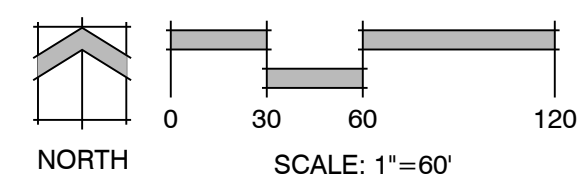


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PROJECT INFO

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| PROJECT MGR: | A. Barlow |
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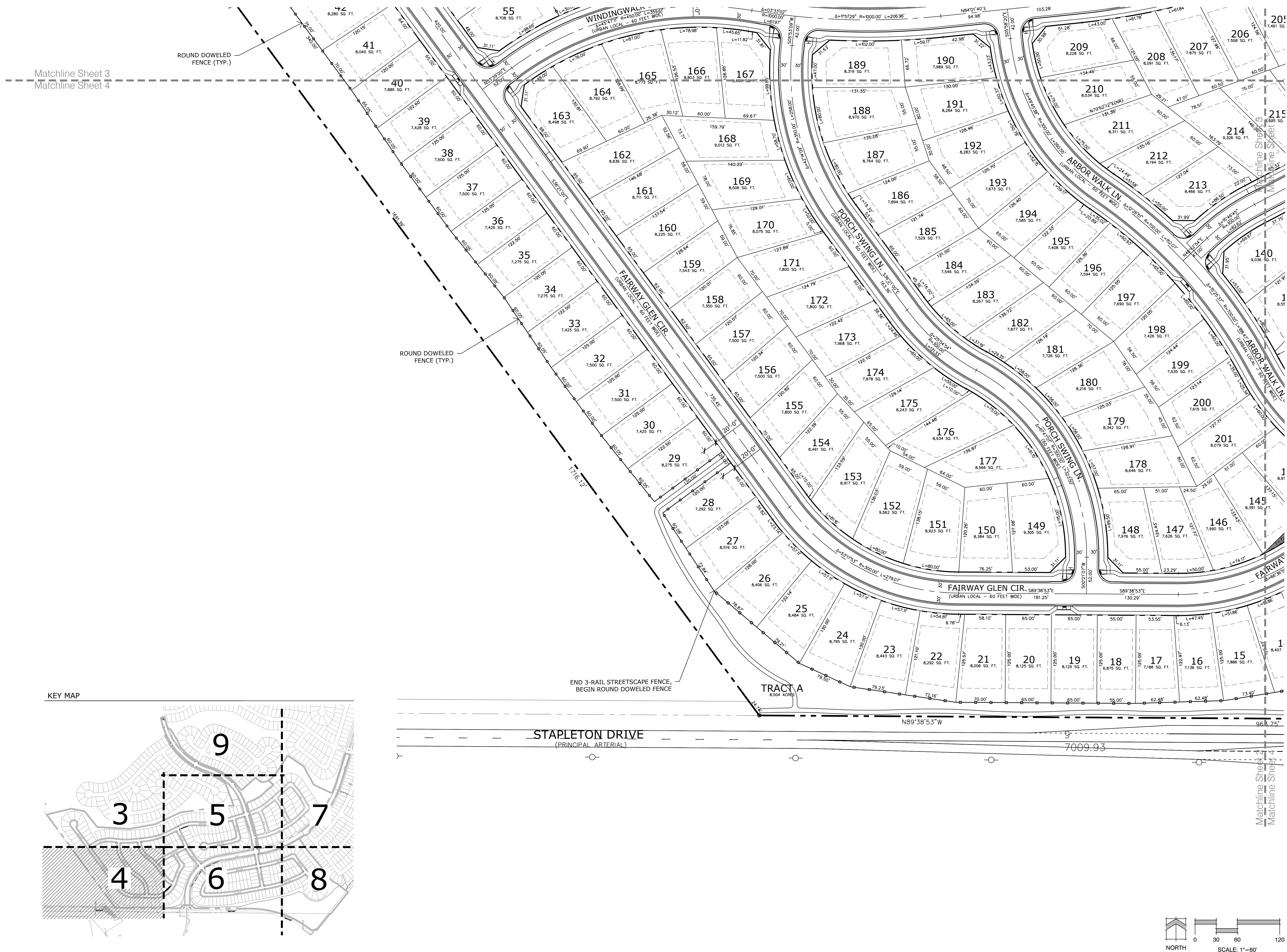
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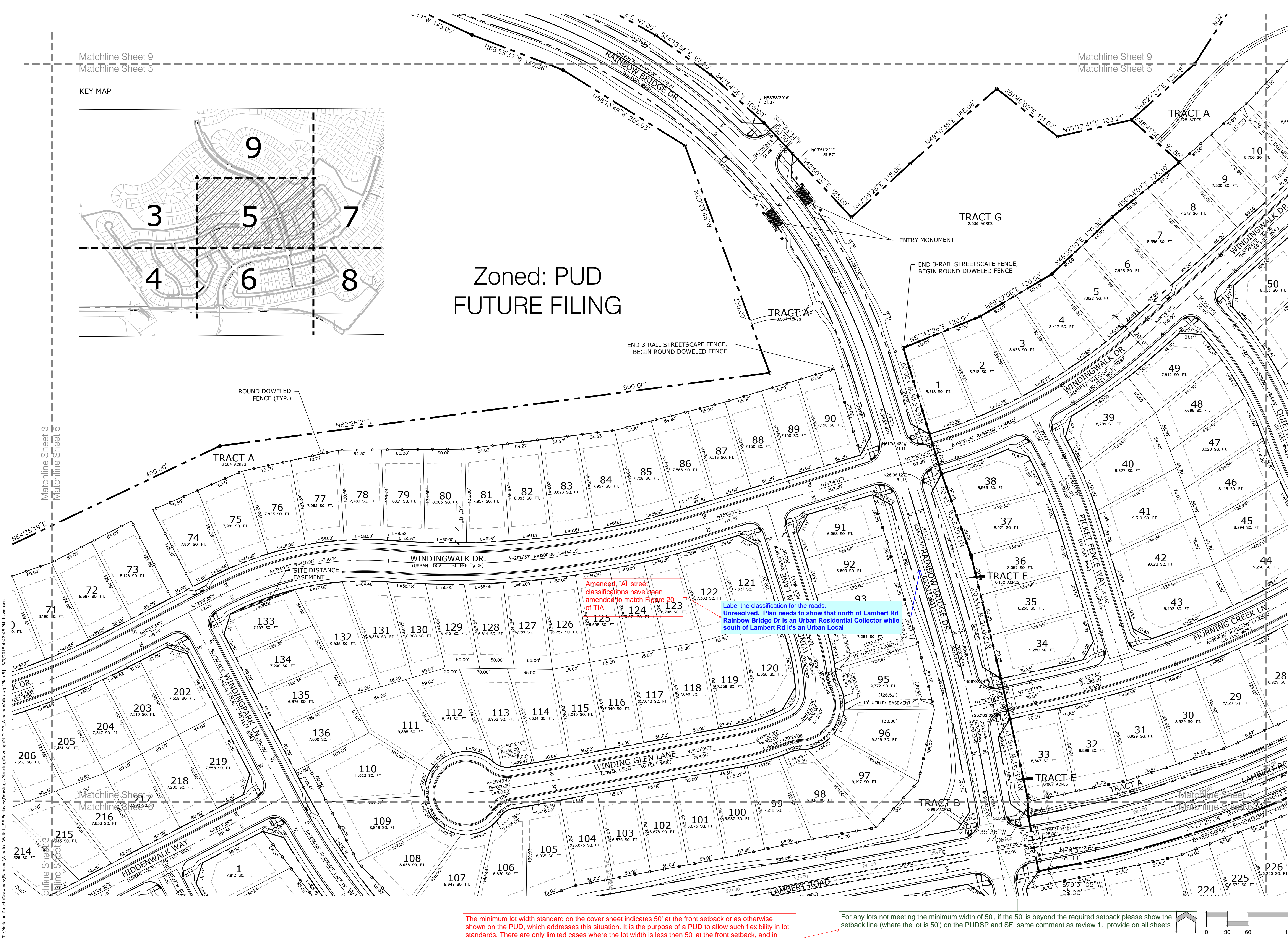
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Ranch
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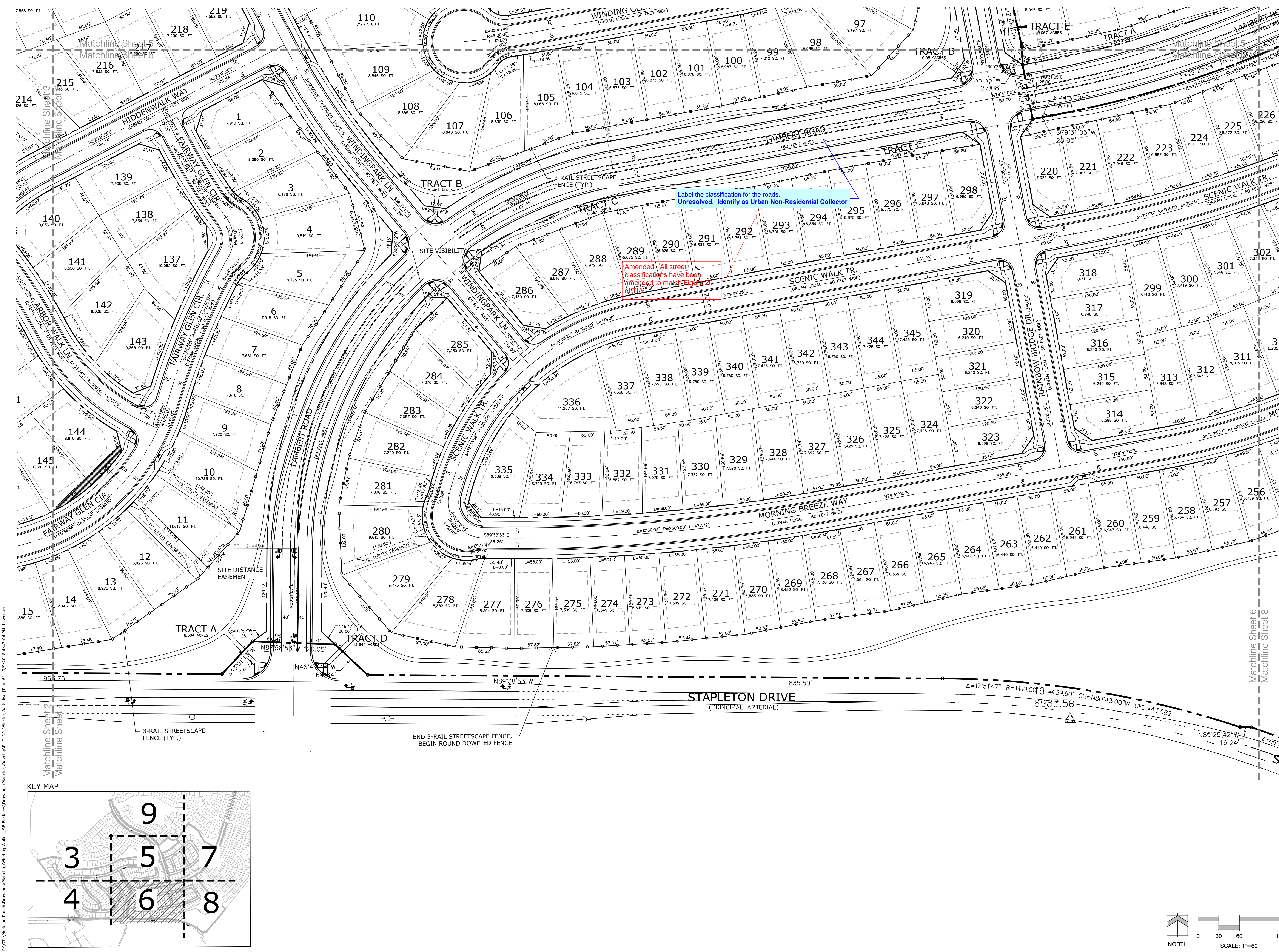
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EAST
SITE PLAN

5
OF 30

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EAST
SITE PLAN

6
OF 30

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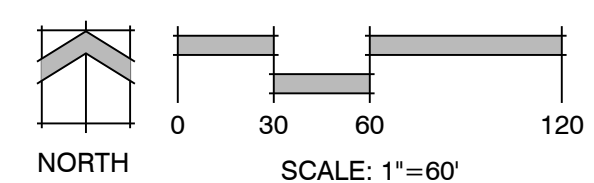
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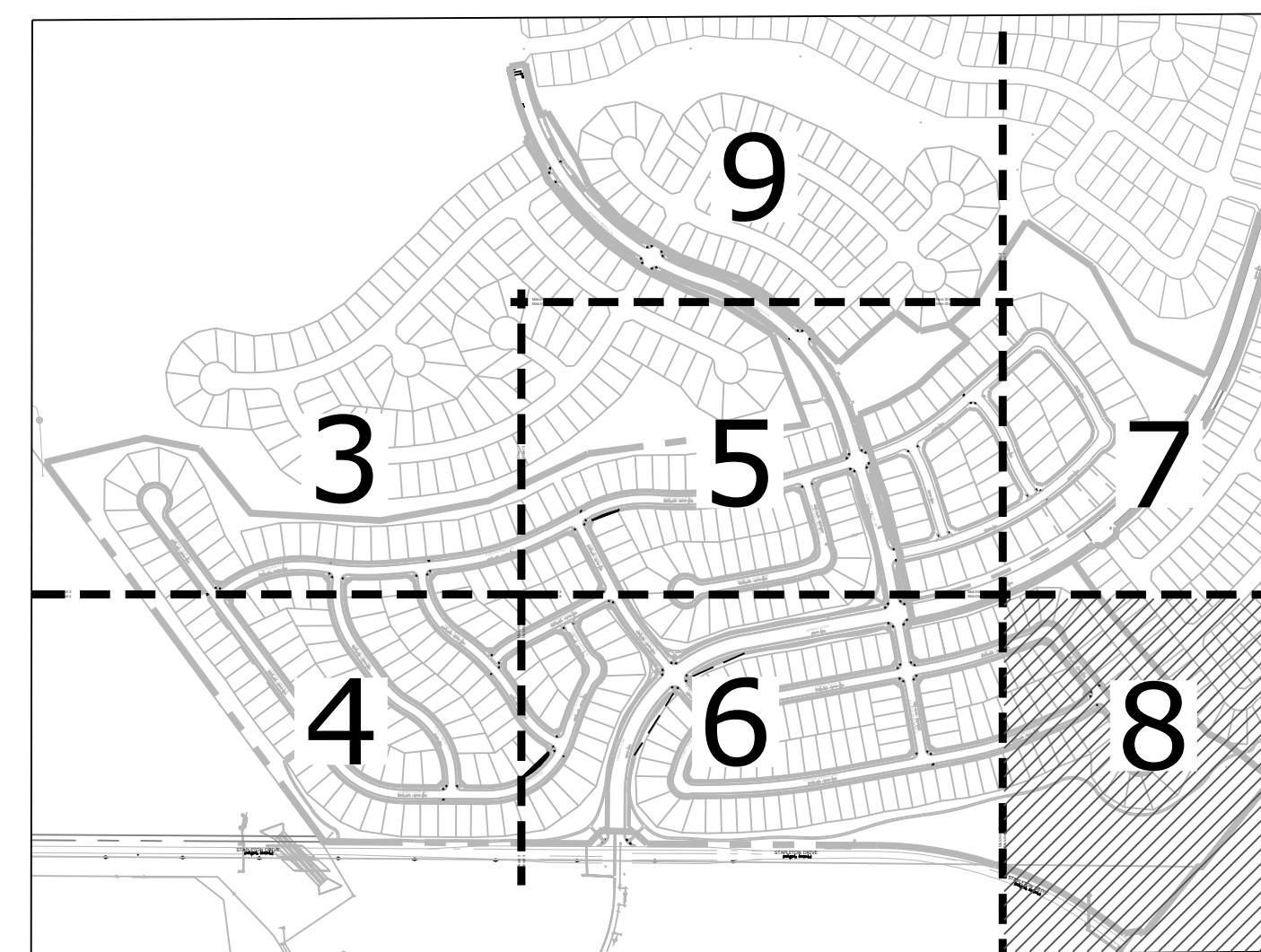
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WINDING WALK PHASE 2 PLAN

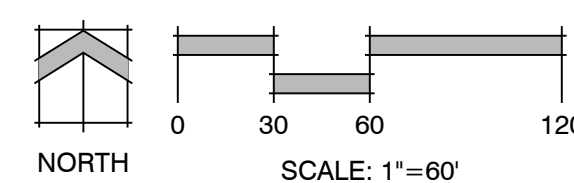
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OF 30

PCD# PUDSP-18-002





Matchline Sheet 7
Matchline Sheet 8



DATE: January 1, 2018
PROJECT MGR: A. Barlow
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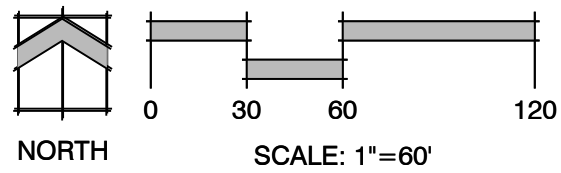
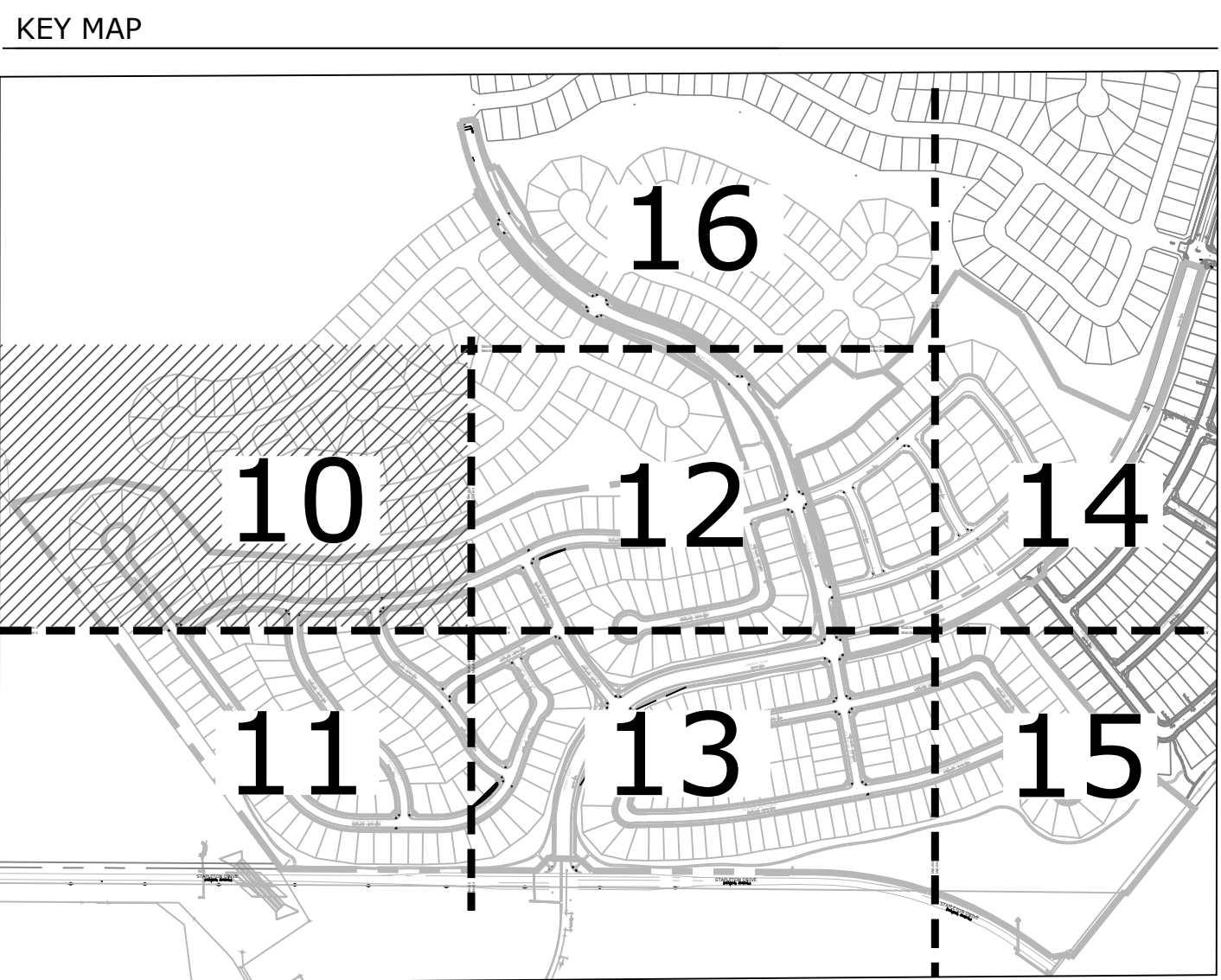
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PLANTING

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Filings 1 & 2
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

