

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 platting 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.
- J. Definitions.** please remove. None are shown. Removed

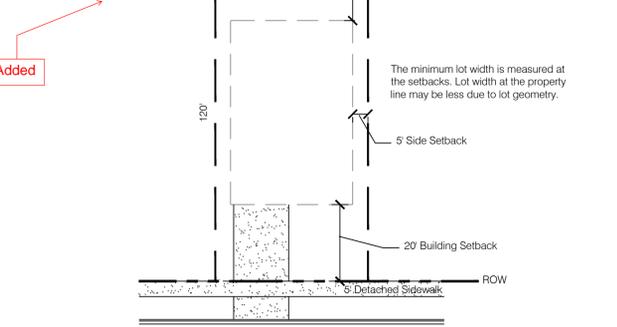
MERIDIAN RANCH DEVELOPMENT GUIDELINES WINDINGWALK FILINGS 1 & 2 PUD DEVELOPMENT PLAN

- 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. Accessory uses** shall be subject to the regulations of the El Paso County Land Development Use and Dimensional Standards Chapter, and Notes in provided Use Tables, as may be amended in the future.
- 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 no less than 10 feet
 - Rear yard: twenty (20) 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 and as may be amended in the future. Really you should write the projections your allowing and not be referring to the Code.
- 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.

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 of 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 subdividor.
- 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.
- PUD Modification to LDC Section 8.4.3.B.2 - no mid-block pedestrian crossing required for blocks in excess of 600 feet. The streets that do not meet this requirement are Winding Walk Drive, Fairway Glen Cir., Porch Swing Lane, Winding Glen Lane, Morning Creek Lane, Scenic Walk Trail, and Morning Breeze Way. In these cases, the need for a midblock crossing is not considered necessary as there is no pedestrian destination in these areas that would necessitate a midblock crossing.

14. 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.



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.



Soil and Geology Conditions:
Geologic Hazard Note: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic constraints. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Department: The report calls out groundwater at 6' after grading- this is a Constraint that needs to be noticed -pg 18
 § Potentially Seasonally High Groundwater. (name lots or location of area) Or provide a graphic inset on preliminary plan.

Ownership Certification
 I/we _____ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of California, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by at the time of this application.

Notarized signature _____
 OR Name of Attorney and registration number _____

County Certification
 This rezoning request to PUD has been reviewed and found to be complete and in accordance with the _____ (Board resolution or motion #) _____ (date) approving the PUD and all applicable El Paso County regulations.

President, Board of County Commissioners _____ date _____
 Director, Planning and Community Development Department _____ date _____

Clerk and Recorder Certification
 State of Colorado)
 El Paso County)
 I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____

El Paso County Clerk and Recorder _____

PERMITTED USES TABLE

PRINCIPAL USES	
CNRS Facility, Steath	S
Dwellings - Detached Single Family	A
Model Home/Subdivision Sales Office	T
Public Park, Open Space	A
Yard Sales	T

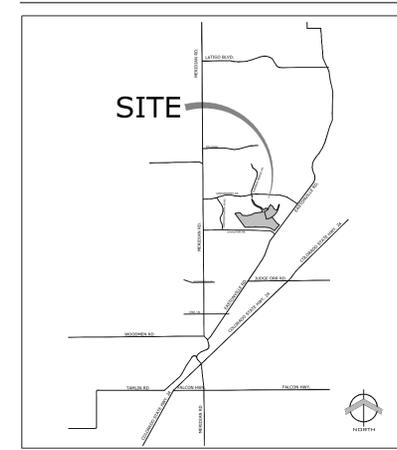
ACCESSORY USES	
Day Care Home	A*
Group Home	A*
Home Occupation, Residential	A
Mother-in-law apartment	A
Personal Use Greenhouse	A
Residential accessory structures & uses	A
Solar Energy system	A

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 site 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.
 *** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Amended.

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

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%)

LAND USE DATA TABLE

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE 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

	FILING 8	THE VISTAS FILING 1	FILING 4B	STONEBRIDGE 3	FILING 9	WINDINGWALK 1&2
DWELLING UNITS	175	145	221	62	164	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/DU): 138	School District 49	
Middle School (16/DU): 65	School District 49	
High School (34/DU): 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 1 of 30: COVER SHEET	SHEET 16 of 30: UTILITIES & GRADING PLAN
SHEET 2 of 30: LEGAL PLAN	SHEET 17 of 30: ENTRY SIGNAGE & DETAILS
SHEET 3 of 30: SITE PLAN	SHEET 18 of 30: LANDSCAPE DETAILS & NOTES
SHEET 4 of 30: SITE PLAN	SHEET 19 of 30: LANDSCAPE PLAN
SHEET 5 of 30: SITE PLAN	SHEET 20 of 30: LANDSCAPE PLAN
SHEET 6 of 30: SITE PLAN	SHEET 21 of 30: LANDSCAPE PLAN
SHEET 7 of 30: SITE PLAN	SHEET 22 of 30: LANDSCAPE PLAN
SHEET 8 of 30: SITE PLAN	SHEET 23 of 30: LANDSCAPE PLAN
SHEET 9 of 30: SITE PLAN	SHEET 24 of 30: LANDSCAPE PLAN
SHEET 10 of 30: UTILITIES & GRADING PLAN	SHEET 25 of 30: LANDSCAPE PLAN
SHEET 11 of 30: UTILITIES & GRADING PLAN	SHEET 26 of 30: LANDSCAPE PLAN
SHEET 12 of 30: UTILITIES & GRADING PLAN	SHEET 27 of 30: LANDSCAPE PLAN
SHEET 13 of 30: UTILITIES & GRADING PLAN	SHEET 28 of 30: LANDSCAPE PLAN
SHEET 14 of 30: UTILITIES & GRADING PLAN	SHEET 29 of 30: LANDSCAPE PLAN
SHEET 15 of 30: UTILITIES & GRADING PLAN	SHEET 30 of 30: ADJACENT PROPERTY OWNERS

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

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WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan / Preliminary Plan

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

COVER SHEET

1
 OF 30

PCD# PUDSP-18-002

LEGAL DESCRIPTION - WindingWalk:

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

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

BEGINNING AT A POINT ON THE SOUTHERN MOST CORNER OF TRACT D OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING COURSE IS ON SAID SOUTHERLY LINE OF TRACT D:

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

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

19. THENCE N56°12'41"E A DISTANCE OF 25.16' TO A NON-TANGENT CURVE TO THE RIGHT;
20. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 14°43'10", AN ARC LENGTH OF 264.61 FEET, WHOSE LONG CHORD BEARS N16°55'44"W A DISTANCE OF 263.88 FEET;
21. THENCE N80°25'51"E A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. _____ IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

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

22. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 11°31'45", AN ARC LENGTH OF 195.19 FEET, WHOSE LONG CHORD BEARS S15°20'02"E A DISTANCE OF 194.86 FEET;
23. THENCE S66°06'02"W A DISTANCE OF 30.00 FEET;
24. THENCE S31°38'39"E A DISTANCE OF 206.41 FEET;
25. THENCE S23°57'47"E A DISTANCE OF 105.00 FEET;
26. THENCE S43°46'04"E A DISTANCE OF 160.00 FEET;
27. THENCE S55°03'09"E A DISTANCE OF 144.23 FEET;
28. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
29. THENCE S61°52'11"E A DISTANCE OF 60.00 FEET;
30. THENCE S69°18'40"E A DISTANCE OF 120.43 FEET;
31. THENCE S69°58'55"E A DISTANCE OF 100.00 FEET;
32. THENCE S61°13'42"E A DISTANCE OF 97.00 FEET;
33. THENCE S54°18'56"E A DISTANCE OF 97.00 FEET;
34. THENCE S47°54'59"E A DISTANCE OF 105.00 FEET;
35. THENCE S42°33'34"E A DISTANCE OF 60.00 FEET;
36. THENCE S42°50'23"E A DISTANCE OF 125.00 FEET;
37. THENCE N47°26'26"E A DISTANCE OF 115.00 FEET;
38. THENCE N49°10'35"E A DISTANCE OF 165.08 FEET;
39. THENCE S51°49'02"E A DISTANCE OF 111.67 FEET;
40. THENCE N77°17'41"E A DISTANCE OF 109.21 FEET;
41. THENCE N48°27'37"E A DISTANCE OF 122.15 FEET;
42. THENCE N32°40'27"E A DISTANCE OF 349.31 FEET;
43. THENCE S55°38'05"E A DISTANCE OF 290.90 FEET;
44. THENCE S28°42'28"E A DISTANCE OF 308.38 FEET;
45. THENCE S64°52'09"E A DISTANCE OF 294.58 FEET TO A NON-TANGENT CURVE TO THE LEFT;
46. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1460.00 FEET, A DELTA ANGLE OF 08°03'03", AN ARC LENGTH OF 205.15 FEET, WHOSE LONG CHORD BEARS N21°06'20"E A DISTANCE OF 204.98 FEET;
47. THENCE N17°04'48"E A DISTANCE OF 421.16 FEET TO A POINT ON THE WESTERN BOUNDARY OF THE VISTAS FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217713953 IN THE RECORDS OF EL PASO COUNTY;

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

48. THENCE S17°04'48"W A DISTANCE OF 421.16 FEET TO A CURVE TO THE RIGHT;
49. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 32°34'11", AN ARC LENGTH OF 875.41 FEET, WHOSE LONG CHORD BEARS S33°21'53"W A DISTANCE OF 863.67 FEET;
50. THENCE S05°49'18"W A DISTANCE OF 31.52 FEET;
51. THENCE S51°35'04"W A DISTANCE OF 60.00 FEET;
52. THENCE N82°39'10"W A DISTANCE OF 31.52 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
53. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 03°34'52", AN ARC LENGTH OF 96.25 FEET, WHOSE LONG CHORD BEARS S55°18'35"W A DISTANCE OF 96.24 FEET;
54. THENCE S32°53'59"E A DISTANCE OF 20.55 FEET;
55. THENCE S35°51'09"E A DISTANCE OF 223.61 FEET;
56. THENCE S39°48'46"E A DISTANCE OF 205.06 FEET;
57. THENCE S41°08'31"E A DISTANCE OF 105.12 FEET;
58. THENCE S35°41'22"E A DISTANCE OF 105.12 FEET;
59. THENCE S35°16'51"E A DISTANCE OF 70.00 FEET;
60. THENCE S41°20'14"E A DISTANCE OF 75.00 FEET;
61. THENCE S63°46'18"E A DISTANCE OF 75.00 FEET;
62. THENCE S51°15'18"E A DISTANCE OF 210.10 FEET TO A POINT ON THE SOUTHEASTERN CORNER OF SAID VISTAS FILING NO. 1 AT MERIDIAN RANCH AND THE WESTERLY RIGHT-OF-WAY LINE OF EASTONVILLE ROAD;
63. THENCE S38°44'41"W ALONG SAID EASTONVILLE RIGHT-OF-WAY A DISTANCE OF 408.79 FEET;
64. THENCE N89°23'27"W A DISTANCE OF 12.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT F;

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

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

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

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

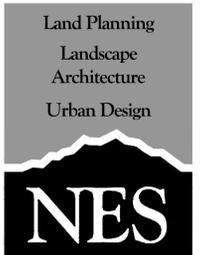
THE ABOVE PARCEL OF LAND CONTAINS 139.003 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).

