





**LEGAL DESCRIPTION - STONEBRIDGE FILING 4:**

KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT; BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

TWO PARCELS OF LAND LOCATED IN A PORTION OF SECTION 29 AND 30, BOTH IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A:**  
BEGINNING AT A POINT ON THE SOUTHEASTERN 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 SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N13°42'24"E A DISTANCE OF 350.00 FEET;
2. THENCE N56°18'54"E A DISTANCE OF 150.00 FEET;
3. THENCE S84°02'15"E A DISTANCE OF 300.00 FEET;
4. THENCE N60°01'20"E A DISTANCE OF 300.00 FEET;
5. THENCE N44°00'02"E A DISTANCE OF 520.00 FEET;
6. THENCE N56°12'41"E A DISTANCE OF 308.07 FEET;
7. THENCE S31°45'35"E A DISTANCE OF 134.54 FEET;
8. THENCE S22°23'07"W A DISTANCE OF 8.00 FEET;
9. THENCE S33°47'19"E A DISTANCE OF 60.00 FEET;
10. THENCE S38°56'54"E A DISTANCE OF 123.00 FEET;
11. THENCE S44°59'01"E A DISTANCE OF 59.00 FEET;
12. THENCE S46°15'15"E A DISTANCE OF 60.00 FEET;
13. THENCE S49°16'15"E A DISTANCE OF 58.53 FEET;
14. THENCE S54°59'06"E A DISTANCE OF 123.00 FEET;
15. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
16. THENCE S65°03'17"E A DISTANCE OF 145.00 FEET;
17. THENCE S68°53'37"E A DISTANCE OF 140.36 FEET;
18. THENCE S58°13'49"E A DISTANCE OF 206.93 FEET;
19. THENCE S20°23'46"E A DISTANCE OF 350.00 FEET;
20. THENCE S82°25'21"W A DISTANCE OF 800.00 FEET;
21. THENCE S64°36'19"W A DISTANCE OF 400.00 FEET;
22. THENCE S79°31'13"W A DISTANCE OF 400.00 FEET;
23. THENCE N86°37'24"W A DISTANCE OF 475.00 FEET;
24. THENCE N38°44'01"W A DISTANCE OF 300.00 FEET;
25. THENCE S78°55'18"E A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 40.435 ACRES, MORE OR LESS.

**PARCEL B:**  
BEGINNING AT A POINT ON THE SOUTHERN LINE OF TRACT C OF STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY;

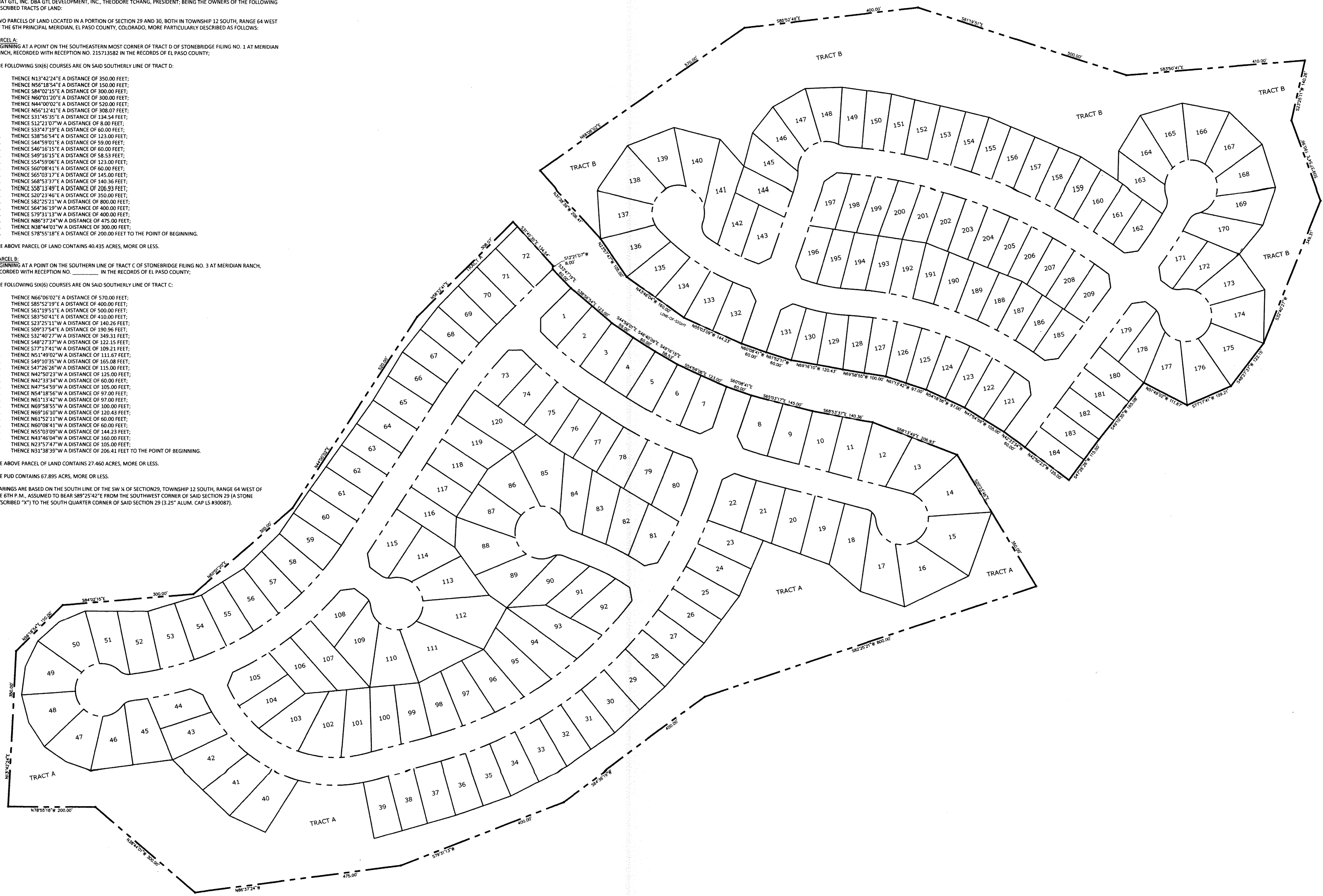
THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT C:

1. THENCE N66°06'02"E A DISTANCE OF 570.00 FEET;
2. THENCE S85°52'19"E A DISTANCE OF 400.00 FEET;
3. THENCE S61°19'51"E A DISTANCE OF 500.00 FEET;
4. THENCE S83°50'41"E A DISTANCE OF 410.00 FEET;
5. THENCE S22°25'11"W A DISTANCE OF 140.26 FEET;
6. THENCE S09°37'54"E A DISTANCE OF 190.96 FEET;
7. THENCE S32°40'27"W A DISTANCE OF 349.31 FEET;
8. THENCE S48°27'37"W A DISTANCE OF 122.15 FEET;
9. THENCE S77°17'41"W A DISTANCE OF 108.21 FEET;
10. THENCE N51°49'02"W A DISTANCE OF 111.67 FEET;
11. THENCE S49°10'35"W A DISTANCE OF 165.08 FEET;
12. THENCE S47°26'26"W A DISTANCE OF 115.00 FEET;
13. THENCE N42°50'23"W A DISTANCE OF 125.00 FEET;
36. THENCE N44°33'34"W A DISTANCE OF 60.00 FEET;
35. THENCE N47°54'59"W A DISTANCE OF 105.00 FEET;
34. THENCE N54°18'56"W A DISTANCE OF 97.00 FEET;
33. THENCE N61°13'42"W A DISTANCE OF 97.00 FEET;
32. THENCE N65°50'55"W A DISTANCE OF 100.00 FEET;
31. THENCE N69°16'10"W A DISTANCE OF 120.43 FEET;
30. THENCE N61°52'11"W A DISTANCE OF 60.00 FEET;
29. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
28. THENCE N53°03'09"W A DISTANCE OF 144.23 FEET;
27. THENCE N43°46'04"W A DISTANCE OF 160.00 FEET;
26. THENCE N23°57'47"W A DISTANCE OF 105.00 FEET;
25. THENCE N31°38'39"W A DISTANCE OF 206.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 27.460 ACRES, MORE OR LESS.

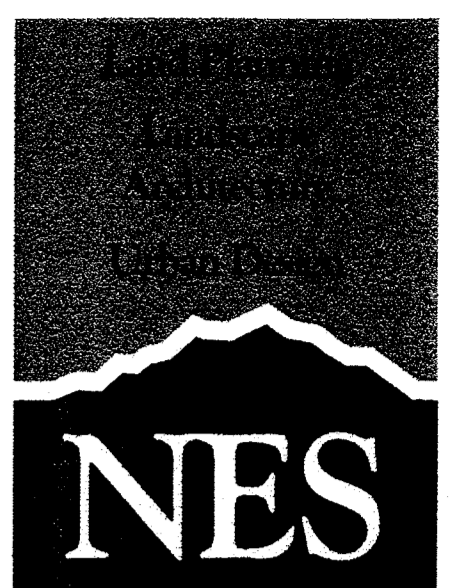
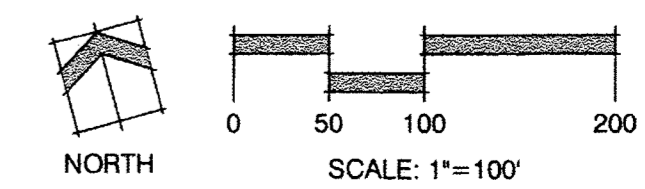
THE PUD CONTAINS 67.895 ACRES, MORE OR LESS.

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\PU\02\_Stonebridge\_Fil-4.dwg (2-Legal) 1/20/2018 3:28:43 PM bawenson

218146277  
12-21-18



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

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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**Stonebridge  
Filing 4  
At Meridian  
Ranch**

PUD Development Plan /  
Preliminary Plan

DATE: January 4, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION
7/20/2018	JBS	Per County Comments
8/20/2018	MS	Per County Comments

**LEGAL PLAN**

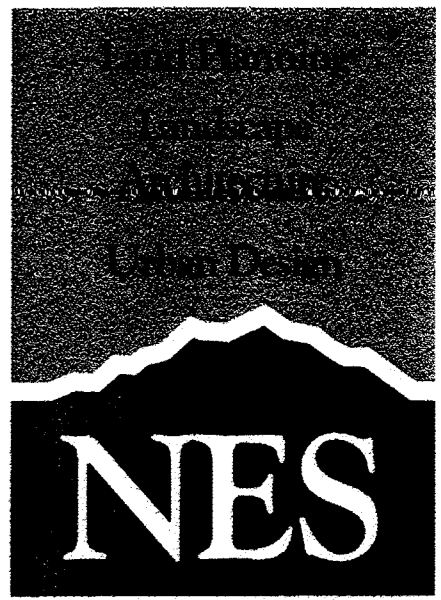
**2**  
OF 15

PCD# PUDSP-18-003









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# Stonebridge Filing 4 At Meridian Ranch

PUD Development Plan /  
Preliminary Plan

DATE: January 4, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Swenson

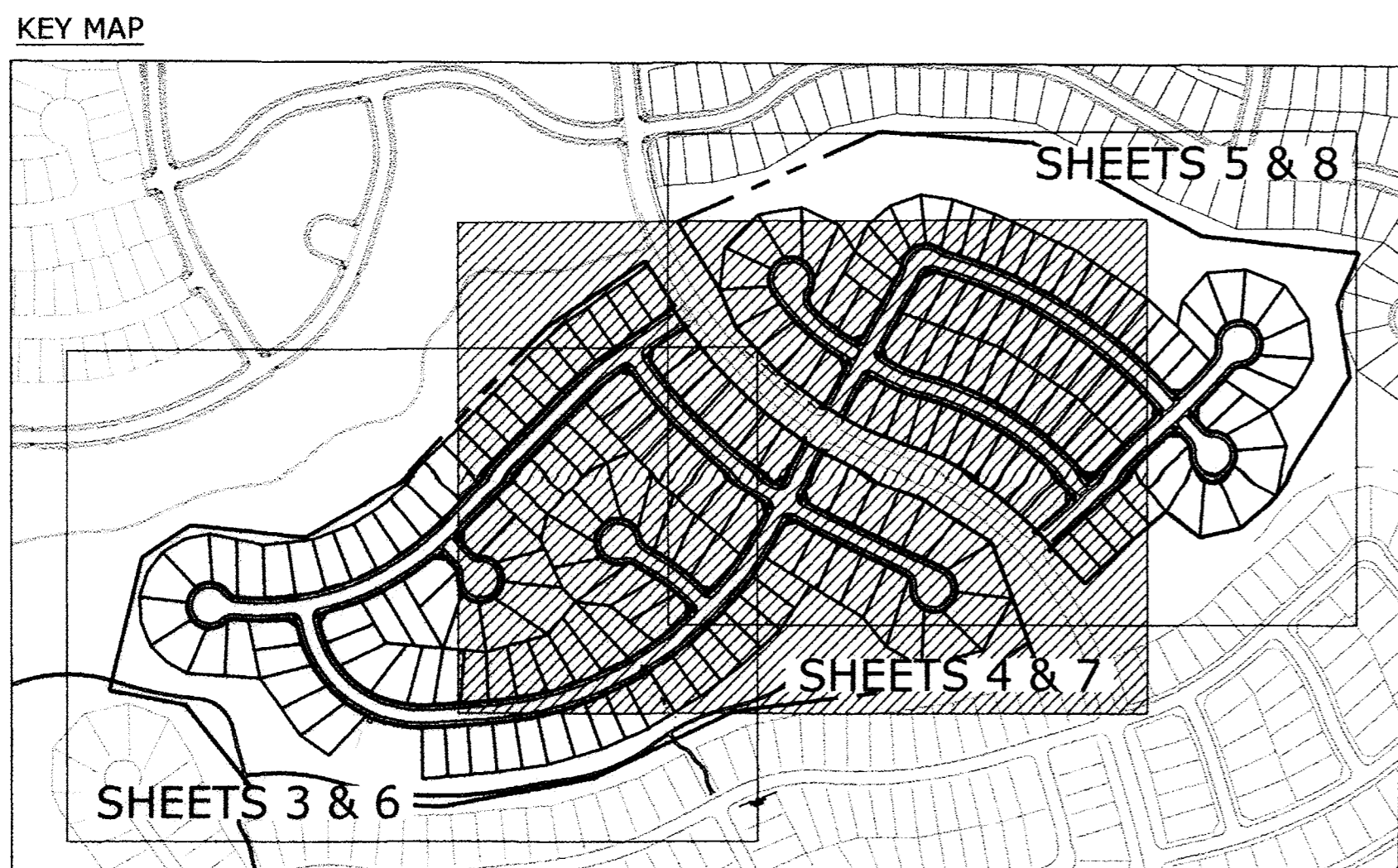
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8/20/2018	MS	Per County Comments

