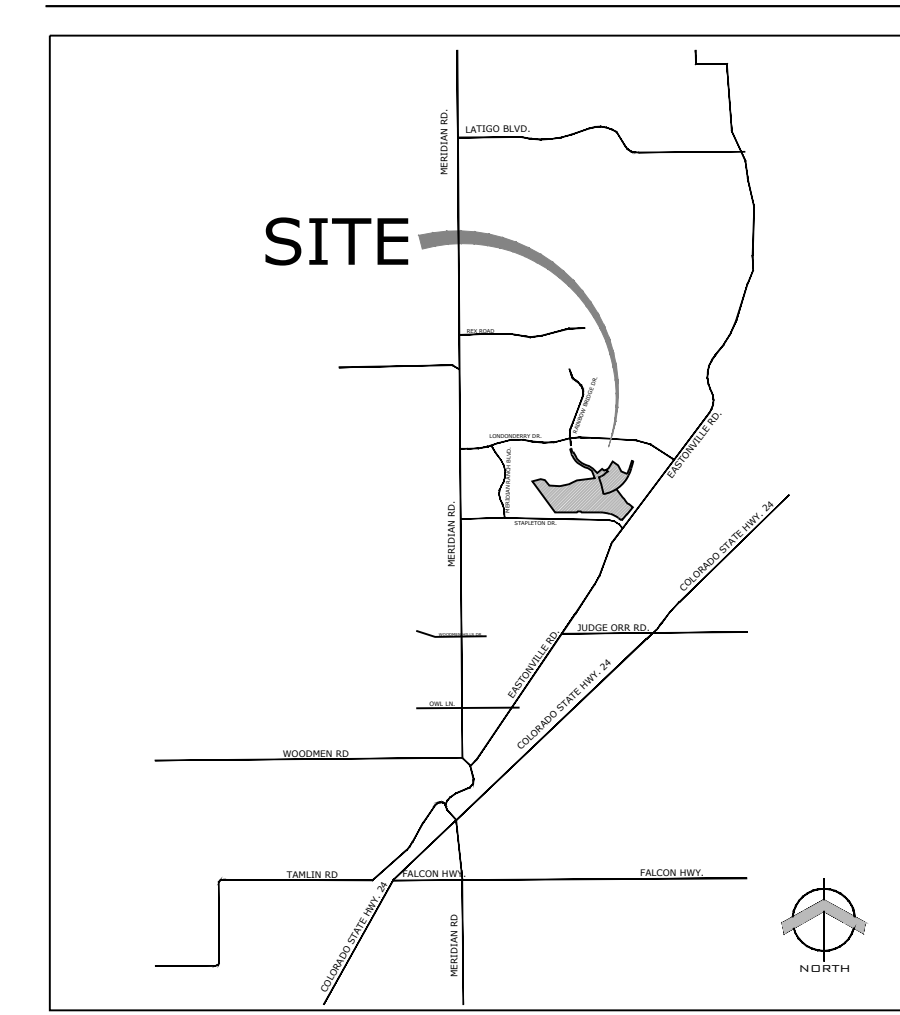


WINDINGWALK FILINGS 1 & 2 AT MERIDIAN RANCH PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH
PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



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 Width: 50 as measured from the front setback line or as otherwise shown on the PUD
- 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%)

No minimum lot width is included in the development requirements to the left. Please either remove this or add a minimum lot width to the left.

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
STONEBRIDGE FILING 1 & 2	175	145	221	62	164	181	405	
TOTAL 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 (30/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

GENERAL PROVISIONS

- 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.
- 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.
- 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.
- 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 acknowledgment the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- 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.
- Conflicts.** 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.
- 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.
- Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Development Services Department, in order to assure maximum development limits are not exceeded.
- Design 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.
- Definitions.** (Reserved) please remove.

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

- 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 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. Site 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.
- Accessory uses shall be subject to the regulations of section 5 of the 2013 LDC, as may be amended in the future.**
- Development Requirements**
 - Maximum lot coverage: fifty-five (55) percent
 - Maximum building height: thirty (30) feet.
 - Setback minimums:
 - Front yard: twenty (20) feet
 - Side yard: five (5) feet
Corner lot: the side yard setback for the side street side shall be ten (10) feet
 - Rear yard: twenty (20) feet.
 - 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.
- 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.
- 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.
- 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.

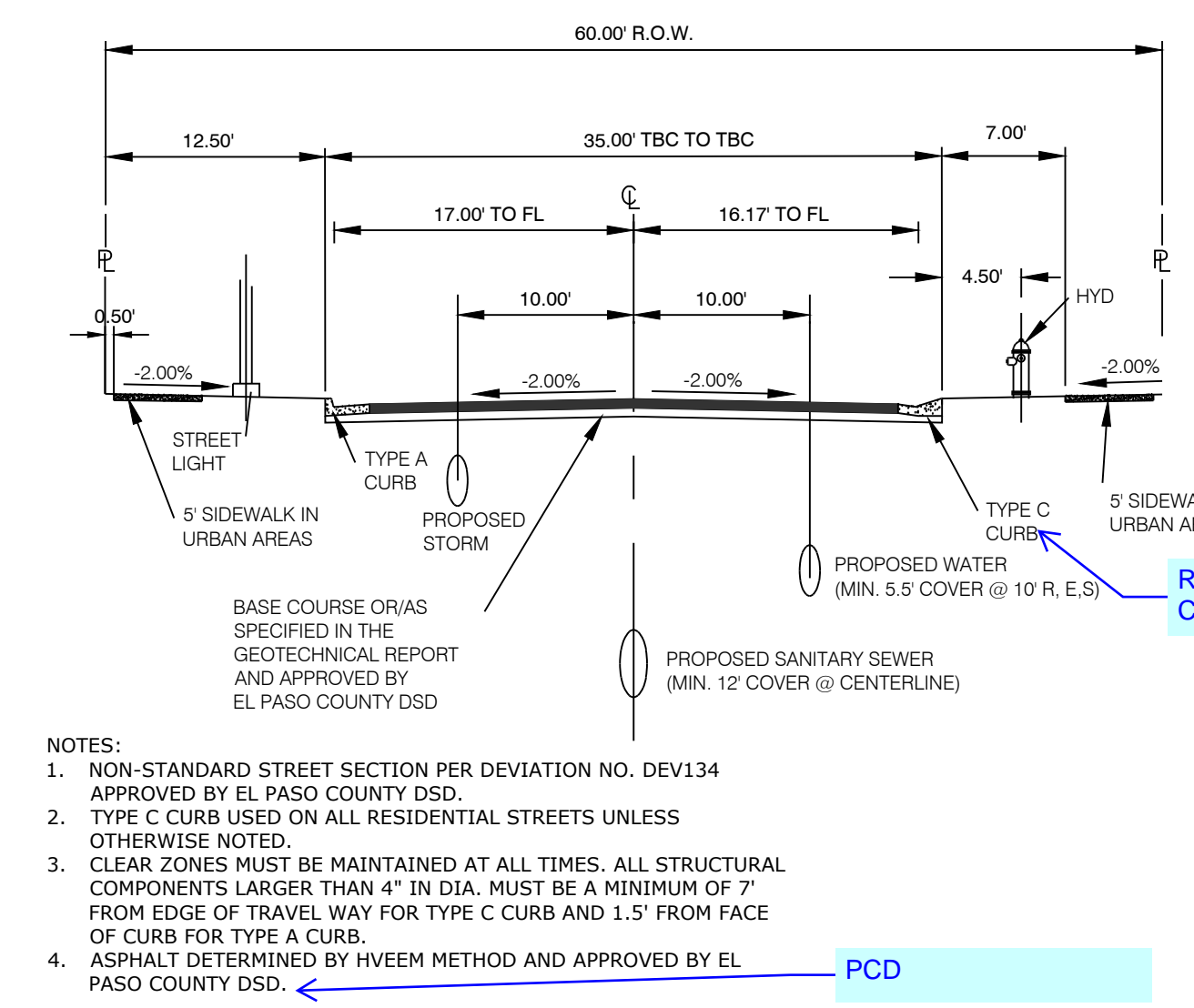
GENERAL NOTES

- 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 bermed, fencing, and landscape between the property line and the curb. All double frontage streets shall have a minimum of one tree per 30 feet of frontage. These trees can be clustered along the frontage as determined by the subdivider.
- Contour interval shown on plan 2'.
- Public utility/drainage easements shall be provided on all lots as follows:
 - Front: ten (10) feet
 - Side: five (5) feet
 - Rear: seven and one-half (7.5) feet
 - Streets: Ten (10) feet easement along Reference the FEMA is not appropriate.
- Subdivision Perimeter: Twenty (20) Feet FIRM Panel No.
- Tract Perimeter: Twenty (20) Feet
- All openspace/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
- No 100 year FEMA 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 includes 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 the Environmental Agreement concerning Woodmen Road adopted pursuant to resolution no. 13-041.
- The PUD on 13-041 shall have the ability to grant an administrative variance of up to 20% of dimensional standards listed on the PUD on 13-041.
- The PUD on 13-041 shall have the ability to grant an administrative variance of up to 20% of dimensional standards listed on the PUD on 13-041.

4.2.6.F.2.g requires the reason for the modification to be included in the note.

The LDC has been amended so that a PUD may go through the administrative relief process. This note is no longer necessary.

Revise to Optional Type C & G



TYPICAL LOT LAYOUT BASED ON MINIMUMS (VARIES)

Raul Guzman
Name of Landowner

Landowner's Signature, notarized

Notarized signature

OR Name of Attorney and registration number

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.

Chair, Board of County Commissioners _____ date

Director, Development Services Department _____ date

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

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	
CMS 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

S: Special Use**

A: Allowed Use

T: Temporary Use***

*Uses not listed in this table are prohibited.

**Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2 OR as otherwise Amended.

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

contradicts note.

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

Planning and Community Development

Land Planning
Landscape Architecture
Urban Design

N.E.S. Inc.
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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

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 S1°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 223.63 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:

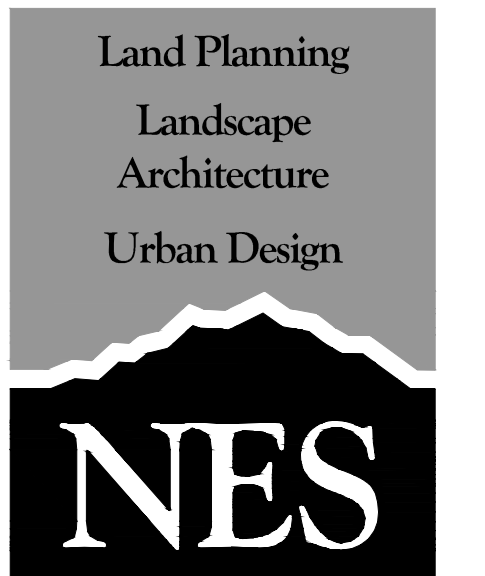
69. THENCE N54°42'42"W ON SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 113.89 FEET TO A CURVE TO THE LEFT;
70. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1415.00 FEET, A DELTA ANGLE OF 16°26'49", AN ARC LENGTH OF 406.18 FEET, WHOSE LONG CHORD BEARS N62°55'59"W A DISTANCE OF 404.78 FEET;
71. THENCE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



P:\GTL\Meridian Ranch\Drawings\Planning\Development\Drawings\WindingWalk_1_S8_Envelope\Drawings\Planning\WindingWalk_1_S8_Envelope\Drawings\Planning\WindingWalk_1_S8_Envelope.dwg [2-Legal] 1/4/2018 5:21:17 PM Swenson



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WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan /
Preliminary Plan

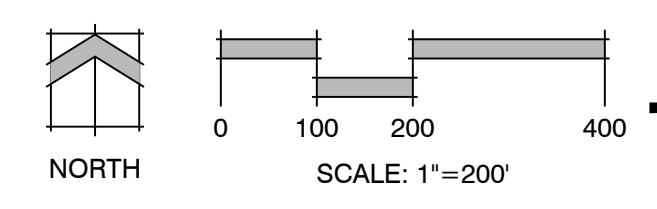
PROJECT INFO: DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE:	BY:	DESCRIPTION:

LEGAL PLAN

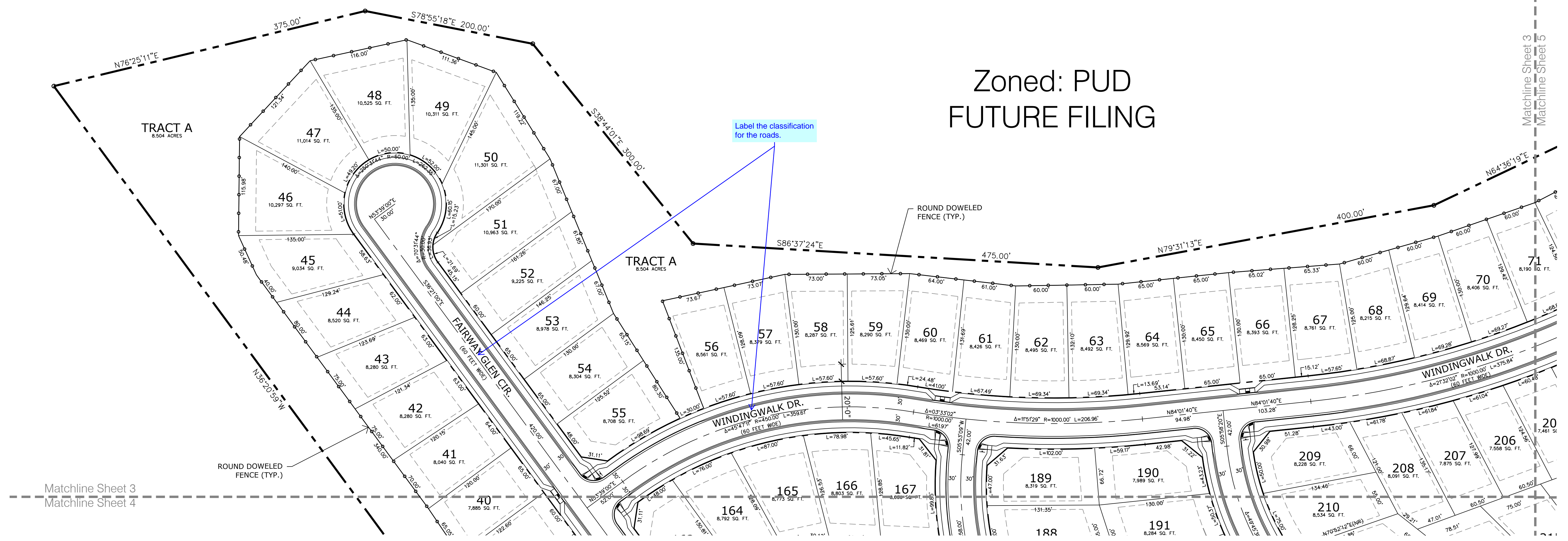
2

OF 30



Zoned: PUD FUTURE FILING

Label the classification
for the roads.



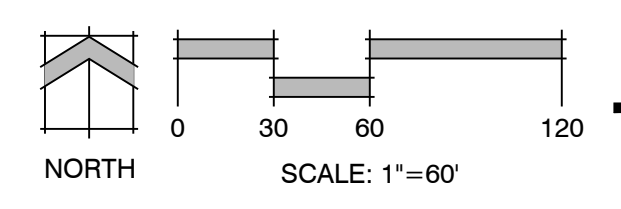
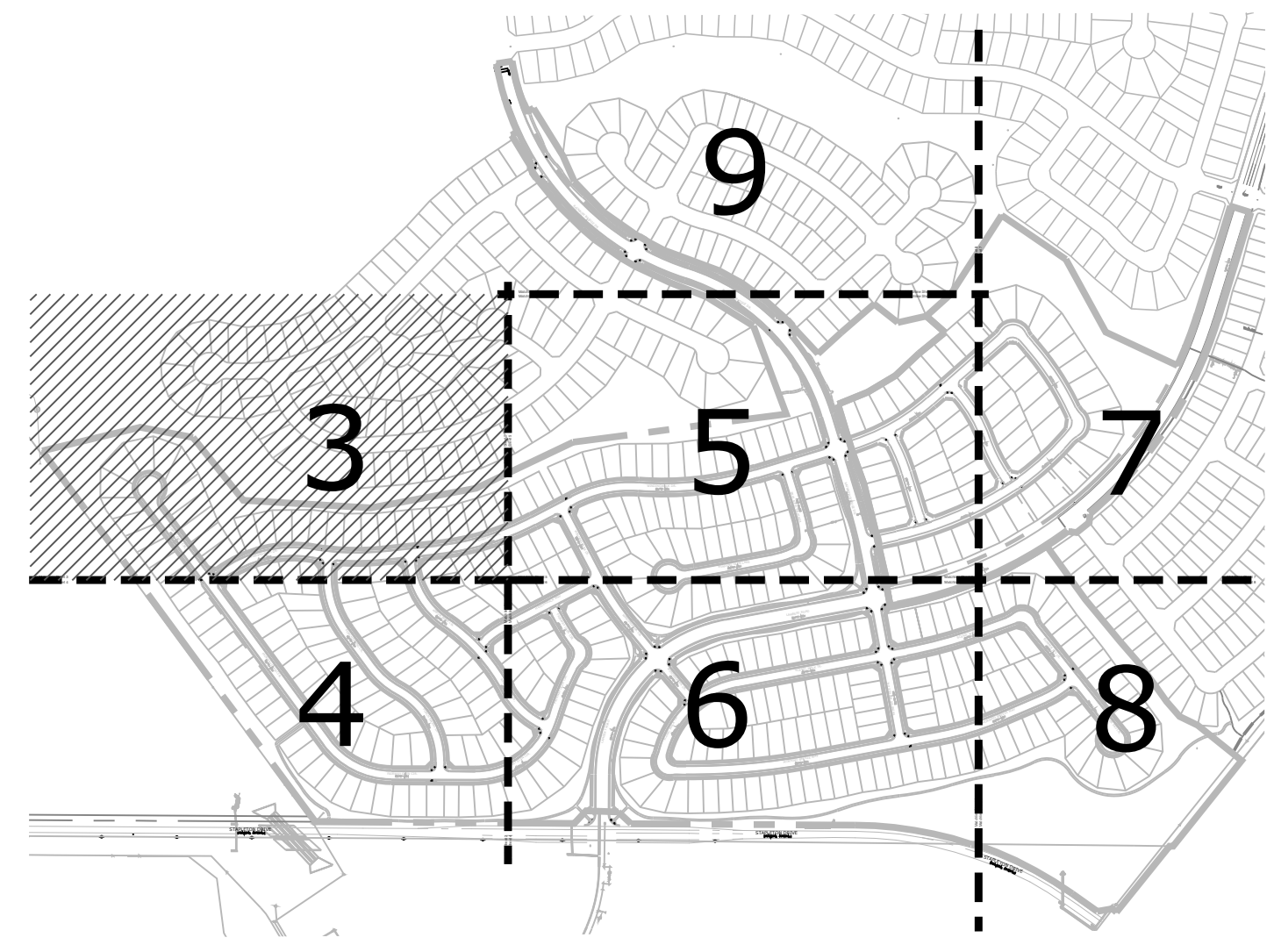
Matchline Sheet 3
Matchline Sheet 4

Matchline Sheet 3
Matchline Sheet 5

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

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

KEY MAP



PROJECT INFO	DATE:	January 1, 2018
	PROJECT MGR:	A. Barlow
	PREPARED BY:	B. Swenson
ISSUE INFO	DATE:	
	BY:	
	DESCRIPTION:	
ISSUE HISTORY		
SHEET TITLE	WEST & NORTH SITE PLAN	
SHEET NUMBER	3 OF 30	

P:\GTL\Meridian Ranch\Drawings\Planning\Development\PUD-DF-WindingWalk_11-30-17.dwg (3-Plan) 1/4/2018 5:11:39 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

ISSUE INFO

ISSUE INFO

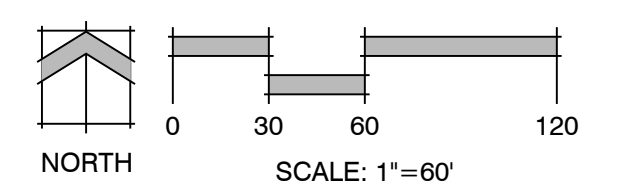
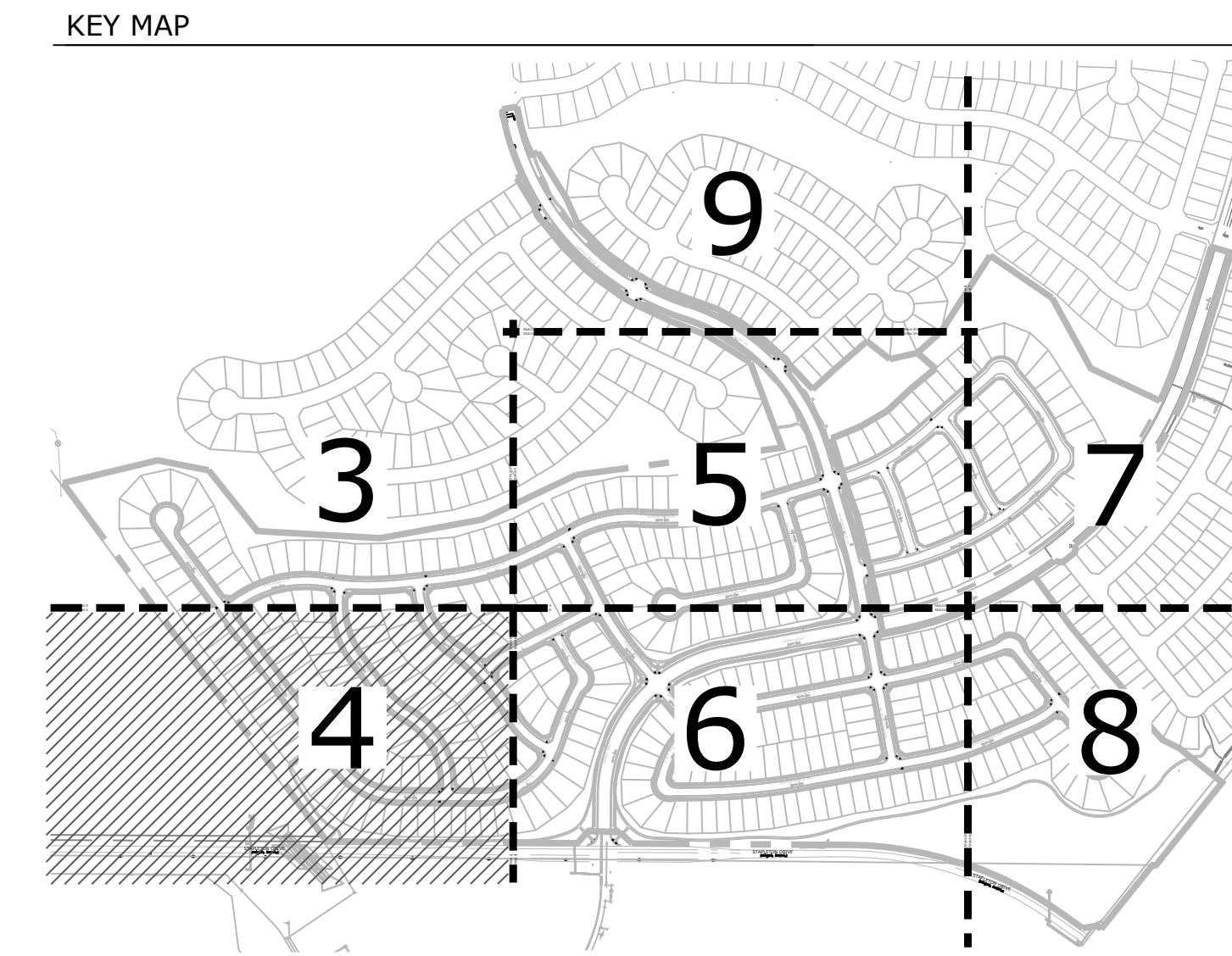
DATE: BY: DESCRIPTION:

ISSUE HISTORY

WEST & SOUTH SITE PLAN

4
OF 30

PLANTING



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

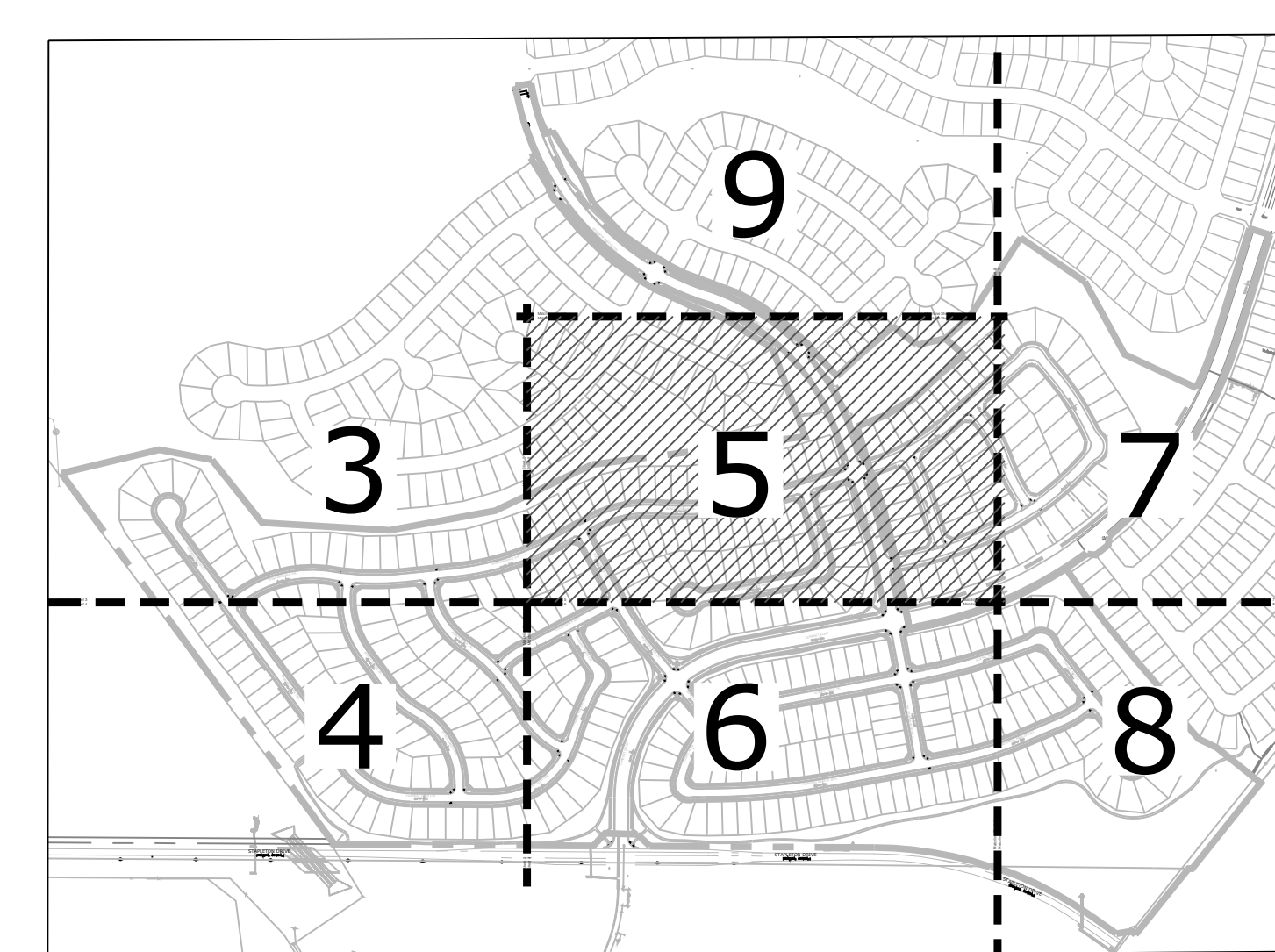
DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE: BY: DESCRIPTION:

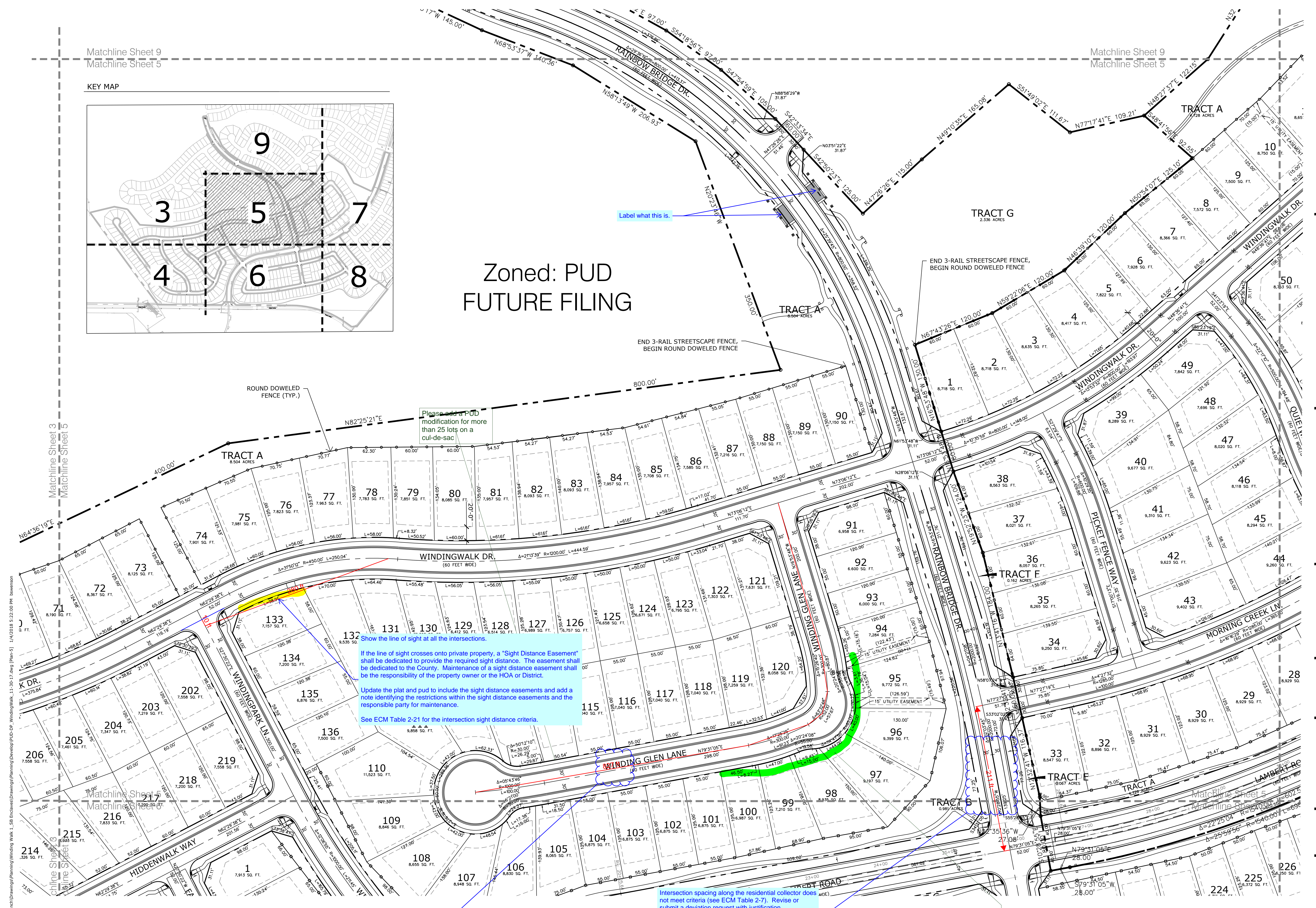
EAST
SITE PLAN

Matchline Sheet 9
Matchline Sheet 5

KEY MAP



Zoned: PUD
FUTURE FILING



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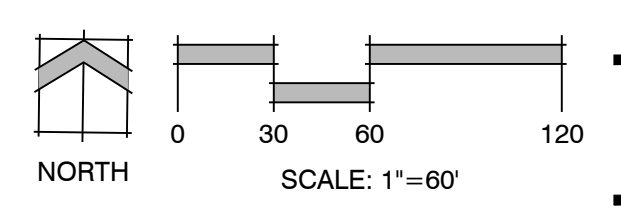
Please add a PUD
modification for more
than 25 lots on a
cul-de-sac

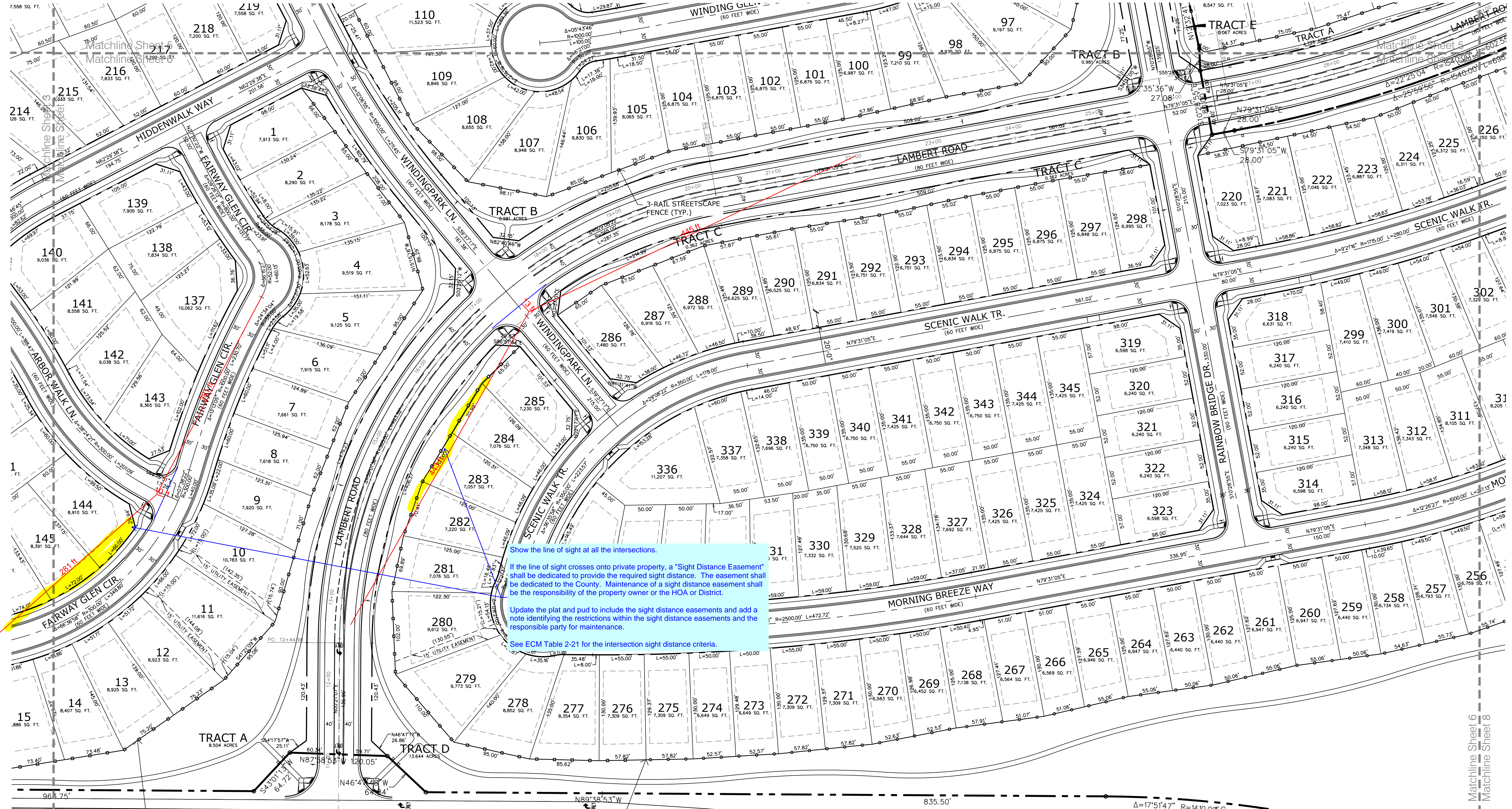
Show the line of sight at all intersections.
If the line of sight crosses onto private property, a "Sight Distance Easement" shall be dedicated to provide the required sight distance. The easement shall be dedicated to the County. Maintenance of a sight distance easement shall be the responsibility of the property owner or the HOA or District.
Update the plat and pud to include the sight distance easements and add a note identifying the restrictions within the sight distance easements and the responsible party for maintenance.
See ECM Table 2-21 for the intersection sight distance criteria.

Intersection spacing along the residential collector does not meet criteria (see ECM Table 2-7). Revise or submit a deviation request with justification. Justification shall include identify other roadway design criteria that may be impacted if the deviation is approved and identify how these will be mitigated.

Cul-de-sac exceeds the maximum length of 750' for urban conditions. Revise or submit a deviation request. As part of the request, the deviation must include an express written endorsement from the Fire District (ECM 2.3.8.A)

For any lots not meeting the minimum width of 50', if the 50' is beyond the required setback please show the setback line (where the lot is 50') on the PUDSP and SF



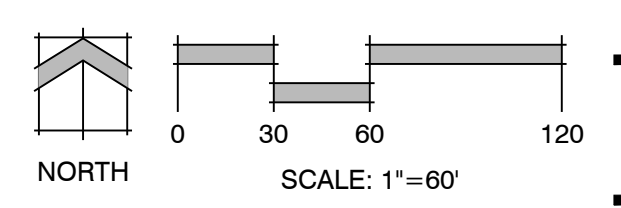
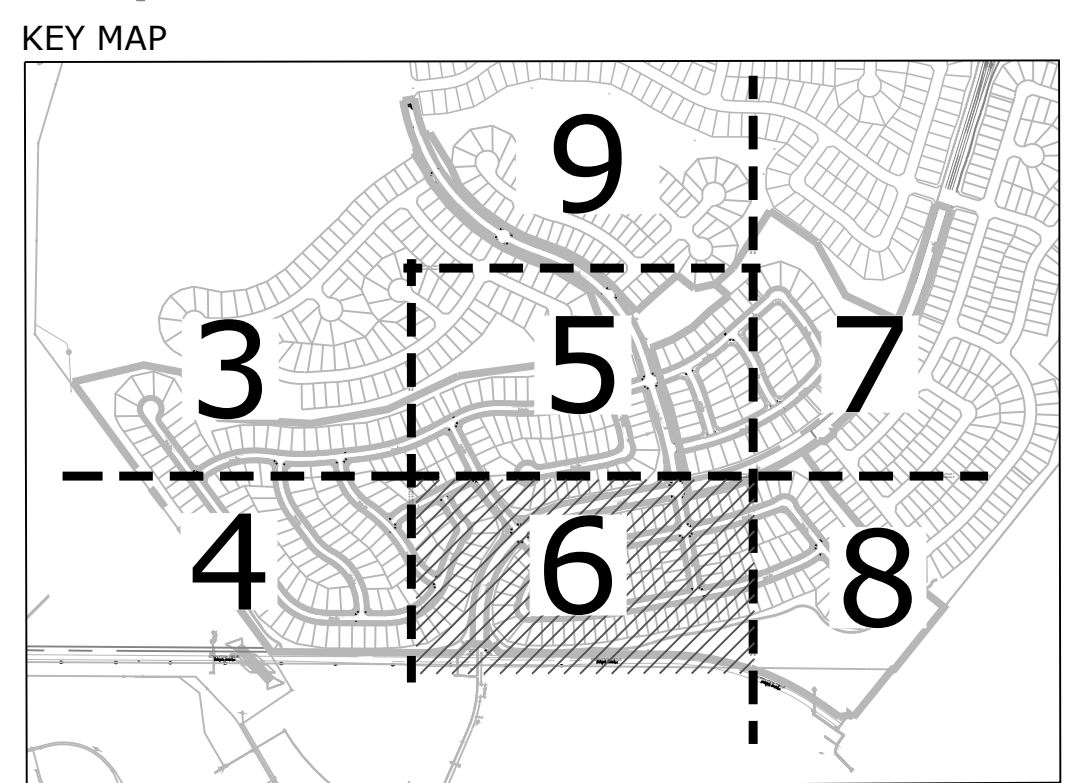


Show the line of sight at all the intersections.

If the line of sight crosses onto private property, a "Sight Distance Easement" shall be dedicated to provide the required sight distance. The easement shall be dedicated to the County. Maintenance of a sight distance easement shall be the responsibility of the property owner or the HOA or District.

Update the plat and pud to include the sight distance easements and add a note identifying the restrictions within the sight distance easements and the responsible party for maintenance.

See ECM Table 2-21 for the intersection sight distance criteria.



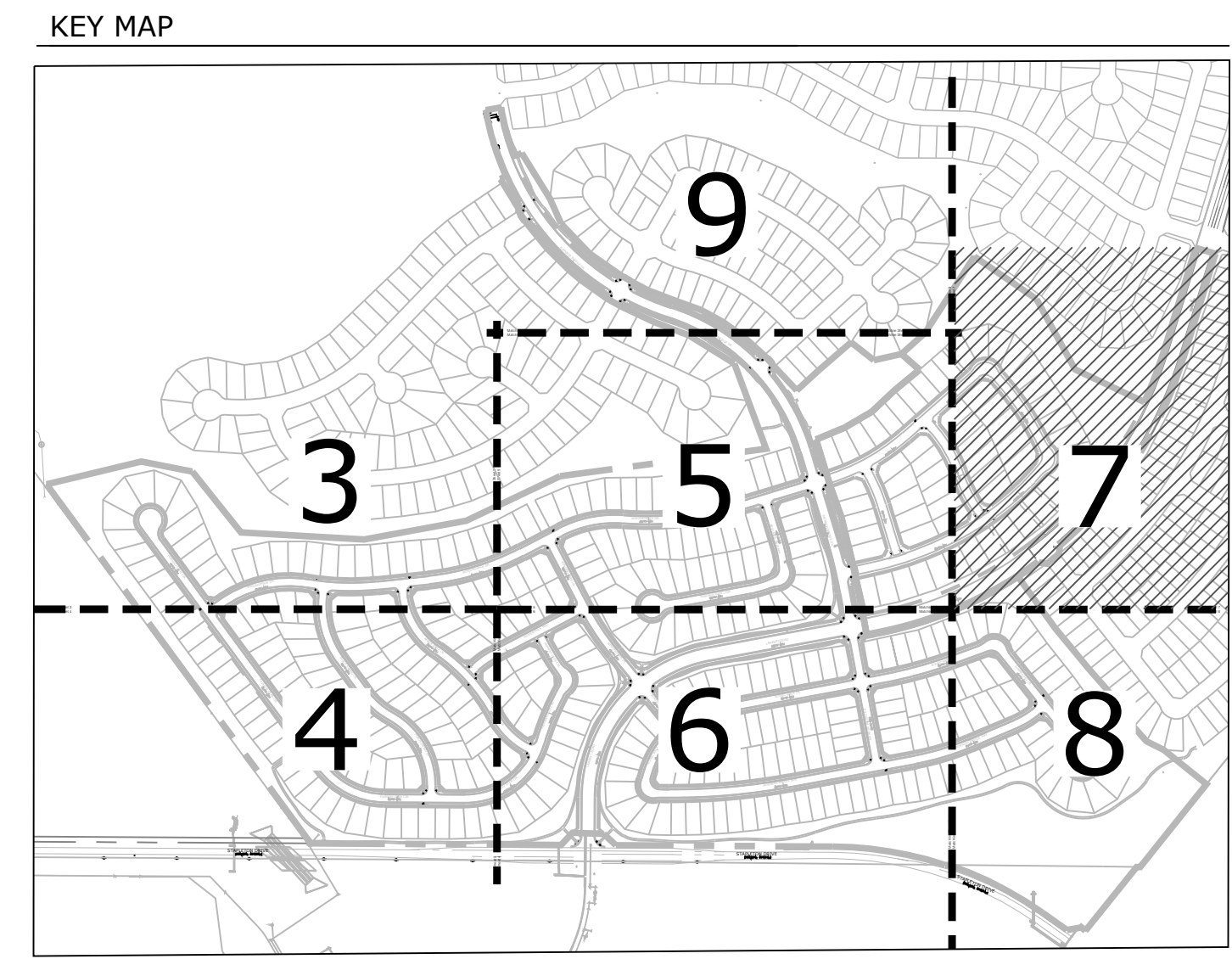
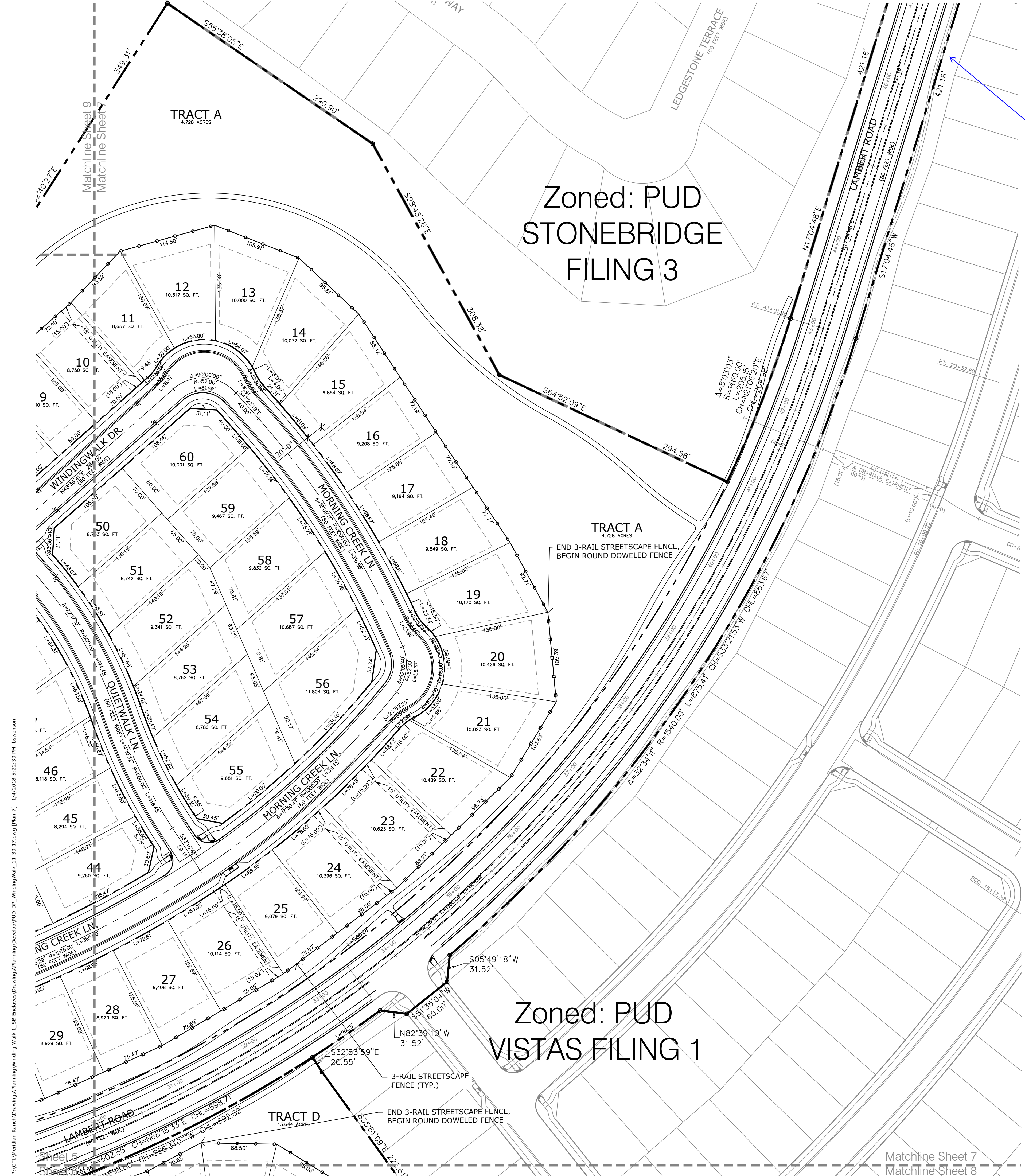
WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan / Preliminary Plan

