

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

LSC Transportation Consultants, Inc.
Attn: Jeff Hodson, PE
2504 E. Pikes Peak Ave., Suite 304
Colorado Springs, CO 80909

RESPEC /JDS-Hydro
Attn: Kalli Ziegler
2910 Austin Bluffs Pkwy., Suite 100
Colorado Springs, CO 80918

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 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

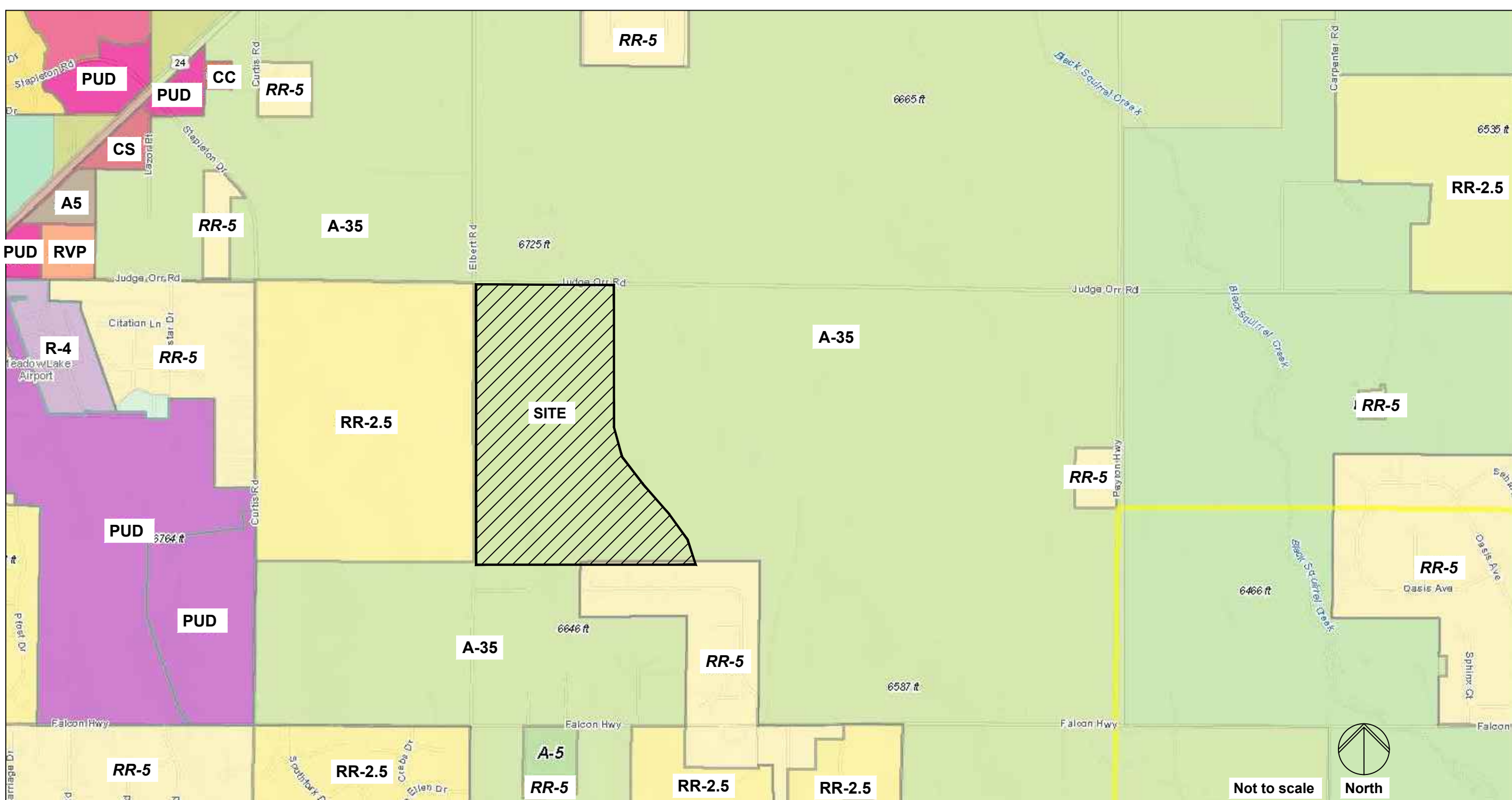
- 1. Acreages and percentages are rounded up to equal 100%.
2. All areas designated as wetlands and drainageways, buffers, setbacks, and easements are considered as "No-Build Areas" unless otherwise indicated.
3. This proposed Sketch Plan is located within the Peyton Fire Protection District.
4. After 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 will be finalized at the Preliminary Plan or Development Plan level of submittal. No residential lot will have direct lot access onto Judge Orr Road.
7. Trails are conceptual only. Detailed trail plans will be prepared and reviewed at the Preliminary Plan stage.
8. El Paso County Regional Trails along Judge Orr Road are to be coordinated with El Paso County Parks and Recreation at the Preliminary Plan stage. The Neighborhood Park will also be further refined at the Preliminary Plan stage.
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 National Wetland Inventory Map provided within the Wetland, Wildlife and Natural Features Report prepared by ECOS.
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 future zoning and development plan submittals.