Depict the distance and bearings on the boundary Added



P:\GTL\Meridian Ranch\Drawings\Planning\Development\PCD#-DC-WindingWalk.dwg [2-Kapil] 3/9/2018 4:42:06 PM bawson



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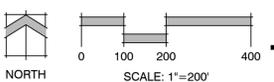
DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

LEGAL PLAN

2

OF 30



PCD# PUDSP-18-002

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

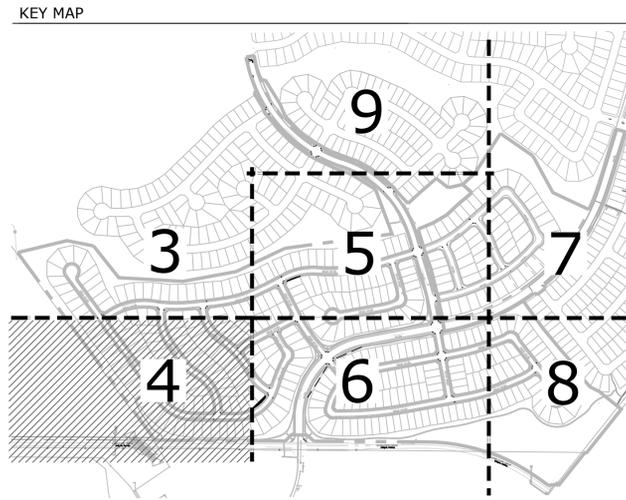
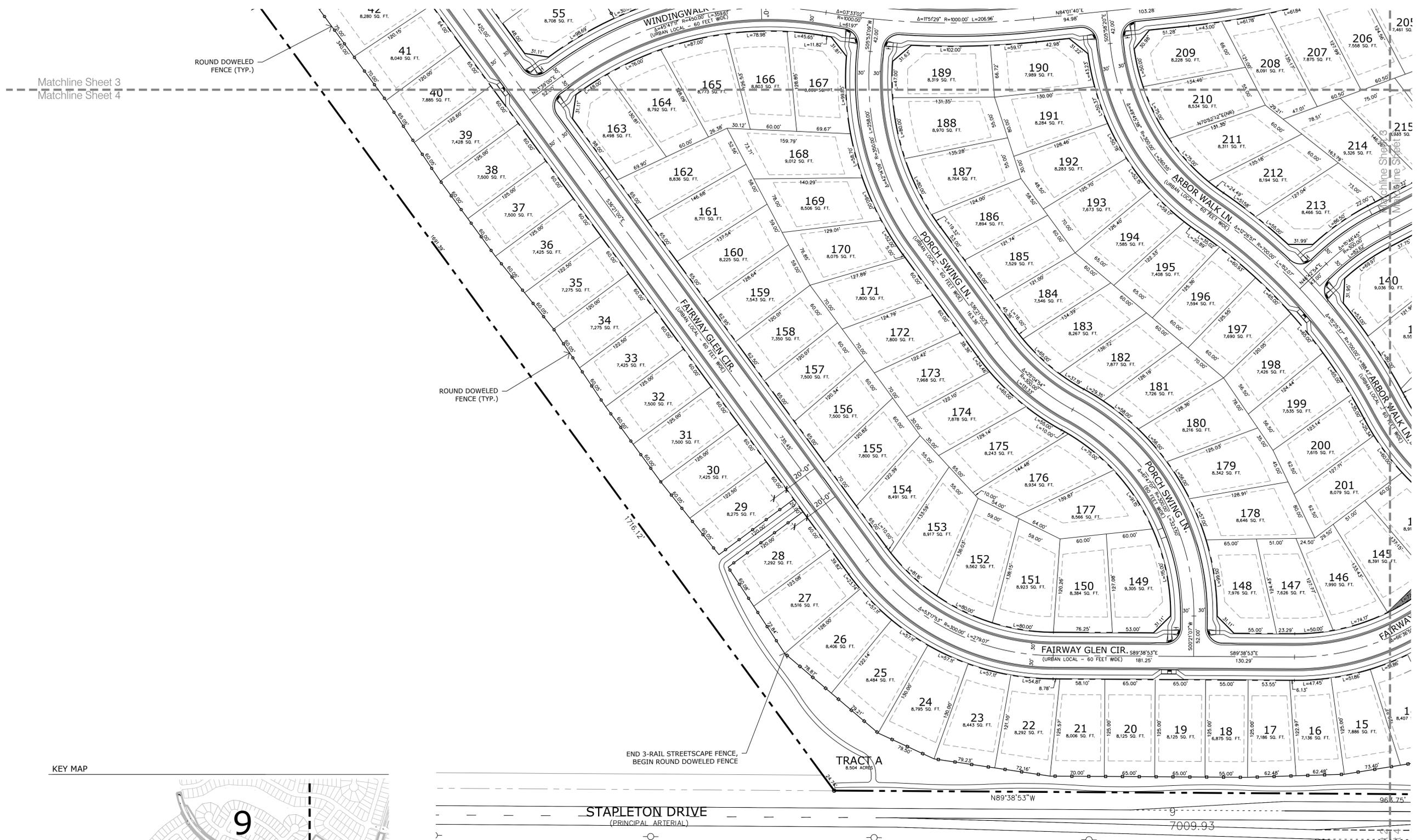
DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

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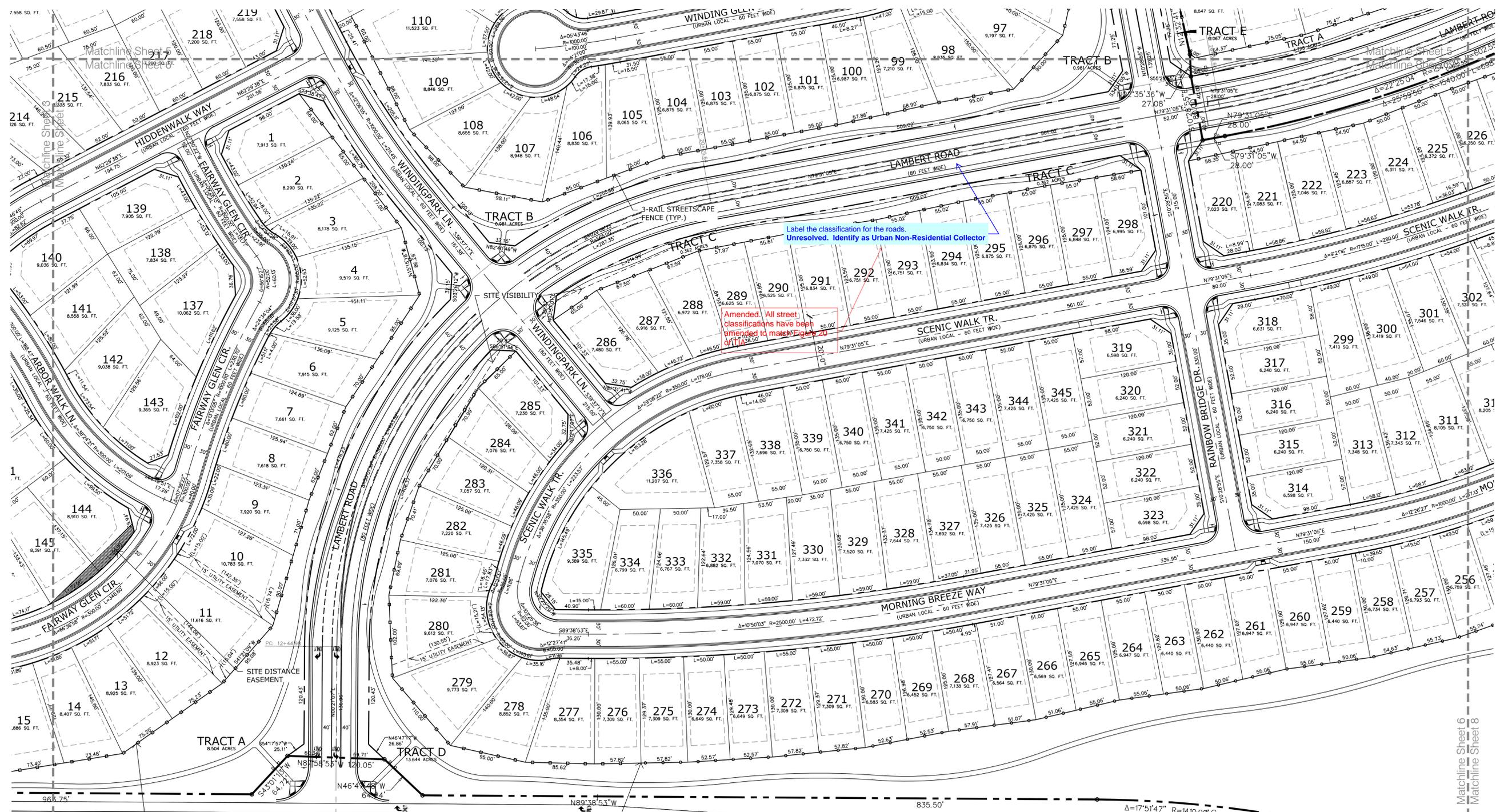
WEST & SOUTH SITE PLAN

4
OF 30

PCD# PUDSP-18-002



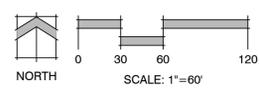
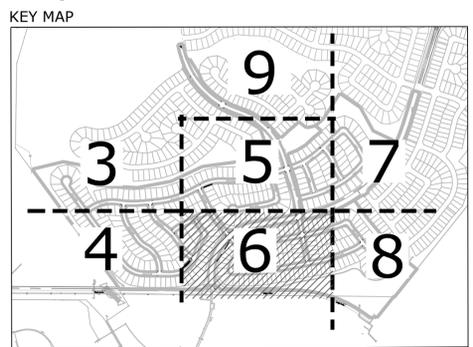
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WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan / Preliminary Plan

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DATE	BY	DESCRIPTION

EAST SITE PLAN

6
OF 30

PCD# PUDSP-18-002

P:\GTL\Meridian Ranch\Drawings\Planning\Development\PCD\PCD-WindingWalk.dwg [Plan-01] 3/7/2018 4:43:04 PM bswenson

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

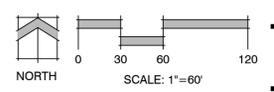
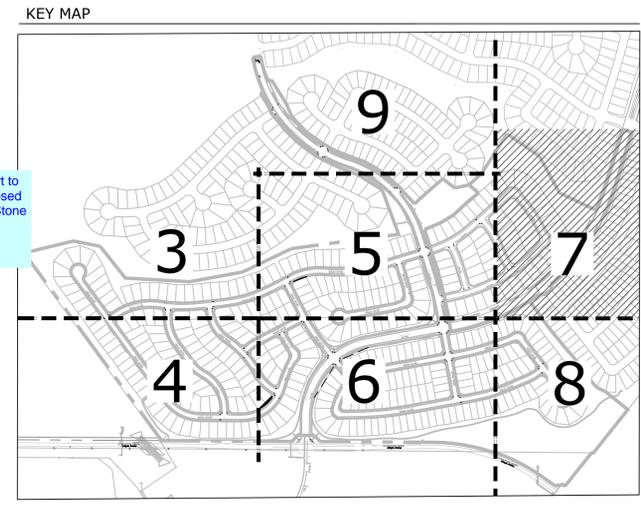
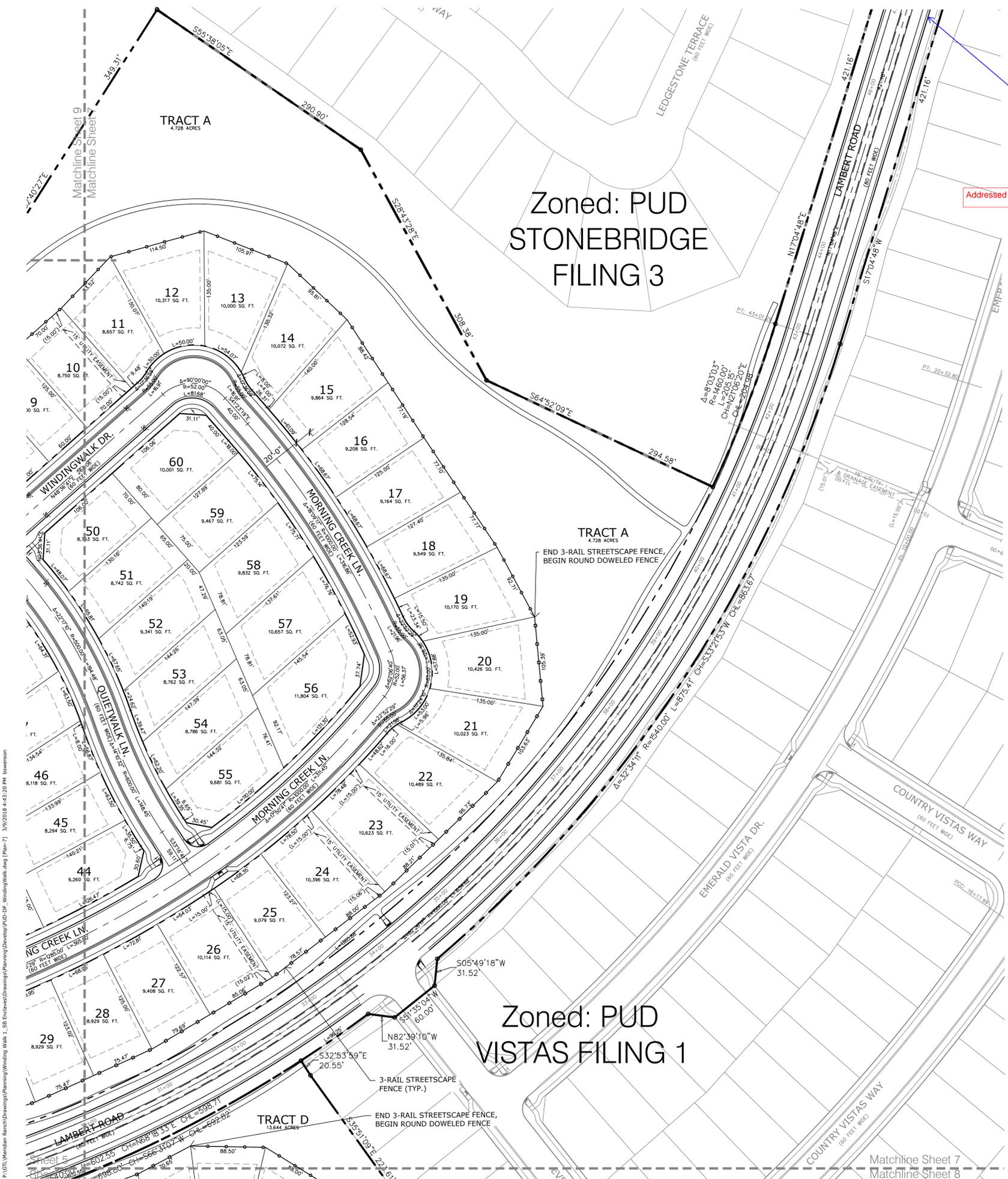
DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