CENTER  
SITE PLAN

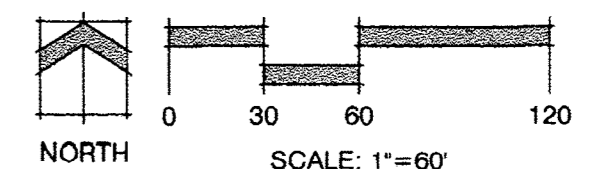
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PCD# PUDSP-18-003



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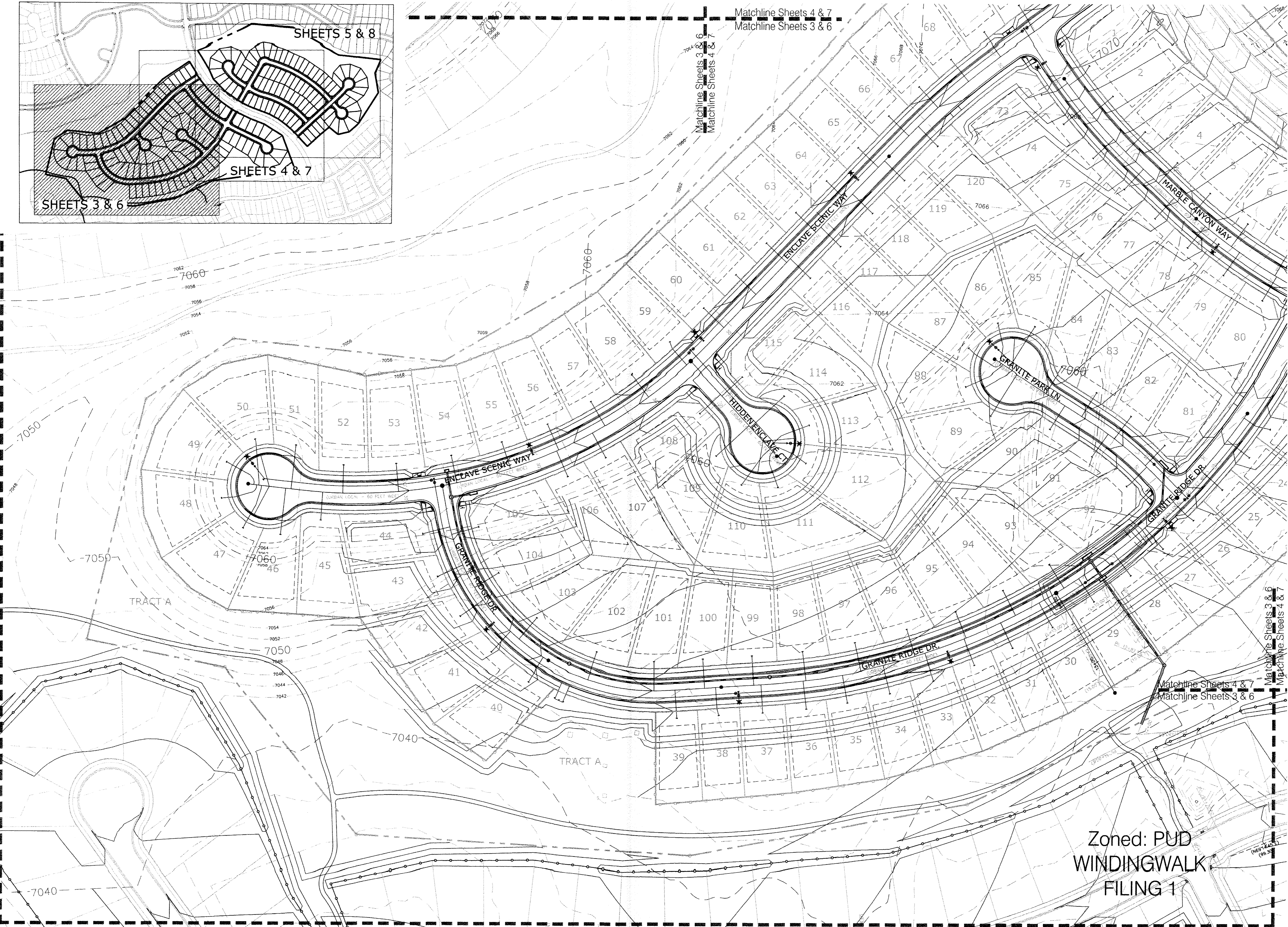
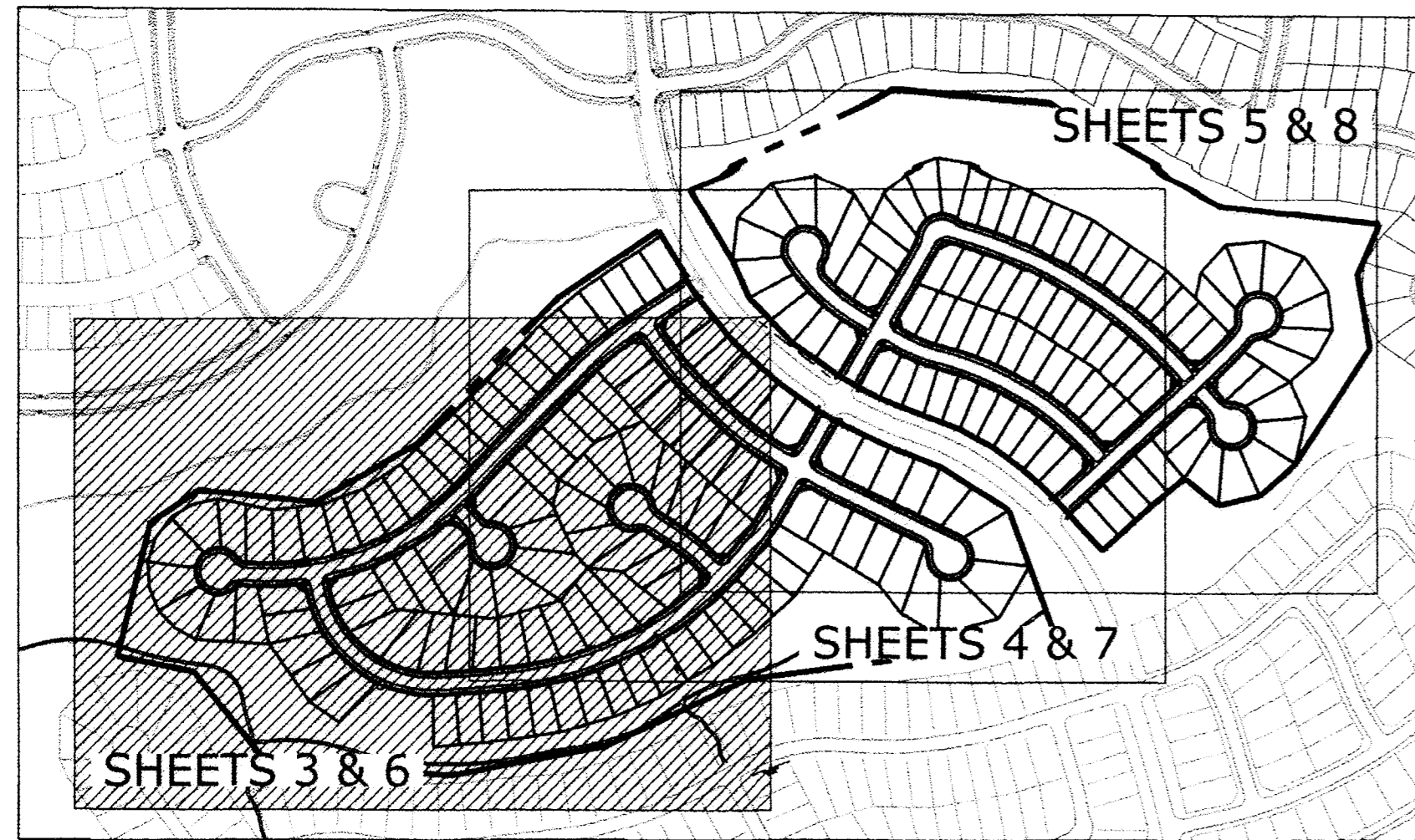
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KEY MAP



P:\VET\Meridian Ranch\Drawings\Winding Walk\_L\_SB (Utilities\Drawings\Planning)\Development\PU-09\_Stonebridge\_Fil-4.dwg [6-Cadwin] 11/29/2018 2:13:49 PM Isenbourn

Matchline Sheets 4 & 7  
Matchline Sheets 3 & 6

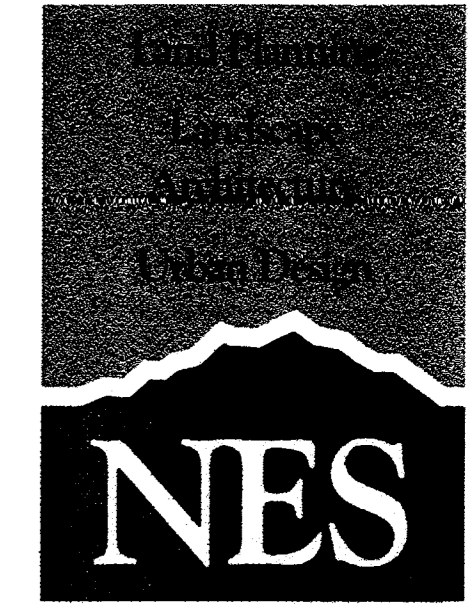
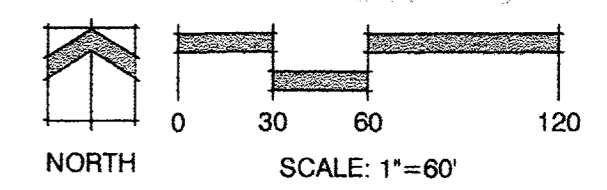
Matchline Sheets 3 & 6  
Matchline Sheets 4 & 7

Matchline Sheets 3 & 6  
Matchline Sheets 4 & 7

Matchline Sheets 4 & 7  
Matchline Sheets 3 & 6

Zoned: PUD  
WINDINGWALK  
FILING 1

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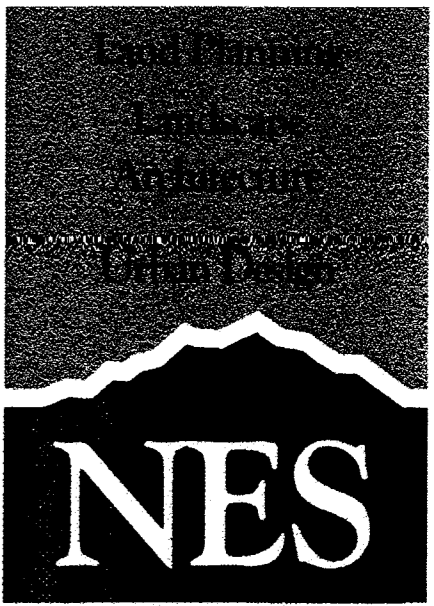
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8/20/2018	MS	Per County Comments

**WEST & SOUTH  
UTILITIES &  
GRADING**

**6**  
OF 15

PCD# PUDSP-18-003





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# Stonebridge Filing 4 At Meridian Ranch

PUD Development Plan /  
Preliminary Plan

DATE: January 4, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Swenson

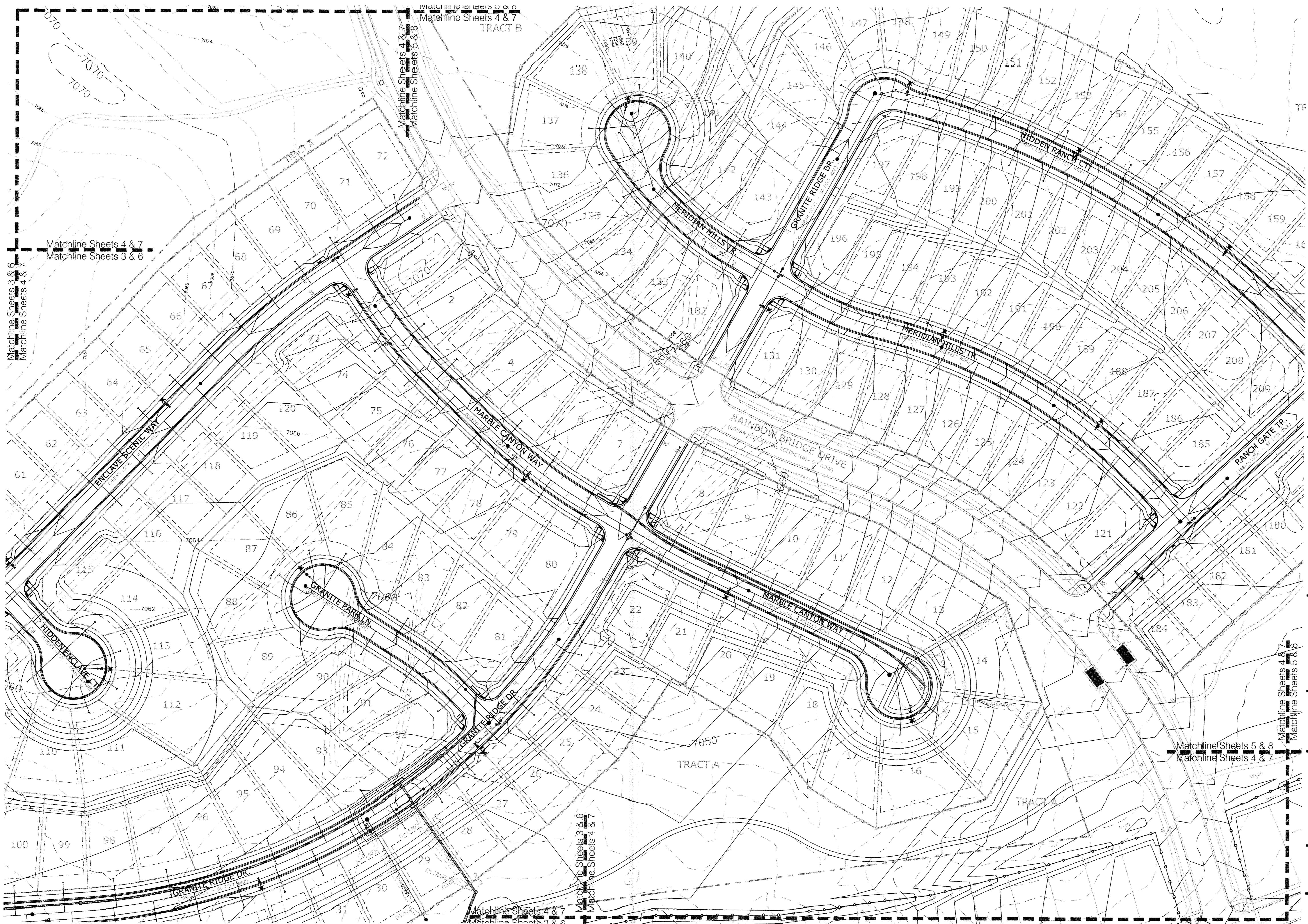
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7/20/2018	JBS	Per County Comments
8/20/2018	MS	Per County Comments

