> Include 1/4 sections

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

A. SUBDIVIDERS

OWNER
Brent Houser Enterprises, LLC
11890 Garrett Road
Peyton, CO 80831-7685
TSN 4300000534, 4300000537, 4300000538

B. APPLICANT

APPLICANT | PLANNER | LANDSCAPE ARCHITECT
William Guman & Associates, Ltd.
Attn: Bill Guman, PLA, ASLA, APA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
bill@guman.net

ENGINEER
JR Engineering
Attn: Bryan T. Law, PE
5475 Tech Center Drive, Suite 235
Colorado Springs, CO 80919
blaw@jrengineering.com

SOILS | GEOLOGY
RMG Engineers/Architects
Attn: Kelli Zigler
2910 Austin Bluffs Pkwy., Suite 100
Colorado Springs, CO 80918
KMZigler@rmg-engineers.com

ENVIRONMENTAL
Ecosystem Services, LLC
Attn: Grant Gurnee, PWS
1455 Washburn Street
Erie, CO 80516
grant@ecologicalbenefits.com

TRANSPORTATION:
LSC Transportation Consultants, Inc.
Attm: Jeff Hodsdon, PE
2504 E. Pikes Peak Ave., Suite 304
Colorado Springs, CO 80909
jeff@lsctrans.com

WATER | HYDROLOGY
RESPEC /JDS-Hydro
Attn: Douglas E. Schwenke
5540 Tech Center Drive, Suite 100
Colorado Springs,CO 80919
Douglas.Schwenke@respec.com

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 A 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 LINBE 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. A portion of the parcels is located within a designated FEMA RFloodplain as determined by the FEMA National Flood Insurance Program Flood Insurance Map Numbers 08041CO556G and 08041C0552G with an effective date of December 7, 2018. Existing floodplain boundaries 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 occurs independently of this Sketch Plan and shall be approved prior to platting of any lots currently located within floodplain boundaries.

> Delete duplicate of Floodplain note

4. The proposed Sketch Plan is located within the Peyton Fire Protection District.

> You can combine this into Note 7.

5. After approval, this Sketch Plan will expire in 5 years unless a Final Plat is submitted.
6. Streets and access locations and configurations are conceptual and subject to change. Detailed street plans will be prepared and reviewed at the subdivision process.
7. Access locations onto Judge Orr Road will be finalized at the Preliminary Plan or Development Plan level of submittal.
8. Trails are conceptual only. Detailed trail plans will be prepared and reviewed at the subdivision process.

> Sketch plan is part of subdivision process. Recommend to reword this note to state subsequent subdivision applications.

9. El Paso County Regional Trails along Judge Orr Road are to be coordinated with El Paso County Parks and Recreation at the Preliminary Plan or Development Plan level of submittal, and a Neighborhood Park will be further refined in future zoning and development plan submittals.

> Should be at Preliminary Plan

> This should be reworded to state at Preliminary Plan stage

10. 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.
11. 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.
12. 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 U.S. Army Corps of Engineers during future zoning and development plan submittals.

> mapped in ECOS study?

13. 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.
14. 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.
15. Development proposed by this Sketch Plan is primarily larger lot single-family residential compatible with that of adjacent and 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.
16. Approximately 18.83 acres with frontages along Judge Orr Road are proposed for commercial services and will be compatible with the zoning and development criteria of the county's CS zone district.

> We talked about CC vs. CS in the EA meeting. Either revise this to CC, or keep it at CS and I will create a new rezone file for you.

