





**LEGAL DESCRIPTION - ROLLING HILLS RANCH FILING 1-3:**

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 TRACTS OF LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 20 AND 29,  
IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT C OF MERIDIAN RANCH FILING NO. 9,  
RECORDED WITH RECEPTION NO. 216713763 IN THE RECORDS OF EL PASO COUNTY;

1. THENCE N51°53'30"W ON SAID TRACT LINE A DISTANCE OF 26.13 FEET TO A CURVE TO THE RIGHT;
2. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 04°41'46", AN ARC LENGTH OF 27.05 FEET, WHOSE LONG CHORD BEARS N35°45'37"E A DISTANCE OF 27.04 FEET;
3. THENCE N27°56'20"E A DISTANCE OF 32.99 FEET;
4. THENCE N24°30'35"E A DISTANCE OF 60.00 FEET;
5. THENCE N22°23'52"W A DISTANCE OF 32.06 FEET;
6. THENCE N20°49'43"E A DISTANCE OF 52.81 FEET TO A CURVE TO THE LEFT;
7. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 22°28'05", AN ARC LENGTH OF 248.88 FEET, WHOSE LONG CHORD BEARS N09°30'41"E A DISTANCE OF 247.27 FEET;
8. THENCE N42°56'08"E A DISTANCE OF 31.12 FEET;
9. THENCE N02°04'24"W A DISTANCE OF 100.00 FEET;
10. THENCE N87°55'36"E A DISTANCE OF 348.00 FEET TO A CURVE TO THE RIGHT;
11. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1000.00 FEET, A DELTA ANGLE OF 06°09'39", AN ARC LENGTH OF 107.53 FEET, WHOSE LONG CHORD BEARS S88°59'34"E A DISTANCE OF 107.48 FEET;
12. THENCE S85°54'45"E A DISTANCE OF 400.64 FEET TO A CURVE TO THE RIGHT;
13. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7540.00 FEET, A DELTA ANGLE OF 03°02'05", AN ARC LENGTH OF 399.38 FEET, WHOSE LONG CHORD BEARS S84°23'42"E A DISTANCE OF 399.33 FEET;
14. THENCE S07°07'21"W A DISTANCE OF 100.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
15. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 00°18'41", AN ARC LENGTH OF 40.44 FEET, WHOSE LONG CHORD BEARS S82°43'19"E A DISTANCE OF 40.44 FEET;
16. THENCE S82°33'58"E A DISTANCE OF 1906.13 FEET;
17. THENCE S28°18'45"E A DISTANCE OF 1200.00 FEET;
18. THENCE N86°45'47"E A DISTANCE OF 400.00 FEET;
19. THENCE S44°45'04"E A DISTANCE OF 478.58 FEET TO A POINT ON THE WESTERLY BOUNDARY OF FALCON REGIONAL PARK, RECORDED WITH RECEPTION NO. 214096227 IN THE RECORDS OF EL PASO COUNTY;

- THE FOLLOWING TWO (2) COURSES ARE ON SAID BOUNDARY LINE:
20. THENCE S45°14'56"W A DISTANCE OF 1150.00 FEET;
  21. THENCE S00°11'44"E A DISTANCE OF 550.00 FEET;
  22. THENCE S00°34'48"W A DISTANCE OF 80.00 FEET;
  23. THENCE N89°25'12"W A DISTANCE OF 715.30 FEET;
  24. THENCE S45°34'48"W A DISTANCE OF 14.54 FEET;
  25. THENCE S00°34'48"W A DISTANCE OF 236.58 FEET;
  26. THENCE S05°23'19"E A DISTANCE OF 103.70 FEET;
  27. THENCE S17°01'39"E A DISTANCE OF 103.70 FEET;
  28. THENCE S22°59'45"E A DISTANCE OF 174.64 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FALCON HIGH SCHOOL, RECORDED WITH RECEPTION NO. 206058517 IN THE RECORDS OF EL PASO COUNTY;
  29. THENCE S89°19'41"W A DISTANCE OF 21.70 FEET ALONG SAID BOUNDARY;
  30. THENCE S67°31'44"W A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 11A, RECORDED WITH RECEPTION NO. 214713513 IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

- THE FOLLOWING NINE (9) COURSES ARE ON SAID BOUNDARY LINE:
31. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1710.00 FEET, A DELTA ANGLE OF 00°31'29", AN ARC LENGTH OF 15.66 FEET, WHOSE LONG CHORD BEARS N22°44'00"W A DISTANCE OF 15.66 FEET;
  32. THENCE N22°59'45"W A DISTANCE OF 63.09 FEET;
  33. THENCE S86°18'43"W A DISTANCE OF 450.00 FEET;
  34. THENCE N63°51'45"W A DISTANCE OF 640.00 FEET;
  35. THENCE N30°07'09"W A DISTANCE OF 150.37 FEET;
  36. THENCE N81°02'28"W A DISTANCE OF 138.95 FEET;
  37. THENCE N05°41'51"W A DISTANCE OF 647.93 FEET;
  38. THENCE N80°23'28"W A DISTANCE OF 503.71 FEET;
  39. THENCE S72°14'49"W A DISTANCE OF 634.05 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 8, RECORDED WITH RECEPTION NO. 215713635 IN THE RECORDS OF EL PASO COUNTY;

- THE FOLLOWING ELEVEN (11) COURSES ARE ON SAID BOUNDARY LINE:
40. THENCE N05°03'36"W A DISTANCE OF 165.00 FEET;
  41. THENCE N20°15'12"W A DISTANCE OF 165.00 FEET;
  42. THENCE N31°56'26"W A DISTANCE OF 165.00 FEET;
  43. THENCE N42°44'55"W A DISTANCE OF 102.00 FEET;
  44. THENCE N55°18'55"W A DISTANCE OF 75.00 FEET;
  45. THENCE N36°06'38"E A DISTANCE OF 108.00 FEET;
  46. THENCE N49°25'02"W A DISTANCE OF 134.00 FEET;
  47. THENCE N33°45'49"W A DISTANCE OF 132.00 FEET;
  48. THENCE N17°12'24"W A DISTANCE OF 137.00 FEET;
  49. THENCE N09°04'29"W A DISTANCE OF 85.86 FEET;
  50. THENCE N63°22'02"E A DISTANCE OF 74.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID MERIDIAN RANCH FILING NO. 9;

- THE FOLLOWING SEVEN (7) COURSES ARE ON SAID BOUNDARY LINE:
51. THENCE N10°04'06"W A DISTANCE OF 162.63 FEET;
  52. THENCE N28°13'41"W A DISTANCE OF 218.96 FEET;
  53. THENCE N06°43'25"W A DISTANCE OF 140.00 FEET;
  54. THENCE N01°13'59"W A DISTANCE OF 97.14 FEET;
  55. THENCE N04°28'51"E A DISTANCE OF 360.75 FEET;
  56. THENCE N12°48'36"W A DISTANCE OF 91.63 FEET;
  57. THENCE N22°11'16"W A DISTANCE OF 110.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 251.094 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).

PLANNING/ LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

SCALE

FILE INFO

ISSUE/ REVISION

SHEET TITLE

SHEET NUMBER

PLANTING P

# Rolling Hills Ranch Filings 1-3 At Meridian Ranch

## PUD Development Plan / Preliminary Plan

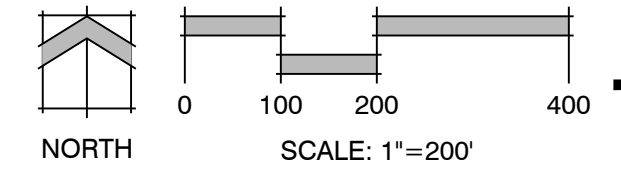
DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

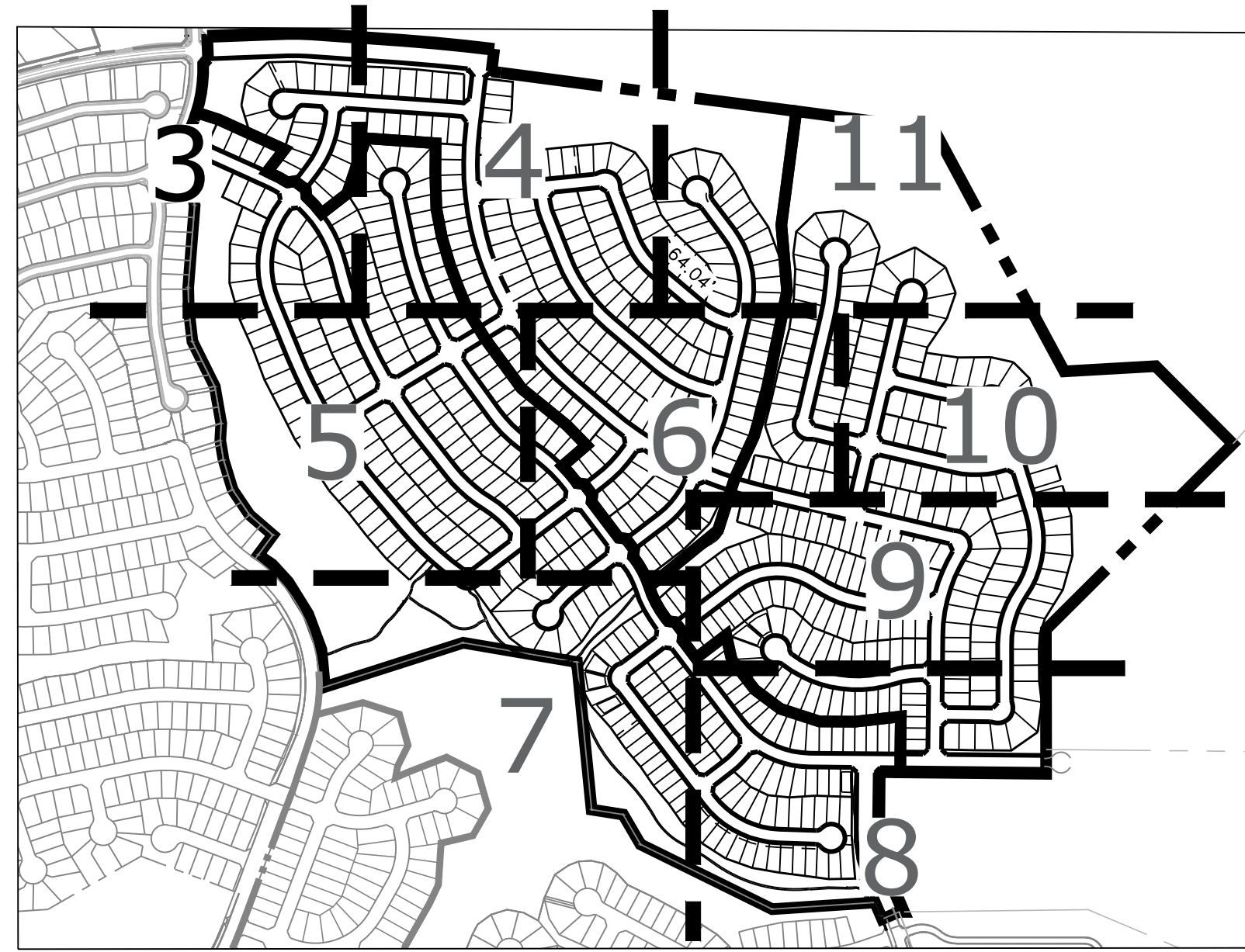
### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

### LEGAL PLAN

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Drawings\PUD\_DP\_RollingHills.dwg [2 - Legal] 4/23/2020 11:53:34 AM Iten





Land Planning  
Landscape  
Architecture  
Urban Design

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

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012, All Rights Reserved.

# Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

## ENTITLEMENT

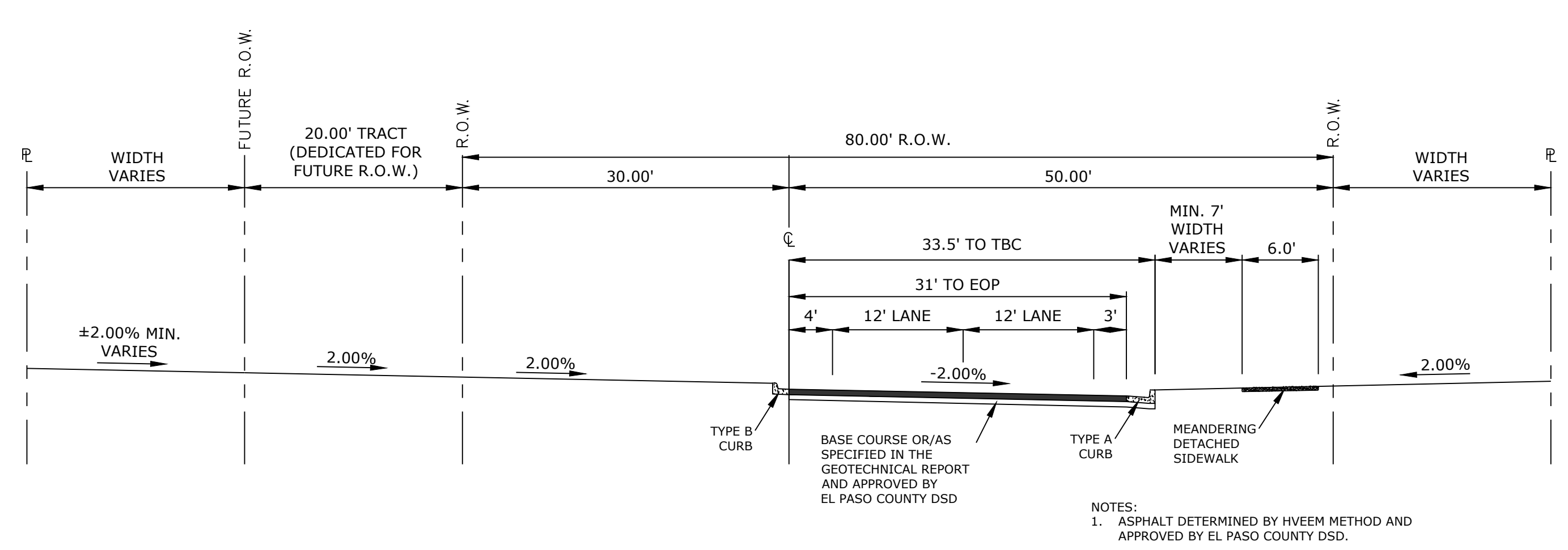
DATE	BY	DESCRIPTION
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

## WEST & SOUTH SITE PLAN

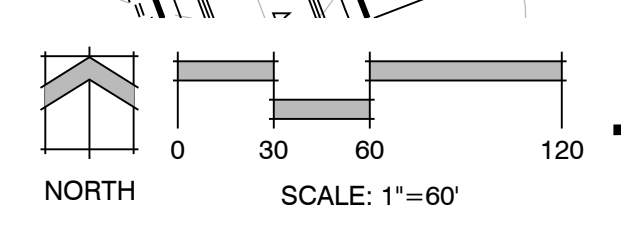
3

OF 34

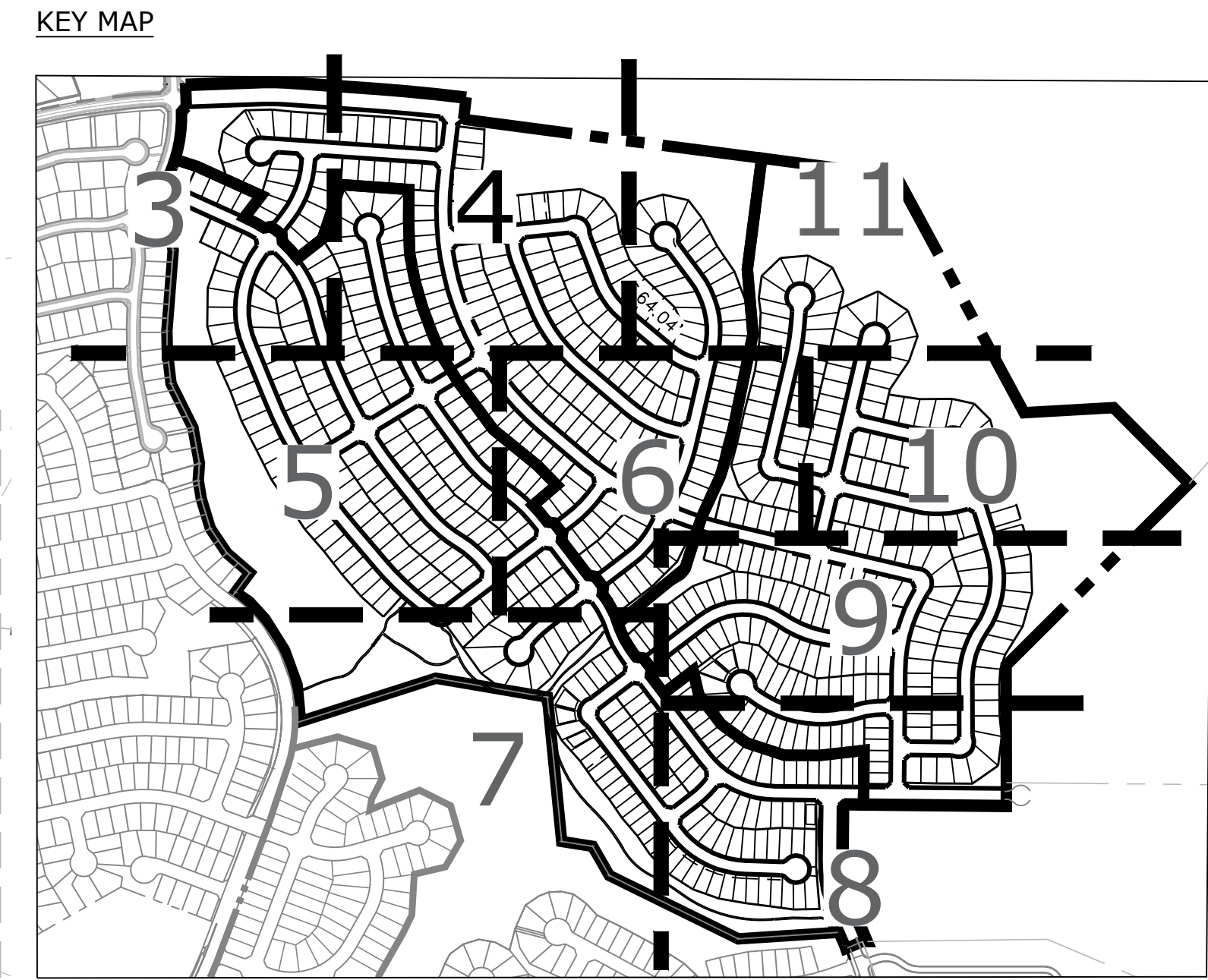
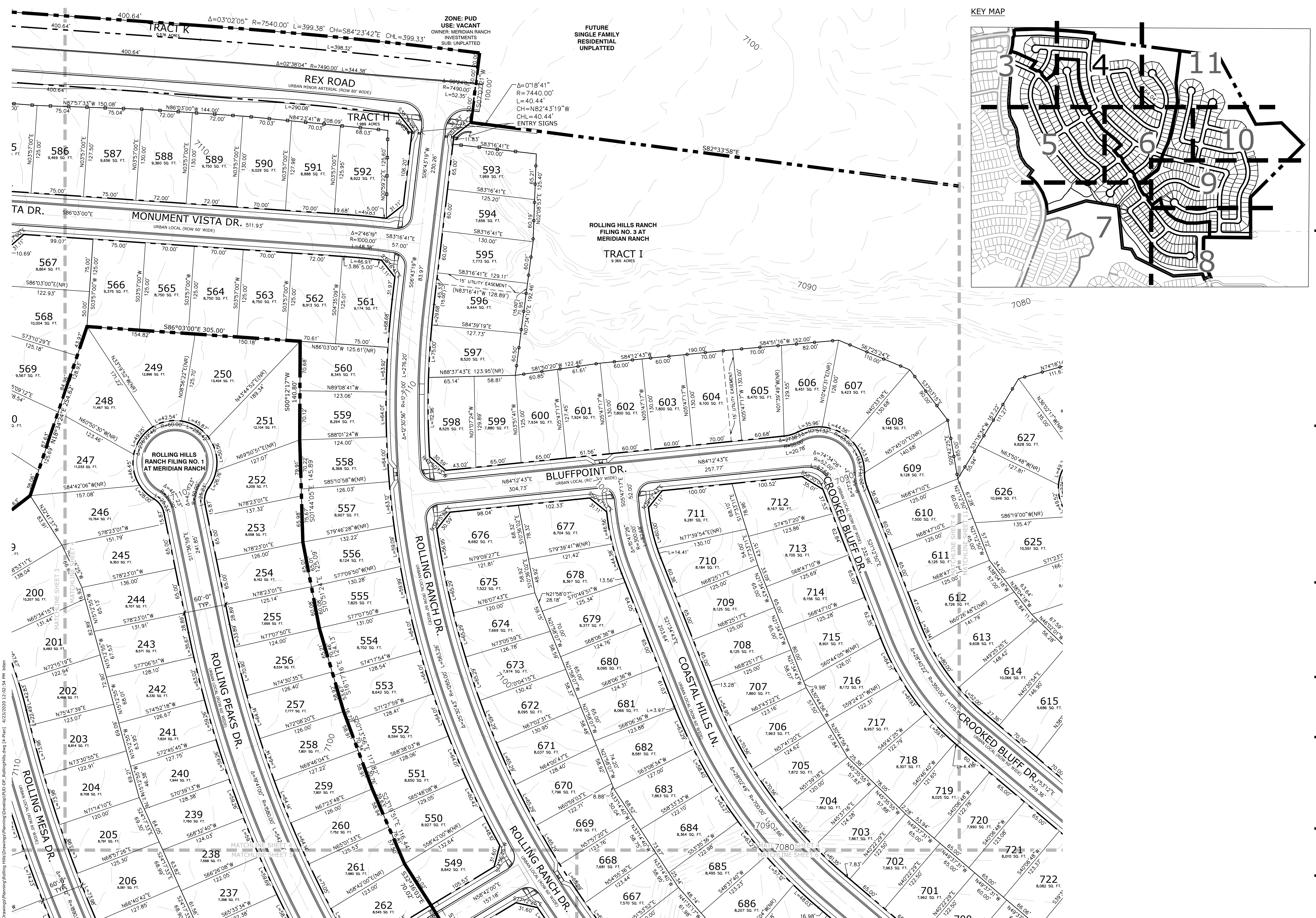
PUDSP-199



REX ROAD 80' R.O.W. URBAN MINOR ARTERIAL ROAD



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Development\PUD\_DP\_RollingHills.dwg [3-Plan] 10/21/2019 12:05:05 PM biten



Land Planning  
Landscape  
Architecture  
Urban Design

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

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012, All Rights Reserved.

# Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

## ENTITLEMENT

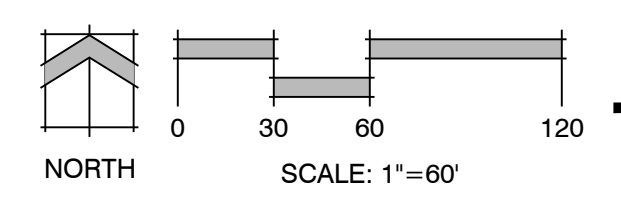
DATE	BY	DESCRIPTION
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

## WEST & SOUTH SITE PLAN

# 4

OF 34

PUDSP-199



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\PUD-SP\_RollingHills.dwg (4-Plan) 10/21/2019 12:05:54 PM biten

## Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

### ENTITLEMENT

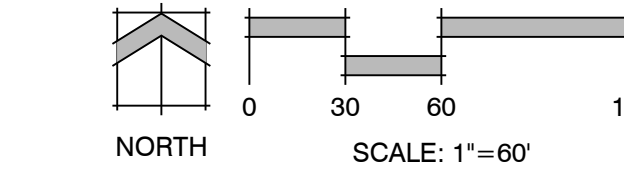
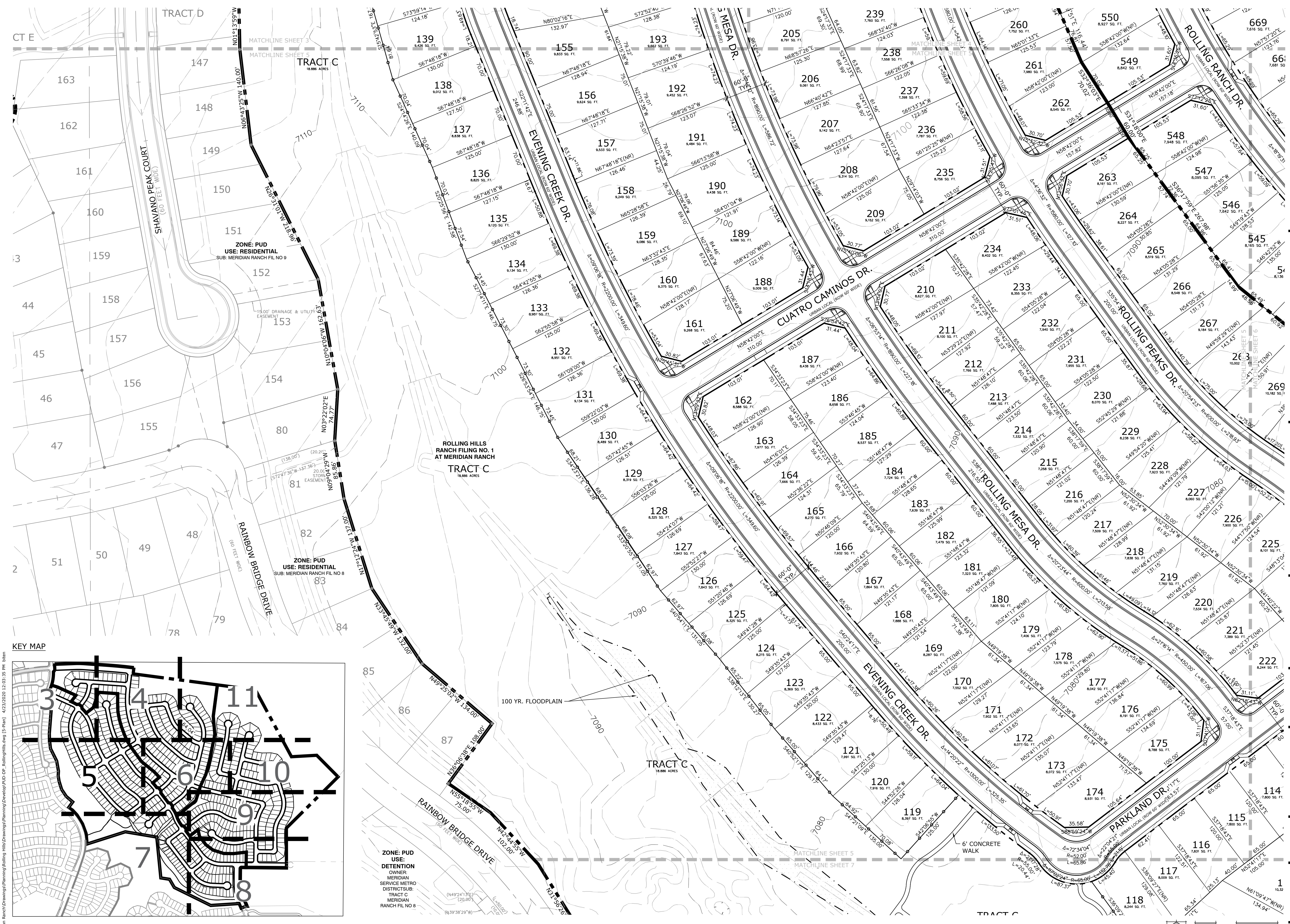
DATE	BY	DESCRIPTION
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

### WEST & SOUTH SITE PLAN

# 5

OF 34

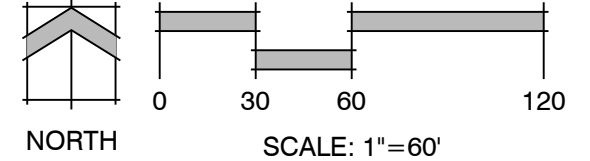
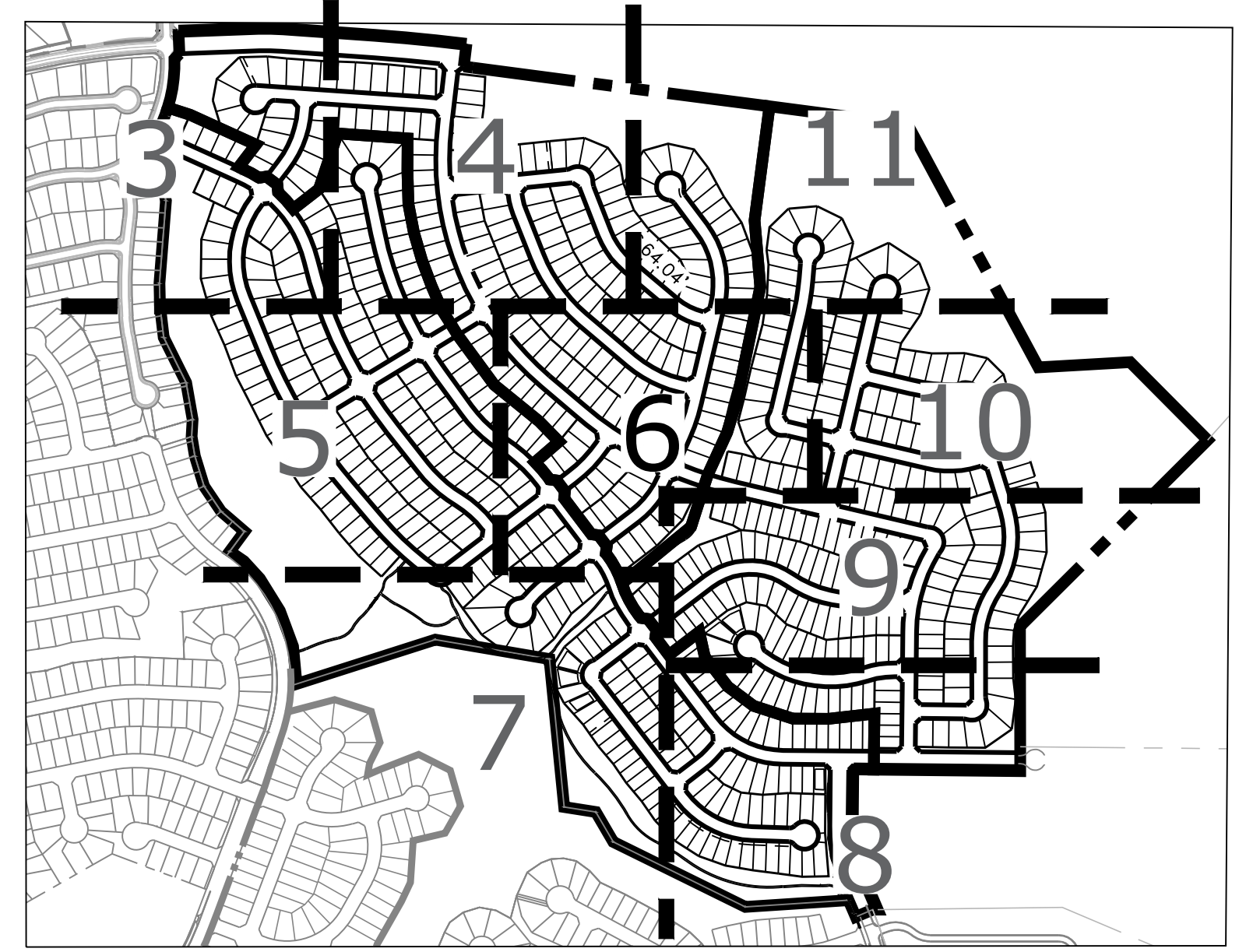
PUDSP-199



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Development\199\199-05\199-05-05.Plot1.dwg 10/19/2019 12:05:35 PM biten



KEY MAP



# Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /  
Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

## ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

## WEST & SOUTH SITE PLAN

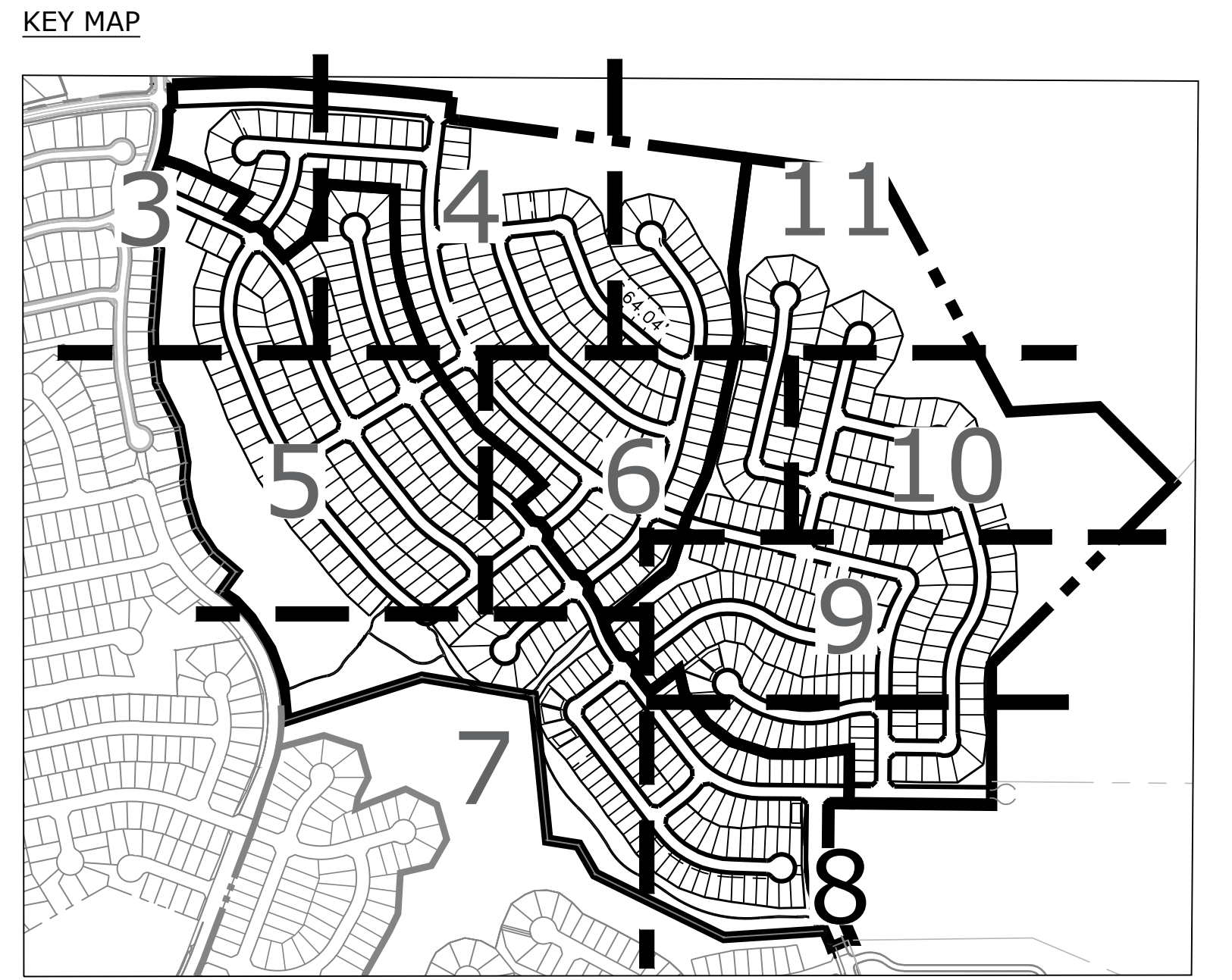
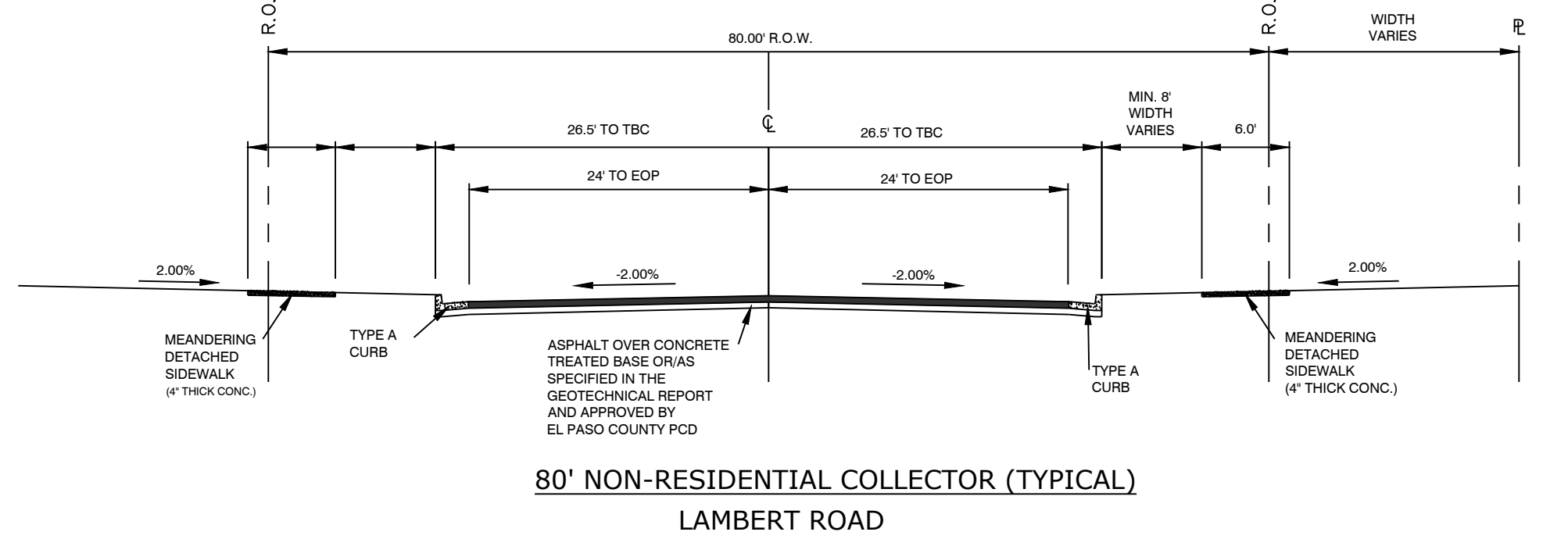
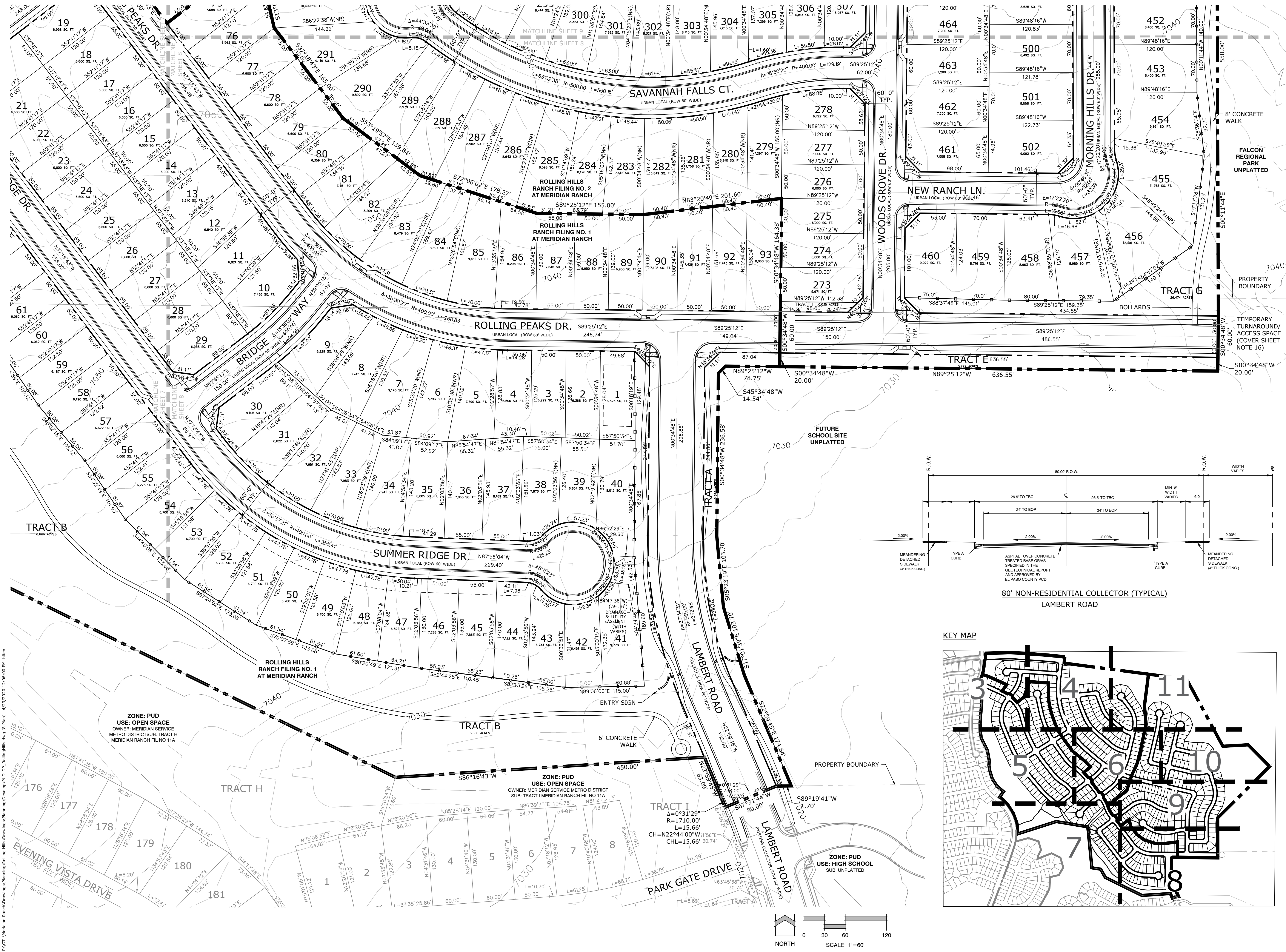
# 6

OF 34

PUDSP-199

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Development\PUD - Rolling Hills.dwg (6-Plan) 10/19/2019 12:08:08 PM bitan





# Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /  
Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

## ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

## WEST & SOUTH SITE PLAN

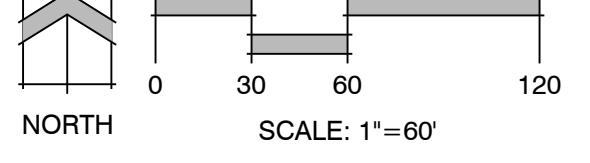
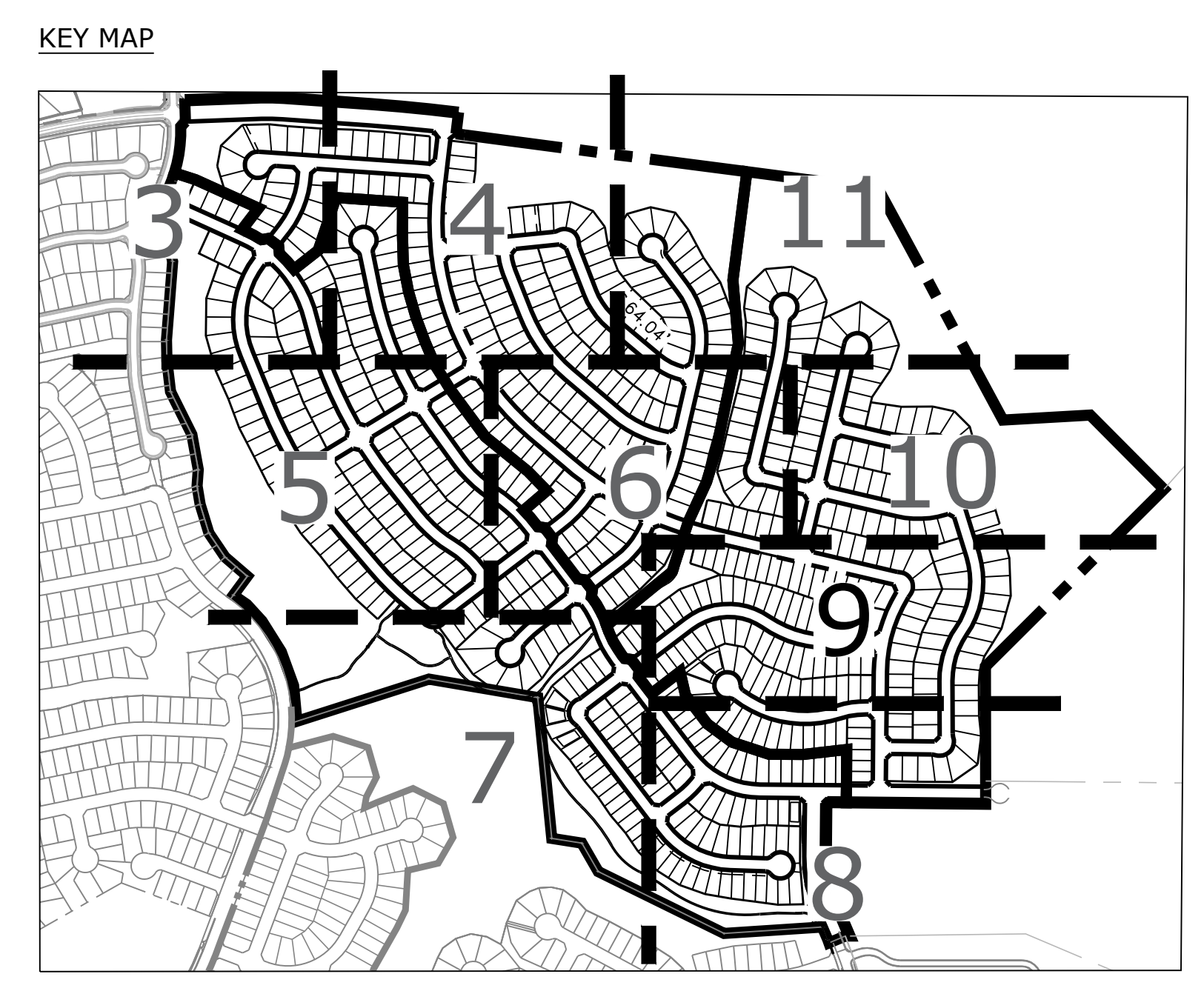
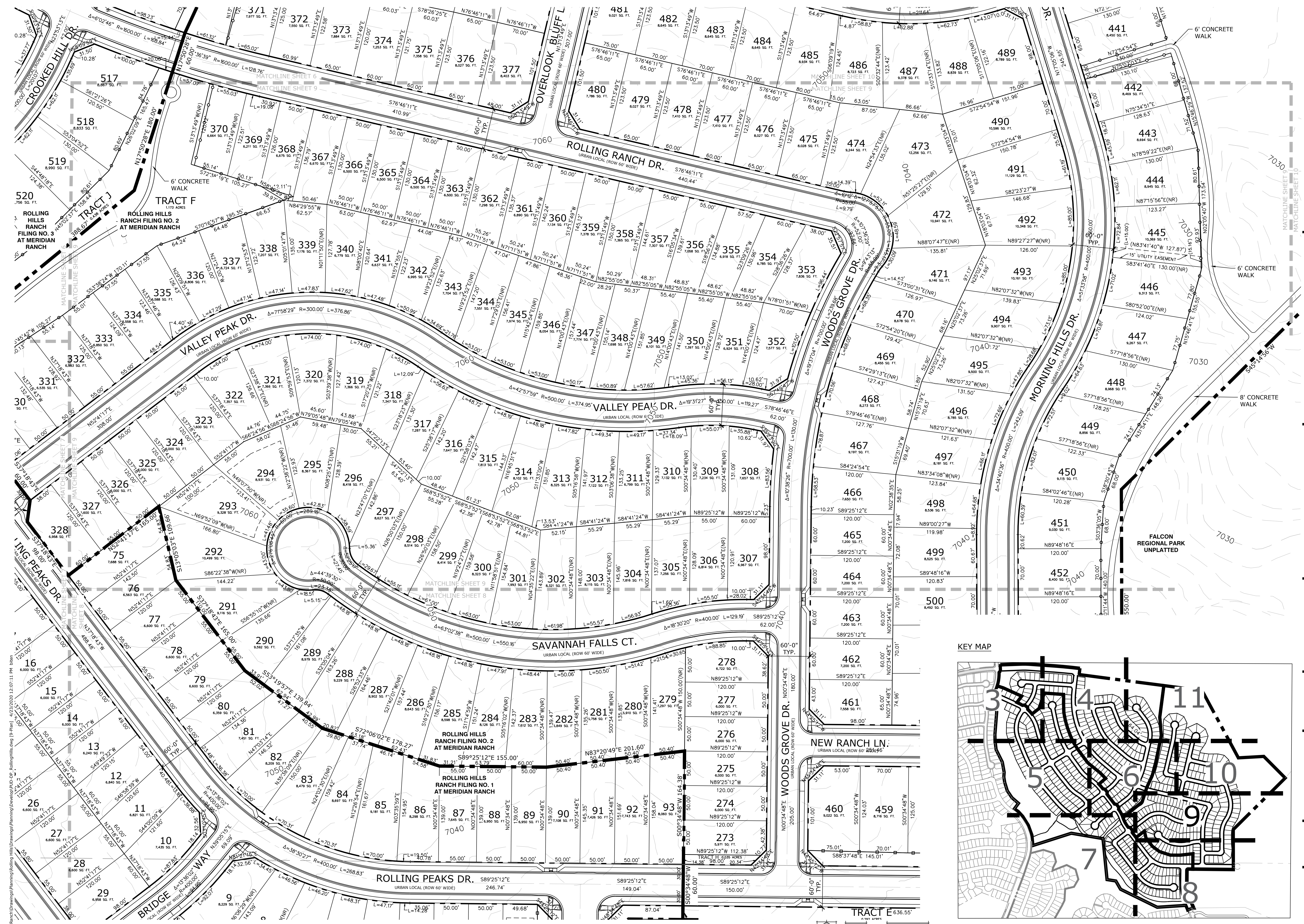
# 8

OF 34

PUDSP-199

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Development\PUD\_DP\_RollingHills.dwg [B-Plan] 10/21/2020 12:05:00 PM biten





## Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

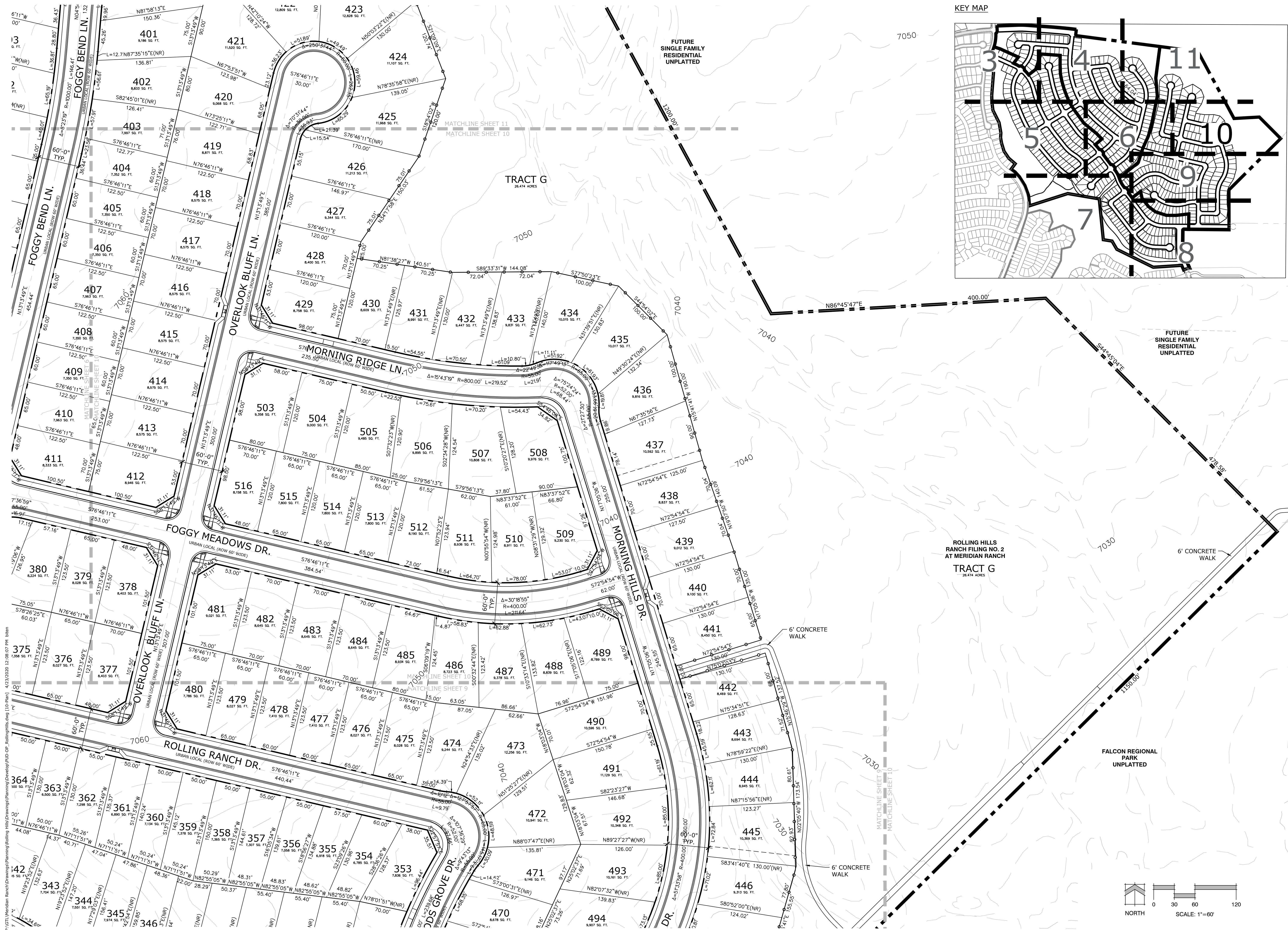
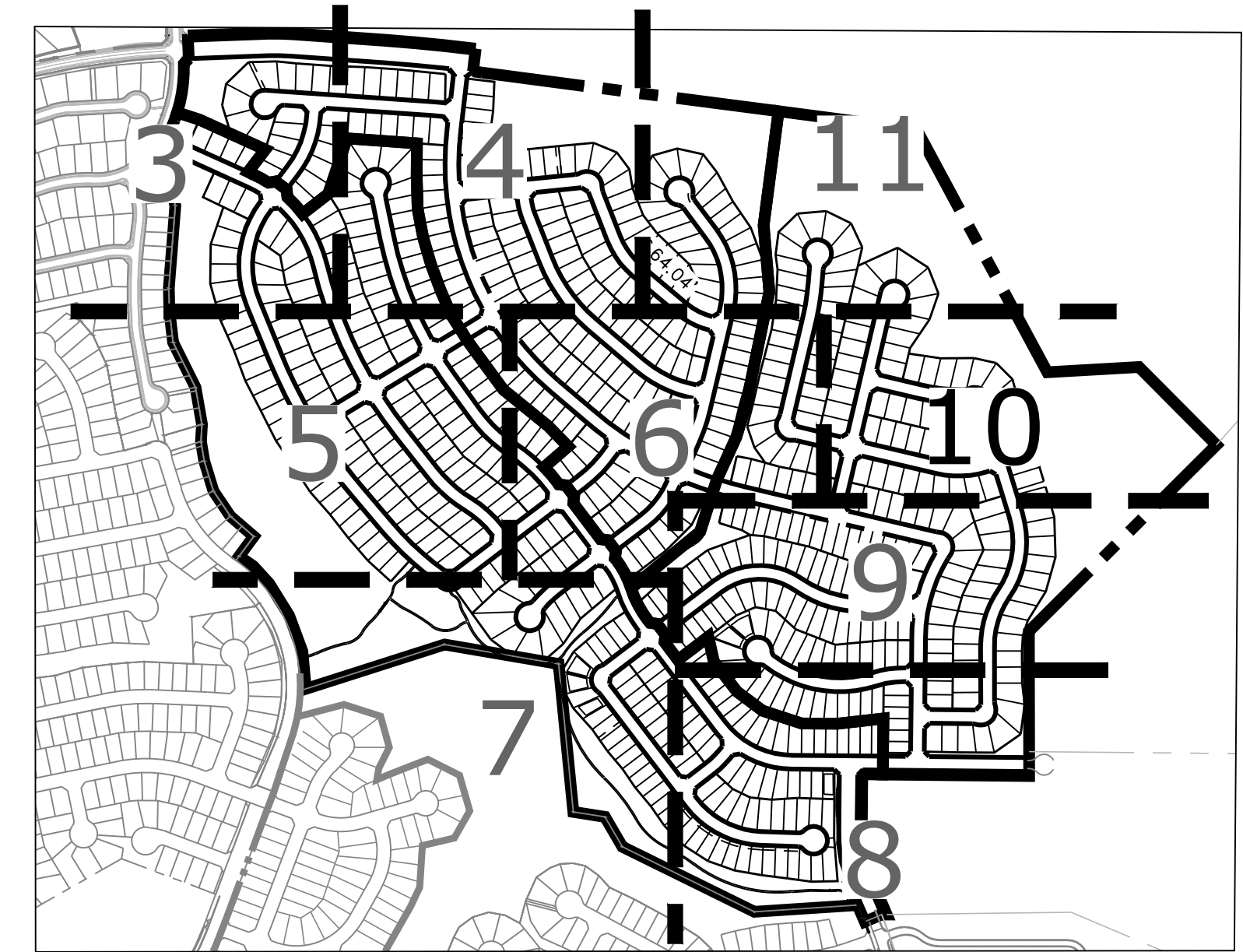
### ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

### WEST & SOUTH SITE PLAN



KEY MAP



Rolling Hills  
Ranch Filings 1-3  
At Meridian  
Ranch

PUD Development Plan /  
Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

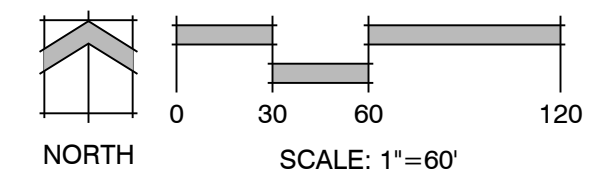
ENTITLEMENT

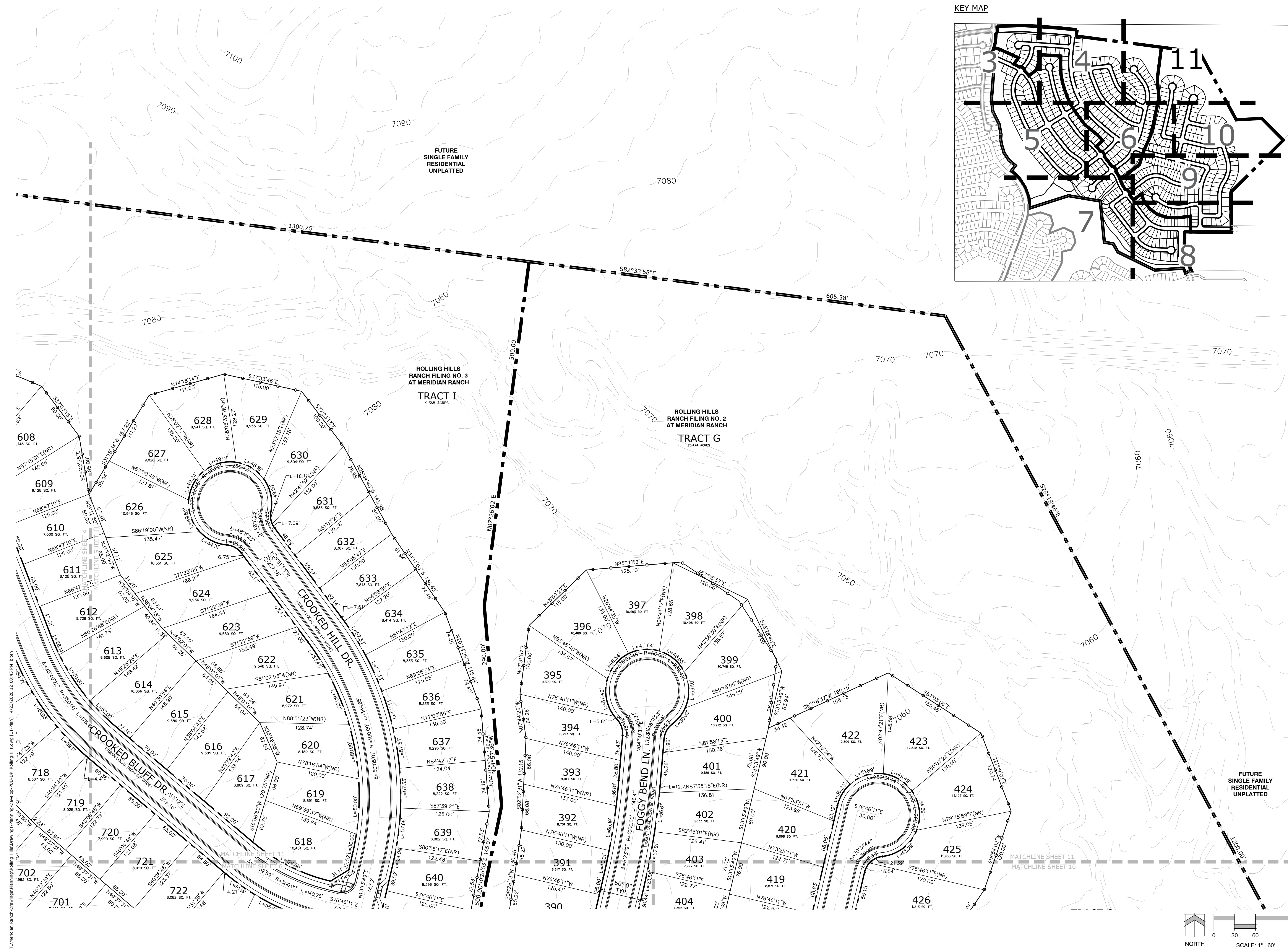
DATE	BY	DESCRIPTION
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

WEST & SOUTH  
SITE PLAN

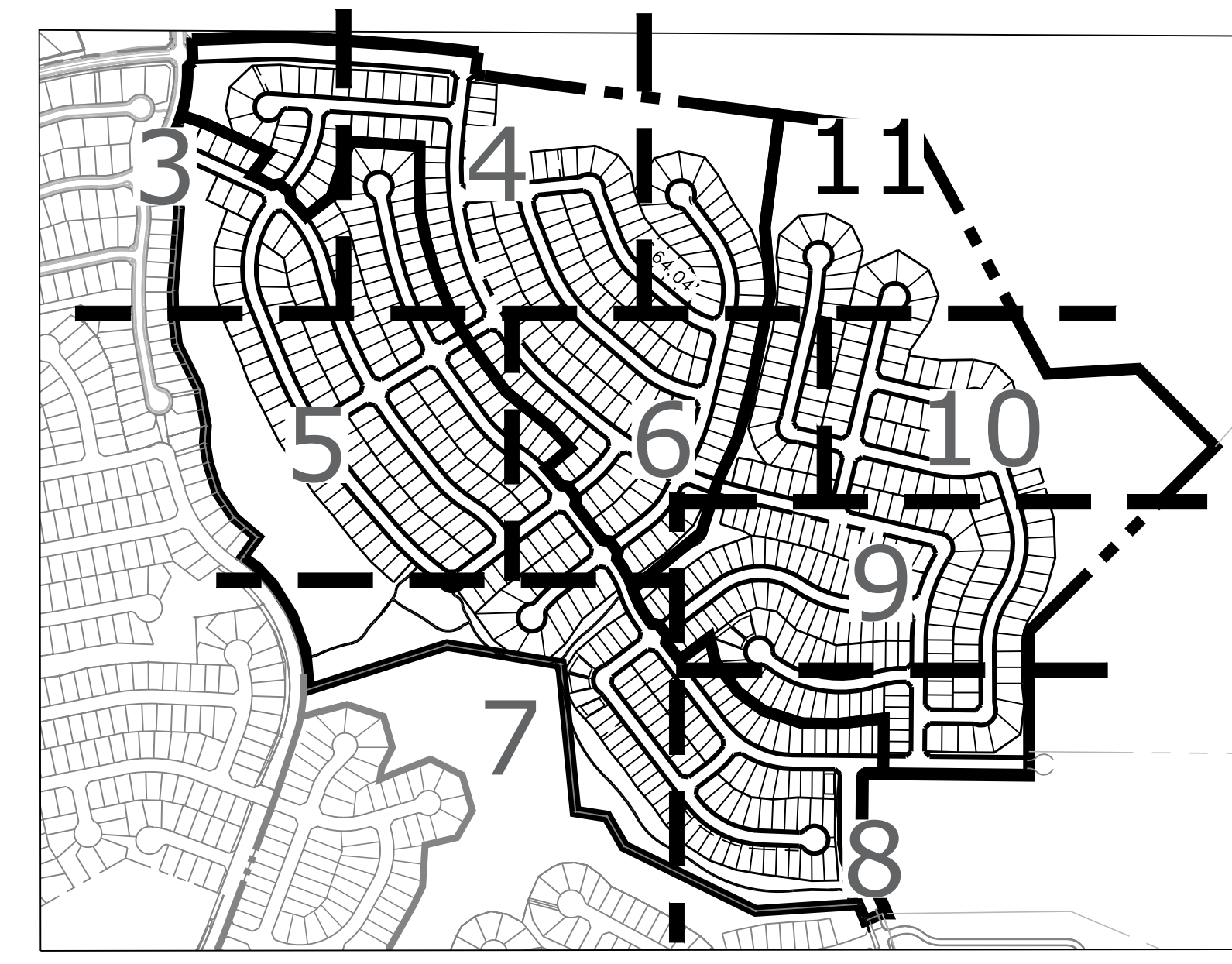
10  
OF 34

PUDSP-199





KEY MAP



Land Planning  
Landscape Architecture  
Urban Design

# NES

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

© 2012. All Rights Reserved.