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

DATE	BY	DESCRIPTION

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

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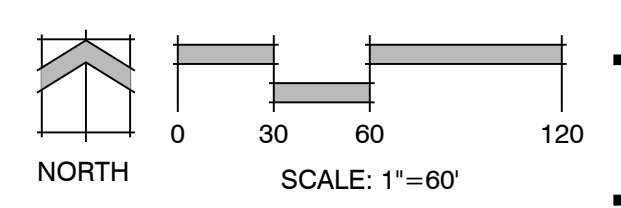
WindingWalk Filings 1 & 2 At Meridian Ranch
PUD Development Plan / Preliminary Plan

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

DATE:	BY:	DESCRIPTION:

WINDING WALK PHASE 2 PLAN

7 OF 30



P:\GTL\Meridian Ranch\Drawings\Planning\Development\WindingWalk_1_S1_Enclaves\Drawings\Planning\Development\WindingWalk_1_1-20-17.dwg (Plan-7) 1/4/2018 5:22:38 PM bswenson

Matchline Sheet 7
Matchline Sheet 8

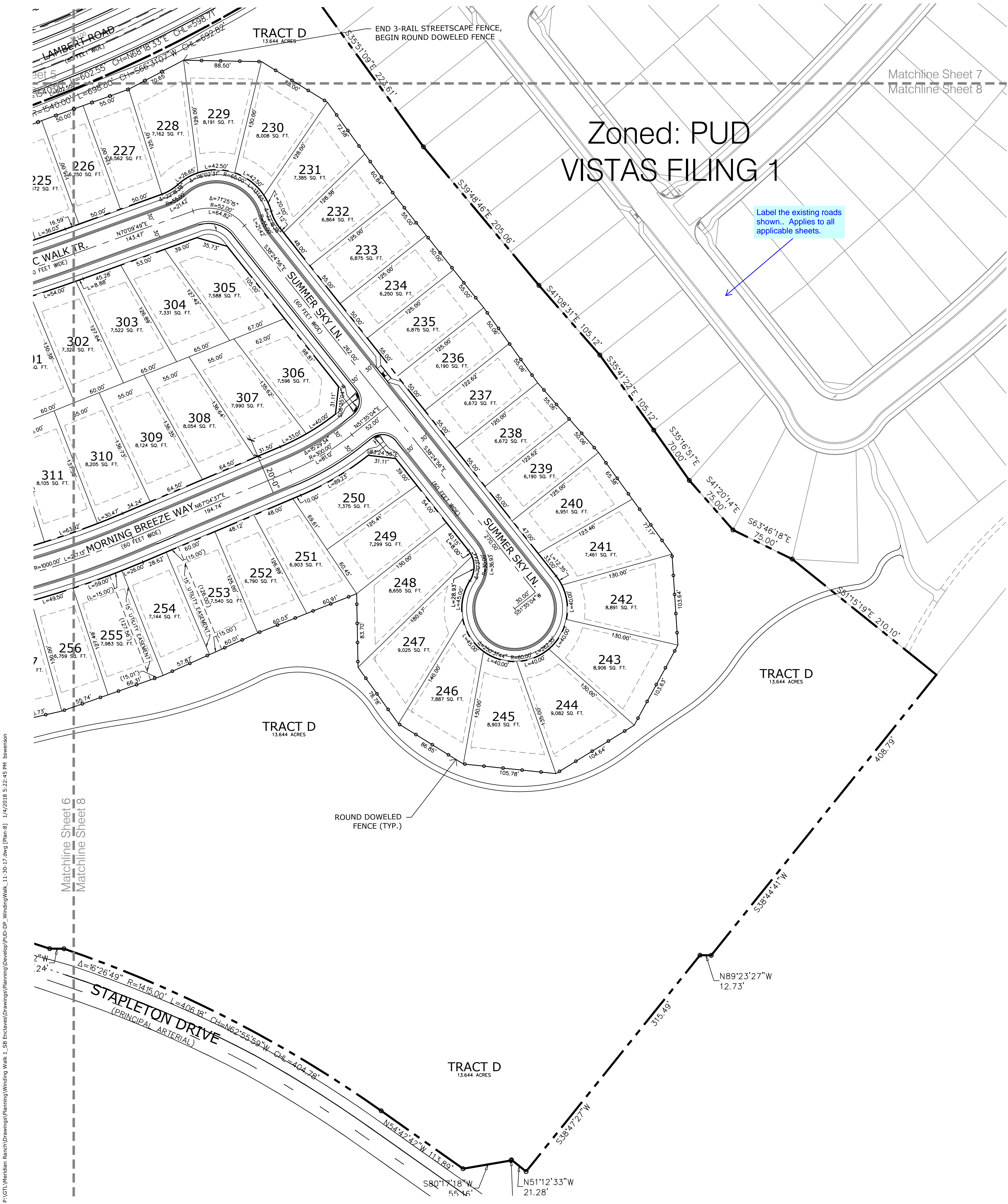
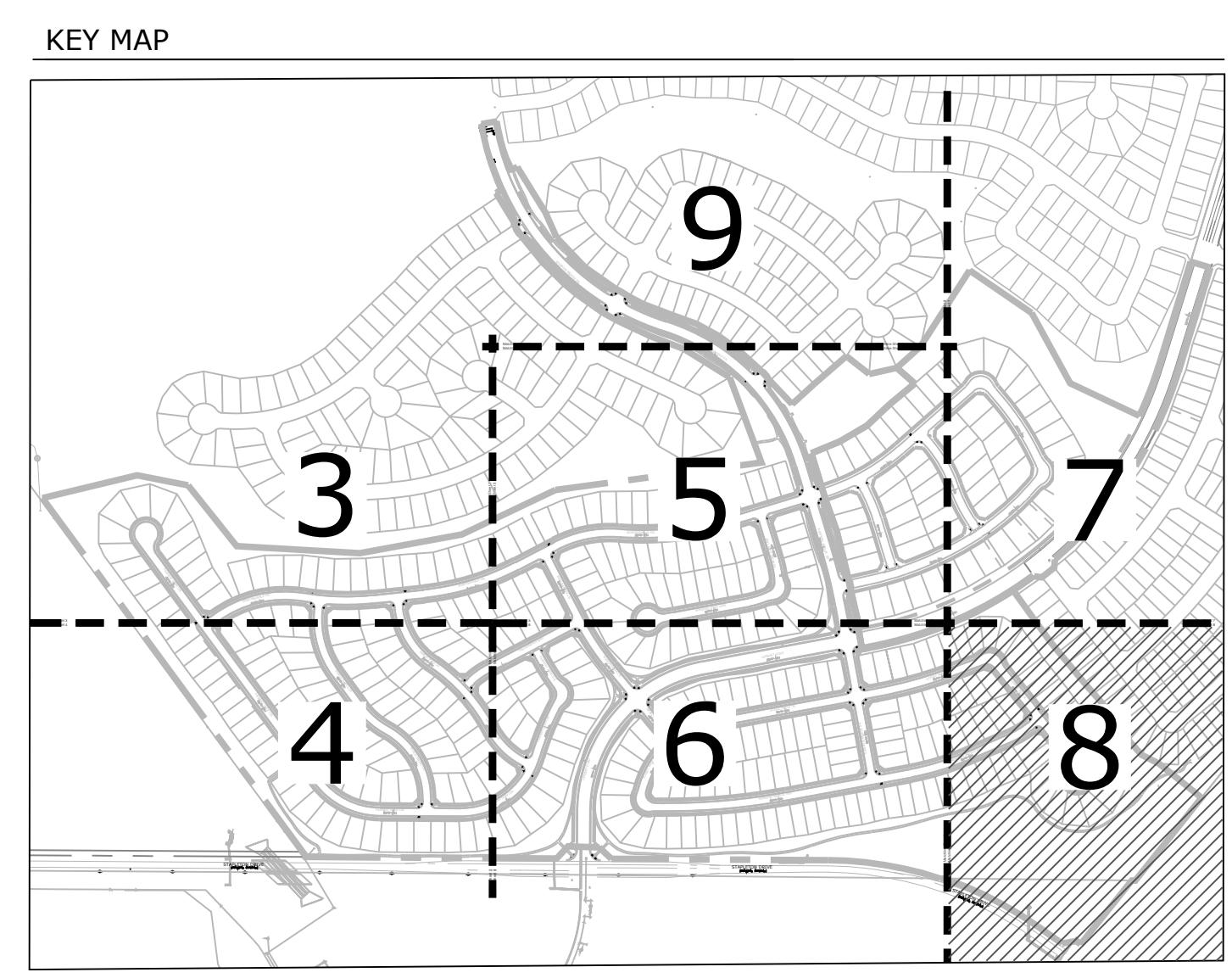
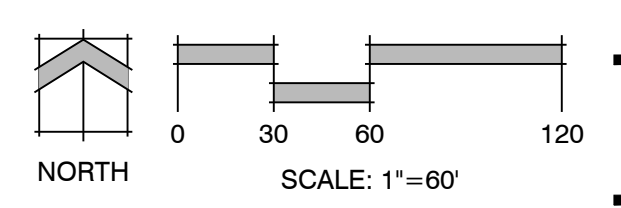
WindingWalk Filings 1 & 2 At Meridian Ranch
PUD Development Plan / Preliminary Plan

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

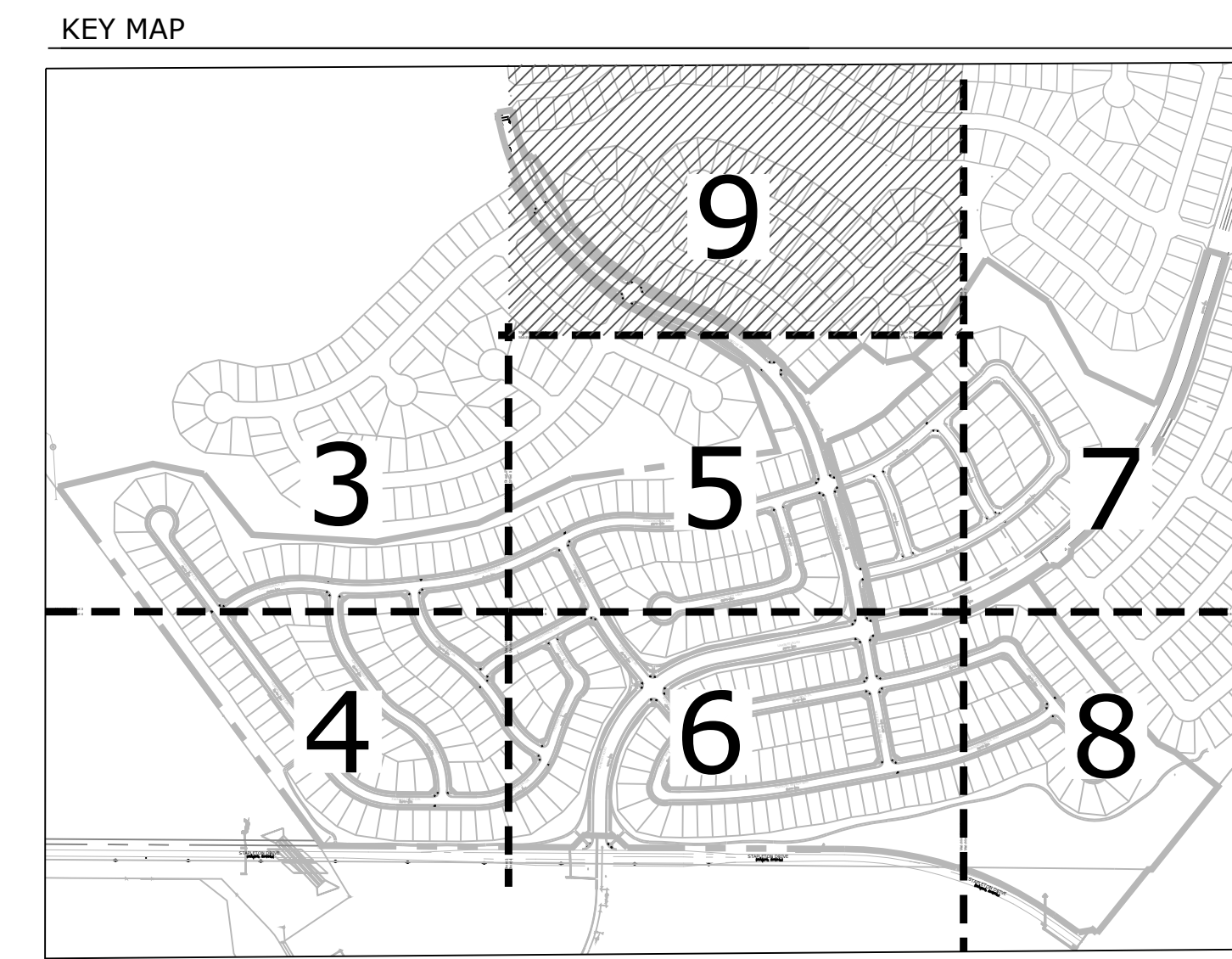
DATE	BY	DESCRIPTION

EAST SITE PLAN

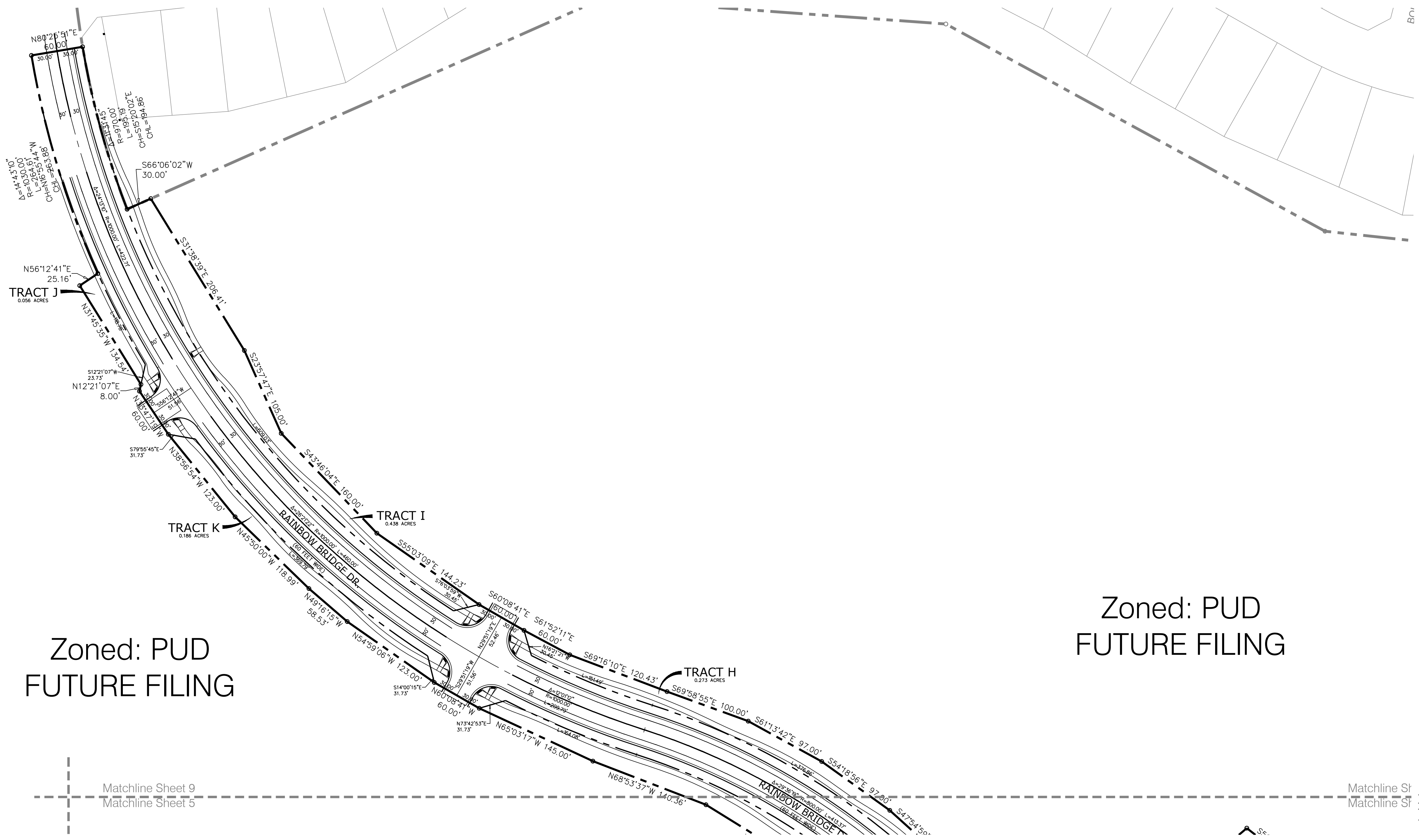
8
OF 30



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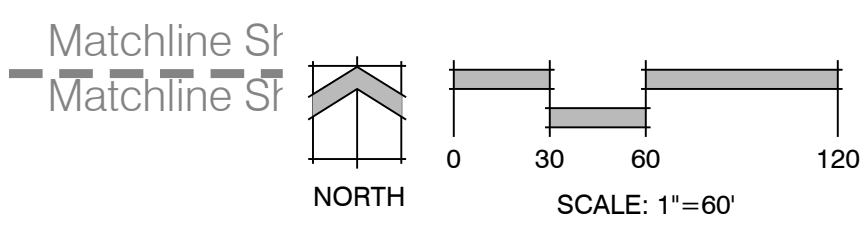


For clarity, extend
viewport to show and
label the existing road.



