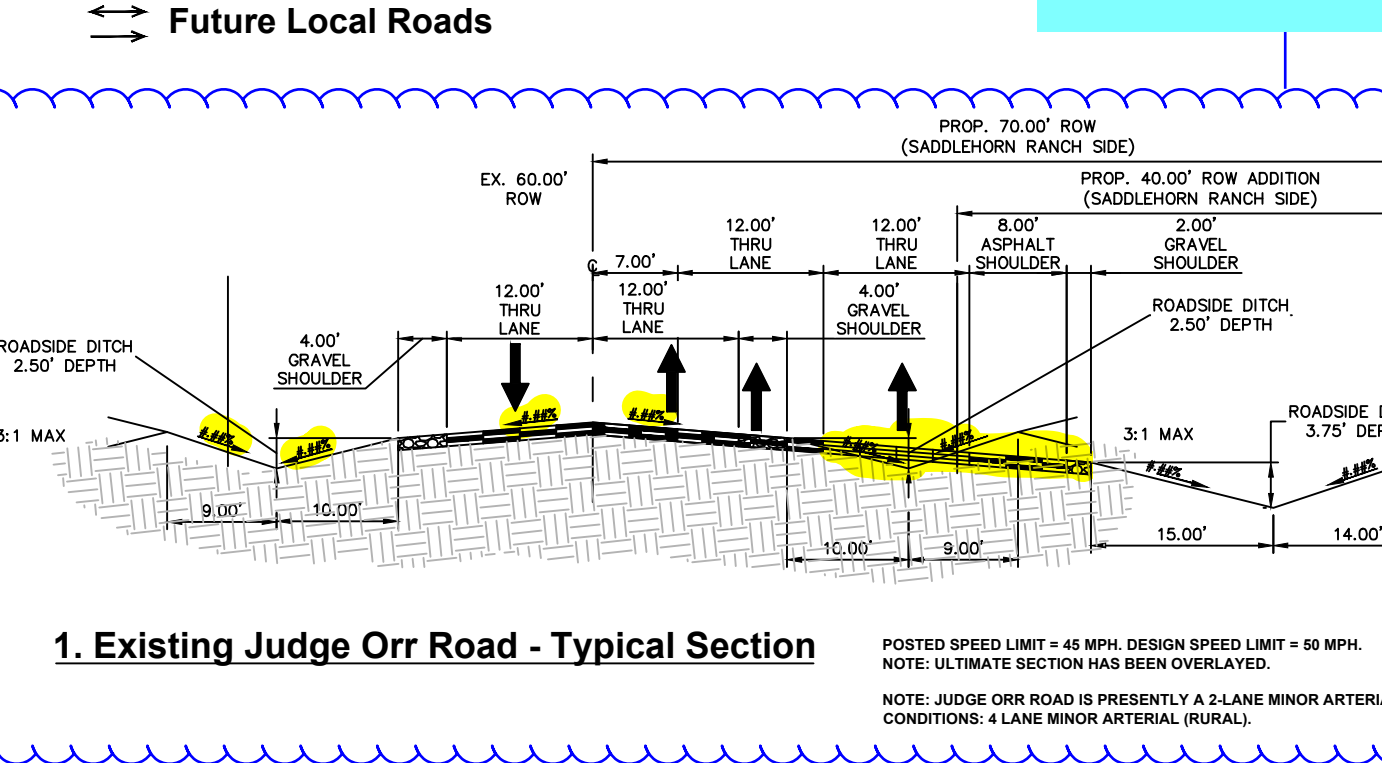
**L. VICINITY MAP**



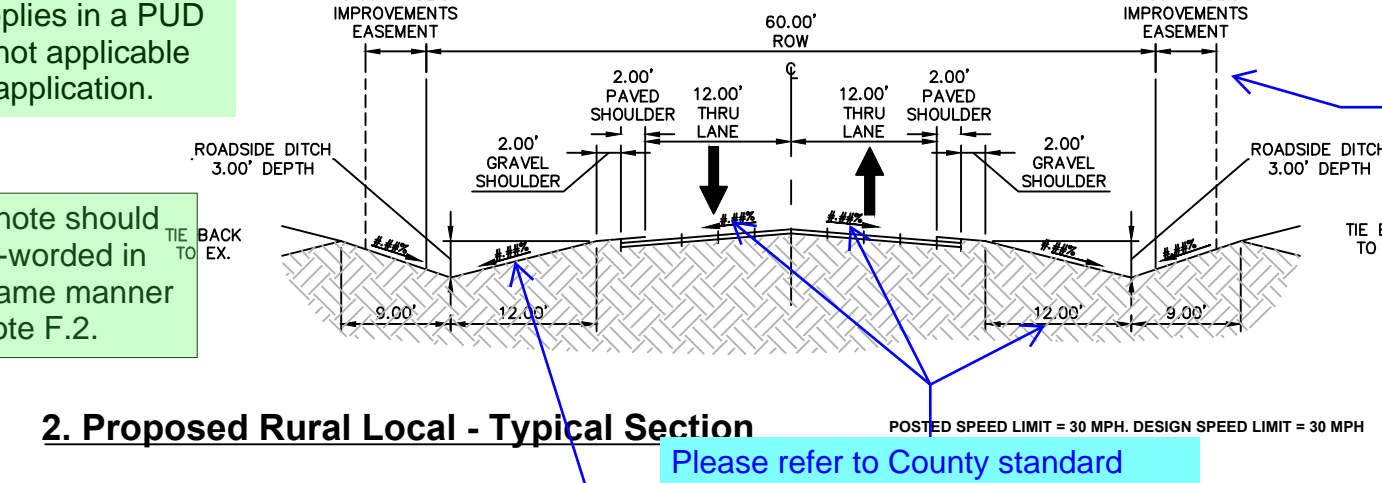
**M. SITE DATA**

Existing Land Use:	Agricultural	
Existing Zone District:	A-35	
Site Acreage:		
TSN 4200000377	69.25 AC	(9060 Elbert Road)
TSN 4233000031	25.68 AC	(14850 Judge Orr Road)
TSN 4230000406	103.98 AC	(0000 Judge Orr Road)
TSN 4200000470	80.00 AC	(9060 Elbert Road)
TSN 4200000359	40.00 AC	(9350 Elbert Road)
TSN 4200000354	40.00 AC	(9050 Elbert Road)
TSN 4200000469	40.00 AC	(0000 Elbert Road)
<b>Total Acreage:</b>	<b>398.91 AC</b>	
<b>Proposed Maximum Number of Units:</b>	<b>92 Single Family</b>	
<b>Maximum Gross Density:</b>	<b>.23 DU/AC</b>	
<b>Proposed Land Uses:</b>	<b>Residential [ 2.5 and 5.0 acre single family]</b>	
	<b>Commercial [5.78 ac]</b>	
	<b>Park/Open Space [17.79 ac]</b>	

**N. STREET DETAILS**



**2. Proposed Rural Local - Typical Section**



**O. SHEET INDEX**

SKP 1.1	Subdividers/Applicant   Legal Site Data   Internal Street Details   Vicinity Map
SKP 1.2	Sketch Plan Owners
SKP 1.3	Parcel/Open Space Tracts

**Final roadway cross sections are not determined at this stage. Please remove.**

**Please be aware that roadway cross sections are not required nor are they decided at this early stage of the development. Recommend that it be removed.**

# DAVIS RANCH SKETCH PLAN

## TWO PARCELS OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND A PORTION OF SECTION 34, BOTH IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