## Rolling Hills Ranch Filings 1-3 At Meridian Ranch

### PUD Development Plan / Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

### ENTITLEMENT

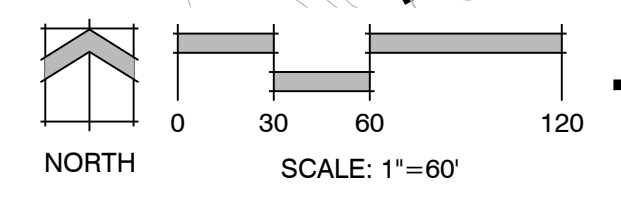
DATE	BY	DESCRIPTION
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

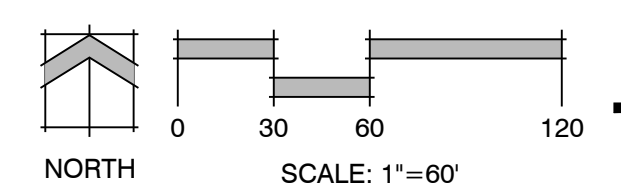
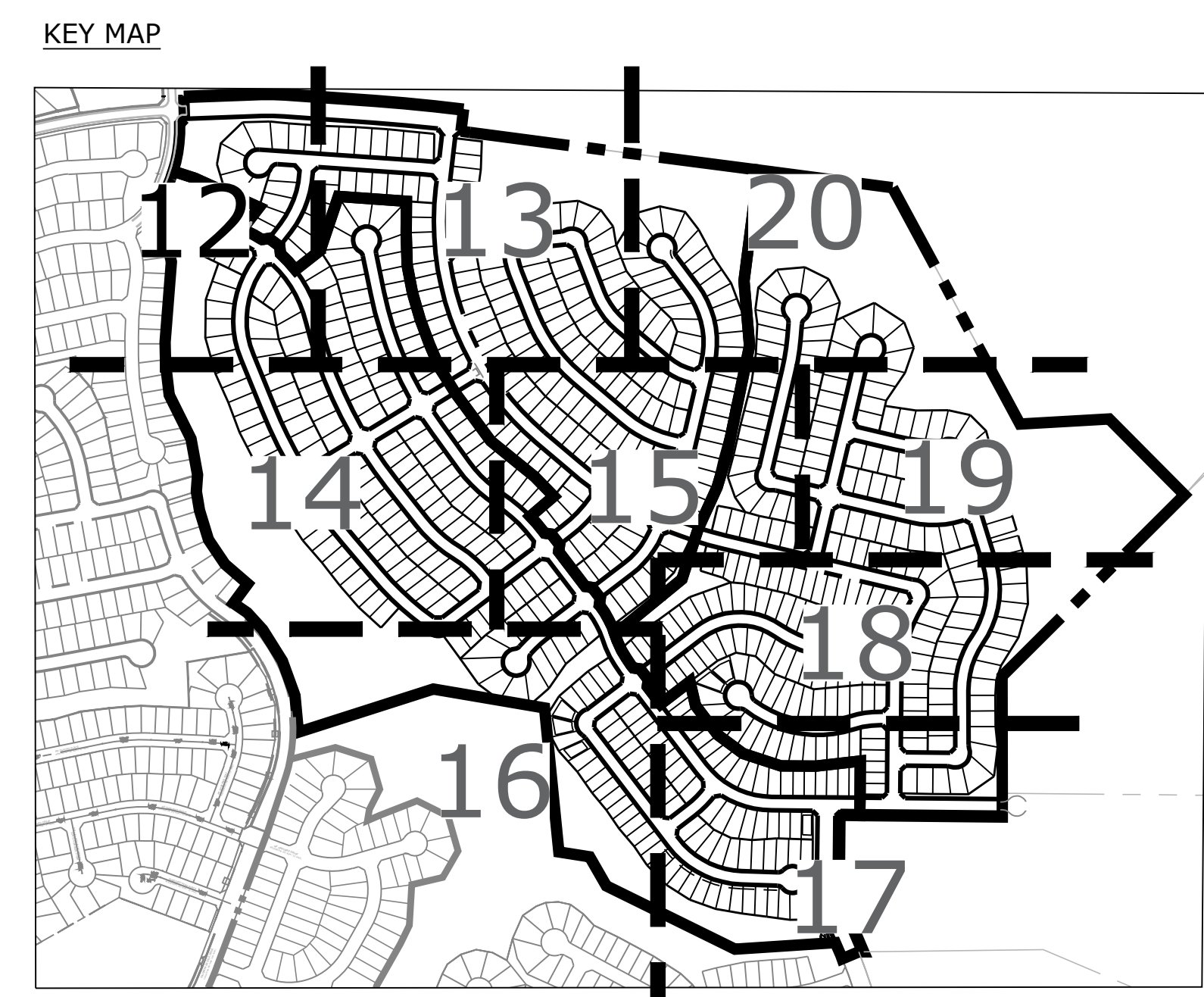
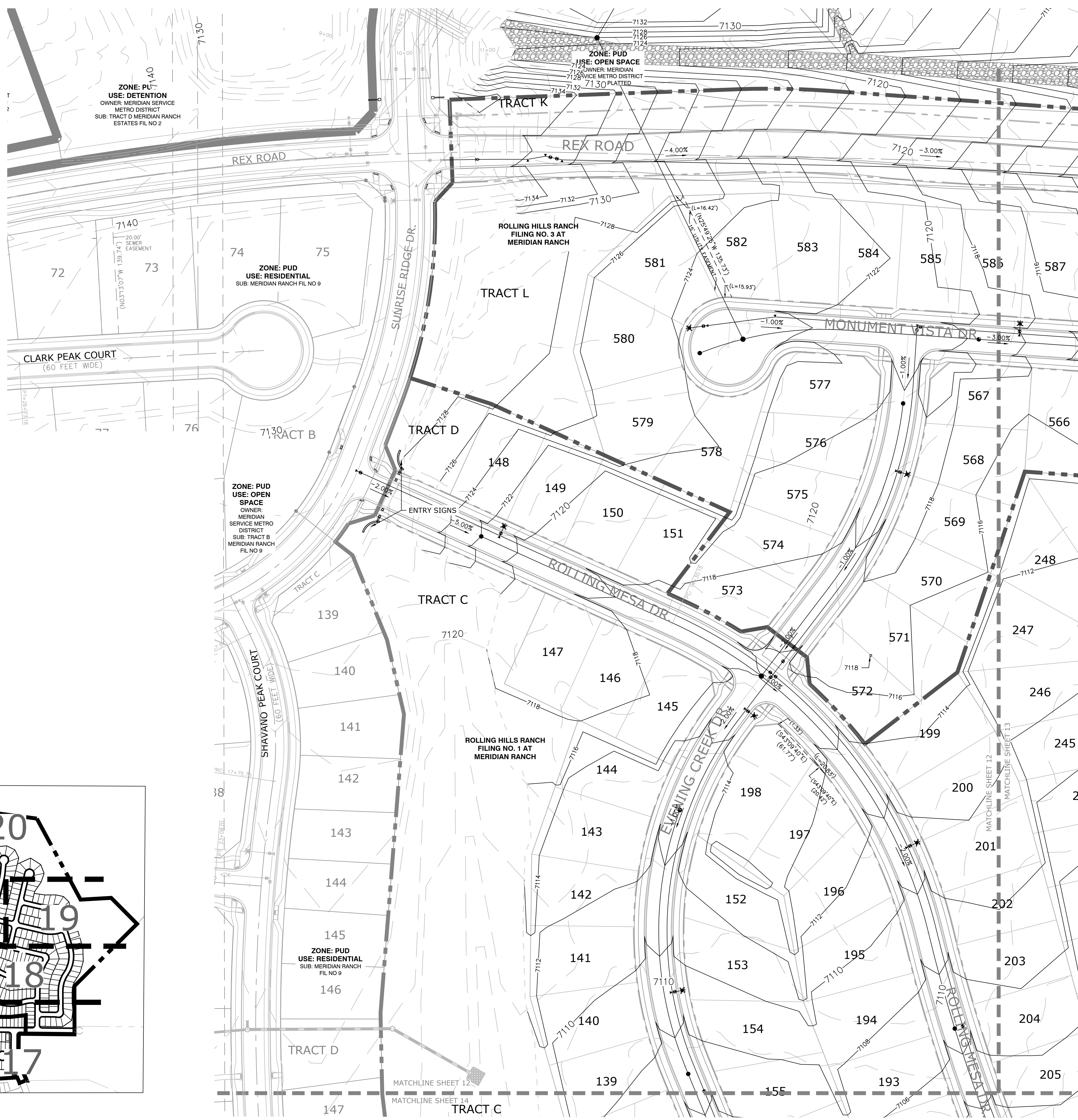
### WEST & SOUTH SITE PLAN

# 11

OF 34

PUDSP-199





# Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

## ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

## PRELIMINARY GRADING AND UTILITIES

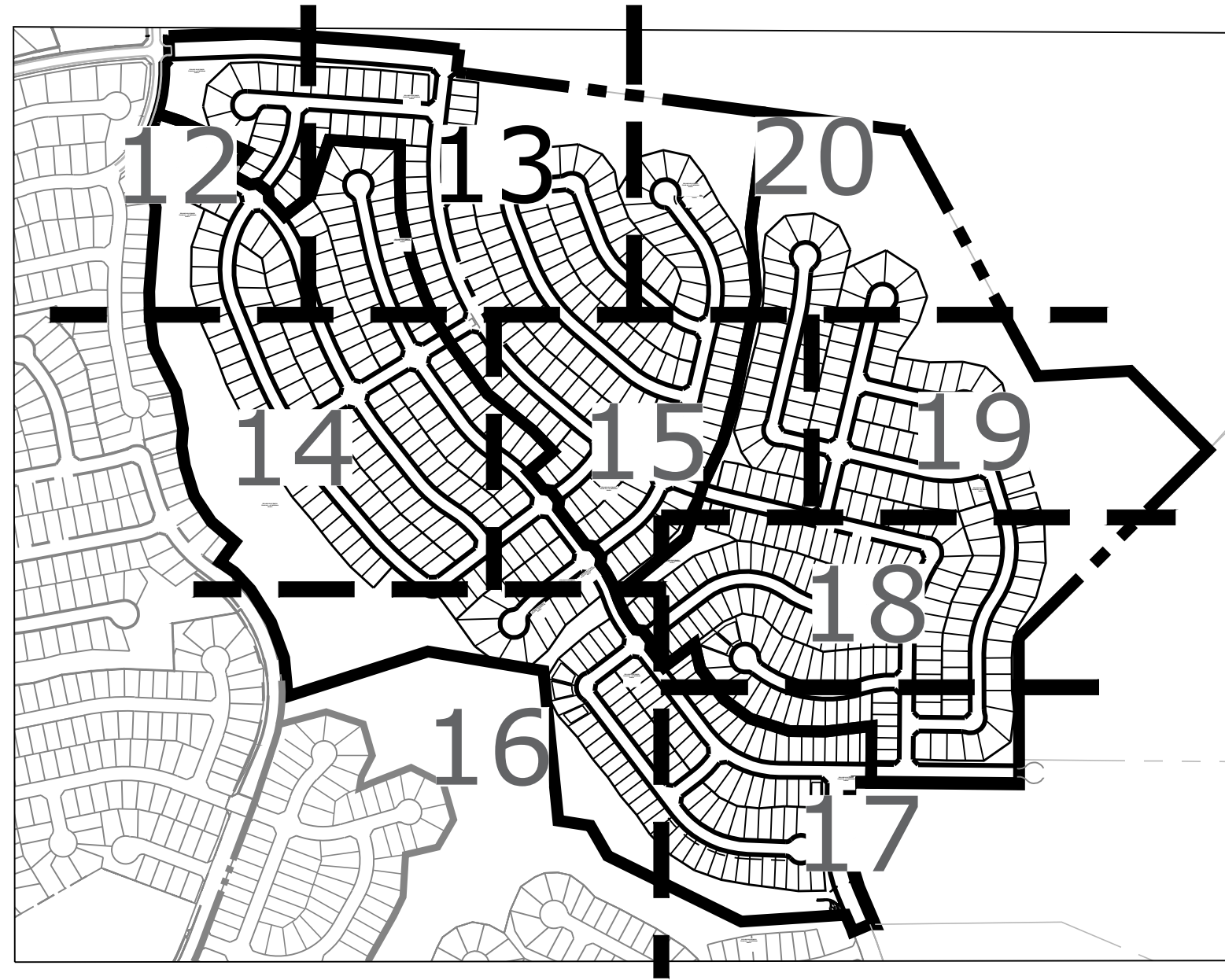
**12**  
OF 34

PUDSP-199

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Drawings\Utilities and Grading\dwg 12-Plan1 4/23/2020 12:54:13 PM biten



KEY MAP



Land Planning  
Landscape  
Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012, All Rights Reserved.

## Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

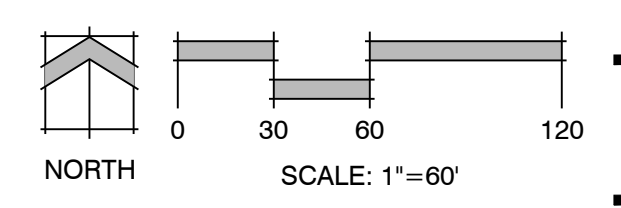
### ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

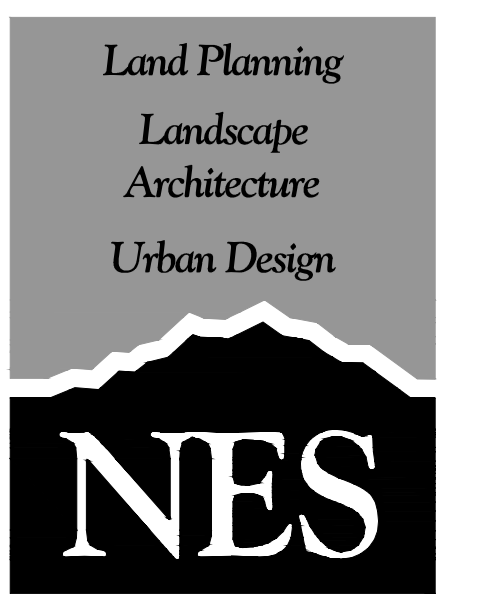
### PRELIMINARY GRADING AND UTILITIES

**13**  
OF 34

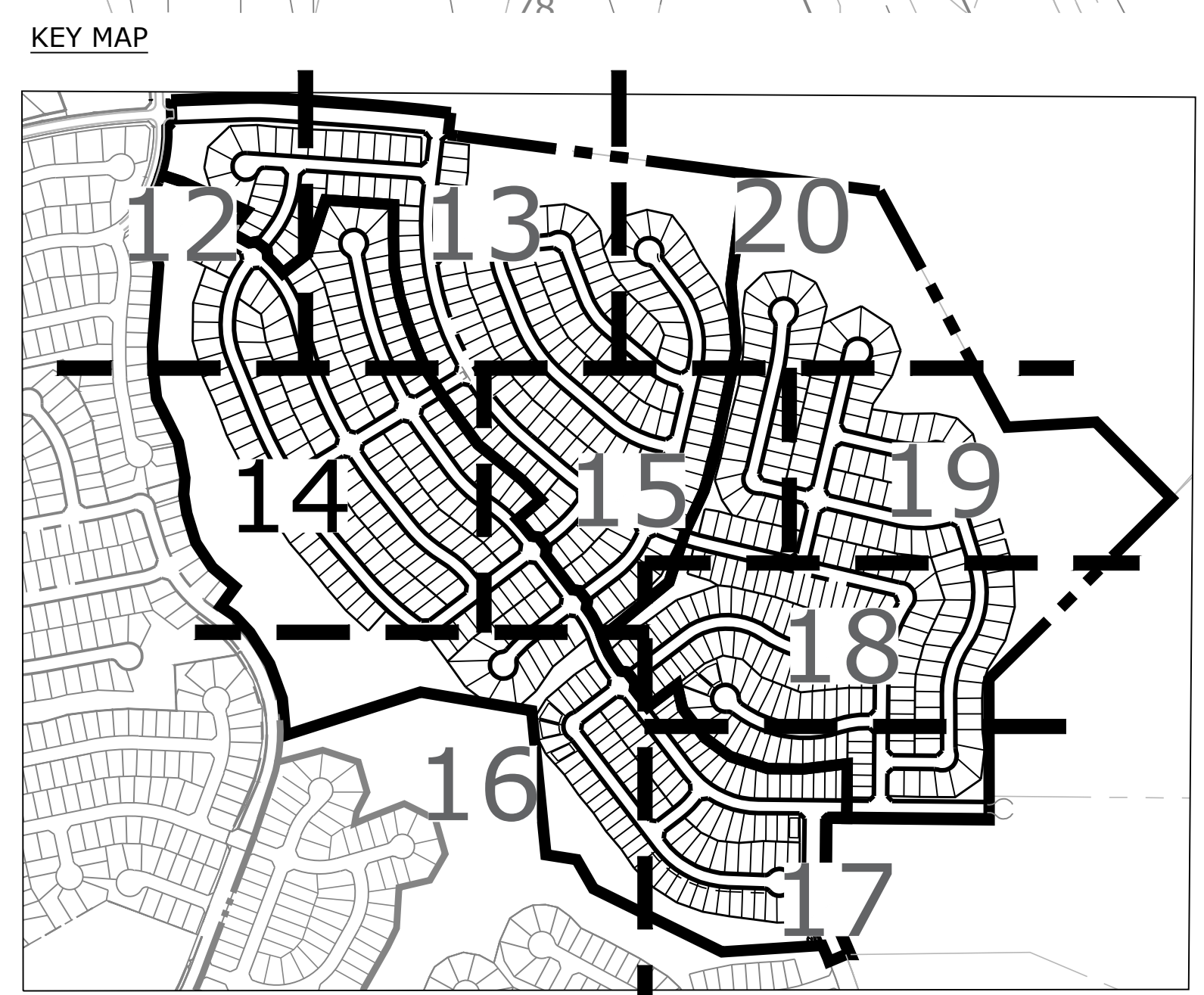
PUDSP-199



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Development\13-Plan\ 4/23/2020 12:55:08 PM biten



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  
 © 2012. All Rights Reserved.



ZONE: PUD  
 USE: DETENTION  
 OWNER: MERIDIAN SERVICE METRO DISTRICTS  
 SUB: TRACT C MERIDIAN RANCH FIL NO 8  
 N54°01'27"E 25.00'

### Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019  
 PROJECT MGR: J. Romero  
 PREPARED BY: B. Iten

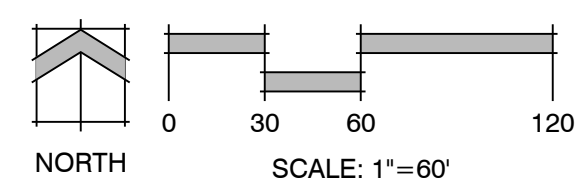
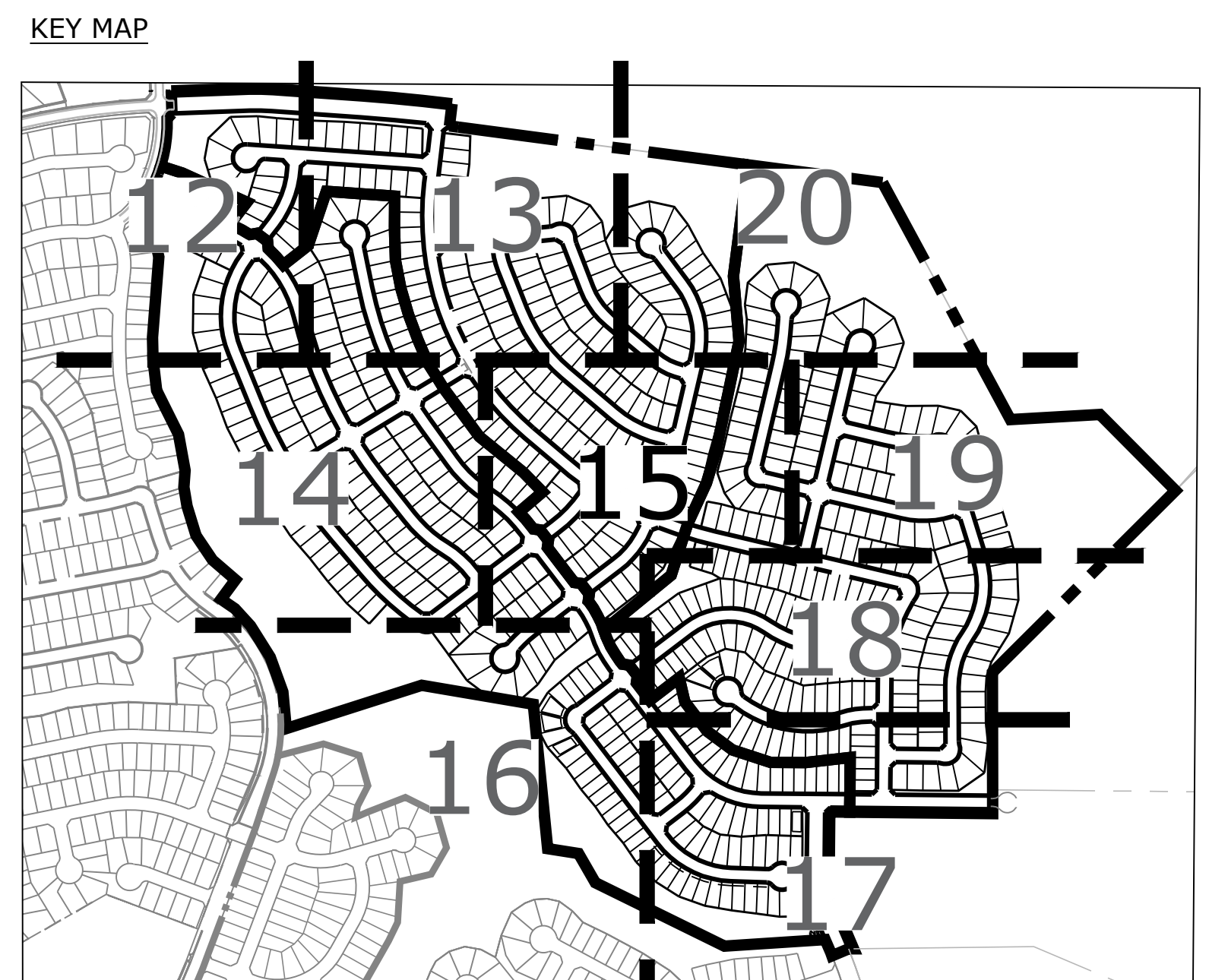
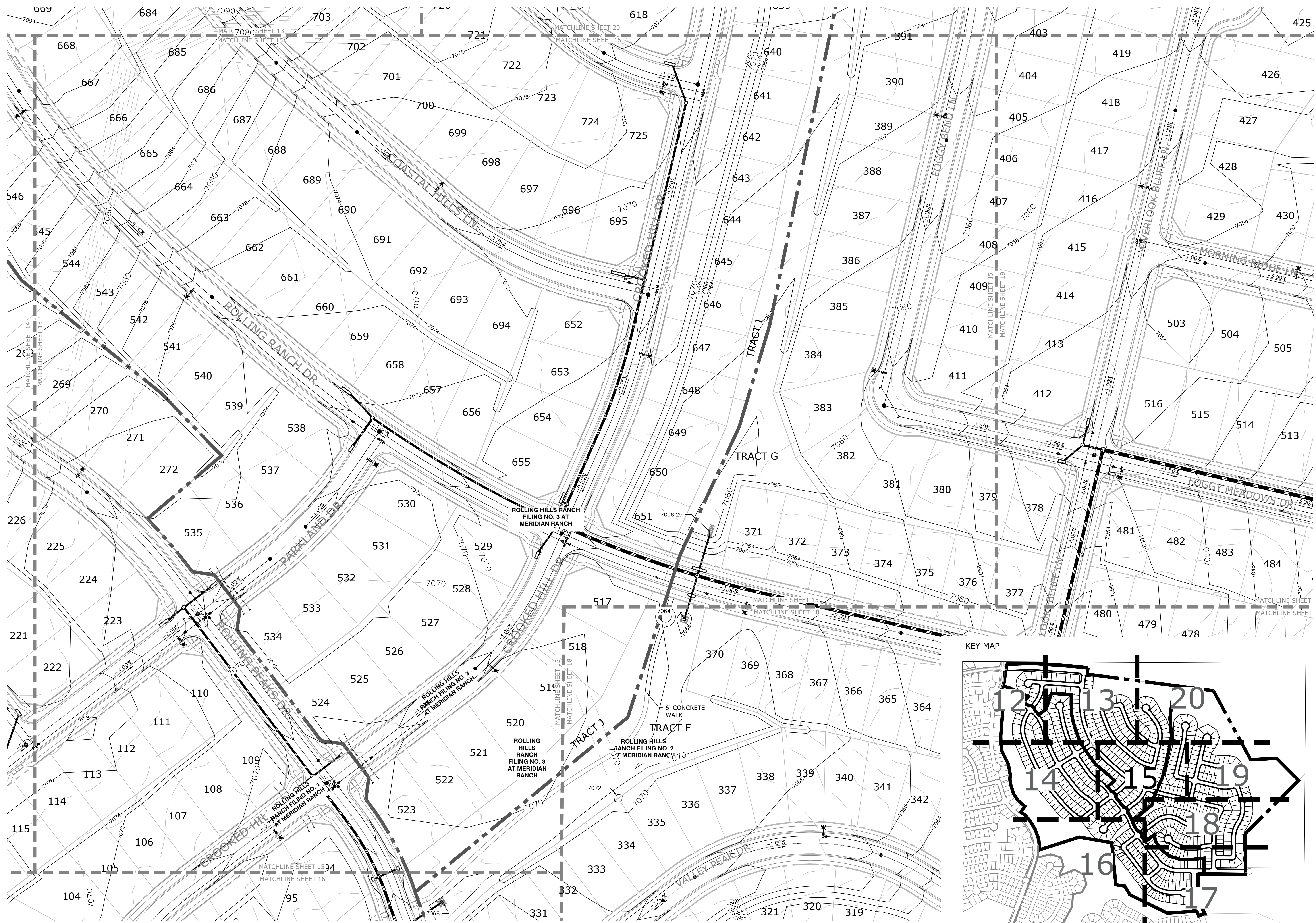
### ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

### PRELIMINARY GRADING AND UTILITIES

**14**  
 OF 34  
 PUDSP-199

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Development\14-Plan\ 4/23/2020 12:56:39 PM biten



## Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /  
Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

### ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

### PRELIMINARY GRADING AND UTILITIES

# 15

OF 34

PUDSP-199

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Rolling Hills\Utilities and Grading.dwg (15-Plan) 4/23/2020 12:57:35 PM biten

# Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /  
Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

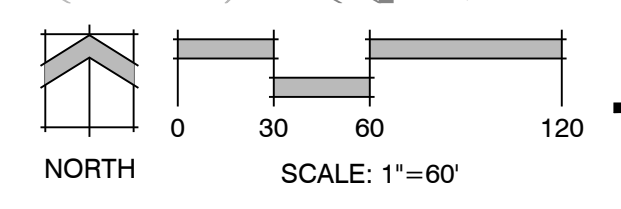
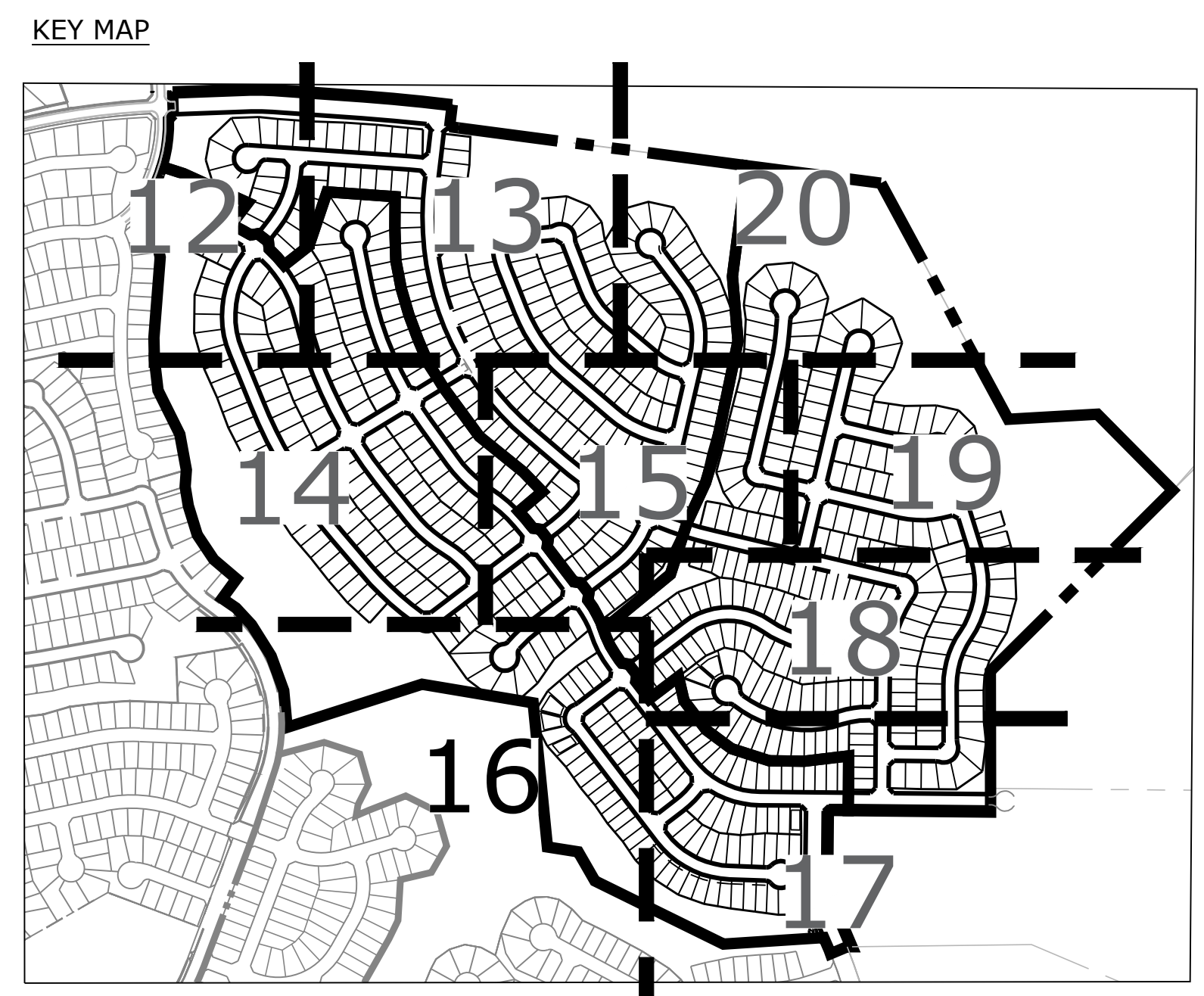
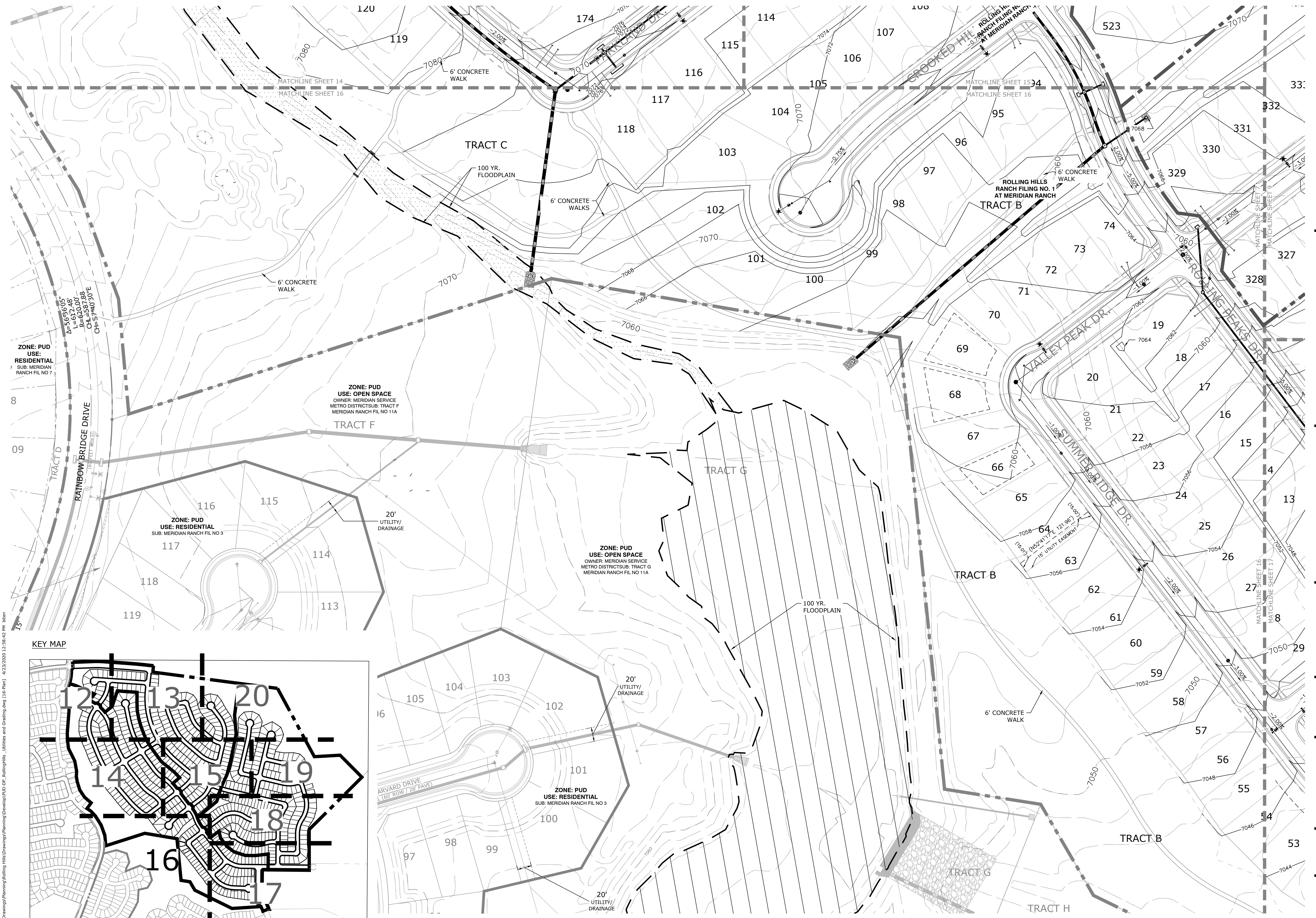
## ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

