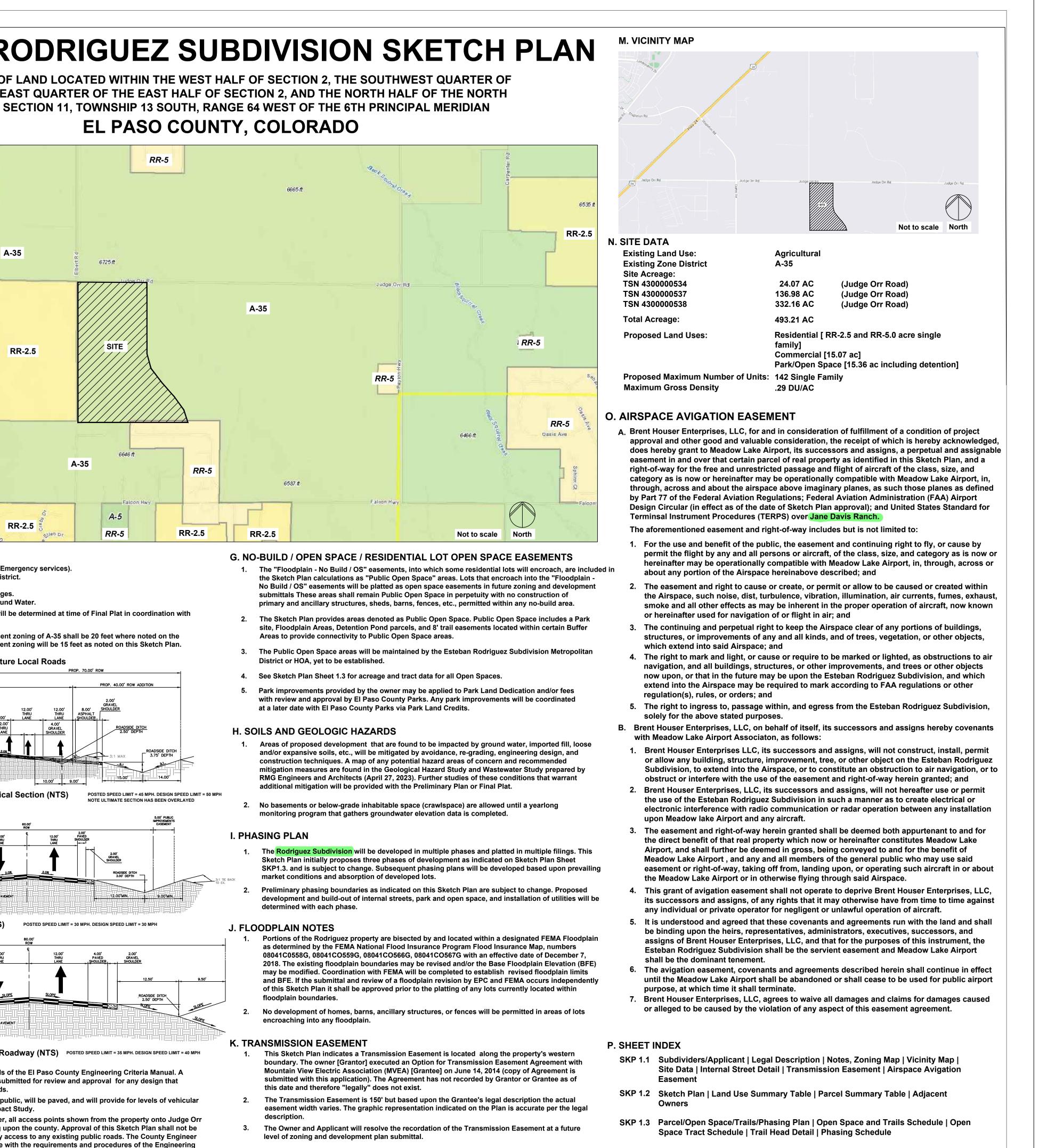
	B. APPLICANT	ENVIRONMENTAL	<b>ESTE</b>	RΔM	N R(	) N R		JF
Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 4300000534, 4300000537,	William Guman & Associates, Ltd. Attn: Bill Guman, PLA, ASLA, APA 731 North Weber Street, Suite 10 Colorado Springs, CO 80903	Ecosystem Services, LLC Attn: Grant Gurnee, PWS 1455 Washburn Street Erie, CO 80516		A PAF	RCEL OF L	AND LOC	CATED WI	ITHIN
1300000538	bill@guman.net	grant@ecologicalbenefits.com			OUTHEAS	-		
	JR Engineering Attn: Bryan T. Law, PE 5475 Tech Center Drive, Suite 235	LSC Transportation Consultants, Inc. Attm: Jeff Hodsdon, PE 2504 E. Pikes Peak Ave., Suite 304				,	EL P	
	Colorado Springs, CO 80919 blaw@jrengineering.com	Colorado Springs, CO 80909 jeff@lsctrans.com	L. ZONING MAI	P				
	soils   GEOLOGY RMG Engineers/Architects Attn: Kelli Zigler	water   Hydrology RESPEC /JDS-Hydro Attn: Douglas E. Schwenke	P 10	24	ν 			
	2910 Austin Bluffs Pkwy., Suite 100 Colorado Springs, CO 80918	5540 Tech Center Drive, Suite 100 Colorado Springs,CO 80919	51401 STOLES	PUD CC	RR-5			
LEGAL DESCRIPTIO	KMZigler@rmg-engineers.com	Douglas.Schwenke@respec.com	Dr	Cra.				
