

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 Development Services Department 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 WindingWalk 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 WindingWalk, 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 planning 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 WINDINGWALK FILINGS 1 & 2 PUD DEVELOPMENT PLAN

A. **Project Description**  
WindingWalk Filings 1 and 2 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	
OWS Facility, Shellin	S
Dwellings - Detached Single Family	A
Model Home/Subdivision Sales Office	T
Public Park, Open Space	A
Yard Sales	T

ACCESSORY USES	
Day Care Home	A*
Group Home	A*
Home Occupation, Residential	A
Mother-in-law apartment	A
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 size 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.	

Accessory uses must also meet the development requirements in (C) below.

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 (25) 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 in effect at the time of PUD Plan approval.

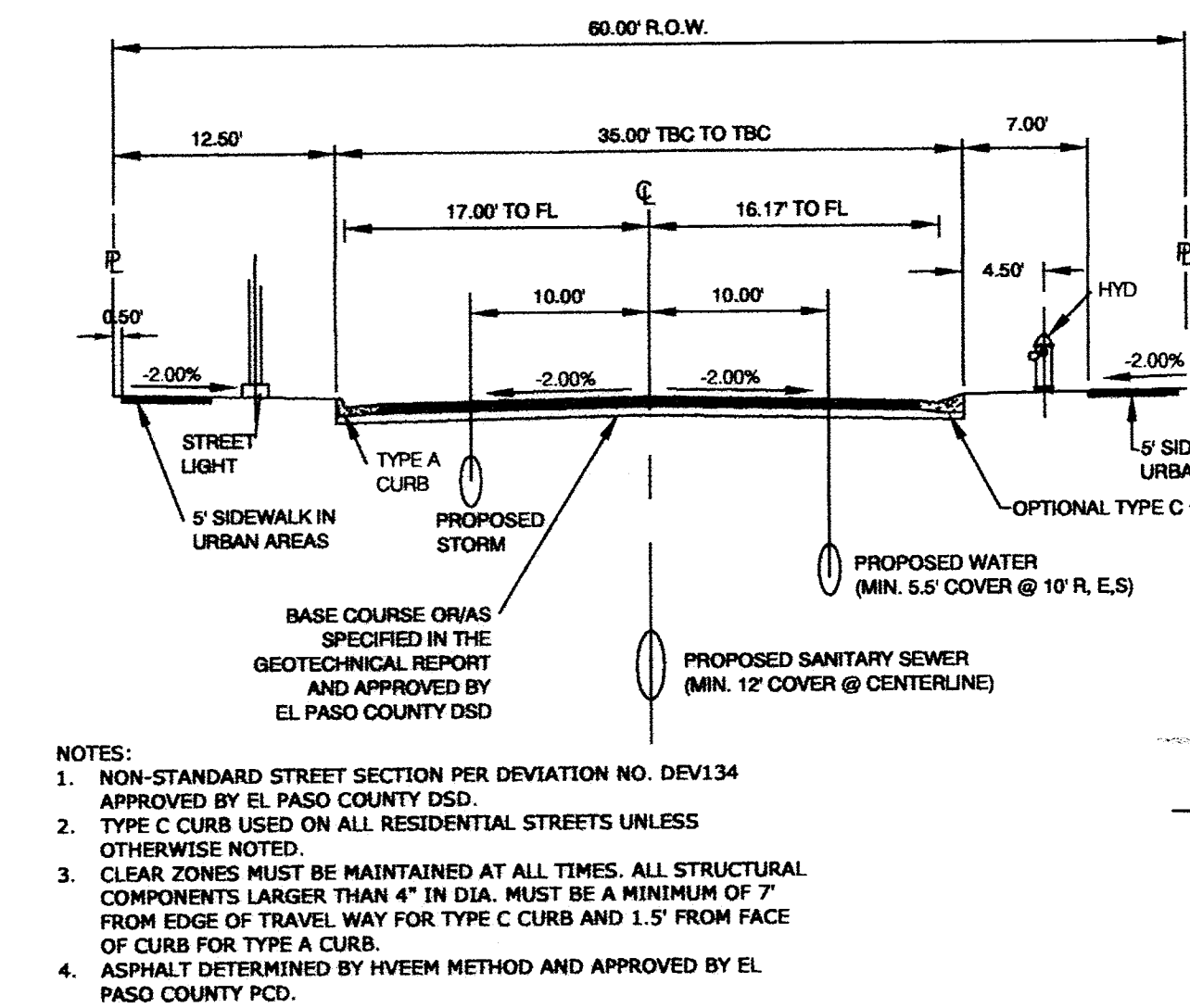
- D. Lot Sizes
- The Preliminary Plan / PUD Development Plan and the Final Plat establish the lot sizes for each lot.
  - No subdivision of any lot will be permitted if such subdivision results in the creation of additional building lots.

E. Streets

Streets within the WindingWalk Filings 1 and 2 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

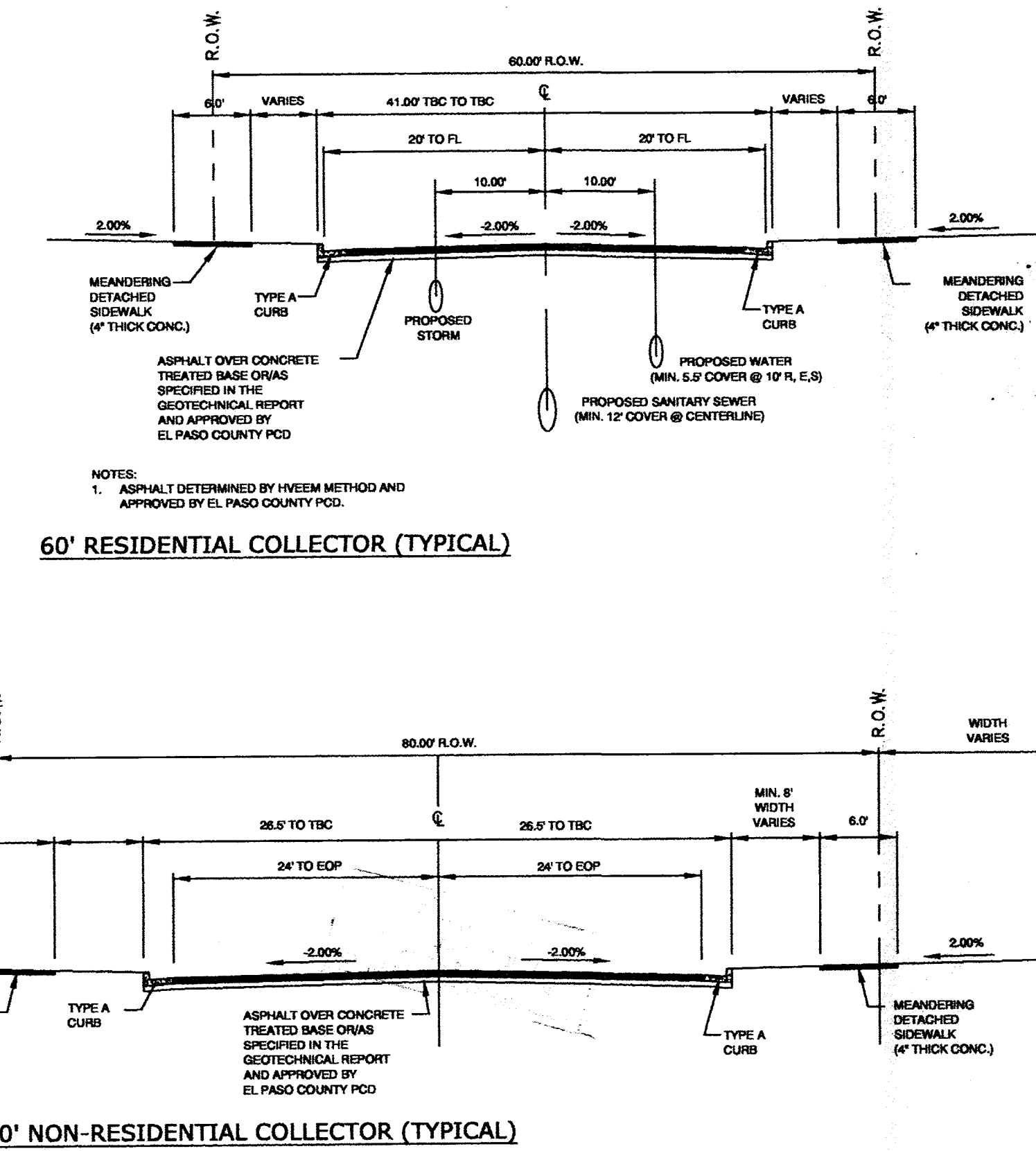
Covenants for WindingWalk Filings 1 and 2 at Meridian Ranch have been created by separate documents. The Covenants establish rules and regulations for the property within the subdivisions and establish the governance mechanism of the subdivision, including the creation of the Architectural Control Committee.



60' R.O.W. URBAN LOCAL AND URBAN LOCAL (LOW VOLUME) ROAD (TYPICAL)

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 for 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 No. 08041C0575-F dated 3/17/1997) indicates that No 100 year floodplain is existing within the project area.
- WindingWalk Filings 1 and 2 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.
- WindingWalk Filings 1 and 2 at Meridian Ranch is Subject to the approved Meridian Ranch Zoning & Conceptual Plan approved 5-24-2012 and recorded 3-20-2013, reception number 213036329.
- Per the El Paso County Wildfire Hazards map, dated December 2007, WindingWalk Filings 1 and 2 at Meridian Ranch is situated entirely within the Low Hazard - Non Forested category.
- WindingWalk Filings 1 and 2 at Meridian Ranch shall be limited to a total of 405 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.
- In these instances, the PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Chapter 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.
- Woodmen Road District Note: All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
- Geologic Hazards Note: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, loess soils, expansive soils, and potentially seasonal shallow groundwater. Mitigation and a map of the hazard areas can be found in the Soil Geology and Geologic Hazard Evaluation Report prepared by Entech Engineering Inc., dated April 24, 2018, and is held in the WindingWalk Filings 1 and 2 at Meridian Ranch PUD Development Plan file (FileNo. PUDSP-18-002) at the El Paso County Planning and Community Development Department.
- Potentially Seasonal High Groundwater: The area identified as having potentially seasonal high groundwater of 6' after grading is shown in the graphic inset on Sheet 10 of this plan set. In areas of potentially seasonal high groundwater, all foundations shall incorporate an underground drainage system.



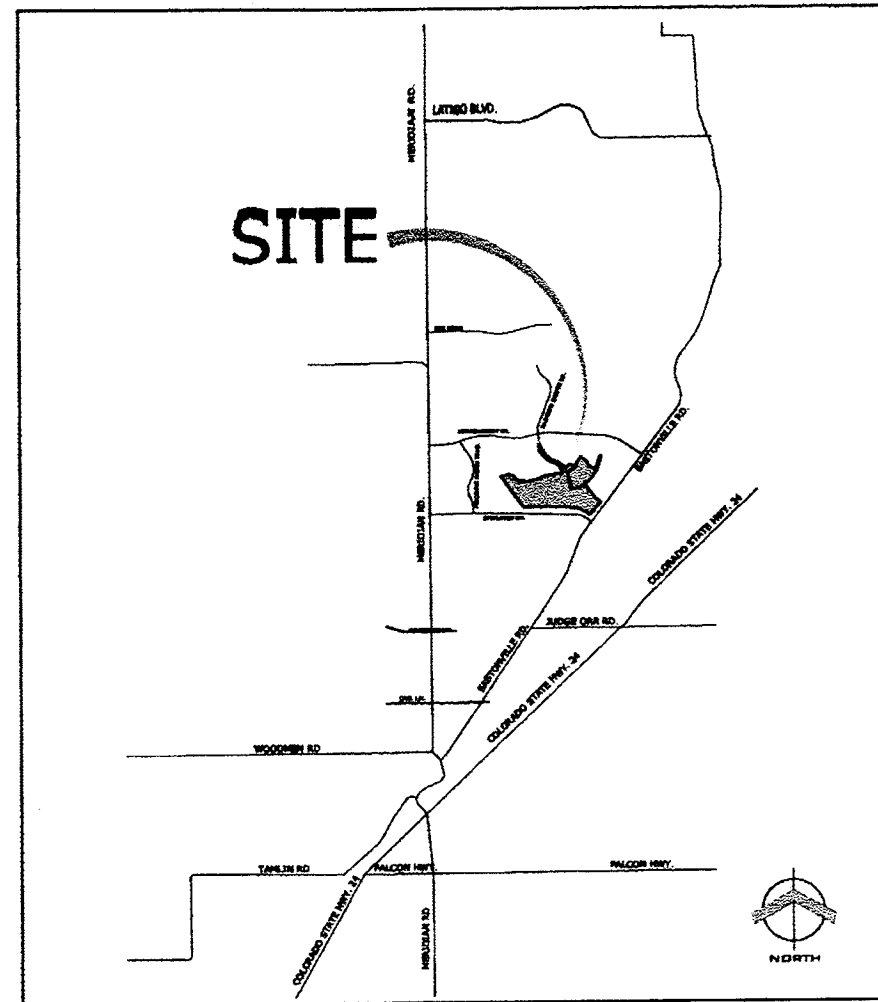
80' NON-RESIDENTIAL COLLECTOR (TYPICAL)

WINDINGWALK FILINGS 1 & 2  
AT MERIDIAN RANCH  
PUD DEVELOPMENT PLAN/PRELIMINARY PLAN  
SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH  
PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

Chuck Broerman  
08/28/2018 11:39:51 AM  
Doc \$0.00  
Rec \$303.00

El Paso County, CO  
30  
Pages  
218100781

VICINITY MAP



DEVELOPMENT DATA

- Existing Zoning: PUD
- Approved Plan: WindingWalk Filing 1 & 2 at Meridian Ranch PRELIMINARY PLAN/PUD
- Tax ID Number: 4200000415 & portions of 4200000411, 4200000412, 4200000413
- Filing 1 Area: 113.765 AC
- Filing 2 Area: 25.238 AC
- Total Area: 139.003 AC
- Filing 1 Lots: 345
- Filing 2 Lots: 60
- Total Lots: 405
- Total Lot Area: 74.384 (53.51%)
- Average Lot Size: 9,391 S.F.
- Minimum Lot Size: 6,000 S.F.
- Minimum Lot Width: 50' as measured from the front setback line or as otherwise shown on the PUD
- Minimum Lot Depth: 120'
- Gross Density: 2.91 DU/AC
- Net Density: 5.44 DU/AC
- R.O.W.: 32.882 AC (23.65%)
- Total Tract Area: 31.737 AC (22.84%)
- Maximum Height: Thirty (30) Feet
- Maximum Lot Coverage: Fifty-five percent (55%)

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

LAND USE DATA TABLE

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
GENEAL FAMILY	5.44 DU/AC	405 Lots	74.38	53.51 %
ROAD R.O.W	N/A	N/A	32.88	23.65 %
OPEN SPACE TRACTS	N/A	N/A	31.73	22.84 %

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
175	145	221	62	164	181	405

TOTAL DWELLING UNITS	REMAINING DWELLING UNITS	MAXIMUM DWELLING UNITS
3,168	1,332	4,500

TRACT TABLE: WindingWalk 1

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
TRACT A	8.504 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT B	0.981 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT C	0.362 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT D	13.644 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT E	0.067 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT F	0.162 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT G (Park)	2.336 AC	COMMUNITY PARK/LANDSCAPE BUFFER/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT H	0.273 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT I	0.438 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT J	0.056 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT K	0.186 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE

TRACT TABLE: WindingWalk 2

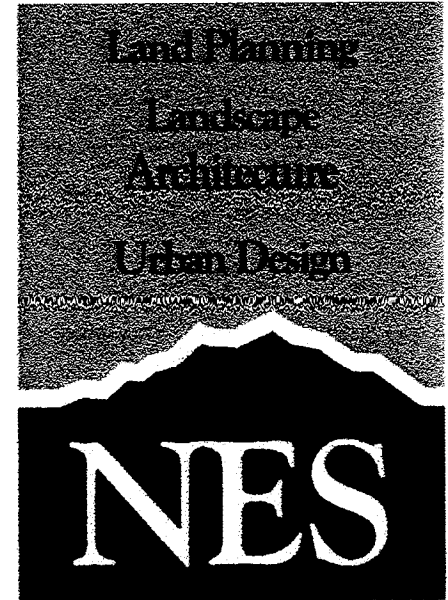
TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
TRACT A	4.728 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		405 SF Dwelling Units
Elementary School (34/000): 138	School District 49	
Middle School (16/000): 65	School District 49	
High School (26/000): 81	School District 49	
TOTAL: 284		
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	29.37 acres
Parks:	Meridian Ranch Metropolitan District	2.36 acres
Trails:	Meridian Ranch Metropolitan District	7,259 Linear Feet
Private Open Areas:	Meridian Ranch Metropolitan District	N/A

SHEET INDEX

SHEET	COVER SHEET	UTILITIES & GRADING PLAN
SHEET 1 of 30:	LEGAL PLAN	ENTRY SIGNAGE & DETAILS
SHEET 2 of 30:	SITE PLAN	LANDSCAPE DETAILS & NOTES
SHEET 3 of 30:	SITE PLAN	LANDSCAPE PLAN
SHEET 4 of 30:	SITE PLAN	LANDSCAPE PLAN
SHEET 5 of 30:	SITE PLAN	LANDSCAPE PLAN
SHEET 6 of 30:	SITE PLAN	LANDSCAPE PLAN
SHEET 7 of 30:	SITE PLAN	LANDSCAPE PLAN
SHEET 8 of 30:	SITE PLAN	LANDSCAPE PLAN
SHEET 9 of 30:	SITE PLAN	LANDSCAPE PLAN
SHEET 10 of 30:	UTILITIES & GRADING PLAN	LANDSCAPE PLAN
SHEET 11 of 30:	UTILITIES & GRADING PLAN	LANDSCAPE PLAN
SHEET 12 of 30:	UTILITIES & GRADING PLAN	LANDSCAPE PLAN
SHEET 13 of 30:	UTILITIES & GRADING PLAN	LANDSCAPE PLAN
SHEET 14 of 30:	UTILITIES & GRADING PLAN	LANDSCAPE PLAN
SHEET 15 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 16 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 17 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 18 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 19 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 20 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 21 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 22 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 23 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 24 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 25 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 26 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 27 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 28 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 29 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS
SHEET 30 of 30:	UTILITIES & GRADING PLAN	ADJACENT PROPERTY OWNERS



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

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

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

COVER SHEET

1  
OF 30

PCD# PUDSP-18-002



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 RECEIPTION 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 S80°37'04"E A DISTANCE OF 475.00 FEET;
5. THENCE N71°13'13"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 N67°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°56'54"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°45'33"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 N15°55'44"W A DISTANCE OF 263.88 FEET;  
21. THENCE N80°25'11"E A DISTANCE OF 60.06 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 97.00 FEET, A DELTA ANGLE OF 11°31'45", AN ARC LENGTH  
OF 139.5 19 FEET, WHOSE LONG CHORD BEARS S15°20'02"E A DISTANCE OF 194.86 FEET;  
23. THENCE S66°08'00"W A DISTANCE OF 30.00 FEET;  
24. THENCE S31°38'59"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 S35°03'09"E A DISTANCE OF 144.23 FEET;  
28. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;  
29. THENCE S01°32'11"E A DISTANCE OF 60.00 FEET;  
30. THENCE S69°10'00"E A DISTANCE OF 120.43 FEET;  
31. THENCE S69°58'55"E A DISTANCE OF 100.00 FEET;  
32. THENCE S01°33'42"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 M49°10'33"E A DISTANCE OF 165.08 FEET;  
39. THENCE S13°49'02"E A DISTANCE OF 111.67 FEET;  
40. THENCE N77°17'41"E A DISTANCE OF 109.21 FEET;  
41. THENCE N46°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°43'26"E A DISTANCE OF 308.38 FEET;  
45. THENCE S64°52'09"E A DISTANCE OF 394.58 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 294.98 FEET;  
47. THENCE S07°04'04"W TO A POINT ON THE WATER BOUNDARY OF THE VISTAS FILING NO. 1  
AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217713938 IN 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, WHOM LONG CHORD BEARS S35°21'33"W A DISTANCE OF 863.67 FEET;  
50. THENCE S5°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, WHOM LONG CHORD BEARS S55°33'13"W A DISTANCE OF 96.24 FEET;  
54. THENCE S32°33'59"E A DISTANCE OF 20.55 FEET;  
55. THENCE S35°13'09"E A DISTANCE OF 22.61 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 S62°46'18"E A DISTANCE OF 175.00 FEET;  
62. THENCE S51°15'18"E A DISTANCE OF 210.10 FEET TO A POINT ON THE SOUTHEASTERN CORNER OF SAID VASTAS FLUNG NO. 1 AT MIDIAN RANCH AND THE WESTERLY RIGHT-OF-WAY LINE OF EASTONVILLE ROAD;  
63. THENCE SAID EASTONVILLE RIGHT-OF-WAY A DISTANCE OF 408.79 FEET;  
64. THENCE N85°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:

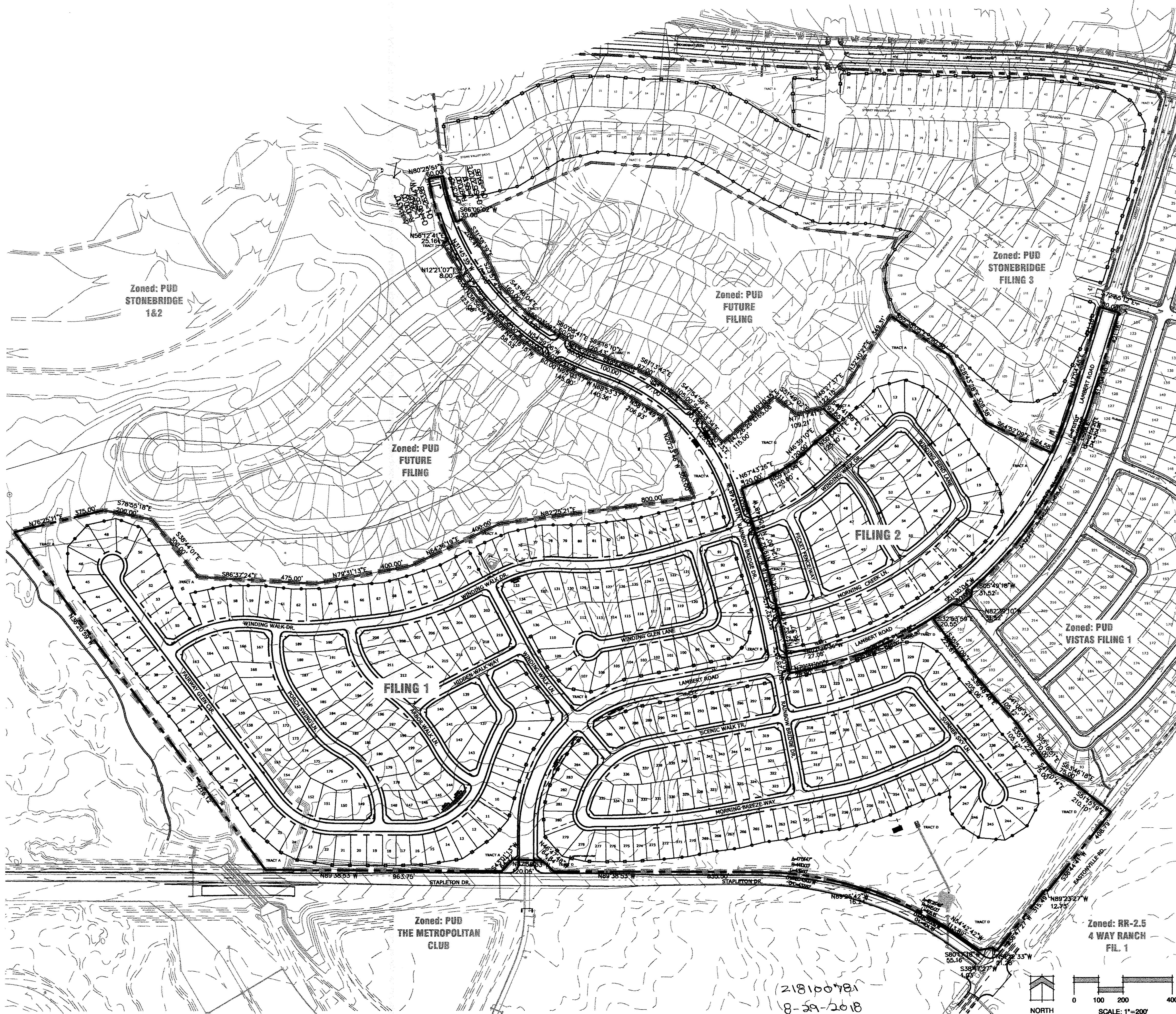
65. THENCE S38°47'27"W A DISTANCE OF 315.49 FEET;  
66. THENCE N51°12'33"W A DISTANCE OF 21.28 FEET;  
67. THENCE S38°47'27"W A DISTANCE OF 1.03 FEET;  
68. THENCE S80°17'18"W A DISTANCE OF 55.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE;

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 113.80 FEET TO A CURVE TO THE LEFT;  
70. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 14515.00 FEET, A DELTA ANGLE OF 36°26'49", AN ARC LENGTH OF 4025.18 FEET, TO THE POINT OF TANGENCY;  
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 14100.00 FEET, A DELTA ANGLE OF 17°51'47", AN ARC LENGTH OF 439.50 FEET, TO WHERE LONG CHORD BEARS NORTH 89°25'42"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 N81°38'53"W A DISTANCE OF 320.05 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  
SECTION 1, RANGE 1E, TOWNSHIP 36N, RANGE 36E, SECTION 36, TOWNSHIP 36N, RANGE 36E IN THE RECORDS OF EL PASO COUNTY,  
TEXAS; AND  
78. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 24.74 FEET TO A POINT ON THE SOUTHWEST CORNER OF  
TRACT G, GUNFOLD ADDITION, CITY OF EL PASO, TEXAS;  
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).