**CENTER PLAN  
UTILITIES & GRADING**

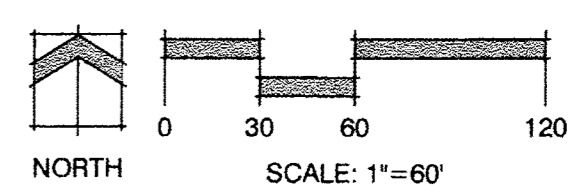
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OF 15

PCD# PUDSP-18-003



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12-21-18



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PLANNING/LANDSCAPE ARCHITECT

ASSOCIATION

SCALE

ISSUE INFO

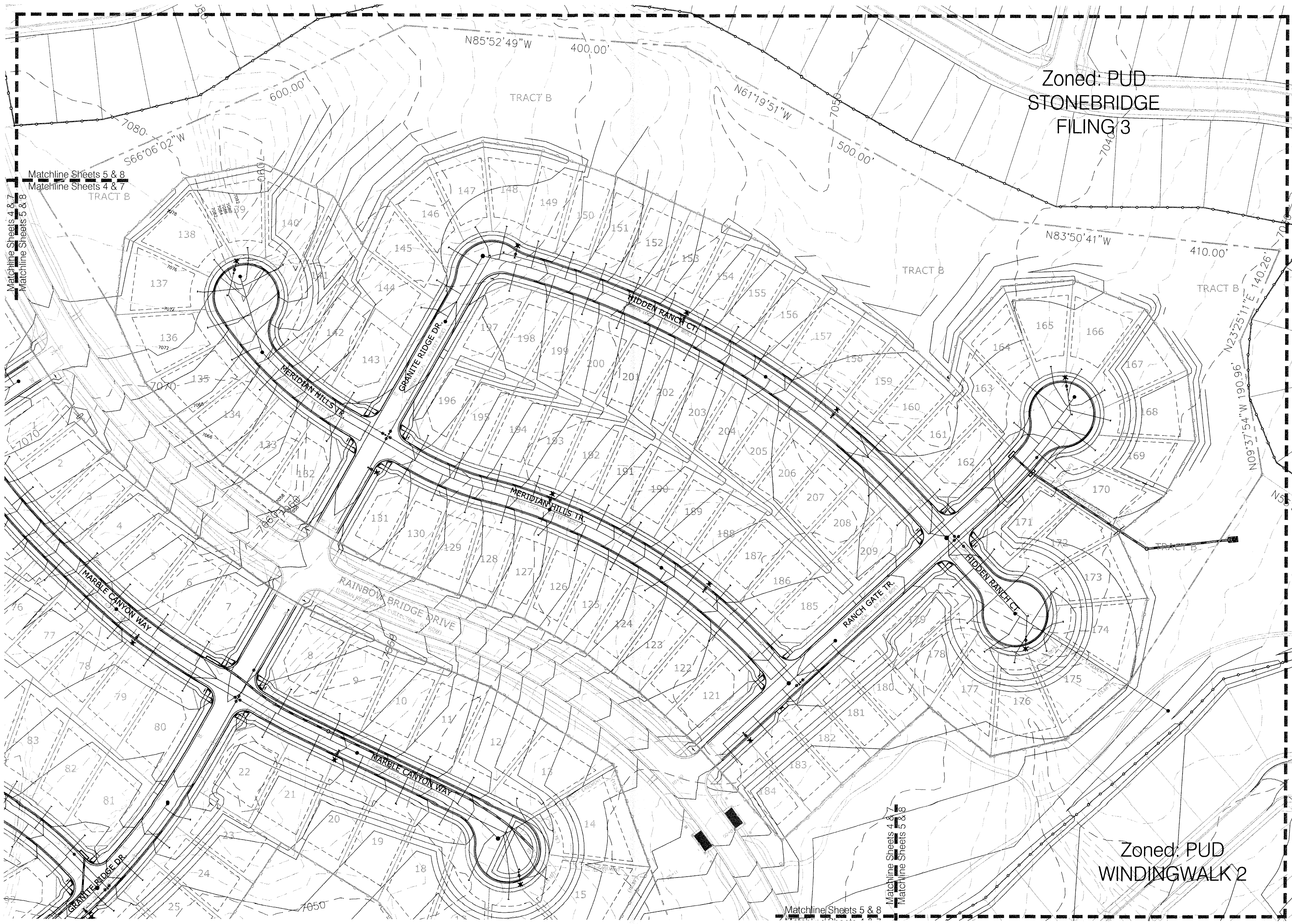
SHEET / REVISION

SHEET TITLE

SHEET NUMBER

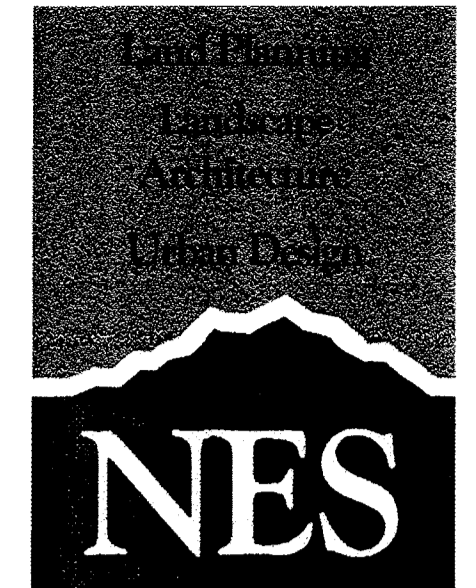
PLANTING #





Zoned: PUD  
STONEBRIDGE  
FILING 3

Zoned: PUD  
WINDINGWALK 2



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Stonebridge  
Filing 4  
At Meridian  
Ranch

PUD Development Plan /  
Preliminary Plan

DATE: January 4, 2018  
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PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION
7/20/2018	JBS	Per County Comments
8/20/2018	MS	Per County Comments