PARCEL OF LAND BEING A	PORTION OF THE SECTION 2 AND SEC		CS	Lazori				
IORE PARTICULARLY DESCR		PASO, STATE OF COLORADO, BEING	A5	4				
). BASIS OF BEARINGS	S THWEST QUARTER OF SECTION 2, TO	WNSHIP 13 SOUTH RANGE 64 WEST	PUD RVP	RR-5	A-35		Pa 6725 ft	
OF THE 6TH PRINCIPAL MERID	A RANGE BOX AND AT THE EAST END I	ST END BY A 3.25" ALUMINUM CAP	Judge	a, Orr, Rd			TTTT	
	ASSUMED TO BEAR N89°53'34"E. ST CORNER OF SECTION 2, TOWNSHIF	P 13 SOUTH, RANGE 64 WEST OF	Citatio	n Ln Ö				
THE 6TH PRINCIPAL MERIDIAN	•		R-4 feadowLake	RR-5				
DISTANCE OF 2,622.41 FEET, T	OF THE NORTHWEST QUARTER OF SA O THE NORTH QUARTER OF SAID SEC	TION;	Airport				SITE	
,885.66 FEET, TO A POINT OF					RR	2-2.5		
	IRVE TO THE LEFT, HAVING A RADIUS ( IGTH OF 990.39 FEET, TO A POINT OF T				9			
	ICE OF 1,845.86 FEET, TO A POINT OF ( IRVE TO THE RIGHT, HAVING A RADIUS	·						
NGLE OF 56°44'42" AND AN A ORTH HALF OF THE NORTH H	ARC LENGTH OF 1,186.08 FEET, TO A PO HALF OF SECTION 11, TOWNSHIP 13 SC	OINT ON THE SOUTH LINE OF THE	PUD	9764 R				
RINCIPAL MERIDIAN;	, S89°05'27"W A DISTANCE OF 2,560.17							
HENCE CONTINUING ON SAID	O SOUTH LINE, S89⁰01'18"W A DISTANC ARTER OF SAID SECTION 11;	-	pfast	PUD				646 A
	) SOUTH LINE, S89°01'18"W A DISTANC ARTER OF SAID SECTION 11;	E OF 2,618.87 FEET, TO THE WEST					A-35	
	N00°19'54"E A DISTANCE OF 1,320.51 F	EET, TO THE NORTHWEST CORNER						
•	F SAID SECTION 2, N00°42'27"W A DIST	TANCE OF 5,465.28 FEET, TO THE	Falcon Hwy			4	A-5	Ealcon H
ONTAINING A CALCULATED .	AREA OF 21,484,637 SQUARE FEET OF	493.2194 ACRES.	RR-	-5	RR.	-2.5	RR-5	
Acreages and percentages	s are rounded up to equal 100%.			Q.	<u>"</u> ଧ	m		-
<ol> <li>All areas designated as we as 'No-Build Areas' unless</li> </ol>	etlands and drainageways,buffers, sett otherwise indicated.	backs, and easements are considered		on Fire Protectio				
• •	n is located within the Peyton Fire Prote n Plan will expire in 5 years unless a Fin		f. Pike	aso County Conso s Peak Library Di aso County Road	strict.			
