

A. SUBDIVIDERS

OWNER: Brent Houser Enterprises, LLC, 11890 Garrett Road, Peyton, CO 80831-7685

B. APPLICANT

APPLICANT | PLANNER | LANDSCAPE ARCHITECT: William Guman & Associates, Ltd. Attn: Bill Guman, P.L.A., ASLA, APA

ENVIRONMENTAL: Ecosystem Services, LLC Attn: Grant Gurnee, PWS 1455 Washburn Street, Erie, CO 80516

C. LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SECTION 2 AND SECTION 11, TOWNSHIP 13 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 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 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"

THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, N89°53'34"E A DISTANCE OF 2,622.41 FEET, TO THE NORTH QUARTER OF SAID SECTION;

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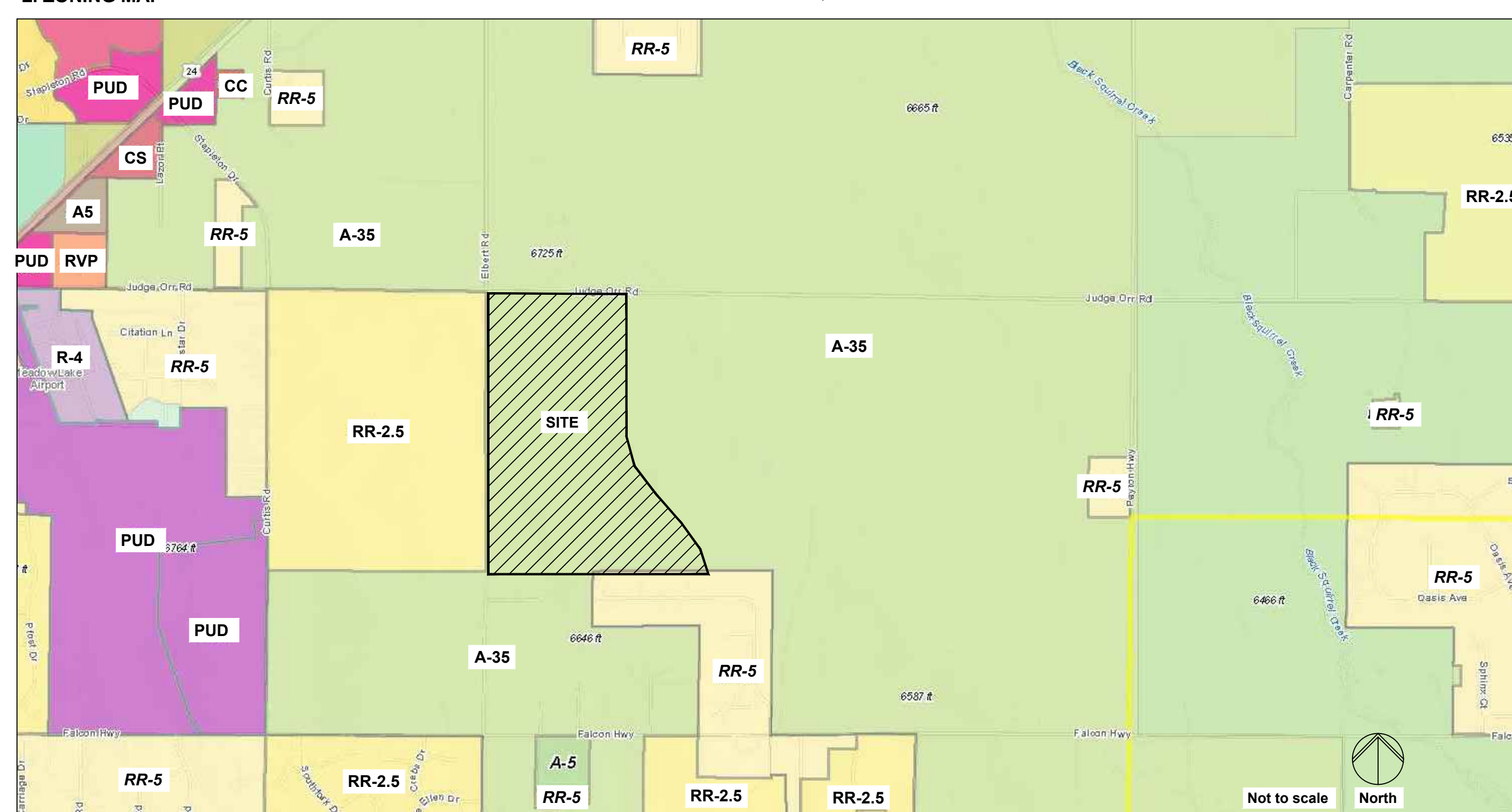
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ESTEBAN RODRIGUEZ SUBDIVISION SKETCH PLAN

