

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Jim Egbert, Chair

FROM: Nina Ruiz, Planner II
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director

RE: Project File #: PUDSP-18-003
Project Name: Stonebridge Filing No. 4 at Meridian Ranch
Parcel Nos.: 4200000413 and 4200000415

OWNER:	REPRESENTATIVE:
GTL, Inc. 3575 Kenyon Street, Suite 200 San Diego, CA 92110	N.E.S., Inc. 619 N Cascade Avenue Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	10/16/2018
Board of County Commissioners Hearing Date	11/13/2018

EXECUTIVE SUMMARY

A request by GTL, Inc., for approval of Stonebridge at Meridian Ranch Filing 4 PUD development plan to develop 209 single-family residential lots, rights-of-way, and open space and utility tracts within a 68 acre development area. In accordance with Section 4.2.6.E, PUD Development Plan May be Approved as a Preliminary Plan, of the El Paso County Land Development Code (2018), the applicant requests the PUD development plan be approved as a preliminary plan. The two parcels, totaling 68 acres, are zoned PUD (Planned Unit Development) and are located at the northwest corner of the Eastonville Road and Stapleton Drive intersection and are within Sections 29 and 30, Township 12 South, Range 64 West of the 6th P.M. The parcels are included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008).

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

A. REQUEST/WAIVERS/MODIFICATIONS/AUTHORIZATION

Request: Approval of a PUD development plan to develop 209 single-family residential lots, rights-of-way, and open space and utility tracts within a 68 acre development area. In accordance with Section 4.2.6.E, PUD Development Plan May be Approved as a Preliminary Plan, of the El Paso County Land Development Code (2018) the applicant requests the PUD development plan be approved as a preliminary plan.

Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicant requests the following modification of PUD standards of the LDC:

A PUD Modification of Section 2.5.2.C.4 of the ECM is requested with this application in relation to the requirement to provide midblock pedestrian crossings at specific locations.

Section 2.5.2.C.4 of the ECM states:

“Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 feet, mid-block access ramps shall be provided at spacing that minimize travel distances between access ramps. Private accesses may be used for these access points where the access is designed to meet access ramp requirements.”

Per the applicant’s letter of intent, “there is no pedestrian destination in these areas that would necessitate a midblock crossing.” Throughout Meridian Ranch, open space has been set aside for the pedestrian trail and park system. Many of the pedestrian trails are owned and maintained by the Meridian Ranch Metropolitan District. Multiple tracts

within the proposed development, totaling 15.375 acres, have been designated as open space tracts.

Authorization to Sign: PUD Development Plan and any other documents required to finalize the approval

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and the Board of County Commissioners shall determine that that the request meets the criteria for approval outlined in Section 4.2.6 of the El Paso County Land Development Code (2018):

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2018) for a preliminary plan requires the Planning Commission and the BoCC shall find that the additional criteria for a preliminary plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in

- accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code.
 - All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
 - Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
 - Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
 - The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
 - Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;
 - The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
 - The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North: PUD (Planned Unit Development)	Residential
South: PUD (Planned Unit Development)	Vacant
East: PUD (Planned Unit Development)	Residential
West: PUD (Planned Unit Development)	Residential

E. BACKGROUND

The Meridian Ranch Sketch Plan (SKP-11-002) and Planned Unit Development zoning concept plan (PUD-11-003) were previously approved by the Board of County Commissioners. An amended Sketch Plan was approved by the Board of County Commissioners on March 13, 2018, to allow for the maximum residential density to increase from 4,000 to 4,500 dwelling units (SKP-17-001). Platting of the proposed Stonebridge Filing 4 at Meridian Ranch PUD/SP 209 lots would bring the total number of platted lots up to 3,377 within the Meridian Ranch sketch plan area.

F. ANALYSIS

1. Land Development Code Analysis

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the El Paso County Land Development Code (2018).

2. Zoning Compliance

The Stonebridge Filing 4 at Meridian Ranch PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The Stonebridge Filing 4 at Meridian Ranch PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County Master Plan.

Relevant policies are as follows:

Policy 6.1.3 – *Encourage new development which is continuous and compatible with previously developed areas in terms of factors such as density, land use, and access.*

Policy 6.1.4 – *Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.*

Policy 6.1.11 - *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

The infrastructure needed to provide central services to the development are proposed to be extended from existing adjacent development within Meridian Ranch into the proposed subdivision. The Meridian Ranch Sketch Plan (SKP-11-002) and Planned Unit Development zoning concept plan (PUD-11-003) were previously approved by the Board of County Commissioners. The Sketch Plan was amended by the Board of County Commissioners March 13, 2018 to allow for the maximum residential density to increase from 4,000 to 4,500 dwelling units (SKP-17-001). Platting of the Stonebridge Filing 4 at Meridian Ranch PUD/SP would bring the total number of platted lots up to 3,377 within the Meridian Ranch sketch plan area. The proposed densities and land uses are consistent with the approved sketch plan and overall Meridian Ranch development.

4. Small Area Plan Analysis

The parcels are included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008). The Plan identifies this area as existing and approved urban density with lot sizes less than 2.5 acres in size. Relevant policies are as follows:

Policy 4.5.3.1 - Generally encourage a well-planned mix of housing types and densities in identifies urban development and infill areas, with efficient access to supporting uses, parks, schools, and open space.

Policy 4.5.3.4 – Encourage the use of design standards that enable new development to fit the surrounding natural, historical, and built context.

Policy 4.5.8.7 – Encourage opportunities for pedestrian linkages especially to connect residential areas to schools, shopping, and significant trail corridors.

The approved Meridian Ranch Sketch Plan established the mix of uses and interconnected roadway and trail system, as well as the provision of adequate school, park, and open space facilities. The Stonebridge Filing 4 at Meridian Ranch PUD is consistent with the Sketch Plan and it establishes design standards that are intended to help the development fit into the surrounding Meridian Ranch neighborhood. The PUD includes open space tracts that provide trail connections internal to the subdivision and to connect to the overall Meridian Ranch trail system.

5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Division, was sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential upload deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the PUDSP application that would impede development.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

3. Floodplain

The development is not impacted by any designated floodplain as indicated by FEMA's Flood Insurance Rate Map Number 08041C0575 F and as amended by the Letter of Map Revision (LOMR) Case Number 14-08-1121P, which has an effective date of March 24, 2015.

4. Drainage and Erosion

Portions of this development area are within the Bennett Ranch (CHWS1200), Haegler Ranch (CHMS0200), and Geick Ranch (CHMS0400) drainage basins. Both Bennett Ranch and Haegler Ranch are studied basins and their associated drainage and bridge fees are due at the time of plat recordation. The Geick Ranch drainage basin study has not been approved to date and there are no drainage or bridge fees at this time.

The site generally drains to the south. Stormwater runoff will be conveyed by public storm sewer systems and channels into one of the following three ponds which provide both water quality and flood control storage (all ponds are owned and maintained by the Woodmen Hills Metropolitan District): Bennett Regional Pond (existing) located in Bennett Ranch basin, Pond H (proposed) located within the

Haegler Ranch basin, and Pond E (existing) located within the Geick Ranch basin. Pond H is being constructed with the Winding Walk Filing No. 1 subdivision.

5. Transportation

Access to the development is provided from Rainbow Bridge Drive which is being constructed with the Winding Walk Filing No. 1 subdivision. All streets are planned to be public roads and will be dedicated to the County.

