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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 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@lsctrans.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:

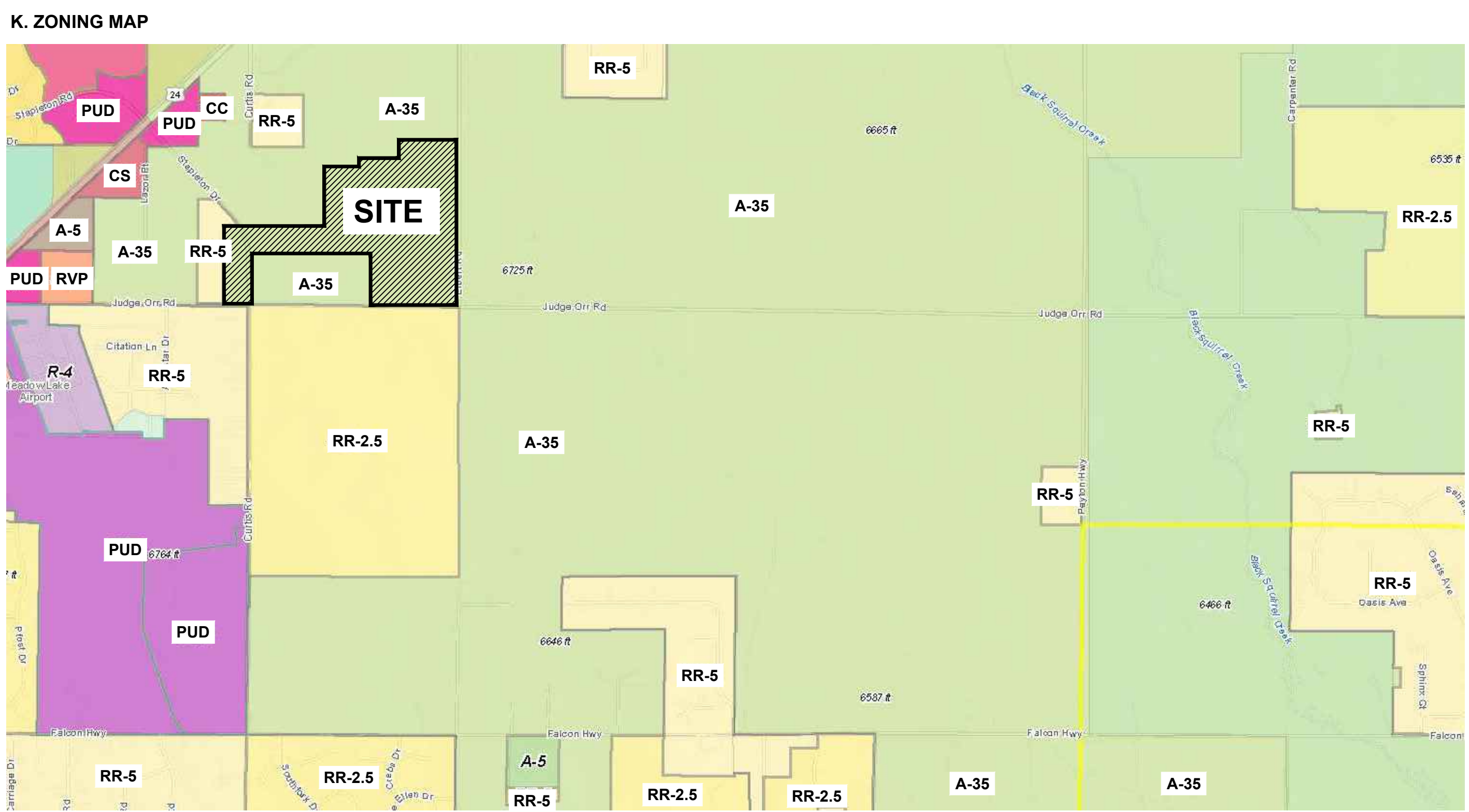
**D. BASIS OF BEARINGS**  
 The South Line of Section 34, Township 12 South, Range 64 West of the 6th Principal Meridian, being monumented at the West End by a 3.25" aluminum cap stamped "LS 17496 1992" on a Range Box and at the East End by a 3.25" aluminum cap stamped "LS 17496 1992" in a Range Box, 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-tangent; 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°23'27"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 corner 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.