EAST & NORTH  
UTILITIES & GRADING

8  
OF 15

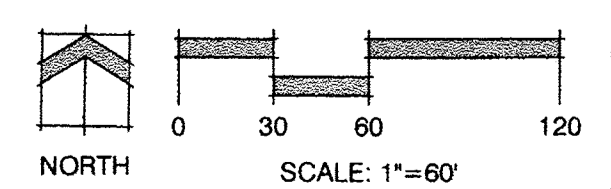
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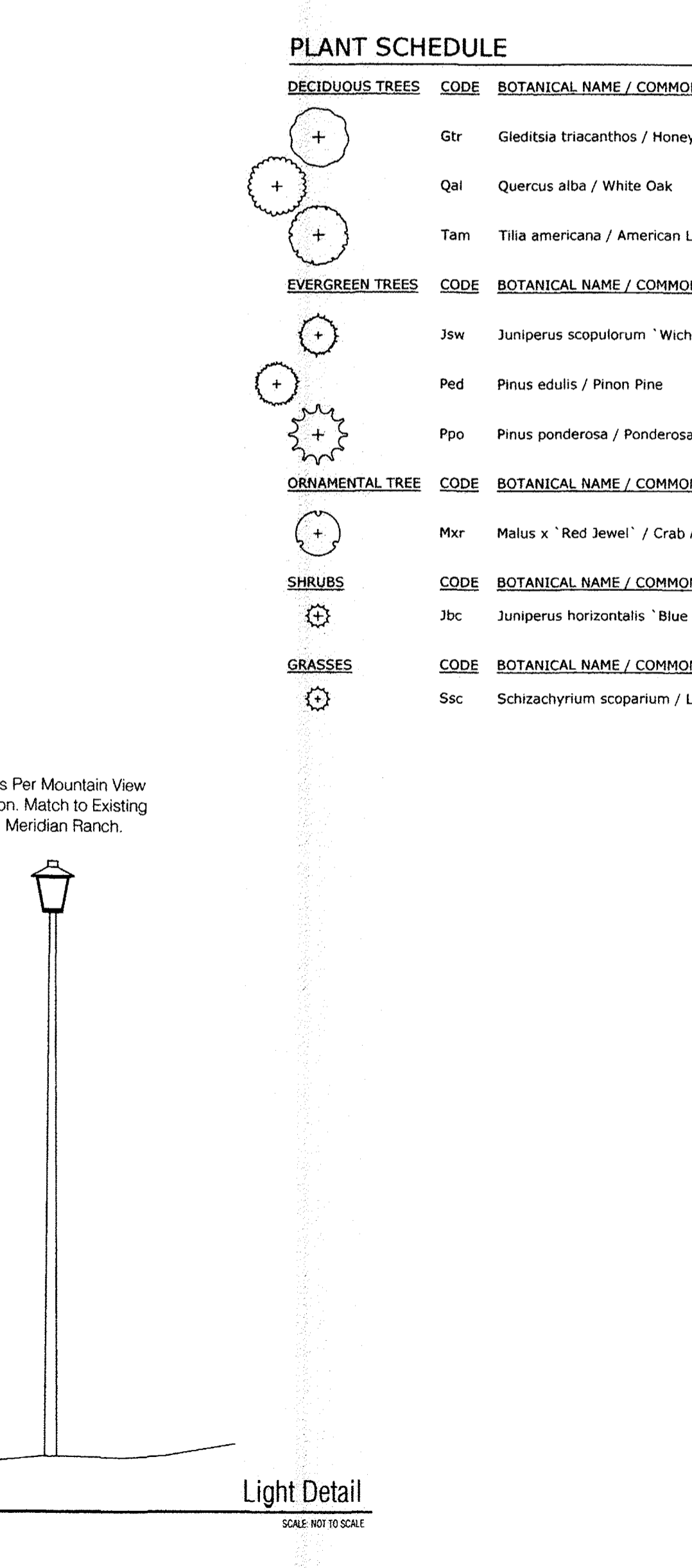
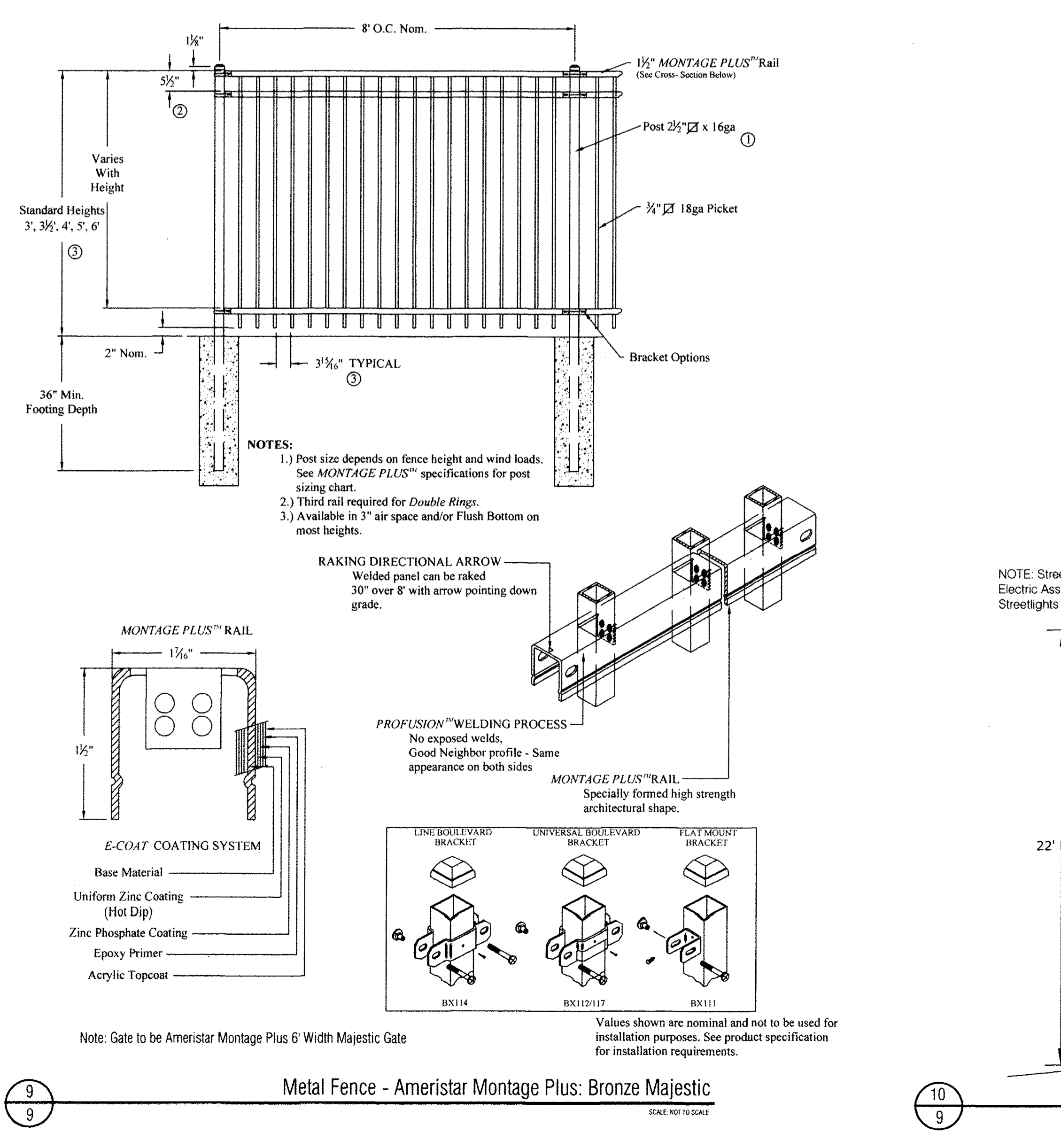
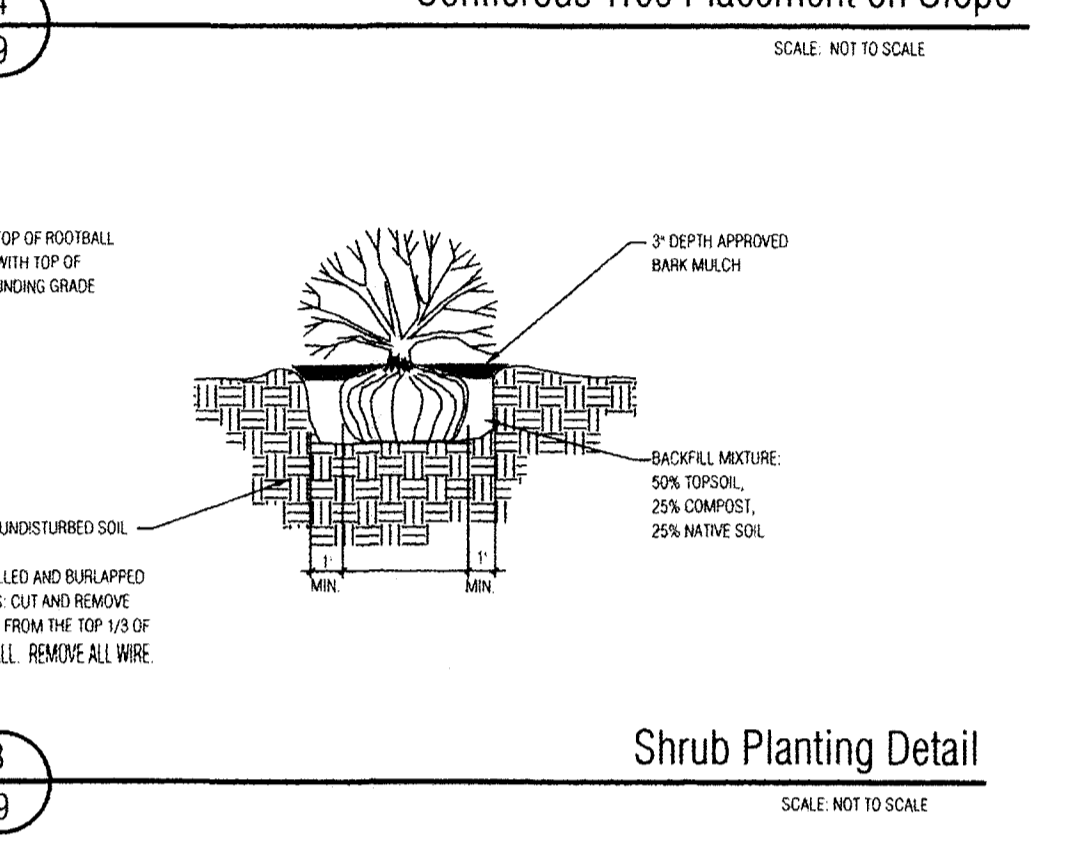
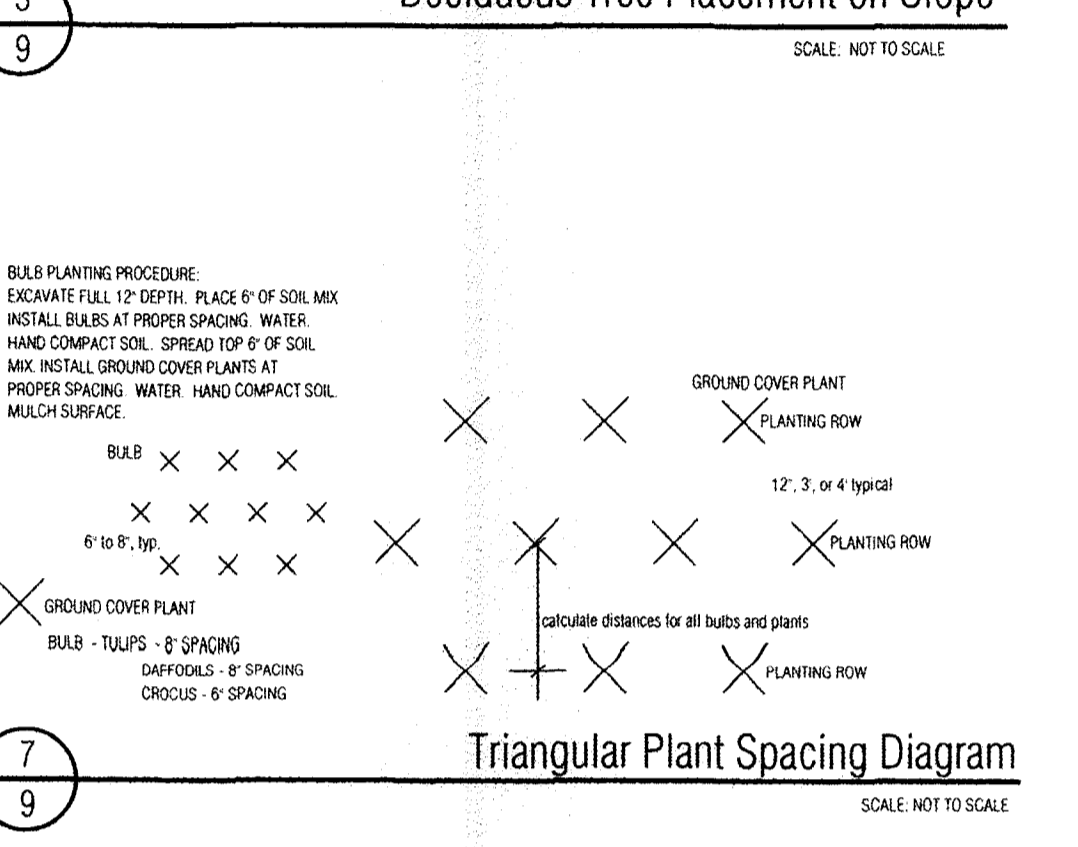
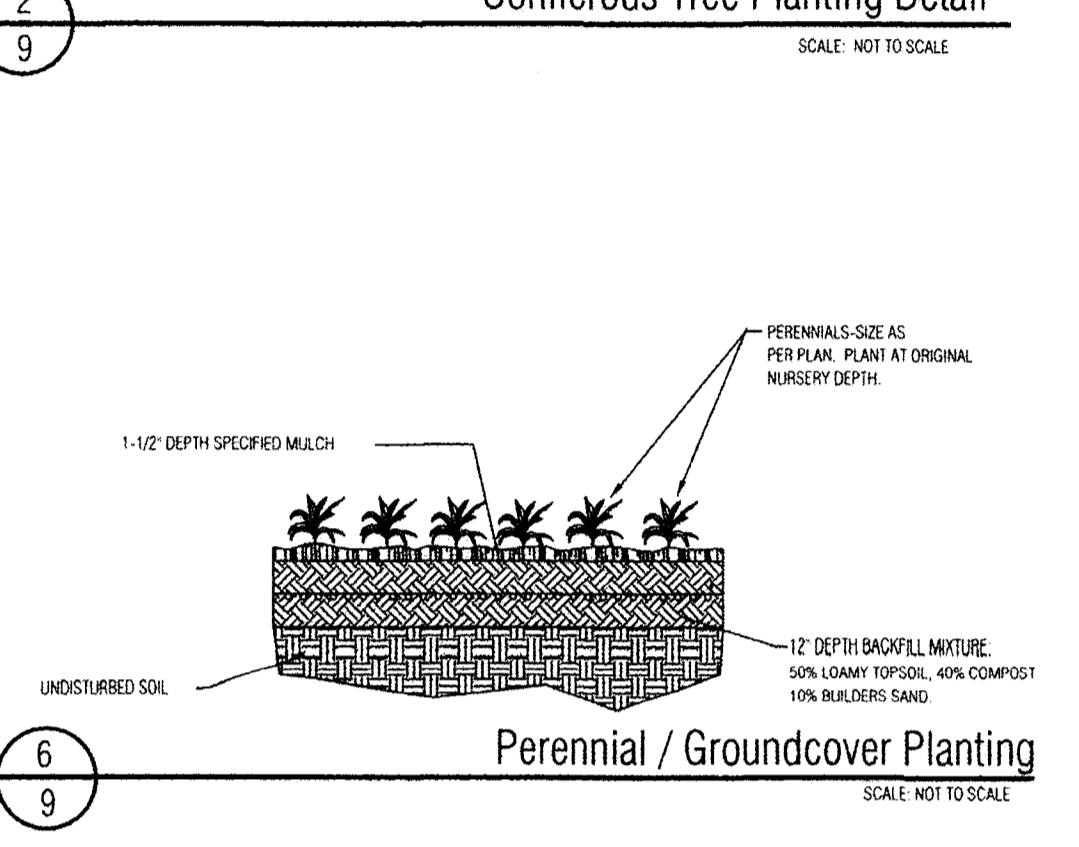
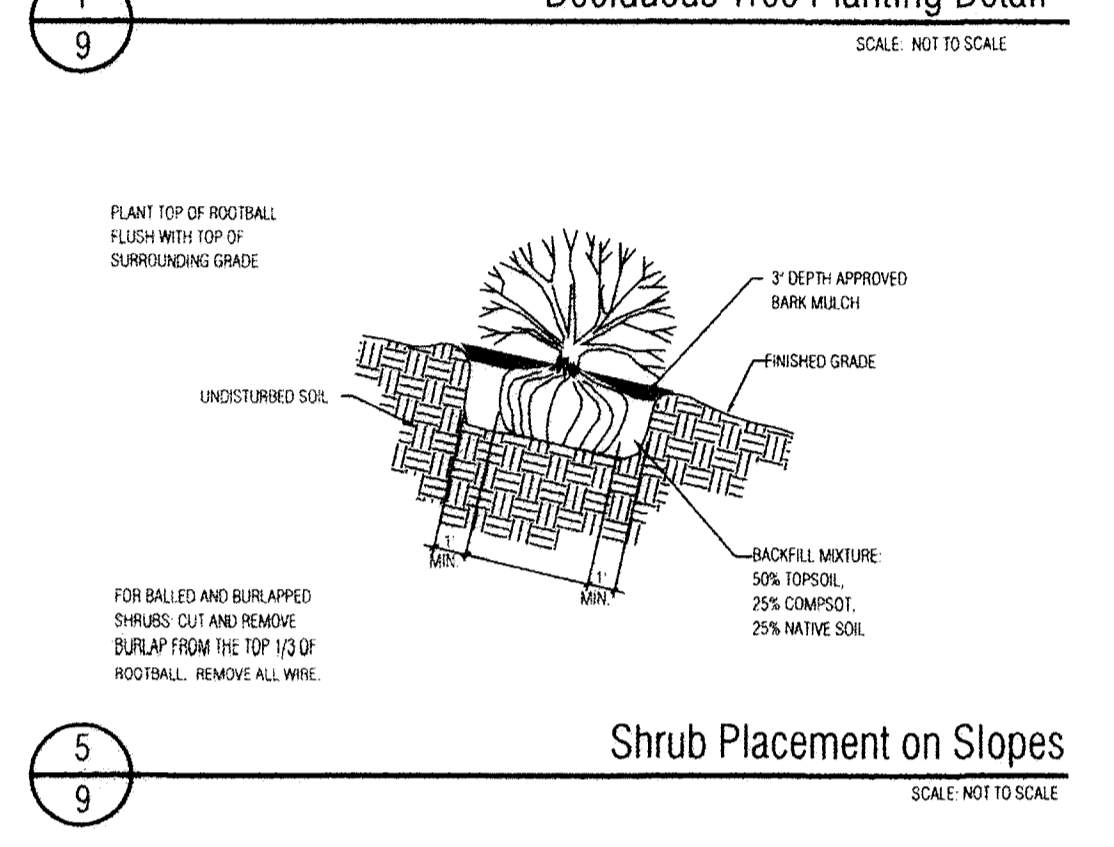
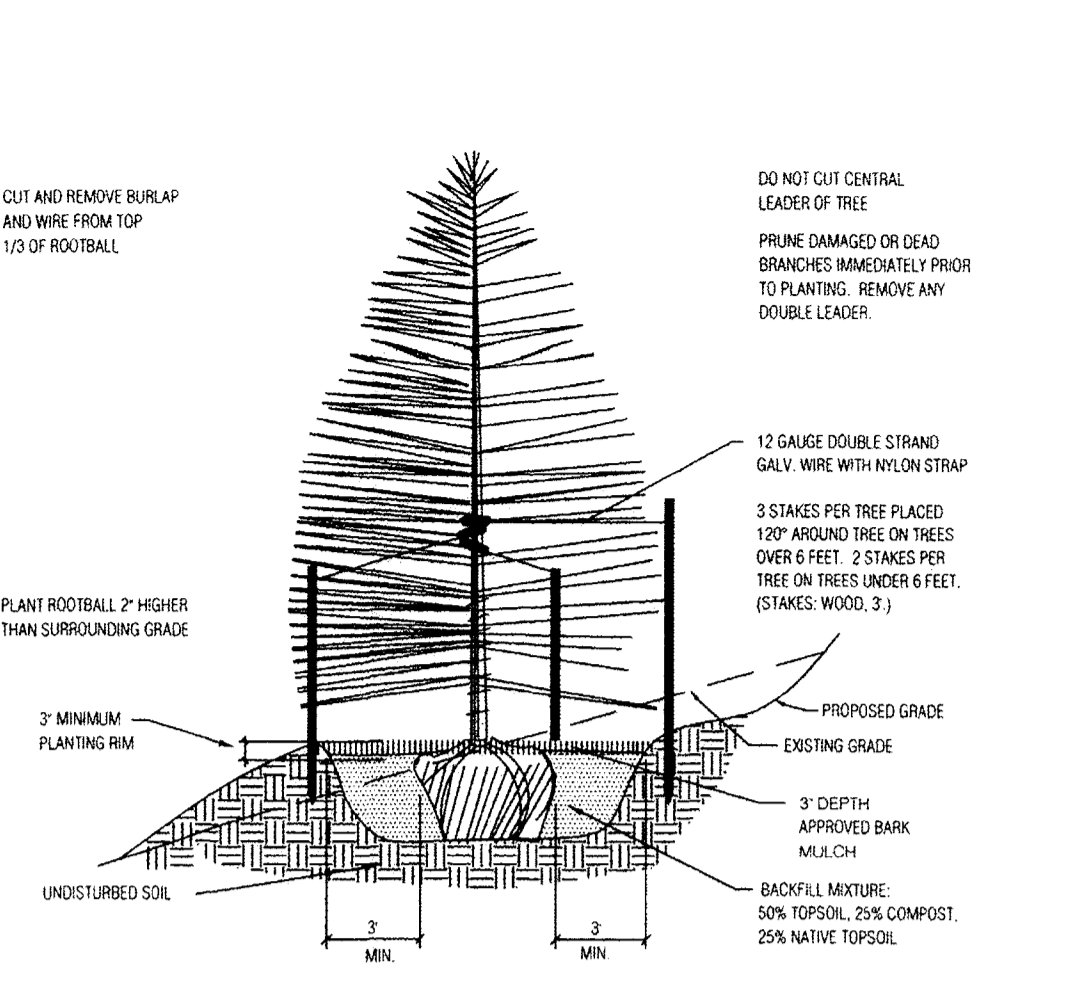
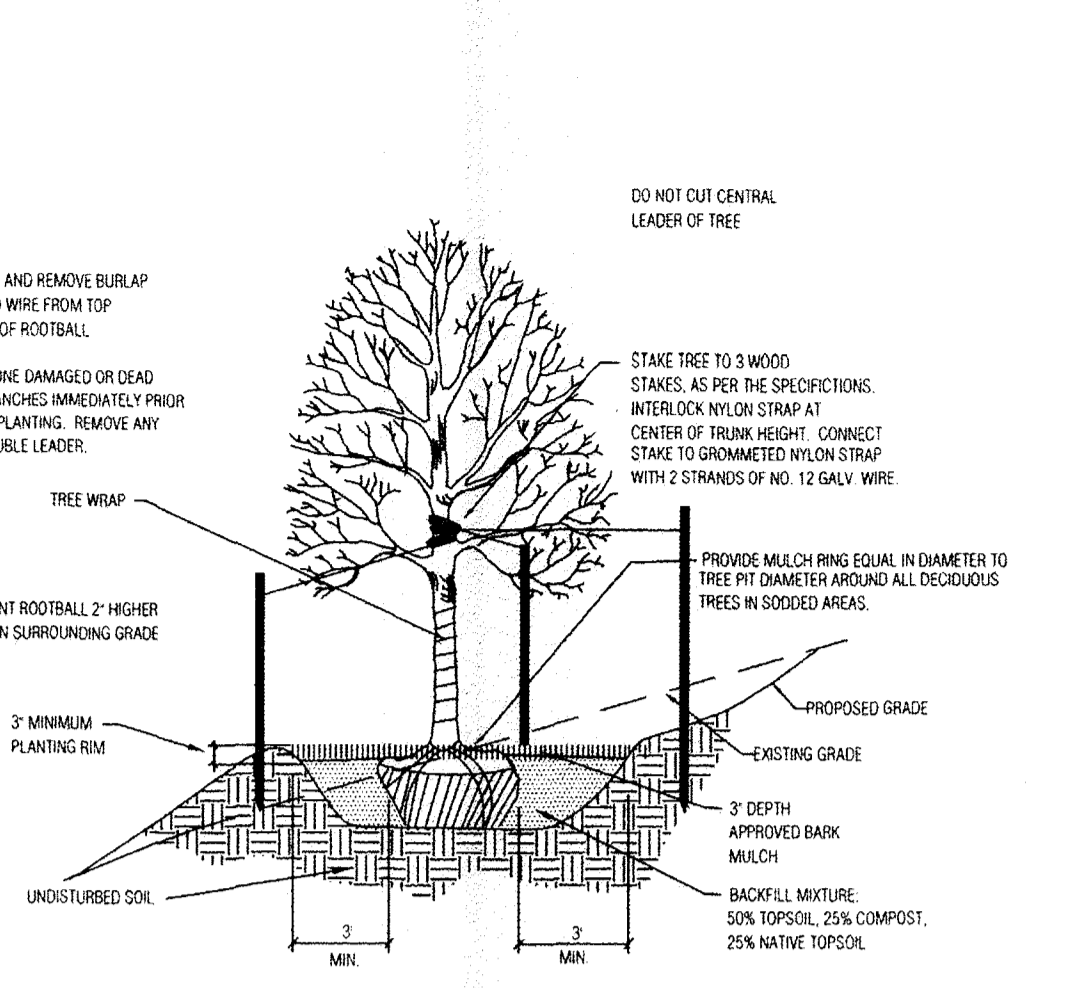
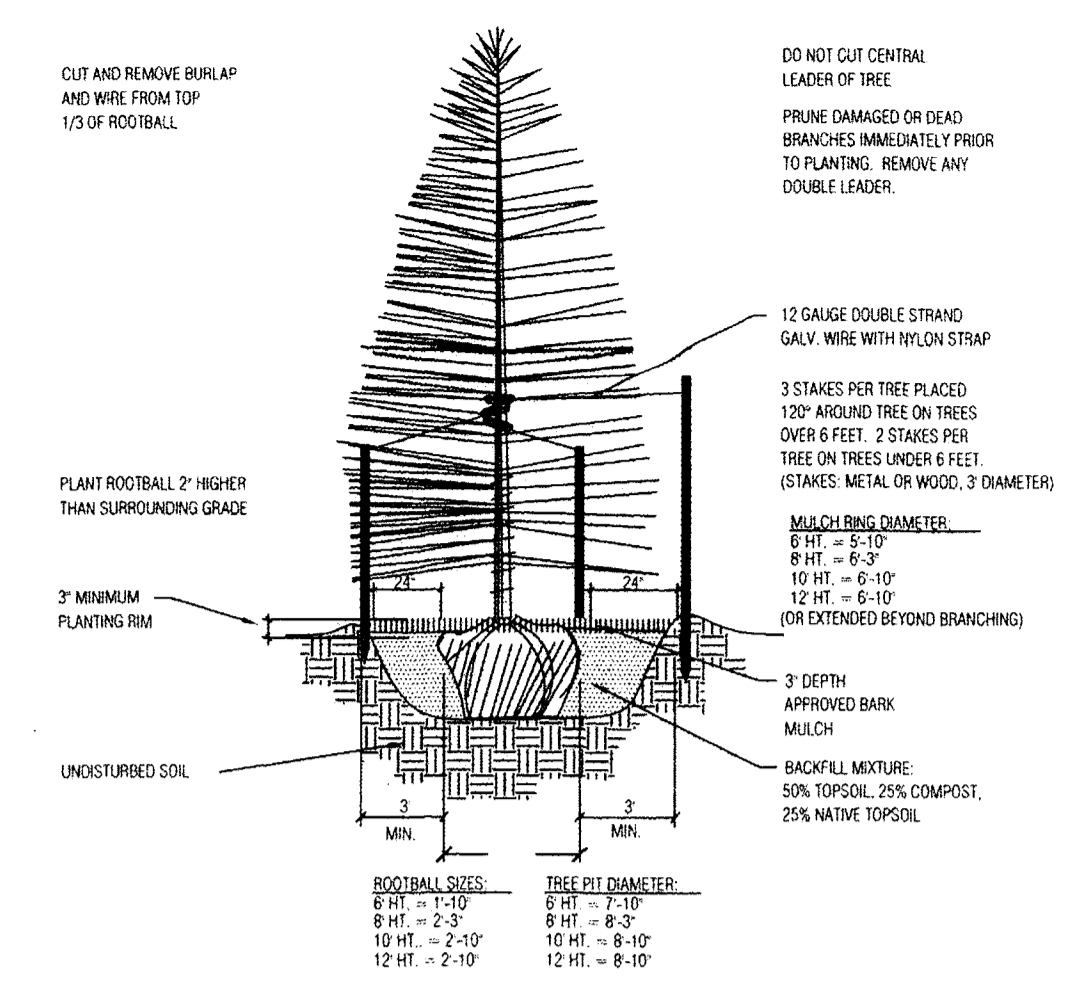
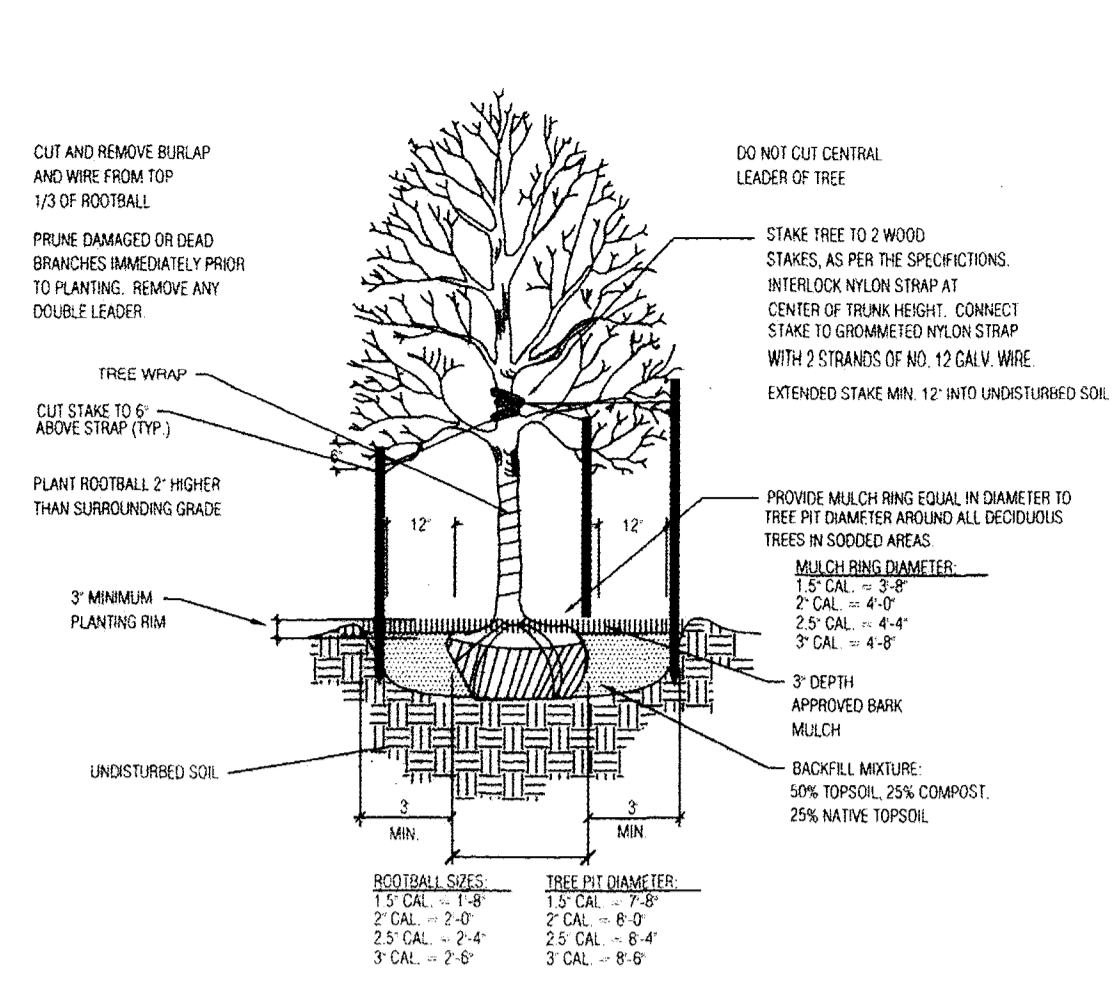
Matchline Sheets 5 & 8

