#### LEGAL DESCRIPTION

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.

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
- 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.

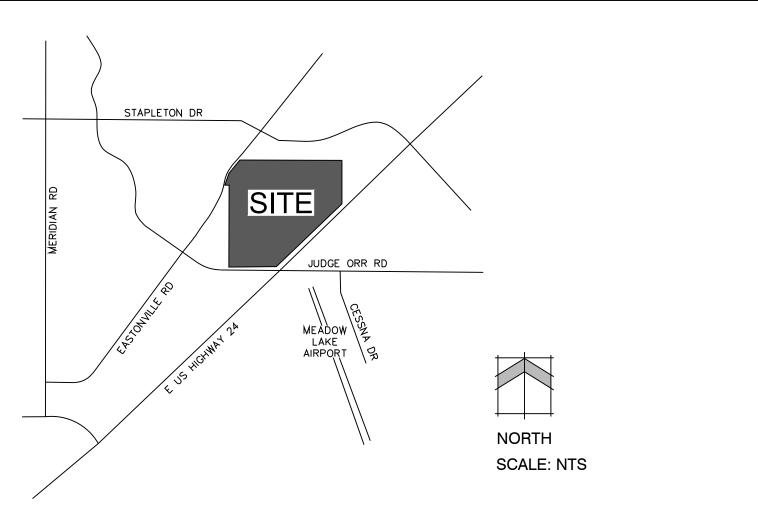
#### DISTRICTS PROVIDING SERVICE:

- 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

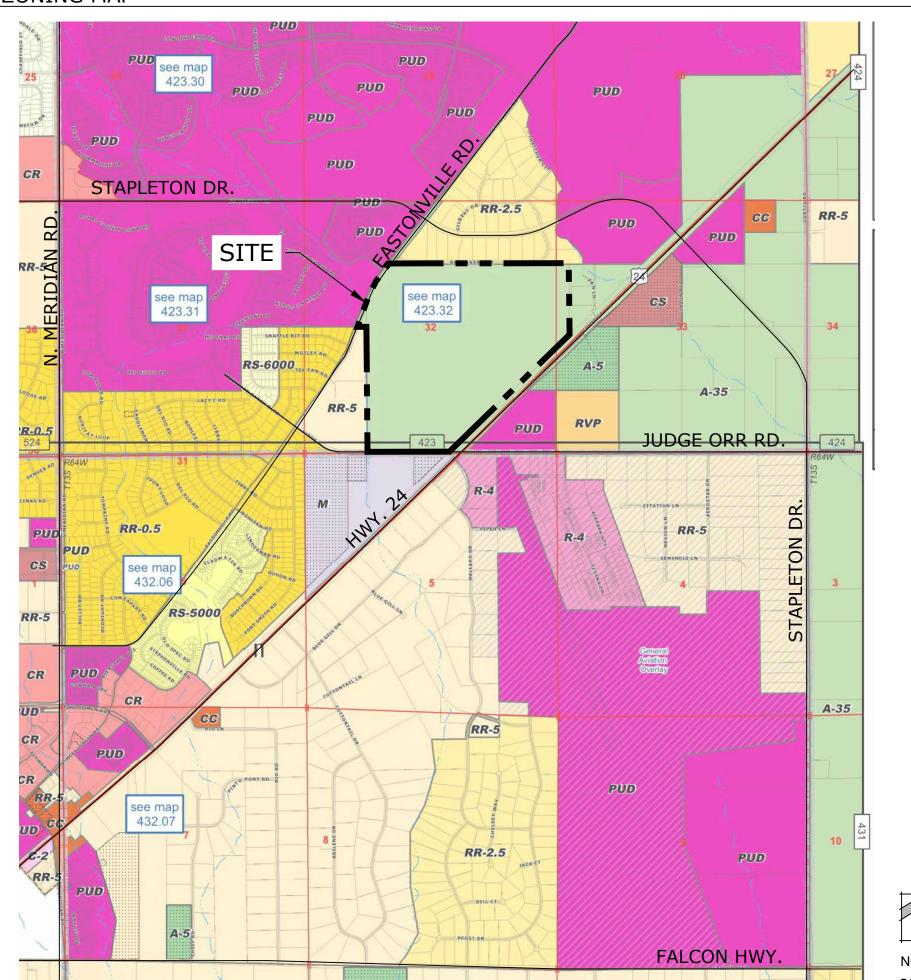
## MEADOWLAKE RANCH SKETCH PLAN

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

#### VICINITY MAP



#### **ZONING MAP**





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

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

#### SITE DATA

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

Site Acreage: 307.469 AC (13,393,349 SF) Number of Units:

Gross Density: 1.11 DU/AC

### Total Areas (See Land Use Table):

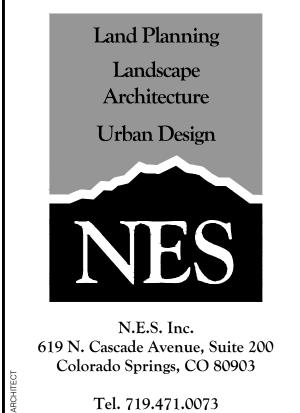
Residential: Rural Residential: 69 AC Urban Residential: 89 AC Total Residential: 158 AC 25 AC Commercial: 97 AC \*Industrial: Open Space: 27.4 AC 307.4 AC

\*Low intensity industrial use is proposed

## SHEET INDEX

Cover Sheet Sheet 2 of 3: Sketch Plan

Sheet 3 of 3: Adjacent Property Owners Map



Fax 719.471.0267

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## **MEADOWLAKE RANCH**

SKETCH PLAN

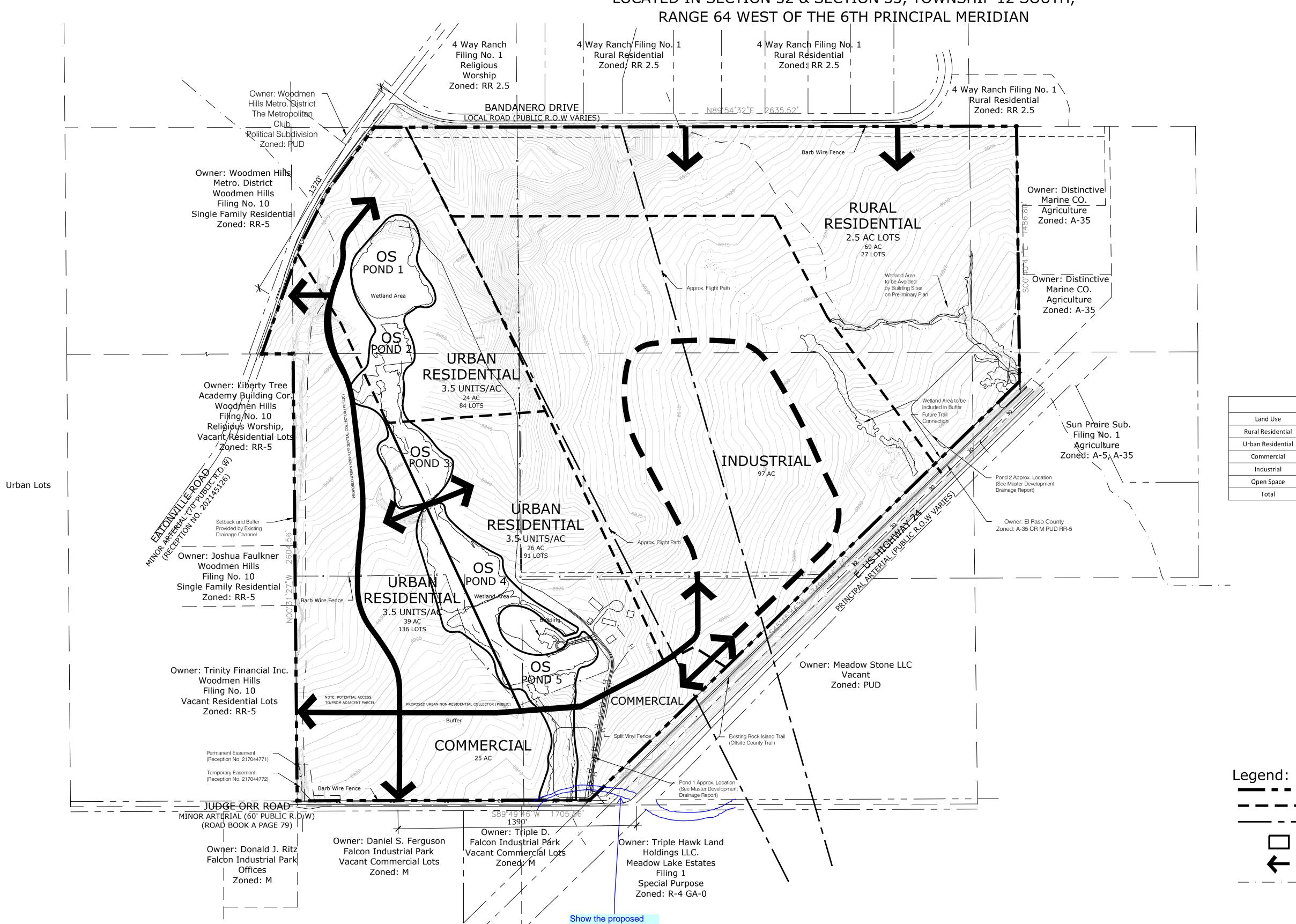
PROJECT MGR: J. MAYNARD PREPARED BY: R. SAWYER