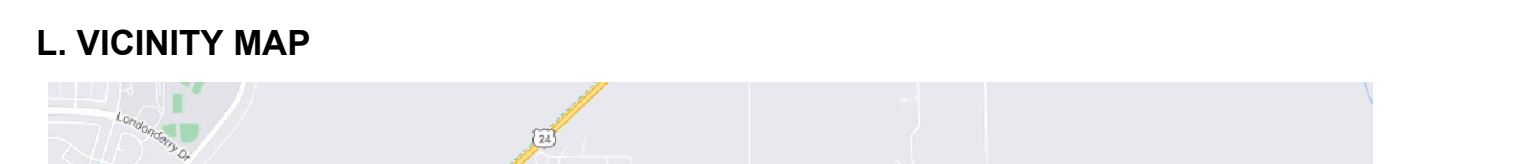
**PARCEL 2:**  
 Commencing at the Southeast corner of Section 33, Township 12 South, Range 64 West of the 6th principal meridian; Thence N56°29'00"W a distance of 90.43 feet, to the Northerly right-of-way line of Judge Orr Road as described in the document recorded under Reception No. 215041136 in the 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 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 a 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 tangent;  
 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 tangent;  
 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 tangent;  
 6. S00°20'27" and 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**
- Acresages and percentages are rounded up to equal 100%.
  - All areas designated as wetlands and drainageways, buffers, setbacks, and easements are considered as "No-Build Areas" unless otherwise indicated.
  - 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.
  - The proposed Sketch Plan is located within the Peyton Fire Protection District.
  - After approval, this Sketch Plan will expire in 5 years unless a Final Plat is submitted.
  - Streets and access locations and configurations are conceptual and subject to change. Detailed street plans will be prepared and reviewed at the subdivision process.
  - Access locations onto Stapleton Road, Judge Orr Road, and Elbert Road will be finalized at the Preliminary Plan or Development Plan level of submittal.
  - Trails are conceptual only. Detailed plans will be prepared and reviewed at the subdivision process.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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 within future zoning and development plan submittals.
  - 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.

