

MERIDIAN RANCH 2017 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.

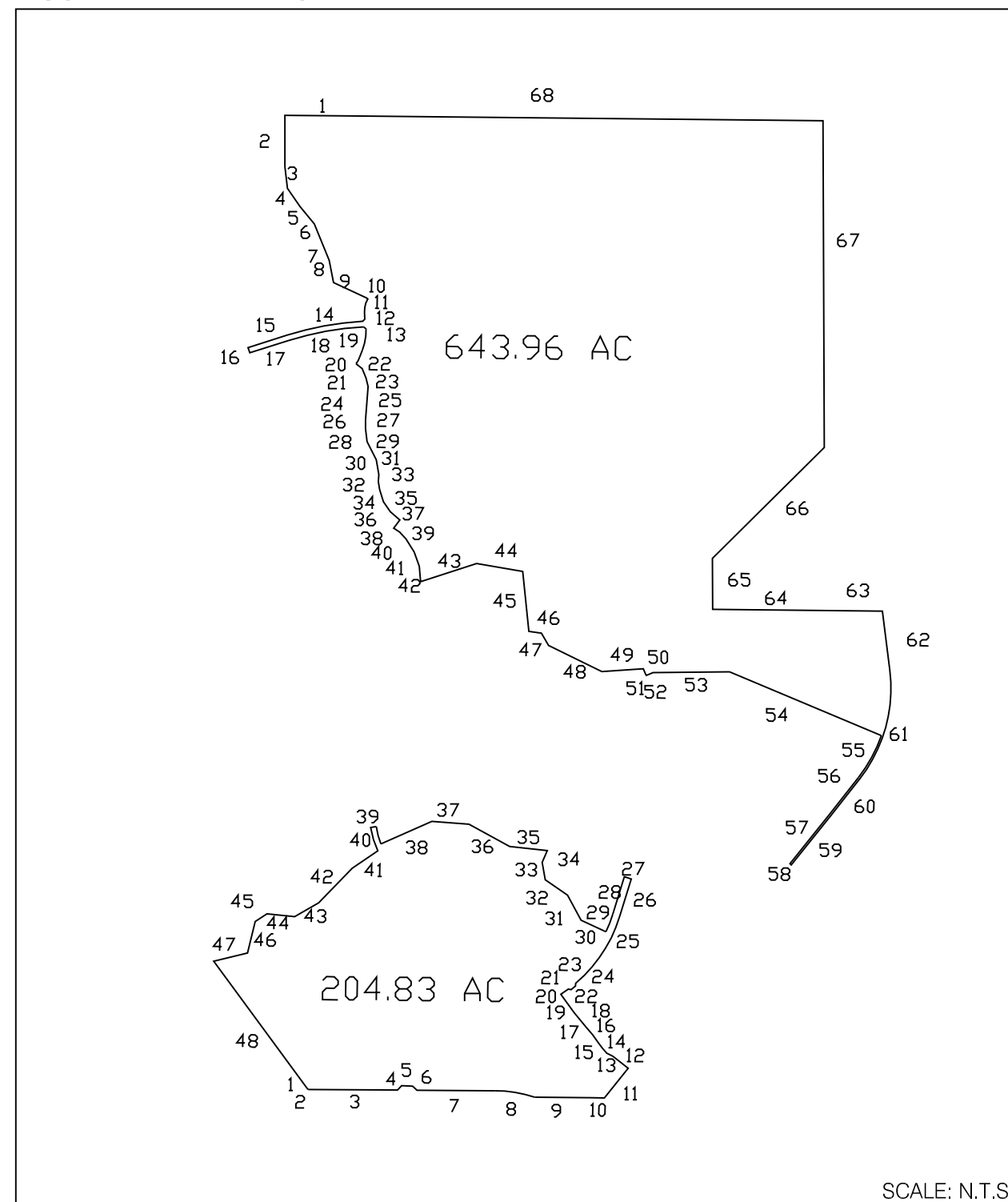
Development Data

Existing Zoning:	PUD
Total Area:	848.8 Acres (Amendment Area)
Total Number of Units:	1,901 (Amendment Area)
School Dedication:	45 Acres

