

EL PASO



COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
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PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission
Jim Egbert, Chair**

**FROM: Nina Ruiz, PM/Planner II
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director**

**RE: Project File #: SF-18-002
Project Name: Winding Walk at Meridian Ranch Filing. 1
Parcel Nos.: 42000-00-413 and 42000-00-415**

OWNER:	REPRESENTATIVE:
GTL, Inc. 3575 Kenyon Street, Suite 200 San Diego, CA 92110	N.E.S., Inc. 619 N Cascade Avenue Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	8/21/2018
Board of County Commissioners Hearing Date	9/11/2018

EXECUTIVE SUMMARY

A request by GTL, Inc., for approval of a final plat for the Winding Walk at Meridian Ranch Filing No. 1 subdivision. The applicant is proposing to plat 345 single-family lots, rights-of-way, and an open space tract. The 113.9 acre parcel is zoned PUD (Planned Unit Development) and is located at the northwest corner of the Eastonville Road and Stapleton Drive intersection and is within Sections 29 and 30, Township 12 South, Range 64 West of the 6th P.M. The parcel is included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008).

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

A. REQUEST/WAIVERS/MODIFICATIONS/AUTHORIZATION

Request: Approval of a final plat for 345 single-family lots, rights-of-way, and an open space tract.

Waiver(s): There are no waivers requested with this application.

Authorization to Sign: Final Plat and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and Board of County Commissioners shall determine that the following criteria found in Section 7.2.1.D.3 of the El Paso County Land Development Code (2017) have been met to approve a final plat:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified

and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];

- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapters 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

D. LOCATION

North:	PUD (Planned Unit Development)	Single Family Residential
South:	PUD (Planned Unit Development)	Single Family Residential
East:	RR-2.5 (Residential Rural)	Single Family Residential
West:	PUD (Planned Unit Development)	Single Family Residential

E. BACKGROUND

The Meridian Ranch Sketch Plan (SKP-11-002) and Planned Unit Development zoning concept plan (PUD-11-003) were previously approved by the Board of County Commissioners on May 24, 2012. An amended Sketch Plan was approved by the Board of County Commissioners on March 13, 2018, to allow for the overall maximum residential density to increase from 4,000 to 4,500 dwelling units (SKP-17-001). The Winding Walk at Meridian PUDSP (Planned Unit Development and Preliminary Plan) was approved on June 26, 2018. Platting of the 405 additional lots within the Winding Walk at Meridian PUDSP will bring the total number of platted lots within the Meridian Ranch sketch plan area to 3,168.

F. ANALYSIS

1. Land Development Code Analysis

This application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2017).

2. Zoning Compliance

The proposed plat is in conformance with the Planned Unit Development (PUD) zoning district. The Winding Walk at Meridian Ranch PUD dimensional standards are as follows:

- Setbacks – 20 feet front yard, 5 feet side, 20 feet rear
- Maximum building height – 30 feet
- Maximum lot coverage – 55 percent

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County master plan. Relevant policies are as follows:

Policy 6.1.3 – Encourage new development which is continuous and compatible with previously developed areas in terms of factors such as density, land use, and access.

Policy 6.1.4 – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.

Policy 6.1.11 - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The infrastructure needed to provide central services to the development is proposed to be extended from existing adjacent development within Meridian Ranch into the proposed subdivision. The Meridian Ranch Sketch Plan (SKP-11-002) and Planned Unit Development zoning concept plan (PUD-11-003) were previously approved by the Board of County Commissioners on May 24, 2012. The Sketch Plan was amended by the Board of County Commissioners on March 13, 2018, to allow for the overall maximum residential density to increase from 4,000 to 4,500 dwelling units (SKP-17-001). In approving the Sketch Plan Amendment, the Board of County Commissioners made a finding of consistency with the County master plan,

including the Policy Plan. The proposed densities and land uses are consistent with the approved sketch plan amendment, the approved PUD and preliminary plan, and with other development within Meridian Ranch.

4. Small Area Plan Analysis

The parcels are included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008). The Plan identifies this area as existing and approved urban density with lot sizes less than 2.5 acres in size. Relevant policies are as follows:

Policy 4.5.3.1 - Generally encourage a well-planned mix of housing types and densities in identifies urban development and infill areas, with efficient access to supporting uses, parks, schools, and open space.

Policy 4.5.3.4 – Encourage the use of design standards that enable new development to fit the surrounding natural, historical, and built context.

Policy 4.5.8.7 – Encourage opportunities for pedestrian linkages especially to connect residential areas to schools, shopping, and significant trail corridors.

The approved overall Meridian Ranch sketch plan established the mix of uses and planned for connectivity as well as the provision of adequate school, park, and open space facilities. The Winding Walk at Meridian Ranch PUD establishes design standards that are intended to help the development fit into the surrounding Meridian Ranch neighborhood. The PUD includes open space tracts that provide trail connections internal to the subdivision and to connect to the overall Meridian Ranch trail system. The first filing is in conformance with the Winding Walk at Meridian PUDSP, which was approved on June 26, 2018.

5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the property as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Division, was sent a referral and has no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits in the area of the subject property. A mineral rights certification was prepared by the applicant indicating that, upon researching the records with El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the final plat application that would impede development.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996), adopted as an element of the El Paso County Master Plan, shows this area as having a low wildlife impact potential. The approval of this final plat request is not anticipated to have a significant impact on wildlife.

3. Floodplain

The development is not impacted by any designated floodplain as indicated by FEMA's Flood Insurance Rate Map 08041C0575F and as amended by the FEMA approved Letter of Map Revision (LOMR) case number 14-08-1121P, which has an effective date of March 24, 2015.

4. Drainage and Erosion

The site generally drains to the south. Stormwater runoff will be conveyed by public storm sewer systems and channels into one of two ponds which provide both water quality and flood control storage (all ponds are owned and maintained by the Woodmen Hills Metropolitan District): Bennett Regional Pond (existing) located in Bennett Ranch basin, and Pond H (proposed) located within the Haegler Ranch basin.

Portions of Winding Walk at Meridian Ranch Filing No. 1 are within the Bennett Ranch (CHW81200) and Haegler Ranch (CHMS0200) drainage basins. Both Bennett Ranch and Haegler Ranch are studied basins. The Bennett Ranch drainage and bridge fees are \$289,389.00 and \$111,005.00 respectively. GTL Development has bridge credits (\$543,531.93) in excess of the required bridge fees and is expected to use their available credits in lieu of cash. The Haegler Ranch drainage and bridge fees are \$258,505.00 and \$38,151.00 respectively. The approved Haegler Ranch Drainage Basin Planning Study (2013) identified Pond SR-01 (aka Pond H) as a reimbursable facility with a construction cost estimate of \$220,957.00 to be constructed with this filing. Drainage fees equal to the pond construction cost estimate will be deferred resulting in a \$37,548.00 drainage fee due at the time of recording the final plat. Upon completion of the construction of Pond SR-01, the developer shall follow the procedures outlined in Chapter 3 of the Drainage Criteria

Manual (1991) to assess the actual construction cost and determine if additional fees are due from the developer or reimbursement/credit is owed to the developer.

5. Transportation

Access to the development is provided from Stapleton Drive and Londonderry Drive. All streets are planned to be public roads and will be dedicated to the County. Table 9 of the associated traffic impact analysis lists on-site and off-site road improvements associated with Winding Walk at Meridian Ranch Filing No. 1. The platting and development of Winding Walk at Meridian Ranch Filing No. 1 will result in the dedication of approximately 3.33 miles of developer-constructed roadways for ongoing County ownership and maintenance (2.53 miles of urban local, 0.49 miles of urban residential collector, and 0.31 miles of urban non-residential collector).

The development is within the boundaries of the Woodmen Road Metropolitan District. New construction is subject to payment of traffic impact fees to the District as reimbursement for roadway improvements previously constructed by Woodmen Road Metropolitan District. Pursuant to Board Resolution 13-041, adopting the first amendment to the intergovernmental agreement concerning Woodmen Road, Winding Walk at Meridian Ranch is not subject to participation in the El Paso County Road Impact Fee Program, but will instead require payment of fees to the Woodmen Road Metropolitan District.

H. SERVICES

1. Water

The property is served by the Meridian Service Metropolitan District. The State Engineer's office provided an opinion with the preliminary plan stating that the water supply for the proposed subdivision is adequate. A recommendation of sufficiency was made by the County Attorney's Office with the concurrently reviewed preliminary plan. El Paso County Public Health made a recommendation of sufficiency for water quality with the concurrent preliminary plan. The BoCC made a finding of water quality, quantity and dependability with the combined planned unit development/ preliminary plan.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

2. Sanitation

Meridian Service Metropolitan District has committed to provide wastewater service to the proposed first filing of the Winding Walk at Meridian Ranch. The district has provided a report demonstrating adequate capacity to serve the additional lots.

3. Emergency Services

The site is located within the boundaries of the Falcon Fire Protection District. A referral was sent to the District. The District responded with no objection.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service to the property. Black Hills Energy will provide natural gas services to the property

5. Metropolitan Districts

The property is within the Meridian Service and Woodmen Road Metropolitan Districts. The Meridian Service Metropolitan District provides water and wastewater service and maintains landscaping, open space, and drainage facilities within the District. The Woodmen Road Metropolitan District was established to finance roadway improvements in the area. Per Board of County Commissioners Resolution 13-41, properties within the Woodmen Road Metropolitan District are exempt from participation in the El Paso County Road Impact Fee Program.

6. Parks/Trails

The open space dedication proposed with the Winding Walk at Meridian Ranch PUDSP is approximately 29 acres, or 21 percent of the subdivision. The developer intends to submit a request for a park lands agreement to address credits against the urban park fees for the development area. El Paso County Community Services Department, Parks Division, will review the agreement, and if acceptable, will submit it for endorsement by the Park Advisory Board. If the park land agreement is not approved, park fees in lieu of land dedication would be required for urban parks at the time of recording the final plat.

The Board of County Commissioners approved a development and park lands agreement between El Paso County and the applicant to convey approximately 215 acres of open space to the County for the Falcon Regional Park (Resolution 14-313). With that agreement the developer satisfied all regional park dedication requirements.

7. Schools

The property is located within Falcon School District No. 49. Two school sites have been dedicated within the Meridian Ranch Development. Therefore, no fees in lieu of land dedication will be required at the time of final plat recordation.

I. APPLICABLE RESOLUTION

Approval	Page 19
Disapproval	Page 20

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code (2017), staff recommends the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer’s Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer’s Office that all prior years’ taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and

Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. Park fees in lieu of land dedication for urban park fees shall be paid at time of plat recordation if a park lands agreement is not completed with El Paso County Parks Division.
10. Drainage fees in the amount of \$289,389.00 and bridge fees in the amount of \$111,005.00 for the Bennett Ranch drainage basin (CHWS1200) shall be paid to El Paso County at the time of plat recordation.
11. The Haegler Ranch drainage and bridge fees are \$258,505.00 and \$38,151.00 respectively. The approved Haegler Ranch Drainage Basin Planning Study (2013) identified Pond SR-01 (aka Pond H) as a reimbursable facility with a construction cost estimate of \$220,957.00 to be constructed with this filing. Drainage fees equal to the pond construction cost estimate will be deferred resulting in \$37,548.00 in drainage fees due at the time of plat recording. Upon completion of the construction of Pond SR-01, the developer shall follow the procedures outlined in Chapter 3 of the Drainage Criteria Manual to assess the actual construction cost and determine if additional fees are due from the developer or reimbursement/credit are owed to the developer.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. Per Board of County Commissioners Resolution 13-41, property within the Woodmen Road Metropolitan District is currently exempt from participation within the El Paso County Road Impact Fee Program.

