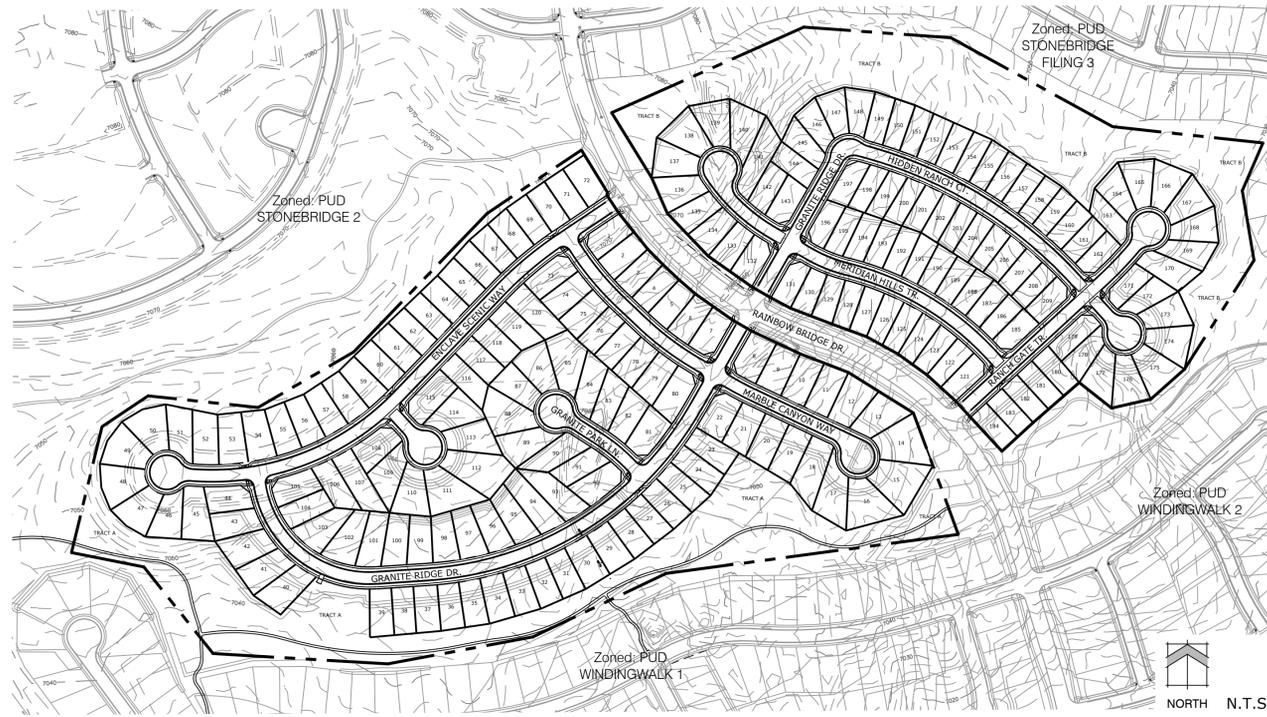


THE ENCLAVE AT STONEBRIDGE AT MERIDIAN RANCH PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

SECTION 29 AND 30 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH
PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



GENERAL PROVISIONS

- A. Authority:** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. Applicability:** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.
- C. Adoption:** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Meridian Ranch The Enclave at Stonebridge is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. Relationship to County Regulations:** The provisions of this Development Plan shall prevail and govern the development of Meridian Ranch The Enclave at Stonebridge, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledgment of the PUD changes with the Code), or any other applicable regulations or regulations of El Paso County, shall be applicable.
- E. Enforcement:** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. Conflict:** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. Maximum Level of Development:** The total number of dwellings shown on the development plan for development within the specified planning area is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. Project Tracking:** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- I. Overall Project Standards:** The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

MERIDIAN RANCH DEVELOPMENT GUIDELINES THE ENCLAVE AT STONEBRIDGE PUD DEVELOPMENT PLAN

A. Project Description
The Enclave at Stonebridge at Meridian Ranch is the continuation of a long-term development with a distinct vision. The project centers on a recreational lifestyle by providing opportunities such as a golf course, recreation center, parks and open space, and trails for residents to enjoy. Overall Meridian Ranch common landscape elements such as fencing, street tree plantings, landscaping, and signage will establish a unique sense of place for this development. The parks and recreation center have been located in areas of higher density so more of the residents can access them by walking and provide a focal element to the neighborhoods. The golf course clubhouse is also a focal element for Meridian Ranch, Woodmen Hills, and possibly the greater Falcon area since the course is also open to the public. Lot sizes, setbacks, and landscape tracts are designed to provide a wide variety of housing options and prices within the development while ensuring open space and visually interesting streetscapes for the community.

B. Permitted and Accessory uses: Permitted and accessory uses are as identified in the use table below:

| PRINCIPAL USES | | ACCESSORY USES | |
|-------------------------------------|---|---|----|
| CMRS Facility, Stealth | S | Day Care Home | A* |
| Dwellings - Detached Single Family | A | Group Home | A* |
| Model Home/Subdivision Sales Office | T | Home Occupation, Residential | A |
| Public Park, Open Space | A | Mother-in-law apartment | A |
| Yard Sales | T | Personal Use Greenhouse | A |
| | | Residential accessory structures & uses | A |
| | | Solar Energy system | A |

| LEGEND | |
|--------|------------------|
| A: | Allowed Use |
| S: | Special Use** |
| T: | Temporary Use*** |

Uses not listed in this table are prohibited.

* Day Care & Group Homes may be an Allowed Use or a Special Use depending on the site as defined in Table 5-3 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.2 of the El Paso County Land Development Code OR as otherwise Amended.

** Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2 OR as otherwise Amended.

*** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Amended.

C. Development Requirements

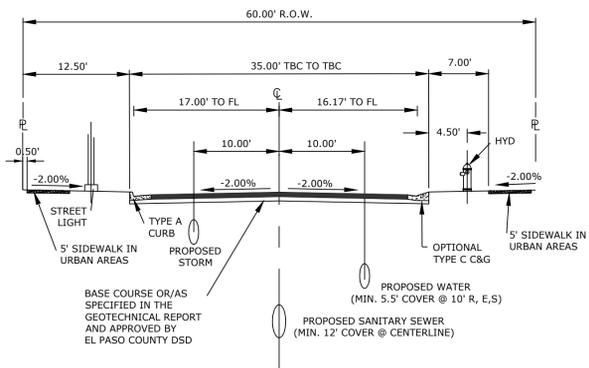
- Maximum lot coverage: fifty-five (55) percent
 - Maximum building height: thirty (30) feet.
 - Setback minimums:
 - Front yard: twenty (20) feet
 - Side yard: five (5) feet
 - Corner lot: the side yard setback for the side street side shall be ten (10) feet
 - Rear yard: twenty (20) feet.
 - Minimum Lot Width: 50' as measured from the front setback line or as otherwise shown on the PUD.
 - Accessory buildings must comply with the setbacks established above, except that the rear yard setback may be reduced to seven and one half (7.5) feet for any lots that do not abut a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
 - Projections into setbacks are governed by the Land Development Code, as may be amended.
- D. Lot Sizes**
- The minimum lot size is 6,000 square feet.
 - The lot sizes, dimensions, and bearings, shown on the PUD Development/Preliminary Plan are conceptual only. The lot sizes, dimensions, and bearings will be established with the Final Plat and may vary from that shown on the PUD Development/Preliminary Plan.
 - The Final Plat will not create any additional building lots.
 - No subdivision of any lot will be allowed if such subdivision results in the creation of additional building lots.
 - Lot line adjustments, per Chapter 7.2.3(B)(1) of the Land Development Code, will not require an amendment of this PUD Development/Preliminary Plan.

E. Streets

Streets within the The Enclave at Stonebridge at Meridian Ranch Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards. All streets shall be paved with curb and gutter. Sidewalks shall be provided on both sides of all streets illustrated on this plan.

F. Architectural Control Committee Review/Covenants

Covenants for The Enclave at Stonebridge at Meridian Ranch have been created by separate documents. The Covenants establish rules and regulations for the property within the subdivisions and establish the governance mechanism of the subdivision, including the creation of the Architectural Control Committee.

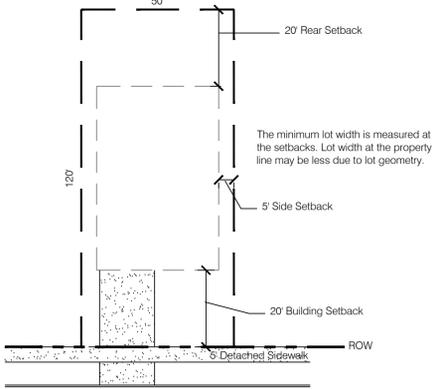


- NOTES:**
- NON-STANDARD STREET SECTION PER DEVIATION NO. DEV134 APPROVED BY EL PASO COUNTY DSD.
 - TYPE C CURBS USED ON ALL RESIDENTIAL STREETS UNLESS OTHERWISE NOTED.
 - CLEAR ZONES MUST BE MAINTAINED AT ALL TIMES. ALL STRUCTURAL COMPONENTS LARGER THAN 4" IN DIA. MUST BE A MINIMUM OF 7" FROM EDGE OF TRAVEL WAY FOR TYPE C CURB AND 1.5" FROM FACE OF CURB FOR TYPE A CURB.
 - ASPHALT DETERMINED BY HVEEM METHOD AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.

60' R.O.W. URBAN LOCAL ROAD (TYPICAL)

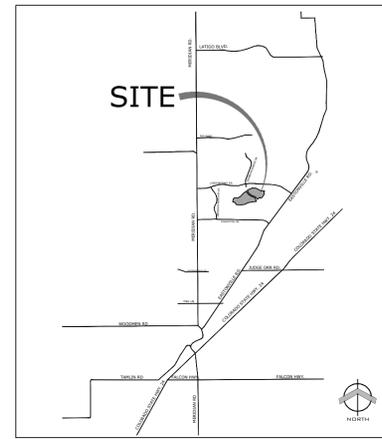
GENERAL NOTES

- All streets shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved, dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except for landscaping as indicated in note #2.
- Landscape entry features, open space tracts, parks and trails shall be owned (when appropriate) and maintained by the Meridian Service Metropolitan District. All double frontage lots shall receive a combination of berming, fencing, and landscape between the property line and the curb. All double frontage streets shall have a minimum of one tree per 30 feet of frontage. These trees can be clustered along the frontage as determined by the subdivider.
- Contour interval shown on plan 2'.
- Public utility/drainage easements shall be provided on all lots as follows:
 - Front: ten (10) feet
 - Side: five (5) feet
 - Rear: seven and one-half (7.5) feet
 - Streets: Ten (10) feet easement along all areas when front easement is not appropriate.
 - Subdivision Perimeter: Twenty (20) feet
 - Fract Perimeter: Twenty (20) feet
- All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
- The FEMA Flood Insurance Rate Maps (FIRM Panel No. 08041C0575-dated 3/17/1997) indicates that No 100 year floodplain is existing within the project area.
- The Enclave at Stonebridge at Meridian Ranch is Subject to the previously approved Meridian Ranch Overall PUD Plan. Any PUD Development Plan amendment shall follow procedures of the Land Development Code as amended and/or separately implemented or otherwise adopted.
- The Enclave at Stonebridge at Meridian Ranch is Subject to the approved Meridian Ranch Zoning & Conceptual Plan approved 5-24-2012 and recorded 3-20-2013, reception number: 213036339.
- Per the El Paso County Wildlife Hazards map, dated December 2007, The Enclave at Stonebridge at Meridian Ranch is situated entirely within the Low Hazard - Non Forested category.
- The Enclave at Stonebridge at Meridian Ranch shall be limited to a total of 209 single family lots.
- This subdivision is subject to the public right of way landscape license agreement for Meridian Ranch as recorded under reception no. 213036339 in the office of the clerk and recorder.
- This subdivision is included within the boundaries of the Woodmen Road Metropolitan District and shall not be required to participate in the El Paso County road impact fee program, in accordance with the provisions of the first amendment to intergovernmental agreement concerning Woodmen Road adopted pursuant to resolution no. 13-041.
- The PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.F.2.h of the Land Development Code:
 - Provision of a more efficient pedestrian system - pedestrian circulation within Meridian Ranch is focused on the provided trail system, and the project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. A total of 22 crossing points are provided throughout the project at all intersections. This is the most efficient and safest place to put a pedestrian crossing within the project.
 - Provision of additional open space - by encouraging the residents to use the trail system, the project provides better access to the open space in the development.