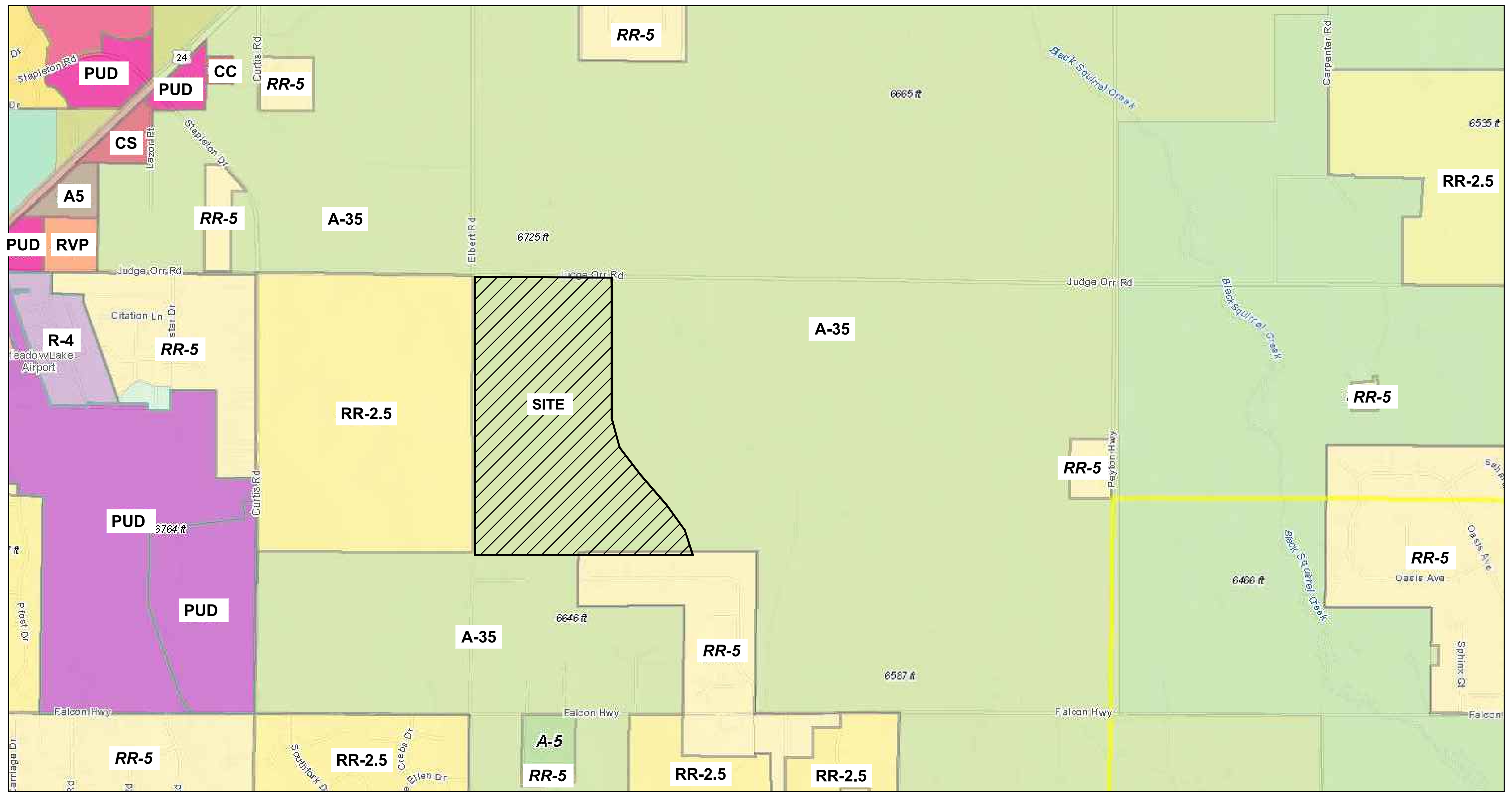
17. Utilities for all proposed development will be via on-site well and septic as supported by the Water Resources Report submitted with the Sketch Plan application.

> This is fine - however, some of the documentation provided discusses annexing into a proposed BOCES metro district.