3. No fees in lieu of school land dedication are required with the recordation of the final plat. All school land dedication requirements have been satisfied for the Meridian Ranch Development.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified forty three (43) adjoining property owners on August 1, 2018, for the Board of County Commissioners hearing. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Plat Drawing

El Paso County Parcel Information

File Name:

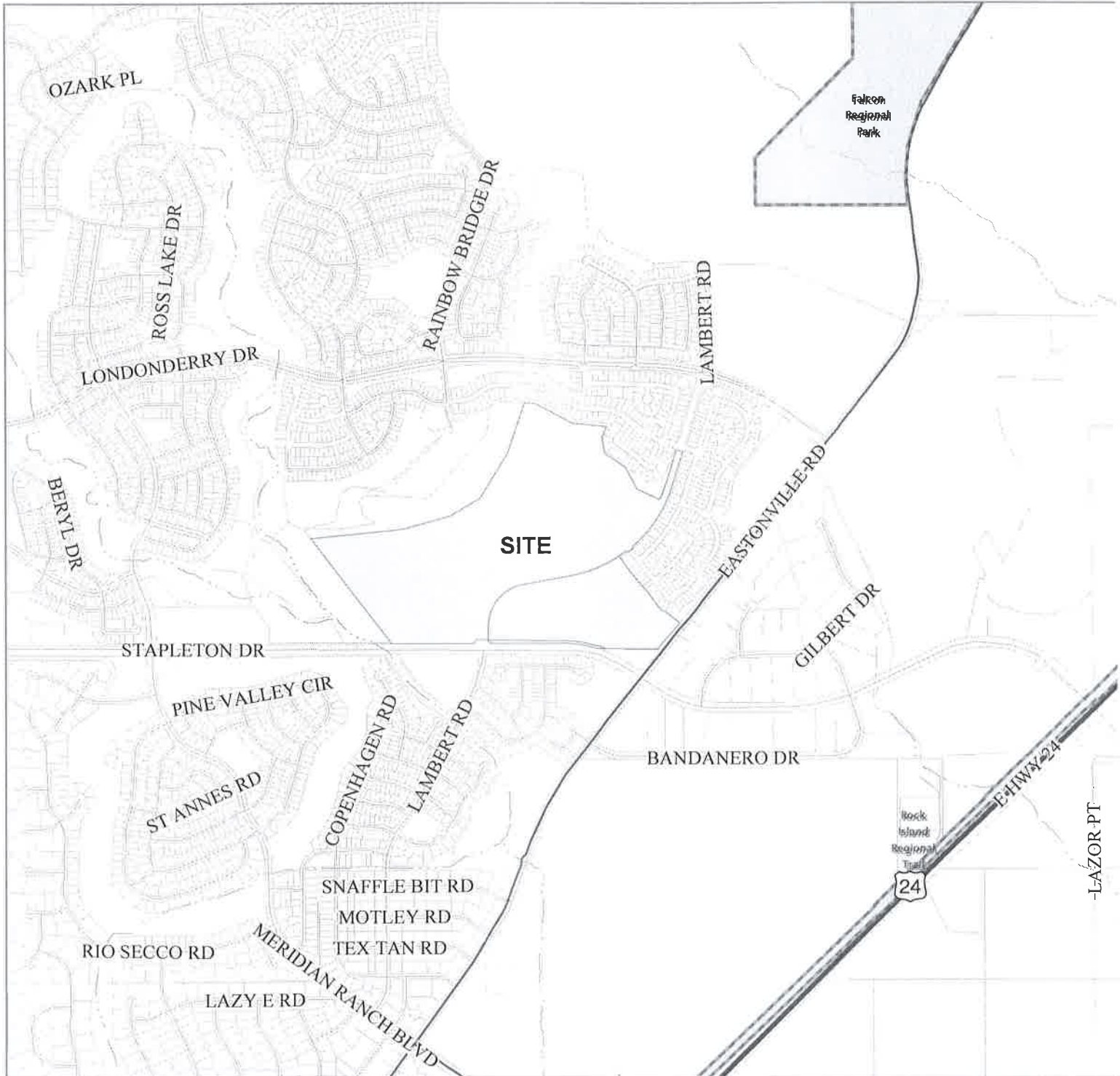
Zone/Map No.:

PARCEL	NAME
4200000415	MERIDIAN RANCH INVESTMENTS INC
4200000413	MERIDIAN RANCH INVESTMENTS INC

ADDRESS	CITY	STATE
PO BOX 80036	SAN DIEGO	CA
PO BOX 80036	SAN DIEGO	CA

ZIP	ZIPLUS
92138	0036
92138	0036

Date:



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 Garden of the Gods Rd
 Colorado Springs, CO 80907
 (719) 520-6600



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MERIDIAN RANCH: WINDINGWALK FILING 1

FINAL PLAT

LETTER OF INTENT

JANUARY 2018, REVISED MAY 4, 2018

PROPERTY OWNER:
Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

DEVELOPER:
GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:
N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

LOCATION

WindingWalk Filing No.1 is located southeast of the intersection of Londonderry Road and Rainbow Bridge Drive, Peyton, Colorado. The site comprises approximately 114 acres and is zoned PUD. To the north lies the proposed The Enclave at Stonebridge residential development, to the east is The Vistas residential development, to the south Stapleton Road and west the golf course.



REQUEST

GTL Inc. is requesting approval of the following:

1. A Final Plat for WindingWalk Filing 1, consisting of 345 lots and tracts for landscaping, open space, and utilities on approximately 114 acres.

PROJECT JUSTIFICATION

The Final Plat is in compliance with the PUD zoning criteria set out in Section 7.2.1(D)(f) as follows:

- a. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;**
Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

- b. The subdivision is in substantial conformance with the approved preliminary plan;**
The Final Plat is entirely in accordance with the Preliminary Plan.
- c. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;**
The proposed subdivision is consistent with the subdivision design standards and criteria manuals, other than as specifically modified by the PUD/Preliminary Plan or by Deviation request. The only such request relates to the need for mid-block crossings in certain locations. The PUD modification to remove the need for a midblock crossing is consistent with the following considerations as specified in Section 4.2.6.F.2.h of the Land Development Code:
- Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.
 - Provision of additional open space – by encouraging the residents to use the trail system, the project provides better access to the open space in the development.

- d. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards and the requirements of Chapter 8 of this Code;**
Meridian Service Metropolitan District will provide central water to the project. The District has a sufficient water supply.
- e. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, and the requirements of Chapter 8 of this Code;**
Meridian Service Metropolitan District will provide sanitary sewer service to the project. The District has an established sewage disposal facility
- f. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions;**
The Geotechnical Report prepared by Entech Engineering Inc. in support of this application identifies some geologic constraints on construction, but nothing that would prevent the development of this site. These geologic constraints include artificial fill, expansive or loose soils, and seasonal shallow groundwater conditions. These conditions can be mitigated with proper engineering and construction practices relating to foundation design and drainage.
- g. Adequate drainage improvements are proposed that comply with State Statute and the requirements of this Code and the ECM;**
A Preliminary/Final Drainage Report for the WindingWalk Filing 1 & 2 is submitted with this application package. Proposed drainage improvements include an additional detention and water quality pond in the southeast corner of the project.
- h. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**
Legal and physical access is provided to all lots by public rights-of-way.
- i. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;**
All necessary services will be available to serve the proposed subdivision.
- j. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;**
A Fire Protection Report is included with this application and demonstrates that the Falcon FPD has sufficient capacity to serve this development.
- k. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;**
All off-site impacts have been fully evaluated and assessed. Proposed improvements to road infrastructure and additional traffic controls are incorporated as necessary. The potential for off-
-

site drainage impacts are assessed in the drainage report and appropriate improvements are proposed, to include an additional detention and water quality facility.

I. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

Adequate public facilities and infrastructure are available to support this subdivision and are either to be constructed or guaranteed through the SIA. A Preliminary/Final Drainage Report, Traffic Report and Geotechnical Report are submitted with this application package. The provision of adequate roads, utilities and public facilities is planned as part of the master planned community. New road connections are proposed with these filings which will complete the road network in this southern part of the project. An additional detention pond is also included in the southwest corner of the project.

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

m. The subdivision meets other applicable sections of Chapter 6 and 8; and

The subdivision meets all code requirements other than as specifically modified by the PUD/Preliminary Plan or by Deviation request

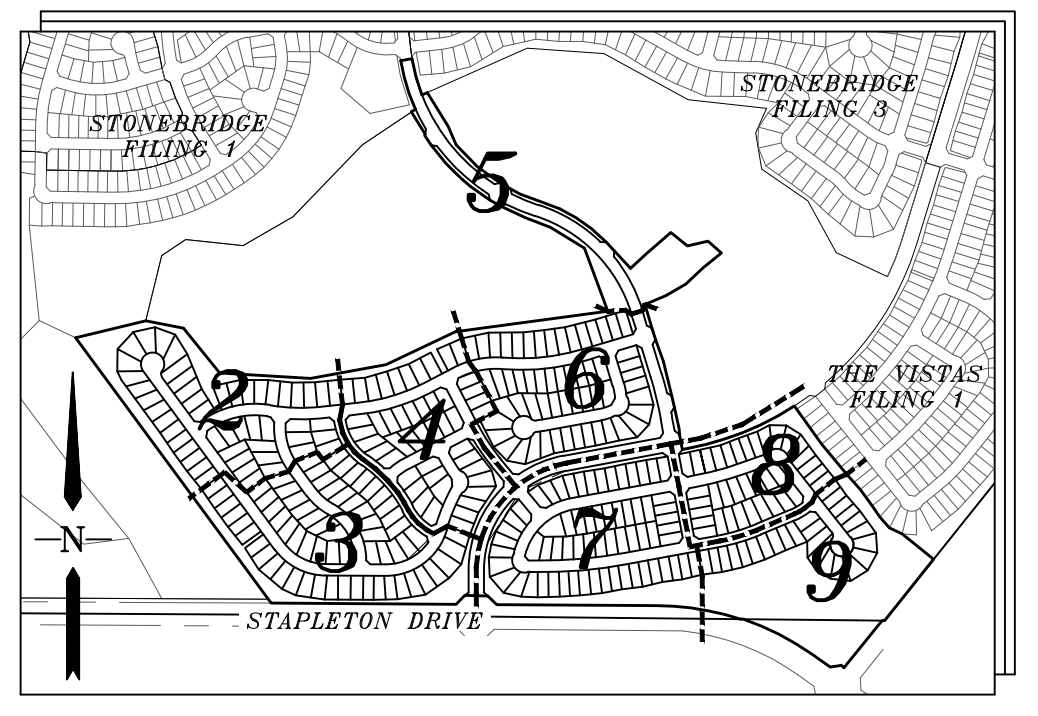
n. The extraction of any known commercial mining deposit shall not be impeded by this subdivision

There are no commercial mining deposits on this property.