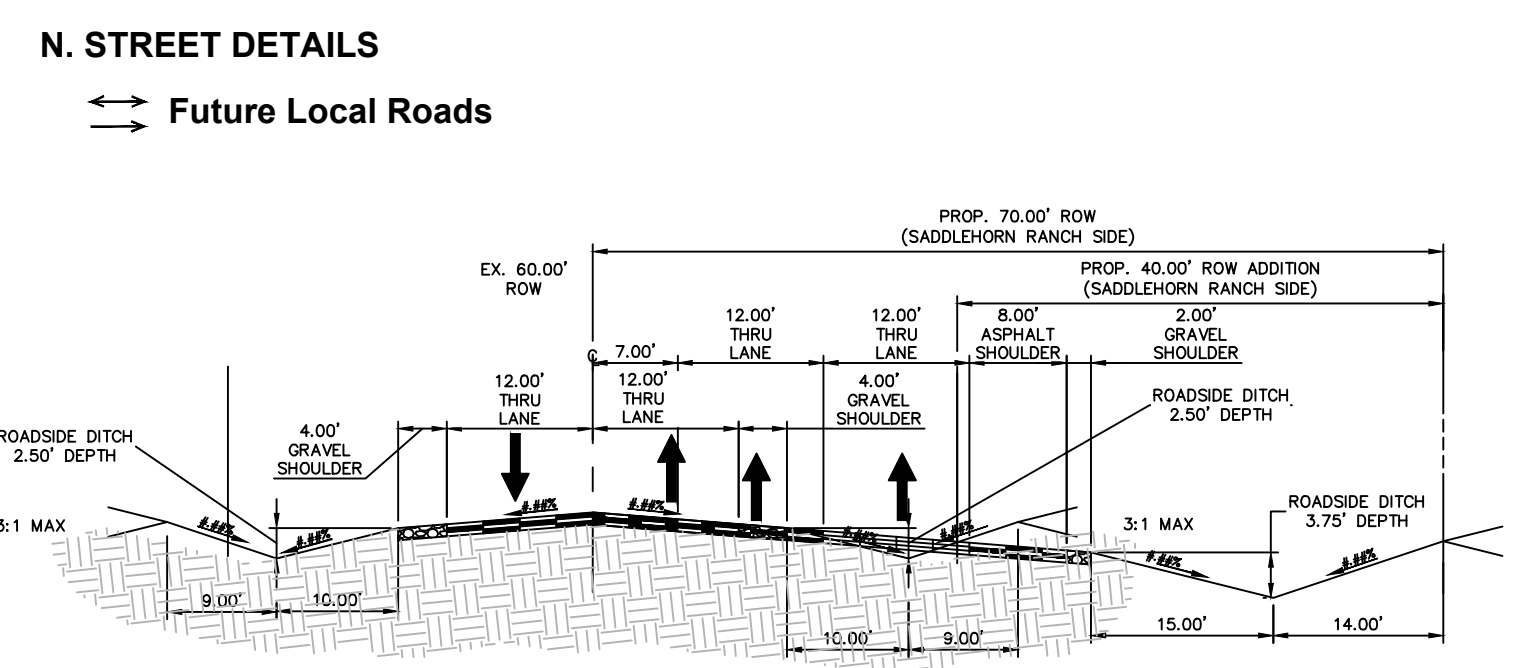


- E. NOTES CONT'D.**
- No development of homes, ancillary structures, or fences will be permitted on any lot that encroaches into areas of a floodplain.
  - The status of all floodplains indicated on this Sketch Plan is jurisdictional and are to be determined upon further study and mapping.
- G. PUBLIC STREETS**
- 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 these standards.
  - All internal streets are designated as public, will be paved, and will provide for levels of vehicular circulation required by the Traffic Impact Study.
  - 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.
- H. PRIVATE STREETS**
- Any private streets, if proposed, will be privately owned and maintained by the Davis Ranch Metropolitan District or Homeowner's Association (HOA).
  - 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**
- 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 on the open space calculation unless the open space areas located on private lots are subject area subject to open space easements and restrictions."
  - 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.
  - 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.
  - 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.
  - See Sketch Plan Sheet SKP1.3 for acreage and tract data for all Public and Private Open Spaces.
- J. SOILS AND GEOLOGIC HAZARDS**
- 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 Plan.
- K. PHASING PLAN**
- 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.
  - 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.
- F. FLOODPLAIN NOTES**
- 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 and shall be approved prior to the platting of any lots currently located within floodplain boundaries.



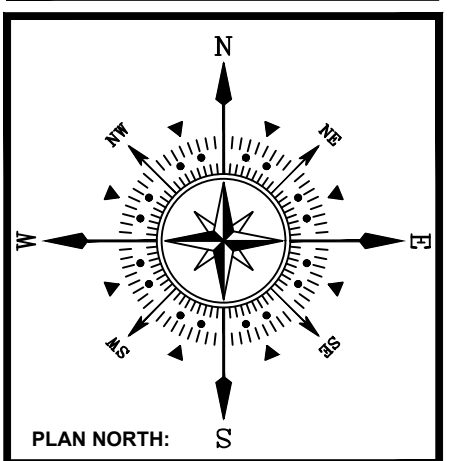
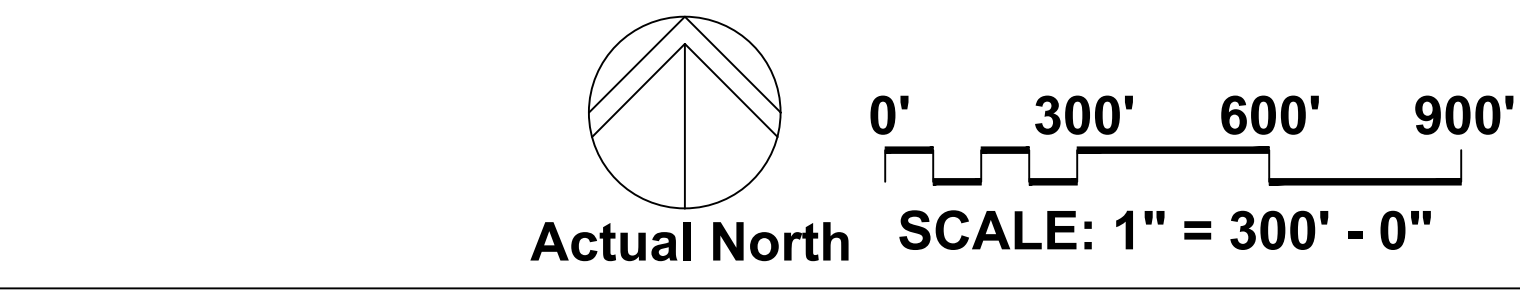
**M. SITE DATA**

