

GENERAL PROVISIONS

- Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.
- Adoption.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Rolling Hills Ranch Filings 1-3 at Meridian Ranch is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of Rolling Hills Ranch Filings 1-3 at Meridian Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- Enforcement.** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- Maximum Level of Development.** The total number of dwellings shown on the development plan for development within the specified planning area is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- Overall Project Standards.** The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

DEVELOPMENT GUIDELINES ROLLING HILLS RANCH FILINGS 1-3 AT MERIDIAN RANCH PUD DEVELOPMENT PLAN

A. Project Description
 Rolling Hills Ranch Filings 1-3 at Meridian Ranch is the continuation of a long-term development with a distinct vision. The project centers on a recreational lifestyle by providing opportunities such as a golf course, recreation center, parks and open space, and trails for residents to enjoy. Overall Meridian Ranch common landscape elements such as fencing, street tree plantings, landscaping, and signage will establish a unique sense of place for this development. The parks and recreation center have been located in areas of higher density so more of the residents can access them by walking and provide a focal element to the neighborhoods. The golf course clubhouse is also a focal element for Meridian Ranch, Woodmen Hills, and possibly the greater Falcon area since the clubhouse is also open to the public. Lot sizes, setbacks, and landscape tracts are designed to provide a wide variety of housing options and prices within the development while ensuring open space and visually interesting streetscapes for the community.

B. Permitted and Accessory uses: Permitted and accessory uses are as identified in the use table below:

| PRINCIPAL USES | | ACCESSORY USES | |
|-------------------------------------|---|---|----|
| CMRS Facility, Stealth | S | Day Care Home | A* |
| Dwellings - Detached Single Family | A | Group Home | A* |
| Model Home/Subdivision Sales Office | T | Home Occupation, Residential | A |
| Public Park, Open Space | T | Hostel, In-law Apartment | A |
| Yard Sales | T | Personal Use Greenhouse | A |
| | | Residential accessory structures & uses | A |
| | | Solar Energy system | A |

| LEGEND | |
|--------|------------------|
| A: | Allowed Use |
| S: | Special Use** |
| T: | Temporary Use*** |

Uses not listed in this table are prohibited.

* Day Care & Group Homes may be an Allowed Use or a Special Use depending on the size as defined in Table S-3 of the El Paso County Land Development Code and are subject to the criteria in Section S.2.2 of the El Paso County Land Development Code OR as otherwise Amended

** Special uses are subject to the requirements of the El Paso County Land Development Code, Section S.3.2 OR as otherwise Amended

*** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section S.3.1 OR as otherwise Amended

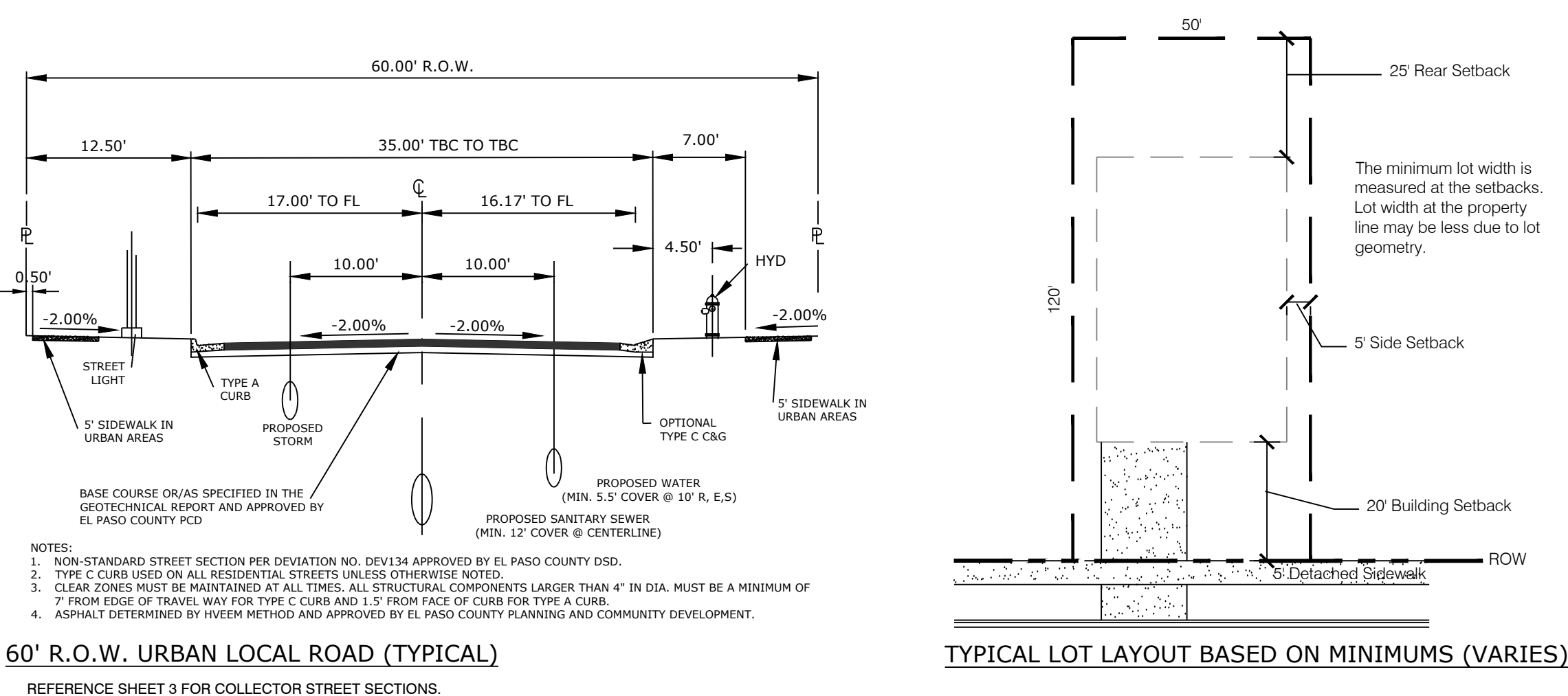
- C. Development Requirements**
- Maximum lot coverage: fifty-five (55) percent
 - Maximum building height: thirty (30) feet.
 - Setback minimums:
 - Front yard: twenty (20) feet
 - Side yard: five (5) feet
 - Corner lot: the side yard setback for the side street side shall be ten (10) feet
 - Rear yard: twenty (20) feet.
 - Minimum Lot Width: 50' as measured from the front setback line or as otherwise shown on the PUD.
 - Accessory buildings must comply with the setbacks established above, except that the rear yard setback may be reduced to seven and one half (7.5) feet for any lots that do not abut a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
 - Projections into setbacks are governed by the Land Development Code, as may be amended.
- D. Lot Sizes**
- The minimum lot size is 5,900 square feet.
 - The lot sizes, dimensions, and bearings, shown on the PUD Development/Preliminary Plan are conceptual only. The lot sizes, dimensions, and bearings will be established with the Final Plat and may vary from that shown on the PUD Development/Preliminary Plan.
 - The Final Plat will not create any additional building lots.
 - No subdivision of any lot will be allowed if such subdivision results in the creation of additional building lots.
 - Lot line adjustments, per Chapter 7 of the Land Development Code or as amended will not require an amendment of this PUD Development/Preliminary Plan.
- E. Streets**
 Streets within the Rolling Hills Ranch Filings 1-3 at Meridian Ranch Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards. All Streets shall be paved with curb and gutter. Sidewalks shall be provided on both sides of all streets illustrated on this plan.
- F. Architectural Control Committee Review/Covenants**
 Covenants for Rolling Hills Ranch Filings 1-3 at Meridian Ranch have been created by separate documents. The Covenants establish rules and regulations for the property within the subdivisions and establish the governance mechanism of the subdivision, including the creation of the Architectural Control Committee.

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

| LDC/ECM Section | Category | Standard | Modification | Justification |
|-----------------|---|---|--|---|
| 1 | LDC Chapter 8.4.3(B)(2) and ECM Section 2.5.2.C.4 | Mid-block crossings | Access ramps on local roadways shall be spaced no greater than 500 feet apart. | Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the majority of the intersections. Additional trail and open space access provided improving upon access to all development amenities and overall pedestrian access to schools, open spaces and parks. |
| 2 | ECM Section 2.3.8.A | Roadway terminations: cul-de-sac length | Cul-de-sacs shall have a maximum length of 750 feet for urban conditions. | Rolling Peaks Drive and Foggy Bend cul-de-sac exceeds 750 feet |
| 3 | ECM Section 4.4.5.E | Type 3 Mailbox Placement | Type 3 mailboxes and the mailboxes for the mailbox shall be located within the right-of-way dedication but outside the roadway clear zone. | The request for a deviation is to allow vehicles to park within the clear zone when accessing the Type 3 Mailbox locations. |

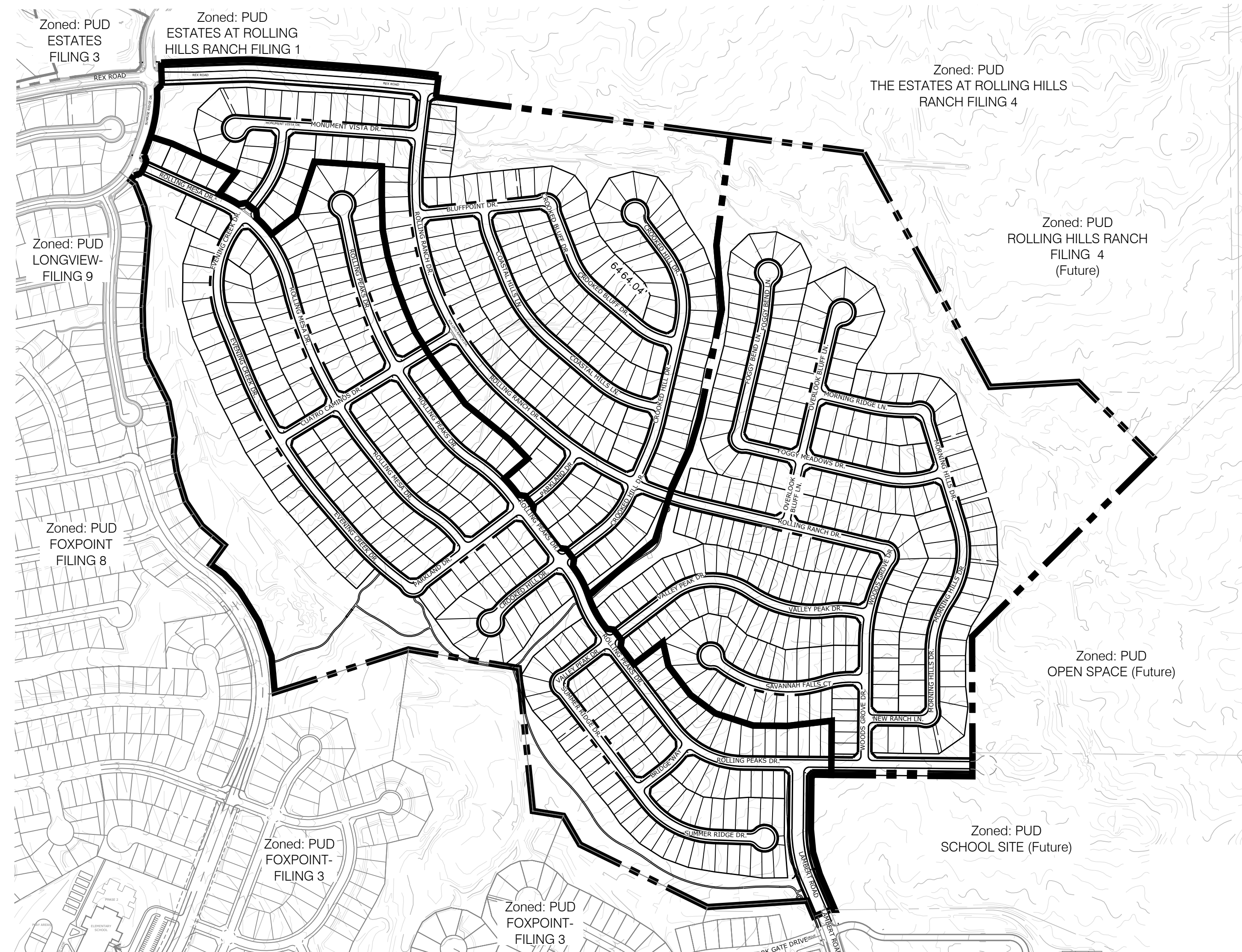
GENERAL NOTES

- All streets shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved, dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except for landscaping as indicated in note #2.
- Landscape entry features, open space tracts, parks and trails shall be owned (when appropriate) and maintained by the Meridian Service Metropolitan District. All double frontage lots shall receive a combination of berming, fencing, and landscape between the property line and the curb. All double frontage streets shall have a minimum of one tree per 30 feet of frontage. These trees can be clustered along the frontage as determined by the subdivider.
- Contour interval shown on plan 2'.
- Public utility/drainage easements shall be provided:
 - Front: ten (10) feet
 - Side: five (5) feet
 - Rear: seven and one-half (7.5) feet
- Streets: Ten (10) feet easement along all streets.
- Subdivision Perimeter: Twenty (20) feet
- Tract Perimeter: Twenty (20) feet
- All open space/trail/landscape tracts shall be limited to non-rotorized use only, except maintenance and emergency vehicles.
- The FEMA Flood Insurance Rate Maps (FIRM Panel No. 08041C0575-F dated 3/17/1997) indicates that No 100 year floodplain is existing within the project area.
- Rolling Hills Ranch Filings 1-3 at Meridian Ranch is Subject to the previously approved Meridian Ranch Overall PUD Plan. Any PUD Development Plan amendment shall follow procedures of the Land Development Code as amended and/or separately implemented or otherwise adopted.
- Rolling Hills Ranch Filings 1-3 at Meridian Ranch is Subject to the approved Meridian Ranch Sketch Plan (SKP 17-001) approved 3-13-2018 and recorded 3-14-2018, reception number 218028979 (Resolution No. 18-104).
- For the El Paso County Wildfire Hazard map, dated December 2007, Rolling Hills Ranch Filings 1-3 at Meridian Ranch is situated entirely within the Low Hazard - Non Forested category.
- This subdivision is subject to the public right of way landscape license agreement for Meridian Ranch as recorded under reception No. 213036330 in the office of the clerk and recorder.
- This subdivision 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 intergovernmental agreement concerning Woodmen Road adopted pursuant to resolution No. 13-041.
- The PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.2(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, and the project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. A total of 22 crossing points are provided through out the project at all intersections.
 - 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.
- Woodmen Road District Note: All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
- Geologic Hazards Note: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, shallow groundwater, loose soils and expansive soils. Additional investigation after overlot grading is recommended to address the possibility of shallow groundwater and potential mitigation. Mitigation and a map of the hazard areas can be found in the Soil, Geology and Geologic Hazard

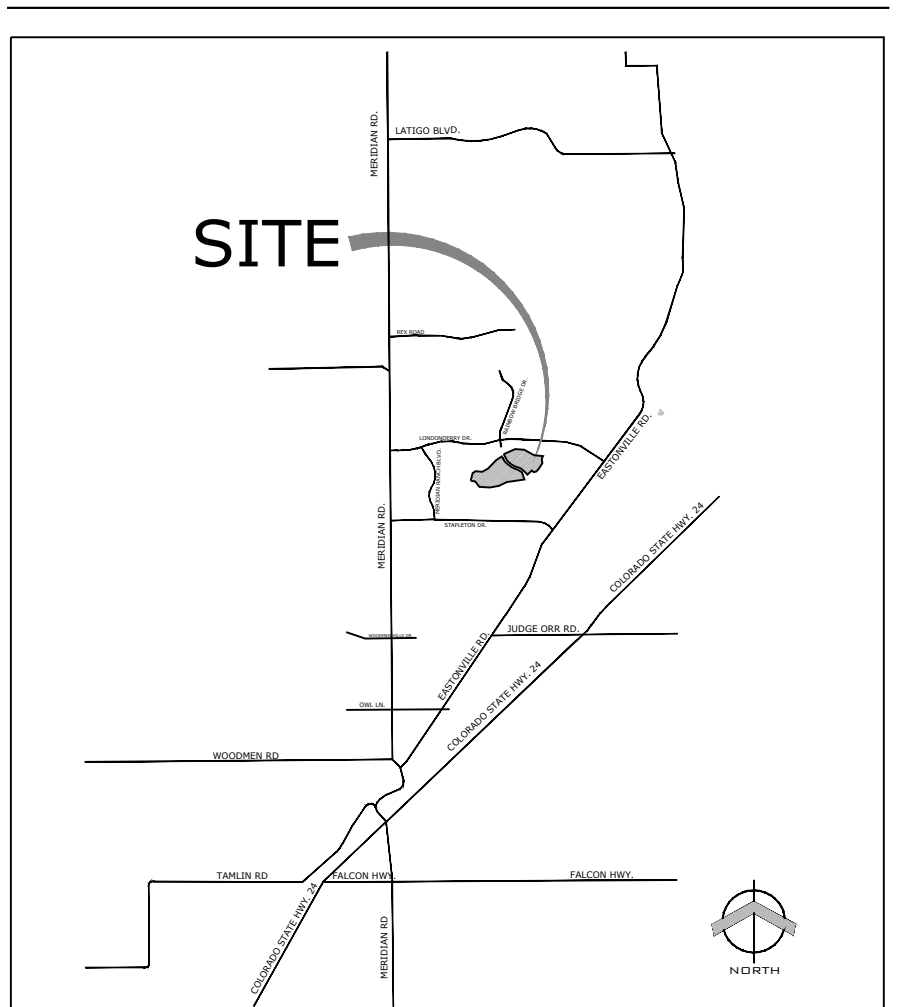


ROLLING HILLS RANCH FILINGS 1-3 AT MERIDIAN RANCH PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

SECTION 20 AND 29, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



VICINITY MAP



OWNER / SUBDIVIDER
 GTL, Inc.
 3575 Kenyon St.
 San Diego, CA 92110

PLANNER
 N.E.S. Inc.
 619 N. Cascade Ave., Ste. 200
 Colorado Springs, CO 80903
 (719) 471-0073

DEVELOPMENT DATA

- Existing Zoning: PUD
- Approved Plan: Rolling Hills Ranch Filings 1-3 at Meridian Ranch PUD Development/Preliminary Plan
- Tax ID Number: 423040001, 4200000411, 4200000412, and a portion of 4200000413
- Total Area: 251.094 AC
- Number of Lots: 725
- Total Lot Area: 139,097 AC (55.4%)
- Average Lot Size: 8,355 SF
- Minimum Lot Size: 5,900 SF
- Minimum Lot Width: 50' as measured from the front setback line or as otherwise shown on the PUD
- Minimum Lot Depth: 120'
- Gross Density: 2.98 DU/AC
- Net Density: 5.21 DU/AC
- R.O.W.: 45,525 AC (18.1%)
- Total Tract Area: 66,507 AC (26.5%)
- Maximum Height: Thirty (30) Feet
- Maximum Lot Coverage: Fifty-five percent (55%)

LAND USE DATA TABLE

| LAND USE | NET DENSITY | UNITS | ACRES | % OF LAND |
|-------------------|-------------|----------|---------|-----------|
| SINGLE FAMILY | 5.21 DU/AC | 725 Lots | 139,097 | 55.4 % |
| ROAD R.O.W | N/A | N/A | 45,525 | 18.1 % |
| OPEN SPACE TRACTS | N/A | N/A | 66,472 | 26.5 % |

TRACT TABLE FILINGS 1-3

| TRACT NAME | TRACT AREA | TRACT USE | OWNERSHIP / MAINTENANCE |
|------------|------------|--|---|
| TRACT A | 0.343 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |
| TRACT B | 6.686 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES/PARKS & RECREATION | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |
| TRACT C | 18.886 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES/PARKS & RECREATION | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |
| TRACT D | 0.250 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |
| TRACT E | 0.292 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |
| TRACT F | 1.173 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |
| TRACT G | 26.474 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |
| TRACT H | 0.035 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |
| TRACT I | 9.365 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |
| TRACT J | 0.436 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |
| TRACT K | 0.576 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |
| TRACT L | 1.989 AC | LANDSCAPE BUFFER/OPEN SPACE/UTILITIES | MERIDIAN RANCH SERVICE DISTRICT/PRIVATE |

SOCIAL IMPACTS TABLE

| ISSUE | PROVIDER / MAINTENANCE | AVAILABILITY / AMOUNT |
|---------------------------------|--------------------------------------|---|
| STUDENT GENERATION | | 725 SF Dwelling Units |
| Elementary School (.34/DU): 247 | School District 49 | N/A |
| Middle School (.16/DU): 116 | School District 49 | N/A |
| High School (.20/DU): 145 | School District 49 | N/A |
| TOTAL: 508 | | |
| WATER PROVIDER | Meridian Ranch Metropolitan District | (See Discussion & Water Resources Report) |
| WASTEWATER PROVIDER | Meridian Ranch Metropolitan District | (See Discussion & Wastewater Report) |
| FIRE PROTECTION PROVIDER | Falcon Fire Protection District | |
| EMERGENCY SERVICES | | |
| Ambulance: | Falcon Fire Protection District | |
| Police: | El Paso County Sheriff | |
| RECREATION ACREAGE | | |
| Open Space: | Meridian Ranch Metropolitan District | 65.8 acres |
| Parks: | Meridian Ranch Metropolitan District | N/A |
| Trails: | Meridian Ranch Metropolitan District | 2,637 Linear Feet |
| Private Open Areas: | Meridian Ranch Metropolitan District | N/A |

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

| | FILING 1 | FILING 2 | FILING 3 | FILING 4 | FILING 6 | FILING 7 | ESTATES FILINGS 2 AND 3 |
|----------------------|--------------------------|--------------------------|---|---------------------------------|-----------|----------------------|-------------------------|
| DWELLING UNITS | 800 | 350 | 122 | 96 | 54 | 131 | 62 |
| | FILING 11 | STONEBRIDGE FILING 1 & 2 | FILING 8 | THE VISTAS FILING 1 | FILING 4B | STONEBRIDGE FILING 3 | FILING 9 |
| DWELLING UNITS | 200 | 175 | 145 | 221 | 62 | 164 | 181 |
| | WINDINGWALK | STONEBRIDGE FILING 4 | ESTATES AT ROLLING HILLS RANCH FILING 1 | ROLLING HILLS RANCH FILINGS 1-3 | | | |
| DWELLING UNITS | 405 | 209 | 16 | 725 | | | |
| TOTAL DWELLING UNITS | REMAINING DWELLING UNITS | MAXIMUM DWELLING UNITS | | | | | |
| 4,118 | 382 | 4,500 | | | | | |

SHEET INDEX

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| SHEET 2 of 34: LEGAL PLAN | SHEET 19 of 34: UTILITIES & GRADING PLAN |
| SHEET 3 of 34: SITE PLAN | SHEET 20 of 34: UTILITIES & GRADING PLAN |
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| SHEET 16 of 34: UTILITIES & GRADING PLAN | SHEET 33 of 34: LANDSCAPE PLAN |
| SHEET 17 of 34: UTILITIES & GRADING PLAN | SHEET 34 of 34: ADJACENT PROPERTY OWNERS |

Raul Guzman
 Name of Landowner

 Landowner's Signature, notarized

Ownership Certification
 I, the undersigned, being duly qualified title and attorney at law duly licensed and duly admitted and described as simple by _____

Notarized signature _____

OR Name of Attorney and registration number _____

County Certification
 This request to PUD has been reviewed and found to be complete and in accordance with the _____ (Board resolution or motion #) (date) approved by the PUD and all applicable El Paso County regulations.

 President, Board of County Commissioners date

 Director, Planning & Community Development date

Clerk and Recorder Certification
 State of Colorado
 El Paso County) ss.
 I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____

 Clerk and Recorder

Per discussion with the design engineer add a note that all roofdrain must discharge and drain through the landscape area of the lots, roofdrains can't drain over the driveway or piped to the back of curb and gutter. Coordinate with the design engineer. This restriction is to ensure continued conformance with WQCV exclusion defined in ECM I.7.1.C.4.

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

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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

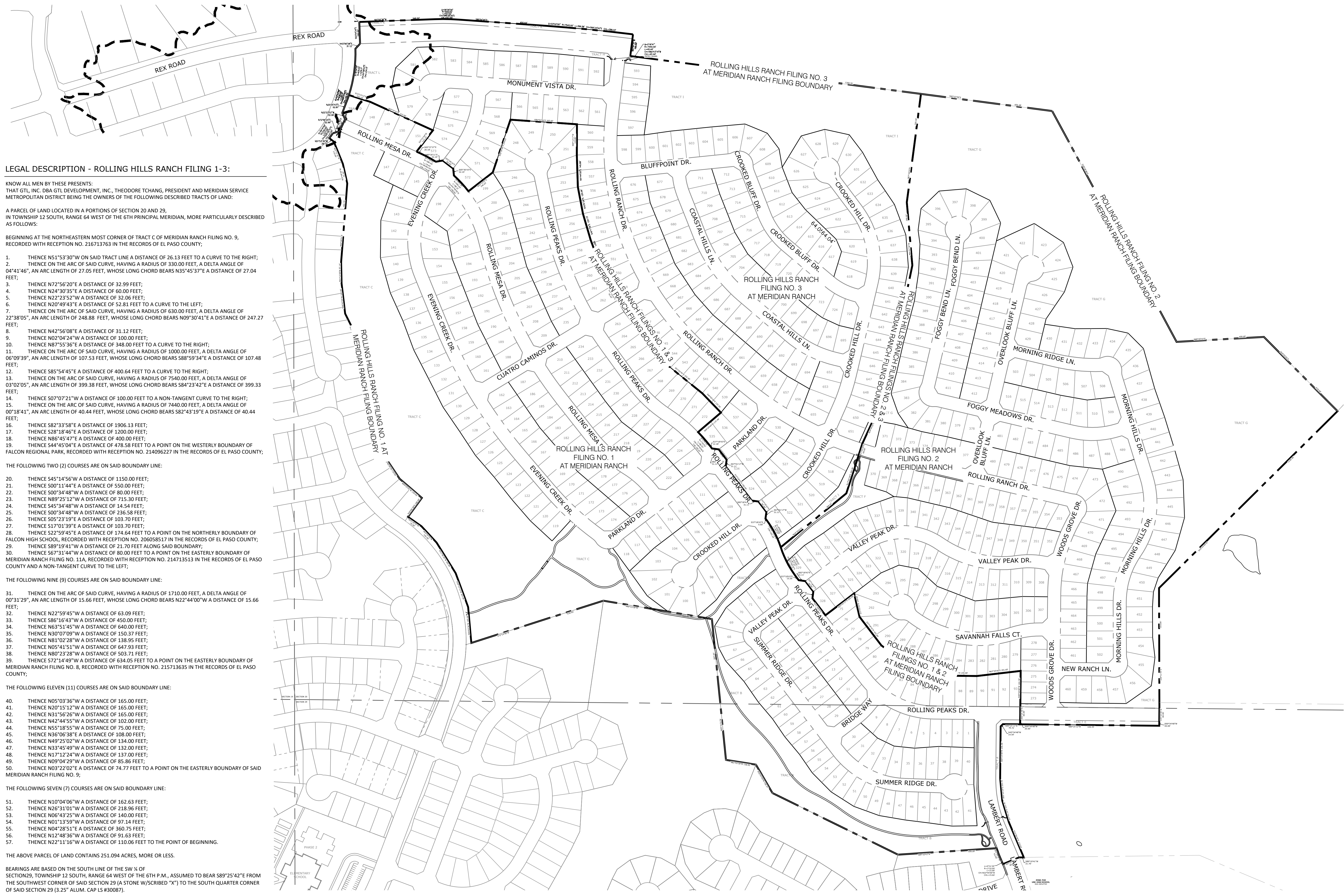
DATE: 03.09.2020 BY: B.I. DESCRIPTION: PER COUNTY COMMENTS

COVER SHEET

1
 OF 34

PUDSP-199

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Development\PUD_DP_RollingHills.dwg [1-Cover] 3/11/2020 3:19:28 PM biten



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 S28°18'45"E 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 IS #30087).

