

A. SUBDIVIDERS

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

B. APPLICANT

William Guman & Associates, Ltd.
Attn: Bill Guman, P.L.A., A.S.L.A., A.P.A.
731 North Weber Street, Suite 10

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

ESTEBAN RODRIGUEZ SUBDIVISION SKETCH PLAN

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

EL PASO COUNTY, COLORADO

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" IN A RANGE BOX AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "PLS 11624" IN A RANGE BOX, ASSUMED TO BEAR N89°53'34"E.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON 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;

THENCE ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 2, S00°40'17"E A DISTANCE OF 3,885.66 FEET, TO A POINT OF CURVE

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 56°44'42" AND AN ARC LENGTH OF 990.39 FEET, TO A POINT OF TANGENT;

THENCE S57°24'59"E A DISTANCE OF 1,845.86 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 56°44'42" AND AN ARC LENGTH OF 1,186.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°05'27"W A DISTANCE OF 2,560.17 FEET;

THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE ON SAID WEST LINE, N00°19'54"E A DISTANCE OF 1,320.51 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 11;

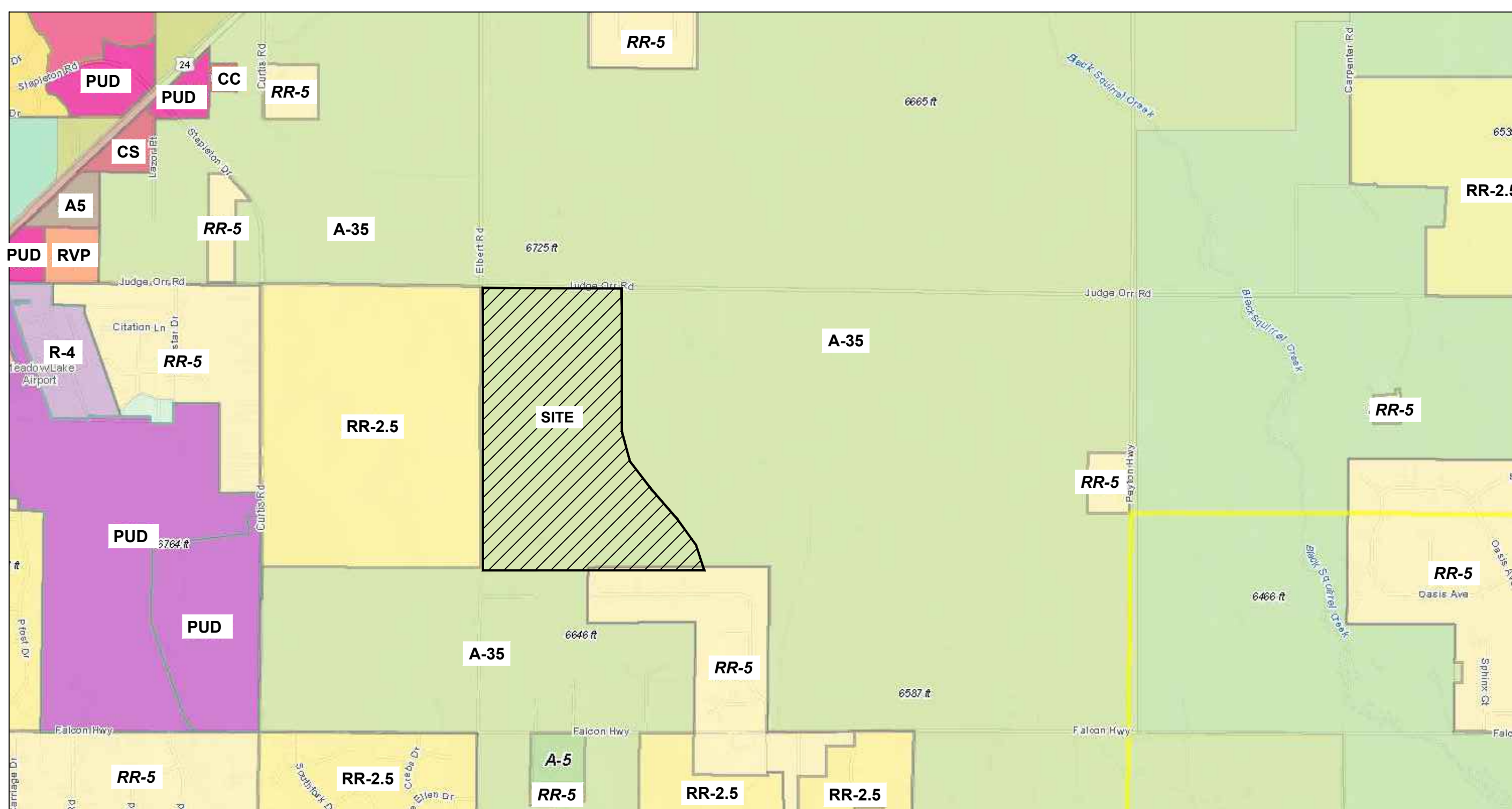
THENCE ON THE WEST LINE OF SAID SECTION 2, N00°42'27"W A DISTANCE OF 5,465.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 21,484,637 SQUARE FEET OF 493.2194 ACRES.