14. Development proposed by this Sketch Plan is primarily larger lot single-family residential compatible with that of adjacent Rural Residential (RR) zone districts. 62% of proposed lots will adhere to zoning and development criteria for RR-2.5 and 23% for RR-5.0 zone districts within the overall 493.21 acre development.
15. Approximately 16.83 acres with frontages along Judge Orr Road are proposed for commercial uses and will be compatible with the zoning and development criteria of the county's CC-Commercial Community zone district.
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.
17. Phasing limits for all proposed development are indicated on this Sketch Plan. Phasing will be implemented based upon prevailing market conditions and is subject to change.
18. Detention ponds and cross-lot drainage ditches will be maintained by the Esteban Rodriguez Metropolitan District or HOA.
19. A Noise Study may be prepared with subsequent submittals if proposed commercial properties do not sufficiently buffer traffic noise generated from Judge Orr Road.
20. 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.
21. 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.
22. Site lighting, if required, will satisfy the requirements of Section 6.2.3. of the El Paso County Land Development Code.
23. The Rodriguez subdivision 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.
24. The following Districts will serve the Esteban Rodriguez Subdivision property:
a. Rodriguez Metropolitan District or HOA (to be established) for maintenance of any/all common spaces, detention ponds, and drainage easements.
b. Peyton School District No. 23
c. Peyton Fire Protection District (Fire emergency).