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

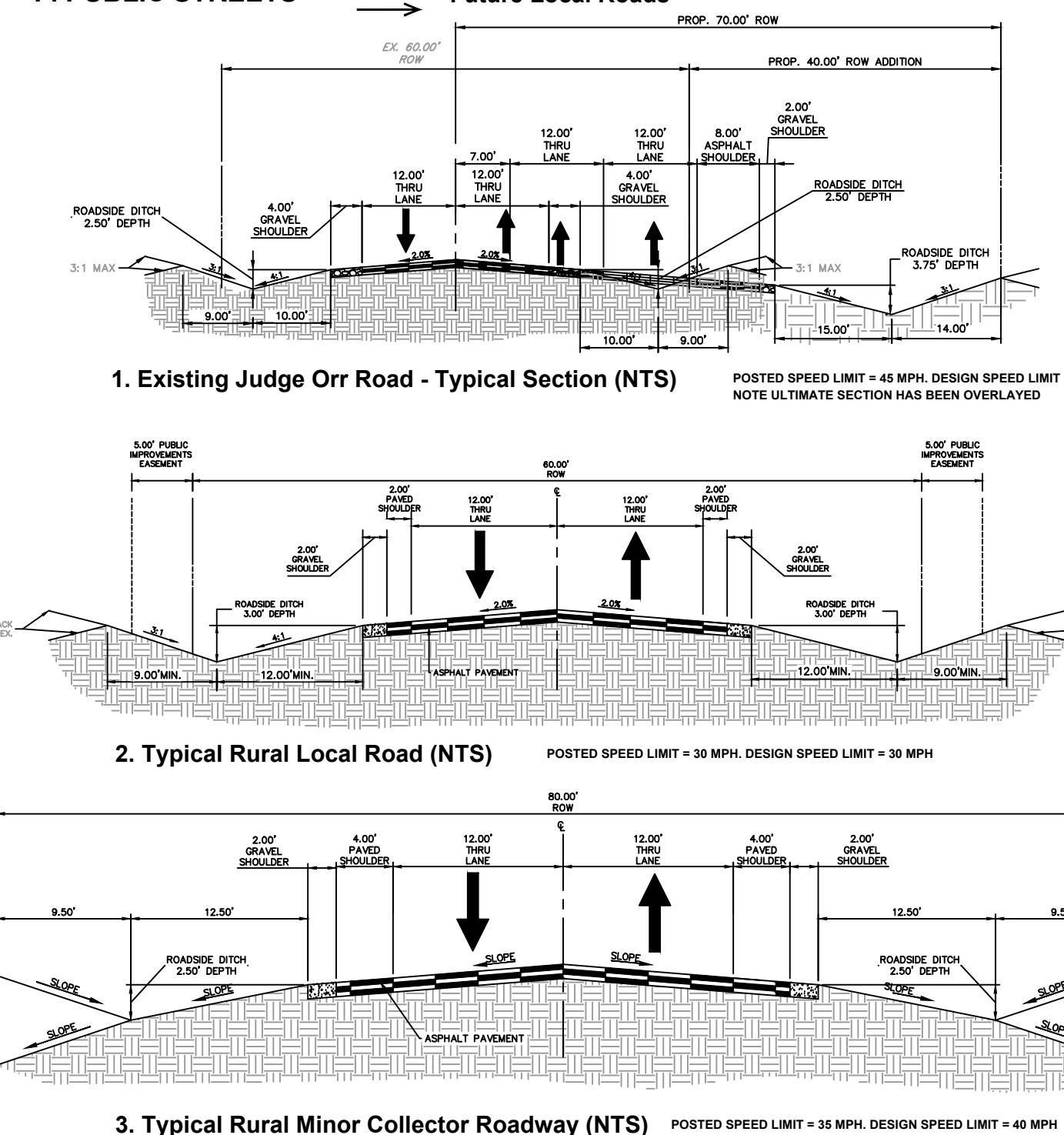
L. ZONING MAP



E. NOTES CONT'D.

- 25. d. Peyton Fire Protection District (Emergency services). e. El Paso County Conservation District. f. Pikes Peak Library District. g. El Paso County Parks and Recreation. h. Upper Black Squirrel Creek Ground Water.

F. PUBLIC STREETS



G. NO-BUILD / OPEN SPACE / RESIDENTIAL LOT OPEN SPACE EASEMENTS

- 1. The "Floodplain - No Build / OS" easements, into which some residential lots will encroach, are included in the Sketch Plan calculations as "Public Open Space" areas. Lots that encroach into the "Floodplain - No Build / OS" easements will be platted as open space easements in future zoning and development submittals.

H. 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.

I. PHASING PLAN

- 1. The Rodriguez Subdivision will be developed in multiple phases and platted in multiple filings. This Sketch Plan initially proposes three phases of development as indicated on Sketch Plan Sheet SKP1.3.