PLANNING/LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

PROJECT INFO

SEAL

RISER INFO

ISSUE/PROVISION

SHEET TITLE

SHEET NUMBER

PLANTING

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

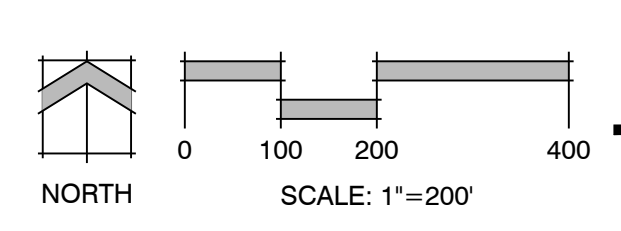
| DATE: | BY: | DESCRIPTION: |
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| 03.09.2020 | B.I. | PER COUNTY COMMENTS |

LEGAL PLAN

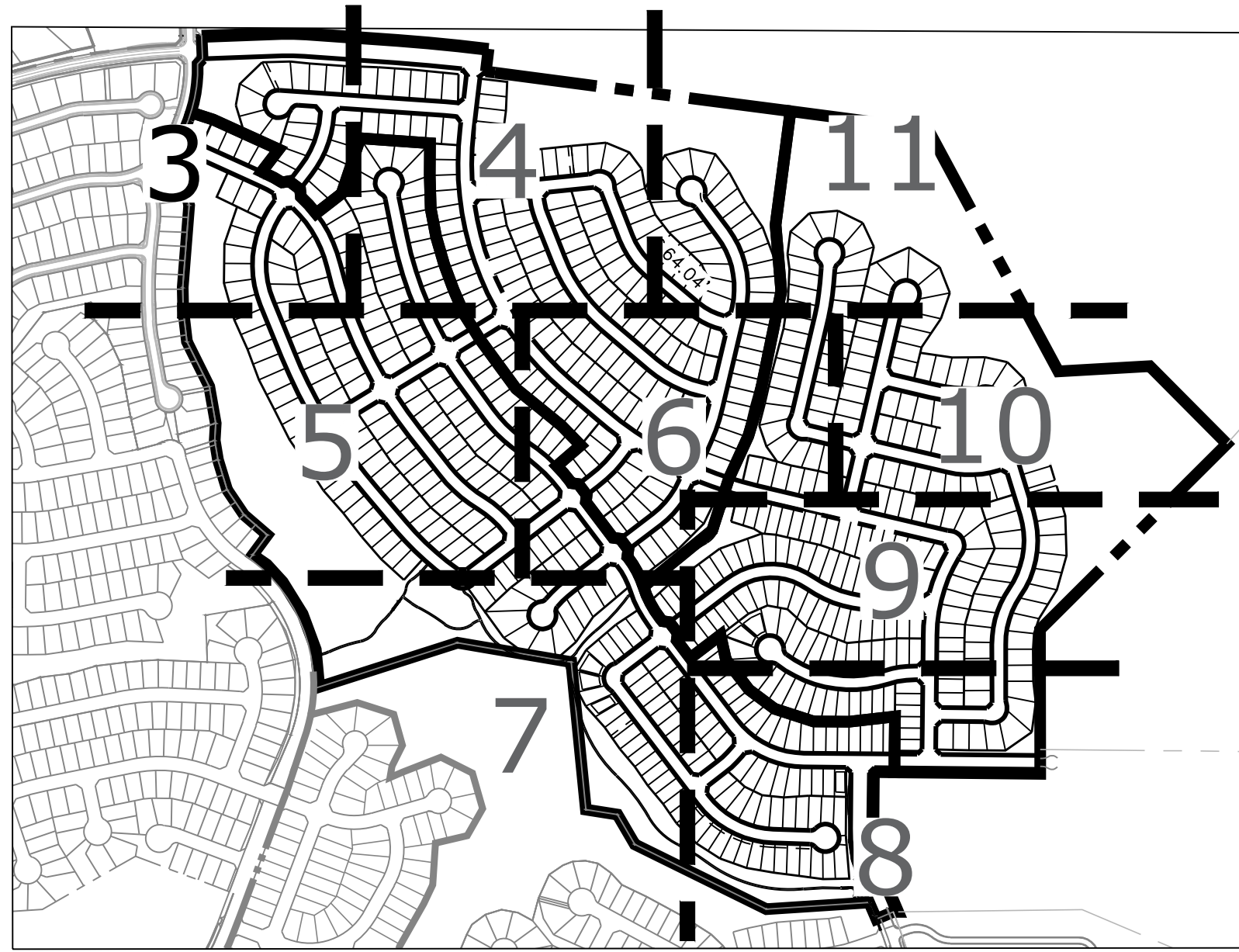
2

OF 34

PUDSP-199



KEY MAP



Land Planning
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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

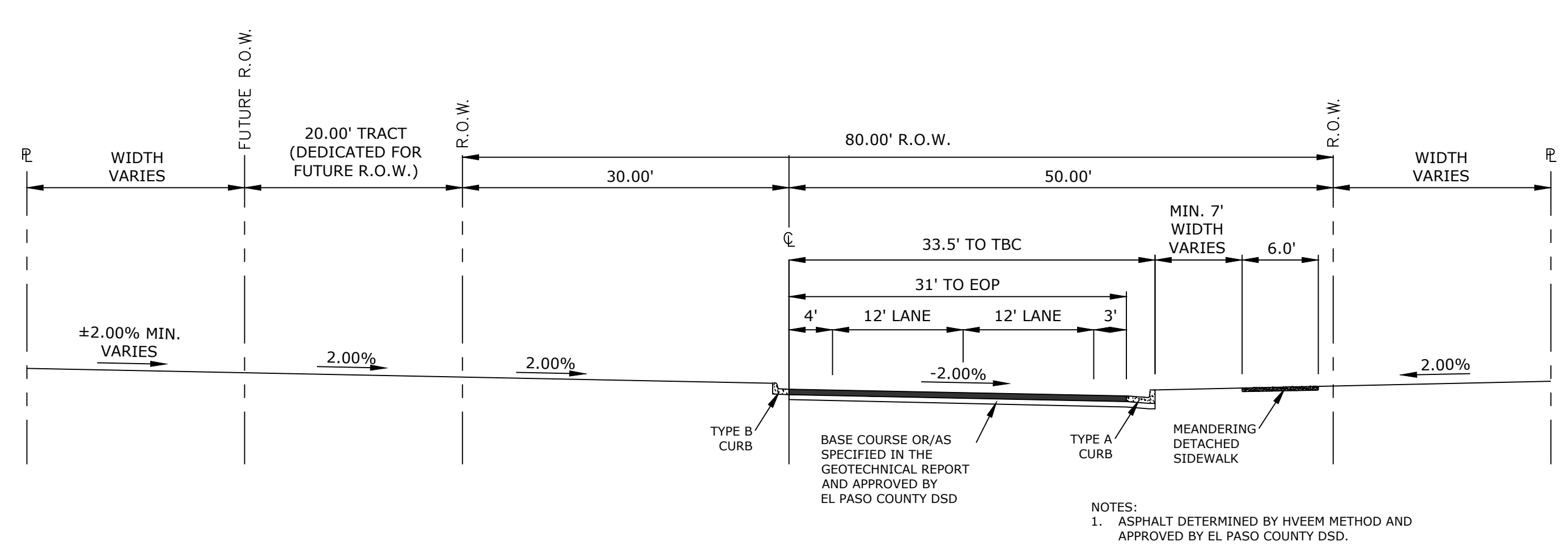
ENTITLEMENT

| DATE | BY | DESCRIPTION |
|------------|------|---------------------|
| 03.09.2020 | B.I. | PER COUNTY COMMENTS |

WEST & SOUTH
SITE PLAN

3
OF 34

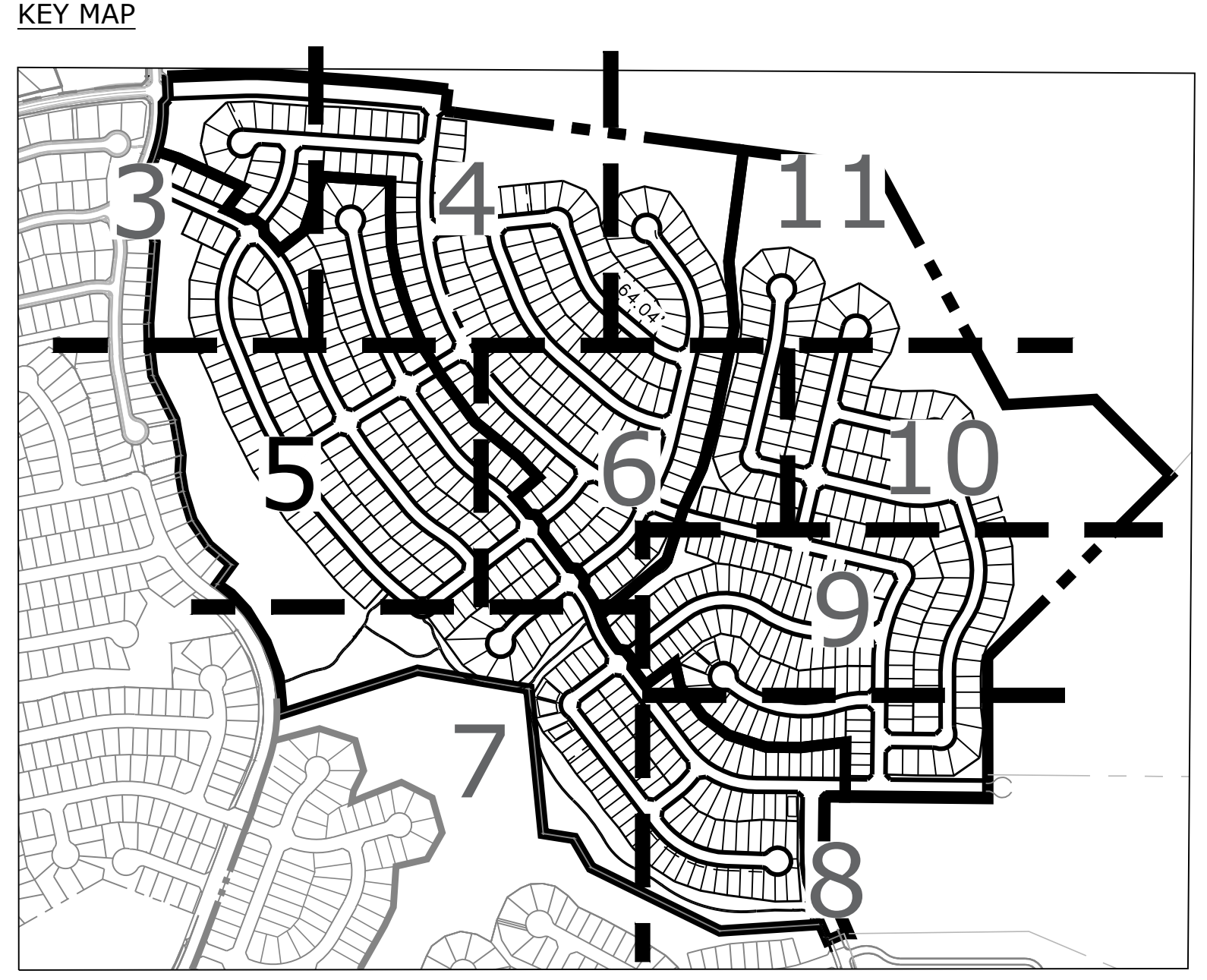
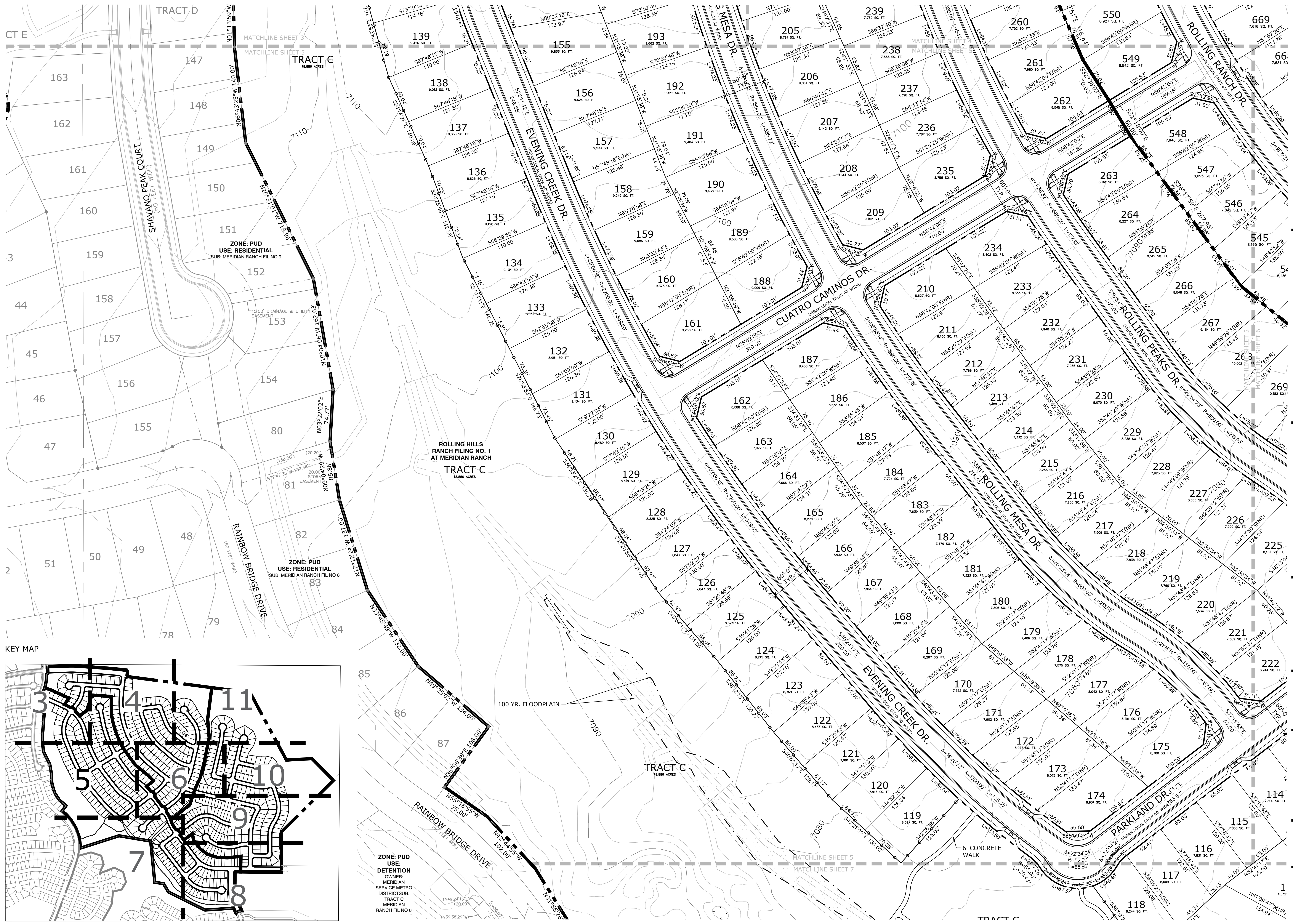
PUDSP-199



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

NOTES:
1. ASPHALT DETERMINED BY HVEEM METHOD AND APPROVED BY EL PASO COUNTY DSD.

P:\GTL\Meridian Ranch\Drawings\Planning\Rolling Hills\Drawings\Planning\Development\PUD_DP_RollingHills.dwg [3-Plan] 3/10/2020 6:00:16 AM biten



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

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

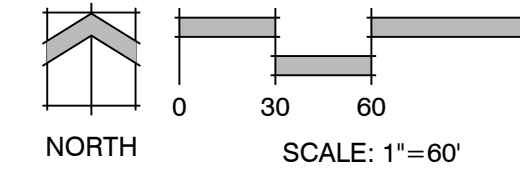
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| DATE | BY | DESCRIPTION |
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| 03.09.2020 | B.I. | PER COUNTY COMMENTS |

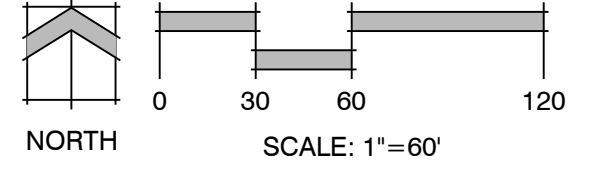
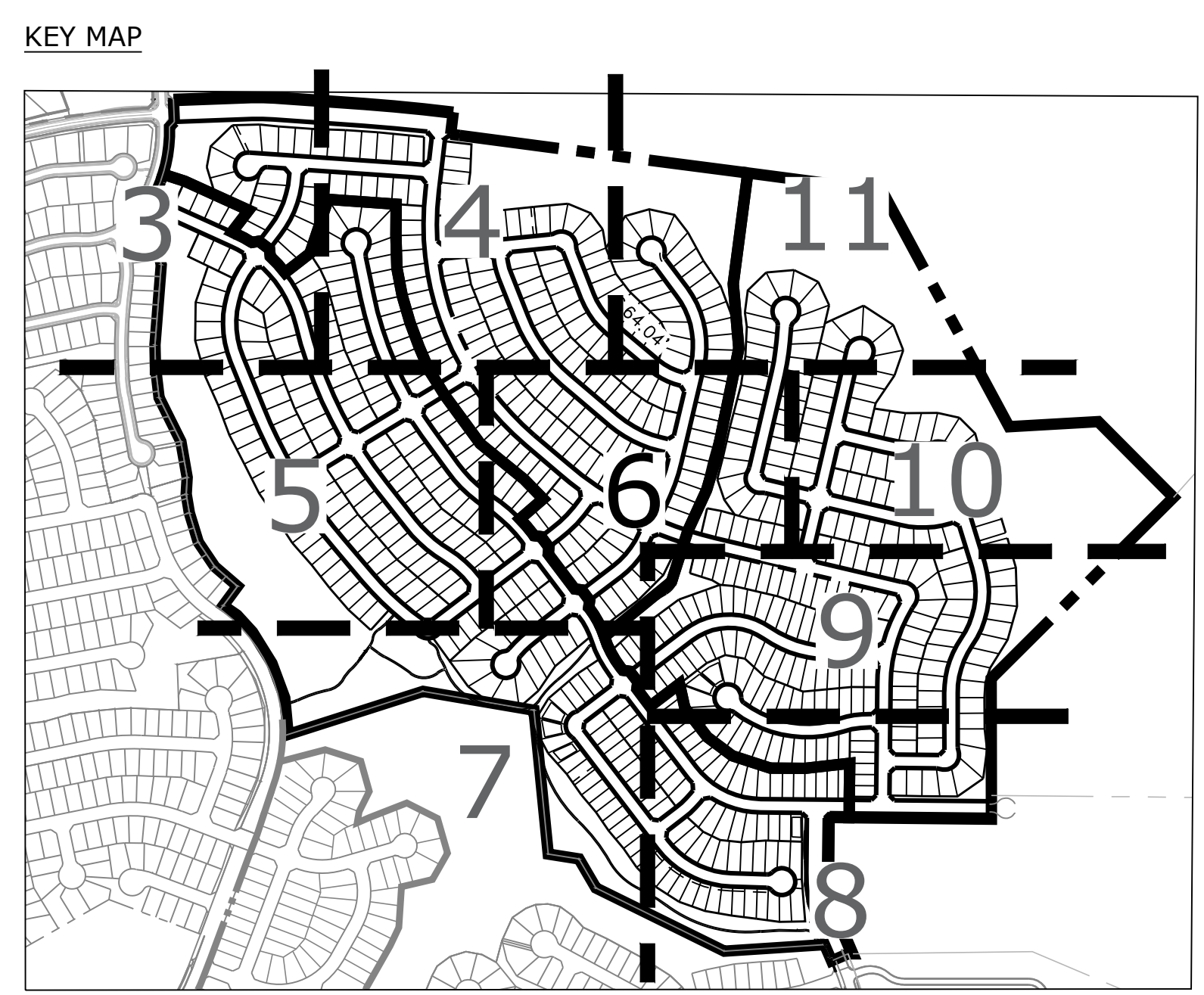
WEST & SOUTH
SITE PLAN

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OF 34

PUDSP-199



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Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch

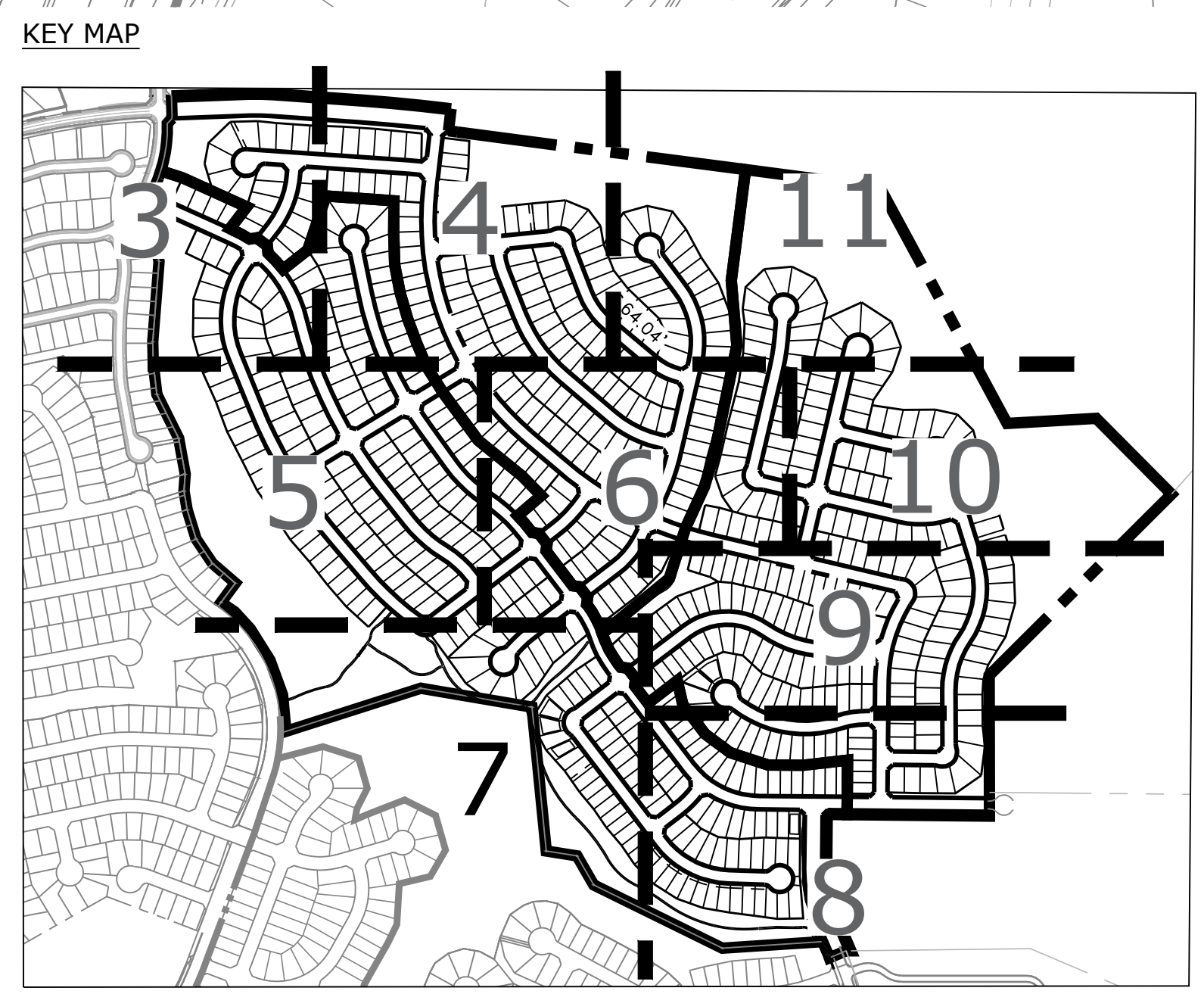
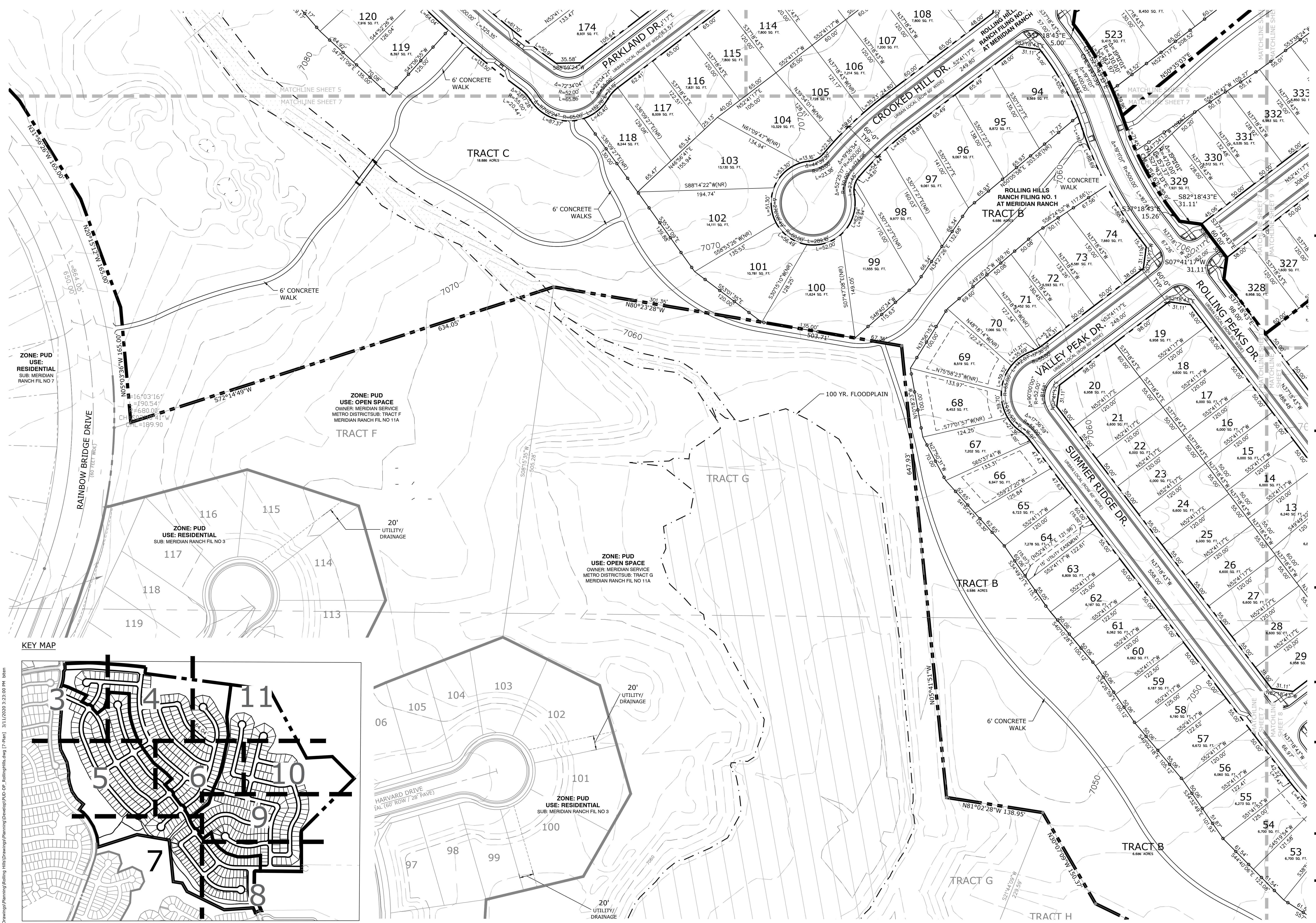
PUD Development Plan /
Preliminary Plan

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

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WEST & SOUTH
SITE PLAN



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

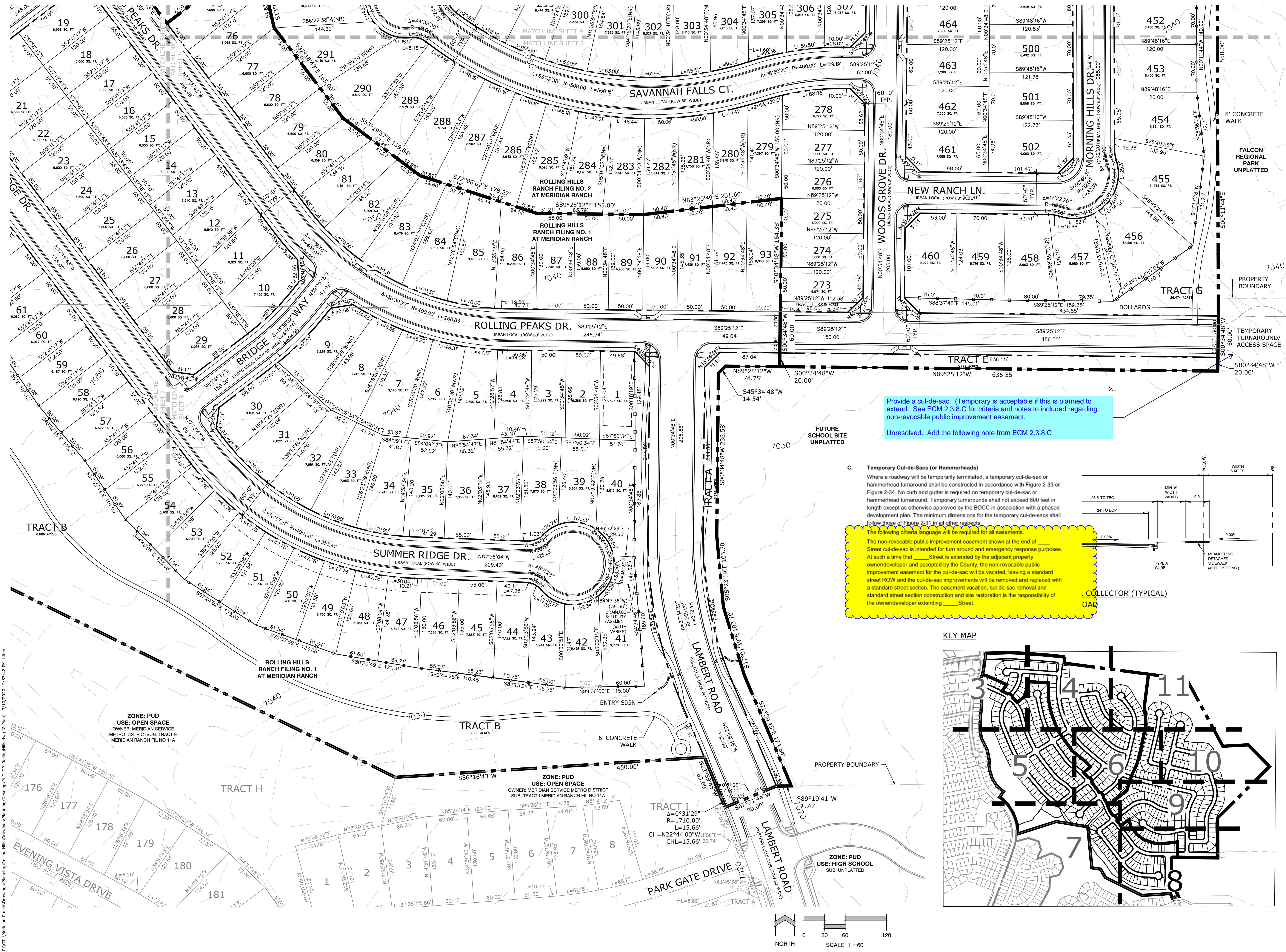
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WEST & SOUTH SITE PLAN

7
OF 34

PUDSP-199

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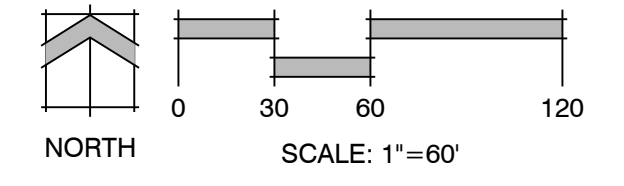
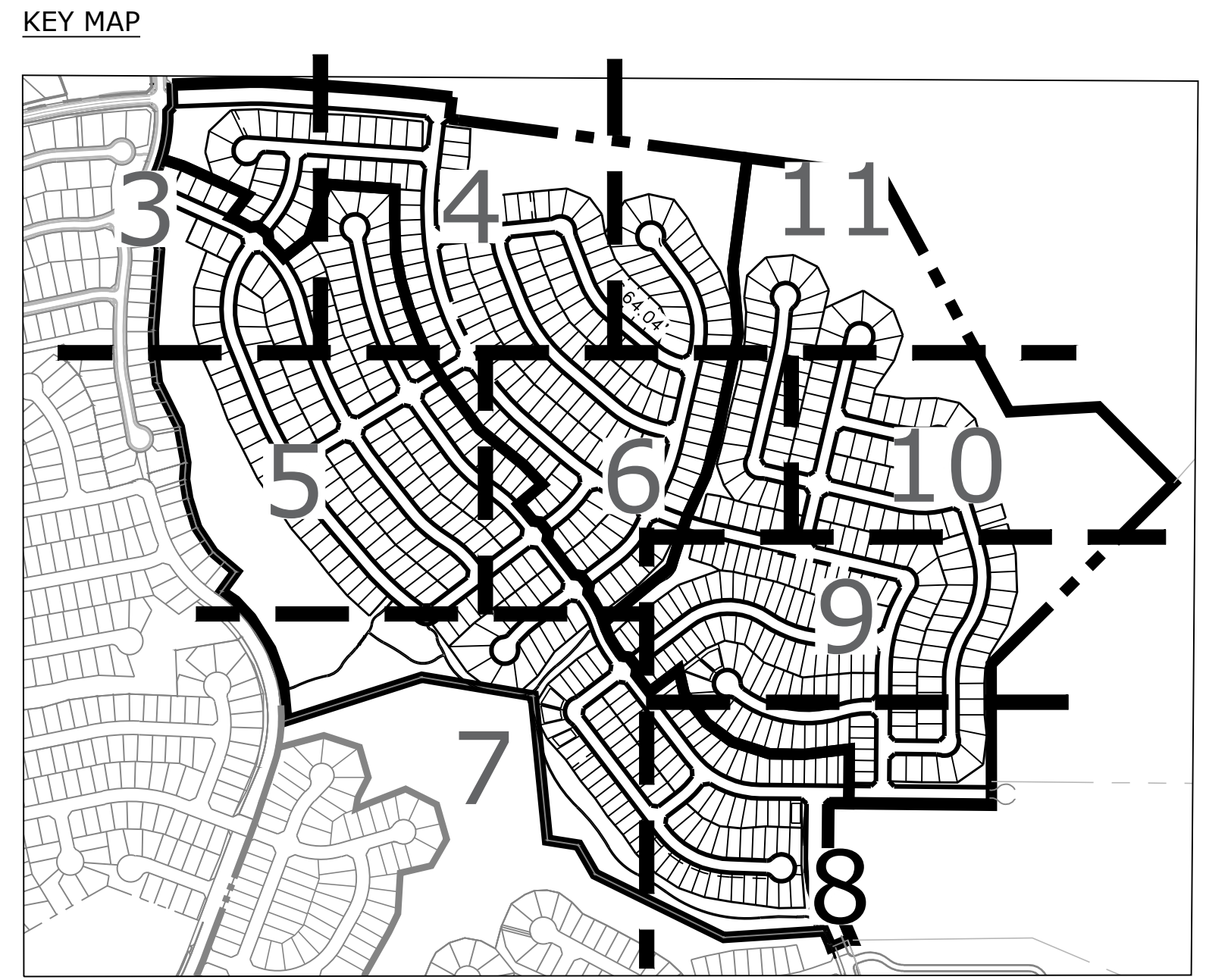
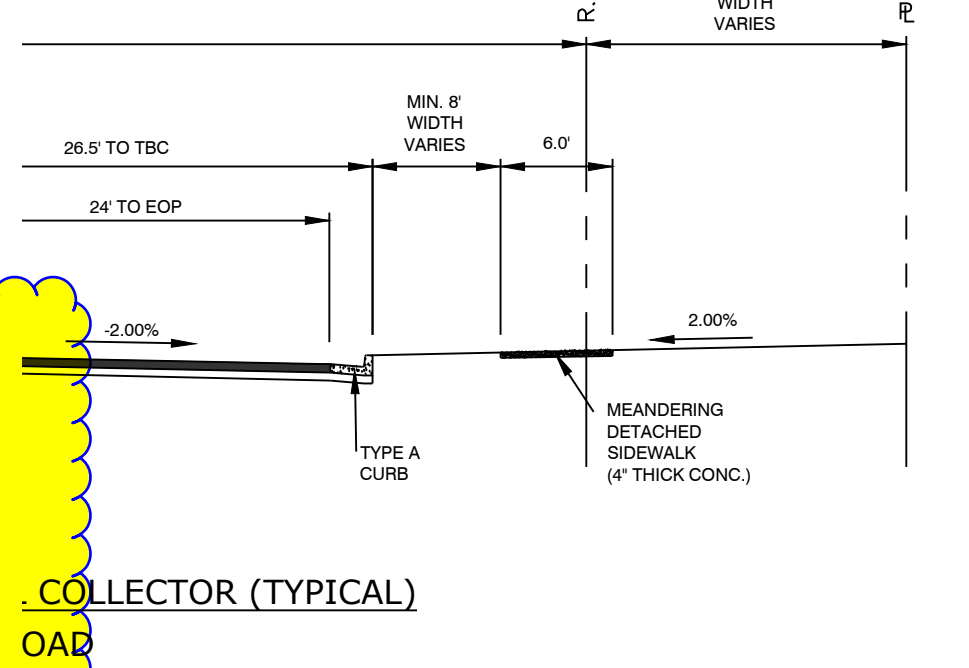


Provide a cul-de-sac. (Temporary is acceptable if this is planned to extend. See ECM 2.3.8.C for criteria and notes to include regarding non-revocable public improvement easement.)