**ENTITLEMENT** 

REVISIONS PER 11-15-18 RS COUNTY COMMENTS REVISIONS PER COUNTY COMMENTS

# MEADOWLAKE RANCH SKETCH PLAN

LOCATED IN SECTION 32 & SECTION 33, TOWNSHIP 12 SOUTH,



alignment of Judge

Orr and Hwy 24 ntersection as shown on the Traffic Study

Per CDOT Hwy 24

(figure 2).

PEZ. Study.

Land Use Table

2.5 AC Lots

3.5 Units/AC

25 AC

97 AC

27.4 AC

307.4 AC

Lots/Units

27 Lots

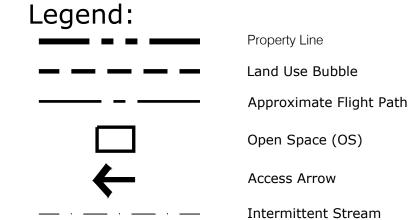
311 Units

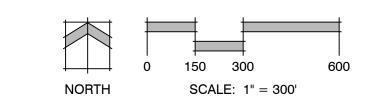
N/A

N/A

N/A

338 Lots/Units





Land Planning Landscape Architecture Urban Design 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267

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## MEADOWLAKE **RANCH**

SKETCH PLAN

PROJECT MGR: J. MAYNARD PREPARED BY: R. SAWYER

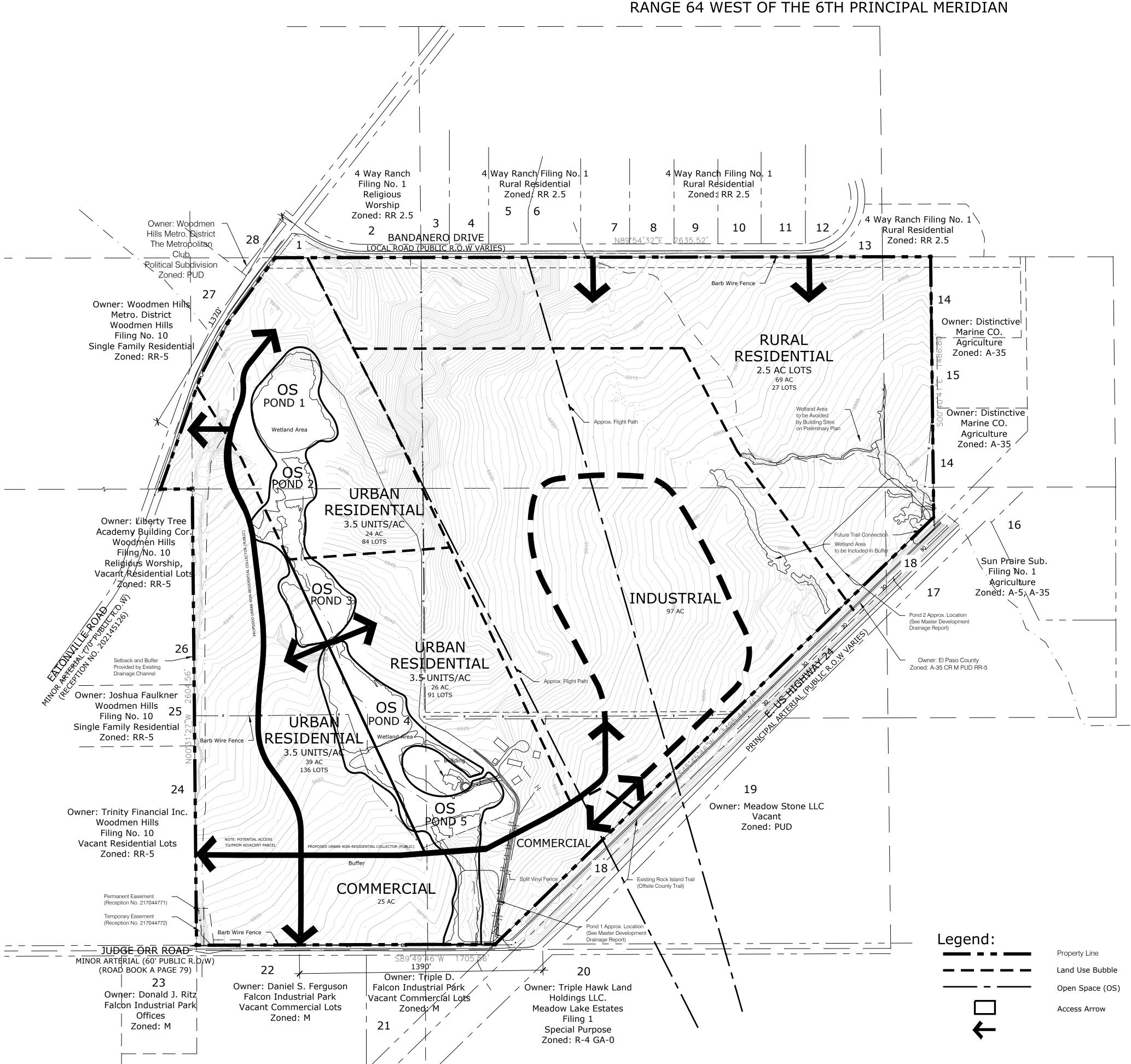
**ENTITLEMENT** 

REVISIONS PER 11-15-18 RS COUNTY COMMENTS REVISIONS PER 2-26-19 RS COUNTY COMMENTS

SKETCH PLAN

2 of 3

# MEADOWLAKE RANCH SKETCH PLAN LOCATED IN SECTION 32 & SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN



#### ADJACENT PROPERTY OWNERS

4232207001 Peter R. Martz Location: 13211 Bandandero Dr. Mailing: PO BOX 50223 Colorado Springs, CO 80949-0223 Colorado Springs, CO 80932-0732

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 FI 22 Salt Lake City, UT 84150-0022

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 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

Paul T. JR. & Cathy A. Hartmann

Location: 13761 Bandanero Dr.

Mailing: 13811 Bandanero Dr. Peyton, CO 80831-3804

13710 Bandanero Dr. Peyton, CO 80831-3809 4232103010

> 13760 Bandanero Dr. Peyton, CO 80831-3809 4233201002 Ramon F. & Beth R. Garcia

4233000004 Distinctive Marine CO. Location: Zan Ln. Mailing Address: PO BOX 9732