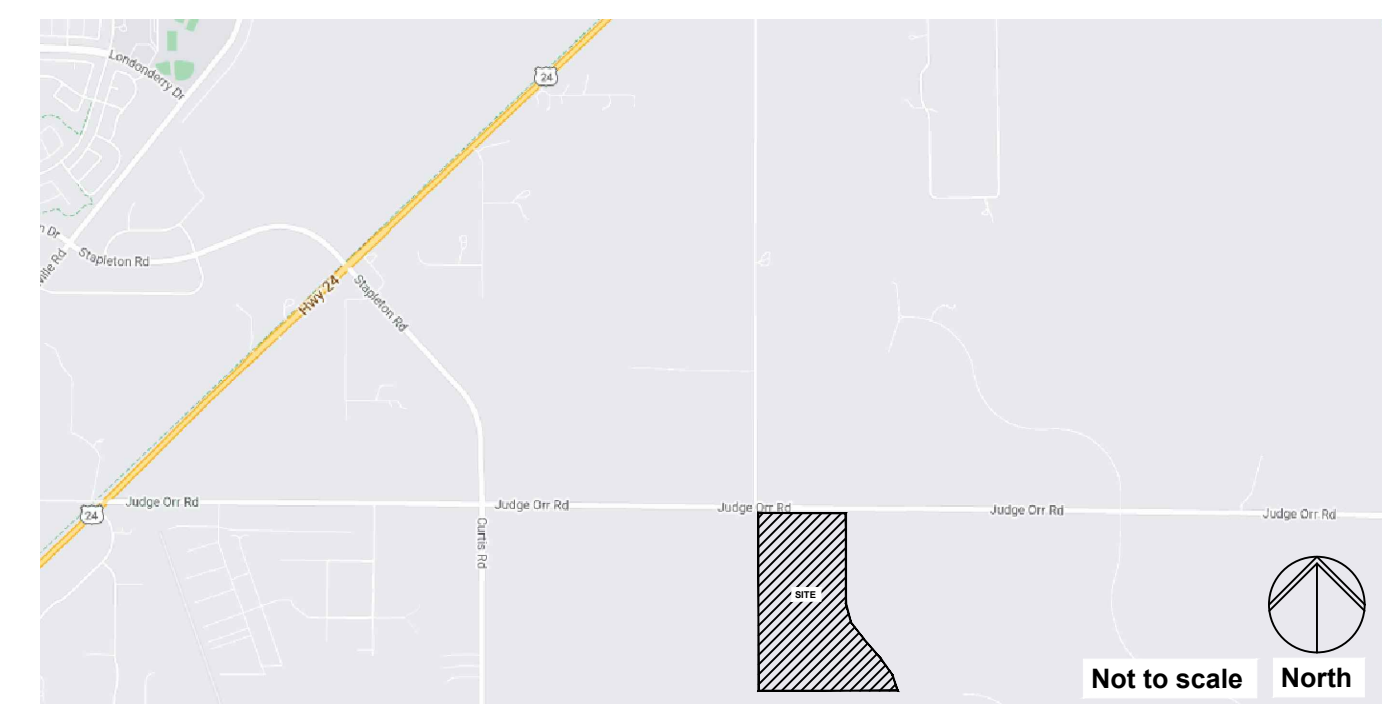
J. FLOODPLAIN NOTES

- 1. Portions of the Rodriguez property are bisected by and located within a designated FEMA Floodplain as determined by the FEMA National Flood Insurance Program Flood Insurance Map, numbers 08041C0558G, 08041C0559G, 08041C0566G, 08041C0567G with an effective date of December 7, 2018.

K. TRANSMISSION EASEMENT

- 1. This Sketch Plan indicates a Transmission Easement is located along the property's western boundary. The owner (Grantor) executed an Option for Transmission Easement Agreement with Mountain View Electric Association (MVEA) (Grantee) on June 14, 2014.

M. VICINITY MAP



N. SITE DATA

Table with 2 columns: Existing Land Use / Existing Zone District / Site Acreage / Total Acreage / Proposed Land Uses / Proposed