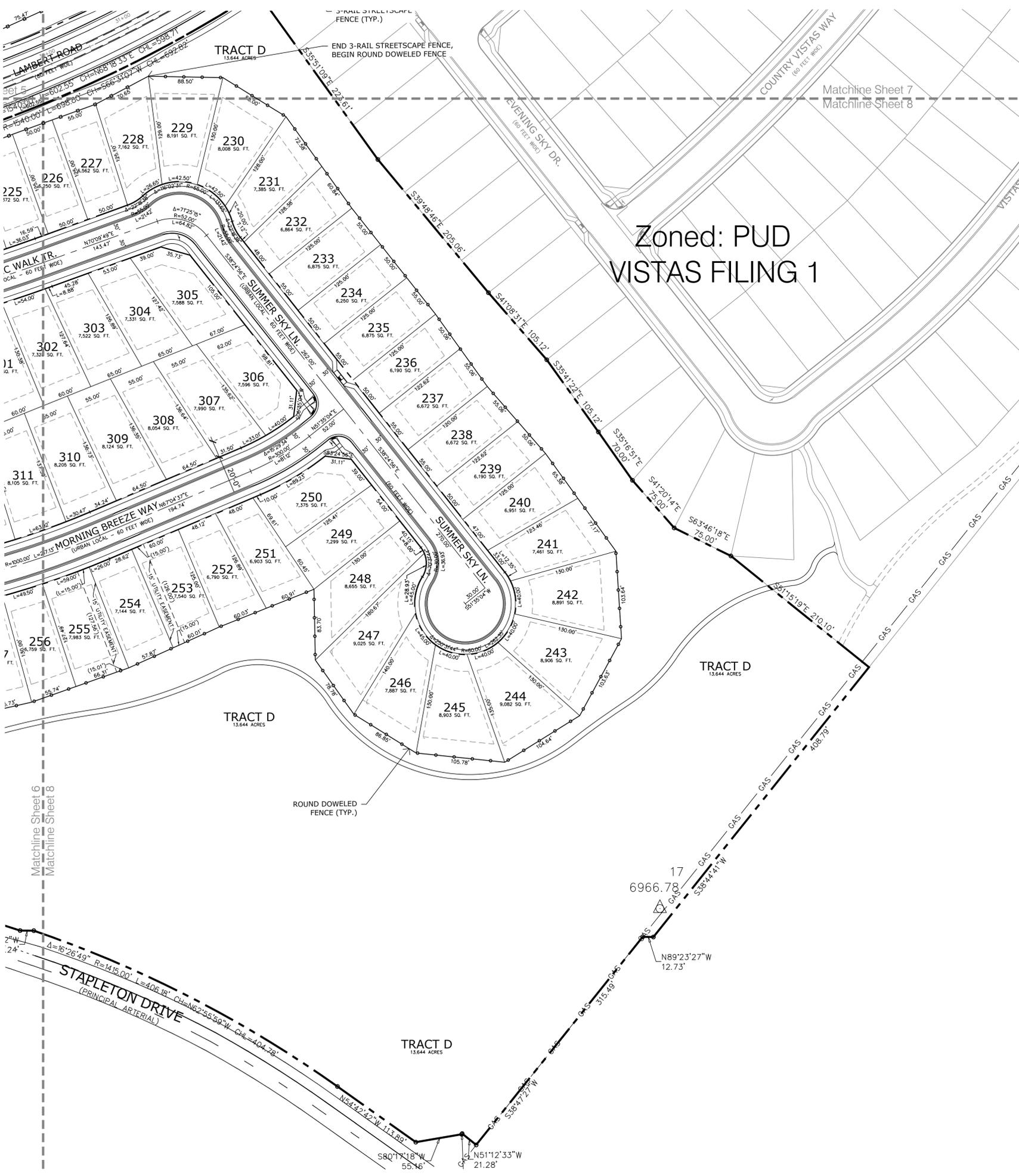
WINDING WALK PHASE 2 PLAN

7 OF 30

PCD# PUDSP-18-002

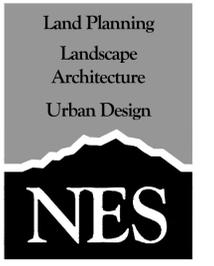
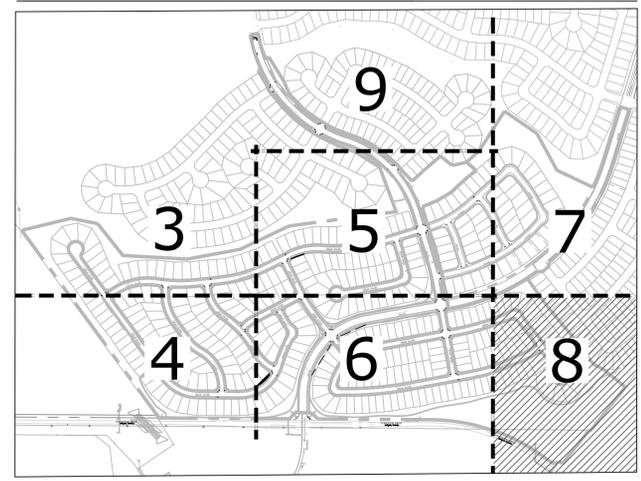


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Zoned: PUD
VISTAS FILING 1

KEY MAP



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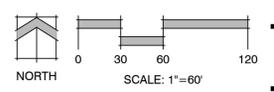
DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

EAST
SITE PLAN

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OF 30

PCD# PUDSP-18-002



P:\GTL\Meridian Ranch\Drawings\Planning\Development\PCD-DF-WindingWalk.dwg [Plan-01] 3/9/2018 4:43:33 PM bswenson

**WindingWalk
Filings 1 & 2
At Meridian
Ranch**
PUD Development Plan /
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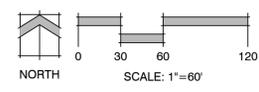
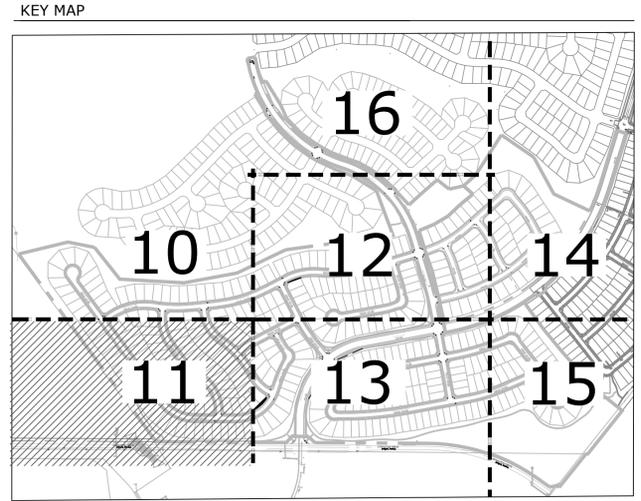
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DATE: _____ BY: _____ DESCRIPTION: _____

**UTILITIES & GRADING
PLAN**

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OF 30

PCD# PUDSP-18-002



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

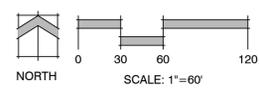
DATE: January 1, 2018
PROJECT MGR: A. Barlow
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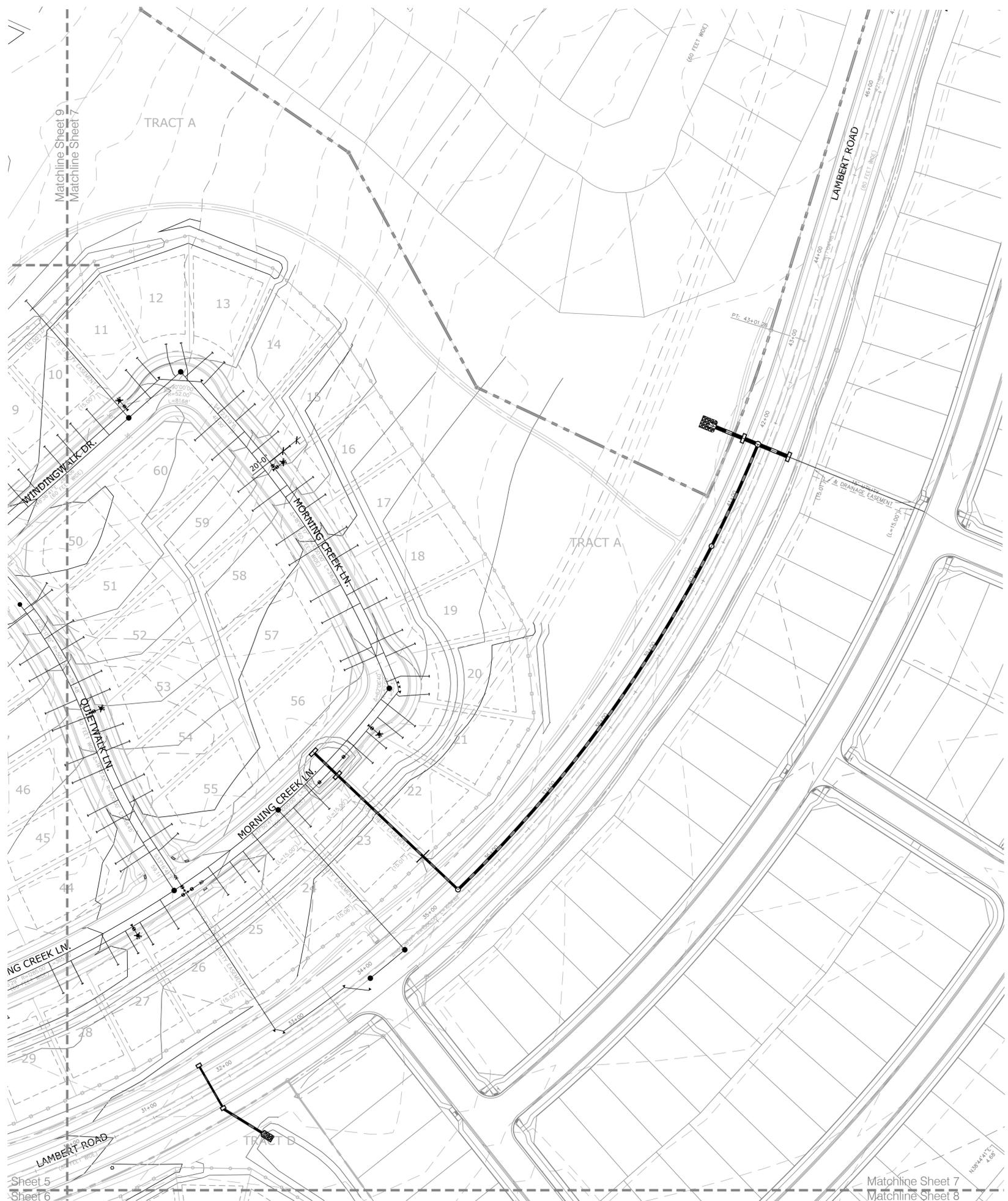
**UTILITIES & GRADING
PLAN**