Unresolved. Add the following note from ECM 2.3.8.C

c. Temporary Cul-de-Sacs (or Hammerheads)
Where a roadway will be temporarily terminated, a temporary cul-de-sac or hammerhead turnaround shall be constructed in accordance with Figure 2-33 or Figure 2-34. No curb and gutter is required on temporary cul-de-sac or hammerhead turnaround. Temporary turnarounds shall not exceed 600 feet in length except as otherwise approved by the BOCC in association with a phased development plan. The minimum dimensions for the temporary cul-de-sacs shall follow those of Figure 2-31 in all other respects.

The following criteria language will be required for all easements.
The non-revocable public improvement easement shown at the end of _____ Street cul-de-sac is intended for turn around and emergency response purposes. At such a time that _____ Street is extended by the adjacent property owner/developer and accepted by the County, the non-revocable public improvement easement for the cul-de-sac will be vacated, leaving a standard street ROW and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the owner/developer extending _____ Street.



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

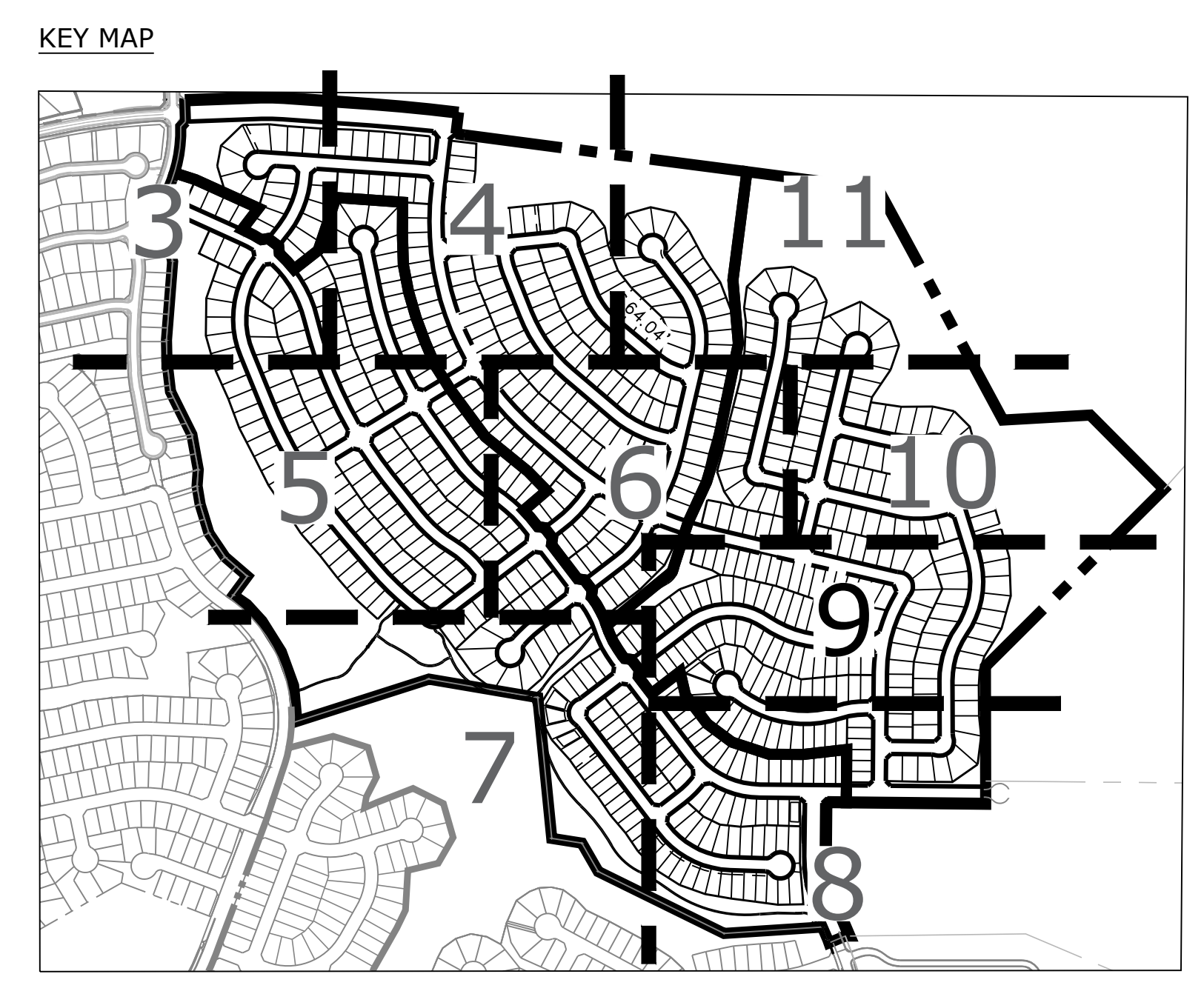
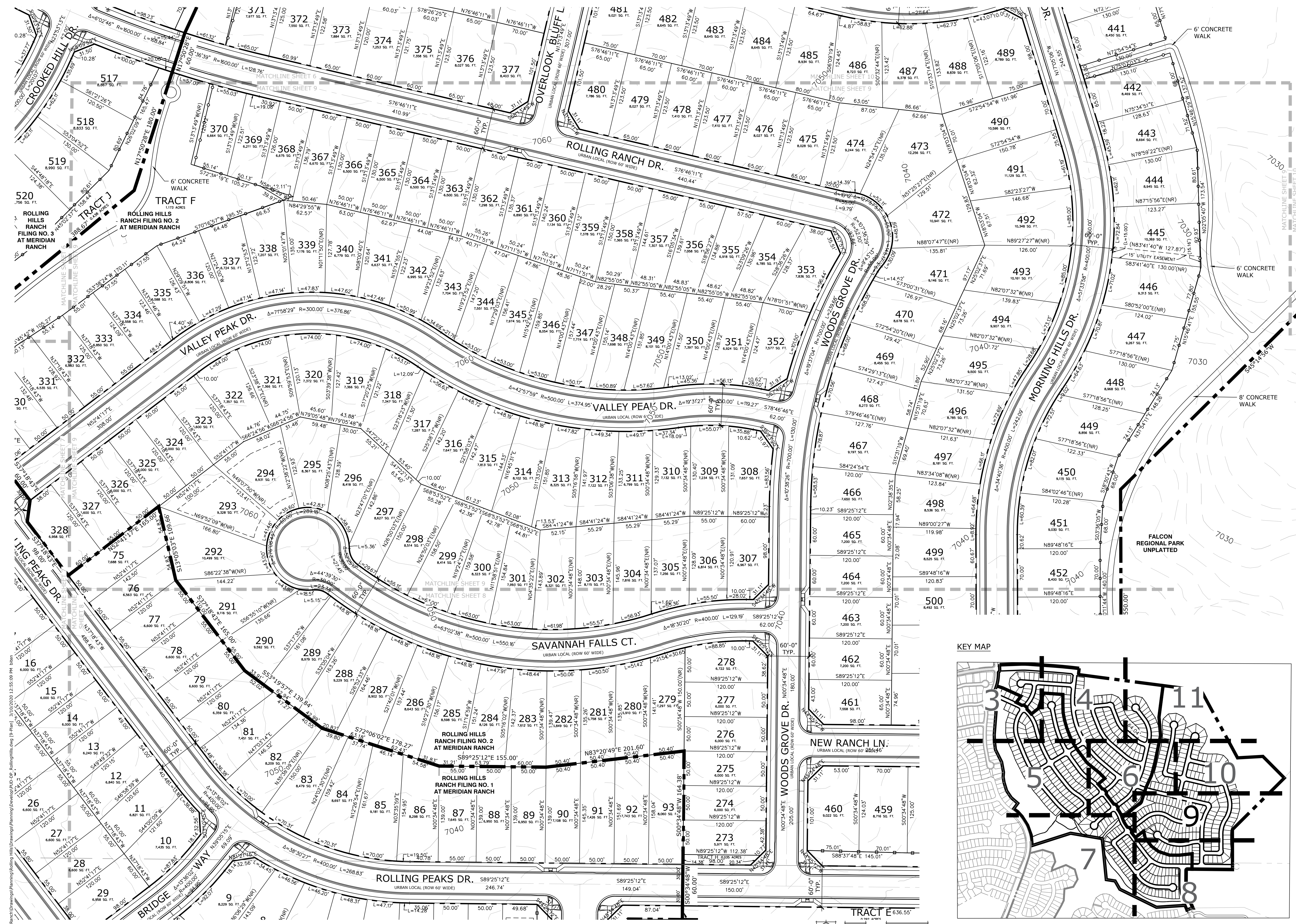
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WEST & SOUTH SITE PLAN

8 OF 34

PUDSP-199

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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /
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DATE: October 19, 2019
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PREPARED BY: B. Iten

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| 03.09.2020 | B.I. | PER COUNTY COMMENTS |


WEST & SOUTH SITE PLAN

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OF 34

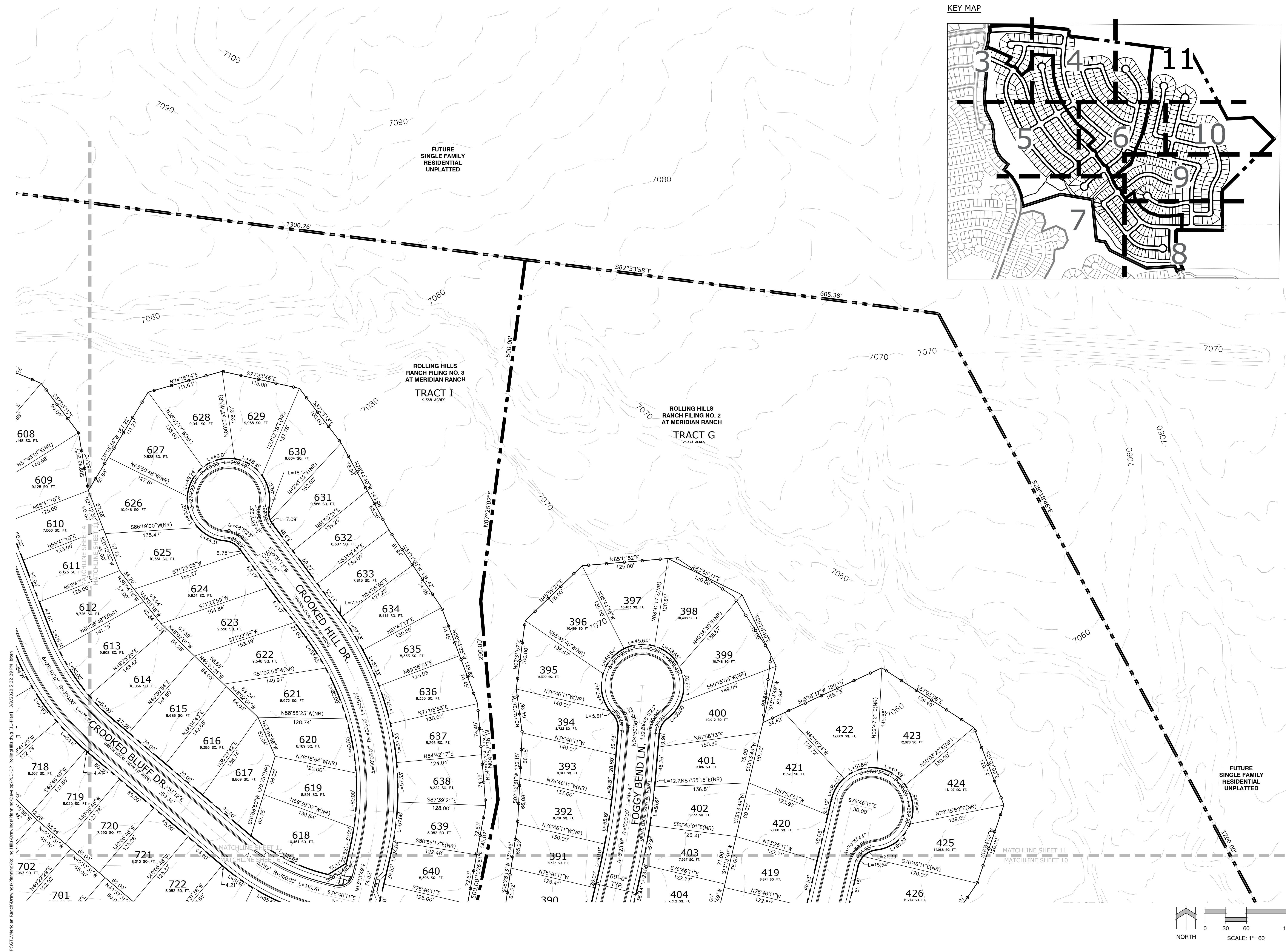
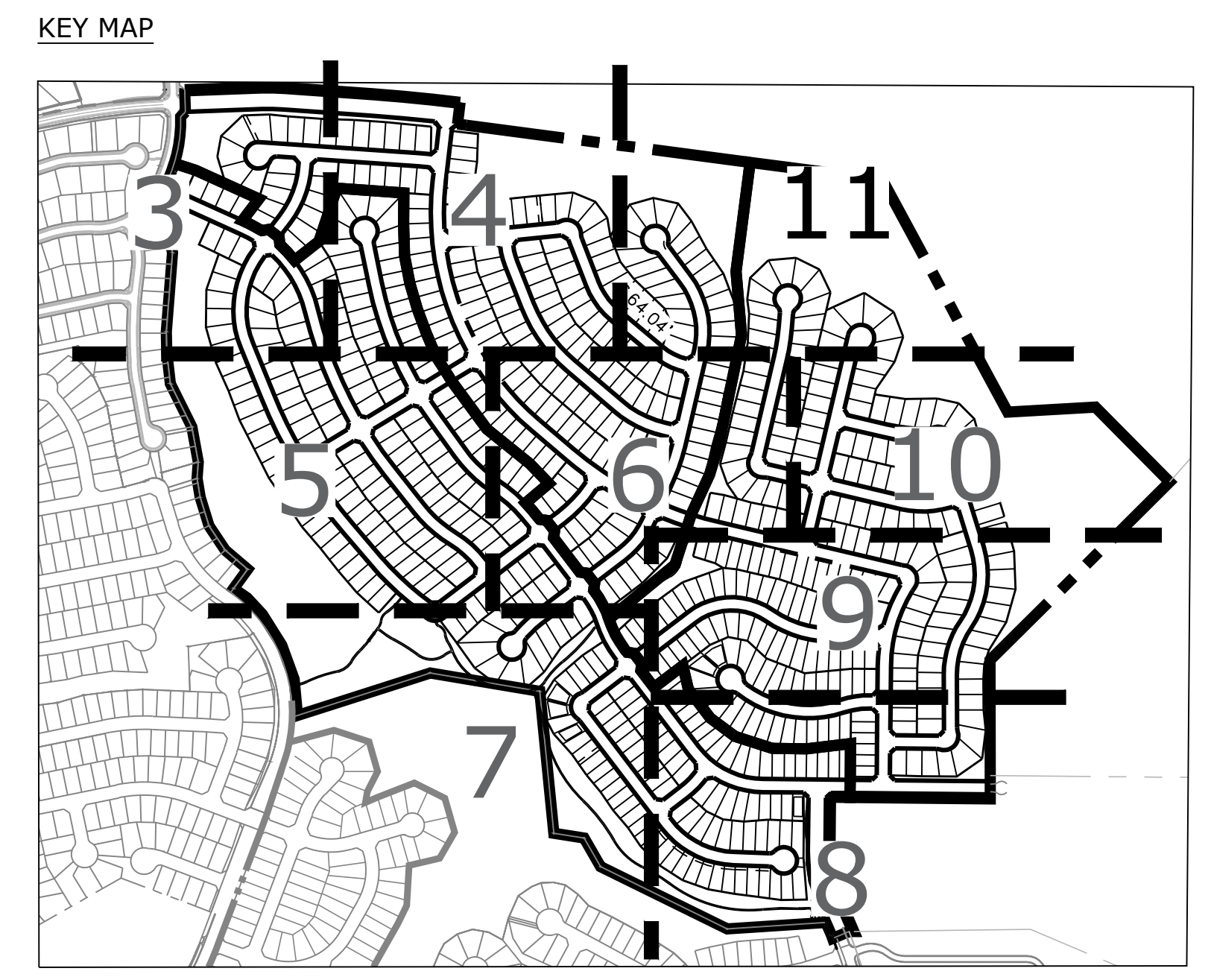
PUDSP-199

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PLANNING / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

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

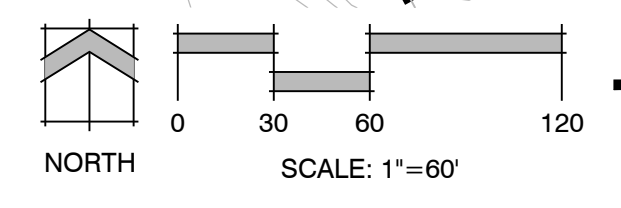
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WEST & SOUTH SITE PLAN

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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
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ENTITLEMENT

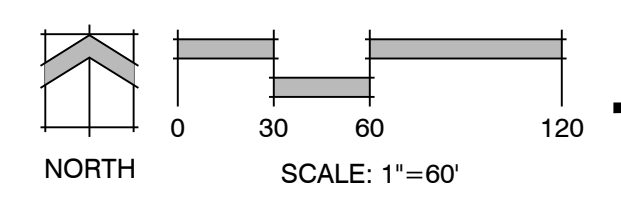
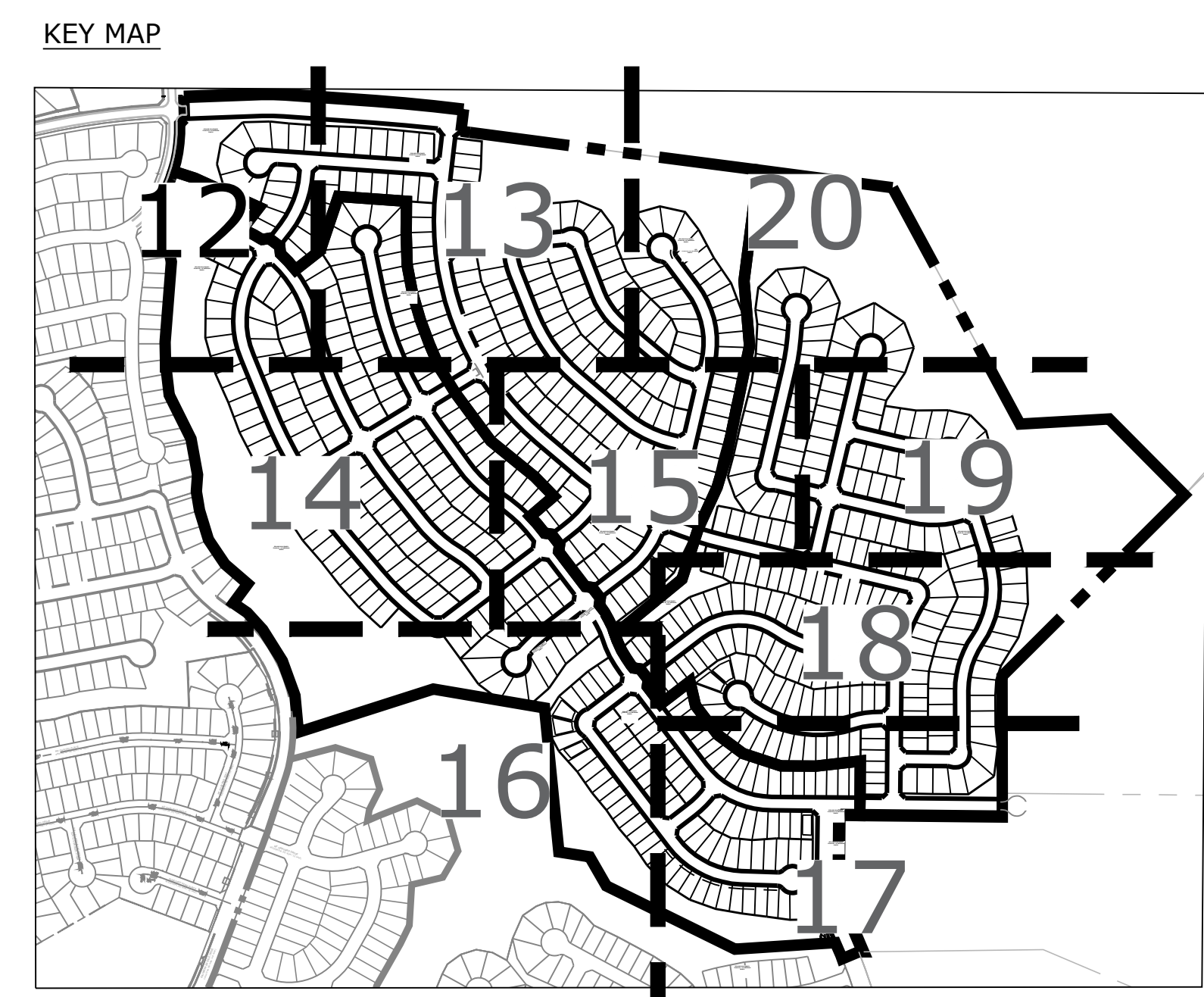
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| 03.09.2020 | B.I. | Per County Comments |

PRELIMINARY GRADING AND UTILITIES

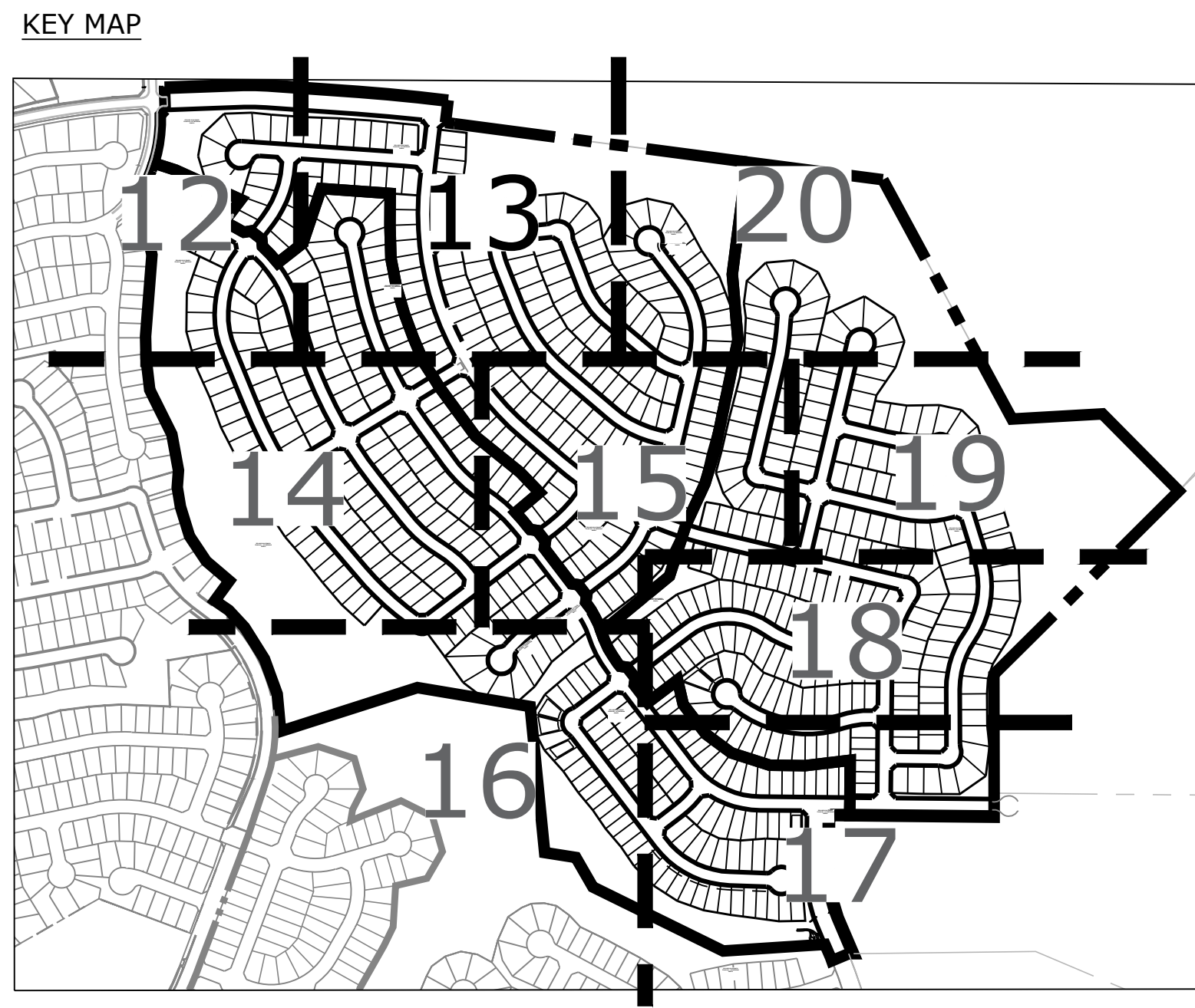
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OF 34

PUDSP-199



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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