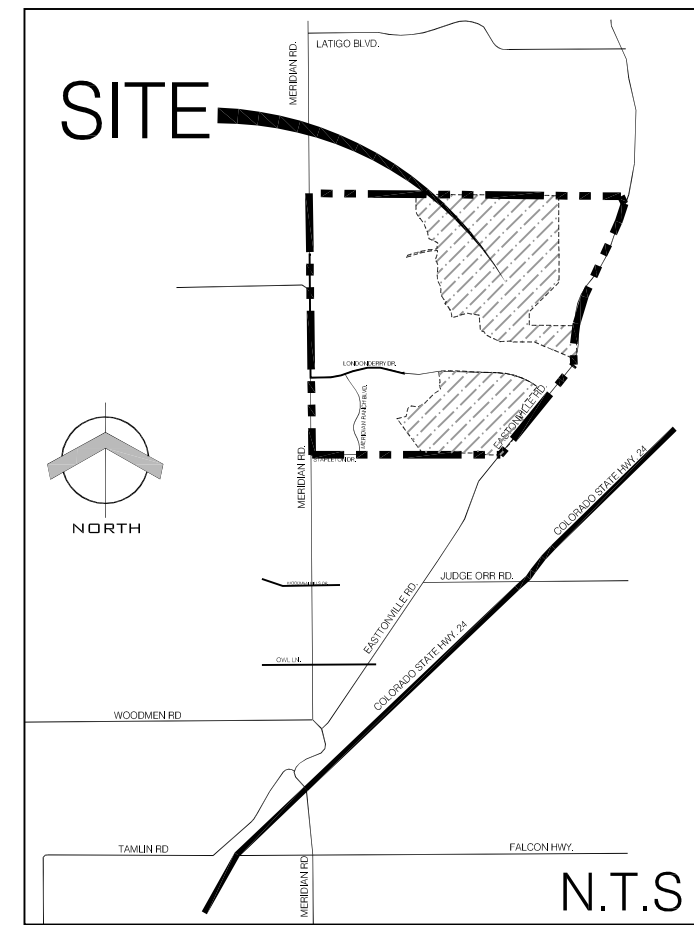
General Notes

- A TOTAL OF FOUR THOUSAND (4,500) 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 FOUR THOUSAND (4,000) DWELLING UNITS.
- IF ANY NON-RESIDENTIAL DISTRICT IS CONVERTED TO A RESIDENTIAL USE, ADDITIONAL DENSITY SHALL BE PERMITTED ABOVE THE DENSITY LIMIT FOR THE CONVERTED ACREAGE AT A DENSITY RATE OF ONE (1) DWELLING UNIT PER ACRE.
- COMMERCIAL AND BUSINESS PARK 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 LOMR 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 TIME OF PUD DEVELOPMENT PLAN AND/OR SUBDIVISION SUBMITTAL AND REVIEW.