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

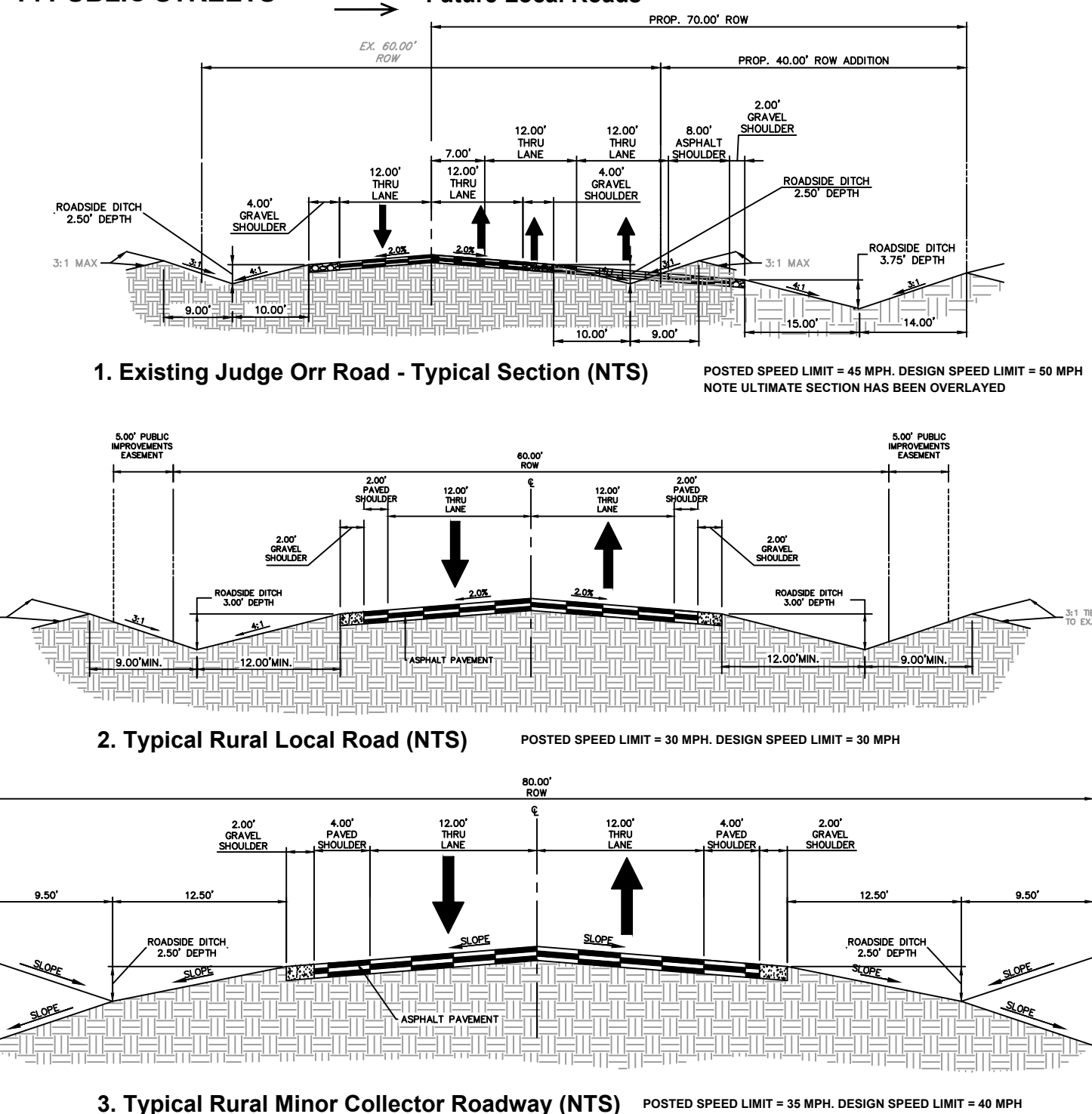
L. ZONING MAP



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 Roads and Bridges.
h. 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.
27. Perimeter buffers along existing adjacent zoning of A-35 shall be 20 feet where noted on this Sketch Plan. All other buffers to adjacent zoning will be 15 feet as noted on this Sketch Plan.

F. PUBLIC STREETS



- 1. Internal streets will meet the standards of the El Paso County Engineering Criteria Manual. A deviation request 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.
3. Until approved by the County Engineer, all access points shown from the property onto Judge Orr 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 existing 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 review.

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. These areas shall remain Public Open Space in perpetuity with no construction of primary and ancillary structures, sheds, barns, fences, etc., permitted within any no-build area.
2. The Sketch Plan provides areas denoted as Public Open Space. Public Open Space includes a Park site, Floodplain Areas, Detention Pond parcels, and 8' trail easements located within certain Buffer Areas to provide connectivity to Public Open Space areas.
3. The Public Open Space areas will be maintained by the Esteban Rodriguez Subdivision Metropolitan District or HOA, yet to be established.
4. See Sketch Plan Sheet 1.3 for acreage and tract data for all 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.

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. 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.
2. No basements or below-grade inhabitable space (crawlspaces) are allowed until a yearlong monitoring program that gathers groundwater elevation data is completed.

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, and is subject to change. Subsequent phasing plans will be developed based upon prevailing market conditions and absorption of developed lots.
2. Preliminary phasing boundaries as indicated on this 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.

