

# MERIDIAN RANCH

## 2021 SKETCH PLAN AMENDMENT

A PORTION OF SECTIONS 19, 20, 28, 29 AND 30, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

**Adoption**  
The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for Meridian Ranch is in general conforming with the El Paso County Master Plan, is authorized by the provisions of Part IV, Section 16 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

**Relationship to County Regulations**  
The provisions of this Development Plan shall prevail and govern the development of Meridian Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provision of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

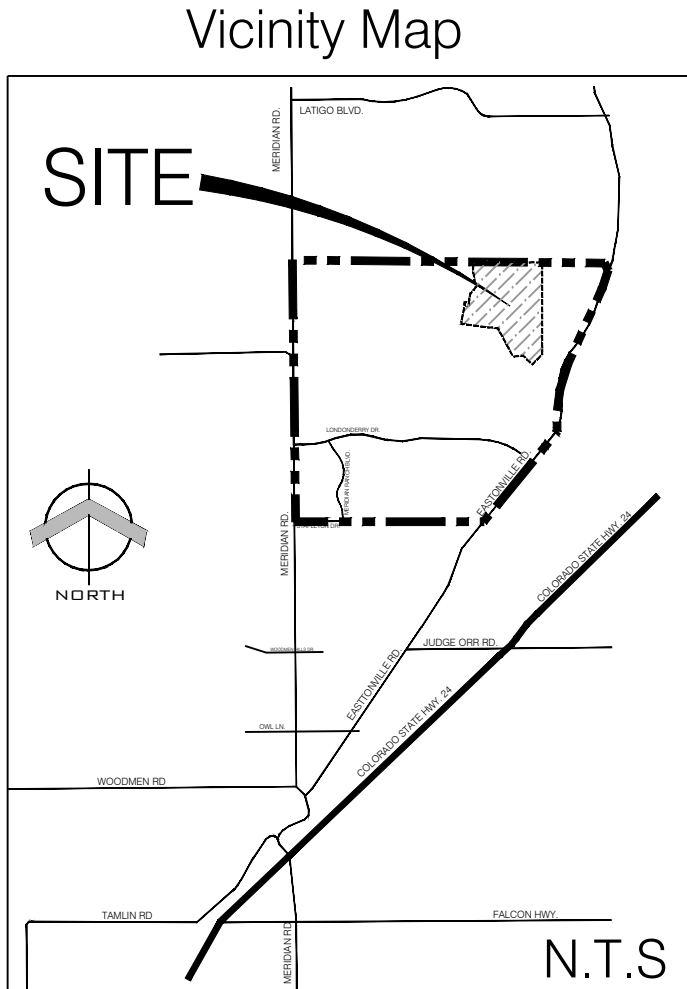
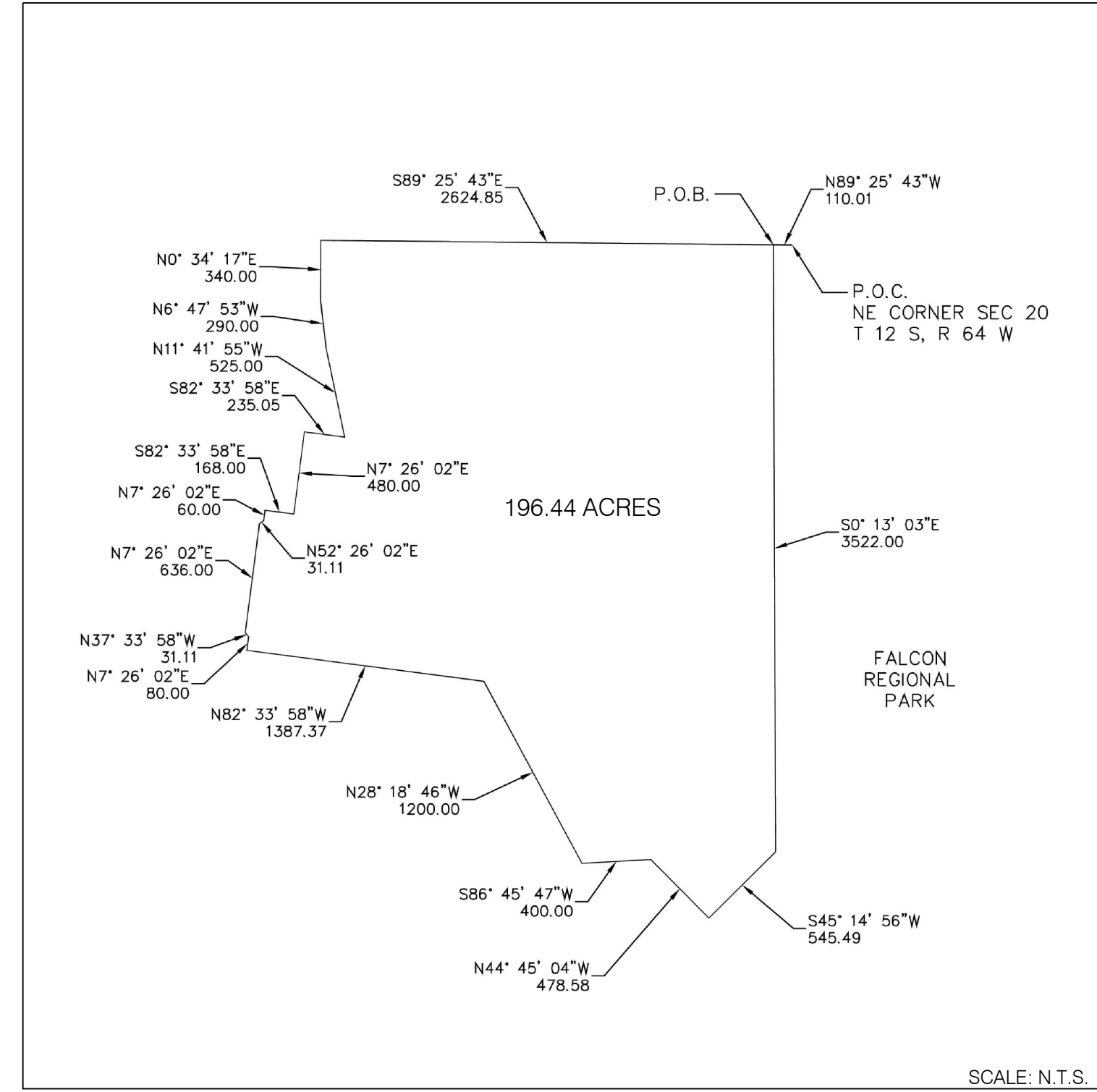
### Development Data