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OF 30

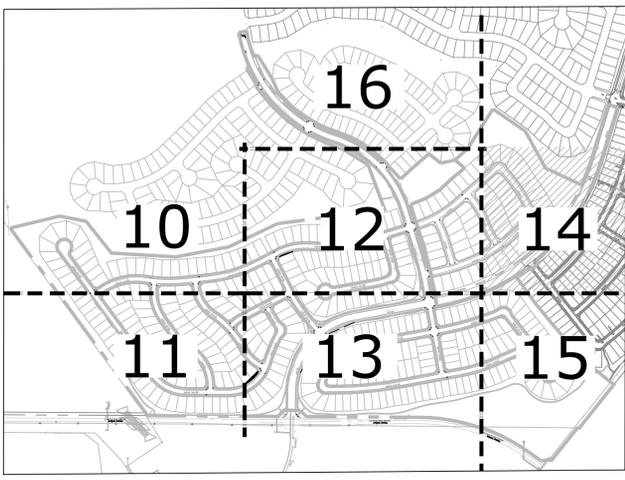
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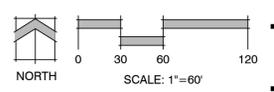


KEY MAP



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Sheet 5
 Sheet 6
 Matchline Sheet 7
 Matchline Sheet 8



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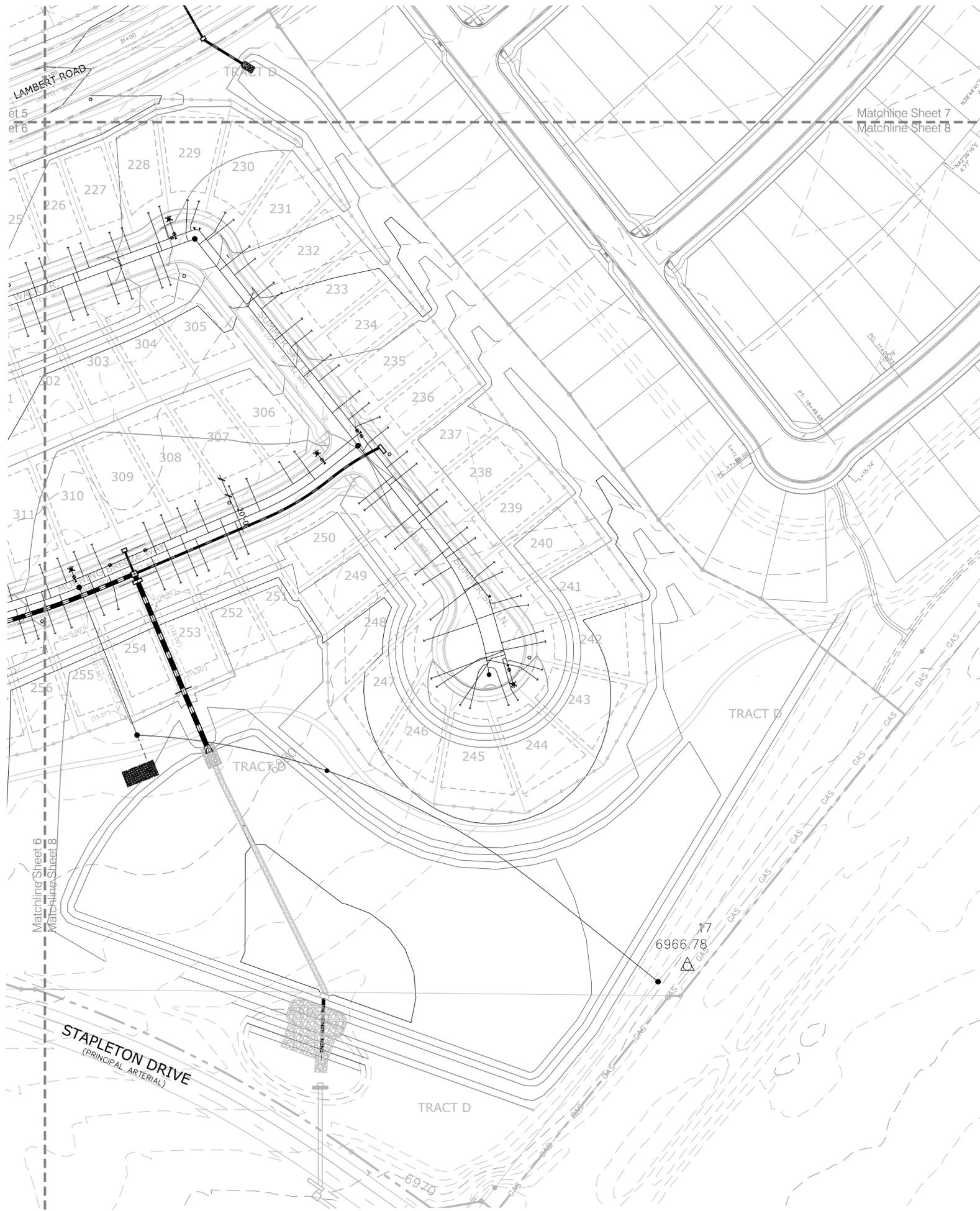
DATE: January 1, 2018
 PROJECT MGR: A. Barlow
 PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

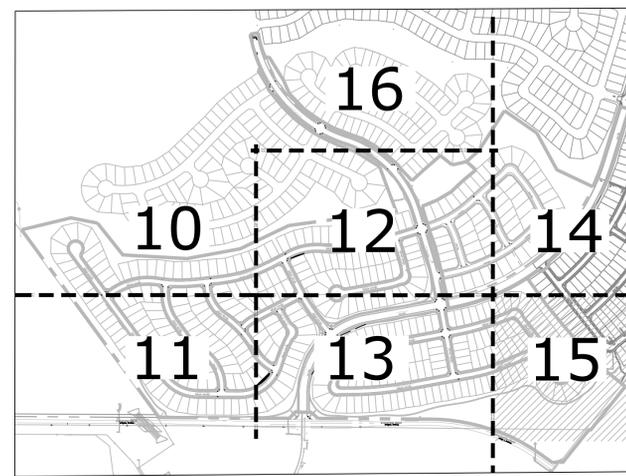
UTILITIES & GRADING PLAN

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 OF 30

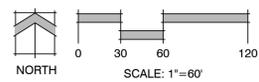
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KEY MAP



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DATE	BY	DESCRIPTION

**UTILITIES & GRADING
PLAN**

15
OF 30

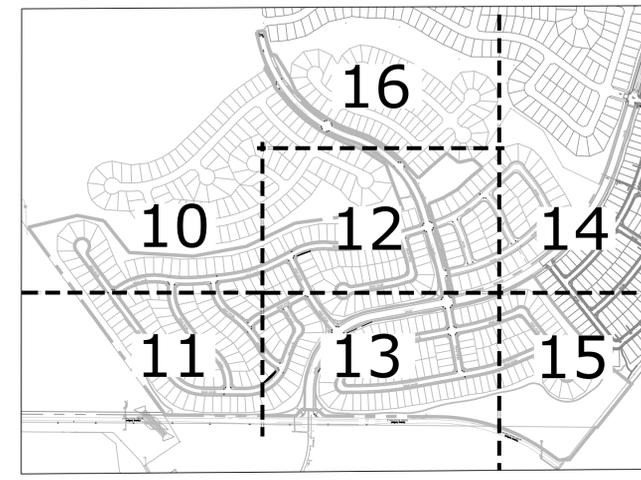
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PLANNING / LANDSCAPE ARCHITECT

ISSUE INFO

SHEET NUMBER

KEY MAP



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PLANNING / LANDSCAPE ARCHITECT

N.E.S. INC.

DATE: PROJECT MGR: PREPARED BY:

DATE: BY: DESCRIPTION:

SCALE: 1"=60'

SHEET NUMBER

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

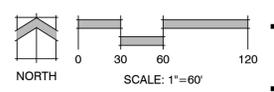
DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

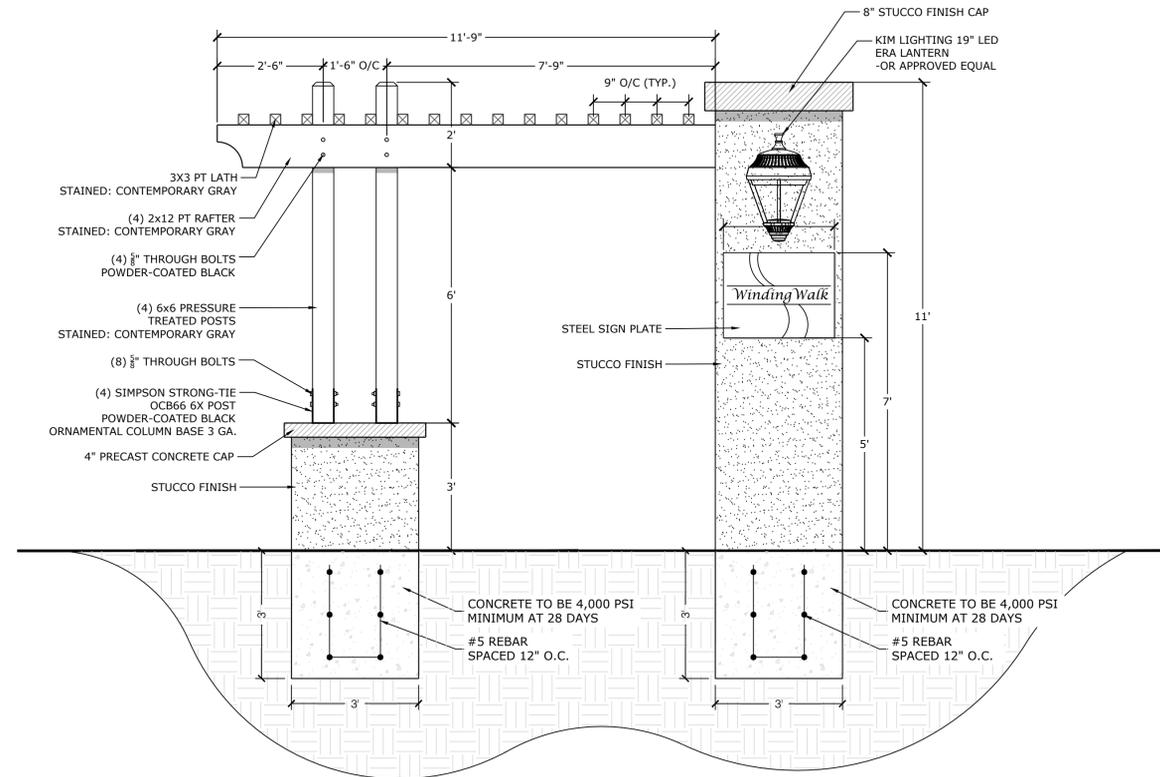
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**UTILITIES & GRADING
PLAN**