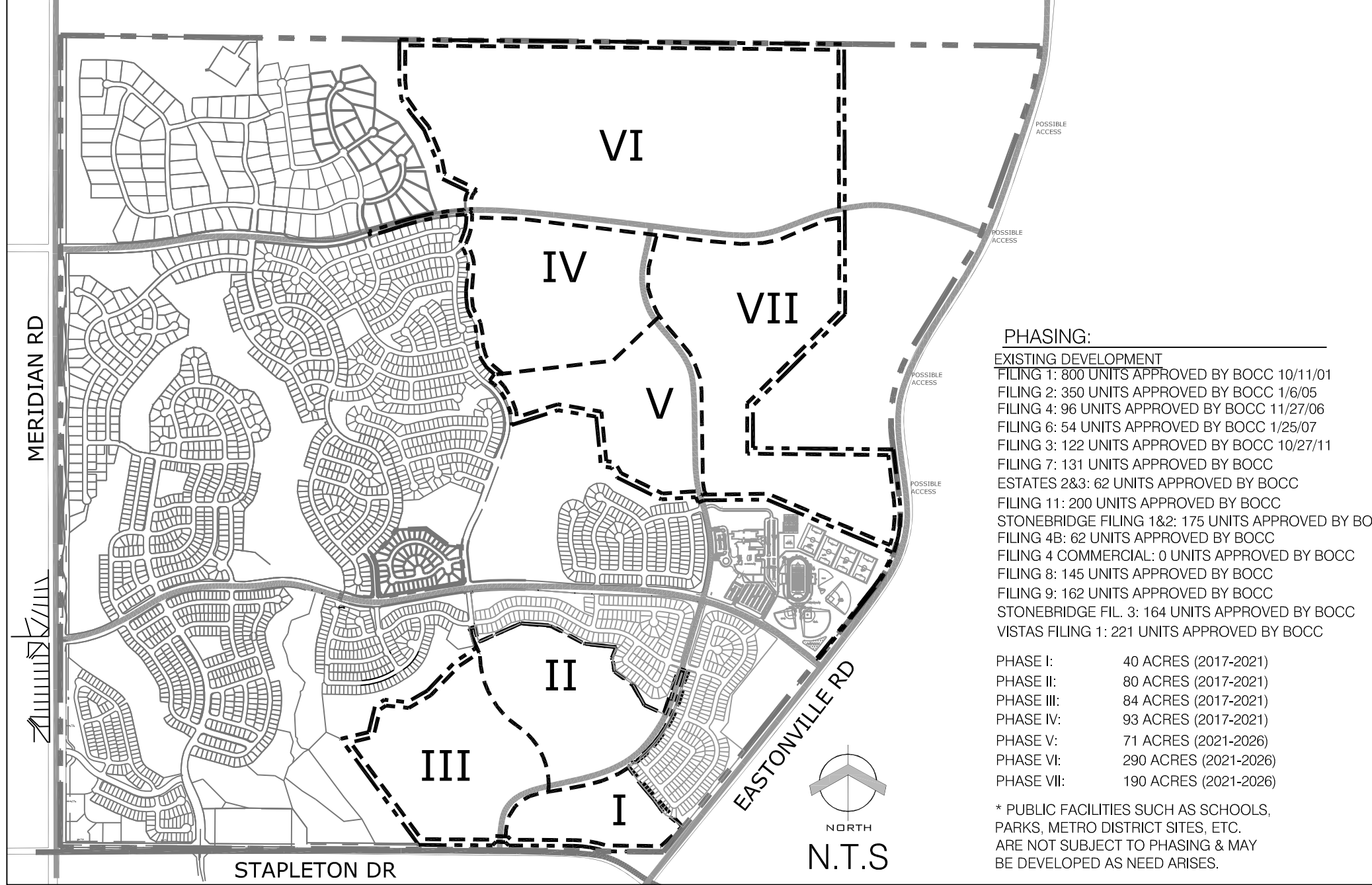
BOUNDARY EXHIBIT - OVERALL



Vicinity Map



Phasing Plan



Owner:

Meridian Ranch Investments, Inc.,
PO Box 80036
San Diego, CA 92138
(619) 223-1663

Planner:

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

Subdivider:

GTL Inc.
3575 Kenyon St.
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(619) 223-1663

GENERAL LEGAL DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN SECTIONS 19, 20, 28, 29 AND 30 ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

BEGINNING AT NORTHEAST CORNER OF SAID SECTION 19;

- THENCE ALONG SAID SECTION 19 NORTHERLY BOUNDARY N89°18'07"W A DISTANCE OF 643.87 FEET TO THE NORTHEAST CORNER OF MERIDIAN RANCH ESTATES FILING 3, RECORDED WITH RECEPTION NO. 216713852 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIX (6) COURSES ARE ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH ESTATES FILING 3:

- THENCE S00°00'00"E A DISTANCE OF 552.46 FEET;
- THENCE S50°29'59"E A DISTANCE OF 236.42 FEET;
- THENCE S34°57'33"E A DISTANCE OF 239.34 FEET;
- THENCE S39°04'24"E A DISTANCE OF 244.00 FEET;
- THENCE S22°23'07"E A DISTANCE OF 422.43 FEET;
- THENCE S11°10'28"E A DISTANCE OF 163.41 FEET TO THE NORTHEAST CORNER OF TRACT D, MERIDIAN RANCH ESTATES FILING 2, RECORDED WITH RECEPTION NO. 213713406 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING EIGHT (8) COURSES ARE ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH ESTATES FILING 2:

- THENCE S11°10'28"E A DISTANCE OF 81.37 FEET;
- THENCE S64°40'14"E A DISTANCE OF 392.46 FEET;
- THENCE S57°09'47"E A DISTANCE OF 37.27 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 33°20'58", AN ARC LENGTH OF 151.33 FEET, WHOSE LONG CHORD BEARS S14°36'05"W A DISTANCE OF 149.21 FEET;
- THENCE S02°04'24"E A DISTANCE OF 74.08 FEET;
- THENCE S42°55'36"W A DISTANCE OF 32.50 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,300.00 FEET, A DELTA ANGLE OF 14°24'45", AN ARC LENGTH OF 830.10 FEET, WHOSE LONG CHORD BEARS S79°38'16"W A DISTANCE OF 827.92 FEET;
- THENCE S72°25'54"W A DISTANCE OF 442.10 FEET;
- THENCE S17°34'06"E A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH LINE OF TRACT B, MERIDIAN RANCH FILING 9, RECORDED WITH RECEPTION NO. 216713763 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING FIFTEEN (15) COURSES ARE ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH FILING 9:

- THENCE N72°25'54"E A DISTANCE OF 442.10 FEET TO A CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3240.00 FEET, A DELTA ANGLE OF 14°34'32", AN ARC LENGTH OF 824.23 FEET, WHOSE LONG CHORD BEARS N79°43'10"E A DISTANCE OF 822.01 FEET;
- THENCE S47°26'09"E A DISTANCE OF 30.52 FEET;
- THENCE S02°04'24"E A DISTANCE OF 74.08 FEET TO A CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 570.00 FEET, A DELTA ANGLE OF 22°54'07", AN ARC LENGTH OF 227.84 FEET, WHOSE LONG CHORD BEARS S09°22'40"W A DISTANCE OF 226.32 FEET;
- THENCE S20°49'43"W A DISTANCE OF 84.41 FEET TO A CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 17°16'47", AN ARC LENGTH OF 81.43 FEET, WHOSE LONG CHORD BEARS S29°28'07"W A DISTANCE OF 81.12 FEET;
- THENCE S51°53'30"E A DISTANCE OF 86.13 FEET;
- THENCE S22°11'16"E A DISTANCE OF 130.06 FEET;
- THENCE S12°48'35"E A DISTANCE OF 92.37 FEET;
- THENCE S04°28'51"W A DISTANCE OF 360.75 FEET;
- THENCE S01°13'59"E A DISTANCE OF 97.34 FEET;
- THENCE S06°43'55"E A DISTANCE OF 140.00 FEET;
- THENCE S26°31'01"E A DISTANCE OF 218.96 FEET;
- THENCE S10°04'06"E A DISTANCE OF 162.63 FEET TO A POINT ALONG THE NORTHERN BOUNDARY OF MERIDIAN RANCH FILING NO. 8, RECORDED WITH RECEPTION NO. 215713635 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING ELEVEN (11) COURSES ARE ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH FILING 8:

- THENCE S03°22'02"W A DISTANCE OF 74.77 FEET;
- THENCE S09°04'29"E A DISTANCE OF 85.86 FEET;
- THENCE S17°12'24"E A DISTANCE OF 137.00 FEET;
- THENCE S33°45'49"E A DISTANCE OF 132.00 FEET;
- THENCE S49°25'02"E A DISTANCE OF 134.00 FEET;
- THENCE S38°05'58"W A DISTANCE OF 108.00 FEET;
- THENCE S55°18'55"E A DISTANCE OF 75.00 FEET;
- THENCE S42°44'55"E A DISTANCE OF 102.00 FEET;
- THENCE S31°50'16"E A DISTANCE OF 105.00 FEET;
- THENCE S20°15'12"E A DISTANCE OF 165.00 FEET;
- THENCE S05°03'36"E A DISTANCE OF 165.00 FEET TO THE BOUNDARY OF MERIDIAN RANCH FILING NO. 11A, RECORDED WITH RECEPTION NO. 214713513 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING NINE (9) COURSES ARE ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH FILING 11A:

- THENCE N72°14'49"E A DISTANCE OF 634.05 FEET;
- THENCE S80°23'28"E A DISTANCE OF 503.71 FEET;
- THENCE S05°41'51"E A DISTANCE OF 647.93 FEET;
- THENCE S81°02'28"E A DISTANCE OF 138.95 FEET;
- THENCE S30°07'00"E A DISTANCE OF 150.37 FEET;
- THENCE S63°51'45"E A DISTANCE OF 640.00 FEET;
- THENCE N86°16'43"E A DISTANCE OF 450.00 FEET;
- THENCE S22°59'45"E A DISTANCE OF 63.09 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING RADIUS OF 1710.00 FEET, A DELTA ANGLE OF 00°31'29", AN ARC LENGTH OF 15.66 FEET, WHOSE LONG CHORD BEARS S22°44'00"E A DISTANCE OF 15.66 FEET;
- THENCE N67°31'44"E A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF THE FALCON HIGH SCHOOL PROPERTY, RECORDED WITH RECEPTION NO. 206058517 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES ARE ON THE BOUNDARY LINE OF SAID FALCON HIGH SCHOOL PROPERTY:

- THENCE N89°19'41"E A DISTANCE OF 825.40 FEET;
- THENCE S57°10'53"E A DISTANCE OF 1773.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1550.00 FEET, A DELTA ANGLE OF 18°59'27", AN ARC LENGTH OF 513.75 FEET, WHOSE LONG CHORD BEARS S28°34'31"W A DISTANCE OF 511.40 FEET;
- THENCE S38°03'54"W A DISTANCE OF 508.27 FEET;
- THENCE S38°44'41"W A DISTANCE OF 681.74 FEET;
- THENCE S51°15'19"E A DISTANCE OF 20.00 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR EASTONVILLE ROAD;

THE FOLLOWING FOUR (4) COURSES ARE ON SAID RIGHT OF WAY LINE:

- THENCE N38°44'41"E A DISTANCE OF 681.86 FEET;
- THENCE N38°03'54"E A DISTANCE OF 508.39 FEET TO A POINT OF CURVE TO THE LEFT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1570.00 FEET, A DELTA ANGLE OF 45°15'22", AN ARC LENGTH OF 1240.09 FEET, WHOSE LONG CHORD BEARS N15°15'34"W A DISTANCE OF 1208.10 FEET;
- THENCE N07°10'13"E A DISTANCE OF 643.11 FEET;
- TO THE SOUTHEAST CORNER OF THE EL PASO COUNTY FALCON REGIONAL PARK PROPERTY, RECORDED WITH RECEPTION NO. 214096227 IN THE RECORDS OF EL PASO COUNTY, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF SAID SECTION 28;

THE FOLLOWING FIVE (5) COURSES ARE ON THE BOUNDARY LINE OF SAID EL PASO COUNTY FALCON REGIONAL PARK PROPERTY:

- THENCE N89°17'35"W ON SAID BOUNDARY A DISTANCE OF 511.09 FEET TO THE SOUTHEAST CORNER OF SECTION 20;
- THENCE N89°25'12"E ON SAID BOUNDARY A DISTANCE OF 352.22 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 20;
- THENCE N00°11'44"W A DISTANCE OF 550.00 FEET ON THE WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 20;
- THENCE N45°14'56"E A DISTANCE OF 1695.49 FEET;
- THENCE N89°25'12"E ON SAID BOUNDARY A DISTANCE OF 352.22 FEET TO THE NORTHERLY BOUNDARY OF SAID SECTION 20;
- THENCE N89°25'43"W A DISTANCE OF 5157.73 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS A TOTAL OF 643.96 ACRES, MORE OR LESS.

PARCEL B:

BEGINNING AT SOUTHWEST CORNER OF TRACT G OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;

- THENCE S36°20'36"E A DISTANCE OF 24.73 FEET TO THE NORTHERLY RIGHT OF WAY OF STAPLETON DRIVE RECORDED WITH RECEPTION NO. 208100447 IN THE RECORDS OF EL PASO COUNTY;
- THENCE S89°18'31"E A DISTANCE OF 363.96 FEET;
- THENCE N43°01'13"E A DISTANCE OF 64.72 FEET;
- THENCE S87°58'53"E A DISTANCE OF 120.05 FEET;
- THENCE S46°47'48"E A DISTANCE OF 64.84 FEET;
- THENCE S89°38'35"E A DISTANCE OF 85.51 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 3430.00 FEET A DELTA ANGLE OF 17°51'46", AN ARC LENGTH OF 439.52 FEET, WHOSE LONG CHORD BEARS S80°43'00"E A DISTANCE OF 437.81 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;
- THENCE S89°25'42"E ON SAID SOUTHERLY BOUNDARY A DISTANCE OF 607.97 FEET TO THE SOUTHERLY QUARTER CORNER OF SAID SECTION 29;
- THENCE S89°23'28"E ON SAID BOUNDARY A DISTANCE OF 143.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF EASTONVILLE ROAD;
- THENCE N38°44'41"E ON SAID RIGHT OF WAY A DISTANCE OF 408.79 FEET TO THE BOUNDARY OF THE VISTAS FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 212713953 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIXTEEN (16) COURSES ARE ON THE BOUNDARY LINE OF SAID VISTAS FILING NO. 1 AT MERIDIAN RANCH:

- THENCE N51°15'19"W A DISTANCE OF 210.10 FEET;
- THENCE N63°46'18"W A DISTANCE OF 75.00 FEET;
- THENCE N41°20'14"W A DISTANCE OF 75.00 FEET;
- THENCE N35°16'52"W A DISTANCE OF 70.00 FEET;
- THENCE N35°42'32"W A DISTANCE OF 105.12 FEET;
- THENCE N41°08'31"W A DISTANCE OF 105.12 FEET;
- THENCE N39°48'46"W A DISTANCE OF 205.06 FEET;
- THENCE N35°15'09"W A DISTANCE OF 223.63 FEET;
- THENCE N32°53'35"E A DISTANCE OF 31.52 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 03°34'52", AN ARC LENGTH OF 96.25 FEET, WHOSE LONG CHORD BEARS N55°18'35"E A DISTANCE OF 96.24 FEET;
- THENCE S82°39'10"E A DISTANCE OF 31.52 FEET;
- THENCE N51°35'04"E A DISTANCE OF 60.00 FEET;
- THENCE N05°49'18"E A DISTANCE OF 31.52 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 03°34'52", AN ARC LENGTH OF 96.25 FEET, WHOSE LONG CHORD BEARS N33°21'53"E A DISTANCE OF 863.67 FEET;
- THENCE N17°04'48"E A DISTANCE OF 423.16 FEET;
- THENCE N72°55'12"W A DISTANCE OF 80.00 FEET;
- THENCE S17°04'48"W A DISTANCE OF 423.16 FEET TO A CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1460.00 FEET, A DELTA ANGLE OF 08°03'03", AN ARC LENGTH OF 205.15 FEET, WHOSE LONG CHORD BEARS S21°06'20"W A DISTANCE OF 204.98 FEET;
- THENCE N64°52'09"W A DISTANCE OF 294.58 FEET;
- THENCE N28°43'28"W A DISTANCE OF 308.38 FEET;
- THENCE N55°38'05"W A DISTANCE OF 290.90 FEET;
- THENCE N09°37'54"W A DISTANCE OF 150.96 FEET;
- THENCE N23°25'11"E A DISTANCE OF 140.26 FEET;
- THENCE N83°50'41"W A DISTANCE OF 410.00 FEET;
- THENCE N61°19'53"W A DISTANCE OF 500.00 FEET;
- THENCE N55°52'09"W A DISTANCE OF 400.00 FEET;
- THENCE S66°06'02"W A DISTANCE OF 600.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 11°31'45", AN ARC LENGTH OF 195.19 FEET, WHOSE LONG CHORD BEARS N15°20'02"W A DISTANCE OF 194.86 FEET TO THE BOUNDARY OF SAID STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH;

THE FOLLOWING TEN (10) COURSES ARE ON THE BOUNDARY LINE OF SAID STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH:

- THENCE S80°25'51"E A DISTANCE OF 60.00 FEET TO A NON-TANGENT POINT OF CURVE TO THE LEFT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 14°43'10", AN ARC LENGTH OF 264.61 FEET, WHOSE LONG CHORD BEARS S16°55'44"E A DISTANCE OF 263.88 FEET;
- THENCE S56°12'41"W A DISTANCE OF 333.23 FEET;
- THENCE S44°00'02"W A DISTANCE OF 520.00 FEET;
- THENCE S60°01'20"W A DISTANCE OF 300.00 FEET;
- THENCE N84°02'15"W A DISTANCE OF 300.00 FEET;
- THENCE S56°18'34"W A DISTANCE OF 150.00 FEET;
- THENCE S13°42'24"W A DISTANCE OF 350.00 FEET;
- THENCE S76°25'11"W A DISTANCE OF 375.00 FEET;
- THENCE S36°21'00"E A DISTANCE OF 1691.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS A TOTAL OF 204.83 ACRES, MORE OR LESS.

