

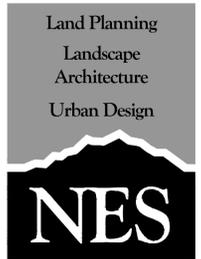
MEADOWLAKE RANCH SKETCH PLAN

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

Owner:
Daniel S. Ferguson
13202 Judge Orr Rd.
Peyton, CO 80831

Planner/Landscape Architect:
N.E.S. Inc.
619 N. Cascade Ave. Suite 200
Colorado Springs, Colorado 80903

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



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619 N. Cascade Avenue, Suite 200
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SITE DATA

Tax ID Number: 4200000264
Master Plan: Falcon/Peyton Plan
Existing Land Use: Agriculture/Residential
Existing Zoning: A-35

Site Acreage: 307.469 AC (13,393,349 SF)
Number of Units: 338
Gross Density: 1.11 DU/AC

Total Areas (See Land Use Table):

Residential:	
Rural Residential:	69 AC
Urban Residential:	89 AC
Total Residential:	158 AC
Commercial:	25 AC
*Industrial:	97 AC
Open Space:	27.4 AC
Total:	307.4 AC

*Low intensity industrial use is proposed.

SHEET INDEX

Sheet 1 of 3: Cover Sheet
Sheet 2 of 3: Sketch Plan
Sheet 3 of 3: Adjacent Property Owners Map

LEGAL DESCRIPTION

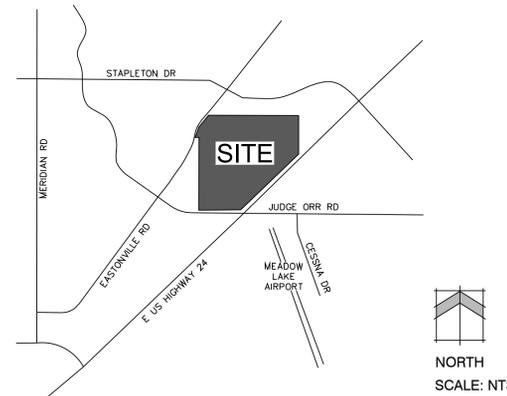
PARCEL A:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER, AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE THE SOUTHWEST QUARTER SECTION 33, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, THENCE NORTH ALONG THE WEST LINE OF SAID EAST HALF TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD, SAID LINE ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY OF EASTONVILLE ROAD, THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE NORTHWEST CORNER OF SAID NORTH (SOUTH) HALF OF THE NORTHEAST QUARTER, THENCE EAST ALONG THE NORTH LINE OF SAID NORTH (SOUTH) HALF TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE THE NORTHWEST QUARTER OF SAID SECTION 33, THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 26, 1971 IN BOOK 2451 AT PAGE 758 OF THE RECORDS OF SAID COUNTY, THENCE SOUTH ALONG SAID WEST LINE TO ITS INTERSECTION WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, THENCE CONTINUE SOUTH ALONG SAID WEST LINE TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 32, THENCE CONTINUING SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 32, THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE SOUTH 38 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32.