The development is within the boundaries of the Woodmen Road Metropolitan District. New construction is subject to payment of traffic impact fees to the District as reimbursement for roadway improvements previously constructed by Woodmen Road Metropolitan District. Pursuant to Board Resolution 13-041, resolution adopting the first amendment to the intergovernmental agreement concerning Woodmen Road, Stonebridge Filing No. 4 at Meridian Ranch is not subject to participation in the El Paso County Road Impact Fee Program, but will instead trigger payment of fees to the Woodmen Road Metropolitan District.

Stapleton Road located south of the development is identified in the 2016 Major Transportation Corridors Plan Update (MTCP) as a 2040 Roadway Improvement Projects to convert the road from a 2-lane principal arterial to a 4-lane principal arterial. This development does not trigger the need to upgrade Stapleton Road to a 4-lane principal arterial. No roadway improvements associated with this subdivision are reimbursable under the current MTCP.

H. SERVICES

1. Water

Sufficiency: NA

Quality: NA

Quantity: NA

Dependability: NA

The applicant has requested a finding of sufficiency for water quality, quantity, and dependability be deferred to the request for approval of the final plat.

2. Sanitation

Wastewater is provided by Meridian Service Metropolitan District. The District has provided a report demonstrating adequate capacity to serve the additional 209 single-family residential lots.

3. Emergency Services

The property is within Falcon Fire Protection District. The District responded with no objection.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service to the property. Black Hills Energy will provide natural gas services to the property.

5. Metropolitan Districts

The property is within the Meridian Service and Woodmen Road Metropolitan Districts. The Meridian Service Metropolitan District provides water and wastewater service and maintains landscaping, open space, and drainage facilities within the District. The Woodmen Road Metropolitan District was established to finance roadway improvements in the area. Per Board of County Commissioners Resolution 13-41, properties within the Woodmen Road Metropolitan District are exempt from participation in the El Paso County Road Impact Fee Program.

6. Parks/Trails

The open space dedication proposed with this PUDSP is approximately 15 acres, or 22 percent of the subdivision. The applicant submitted a request for a park lands agreement to address credits against the urban park fees for the development area. El Paso County Parks reviewed the agreement and the Park Lands Agreement was approved by the Board of County Commissioners (BoCC Resolution 18-299). Pursuant to the agreement, all park land, or fees in lieu of dedication have been satisfied and no urban park fees will be due at the time of recording.

The Board of County Commissioners approved a development and park lands agreement between El Paso County and the applicant for the applicant to convey approximately 215 acres of open space to the County for the Falcon Regional Park (Resolution 14-313). With that agreement the developer satisfied all regional park dedication requirements.

7. Schools

The property is located within Falcon School District No. 49. Two school sites have been dedicated within the Meridian Ranch Development. Therefore, no fees will be required at the time of final plat recordation.

I. APPLICABLE RESOLUTIONS

Approval	Pages 29 and 25
Denial	Pages 30 and 26

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2018), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
6. Applicable park, school, drainage, and bridge fees shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
3. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
4. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified twenty-nine (29) adjoining property owners on September 26, 2018, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Development Plan / Preliminary Plan

El Paso County Parcel Information

File Name: SF-18-023/PUDSP-18-003

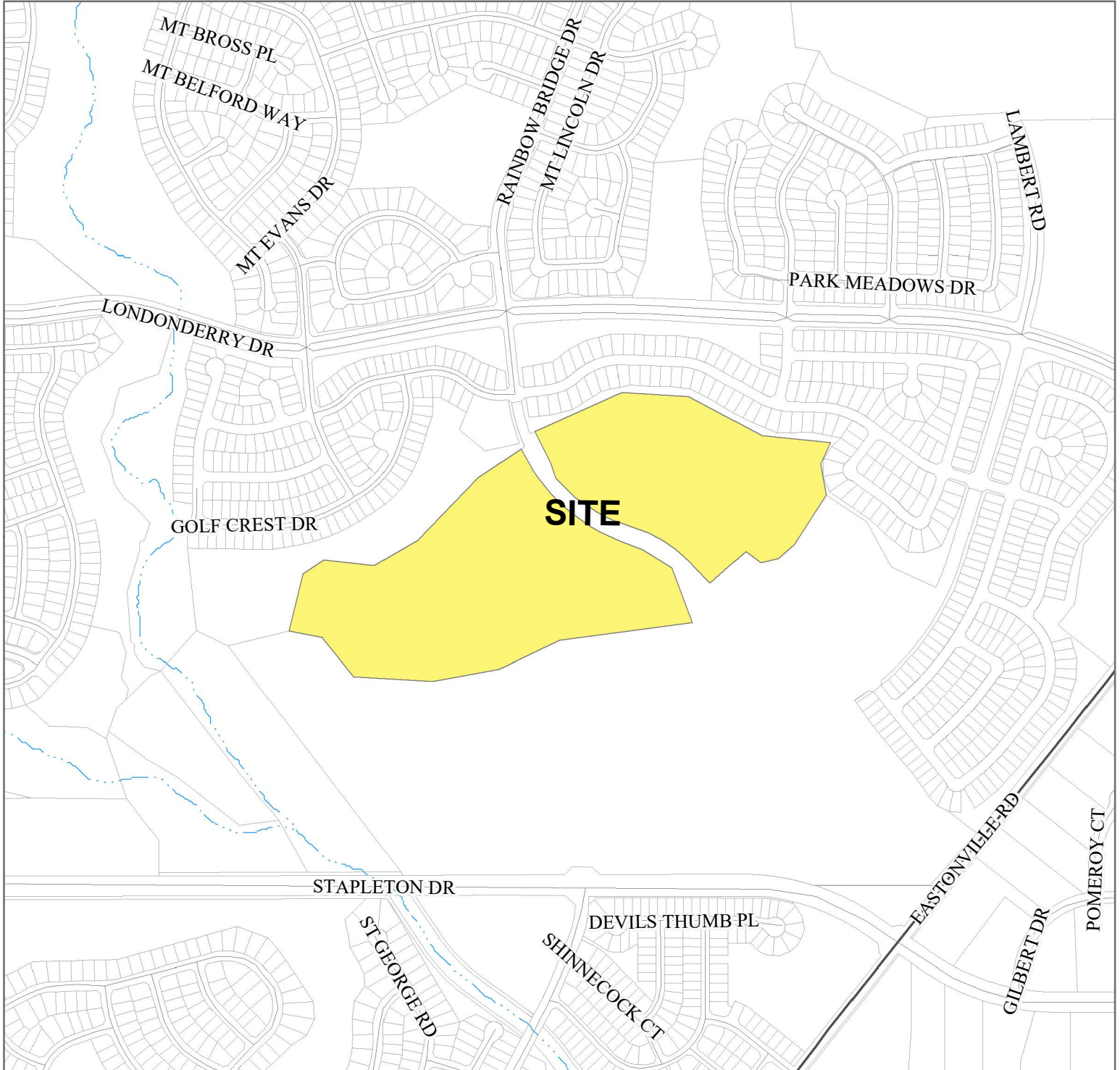
PARCEL	NAME
4229300002	GTL INC
4229300001	GTL INC

Zone Map No.: --

ADDRESS	CITY	STATE
3575 KENYON ST STE 200	SAN DIEGO	CA
3575 KENYON ST STE 200	SAN DIEGO	CA

ZIP	ZIPLUS
92110	5350
92110	5350

Date: September 14, 2018



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
913 520-6600



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JANUARY 2018, REVISED FEBRUARY 15, 2018

CONSULTANT:
N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

The Enclave at Stonebridge is located southeast of the intersection of Londonderry Road and Rainbow Bridge Drive, Peyton, Colorado. The site comprises of approximately 68 acres and is zoned PUD. To the west and east lies future residential development areas, to the north future Stonebridge Filing 3, and to the south is the proposed Winding Walk Filing 1 & 2 residential development.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for The Enclave at Stonebridge, consisting of 209 single-family dwelling lots, landscaping, open space, and trails on approximately 68 acres.
2. A PUD Modification of ECM Section 2.5.2.C.4 in relation to the requirement to provide midblock pedestrian crossings.
3. Early District improvements at the time of plan approval by Staff, prior to going to Planning Commission.