Zoned: PUD
FUTURE FILING

Matchline Sheet 9
Matchline Sheet 5



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

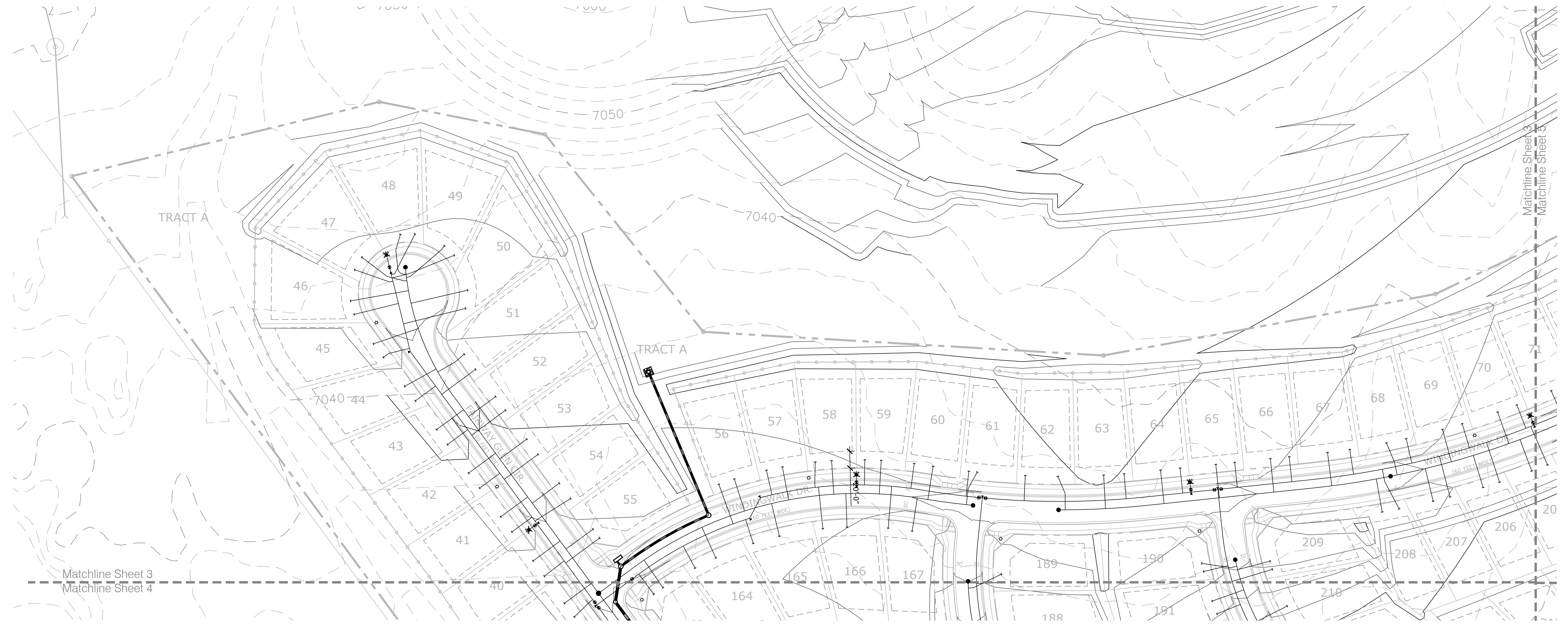
PUD Development Plan /
Preliminary Plan

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

DATE	BY	DESCRIPTION

**RAINBOW BRIDGE
PLAN**

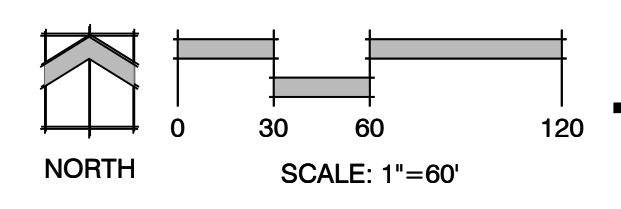
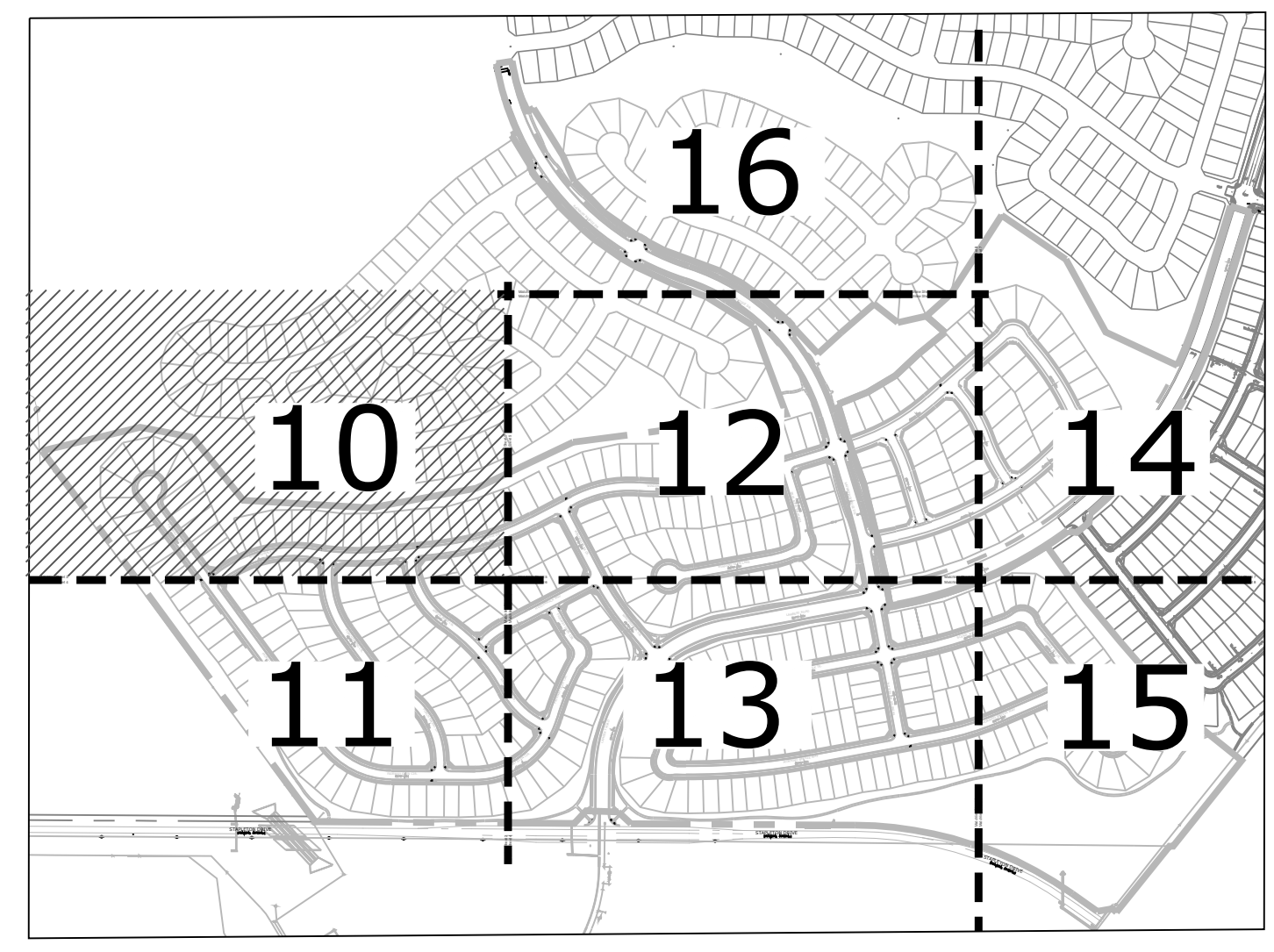
9
OF 30



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

PROJECT INFO
DATE: January 1, 2018
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KEY MAP



**UTILITIES & GRADING
PLAN**

10
OF 30

P:\GTL\Meridian Ranch\Drawings\Planning\Winding Walk_1_S&E\Encaves\Drawings\Planning\Develop\PUD-DC-WindingWalk_11-20-17.dwg [10-Grading] 1/4/2018 5:23:16 PM bswenson

PLANTING
SHEET NUMBER
10
SHEET TITLE
UTILITIES & GRADING PLAN
ISSUE HISTORY
DATE BY DESCRIPTION
SEAL
REGISTERED ARCHITECT

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

PROJECT INFO
DATE: January 1, 2018
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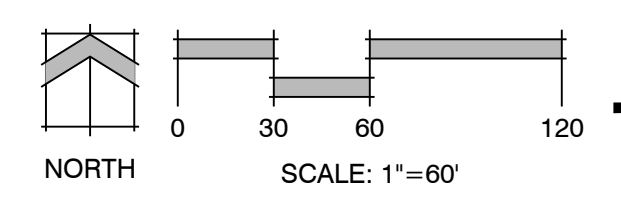
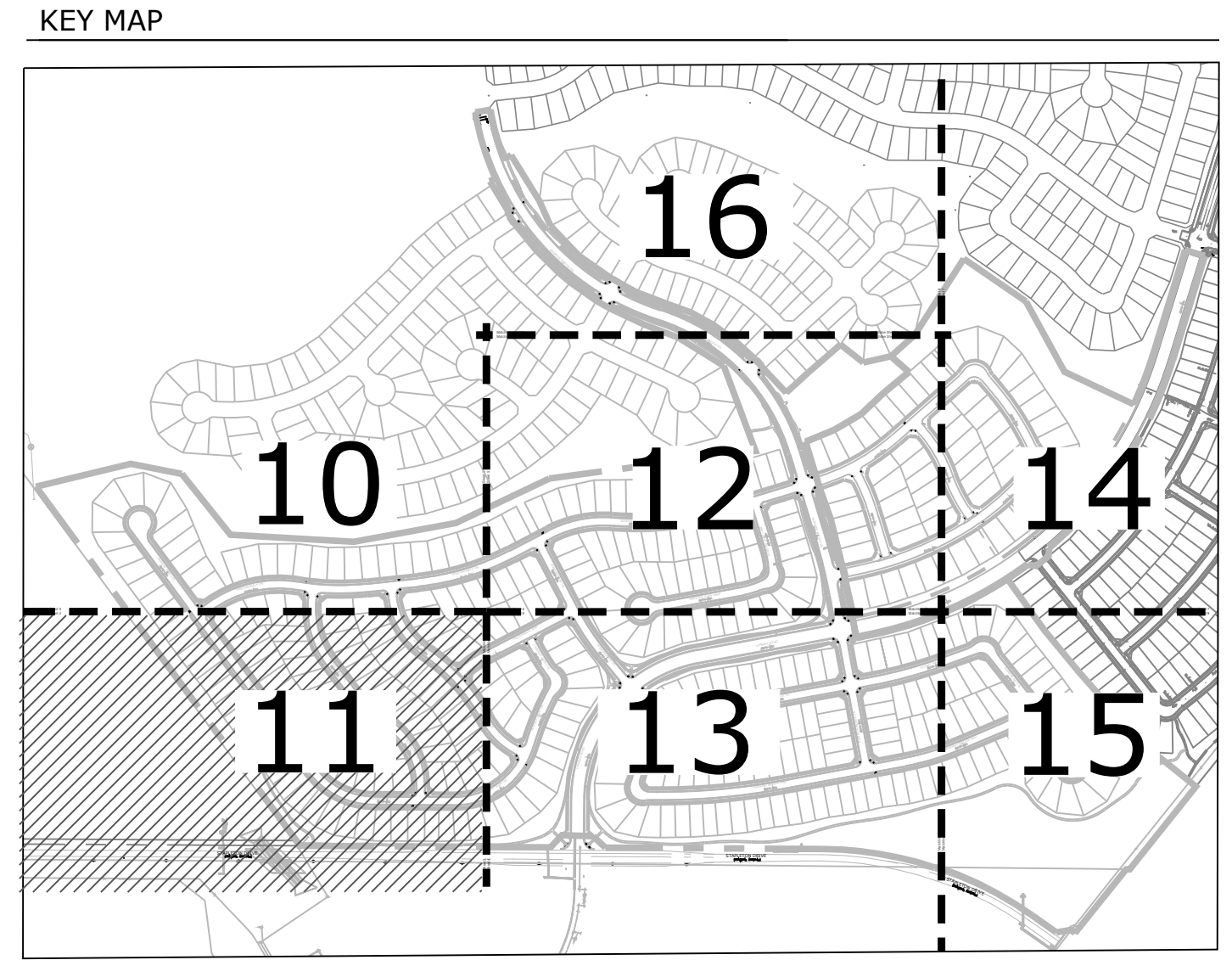
SEAL

ISSUE INFO

DATE	BY	DESCRIPTION

**UTILITIES & GRADING
PLAN**

11
OF 30



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WindingWalk Filings 1 & 2 At Meridian Ranch

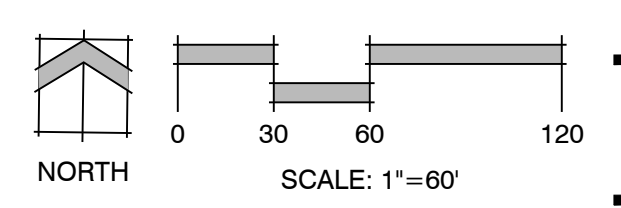
PUD Development Plan /
Preliminary Plan

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DATE	BY	DESCRIPTION

**UTILITIES & GRADING
PLAN**

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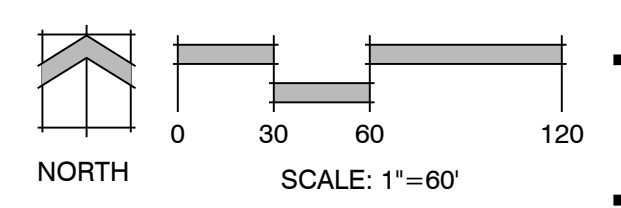
PUD Development Plan /
Preliminary Plan

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

DATE	BY	DESCRIPTION

**UTILITIES & GRADING
PLAN**

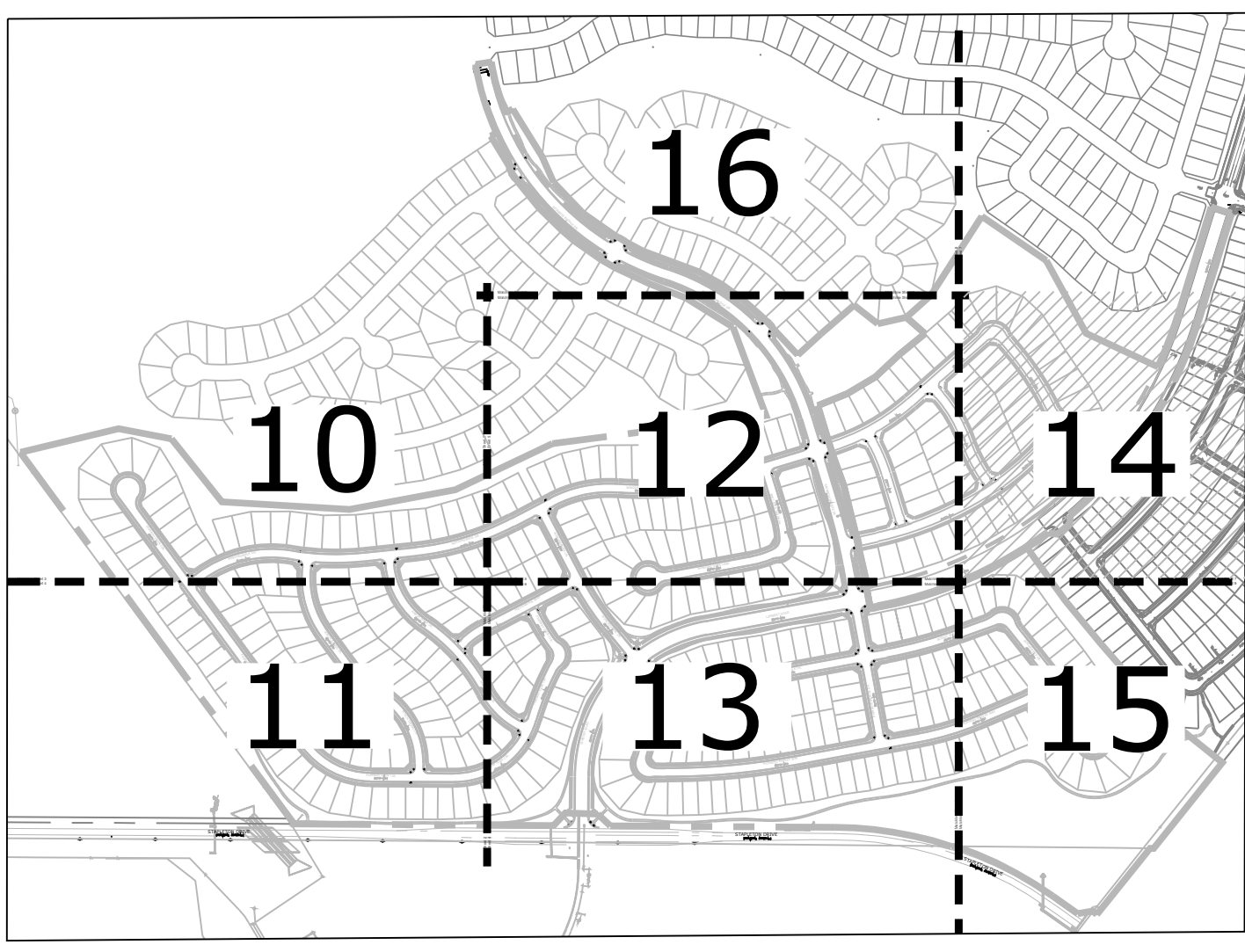
13
OF 30



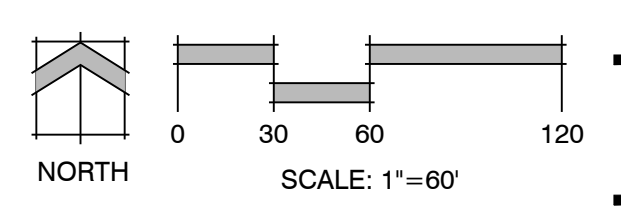
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KEY MAP



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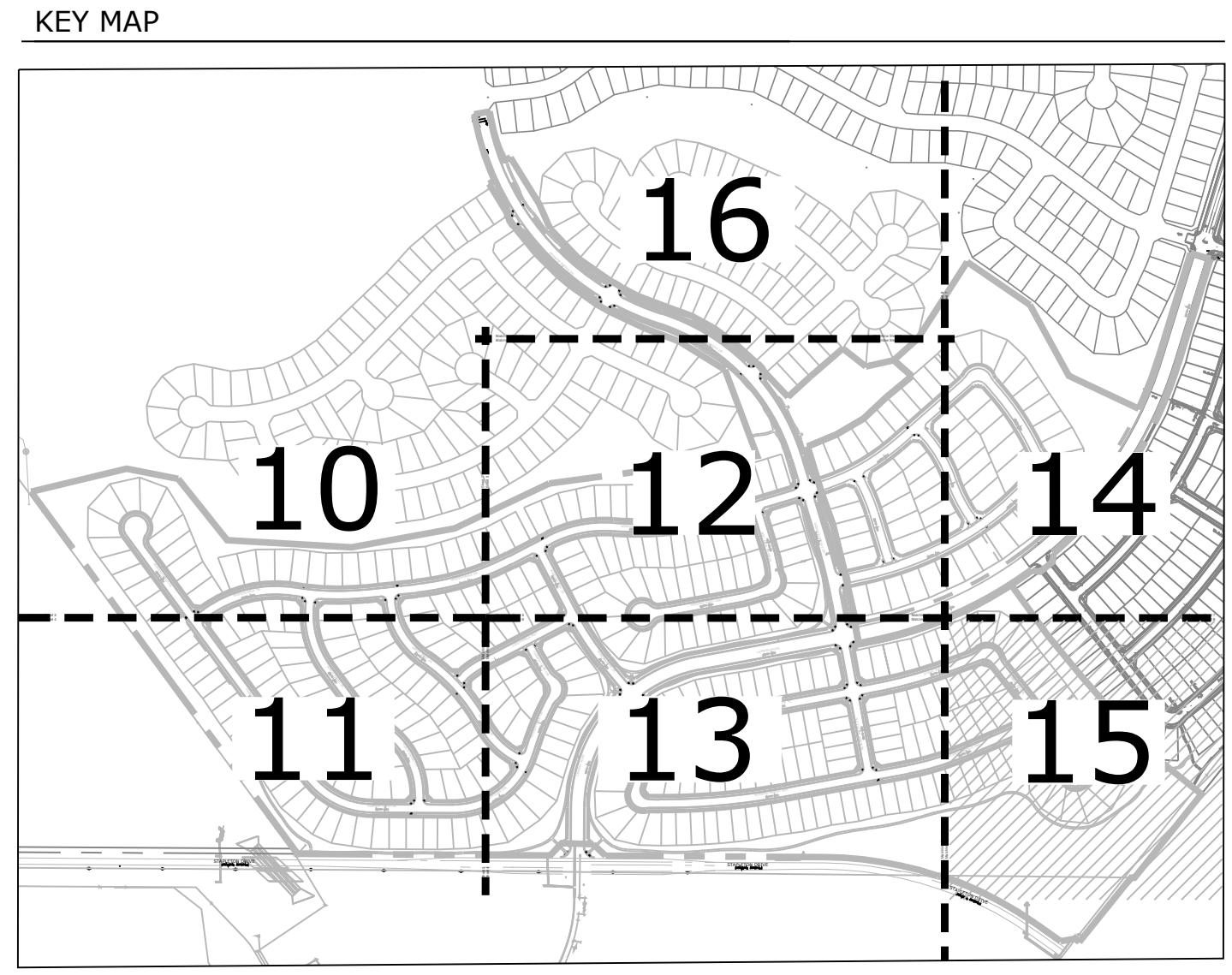
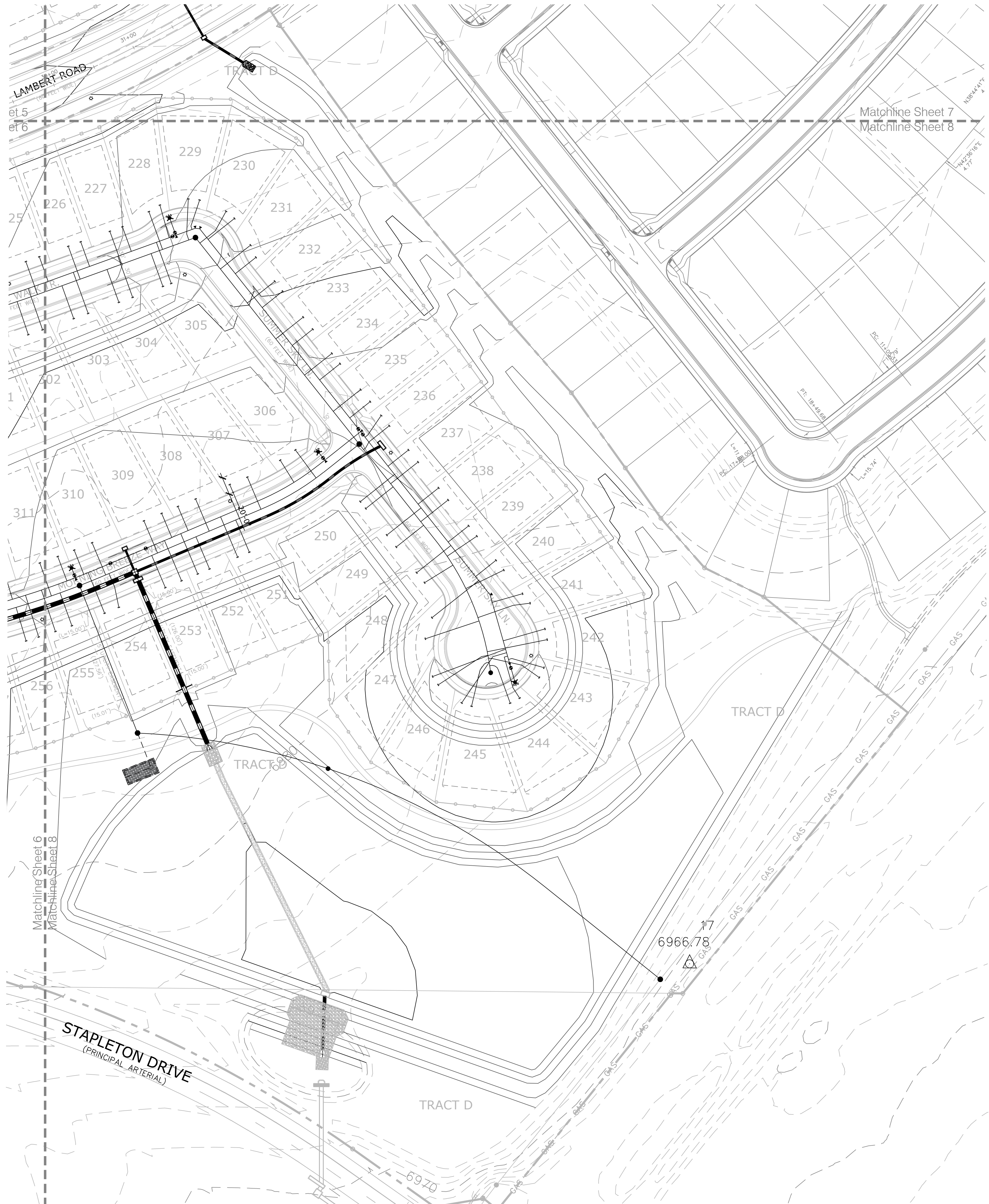
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UTILITIES & GRADING PLAN

14
 OF 30

PLANTING / SHEET NUMBER / SHEET TITLE / ISSUE / REVISION / SEAL / PROJECT NUMBER



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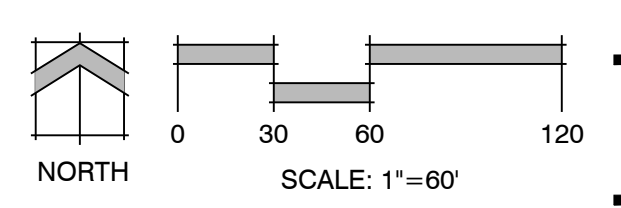
WindingWalk Filings 1 & 2 At Meridian Ranch
PUD Development Plan / Preliminary Plan

