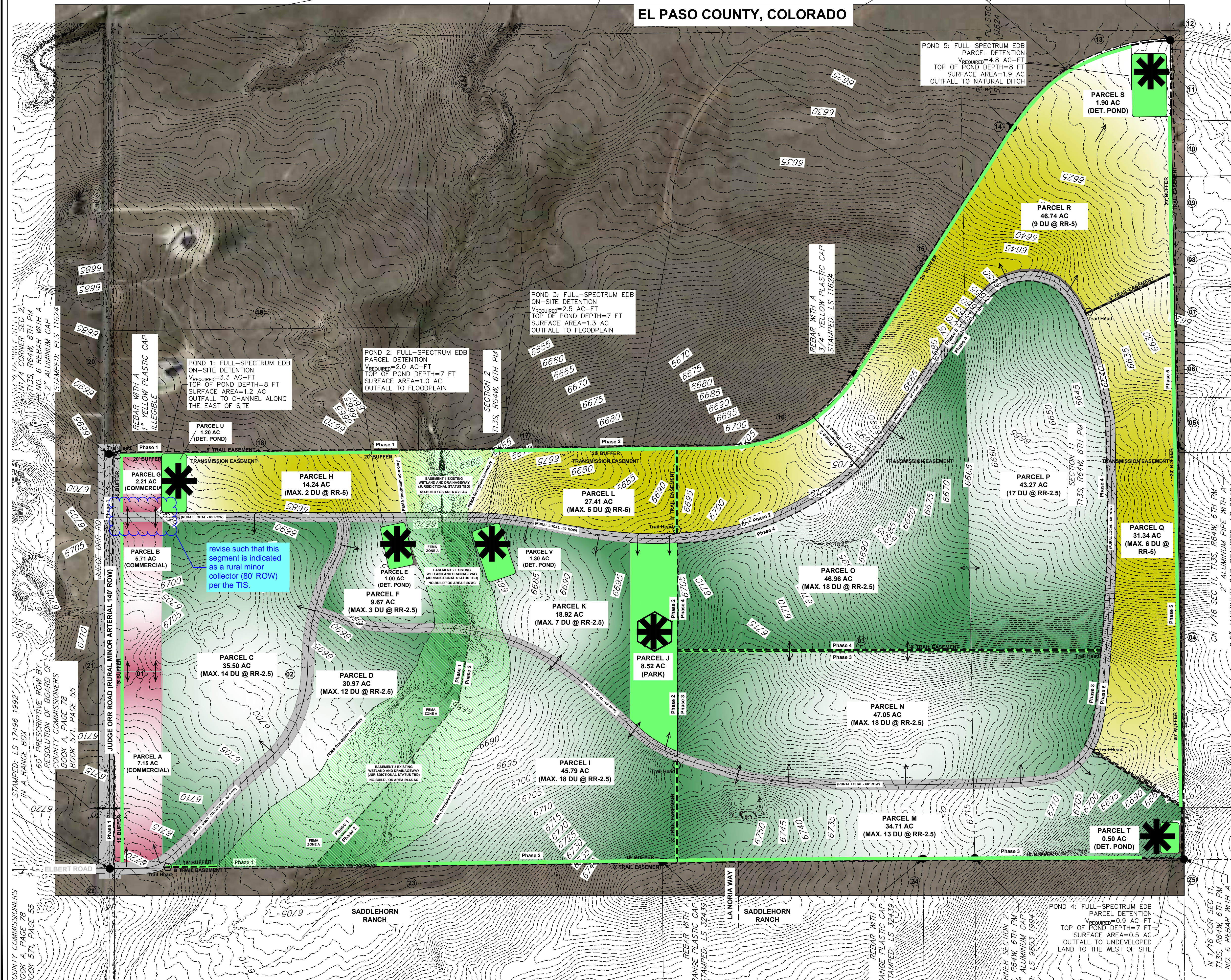


ESTEBAN RODRIGUEZ SUBDIVISION SKETCH PLAN

A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF SECTION 2, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE EAST HALF OF SECTION 2, AND THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO



LAND USE SUMMARY TABLE:

LAND USE CATEGORY	ACREAGE	% OF SITE	MAXIMUM UNITS
LOW DENSITY 2.5 ACRE LOTS	312.84 ac	63.4%	120
LOW DENSITY 5 ACRE LOTS	119.73 ac	24.3%	22
COMMERCIAL COMMUNITY	15.07 ac	3.1%	n.a.
OPEN SPACE, PARKS	8.52 ac	1.7%	n.a.
DETENTION NO-BUILD	5.90 ac	1.2%	n.a.
8' TRAIL ESMT. AND TRAIL HEAD	.94 ac	<1.0%	n.a.
15-20' BUFFER	n.a.	n.a.	n.a.
PROPOSED R.O.W.	30.21ac	6.1%	n.a.
TOTAL:	493.21 ac	100%	142
FLOODPLAIN NO-BUILD/OS	41.00 ac	n.a.	n.a.

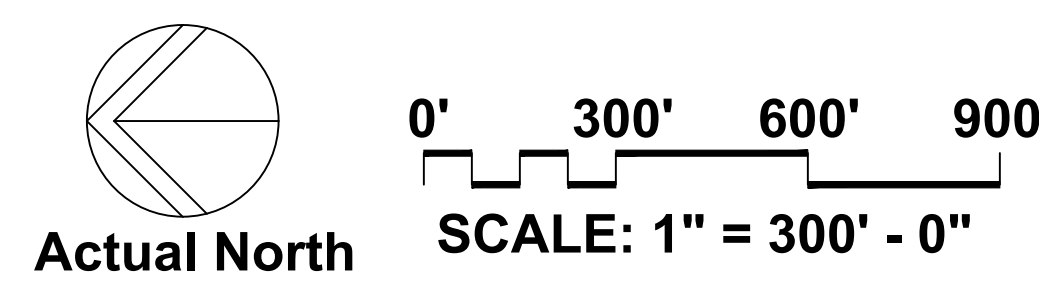
A. "FLOODPLAIN, NO-BUILD" AREAS ARE INCLUDED WITHIN THE PROPOSED LOT BUT WILL BE DESIGNATED AS "NO-BUILD" AREAS FOR FACILITY WHICH ENCROACHES INTO THE FLOODPLAIN.
 B. "OPEN SPACE AREAS INCLUDE PARK PARCEL, DETENTION PARCELS, FLOODPLAINS AND 8' TRAIL EASEMENTS."
 C. "R.O.W." AREAS INCLUDE ALL INTERNAL STREET RIGHTS-OF-WAY AND JUDGE ORR ROAD R.O.W.
 D. "TRAIL EASEMENT" INCLUDES A PROPOSED 8' WIDE COUNTY TRAIL EASEMENT TO PROVIDE CONNECTIVITY TO PARK AND GENERAL OPEN SPACE AREA.

PARCEL SUMMARY

PARCEL	ACREAGE	PROPOSED USE/ZONE	MAXIMUM UNITS
A	7.15	COMMERCIAL	n.a.
B	5.71	COMMERCIAL	n.a.
C	35.50	RR-2.5	14 DU
D	30.97	RR-2.5	12 DU
E	1.00	DETENTION	n.a.
F	9.67	RR-2.5	3 DU
G	2.21	COMMERCIAL	n.a.
H	14.24	RR-5.0	2 DU
I	45.79	RR-2.5	18 DU
J	8.52	PARK	n.a.
K	15.92	RR-2.5	7 DU
L	27.41	RR-5.0	5 DU
M	34.71	RR-2.5	13 DU
N	47.05	RR-2.5	18 DU
O	46.98	RR-2.5	18 DU
P	43.27	RR-2.5	17 DU
Q	31.34	RR-5.0	6 DU
R	46.74	RR-5.0	9 DU
S	1.90	DETENTION	n.a.
T	0.50	DETENTION	n.a.
U	1.20	DETENTION	n.a.
V	1.30	DETENTION	n.a.