Maximum Number of Units / Maximum Gross Density. Values include Agricultural A-35, 24.07 AC, 136.98 AC, 332.16 AC, 493.21 AC, Residential [RR-2.5 and RR-5.0 acre single family] Commercial [15.07 ac], 142 Single Family, .29 DU/AC.

O. AIRSPACE AVIGATION EASEMENT

A. Brent Houser Enterprises, LLC, 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...

- 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

- 1. Brent Houser Enterprises LLC, its successors and assigns, will not construct, install, permit or allow any building, structure, improvement, tree, or other object on the Esteban Rodriguez Subdivision, 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

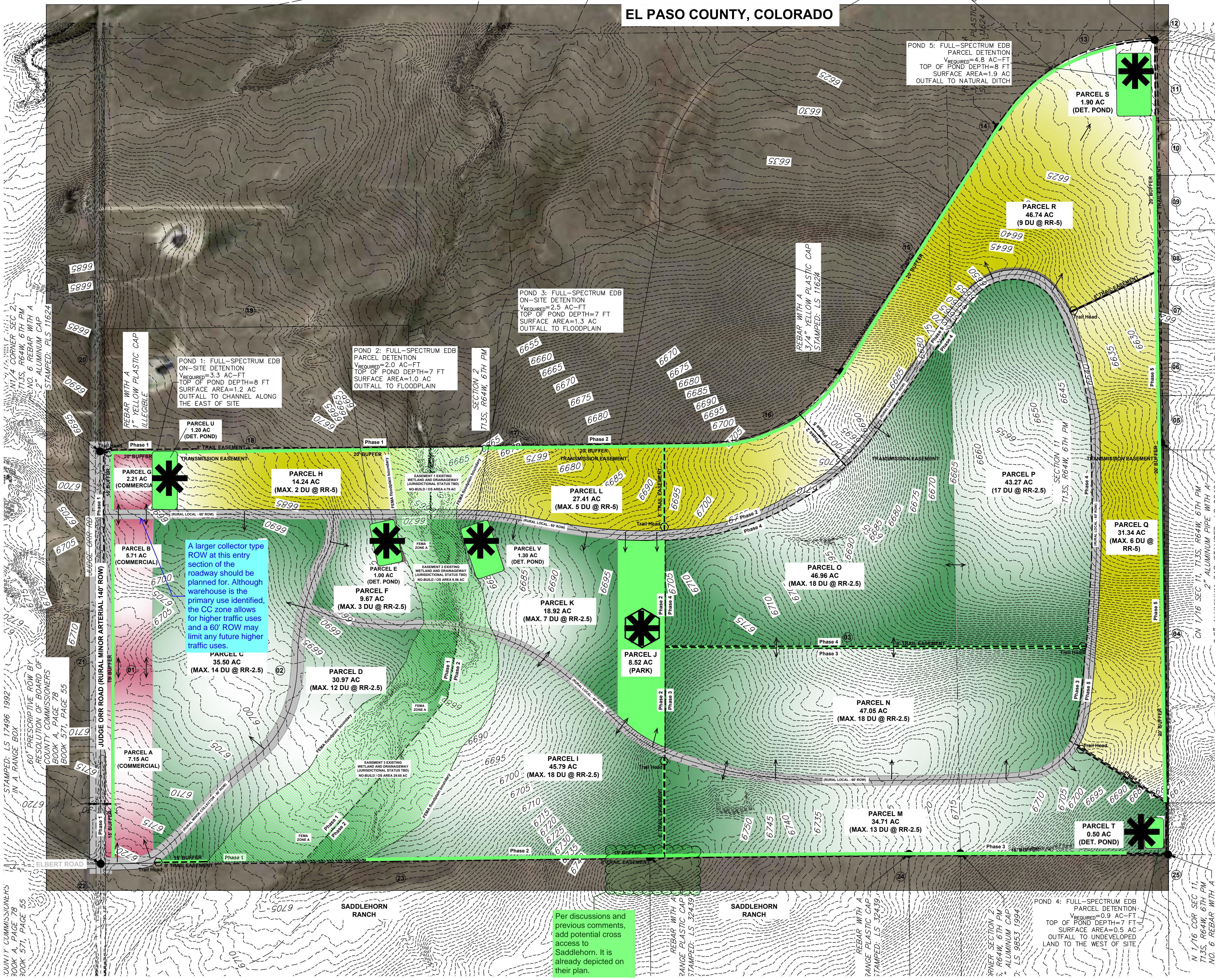
It looks like this should be part of Note 23 and not its own separate note