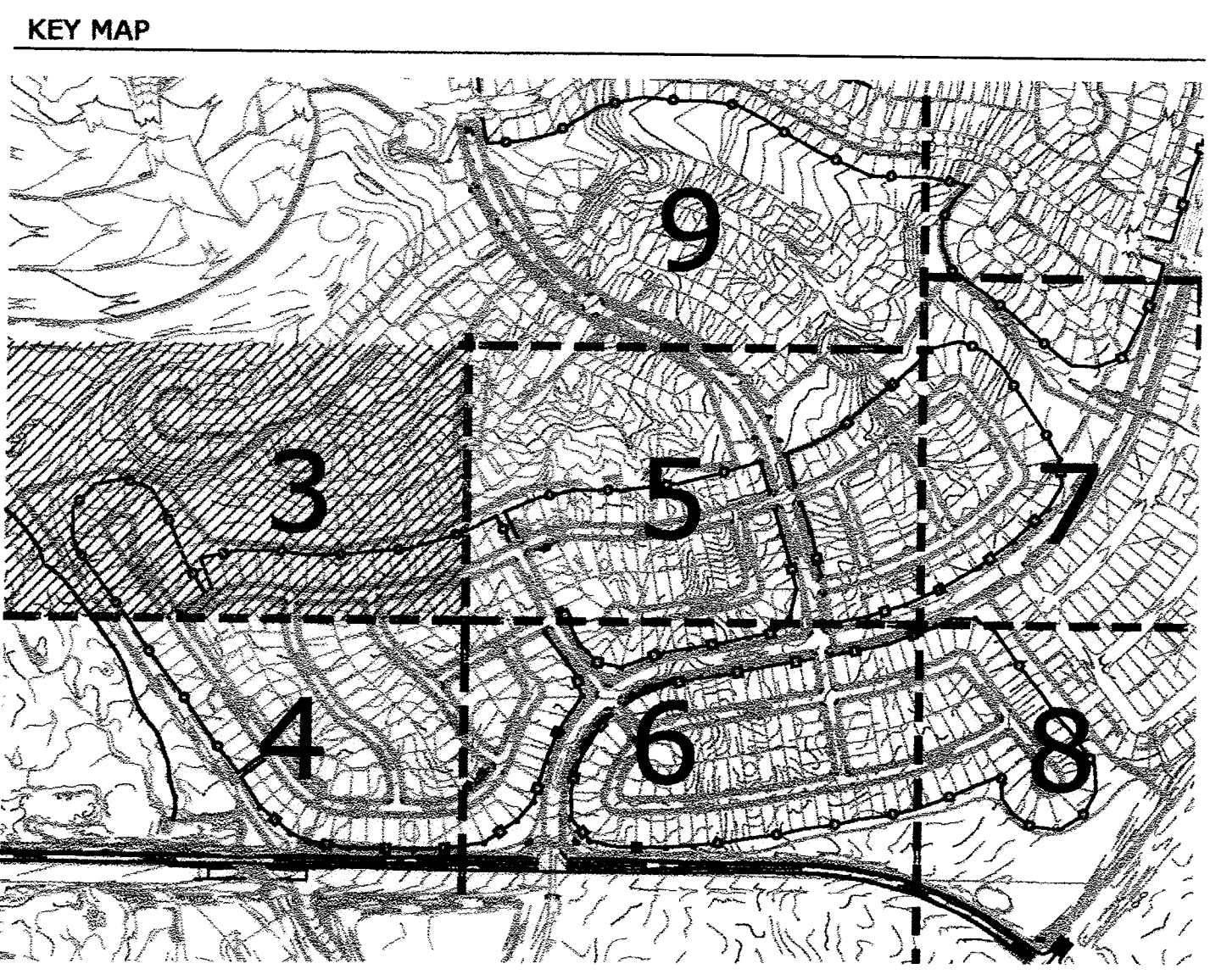
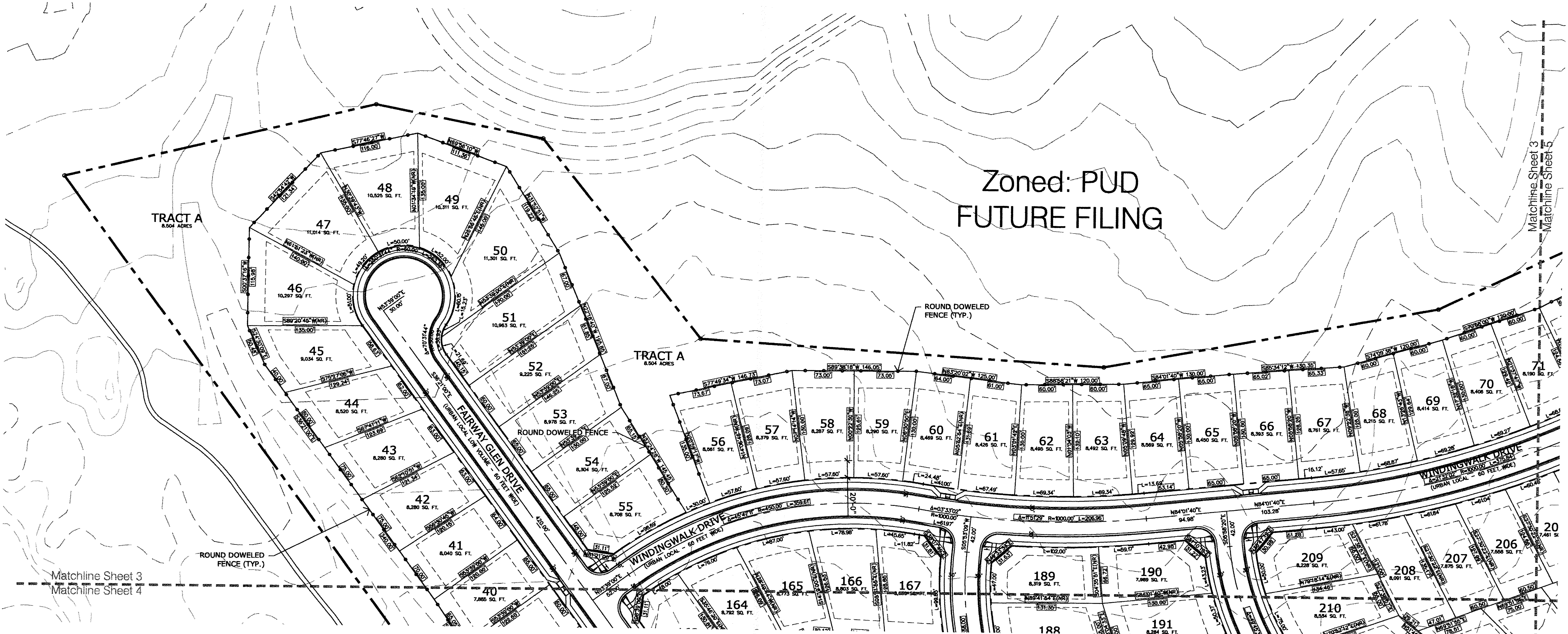
DATE: January 1, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Swenson

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

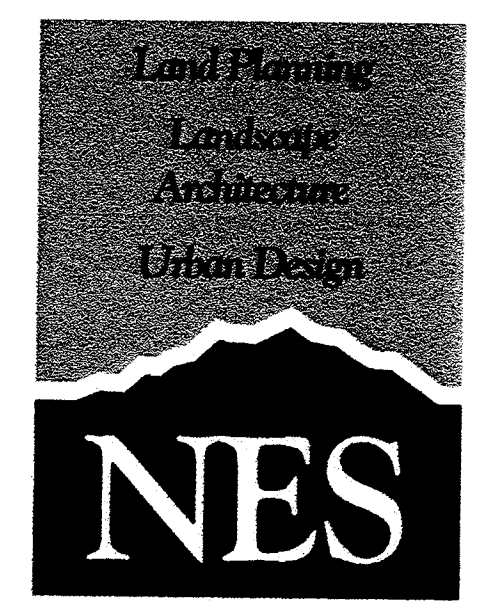
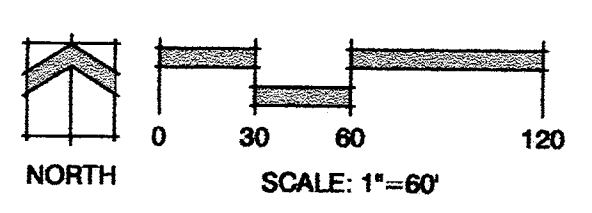
DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments
06/27/2018	MS	Updated Road Names

## LEGAL & OVERALL SITE PLAN





218100781  
8-29-2018



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

# WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan /  
Preliminary Plan

DATE: January 1, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: S. Swanson

WEST & NORTH  
SITE PLAN

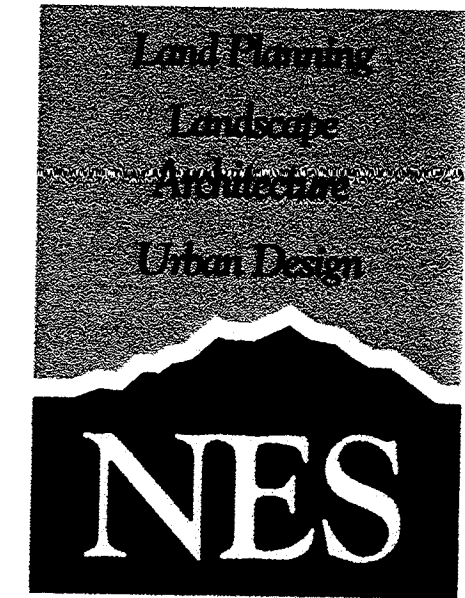
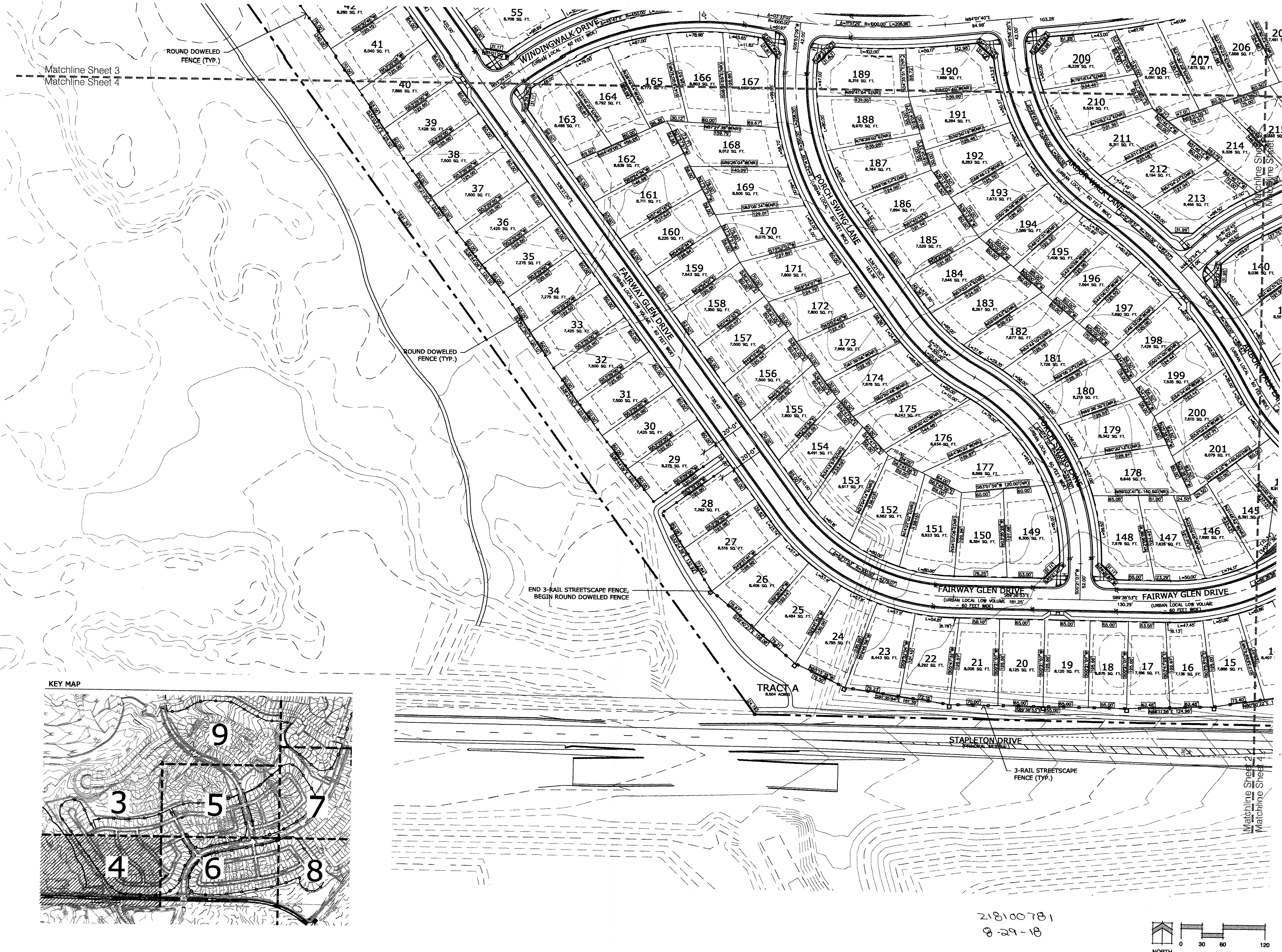
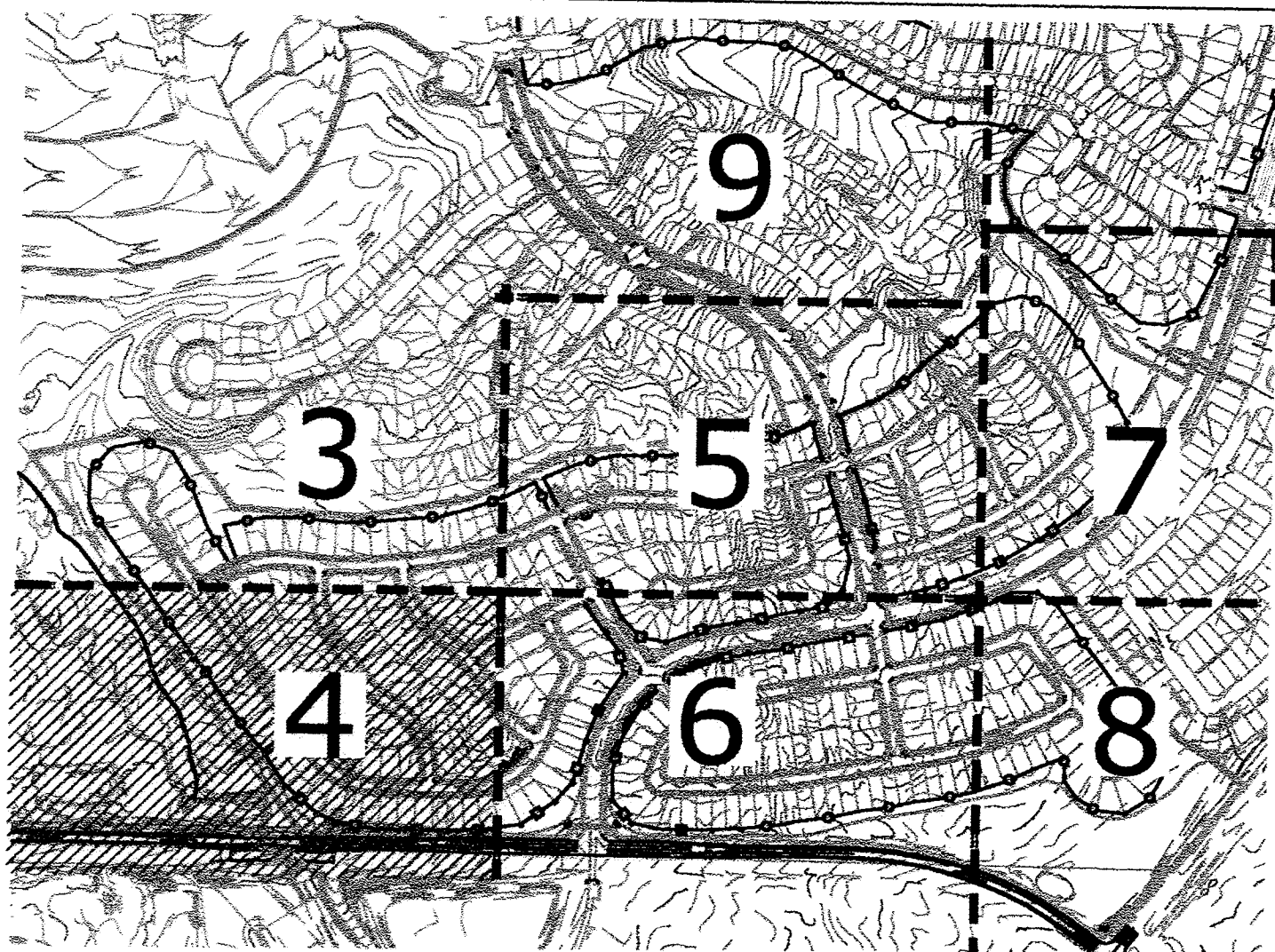
3  
OF 30

PCD# PUDSP-18-002



P:\CTI\Meridian Ranch\Drawings\Planning\Development\18-002\_WindingWalk\_Ang [4-Pan] 02/27/2018 1:49:33 PM mswat

# KEY MAP



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

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

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

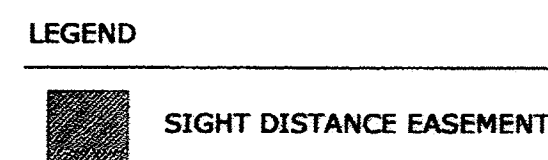
DATE: 05/11/2018 BY: JBS DESCRIPTION: Per County Comments  
06/27/2018 MS Updated Road Names

### WEST & SOUTH SITE PLAN

4  
OF 30

PCD# PUDSP-18-002





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

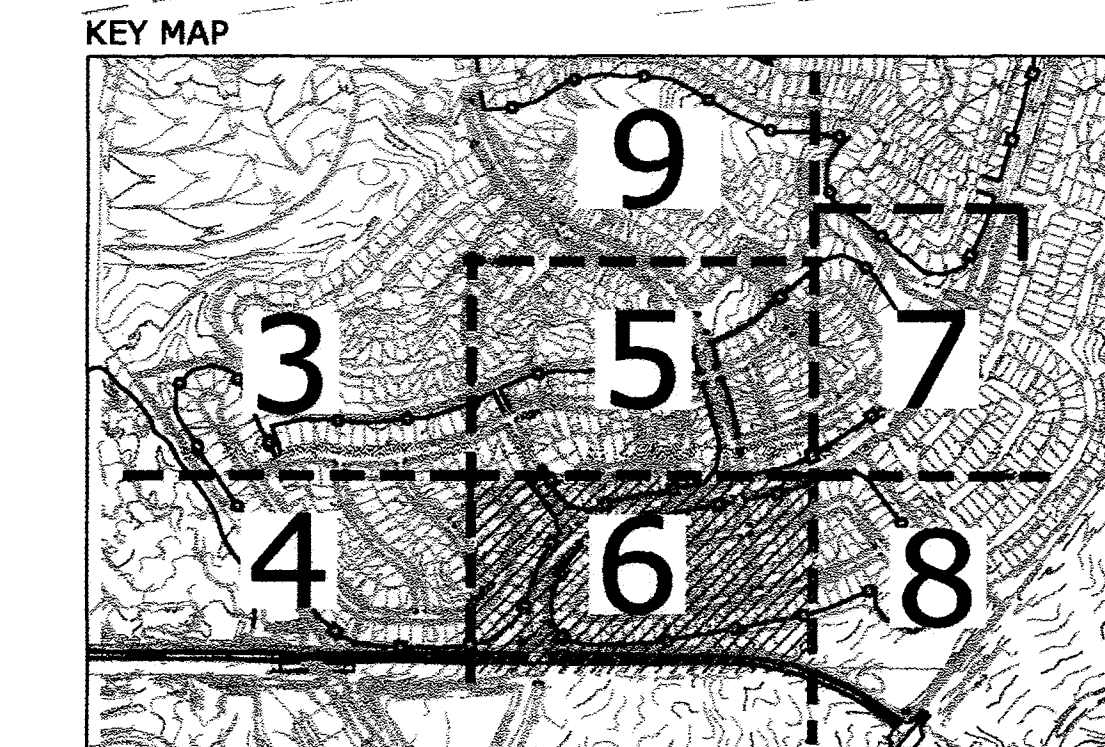
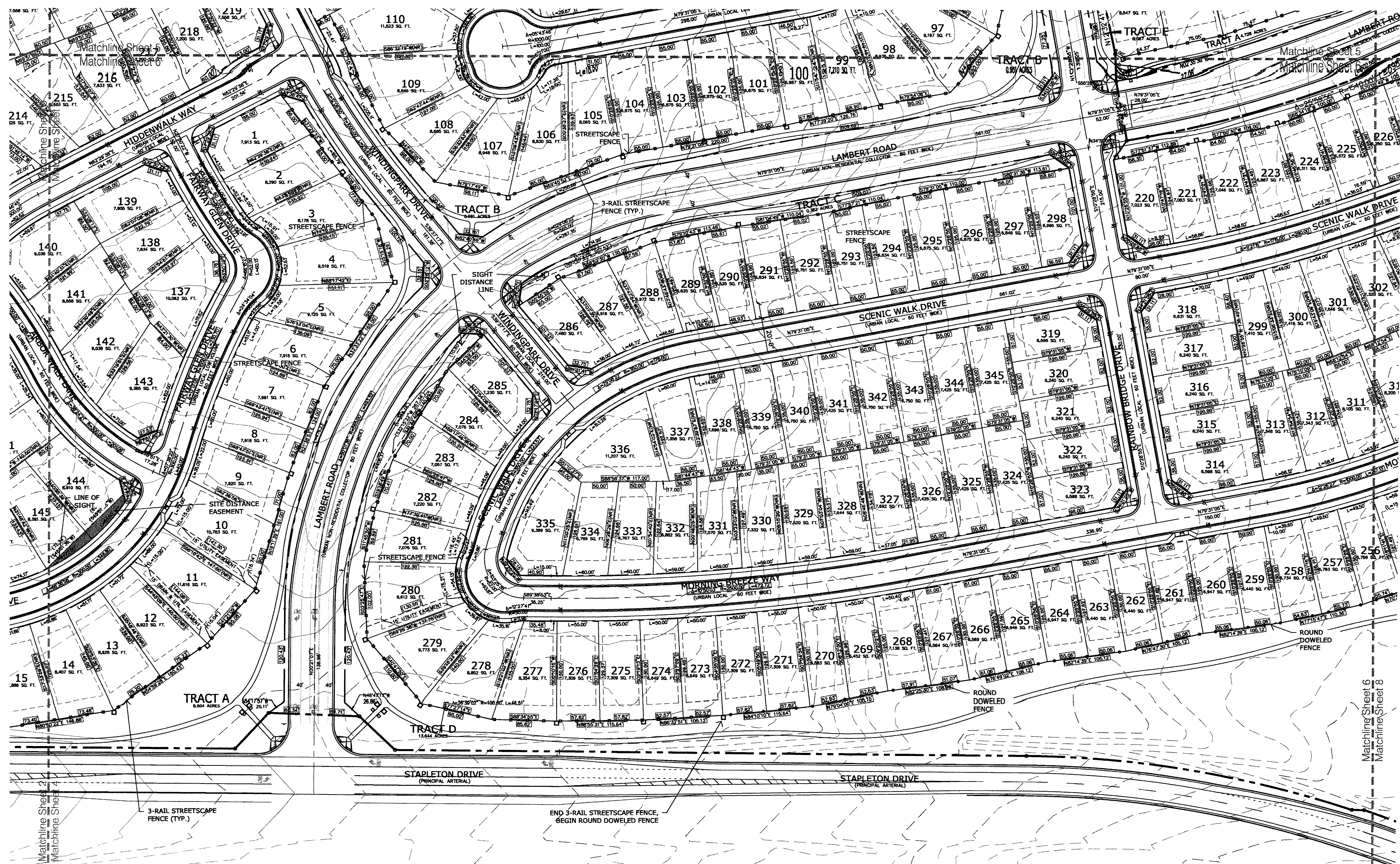
DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments
06/27/2018	MS	Updated Road Names

## EAST SITE PLAN

5  
OF 30

PCD# PUDSP-18-002





LEGEND  
SIGHT DISTANCE EASEMENT

Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

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

PUD Development Plan /  
Preliminary Plan

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

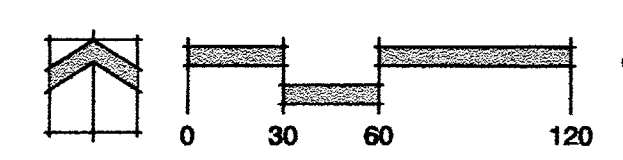
DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments
06/27/2018	MS	Updated Road Names