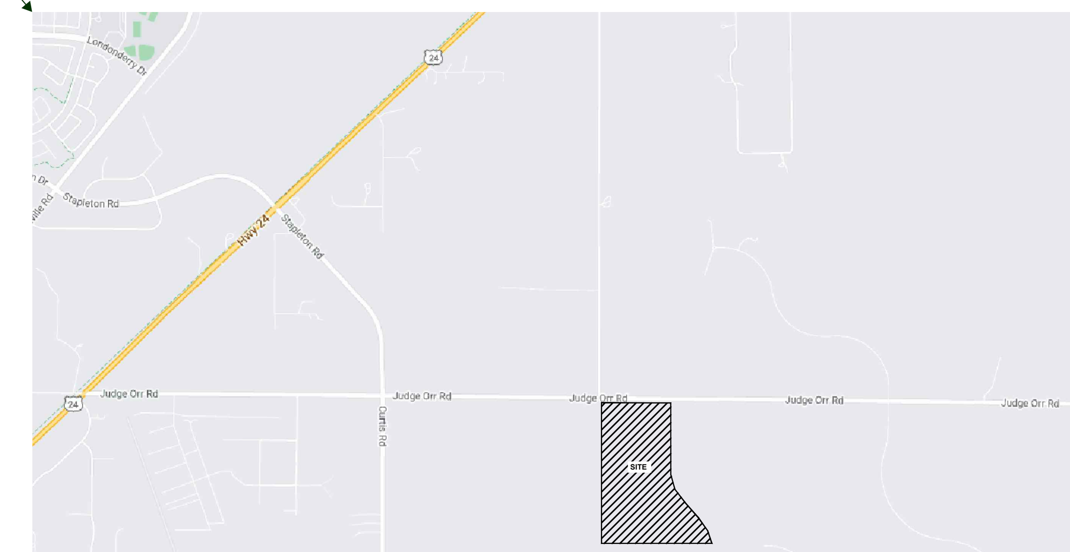
18. Phasing limits for all proposed development are indicated on this Sketch Plan. Phasing will be implemented based upon prevailing market conditions and is subject to change.

K. ZONING MAP

> Include scales (or identify if not to scale) and north arrows for these maps



L. VICINITY MAP



E. NOTES CONT'D.

> This note appears to be incomplete.

19. Detention ponds and cross-lot drainage ditches will be located or HOA.
20. Open spaces, Neighborhood ... be maintained by the Rodriguez Metropolitan District or HOA.

> This note is a duplicate of Section I, Note 4

21. There will be no direct lot access permitted onto Judge Orr Road.
22. A Noise Study will be ... that may be required for ...

> Noise study may not be required if commercial properties act as buffer between residential properties and Judge Orr Rd.

23. 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

> This note might make more sense to be placed under Section I.

24. The 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.
25. 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.
26. Site lighting, if required, will satisfy the requirements of Section 6.2.3. of the El Paso County Land Development Code.
27. 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.

> This section only applies to PUD zoning and would not be applicable to this project unless PUD is proposed.

28. The following Districts will serve the Rodriguez property:
    a. Rodrguez 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).
    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.

> Similar question here regarding potential BOCES district?

29. Mail box kiosk locations and design will be determined at time of Final Plat in coordination with the U.S. Postal Service.
30. Perimeter buffers along existing adjacent zoning of A-35 shall be 20 feet where noted on the Sketch Plan. All other buffers to adjacent zoning will be 15 feet as noted on the Sketch Plan.

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, 08041CO566G, 08041CO567G 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 occurs independently of this Sketch Plan and shall be approved prior to the platting of any lots currently located within floodplain boundaries.

> by EPC and FEMA

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.

> delete

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.

> These notes appear inconsistent

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.

> Revise all notes about roads to be consistent

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 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. Lots that encroach into the "Floodplain - No Build / OS" tracts will be platted as open space easements in future zoning and development submittals These areas shall remain Private Open Space in perpetuity with no construction of primary and ancillary structures, sheds, barns, fences, etc., permitted within any no-build area.

> easements?

> clarify this note

3. The Sketch Plan proposes a combination of Public and Private Open Space. Public Open Space will include a Pulic Park, Detention Pond parcels, and 8' Trail Easements located within certain buffer areas to provide connectivity to Private open space easements and Public open space areas.

> Not sure what this means. I would recommend removing references to "private open space"

4. Public Open Space areas will be maintained by the Rodriguez Metropolitan District or HOA. Private Open Spaces will be maintained by the owner on whose lot Open Space easements may be located.
5. See Sketch Plan Sheet 1.3 for acreage and tract data for all Public and Private Open Spaces.

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). Further studies of these conditions that warrant additional mitigation will be provided with the Preliminary Plan or Final Plan.