Project information sidebar including: William Guman & Associates, Ltd. logo, project name (ESTEBAN RODRIGUEZ SUBDIVISION), location (JUDGE ORR ROAD, PEYTON, CO 80831), acreage (493.21 ACRE SKETCH PLAN), date (08/22/2023), designer (WFG), checker (GEM), sheet title (SKETCH PLAN), sheet number (SKP1.1), and total sheets (1 of 3 SHEETS).

# 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.
<b>TOTAL:</b>	<b>493.21 ac</b>	<b>100%</b>	<b>142</b>
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 EXISTING WETLANDS AND/OR FLOODPLAIN.  
 B. "OPEN SPACE AREAS INCLUDE PARK, DETENTION PARCEL, FLOODPLAIN 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**

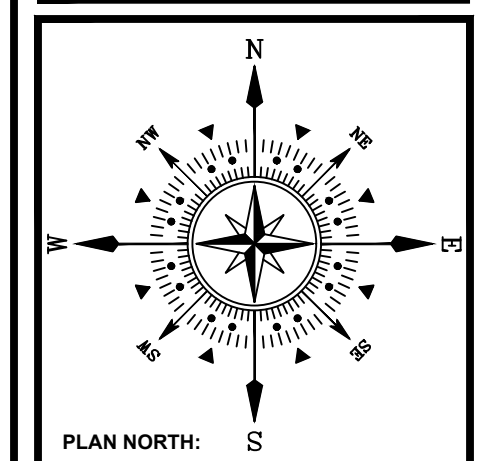
PARCEL	ACREAGE	PROPOSED USE/ZONE	MAXIMUM UNITS
A	7.15	COMMERCIAL	n.a.
B	5.71	COMMERCIAL	n.a.
C	35.50	RR-2.5	14 DU
D	30.87	RR-2.5	12 DU
E	1.00	DETENTION	n.a.
F	9.67	RR-2.5	3 DU
G	2.21	COMMERCIAL	n.a.
H	14.24	RR-5.0	2 DU
I	45.79	RR-2.5	18 DU
J	8.52	PARK	n.a.
K	18.92	RR-2.5	7 DU
L	27.41	RR-5.0	5 DU
M	34.71	RR-2.5	13 DU
N	47.05	RR-2.5	18 DU
O	46.96	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 430000534	14	Jonathan David Oldja 12444 Pine Valley Circle Peyton, CO 80831-4101 TSN 430000617
02	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 430000537	15	Daniel G. Carless, Jr. 1083 Prickly Pear Place Colorado Springs, CO 80921 TSN 430000618
03	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 430000538	16	Walker Clout 605 Ocean Club Court Fernandina Beach, FL 32034 TSN 430000619
04	Jenny A Olson Trust 7350 Falcon Grassy Heights Peyton, CO 80831-7936 TSN 430000502	17	Dwayne Lee Simmons 2039 N. Academy Blvd. Colorado Springs, CO 80909 TSN 430000534
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 430000528
06	James C. Costa 16440 Sagecreek Road Peyton, CO 80831-7923 TSN 431100102	19	Daniel Fitzpatrick 15525 Judge Orr Road Peyton, CO 80831-8567 TSN 430000569
07	James R. Dagan 16480 Sagecreek Road Peyton, CO 80831-7923 TSN 431100103	20	Andrew Townsend 16360 Judge Orr Road Peyton, CO 80831 TSN 420000454
08	Lance Erickson 16520 Sagecreek Road Peyton, CO 80831-7919 TSN 431100104	21	Charlotte A. Howard 3232 Muirfield Drive Colo. Springs, CO 80907-7805 TSN 420000362
09	Jacob Schiferl 16520 Sagecreek Road Peyton, CO 80831-7919 TSN 441100105	22	Jane Davis Living Trust 9060 Elbert Road Peyton, CO 80831-8319 TSN 420000470
10	Daniel McCray 16480 Sagecreek Road Peyton, CO 80831-7910 TSN 431100106	23	Gorilla Capital Co. 1342 High Street Eugene, OR 97041 TSN 430000599
11	Laurel M. Vickers 16760 Sagecreek Road Peyton, CO 80831-7910 TSN 431100107	24	Gorilla Capital Co. 1342 High Street Eugene, OR 97041 TSN 430000602
12	JWK Trust 16850 Sagecreek Road Peyton, CO 80831-7910 TSN 431200109	25	7120 SUDDEV, LLC 7120 Falcon Grassy Heights Peyton, CO 80831-7995 TSN 430000496
13	Nicholas Byard 7863 Morton Drive Fountain, CO 80817-1450 TSN 430000615		

**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

COUNTY COMMISSIONERS  
 BOOK 4, PAGE 78  
 BOOK 51, PAGE 55

STAMPED: LS 17496 1992  
 IN A RANGE BOX  
 60' PRESCRIPTIVE ROW BY  
 RESOLUTION OF BOARD OF  
 COUNTY COMMISSIONERS  
 COUNTY COMMISSIONERS  
 BOOK 4, PAGE 78  
 BOOK 51, PAGE 55