Existing Zoning: PUD  
Total Area: 196.44 Acres (Amendment Area)  
Total Number of Units: 784 (Amendment Area)

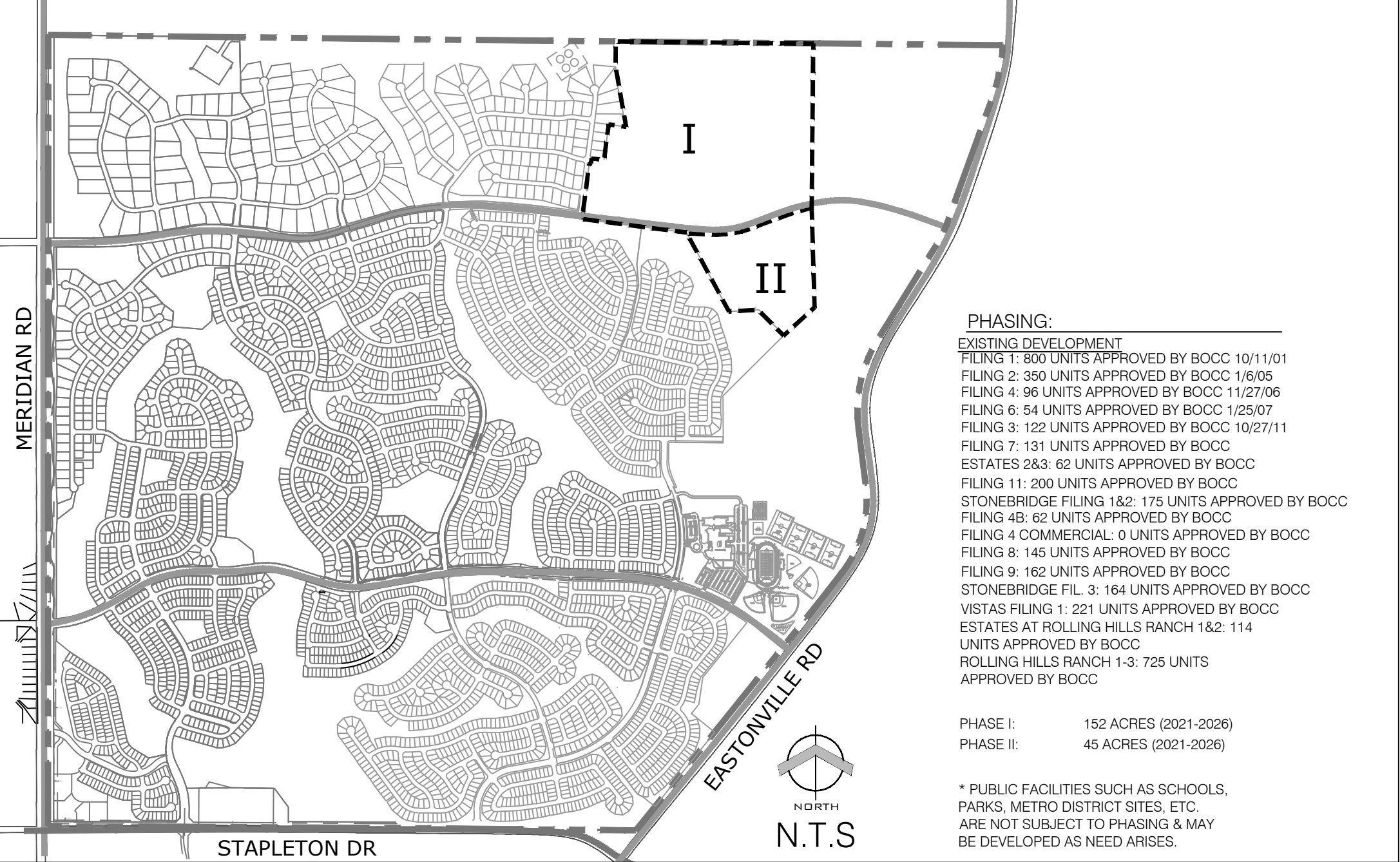
### General Notes

- A TOTAL OF FIVE THOUSAND (5,000) DWELLING UNITS ARE ALLOWED WITHIN THE MERIDIAN RANCH PUD DISTRICT.
- CLUSTERING OF UNITS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN ALTERNATIVES.
- A DENSITY TRANSFER MAY BE PERMITTED ON MERIDIAN RANCH FOR ALL RESIDENTIAL DISTRICTS. THIS TRANSFER WOULD BE PROPOSED AT THE TIME OF PRELIMINARY PLAN AND WOULD NEED TO BE REVIEWED BY STAFF TO ENSURE THAT THE OVERALL DEVELOPMENT CONCEPT IS ADHERED TO. A DENSITY TRANSFER NOT TO EXCEED TEN PERCENT (10%) OF THE MAXIMUM ALLOWABLE DENSITY IS PERMITTED. THE TRANSFERRED DENSITY SHALL MEET ALL MINIMUM REQUIREMENTS OF THE RECEIVING AREA SUCH AS LOT SIZE, SETBACKS, ETC. IN NO CASE SHALL THE OVERALL DENSITY CAP EXCEED FIVE THOUSAND (5,000) DWELLING UNITS.
- COMMERCIAL USES SHALL BE ALLOWED TO DEVELOP INDEPENDENT OF THE PHASING PLAN AS MARKET FACTORS ALLOW.
- SPECIFIC SETBACKS, LOT COVERAGE, BUILDING HEIGHTS, AND LAND USES SHALL BE ADDRESSED WITH A SPECIFIC PUD DEVELOPMENT PLAN.
- A FEMA APPROVED LOAI# WILL BE REQUIRED PRIOR TO DEVELOPMENT WITHIN 300 FEET OF THE 100-YEAR DESIGNATED FLOODPLAIN.
- A 25' REGIONAL TRAIL EASEMENT ALONG EASTONVILLE RD. TO BE DEDICATED TO EL PASO COUNTY.