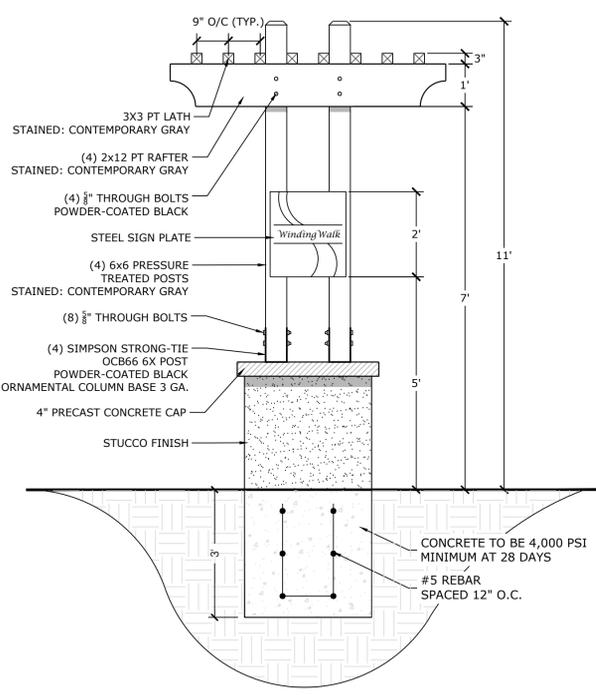
16
OF 30

PCD# PUDSP-18-002

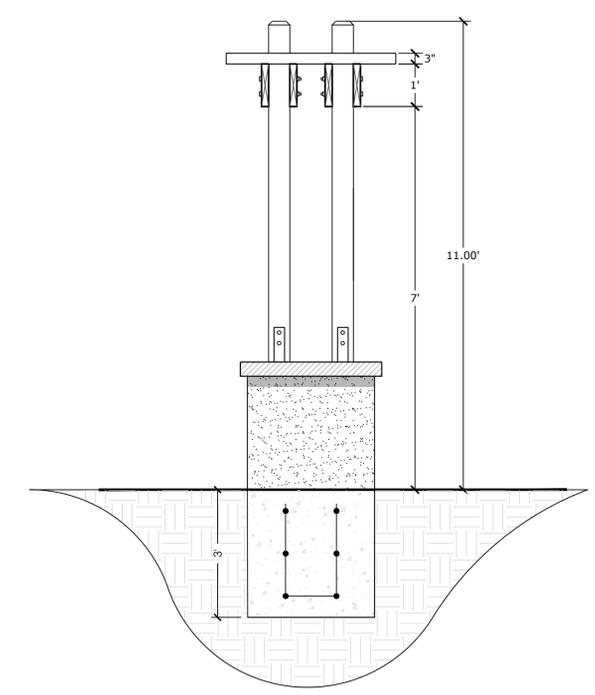




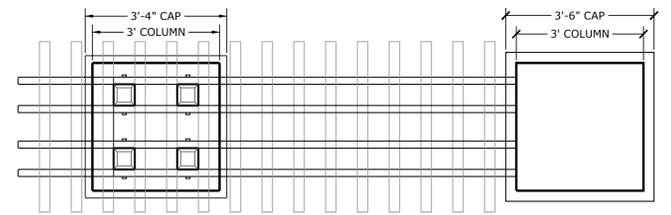
1 FRONT ELEVATION WindingWalk Entry Monument SCALE: 1/2" = 1'



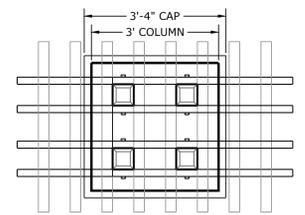
2 FRONT ELEVATION WindingWalk Secondary Monument SCALE: 1/2" = 1'



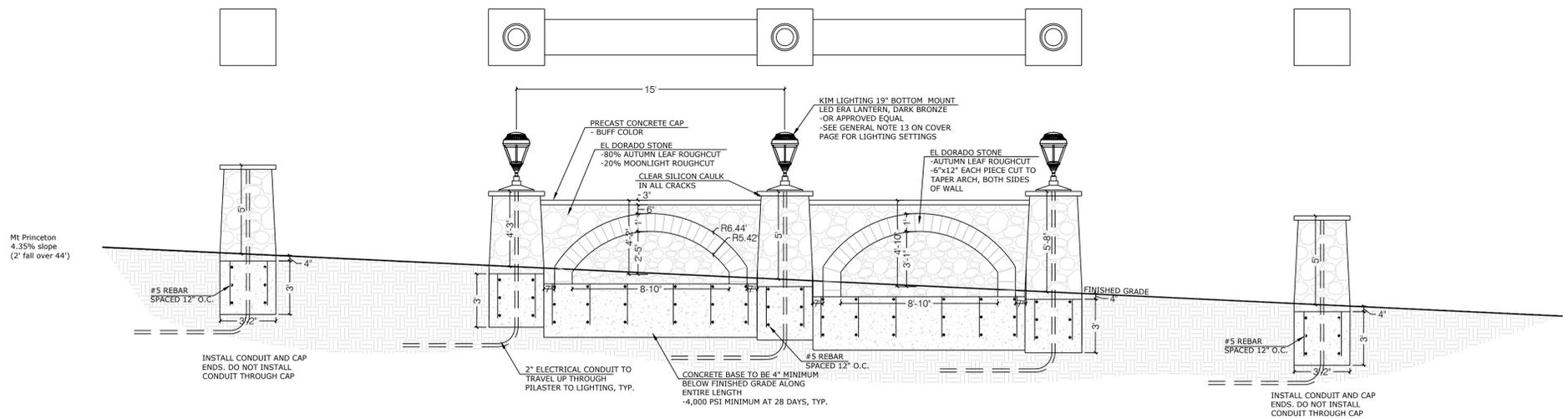
3 SIDE ELEVATION WindingWalk Secondary Monument SCALE: 1/2" = 1'



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: 1/4" = 1'

WindingWalk Filings 1 & 2 At Meridian Ranch

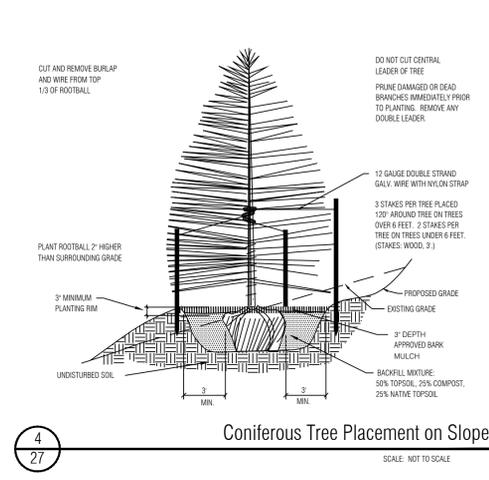
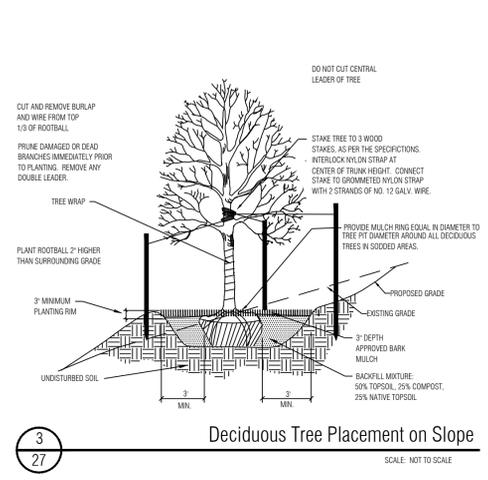
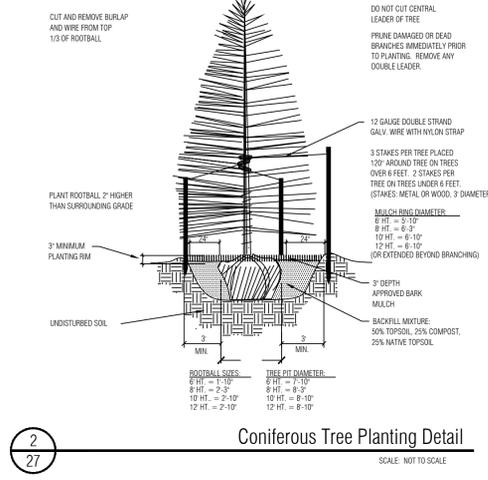
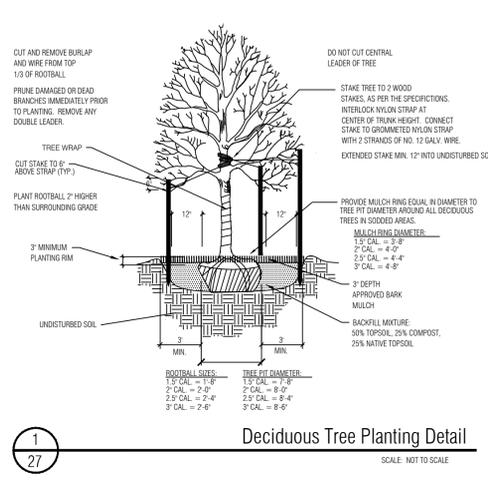
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ENTRY MONUMENTS

P:\STL\Meridian Ranch\Drawings\Planning\Winding Walk_1_S&B\Enclaves\Drawings\Planning\Develop\POD-DP-WindingWalk.dwg [17-Entry] 3/9/2018 4:45:56 PM bswenson



Seed Mix A

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

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

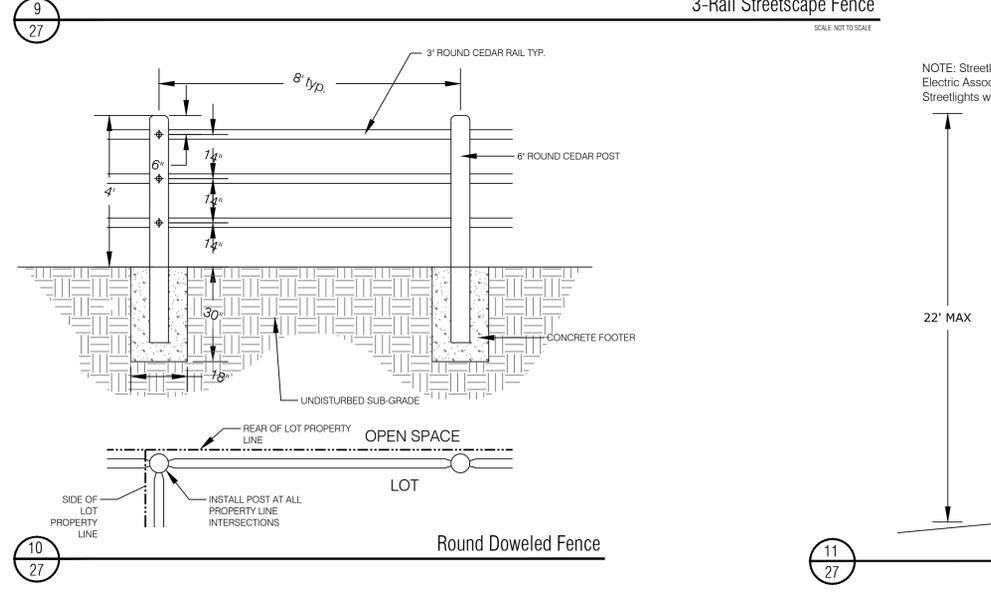
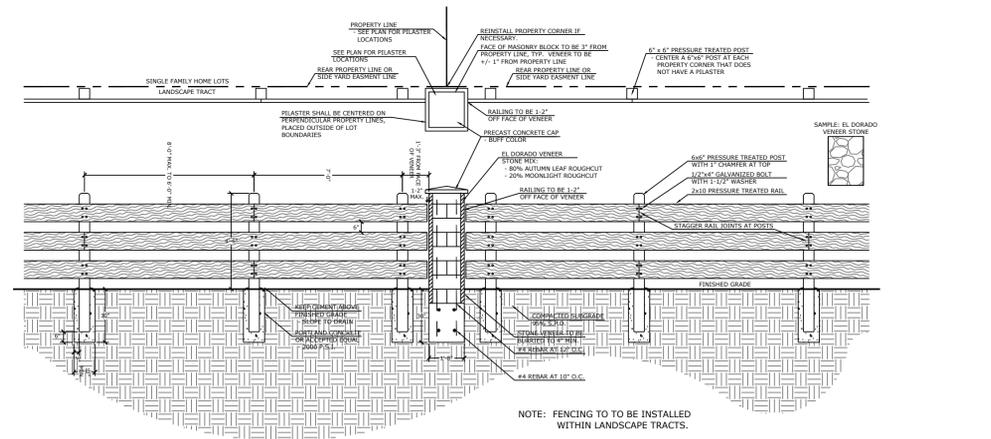
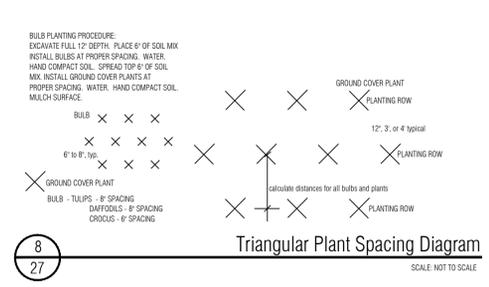
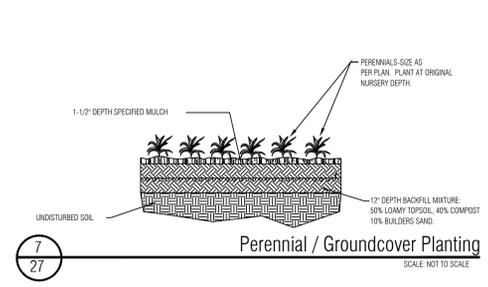
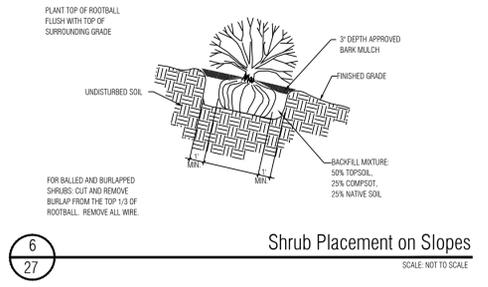
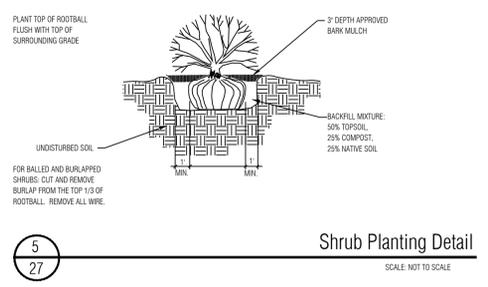
APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.
Manually rake seed into prepared soil.
After seeding apply green hydromulch and tackifier.