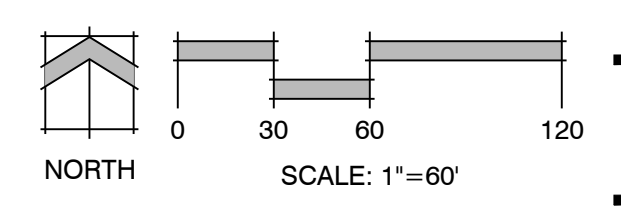
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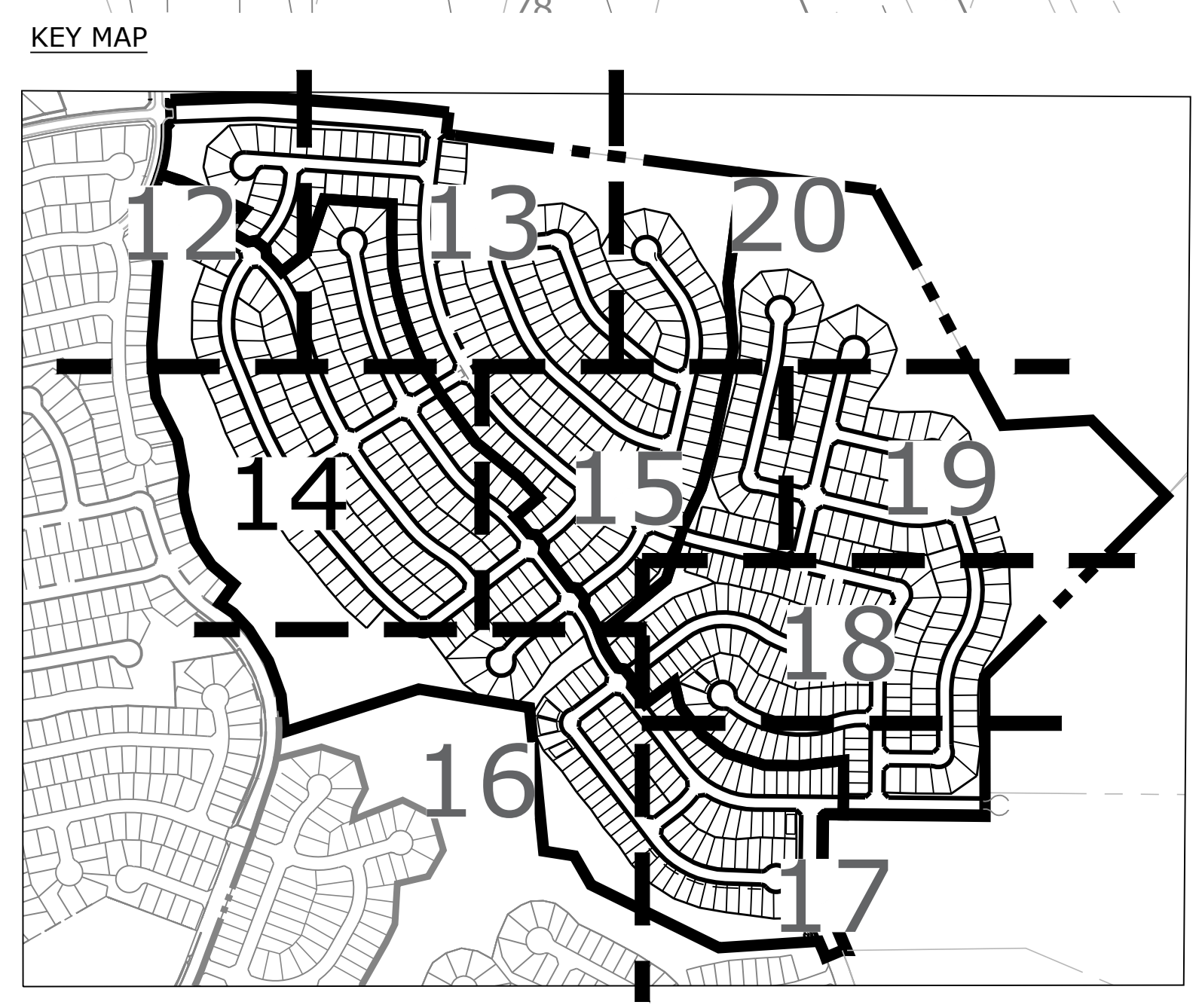
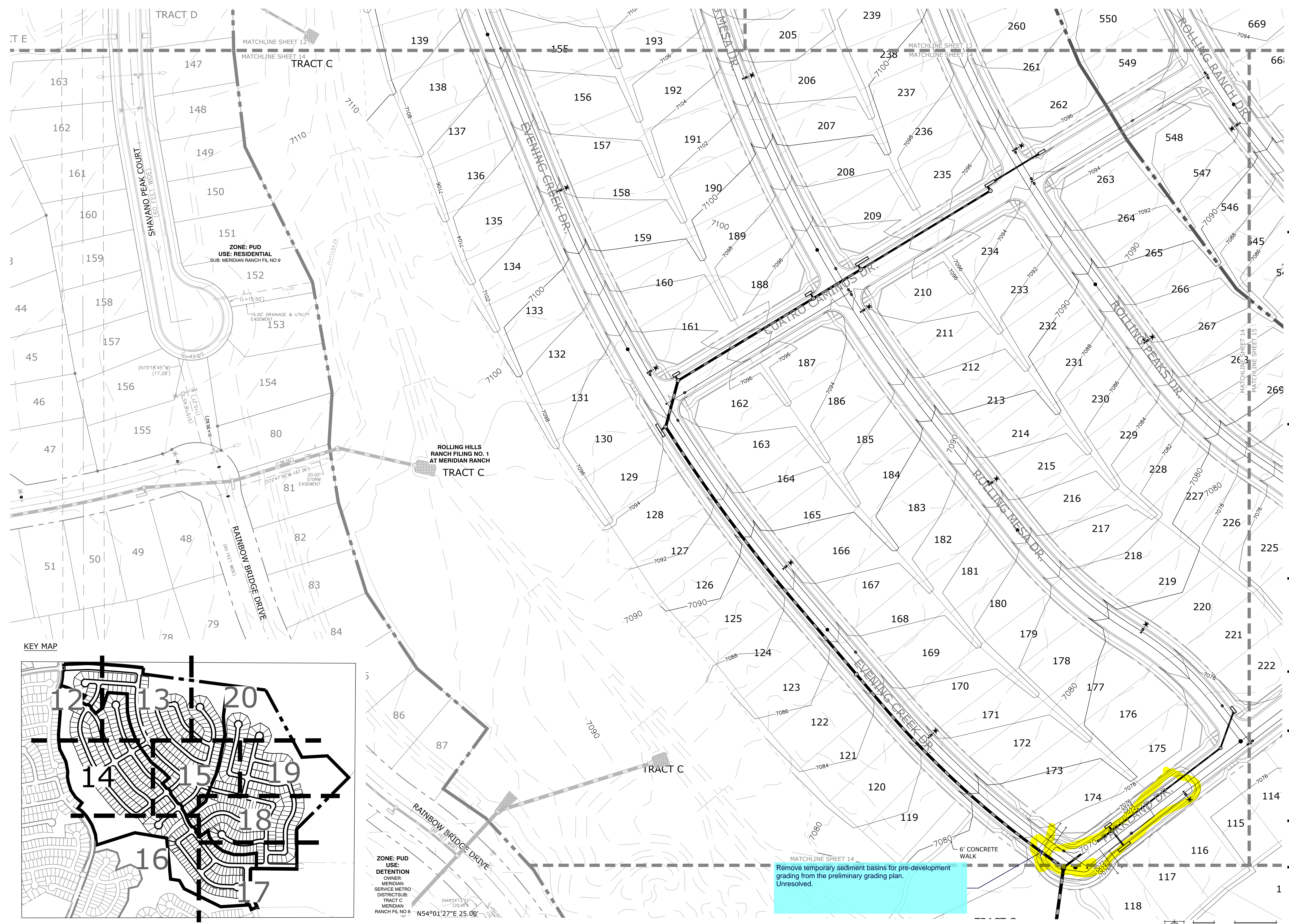
PRELIMINARY GRADING AND UTILITIES

13
OF 34

PUDSP-199

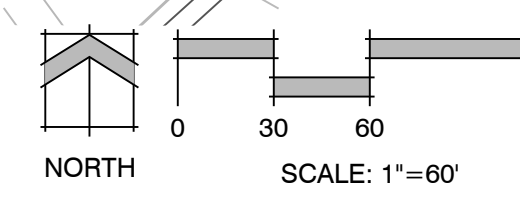


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ZONE: PUD
USE: DETENTION
OWNER: MERIDIAN SERVICE METRO
DISTRICT/SUB: TRACT C
MERIDIAN RANCH FIL NO 8
N54°01'27"E 25.00'

Remove temporary sediment basins for pre-development grading from the preliminary grading plan. Unresolved.



PROJECT: LANDSCAPE ARCHITECT
DATE: 03.09.2020
PROJECT MGR: B.I.
PREPARED BY: B. Iten
SCALE
SHEET NUMBER

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

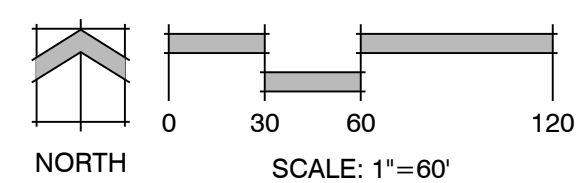
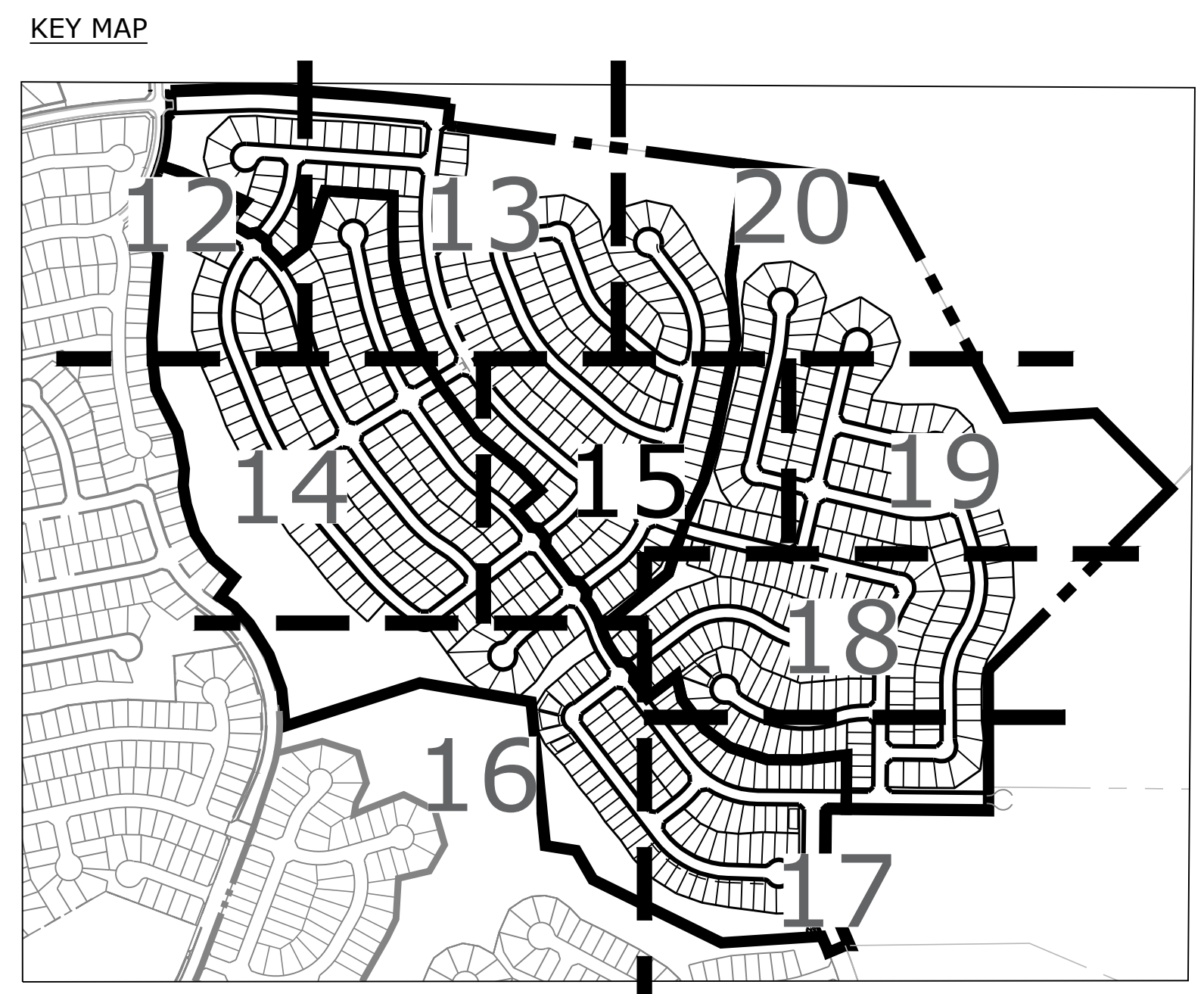
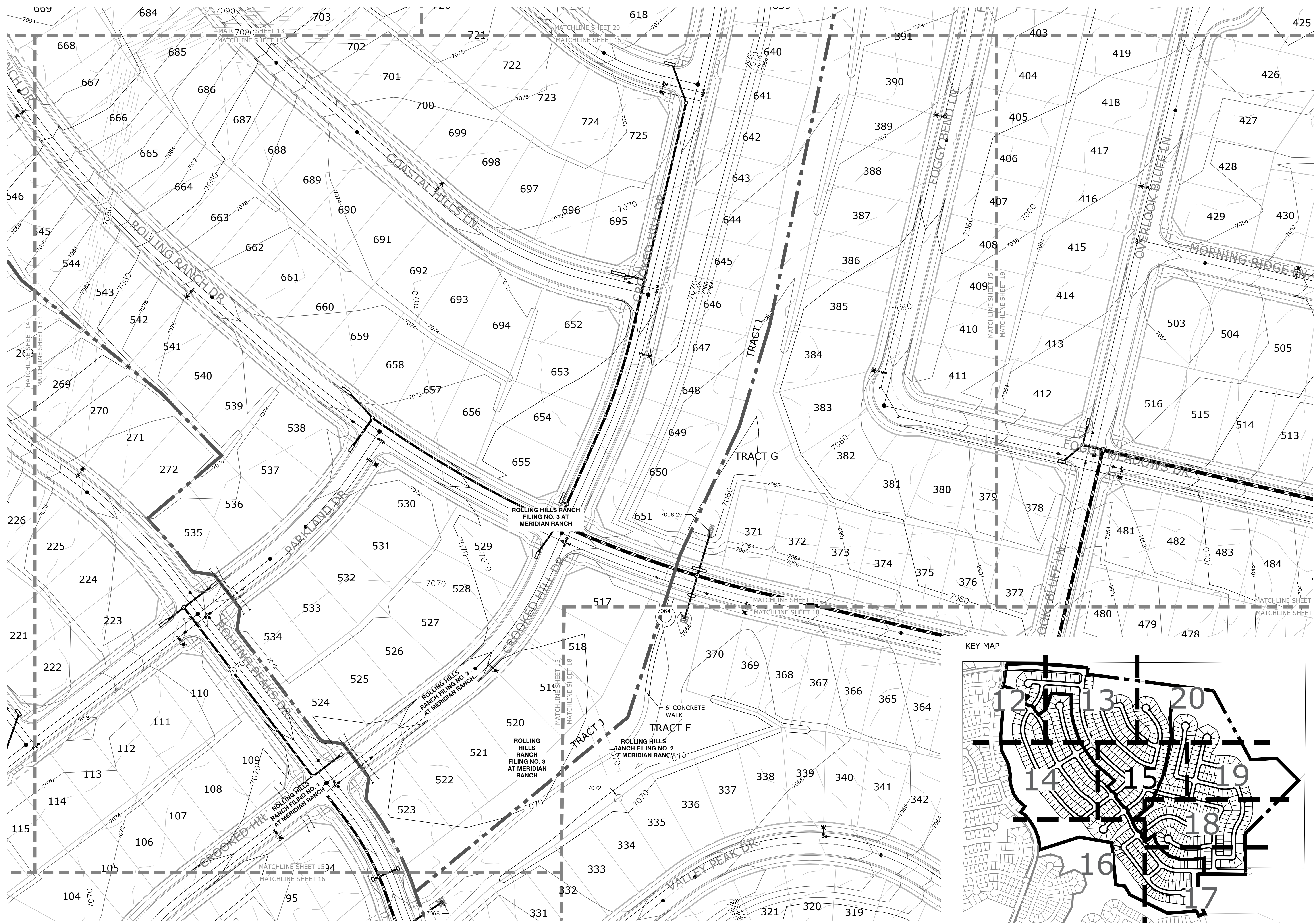
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PRELIMINARY GRADING AND UTILITIES

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OF 34

PUDSP-199

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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: October 19, 2019
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PRELIMINARY GRADING AND UTILITIES

15
OF 34

PUDSP-199

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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

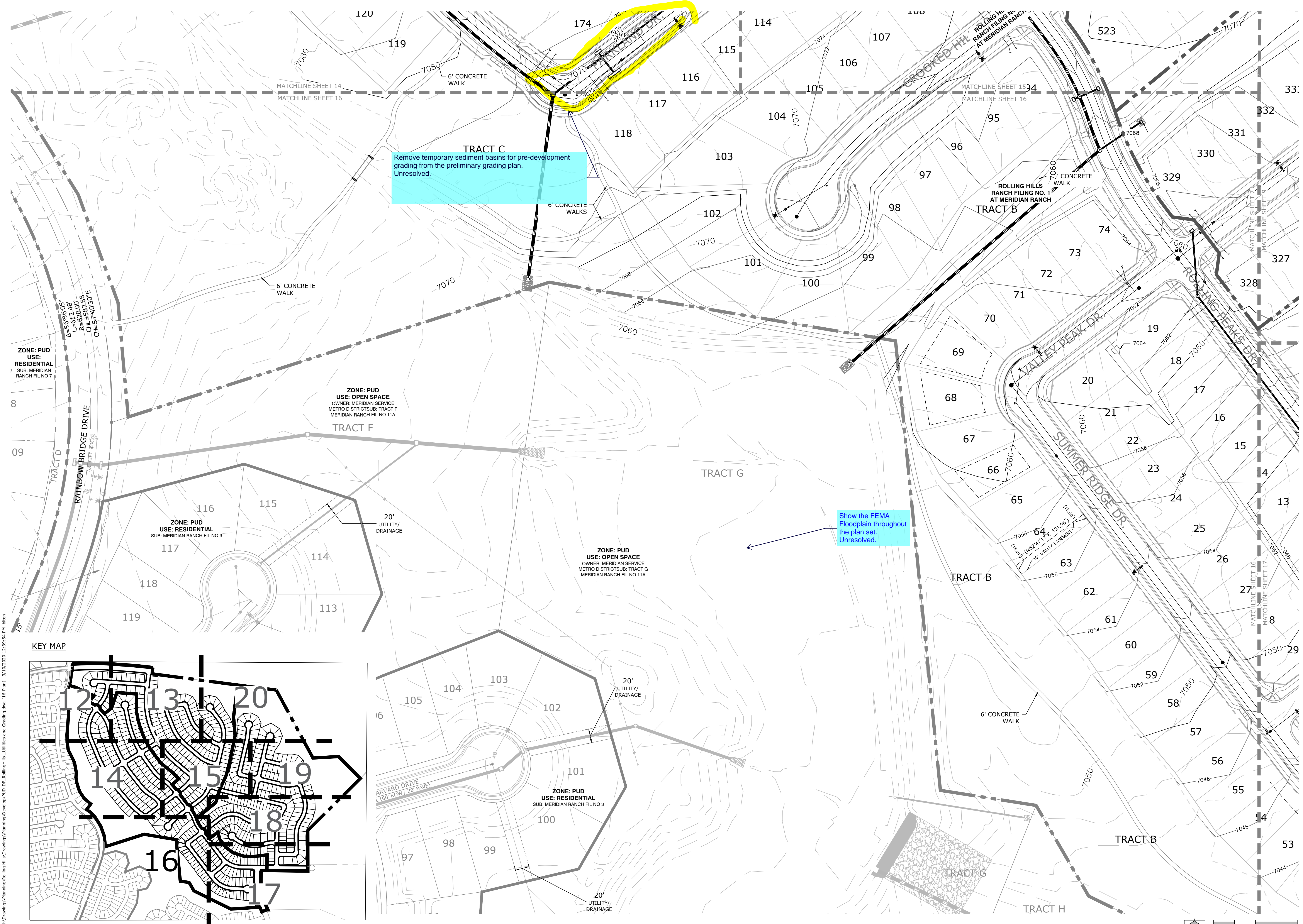
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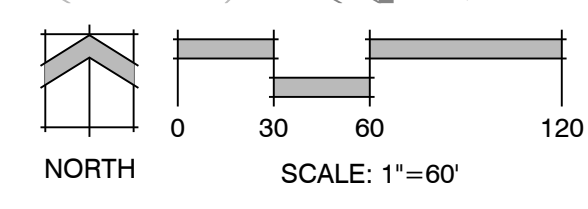
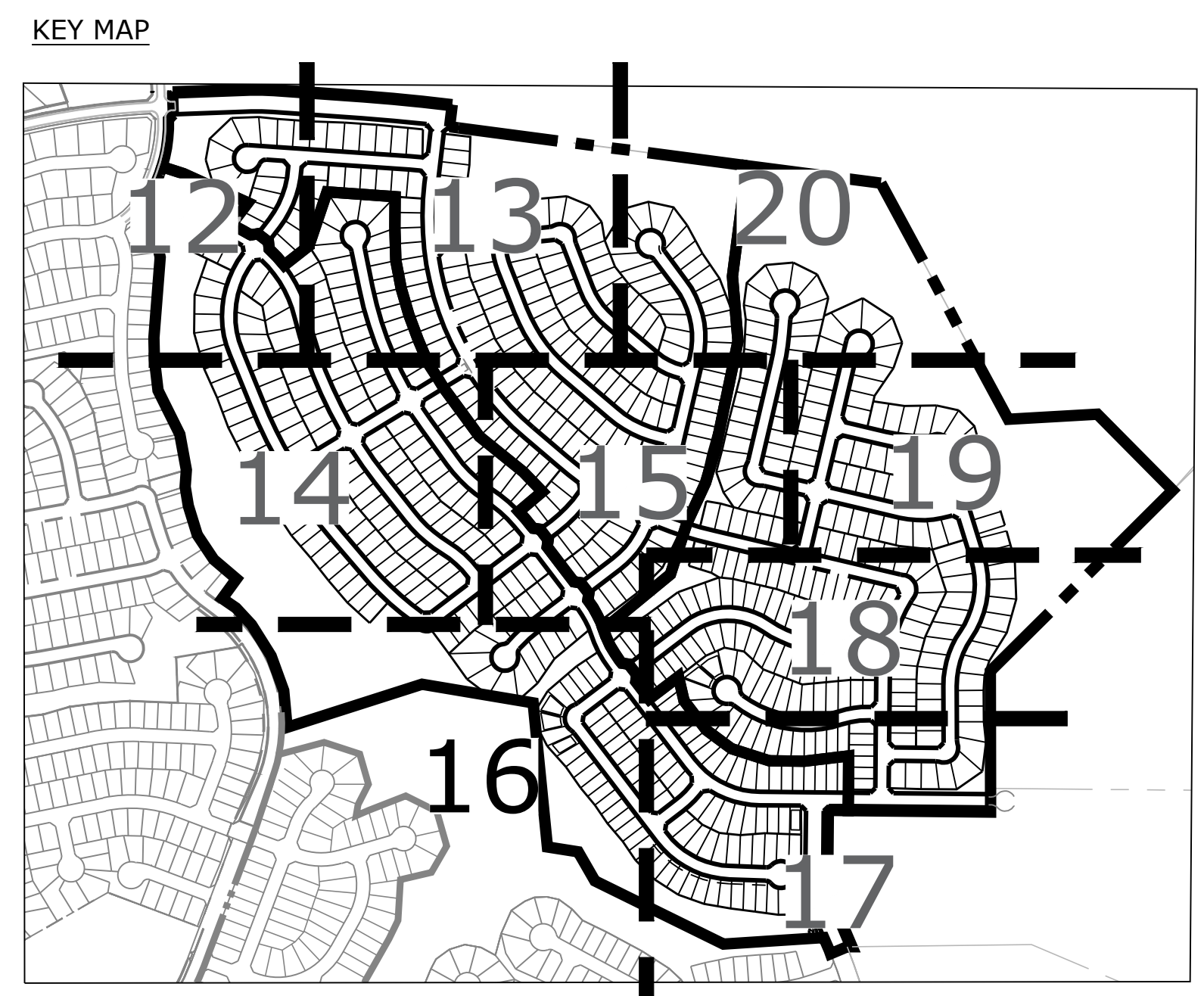
PRELIMINARY
GRADING AND
UTILITIES

16
OF 34

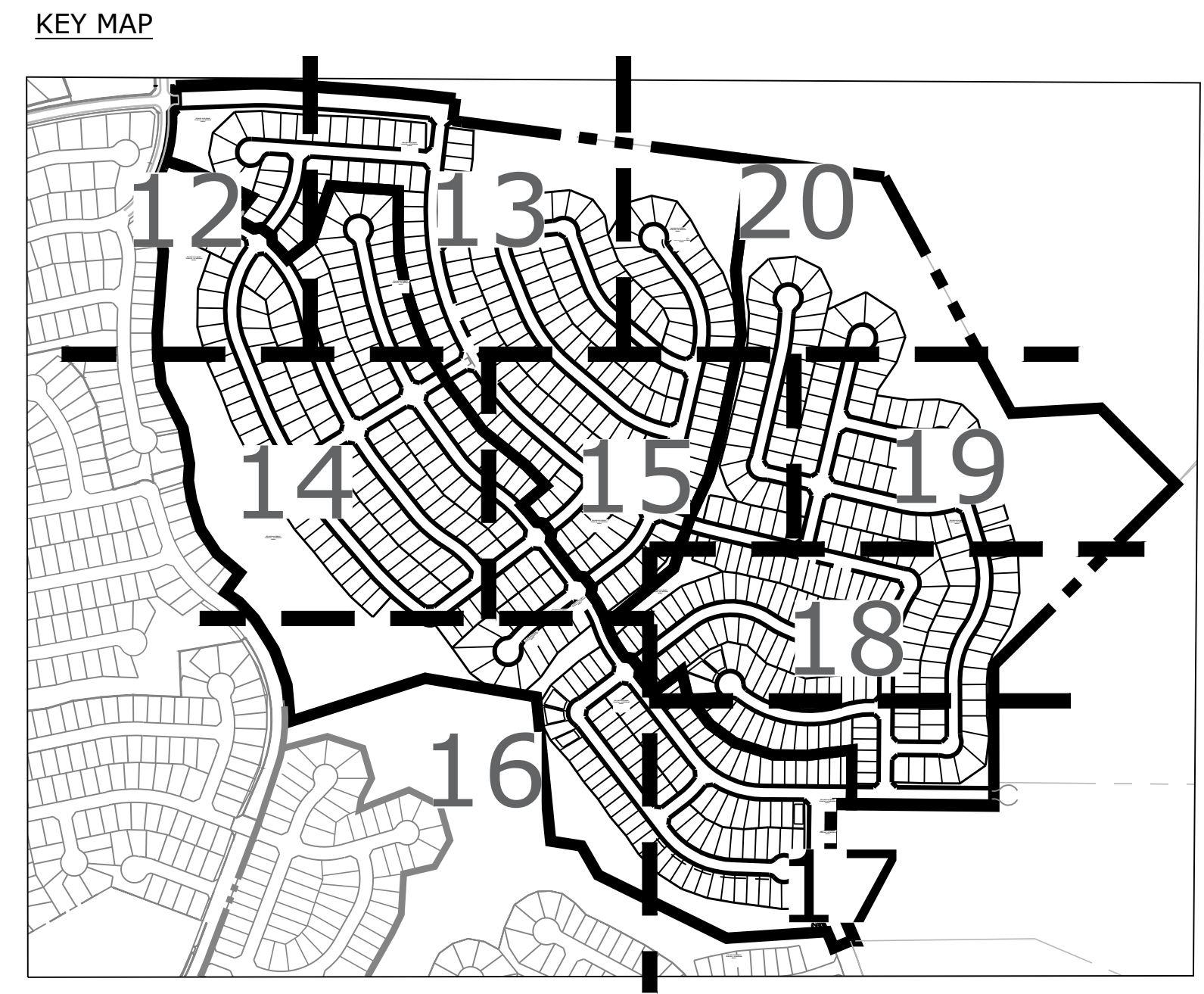
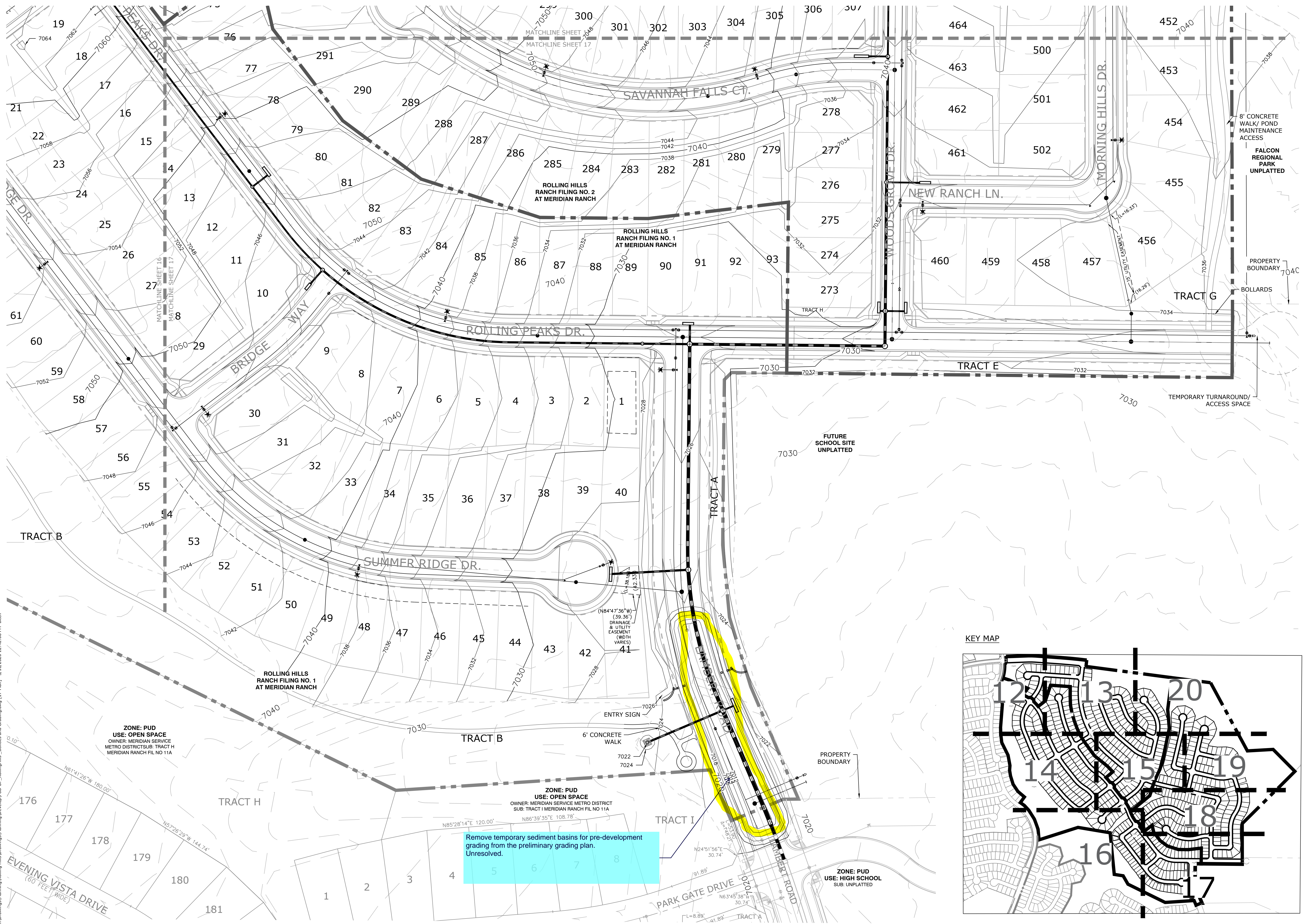
PUDSP-199



Show the FEMA Floodplain throughout the plan set. Unresolved.