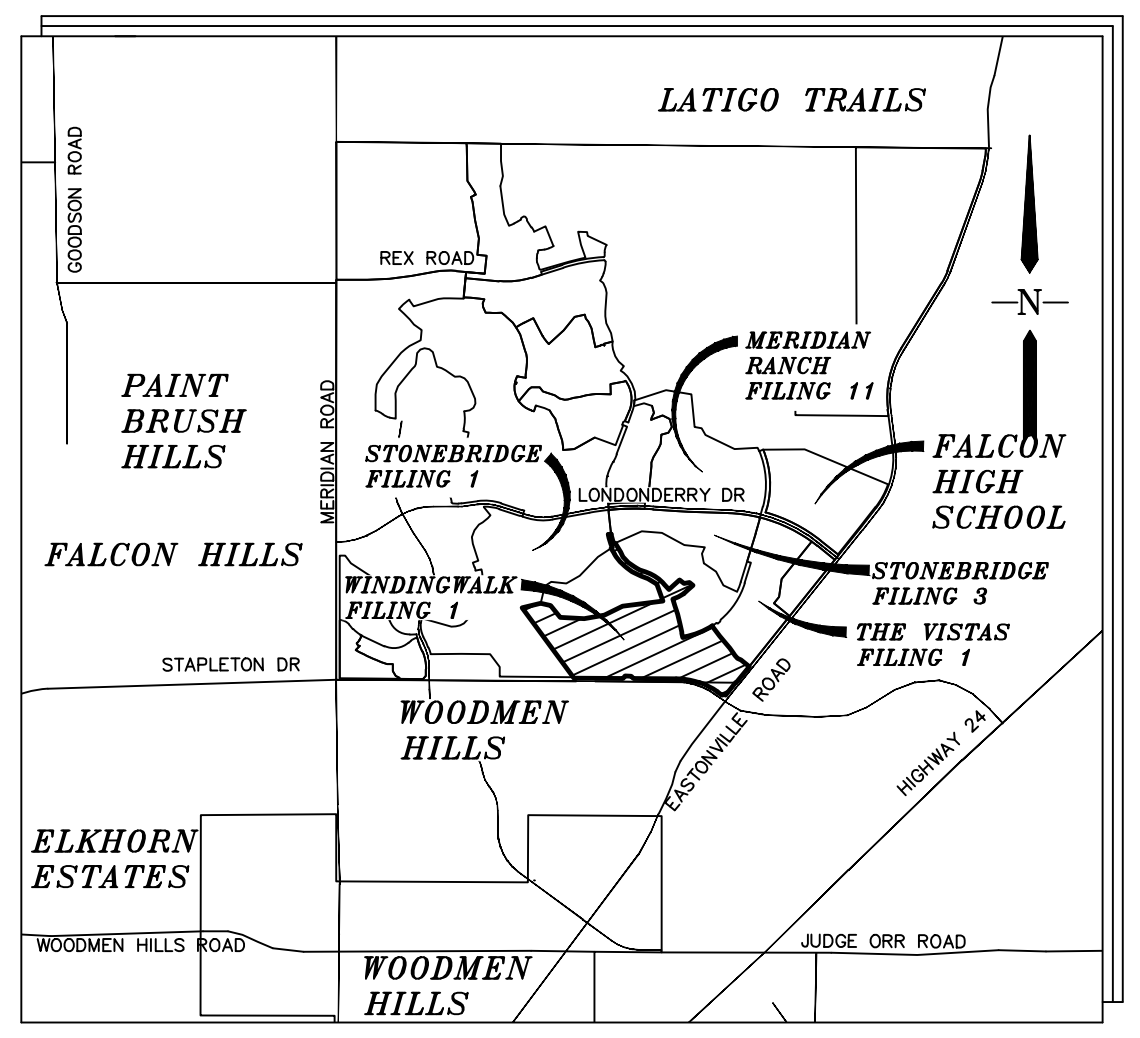
WINDINGWALK FILING No. 1 AT MERIDIAN RANCH

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

PLAT NO. _____



INDEX MAP
N.T.S.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TOHANG, 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 DISTRICT, 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 N65°03'17"W A DISTANCE OF 145.00 FEET;
12. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
13. THENCE N54°59'06"W A DISTANCE OF 123.00 FEET;
14. THENCE N49°16'15"W A DISTANCE OF 58.53 FEET;
15. THENCE N46°40'09"W A DISTANCE OF 60.00 FEET;
16. THENCE N44°59'01"W A DISTANCE OF 59.00 FEET;
17. THENCE N38°56'54"W A DISTANCE OF 123.00 FEET;
18. THENCE N33°47'19"W A DISTANCE OF 60.00 FEET;
19. THENCE N12°21'07"E A DISTANCE OF 8.00 FEET;
20. 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:

21. THENCE N56°12'41"E A DISTANCE OF 25.16' TO A NON-TANGENT CURVE TO THE RIGHT;
22. 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;
23. 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. 217714053 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:

24. 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;
25. THENCE N66°06'02"E A DISTANCE OF 30.00 FEET;
26. THENCE S31°38'39"E A DISTANCE OF 206.41 FEET;
27. THENCE S23°57'47"E A DISTANCE OF 105.00 FEET;
28. THENCE S43°46'04"E A DISTANCE OF 160.00 FEET;
29. THENCE S55°03'09"E A DISTANCE OF 144.23 FEET;
30. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
31. THENCE S61°52'11"E A DISTANCE OF 60.00 FEET;
32. THENCE S69°16'10"E A DISTANCE OF 120.43 FEET;
33. THENCE S69°58'55"E A DISTANCE OF 100.00 FEET;
34. THENCE S61°13'42"E A DISTANCE OF 97.00 FEET;
35. THENCE S54°18'56"E A DISTANCE OF 97.00 FEET;
36. THENCE S47°54'59"E A DISTANCE OF 105.00 FEET;
37. THENCE S42°33'34"E A DISTANCE OF 60.00 FEET;
38. THENCE S42°50'23"E A DISTANCE OF 125.00 FEET;
39. THENCE N47°26'26"E A DISTANCE OF 115.00 FEET;
40. THENCE N49°10'35"E A DISTANCE OF 165.08 FEET;
41. THENCE S51°49'02"E A DISTANCE OF 111.67 FEET;
42. THENCE N77°17'41"E A DISTANCE OF 109.21 FEET;
43. THENCE S48°41'56"E A DISTANCE OF 92.55 FEET;
44. THENCE S50°54'07"W A DISTANCE OF 125.10 FEET;
45. THENCE S46°39'10"W A DISTANCE OF 120.00 FEET;
46. THENCE S59°22'06"W A DISTANCE OF 120.00 FEET;
47. THENCE S67°43'26"W A DISTANCE OF 120.00 FEET;
48. THENCE S16°53'48"E A DISTANCE OF 130.00 FEET;
49. THENCE S16°53'48"E A DISTANCE OF 60.00 FEET;
50. THENCE S19°52'23"E A DISTANCE OF 124.00 FEET;
51. THENCE S13°41'16"E A DISTANCE OF 184.00 FEET;
52. THENCE S12°32'41"E A DISTANCE OF 60.00 FEET;
53. THENCE S12°32'41"E A DISTANCE OF 116.37 FEET;
54. THENCE S02°35'36"E A DISTANCE OF 27.08 FEET;
55. THENCE S10°28'55"E A DISTANCE OF 80.00 FEET;
56. THENCE N79°31'05"E A DISTANCE OF 28.00 FEET TO A CURVE TO THE LEFT;
57. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 22°25'04", AN ARC LENGTH OF 602.55 FEET, WHOSE LONG CHORD BEARS N68°18'33"E A DISTANCE OF 598.71 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE VISTAS FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217713953 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING NINE(9) COURSES ARE ON SAID BOUNDARY LINE:

58. THENCE S32°53'59"E A DISTANCE OF 20.55 FEET;
59. THENCE S35°51'09"E A DISTANCE OF 223.61 FEET;
60. THENCE S39°48'46"E A DISTANCE OF 205.06 FEET;
61. THENCE S41°08'31"E A DISTANCE OF 105.12 FEET;
62. THENCE S35°41'22"E A DISTANCE OF 105.12 FEET;
63. THENCE S35°16'51"E A DISTANCE OF 70.00 FEET;
64. THENCE S41°20'14"E A DISTANCE OF 75.00 FEET;
65. THENCE S63°46'18"E A DISTANCE OF 75.00 FEET;
66. 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;
67. THENCE S38°44'41"W ALONG SAID EASTONVILLE RIGHT-OF-WAY A DISTANCE OF 408.79 FEET;
68. 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:

69. THENCE S38°47'27"W A DISTANCE OF 315.49 FEET;
70. THENCE N51°12'33"W A DISTANCE OF 21.28 FEET;
71. THENCE S38°47'27"W A DISTANCE OF 1.03 FEET;
72. 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:

73. THENCE N54°42'42"W ON SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 113.89 FEET TO A CURVE TO THE LEFT;
74. 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;
75. THENCE N89°25'42"W A DISTANCE OF 16.24 FEET TO A NON-TANGENT CURVE TO THE LEFT;
76. 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;
77. THENCE N89°38'53"W A DISTANCE OF 835.50 FEET;
78. THENCE N46°47'48"W A DISTANCE OF 64.84 FEET;
79. THENCE N87°58'53"W A DISTANCE OF 120.05 FEET;
80. THENCE S43°01'13"W A DISTANCE OF 64.72 FEET;
81. 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;
82. 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;
83. 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 113.911 ACRES, MORE OR LESS.

NOTES:

- 1) BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T12S, R64W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR S89°18'12"E FROM THE NORTHWEST CORNER OF SECTION 19 ((2) REFERENCE MONUMENTS PLS 24964) TO THE NORTH QUARTER CORNER OF SECTION 19 (3.25" ALUM. CAP PLS 24964).
- 2) THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO LAMBERT ROAD, STAPLETON DRIVE, OR RAINBOW BRIDGE DRIVE NORTH OF LAMBERT ROAD.
- 3) ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE ENTIRE AREA OF THESE EASEMENTS ARE HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GTL, INC. DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 4) UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 5) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 6) THE WATER AND SEWER PROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.
- 7) NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO-BUILD ZONES, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
- 8) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY.
- 9) A DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 10) THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1887, AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECORDATION OF THIS PLAT.
- 11) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. AN ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 12) DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- 13) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- 14) TRACTS A, B, C, D, E, F, G, H, I, J, AND K ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACTS TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT. THE ENTIRE AREA OF THESE TRACTS IS HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GTL, INC. DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. ALL OPEN SPACE/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.
- 15) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. _____ BY HERITAGE TITLE COMPANY, DATED _____.
- 16) ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- 17) ALL PUBLIC LAND SURVEY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY URS CORPORATION DATED APRIL 13, 2000. BOUNDARY SURVEY IS RECORDED WITH RECEPTION NUMBER 201900096 OF EL PASO COUNTY RECORDS.
- 18) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF THE EL PASO COUNTY, COLORADO.
- 19) THE PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN FILES _____ AND _____ AS RECORDED WITH RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- 20) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 21) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 22) NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS. NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A THIRTY FOOT (30') BY THIRTY FOOT (30') SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS ALONG LAMBERT ROAD, LONDONDERRY DRIVE, AND RAINBOW BRIDGE DRIVE.
- 23) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 24) THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND SHALL NOT BE REQUIRED TO PARTICIPATE IN THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, IN ACCORDANCE WITH THE PROVISIONS OF THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT CONCERNING WOODMEN ROAD ADOPTED PURSUANT TO RESOLUTION NO. 13-041.
- 25) FLOOD PLAIN: "WINDINGWALK FILING NO. 1 AT MERIDIAN RANCH" IS NOT LOCATED WITHIN ANY DESIGNATED F.E.M.A. FLOOD ZONE BASED ON LOMR CASE NO. 14-08-1121P, EFFECTIVE DATE MARCH 24, 2015 WHICH IS A REVISION TO THE FLOOD HAZARDS DEPICTED ON F.E.M.A. FIRM MAP 08041C0575-F DATED MARCH 17, 1997.
- 26) SIGHT DISTANCE EASEMENTS SHALL BE DEDICATED TO EL PASO COUNTY. MAINTENANCE OF THE SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY OBJECT WITHIN THE SIGHT DISTANCE EASEMENT MORE THAN THIRTY (30) INCHES ABOVE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. TREES MAY BE PERMITTED AT THE DISCRETION OF THE EGM ADMINISTRATOR IF PRUNED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- 27) LOTS 1-345 ACREAGE: 61.833
TRACTS A-K ACREAGE: 27.009
STREETS ACREAGE: 25.069
TOTAL ACREAGE: 113.911

DEDICATION:

THE ABOVE OWNER(S) HAVING CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT, WHICH SUBDIVISION SHALL BE ENTITLED "WINDINGWALK FILING NO. 1 AT MERIDIAN RANCH", A SUBDIVISION IN EL PASO COUNTY, COLORADO. ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED AND PROPER DRAINAGE PROVIDED AT THE OWNER'S EXPENSE AND ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO UPON ACCEPTANCE BY RESOLUTION. ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO WITH THE EXCEPTION OF MEDIANS WHICH WILL BE MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT.

