## 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 SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST 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 SAID SOUTHEASTERLY RIGHT OF WAY TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHEAST 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 OUARTER 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 SOUTHEAST QUARTER OF SECTION 32.

### PARCEL B:

THE SOUTHEAST 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.

## GENERAL NOTES

- 1. A NOXIOUS WEED MANAGEMENT PLAN WILL BE PROVIDED WITH THE PRELIMINARY PLAN. A NOISE STUDY FOR HIGHWAY 24 WILL BE PROVIDED WITH THE PRELIMINARY PLAN.
- 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.

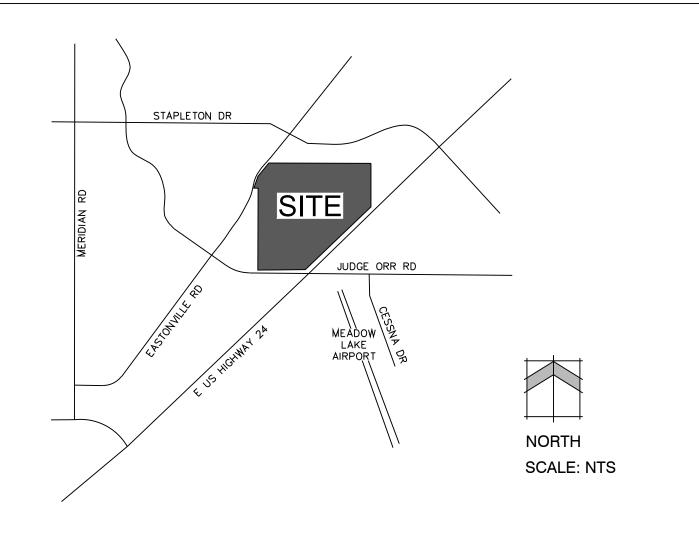
## DISTRICTS PROVIDING SERVICE:

- 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

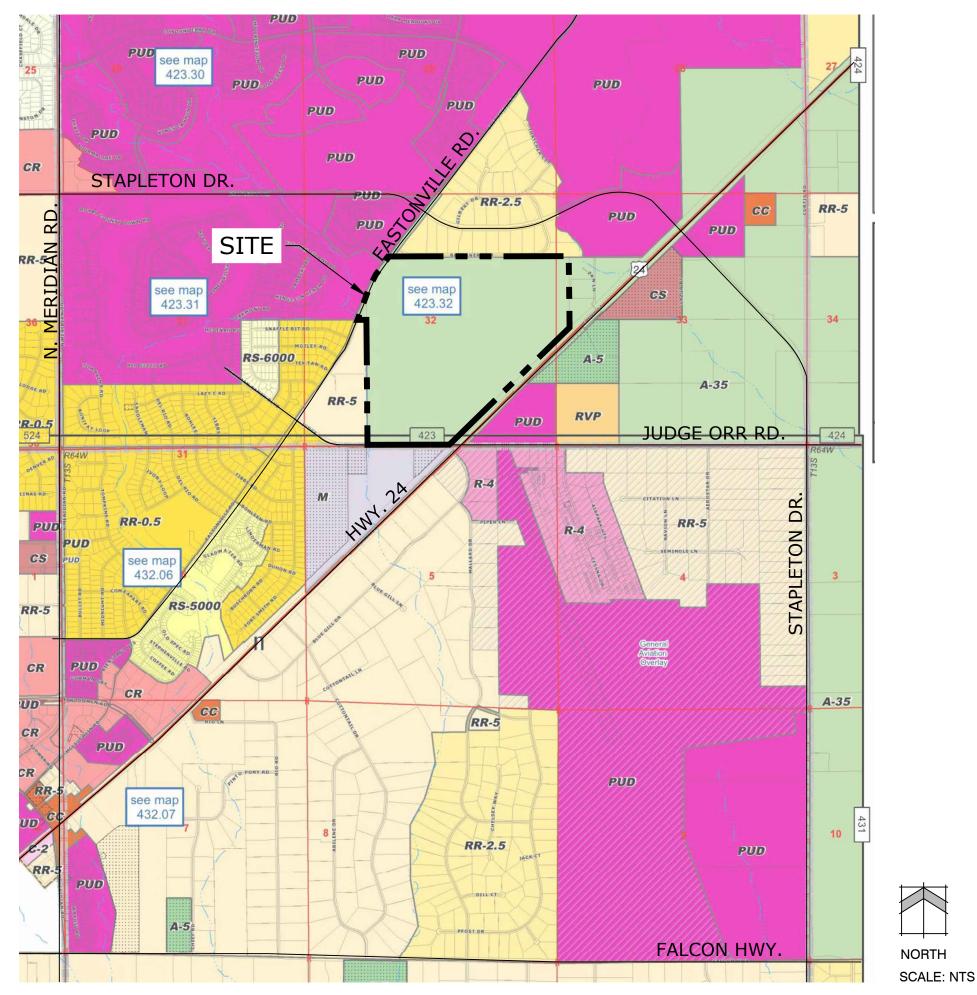
# MEADOWLAKE RANCH SKETCH PLAN

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

VICINITY MAP



ZONING MAP



Colorado Springs, Colorado 80904 SITE DATA Tax ID Number: 4200000264 N.E.S. Inc. Master Plan: Falcon/Peyton Plan 619 N. Cascade Avenue, Suite 200 Existing Land Use: Agriculture/Residential Colorado Springs, CO 80903 Existing Zoning: A-35 Tel. 719.471.0073 Site Acreage: 307.469 AC (13,393,349 SF) Fax 719.471.0267 Number of Units: 338 Gross Density: 1.11 DU/AC www.nescolorado.com Total Areas (See Land Use Table): © 2012. All Rights Reserved. Residential: Rural Residential: 69 AC Urban Residential: 89 AC Total Residential: 158 AC 25 AC Commercial: 97 AC \*Industrial: **Open Space:** 27.4 AC 307.4 AC Total: \*Low intensity industrial use is proposed MEADOWLAKE RANCH SHEET INDEX Cover Sheet Sheet 1 of 3: SKETCH PLAN Sheet 2 of 3: Sketch Plan Sheet 3 of 3: Adjacent Property Owners Map DATE: 6-13-18 PROJECT MGR: J. MAYNARD PREPARED BY: R. SAWYER ENTITLEMENT DATE: DESCRIPTION: BY: REVISIONS PER 11-15-18 RS COUNTY COMMENTS REVISIONS PER 2-26-19 RS COUNTY COMMENTS COVER

Planner/Landscape Architect:

Terra Nova Engineering, Inc. Ability Design Build, LLC

619 N. Cascade Ave. Suite 200

Colorado Springs, Colorado 80903

N.E.S. Inc.

Civil Engineer:

721 S. 23rd St.

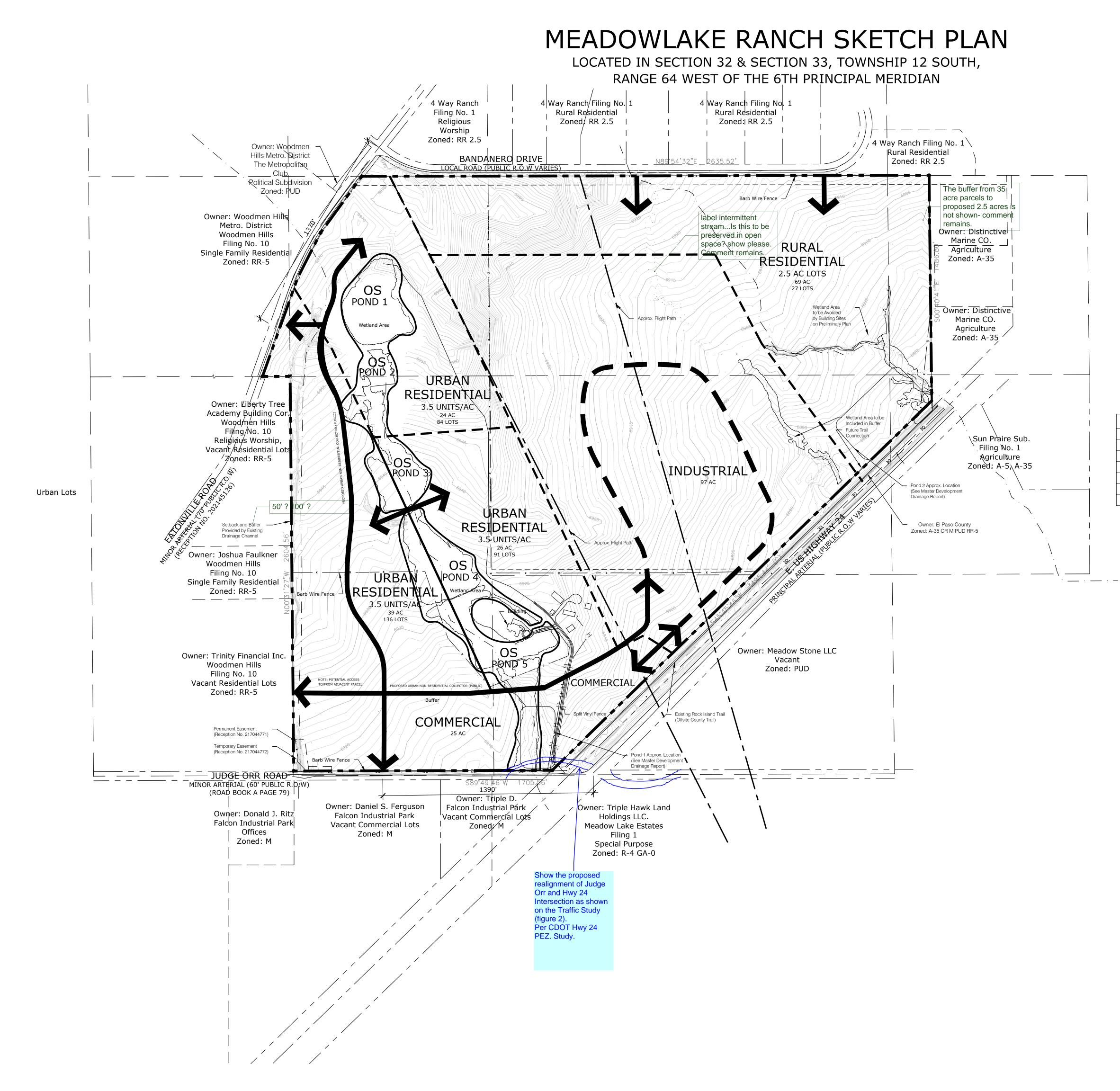
Land Planning

Landscape

Architecture

Urban Design

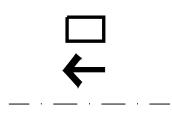
OF



	PLANNER / LANDSCAPE ARCHITECT	I and Planning Landscape Architecture Urban DesignI ban DesignI ban DesignI ban DesignI ban DesignI ban Design DesignI ban Design Design DesignI ban Design Design Design Design DesignI ban Design D	
	IN ASSOCIATION WITH		
		MEADOWLAKE RANCH	
		SKETCH PLAN	
	PROJECT INFO	DATE: 6-13-18 PROJECT MGR: J. MAYNARD PREPARED BY: R. SAWYER	
_	PROJECT INFO	DATE: 6-13-18 PROJECT MGR: J. MAYNARD	
_	PROJECT INFO	DATE: 6-13-18 PROJECT MGR: J. MAYNARD	
_	SEAL PROJECT INFO	DATE: 6-13-18 PROJECT MGR: J. MAYNARD PREPARED BY: R. SAWYER	
_	SEAL	DATE: 6-13-18 PROJECT MGR: J. MAYNARD	
-		DATE: 6-13-18 PROJECT MGR: J. MAYNARD PREPARED BY: R. SAWYER	
_	ISSUE INFO SEAL	DATE: BY: DESCRIPTION: REVISIONS PER	
	SEAL	DATE: 6-13-18 PROJECT MGR: J. MAYNARD PREPARED BY: R. SAWYER R. SAWYER	
	ISSUE / REVISION ISSUE INFO SEAL	DATE: 6-13-18 PROJECT MGR: J. MAYNARD PREPARED BY: R. SAWYER R. SAWYER	
	ISSUE INFO SEAL	DATE: 6-13-18 PROJECT MGR: J. MAYNARD PREPARED BY: R. SAWYER <b>ENTITLEMENT</b> DATE: BY: DESCRIPTION: 11-15-18 RS REVISIONS PER COUNTY COMMENTS 2-26-19 RS REVISIONS PER COUNTY COMMENTS	
	ISSUE / REVISION ISSUE INFO SEAL	DATE: 6-13-18 PROJECT MGR: J. MAYNARD PREPARED BY: R. SAWYER <b>ENTITLEMENT</b> DATE: BY: DESCRIPTION: 11-15-18 RS REVISIONS PER COUNTY COMMENTS 2-26-19 RS REVISIONS PER COUNTY COMMENTS	