E. NOTES

- 1. Acreages and percentages are rounded up to equal 100%.
2. All areas designated as wetlands and drainage ways, buffers, setbacks, and easements are considered as "No-Build Areas" unless otherwise indicated.
3. 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.

K. ZONING MAP



E. NOTES CONT'D.

- 19. Detention ponds and cross-lot drainage ditches will be located or HOA.
20. Open spaces, Neighborhood Park, and buffer areas will be maintained by the Rodriguez Metropolitan District or HOA.
21. There will be no direct lot access permitted onto Judge Orr Road.
22. A Noise Study will be prepared with subsequent submittals to address appropriate mitigation that may be required from impacts of Judge Orr Road.

F. 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.
2. No development of homes, barns, ancillary structures, or fences will be permitted in areas of lots encroaching into any floodplain.

G. PUBLIC STREETS

- 1. 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.
2. All internal streets are designated as public, will be paved, and will provide for levels of vehicular circulation required by the Traffic Impact Study.

H. PRIVATE STREETS

- 1. If proposed, any private streets will be privately owned and maintained by the Rodriguez Metropolitan District or Homeowner's Association (HOA).
2. 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

- 1. 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 to open space easements and restrictions."
2. 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.

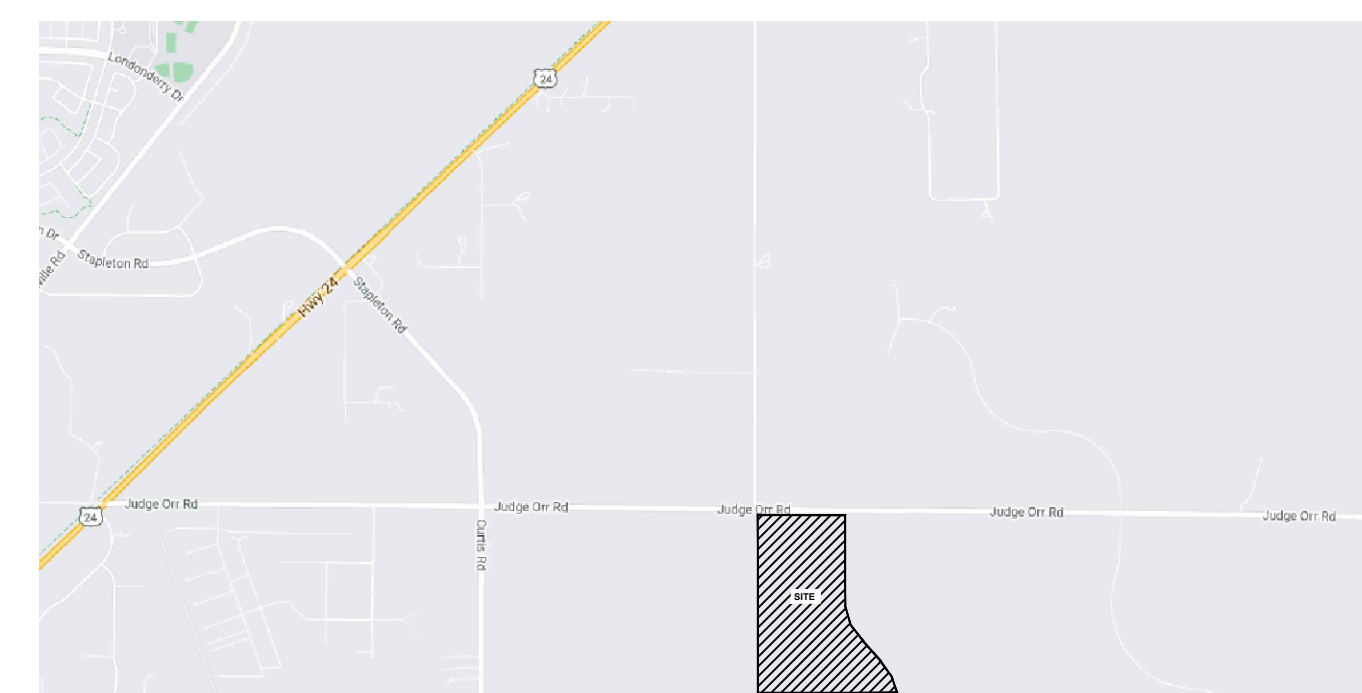
J. SOILS AND GEOLOGIC HAZARDS

- 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).

K. 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, and is subject to change.
2. Preliminary phasing boundaries as indicated on the Sketch Plan 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.