5. Streets and access location	ons and configurations are conceptual a ed and reviewed at the subdivision proc	nd subject to change. Detailed	h. Uppe	er Black Squirrel	Creek Ground W			
6. Access locations onto Jud	dge Orr Road will be finalized at the Prel idential lot will have direct lot access on	liminary Plan or Development Plan	the U.S. Po	osk locations and ostal Service.	-			
	. Detailed trail plans will be prepared an	•		buffers along exis n. All other buffe				
Parks and Recreation at th	Frails along Judge Orr Road are to be co ne Preliminary Plan stage. The Neighbor	-	F. PUBLIC STR	REETS <del>&lt;</del>	→ Future L	ocal Roads	ROP. 70.00' ROW	
refined at the Preliminary 9. A floodplain development	Plan stage. permit is required prior to making any n	nodifications within the indicated		<b>⊦</b>	EX. 60.00' ROW			00' ROW ADDI
0. A completed U.S. Army Co	ling but not limited to grading, drainage prps of Engineers (COE) permit shall be	provided to the El Paso County				12.00' 12.00'	2.00' GRAVEL 8.00' SHOULDER	
Planning Department prior occur in any wetland area.	r to project commencement if ground dis	sturbing activities are scheduled to			7.00' 7.00' 12.00' 12.00' 14.00' 14.00'	12.00' 12.00' THRU THRU LANE LANE 4.00' GRAVEL		
existing wetland areas are	s indicated on the Sketch Plan are conce to were mapped per the National Wetland	nd Inventory Map provided within	ROADSIDE DITCH 2.50' DEPTH	4.00' GRAVEL SHOULDER		GRAVEL SHOULDER		ADSIDE DITCI 2.50' DEPTH
2. In the event the project will	Natural Features Report prepared by EC Il create ground disturbing activity in ha	bitat occupied by threatened or	3:1 MAX		2.07 2.07		3:1 M/	AX
endangered species, and/ stream or floodplain, whic	or where development may occur within hever is greater, the applicant wil <del>l o</del> btain	300 feet of the centerline of any						00'
3. Information pertaining to v	or to proceeding with the project. wildlife protection measures will be prov		1. Existing	g Judge Orr Ro	oad - Typical S	ection (NTS)	POSTED SPEED NOTE ULTIMATE	LIMIT = 45 E SECTION
	sh and debris containment, protection ar and riparian and wetland protection and ment plan submittals.		5.00' PUBLIC IMPROVEMENTS EASEMENT			60.00'		
4. Development proposed by	this Sketch Plan is primarily larger lot s jacent and Rural Residential (RR) zone c			s	2.00' PAVED 12.00' HOULDER THRU LANE	60.00' ROW 12.00' THRU LANE	2.00' PAVED SHOULDER	
	and development criteria for RR-2.5 and			2.00' GRAVEL SHOULDER			2.00' GRAVEL SHOULDER	<u>L</u>
5. Approximately 18.83 acres	s with frontages along Judge Orr Road a le with the zoning and development crit			ROADSIDE DITCH 3.00' DEPTH	2.07	2.08	ROADS 3.00	- SIDE DITCH O' DEPTH
