

LEGAL DESCRIPTION - WindingWalk:

KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 29, 30, AND 32, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, INCLUDING ALL OF TRACT F OF THE METROPOLITAN CLUB RECORDED WITH RECEPTION NO. 208712913 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN 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 COURSE IS ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N76°25'11"E A DISTANCE OF 375.00 FEET;
2. THENCE S78°55'18"E A DISTANCE OF 200.00 FEET;
3. THENCE S38°44'01"E A DISTANCE OF 300.00 FEET;
4. THENCE S86°37'24"E A DISTANCE OF 475.00 FEET;
5. THENCE N79°31'13"E A DISTANCE OF 400.00 FEET;
6. THENCE N64°36'19"E A DISTANCE OF 400.00 FEET;
7. THENCE N82°25'21"E A DISTANCE OF 800.00 FEET;
8. THENCE N20°23'46"W A DISTANCE OF 350.00 FEET;
9. THENCE N58°13'49"W A DISTANCE OF 206.93 FEET;
10. THENCE N68°53'37"W A DISTANCE OF 140.36 FEET;
11. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
12. THENCE N54°59'06"W A DISTANCE OF 123.00 FEET;
13. THENCE N49°16'15"W A DISTANCE OF 58.53 FEET;
14. THENCE N45°50'00"W A DISTANCE OF 118.99 FEET;
15. THENCE N38°50'54"W A DISTANCE OF 123.00 FEET;
16. THENCE N33°47'19"W A DISTANCE OF 60.00 FEET;
17. THENCE N12°21'07"E A DISTANCE OF 8.00 FEET;
18. THENCE N31°45'35"W A DISTANCE OF 134.54 FEET TO A POINT ON THE BOUNDARY OF SAID STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH;

THE FOLLOWING THREE(3) COURSES ARE ON SAID BOUNDARY LINE:

19. THENCE N56°12'41"E A DISTANCE OF 25.16' TO A NON-TANGENT CURVE TO THE RIGHT;
20. 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 N16°55'44"W A DISTANCE OF 263.88 FEET;
21. THENCE N80°25'51"E A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. _____ IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

THE FOLLOWING TWO(2) COURSES ARE ON SAID BOUNDARY LINE:

22. 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 S15°20'02"E A DISTANCE OF 194.86 FEET;
23. THENCE S66°06'02"W A DISTANCE OF 30.00 FEET;
24. THENCE S31°38'39"E A DISTANCE OF 206.41 FEET;
25. THENCE S23°57'47"E A DISTANCE OF 105.00 FEET;
26. THENCE S43°46'04"E A DISTANCE OF 160.00 FEET;
27. THENCE S55°03'09"E A DISTANCE OF 144.23 FEET;
28. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
29. THENCE S61°52'11"E A DISTANCE OF 60.00 FEET;
30. THENCE S69°18'40"E A DISTANCE OF 120.43 FEET;
31. THENCE S69°58'55"E A DISTANCE OF 100.00 FEET;
32. THENCE S61°13'42"E A DISTANCE OF 97.00 FEET;
33. THENCE S54°18'56"E A DISTANCE OF 97.00 FEET;
34. THENCE S47°54'59"E A DISTANCE OF 105.00 FEET;
35. THENCE S42°33'34"E A DISTANCE OF 60.00 FEET;
36. THENCE S42°50'23"E A DISTANCE OF 125.00 FEET;
37. THENCE N47°26'26"E A DISTANCE OF 115.00 FEET;
38. THENCE N49°10'35"E A DISTANCE OF 165.08 FEET;
39. THENCE S51°49'02"E A DISTANCE OF 111.67 FEET;
40. THENCE N77°17'41"E A DISTANCE OF 109.21 FEET;
41. THENCE N48°27'37"E A DISTANCE OF 122.15 FEET;
42. THENCE N32°40'27"E A DISTANCE OF 349.31 FEET;
43. THENCE S55°38'05"E A DISTANCE OF 290.90 FEET;
44. THENCE S28°42'28"E A DISTANCE OF 308.38 FEET;
45. THENCE S64°52'09"E A DISTANCE OF 294.58 FEET TO A NON-TANGENT CURVE TO THE LEFT;
46. 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 N21°06'20"E A DISTANCE OF 204.98 FEET;
47. THENCE N17°04'48"E A DISTANCE OF 421.16 FEET TO A POINT ON THE WESTERN BOUNDARY OF THE VISTAS FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217713953 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIXTEEN(16) COURSES ARE ON SAID BOUNDARY LINE:

48. THENCE S17°04'48"W A DISTANCE OF 421.16 FEET TO A CURVE TO THE RIGHT;
49. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 32°34'11", AN ARC LENGTH OF 875.41 FEET, WHOSE LONG CHORD BEARS S33°21'53"W A DISTANCE OF 863.67 FEET;
50. THENCE S05°49'18"W A DISTANCE OF 31.52 FEET;
51. THENCE S51°35'04"W A DISTANCE OF 60.00 FEET;
52. THENCE N82°39'10"W A DISTANCE OF 31.52 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
53. 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 S55°18'35"W A DISTANCE OF 96.24 FEET;
54. THENCE S32°53'59"E A DISTANCE OF 20.55 FEET;
55. THENCE S35°51'09"E A DISTANCE OF 223.61 FEET;
56. THENCE S39°48'46"E A DISTANCE OF 205.06 FEET;
57. THENCE S41°08'31"E A DISTANCE OF 105.12 FEET;
58. THENCE S35°41'22"E A DISTANCE OF 105.12 FEET;
59. THENCE S35°16'51"E A DISTANCE OF 70.00 FEET;
60. THENCE S41°20'14"E A DISTANCE OF 75.00 FEET;
61. THENCE S63°46'18"E A DISTANCE OF 75.00 FEET;
62. THENCE S51°15'18"E A DISTANCE OF 210.10 FEET TO A POINT ON THE SOUTHEASTERN CORNER OF SAID VISTAS FILING NO. 1 AT MERIDIAN RANCH AND THE WESTERLY RIGHT-OF-WAY LINE OF EASTONVILLE ROAD;
63. THENCE S38°44'41"W ALONG SAID EASTONVILLE RIGHT-OF-WAY A DISTANCE OF 408.79 FEET;
64. THENCE N89°23'27"W A DISTANCE OF 12.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT F;

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

65. THENCE S38°47'27"W A DISTANCE OF 315.49 FEET;
66. THENCE N51°12'33"W A DISTANCE OF 21.28 FEET;
67. THENCE S38°47'27"W A DISTANCE OF 1.03 FEET;
68. THENCE S80°17'18"W A DISTANCE OF 55.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE;

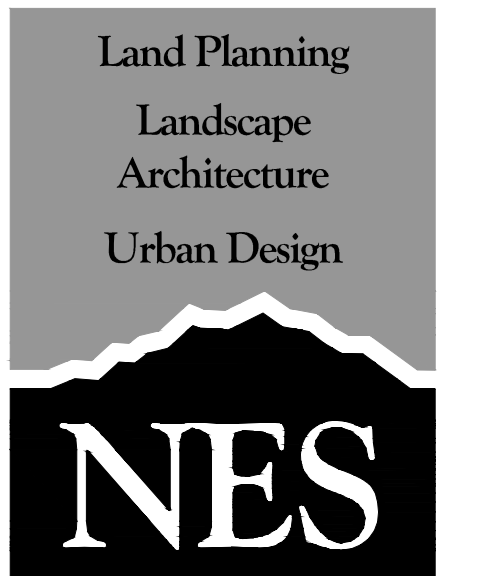
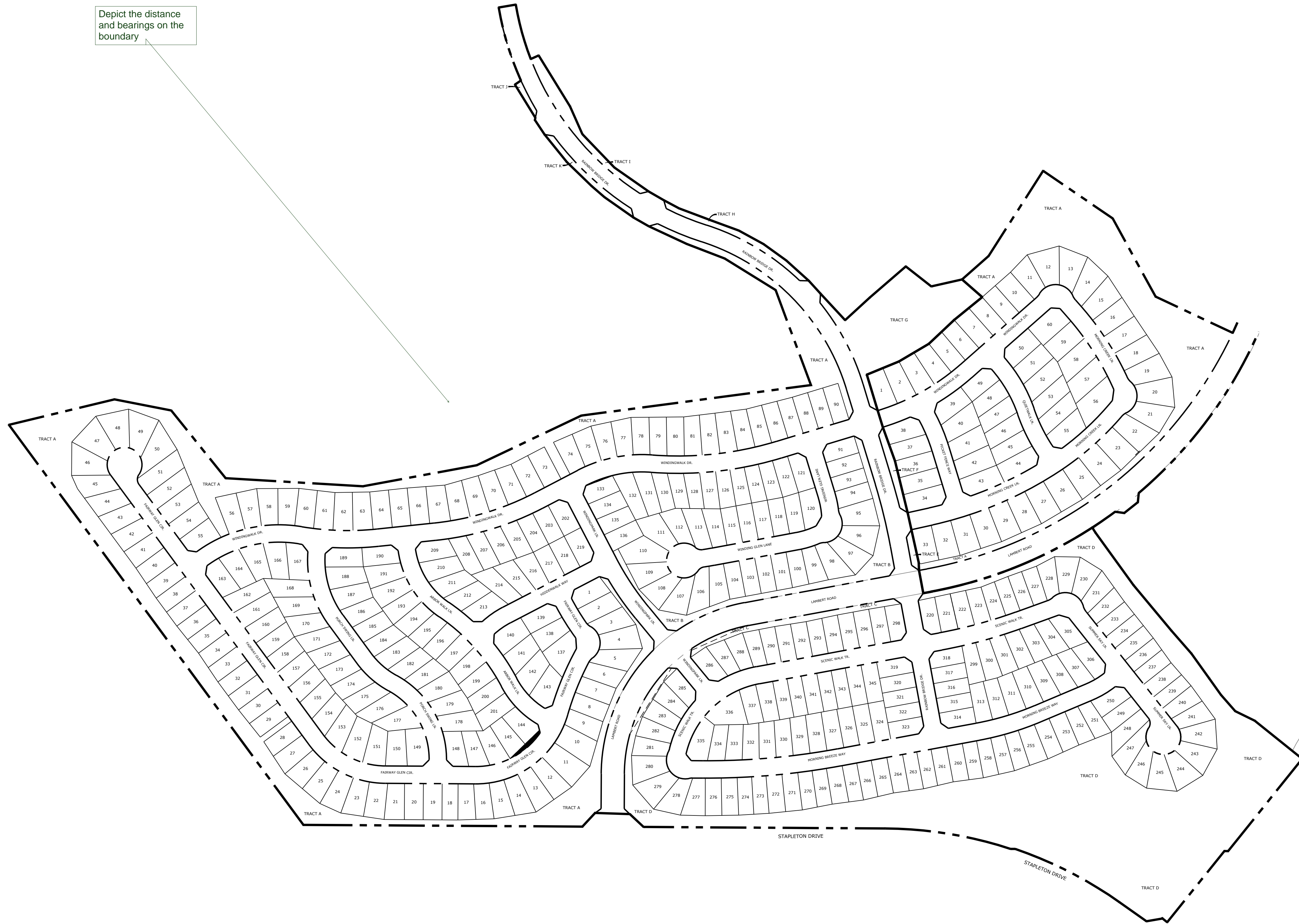
THE FOLLOWING NINE(9) COURSES ARE ON SAID NORTHERLY RIGHT-OF-WAY LINE:

69. THENCE N54°42'42"W ON SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 113.89 FEET TO A CURVE TO THE LEFT;
70. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1415.00 FEET, A DELTA ANGLE OF 16°26'49", AN ARC LENGTH OF 406.18 FEET, WHOSE LONG CHORD BEARS N62°55'59"W A DISTANCE OF 404.78 FEET;
71. THENCE N89°25'42"W A DISTANCE OF 16.24 FEET TO A NON-TANGENT CURVE TO THE LEFT;
72. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1410.00 FEET, A DELTA ANGLE OF 17°51'47", AN ARC LENGTH OF 439.60 FEET, WHOSE LONG CHORD BEARS N80°43'00"W A DISTANCE OF 437.82 FEET;
73. THENCE N89°38'53"W A DISTANCE OF 835.50 FEET;
74. THENCE N46°47'48"W A DISTANCE OF 64.84 FEET;
75. THENCE N87°58'53"W A DISTANCE OF 120.05 FEET;
76. THENCE S43°01'13"W A DISTANCE OF 64.72 FEET;
77. THENCE N89°38'53"W A DISTANCE OF 963.75 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT F, MERIDIAN RANCH FILING NO. 1 RECORDED WITH RECEPTION NO. 203036466 IN THE RECORDS OF EL PASO COUNTY;
78. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 24.74 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT G, OF SAID STONEBRIDGE FILING NO. 1;
79. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 1691.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 139.003 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).

Depict the distance and bearings on the boundary



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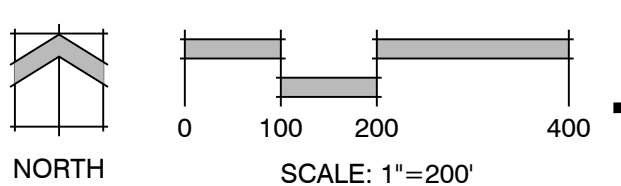
WindingWalk Filings 1 & 2 At Meridian Ranch
PUD Development Plan / Preliminary Plan

DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

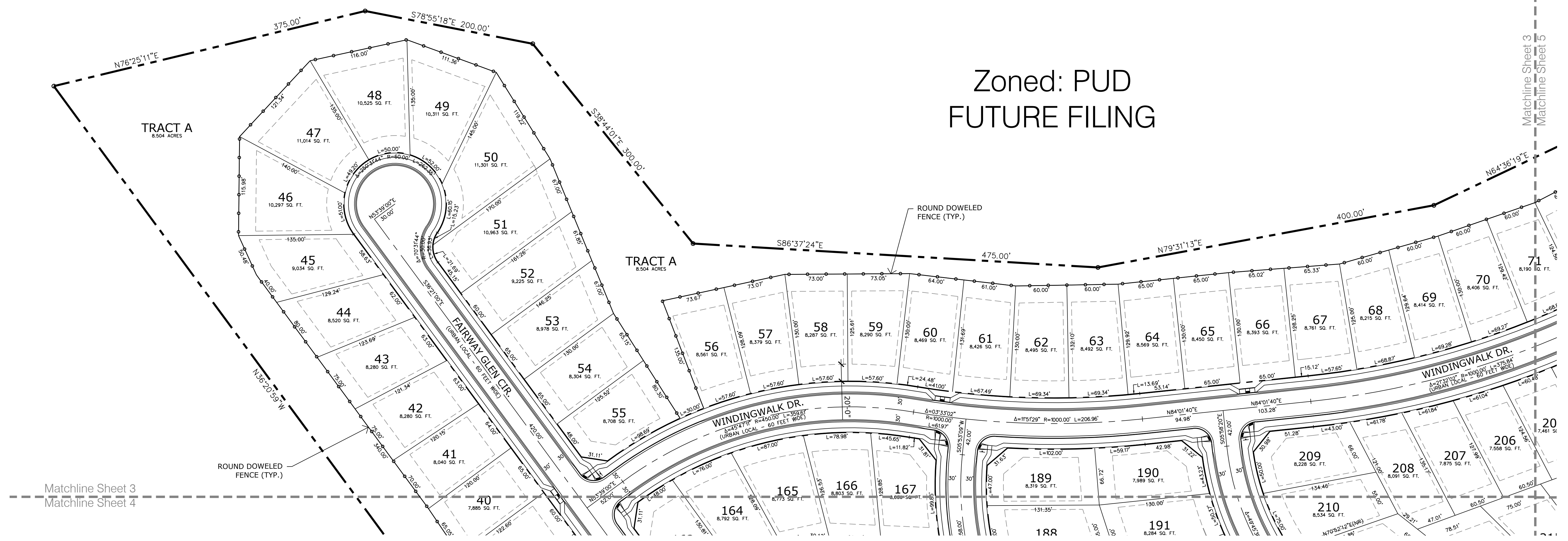
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LEGAL PLAN

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OF 30

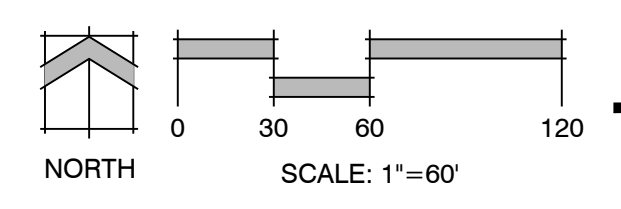
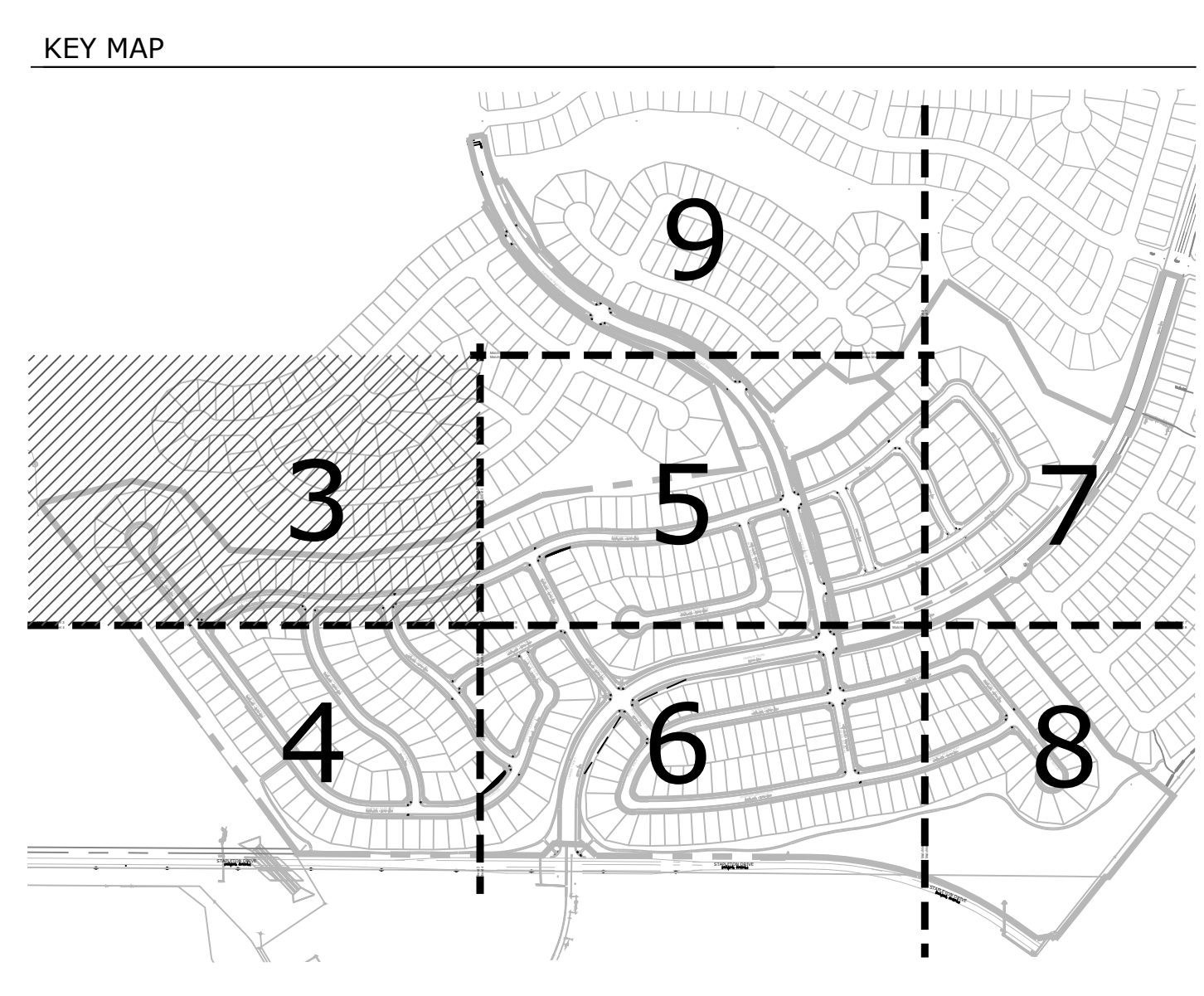


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FUTURE FILING



WindingWalk
Filings 1 & 2
At Meridian
Ranch
PUD Development Plan /
Preliminary Plan

PROJECT INFO
DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson



SEAL
ISSUE INFO
DATE: BY: DESCRIPTION:
ISSUE HISTORY
SHEET TITLE
WEST & NORTH SITE PLAN
SHEET NUMBER
3 OF 30
PROJECT NUMBER
PCD# PUDSP-18-002

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**WindingWalk
Filings 1 & 2
At Meridian
Ranch**
PUD Development Plan /
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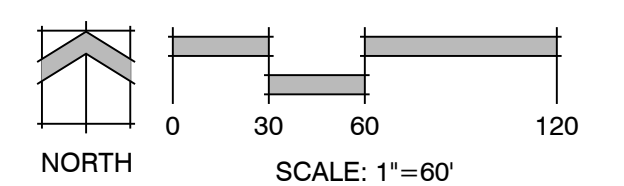
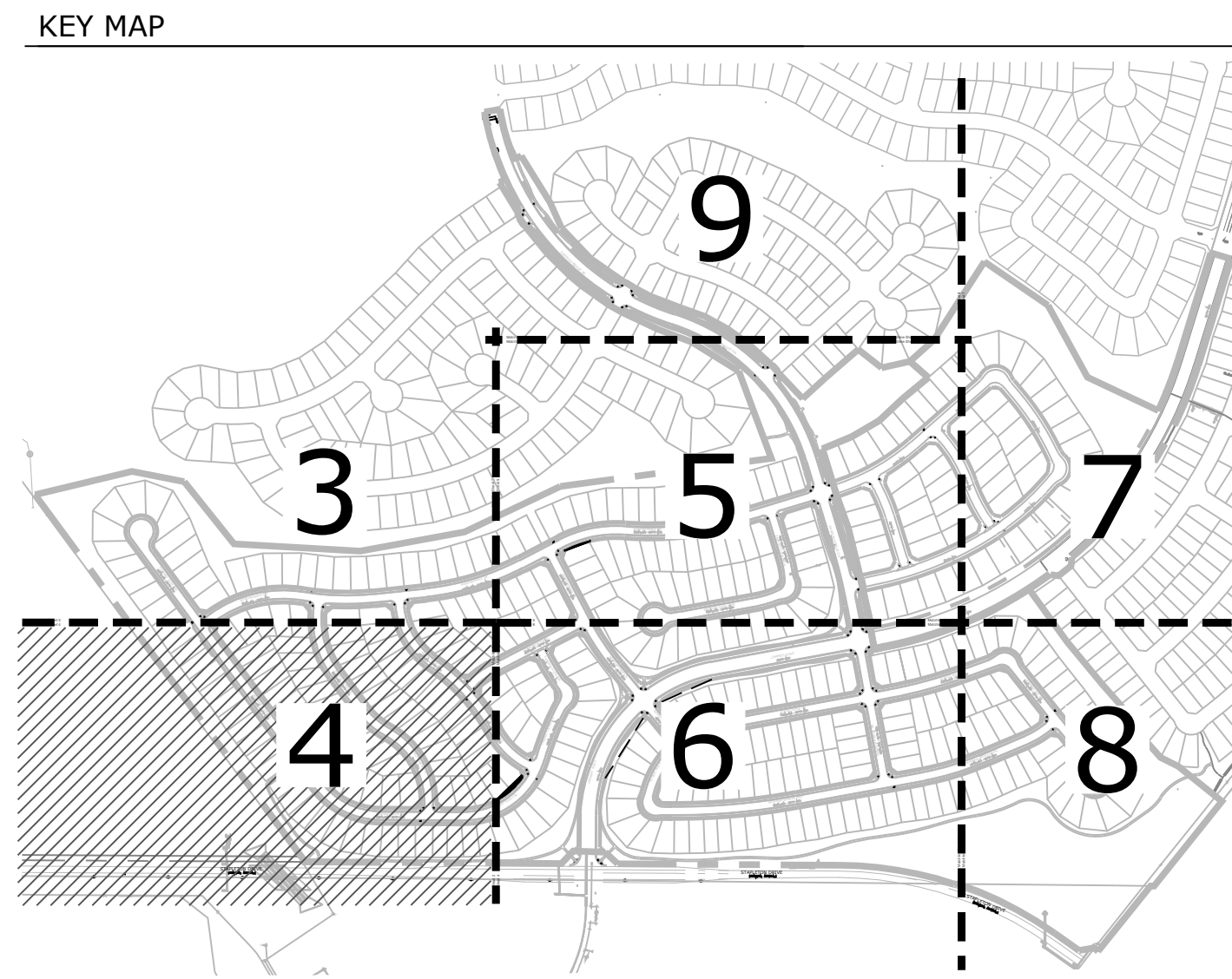
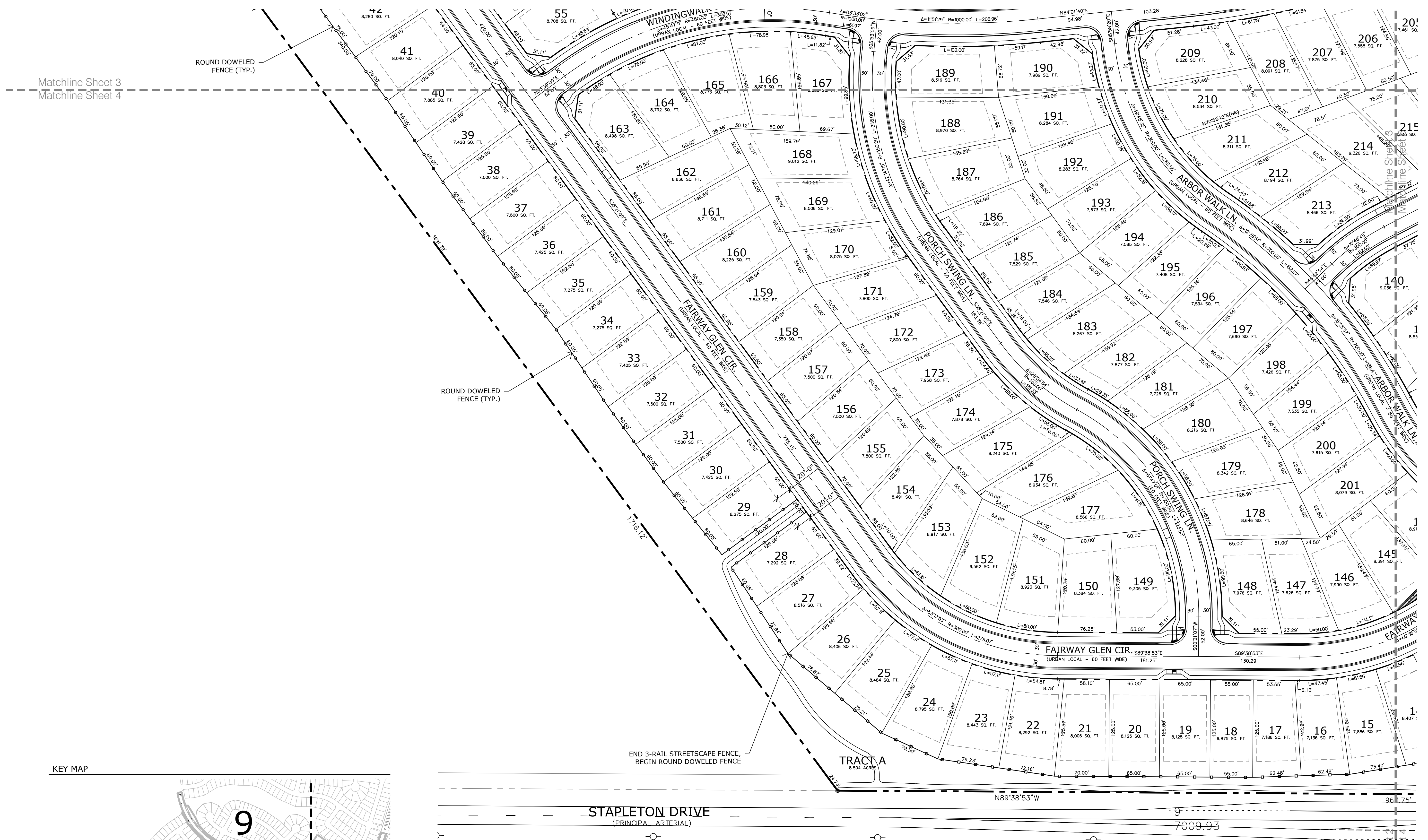
DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