**EAST  
SITE PLAN**

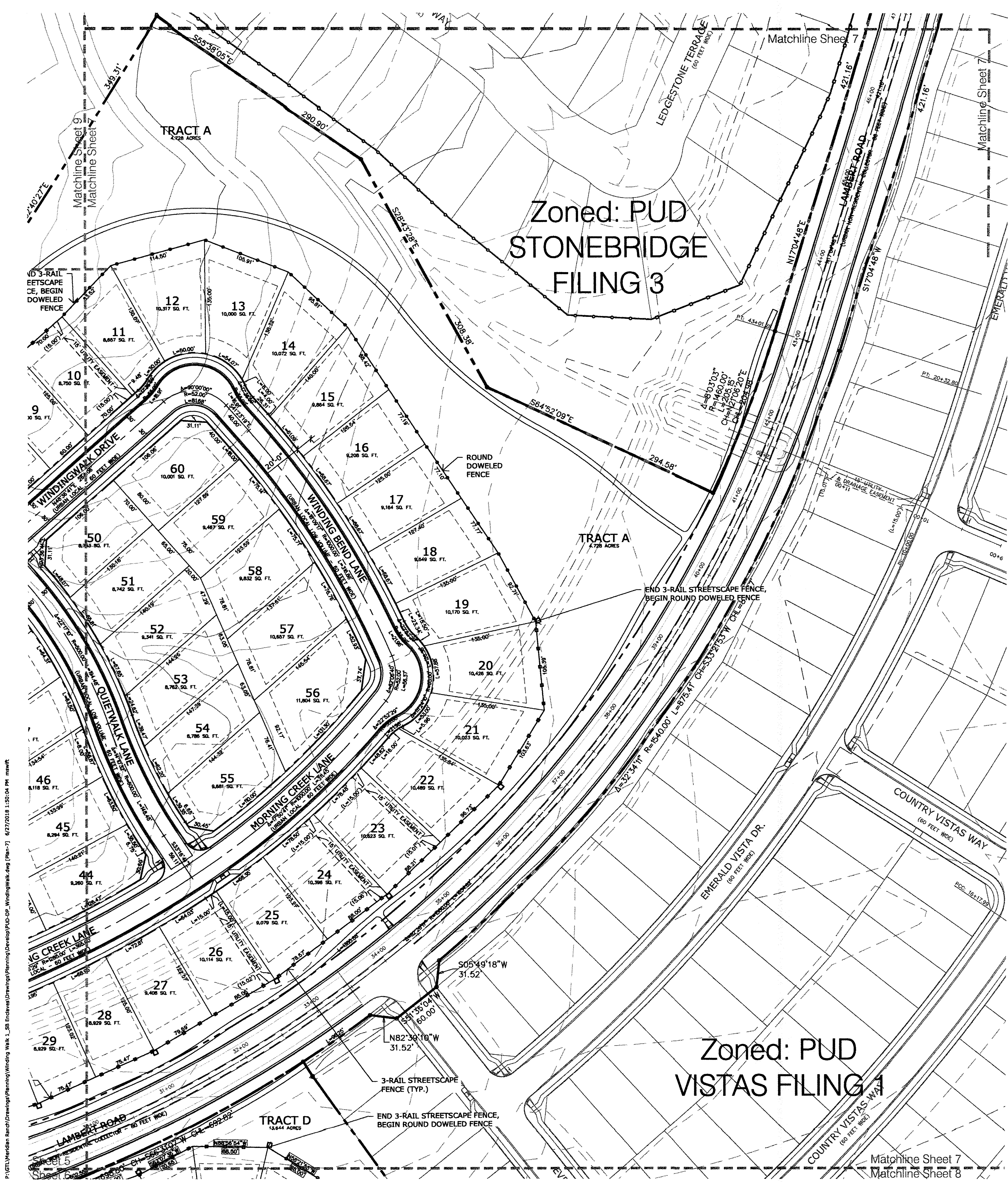
**6**  
OF 30

PCD# PUDSP-18-002

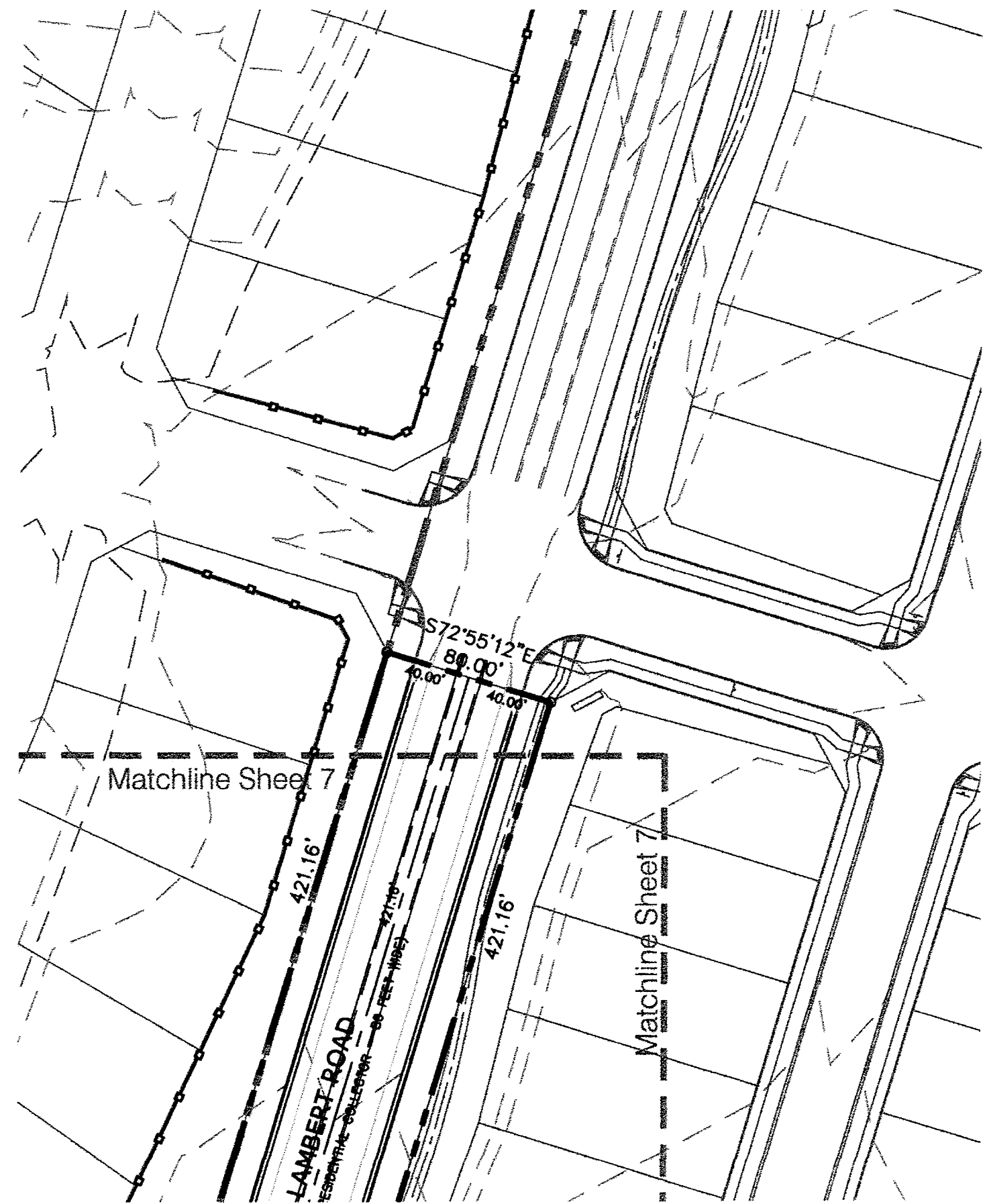
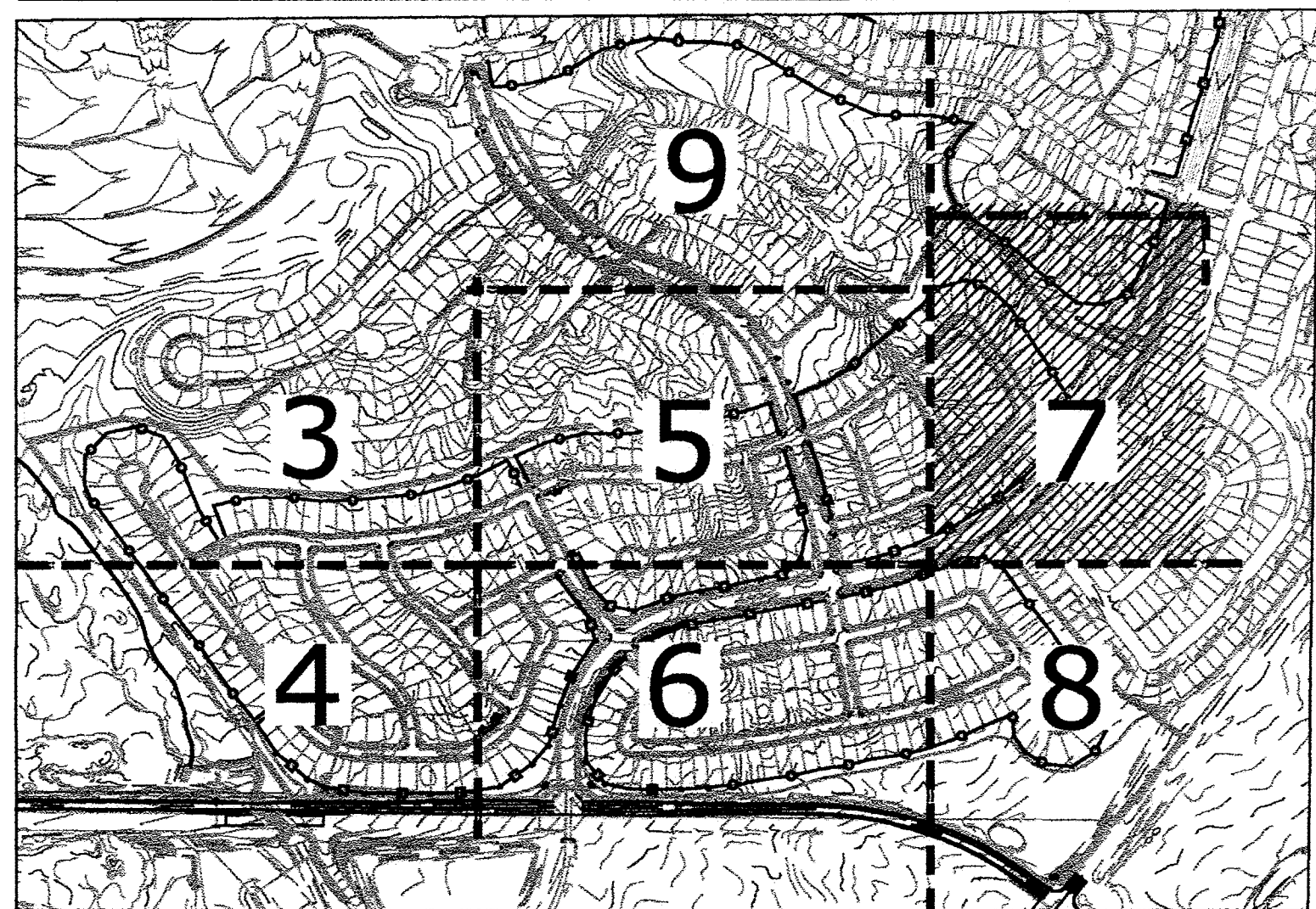
218100781  
8-29-18





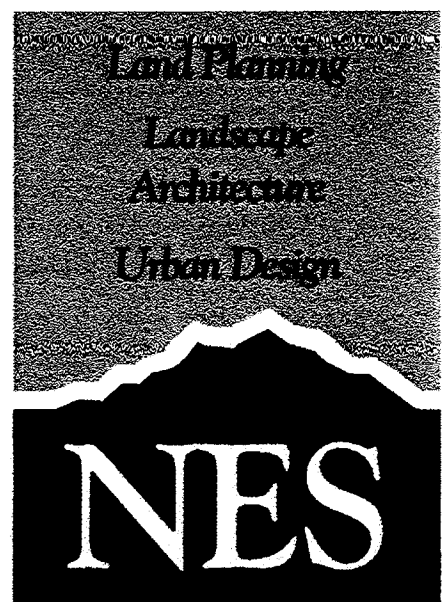
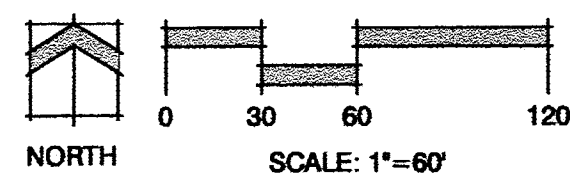


KEY MAP



STONE VALLEY DR. INTERSECTION

218100781  
8-29-18



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

## 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:
05/11/2018	JBS	Per County Comments
06/27/2018	MS	Updated Road Names

WINDING WALK  
PHASE 2 PLAN

7  
OF 30

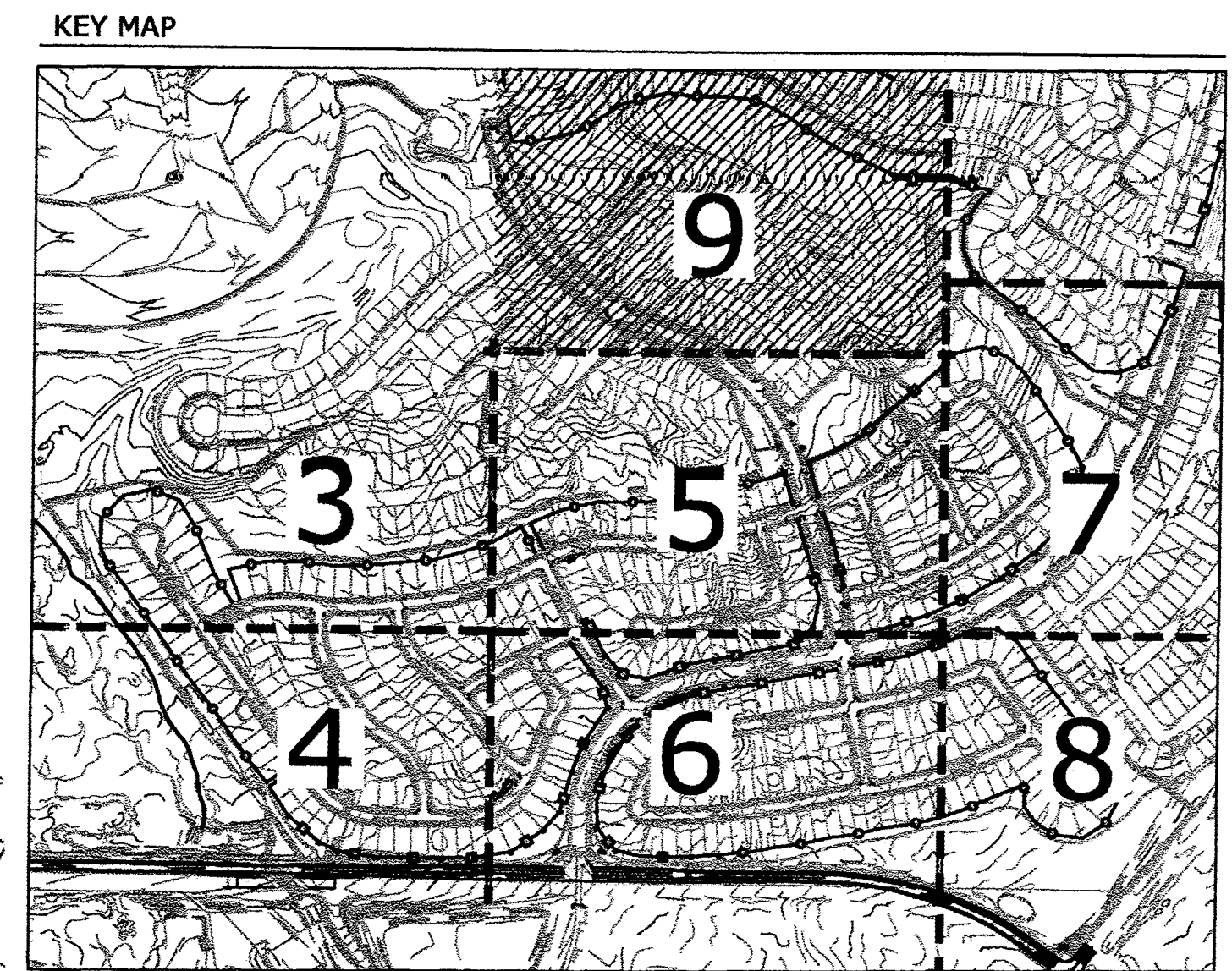
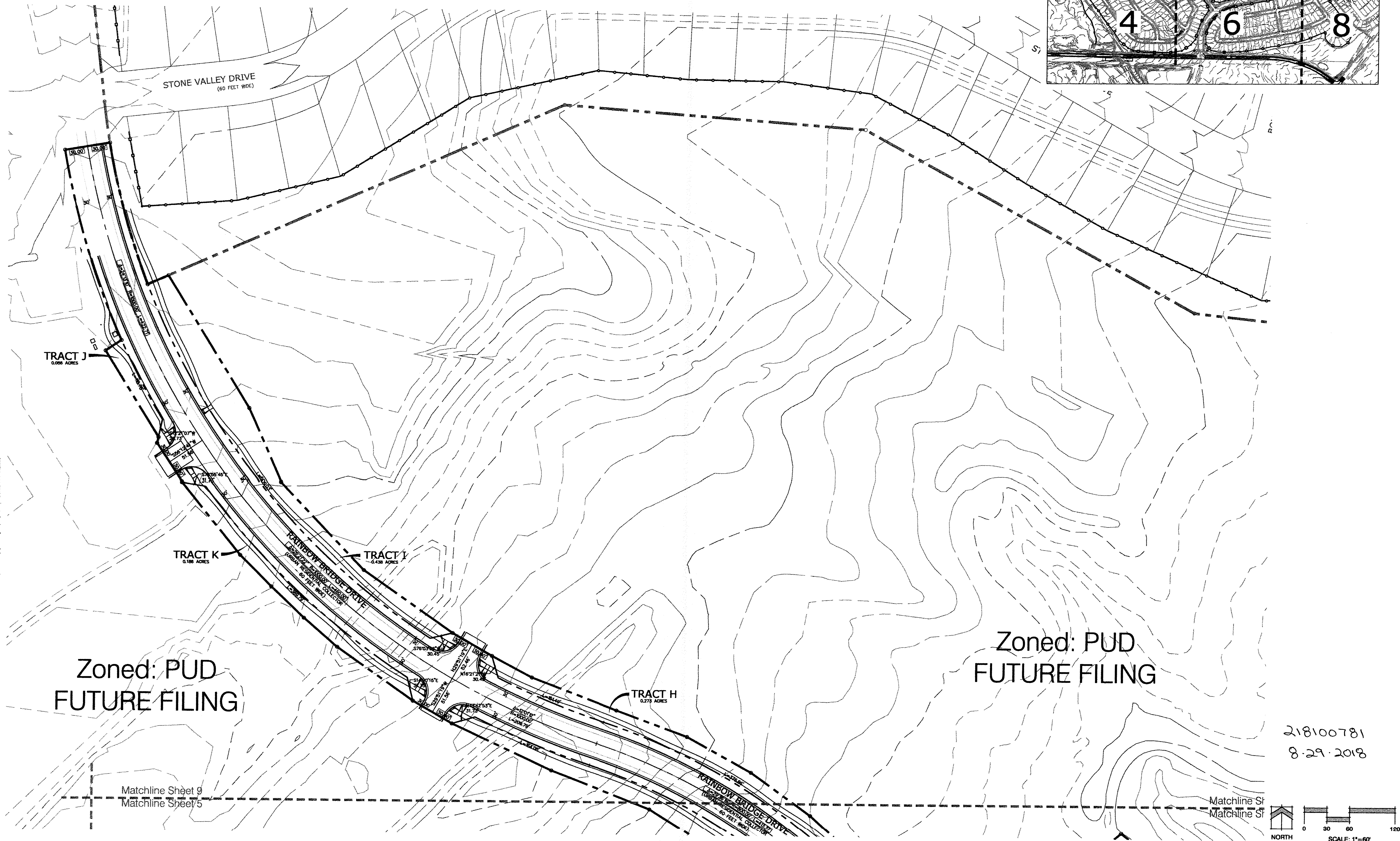
PCD# PUDSP-18-002







P:\NCT\Wendin Ranch\Drawings\Planning\Winding Walk\_1\_S8 Indexes\Drawings\Planning\Develop\PUID-OP\_WindingWalk.dwg [Plan-9] 6/27/2018 1:50:23 PM mswf



Land Planning  
Landscape Architecture  
Urban Design

**NES**

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

**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

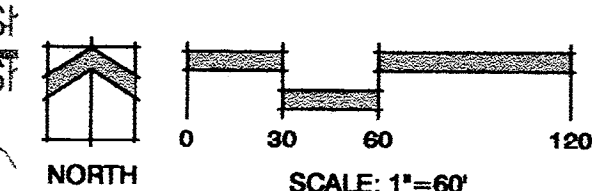
DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments
06/27/2018	MS	Updated Road Names

**RAINBOW BRIDGE  
PLAN**

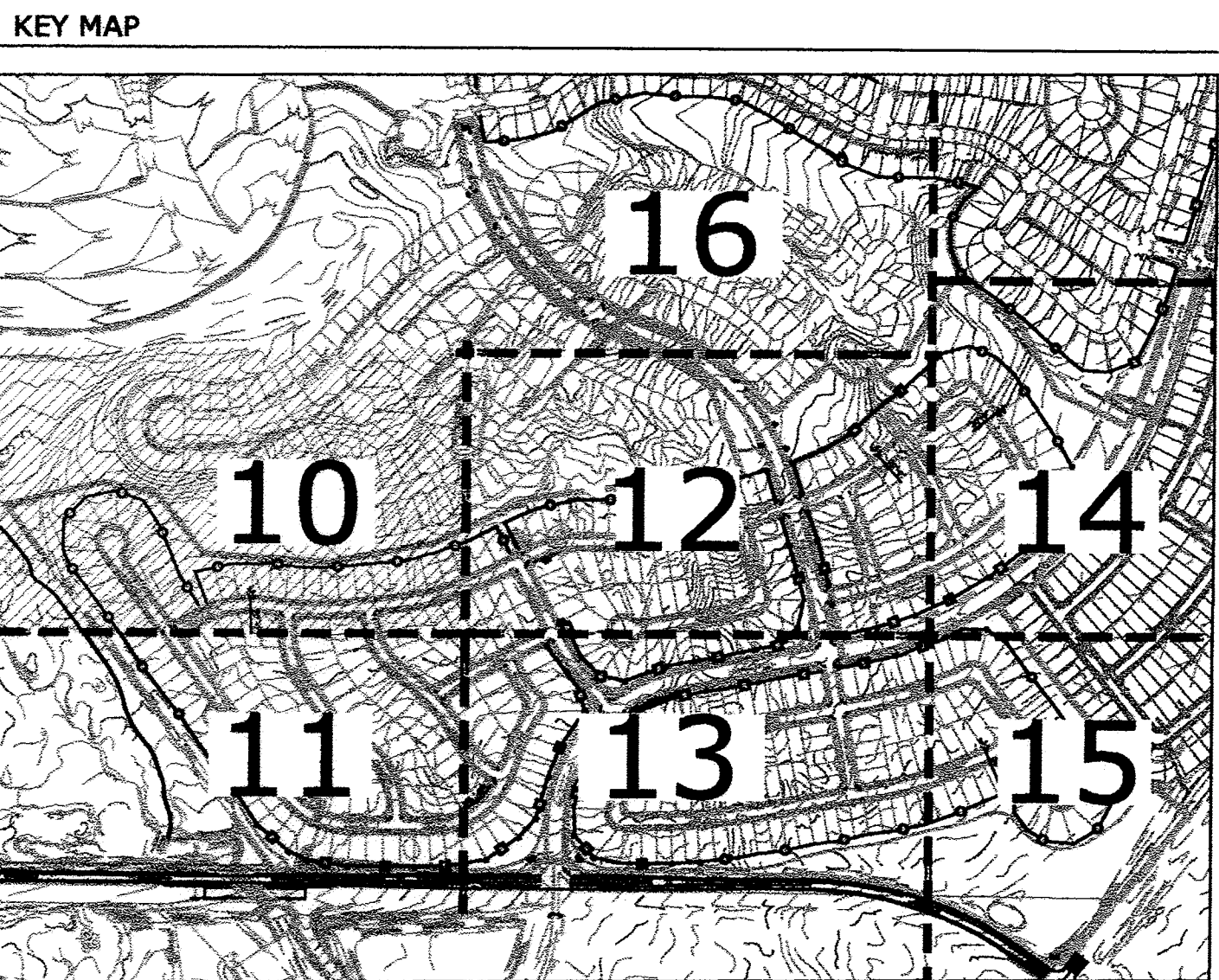
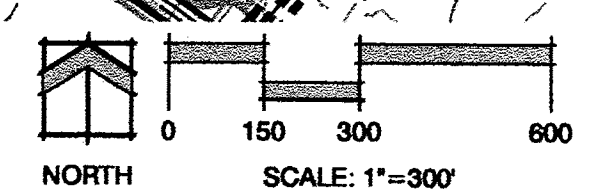
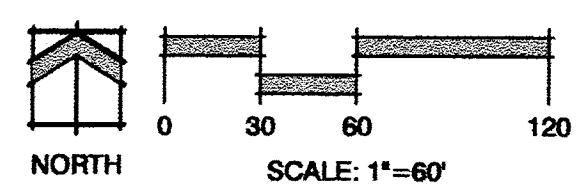
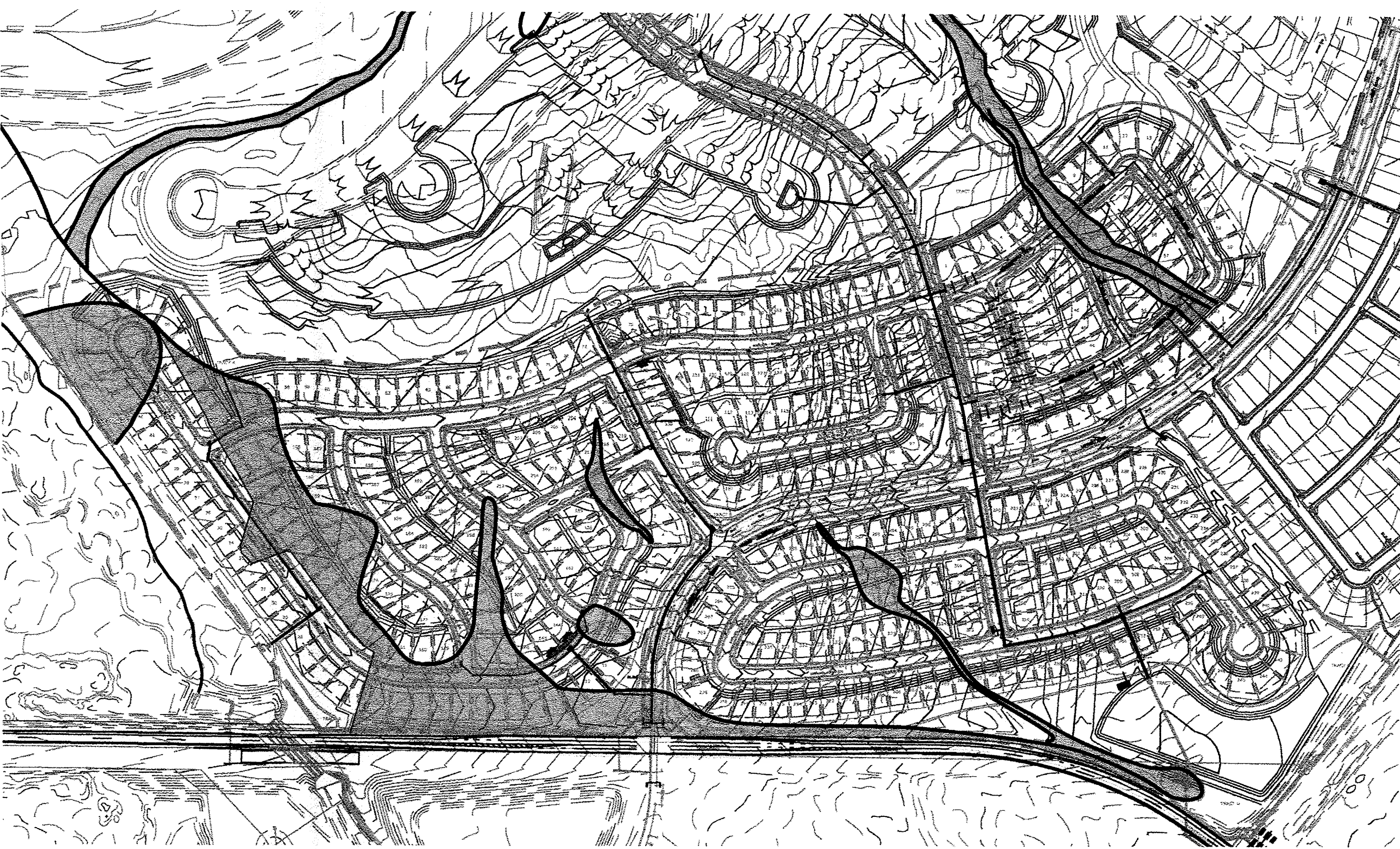
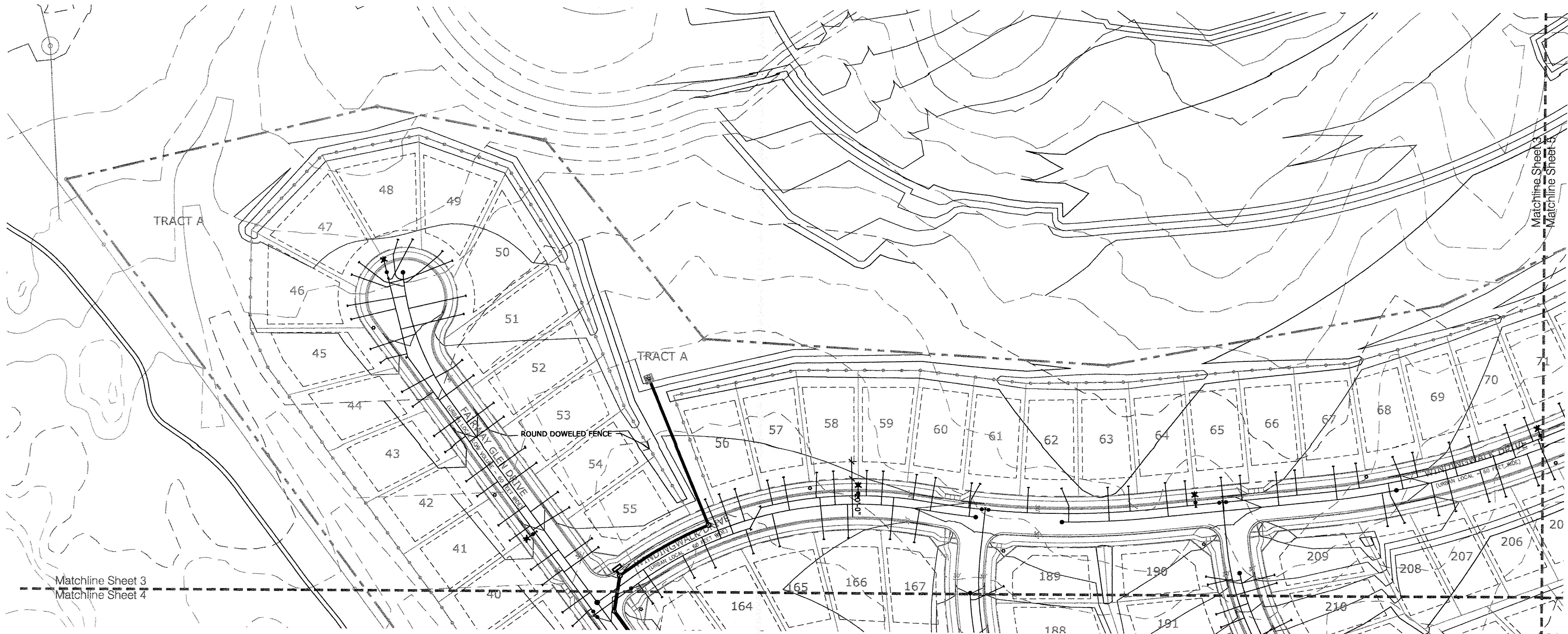
**9**  
OF 30

PCD # PUDSP-18-002

218100781  
8-29-2018







Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

PLANNED LANDSCAPE ARCHITECT  
N. ASSOCIATION W/IT

**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
05/11/2018	JBS	Per County Comments
06/27/2018	MS	Updated Road Names