Community zone district.		-		<u>hi</u> 12.00 <sup>°</sup> MIN.				
Water Resources Report s	levelopment will be via on-site well and submitted with this Sketch Plan applicati	ion.						
implemented based upon	osed development are indicated on this prevailing market conditions and is subj	ject to change.	2. Typical	l Rural Local R	oad (NTS)	POSTED SPEED LIMIT =	30 MPH. DESIGN SPEE	D LIMIT = 30
8. Detention ponds and cross Metopolitan District or HO	s-lot drainage ditches will be maintained A. To be established at the			2.00' 4.00' GRAVEL PAVED	12.00' THRU	80.00' ROW E 12.00' THRU	4.00' PAVED	2.00' GRAVEL
	pared with subsequent submittals if pro raffic noise generated from Judge Orr R							SHOULDER
ao not ournolonity barlor t	s to provide fees in lieu of land for future	e school development. The	9.50' 12.: ROADSIDE I			SLOPE		12 ROA
0. This Sketch Plan propose	rely within the Peyton School District No		ROADSIDE 2.50' DEF	and the second sec				
0. This Sketch Plan propose project site is located entities	e provided by Mountain View Electric As	sociation (WVEA). Black			ASPHALT PAVEMENT			
<ol> <li>This Sketch Plan propose project site is located entire</li> <li>All electric service is to be Hills Energy and natural g</li> </ol>	as easements will be provided as requir	red.						-111
<ol> <li>This Sketch Plan proposes project site is located entitient.</li> <li>All electric service is to be Hills Energy and natural g</li> <li>Site lighting, if required, w Land Development Code.</li> </ol>	as easements will be provided as requir vill satisfy the requirements of Section 6 Please be consistent through	ed. .2.3. of the El Paso County out - is this the Esteban Rodriguez	7 Tymiaci	Rural Minor O	allector Back	Vav (NTC)		
<ol> <li>This Sketch Plan proposes project site is located entitional All electric service is to be Hills Energy and natural g</li> <li>Site lighting, if required, w Land Development Code.</li> <li>The Rodriguez subdivision review and permit requirer</li> </ol>	as easements will be provided as requir vill satisfy the requirements of Section 6 Please be consistent through Subdivision, or just the Rodrig n will comply with all Federal and State I ments, and other agency requirements, i	red. .2.3. of the El Paso County out - is this the Esteban Rodriguez guez Subdivision? laws, regulations, ordinances, if any, of applicable agencies		I Rural Minor C			DSTED SPEED LIMIT = 35	