## PRELIMINARY GRADING AND UTILITIES

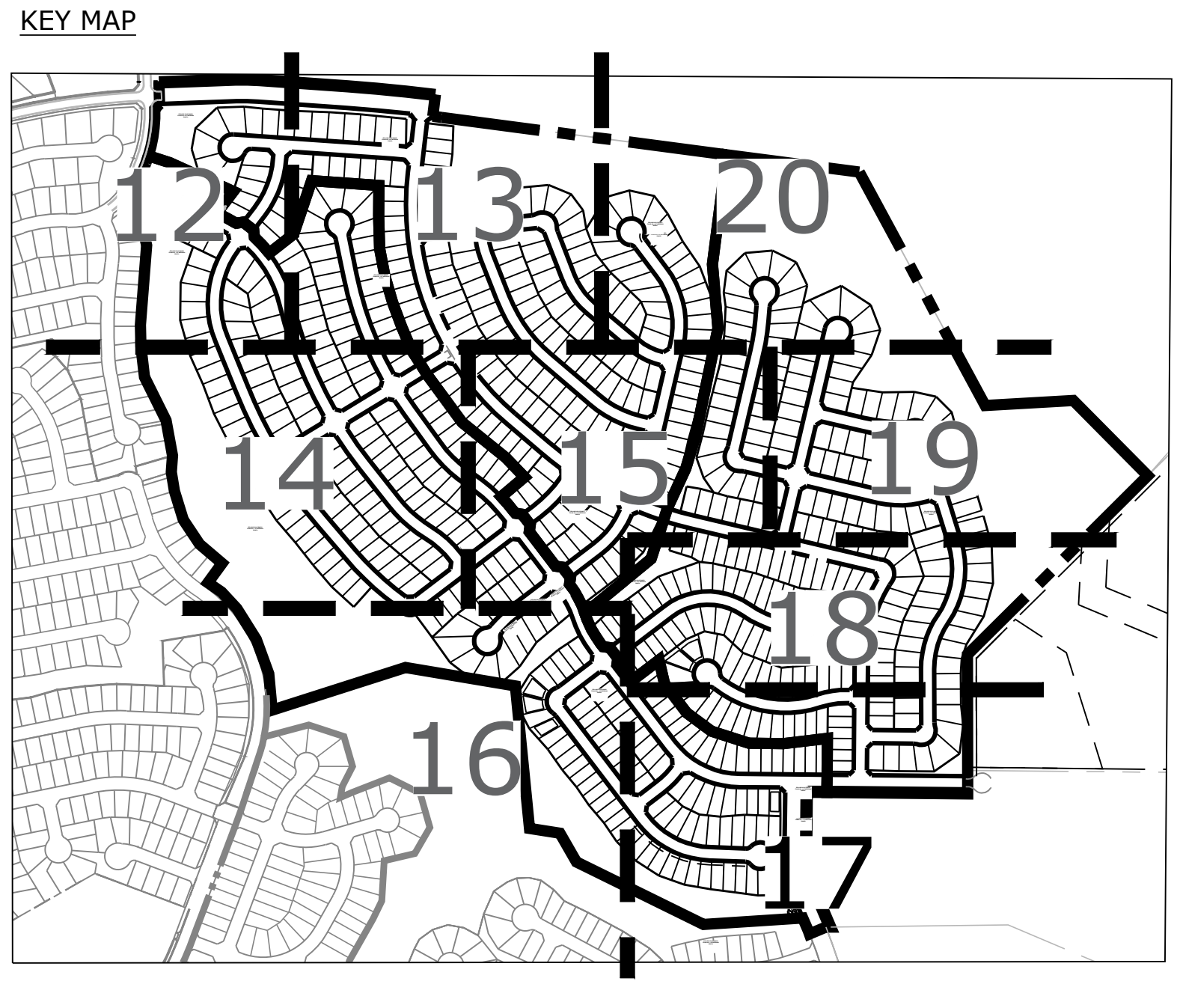
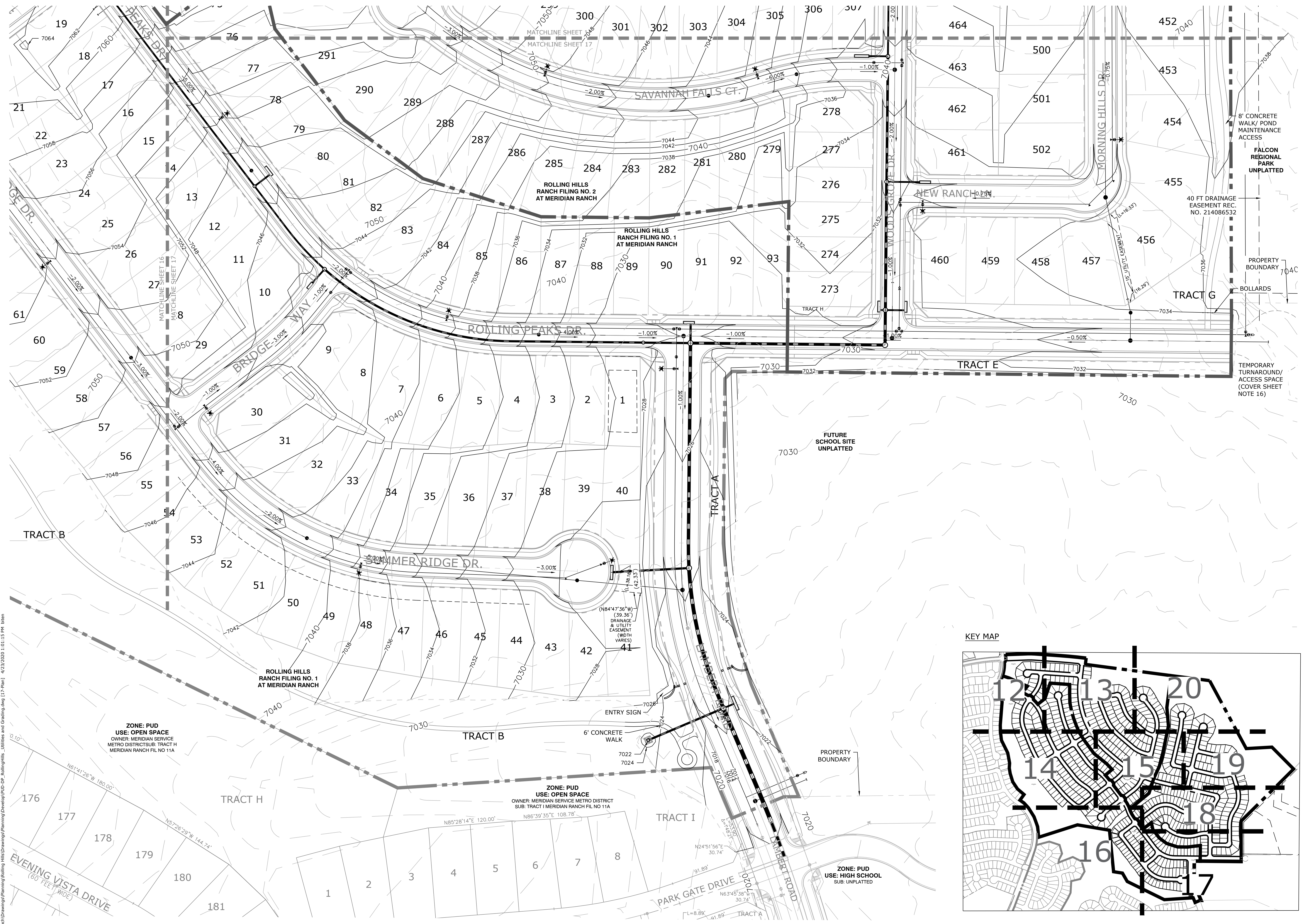
**16**  
OF 34

PUDSP-199



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Development\16-Plan\ 4/23/2020 12:58:42 PM biten





**Rolling Hills  
Ranch Filings 1-3  
At Meridian  
Ranch**

PUD Development Plan /  
Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

ENTITLEMENT

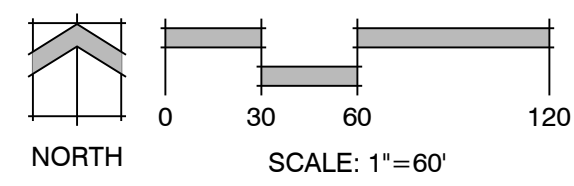
DATE:	BY:	DESCRIPTION:
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

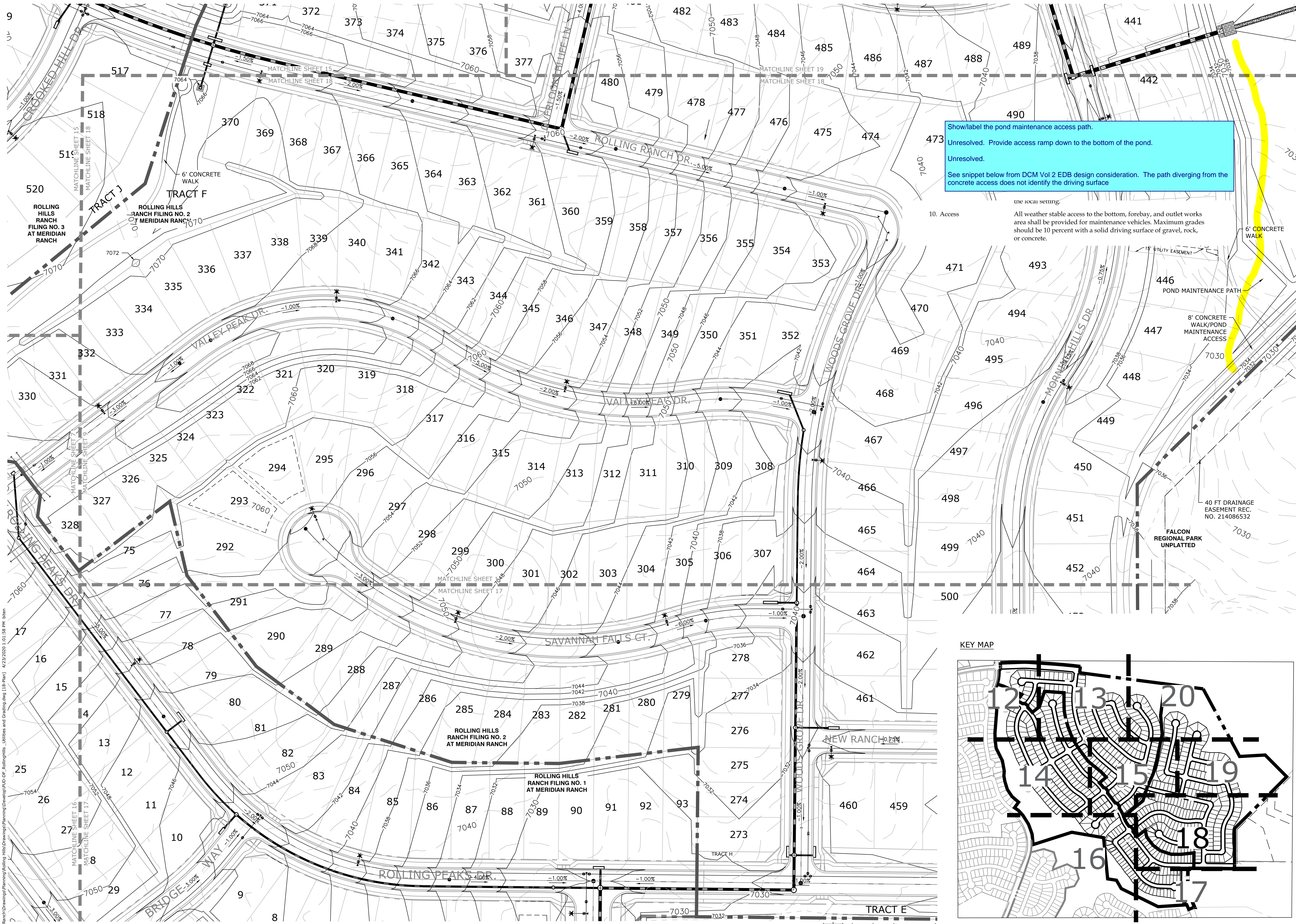
**PRELIMINARY  
GRADING AND  
UTILITIES**

**17**  
OF 34

PUDSP-199

P:\GTL\Meridian Ranch\Drawings\Planning\Grading\17-Prel\17-Prel.dwg 11/19/19 10:15:15 AM bitm

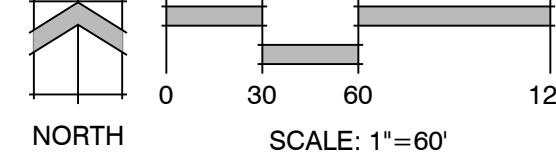
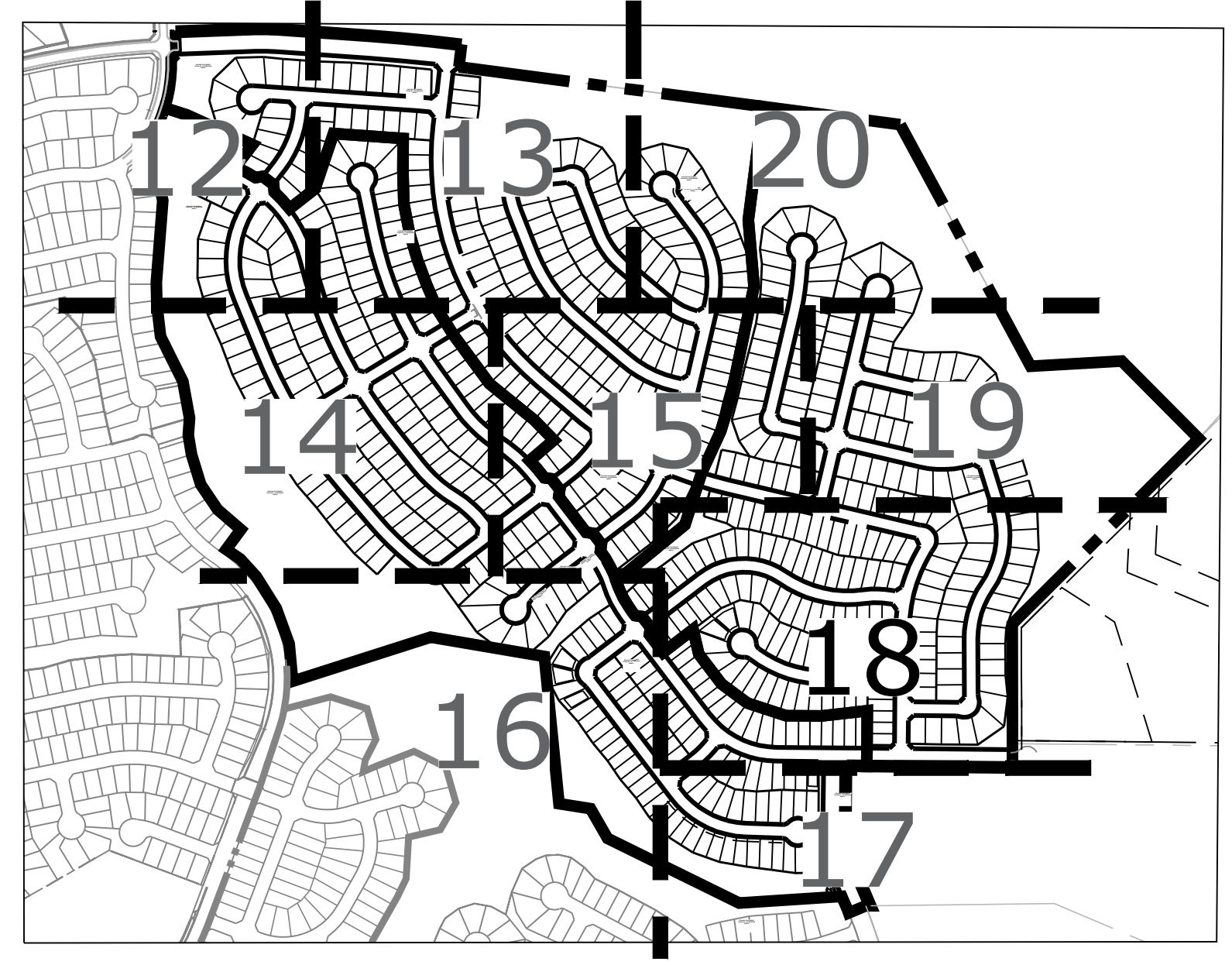




Show/label the pond maintenance access path.  
Unresolved. Provide access ramp down to the bottom of the pond.  
Unresolved.  
See snippet below from DCM Vol 2 EDB design consideration. The path diverging from the concrete access does not identify the driving surface

10. Access  
All weather stable access to the bottom, forebay, and outlet works area shall be provided for maintenance vehicles. Maximum grades should be 10 percent with a solid driving surface of gravel, rock, or concrete.

KEY MAP



**Rolling Hills  
Ranch Filings 1-3  
At Meridian  
Ranch**

PUD Development Plan /  
Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

ENTITLEMENT

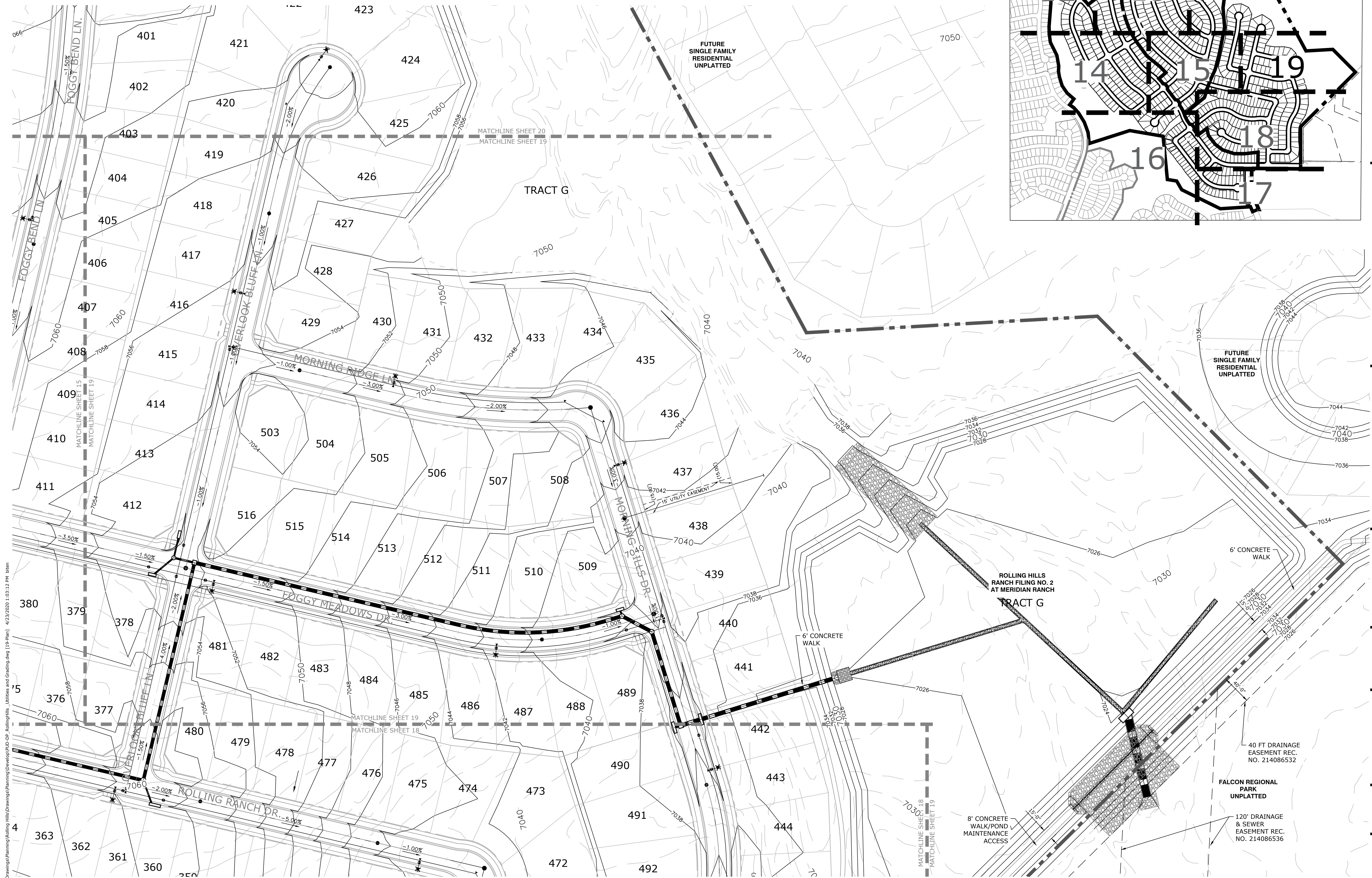
DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

**PRELIMINARY  
GRADING AND  
UTILITIES**

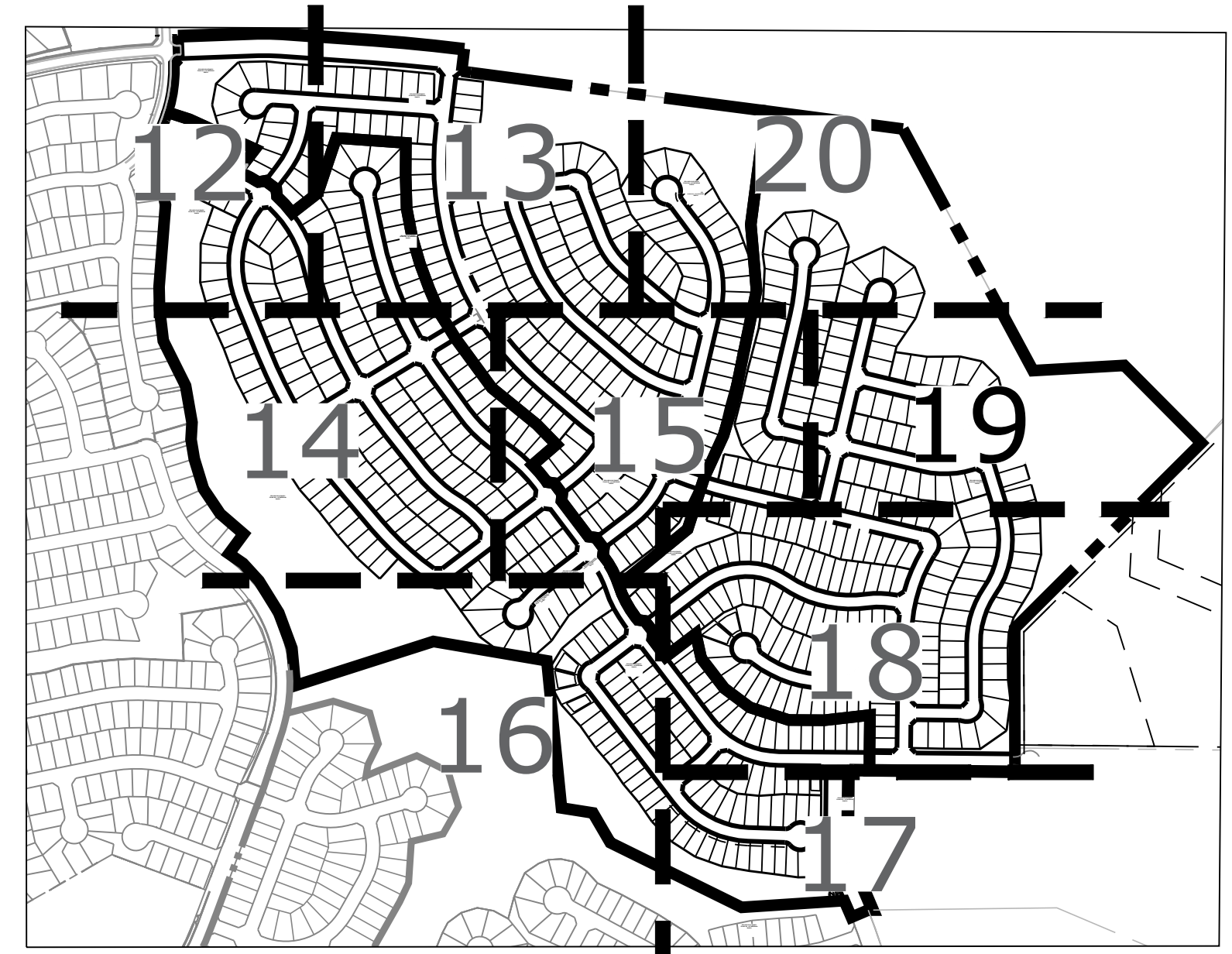
**18**  
OF 34

PUDSP-199

P:\GTL\Meridian Ranch\Drawings\Planning\Drawings\Grading\Grading\18-Plan1.dwg (2/2/2020 1:01:58 PM) biten



KEY MAP



Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

# Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

## ENTITLEMENT

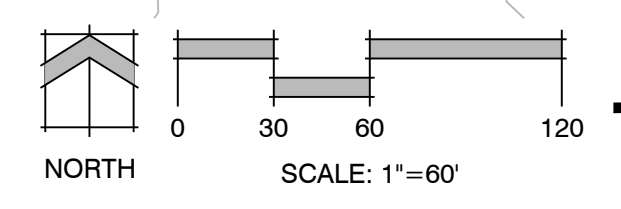
DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

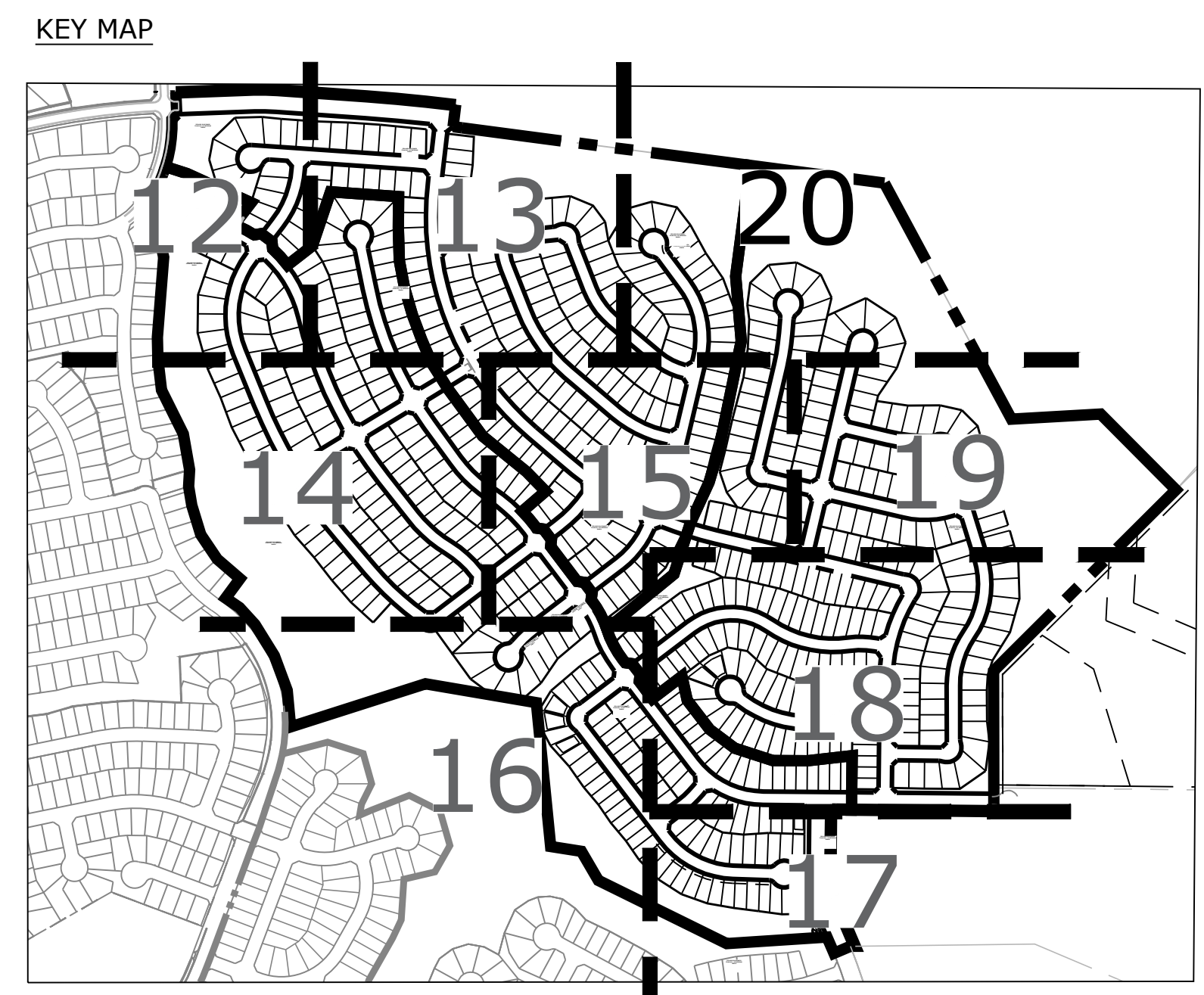
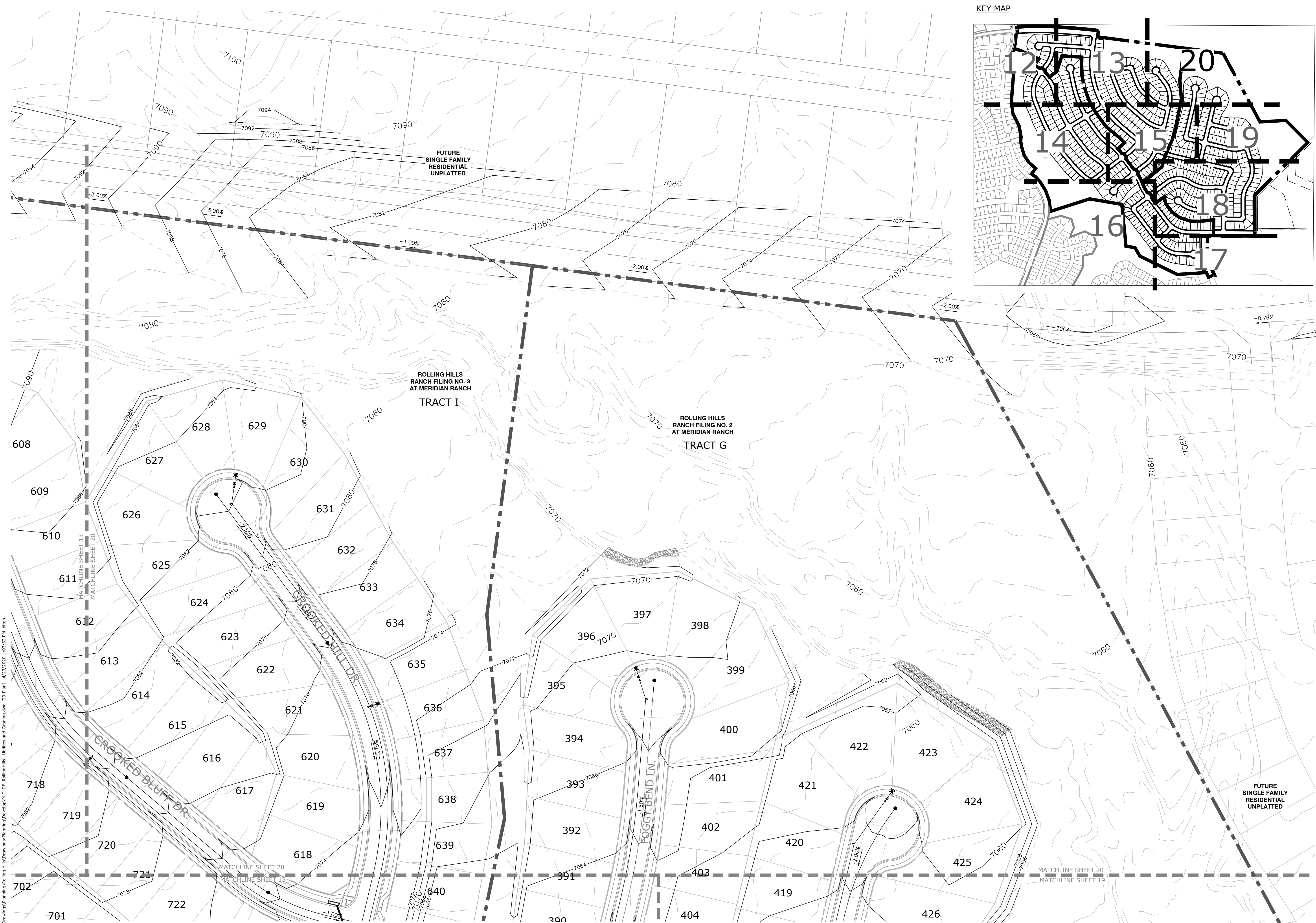
## PRELIMINARY GRADING AND UTILITIES

**19**  
OF 34

PUDSP-199

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Rolling Hills\Drawings\Grading\19-Plan1.dwg 4/23/2020 1:03:12 PM bitn





Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

**Rolling Hills Ranch Filings 1-3 At Meridian Ranch**

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

**ENTITLEMENT**

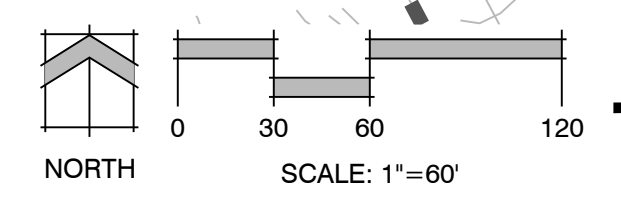
DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

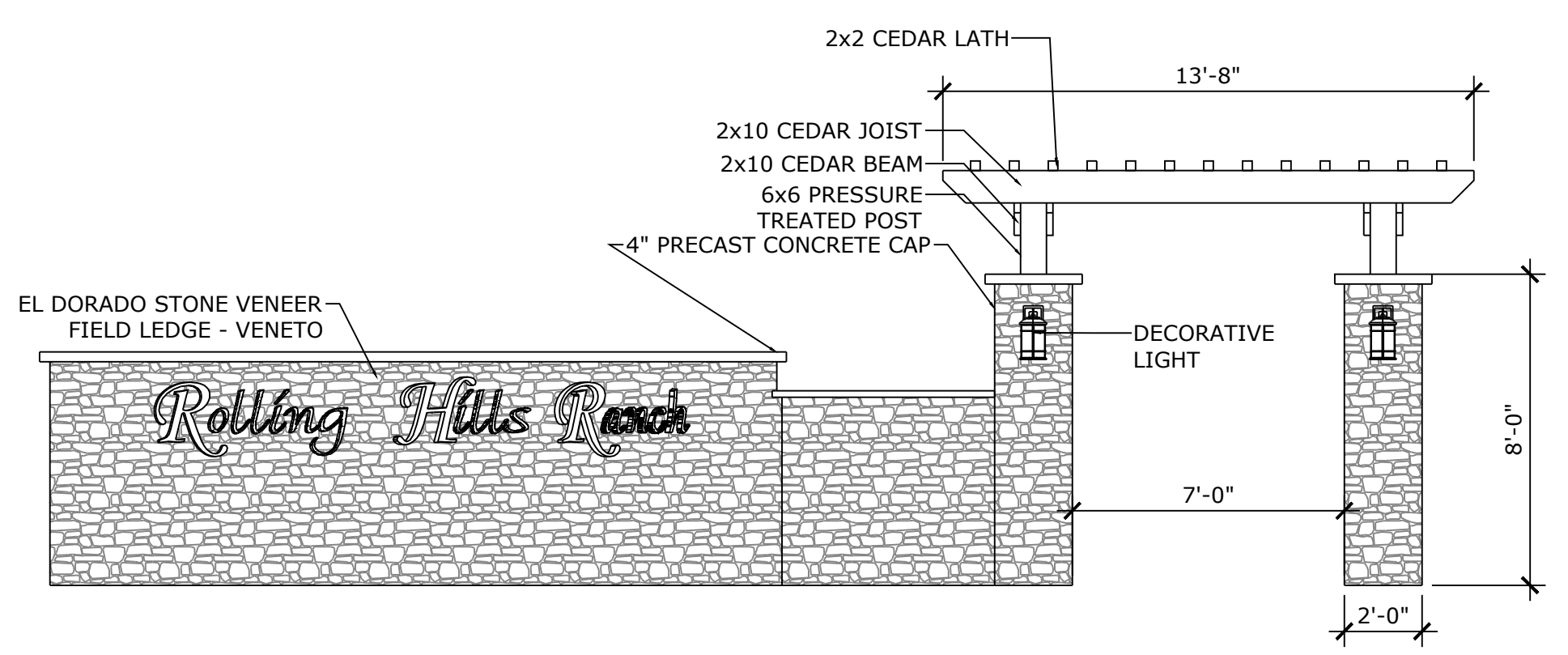
**PRELIMINARY GRADING AND UTILITIES**

**20**  
OF 34

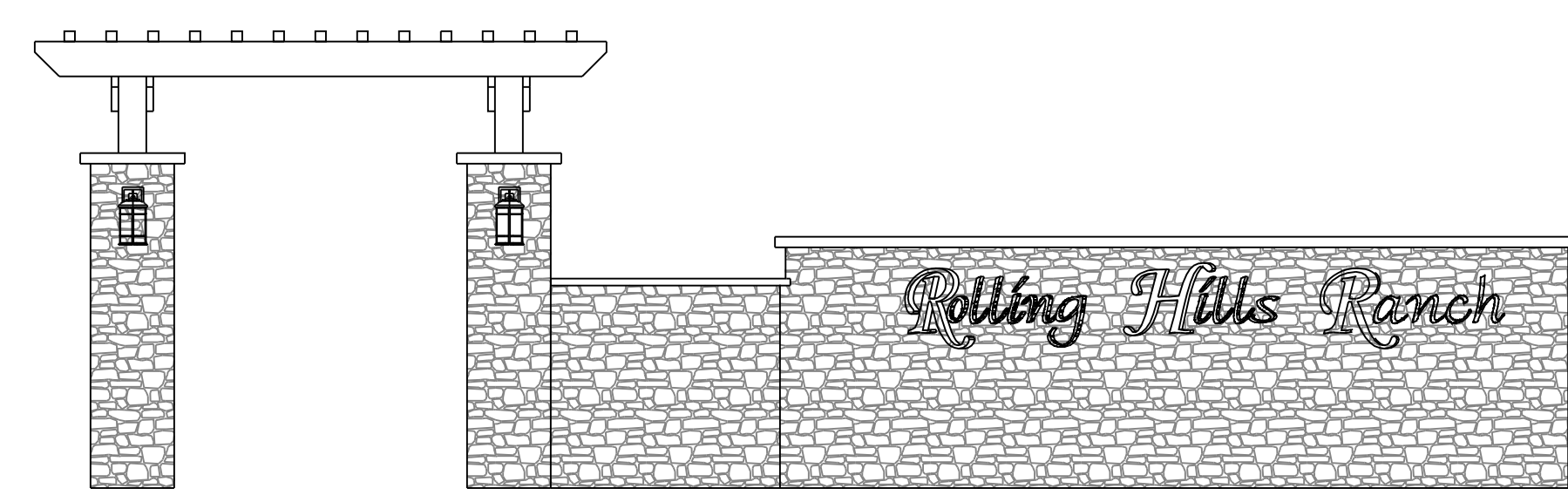
PUDSP-199

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Drawings\Utilities and Grading.dwg [20-Plan] 4/23/2020 1:03:52 PM biten





The LDC sign allowances have been revised. Please include the size of the signage in the PUD plan so that the PUD may override the LDC.