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		





Property Line	

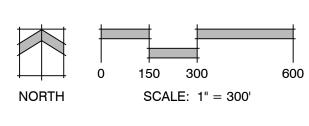
Land Use Bubble

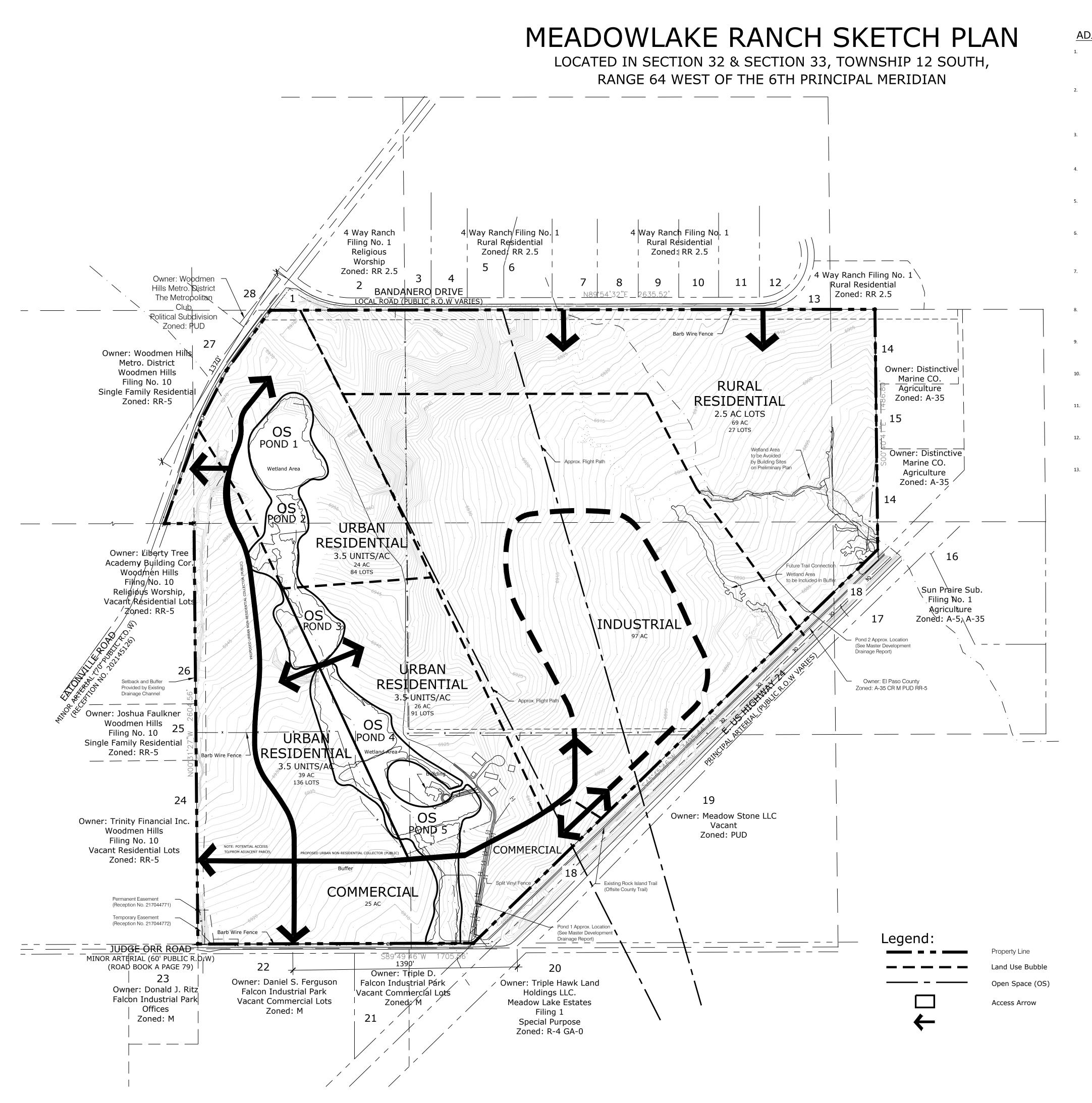
Approximate Flight Path

Open Space (OS)

Access Arrow

Intermittent Stream





## ADJACENT PROPERTY OWNERS

14.

15.

16.

17

18.

19.

20.

21.

22.