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

UTILITIES & GRADING
PLAN

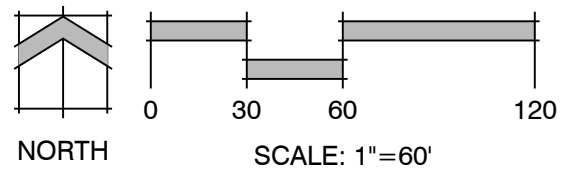
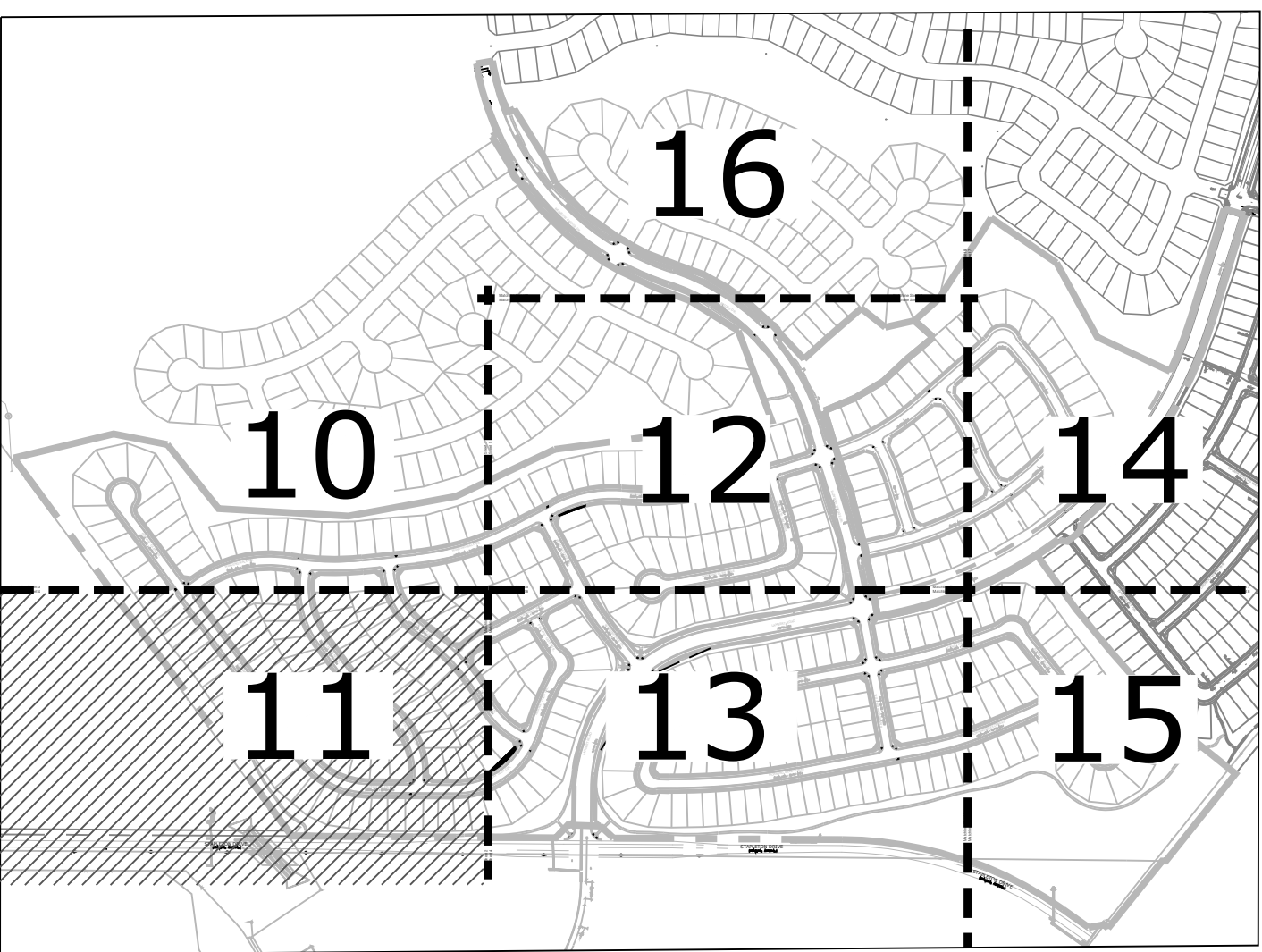
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OF 30

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KEY MAP



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SHEET NUMBER

PCD# PUDSP-18-002

11
OF 30

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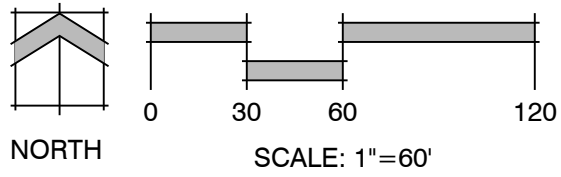
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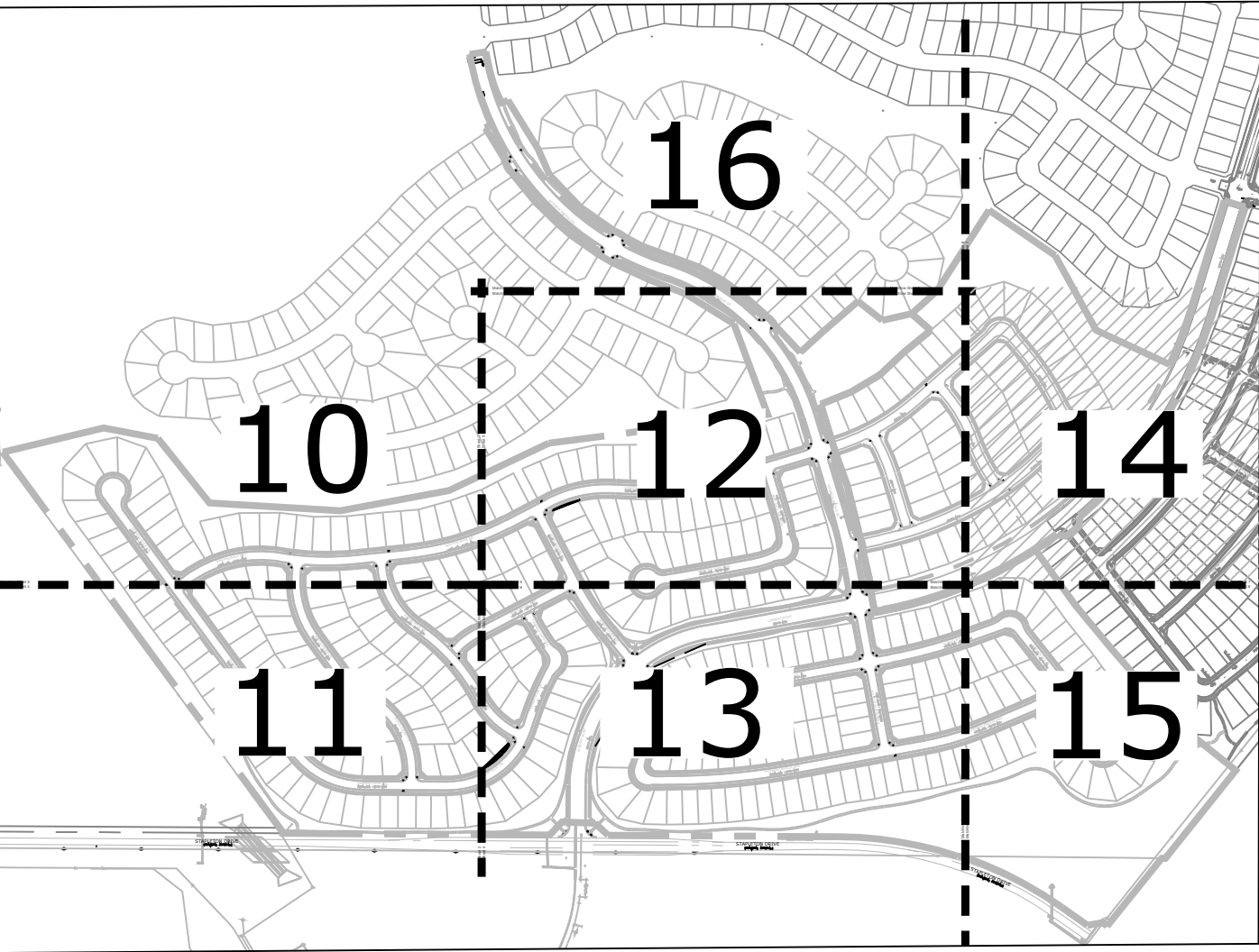
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13
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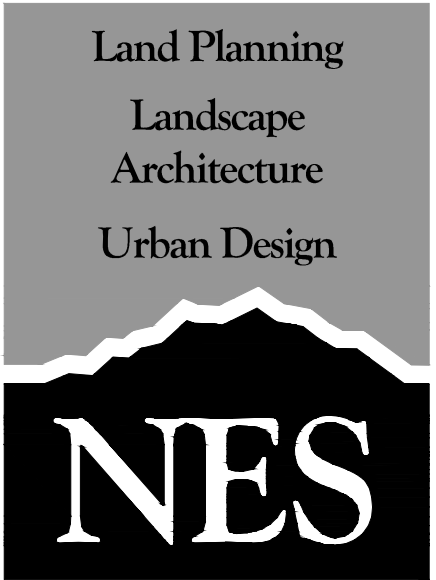
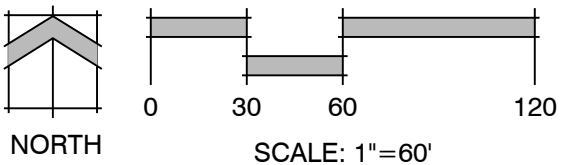
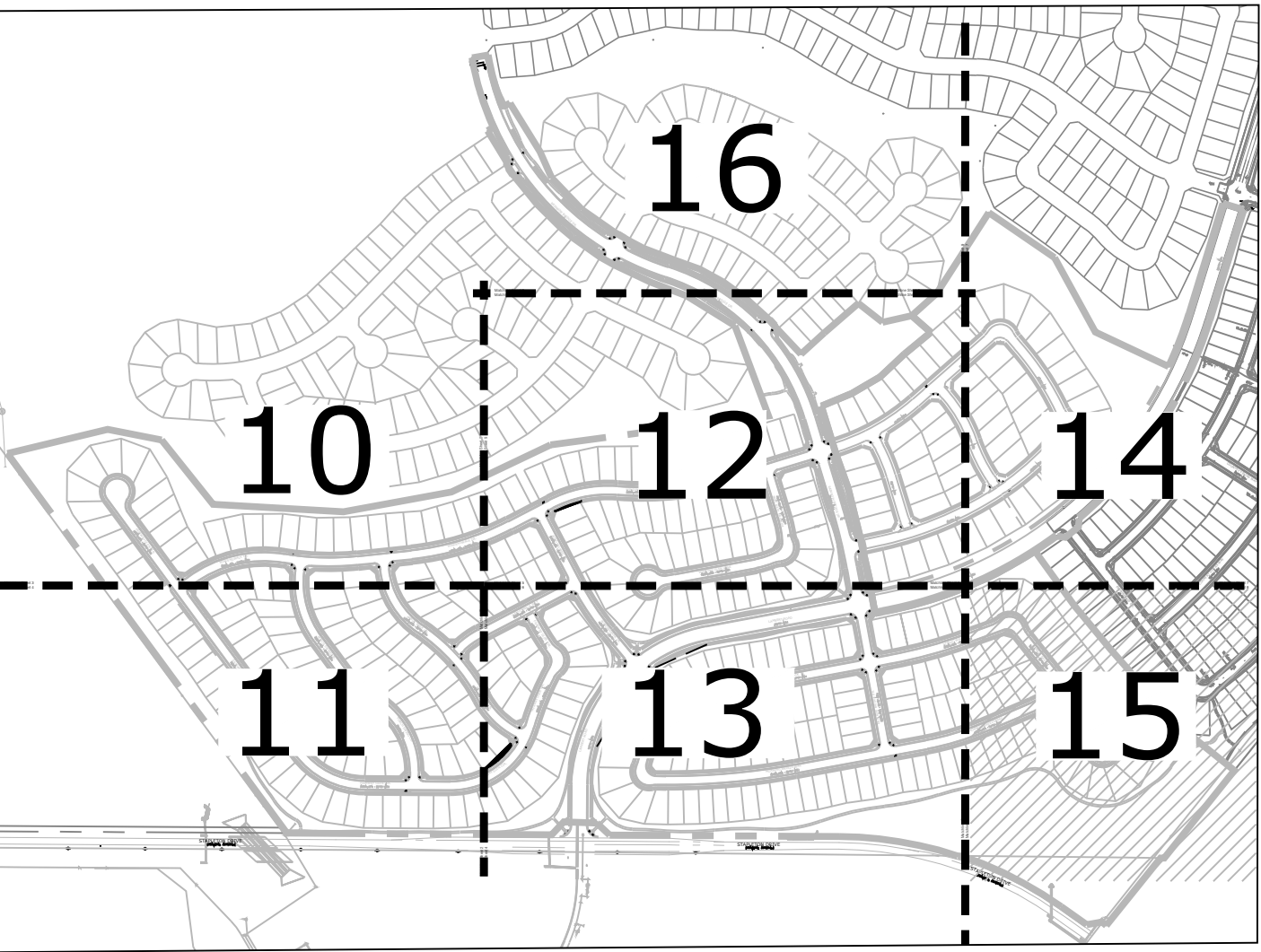
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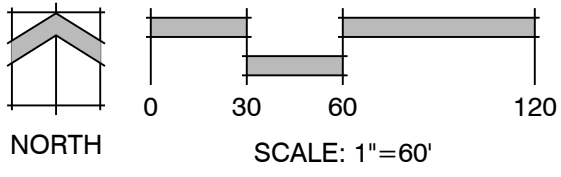
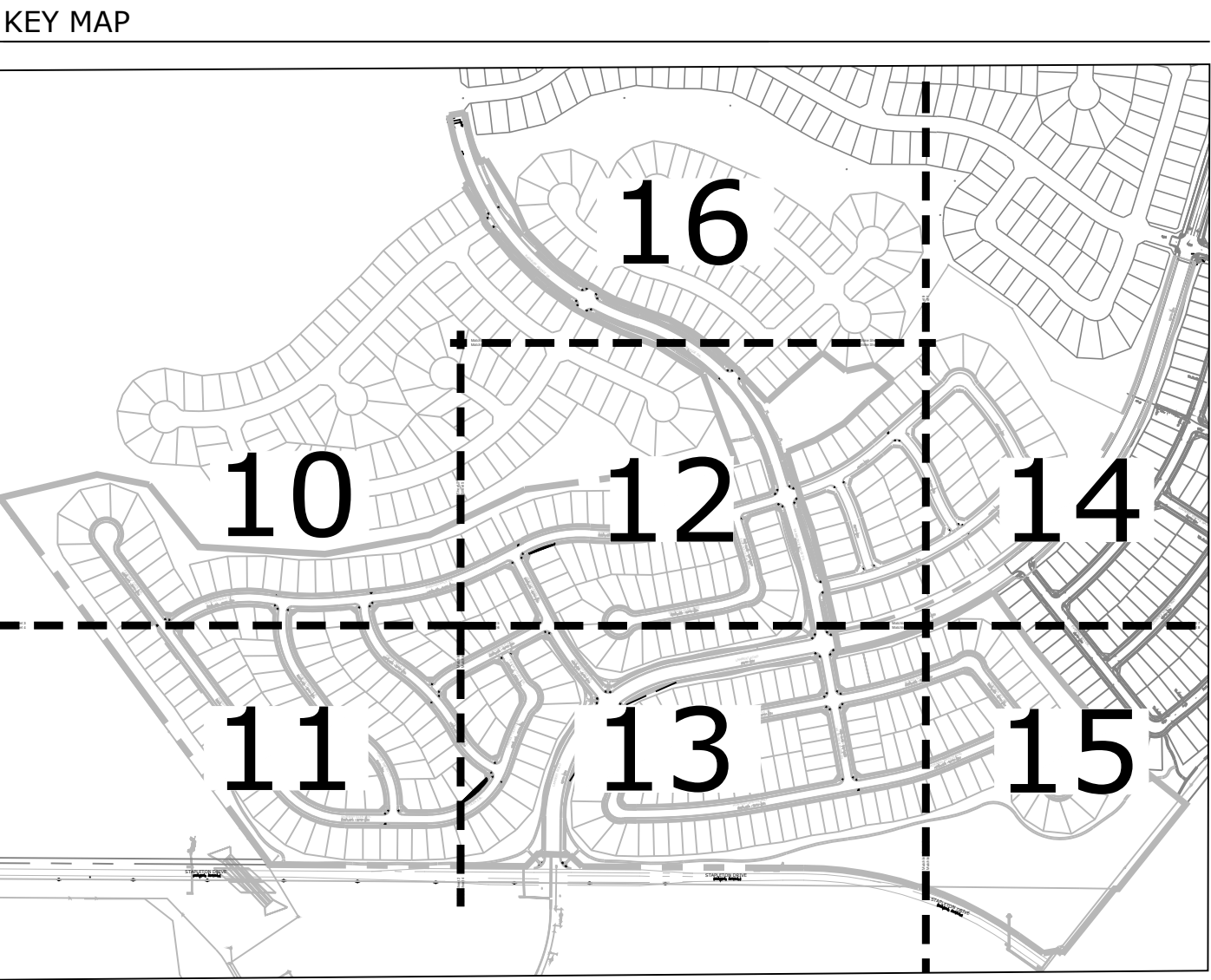
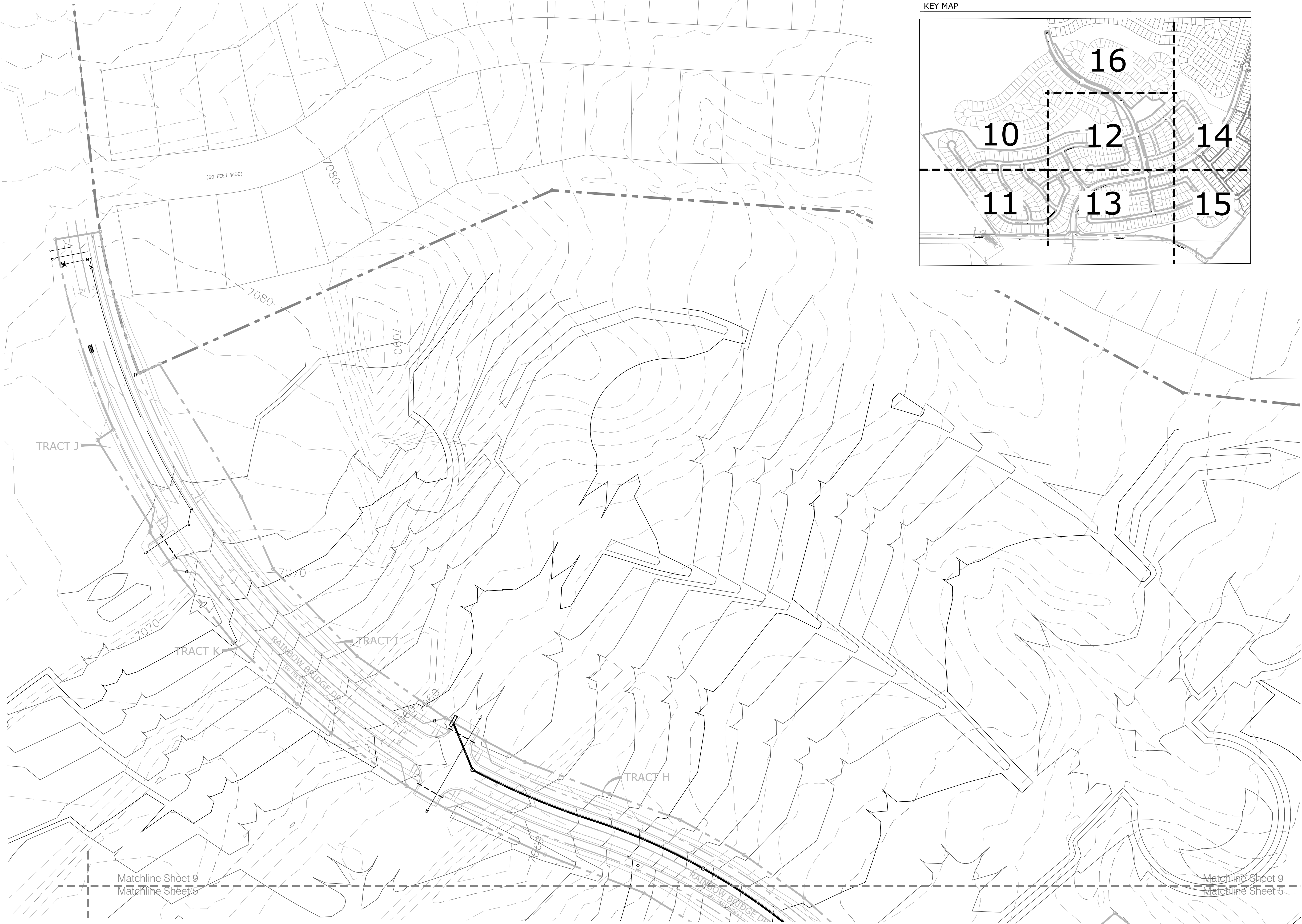
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15
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WINDING WALK WITH