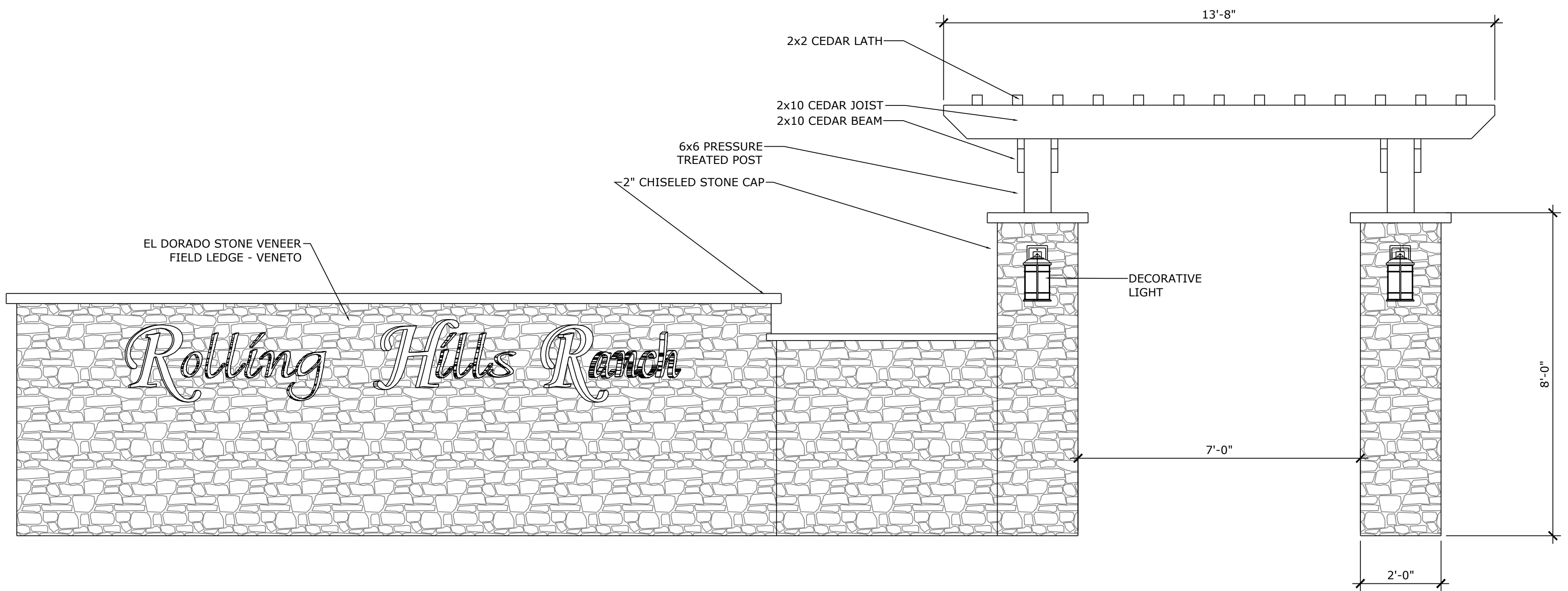
1 ENTRY SIGNAGE ELEVATION VIEW

SCALE: NOT TO SCALE



2 ENTRY SIGNAGE PLAN VIEW

SCALE: NOT TO SCALE



3 ENTRY SIGNAGE DETAIL

SCALE: NOT TO SCALE

Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

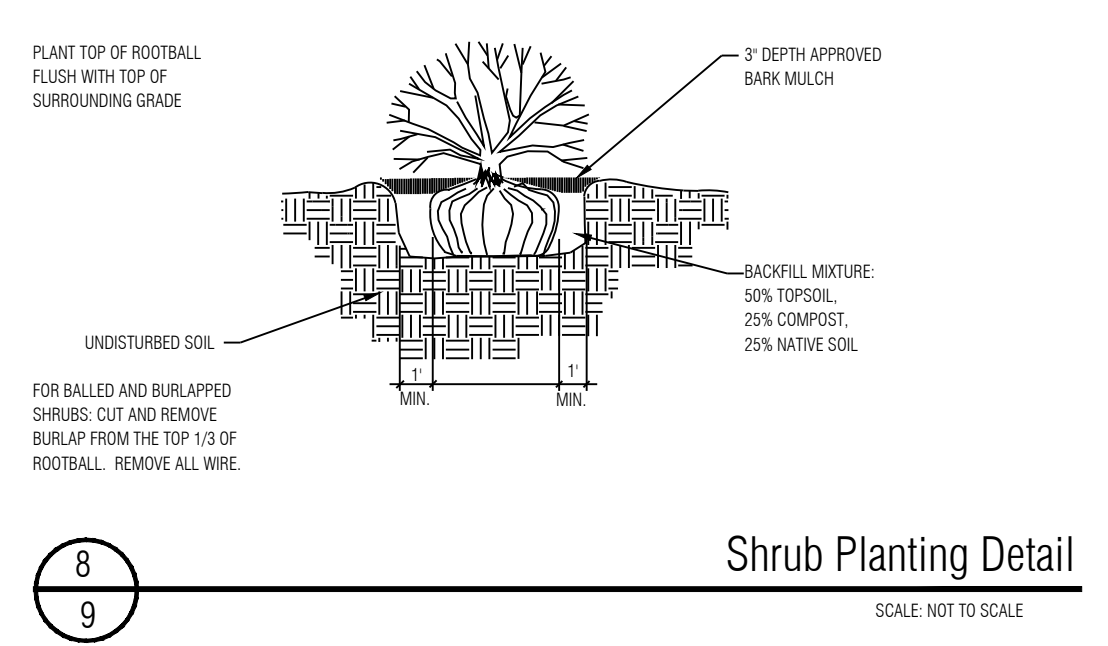
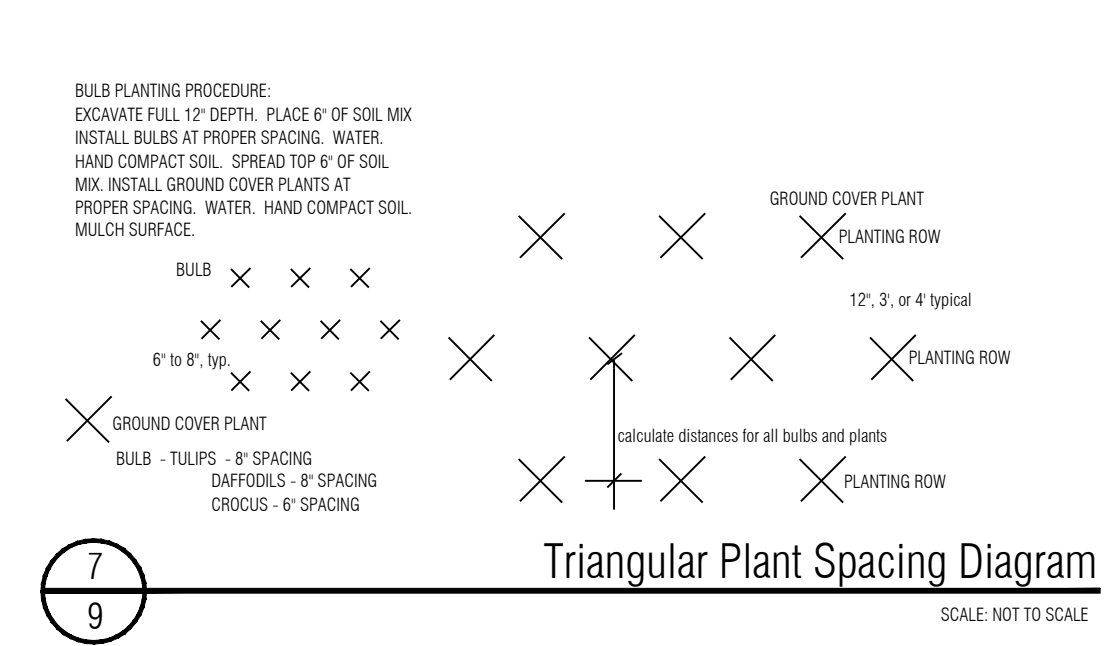
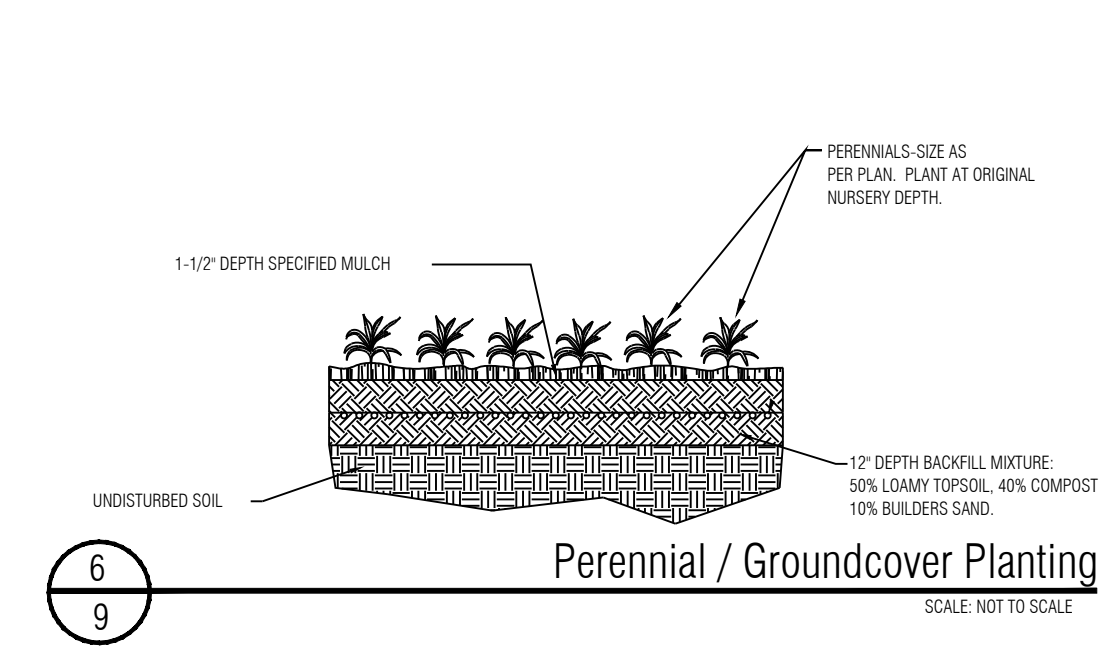
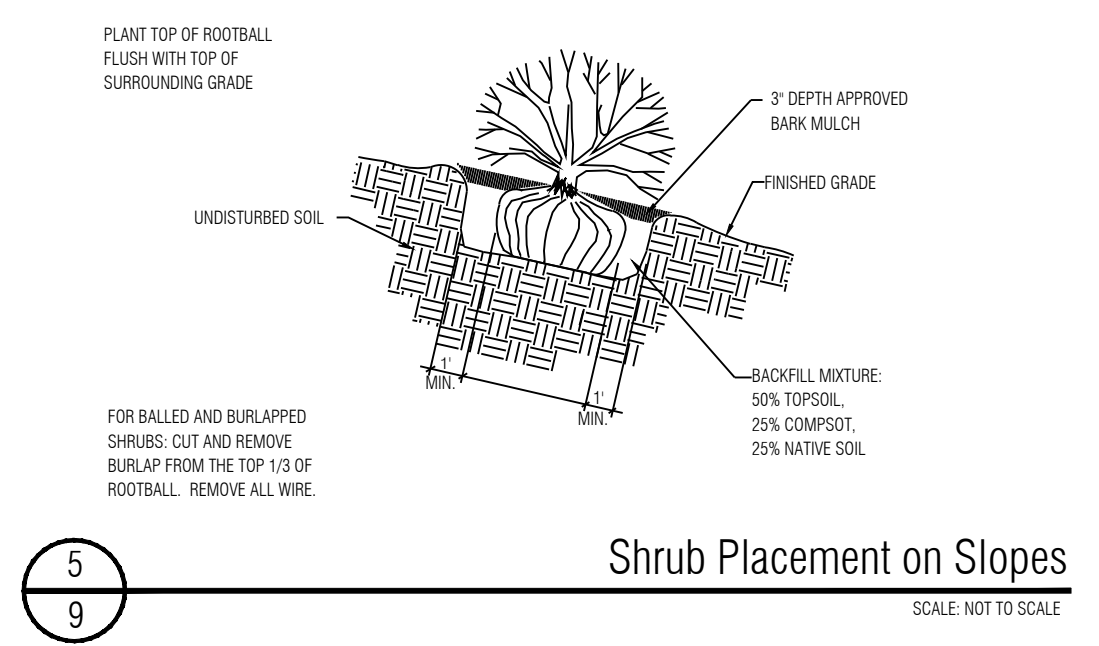
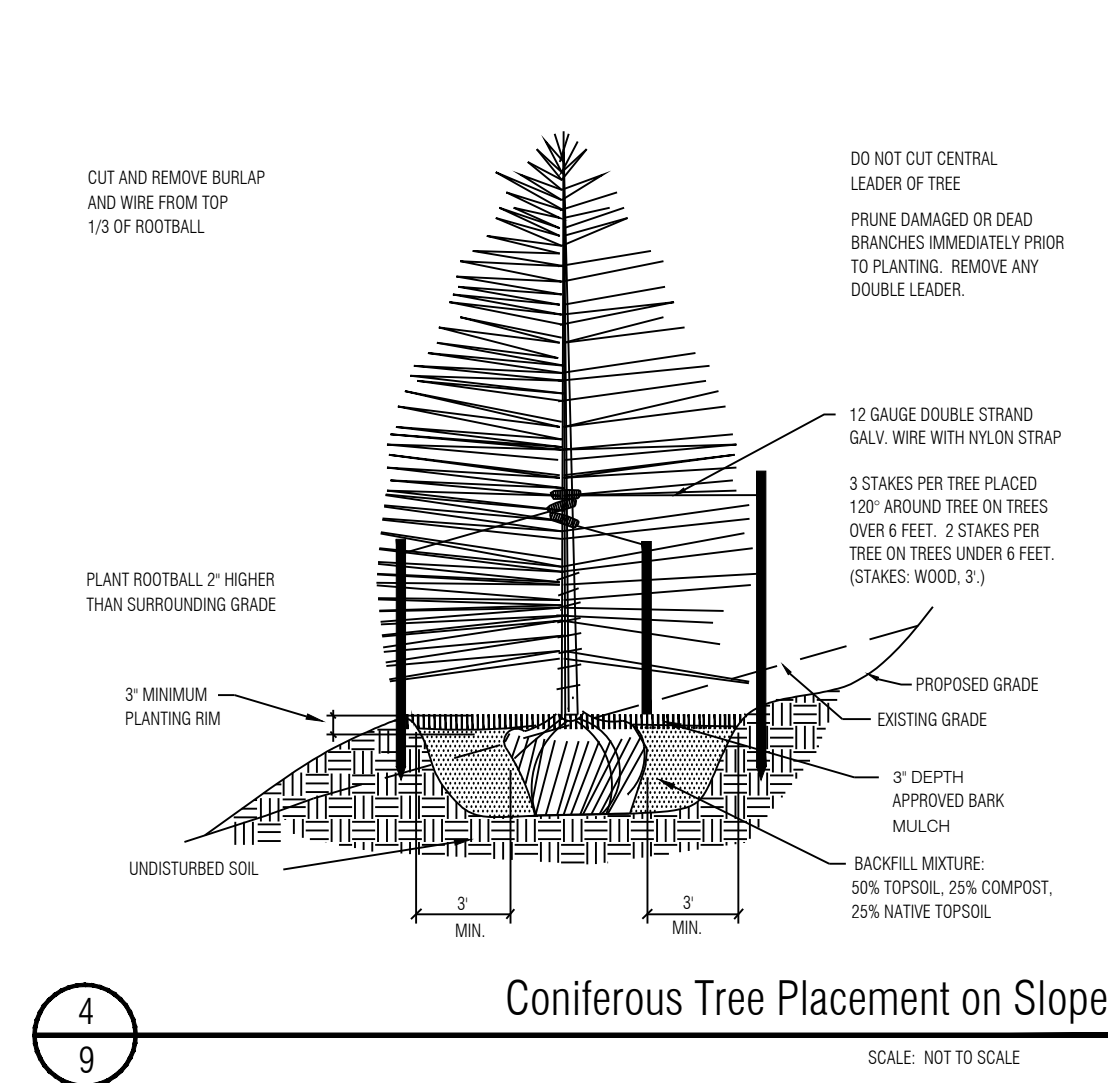
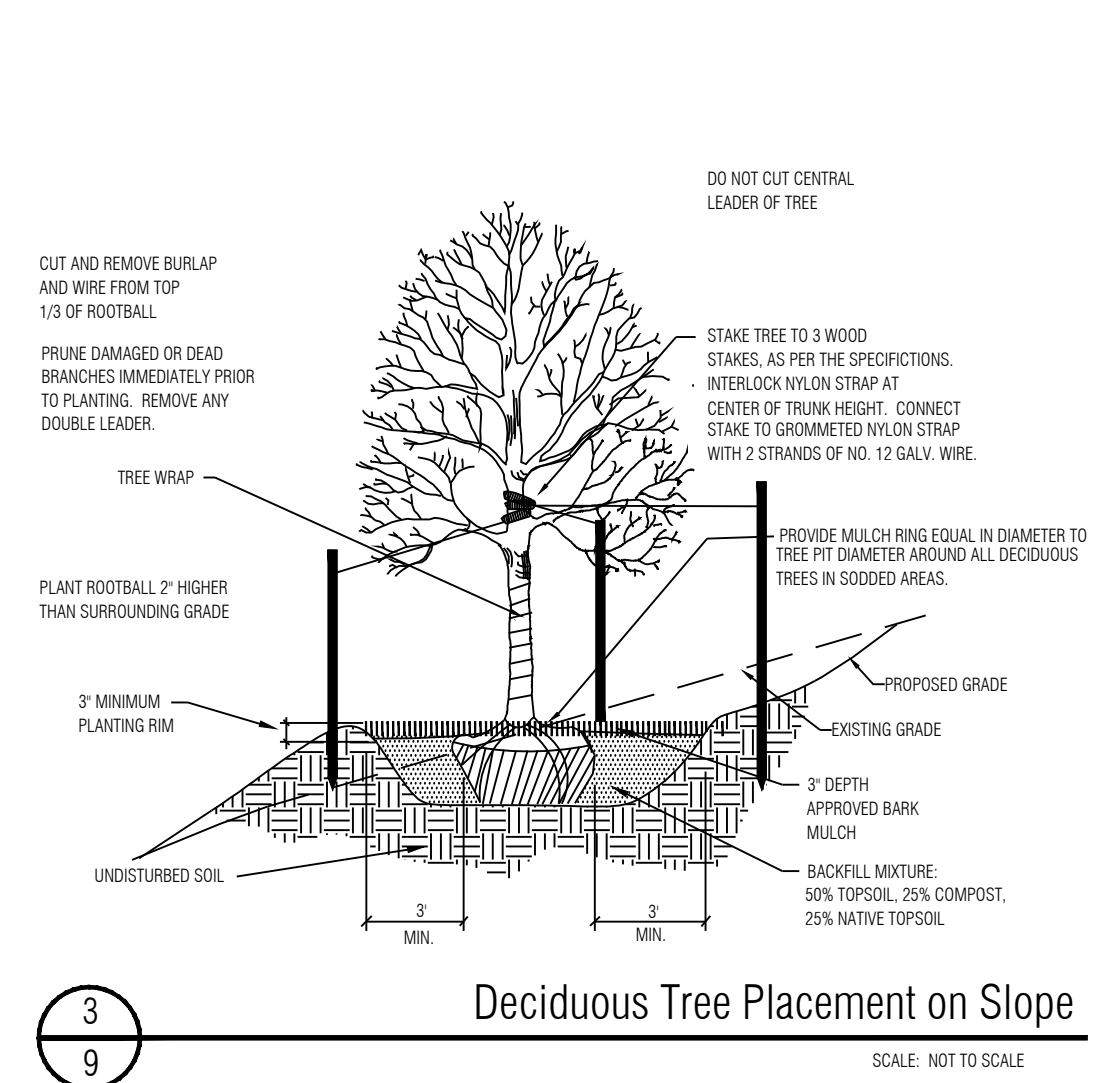
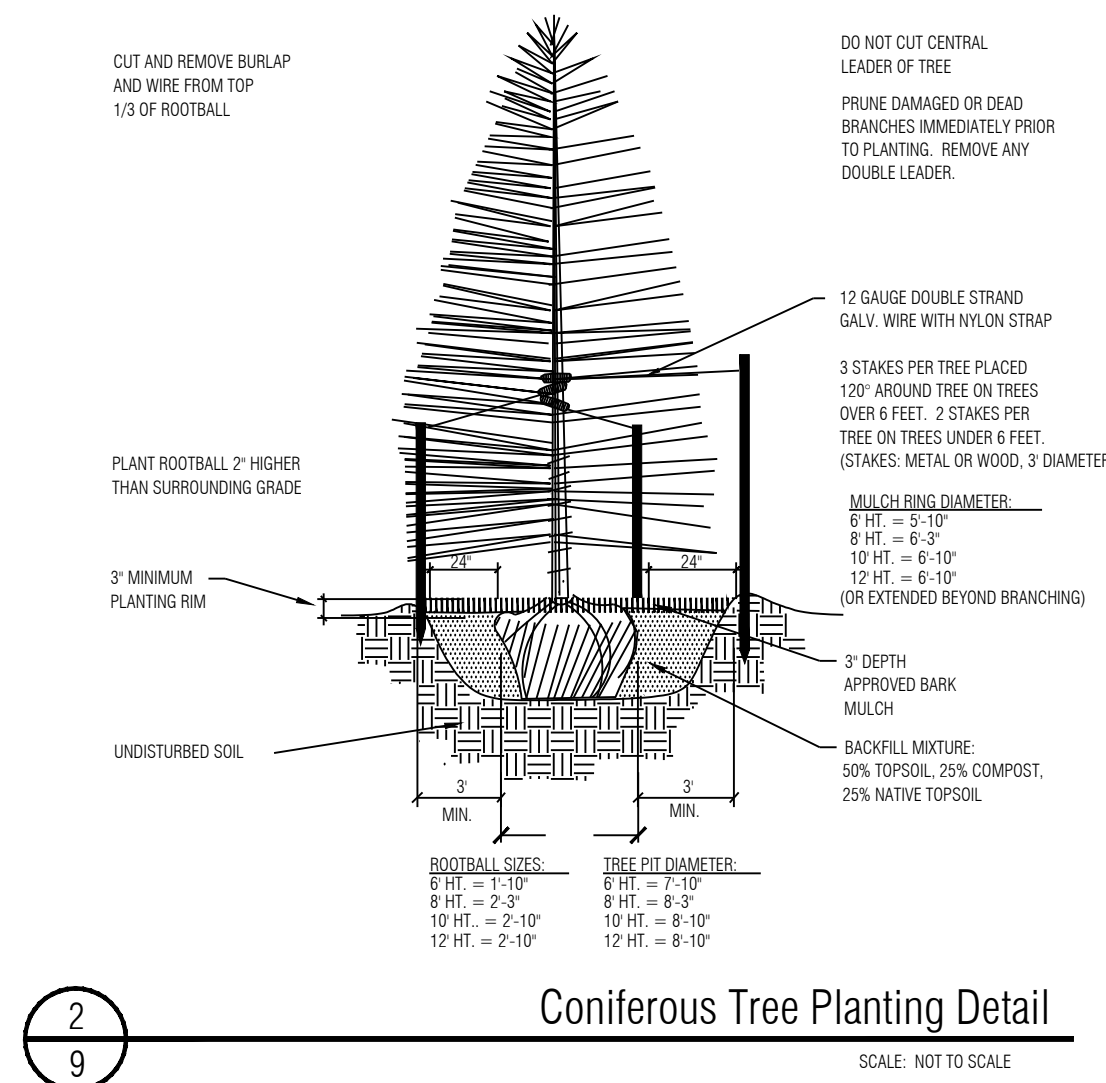
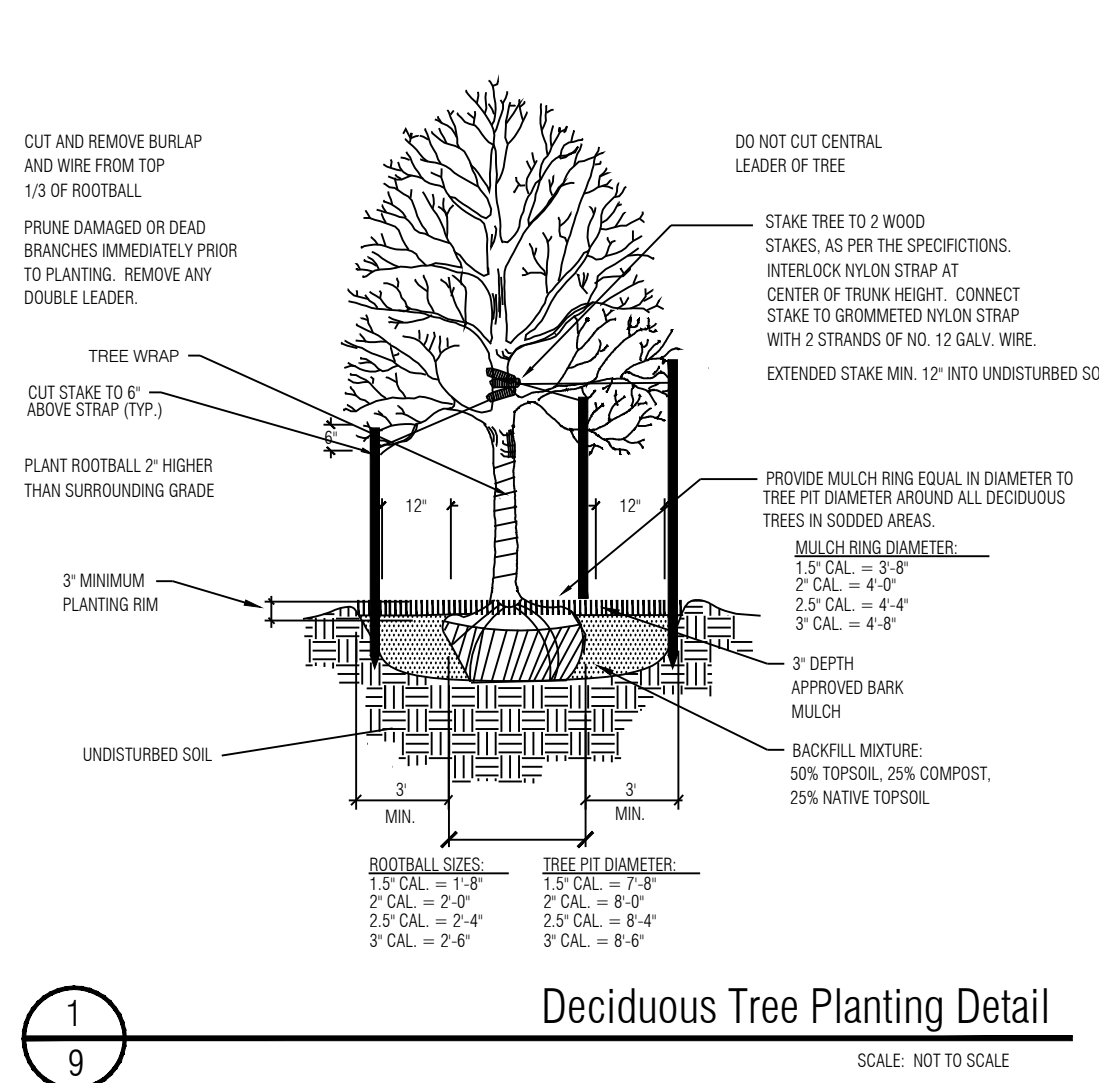
ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

ENTRY SIGNAGE DETAILS

21 OF 34

PUDSP-199



**Seed Mix B with Wildflowers**

30% Ephraim Crested Wheatgrass  
25% Dwarf Perennial Ryegrass  
15% Nuttall's 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: Applewood 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 Rye