TYPICAL LOT LAYOUT BASED ON MINIMUMS (VARIES)

VICINITY MAP



DEVELOPMENT DATA

- Existing Zoning: PUD
- Approved Plan: The Enclave at Stonebridge at Meridian Ranch PUD Development/Preliminary Plan
- Tax ID Number: 423040001, 4200000411, 4200000412, and a portion of 4200000413
- Total Area: 67,895 AC
- Number of Lots: 209
- Total Lot Area: 40,866 AC (60.19%)
- Average Lot Size: 8,517 SF
- Minimum Lot Size: 6,000 SF
- Minimum Lot Width: 50' as measured from the front setback line or as otherwise shown on the PUD
- Minimum Lot Depth: 120'
- Gross Density: 3.07 DU/AC
- Net Density: 5.11 DU/AC
- R.O.W.: 11,654 AC (17.16%)
- Total Tract Area: 15,375 AC (22.65%)
- Maximum Height: Thirty (30) Feet
- Maximum Lot Coverage: Fifty-five percent (55%)

LAND USE DATA TABLE

| LAND USE | NET DENSITY | UNITS | ACRES | % OF LAND |
|-------------------|-------------|----------|--------|-----------|
| SINGLE FAMILY | 5.11 DU/AC | 209 Lots | 40,866 | 60.19 % |
| ROAD R.O.W | N/A | N/A | 11,654 | 17.16 % |
| OPEN SPACE TRACTS | N/A | N/A | 15,375 | 22.65 % |

TRACT TABLE FILING 4

| TRACT NAME | TRACT AREA | TRACT USE | OWNERSHIP / MAINTENANCE |
|------------|------------|---------------------------------------|---|
| TRACT A | 7,979 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |
| TRACT B | 7,396 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |

SOCIAL IMPACTS TABLE

| ISSUE | PROVIDER / MAINTENANCE | AVAILABILITY / AMOUNT |
|---------------------------------|--------------------------------------|---|
| STUDENT GENERATION | | 209 SF Dwelling Units |
| Elementary School (1/30/00): 72 | School District 49 | |
| Middle School (1/16/00): 34 | School District 49 | |
| High School (2/20/00): 42 | School District 49 | |
| TOTAL: 148 | | |
| WATER PROVIDER | Meridian Ranch Metropolitan District | (See Discussion & Water Resources Report) |
| WASTEWATER PROVIDER | Meridian Ranch Metropolitan District | (See Discussion & Wastewater Report) |
| FIRE PROTECTION PROVIDER | Falcon Fire Protection District | |
| EMERGENCY SERVICES | | |
| Ambulance: | Falcon Fire Protection District | |
| Police: | El Paso County Sheriff | |
| RECREATION ACREAGE | | |
| Open Space: | Meridian Ranch Metropolitan District | 15,375 acres |
| Parks: | Meridian Ranch Metropolitan District | N/A |
| Trails: | Meridian Ranch Metropolitan District | 2,637 Linear Feet |
| Private Open Areas: | Meridian Ranch Metropolitan District | N/A |

Raul Guzman
Name of Landowner

Landowner's Signature, notarized

Ownership Certification
I/we _____ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of California, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.

Notarized signature

OR Name of Attorney and registration number

County Certification
This rezoning request to PUD has been reviewed and found to be complete and in accordance with the _____ (Board resolution or motion #) _____ (date) approving the PUD and all applicable El Paso County regulations.

President, Board of County Commissioners _____ date

Director, Planning & Community Development _____ date

Clerk and Recorder Certification
State of Colorado:) ss.
El Paso County)

I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.

El Paso County Clerk and Recorder _____

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

| | FILING 1 | FILING 2 | FILING 3 | FILING 4 | FILING 6 | FILING 7 | ESTATES FILING 2 AND 3 | FILING 11 |
|--------------------------|----------|--------------------------|-----------|------------------------|----------|-----------------|----------------------------|-----------|
| DWELLING UNITS | 800 | 350 | 122 | 96 | 54 | 131 | 62 | 200 |
| STONEBRIDGE FILING 1 & 2 | FILING 8 | THE VISTAS FILING 1 | FILING 4B | STONEBRIDGE 3 | FILING 9 | WINDINGWALK 1&2 | THE ENCLAVE AT STONEBRIDGE | |
| | 175 | 145 | 221 | 62 | 164 | 181 | 405 | 209 |
| TOTAL DWELLING UNITS | 3,377 | REMAINING DWELLING UNITS | 1,123 | MAXIMUM DWELLING UNITS | 4,500 | | | |

OWNER / SUBDIVIDER
GTL, Inc.
3575 Keryon St.
San Diego, CA 92110

PLANNER
N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903
(719) 471-0073

SHEET INDEX
SHEET 1 of 15: COVER SHEET
SHEET 2 of 15: LEGAL PLAN
SHEET 3 of 15: SITE PLAN
SHEET 4 of 15: SITE PLAN
SHEET 5 of 15: SITE PLAN
SHEET 6 of 15: UTILITIES & GRADING PLAN
SHEET 7 of 15: UTILITIES & GRADING PLAN
SHEET 8 of 15: UTILITIES & GRADING PLAN
SHEET 9 of 15: LANDSCAPE DETAILS
SHEET 10 of 15: LANDSCAPE PLAN
SHEET 11 of 15: LANDSCAPE PLAN
SHEET 12 of 15: LANDSCAPE PLAN
SHEET 13 of 15: LANDSCAPE PLAN
SHEET 14 of 15: LANDSCAPE PLAN
SHEET 15 of 15: ADJACENT OWNERS

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The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

COVER SHEET

1
OF 15

PCD# PUDSP-18-003

LEGAL DESCRIPTION - THE ENCLAVE AT STONEBRIDGE:

KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

TWO PARCELS OF LAND LOCATED IN A PORTION OF SECTION 29 AND 30, BOTH IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:
BEGINNING AT A POINT ON THE SOUTHEASTERN MOST CORNER OF TRACT D OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N13°42'24"E A DISTANCE OF 350.00 FEET;
2. THENCE N55°18'54"E A DISTANCE OF 150.00 FEET;
3. THENCE S84°02'15"E A DISTANCE OF 300.00 FEET;
4. THENCE N60°01'20"E A DISTANCE OF 300.00 FEET;
5. THENCE N44°00'02"E A DISTANCE OF 520.00 FEET;
6. THENCE N55°12'41"E A DISTANCE OF 308.07 FEET;
7. THENCE S31°45'35"E A DISTANCE OF 134.54 FEET;
8. THENCE S12°21'07"W A DISTANCE OF 8.00 FEET;
9. THENCE S33°47'19"E A DISTANCE OF 60.00 FEET;
10. THENCE S38°56'54"E A DISTANCE OF 123.00 FEET;
11. THENCE S44°59'01"E A DISTANCE OF 59.00 FEET;
12. THENCE S46°16'15"E A DISTANCE OF 60.00 FEET;
13. THENCE S49°16'15"E A DISTANCE OF 58.53 FEET;
14. THENCE S54°59'06"E A DISTANCE OF 123.00 FEET;
15. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
16. THENCE S65°03'17"E A DISTANCE OF 145.00 FEET;
17. THENCE S68°53'37"E A DISTANCE OF 140.36 FEET;
18. THENCE S58°13'49"E A DISTANCE OF 206.93 FEET;
19. THENCE S20°23'46"E A DISTANCE OF 350.00 FEET;
20. THENCE S82°25'21"W A DISTANCE OF 800.00 FEET;
21. THENCE S64°36'19"W A DISTANCE OF 400.00 FEET;
22. THENCE S79°31'13"W A DISTANCE OF 400.00 FEET;
23. THENCE N86°37'24"W A DISTANCE OF 475.00 FEET;
24. THENCE N38°44'01"W A DISTANCE OF 300.00 FEET;
25. THENCE S78°55'18"E A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 40.435 ACRES, MORE OR LESS.

PARCEL B:
BEGINNING AT A POINT ON THE SOUTHERN LINE OF TRACT C OF STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. _____ IN THE RECORDS OF EL PASO COUNTY;

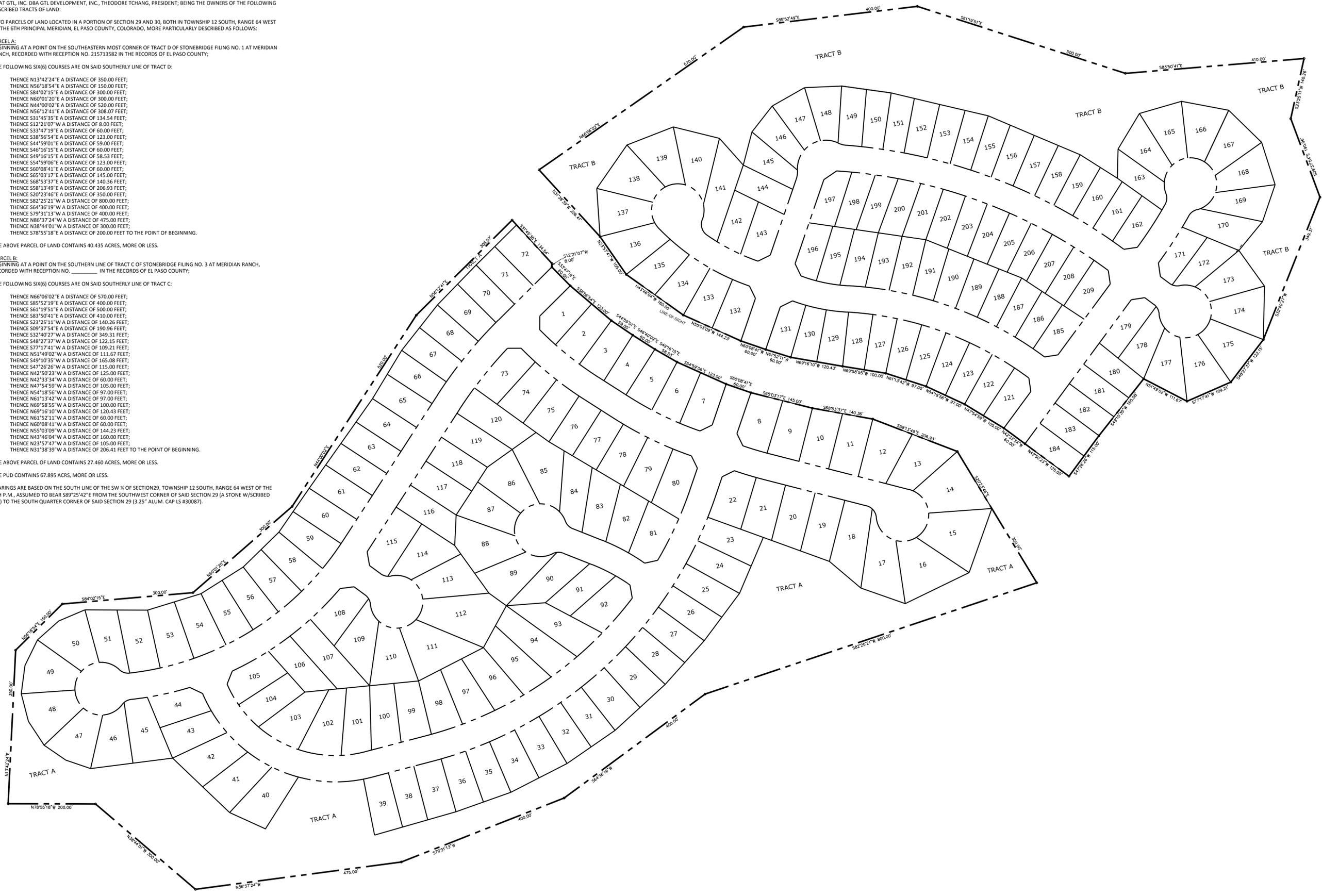
THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT C:

1. THENCE N66°06'02"E A DISTANCE OF 570.00 FEET;
2. THENCE S85°52'19"E A DISTANCE OF 400.00 FEET;
3. THENCE S61°19'51"E A DISTANCE OF 500.00 FEET;
4. THENCE S83°50'41"E A DISTANCE OF 410.00 FEET;
5. THENCE S23°25'11"W A DISTANCE OF 140.26 FEET;
6. THENCE S09°37'54"E A DISTANCE OF 190.96 FEET;
7. THENCE S32°40'27"W A DISTANCE OF 349.31 FEET;
8. THENCE S48°27'37"W A DISTANCE OF 122.15 FEET;
9. THENCE S77°17'41"W A DISTANCE OF 109.21 FEET;
10. THENCE N51°49'02"W A DISTANCE OF 111.67 FEET;
11. THENCE S49°10'35"W A DISTANCE OF 165.08 FEET;
12. THENCE S47°26'26"W A DISTANCE OF 115.00 FEET;
13. THENCE N42°50'23"W A DISTANCE OF 125.00 FEET;
36. THENCE N42°33'34"W A DISTANCE OF 60.00 FEET;
35. THENCE N47°54'59"W A DISTANCE OF 105.00 FEET;
34. THENCE N54°18'56"W A DISTANCE OF 97.00 FEET;
33. THENCE N61°13'42"W A DISTANCE OF 97.00 FEET;
32. THENCE N69°08'55"W A DISTANCE OF 100.00 FEET;
31. THENCE N69°16'10"W A DISTANCE OF 120.43 FEET;
30. THENCE N61°52'11"W A DISTANCE OF 60.00 FEET;
29. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
28. THENCE N55°03'09"W A DISTANCE OF 144.23 FEET;
27. THENCE N43°46'04"W A DISTANCE OF 160.00 FEET;
26. THENCE N23°57'47"W A DISTANCE OF 105.00 FEET;
25. THENCE N31°38'39"W A DISTANCE OF 206.41 FEET TO THE POINT OF BEGINNING.

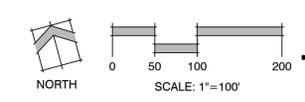
THE ABOVE PARCEL OF LAND CONTAINS 27.460 ACRES, MORE OR LESS.

THE PUD CONTAINS 67.895 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 (3.25" ALUM. CAP. IS #30087).



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PLANNING/LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

| | | |
|--------------|--------------|-----------------|
| PROJECT INFO | DATE: | January 4, 2018 |
| | PROJECT MGR: | A. Barlow |
| | PREPARED BY: | B. Swenson |

SEAL

REVISION

| DATE | BY | DESCRIPTION |
|-----------|-----|---------------------|
| 7/20/2018 | JBS | Per County Comments |
| 8/20/2018 | MS | Per County Comments |
| | | |
| | | |

ISSUE / REVISION

SHEET TITLE

LEGAL PLAN

2

OF 15

PCD# PUDSP-18-003

SHEET NUMBER

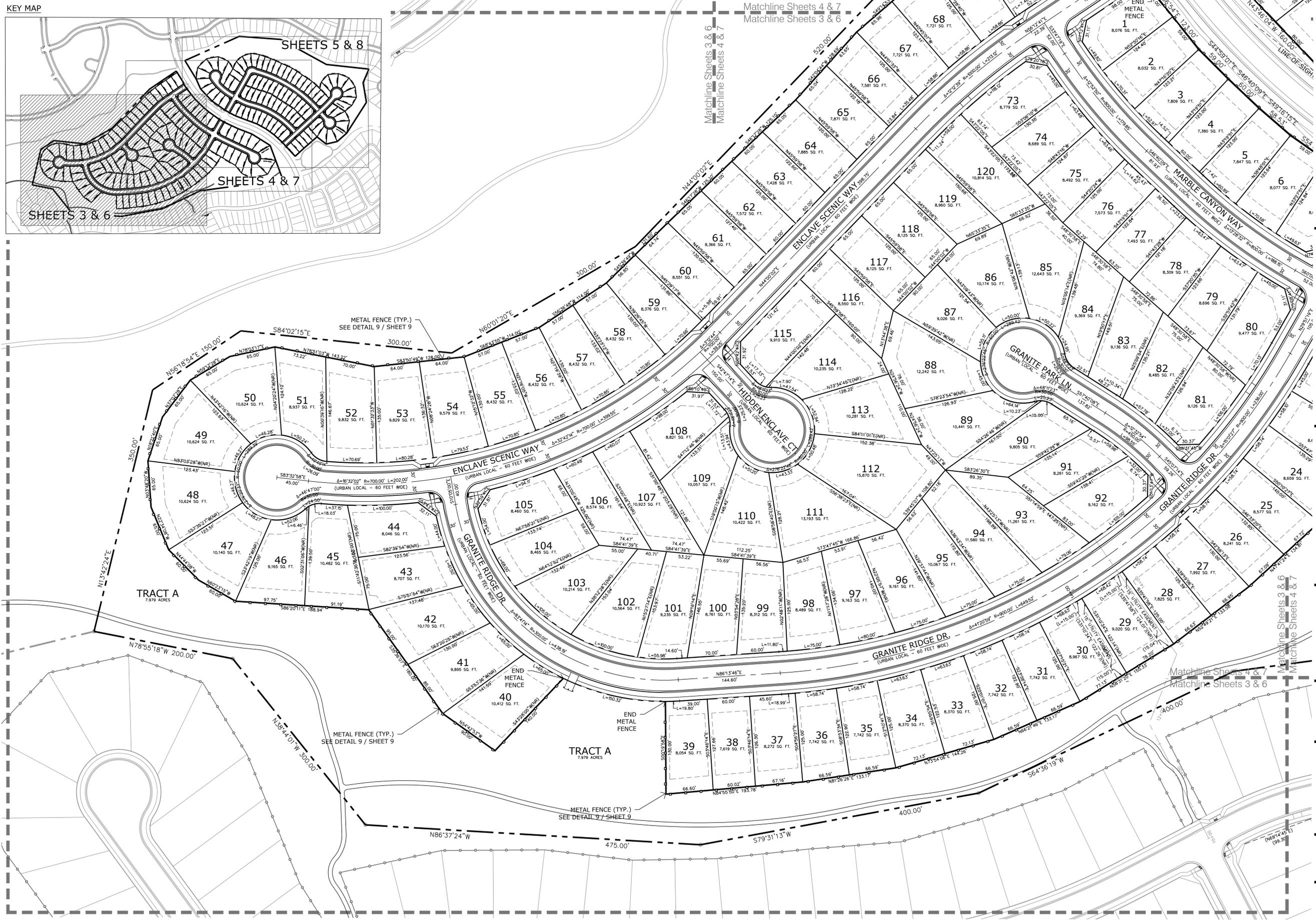
KEY MAP



Matchline Sheets 4 & 7
Matchline Sheets 3 & 6

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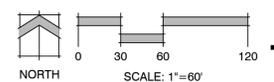
| DATE | BY | DESCRIPTION |
|-----------|-----|---------------------|
| 7/20/2018 | JBS | Per County Comments |
| 8/20/2018 | MS | Per County Comments |