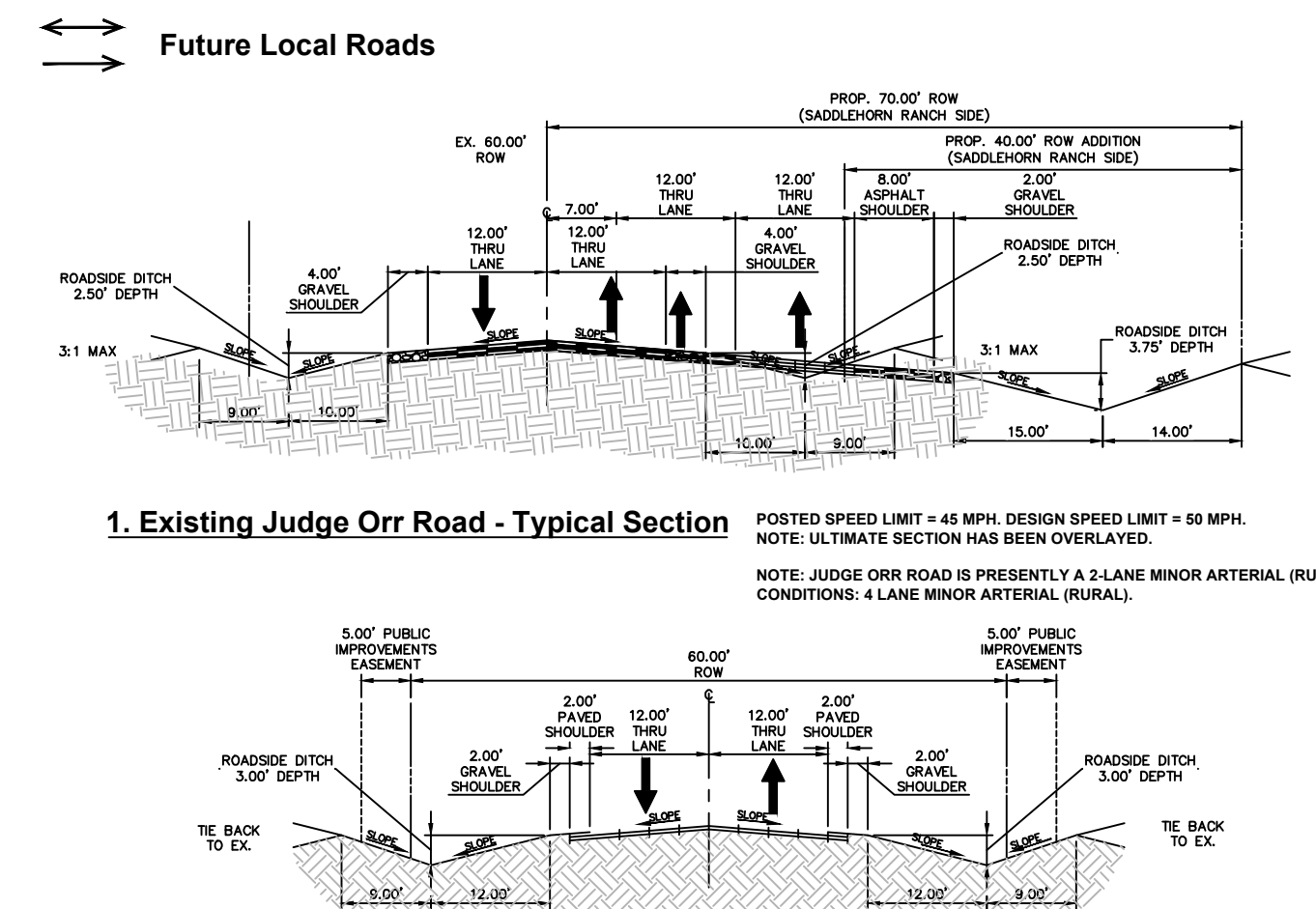
L. VICINITY MAP



M. SITE DATA

Table with columns for Existing Land Use, Existing Zone District, Site Acreage, Proposed Land Uses, Proposed Maximum Number of Units, and Maximum Gross Density.

N. STREET DETAILS

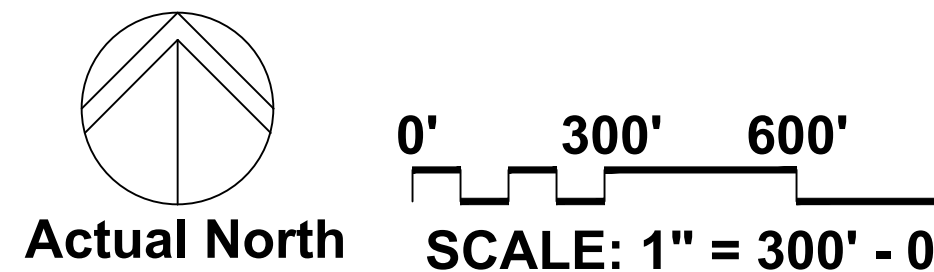


O. TRANSMISSION EASEMENT

- 1. The 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.
2. The Transmission Easement is 150' but based upon the Grantee's legal description the actual easement width varies.

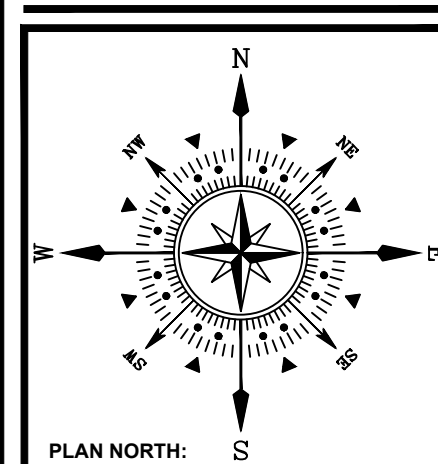
P. SHEET INDEX

- 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



William Guman & Associates, Ltd. logo and contact information.

