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## MERIDIAN RANCH: WINDINGWALK FILING 1

### FINAL PLAT

### LETTER OF INTENT

**JANUARY 2018, REVISED MAY 4, 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

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### LOCATION

WindingWalk Filing No.1 is located southeast of the intersection of Londonderry Road and Rainbow Bridge Drive, Peyton, Colorado. The site comprises approximately 114 acres and is zoned PUD. To the north lies the proposed The Enclave at Stonebridge residential development, to the east is The Vistas residential development, to the south Stapleton Road and west the golf course.



## REQUEST

GTL Inc. is requesting approval of the following:

1. A Final Plat for WindingWalk Filing 1, consisting of 345 lots and tracts for landscaping, open space, and utilities on approximately 114 acres.

## PROJECT JUSTIFICATION

The Final Plat is in compliance with the PUD zoning criteria set out in Section 7.2.1(D)(f) as follows:

- a. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;**  
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.*

- b. The subdivision is in substantial conformance with the approved preliminary plan;**  
The Final Plat is entirely in accordance with the Preliminary Plan.
- c. 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 proposed subdivision is consistent with the subdivision design standards and criteria manuals, other than as specifically modified by the PUD/Preliminary Plan or by Deviation request. The only such request relates to the need for mid-block crossings in certain locations. The PUD modification to remove the need for a midblock crossing is consistent with the following considerations as specified 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, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.
  - 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.

- d. 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 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.
- e. 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, 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
- f. 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;**  
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.
- g. Adequate drainage improvements are proposed that comply with State Statute and the requirements of this Code and the ECM;**  
A Preliminary/Final Drainage Report for the WindingWalk Filing 1 & 2 is submitted with this application package. Proposed drainage improvements include an additional detention and water quality pond in the southeast corner of the project.
- h. 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.
- i. 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 will be available to serve the proposed subdivision.
- j. 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 to serve this development.
- k. 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;**  
All off-site impacts have been fully evaluated and assessed. Proposed improvements to road infrastructure and additional traffic controls are incorporated as necessary. The potential for off-
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site drainage impacts are assessed in the drainage report and appropriate improvements are proposed, to include an additional detention and water quality facility.

**l. 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;**

Adequate public facilities and infrastructure are available to support this subdivision and are either to be constructed or guaranteed through the SIA. A Preliminary/Final Drainage Report, Traffic Report and Geotechnical Report are submitted with this 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.

**m. The subdivision meets other applicable sections of Chapter 6 and 8; and**

The subdivision meets all code requirements other than as specifically modified by the PUD/Preliminary Plan or by Deviation request

**n. The extraction of any known commercial mining deposit shall not be impeded by this subdivision**

There are no commercial mining deposits on this property.