

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°52'21"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°00'00"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°45'35"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 S12°35'74"E A DISTANCE OF 105.00 FEET;
26. THENCE S43°46'04"E A DISTANCE OF 160.00 FEET;
27. THENCE S55°08'09"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°16'10"E A DISTANCE OF 120.43 FEET;
31. THENCE S69°38'55"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°53'34"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°49'00"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 S32°40'27"E A DISTANCE OF 349.31 FEET;
43. THENCE S55°38'05"E A DISTANCE OF 290.90 FEET;
44. THENCE S28°43'28"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 03°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 205.00 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:

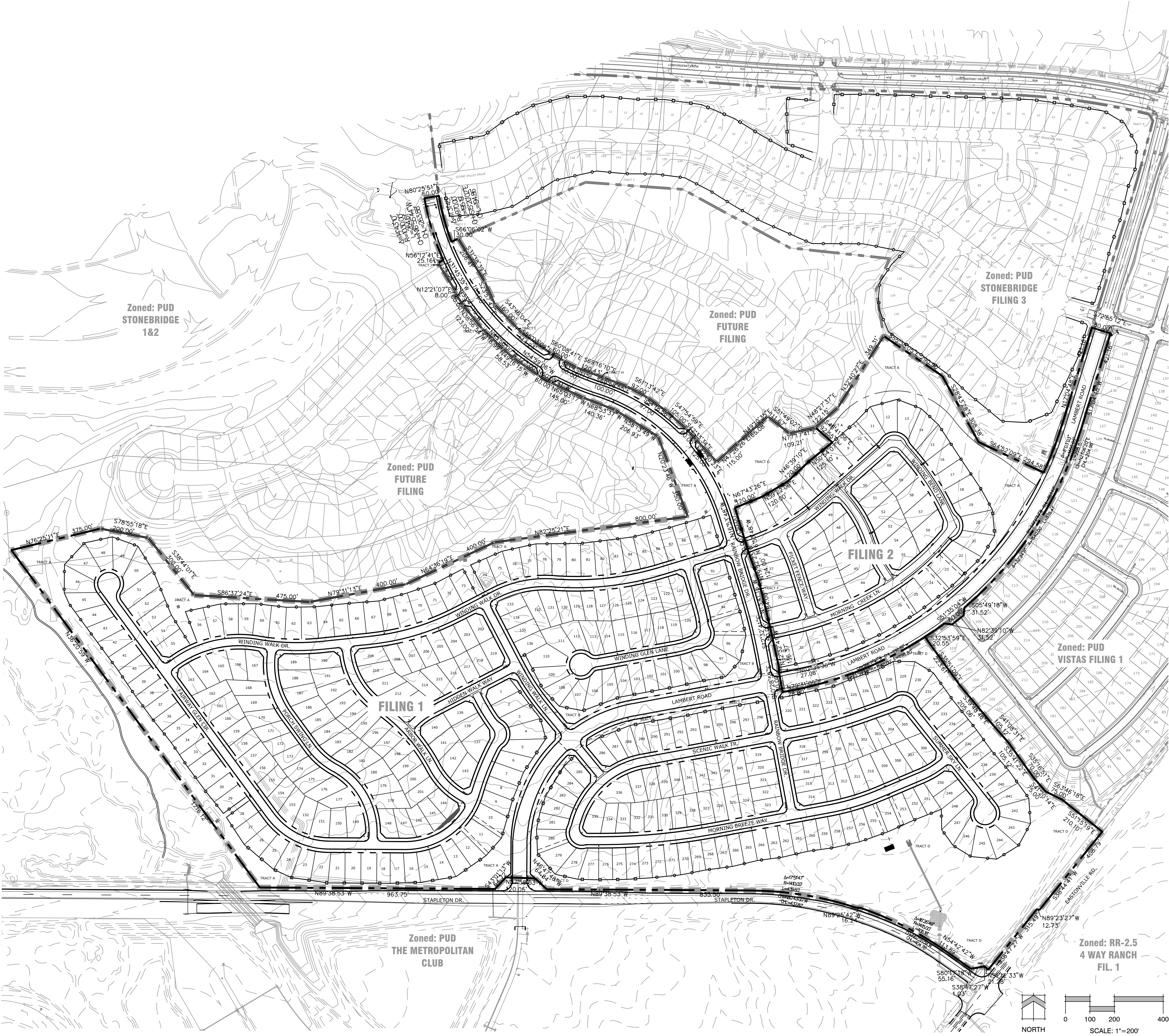
65. THENCE S38°47'27"W A DISTANCE OF 315.49 FEET;
66. THENCE N51°12'33"W A DISTANCE OF 21.28 FEET;
67. THENCE S38°47'27"W A DISTANCE OF 1.03 FEET;
68. THENCE S80°17'18"W A DISTANCE OF 55.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE;

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

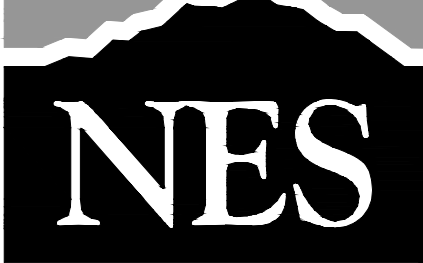
69. THENCE N54°42'42"W ON SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 113.89 FEET TO A CURVE TO THE LEFT;
70. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1415.00 FEET, A DELTA ANGLE OF 16°26'49", AN ARC LENGTH OF 406.18 FEET, WHOSE LONG CHORD BEARS N62°55'59"W A DISTANCE OF 404.78 FEET;
71. THENCE 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 N67°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. 203093646 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).



Land Planning
Landscape
Architecture
Urban Design



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

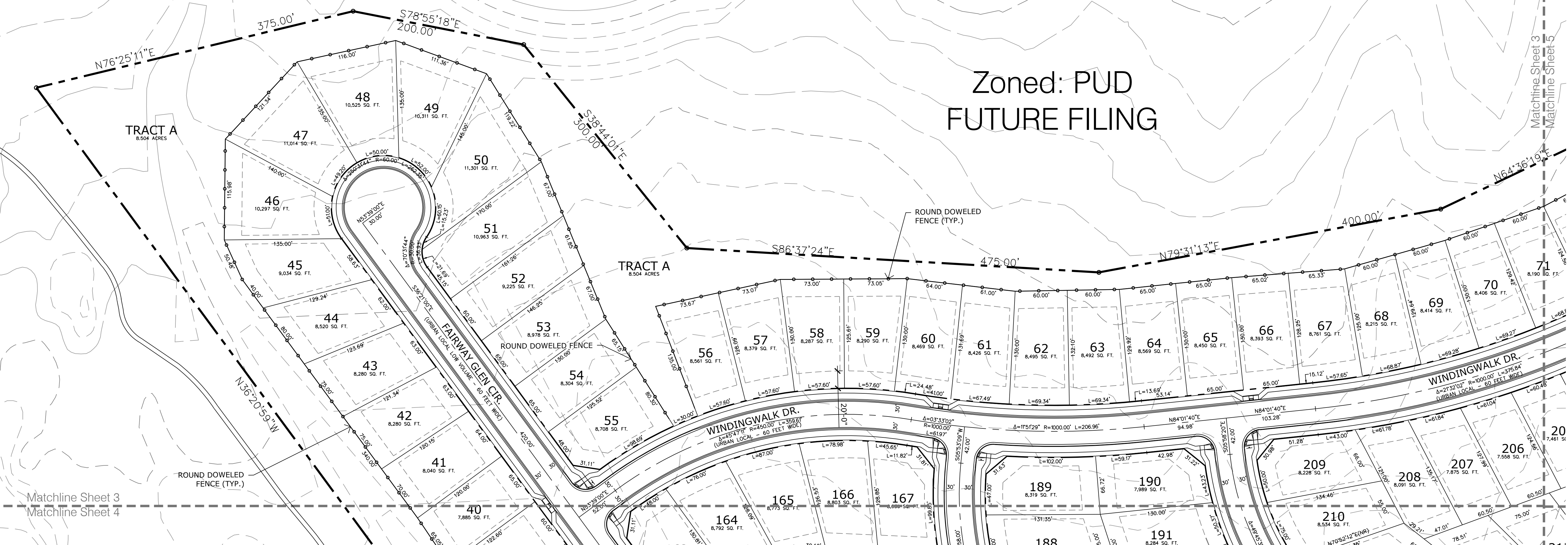
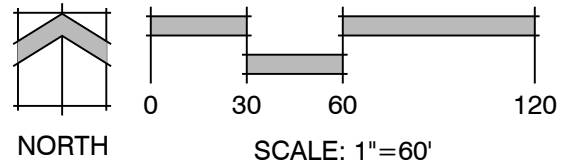
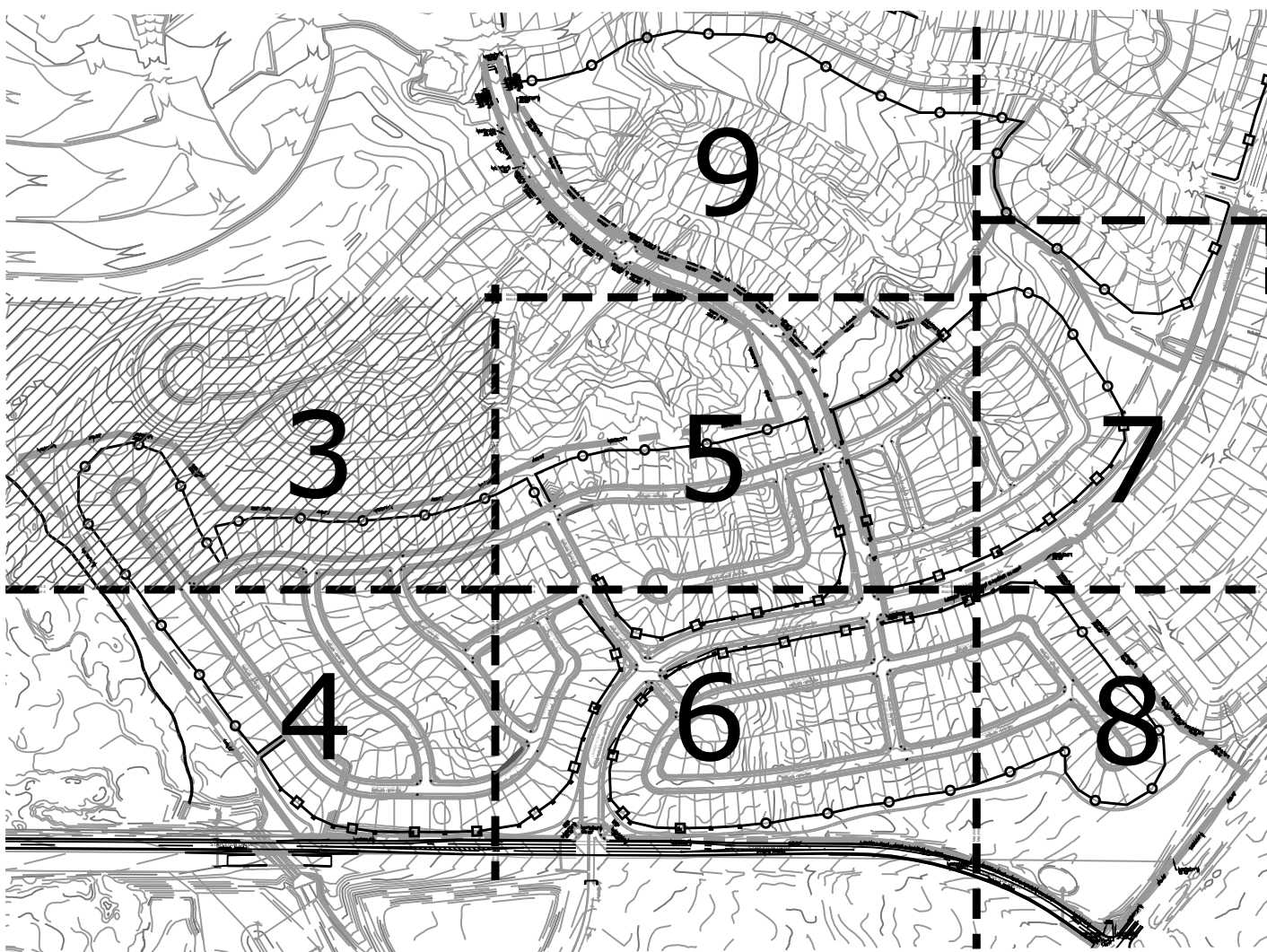
LEGAL & OVERALL
SITE PLAN

2
OF 30

PCD# PUDSP-18-002

P:\GTL\Meridian Ranch\Drawings\Planning\Develop\PUDDr\WindingWalk.dwg [3-Plan] 5/11/2018 6:52:07 AM msawt

KEY MAP



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

WEST & NORTH
SITE PLAN

3
OF 30

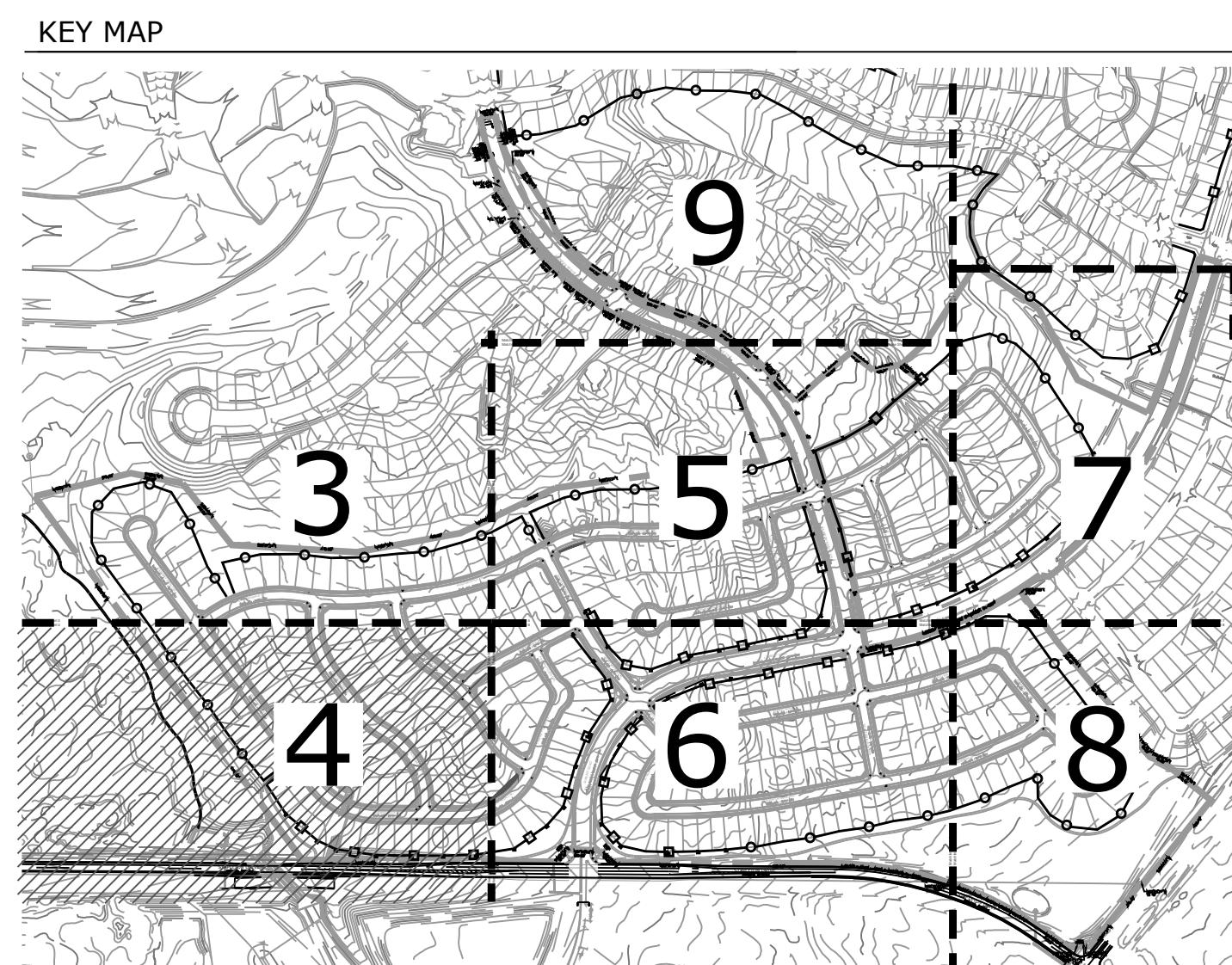
PCD# PUDSP-18-002

PUD Development Plan /
Preliminary Plan

SEAL

**WEST & SOUTH
SITE PLAN**

PCD# PUDSP-18-002



PUD Development Plan /
Preliminary Plan

DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments

5

PCD# PUDSP-18-002

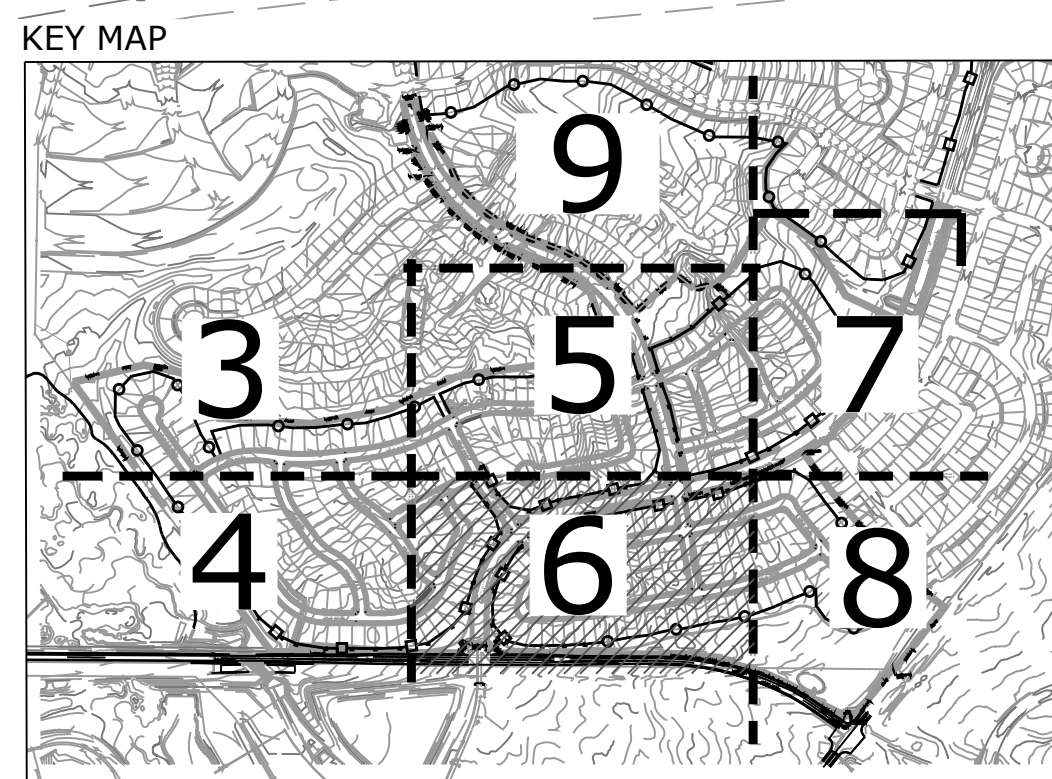


PUD Development Plan /
Preliminary Plan

SEAL.