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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

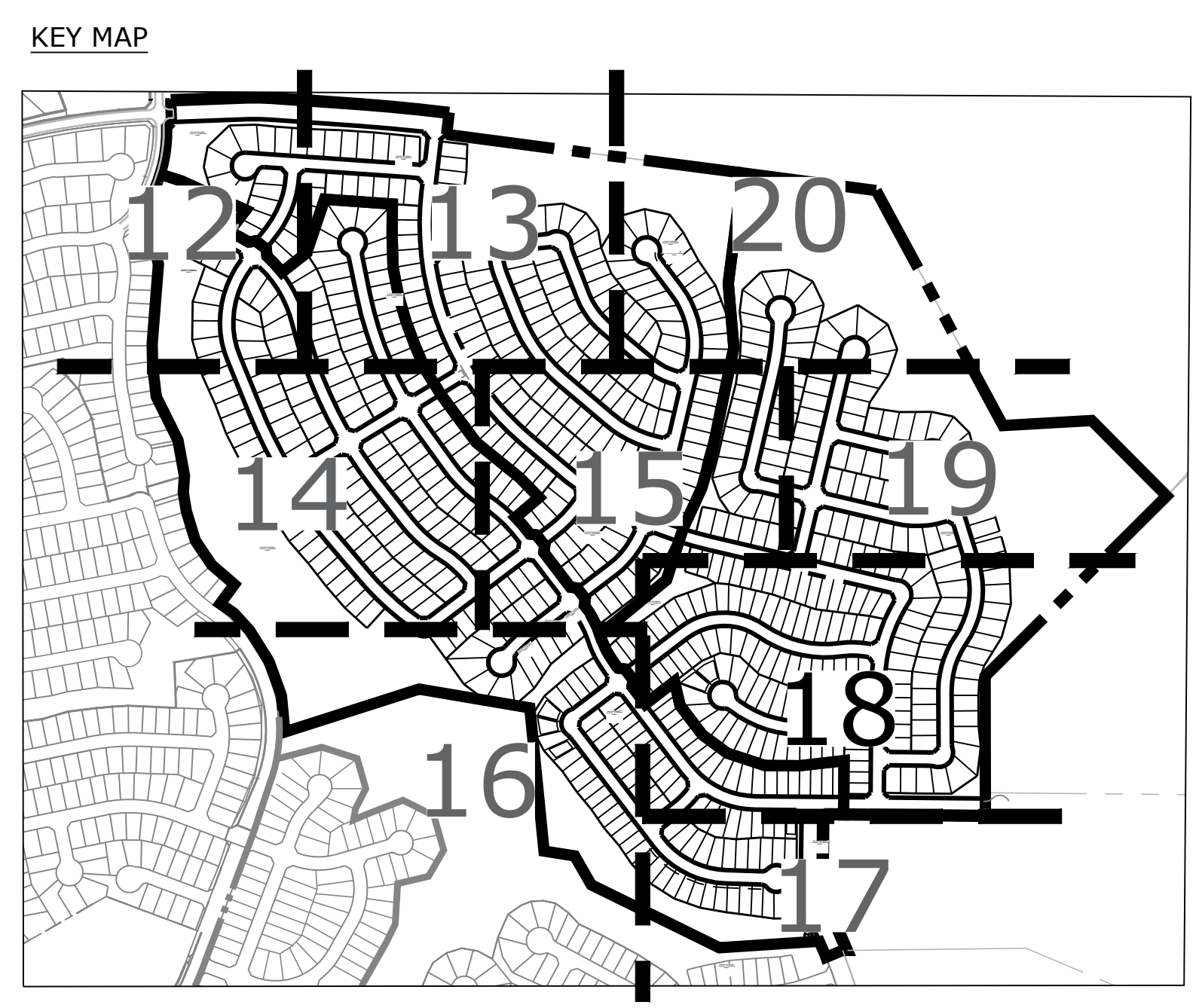
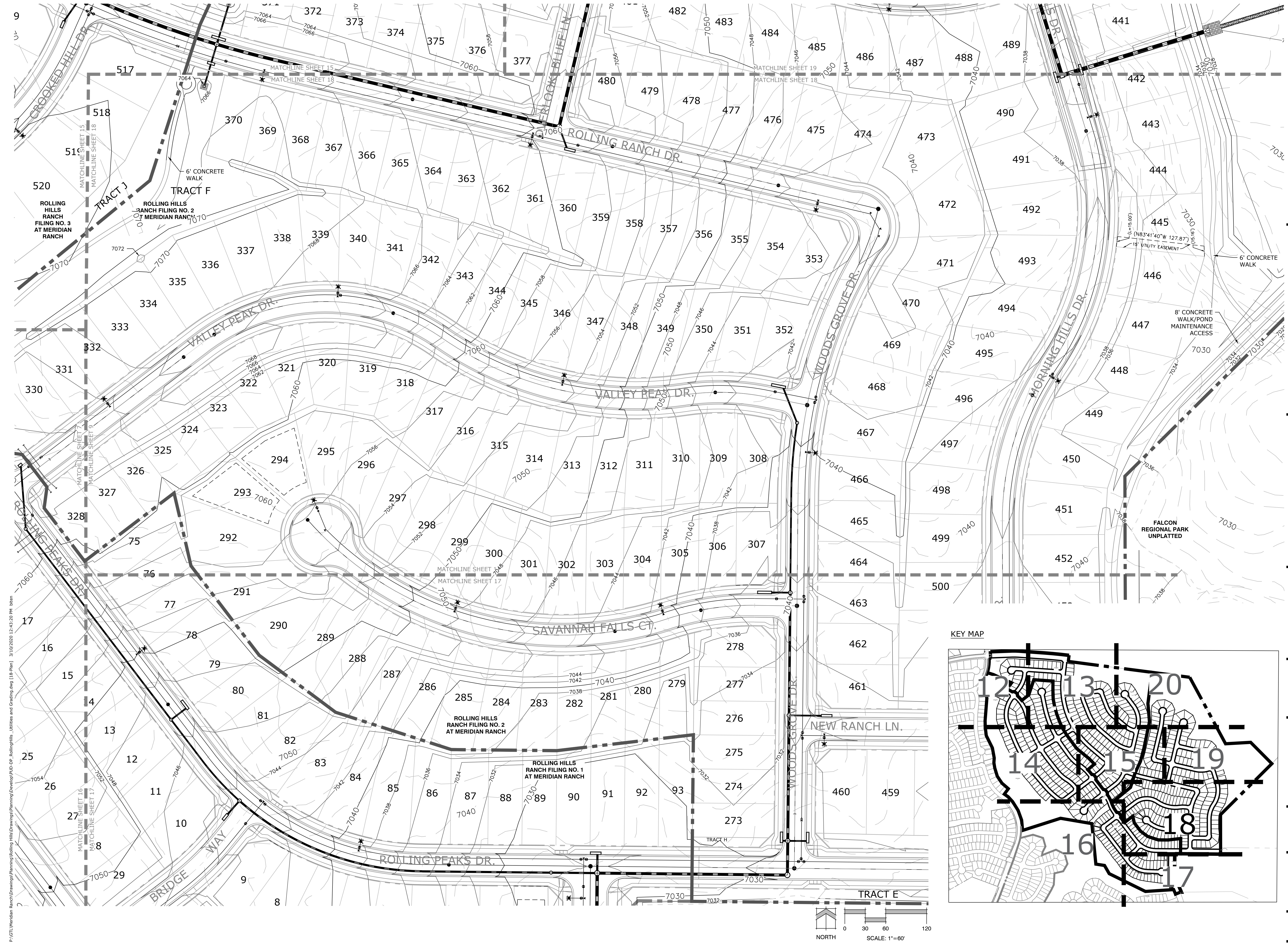
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PRELIMINARY GRADING AND UTILITIES

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PUDSP-199

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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

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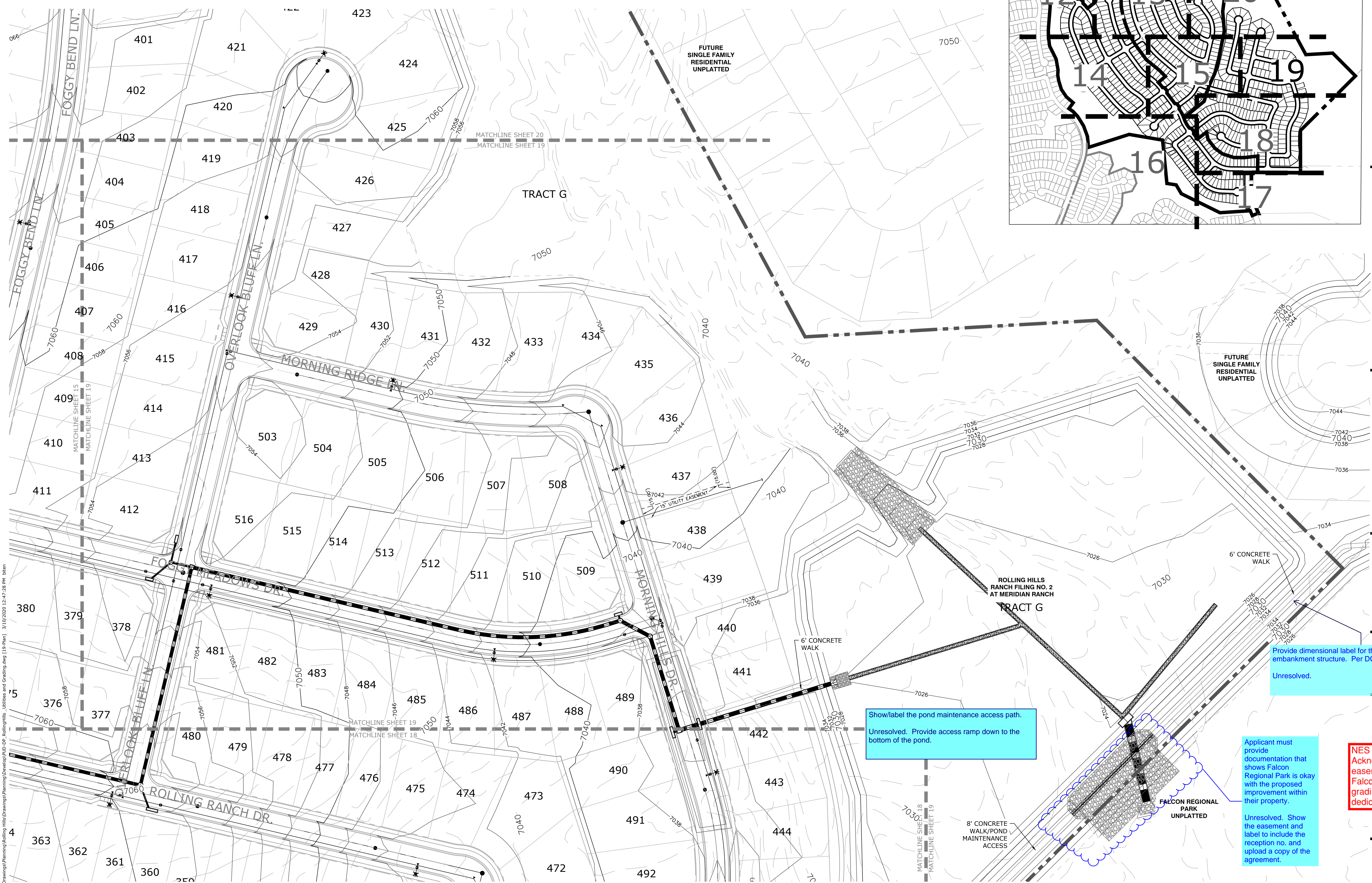
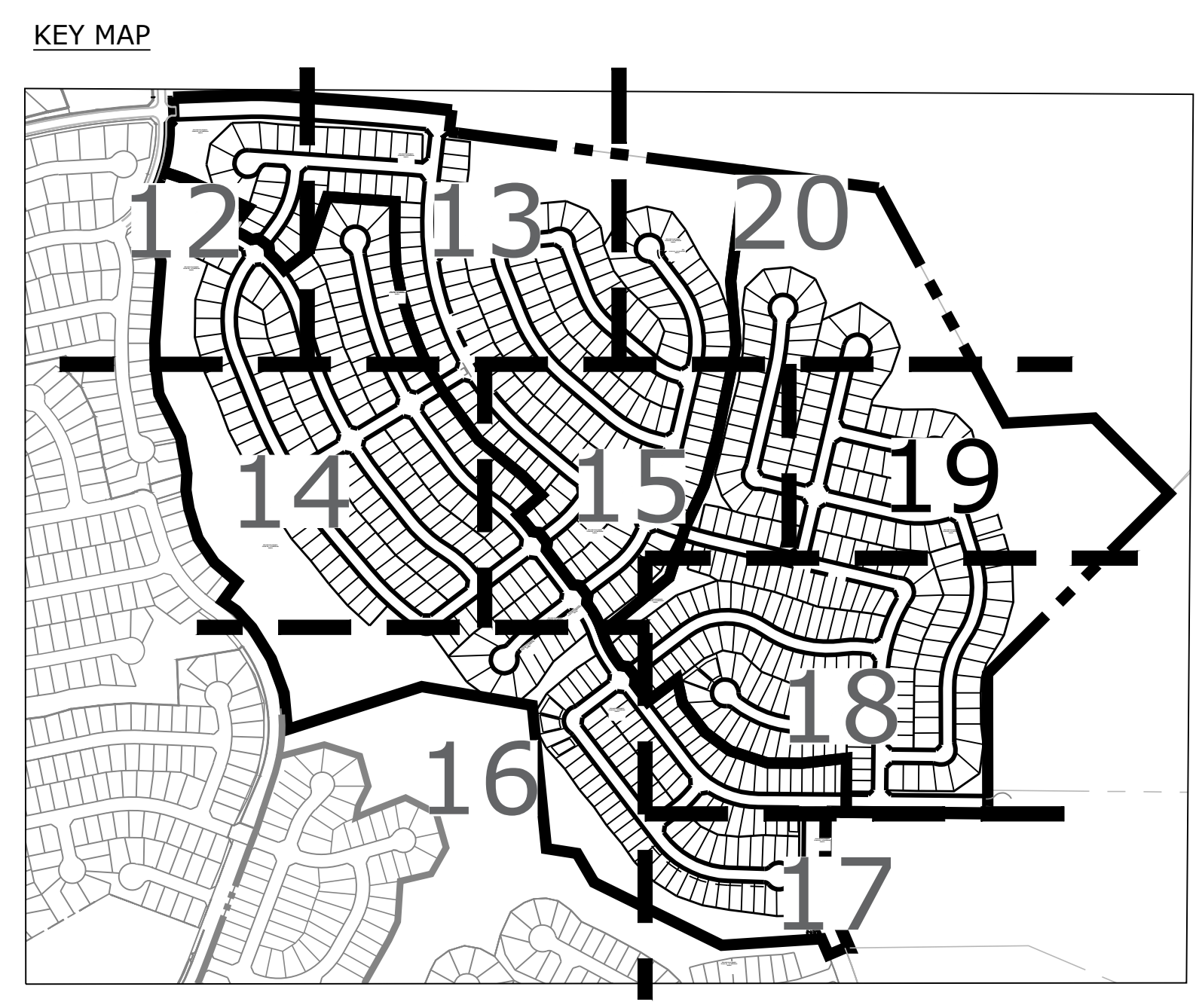
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PRELIMINARY GRADING AND UTILITIES

18
OF 34

PUDSP-199

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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan /
Preliminary Plan

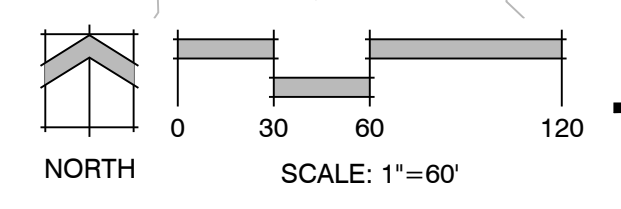
DATE: October 19, 2019
PROJECT MGR: J. Romero
PREPARED BY: B. Iten

Provide dimensional label for the width of the top of the embankment structure. Per DCM, minimum is 12 feet.
Unresolved.

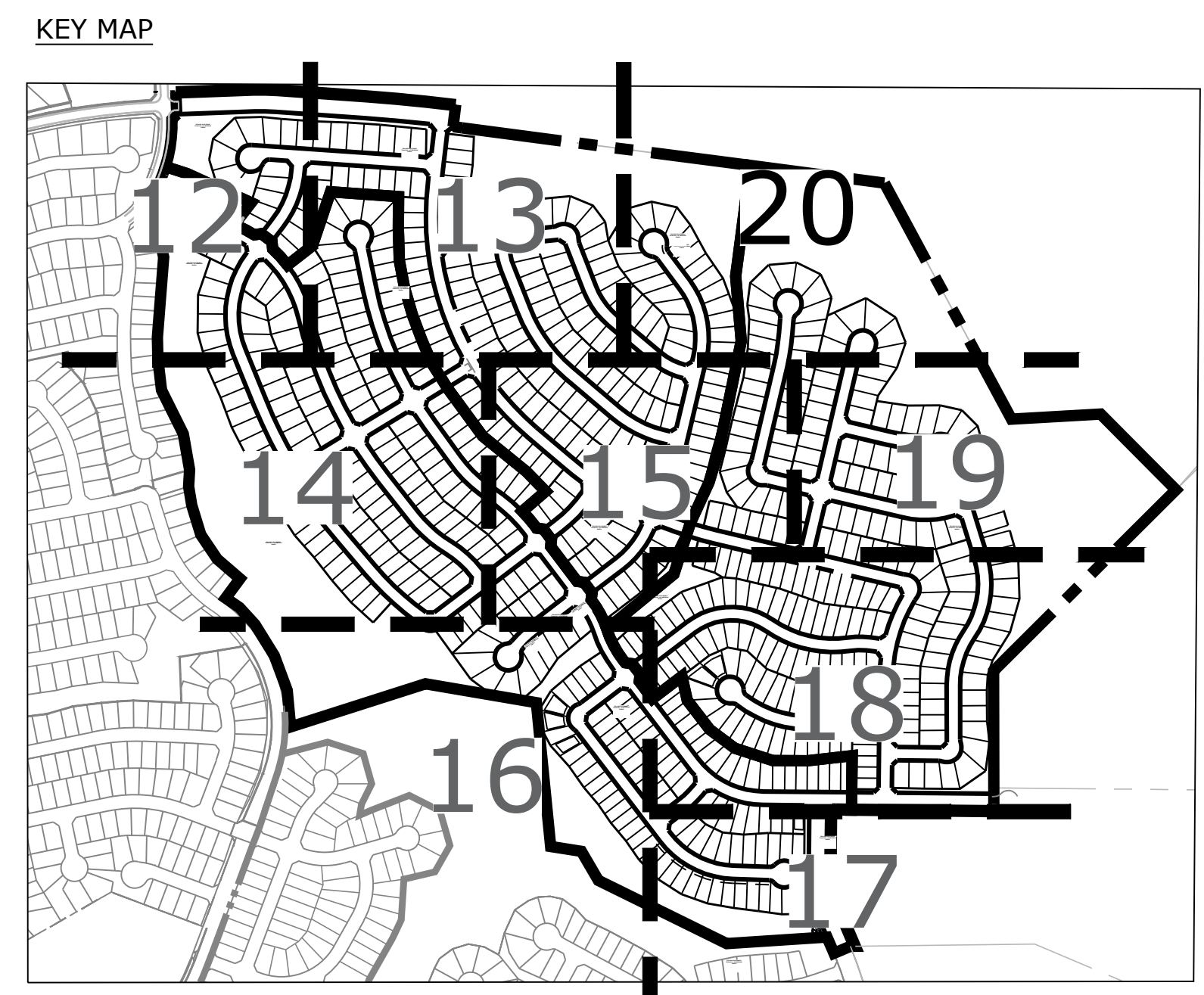
Show/label the pond maintenance access path.
Unresolved. Provide access ramp down to the bottom of the pond.

Applicant must provide documentation that shows Falcon Regional Park is okay with the proposed easements in place with Falcon Regional Park for grading provisions within their property.
Unresolved. Show the easement and label to include the reception no. and upload a copy of the agreement.

NES RESPONSE:
Acknowledged. Previous easements in place with Falcon Regional Park for grading provisions in dedicated easement



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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

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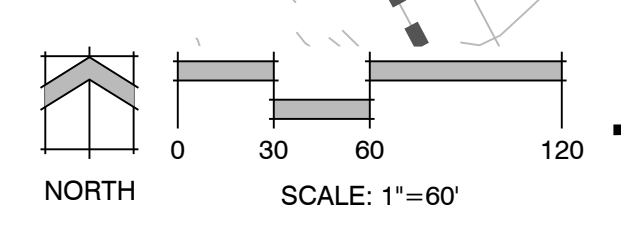
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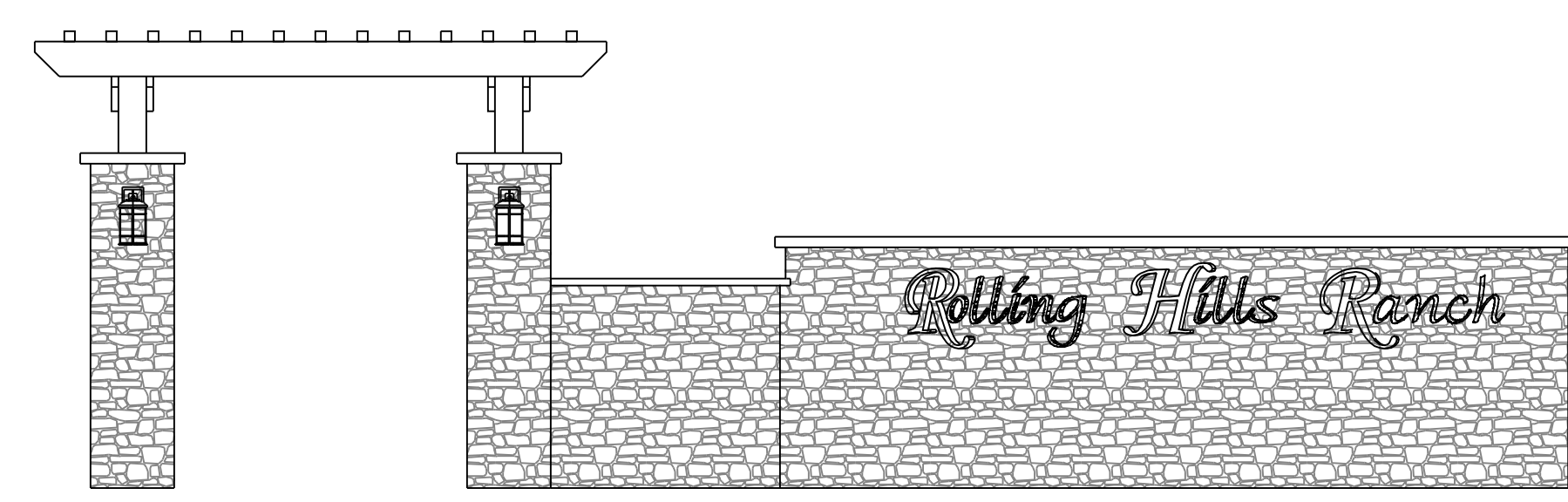
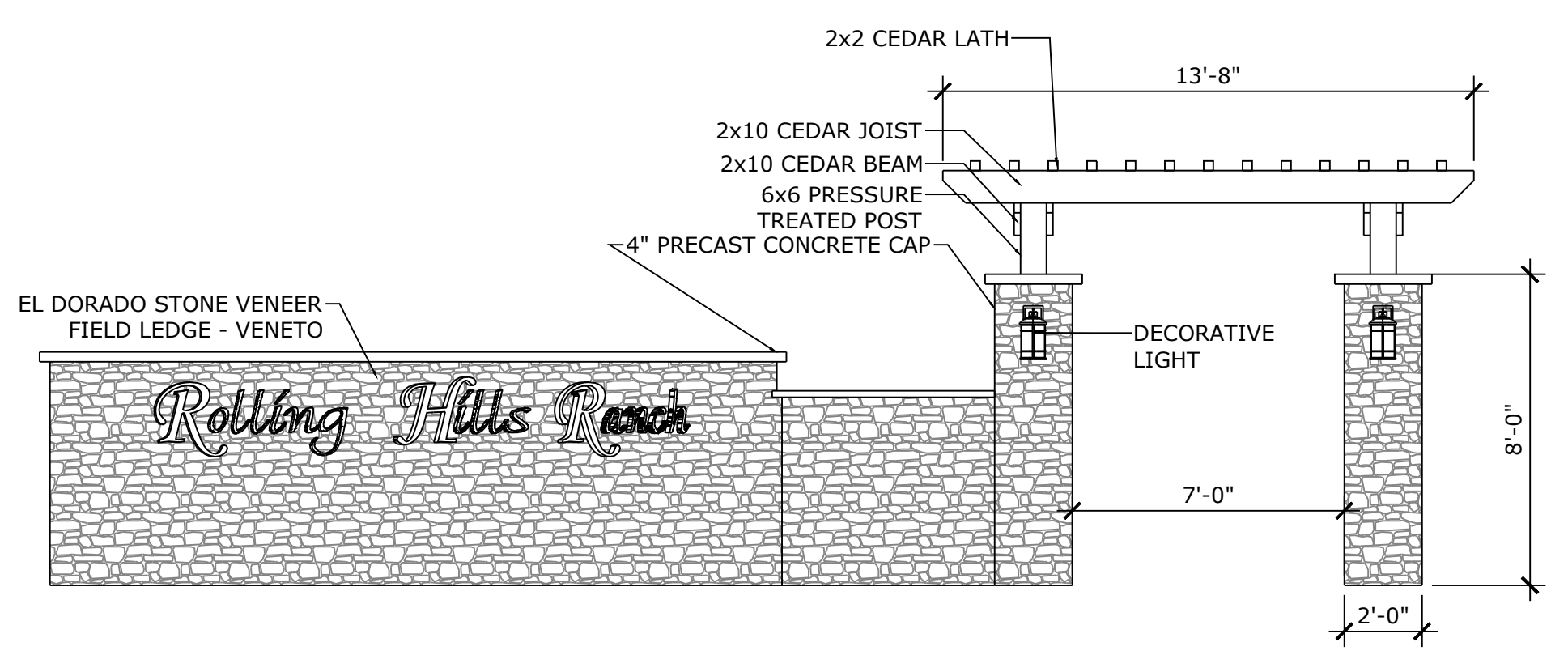
PRELIMINARY GRADING AND UTILITIES