<ol> <li>This Sketch Plan proposes project site is located entitional All electric service is to be Hills Energy and natural g</li> <li>Site lighting, if required, w Land Development Code.</li> <li>The Rodriguez subdivision review and permit requirer including but not limited to</li> </ol>	as easements will be provided as requir vill satisfy the requirements of Section 6 Please be consistent through Subdivision, or just the Rodrig n will comply with all Federal and State I ments, and other agency requirements, i b: the Colorado Division of Parks and W	red. .2.3. of the El Paso County out - is this the Esteban Rodriguez guez Subdivision? laws, regulations, ordinances, if any, of applicable agencies ildlife, Colorado Department of	1. Internal str deviation r	reets will meet the request of the EC	e standards of th M will be submit	ne El Paso Coun	nty Engineering	Criteria
<ol> <li>This Sketch Plan proposes project site is located entitional All electric service is to be Hills Energy and natural g</li> <li>Site lighting, if required, w Land Development Code.</li> <li>The Rodriguez subdivision review and permit requirer including but not limited to A. Transportation, U.S. Army</li> </ol>	as easements will be provided as requir vill satisfy the requirements of Section 6 Please be consistent through Subdivision, or just the Rodrig n will comply with all Federal and State I ments, and other agency requirements, i	red. 2.3. of the El Paso County out - is this the Esteban Rodriguez guez Subdivision? laws, regulations, ordinances, if any, of applicable agencies 'ildlife, Colorado Department of and Wildlife Service regarding the	<ol> <li>Internal str deviation r does not c</li> <li>All internal</li> </ol>	reets will meet th request of the EC conform with thes I streets are desig	e standards of th M will be submiti e standards. gnated as public.	ted for review ar , will be paved, a	nty Engineering nd approval fo	Criteria or any de
<ol> <li>This Sketch Plan proposes project site is located entitient.</li> <li>All electric service is to be Hills Energy and natural g</li> <li>Site lighting, if required, w Land Development Code.</li> <li>The Rodriguez subdivision review and permit requirer including but not limited to the composition, U.S. Army Endangered Species Act p</li> <li>The following Districts will</li> </ol>	as easements will be provided as requir vill satisfy the requirements of Section 6 Please be consistent through Subdivision, or just the Rodrig n will comply with all Federal and State 1 nents, and other agency requirements, i be the Colorado Division of Parks and W Corps of Engineers, and the U.S. Fish a	red. 2.3. of the El Paso County out - is this the Esteban Rodriguez guez Subdivision? aws, regulations, ordinances, if any, of applicable agencies fildlife, Colorado Department