#### A. SUBDIVIDERS **B. APPLICANT**

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

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

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

grant@ecologicalbenefits.com LSC Transportation Consultants, Inc. Attn: Douglas E. Schwenke Attm: Jeff Hodsdon, PE 5540 Tech Center Drive, Suite 100 2504 E. Pikes Peak Ave., Suite 304 Colorado Springs,CO 80919 Colorado Springs, CO 80909 Douglas.Schwenke@respec.com ieff@lsctrans.com

**RMG Engineers/Architects** 

5085 LIst Drive, Suite 200

**Ecosystem Services, LLC** 

Attn: Grant Gurnee, PWS

1455 Washburn Street

Colorado Springs, CO 80917

KMZigler@rmg-engineers.com

Attn: Kelli Zigler

ENVIRONMENTAL

Erie. CO 80516

#### 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.

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°26'09"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

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

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 quarter of said

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 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°50'36" 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 arcof 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.

- 1. Acreages 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. The proposed Sketch Plan is located within the Peyton Fire Protection District.
- 4. After approval, this Sketch 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 subdivision process.
- 6. Access locations onto Judge Orr Road, and Elbert Road will be finalized at the
- Preliminary Plan or Development Plan level of submittal.
- 7. Trails are conceptual only. Detailed plans will be prepared and reviewed at the subdivision process.
- 8. 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.
- 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 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. 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 with

14. 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. 31% of proposed lots will adhere to zoning and development criteria for RR-2.5 and 57% for RR-5.0 zone districts

future zoning and development plan submittals.

**CC-Commercial Community zone district.** 

- within the overall 397.3216 acre development. 15. Approximately 5.18 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
- 16. 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.

# JANE 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

#### F. ZONING MAP



## F. NOTES CONT'D

- 17. Detention ponds and cross-lot drainage ditches will be located within drainage easements providing access for maintenance by the Jane Davis Ranch Metropolitan District.
- Open spaces, Neighborhood Park, and buffer areas will be maintained by the Jane Davis Ranch
- Metropolitan District or an HOA to be established.
- 19. 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.
- 20. 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.
- 21. Park improvements provided by the Jane 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.
- 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.
- 23. 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. 24. Jane 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.
- The following Districts will serve the Jane Davis Ranch property:
- a. Jane 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 and Emergency Services).
- d. El Paso County Conservation District.
- e. Pikes Peak Library District. El Paso County Roads and Bridges.
- g. Upper Black Squirrel Creek Ground Water.
- 26. Mail box kiosk locations and design will be determined at time of Final Plat in coordination with the U.S. Postal Service.

# G. FLOODPLAIN NOTES

- Portions of the Jane 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 06041CO552G 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.
- 2. Should a lot contain a floodplain, no development of homes, ancillary structures, or fences will be permitted within that floodplain.

# H. 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

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

- 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 Should a lot contain a floodplain, no development of homes, ancillary structures, or fences will be permitted within that floodplain.
- 2. 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.
- 3. Public Open Space areas will be maintained by the Jane Davis Ranch Metropolitan District or HOA. Private
- Open Spaces will be maintained by the owner on whose lot Open Space easements may be located. 4. See Sketch Plan Sheet SKP1.3 for acreage and tract data for all Public and Private Open Spaces.
- 5. Park improvements provided by the owner 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.

# 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.

Agricultural

# **K. SITE DATA**

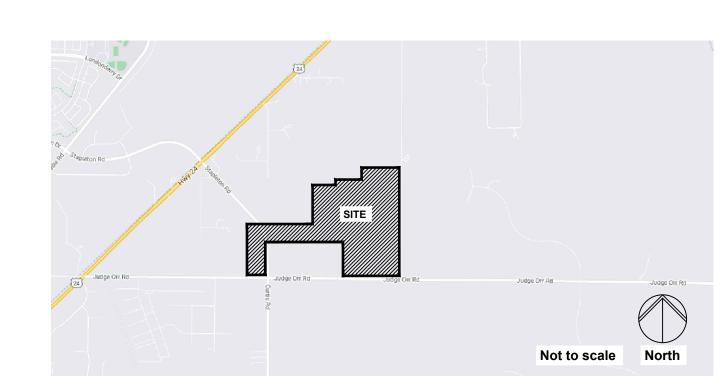
**Existing Land Use:** 

•	•	
Existing Zone District	A-35	
Site Acreage (per elpasoco.com):		
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*	
<b>Proposed Maximum Number of Units:</b>	91 Single Family	
Maximum Gross Density	.23 DU/AC	

**Proposed Land Uses:** Residential [ 2.5 and 5.0 acre single family] Commercial [5.18 ac] Park/Open Space [15.28 ac including detention]

\* NOTE: Total acreage per the legal description is 397.3216 acres, which is used in our data and calculations for this project.

### L. VICINITY MAP



- Jane 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.