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

DATE	BY	DESCRIPTION

UTILITIES & GRADING PLAN

15
OF 30

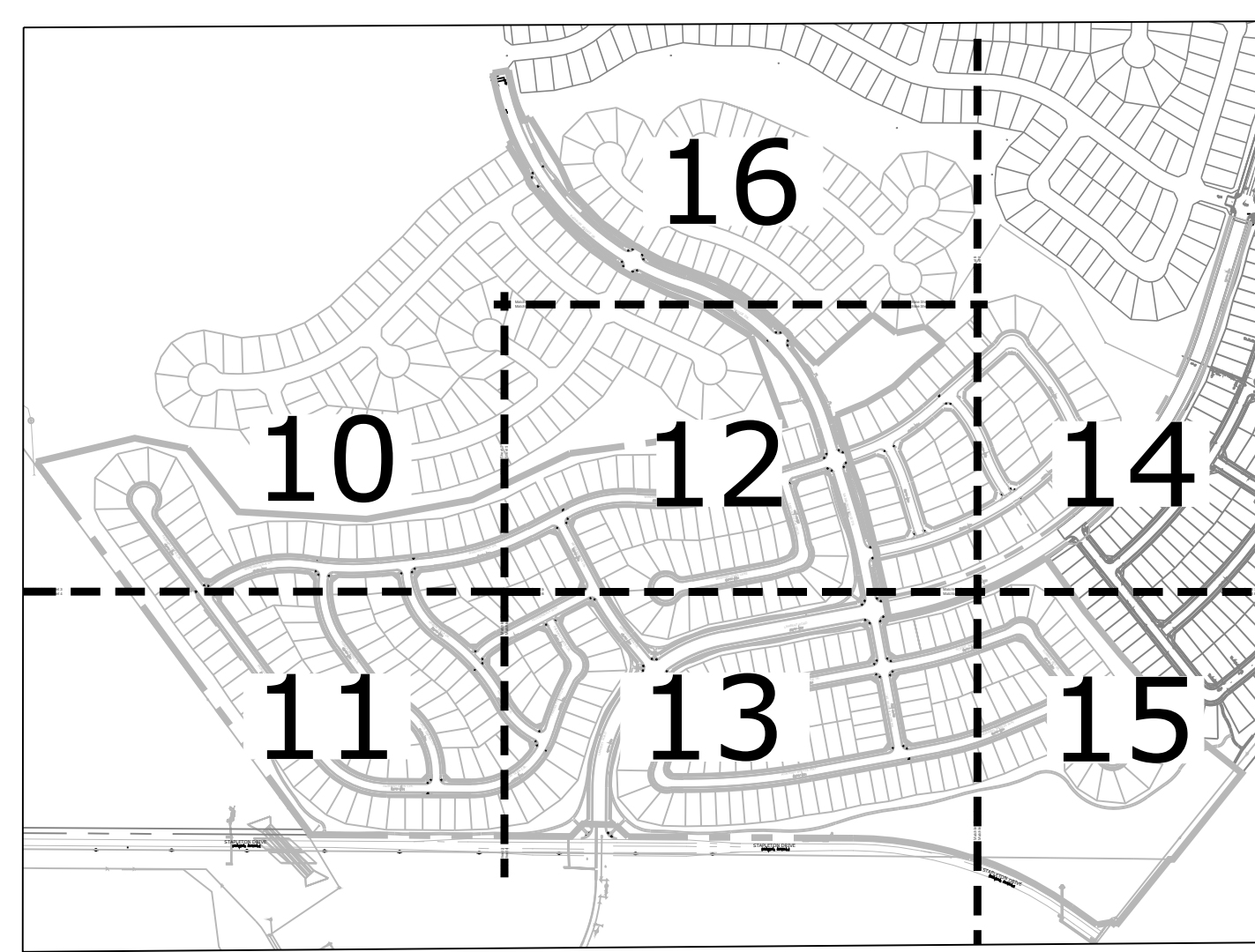


PLANTING / SHEET NUMBER 15 OF 30

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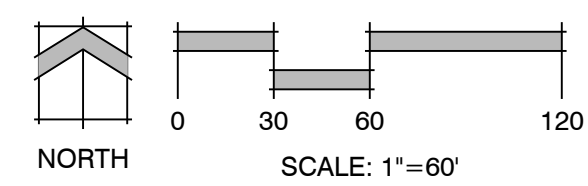


KEY MAP



Matchline Sheet 9
Matchline Sheet 5

Matchline Sheet 9
Matchline Sheet 5



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**WindingWalk
Filings 1 & 2
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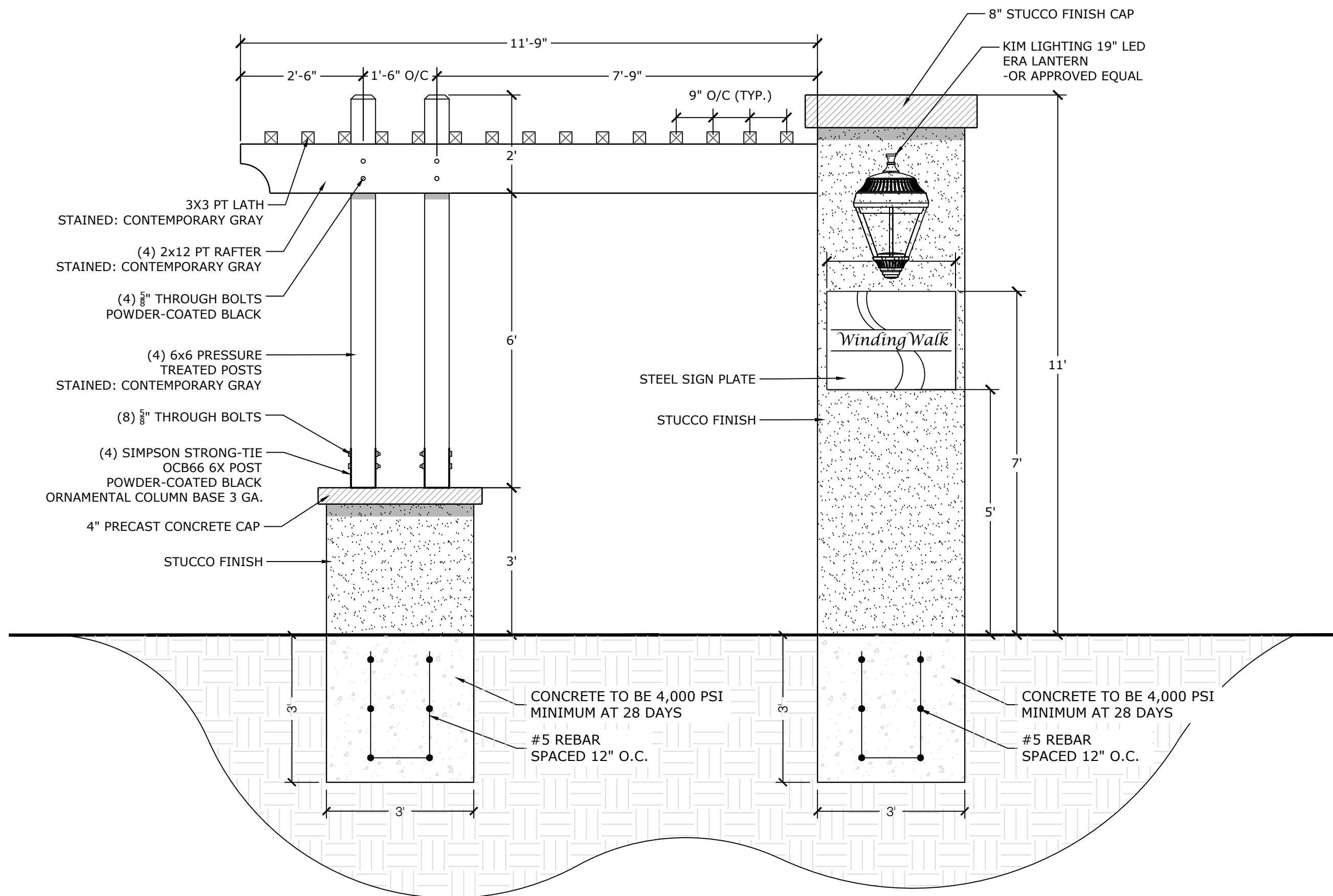
PROJECT INFO
DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

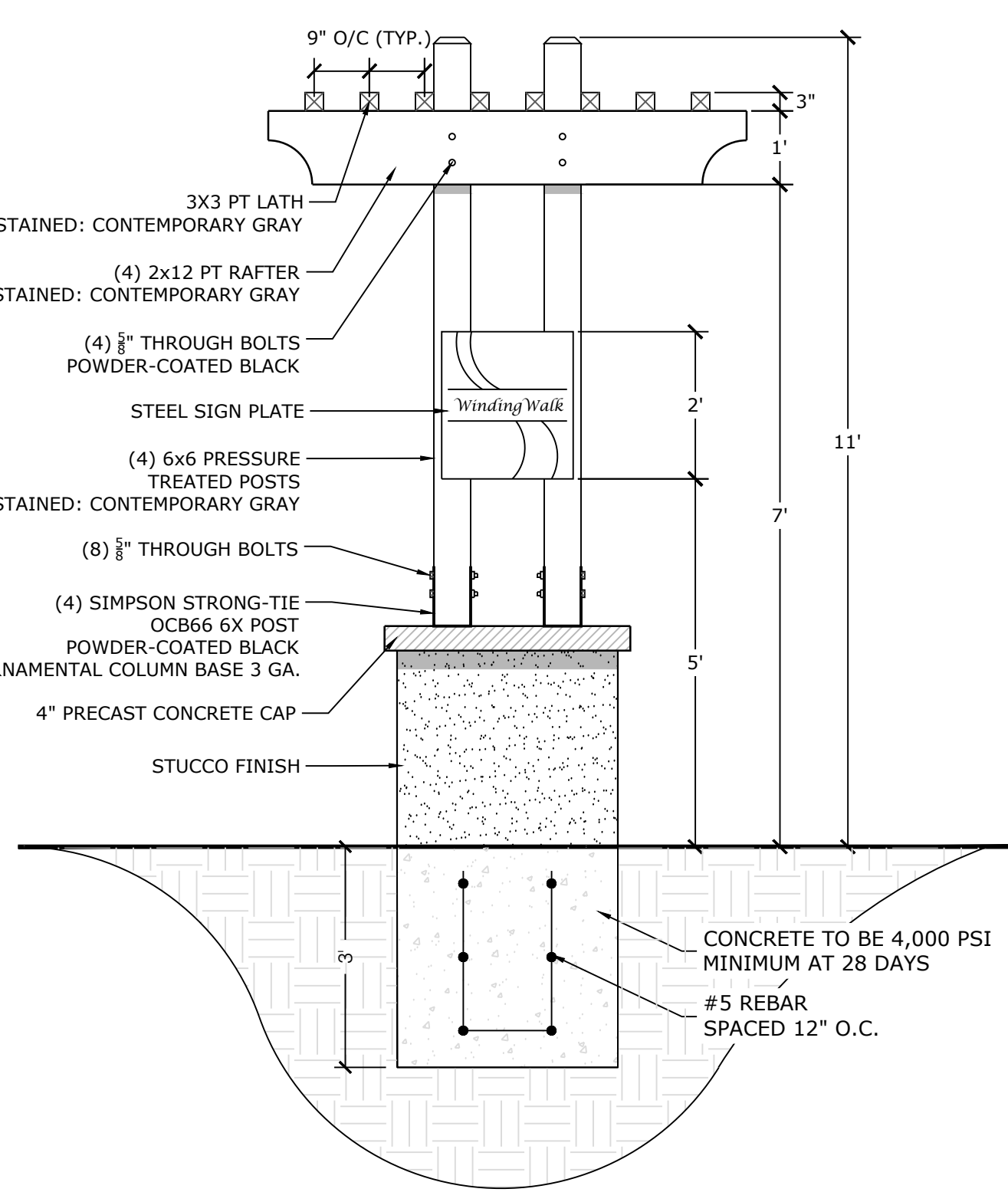
**UTILITIES & GRADING
PLAN**

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OF 30

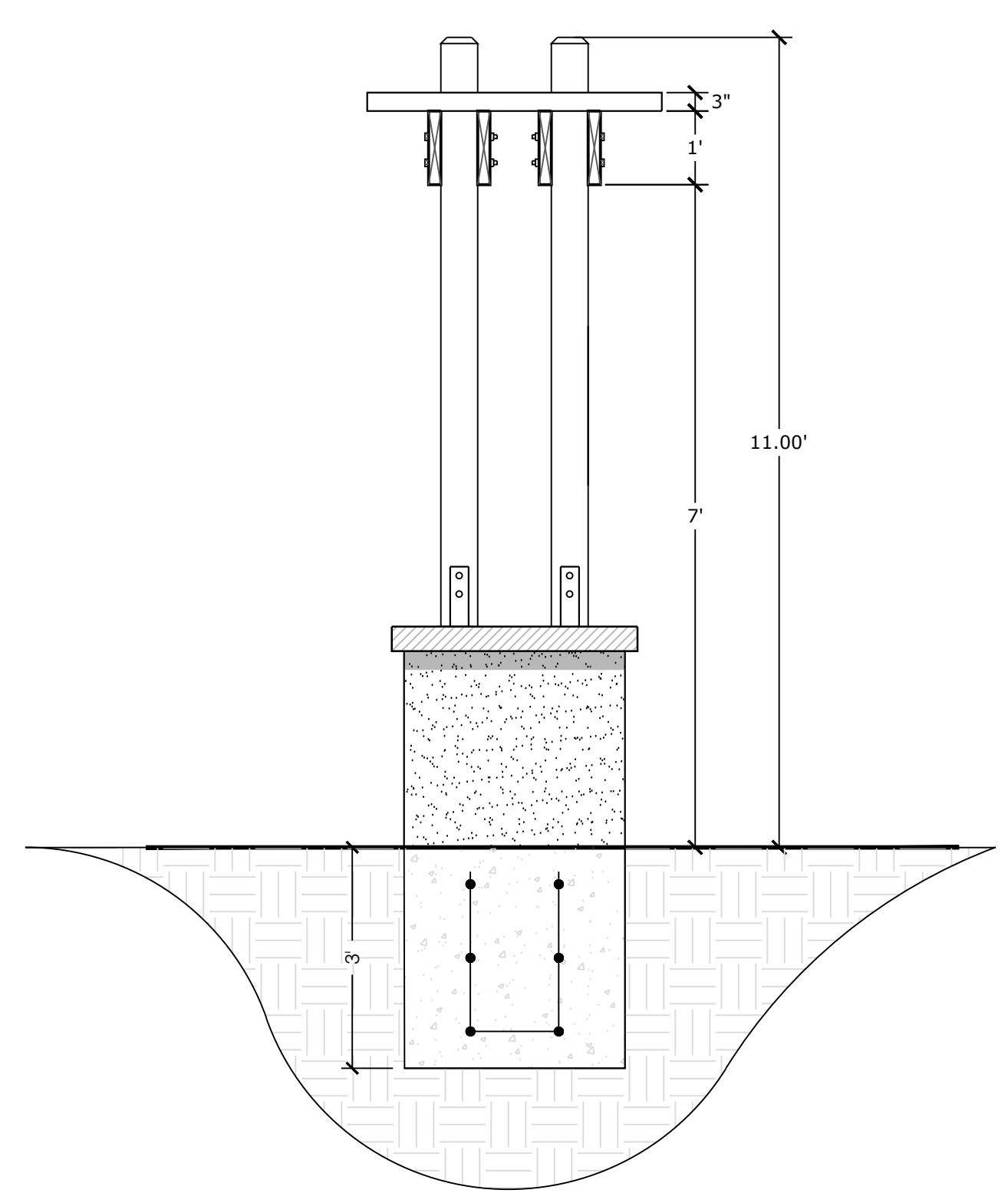
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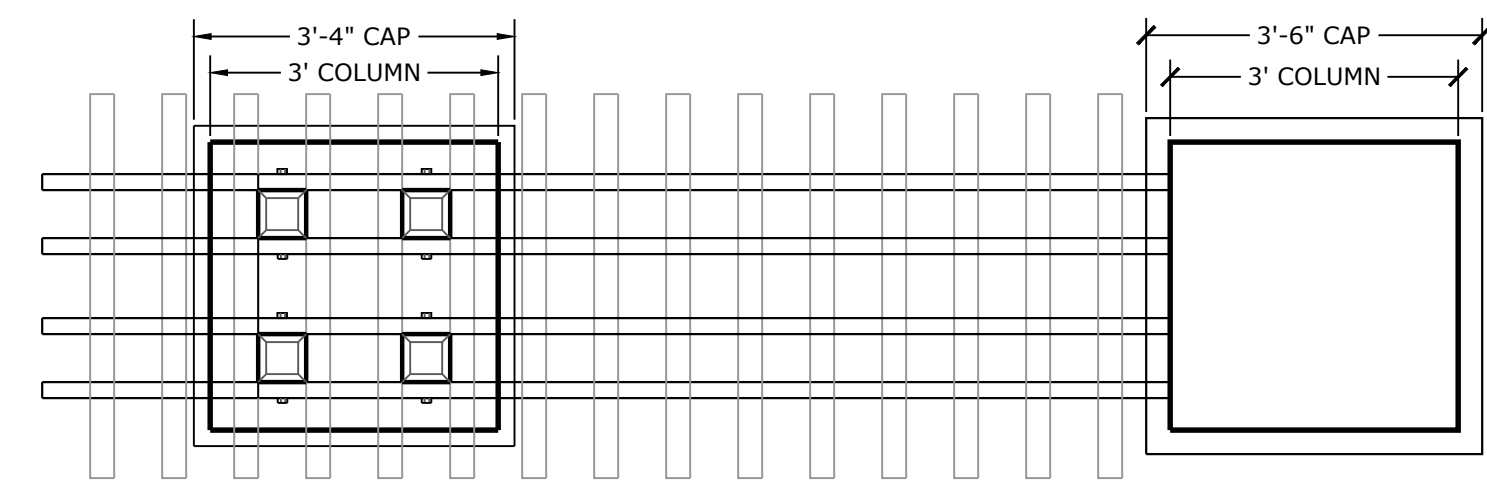
1 FRONT ELEVATION WindingWalk Entry Monument SCALE: 1/2" = 1'



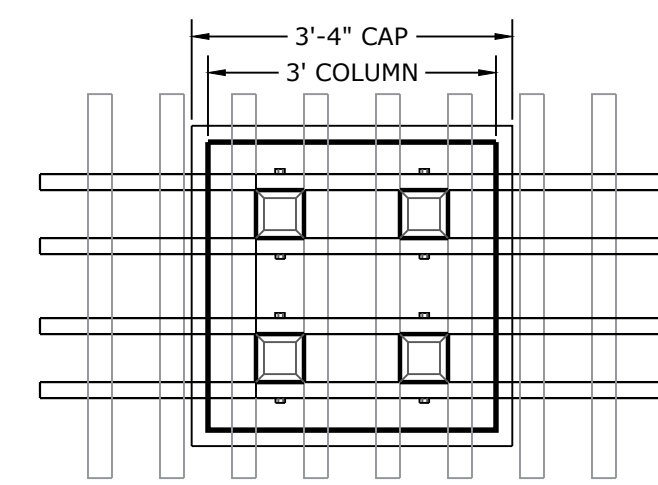
2 FRONT ELEVATION WindingWalk Secondary Monument SCALE: 1/2" = 1'



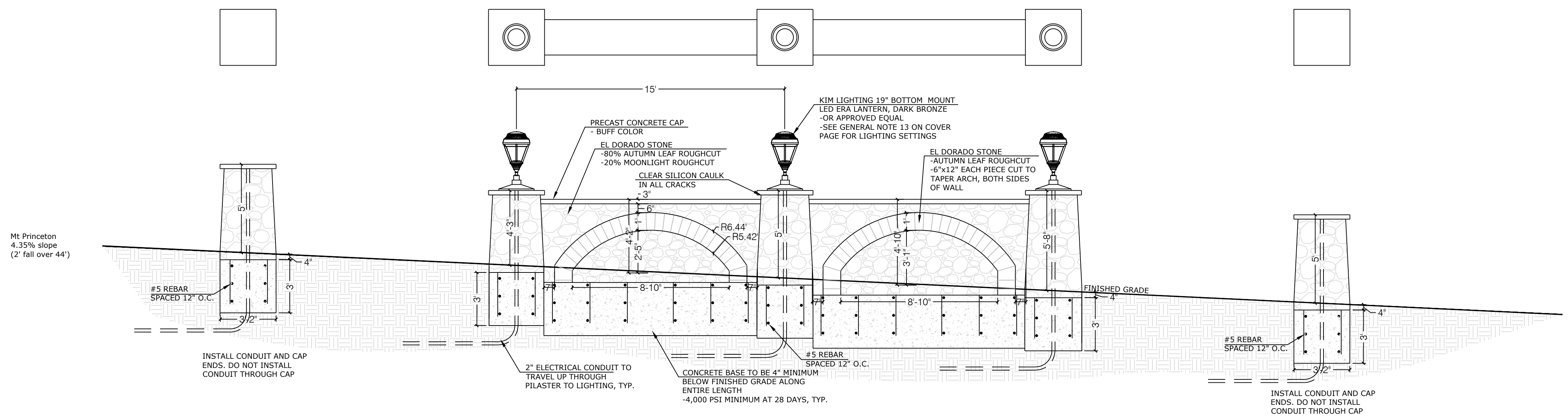
3 SIDE ELEVATION WindingWalk Secondary Monument SCALE: 1/2" = 1'



