

LOCATED IN SECTION 32 & SECTION 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

Civil Engineer:  
Terra Nova Engineering, Inc.  
Ability Design Build, LLC  
721 S. 23rd St.  
Colorado Springs, Colorado 80904

TOTAL ACERAGE IS 307.469 AC.

STAPLETON DR

MERIDIAN RD

EASTONVILLE RD

E US HIGHWAY 24

JUDGE ORR RD

MEADOW LAKE AIRPORT

GSSA JIB


**SITE**

NORTH

SCALE: 1"=1000'

\*Low intensity industrial use is proposed.

Land Planning  
Landscape  
Architecture  
Urban Design



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

[www.nescolorado.com](http://www.nescolorado.com)

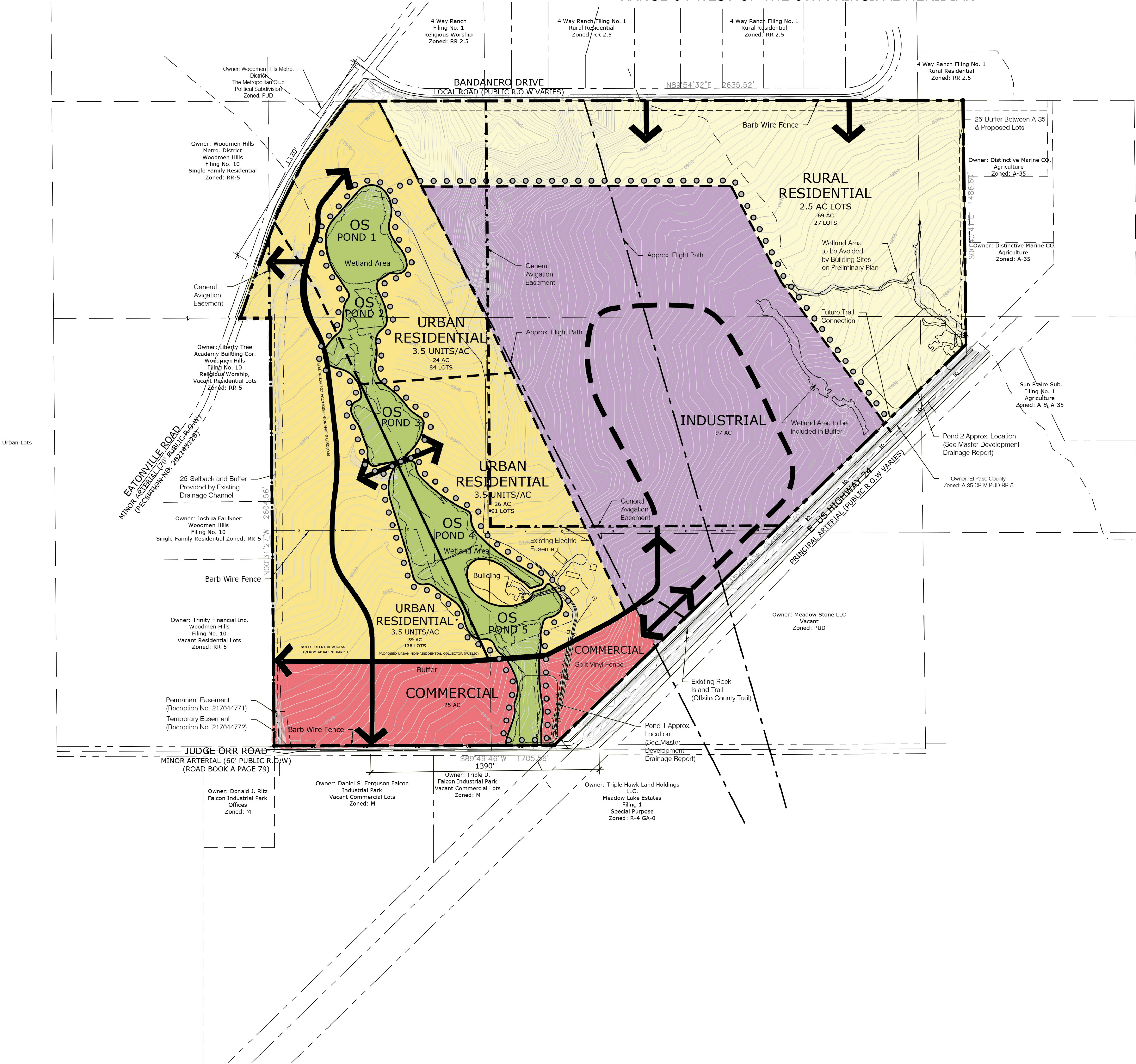
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# 1



