
MERIDIAN RANCH: WINDING WALK FILING 2

FINAL PLAT

LETTER OF INTENT

JULY 2018

PROPERTY OWNER:

Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

DEVELOPER:

GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:

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

LOCATION

The WindingWalk Filing 2 Final Plat are located southeast of the intersection of Londonderry Road and Rainbow Bridge Drive, Peyton, Colorado. The site comprises of approximately 139 acres and is zoned PUD. To the north lies the proposed The Enclave at Stonebridge residential development, to the east The Vistas residential development, to the south Stapleton Road and west the golf course.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A Final Plat for Winding Walk Filing 2, consists of 60 single-family dwelling lots, landscaping, open space, and trails on approximately 25.09 acres.

PROJECT JUSTIFICATION

The PUD Development/Preliminary Plan for Winding Walk was approved on June 26, 2018. The PUD Development Plan and this Final Plat consists of 60 lots on approximately 25.09 acres.

7.2.1.D.3.f. Final Plat Criteria of Approval

The project is in compliance with the Final Plat criteria set out in Section 7.2.1. (D) 3.f of the Land Development Code and the approved Winding Walk PUD Preliminary Plan.

- **The subdivision is in conformance with the goals, objectives, and policies of the Master Plan; El Paso County, Colorado Land Development Code Rules Governing Divisions of Land – Chapter 7-Page 9 Effective 05/2016**

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.

- **The subdivision is in substantial conformance with the approved preliminary plan;**

The Final Plat is in conformance with the approved Winding Walk PUD Preliminary Plan.

- **The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;**

The Final Plat is consistent with the Meridian Ranch Sketch Plan, approved in 2005, and all subsequent amendments. As well as, the submitted PUD Preliminary Plan. Documents under review in conjunction with the PUD Preliminary Plan and resubmitted with this application include: Water Quality Report, Stormwater Management Plan, and Grading and Erosion Control Plan.

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- **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;**

Meridian Service Metropolitan District will provide central water to the project. The District has a sufficient water supply.

- **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;**

Meridian Service Metropolitan District will provide sanitary sewer service to the project. The District has an established sewage disposal facility.

- **All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];**

The Geotechnical Report prepared by Entech Engineering Inc. in support of this application identifies some geologic constraints on construction, but nothing that would prevent the development of this site. These geologic constraints include artificial fill, expansive or loose soils, and seasonal shallow groundwater conditions. These conditions can be mitigated with proper engineering and construction practices relating to foundation design and drainage.

- Update to a FDR
- **Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;**

A Preliminary/Final Drainage Report for Winding Walk is submitted with this application package. Proposed drainage improvements include an additional detention and water quality pond in the southeast corner of the project

- **Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**

Legal and physical access is provided to all lots by public rights-of-way.

- **Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;**

All necessary services are available to serve the proposed subdivision.

- **The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;**

A Fire Protection Report is included with this application and demonstrates that the Falcon FPD has sufficient capacity and adequate response times to serve this development.

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- **Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;**

The proposed development meets all aspects of the Code except where specific modifications are requested in conjunction with the PUD. Off-site impacts have been evaluated and mitigated as

Update to a PDR

necessary.

- **Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;**

A Preliminary ~~Final~~ Drainage Report, Traffic Report and Geotechnical Report are submitted with the PUD Preliminary Plan application package. The provision of adequate roads, utilities and public facilities is planned as part of the master planned community. New road connections are proposed with these filings which will complete the road network in this southern part of the project. An additional detention pond is also included in the southwest corner of the project.

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.

- **The subdivision meets other applicable sections of Chapter 6 and 8; and El Paso County, Colorado Land Development Code Rules Governing Divisions of Land – Chapter 7-Page 10 Effective 05/2016**

The proposed development meets all aspects of the Code except for where specific modifications are requested or as otherwise modified by this PUD. See below for separate justification of PUD Modification request.

- **The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]**

There are no commercial mining deposits on this property.

Markup Summary

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