IN WITNESS WHEREOF:
GTL, INC. DBA GTL DEVELOPMENT, INC., RAUL GUZMAN, VICE PRESIDENT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 20____.

GTL, INC., DBA GTL DEVELOPMENT, INC.

BY: _____
RAUL GUZMAN, VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY RAUL GUZMAN, VICE PRESIDENT, GTL, INC. DBA GTL DEVELOPMENT, INC.

NOTARY PUBLIC ADDRESS _____
MY COMMISSION EXPIRES: _____

APPROVALS:
THE ACCOMPANYING PLAT OF "WINDINGWALK FILING NO. 1 AT MERIDIAN RANCH", EL PASO COUNTY, COLORADO, WAS APPROVED FOR FILING THIS ____ DAY OF _____, 20____.

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THIS ____ DAY OF _____, 20____.

EL PASO COUNTY CLERK AND RECORDER
STATE OF COLORADO)
COUNTY OF EL PASO) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY MILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT.

NOTARY PUBLIC ADDRESS _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF.

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, PLS NO. 34583

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

FEES:

RECEIPT NO: _____
PLAT FEE: _____
SURCHARGE: _____
SCHOOL: _____
PARK: _____
BRIDGE: _____
DRAINAGE: _____

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK _____ M., THIS ____ DAY OF _____, 20____ AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
DEPUTY

WINDINGWALK FILING No. 1 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.

STONEBRIDGE
FILING NO. 1
AT MERIDIAN RANCH
RECEPTION NO.
21517358
(NOT A PART)

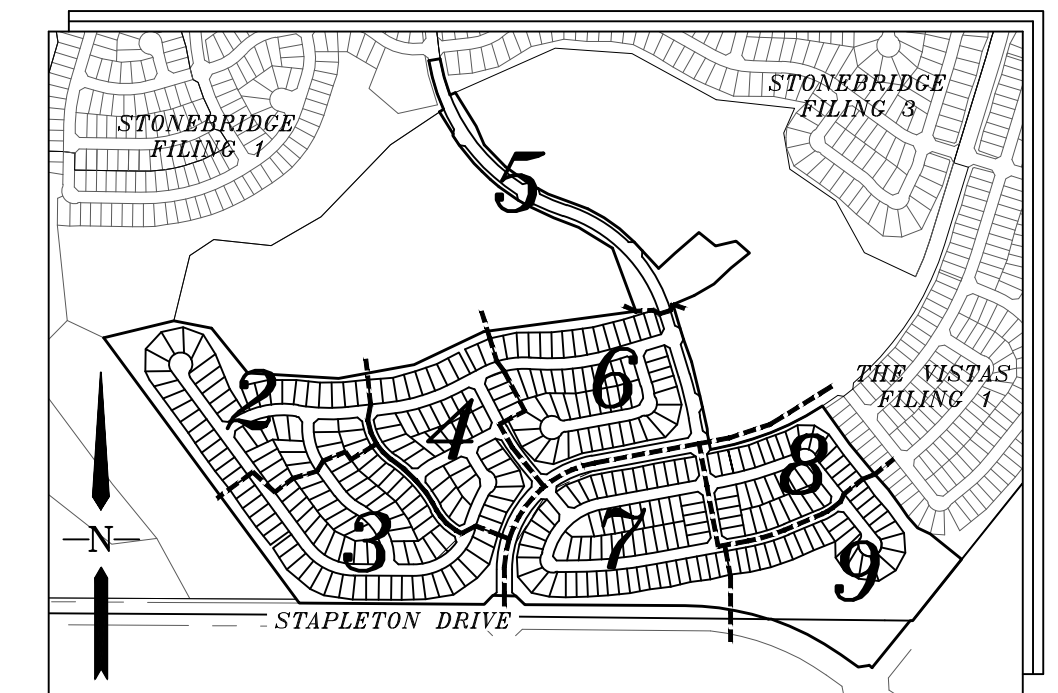
TRACT D
(NOT A PART)

TRACT A
8,504 ACRES

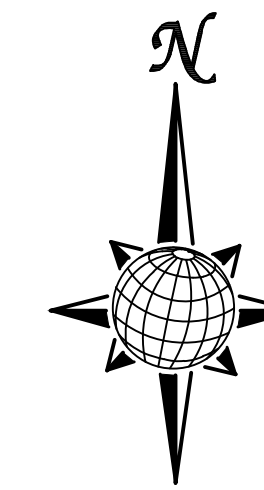
TRACT A
8,504 ACRES

STONEBRIDGE
FILING NO. 1
AT MERIDIAN RANCH
RECEPTION NO.
21517358
(NOT A PART)

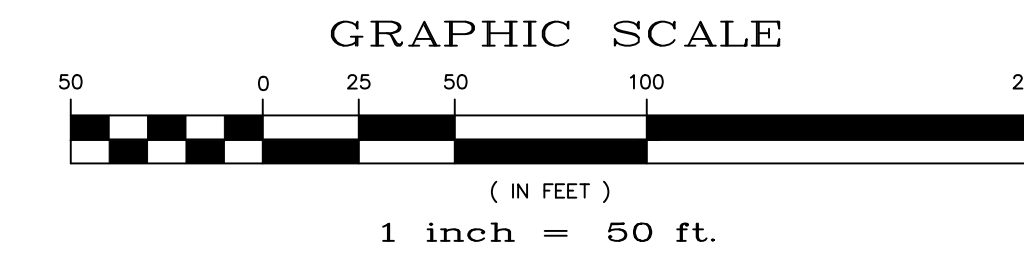
TRACT G
(NOT A PART)



INDEX MAP
N.T.S.



- LEGEND**
- = FOUND MONUMENT AS SHOWN
 - = FOUND #4 REBAR WITH CAP PLS 34583
 - = SET #4 REBAR W/CAP PLS 34583
 - NR = NON-RADIAL BEARING
 - (82.62') = EASEMENT OR NO-BUILD DIM.
 - (12345) = ADDRESS
 - = MATCHLINE

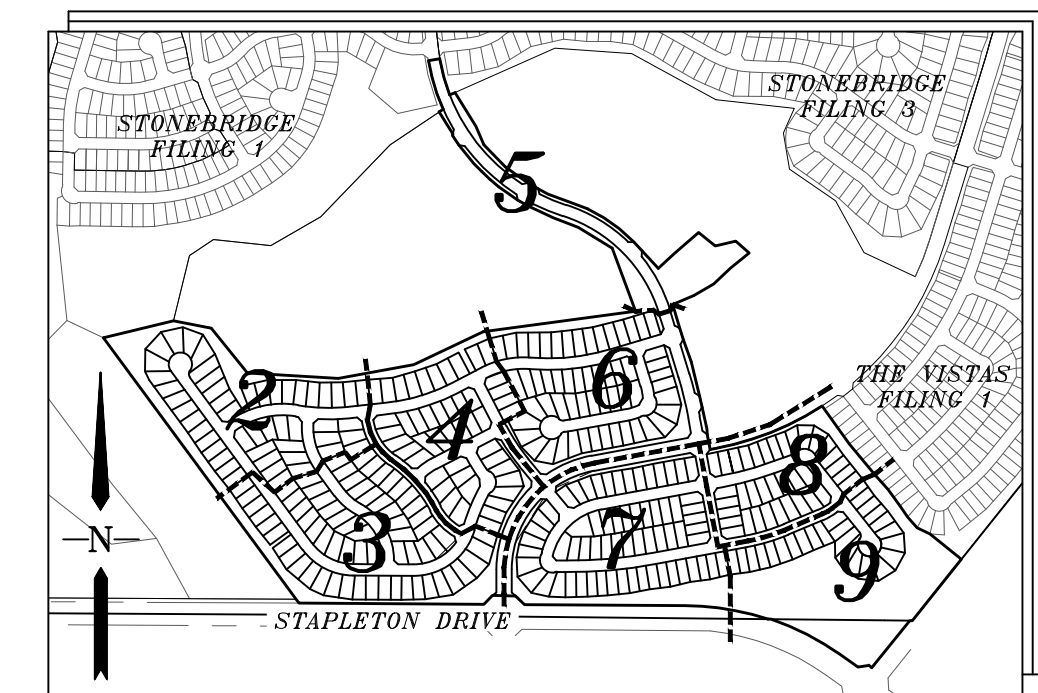
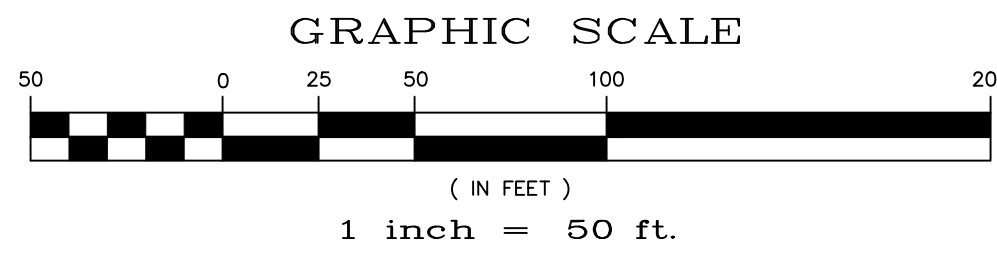