of and Wildlife Service regarding the ies. ion property:	<ol> <li>Internal str deviation r does not c</li> <li>All internal circulation</li> <li>Until approx</li> </ol>	reets will meet the request of the EC conform with thes I streets are design required by the poved by the Coun	e standards of th M will be submit e standards. gnated as public, Traffic Impact Str ty Engineer, all a	ne El Paso Coun ted for review ar , will be paved, a udy. access points sh	nty Engineering nd approval fo and will provide hown from the p	Criteria or any de e for lev propert
<ol> <li>This Sketch Plan propose project site is located entitional All electric service is to be Hills Energy and natural g</li> <li>Site lighting, if required, w Land Development Code.</li> <li>The Rodriguez subdivision review and permit requirer including but not limited to the compared Species Act p</li> <li>The following Districts will a. Rodriguez Metropolit spaces, detention po- b. Peyton School Districts</li> </ol>	as easements will be provided as requir vill satisfy the requirements of Section 6 Please be consistent through Subdivision, or just the Rodrig n will comply with all Federal and State I ments, and other agency requirements, i b: the Colorado Division of Parks and W Corps of Engineers, and the U.S. Fish a particularly as it relates to all listed speci- l serve the Esteban Rodriguez Subdivisi itan District or HOA (to be established) f onds, and drainage easements.	red. 2.3. of the El Paso County out - is this the Esteban Rodriguez guez Subdivision? aws, regulations, ordinances, if any, of applicable agencies fildlife, Colorado Department of and Wildlife Service regarding the ies. ion property:	<ol> <li>Internal str deviation r does not c</li> <li>All internal circulation</li> <li>Until appro Road are c interpreted</li> </ol>	reets will meet the request of the EC conform with thes I streets are design required by the	e standards of th M will be submiti e standards. gnated as public, Traffic Impact Str ty Engineer, all a on-binding upon oval of any acces	ted for review ar , will be paved, a udy. access points sh the county. App ss to any existin	nty Engineering nd approval fo and will provide hown from the p proval of this Si ng public roads	Criteria or any de e for lev propert ketch P s. The C

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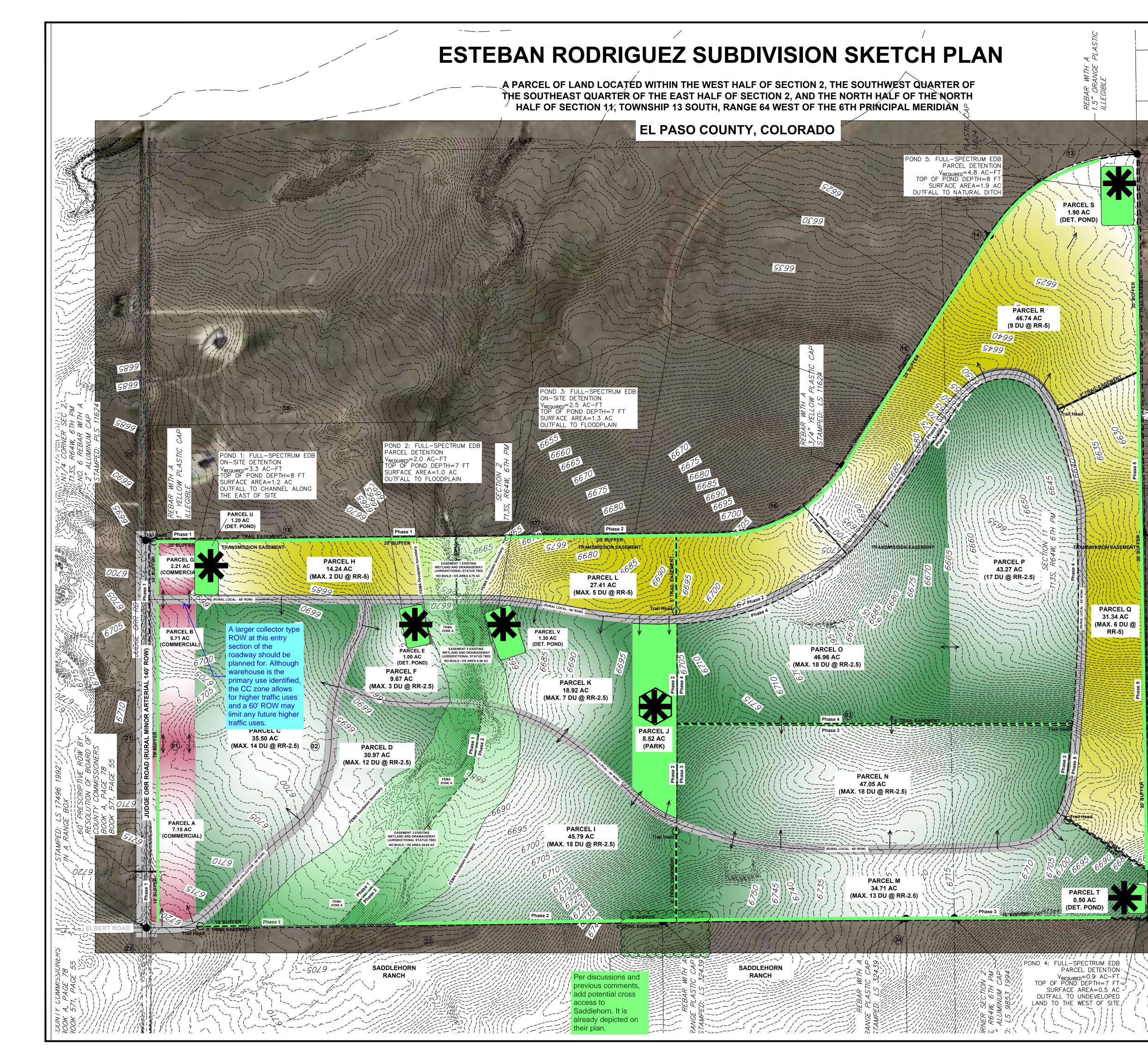
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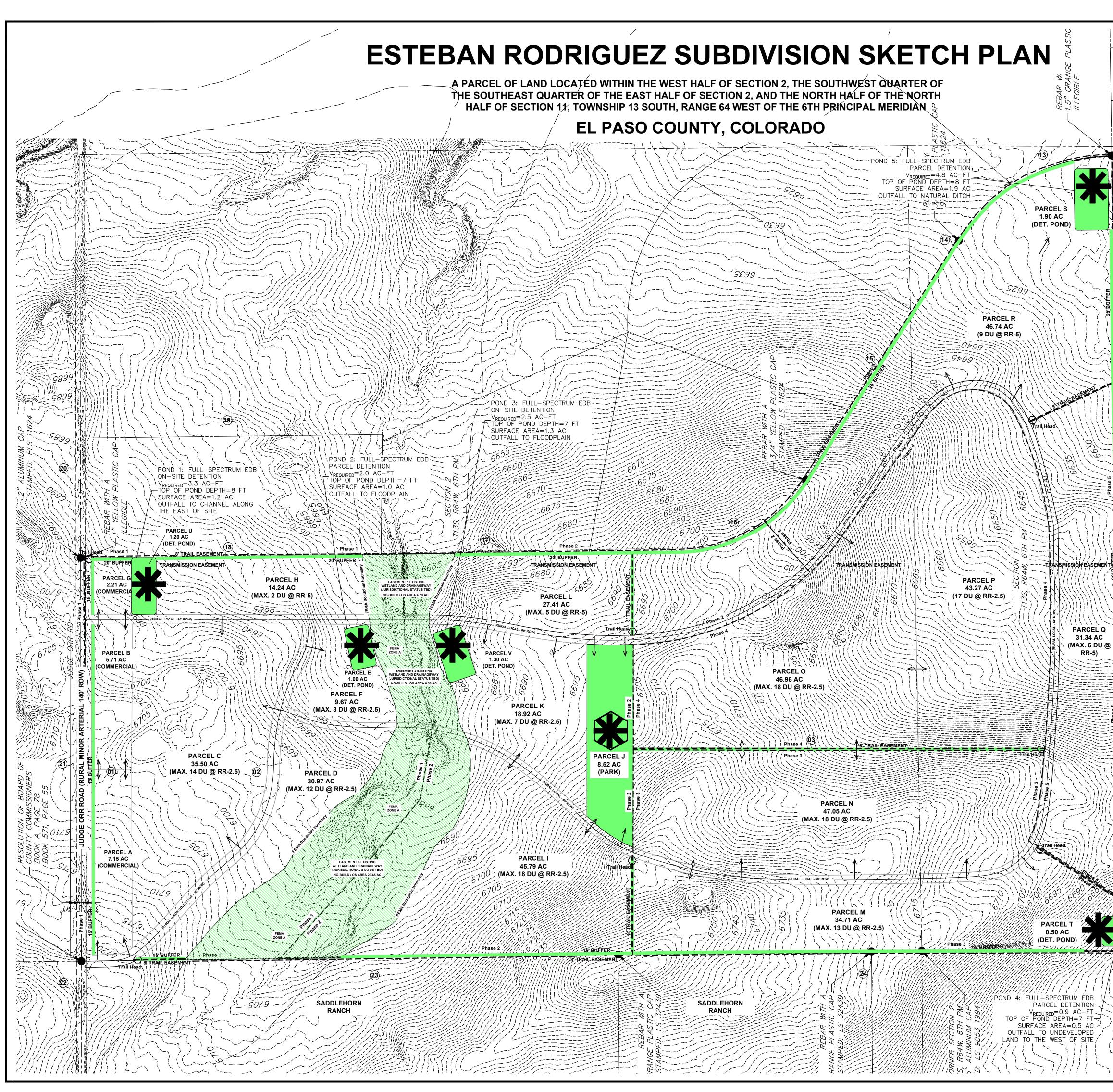
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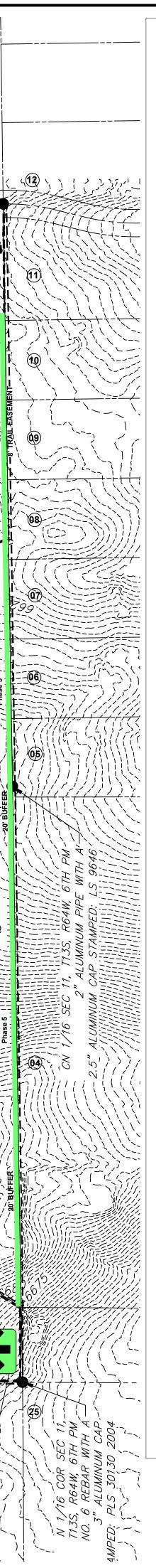






	LANE	D USE SUMMAF	RY TABLE	:			illiam G	aman