| 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)   |
| Total Acreage:                    | 398.91 AC   |
| Proposed Maximum Number of Units: | 92 Single Family  |
| Maximum Gross Density:            | .23 DU/AC   |
| Proposed Land Uses:               | Residential [ 2.5 and 5.0 acre single family]<br>Commercial [5.78 ac]<br>Park/Open Space [17.79 ac including detention] |



- 1. Existing Judge Orr Road - Typical Section**  
 POSTED SPEED LIMIT = 45 MPH, DESIGN SPEED LIMIT = 60 MPH.  
 NOTE: ULTIMATE SECTION HAS BEEN OVERLAIN.  
 NOTE: JUDGE ORR ROAD IS PRESENTLY A 2-LANE MINOR ARTERIAL (URBAL), FUTURE CONDITIONS: 4-LANE MINOR ARTERIAL (URBAL).
- 2. Proposed Rural Local - Typical Section**  
 POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH.

- O. SHEET INDEX**
- SKP 1.1 Subdividers/Applicant | Legal Description | Notes, Zoning Map | Vicinity Map | Site Data | Internal Street Detail
  - SKP 1.2 Sketch Plan | Land Use Summary Table | Parcel Summary Table | Adjacent Owners
  - SKP 1.3 Parcel/Open Space/Trails/Phasing Plan | Open Space and Trails Schedule | Open Space Tract Schedule | Trail Head Detail | Phasing Schedule



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

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

**WILLIAM FREDERICK GUMAN**  
 LA 167  
 LICENSED LANDSCAPE ARCHITECT  
 STATE OF COLORADO

| REVISIONS: | DATE: | BY: | DESCRIPTION: |
|------------|-------|-----|--------------|
|            |       |     |              |
|            |       |     |              |
|            |       |     |              |

NOTES:

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

SHEET TITLE:  
 SKETCH PLAN

SHEET NO.  
 SKP1.1  
 1 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



**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.          |
| DETENTION 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 AREAS 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 PARCEL, DETENTION PARCELS, 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 COUNTY TRAIL EASEMENT TO PROVIDE CONNECTIVITY TO PARK AND FLOODPLAIN - NO BUILD / OS AREAS.

**PARCEL SUMMARY**

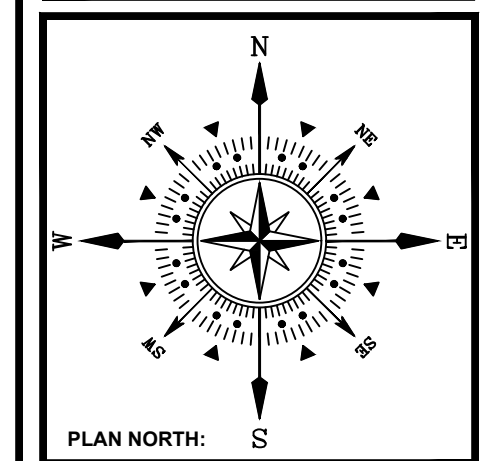
| PARCEL | ACREAGE | PROPOSED USE/ZONE | MAXIMUM UNITS |
|--------|---------|-------------------|---------------|
| A      | 3.53    | COMMERCIAL        | n.a.          |
| B      | 13.57   | RR-5.0            | 2 DU          |
| C      | 7.44    | RR-2.5            | 3 DU          |
| D      | 31.31   | RR-2.5            | 12 DU         |
| E      | 26.27   | RR-5.0            | 5 DU          |
| F      | 21.85   | 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      | 89.79   | 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    | DETENTION         | n.a.          |
| R      | 4.88    | DETENTION         | n.a.          |
| S      | 4.33    | DETENTION         | n.a.          |