DRAWN BY: LCG DATE: MAY 2018
CHECKED BY: TAK SHEET: 2 OF 9
PCD PROJECT NO. SF-18-002

WINDINGWALK FILING No. 1 AT MERIDIAN RANCH

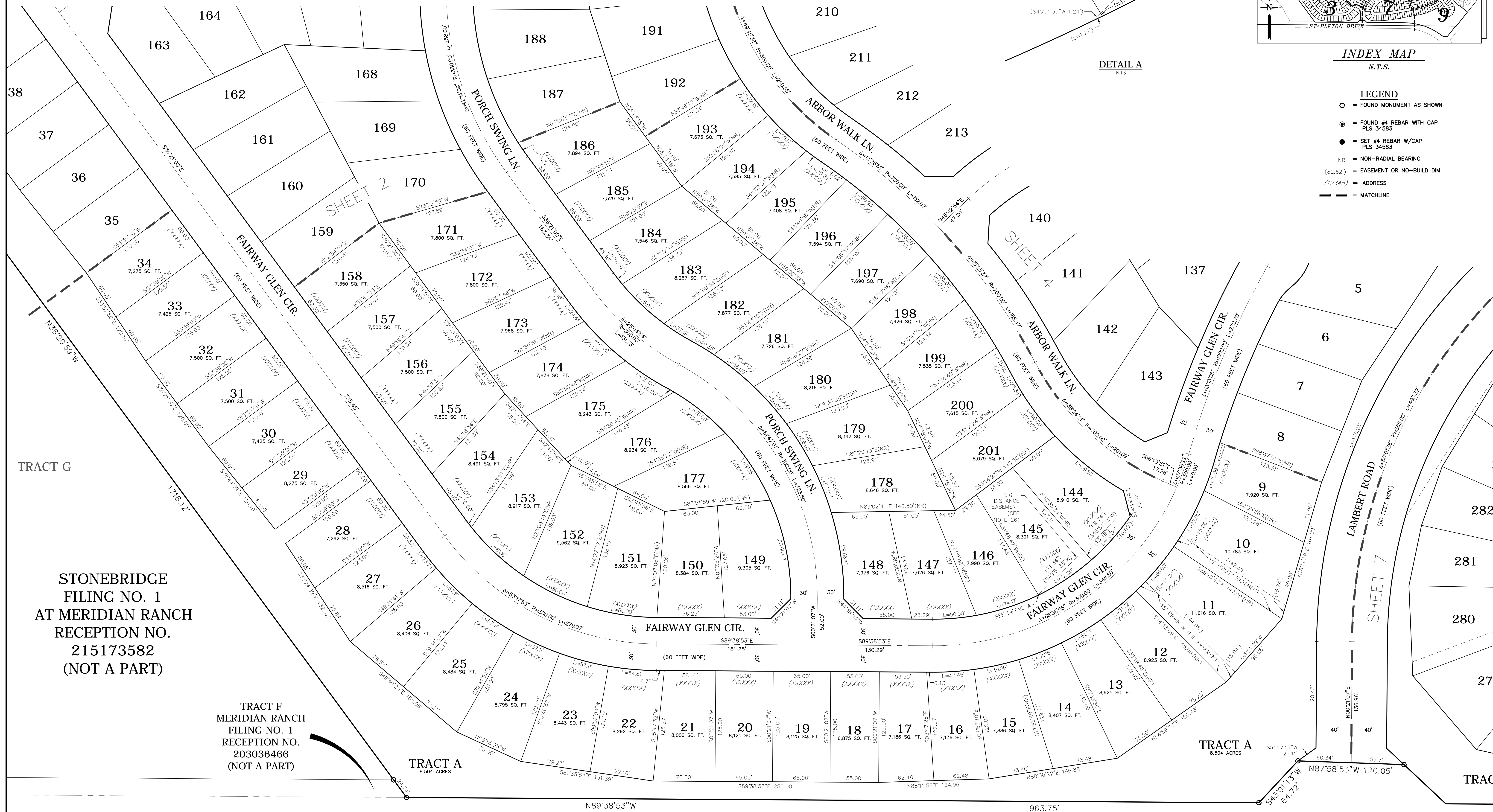
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.



INDEX MAP
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 - = MATCHLINE



TRACT G
STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH
RECEPTION NO. 215173582
(NOT A PART)

TRACT F
MERIDIAN RANCH FILING NO. 1
RECEPTION NO. 203036466
(NOT A PART)

TRACT A
8.504 ACRES

TRACT A
8.504 ACRES

STAPLETON DRIVE
(EXISTING ROW 120' WIDE)

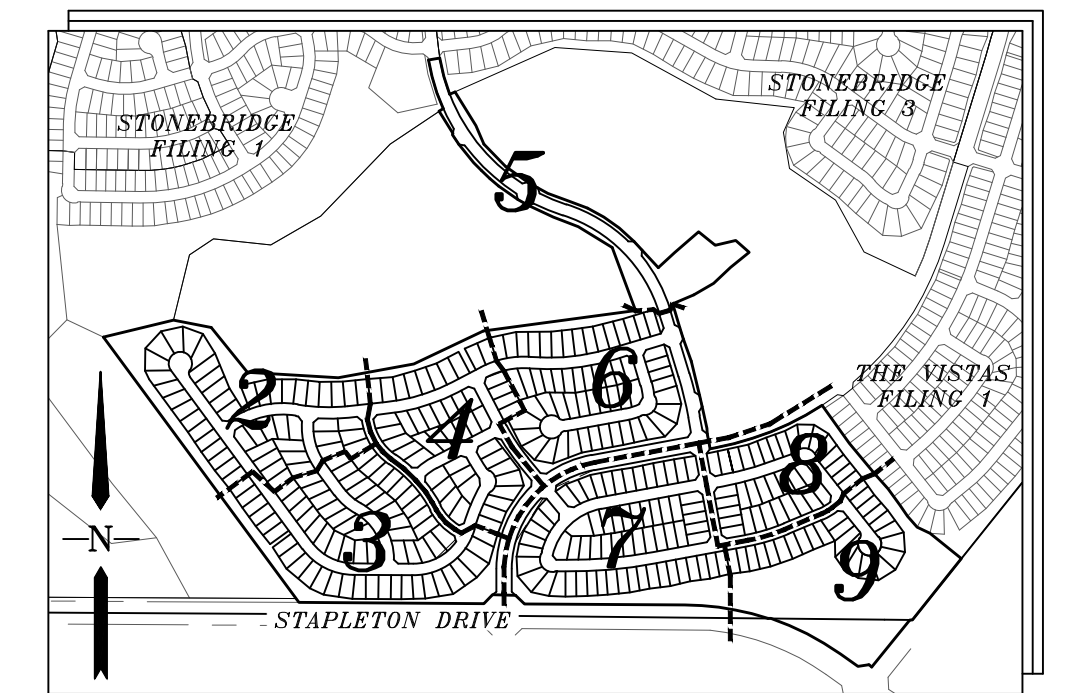
SEC. 30
SEC. 31

SEC. 29
SEC. 32

DRAWN BY: LCC DATE: MAY 2018
CHECKED BY: TAK SHEET: 3 OF 9
PCD PROJECT NO. SF-18-002

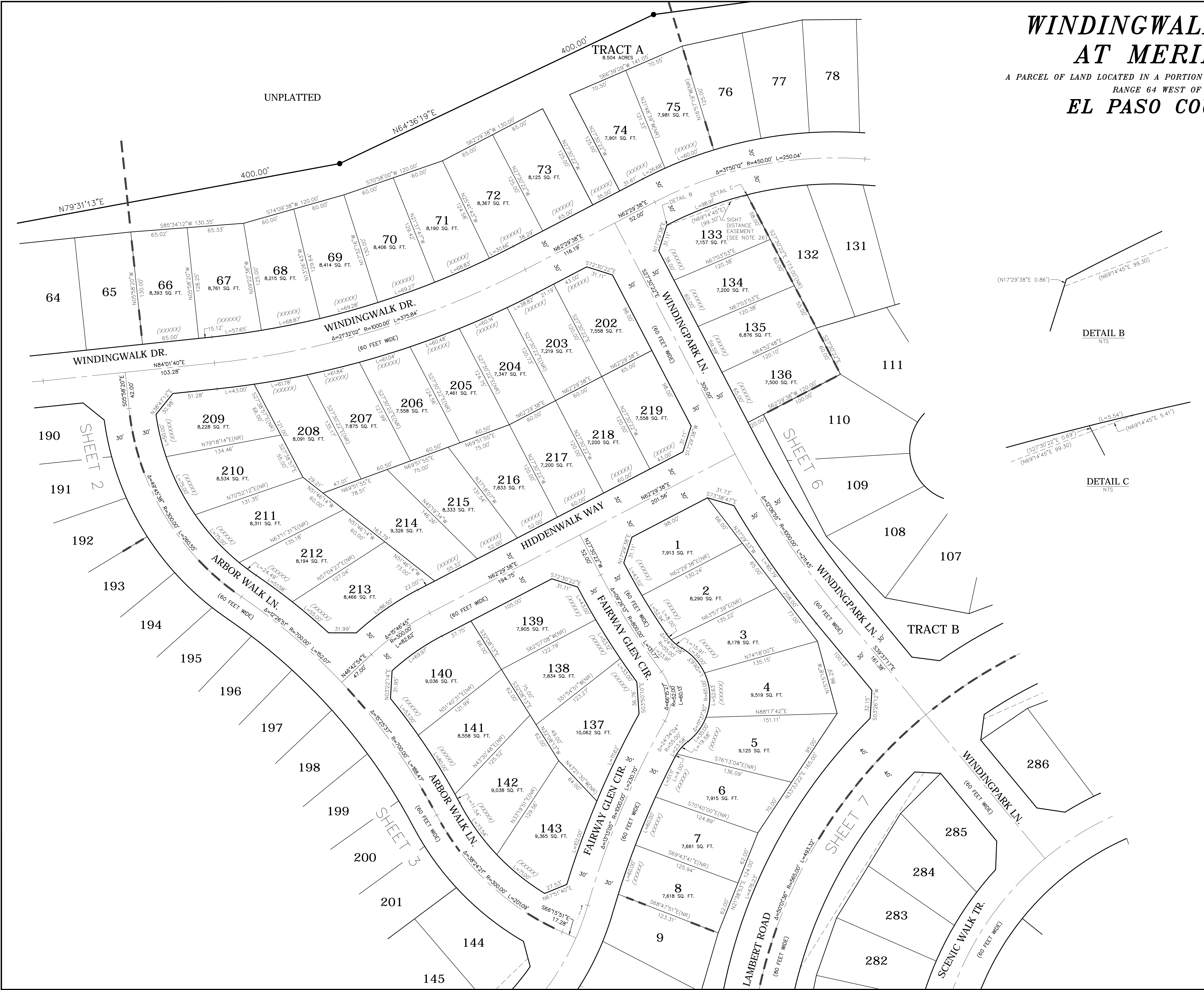
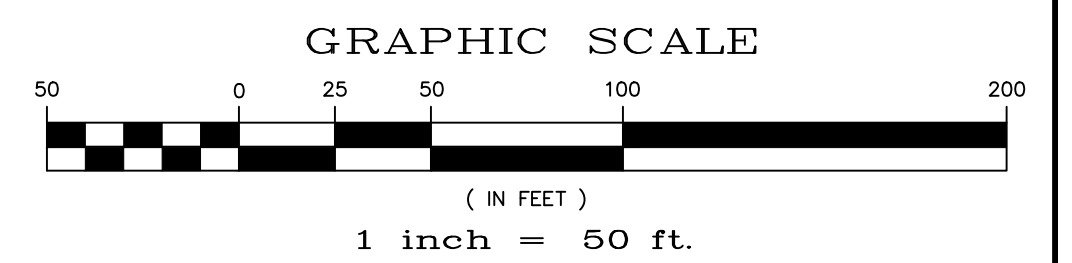
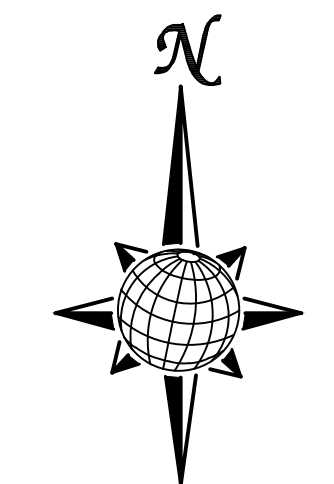
WINDINGWALK FILING No. 1 AT MERIDIAN RANCH