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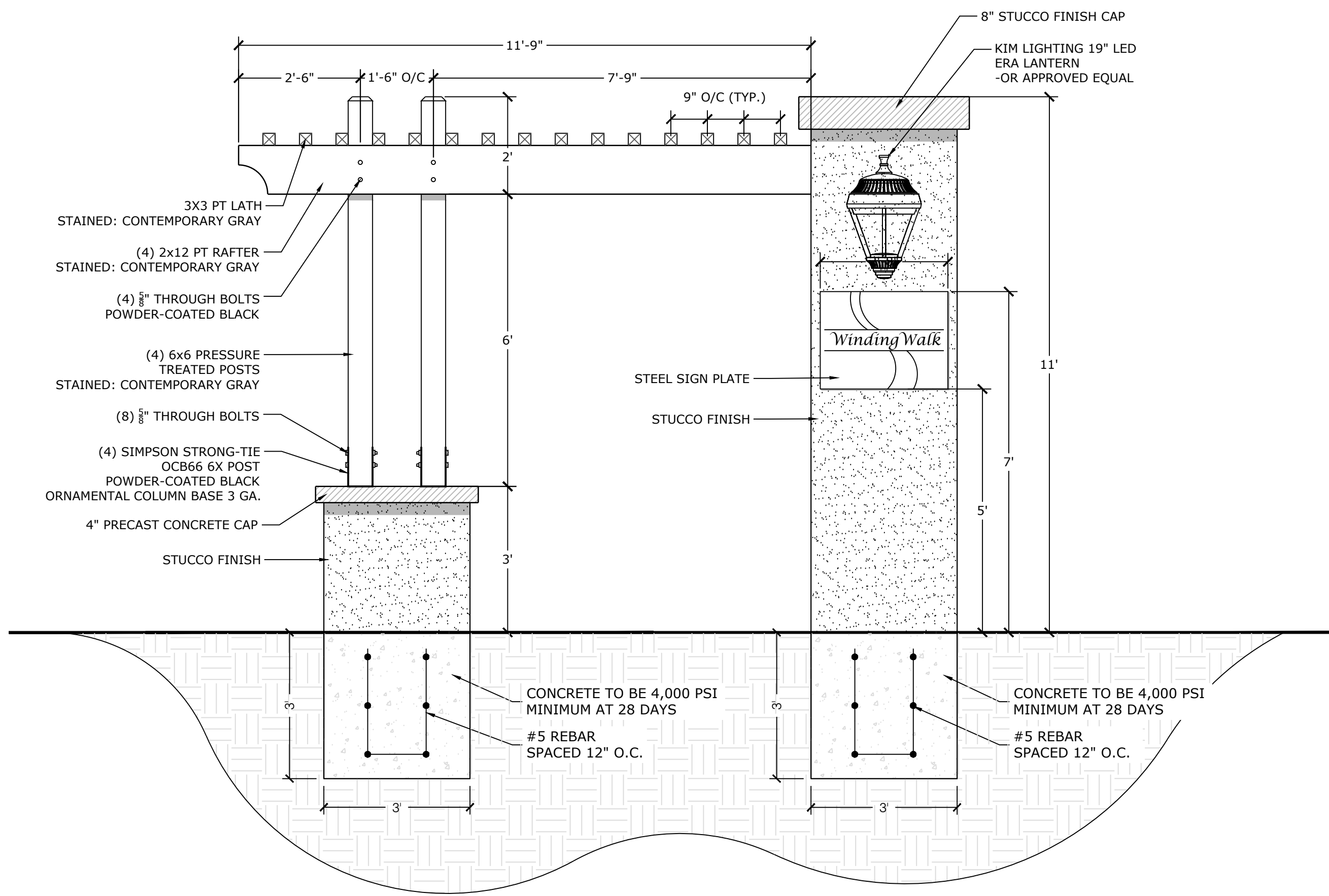
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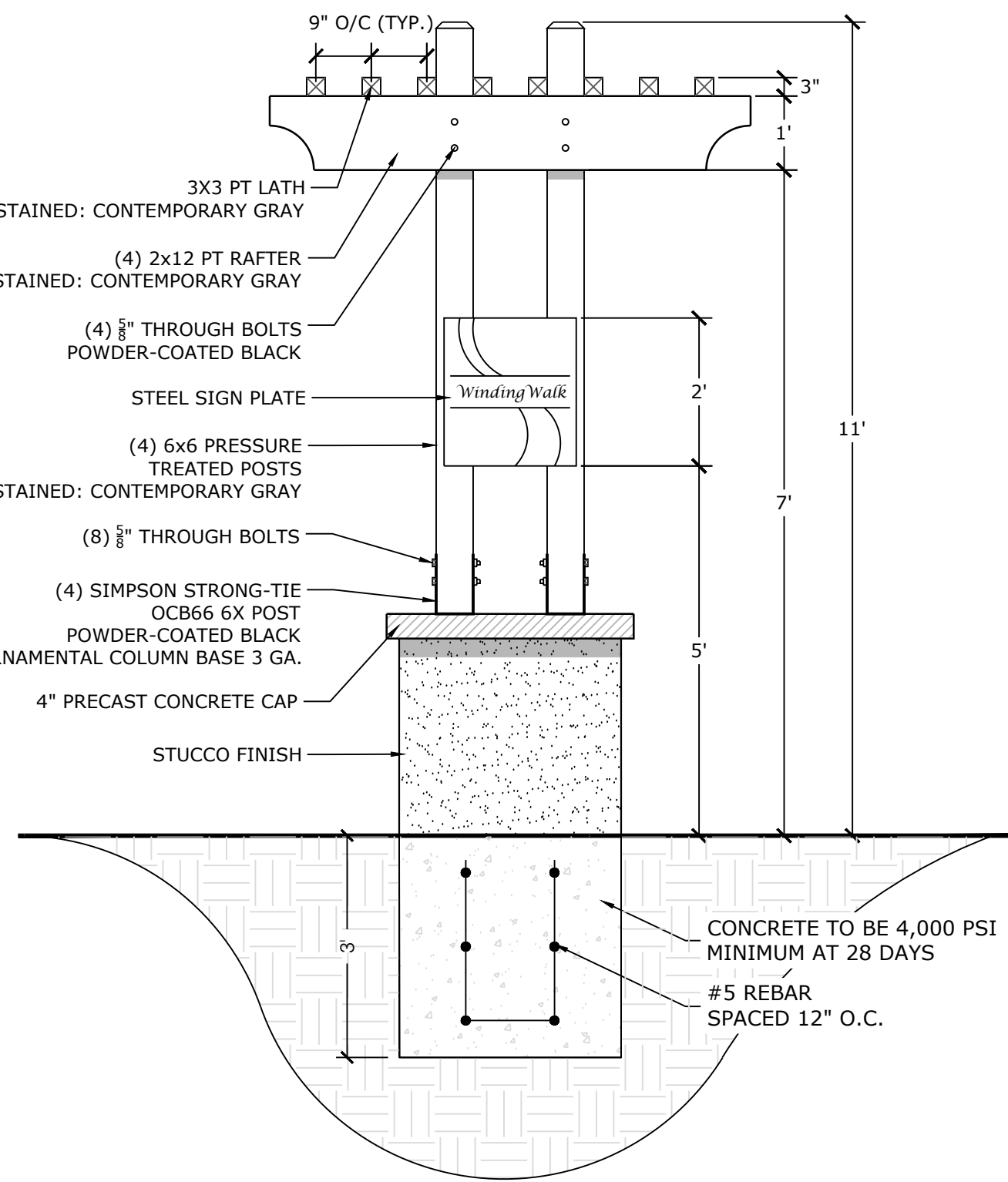
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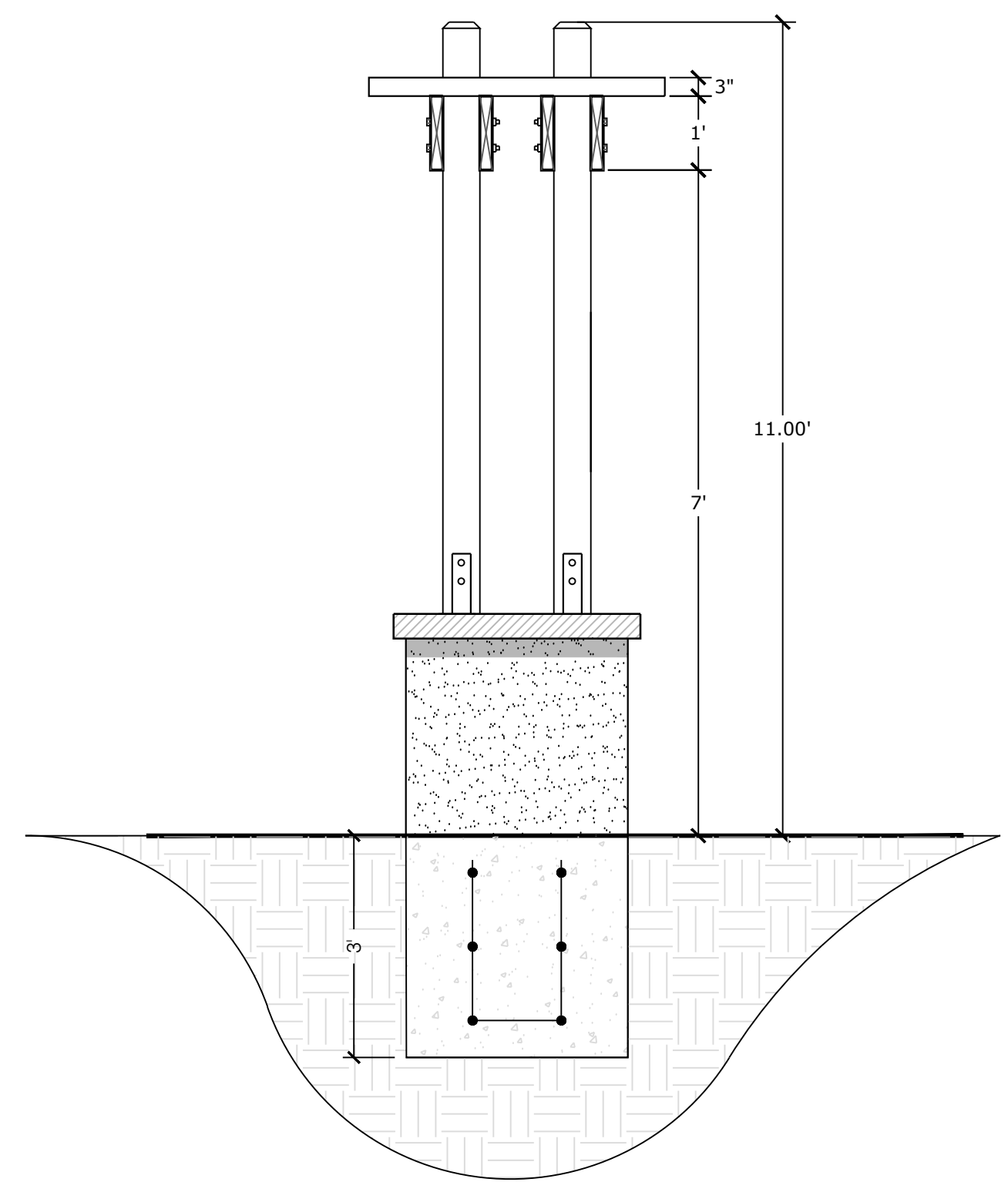
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16
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PCD# PUDSP-18-002



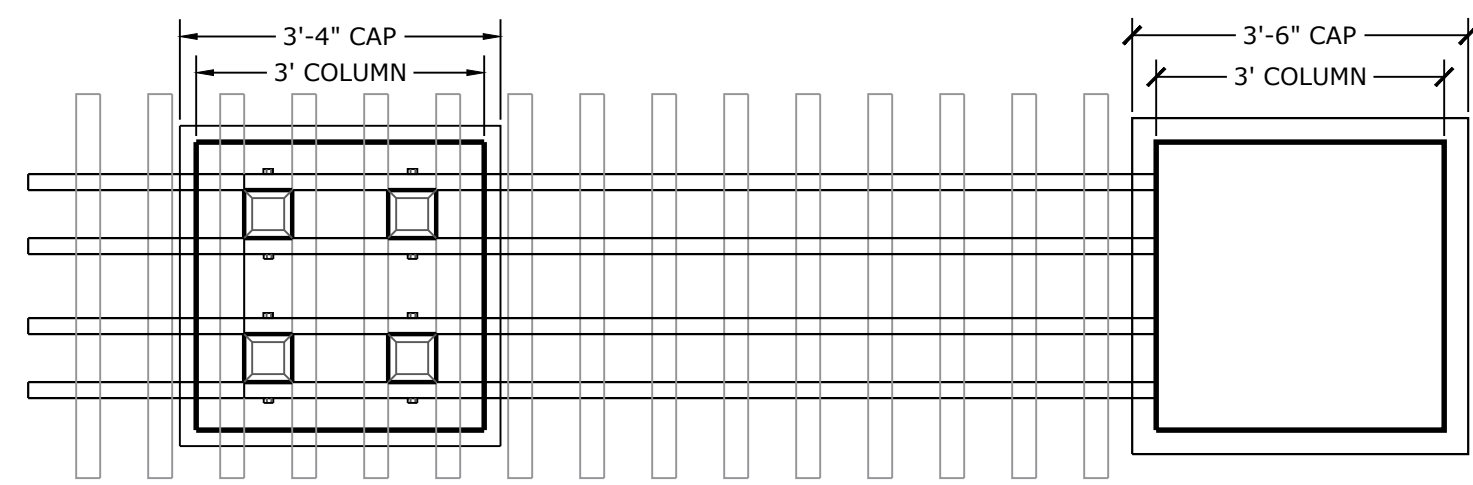
1 FRONT ELEVATION WindingWalk Entry Monument
SCALE: 1/2" = 1'



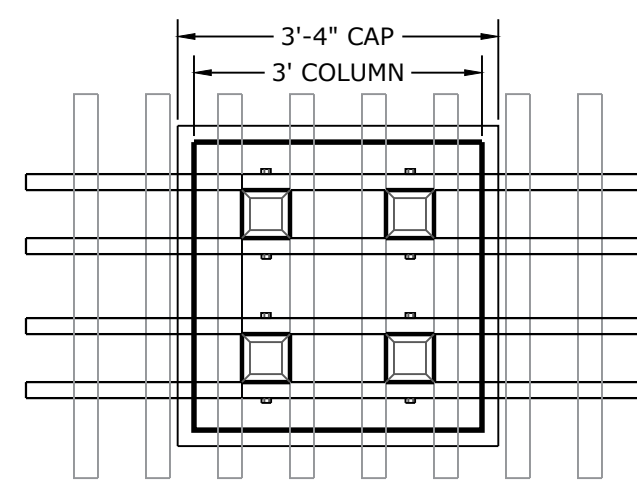
2 FRONT ELEVATION WindingWalk Secondary Monument
SCALE: 1/2" = 1'



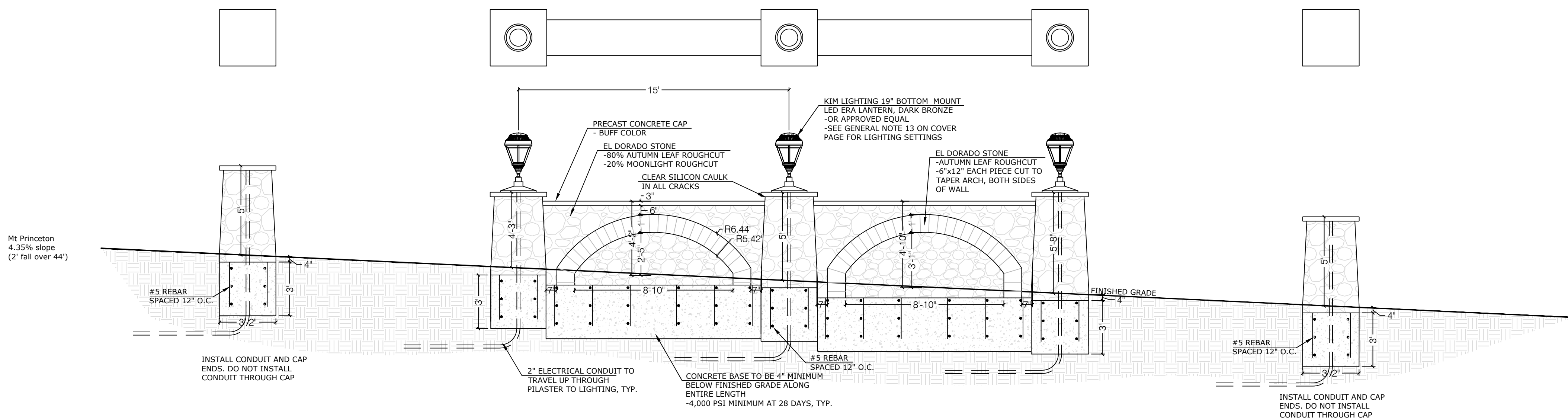
3 SIDE ELEVATION WindingWalk Secondary Monument
SCALE: 1/2" = 1'