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OF 34

PUDSP-199

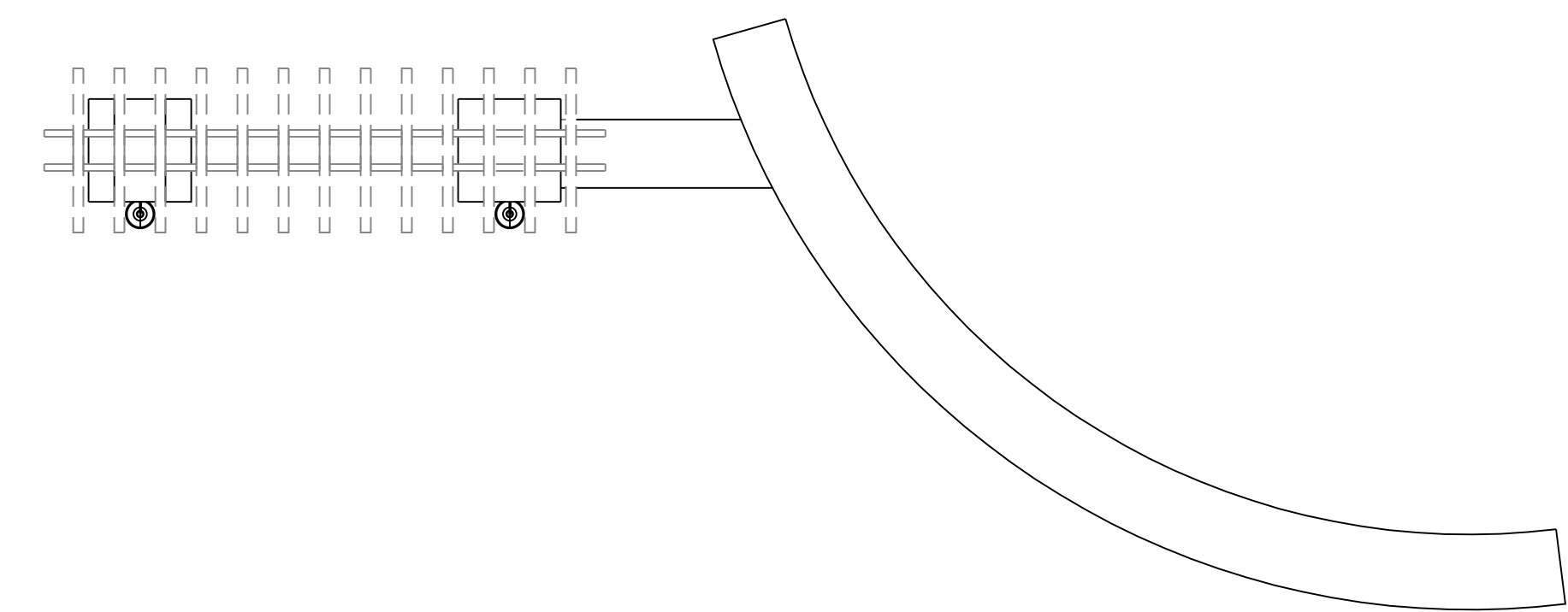
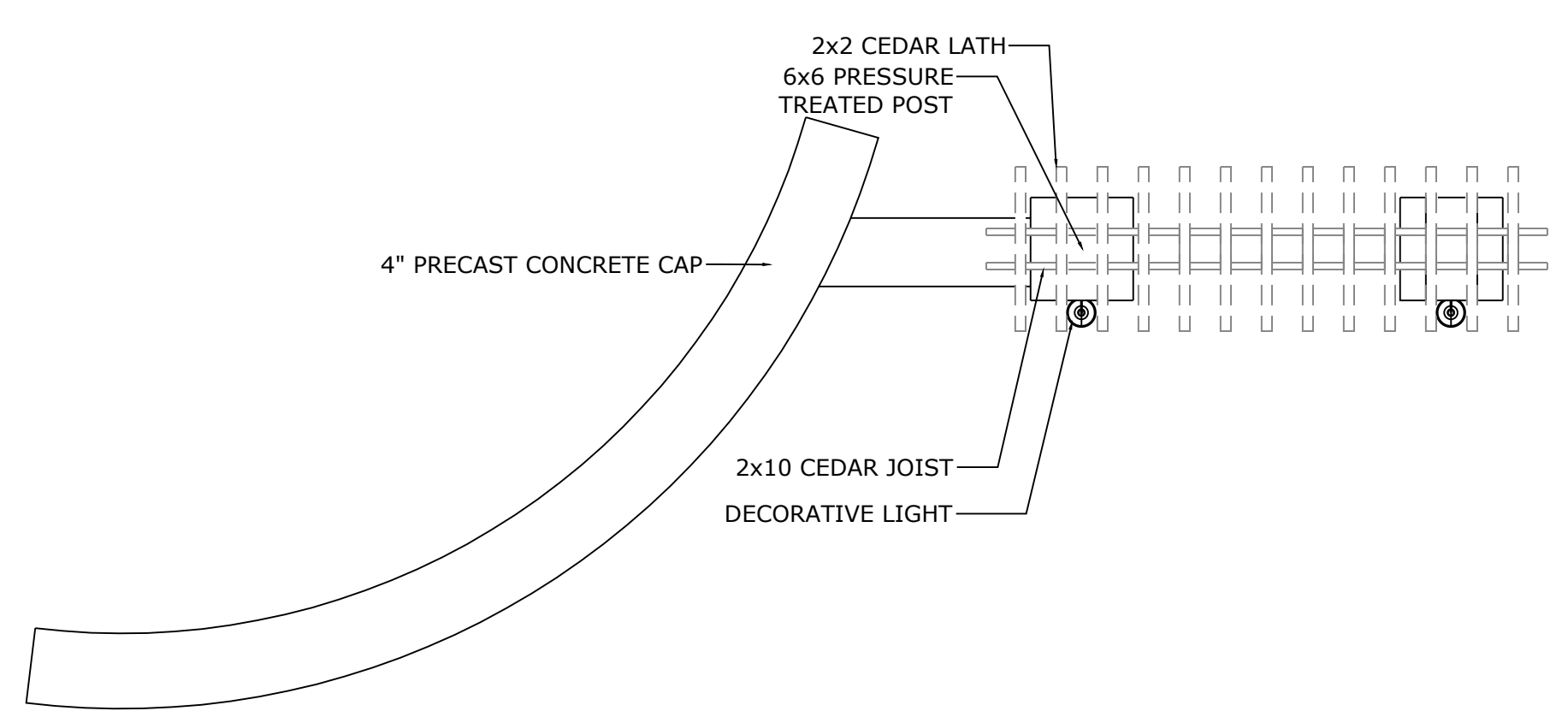
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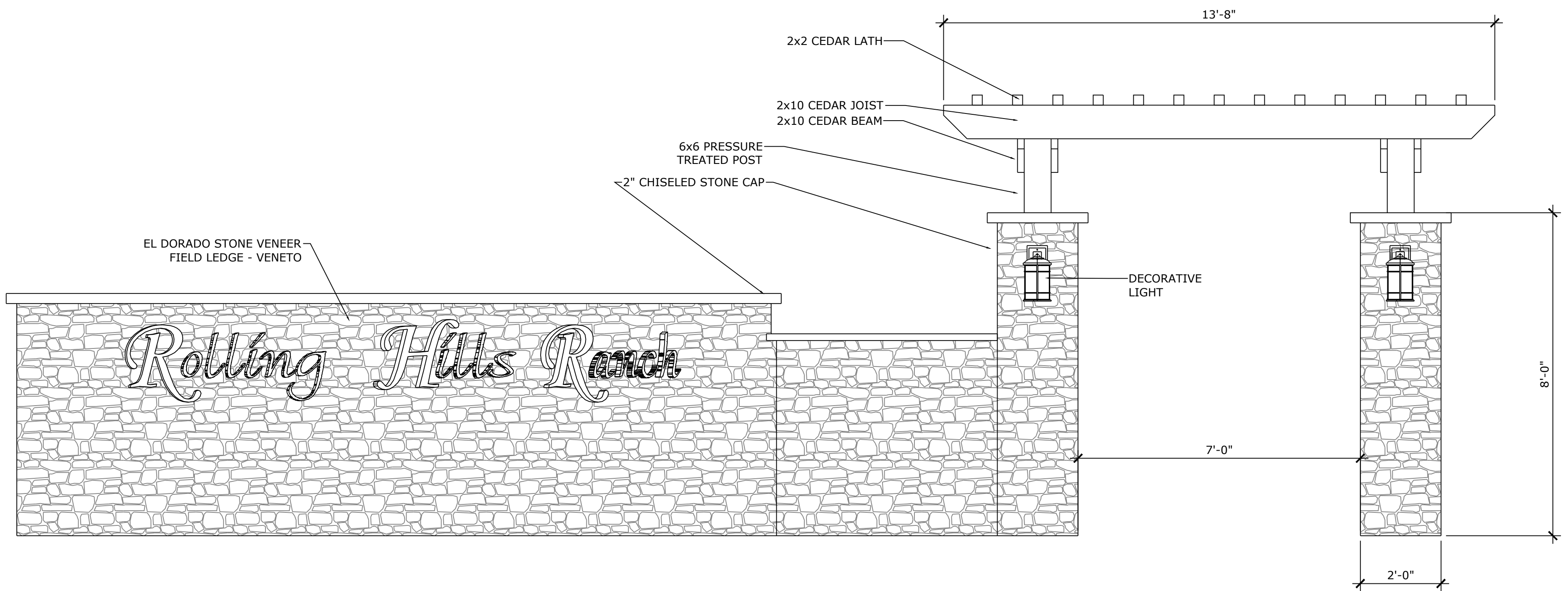
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SCALE: NOT TO SCALE



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

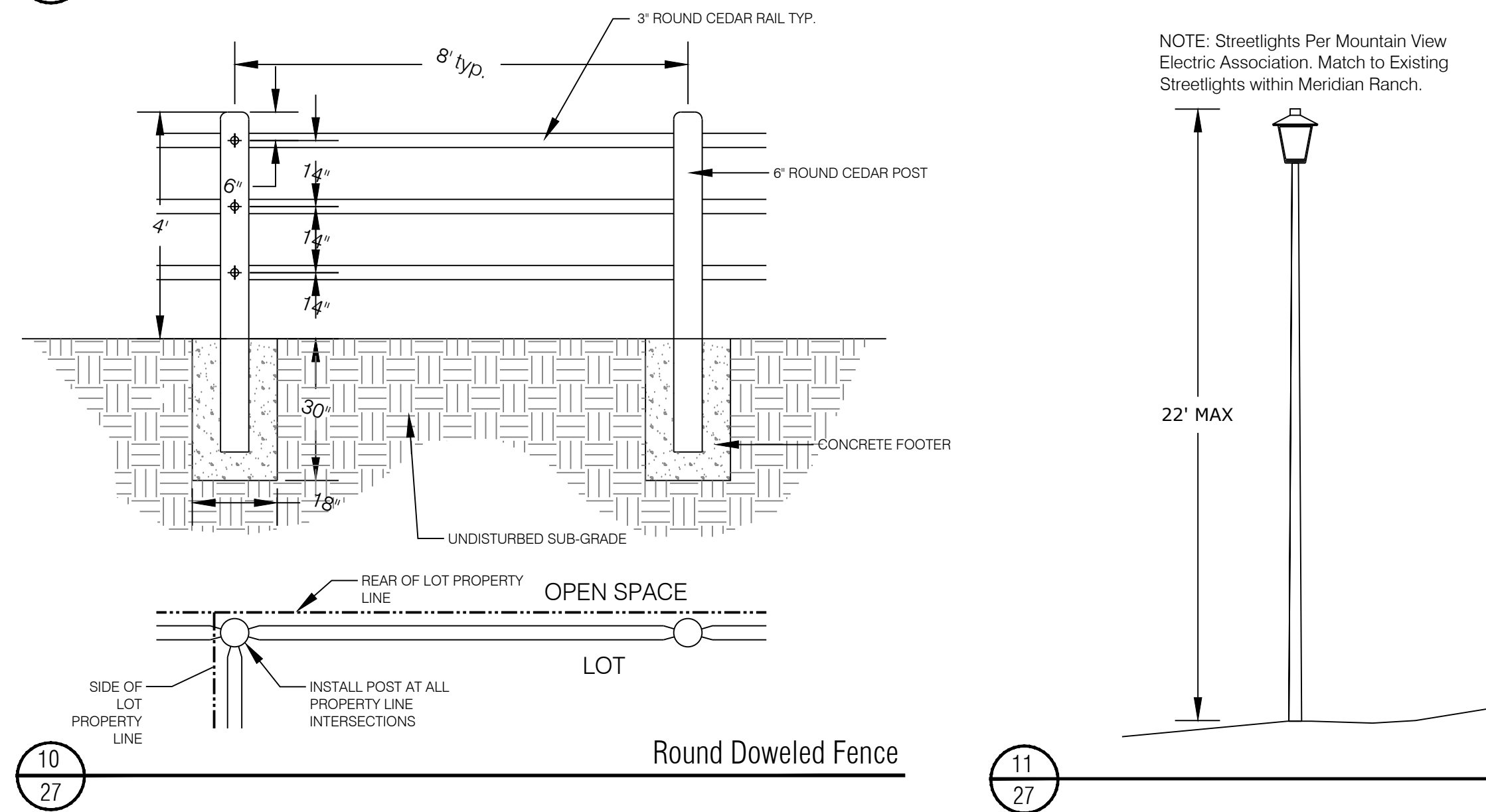
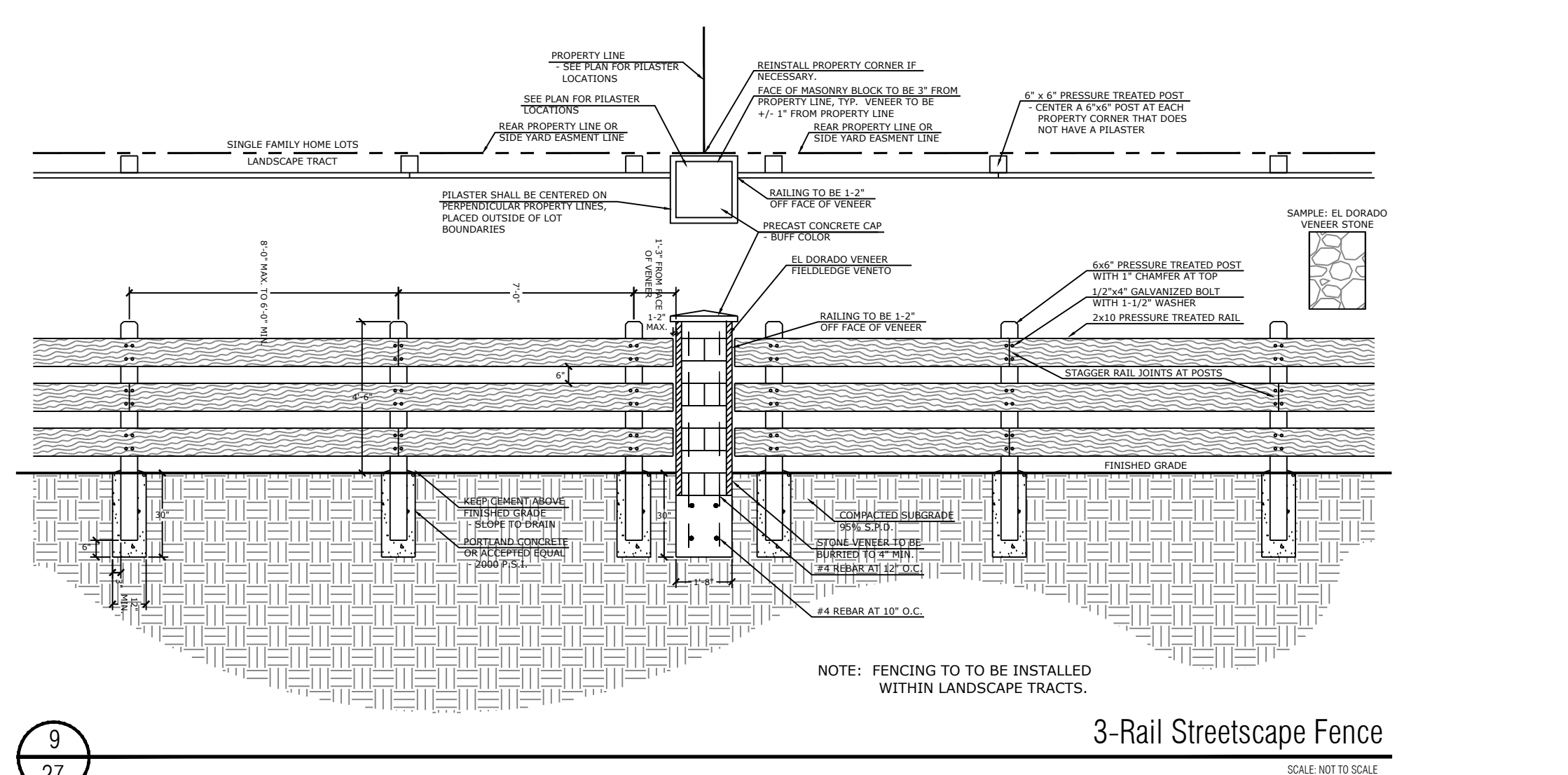
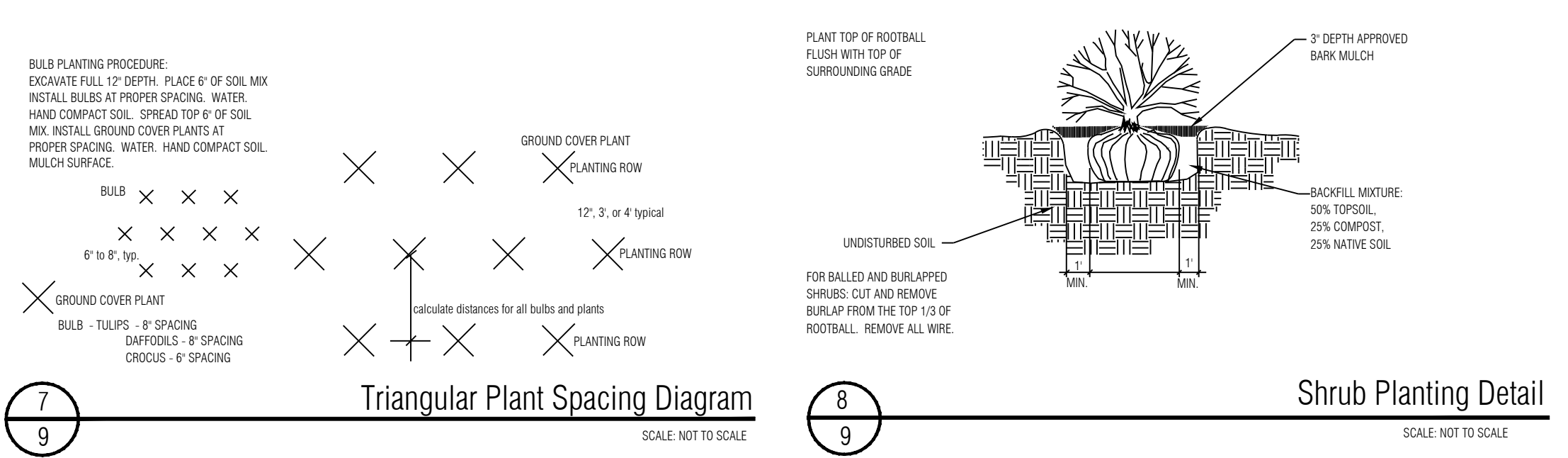
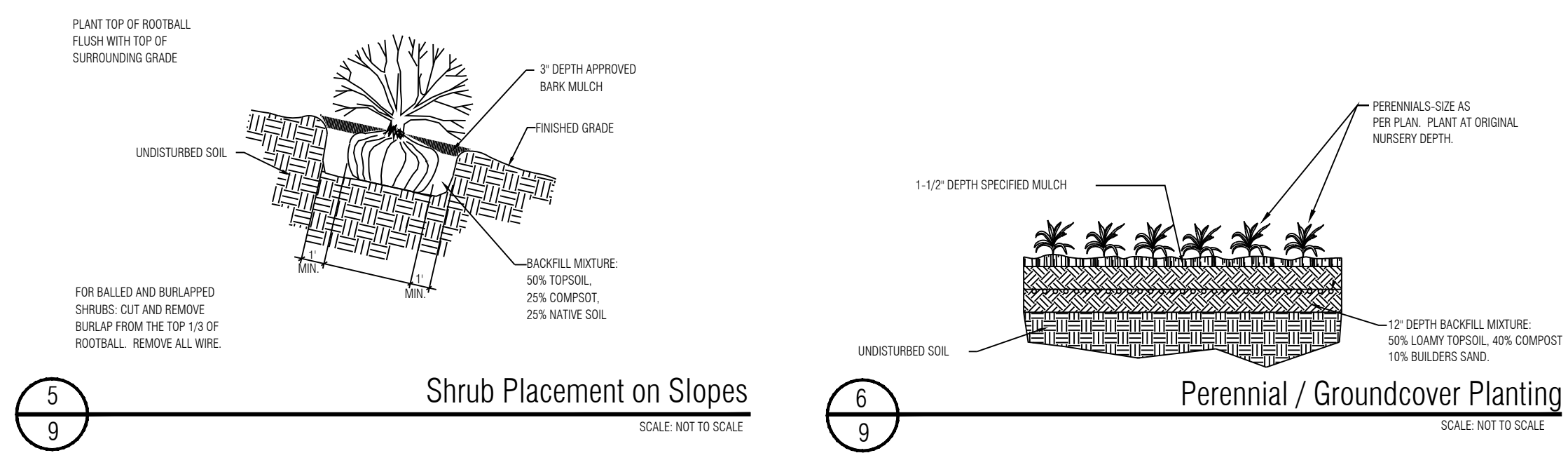
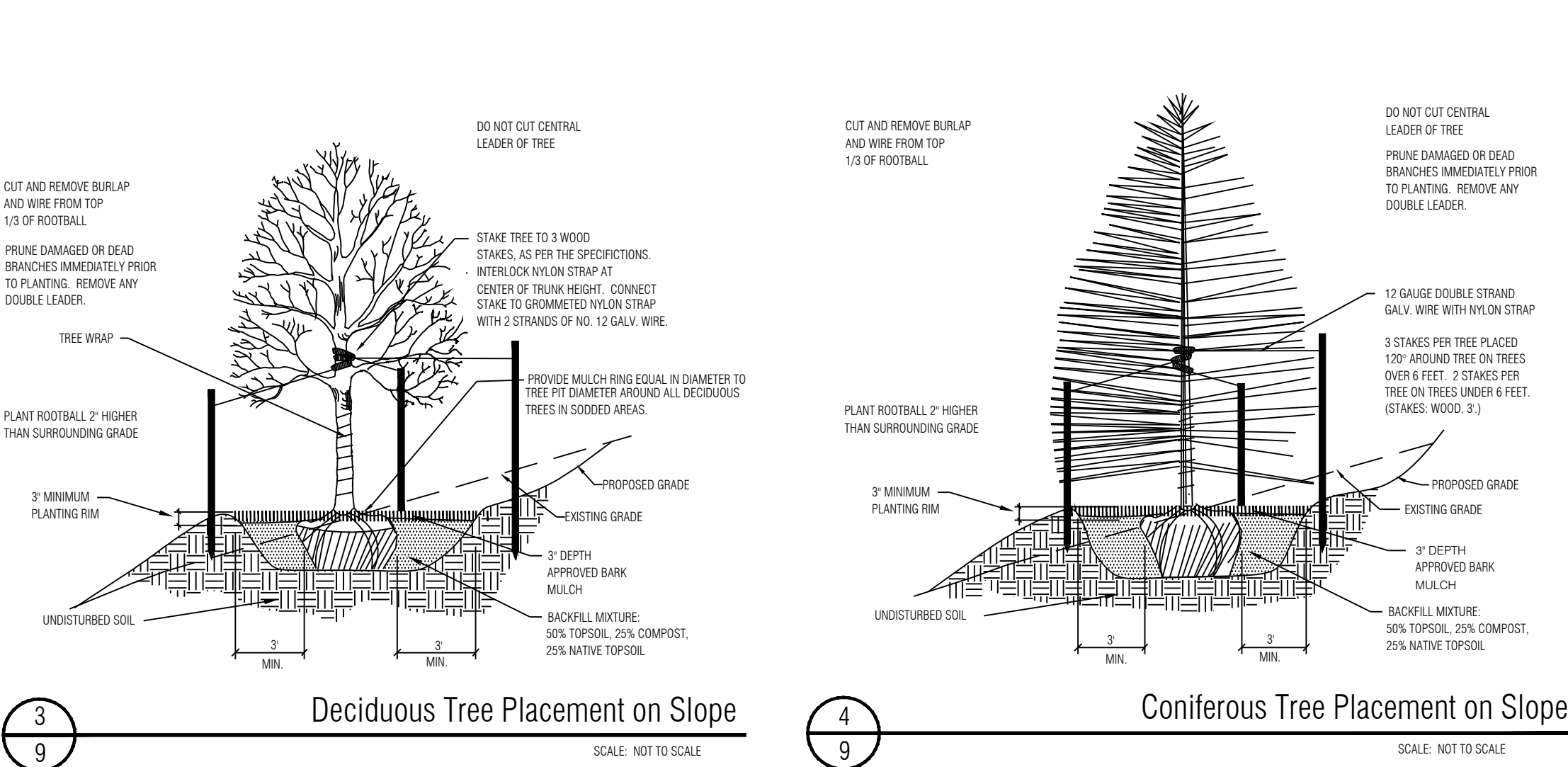
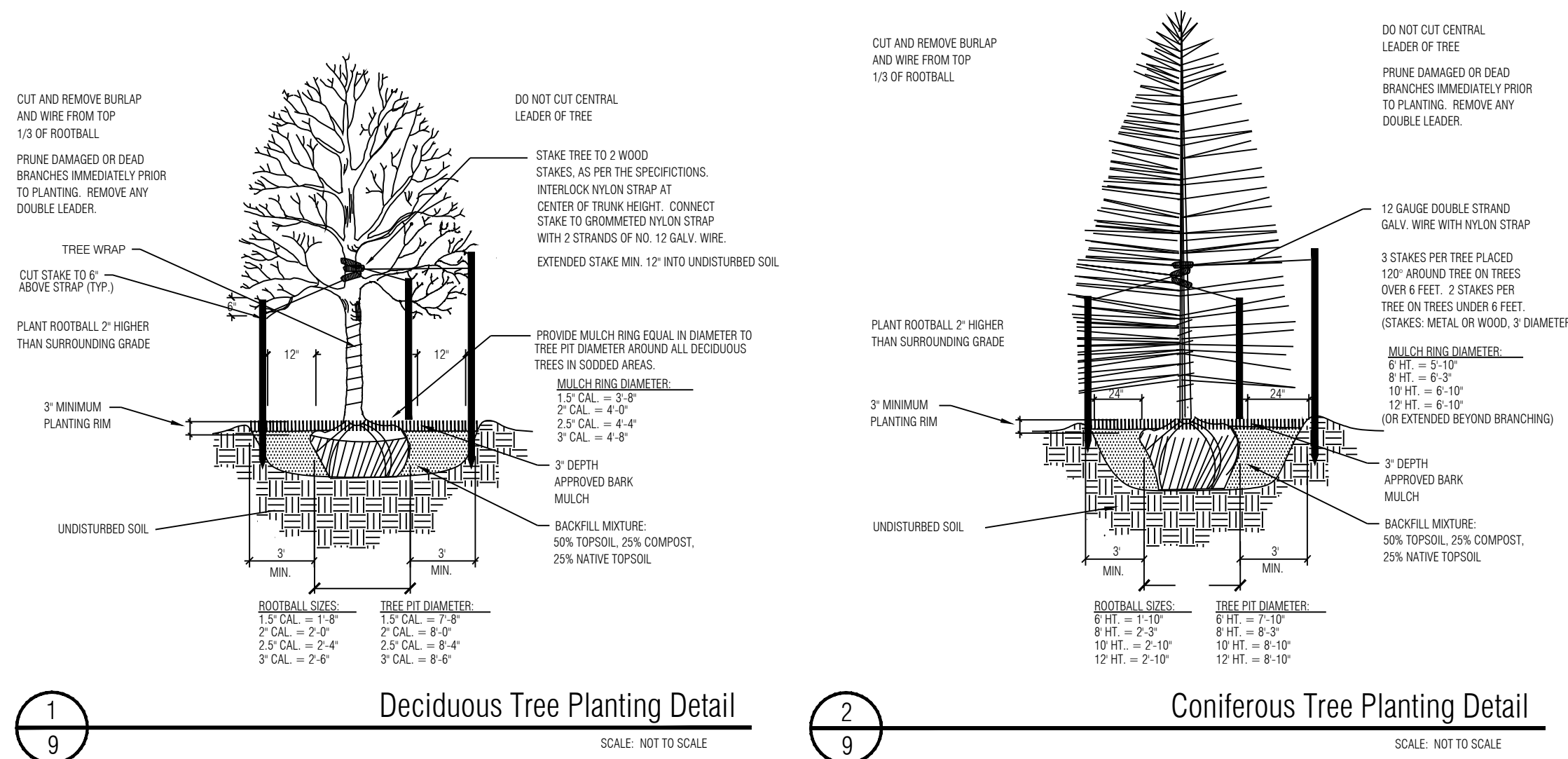
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| 03.09.2020 | B.I. | PER COUNTY COMMENTS |
| | | |
| | | |
| | | |

ENTRY SIGNAGE DETAILS

21 OF 34

PUDSP-199



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 'Jeffred' / 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 ENGINEERS DRAWINGS.
- ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6' USE 3" WOOD STAKES (STAKE TO GRADING LEVEL).
- MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALER, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, 'PUNCH LIST' SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
 - A. PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
 - B. IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.
 - C. IRRIGATION 95%/ PUNCH INSPECTION.
 - D. IRRIGATION FINAL ACCEPTANCE INSPECTION.
 - E. LANDSCAPE 50% INSPECTION - 1/2 THROUGH ENTIRE PROJECT
 - F. LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.
 - H. LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
- CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
- LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
- FENCING DETAILS ARE TYPICAL AND MAY BE SUBJECT TO MINOR VARIATIONS IN MATERIALS. ANY VARIATION SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES DIRECTOR, AFTER REVIEW OF ALTERNATE PLANS, DETAILS, OR OTHER DOCUMENTATION IN SUPPORT OF THE VARIATION.
- 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
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N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
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**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: 03.09.2020
BY: B.I.
DESCRIPTION: Per County Comments

**LANDSCAPE
DETAILS**

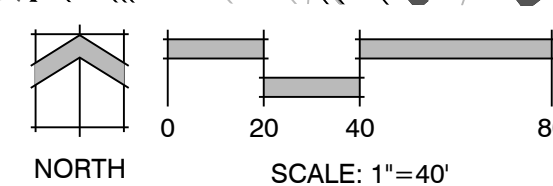
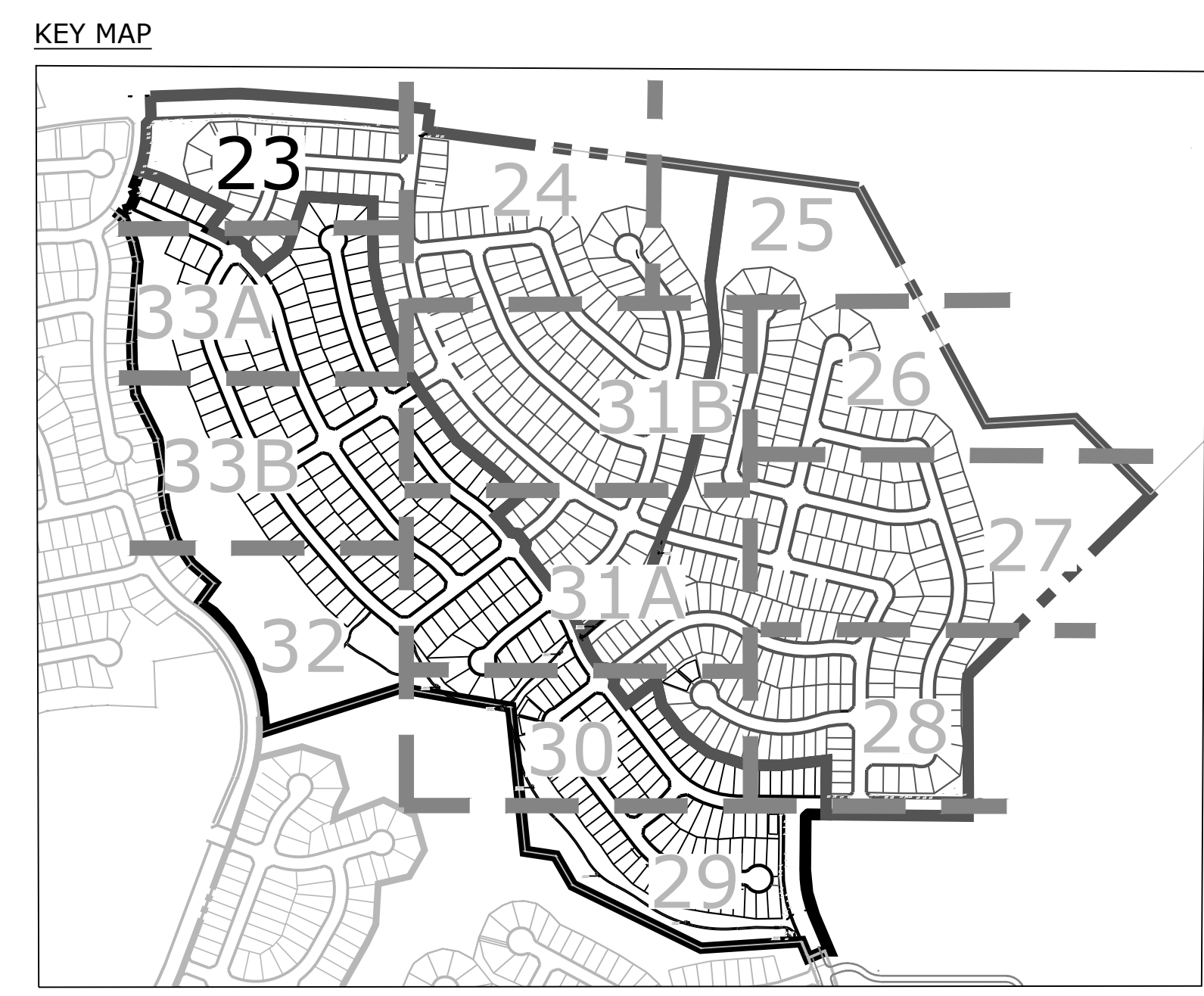
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OF 34

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relocate trees so canopy is outside of the travel lane.