**ADJACENT PROPERTY OWNERS:**

| KEY | NAME AND ADDRESS  | KEY | NAME AND ADDRESS  |
|-----|---|-----|---|
| 01  | Jane Davis Living Trust<br>9060 Elbert Road<br>Peyton, CO 80831 - 8319<br>TSN 4200000377                        | 15  | Jerry F. Ager<br>9365 N. Curtis Road<br>Peyton, CO 80831 - 8226<br>TSN 4234001001         |
| 02  | Junior J. Davis<br>9050 Elbert Road<br>Peyton, CO 80831 - 8319<br>TSN 4200000218                                | 16  | Joseph A. Stenstrom<br>9055 Elbert Road<br>Peyton, CO 80831<br>TSN 4200000244             |
| 03  | Junior J. Davis<br>9350 Elbert Road<br>Peyton, CO 80831 - 8319<br>TSN 4200000241                                | 17  | Thomas J. Elliott<br>8995 Elbert Road<br>Peyton, CO 80831 - 8318<br>TSN 4200000245        |
| 04  | Robert D. Gieck Trust<br>8349 S. Allison Street<br>Littleton, CO 80128 - 6101<br>TSN 4200000209                 | 18  | Charlotte A. Howard<br>3232 Muirfield Drive<br>Colo. Spgs., CO 80907<br>TSN 4200000362    |
| 05  | Mabel L. Brown<br>9555 Curtis Road<br>Peyton, CO 80831 - 7759<br>TSN 4200000047                                 | 19  | Brent Houser Ent., LLC<br>11890 Garrett Road<br>Peyton, CO 80831 - 7685<br>TSN 4300000539 |
| 06  | Jennings Family Trust<br>2030 Tabor Court<br>Colorado Springs, CO 80919 - 4843<br>TSN 4233002007                | 20  | Gorilla Capital Co.<br>1342 High Street<br>Eugene, OR 97401<br>TSN 4300000599             |
| 07  | FFR7, LLC<br>1220 Valley Street<br>Colorado Springs, CO 80915<br>TSN 4233002006                                 | 21  | J.D. Enghaus<br>14775 Judge Orr Road<br>Peyton, CO 80831 - 8424<br>TSN 4304003001         |
| 08  | Jennings Family Trust<br>2030 Tabor Court<br>Colorado Springs, CO 80919 - 4843<br>TSN 4233002004                | 22  | Rodolfo Escobedo<br>10075 Burgess Road<br>Colorado Springs, CO 80908<br>TSN 4304003002    |
| 09  | Albert Omar Lopez<br>7220 Rim Bluff Lane<br>Colorado Springs, CO 80927<br>TSN 4233002003                        | 23  | Daniel Duane Combs<br>8410 N. Curtis Road<br>Peyton, CO 80831 - 7927<br>TSN 4304003003    |
| 10  | Roberto S. Torres<br>9464 Winged Foot Road<br>Peyton, CO 80831<br>TSN 4233002002                                | 24  | Jennifer Renzelman<br>14980 Stapleton Road<br>Peyton, CO 80831 - 6202<br>TSN 4233000034   |
| 11  | Julia B. Morgan Living Trust<br>4825 Old Farm Drive #314<br>Colorado Springs, CO 80917 - 1089<br>TSN 4220000015 | 25  | George Tasoulis<br>227 W. Sylvester Place<br>Littleton, CO 80129 - 6202<br>TSN 4233000034 |
| 12  | Maria O. Skaggs<br>P.O. Box 219<br>Lake Hopatcong, NJ 07849 - 0219<br>TSN 4200000103                            | 26  | Peter J. Hagon<br>704 Silver Oak Grove<br>Colorado Springs, CO 80906<br>TSN 4200000377    |
| 13  | Coronado Ranch Partners, LLC<br>1083 Prickly Pear Place<br>Colorado Springs, CO 80921<br>TSN 4200000021         | 27  | Pete Lien & Sons, Inc.<br>P.O. Box 440<br>Rapid City, SD 57709 - 0440<br>TSN 4200000405   |
| 14  | Julia B. Morgan Living Trust<br>4825 Old Farm Drive #314<br>Colorado Springs, CO 80917 - 1089<br>TSN 4220000015 | 28  | William R. Bunn<br>2951 Saratoga Ave.<br>Big Pine Key, FL 33043 - 3207<br>TSN 4304005019  |