**UTILITIES & GRADING  
PLAN**

218100781  
8-29-2018

**10**  
OF 30

PCD# PUDSP-18-002

P:\GTL\Meridian Ranch\Drawings\Planning\Winding Walk\_L\_S\Enduses\Drawings\Planning\Develop\PU\DP\_WindingWalk.dwg [10-Grading] 6/27/2018 1:50:31 PM mawh

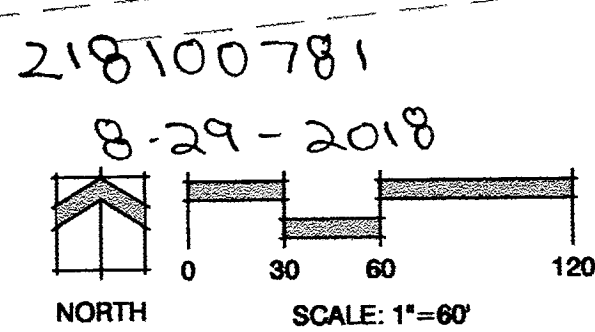
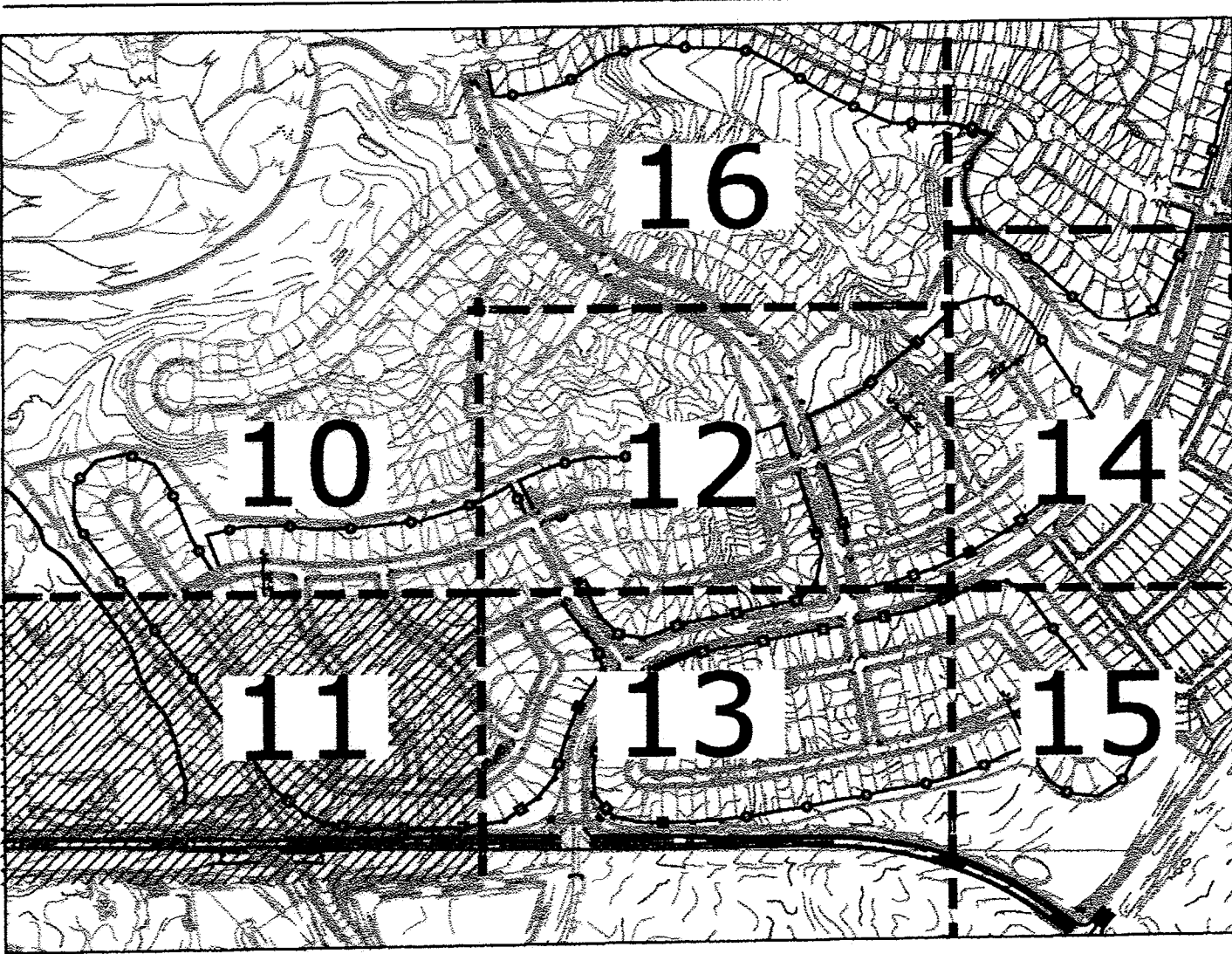




Matchline Sheet 3  
Matchline Sheet 4

Matchline Sheet 5  
Matchline Sheet 6  
Matchline Sheet 7  
Matchline Sheet 8

KEY MAP



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

# 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:
05/11/2018	JBS	Per County Comments
06/27/2018	MS	Updated Road Names

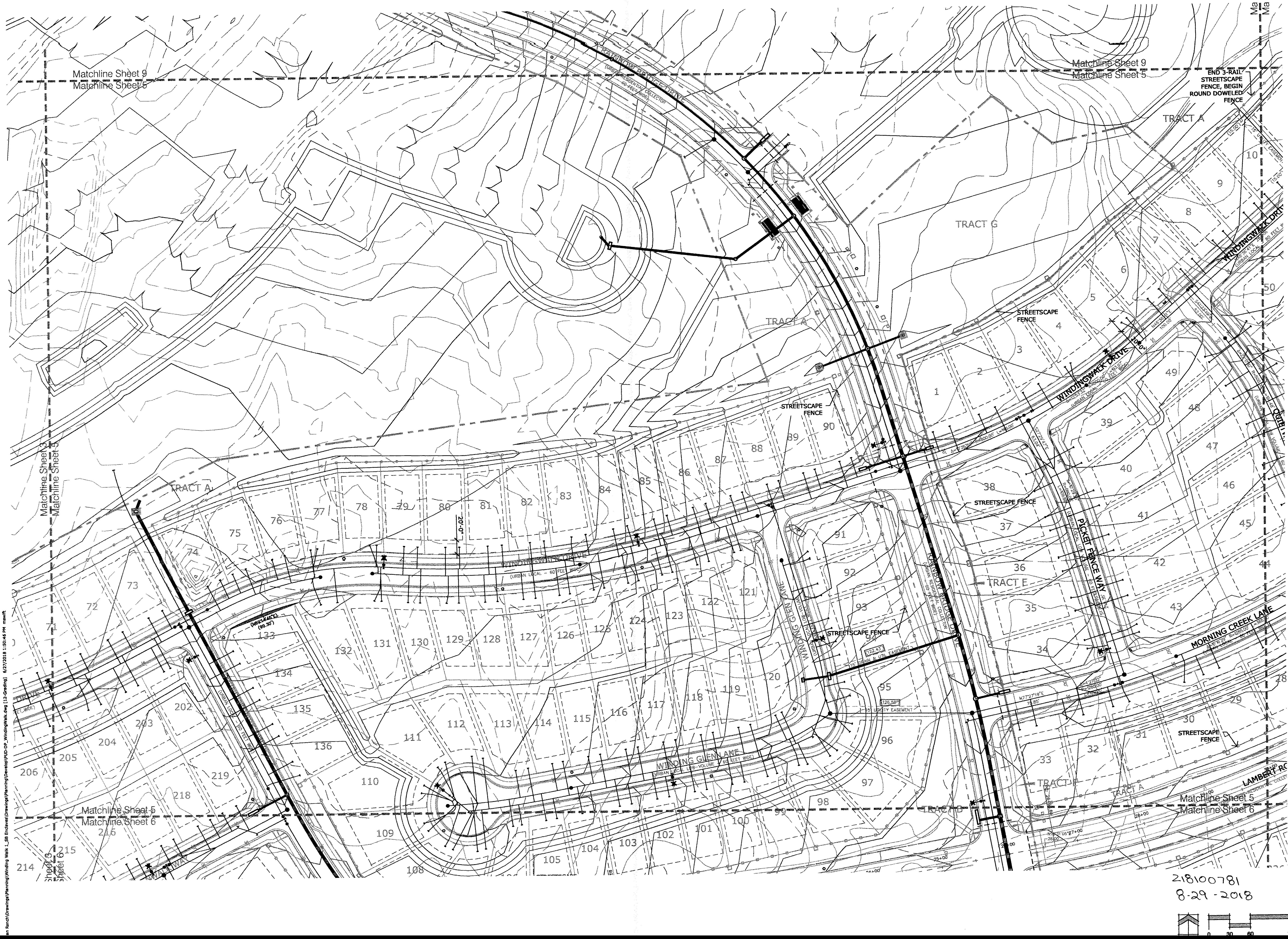
## UTILITIES & GRADING PLAN

11  
OF 30

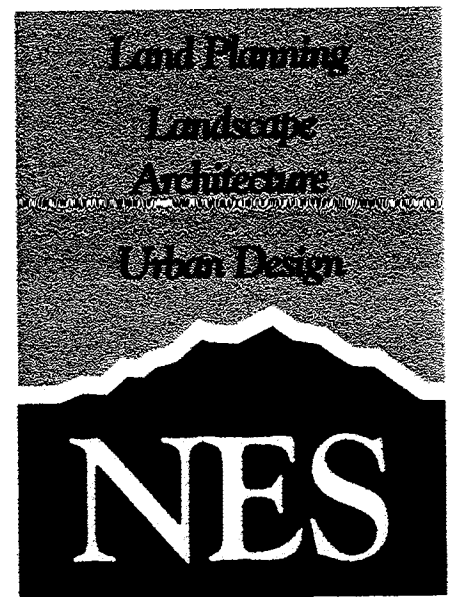
PCD# PUDSP-18-002

P:\UTL\Meridian Ranch\Drawings\Planning\Develop\PU\02-WindingWalk.dwg [11-Grading] 6/27/2018 1:50:38 PM mswrft





an Ranch\Drawings\WindingWalk\_L\_Site Endnotes\Drawings\Planning\Develop\WindingWalk.dwg [12-Grading] 6/27/2018 1:50:46 PM mawitt



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

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

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

DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments
06/27/2018	MS	Updated Road Names

UTILITIES & GRADING  
PLAN

12  
OF 30

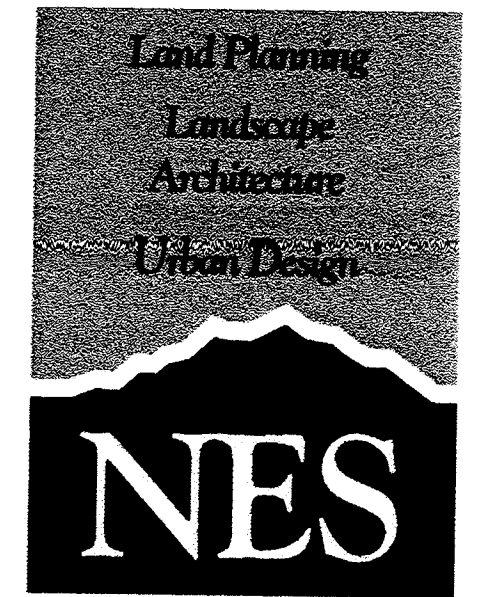
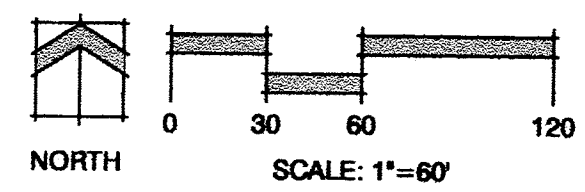
PCD# PUDSP-18-002



P:\GTL\Meridian Ranch\Drawings\Planning\Development\WindingWalk\_L\_S&E\_Endview\Drawings\Planning\WindingWalk\_L\_S&E\_Endview.dwg [13 - Grading] 6/27/2018 1:50:51 PM mawh



218100781  
8-29-2018



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

# 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:
05/11/2018	JBS	Per County Comments
06/27/2018	MS	Updated Road Names

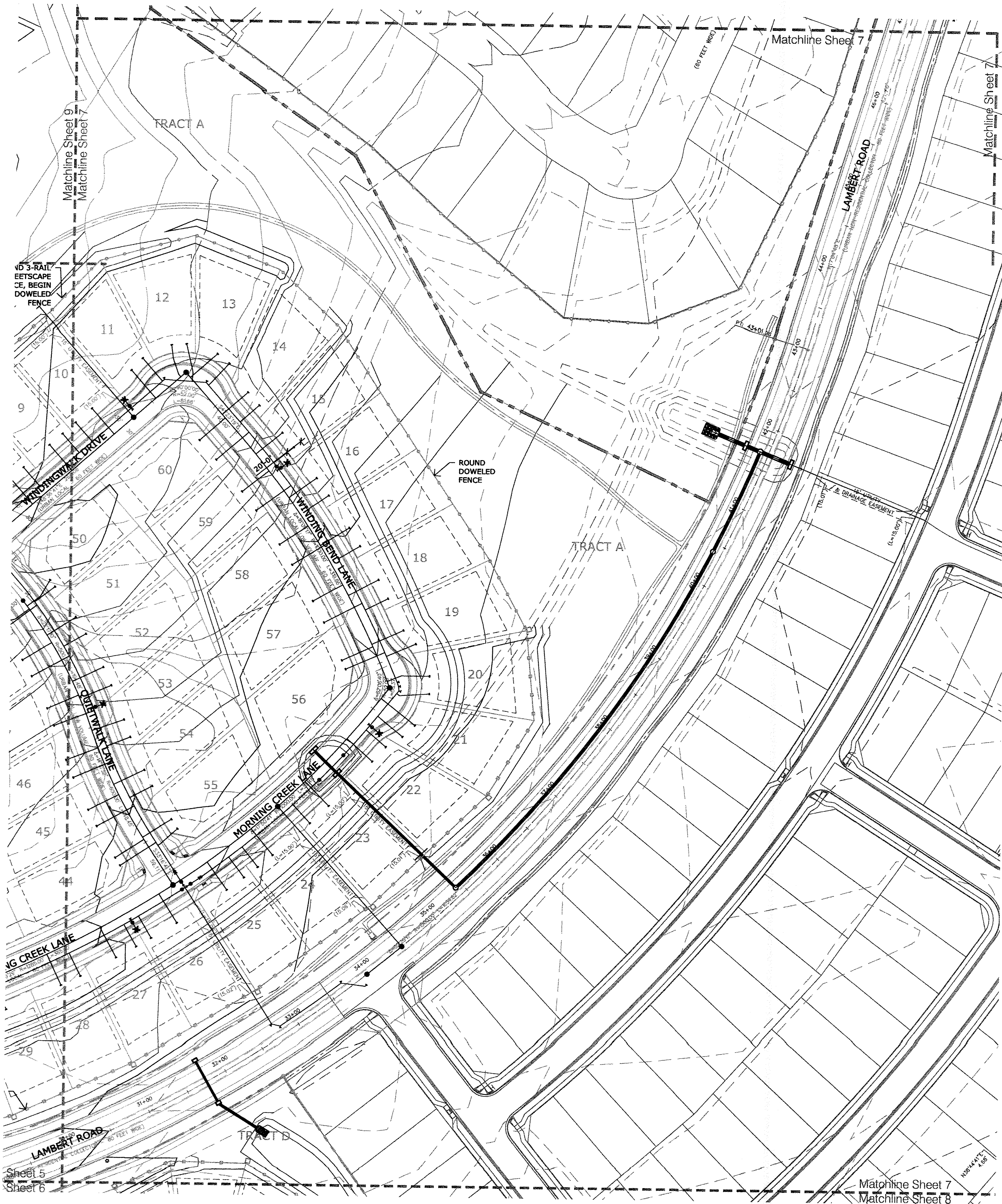
## UTILITIES & GRADING PLAN

13  
OF 30

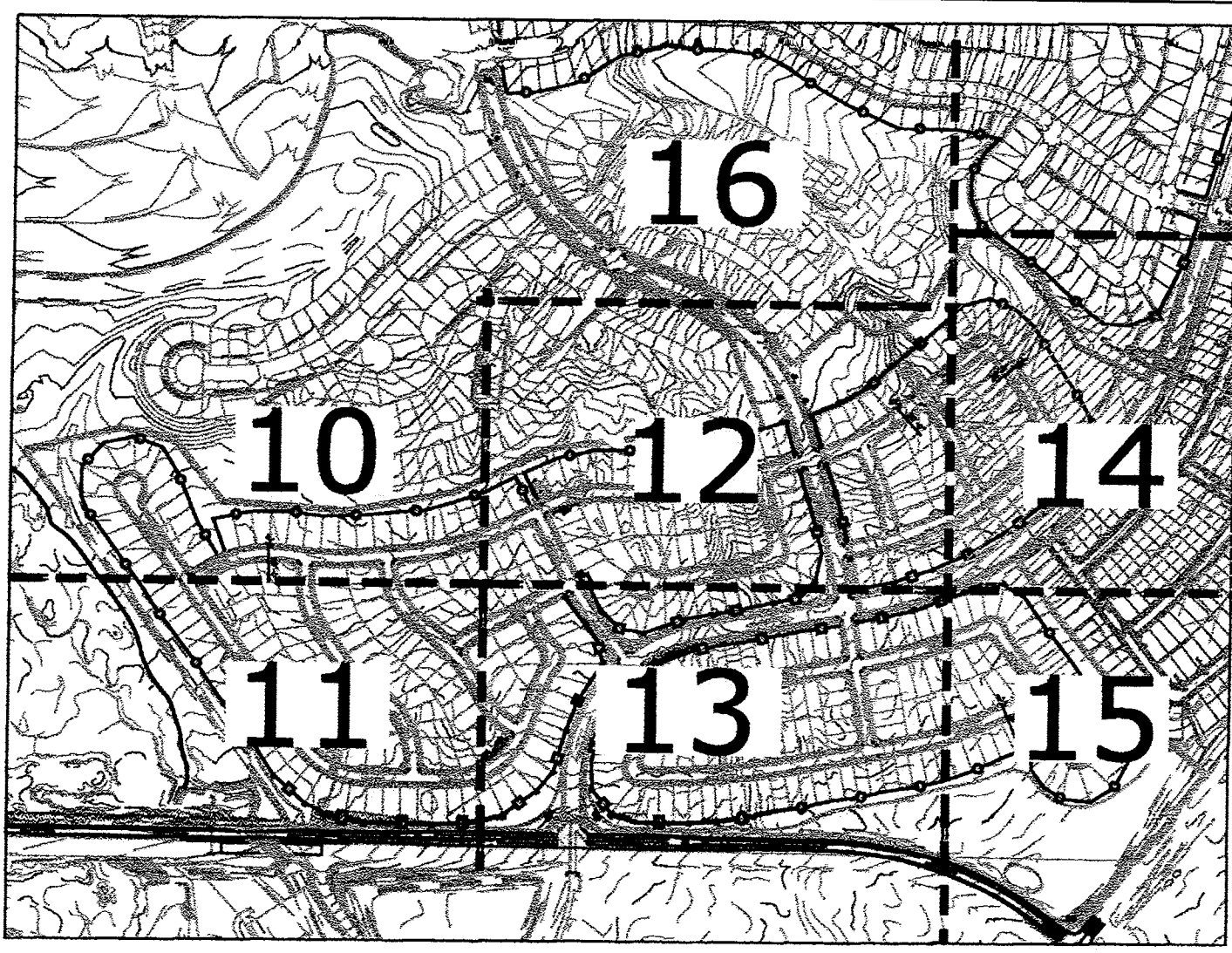
PCD# PUDSP-18-002



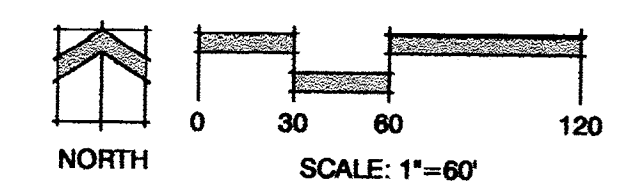
P:\01\Meridian Ranch\Drawings\Planning\Development\14-Grading\14-Grading.dwg 6/27/2018 1:50:58 PM msmtf



KEY MAP



218100781  
8-29-2018



Land Planning  
Landscape Architecture  
Urban Design

**NES**

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

**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:
05/11/2018	JBS	Per County Comments
06/27/2018	MS	Updated Road Names

**UTILITIES & GRADING  
PLAN**

**14**  
OF 30

PCD# PUDSP-18-002

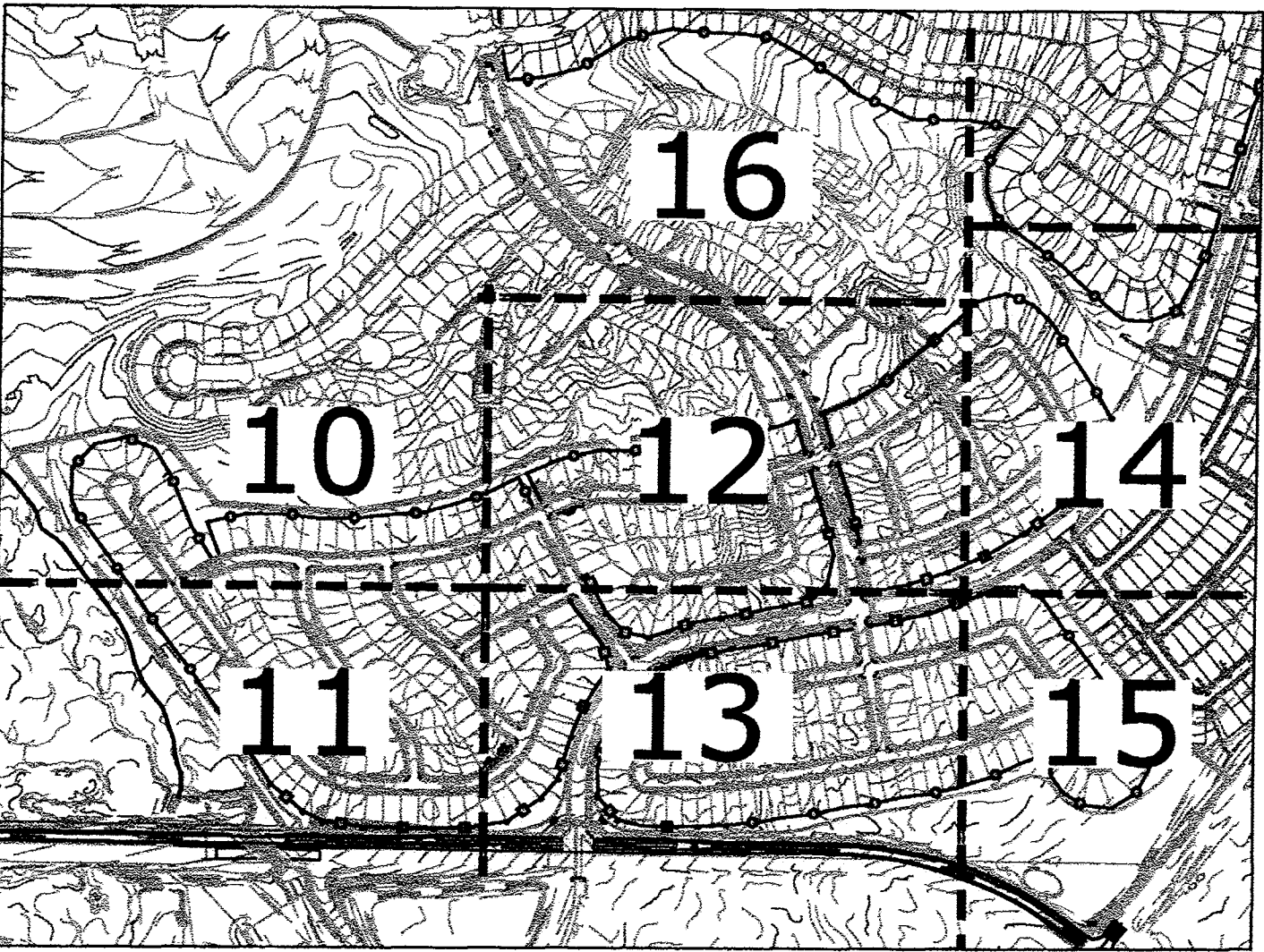




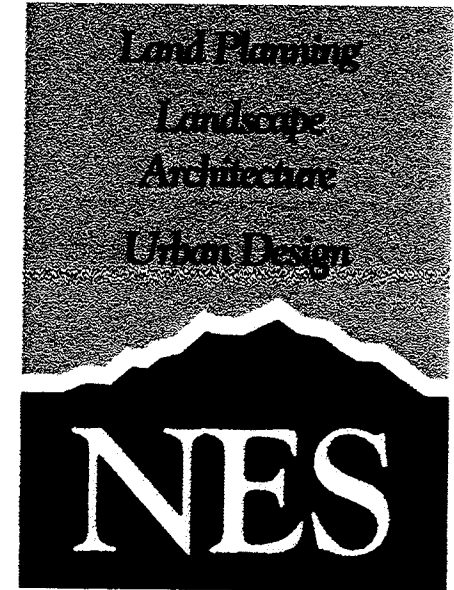




KEY MAP



P:\STL\Meridian Ranch\Drawings\Planning\Winding Walk\_L\_S8 Enduses\Drawings\Planning\WindingWalk.dwg [16-Grading] 6/27/2018 1:51:18 PM mswmt



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

WindingWalk  
Filings 1 & 2  
At Meridian  
Ranch

PUD Development Plan /  
Preliminary Plan

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

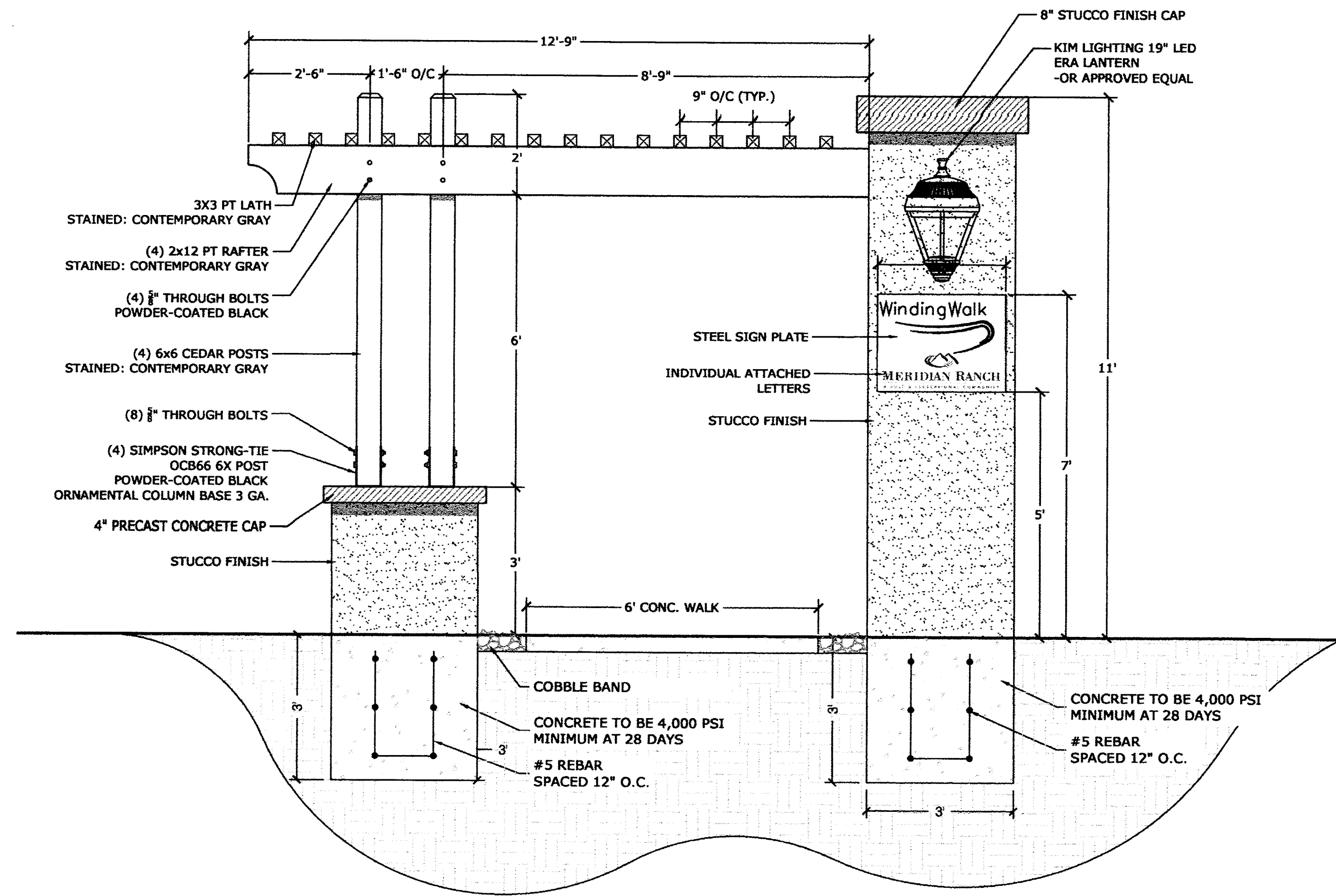
DATE	BY	DESCRIPTION
05/11/2018	JBS	Per County Comments
06/27/2018	MS	Updated Road Names