WEST & SOUTH SITE PLAN

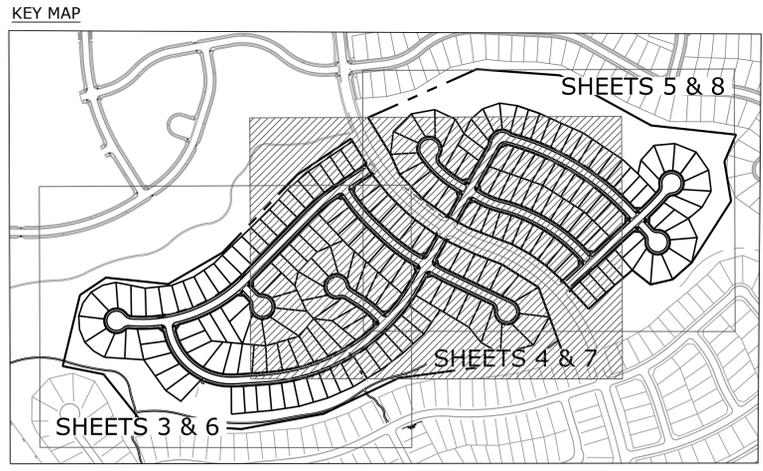
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OF 15

PCD# PUDSP-18-003



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The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

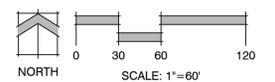
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| 8/20/2018 | MS | Per County Comments |

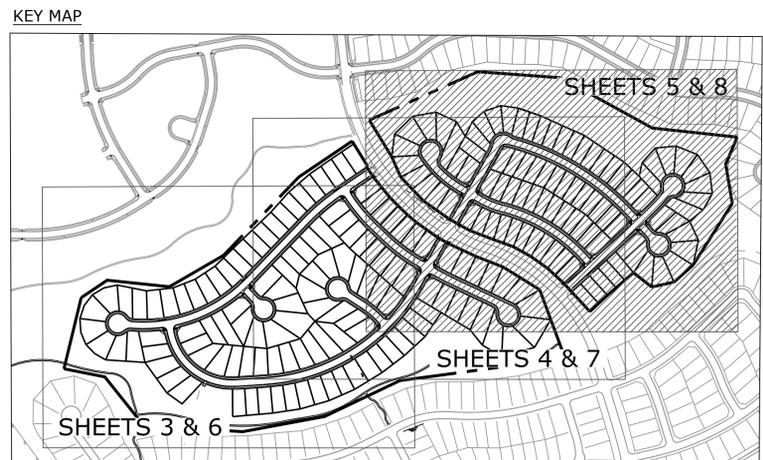
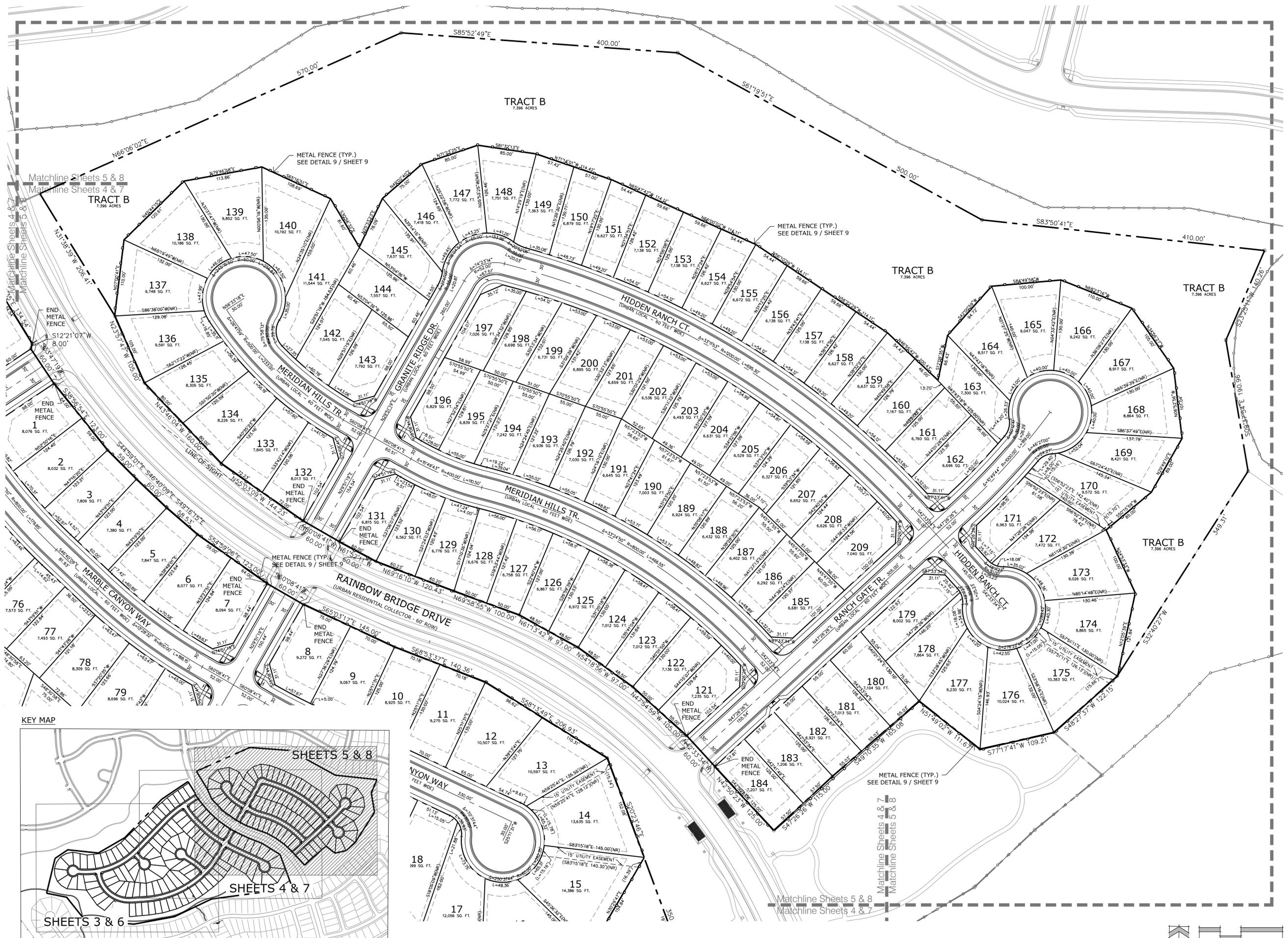
CENTER SITE PLAN