PROJECT JUSTIFICATION

a. Consistency with Approved Sketch Plan

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on November 10, 2015. Amongst other things, this amendment changed the land use designation of the area now comprising The Enclave at Stonebridge from MR-R6 (6 du/ac) to MR-R4 (maximum 4 du/ac).

The PUD Development/Preliminary Plan for The Enclave at Stonebridge comprises 209 lots on approximately 68 acres, which represents a density of 3.07 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.10 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Policy Plan and Small Area Plan Compliance

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

c. Parks and Open Space Requirement

The Enclave at Stonebridge includes two (2) landscaped open space tracts of approximately 15.375 acres and trail connection to the extensive trail and open space provision within Meridian Ranch. As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$272 per

subdivision lot for Urban Parks and \$430 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	The Enclave at Stonebridge
Urban	\$56,848
Regional	\$89,870
Total	\$146,718

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of constructing the open space and trail improvements referenced above, and the adjacent Winding Walk neighborhood park.

d. PUD Modification

Section 2.5.2.C.4 of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. The streets that do not meet this requirement are Enclave Scenic Way, Granite Ridge Road, Hidden Ranch Ct., Meridian Hills Tr. In these cases, the need for a midblock crossing is not considered necessary as there is no pedestrian destination in these areas that would necessitate a midblock crossing.

e. Drainage

A Preliminary/Final Drainage Report for The Enclave at Stonebridge is submitted with this application package.

f. Traffic

A Traffic Report prepared by LSC is submitted in support of this application.

g. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application.

h. Utilities

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

i. Wildlife

The Enclave at Stonebridge at Meridian Ranch is a developing area and there is no significant impact to wildlife.

In accordance with the impact identification report of the Meridian Ranch Sketch Plan, in 2009 the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

\\G:\Meridian Ranch\Drawings\Planning\Develop\PU\DP_Stonebridge_Enclave.dwg [1-Cover] 8/20/2018 4:16:01 PM mswrt

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 acknowledge the PUD changes with the Code), or any other applicable resolutions 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.

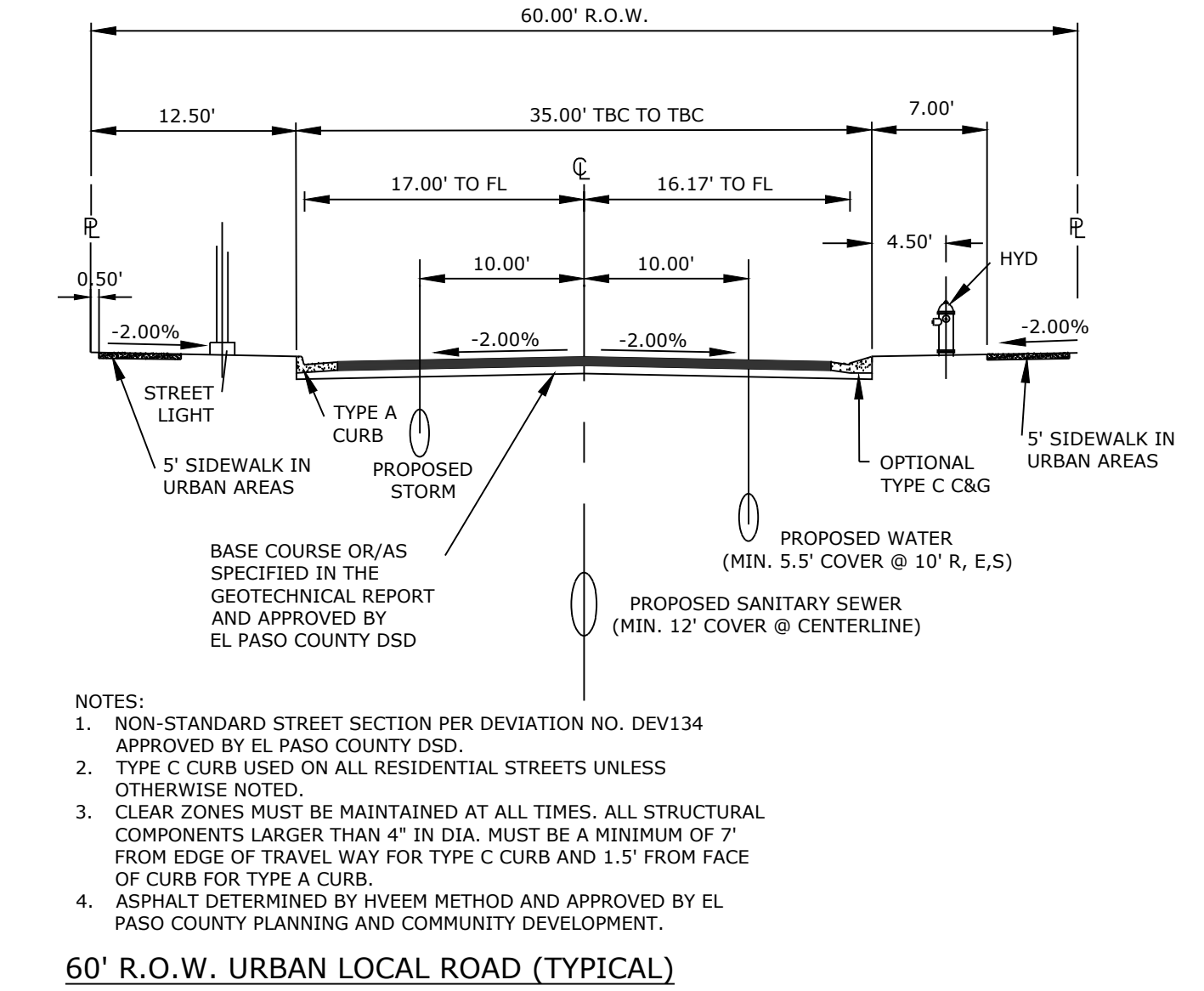
B. Permitted and Accessory uses: Permitted and accessory uses are as identified in the use table below:

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.