> Plat

K. PHASING PLAN

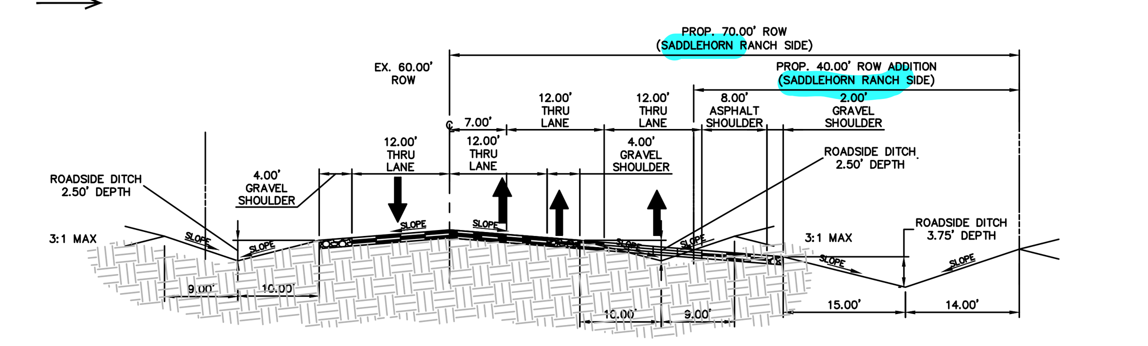
1. The Rodriguez Subdivision will be developed in multiple phases and platted in multiple filings. This Sketch Plan initially proposes three phases of development as indicated on Sketch Plan Sheet SKP1.3. and is subject to change. Subsequent phasing plans will be developed based upon prevailing market conditions and absorption of developed lots.
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.

M. SITE DATA

Existing Land Use:	Agricultural	
Existing Zone District	A-35	
Site Acreage:		
TSN 4300000534	24.07 AC	(Judge Orr Road)
TSN 4300000537	136.98 AC	(Judge Orr Road)
TSN 4300000538	332.16 AC	(Judge Orr Road)
Total Acreage:	493.21 AC	
Proposed Land Uses:	Residential [2.5 and 5.0 acre single family] Commercial [18.83 ac] Park/Open Space [20.29 ac including detention]	
Proposed Maximum Number of Units:	144 Single Family	
Maximum Gross Density	.29 DU/AC	

N. STREET DETAILS

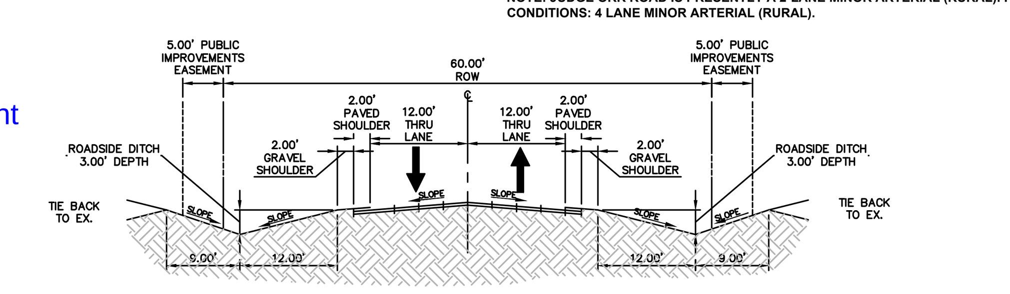
↔ Future Local Roads



1. Existing Judge Orr Road - Typical Section

POSTED SPEED LIMIT = 45 MPH. DESIGN SPEED LIMIT = 50 MPH.
NOTE: ULTIMATE SECTION HAS BEEN OVERLAYED.

NOTE: JUDGE ORR ROAD IS PRESENTLY A 2-LANE MINOR ARTERIAL (RURAL). FUTURE CONDITIONS: 4 LANE MINOR ARTERIAL (RURAL).



2. Proposed Rural Local - Typical Section

POSTED SPEED LIMIT = 30 MPH. DESIGN SPEED LIMIT = 30 MPH

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 (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.

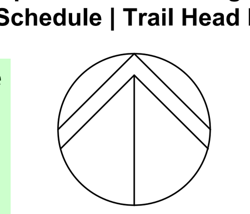
P. SHEET INDEX

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

> Please incluide the appropriate notes to memorialize the Meadow Lake Airport comments; appropriate easements will be needed at subsequent stages; however, acknowledgements that future plats will be required to carry over the airport-related notes should be included on this plan.