**WEST & SOUTH
SITE PLAN**

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OF 30

PCD# PUDSP-18-002

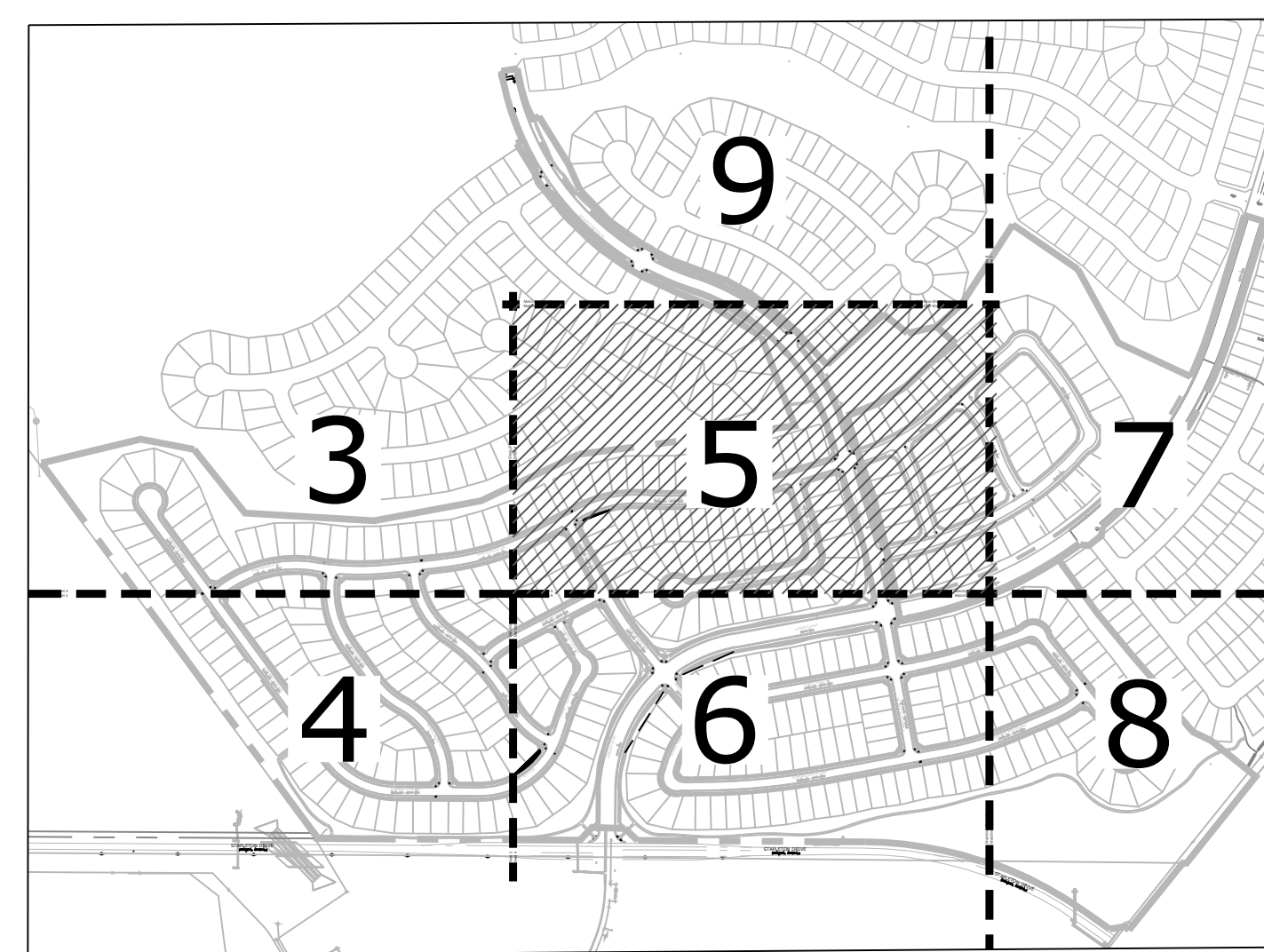


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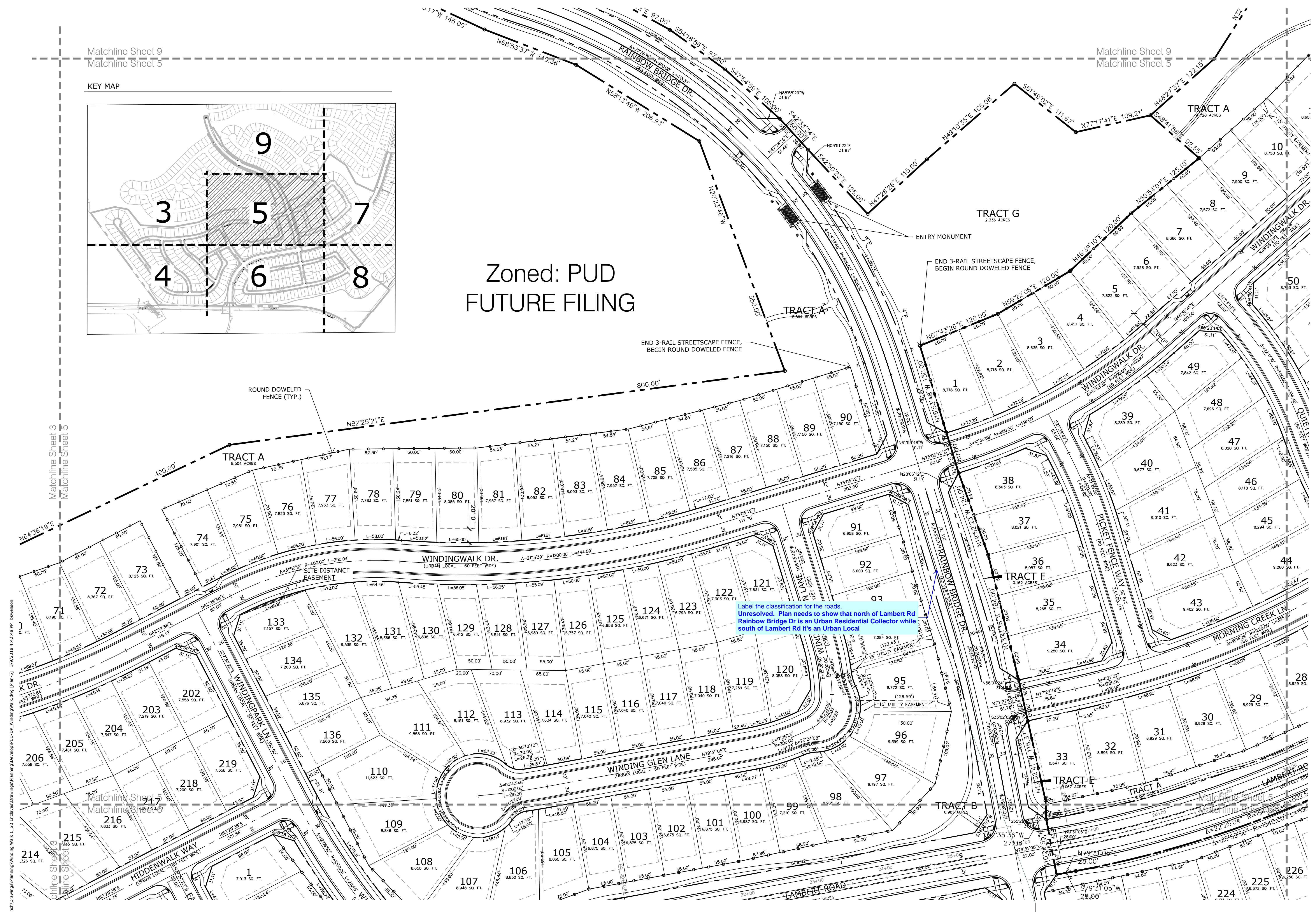
Matchline Sheet 9
Matchline Sheet 5

Matchline Sheet 9
Matchline Sheet 5

KEY MAP

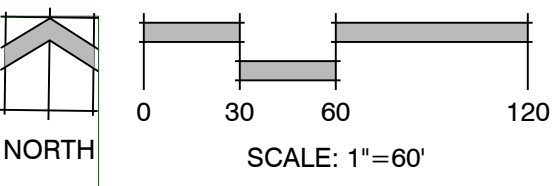


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FUTURE FILING



Label the classification for the roads.
Unresolved. Plan needs to show that north of Lambert Rd
Rainbow Bridge Dr is an Urban Residential Collector while
south of Lambert Rd it's an Urban Local

For any lots not meeting the minimum width of 50', if the 50' is beyond the required setback please show the setback line (where the lot is 50') on the PUDSP and SF same comment as review 1. provide on all sheets



WindingWalk
Filings 1 & 2
At Meridian
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PUD Development Plan /
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PROJECT MGR: A. Barlow
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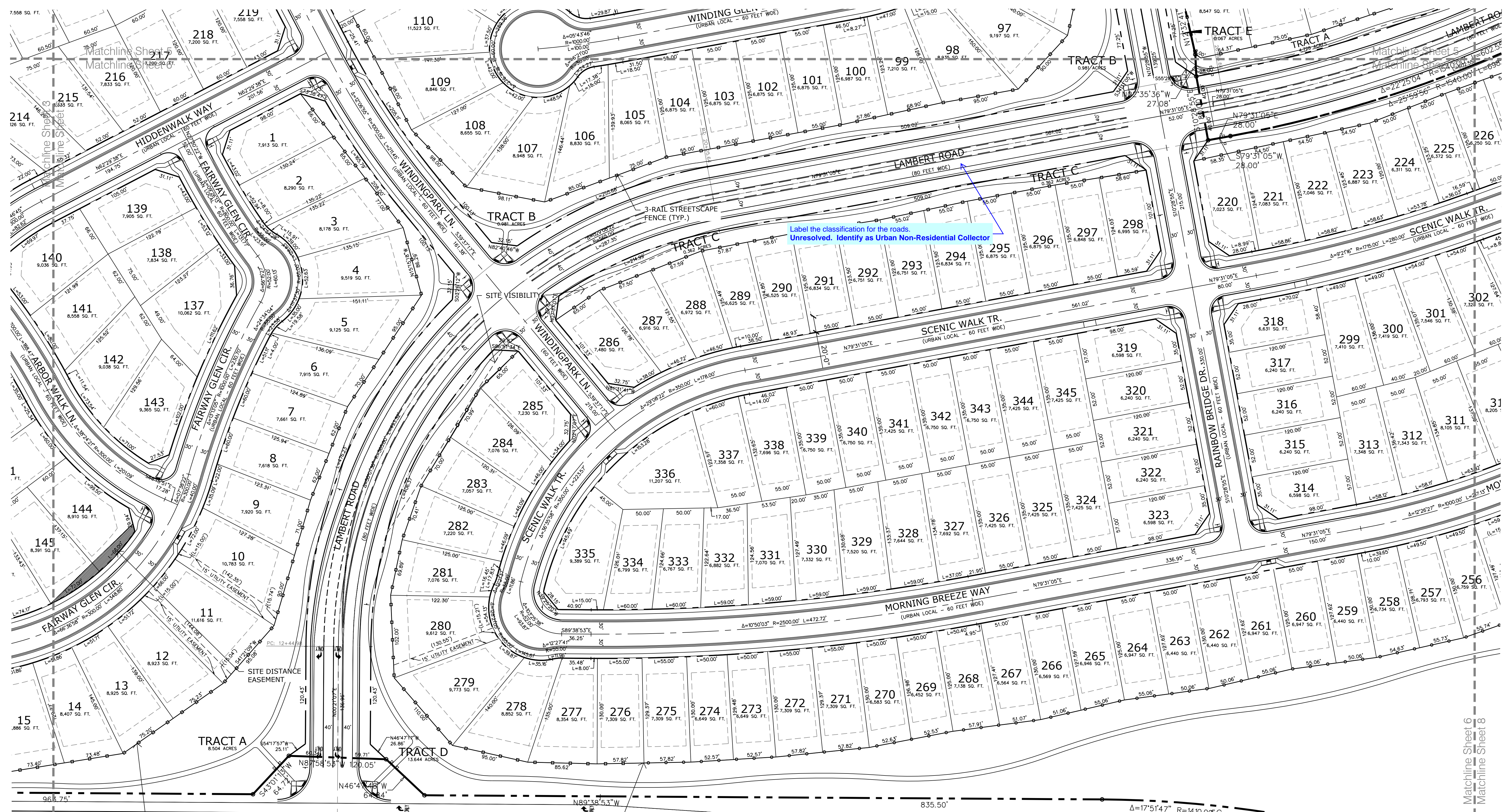
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EAST
SITE PLAN

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OF 30

PCD# PUDSP-18-002

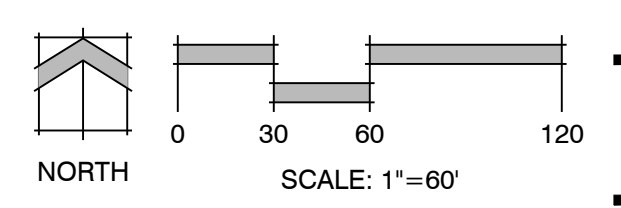
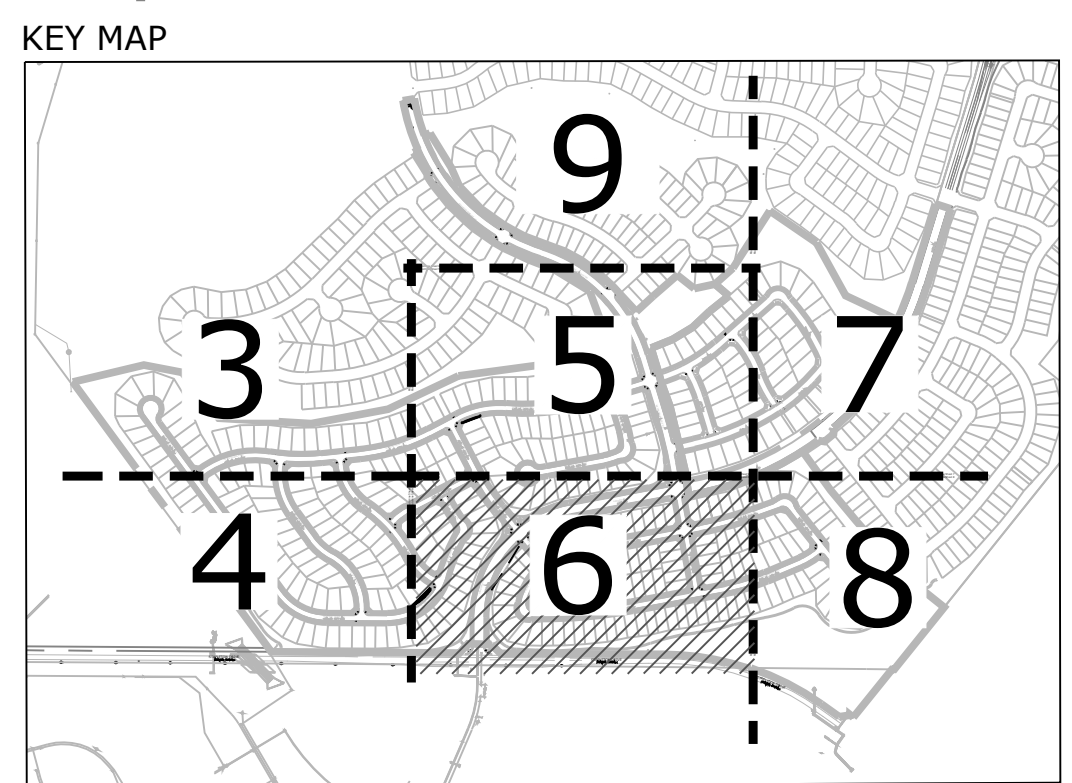
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EAST SITE PLAN

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OF 30

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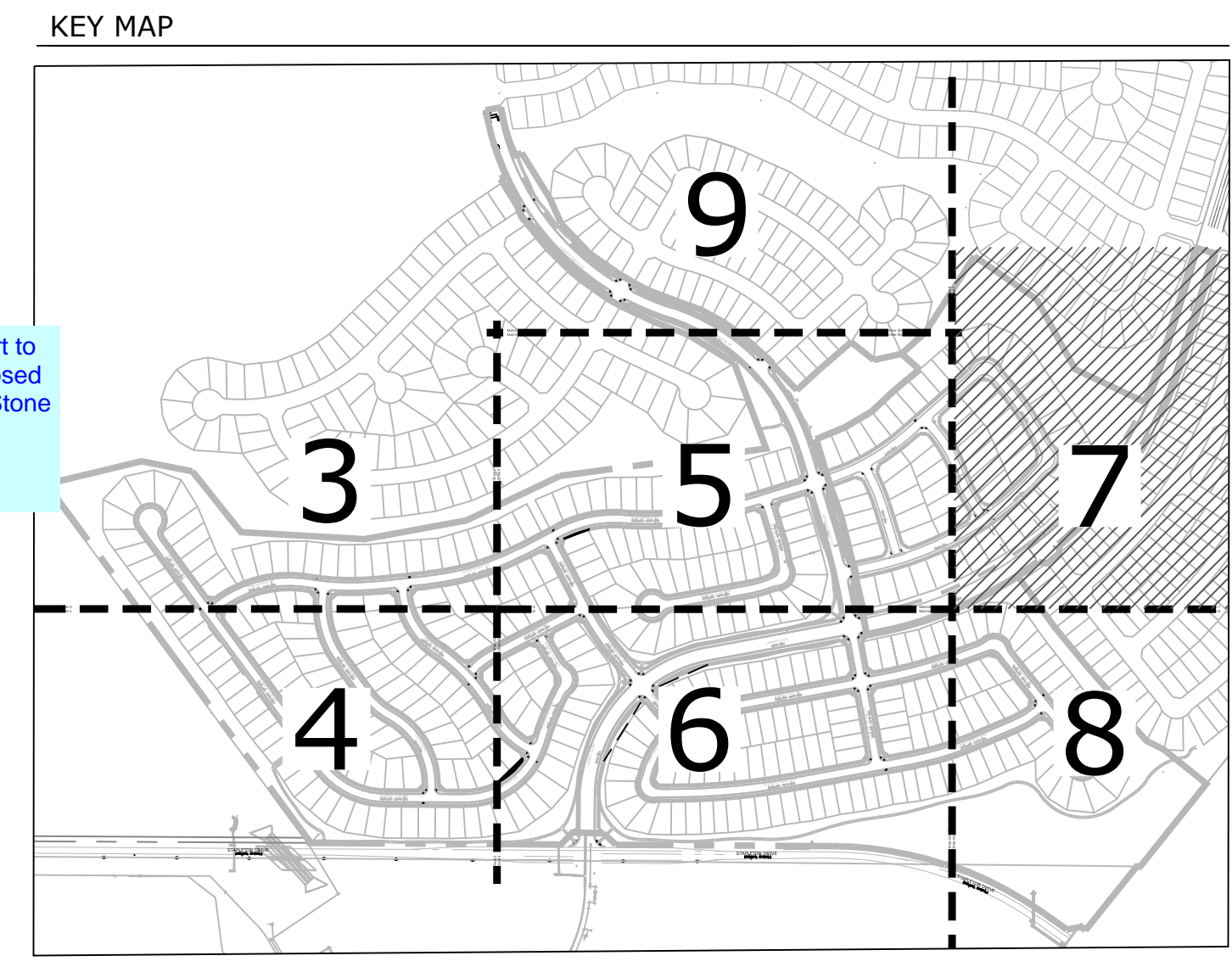
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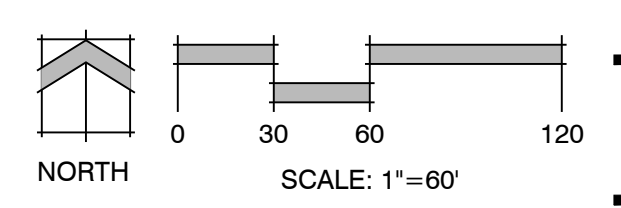
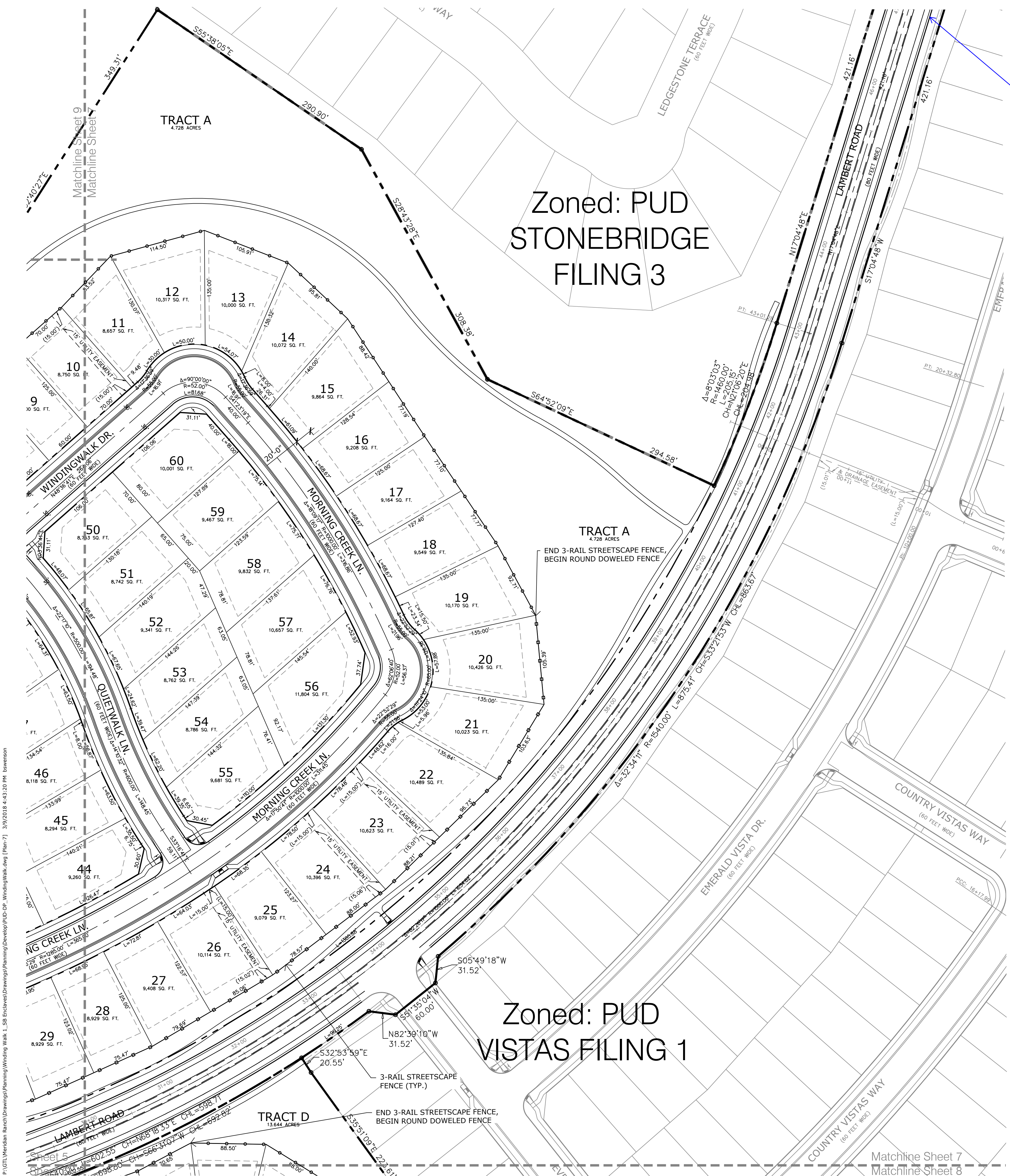
**WINDING WALK
PHASE 2 PLAN**

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OF 30

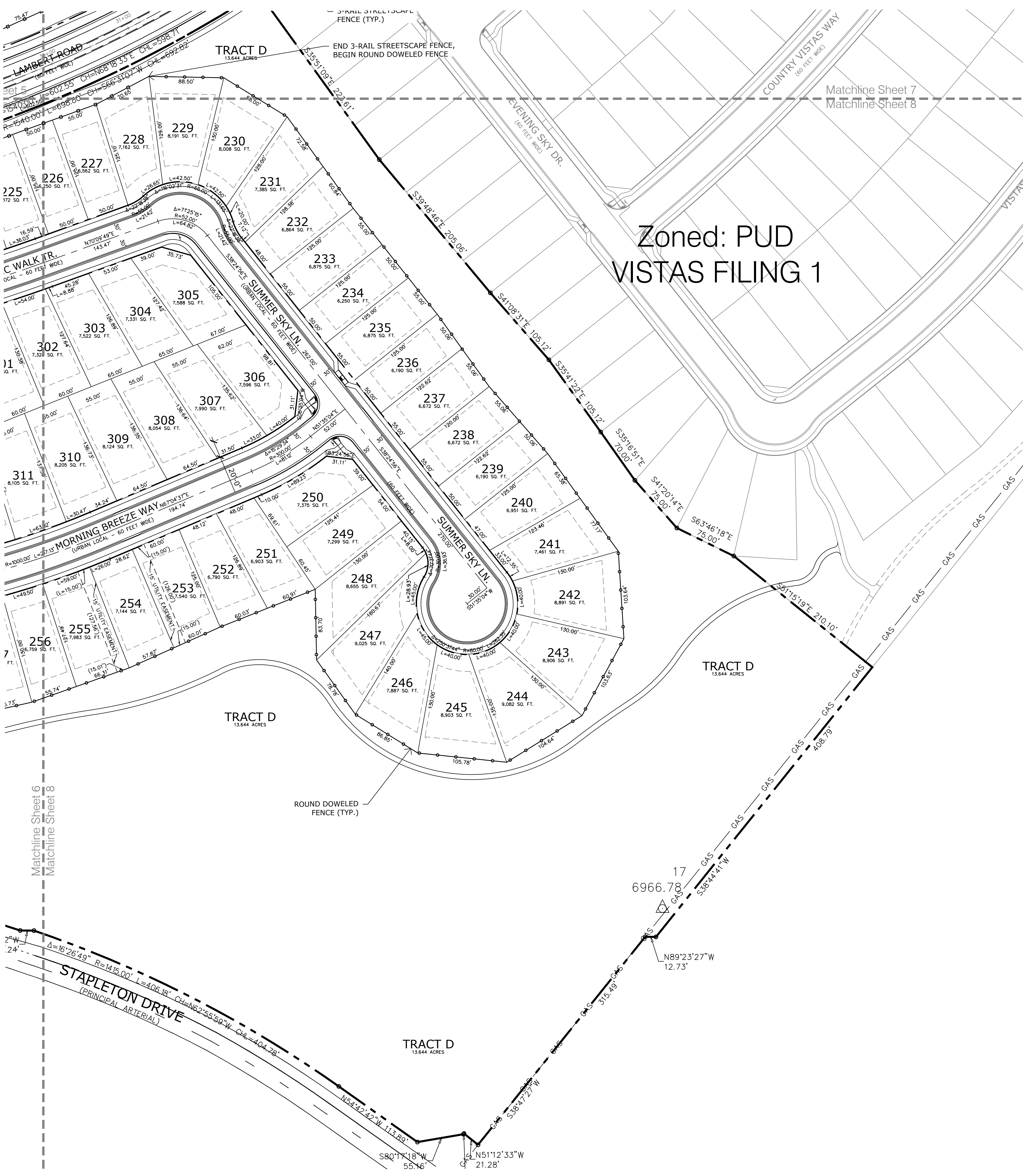
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Extend viewport to show the proposed connection at Stone Valley Dr.
Unresolved.

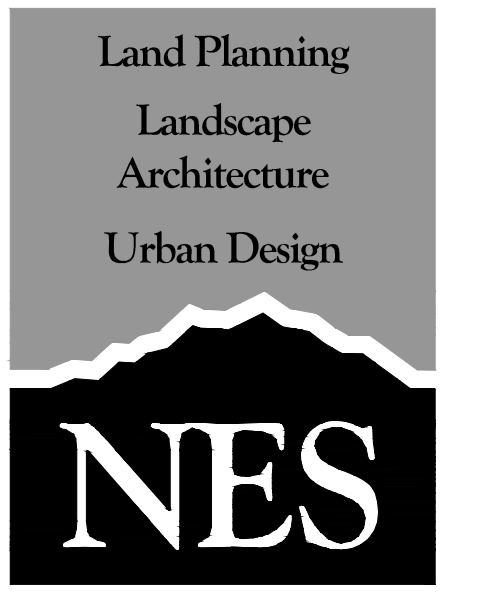
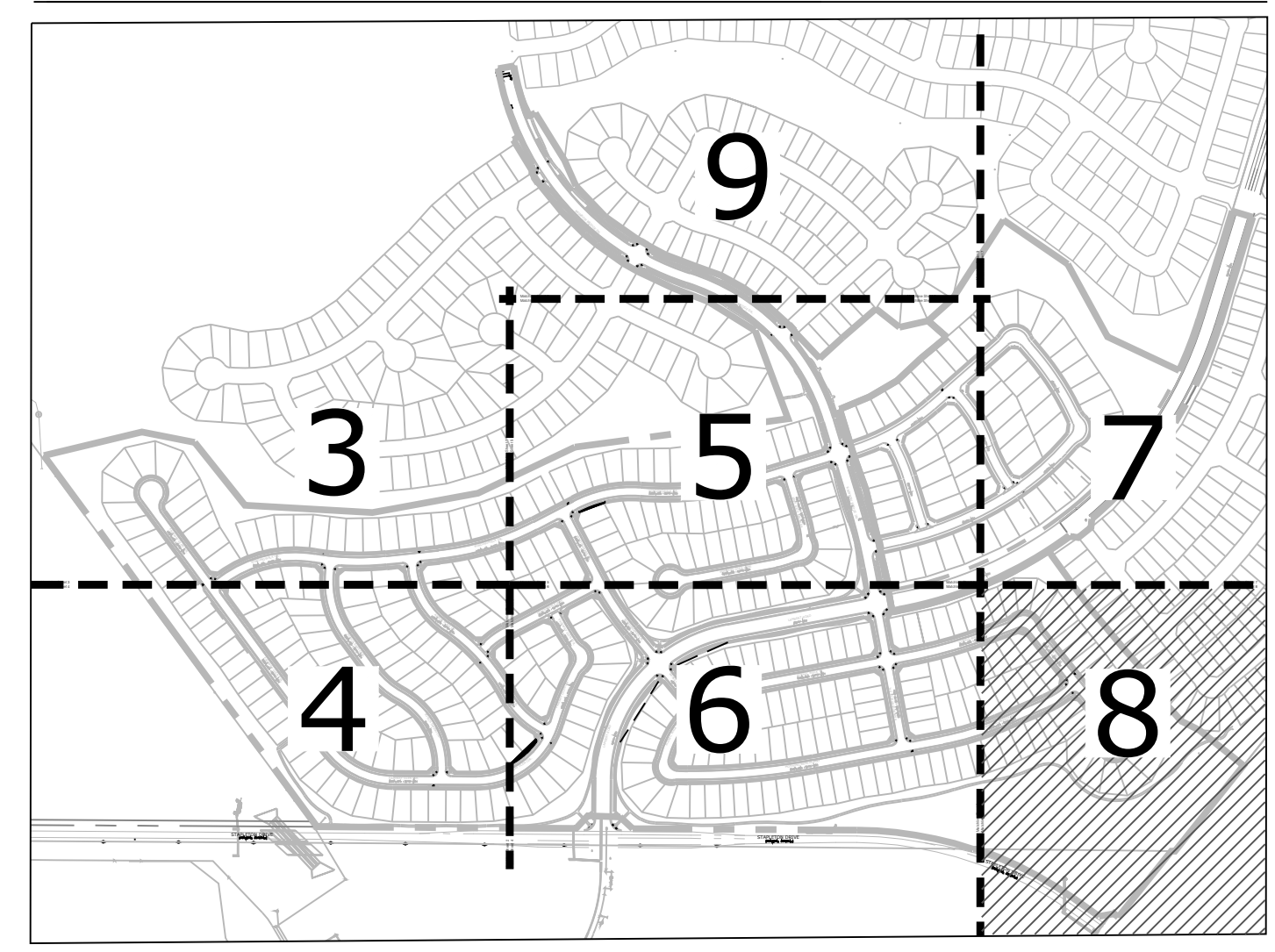


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VISTAS FILING 1

KEY MAP



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WindingWalk
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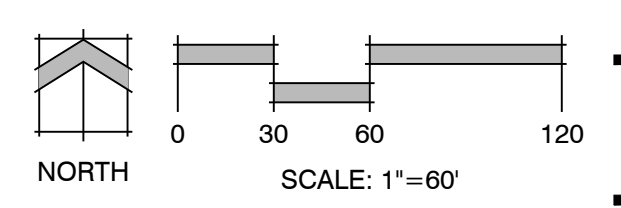
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PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