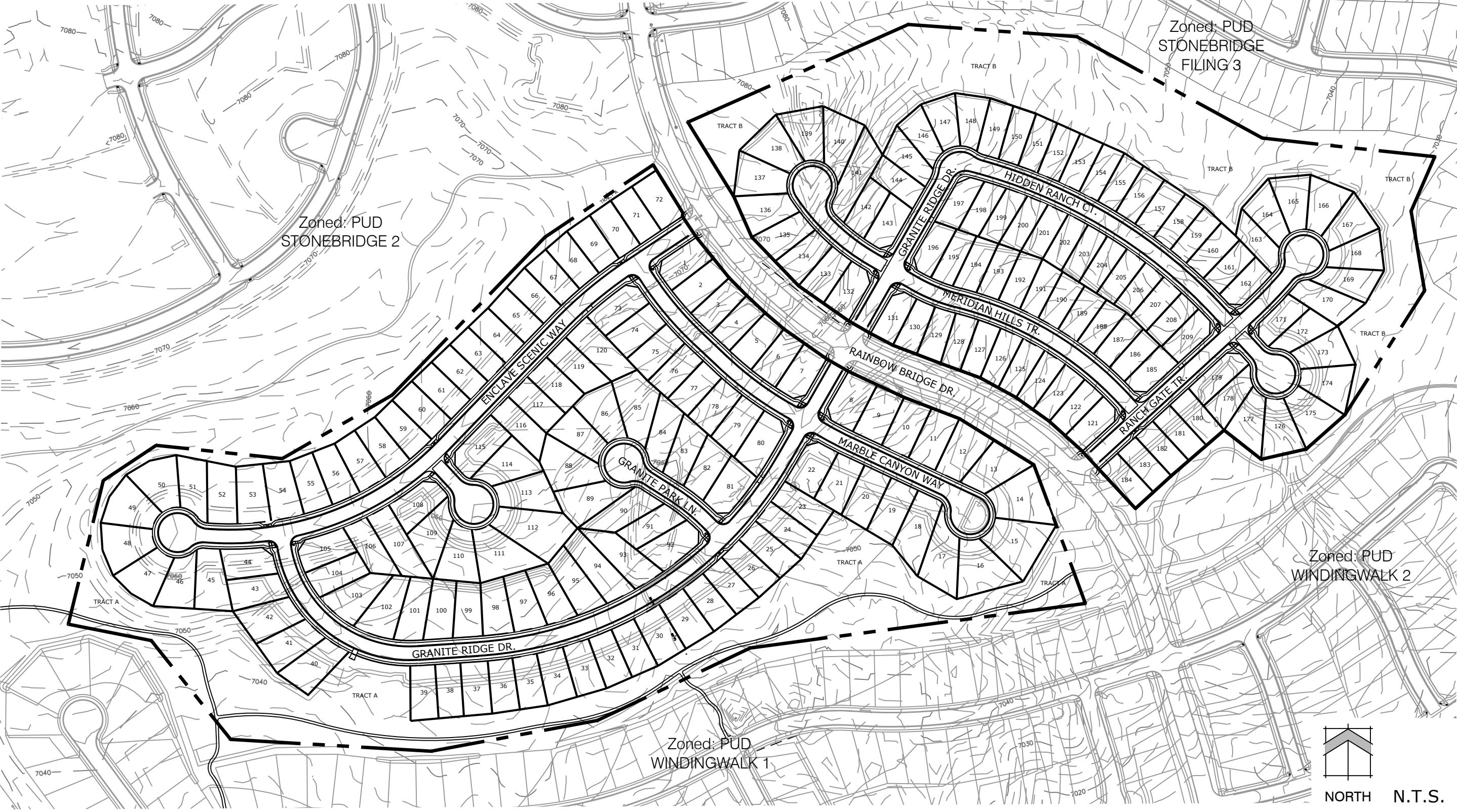
E. Streets
Streets within the The Enclave at Stonebridge at Meridian Ranch Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards. All Streets shall be paved with curb and gutter. 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.



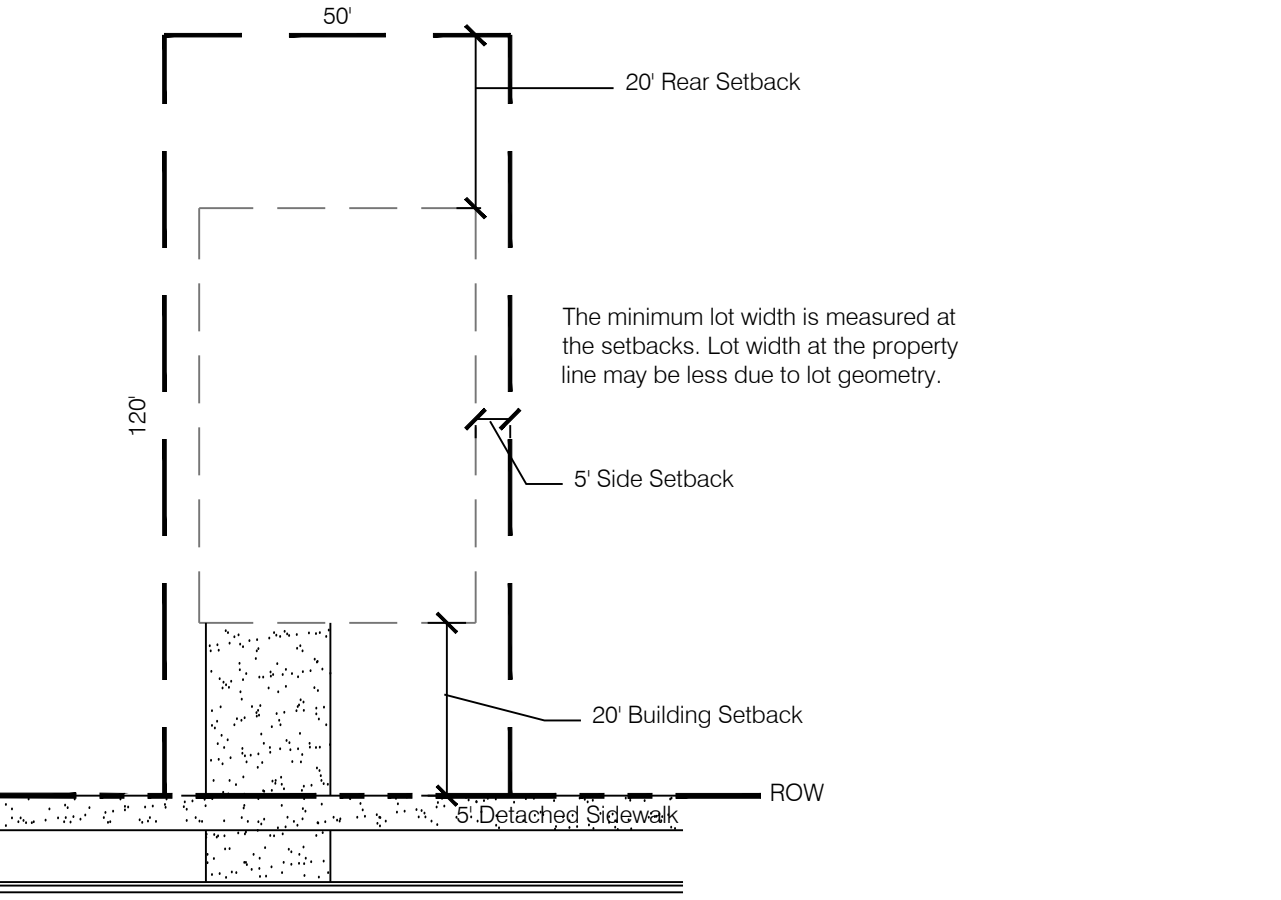
THE ENCLAVE AT STONEBRIDGE AT MERIDIAN RANCH PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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