- UNTIL APPROVED BY THE COUNTY ENGINEER ALL ACCESS POINTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND NON-BINDING UPON THE COUNTY. APPROVAL OF THIS SKETCH PLAN AMENDMENT SHALL NOT BE INTERPRETED TO INCLUDE APPROVAL OF ANY ACCESS TO ANY PUBLIC ROADS. THE COUNTY ENGINEER SHALL APPROVE ALL ACCESSES IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OF THE ENGINEERING CRITERIA MANUAL AT THE ZTIME OF PUD DEVELOPMENT PLAN AND/OR SUBDIVISION SUBMITTAL AND REVIEW.

BOUNDARY EXHIBIT - OVERALL



Phasing Plan



### Overall Development Dwelling Unit Table

	FILING 1	FILING 2	FILING 3	FILING 4	FILING 6	FILING 7	ESTATES FILING 2 AND 3
DWELLING UNITS	800	350	122	96	54	131	62
	FILING 11	STONEBRIDGE FILING 1 & 2	FILING 8	THE VISTAS FILING 1	FILING 4B	STONEBRIDGE FILING 3	FILING 9
DWELLING UNITS	200	175	145	221	62	164	181
	WINDINGWALK FILINGS 1&2	STONEBRIDGE FILINGS 4	ESTATES AT ROLLING HILLS RANCH FILING 1	ESTATES AT ROLLING HILLS RANCH FILING 2	ROLLING HILLS RANCH FILINGS 1-3		
DWELLING UNITS	405	209	16	98	725		
TOTAL DWELLING UNITS		REMAINING DWELLING UNITS		MAXIMUM DWELLING UNITS			
4,216		784		5,000			

### LAND USE SUMMARY (WITHIN THIS AMENDMENT ONLY)

4 DU/AC	152 AC	(77%)
9 DU /AC	45 AC	(23%)

DEVELOPMENT IS LIMITED TO A UNIT CAP OF 5,000

### GENERAL LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:  
THAT MERIDIAN RANCH INVESTMENTS, INC., THEODORE TCHANG, PRESIDENT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20 THENCE N89°25'43"W ALONG THE NORTH LINE OF SECTION 20 A DISTANCE OF 110.01 FEET TO THE NORTHWEST CORNER OF THE FALCON REGIONAL PARK RECORDED WITH RECEPTION NUMBER 214096227, EL PASO RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING;