MEADOWLAKE RANCH SKETCH PLAN

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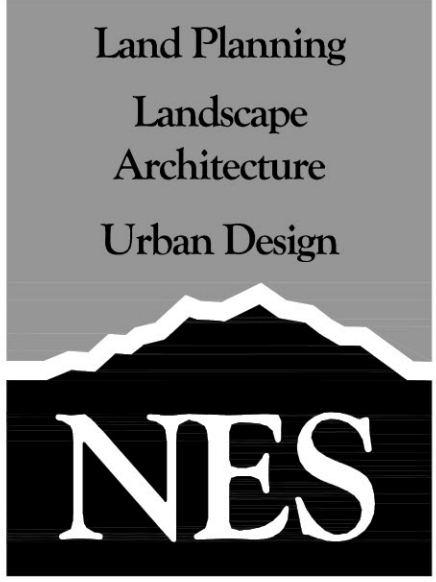
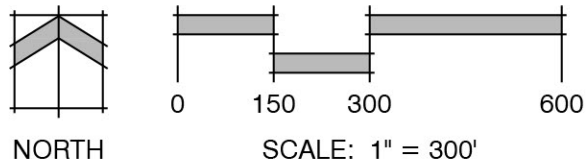


Land Use Table			
Land Use	Density	Acres	Lots/Units
Rural Residential	2.5 AC Lots	69 AC	27 Lots
Urban Residential	3.5 Units/AC	89 AC	311 Units
Commercial	25 AC		N/A
Industrial	97 AC		N/A
Open Space	27.4 AC		N/A
Total		307.4 AC	338 Lots/Units

**Legend:**

- General Avigation Easement
- Property Line
- Land Use Bubble
- Approximate Flight Path
- Open Space (OS)
- Access Arrow
- Intermittent Stream
- Proposed Trail  
Note: Trail locations are shown conceptually. Trail locations will be determined on subsequent Preliminary Plans based on detailed design and environmental concerns.

General Notes:  
1. CDOT has conceptual plans to make improvements to the Judge Orr/ Highway 24 intersection, which if designed and approved, could require right-of-way acquisition by CDOT.