ZONE: PUD
USE: OPEN SPACE
OWNER: MERIDIAN SERVICE
METRO DISTRICT
SUB: UNPLATTED



PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

SCALE

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

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

ENTITLEMENT

| DATE | BY | DESCRIPTION |
|------------|------|---------------------|
| 03.09.2020 | B.I. | Per County Comments |

LANDSCAPE PLAN

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OF 34

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5

Fence (TYP)

39

140

141

3-R

MATCHLINE SHEET 23

MATCHLINE SHEET 24

9.1

TRACT K
0.576 ACRES

TRACT K
0.576 ACRES

TRACT L
1.989 ACRES

TRACT D
0.250 ACRES

TRACT C
0.869 ACRES

TRACT K
0.576 ACRES

TRACT K
0.576 ACRES

TRACT L
1.989 ACRES

TRACT D
0.250 ACRES

TRACT C
0.869 ACRES

TRACT K
0.576 ACRES

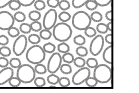

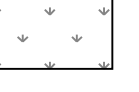
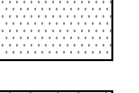
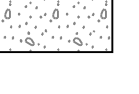
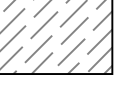
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0.576 ACRES

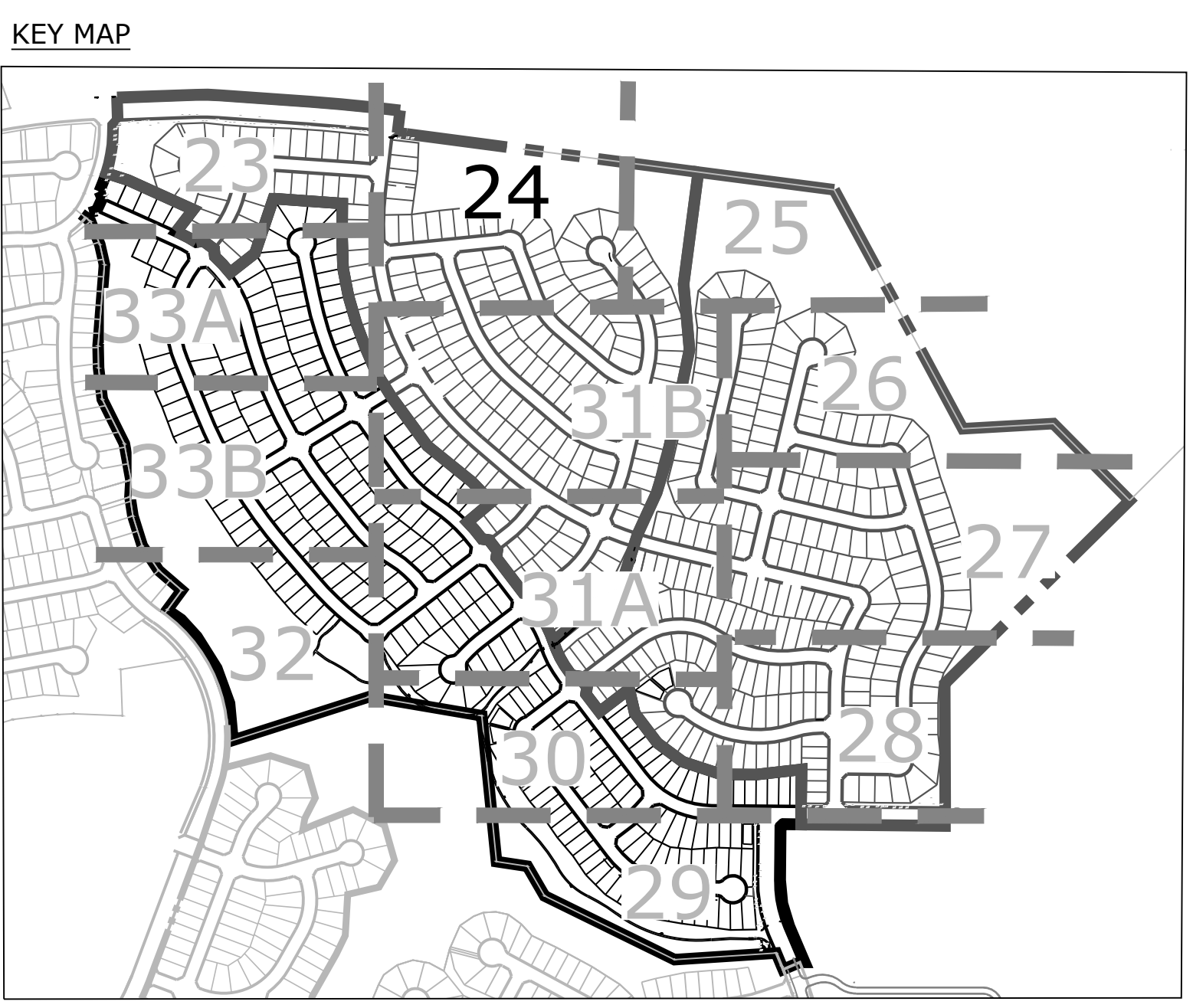
TRACT L
1.989 ACRES

TRACT D
0.250 ACRES

TRACT C
0.869 ACRES

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

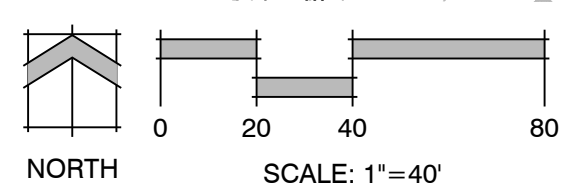
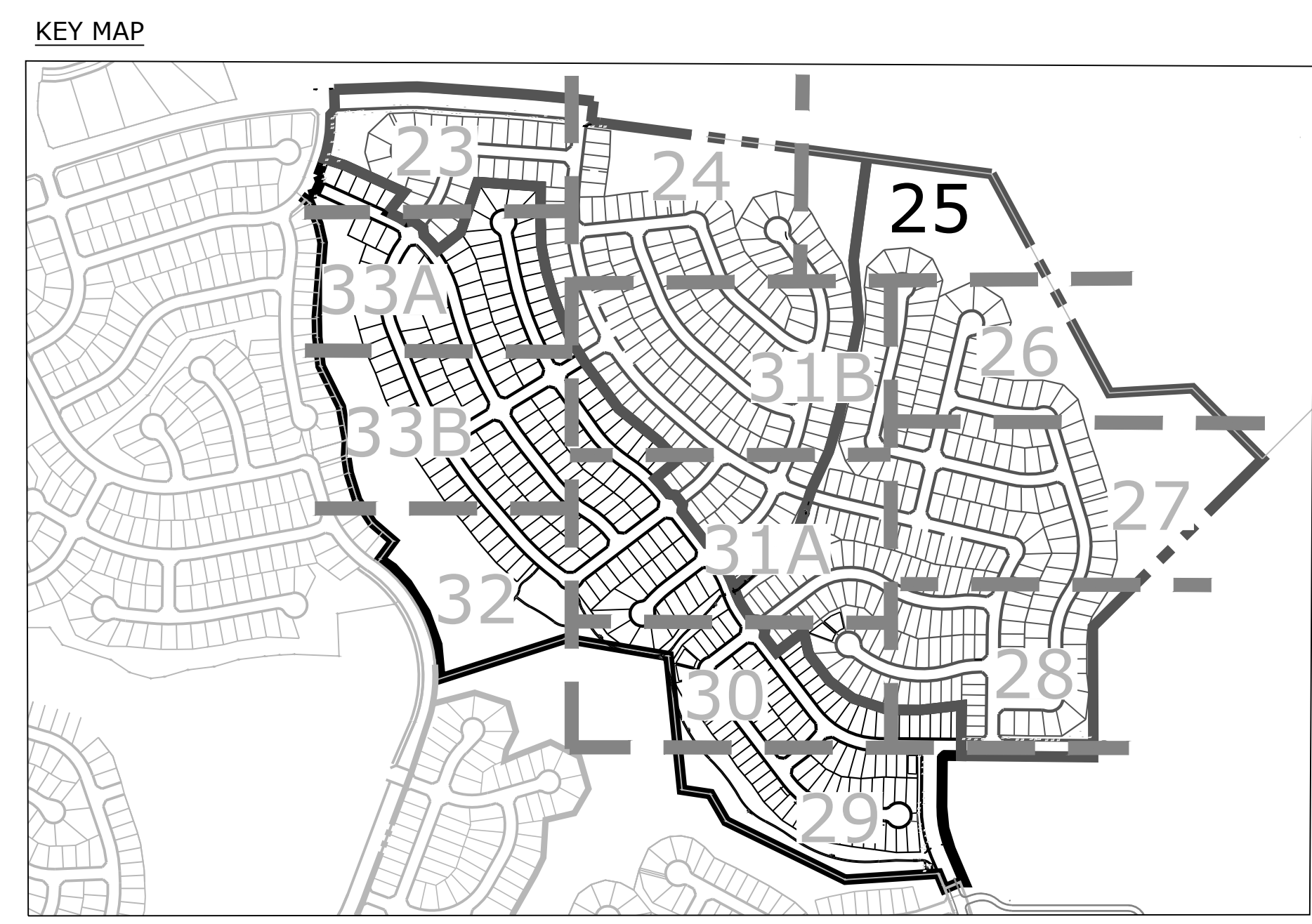
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LANDSCAPE PLAN

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GROUND COVER LEGEND

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



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

PUD Development Plan /
Preliminary Plan

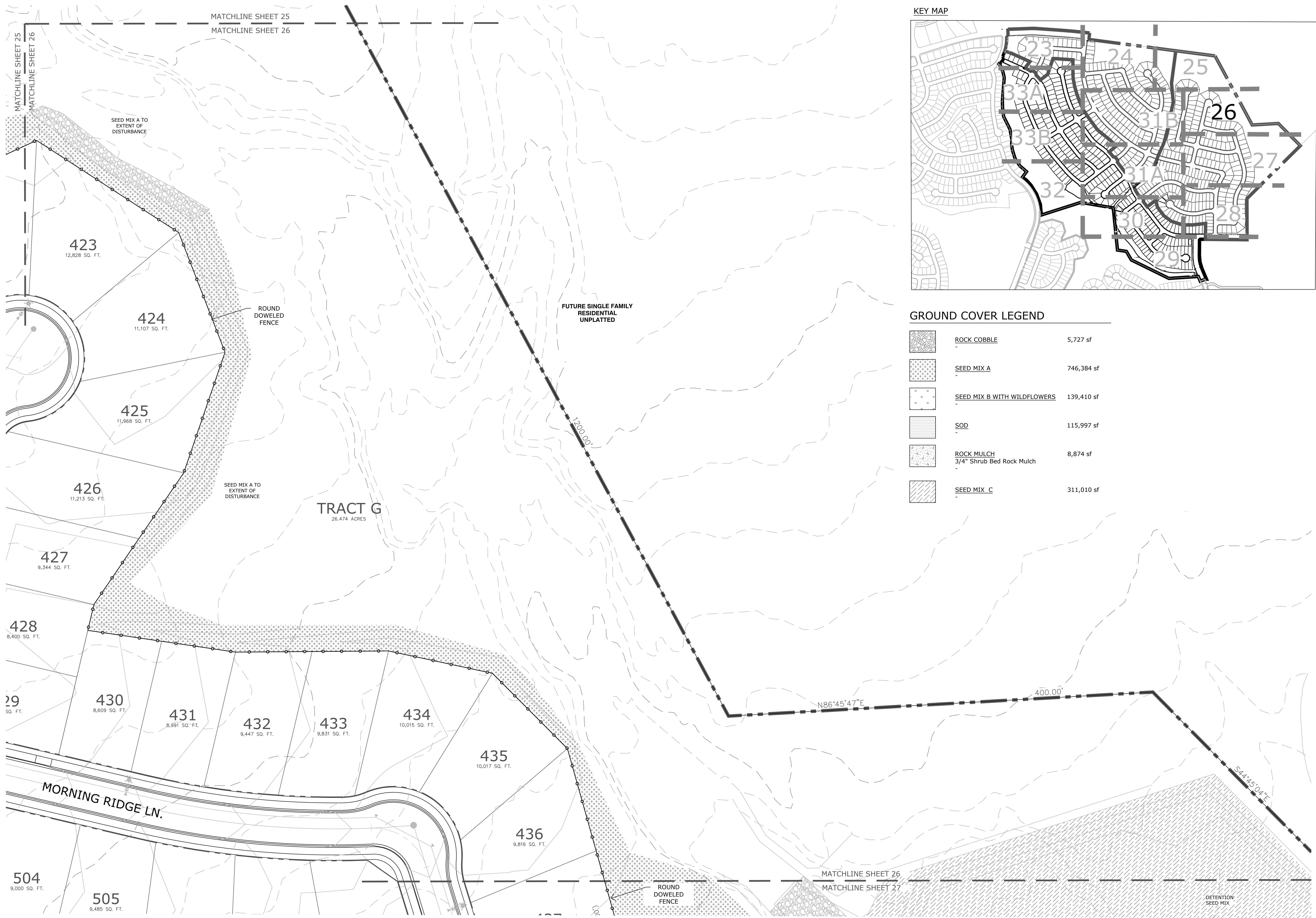
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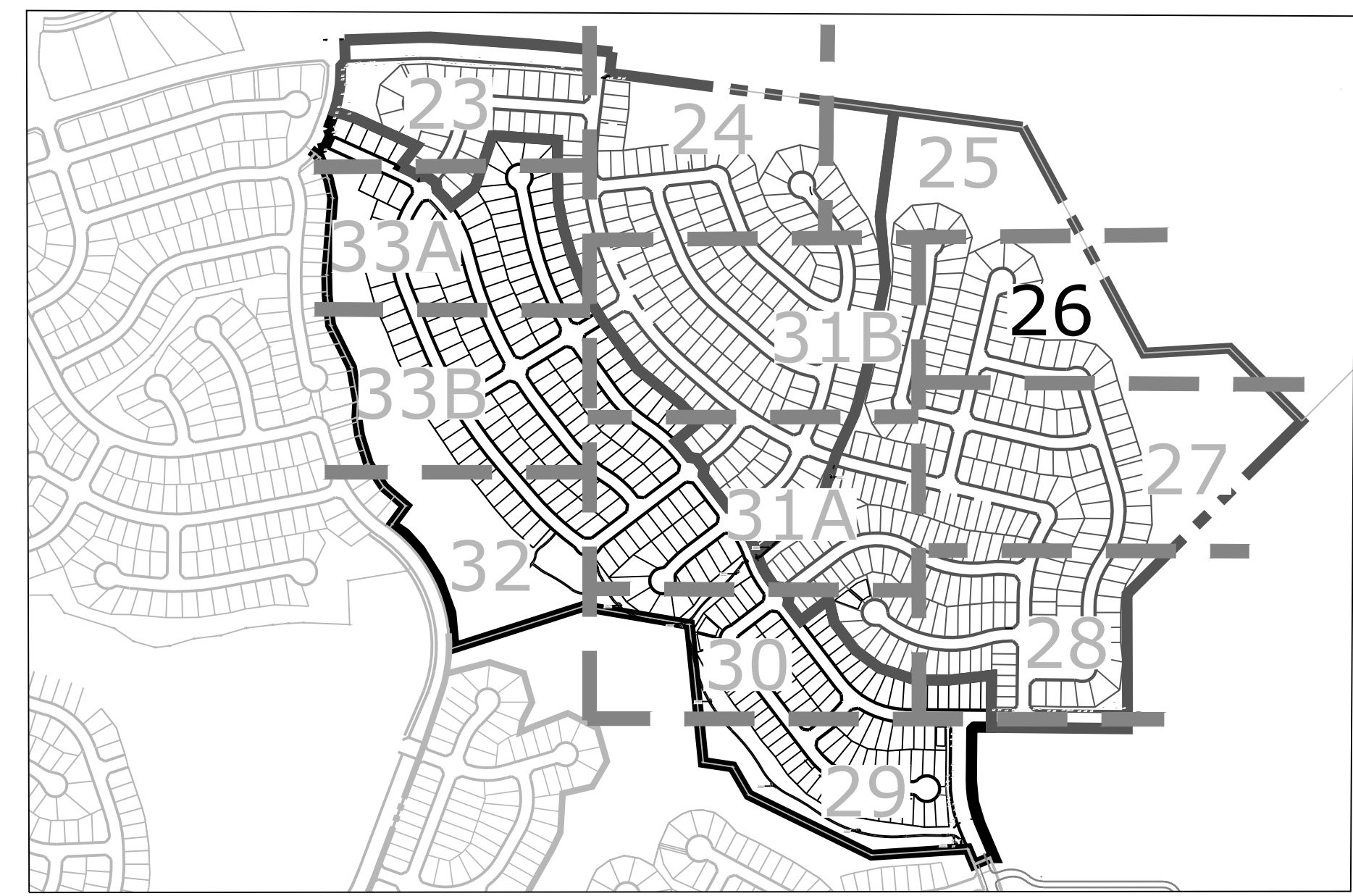
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| 03.09.2020 | B.I. | Per County Comments |

LANDSCAPE PLAN

25
OF 34



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 |

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Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch

PUD Development Plan /
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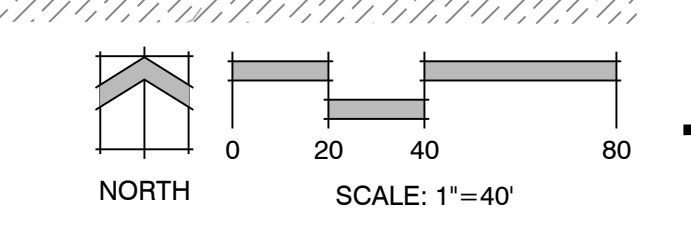
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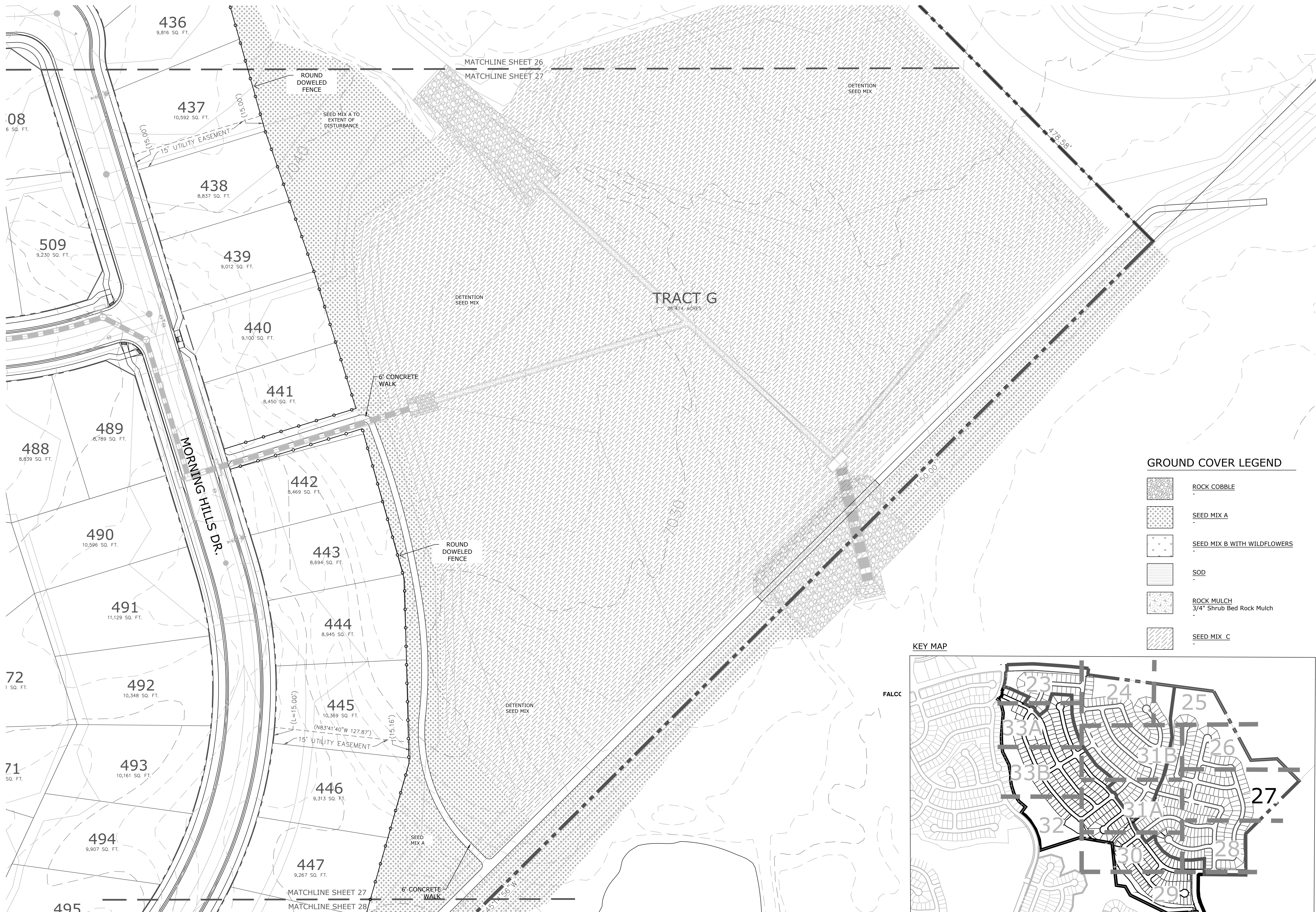
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LANDSCAPE PLAN

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OF 34



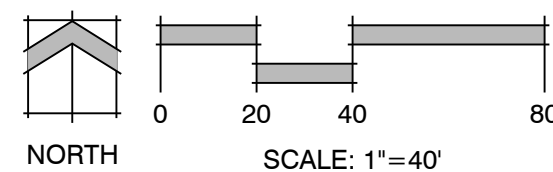
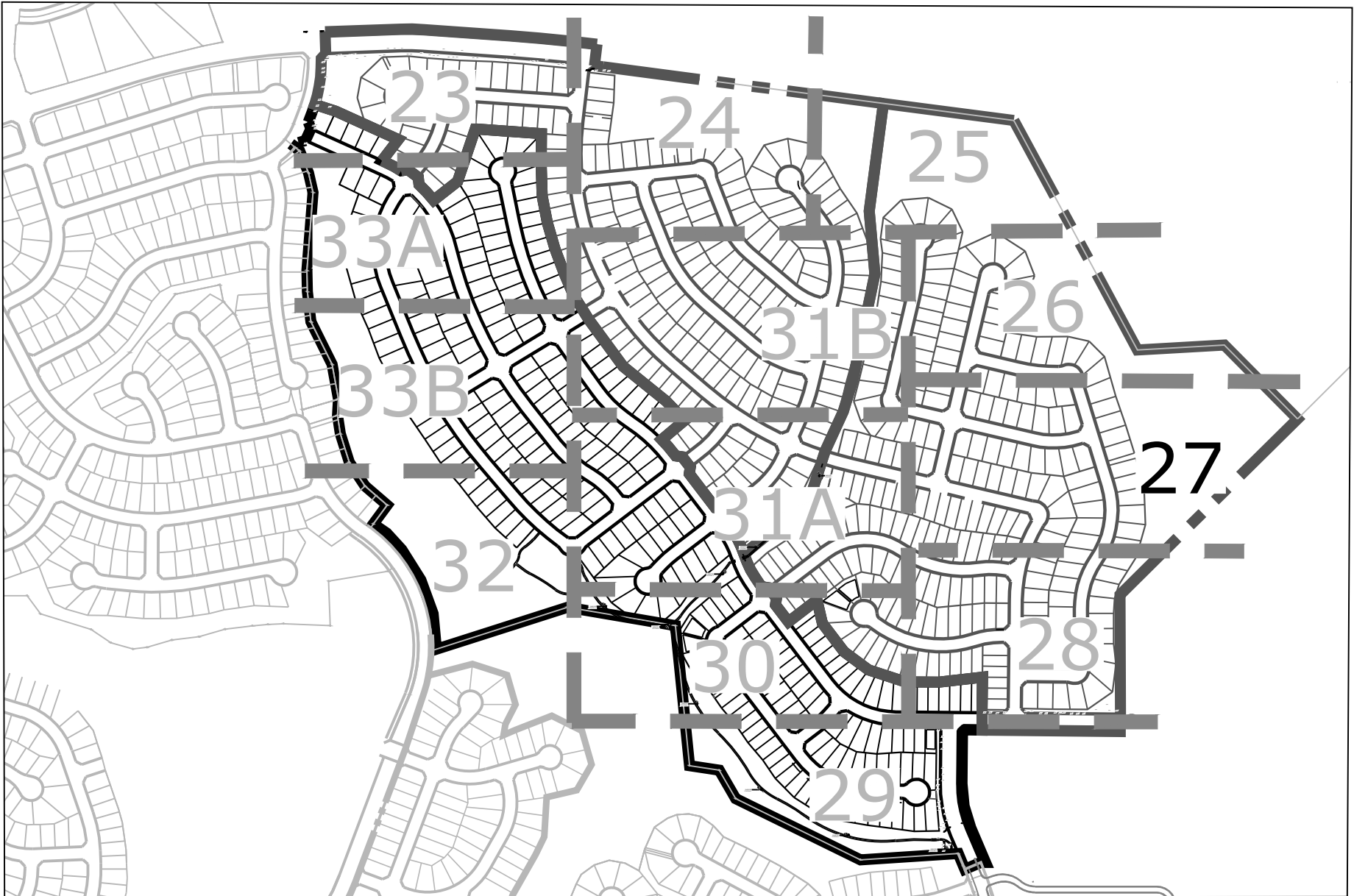
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GROUND COVER LEGEND

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

KEY MAP



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 |

LANDSCAPE PLAN

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OF 34

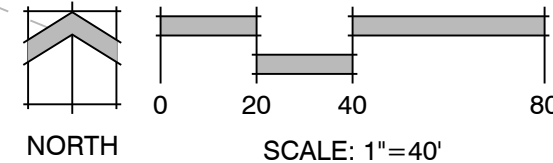
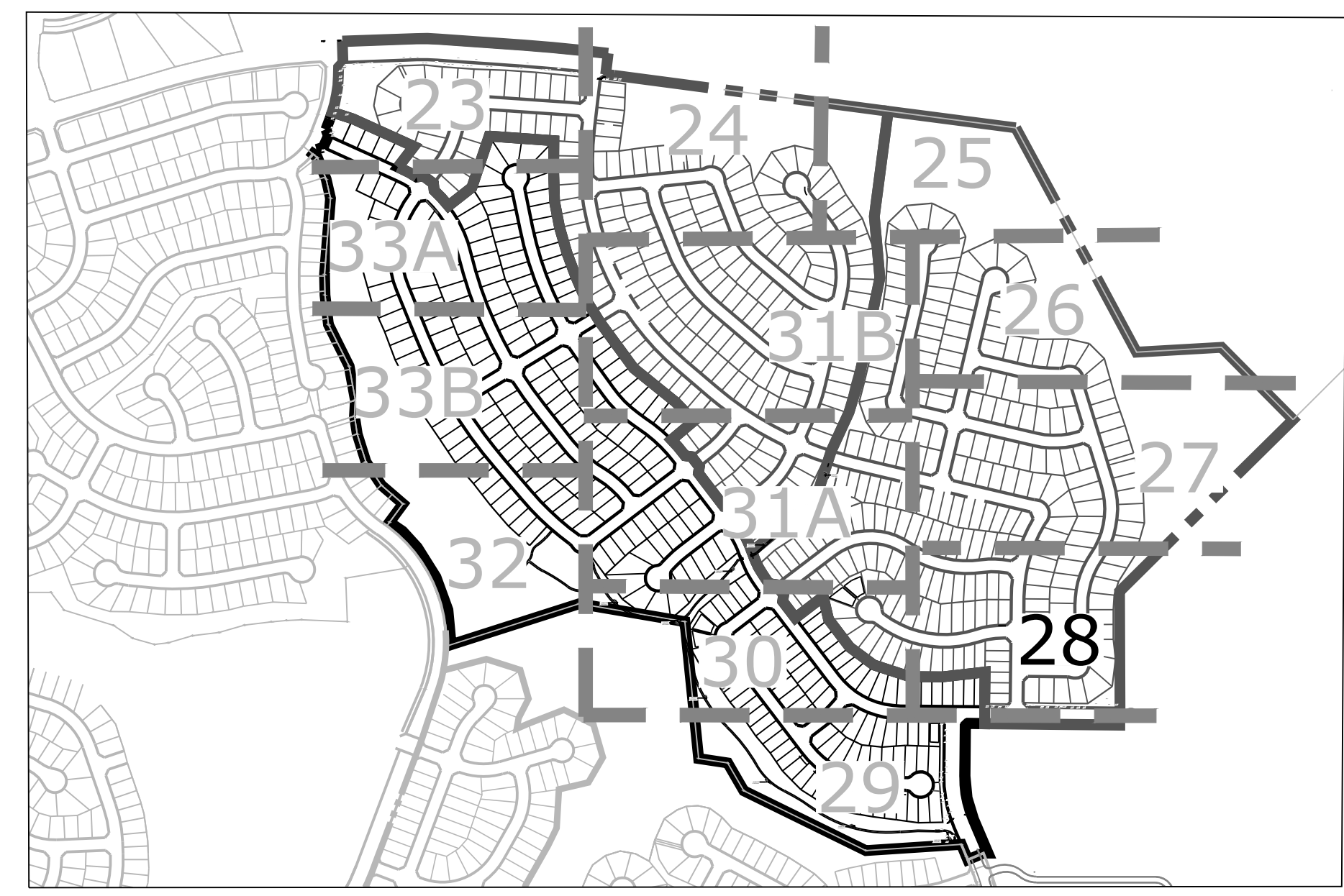
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GROUND COVER LEGEND