	LAND	USE CATEGORY	ACREAGE	63.4%	ITE MAXIMUM UNITS		& Associa	
		2.5 ACRE LOTS	119.73 ac	24.3%			731 North Weber Street lorado Springs, CO 8090	3
		5 ACRE LOTS	15.07 ac	3.1%	n.a.	// ww	(719) 633-9700 vw.GumanLtd.co	m )
		COMMUNITY	8.52 ac	1.7%	n.a.	©2023 THIS DRAW	bill@guman.net	
		DETENTION	5.90 ac	1.2%	n.a.	GUMAN & ASSOCI WAS PREPARED I UNAUTHORIZED U	THE EXCLUSIVE PROPER ATES, LTD., WHETHER WO IS EXECUTED OR NOT. RE JSE OF THIS DRAWING UMAN IS PROHIBITED.	RK FOR WHICH IT
		NO-BUILD	.94 ac	<1.0%	n.a.	CONFLICT, ALL C GRAPHICALLY SI STATED, OR IMPI	S DIAGRAMMATIC; IN TH QUANTITIES THAT CAN HALL PREVAIL OVER A LIED QUANTITIES. FIELD	BE DETERMINED NY SCHEDULED, CHANGES MADE
						RECORD DRAWIN ACCEPTANCE AI OCCUPANCY WHEI		ELAY OF FINAL CERTIFICATE OF
		15-20' BUFFER	n.a. 30.21ac	n.a. 6.1%	n.a.	LICENSED LANDS	BEARING THE OFFICIAL SCAPE ARCHITECT IN ALID FOR CONSTRUCTION	THE STATE OF
		R.O.W.	 493.21 ac	100%			N	
		FLOODPLAIN NO-BUILD/OS	41.00 ac	n.a.	n.a.	1. A		No.
	A. 'FLOOI EACH I		IDED WITHIN THE PROPOS LOODPLAIN.	SED LOT BUT	WILL BE DESIGNATED AS "NO BUILD" AREAS FOR			
	C. 'R.O.V D. 'TRAIL		STREET RIGHTS-OF-WAY	AND JUDGE C		v. 		
	PARCE	SPACE AREAS. EL SUMMARY	DDODOCT			<i>w</i>		₩.
	PARCE A B	7.15 5.71	COMM	IERCIA IERCIA	L n.a. L n.a.		ith: S	
	C D E	35.50 30.97 1.00	RR-2.9 RR-2.9 DETE		14 DU 12 DU n.a.	0		
	F G H	9.67 2.21 14.24	RR-2.	5 IERCIA	3 DU	VIS		
	l J	45.79 8.52	RR-2. PARK	5	18 DU n.a.	SUBDIVISION		
	K L M	18.92 27.41 34.71	RR-2.! RR-5.( RR-2.!	)	7 DU 5 DU 13 DU	SUE		
	N O P	47.05 46.96 43.27	RR-2.9 RR-2.9 RR-2.9	5	18 DU 18 DU 17 DU			z
99	Q R	31.34 46.74	RR5. RR-5.(	0)	6 DU 9 DU	105	0 2	PLA
	S T U	1.90 0.50 1.20	DETE	NTION NTION	n.a. n.a. n.a.	RODRIGUEZ	ROAD 80831	SKETCH PLAN
	V	1.30	DETE	NTION	n.a.		-	SKE
	ADJAC		WNERS:				N N	ACRE :
	(01)	NAME AND ADDR Brent Houser Enter	ESS	KEY	NAME AND ADDRESS	BA	шО	
		11890 Garrett Road Peyton, CO 80831- TSN 4300000534	ĺ	(14)	Jonathan David Oldja 12444 Pine Valley Circle Peyton, CO 80831-4101 TSN 4300000617	ESTEBAN	PEYT	493.21
	02	Brent Houser Enter 11890 Garrett Road Peyton, CO 80831-7 TSN 4300000537	Ī	(15)	Daniel G. Carless, Jr. 1083 Prickly Pear Place Colorado Springs, CO 80921 TSN 4300000618	NAME:		PROJECT DESCRIPTION:
671 PM~	03	Brent Houser Enter 11890 Garrett Road Peyton, CO( 80831- TSN 4300000538	Ī.	(16)	Walker Blount 605 Ocean Club Court Fernandina Beach, FL 32034 TSN 4300000619			PROJECT
S, R64W, NUM PIPE	04	Jenny A Olson Trus 7360 Falcon Grassy Peyton, CO 80831-7 TSN 4300000502	/ Heights	(17)	Dwayne Lee Simmons 2039 N. Academy Blvd. Colorado Springs, CO 80909 TSN 4300000534	DATE: DESIGNED: CHECKED:	05/30/2023 WFG GEM	