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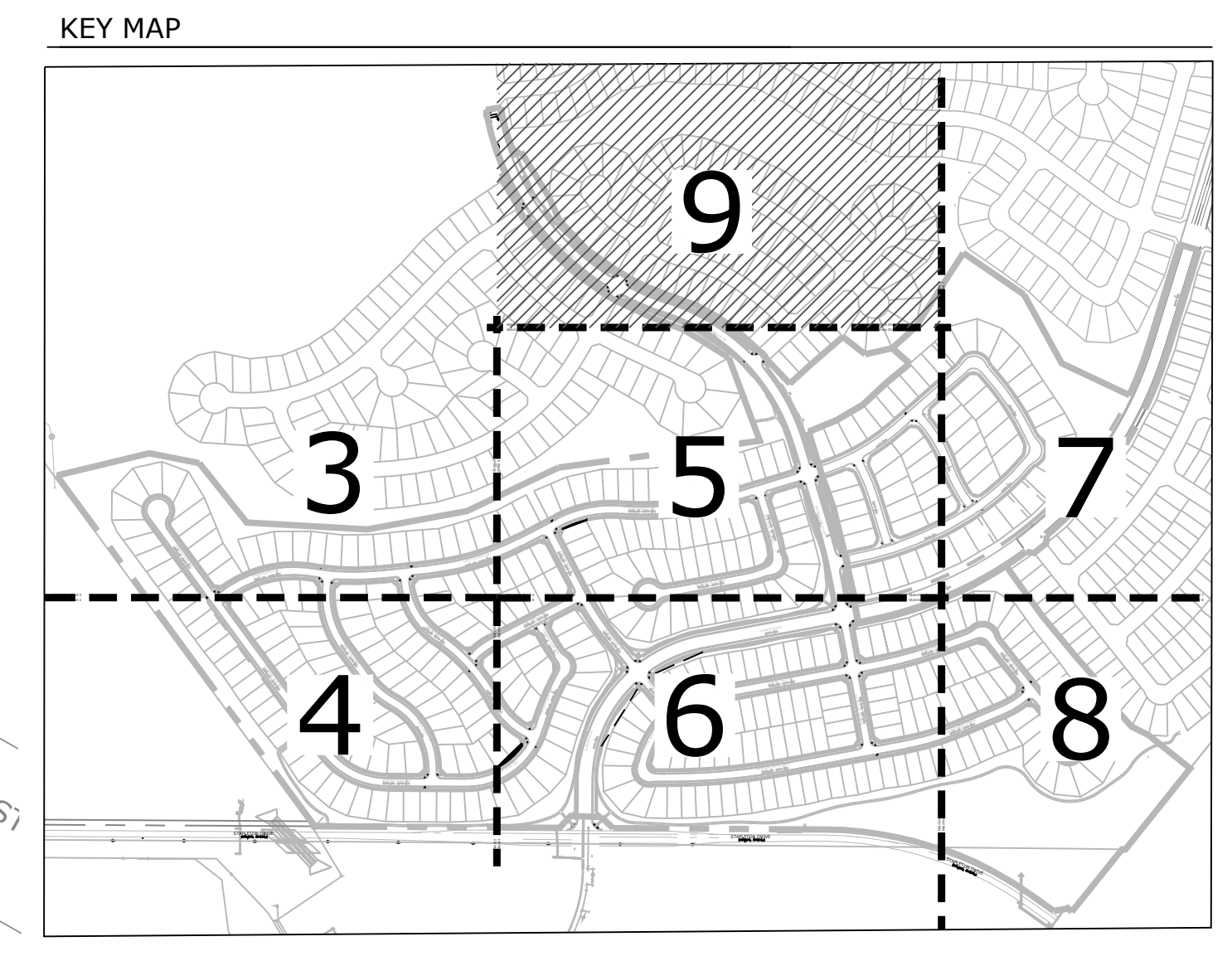
EAST
SITE PLAN

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OF 30

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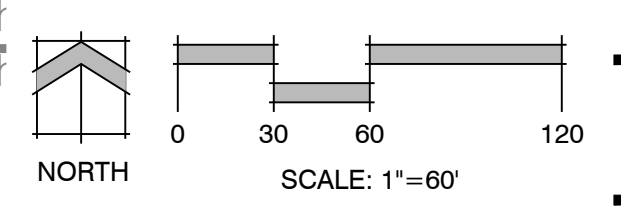


Zoned: PUD
FUTURE FILING

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Matchline Sheet 9
Matchline Sheet 5

Matchline St
Matchline St



**WindingWalk
Filings 1 & 2
At Meridian
Ranch**

PUD Development Plan /
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DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

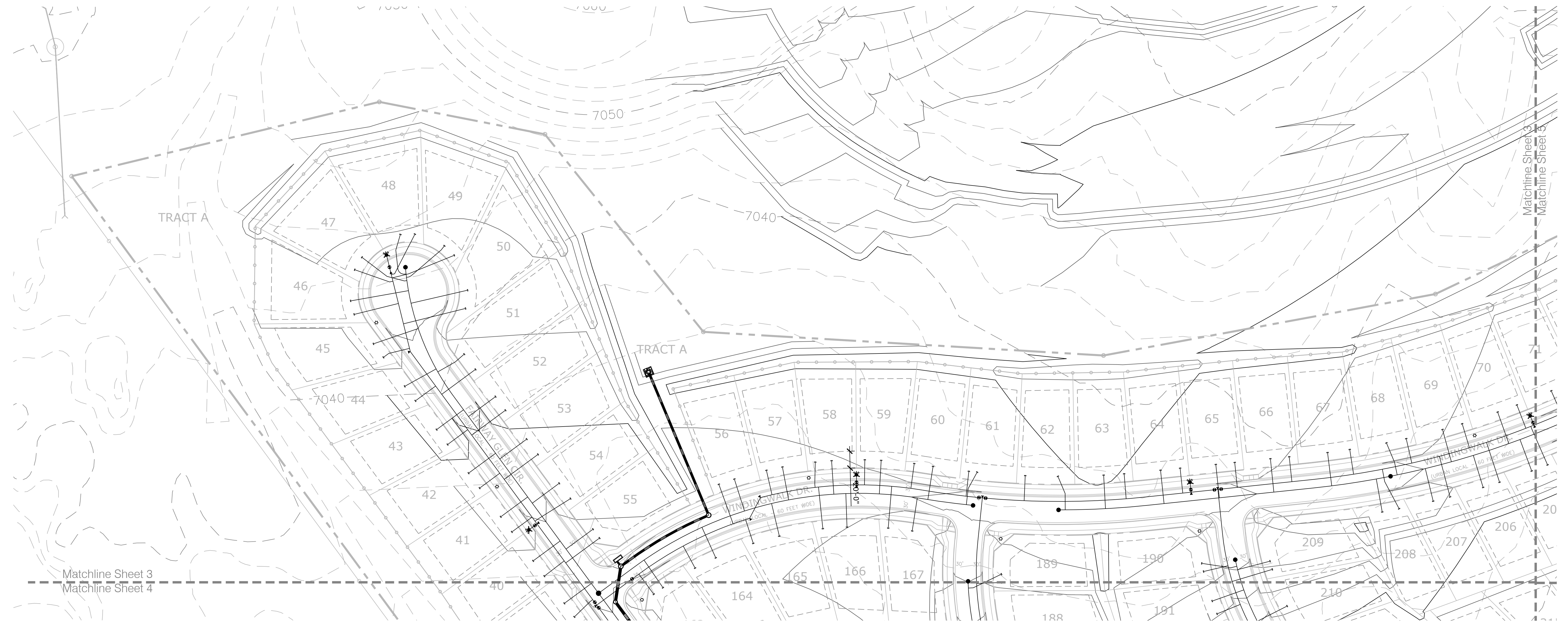
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**RAINBOW BRIDGE
PLAN**

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OF 30

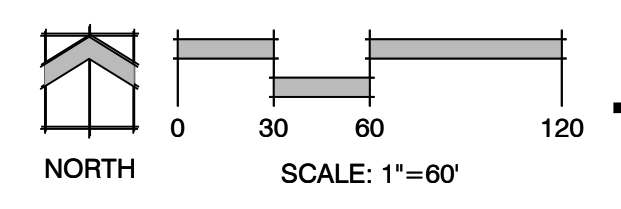
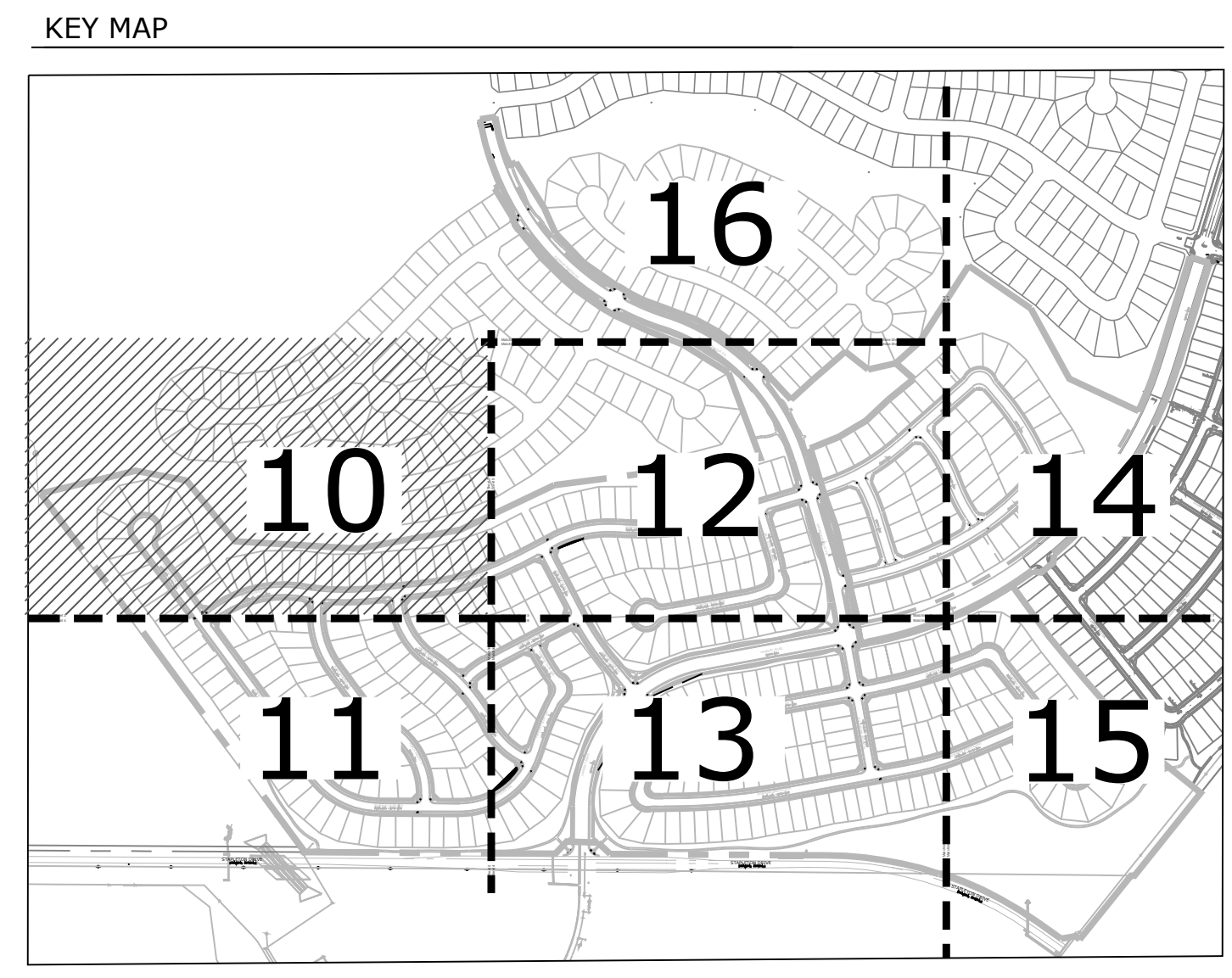
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**WindingWalk
Filings 1 & 2
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DATE: January 1, 2018
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**UTILITIES & GRADING
PLAN**

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OF 30

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**WindingWalk
Filings 1 & 2
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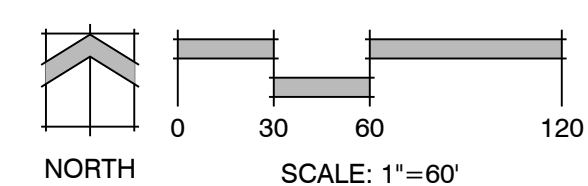
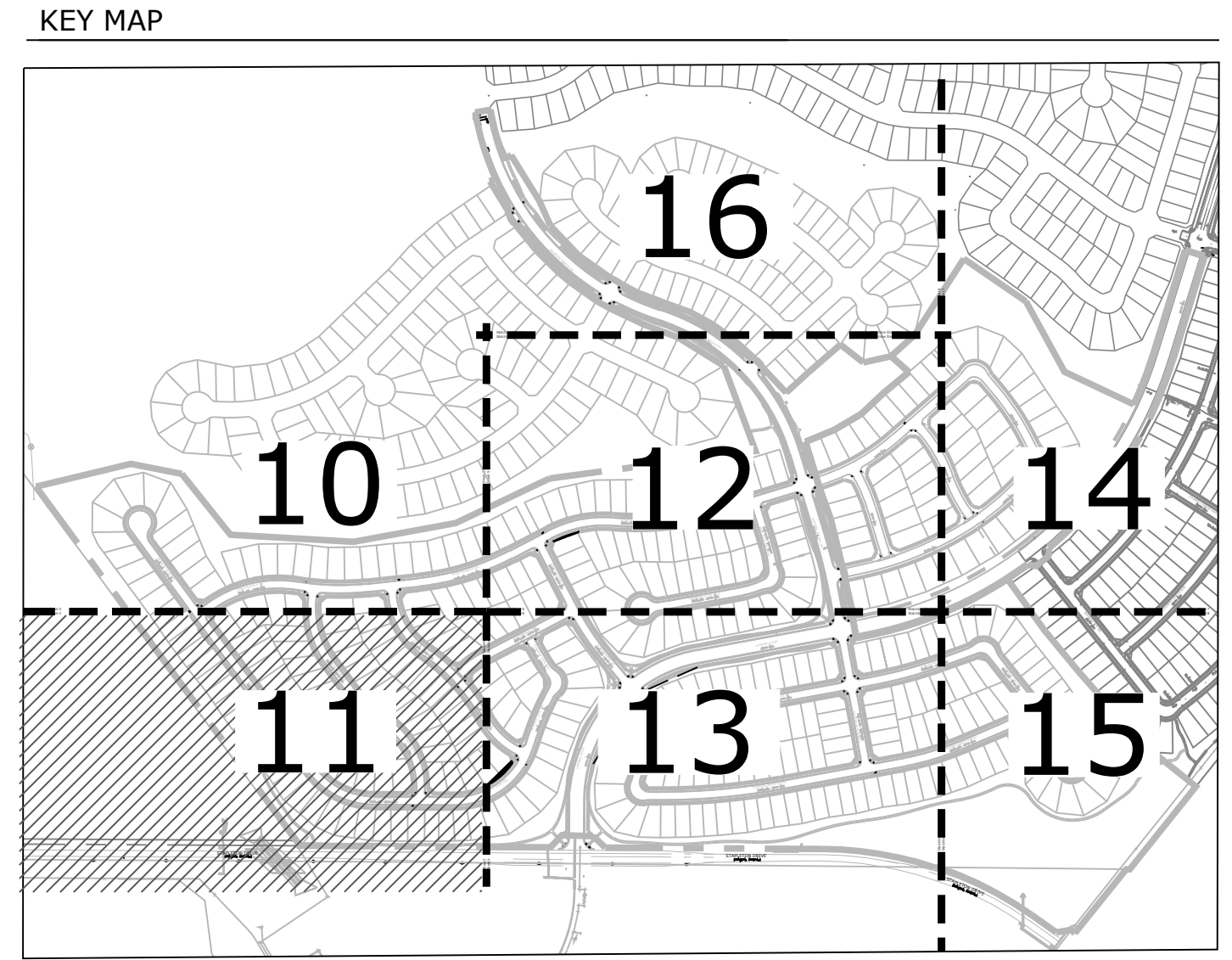
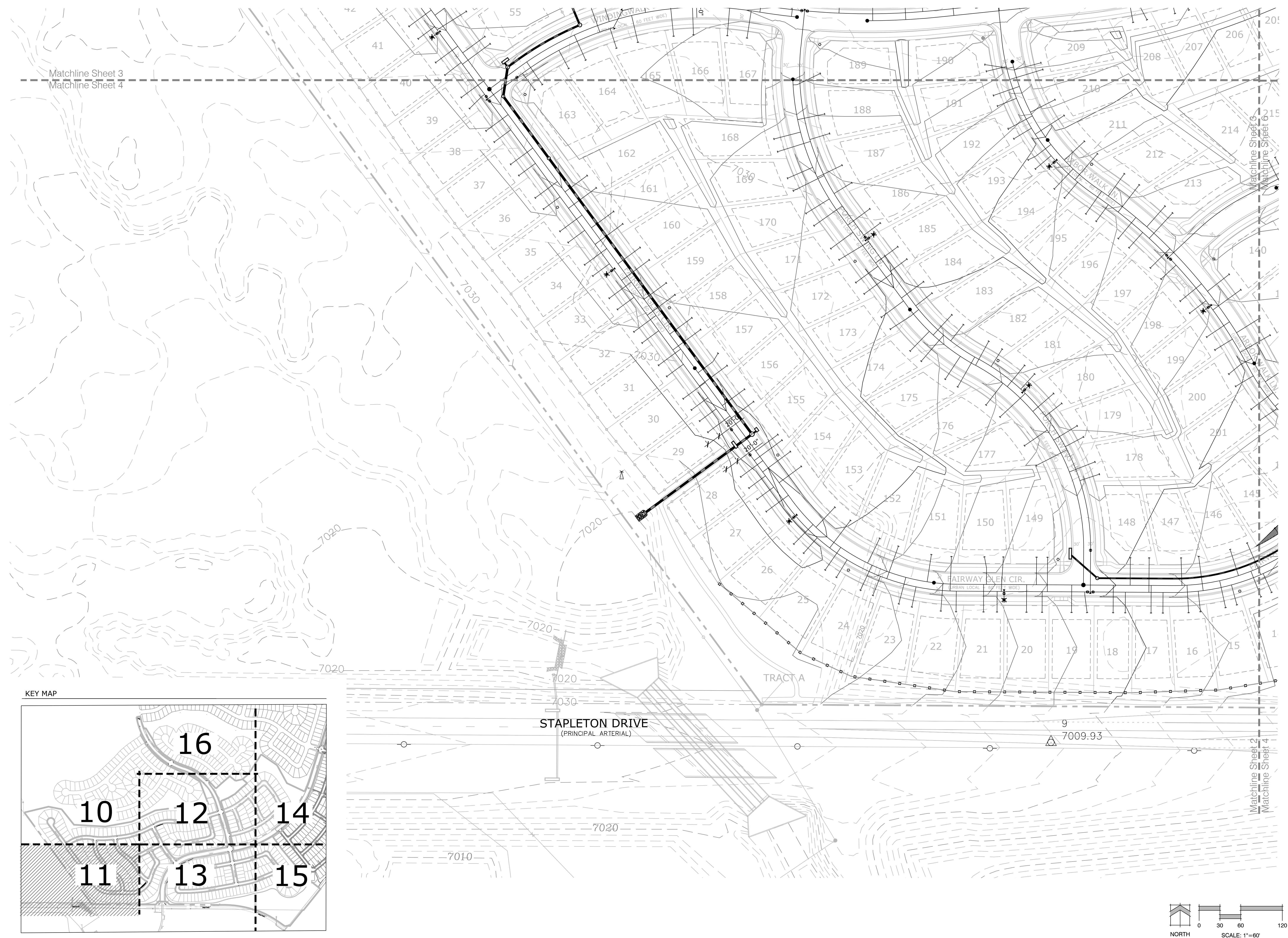
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DATE	BY	DESCRIPTION

**UTILITIES & GRADING
PLAN**

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OF 30

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Land Planning
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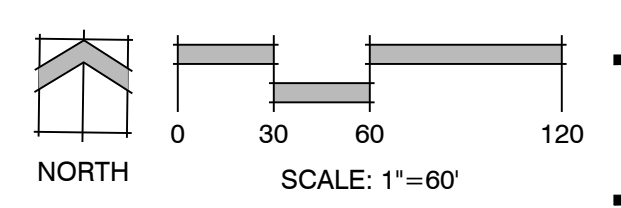
DATE	BY	DESCRIPTION

UTILITIES & GRADING PLAN

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OF 30

PCD# PUDSP-18-002



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**WindingWalk
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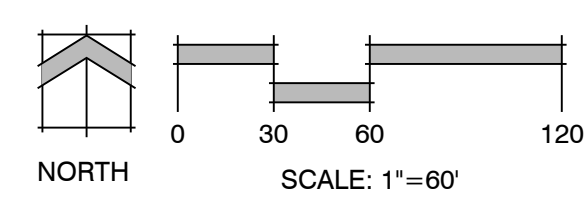
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PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

**UTILITIES & GRADING
PLAN**

13
OF 30

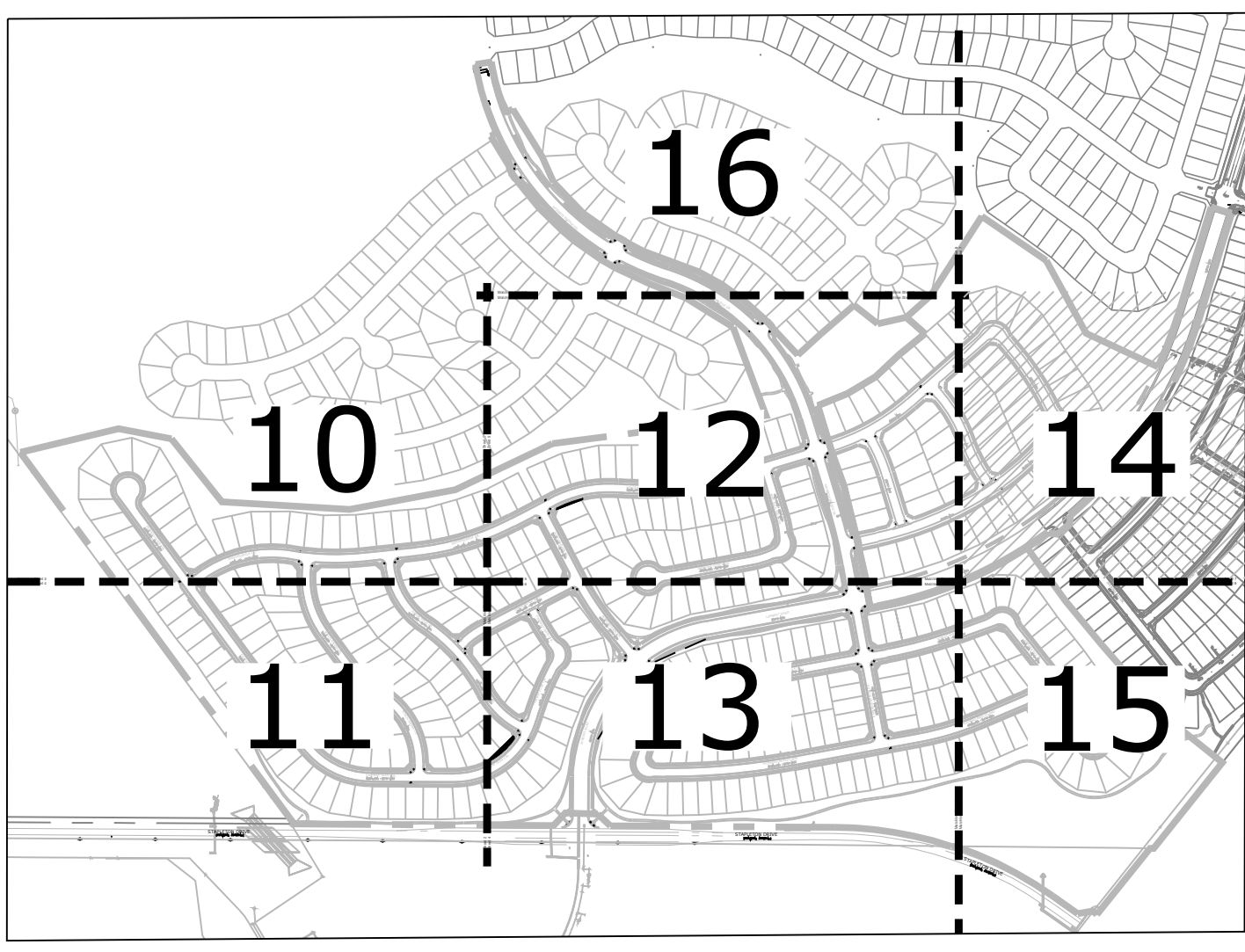
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KEY MAP



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WindingWalk Filings 1 & 2 At Meridian Ranch
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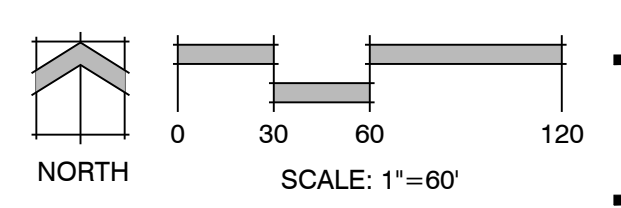
DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

UTILITIES & GRADING PLAN

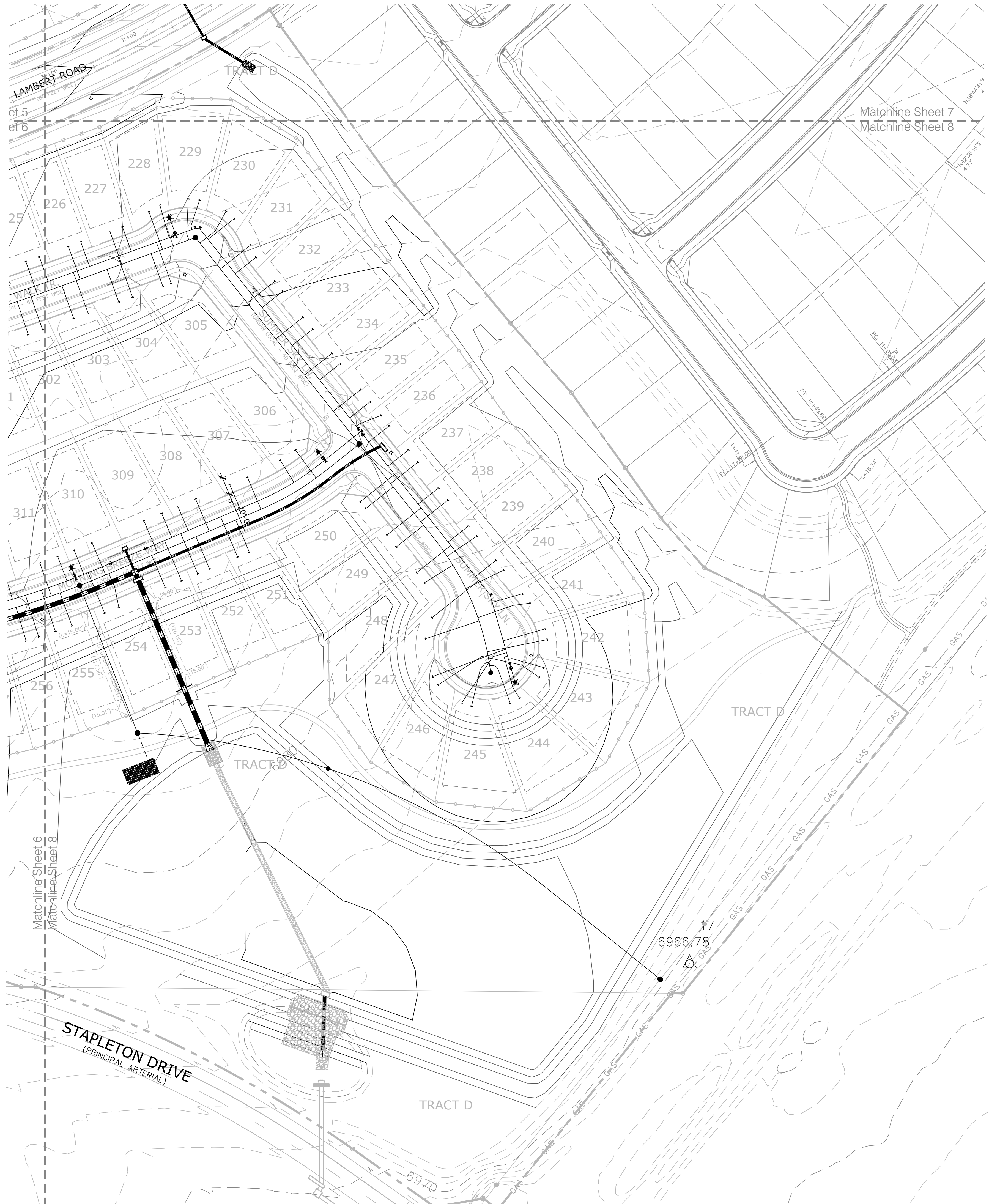
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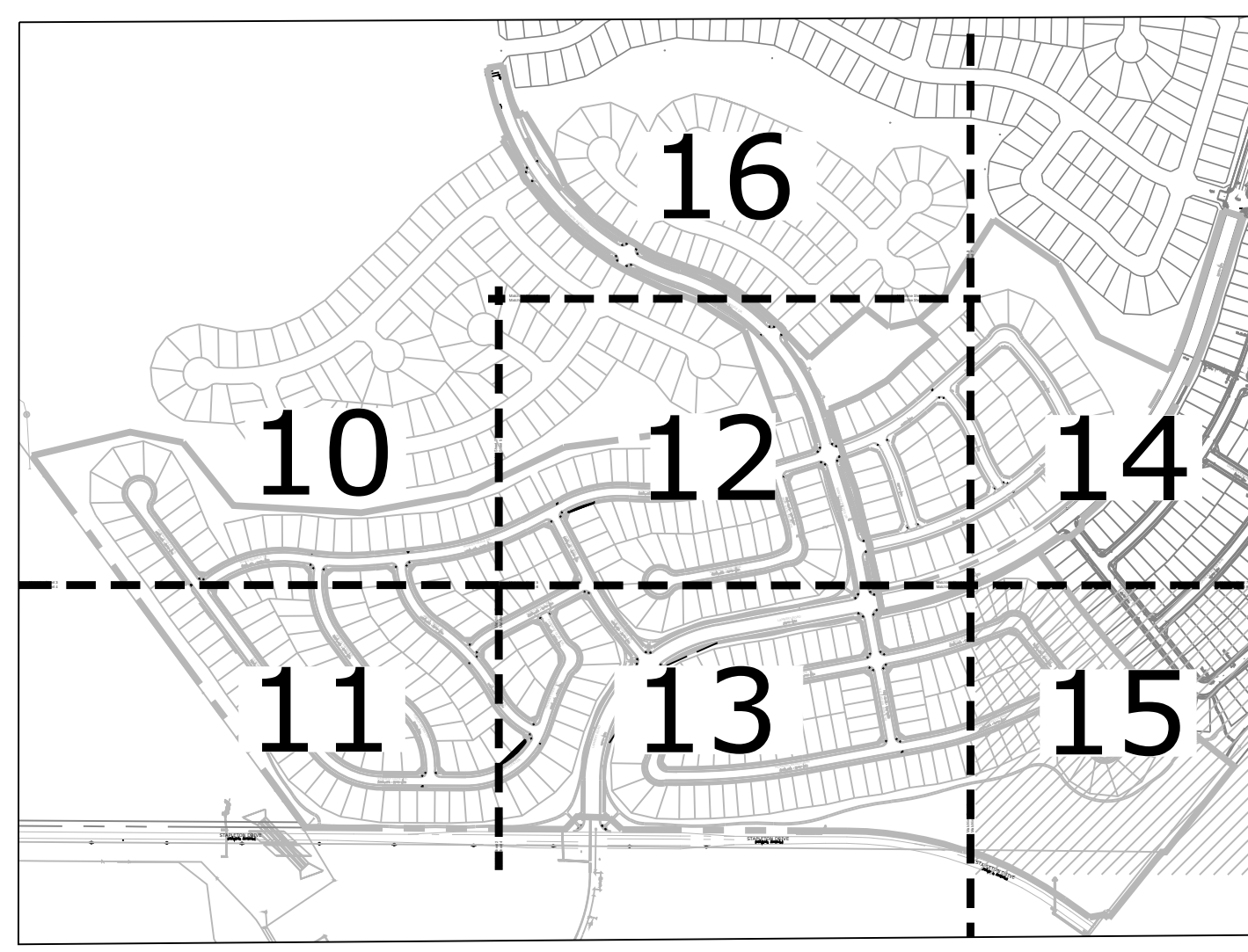