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

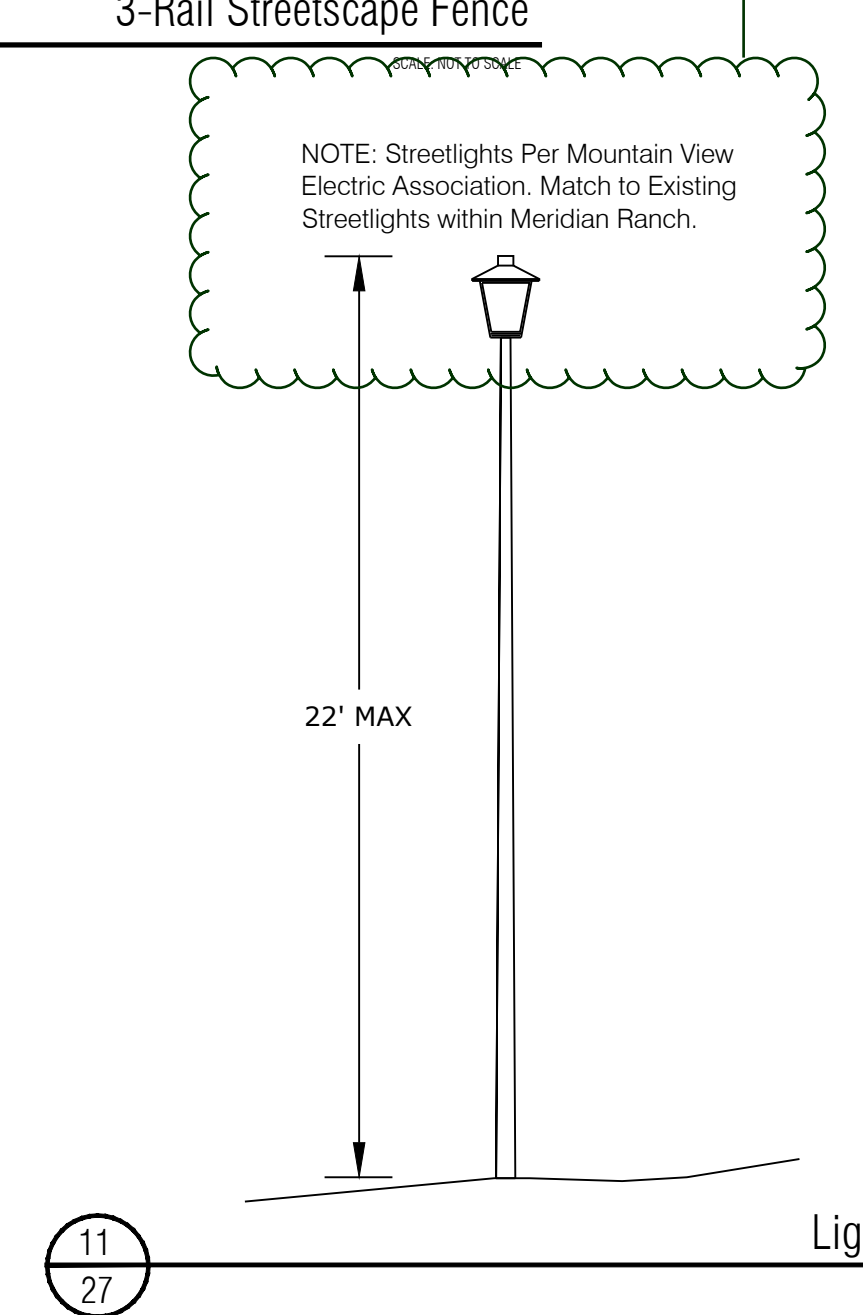
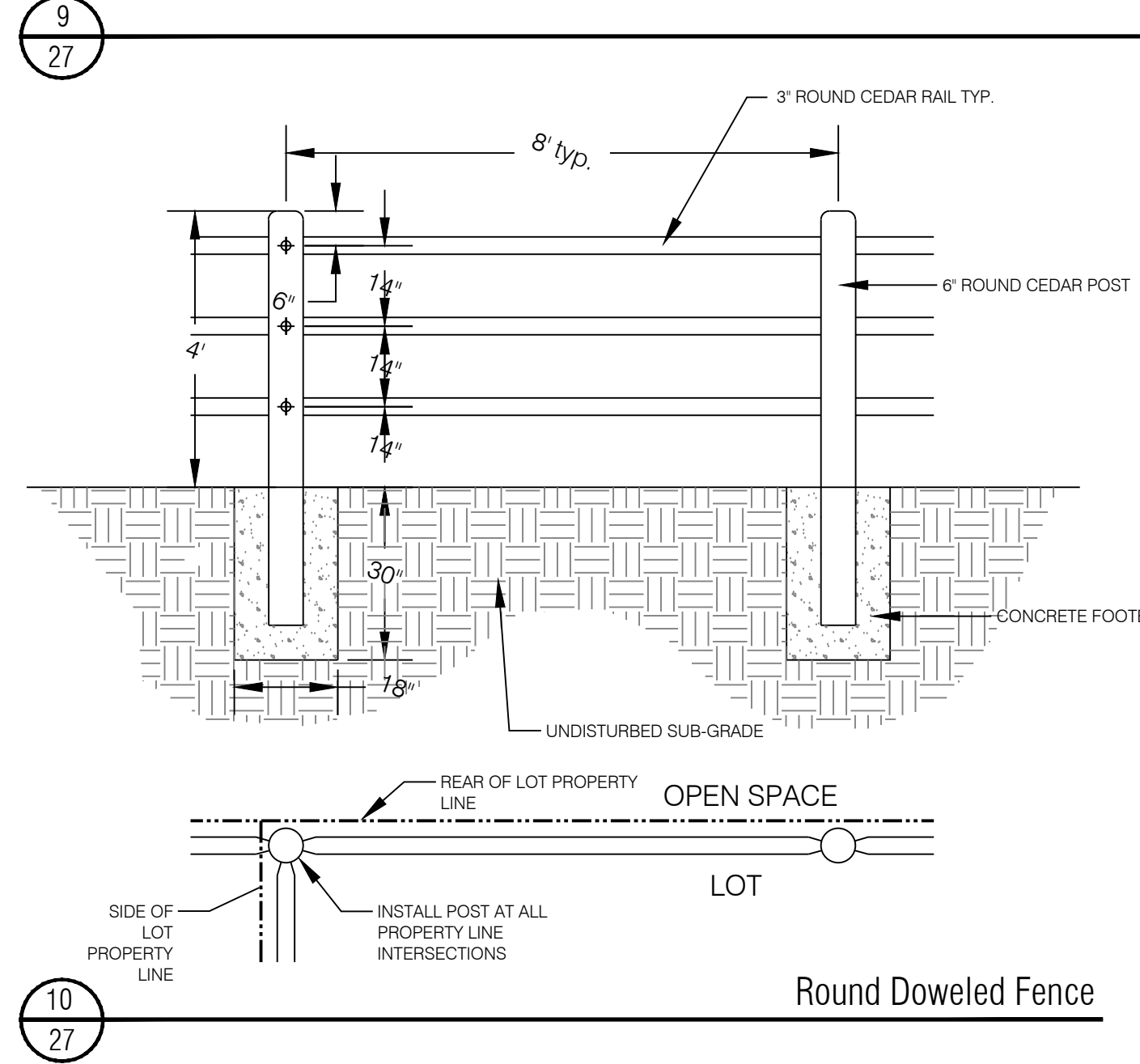
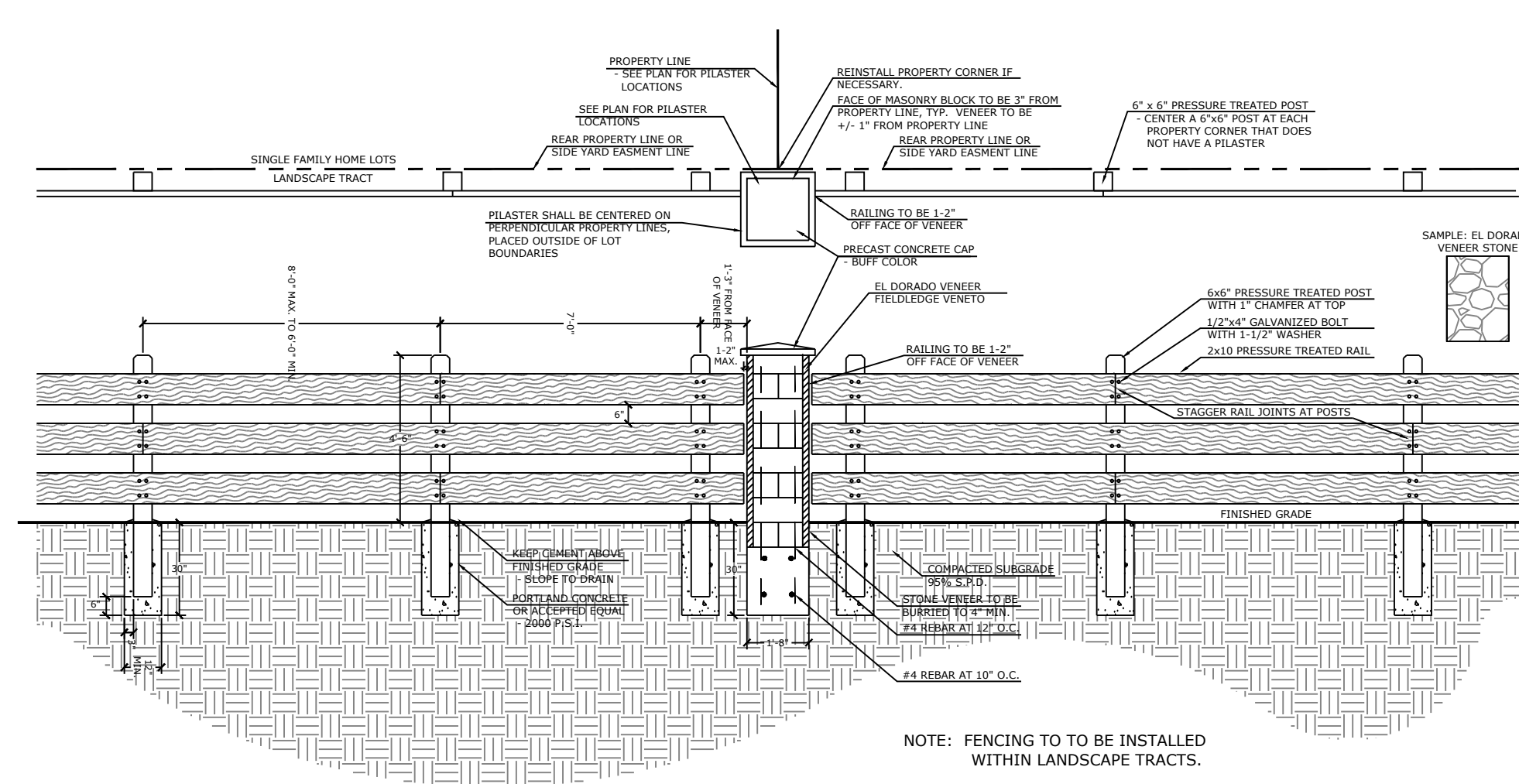
APPLICATION METHOD: Broadcast seed by hand or with a drop spreader. Manually rake seed into prepared soil. After seeding apply green hydromulch and tackifier.

**Seed Mix C**

45% Reed Canarygrass  
25% Improved Meadow Brome  
25% Garrison Creeping Foxtail (Coated)  
5% Climax, Timothy

APPLICATION RATE: Native Grass Mix: 10 lbs./acre (or as recommended by supplier)  
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 / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Aru	9	Acer rubrum / Red Maple	50'	40'	3" Cal.	B&B
	Axf	54	Acer x freemanii 'Jeffsred' / Autumn Blaze Maple	20'	30'	3" Cal.	B&B
	Gtr	21	Gleditsia triacanthos / Honey Locust	60'	40'	3" Cal.	B&B
	Mr	10	Malus x 'Radiant' / Radiant Crab Apple	25'	20'	2.5" Cal.	B&B
	Mxr	4	Malus x 'Red Jewel' / Crab Apple	15'	10'	2" Cal.	B&B
	Mxs	18	Malus x 'Sargentii' / Sargent Crabapple	10'	10'	2" Cal.	B&B
	Ms	18	Malus x 'Spring Snow' / Spring Snow Crab Apple	25'	25'	2.5" Cal.	B&B
	Ppu	13	Picea pungens / Colorado Blue Spruce	60'	30'	8" HT	B&B
	Ph	31	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce	15'	25'	6" HT	B&B
	Ped	42	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B
	Ppo	13	Pinus ponderosa / Ponderosa Pine	80'	40'	8" HT	B&B
	Qm	5	Quercus macrocarpa / Burr Oak	40'	50'	3" Cal.	B&B
	Tam	2	Tilia americana / American Linden	80'	50'	3" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Eac	26	Euonymus alatus 'Compactus' / Compact Burning Bush	3'	4'	5 GAL	CONT
	Jbc	92	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8'	5 GAL	CONT
	Pfg	15	Potentilla fruticosa 'Gold Drop' / Gold Drop Potentilla	3'	4'	5 GAL	CONT
	Rag	28	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3'	4'	5 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cbr	47	Calamagrostis brachytricha / Reed Grass	4'	3'	1 GAL	CONT
	Hse	52	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT
	Ssc	18	Schizachyrium scoparium / Little Bluestem Grass	4'	2.5'	1 GAL	CONT
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Hso	88	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1.5'	1.5'	1 GAL	CONT
	Lh	54	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	2'	2'	1 GAL	CONT

**TREE REQUIREMENTS**

Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees
(RR)	Rex Road (Urban Minor Arterial)	1167'	47 (1 per 25')	47
(LR)	Lambert Road (Collector)	611'	25 (1 per 25')	25
(SR)	Sunrise Ridge Drive (Local)	425'	15 (1 per 30')	15
(RP)	Rolling Peaks Drive (Local)	584'	20 (1 per 30')	20

**LANDSCAPE NOTES**

- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE, OR IMPORT AS REQUIRED AND TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEER'S 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 SPECIFIC 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 CEDAR MULCH (719)471-7222.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITH NO VOIDS BETWEEN STRIPS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION SHALL BE CORRECTED PRIOR TO ACCEPTANCE. SOD TO BE FERTILIZED ACCORDING TO GROWERS RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.

Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

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

© 2012. All Rights Reserved.

**Rolling Hills  
Ranch Filings 1-3  
At Meridian  
Ranch**

**PUD Development Plan /  
Preliminary Plan**

DATE: December 16, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

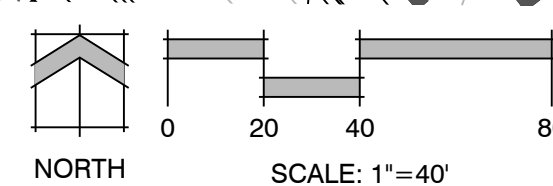
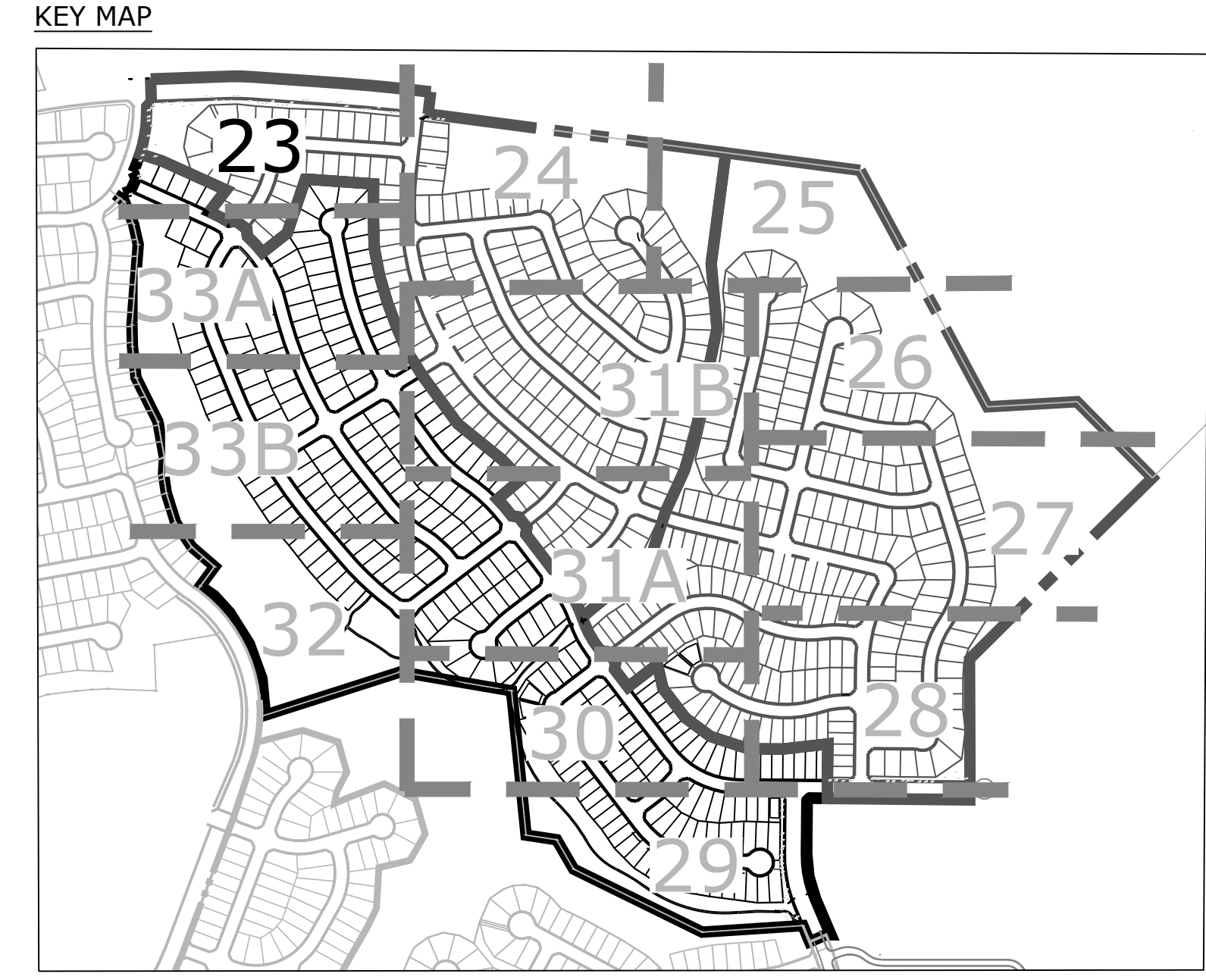
**ENTITLEMENT**

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

**LANDSCAPE  
DETAILS**

**22**  
OF 34

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Final\Land\PUD-F-1-P\_L\_RollinHills.dwg (22-US Details) 4/23/2020 1:16:14 PM biten



PLANTING: PLANTING NUMBER, SHEET TITLE, ISSUE: PROVISION, ISSUE INFO, PREPARED BY: B. Iten, PROJECT MGR: J. Romero, DATE: December 16, 2019

**Rolling Hills  
Ranch Filings 1-3  
At Meridian  
Ranch**

PUD Development Plan /  
Preliminary Plan

**ENTITLEMENT**

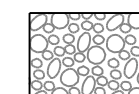
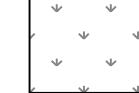
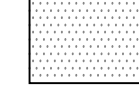
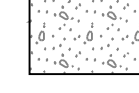
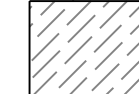
DATE:	BY:	DESCRIPTION:
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

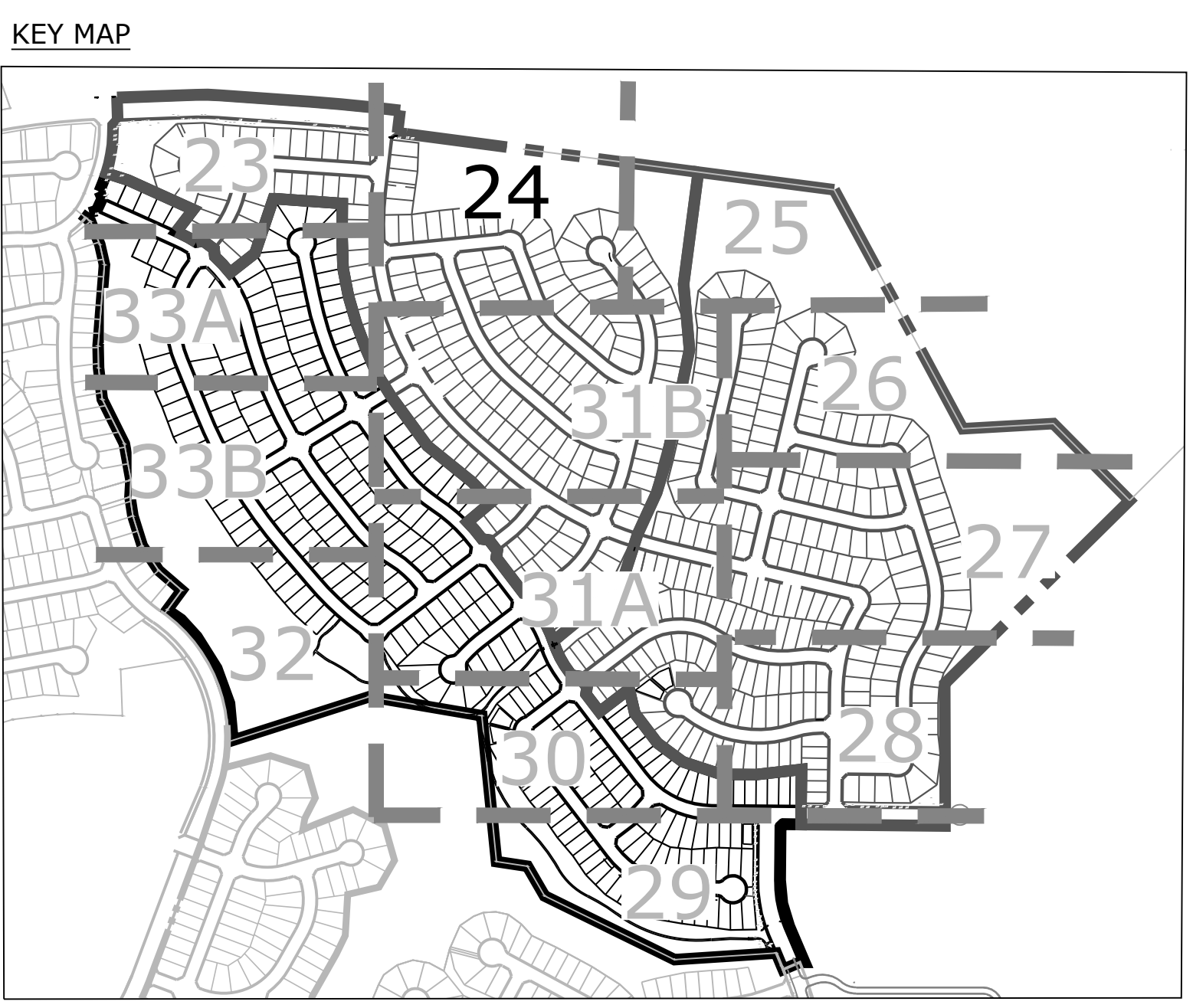
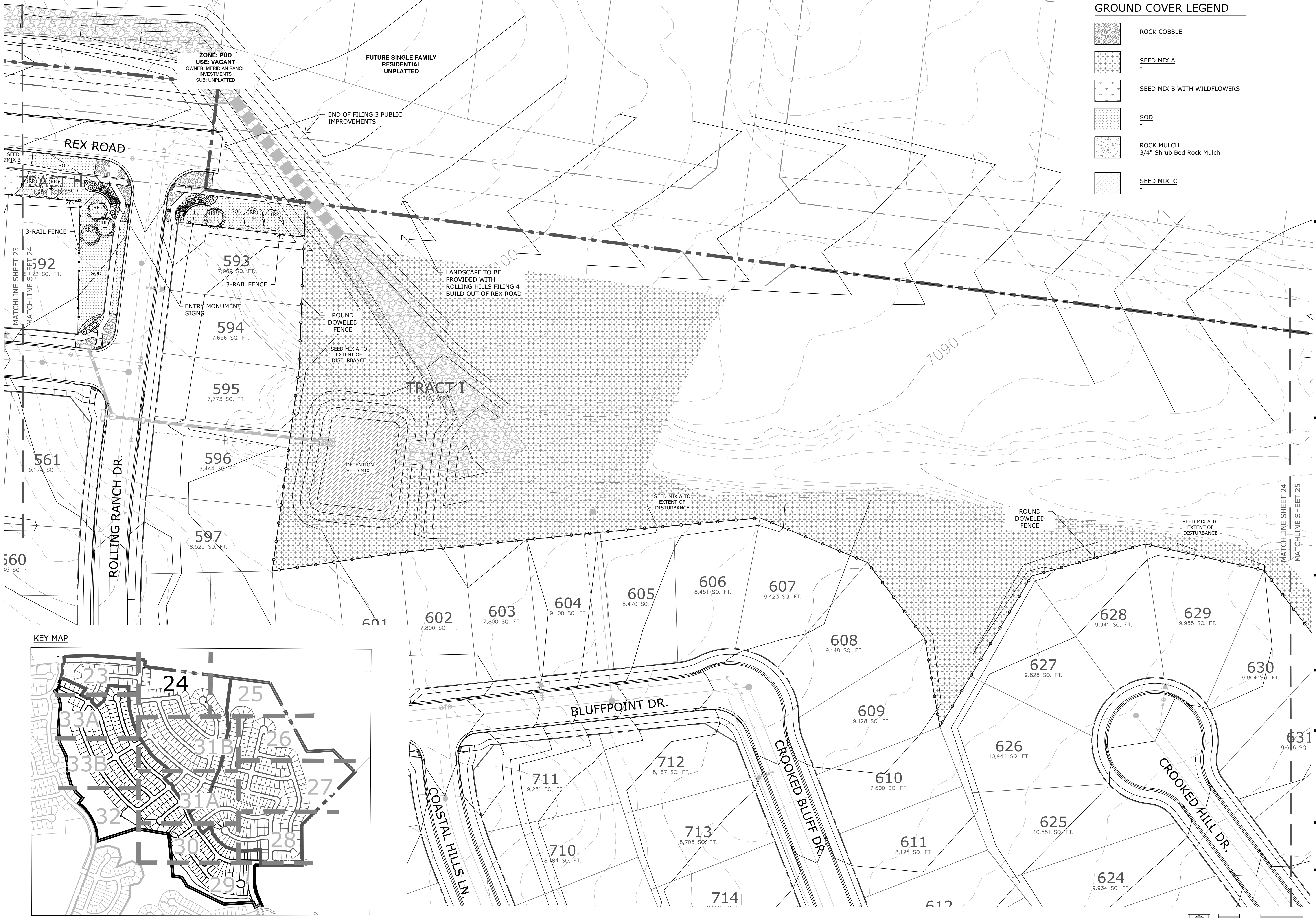
**LANDSCAPE PLAN**

**23**  
OF 34

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Final\Hard\PUD-F-1-P\_RollingHills.dwg (Plan) (23) 4/23/2020 11:27:30 PM biten

**GROUND COVER LEGEND**

-  ROCK COBBLE
-  SEED MIX A
-  SEED MIX B WITH WILDFLOWERS
-  SOD
-  ROCK MULCH  
3/4" Shrub Bed Rock Mulch
-  SEED MIX C



**Rolling Hills Ranch Filings 1-3 At Meridian Ranch**

PUD Development Plan / Preliminary Plan

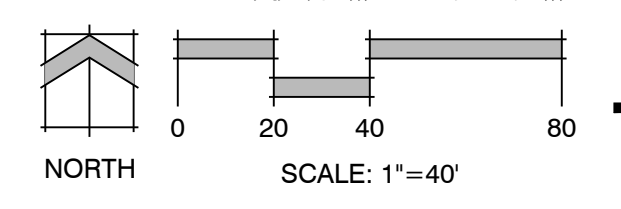
DATE: December 16, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

**ENTITLEMENT**

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

**LANDSCAPE PLAN**

**24**  
OF 34

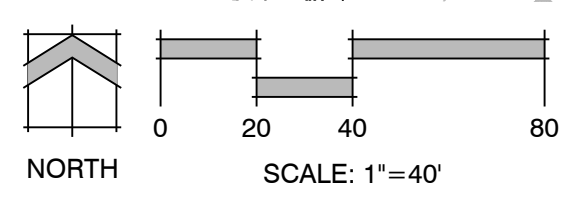
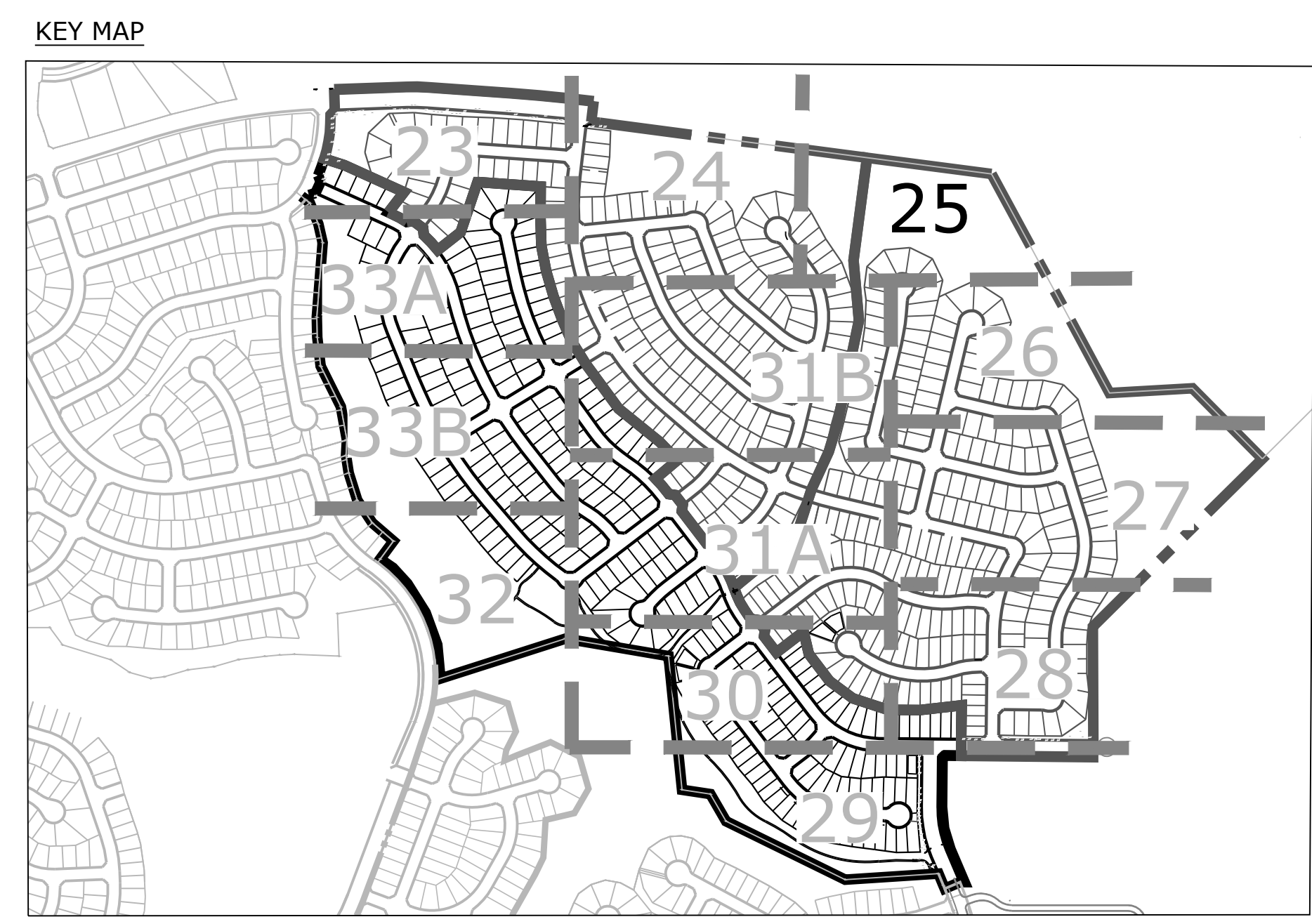


P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Final\Hard\PU-F-1-P\_RollingHills.dwg (Plan) (2/3) 4/23/2020 11:16:36 PM biten