THE TWO (2) PARCELS CONTAIN 848.79 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 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 (3.25" ALUM. CAP IS 80087).

Overall Development Dwelling Unit Table

DWELLING UNITS	FILING 1 SF-01-029	FILING 2 SF-04-029	FILING 3 SF-09-12	FILING 4 SF-06-017	FILING 6 SF-06-025	FILING 7	ESTATES FILING 2 AND 3	FILING 11A & 11B	STONEBRIDGE FILING 1 & 2
	800	350	122	96	54	131	62	200	175

STONEBRIDGE FILING 3	VISTAS FILING 1	FILING 4B	FILING 4 Commercial	FILING 8	FILING 9
164	221	62*	--	145	181

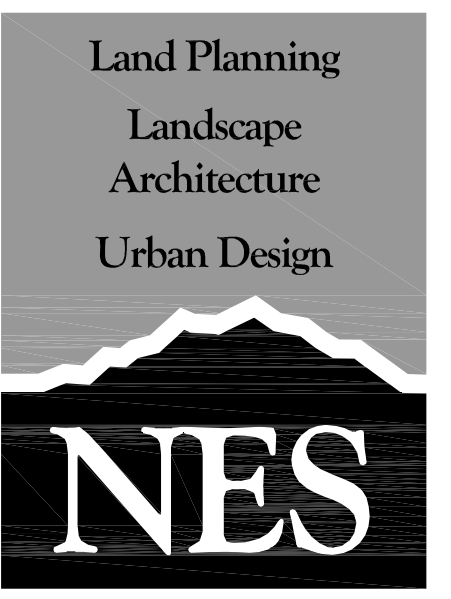
TOTAL ENTITLED UNITS	REMAINING DEVELOPABLE UNITS	MAXIMUM DWELLING UNITS
2,763	1,737*	4,500*

*PER GENERAL NOTE 4, ADDITIONAL DENSITY PERMITTED THROUGH THE CONVERSION OF NON-RESIDENTIAL TO RESIDENTIAL (14 UNITS IN FILING 4B AND 36 UNITS THROUGH THE CONVERSION OF 26 ACRES OF THE BUSINESS PARK AND 10 ACRES NEIGHBORHOOD COMMERCIAL TO RESIDENTIAL IN 2015 SKETCH PLAN AMENDMENT). CONVERSION OF THE 40 ACRE BUSINESS PARK TO RESIDENTIAL WOULD ALLOW FOR 4,590 DWELLING UNITS IN THIS 2017 AMENDMENT..

LAND USE SUMMARY (WITHIN THIS AMENDMENT ONLY)

2 DU/AC	216 AC	(25.5%)
3 DU/AC	291 AC	(34.3%)
4 DU/AC	104.6 AC	(12.3%)
6 DU /AC	96.6 AC	(11.4%)
SCHOOL	45 AC	(5.3%)
NEIGHBORHOOD PARK	8 AC	(0.9%)
COMMUNITY PARK	10.6 AC	(1.2%)
METRO DISTRICT	37 AC	(4.4%)
BUFFER	40 AC	(4.7%)
	848.8 AC	

DEVELOPMENT IS LIMITED TO A UNIT CAP OF 4,500*



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MERIDIAN RANCH SKETCH PLAN

DATE: JUNE 27, 2017
PROJECT MGR.: A. BARLOW
PREPARED BY: J. ROMERO

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE HISTORY

SHEET TITLE

SHEET NUMBER

1

OF 3

PROJECT NUMBER

SKP-11-002

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**MERIDIAN RANCH
SKETCH PLAN**