Seed Mix B with Wildflowers

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

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

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



PLANT SCHEDULE

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

Light Detail
SCALE: NOT TO SCALE

SITE DATA

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

TREE REQUIREMENTS

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

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

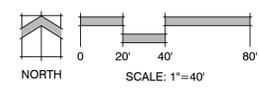
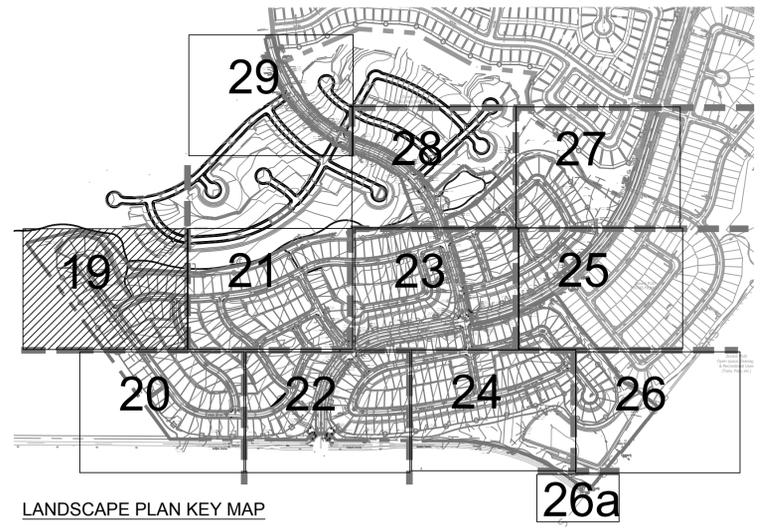
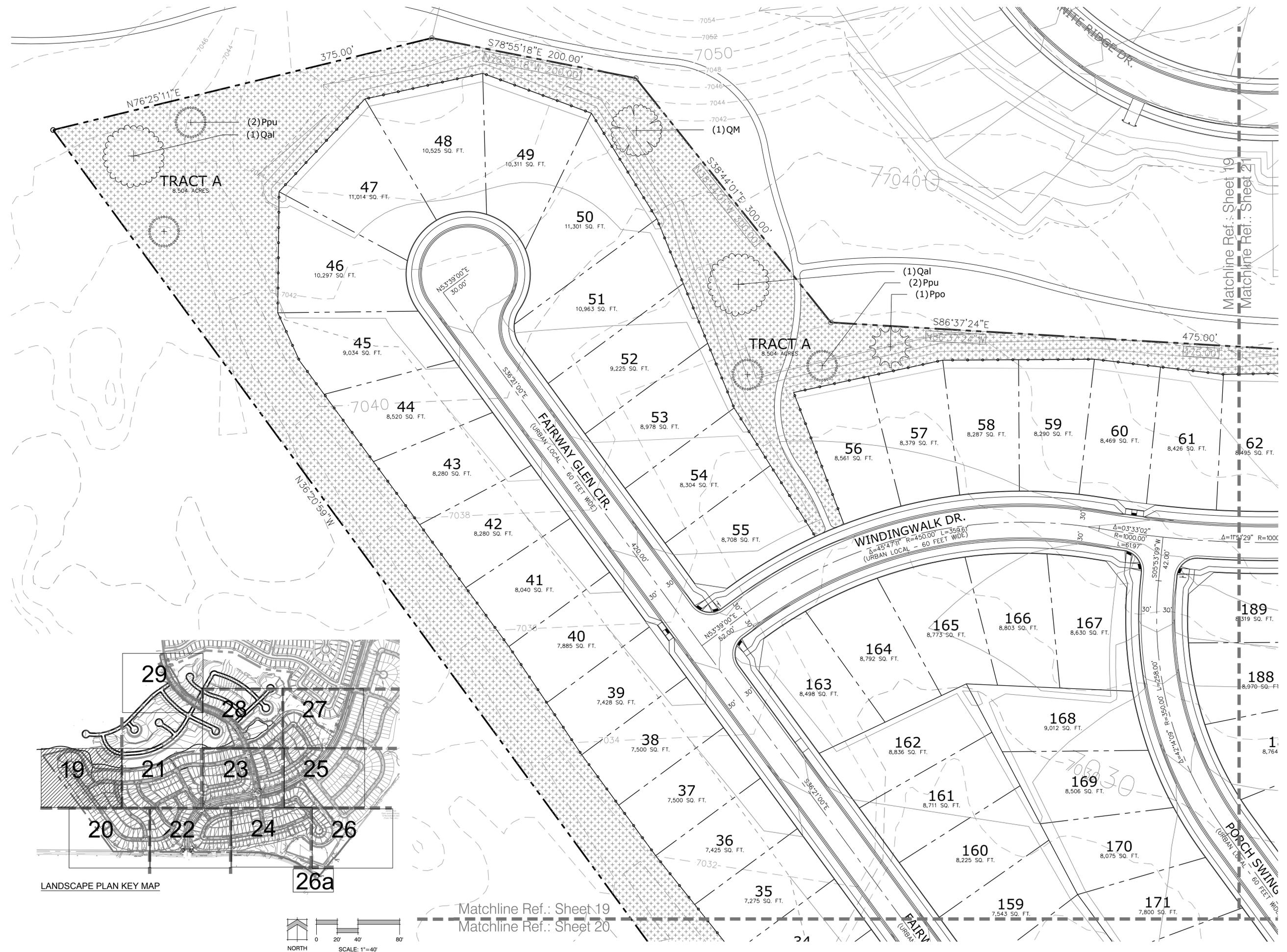
WindingWalk Filings 1 & 2 At Meridian Ranch
Final Landscape Plan

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

LANDSCAPE PLAN DETAILS

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Matchline Ref.: Sheet 20

WindingWalk
Filings 1 & 2
At Meridian
Ranch
Final Landscape Plan

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

DATE	BY	DESCRIPTION

LANDSCAPE PLAN

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OF 30

PCD# PUDSP-18-002

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WindingWalk Filings 1 & 2 At Meridian Ranch
Final Landscape Plan

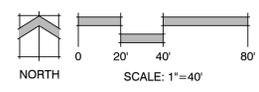
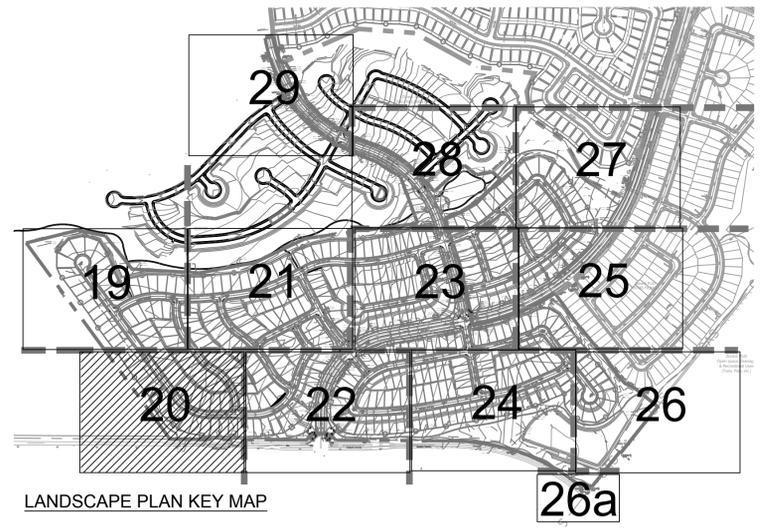
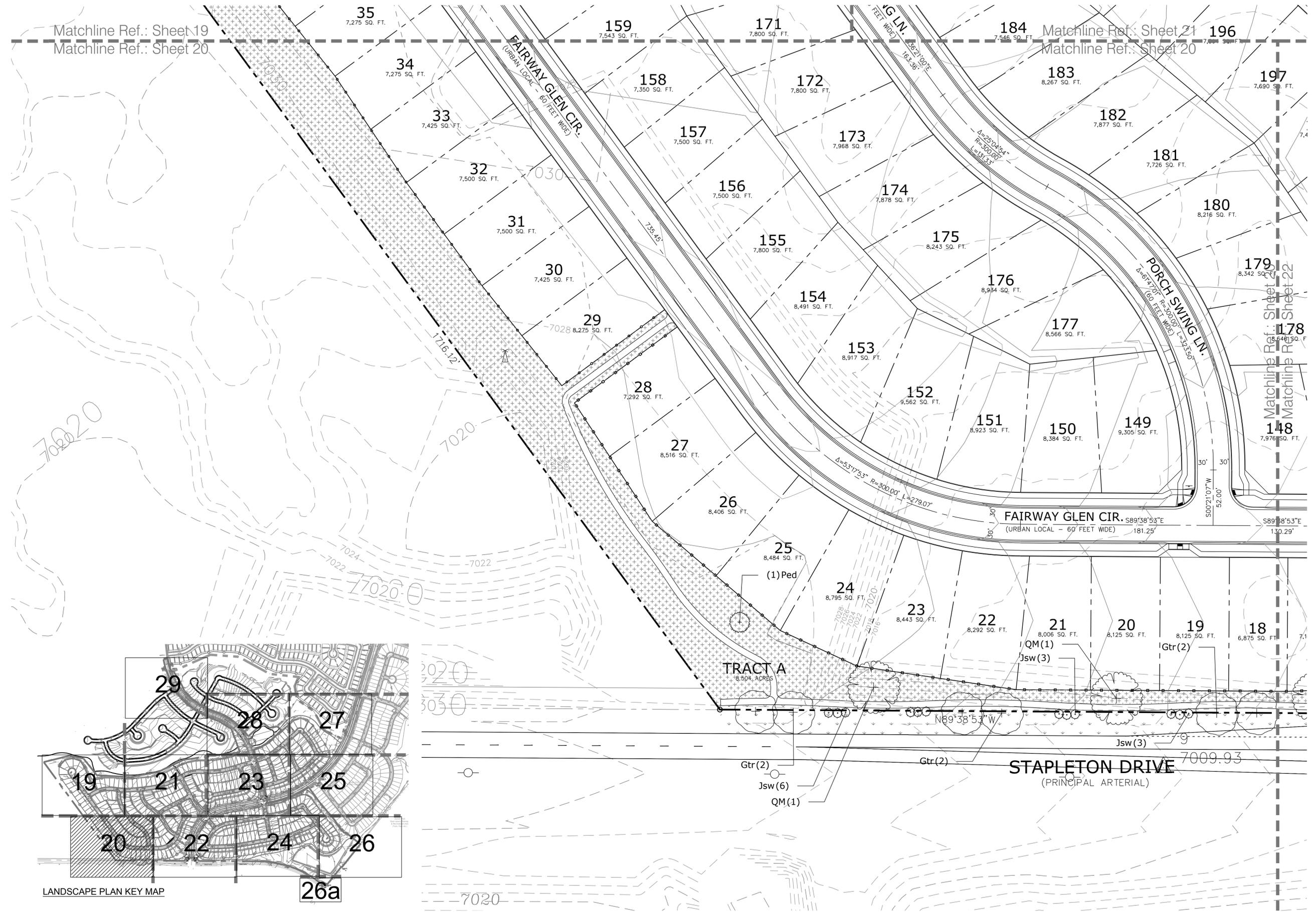
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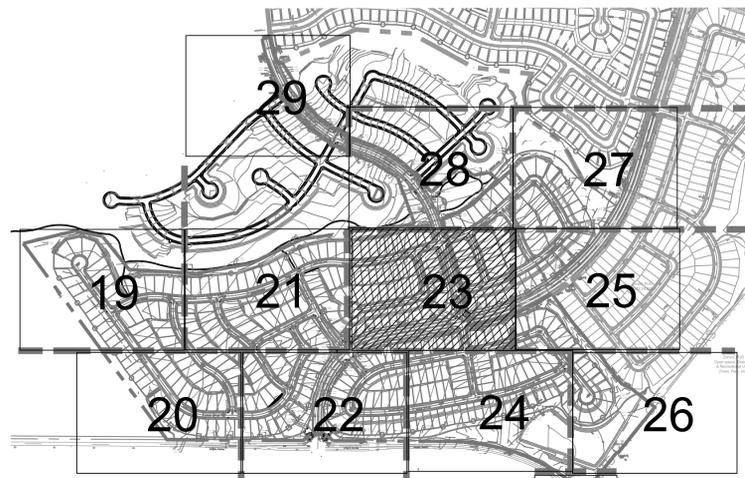
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20
OF 30