Actual North

0' 300' 600' 900'

SCALE: 1" = 300' - 0"

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

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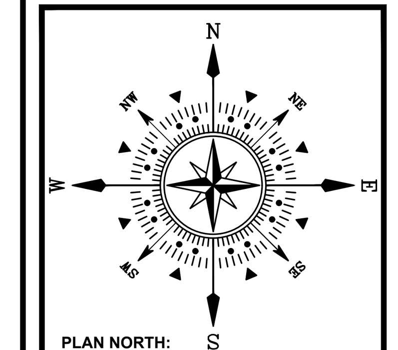
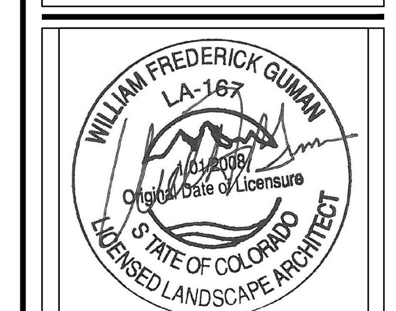


PLAN NORTH:

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

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



REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 300'0" (OR AS NOTED ON PLAN)

SHEET TITLE: SKETCH PLAN

SHEET NO. SKP1.1

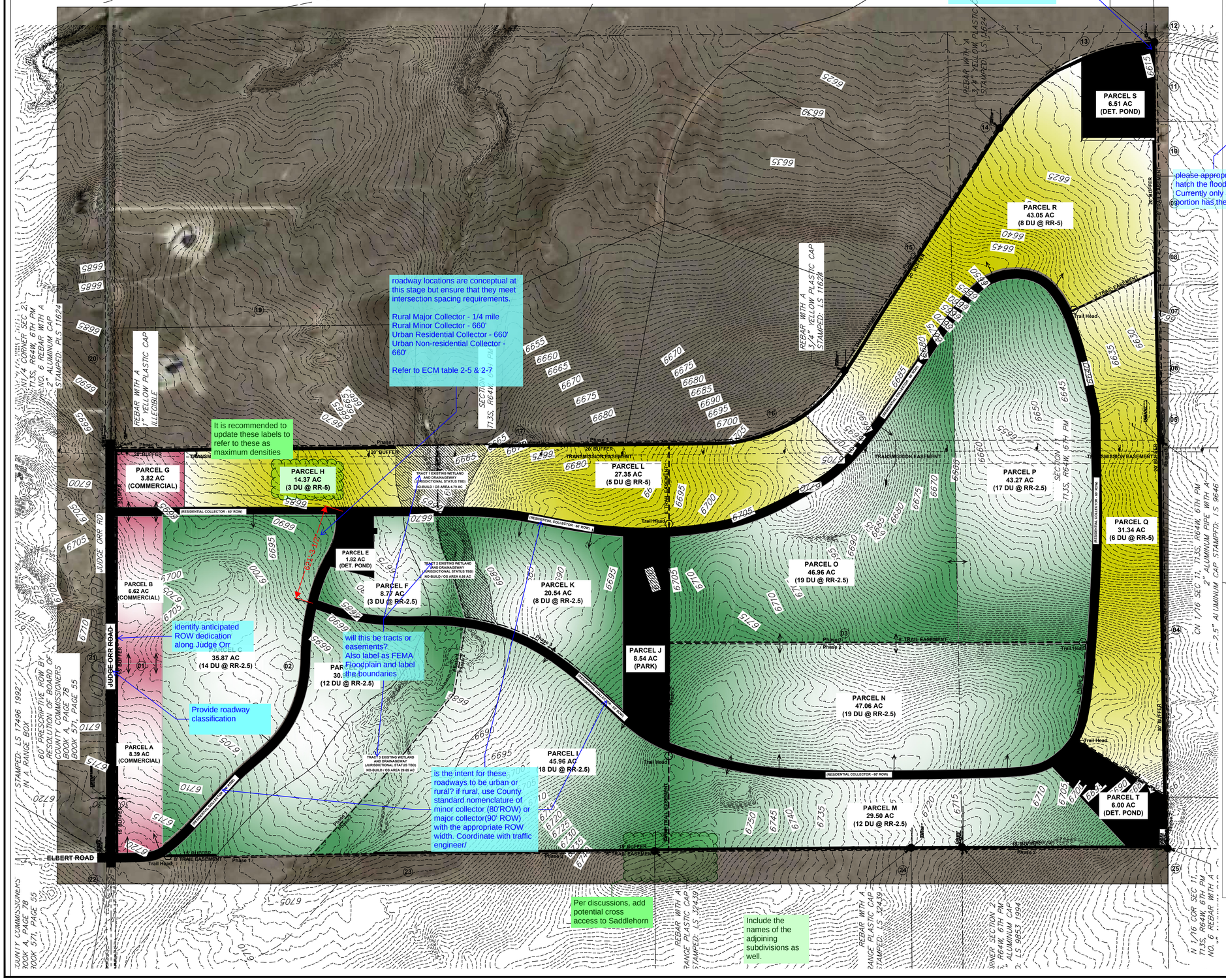
1 OF 3 SHEETS

FILE NO. FILE# SKP237

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



roadway locations are conceptual at this stage but ensure that they meet intersection spacing requirements.

Rural Major Collector - 1/4 mile
Rural Minor Collector - 660'
Urban Residential Collector - 660'
Urban Non-residential Collector - 660'

Refer to ECM table 2-5 & 2-7

It is recommended to update these labels to refer to these as maximum densities

identify anticipated ROW dedication along Judge Orr

Provide roadway classification

will this be tracts or easements? Also label as FEMA Floodplain and label the boundaries

is the intent for these roadways to be urban or rural? if rural, use County standard nomenclature of minor collector (80'ROW) or major collector(90' ROW) with the appropriate ROW width. Coordinate with traffic engineer/

Per discussions, add potential cross access to Saddlehorn

Include the names of the adjoining subdivisions as well.

Verify the location of the platted ROW for Slocum Rd. The assessors and GIS which are not 100% accurate show the west side aligning with this parcels property line.

These should refer to the land uses, not the zoning districts

This is not a separate zoning district

Stapleton is north west of this development. Remove

please appropriately hatch the floodplain. Currently only a portion has the hatch.

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 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, 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	27.35	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