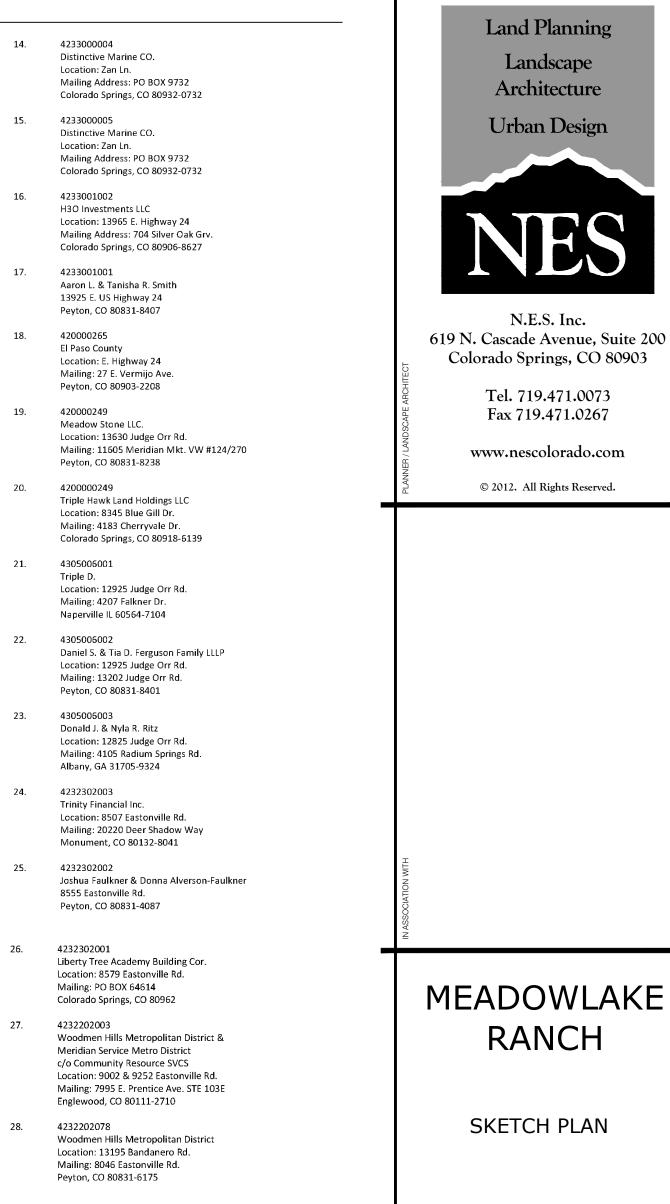
23.

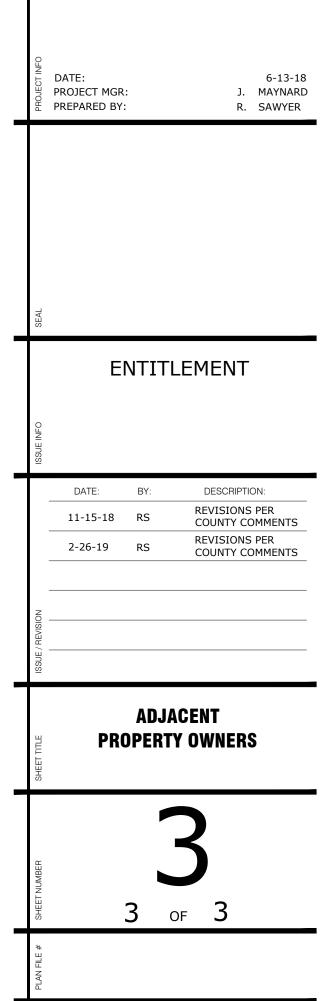
24.

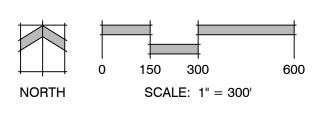
25.

27.