DATE: JUNE 27, 2017
PROJECT MGR.: A. BARLOW
PREPARED BY: J. ROMERO

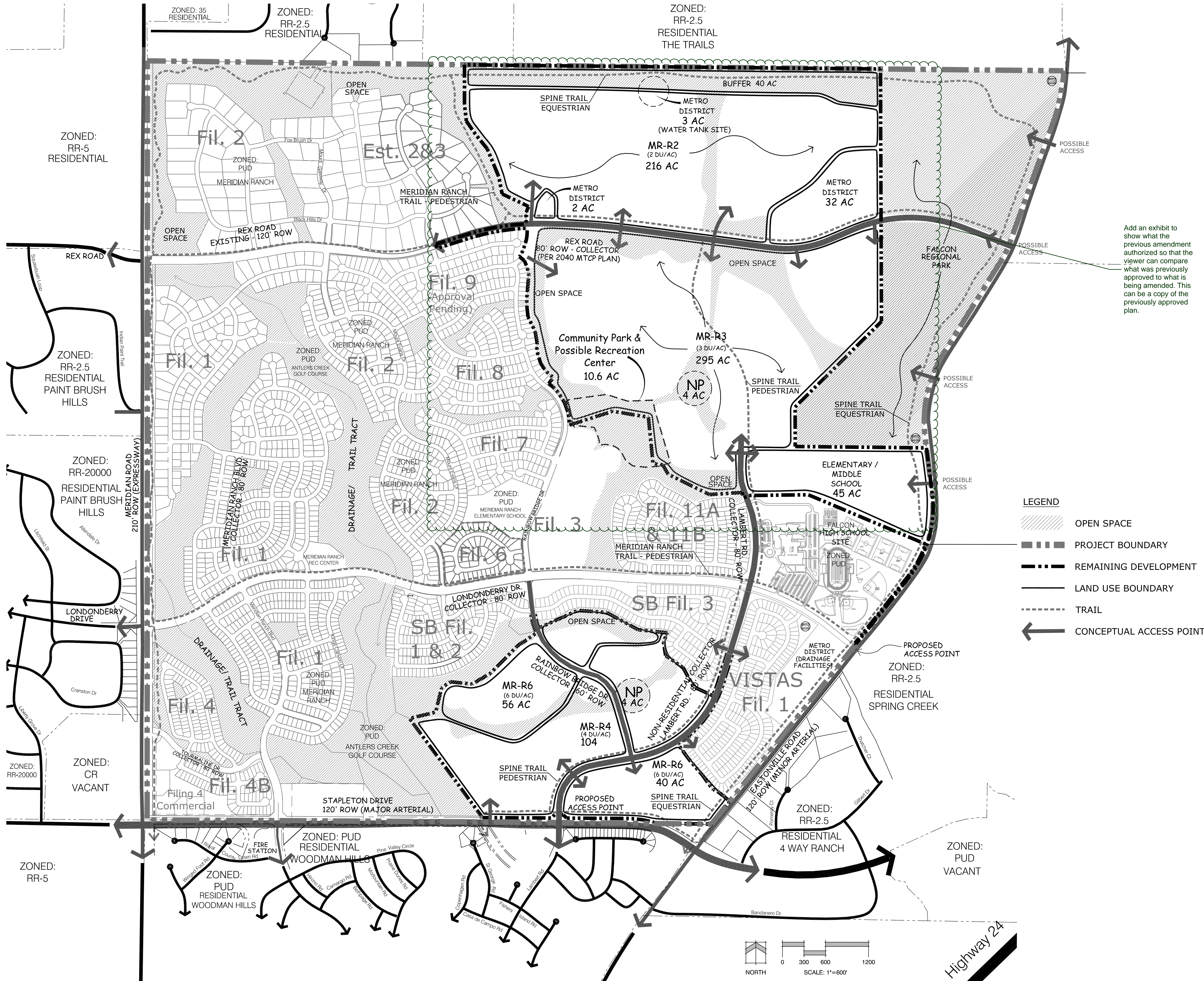
DATE: BY: DESCRIPTION:

Sketch Plan







2

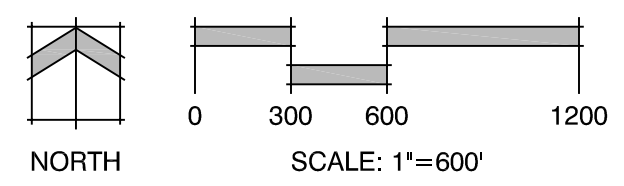
OF 3

SKP-11-002



Add an exhibit to show what the previous amendment authorized so that the viewer can compare what was previously approved to what is being amended. This can be a copy of the previously approved plan.

- LEGEND**
-  OPEN SPACE
 -  PROJECT BOUNDARY
 -  REMAINING DEVELOPMENT
 -  LAND USE BOUNDARY
 -  TRAIL
 -  CONCEPTUAL ACCESS POINT



Highway 24

P:\GTA\Meridian Ranch\Drawings\Planning\MP_SketchPlan_SketchPlan_CZP_Amend_17.dwg (SKETCH-2)