01	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831- 7685 TSN 4300000534
02	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 4300000537
03	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO(80831-7685 TSN 4300000538
04	Jenny A Olson Trust 7360 Falcon Grassy Heights Peyton, CO 80831-7996 TSN 4300000502
05	Edgar E. Hall 16380 Sagecreek Road Peyton, CO 80831-7928 TSN 4311001001
06	James C. Costa 16440 Sagecreek Road Peyton, CO 80831-7923 TSN 4311001002
07	James R. Dagan 16480 Sagecreek Road Peyton, CO 80831-7923 TSN 4311001003
08	Lance Erickson 16520 Sagecreek Road Peyton, CO 80831-7919 TSN 4311001004
09	Jacob Schiferl 16520 Sagecreek Road Peyton, CO 80831-7919 TSN 4411001005
10	Daniel McCray 16640 Sagecreek Road Peyton, CO 80831-7910 TSN 4311001006
11	Laurel M. Vickers 16760 Sagecreek Road Peyton, CO 80831-7910 TSN 4311001007
12	JWK Trust 16850 Sagecreek Road Peyton, CO 80831-7910 TSN 4312001009
13	Nicholas Byard 7883 Morton Drive Fountain, CO 80817-1450 TSN 4300000615
14	Jonathan David Oldja 12444 Pine Valley Circle Peyton, CO 80831-4101 TSN 4300000617
15	Daniel G. Carless, Jr. 1083 Prickly Pear Place Colorado Springs, CO 80921 TSN 4300000618
16	Walker Blount 605 Ocean Club Court Fernandina Beach, FL 32034 TSN 4300000619
17	Dwayne Lee Simmons 2039 N. Academy Blvd. Colorado Springs, CO 80909 TSN 4300000534
18	Adam C. Moody 15365 Judge Orr Road Peyton, CO 80831 TSN 4300000528
19	David Fitzpatrick 15525 Judge Orr Road Peyton, CO 80831-8567 TSN 4300000569
20	Andrew Townsend 16360 Judge Orr Road Peyton, CO 80831 TSN 4200000454
21	Charlotte A. Howard 3232 Muirfield Drive Colo. Springs, CO 80907-7805 TSN 4200000362
22	Jane Davis Living Trust 9060 Elbert Road Peyton, CO 80831-8319 TSN 4200000470
23	Gorilla Capital Co. 1342 High Street Eugene, OR 97041 TSN 4300000599
24	Gorilla Capital Co. 1342 High Street Eugene, OR 97041 TSN 4300000602
25	7120 SUDIEV, LLC 7120 Falcon Grassy Heights Peyton, CO 80831-7995 TSN 4300000496