4
OF 15

PCD# PUDSP-18-003



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The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

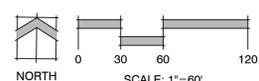
DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

| DATE | BY | DESCRIPTION |
|-----------|-----|---------------------|
| 7/20/2018 | JBS | Per County Comments |
| 8/20/2018 | MS | Per County Comments |

EAST & NORTH SITE PLAN

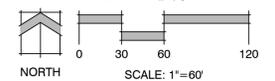
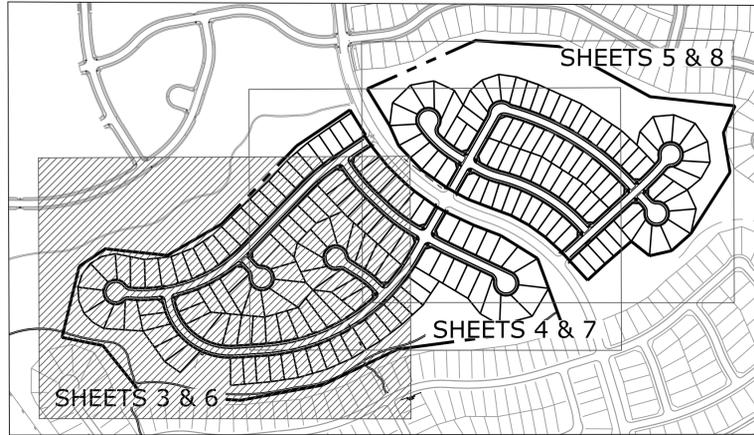
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OF 15

PCD# PUDSP-18-003



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KEY MAP



Land Planning
Landscape Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

| | |
|--------------|-----------------|
| DATE: | January 4, 2018 |
| PROJECT MGR: | A. Barlow |
| PREPARED BY: | B. Swenson |

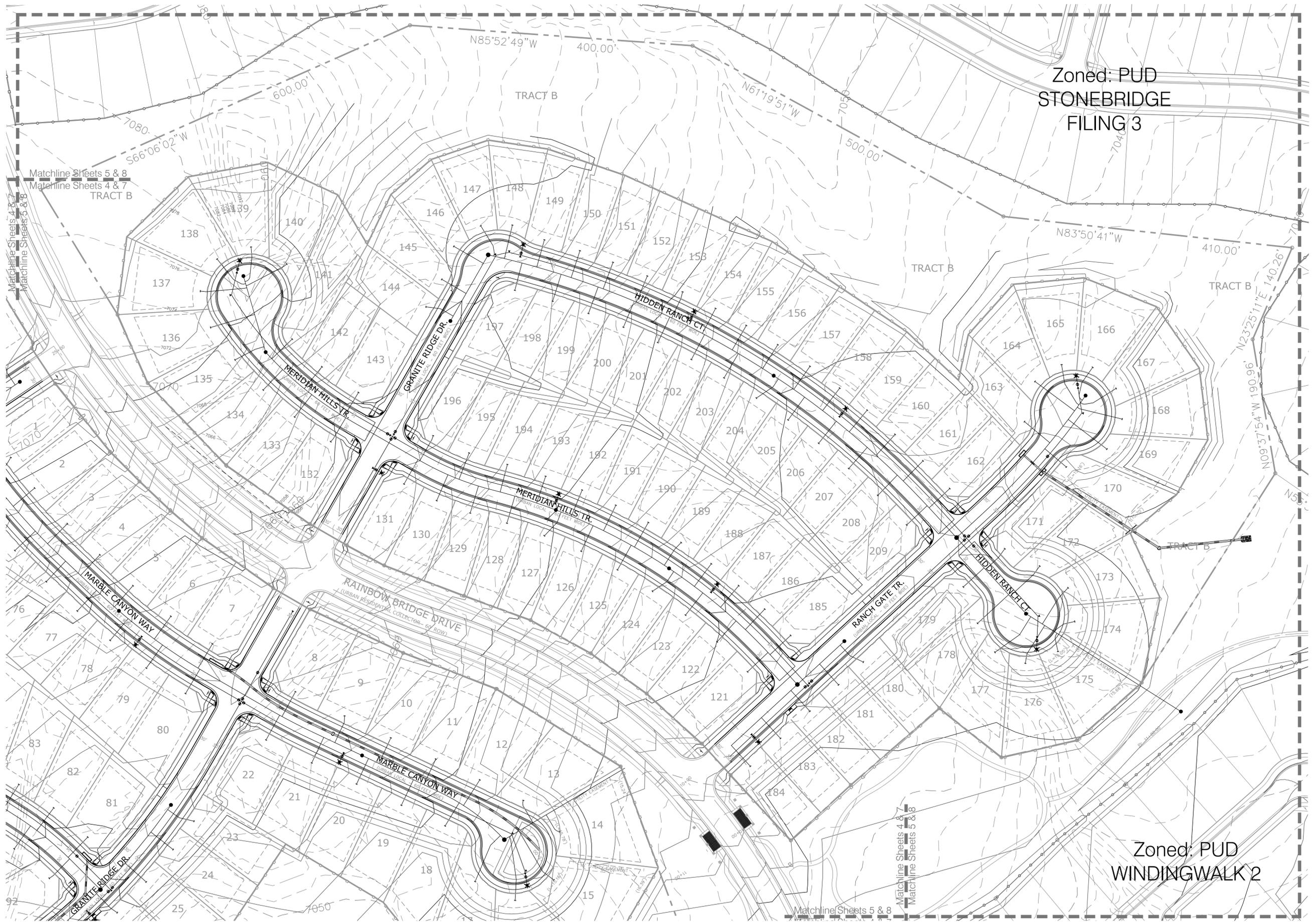
| DATE | BY | DESCRIPTION |
|-----------|-----|---------------------|
| 7/20/2018 | JBS | Per County Comments |
| 8/20/2018 | MS | Per County Comments |