**LAND USE SUMMARY TABLE:**

LAND USE CATEGORY	ACREAGE	% OF SITE	MAXIMUM UNITS
LOW DENSITY RR-2.5 ZONING	127.44 ac	32%	49
LOW DENSITY RR-5 ZONING	226.30 ac	57%	43
COMMERCIAL CS ZONING	5.78 ac	1.5%	n.a.
OPEN SPACE PARK ZONING	6.44 ac	1.7%	n.a.
FLOODPLAIN NO-BUILD / OS	31.89 ac	n.a.	n.a.
DETECTION NO-BUILD	11.35 ac	2.9%	n.a.
TRAIL AND TRAIL HEAD	2.69 ac	1.0%	n.a.
15-20' BUFFER	n.a.	n.a.	n.a.
PROPOSED R.O.W.	20.68 ac	4.4%	n.a.
<b>TOTAL:</b>	<b>398.91 ac</b>	<b>100%</b>	<b>92</b>

A. FLOODPLAIN, NO BUILD / OS ACREAGE IS INCLUDED WITHIN THE PROPOSED PARCEL ACREAGE AS "PRIVATE OPEN SPACE" AND IS DESIGNATED AS SUCH FOR EACH LOT WHICH ENCOMPASSES THE FLOODPLAIN.  
 B. OPEN SPACE AREAS INCLUDE PUBLIC PARK, DETENTION POND, TRAIL EASEMENTS, AND PRIVATE FLOODPLAIN - NO BUILD / OS.  
 C. "R.O.W." AREAS INCLUDE ALL INTERNAL STREET RIGHTS-OF-WAY, JUDGE ORR ROAD R.O.W., AND STAPLETON ROAD R.O.W.  
 D. TRAIL EASEMENT INCLUDES A PROPOSED 8' WIDE COUNTRY TRAIL EASEMENT TO PROVIDE CONNECTIVITY TO PARK AND FLOODPLAIN - NO BUILD / OS AREAS.

**PARCEL SUMMARY**

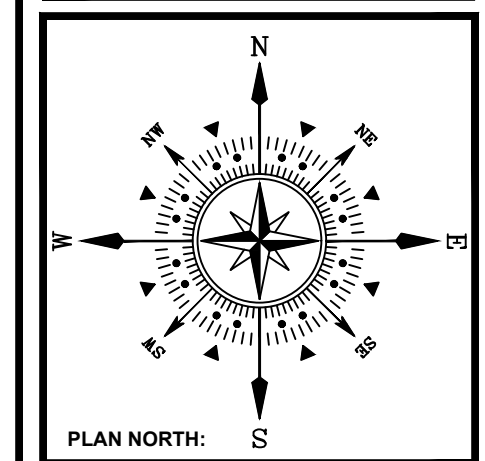
PARCEL	ACREAGE	PROPOSED USE/ZONE	MAXIMUM UNITS
A	3.53	COMMERCIAL	n.a.
B	13.57	RR-5.0	2 DU
C	7.44	RR-2.5	3 DU
D	31.31	RR-2.5	12 DU
E	26.27	RR-5.0	5 DU
F	12.51	RR-2.5	5 DU
G	2.25	COMMERCIAL	n.a.
H	14.74	RR-2.5	5 DU
I	39.59	RR-2.5	16 DU
J	21.85	RR-2.5	8 DU
K	28.40	RR-5.0	3 DU
L	69.79	RR-5.0	14 DU
M	57.97	RR-5.0	11 DU
N	30.35	RR-5.0	6 DU
O	12.65	RR-5.0	2 DU
P	6.44	PARK	n.a.
Q	2.14	DETECTION	n.a.
R	4.88	DETECTION	n.a.
S	4.33	DETECTION	n.a.