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



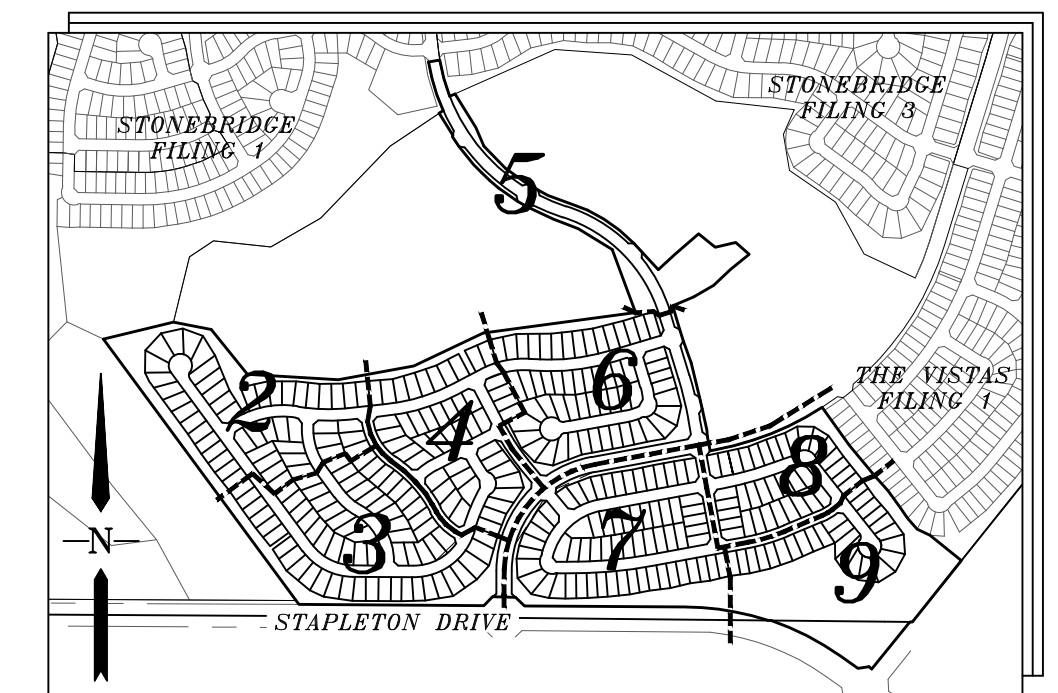
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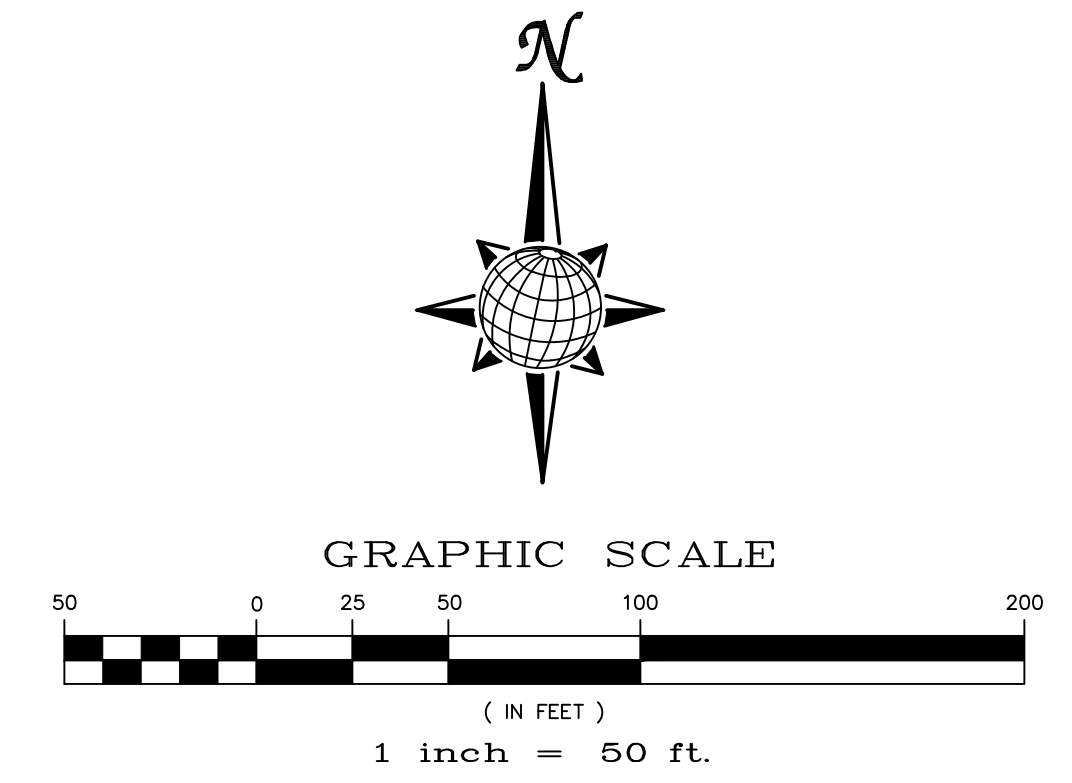
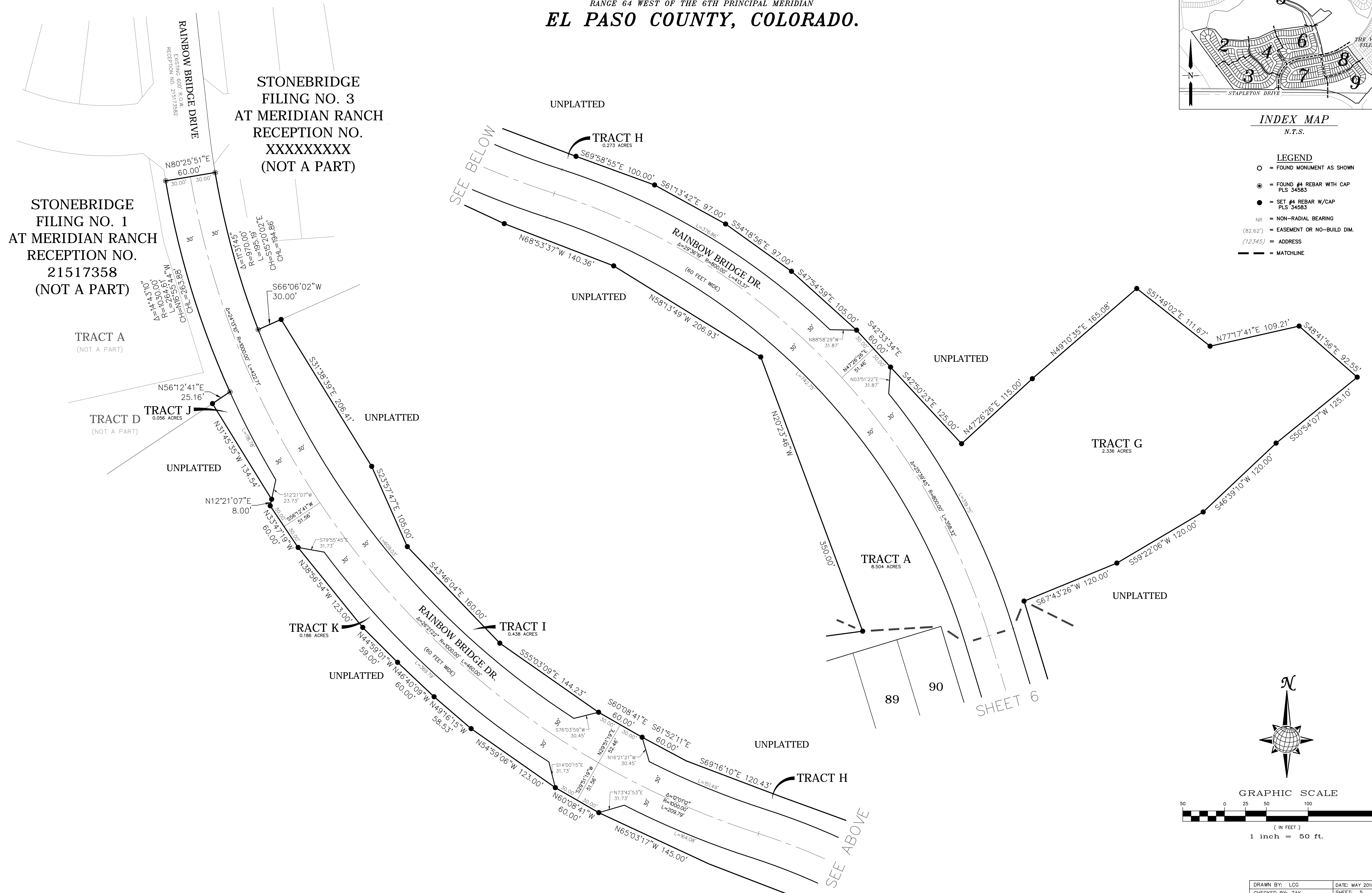
WINDINGWALK FILING No. 1 AT MERIDIAN RANCH

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



INDEX MAP
N.T.S.

- LEGEND**
- = FOUND MONUMENT AS SHOWN
 - ⊙ = FOUND #4 REBAR WITH CAP PLS 34583
 - = SET #4 REBAR W/CAP PLS 34583
 - NR = NON-RADIAL BEARING
 - (82.62') = EASEMENT OR NO-BUILD DIM.
 - (123.45) = ADDRESS
 - = MATCHLINE