PCD# PUDSP-18-002

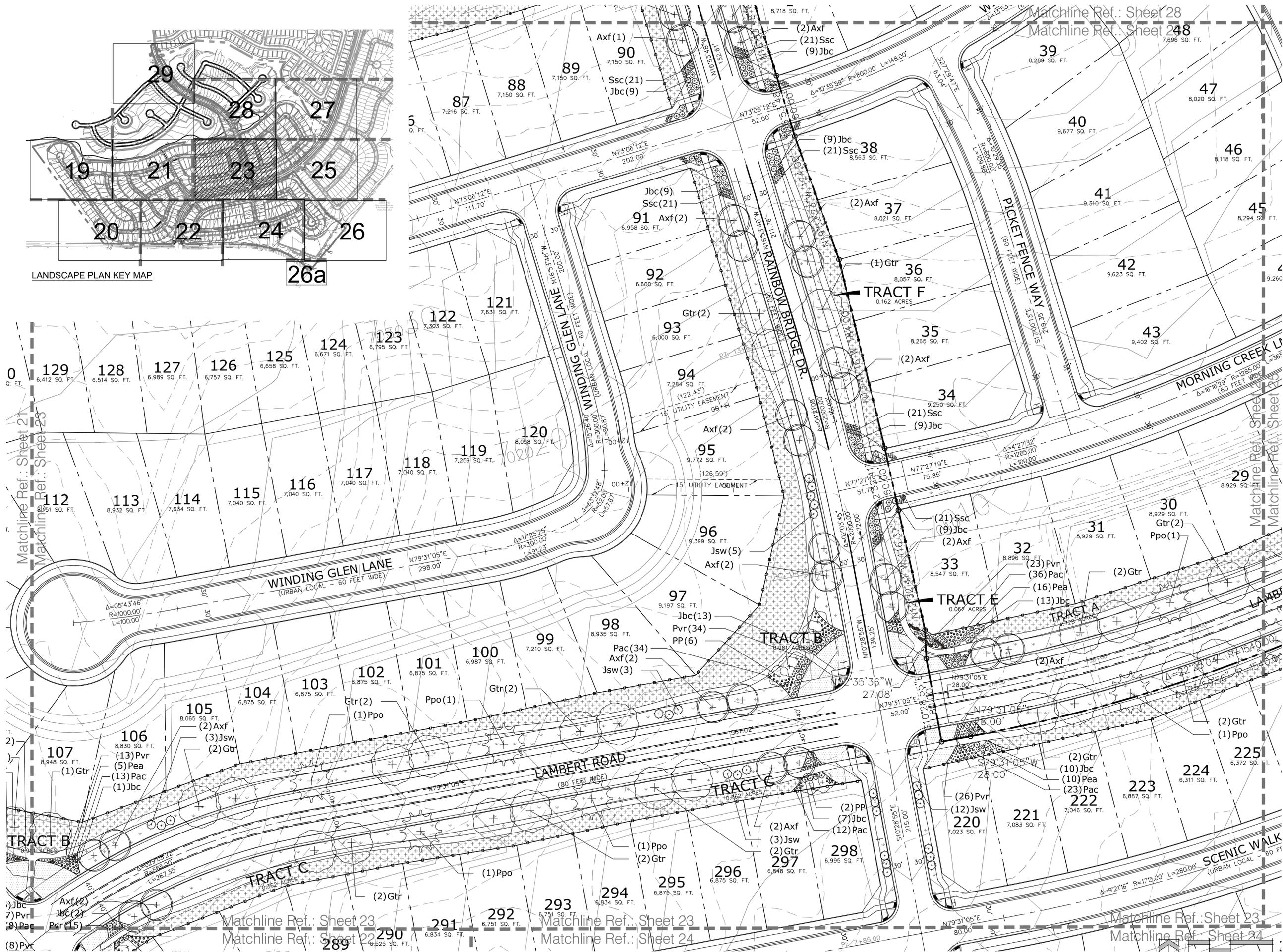


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LANDSCAPE PLAN KEY MAP

26a



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

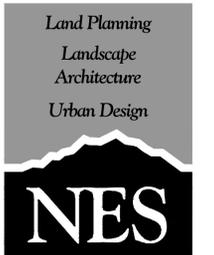
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Matchline Ref.: Sheet 23

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

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

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

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



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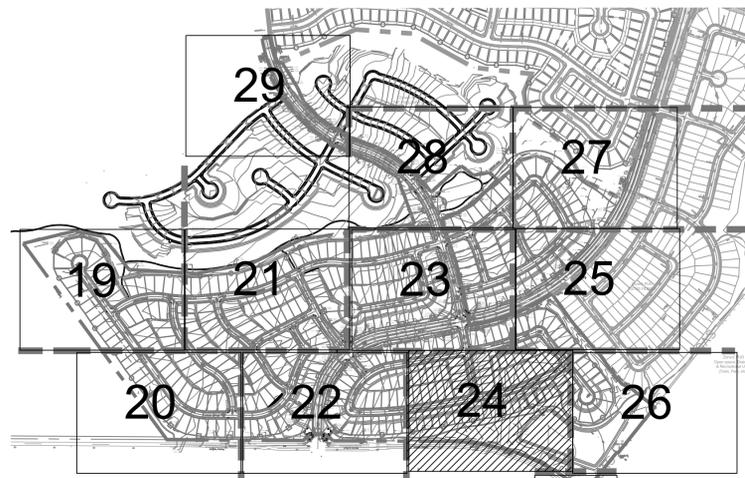
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LANDSCAPE PLAN

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OF 30

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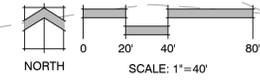


LANDSCAPE PLAN KEY MAP

26a



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Matchline Ref.: Sheet 24

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LANDSCAPE PLAN

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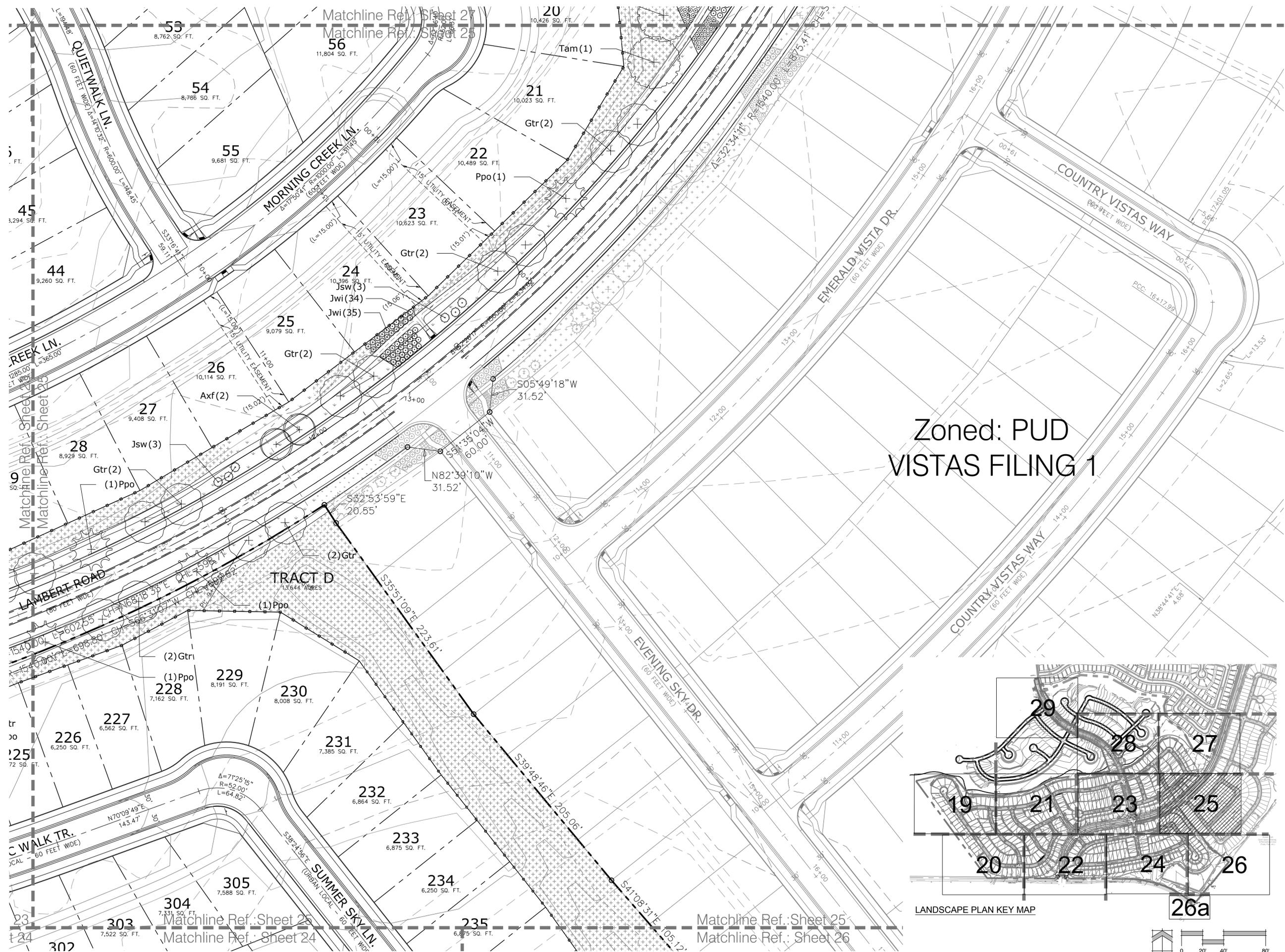
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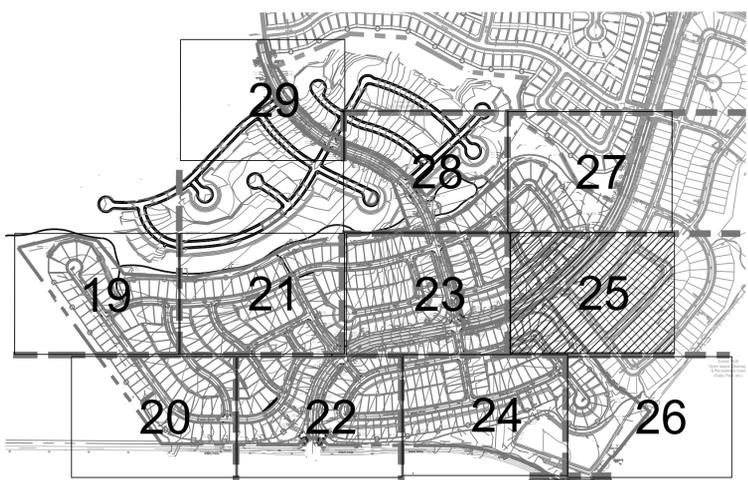
LANDSCAPE PLAN