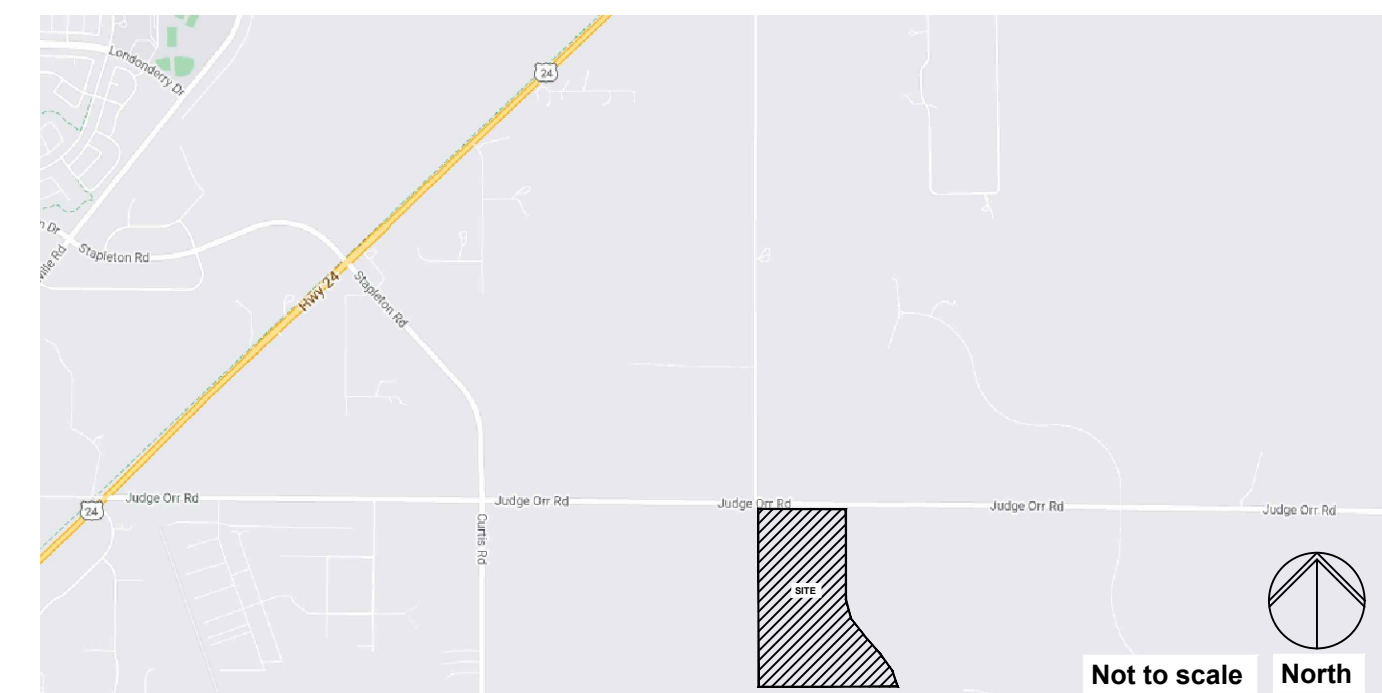
J. FLOODPLAIN NOTES

- 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. 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 by EPC and FEMA occurs independently of this Sketch Plan it shall be approved prior to the platting of any lots currently located within floodplain boundaries.
2. No development of homes, barns, ancillary structures, or fences will be permitted in areas of lots encroaching into any floodplain.

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 (copy of Agreement is submitted with this application). The Agreement has not recorded by Grantor or Grantee as of this date and therefore "legally" does not exist.
2. The Transmission Easement is 150' but based upon the Grantee's legal description the actual easement width varies. The graphic representation indicated on the Plan is accurate per the legal description.
3. The Owner and Applicant will resolve the recordation of the Transmission Easement at a future level of zoning and development plan submittal.

M. VICINITY MAP



N. SITE DATA

Table with 3 columns: Existing Land Use, Existing Zone District, Site Acreage, and Proposed Land Uses. Includes total acreage of 493.21 AC and proposed uses like Residential and Commercial.