**GROUND COVER LEGEND**

	ROCK COBBLE
	SEED MIX A
	SEED MIX B WITH WILDFLOWERS
	SOD
	ROCK MULCH 3/4" Shrub Bed Rock Mulch



**Rolling Hills  
Ranch Filings 1-3  
At Meridian  
Ranch**

PUD Development Plan /  
Preliminary Plan

DATE: December 16, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

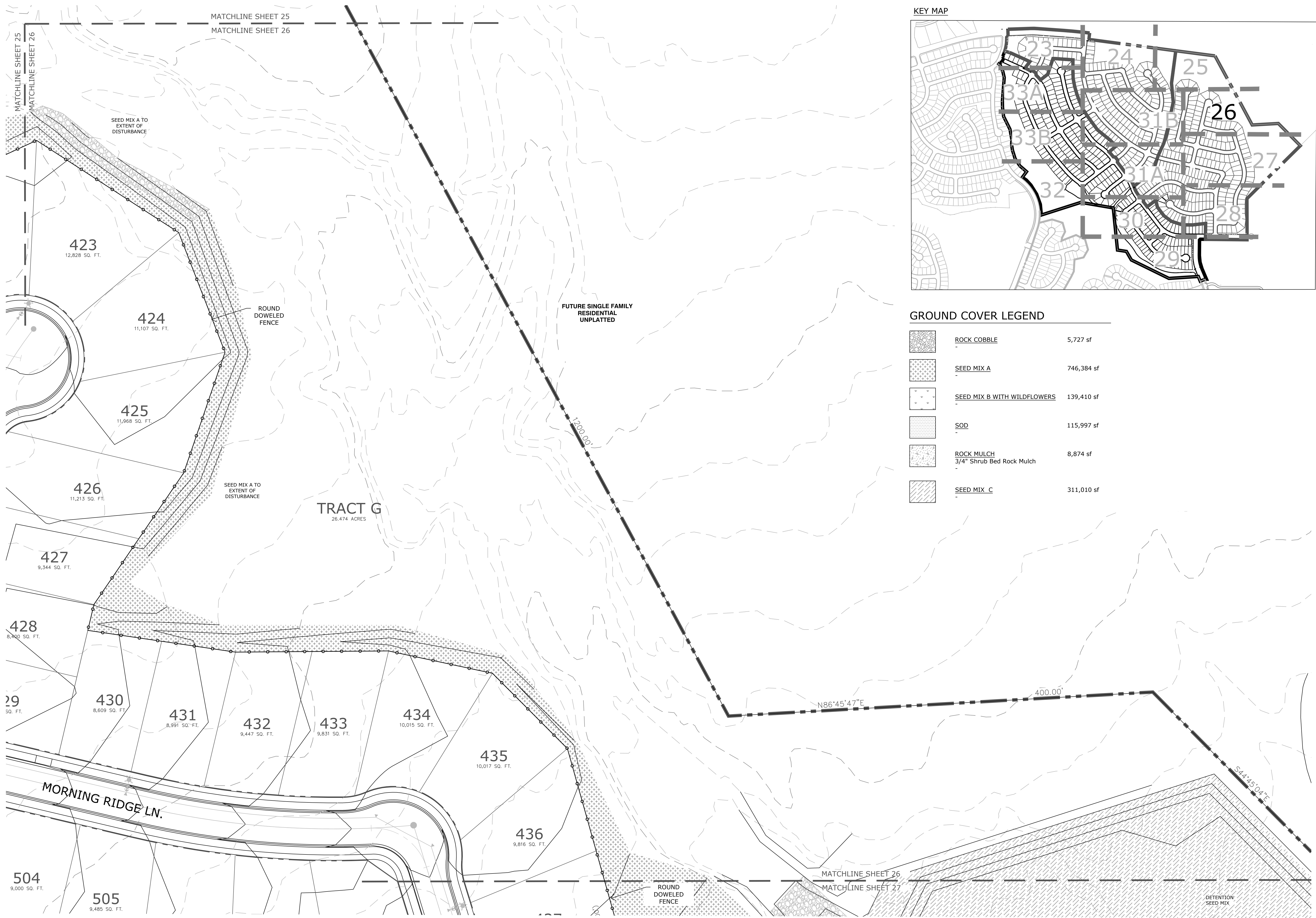
**ENTITLEMENT**

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

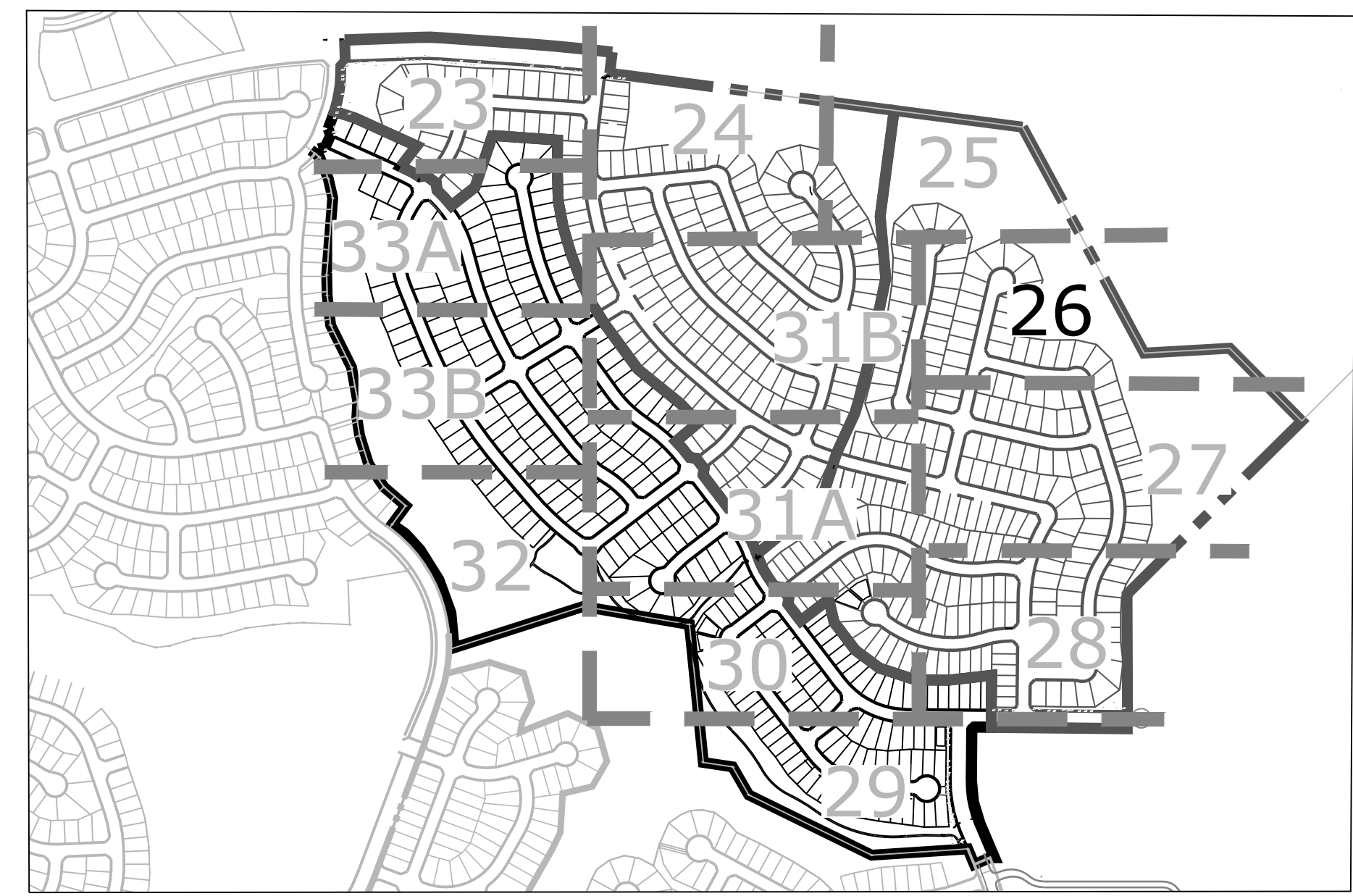
**LANDSCAPE PLAN**

**25**  
OF 34

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Final\Land\PUD-F-1-P\_RollingHills.dwg (Plan 25) 4/23/2020 11:19:54 PM biten



KEY MAP



GROUND COVER LEGEND

	ROCK COBBLE	5,727 sf
	SEED MIX A	746,384 sf
	SEED MIX B WITH WILDFLOWERS	139,410 sf
	SOD	115,997 sf
	ROCK MULCH 3/4" Shrub Bed Rock Mulch	8,874 sf
	SEED MIX C	311,010 sf

Land Planning  
Landscape Architecture  
Urban Design

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

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

Rolling Hills  
Ranch Filings 1-3  
At Meridian  
Ranch

PUD Development Plan /  
Preliminary Plan

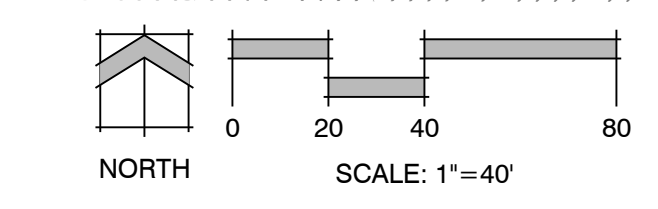
DATE: December 16, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

LANDSCAPE PLAN




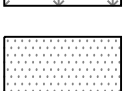
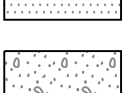
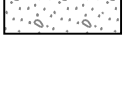
26  
OF 34



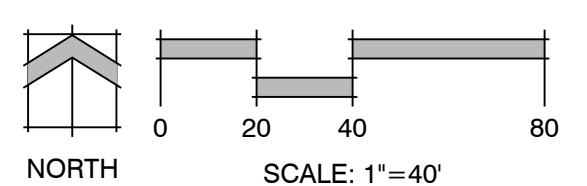
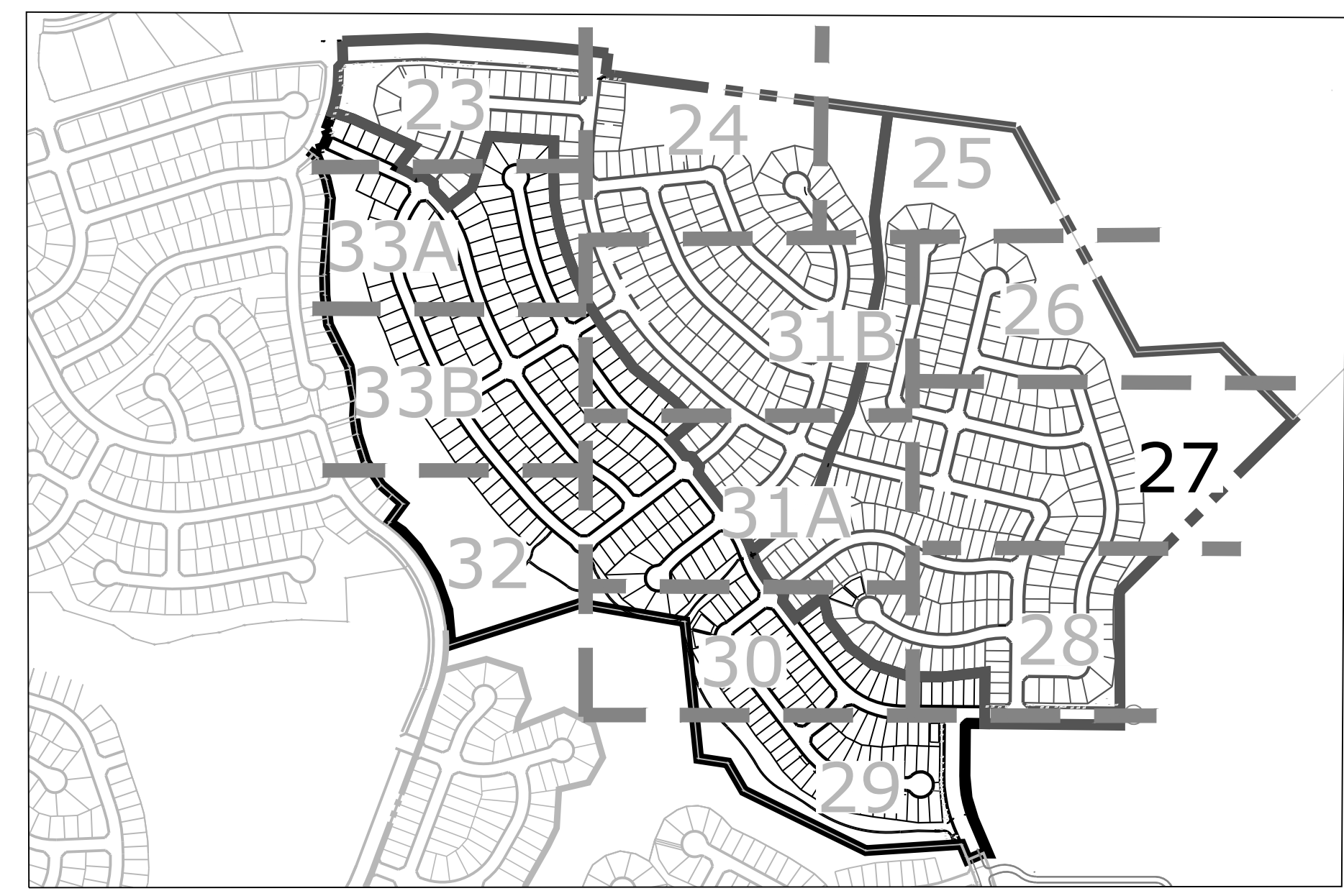
P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Final\Site\Site\Rolling Hills.dwg (Plan) (26) 4/23/2020 1:21:14 PM biten



**GROUND COVER LEGEND**

-  ROCK COBBLE
-  SEED MIX A
-  SEED MIX B WITH WILDFLOWERS
-  SOD
-  ROCK MULCH  
3/4" Shrub Bed Rock Mulch
-  SEED MIX C

**KEY MAP**



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Plan\Hard\PLD\Rolling Hills.dwg [Plan (27)] 4/23/2020 11:25:15 PM biten

PLANNING / LANDSCAPE ARCHITECT

**Rolling Hills  
Ranch Filings 1-3  
At Meridian  
Ranch**

PUD Development Plan /  
Preliminary Plan

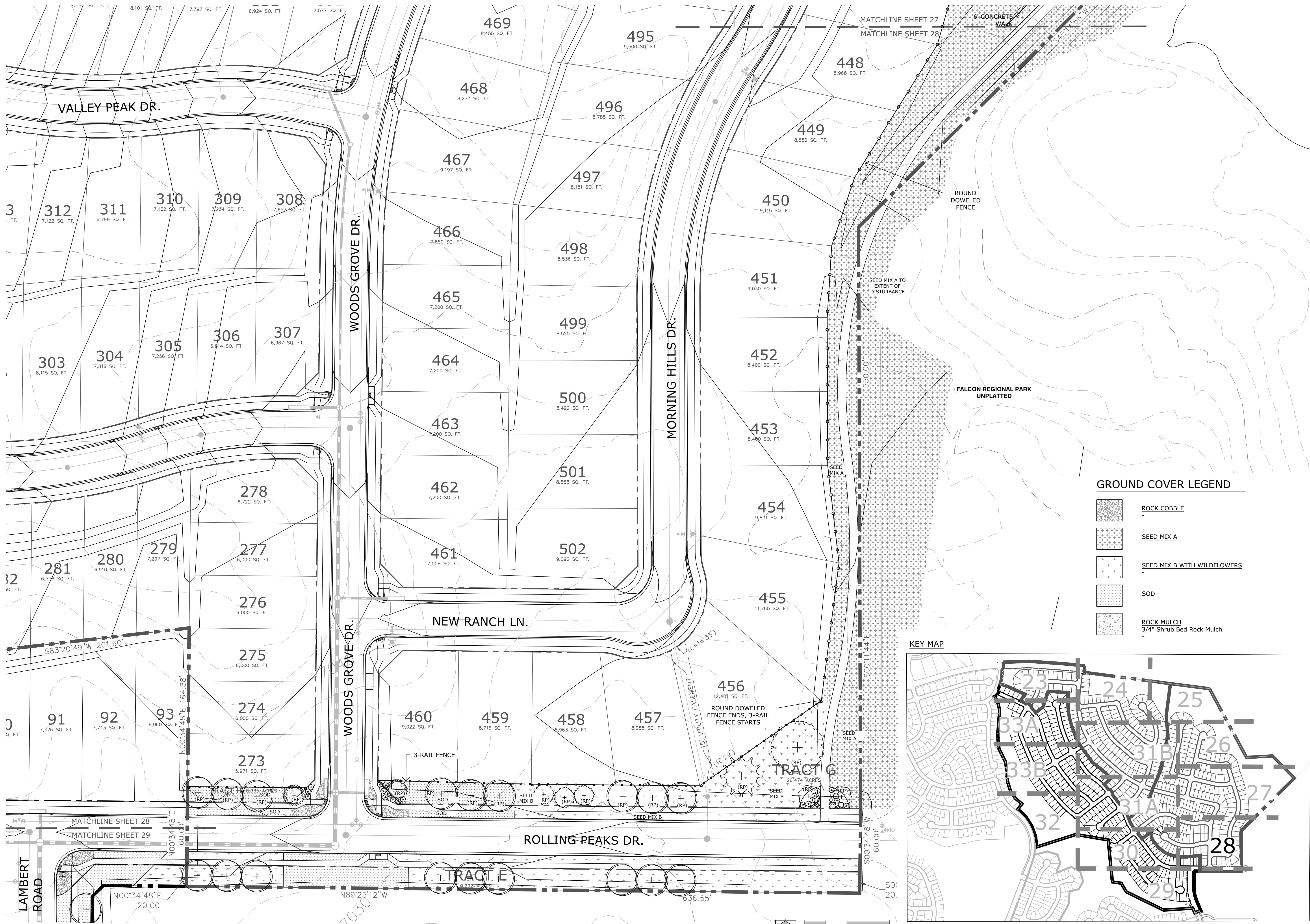
DATE: December 16, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

**ENTITLEMENT**

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

**LANDSCAPE PLAN**

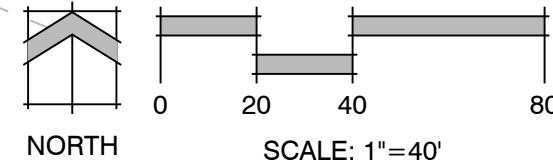
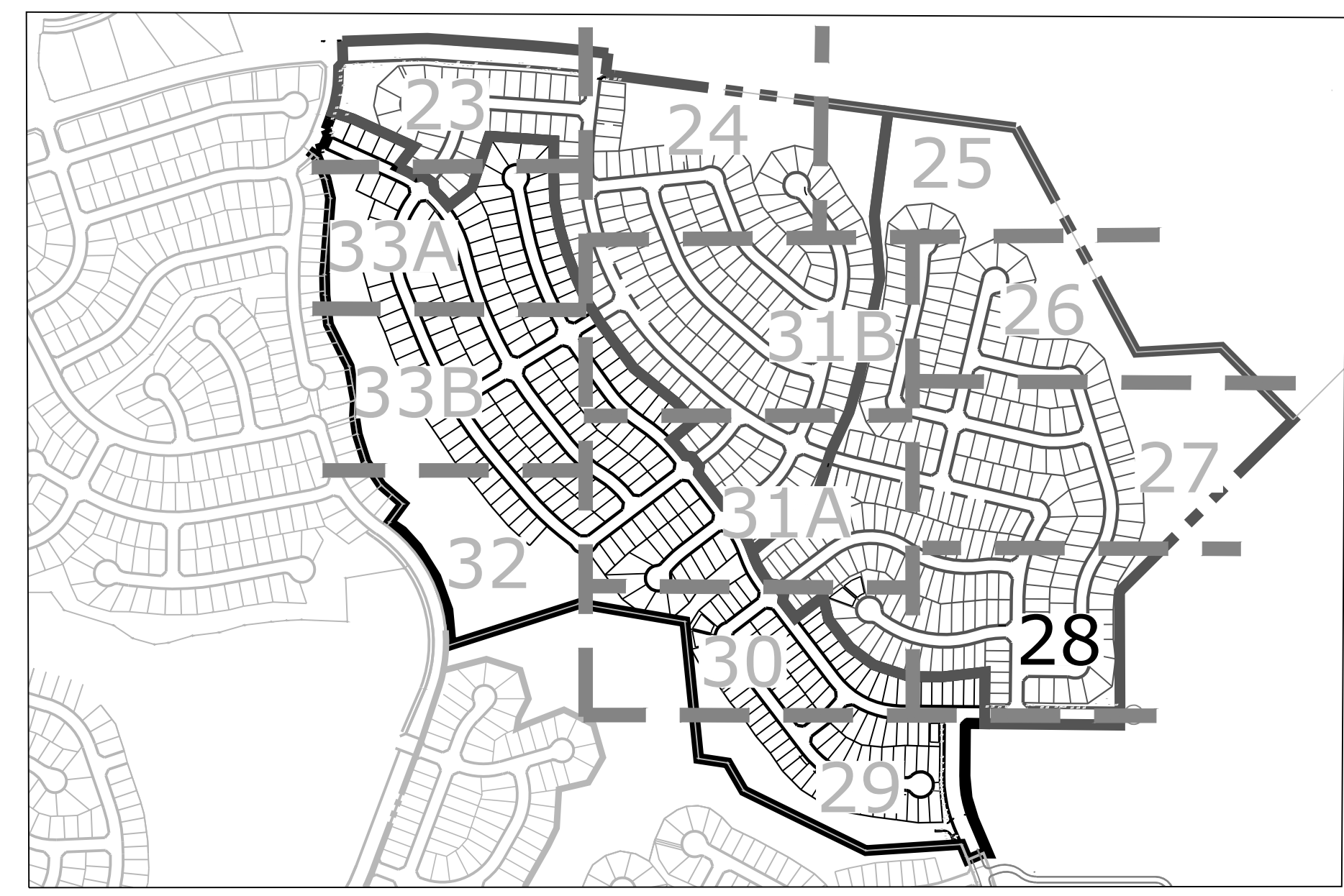
**27**  
OF 34



GROUND COVER LEGEND

- ROCK COBBLE
- SEED MIX A
- SEED MIX B WITH WILDFLOWERS
- SOD
- ROCK MULCH  
3/4" Shrub Bed Rock Mulch

KEY MAP



Rolling Hills  
Ranch Filings 1-3  
At Meridian  
Ranch

PUD Development Plan /  
Preliminary Plan

DATE: December 16, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

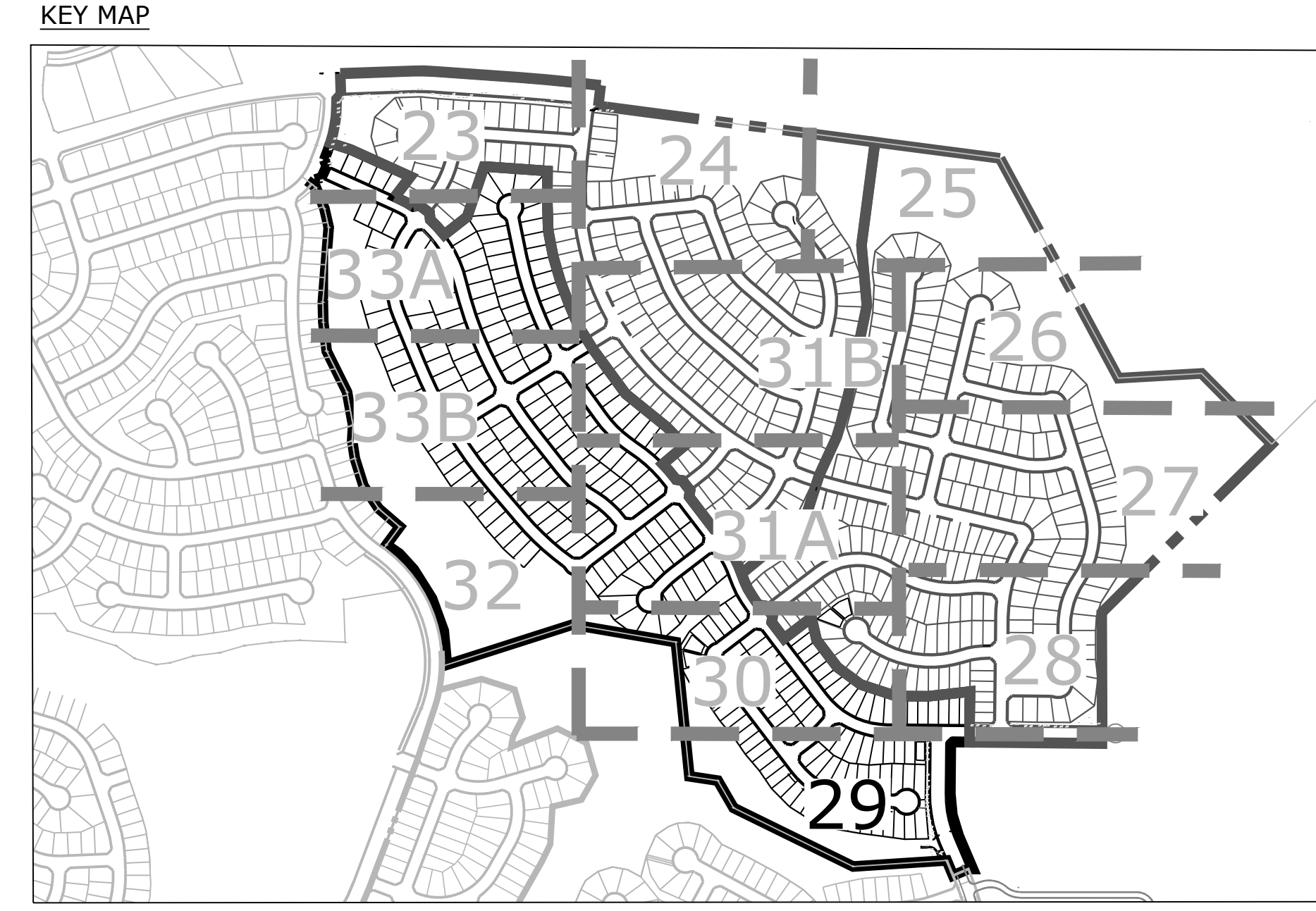
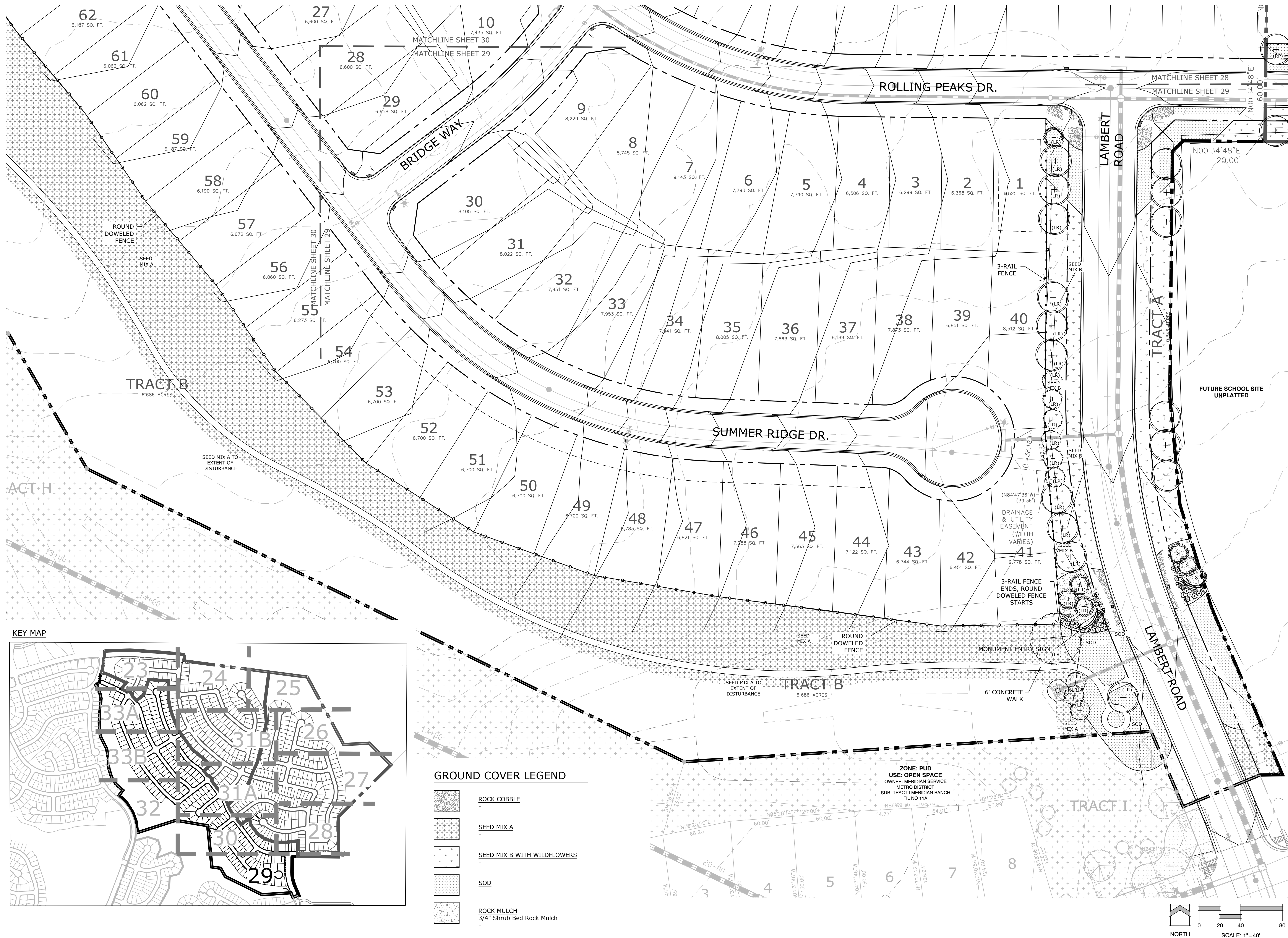
ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

LANDSCAPE PLAN

28  
OF 34

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Final\Final\PU-1-P\_Landscaping.dwg (Plan) (20) 4/23/2020 11:27:26 PM biten



**GROUND COVER LEGEND**

	ROCK COBBLE
	SEED MIX A
	SEED MIX B WITH WILDFLOWERS
	SOD
	ROCK MULCH 3/4" Shrub Bed Rock Mulch

**Rolling Hills  
Ranch Filings 1-3  
At Meridian  
Ranch**

PUD Development Plan /  
Preliminary Plan

DATE: December 16, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

**ENTITLEMENT**

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

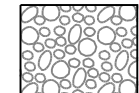

**LANDSCAPE PLAN**

**29**  
OF 34

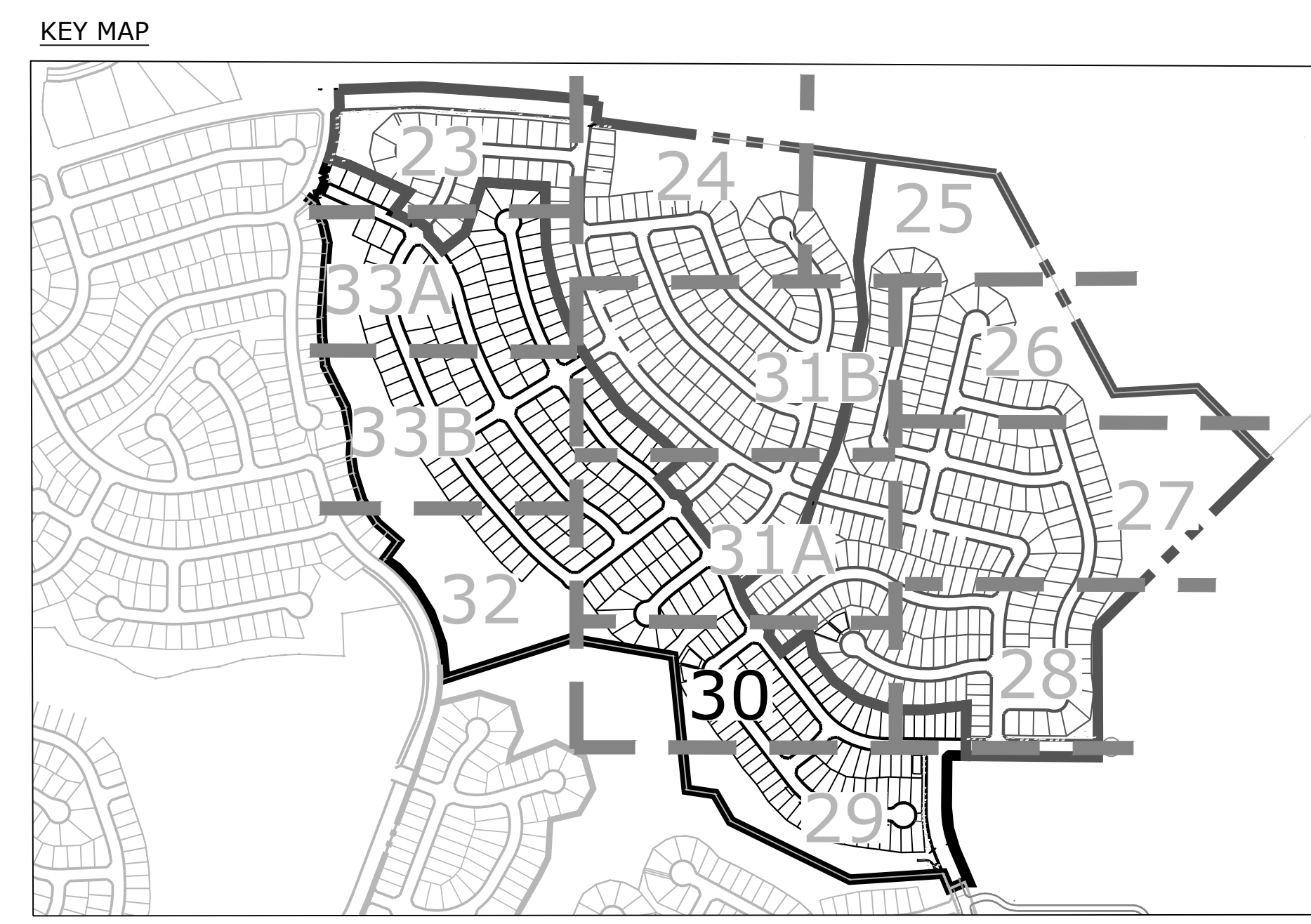
P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Final\land\PU-11A\_PUD\_RollingHills.dwg [Plan (29)] 4/23/2020 1:29:20 PM biten



**GROUND COVER LEGEND**

-  ROCK COBBLE
-  SEED MIX A
-  SEED MIX B WITH WILDFLOWERS
-  SOD
-  ROCK MULCH  
3/4" Shrub Bed Rock Mulch

ZONE: PUD  
USE: OPEN SPACE  
OWNER: MERIDIAN SERVICE  
METRO DISTRICTS: SUB-TRACT G  
MERIDIAN RANCH FIL NO 11A



PROJECT: LANDSCAPE ARCHITECT  
DATE: 12/16/2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten  
SCALE: 1"=40'  
NORTH

**Rolling Hills  
Ranch Filings 1-3  
At Meridian  
Ranch**

PUD Development Plan /  
Preliminary Plan

DATE: December 16, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

**ENTITLEMENT**

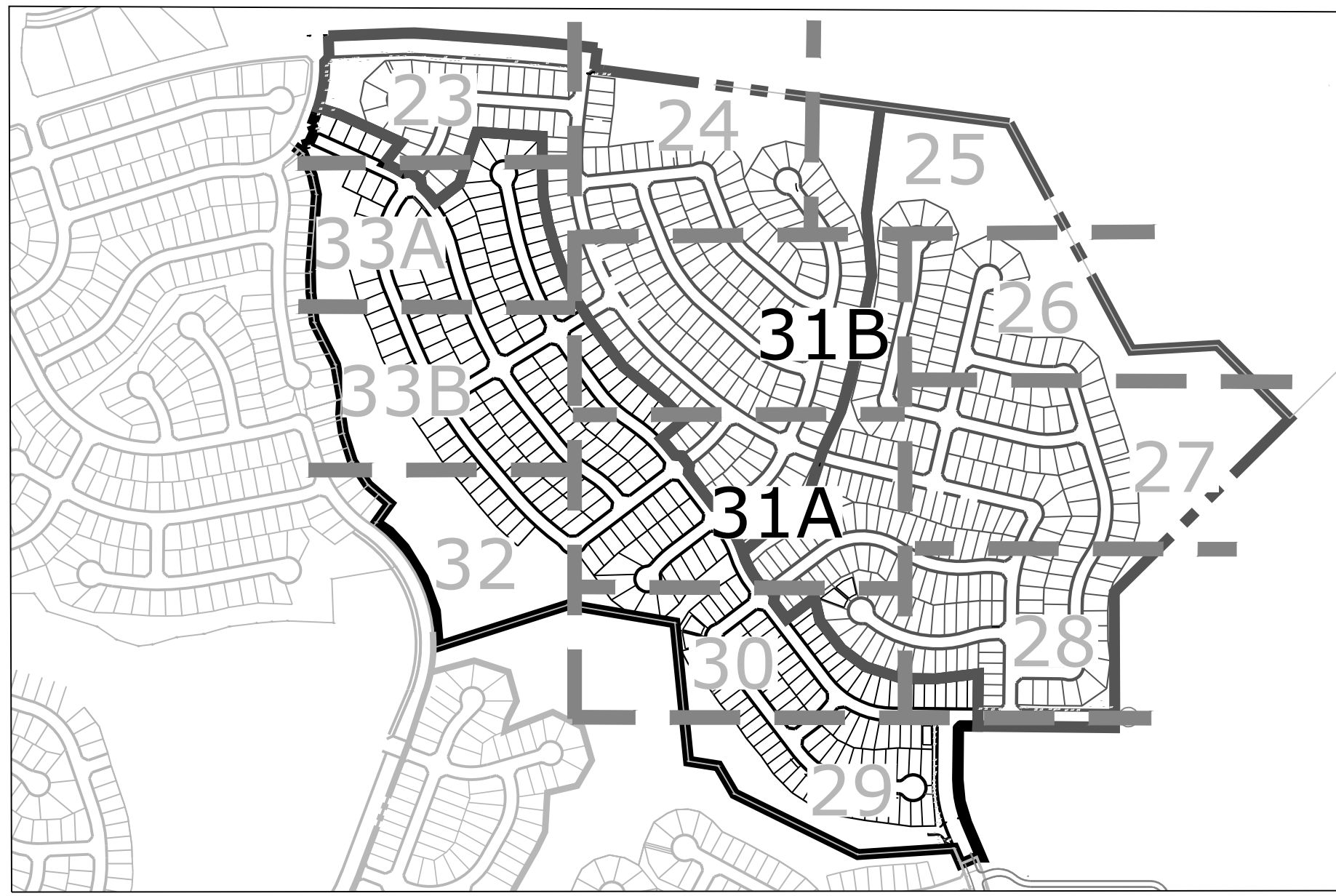
DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