Matchline Sheets 4 & 7  
Matchline Sheets 5 & 8

218146277  
12-21-18







**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	QTY
Gtr		Gleditsia triacanthos / Honey Locust	60'	40'	3" Cal.	B&B	3
Qal		Quercus alba / White Oak	60'	60'	3" Cal.	B&B	8
Tam		Tilia americana / American Linden	80'	50'	3" Cal.	B&B	8
EVERGREEN TREES	CODE	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	QTY
Jsw		Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	20'	10'	6" HT	B&B	13
Ped		Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B	19
Ppo		Pinus ponderosa / Ponderosa Pine	80'	40'	8" HT	B&B	11
ORNAMENTAL TREE	CODE	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	QTY
Mxr		Malus x 'Red Jewel' / Crab Apple	15'	10'	2" Cal.	B&B	4
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	QTY
Jbc		Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8"	5 GAL	CONT	2
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	QTY
Ssc		Schizachyrium scoparium / Little Bluestem Grass	4'	2.5'	1 GAL	CONT	1

**Seed Mix B with Wildflowers**

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

Note: Low Gro Mix available from Arkansas Valley Seed Solutions (877) 957-3337

Wildflower Mix available from: Applegate Seed Co. (303) 431-7333

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.

**Seed Mix A**

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

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.

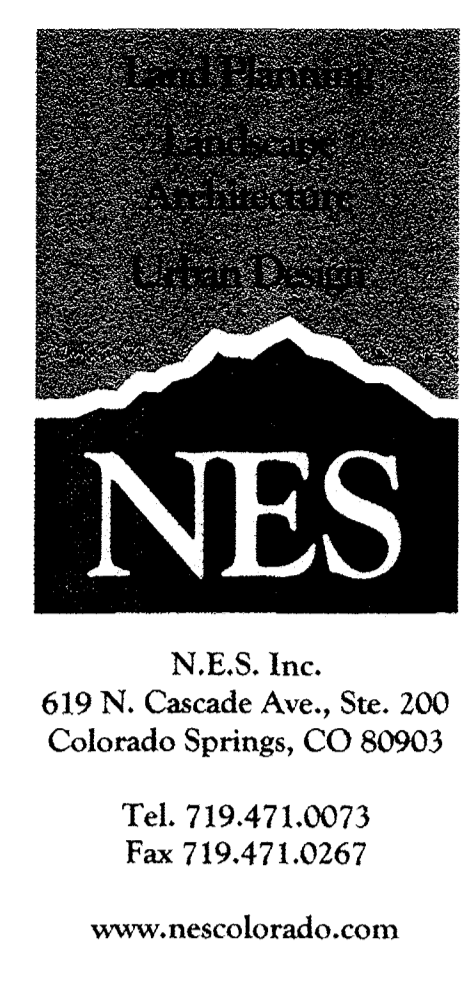
**SITE DATA**

- Land Use: Single Family Residential
- Number of Lots: 209 Lots
- Total Area: 67.895 AC
- Total Tract Area: 15.375 AC

**TREE REQUIREMENTS**

LDC Plant Category (RB)	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees
	Rainbow Bridge (Local)	1,624'	55 (1 per 30')	66

- 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.
    - 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 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&C SAND C&C 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.