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

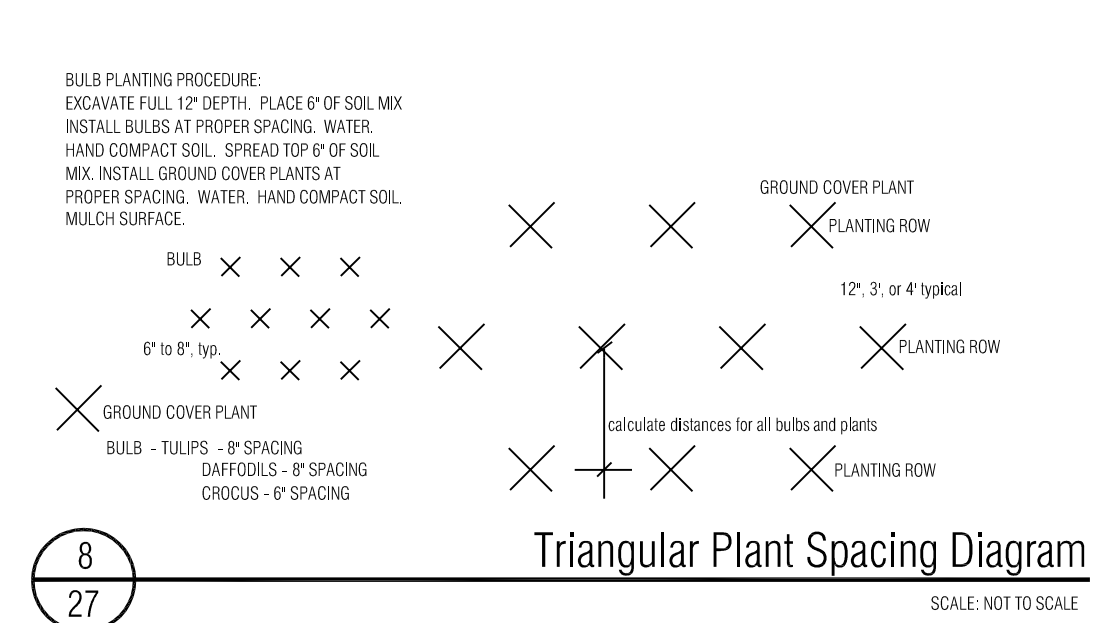
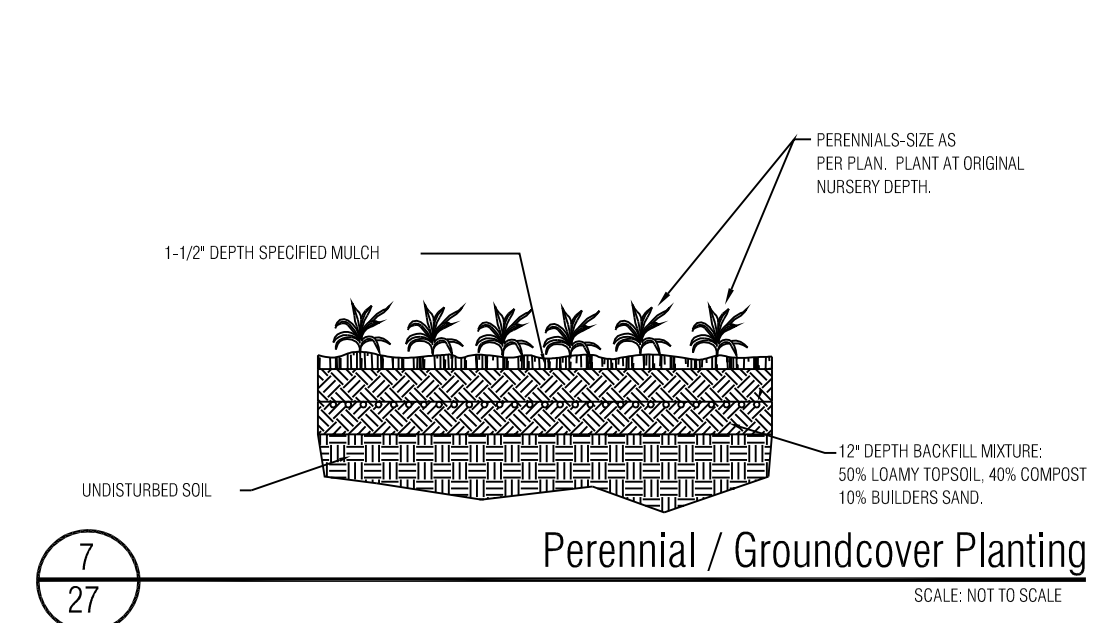
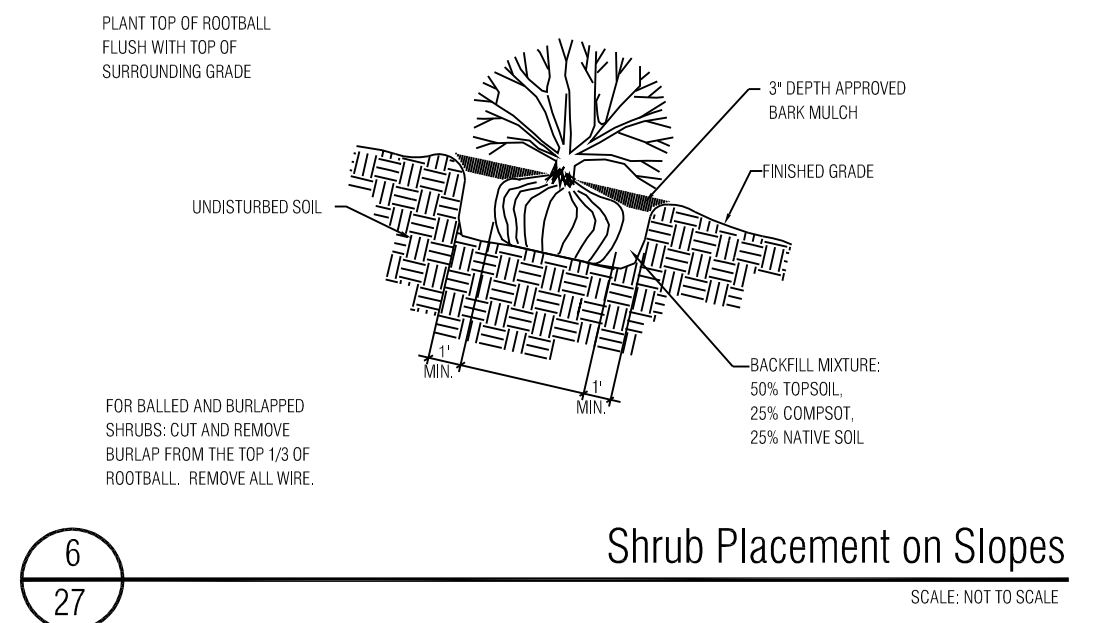
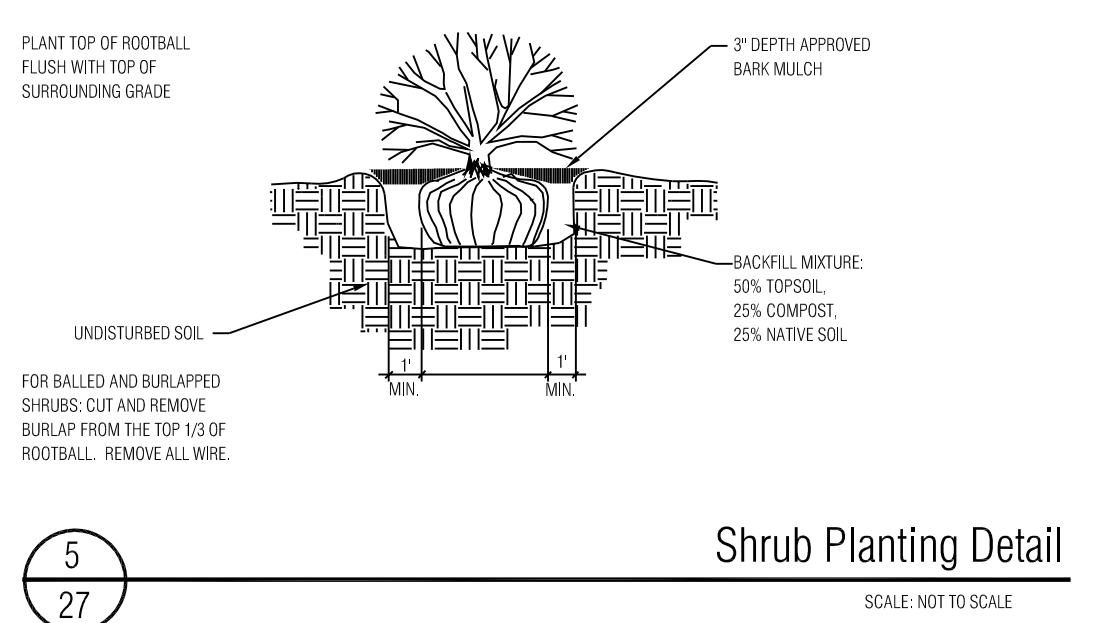
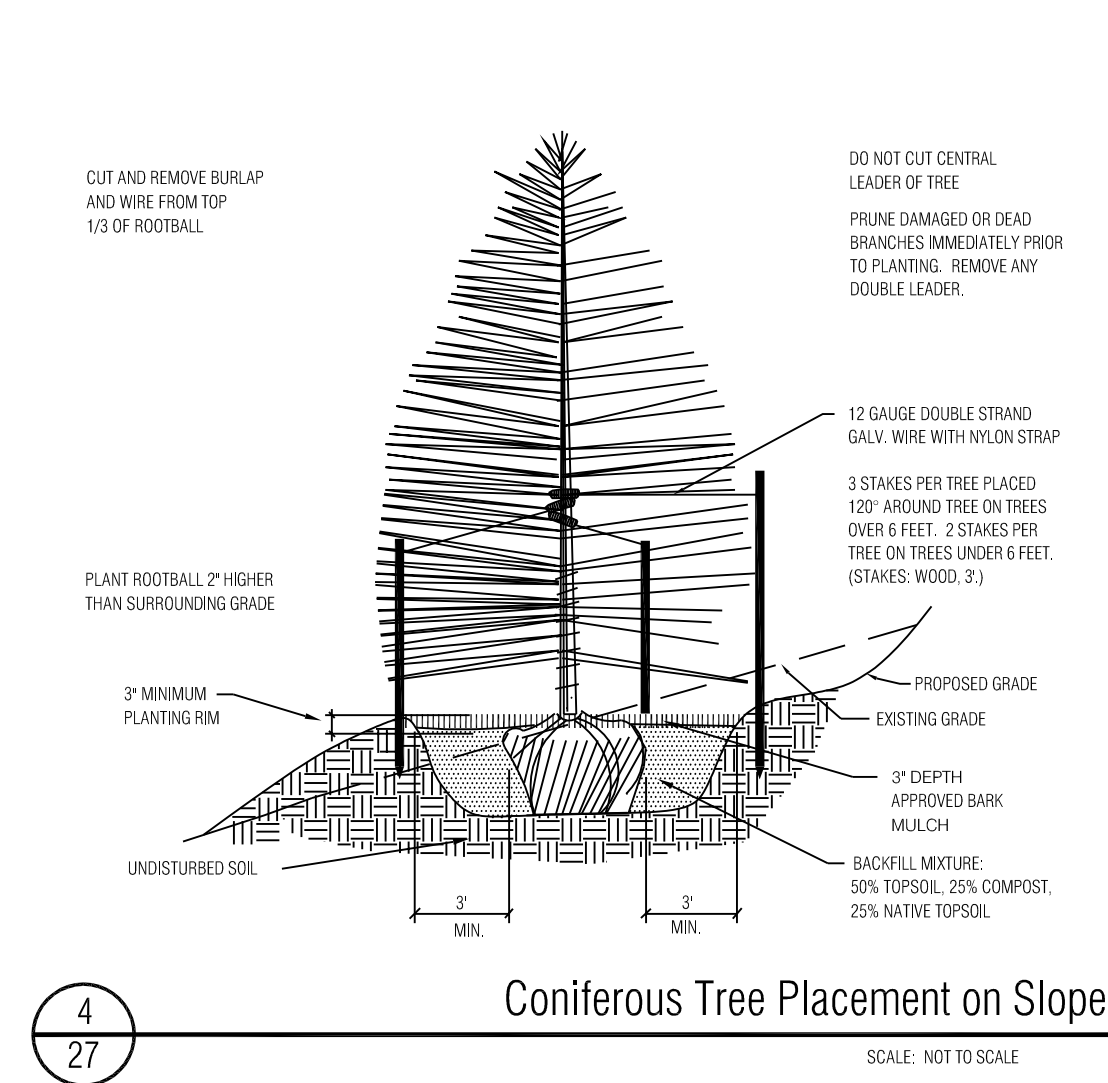
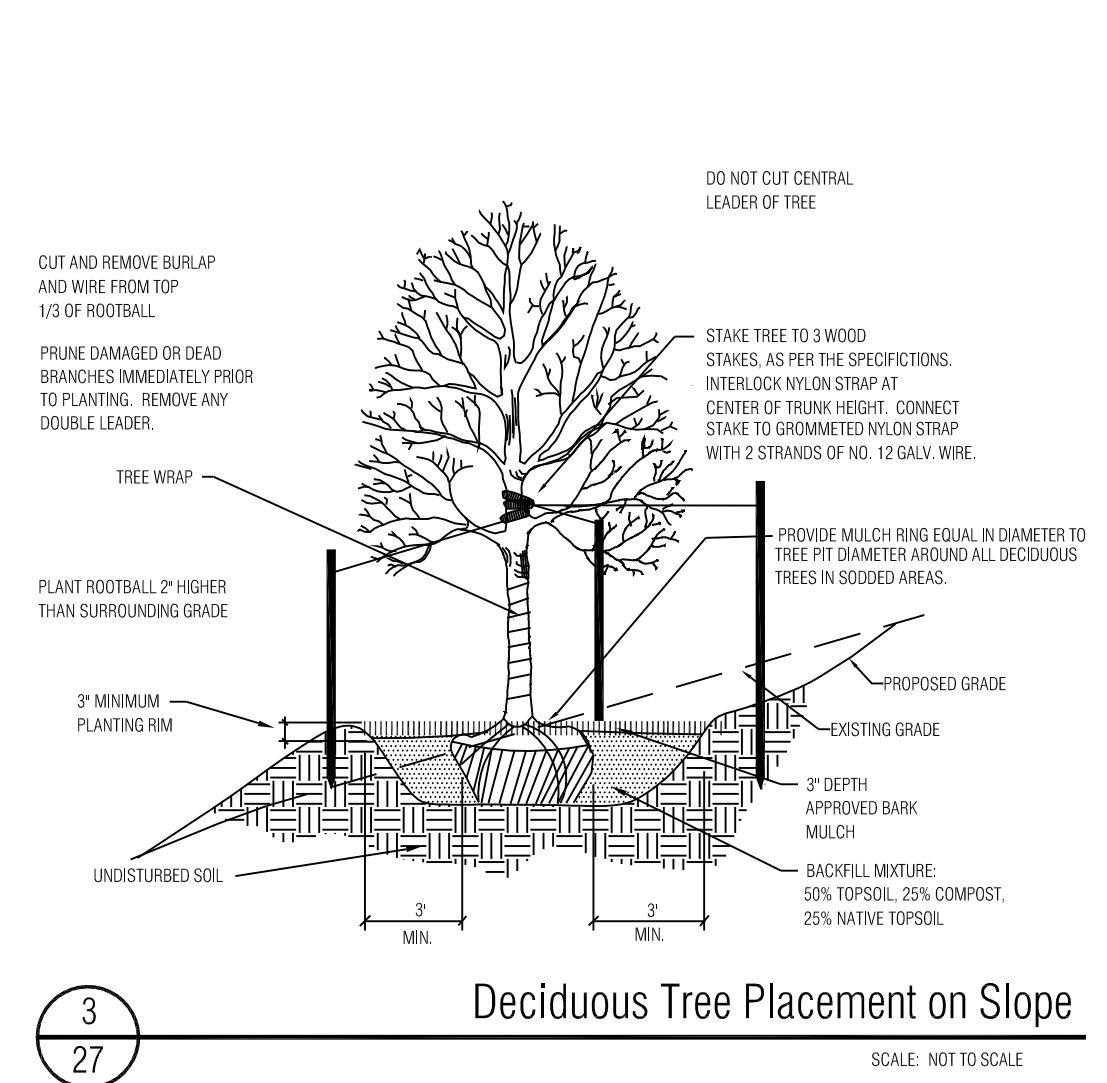
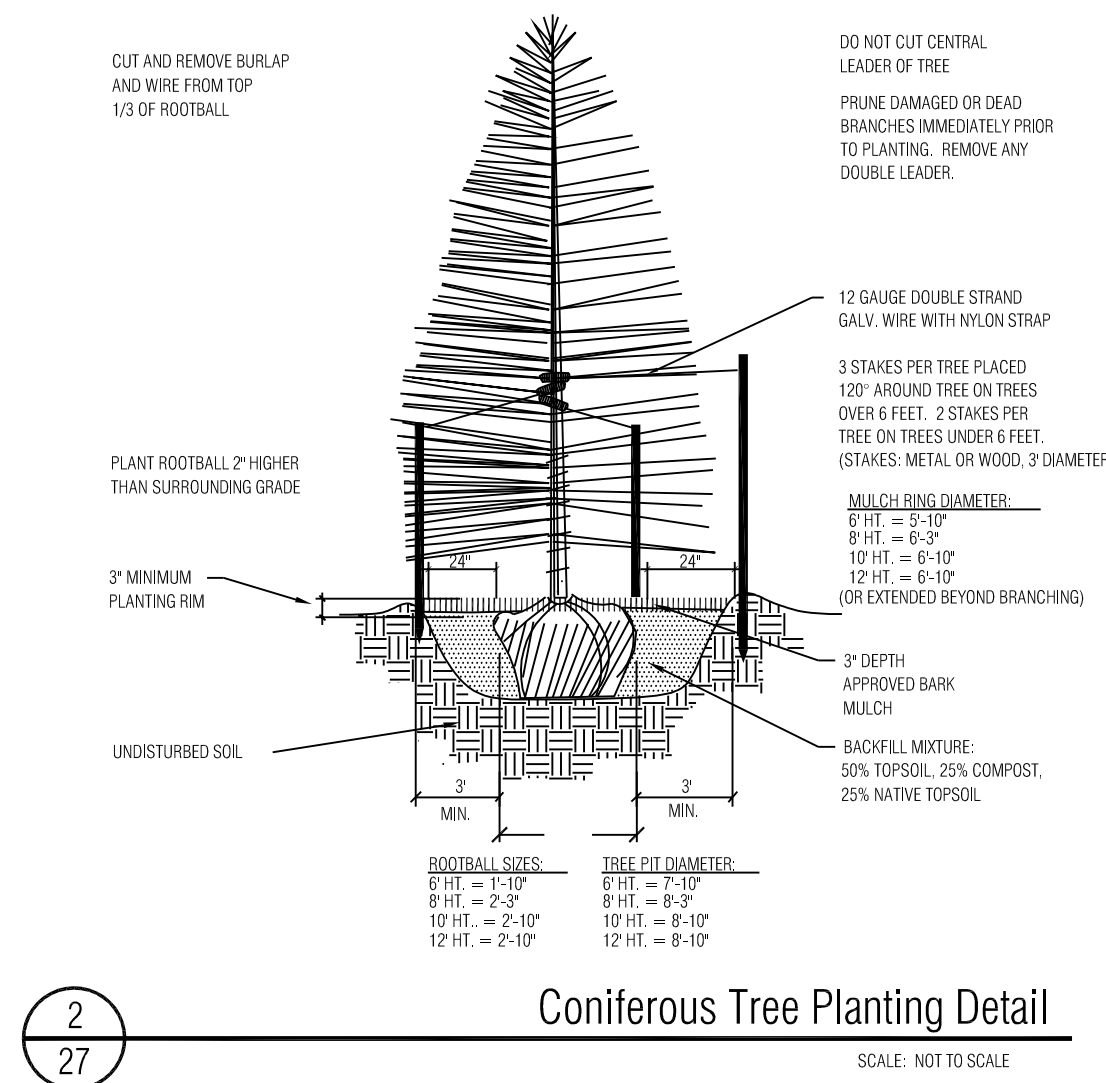
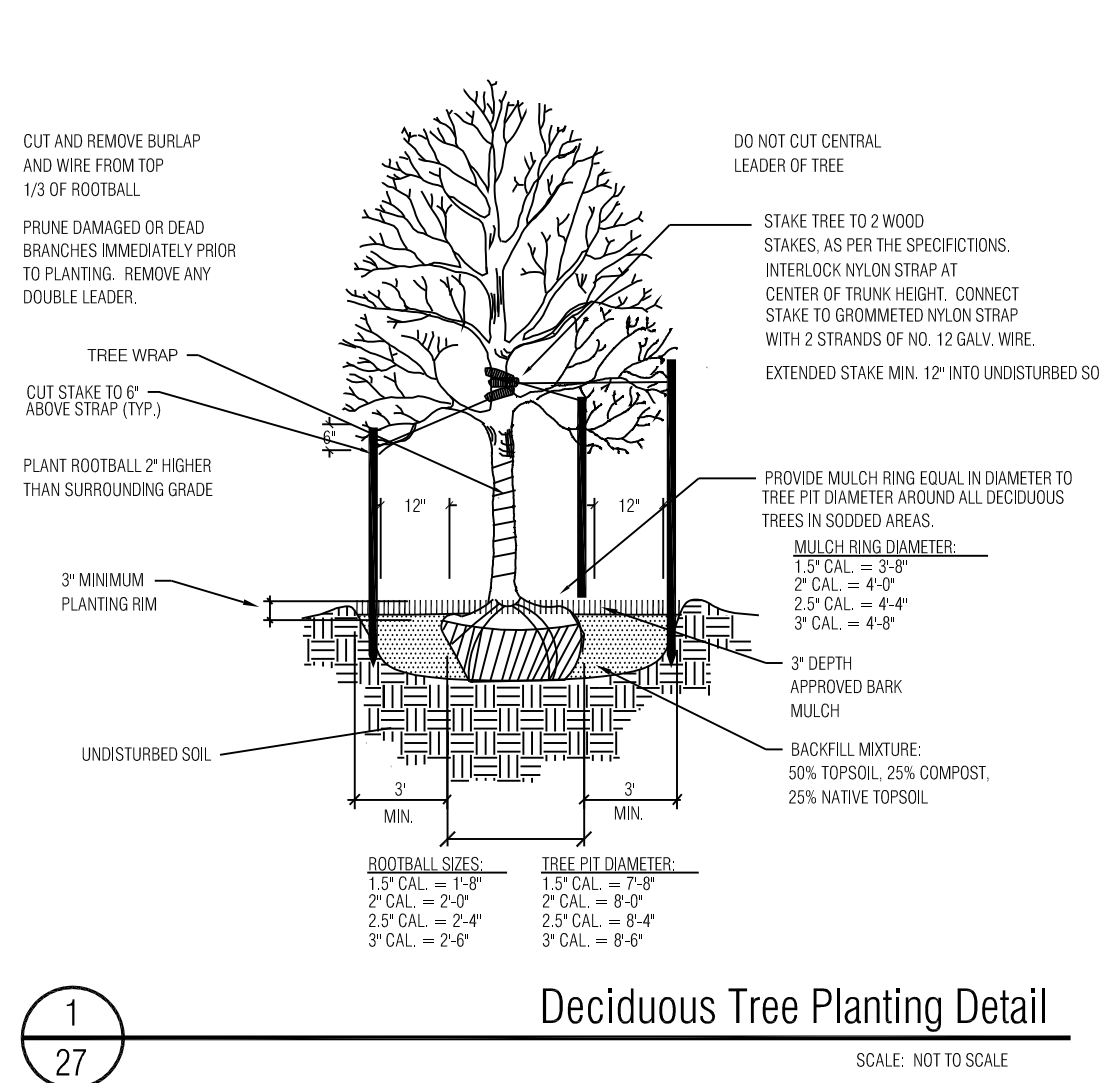
PUD Development Plan / Preliminary Plan