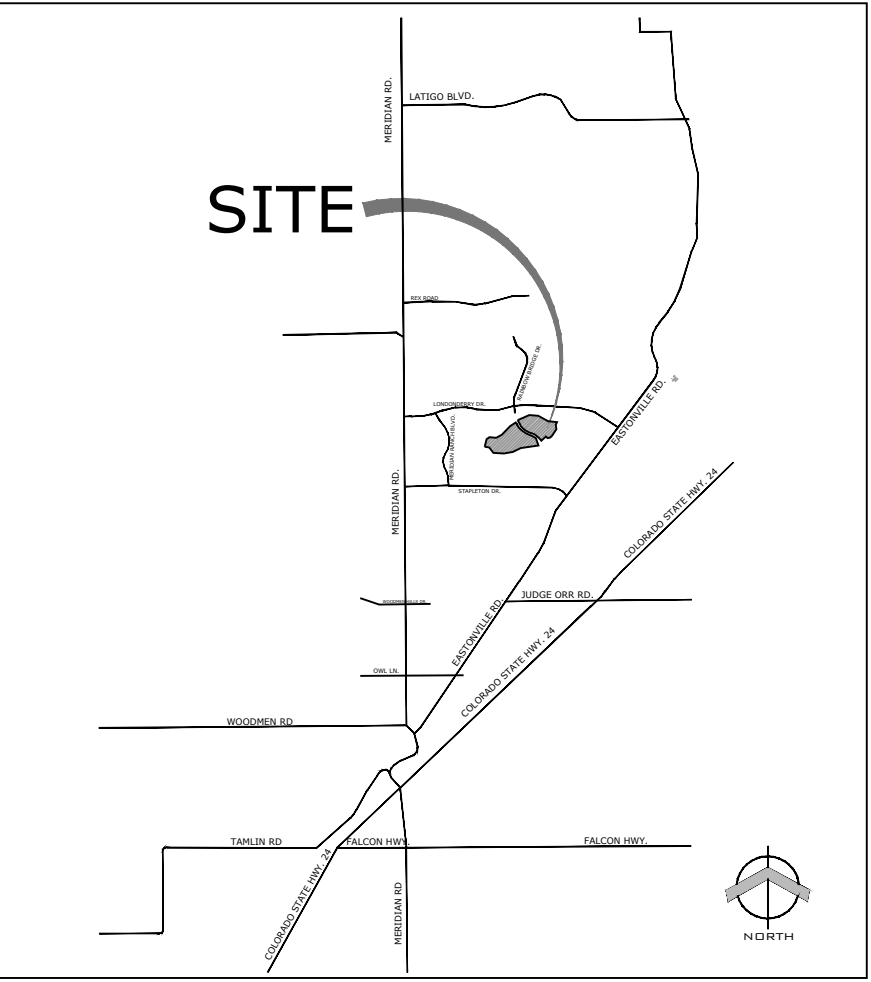


GENERAL NOTES

- 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 of 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
- Tract 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-F 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 Wildfire 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. 213036330 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 through out 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.



VICINITY MAP



DEVELOPMENT DATA

- Existing Zoning: PUD
- Approved Plan: The Enclave at Stonebridge at Meridian Ranch PUD Development/Preliminary Plan 4230400001, 4200000411, 4200000412, and a portion of 4200000413
- Tax ID Number: 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 (3400): 72	School District 49	
Middle School (16100): 34	School District 49	
High School (20100): 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

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		REMAINING DWELLING UNITS		MAXIMUM DWELLING UNITS				
	3,377	1,123		4,500				

OWNER / SUBDIVIDER
GTL, Inc.
3575 Kenyon 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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PLANNER / LANDSCAPE ARCHITECT
N.E.S. INC.

PROJECT INFO

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

SHEET

REVISION

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

ISSUE / REVISION

COVER SHEET

SHEET TITLE

1
OF 15

SHEET NUMBER

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 N56°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 N56°12'41"E A DISTANCE OF 308.07 FEET;
7. THENCE S33°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°44'11"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;

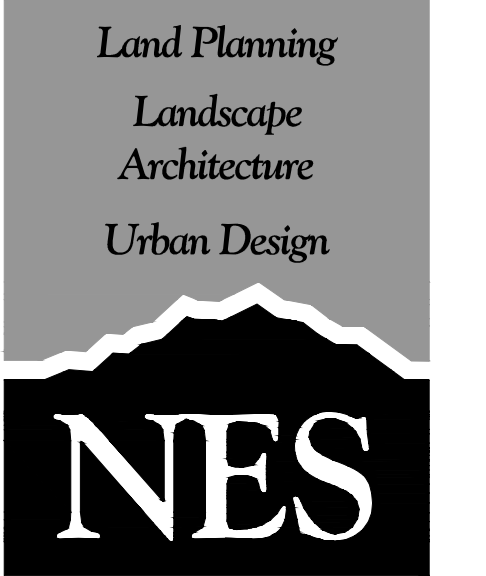
THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT C:

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°58'55"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 N53°03'09"W A DISTANCE OF 144.23 FEET;
27. THENCE N43°46'04"W A DISTANCE OF 160.00 FEET;
26. THENCE N23°53'47"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 LS #30087).



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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

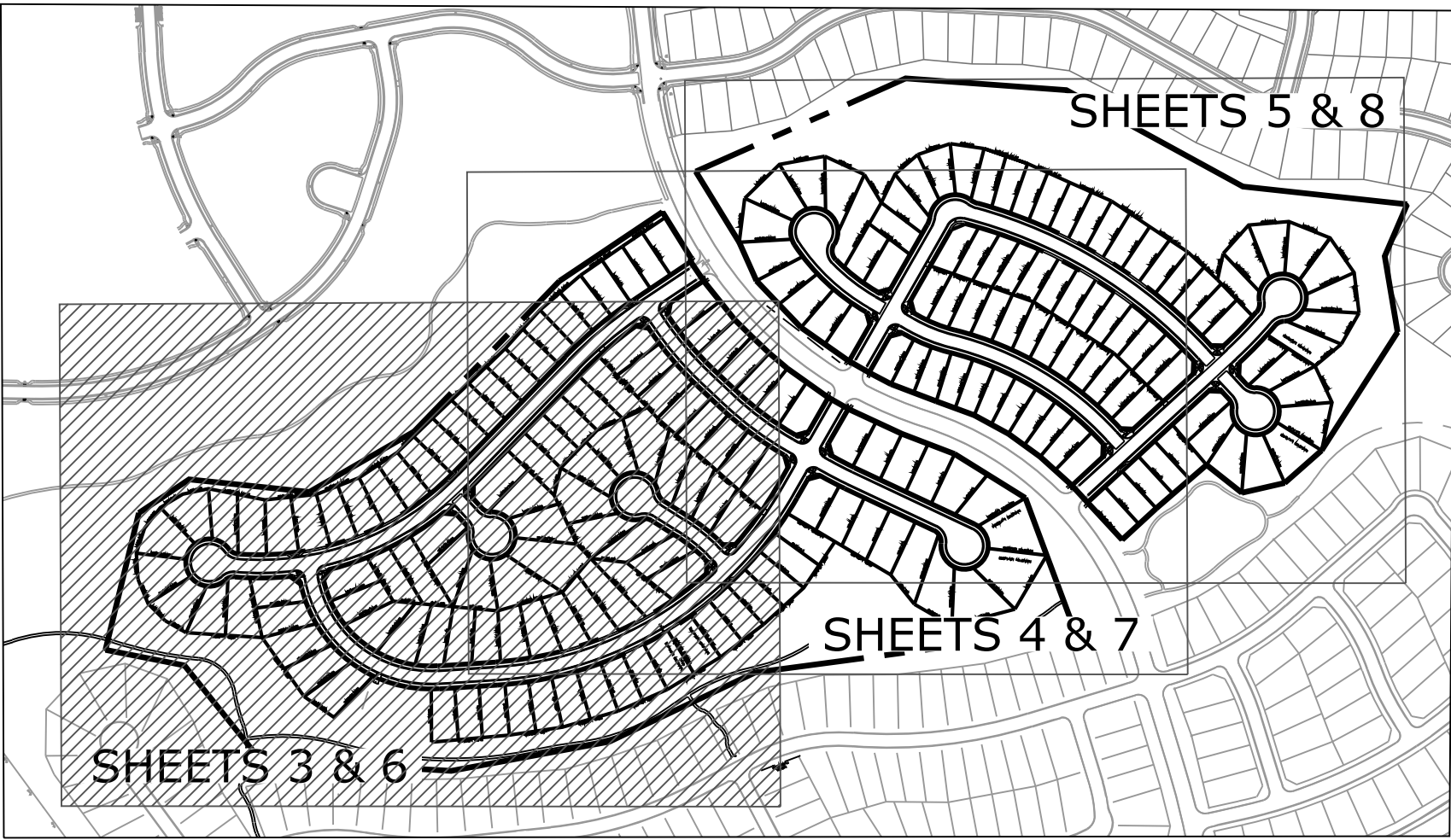
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8/20/2018	MS	Per County Comments