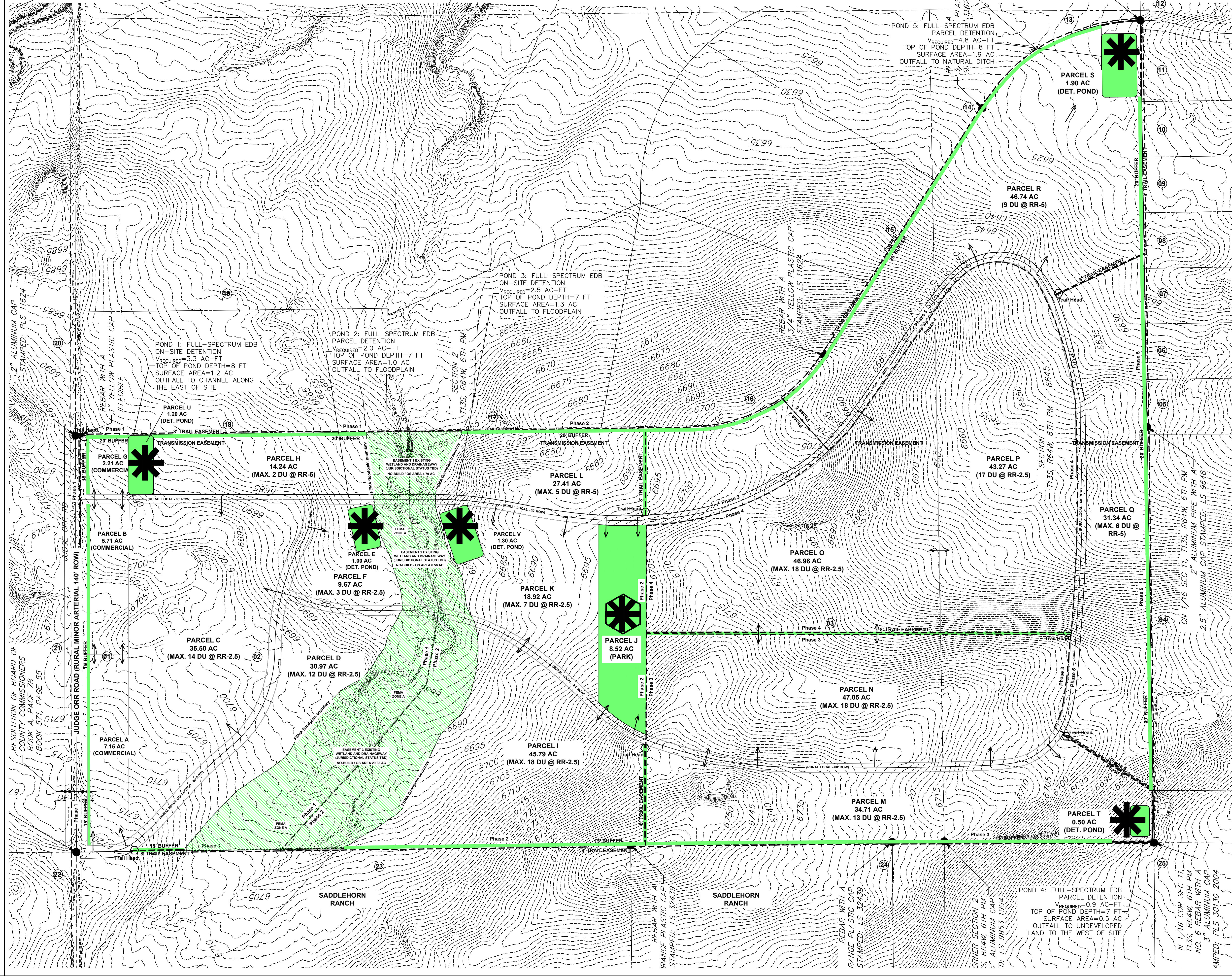
A larger collector type ROW at this entry section of the roadway should be planned for. Although warehouse is the primary use identified the CC zone allows for higher traffic uses and a 60' ROW may limit any future higher traffic uses.

Per discussions and previous comments, add potential cross access to Saddlehorn Ranch. It is already depicted on their plan.