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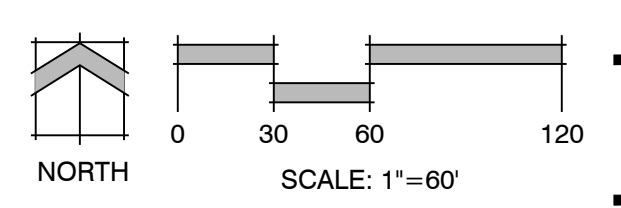
Sheet 5
Sheet 6
Matchline Sheet 7
Matchline Sheet 8



KEY MAP



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Filings 1 & 2
At Meridian
Ranch**
PUD Development Plan /
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DATE: January 1, 2018
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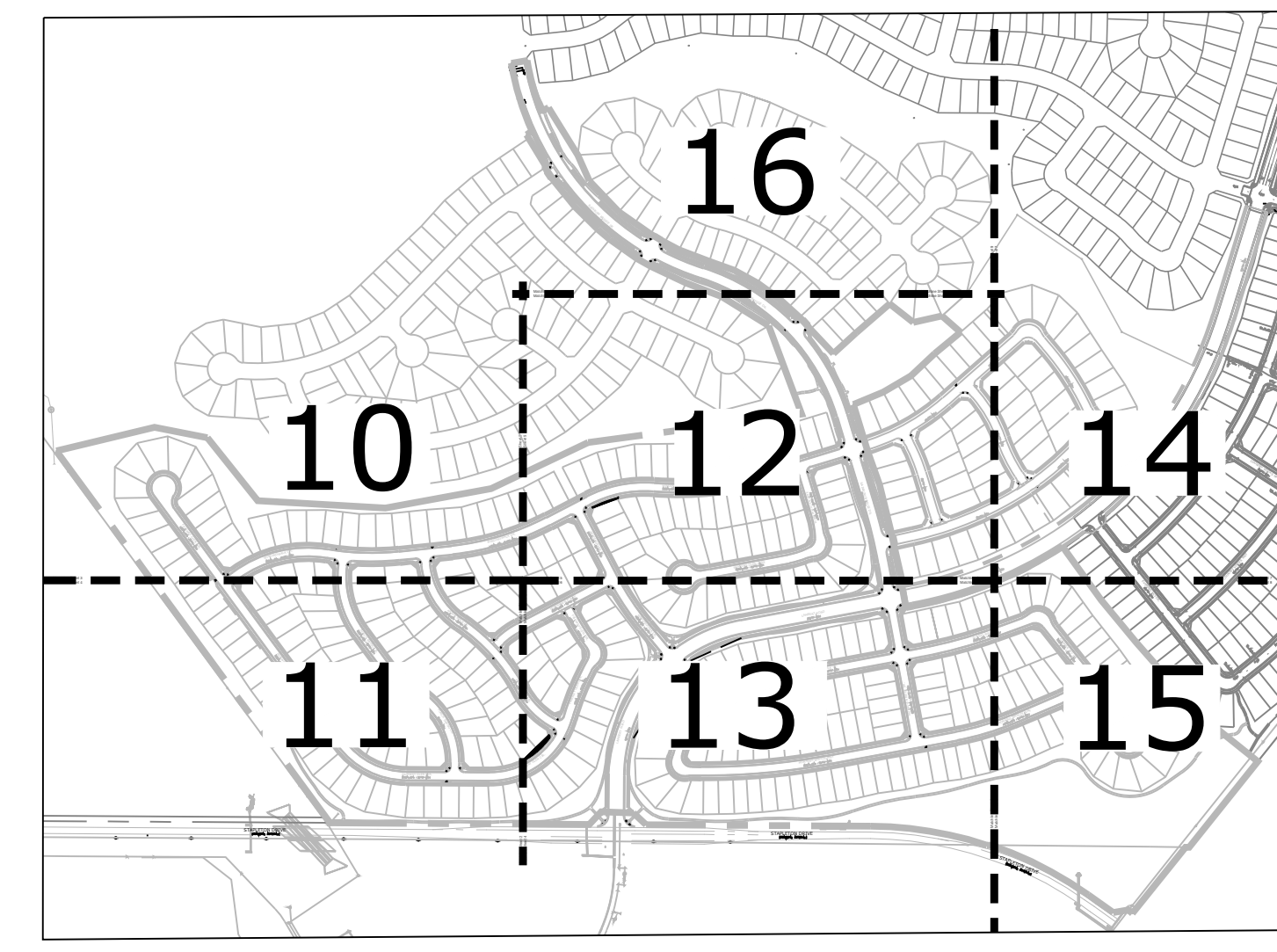
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**UTILITIES & GRADING
PLAN**

15
OF 30

PCD# PUDSP-18-002

KEY MAP



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**WindingWalk
Filings 1 & 2
At Meridian
Ranch**
PUD Development Plan /
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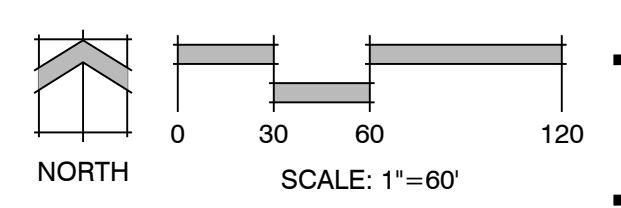
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PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

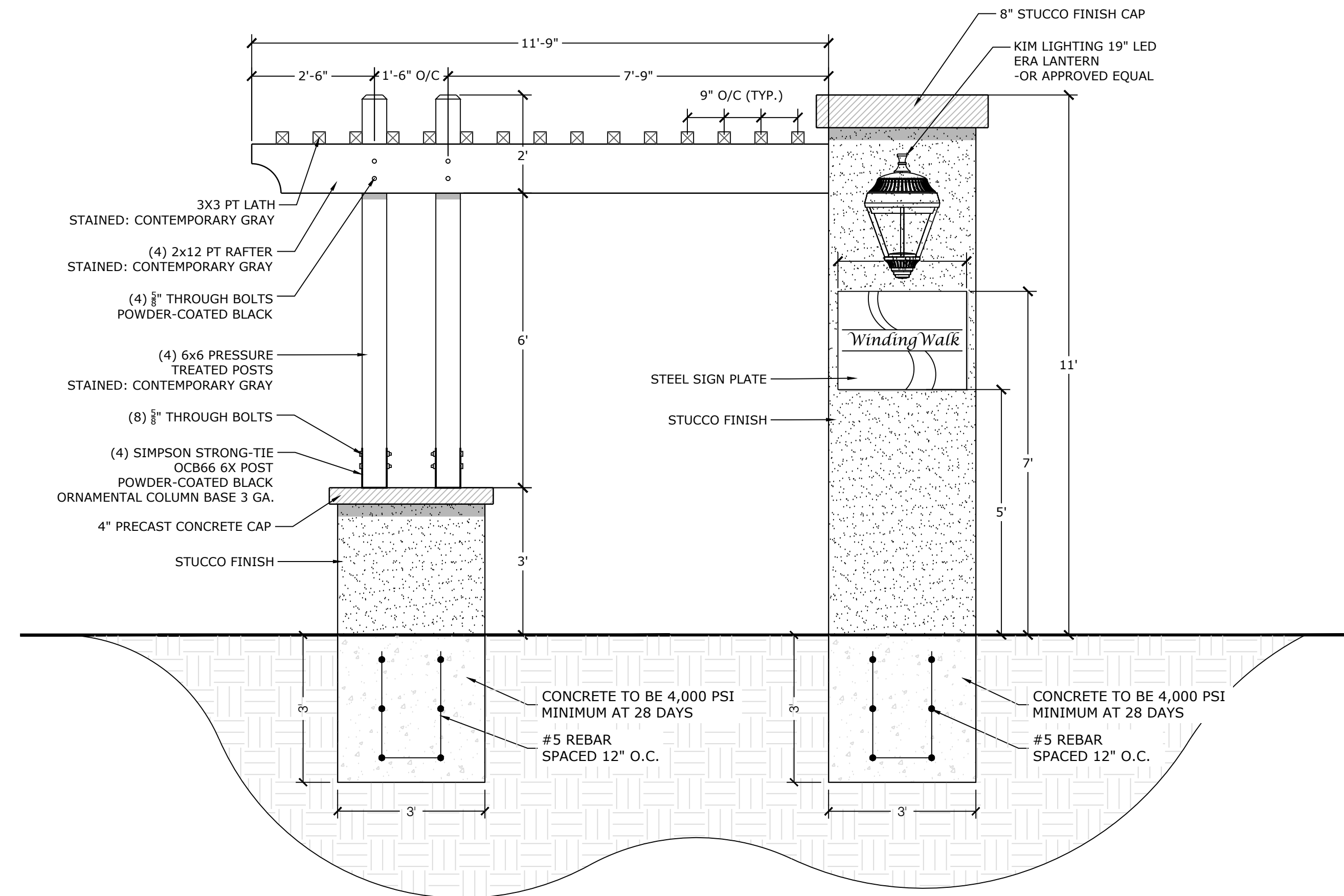
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PLAN**

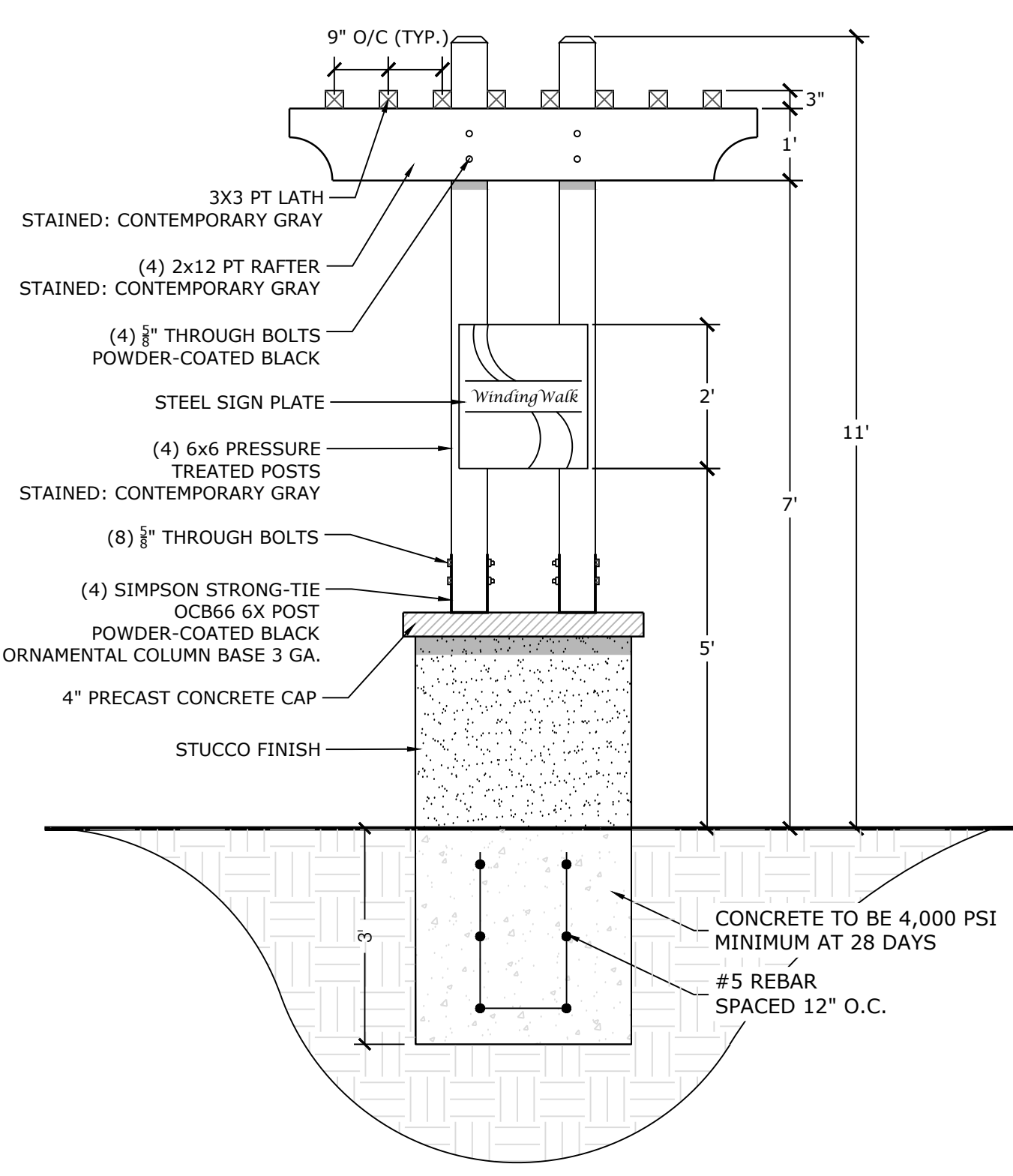
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PCD# PUDSP-18-002

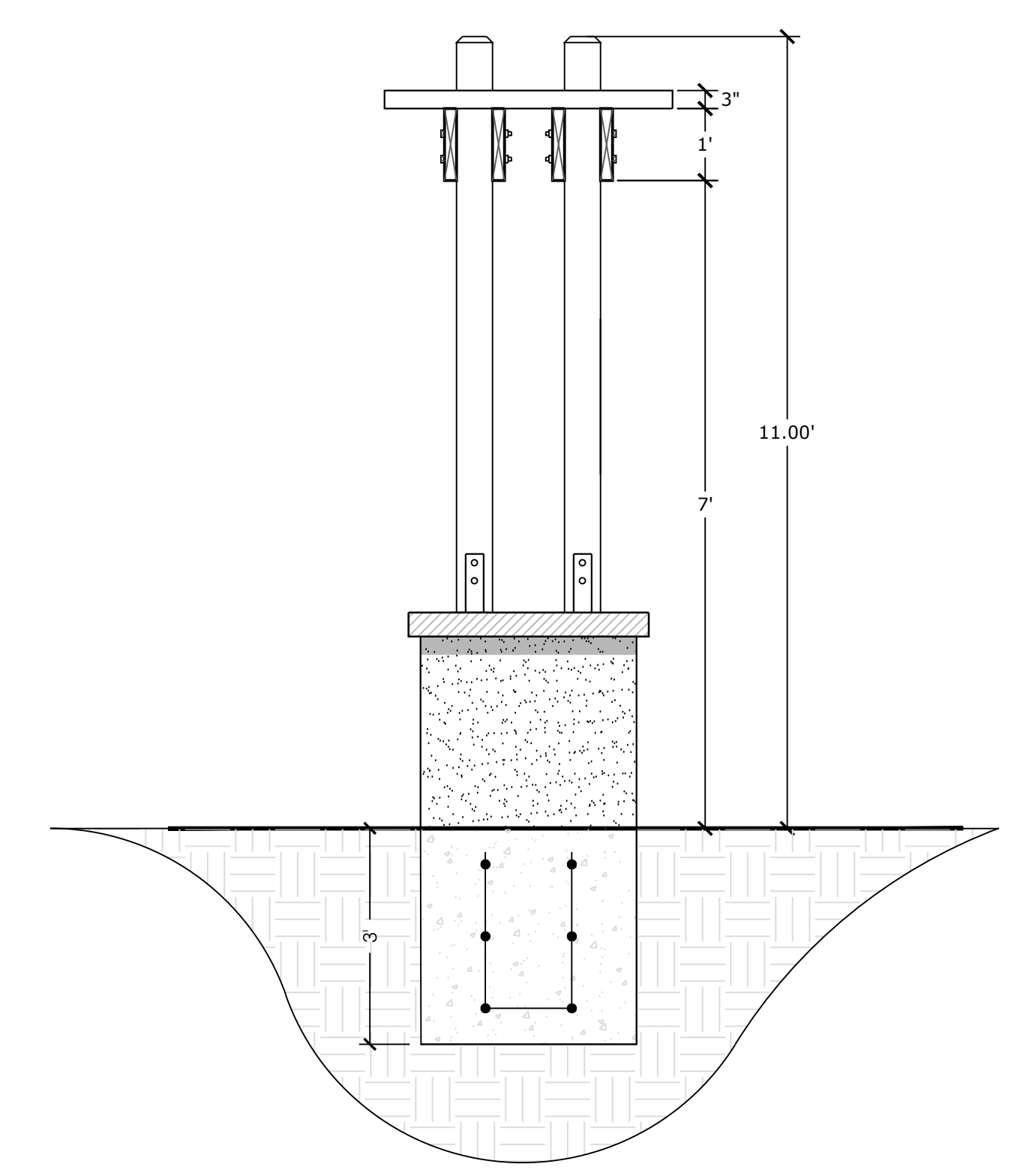




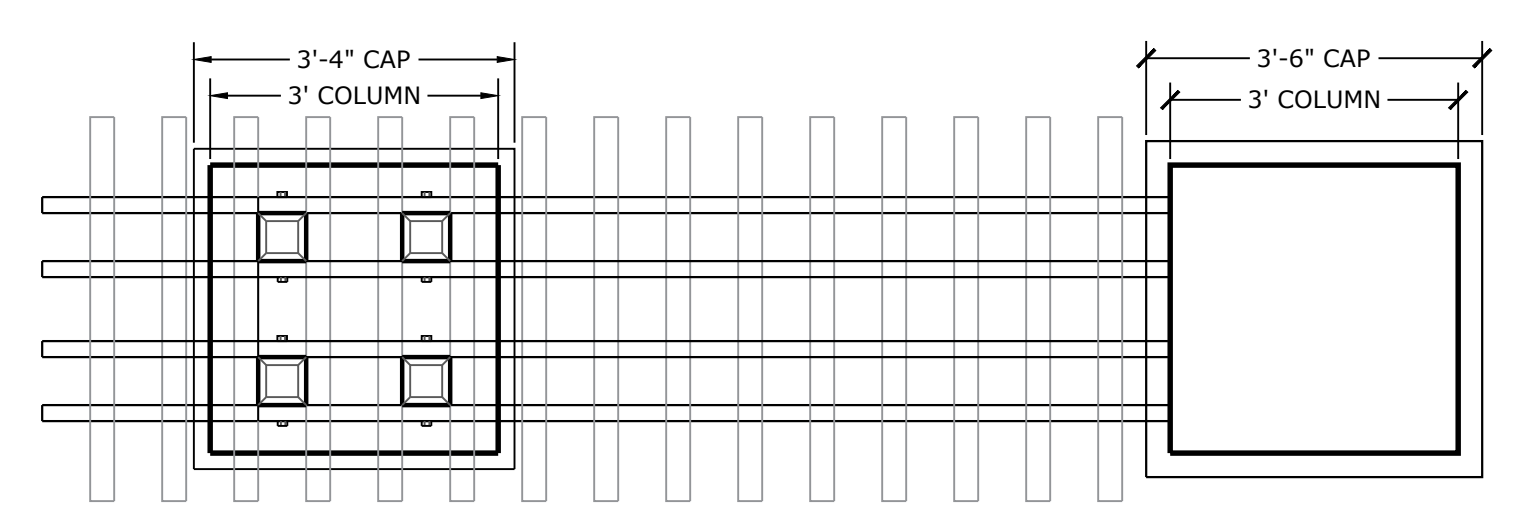
1 FRONT ELEVATION WindingWalk Entry Monument SCALE: 1/2" = 1'



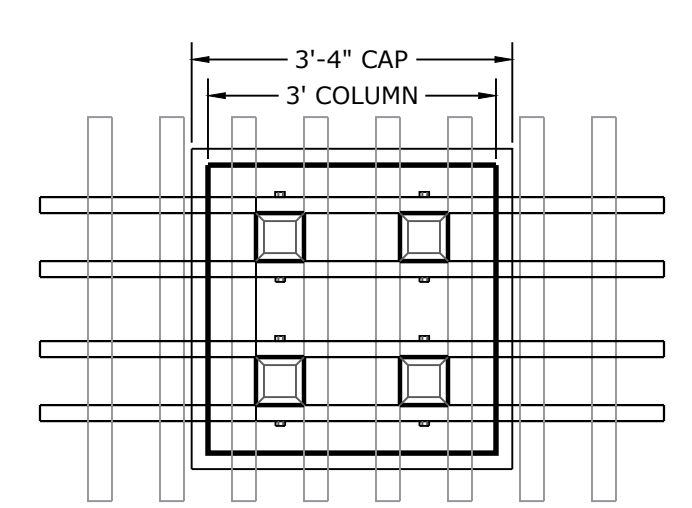
2 FRONT ELEVATION WindingWalk Secondary Monument SCALE: 1/2" = 1'



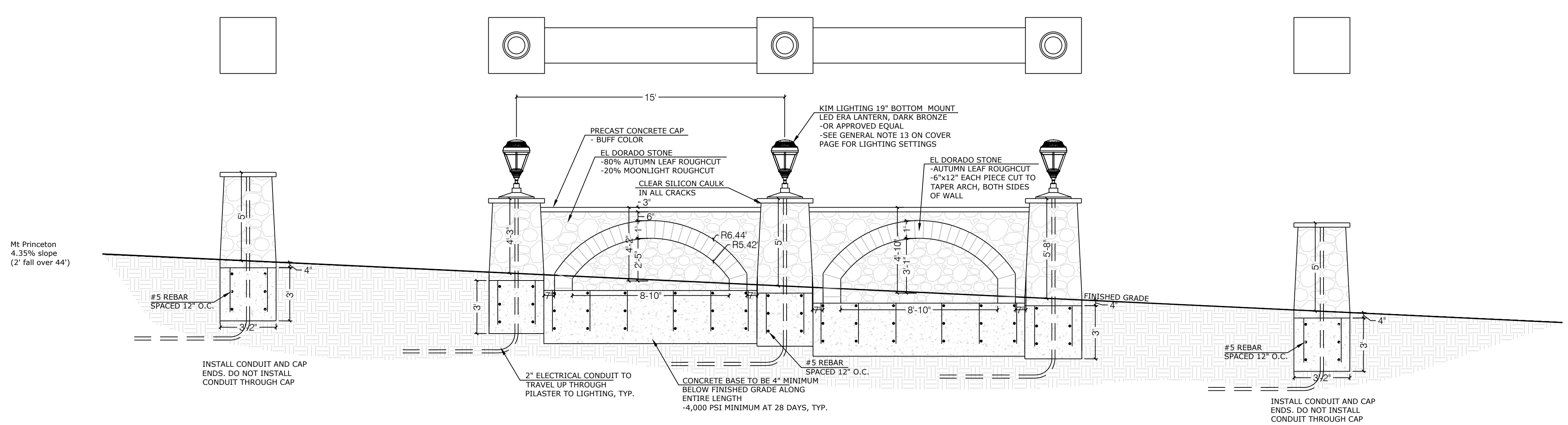
3 SIDE ELEVATION WindingWalk Secondary Monument SCALE: 1/2" = 1'