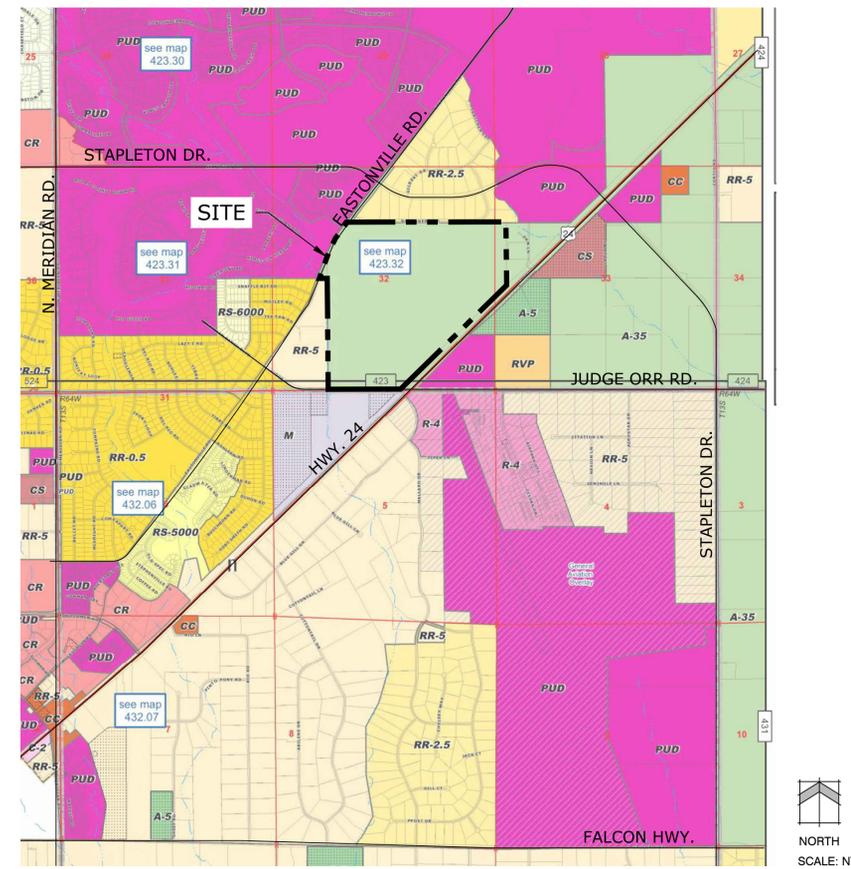
PARCEL B:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, LYING EASTERLY OF EASTONVILLE ROAD ALSO SHOWN AS TRACT 16 ON THE LAND SURVEY PLAT OF HUGH BENNETT ESTATES RECORDED SEPTEMBER 23, 1997 UNDER RECEPTION NO. 97111407 AND APRIL 8, 1998 UNDER RECEPTION NO. 98045158.

TOTAL ACERAGE IS 307.469 AC.

VICINITY MAP



ZONING MAP



GENERAL NOTES

1. A NOXIOUS WEED MANAGEMENT PLAN WILL BE PROVIDED WITH THE PRELIMINARY PLAN.
2. A NOISE STUDY FOR HIGHWAY 24 WILL BE PROVIDED WITH THE PRELIMINARY PLAN.
3. THE PROPERTY IS SUBJECT TO FINDINGS OF A GEOLOGIC HAZARD REPORT BY ENTECH DATED JULY 30, 2018. CONTACT EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT IF YOU WOULD LIKE TO REVIEW A COPY OF SAID REPORT. FURTHER DETAILED REPORT SHALL BE PROVIDED WITH SUBSEQUENT PRELIMINARY PLAN.
4. NO ACCESS PERMITTED TO HIGHWAY 24.
5. INTERNAL SETBACKS AND BUFFERS BETWEEN INDUSTRIAL LAND USE AND RESIDENTIAL LAND USE WILL BE ESTABLISHED WITH ZONING AND PRELIMINARY PLAN.
6. NO PORTION OF THE MEADOWLAKE RANCH SITE FALLS WITHIN THE FEMA 100-YEAR FLOODPLAIN AS DESIGNATED ON MAP NO. 08041C575F.
7. ALL PROPOSED ACCESS LOCATIONS AND PROPOSED ROADS ON THIS SKETCH PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. DEVIATION REQUESTS MUST BE APPROVED FOR TRANSPORTATION AND ACCESS DESIGN THAT IS NOT IN CONFORMANCE WITH EPC ENGINEERING CRITERIA MANUAL STANDARDS.
8. INTERNAL TRAIL CONNECTION TO THE ROCK ISLAND TRAIL WILL BE SHOWN ON PRELIMINARY PLANS FROM RESIDENTIAL LAND USE AS SHOWN.
9. A 25' EASEMENT WILL BE PROVIDED FOR COUNTY TRAILS ALONG THE NORTH SIDE OF JUDGE ORR RD. AND THE EAST SIDE OF EASTONVILLE RD. TO BE SHOWN ON PRELIMINARY PLANS.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT GRANTED TO MEADOW LAKE AIRPORT, RECORDED APRIL 08, 1969, IN BOOK 2285 AT PAGE 310.
11. IT IS ANTICIPATED THAT HIGH GROUNDWATER LEVELS WILL REQUIRE AN UNDERDRAIN SYSTEM, IN OR NEXT TO THE PUBLIC STREETS. LOCATION AND MAINTENANCE OF ANY UNDERDRAIN SYSTEMS WILL BE DETERMINED WITH FUTURE DESIGN.