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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.

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	0.94 ac	1.0%	n.a.
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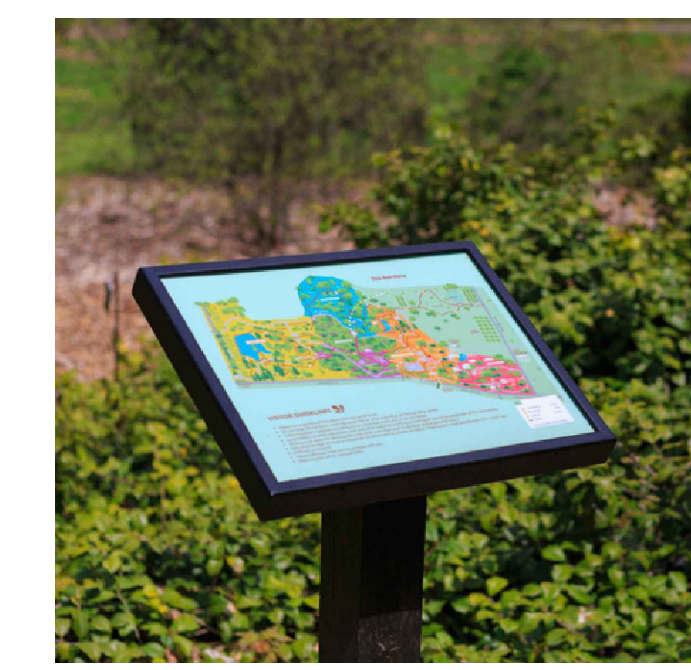
8' Trail is located within the 15-20' Buffer areas.  
Trail Easements are intended as Public Open Space  
Trail Easements will be maintained by the Rodriguez Metropolitan District of an HOA.