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

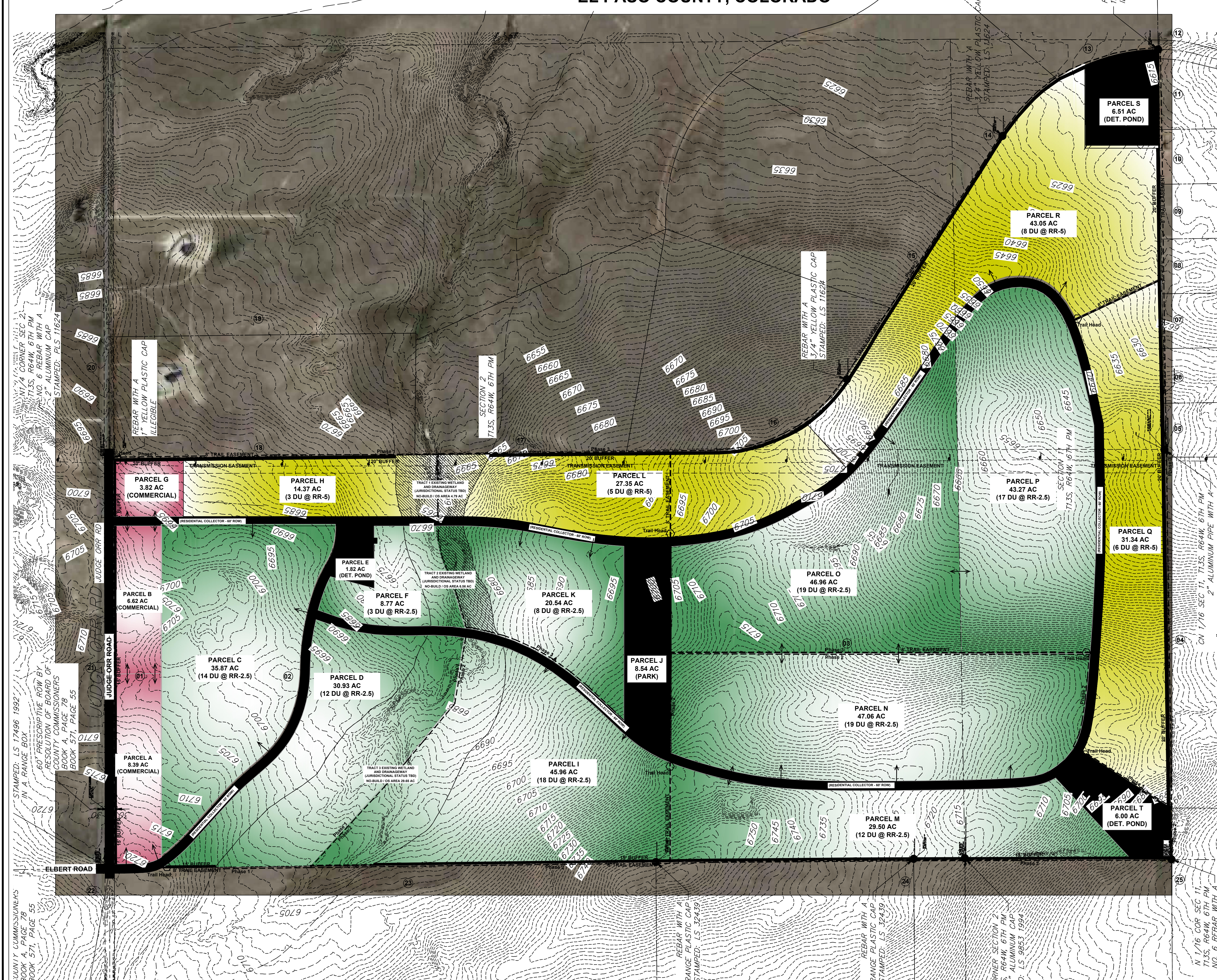
Professional seal and signature of William Frederick Guman, Licensed Landscape Architect.

Revisions table with columns for Date, By, and Description.

Project information including Plan Scale (1" = 300'), Sheet Title (SKETCH PLAN), Sheet No. (SKP1.1), and File No. (FILE#).

ESTEBAN RODRIGUEZ SUBDIVISION SKETCH PLAN

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
EL PASO COUNTY, COLORADO



LAND USE SUMMARY TABLE:

LAND USE CATEGORY	ACREAGE	% OF SITE	MAXIMUM UNITS
LOW DENSITY RR-2.5 ZONING	308.86 ac	62.3%	122
LOW DENSITY RR-5 ZONING	116.11 ac	23%	22
COMMERCIAL CS ZONING	18.83 ac	3.9%	n.a.
OPEN SPACE PARK ZONING	8.54 ac	1.8%	n.a.
DETENTION NO-BUILD	14.33 ac	2.9%	n.a.
8' TRAIL ESMT. AND TRAIL HEAD	.80 ac	<1.0%	n.a.
15-20' BUFFER	n.a.	n.a.	n.a.
PROPOSED R.O.W.	25.75 ac	5.2%	n.a.
TOTAL:	493.21 ac	100%	144
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 EACH LOT WHICH ENCLOSED BY THE FLOODPLAIN.
 B. "OPEN SPACE" AREAS INCLUDE PARK PARCEL, DETENTION PARCELS, FLOODPLAIN AND R. TRAIL EASEMENTS.
 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 GENERAL OPEN SPACE AREAS.