LEGAL PLAN

2
OF 15

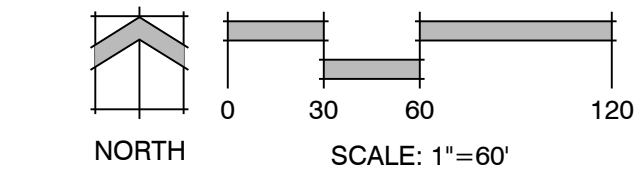
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KEY MAP



Matchline Sheets 4 & 7
Matchline Sheets 3 & 6

Matchline Sheets 3 & 6
Matchline Sheets 4 & 7



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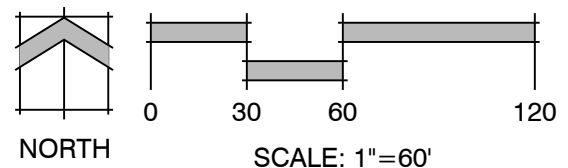
WEST & SOUTH
SITE PLAN

3
OF 15

PCD# PUDSP-18-003

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CENTER
SITE PLAN

4
OF 15

PCD# PUDSP-18-003

The Enclave at
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At Meridian Ranch

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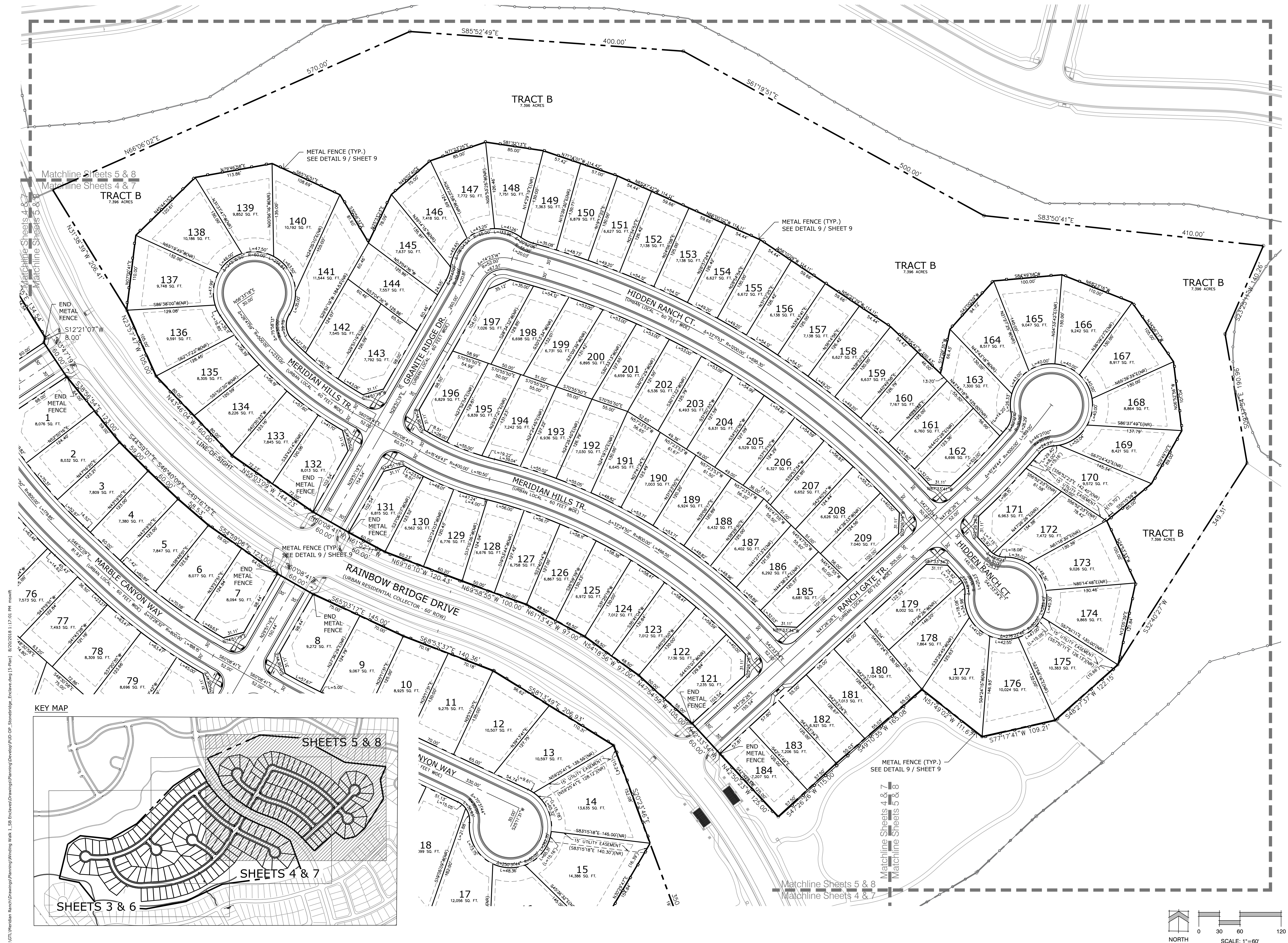
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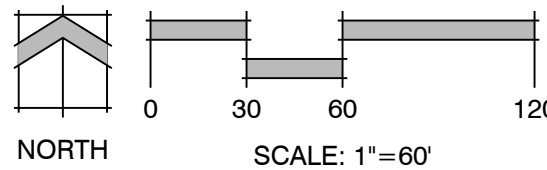
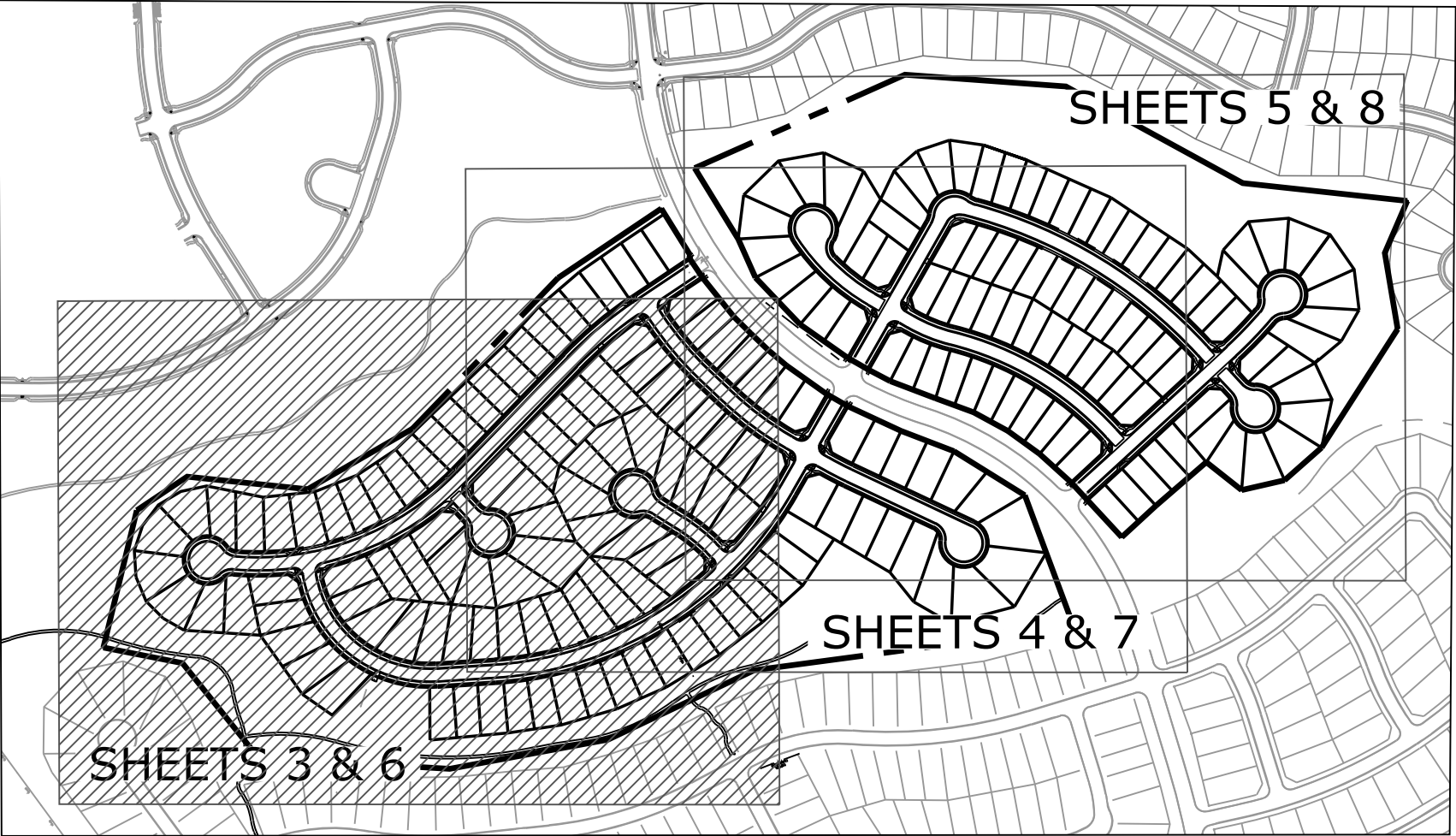
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EAST & NORTH
SITE PLAN