6
OF

PCD# PUDSP-18-002



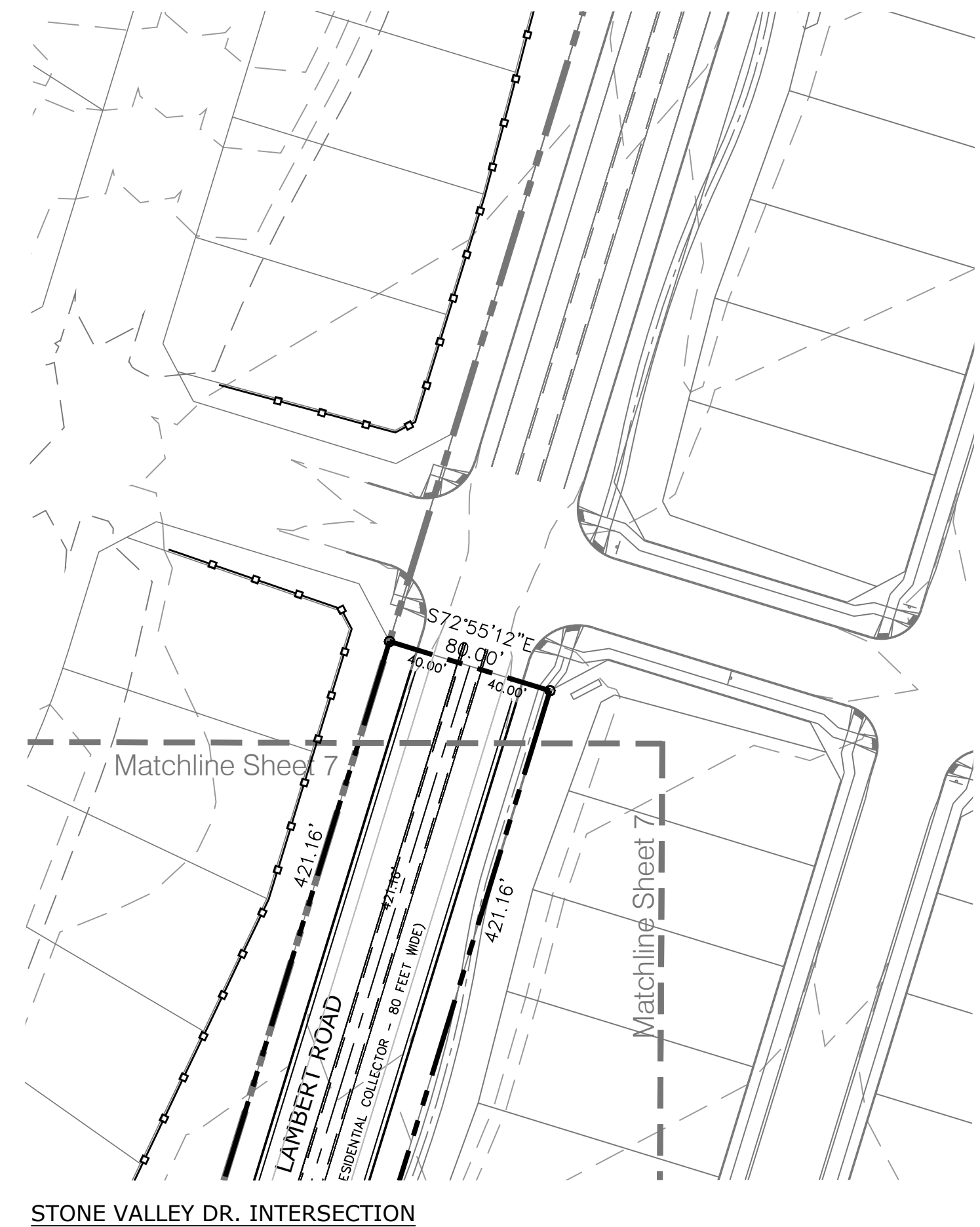
LEGEND

 SIGHT DISTANCE EASEMENT

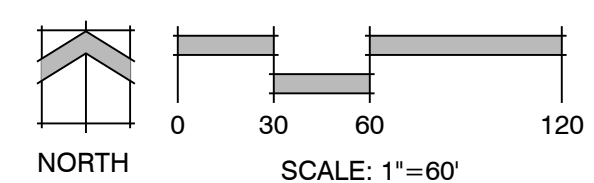
SCALE: 1"=60'

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

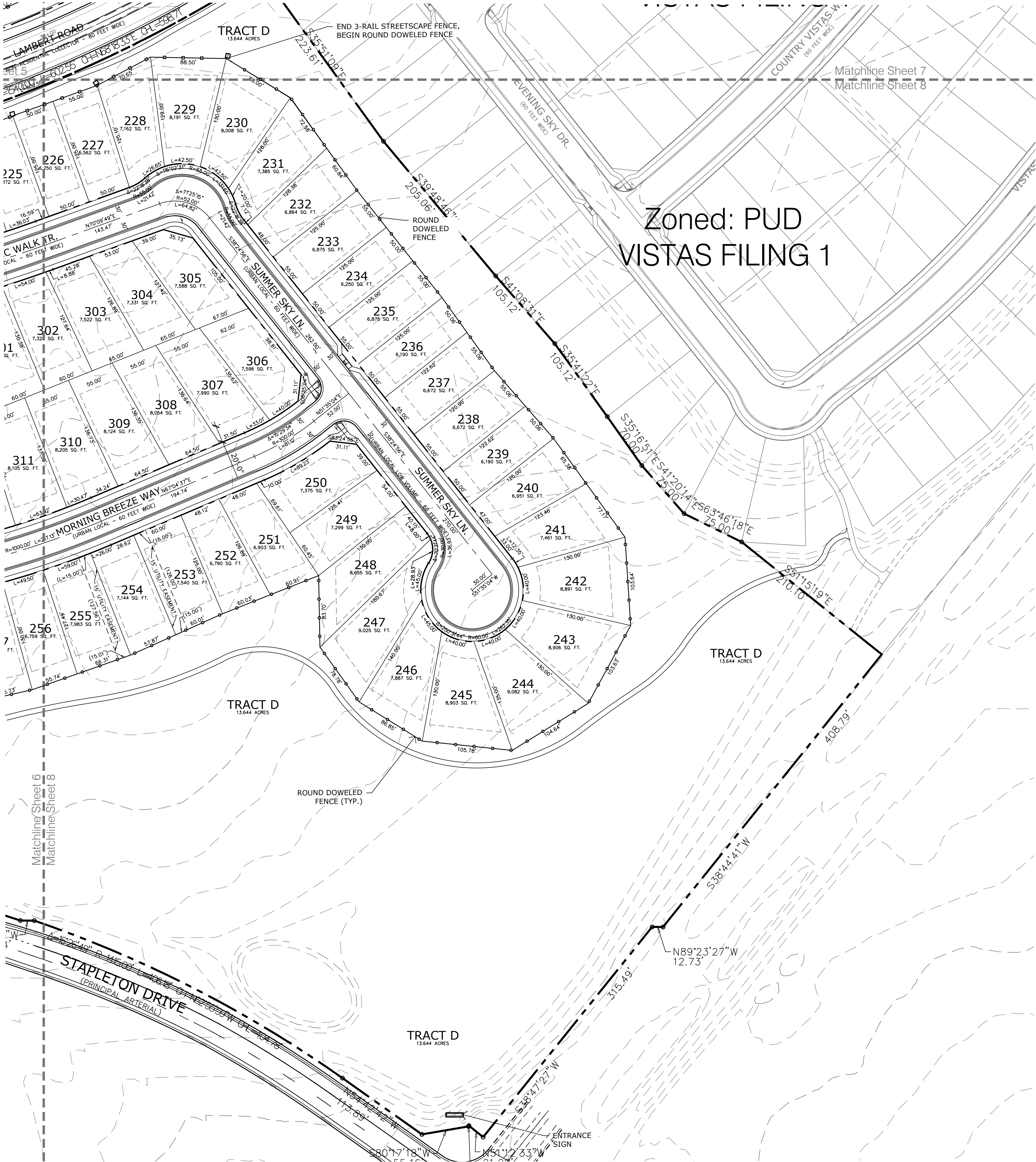
TITLE



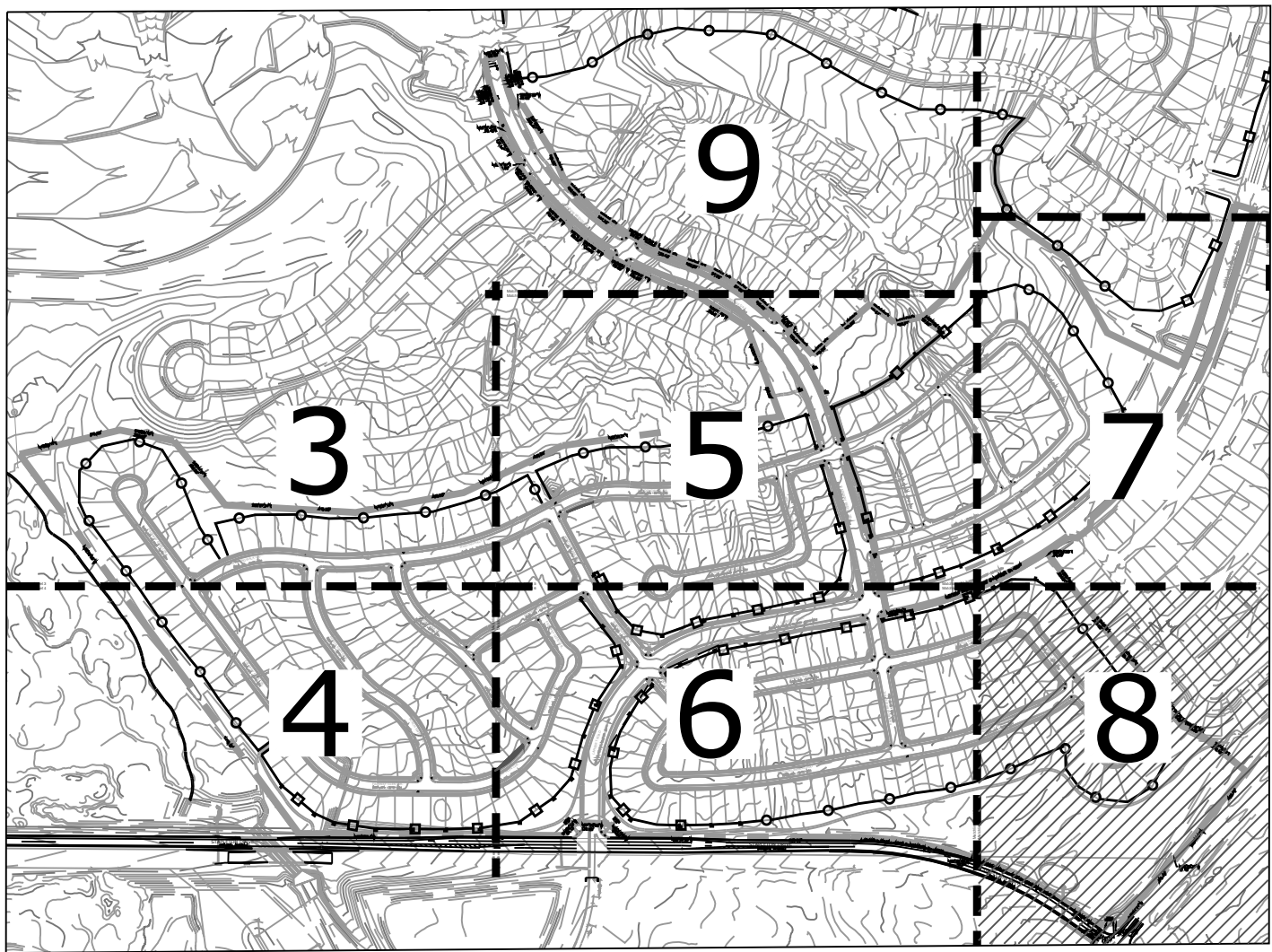
STONE VALLEY DR. INTERSECTION



P:\GTL\Meridian Ranch\Drawings\Planning\Develop\PUDDr-WindingWalk.dwg [Plan-8] 5/11/2018 8:52:52 AM msawt



KEY MAP



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: 05/11/2018 BY: JBS DESCRIPTION: Per County Comments

EAST
SITE PLAN

8
OF 30

PCD# PUDSP-18-002

PUD Development Plan /
Preliminary Plan

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

SEAL

ISSUE INFO

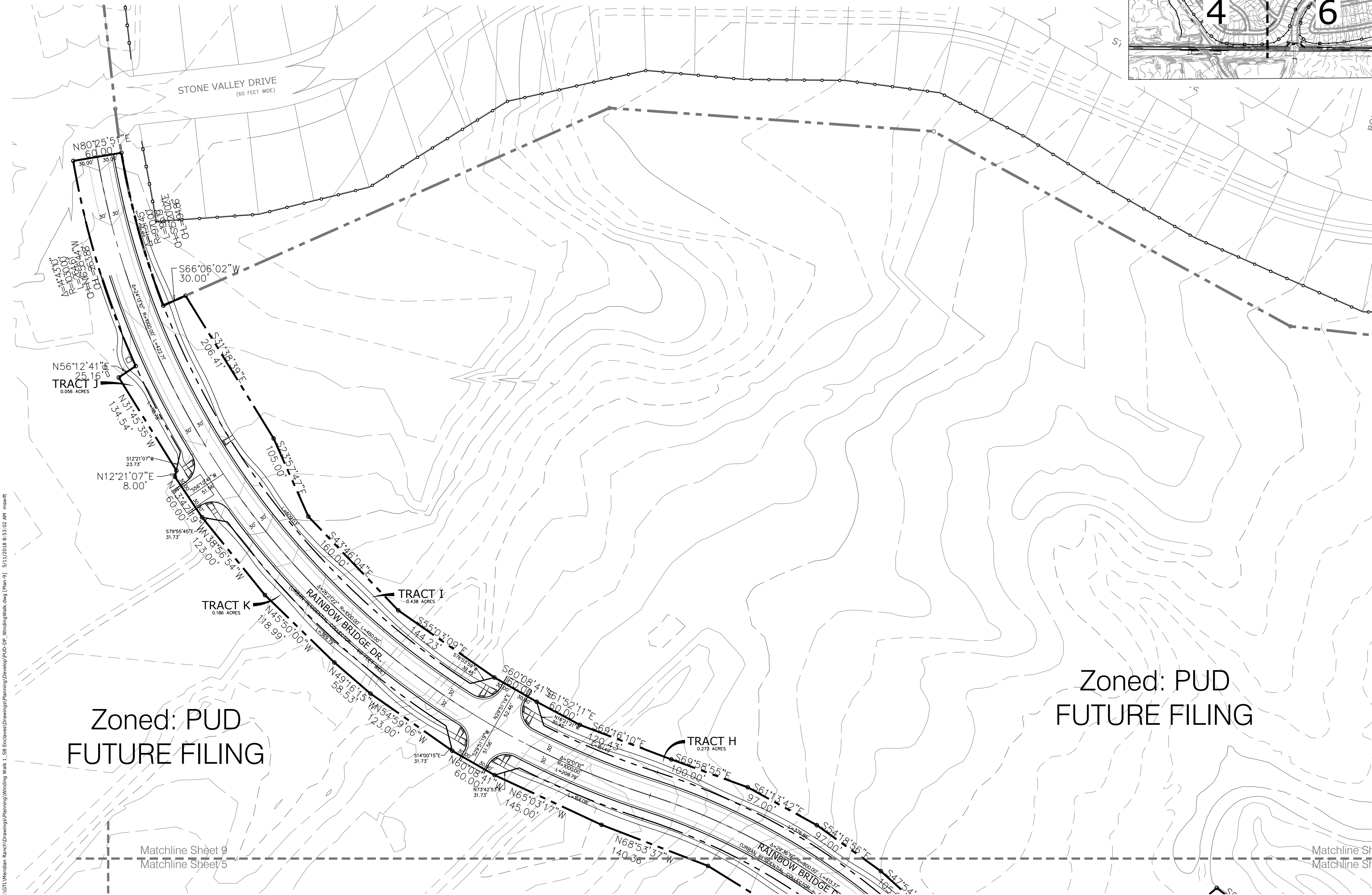
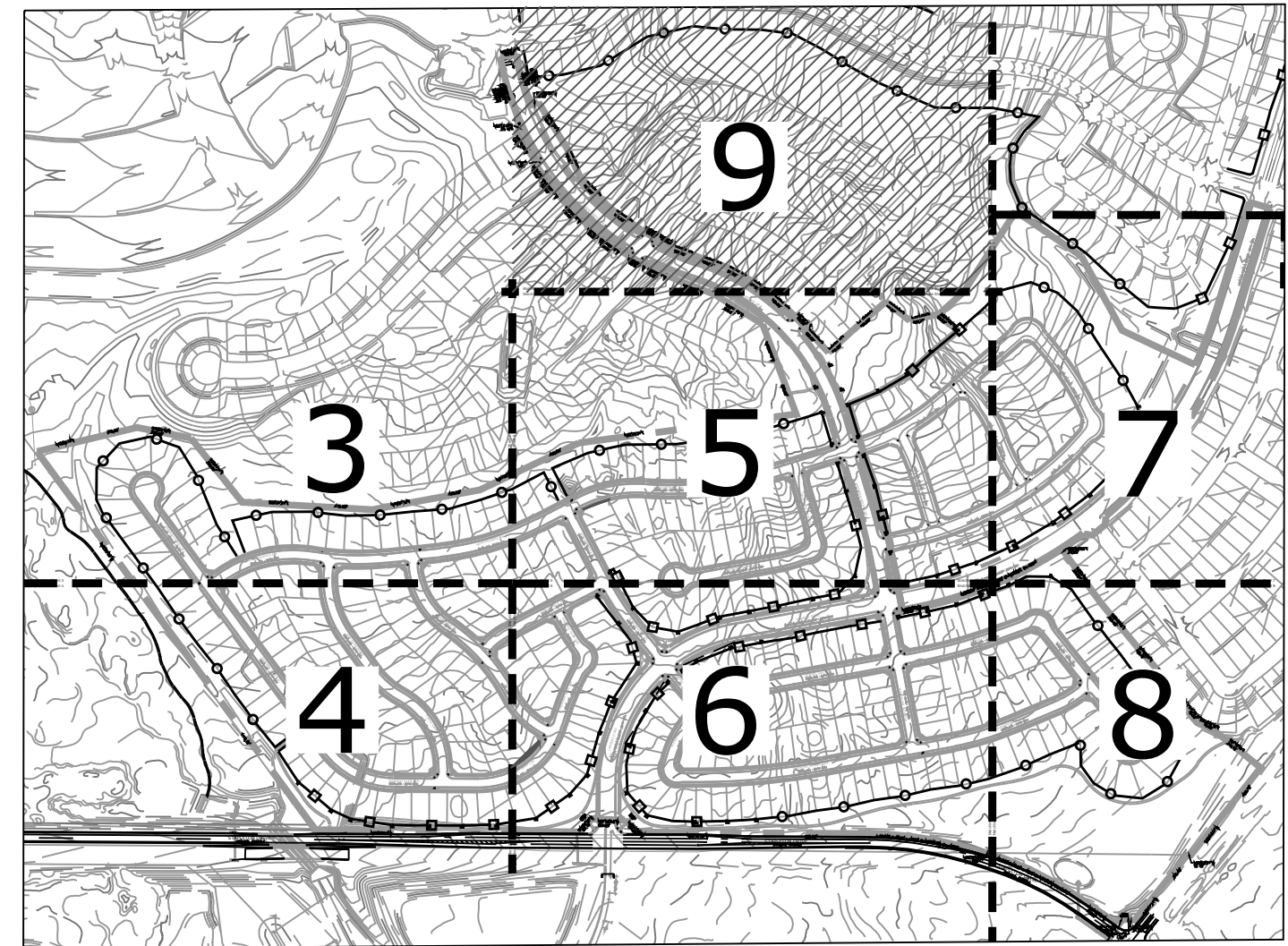
DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments

REVISION /

RAINBOW BRIDGE PLAN

OF 30

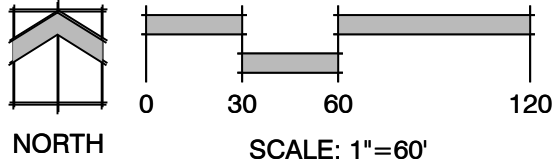
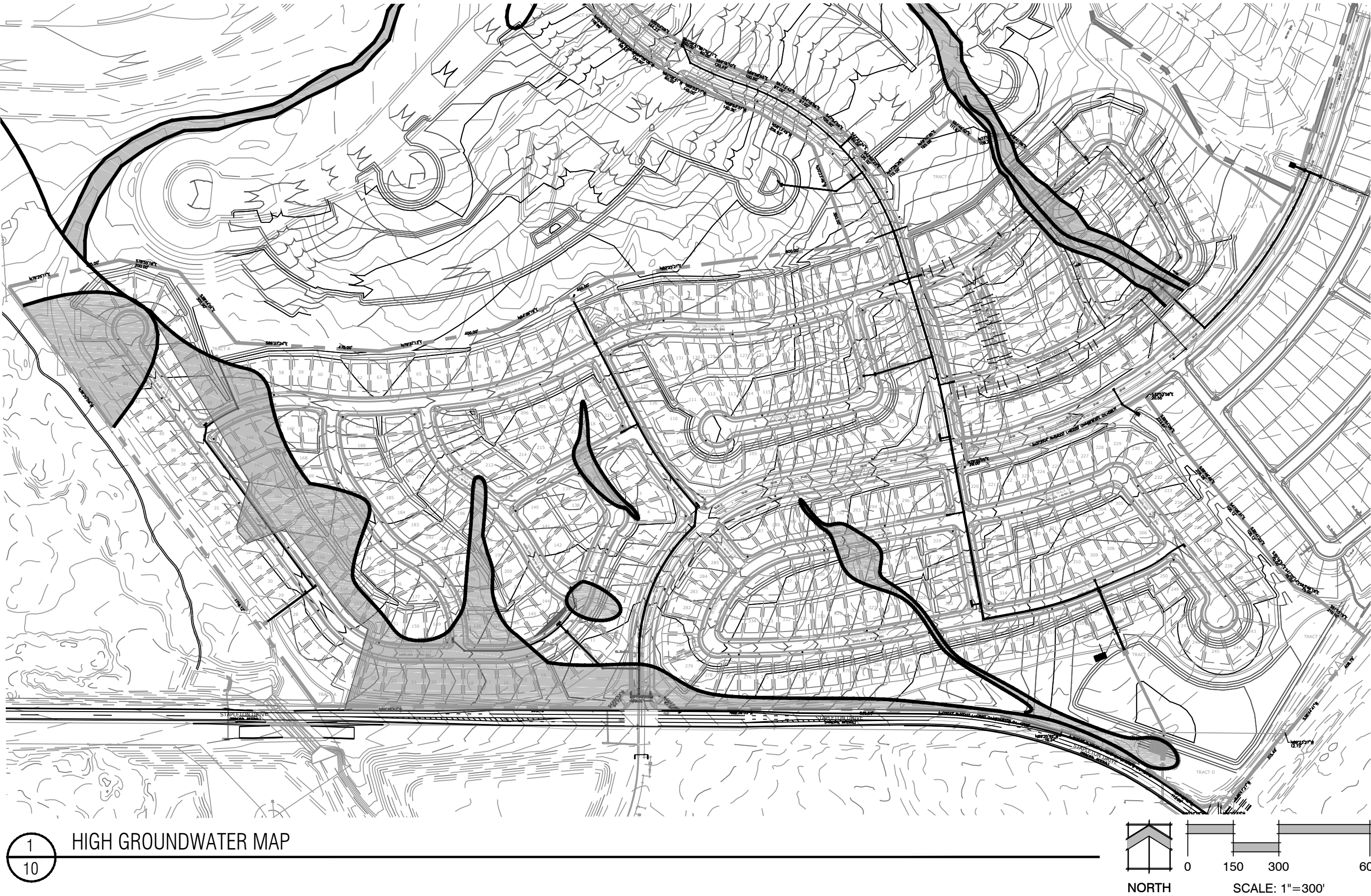
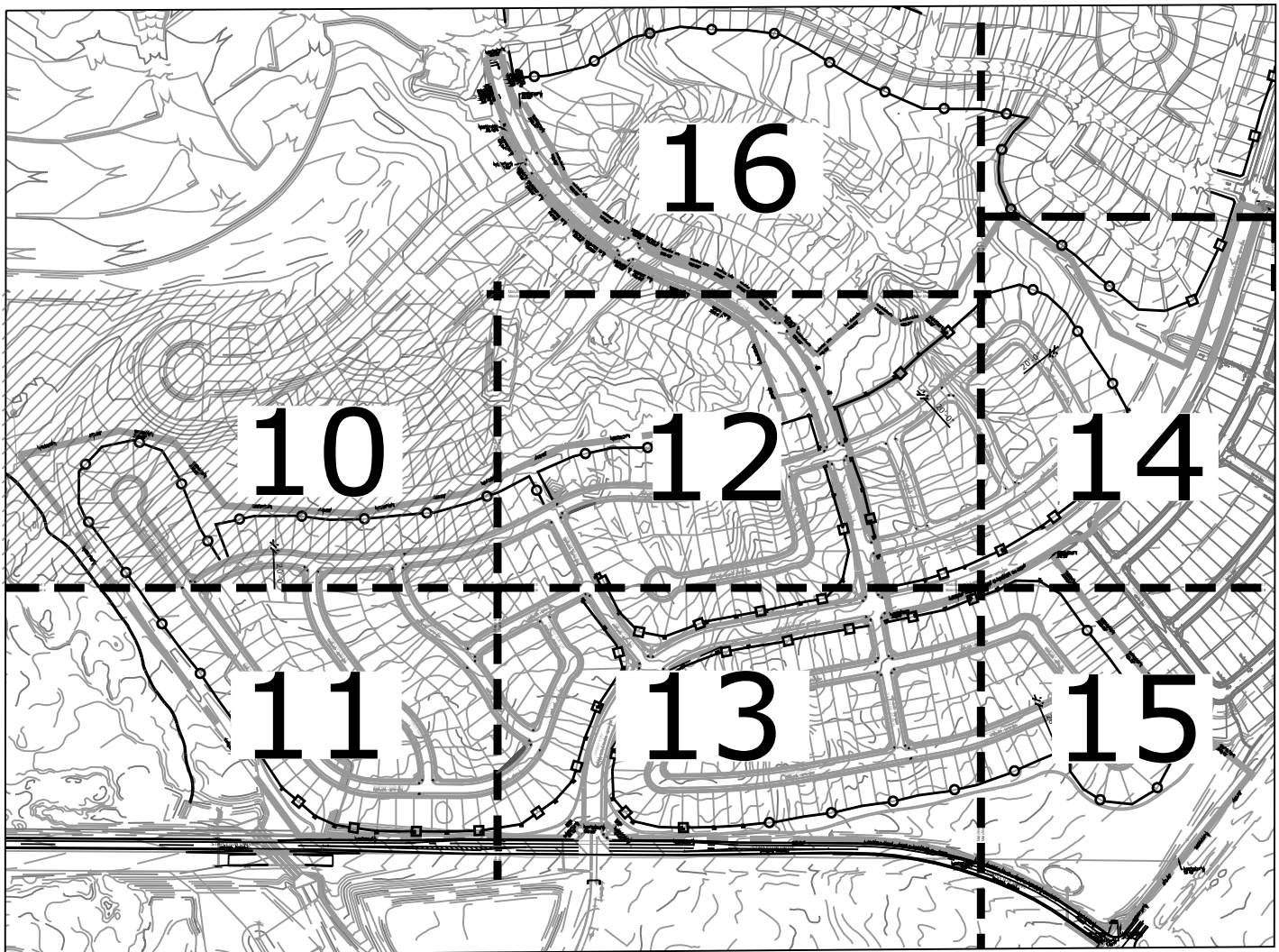
PCD# PUDSP-18-002



P:\GTL\Meridian Ranch\Drawings\Planning\Winding Walk 1_SB Enclaves\Drawings\Planning\Develop\WindingWalk.dwg [Plan-9] 5/11/2018 8:53:02 AM mswlft

P:\GTL\Meridian Ranch\Drawings\Planning\Winding Walk_L_S8\Encaves\Drawings\Planning\Develop\PUDDr_WindingWalk.dwg [10-Grading] 5/11/2018 8:53:10 AM mawitt

KEY MAP



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.

PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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:
05/11/2018	JBS	Per County Comments

ISSUE / REVISION

SHEET TITLE

UTILITIES & GRADING
PLAN

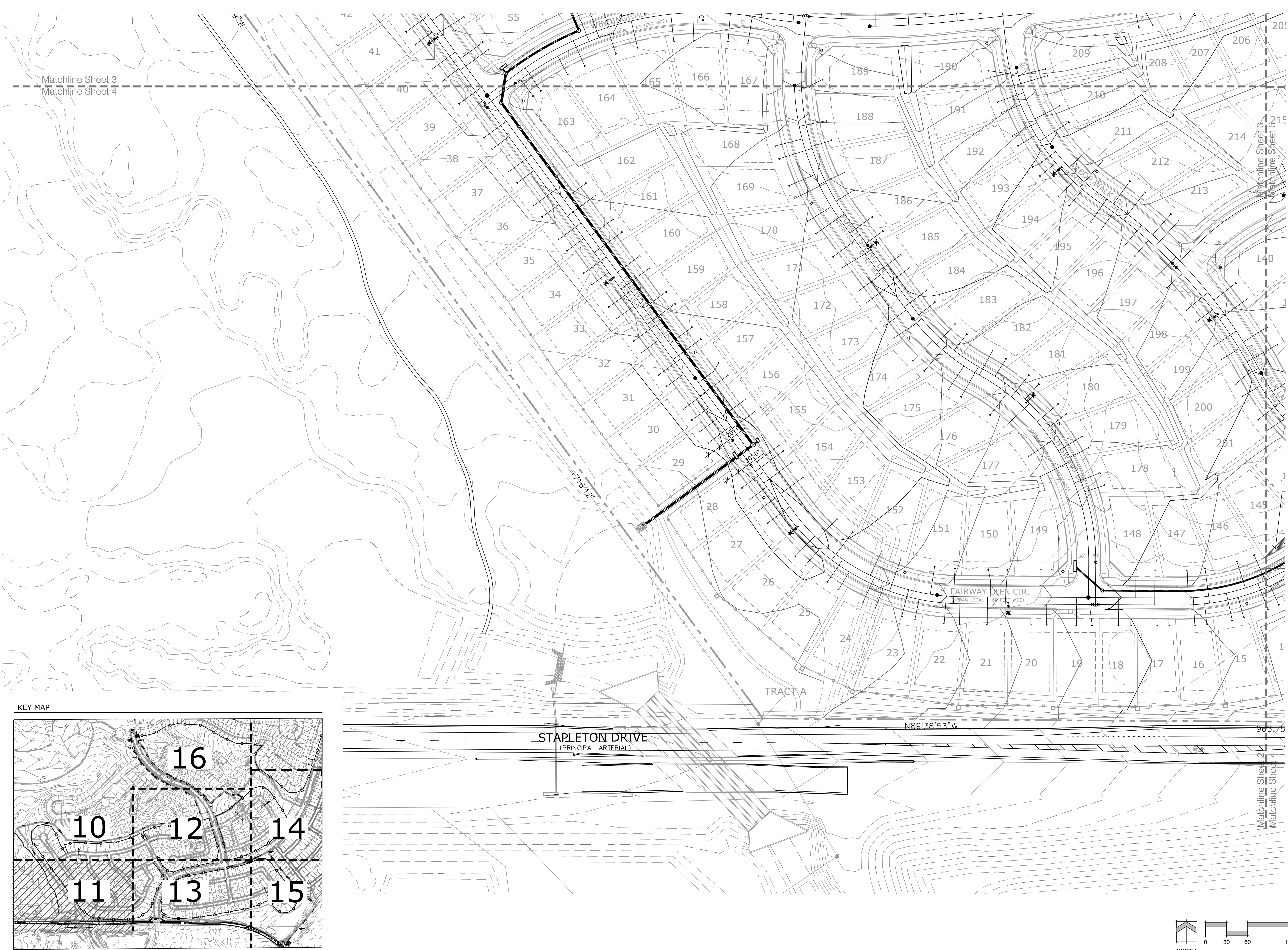
SHEET NUMBER

10
OF 30

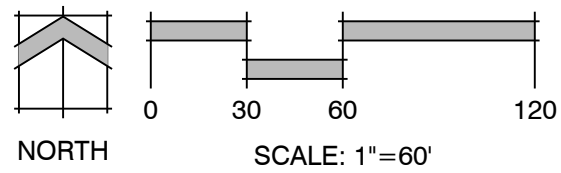
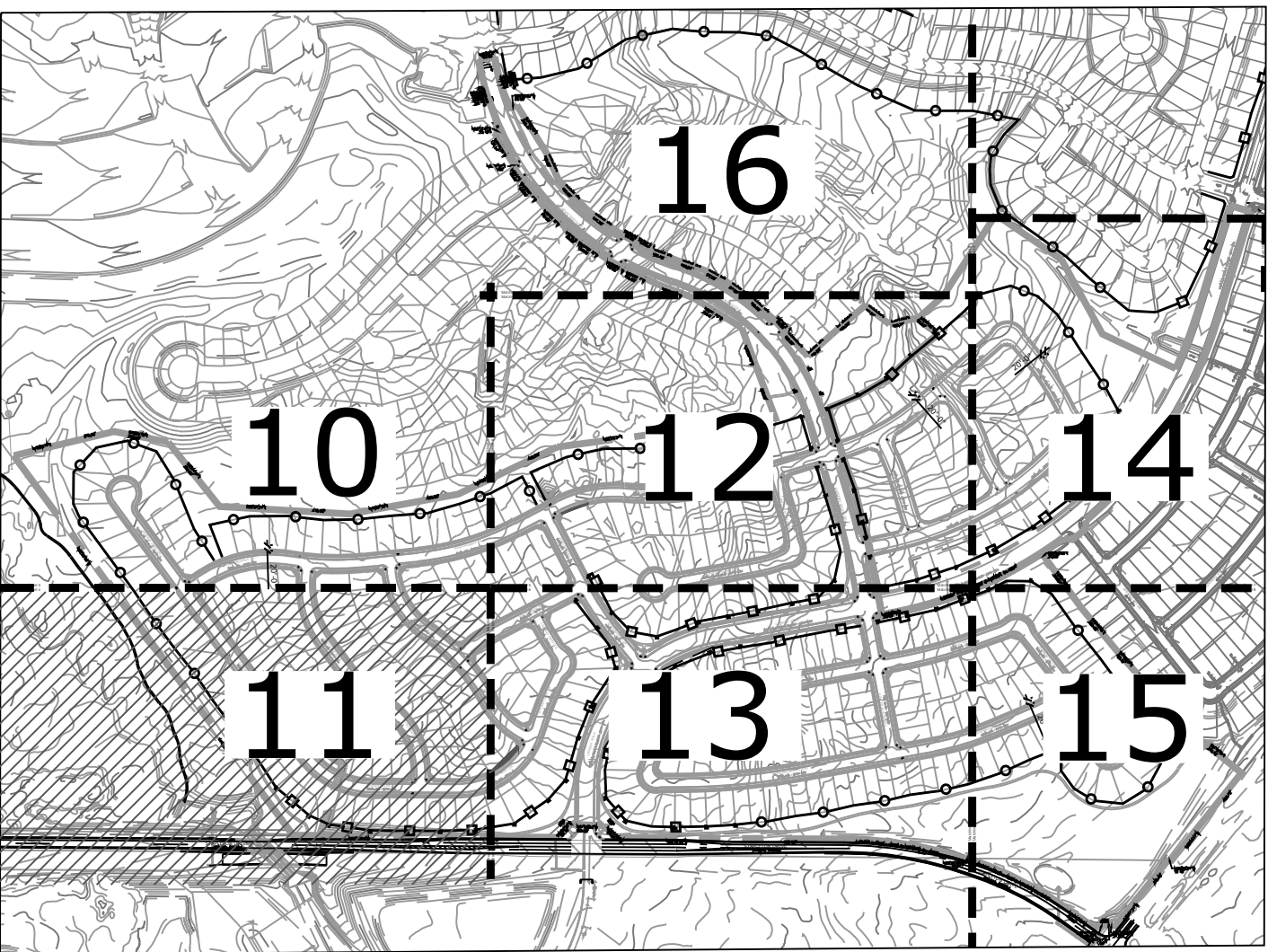
PLANTING

PCD# PUDSP-18-002

P:\GTL\Meridian Ranch\Drawings\Planning\Develop\PU\DP-WindingWalk.dwg 5/11/2018 8:53:17 AM mawitt



KEY MAP



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

IN ASSOCIATION WITH

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:
05/11/2018	JBS	Per County Comments

ISSUE / REVISION

UTILITIES & GRADING
PLAN

11
OF 30

PCD# PUDSP-18-002

SHEET NUMBER

PLANTING

PUD Development Plan /
Preliminary Plan

SEAL

No.

SHEET NUMBER

12
OF 30

PCD# PUDSP-18-002





P:\GTL\Meridian Ranch\Drawings\Planning\Development\PCD\DP-WindingWalk.dwg [1:3-Grading] 5/17/2018 8:33:39 AM msw:rt

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.

PLANNING, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

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

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments

ISSUE / REVISION

SHEET TITLE

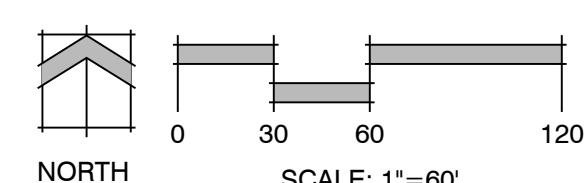
SHEET NUMBER

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

UTILITIES & GRADING
PLAN

13
OF 30

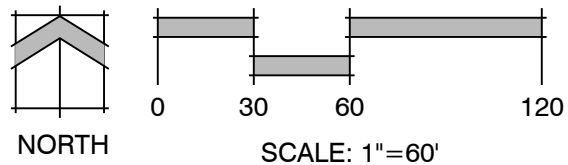
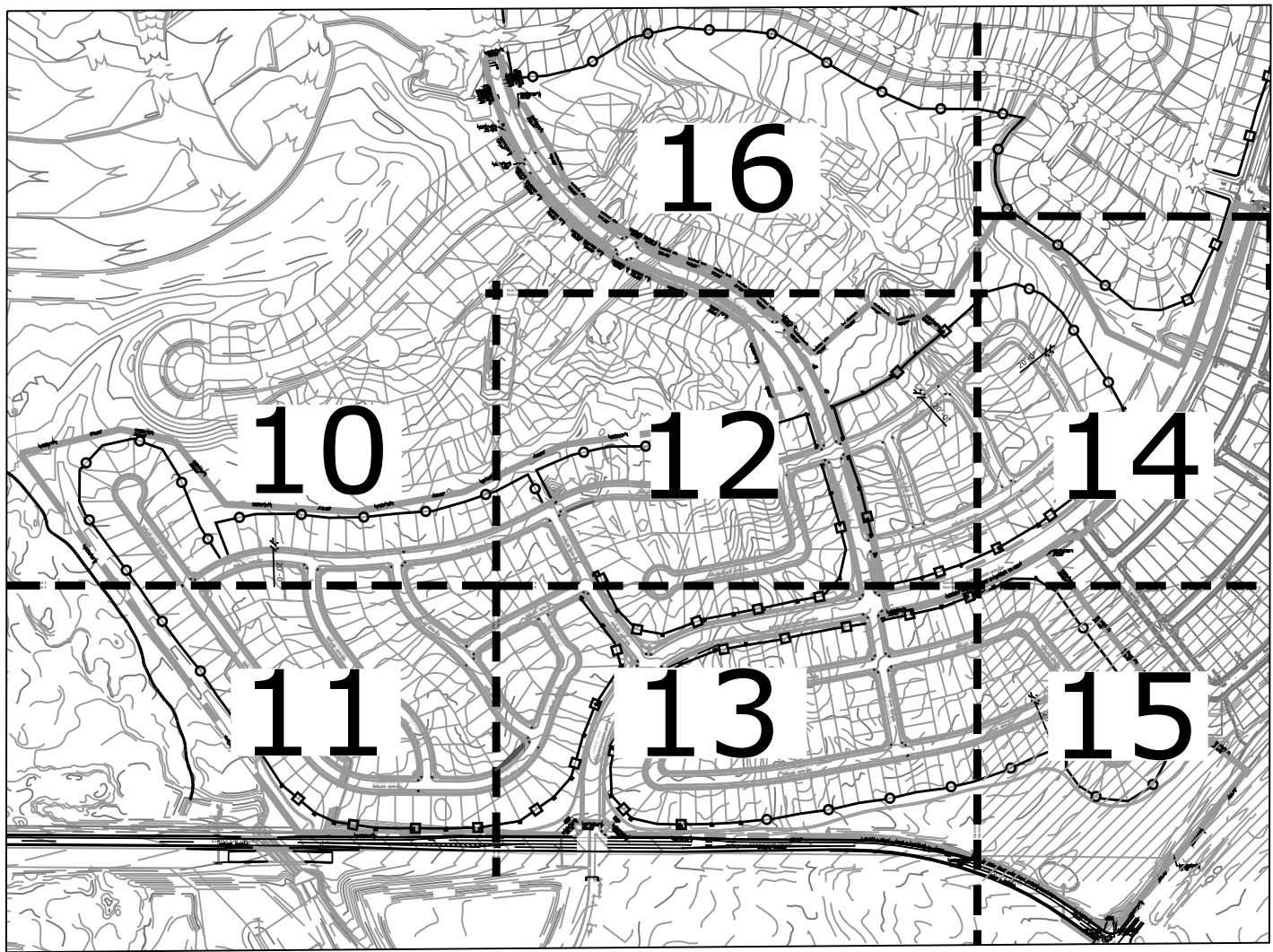
PCD# PUDSP-18-002