Actual North

0' 300' 600' 900'

SCALE: 1" = 300' - 0"

William Guman & Associates, Ltd.
URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
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PLAN NORTH: N

PROJECT NAME: ESTEBAN RODRIGUEZ SUBDIVISION

PROJECT ADDRESS: JUDGE ORR ROAD PEYTON, CO 80831

PROJECT DESCRIPTION: 496.25 ACRE SKETCH PLAN

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

WILLIAM FREDERICK GUMAN LA-167 Registered Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

REVISIONS:		
DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 3000' (OR AS NOTED ON PLAN)

SHEET TITLE: SKETCH PLAN

SHEET NO. SKP1.2

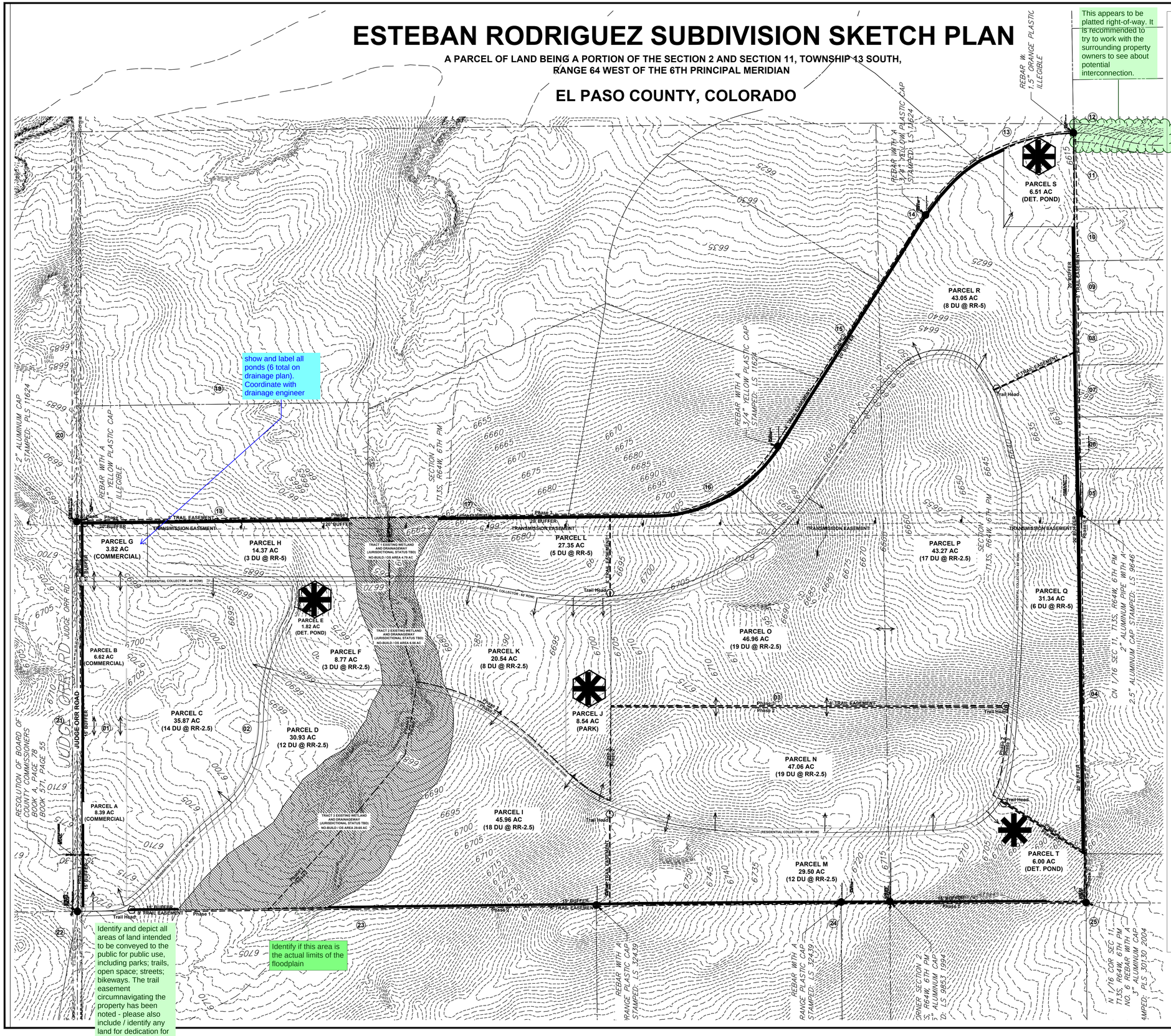
2 OF 3 SHEETS

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



OPEN SPACE SCHEDULE

LAND USE CATEGORY	ACREAGE	% OF SITE	MAXIMUM UNITS
OPEN SPACE PARK ZONING	8.54 ac	1.8%	n.a.
DETENTION NO-BUILD	14.33 ac	2.9%	n.a.
15-20' BUFFER	n.a.	n.a.	n.a.
8' TRAIL ESMT. AND TRAIL HEAD	2.81 ac	1.0%	n.a.
FLOODPLAIN NO-BUILD / OS	41.00 ac	n.a.	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 parcels are intended as Public Open Space

Detention areas will be maintained by the Rodriguez Metropolitan District or HOA.

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 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.