O. AIRSPACE AVIGATION EASEMENT

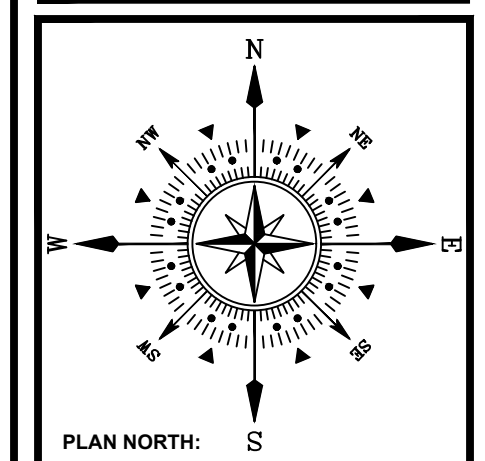
- A. Brent Houser Enterprises, LLC, for and in consideration of fulfillment of a condition of project approval and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to Meadow Lake Airport, its successors and assigns, a perpetual and assignable easement in and over that certain parcel of real property as identified in this Sketch Plan, 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 Terminal 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 the Esteban Rodriguez Subdivision, 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 the Esteban Rodriguez Subdivision, solely for the above stated purposes.
B. Brent Houser Enterprises, LLC, on behalf of itself, its successors and assigns hereby covenants with Meadow Lake Airport Association, as follows:
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
2. Brent Houser Enterprises, LLC, its successors and assigns, will not hereafter use or permit the use of the Esteban Rodriguez Subdivision in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon Meadow Lake Airport and any aircraft.
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 Brent Houser Enterprises, LLC, 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 Brent Houser Enterprises, LLC, and that for the purposes of this instrument, the Esteban Rodriguez Subdivision shall be the servient easement and Meadow Lake Airport shall be the dominant tenement.
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. Brent Houser Enterprises, LLC, 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.

P. SHEET INDEX

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

William Guman & Associates, Ltd. LANDSCAPE ARCHITECTURE. 731 North Weber Street, Colorado Springs, CO 80903. www.GumanLtd.com