P:\GTL\Meridian Ranch\Drawings\Planning\Develop\PCD-DP-WindingWalk.dwg 5/11/2018 8:53:48 AM mawitt



KEY MAP



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

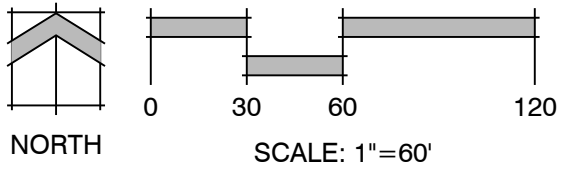
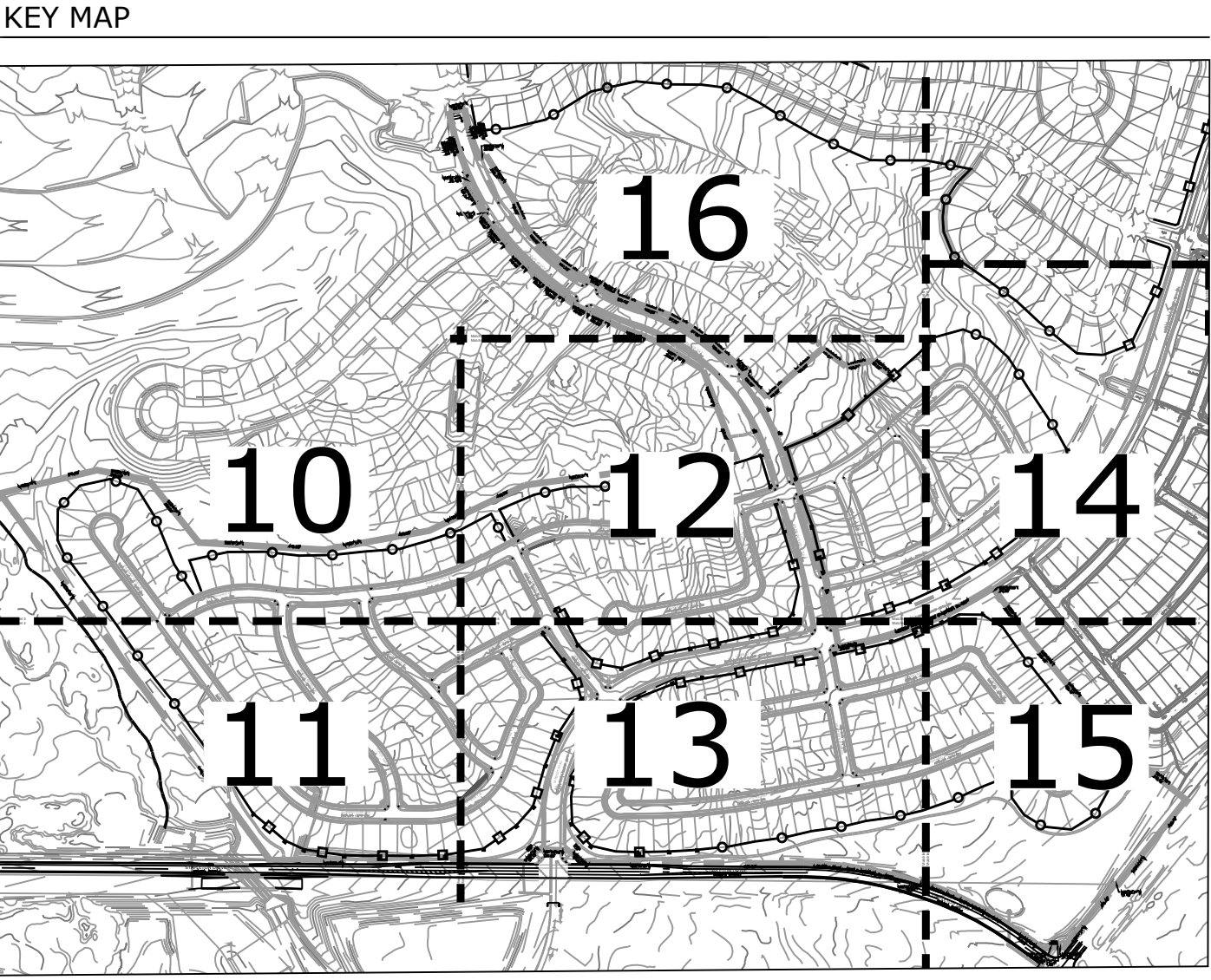
DATE: 05/11/2018
BY: JBS
DESCRIPTION: Per County Comments

UTILITIES & GRADING
PLAN

15
OF 30

PCD# PUDSP-18-002

P:\GTL\Meridian Ranch\Drawings\Planning\Develop\16-002-WindingWalk.dwg [16-Grading] 5/11/2018 8:53:57 AM mawt



Land Planning
Landscape
Architecture
Urban Design



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.

PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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

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

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments

ISSUE / REVISION

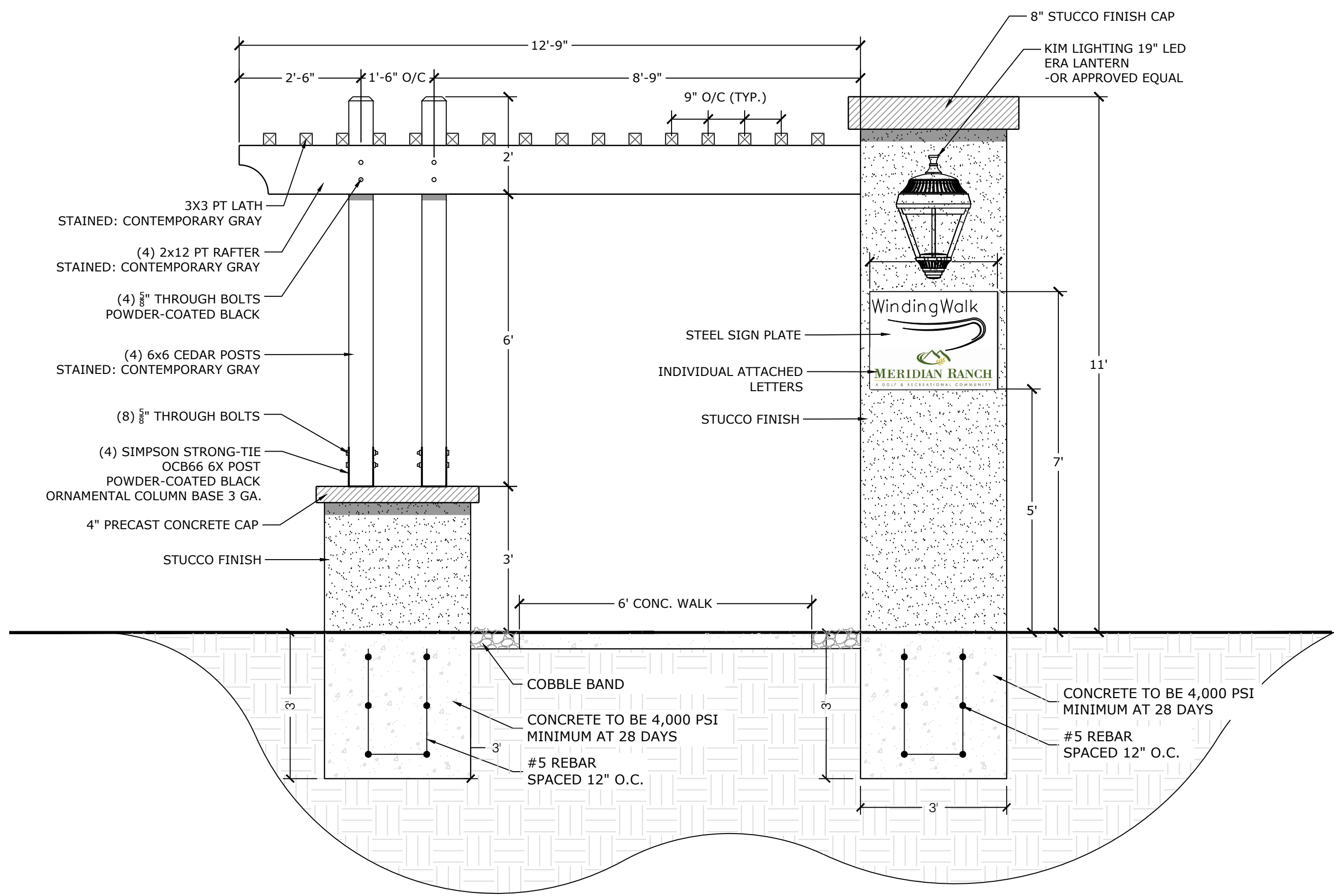
SHEET TITLE

UTILITIES & GRADING
PLAN

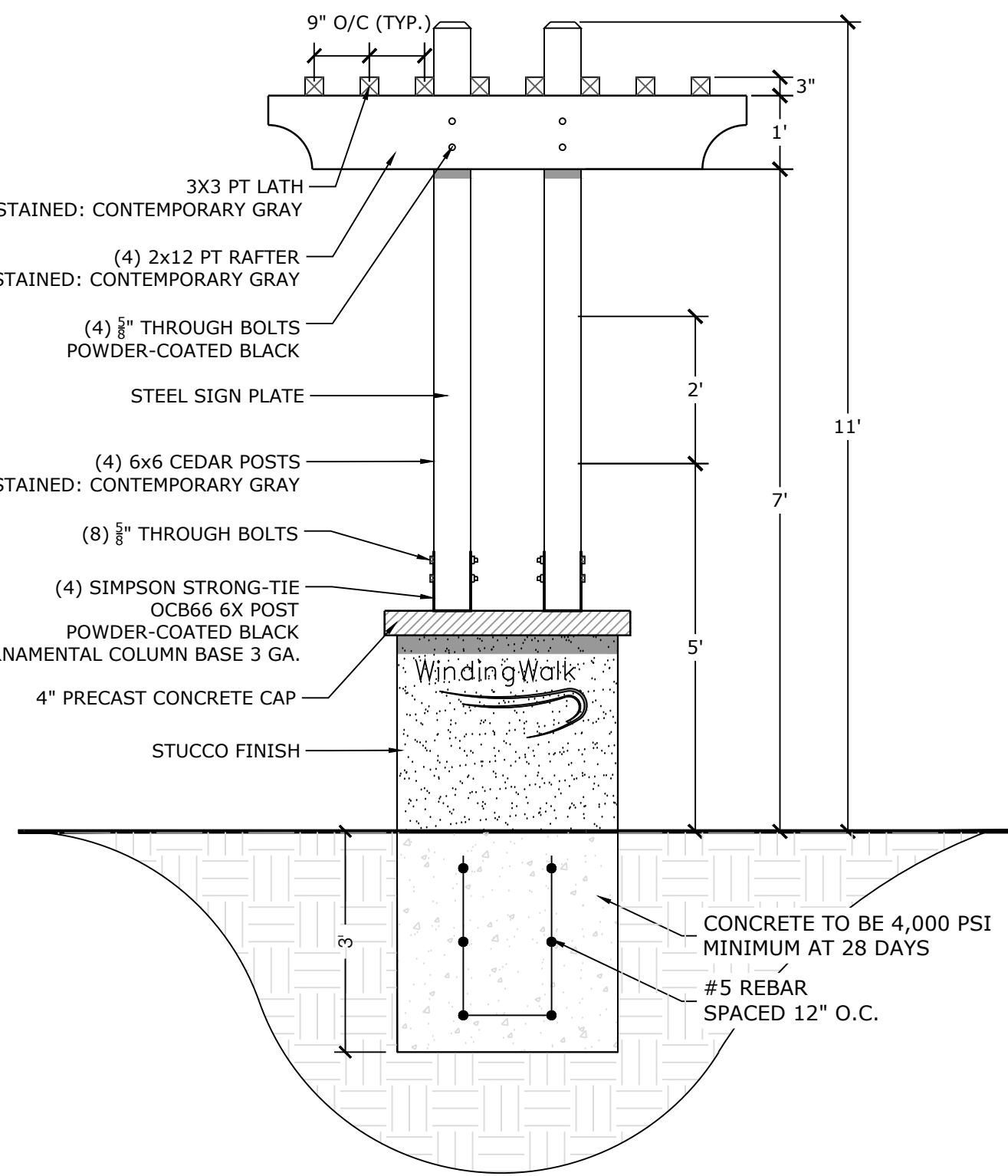
SHEET NUMBER

16
OF 30

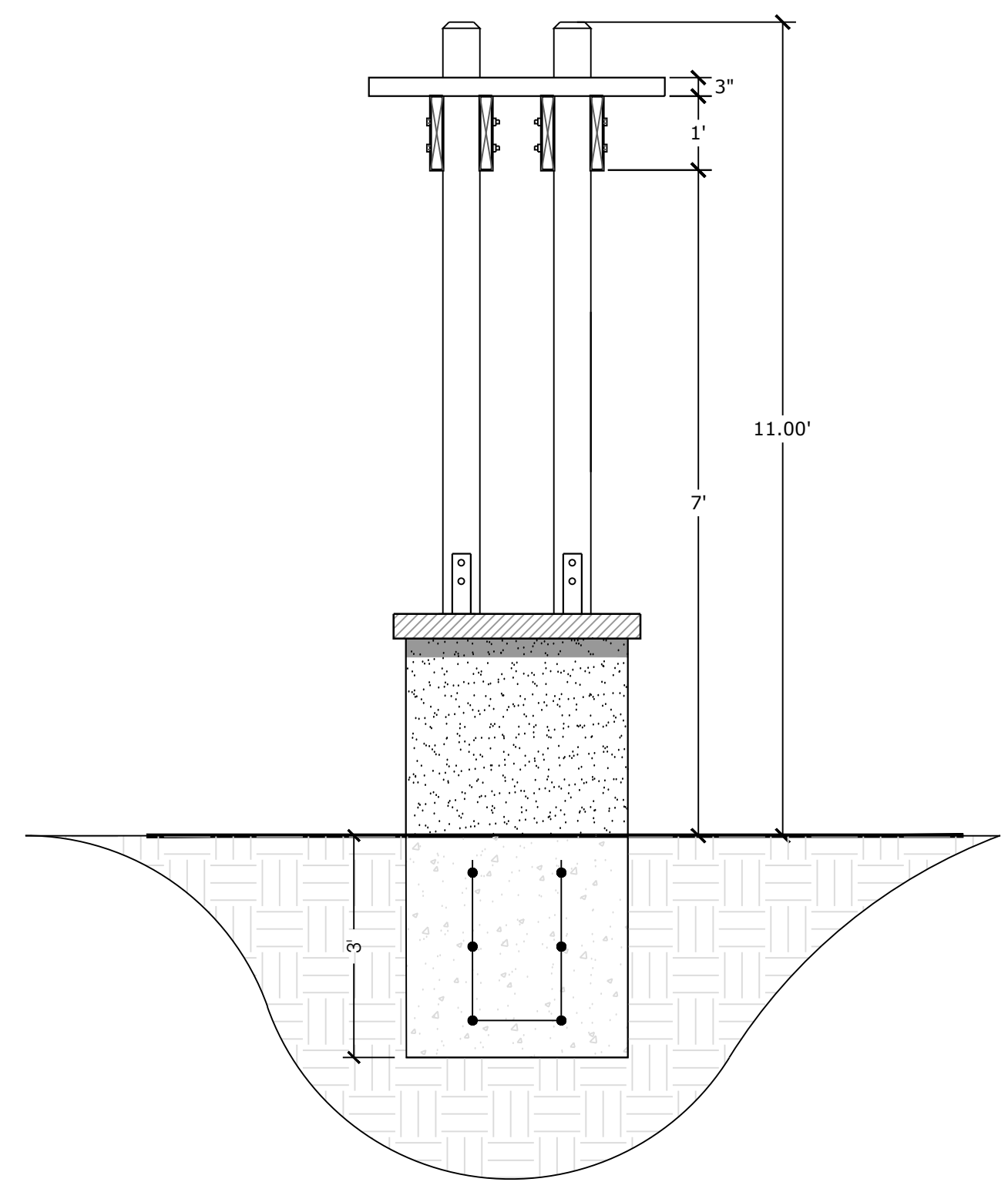
PCD# PUDSP-18-002



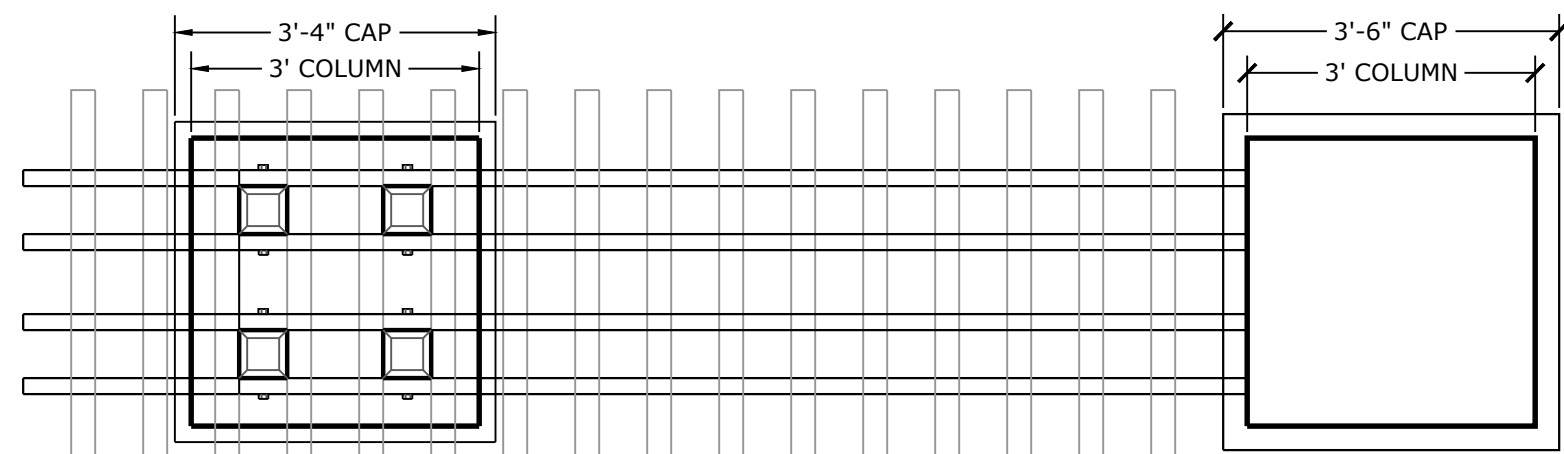
1 FRONT ELEVATION WindingWalk Entry Monument
SCALE: 1/2" = 1'