DISTRICTS PROVIDING SERVICE:

1. ELECTRIC: MOUNTAIN VIEW ELECTRIC
2. GAS: COLORADO SPRINGS UTILITIES
3. FIRE PROTECTION: FALCON PROTECTION DISTRICT
4. SCHOOLS: FALCON DISTRICT #49
5. WATER AND WASTEWATER- PROPOSED: WOODMEN HILLS METROPOLITAN DISTRICT

MEADOWLAKE RANCH

SKETCH PLAN

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

ENTITLEMENT

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

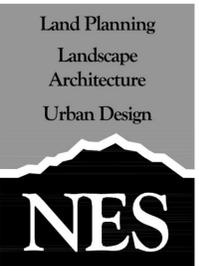
COVER

1

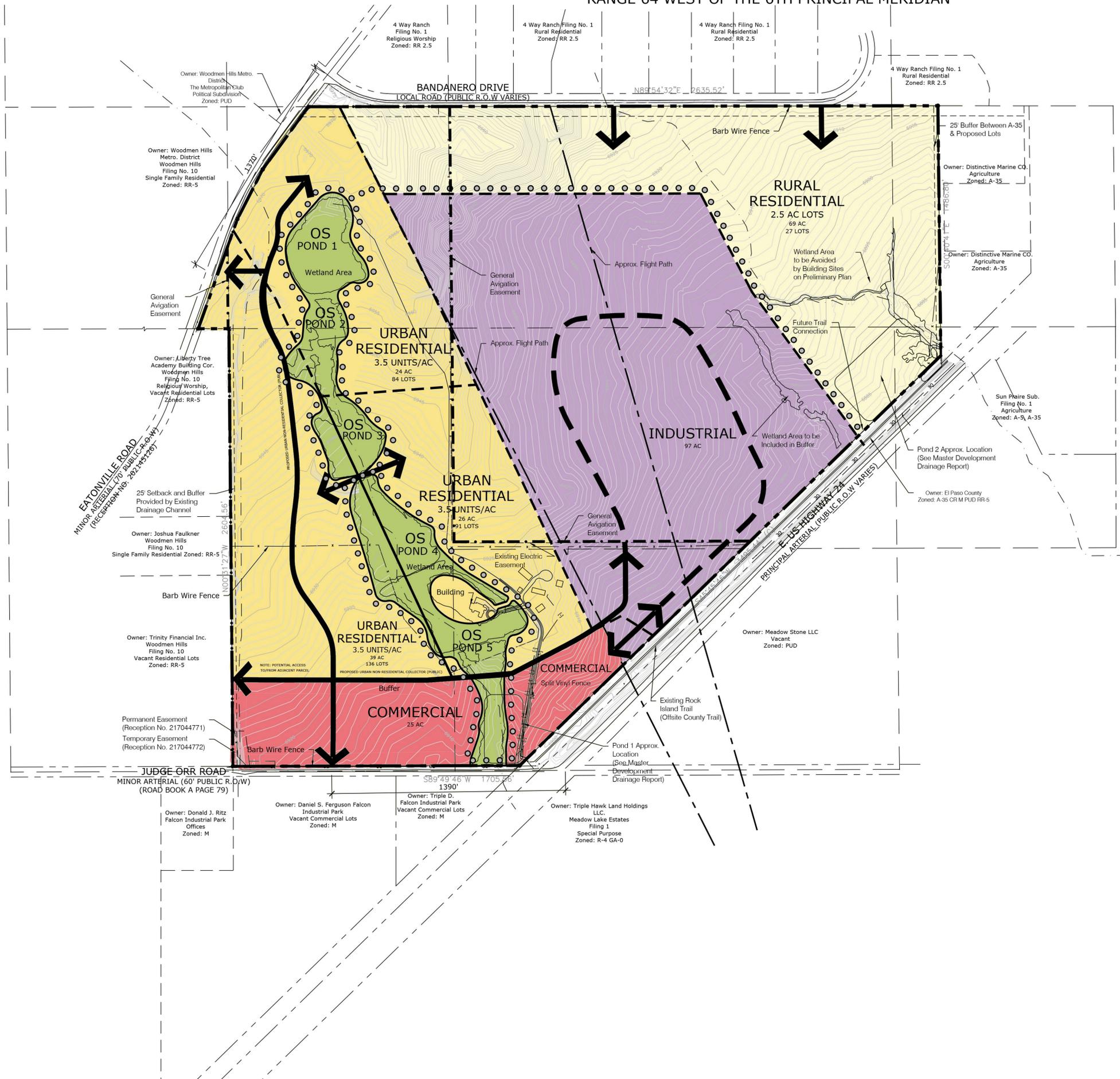
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RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN



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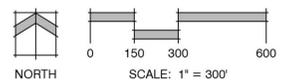
Land Use	Density	Acres	Lots/Units
Rural Residential	2.5 AC Lots	69 AC	27 Lots
Urban Residential	3.5 Units/AC	89 AC	311 Units
Commercial	25 AC		N/A
Industrial	97 AC		N/A
Open Space	27.4 AC		N/A
Total		307.4 AC	338 Lots/Units

Legend:

- General Aviation 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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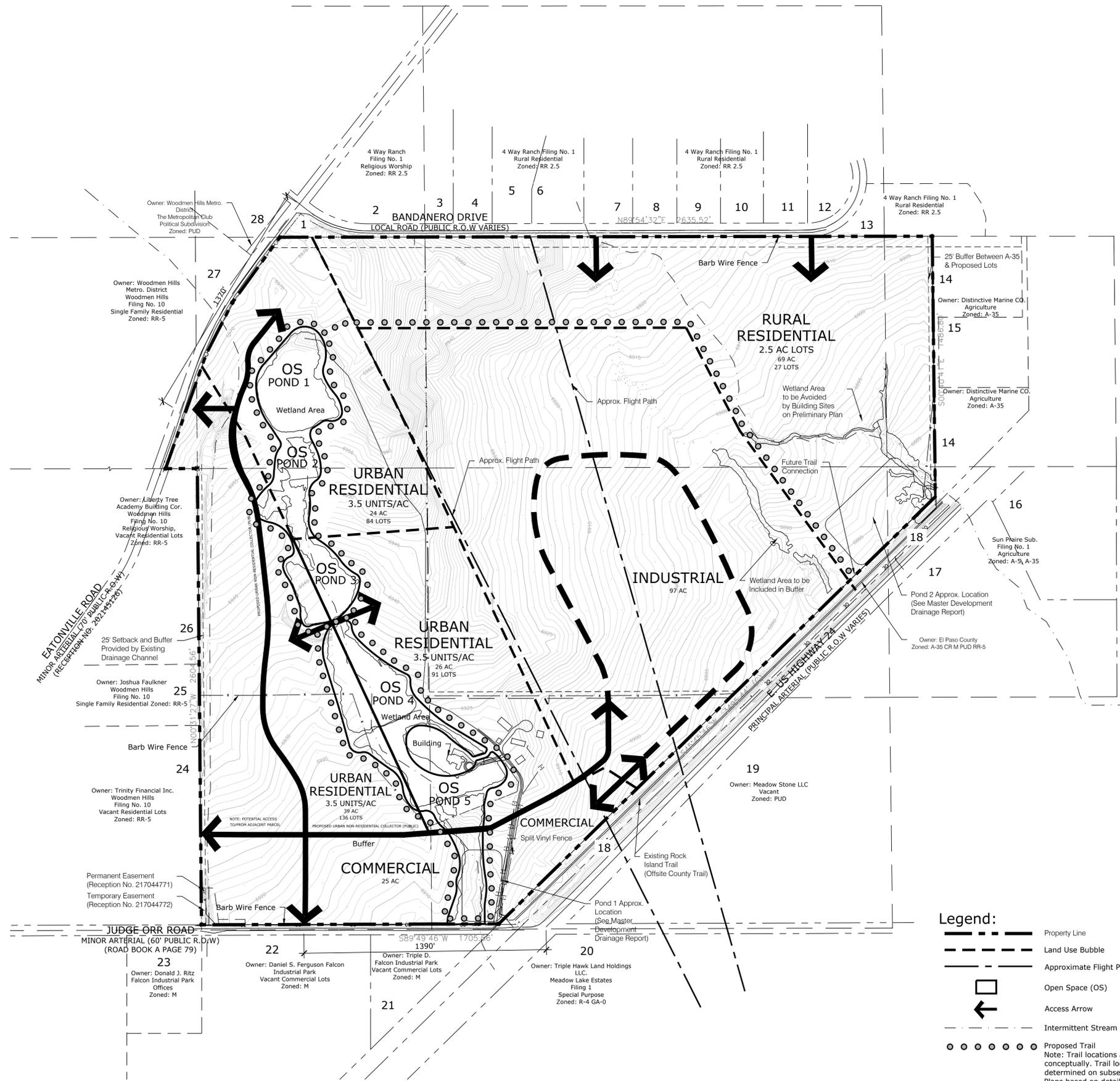
SKETCH PLAN