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

WILLIAM FREDERICK GUMAN
LANDSCAPE ARCHITECT
STATE OF COLORADO

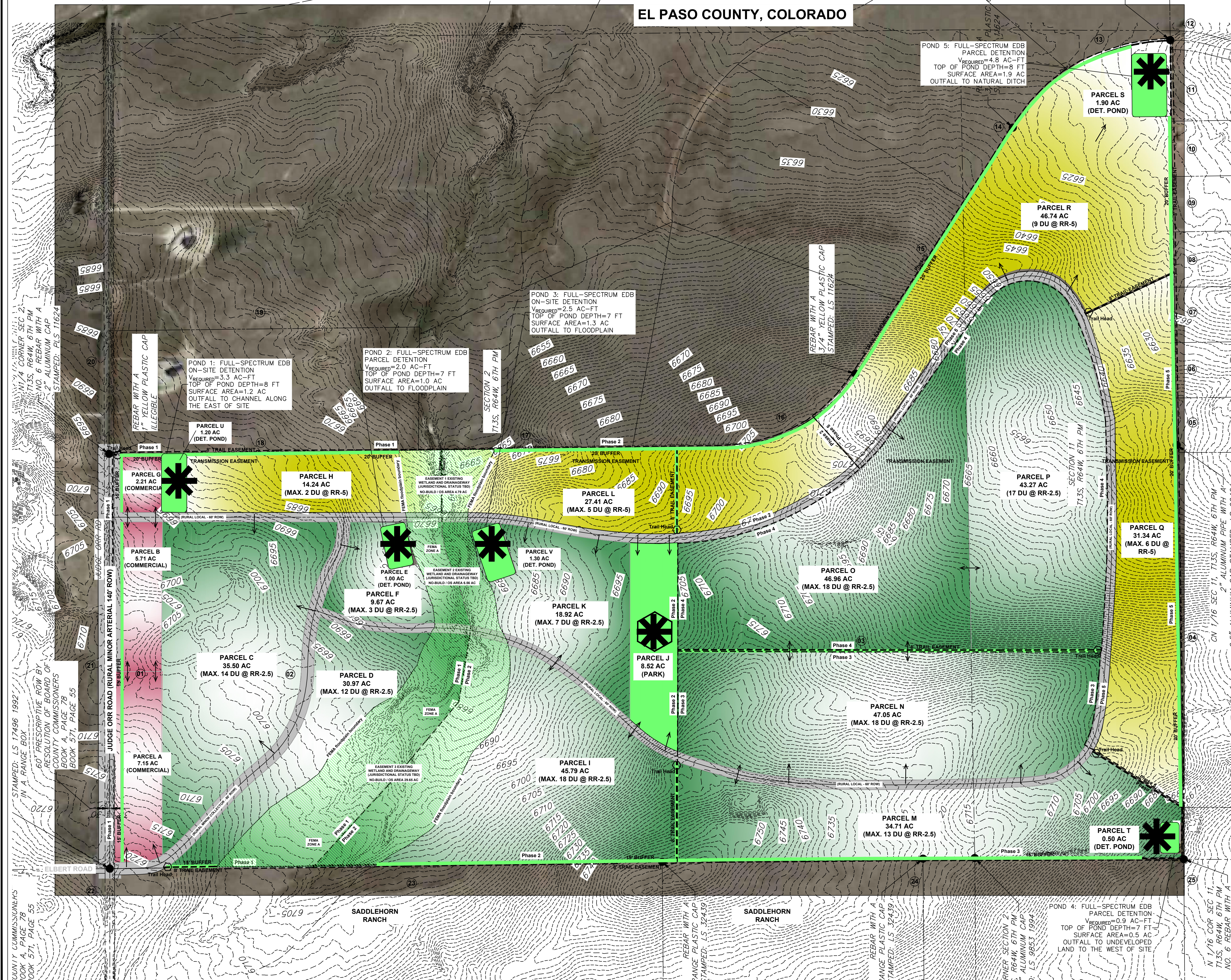
Table with columns: REVISIONS, DATE, BY, DESCRIPTION. Includes one revision dated 03/12/24.

SKETCH PLAN
SKP1.1
1 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



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

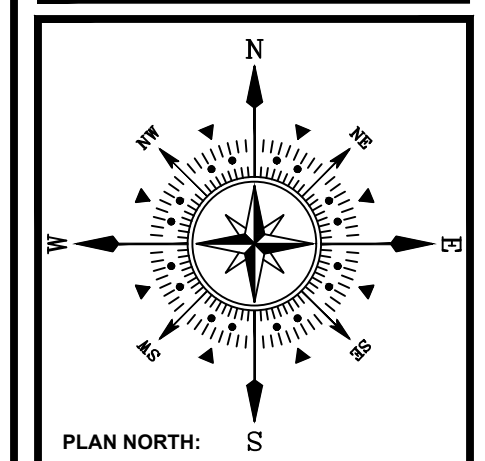
PARCEL	ACREAGE	PROPOSED USE/ZONE	MAXIMUM UNITS
A	7.15	COMMERCIAL	n.a.
B	5.71	COMMERCIAL	n.a.
C	35.50	RR-2.5	14 DU
D	30.97	RR-2.5	12 DU
E	1.00	DETENTION	n.a.
F	9.67	RR-2.5	3 DU
G	2.21	COMMERCIAL	n.a.
H	14.24	RR-5.0	2 DU
I	45.79	RR-2.5	18 DU
J	8.52	PARK	n.a.
K	15.92	RR-2.5	7 DU
L	27.41	RR-5.0	5 DU
M	34.71	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 80831-8567 TSN 4300000528
06	James C. Costa 16440 Sagecreek Road Peyton, CO 80831-7923 TSN 4311001002	19	Daniel 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