**LANDSCAPE PLAN**

**30**  
OF 34

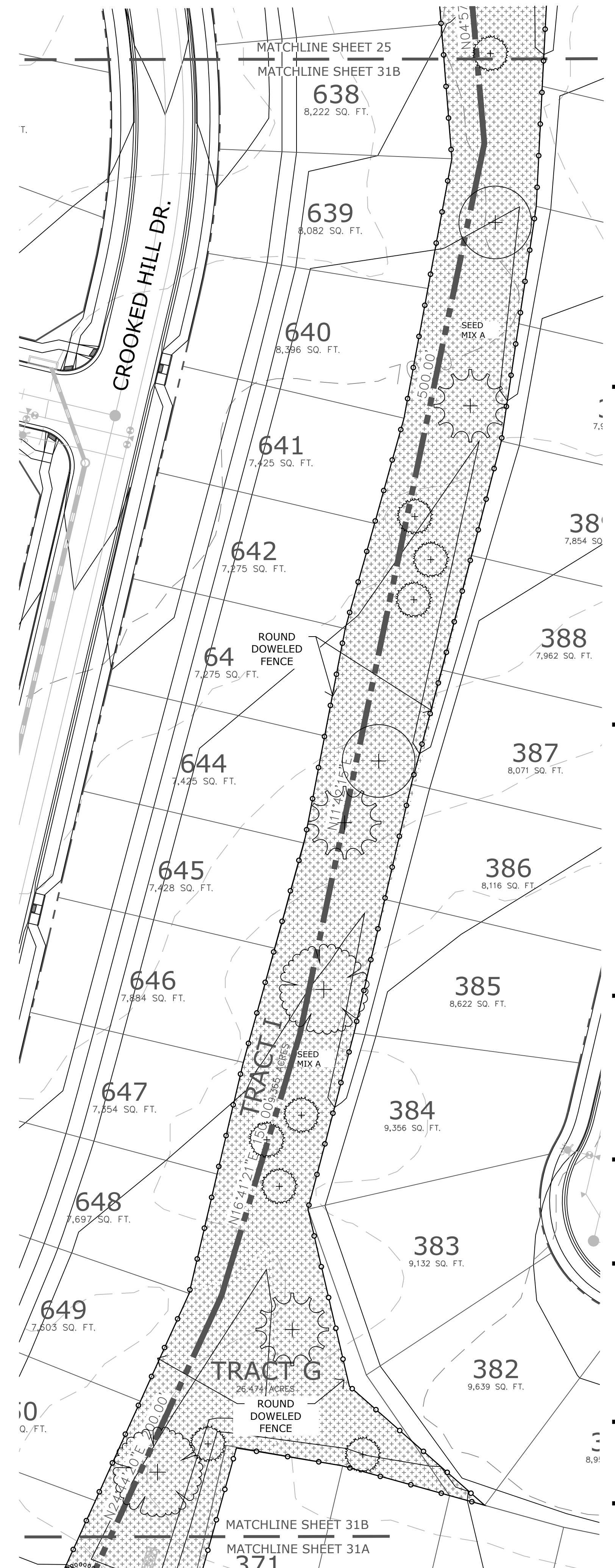
P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Final\Site\11A\_PUD\_RollingHills.dwg (Plan) (30) 4/23/2020 11:33:25 PM biten

KEY MAP



GROUND COVER LEGEND

- ROCK COBBLE
- SEED MIX A
- SEED MIX B WITH WILDFLOWERS
- SOD
- ROCK MULCH  
3/4" Shrub Bed Rock Mulch



Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: December 16, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

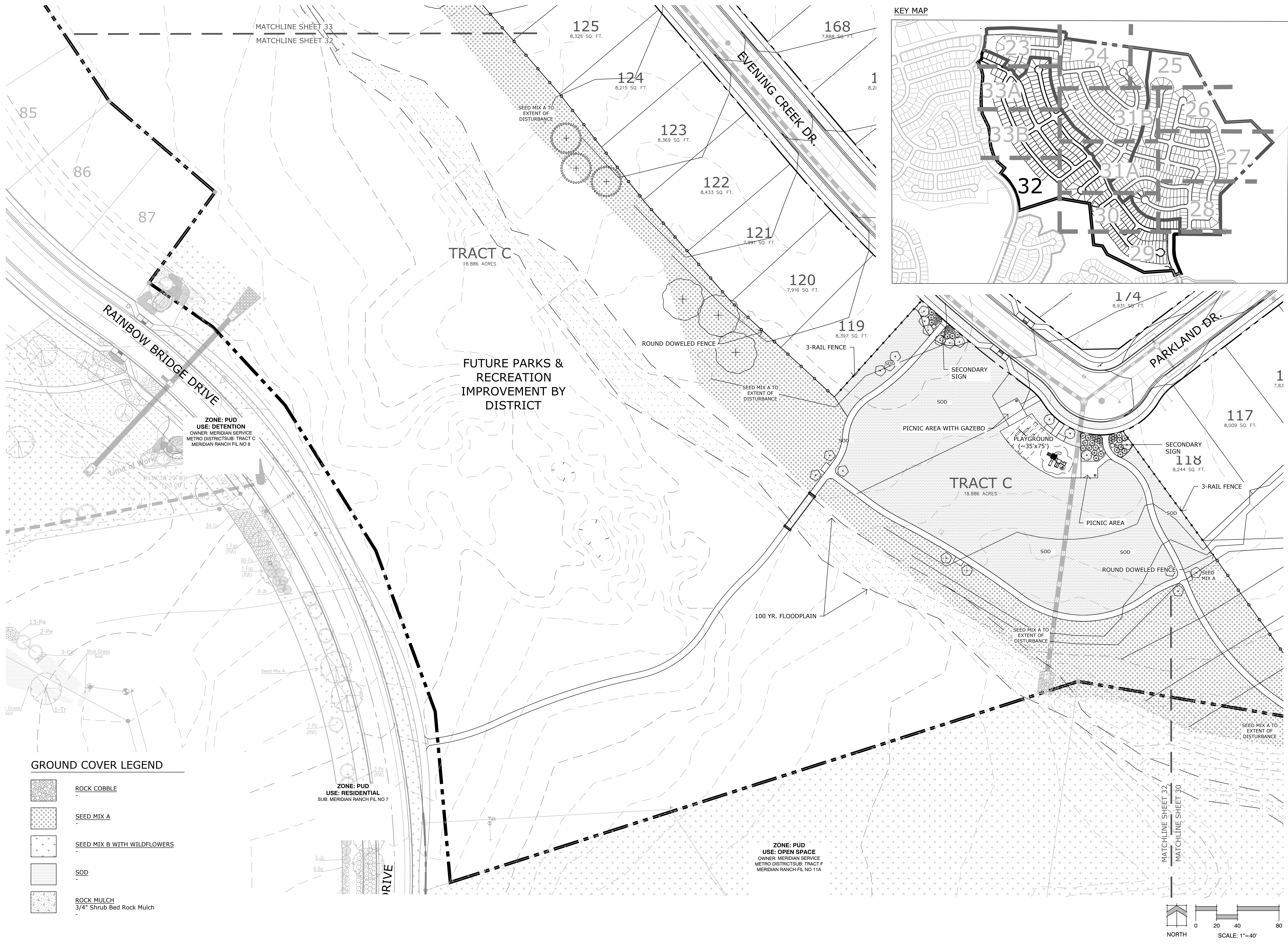
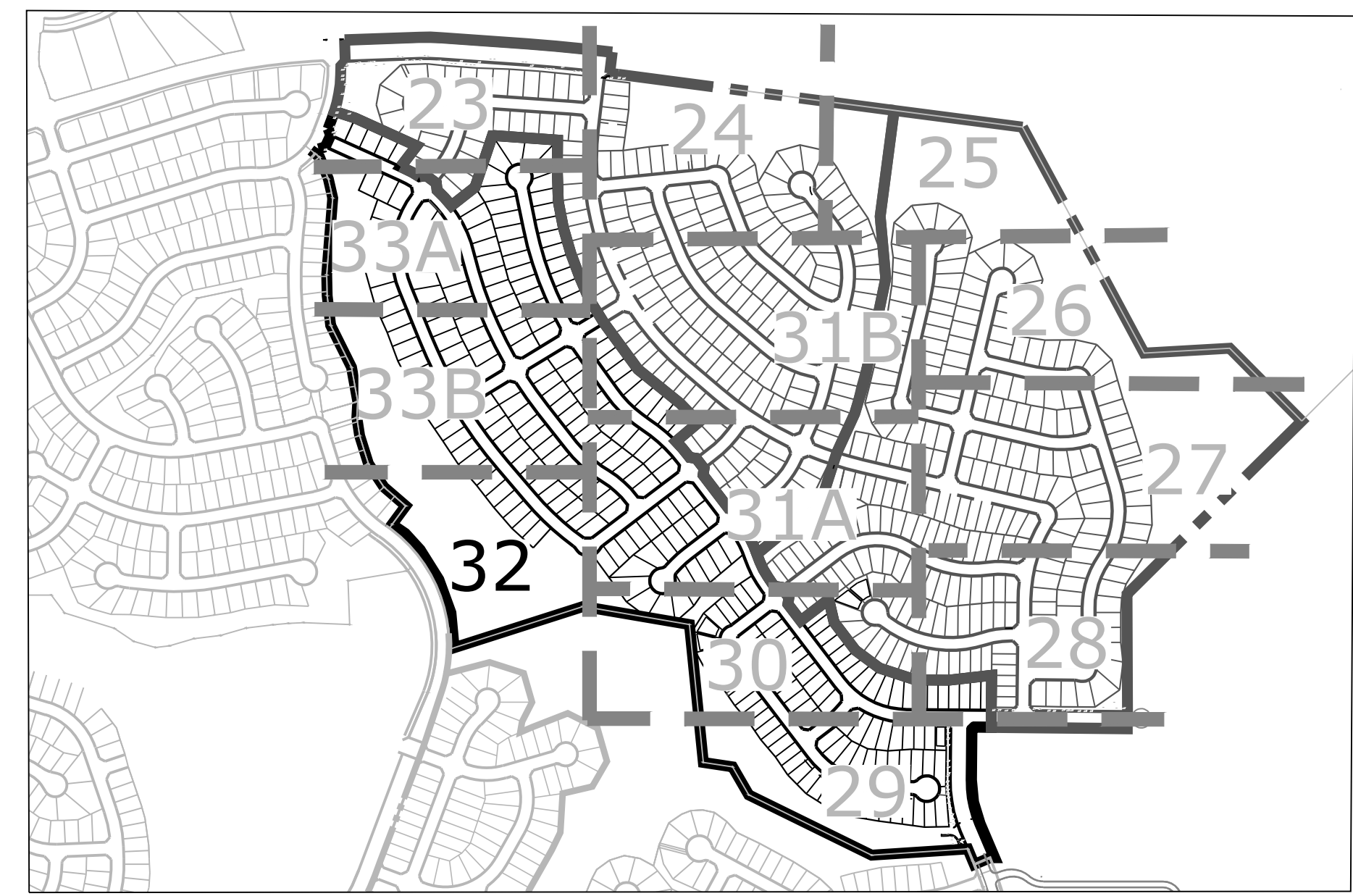
LANDSCAPE PLAN

31 of 34

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Final\Land\PU-1-F-1\_Preliminary.dwg (Plan) (31) 4/23/2020 11:35:59 PM biten



KEY MAP



TRACT C  
18.886 ACRES

FUTURE PARKS &  
RECREATION  
IMPROVEMENT BY  
DISTRICT

ZONE: PUD  
USE: DETENTION  
OWNER: MERIDIAN SERVICE  
METRO DISTRICT SUB: TRACT C  
MERIDIAN RANCH FIL NO 8

ZONE: PUD  
USE: RESIDENTIAL  
SUB: MERIDIAN RANCH FIL NO 7

ZONE: PUD  
USE: OPEN SPACE  
OWNER: MERIDIAN SERVICE  
METRO DISTRICT SUB: TRACT F  
MERIDIAN RANCH FIL NO 11A

GROUND COVER LEGEND

- ROCK COBBLE
- SEED MIX A
- SEED MIX B WITH WILDFLOWERS
- SOD
- ROCK MULCH  
3/4" Shrub Bed Rock Mulch

Rolling Hills  
Ranch Filings 1-3  
At Meridian  
Ranch

PUD Development Plan /  
Preliminary Plan

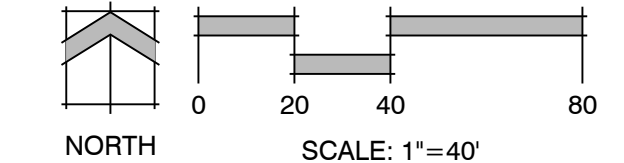
DATE: December 16, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

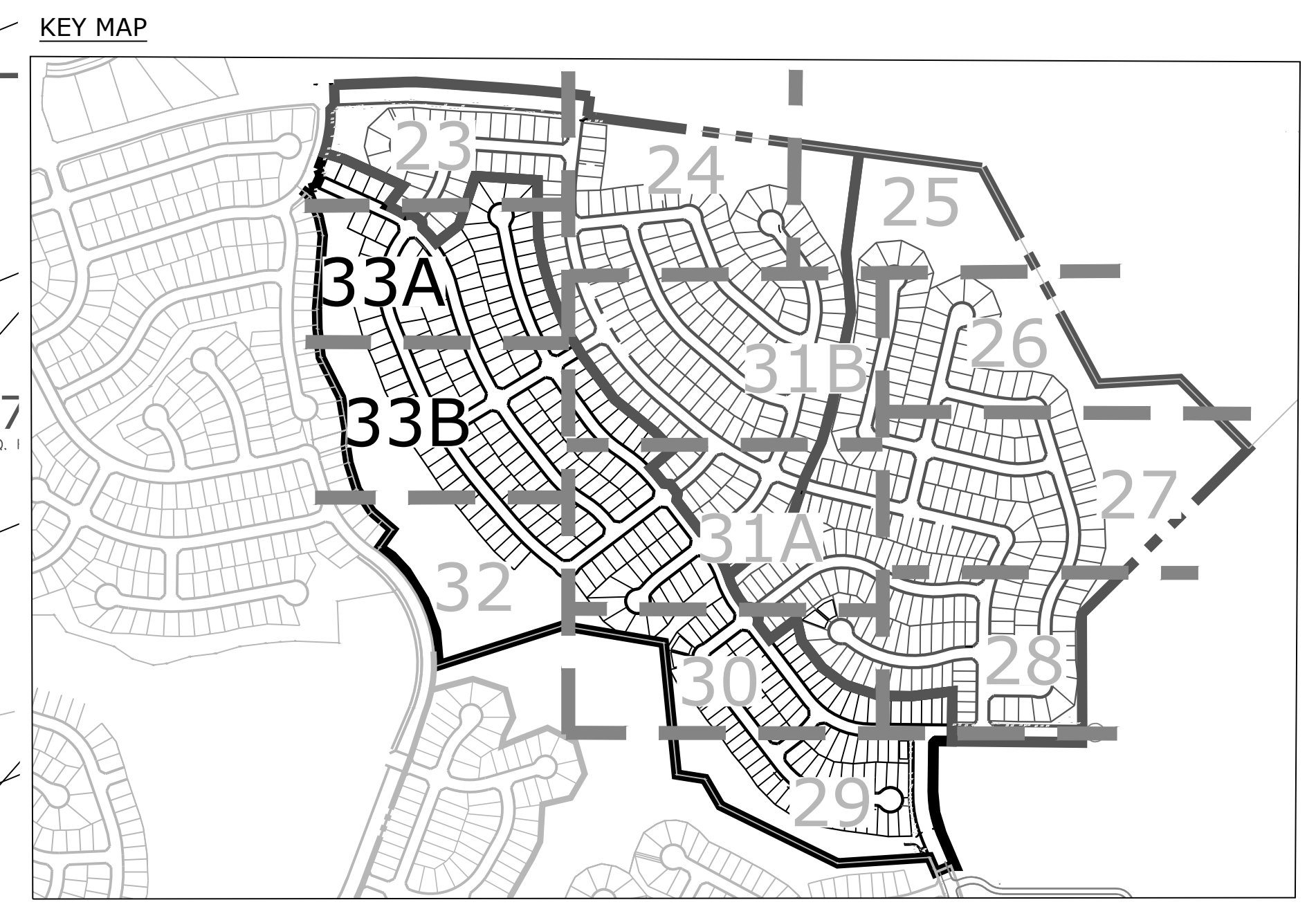
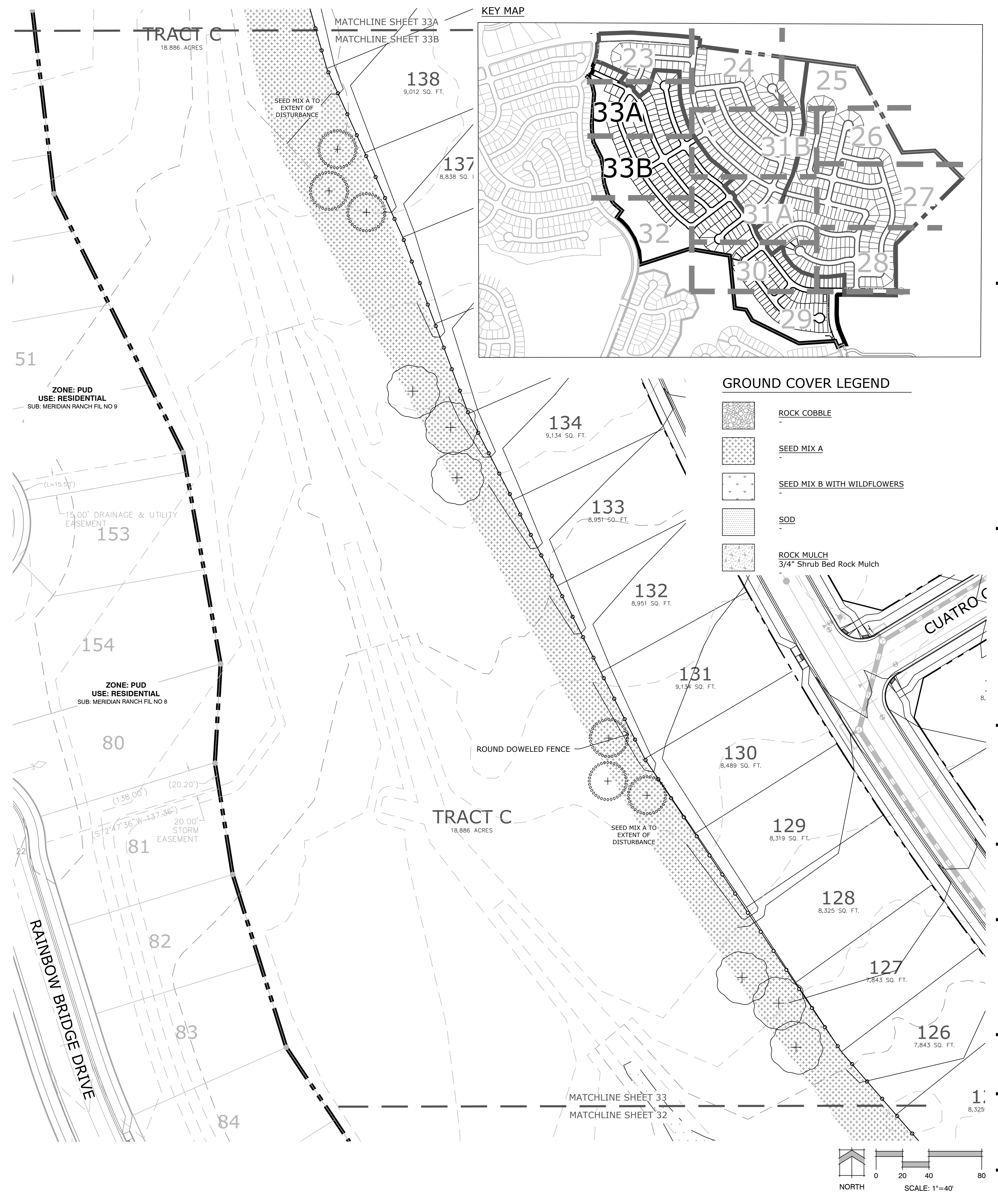
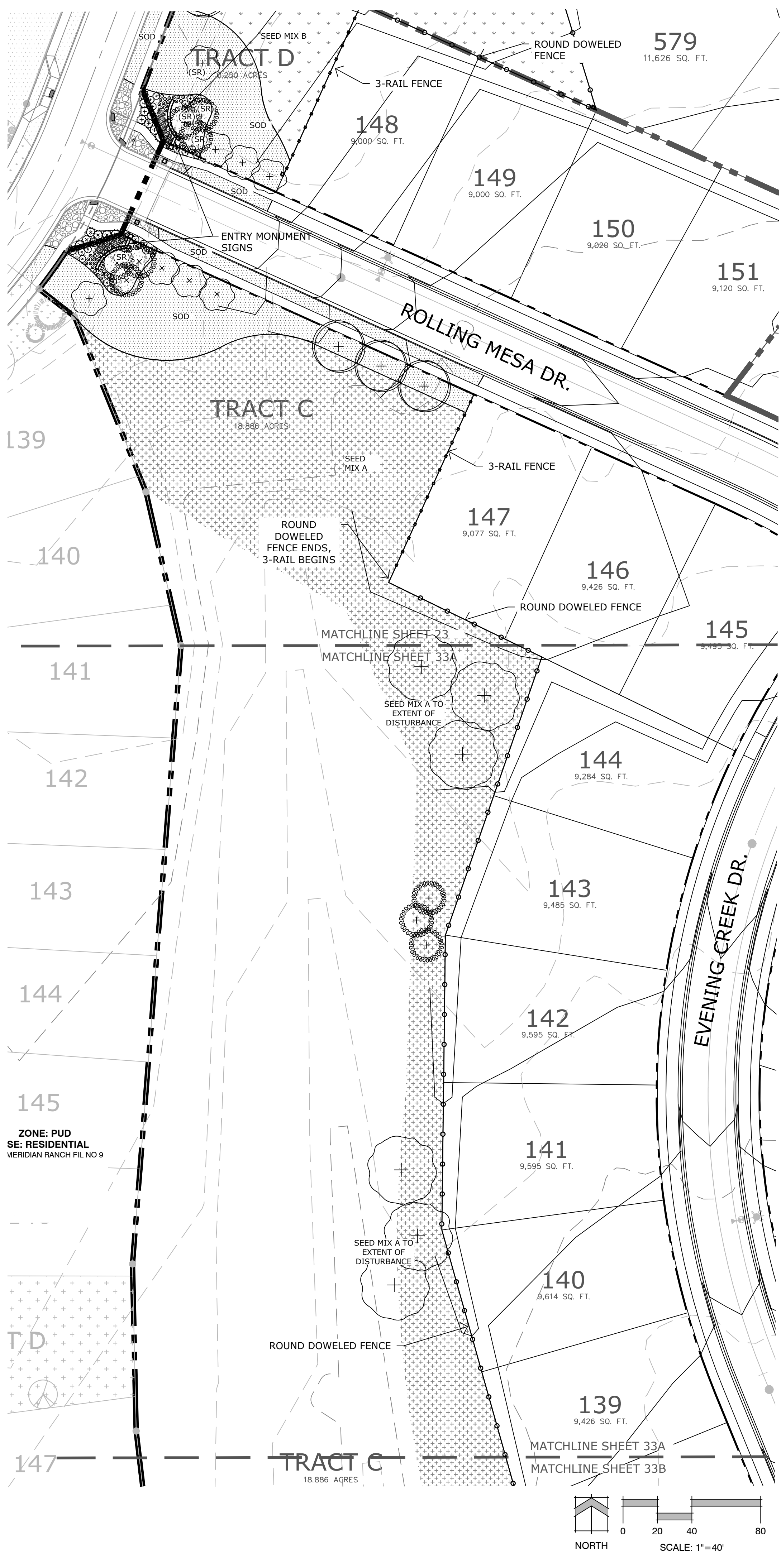
LANDSCAPE PLAN

32  
OF 34



P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Final\Drawings\Plan\1-3-2019\Rolling Hills.dwg (Plan) (32) 4/23/2020 1:40:42 PM biten





**GROUND COVER LEGEND**

	ROCK COBBLE
	SEED MIX A
	SEED MIX B WITH WILDFLOWERS
	SOD
	ROCK MULCH 3/4" Shrub Bed Rock Mulch

Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012, All Rights Reserved.

**Rolling Hills Ranch Filings 1-3 At Meridian Ranch**

PUD Development Plan / Preliminary Plan

DATE: December 16, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

**ENTITLEMENT**

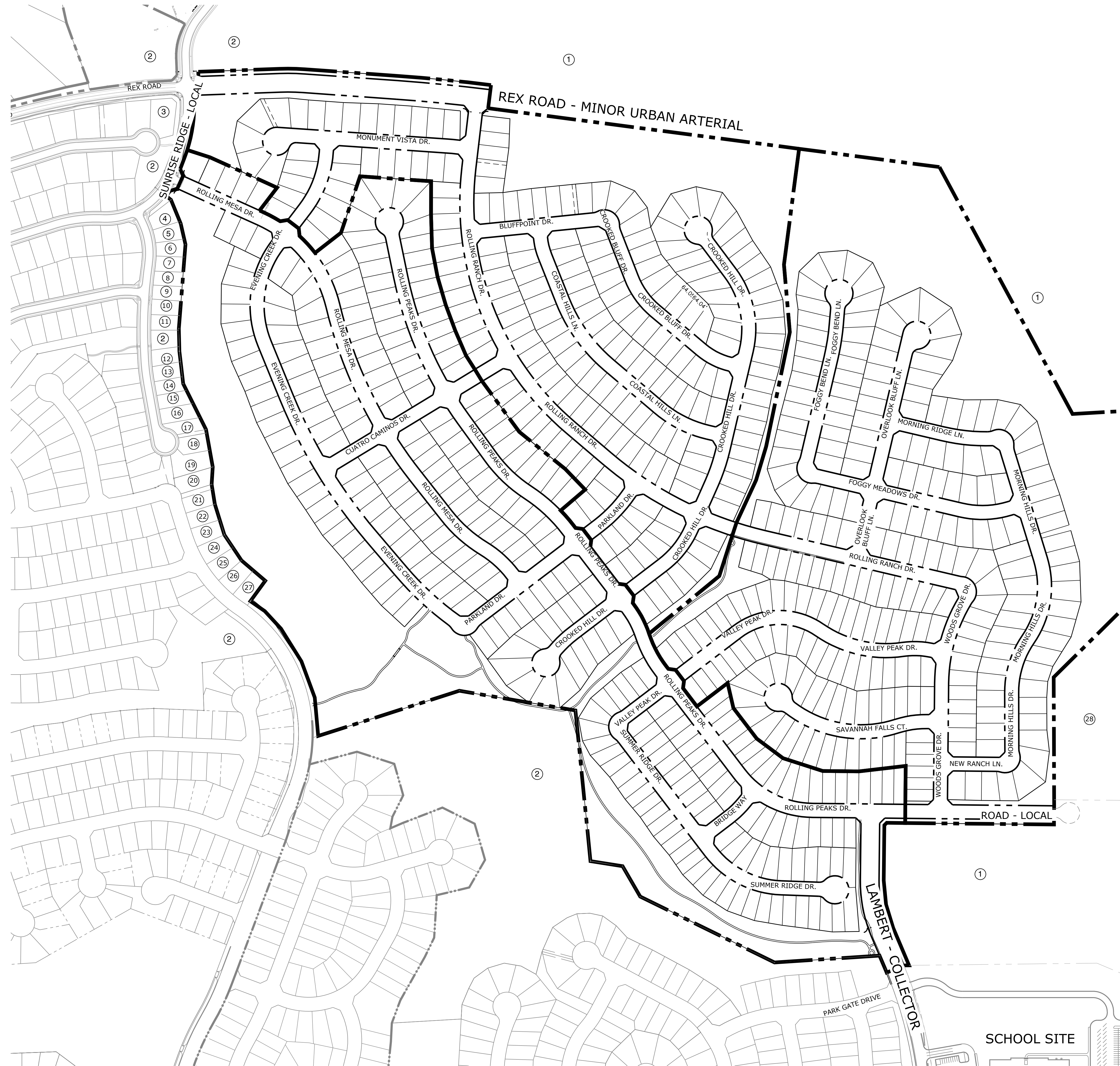
DATE	BY	DESCRIPTION
03.09.2020	B.I.	Per County Comments
04.23.2020	B.I.	Per County Comments

**LANDSCAPE PLAN**

**33**  
OF 34

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Final\Hard\PUD-FIL-3\_RollingHills.dwg (Plan) (33) 4/23/2020 1:43:14 PM biten

Name	Mailing Address	City, State, Zip
1 MERIDIAN RANCH INVESTMENTS INC	PO BOX 80036	SAN DIEGO CA, 92138-0036
2 MERIDIAN SERVICE METRO DISTRICT, C/O COMMUNITY RESOURCE SVCS	11886 STAPLETON DR	PEYTON CO, 80831
3 MARTIN DAVID WAYNE, MARTIN CINDY LEE	12860 CLARK PEAK CT	PEYTON CO, 80831
4 MARIANO MARK R, MARIANO ELLIE J	10895 SHAVANO PEAK CT	PEYTON CO, 80831
5 BLAMEY KEVIN PATRICK, BLAMEY RACHEL MARIE	10883 SHAVANO PEAK CT	PEYTON CO, 80831
6 DITSON JESSICA L, DITSON HOWARD A	10871 SHAVANO PEAK CT	PEYTON CO, 80831
7 REESER JOSEPH	10859 SHAVANO PEAK CT	PEYTON CO, 80831
8 AXT NORA R, AXT PETER M	10847 SHAVANO PEAK CT	PEYTON CO, 80831
9 LATIMER THOMAS ROLAND JR, LATIMER AMBER RENEE	10835 SHAVANO PEAK CT	PEYTON CO, 80831
10 JONES TAMORRIS D, JONES APRIL N	10823 SHAVANO PEAK CT	PEYTON CO, 80831
11 LONG STEPHEN D, LONG PAMELA J	10811 SHAVANO PEAK CT	PEYTON CO, 80831
12 REID BRIAN B, REID MICHELLE E	10787 SHAVANO PEAK CT	PEYTON CO, 80831
13 JACKSON JEFFREY R, JACKSON CHELSEA N	10775 SHAVANO PEAK CT	PEYTON CO, 80831
14 MOORE FAMILY LIVING TRUST	10763 SHAVANO PEAK CT	PEYTON CO, 80831
15 BEAVER BRANDON, BEAVER DAWN	10751 SHAVANO PEAK CT	PEYTON CO, 80831
16 ARTHUR JAMEY G	10739 SHAVANO PEAK CT	PEYTON CO, 80831
17 MARTINEZ JODY E, MARTINEZ SARAH J	10727 SHAVANO PEAK CT	PEYTON CO, 80831
18 VILLANUEVA-GUTIERREZ JAIME, VILLANUEVA-GUTIERREZ KARLA	10715 SHAVANO PEAK CT	PEYTON CO, 80831
19 PRUITT ADRIAN, PRUITT AMBER	10703 SHAVANO PEAK CT	PEYTON CO, 80831
20 BORCHARDT RYAN D, BORCHARDT JESSICA M	10699 RAINBOW BRIDGE DR	PEYTON CO, 80831
21 SCOTT PAMELA R	10685 RAINBOW BRIDGE DR	PEYTON CO, 80831
22 DIXON ALTON D	10671 RAINBOW BRIDGE DR	PEYTON CO, 80831
23 ORTIZ ANTHONY C	10657 RAINBOW BRIDGE DR	PEYTON CO, 80831
24 BRETTON BRYAN J, BRETTON ELIZABETH J	10643 RAINBOW BRIDGE DR	PEYTON CO, 80831
25 BROWN SCOTT A	10629 RAINBOW BRIDGE DR	PEYTON CO, 80831
26 HAM KENNETH CHARLES III, HAM BREE J	10615 RAINBOW BRIDGE DR	PEYTON CO, 80831
27 MCCAW WILLIAM M, MCCAW GRACE B	10601 RAINBOW BRIDGE DR	PEYTON CO, 80831
28 BOARD OF COUNTY COMMISSIONERS OF, EL PASO COUNTY	200 S CASCADE AVE STE 150	COLORADO SPRINGS CO, 80903



Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

## Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

### ENTITLEMENT

DATE	BY	DESCRIPTION
03.09.2020	B.I.	PER COUNTY COMMENTS
04.23.2020	B.I.	PER COUNTY COMMENTS

### ADJACENT OWNERS

**34**  
OF 34

PUDSP-199

P:\STL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Development\PUD\_DP\_RollingHills.dwg [34-Owners] 4/23/2020 12:50:53 PM Iiten