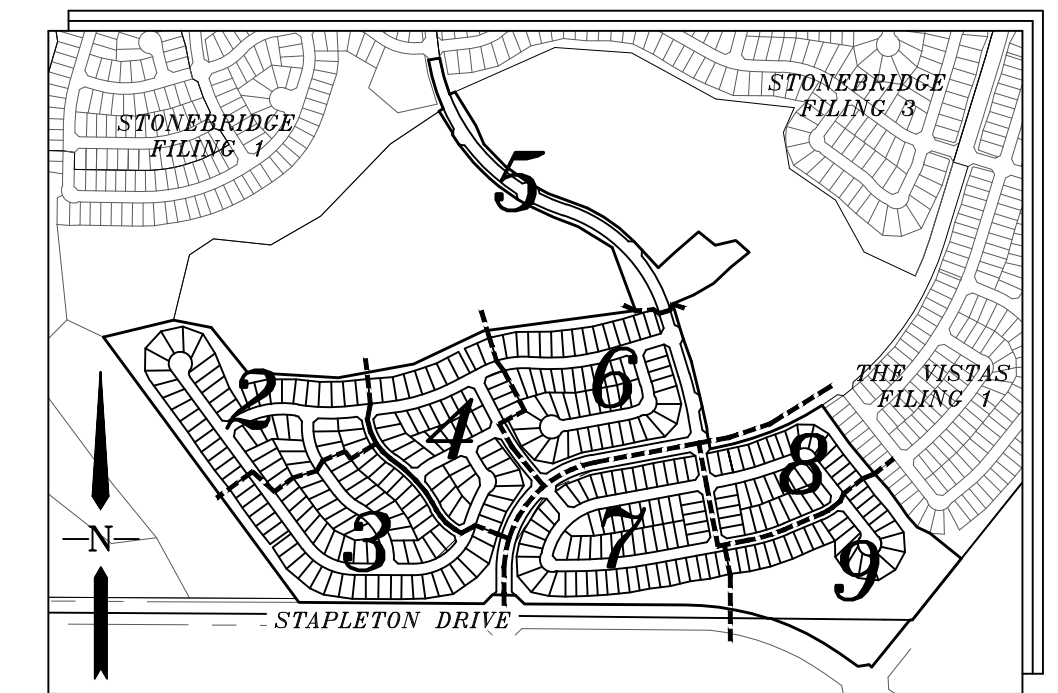
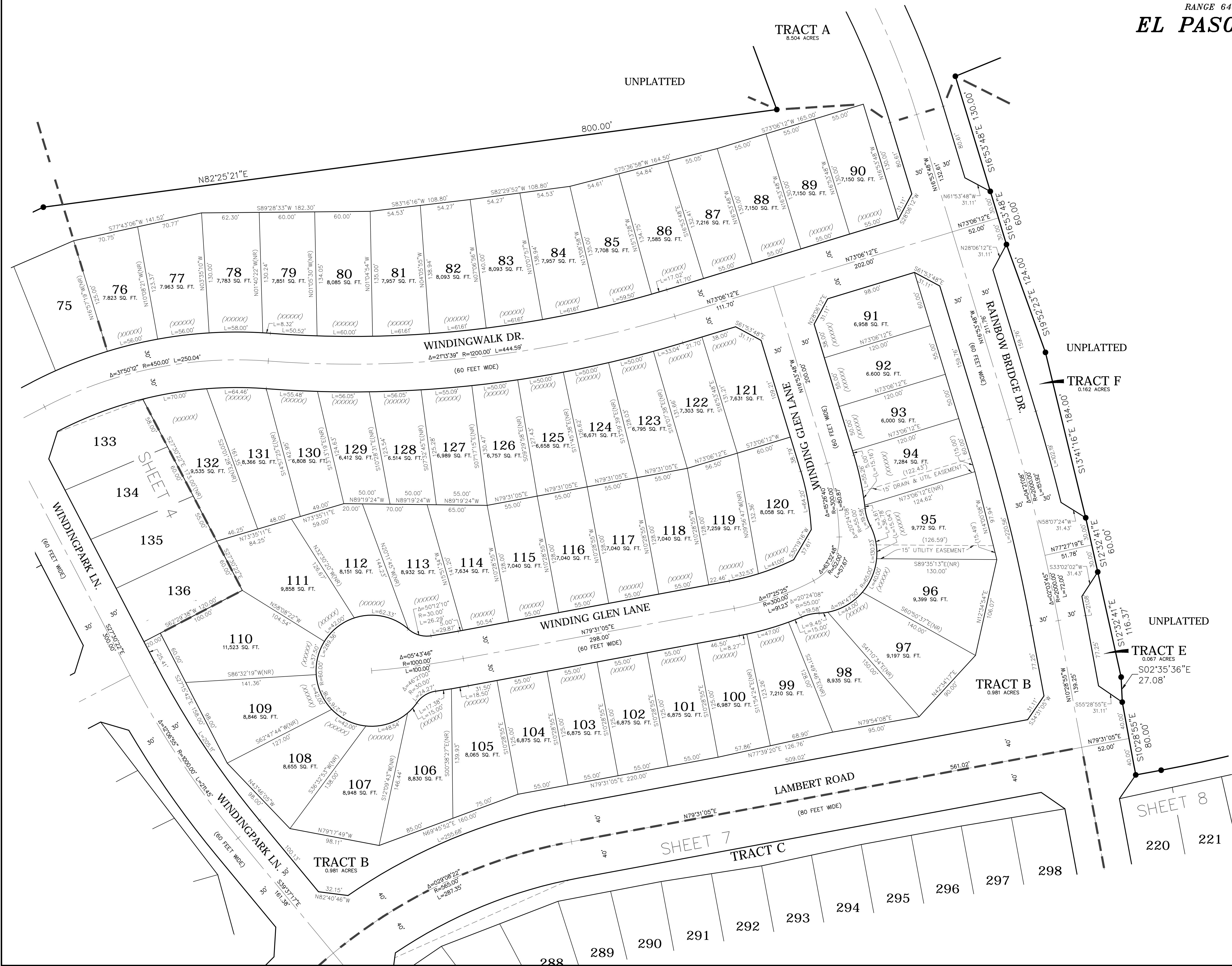


DRAWN BY: LCC DATE: MAY 2018
CHECKED BY: TAK SHEET: 5 OF 9
PCD PROJECT NO. SF-18-002

WINDINGWALK FILING No. 1 AT MERIDIAN RANCH

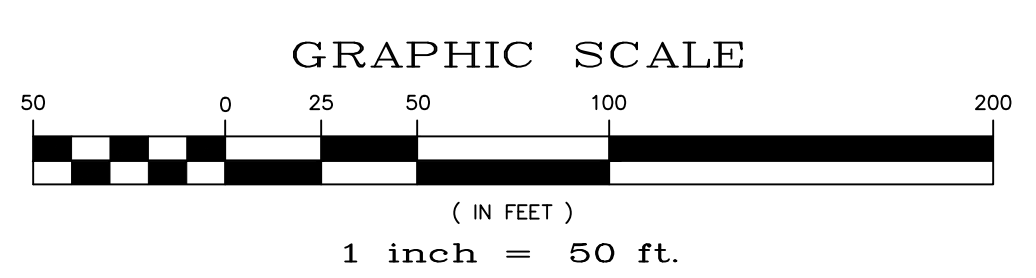
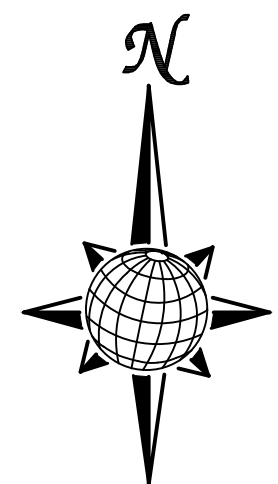
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EL PASO COUNTY, COLORADO.

SHEET 5



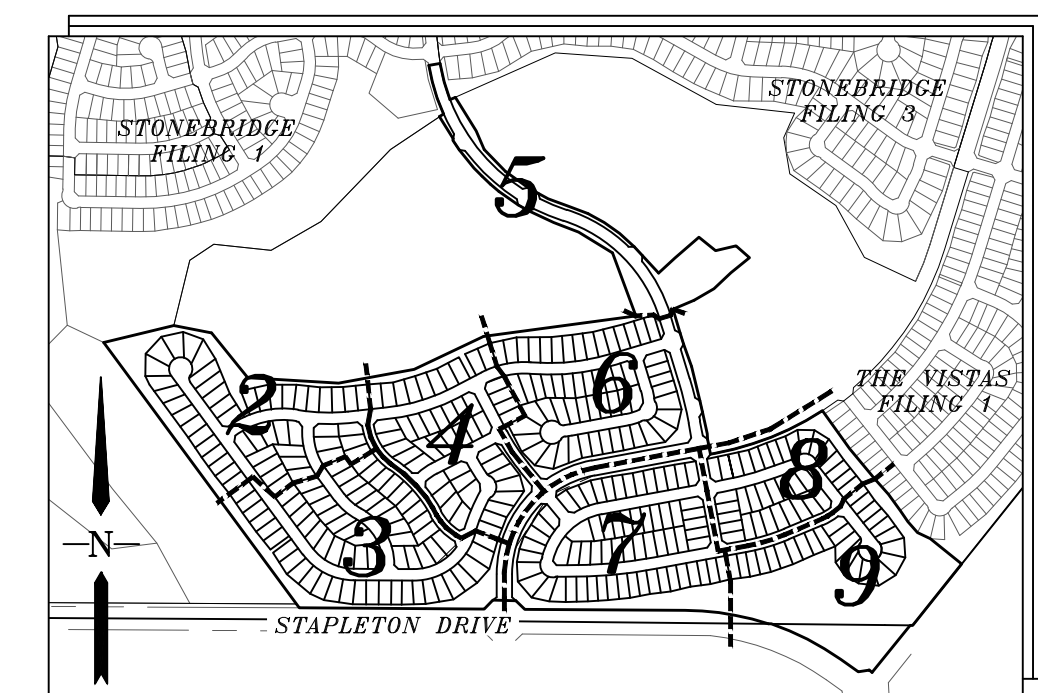
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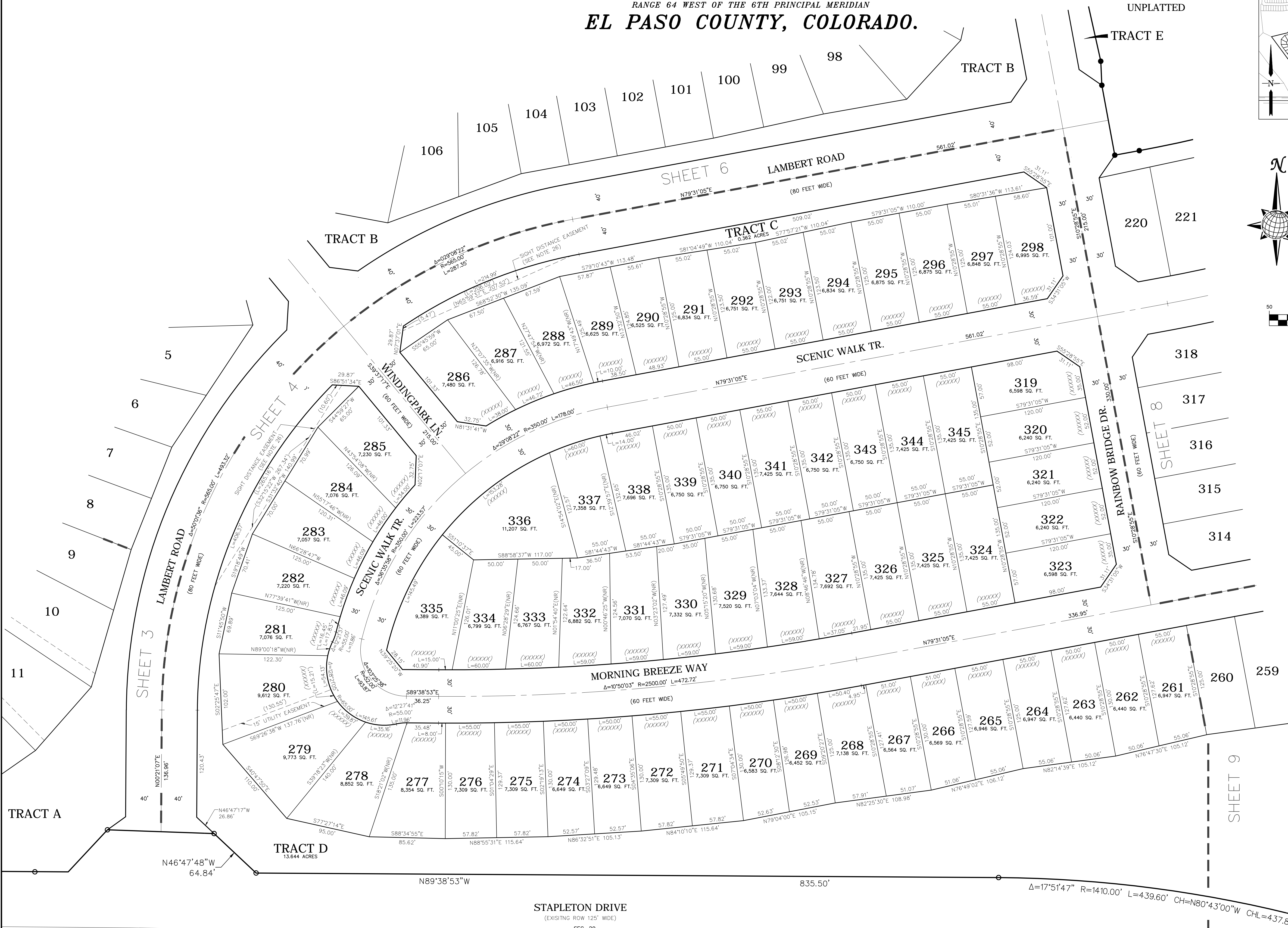