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MEADOWLAKE RANCH

SKETCH PLAN

DATE: 6-13-18  
PROJECT MGR: J. HAYWARD  
PREPARED BY: R. SAWYER

ENTITLEMENT

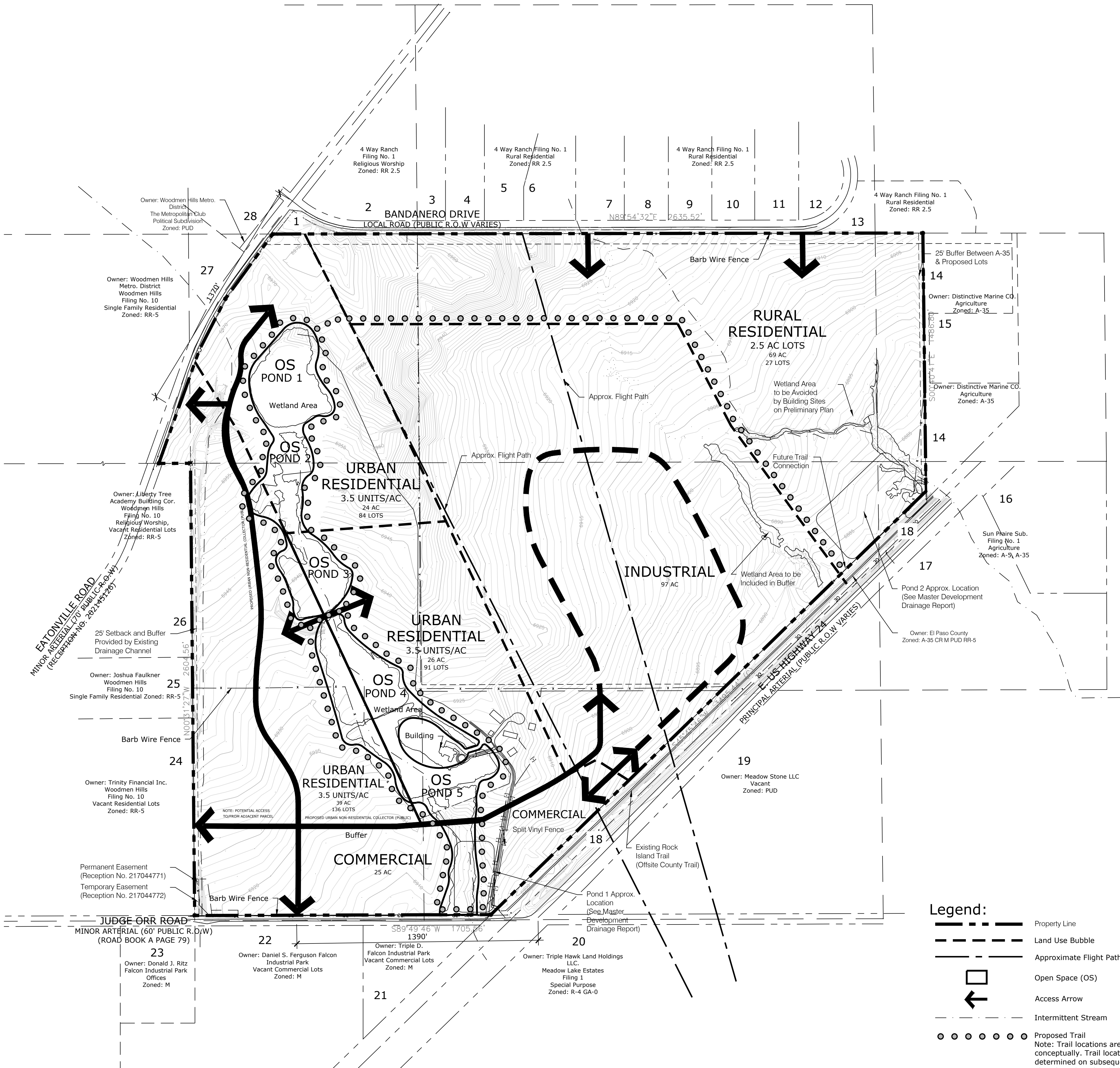
DATE:	BY:	DESCRIPTION:
11-15-18	RS	REVISIONS PER COUNTY COMMENTS
2-26-19	RS	REVISIONS PER COUNTY COMMENTS

SKETCH PLAN



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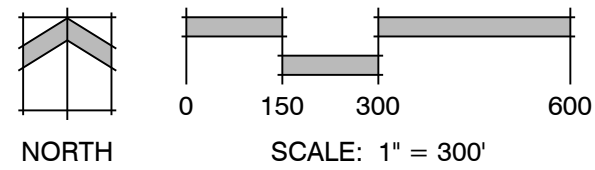