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OF 30

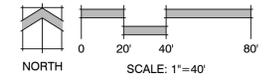
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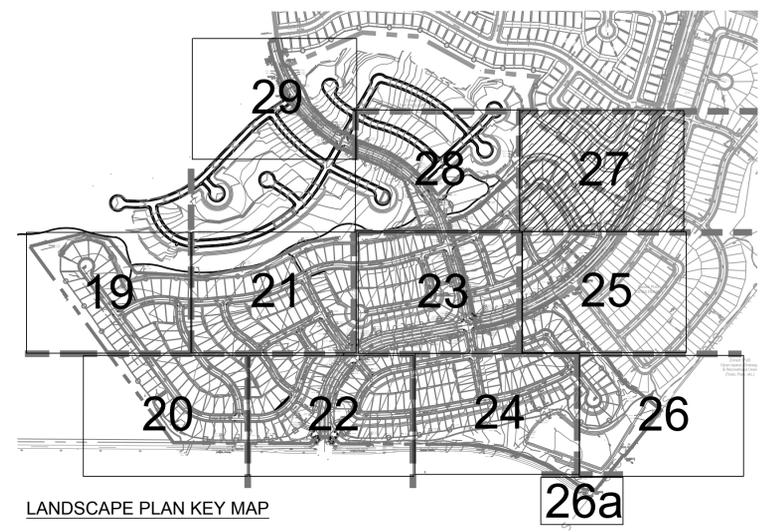
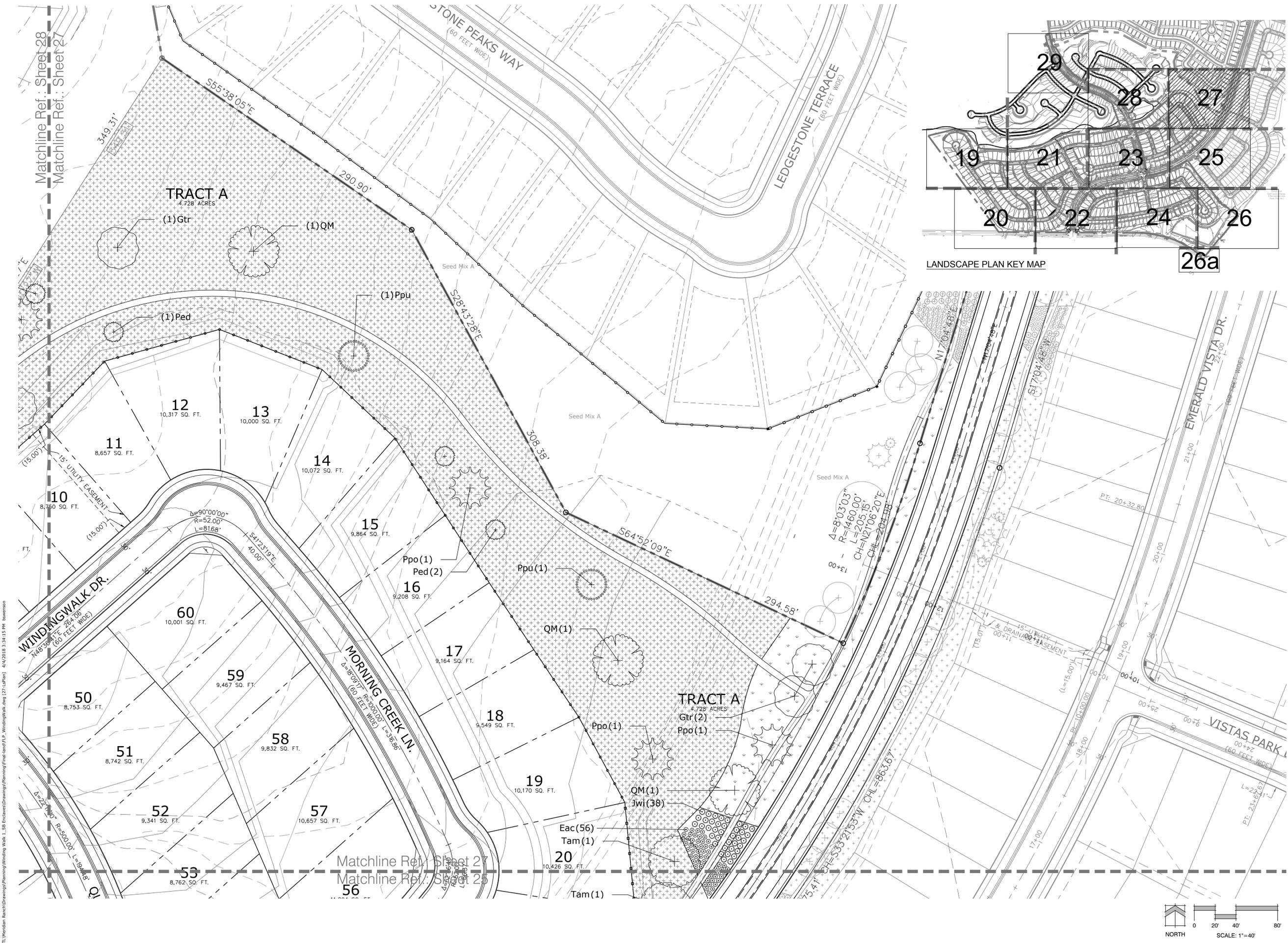
LANDSCAPE PLAN KEY MAP



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Matchline Ref: Sheet 24
Matchline Ref: Sheet 25

Matchline Ref: Sheet 25
Matchline Ref: Sheet 26



LANDSCAPE PLAN KEY MAP

26a

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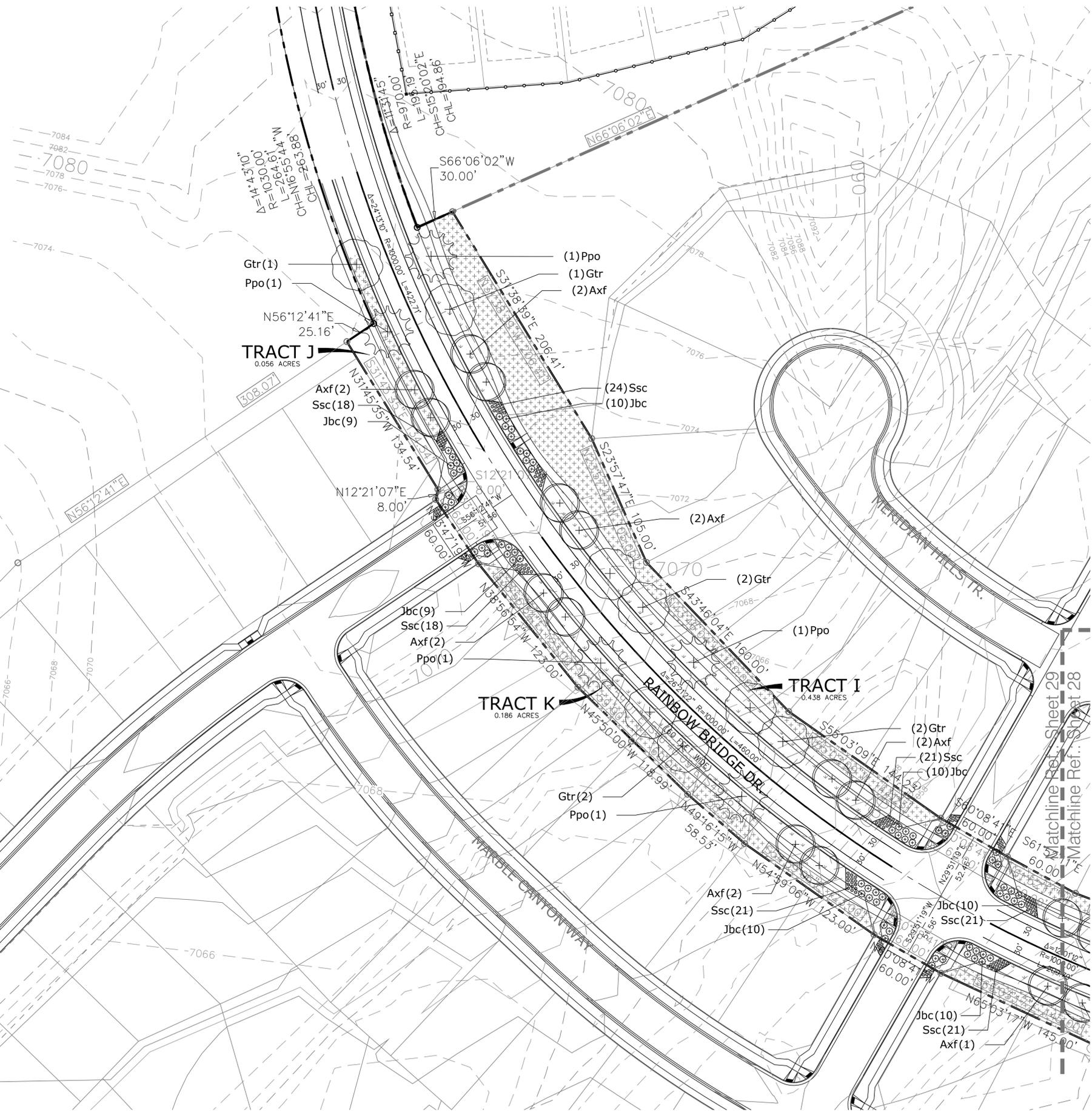
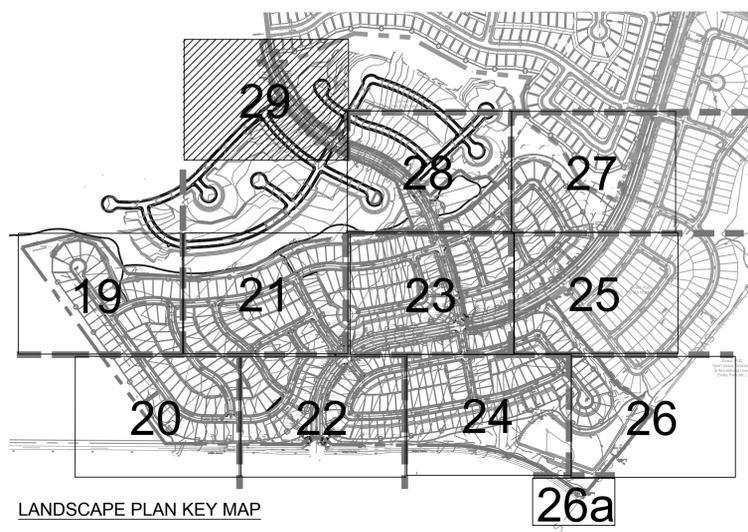
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LANDSCAPE PLAN

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PLANNING / LANDSCAPE ARCHITECT
WINDING WALK WITH
SCALE
DATE: BY: DESCRIPTION:
LANDSCAPE PLAN
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