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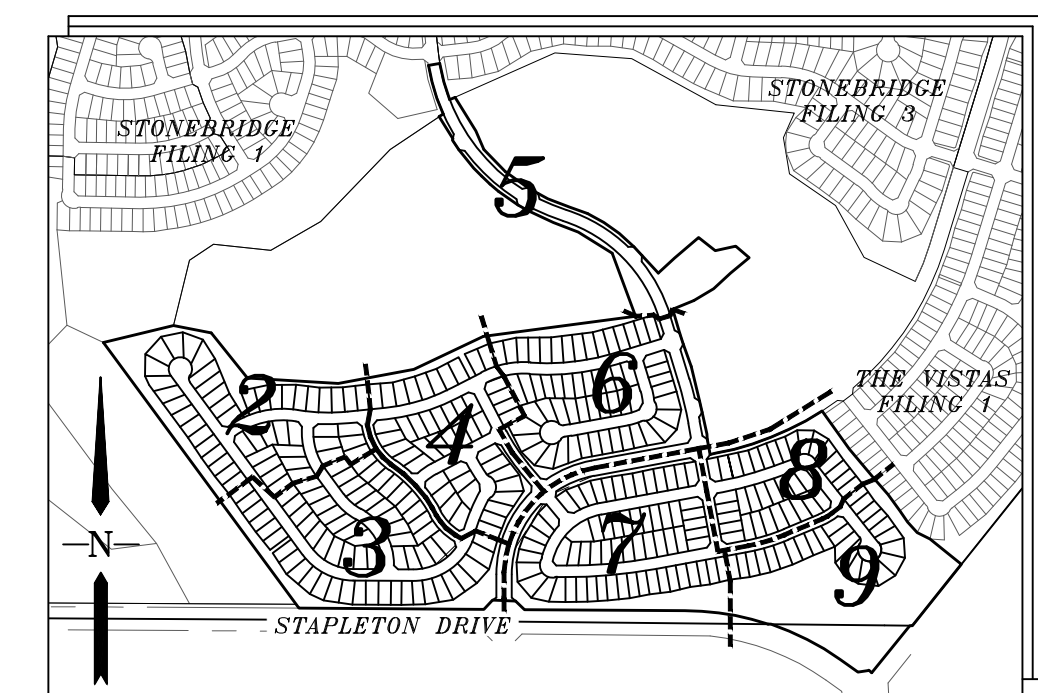
GRAPHIC SCALE
1 inch = 50 ft.



STAPLETON DRIVE
(EXISTING ROW 125' WIDE)
SEC. 29
SEC. 32

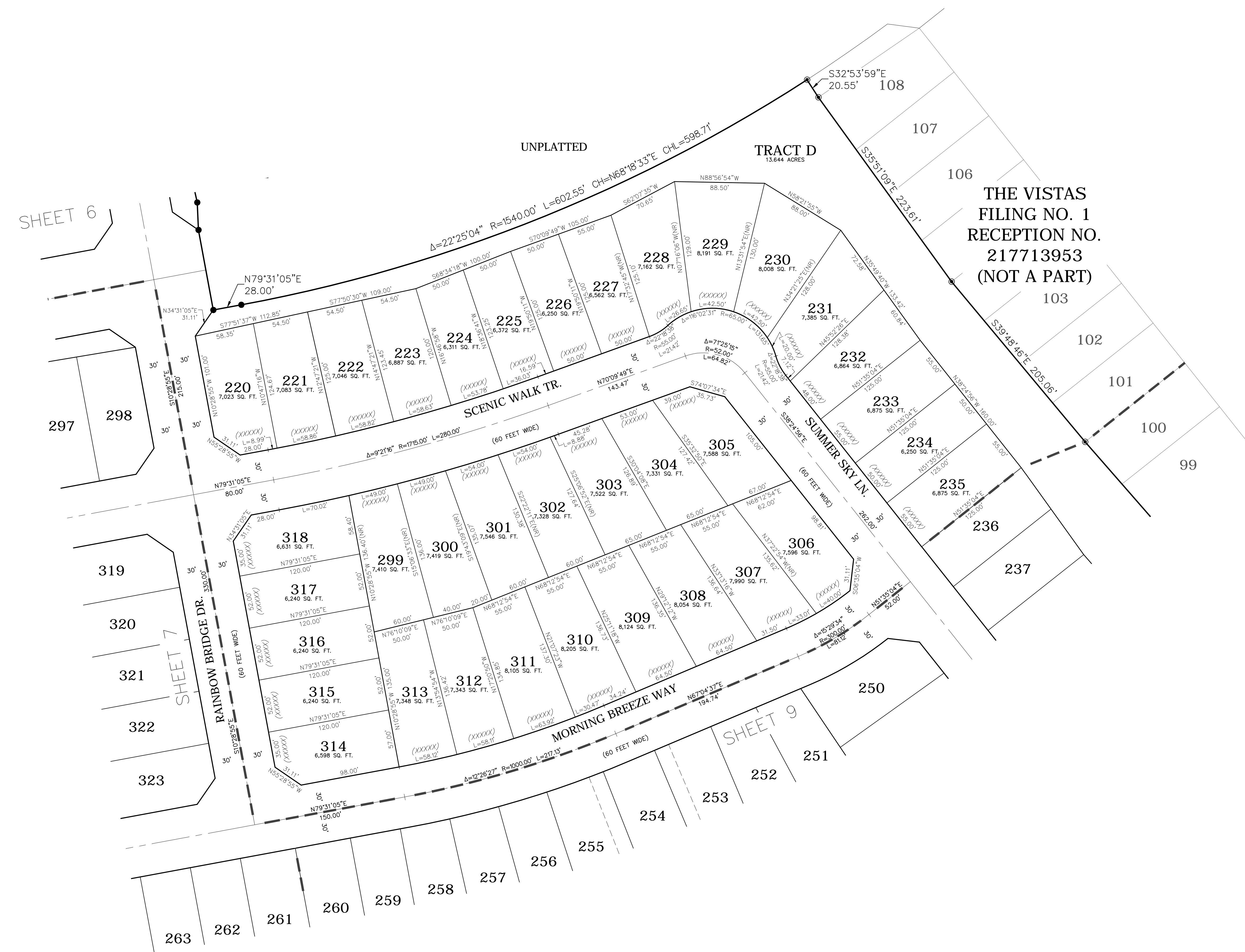
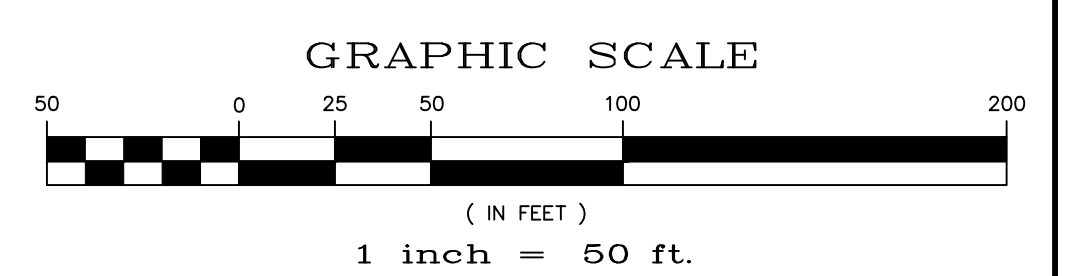
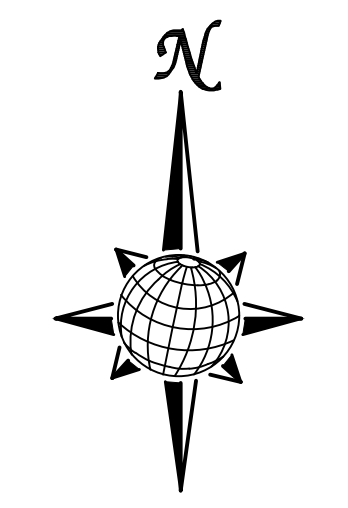
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SHEET 6

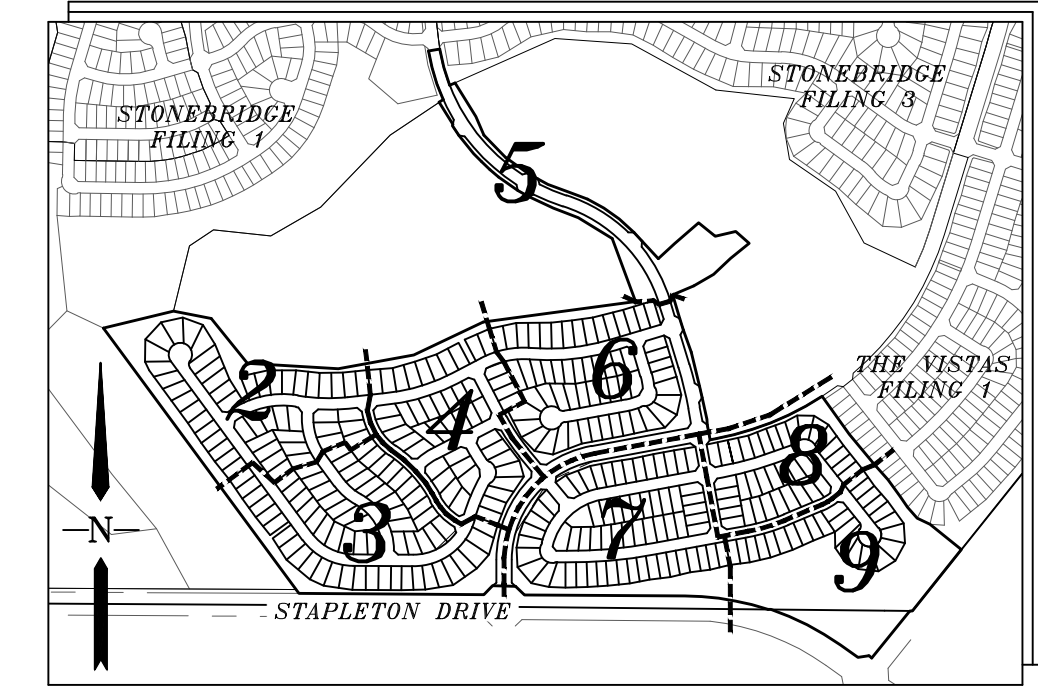
SHEET 7

SHEET 9

WINDINGWALK FILING No. 1 AT MERIDIAN RANCH

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

98 THE VISTAS
FILING NO. 1
RECEPTION NO.
217713953
(NOT A PART)



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