UTILITIES & GRADING  
PLAN

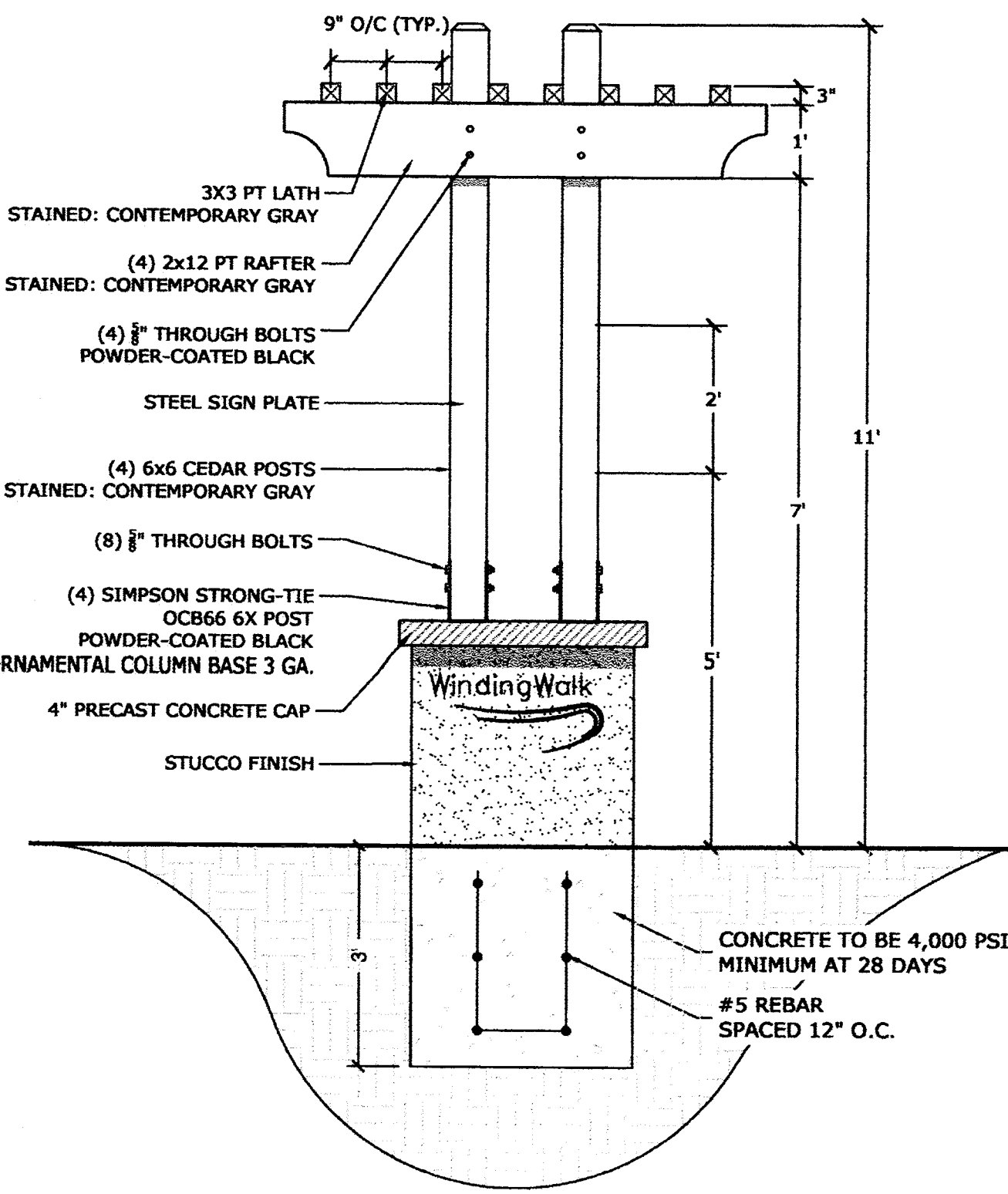
16  
OF 30

PCD# PUDSP-18-002

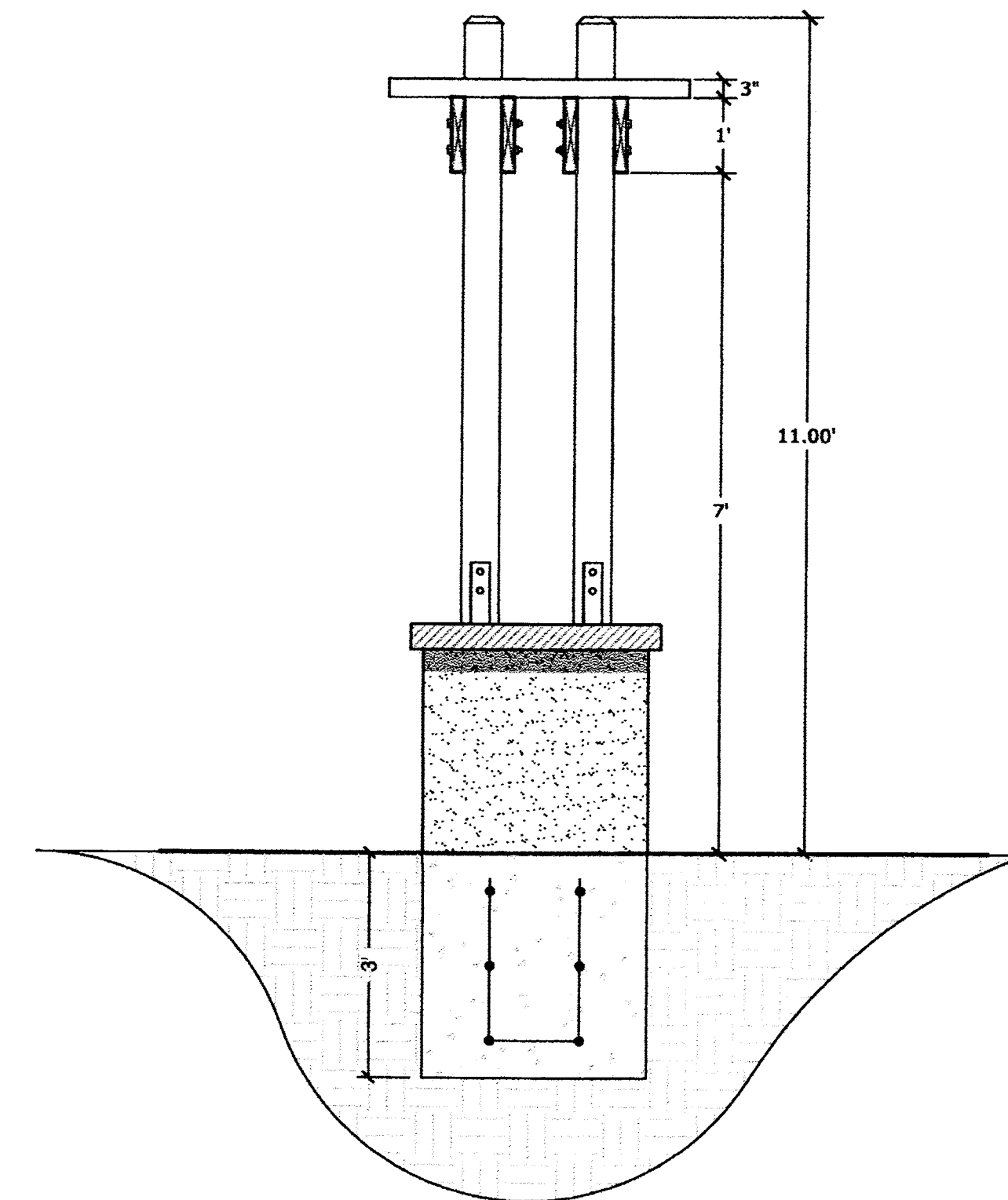




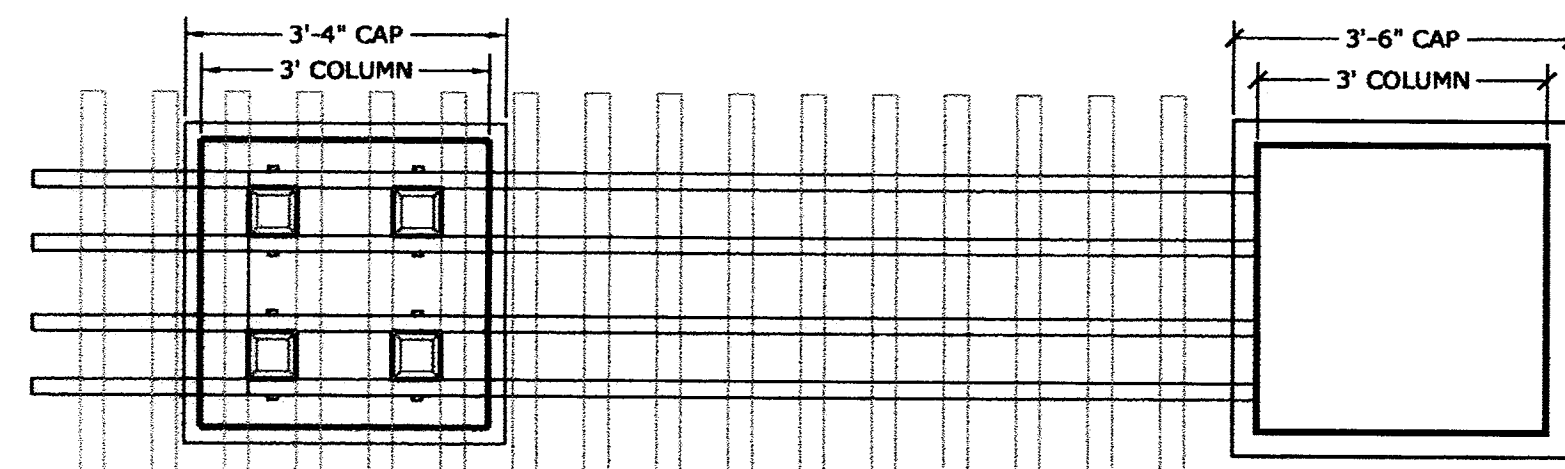
1 FRONT ELEVATION WindingWalk Entry Monument SCALE: 1/2" = 1'



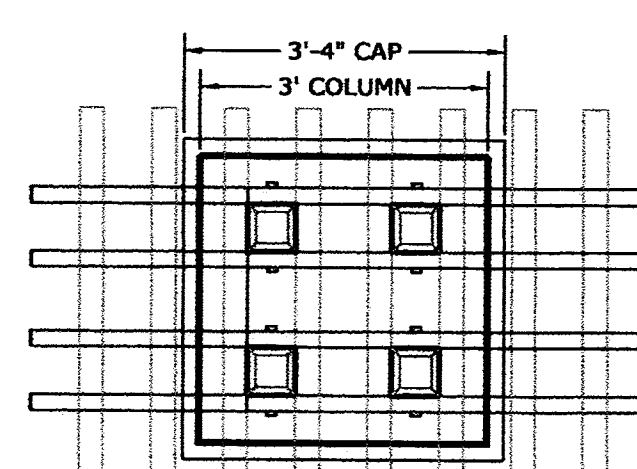
2 FRONT ELEVATION WindingWalk Secondary Monument SCALE: 1/2" = 1'



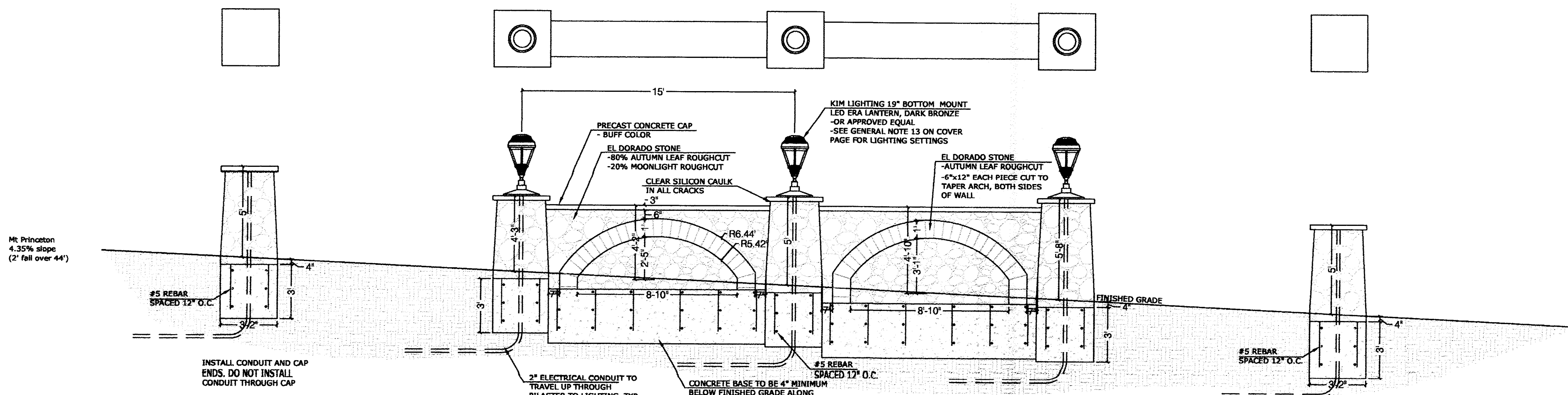
3 SIDE ELEVATION WindingWalk Secondary Monument SCALE: 1/2" = 1'



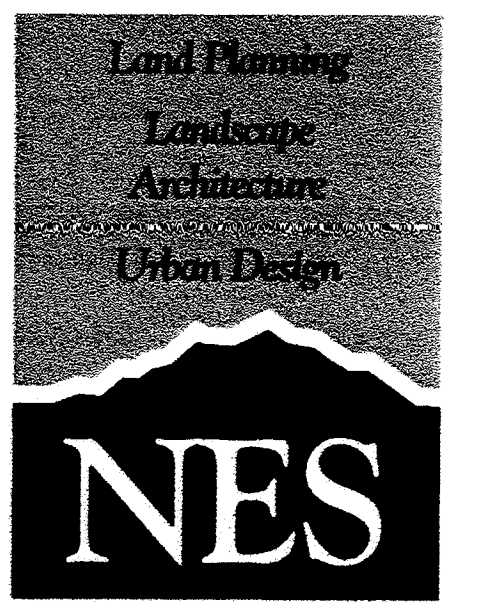
4 TOP VIEW WindingWalk Entry Monument SCALE: 1/2" = 1'



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



6 FRONT ELEVATION Rainbow Bridge Bridge SCALE: 1/2" = 1'



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

## WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan / Preliminary Plan

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

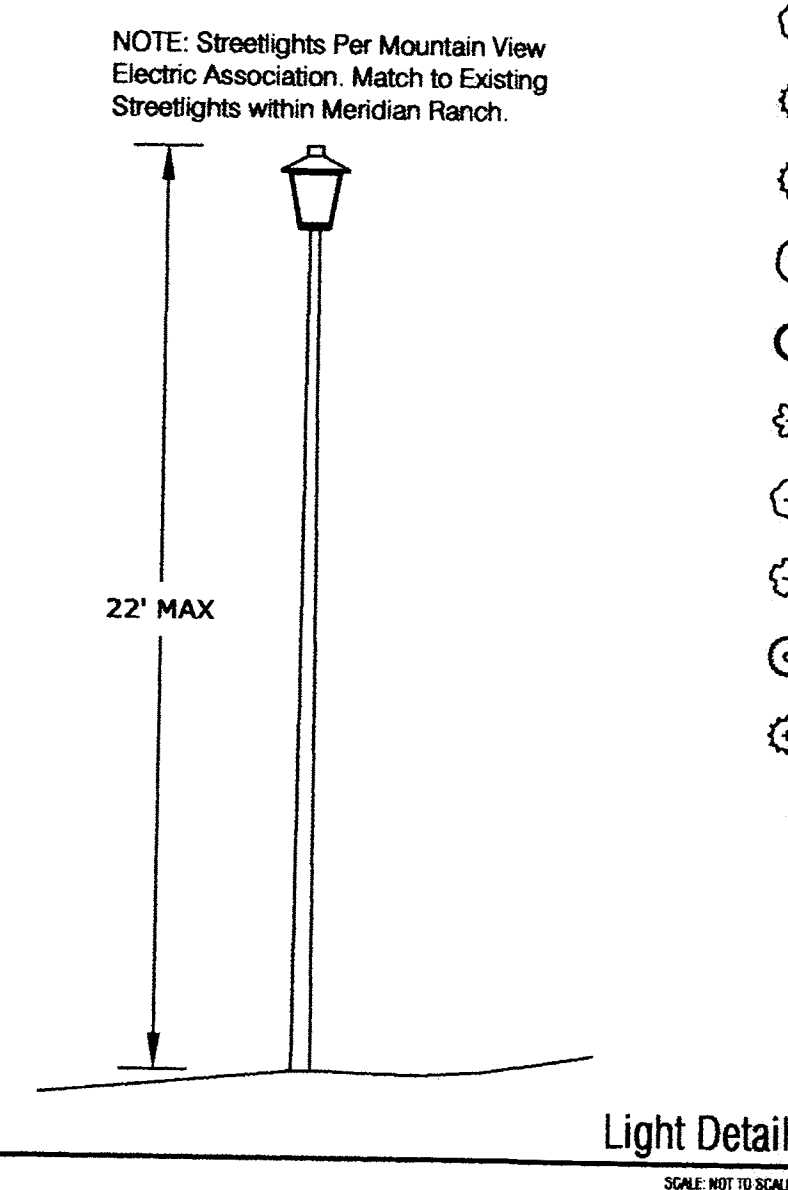
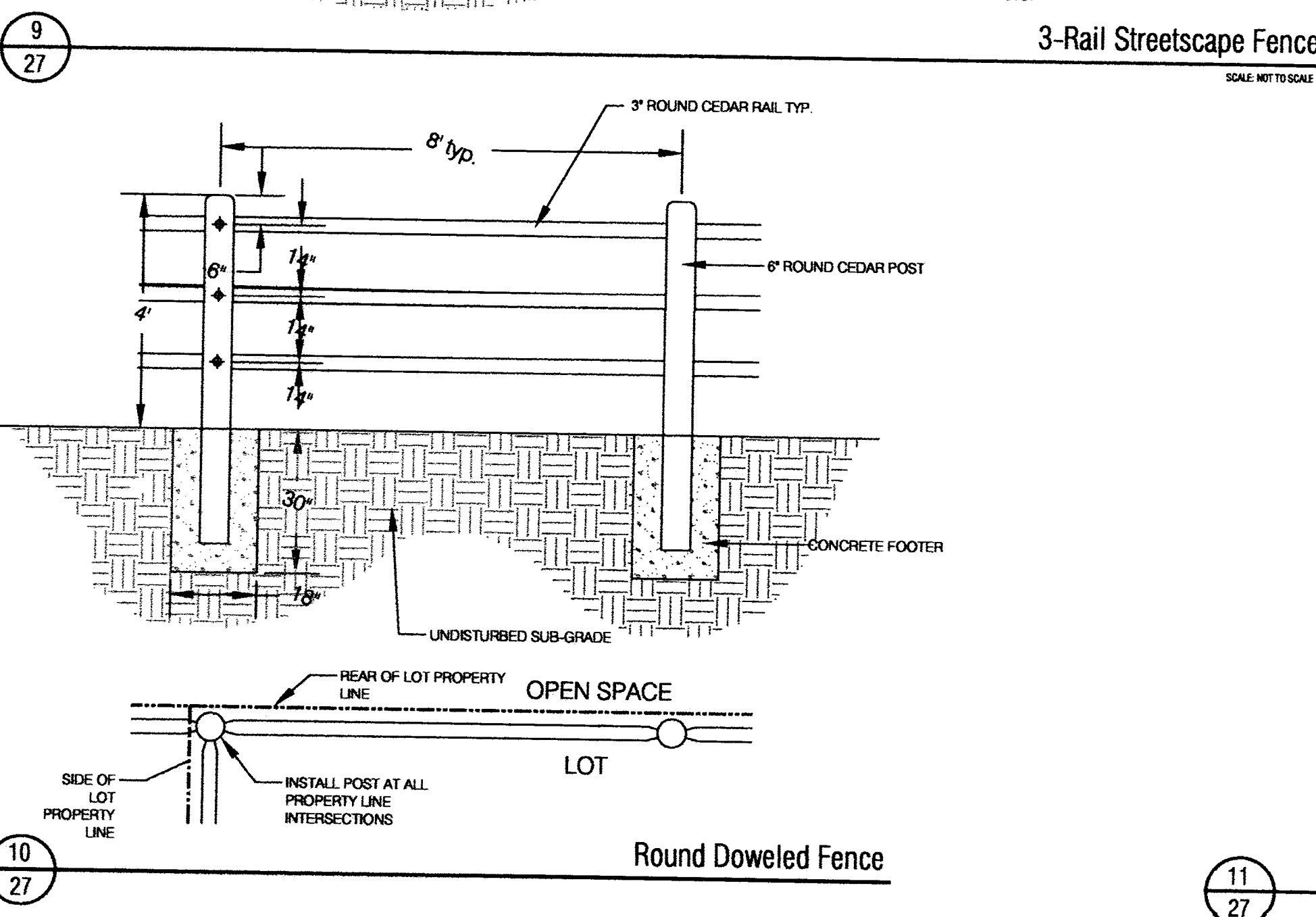
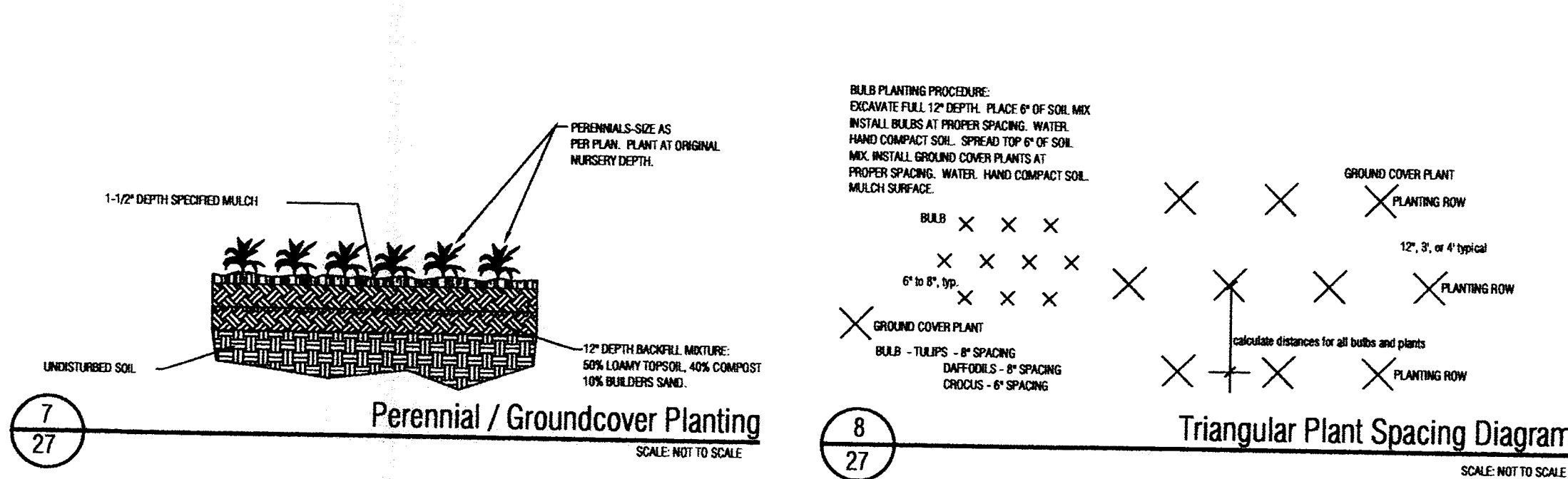
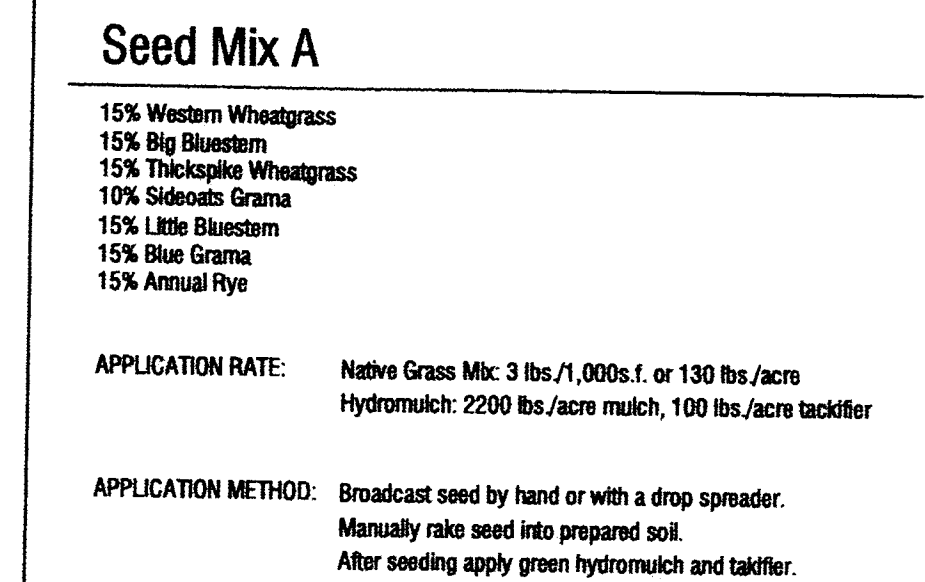
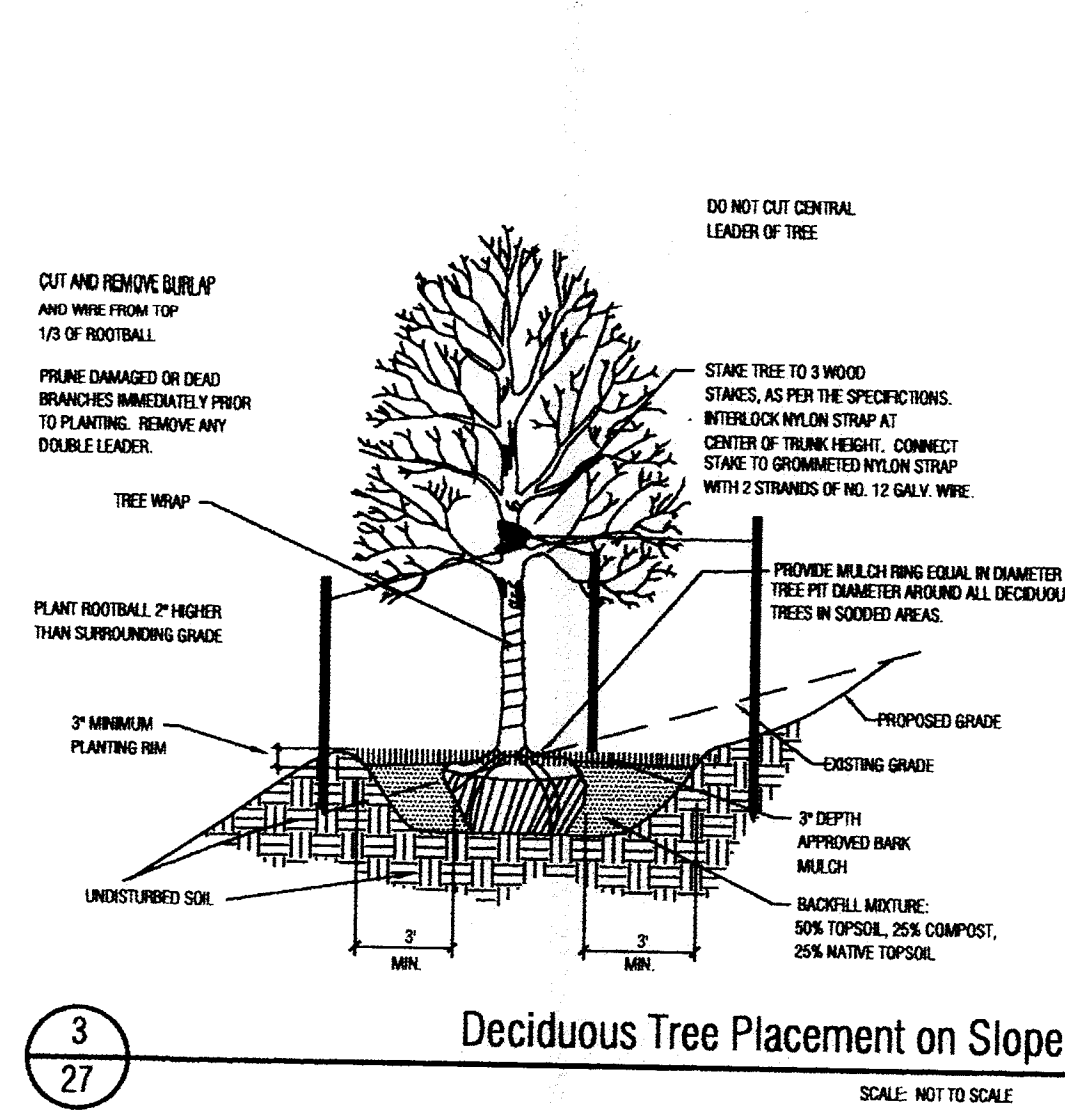
DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments
06/27/2018	MS	Updated Road Names