1. THENCE S00°13'03"E ALONG THE WEST BOUNDARY OF THE FALCON REGIONAL PARK A DISTANCE OF 3522.00 FEET;
2. THENCE S45°14'56"W A DISTANCE OF 545.49 FEET;
3. THENCE N44°45'04"W A DISTANCE OF 478.58 FEET;
4. THENCE S86°45'47"W A DISTANCE OF 400.00 FEET;
5. THENCE N28°18'46"W A DISTANCE OF 1200.00 FEET;
6. THENCE N82°33'58"W A DISTANCE OF 1387.37 FEET;
7. THENCE N07°26'02"E A DISTANCE OF 80.00 FEET;
8. THENCE N37°33'58"W A DISTANCE OF 31.11 FEET;
9. THENCE N07°26'02"E A DISTANCE OF 636.00 FEET;
10. THENCE N52°26'02"E A DISTANCE OF 31.11 FEET;
11. THENCE N07°26'02"E A DISTANCE OF 60.00 FEET;
12. THENCE S87°33'58"E A DISTANCE OF 368.00 FEET;
13. THENCE N07°26'02"E A DISTANCE OF 480.00 FEET;
14. THENCE S82°33'58"E A DISTANCE OF 235.05 FEET;
15. THENCE N11°41'55"W A DISTANCE OF 525.00 FEET;
16. THENCE N06°47'53"W A DISTANCE OF 290.00 FEET;
17. THENCE N07°26'02"E A DISTANCE OF 340.00 FEET;
18. THENCE S89°25'43"E A DISTANCE OF 2624.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 196.44 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (S.25° ALUM. CAP IS #3087).

Land Planning  
Landscape  
Architecture  
Urban Design



N.E.S. Inc.  
508 South Tejon Street  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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PLANNER/ LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