"Floodplain - No Build OS" tracts are intended as Private Open Space areas. Lots that encroach into the Floodplain - No Build / OS tracts will be platted at a future zoning and development plan submittal indicating that these areas are to remain Private 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 Private Open Space and are not intended as public open space, with the exception of the Trail Easements that cross through these tracts.

TYPICAL TRAILHEAD MARKER

OPEN SPACE TRACT SCHEDULE

PARCEL	TRACT	ACREAGE	DESIGNATION	% OF SITE
H	1	4.79 AC	PRIVATE	1.0%
F	2	6.56 AC	PRIVATE	1.4%
D	3	29.65 AC	PRIVATE	6.0%
S	n.a.	6.51 AC	PUBLIC	1.4%
T	n.a.	6.00 AC	PUBLIC	1.2%
E	n.a.	1.82 AC	PUBLIC	<1.0%
J	n.a.	8.54 AC	PUBLIC	1.8%
TRAIL	n.a.	2.81 AC	PUBLIC	<1.0%
TOTAL PRIVATE		41.00 AC		8.3%
TOTAL PUBLIC		25.68 AC		4.5%
TOTAL:		66.68 AC		12.8%

PHASING SCHEDULE

PHASE	PARCEL	TOTAL UNITS	ACREAGE
1	A	Commercial	8.39 AC
1	B	Commercial	6.62 AC
1	C	11	35.92 AC
1	D	12	30.93 AC
1	E	Detention	1.82 AC
1	F	3	35.92 AC
1	G	Commercial	3.82 AC
1	H	3	14.37 AC
2	I	18	45.96 AC
2	J	Park	8.54 AC
2	M	12	29.50 AC
2	T	Detention	6.00 AC
2	N	19	47.06 AC
3	O	19	46.96 AC
3	P	17	43.27 AC
3	Q	6	31.34 AC
3	R	8	43.05 AC
3	L	5	27.35 AC
3	K	8	20.54 AC

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N W E S

PLAN NORTH:

PROJECT NAME: ESTEBAN RODRIGUEZ SUBDIVISION

PROJECT ADDRESS: JUDGE ORR ROAD PEYTON, CO 80831

PROJECT DESCRIPTION: 496.25 ACRE SKETCH PLAN

DATE: 08/22/2023

DESIGNED: WFG

CHECKED: GEM

WILLIAM FREDERICK GUMAN LA-167 08/22/2023 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

REVISIONS:		
DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 300'0" (OR AS NOTED ON PLAN)

SHEET TITLE: SKETCH PLAN

SHEET NO. SKP1.3

3 OF 3 SHEETS

FILE NO. FILE#