2 OF 3

P:\Dan Ferguson\Judge Orr Road & Highway 24\Drawings\Planning\Develop\DFR Sketch Plan.dwg [Sketch Plan] 4/26/2019 11:08:21 AM Sawyer

MEADOWLAKE RANCH SKETCH PLAN

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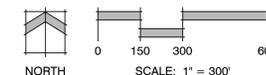
ADJACENT PROPERTY OWNERS

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. 423206004 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. 423203001 Dawell Rae & Michael Allen Pugh 13310 Bandanero Dr. Peyton, CO 80831-3810	16. 423300102 H3O Investments LLC Location: 13965 E. Highway 24 Mailing Address: 704 Silver Oak Grv. Colorado Springs, CO 80906-8627
4. 423203002 Michael J. & Susan P. Drake 13360 Bandanero Dr. Peyton, CO 80831-3810	17. 423300101 Aaron L. & Tanisha R. Smith 13925 E. US Highway 24 Peyton, CO 80831-8407
5. 423203003 David M. & Jennifer A. Post 13410 Bandanero Dr. Peyton, CO 80831-3805	18. 420000285 El Paso County Location: E. Highway 24 Mailing: 27 E. Vermijo Ave. Peyton, CO 80903-2208
6. 423203004 803 Equity Holdings - Independence Location: 13460 Bandanero Dr. 2376 Margaux Valley Way Colorado Springs, CO 80921	19. 420000249 Meadow Stone LLC Location: 13580 Judge Orr Rd. Mailing: 11605 Meridian Mkt. VW #124/270 Peyton, CO 80831-8238
7. 423203005 Robert W. & Sheri L. Miller Location: 7475 N. Peyton Hwy. Peyton, CO 80831-7307	20. 420000249 Triple Hawk Land Holdings LLC Location: 8345 Blue Gill Dr. Mailing: 4183 Cherryvale Dr. Colorado Springs, CO 80918-6139
8. 423203005 Amber Tempkin-Brown 13560 Bandanero Dr. Peyton, CO 80831-3807	21. 430500601 Triple D. Location: 12925 Judge Orr Rd. Mailing: 4207 Falkner Dr. Naperville, IL 60564-7304
9. 423203007 Mark W. & Gaye L. Belles 13610 Bandanero Dr. Peyton, CO 80831-3808	22. 430500602 Daniel S. & Lisa D. Ferguson Family LLP Location: 12925 Judge Orr Rd. Mailing: 13202 Judge Orr Rd. Peyton, CO 80831-8401
10. 423203008 Gary Marshall & Brenda K. Brown 13710 Bandanero Dr. Peyton, CO 80831-3809	23. 430500603 Donald J. & Nyla R. Ritz Location: 12925 Judge Orr Rd. Mailing: 4105 Radium Springs Rd. Albany, GA 31705-9324
11. 423203009 John K. & Andrea R. Crosby 13710 Bandanero Dr. Peyton, CO 80831-3809	24. 423202003 Trinity Financial Inc. Location: 8507 Eastonville Rd. Mailing: 3020 Deer Shadow Way Monument, CO 80132-8041
12. 423203010 Paul T. JR. & Cathy A. Harimann 13760 Bandanero Dr. Peyton, CO 80831-3809	25. 423202002 Joshua Faulkner & Donna Alverson-Faulkner 8555 Eastonville Rd. Peyton, CO 80831-4087
13. 423203002 Ramon F. & Beth R. Garcia Location: 13761 Bandanero Dr. Mailing: 13811 Bandanero Dr. Peyton, CO 80831-3804	26. 423202001 Liberty Tree Academy Building Cor. Location: 8279 Eastonville Rd. Mailing: PO BOX 64614 Colorado Springs, CO 80962
	27. 423202003 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. 423202078 Woodmen Hills Metropolitan District Location: 13195 Bandanero Rd. Mailing: 8046 Eastonville Rd. Peyton, CO 80831-6175

Legend:

- 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.



Land Planning
Landscape Architecture
Urban Design

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3

3 OF 3