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



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



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

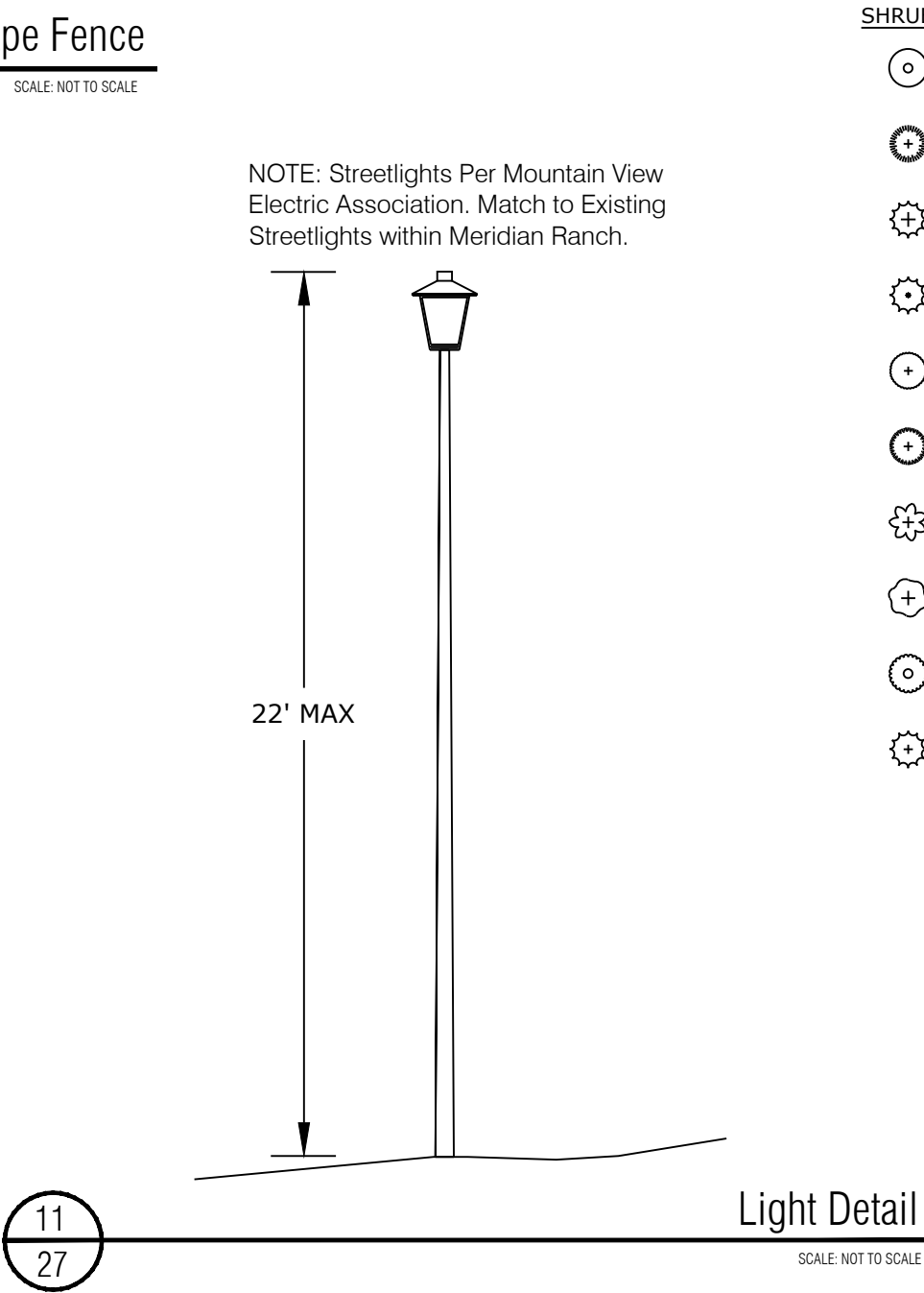
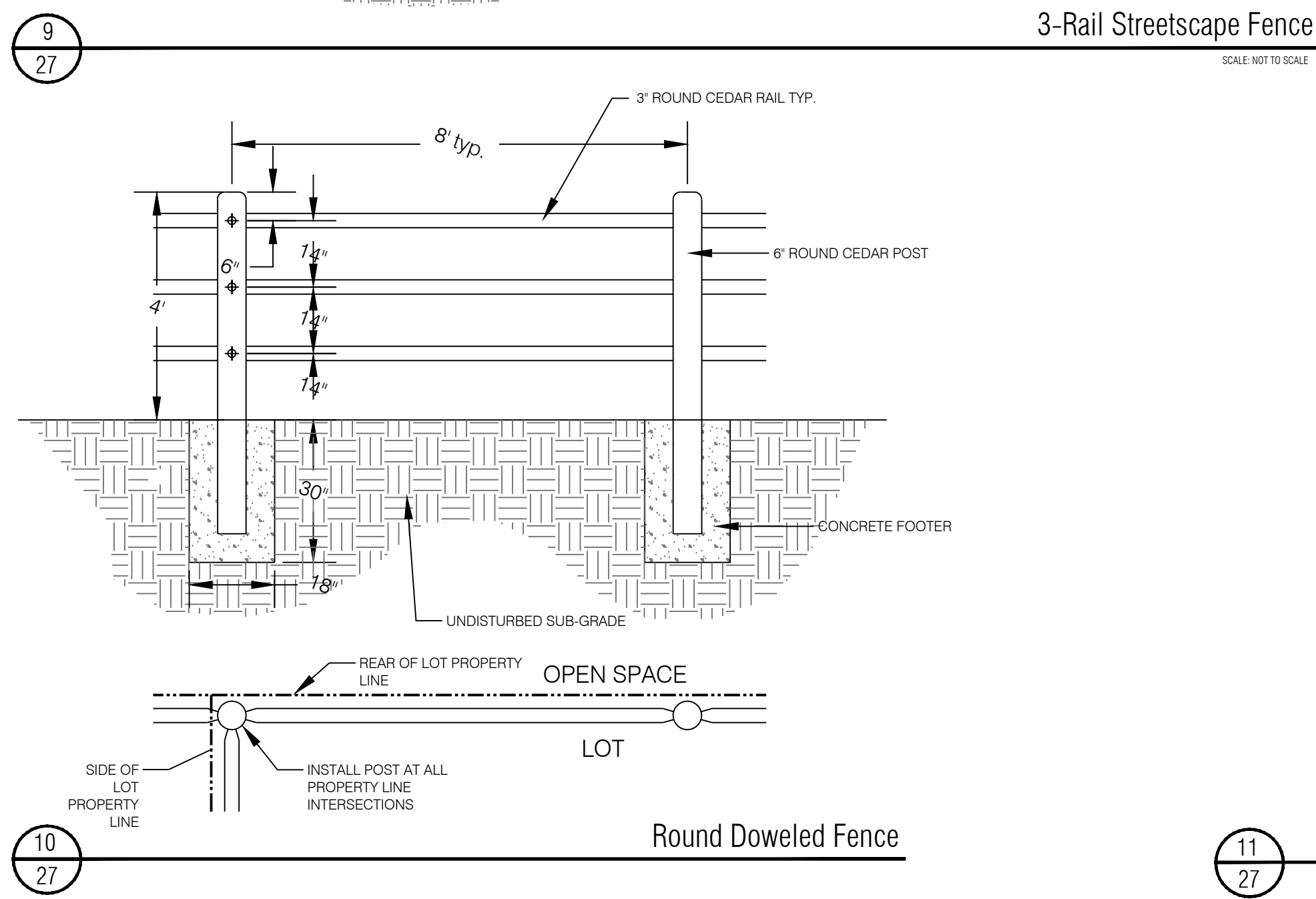
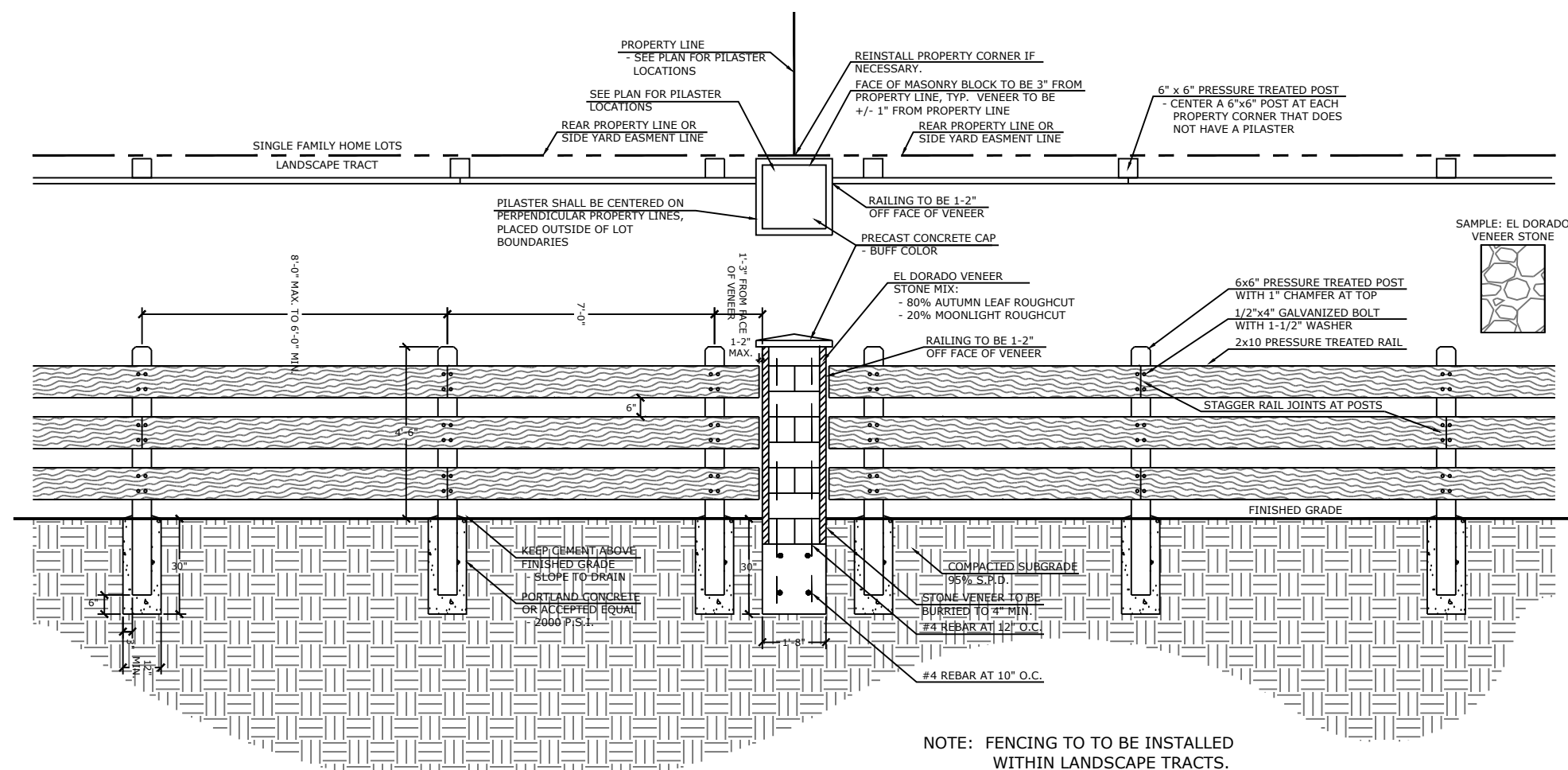
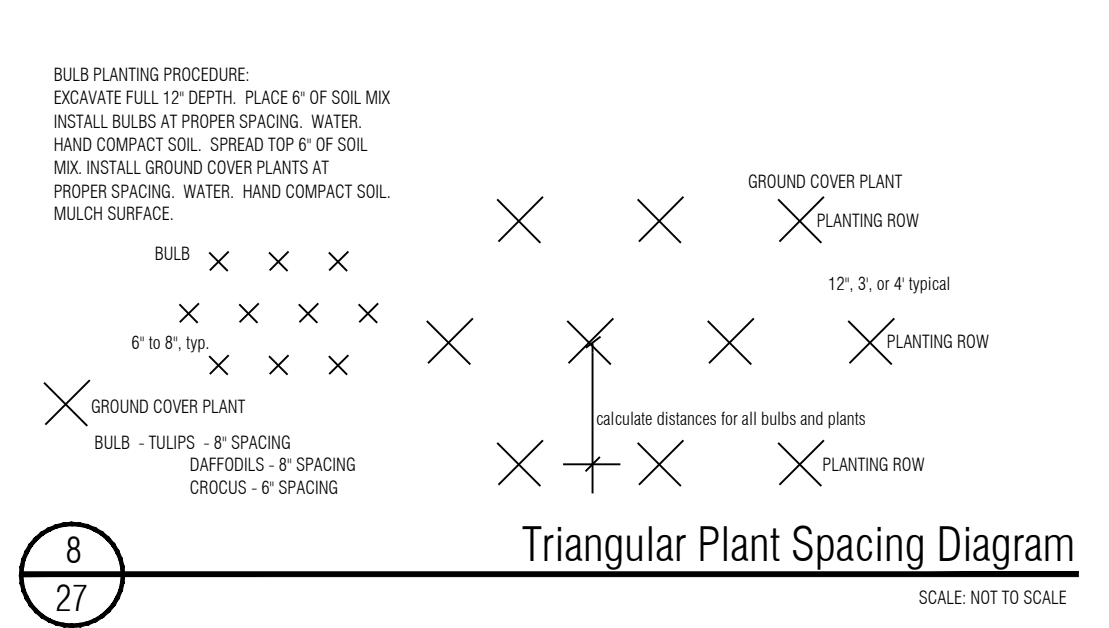
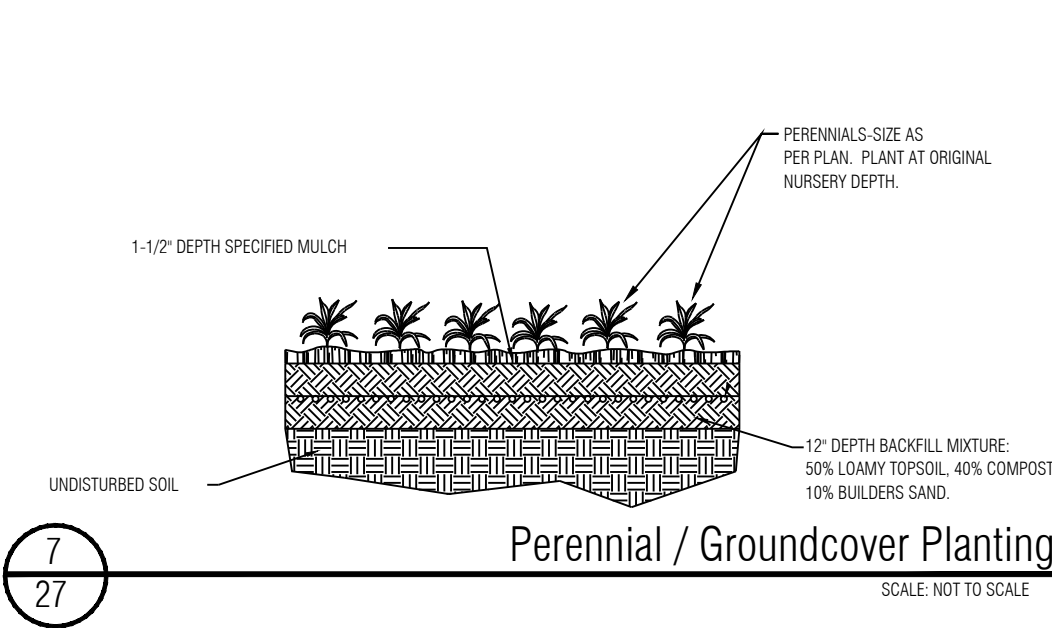
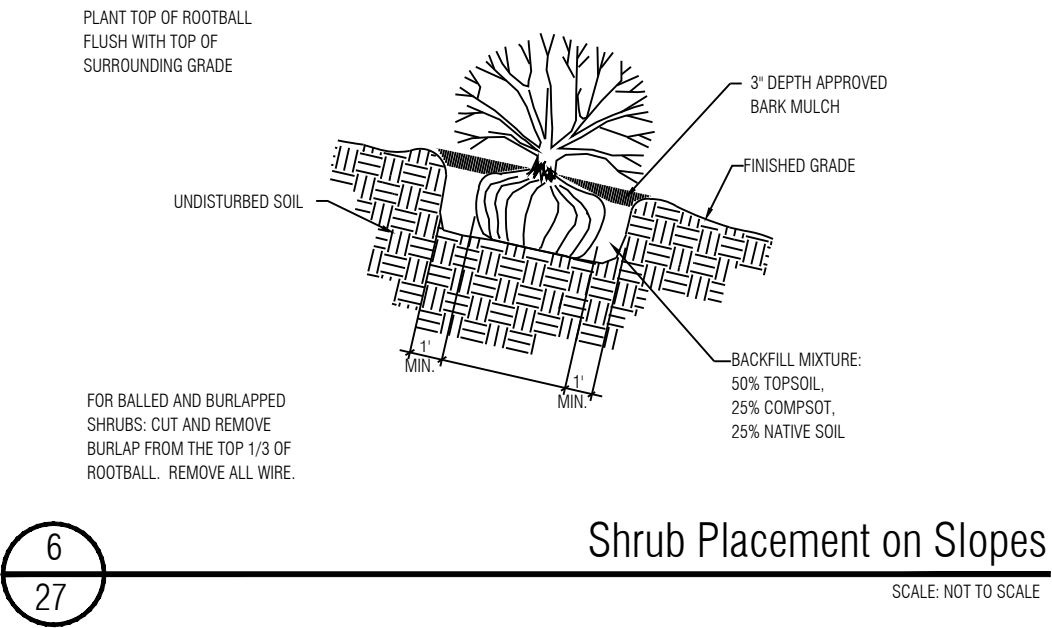
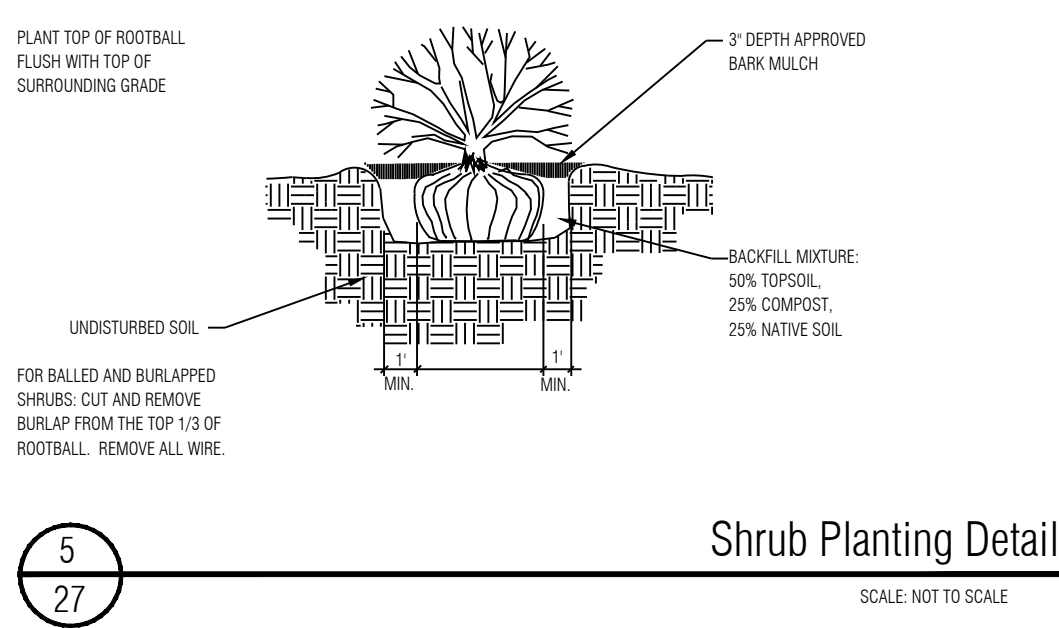
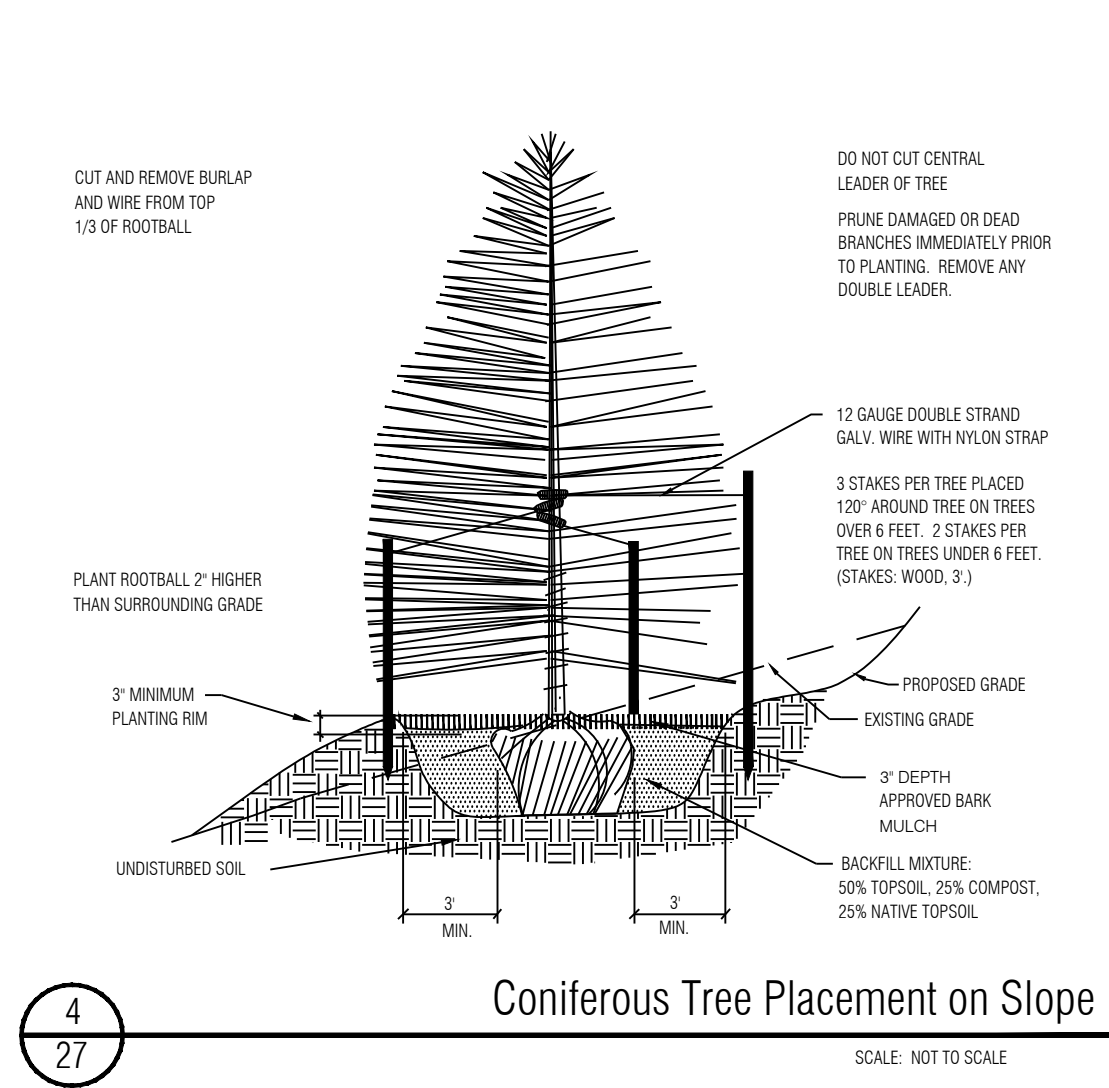
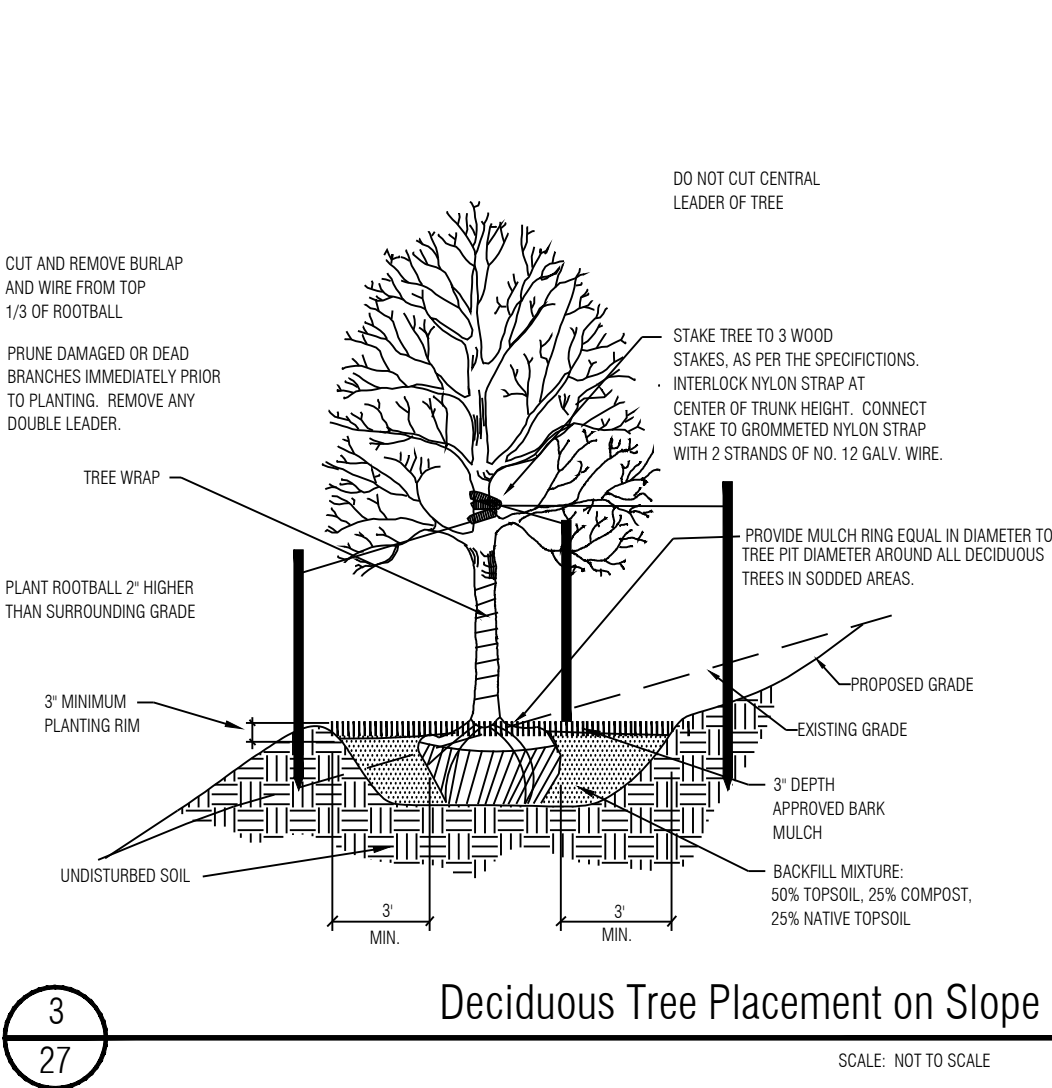
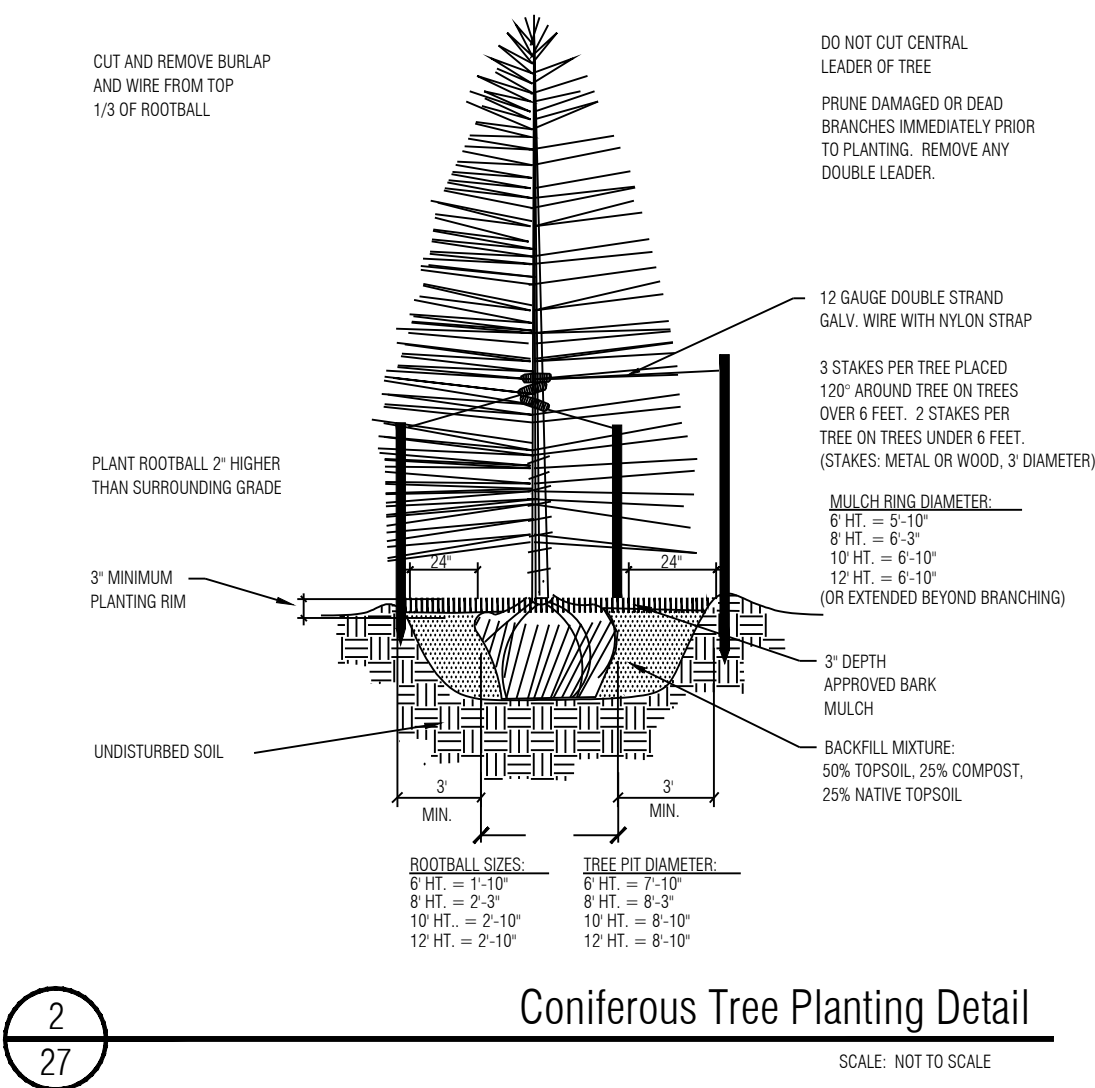
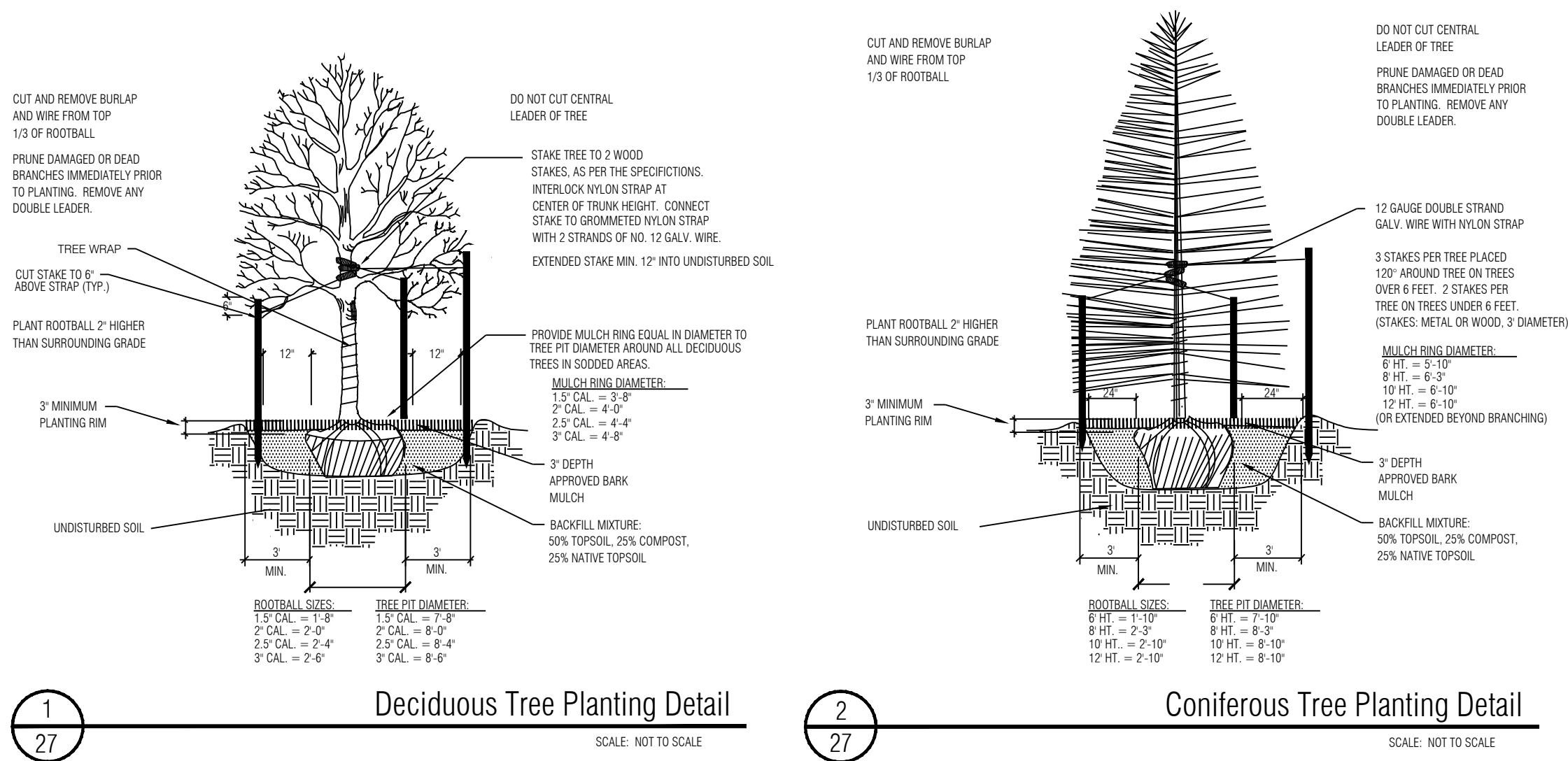
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



