5
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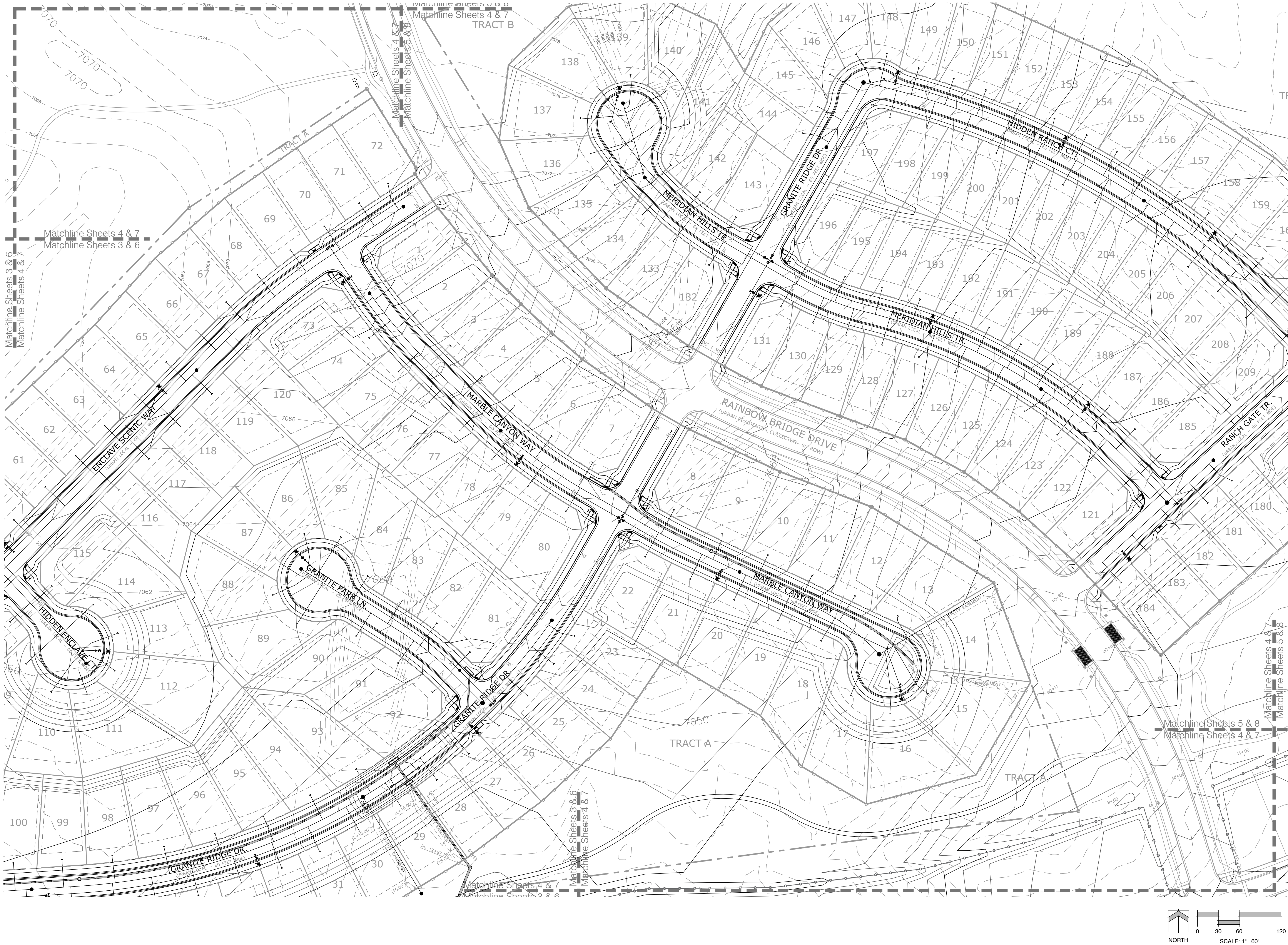
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WEST & SOUTH UTILITIES & GRADING

6
OF 15

PCD# PUDSP-18-003

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The Enclave at Stonebridge At Meridian Ranch