**Stonebridge Filing 4 At Meridian Ranch**

**Final Landscape Plan**

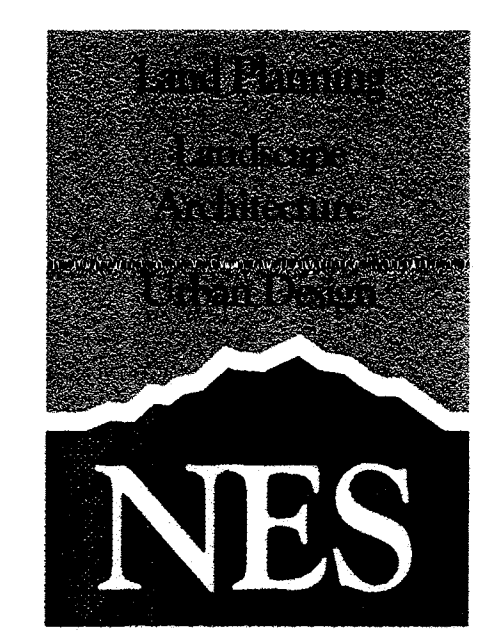
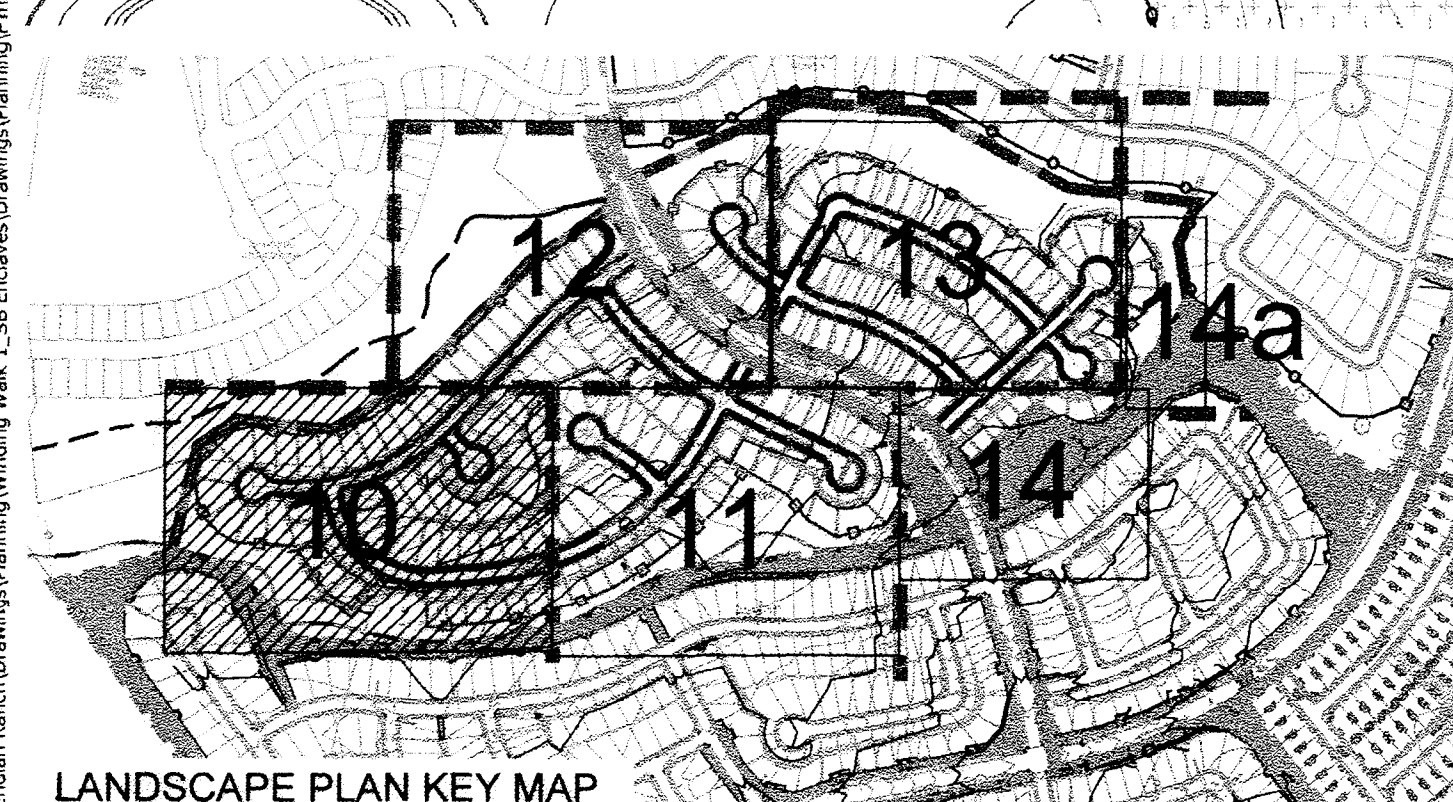
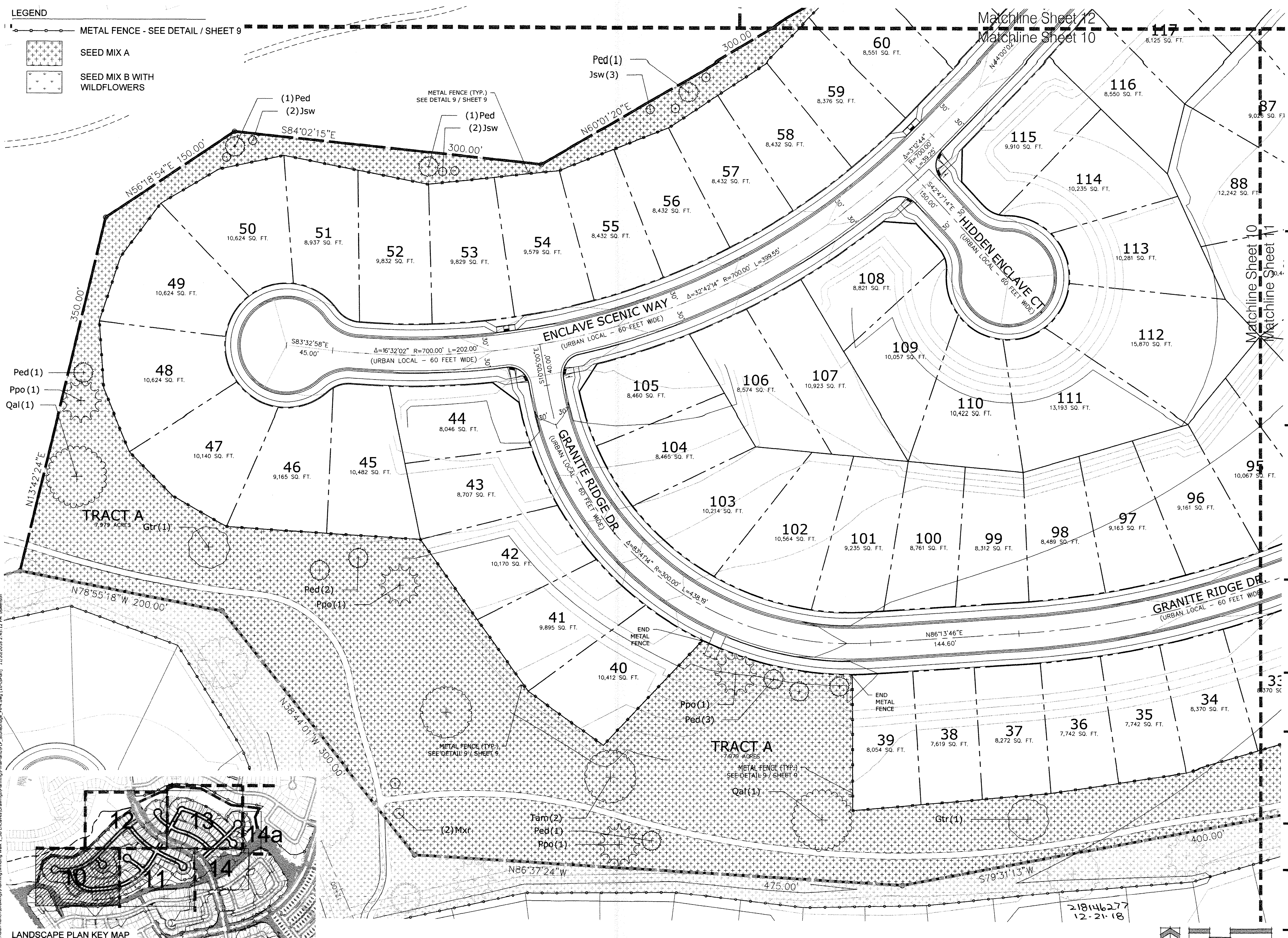
DATE: January 1, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: M. Swift

**LANDSCAPE DETAILS**



**LEGEND**

- METAL FENCE - SEE DETAIL / SHEET 9
- SEED MIX A
- SEED MIX B WITH WILDFLOWERS



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Final Landscape Plan

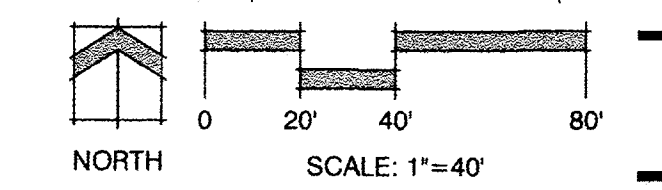
DATE: January 1, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: M. Swift

DATE	BY	DESCRIPTION
7/20/2018	JSB	Per County Comments
8/20/2018	MS	Per County Comments

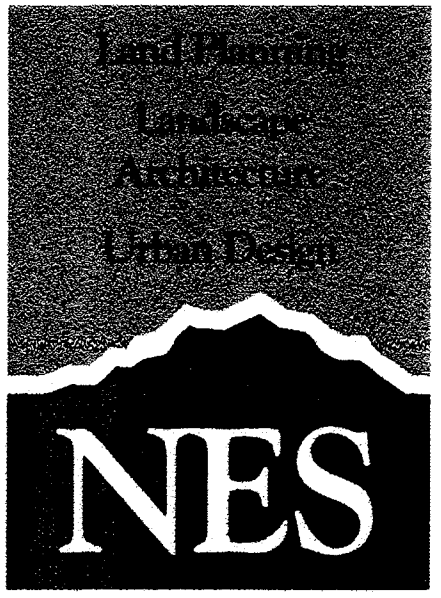
**LANDSCAPE PLAN**

**10**  
OF 15

PCD# PUDSP-18-003





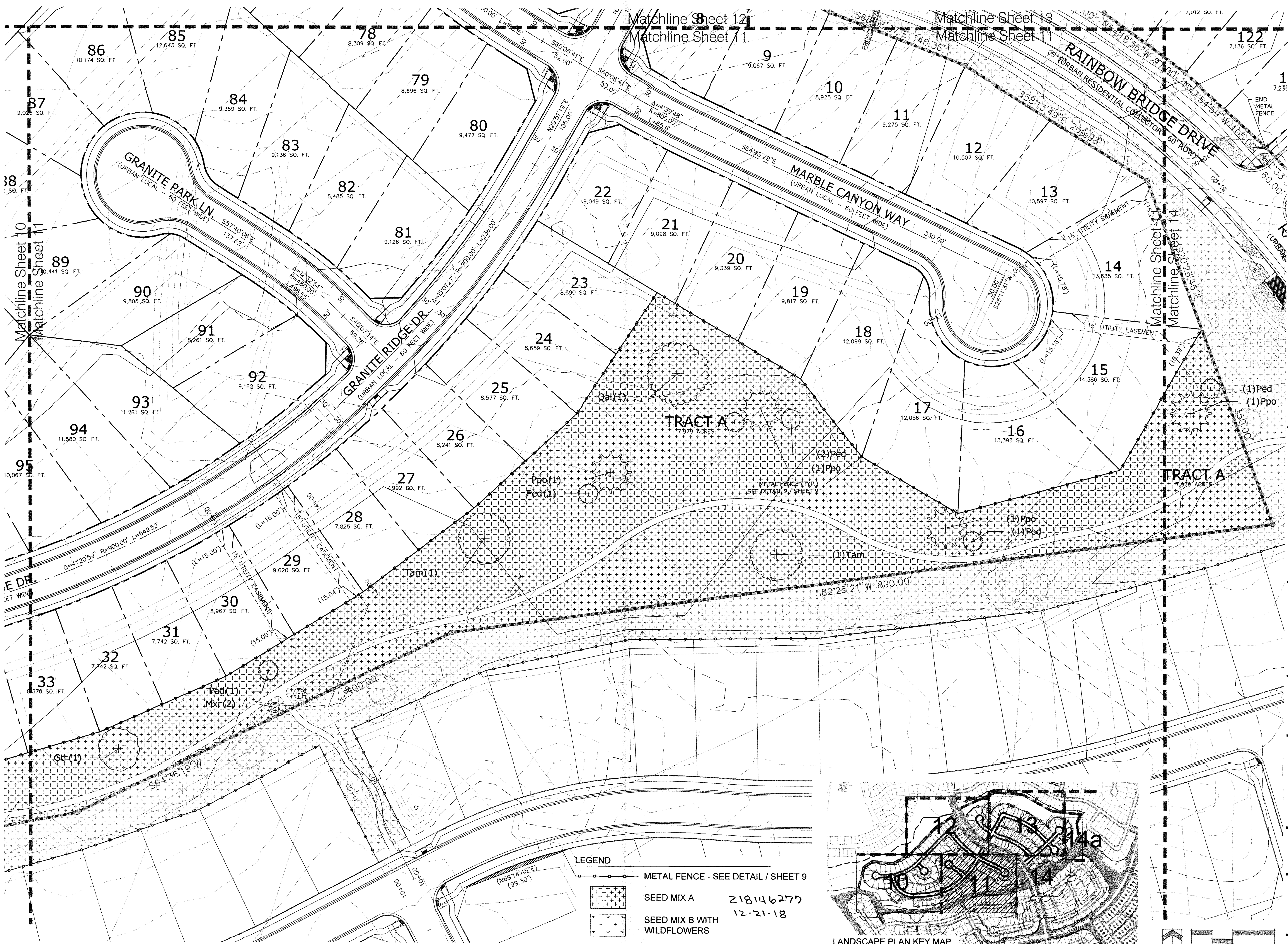


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### Stonebridge Filing 4 At Meridian Ranch