WEST & SOUTH UTILITIES & GRADING

6 of 15

PCD# PUDSP-18-003

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The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

SEAL

ISSUE INFO

| DATE | BY | DESCRIPTION |
|-----------|-----|---------------------|
| 7/20/2018 | JBS | Per County Comments |
| 8/20/2018 | MS | Per County Comments |

ISSUE HISTORY

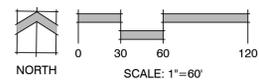
EAST & NORTH UTILITIES & GRADING

SHEET TITLE

SHEET NUMBER

8 OF 15

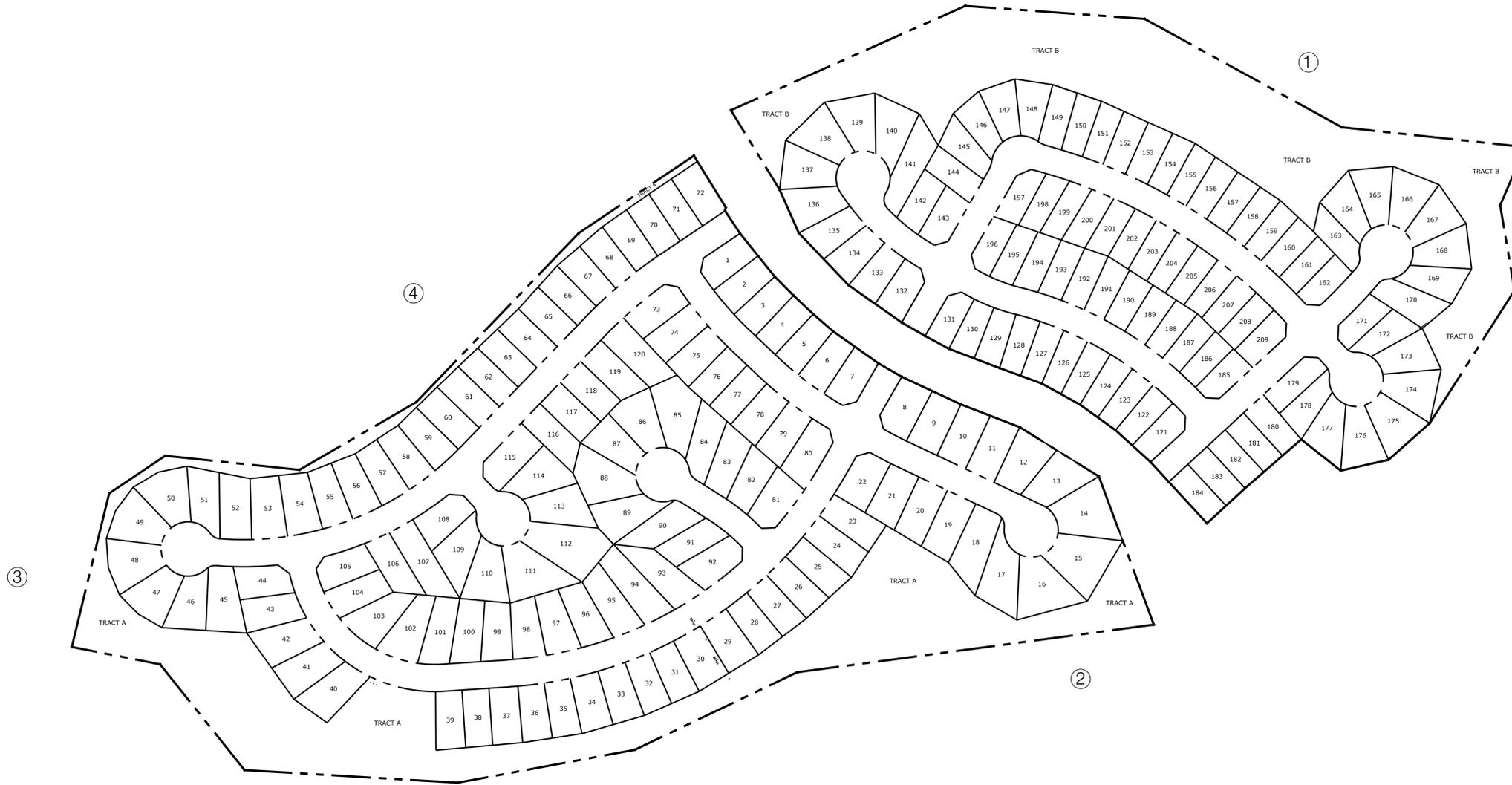
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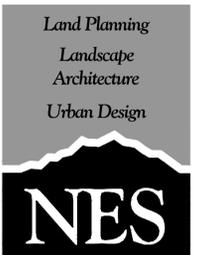
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ADJACENT OWNERS

1. 420000410
GTL INC.
3575 KENYON ST STE 200
SAN DIEGO CA 92110
2. 420000413
MERIDIAN RANCH INVESTMENTS INC.
PO BOX 80036
SAN DIEGO CA 92138
3. 4230401049
MERIDIAN RANCH GOLF COURSE LLC.
PO BOX 80036
SAN DIEGO CA 92138
4. 4230401047
MERIDIAN SERVICE METRO DISTRICT
7995 E PRENTICE AVE STE 103E
ENGLEWOOD CO 80111



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www.nescolorado.com
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

PROJECT INFO
DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

SEAL

SCALE: N/A

PROJECT NUMBER

SHEET TITLE

SHEET NUMBER

PLAN AREA *

ADJACENT OWNERS

15
OF 15

PCD# PUDSP-18-003