ENTRY
MONUMENTS

17
OF 30

PCD# PUDSP-18-002



PLANT SCHEDULE

| TREES | CODE | QTY | BOTANICAL NAME / COMMON NAME | HEIGHT | WIDTH | SIZE | COND |
|---|------|-----|--|--------|-------|-----------|------|
|  | Axf | 66 | Acer x freemanii 'Jeffresd' / Autumn Blaze Maple | 20' | 30' | 3" Cal. | B&B |
|  | Gtr | 82 | Gleditsia triacanthos / Honey Locust | 60' | 40' | 3" Cal. | B&B |
|  | Jsw | 92 | Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper | 20' | 10' | 6' HT | B&B |
|  | Ppu | 23 | Picea pungens / Colorado Blue Spruce | 60' | 30' | 8' HT | B&B |
|  | Ped | 24 | Pinus edulis / Pinon Pine | 30' | 20' | 6' HT | B&B |
|  | Ppo | 50 | Pinus ponderosa / Ponderosa Pine | 80' | 40' | 8' HT | B&B |
|  | PP | 13 | Populus tremula / European Aspen | 30' | 10' | 2.5" Cal. | B&B |
|  | Qal | 9 | Quercus alba / White Oak | 60' | 60' | 3" Cal. | B&B |
|  | QM | 25 | Quercus macrocarpa / Burr Oak | 40' | 50' | 3" Cal. | B&B |
|  | Tam | 2 | Tilia americana / American Linden | 60' | 50' | 3" Cal. | B&B |
| SHRUBS | CODE | QTY | BOTANICAL NAME / COMMON NAME | HEIGHT | WIDTH | SIZE | COND |
|  | 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 'Shenendoh' / 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 |

SITE DATA

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

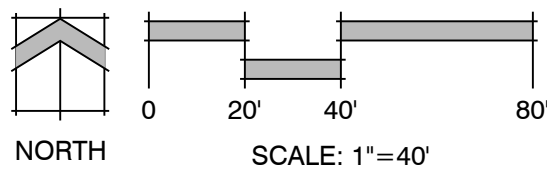
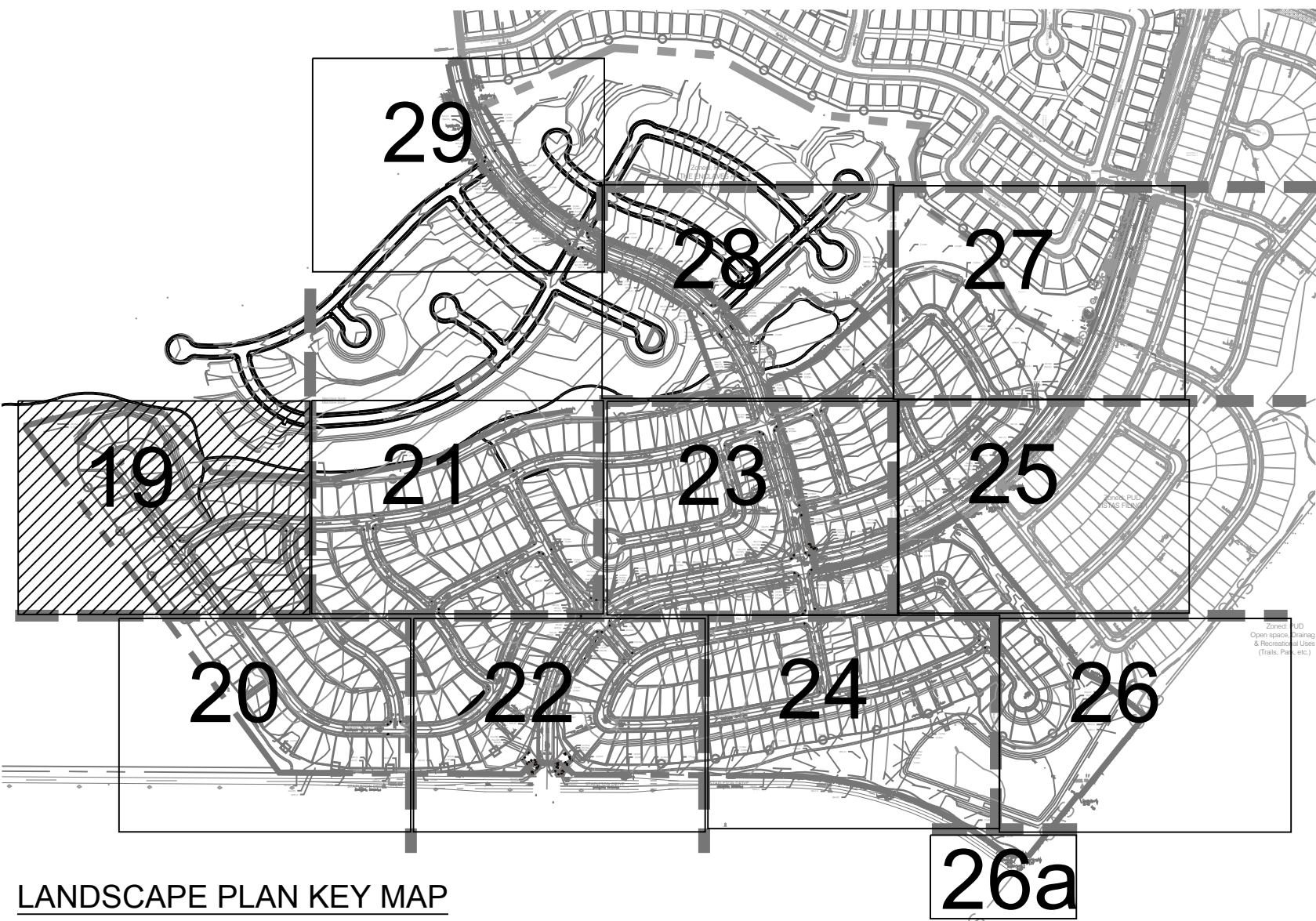
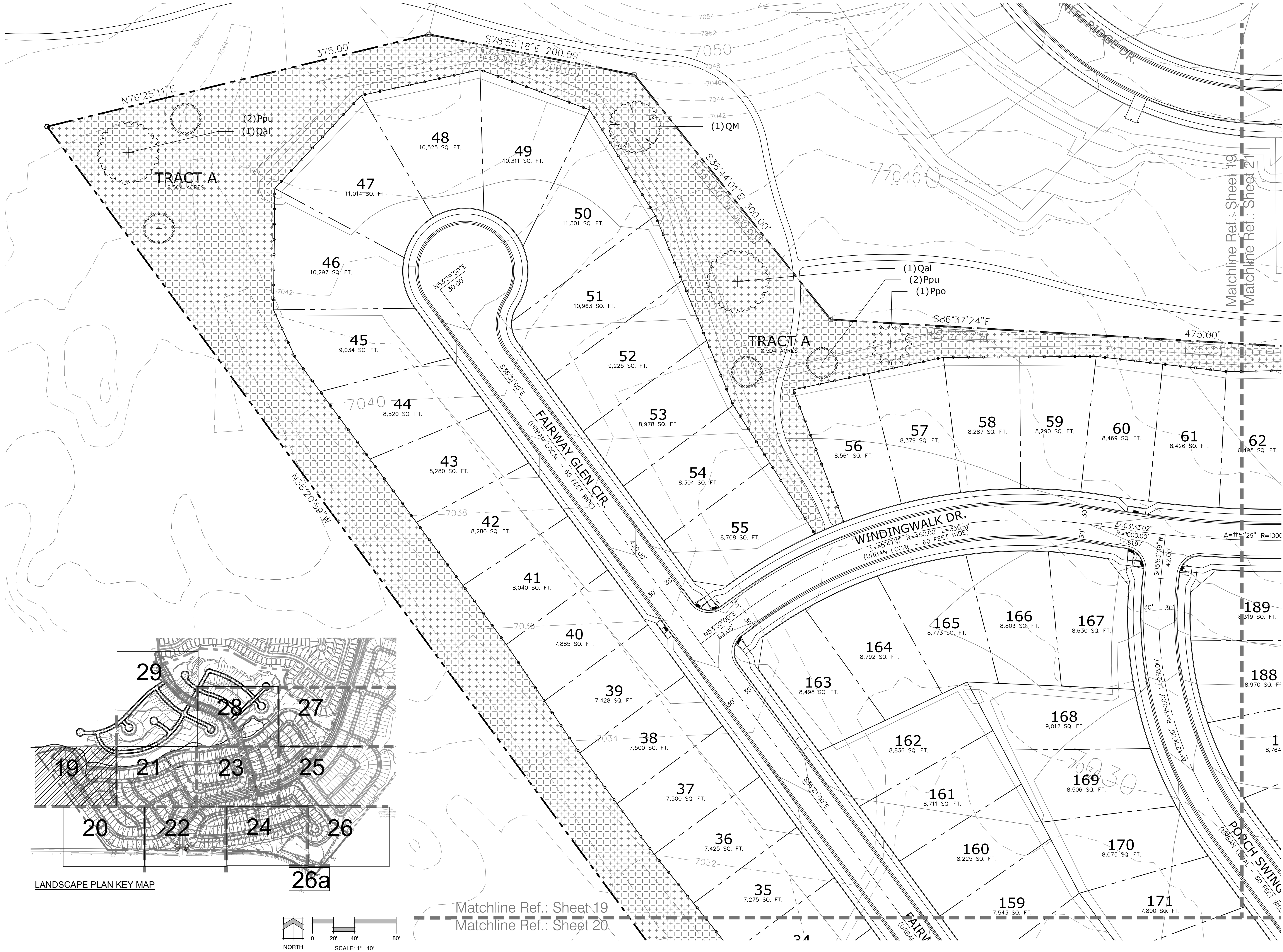
TREE REQUIREMENTS

| 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 160 shrubs at 1 tree/10 shrubs) |
| (RB) | Rainbow Bridge (Local) | 1945' | 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

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

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WindingWalk Filings 1 & 2 At Meridian Ranch

Final Landscape Plan

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

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DATE: BY: DESCRIPTION:

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LANDSCAPE PLAN

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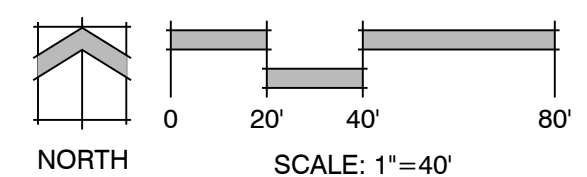
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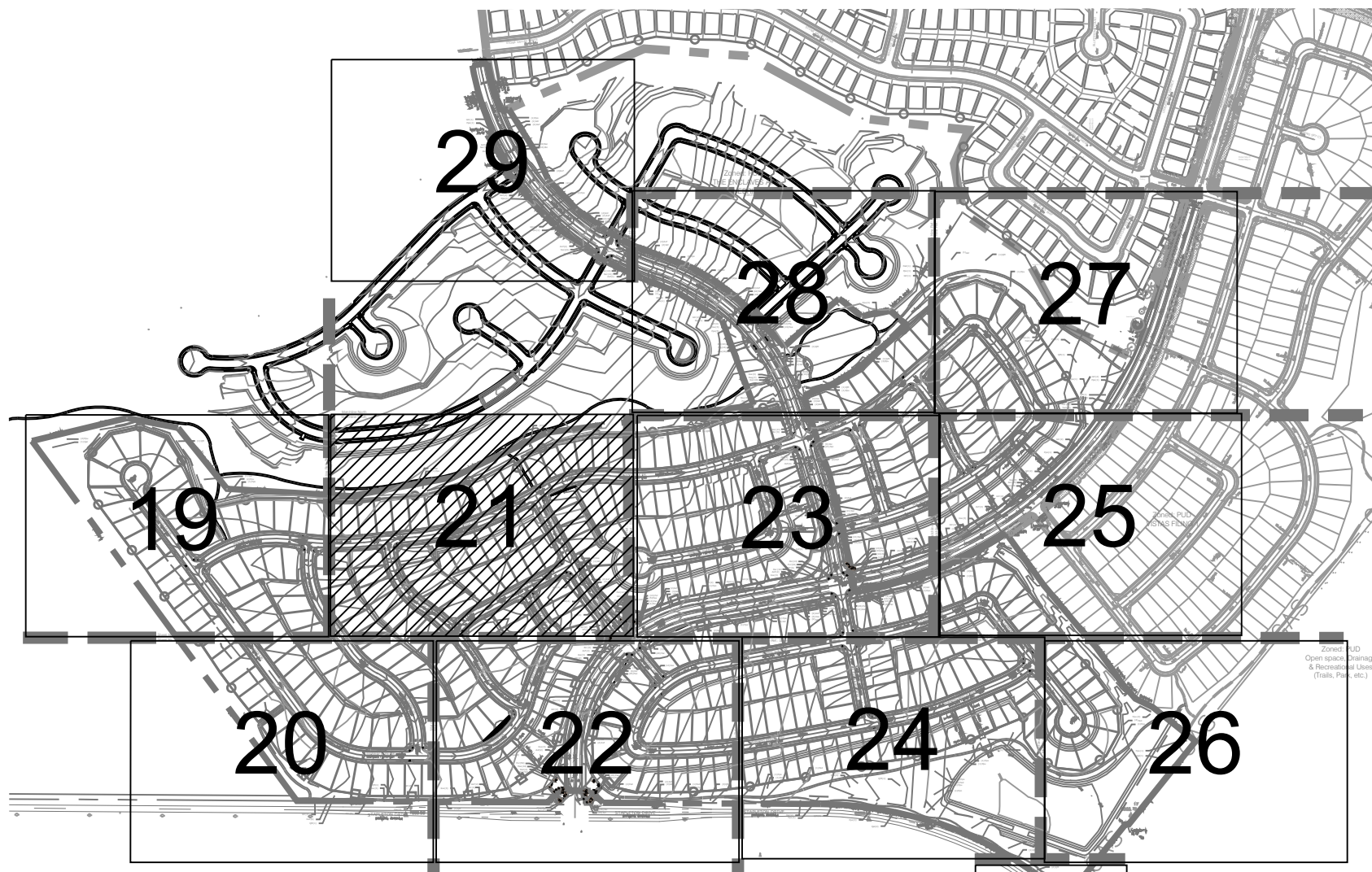
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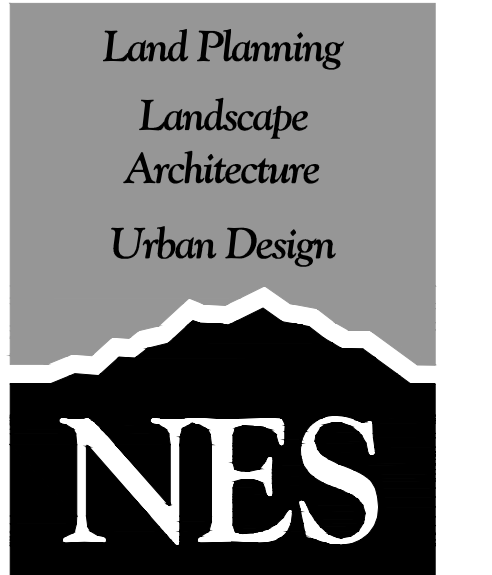
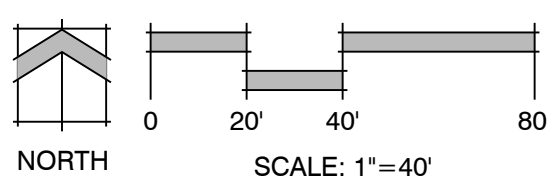
PCD# PUDSP-18-002