Final Landscape Plan

DATE: January 1, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: M. Swift

DATE:	BY:	DESCRIPTION:
7/20/2016	JSB	Per County Comments
8/20/2018	MS	Per County Comments

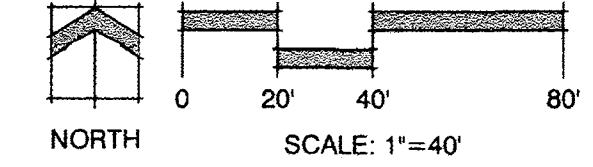
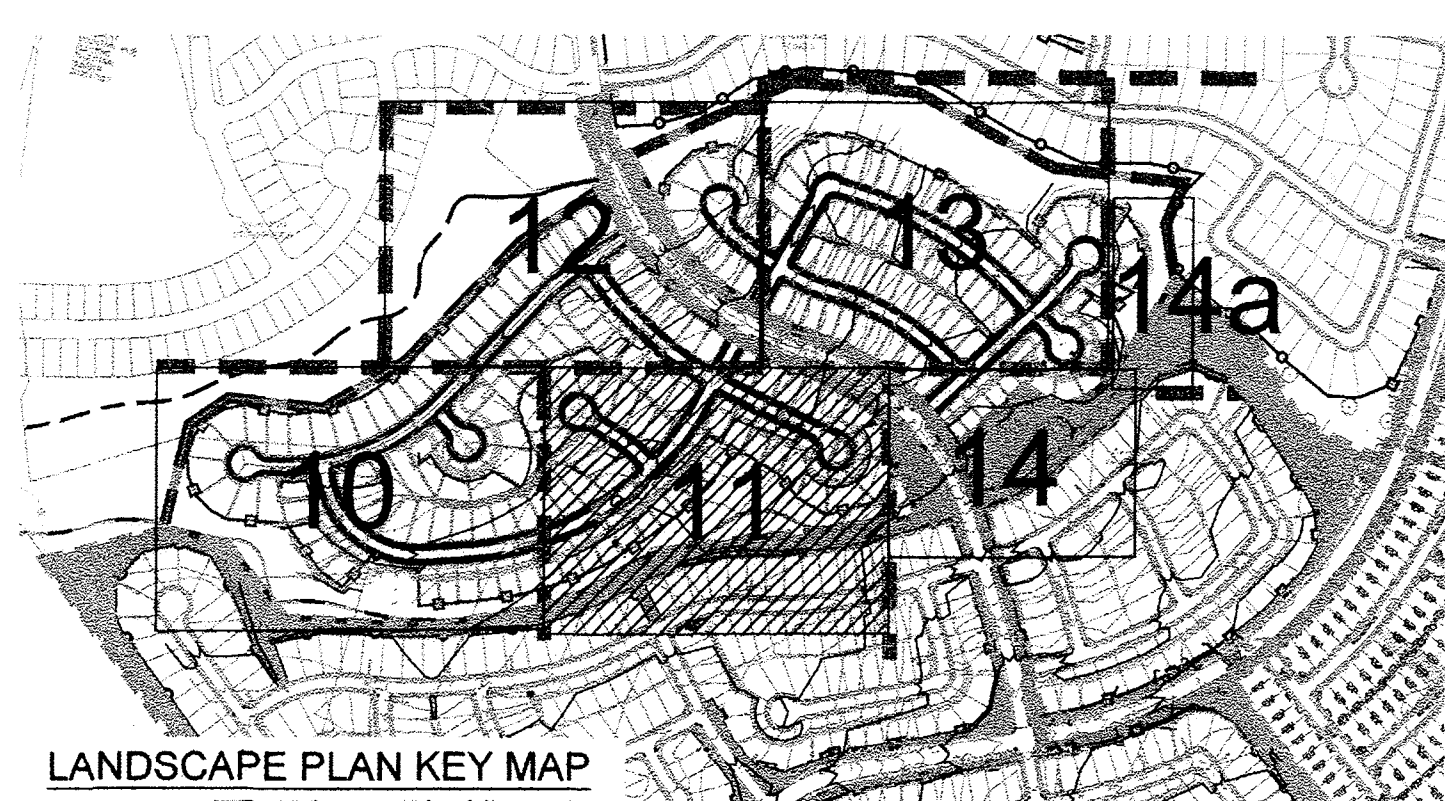
#### LANDSCAPE PLAN

# 11

OF 15



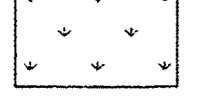
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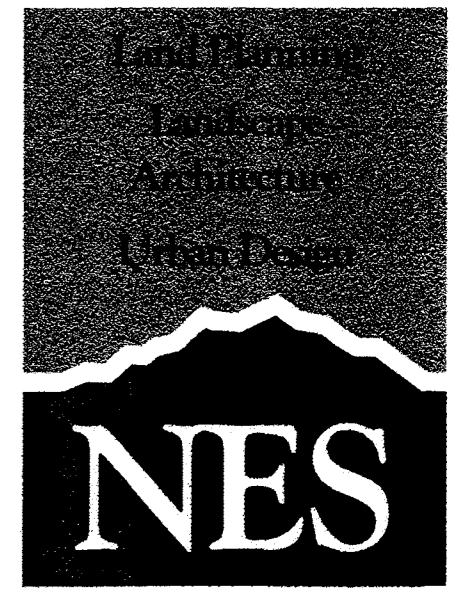
- LEGEND**
- METAL FENCE - SEE DETAIL / SHEET 9
  - SEED MIX A 218146277
  - SEED MIX B WITH WILDFLOWERS 12-21-18



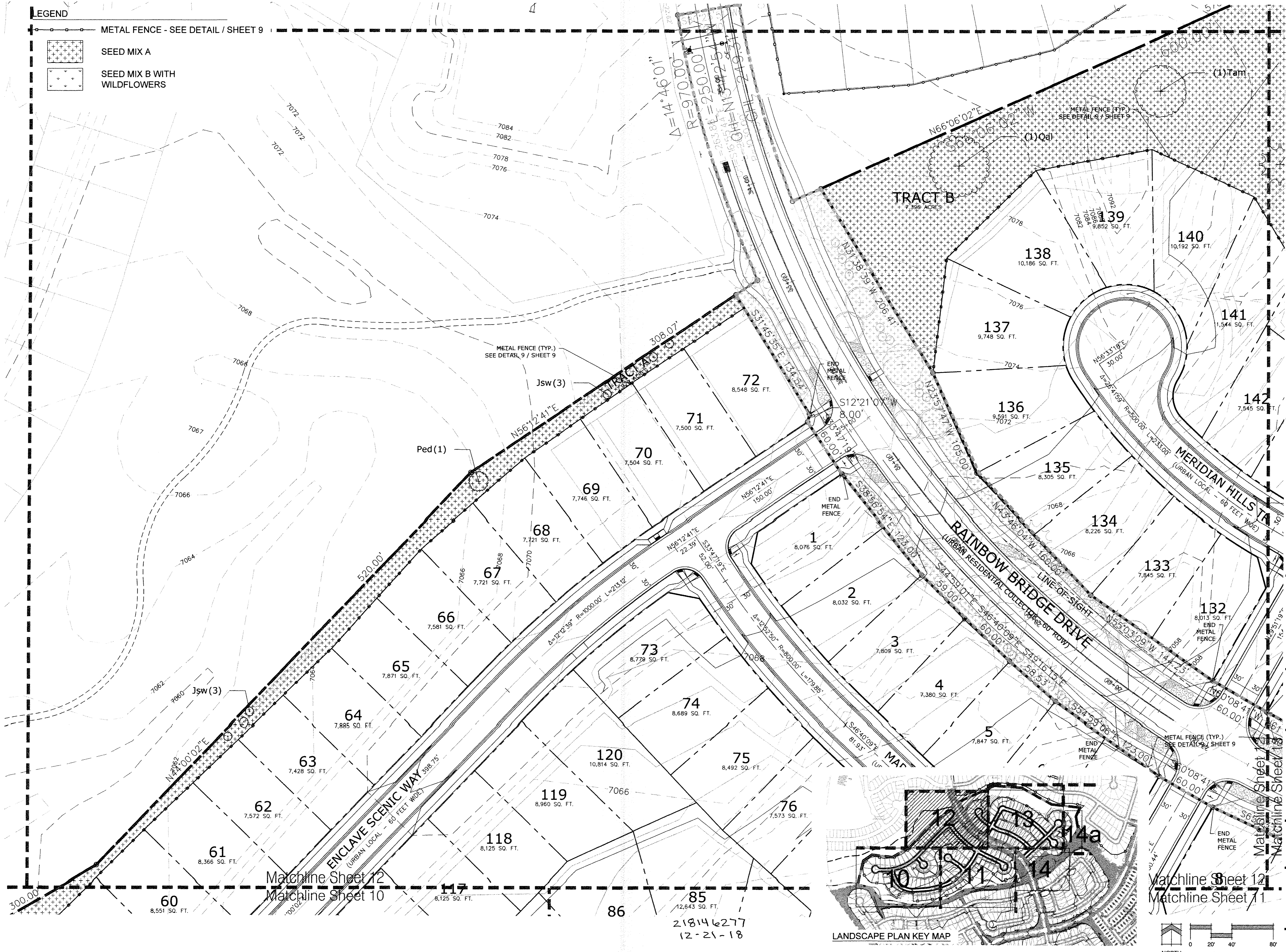


**LEGEND**

-  METAL FENCE - SEE DETAIL / SHEET 9
-  SEED MIX A
-  SEED MIX B WITH WILDFLOWERS



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**Stonebridge  
Filing 4  
At Meridian  
Ranch**

Final Landscape Plan

DATE: January 1, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: M. Swift

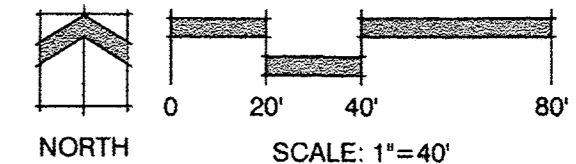
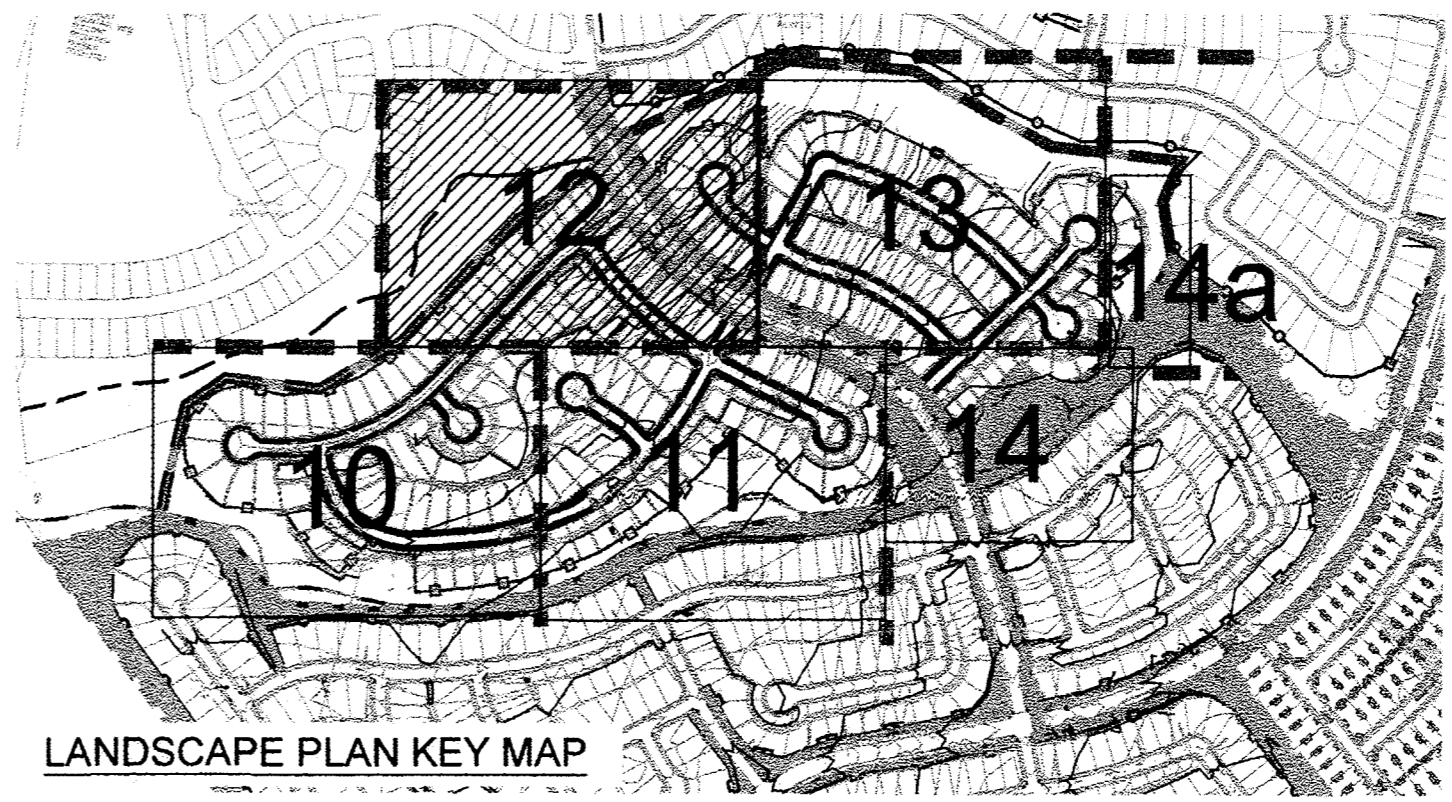
DATE	BY	DESCRIPTION
7/20/2018	JSB	Per County Comments
8/20/2018	MS	Per County Comments