## ADJACENT PROPERTY OWNERS

1.	423207001 Peter R. Martz Location: 13211 Bandanero Dr. Mailing: PO BOX 50223 Colorado Springs, CO 80949-0223	14.	423300004 Distinctive Marine CO. Location: Zan Ln. Mailing Address: PO BOX 9732 Colorado Springs, CO 80932-0732
2.	4232206004 Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints Attn: File #592-1028 Location: 13210 Bandanero Dr. Mailing: 50 E North Temple Fl 22 Salt Lake City, UT 84150-0022	15.	423300005 Distinctive Marine CO. Location: Zan Ln. Mailing Address: PO BOX 9732 Colorado Springs, CO 80932-0732
3.	4232103001 Daneil Rae & Michael Allen Pugh 13310 Bandanero Dr. Peyton, CO 80831-3810	16.	4233001002 H30 Investments LLC Location: 13955 E. Highway 24 Mailing Address: 704 Silver Oak Grv. Colorado Springs, CO 80906-8627
4.	4232103002 Michael J. II & Susan P. Drake 13360 Bandanero Dr. Peyton, CO 80831-3810	17.	4233001001 Aaron L. & Tanisha R. Smith 13925 E. US Highway 24 Peyton, CO 80831-8407
5.	4232103003 David M. & Jennifer A. Post 13410 Bandanero Dr. Peyton, CO 80831-3805	18.	420000265 El Paso County Location: E. Highway 24 Mailing: 27 E. Vermijo Ave. Peyton, CO 80903-2208
6.	4232103004 803 Equity Holdings- Independence Location: 13460 Bandanero Dr. 2376 Margaux Valley Way Colorado Springs, CO 80921	19.	420000249 Meadow Stone LLC Location: 13630 Judge Orr Rd. Mailing: 11605 Meridian Mkt. VW #124/270 Peyton, CO 80831-8238
7.	4232103005 Robert W. & Sheri L. Miller Location: 13510 Bandanero Dr. Mailing: 7475 N. Peyton Hwy. Peyton, CO 80831-7307	20.	4200000249 Triple Hawk Land Holdings LLC Location: 8345 Blue Gill Dr. Mailing: 4185 Cherryvale Dr. Colorado Springs, CO 80918-6139
8.	4232103006 Amber Templin-Brown 13560 Bandanero Dr. Peyton, CO 80831-3807	21.	4305006001 Triple D. Location: 12925 Judge Orr Rd. Mailing: 4207 Falkner Dr. Naperville, IL 60564-7104
9.	4232103007 Mark W. & Gayle L. Belles 13610 Bandanero Dr. Peyton, CO 80831-3808	22.	4305005002 Daniel S. & Tia D. Ferguson Family LLP Location: 12925 Judge Orr Rd. Mailing: 13202 Judge Orr Rd. Peyton, CO 80831-8401
10.	4232103008 Gary Marshall & Brenda K. Brown 13660 Bandanero Dr. Peyton, CO 80831-3808	23.	4305006003 Donald J. & Nyla R. Ritz Location: 12825 Judge Orr Rd. Mailing: 4105 Radium Springs Rd. Albany, GA 31705-9324
11.	4232103009 John K. & Andrea R. Crosby 13710 Bandanero Dr. Peyton, CO 80831-3809	24.	4232302003 Trinity Financial Inc. Location: 8507 Eastonville Rd. Mailing: 20201 Deer Shadow Way Monument, CO 80132-8041
12.	4232103010 Paul T. JR. & Cathy A. Hartmann 13760 Bandanero Dr. Peyton, CO 80831-3809	25.	4232302002 Joshua Faulkner & Donna Alverson-Faulkner 8555 Eastonville Rd. Peyton, CO 80831-4087
13.	4233301002 Ramon F. & Beth R. Garcia Location: 13761 Bandanero Dr. Mailing: 13811 Bandanero Dr. Peyton, CO 80831-3804	26.	4232302001 Liberty Tree Academy Building Cor. Location: 8579 Eastonville Rd. Mailing: PO BOX 64614 Colorado Springs, CO 80962
		27.	4232202003 Woodmen Hills Metropolitan District & Meridian Service Metro District C/o Community Resource SVCS Location: 9002 & 9252 Eastonville Rd. Mailing: 7995 E. Prentice Ave. STE 103E Englewood, CO 80111-2710
		28.	4232202078 Woodmen Hills Metropolitan District Location: 13195 Bandanero Rd. Mailing: 8046 Eastonville Rd. Peyton, CO 80831-6175

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### ENTITLEMENT

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3 OF 3