### ENTRY MONUMENTS

17 OF 30

PCD# PUDSP-18-002





TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
+	Axf	62	Acer x freemanii 'Jeffersd' / Autumn Blaze Maple	20'	30"	1.5' Cal.	B&B
+	Gtr	86	Gleditsia triacanthos / Honey Locust	60'	40"	1.5' Cal.	B&B
+	Jsw	133	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	20'	10"	6' HT	B&B
+	Ppu	40	Picea pungens / Colorado Blue Spruce	60'	30"	8' HT	B&B
+	Ppo	51	Pinus ponderosa / Ponderosa Pine	80'	40"	8' HT	B&B
+	PP	9	Populus tremula / European Aspen	30'	10"	1.5' Cal.	B&B
+	Qal	9	Quercus alba / White Oak	60'	60"	1.5' Cal.	B&B
+	QM	24	Quercus macrocarpa / Burr Oak	40'	50"	1.5' Cal.	B&B
+	Tam	16	Tilia americana / American Linden	60'	50"	1.5' Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
○	Eac	56	Euonymus alatus 'Compactus' / Compact Burning Bush	3'	4"	5 GAL	CONT
⊙	Hse	46	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2"	1 GAL	CONT
+	Hso	267	Heemerocallis x 'Stella de Oro' / Stella de Oro Daylily	2'	1.5'	1 GAL	CONT
+	Jbc	231	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8"	5 GAL	CONT
+	Jwl	85	Juniperus horizontalis 'Wiltoni' / Blue Rug Juniper	1'	8"	5 GAL	CONT
+	Pvr	240	Panicum virgatum 'Shenendoah' / Red Switch Grass	4'	1.5'	1 GAL	CONT
⊖	Pac	258	Pennisetum alopecuroides / Fountain Grass	3'	2"	1 GAL	CONT
+	Pea	77	Perovskia atriplicifolia / Russian Sage	3'	4"	5 GAL	CONT
+	Pfg	12	Potentilla fruticosa 'Gold Drop' / Gold Drop Potentilla	3'	4"	5 GAL	CONT
+	PSC	12	Prunus x cistena / Purple Leaf Sand Cherry	7'	6"	5 GAL	CONT
○	Rag	36	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3'	4"	5 GAL	CONT
+	Ssc	260	Schizachyrium scoparium / Little Bluestem Grass	4'	2.5'	1 GAL	CONT

- **Land Use:** Single Family Residential
- **Number of Lots:** 345 Lots
- **Total Area:** 74.384 AC
- **Total Tract Area:** 31.737 AC

LDC Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees (substitute 1 tree/10 shrubs)
(LR)	Lambert Road North (Urban Local)	2,784'	93 (1 per 30')	75 (shrub substitute 170)
	Lambert Road South (Urban Local)	1,881'	63 (1 per 30')	54 (shrub substitute 140)
(RB)	Rainbow Bridge East (Urban Local)	2,173'	72 (1 per 30')	55 (shrub substitute 80)
	Rainbow Bridge West (Urban Local)	2,198'	73 (1 per 30')	62 (shrub substitute 90)
(SD)	Stapleton Drive (Principal Arterial)	2,775'	138 (1 per 20')	53 (shrub substitute 10)

1. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE TO TOP 6" OF SOIL.
2. FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
3. ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
4. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
5. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6" CAL. WOOD STAKES (STAKE TO GROUND LEVEL).
6. MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALE, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, "PUNCH LIST" SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
  - A. PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
  - B. IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.
  - C. IRRIGATION 95%/ PUNCH INSPECTION.
  - D. IRRIGATION FINAL ACCEPTANCE INSPECTION.
  - E. LANDSCAPE 50% INSPECTION - 1/2 THROUGH ENTIRE PROJECT
  - F. LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.
  - H. LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
7. PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
8. 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, SOA AREAS IN WHICH TREES SHALL RECEIVE 60" DIA. MULCH RING. AVAILABLE FROM C&S SAND CEDAR MULCH (719)471-7222.
9. 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.
10. CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
11. CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
12. LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
13. 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.



PROJECT INFO

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

DATE:	BY:	DESCRIPTION:
05/11/2018	MS	Per County Comments
06/13/2018	MS	Per Client Comments
06/27/2018	MS	Road Name Changes

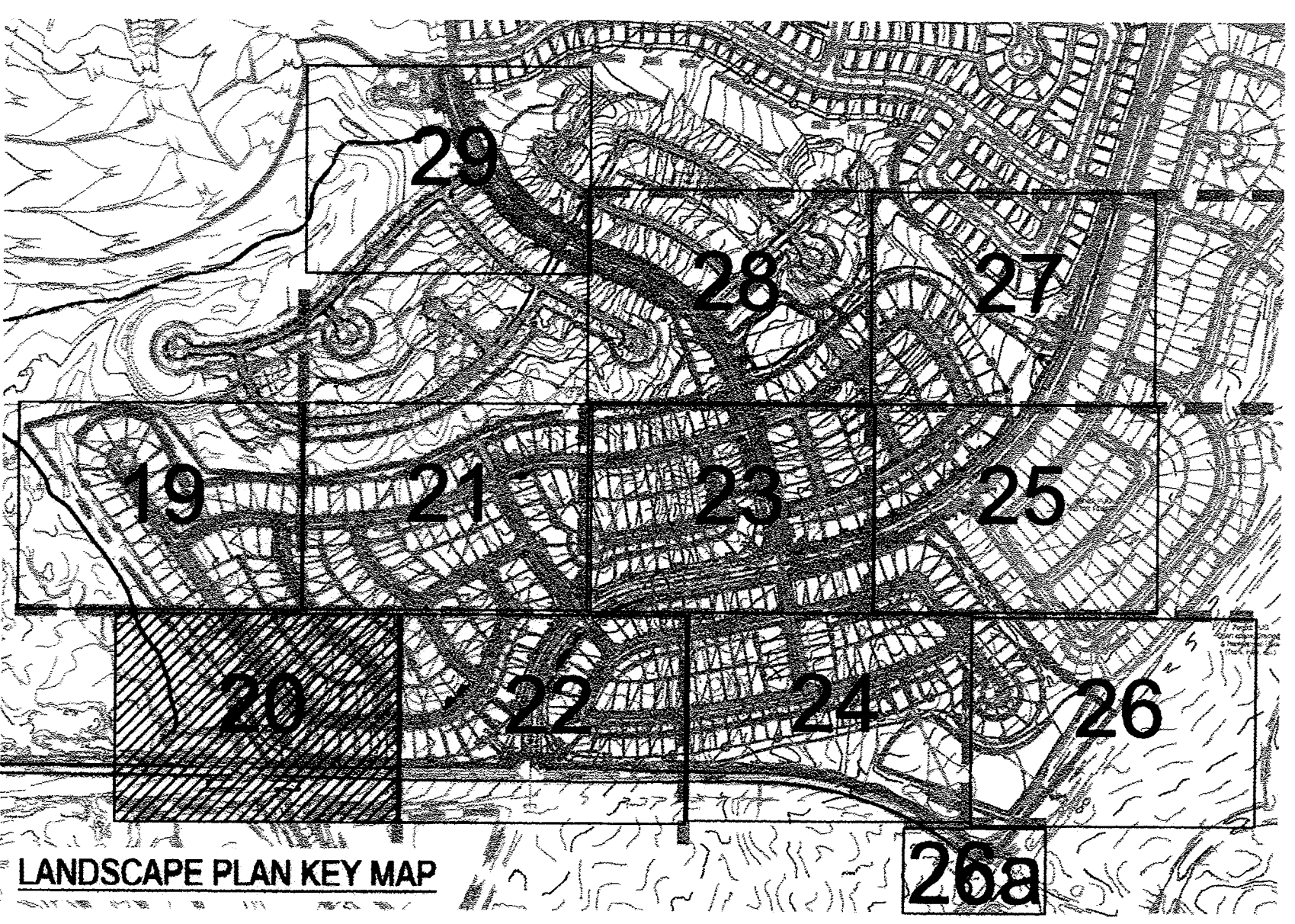
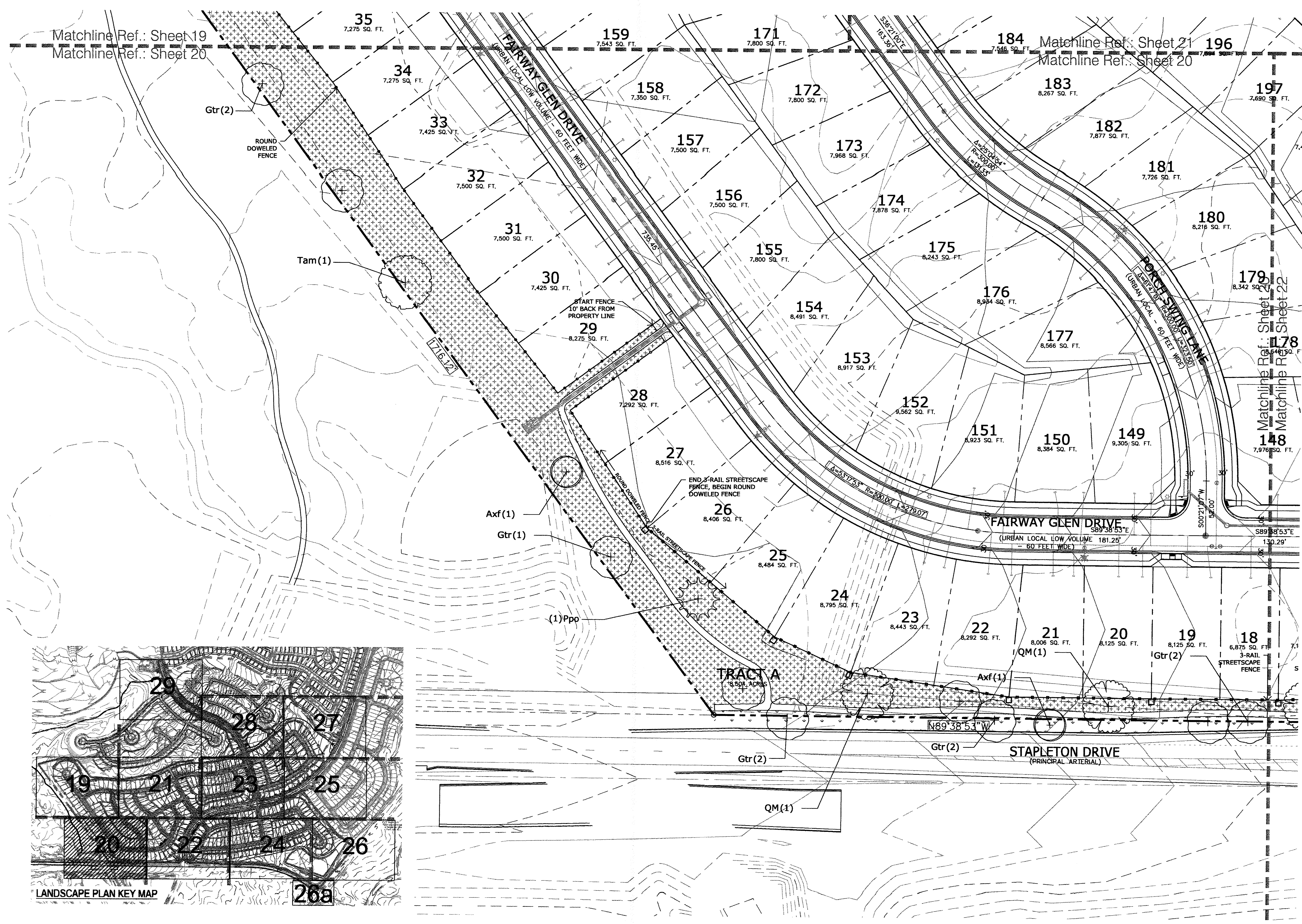
## LANDSCAPE PLAN

19  
OF 30

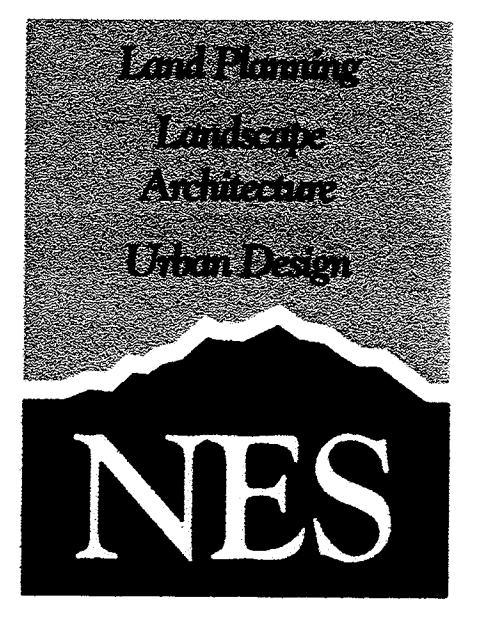
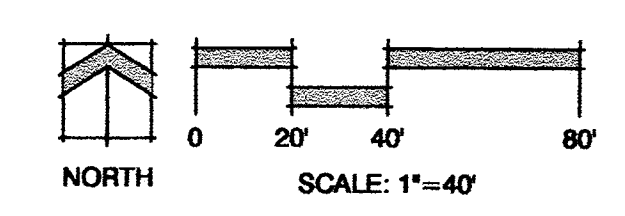
PCD# PUDSP-18-002







218100781  
8-29-2018



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

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

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

DATE	BY	DESCRIPTION
05/11/2018	MS	Per County Comments
06/13/2018	MS	Per Client Comments
06/27/2018	MS	Road Name Changes

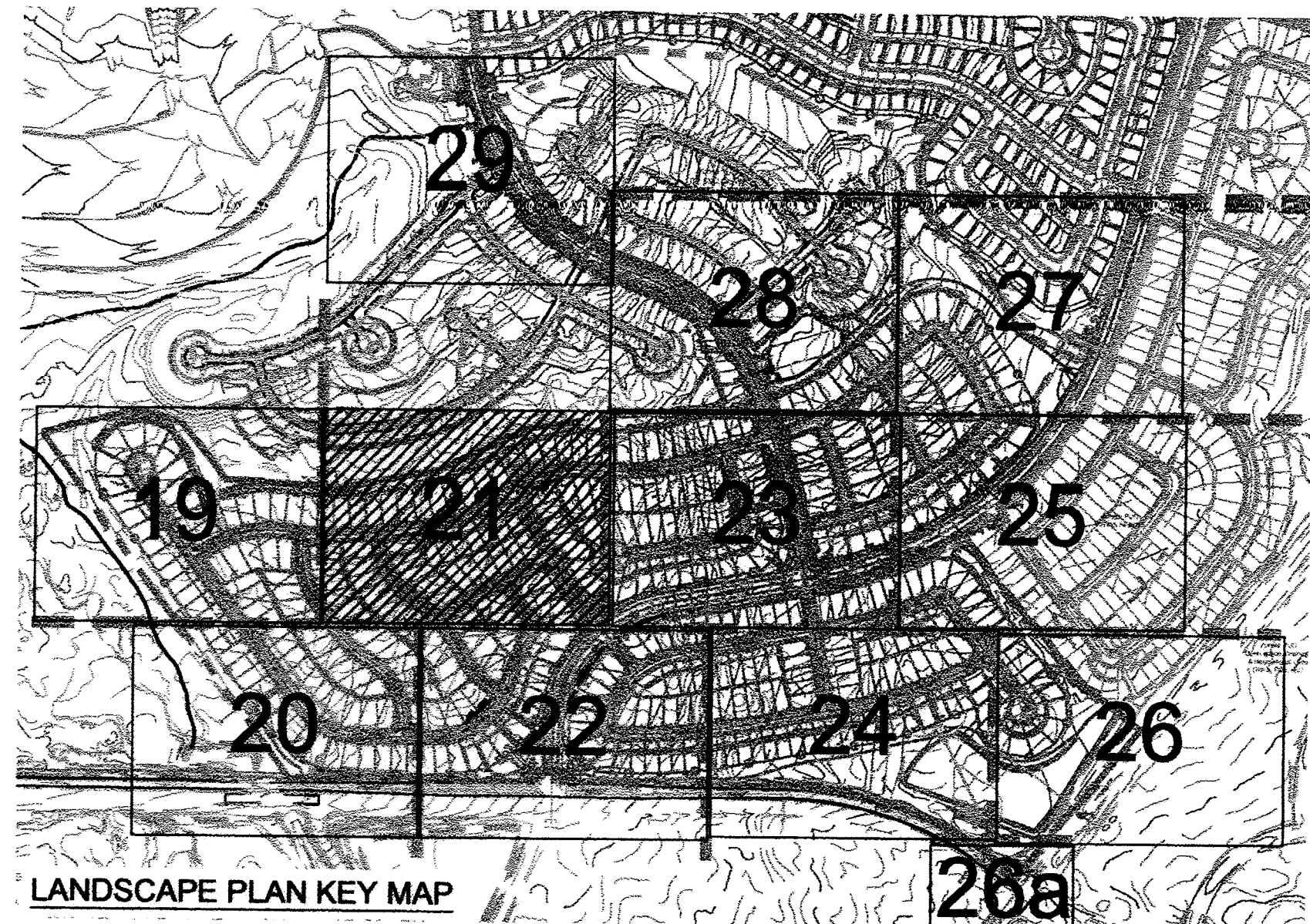
LANDSCAPE PLAN

20  
OF 30

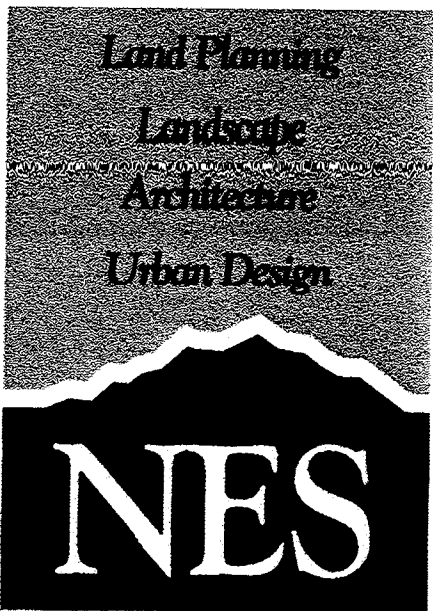
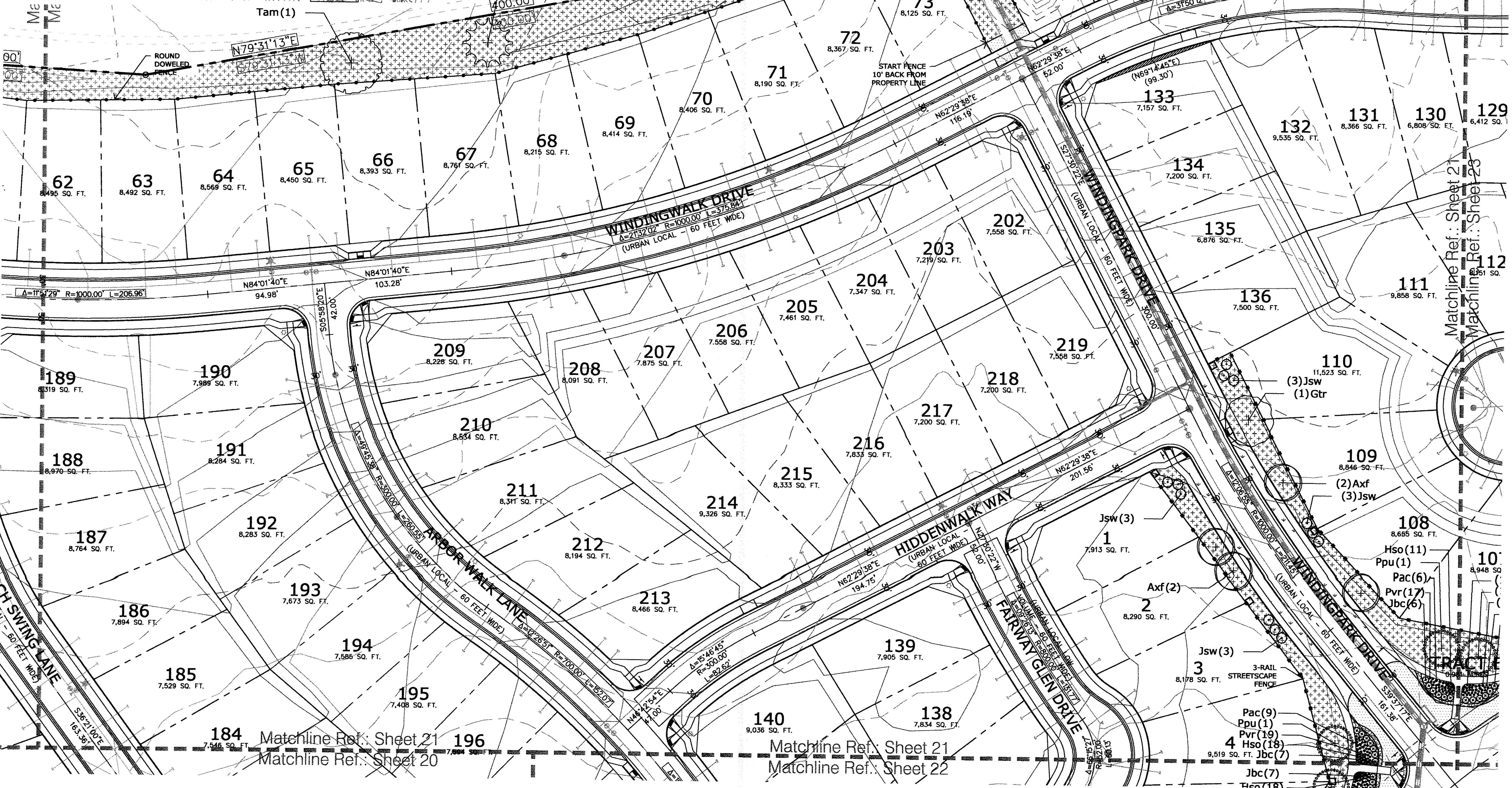
PCD# PUDSP-18-002

P:\01\Meridian Ranch\Drawings\Planning\The Land\12\_WindingWalk.dwg [20-UPR] 6/27/2018 1:52:16 PM msw





LANDSCAPE PLAN KEY MAP



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903

Tel 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

# 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
05/11/2018	MS	Per County Comments
06/13/2018	MS	Per Client Comments
06/27/2018	MS	Road Name Changes