FLOODPLAIN NO-BUILD / OS	41.00 ac	n.a.	n.a.
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\*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.

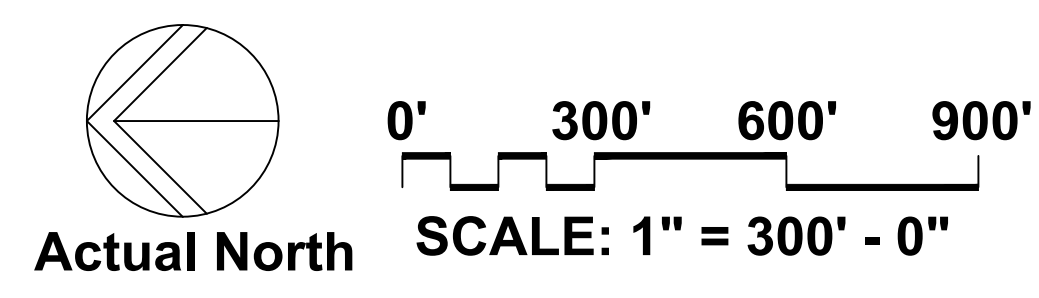
Total acreage of Floodplain - No Build / OS tracts is included in the total acreage of the 2.5 and 5 acre parcels in which future lots will be developed.  
Floodplain - No Build / OS tracts are Public Open Space. Trail Easements cross through this area.

TYPICAL TRAILHEAD MARKER



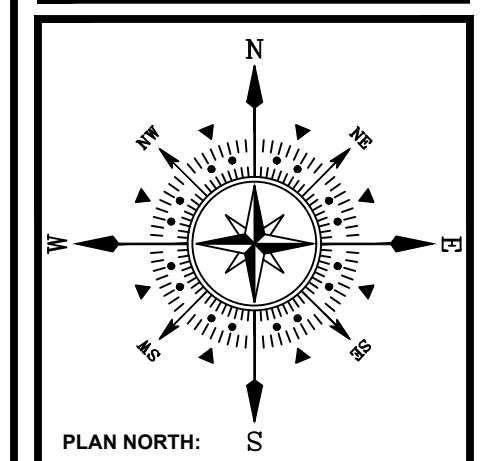
**PHASING SCHEDULE**

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



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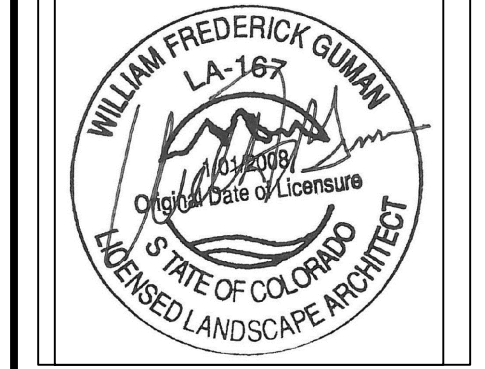
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**JUDGE ORR ROAD**  
**PEYTON, CO 80831**  
 PROJECT ADDRESS:  
 PROJECT DESCRIPTION: 493.21 ACRE SKETCH PLAN

PROJECT NAME:  
 PROJECT ADDRESS:  
 PROJECT DESCRIPTION:

DATE: 08/22/2023  
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SHEET NO.  
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3 OF 3 SHEETS  
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