4232207001 Peter R. Martz Location: 13211 Bandandero Dr. Mailing: PO BOX 50223 Colorado Springs, CO 80949-0223
4232206004 Presiding Bishop of the Church of Jesus Christ of Latter-Day Sa Attn File #592-1028 Location: 13210 Bandanero Dr. Mailing: 50 E North Temple FI 22 Salt Lake City, UT 84150-0022
4232103001 Danell Rae & Michael Allen Pugh 13310 Bandanero Dr. Peyton, CO 80831-3810
4232103002 Michael J. II & Susan P. Drake 13360 Bandanero Dr. Peyton, CO 80831-3810
4232103003 David M. & Jennifer A. Post 13410 Bandanero Dr. Peyton, CO 80831-3806
4232103004 ROS Equity Holdings- Independence Location: 13460 Bandanero Dr. 2376 Margaux Valley Way Colorado Springs, CO 80921
4232103005 Robert W. & Sheri L. Miller Location: 13510 Bandanero Dr. Mailing: 7475 N. Peyton Hwy. Peyton, CO 80831-7307
4232103006 Amber Tempkin-Brown 13560 Bandanero Dr. Peyton, CO 80831-3807
4232103007 Mark W. & Gaye L. Belles 13610 Bandanero Dr. Peyton, CO 80831-3808
4232103008 Gary Marshall & Brenda K. Brown 13660 Bandanero Dr. Peyton, CO 80831-3808
4232103009 John K. & Andrea R. Crosby 13710 Bandanero Dr. Peyton, CO 80831-3809
4232103010 Paul T. JR. & Cathy A. Hartmann 13760 Bandanero Dr. Peyton, CO 80831-3809
4233201002 Ramon F. & Beth R. Garcia Location: 13761 Bandanero Dr. Mailing: 13811 Bandanero Dr. Peyton, CO 80831-3804







# Markup Summary

~

AutoCAD SHX Text (7)		
MEADOW	Page Label: [1] Cover Author: AutoCAD SHX Text Date: Color:	MEADOW LAKE AIRPORT
MEADOW LAKE	Page Label: [1] Cover Author: AutoCAD SHX Text Date: Color:	CESSNA DR
Lond L. 15 HOMM 1	Page Label: [1] Cover Author: AutoCAD SHX Text Date: Color:	E US HIGHWAY 24
10-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5	Page Label: [1] Cover Author: AutoCAD SHX Text Date: Color:	EASTONVILLE RD
MERIDIAN RD	Page Label: [1] Cover Author: AutoCAD SHX Text Date: Color:	MERIDIAN RD
JUDGE ORR RD	Page Label: [1] Cover Author: AutoCAD SHX Text Date: Color:	JUDGE ORR RD
STAPLETON DR	Page Label: [1] Cover Author: AutoCAD SHX Text Date: Color:	STAPLETON DR

# Markup Summary

dsdparsons (3)		
red: RR 2.5	Subject: Callout Page Label: [1] Sketch Plan Author: dsdparsons Date: 4/1/2019 11:24:10 AM Color:	The buffer from 35 acre parcels to proposed 2.5 acres is not shown- comment remains.
sk ender and other and oth	Subject: Callout Page Label: [1] Sketch Plan Author: dsdparsons Date: 4/1/2019 11:25:01 AM Color:	50' ? 100' ?
In a deferrer Heat intermeting Berner State (Source State Berner State (Source State Berner State (Source State Berner State Berner State Berner State Berner State Stat	Subject: Callout Page Label: [1] Sketch Plan Author: dsdparsons Date: 4/1/2019 11:25:53 AM Color:	label intermittent streamIs this to be preserved in open space? show please. Comment remains.
Steve Kuehster	(6)	
1 6 31/11	Subject: Pen Page Label: [1] Sketch Plan Author: Steve Kuehster Date: 3/28/2019 11:17:34 AM Color:	
The W 170500 PPP Thpie D. astrial Park Owner:	Subject: Pen Page Label: [1] Sketch Plan Author: Steve Kuehster Date: 3/28/2019 11:17:44 AM Color:	~
IAL otors record infore record infore duption of the second se	Subject: Pen Page Label: [1] Sketch Plan Author: Steve Kuehster Date: 3/28/2019 11:17:51 AM Color:	m
Port 1 Approx. Location Best Main Devicionmen Demogramment Demogrammen	Subject: Pen Page Label: [1] Sketch Plan Author: Steve Kuehster Date: 3/28/2019 11:18:01 AM Color:	w
Intel Appendication Intel App	Subject: Pen Page Label: [1] Sketch Plan Author: Steve Kuehster Date: 3/28/2019 11:18:06 AM Color:	w



------Subject: arrow & box Page Label: [1] Sketch Plan Author: Steve Kuehster Date: 3/28/2019 11:41:10 AM Color:

Show the proposed realignment of Judge Orr and Hwy 24 Intersection as shown on the Traffic Study (figure 2). Per CDOT Hwy 24 PEZ. Study.