**ADJACENT PROPERTY OWNERS:**

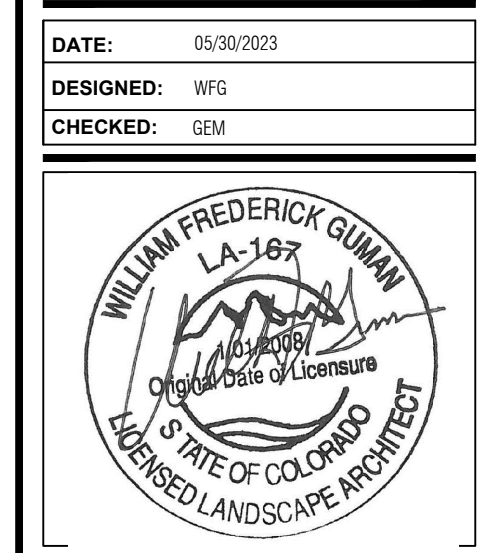
KEY	NAME AND ADDRESS	KEY	NAME AND ADDRESS
01	Jane Davis Living Trust 9060 Elbert Road Peyton, CO 80831 - 8319 TSN 4200000377	15	Jerry F. Ager 9365 N. Curtis Road Peyton, CO 80831 - 8226 TSN 4234001001
02	Junior J. Davis 9050 Elbert Road Peyton, CO 80831 - 8319 TSN 4200000218	16	Joseph A. Stenstrom 9055 Elbert Road Peyton, CO 80831 TSN 4200000244
03	Junior J. Davis 9350 Elbert Road Peyton, CO 80831 - 8319 TSN 4200000241	17	Thomas J. Elliott 8995 Elbert Road Peyton, CO 80831 - 8318 TSN 4200000245
04	Robert D. Gieck Trust 8349 S. Allison Street Littleton, CO 80128 - 6101 TSN 4200000209	18	Charlotte A. Howard 3232 Muirfield Drive Colo. Spgs., CO 80907 TSN 4200000362
05	Mabel L. Brown 9555 Curtis Road Peyton, CO 80831 - 7759 TSN 4200000047	19	Brent Houser Ent., LLC 11890 Garrett Road Peyton, CO 80831 - 7685 TSN 4300000539
06	Jennings Family Trust 2030 Tabor Court Colorado Springs, CO 80919 - 4843 TSN 4233002007	20	Gorilla Capital Co. 1342 High Street Eugene, OR 97401 TSN 4300000599
07	FFR7, LLC 1220 Valley Street Colorado Springs, CO 80915 TSN 4233002006	21	J.D. Enghaus 14775 Judge Orr Road Peyton, CO 80831 - 8424 TSN 4304003001
08	Jennings Family Trust 2030 Tabor Court Colorado Springs, CO 80919 - 4843 TSN 4233002004	22	Rodolfo Escobedo 10075 Burgess Road Colorado Springs, CO 80908 TSN 4304003002
09	Albert Omar Lopez 7220 Rim Bluff Lane Colorado Springs, CO 80927 TSN 4233002003	23	Daniel Duane Combs 8410 N. Curtis Road Peyton, CO 80831 - 7927 TSN 4304003003
10	Roberto S. Torres 9464 Winged Foot Road Peyton, CO 80831 TSN 4233002002	24	Jennifer Renzelman 14980 Stapleton Road Peyton, CO 80831 - 6202 TSN 4233000034
11	Julia B. Morgan Living Trust 4825 Old Farm Drive #314 Colorado Springs, CO 80917 - 1089 TSN 4220000015	25	George Tasoulis 227 W. Sylvester Place Littleton, CO 80129 - 6202 TSN 4233000034
12	Maria O. Skaggs P.O. Box 219 Lake Hopatcong, NJ 07849 - 0219 TSN 4200000103	26	Peter J. Hagon 704 Silver Oak Grove Colorado Springs, CO 80906 TSN 4200000377
13	Coronado Ranch Partners, LLC 1083 Prickly Pear Place Colorado Springs, CO 80921 TSN 4200000021	27	Pete Lien & Sons, Inc. P.O. Box 440 Rapid City, SD 57709 - 0440 TSN 4200000405
14	Julia B. Morgan Living Trust 4825 Old Farm Drive #314 Colorado Springs, CO 80917 - 1089 TSN 4220000015	28	William R. Bunn 2951 Saratoga Ave. Big Pine Key, FL 33043 - 3207 TSN 4304000519