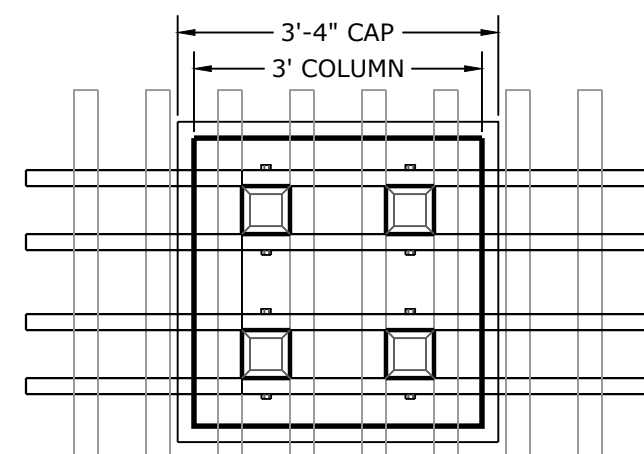
2 FRONT ELEVATION WindingWalk Secondary Monument
SCALE: 1/2" = 1'



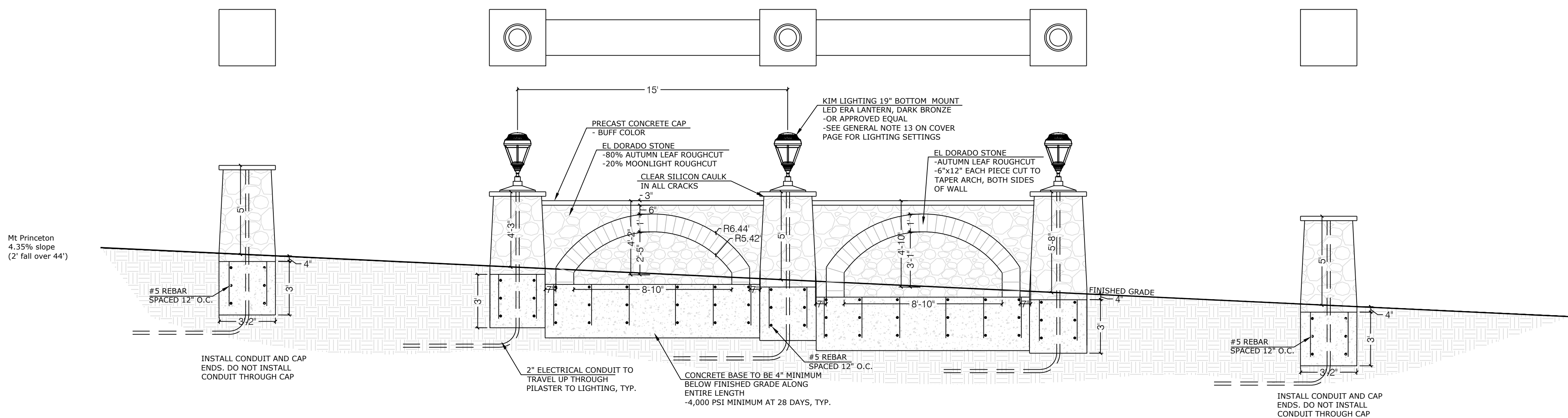
3 SIDE ELEVATION WindingWalk Secondary Monument
SCALE: 1/2" = 1'



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: 1/4" = 1'

WindingWalk Filings 1 & 2 At Meridian Ranch

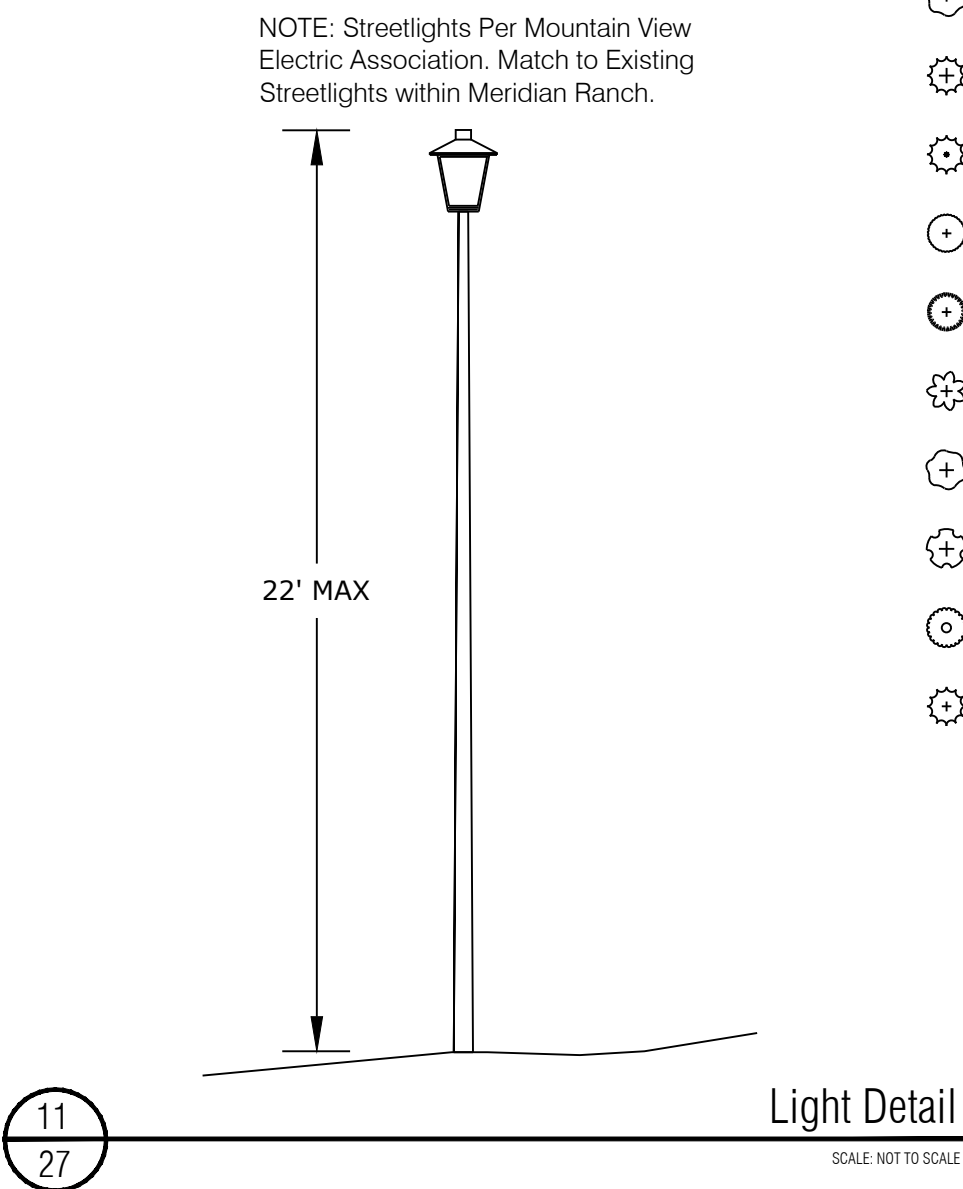
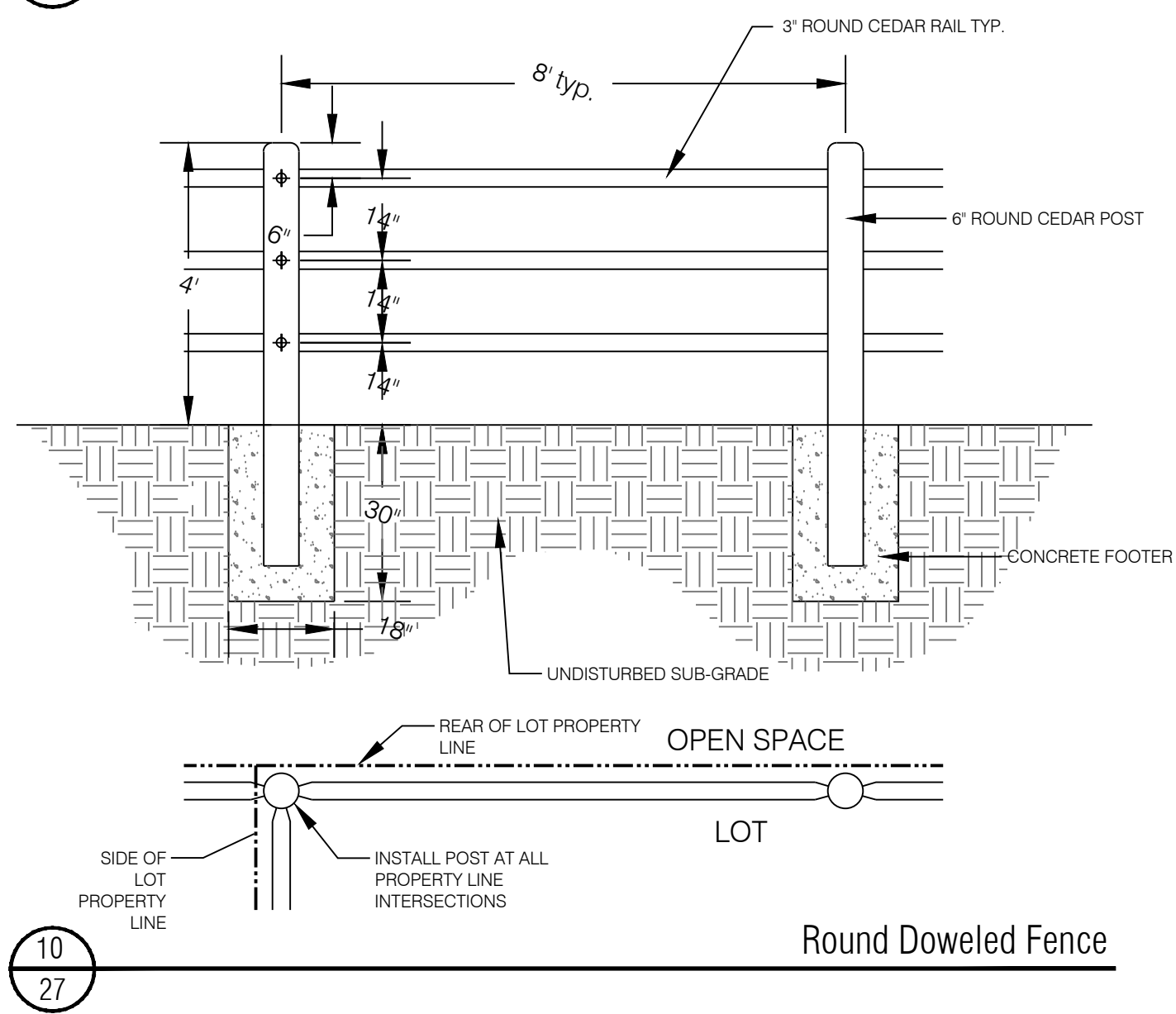
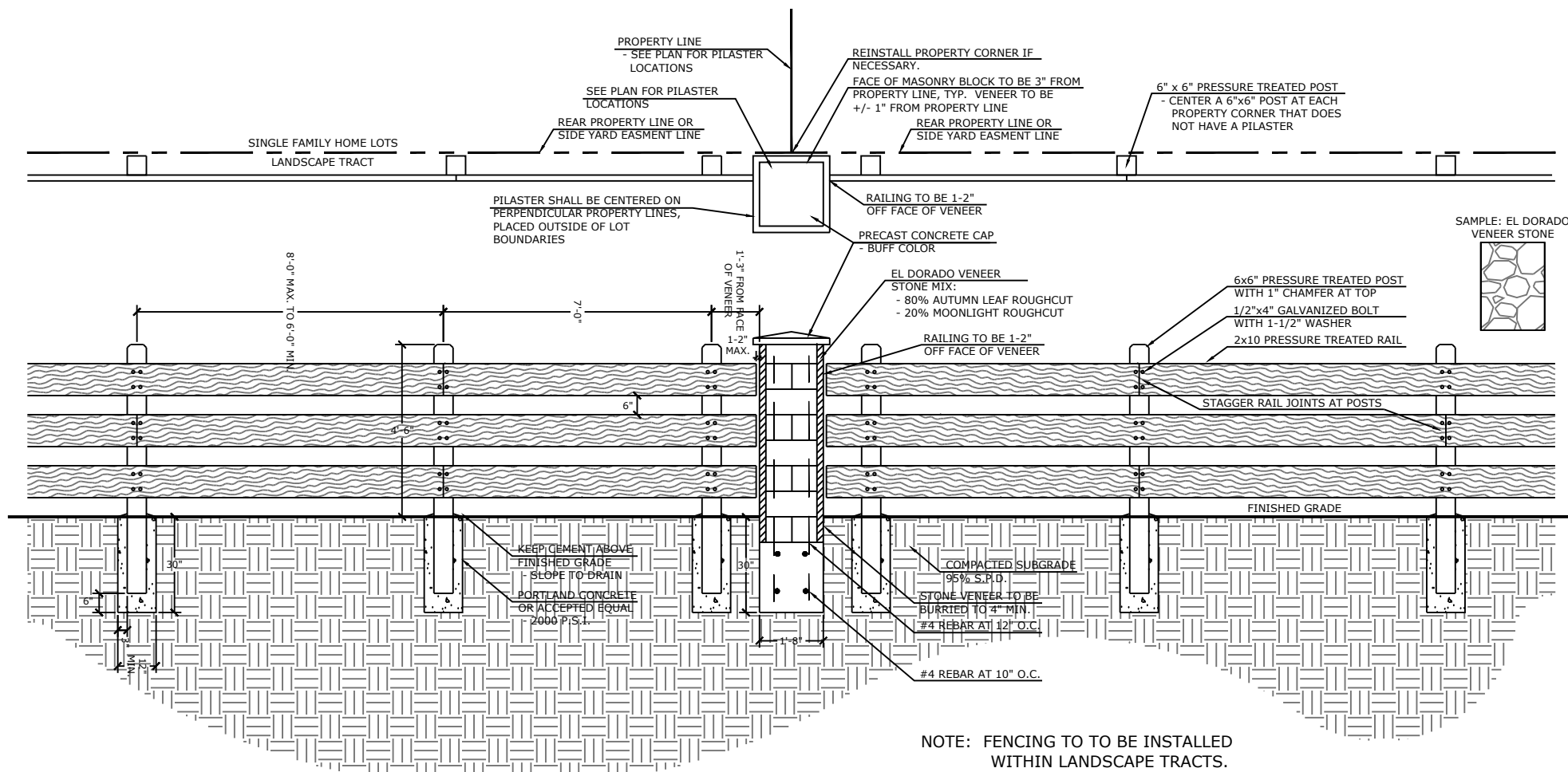
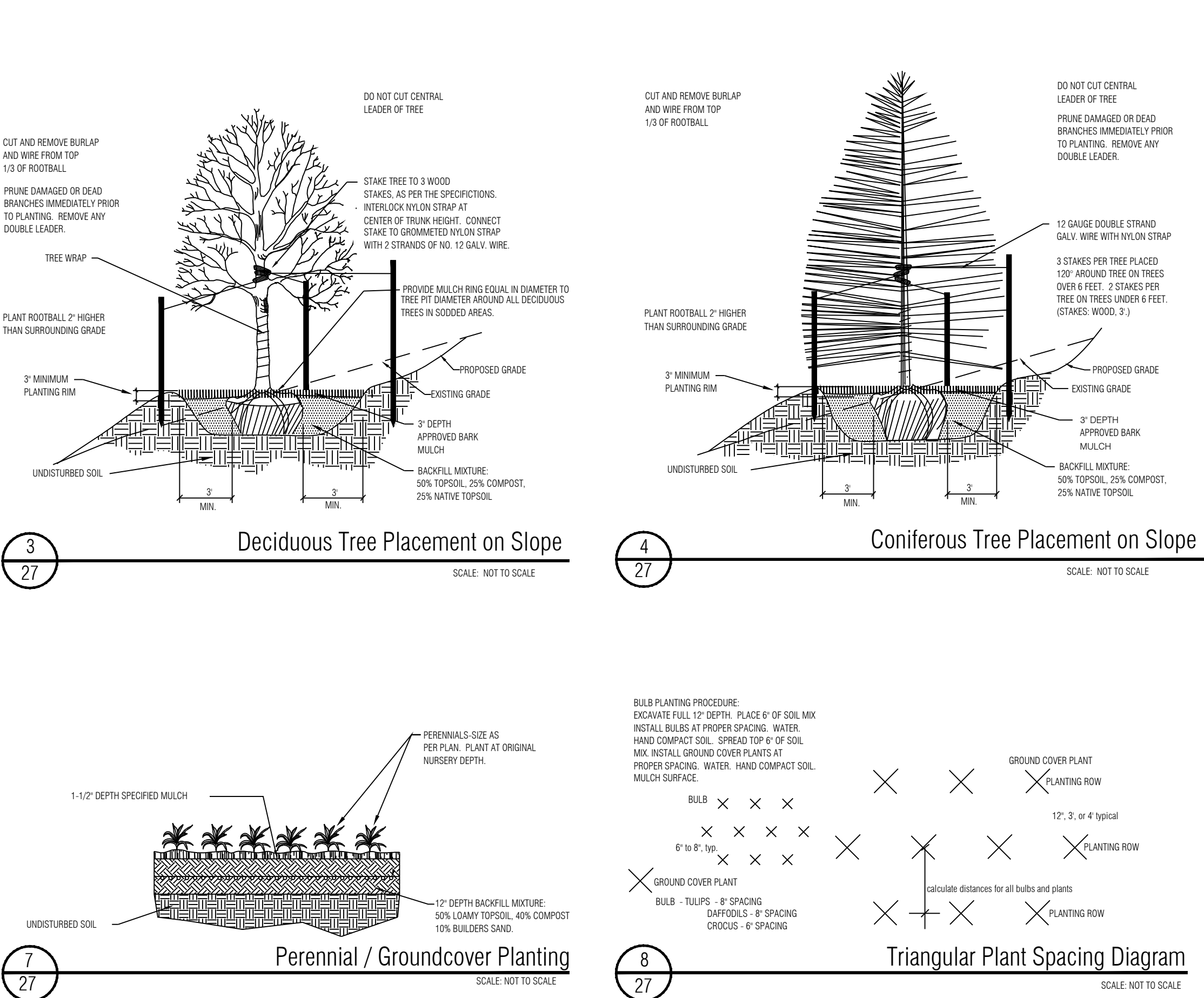
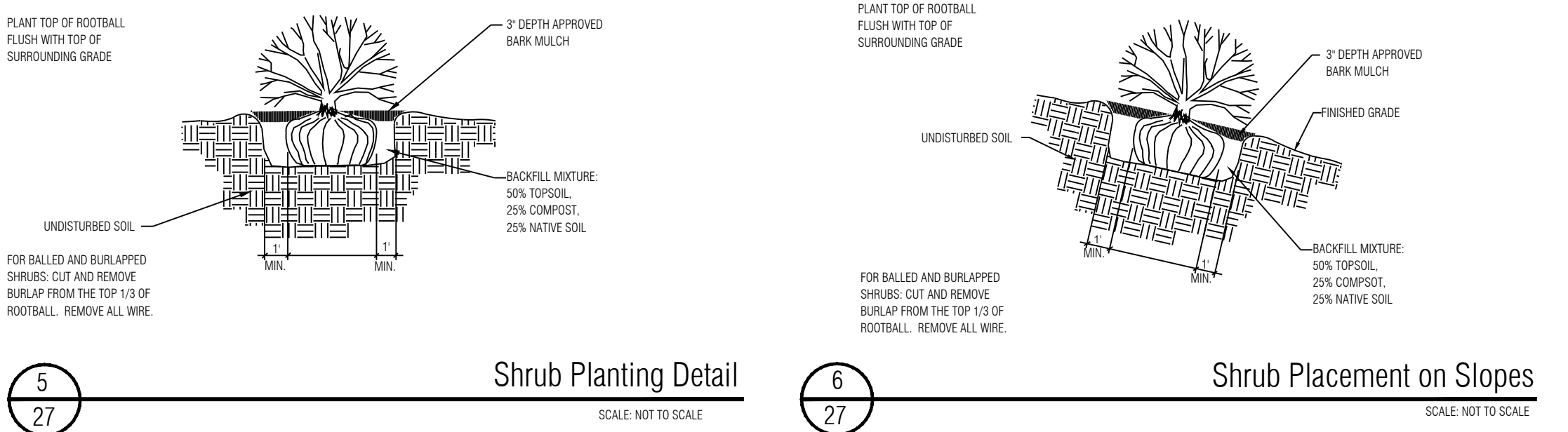
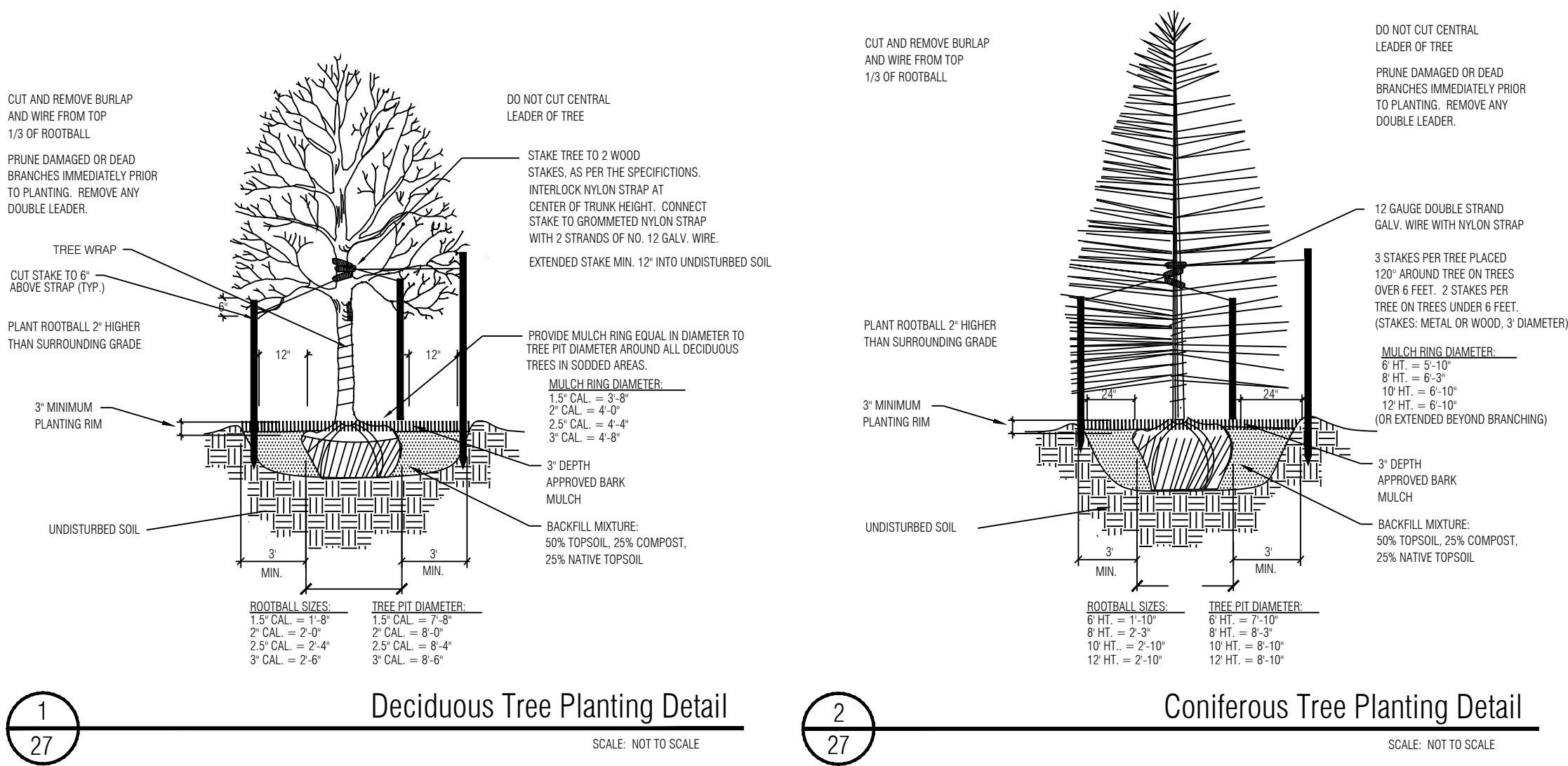
PUD Development Plan /
Preliminary Plan