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





LANDSCAPE PLAN KEY MAP



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WindingWalk Filings 1 & 2 At Meridian Ranch

Final Landscape Plan

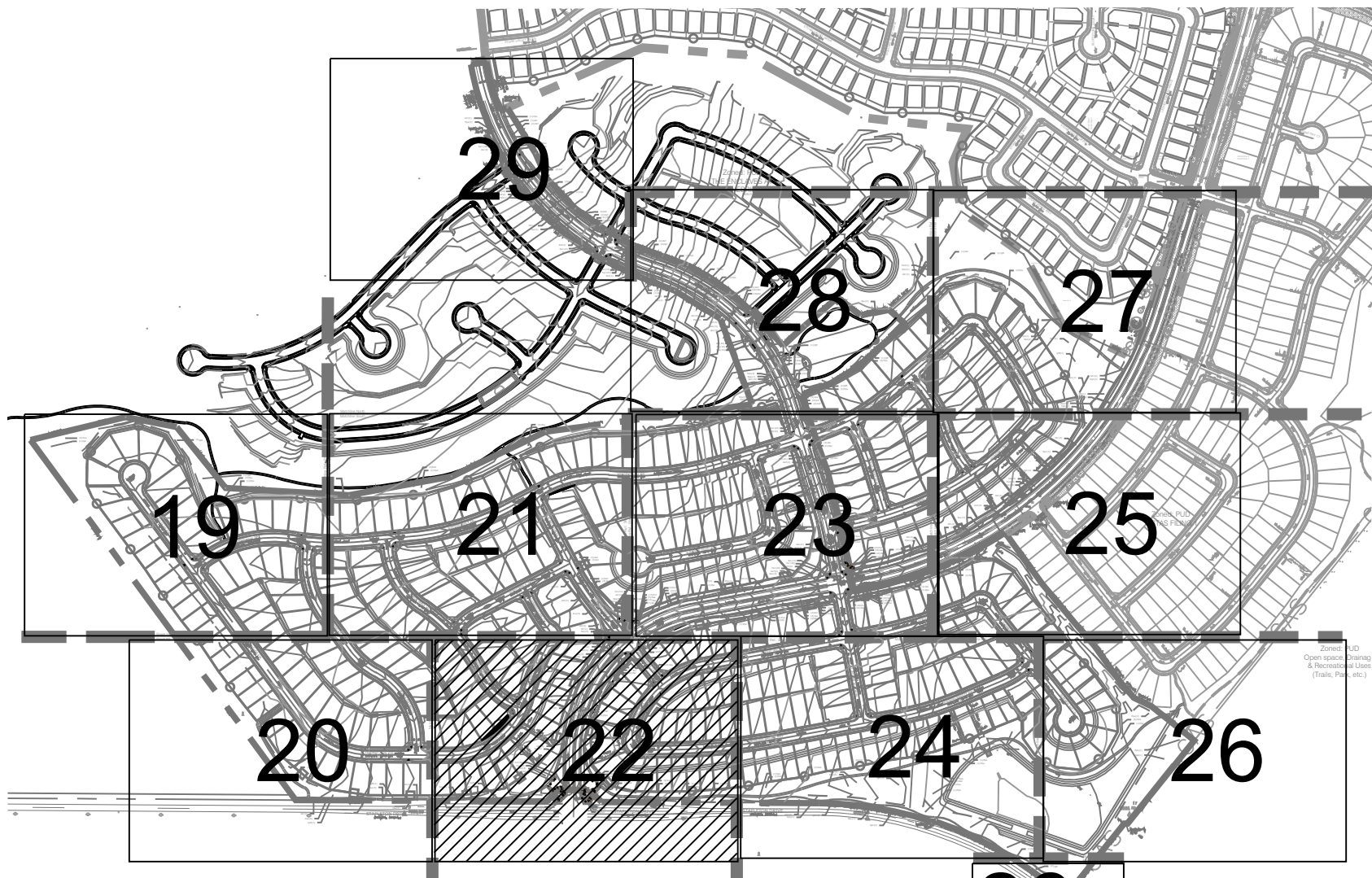
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| DATE: | January 4, 2018 |
| PROJECT MGR: | A. Barlow |
| PREPARED BY: | M. Swift |

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LANDSCAPE PLAN

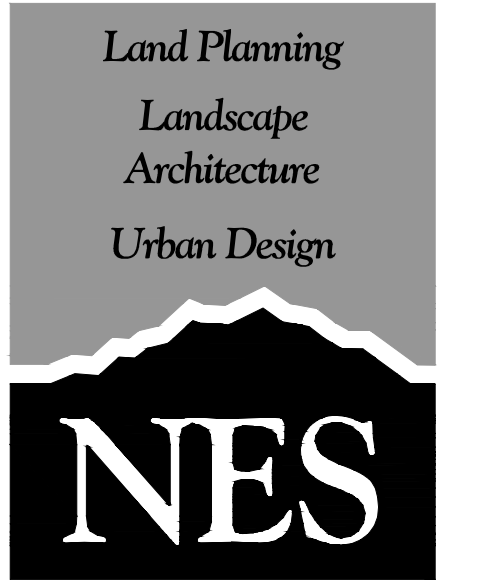
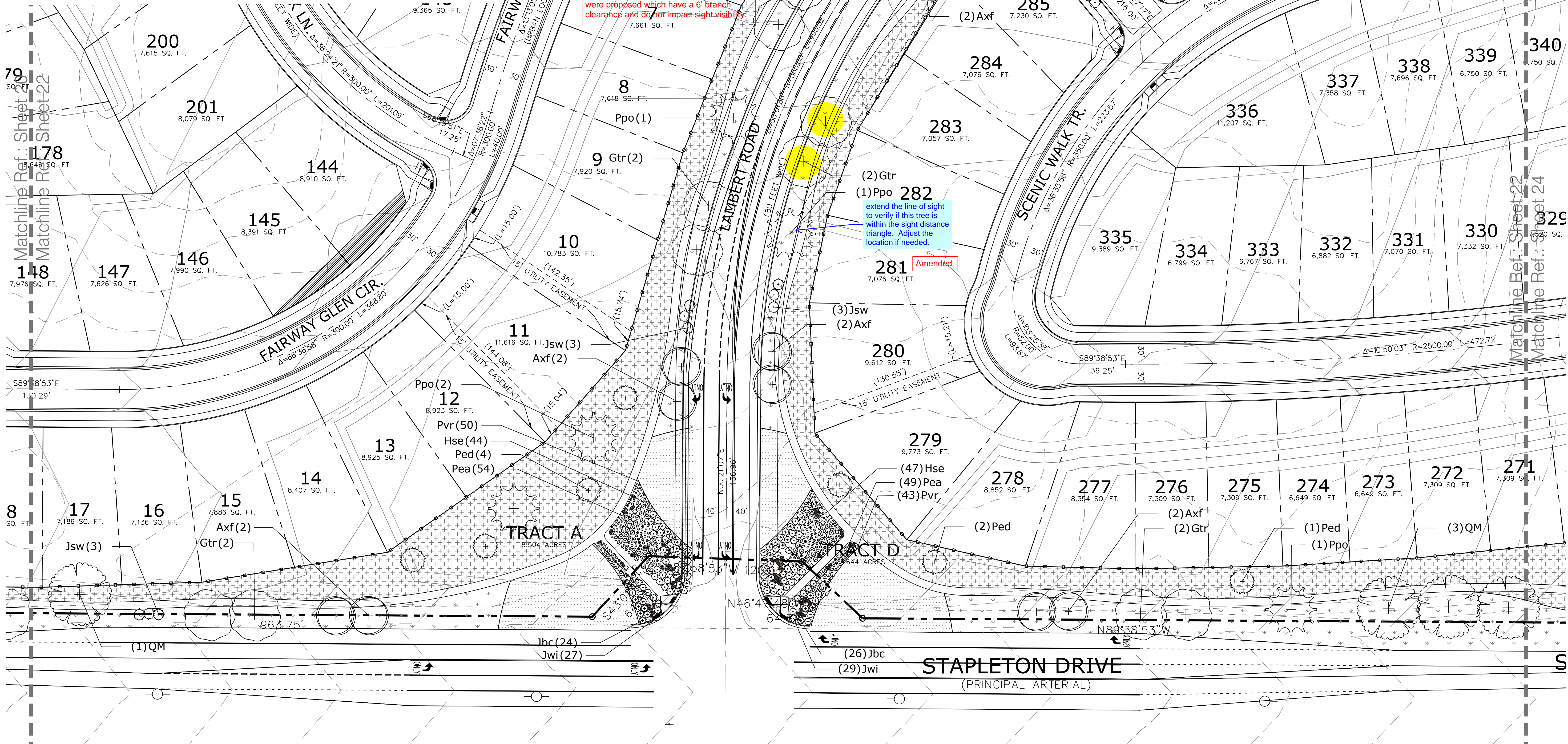
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OF 30

PCD# PUDSP-18-002



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26a



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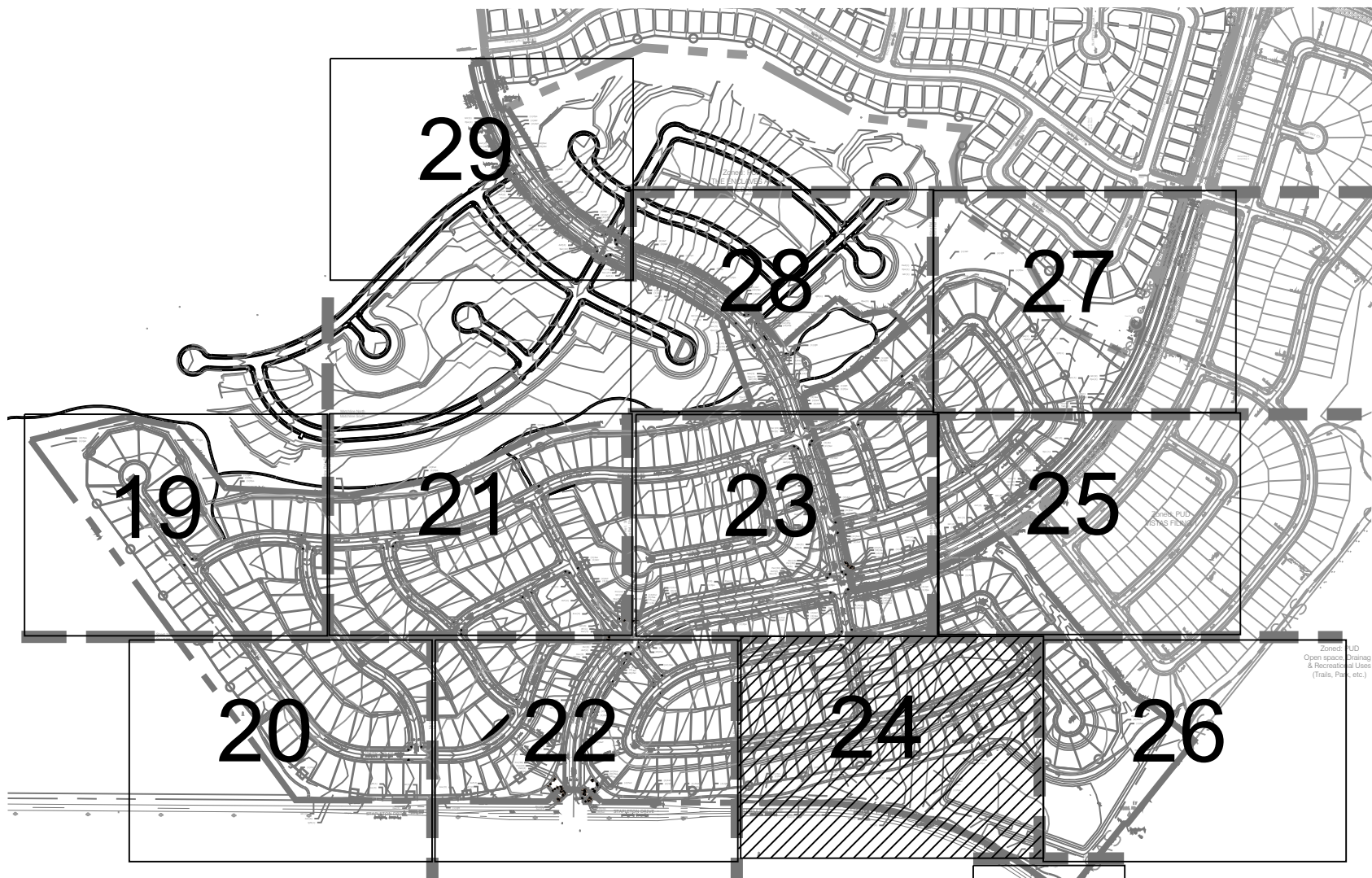
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DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: M. Swift

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LANDSCAPE PLAN

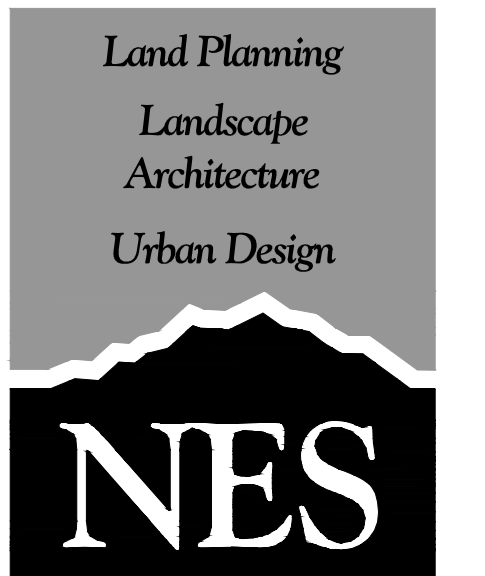
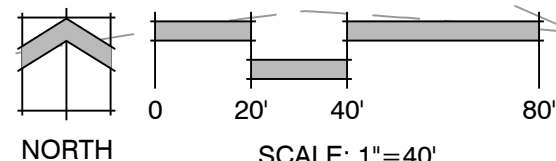
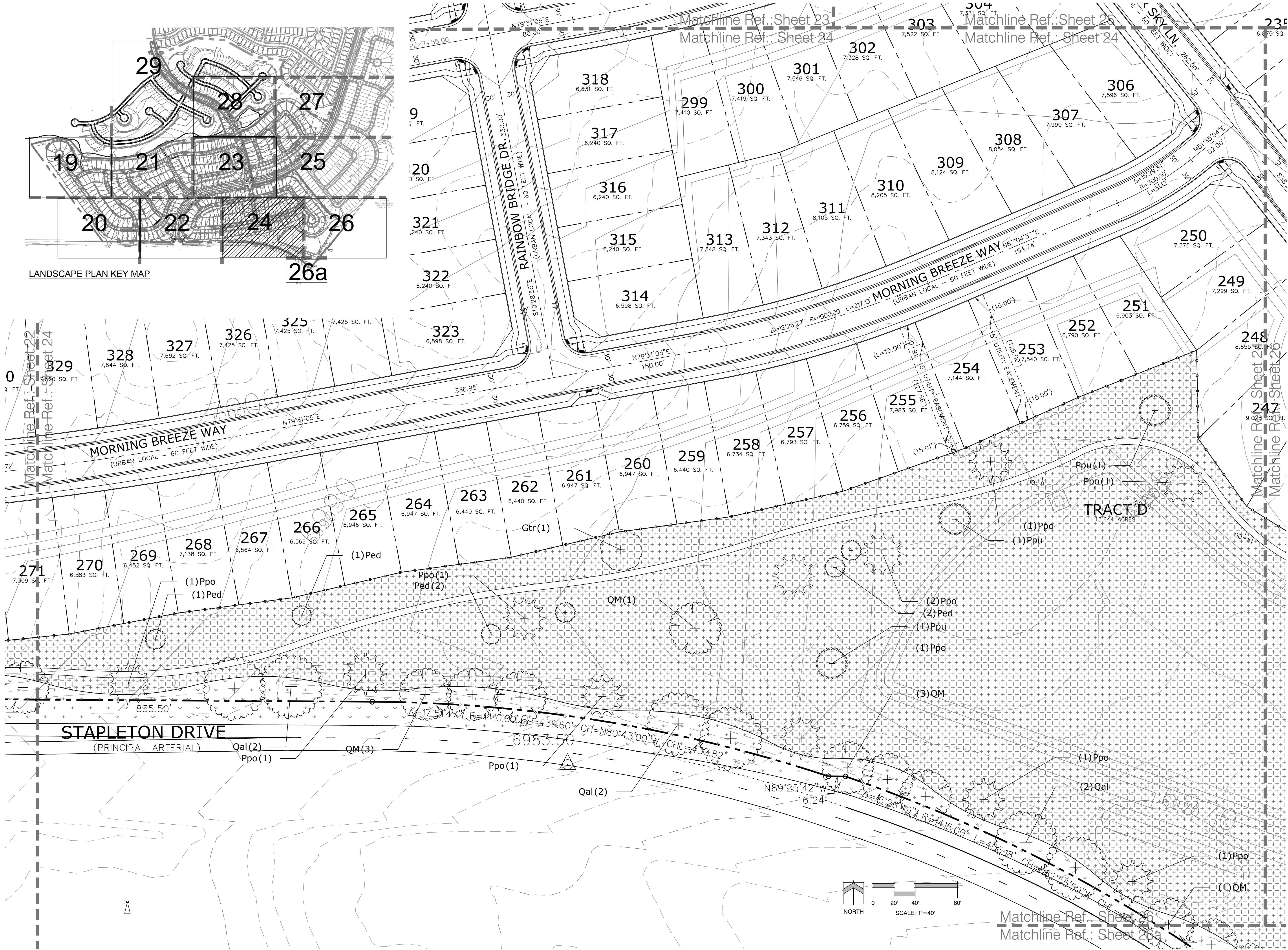
22
OF 30

PCD# PUDSP-18-002



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26a



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WindingWalk
Filings 1 & 2
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| | |
|--------------|-----------------|
| DATE: | January 4, 2018 |
| PROJECT MGR: | A. Barlow |
| PREPARED BY: | M. Swift |