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



**DAVIS RANCH**  
**9350 ELBERT ROAD**  
**PEYTON, CO 80831**  
 SKETCH PLAN



**REVISIONS:**

DATE:	BY:	DESCRIPTION:
05/30/2023	WFG	DESIGNED
	DEM	CHECKED

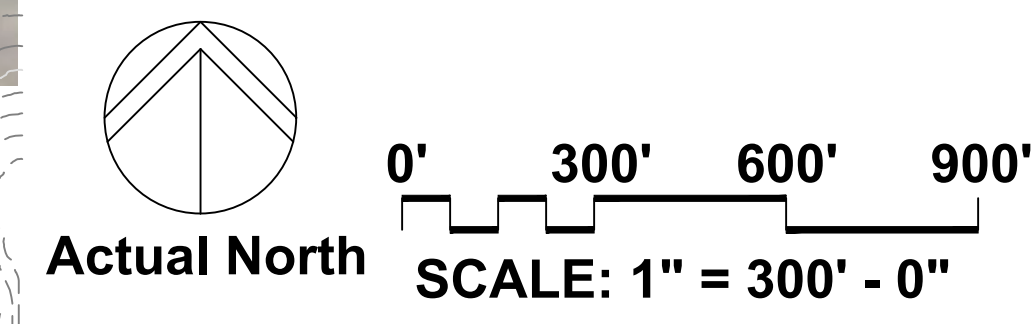
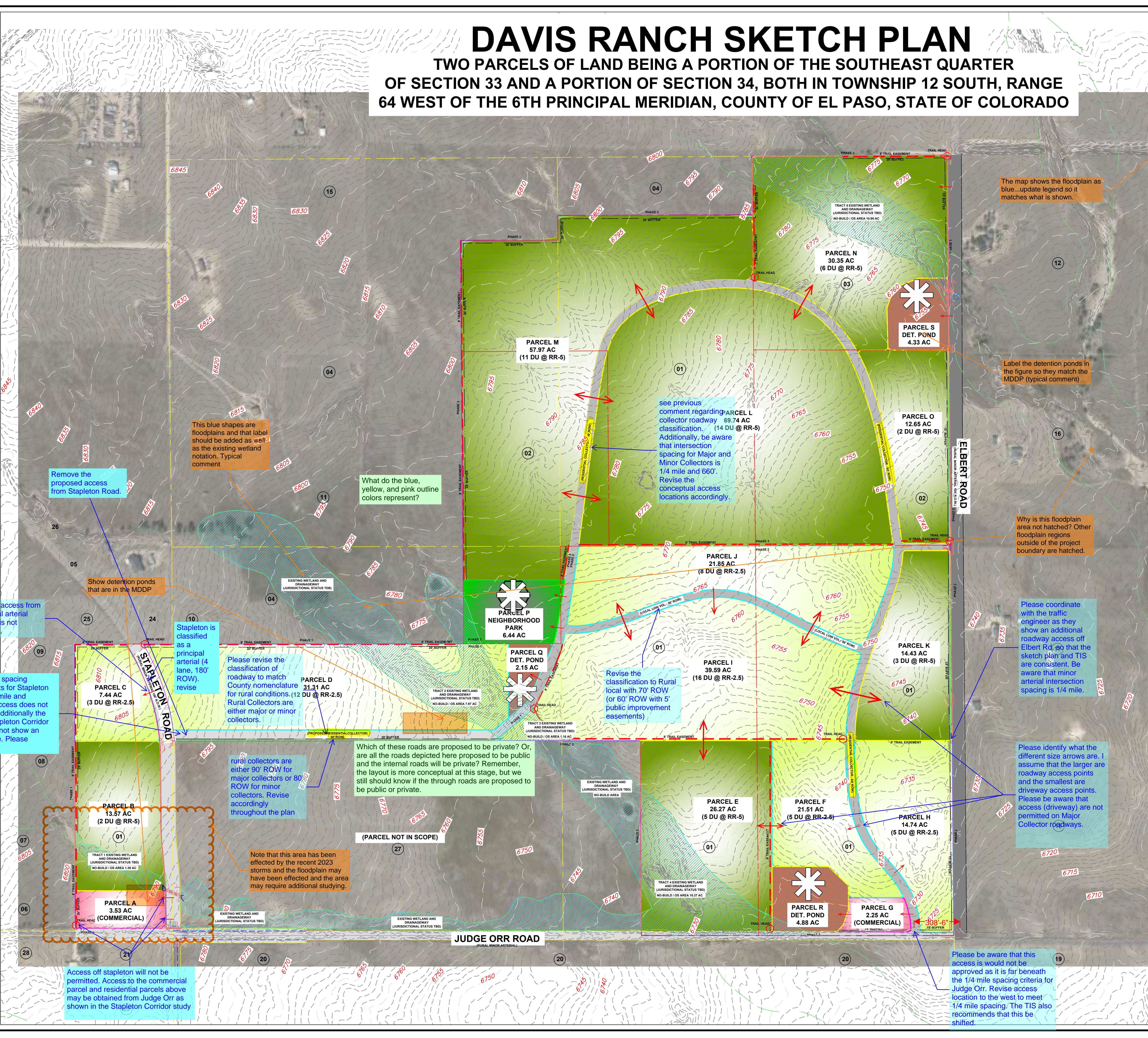
PLANNING SCALE: 1" = 300' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**SKETCH PLAN**