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

ENTRY MONUMENTS

17
OF 30

PCD# PUDSP-18-002



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Axf	65	Acer x freemanii 'Jeffsred' / Autumn Blaze Maple	20'	30"	3" Cal.	B&B
	Gtr	88	Gleditsia triacanthos / Honey Locust	60'	40"	3" Cal.	B&B
	Jsw	191	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	20'	10'	6' HT	B&B
	Ppu	32	Picea pungens / Colorado Blue Spruce	60'	30"	8' HT	B&B
	Ppo	54	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	16	Tilia americana / American Linden	60'	50"	3" 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	53	Helicotrichon sempervirens / Blue Oat/Blue Avena	3'	2"	1 GAL	CONT
	Hso	144	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	2'	1.5'	1 GAL	CONT
	Jbc	207	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8"	5 GAL	CONT
	Jwi	85	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	1'	8"	5 GAL	CONT
	Pvr	235	Panicum virgatum 'Shenendoah' / Red Switch Grass	4'	1.5'	1 GAL	CONT
	Pac	209	Pennisetum alopecuroides / Fountain Grass	3'	2"	1 GAL	CONT
	Pea	76	Perovskia atriplicifolia / Russian Sage	3'	4"	5 GAL	CONT
	Pfg	28	Potentilla fruticosa 'Gold Drop' / Gold Drop Potentilla	3'	4"	5 GAL	CONT
	PSC	19	Prunus x cistena / Purple Leaf Sand Cherry	7'	6"	5 GAL	CONT
	Rag	24	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3'	4"	5 GAL	CONT
	Ssc	233	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

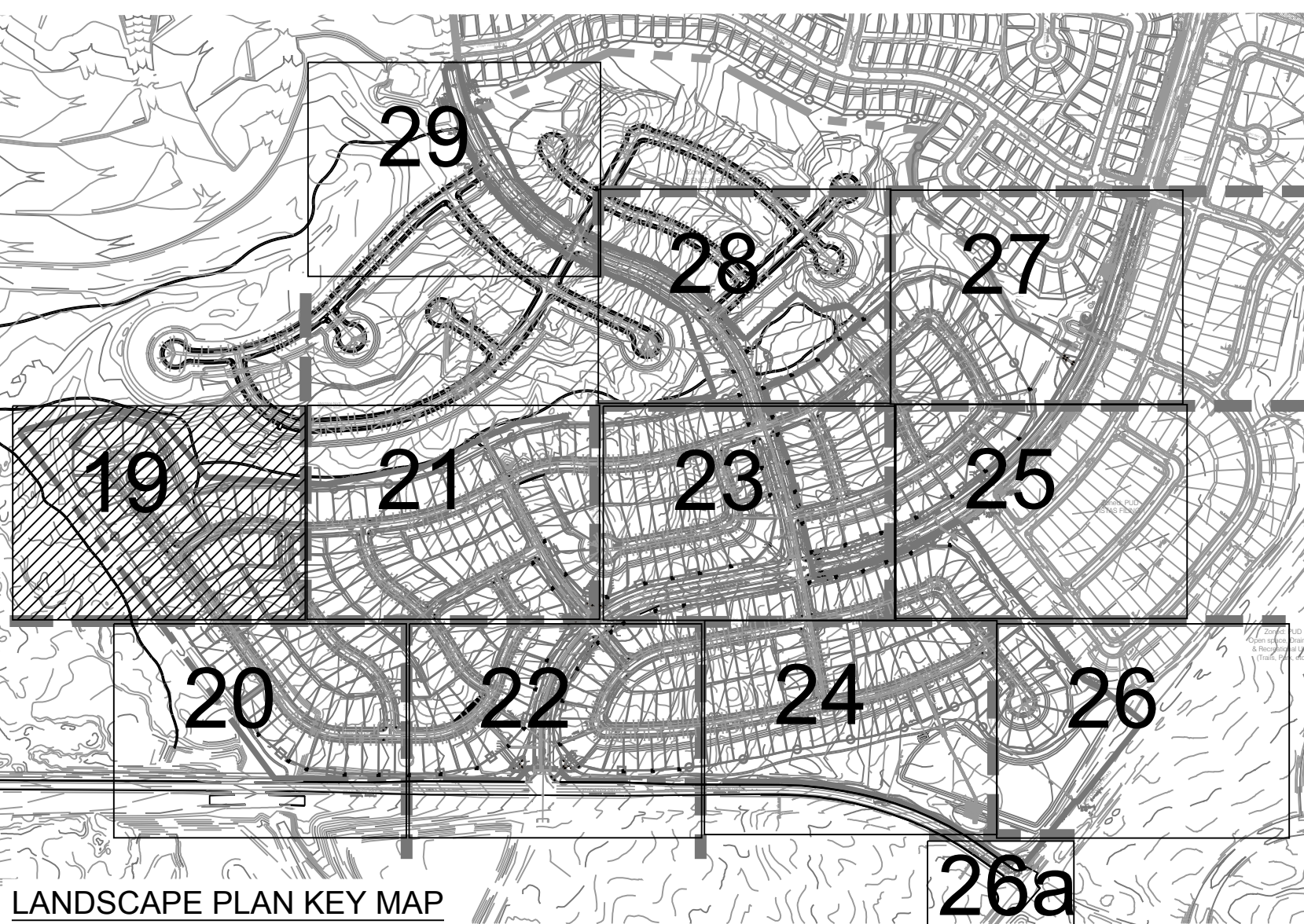
TREE REQUIREMENTS

LDC Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees (substitutes 1 tree/10 shrubs)
(LR)	Lambert Road North (Urban Local)	2.784'	93 (1 per 30')	87 (shrub substitute 60)
	Lambert Road South (Urban Local)	1.891'	63 (1 per 30')	61 (shrub substitute 20)
(RB)	Rainbow Bridge East (Urban Local)	2.173'	72 (1 per 30')	67 (shrub substitute 50)
	Rainbow Bridge West (Urban Local)	2.199'	73 (1 per 30')	69 (shrub substitute 40)
(SD)	Stapleton Drive (Principal Arterial)	2.775'	109 (1 per 20')	94 (shrub substitute 20)

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 WHOLESALE, 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.

P:\GTL\Meridian Ranch\Drawings\Planning\Winding Walk_L_S&E\Enclosed\Drawings\Planning\Final Land\PLD - WindingWalk.dwg [19-Land] 5/11/2018 8:45:31 AM mswift



Land Planning
Landscape Architecture
Urban Design

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.

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

DATE: 05/11/2018
BY: MS
DESCRIPTION: Per County Comments

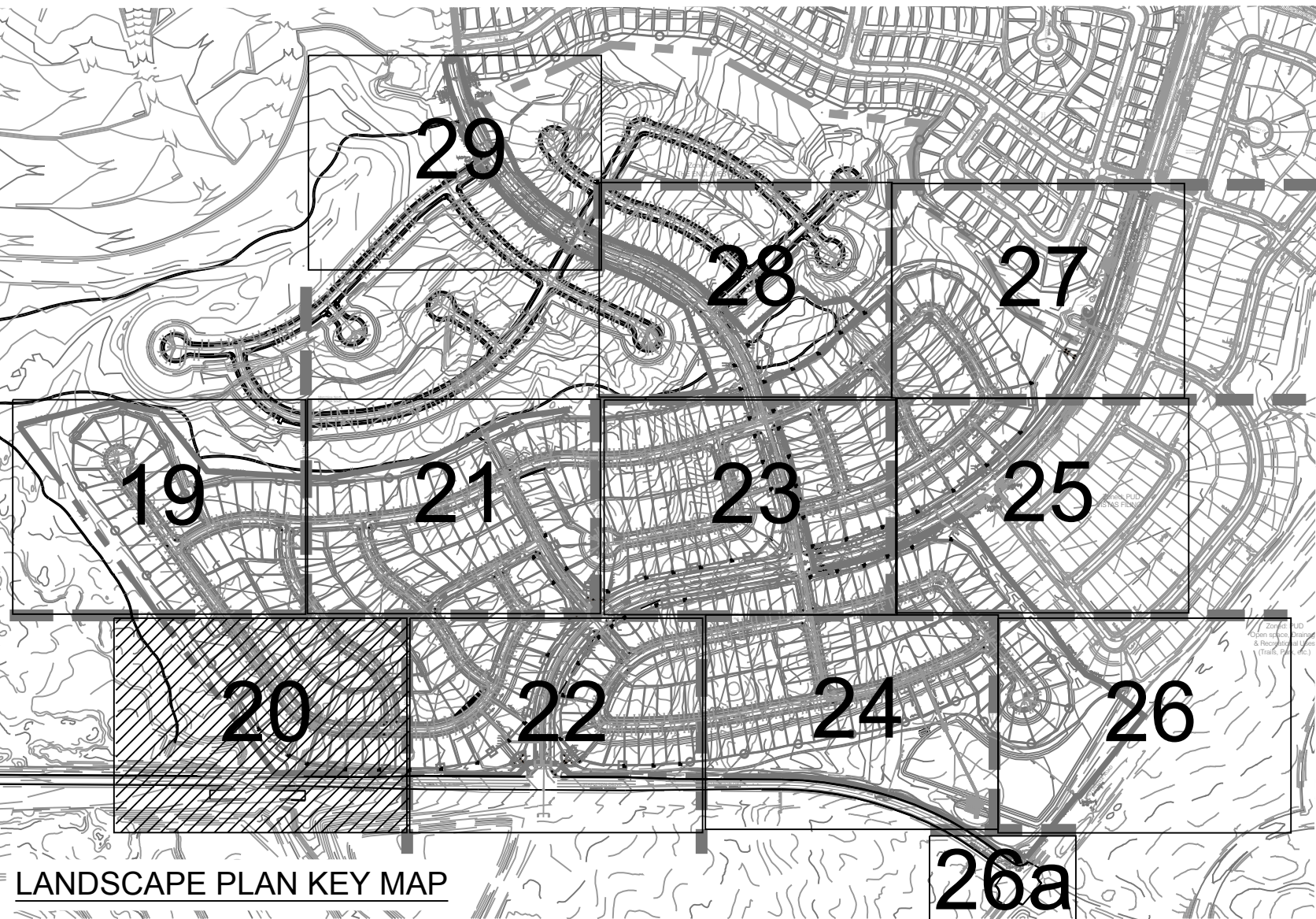
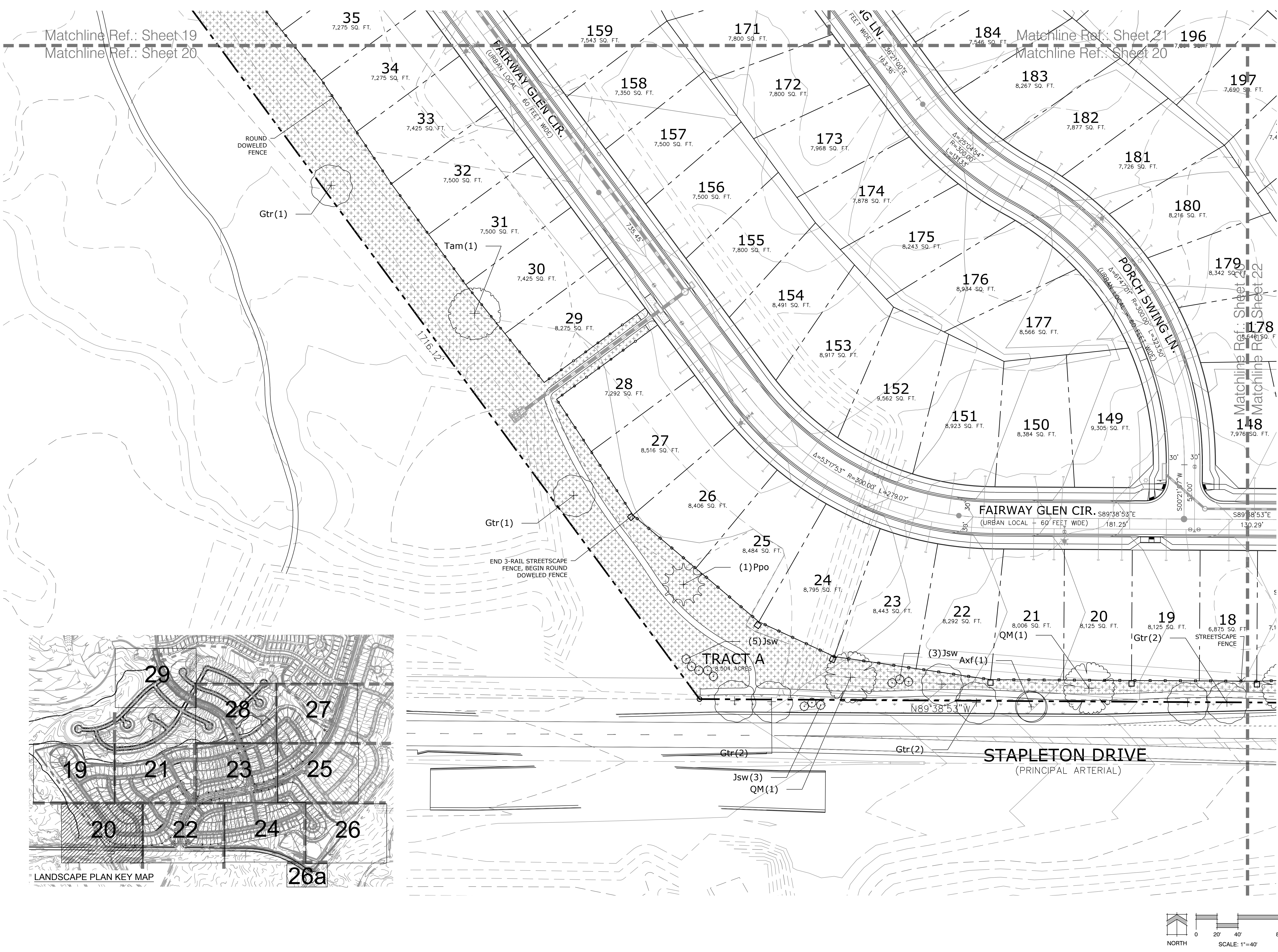
LANDSCAPE PLAN

19

OF 30

PCD# PUDSP-18-002

P:\GTL\Meridian Ranch\Drawings\Planning\Winding Walk_L_S&E\Encaves\Drawings\Planning\Final_Land\CD - WindingWalk.dwg [20-Luplan] 5/11/2018 9:45:41 AM mswf