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

DATE	BY	DESCRIPTION

ENTRY MONUMENTS

P:\STL\Meridian Ranch\Drawings\Planning\Winding Walk_1_S&B\Enclaves\Drawings\Planning\Development\WindingWalk_11-30-17.dwg [17-Entry] 1/4/2018 5:24:48 PM bswenson



Seed Mix A

- 15% Western Wheatgrass
- 15% Big Bluestem
- 15% Thickspike Wheatgrass
- 10% Slideoats 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

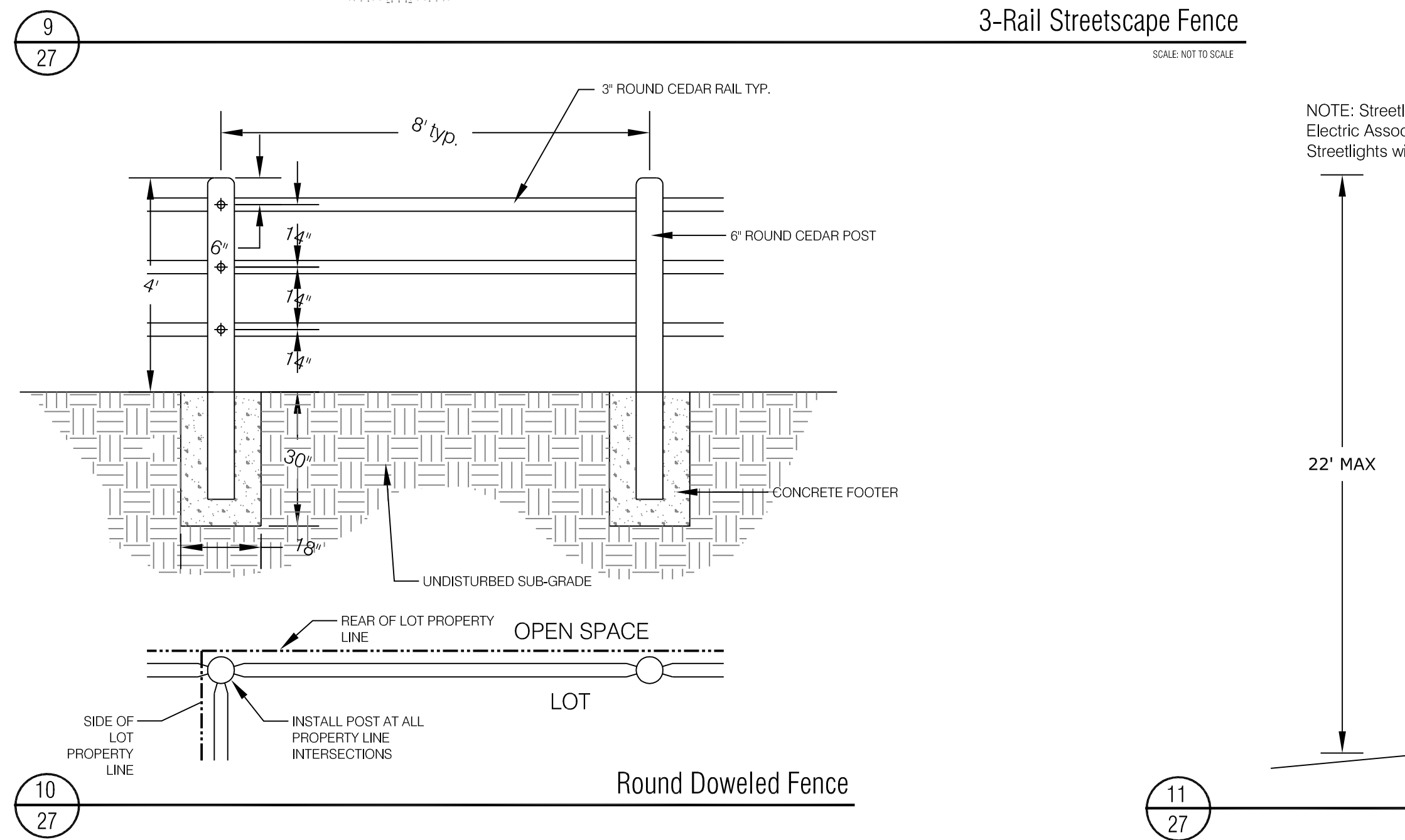
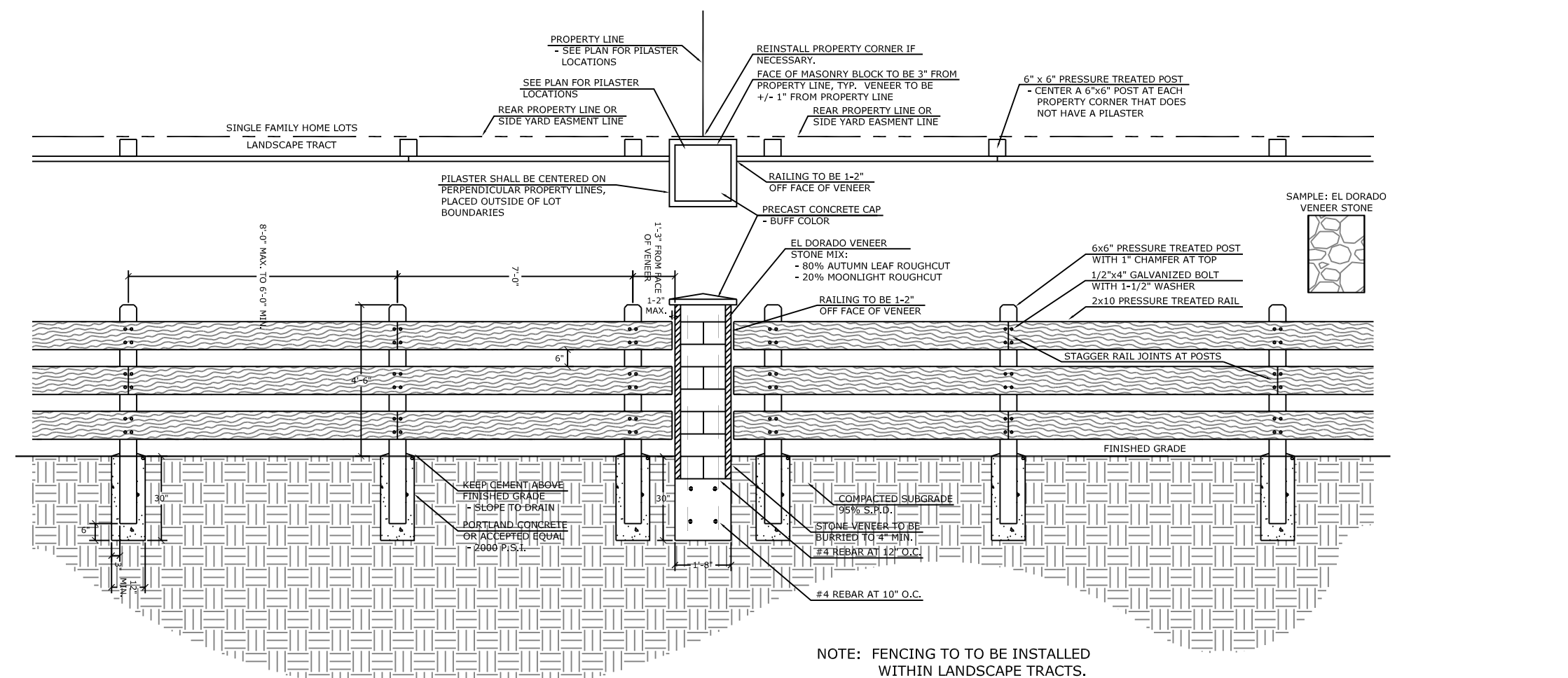
APPLICATION METHOD: Broadcast seed by hand or with a drop spreader. Manually rake seed into prepared soil. After seeding apply green hydromulch and tackifier.

Seed Mix B with Wildflowers

- 30% Ephraim Crested Wheatgrass
- 25% Dwarf Perennial Ryegrass
- 20% SR3000 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 'Jeffred' / Autumn Blaze Maple	20'	30"	3" Cal.	B&B
	Gtr	82	Gleditsia triacanthos / Honey Locust	60'	40"	3" Cal.	B&B
	Jsw	130	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	52	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
	Jwl	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 11: Light pole height 22' MAX.

11
27

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 160 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)	Stagleton Drive (Expressway)	2,179	109 (1 per 20')	0 (shrub substitute 50 shrubs at 1 tree/10 shrubs)

LANDSCAPE NOTES

- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
- ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL).
- MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALER, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, 'PUNCH LIST' SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
 - PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
 - IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL
 - IRRIGATION 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.

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NES

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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 DETAILS

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OF 30

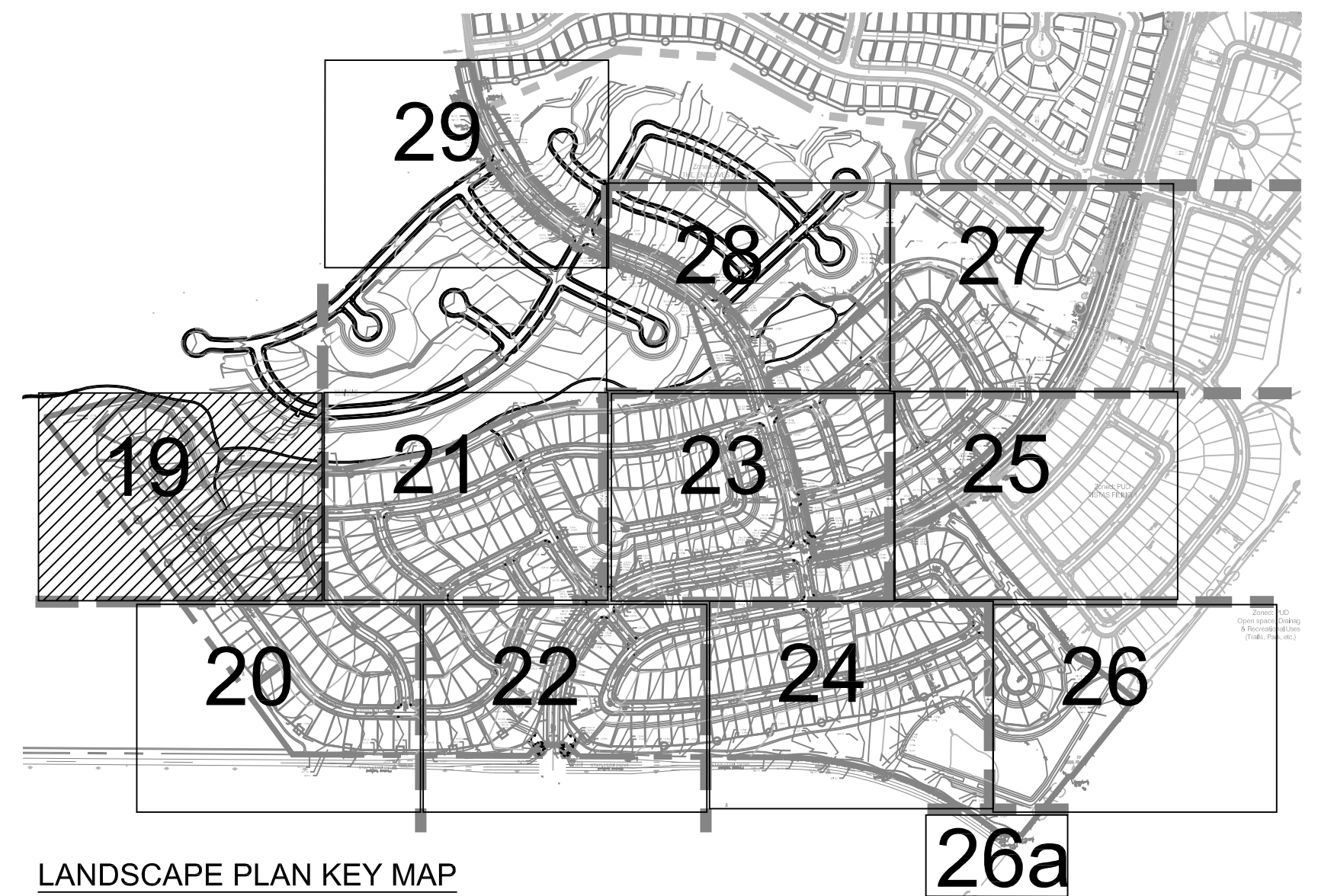
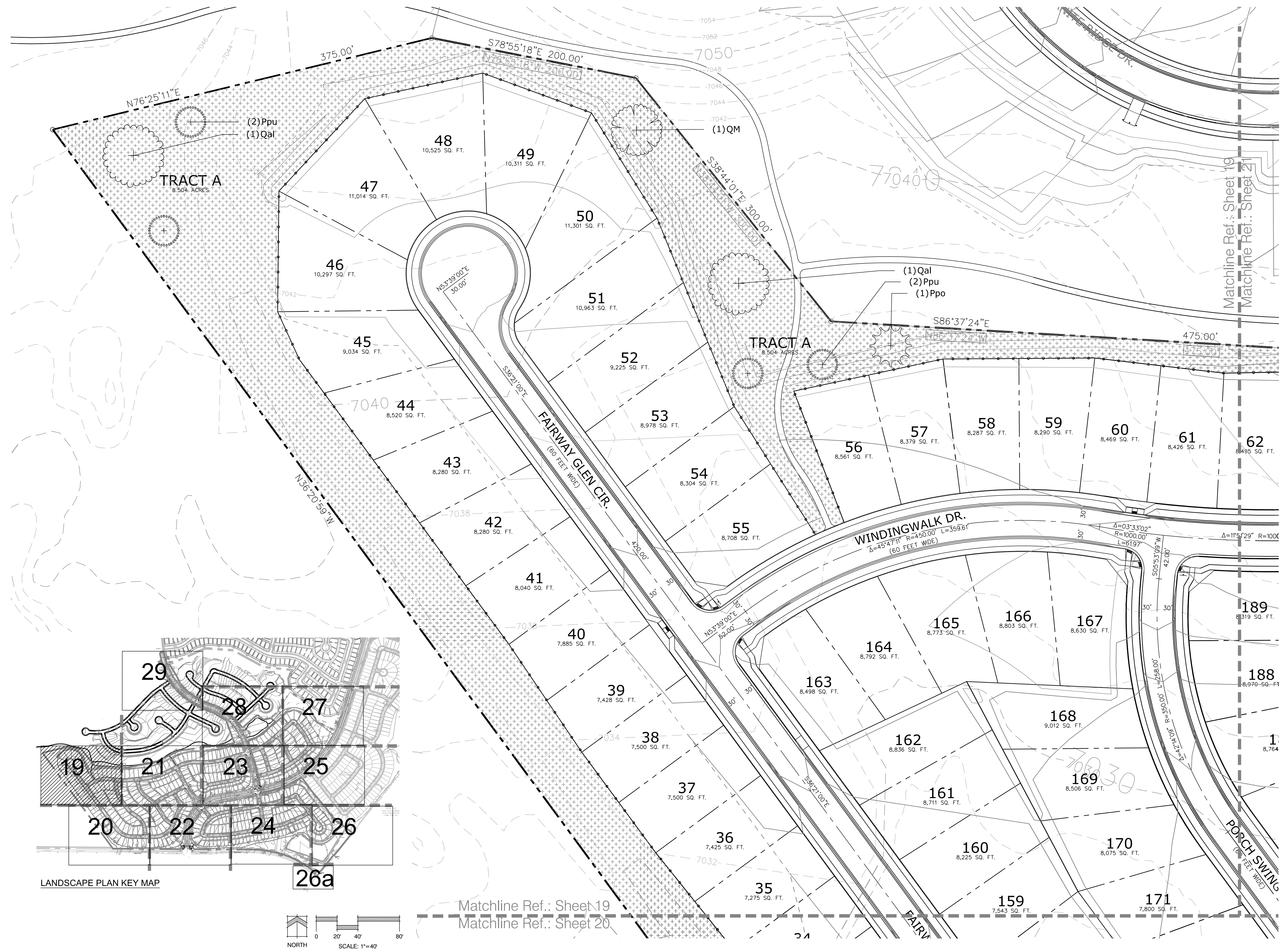
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**WindingWalk
Filings 1 & 2
At Meridian
Ranch**
Final Landscape Plan

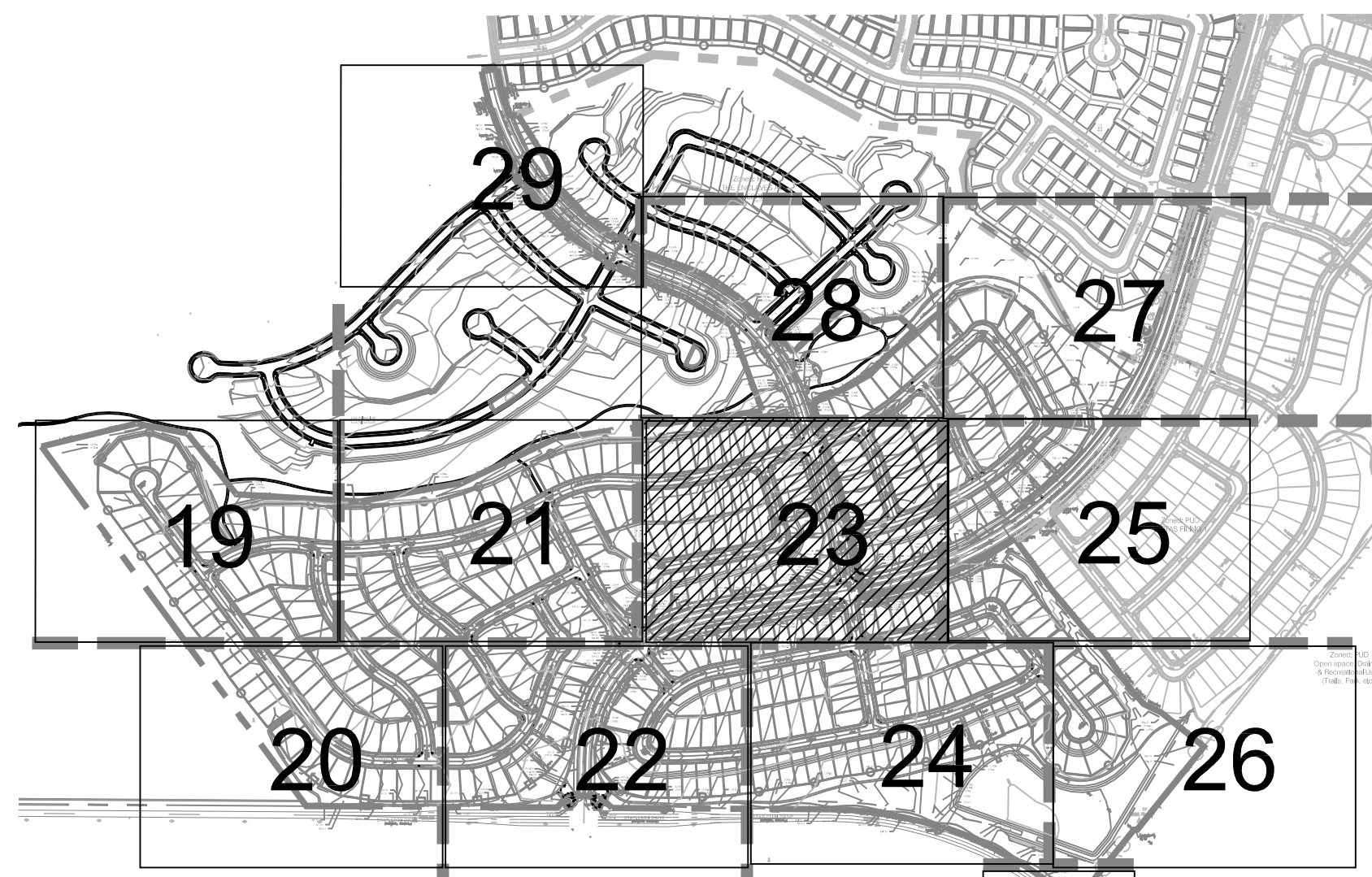
DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: M. Swift

LANDSCAPE PLAN

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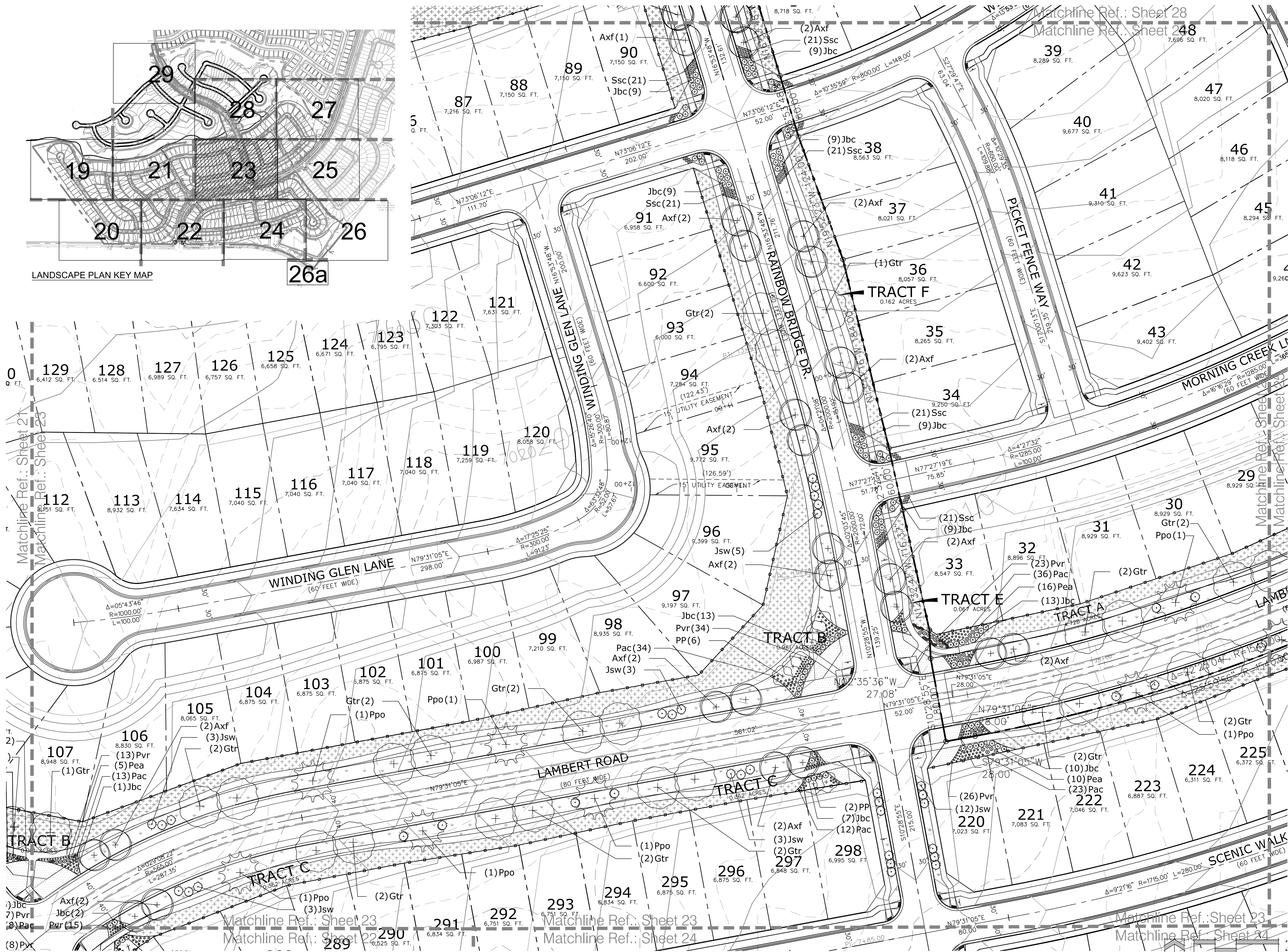