4 TOP VIEW WindingWalk Entry Monument SCALE: 1/2" = 1'



5 TOP VIEW WindingWalk Secondary Monument SCALE: 1/2" = 1'



6 FRONT ELEVATION Rainbow Bridge Bridge SCALE: 1/4" = 1'

WindingWalk Filings 1 & 2 At Meridian Ranch

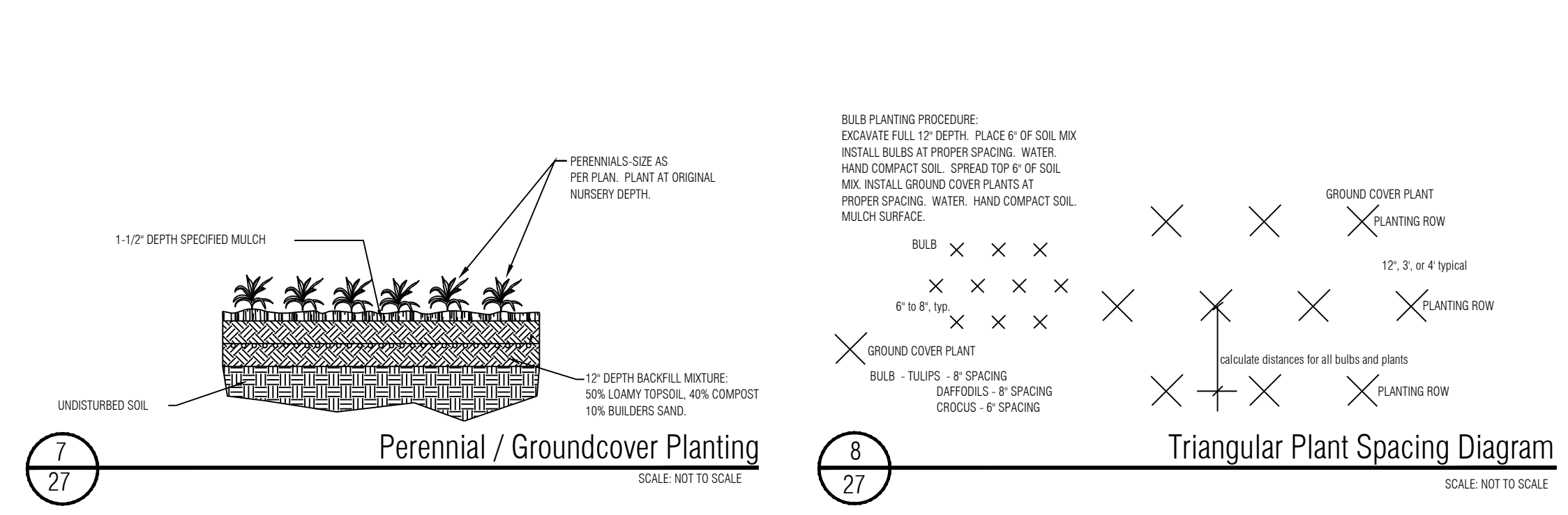
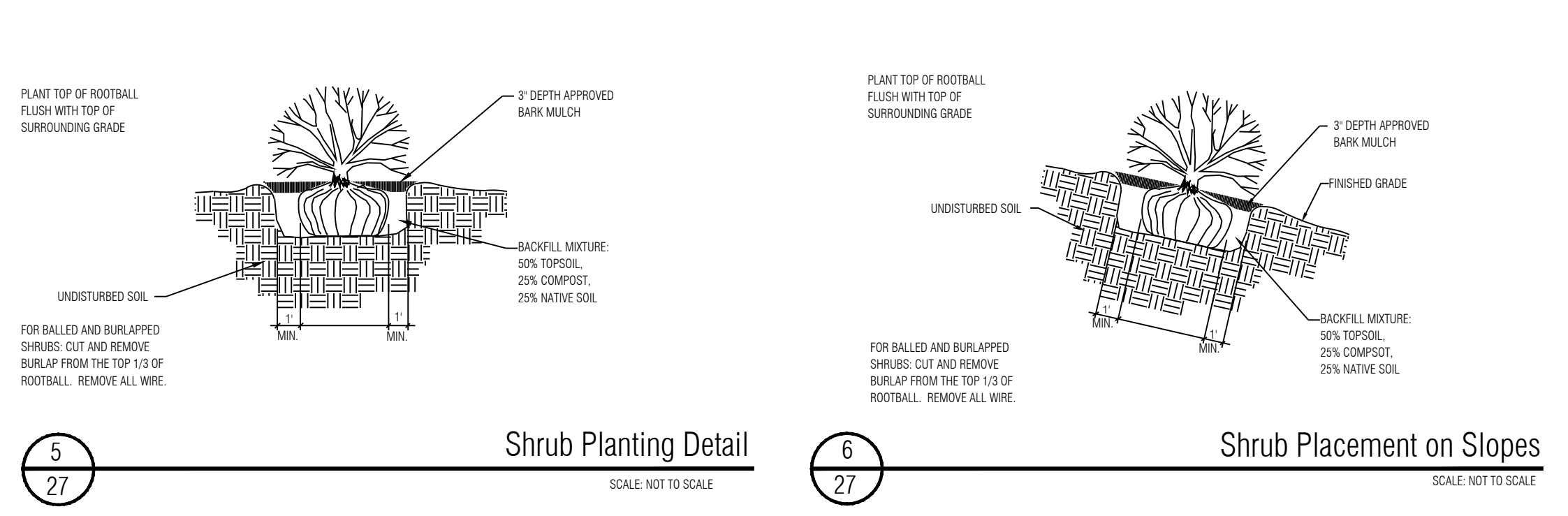
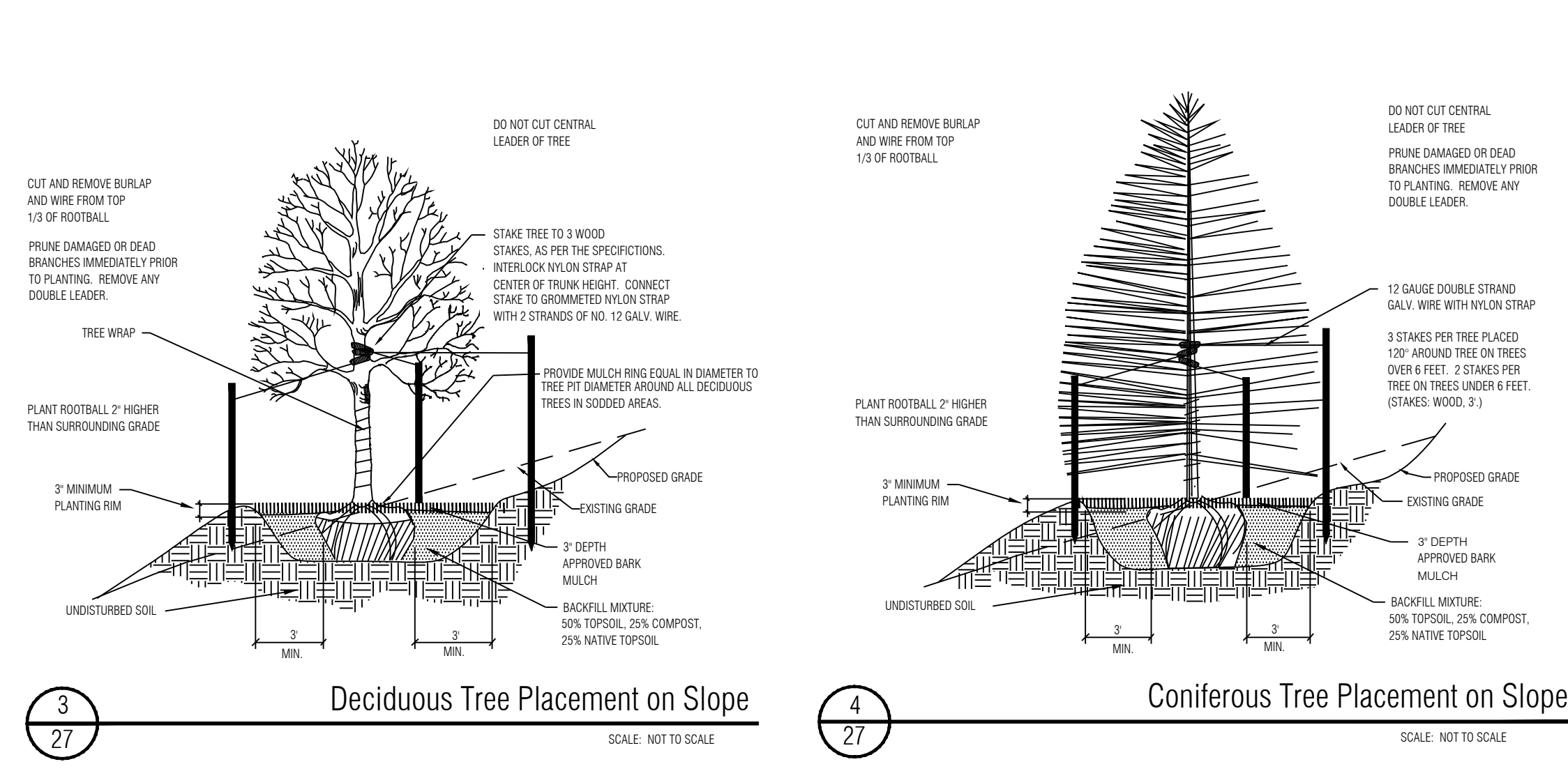
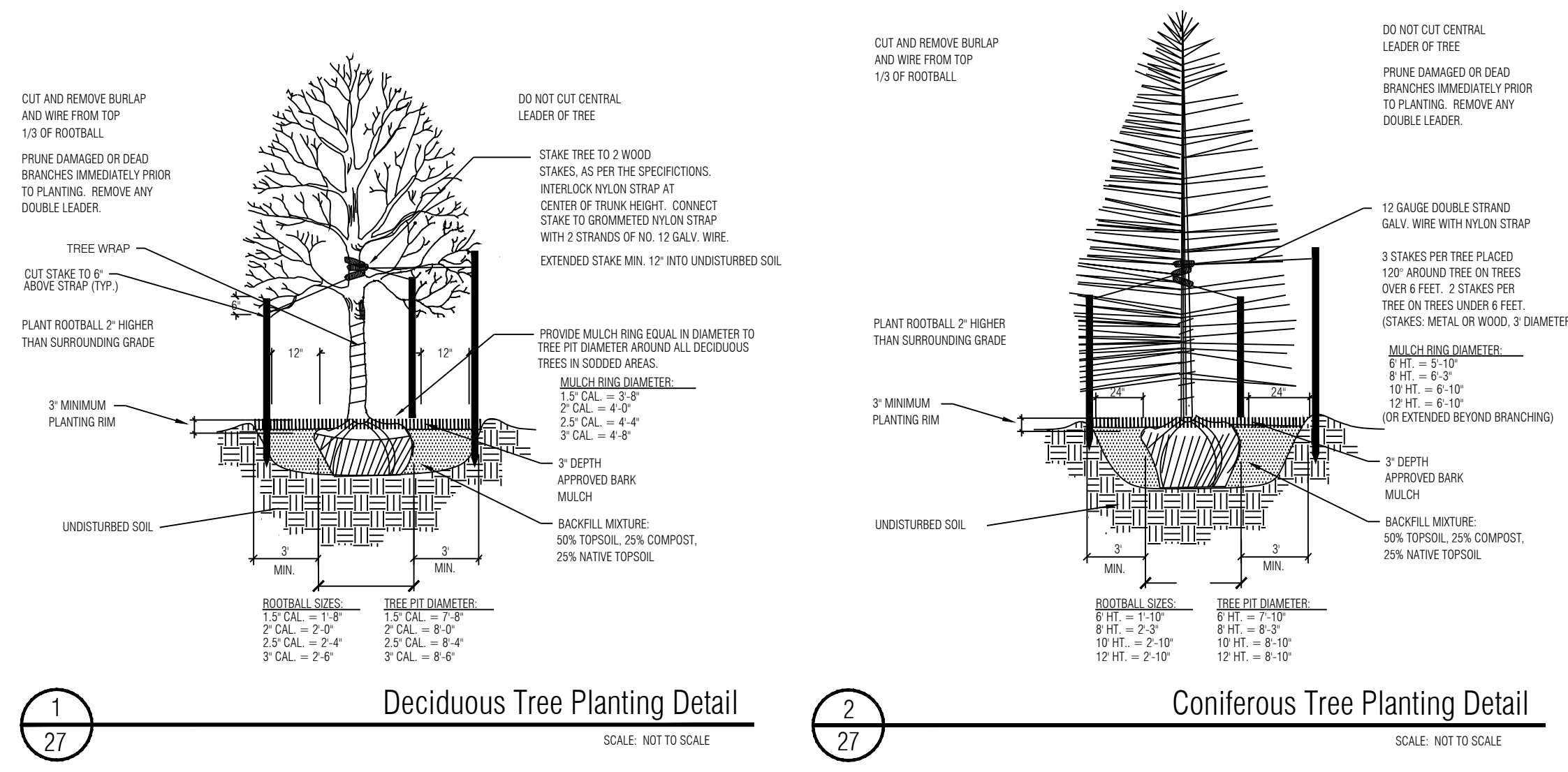
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PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

ENTRY MONUMENTS

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Seed Mix A

- 15% Western Wheatgrass
- 15% Big Bluestem
- 15% Thickspike Wheatgrass
- 10% Sideoats Grama
- 15% Little Bluestem
- 15% Blue Grama
- 15% Annual Rye

APPLICATION RATE: Native Grass Mix: 3 lbs./1,000s.f. or 130 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.
Manually rake seed into prepared soil.
After seeding apply green hydromulch and tackifier.

Seed Mix B with Wildflowers

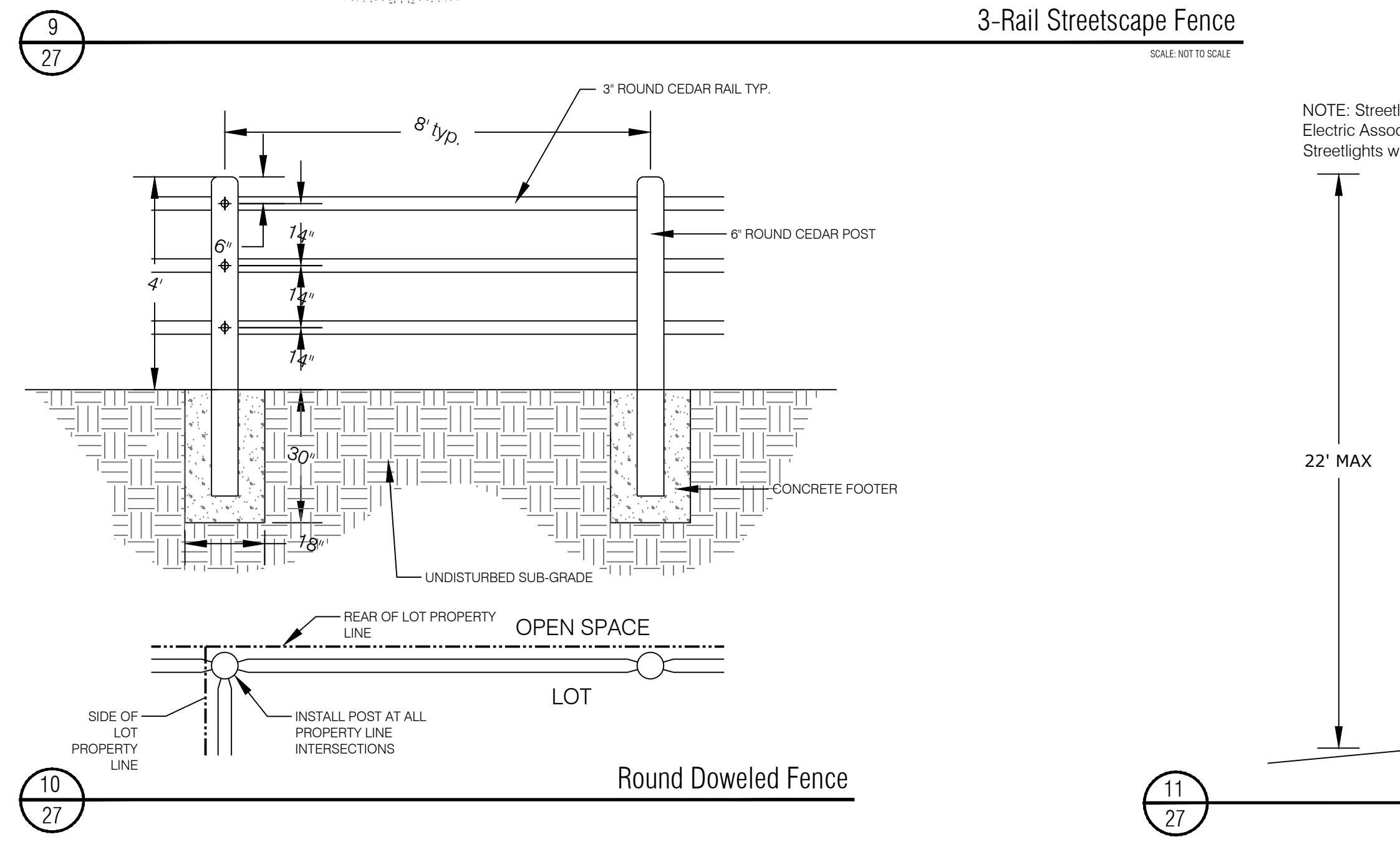
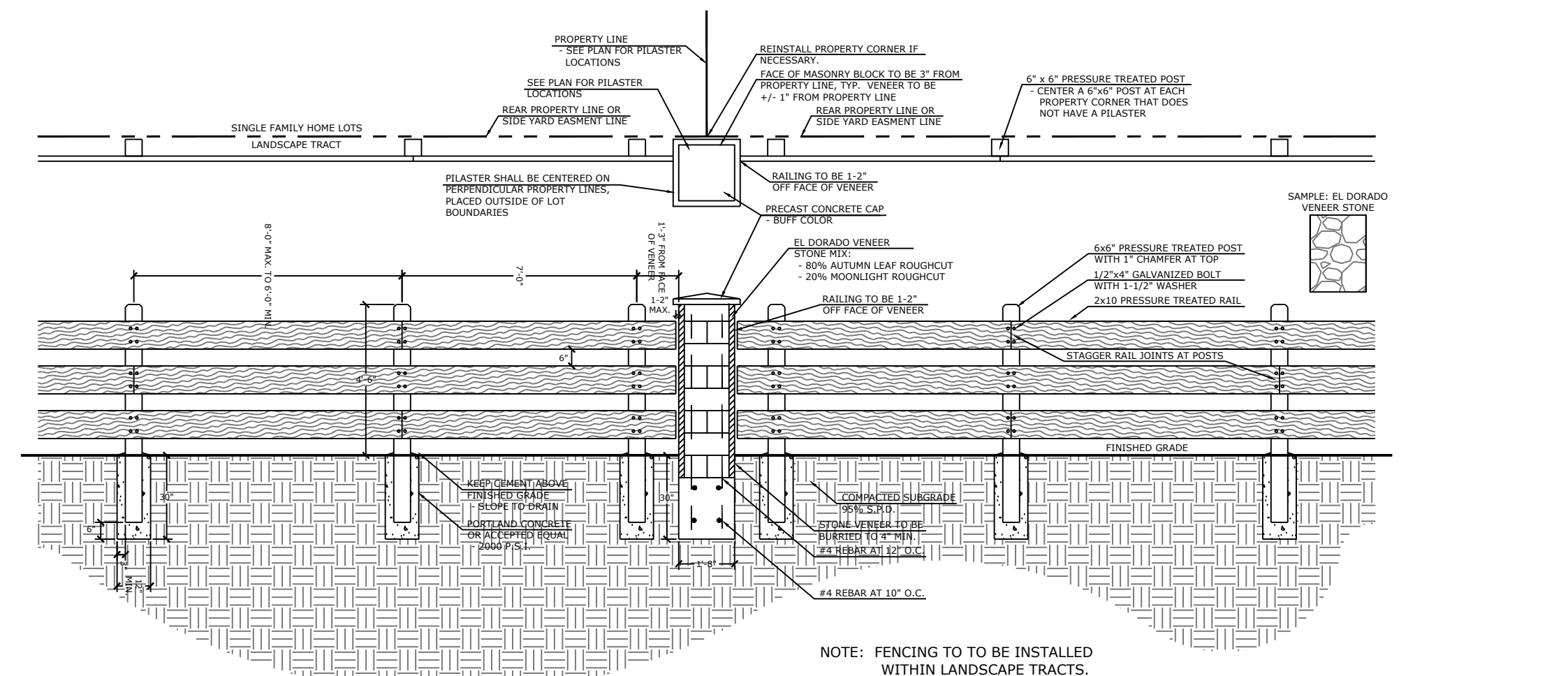
- 30% Ephraim Crested Wheatgrass
- 25% Dwarf Perennial Ryegrass
- 20% SR3200 Blue Fescue
- 15% Ruebens Canada Bluegrass
- 10% Chewings Fescue
- 15% Blue Grama
- Wildflowers: 615 Western Mix

Note: Low Gro Mix available from Arkansas Valley Seed Solutions (877) 957-3337

Wildflower Mix available from: Appledew Seed Co. (303) 431-7333

APPLICATION RATE: Native Grass Mix: 40 lbs./acre (or as recommended by supplier)
Wildflower Mix: 6 oz./1,000 s.f. or 8-10 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier.

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.
Manually rake seed into prepared soil.
After seeding apply green hydromulch and tackifier.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
+	Axf	66	Acer x freemanii 'Jeffresd' / Autumn Blaze Maple	20'	30"	3" Cal.	B&B
+	Gtr	82	Gleditsia triacanthos / Honey Locust	60'	40"	3" Cal.	B&B
+	Jsw	92	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	20'	10"	6' HT	B&B
+	Ppu	23	Picea pungens / Colorado Blue Spruce	60'	30"	8' HT	B&B
+	Ped	24	Pinus edulis / Pinon Pine	30'	20"	6' HT	B&B
+	Ppo	50	Pinus ponderosa / Ponderosa Pine	80'	40"	8' HT	B&B
+	PP	13	Populus tremula / European Aspen	30'	10"	2.5" Cal.	B&B
+	Qal	9	Quercus alba / White Oak	60'	60"	3" Cal.	B&B
+	QM	25	Quercus macrocarpa / Burr Oak	40'	50"	3" Cal.	B&B
+	Tam	2	Tilia americana / American Linden	60'	50"	3" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
o	Eac	56	Euonymus alatus 'Compactus' / Compact Burning Bush	3'	4"	5 GAL	CONT
o	Hse	91	Helicotricon sempervirens / Blue Oat/Blue Avena	3'	2"	1 GAL	CONT
o	Jbc	290	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8"	5 GAL	CONT
o	Jwi	143	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	1'	8"	5 GAL	CONT
o	Pvr	261	Panicum virgatum 'Shenendoah' / Red Switch Grass	4'	1.5"	1 GAL	CONT
o	Pac	248	Pennisetum alopecuroides / Fountain Grass	3'	2"	1 GAL	CONT
o	Pea	184	Perovskia atriplicifolia / Russian Sage	3'	4"	5 GAL	CONT
o	Pfg	28	Potentilla fruticosa 'Gold Drop' / Gold Drop Potentilla	3'	4"	5 GAL	CONT
o	Rag	24	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3'	4"	5 GAL	CONT
o	Ssc	353	Schizachyrium scoparium / Little Bluestem Grass	4'	2.5"	1 GAL	CONT

SITE DATA

- Land Use: Single Family Residential
- Number of Lots: 345 Lots
- Total Area: 74,384 AC
- Total Tract Area: 31,737 AC

TREE REQUIREMENTS

LDC Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees
(LR)	Lambert Road (Local)	2,509'	84 (1 per 30')	0 (shrub substitute 100 shrubs at 1 tree/10 shrubs)
(RB)	Rainbow Bridge (Local)	1,945'	65 (1 per 30')	0 (shrub substitute 50 shrubs at 1 tree/10 shrubs)
(SD)	Stapleton Drive (Expressway)	2,179'	109 (1 per 20')	0 (shrub substitute 50 shrubs at 1 tree/10 shrubs)

LANDSCAPE NOTES

- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
- ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL).
- MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALER, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, "PUNCH LIST" SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
 - PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
 - IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.
 - IRRIGATION 95%/ PUNCH INSPECTION.
 - IRRIGATION FINAL ACCEPTANCE INSPECTION.
 - LANDSCAPE 50% INSPECTION - 1/2 THROUGH ENTIRE PROJECT
 - LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.
 - LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE 15" DIA. FOR 5 GALLON SHRUBS AND 36" DIA. FOR TREES NOT PLANTED IN BEDS, WITH THE EXCEPTION OF BLUEGRASS SOD AREAS IN WHICH TREES SHALL RECEIVE 60" DIA. MULCH RING. AVAILABLE FROM C&C SAND CEDAR MULCH (719)471-7222.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
- CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
- LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
- FENCING DETAILS ARE TYPICAL AND MAY BE SUBJECT TO MINOR VARIATIONS IN MATERIALS. ANY VARIATION SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES DIRECTOR, AFTER REVIEW OF ALTERNATE PLANS, DETAILS, OR OTHER DOCUMENTATION IN SUPPORT OF THE VARIATION.

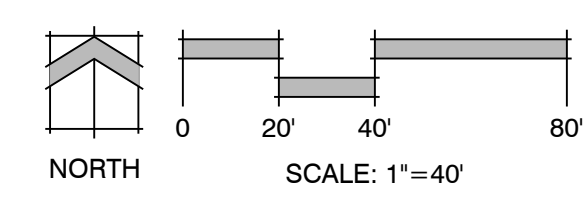
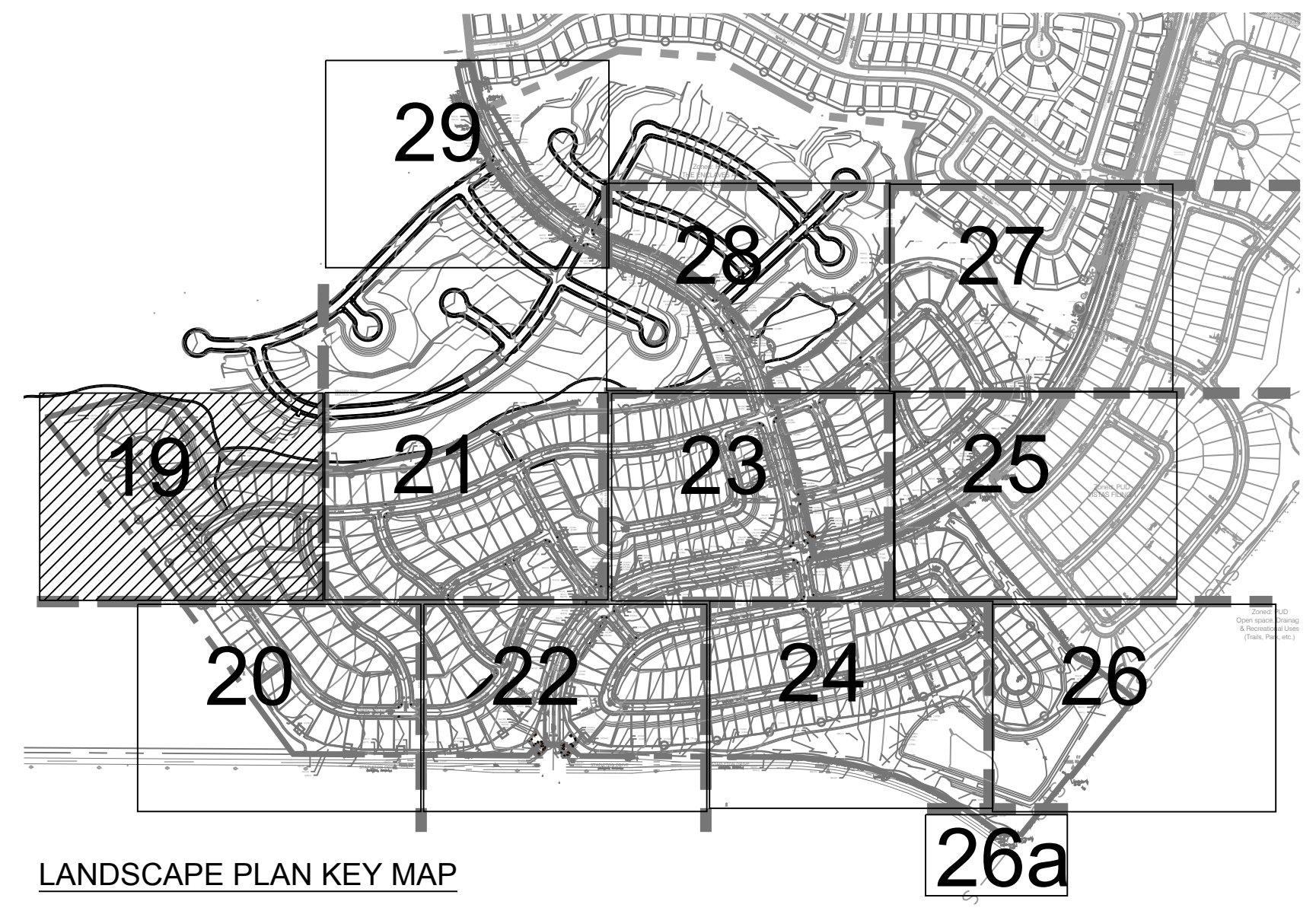
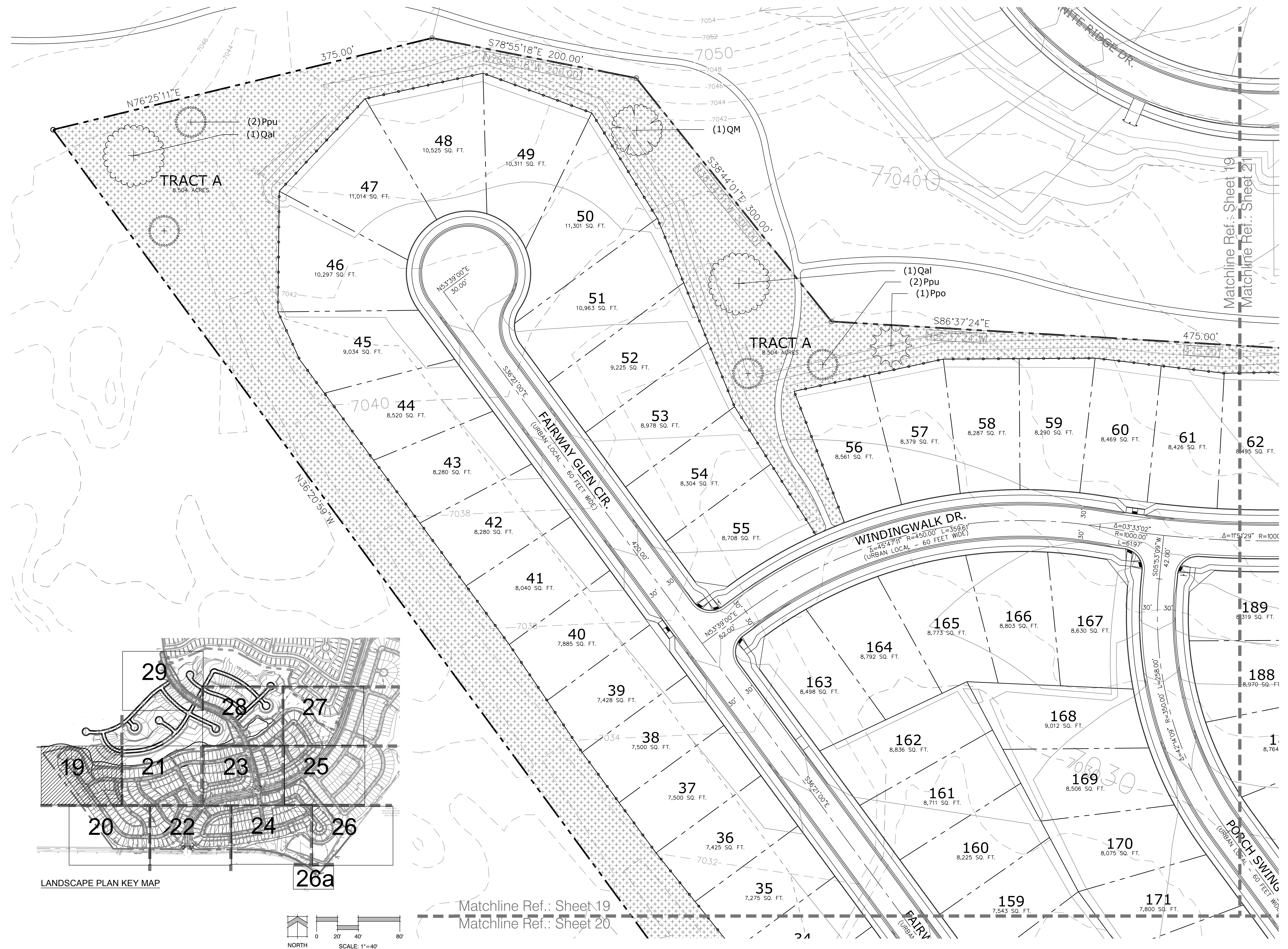
WindingWalk Filings 1 & 2 At Meridian Ranch
Final Landscape Plan

DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: M. Swift

LANDSCAPE PLAN DETAILS

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OF 30

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Matchline Ref.: Sheet 19
Matchline Ref.: Sheet 20

WindingWalk
Filings 1 & 2
At Meridian
Ranch
Final Landscape Plan

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DATE	BY	DESCRIPTION

LANDSCAPE PLAN

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OF 30

PCD# PUDSP-18-002

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WindingWalk Filings 1 & 2
At Meridian Ranch
Final Landscape Plan