2" ALUMI	05	Edgar E. Hall 16380 Sagecreek R Peyton, CO 80831-7 TSN 4311001001		(18)	Adam C. Moody 15365 Judge Orr Road Peyton, CO 80831 TSN 4300000528	Milliam	FREDERICK GU	ALA
	206	James C. Costa 16440 Sagecreek R Peyton, CO 80831-7 TSN 4311001002		(19)	David Fitzpatrick 15525 Judge Orr Road Peyton, CO 80831-8567 TSN 4300000569	THE S	ANDSCAPE A	CHITECT
	07	James R. Dagan 16480 Sagecreek R Peyton, CO 80831-7 TSN 4311001003		20	Andrew Townsend 16360 Judge Orr Road Peyton, CO 80831 TSN 4200000454	REVISIONS DATE:	S:	
	08	Lance Erickson 16520 Sagecreek R Peyton, CO 80831-7 TSN 4311001004		21	Charlotte A. Howard 3232 Muirfield Drive Colo. Springs, CO 80907-7805 TSN 4200000362	03/12/24	GEM REVISED COUNTY	PER COMMENTS
	09	Jacob Schiferl 16520 Sagecreek R Peyton, CO 80831-7 TSN 4411001005		22	Jane Davis Living Trust 9060 Elbert Road Peyton, CO 80831-8319 TSN 4200000470			
	10	Daniel McCray 16640 Sagecreek R Peyton, CO 80831-7 TSN 4311001006		23	Gorilla Capital Co. 1342 High Street Eugene, OR 97041 TSN 4300000599			
	(1)	Laurel M. Vickers 16760 Sagecreek R Peyton, CO 80831-7 TSN 4311001007		24)	Gorilla Capital Co. 1342 High Street Eugene, OR 97041 TSN 4300000602	NOTES:	E. 11 - 2001011/02 10	
	12	JWK Trust 16850 Sagecreek R Peyton, CO 80831-7 TSN 4312001009		25	7120 SUDIEV, LLC 7120 Falcon Grassy Heights Peyton, CO 80831-7995 TSN 4300000496	SHEET TIT	LE: 1" = 300'0" (OR AS LE: SKETCH	
	(13)	Nicholas Byard 7883 Morton Drive Fountain, CO 80817 TSN 4300000615	7-1450			SHEET NO.	PLAN	
16 COR SE R64W, 677 REBAR W			0'	30	0' 600' 900	Sk	(P1.	
1 × 1/ 135, 1735,						FILE NO.	2 оғ З	SHEETS
	Act	ual North	30A	νLΕ	: 1" = 300' - 0"	FI	LE#SKP2	37





OPEN SPACE SCHEDULE       I         LAND USE CATEGORY       ACREAGE       % OF SITE       MAXIMUM UNITS
OPEN SPACE 8.52 ac 1.7% n.a.
Park site will be maintained by the Davis Ranch Metropolitan District of an HOA.
DETENTION 5.90 ac 1.2% n.a. NO-BUILD Detention parcels are intended as Public Open Space
Detention areas will be maintained by the Rodriguez Metropolitan District or HOA.
15-20' BUFFER       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.
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 or
HOA.
NO-BUILD / OS 'Floodplain - No Build OS" easements are Public Open Space areas. Lots that encroach into the Flooplain - 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
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 U Detention 1.20 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     N     18     47.05 AC             3     T     Detention     0.50 AC             4     O     18     46.96 AC
4 P 17 43.27 AC
5 R 9 46.74 AC 5 S Detention 1.90 AC
i          
0' 300' 600' 900'