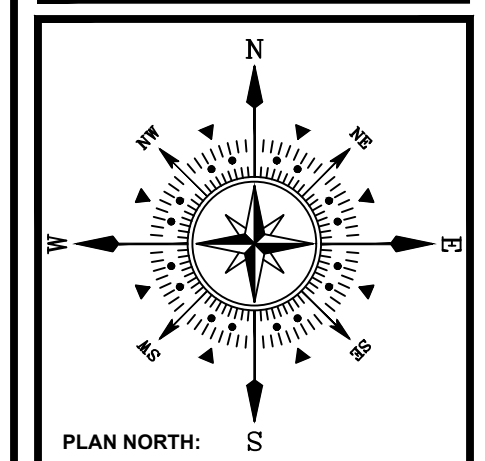
ADJACENT PROPERTY OWNERS:

KEY	NAME AND ADDRESS	KEY	NAME AND ADDRESS
01	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 4300000534	14	Jonathan David Oldja 12444 Pine Valley Circle Peyton, CO 80831-4101 TSN 4300000617
02	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 4300000537	15	Daniel G. Carless, Jr. 1083 Prickly Pear Place Colorado Springs, CO 80921 TSN 4300000618
03	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 4300000538	16	Walker Clout 605 Ocean Club Court Fernandina Beach, FL 32034 TSN 4300000619
04	Jenny A Olson Trust 7350 Falcon Grassy Heights Peyton, CO 80831-7936 TSN 4300000502	17	Dwayne Lee Simmons 2039 N. Academy Blvd. Colorado Springs, CO 80909 TSN 4300000534
05	Edgar E. Hall 16380 Sagecreek Road Peyton, CO 80831-7928 TSN 431100101	18	Adam C. Moody 15365 Judge Orr Road Peyton, CO 80831 TSN 4300000528
06	James C. Costa 16440 Sagecreek Road Peyton, CO 80831-7923 TSN 4311001002	19	David Fitzpatrick 15525 Judge Orr Road Peyton, CO 80831-8567 TSN 4300000569
07	James R. Dagan 16480 Sagecreek Road Peyton, CO 80831-7923 TSN 4311001003	20	Andrew Townsend 16360 Judge Orr Road Peyton, CO 80831 TSN 4200000454
08	Lance Erickson 16520 Sagecreek Road Peyton, CO 80831-7919 TSN 4311001004	21	Charlotte A. Howard 3232 Muirfield Drive Colo. Springs, CO 80907-7805 TSN 4200000362
09	Jacob Schiferl 16520 Sagecreek Road Peyton, CO 80831-7919 TSN 4411001005	22	Jane Davis Living Trust 9060 Elbert Road Peyton, CO 80831-8319 TSN 4200000470
10	Daniel McCray 16440 Sagecreek Road Peyton, CO 80831-7910 TSN 4311001006	23	Gorilla Capital Co. 1342 High Street Eugene, OR 97041 TSN 4300000599
11	Laurel M. Vickers 16760 Sagecreek Road Peyton, CO 80831-7910 TSN 4311001007	24	Gorilla Capital Co. 1342 High Street Eugene, OR 97041 TSN 4300000602
12	JWK Trust 16850 Sagecreek Road Peyton, CO 80831-7910 TSN 4312001009	25	7120 SUDDEV, LLC 7120 Falcon Grassy Heights Peyton, CO 80831-7995 TSN 4300000496
13	Nicholas Byard 7863 Morton Drive Fountain, CO 80817-1450 TSN 4300000615		



William Guman & Associates, Ltd.
 LANDSCAPE ARCHITECTURE
 731 North Weber Street
 Colorado Springs, CO 80903
 (719) 633-9700
 www.GumanLtd.com
 bill@guman.net

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ESTEBAN RODRIGUEZ SUBDIVISION
JUDGE ORR ROAD
PEYTON, CO 80831
493.21 ACRE SKETCH PLAN

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

REVISIONS:

DATE:	BY:	DESCRIPTION:
03/12/24	GEM	REVISED PER COUNTY COMMENTS

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

SHEET TITLE:
SKETCH PLAN

SHEET NO.
SKP1.2

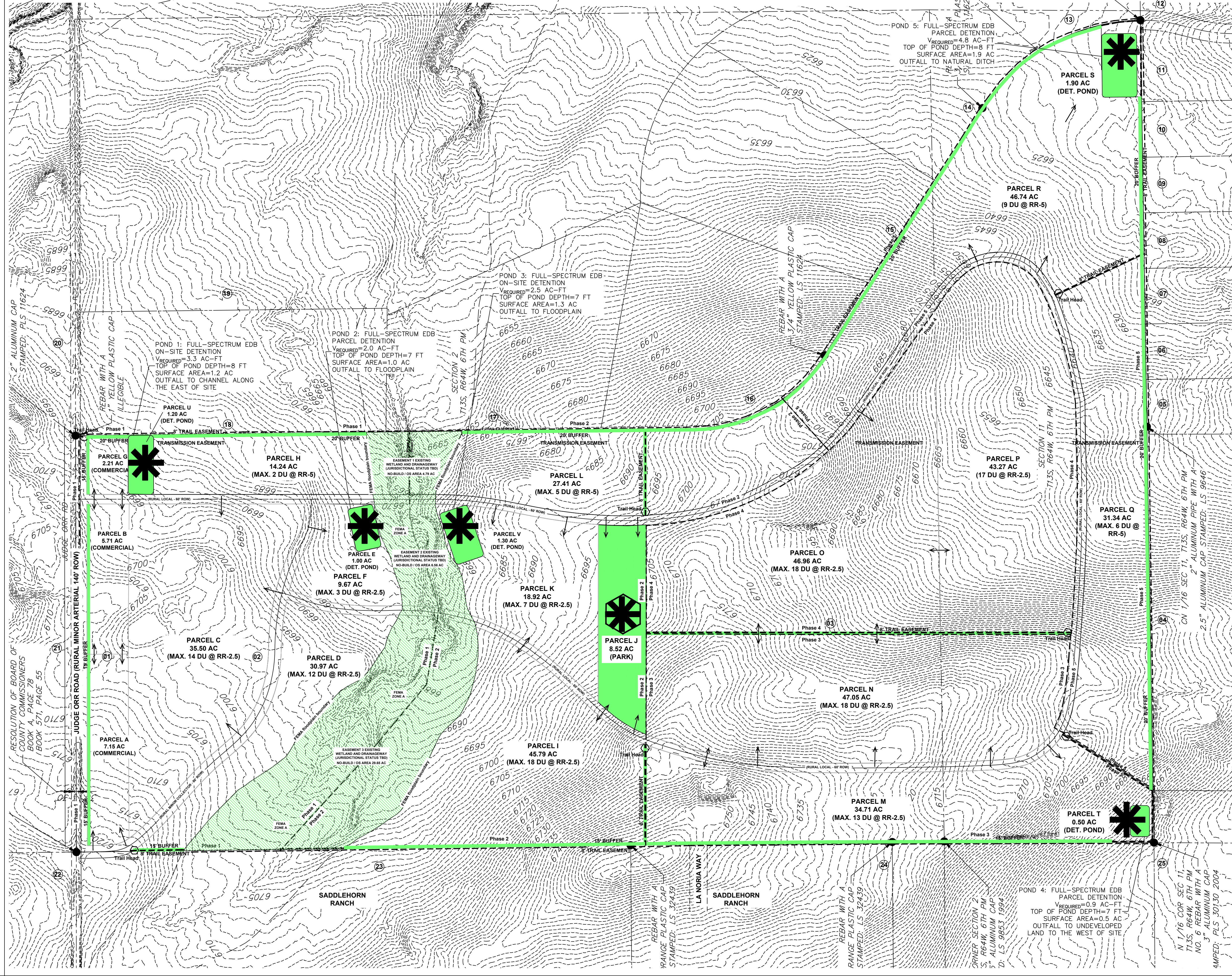
2 OF 3 SHEETS

FILE NO.
 FILE#SKP237

ESTEBAN RODRIGUEZ SUBDIVISION SKETCH PLAN

A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF SECTION 2, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE EAST HALF OF SECTION 2, AND THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO



OPEN SPACE SCHEDULE

LAND USE CATEGORY	ACREAGE	% OF SITE	MAXIMUM UNITS
OPEN SPACE PARK ZONING	8.52 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	5.90 ac	1.2%	n.a.
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Detention parcels are intended as Public Open Space
Detention areas will be maintained by the Rodriguez 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 0.94 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 Rodriguez Metropolitan District of an HOA.

FLOODPLAIN NO-BUILD / OS 41.00 ac n.a. n.a.
"Floodplain - No Build OS" easements are Public Open Space areas. Lots that encroach into the Floodplain - No Build / OS easements will be platted at a future zoning and development plan submittal indicating that these areas will remain Public 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 Public Open Space. Trail Easements cross through this area.



TYPICAL TRAILHEAD MARKER

PHASING SCHEDULE

PHASE	PARCEL	TOTAL UNITS	ACREAGE
1	A	Commercial	7.15 AC
1	B	Commercial	5.71 AC
1	C	14	35.50 AC
1	D	12	30.97 AC
1	E	Detention	1.00 AC
1	F	3	9.67 AC
1	G	Commercial	2.21 AC
1	H	2	14.24 AC
1	I	Detention	1.20 AC
2	I	18	45.79 AC
2	J	Park	8.52 AC
2	K	7	18.92 AC
2	L	5	27.41 AC
2	V	Detention	1.30 AC
3	M	13	34.71 AC
3	N	18	47.05 AC
3	T	Detention	0.50 AC
4	O	18	46.96 AC
4	P	17	43.27 AC
5	Q	6	31.34 AC
5	R	9	46.74 AC
5	S	Detention	1.90 AC

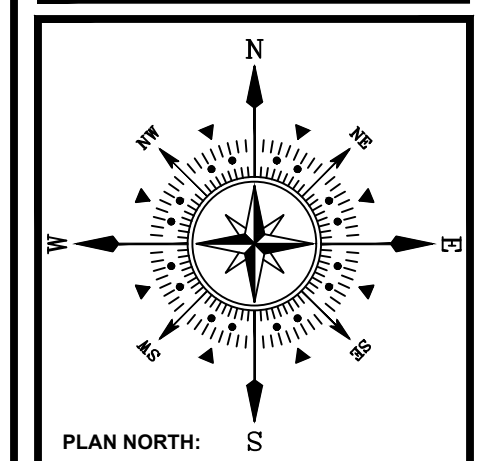
Actual North



SCALE: 1" = 300' - 0"

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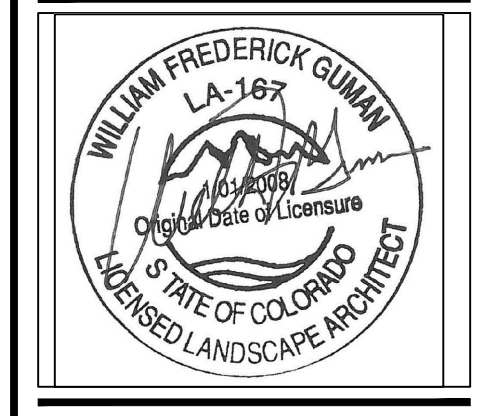
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PLAN NORTH:

ESTEBAN RODRIGUEZ SUBDIVISION
JUDGE ORR ROAD
PEYTON, CO 80831
PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION: 493.21 ACRE SKETCH PLAN

DATE: 08/22/2023
DESIGNED: WFG
CHECKED: GEM



REVISIONS:

DATE:	BY:	DESCRIPTION:
03/12/24	GEM	REVISED PER COUNTY COMMENTS

NOTES:

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

SHEET TITLE:
SKETCH PLAN

SHEET NO.
SKP1.3

3 OF 3 SHEETS

FILE NO.
FILE#SKP237