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LANDSCAPE PLAN KEY MAP

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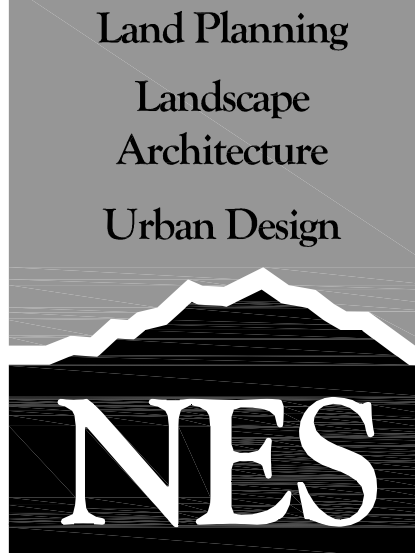
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WindingWalk Filings 1 & 2 At Meridian Ranch

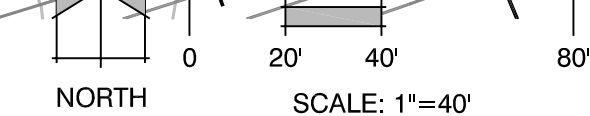
Final Landscape Plan

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

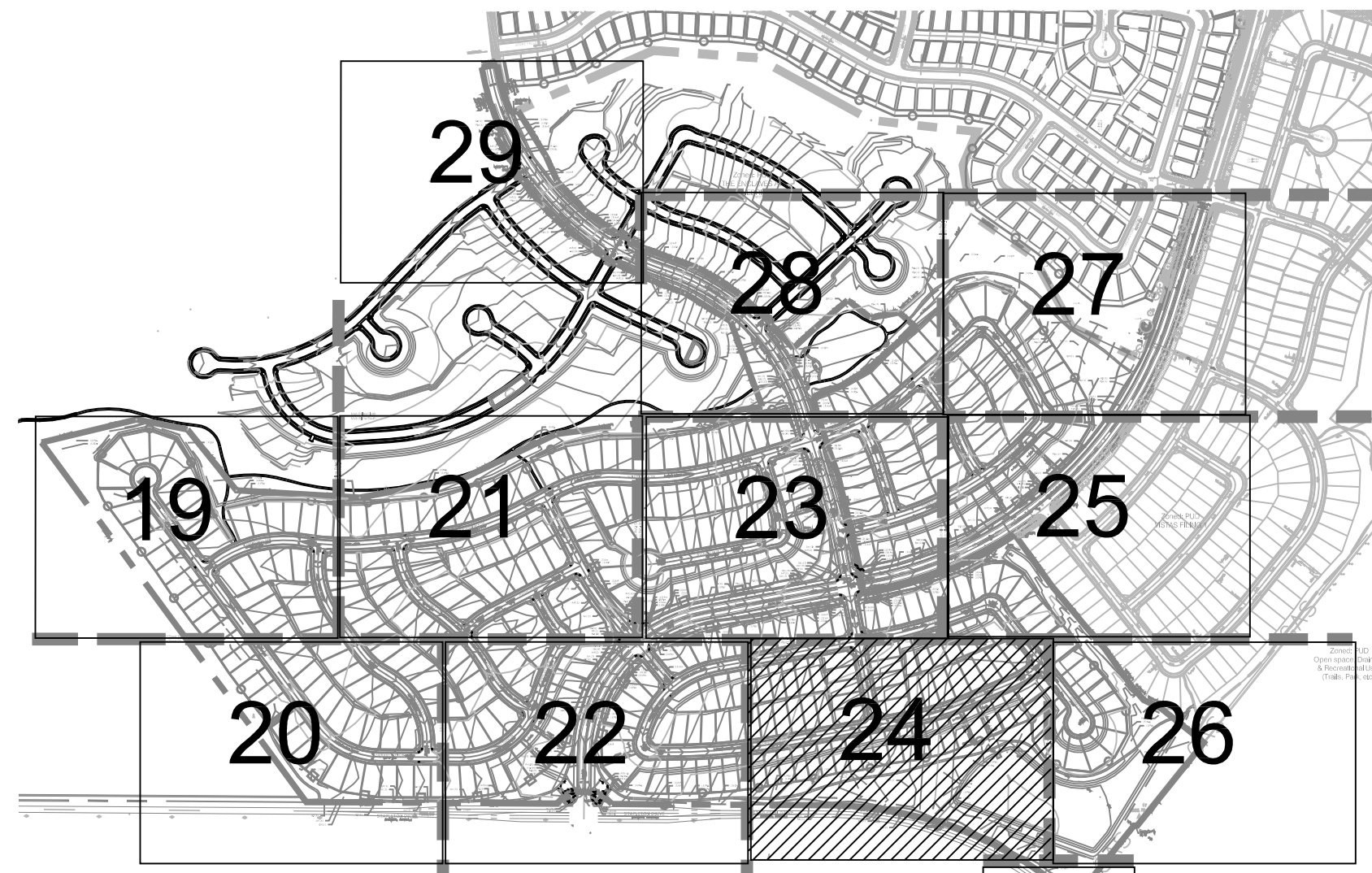
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LANDSCAPE PLAN

23
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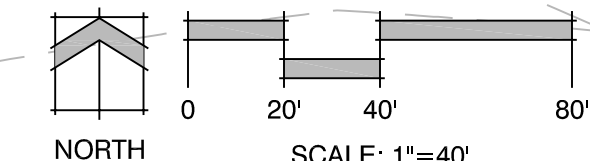


LANDSCAPE PLAN KEY MAP

26a



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

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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

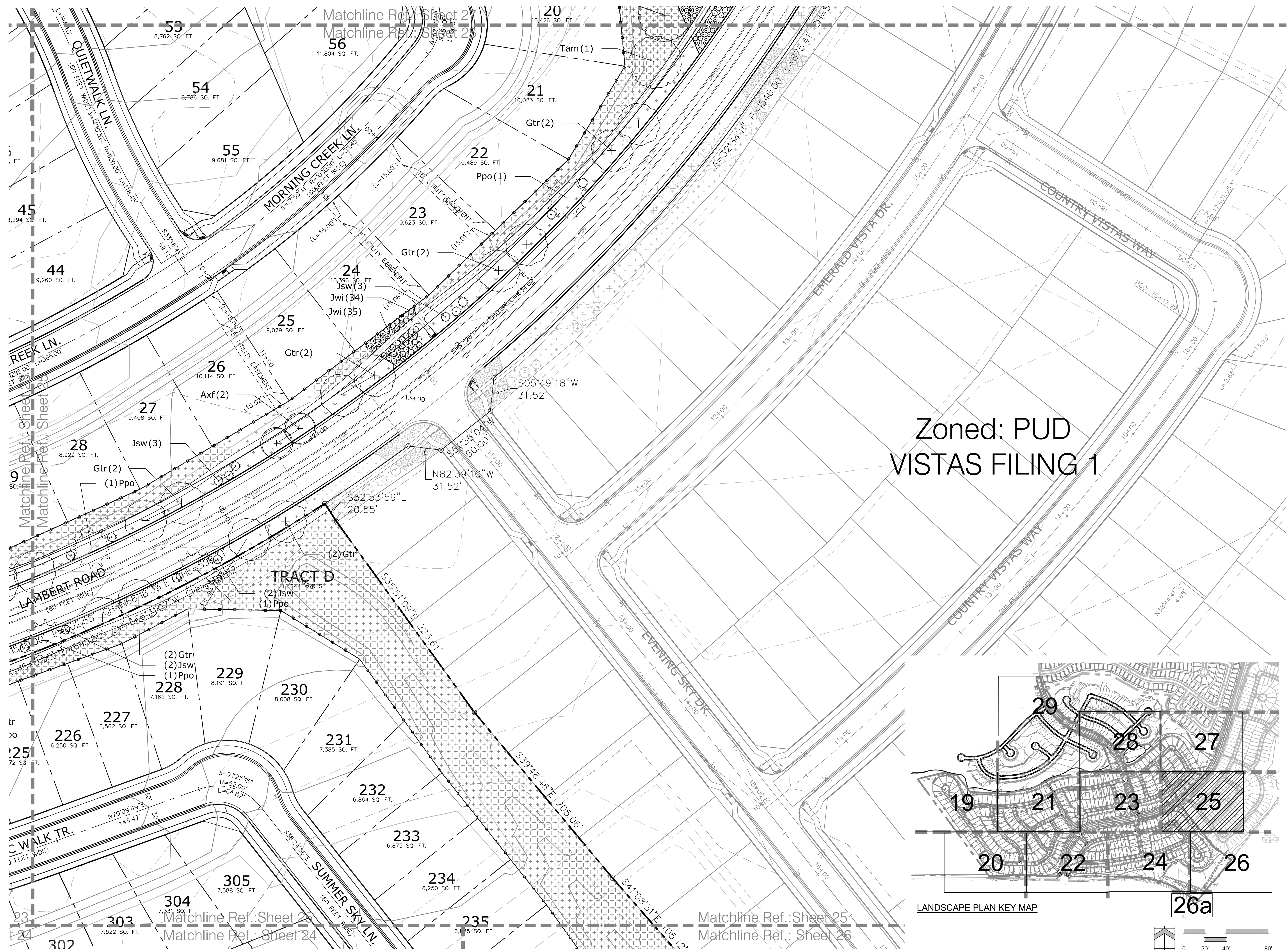
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WindingWalk Filings 1 & 2 At Meridian Ranch
Final Landscape Plan

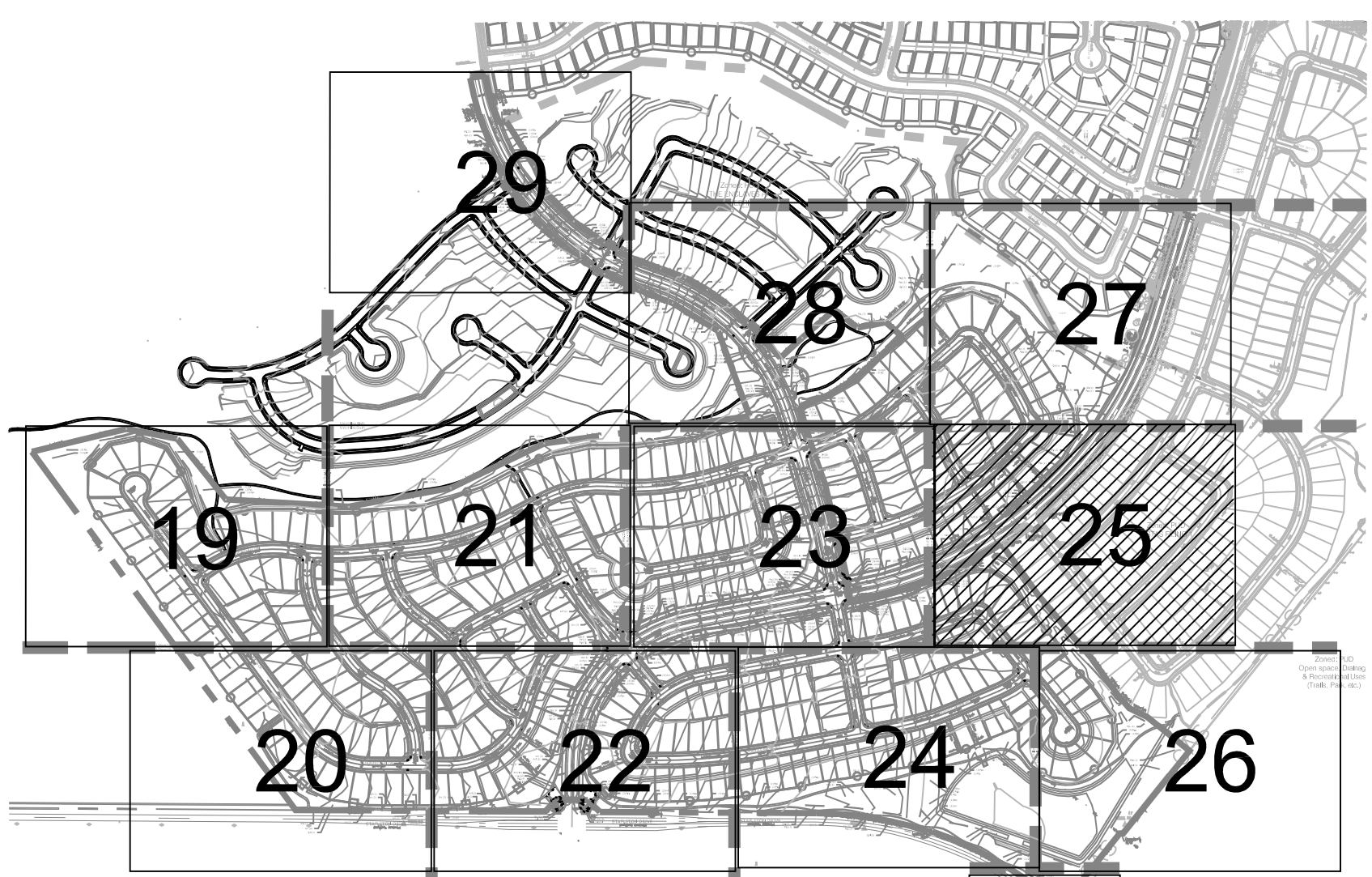
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PROJECT MGR: A. Barlow
PREPARED BY: M. Swift

LANDSCAPE PLAN

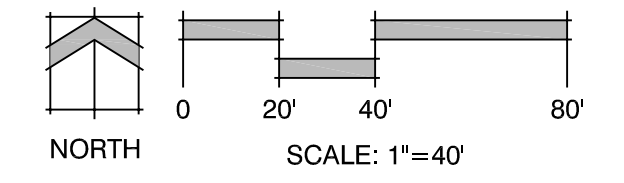
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OF 30



Zoned: PUD
VISTAS FILING 1



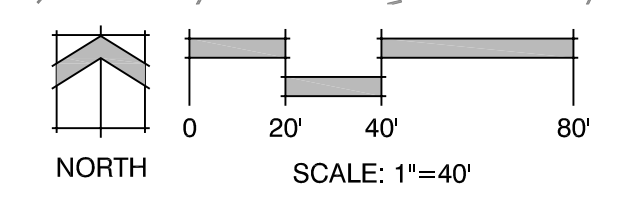
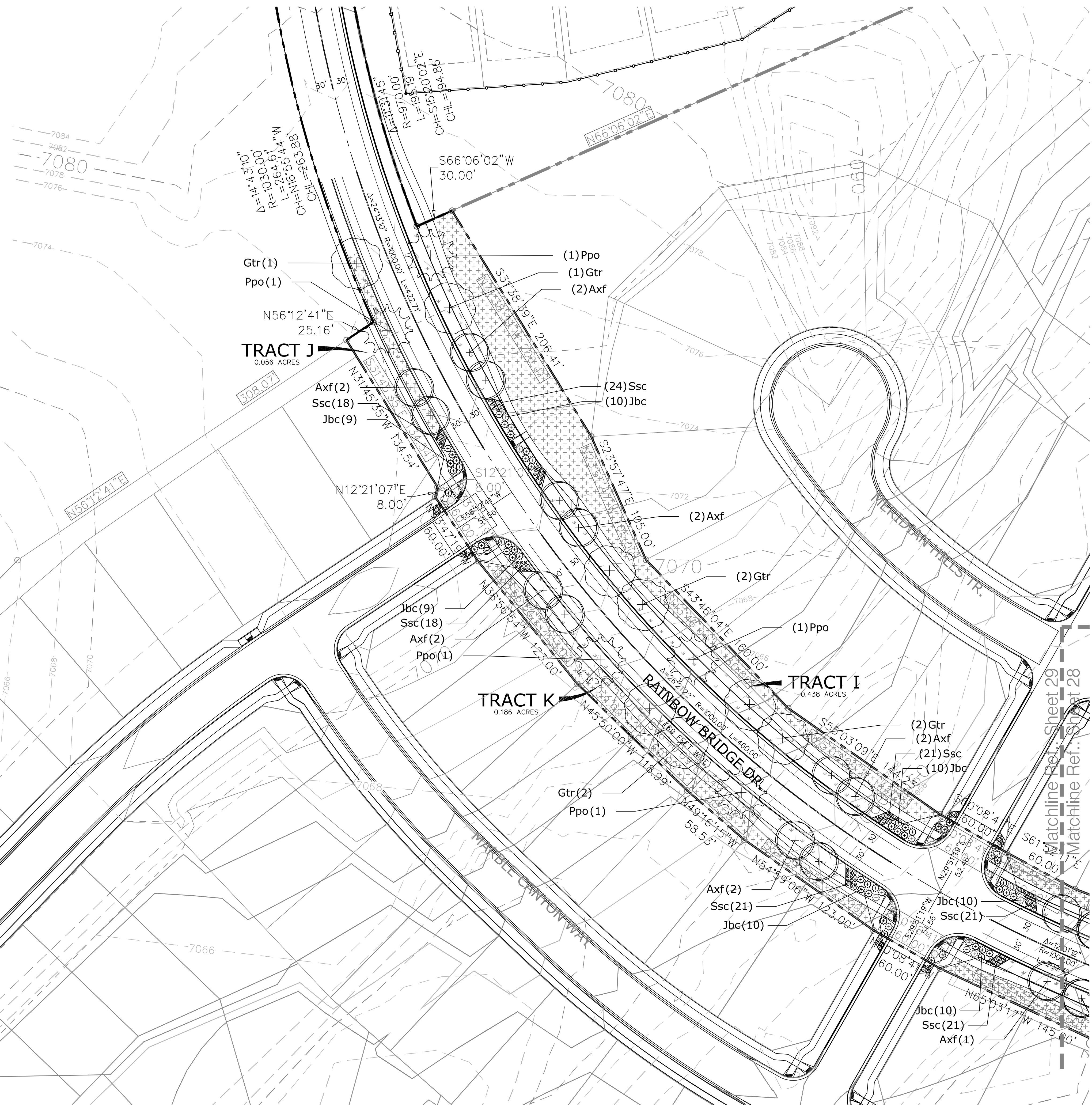
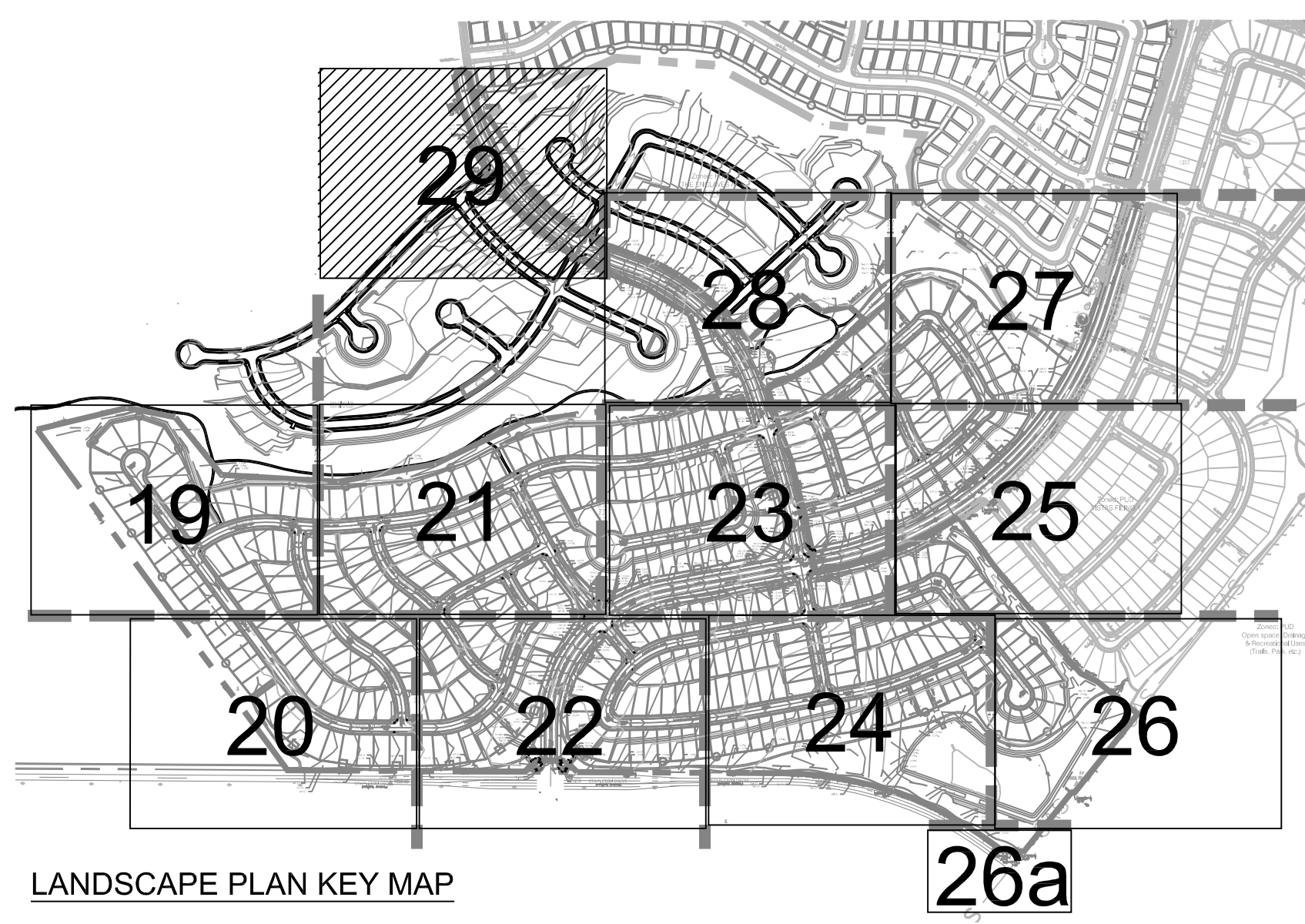
LANDSCAPE PLAN KEY MAP



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



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

SCALE

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

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



WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan /
Preliminary Plan

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

PLAN SET TITLE: PUD DEVELOPMENT PLAN
SHEET NUMBER: 30 OF 30
DESIGNER: NES
DATE: 1/4/2018 5:24:58 PM
DRAWN BY: BSWENSON

DATE	BY	DESCRIPTION

ADJACENT OWNERS

30

OF 30

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