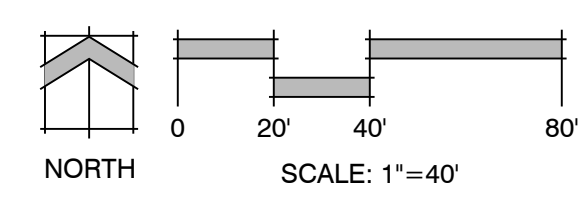
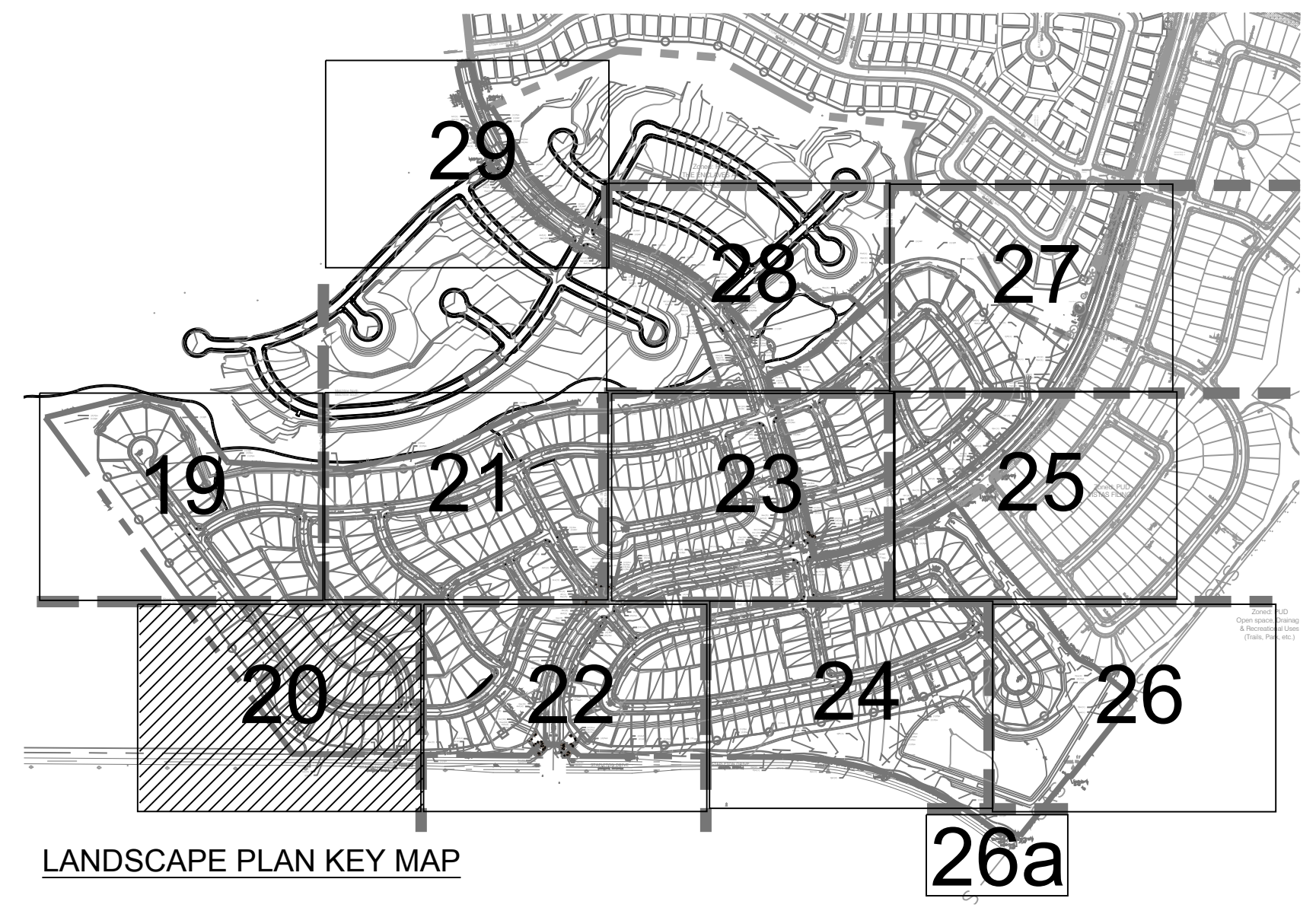
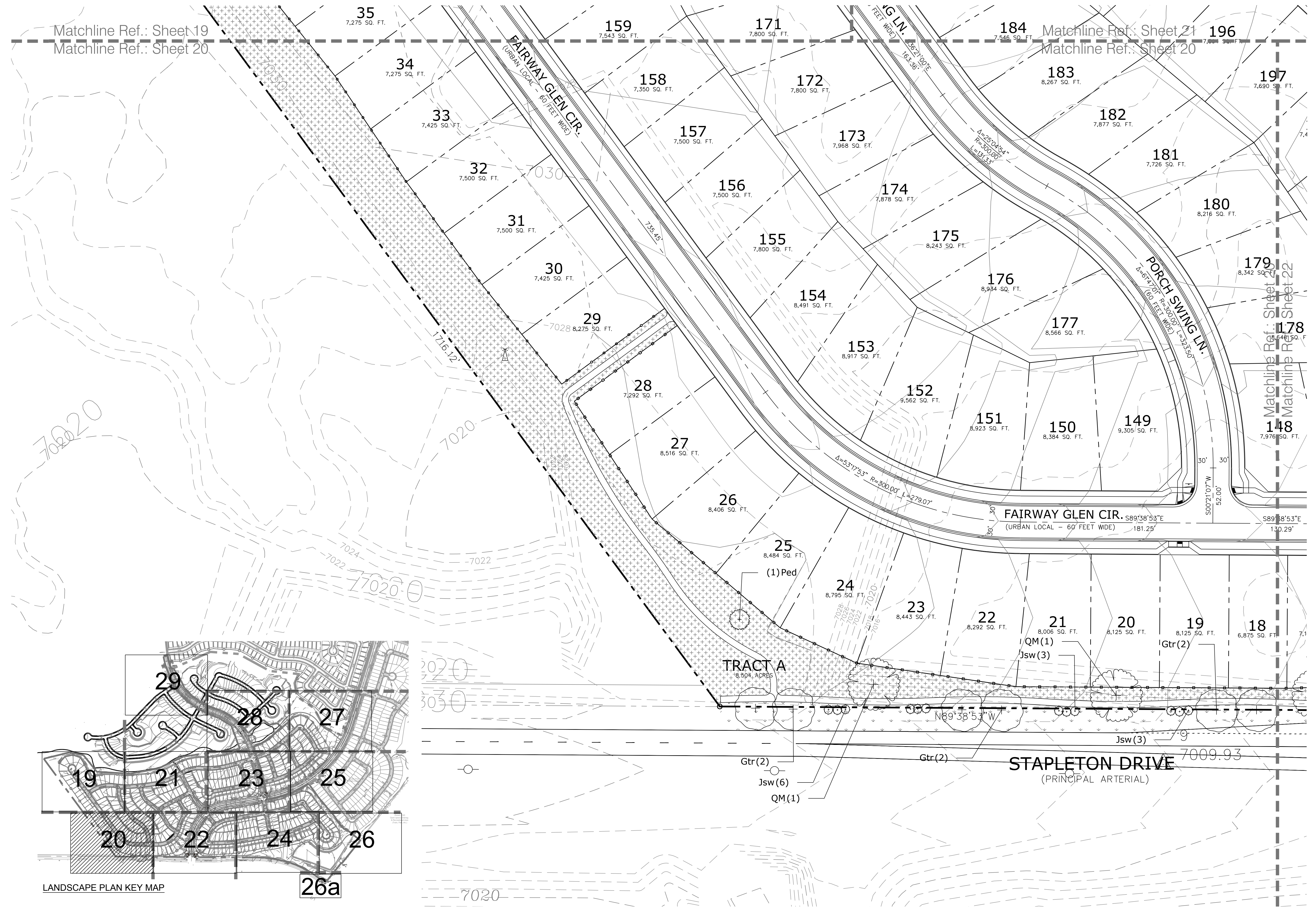
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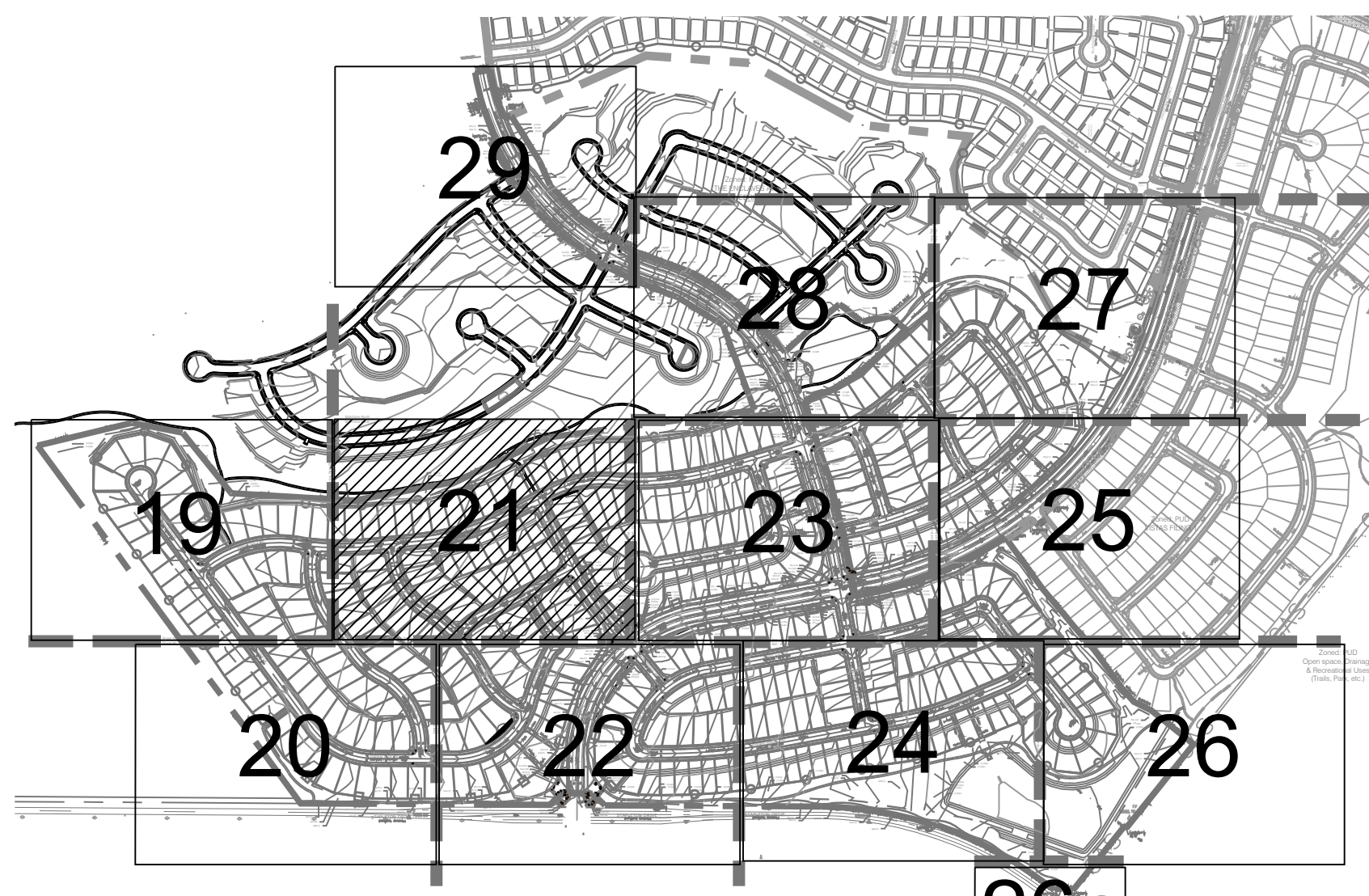
LANDSCAPE PLAN

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OF 30

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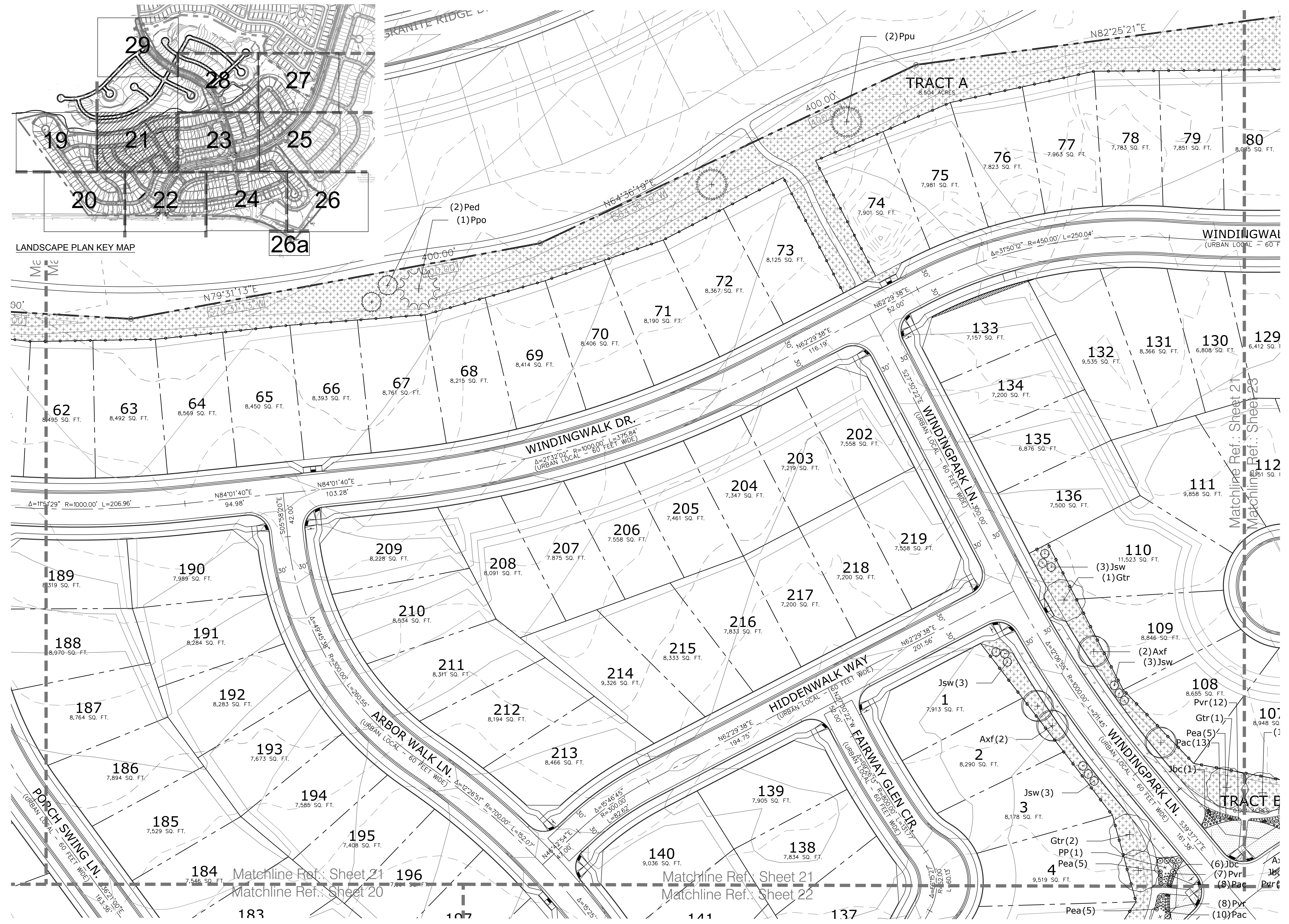


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LANDSCAPE PLAN KEY MAP

26a



Matchline Ref.: Sheet 21
Matchline Ref.: Sheet 23

Matchline Ref.: Sheet 21
Matchline Ref.: Sheet 20

Matchline Ref.: Sheet 21
Matchline Ref.: Sheet 22

WindingWalk
Filings 1 & 2
At Meridian
Ranch
Final Landscape Plan

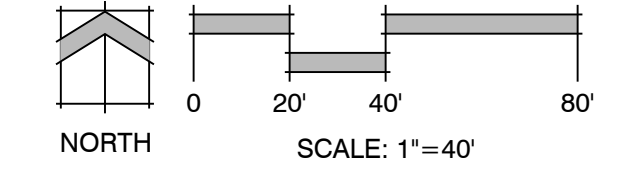
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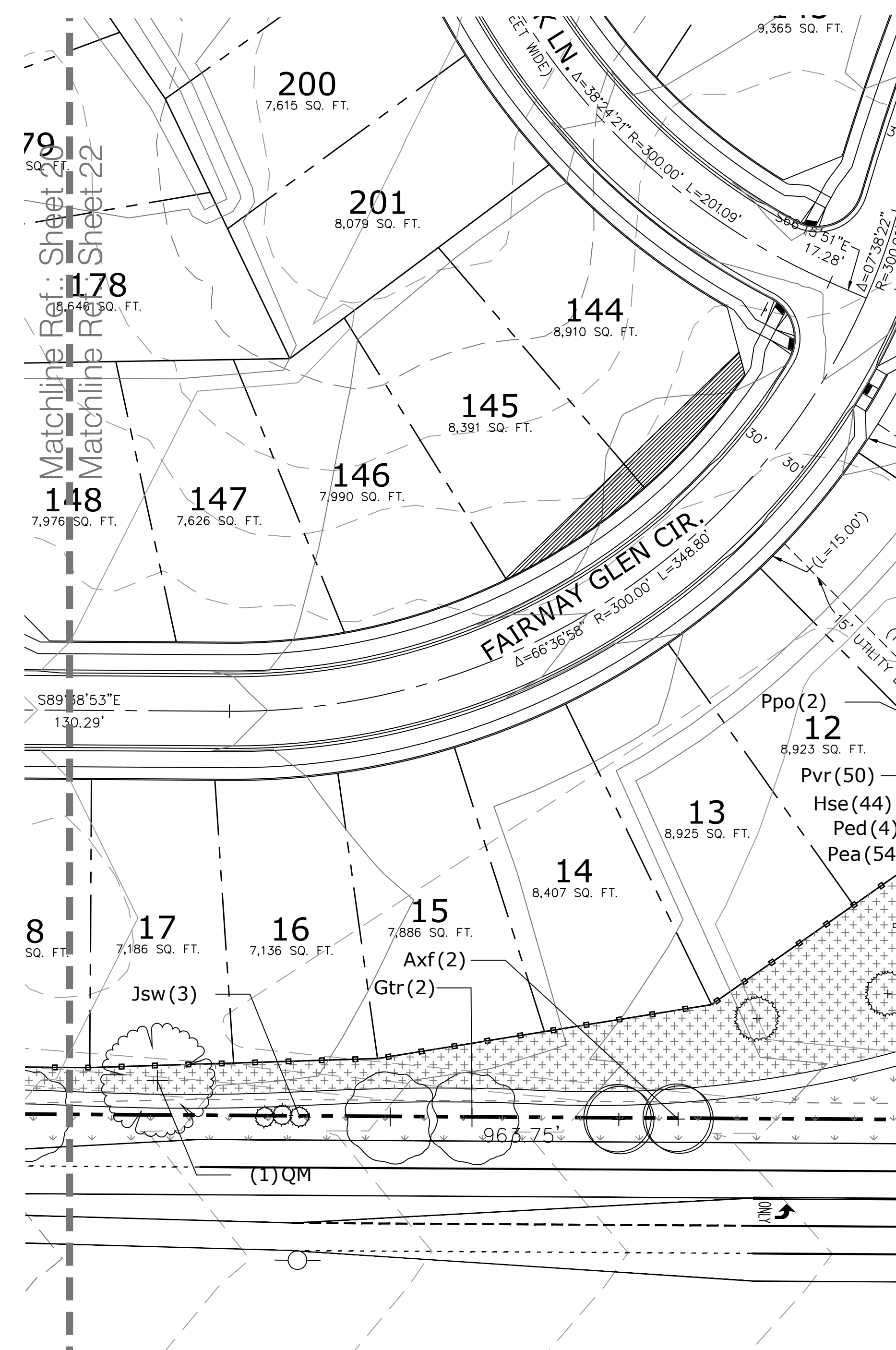
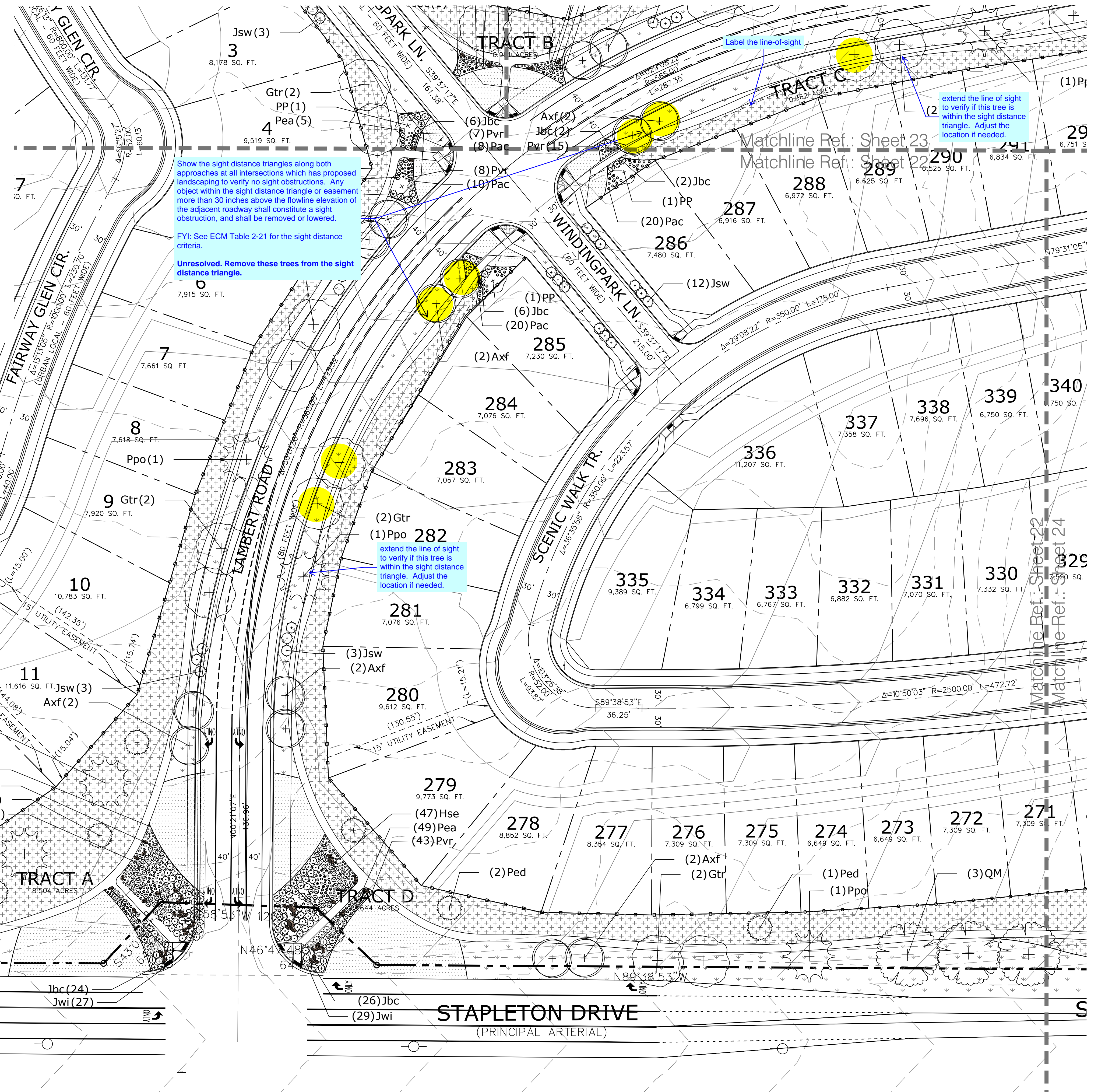
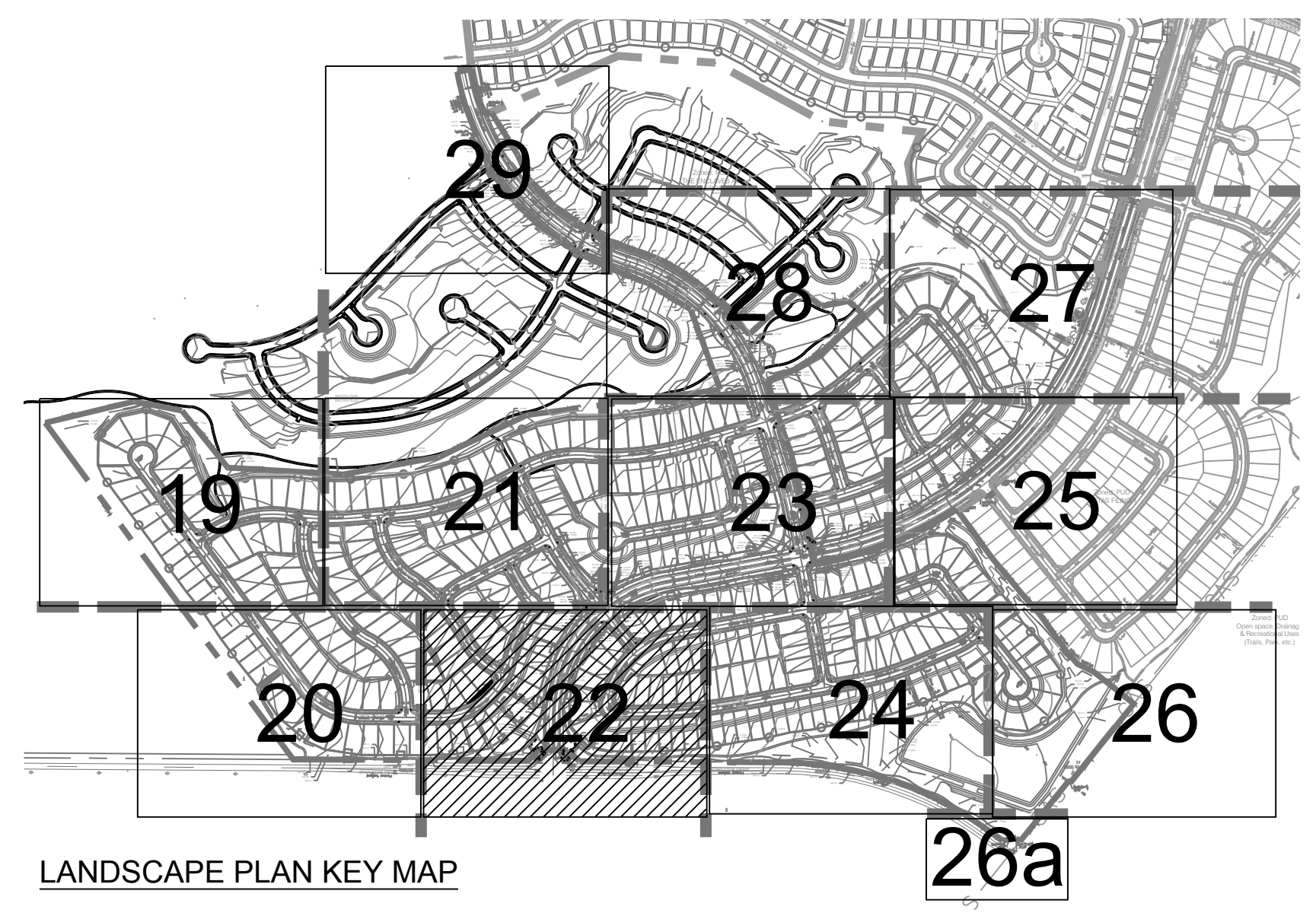
LANDSCAPE PLAN

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PCD# PUDSP-18-002



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WindingWalk Filings 1 & 2 At Meridian Ranch
Final Landscape Plan

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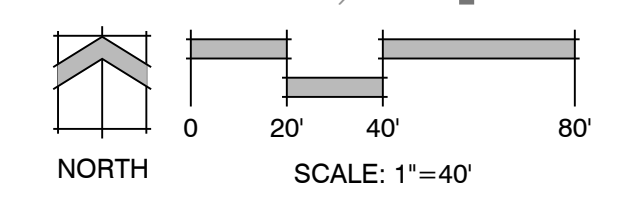
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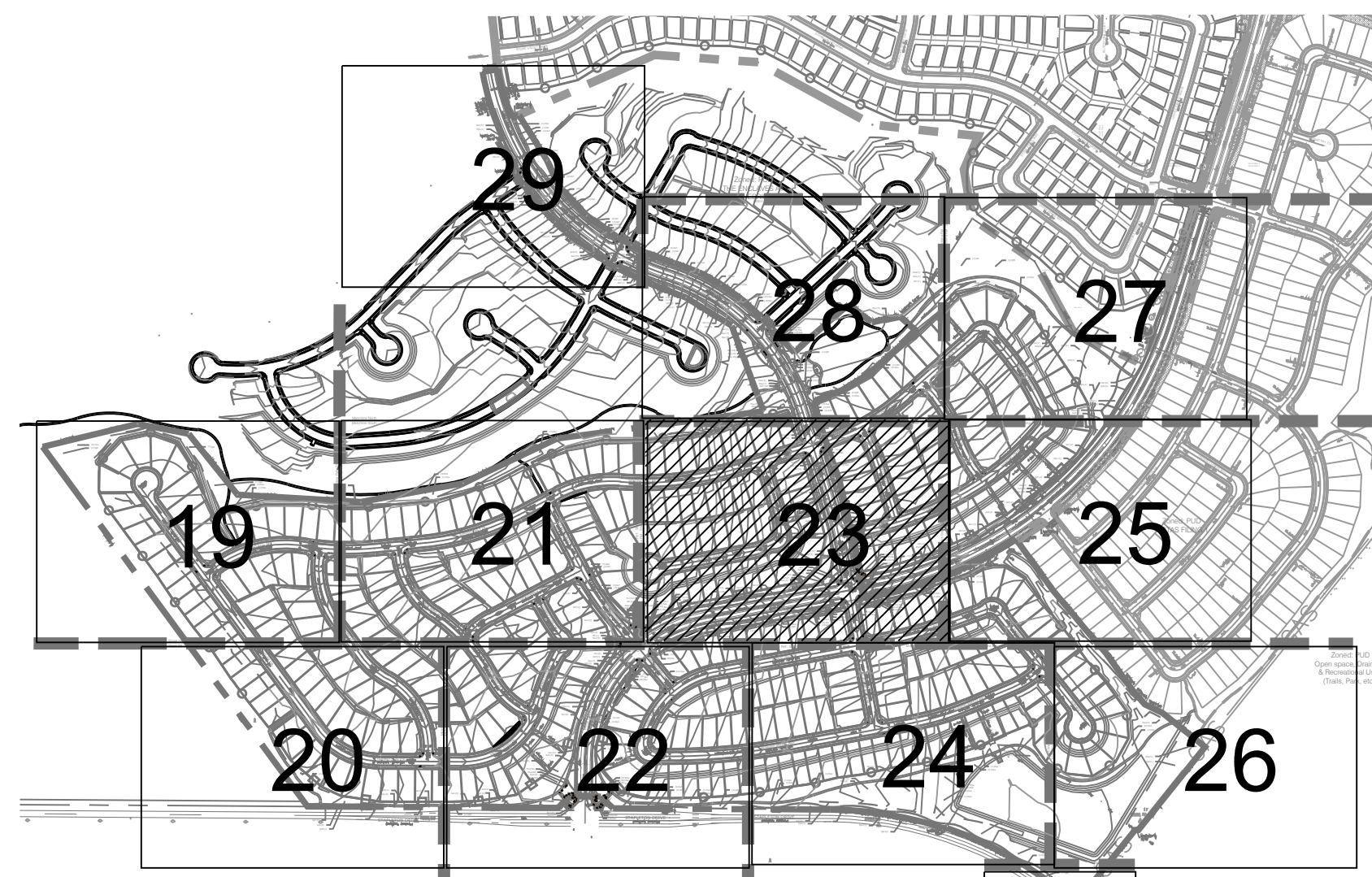
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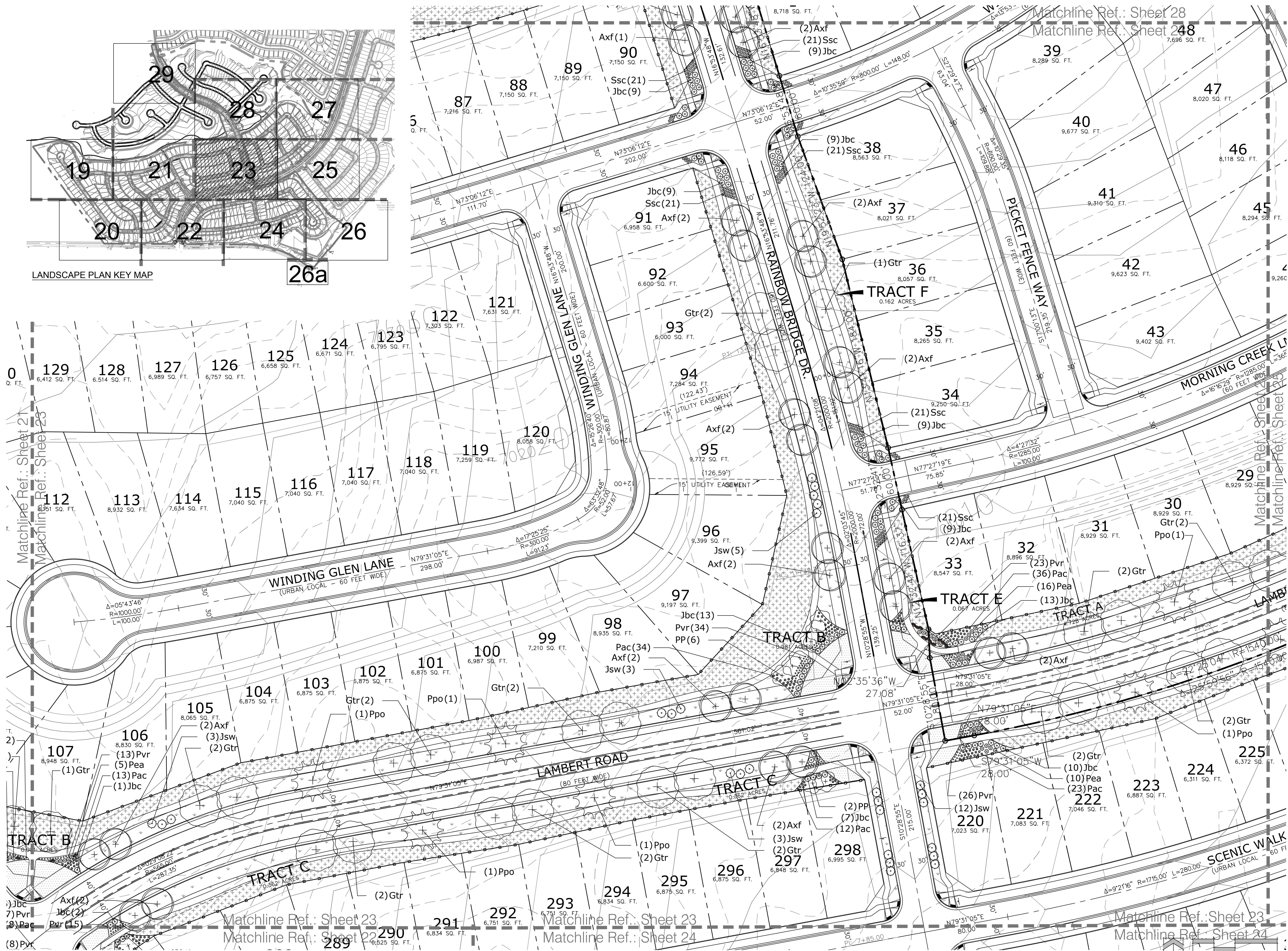