- 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
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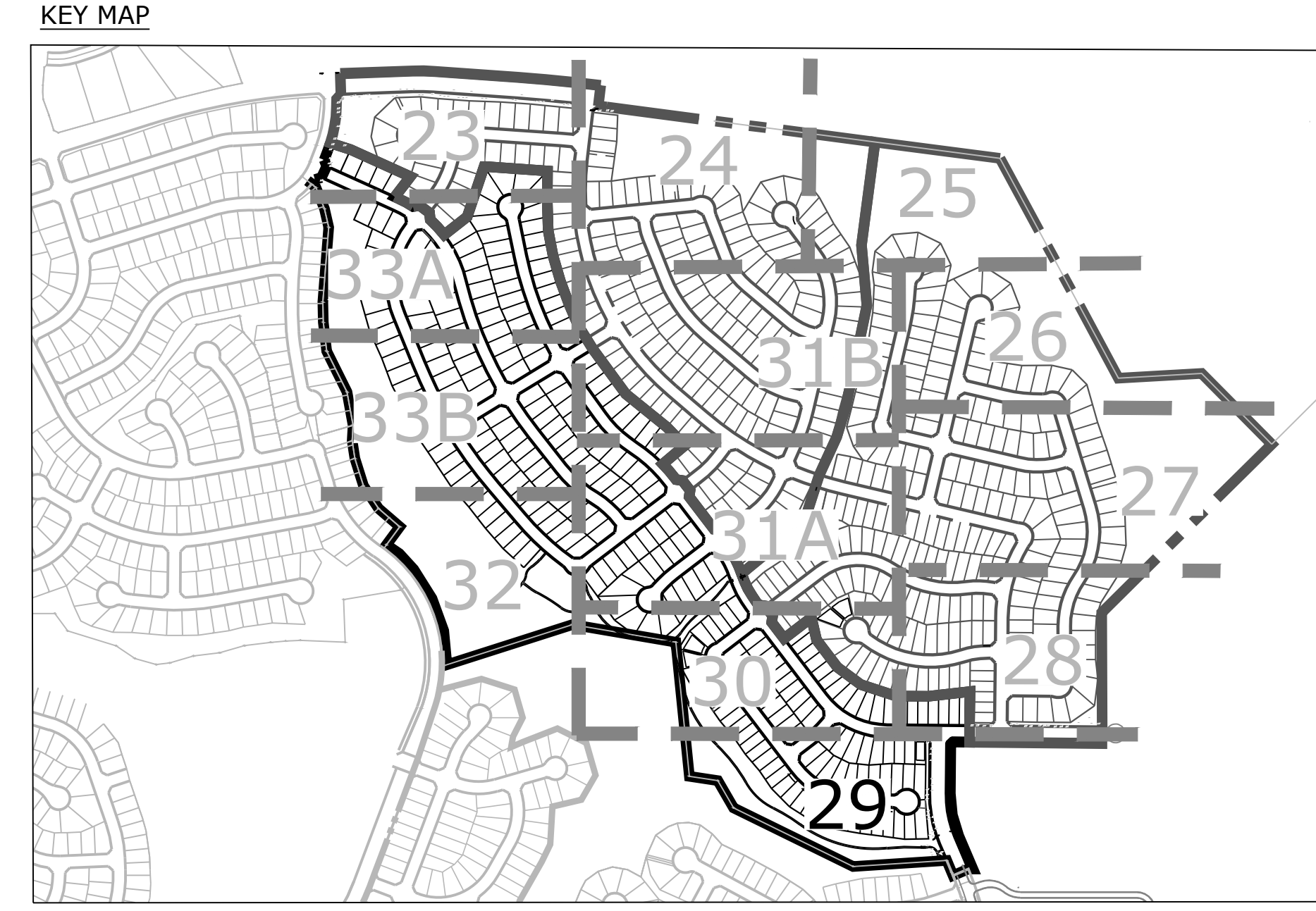
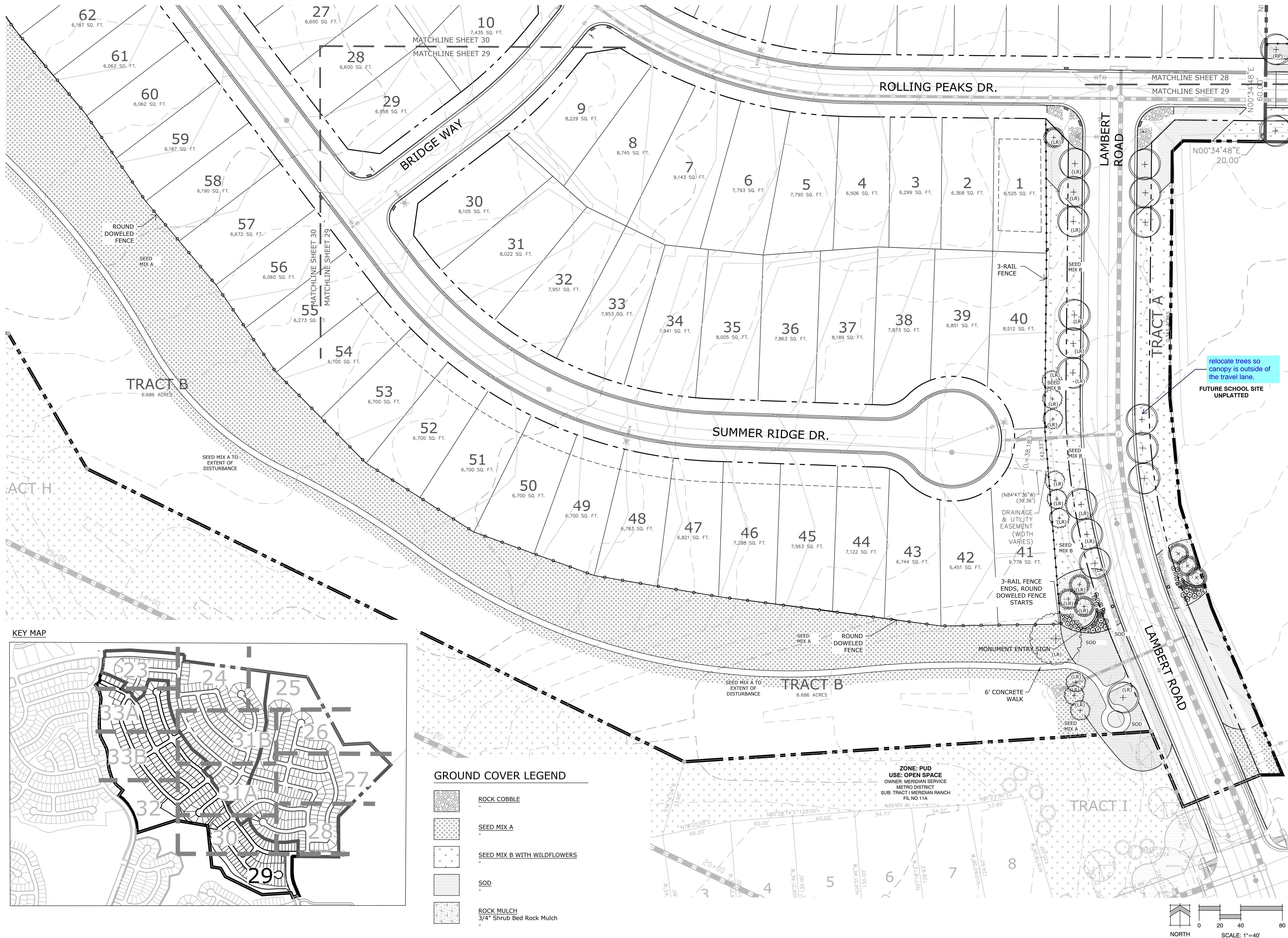
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LANDSCAPE PLAN

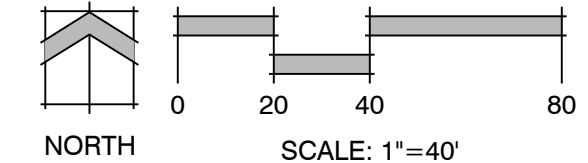
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GROUND COVER LEGEND

| | |
|--|---|
| | 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 /
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LANDSCAPE PLAN

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OF 34

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PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SEAL

ISSUE INFO

ISSUE / REVISION

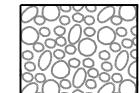


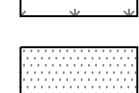
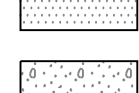
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SHEET NUMBER

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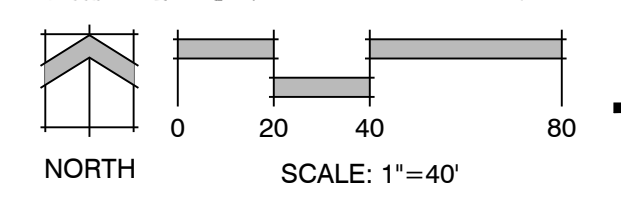
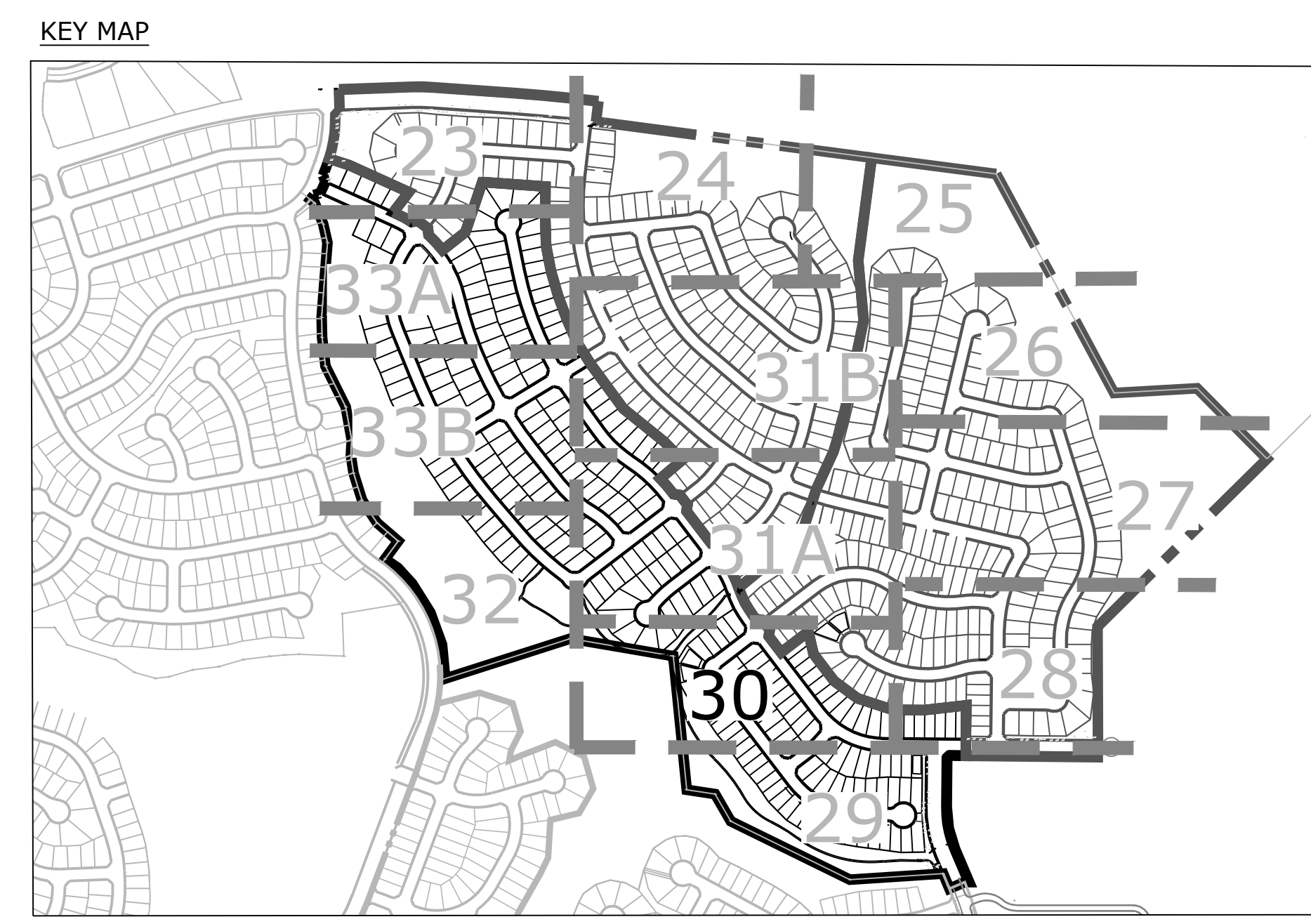


GROUND COVER LEGEND

-  **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 DISTRICTSUB: TRACT G
MERIDIAN RANCH FIL NO 11A

TRACT B
15.866 ACRES



**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

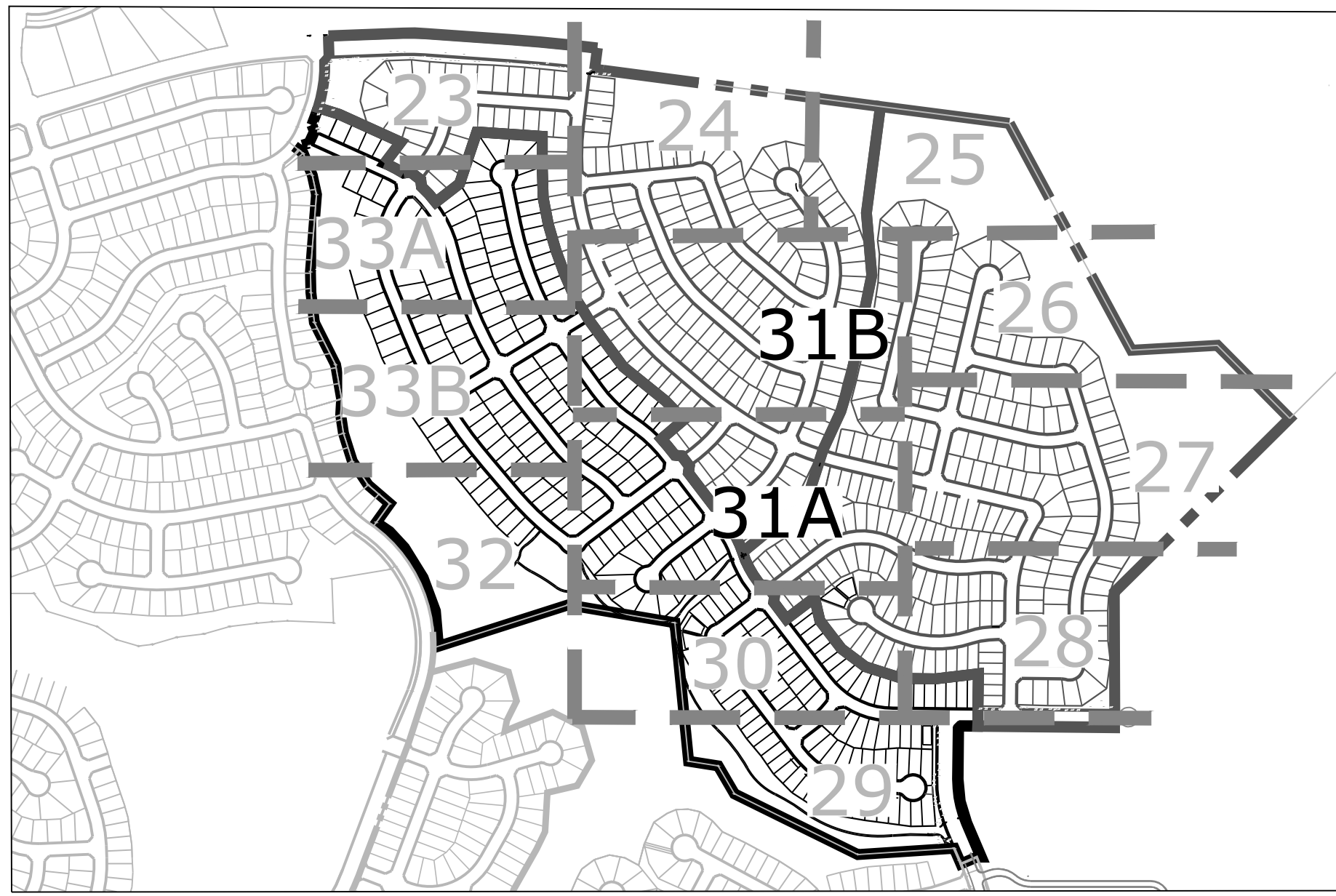
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| 03.09.2020 | B.I. | Per County Comments |

LANDSCAPE PLAN

30
OF 34

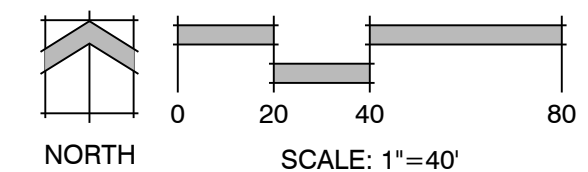
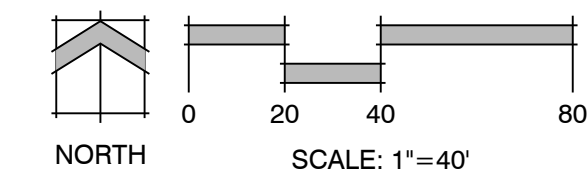
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KEY MAP



GROUND COVER LEGEND

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



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N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
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Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

DATE: December 16, 2019
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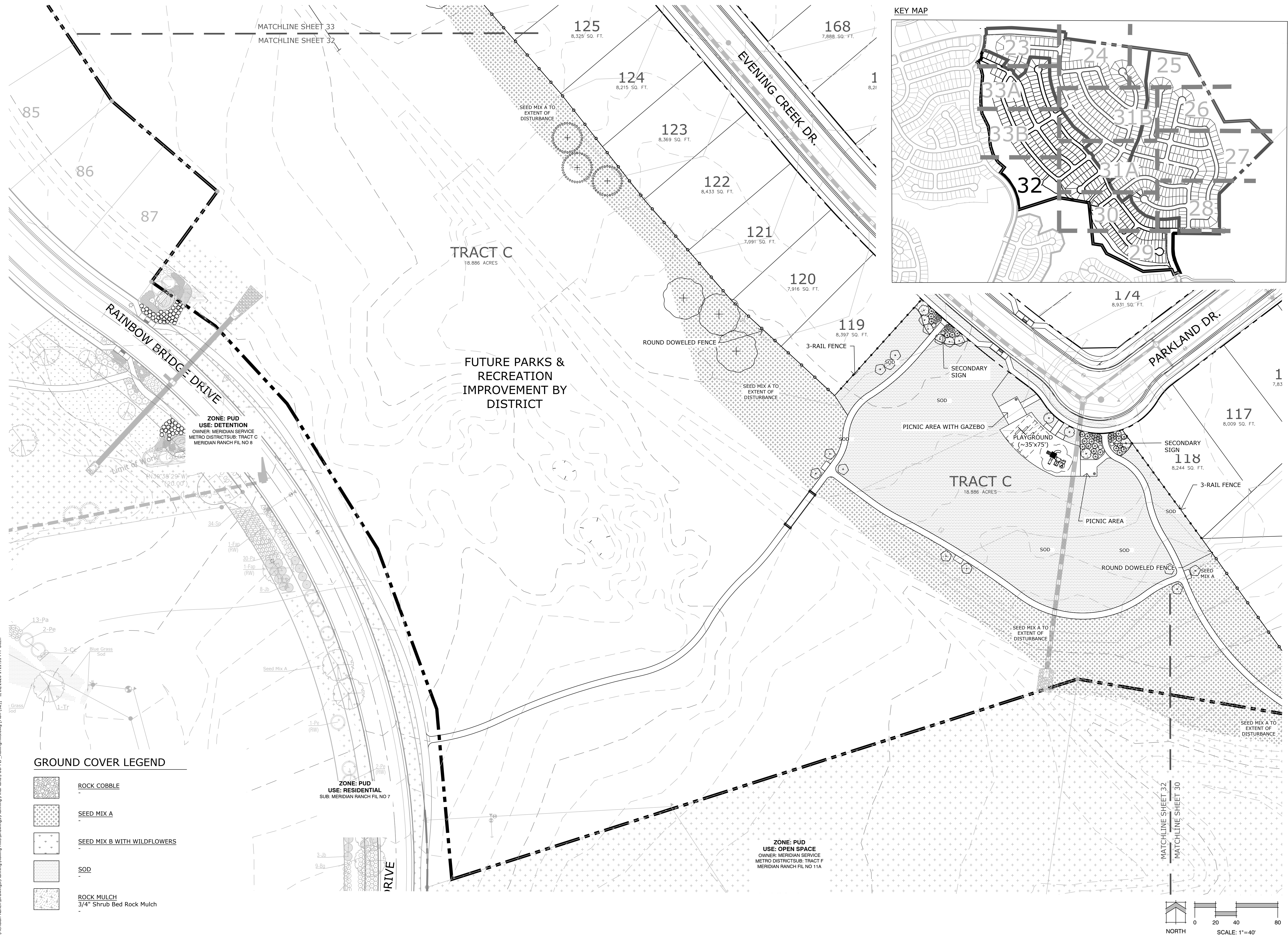
LANDSCAPE PLAN

31
OF 34

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KEY MAP



GROUND COVER LEGEND

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

Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch

PUD Development Plan /
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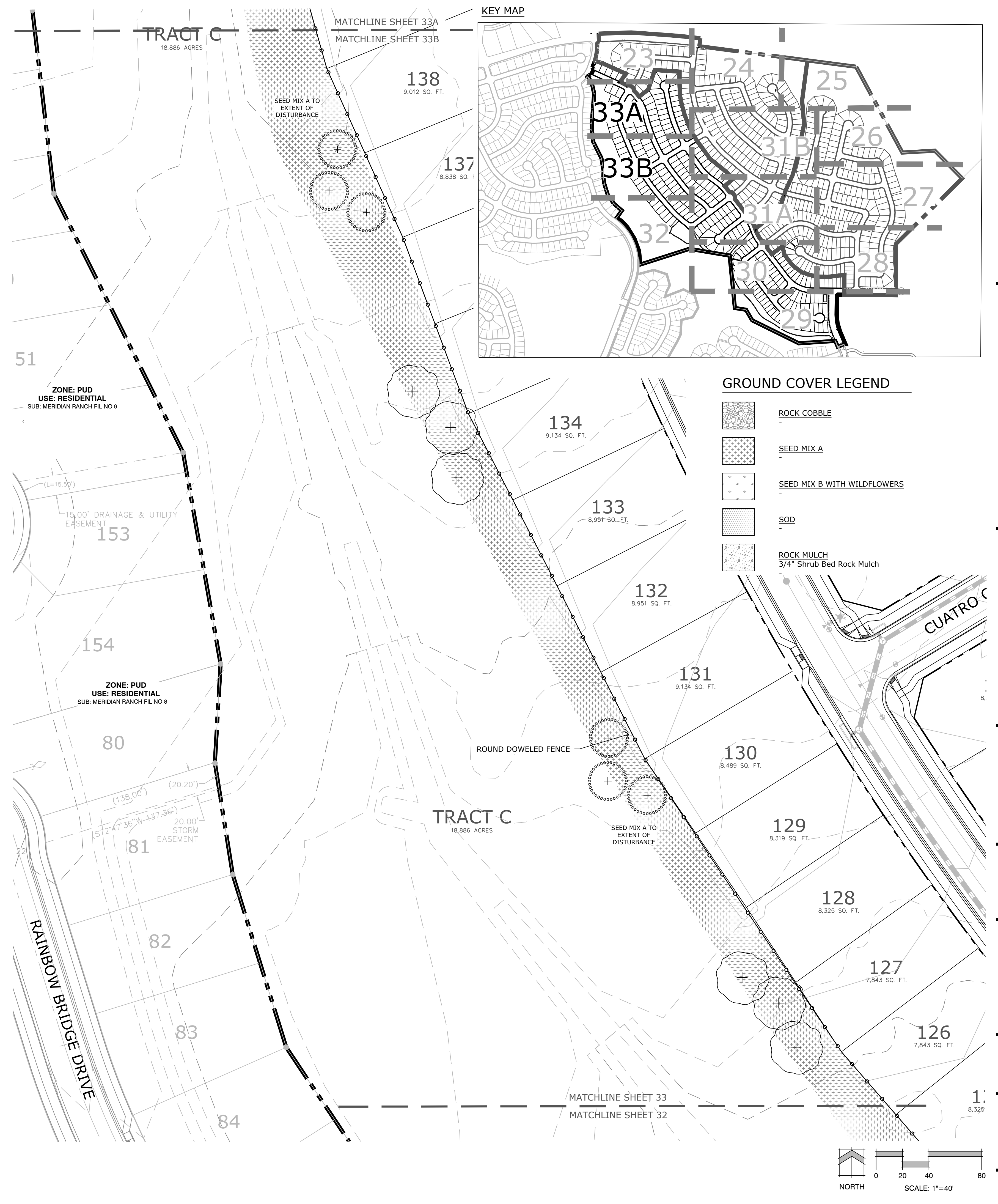
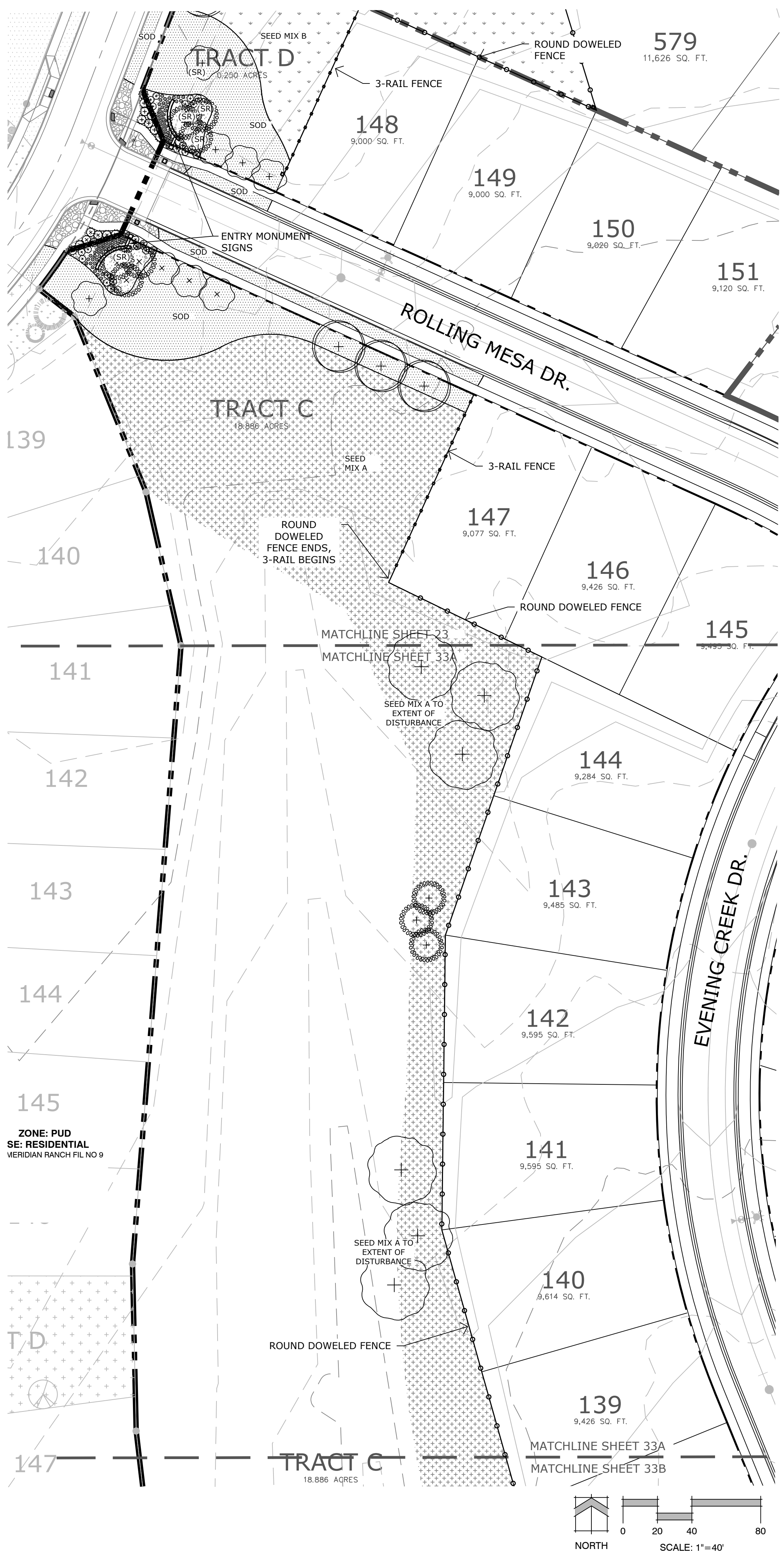
DATE: December 16, 2019
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LANDSCAPE PLAN

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OF 34



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**Rolling Hills
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Ranch**

PUD Development Plan /
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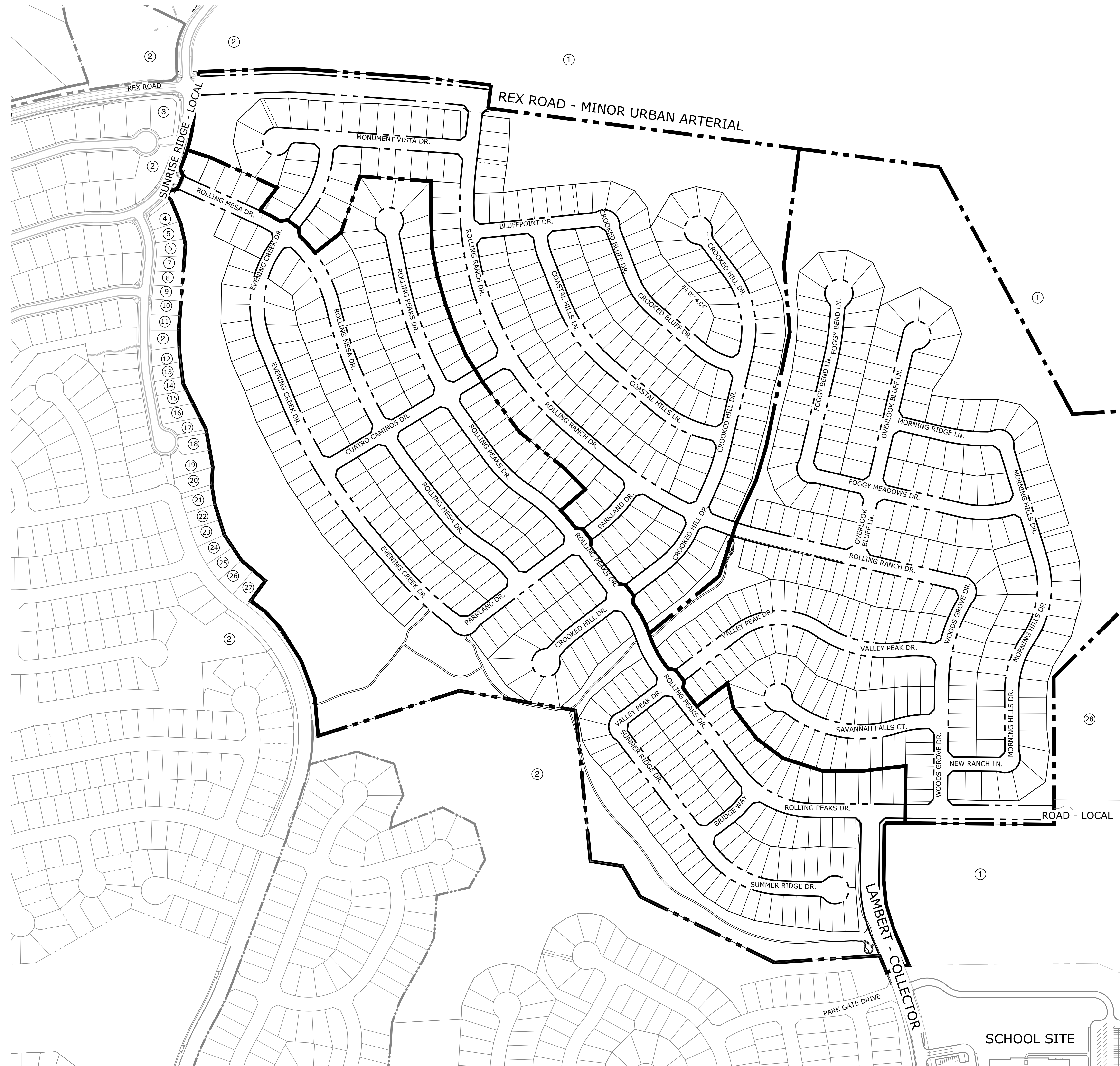
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LANDSCAPE PLAN

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OF 34

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| 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 |



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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 |
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| 03.09.2020 | B.I. | PER COUNTY COMMENTS |
| | | |
| | | |

ADJACENT OWNERS

34
OF 34
PUDSP-199

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