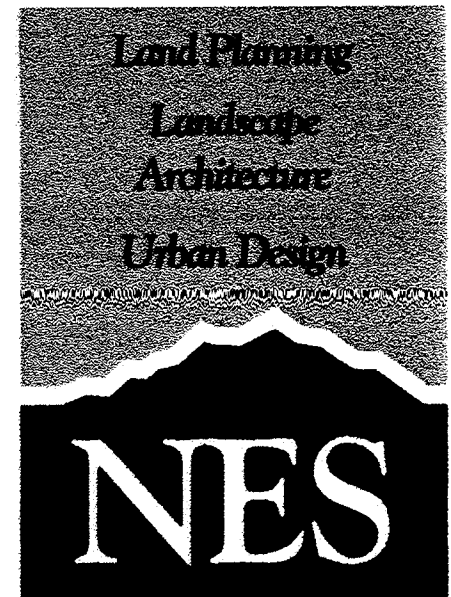
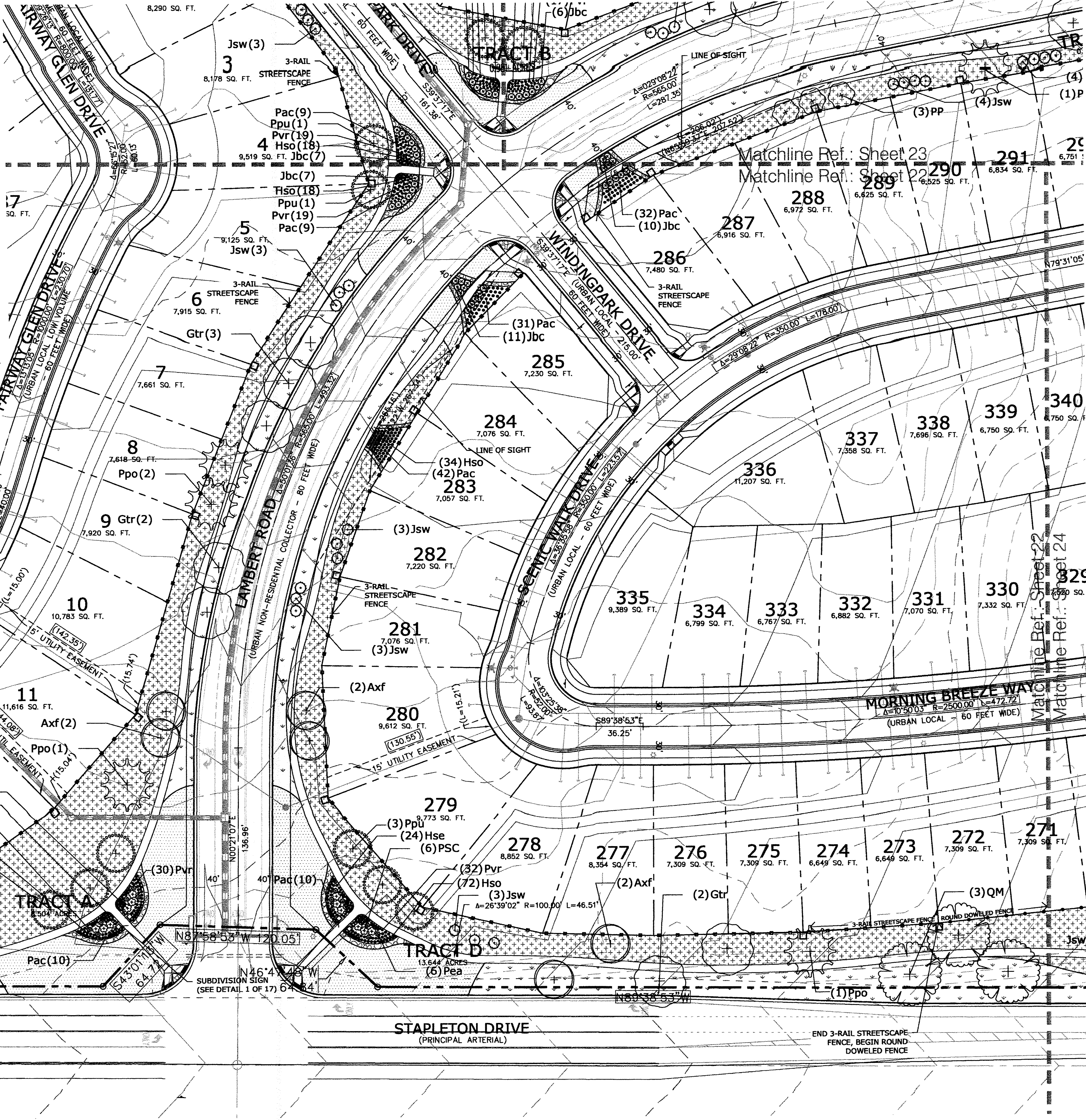
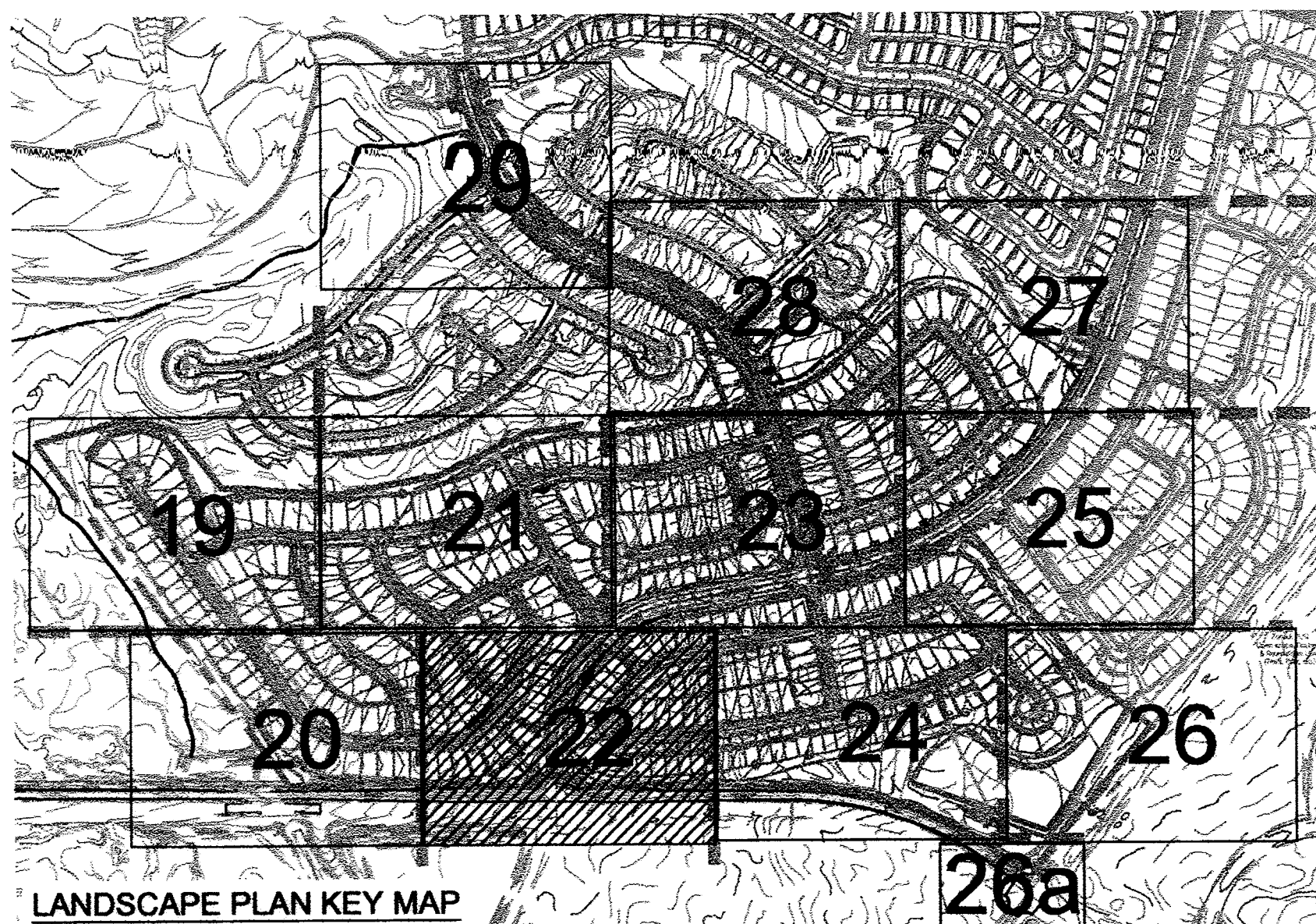
## LANDSCAPE PLAN

21  
OF 30

PCD# PUDSP-18-002

P:\021\Meridian Ranch\Drawings\Planning\Winding Walk\_L\_08\_Enclaved\Drawings\Planning\Final\WindingWalk.dwg [21-Landscape] 6/27/2018 1:52:27 PM ms:swift





N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

## WindingWalk Filings 1 & 2 At Meridian Ranch

Final Landscape Plan

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

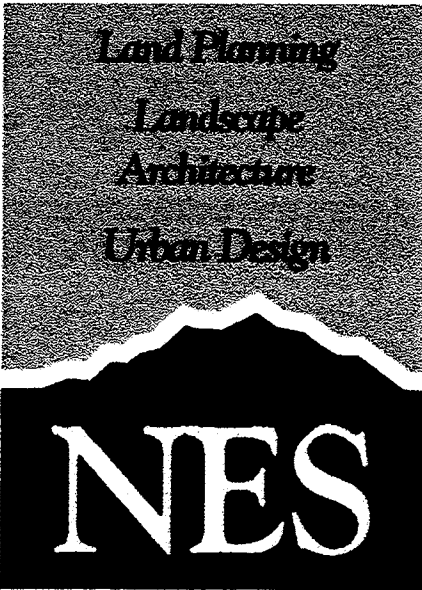
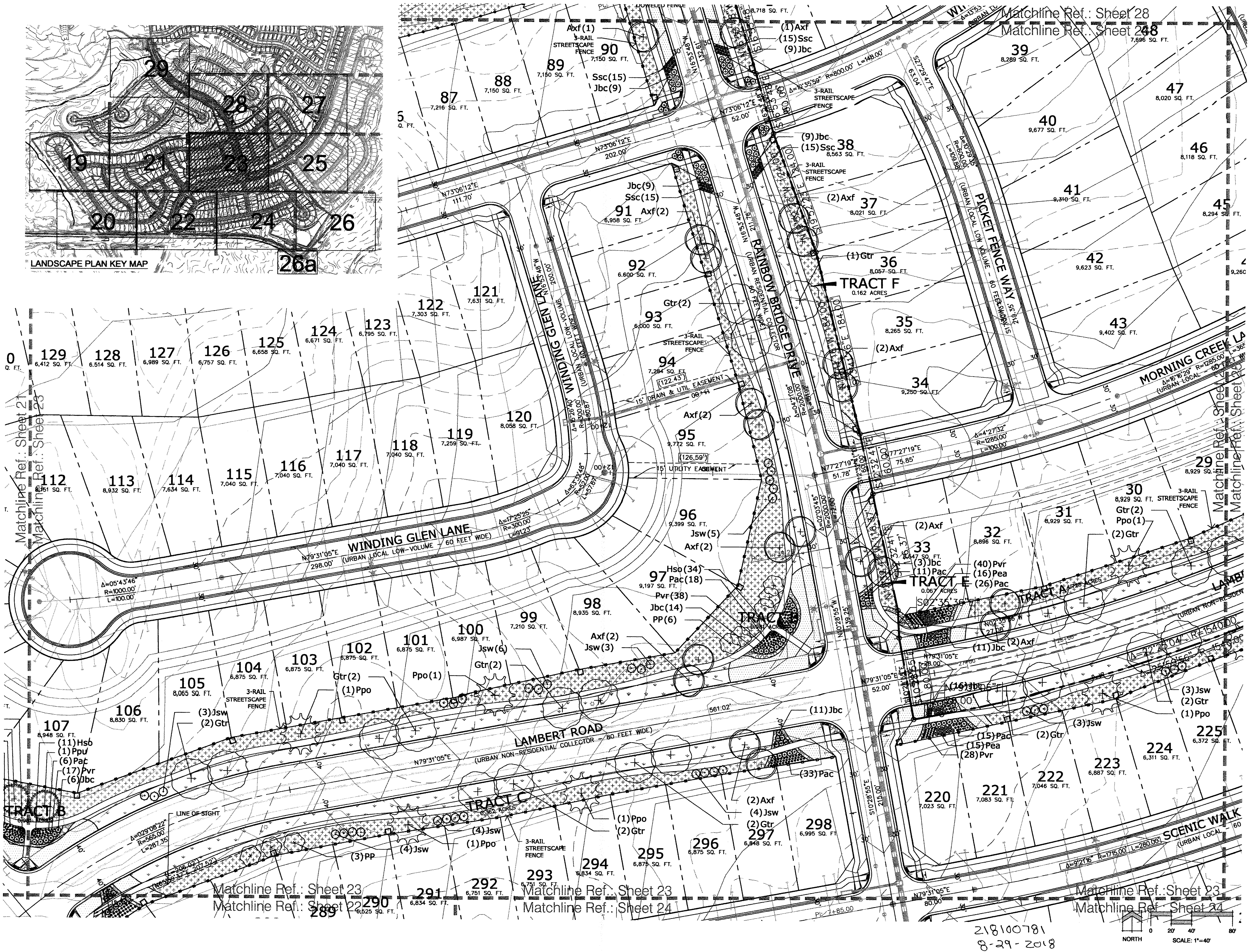
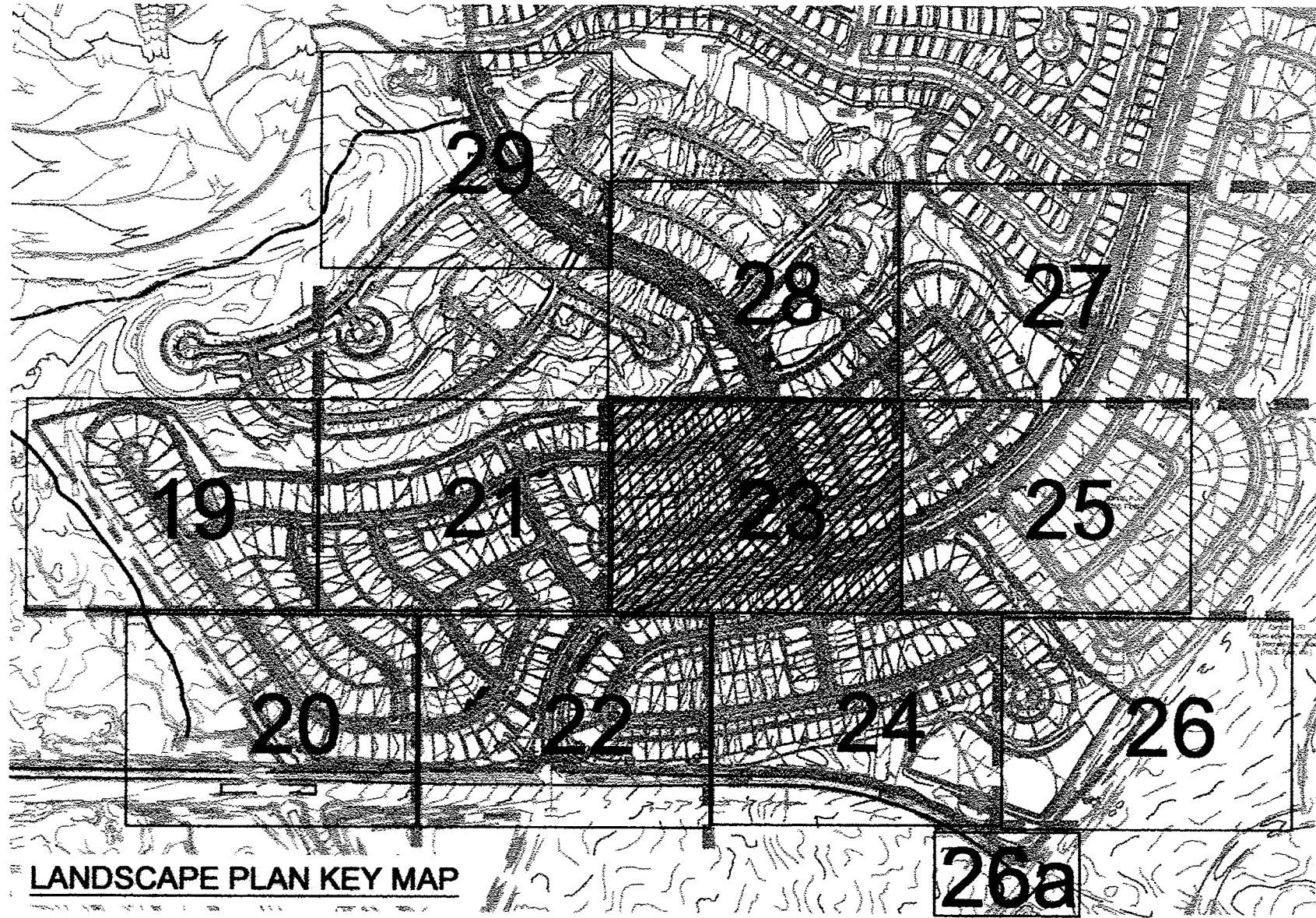
DATE	BY	DESCRIPTION
05/11/2018	MS	Per County Comments
06/13/2018	MS	Per Client Comments
06/27/2018	MS	Road Name Changes

LANDSCAPE PLAN

22  
OF 30

PCD# PUDSP-18-002





N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

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

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

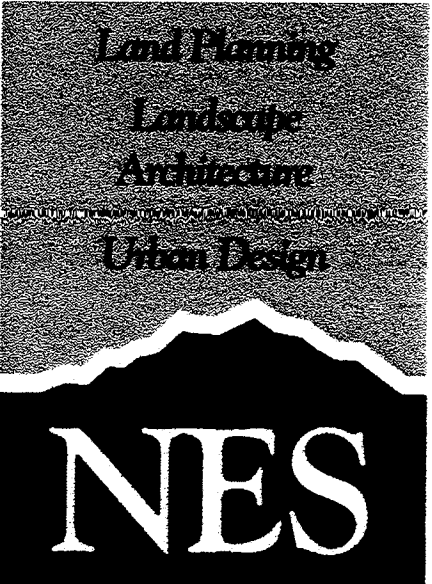
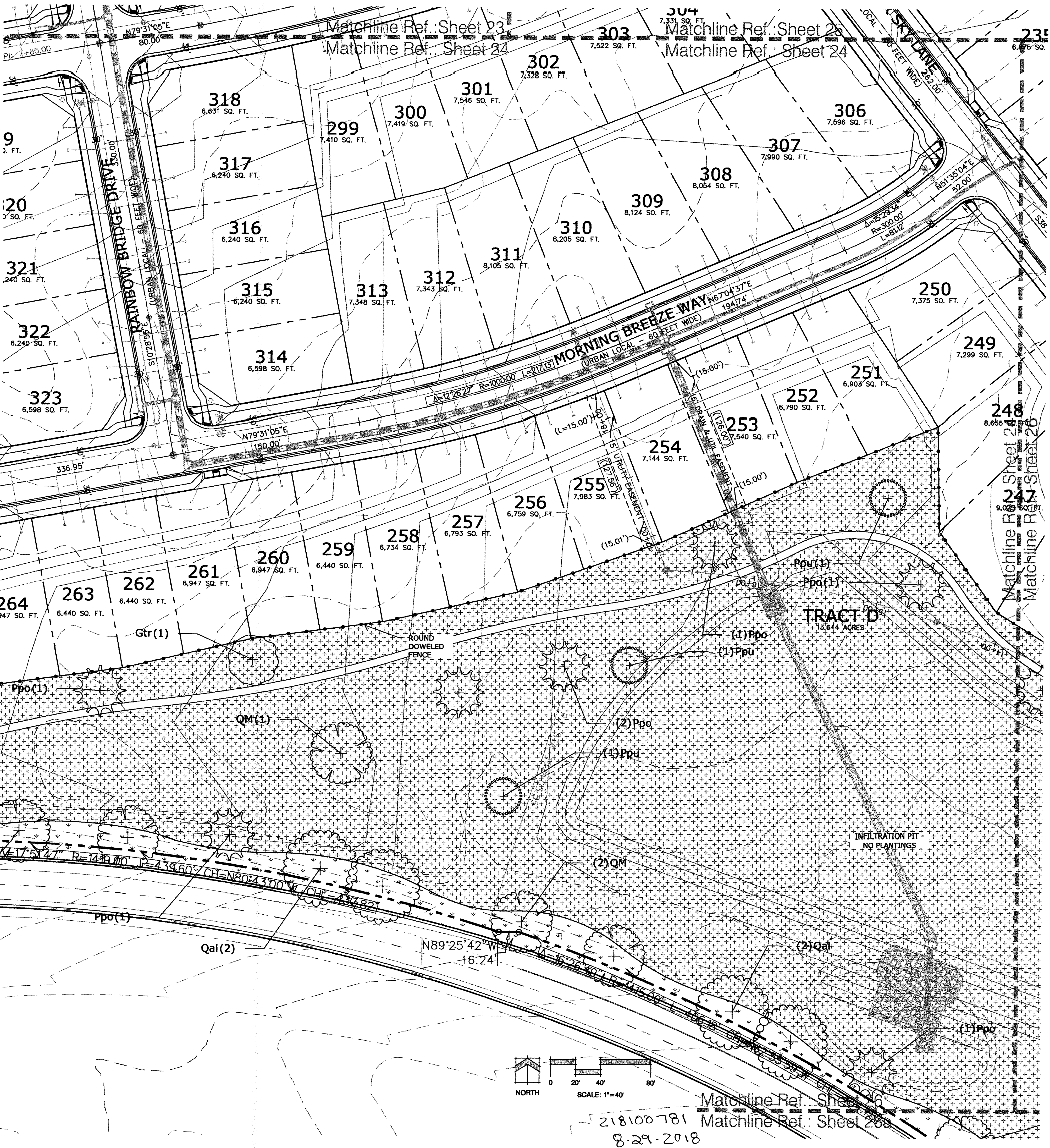
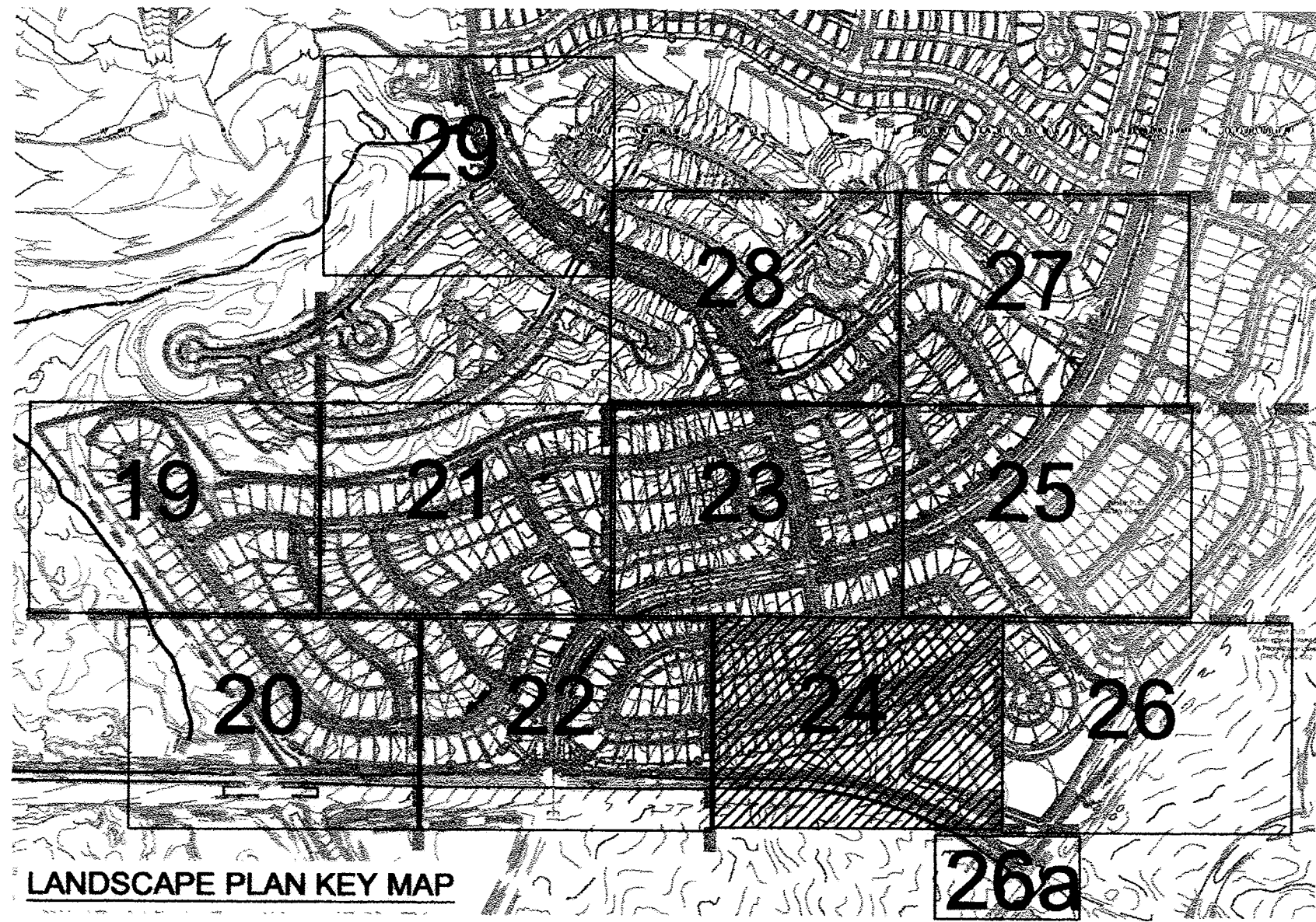
DATE:	BY:	DESCRIPTION:
05/11/2018	MS	Per County Comments
06/13/2018	MS	Per Client Comments
06/27/2018	MS	Road Name Changes

### LANDSCAPE PLAN

23  
OF 30

PCD# PUDSP-18-002





N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

WindingWalk  
Filings 1 & 2  
At Meridian  
Ranch  
Final Landscape Plan

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

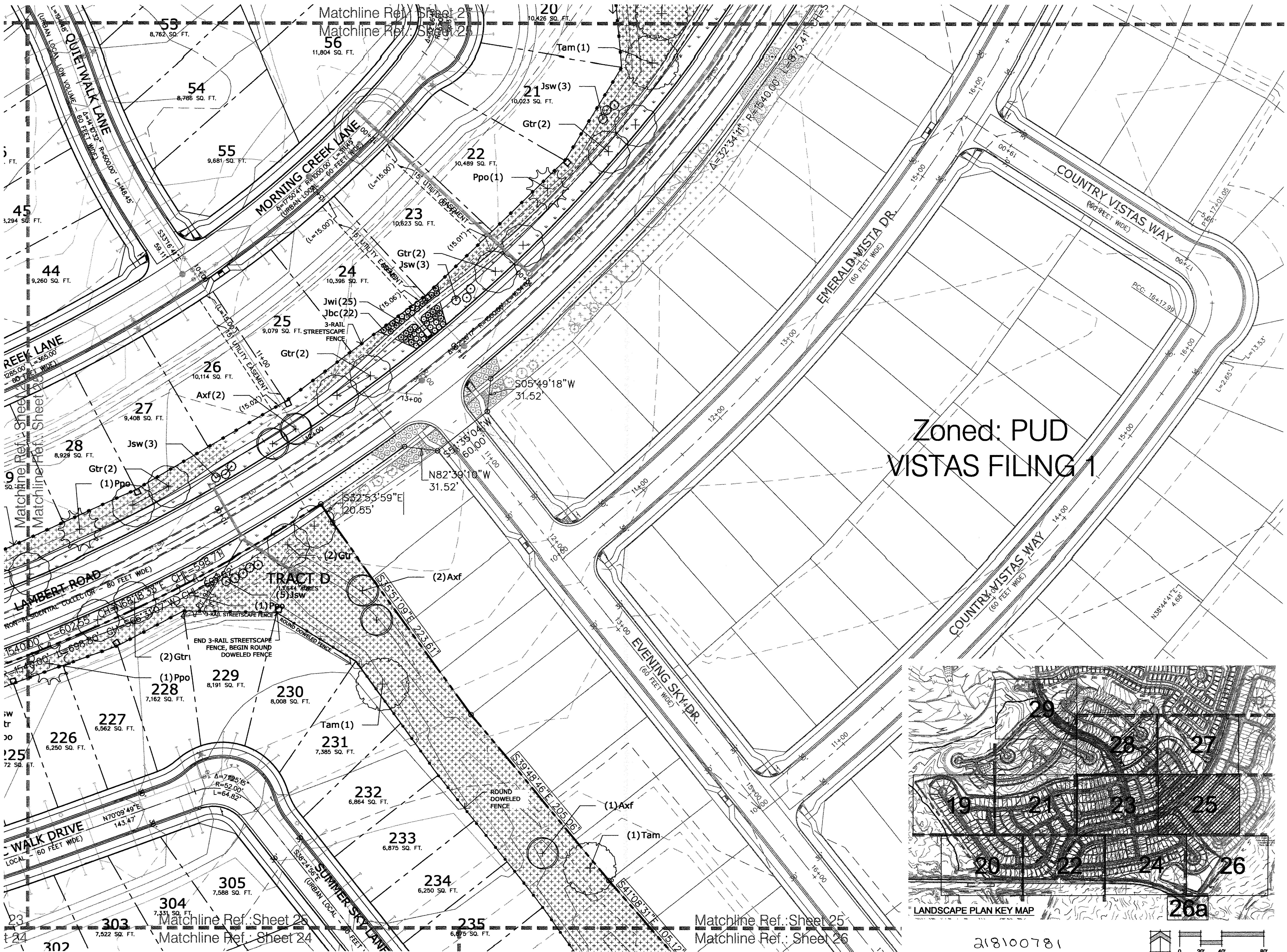
DATE:	BY:	DESCRIPTION:
05/11/2018	MS	Per County Comments
06/13/2018	MS	Per Client Comments
06/27/2018	MS	Road Name Changes