PARCEL SUMMARY

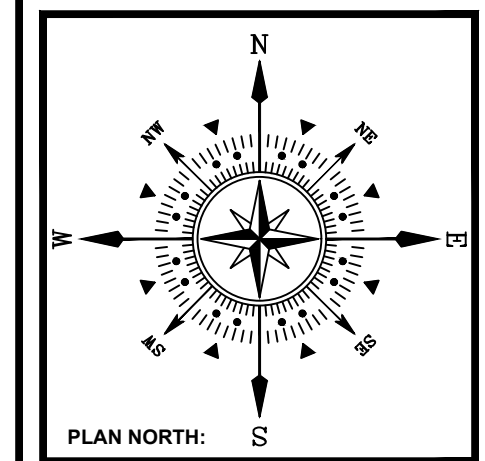
PARCEL	ACREAGE	PROPOSED USE/ZONE	MAXIMUM UNITS
A	8.34	COMMERCIAL	n.a.
B	6.62	COMMERCIAL	n.a.
C	35.87	RR-2.5	14 DU
D	30.93	RR-2.5	12 DU
E	1.82	DETENTION	n.a.
F	8.77	RR-2.5	3 DU
G	3.82	COMMERCIAL	n.a.
H	14.37	RR-5.0	3 DU
I	45.96	RR-2.5	18 DU
J	8.54	PARK	n.a.
K	20.54	RR-2.5	8 DU
L	29.50	RR-5.0	5 DU
M	29.50	RR-2.5	12 DU
N	47.06	RR-2.5	19 DU
O	46.96	RR-2.5	19 DU
P	43.27	RR-2.5	17 DU
Q	31.34	RR-5.0	6 DU
R	43.05	RR-5.0	8 DU
S	6.51	DETENTION	n.a.
T	6.00	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	16	Daniel G. Carless, Jr. 1083 Prickly Pear Place Colorado Springs, CO 80921 TSN 430000618
02	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 430000537	16	Walker Blount 605 Ocean Club Court Fernandina Beach, FL 32034 TSN 430000619
03	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 430000538	17	Dwayne Lee Simmons 2039 N. Academy Blvd. Colorado Springs, CO 80909 TSN 430000534
04	Jenny A Olson Trust 7360 Falcon Grassy Heights Peyton, CO 80831-7996 TSN 430000502	18	Adam C. Moody 15365 Judge Orr Road Peyton, CO 80831 TSN 430000528
05	Edgar E. Hall 16380 Sagecreek Road Peyton, CO 80831-7928 TSN 431100101	19	David Fitzpatrick 15525 Judge Orr Road Peyton, CO 80831-8567 TSN 430000569
06	James C. Costa 16440 Sagecreek Road Peyton, CO 80831-7923 TSN 431100102	20	Andrew Townsend 16360 Judge Orr Road Peyton, CO 80831 TSN 420000454
07	James R. Dagan 16480 Sagecreek Road Peyton, CO 80831-7923 TSN 431100103	21	Charlotte A. Howard 3232 Muirfield Drive Colo. Springs, CO 80907-7805 TSN 420000362
08	Lance Erickson 16520 Sagecreek Road Peyton, CO 80831-7919 TSN 431100104	22	Jane Davis Living Trust 9050 Elbert Road Peyton, CO 80831-8319 TSN 420000470
09	Jacob Schifferl 16520 Sagecreek Road Peyton, CO 80831-7919 TSN 441100105	23	Gorilla Capital Co. 1342 High Street Eugene, OR 97041 TSN 430000599
10	Daniel McCray 16640 Sagecreek Road Peyton, CO 80831-7910 TSN 431100106	24	Gorilla Capital Co. 1342 High Street Eugene, OR 97041 TSN 430000602
11	Laurel M. Vickers 1760 Sagecreek Road Peyton, CO 80831-7910 TSN 431100107	25	7120 SUDIEV, LLC 7120 Falcon Grassy Heights Peyton, CO 80831-7995 TSN 430000496
12	JWK Trust 16850 Sagecreek Road Peyton, CO 80831-7910 TSN 431200109		
13	Nicholas Byard 7883 Morton Drive Fountain, CO 80817-1450 TSN 430000615		
14	Jonathan David Oldja 12444 Pine Valley Circle Peyton, CO 80831-4101 TSN 430000617		

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ESTEBAN RODRIGUEZ SUBDIVISION
JUDGE ORR ROAD
PEYTON, CO 80831
 PROJECT DESCRIPTION: 496.25 ACRE SKETCH PLAN

DATE: 05/30/2023
 DESIGNED BY: WFS
 CHECKED BY: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:

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"