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LANDSCAPE PLAN KEY MAP

26a



Matchline Ref.: Sheet 28
Matchline Ref.: Sheet 248

Matchline Ref.: Sheet 27
Matchline Ref.: Sheet 23

Matchline Ref.: Sheet 24
Matchline Ref.: Sheet 25

Matchline Ref.: Sheet 23
Matchline Ref.: Sheet 22

Matchline Ref.: Sheet 23
Matchline Ref.: Sheet 24

Matchline Ref.: Sheet 23
Matchline Ref.: Sheet 24

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WindingWalk Filings 1 & 2 At Meridian Ranch
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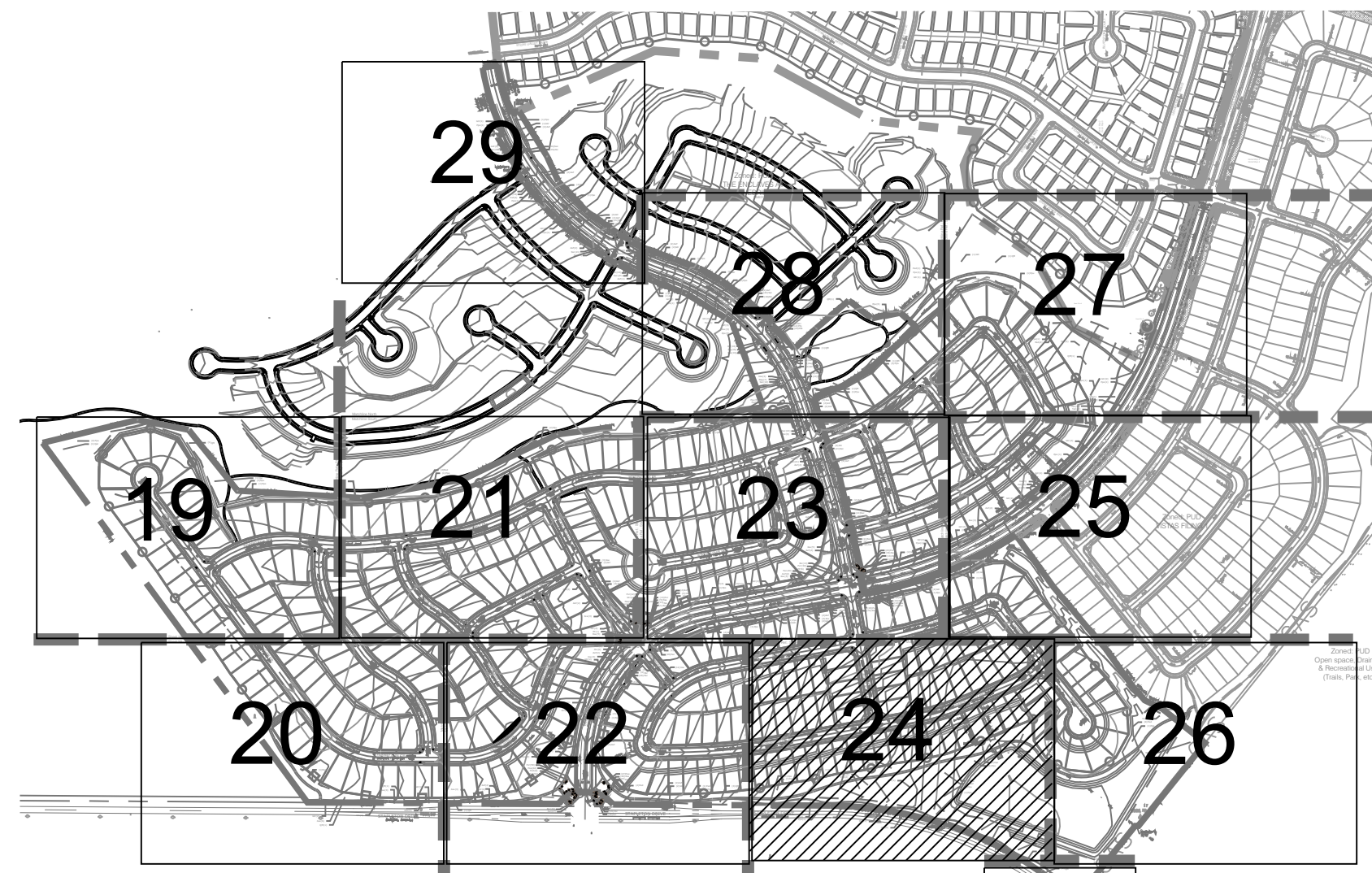
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LANDSCAPE PLAN

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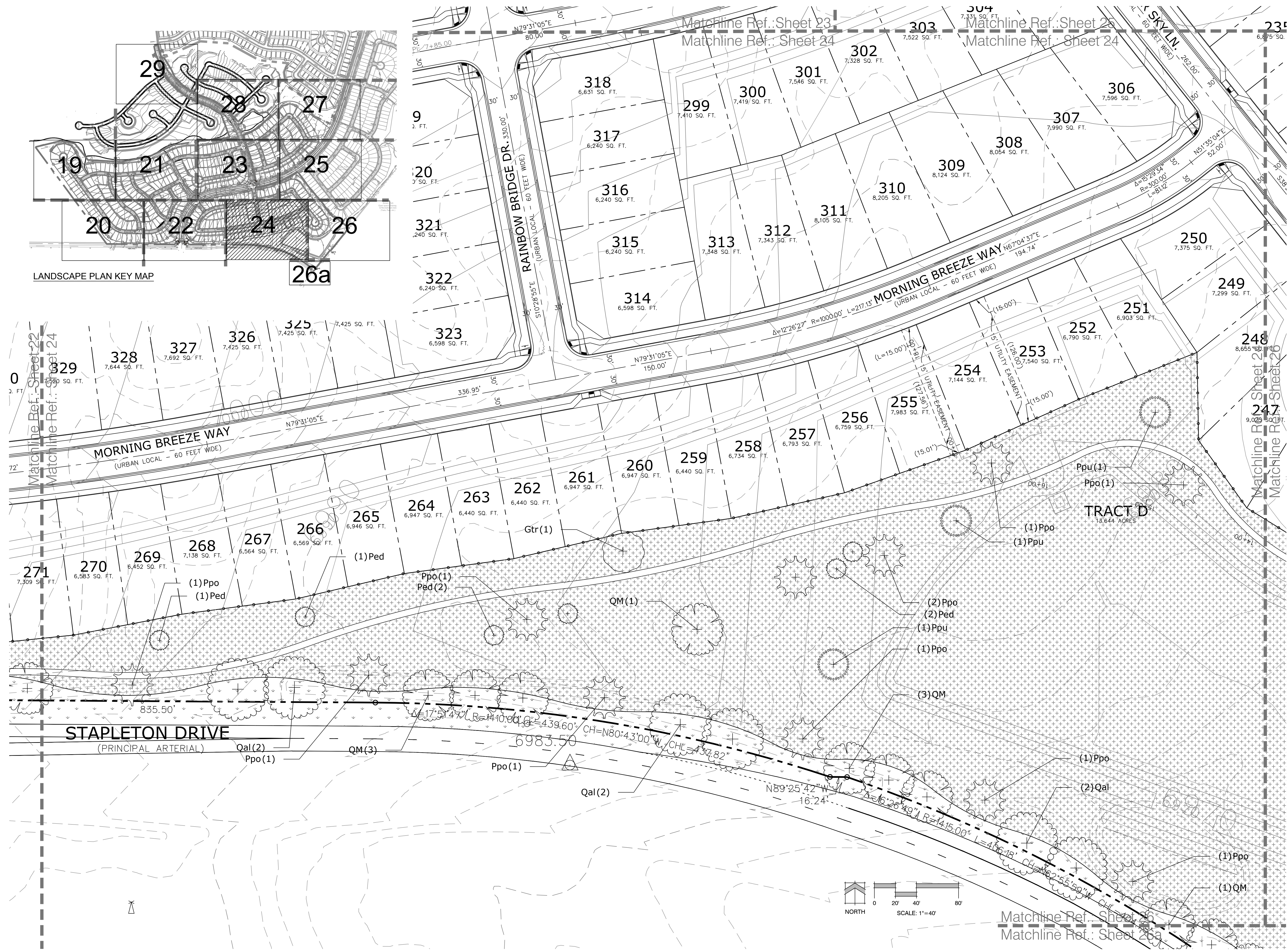
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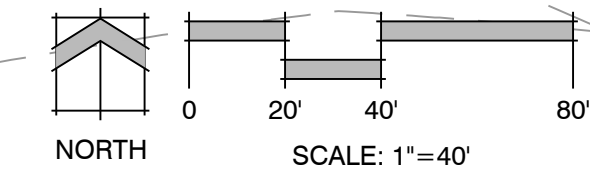


LANDSCAPE PLAN KEY MAP

26a



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LANDSCAPE PLAN

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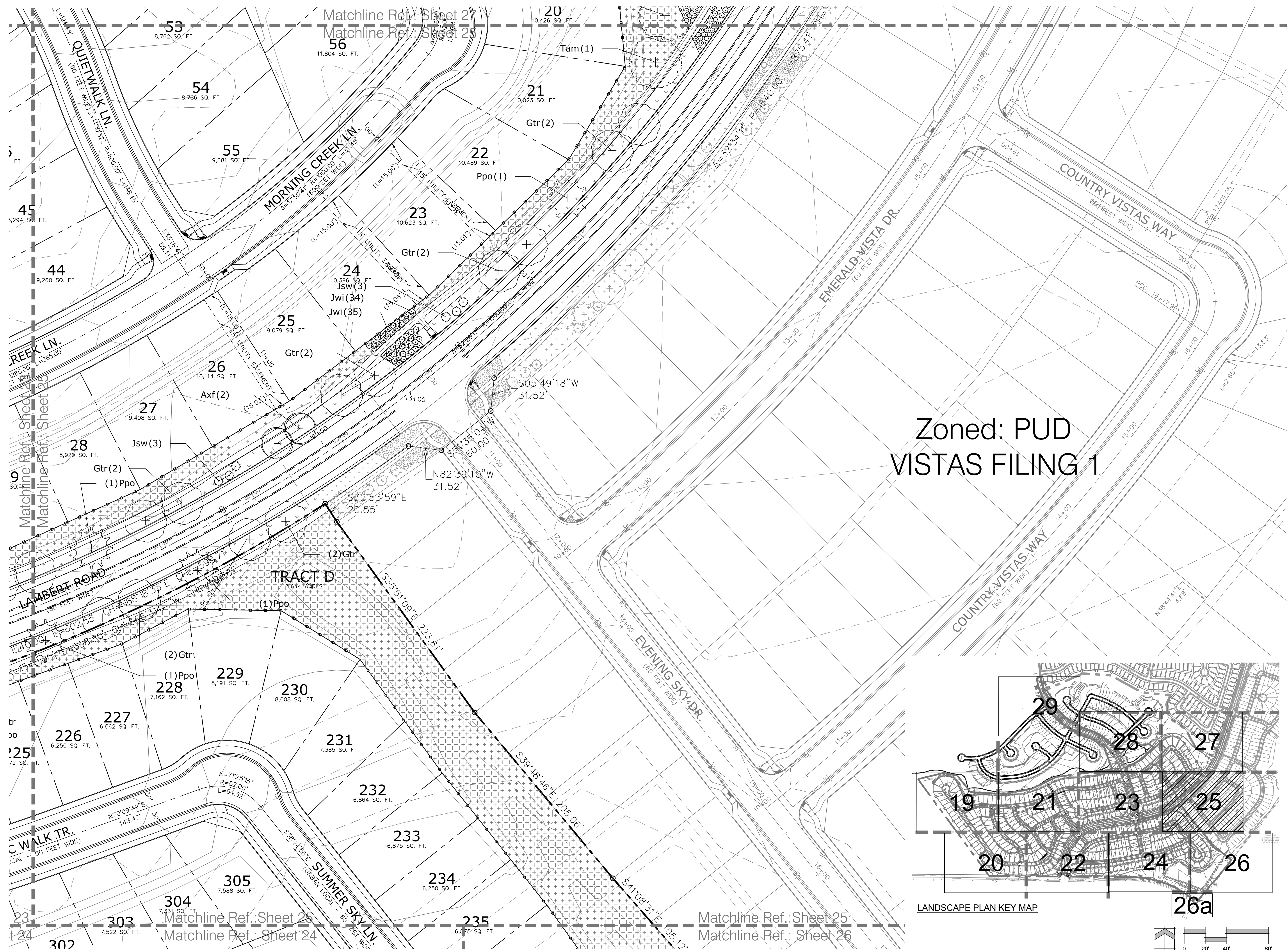
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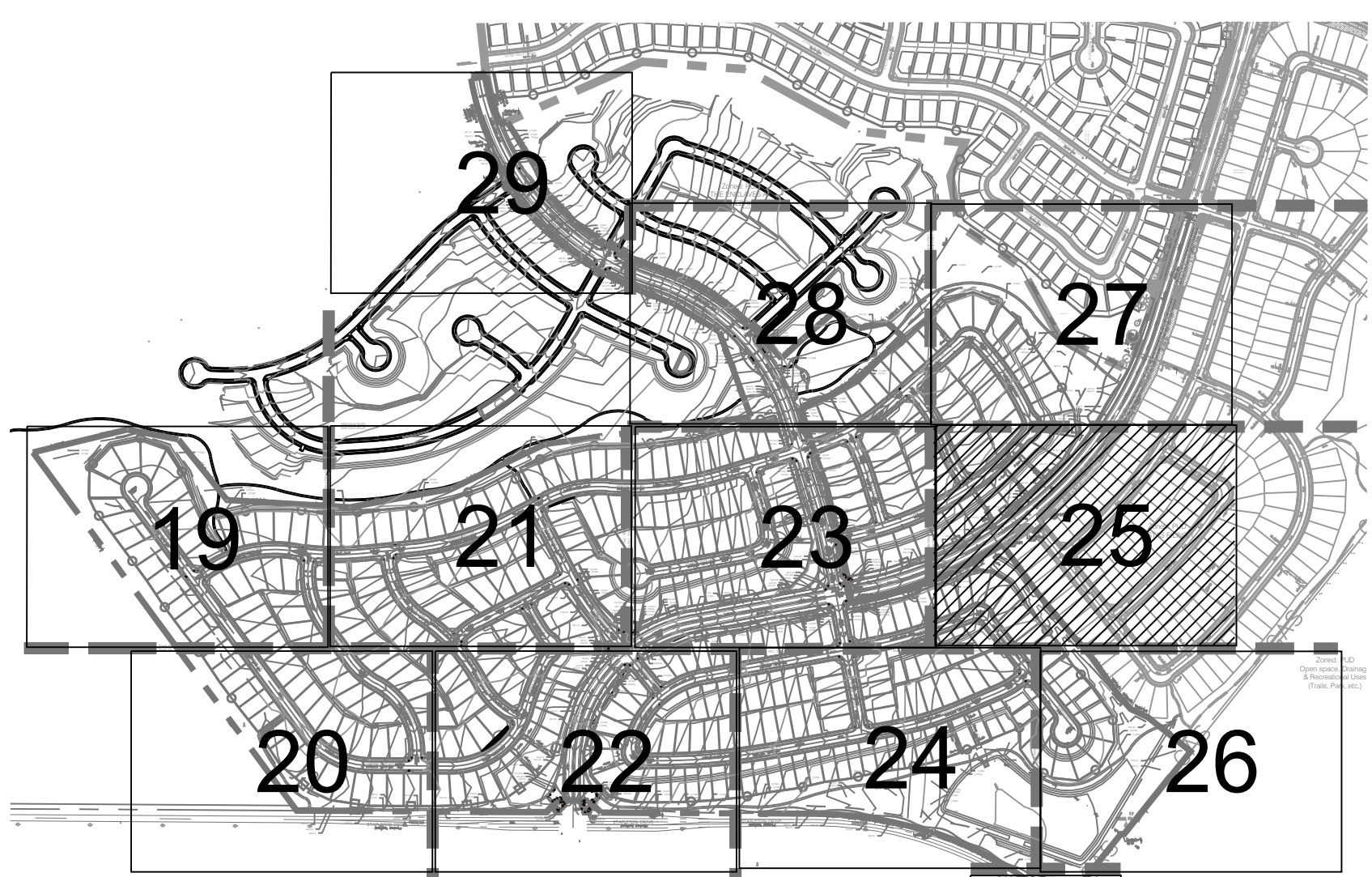
LANDSCAPE PLAN

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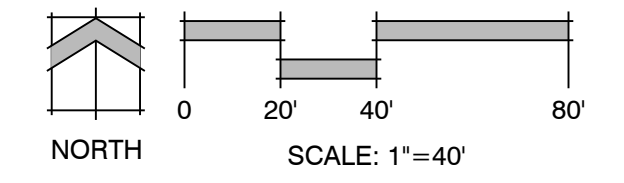
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Zoned: PUD
VISTAS FILING 1



LANDSCAPE PLAN KEY MAP



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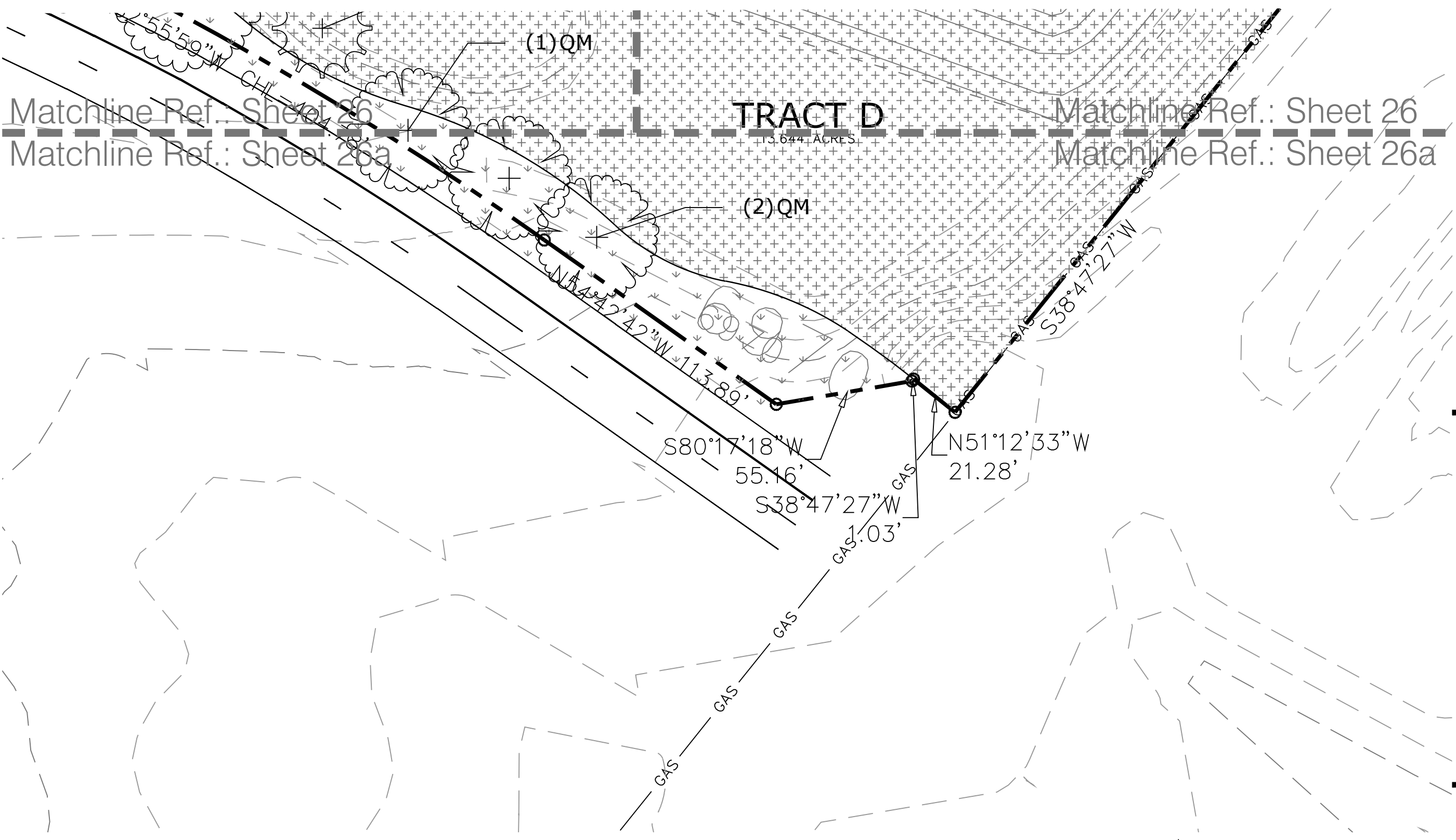
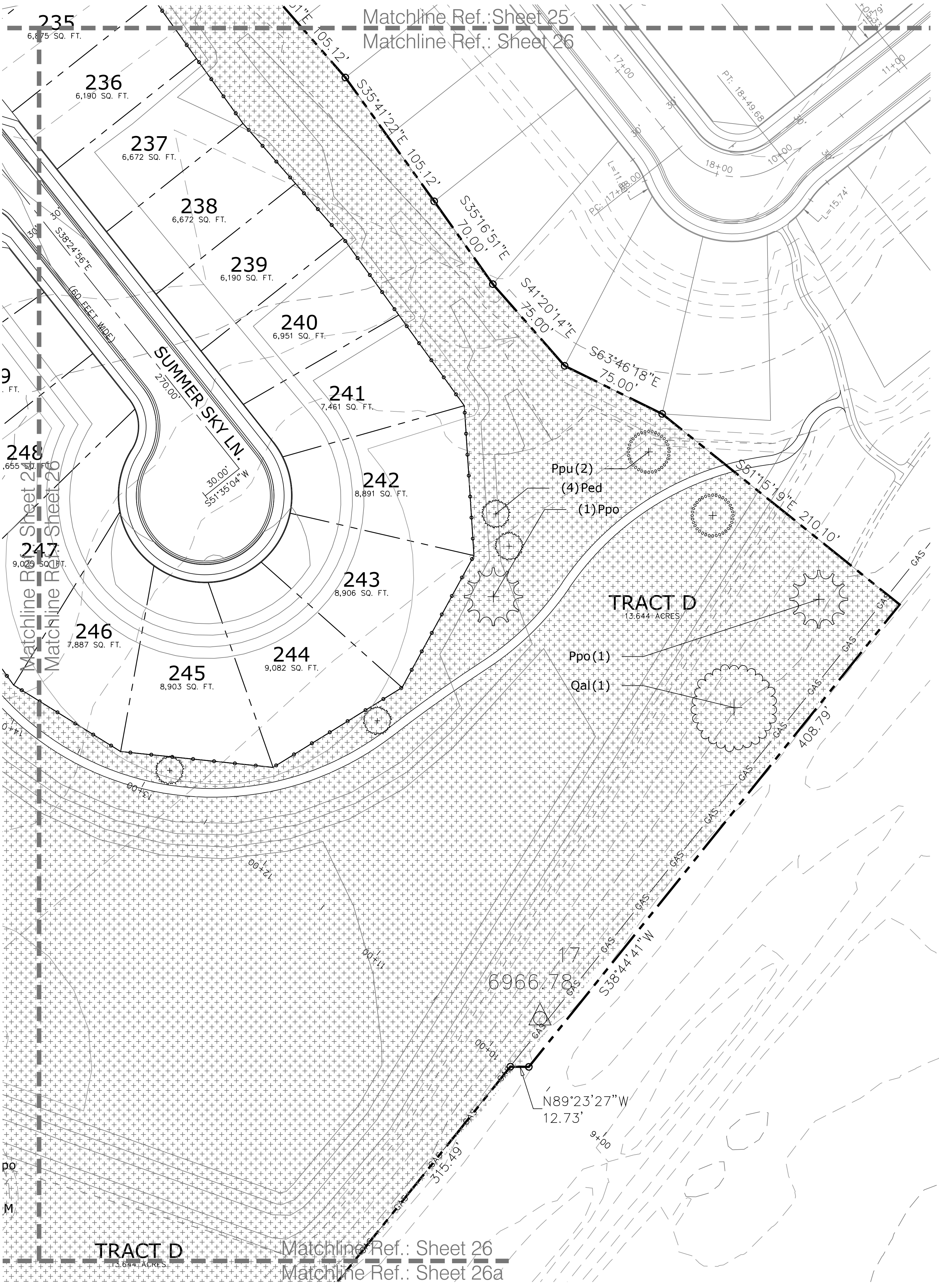
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Matchline Ref.: Sheet 25
Matchline Ref.: Sheet 26
Matchline Ref.: Sheet 27
Matchline Ref.: Sheet 28
Matchline Ref.: Sheet 29
Matchline Ref.: Sheet 30