SHEET NO.  
**SKP1.2**

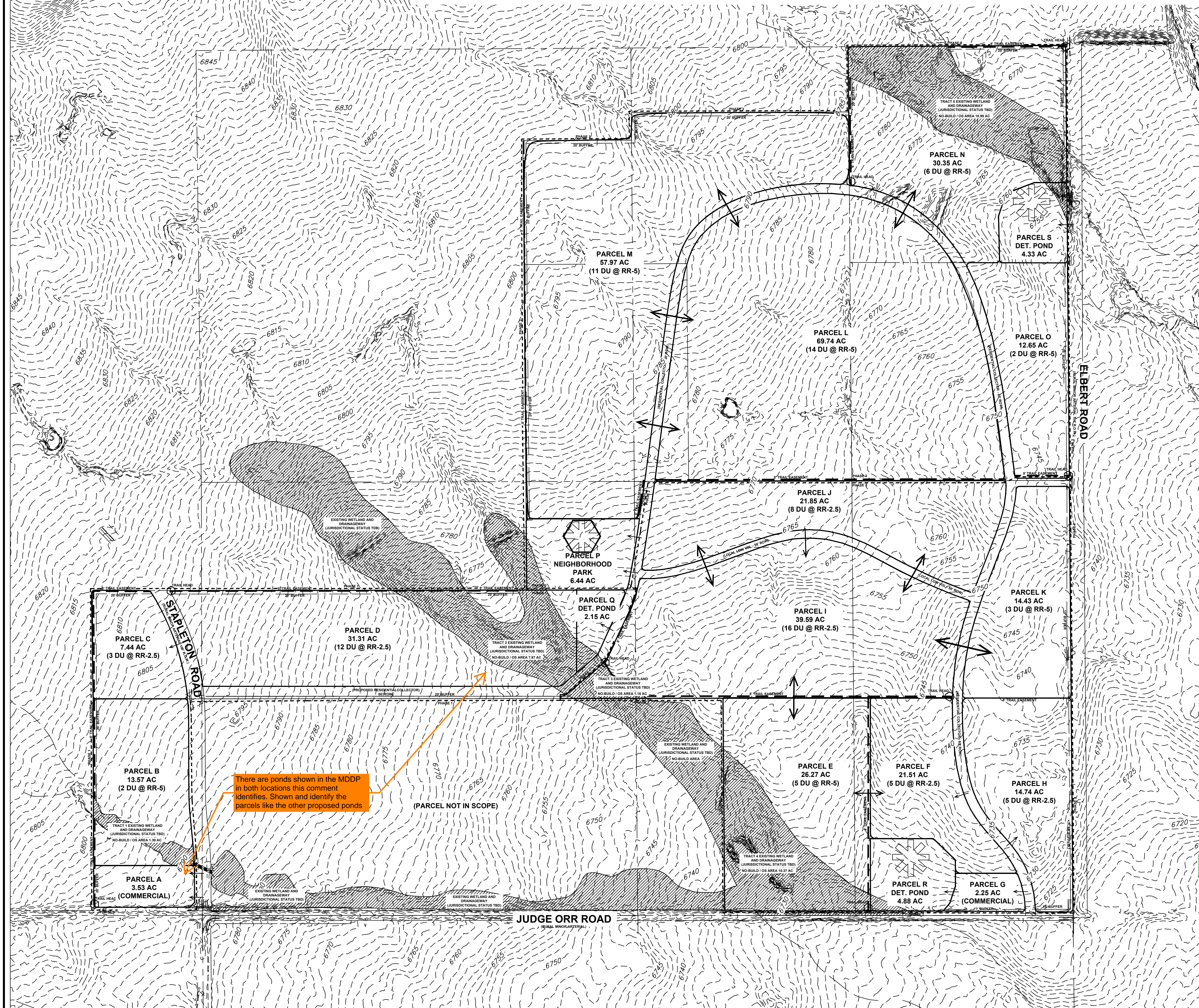
2 OF 3 SHEETS

FILE NO.  
FILE#



# DAVIS RANCH SKETCH PLAN

## TWO PARCELS OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND A PORTION OF SECTION 34, BOTH IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



There are ponds shown in the MDDP in both locations this comment identifies. Shown and identify the parcels like the other proposed ponds

These are duplicated

LAND USE CATEGORY ACREAGE % OF SITE MAXIMUM UNITS

**OPEN SPACE PARK ZONING** 6.44 ac 1.7% n.a.

Park site is intended as Public Open space

Park site will be maintained by the Davis Ranch Metropolitan District of an HOA.

**DETECTION NO-BUILD** 11.35 ac 2.9% n.a.

Detection parcels are intended as Public Open Space

Detection areas will be maintained by the Davis Ranch Metropolitan District of an HOA.

**15-20' BUFFER** n.a. n.a. n.a.

A 15' Buffer is located along all adjacent public streets. A 20' Buffer is located along all adjacent A-35 properties.

**8' TRAIL ESMT. AND TRAIL HEAD** 1.77 ac 1.0% n.a.

8' Trail is located within the 15-20' Buffer areas.

Trail Easements are intended as Public Open Space

Trail Easements will be maintained by the Davis Ranch Metropolitan District or HOA.

**FLOODPLAIN NO-BUILD / OS** 31.89 ac n.a. n.a.

'Floodplain - No Build OS' tracts are intended as Private Open Space areas. Lots that encroach into the Floodplain - No Build / OS tracts will be platted at a future zoning and development plan submittal indicating that these areas are to remain Private Open Space with no construction of primary and ancillary structures, sheds, barns, fences, etc., permitted within all no-build areas.

Total acreage of Floodplain - No Build / OS tracts is included in the total acreage of the 2.5 and 5 acre parcels in which future lots will be developed.

Floodplain - No Build / OS tracts are Private Open Space and are not intended as public open space, with the exception of the Trail Easements that cross through these tracts.

Buffers are intended as Public Open Space

Buffer areas will be maintained by the Davis Ranch Metropolitan District of an HOA.

Trail Easements will be maintained by the Davis Ranch Metropolitan District or HOA.