## M. AIRSPACE AVIGATION EASEMENT

A. The Jane Davis Trust 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 Sketch 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 Terminsal Instrument Procedures (TERPS) over Jane Davis Ranch.

The aforementioned easement and right-of-way includes but is not limited to

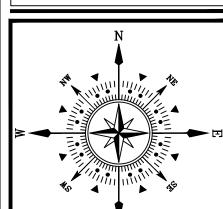
- 1. For the use and benefit of the public, the easement and continuing right to fly, or cause by permit the flight by any and all persons or aircraft, of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across or about any 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 Jane Davis Ranch, 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 Jane Davis Ranch, solely for the
- B. The Jane Davis Living Trust, on behalf of itself, its successors and assigns hereby covenants with Meadow Lake Airport Associaton, as follows:
- 1. Jane Davis Living Trust, its successors and assigns, will not construct, install, permit or allow any building, structure, improvement, tree, or other object on Jane Davis Ranch, 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. Jane Davis Living Trust, its successors and assigns, will not hereafter use or permit the use of Jane Davis Ranch in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon Meadow lake Airport
- 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 Jane Davis Living Trust, 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, executives, successors, and assigns of Jane Davis Living Trust, and that for the purposes of this instrument, the Jane Davis Ranch shall be the servient easement and Meadow Lake Airport shall be the dominant
- 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. Jane Davis Living Trust 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.

# N. SHEET INDEX

- SKP 1.1 Subdividers/Applicant | Legal Description | Notes, Zoning Map | Vicinity Map | Site Data, Internal Street Detail | Airspace Avigation Easement
- 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

731 North Weber Street Colorado Springs, CO 80903 (719) 633-9700 www.GumanLtd.com

> bill@guman.net 3 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND A



PLAN NORTH:

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

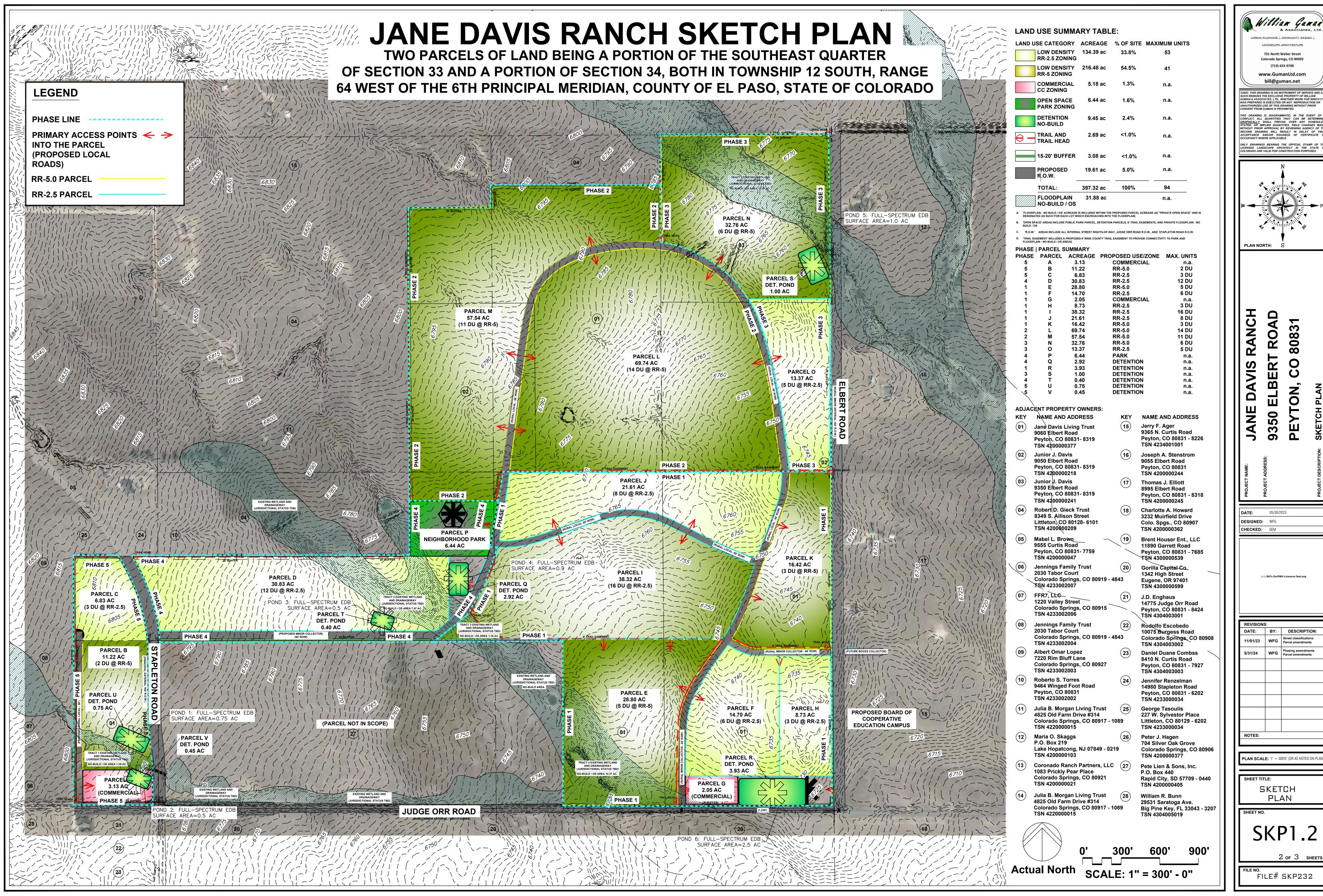
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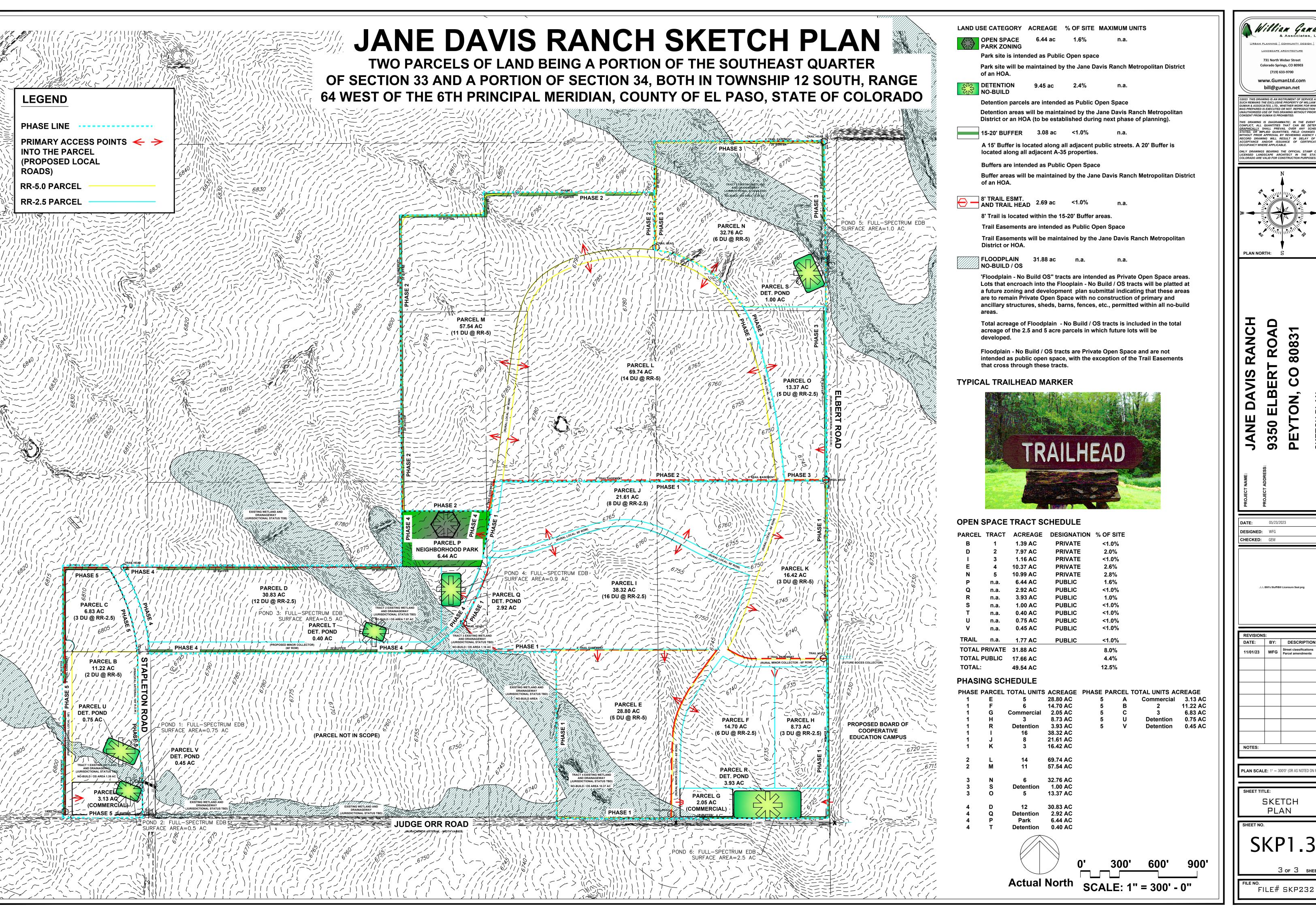
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PLAN SCALE: 1" = 300'0" (OR AS NOTED ON PLA

SKETCH PLAN

1 of 3 sheets FILE# SKP232





731 North Weber Street Colorado Springs, CO 80903 www.GumanLtd.com bill@guman.net

PLAN SCALE: 1" = 300'0" (OR AS NOTED ON PLAN SCALE: 1"

SKETCH

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