LANDSCAPE PLAN

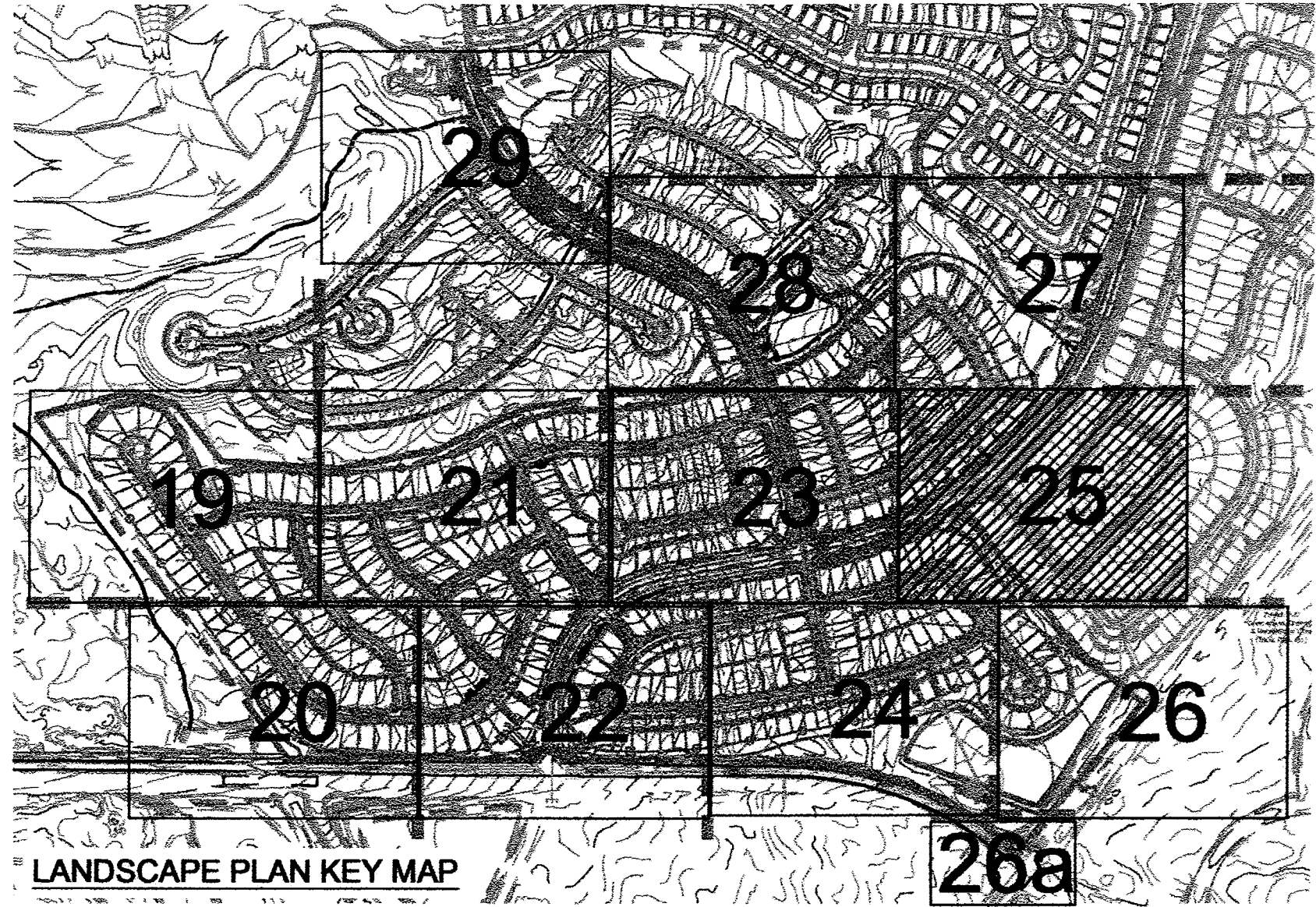
24  
of 30

PCD# PUDSP-18-002

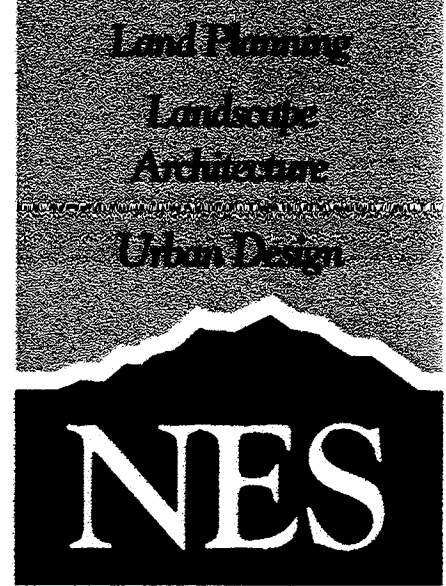
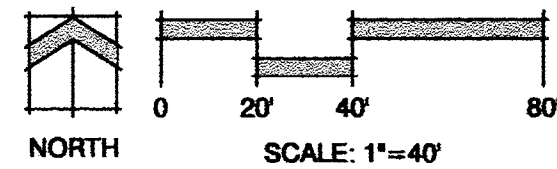




Zoned: PUD  
VISTAS FILING 1



218100781  
8-29-2018



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

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:
05/11/2018	MS	Per County Comments
06/13/2018	MS	Per Client Comments
06/27/2018	MS	Road Name Changes

LANDSCAPE PLAN

25  
OF 30

PCD# PUDSP-18-002

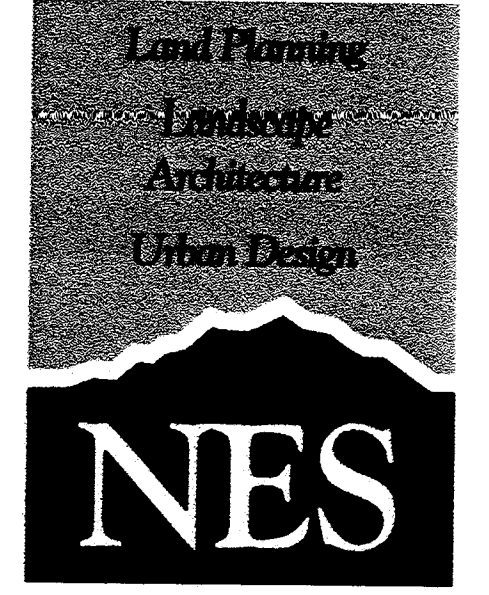
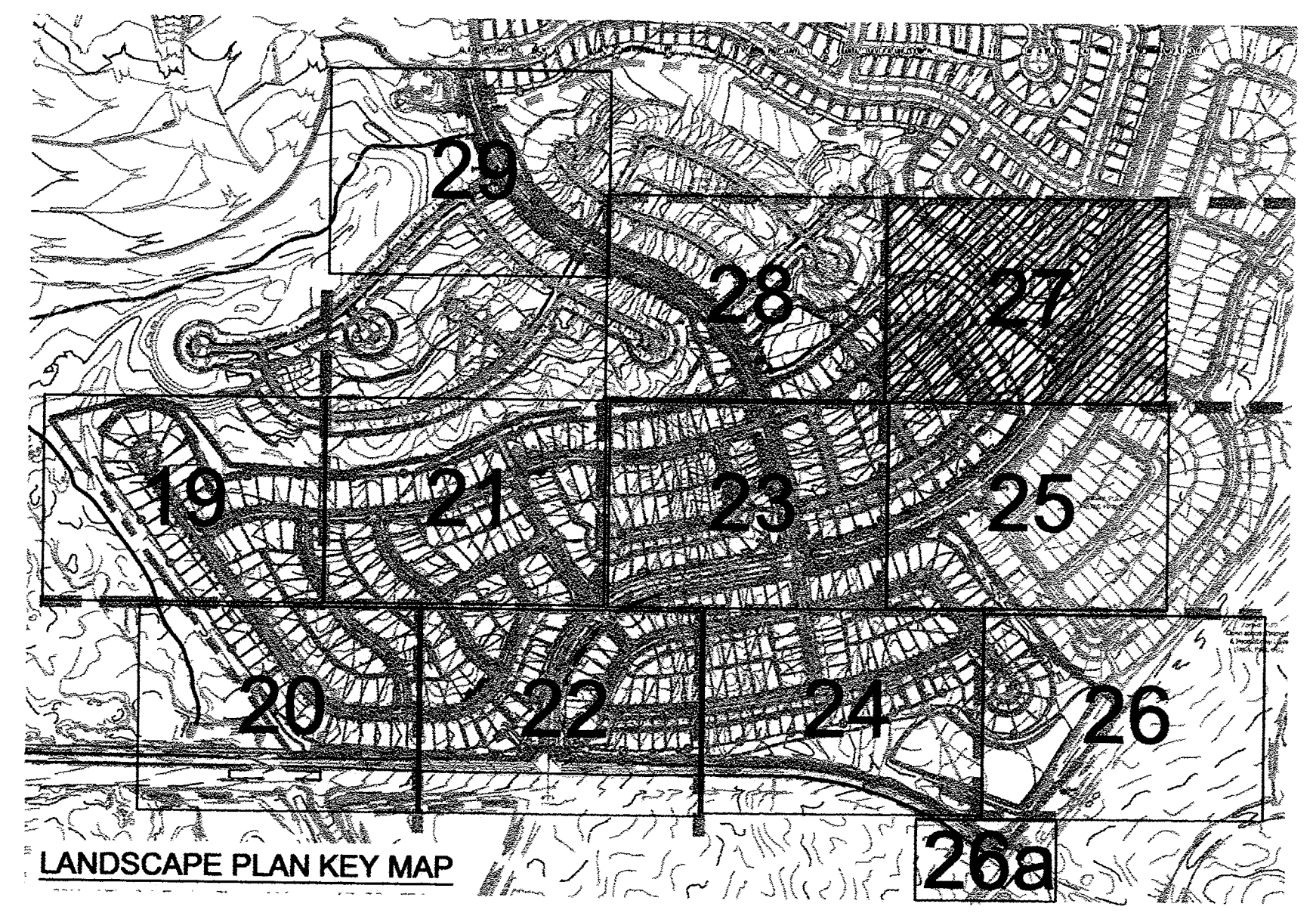
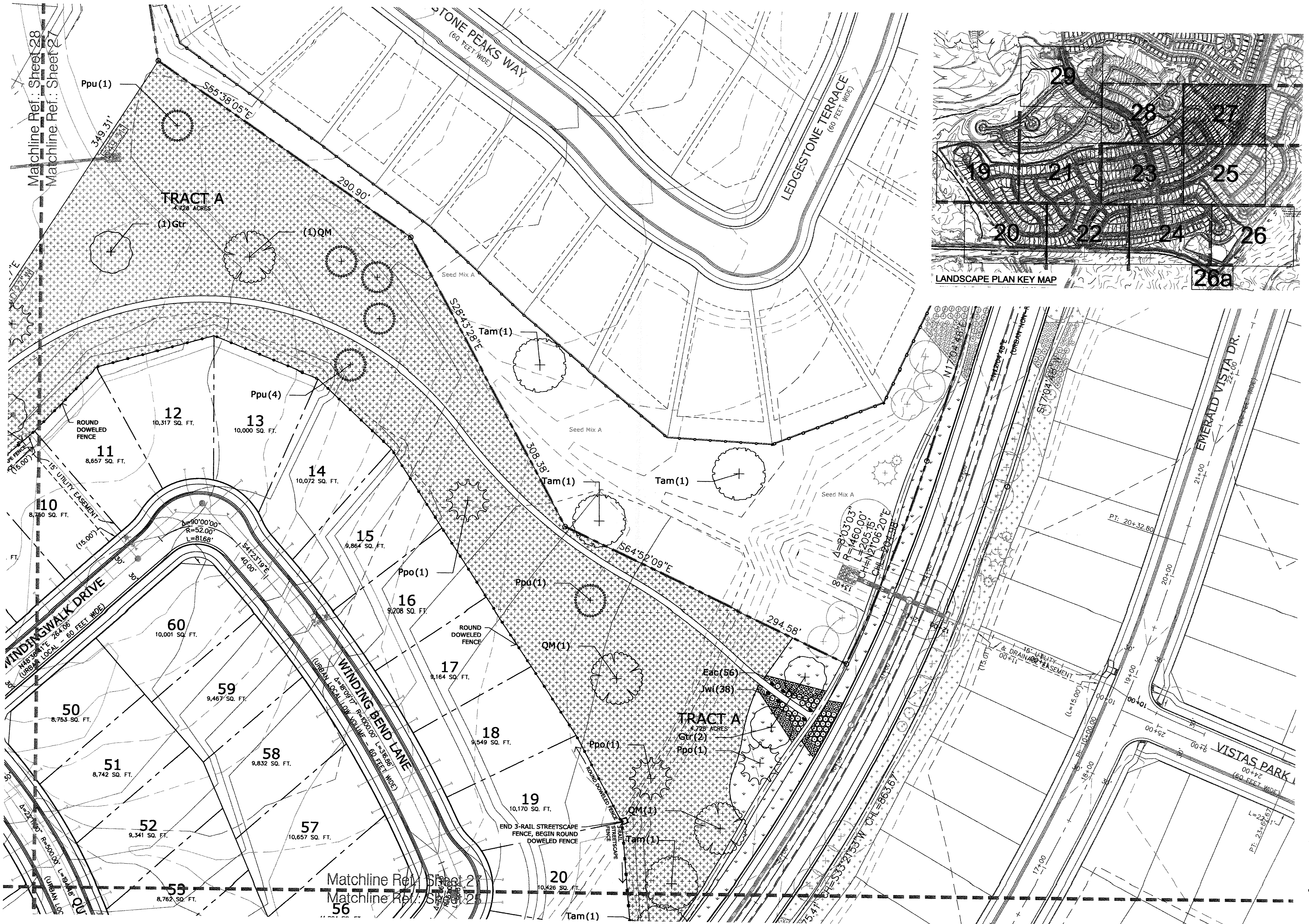




218100781  
8-29-2018



P:\STL\Meridian Ranch\Drawings\Planning\Winding Walk\_L\_S8 Enduses\Drawings\Planning\Final-LandUse\_P\_WindingWalk.dwg (27-LandUse) 6/27/2018 11:33:31 PM mawitt



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

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

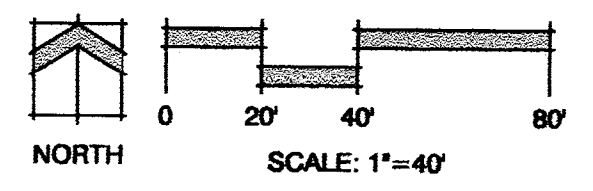
DATE: January 4, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: M. Swift

DATE:	BY:	DESCRIPTION:
05/11/2018	MS	Per County Comments
06/13/2018	MS	Per Client Comments
06/27/2018	MS	Road Name Changes

### LANDSCAPE PLAN

27  
OF 30

PCD# PUDSP-18-002

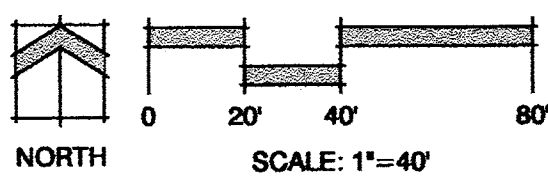
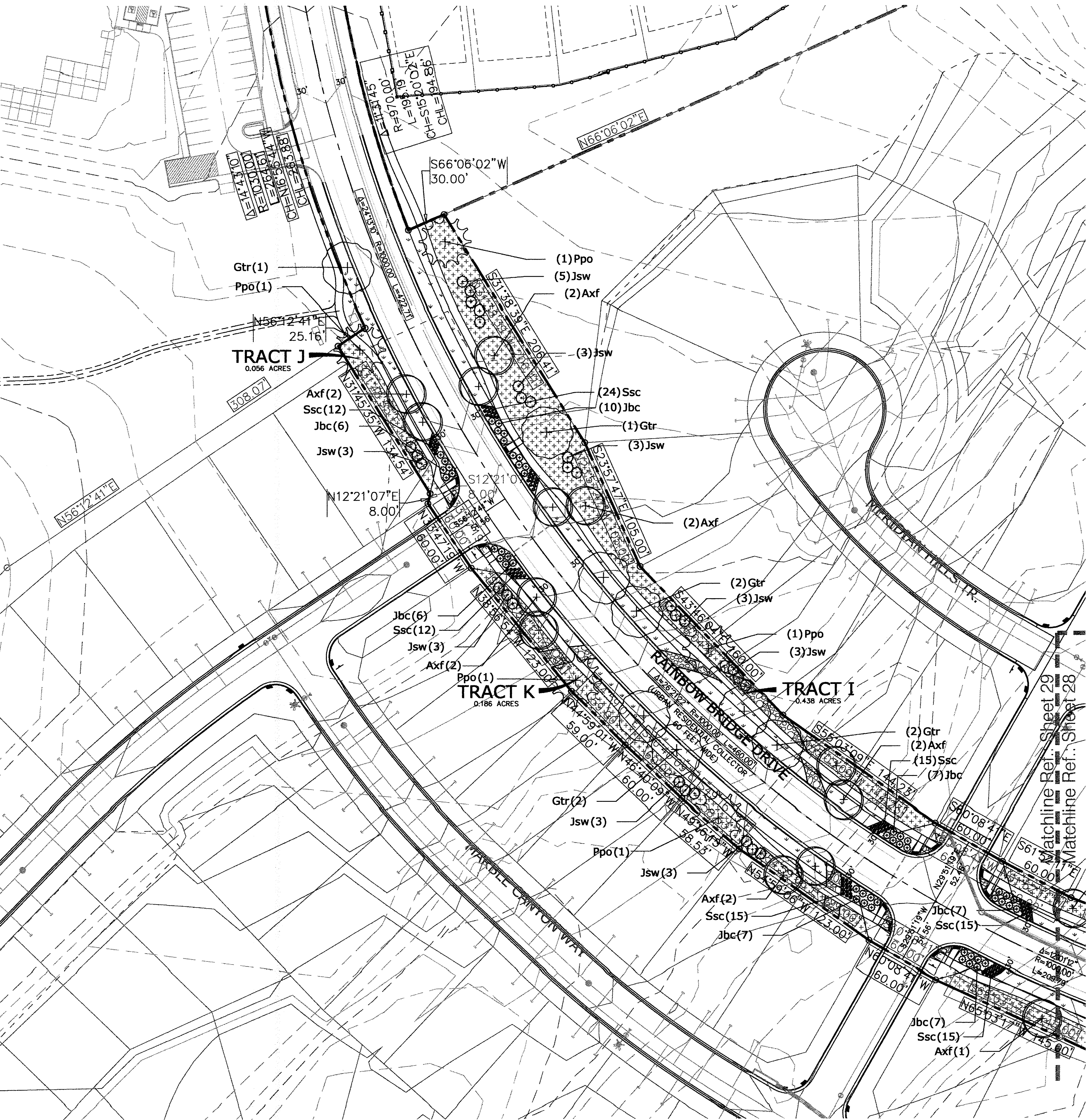
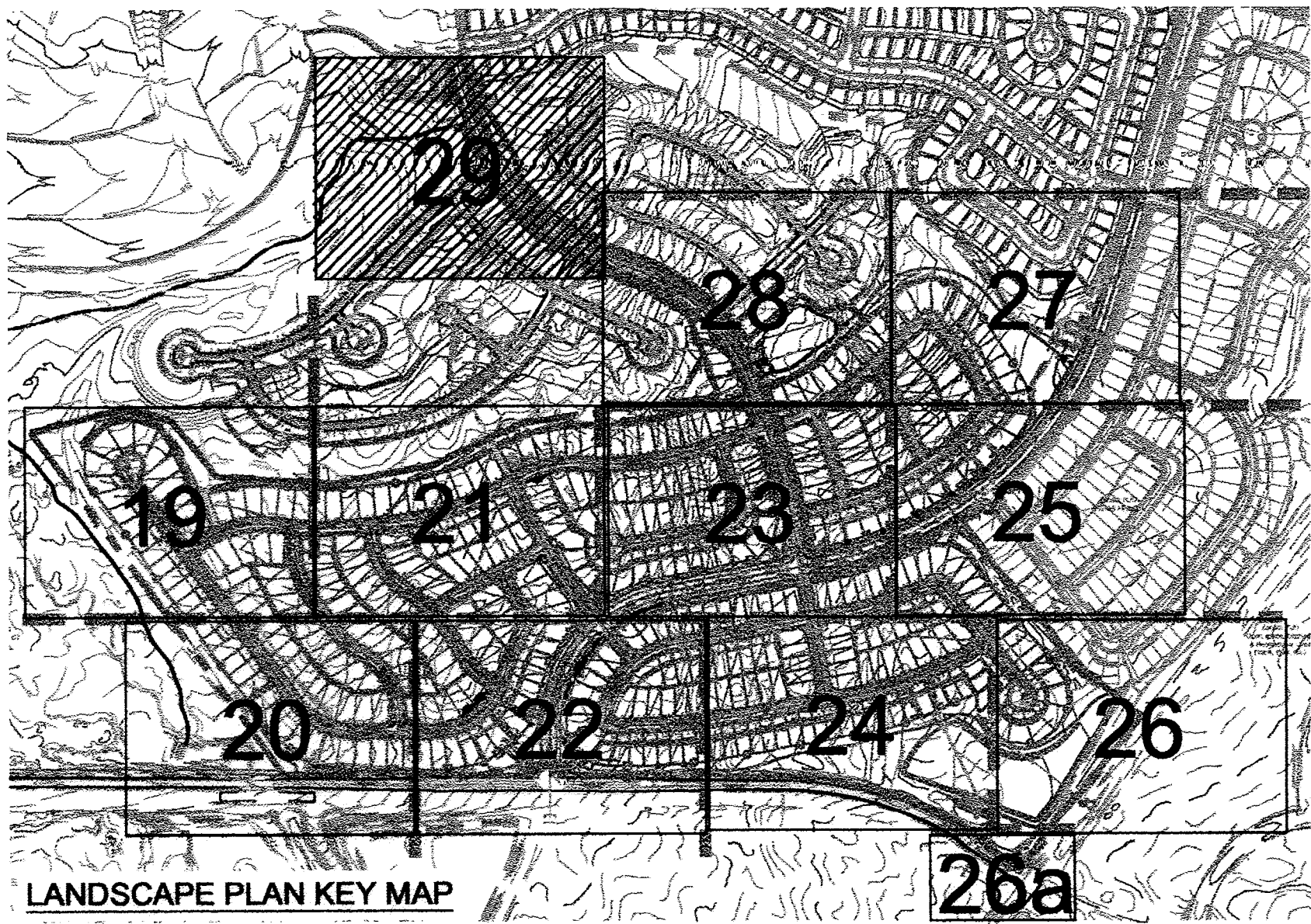


218100781  
8-29-2018

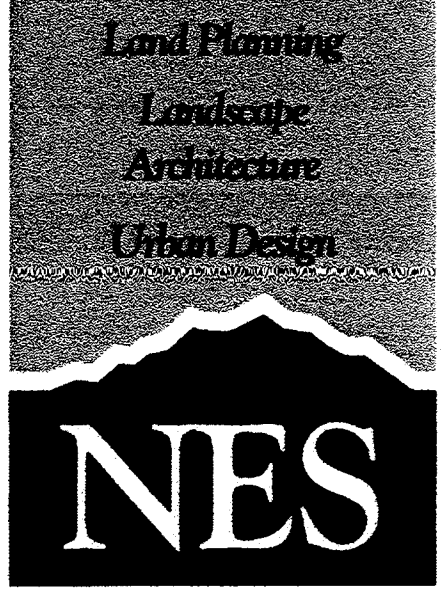








218100781  
8-29-2018



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

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:
05/11/2018	MS	Per County Comments
06/13/2018	MS	Per Client Comments
06/27/2018	MS	Road Name Changes

LANDSCAPE PLAN

29  
OF 30

PCD# PUDSP-18-002

P:\UT\Meridian Ranch\Drawings\Planning\Winding Walk\_LAB Endorses\Drawings\Planning\Final\Hard\1\_P\_WindingWalk.dwg [29-Layer] 6/27/2018 1:53:52 PM mswift



P:\GTT\Meridian Ranch\Drawings\Planning\Develop\PU\01-WindingWalk.dwg [35-Owners] 6/27/2018 1:54:18 PM mswf

ADJACENT OWNER

1. 4200000410  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
2. 4229406018  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
3. 4229406017  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
4. 4229406016  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
5. 4229406015  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
6. 4229406014  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
7. 4229406013  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110

8. 4229406012  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
9. 4229406011  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
10. 4229406010  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
11. 4229406009  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
12. 4229406008  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
13. 4229406007  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
14. 4229406006  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110

15. 4229406005  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
16. 4229406004  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
17. 4229406003  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
18. 4229406002  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
19. 4229406001  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
20. 4229302008  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
21. 4229302007  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110

22. 4229302006  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
23. 4229302005  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
24. 4229302004  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
25. 4229302003  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
26. 4229302002  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
27. 4229302001  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
28. 4229301014  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
29. 4229301013  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110

30. 4229301012  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
31. 4229301011  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
32. 4229301010  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
33. 4229301009  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
34. 4229301008  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
35. 4229301007  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
36. 4229301006  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110

37. 4229301005  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
38. 4229301004  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
39. 4229301003  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
40. 4229301002  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
41. 4229301001  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
42. 4229403044  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
43. 4229403043  
GTL INC.

- 3575 KENYON ST STE 200  
SAN DIEGO CA 92110
44. 4229401001  
DARQUEA, FRANCISCO AND EMILY  
13416 GILBERT DR  
PEYTON CO 80831
45. 4232101002  
MONTGOMERY, WILLIAM N.  
JAUREGUI, KRISTIN D.  
13866 GILBERT DR  
PEYTON CO 80831
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
47. 4232208067  
EL PASO COUNTY  
27 E VERMILIO AVE  
COLORADO SPRINGS CO 80903
48. 4232208025  
ENT CREDIT UNION PT  
13158 DEVILS THUMB PL  
PEYTON CO 80831
49. 4232208026  
LIEN, TARA L.  
13146 DEVILS THUMB PL  
PEYTON CO 80831
50. 4232208028  
MCQUEEN, KIMBERLY

- 13122 DEVILS THUMB PL  
PEYTON CO 80831
51. 4232208029  
GAPPER, CHRISTOPHER D.  
13110 DEVILS THUMB PL  
PEYTON CO 80831
52. 4232208030  
SOBOLIK, HUGH  
13098 DEVILS THUMB PL  
PEYTON CO 80831
53. 4232208031  
CLAY, COREY  
13086 DEVILS THUMB PL  
PEYTON CO 80831
54. 4232208032  
HALL, MICHAEL J. AND MARLENE  
13074 DEVILS THUMB PL  
PEYTON CO 80831
55. 4232208033  
WORLEY, TIMOTHY A.  
13062 DEVILS THUMB PL  
PEYTON CO 80831
56. 4232208034  
MCTERNAN, BENJAMIN MICHAEL  
AND MELINDA NICOLE  
13050 DEVILS THUMB PL  
PEYTON CO 80831
57. 4232208035  
DEVECCIO, 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  
PEEPLES, 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 SILVIA 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. 4200000412  
MERIDIAN RANCH INVESTMENTS INC.  
PO BOX 80036  
SAN DIEGO CA 92138

WindingWalk  
Filings 1 & 2  
At Meridian  
Ranch

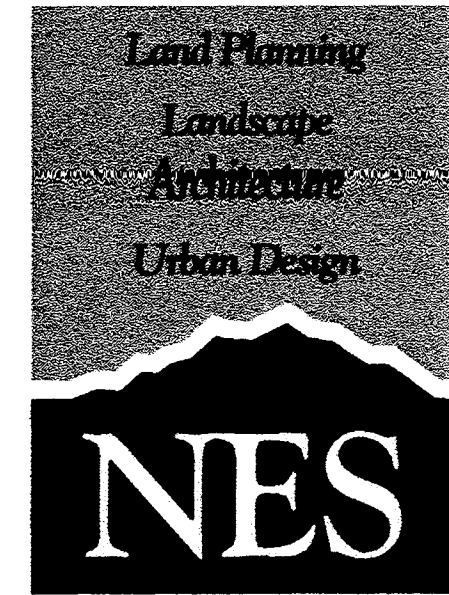
PUD Development Plan /  
Preliminary Plan

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

ADJACENT  
OWNERS

30  
OF 30

PCD# PUDSP-18-002



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.