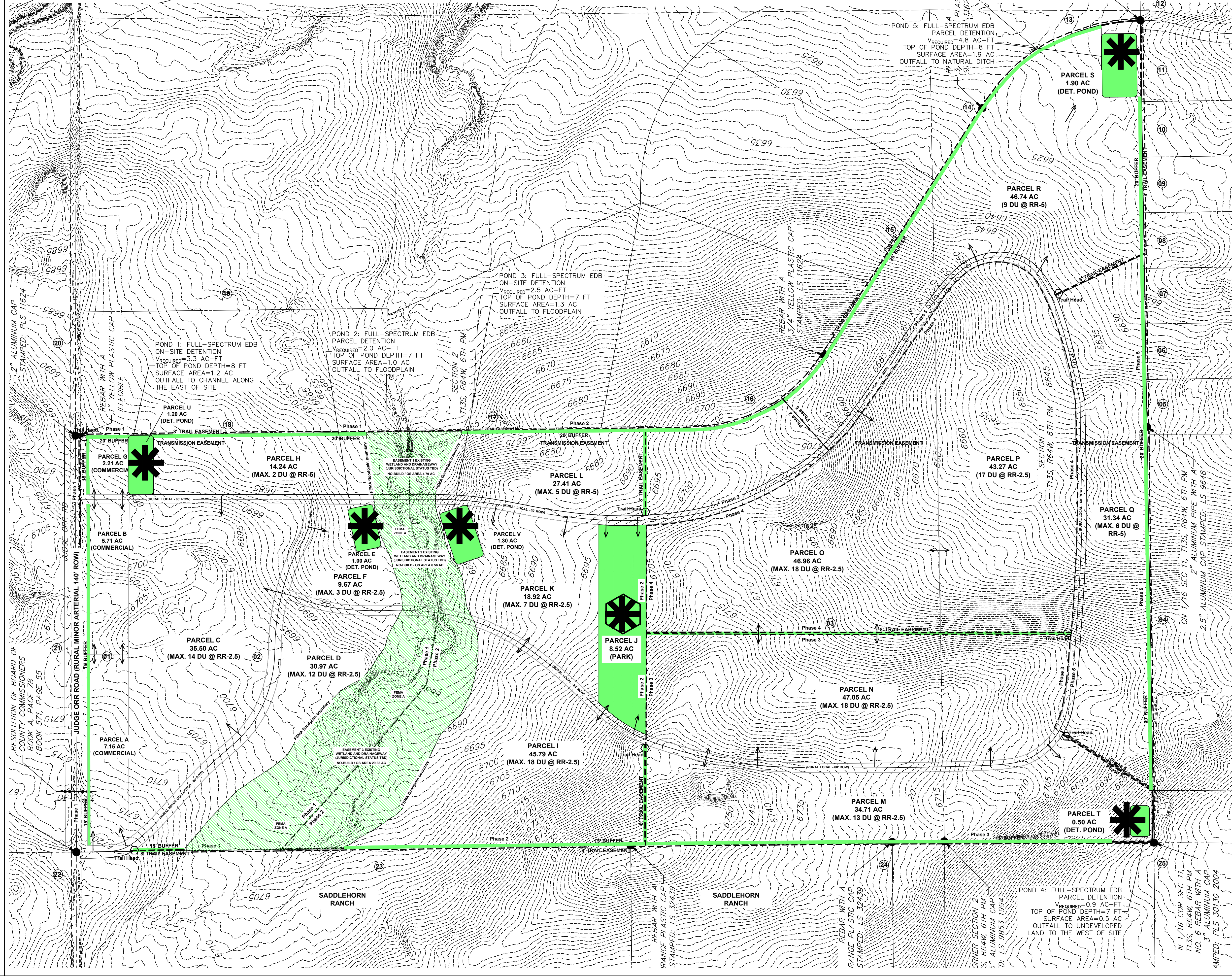
PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)
 SHEET TITLE: **SKETCH PLAN**
 SHEET NO. **SKP1.2**
 2 OF 3 SHEETS
 FILE NO. FILE#SKP237

Actual North
 SCALE: 1" = 300' - 0"

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.				
	DETENTION NO-BUILD	5.90 ac	1.2%	n.a.
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.