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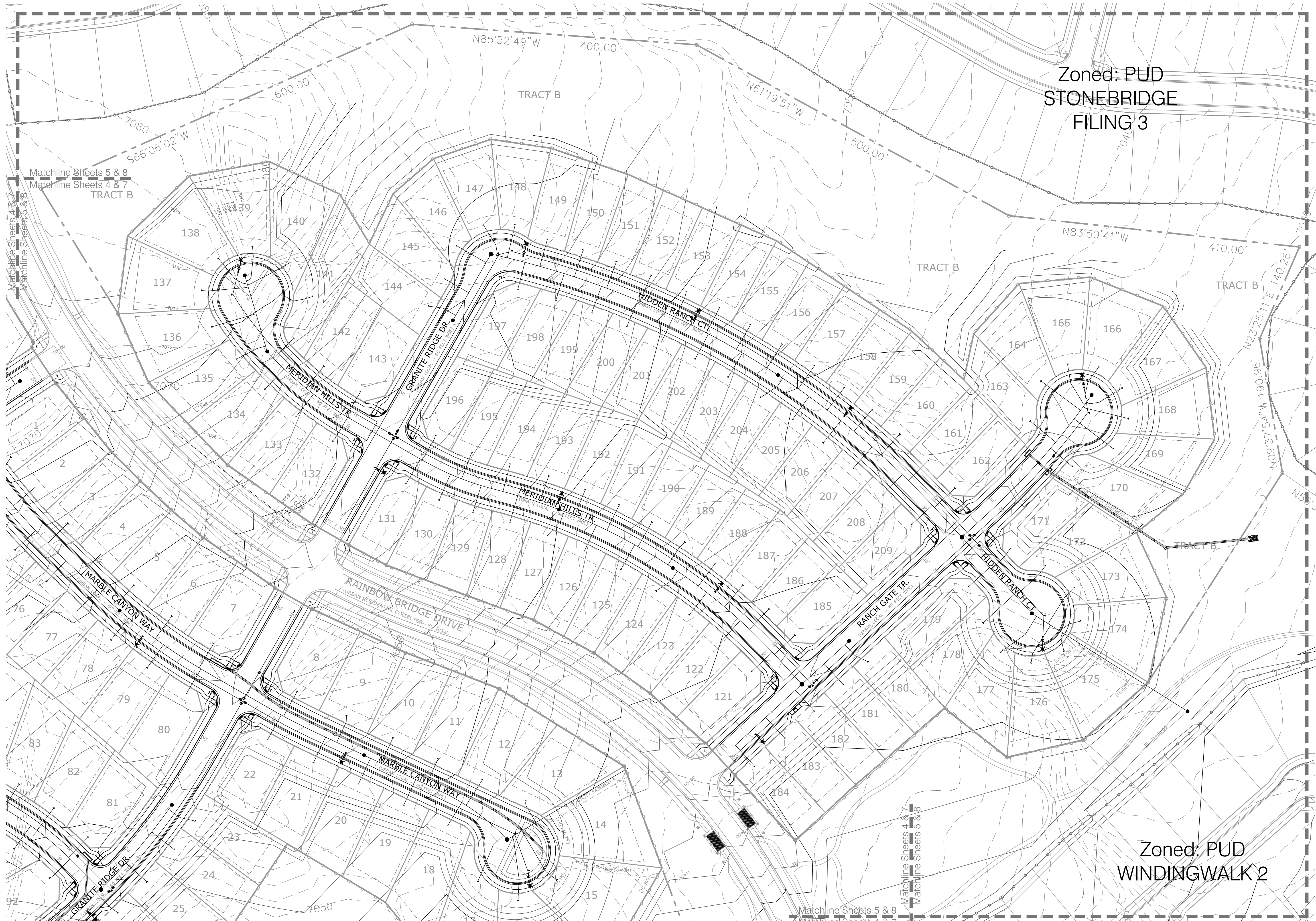
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**CENTER PLAN
UTILITIES & GRADING**

7
OF 15

PCD# PUDSP-18-003

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DATE: January 4, 2018
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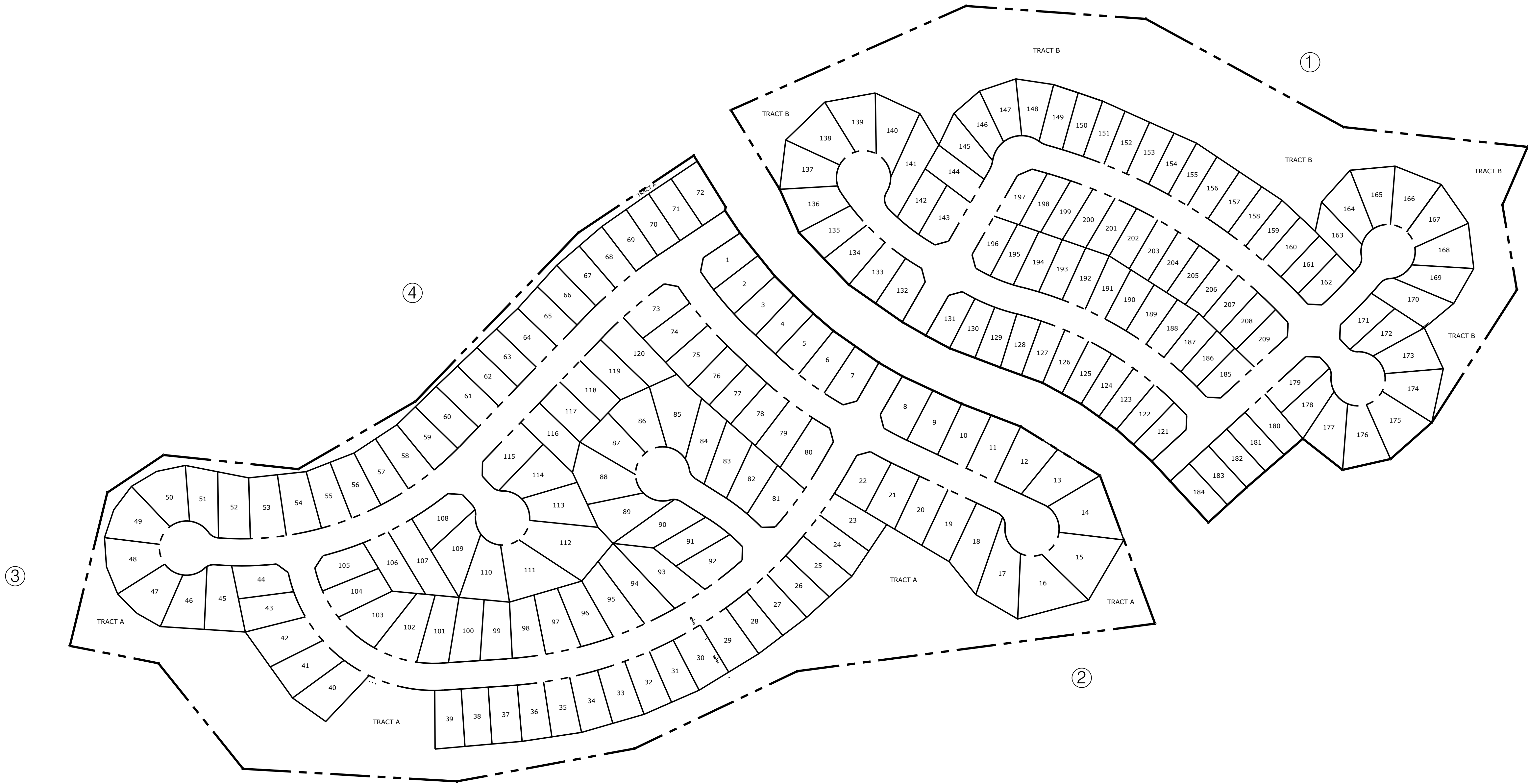
**EAST & NORTH
UTILITIES & GRADING**

8
OF 15

PCD# PUDSP-18-003

ADJACENT OWNERS

1. 4200000410
GTL INC.
3575 KENYON ST STE 200
SAN DIEGO CA 92110
2. 4200000413
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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The Enclave at
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PUD Development Plan /
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ADJACENT
OWNERS

15
OF 15

PCD# PUDSP-18-003