Distinctive Marine CO. Location: Zan Ln. Mailing Address: PO BOX 9732 Colorado Springs, CO 80932-0732

4233001002 H3O Investments LLC Location: 13965 E. Highway 24 Mailing Address: 704 Silver Oak Grv. Colorado Springs, CO 80906-8627

4233001001 Aaron L. & Tanisha R. Smith 13925 E. US Highway 24 Peyton, CO 80831-8407

420000265 El Paso County Location: E. Highway 24 Mailing: 27 E. Vermijo Ave. Peyton, CO 80903-2208

420000249 Meadow Stone LLC. Location: 13630 Judge Orr Rd. Mailing: 11605 Meridian Mkt. VW #124/270 Peyton, CO 80831-8238

4200000249 Triple Hawk Land Holdings LLC Location: 8345 Blue Gill Dr. Mailing: 4183 Cherryvale Dr. Colorado Springs, CO 80918-6139

4305006001 Location: 12925 Judge Orr Rd. Mailing: 4207 Falkner Dr. Naperville IL 60564-7104

4305006002 Daniel S. & Tia D. Ferguson Family LLLP Location: 12925 Judge Orr Rd. Mailing: 13202 Judge Orr Rd. Peyton, CO 80831-8401

Donald J. & Nyla R. Ritz Location: 12825 Judge Orr Rd. Mailing: 4105 Radium Springs Rd. Albany, GA 31705-9324

4305006003

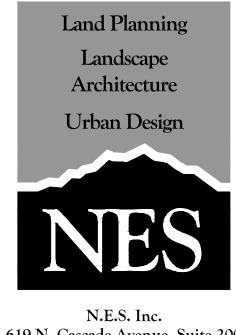
4232302003 Trinity Financial Inc. Location: 8507 Eastonville Rd. Mailing: 20220 Deer Shadow Way Monument, CO 80132-8041

4232302002 Joshua Faulkner & Donna Alverson-Faulkner 8555 Eastonville Rd. Peyton, CO 80831-4087

4232302001 Liberty Tree Academy Building Cor. Location: 8579 Eastonville Rd. Mailing: PO BOX 64614 Colorado Springs, CO 80962

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



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

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**MEADOWLAKE RANCH** 

SKETCH PLAN

PROJECT MGR: J. MAYNARD PREPARED BY: R. SAWYER

**ENTITLEMENT** 

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> **ADJACENT** PROPERTY OWNERS

> > 3 of 3