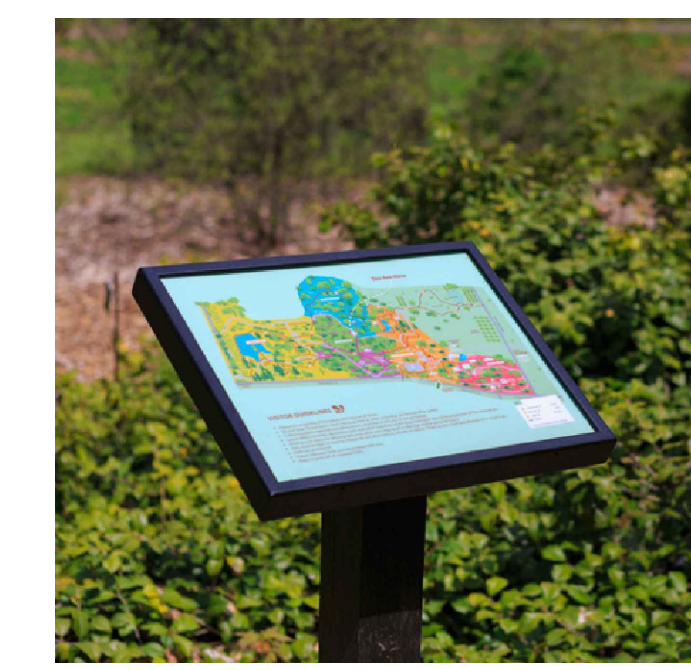
8' TRAIL ESMT. AND TRAIL HEAD 0.94 ac 1.0% n.a.
8' Trail is located within the 15-20' Buffer areas.
Trail Easements are intended as Public Open Space
Trail Easements will be maintained by the Rodriguez Metropolitan District of an HOA.

	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

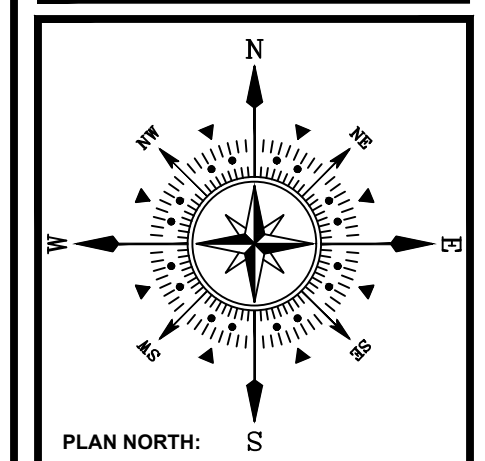


PHASING SCHEDULE

PHASE	PARCEL	TOTAL UNITS	ACREAGE
1	A	Commercial	7.15 AC
1	B	Commercial	5.71 AC
1	C	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

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

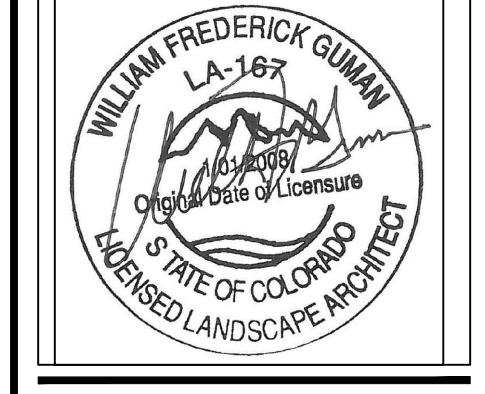
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ESTEBAN RODRIGUEZ SUBDIVISION
JUDGE ORR ROAD
PEYTON, CO 80831
 PROJECT ADDRESS:
 PROJECT DESCRIPTION: 493.21 ACRE SKETCH PLAN

PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION:

DATE: 08/22/2023
 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.
SKP1.3

FILE NO.
 FILE#SKP237