Land Planning
Landscape Architecture
Urban Design

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

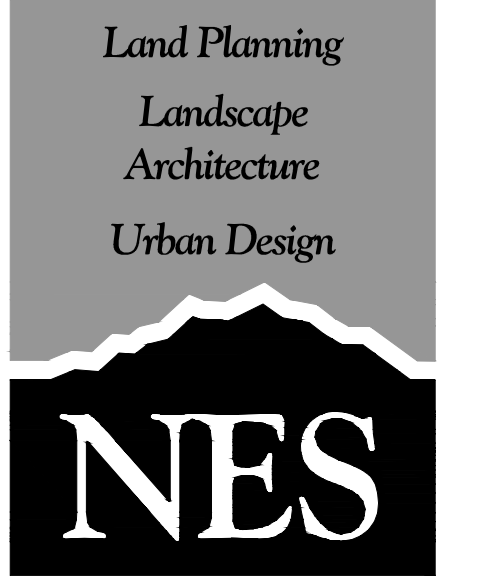
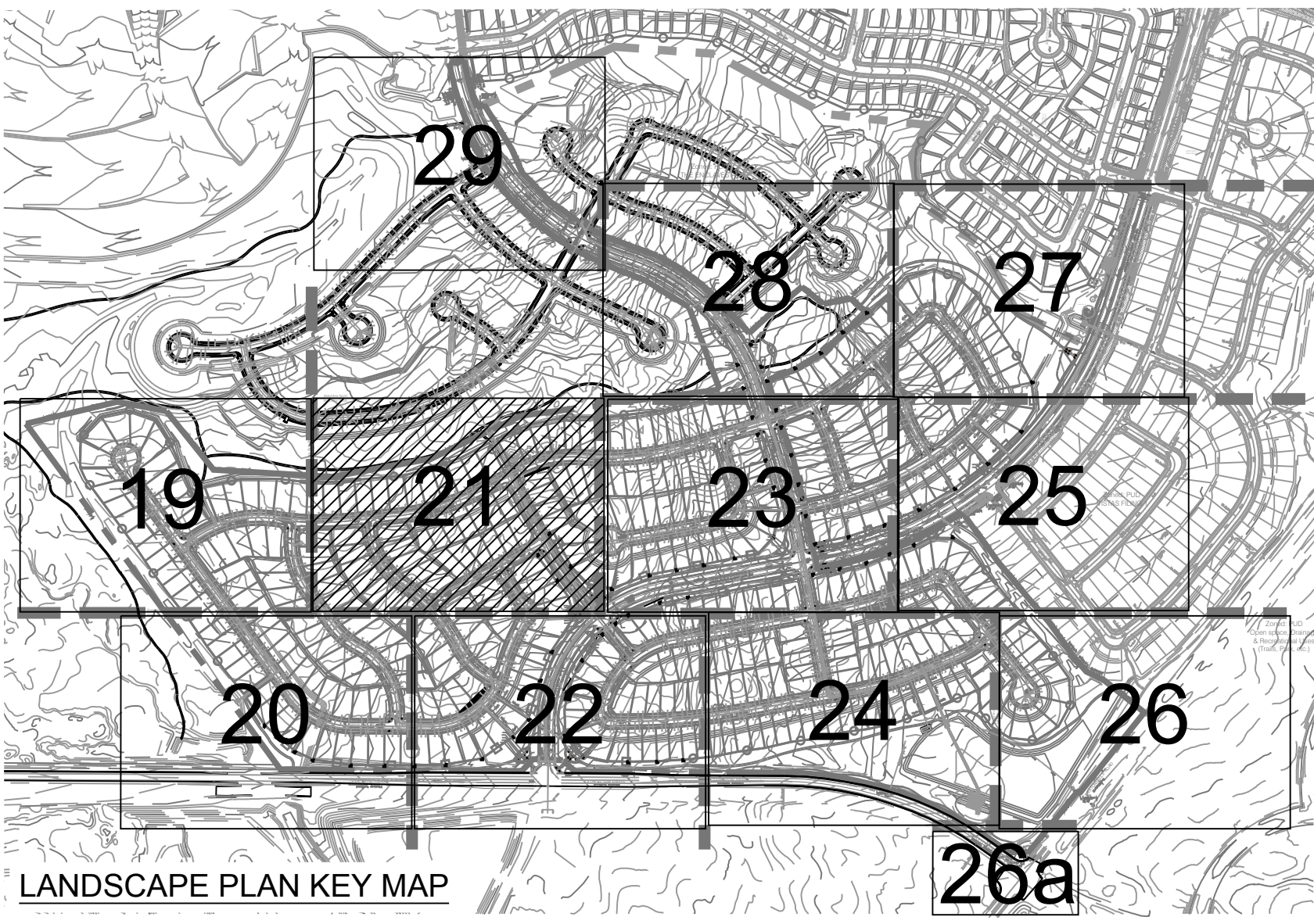
PROJECT INFO
DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: M. Swift

DATE: 05/11/2018
BY: MS
DESCRIPTION: Per County Comments

LANDSCAPE PLAN

20
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

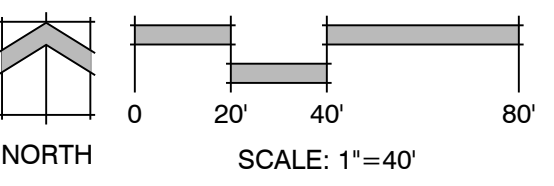
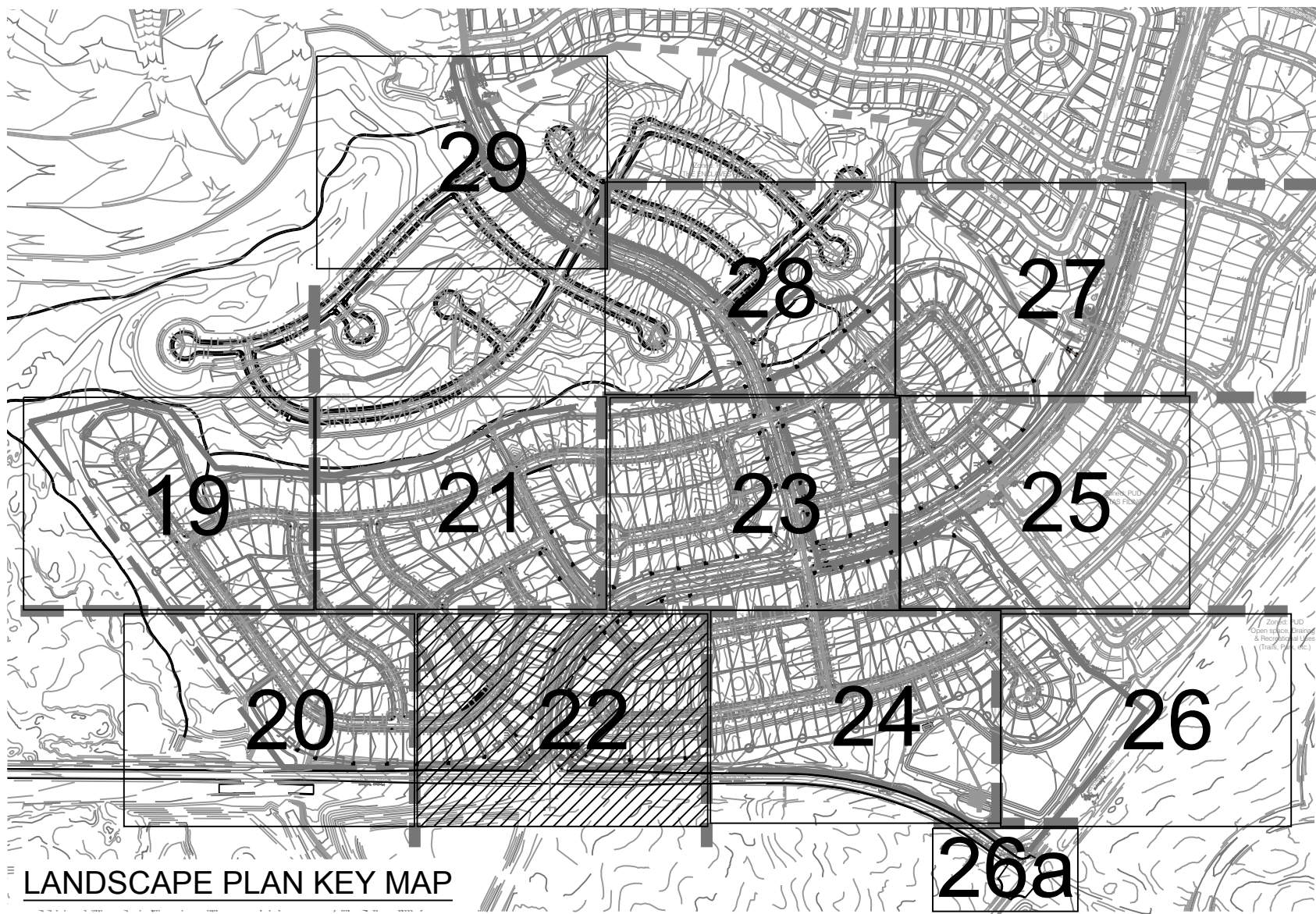
DATE:	January 4, 2018
PROJECT MGR:	A. Barlow
PREPARED BY:	M. Swift

DATE:	BY:	DESCRIPTION:
05/11/2018	MS	Per County Comments

LANDSCAPE PLAN

21
OF 30

PCD# PUDSP-18-002



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
Final Landscape Plan

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

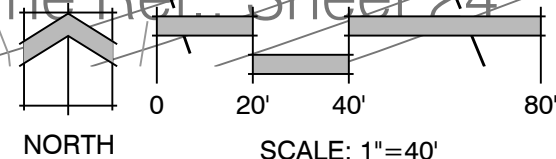
DATE:	BY:	DESCRIPTION:
05/11/2018	MS	Per Country Comments

LANDSCAPE PLAN

22

OF 30

PCD# PUDSP-18-002

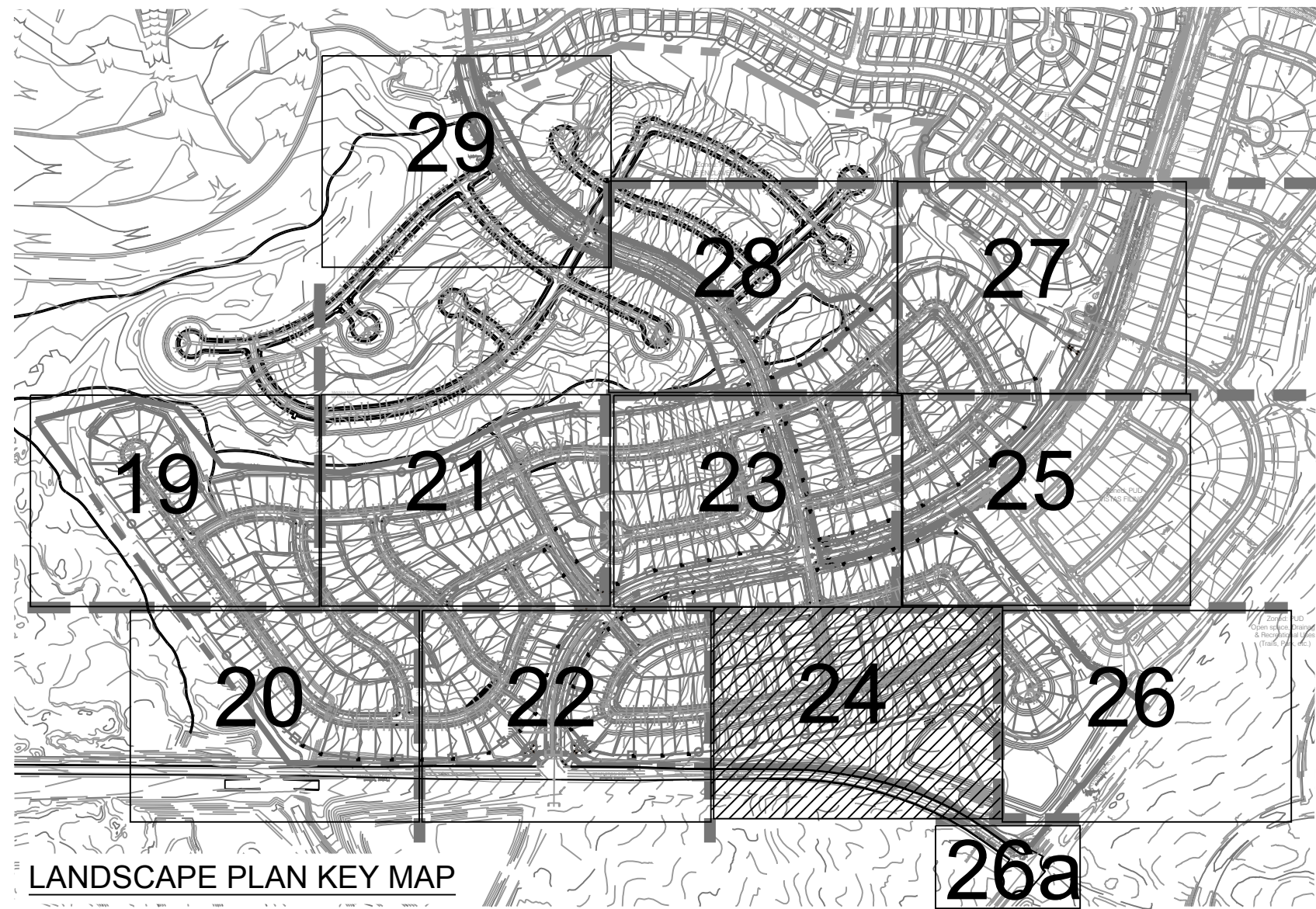


DATE:	BY:	DESCRIPTION:
05/11/2018	MS	Per County Comments

LANDSCAPE PLAN

23
OF 30

PCD# PUDSP-18-002



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
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

LANDSCAPE PLAN

24
OF 30

PCD# PUDSP-18-002

WindingWalk Filings 1 & 2 At Meridian Ranch

Final Landscape Plan

PROJECT INFO

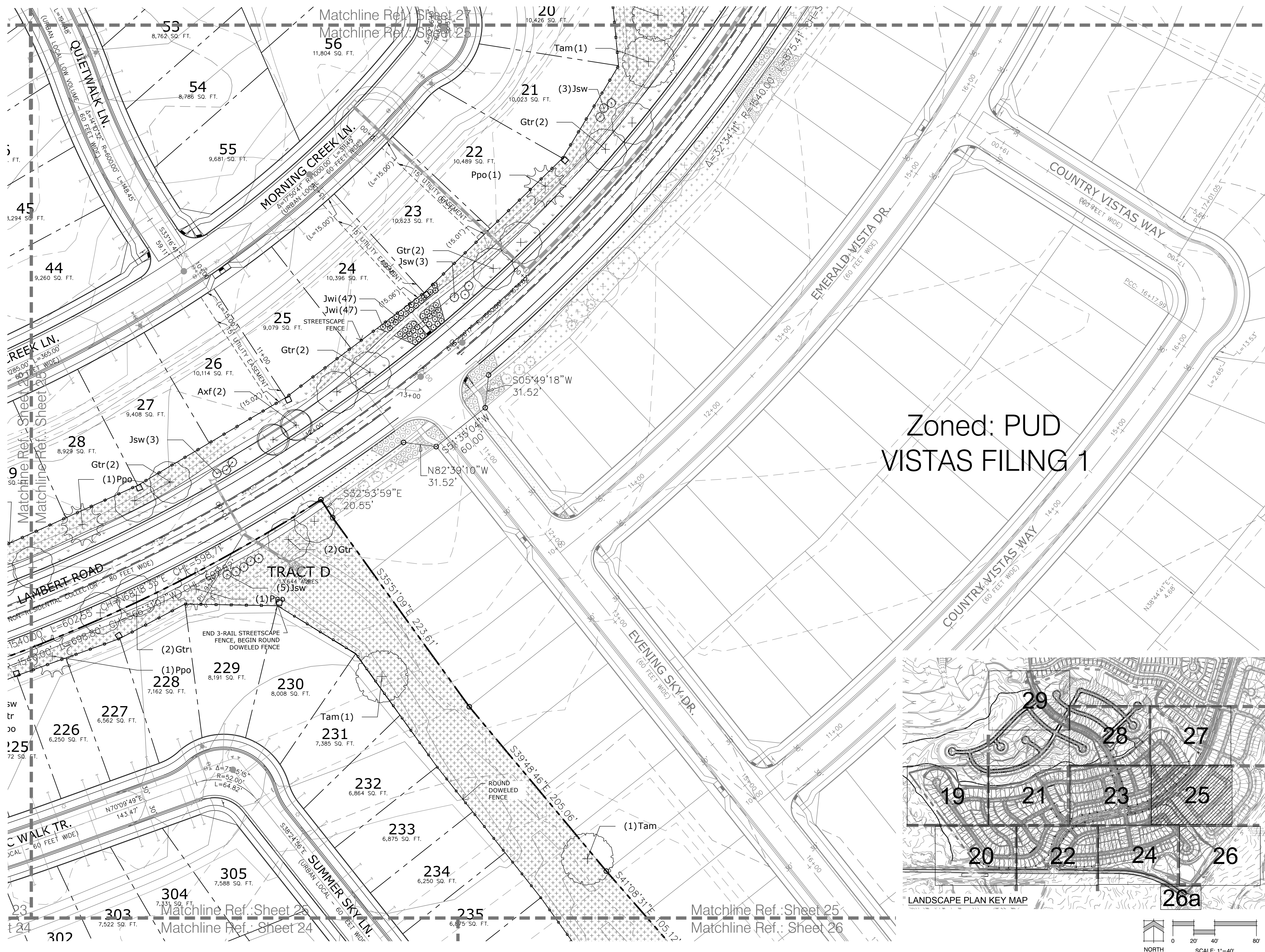
DATE:	January 4, 2018
PROJECT MGR:	A. Barlow
PREPARED BY:	M. Swift

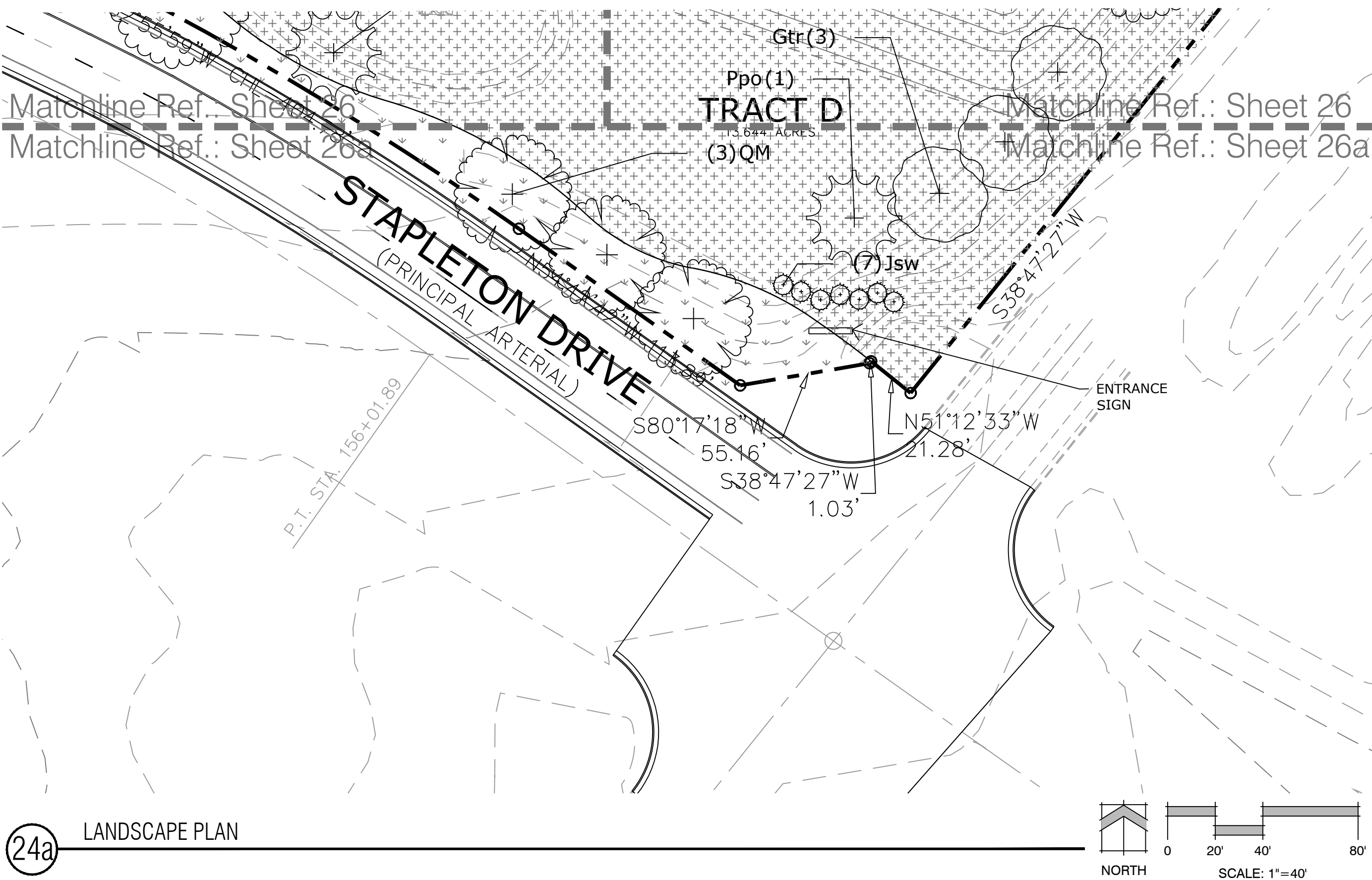
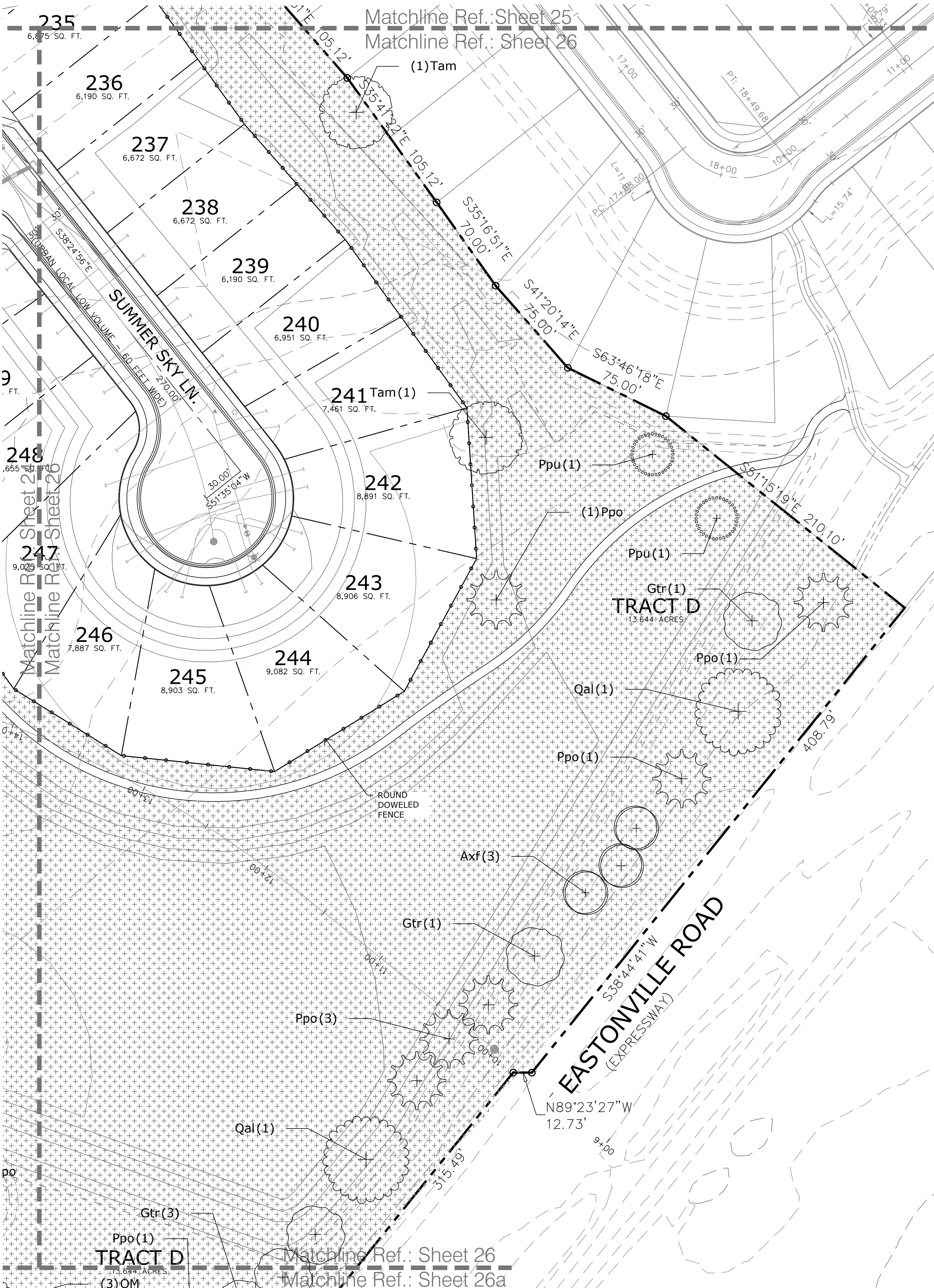
DATE:	BY:	DESCRIPTION:
05/11/2018	MS	Per County Comments