### MERIDIAN RANCH SKETCH PLAN AMENDMENT

DATE: 04/28/2021  
PROJECT MGR.: J. ROMERO  
PREPARED BY: B. ITEN

S&A

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLANT FILE #

Cover Sheet

1

OF 4

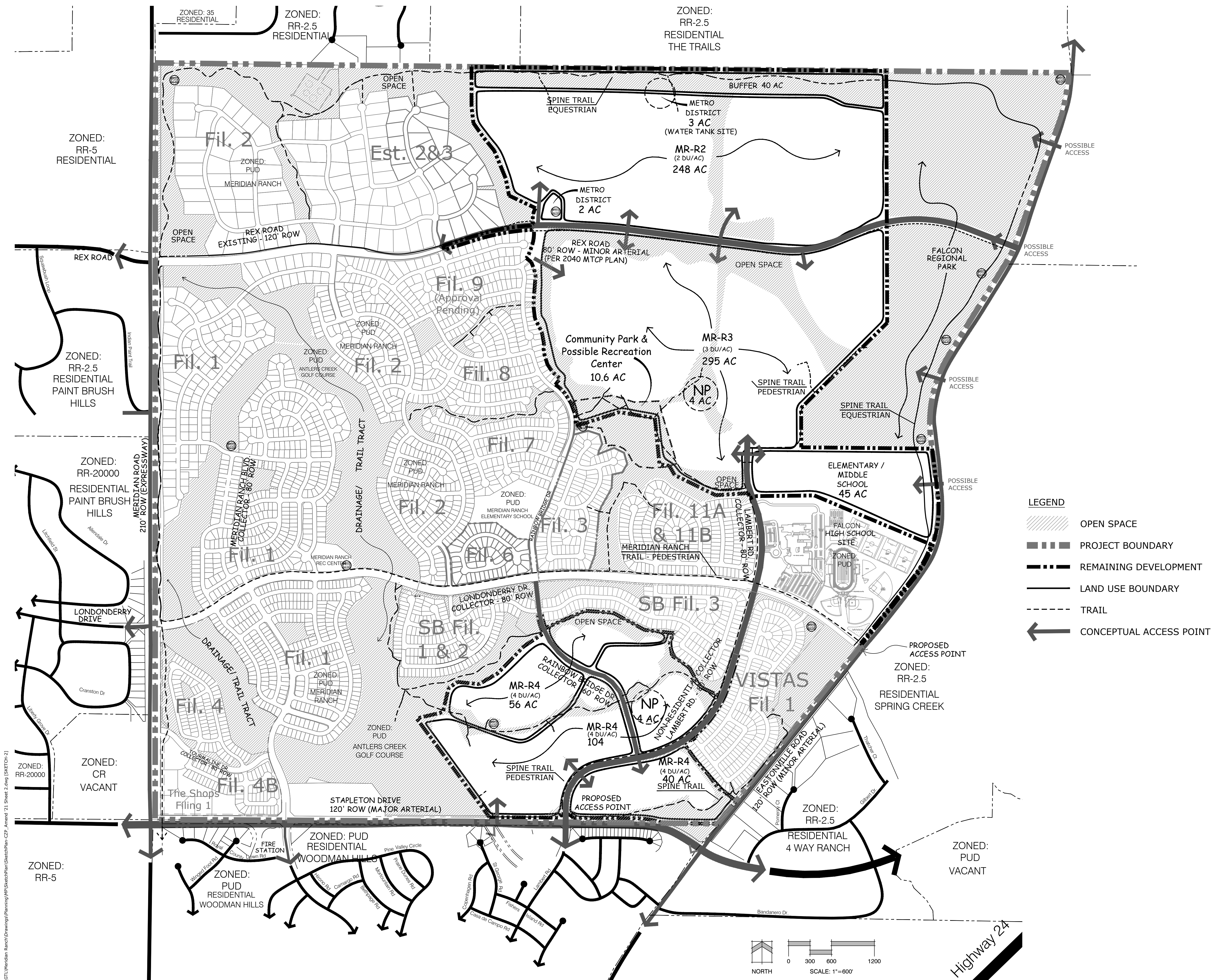


PROJECT INFO	DATE:	04.28.2021
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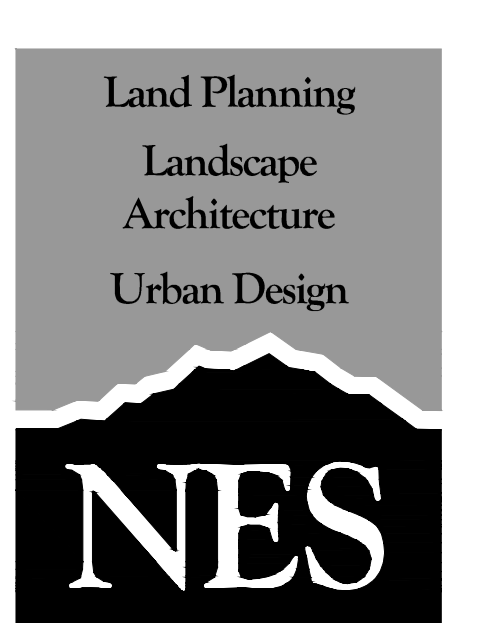
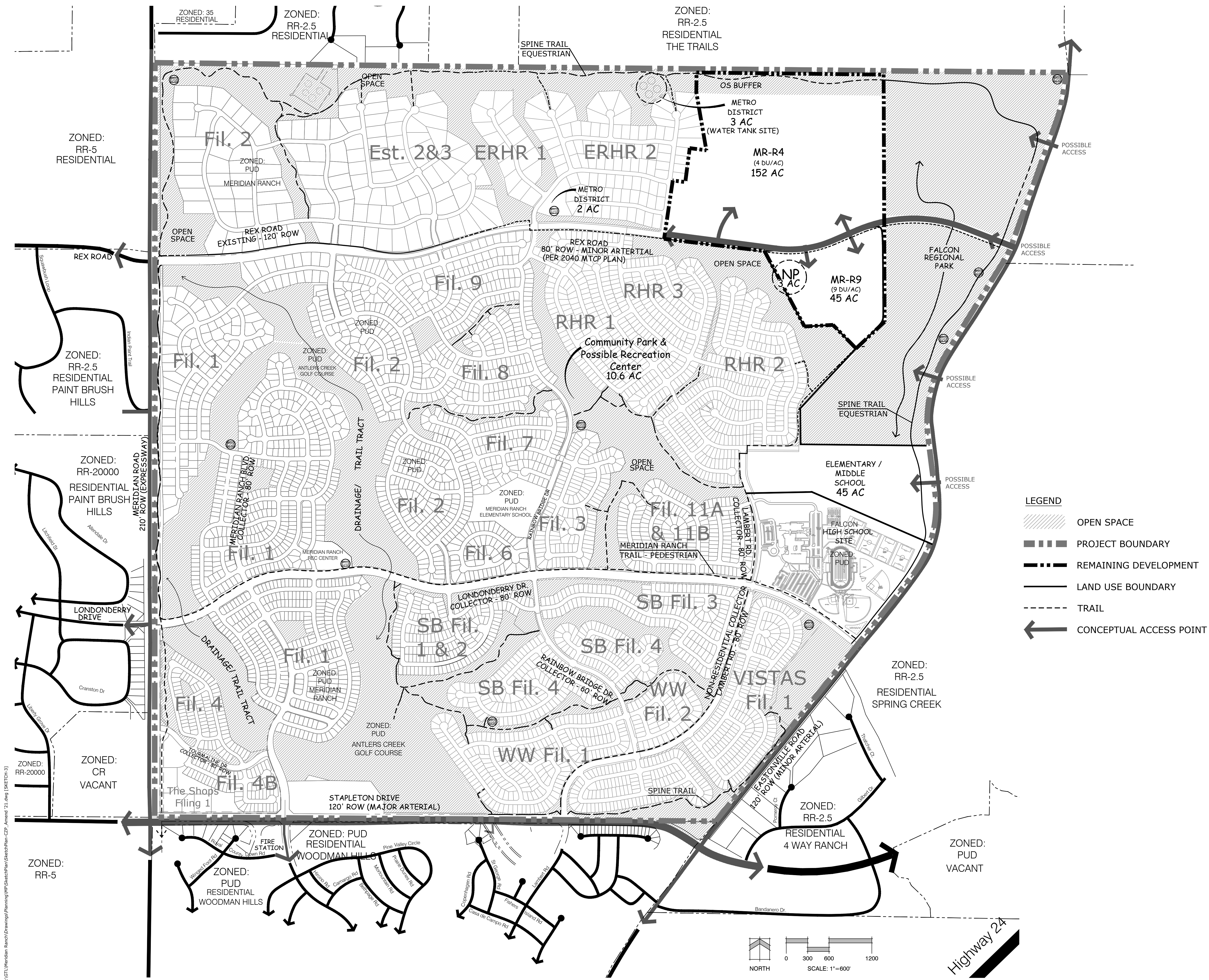
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### Existing Sketch Plan

OF 4







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DATE: 04.28.2021  
PROJECT MGR.: J. ROMERO  
PREPARED BY: B. ITEN

DATE:	BY:	DESCRIPTION:

Sketch Plan  
(As Amended)

3  
OF 4

P:\GTL\Meridian Ranch\Drawings\Planning\MP\SketchPlan\SketchPlan-CZF\_Amend '21.dwg [SKETCH-3]





ADJACENT PROPERTY OWNERS:

NAME	ADDRESS	CITY, STATE, ZIP
GTL INC	3575 KENYON ST STE 200	SAN DIEGO, CA 92110
EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS	200 S CASCADE AVE STE 150	COLORADO SPRINGS, CO 80903
FALCON LATIGO LLC	5350 S ROSLYN ST STE 400	ENGLEWOOD, CO 80111

Land Planning  
Landscape Architecture  
Urban Design

NES

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DATE: 04/28/2021  
PROJECT MGR.: J. ROMERO  
PREPARED BY: B. ITEN

SEAL

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

Adjacent Owners Map

SHEET NUMBER

4

OF 4

PLAN TITLE #

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