

# AUTUMN ACRES

## NE1/4 S36 T12S R65W

### SKETCH PLAN

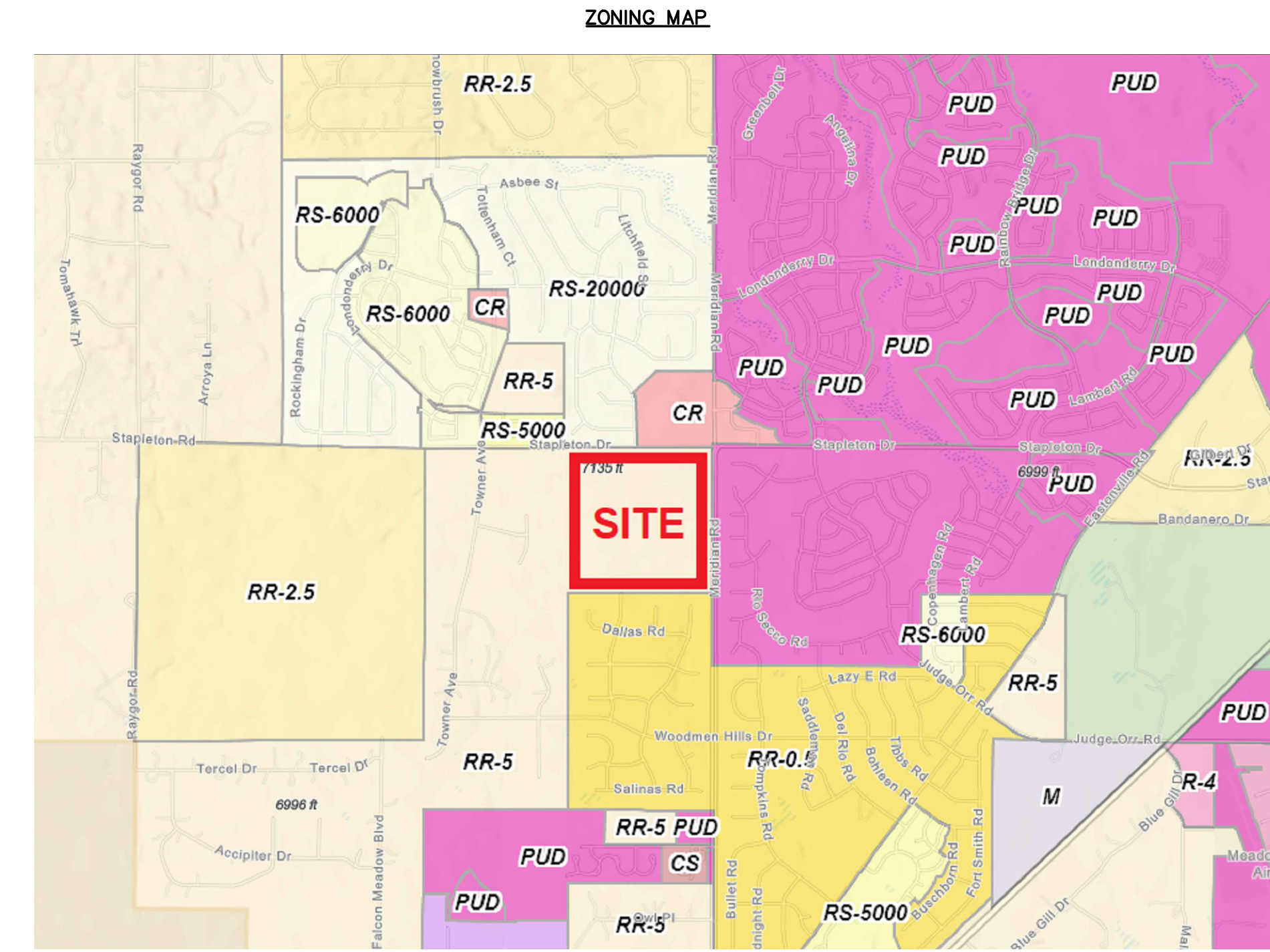
#### NOVEMBER 2022



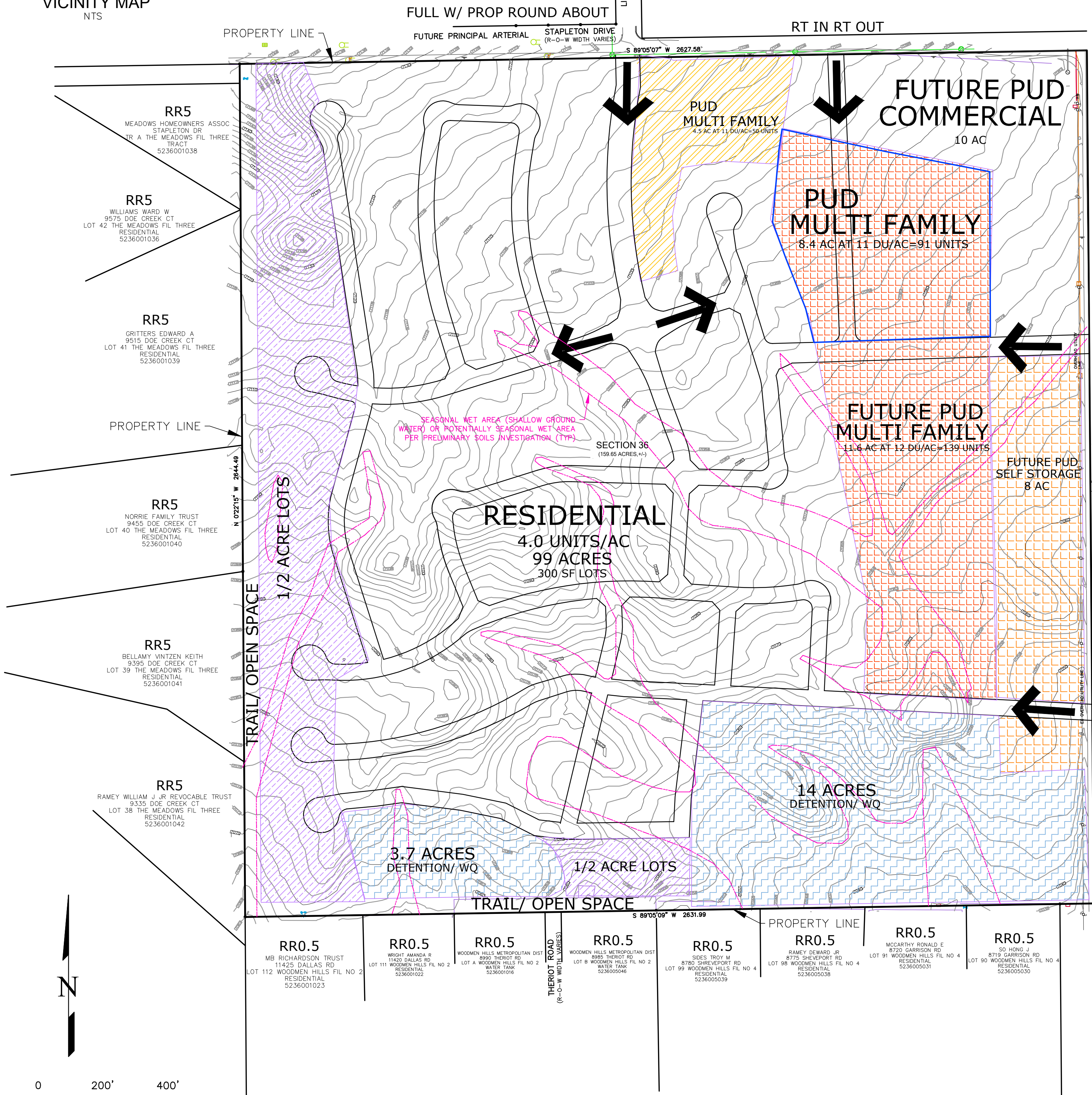
VICINITY MAP  
NTS

**RS20000**  
MULTIPLE OWNERS  
MULTIPLE ADDRESSES WATERBURY DR  
MULTIPLE LOTS BLK 1 PAINT BRUSH HILLS FIL NO 4  
RESIDENTIAL  
MULTIPLE SCHEDULE NUMBERS

**COMMERCIAL REGIONAL**  
BARCOCK LAND CORP  
N MERIDIAN RD  
UNPLATTED  
UNDEVELOPED  
5225400001



ZONING MAP



FULL W/ PROP ROUND ABOUT

RT IN RT OUT

**FUTURE PUD COMMERCIAL**  
10 AC

**PUD MULTI FAMILY**  
8.4 AC AT 11 DU/AC=91 UNITS

**FUTURE PUD MULTI FAMILY**  
11.6 AC AT 12 DU/AC=139 UNITS

**RESIDENTIAL**  
4.0 UNITS/AC  
99 ACRES  
300 SF LOTS

**FUTURE PUD SELF STORAGE**  
8 AC

14 ACRES  
DETENTION/ WQ

3.7 ACRES  
DETENTION/ WQ

1/2 ACRE LOTS

TRAIL/ OPEN SPACE

TRAIL/ OPEN SPACE  
1/2 ACRE LOTS

3/4 IN/ OUT

3/4 IN/ OUT

Legend:



GENERAL NOTES:

1. SURVEY DATA FROM AUGUST 2021.
2. A NOXIOUS WEED MANAGEMENT PLAN WILL BE PROVIDED WITH THE PRELIMINARY PLAN.
3. THE PROPERTY IS SUBJECT TO FINDINGS OF THE PRELIMINARY SOILS INVESTIGATION/ SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY MERIDIAN ROAD AND STAPLETON DRIVE PARCEL NO. 52000-00-016 EL PASO COUNTY, COLORADO BY ENTECH DATED MARCH 11, 2022. CONTACT EL PASO COUNTY LAND USE REVIEW TEAM IF YOU WOULD LIKE TO REVIEW A COPY OF SAID REPORT.
4. SETBACKS AND BUFFERS BETWEEN COMMERCIAL LAND USE AND RESIDENTIAL LAND USE WILL BE ESTABLISHED WITH ZONING AND PRELIMINARY PLAN.
5. NO PORTION OF THE SITE FALLS WITHIN THE FEMA 100-YEAR FLOODPLAIN AS DESIGNATED ON MAP NO. 08041C0553G AND 08041C0551G.

LAND USE	LAND USE TABLE		ACRES	LOTS/UNITS	LOT MIX
	DENSITY	SF LOTS			
URBAN RESIDENTIAL	7,000±	SF LOTS	99 AC	329 LOTS	50 PATIO HOME UNITS
PUD PATIO HOMES	11 / 12	DU/AC	4.5 AC	50 LOTS	240 TOWNHOME UNITS
PUD MULTI FAMILY	11 / 12	DU/AC	8.4 AC	91 LOTS	300 TOTAL 7000 SF LOTS
SUB TOTAL				470 LOTS	29 TOTAL 1/2 AC LOTS
<b>FUTURE LAND USE</b>					619 TOTAL UNITS
PUD MULTI FAMILY	13	DU/AC	11.6 AC	149 UNITS	
COMMERCIAL	N/A		18 AC	N/A	
OPEN SPACE	N/A		18.5 AC	N/A	
TOTAL	N/A		160 AC	619 LOTS/UNITS	

**SITE DATA**

TAX ID #: 5200000016  
LEGAL DESCRIPTION: NE4 SEC 36-12-65  
MASTER PLAN: YOUR EL PASO MASTER PLAN  
EXISTING LAND USE: UNDEVELOPED  
EXISTING ZONING: RR-5 (RURAL RESIDENTIAL)

SITE AREA: 160 ACRES  
PROPOSED USE: MIXED RESIDENTIAL/COMMERCIAL  
NUMBER OF UNITS: 619  
GROSS DENSITY: 3.9 DU/AC  
TOTAL AREAS: SEE LAND USE TABLE

UTILITY/SERVICE PROVIDERS: WATER - PAINT BRUSH HILLS METRO DISTRICT  
SANITARY - PAINT BRUSH HILLS METRO DISTRICT  
ELECTRIC - MOUNTAIN VIEW ELECTRIC ASSOCIATION  
GAS - COLORADO SPRINGS UTILITIES  
FIRE PROTECTION - FALCON FIRE PROTECTION DISTRICT  
SCHOOLS - FALCON DISTRICT #49

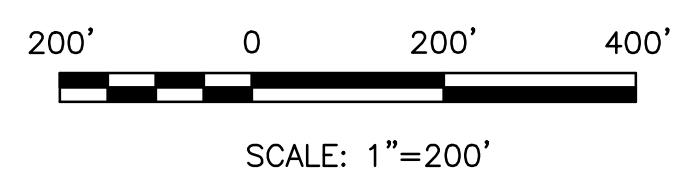
**PROJECT DATA**

OWNER: STATE OF COLORADO  
1313 SHERMAN ST, #620  
DENVER, CO 80203  
(719) 543-7403

DEVELOPER: MERIDIAN HILLS LLC  
106 CERRITO PT  
COLORADO SPRINGS, CO 80905  
(719) 473-0599

PREPARER: TERRA NOVA ENGINEERING, INC.  
721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
(719) 635-6422

MINERAL RIGHTS OWNERSHIP: NOT APPLICABLE  
ADDRESS: SW CORNER OF INTERSECTION OF STAPLETON DR AND MERIDIAN RD



REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CITY ENGINEER, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.			

PREPARED FOR:  
**MERIDIAN HILLS LLC**  
ATTN: KEVIN DONOVAN  
106 CERRITO PT  
COLORADO SPRINGS, CO 80905  
719.473.0599

721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-635-6422  
FAX: 719-635-6426  
www.tnec.com

**AUTUMN ACRES**

SKETCH PLAN

DESIGNED BY LD  
DRAWN BY LD  
CHECKED BY LD  
H-SCALE AS NOTED  
V-SCALE AS NOTED  
JOB NO. 2199.13  
DATE ISSUED 11/28/22  
SHEET NO. 1 OF 1