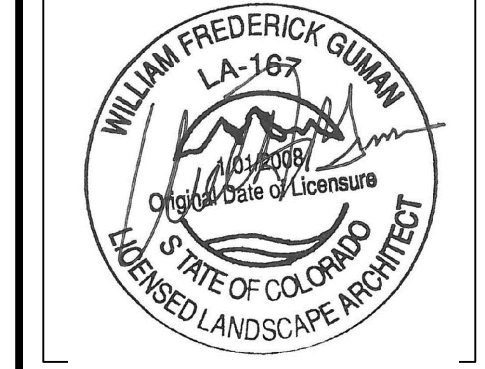
**William Guman & Associates, Ltd.**  
 LANDSCAPE ARCHITECTURE  
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 Colorado Springs, CO 80903  
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 bill@guman.net

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

|           |            |
|-----------|------------|
| DATE:     | 05/30/2023 |
| DESIGNED: | WFS        |
| CHECKED:  | DEM        |



| REVISIONS: |     |              |
|------------|-----|--------------|
| DATE:      | BY: | DESCRIPTION: |
|            |     |              |
|            |     |              |
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|            |     |              |

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

SHEET TITLE:  
**SKETCH PLAN**

SHEET NO.  
**SKP1.2**

2 of 3 SHEETS

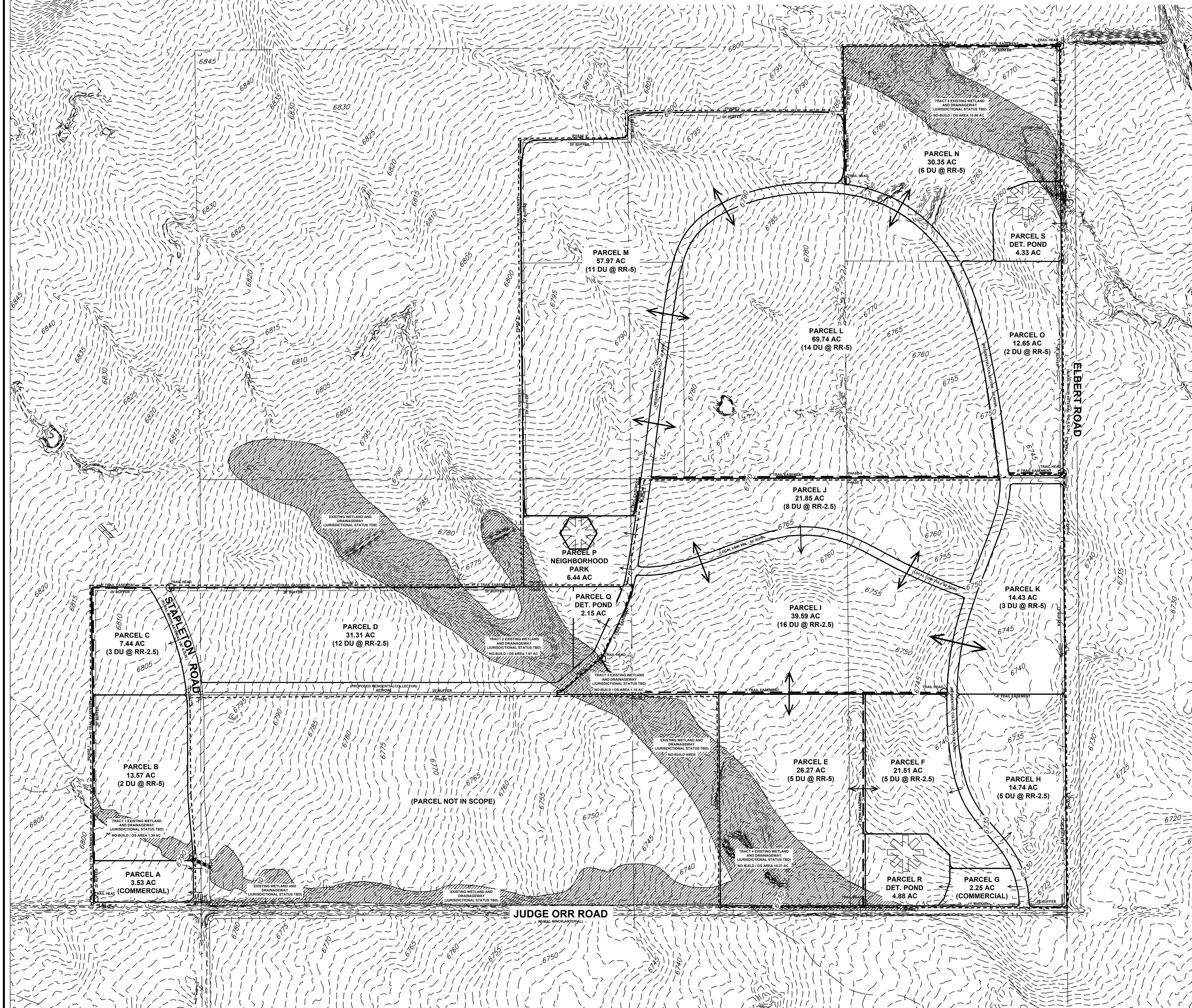
FILE NO.  
FILE#

Actual North SCALE: 1" = 300' - 0"



# 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 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.

Buffers are intended as Public Open Space

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

**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.

### TYPICAL TREALHEAD MARKER



### 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> |

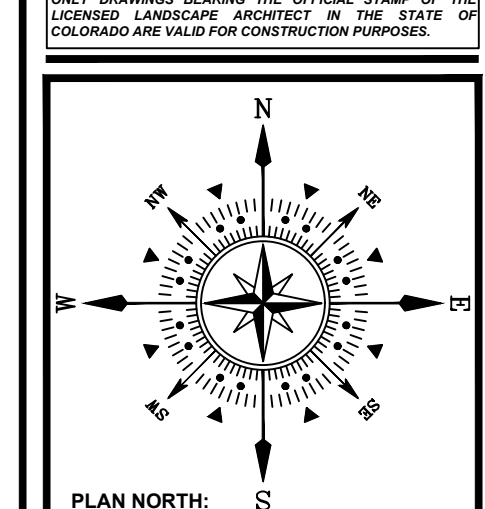