Trail Easements are intended as Public Open Space

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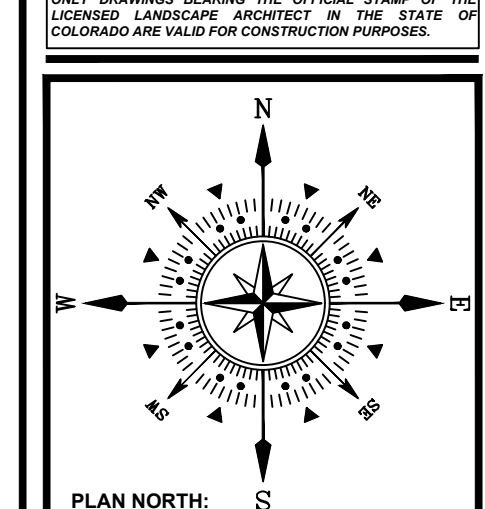
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**William Guman & Associates, Ltd.**  
 LIBERAL PLANNING, URBAN DESIGN, DESIGN, DESIGN  
 LANDSCAPE ARCHITECTURE  
 731 North Weber Street  
 Colorado Springs, CO 80903  
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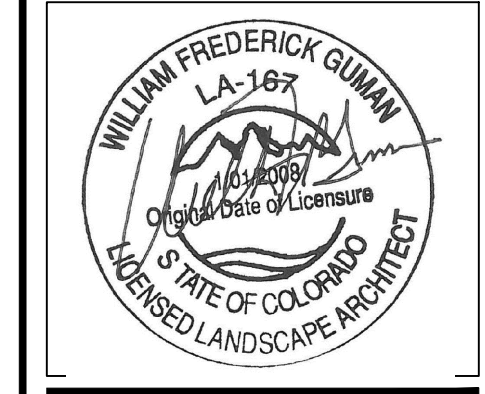
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PLAN NORTH: S

**DAVIS RANCH**  
**9350 ELBERT ROAD**  
**PEYTON, CO 80831**  
 SKETCH PLAN

DATE: 05/23/2023  
 DESIGNED: WFG  
 CHECKED: GEM



REVISIONS:  
 DATE: BY: DESCRIPTION:

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

SHEET TITLE:  
**SKETCH PLAN**

SHEET NO.  
**SKP1.3**

3 of 3 SHEETS

FILE NO. FILE#

### OPEN SPACE TRACT SCHEDULE

PARCEL	TRACT	ACREAGE	DESIGNATION	% OF SITE
B	1	1.39 AC	PRIVATE	1.0%
D	2	7.98 AC	PRIVATE	2.0%
I	3	1.16 AC	PRIVATE	1.0%
E	4	10.37 AC	PRIVATE	2.6%
N	5	10.99 AC	PRIVATE	2.6%
P	n.a.	6.44 AC	PUBLIC	2.8%
Q	n.a.	2.14 AC	PUBLIC	1.0%
R	n.a.	4.88 AC	PUBLIC	1.0%
S	n.a.	4.33 AC	PUBLIC	1.0%
TRAIL	n.a.	1.77 AC	PUBLIC	1.0%
<b>TOTAL PRIVATE</b>		<b>31.89 AC</b>		<b>8.0%</b>
<b>TOTAL PUBLIC</b>		<b>19.56 AC</b>		<b>4.9%</b>
<b>TOTAL:</b>		<b>51.45 AC</b>		<b>12.9%</b>

### PHASING SCHEDULE

PHASE	PARCEL	TOTAL UNITS	ACREAGE	PHASE	PARCEL	TOTAL UNITS	ACREAGE
1	A	Commercial	3.53 AC	3	L	14	69.74 AC
1	B	2	13.57 AC	3	M	11	57.97 AC
1	C	3	7.44 AC	3	N	6	30.35 AC
1	D	12	31.31 AC	3	S	Detention	4.33 AC
1	Q	Detention	2.15 AC	3	O	2	12.65 AC
2	E	5	26.27 AC				
2	F	5	21.51 AC				
2	G	Commercial	2.25 AC				
2	H	Commercial	2.25 AC				
2	G	5	14.74 AC				
2	R	Detention	4.88 AC				
2	I	16	39.59 AC				
2	J	8	21.85 AC				
2	K	3	14.43 AC				

Informational comment: Please ensure that each phase can operate independently of the other phases. No one phase should be predicated on the development of a future phase. For example, you cannot have more than 25 lots on a single access road where the road connection will be provided with a future phase. It doesn't look like that is the case here, but I think the phasing plan would benefit from identification of with which phases the roads will be constructed.