**LANDSCAPE PLAN**

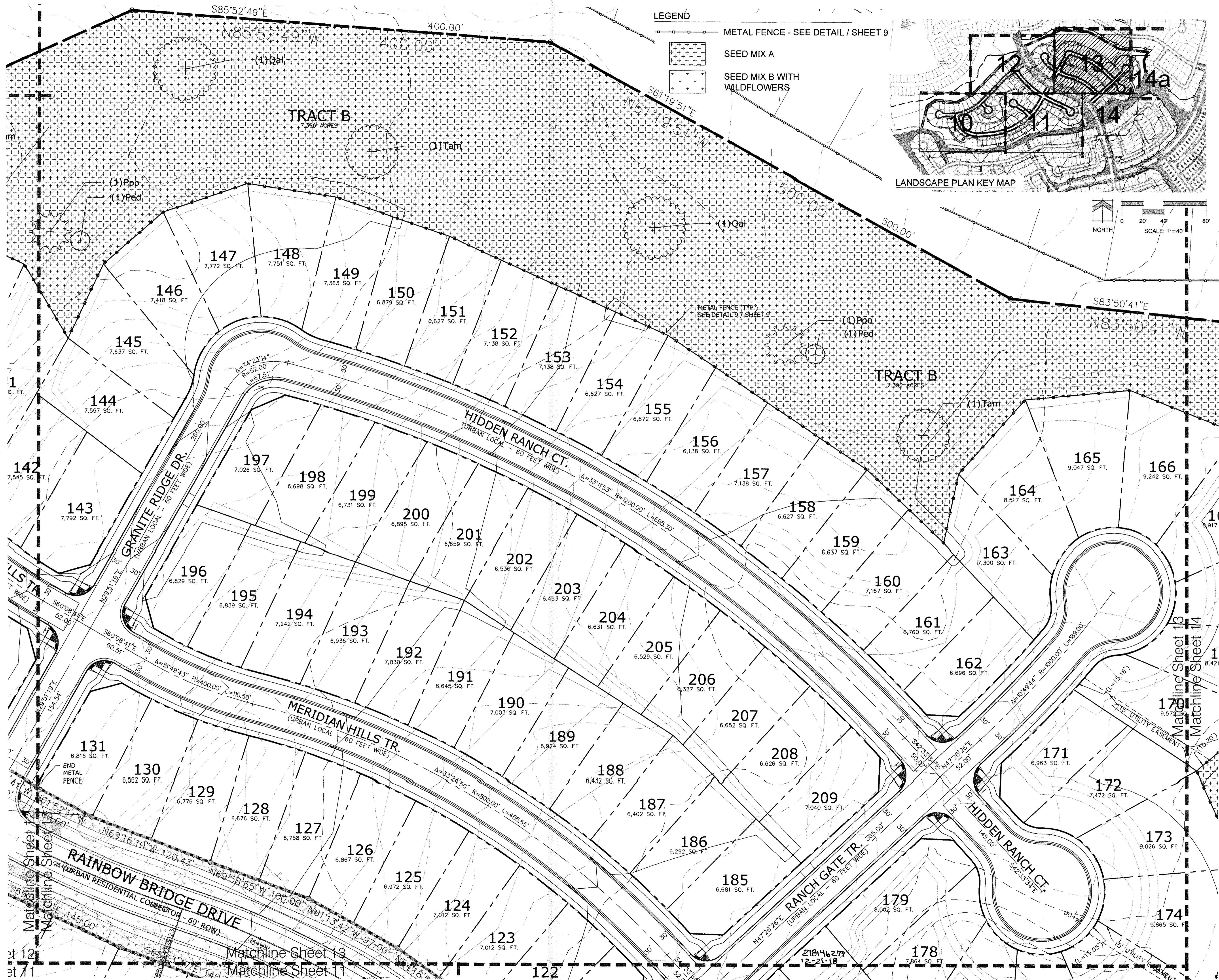
**12**  
OF 15

PCD# PUDSP-18-003

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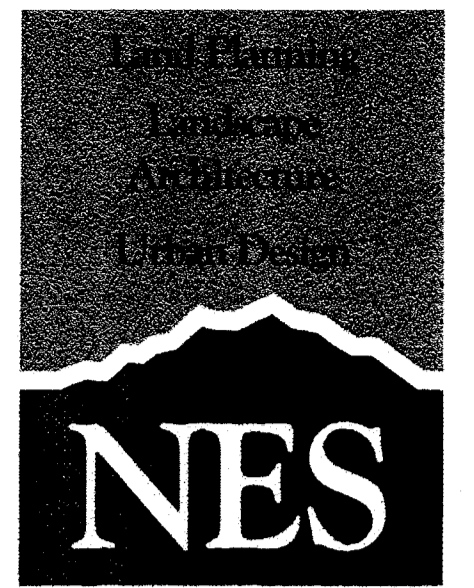
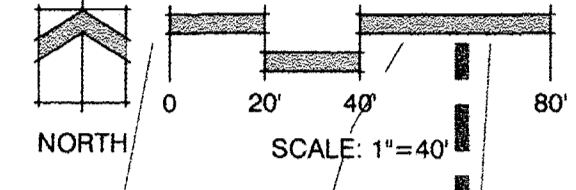
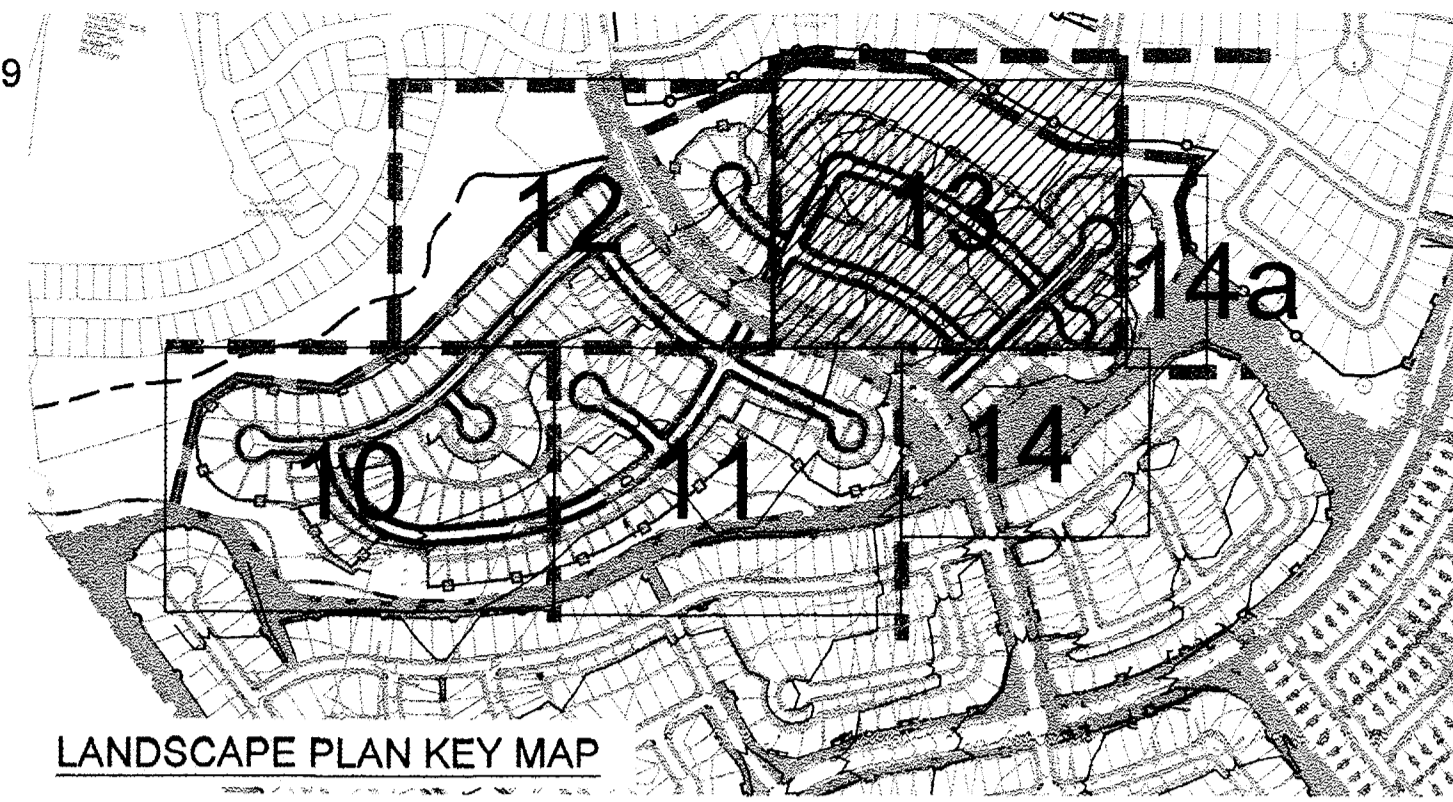






**LEGEND**

- METAL FENCE - SEE DETAIL / SHEET 9
- SEED MIX A
- SEED MIX B WITH WILDFLOWERS



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**Stonebridge  
Filing 4  
At Meridian  
Ranch**

Final Landscape Plan

DATE: January 1, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: M. Swift

DATE	BY	DESCRIPTION
7/20/2018	JSB	Per County Comments
8/20/2018	MS	Per County Comments

**LANDSCAPE PLAN**

**13**  
OF 15

PCD# PUDSP-18-003

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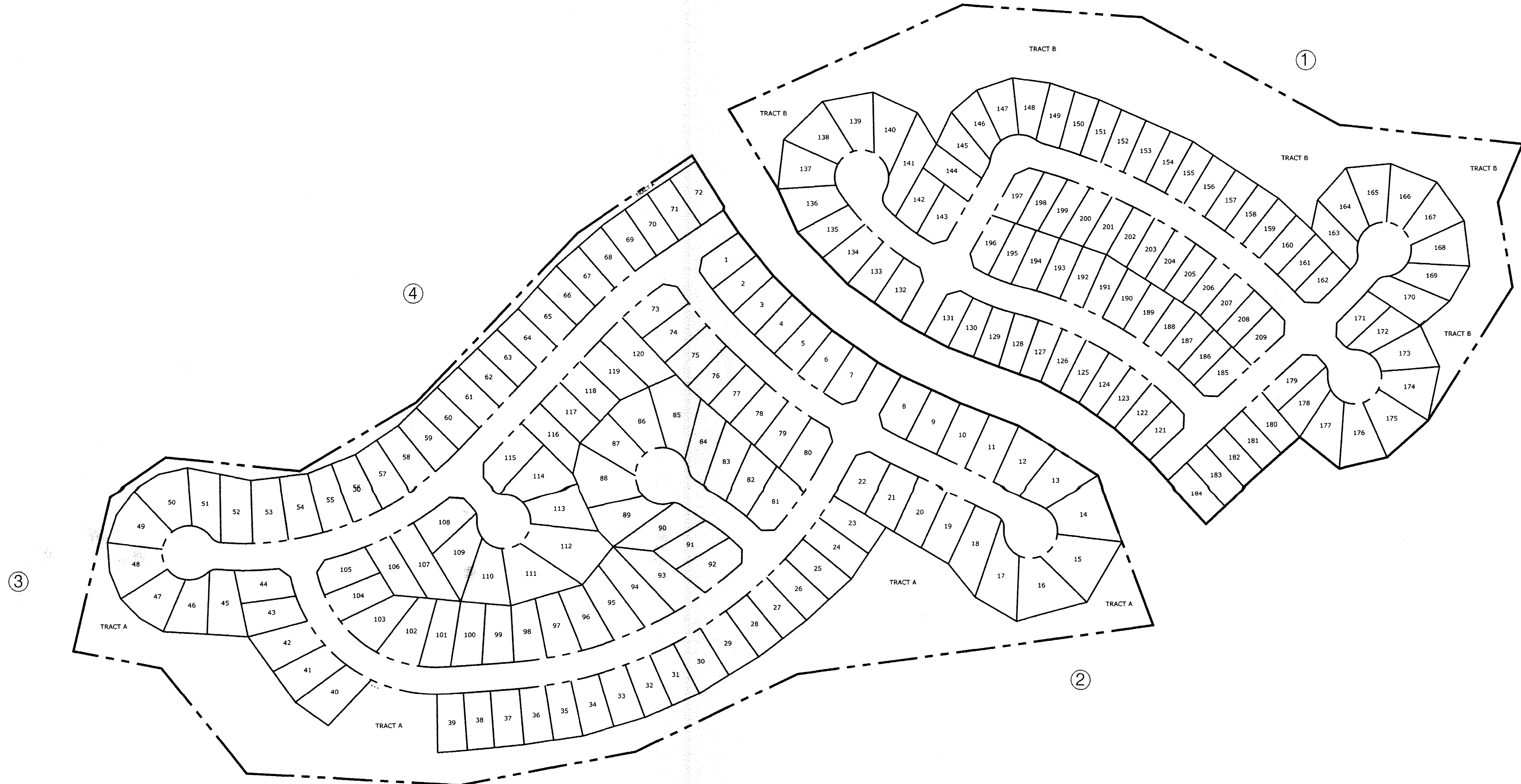




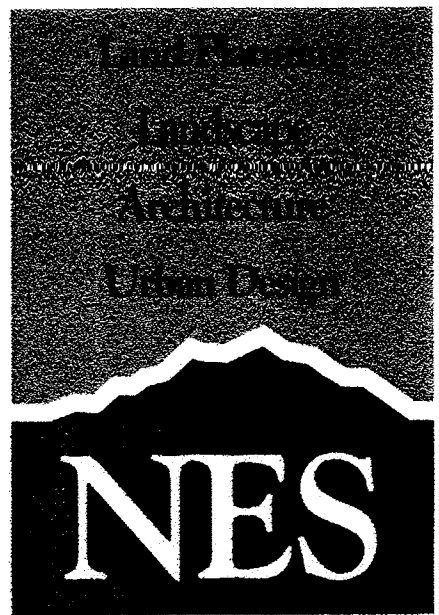


ADJACENT OWNERS

1. 420000410  
GTL INC.  
3575 KENYON ST STE 200  
SAN DIEGO CA 92110
2. 420000413  
MERIDIAN RANCH INVESTMENTS INC.  
PO BOX 80036  
SAN DIEGO CA 92138
3. 4230401049  
MERIDIAN RANCH GOLF COURSE LLC.  
PO BOX 80036  
SAN DIEGO CA 92138
4. 4230401047  
MERIDIAN SERVICE METRO DISTRICT  
7995 E PRENTICE AVE STE 103E  
ENGLEWOOD CO 80111



218146277  
12-21-18



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Stonebridge  
Filing 4  
At Meridian  
Ranch

PUD Development Plan /  
Preliminary Plan

DATE: January 4, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION
7/20/2018	JBS	Per County Comments
8/20/2018	MS	Per County Comments

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15  
OF 15

PCD# PUDSP-18-003