### PHASING SCHEDULE

| 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     | I      | 5           | 14.74 AC |       |        |             |          |
| 2     | R      | Detention   | 4.88 AC  |       |        |             |          |
| 2     | J      | 16          | 39.59 AC |       |        |             |          |
| 2     | K      | 8           | 21.85 AC |       |        |             |          |
| 2     | K      | 3           | 14.43 AC |       |        |             |          |

**William Guman & Associates, Ltd.**  
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**DAVIS RANCH**  
**9350 ELBERT ROAD**  
**PEYTON, CO 80831**  
 SKETCH PLAN

PROJECT NAME:  
 PROJECT ADDRESS:  
 PROJECT DESCRIPTION:

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

**WILLIAM FREDERICK GUMAN**  
 LA-167  
 LICENSED LANDSCAPE ARCHITECT  
 STATE OF COLORADO

REVISIONS:

| DATE: | BY: | DESCRIPTION: |
|-------|-----|--------------|
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|       |     |              |
|       |     |              |
|       |     |              |
|       |     |              |

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

SHEET TITLE:  
**SKETCH PLAN**

SHEET NO.  
**SKP1.3**

3 of 3 SHEETS

FILE NO. FILE#

**Actual North**

0' 300' 600' 900'  
**SCALE: 1" = 300' - 0"**