LANDSCAPE PLAN

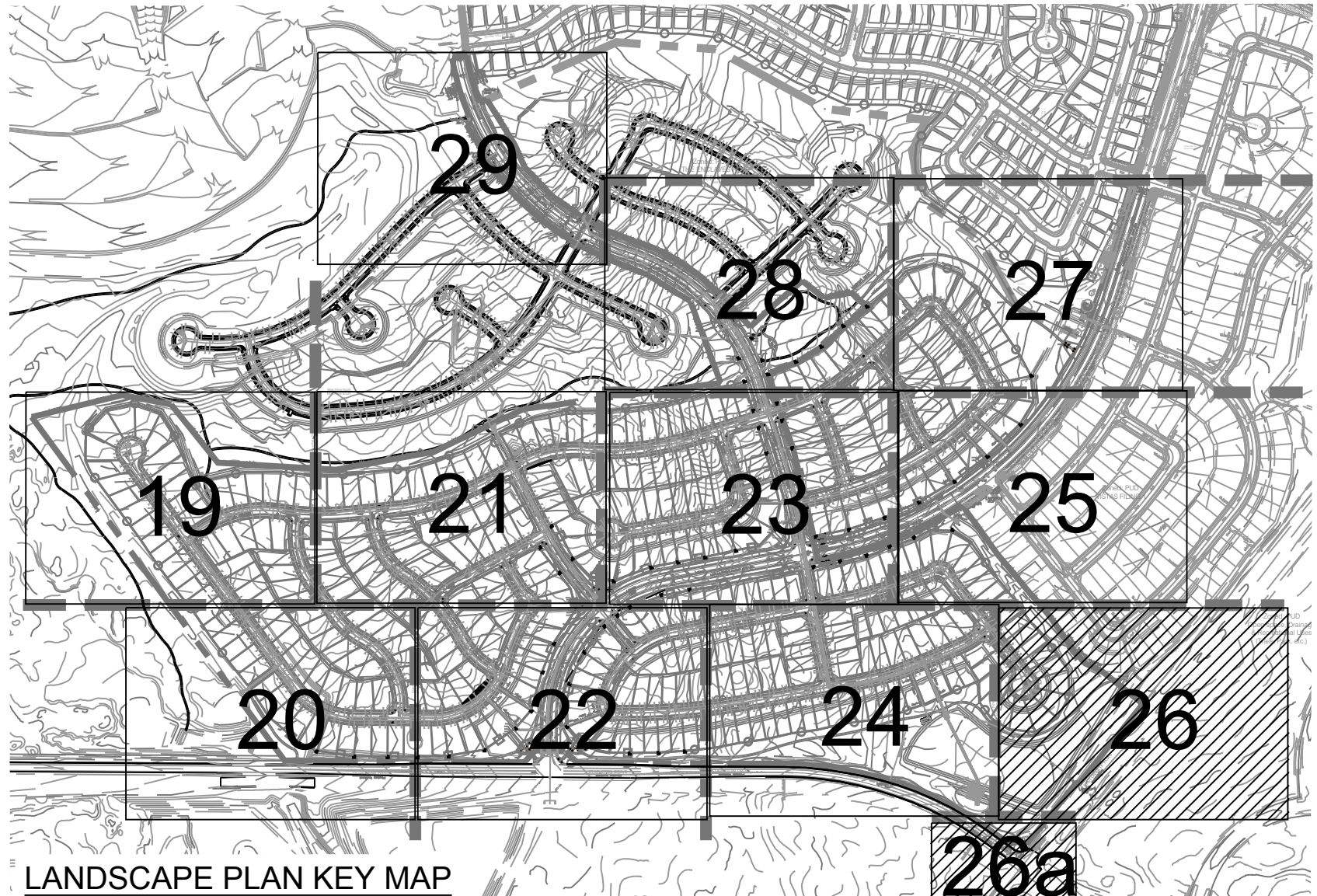
25
OF 30

PCD# PUDSP-18-002





24a LANDSCAPE PLAN



24 LANDSCAPE PLAN

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

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

LANDSCAPE PLAN

26

OF 30

PCD# PUDSP-18-002

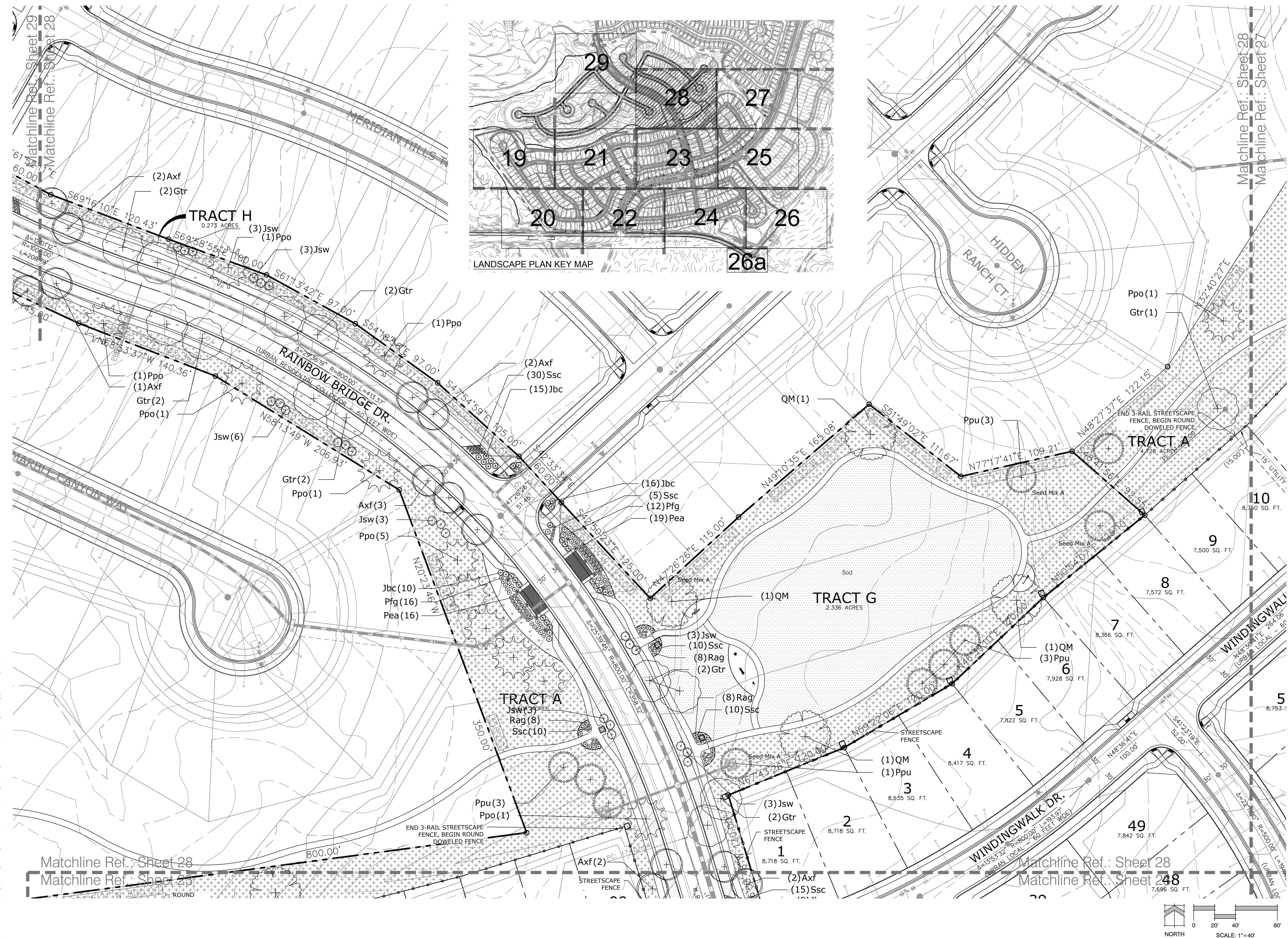


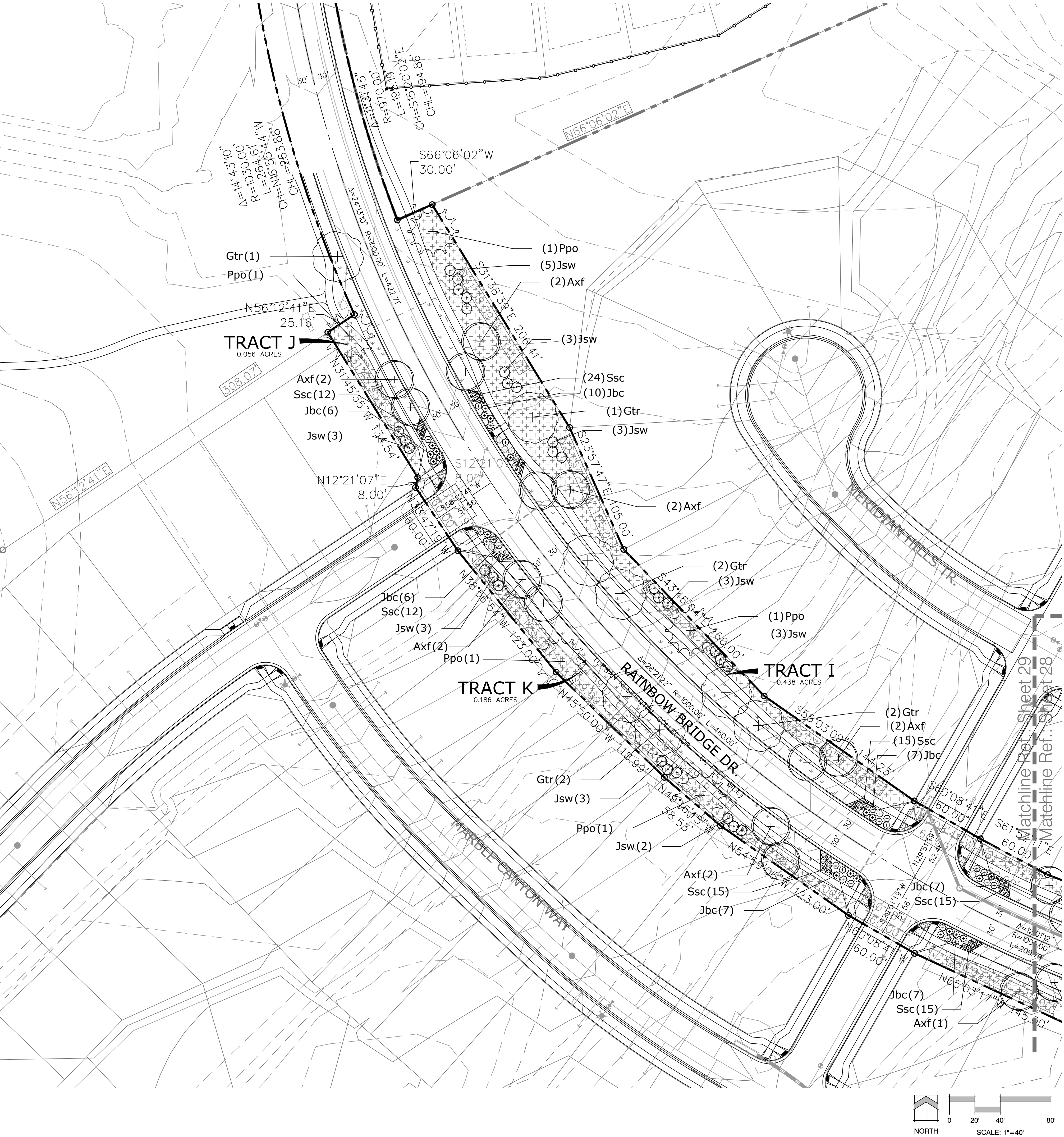
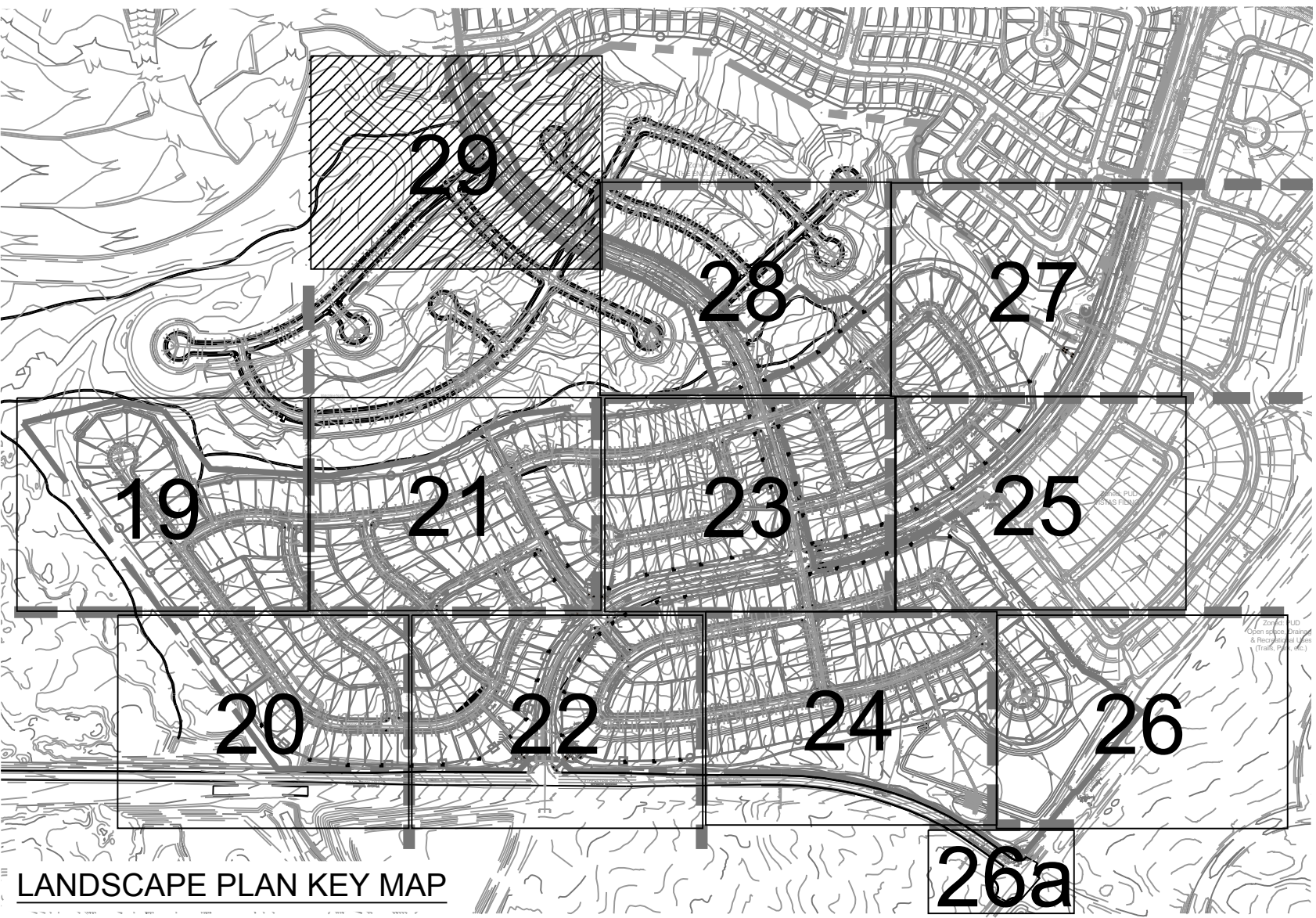
27
OF 30

PROJECT INFO

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

28
OF 30





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
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

LANDSCAPE PLAN

29
OF 30

PCD# PUDSP-18-002

P:\STL\Meridian Ranch\Drawings\Planning\Develop\POD-DP-WindingWalk.dwg [3D-Owners] 5/11/2018 8:54:05 AM 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.

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.

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.
13366 GILBERT DR
PEYTON CO 80831
46. 4232206004
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
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
EYTON CO 80831
61. 4232208039
PEEPLIS, 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 CILVIA 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 INIC.
PO BOX 80036
SAN DIEGO CA 92138

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.

PLANNER: LANDSCAPE ARCHITECT
IN ASSOCIATION WITH:

WindingWalk
Filings 1 & 2
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

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

PROJECT INFO

SEAL

ISSUE LOG

ISSUE # REVISION

SHEET TITLE

SHEET NUMBER

ADJACENT
OWNERS

30
OF 30

PCD# PUDSP-18-002