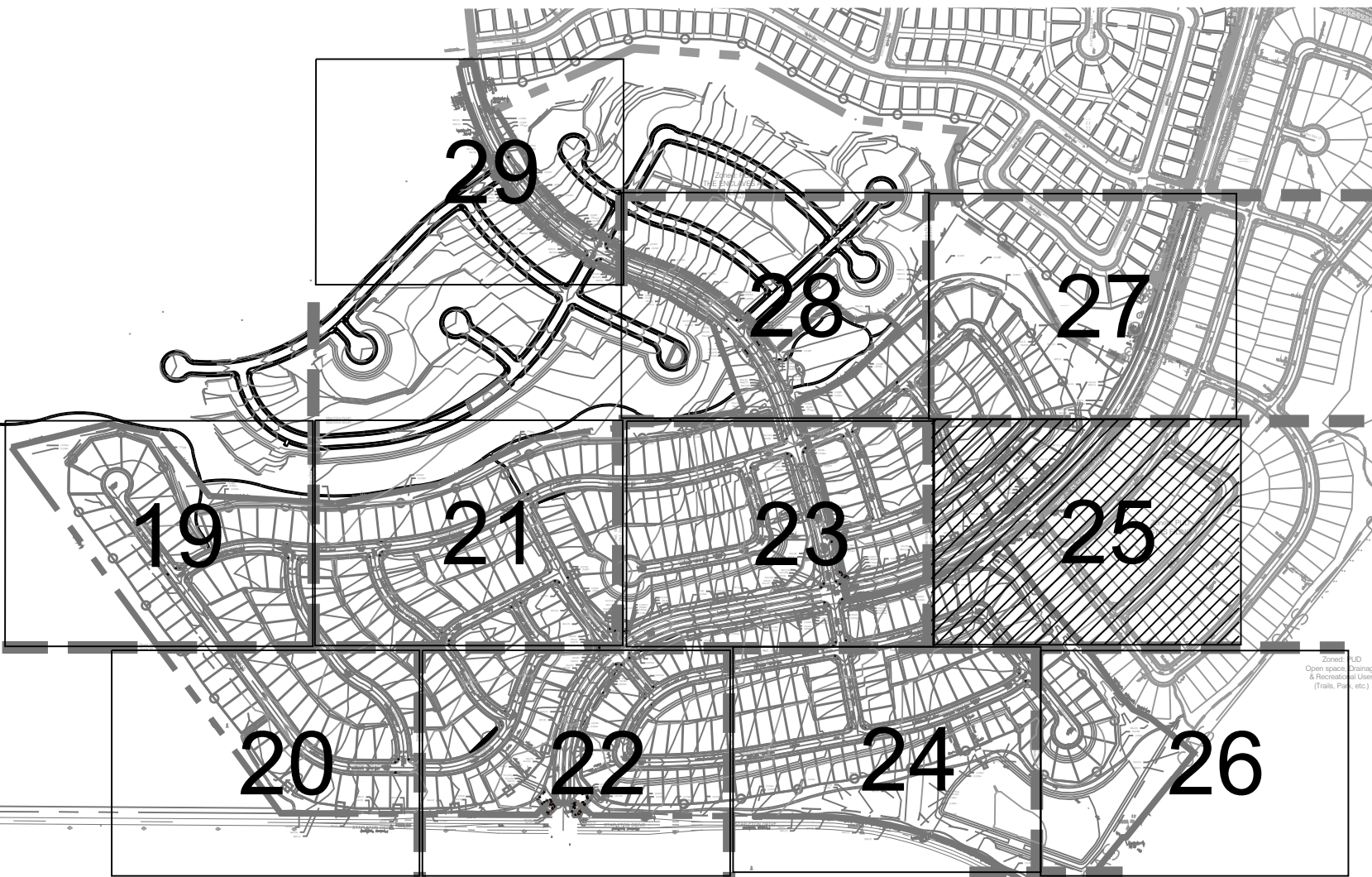
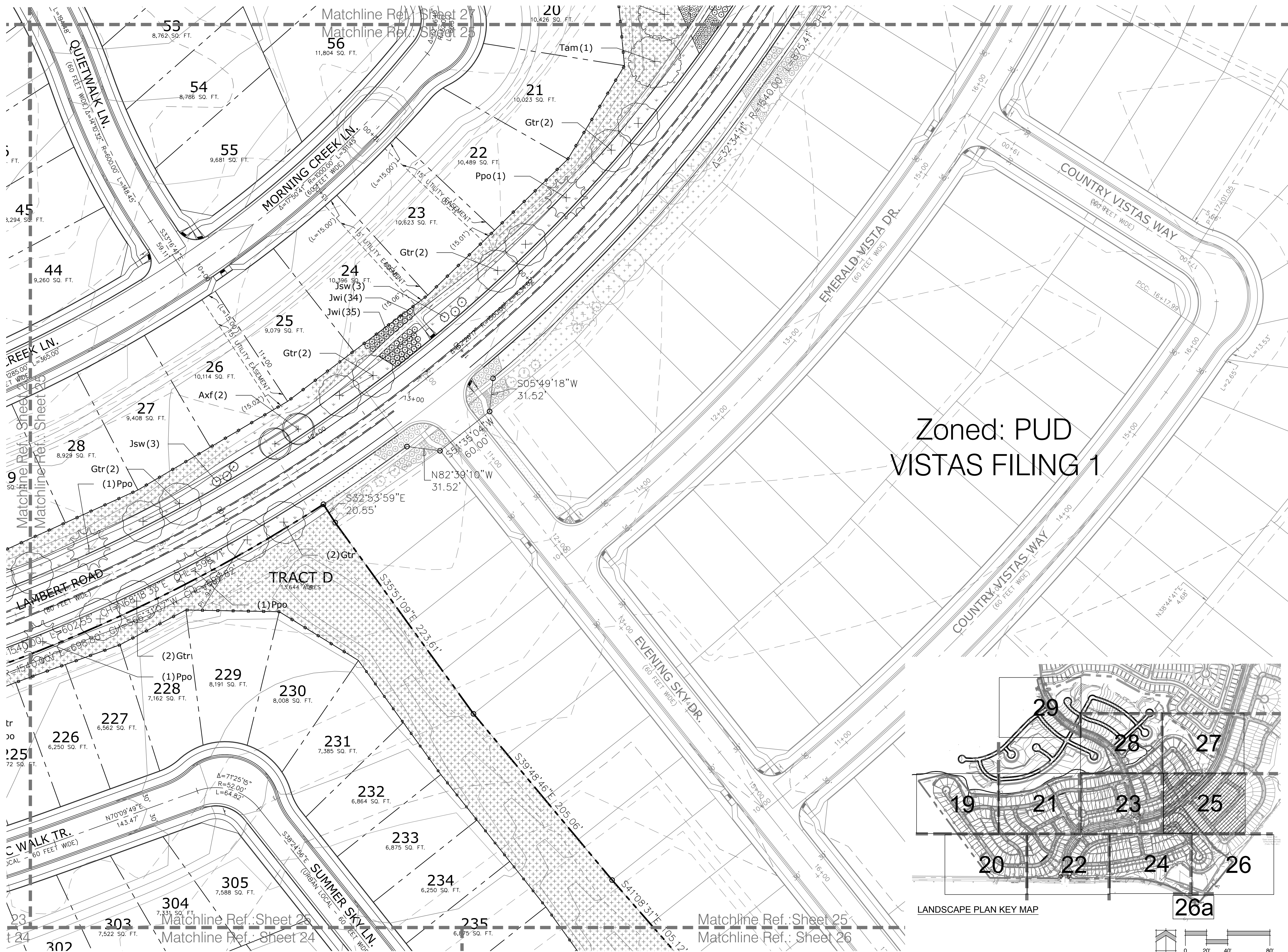
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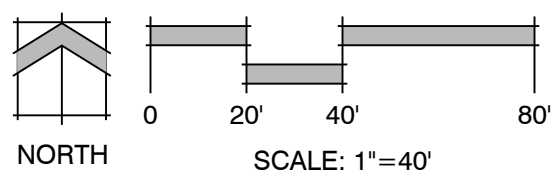
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OF 30

PCD# PUDSP-18-002

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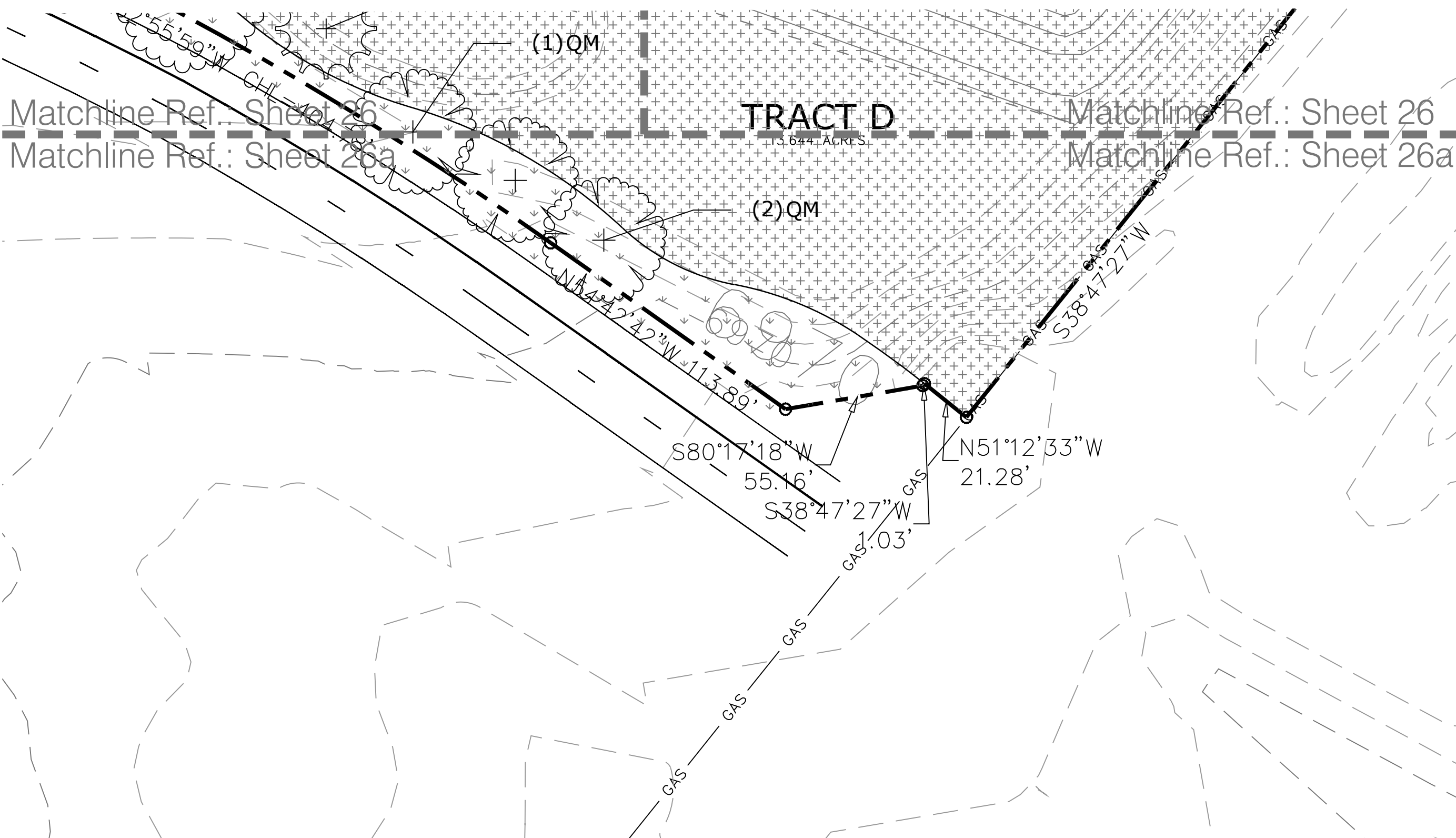
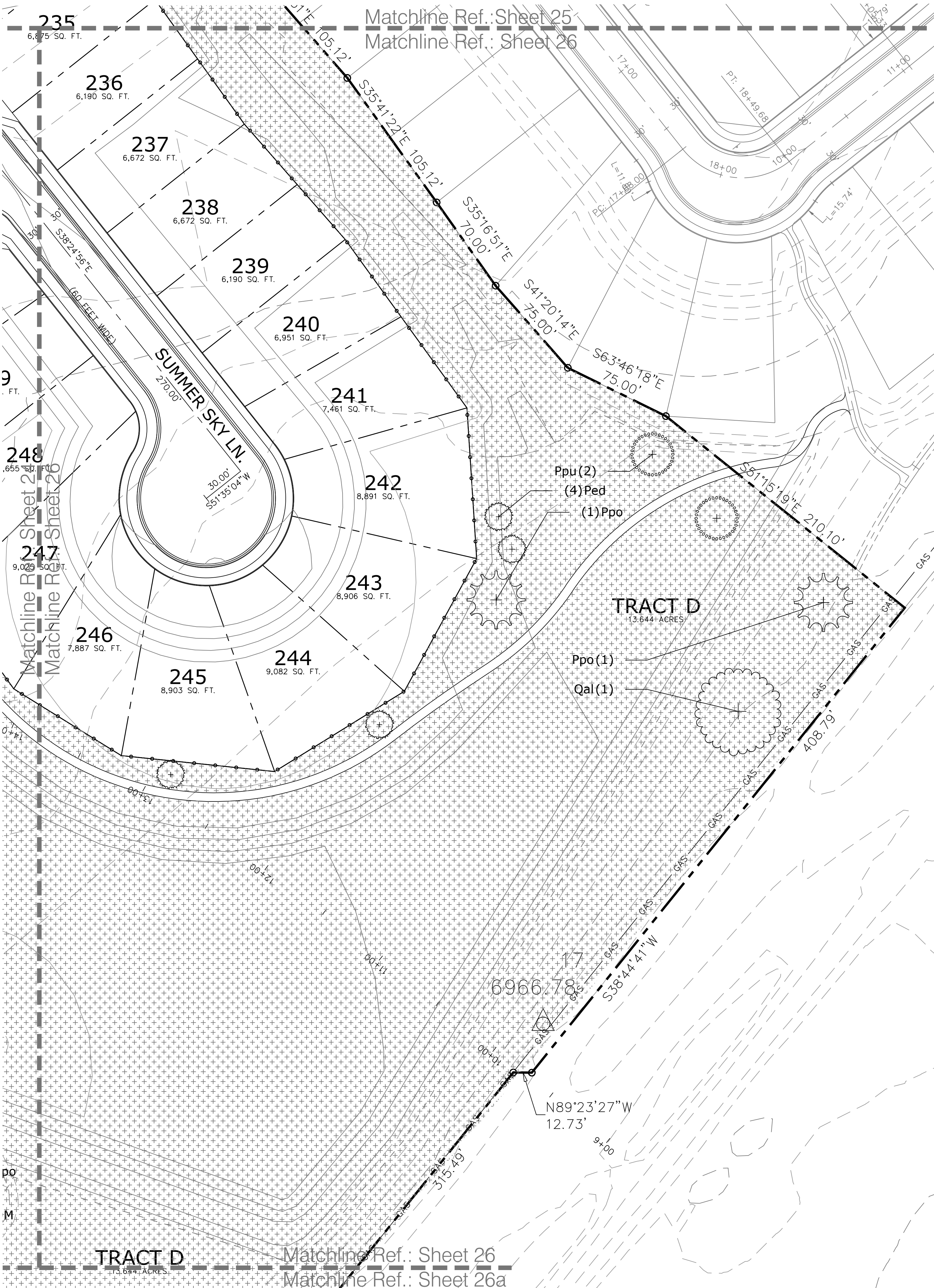
WindingWalk
Filings 1 & 2
At Meridian
Ranch
Final Landscape Plan

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

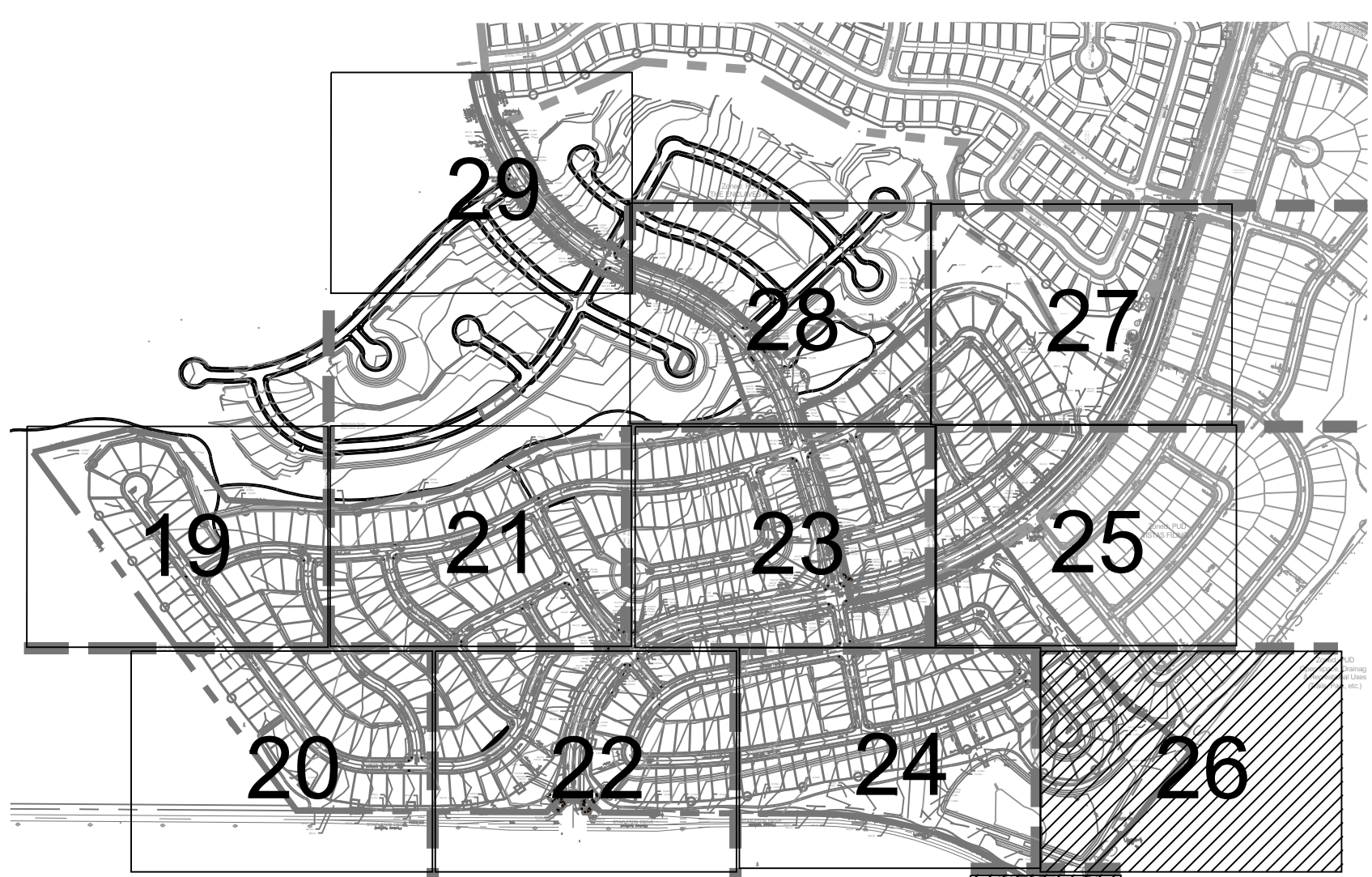
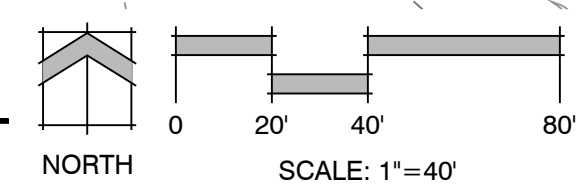
LANDSCAPE PLAN

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OF 30

PCD# PUDSP-18-002

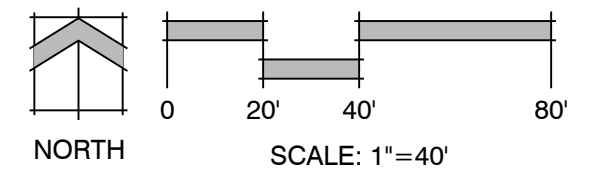


24a LANDSCAPE PLAN



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24 LANDSCAPE PLAN



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| PROJECT MGR: | A. Barlow |
| PREPARED BY: | M. Swift |