Matchline Ref.: Sheet 25
Matchline Ref.: Sheet 26

WindingWalk Filings 1 & 2 At Meridian Ranch

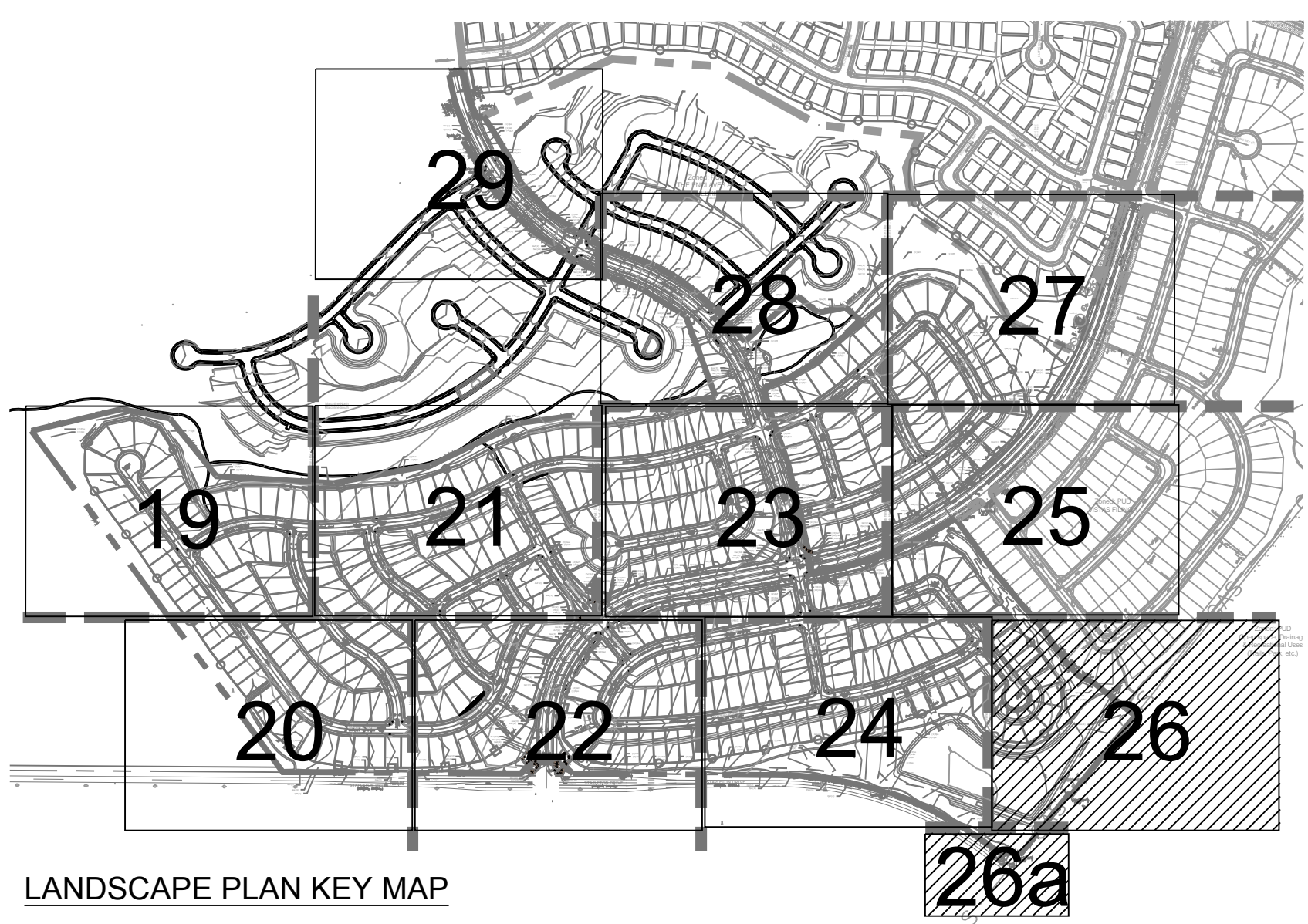
Final Landscape Plan

DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: M. Swift



24 LANDSCAPE PLAN

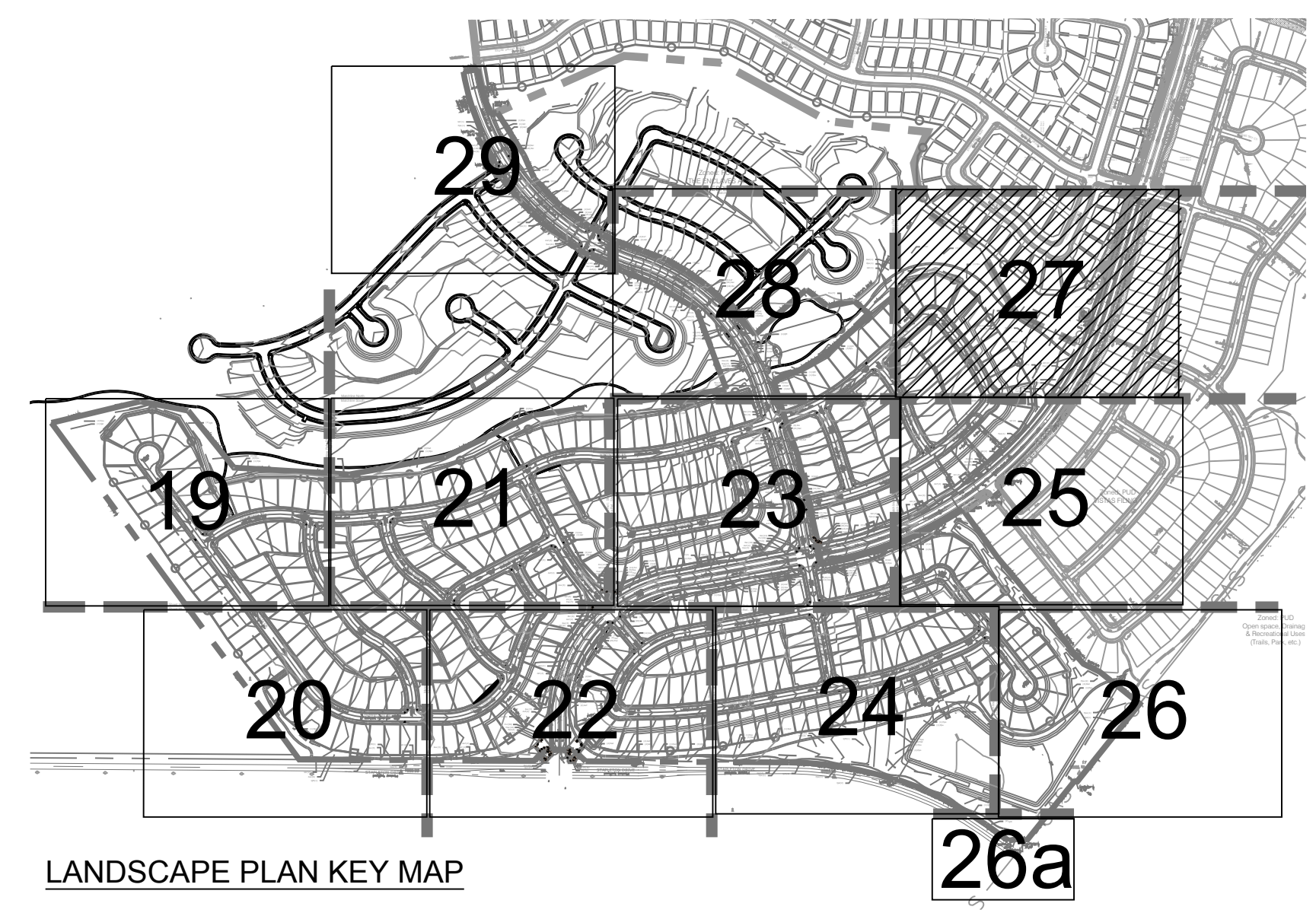
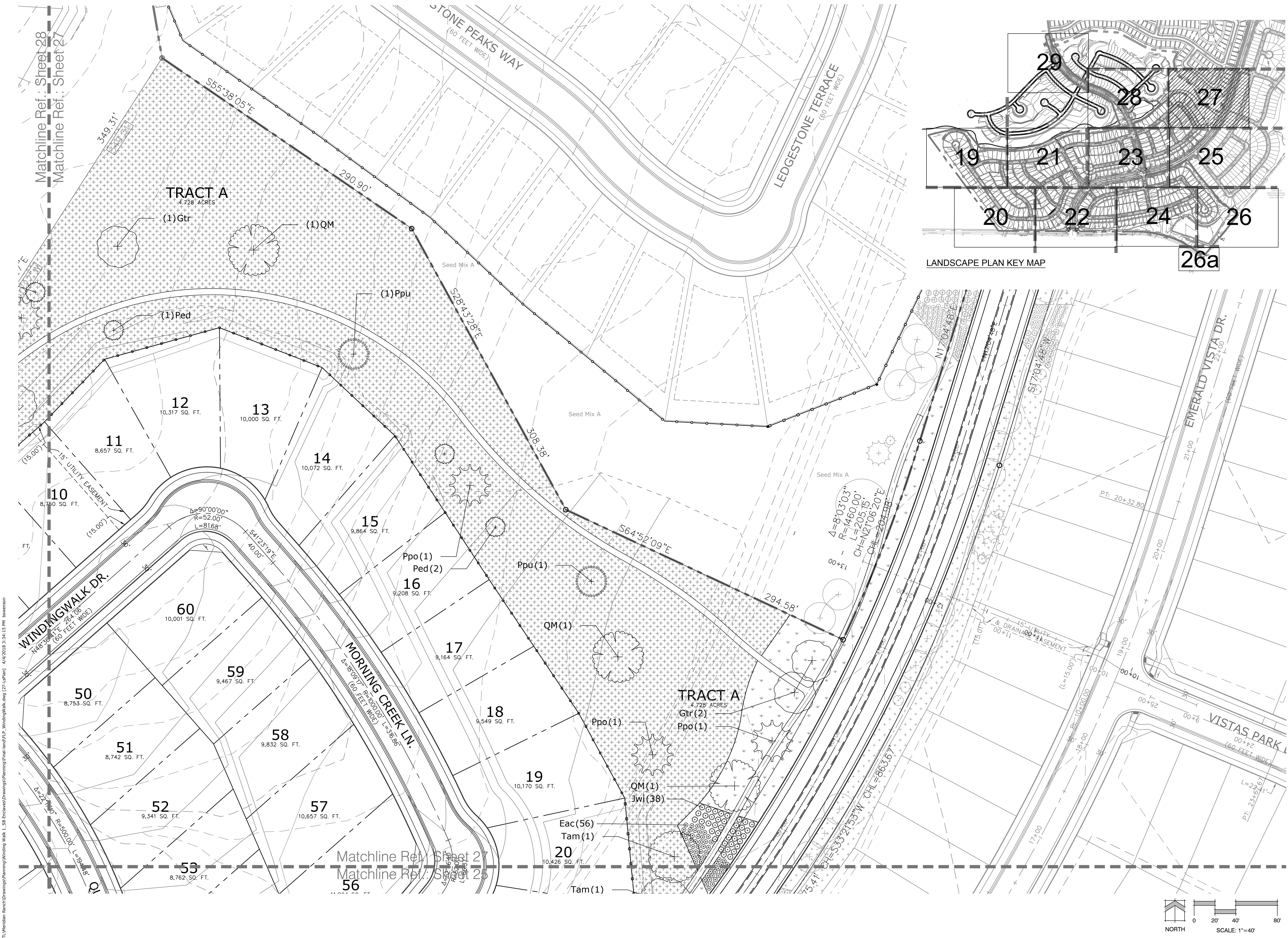
24a LANDSCAPE PLAN



LANDSCAPE PLAN KEY MAP

DATE:	BY:	DESCRIPTION:

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**WindingWalk
Filings 1 & 2
At Meridian
Ranch**
Final Landscape Plan

DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: M. Swift

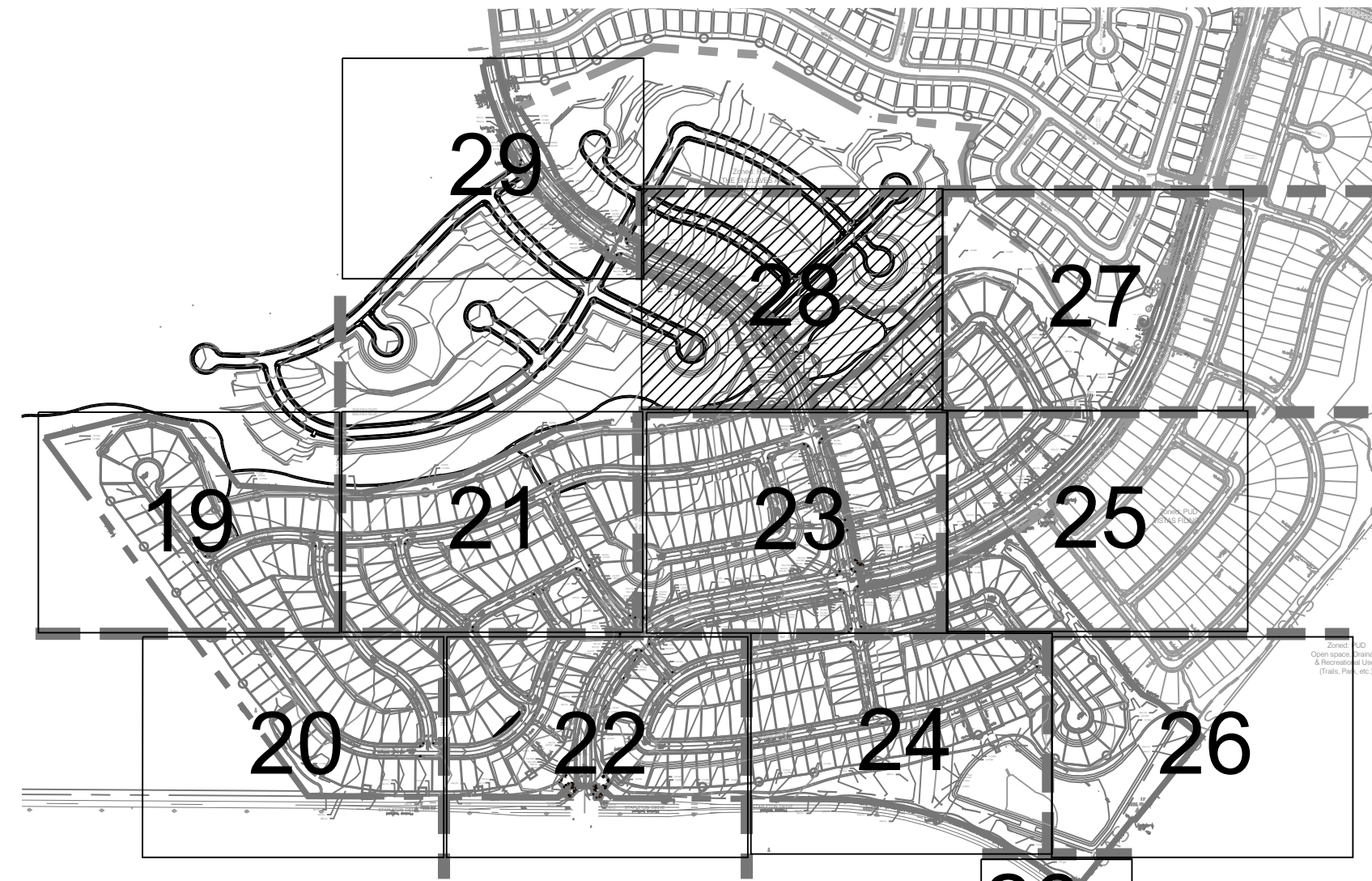
DATE	BY	DESCRIPTION

LANDSCAPE PLAN

27
OF 30

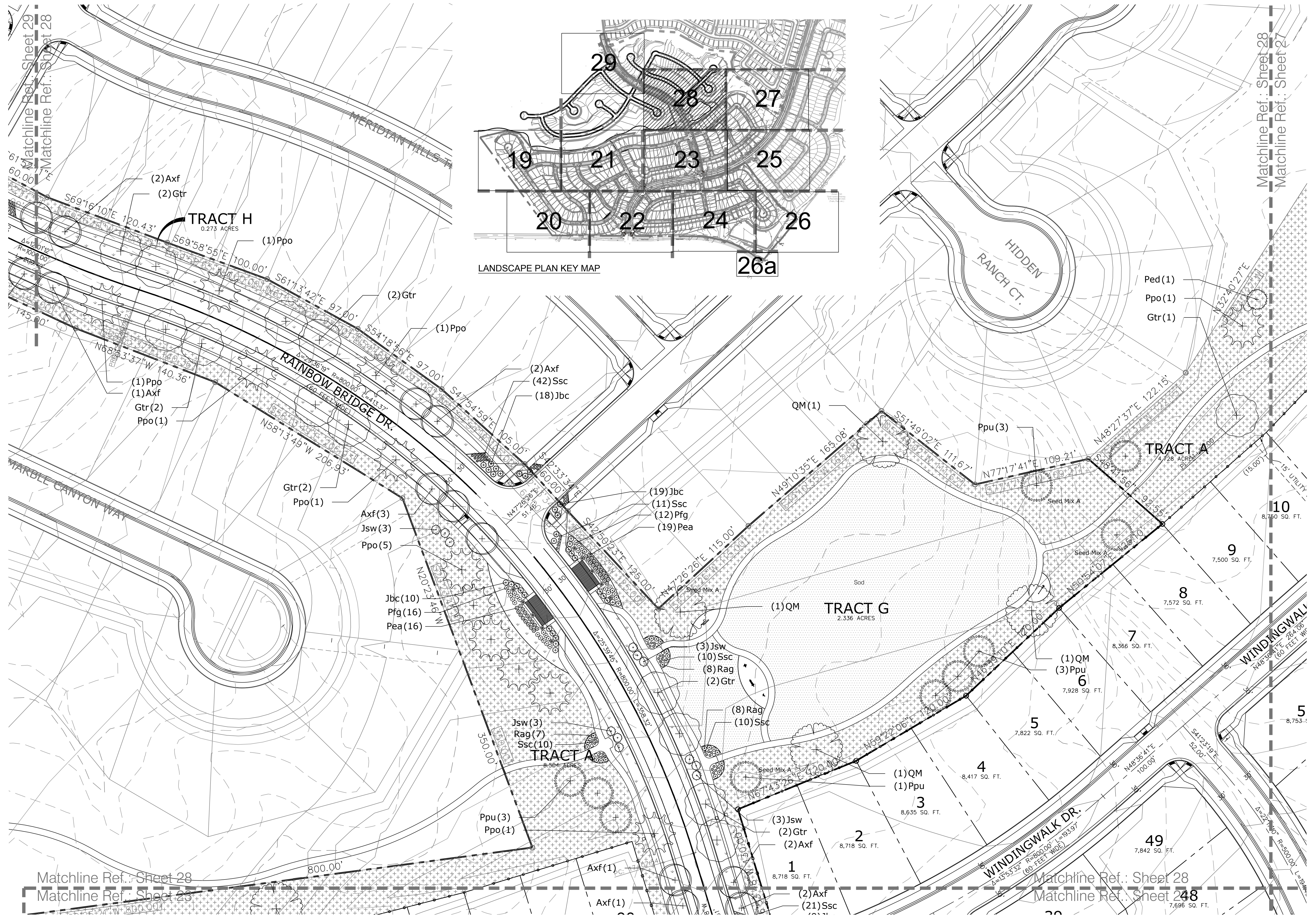
PCD# PUDSP-18-002

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LANDSCAPE PLAN KEY MAP

26a



WindingWalk
 Filings 1 & 2
 At Meridian
 Ranch
 Final Landscape Plan

DATE: January 4, 2018
 PROJECT MGR: A. Barlow
 PREPARED BY: M. Swift

PROJECT INFO

SCALE

ISSUE INFO

DATE	BY	DESCRIPTION

ISSUE PROLOG

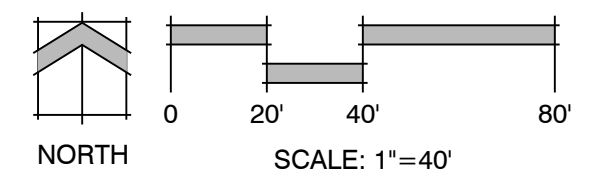
LANDSCAPE PLAN

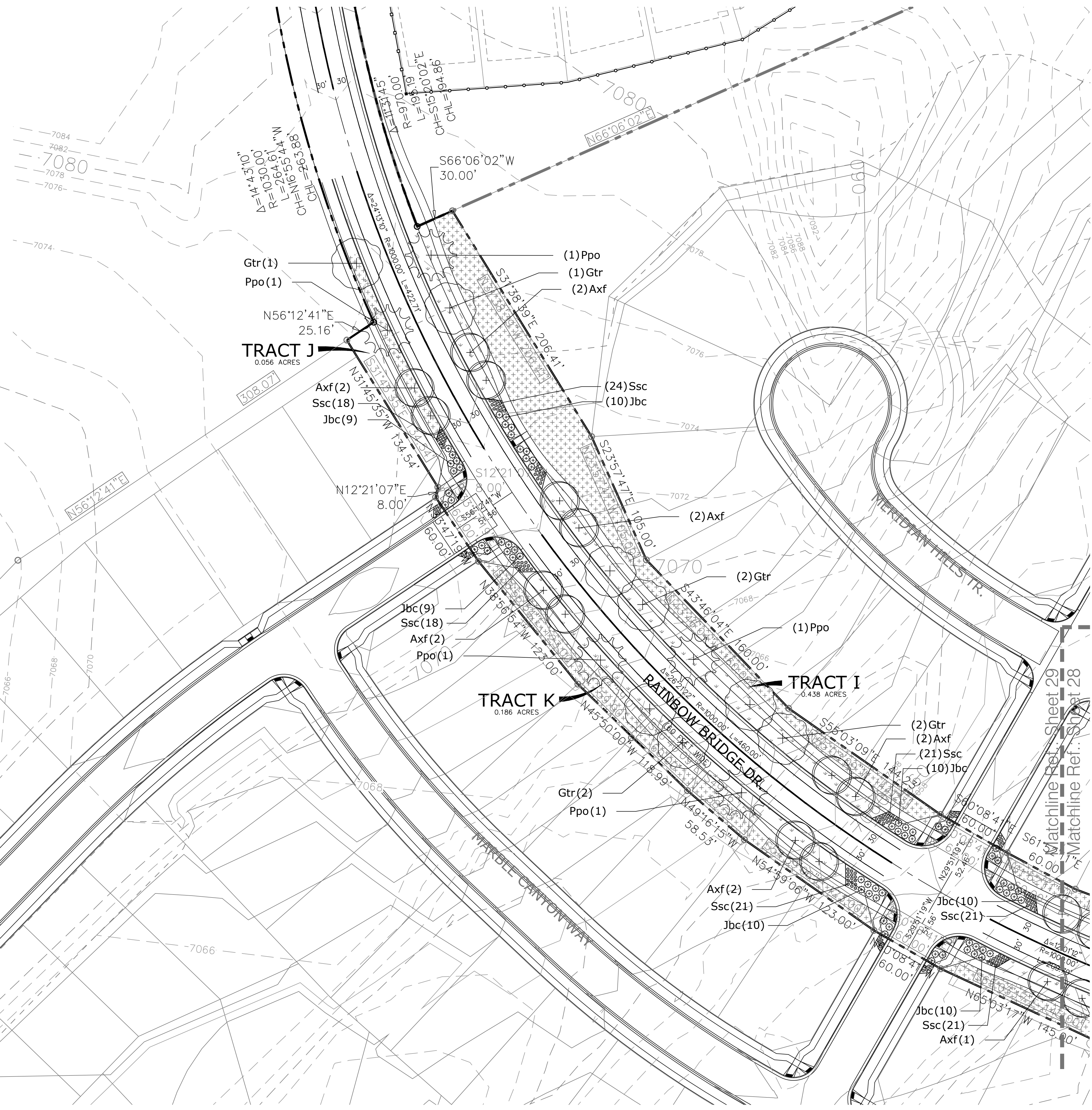
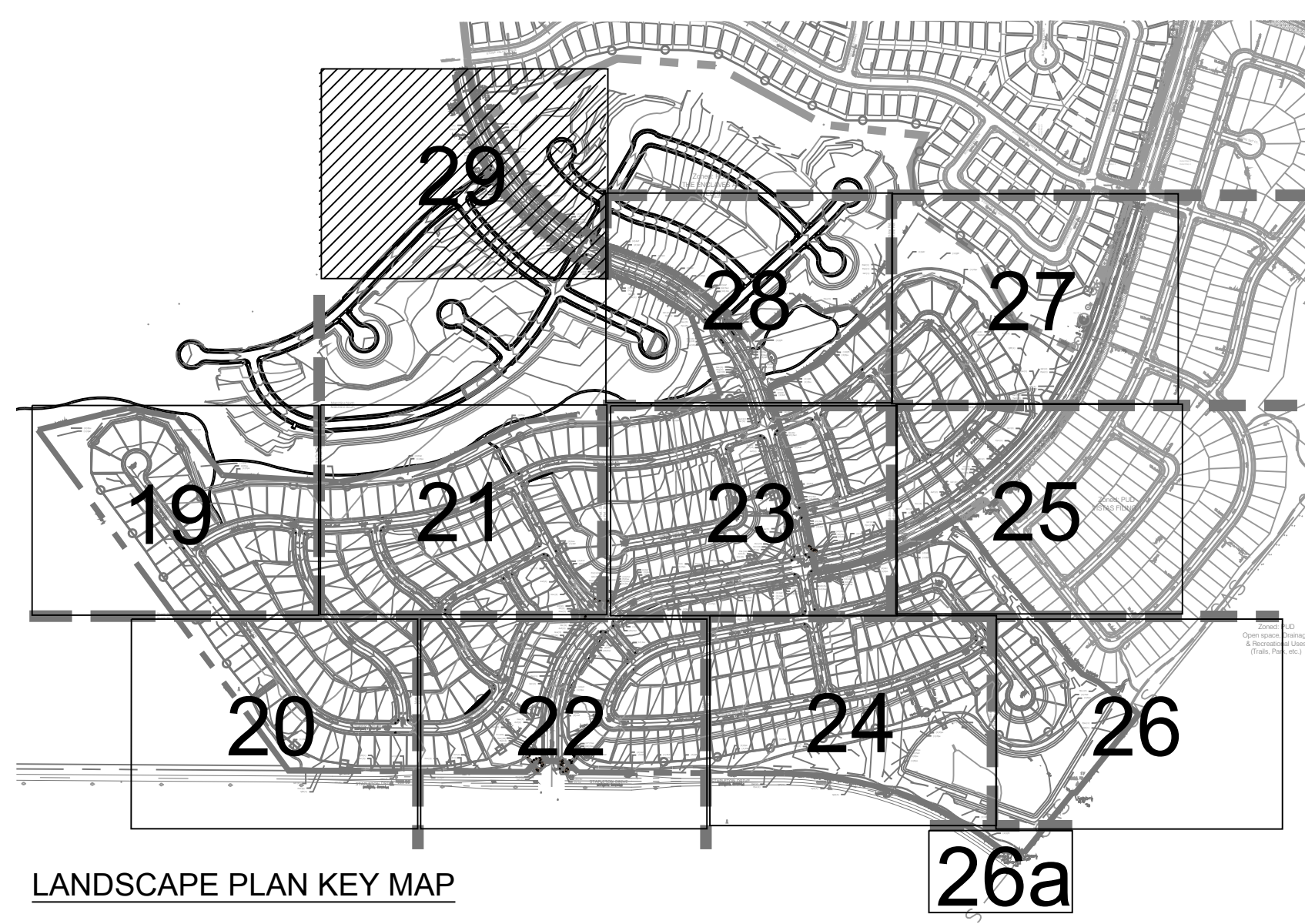
SHEET TITLE

28
 OF 30

SHEET NUMBER

PCD# PUDSP-18-002





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PROJECT NUMBER: 18-002
DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: M. Swift

WindingWalk Filings 1 & 2 At Meridian Ranch
Final Landscape Plan

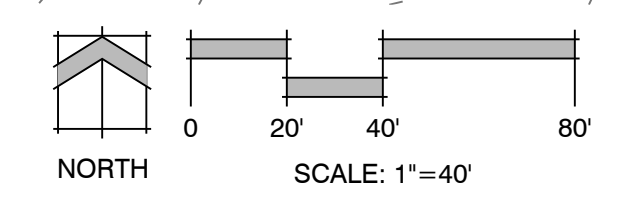
DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: M. Swift

DATE	BY	DESCRIPTION

LANDSCAPE PLAN

29
OF 30

PCD# PUDSP-18-002





WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan /
Preliminary Plan

DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

ADJACENT OWNERS

30

OF 30

PCD# PUDSP-18-002

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ADJACENT OWNER	ADJACENT OWNER	ADJACENT OWNER	ADJACENT OWNER	ADJACENT OWNER	ADJACENT OWNER	ADJACENT OWNER	ADJACENT OWNER
1. 420000410 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	8. 4229406012 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	15. 4229406005 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	22. 4229302006 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	29. 4229301007 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	36. 4229301006 GTL INC.	43. 4229403043 GTL INC.	50. 4232208028 MCQUEEN, KIMBERLY
2. 4229406018 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	9. 4229406011 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	16. 4229406004 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	23. 4229302005 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	30. 4229301012 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	37. 4229301005 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	44. 4229401001 DARJUEA, FRANCISCO AND EMILY 13416 GILBERT DR PEYTON CO 80831	51. 4232208029 GAPPER, CHRISTOPHER D. 13110 DEVILS THUMB PL PEYTON CO 80831
3. 4229406017 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	10. 4229406010 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	17. 4229406003 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	24. 4229302004 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	31. 4229301011 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	38. 4229301004 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	45. 4232101002 MONTGOMERY, WILLIAM N. JAUREGUI, KRISTIN D. 13366 GILBERT DR PEYTON CO 80831	52. 4232208030 SOBOLIK, HUGH 13098 DEVILS THUMB PL PEYTON CO 80831
4. 4229406016 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	11. 4229406009 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	18. 4229406002 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	25. 4229302003 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	32. 4229301010 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	39. 4229301003 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	46. 4232208004 PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS 50 E NORTH TEMPLE FL 22 SALT LAKE CITY UT 84150	53. 4232208031 CLAY, COREY 13086 DEVILS THUMB PL PEYTON CO 80831
5. 4229406015 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	12. 4229406008 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	19. 4229406001 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	26. 4229302002 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	33. 4229301009 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	40. 4229301002 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	47. 4232208007 EL PASO COUNTY 27 E VERMILIO AVE COLORADO SPRINGS CO 80903	54. 4232208032 HALL, MICHAEL J. AND MARLENE 13074 DEVILS THUMB PL PEYTON CO 80831
6. 4229406014 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	13. 4229406007 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	20. 4229302008 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	27. 4229302001 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	34. 4229301008 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	41. 4229301001 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	48. 4232208025 ENT CREDIT UNION PT 13158 DEVILS THUMB PL PEYTON CO 80831	55. 4232208033 WORLEY, TIMOTHY A. 13062 DEVILS THUMB PL PEYTON CO 80831
7. 4229406013 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	14. 4229406006 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	21. 4229302007 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	28. 4229301014 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	35. 4229301007 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	42. 4229403044 GTL INC. 3575 KENYON ST STE 200 SAN DIEGO CA 92110	49. 4232208026 LIEN, TARA L 13146 DEVILS THUMB PL PEYTON CO 80831	56. 4232208034 MCTERNAN, BENJAMIN MICHAEL AND MELINDA NICOLE 13050 DEVILS THUMB PL PEYTON CO 80831
							57. 4232208035 DEVECCHIO, ANTHONY THOMAS AND DANIELLE MARIE 13038 DEVILS THUMB PL PEYTON CO 80831
							58. 4232208036 RIDDLE, GLEN LOYD II 13026 DEVILS THUMB PL PEYTON CO 80831
							59. 4232208037 DELONG RICHARD H. 13014 DEVILS THUMB PL PEYTON CO 80831
							60. 4232208038 SHANNON, PATRICIA AND KEITH 13002 DEVILS THUMB PL P PEYTON CO 80831
							61. 4232208039 PEEPLS, DWAYNE AND DEVIN 12990 DEVILS THUMB PL PEYTON CO 80831
							62. 4232208040 SAMS TRAVIS WILLIAM AND HALEY MARIE 12978 DEVILS THUMB PL PEYTON CO 80831
							63. 4232208041 MALLECK, LEONARD AND AMY 12966 DEVILS THUMB PL PEYTON CO 80831
							64. 4232208042 BELDEROL, CHRISTINE D. 12954 DEVILS THUMB PL PEYTON CO 80831
							65. 4232208043 LUCERO, ENRIQUE LUIS 12942 DEVILS THUMB PL PEYTON CO 80831
							66. 4232208044 BOUDREAU, THOMAS G. AND CLIVIA C. 12930 DEVILS THUMB PL PEYTON CO 80831
							67. 4232208045 OLVERA, MICHAEL 12918 DEVILS THUMB PL PEYTON CO 80831
							68. 4232208046 CLEAVELAND, CARSON C. 12906 DEVILS THUMB PL PEYTON CO 80831
							69. 4232201001 MERIDIAN RANCH GOLF COURSE LLC. PO BOX 80036 SAN DIEGO CA 92138
							70. 4230401049 MERIDIAN RANCH GOLF COURSE LLC. PO BOX 80036 SAN DIEGO CA 92138
							71. 420000412 MERIDIAN RANCH INVESTMENTS INC. PO BOX 80036 SAN DIEGO CA 92138