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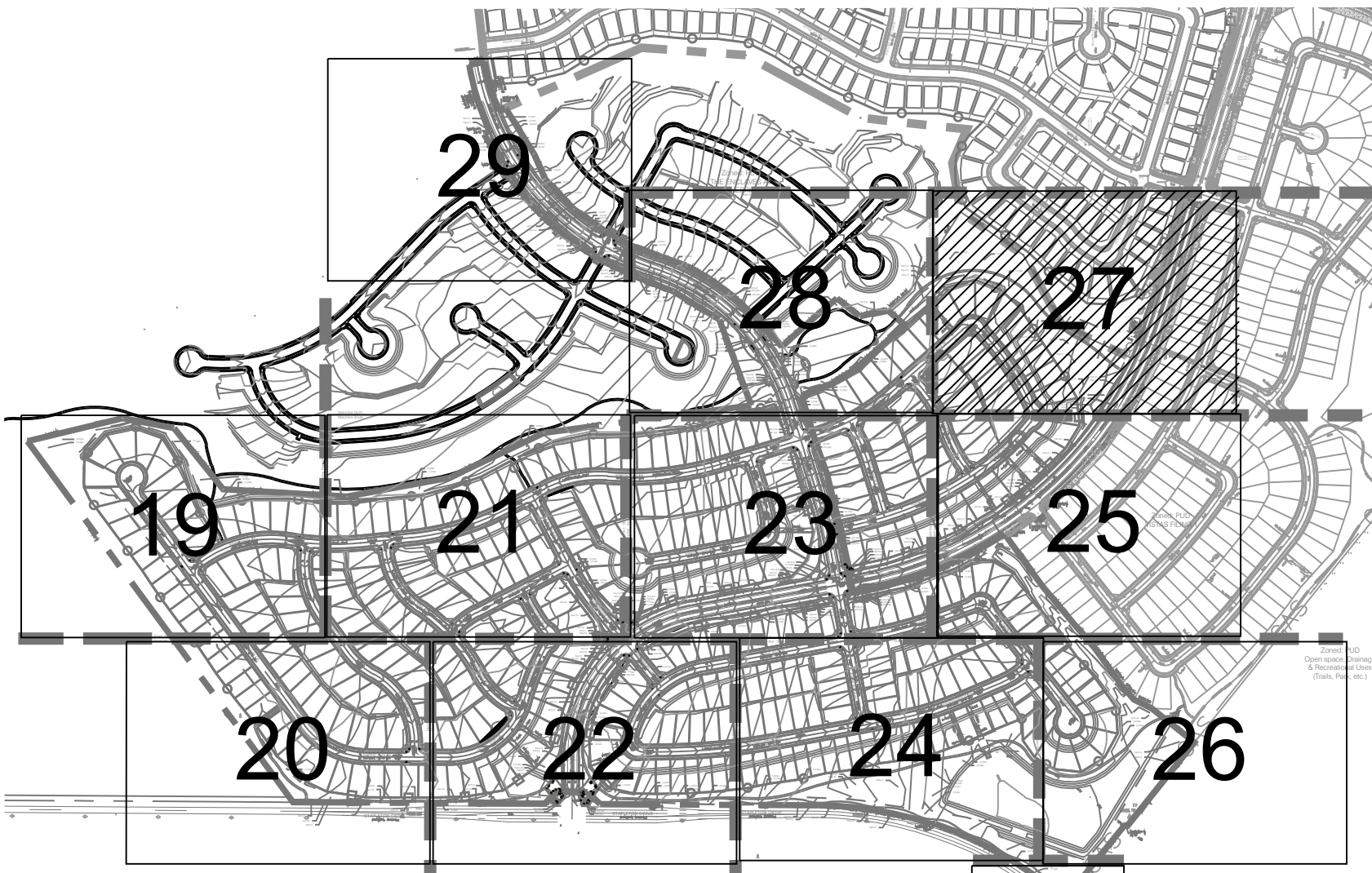
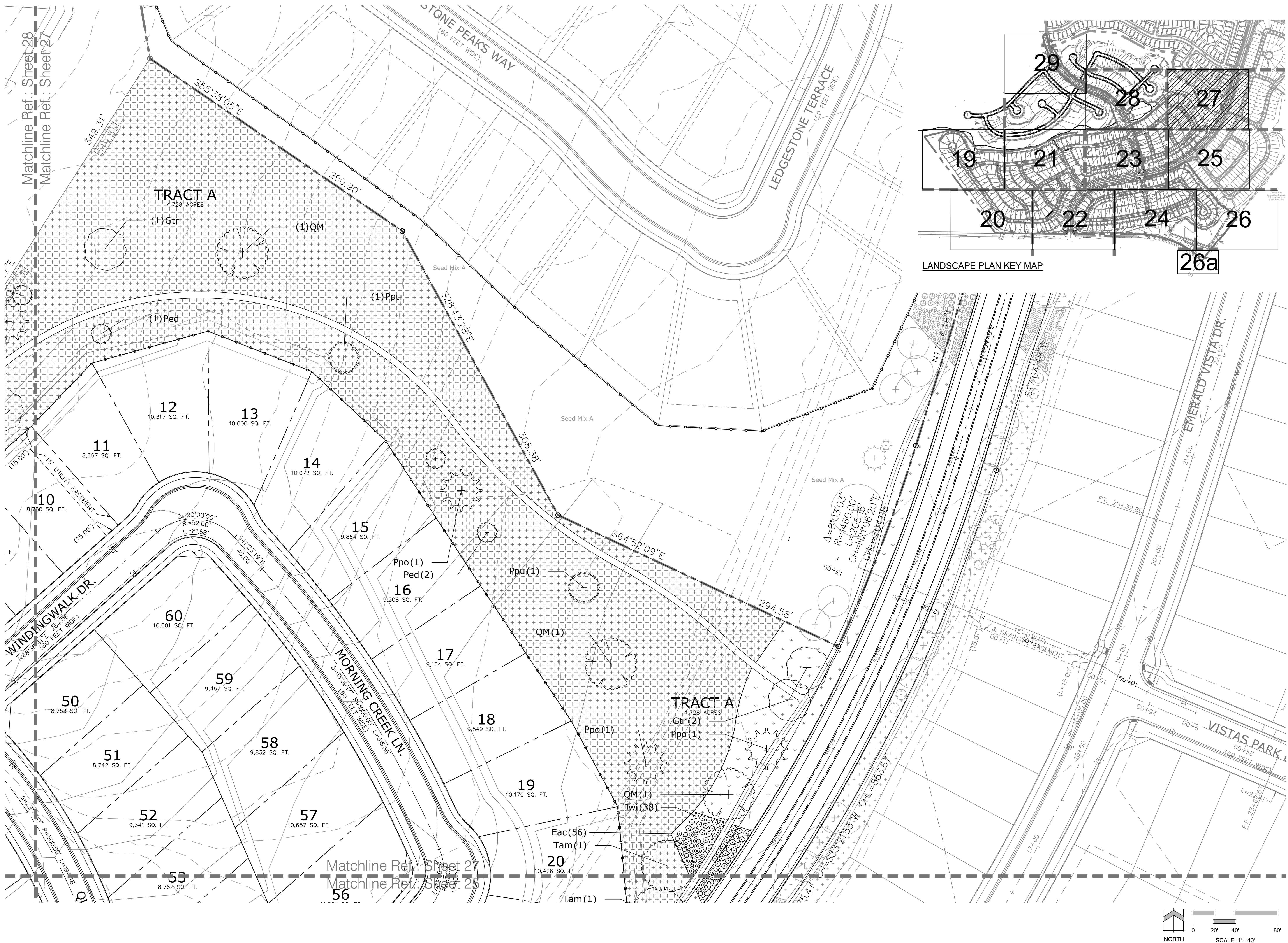
LANDSCAPE PLAN

26

OF 30

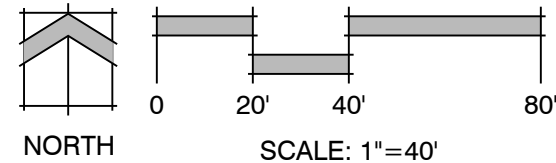
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WindingWalk Filings 1 & 2 At Meridian Ranch

Final Landscape Plan

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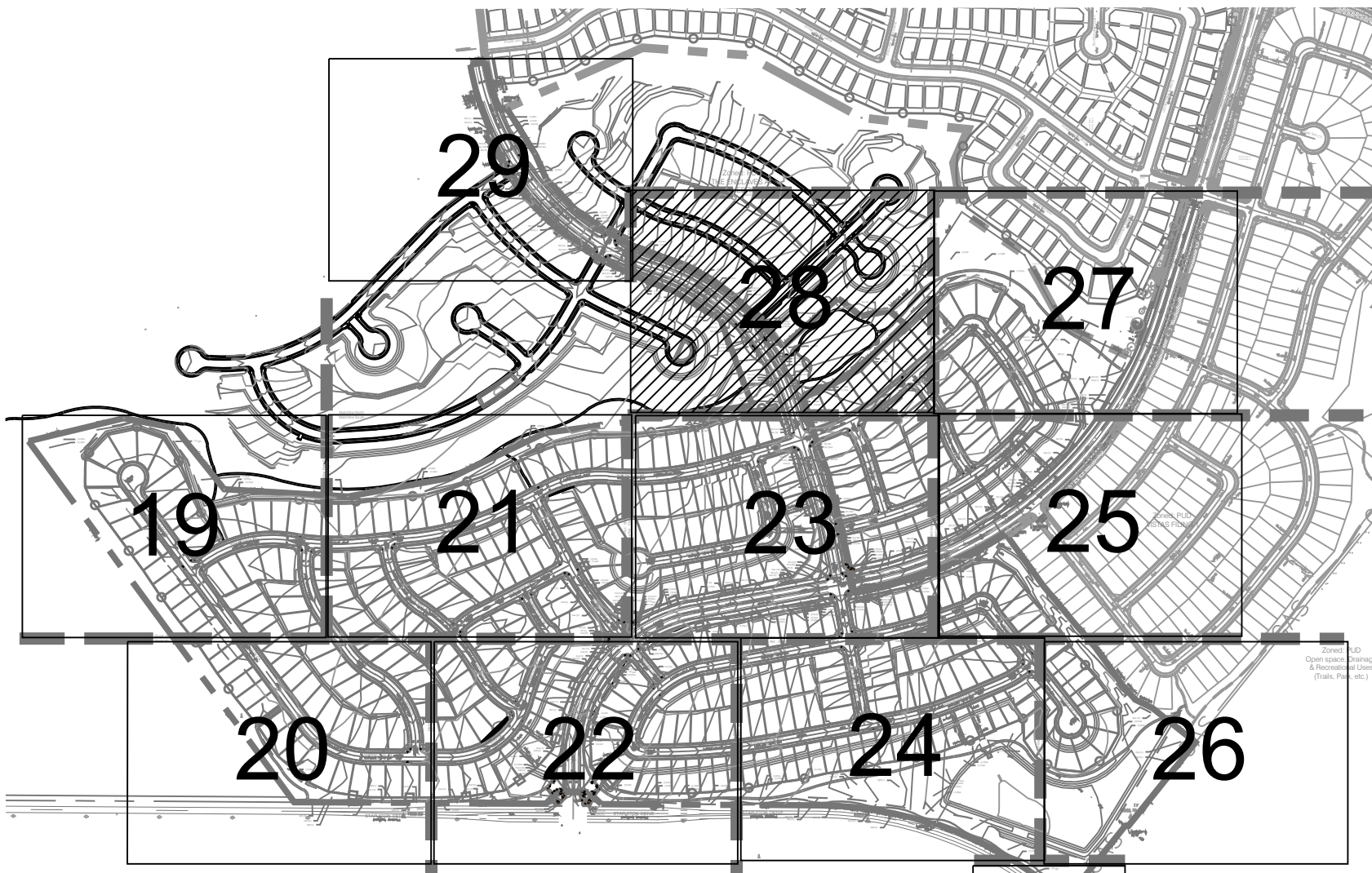
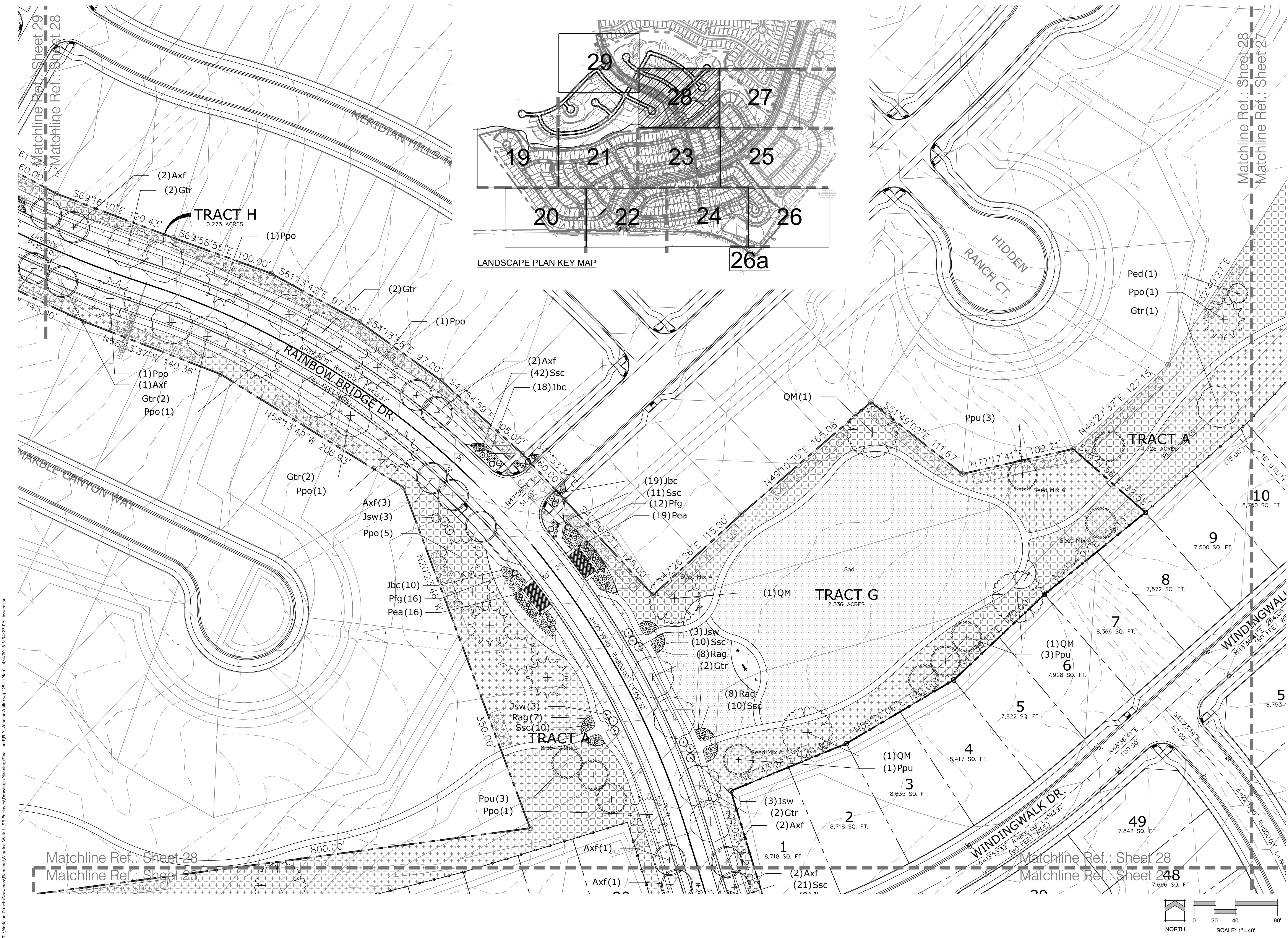
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LANDSCAPE PLAN

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PLANNING, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SEAL

DATE: PROJECT MGR: PREPARED BY:

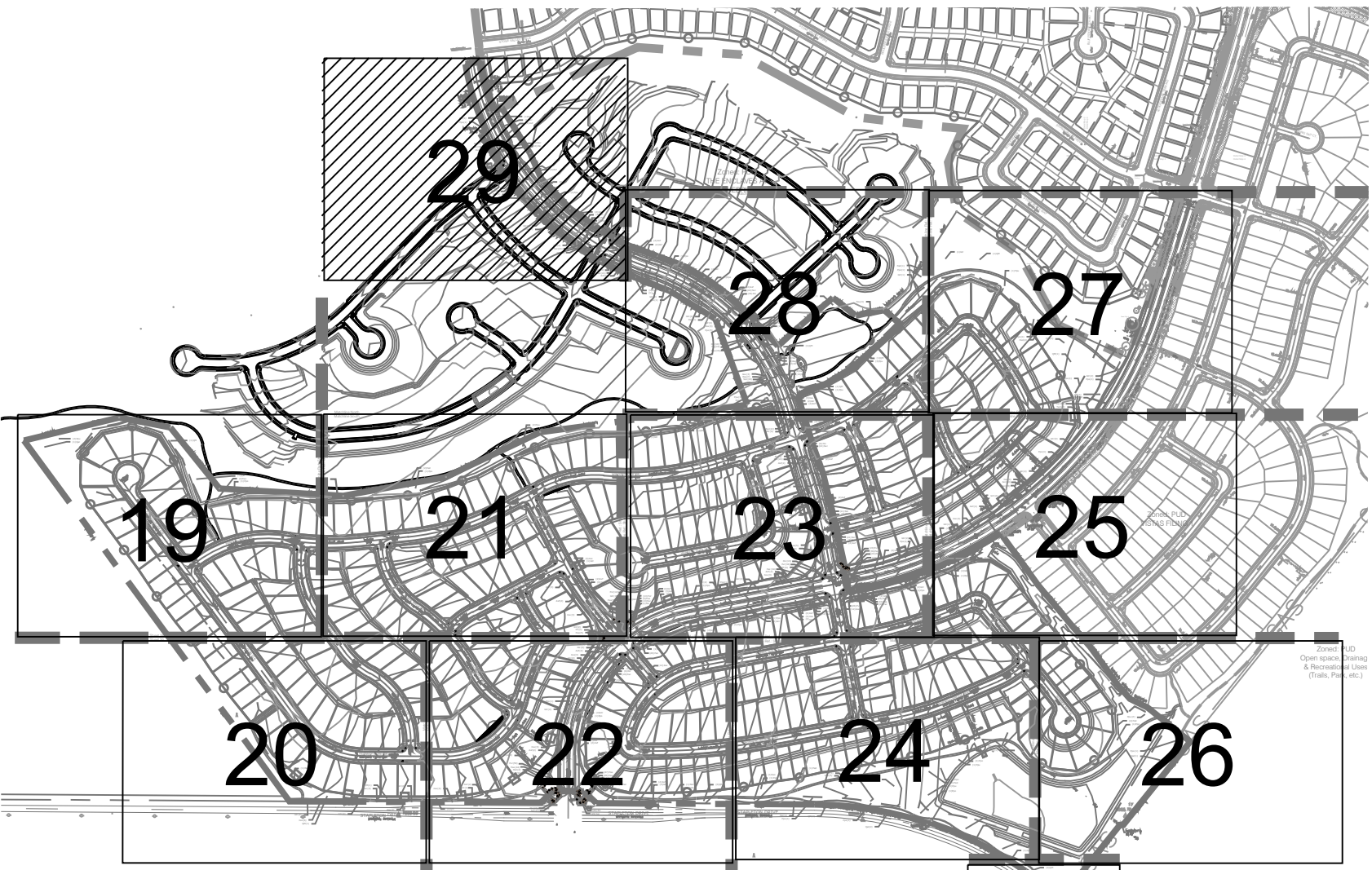
January 4, 2018
A. Barlow
M. Swift

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

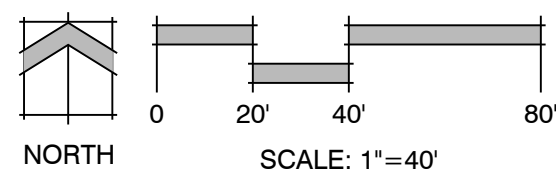
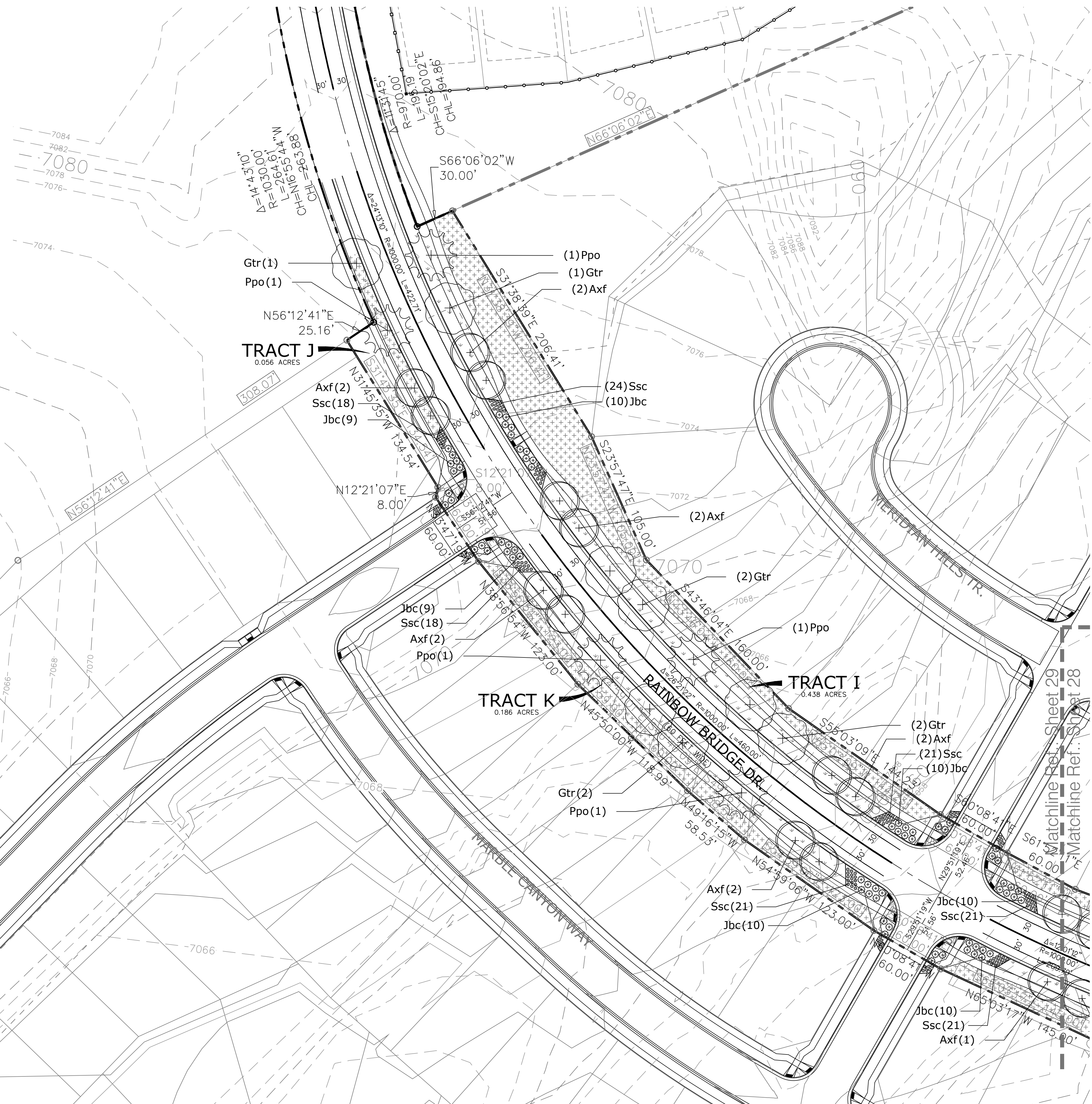
28
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| PROJECT MGR: | A. Barlow |
| PREPARED BY: | M. Swift |

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29
OF 30

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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
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5. 4229406015
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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. 4232208004
PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS
50 E NORTH TEMPLE FL 22
SALT LAKE CITY UT 84150
47. 4232208067
EL PASO COUNTY
27 E VERMILIO AVE
COLORADO SPRINGS CO 80903
48. 4232208025
ENT CREDIT UNION PT
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PEYTON CO 80831
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LIEN, TARA L
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MCQUEEN, KIMBERLY

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SOBOLIK, HUGH
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WORLEY, TIMOTHY A.
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PEYTON CO 80831
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MCTERNAN, BENJAMIN MICHAEL
AND MELINDA NICOLE
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DEVECCHIO, ANTHONY THOMAS
AND DANIELLE MARIE
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RIDDLE, GLEN LOYD II
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DELONG RICHARD H.
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13002 DEVILS THUMB PL P
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PEEPLS, DWAYNE AND DEVIN
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SAMS TRAVIS WILLIAM
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MALLECK, LEONARD AND AMY
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LUCERO, ENRIQUE LUIS
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66. 4232208044
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AND CILVIA C.
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OLVERA, MICHAEL
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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



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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

DATE: BY: DESCRIPTION:

ADJACENT
OWNERS

30
OF 30

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